



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

☐	Innovative Development (ID)	\$ 2,640.00
☒	Site Plan Level IV	\$ 950.00
☐	Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
☐	Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
☐	Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
☐	ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
☐	Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
☐	Appeal and/or DeNovo Hearing	\$ 1,180.00
☐	Site Plan Deferral	\$ 490.00
☐	City Commission Request for Review	\$ 800.00
☐	City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: To be filled out by Applicant

Property Owner's Name	Orton Place LLC
Applicant / Agent's Name	Damon T. Ricks / Flynn Engineering Services, P.A.
Development / Project Name	527 Orton
Development / Project Address	<u>Existing:</u> 527 Orton Avenue <u>New:</u> 527 Orton Avenue
Current Land Use Designation	C-RAC
Proposed Land Use Designation	C-RAC
Current Zoning Designation	NBRA
Proposed Zoning Designation	NBRA
Specific Request	18 unit, 6 story residential - Site Plan Level IV Approval

The following number of Plans:

- ☐ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☐ Two (2) copy sets at 11" x 17"
- ☐ One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - ☐ Cover page
 - ☐ Survey
 - ☐ Site plan with data table
 - ☐ Ground floor plan
 - ☐ Parking garage plan
 - ☐ Typical floor plan for multi-level structure
 - ☐ Roof plan
 - ☐ Building elevations
 - ☐ Landscape plan
 - ☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - ☐ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

This architectural rendering depicts a modern, multi-story residential building with a striking cantilevered design. The structure features multiple levels of balconies with glass railings and large windows, some of which are cantilevered out from the main building mass. The ground floor is partially recessed, creating a covered parking area where a dark blue SUV is parked. The building is surrounded by lush landscaping, including several tall palm trees and dense green shrubbery. In the foreground, a swimming pool with a glass railing is visible, set within a landscaped area with green grass and trees. The sky is bright with scattered clouds, suggesting a sunny day. The overall aesthetic is clean, modern, and luxurious.

SURVEY
PLAT
AERIAL
C1
A-1.01-1
A-1.02-1
A-1.03-1
A-1.04-1
A-1.05-1
A-1.06-1
A-1.07-1
A-2.01
A-2.02
A-2.03

SITE PLAN
PARKING PLAN LEVEL 01
RESIDENTIAL PLAN LEVEL 02
RESIDENTIAL PLAN LEVEL 03
RESIDENTIAL PLAN LEVEL 04
RESIDENTIAL PLAN LEVEL 05
RESIDENTIAL PLAN LEVEL 06
ROOF PLAN LEVEL 07
EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS
PERSPECTIVE VIEWS

LAPL-0
LAPL-1
LAPL-2
LAPL-3
LAPA-1
LAPA-2
LASD-1
LASD-2
E-0.10
E-0.11
C2
C3

TREE DISPOSITION PLAN
 GROUND FLOOR PLANTING PLAN
 ROOF PLANTING PLAN
 LANDSCAPE DETAILS & NOTES
 GROUND FLOOR PAVING PLAN
 ROOF PAVING PLAN
 SITE DETAILS
 SITE DETAILS
 PHOTOMETRIC DIAGRAM
 LIGHT FIXTURE CUT SHEETS
 PAVER, GRADING & DRAINAGE PLAN
 SEWER PLAN

CV-1

PRINT DATE:
2/12/2018 9:22:25 AM

CAM # 18-1188
Exhibit 1
Page 3 of 26

[illegible]

SEAL

2365 Vista Parkway, Suite 16
West Palm Beach, FL 33411
TEL: 561.640.3020

Peter T. Stromberg, RA, NCARB
AR0015893

Corporate License # AA2600230
www.gs4studios.com

GS4studios
experimenta in architecture

CLIENT
Orton Place, LLC

7715 NW 46th St.
Doral, FL 33166

PROJECT

THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

DRAWING NAME

COVER

PROJECT NUMBER: 17010

ELEVATIONS
NAVD 1988

LAND DESCRIPTION:

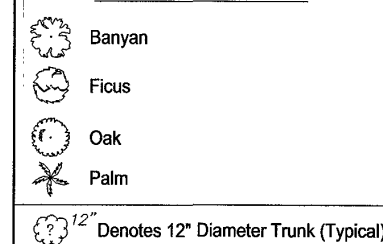
Lots 4 and 5, Block 5, BIRCH OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 19, Page 26, of the Public Records of Broward County, Florida.

Said land lying in Broward County, Florida and contains 25,000 square feet, more or less.

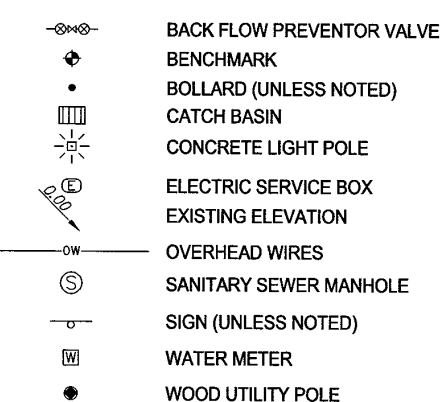
SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is based on the instrument of record.
4. No underground improvements were located.
5. Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the south line of Lot 5, Block 5 having a bearing of S89°18'09"W.
6. The property described hereon lies within Flood Zone AE Elevation 5 feet, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125105 0388 H, dated 08/18/14.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: Florida Department of Transportation Disk, Northeast corner of bridge, Las Olas Boulevard and Intracoastal Waterway, Elevation 9.305 (NGVD 1929), Elevation 7.717 (NAVD 1988).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1"=20' (1:240).
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
13. Abbreviation Legend: A/C = Air conditioner; B.C.R. = Broward County Records; B.M. = Benchmark; CONC = Concrete; C.L.F. = Chain Link Fence; EL. = Elevation; FD = Found; F.F. = Finished Floor; ID = Identification; IR = Iron Rod; IR/C = Iron Rod & Cap; IP = Iron Pipe; LB = Licensed Business; (Ms) = Measured; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; (P) = Plat; P.B. = Plat Book; PG = Page; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way; TYP = Typical; W.F. = Wood Fence.

TREE LEGEND



LEGEND



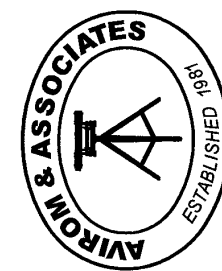
CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary & Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary & Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 1/30/2018

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: john@aviromsurvey.com

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(954) 392-2594 / WWW.AVIROMSURVEY.COM



REVISIONS	DATE	F.B./PG.	BY	CKD

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 4 & 5
BLOCK 5

BIRCH OCEAN FRONT SUBDIVISION
(P.B. 19, PG. 26, B.C.R.)
CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

JOB #: 10709

SCALE: 1" = 20'

DATE: 01/30/2018

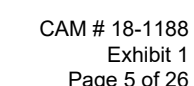
BY: KSB

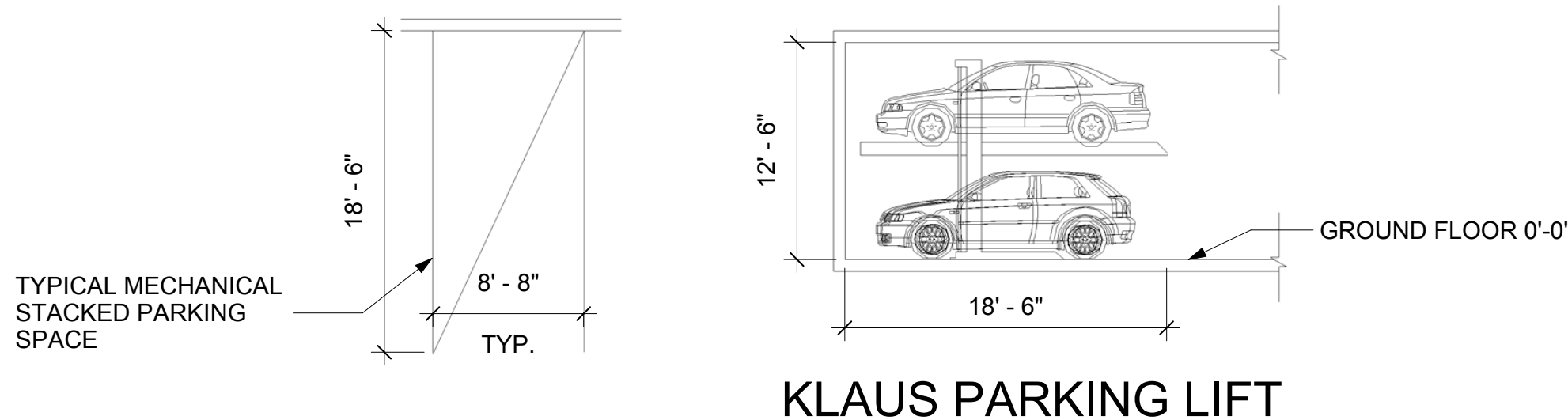
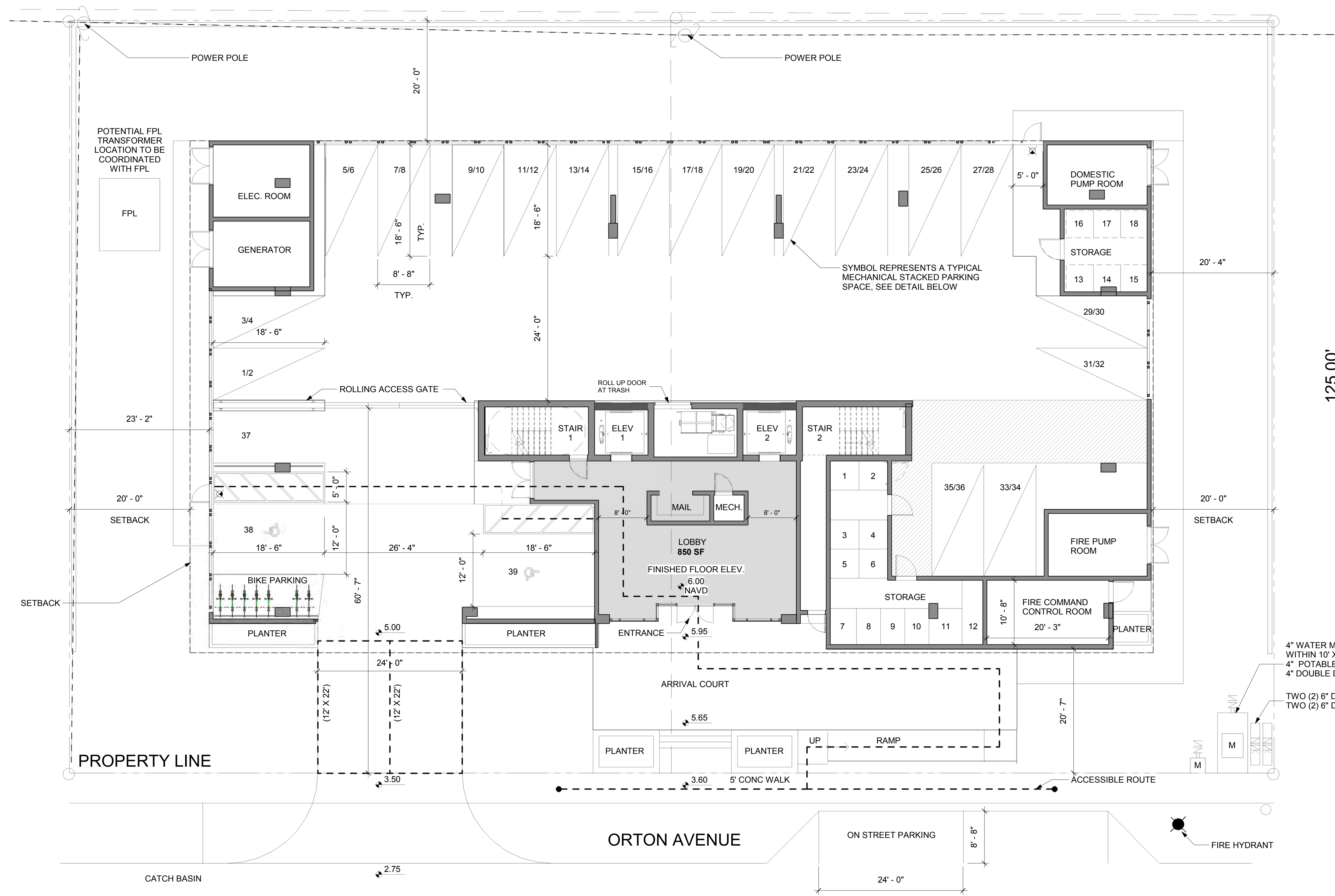
CHECKED: J.T.D.

F.B. 1845 PG. 74

SHEET: 1 OF 1

Engr's Note:- Dimensions on corner lots are to the intersection of tangents produced. All radii are 25 feet unless otherwise shown.





ARRIVAL/ PARKING PLAN - LEVEL 01
1/8" = 1'-0" 1 A-1.01-1 N

DRC SUBMISSION

Revision Schedule		By		Description	
Rev	Date				

SEAL
© GS4 studios

2365 Vista Parkway, Suite 16
Doral, FL 33126
TEL: 561 640 3020
FAX: 561 640 3021
www.gs4studios.com

GS4studios
experimentation in architecture

Orton Place, LLC
7715 NW 46th St.
Doral, FL 33166

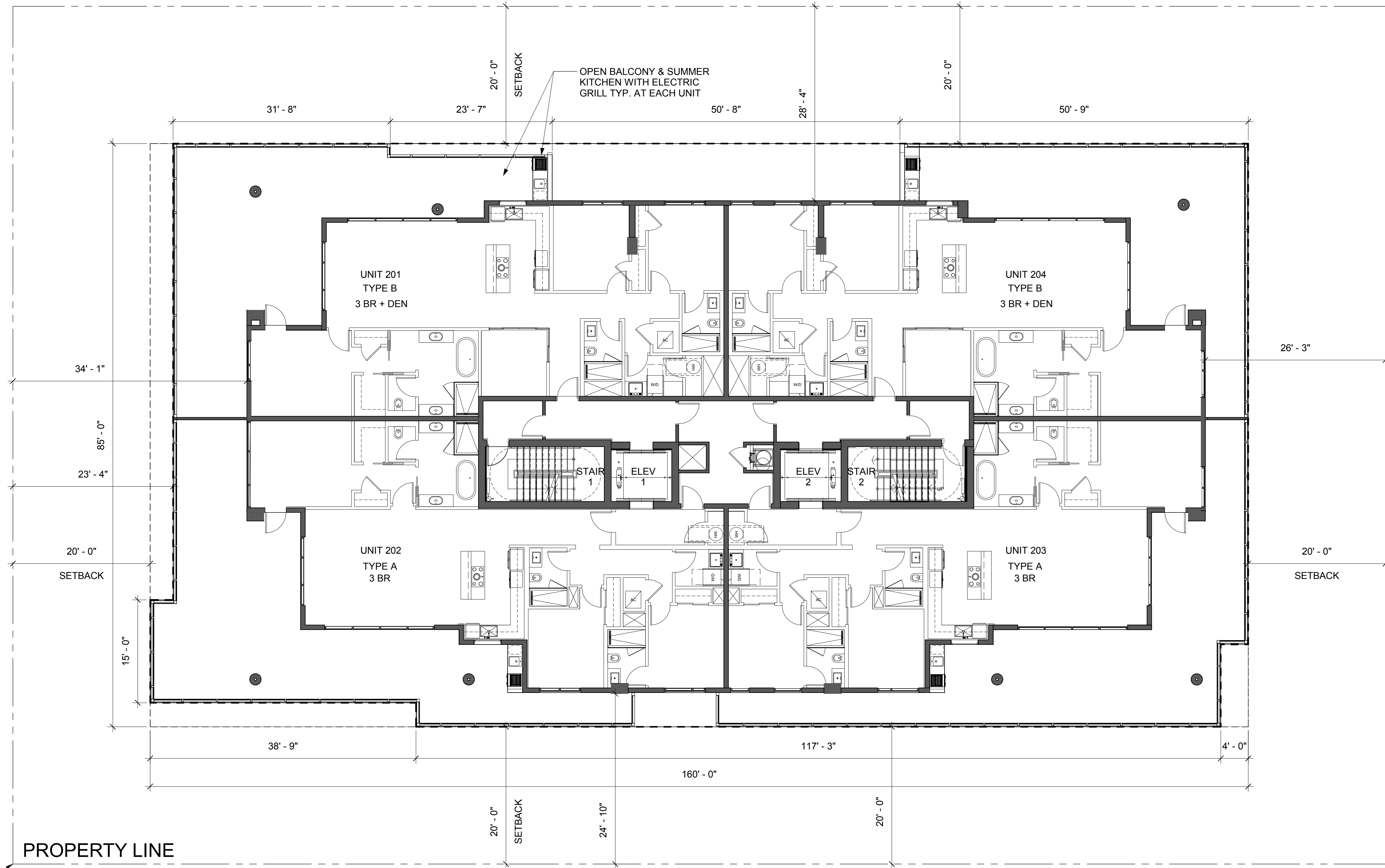
THE TERRACES
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

**PARKING PLAN
LEVEL 01**

A-1.01-1

PROJECT NUMBER: 1701
SHEET NUMBER:
PRINT DATE:
2/12/2019 9:25:46 AM

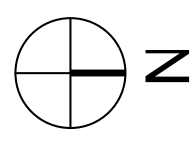
To the best of the architect's or engineer's knowledge, the plans and specifications are true and correct, and they conform to the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.



RESIDENTIAL PLAN - LEVEL 02

1/8" = 1'-0"

1
A-1.02-1



DRC SUBMISSION

PROJECT NUMBER: 1701

SHEET NUMBER

A-1.02-1

PRINT DATE:
2/12/2019 9:22:48 AM

DRAWING NAME

RESIDENTIAL PLAN
LEVEL 02

PROJECT

THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

CLIENT

Orton Place, LLC

7715 NW 46th St.
Doral, FL 33166

SEAL

2365 Vista Parkway, Suite 16
Fort Lauderdale, FL 33311
TEL: 561.640.3020

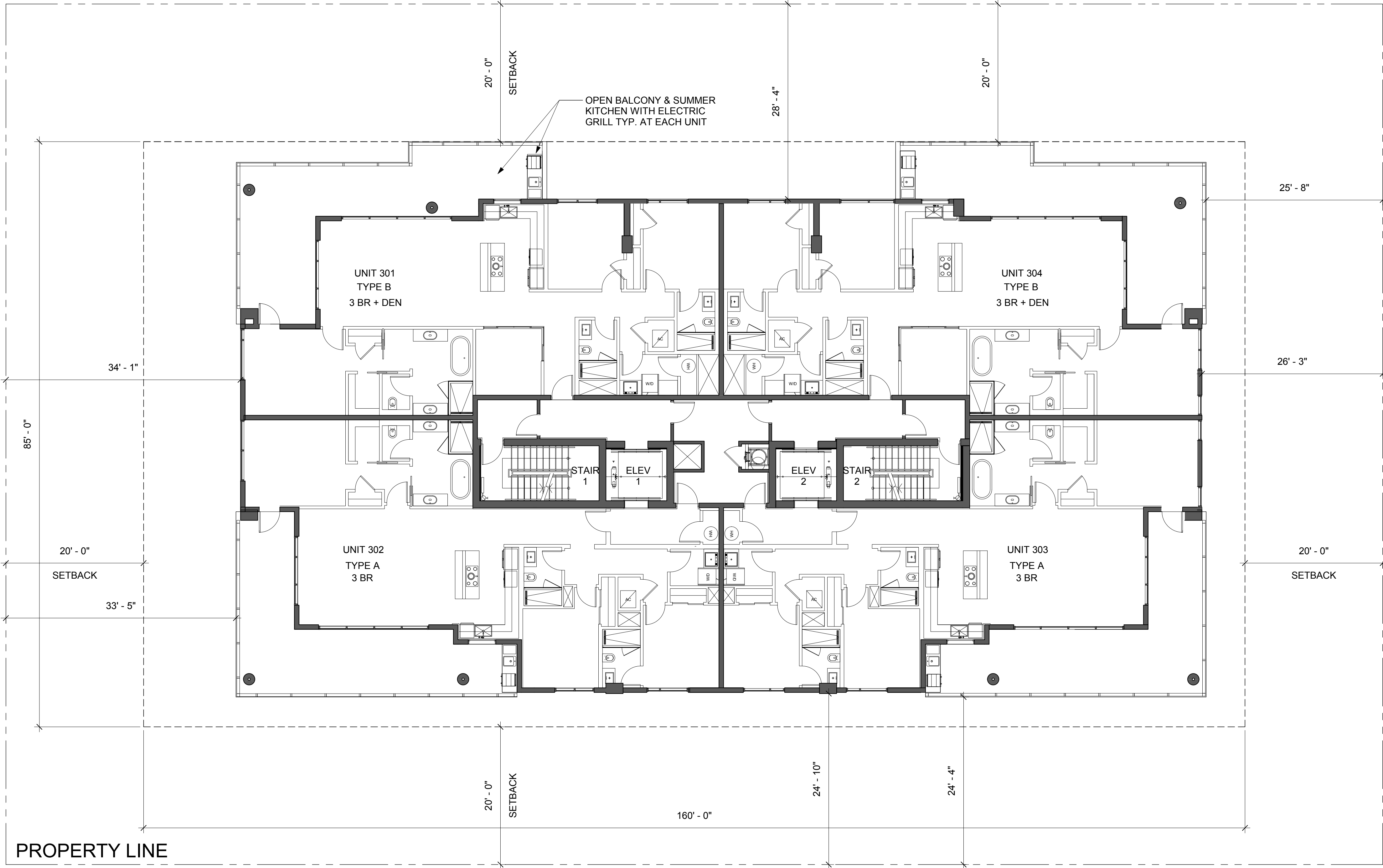
Paul T. Stronberg, RA, NCARB
AR0015893

Corporate License # A126602302
www.gs4studios.com

GS4studios
experimentation in architecture

© GS4 studios

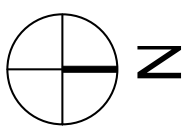
Revision Schedule	
Rev	Description



RESIDENTIAL PLAN - LEVEL 03

1/8" = 1'-0"

1
A-1.03-1



DRC SUBMISSION

PROJECT NUMBER: 1703

SHEET NUMBER

A-1.03-1

PRINT DATE:
2/12/2019 9:25:49 AM

RESIDENTIAL PLAN
LEVEL 03

PROJECT

THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

CLIENT

Orton Place, LLC

7715 NW 46th St.
Doral, FL 33166

GS4studios
experimentation in architecture

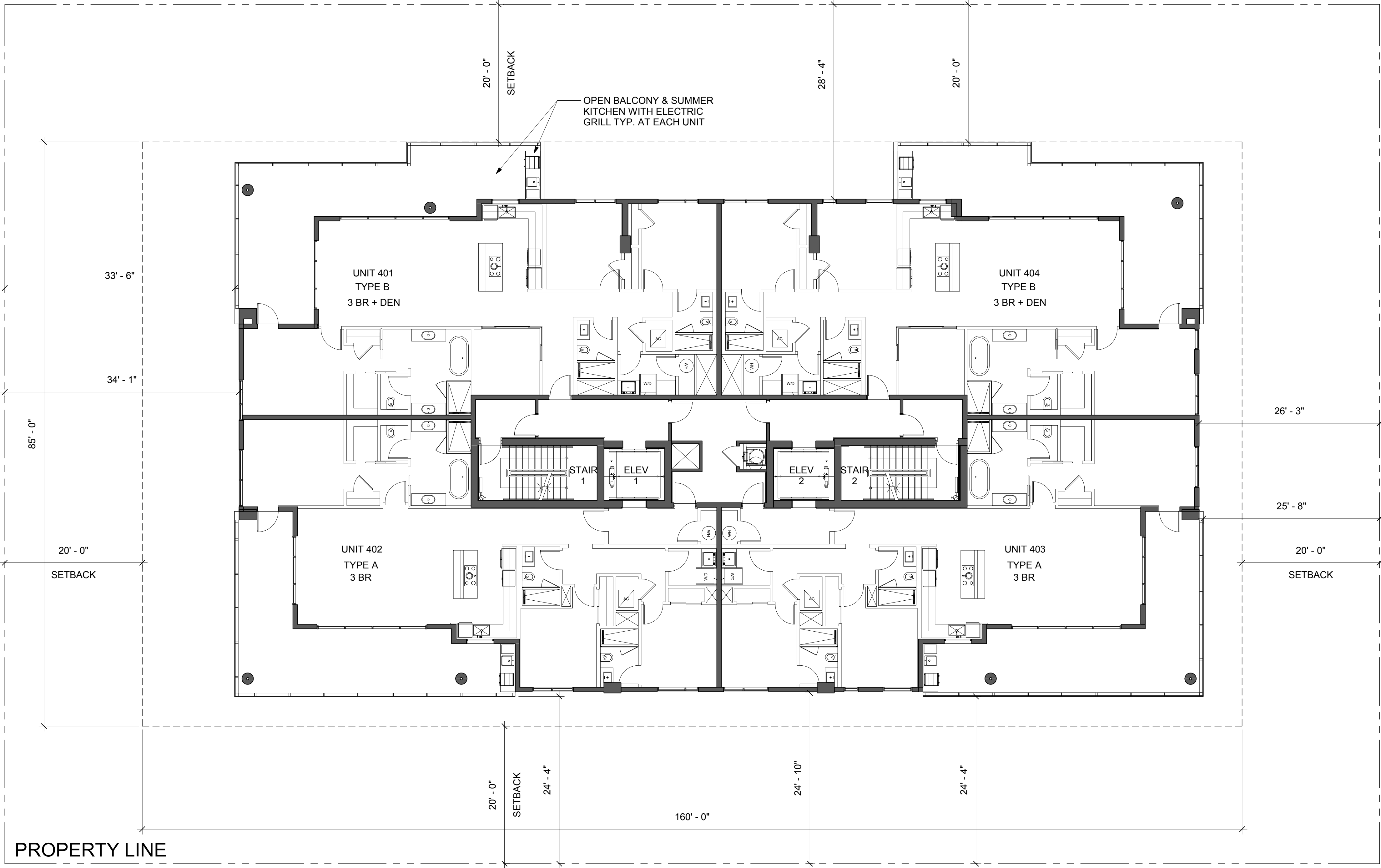
2365 Vista Parkway, Suite 16
Doral, FL 33126
TEL: 561.640.3020
FAX: 561.640.3021
www.gs4studios.com

Paul T. Stronberg, RA, NCARB
AR0015893
Corporate License # A126002302

© GS4 studios

Revision Schedule		Rev		By		Description	
Rev	Date	Rev	Date	Rev	Date	Rev	Date

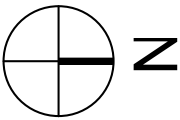
To the best of the architect's or engineer's knowledge, the plans and specifications are prepared in accordance with the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.



RESIDENTIAL PLAN - LEVEL 04

1/8" = 1'-0"

1
A-1.04-1



DRC SUBMISSION

PROJECT NUMBER: 1701

SHEET NUMBER

A-1.04-1

PRINT DATE:
2/12/2019 9:25:52 AM

DRAWING NAME

RESIDENTIAL PLAN
LEVEL 04

PROJECT

THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

CLIENT

Orton Place, LLC

7715 NW 46th St.
Doral, FL 33166

SEAL

2365 Vista Parkway, Suite 16
Doral, FL 33126
TEL: 561 640 3020

Paul T. Stronberg, RA, NCARB
AR0015893

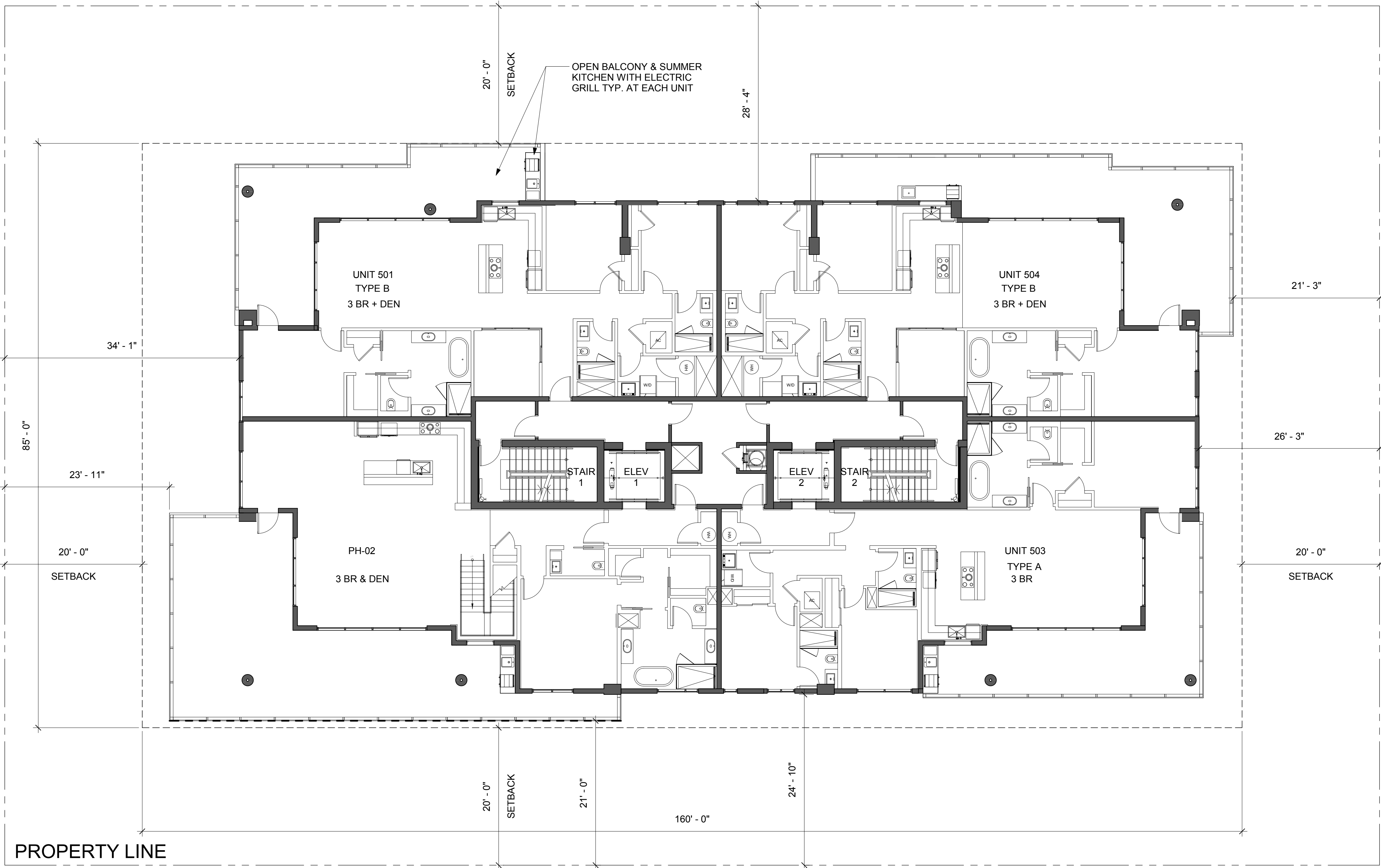
Corporate License # A126002302
www.gs4studios.com

GS4studios
experimentation in architecture

© GS4 studios

Revision Schedule		
Rev	Date	Description

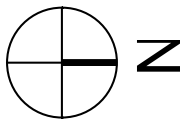
To the best of the architect's or engineer's knowledge, the plans and specifications are prepared in accordance with the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.



RESIDENTIAL PLAN - LEVEL 05

1/8" = 1'-0"

1
A-1.05-1



DRC SUBMISSION

PROJECT NUMBER: 1701

SHEET NUMBER

A-1.05-1

PRINT DATE:
2/12/2019 9:25:53 AM

RESIDENTIAL PLAN
LEVEL 05

THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

CLIENT

Orton Place, LLC

7715 NW 46th St.
Doral, FL 33166

SEAL

2365 Vista Parkway, Suite 16
Doral, FL 33126
TEL: 561-640-3020

Paul T. Stronberg, RA, NCARB
AR0015893

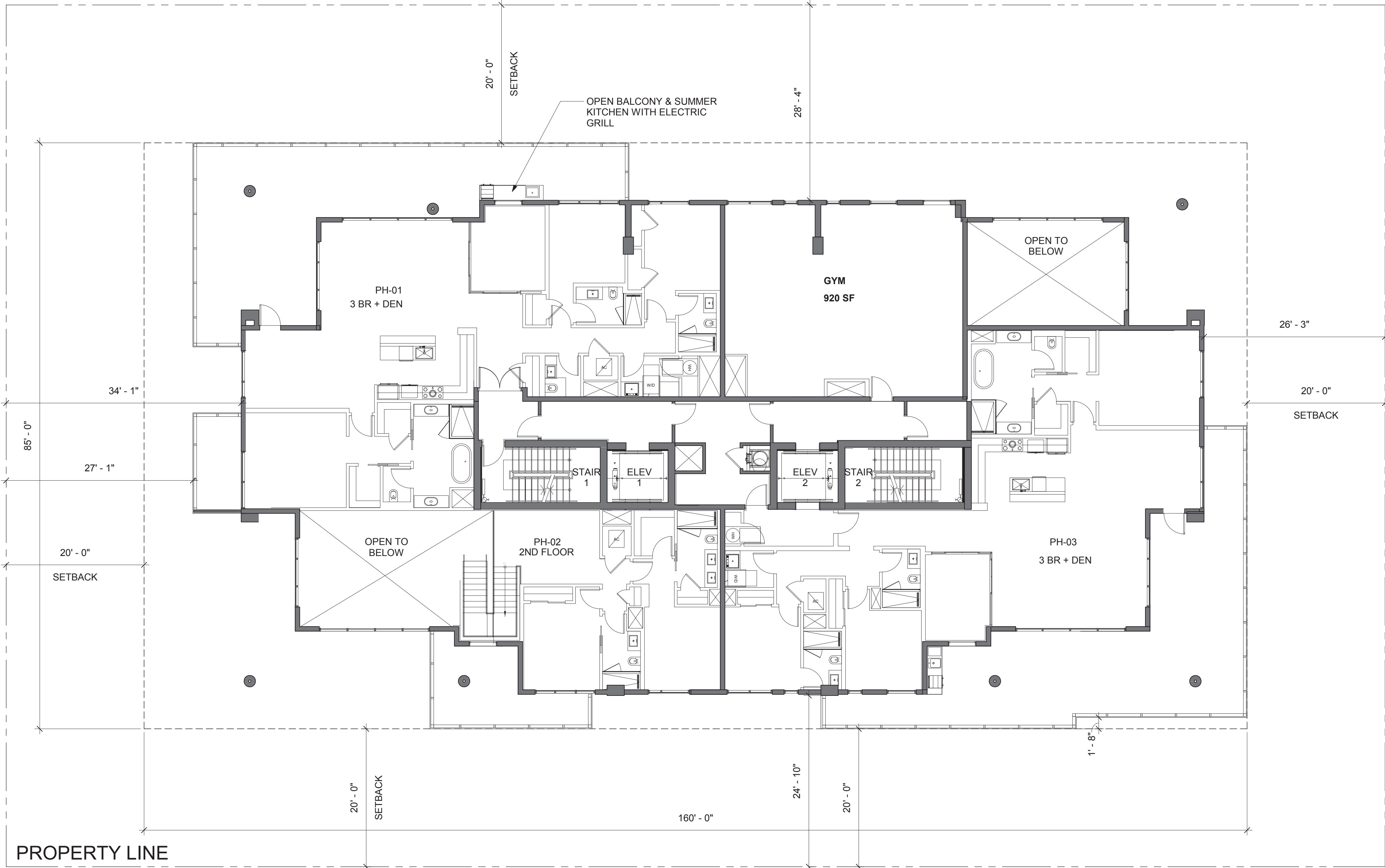
Corporate License # A126002302
www.gs4studios.com

GS4studios
experimentation in architecture

© GS4 studios

Revision Schedule		Rev		By		Description	
Rev	Date	Rev	Date	Rev	Date	Rev	Date

To the best of the architect's or engineer's knowledge, the plans and specifications herein were prepared in accordance with the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.



RESIDENTIAL PLAN - LEVEL 06

1/8" = 1'-0"

1
A-1.06-1



DRC SUBMISSION

PROJECT NUMBER: 1701

SHEET NUMBER

A-1.06-1

PRINT DATE:
9/22/2018 1:24 PM

DRAWING NAME

RESIDENTIAL PLAN
LEVEL 06

PROJECT

THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

CLIENT

Orton Place, LLC

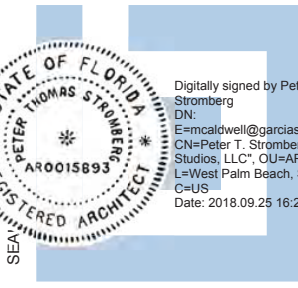
7715 NW 46th St.
Doral, FL 33166

GS4studios
experimentation in architecture

2365 Vista Parkway, Suite 16
Doral, FL 33126
TEL: 561.640.3020

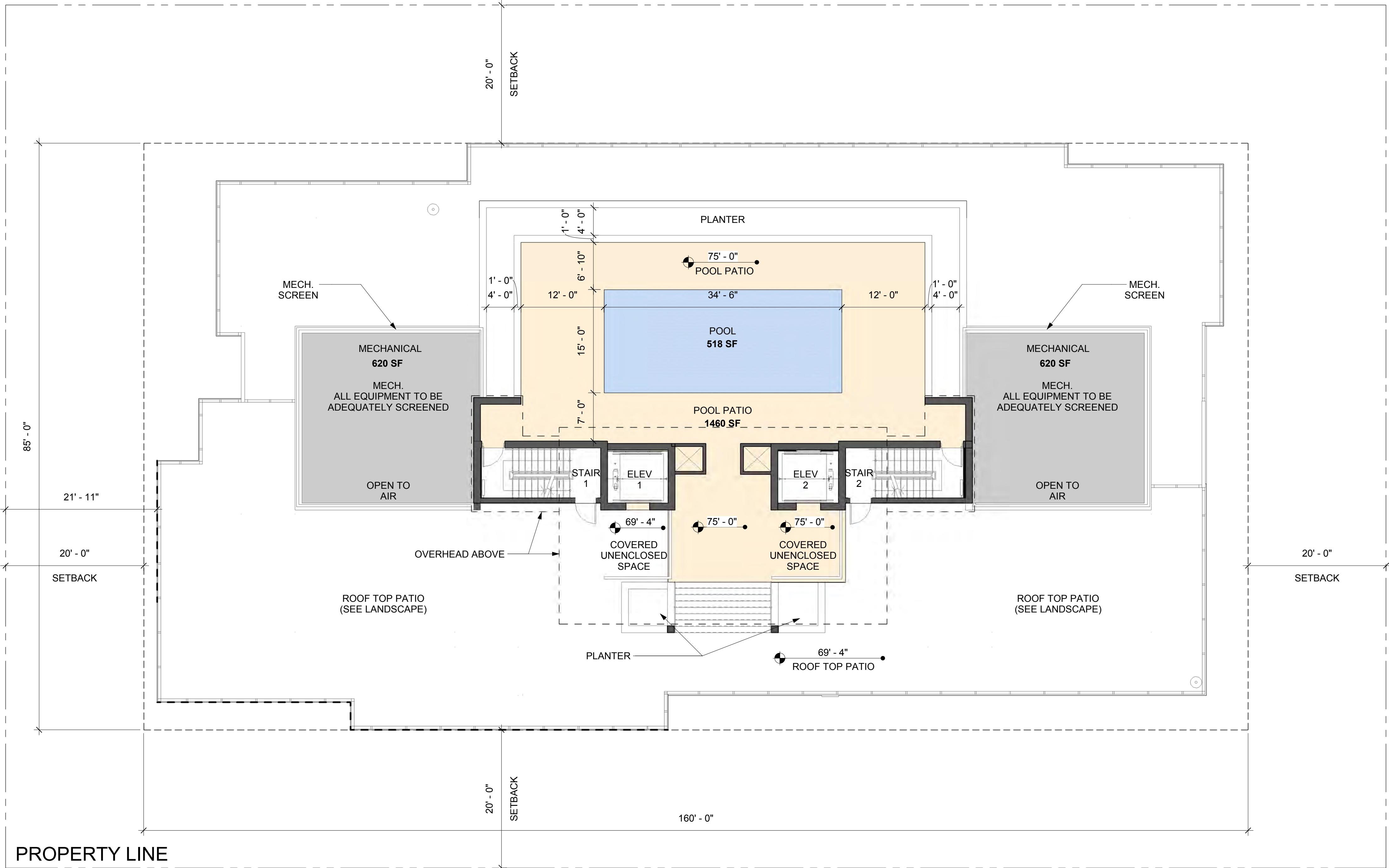
Paul T. Stronberg, RA, NCARB
AR0015893

Corporate License # A126002302
www.gs4studios.com



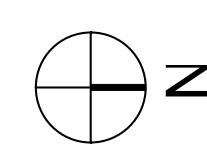
To the best of the architect's or engineer's knowledge, the plans and specifications herein were prepared in accordance with the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

Revision Schedule		Rev		By		Description	
Rev	Date	By	Description	Rev	Date	By	Description



ROOF TOP TERRACE PLAN

1/8" = 1'-0"
1
A-1.07-1



DRC SUBMISSION

PROJECT NUMBER: 1701

SHEET NUMBER

A-1.07-1

PRINT DATE:
2/12/2019 9:27:06 AM

DRAWING NAME

ROOF PLAN

PROJECT
THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

CLIENT

Orton Place, LLC

7715 NW 46th St.
Doral, FL 33166

GS4studios
experimentation in architecture

2365 Vista Parkway, Suite 16
Doral, FL 33126
TEL: 561.640.3020

Paul T. Stromberg, RA, NCARB
AR0015893

Corporate License # A126002302
www.gs4studios.com

SEAL

© GS4 studios

Revision Schedule		Revision Schedule	
Rev	Date	By	Description

To the best of the architect's or engineer's knowledge, the plans and specifications are true and correct, and they conform to the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.



PERSPECTIVE AERIAL FROM SOUTH EAST

NOTE: TO THE BEST OF OUR KNOWLEDGE AND ABILITY THESE 3-DIMENSIONAL REPRESENTATIONS OF THE PROPOSED DEVELOPMENT ARE TRUE AND ACCURATE RELATIVE TO HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

3
A-2.01



EAST ELEVATION

1" = 10'-0"

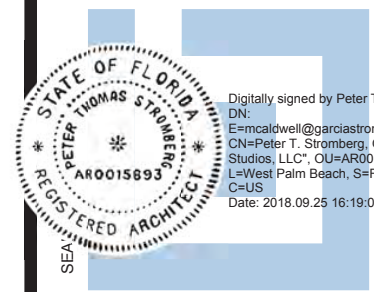
1
A-2.01

SOUTH ELEVATION

1" = 10'-0"

DRC SUBMISSION

Revision Schedule		Description	
Rev	Date	By	Description



2365 Vista Parkway, Suite 16
Doral, FL 33111
TEL: 561.640.3020
www.gs4studios.com

GS4studios
experimentation in architecture

CLIENT
Orton Place, LLC
7715 NW 46th St.
Doral, FL 33166

PROJECT
THE TERRACES
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

DRAWING NAME
EXTERIOR ELEVATIONS

PROJECT NUMBER: 1701
SHEET NUMBER
A-2.01

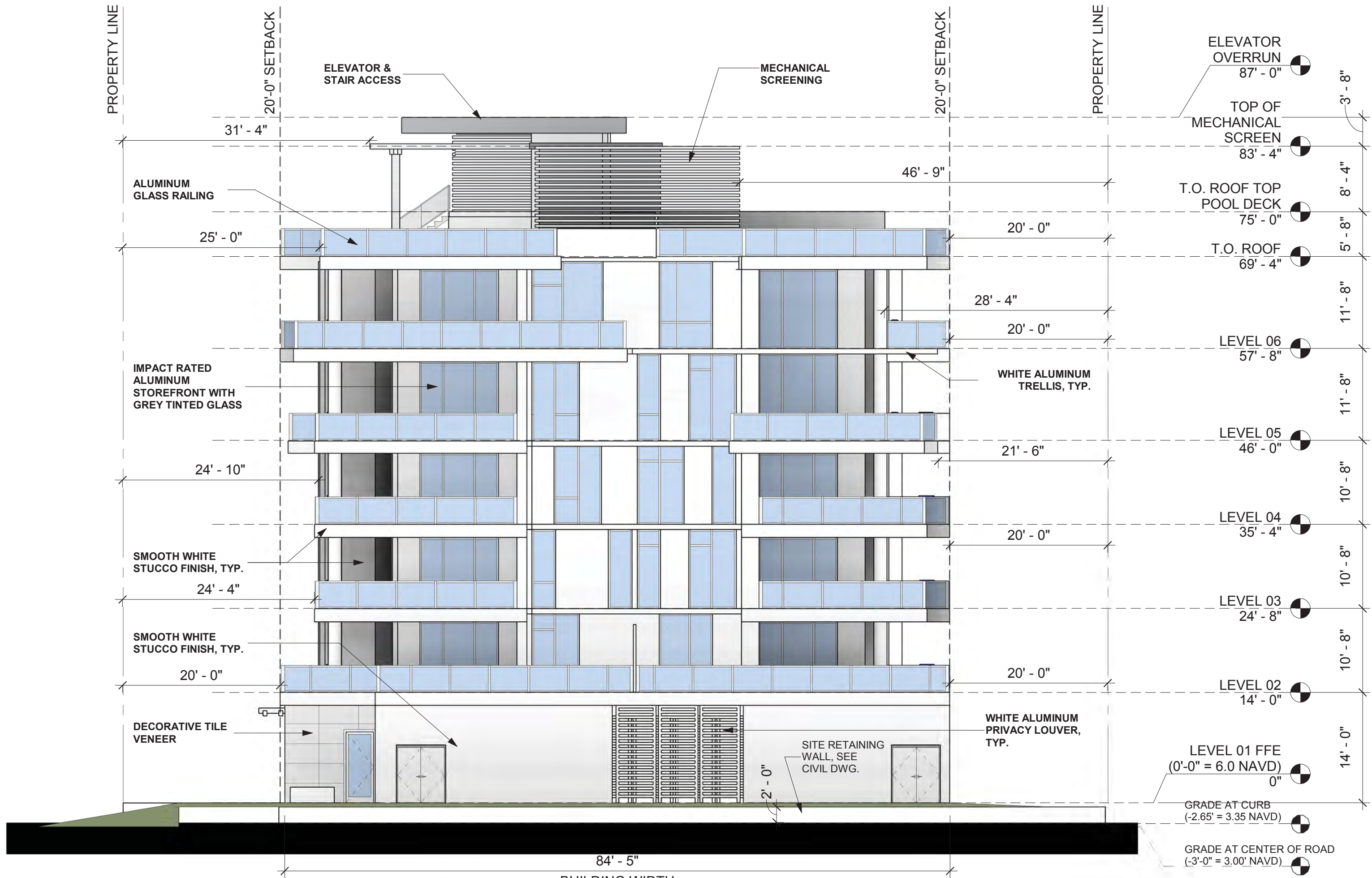
PRINT DATE:
9/20/2018 1:27 PM



PERSPECTIVE AERIAL FROM NORTH WEST

NOTE: TO THE BEST OF OUR KNOWLEDGE AND ABILITY THESE 3-DIMENSIONAL REPRESENTATIONS OF THE PROPOSED DEVELOPMENT ARE TRUE AND ACCURATE RELATIVE TO HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

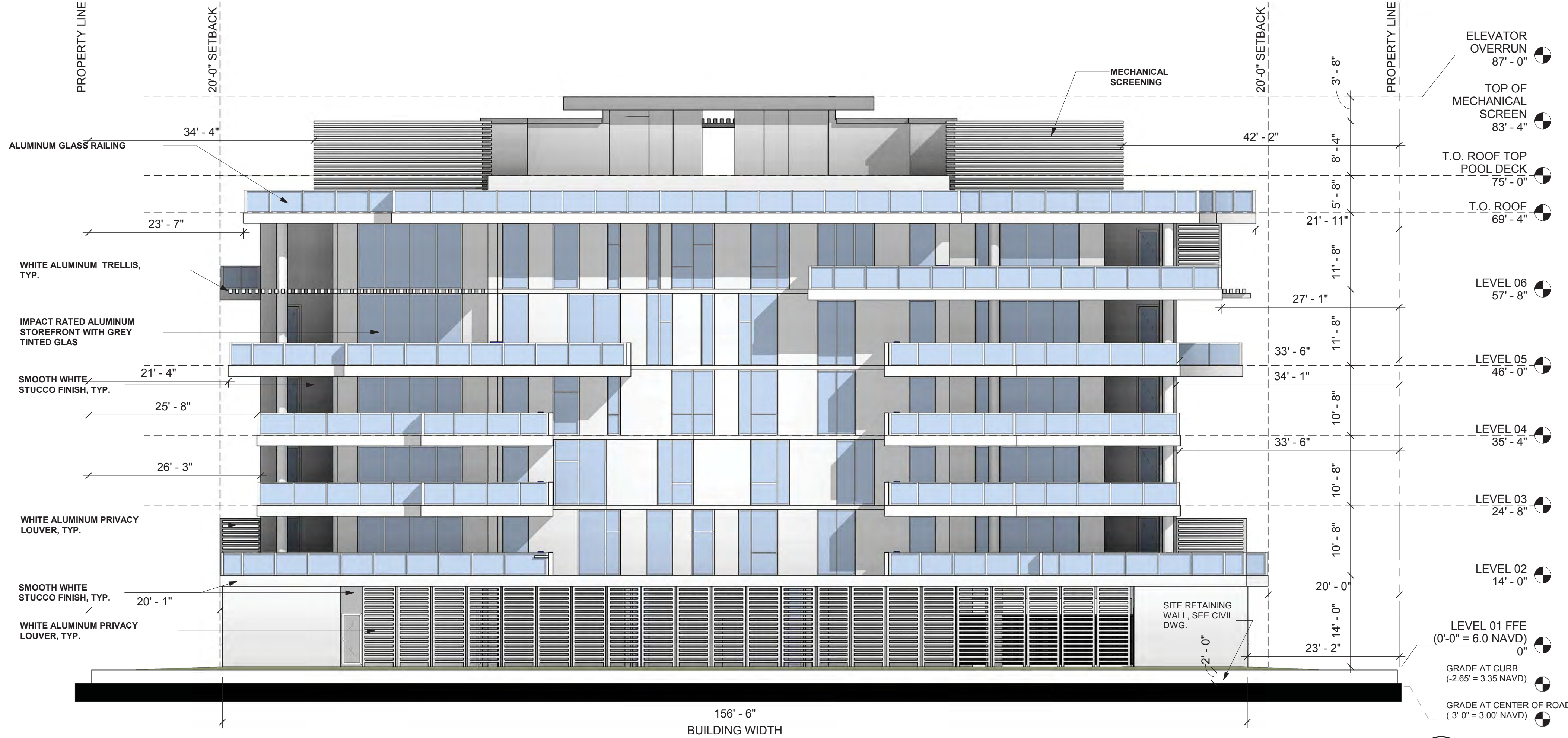
3
A-2.02



NORTH ELEVATION

1" = 10'-0"

2
A-2.02



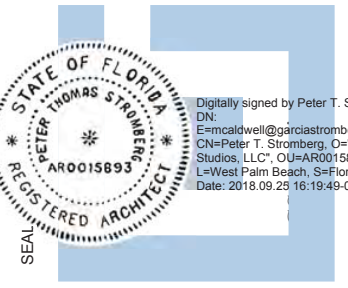
WEST ELEVATION -

1" = 10'-0"

1
A-2.02

DRC SUBMISSION

Revision Schedule	By	Description
Rev	Date	



2365 Vista Parkway, Suite 16
Doral, FL 33111
TEL: 561.640.3020
FAX: 561.640.3021
www.gs4studios.com

GS4studios
experimentation in architecture

Orton Place, LLC
7715 NW 46th St.
Doral, FL 33166

PROJECT
THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

DRAWING NAME
EXTERIOR ELEVATIONS

PROJECT NUMBER: 1701
SHEET NUMBER
A-2.02

PRINT DATE:
9/22/2018 1:42:23 PM



CONTEXT ELEVATIONS

4
A-2.03



NORTH EAST STREET LEVEL PERSPECTIVE

3
A-2.03



SOUTH EAST STREET LEVEL PERSPECTIVE

2
A-2.03



WEST STREET LEVEL PERSPECTIVE

1
A-2.03

NOTE: TO THE BEST OF OUR KNOWLEDGE AND ABILITY THESE 3-DIMENSIONAL REPRESENTATIONS OF THE PROPOSED DEVELOPMENT ARE TRUE AND ACCURATE RELATIVE TO HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

DRC SUBMISSION

PROJECT NUMBER: 1701
SHEET NUMBER:
A-2.03

PRINT DATE:
2/10/2018 9:22:03 AM

DRAWING NAME
PERSPECTIVE VIEW

PROJECT
THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

CLIENT
Orton Place, LLC

7715 NW 46th St.
Doral, FL 33166

GS4studios

experimentation in architecture

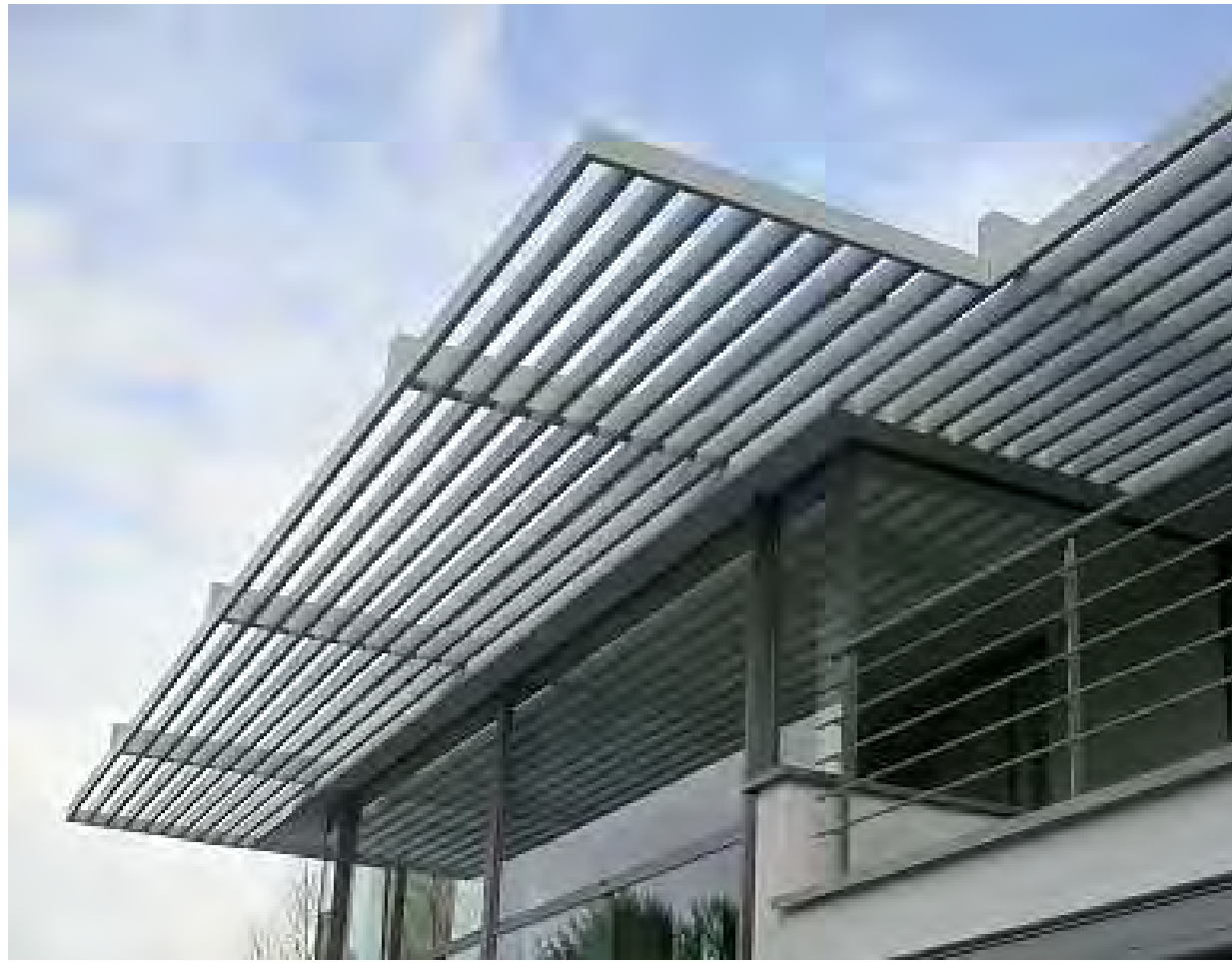
2365 Vista Parkway, Suite 16
Doral, FL 33126
TEL: 561-640-3020
FAX: 561-640-3021
www.gs4studios.com

SEAL

© GS4 studios

Revision Schedule		Description	
Rev	Date	By	Description

To the best of the architect's or engineer's knowledge, the plans and specifications are true and accurate, and the construction of the project shall be in accordance with the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.



ALUMINUM TRELLIS
REFERENCE IMAGE

5
A-2.04



DECORATIVE TILE VENEER
REFERENCE IMAGE

4
A-2.04



MECHANICAL SCREENING
REFERENCE IMAGE

3
A-2.04



PRIVACY LOUVERS
REFERENCE IMAGE

2
A-2.04



OBLIQUE AERIAL FROM SOUTH WEST

6
A-2.04



OBLIQUE AERIAL FROM SOUTH EAST

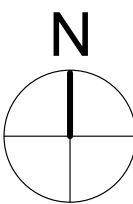
5
A-2.04



NOTE: TO THE BEST OF OUR KNOWLEDGE AND ABILITY THESE 3-DIMENSIONAL REPRESENTATIONS OF THE PROPOSED DEVELOPMENT ARE TRUE AND ACCURATE RELATIVE TO HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

CONTEXT PLAN
SCALE NTS

1
A-2.04



DRC SUBMISSION

PROJECT
THE TERRACES
CONTEXT PLAN

CLIENT
Orton Place, LLC
7715 NW 46th St.
Doral, FL 33166

GS4studios
experimentation in architecture

Revision Schedule

Rev	Date	By	Description

2365 Vista Parkway, Suite 16
Doral, FL 33126
TEL: 561 640 3020
FAX: 561 640 3021
www.gs4studios.com

SEAL
© GS4 studios



ALUMINUM TRELLIS

REFERENCE IMAGE



DECORATIVE TILE VENEER

REFERENCE IMAGE

4
A-2.05

ALUMINUM TRELLIS

IMPACT RATED ALUMINUM
STOREFRONT WITH GREY
TINTED GLASS

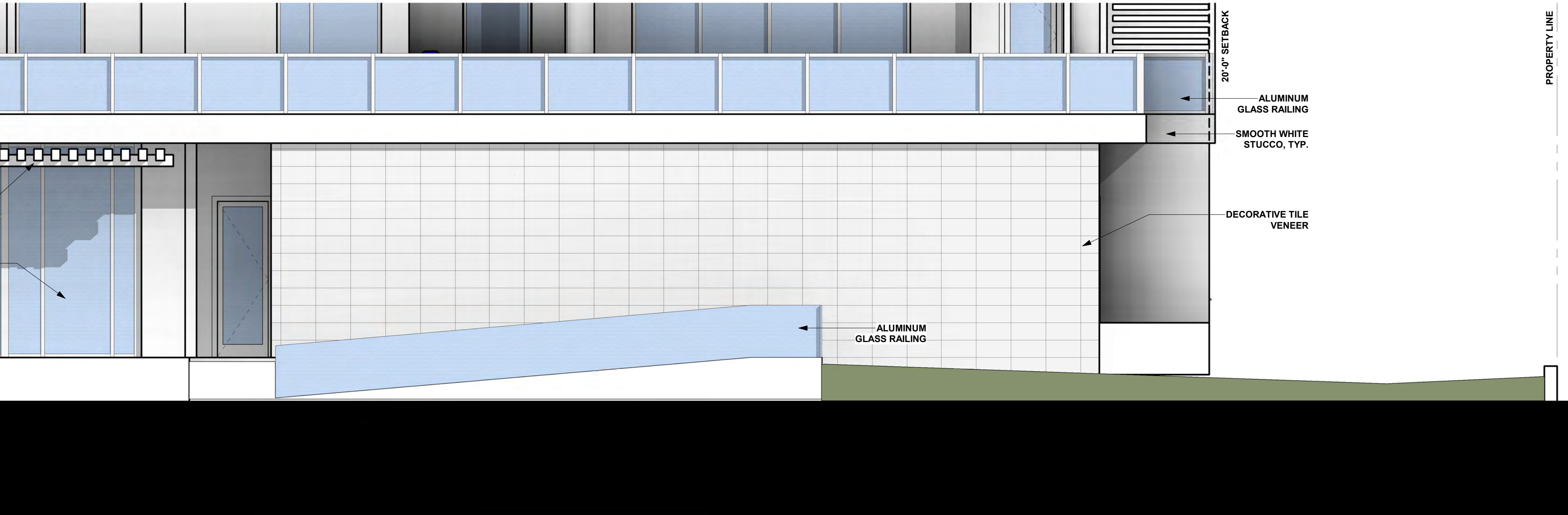
3
A-2.05

DECORATIVE TILE
VENEER

SMOOTH WHITE
STUCCO, TYP.

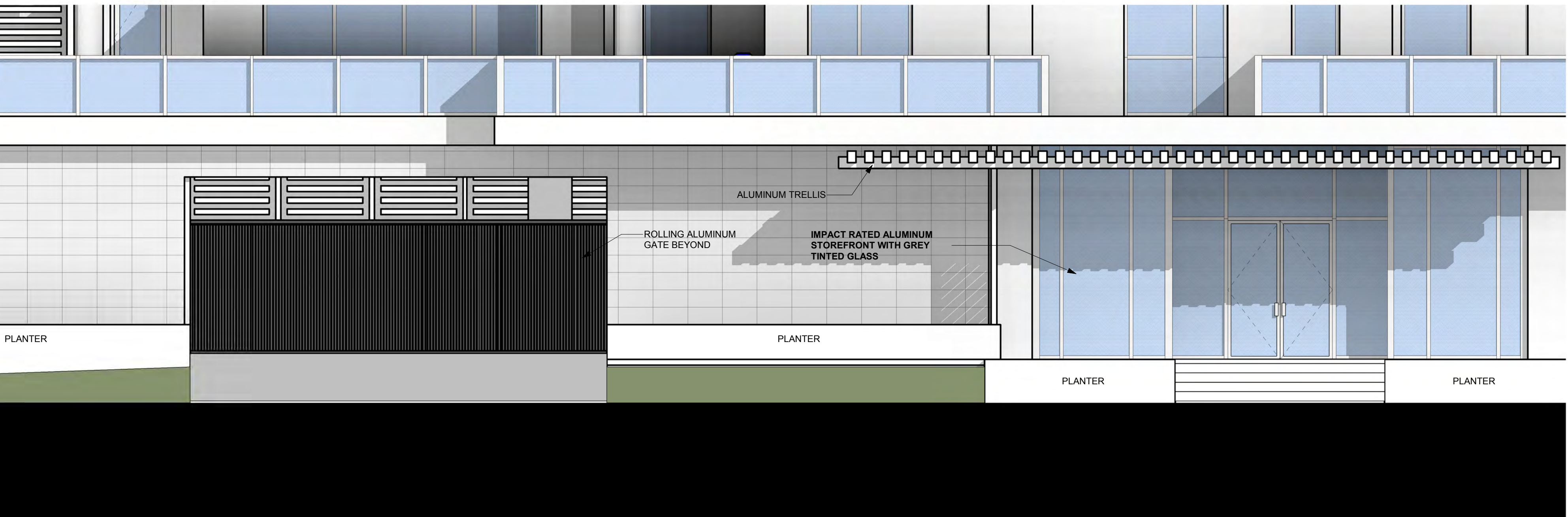
ALUMINUM GLASS RAILING

20'-0" SETBACK



EAST ELEVATION B
1/4" = 1'-0"

2
A-2.05



EAST ELEVATION A
1/4" = 1'-0"

1
A-2.05

DRC SUBMISSION

PROJECT
THE TERRACES
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

DRAWING NAME
**GROUND FLOOR
ELEVATION DETAIL**

SHEET NUMBER
A-2.05

PRINT DATE:
2/13/2019 9:22:15 AM

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 630, Florida Statutes.

Revision Schedule					
Rev	Date	By	Description		

SEAL

GARCIA STROMBERG

Jorge H. Garcia, P.E., AIA, NCARB
Chief Architect/Engineer
AIA0007759
2345 Vista Parkway, Suite 15, West Palm Beach, FL 33411 TEL: 561.478.5855 FAX: 561.478.5865
www.garciastromberg.com

CLIENT

Orton Place, LLC

7745 NW 40th St
Doral, FL 33166

© Garcia Stromberg



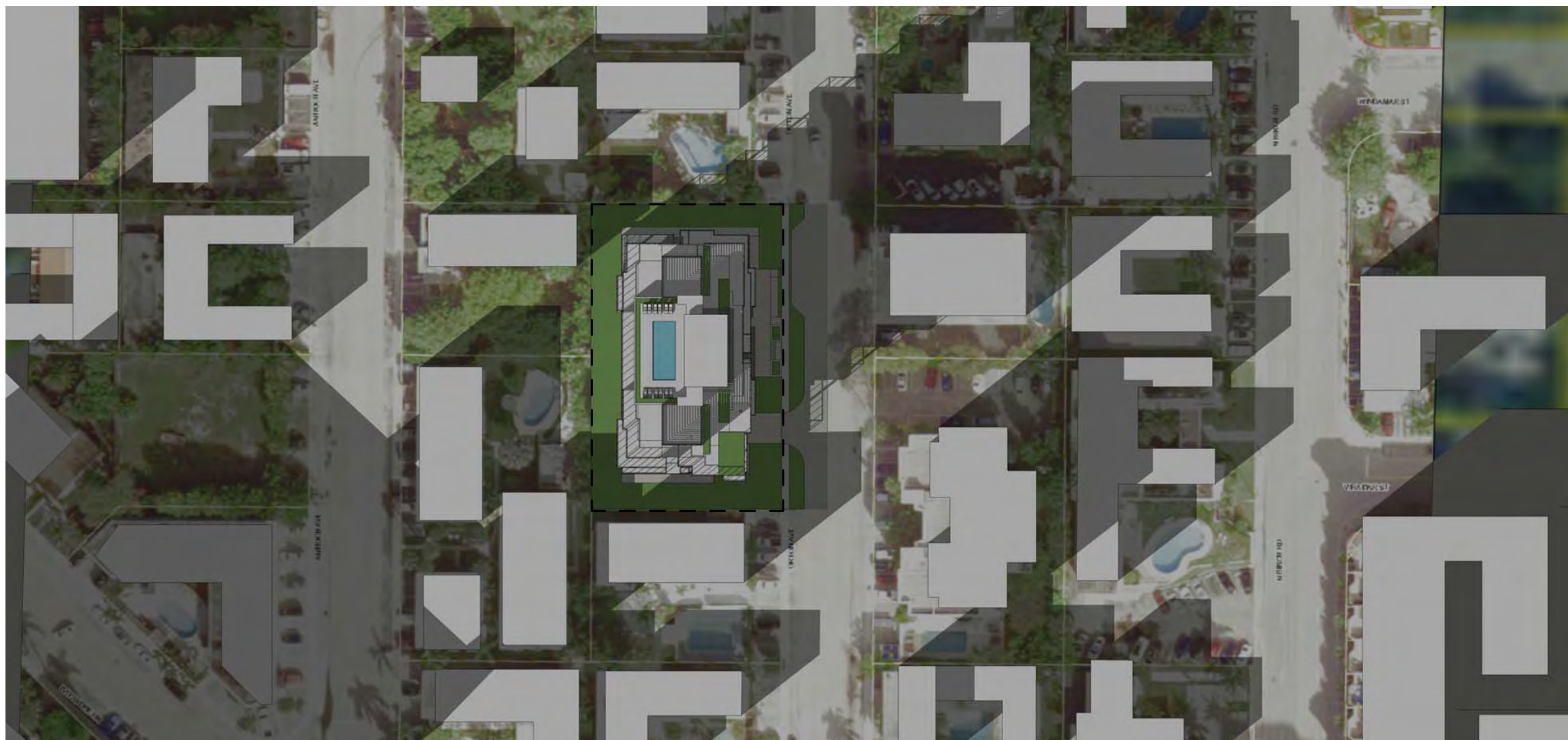
MARCH 21 - 4:00 PM



MARCH 21 - 12:00 PM



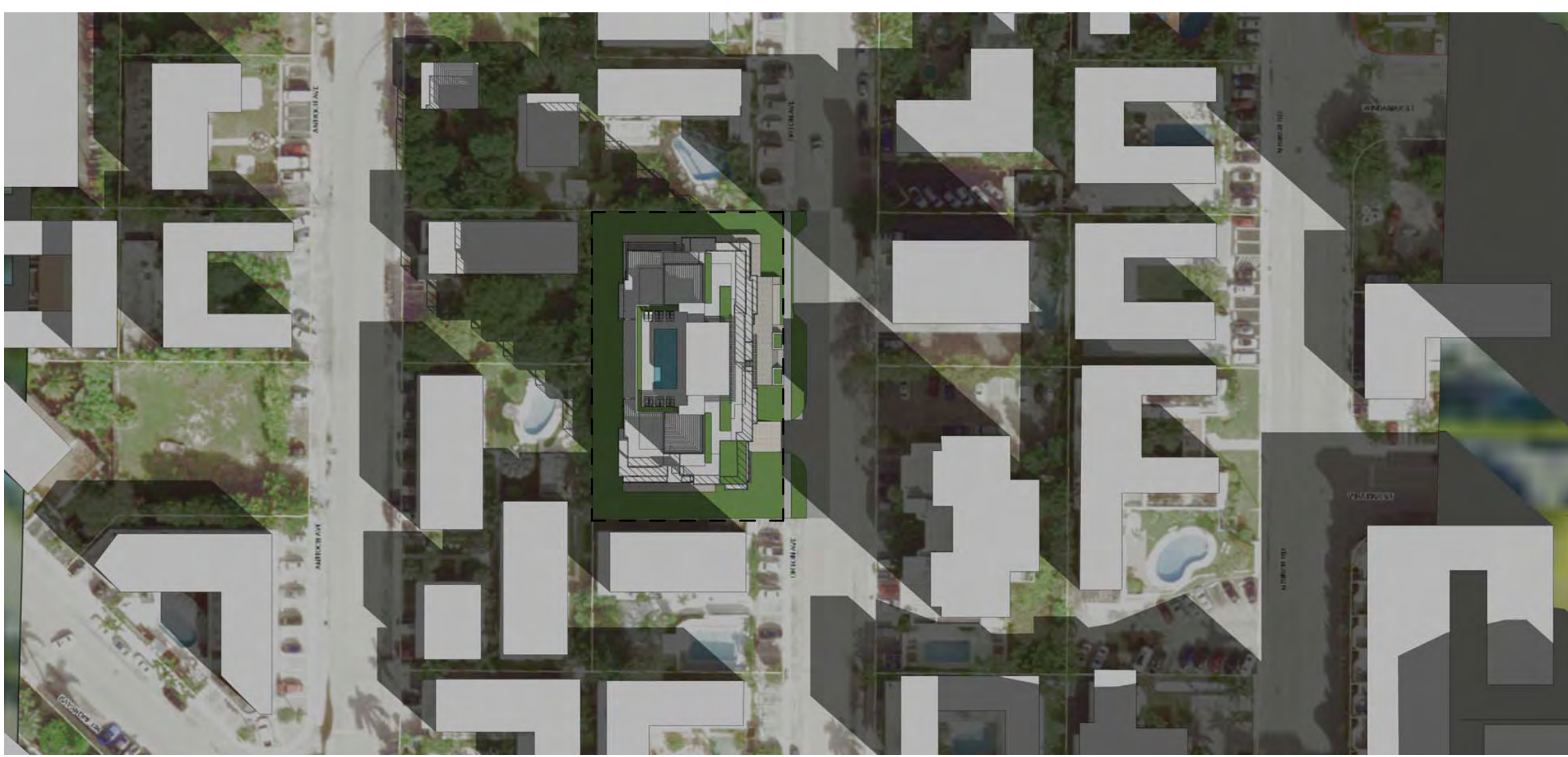
MARCH 21 - 9:00 AM



DECEMBER 22 - 4:00 PM



DECEMBER 22 - 12:00 PM



DECEMBER 22 - 9:00 AM

DRC SUBMISSION

PROJECT NUMBER: 1701
SHEET NUMBER:
A-2.06
PRINT DATE:
2/10/2018 9:22:24 AM

DRAWING NAME
SHADOW STUDY

PROJECT
THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

CLIENT
Orton Place, LLC

7715 NW 46th St.
Doral, FL 33166

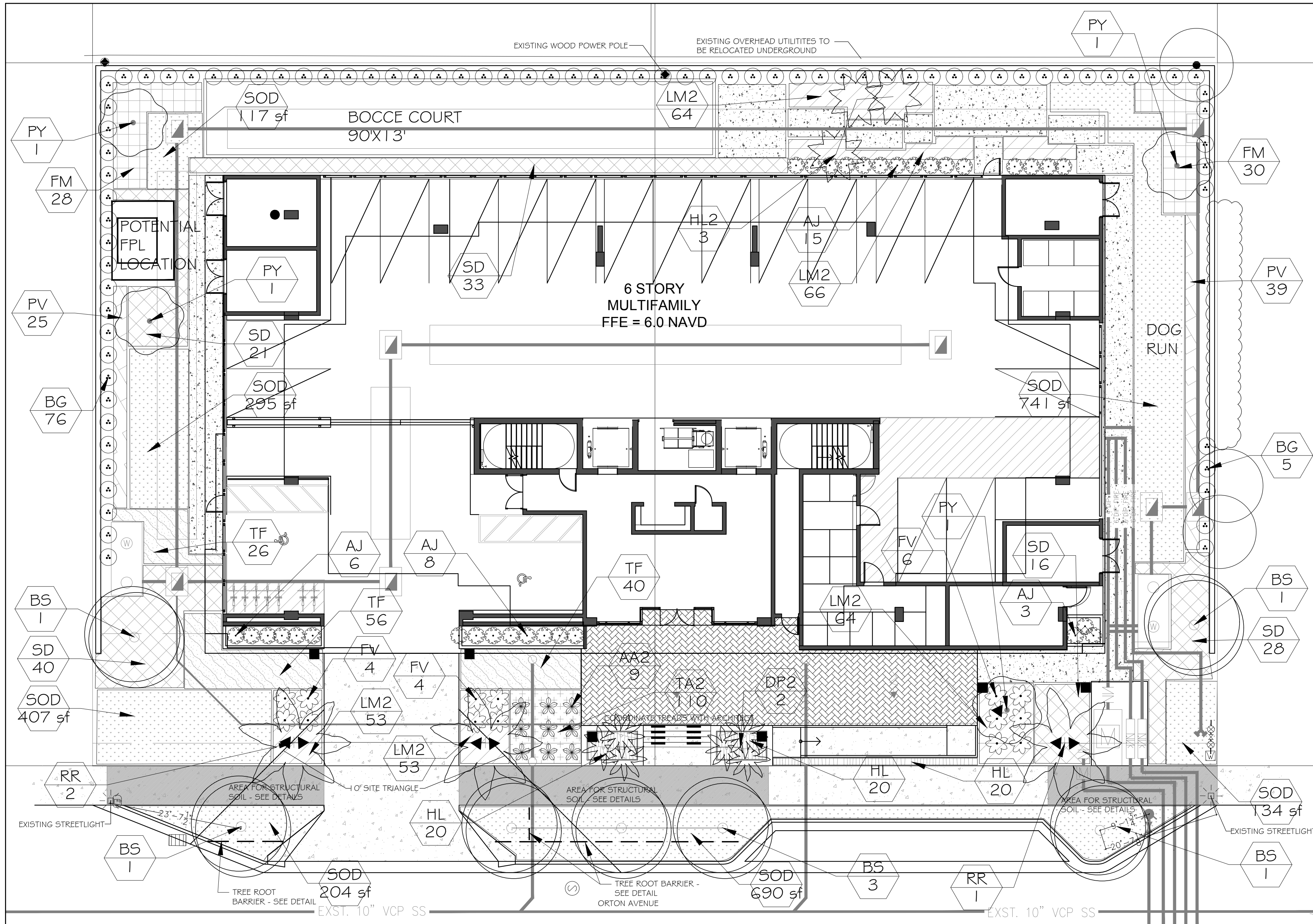
GS4studios
experimentation in architecture

2365 Vista Parkway, Suite 16
Doral, FL 33126
TEL: 561.640.3020
FAX: 561.640.3021
www.gs4studios.com

© GS4 studios

To the best of the architect's or engineer's knowledge, the plans and specifications are true and correct, and they conform to the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

Revision Schedule		
Rev	Date	Description



PLANT SCHEDULE GROUND FLOOR

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	CALIPER
	BS	7	BURSERIA SIMARUBA	GUMBO LIMBO	B & B	14' HT. 6" SPR, 8" CT	2.5" MIN
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	CALIPER
	PY	4	PLUMERIA ACUTIFOLIA	YELLOW PLUMERIA	25 GAL	12' HT X 6" SPR	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	CALIPER
	DP2	2	DICTYOSPERMA ALBUM	PRINCESS PALM	FG&B&B	10'-16" TRIPLE	
	HL2	3	HYOPHORBE LAGENICAILUS	BOTTLE PALM	FG&B&B	6' OA	
	RR	3	ROYSTONIA REGIA	ROYAL PALM	B & B	8' GW, MATCHED	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	AA2	9	AGAVE ATTENUATA	AGAVE	18" HT		
	AJ	32	ACALYPHA WILKESIANA 'JAVA WHITE'	JAVA WHITE ACALYPHA	36" HT X 30" SPR		
	BG	81	BAMBUSA TEXTILIS GRACILIS	WEAVER'S BAMBOO	25G, 12' HT		
	FV	14	FURCRAEA FOETIDA VARIGATA	MAURITIUS HEMP VARIGATED	5 GAL		

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	FM	58	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	14" HT X 16" SPR	30" o.c.
	PV	64	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	24"X24" FULL	24" o.c.
	SD	138	SCHEFFLERA ARBORICOLA 'DWARF'	DWARF SCHEFFLERA	36"X36"	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	HL	60	HYMENOCALLIS LATIFOLIA	SPIDER LILY	12"X12"	18" o.c.
	LM2	300	LIRIOPE MUSCARI	LILY TURF	1 GAL@ 12" HT	18" o.c.
	TA2	110	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	4"X12"	15" o.c.
	TF	122	TRIPSACUM FLORIDANUM	FLORIDA GAMMA GRASS	24" HT X 24" SPR	24" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	SOD	2,572 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD	

Landscape Calculations - 527 Orton - NBRA				
Site Area		25,000 sf		
Sec. 47-21.8-R	Irrigated turfgrass no more than 50% of the landscaped area	Landscape area = 8,188 sf	Required	Provided
			<4,094 sf turf	2,587 sf
Sec. 47-21.8-5	Native and drought-tolerant landscaping must be a minimum of 50% of the non-turfgrass landscaped area	Non-turfgrass landscaped area = 5,601 sf	Required	Provided
			50%	4,605 sf
Sec. 47-21.12-A-1	Landscaping shall be provided in a square foot area equal to a minimum of 20% of the gross VUA	VUA = 400 sf	Required	Provided
			80 sf	400 sf
Sec. 47-21.12-A-3	Interior landscape area. At least thirty (30) square feet of interior landscape area shall be provided for every interior parking and loading space and shall not be part of any perimeter landscape area. Perimeter landscape area		Required	Provided
		all spaces under building	0 sf	0 sf
Sec. 47-21.12-C-1	One (1) tree and (6) six shrubs shall be required for every one thousand (1,000) sf of VUA	VUA = 400 sf	Required	Provided
			1 trees, 6 shrubs	2 trees, 20+ shrubs
	25% of the required trees shall be shade species with 3.5" min. caliper, 25% with min. 2.5" caliper 20% flowering, 20% palms, 10% optional species.			
Sec. 47-21.13-1	There shall be at least (1) tree for each one thousand (1,000) sf of net lot area - in addition to VUA requirements - 20% shall be shade trees	Net lot area = 8,108 sf	Required	Provided
			8 trees (2 shade)	10 trees (2 shade)
Sec. 47-21.13-2	Offstreet parking VUA requirement		Required	Provided
		trees in islands		
Sec. 47-21.13-10	Diversity of tree mix - Of the overall number of trees required, not more than one-half of the required tree count can be of (1) genus. At least 40% of all required trees shall consist of native species.		Required	Provided
		8 required trees total = <4 of one species and >40% native		max 4 of required are same, 50% required native
Sec. 47-21.13-14	A minimum of twenty-five percent (25%) pervious area is required for single and multiple family development		Required	Provided
		6,250 sf (25%)		8,952
Sec. 47-21.13-16	Street trees shall be planted in an area located between the roadway and the property line. A minimum of 50% of the required street trees shall be shade trees. Street trees shall be provided at a ratio of one street tree per 40 feet of street frontage. If overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20 feet of street frontage. Minimum heights in Section 47-21.	200 ft	Required	Provided
			5 trees	5 trees

PREPARED BY:

ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS - LANDSCAPE ARCHITECTURE
888 SOUTH ANDREWS AVENUE, SUITE 303
FORT LAUDERDALE, FLORIDA 33304
PHONE (954) 534-5722 FAX (954) 534-6291
www.ecoplan-fl.com

PREPARED FOR:

GARCIA STROMBERG

FRANK H. GARCIA, JR. OWNER
Chief Executive Officer
2385 VANDERBILT, SUITE 700 FORT LAUDERDALE, FL 33301
TEL: (954) 534-5722 FAX: (954) 534-6291
Company License # AC00000002
www.garciastromberg.com

PRE PZB
SUBMITTAL

527 ORTON AVE
FORT LAUDERDALE, FL

Ground Floor
Planting Plan

DATE: 5/15/18
PROJECT NUMBER: 0718
DRAWN BY:
CHECKED BY:
SCALE:
REVISION: DATE: BY:



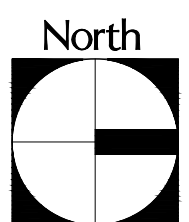
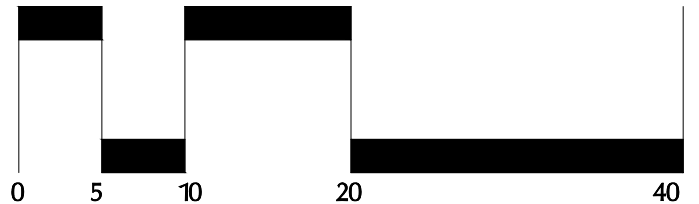
5_30_18

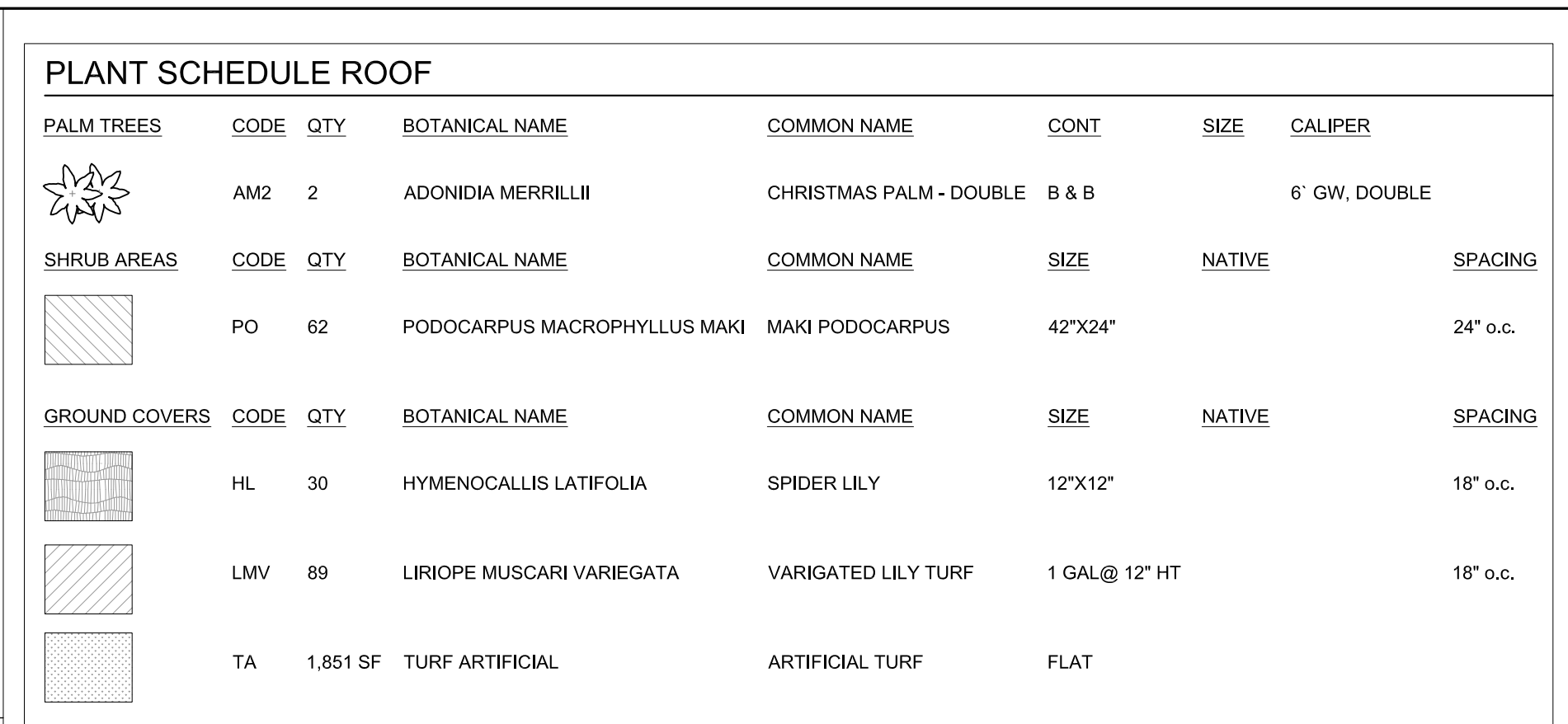
SHEET NUMBER:

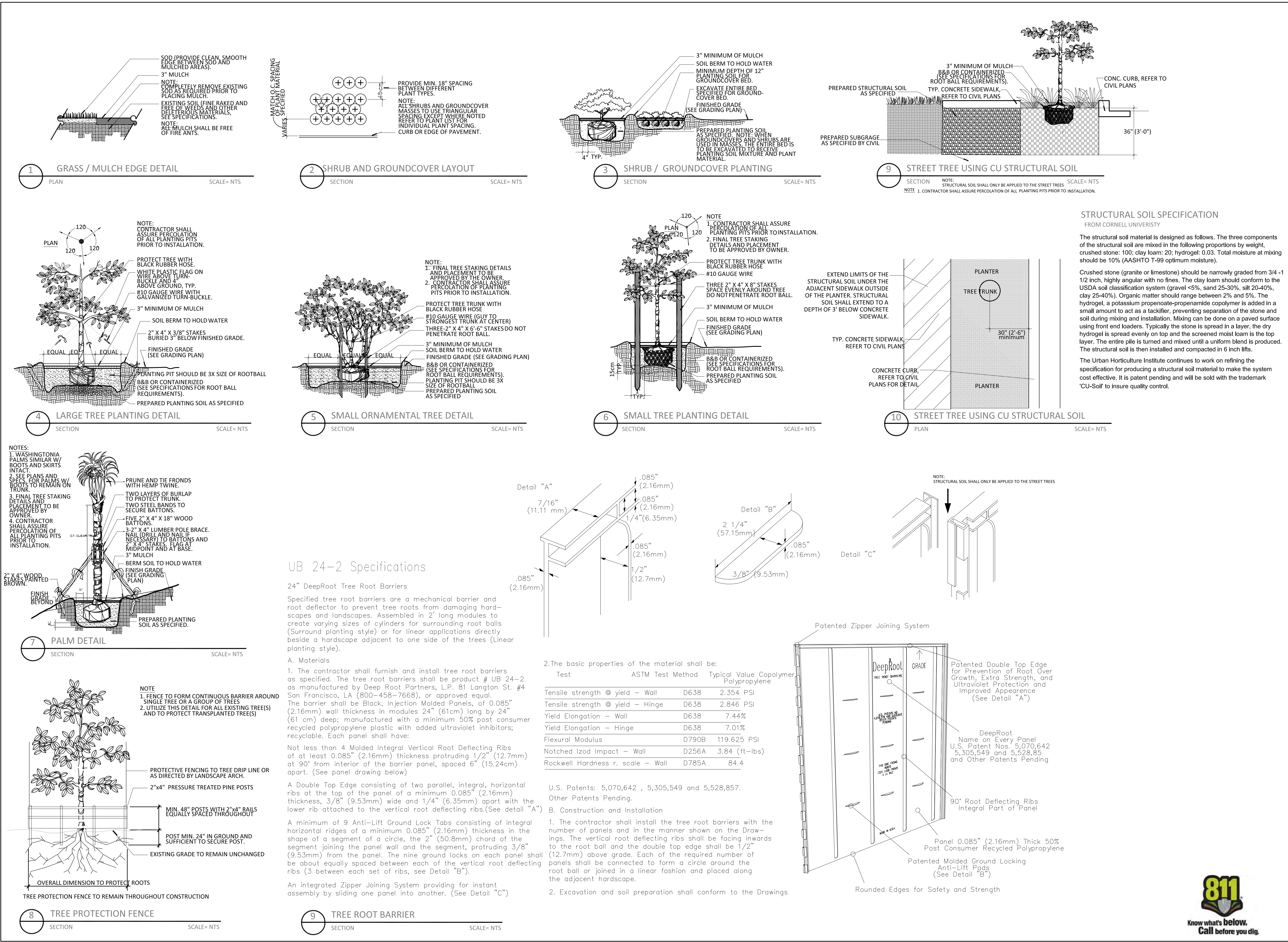
LAPL-1



Scale: 1" = 10'-00"







PREPARED BY:
EcoPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS - LANDSCAPE ARCHITECTURE
888 SOUTH ANDREWS AVENUE, SUITE 303
FORT LAUDERDALE, FL 33304-1076
PHONE (954) 524-3722 FAX (954) 524-8259
www.ecoplan-fl.com

PREPARED FOR:
GARCIA STROMBERG
JULIE A. STROMBERG, P.E., P.L.A., P.L.C.
Chief Landscape Architect
ARCHITECT
1280 West Broward Blvd., Suite 100, West Broward, FL 33311
TEL (954) 476-0850 FAX (954) 476-0850
www.garciastromberg.com

PRE PZB
SUBMITTAL

527 ORTON AVE
FORT LAUDERDALE, FL

Landscape
Details and Notes

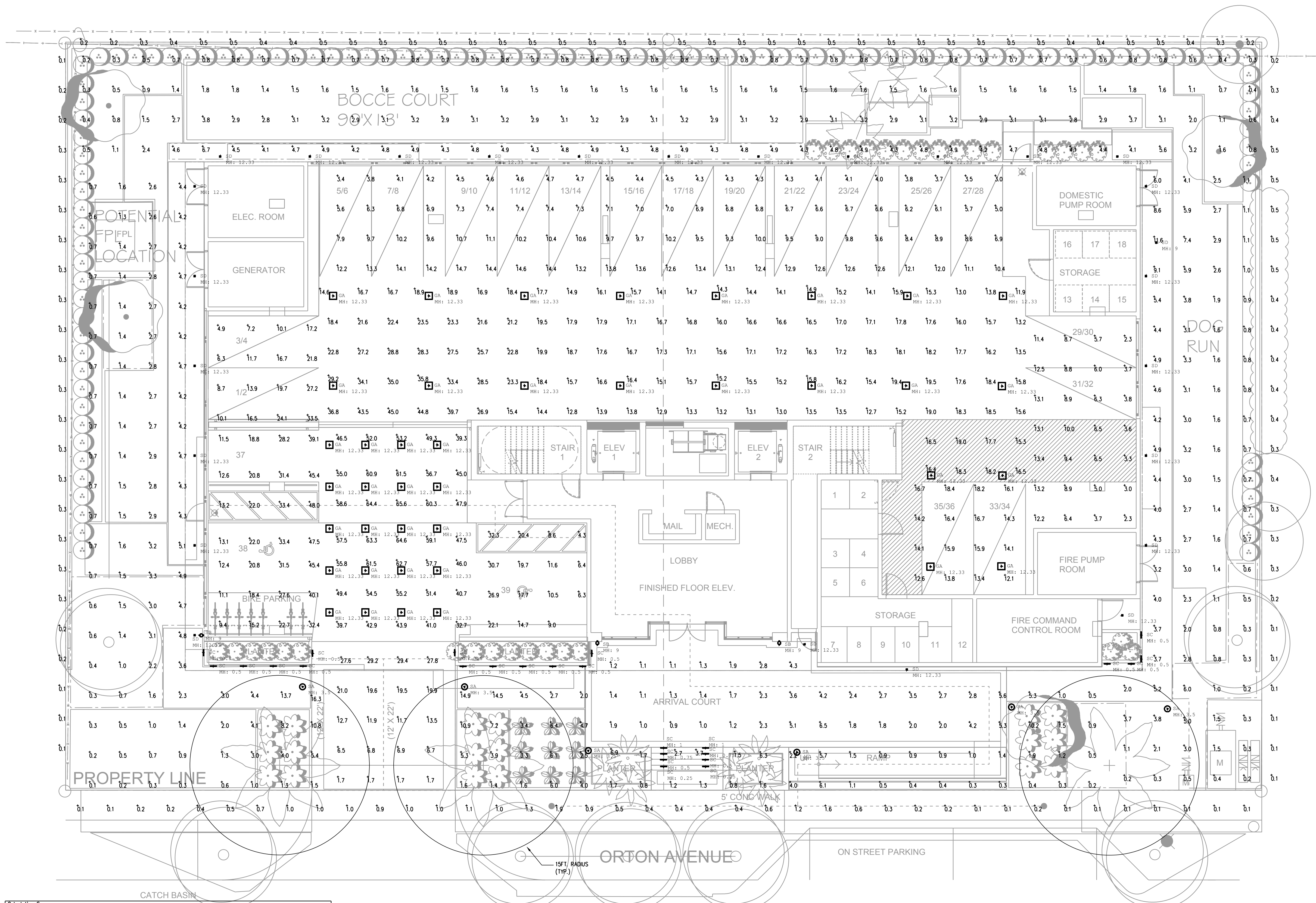
DATE: 3/7/18
PROJECT NUMBER: 1718
DRAWN BY:
CHECKED BY:
SCALE:
REVISION: DATE BY:

3_7_18

SHEET NUMBER:

LAPL-3

CAM # 18-1188
Exhibit 1
Page 23 of 28

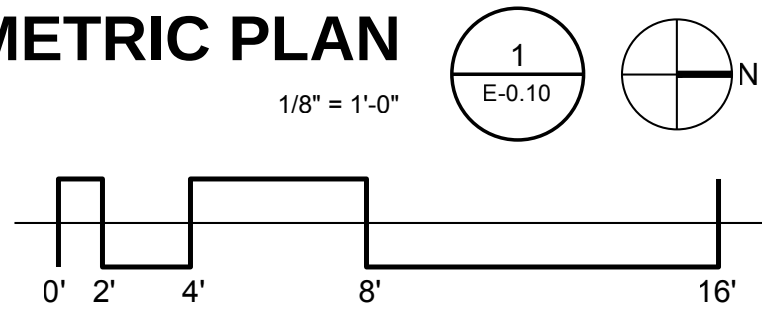


Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
BOUNDARY EAST	Illuminance	fc	0.56	1.9	0.1	6.60
BOUNDARY NORTH	Illuminance	fc	0.31	0.5	0.1	3.10
BOUNDARY SOUTH	Illuminance	fc	0.45	0.5	0.1	2.25
BOUNDARY WEST	Illuminance	fc	0.45	0.5	0.1	2.25
DRIVE AXLES	Illuminance	fc	18.93	45.0	11.9	1.59
DRIVEWAY	Illuminance	fc	13.88	29.4	1.7	8.16
ENTRY AREA	Illuminance	fc	52.67	66.6	34.7	1.61
PARKING NORTH	Illuminance	fc	10.33	16.4	2.2	4.69
PARKING SOUTH	Illuminance	fc	22.53	48.0	4.3	5.24
PARKING WEST	Illuminance	fc	14.43	16.3	3.0	5.14
SITE EAST	Illuminance	fc	14.43	16.3	3.0	4.81
SITE NORTH	Illuminance	fc	2.64	11.6	0.2	13.20
SITE SOUTH	Illuminance	fc	2.62	15.1	0.1	20.20
SITE WEST	Illuminance	fc	2.28	6.7	0.2	11.40

Luminaire Schedule						
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
40	GA	0.900	LED PARKING GARRAGE LUMINAIRE	64.76	7275	7275
6	SA	0.900	LED BOLLARDS	32	1276	1276
3	SB	0.900	LED WALL MOUNTED	23	882	882
25	SC	0.900	LED STRIP - WALL	11.5	91	91
27	SD	0.900	6 INCH LED SQUARE RECESSED DOWNLIGHT	14.39	1655	1655

[MANUFACT]			[LUMCAT]		
Cree Inc.			IC-NM-SS-J-40K-UL-xx-xxx		
EATON - INVUE (FORMER COOPER LIGHTING)			ABB-B2-LED-D1-S		
EATON - INVUE (FORMER COOPER LIGHTING)			ABB-B2-LED-D1-A		
BEGA-US			711212		
EATON - PORTFOLIO (FORMER COOPER LIGHTING)			LDS06B1500T0 EUB8T020B040 6LBCSS01MMS		

ARRIVAL/ PARKING SITE PHOTOMETRIC PLAN



OCI ASSOCIATES, INC.
Consulting Engineers
FL Pierce • Orlando • Ft. Myers • Tampa • Washington D.C.
West Palm Beach
2 Harvard Circle, Suite #100,
West Palm Beach, FL 33409
Phone: 561-688-6575 Fax: 561-688-6576
www.ociassociates.com
CERTIFICATE OF AUTHORIZATION #6261

To the best of the architect's or engineer's knowledge, the plans and specifications are true and correct and conform to the applicable fire safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

Revision Schedule		By	Description
Rev	Date		

SUDHARMA W. EGINAWARDANA, P.E.
2 HARVARD CIRCLE, SUITE #100
WEST PALM BEACH, FL 33409
FL REG. NO.: PE05143

2368 Vista Parkway, Suite 16
West Palm Beach, FL 33411
TEL: 561-640-3020
Fax: 561-640-3021
www.gs4studios.com

GS4studios
experimentation in architecture

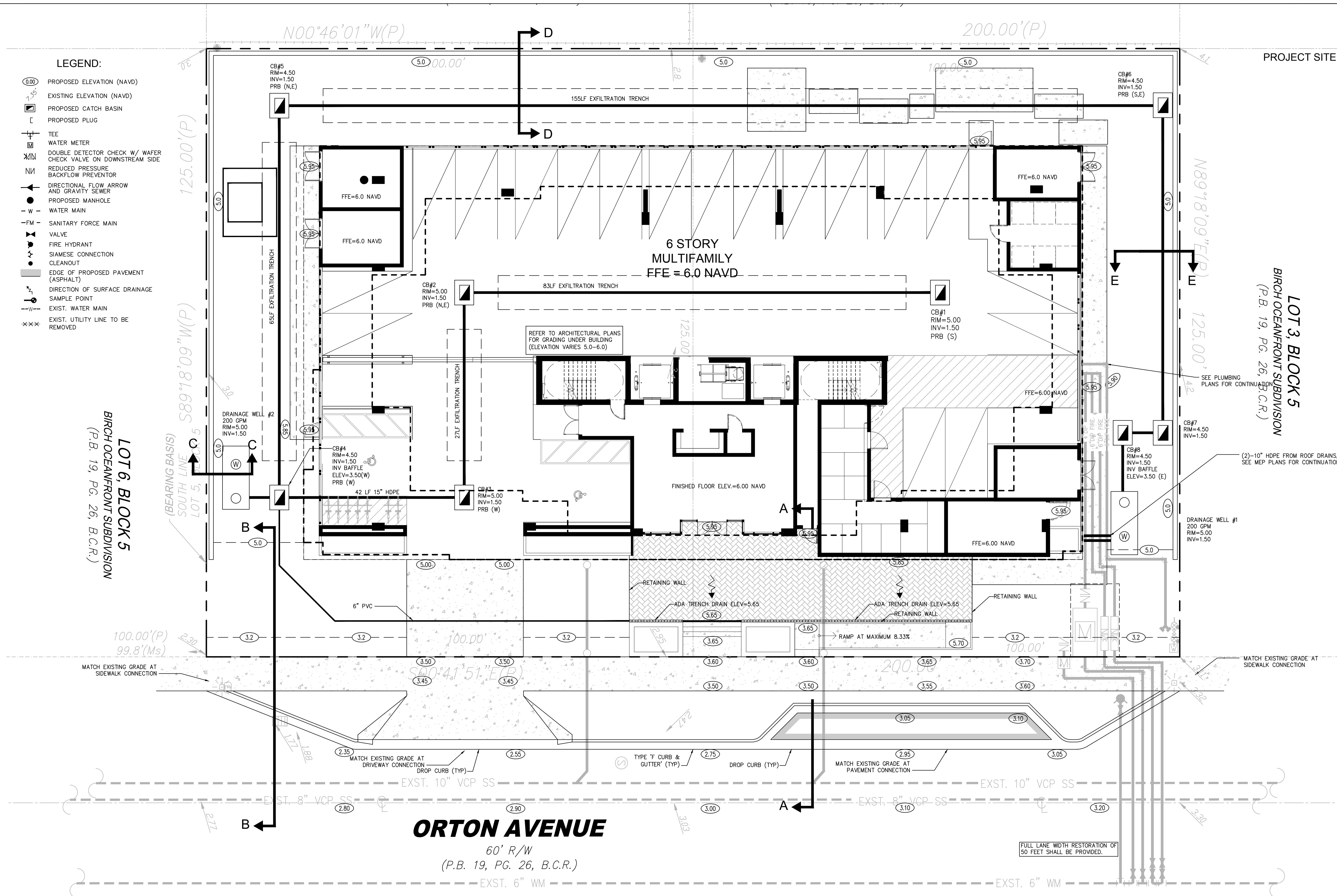
Orton Place, LLC
7715 NW 46th St.
Doral, FL 33166

TERRACES AT NORTH BEACH
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

**ARRIVAL/PARKING
SITE PHOTOMETRIC
PLAN**

E-0.10

PRINT DATE:
7/7/2017 3:52 PM



STRUCTURE CATEGORY II, MINIMUM FFE = BFE+1
FLOOD ZONE "AE" ELEV 5.0 NAVD ON FIRM
MAP #12011C0388H, DATE AUGUST 18, 2014
BROWARD COUNTY 100 YEAR
3 DAY CONTOUR= ELEV. 5.50 NAVD
AVERAGE WET SEASON
WATER LEVEL= ELEV. 1.00 NAVD

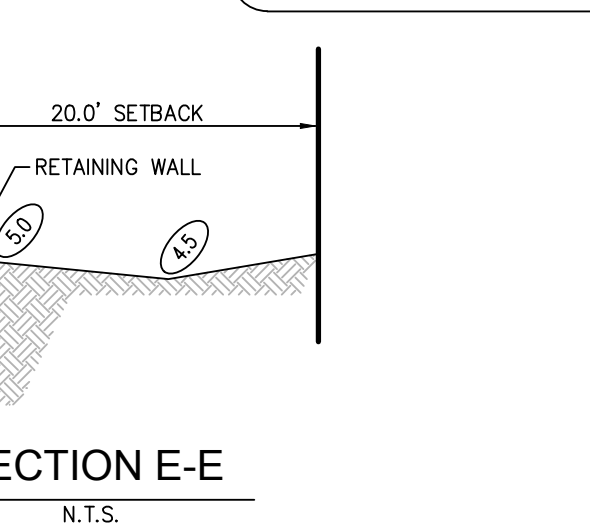
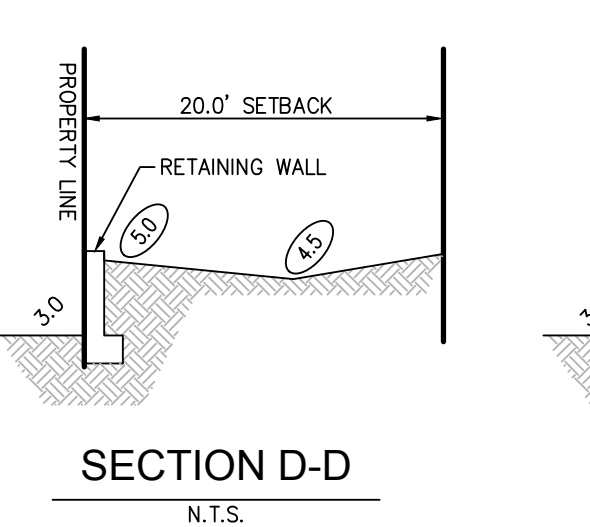
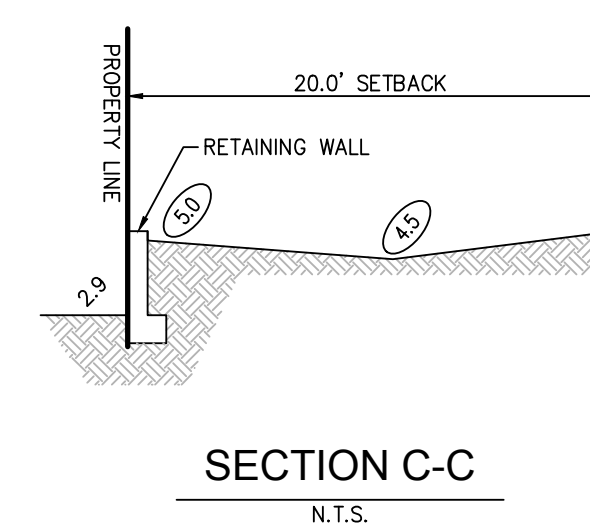
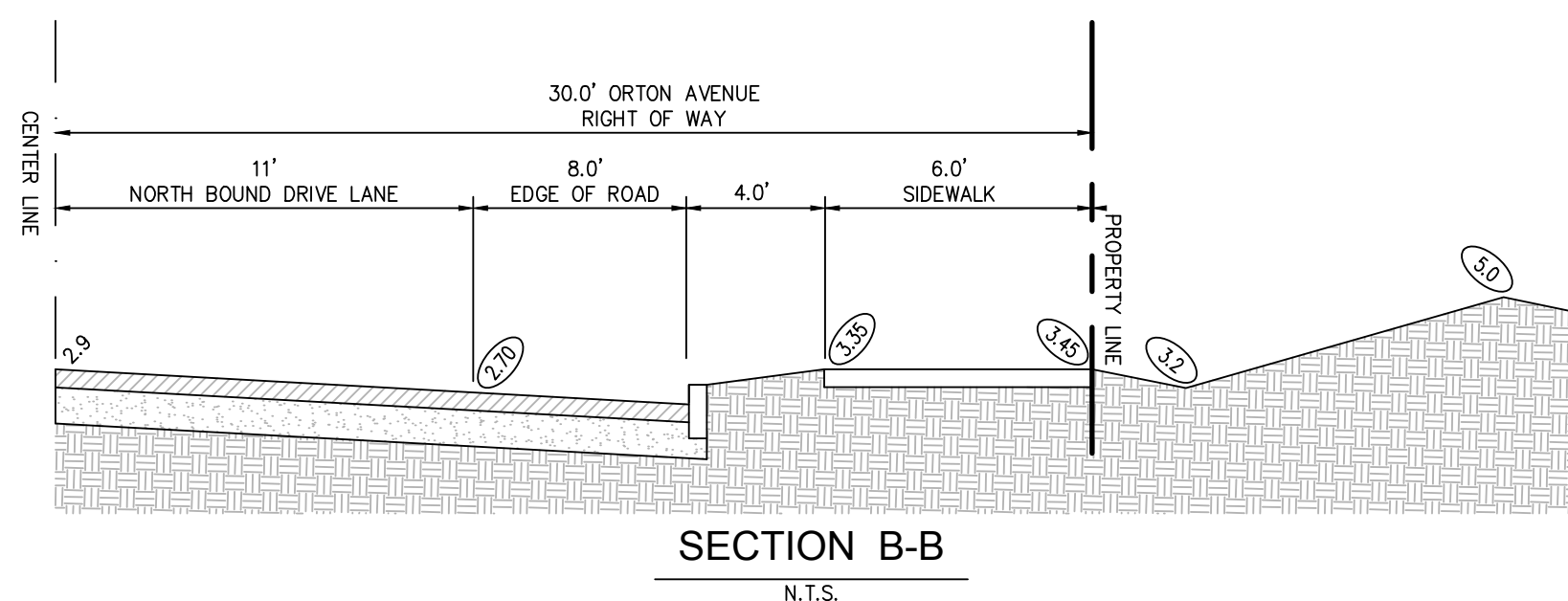
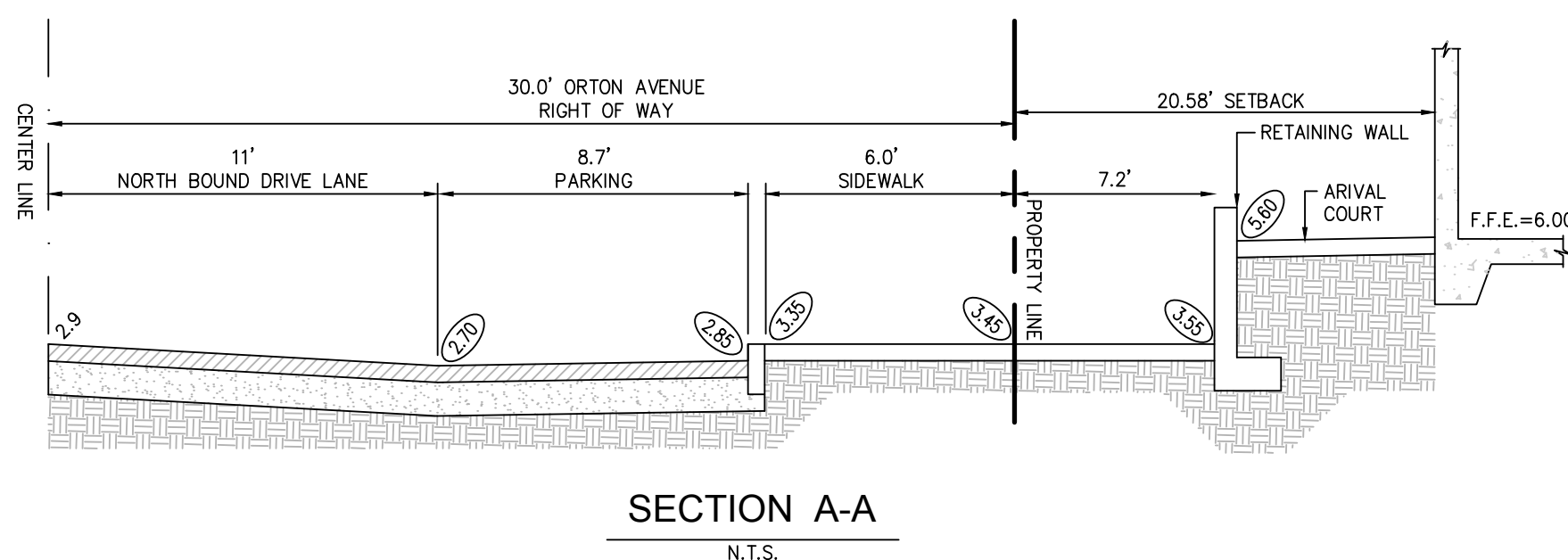
GRADING AND DRAINAGE NOTES:

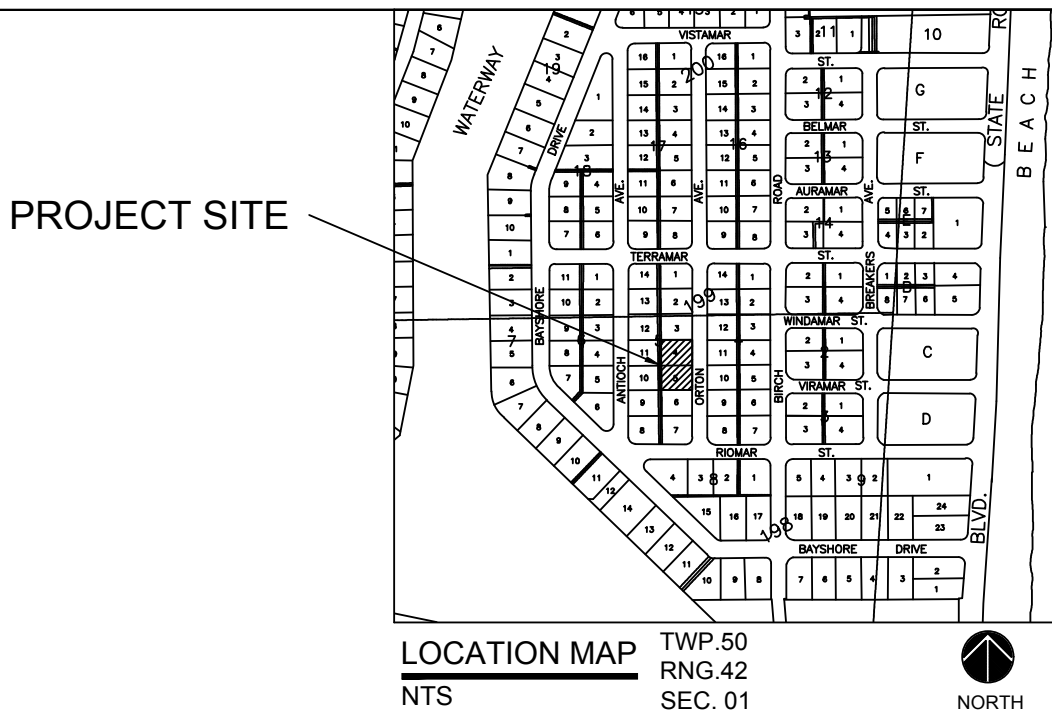
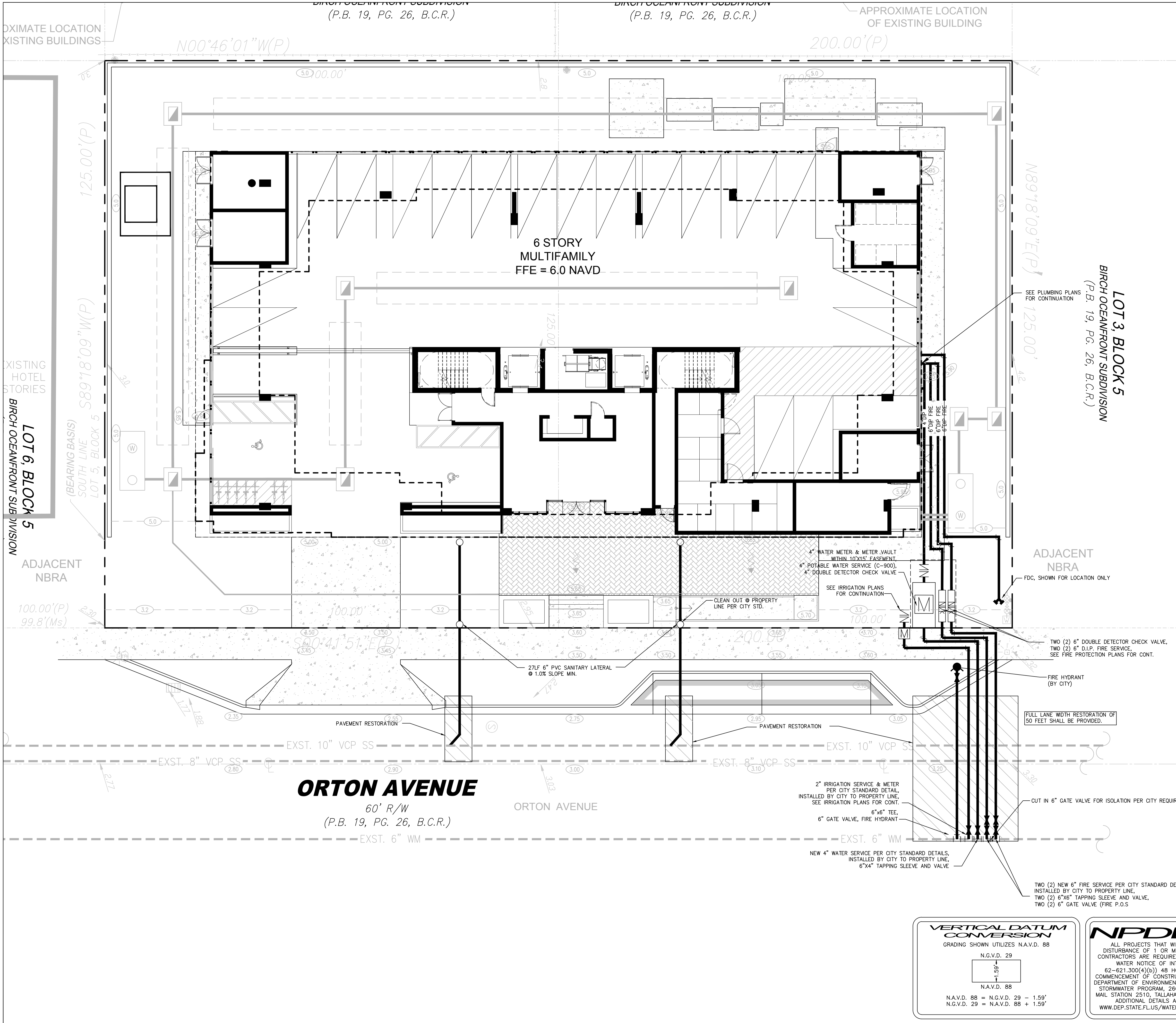
1. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
2. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
3. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
4. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
5. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
6. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG, DRIVE WAY, PROPERTY LINE, OR ROADWAY.
7. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
8. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
9. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER & LANDSCAPE ARCHITECT TO FIELD ADJUST GRADING & UNDERGROUND PIPING AS REQUIRED TO PRESERVE EXISTING TREES TO REMAIN.
10. CATCH BASINS LOCATED IN SWALES IN PARKING LOT SHALL BE CENTERED IN SWALE. UNLESS NOTED OTHERWISE.

NPDES
ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88
N.G.V.D. 29
N.A.V.D. 88
N.A.V.D. 88 = N.G.V.D. 29 - 1.59'
N.G.V.D. 29 = N.A.V.D. 88 + 1.59'

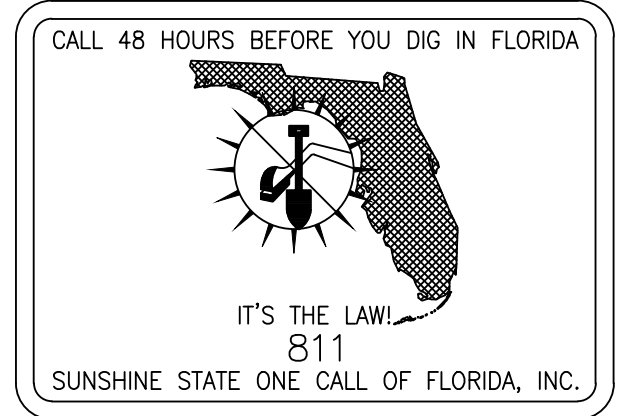
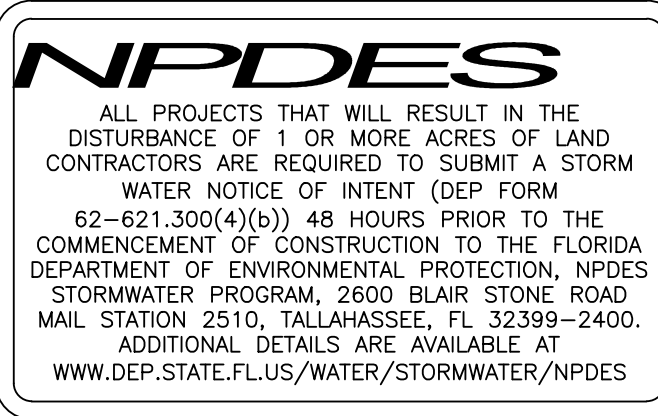
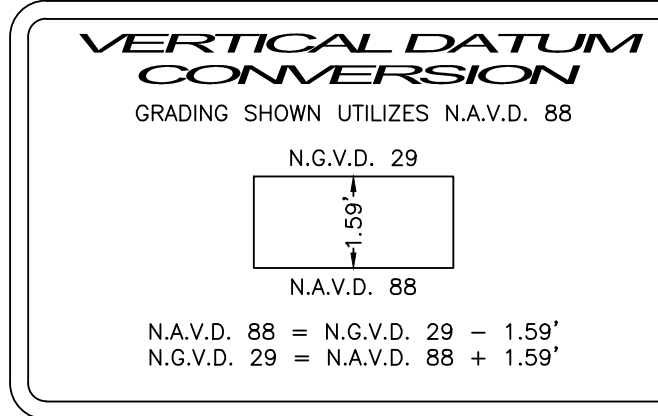
CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.





- WATER AND SEWER NOTES:**
- CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
 - CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND WH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
 - W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL.
 - SITE UTILITY CONTRACTOR SHALL COORDINATE W/ THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES VERTICALLY AND HORIZONTALLY.
 - PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.
 - ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18\"/>

- LEGEND:**
- PROPOSED ELEVATION (NAVD)
 - EXISTING ELEVATION (NAVD)
 - PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - TEE
 - WATER METER
 - DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE
 - REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - WATER MAIN
 - SANITARY FORCE MAIN
 - VALVE
 - FIRE HYDRANT
 - SIAMESE CONNECTION
 - CLEANOUT
 - EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - EXIST. WATER MAIN
 - EXIST. UTILITY LINE TO BE REMOVED



FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

CONCEPTUAL WATER AND SEWER PLAN

527 ORTON

527 ORTON AVE., FORT LAUDERDALE, FLORIDA 33304

Job Title

Phase:
DRC DOCUMENTS

Revisions

Scale: 1"=10'	Date 06/26/17
Job No. 17-1372.00	Plot Date 9/25/18
Drawn by MDI	Sheet No. C3
Proj. Mgr. DTR	
Appr. by JMF	3 of 3