

Riverparc Square

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CITY OF FORT LAUDERDALE, FLORIDA

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

SUBMITTAL FOR:

DEVELOPMENT REVIEW COMMITTEE (DRC)

DRC # R17025

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PROJECT TEAM

DEVELOPER / OWNER:	SOUTHSIDE RIVER, LLC. Miami, Florida 33131
LAND USE ATTORNEY:	LOCHRIE & CHAKAS, P.A. 1401 East Broward Boulevard, Suite 303 Ft. Lauderdale, Florida 33301 Ph: 954.779.1101
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PREPARED FOR:

SOUTHSIDE RIVER , LLC.

COVER SHEET

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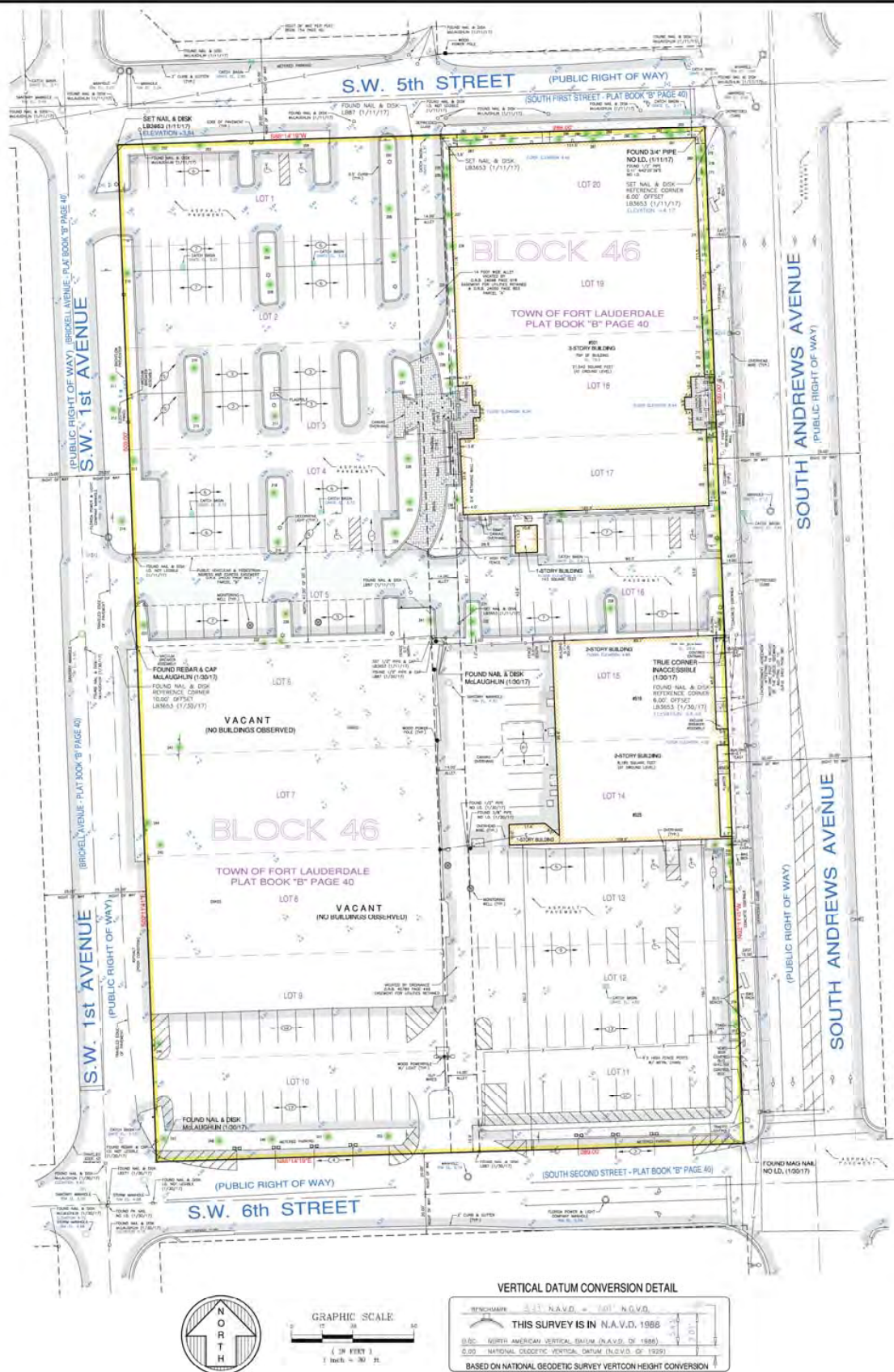
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TREE LEGEND			TYPE	
Tree #	Size	Height	Species	Notes
200	12"	24'	Manogany	
201	12"	24'	Manogany	
202	12"	24'	Manogany	
203	12"	24'	Manogany	
204	12"	24'	Manogany	
205	12"	24'	Manogany	
206	12"	24'	Manogany	
207	12"	24'	Manogany	
208	12"	24'	Manogany	
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229	12"	24'	Manogany	
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291	12"	24'	Manogany	
292	12"	24'	Manogany	
293	12"	24'	Manogany	
294	12"	24'	Manogany	
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296	12"	24'	Manogany	
297	12"	24'	Manogany	
298	12"	24'	Manogany	
299	12"	24'	Manogany	
300	12"	24'	Manogany	

LEGEND

- CATCH BASIN
- MAN-HOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SIEN
- BOLLARD
- CLEANOUT
- 0.5' CURB
- 2.00' CURB & GUTTER
- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- INVERT
- SANITARY
- PERMANENT REFERENCE MONUMENT
- IDENTIFICATION

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG It's fast. It's free. It's the law. www.callsunshine.com



LEGAL DESCRIPTION:

Lots 1, 2, 3, 4 and the North 47.00 feet of Lot 5, together with Lots 16, 17, 18, 19 and 20, less the East 15.00 feet thereof, all in Block 46, TOWN OF FORT LAUDERDALE, according to the plat thereof recorded in Plat Book "B", Page 40, of the Public Records of Dade County, Florida. The above described property now lying and being in Broward County, Florida.

TOGETHER WITH

All that portion of the West 1/2 of the 14.00 foot alley lying East of and adjacent to Lots 1, 2, 3, 4 and the North 47.00 feet of Lot 5, Block 46.

and

All that portion of the East 1/2 of the 14 foot alley lying West of and adjacent to Lots 16, 17, 18, 19 and 20, Block 46, all of the above being shown on the plat of "TOWN OF FORT LAUDERDALE," as recorded in Plat Book "B" at Page 40 of the Public Records of Dade County, Florida; lying and being in Fort Lauderdale, Broward County, Florida.

AND

Lot 5, LESS the North 47 feet thereof, and Lots 6 through 15, LESS the East 15 feet of Lots 11 through 15 thereof, Block 46, TOWN OF FORT LAUDERDALE, according to the plat thereof as recorded in Plat Book "B", Page 40, of the Public Records of Dade County, Florida.

TOGETHER WITH

All of that portion of that certain 14.00 foot alley lying in Block 46, TOWN OF FORT LAUDERDALE, according to the plat thereof as 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, lying East of and adjacent to Lot 5, LESS the North 47.00 feet thereof and East of and adjacent to Lots 6, 7, 8, 9 and 10; and West of and adjacent to Lots 11, 12, 13, 14 and 15, as described in the Ordinance recorded in O.R. Book 45789, Page 499, Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 10, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted.
- Bearings hereon are referred to an assumed value of S. 02°11'41" E. for the East right of way line of S.W. 1st Avenue, and evidenced by found rebar & cap and found nail & disk.
- Elevations shown hereon are relative to the National American Vertical Datum of 1988 based on Broward County Bench Mark No. DW1558, (Elevation = 5.43 NAVD) (Elevation = 5.43 NAVD) and located 44.6' West of the centerline of S.W. 1st Avenue & 10.3' South of the centerline of S.W. 6th Street.
- Lands shown hereon are located within an area having a Zone Designation of AH (EL 5) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120110057H, for Community No. 125105, dated August 18, 2014, and index map revised August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 144,496 square feet, or 3.317 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Total striped parking spaces within legal description: 186 Regular and 8 Handicap. Parking spaces were not verified for any applicable requirements.
- Underground Improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Tax ID Numbers per Broward County property appraiser website: 504210014530, 504210014540, 504210014560, 504210014570, 504210014580 & 504210014590

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on January 30, 2017, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on January 30, 2017.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm Surveyor and Mapper, L33853 State of Florida.

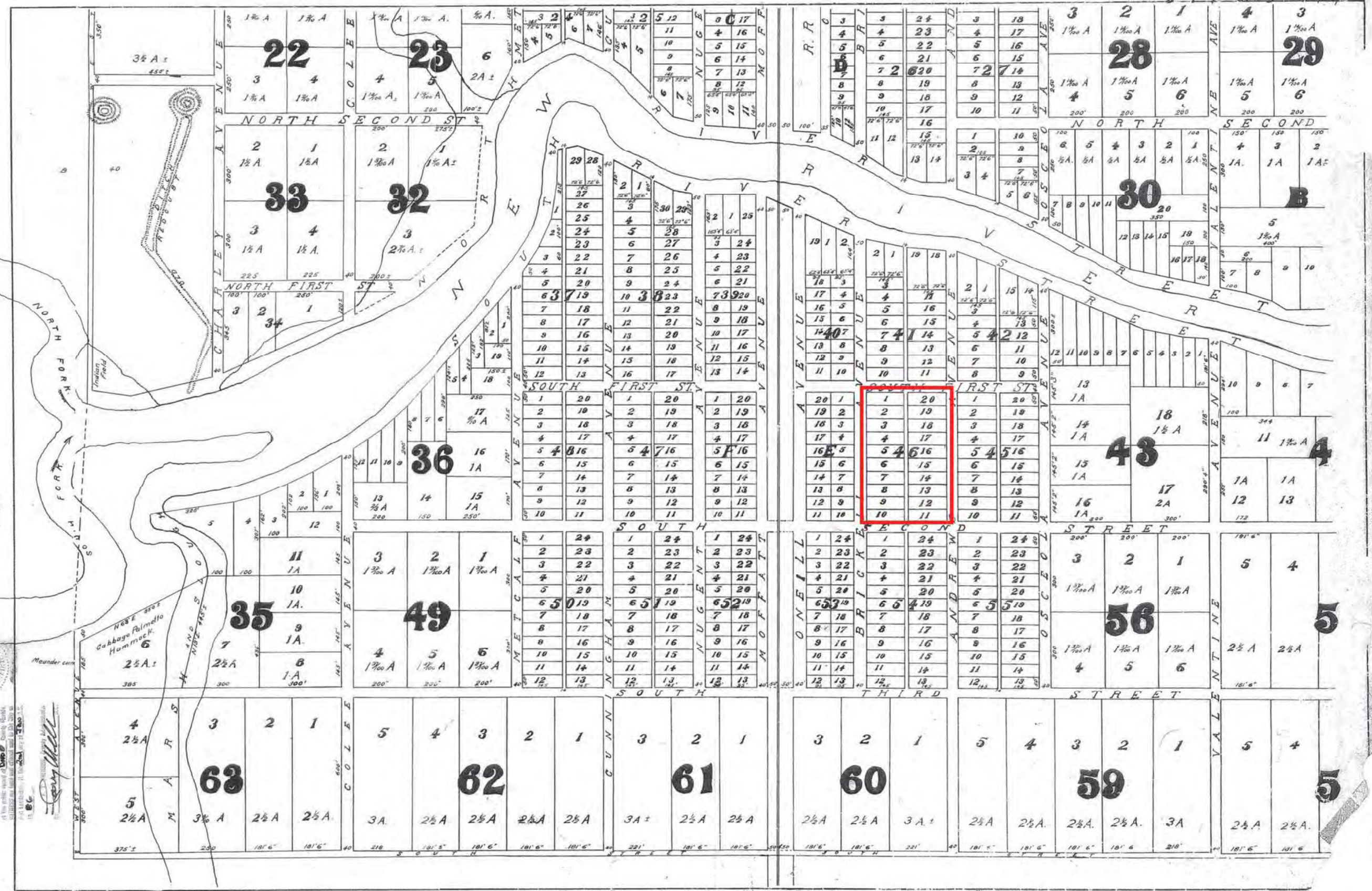
ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00006653 180 Northeast 168th Street / North Miami Beach, Florida 33162 Phone 305-653-4493 / Fax 305-651-7152 / Email flg@fortinleavy.com

ALTANSPS LAND TITLE SURVEY OCITA - SOUTH ANDREWS AVENUE CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

Original Date 1/30/17 Scale 1"=30' Drawn By MAP CAD No. 161558 Plotted 9/19/17 1:44p Ref. Dwg. 2004-180 Field Book RLL 643/12 & FLD, SHIT. Job No. 170028 Dwg. No. 2016-163-2-NAVD Sheet 1 of 1

DADE 'B'-40 TRANS. (4) 1-6
D-7-4 ST. 3 D-1-4



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BROWARD COUNTY, FL.

DATE OF FLIGHT	SECTION	TOWNSHIP	RANGE
2015	10	50S	42E



SHOWN TO OR
MAP 2.0
BROWARD COUNTY
NORTHWEST CORNER SECTION AND
EAST TOWNSHIP SECTION

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AERIAL EXHIBIT

1"=60'-0"

AERIAL EXHIBIT

Riverparc Square

FORT LAUDERDALE, FL

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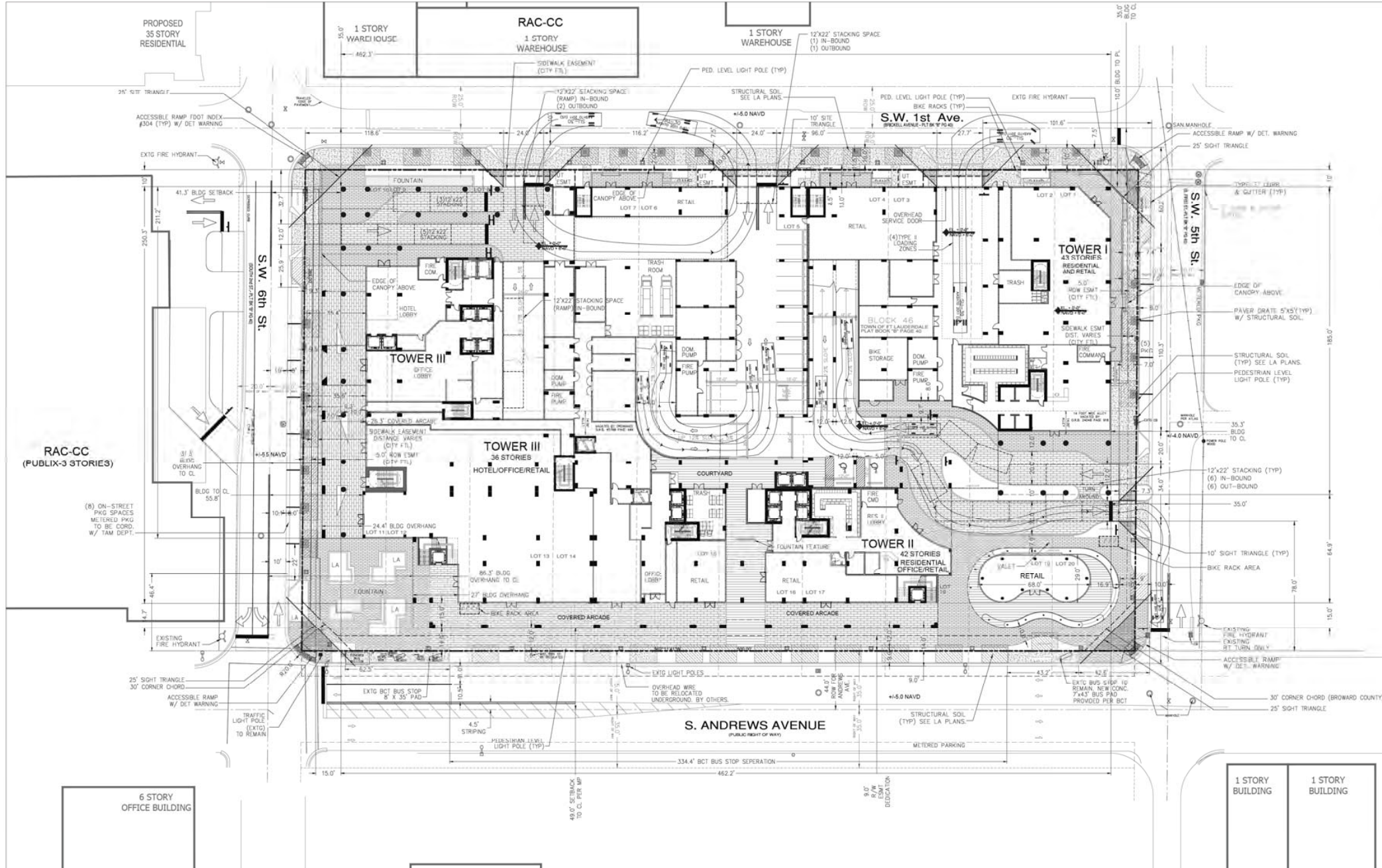
AE-1

DORSKY+YUE INTERNATIONAL

ARCHITECTURE
CLEVELAND
FORT LAUDERDALE
P: 216-444-3610
P: 954-228-9604

AA 26002045

Issue: Victor K. Yue
AR 0013087



LOCATION MAP

SCALE: 1"=40'

LEGAL DESCRIPTION:
Lots 1, 2, 3, 4 and the North 47.00 feet of Lot 5, together with Lots 16, 17, 18, 19 and 20, less the East 15.00 feet thereof, all in Block 46, TOWN OF FORT LAUDERDALE, according to the plat thereof recorded in Plat Book "B", Page 40, of the Public Records of Dade County, Florida. The above described property now lying and being in Broward County, Florida.

TOGETHER WITH

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and
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NOTES:

- This site lies in Section 10, Township 30 South, Range 42 East, City of Fort Lauderdale, Broward County, FL.
- Lands shown hereon containing 144,496 square feet, or 3.317 acres, more or less.
- Tax ID Numbers per Broward County property appraiser website:
504210014530, 504210014540, 504210014550, 504210014570, 504210014580 & 504210014590

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	OFFICE EXISTING (82,934 GSF)
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	RAC-CC
CURRENT ZONING DESIGNATION	RAC-CC
PROPOSED ZONING DESIGNATION	RAC-CC

ADJACENT ZONING DESIGNATION-NORTH	RAC-CC
ADJACENT ZONING DESIGNATION-SOUTH	RAC-CC
ADJACENT ZONING DESIGNATION-EAST	RAC-CC
ADJACENT ZONING DESIGNATION-WEST	RAC-CC

SETBACK TABLE	REQUIRED 47-13.20	REQUIRED MF	PROVIDED
FRONT YARD (EAST) - S. ANDREWS AVE.	5'	49' from CL	49'
SIDE YARD (SOUTH) - SW 6th ST.	5'	35' from CL	35'
REAR YARD (WEST) - SW 1st AVE.	5'	35' from CL	35'
SIDE YARD (NORTH) - SW 5th ST.	5'	35' from CL	35'

TOTAL SITE AREA	# 3.3 ACRES TOTAL # 144,496 S.F.
TOTAL PERVIOUS EXISTING (LANDSCAPE)	38,560 S.F. 26.7%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	3,615 S.F. 2.5%
TOTAL IMPERVIOUS EXISTING	76,966 S.F. 52.6%
TOTAL IMPERVIOUS PROPOSED	23,865 S.F. 16.5%
TOTAL BUILDING FOOT PRINT EXISTING: 2 bldgs	29,870 S.F. 20.7%
TOTAL BUILDING FOOT PRINT PROPOSED	117,016 S.F. 81.0%
TOTAL BUILDING SQUARE FOOTAGE	2,256,238 G.S.F.
FLOOR AREA RATIO (F.A.R.)	2,256,238/144,496 = 15.6
BUILDING SIZE-BLDG "I"-TOTAL (NIC PKG)	535,046 S.F.
TOTAL IMPERVIOUS PROPOSED (PKG ONLY)	188,047 S.F. / 9 LEVELS
NUMBER OF STORIES/HEIGHT-BLDG "I" (T.O. Parapet=473'-4")	43 STORIES/432'-4" TO ROOF
BUILDING SIZE-BLDG "II"-TOTAL (NIC PKG)	534,589 S.F.
BUILDING SIZE-BLDG "II"-TOTAL (PKG ONLY)	209,610 S.F. / 9 LEVELS
NUMBER OF STORIES/HEIGHT-BLDG "II" (T.O. Parapet=490'-6")	42 STORIES/491'-6" TO ROOF
BUILDING SIZE-BLDG "III"-TOTAL (NIC PKG)	548,300 S.F.
BUILDING SIZE-BLDG "III"-TOTAL (PKG ONLY)	240,646 S.F. / 9 LEVELS
NUMBER OF STORIES/HEIGHT-BLDG "III" (T.O. Parapet=456'-6")	36 STORIES / 419'-0"
VIA LANDSCAPE	0 S.F. 0%
PLANTING WALKS & PLAZAS	3,615 S.F. 2.5%
OPEN SPACE (P.D. + LANDSCAPE + ARCADE)	44,254 S.F. 31.0%
LOT COVERAGE (95% MAX)	117,016 S.F. 81.0%

PARKING DATA	UNIT	RATIO	REQUIRED	PROVIDED
BLDG "TOWER I" (RETAIL)	9,984sf	1/250sf	*	*
(RESIDENTIAL-1bedroom)	181	1.75/unit	*	*
(RESIDENTIAL-2bedroom)	180	2.0/unit	*	*
(RESIDENTIAL-3bedroom)	52	2.1/unit	*	*
total units 413				497
BLDG "TOWER II" (OFFICE)	15,811sf	1/250sf	*	*
(OFFICE)	48,856sf	1/250sf	*	*
(RESIDENTIAL-1bedroom)	157	1.75/unit	*	*
(RESIDENTIAL-2bedroom)	172	2.0/unit	*	*
(RESIDENTIAL-3bedroom)	48	2.1/unit	*	*
total units 377				627
BLDG "TOWER III" (HOTEL)	18,903sf	1/250sf	*	*
(OFFICE)	247,603sf	1/250sf	*	*
(HOTEL)	297	1/room	*	*
total rooms 297				506
TOTAL			0*	1,630
TOTAL HANDICAP PARKING (Standard Pkg-1594/H.C. Pkg-36)			27	36
TOTAL BICYCLE PARKING exterior				78
TOTAL BICYCLE PARKING interior (residences)				749sf garage storage

LOAD ZONE REQUIREMENTS:	SF	REQUIRED	PROVIDED
BLDG "TOWER I" (RETAIL)	9,984sf		
BLDG "TOWER II" (RETAIL)	15,811sf		
BLDG "TOWER II" (OFFICE)	48,856sf		
BLDG "TOWER III" (RETAIL)	18,903sf		
BLDG "TOWER III" (OFFICE)	257,234sf		
TOTAL	350,788sf	5 TYPE II / 6 TYPE II	
* RAC LOADING REQ. FOR NON-RESIDENTIAL USES PER ULDIR SEC 47-20.2, TABLE 3 (TYPE II=12'X45'+14' VERTICAL CLEARANCE)			
* RAC LOADING REQ. FOR RESIDENTIAL USES ARE NOT REQUIRED (ULDIR SEC 47-20.2).			
STACKING REQUIREMENTS:	IN-BOUND	IN-BOUND	OUT-BOUND
SW 5th STREET	6	6	6
SW 6th STREET (HOTEL)	5	5	N/A
SW 1st AVE (TOWER III)	5	5	2
SW 1st AVE (TOWER II)	1	1	2
TOTAL RESIDENTIAL	5	5+	1+
TOTAL NON-RESIDENTIAL	5	5+	1
* STACKING REQUIREMENT PER ULDIR SEC 47-20.5.C.6.			

SOLID WASTE / RECYCLING (RESIDENTIAL):

- * TOWER "I" (I): EACH TOWER WILL CONTAIN THE FOLLOWING EQUIPMENT:
WASTE CHUTE WITH COMPACTOR WITH 2ND COMPACTOR EXCHANGERS (6 PER BLDG)
RECYCLE CHUTE WITH 2ND RECYCLE CONTAINERS (4 PER BLDG)
WASTE REMOVAL WILL BE 2 DAYS/WM OR AS NEEDED
RECYCLE REMOVAL WILL BE 2 DAYS/WM OR AS NEEDED
- * TOWER "II": 30YD SELF-CONTAINED COMPACTOR & 2YD RECYCLE CONTAINERS
WASTE + RECYCLE REMOVAL WILL BE 5 DAY/WM OR AS NEEDED

SOLID WASTE / RECYCLING (RETAIL/OFFICE/HOTEL):

- * TOWER "I" (I): 30YD SELF-CONTAINED COMPACTOR ALONG WITH 2YD RECYCLE CONTAINERS
WASTE + RECYCLE REMOVAL WILL BE 5 DAY/WM OR AS NEEDED
- * THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDIR 47-19.4 AS APPLICABLE.

WATER/WASTEWATER SERVICE PROVIDER:

- * CITY OF FORT LAUDERDALE

STRUCTURAL SOIL:

- * STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDIR
- * STRUCTURAL SOIL AND PAVEMENT DETAILS PROVIDED ON LANDSCAPE PLANS.



241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308
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FAX: (954) 397-7630
www.fsynengineering.com
EED # 6578

SITE PLAN

Sheet Title

RIVERPARC SQUARE
501 S. ANDREWS AVE
FORT LAUDERDALE, FLORIDA

Job Title



Revisions

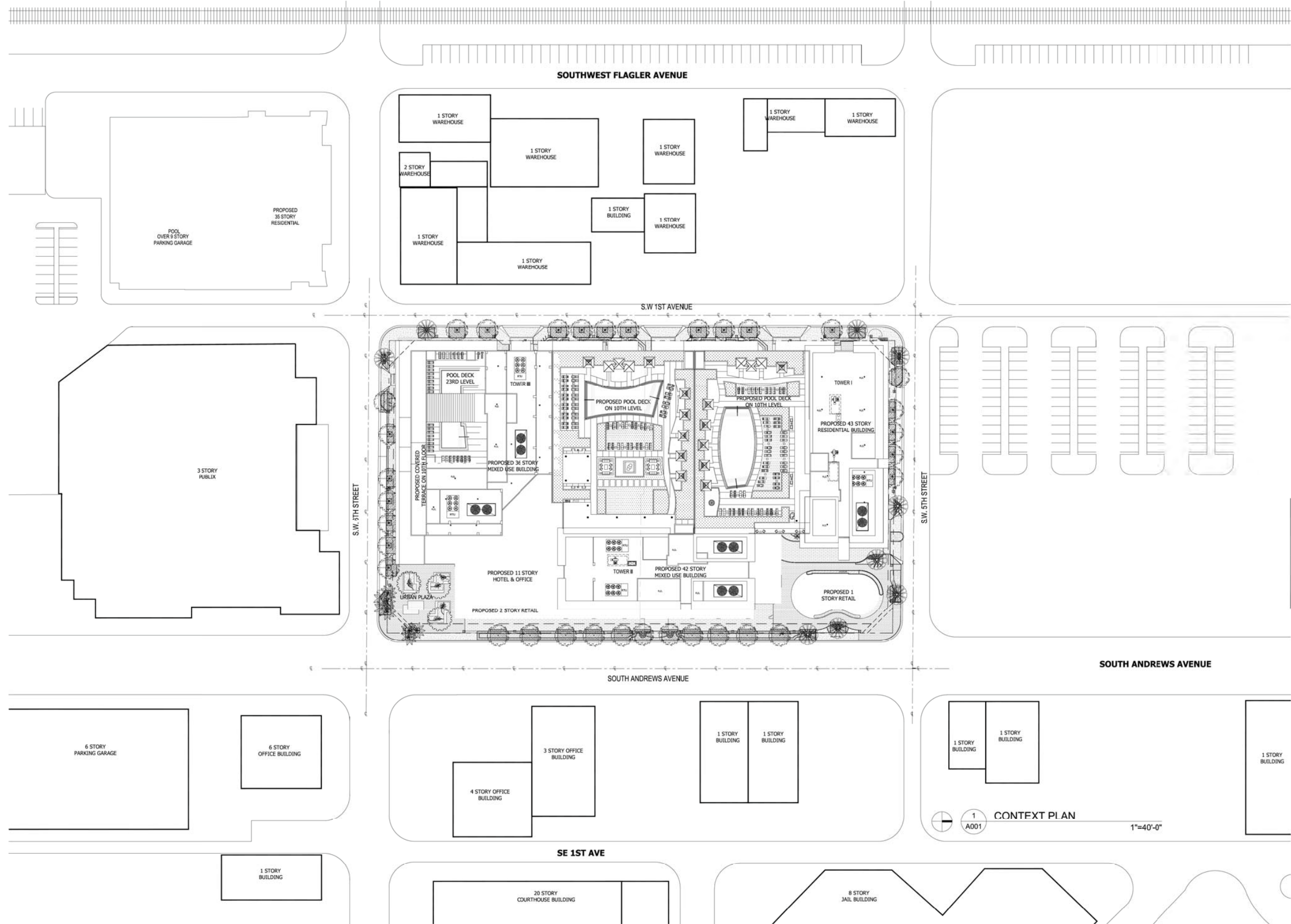
NO.	DESCRIPTION	DATE

PROJ. NO.
DRC
DOCUMENTS

SEA

Scale: 1"=30'
Date: 12/05/17
Job No. 17-1351.00
Plot Date: 12/20/17
Drawn by: SROD
Sheet No.: CO
Proj. Mgr.: JMF
Appr. by: JMF
1 of 6

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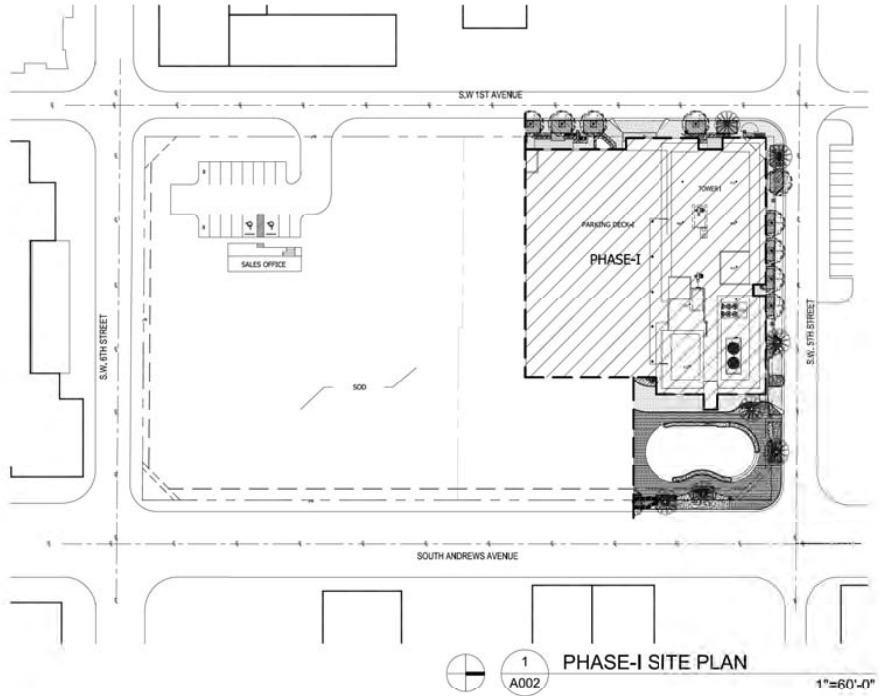
Victor K. Yue AR 0013087	
AA 26002045 Issue:	Date:
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Riverparc Square FORT LAUDERDALE, FL ALL RIGHTS RESERVED	
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A001	



NE AERIAL - PHASE 1



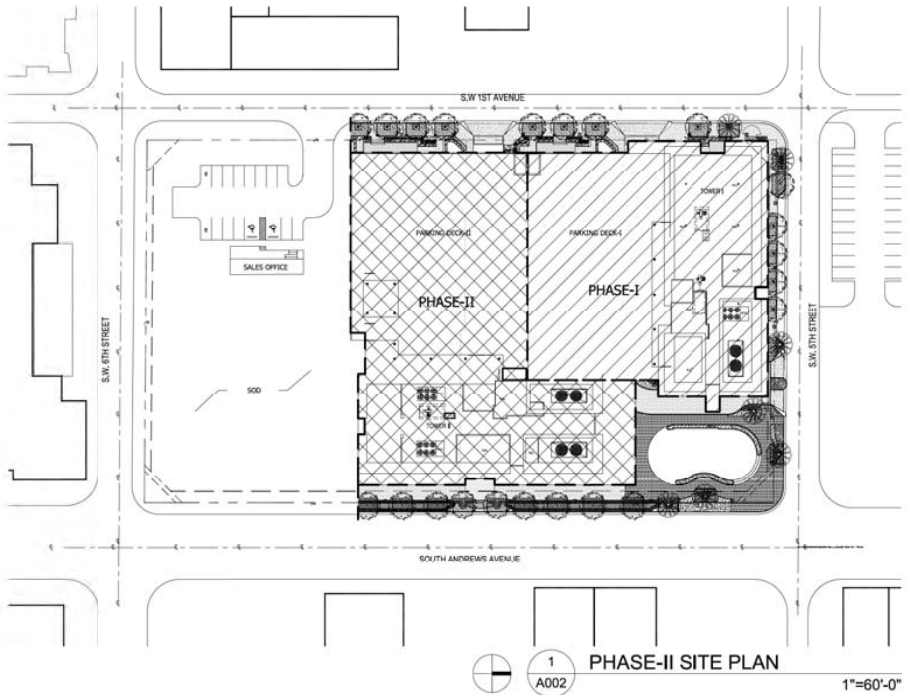
SW AERIAL - PHASE 1



NE AERIAL - PHASE 2



SW AERIAL - PHASE 2



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AR 0013087

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Issue: Date:

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PHASING PLAN

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DY201703

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11/24/2017

A002

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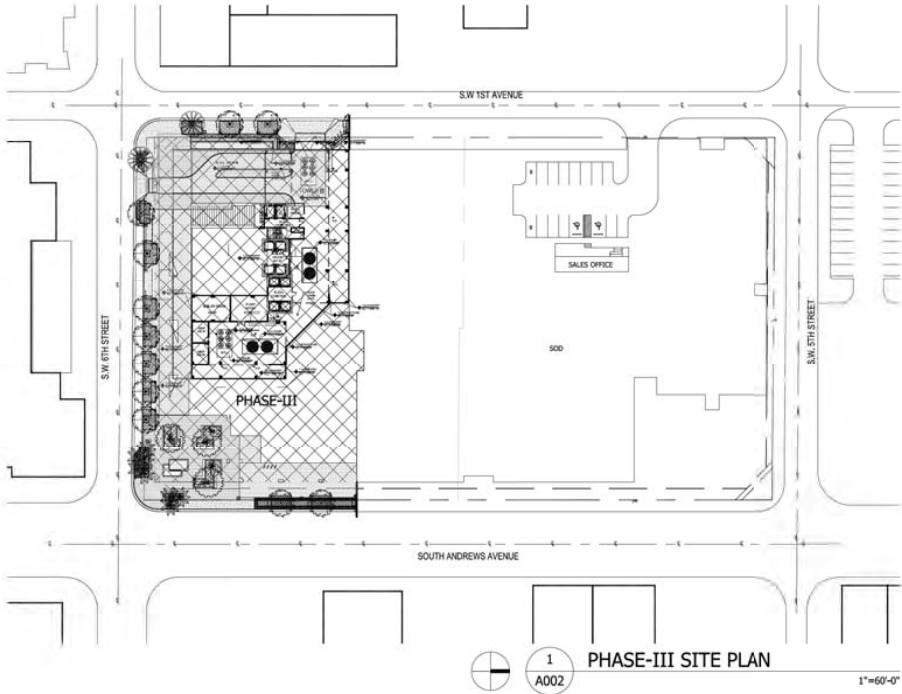
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SW AERIAL - PHASE 3



SW AERIAL - PHASE 3



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Job No.: DY201703	Drawn: DY201703	Checked: DY201703	Date: 11/24/2017	FORT LAUDERDALE, FL ALL RIGHTS RESERVED	
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AR 0013087

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Issue: Date:

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F216464.3510

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SE AERIAL RENDERING
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1 SE AERIAL RENDERING
A326

A326



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NW AERIAL RENDERING

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1
A328

NW AERIAL RENDERING

A328



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W PERSPECTIVE RENDERING
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SW PERSPECTIVE RENDERING

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A331 SW PERSPECTIVE RENDERING

A331



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SE PERSPECTIVE RENDERING

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1
A332 SE PERSPECTIVE RENDERING

A332



1
A333

S ANDREWS AVE PERSPECTIVE

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S ANDREWS AVE PERSPECTIVE

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A334

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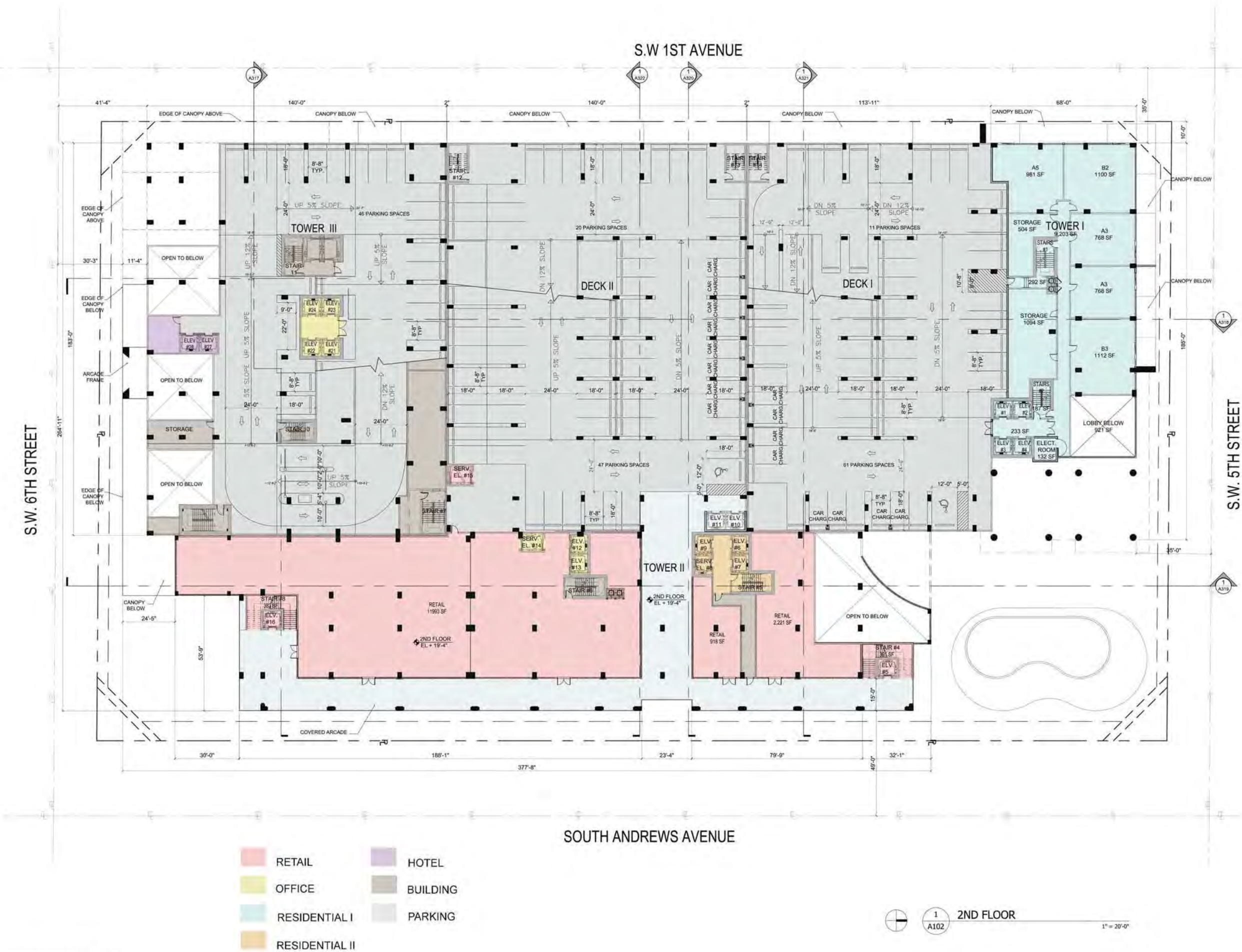
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GROUND FLOOR
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A101

1
A101
GROUND FLOOR
1" = 20'-0"

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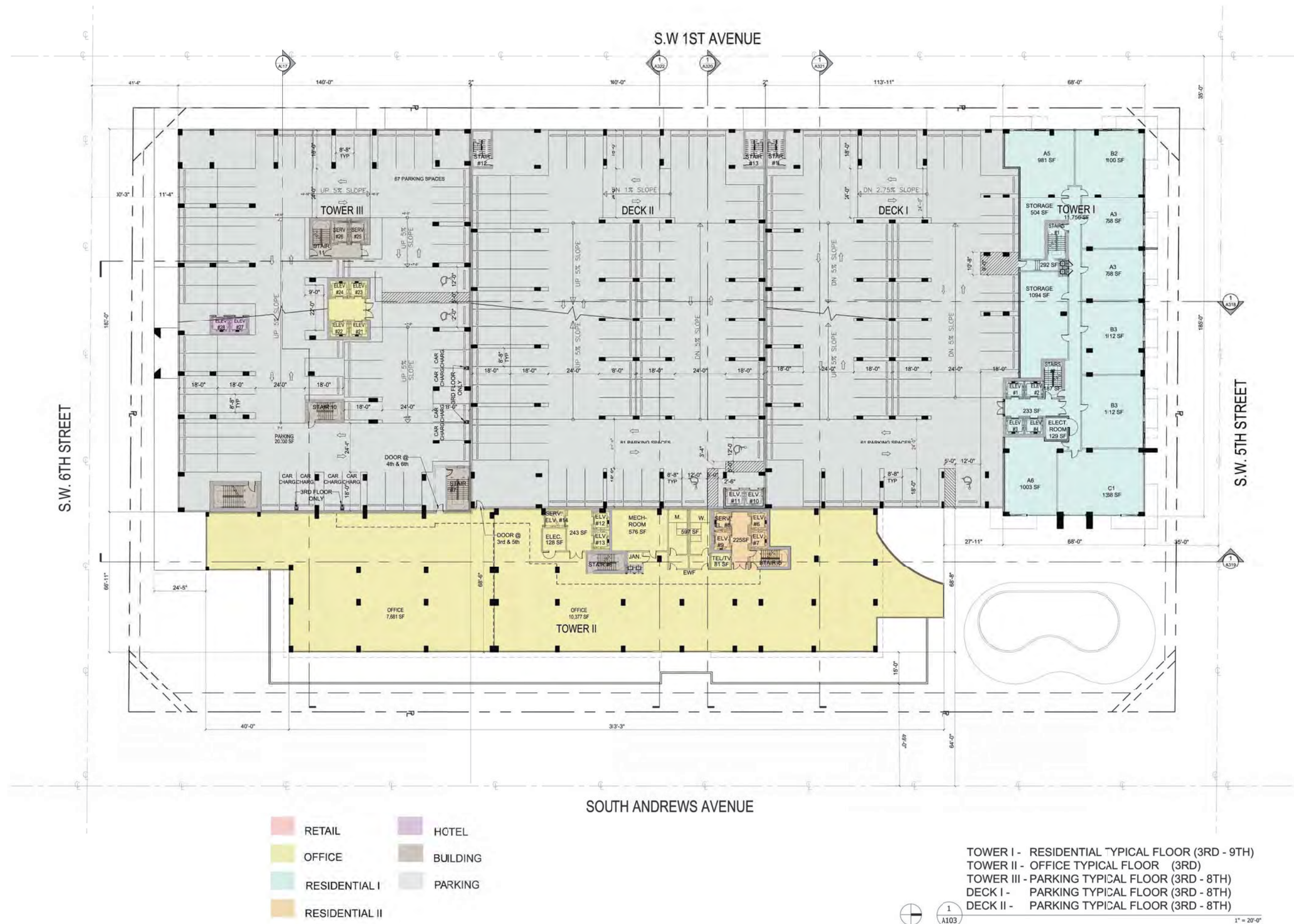
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2ND FLOOR

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A102



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Riverparc Square

FORT LAUDERDALE FL
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TOWER I - RESIDENTIAL TYPICAL FLOOR
TOWER II - OFFICE TYPICAL FLOOR (3RD)
TOWER III - PARKING TYPICAL FLOOR
DECK I - PARKING TYPICAL FLOOR
DECK II - PARKING TYPICAL FLOOR

A103

S.W. 6TH STREET

S.W 1ST AVENUE

S.W. 5TH STREET

SOUTH ANDREWS AVENUE

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| RETAIL | HOTEL |
| OFFICE | BUILDING |
| RESIDENTIAL I | PARKING |
| RESIDENTIAL II | |

TOWER I - RESIDENTIAL FLOOR (3RD-9TH)
TOWER II - OFFICE TYPICAL FLOOR (4TH- 6TH)
TOWER III - PARKING FLOOR (9TH)
DECK I - PARKING TYPICAL FLOOR (3RD - 8TH)
DECK II - PARKING 9TH FLOOR



1" = 20'-0"

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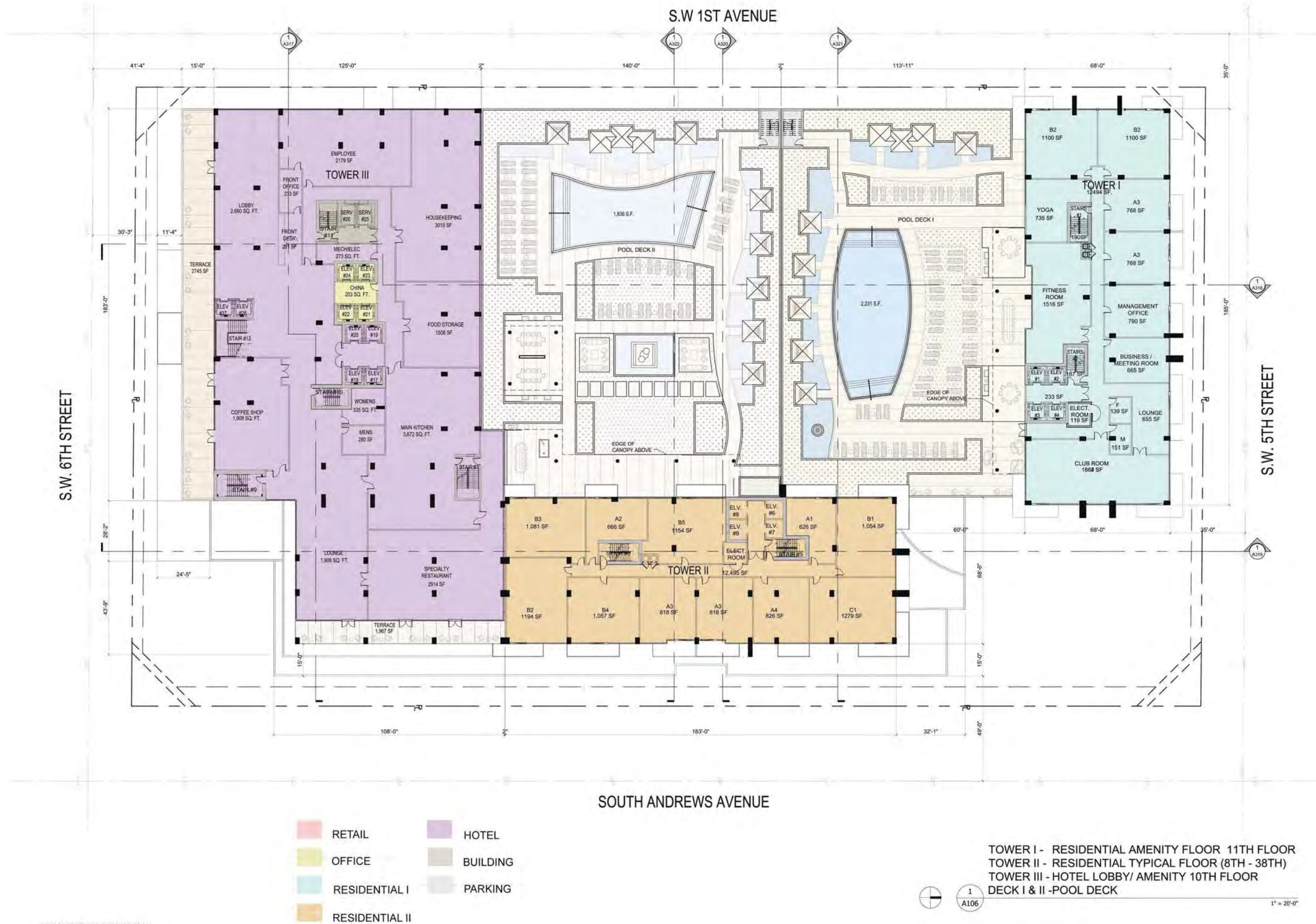
Riverparc Square

TOWER I - RESIDENTIAL TYPICAL FLOOR
TOWER II - OFFICE TYPICAL FLOOR
TOWER III - PARKING 9TH FLOOR
DECK I - PARKING TYPICAL FLOOR
DECK II - PARKING 9TH FLOOR

Job No.: DY201703
Drawn: Checked: Date: 11/24/2017

A104





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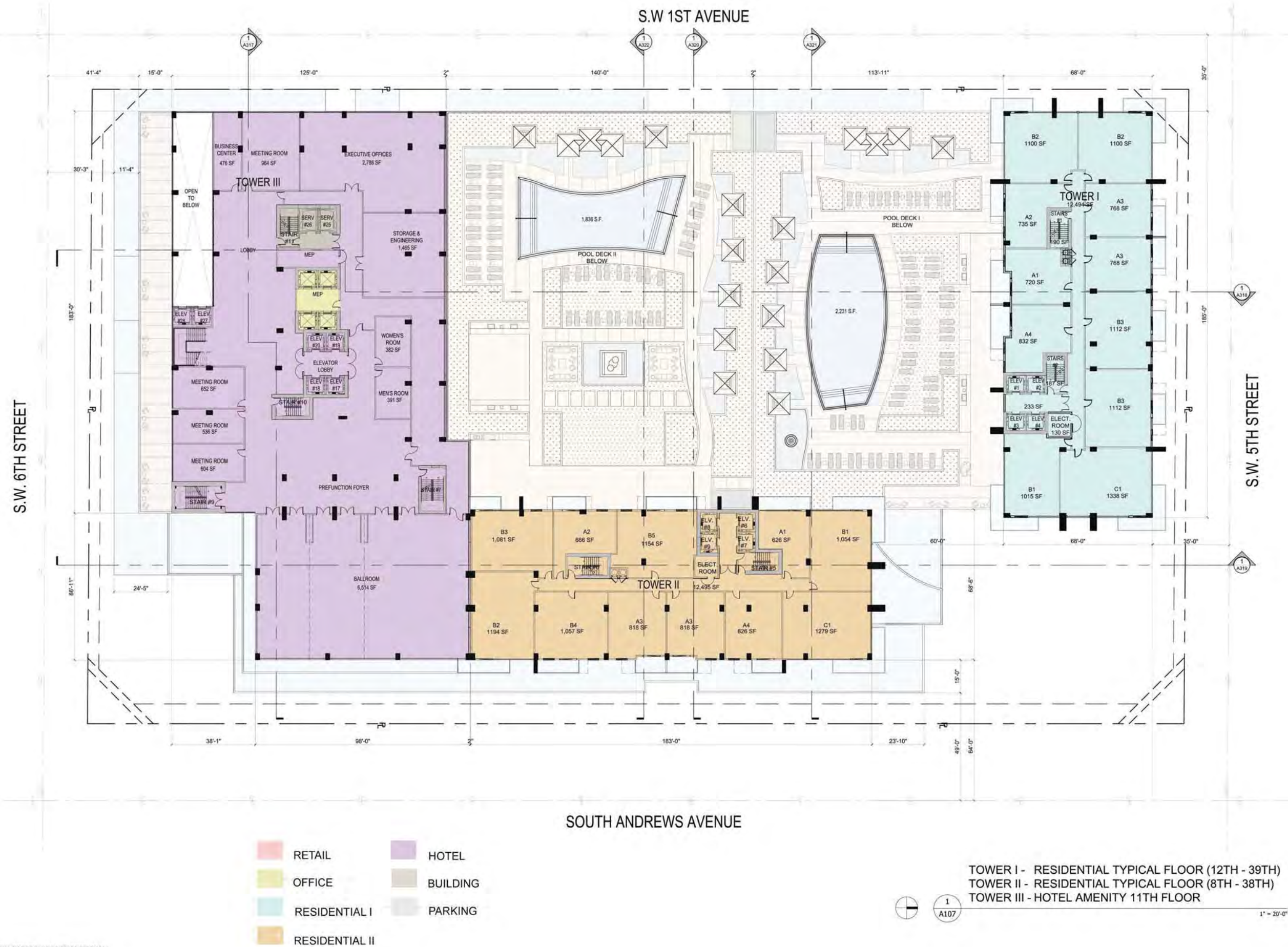
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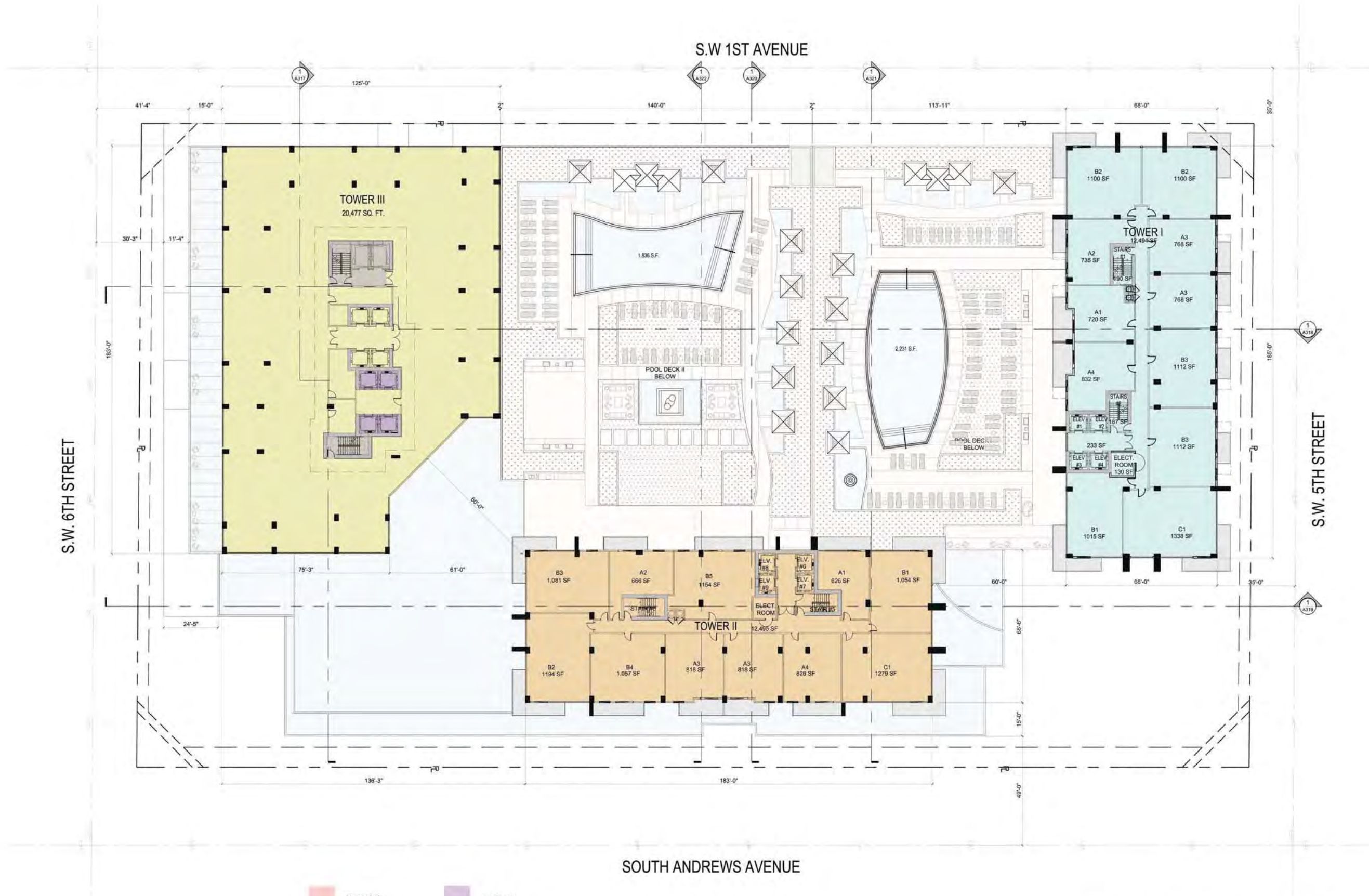
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Riverpark Square
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TOWER I - RESIDENTIAL AMENITY FLOOR
TOWER II - RESIDENTIAL AMENITY FLOOR
TOWER III - HOTEL LOBBY/ AMENITY
DECK I & II - POOL DECK
Job No.: DY201703
Drawn: Checked: Date: 11/24/2017

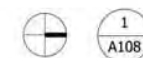
A106





- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| RETAIL | HOTEL |
| OFFICE | BUILDING |
| RESIDENTIAL I | PARKING |
| RESIDENTIAL II | |

TOWER I - RESIDENTIAL TYPICAL FLOOR (12TH - 39TH)
TOWER II - RESIDENTIAL TYPICAL FLOOR (8TH - 38TH)
TOWER III - OFFICE TYPICAL FLOOR (12TH - 21ST)



1" = 20'-0"

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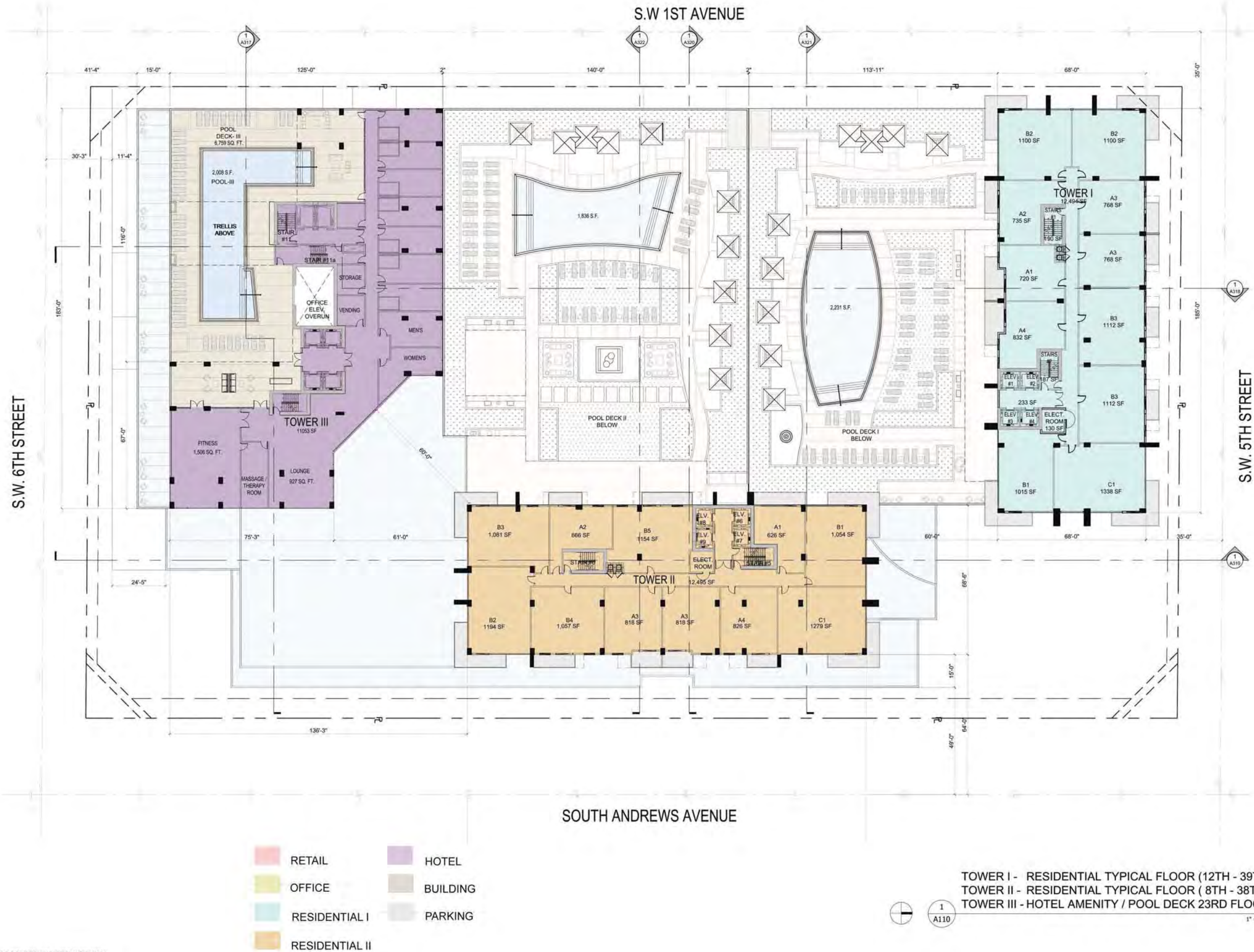
Riverpark Square
FORT LAUDERDALE, FL

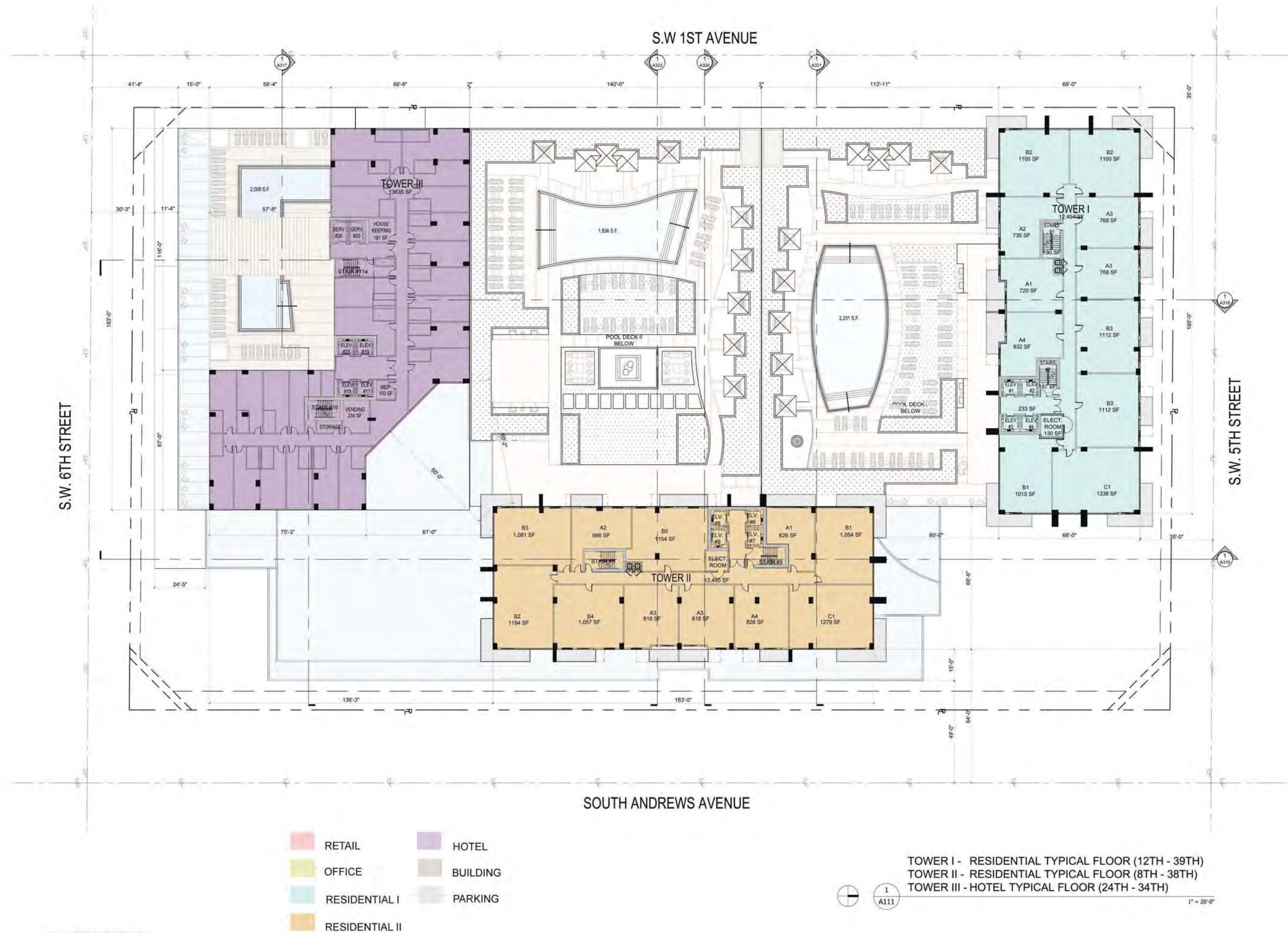
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TOWER I - RESIDENTIAL TYPICAL FLOOR
TOWER II - RESIDENTIAL TYPICAL FLOOR
TOWER III - OFFICE TYPICAL FLOOR

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Date:
11/24/2017

A108





S.W. 6TH STREET

S.W 1ST AVENUE

S.W. 5TH STREET

SOUTH ANDREWS AVENUE

- | | | | |
|-------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------|----------|
|  | RETAIL |  | HOTEL |
|  | OFFICE |  | BUILDING |
|  | RESIDENTIAL I |  | PARKING |
|  | RESIDENTIAL II | | |

TOWER I - RESIDENTIAL PENTHOUSE LEVEL (40TH - 43RD)
TOWER II - RESIDENTIAL PENTHOUSE LEVEL (39TH - 42ND)
TOWER III - HOTEL SUITES FLOOR (35TH - 36TH)

1
A112

1" = 20'-0"

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AR 0013087

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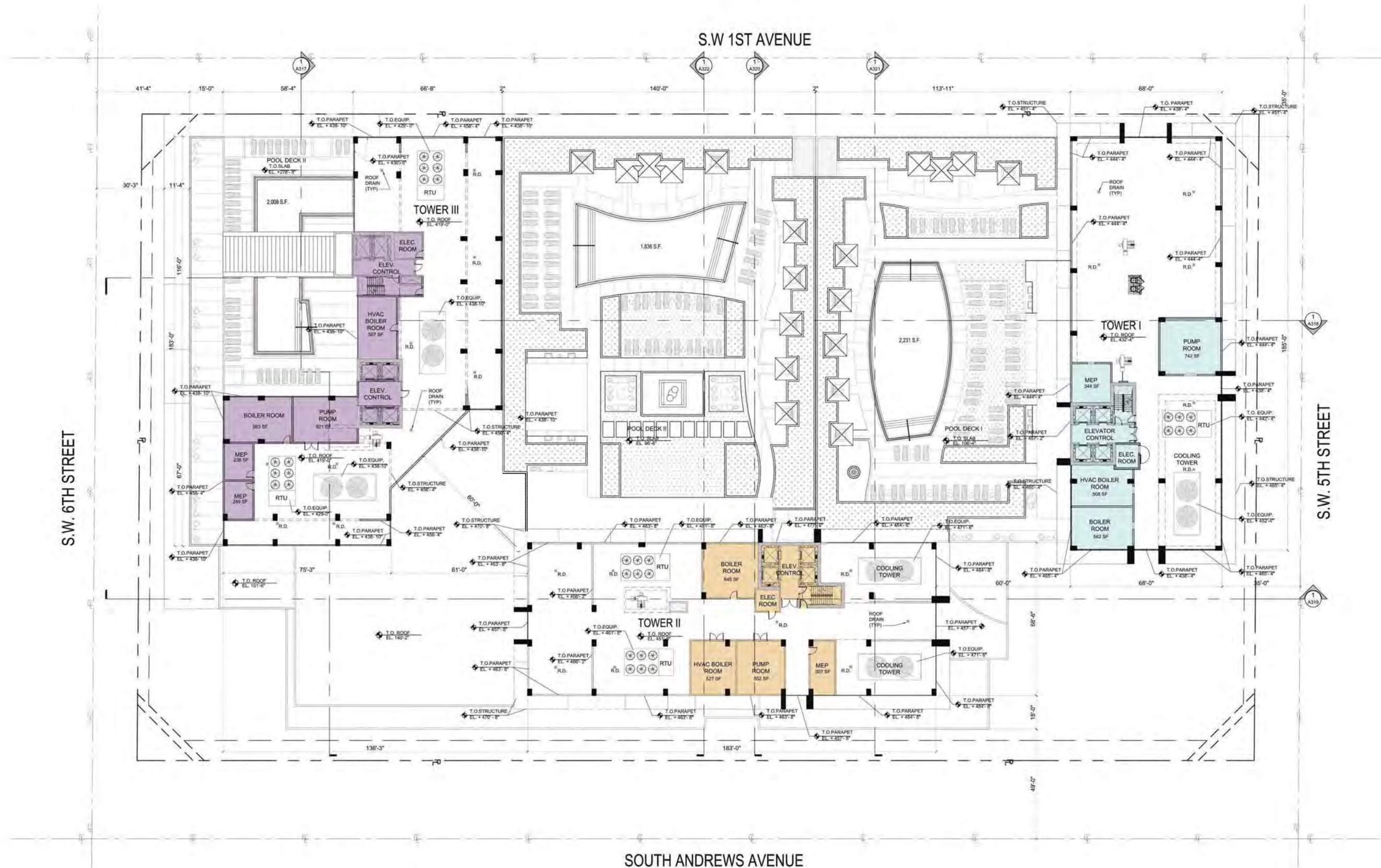
Riverparc Square
FORT LAUDERDALE, FL

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TOWER I - RESIDENTIAL TYPICAL FLOOR
TOWER II - RESIDENTIAL TYPICAL FLOOR
TOWER III - HOTEL TYPICAL FLOOR

Job No.:
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Date:
11/24/2017

A112



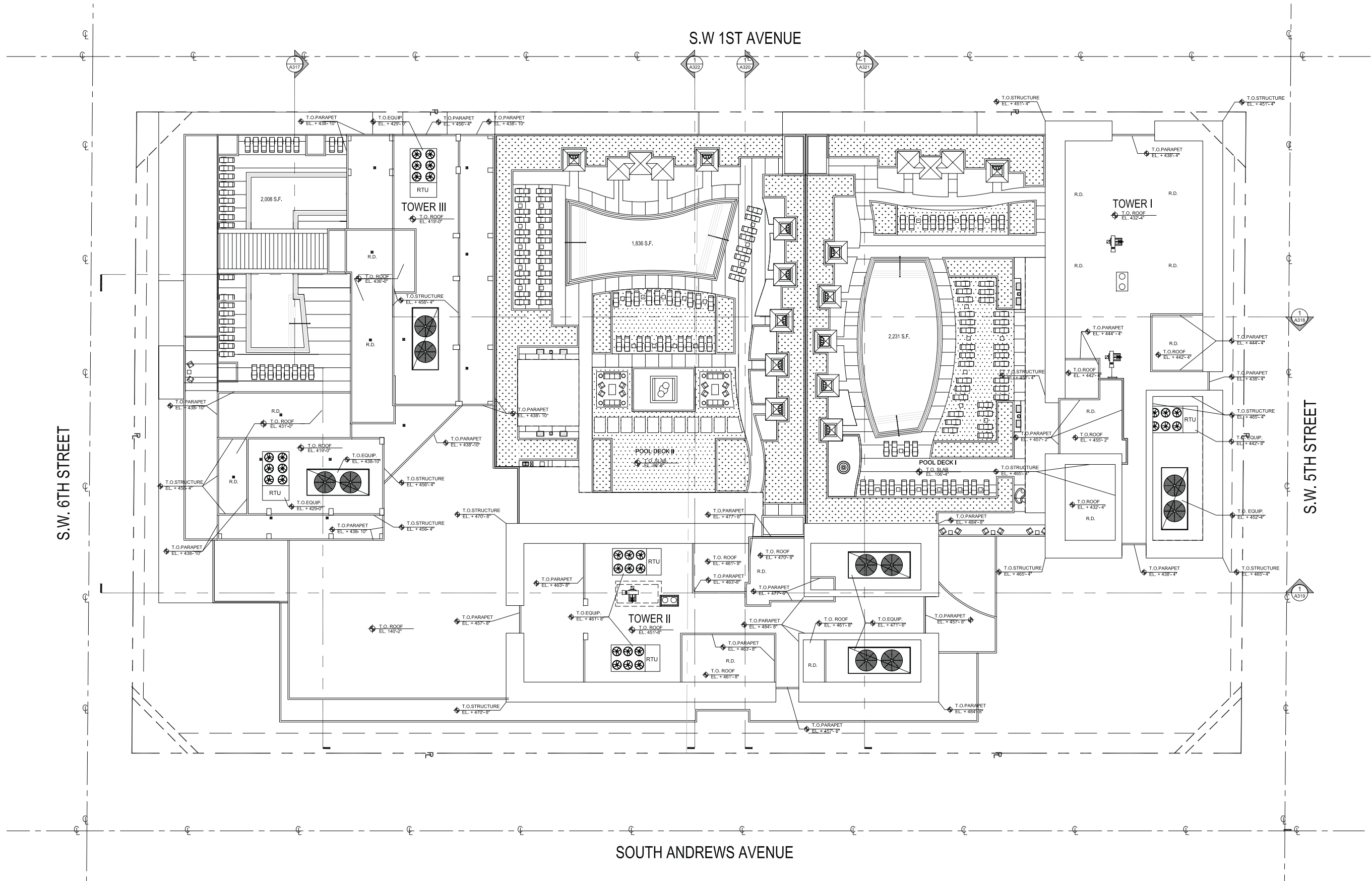
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|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| RETAIL | HOTEL |
| OFFICE | BUILDING |
| RESIDENTIAL I | PARKING |
| RESIDENTIAL II | |



1
A113

OVERALL ROOF PLAN

1" = 20'-0"



SOUTH ANDREWS AVENUE

S.W 1ST AVENUE

S.W. 6TH STREET

S.W. 5TH STREET



1
A114

OVERALL UPPER ROOF PLAN

1" = 20'-0"

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Riverparc Square

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OVERALL UPPER ROOF PLAN

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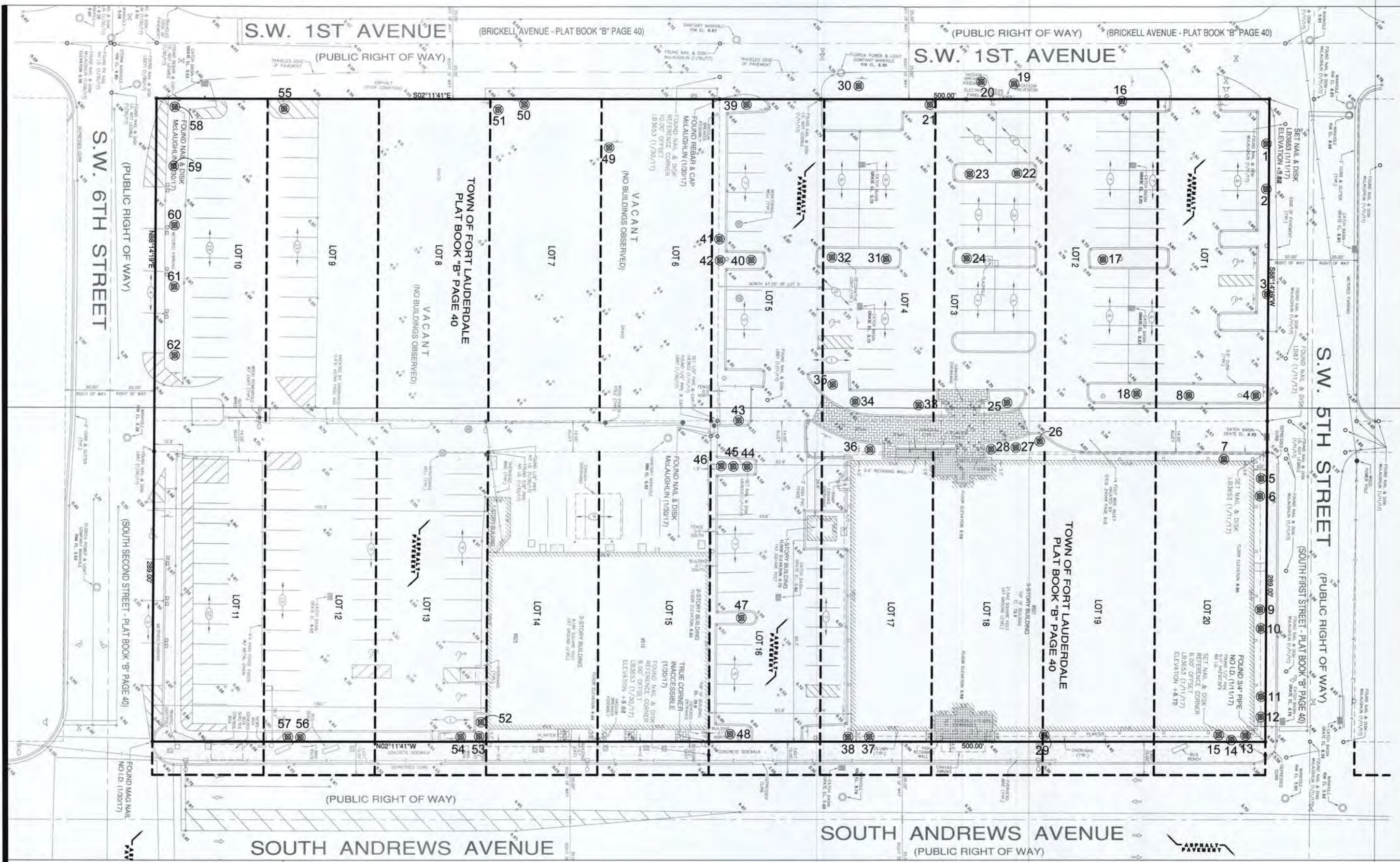
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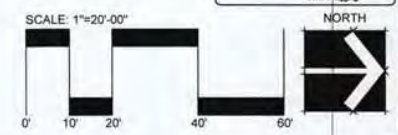
11/24/2017

A114



TREE DISPOSITION LEGEND	
	TREES/PALMS TO REMAIN
	TREES/PALMS TO BE RELOCATED
	TREES/PALMS TO BE REMOVED

NOTES:
 1. ALL EXISTING TREES AND PALMS CURRENTLY ON SITE SHALL BE REMOVED. NO TREES ARE TO REMAIN OR BE RELOCATED.
 2. REFER TO TD-2 FOR TREE MITIGATION CALCULATIONS AND EQUIVALENT REPLACEMENT.





Architectural Alliance Landscape
 612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000037
 TEL: 954-764-9556 EMAIL: info@aalfl.com



1 DRC Comm. 8-14-17
 2 DRC Comm. 9-15-17
 3 DRC Comm. 10-13-17

Revision Dates

DRC SUBMITTAL SET

RIVERPARC SQUARE

501 S. ANDREWS AVE.,
 FORT LAUDERDALE, FLORIDA

Sheet Description

TREE DISPOSITION PLAN

Release Date
4-14-2017

Project Number
1708

Drawing Number
TD-1

Sheet of



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 ALWAYS CALL 811
 BEFORE YOU DIG

By law, it's free. For the best
 Call 811 two business days
 before digging.

3	Sweetenia mahagoni	Mahogany	100%	36	40%	14.4
4	Sweetenia mahagoni	Mahogany	100%	24	25%	6
8	Sweetenia mahagoni	Mahogany	100%	8	30%	2.4
16	Sweetenia mahagoni	Mahogany	100%	24	30%	7.2
17	Sweetenia mahagoni	Mahogany	100%	18	10%	1.8
18	Sweetenia mahagoni	Mahogany	100%	20	30%	6
19	Bucida buceras	Black Olive	100%	15	25%	3.75
20	Bucida buceras	Black Olive	100%	30	30%	9
21	Sweetenia mahagoni	Mahogany	100%	12	30%	3.6
22	Tabebuia heterophylla	Pink Trumpet Tree	80%	5	25%	1
23	Tabebuia heterophylla	Pink Trumpet Tree	80%	6	25%	1.2
24	Sweetenia mahagoni	Mahogany	100%	18	30%	4.8
30	Bucida buceras	Black Olive	100%	24	50%	12
32	Sweetenia mahagoni	Mahogany	100%	16	30%	4.8
39	Sweetenia mahagoni	Mahogany	100%	36	20%	7.2
41	Quercus virginiana	Live Oak	100%	7	30%	2.1
42	Tabebuia heterophylla	Pink Trumpet Tree	80%	6	30%	1.44
43	Bursera simaruba	Gumbo Limbo	100%	3	10%	0.3
47	Sweetenia mahagoni	Mahogany	100%	12	20%	2.4
48	Sweetenia mahagoni	Mahogany	100%	36	30%	10.8
49	Bucida buceras	Black Olive	100%	12	15%	1.8
50	Bucida buceras	Black Olive	100%	12	10%	1.2
51	Quercus virginiana	Live Oak	100%	10	55%	5.5
58	Sweetenia mahagoni	Mahogany	100%	16	30%	4.8
60	Sweetenia mahagoni	Mahogany	100%	30	50%	15
62	Sweetenia mahagoni	Mahogany	100%	15	30%	4.5
Total						142.99

Trees Only (no palms)

Species Category	Rating Percentage	Formula
A	100%	(Species cat. rating %) x (trunk dia. [dbh inches]) x (condition %) = (Equivalent Replacement [inches])
B	80%	
C	60%	
D	40%	
E	20%	
F	0%	

MITIGATION

143" Inches Required to be Mitigated on Site

Mitigation	Provided	Mitigation inches	Square inches	\$ per Sq. Inch	Total
126" CAT A	126" CAT A Trees provided	0	0	25	\$0.00
17" CAT B	3" CAT B Trees provided	14	154	20	\$3,080.00
0" CAT C	-	-	0	15	\$0.00
					\$3,080.00

129" Inches Cat. A Trees Provided on Site, (24) 4" Live Oaks = 96", (6) 3" Green Buttonwood = 18", (3) 5" Paradise Trees = 15"

143 - 116 = 27" Mitigation Needed

4	Sweetenia mahagoni	Mahogany	24	35	30	25	Remove	V-crotched
5	Sabal palmetto	Sabal Palm	8	30	10	30	Remove	
6	Sabal palmetto	Sabal Palm	8	25	10	30	Remove	
7	Sabal palmetto	Sabal Palm	8	25	12	40	Remove	
8	Sweetenia mahagoni	Mahogany	8	20	18	30	Remove	
9	Sabal palmetto	Sabal Palm	8	25	12	30	Remove	
10	Sabal palmetto	Sabal Palm	8	28	12	30	Remove	
11	Sabal palmetto	Sabal Palm	8	28	12	30	Remove	
12	Sabal palmetto	Sabal Palm	8	28	12	30	Remove	
13	Sabal palmetto	Sabal Palm	8	28	12	50	Remove	
14	Sabal palmetto	Sabal Palm	8	28	12	50	Remove	
15	Sabal palmetto	Sabal Palm	8	25	12	50	Remove	
16	Sweetenia mahagoni	Mahogany	24	30	40	30	Remove	V-crotched, Multi-trunk
17	Sweetenia mahagoni	Mahogany	18	20	30	10	Remove	Low, V-crotched
18	Sweetenia mahagoni	Mahogany	20	30	30	30	Remove	
19	Bucida buceras	Black Olive	15	30	40	25	Remove	One Sided
20	Bucida buceras	Black Olive	30	30	35	30	Remove	
21	Sweetenia mahagoni	Mahogany	12	30	25	30	Remove	Included Bark
22	Tabebuia heterophylla	Pink Trumpet Tree	5	16	6	25	Remove	
23	Tabebuia heterophylla	Pink Trumpet Tree	6	18	10	25	Remove	
24	Sweetenia mahagoni	Mahogany	16	40	20	30	Remove	
25	Phoenix dactylifera 'Zahidi'	Date Palm	8	30	25	50	Remove	
26	Veitchia montgomeryana	Montgomery Palm	4	20	14	70	Remove	Triple Trunk
27	Sabal palmetto	Sabal Palm	8	23	10	50	Remove	
28	Sabal palmetto	Sabal Palm	8	22	12	50	Remove	
29	Sabal palmetto	Sabal Palm	8	30	12	30	Remove	
30	Bucida buceras	Black Olive	24	35	40	50	Remove	
31	Sabal palmetto	Sabal Palm	8	12	12	50	Remove	
32	Sweetenia mahagoni	Mahogany	16	28	30	30	Remove	
33	Phoenix dactylifera 'Zahidi'	Date Palm	8	30	25	55	Remove	
34	Phoenix dactylifera 'Zahidi'	Date Palm	8	25	25	50	Remove	
35	Phoenix dactylifera 'Zahidi'	Date Palm	8	30	25	60	Remove	
36	Sabal palmetto	Sabal Palm	8	25	12	30	Remove	
37	Sabal palmetto	Sabal Palm	8	28	12	50	Remove	
38	Sabal palmetto	Sabal Palm	8	25	10	50	Remove	
39	Sweetenia mahagoni	Mahogany	36	20	40	20	Remove	
40	Sabal palmetto	Sabal Palm	8	12	12	60	Remove	Clear Trunk
41	Quercus virginiana	Live Oak	7	18	12	30	Remove	Leaning
42	Tabebuia heterophylla	Pink Trumpet Tree	6	18	8	30	Remove	
43	Bursera simaruba	Gumbo Limbo	3	12	5	10	Remove	
44	Sabal palmetto	Sabal Palm	8	18	12	50	Remove	
45	Sabal palmetto	Sabal Palm	8	22	12	50	Remove	
46	Sabal palmetto	Sabal Palm	8	20	12	50	Remove	
47	Sweetenia mahagoni	Mahogany	12	20	20	20	Remove	
48	Sweetenia mahagoni	Mahogany	36	35	35	30	Remove	
49	Bucida buceras	Black Olive	12	20	20	15	Remove	
50	Bucida buceras	Black Olive	12	20	20	10	Remove	
51	Quercus virginiana	Live Oak	10	20	20	55	Remove	
52	Veitchia montgomeryana	Montgomery Palm	3	20	6	50	Remove	Triple Trunk
53	Veitchia montgomeryana	Montgomery Palm	6	20	8	50	Remove	Double Trunk
54	Veitchia montgomeryana	Montgomery Palm	6	20	6	50	Remove	
55	Sabal palmetto	Sabal Palm	8	15	12	60	Remove	
56	Veitchia montgomeryana	Montgomery Palm	4	10	4	30	Remove	Clear Trunk, Poor
57	Veitchia montgomeryana	Montgomery Palm	4	15	4	30	Remove	Clear Trunk, Poor
58	Sweetenia mahagoni	Mahogany	16	20	20	30	Remove	
59	Sabal palmetto	Sabal Palm	8	20	12	60	Remove	
60	Sweetenia mahagoni	Mahogany	30	25	45	50	Remove	
61	Sabal palmetto	Sabal Palm	8	20	12	60	Remove	
62	Sweetenia mahagoni	Mahogany	15	18	25	30	Remove	

NOTE: All height and canopy numbers are in feet. Palm height is overall height unless otherwise noted.



1 DRC Comm. 8-14-17
2 DRC Comm. 9-15-17
3 DRC Comm. 10-13-17

Revision Dates

RIVERPARC SQUARE

501 S. ANDREWS AVE.,
FORT LAUDERDALE, FLORIDA

DRC SUBMITTAL SET

Sheet Description
TREE
DISPOSITION
PLAN

Release Date
4-14-2017

Project Number
1708

Drawing Number

TD-2

Sheet of



<div style="text-align: center;">  <p>Architectural Alliance Landscape</p> <p>812 SW 4th Ave., Fort Lauderdale, FL 33315 CC0000237 TEL: 954.466.8988 EMAIL: johnston@aalfla.com</p> </div> <div style="text-align: center;">  </div> <div> <p>1 DRC Comm. 8-14-17 2 DRC Comm. 8-15-17 3 DRC Comm. 10-15-17</p> </div>	<div style="text-align: center;"> <p>RIVERPARC SQUARE</p> <p>DRC SUBMITTAL SET</p> <p>501 S. ANDREWS AVE.,</p> <p>FORT LAUDERDALE, FLORIDA</p> </div> <div> <p>Revision Dates</p> </div>
<div style="display: flex; justify-content: space-between;"> <div> <p>Sheet Description</p> <p>GROUND FLOOR LANDSCAPE PLAN</p> </div> <div> <p>Release Date</p> <p>4-14-2017</p> </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <p>Project Number</p> <p>1708</p> </div> <div> <p>Drawing Number</p> <p>LP-1</p> </div> </div>	
<p style="text-align: center;">Sheet of</p>	

NOTES:

1. A SEPARATE PERMIT IS REQUIRED FOR THE TREE REMOVAL. SUB-CONTRACTOR SHALL APPLY AND SUBMIT FOR THIS PERMIT PRIOR TO ANY WORK BEING PERFORMED ON SITE.
2. A SEPARATE PERMIT IS REQUIRED FOR THE LANDSCAPING. SUB-CONTRACTOR SHALL APPLY AND SUBMIT FOR THIS PERMIT PRIOR TO ANY WORK BEING PERFORMED ON SITE.
3. STRUCTURAL SOIL SHALL BE USED FOR THE PLANTING MEDIUM ON ALL STREET TREES AND LARGE PALMS. THE STRUCTURAL SOIL SHALL EXTEND 8' OUT FROM THE TREE/PALM IN ALL DIRECTIONS UNLESS ABUTTING THE STREET CURB.
4. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
5. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
6. SEE SHEET LP-6 FOR LANDSCAPE DETAILS AND NOTES.

LANDSCAPE CALCULATIONS	
SOUTH SIDE CITYCENTRE	
LAND USE: D-RAC	
ADJACING: RAC-CC	
93% AREA	80.47% SF
TOTAL LANDSCAPE AREA PROVIDED	
	REQUIRED
NET LOT AREA (1 TREE PER 1,000 SF)	
1,068 SF / 1,000 SF = 1 TREE	1 TREE
SHRUBS (1 G. SHRUB PER 1,000 SF)	6 SHRUBS
STREET TREES	
1 TREE PER 40 LF	
INV. 20' Street (100' x 20' / 40 LF = 5 TREES)	5 TREES
20' x 20' x 20' (8,000 LF / 40 LF = 20 TREES)	20 TREES
INV. 20' Street (100' x 20' / 40 LF = 5 TREES)	5 TREES
INV. 10' Avenue (100' x 10' / 40 LF = 2.5 TREES)	11 TREES
TOTAL TREES	30 TREES
NATIVE TREES	
60% TREES MUST BE NATIVE (30 TREES X 60% = 18)	18 TREES
ALL SOIL AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTO IRRIGATION SYSTEM USING AN APPROVED WATER SUDOR.	
IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH A RAIN SENSOR.	
DATE PLANTING AND REVIEW: JANUARY 1, 19	

PLANT SCIENCE GROUND FLOOR										
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	BUSE	NATIVE	DROUGHT	SPRAC	
IVY	32	QUERCUS VIRGINIANA	LIVE OAK "HIGH RISE"	866 FIELD GROWN	6" CAL	20 CA, 8-10 SPRD, 5 CT MATCHED	YES	HIGH	15' x 15'	
IVY	3	EMBOUBIA GLAUCIA	PARADISE TREE	1 FURNISH	-	18 HT, 8-10 SPR, 6 CT	YES	HIGH	-	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	BUSE	NATIVE	DROUGHT	SPRAC	
IVY	8	PHODIA DACTYLIFERA MEDJOL	MEDJOL DATE PALM	FOURB&B	-	14 CT NOT INCLUDES MATCHED	NO	HIGH	-	
IVY	8	WETZELIA MONTESPERIANA	MONTESPERI PALM	866 FIELD GROWN	-	18-18 GA	NO	MEDIUM	-	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	BUSE	NATIVE	DROUGHT	SPRAC	
APN	25	ACICHAIA X PRINOT NOIR	PRINOT NOIR BROMELIAD	1 GAL	-	20FUT CA	NO	HIGH	-	
APN	40	ANDROPLOIS SCHEERII VERT VIBROSLAND	SCHEERII	3.5 GAL	-	1.5 CAL	NO	HIGH	-	
APN	3	CHAMADOROP HARKES CORYDOL VIBRO SELECT	SELVEN MEDITERRANEAN PALM SELECT	1 GAL	-	MULTI-STEM 4-6 CAL SPECIMEN	NO	HIGH	-	
APN	3	STROPHIA INTERFERENS	SPICY JACINTHINA	1 GAL	-	5-6" CAL STANDARD	NO	HIGH	-	
APN	252	NEOTROPICA X PETRA	PINK BROMELIAD	1 GAL	-	4-6" CAL	NO	HIGH	-	
APN	80	NEOTROPICA X SAKAKIS	275FUT CA	275FUT CA	-	18-18 GA	NO	HIGH	-	
TR	8	THIRNIA RADZATA	FLORIDA YATCH PALM	25 GAL	-	8" CA, SPECIMEN	YES	HIGH	-	
SHRUB AIRBLS	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	BUSE	NATIVE	DROUGHT	SPRAC	
CM	21	CAMPONIA MICROPHYLLA	FURZEN TEA	-	-	16 HT X 16" SPR	NO	MEDIUM	16' x 16'	
CM	448	DRYOTRODUS CACAO HORIZONTALIS	HORIZONTALIS COCOPLUM	-	-	16 HT X 16" SPR	YES	HIGH	16' x 16'	
CM	128	CLUSA OUTREDA	SMALL LEAF CLUSA	-	-	16 HT X 16" SPR	NO	HIGH	16' x 16'	
CM	198	FIGUS MICROCARPA GREEN ISLAND	GREEN ISLAND FIGUS	-	-	12 HT X 12" SPR	NO	HIGH	12' x 12'	
CM	768	FLUX VOMITORIA "STOKES ISLAND"	DWARF VAMPOIN HOLLY	-	-	12 HT X 12" SPR	NO	HIGH	12' x 12'	
CM	88	PODOCARPUS MACROPHYLLUS	PODOCARPUS	-	-	24 HT X 24" SPR	NO	MEDIUM	24' x 24'	
CM	12	SCOFFEFLUXIA ANGIOLICCA "WINKLE"	SCOFFEFLUXIA	-	-	24 HT X 24" SPR	NO	HIGH	24' x 24'	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	BUSE	NATIVE	DROUGHT	SPRAC	
APN	128	EPHEDRA CALYSTRA	PERENNIAL REARAT	1.5 GAL	-	4" HT X 12" SPR	NO	HIGH	16' x 16'	
APN	228	CAREXIA MACROCARPA EMERALD BLANKET	EMERALD BLANKET DWARF NATAL PALM	1 GAL	-	12 HT X 12" SPR	NO	HIGH	16' x 16'	
APN	128	UNANILLA TAMMAGUA	BLUEBERRY PLANT LILY	1 GAL	-	16 HT X 16" SPR	NO	MEDIUM	16' x 16'	
APN	878	DIANELLA LYDIALIS	GOLDEN CHENOP	1 GAL	-	12 HT X 12" SPR	YES	HIGH	16' x 16'	
APN	28	NEOTROPICA X NOIR	MOUNT BROMELIAD	1 GAL	-	12 HT X 12" SPR	NO	HIGH	16' x 16'	
APN	240	DANIELIVERIA TRAFICATA BLACK GOLD	BLACK GOLD DANIELIVERIA	-	-	10" HT X 10" SPR	NO	HIGH	10' x 10'	

SCALE: 1"=20'-00"



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Sheet Description

GROUND FLOOR
LANDSCAPE
PLAN

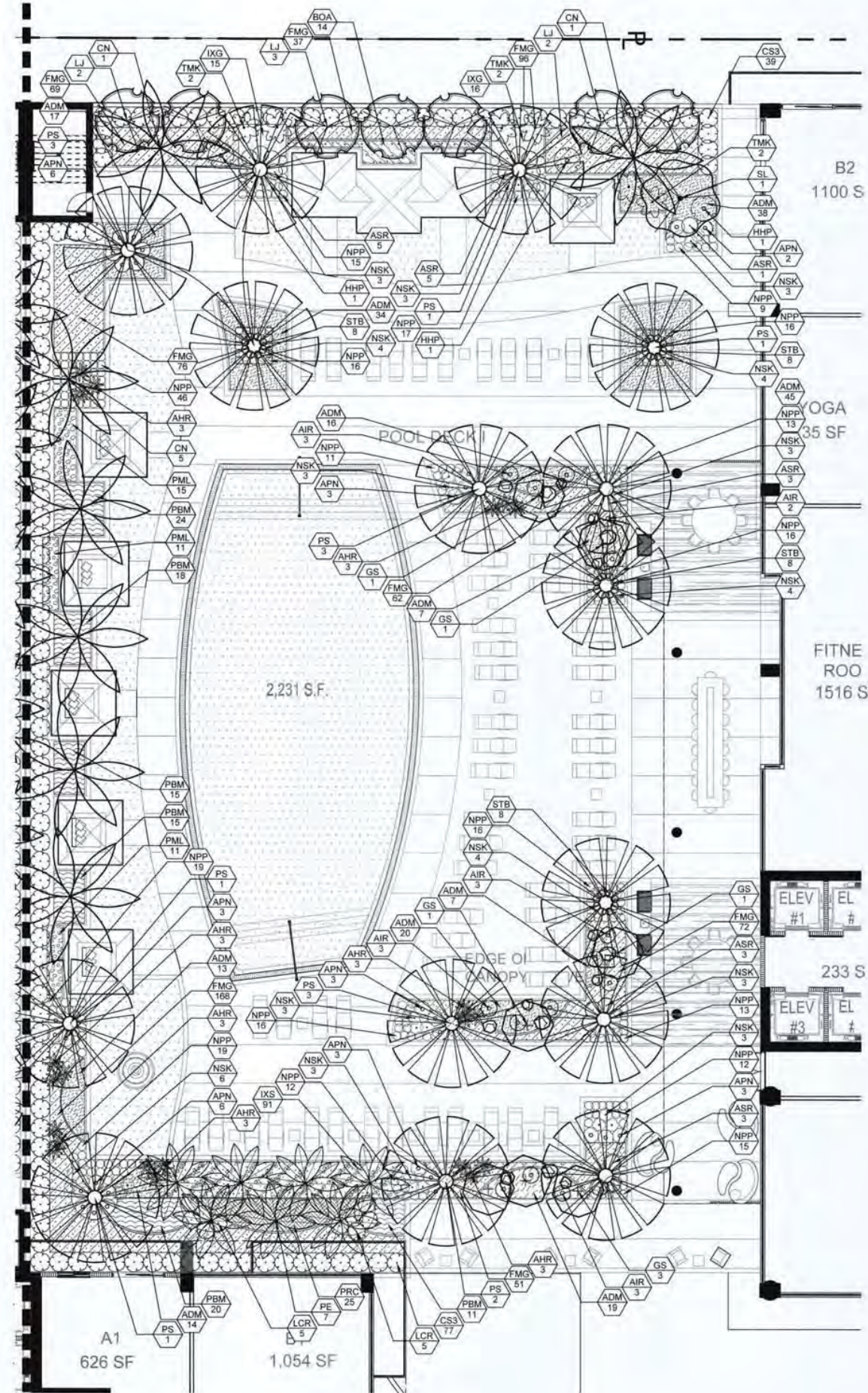
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Project Number
1708

Drawing Number

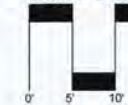
LP-1

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PLANT SCHEDULE TOWER 1 AMENITY LEVEL									
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
LJ	7	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	B&B FIELD GROWN	MULTI STEM	6'-10' OA	NO	MEDIUM	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
GS	7	GUAIACUM SANCTUM	HOLLYWOOD	25 GAL		8' HT. X 4" SPR	YES	HIGH	
SL	1	STEMMADENIA LITORALIS	MILKY WAY TREE	25 GAL		8' OA, SINGLE HEAVY	NO	HIGH	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CN	7	COCOS NUCIFERA	COCONUT PALM	B&B FIELD GROWN		10'-16" CT., VARYING HEIGHTS	NO	HIGH	
PS	15	PHOENIX SYLVESTRIS	WLD DATE PALM	B&B FIELD GROWN		12' CT. MATCHED HEIGHTS	NO	HIGH	
PE	7	PHYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		10'-12" OA, SINGLE, STRAIGHT LEADER	NO	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
APN	29	AECHEA X PINOT NOIR	PINOT NOIR BROMELIAD	3 GAL		20"X20" OA	NO	HIGH	
AIR	14	ALCANTAREA IMPERIALIS 'RUBRA'	RUBRA IMPERIAL BROMELIAD	3 GAL		24-28" OA	NO	MEDIUM	
ASR	20	ANDROPOLIS SKINERII RED TIP BROMELIAD	RED ANDROPOLIS	3 GAL		24-28" OA	NO	HIGH	
AHR	21	ANTHURUM HOOKERI 'RUFFLES'	FLAMINGO LILY	3 GAL		20"X20" OA	NO	MEDIUM	
CS3	116	CLUBA GUTTIFERA	SMALL LEAF CLUSIA	15 GAL		48" HT X 38" SPR	NO	HIGH	
THP	3	HIBISCUS X 'KASPER PINK'	KASPER PINK HIBISCUS	15 GAL		54" OA, STANDARD	NO	MEDIUM	
LCR	10	LEEA COCCINIA 'RUBRA'	RED LEEA	3 GAL		30-36" OA	NO	MEDIUM	
NPP	281	NEOREGELIA X 'PETRA'	PINK BROMELIAD	1 GAL		12"X12" OA	NO	HIGH	
NSK	49	NEOREGELIA X 'SUNKISS'	SUNKISS BROMELIAD	3 GAL		20"X20" OA	NO	HIGH	
STB	32	SANSEVERIA TRIFASCIATA 'BLACK GOLD'	BLACK GOLD SANSEVERIA	1 GAL		12"X12" OA	NO	HIGH	
TMK	6	THORNAX MORRISII	KEY THATCH PALM	15 GAL		5' OA, 3-4" SPR	YES	HIGH	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	C/L	SIZE	NATIVE	DROUGHT	SPACING
BOA	14	BEGONIA ODORATA 'ALBA'	WHITE CAME ANGEL BEGONIA	3 GAL		14" HT X 18" SPR	NO	MEDIUM	24" o.c.
FMG	533	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	-		12" HT X 12" SPR	NO	HIGH	18" o.c.
WIG	31	IXORA X 'GOLD FIRE'	MEDIUM YELLOW IXORA	-		20" HT X 20" SPR	NO	MEDIUM	18" o.c.
IXS	91	IXORA X 'SUNSET'	SUNSET IXORA	-		16" HT X 16" SPR	NO	MEDIUM	18" o.c.
PBM	103	PHILODENDRON X 'BURLE MARX'	PHILODENDRON	3 GAL		16" HT X 16" SPR	NO	MEDIUM	20" o.c.
PML	37	PHILODENDRON X 'MOONLIGHT'	PHILODENDRON	3 GAL		14" HT X 16" SPR	NO	MEDIUM	20" o.c.
PRC	25	PHILODENDRON X 'TIOJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL		24" HT X 24" SPR	NO	MEDIUM	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
ADM	236	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	-		18" HT X 18" SPD	NO	MEDIUM	20" o.c.

SCALE: 1"=10'-00"



1 DRC Comm. 8-14-17
2 DRC Comm. 9-15-17
3 DRC Comm. 10-13-17

Revision Dates

DRC SUBMITTAL SET

RIVERPARC SQUARE

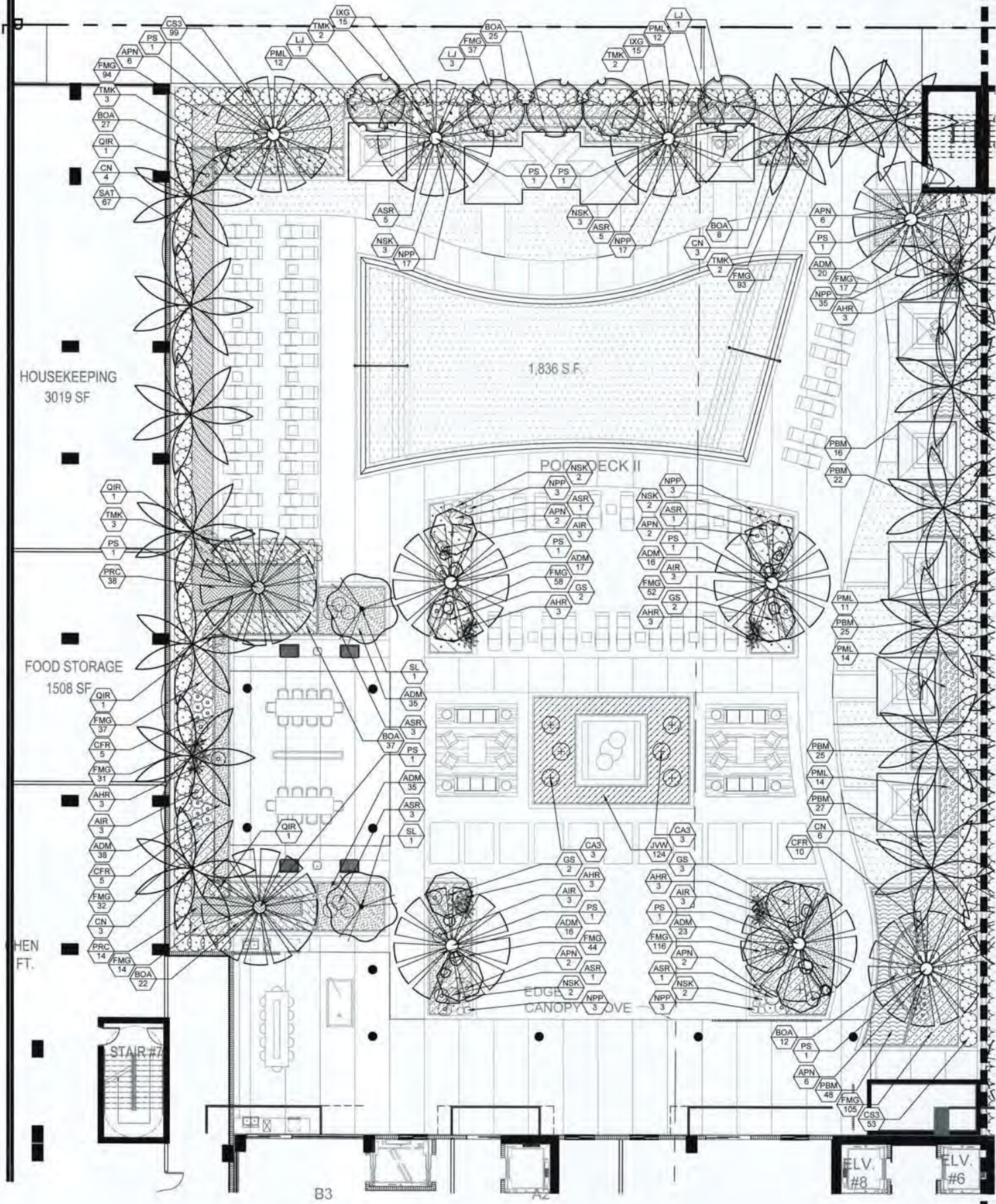
501 S. ANDREWS AVE.
FORT LAUDERDALE, FLORIDA

Sheet Description
TOWER 1
AMENITY LEVEL
LANDSCAPE PLAN

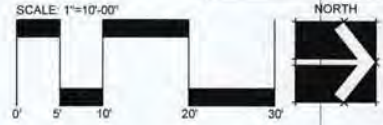
Release Date
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Project Number
1708

Drawing Number
LP-2
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PLANT SCHEDULE TOWER 2 AMENITY LEVEL									
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
LJ	5	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	B&B FIELD GROWN	MULTI STEM	6'-10' OA.	NO	MEDIUM	
FLOWERING TREES									
QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT		
GS	8	GUAIACUM SANCTUM	HOLYWOOD	25 GAL	8' HT. X 4" SPR.	YES	HIGH		
SL	2	STEMMADENIA LITORALIS	MILKY WAY TREE	25 GAL	8' OA. SINGLE HEAVY	NO	HIGH		
PALM TREES									
QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT		
CN	16	COCOS NUCIFERA	COCONUT PALM	B&B FIELD GROWN	10'-16' CT., VARYING HEIGHTS	NO	HIGH		
PS	11	PHOENIX SYLVESTRIS	WILD DATE PALM	B&B FIELD GROWN	12' CT. MATCHED HEIGHTS	NO	HIGH		
SHRUBS									
QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT		
APN	26	AECHMEA X 'PINOT NOIR'	PINOT NOIR BROMELIAD	3 GAL	20"X20" OA.	NO	HIGH		
AIR	15	ALCANTAREA IMPERIALIS 'RUBRA'	RUBRA IMPERIAL BROMELIAD	3 GAL	24-28" OA.	NO	MEDIUM		
ASR	20	ANDROPOLIS SKINERII RED TIP BROMELIAD	RED ANDROPOLIS	3 GAL	24-28" OA.	NO	HIGH		
AHR	18	ANTHURUM HOOKERI 'RUFFLES'	FLAMINGO LILY	3 GAL	20"X20" OA.	NO	MEDIUM		
CS3	152	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	48" HT. X 36" SPR.	NO	HIGH		
CFR	20	CORYLINE FRUTICOSA 'RED SISTER'	RED SISTER TI	3 GAL	20"X20" OA.	NO	MEDIUM		
CA3	6	CRINUM ASIATICUM	WHITE SPIDER LILY	7 GAL	30-36" OA.	NO	HIGH		
NPP	81	NEOREGELIA X 'PETRA'	PINK BROMELIAD	1 GAL	12"X12" OA.	NO	HIGH		
NSK	14	NEOREGELIA X 'SUNRISS'	SUNRISS BROMELIAD	3 GAL	20"X20" OA.	NO	HIGH		
TMK	12	THRINAX MORRISII	KEY THATCH PALM	15 GAL	5' OA. 3'-4" SPR.	YES	HIGH		
VINES/PALIER									
QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT		
QIR	4	QUISQUALIS INDICA	RANGOON CREEPER	15 GAL	6' TRELLIS WITH RUNNERS	NO	MEDIUM		
SHRUB AREAS									
QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	
BOA	131	BEGONIA ODORATA 'ALBA'	WHITE CANE ANGEL BEGONIA	3 GAL	14" HT X 16" SPR	NO	MEDIUM	24" o.c.	
FMG	730	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	-	12"HT X 12"SPR	NO	HIGH	16" o.c.	
IXG	30	IXORA X 'GOLD FIRE'	MEDIUM YELLOW IXORA	-	20" HT X 20" SPR	NO	MEDIUM	16" o.c.	
JWW	124	JASMINUM VOLUBILE	WAX JASMINE	-	18" HT X 18" SPD	NO	MEDIUM	20" o.c.	
PBM	163	PHILODENDRON X 'BURLIE MARK'	PHILODENDRON	3 GAL	18" HT X 16" SPR	NO	MEDIUM	20" o.c.	
PML	63	PHILODENDRON X 'MOONLIGHT'	PHILODENDRON	3 GAL	14" HT X 16" SPR	NO	MEDIUM	20" o.c.	
PRC	52	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL	24"HT X 24"SPR	NO	MEDIUM	24" o.c.	
SAT	67	SCHEFFLERA ARBORICOLA 'TRINETTE'	SCHEFFLERA	-	24"HT X 24"SPR	NO	HIGH	24" o.c.	
GROUND COVERS									
QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	
ADM	200	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	-	16" HT. X 18" SPD	NO	MEDIUM	20" o.c.	



1 DRC Comm. 8-14-17
2 DRC Comm. 10-13-17
3 DRC Comm. 10-13-17

Revision Dates

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RIVERPARC SQUARE

501 S. ANDREWS AVE.
FORT LAUDERDALE, FLORIDA

Sheet Description
TOWER II
AMENITY LEVEL
LANDSCAPE PLAN

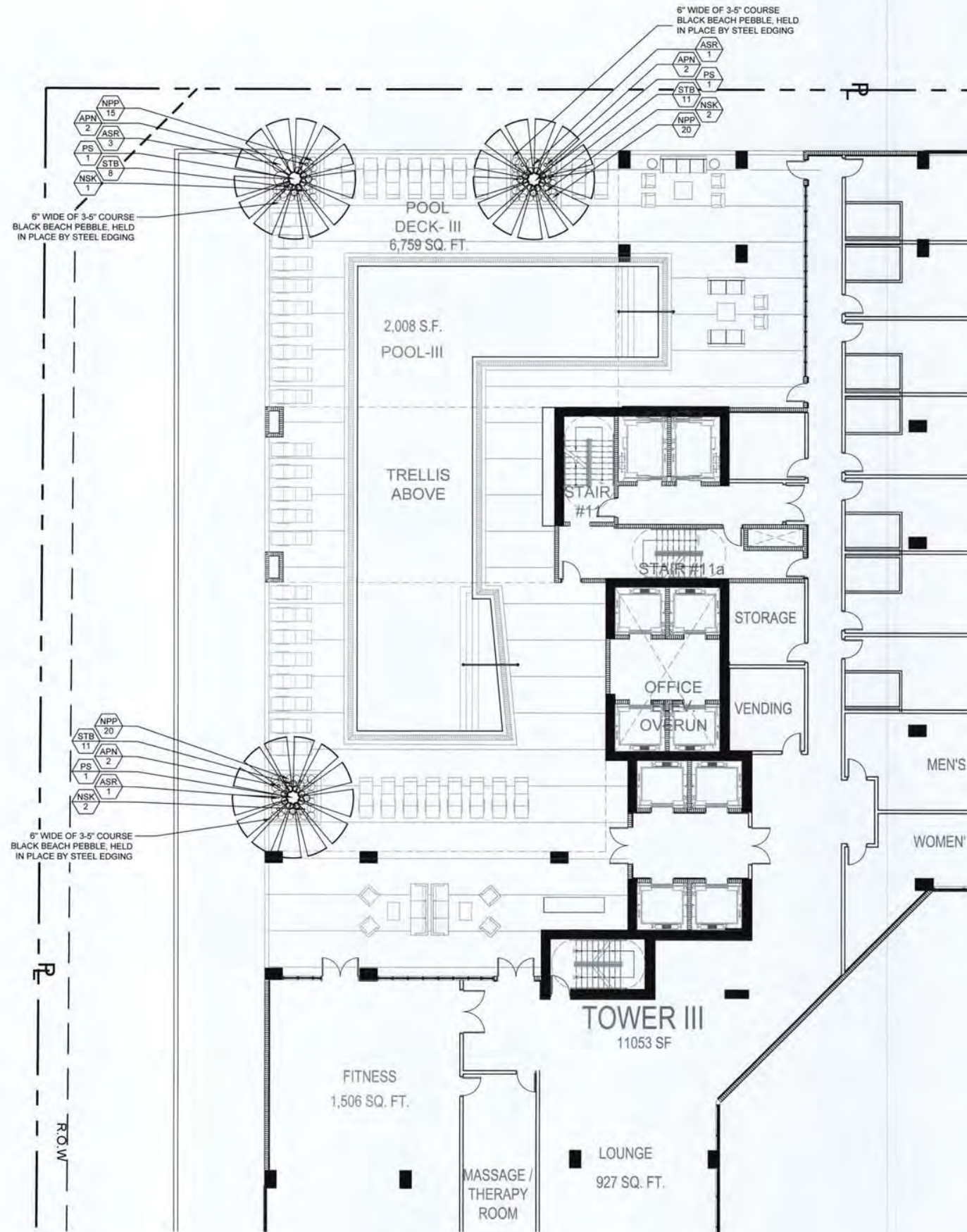
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Project Number
1708

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LP-3
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.W. 6TH STREET



PLANT SCHEDULE 23RD LEVEL							
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT
PS	3	PHOENIX SYLVESTRIS	WILD DATE PALM	B&B FIELD GROWN	12' CT., MATCHED HEIGHTS	NO	HIGH
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT
APN	6	AECHMEA X 'PINOT NOIR'	PINOT NOIR BROMELIAD	3 GAL	20"X20" O.A.	NO	HIGH
ASR	5	ANDROPOLIS SKINERII RED TIP BROMELIAD	RED ANDROPOLIS	3 GAL	24-28" O.A.	NO	HIGH
NPP	55	NEOREGELIA X 'PETRA'	PINK BROMELIAD	1 GAL	12"X12" O.A.	NO	HIGH
NSK	5	NEOREGELIA X 'SUNKISS'	SUNKISS BROMELIAD	3 GAL	20"X20" O.A.	NO	HIGH
STB	30	SANSEVIERIA TRIFASCIATA 'BLACK GOLD'	BLACK GOLD SANSEVIERIA	1 GAL	12"X12" O.A.	NO	HIGH

SCALE: 1"=10'-00"



DRC SUBMITTAL SET
RIVERPARC SQUARE
501 S. ANDREWS AVE.
FORT LAUDERDALE, FLORIDA

Sheet Description
HOTEL AMENITY
LANDSCAPE
PLAN

Release Date
4-14-2017

Project Number
1708

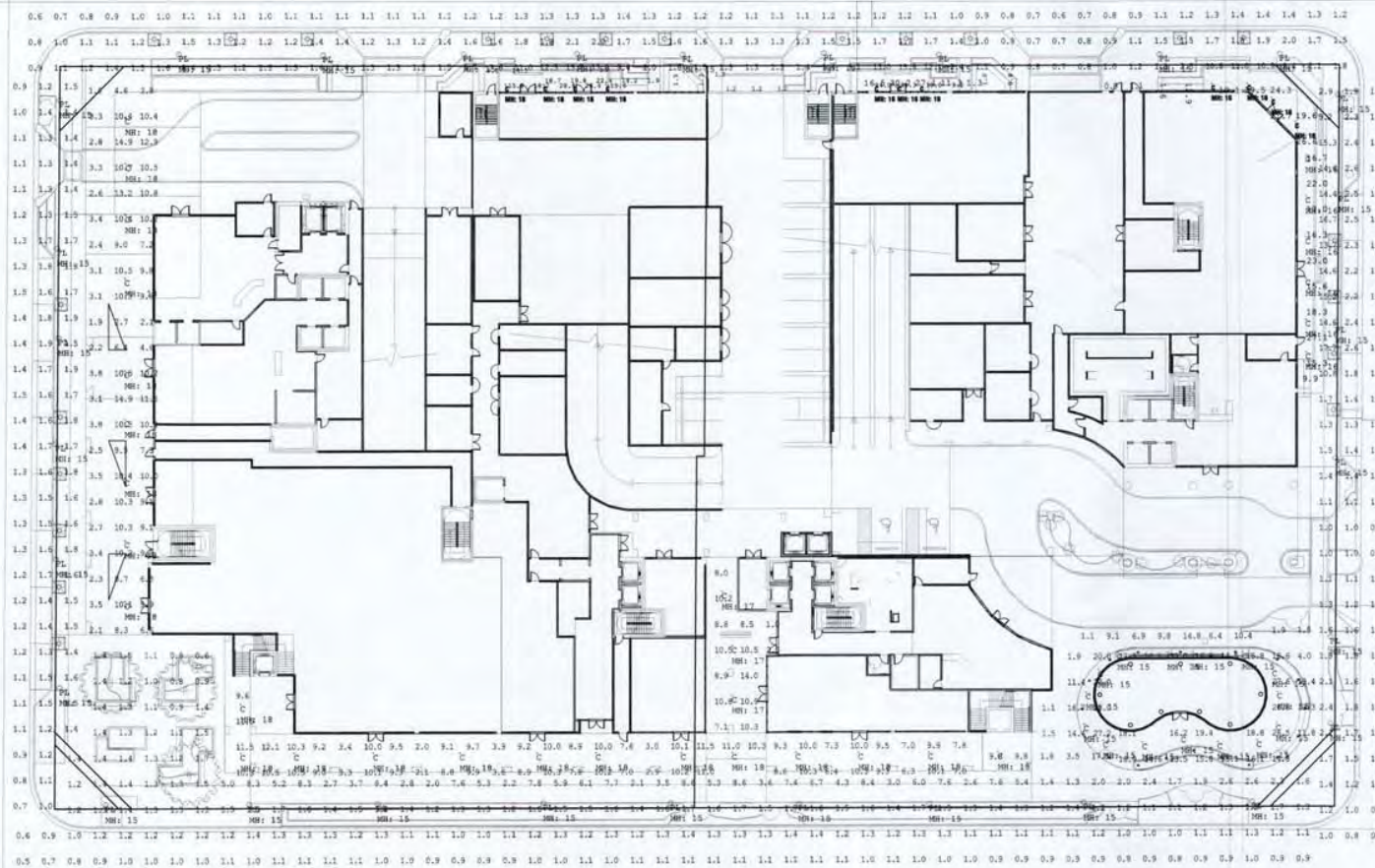
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AAL
Architectural Alliance Landscape
912 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 561-554-0055 EMAIL: LUS@AALLANDSCAPE.COM



1 DRC Comm. 8-14-17
2 DRC Comm. 8-15-17
3 DRC Comm. 10-13-17
Revision Dates



Luminaire Schedule						
Project: RIVER PAC SQUARE @ FORT LAUDERDALE SITE REV7						
Number	Qty	Label	Description	Luminaire	ULB	Total Watts
10	PL	10000	LOW BAY 10000 AT 10FT POLE	10000	1,000	1,000
11	0	10000	LOW BAY 10000 AT 10FT POLE	N/A	1,000	1,000

Calculation Summary						
Project: RIVER PAC SQUARE @ FORT LAUDERDALE SITE REV7						
Label	Units	Avg	Max	Min	Avg/Watt	Max/Watt
BRIDGEWAY_Floor	Ft	6.71	14.0	1.0	6.71	14.00
COVERED ARCADE SOUTH ANDREWS AVE	Ft	6.39	10.1	2.0	6.39	10.10
COVERED ARCADE SOUTH ST_Floor	Ft	7.18	14.0	1.0	7.18	14.00
NETUS SOUTH EAST_Floor	Ft	16.34	27.0	1.1	16.34	27.00
SOUTH ANDREWS AVE_Floor	Ft	2.00	17.0	0.0	2.00	17.00
SW 1ST AVE_Floor	Ft	2.11	10.0	0.0	2.11	10.00
SW 1ST AVE_Floor_1	Ft	2.11	10.0	0.0	2.11	10.00
SW 1ST AVE_Floor_2	Ft	2.11	10.0	0.0	2.11	10.00
SW 1ST AVE_Floor_3	Ft	2.11	10.0	0.0	2.11	10.00
SW 1ST AVE_Floor_4	Ft	2.11	10.0	0.0	2.11	10.00
COVERED CANOPY (STAIR #12)	Ft	16.87	28.4	1.0	16.87	28.40
COVERED CANOPY (STAIR #13, 14)	Ft	16.10	28.4	1.0	16.10	28.40
COVERED CANOPY (STAIR #15)	Ft	16.80	28.4	1.0	16.80	28.40

SCALE: N/A

REV 7

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To confirm that the specified photometric criteria has been met, a computer simulation of the lighting system for the proposed site/structure must be performed. The simulation must be performed using data of the lighting system, which has no affiliation with us or any lighting manufacturer, developed this software.

This photometric simulation is a prediction of the lighting system which may be provided by the lighting manufacturer. Other variables which may play a major part in the actual lighting system and uniformity are: changes in fixture location, reflectance, mounting height, distribution factors, fixture orientation and use. Interference caused by obstruction to the optical performance by any object such as trees, other light sources, buildings, vehicles and architectural features, may also change the final result.

This output has been designed using drawings and dimensions supplied to us. We can not be held responsible for any errors or omissions that may have been made or interpreted incorrectly by CALCS.

All of the foregoing can significantly affect the lighting calculations, and therefore, we assume no liability for any variations which may result in a difference between predicted and actual light levels.



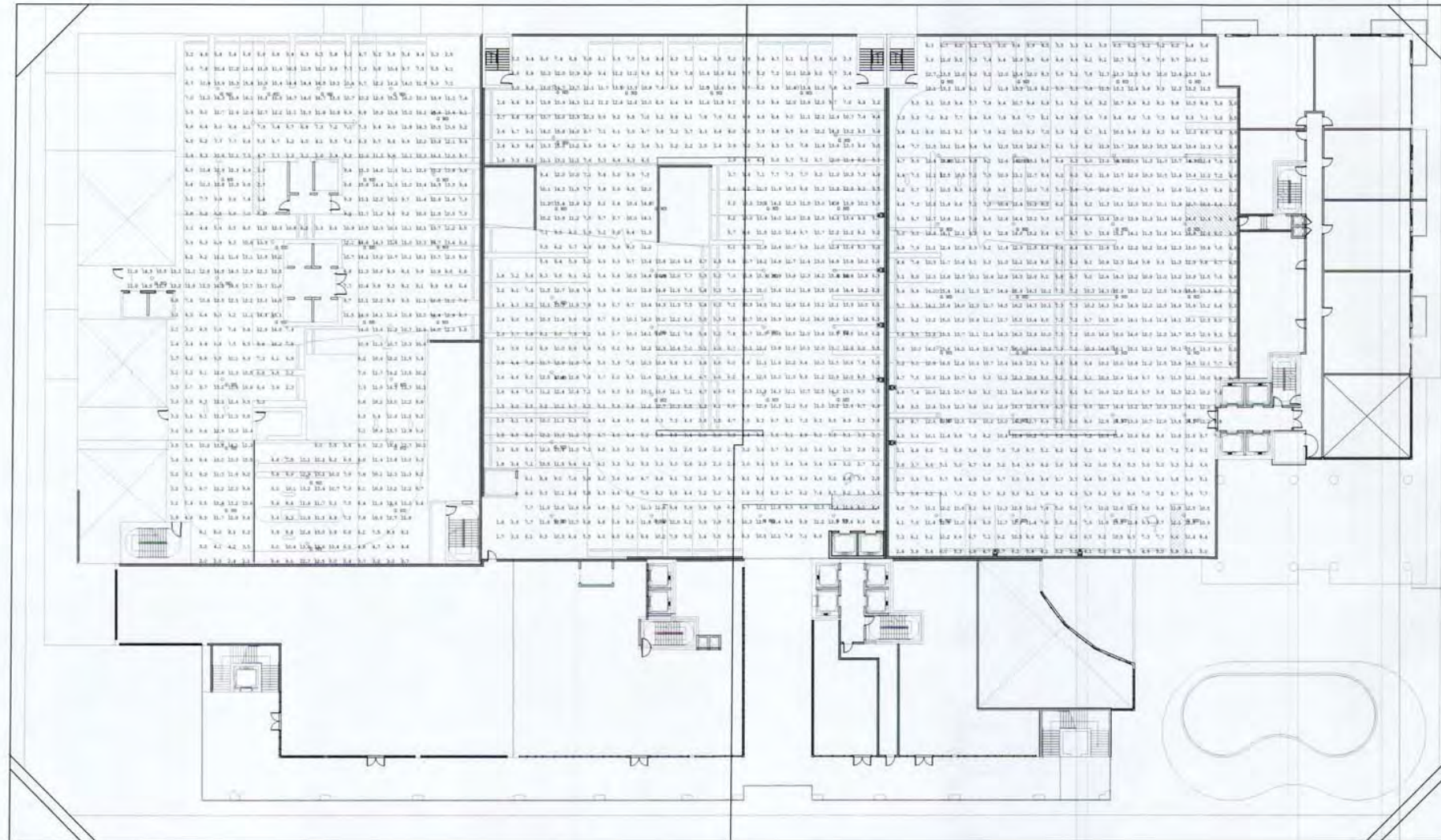
GND REV2 SCALE: N/A

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[illegible]



Legend				
Symbol	Room	Area	Perimeter	Notes
1	101	1,000	1,000	1,000

Summary				
Room	Area	Perimeter	Notes	Notes
101	1,000	1,000	1,000	1,000

2ND LEVEL REV1 SCALE: N/A

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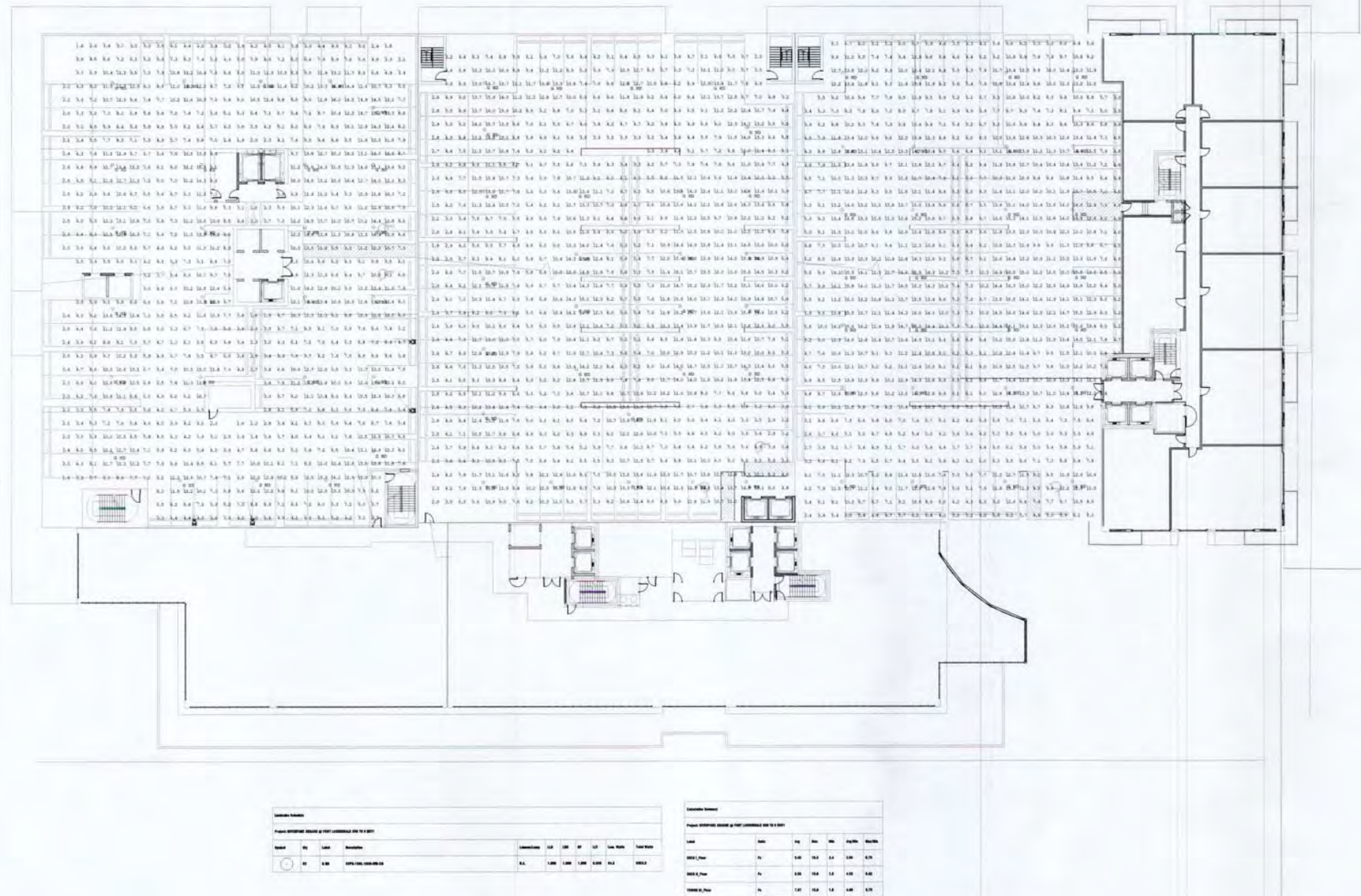
To confirm that the specified photometric criteria has been met, a computer simulation using the IES photometric file for the proposed luminaire distribution must be submitted to the architect and/or electrical consultant for evaluation no less than 10 days prior to bid. Any acceptable alternate luminaire must be approved in writing prior to use.

The photometric prediction is a prediction of the lighting levels which may be provided by the listed fixtures. Calculations using IES photometric files supplied to us by lighting manufacturers have been performed using data of the IES computer software according to IES standards and good practice. An independent company, which has no affiliation with us or any lighting manufacturer, developed this software.

All electrical components (including, but not limited to, lamp, lamp output, wire, voltage variation and ballast tolerances) have a direct effect on the prediction. Other variables which may play a major part in the actual light levels and uniformity are: changes in fixture location, reflectance, mounting heights, depreciation factors, fixture orientation and etc. Interference causing an obstruction to the optical performance by any object such as trees, other plant material, buildings, vehicles and architectural features, may also change the final result.

This layout has been designed using drawings and dimensions supplied to us. We ask that you take the time to check them for accuracy and to make us aware of any changes or interpretations made by you.

As of the foregoing, we make no warranty, express or implied, for any variables which may result in a difference between predicted and actual light levels.



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3RD-8TH LEVEL REV1 SCALE: N/A

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To confirm that the specified photometric criteria has been met, a computer simulation of the lighting system is required. The simulation must be performed by a qualified lighting designer or engineer. The simulation must be performed using a computer program that is capable of simulating the lighting system. The simulation must be performed using a computer program that is capable of simulating the lighting system. The simulation must be performed using a computer program that is capable of simulating the lighting system.



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9TH LEVEL REV1 SCALE: N/A

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To confirm that the specified photometric criteria has been met, a computer disk containing the IES photometric file for the proposed alternate/substitution must be submitted to the architect and/or electrical consultant for evaluation no less than 10 days prior to bid. Any acceptable alternate/substitute must be approved in writing prior to bid date.

This photometric printout is a prediction of the lighting levels which may be provided by the listed fixtures. Calculations, using IES Formatted data supplied to us by lighting manufacturers, have been performed using a computer software according to IES standards and good practice. An independent check has been carried out with us or any lighting manufacturer, developed this software.

All electrical components including, but not limited to, lamp, luminaire output, the voltage variation and ballast tolerances have a direct effect on these calculations. Other factors which may affect the lighting level in actual light levels and uniformity are: changes in fixture location, reflectances, surface reflectances, surface absorptances, surface colors, etc. Interference causing an obstruction to the optical performance by any object such as trees, other buildings, vehicles and architectural features, may also change the final result.

All of the foregoing can significantly affect the lighting calculations, and, therefore, we assume no liability for any variations which may result in a difference between predicted and actual light levels.