

6-19-18
R-6
REVISED EXHIBIT 1C

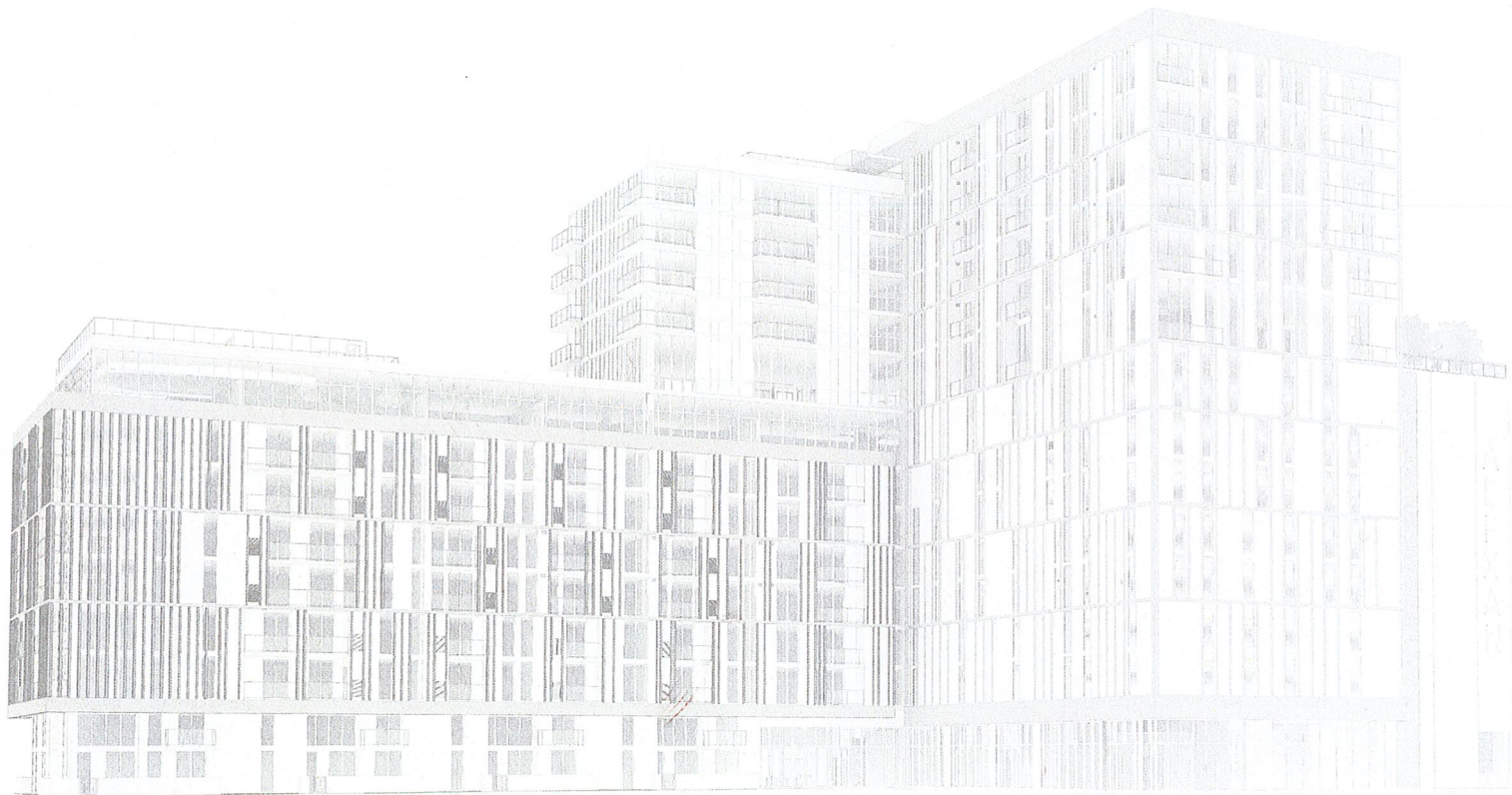
DESIGN ALTERNATIVE

ALEXAN -TARPON RIVER

501 SE 6th AVENUE
FT. LAUDERDALE, FL 33301

Submitted to: City of Fort Lauderdale
Architect: Stantec
Landscape/Civil/Traffic Engineer: Kimley-Horn & Associates, Inc.
Land Use: Crush Law, P.A.
Owner: Trammell Crow Residential

08 June 2018



PROJECT TEAM

Owner:



Trammell Crow Residential
3715 Northside Parkway
Suite 1-200
Atlanta, GA 30327
T: 404.496.6142

Architect:



Stantec
One Biscayne Tower Suite 1670
2 S Biscayne Boulevard
Miami, Florida 33131
T: 305.482.8700

Landscape / Civil / Traffic Engineer:



Kimley-Horn & Associates, Inc.
355 Alhambra Circle, Suite 1400
Coral Gables, Florida 33144
T: 305.673.2025

Land Use:



Crush Law, P.A.
333 North New River Drive East
Suite 1500
Fort Lauderdale, Fl. 33301
T: 954.522.2010

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ALEXAN - TARPON RIVER

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www.stantec.com
Lic#: AA26000733
Andrew W. Burnett
Lic#: AR98495

DESIGN
ALTERNATIVE

06.08.2018

A-1: SITE

A-2: Location Map

A-3: Existing site plan

A-4: Zoning Analysis

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A-7: Project Diagrams

A-8: Project Diagrams

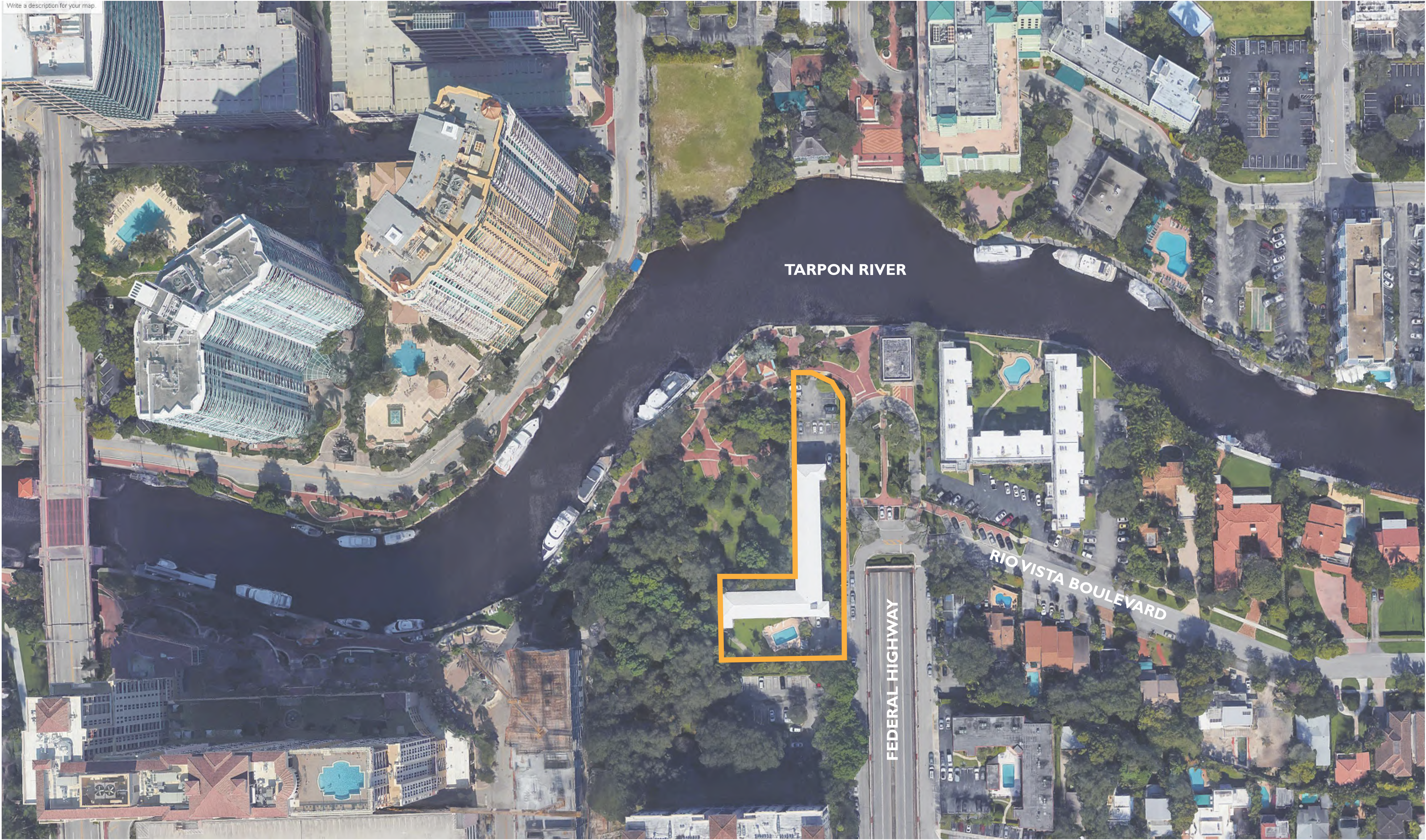
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A-2



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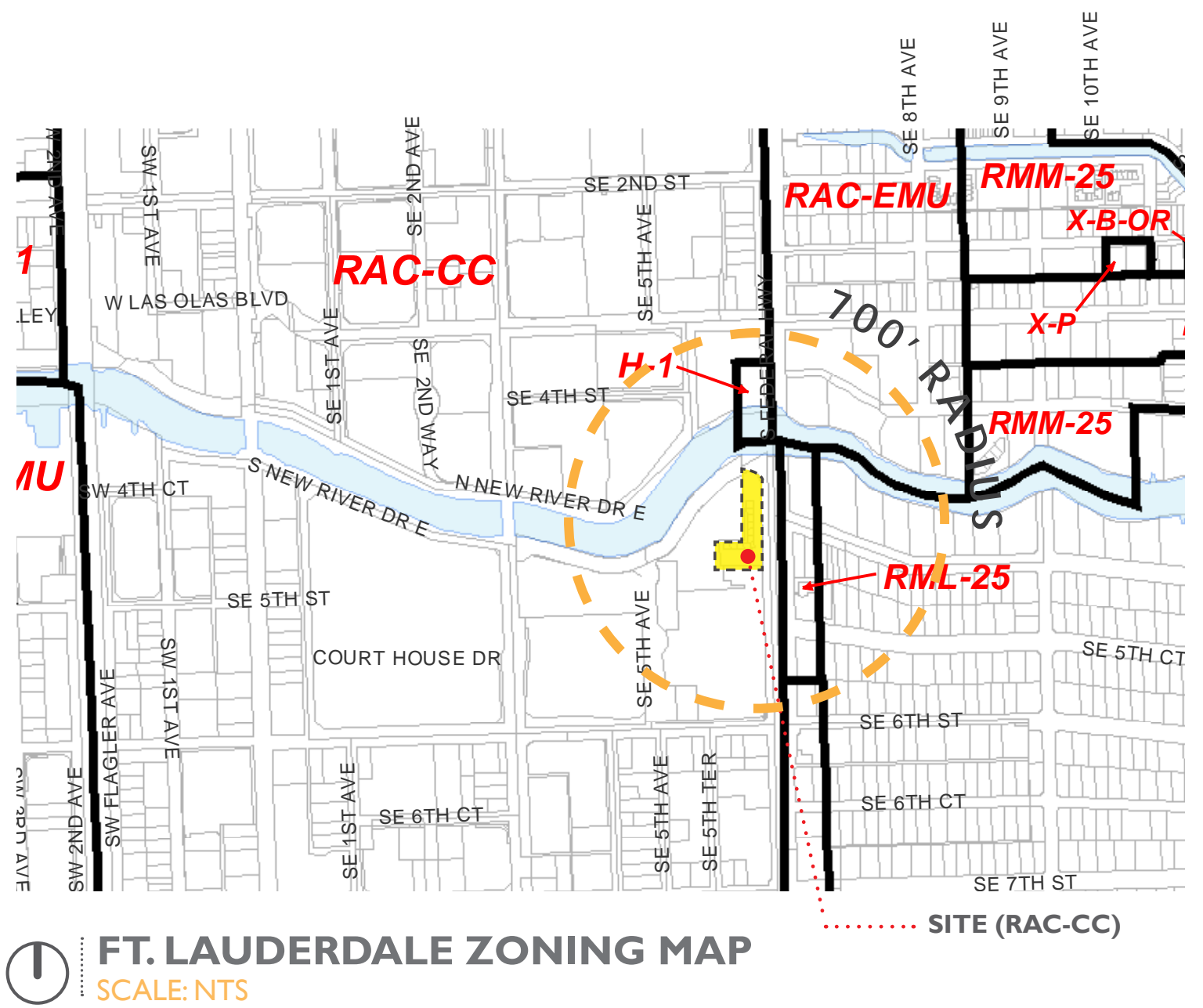
ZONING ANALYSIS

ALEXAN - TARPON RIVER

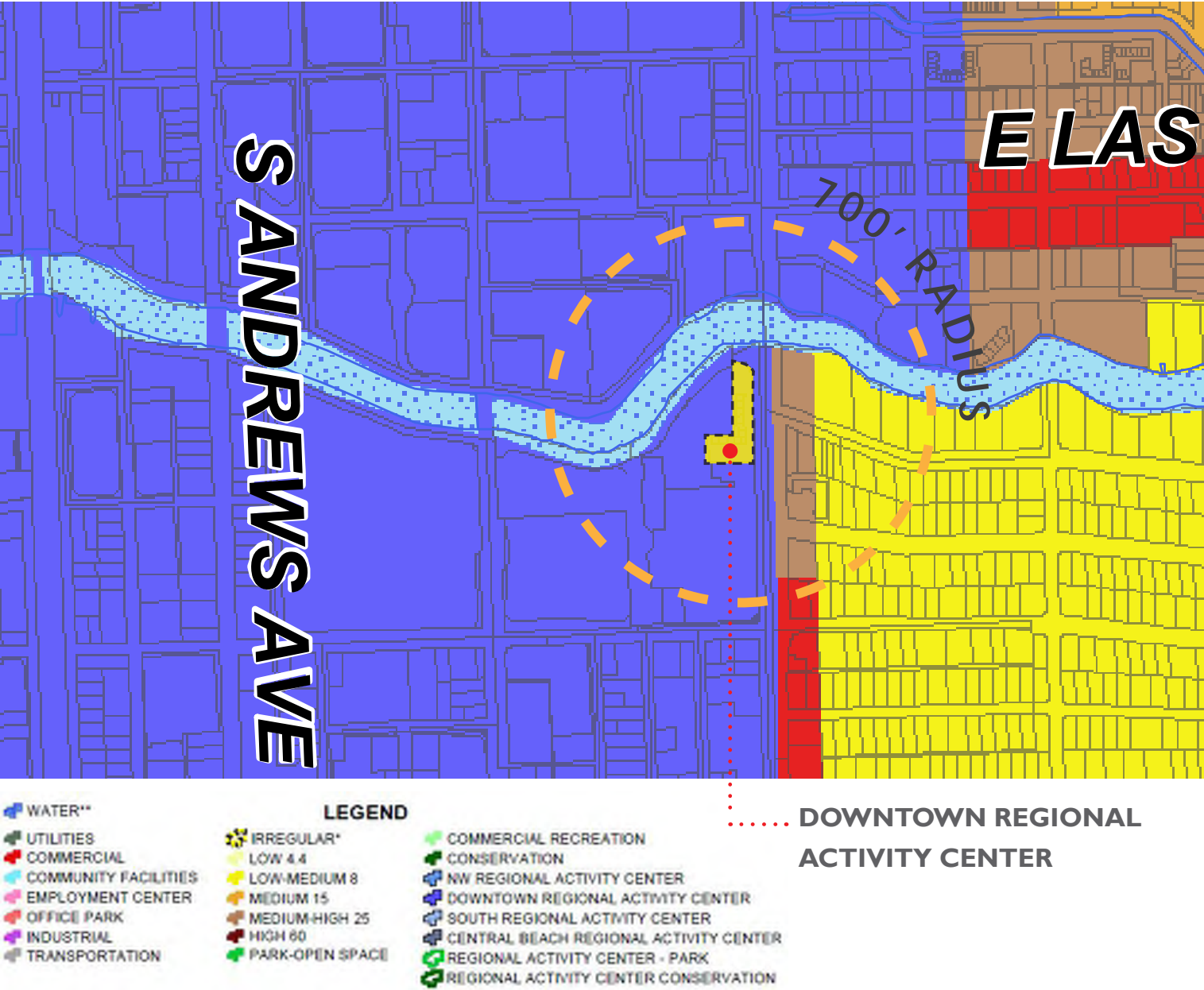
501 SE 6TH AVE, FORT LAUDERDALE, FL 33301

ZONING ANALYSIS - Tarpon River | 501 SE 6th Avenue | Ft. Lauderdale, Florida

Zoning Districts		Required	Proposed
501 SE 6th Avenue	Folio No. 5042-10-AA-0010	RAC-CC (City Center District)	
Lot Area Summary			
501 SE 6th Avenue		34,669 Sq. Ft.	
Total Net Lot Area (SF)		34,669 Sq. Ft.	
Total Net Lot Area (Acres)		0.80 Acres - Net Lot Area	
*Note: Lot Area was estimated based on information provided by Owner			
Lot Occupation			
Min Lot Size (Mixed Use and Residential)		None	34,669 Sq. Ft.
Floor Area Ratio - Mixed Use			
Floor Area Ratio		N/A	
Floor Area Ratio - Mixed Use (SF)			
Floor Area Ratio (SF)		N/A	
General Lot Requirements			
Open Space Requirements			
Open Space (SF/Unit)		None	
Open Space (Square Footage)		None	5,754 Sq. Ft.
Lot Coverage Requirements (Mixed Use and Residential)			
Coverage (Percentage)		95.00%	83.00%
Coverage (Square Footage)		32,936 Sq. Ft.	28,915 Sq. Ft.
Building Height and Setbacks - shall be per section 47-13.20 and 47-13.21			
Front Yard (SE 6th Avenue)	Height / Number of Stories Setback	No height requirement as per Sec. 47-13.21 None	3'-0"
Side Yard (New River Canal)	Height / Number of Stories Setback	No height requirement as per Sec. 47-13.21 60'-0" from river sea wall	135'-0"
Side Yard (South)	Height / Number of Stories Build-To Setback	No height requirement as per Sec. 47-13.21 None	0'-0"
Rear Yard (Smoker Park)	Height / Number of Stories Build-To Setback	No height requirement as per Sec. 47-13.21 None	0'-0"
S. New River Drive		10'-0"	24'-10" min.
Density			
Dwelling Units per Net Acre (Section 47-13.20)		None	226 per Acre
Total Dwelling Units Allowed		None	180 Dwelling Units
Parking Requirements			
Retail Parking (noted as all other uses)		N/A	
Residential Parking		No Requirement as per Sec. 47-20.2 (Table 3)	200
Loading Requirements			
Residential Loading		No Requirement as per Sec. 47-20.2 (Table 3)	1.00



FT. LAUDERDALE ZONING MAP
SCALE: NTS



FT. LAUDERDALE FUTURE LAND USE MAP
SCALE: NTS



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ALEXAN - TARPON RIVER
501 SE 6TH AVE, FORT LAUDERDALE, FL 33301



Site Plan Key



View A



View B



View C



View D

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Lic#: AR88495

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A-5

ALEXAN - TARPON RIVER
501 SE 6TH AVE, FORT LAUDERDALE, FL 33301



E | View E



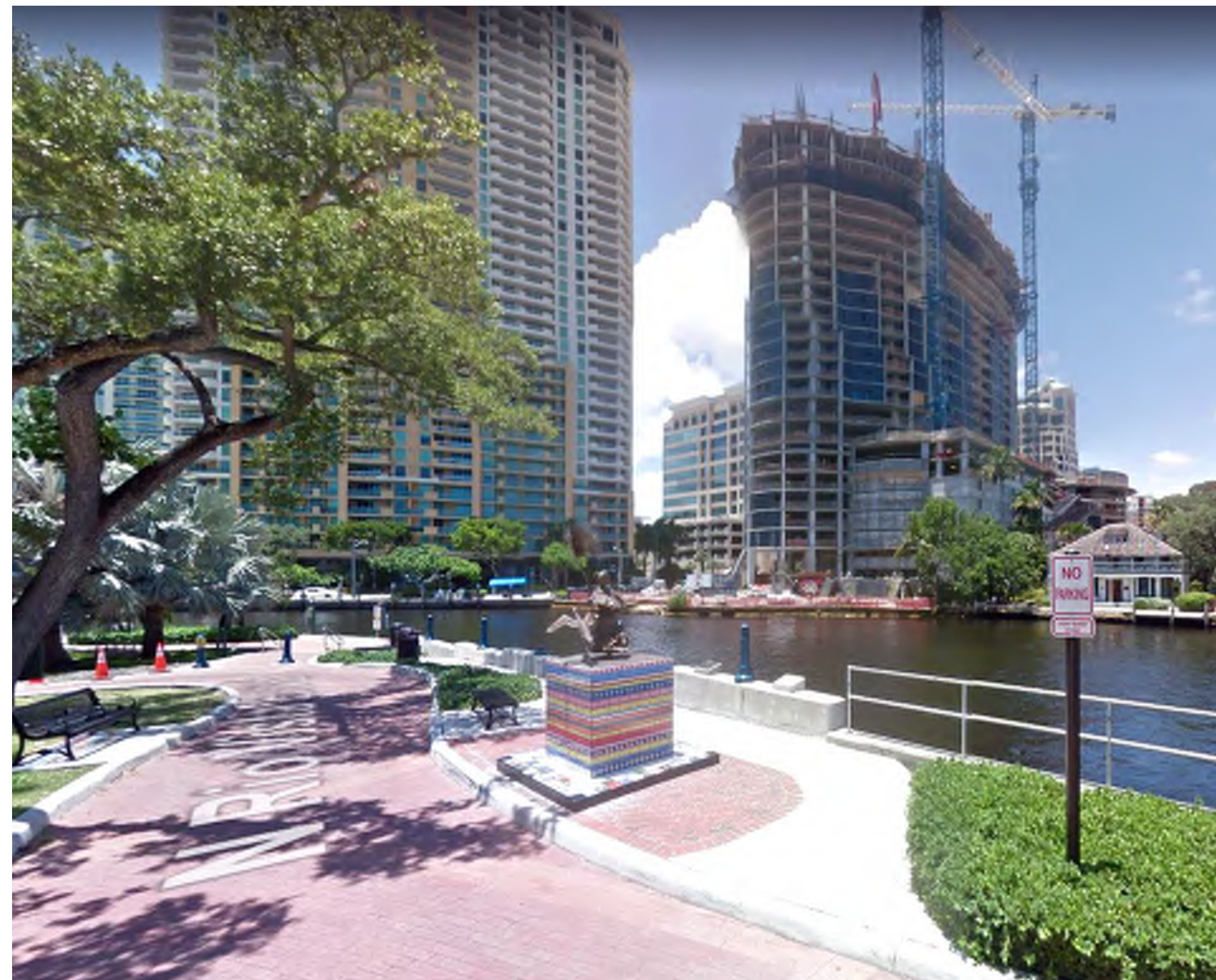
F | View F



G | View G



H | View H



I | View I



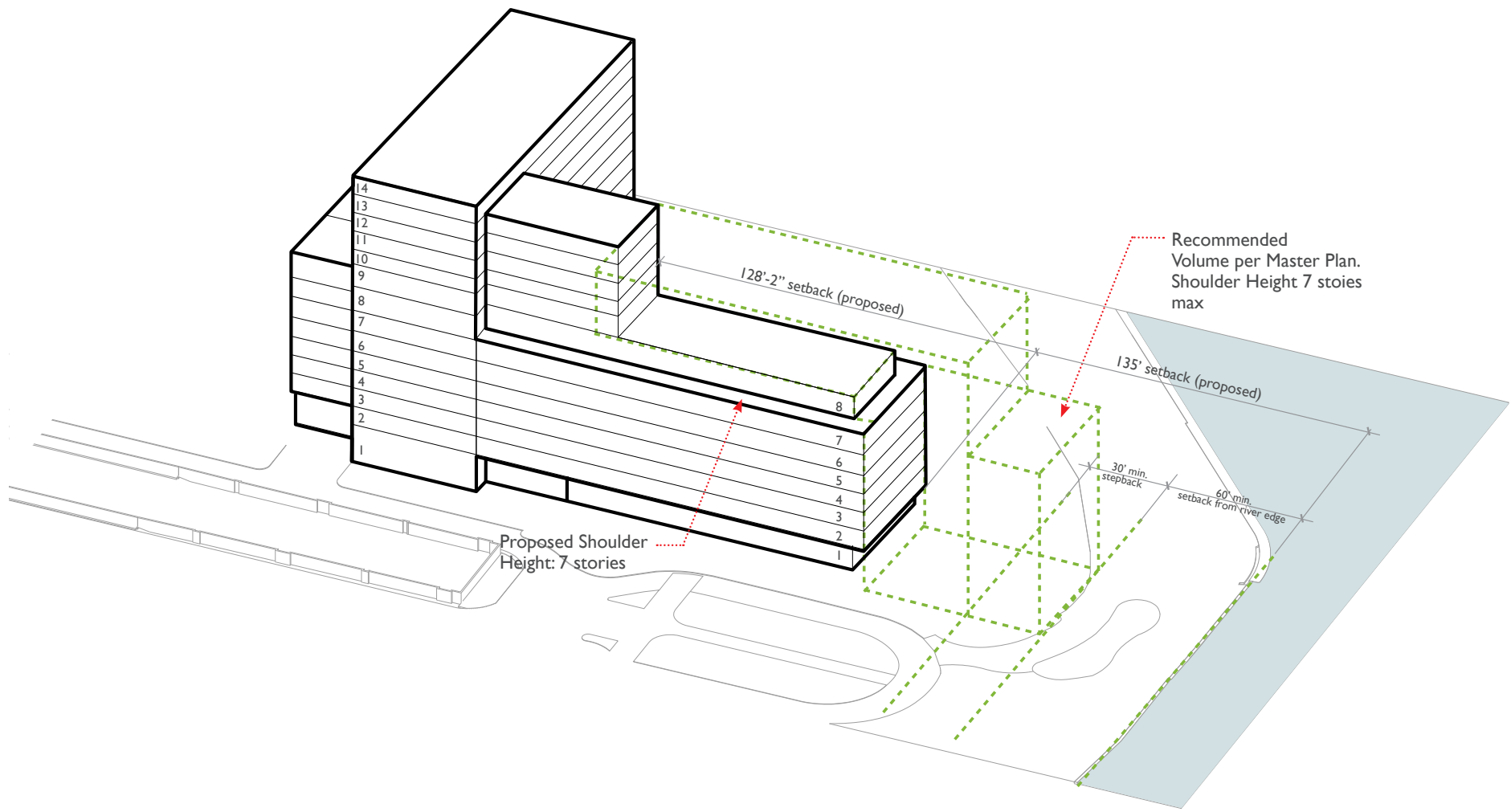
J | View J

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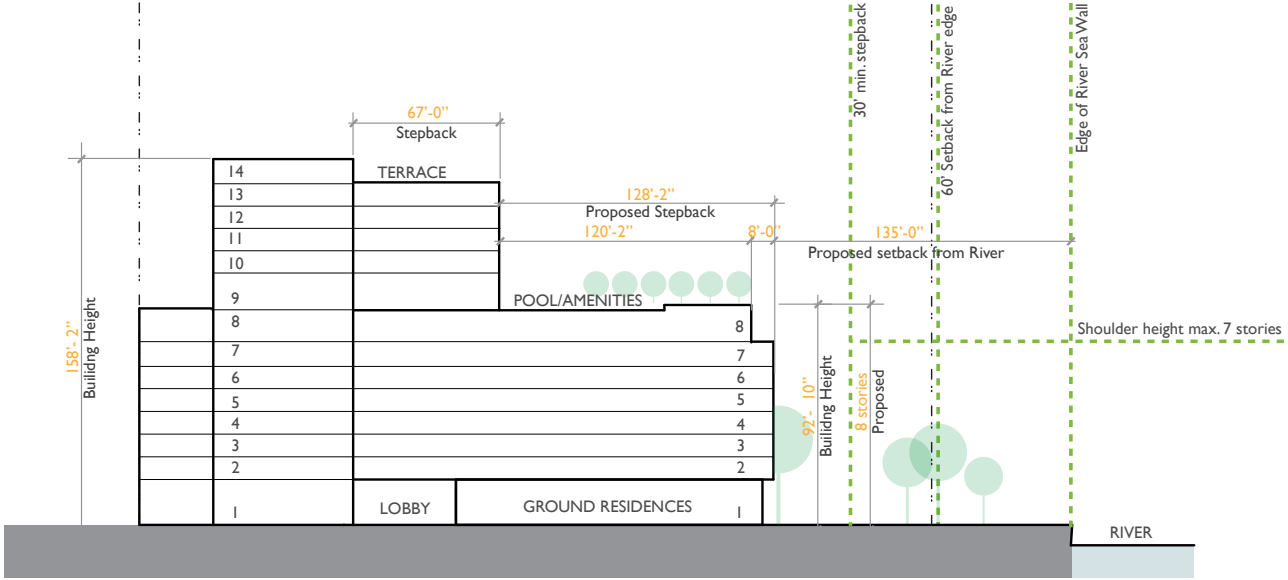
A-6



1 MASSING DIAGRAM

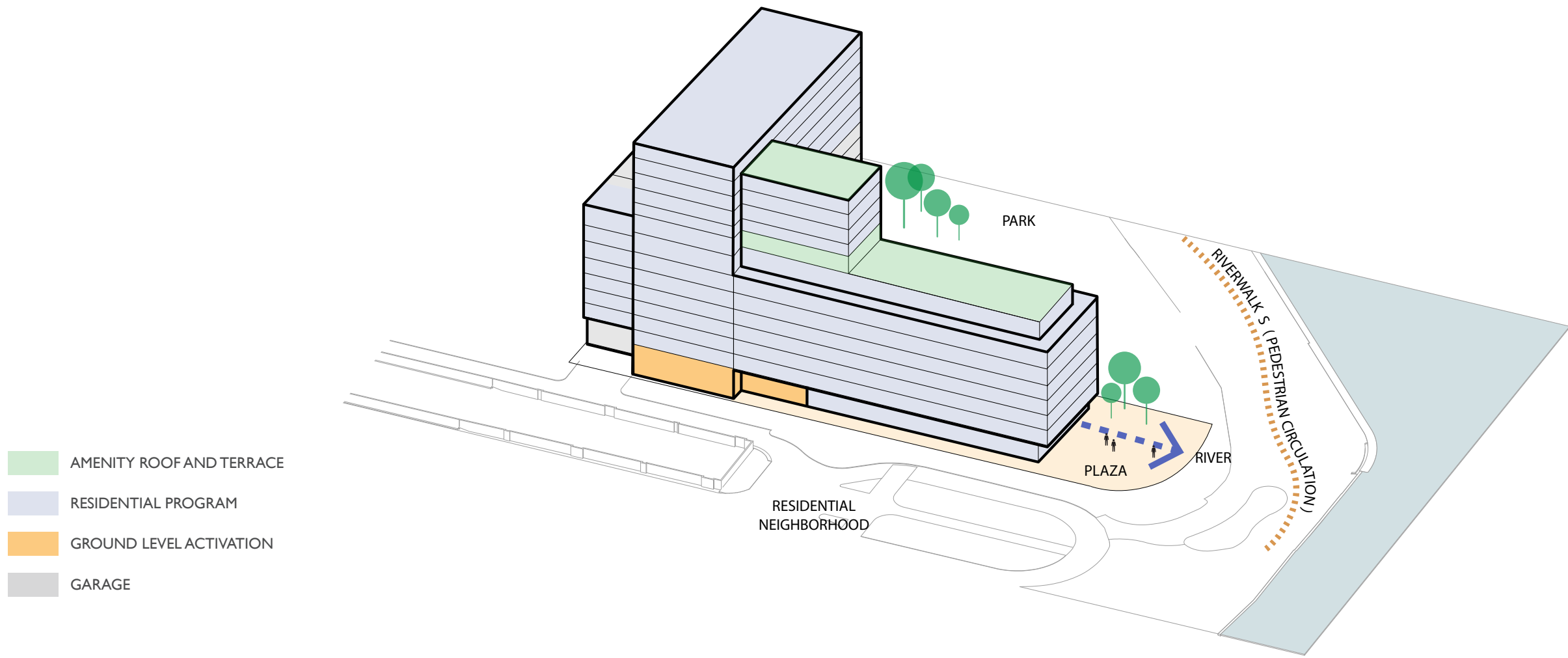
SCALE: NTS

4-B Character area guidelines for River Front Sites
Area 4: River Park Promenade 4-B



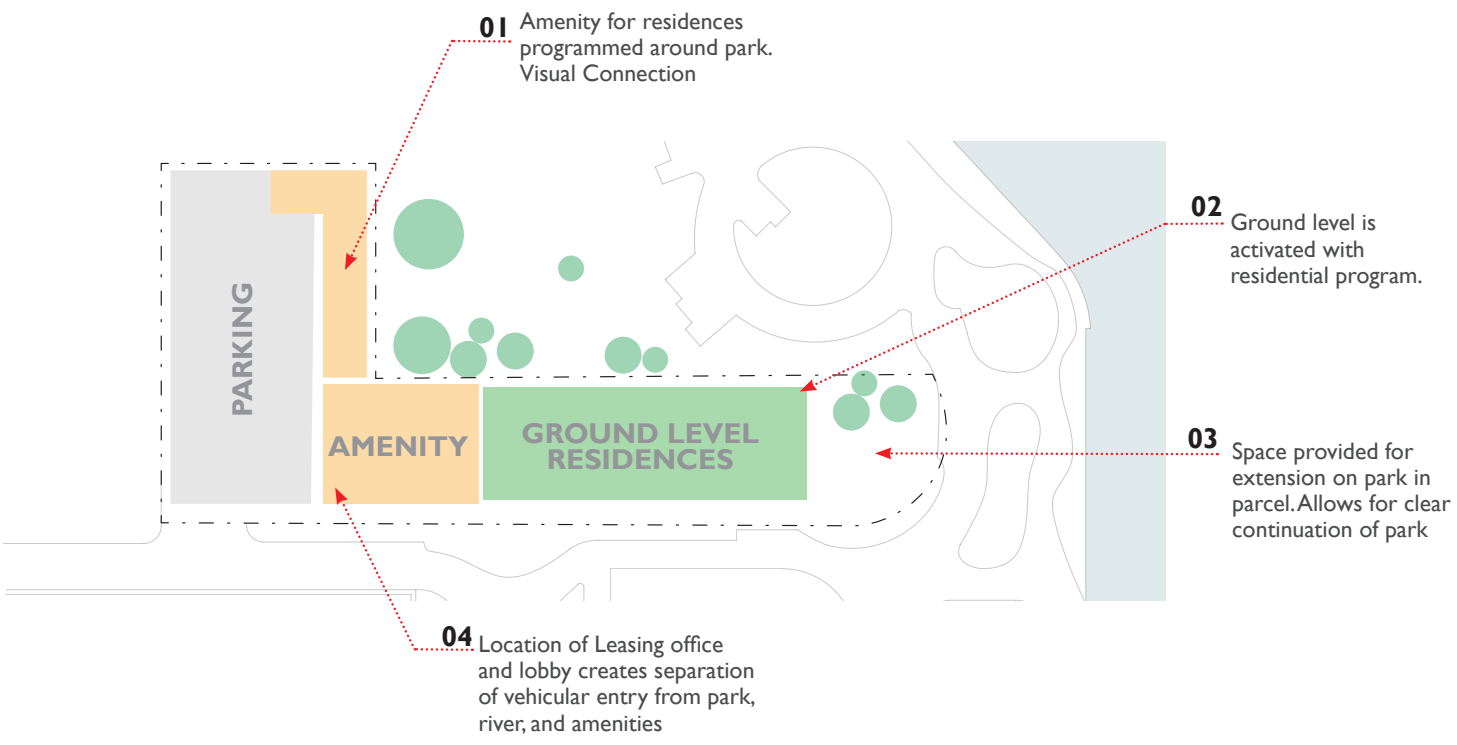
2 EAST ELEVATION DIAGRAM

SCALE: NTS



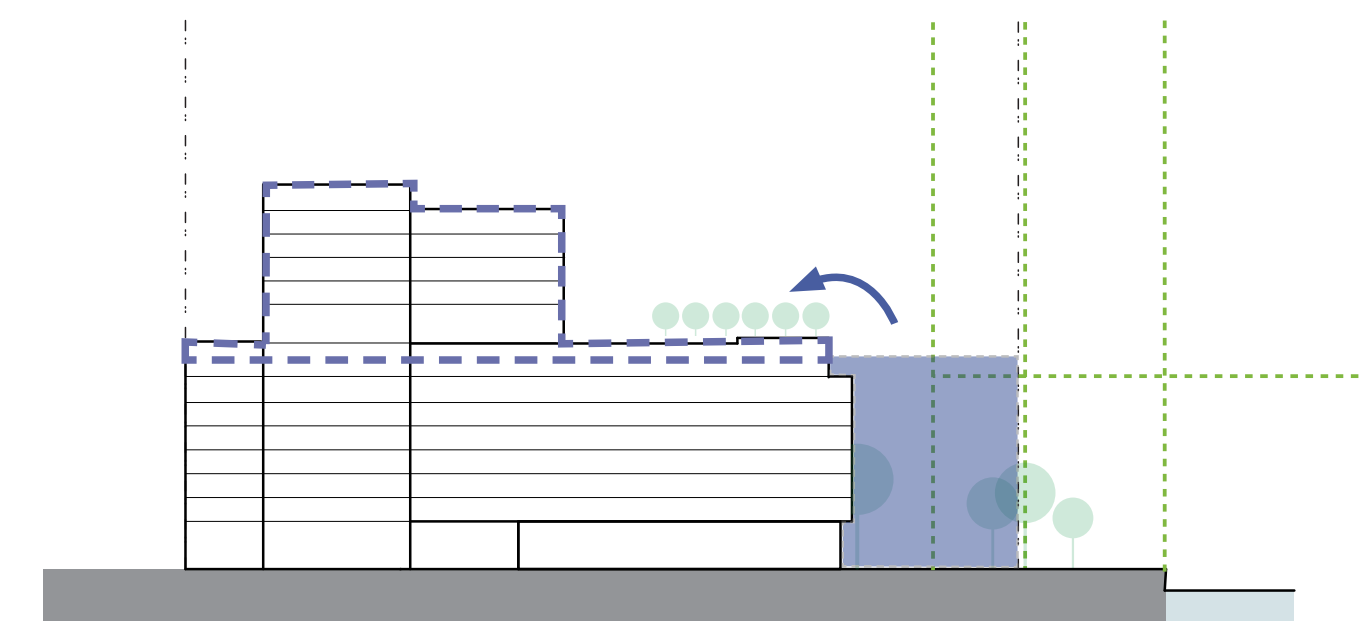
3 ACTIVATING THE RIVER AND SMOKER PARK

SCALE: NTS



4 GROUND LEVEL ACTIVATION

SCALE: NTS



3 PROPOSED VISUAL MASSING (OPEN VIEW CORRIDOR)

SCALE: NTS

- B-1: Survey
- B-2: Survey Decription
- B-3: Overall Survey



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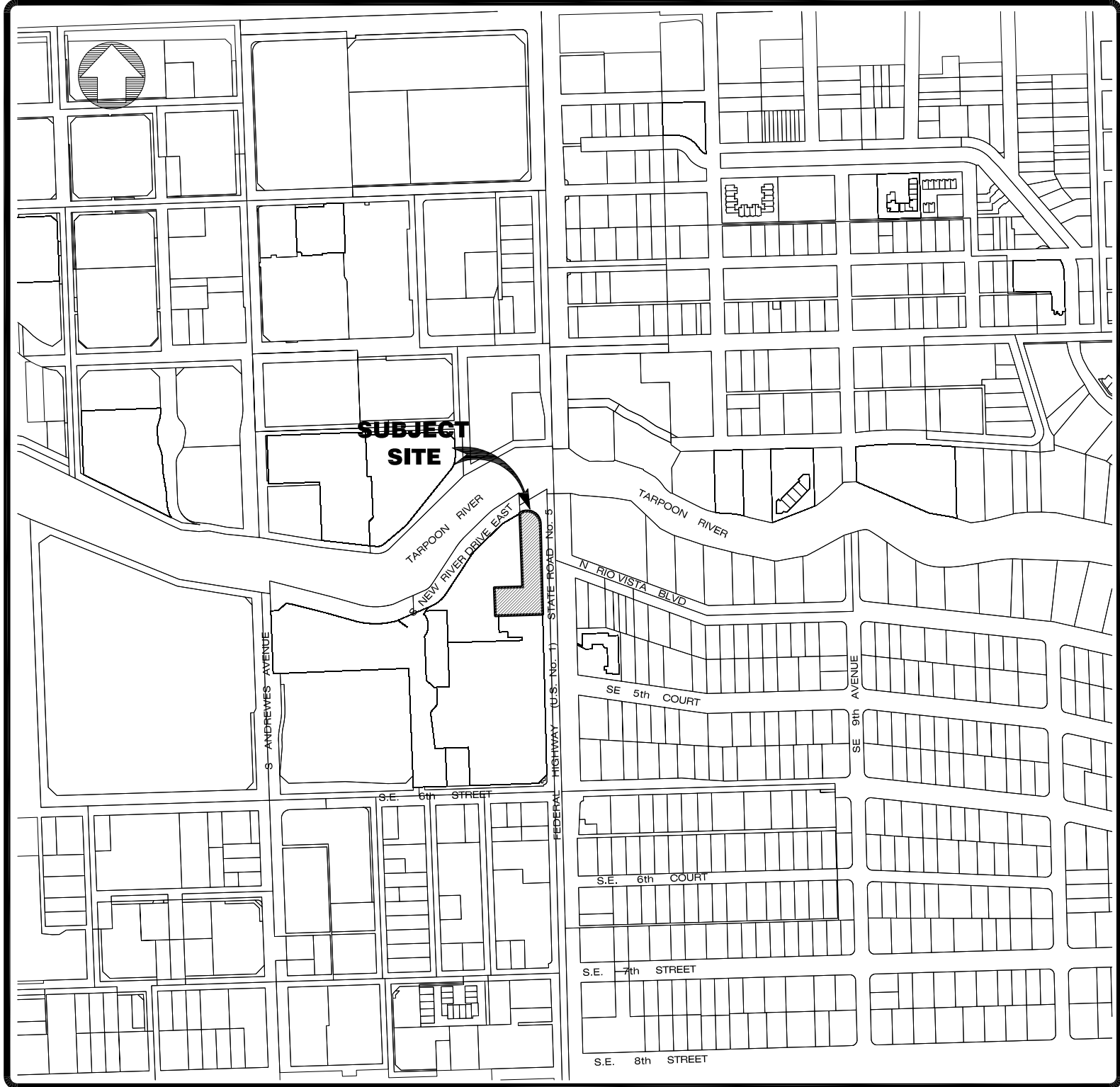
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06.08.2018

MAP OF BOUNDARY SURVEY

A PORTION OF LOTS 1 & 19, BLOCK 44, OF "TOWN OF FORT LAUDERDALE", RECORDED IN PLAT BOOK B, AT PAGE 40, MIAMI-DADE COUNTY PUBLIC RECORDS,
LYING IN SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA,

SECTION 10 - TOWNSHIP 50 SOUTH - RANGE 42 EAST



Benchmark: 8CED BM 1881
Elevation: + 4.839 Feet (NGVD 29 Datum)
Elevation: +3.259 Feet (NAVD 88 Datum)
Description: US Coast and Geodetic Survey brass disc set on top of concrete
seawall along south side of New River, near the west side of the SE 3rd Avenue
bridge over the river. City of Fort Lauderdale, Broward County, Florida.

Legal Description was furnished by client.

Plat of "BROWARD COUNTY COURTHOUSE PHASE II", recorded in Plat Book 142,
at Page 21, Public Records of Broward County Florida.

Plat of "HARCOURT", recorded in Plat Book 2, at Page 9, Public Records of
Broward County Florida.

Plat of "HENRY SHACKELFORD AMENDED PLAT SUBDIVISION LOTS 2 & 3 BLOCK
57", recorded in Plat Book 3, at Page 3, Public Records of Miami-Dade County
Florida.

Plat of "JUDICIAL PARKING FACILITY", recorded in Plat Book 137, at Page 38,
Public Records of Broward County Florida.

Plat of "800 TRUST", recorded in Plat Book 153, at Page 37, Public Records of
Broward County Florida.

For Horizontal Control:
All coordinates (Northing and Easting) are relative to the Florida State Plane
Coordinates, Florida East Zone, North American Datum (NAD) 1983 adjustment
of 2011 (NAD83/2011). Measurements were conducted in the field to acquire
said coordinate values.

The following Horizontal Data was obtained from the Florida Permanent
Network Web Site (a Florida Reference Station Service Provider,
www.myfloridaps.com).

Name: FORT LAUDERDALE
Code: LAUD
Geographic Coordinates:
Latitude: 26°11'46.34148" N
Longitude: 80°10'23.01453" W
Creation Date: 08-02-2010
Receiver Type: LEICA GR10
Satellite System: GPS and GLONASS
Coverage Radius: 30 km

Name: DAVIE
Code: FLD
Geographic Coordinates:
Latitude: 26°07'14.23359" N
Longitude: 80°20'24.79327" W
Creation Date: 08-02-2010
Receiver Type: LEICA GR10
Satellite System: GPS and GLONASS
Coverage Radius: 30 km

RESTRICTIONS:

Since no other information were furnished other than that is cited in the Sources
of Data, the Client is hereby advised that there may be legal restrictions on the
Subject Property that are not shown on the Survey Map that may be found in
the Public Records of Broward County.

The Surveyor makes no representation as to ownership or possession of the
Subject Property by any entity or individual that may appear on the Public
Records of this County.

No excavation or determination was made as to how the Subject Property is
served by utilities.

No improvements were located, other than those shown. No underground
foundations, improvements and/or utilities were located or shown hereon.

SCHEDULE B, SECTION II DOCUMENTS REVIEW COMMENTS:

Subject to the following:

The exceptions of Schedule B, Section II of the Title Commitment prepared by
Chicago Title Insurance Company, with the following orders:

For Units 101, 102, 103, 203, 205, 206, 207 and 304:
Order No. 6282366, with an effective search date covering up to March 17,
2017 at 11:00 P.M.

For Unit 104:
Order No. 6282465, with an effective search date covering up to March 19,
2017 at 11:00 P.M.

For Unit 105:
Order No. 6282506, with an effective search date covering up to March 23,
2017 at 11:00 P.M.

For Unit 106:
Order No. 6282531, with an effective search date covering up to March 23,
2017 at 11:00 P.M.

For Unit 107:
Order No. 6282725, with an effective search date covering up to March 23,
2017 at 11:00 P.M.

For Unit 108:
Order No. 6282745, with an effective search date covering up to March 23,
2017 at 11:00 P.M.

For Unit 109:
Order No. 6282761, with an effective search date covering up to March 23,
2017 at 11:00 P.M.

For Unit 110:
Order No. 6282781, with an effective search date covering up to March 23,
2017 at 11:00 P.M.

For Unit 201:
Order No. 6282801, with an effective search date covering up to March 24,
2017 at 11:00 P.M.

**Said Edgewater House Condominium lying and being in the following described
lots:**

Lots 1 and 19, LESS the portions thereof taken or acquired by the City of Fort
Lauderdale, for street or road purposes, in Block 44 of TOWN OF FORT
LAUDERDALE, according to the Plat thereof, recorded in Plat Book B, Page 40,
of the Public Records of Dade County, Florida; said lands situate, lying and being in
Broward County, Florida.

Containing 34,669 Square Feet or 0.80 Acres, more or less, by calculations.

Property Address and Parcel Identification Number:
501 SE 6th Avenue, Fort Lauderdale, Florida 33301
Parcel Identification No. 504210AA0010 (Reference only, Unit 101)

ACCURACY:

The accuracy obtained by field measurement methods and office calculations
of closed geometric figures meet and exceeds the Minimum Technical
Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined
in Rule SJ-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were
measured to an estimated vertical position accuracy of 1/100 of a foot on hard
surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an
estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals
Twenty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the East Boundary Line of the Subject
Site with an assumed bearing of N01°29'25"W, said line to be considered a well
established and monumented line.

This property appears to be located in Flood Zones "AH" with a Base Flood
Elevation of 5.0 Feet (NAVD 88), 4.6 Feet (NGVD 29) and Flood Zone "X", as per
Federal Emergency Management Agency (FEMA) Community-Flood Number
125105 (City of Fort Lauderdale), Map No. 0557, Suffix L, Map Revised Date:
August 18, 2014.

Elevations as shown hereon are based on the North American Vertical Datum of
1988, and a Benchmark provided by the Public Works and Transportation
Department of Miami-Dade County, Florida.

SURVEYOR'S REPORT:

DATE OF SURVEY:

The date of completion of the original field Survey was on March 28, 2017.
Revision 1: An additional field work was performed on April 18, 2017 to locate
the portion of seawall along the New River, northerly of the Site and a Tree
Survey.
Revision 2: This Map of Survey was revised on July 24, 2017 to convert the vertical
datum from the National Geodetic Vertical Datum of 1929 (NGVD 29) to North
American Vertical Datum of 1988 (NAVD 88).

LEGAL DESCRIPTION:

As to Parcel 1:

Unit 101 of Edgewater House Condominium, a Condominium according to the
Declaration of Condominium thereof, recorded in Official Records Book 8689,
Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

As to Parcel 2:

Unit 102 of Edgewater House Condominium, a Condominium according to the
Declaration of Condominium thereof, recorded in Official Records Book 8689,
Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

As to Parcel 3:

Unit 103 of Edgewater House Condominium, a Condominium according to the
Declaration of Condominium thereof, recorded in Official Records Book 8689,
Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

As to Parcel 4:

Unit 203 of Edgewater House Condominium, a Condominium according to the
Declaration of Condominium thereof, recorded in Official Records Book 8689,
Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

As to Parcel 5:

Unit 205 of Edgewater House Condominium, a Condominium according to the
Declaration of Condominium thereof, recorded in Official Records Book 8689,
Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

As to Parcel 6:

Unit 206 of Edgewater House Condominium, a Condominium according to the
Declaration of Condominium thereof, recorded in Official Records Book 8689,
Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

As to Parcel 7:

Unit 207 of Edgewater House Condominium, a Condominium according to the
Declaration of Condominium thereof, recorded in Official Records Book 8689,
Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

As to Parcel 8:

Unit 306 of Edgewater House Condominium, a Condominium according to the
Declaration of Condominium thereof, recorded in Official Records Book 8689,
Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6282366, with an effective date of March 17,
2017, at 11:00 PM).

Condominium Unit No. 104 of Edgewater House Condominium, a Condominium
according to the Declaration of Condominium thereof, recorded in Official
Records Book 8689, Page(s) 184, of the Public Records of Broward County,
Florida, and any amendments thereto, together with its undivided share in the
common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6282465, with an effective date of March 19,
2017, at 11:00 PM).

Condominium Unit No.105 of Edgewater House Condominium, a Condominium
according to the Declaration of Condominium thereof, recorded in Official
Records Book 8689, Page(s) 184, of the Public Records of Broward County,
Florida, and any amendments thereto, together with its undivided share in the
common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6282506, with an effective date of March 23,
2017, at 11:00 PM).

Condominium Unit No.106 of Edgewater House Condominium, a Condominium
according to the Declaration of Condominium thereof, recorded in Official
Records Book 8689, Page(s) 184, of the Public Records of Broward County,
Florida, and any amendments thereto, together with its undivided share in the
common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6282531, with an effective date of March 23,
2017, at 11:00 PM).

NOTICE:

**This Document is not full and complete
without all pages. (Total of Two (2) pages)**

**LONGITUDE
SURVEYORS**
7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

**JOB NO.: 17101.0.01
FIELD BOOK: EFB**

**DRAWN BY: JM
SHEET 1 OF 2**

Condominium Unit No. 107 of Edgewater House Condominium, a Condominium
according to the Declaration of Condominium thereof, recorded in Official
Records Book 8689, Page(s) 184, of the Public Records of Broward County,
Florida, and any amendments thereto, together with its undivided share in the
common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6282725, with an effective date of March 23,
2017, at 11:00 PM).

Condominium Unit No. 108 of Edgewater House Condominium, a Condominium
according to the Declaration of Condominium thereof, recorded in Official
Records Book 8689, Page(s) 184, of the Public Records of Broward County,
Florida, and any amendments thereto, together with its undivided share in the
common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6282745, with an effective date of March 23,
2017, at 11:00 PM).

Condominium Unit No. 109 of Edgewater House Condominium, a Condominium
according to the Declaration of Condominium thereof, recorded in Official
Records Book 8689, Page(s) 184, of the Public Records of Broward County,
Florida, and any amendments thereto, together with its undivided share in the
common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6282761, with an effective date of March 23,
2017, at 11:00 PM).

Condominium Unit No. 110 of Edgewater House Condominium, a Condominium
according to the Declaration of Condominium thereof, recorded in Official
Records Book 8689, Page(s) 184, of the Public Records of Broward County,
Florida, and any amendments thereto, together with its undivided share in the
common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6282781, with an effective date of March 23,
2017, at 11:00 PM).

Condominium Unit No. 201 of Edgewater House Condominium, a Condominium
according to the Declaration of Condominium thereof, recorded in Official
Records Book 8689, Page(s) 184, of the Public Records of Broward County,
Florida, and any amendments thereto, together with its undivided share in the
common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6282801, with an effective date of March 24,
2017, at 11:00 PM).

Condominium Unit Numbers 202 and 310 of Edgewater House Condominium, a
Condominium according to the Declaration of Condominium thereof, recorded
in Official Records Book 8689, Page(s) 184, of the Public Records of Broward
County, Florida, and any amendments thereto, together with its undivided
share in the common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283081, with an effective date of March 24,
2017, at 11:00 PM).

Unit 204 of Edgewater House Condominium, a Condominium according to the
Declaration of Condominium thereof, recorded in Official Records Book 8689,
Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283317, with an effective date of March 16,
2017, at 11:00 PM).

Condominium Unit Numbers 208 and 210 of Edgewater House Condominium, a
Condominium according to the Declaration of Condominium thereof, recorded
in Official Records Book 8689, Page(s) 184, of the Public Records of Broward
County, Florida, and any amendments thereto, together with its undivided
share in the common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283143, with an effective date of March 24,
2017, at 11:00 PM).

Condominium Unit No. 209 of Edgewater House Condominium, a Condominium
according to the Declaration of Condominium thereof, recorded in Official
Records Book 8689, Page(s) 184, of the Public Records of Broward County,
Florida, and any amendments thereto, together with its undivided share in the
common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283171, with an effective date of March 24,
2017, at 11:00 PM).

Condominium Unit No. 301 of Edgewater House Condominium, a Condominium
according to the Declaration of Condominium thereof, recorded in Official
Records Book 8689, Page(s) 184, of the Public Records of Broward County,
Florida, and any amendments thereto, together with its undivided share in the
common elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283273, with an effective date of March 24,
2017, at 11:00 PM).

Condominium Unit No. 302 of Edgewater House Condominium, according to
the Declaration of Condominium thereof, recorded in Official Records Book
8689, Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283294, with an effective date of March 24,
2017, at 11:00 PM).

Condominium Unit No. 303 of Edgewater House Condominium, according to
the Declaration of Condominium thereof, recorded in Official Records Book
8689, Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283379, with an effective date of March 27,
2017, at 11:00 PM).

Condominium Unit No. 304 of Edgewater House Condominium, according to
the Declaration of Condominium thereof, recorded in Official Records Book
8689, Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283397, with an effective date of March 27,
2017, at 11:00 PM).

Condominium Unit No. 305 of Edgewater House Condominium, according to
the Declaration of Condominium thereof, recorded in Official Records Book
8689, Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283420, with an effective date of March 27,
2017, at 11:00 PM).

Unit 307 of Edgewater House Condominium, a Condominium according to
the Declaration of Condominium thereof, recorded in Official Records Book
8689, Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283446, with an effective date of March 16,
2017, at 11:00 PM).

Condominium Unit No. 308 of Edgewater House Condominium, according to
the Declaration of Condominium thereof, recorded in Official Records Book
8689, Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283463, with an effective date of March 27,
2017, at 11:00 PM).

Condominium Unit No. 309 of Edgewater House Condominium, according to
the Declaration of Condominium thereof, recorded in Official Records Book
8689, Page(s) 184, of the Public Records of Broward County, Florida, and any
amendments thereto, together with its undivided share in the common
elements.

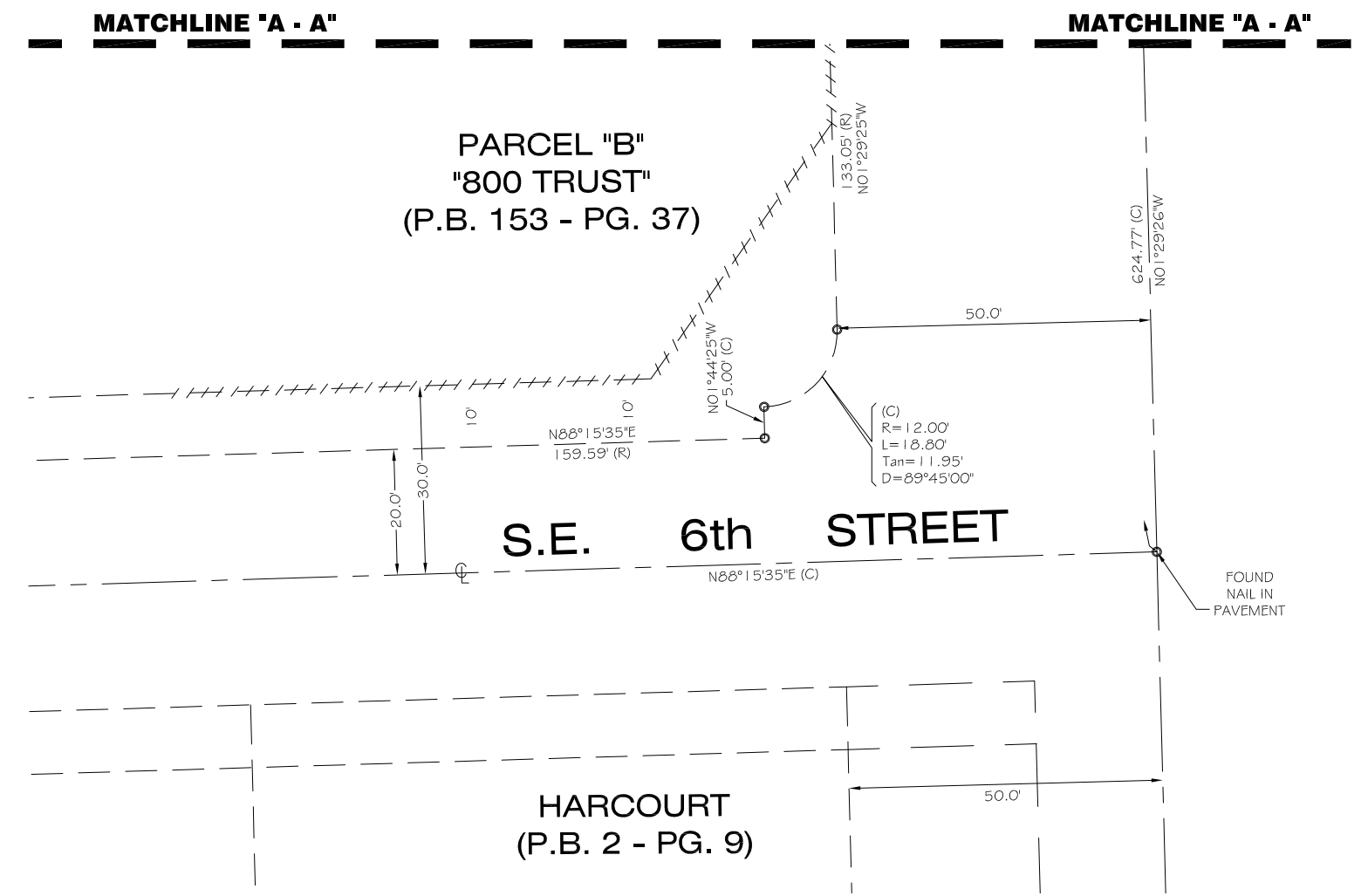
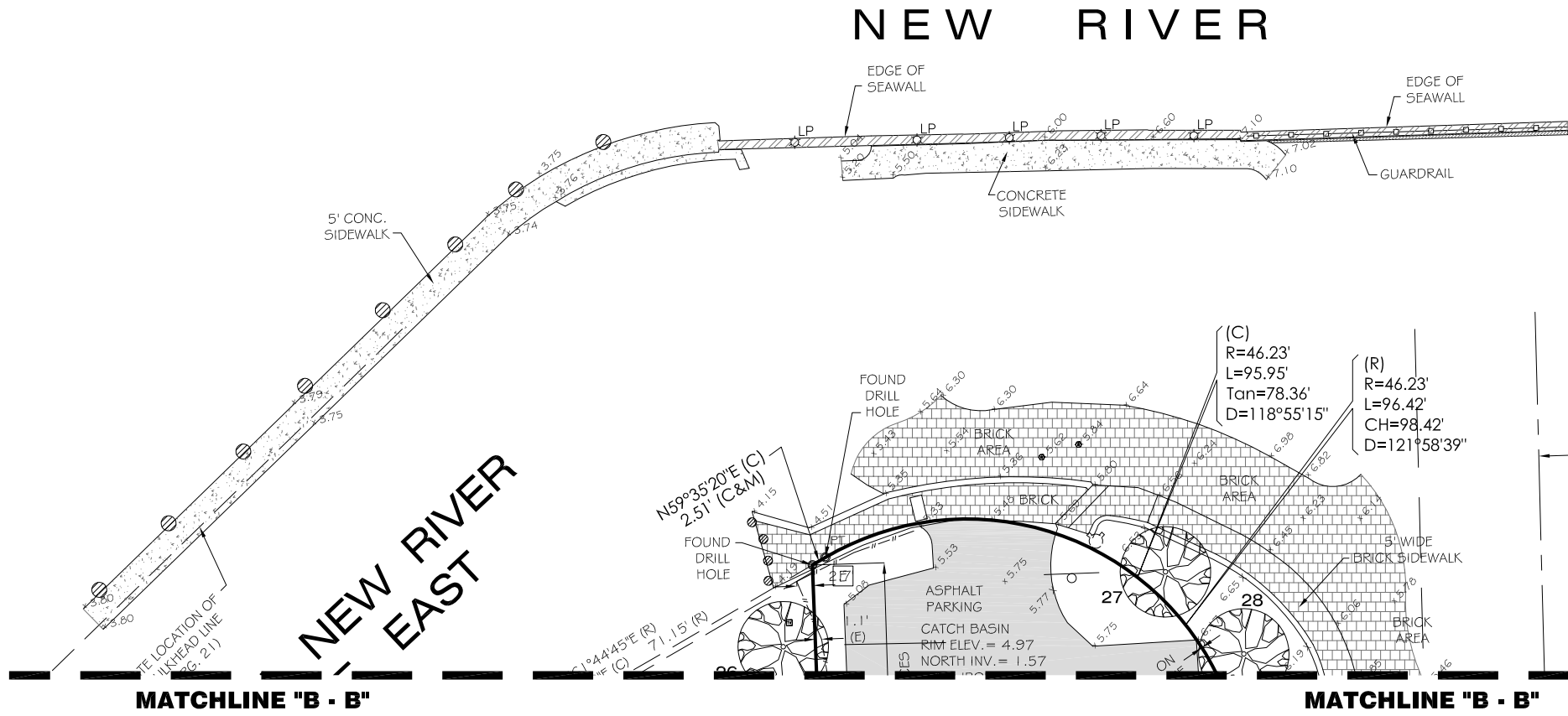
(Exhibit "A" of Commitment for Title Insurance prepared by Chicago Title
Insurance Company, Order No. 6283480, with an effective date of March 27,
2017, at 11:00 PM).

MAP OF BOUNDARY SURVEY

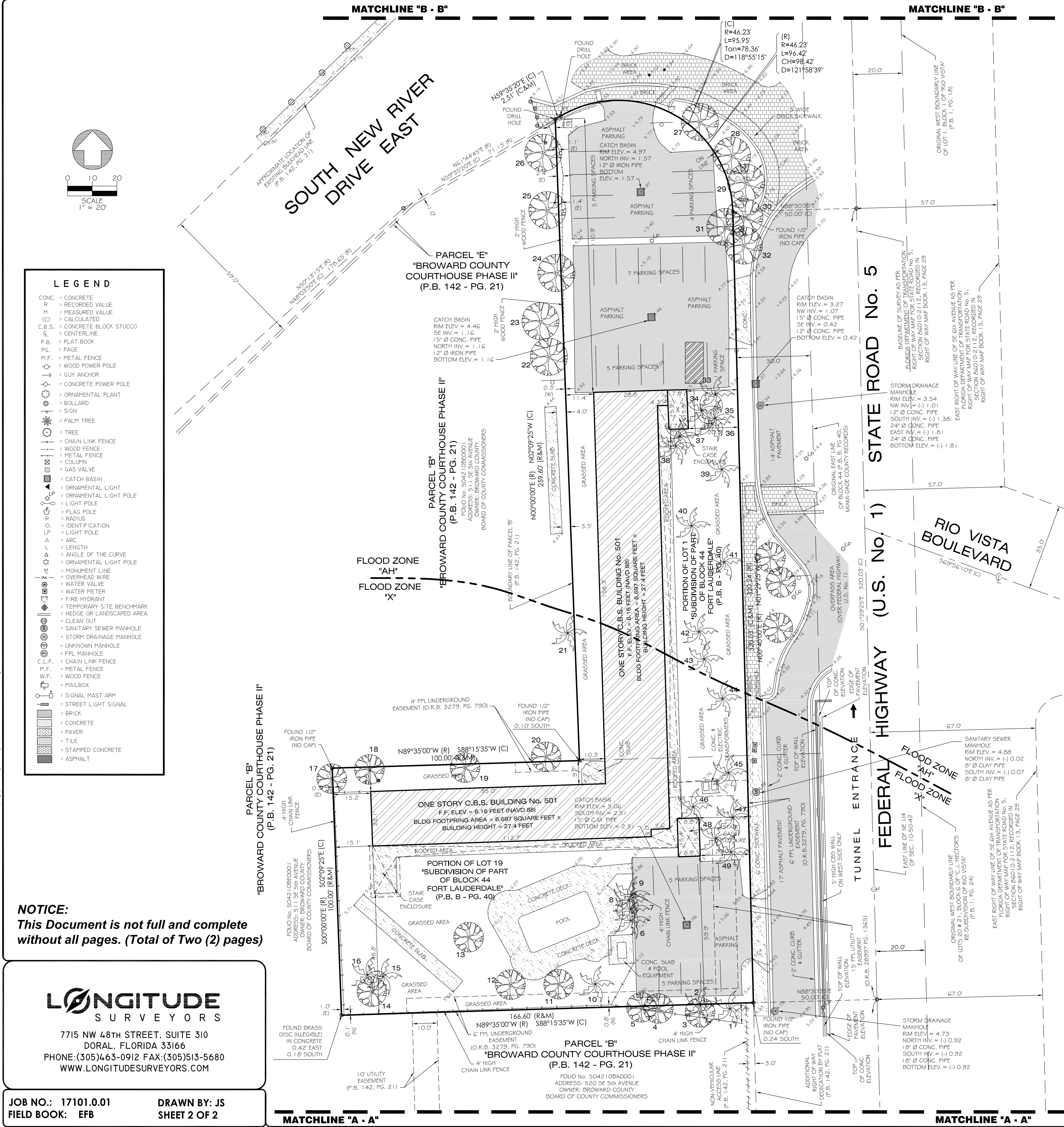
A PORTION OF LOTS 1 & 19, BLOCK 44, OF "TOWN OF FORT LAUDERDALE", RECORDED IN PLAT
BOOK B, AT PAGE 40, MIAMI-DADE COUNTY PUBLIC RECORDS,
LYING IN SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA,

TREE TABLE				
No.	COMMON NAME	SCIENTIFIC NAME	DBH	HEIGHT
1	CABBAGE PALM	SABAL PALMETTO	14"	18'
2	CABBAGE PALM	SABAL PALMETTO	14"	18'
3	OAK	QUERCUS VIRGINIANA	28"	50'
4	OAK	QUERCUS VIRGINIANA	8"	12'
5	MOUNTAIN PINE	PNUS FUNGUS	4"	10'
6	ARICA PALM CLUSTER (S)	DYPSS LUTESCENS	16"	50'
7	ARICA PALM CLUSTER (S)	DYPSS LUTESCENS	4"	12'
8	ARICA PALM CLUSTER (S)	DYPSS LUTESCENS	4"	12'
9	SEMGAL DATE PALM	PHENIX RECLINATA	14"	18'
10	ARICA PALM CLUSTER (S)	DYPSS LUTESCENS	4"	12'
11	GUARD LINDO	BURSERA IMMANERA	14"	18'
12	GUARD LINDO	BURSERA IMMANERA	14"	18'
13	GUARD LINDO	BURSERA IMMANERA	9"	15'
14	MOUNTAIN PINE	PNUS FUNGUS	9"	20'
15	CABBAGE PALM	SABAL PALMETTO	10"	20'
16	CABBAGE PALM	SABAL PALMETTO	10"	20'
17	MOUNTAIN PINE	PNUS FUNGUS	20"	35'
18	MOUNTAIN PINE	PNUS FUNGUS	20"	35'
19	OAK	QUERCUS VIRGINIANA	36"	45'
20	OAK	QUERCUS VIRGINIANA	36"	45'
21	SEMGAL DATE PALM (S)	PHENIX RECLINATA	4"	15'
22	ACACIA	ACACIA	5"	12'
23	ACACIA	ACACIA	5"	12'
24	MANGROVE	MAGNIFERA INDICA	24"	35'
25	ACACIA	ACACIA	7"	12'

TREE TABLE				
No.	COMMON NAME	SCIENTIFIC NAME	DBH	HEIGHT
26	ACACIA	ACACIA	7"	12'
27	INDIAN LAUREL	FICUS MICROCARPA	5"	12'
28	OAK	QUERCUS VIRGINIANA	8"	18'
29	INDIAN LAUREL	FICUS MICROCARPA	5"	12'
30	OAK	QUERCUS VIRGINIANA	10"	18'
31	UNKNOWN TREE	UNKNOWN TREE	6"	10'
32	INDIAN LAUREL	FICUS MICROCARPA	5"	12'
33	CABBAGE PALM	SABAL PALMETTO	13"	16'
34	CABBAGE PALM	SABAL PALMETTO	12"	20'
35	CABBAGE PALM (2)	SABAL PALMETTO	21"	18'
36	CABBAGE PALM	SABAL PALMETTO	12"	20'
37	CABBAGE PALM	SABAL PALMETTO	13"	23'
38	ARICA PALM CLUSTER (25)	DYPSS LUTESCENS	4"	18'
39	COCONUT PALM	COCOS NUCIFERA	10"	20'
40	CABBAGE PALM	SABAL PALMETTO	10"	14'
41	COCONUT PALM	COCOS NUCIFERA	18"	30'
42	CABBAGE PALM	SABAL PALMETTO	16"	25'
43	COCONUT PALM	COCOS NUCIFERA	10"	15'
44	COCONUT PALM	COCOS NUCIFERA	18"	25'
45	COCONUT PALM	COCOS NUCIFERA	10"	15'
46	CABBAGE PALM	SABAL PALMETTO	12"	20'
47	CABBAGE PALM	SABAL PALMETTO	12"	20'
48	CABBAGE PALM	SABAL PALMETTO	9"	15'
49	CABBAGE PALM	SABAL PALMETTO	9"	15'



NOTE:
1. Survey for reference only



LEGEND

- CONC. = CONCRETE
- R = RECORDED VALUE
- (C) = CALCULATED
- C.B.S. = CONCRETE BLOCK STUCCO
- E = CENTERLINE
- P.B. = PLAT BOOK
- PG. = PAGE
- M.F. = METAL FENCE
- W.P. = WOOD POWER POLE
- GUY ANCHOR
- CONCRETE POWER POLE
- ORNAMENTAL PLANT
- BOLLARD
- SIGN
- PALM TREE
- TREE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- CULPIN
- GAS VALVE
- CATCH BASIN
- ORNAMENTAL LIGHT
- ORNAMENTAL LIGHT POLE
- LIGHT POLE
- RADIUS
- IDENTIFICATION
- LIGHT POLE
- ARC
- LENGTH
- ANGLE OF THE CURVE
- ORNAMENTAL LIGHT POLE
- MONUMENT LINE
- OVERHEAD WIRE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TEMPORARY SITE BENCHMARK
- HEDGE OR LANDSCAPED AREA
- CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- UNKNOWN MANHOLE
- FPL MANHOLE
- CHAIN LINK FENCE
- M.F. = METAL FENCE
- W.F. = WOOD FENCE
- MAILBOX
- SIGNAL MAST ARM
- STREET LIGHT SIGNAL
- BRICK
- CONCRETE
- PAVER
- TILE
- STAINED CONCRETE
- ASPHALT

NOTICE:
This Document is not full and complete
without all pages. (Total of Two (2) pages)

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JOB NO.: 17101.0.01
FIELD BOOK: EFB

DRAWN BY: JS
SHEET 2 OF 2

C-1: Typical Floor Plans

- C-2: Site Plan
- C-3: Project Data Summary
- C-4: Ground Floor Plan
- C-5: Level 1.5 Floor Plan
- C-6: Levels 02-03 Typical Floor Plan
- C-7: Levels 04-07 Typical Floor Plan
- C-8: Level 08 Floor Plan
- C-9: Level 09 (amenities) Floor Plan
- C-10: Levels 10-13 Typical Floor Plan
- C-11: Level 14 Floor Plan



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C-1

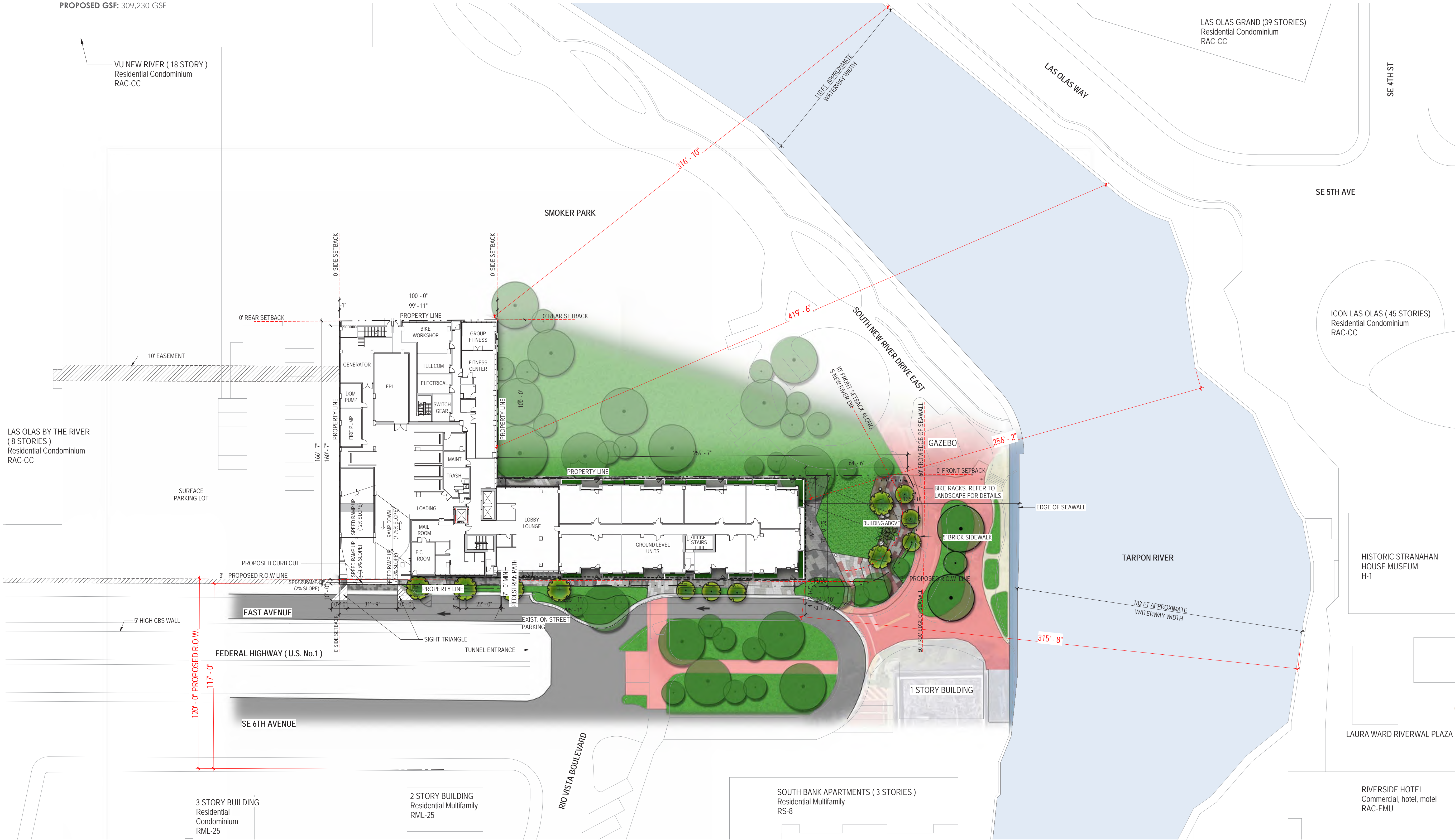
PROJECT SUMMARY

ZONING DISTRICT: RAC-CC (City Center District)
CHARACTER AREA DESIGNATION: DOWNTOWN CORE
FUTURE LAND USE: DOWNTOWN REGIONAL ACTIVITY CENTER
SITE AREA: 34,669 SF or 0.80 Acres (See Survey)
PROPOSED NUMBER DWELLING UNITS: 180 Units
PROPOSED PARKING: 200 PARKING SPACES
NUMBER OF STORIES: 14 STORIES
PROPOSED GSF: 309,230 GSF

SITE PLAN

ALEXAN - TARPON RIVER

501 SE 6TH AVE, FORT LAUDERDALE, FL 33301



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C-2

PROJECT # 219420522



SITE PLAN
SCALE: 1" = 30'-0"

PROJECT DATA SUMMARY

ALEXAN - TARPON RIVER

501 SE 6TH AVE. FORT LAUDERDALE, FL 33301

LEVELS		FUNCTION OF SPACE															CALCULATIONS		
TOTAL # OF LEVELS 14		GSF per Typical Level Balcony and Amenity Deck Not Included	COMMON SPACES GSF	PARKING GSF	SERVICE GSF	BOH GSF	BALCONY GSF	VERTICAL PENETRATION GSF	AMENITY DECK GSF	RESIDENTIAL AMENITIES GSF	ST / 1 BA NSF	1 BR / 1 BA NSF	2 BR / 2 BA NSF	2 BR+DEN / 3 BA NSF	3 BR / 3 BA NSF	3 BR+DEN / 3 BA NSF	Net Rentable	Efficiency Per Floor	# Units Per Floors
(PH ROOF)																			
ROOF	01 LEVELS	733 GSF	00 GSF	00 GSF	00 GSF	00 GSF	00 GSF	733 GSF	00 GSF	00 NSF	00 NSF	00 NSF	00 NSF	00 NSF	00 NSF	00 NSF	00 NSF	0%	0
TOTAL ROOF (ROOF)	733 GSF	733 GSF	00 GSF	00 GSF	00 GSF	00 GSF	00 GSF	733 GSF	00 GSF	00 NSF	00 NSF	00 NSF	00 NSF	00 NSF	00 NSF	00 NSF	00 NSF	0%	0
LEVEL 14	01 LEVELS	10,168 GSF	1,035 GSF	00 GSF	00 GSF	114 GSF	228 GSF	808 GSF	00 GSF	00 NSF	1,281 NSF	3,686 NSF	3,244 NSF	00 NSF	00 NSF	00 NSF	8,211 NSF	81%	10
TOTAL LEVEL 14	10,168 GSF	10,168 GSF	1,035 GSF	00 GSF	00 GSF	114 GSF	228 GSF	808 GSF	00 GSF	00 NSF	1,281 NSF	3,686 NSF	3,244 NSF	00 NSF	00 NSF	00 NSF	8,211 NSF	81%	10
LEVEL 10	04 LEVELS	13,860 GSF	1,290 GSF	00 GSF	00 GSF	114 GSF	478 GSF	808 GSF	00 GSF	00 NSF	1,265 NSF	3,688 NSF	6,694 NSF	00 NSF	00 NSF	00 NSF	11,647 NSF	84%	13
TOTAL LEVEL 10 TO 13	55,439 GSF	55,439 GSF	5,160 GSF	00 GSF	00 GSF	456 GSF	1,910 GSF	3,233 GSF	00 GSF	00 NSF	5,060 NSF	14,752 NSF	26,777 NSF	00 NSF	00 NSF	00 NSF	46,589 NSF	84%	52
LEVEL 09	01 LEVELS	13,977 GSF	1,017 GSF	00 GSF	00 GSF	114 GSF	2,894 GSF	921 GSF	777 GSF	3,677 NSF	1,270 NSF	3,691 NSF	3,287 NSF	00 NSF	00 NSF	00 NSF	8,249 NSF	59%	10
TOTAL LEVEL 09	13,977 GSF	13,977 GSF	1,017 GSF	00 GSF	00 GSF	114 GSF	2,894 GSF	921 GSF	777 GSF	3,677 NSF	1,270 NSF	3,691 NSF	3,287 NSF	00 NSF	00 NSF	00 NSF	8,249 NSF	59%	10
LEVEL 08	01 LEVELS	25,742 GSF	1,614 GSF	12,268 GSF	00 GSF	113 GSF	2,248 GSF	820 GSF	00 GSF	00 NSF	1,247 NSF	4,484 NSF	3,810 NSF	00 NSF	1,385 NSF	00 NSF	10,926 NSF	42%	14
TOTAL LEVEL 08 (AMENITY LEVEL)	25,742 GSF	25,742 GSF	1,614 GSF	12,268 GSF	00 GSF	113 GSF	2,248 GSF	820 GSF	00 GSF	00 NSF	1,247 NSF	4,484 NSF	3,810 NSF	00 NSF	1,385 NSF	00 NSF	10,926 NSF	42%	14
LEVEL 04	04 LEVELS	27,219 GSF	1,663 GSF	12,333 GSF	00 GSF	113 GSF	794 GSF	1,003 GSF	00 GSF	00 NSF	608 NSF	5,668 NSF	4,242 NSF	00 NSF	1,590 NSF	00 NSF	12,107 NSF	44%	14
TOTAL LEVEL 04 TO 7	108,875 GSF	108,875 GSF	6,652 GSF	49,333 GSF	00 GSF	451 GSF	3,178 GSF	4,012 GSF	00 GSF	00 NSF	2,430 NSF	22,670 NSF	16,968 NSF	00 NSF	6,359 NSF	00 NSF	48,428 NSF	44%	56
LEVEL 02	02 LEVELS	27,270 GSF	1,672 GSF	12,342 GSF	00 GSF	108 GSF	861 GSF	1,003 GSF	00 GSF	00 NSF	607 NSF	7,301 NSF	4,238 NSF	00 NSF	00 NSF	00 NSF	12,145 NSF	45%	15
TOTAL LEVEL 02 TO 3	54,540 GSF	54,540 GSF	3,343 GSF	24,685 GSF	00 GSF	216 GSF	1,722 GSF	2,006 GSF	00 GSF	00 NSF	1,215 NSF	14,601 NSF	8,475 NSF	00 NSF	00 NSF	00 NSF	24,291 NSF	45%	30
LEVEL 1.5	01 LEVELS	14,488 GSF	00 GSF	6,849 GSF	00 GSF	00 GSF	231 GSF	1,116 GSF	00 GSF	00 NSF	00 NSF	00 NSF	00 NSF	1,278 NSF	632 NSF	4,612 NSF	6,522 NSF	45%	0
TOTAL LEVEL 1.5	14,488 GSF	14,488 GSF	00 GSF	6,849 GSF	00 GSF	00 GSF	231 GSF	1,116 GSF	00 GSF	00 NSF	00 NSF	00 NSF	00 NSF	1,278 NSF	632 NSF	4,612 NSF	6,522 NSF	45%	0
LEVEL 01	01 LEVELS	25,268 GSF	792 GSF	4,944 GSF	4,649 GSF	00 GSF	00 GSF	1,563 GSF	7,556 GSF	6,137 NSF	00 NSF	00 NSF	00 NSF	1,764 NSF	639 NSF	4,779 NSF	7,182 NSF	28%	8
TOTAL LEVEL 01 (GROUND FLOOR)	25,268 GSF	25,268 GSF	792 GSF	4,944 GSF	4,649 GSF	00 GSF	00 GSF	1,563 GSF	7,556 GSF	6,137 NSF	00 NSF	00 NSF	00 NSF	1,764 NSF	639 NSF	4,779 NSF	7,182 NSF	28%	8
TOTAL GSF	309,230 GSF	309,230 GSF	19,613 GSF	98,080 GSF	4,649 GSF	1,464 GSF	12,411 GSF	15,212 GSF	8,333 GSF	9,813 NSF	12,504 NSF	63,885 NSF	62,561 NSF	3,042 NSF	9,016 NSF	9,391 NSF	Total Rentable 160,399 NSF	Overall Efficiency 52%	TOTAL UNITS 180

Parking Schedule by Level -		
Parking Level	Count	Type
Level 01	5	STANDARD (18'-0"x8'-8")
	5	
Level 1.5	14	STANDARD (18'-0"x8'-8")
	14	
Level 02	1	ADA_Van (18'-0"x12'-0")
Level 02	2	STANDARD (18'-0"x8'-8")
Level 02	19	STANDARD (18'-0"x8'-8")
Level 02	4	TANDEM (36'-0"x8'-8")
	26	
Level 03	1	ADA_Van (18'-0"x12'-0")
Level 03	2	STANDARD (18'-0"x8'-8")
Level 03	19	STANDARD (18'-0"x8'-8")
Level 03	4	TANDEM (36'-0"x8'-8")
	26	
Level 04	1	ADA (18'-0"x12'-0")
Level 04	2	STANDARD (18'-0"x8'-8")
Level 04	19	STANDARD (18'-0"x8'-8")
Level 04	4	TANDEM (36'-0"x8'-8")
	26	

Parking Schedule by Level -		
Parking Level	Count	Type
Level 05	1	ADA (18'-0"x12'-0")
Level 05	2	STANDARD (18'-0"x8'-8")
Level 05	19	STANDARD (18'-0"x8'-8")
Level 05	4	TANDEM (36'-0"x8'-8")
	26	
Level 06	1	ADA (18'-0"x12'-0")
Level 06	2	STANDARD (18'-0"x8'-8")
Level 06	19	STANDARD (18'-0"x8'-8")
Level 06	4	TANDEM (36'-0"x8'-8")
	26	
Level 07	1	ADA (18'-0"x12'-0")
Level 07	2	STANDARD (18'-0"x8'-8")
Level 07	19	STANDARD (18'-0"x8'-8")
Level 07	4	TANDEM (36'-0"x8'-8")
	26	
Level 08	1	ADA (18'-0"x12'-0")
Level 08	2	STANDARD (18'-0"x8'-8")
Level 08	18	STANDARD (18'-0"x8'-8")
Level 08	4	TANDEM (36'-0"x8'-8")
	25	
Grand total:	200	

Parking Schedule by Type -	
	Count
ADA (18'-0"x12'-0")	5
ADA_Van (18'-0"x12'-0")	2
STANDARD (18'-0"x8'-8")	19
STANDARD (18'-0"x8'-8")	146
TANDEM (36'-0"x8'-8")	28
	200
5 ADA + 2 ADA (VAN Accessible) + 165 STANDARD + 28 TANDEM = 200 spaces	
Note: Tandem spaces designated to a single residential unit	

		UNIT TYPE					
		ST / 1 BA	1 BR / 1 BA	2 BR / 2 BA	2 BR+DEN / 3 BA	3 BR / 3 BA	3 BR+DEN / 3 BA
Level 14	01 LEVELS	Typical	2	5	3		
		All	2	5	3		
Level 10	04 LEVELS	Typical	2	5	6		
		All	8	20	24		
Level 09	01 LEVELS	Typical	2	5	3		
		All	2	5	3		
Level 08	01 LEVELS	Typical	2	7	4	1	
		All	2	7	4	1	
Level 04	04 LEVELS	Typical	1	8	4	1	
		All	4	32	16	4	
Level 02	02 LEVELS	Typical	1	10	4		
		All	2	20	8		
Level 01	01 LEVELS	Typical			2	1	5
		All			2	1	5
TOTAL # UNITS		20	89	58	2	6	5
		AVERAGE SQFT PER UNIT TYPE					
TOTAL AREA PER UNIT TYPE		12,504 NSF	63,885 NSF	62,561 NSF	1,764 NSF	8,384 NSF	4,779 NSF
AVERAGE AREA PER UNIT		625 NSF	718 NSF	1,079 NSF	882 NSF	1,397 NSF	956 NSF
% OF UNIT TYPE		11%	49%	32%	1%	3%	3%

180 UNITS

TOTAL GROSS SF:	309,230 GSF
TOTAL NET RENTABLE:	160,399 NSF
TOTAL UNITS:	180 UNITS
AVERAGE NSF PER UNIT:	891 NSF
PARKING COUNT:	
7 ADA SPACES	
28 TANDEM	
165 STANDARD SPACES	
TOTAL PARKING:	200 SPACES
SPACES PER UNIT:	1.1 SPACES



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R-6 (CAM 18-0559)
Revised Exhibit 1C
Page 17 of 36

LEVEL I.5 FLOOR PLAN

ALEXAN - TARPON RIVER

501 SE 6TH AVE. FORT LAUDERDALE, FL 33301

- AMENITY SPACE
- COMMON CIRCULATION
- PARKING & BOH
- BALCONY
- RESIDENTIAL UNITS



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LEVELS 02-03 TYPICAL FLOOR PLAN

- AMENITY SPACE
- COMMON CIRCULATION
- PARKING & BOH
- BALCONY
- RESIDENTIAL UNITS

ALEXAN - TARPON RIVER

501 SE 6TH AVE FORT LAUDERDALE FL 33301

2 D4

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C-6

PROJECT # 219420522



LEVELS 02-03 - TYPICAL FLOOR PLAN

SCALE: 1/16" = 1'-0"

1
D2

LEVELS 04-07 TYPICAL FLOOR PLAN

- AMENITY SPACE
- COMMON CIRCULATION
- PARKING & BOH
- BALCONY
- RESIDENTIAL UNITS

ALEXAN - TARPON RIVER

501 SE 6TH AVE FORT LAUDERDALE FL 33301

2 D4

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C-7

PROJECT # 219420522

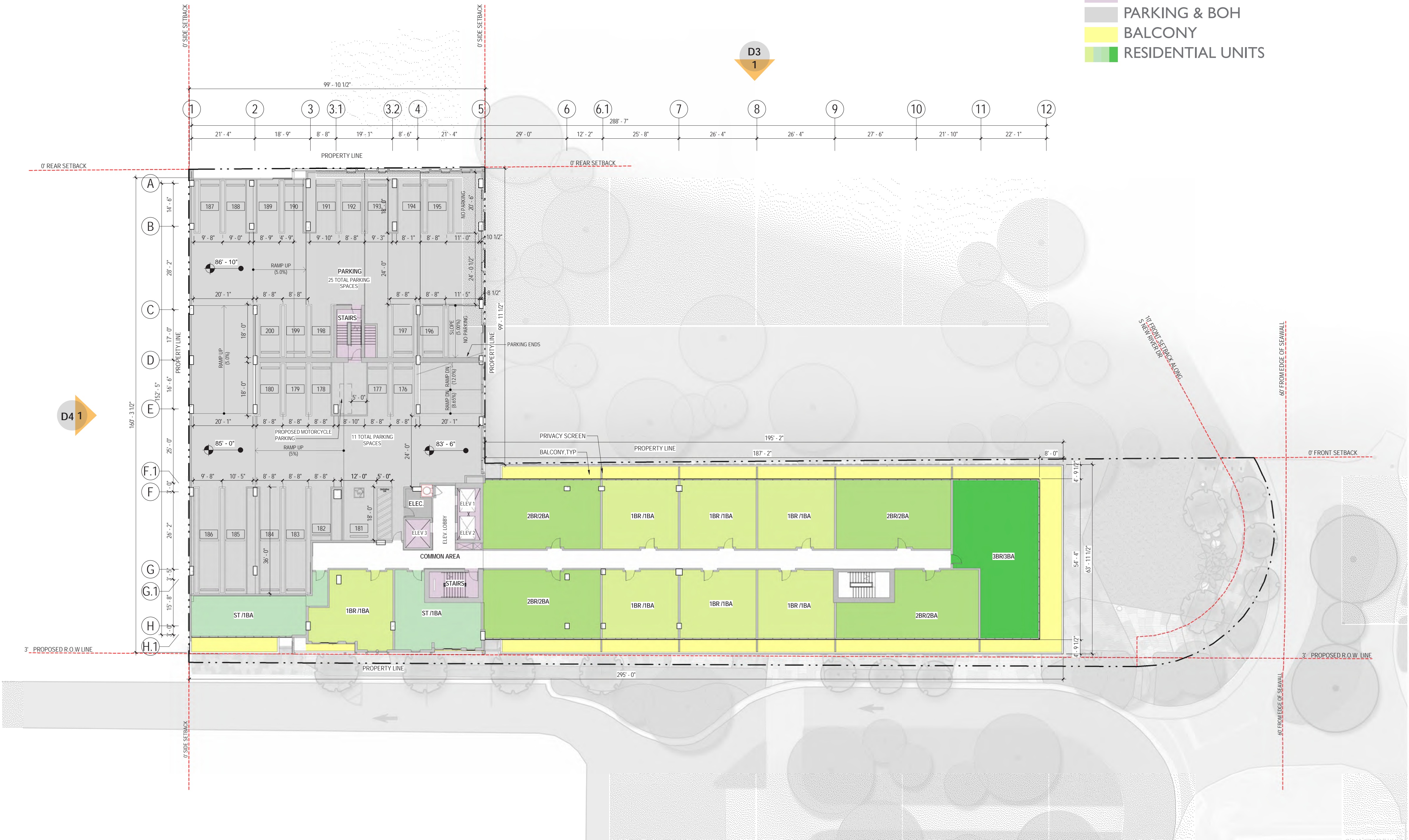


LEVELS 04-07 - TYPICAL FLOOR PLAN

SCALE: 1/16" = 1'-0"

1
D2

LEVEL 08 FLOOR PLAN



ALEXAN - TARPON RIVER
501 SE 6TH AVE FORT LAUDERDALE FL 33301

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C-8

PROJECT # 219420522



LEVEL 08 - FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL 09 (AMENITIES) FLOOR PLAN

- AMENITY SPACE
- COMMON CIRCULATION
- PARKING & BOH
- BALCONY
- RESIDENTIAL UNITS

ALEXAN - TARPON RIVER

501 SE 6TH AVE FORT LAUDERDALE FL 33301

2 D4

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PROJECT # 219420522



LEVEL 09 (AMENITIES) - FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 10-13 TYPICAL FLOOR PLAN

- AMENITY SPACE
- COMMON CIRCULATION
- PARKING & BOH
- BALCONY
- RESIDENTIAL UNITS

ALEXAN - TARPON RIVER

501 SE 6TH AVE, FORT LAUDERDALE, FL 33301

2 D4

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C-10

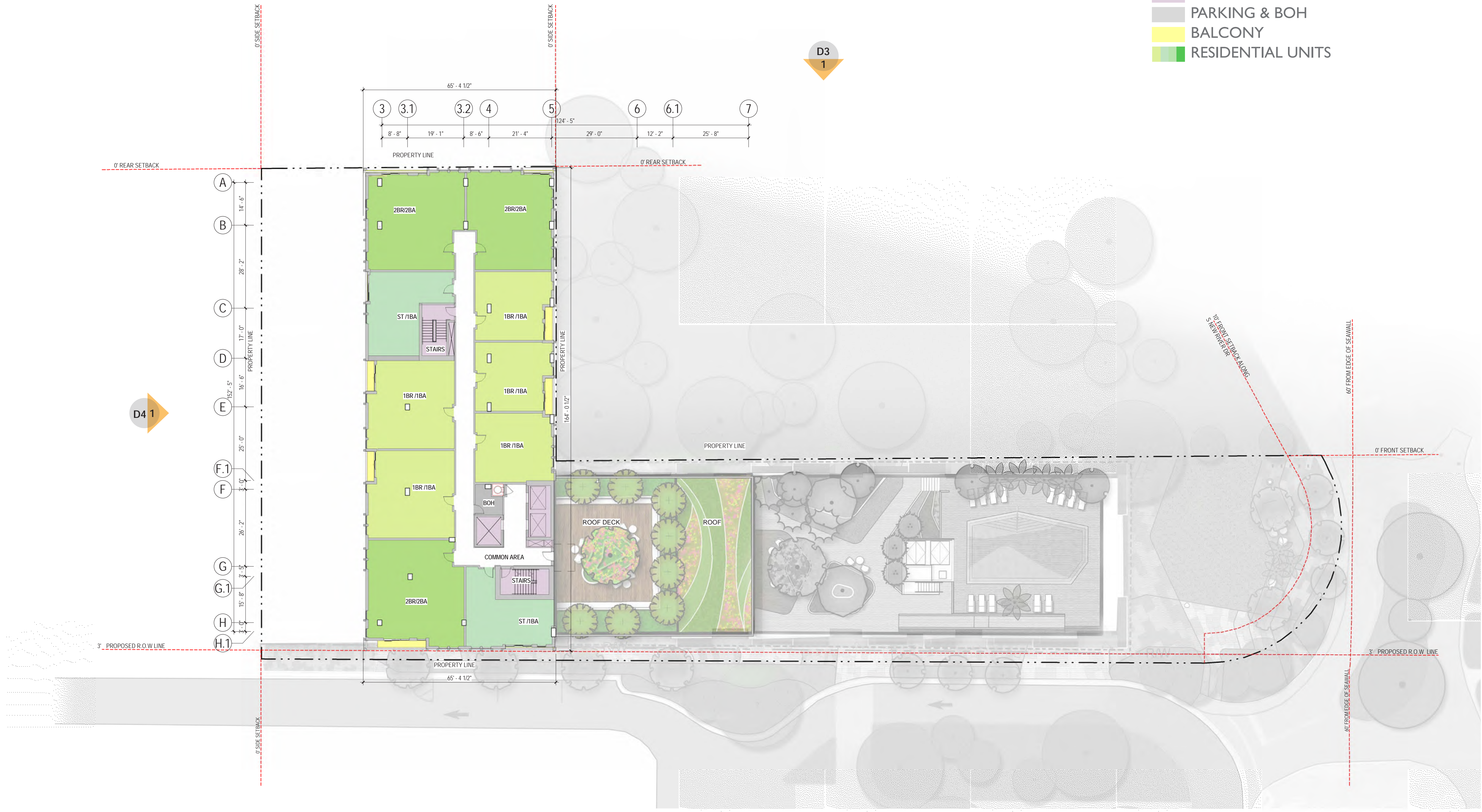


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LEVELS 10-13 - TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL 14 FLOOR PLAN



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LEVEL 14 FLOOR PLAN
SCALE: 1/16" = 1'-0"

C-11

D-1: Building Elevations

- D-2: East Elevation
- D-3: West Elevation
- D-4: North and South Elevations
- D-5: North-South Section



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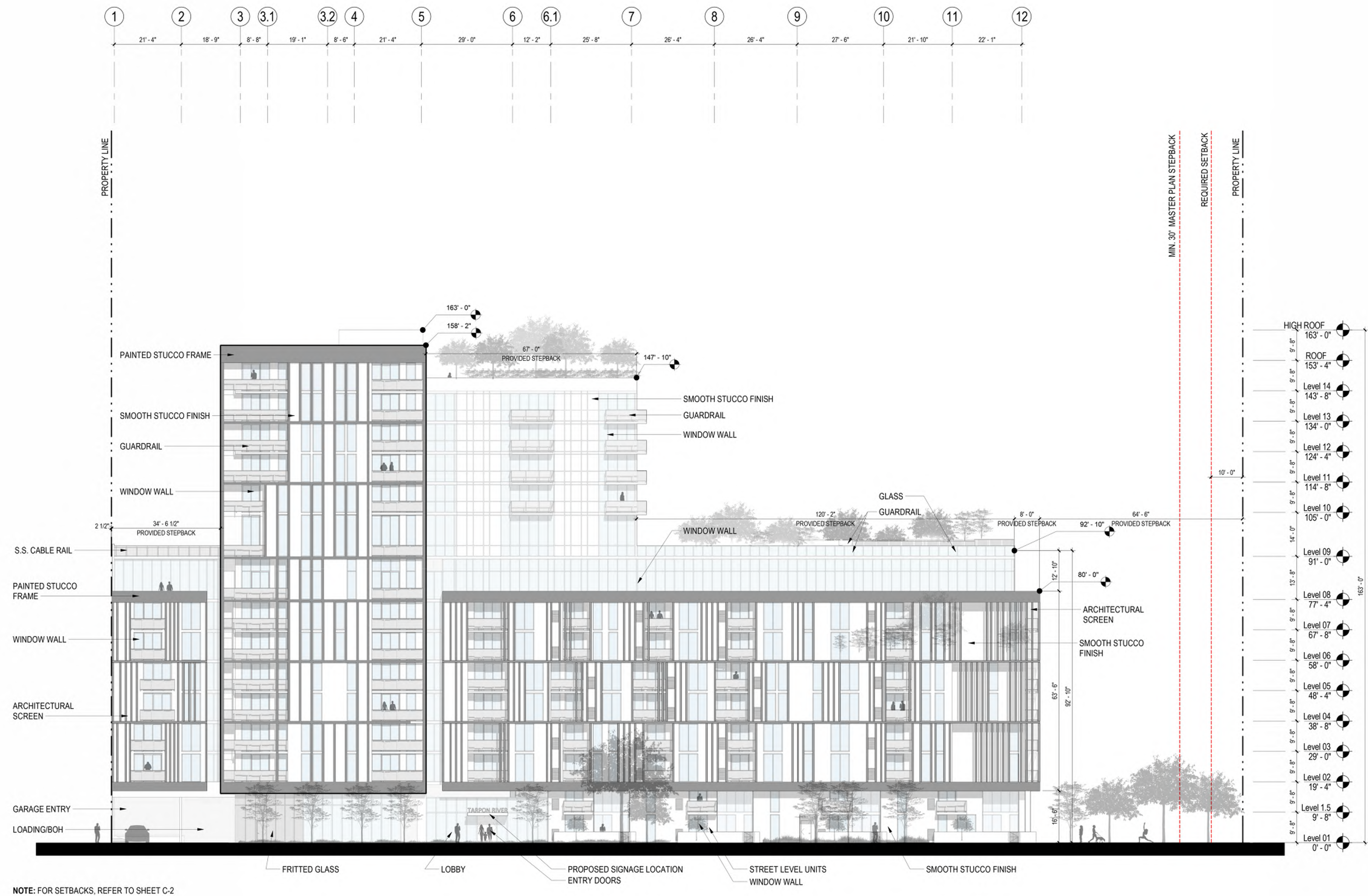
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D-1

EAST ELEVATION



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D-2

WEST ELEVATION

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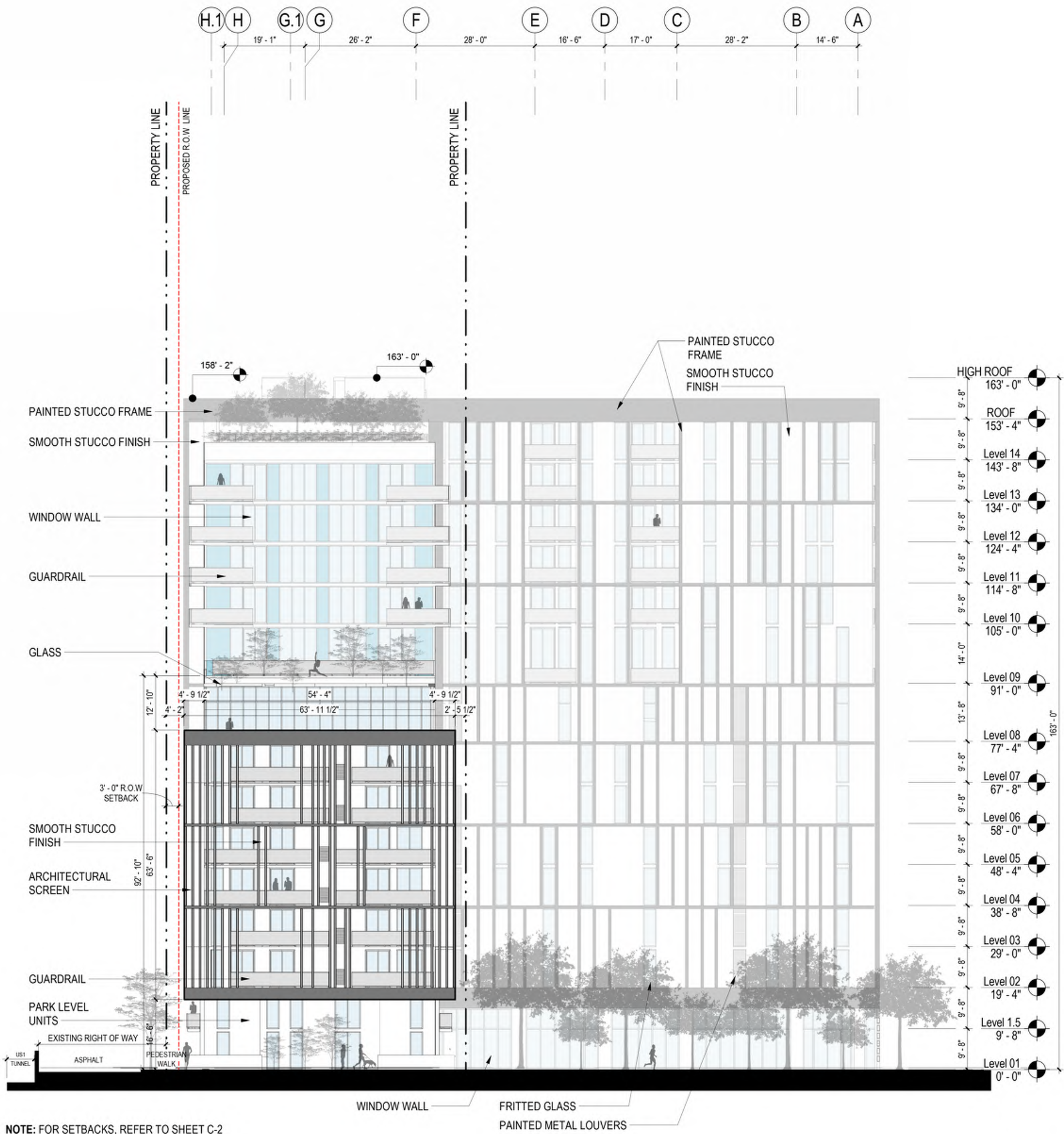
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D-3



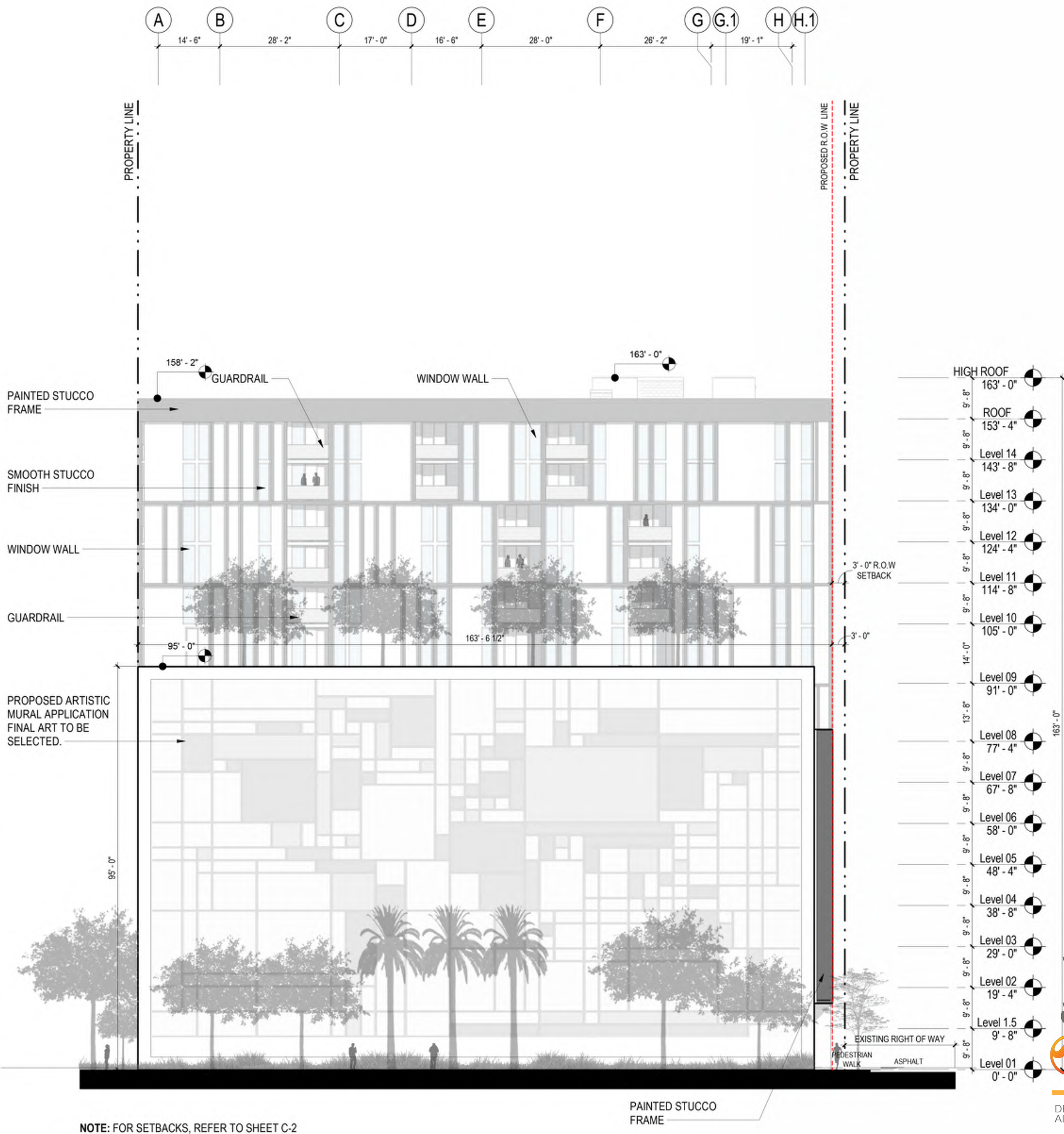
WEST ELEVATION
SCALE: 1/16" = 1'-0"

MURAL AND SIGN LOCATIONS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY - ARTIST HAS NOT BEEN SELECTED



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

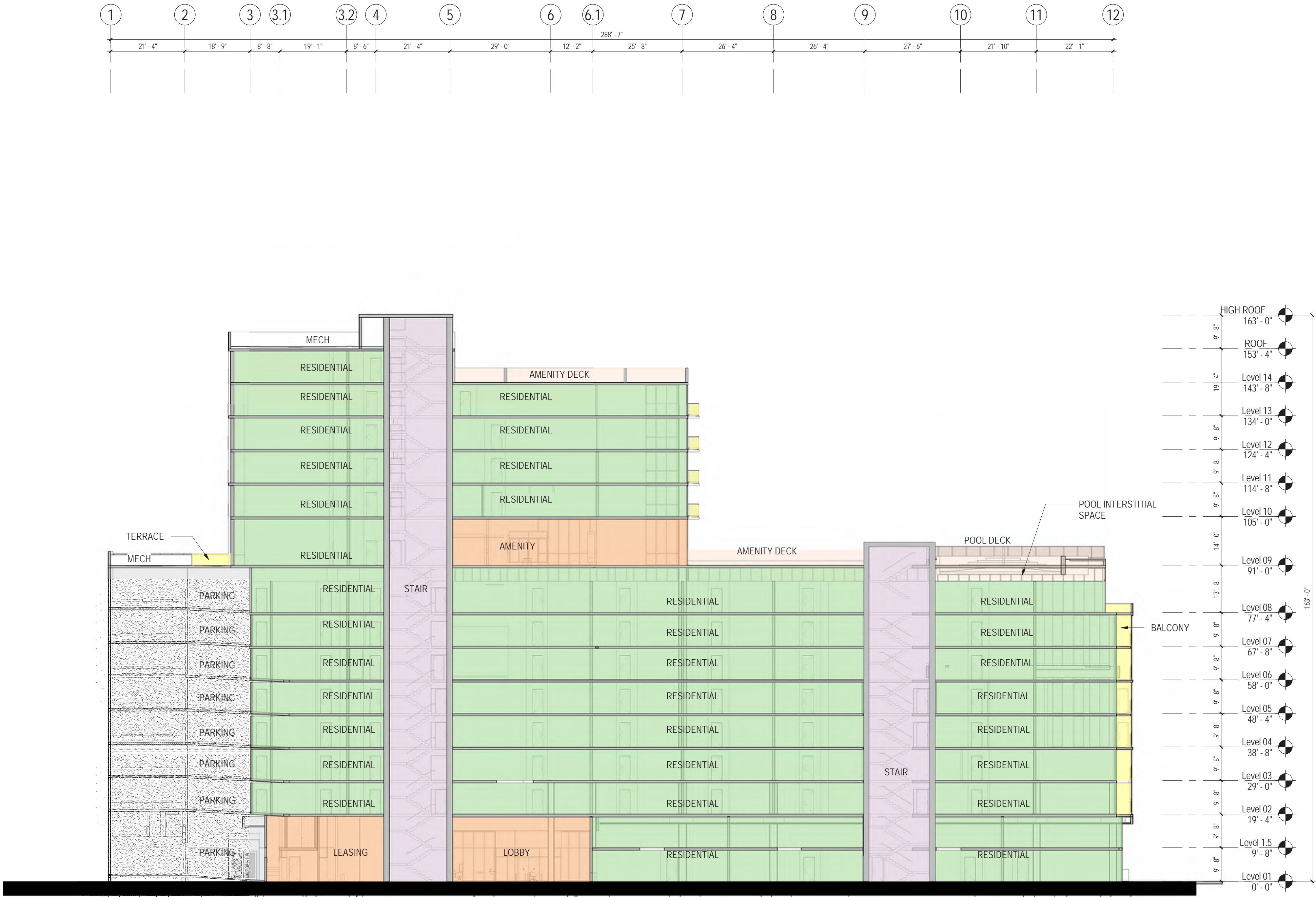
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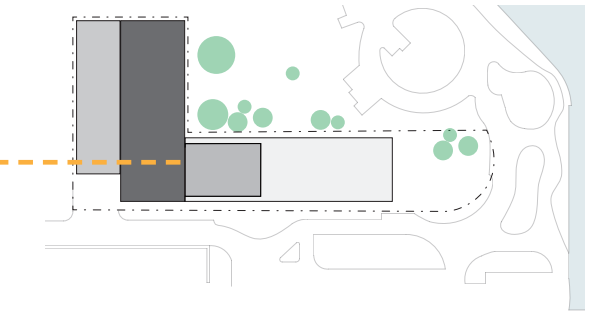
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NORTH-SOUTH SECTION

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NORTH-SOUTH SECTION
SCALE: 1/16" = 1'-0"



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D-5

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- L-1: Cover Sheet
- L-2: Illustrative Plan Ground Level
- L-3: Uses Diagram - Ground Level
- L-4: Illustrative Plan Amenity Deck
- L-5: Illustrative Plan 14th Level
- L-6: Plant Palette
- L-7: Site Furnishings and Mood Images

COVER SHEET

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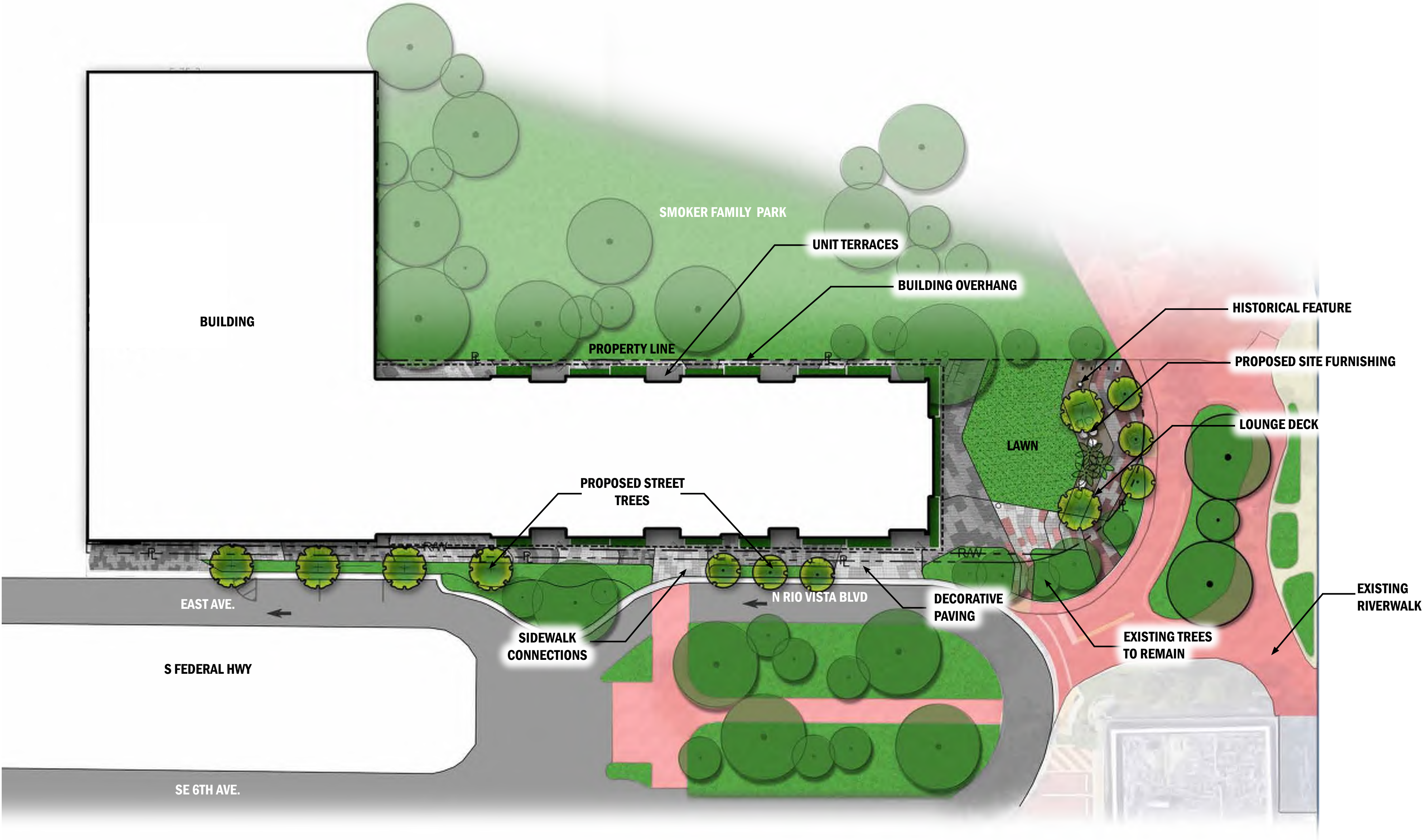
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L-1



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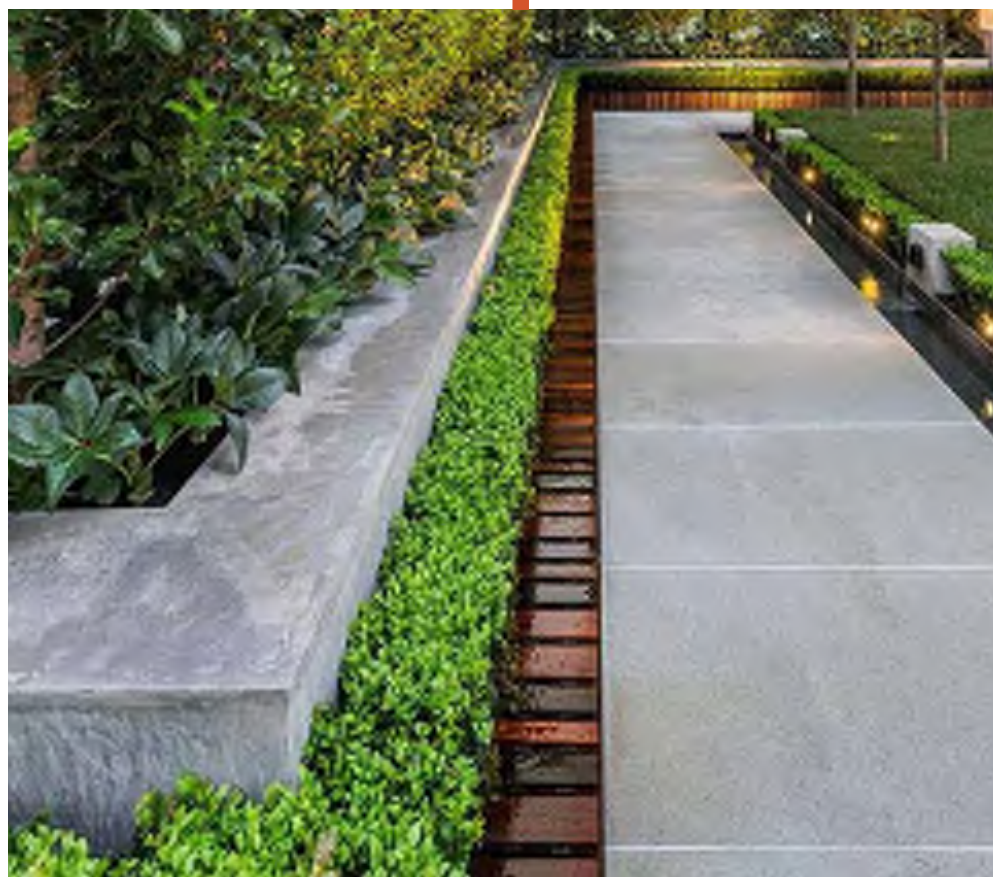
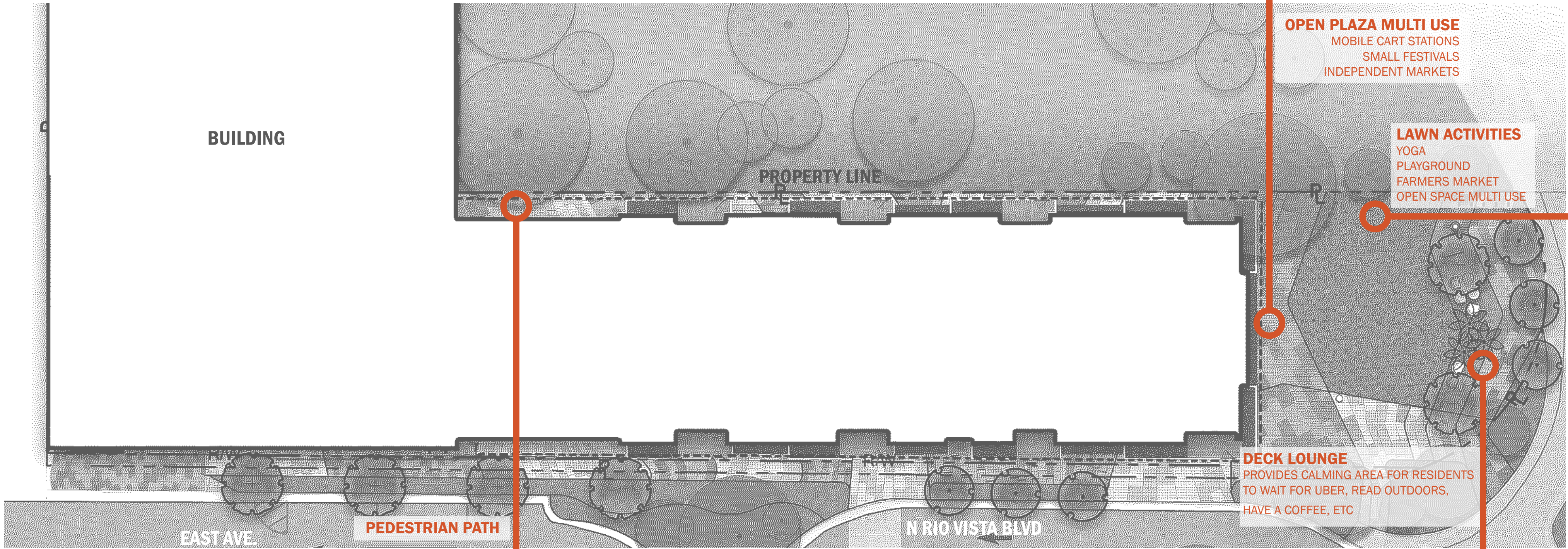
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L-2

GROUND LEVEL- ILLUSTRATIVE PLAN
SCALE: 1"=20'-0"

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GROUND LEVEL- USES DIAGRAM
SCALE: 1"=20'-0"

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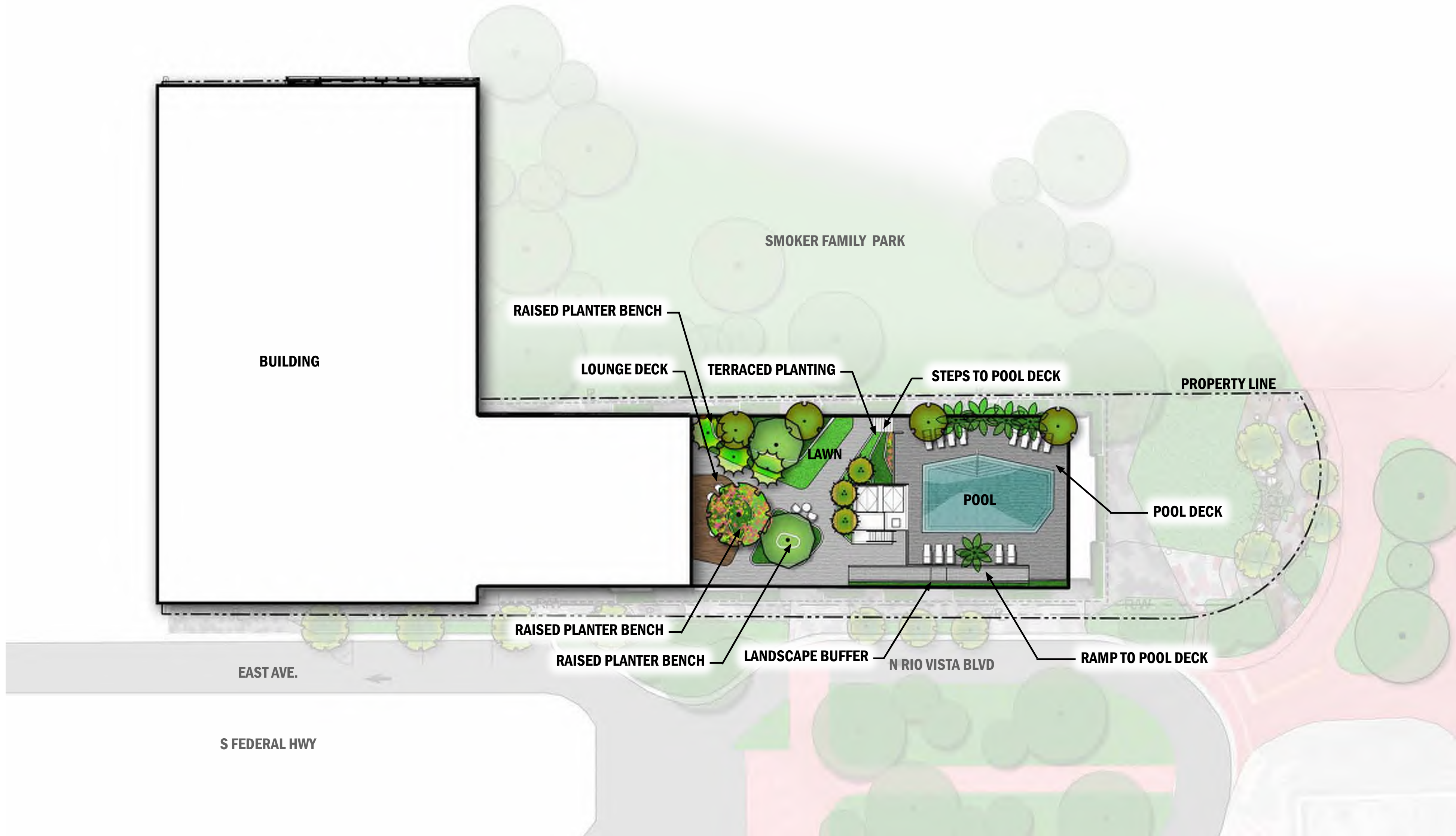
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L-4

AMENITY DECK- ILLUSTRATIVE PLAN
SCALE: 1"=20'-0"

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I4TH LEVEL- ILLUSTRATIVE PLAN
SCALE: 1"=20'-0"

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L-6

SITE FURNISHING AND MOOD IMAGES



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