



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.

THE TERRACES
FORT LAUDERDALE, FL



DRAWING INDEX

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	A-2.04 A-2.05 A-2.06 LAPL-0 LAPL-1 LAPL-2 LAPL-3 LAPA-1 LAPA-2 LASD-1 LASD-2 E-0.10 E-0.11 C2 C3	CONTEXT PLAN GROUND FLOOR ELEVATION DETAIL SHADOW STUDY 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
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DRC SUBMISSION

COVER

CV-1

PROJECT
THE TERRACES
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

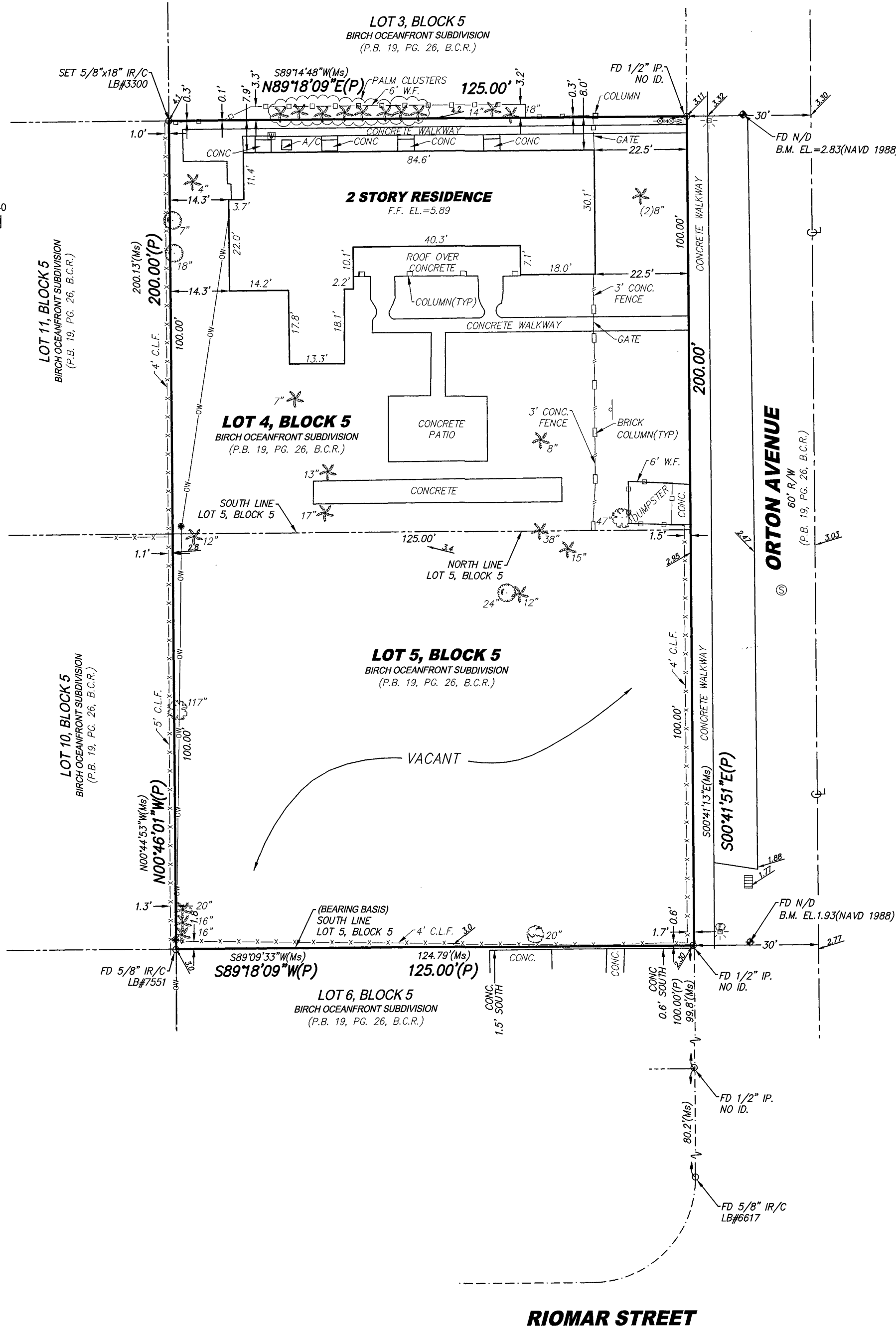
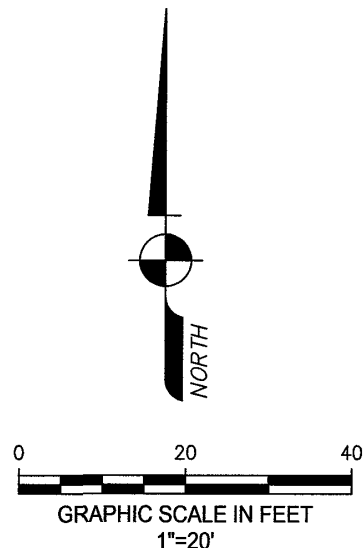
CLIENT
Orton Place, LLC
7715 NW 46th St.
Doral, FL 33166

GS4studios
experimentation in architecture

2555 New Parkway, Suite 16
West Palm Beach, FL 33411
TEL: 561.640.3020
Peter T. Stromberg, R.A., NCARB
AR00015893
Corporate License # AA-26003202
www.gs4studios.com

SEAL
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Revision Schedule		
Rev	Date	Description



**ELEVATIONS
NAVD 1988**

LAND DESCRIPTION:

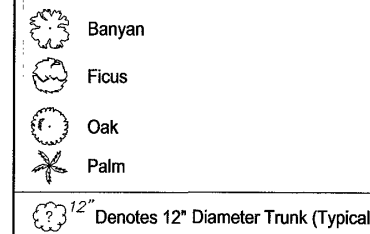
Lots 4 and 5, Block 5, BIRCH OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 19, Page 26, of the Public Records of Broward County, Florida.

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

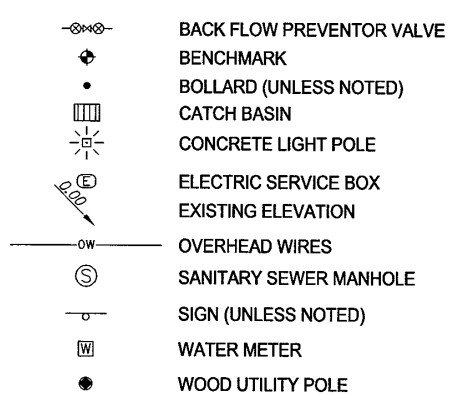
SURVEYOR'S REPORT:

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; CL = Centerline; 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



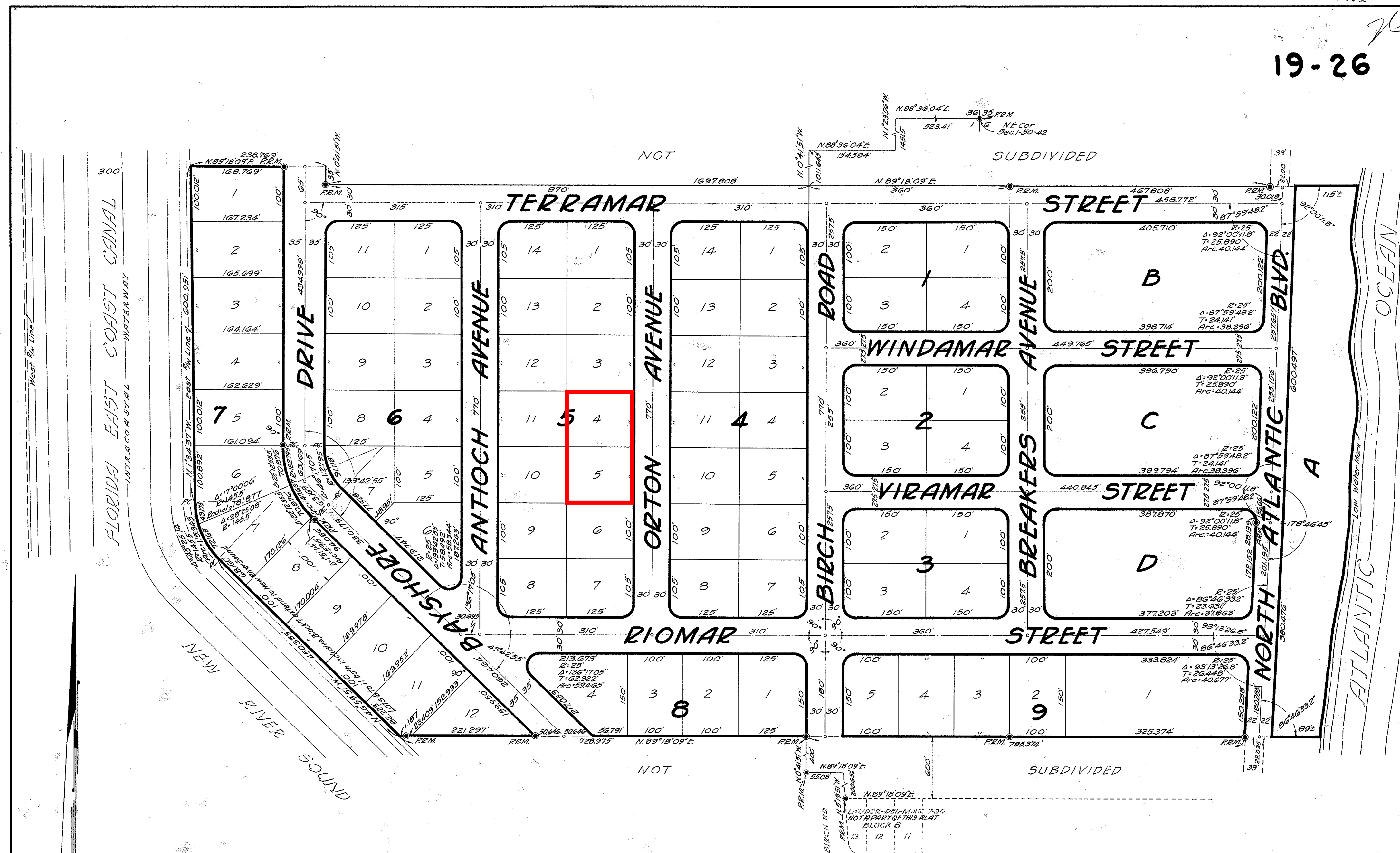
CERTIFICATION:

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
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 (561) 392-2594 / www.AVIROMSURVEY.com ©2018 AVIROM & ASSOCIATES, INC. All rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and shall not be reproduced or copied without written permission.	
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

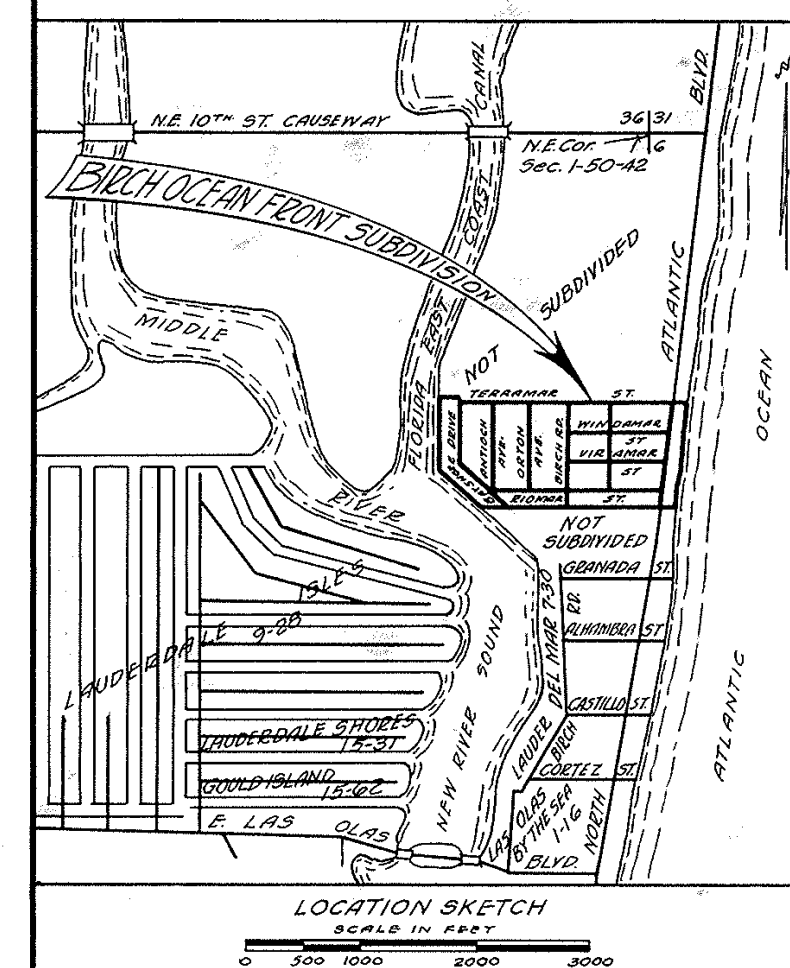


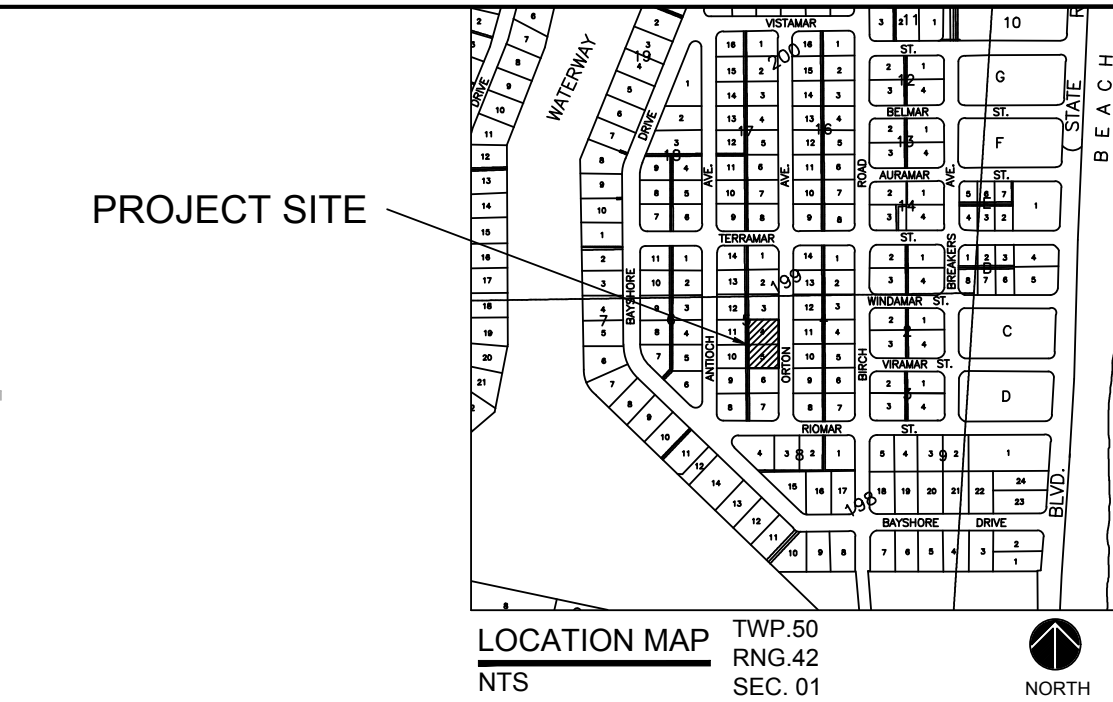
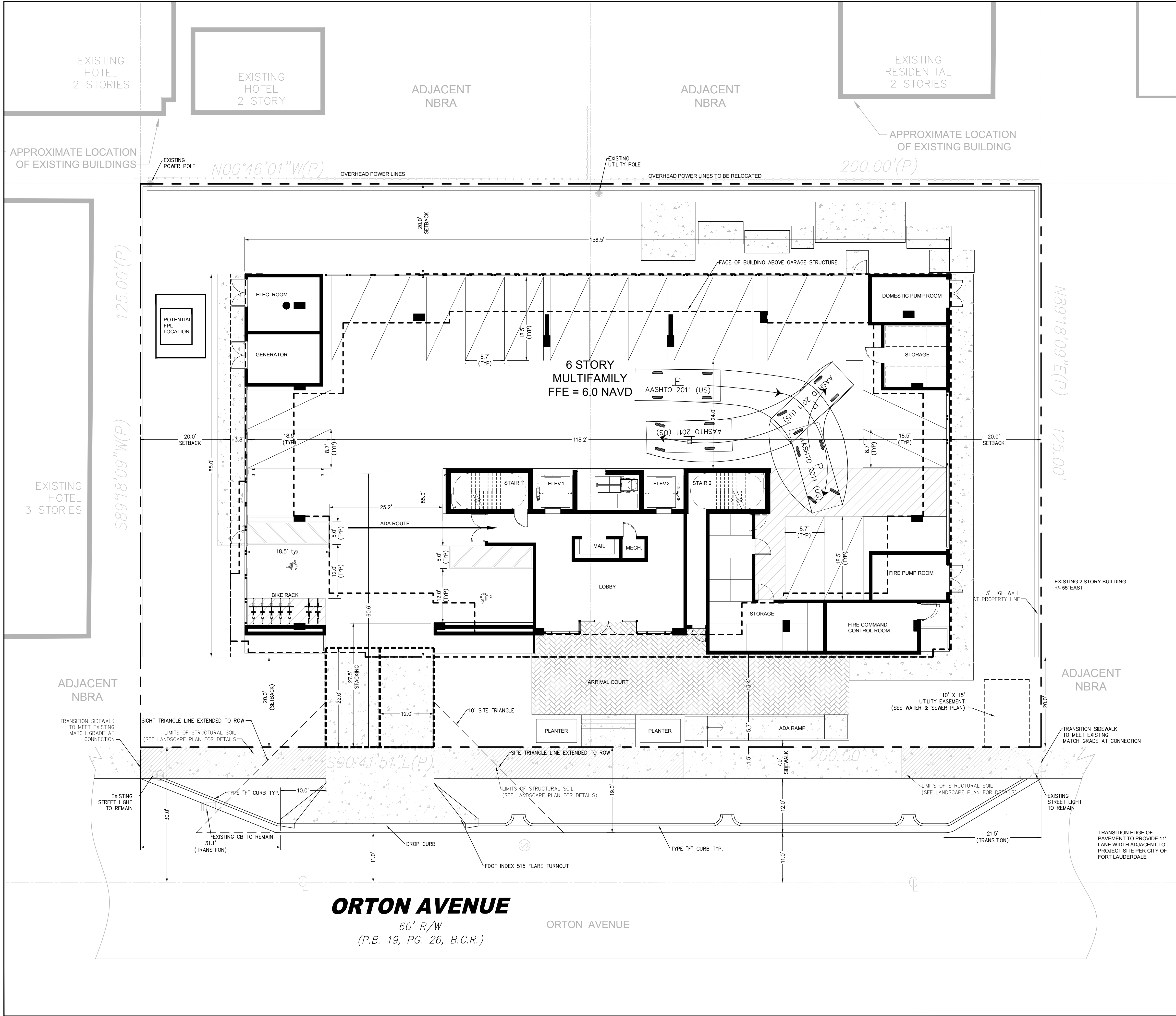
LYING IN GOV'T LOT 7, SEC 1, TWP 50S, RGE 42E AND
GOV'T. LOTS 2 AND 3, SEC 6, TWP 50S, RGE 43E.
FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

BISCAYNE ENGINEERING COMPANY
ORDER#9116 CIVIL ENGINEERS FEB.1945
F.B.552-1 MIAMI-FLORIDA SCALE 1"=100'



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





LEGAL DESCRIPTION
LOTS 4 AND 5, BLOCK 5, OF "BIRCH OCEAN FRONT SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN INFORMATION		
CURRENT USE OF PROPERTY	RESIDENTIAL	
CURRENT LAND USE DESIGNATION	CENTRAL REGIONAL ACTIVITY CENTER	
PROPOSED LAND USE DESIGNATION	CENTRAL REGIONAL ACTIVITY CENTER	
CURRENT ZONING DESIGNATION	NBRA (NORTH BEACH RESIDENTIAL AREA)	
PROPOSED ZONING DESIGNATION	NBRA (NORTH BEACH RESIDENTIAL AREA)	
ADJACENT ZONING DESIGNATION	NBRA	
WATER/WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE	
TOTAL SITE AREA-NET	0.57 ACRES TOTAL / 25,000 S.F.	
TOTAL PERVIOUS EXISTING (LANDSCAPE)	20,458 S.F. (81.8%)	
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	8,282 S.F. (33.1%)	
TOTAL IMPERVIOUS EXISTING	4,542 S.F. (18.2%)	
TOTAL IMPERVIOUS PROPOSED	16,718 S.F. (66.9%)	
TOTAL BUILDING FOOT PRINT EXISTING	2,943 S.F. (11.8%)	
TOTAL BUILDING FOOT PRINT PROPOSED	12,912 S.F. (51.6%)	
TOTAL SIDEWALK PROPOSED	200 L.F. / 1200 S.F.	
RESIDENTIAL DEVELOPMENT: NUMBER OF UNITS	18 units	
PARKING DATA:	REQUIRED	PROVIDED
SPACES PROVIDED WITH LIFTS	18 SPACES WITH 2 CAR CAPACITY LIFTS = 36	
SPACES PROVIDED WITHOUT LIFTS	2 ADA + 1 GUEST	
ROOM TYPE = 7 (3 BEDROOM) X 2.1/UNIT	14.7 SPACES	
ROOM TYPE = 11 (3 BEDROOM+DEN) X 2.2/UNIT	24.2 SPACES	
TOTAL PARKING	38.9 SPACES	39 SPACES
TOTAL HC PARKING INCL.	2 SPACES	2 SPACES
LOADING ZONE	0	0
TOTAL BUILDING SQUARE FOOTAGE (gross)	54,380 G.S.F.	
FLOOR AREA RATIO (F.A.R.) (NO REQUIREMENT)	54,380G.S.F. / 25,000SF = 2.18	
NUMBER OF STORES	6 WITH ROOFTOP POOL	
BUILDING WIDTH & LENGTH	85'-0" x 156'-6"	
LOT WIDTH	125'-0" X 200'-0"	
LOT COVERAGE	12,596 S.F. / 50.4%	
OPEN SPACE	11,988 S.F. / 48.0%	
LANDSCAPE AREA (25% per UDLR 47-21.10.B.14)	8,282 S.F. / 33.1%	
VEHICULAR USE AREA (VUA)	416 S.F. / 1.7%	
BUILDING HEIGHT		
GROUND FLOOR	0'-0" = 6.0 NAVD	
SECOND FLOOR	14'-0"	
THIRD FLOOR	24'-8"	
FOURTH FLOOR	35'-4"	
FIFTH FLOOR	46'-0"	
SIXTH FLOOR	57'-8"	
ROOF SLAB	68'-4"	
POOL DECK	75'-0"	

SETBACKS			
	REQUIRED	OVERALL	PROPOSED
			TO BUILDING ENVELOPE TO NEAREST BALCONY
FRONT (EAST)	20'-0" **	20'-0"	
GROUND FLOOR (< 35')	-		20'-7"
SECOND FLOOR (< 35')	-		24'-10"
THIRD FLOOR (35'-75')	-		24'-10"
FOURTH FLOOR (35'-75')	-		24'-10"
FIFTH FLOOR (35'-75')	-		24'-10"
SIXTH FLOOR (35'-75')	-		24'-10"
ROOF DECK (35'-75')	-		24'-10"
SIDE (NORTH)	10'-0" **	20'-0"	
GROUND FLOOR (< 35')	-		20'-4"
SECOND FLOOR (< 35')	-		26'-3"
THIRD FLOOR (35'-75')	-		26'-3"
FOURTH FLOOR (35'-75')	-		26'-3"
FIFTH FLOOR (35'-75')	-		26'-3"
SIXTH FLOOR (35'-75')	-		26'-3"
ROOF DECK (35'-75')	-		26'-3"
SIDE (SOUTH)	10'-0" **	20'-0"	
GROUND FLOOR (< 35')	-		23'-2"
SECOND FLOOR (< 35')	-		34'-1"
THIRD FLOOR (35'-75')	-		34'-1"
FOURTH FLOOR (35'-75')	-		34'-1"
FIFTH FLOOR (35'-75')	-		34'-1"
SIXTH FLOOR (35'-75')	-		34'-1"
ROOF DECK (35'-75')	-		34'-1"
REAR (WEST)	20'-0" **	20'-0"	
GROUND FLOOR (< 35')	-		20'-0"
SECOND FLOOR (< 35')	-		28'-4"
THIRD FLOOR (35'-75')	-		28'-4"
FOURTH FLOOR (35'-75')	-		28'-4"
FIFTH FLOOR (35'-75')	-		28'-4"
SIXTH FLOOR (35'-75')	-		28'-4"
ROOF DECK (35'-75')	-		28'-4"

** DEVELOPMENT OF SIGNIFICANT IMPACT PER UDLR SEC. 47-12.5.E.1.D

SOLID WASTE / RECYCLING MANAGEMENT			
1. THE SOLID WASTE AND RECYCLE WILL BE COLLECTED FROM THE DRIVEWAY. THE OPERATOR ANTICIPATES COLLECTION BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK OR MORE AS NEEDED.			
2. THE COLLECTION WILL OCCUR BY ACCESS FROM ORTON AVENUE. SERVICE TURNING RADII TO SHOW CIRCULATION ARE PROVIDED.			
3. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. THE CONTRACTOR WILL BE PROVIDED WITH ACCESS TO THE TRASH ROOM FOR PICK UP.			
4. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.			

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

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

Sheet Title

SITE PLAN

Job Title

527 ORTON

527 ORTON AVE., FORT LAUDERDALE, FLORIDA 33304

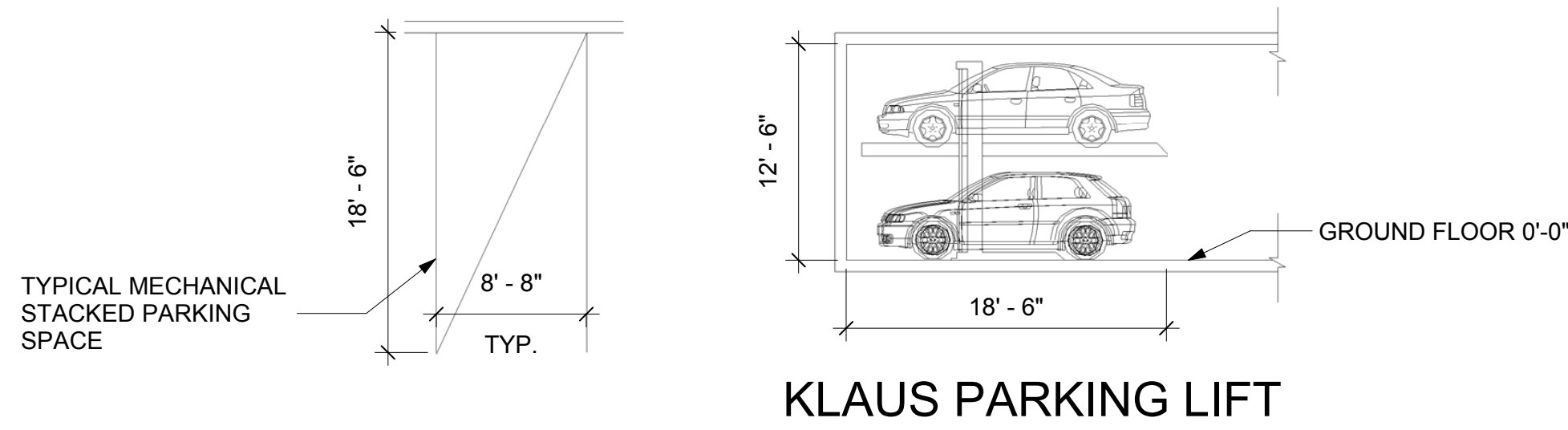
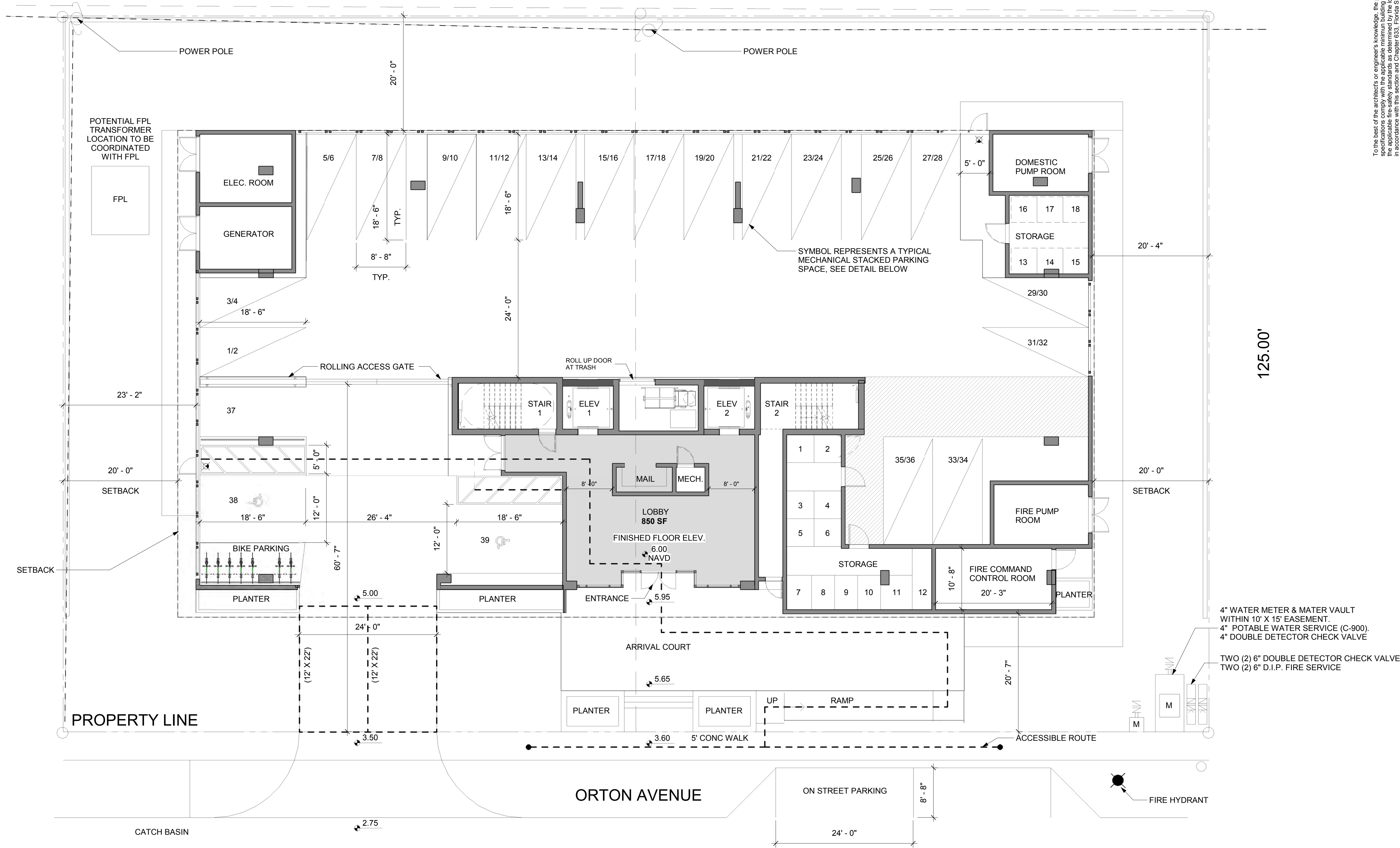
Phase:

DRC

DOCUMENTS

Revisions

Scale:	Date
1"=10'	06/26/17
Job No.	Plot Date
17-1372.00	09/27/18
Drawn by	Sheet No.
MDI	C1
Proj. Mgr.	
DTR	
Appr. by	1 of 3
JMF	



Revision Schedule

Rev	Date	By	Description

2365 Vial Parkway, Suite 16
Fort Lauderdale, FL 33311
Tel: 954.484.3030
Fax: 954.484.3031
www.gs4studios.com

Project: 2365 Vial Parkway, Suite 16
Architect: GS4studios
Architect License: A.A. 00002302

GS4studios

experimentation in architecture

Orton Place, LLC

7715 NW 46th St.
Doral, FL 33166

THE TERRACES

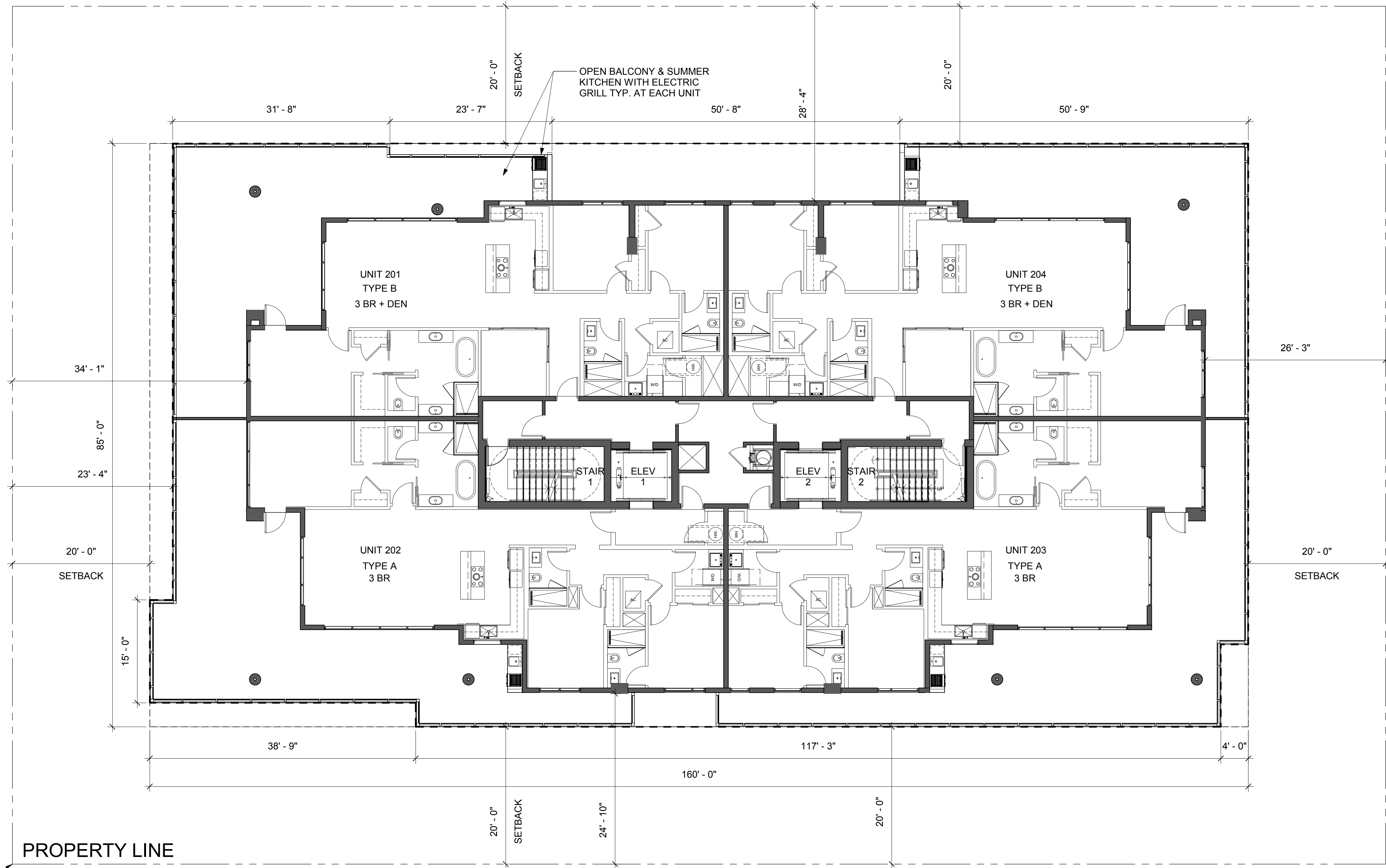
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

PARKING PLAN
LEVEL 01

A-1.01-1

DRC SUBMISSION

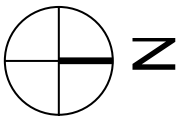
PROJECT NUMBER: 1703
SHEET NUMBER:
PRINT DATE: 2/12/2018 9:25:46 AM



RESIDENTIAL PLAN - LEVEL 02

1/8" = 1'-0"

1
A-1.02-1



DRC SUBMISSION

RESIDENTIAL PLAN
LEVEL 02

A-1.02-1

PROJECT NUMBER: 1703

SHEET NUMBER:

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

PROJECT
THE TERRACES
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

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

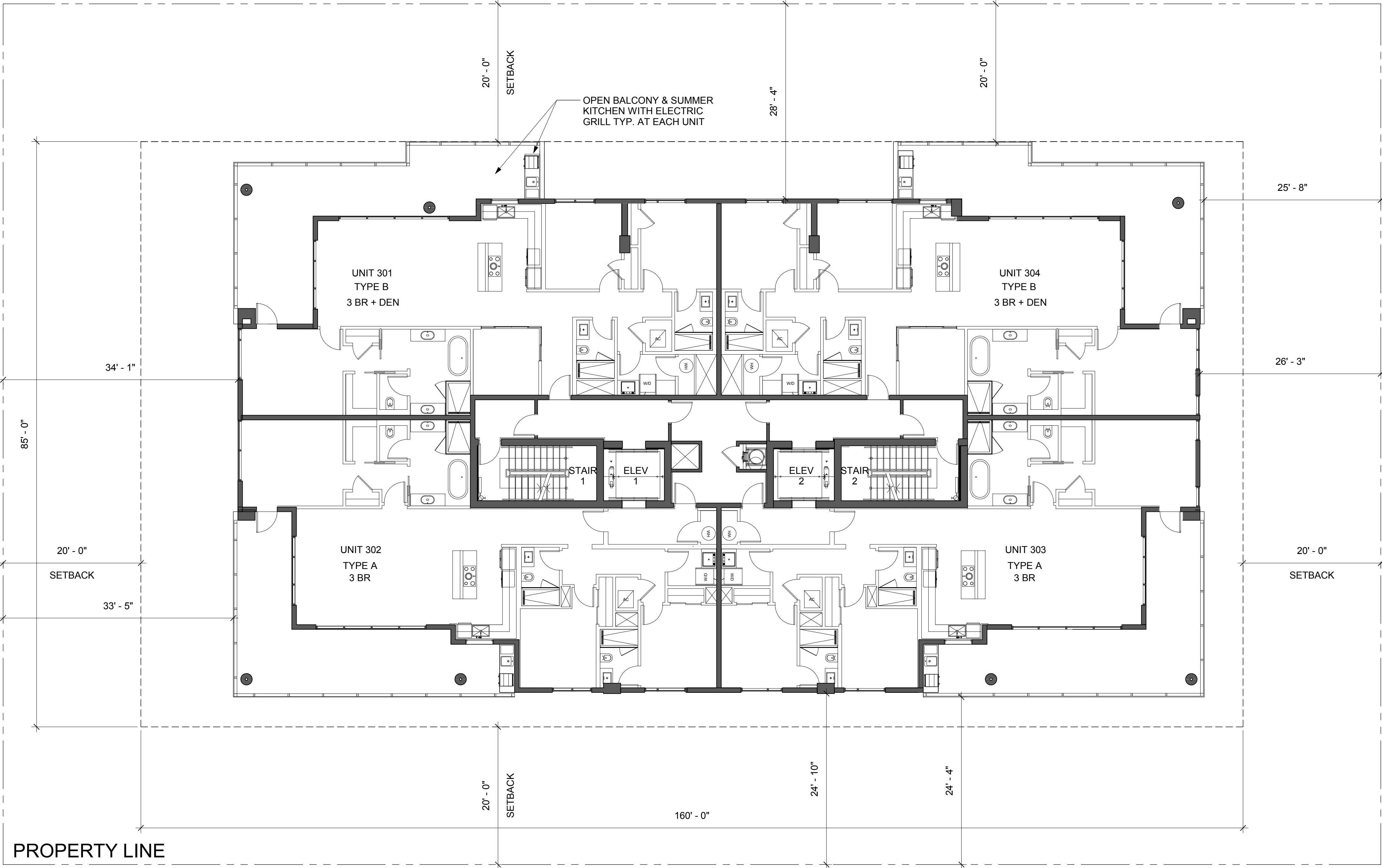
GS4studios
experimentation in architecture

2345 Vialar Parkway, Suite 16
Fort Lauderdale, FL 33311
Tel: 954.466.1020
Fax: 954.466.1021
www.gs4studios.com

SEAL

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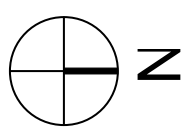
Revision Schedule		
Rev	Date	Description



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:
2/12/2018 9:22:49 AM

RESIDENTIAL PLAN
LEVEL 03

THE TERRACES
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

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

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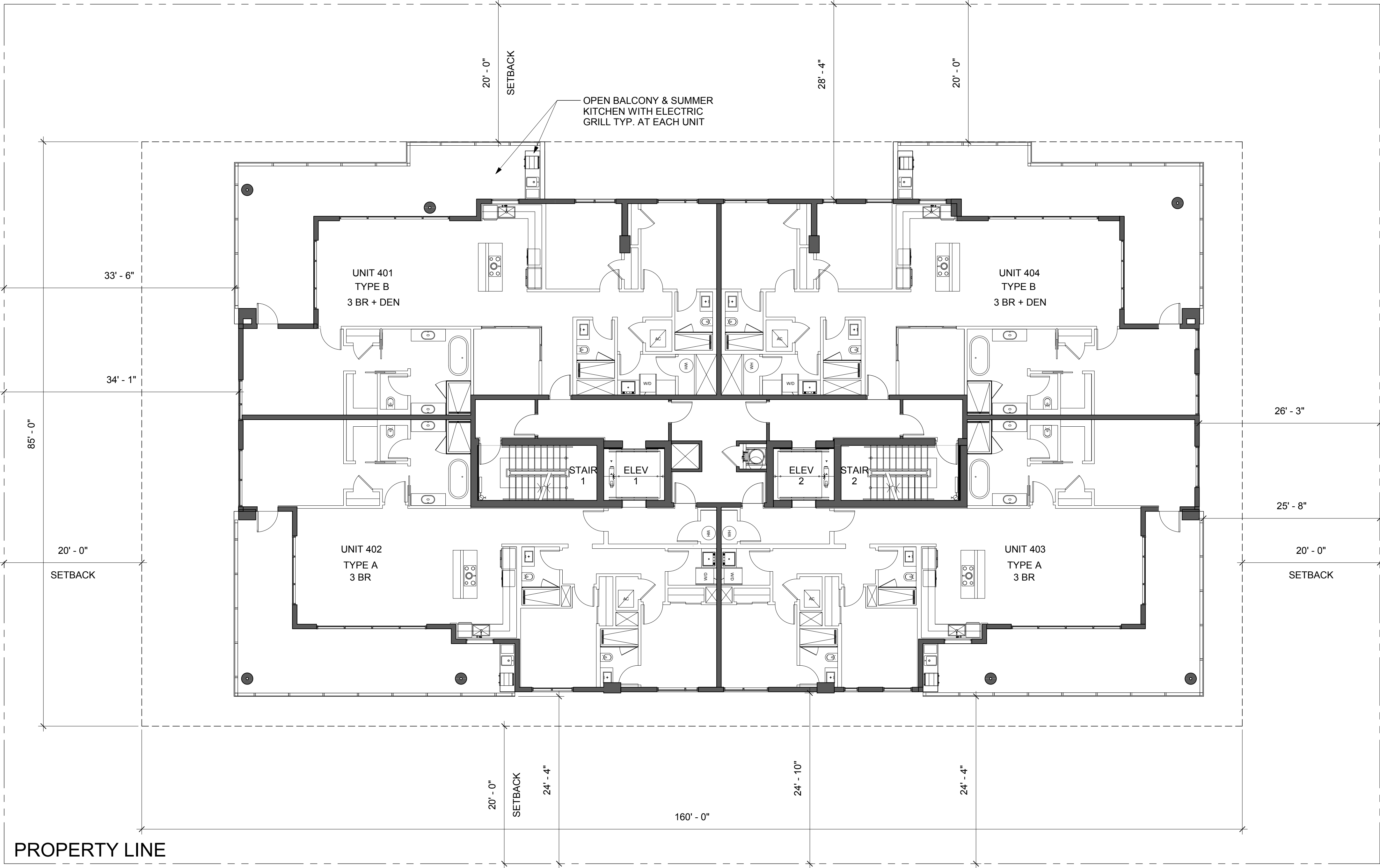
2345 Vialar Parkway, Suite 16
Fort Lauderdale, FL 33311
Tel: 954.484.1023
Fax: 954.484.1023
P.O. Box 7, Southport, AL, 36686
AR0615893
Corporate License # AA30402302
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SEAL

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Revision Schedule		
Rev	Date	Description

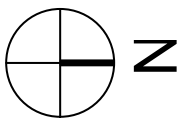
To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire and safety standards as enforced by the local authority in accordance with the Section and Chapter 653, Florida Statutes.



RESIDENTIAL PLAN - LEVEL 04

1/8" = 1'-0"

1
A-1.04-1



DRC SUBMISSION

RESIDENTIAL PLAN
LEVEL 04

A-1.04-1

PROJECT NUMBER: 1703
SHEET NUMBER:

PRINT DATE:
2/12/2018 9:25:52 AM

PROJECT
THE TERRACES
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

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

GS4studios
experimentation in architecture

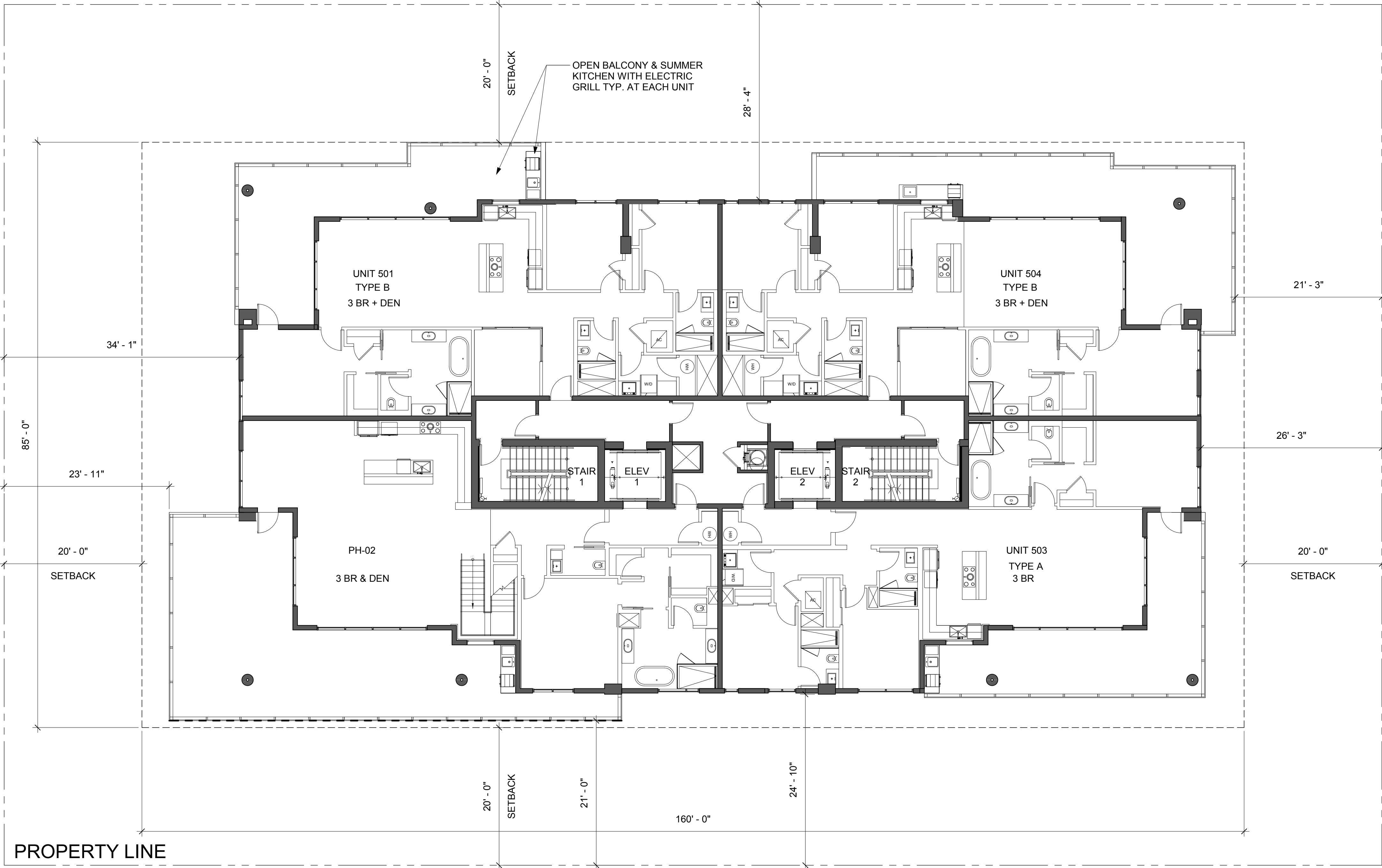
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SEAL

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Revision Schedule		
Rev	Date	Description

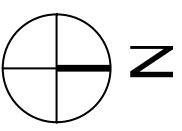
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RESIDENTIAL PLAN - LEVEL 05

1/8" = 1'-0"

1
A-1.05-1



DRC SUBMISSION

PROJECT NUMBER: 1703

SHEET NUMBER:

A-1.05-1

PRINT DATE:

2/12/2018 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

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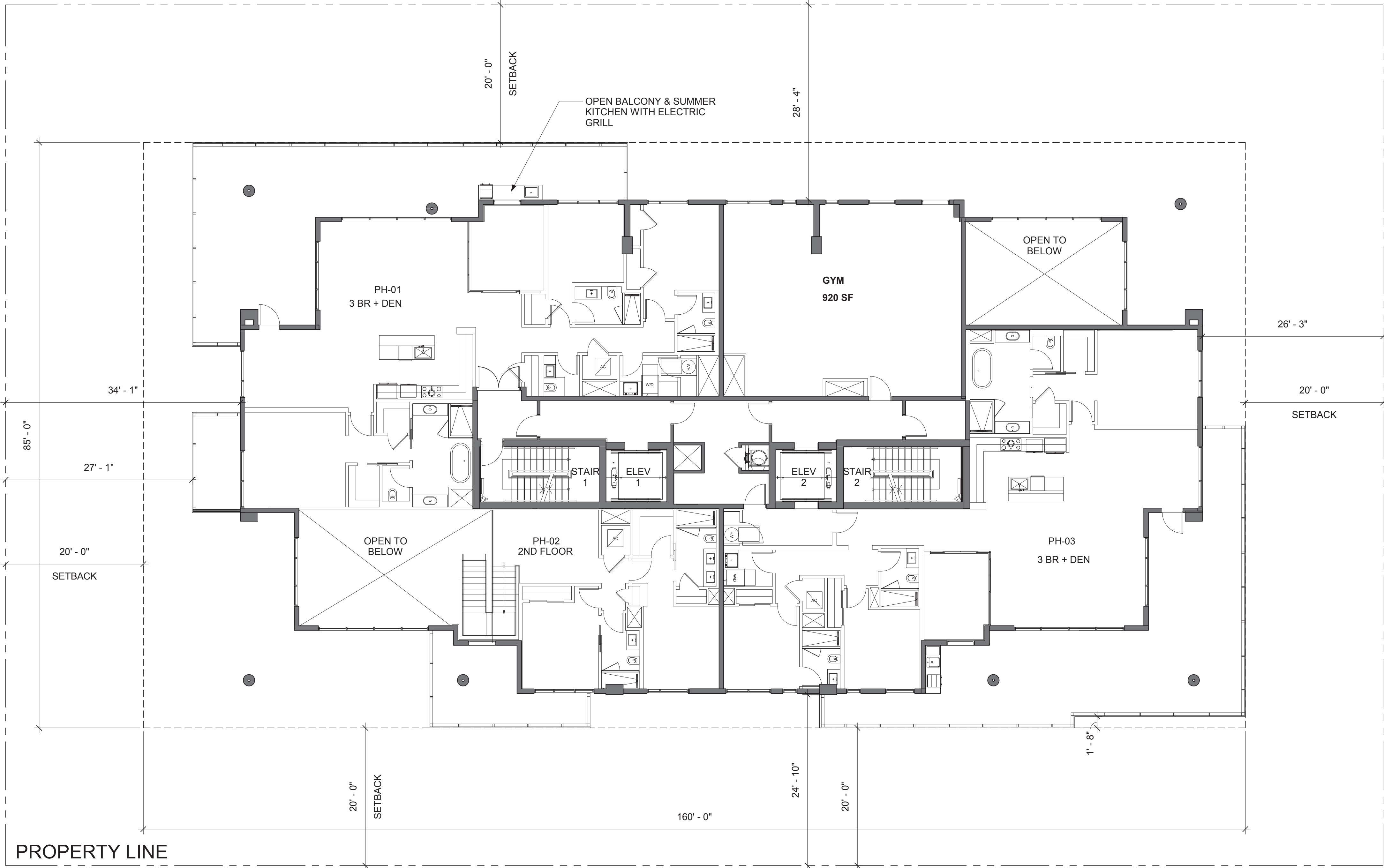
2365 Vialar Parkway, Suite 16
Fort Lauderdale, FL 33311
Tel: 754.444.1341
Fax: 754.444.1341
www.gs4studios.com

SEAL

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Revision Schedule		
Rev	Date	Description

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RESIDENTIAL PLAN - LEVEL 06

1/8" = 1'-0"

1
A-1.06-1



DRC SUBMISSION

PROJECT NUMBER: 1703

SHEET NUMBER:

A-1.06-1

PRINT DATE:
9/25/2018 1:47:24 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

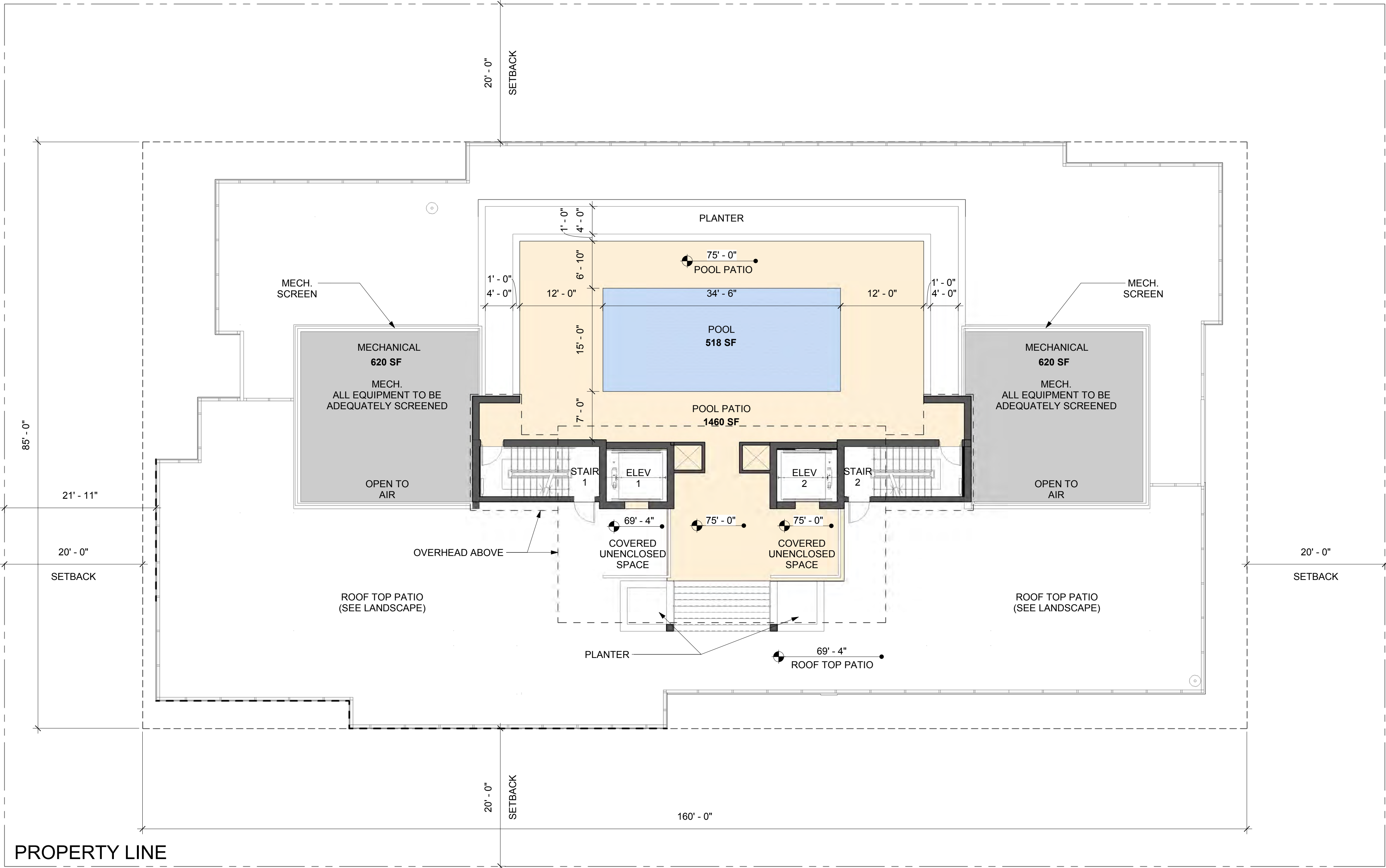
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Fort Lauderdale, FL 33311
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Fax: 954.466.3023
Peter J. Szwedberg, AIA, NCARB
AIA#0015893
Commercial License # AAS0002302
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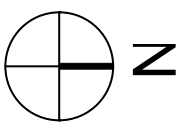
Revision Schedule				
Rev	Date	By	Description	



ROOF TOP TERRACE PLAN

1/8" = 1'-0"

1
A-1.07-1



DRC SUBMISSION

PROJECT NUMBER: 1703

SHEET NUMBER:

A-1.07-1

PRINT DATE:

2/12/2019 9:21:05 AM

DRAWING NAME

ROOF PLAN

PROJECT

THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

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Doral, FL 33166

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Revision Schedule					
Rev	Date	By	Description		



PERSPECTIVE AERIAL FROM SOUTH EAST

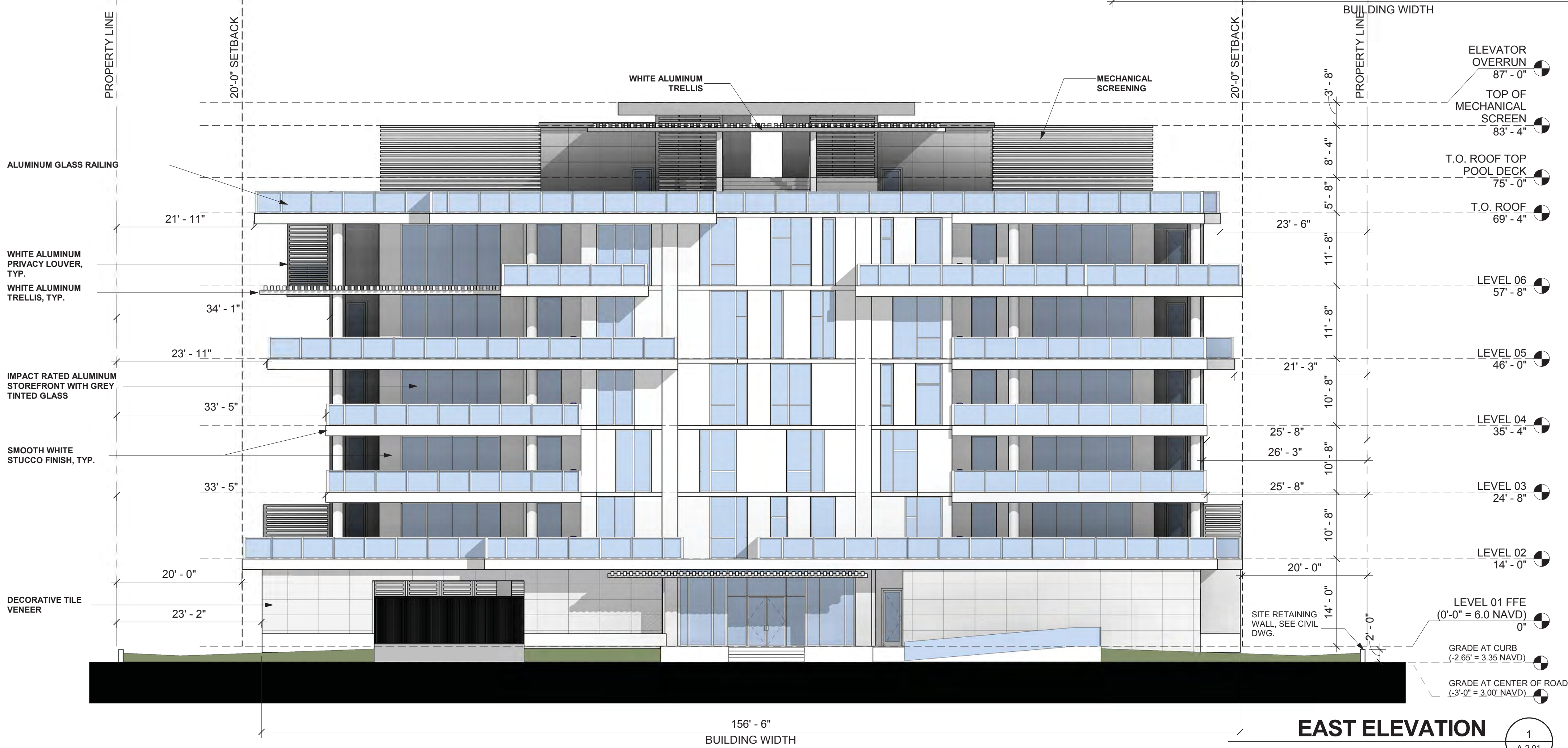
NOTE: TO THE BEST OF OUR KNOWLEDGE AND ABILITY THESE 3-DIMENSIONAL REPRESENTATIONS OF THE PROPOSED DEVELOPMENT ARE TRUE AND ACCURATE RELATIVE TO HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

3
A-2.01



SOUTH ELEVATION

2
A-2.01

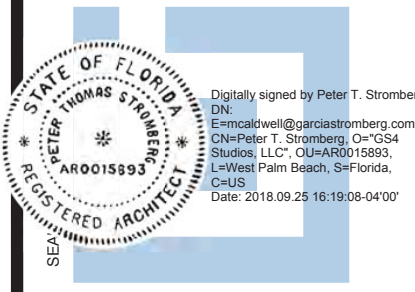


EAST ELEVATION

1
A-2.01

DRC SUBMISSION

Revision Schedule					
Rev	Date	By	Description		



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Fax: 954.583.1024
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Digitally signed by Peter T. Stronberg
DN: cn=Peter T. Stronberg, o=GS4
Studios, LLC, c=US, email=ps@gs4studios.com,
serial=15883, date.2024.09.25 16:19:08 -0400

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PROJECT
THE TERRACES
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

DRAWING NAME
EXTERIOR ELEVATIONS

PROJECT NUMBER: 1703
SHEET NUMBER
A-2.01

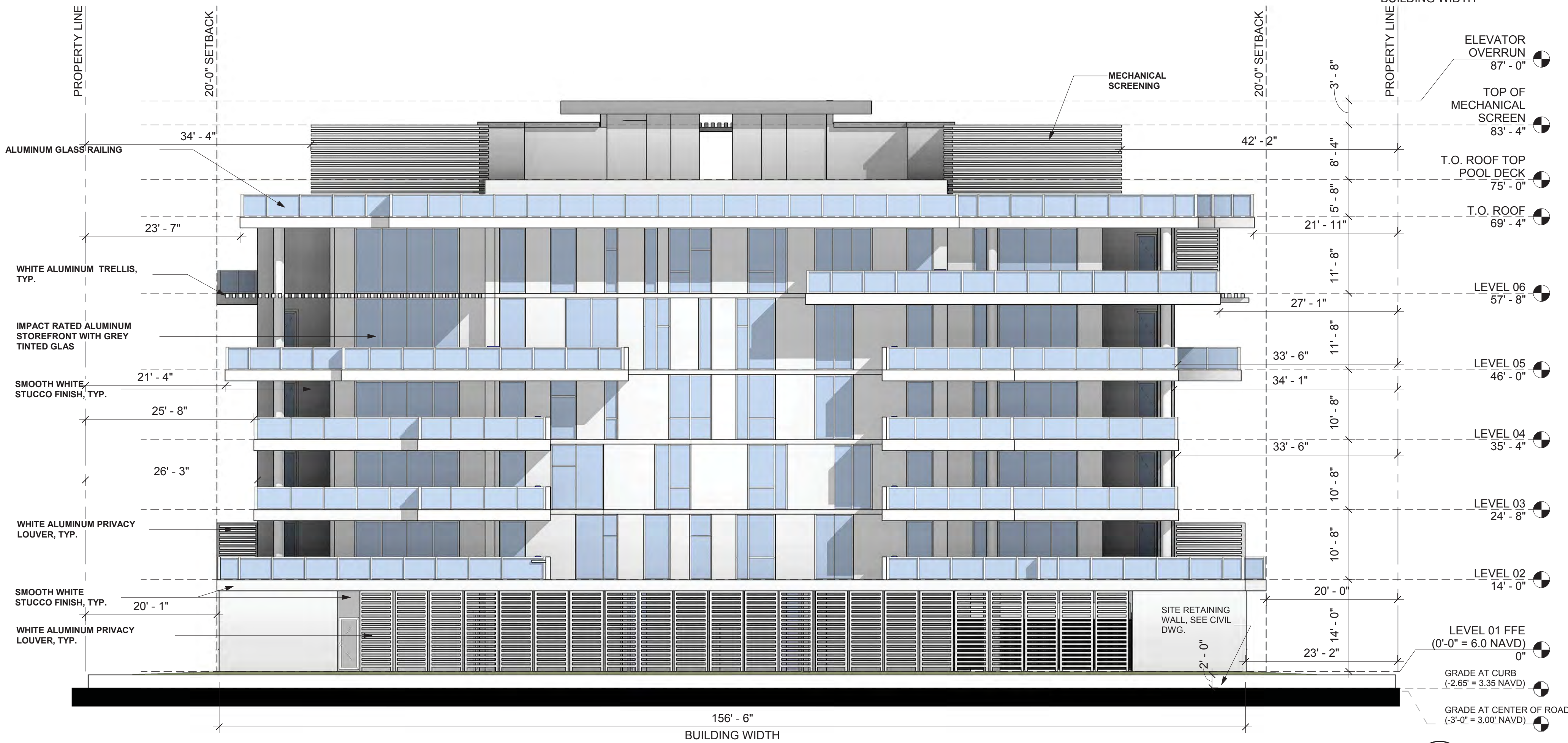
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PERSPECTIVE AERIAL FROM NORTH WEST

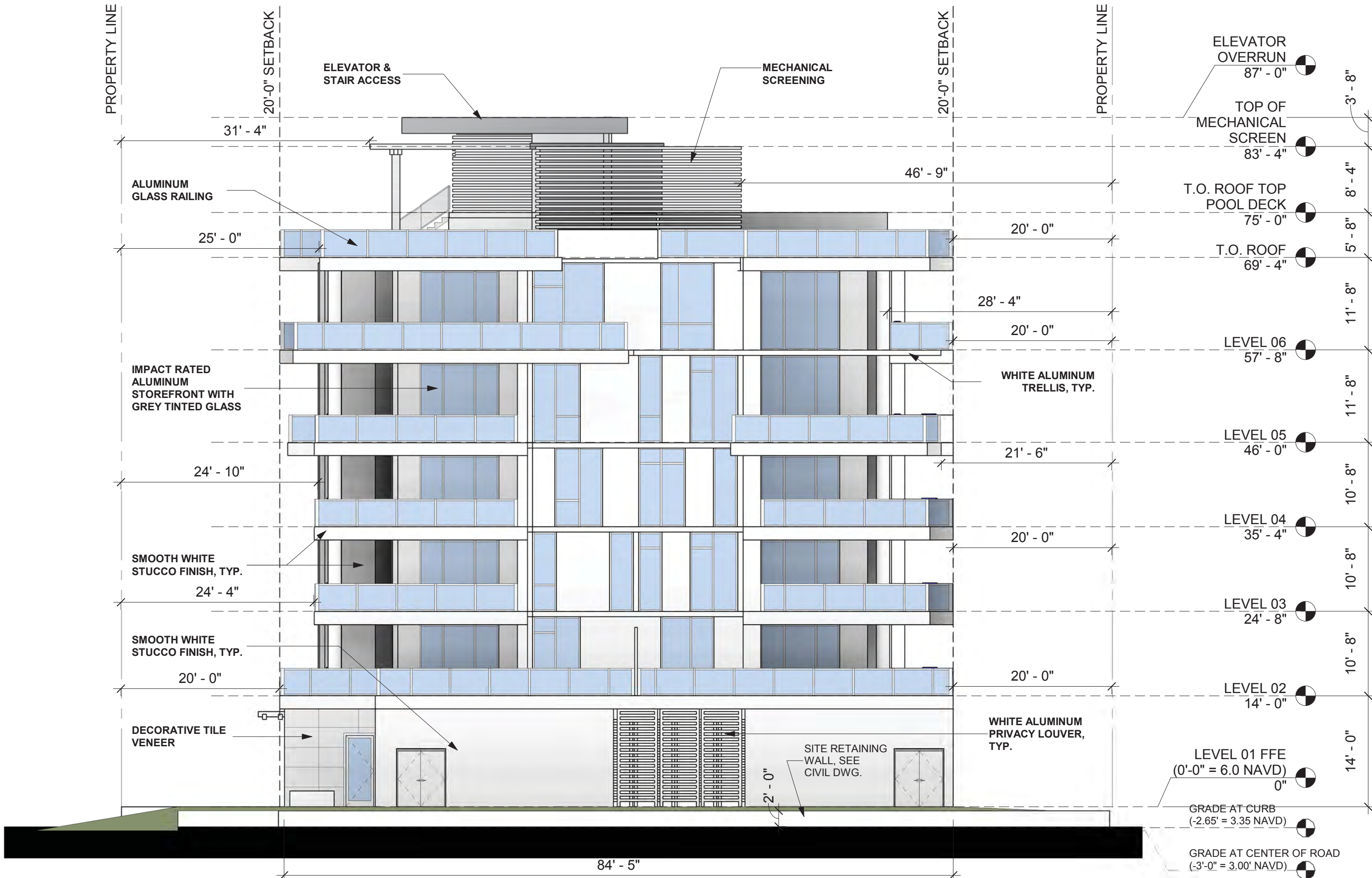
NOTE: TO THE BEST OF OUR KNOWLEDGE AND ABILITY THESE 3-DIMENSIONAL REPRESENTATIONS OF THE PROPOSED DEVELOPMENT ARE TRUE AND ACCURATE RELATIVE TO HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

3
A-2.02



WEST ELEVATION -

1
A-2.02



NORTH ELEVATION

2
A-2.02

DRC SUBMISSION

EXTERIOR ELEVATIONS

THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

A-2.02

PROJECT NUMBER: 1703

SHEET NUMBER

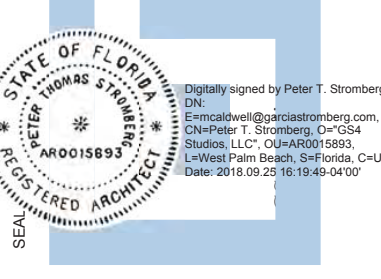
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Fax: 754.920.1001
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Revision Schedule			Description		
Rev	Date	By			



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

A-2.03

PERSPECTIVE VIEW

THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

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

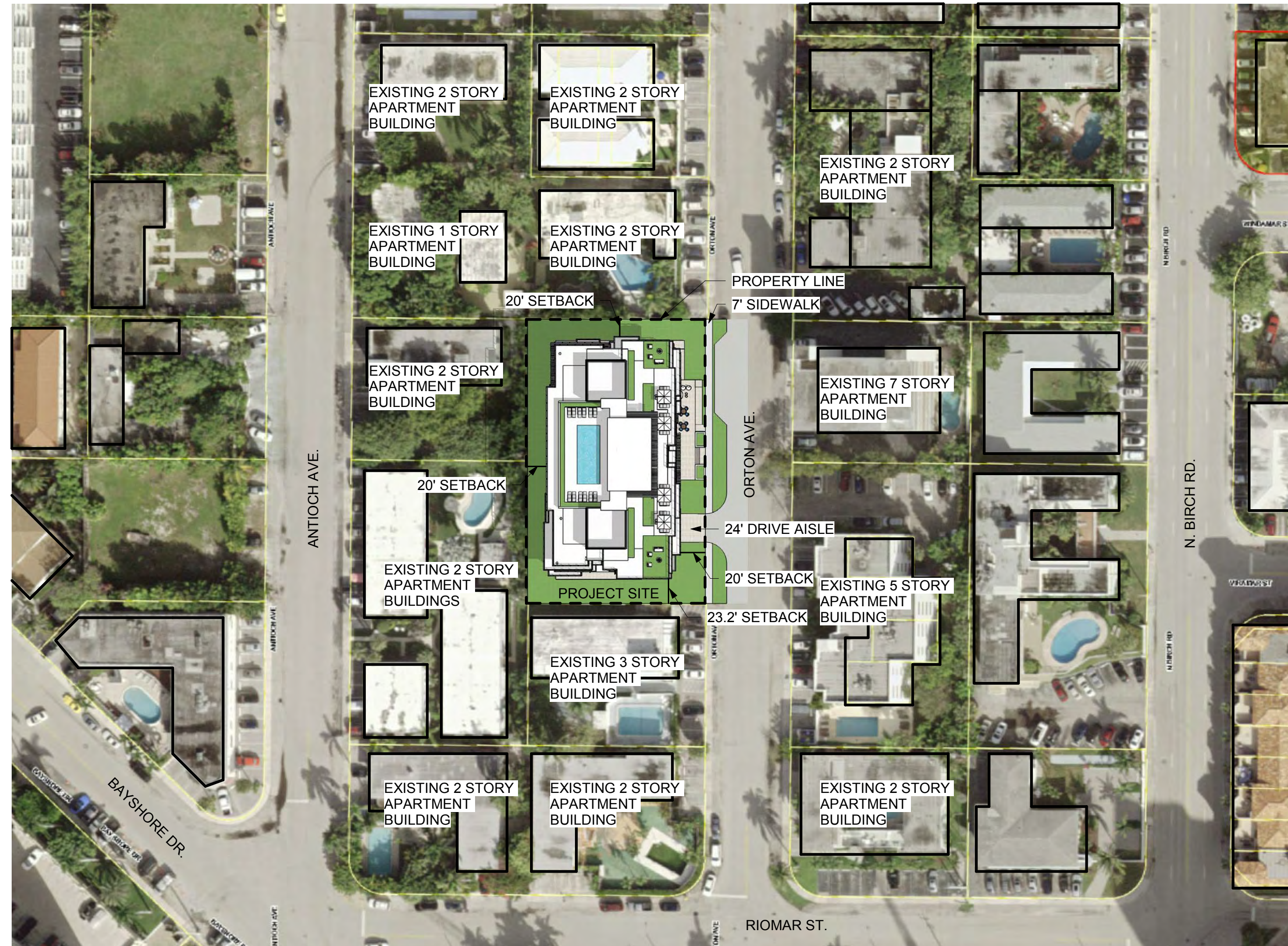
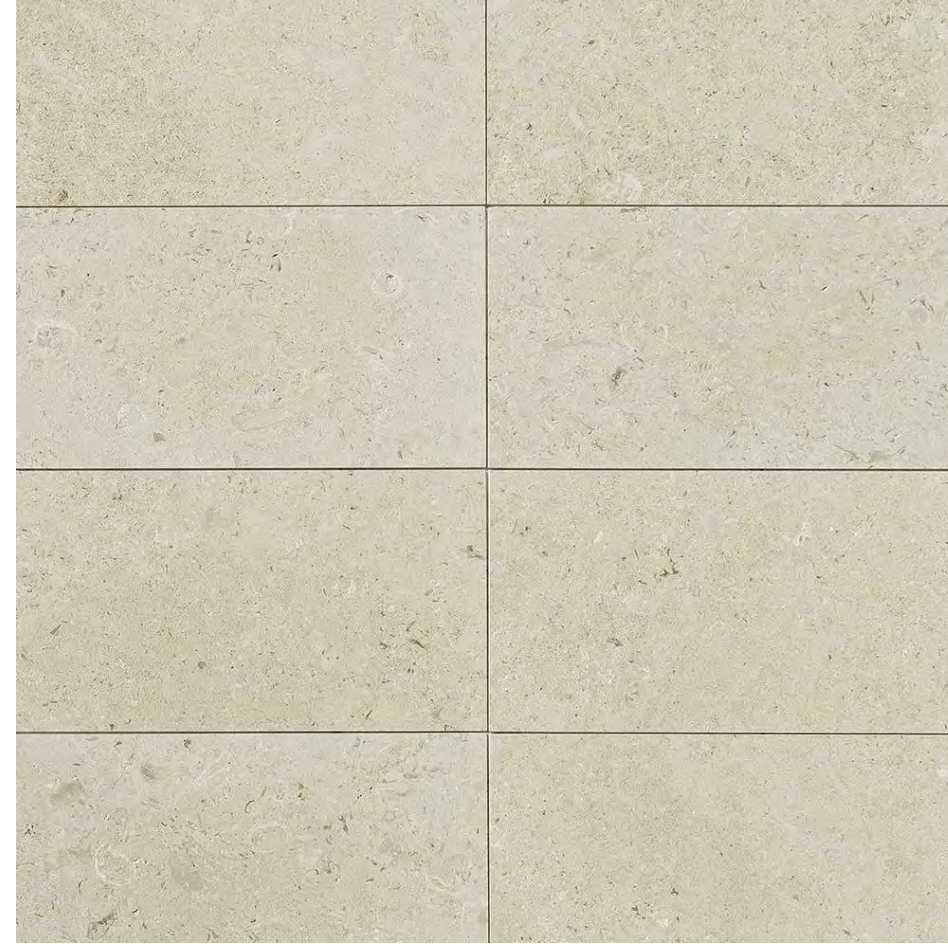
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Rev	Date	By	Description

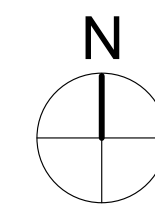
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CONTEXT PLAN

SCALE NTS



DRC SUBMISSION

DRAWING NAME

PROJECT

THE TERRACES

527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

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7715 NW 46th St.
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West Palm Beach, FL 33411
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Peter T. Stromberg, RA, NCARB
AR0015893

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[illegible]

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ALUMINUM TRELLIS

REFERENCE IMAGE

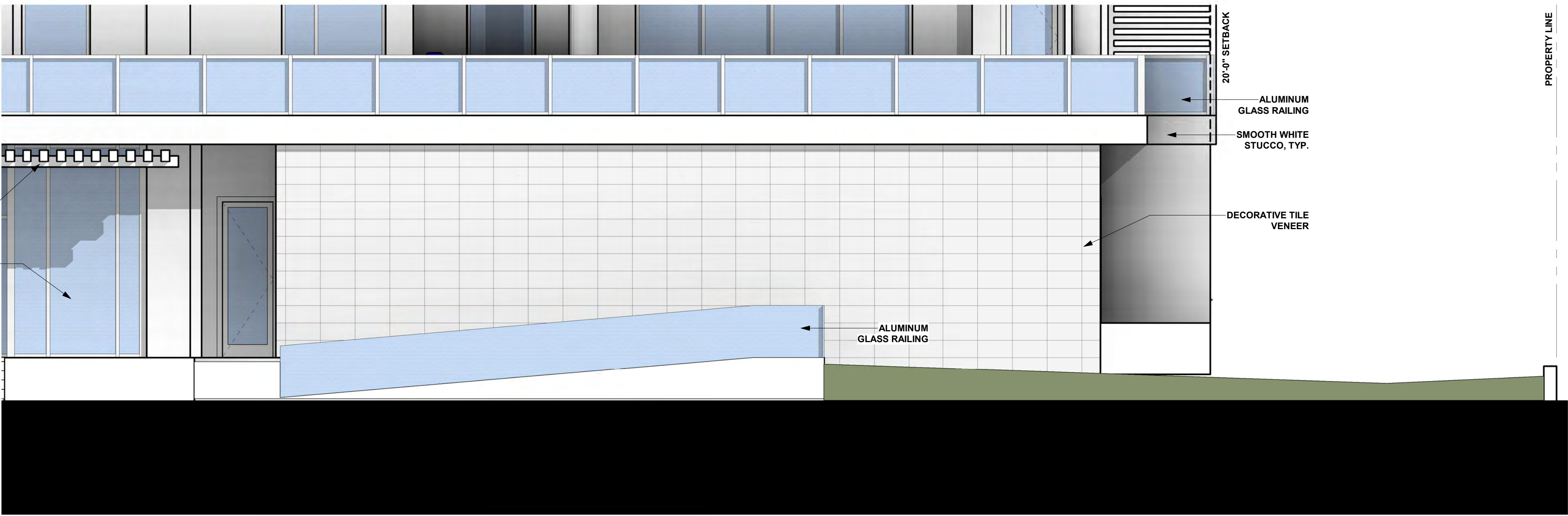


DECORATIVE TILE VENEER

REFERENCE IMAGE

4
A-2.05

ALUMINUM TRELLIS
IMPACT RATED ALUMINUM
STOREFRONT WITH GREY
TINTED GLASS

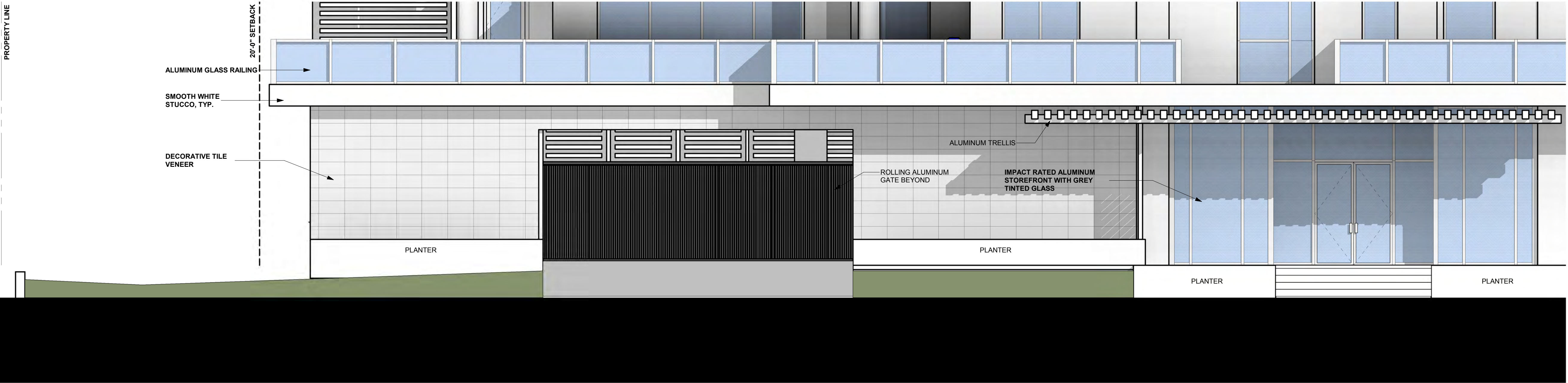


PROPERTY LINE

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

2
A-2.05

3
A-2.05



PROPERTY LINE

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

1
A-2.05

DRC SUBMISSION

GROUND FLOOR
ELEVATION DETAIL

A-2.05

PROJECT NUMBER: 17010
SHEET NUMBER:

PRINT DATE:
2/15/2018 9:22:15 AM

PROJECT
THE TERRACES
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

CLIENT
Orton Place, LLC
2745 NW 40th St
Fort Lauderdale, FL 33309

GARCIA STROMBERG
Joseph H. Garcia, P.E., NCARB
Chief Architect/Designer
2405 Vista Parkway, Suite 15, West Palm Beach, FL 33411 TEL: 561.478.5855 FAX: 561.478.5865
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www.garciastromberg.com

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Revision Schedule		Description	
Rev	Date	By	Description

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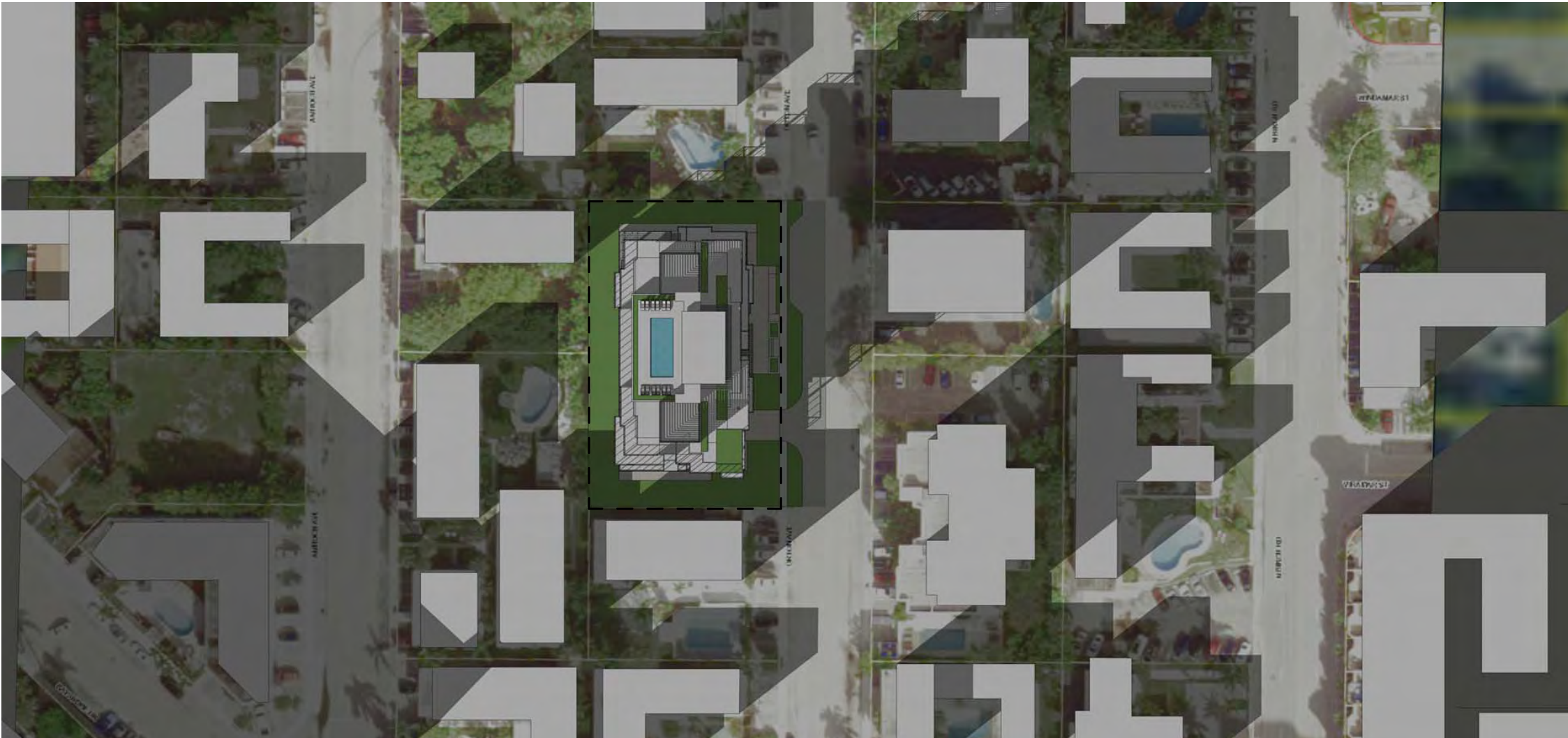
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MARCH 21 - 12:00 PM



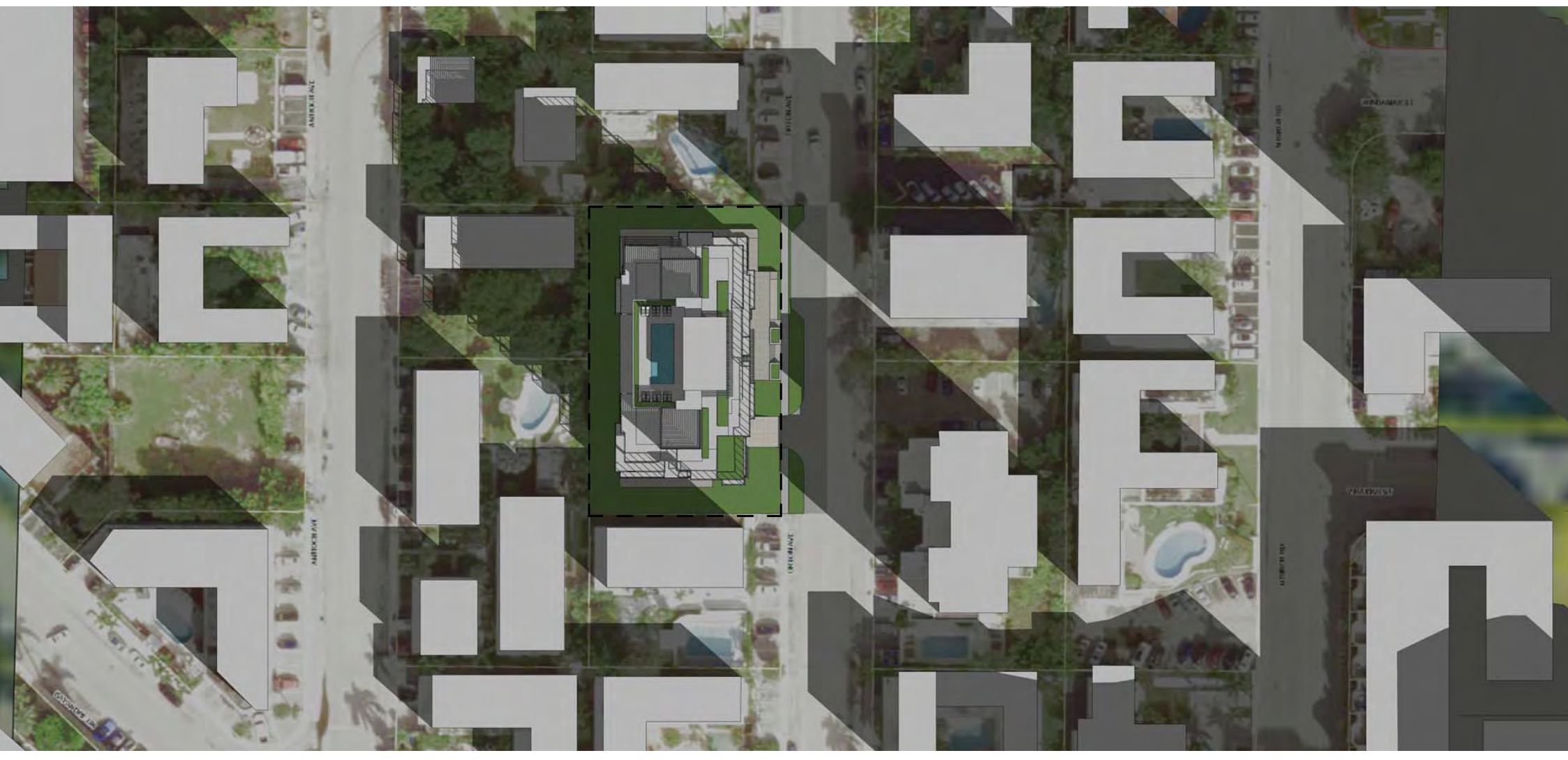
MARCH 21 - 9:00 AM



DECEMBER 22 - 4:00 PM



DECEMBER 22 - 12:00 PM



DECEMBER 22 - 9:00 AM

DRC SUBMISSION

PROJECT NUMBER: 1703
SHEET NUMBER:
A-2.06

PRINT DATE:
2/12/2019 9:22:24 AM

DRAWING NAME
SHADOW STUDY

PROJECT
THE TERRACES
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

CLIENT
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7715 NW 46th St.
Doral, FL 33166

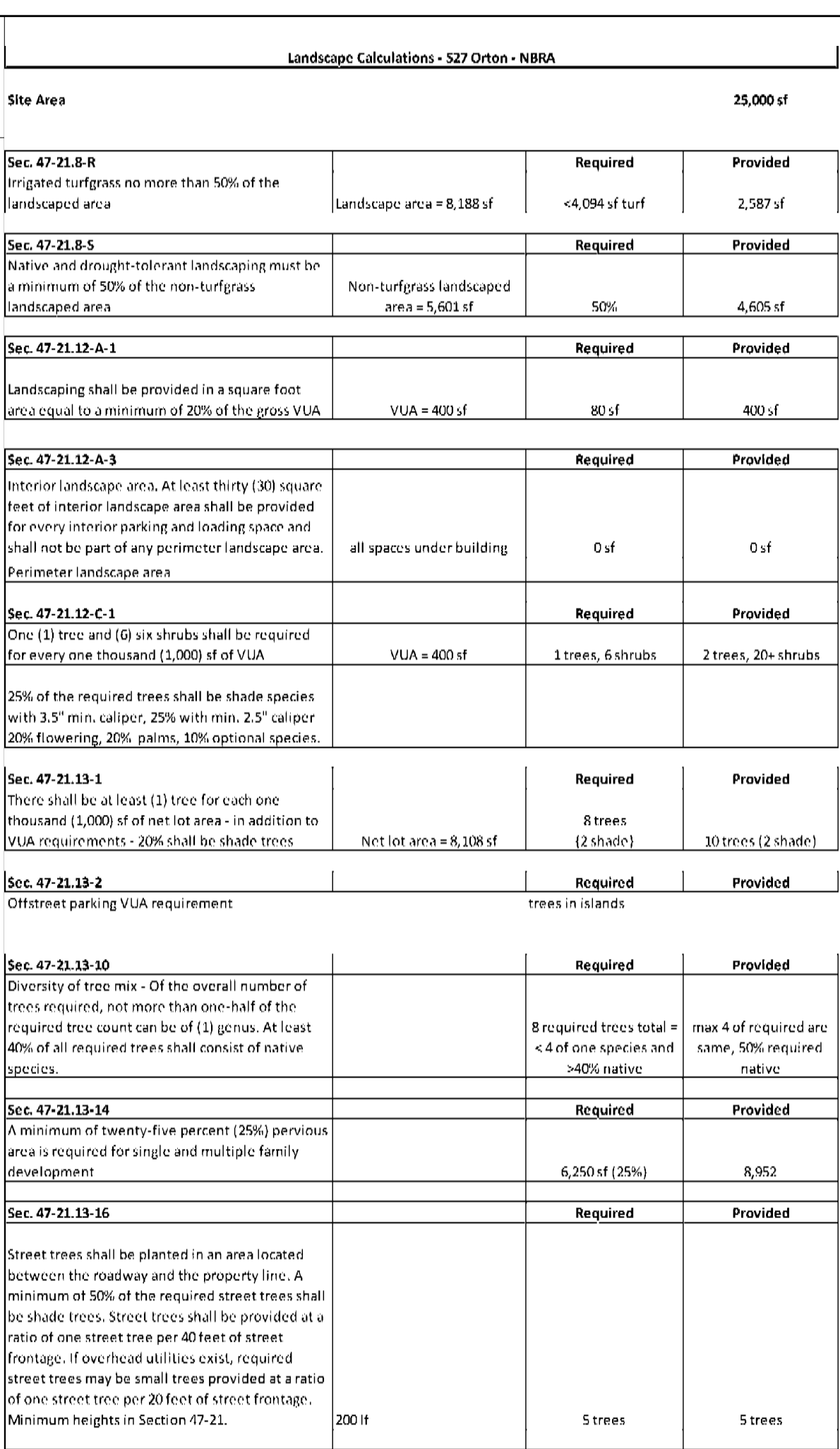
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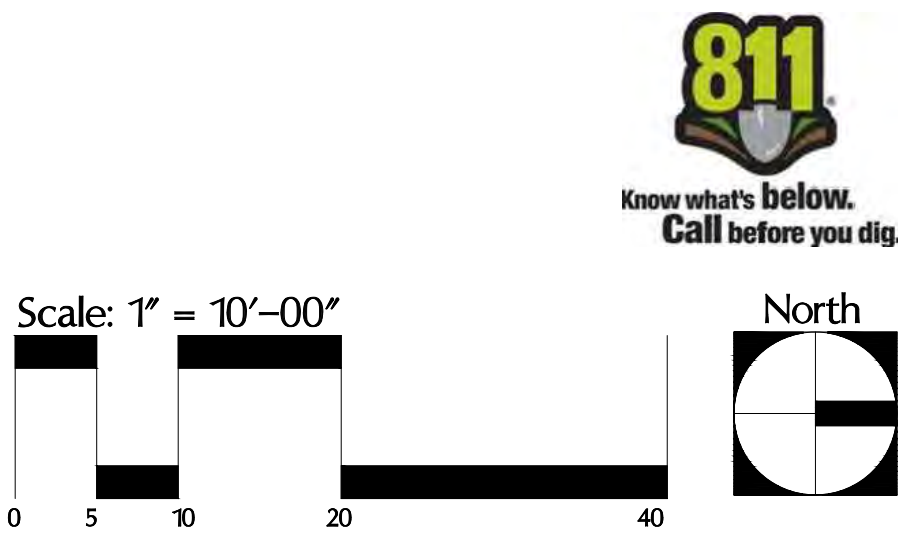
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Revision Schedule			
Rev	Date	By	Description

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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	PITTOSPORUM 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	



PREPARED BY:

EcoPLAN

ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS • LANDSCAPE ARCHITECTURE

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FORT LAUDERDALE, FLORIDA 33316
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www.ecoplan-inc.com

PREPARED FOR:

GARCIA STROMBERG

JOYCE H. GARCIA, RA ACARB
Chief Executive Officer
AR000789

2305 Vesta Parkway, Suite 18, West Palm Beach, FL 33411
TEL: 561-478-2955 FAX: 561-478-2962
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PRE PZB
SUBMITTAL

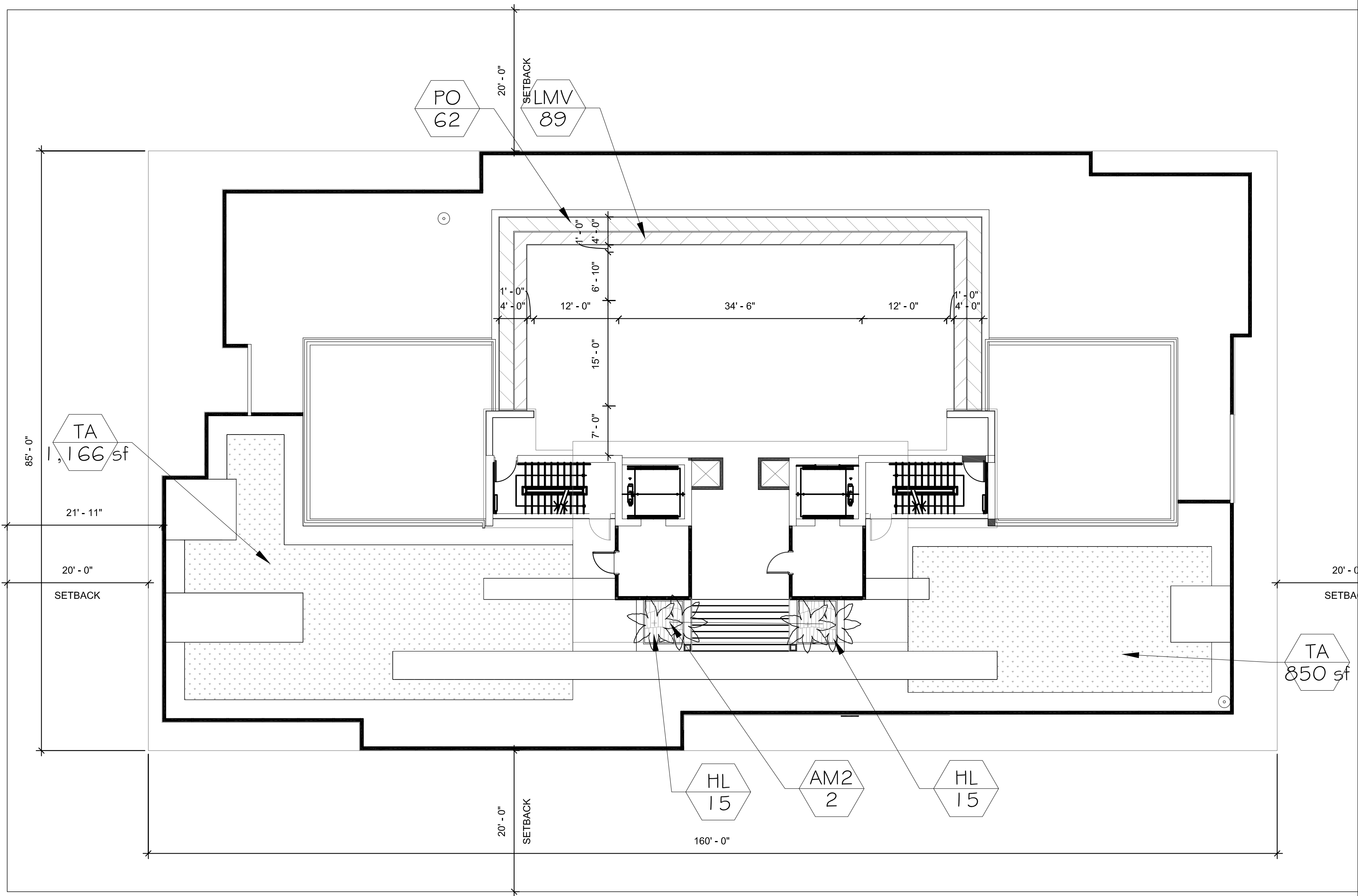
527 ORTON AVE
FORT LAUDERDALE, FL

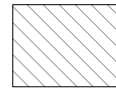
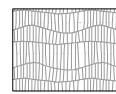
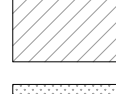
Ground Floor Planting Plan

DATE:	5/15/18	
PROJECT NUMBER:	1718	
DRAWN BY:		
CHECKED BY:		
SCALE:		
REVISION:	DATE:	BY:



5_30_18
SHEET NUMBER:
LAPL-1



PLANT SCHEDULE ROOF							
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	CALIPER
	AM2	2	ADONIDIA MERRILLII	CHRISTMAS PALM - DOUBLE	B & B		6" GW, DOUBLE
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
	PO	62	PODOCARPUS MACROPHYLLUS MAKI	MAKI PODOCARPUS	42"X24"		24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
	HL	30	HYMENOCALLIS LATIFOLIA	SPIDER LILY	12"X12"		18" o.c.
	LMV	89	LIRIOPE MUSCARI VARIEGATA	VARIGATED LILY TURF	1 GAL@ 12" HT		18" o.c.
	TA	1,851 SF	TURF ARTIFICIAL	ARTIFICIAL TURF	FLAT		

PREPARED BY:
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ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS - LANDSCAPE ARCHITECTURE
888 SOUTH ANDREWS AVENUE, SUITE 303
FORT LAUDERDALE, FLORIDA 33306
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www.ecoplan-fl.com

PREPARED FOR:
GARCIA STROMBERG

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**PRE PZB
SUBMITTAL**

**527 ORTON AVE
FORT LAUDERDALE, FL**

**Roof
Planting Plan**

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

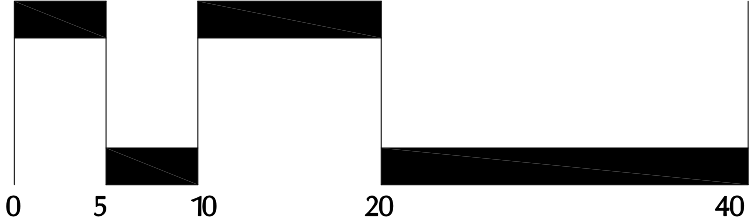


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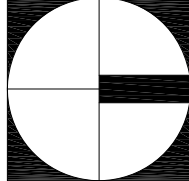
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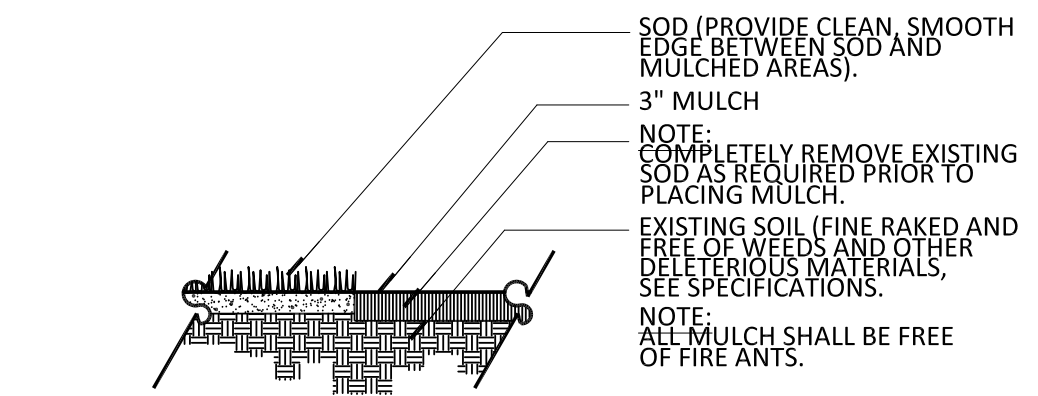
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Scale: 1" = 10'-00"

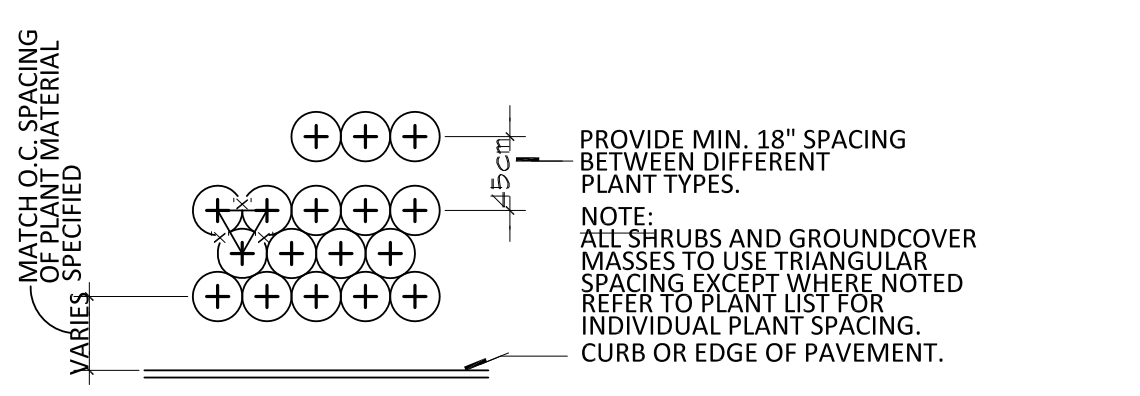


North

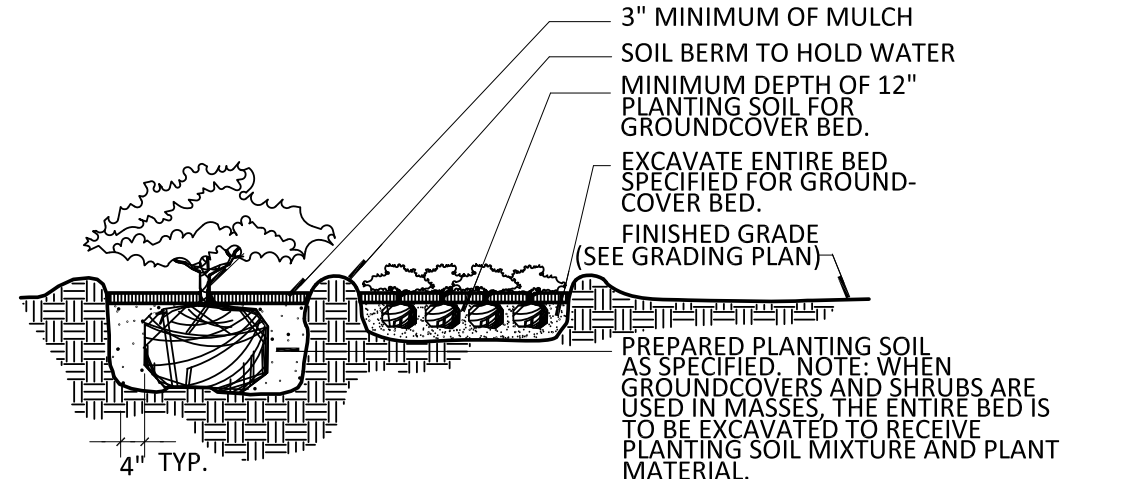




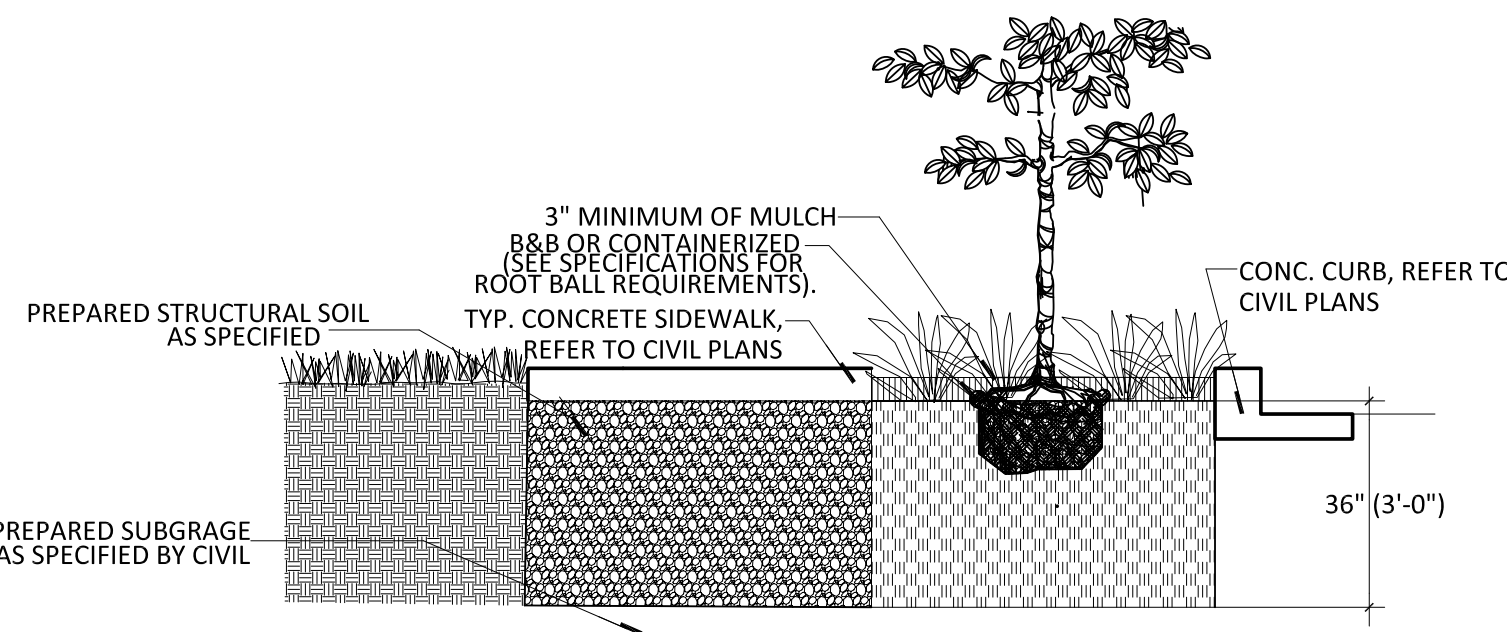
1 GRASS / MULCH EDGE DETAIL
PLAN SCALE= NTS



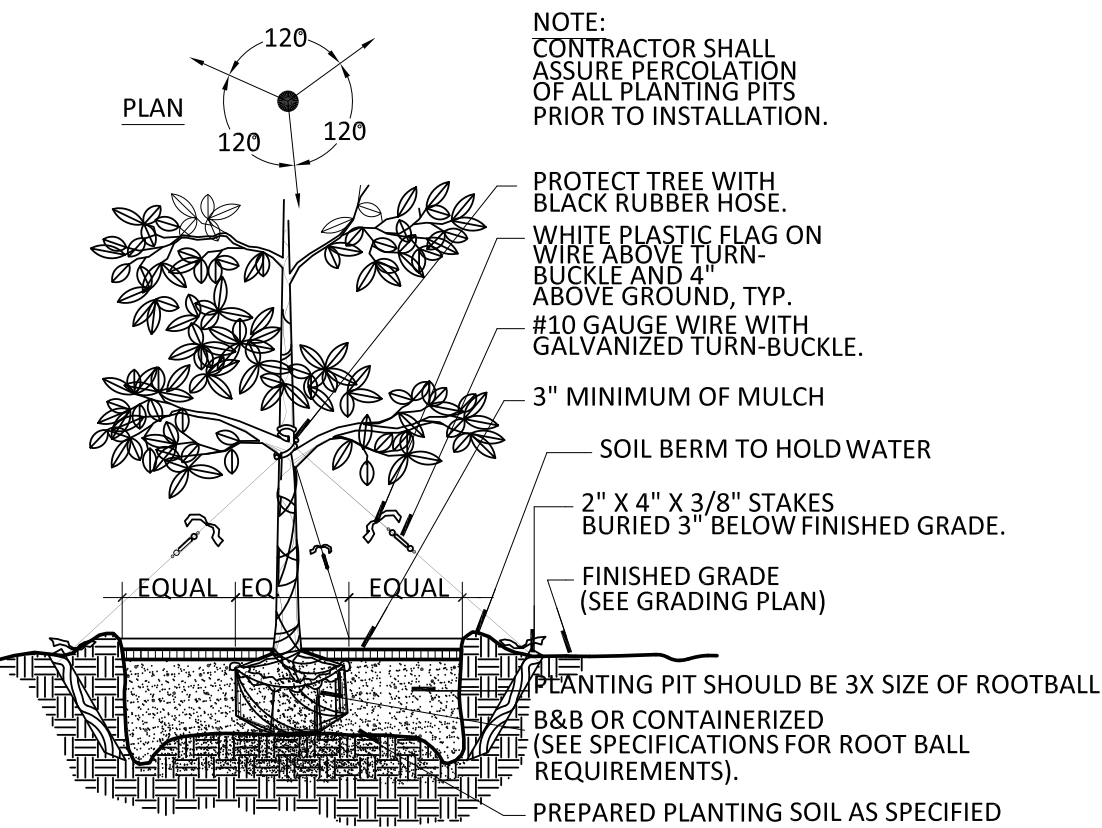
2 SHRUB AND GROUND COVER LAYOUT
SECTION SCALE= NTS



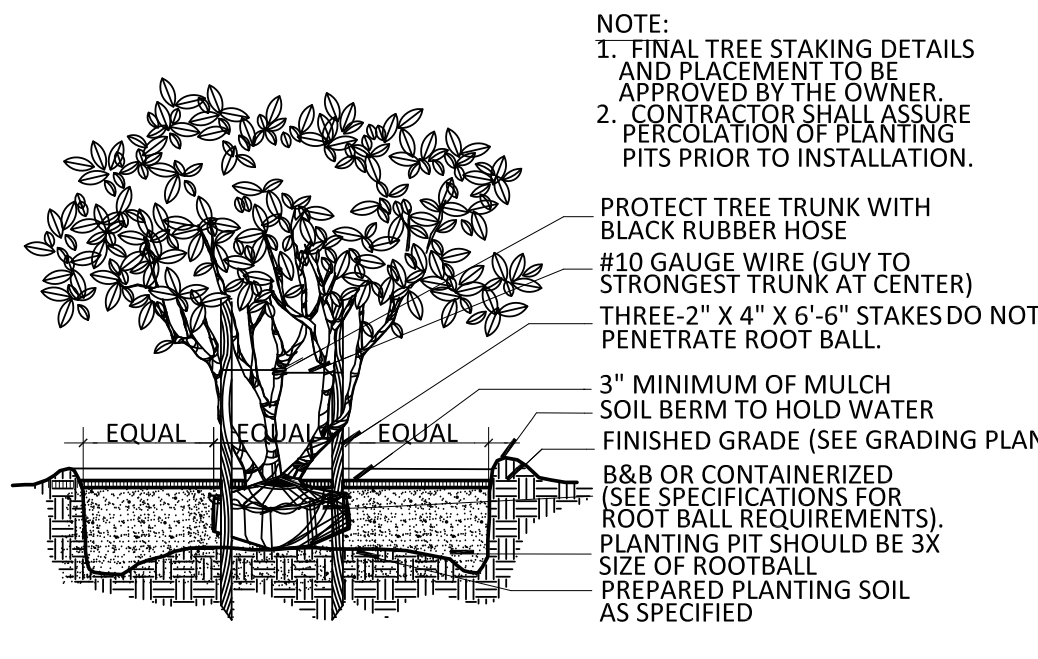
3 SHRUB / GROUND COVER PLANTING
SECTION SCALE= NTS



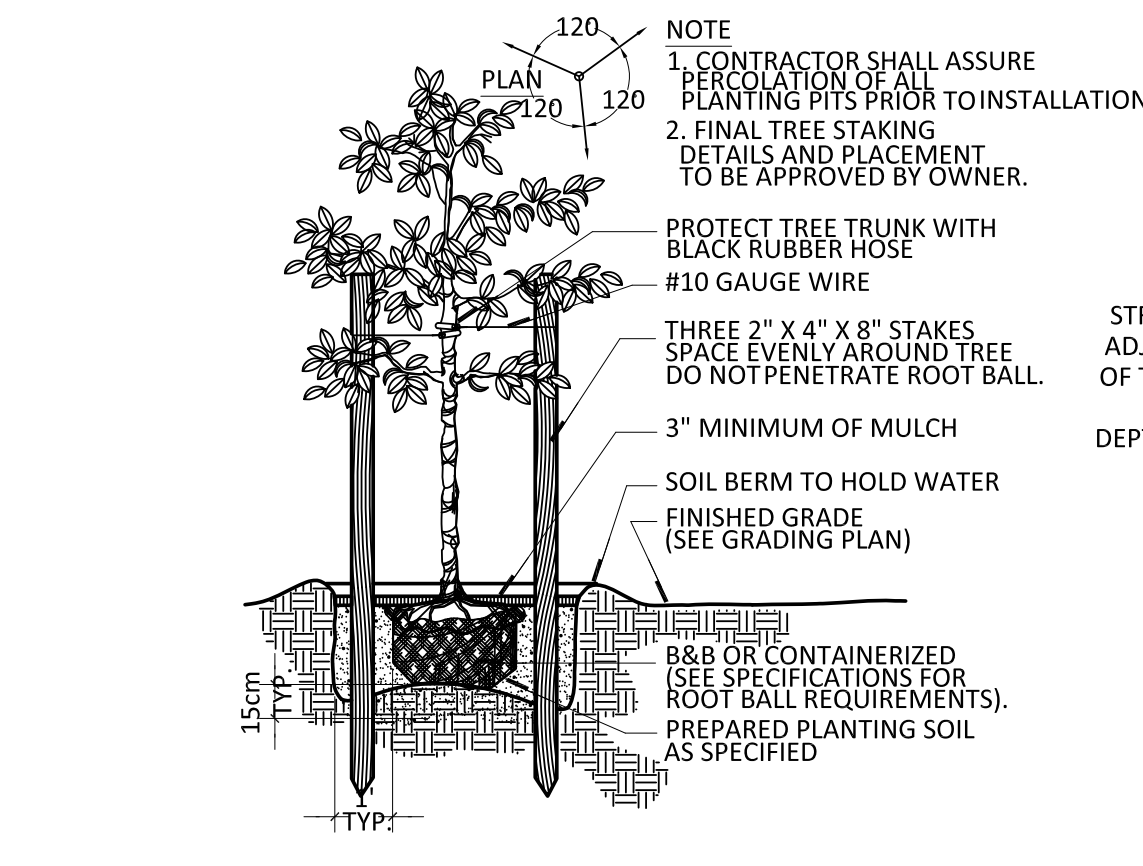
9 STREET TREE USING CU STRUCTURAL SOIL
SECTION SCALE= NTS
NOTE: STRUCTURAL SOIL SHALL ONLY BE APPLIED TO THE STREET TREES
NOTE 1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



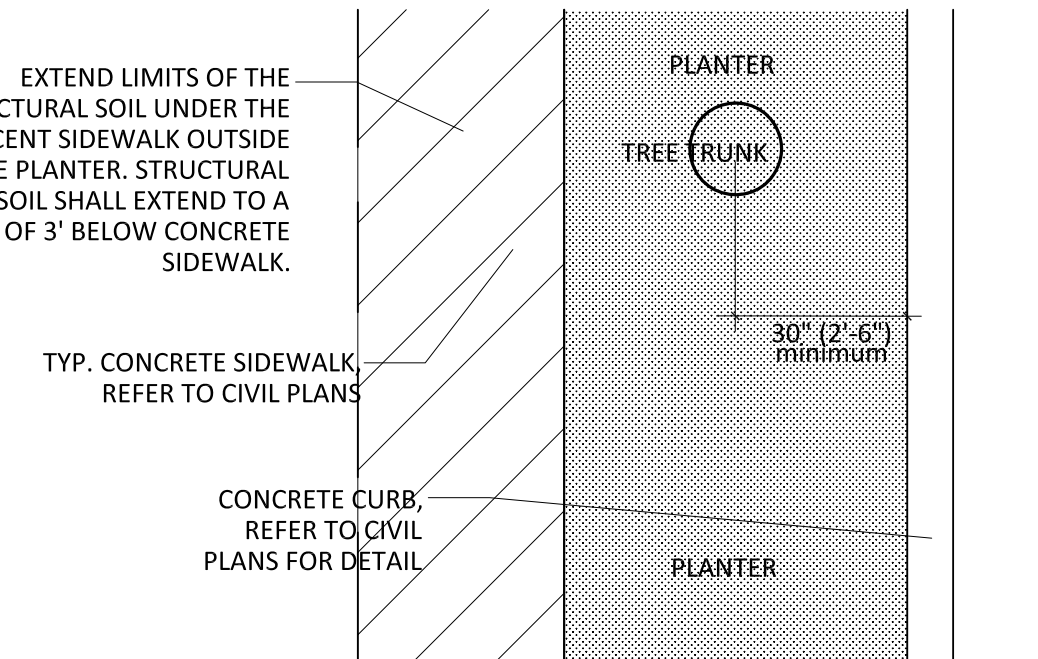
4 LARGE TREE PLANTING DETAIL
SECTION SCALE= NTS



5 SMALL ORNAMENTAL TREE DETAIL
SECTION SCALE= NTS



6 SMALL TREE PLANTING DETAIL
SECTION SCALE= NTS



10 STREET TREE USING CU STRUCTURAL SOIL
PLAN SCALE= NTS

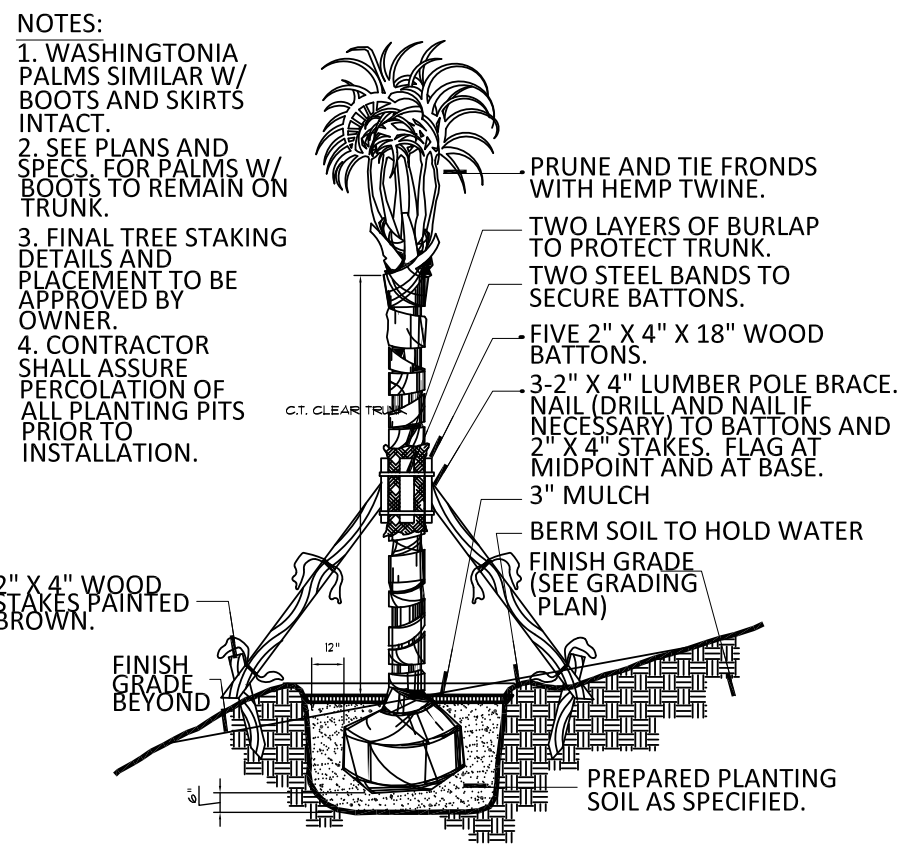
STRUCTURAL SOIL SPECIFICATION

FROM CORNELL UNIVERSITY

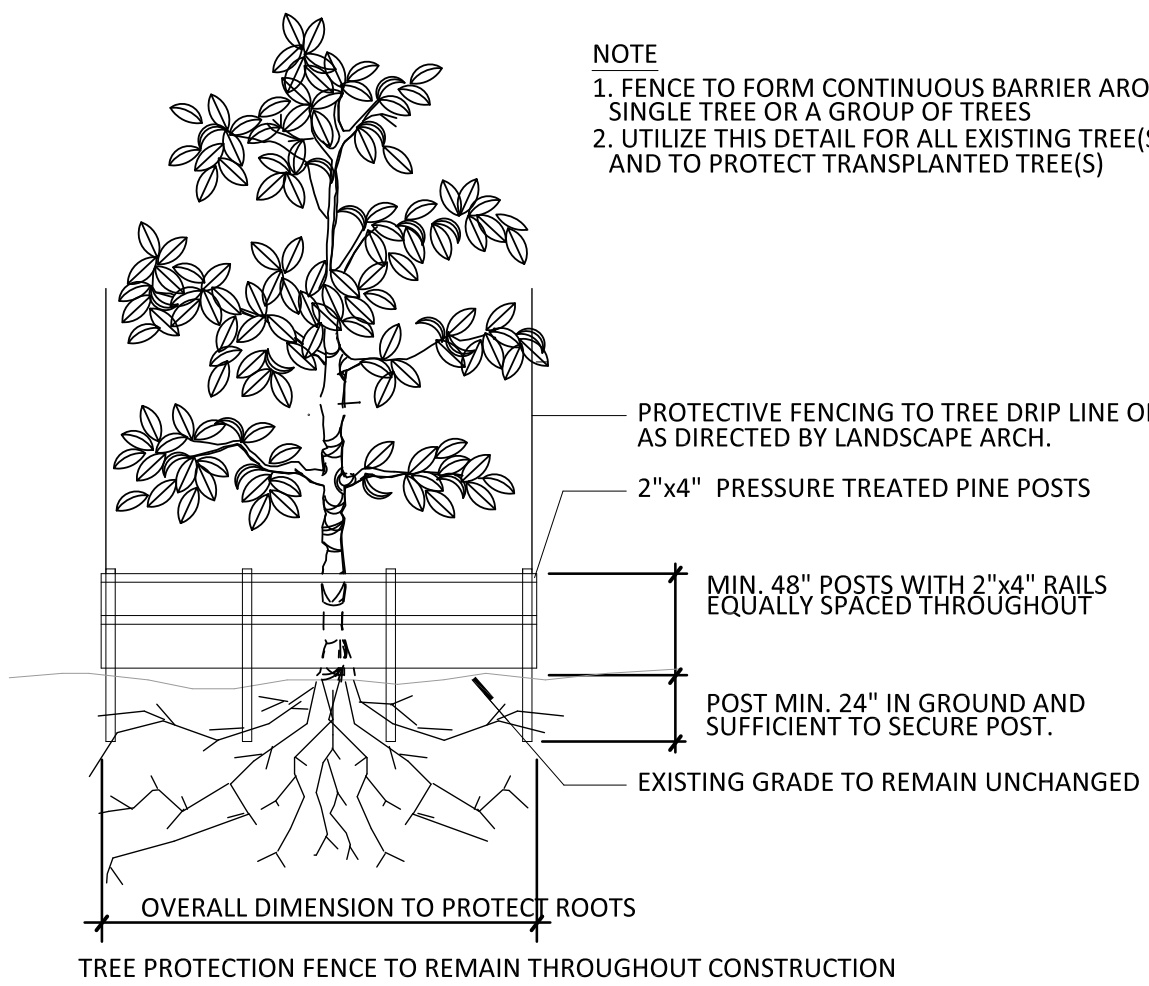
The structural soil material is designed as follows. The three components of the structural soil are mixed in the following proportions by weight, crushed stone: 100; clay loam: 20; hydrogel: 0.03. Total moisture at mixing should be 10% (AASHTO T-99 optimum moisture).

Crushed stone (granite or limestone) should be narrowly graded from 3/4 - 1 1/2 inch, highly angular with no fines. The clay loam should conform to the USDA soil classification system (gravel <5%, sand 25-30%, silt 20-40%, clay 25-40%). Organic matter should range between 2% and 5%. The hydrogel, a potassium propenoate-propenamide copolymer is added in a small amount to act as a tackifier, preventing separation of the stone and soil during mixing and installation. Mixing can be done on a paved surface using front end loaders. Typically the stone is spread in a layer, the dry hydrogel is spread evenly on top and the screened moist loam is the top layer. The entire pile is turned and mixed until a uniform blend is produced. The structural soil is then installed and compacted in 6 inch lifts.

The Urban Horticulture Institute continues to work on refining the specification for producing a structural soil material to make the system cost effective. It is patent pending and will be sold with the trademark 'CU-Soil' to insure quality control.



7 PALM DETAIL
SECTION SCALE= NTS



8 TREE PROTECTION FENCE
SECTION SCALE= NTS

UB 24-2 Specifications

24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 as manufactured by Deep Root Partners, L.P. 81 Langton St. #4 San Francisco, LA (800-458-7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

9 TREE ROOT BARRIER
SECTION SCALE= NTS

2.The basic properties of the material shall be:

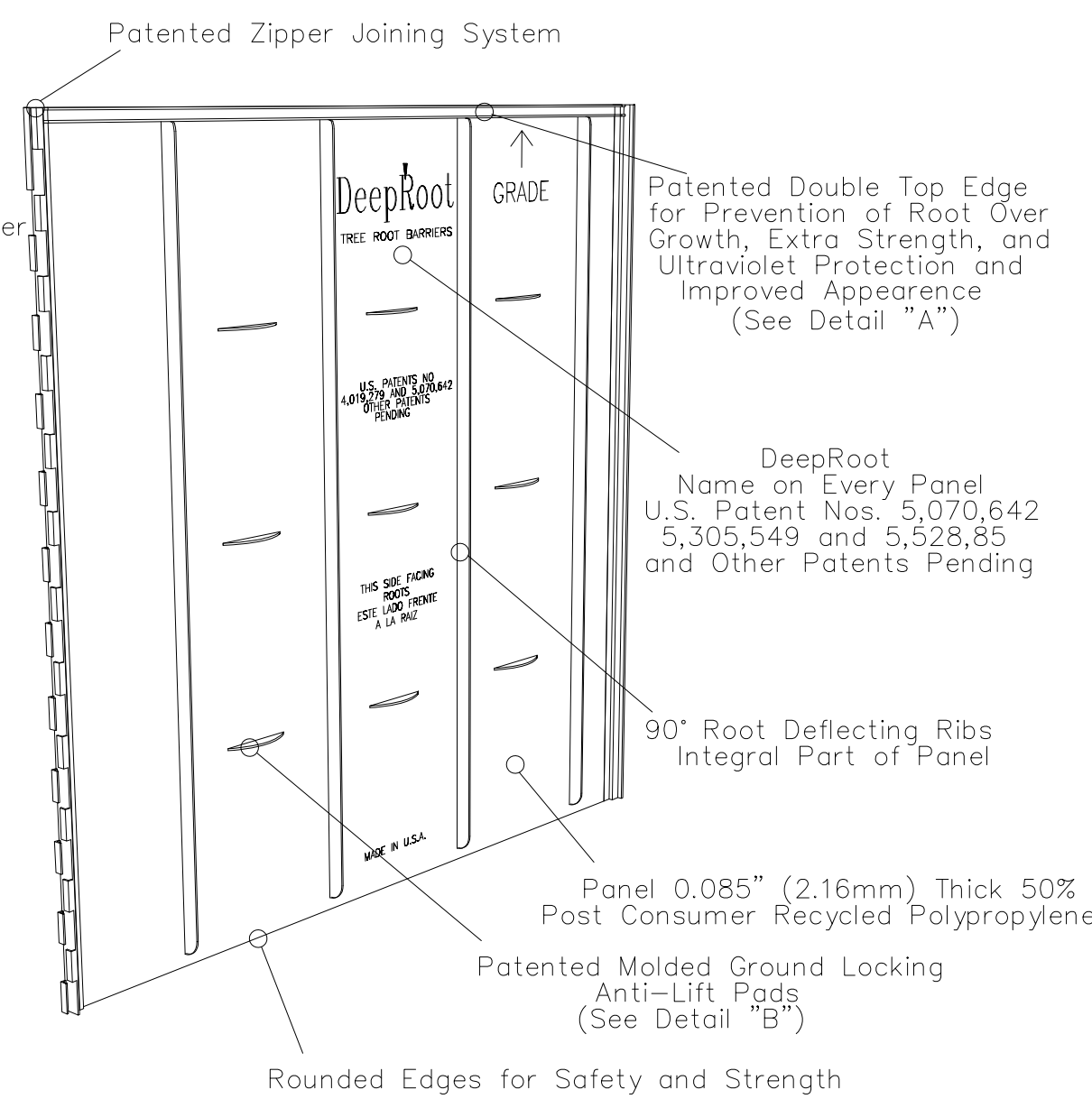
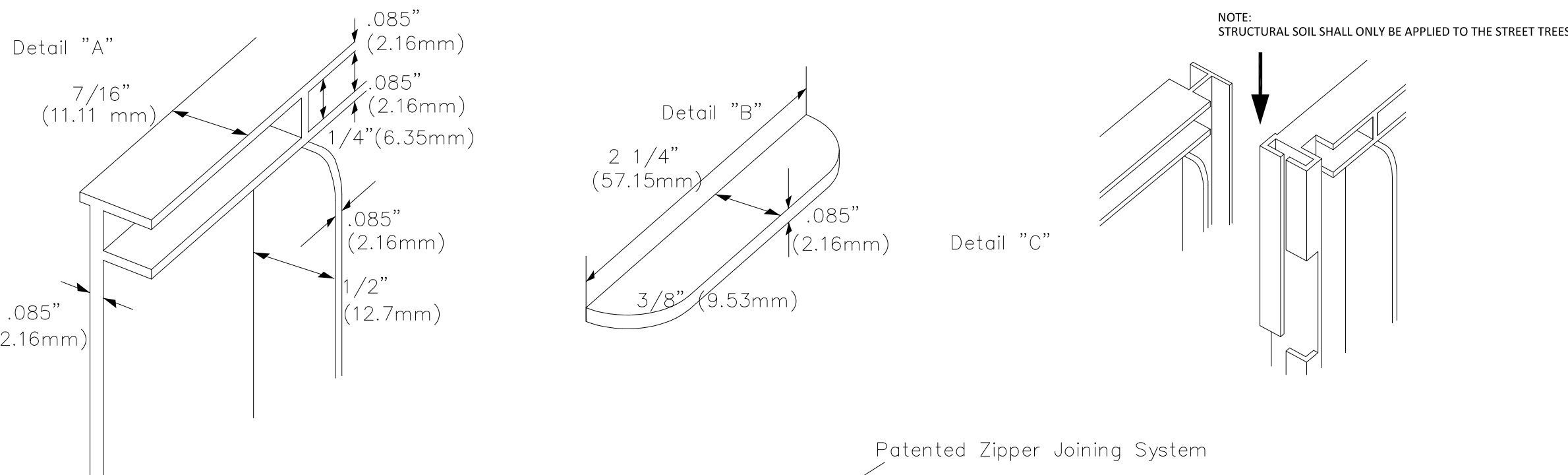
Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2,354 PSI
Tensile strength @ yield – Hinge	D638	2,846 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,625 PSI
Notched Izod Impact – Wall	D256A	3.84 (ft-lbs)
Rockwell Hardness r. scale – Wall	D785A	84.4

U.S. Patents: 5,070,642 , 5,305,549 and 5,528,857.
Other Patents Pending.

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings



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PREPARED FOR:
GARCIA STROMBERG

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Corporate Office & Warehouse
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PRE PZB SUBMITTAL

527 ORTON AVE
FORT LAUDERDALE, FL

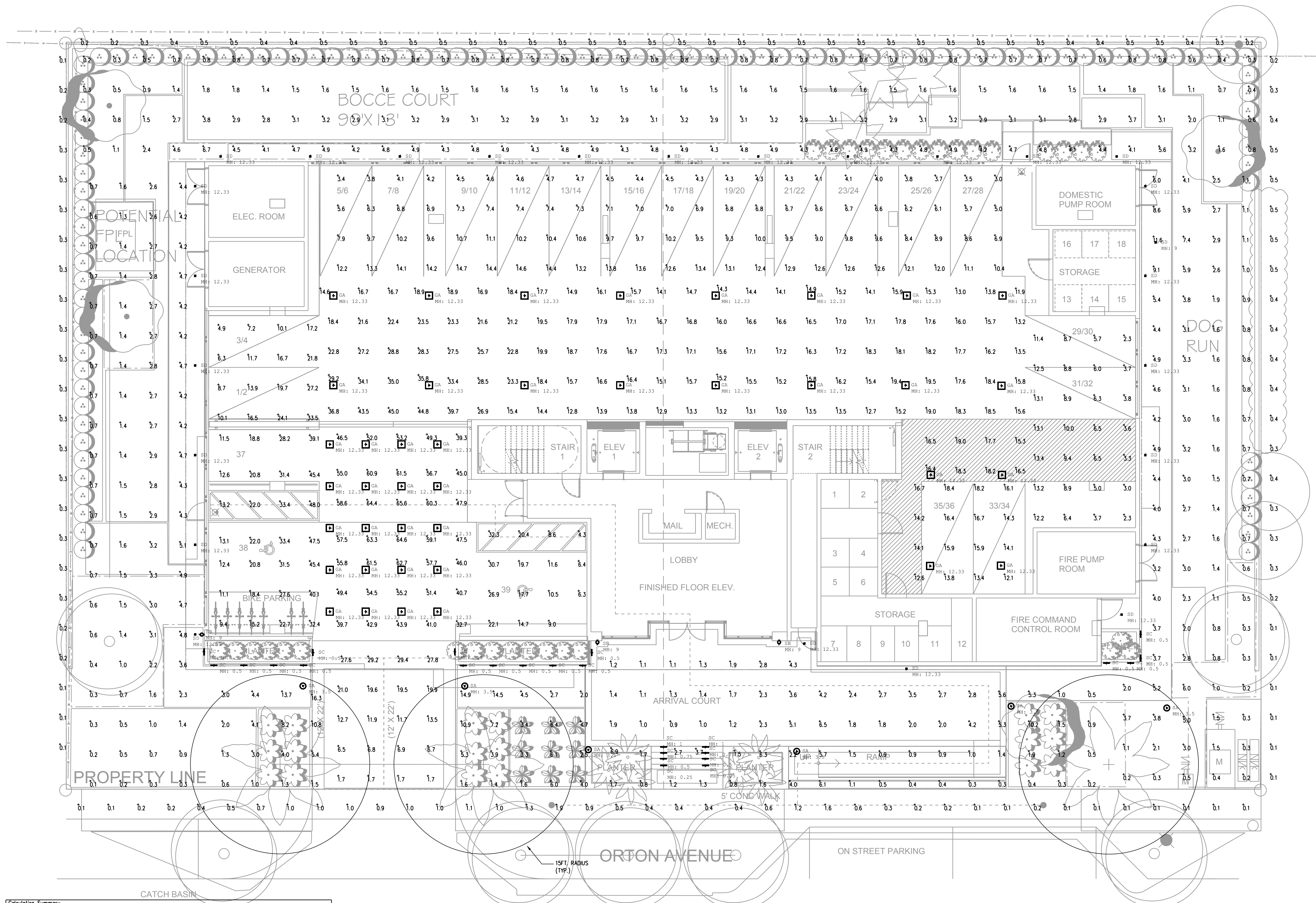
Landscape Details and Notes

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



3_7_18
SHEET NUMBER:

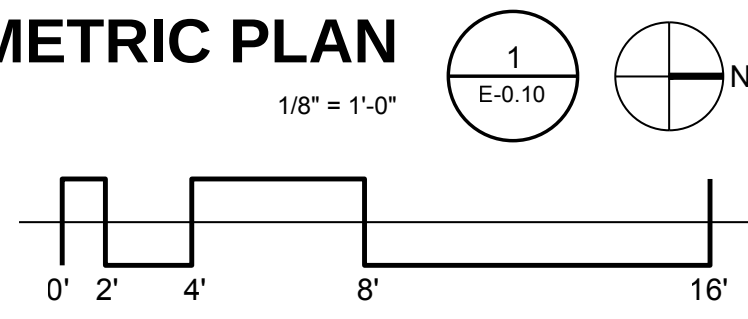
LAPL-3



Calculation Summary						
Label	Code Type	Units	Avg	Max	Min	Avg/Min
BOUNDARY EAST	ILLUMINANCE	FC	0.31	0.5	0.1	3.10
BOUNDARY NORTH	ILLUMINANCE	FC	0.31	0.5	0.1	3.10
BOUNDARY SOUTH	ILLUMINANCE	FC	0.31	0.5	0.1	3.10
BOUNDARY WEST	ILLUMINANCE	FC	0.31	0.5	0.1	3.10
DRIVE ASSES	ILLUMINANCE	FC	16.93	45.0	11.9	3.78
DRIVEWAY	ILLUMINANCE	FC	16.93	45.0	11.9	3.78
ENTRY AREA	ILLUMINANCE	FC	52.67	65.6	32.7	1.61
PARKING NORTH	ILLUMINANCE	FC	10.13	18.4	2.4	4.40
PARKING SOUTH	ILLUMINANCE	FC	22.53	48.0	4.3	5.24
SITE EAST	ILLUMINANCE	FC	34.3	33.5	3.0	11.4
SITE NORTH	ILLUMINANCE	FC	2.7	1.5	0.1	26.00
SITE SOUTH	ILLUMINANCE	FC	2.7	1.5	0.1	26.00
SITE WEST	ILLUMINANCE	FC	2.7	1.5	0.1	26.00

Luminaire Schedule				Lum. Watts				Lum. Lumens				LUMCAT			
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	(MANUFAC)	Lum. Watts	Lum. Lumens	(MANUFAC)	LUMCAT	Lum. Watts	Lum. Lumens	(MANUFAC)	LUMCAT
40	GA	0.900	LED PARKING CARRIAGE LUMINAIRE	64.76	7275	Cree Inc	IC-NM-SS-J-40K-UL-xx-xxx	64.76	7275	Cree Inc	IC-NM-SS-J-40K-UL-xx-xxx	40	GA	0.900	LED PARKING CARRIAGE LUMINAIRE
6	SA	0.900	LED BOLLARDS	32	1276	EATON - INVUE (FORMER COOPER LIGHTING)	ABB-B2-LED-D1-S	32	1276	EATON - INVUE (FORMER COOPER LIGHTING)	ABB-B2-LED-D1-S	6	SA	0.900	LED BOLLARDS
3	SC	0.900	LED WALL MOUNTED	882	882	EATON - INVUE (FORMER COOPER LIGHTING)	ABB-B2-LED-D1-A	882	882	EATON - INVUE (FORMER COOPER LIGHTING)	ABB-B2-LED-D1-A	3	SC	0.900	LED WALL MOUNTED
25	SD	0.900	LED STEP - WALL	21.5	91	BECK-US	2133LTD	21.5	91	BECK-US	2133LTD	25	SD	0.900	LED STEP - WALL
27	SD	0.900	6 INCH LED SQUARE RECESSED DOWNLIGHT	14.39	1655	EATON - PORTFOLIO (FORMER COOPER LIGHTING)	L0506B1500T0 E08B1020B040 6LBCSS01MMS	14.39	1655	EATON - PORTFOLIO (FORMER COOPER LIGHTING)	L0506B1500T0 E08B1020B040 6LBCSS01MMS	27	SD	0.900	6 INCH LED SQUARE RECESSED DOWNLIGHT

ARRIVAL/ PARKING SITE PHOTOMETRIC PLAN



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www.ociassociates.com
CERTIFICATE OF AUTHORIZATION #6281

Revision Schedule			By		
Rev	Date	Description	Rev	Date	Description

SUDHANNA M. KUNJAWARDANA, P.E.
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Doral, FL 33166

TERRACES AT NORTH BEACH
527 ORTON AVENUE
FORT LAUDERDALE, FLORIDA

**ARRIVAL/PARKING
SITE PHOTOMETRIC
PLAN**

PROJECT NAME

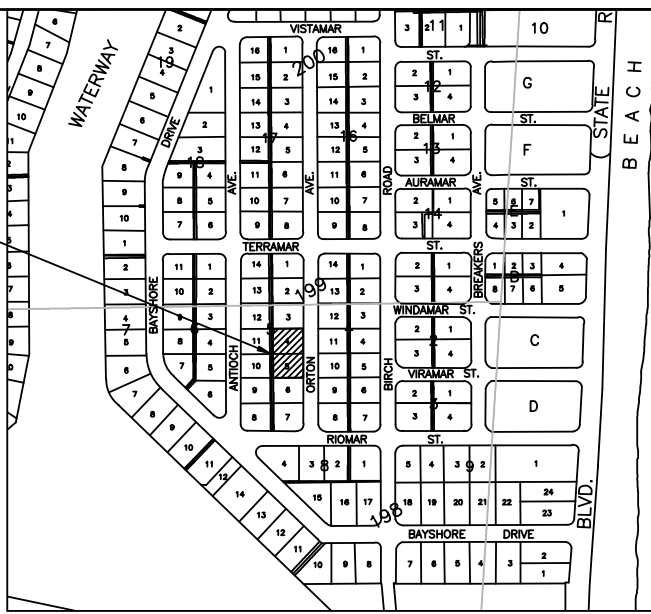
PROJECT NUMBER: 17076

SHEET NUMBER:

PRINT DATE:

7/20/17 3:36:52 PM

E-0.10



TWP 50
RNG 42
SEC. 01

STRUCTURE CATEGORY II, MINIMUM FFE = BFE+1
FLOOD ZONE "AE" ELEV 5.0 NAVD ON FIRM
MAP #120100368H, 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:

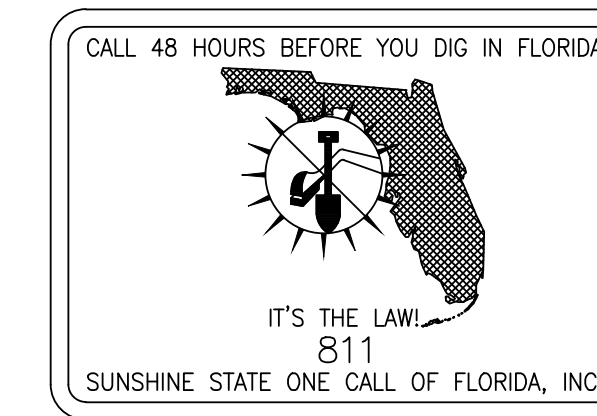
1. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
2. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
3. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING 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'



PROJECT SITE

LOT 3, BLOCK 5
BIRCH OCEANFRONT SUBDIVISION
(P.B. 19, PG. 26, B.C.R.)

(2)-10" HDPE FROM ROOF DRAINS,
SEE MEP PLANS FOR CONTINUATION

MATCH EXISTING GRADE AT
SIDEWALK CONNECTION

FULL LANE WIDTH RESTORATION OF
50 FEET SHALL BE PROVIDED.

