5

ORDINANCE NO. C-19-18

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE LA LEE YMCA/MIZELL COMMUNITY CENTER, CONSISTING OF A 71,737 SQUARE FOOT RECREATION CENTER, LEARNING FACILITY AND RETAIL SPACE ASSOCIATED THEREWITH, AS PROVIDED IN THE UNIFIED LAND DEVELOPMENT REGULATIONS ("ULDR") PURSUANT TO SECTION 47-18.26 OF THE ULDR, LEGALLY DESCRIBED AS LOTS 1 THROUGH 16, INCLUSIVE, AND LOTS 42 THROUGH 50, INCLUSIVE, OF BLOCK 2 OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR NW 6TH STREET, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PORTION OF LOTS 5, 6, 7 AND 8, BLOCK "2", "LINCOLN PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 5, ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF SISTRUNK BOULEVARD (NORTHWEST 6TH STREET), A 70 FOOT RIGHT-OF-WAY, AS SHOWN ON THAT CERTAIN RIGHT-OF-WAY MAP FOR PROJECT NUMBER 2423, RIGHT-OF-WAY NUMBER 105, ON FILE IN THE OFFICE OF THE CITY ENGINEER OF FORT LAUDERDALE AT FILE NUMBER 4-89-57, BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 8 AND ON THE NORTH BY A LINE PARALLEL WITH AND 5.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTH RIGHT-OF-WAY LINE, TOGETHER WITH THE EASTERLY HALF OF THAT PORTION OF VACATED NORTHWEST 14TH TERRACE, ABUTTING LOTS 12 THROUGH 16, BLOCK 2, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2, AS VACATED BY ORDINANCE NO. C-00-6 RECORDED MARCH 27, 2000 IN O.R. BOOK 30363, PAGE 1209, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LOTS 39 THROUGH 48, INCLUSIVE, OF BLOCK 3 OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE WESTERLY HALF OF THAT

PORTION OF VACATED NORTHWEST 14TH TERRACE, ABUTTING LOTS 12 THROUGH 16, BLOCK 2, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2, AS VACATED BY ORDINANCE NO. C-00-6 RECORDED MARCH 27, 2000 IN O.R. BOOK 30363, PAGE 1209, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCELS SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 84,020 SQUARE FEET (1.929 ACRES) MORE OR LESS, GENERALLY LOCATED NORTH OF NW 6TH STREET, WEST OF NW 14TH AVENUE, EAST OF NW 14TH TERRACE AND SOUTH OF NW 7TH STREET, FORT LAUDERDALE, FLORIDA; GRANTING RELIEF FROM SPECIFIC ZONING REGULATIONS; AND APPROVING AN ASSOCIATED SITE PLAN.

WHEREAS, the applicant, City of Fort Lauderdale, proposes to develop a 71,737 square foot community recreation center, learning facility and retail space associated with the LA Lee YMCA Mizell Community Center located at 1409 Northwest 6th Street, Fort Lauderdale, Florida (the "Development"); and

WHEREAS, the Department of Sustainable Development has submitted City Commission Agenda Memo No. 19-0716, hereinafter referred to as the "Memorandum", and incorporated herein as if fully set out herein; and

WHEREAS, at its meeting of June 19, 2019, the Planning and Zoning Board (PZ Case No. R19004) recommended approval of the Development as a Public Purpose Use; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, August 20, 2019, and Tuesday, September 3, 2019 at 6:00 p.m. in the City Commission Room, City Hall, Fort Lauderdale, Florida for the purpose of hearing any public comment to the application; and

WHEREAS, the City Commission has reviewed the application and conducted a public hearing and found that the Development meets the criteria set out in Section 47-18.26.F. of the ULDR;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the foregoing WHEREAS clauses set forth above are true and correct and herein incorporated by this reference.

SECTION 2. That upon review of the application for approval of the Development as a public purpose use, the City Commission hereby finds the Application meets the requirements provided in Section 47-18.26 of the ULDR as follows:

(a) Information included in the Application and Memorandum and provided at the public hearings, demonstrate a need for the Development, as shown on the site plan, located at the proposed location as depicted on the attached Exhibit "A".

(b) The Development meets a valid municipal purpose of promoting the health, safety and welfare of the surrounding community.

(c) The Development at this location is not in conflict with the City of Fort Lauderdale Comprehensive Plan.

(d) The site plan incorporates off-site and on-site conditions that will address and reduce any impact of permitting the Development at the proposed location.

(e) The site plan incorporates on-site improvements that minimize any impact as a result of permitting the public use or amenities.

(f) Alternative locations for the Development were identified and reviewed and the proposed site has been determined to be the most feasible for the Development.

(g) The public purposes to be met by the Development outweigh the application of certain zoning regulations related to the development use at this location.

SECTION 3. That based on the findings provided in SECTION 2 of this Ordinance, the City Commission hereby approves the application for the Development as a Public Purpose Use, subject to the conditions of site plan approval imposed by the Development Review Committee, Planning and Zoning Board, City Commission and identified in SECTION 5 of this Ordinance.

SECTION 4. That the site plan submitted to develop a 71,737 square foot community recreation center, learning facility and retail space associated with the LA Lee YMCA Mizell Community Center as depicted on Exhibit "A", Fort Lauderdale, Florida, located in a "P" (Park) zoning district that is attached to City Commission Agenda Memo No. 19-0716 is hereby incorporated by reference and approved, granting relief from conflicting zoning regulation, subject to the modifications and conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission.

SECTION 5. That pursuant to the provisions of the ULDR of the City of Fort Lauderdale, Florida, the proper City officials are hereby authorized to issue the necessary building and use permits subject to the conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission.

SECTION 6. If the applicant wishes to modify or amend the site plan approved hereby, such amendment may be reviewed, amended or modified, as provided in Section 47-24 of the ULDR.

SECTION 7. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 8. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

SECTION 9. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 10. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 11. That this ordinance shall be in full force and effect immediately upon and after its final passage.

PASSED FIRST READING this the 20th day of August, 2019.
PASSED SECOND READING this the 12th day of September, 2019.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI

LA LEE YMCA MIZELL COMMUNITY CENTER

1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL. 33311

2 AERIAL VIEW
SCALE N.T.S.

1 LOCATION MAP
SCALE N.T.S.

FLORIDA ENGINEERING SERVICES
ELECTRICAL, HVAC, PLUMBING, AND FIRE PROTECTION 34 N.W. 168TH STREET
NORTH MIAMI BEACH, FL 33169
T: 305.653.0212 F: 305.653.0232

SAAD ELIA EL-HAGE
STRUCTURAL ENGINEER
5601 NW 9th AVENUE (POWERLINE ROAD), SUITE 206
FORT LAUDERDALE, FLORIDA 33309
T: 954-771-8149 F: 954-771-8169

CALVIN GIORDANO & ASSOC., INC.
CIVIL ENGINEERING AND LANDSCAPING
1800 ELLER DRIVE, SUITE 600
FORT LAUDERDALE, FL 33316
T: 954-921-7781 F: 954-921-8807

SYNALOVSKI ROMANIK SAYE
ARCHITECTURE PLANNING INTERIOR DESIGN
1800 ELLER DRIVE, SUITE 500
FORT LAUDERDALE, FLORIDA 33316
T.954.961.6806 F.954961.6807
WWW.SYNALOVSKI.COM

SYNALOVSKI ROMANIK SAYE

Manuel Synalovski, AIA
AR0011488
SEAL

LICENSE NO. AA26001863

LA LEE YMCA
MIZELL COMMUNITY CENTER
1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311
CLIENT: YMCA SOUTH FLORIDA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: 100% GMP BID SET
ISSUE DATE: 04/26/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: CB
CHECKED BY: CB

Copyright (c) by SYNALOVSKI ROMANIK SAYE, LLC
All Rights Reserved.

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T-001

CAM #16-0880
Exhibit 1
Page 1 of 41

the Y
LA Lee YMCA
Mizell Community Center
STORE
STORE
STORE
STORE
STORE
STORE
STORE
STORE

NORTHWEST CORNER
Write a description for your map.
Legend
1409 NW 6th St
1409 NW 6th St
Google Earth
EXHIBIT "B1"

SOUTHWEST CORNER
Write a description for your map.
Legend
1409 NW 6th St
1409 NW 6th St
Google Earth
EXHIBIT "B2"

SOUTHEAST CORNER
Write a description for your map.
Legend
1409 NW 6th St
1409 NW 6th St
Google Earth
EXHIBIT "B3"

NORTHEAST CORNER
Write a description for your map.
Legend
1409 NW 6th St
1409 NW 6th St
Google Earth
EXHIBIT "B4"

LEGAL DESCRIPTION

LOTS 1 THROUGH 16, INCLUSIVE, AND LOTS 42 THROUGH 50, INCLUSIVE, OF BLOCK 2 OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR NW 6TH STREET, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF LOTS 5, 6, 7 AND 8, BLOCK "2", "LINCOLN PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 5, ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF SISTRUNK BOULEVARD (NORTHWEST 6TH STREET), A 70 FOOT RIGHT-OF-WAY, AS SHOWN ON THAT CERTAIN RIGHT-OF-WAY MAP FOR PROJECT NUMBER 2423, RIGHT-OF-WAY NUMBER 105, ON FILE IN THE OFFICE OF THE CITY ENGINEER OF FORT LAUDERDALE AT FILE NUMBER 4-
89-57, BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 8 AND ON THE NORTH BY A LINE PARALLEL WITH AND
5.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTH RIGHT-OF-WAY LINE

TOGETHER WITH THE EASTERLY HALF OF THAT PORTION OF VACATED NORTHWEST 14TH TERRACE, ABUTTING LOTS 12 THROUGH 16, BLOCK 2, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2, AS VACATED BY ORDINANCE NO. C-00-6 RECORDED MARCH 27, 2000 IN O.R. BOOK 30363, PAGE 1209, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 39 THROUGH 48, INCLUSIVE, OF BLOCK 3 OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE WESTERLY HALF OF THAT PORTION OF VACATED NORTHWEST 14TH TERRACE, ABUTTING LOTS 12 THROUGH 16, BLOCK 2, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2, AS VACATED BY ORDINANCE NO. C-00-6 RECORDED MARCH 27, 2000 IN O.R. BOOK 30363, PAGE 1209, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PARCELS SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 84,020 SQUARE FEET (1.929 ACRES) MORE OR LESS.

SURVEY NOTES:

1. THIS SURVEY REFLECTS THE TITLE INSURANCE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY-5011612-1062-3727281, CUSTOMER REFERENCE NUMBER: CITY OF FT. LAUDERDALE/YMCA, FIRST AMERICAN FILE NUMBER: 1062-3727281 (REVISED 2-9-2018), EFFECTIVE DATE: FEBRUARY 08, 2018 @ 8:00 A.M.

2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.

3. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NOT LOCATED AS PART OF THIS SURVEY TASK.

4. UNLESS OTHERWISE NOTED HEREON, RECORD AND MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT

5. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE REQUIREMENTS FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA (CHAPTER 5J-17.050 THROUGH 5J-17.052 F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT

6. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. THE INTENDED SCALE OF THIS DRAWING IS 1" = 20' OR SMALLER.

7. THE HORIZONTAL AND VERTICAL DATA SHOWN HEREON WERE OBTAINED UTILIZING A "TOPCON ES-105" TOTAL STATION AND "TDS-RANGER" DATA COLLECTION EQUIPMENT AS WELL AS CONVENTIONAL LEVELING METHODS. ALL LOCATIONS AND DATA SHOWN HEREON WERE OBTAINED BY CALVIN GIORDANO AND ASSOCIATES, INC FOR THE PURPOSE OF THIS SURVEY UNLESS SHOWN AND/OR NOTED OTHERWISE.

8. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE EAST LINE OF BLOCK 2, LINCOLN PARK", AS RECORDED IN PLAT BOOK 5, PAGE 2, BROWARD COUNTY, PUBLIC RECORDS AND HAVING A BEARING OF SOUTH 02°02'55" EAST

9. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BE ALTERED FOR CLARITY.

10. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO THE CITY OF FORT LAUDERDALE BENCH MARK NUMBER: BM17, ELEVATION= 5.11' (NAVD88), (PUBLISHED AS 6.68' NGVD29); CONVERTED USING CORPSCON VERSION 6.0.1 BEING A PK NAIL IN BRASS DISC STAMPED CITY OF FORT LAUDERDALE NW17, LOCATED AT THE TOP OF CURB NORTHWEST CORNER OF NW 6TH ST. AND NW 14TH AVE.

11. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL RENDER IT INVALID.

12. THE HORIZONTAL DATUM FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED AND WAS DERIVED BY REDUNDANT MEASUREMENTS VIA REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS AND PROCESSED THROUGH THE TRIMBLE VRS NETWORK. THE RESULTING POSITIONS WERE ALSO CONFORMED THROUGH TOTAL STATION DISTANCE AND ANGLE MEASUREMENTS.

13. THE EXPECTED VERTICAL ACCURACY OF THE HARD SHOT ELEVATIONS IS ±0.03' AND THE SOFT SHOT ELEVATIONS IS ±0.1'

14. THE EXPECTED HORIZONTAL ACCURACY OF THE SURVEY LOCATED FEATURES SHOWN HEREON IS ±0.1'.

15. FLOOD ZONE INFORMATION
FLOOD ZONES: X- 0.2% AND AH-6'
COMMUNITY NUMBER: 125105 CITY OF FORT LAUDERDALE
PANEL NUMBER: 0368
MAP NUMBER: 12011C0368H
SUFFIX: H
DATED: 08-18-2014

First American Title Insurance Company-5011612 - 1062-3727281 (Revised 8-8-2017)

Customer Reference Number: City of Ft. Lauderdale / YMCA First American File Number: 1062-3727281 (Revised 8-8-2017-Effective Date: August 03, 2017 @ 8:00 A.M.

ITEM No.	Title Insurance Commitment Part-II Exceptions	RECORDING INSTRUMENT	AFFECTS/DOES NOT AFFECT	PLOTTED/ NOT PLOTTED	COMMENTS
1-8	Standard Exceptions				
9	Reservations contained in Deed from Trustees of the Internal Improvement Fund of the State of Florida, As to Lots 46, 47, 48, 49 and 50, Block 2. Note: The right of entry has been released pursuant to 5270.11, F.S.	Deed Book 365, Page 506, B.C.R.	Yes	No	TIIF Reservations
10	Reservations contained in Deed from Trustees of the Internal Improvement Fund of the State of Florida, As to Lots 13, 14, 15, 16, 42 and 45, Block 2. Note: The right of entry has been released pursuant to 5270.11, F.S.	Deed Book 459, Page 366, B.C.R.	Yes	No	TIIF Reservations
11	Reservations unto the State of Florida for 200 foot State Road Right of Way as to Lots 43 and 44, Block 3.	Deed Book 184, Page 65, B.C.R.	No	No	TIIF Reservations
12	Reservations unto the State of Florida for 200 foot State Road Right of Way Deed as to Lots 39, 40 and 41, Block 3.	Deed Book 184, Page 711, B.C.R.	No	No	TIIF Reservations
13	Reservations unto the State of Florida for 200 foot State Road Right of Way as to Lots 45, 46 and 47, Block 3.	Deed Book 395, Page 380, B.C.R.	No	No	TIIF Reservations
14	Reservations unto the State of Florida for 200 foot State Road Right of Way as to Lot 48, Block 3.	Deed Book 447, Page 479, B.C.R.	No	No	TIIF Reservations
15	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LINBOLN PARK, as recorded in Plat Book 5, page(s) 2, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).	Plat Book 5, Page 2, B.C.R.	Yes	Yes	Platted Right-of-Ways
16	Utilities Easement reserved by Ordinance No. C-00-6, recorded March 27, 2000.	O.R. Book, 30363, Page 1208, B.C.R.	Yes	Yes	Vacation of Right-of-Way and creation of utility easement.
17	Mineral and petroleum reservations in an undivided 3/4 interest in all of the phosphate, minerals and metals and an undivided 1/2 interest in all the petroleum that is or may be in, on or under the lands described in Schedule A, automatically reserved by virtue of the conveyance by City of Fort Lauderdale, a municipal corporation of the State of Florida.	Sec. 270.11, F.S.	Yes	No	TIIF Reservations
18	Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).	N/A			Not Addressed, No Documents provided for Review.
19	All of the terms and provisions set forth and contained in that certain Lease between City of Fort Lauderdale, a municipal corporation of the State of Florida, Lessor, and Young Men's Christian Association of South Florida, Inc., a Florida not-for-profit corporation, Lessee, a memorandum of which is recorded in instrument No. .	N/A			Not Addressed, No Documents provided for Review.

CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY,
SHUTTS & BOWEN LLP AND
THE CITY OF FORT LAUDERDALE

CERTIFICATION

I, MICHAEL M. MOSSEY, DO HEREBY STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE REQUIREMENTS FOR SURVEYING AND MAPPING AS STATED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

LAST DATE OF FIELD SURVEY: FEBRUARY 22, 2018

CALVIN, GIORDANO & ASSOCIATES, INC.

SIGNATURE_____
MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5660

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
1	2/22/18	REVISE BOUNDARY ADD VACATED RIGHT-OF-WAY	MMM				
1	2/22/18	ADD TITLE COMMITMENT INFORMATION/EXCEPTIONS	MMM				
2	2/28/18	ADD CERTIFICATION					

DESIGNED DATE F.B. 9048
DRAWN DATE 09/21/2017 PD
CHECKED DATE 09/21/2017 MM

Certificate of Authorization #791

MIZELL CENTER
CITY OF FORT LAUDERDALE, FLORIDA

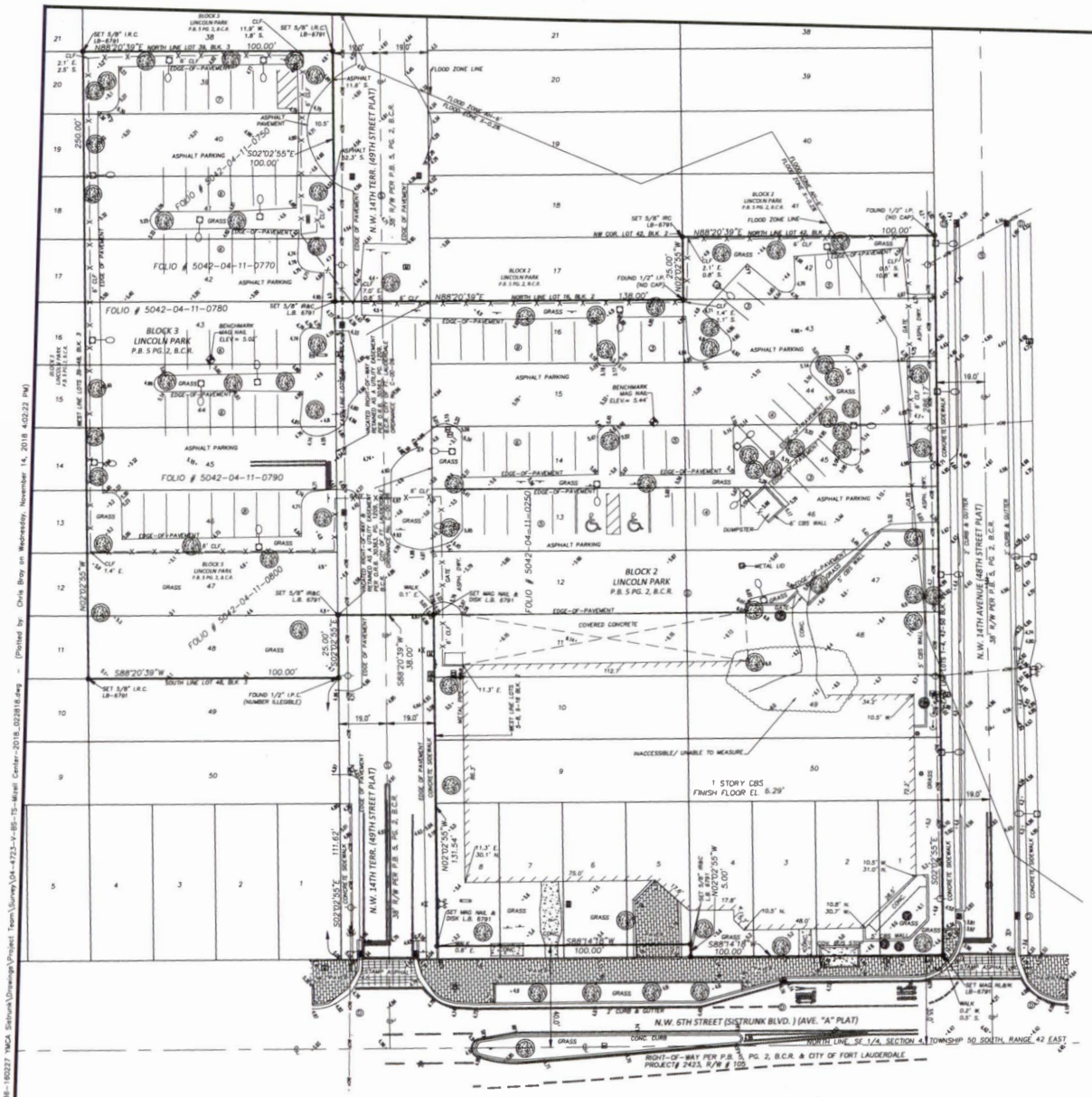
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
MICHAEL M. MOSSEY
PSM NO. 5660

SCALE N/A
PROJECT No 04-4723
CAD FILE

SHEET 1 OF 2

File Name: E:\1236-160227 YMCA Satruna\Drawings\Project Team\Survey\04-4723-V-85-TS-Mizell Center-2018_022818.dwg - (Plotted by: Chris Bray on Wednesday, November 14, 2018 4:01:45 PM)



SYMBOL LEGEND

- = BACKFLOW PREVENTOR
- = BENCHMARK
- = BOLLARD
- = CATCH BASIN
- = CLEANOUT
- = CURB INLET
- = DRAINAGE MANHOLE
- = ELECTRIC HANDHOLE
- = ELECTRIC METER\RACK
- = FENCE
- = FIRE HYDRANT
- = FLAG POLE
- = PROPERTY CORNER
- = GUY ANCHOR
- = IRRIGATION VALVE
- = LAMP POST
- = MAILBOX
- = OVERHEAD ELECTRIC
- = SANITARY MANHOLE
- = SIGN
- = TRASH CAN
- = WATER METER
- = WATER VALVE
- = WOOD POWER POLE
- = TYPICAL TREE

ABBREVIATIONS

CONC.	= CONCRETE
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
B.C.R.	= BROWARD COUNTY RECORDS
LB	= LICENSED BUSINESS
PSM	= PROFESSIONAL SURVEYOR & MAPPER
R/W	= RIGHT-OF-WAY
N&D	= NAIL AND DISK
CBS	= CONCRETE BLOCK W STUCCO
BLDG.	= BUILDING
O.R.B.	= OFFICIAL RECORDS BOOK
NAVD88	= NORTH AMERICAN DATUM OF 1988
CLF	= CHAIN LINK FENCE
TC	= TITLE COMMITMENT
IP	= IRON PIPE
IR	= IRON ROD
IR&C	= IRON ROD & CAP
IP&C	= IRON PIPE & CAP
℄	= CENTERLINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
COV.	= COVERED
NL&W	=NAIL AND WASHER
ELEV.	= ELEVATION

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

NO	DATE	REVISION	BY
1	2/22/18	REVISE BOUNDARY ADD VACATED RIGHT-OF-WAY	MMM
1	2/22/18	ADD TITLE COMMITMENT INFORMATION/EXCEPTIONS	MMM
2	2/28/18	ADD CERTIFICATION	

NO	DATE	REVISION	BY

DESIGNED DATE F.B. 904B
DRAWN DATE 09/21/2017 PD
CHECKED DATE 09/21/2017 MM

Certificate of Authorization #763

MIZELL CENTER
CITY OF FORT LAUDERDALE, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
MICHAEL W. MOSSEY
PSM NO. 5860

SCALE 1" = 20'
PROJECT No 04-4723
CAD FILE

SHEET: 2 OF 2

File Name: E:\1236-160227 YMCA Sistrunk\Drawings\Project Team\Survey\04-4723-V-BS-TS-Mizell Center-2018_022818.dwg - (Plotted by: Chris Bray on Wednesday, November 14, 2018 4:02:23 PM)

LEGAL DESCRIPTION:

Lots 1 through 16, inclusive, and Lots 42 through 50, Inclusive, of Block 2 of LINCOLN PARK, according to the plat thereof recorded in Plat Book 5, Page 2 of the Public Records of Broward County, Florida, Less and Except road right-of-way for NW 6th Street, Less and Except the following described parcel.

A portion of Lots 5, 6, 7 and 8, Block "2", "LINCOLN PARK", according to the plat therof, as recorded in Plat Book 5, Page 2 of the Public Records of Broward County, Florida; bounded on the east by the east line of said Lot 5, on the south by the north right-of-way line of Sistrunk Boulevard (Northwest 6th Street), a 70 foot right-of-way, as shown on that certain right-of-way map for Project Number 2423, Right-of-Way Number 105, on file in the office of the City Engineer of Fort Lauderdale at File Number 4-89-57, bounded on the west by the west line of said Lot 8 and on the north by a line parallel with and 5.00 feet north of, as measured at right angles, said north right-of-way line.

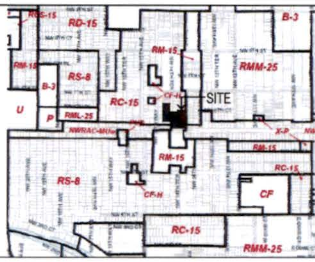
Together with the easterly half of that portion of vacated Northwest 14th Terrace, abutting Lots 12 through 16, Block 2, LINCOLN PARK, according to the plat thereof recorded in Plat Book 5, Page 2, as vacated by Ordinance No. C-00-8 recorded March 27, 2000 in O.R. Book 30363, Page 1209, Public Records of Broward County, Florida.

And

Lots 39 through 48, inclusive, of Block 3 of LINCOLN PARK, according to the plat thereof recorded in Plat Book 5, Page 2 of the Public Records of Broward County, Florida.

Together with the westerly half of that portion of vacated Northwest 14th Terrace, abutting Lots 12 through 16, Block 2, LINCOLN PARK, according to the plat thereof recorded in Plat Book 5, Page 2, as vacated by Ordinance No. C-00-8 recorded March 27, 2000 in O.R. Book 30363, Page 1209, Public Records of Broward County, Florida.

5 LEGAL DESCRIPTION



4 ZONING DESIGNATION OF ADJACENT PROPERTIES
N.T.S.

SITE INFORMATION:

CURRENT LAND USE DESIGNATION:	ACTIVITY CENTER
PROPOSED LAND USE DESIGNATION:	ACTIVITY CENTER
CURRENT ZONING DESIGNATION:	P - PARKS RECREATION & OPEN SPACE
PROPOSED ZONING DESIGNATION:	P - PARKS RECREATION & OPEN SPACE
CURRENT USE OF PROPERTY:	COMMUNITY CENTER
NUMBER OF RESIDENTIAL UNITS:	N/A
NON-RESIDENTIAL SF (AND TYPE):	71,737 SF
TOTAL BUILDING SF:	71,737 SF
SITE ADJACENT TO WATERWAY:	NO

UTILITIES:

WATER & SEWER	CITY OF FORT LAUDERDALE
STORM WATER	CITY OF FORT LAUDERDALE
ELECTRIC	FLORIDA POWER & LIGHT CO

SITE CALCULATIONS:

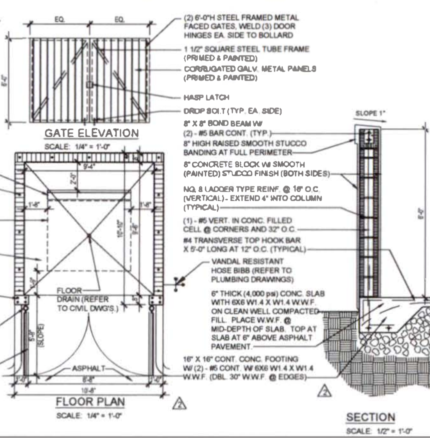
	REQUIRED	PROPOSED
LOT SIZE (SF / ACREAGE):	NONE	84,570 SF (1.94 ACRES)
LOT DENSITY:	N/A	N/A
LOT WIDTH:	NONE	338'-0"
BUILDING HEIGHT (FEET / LEVELS):	60'-0" (MAX.)	58'-8 1/2"
STRUCTURE LENGTH:	-	185'-0"
FLOOR AREA RATIO:	NONE	0.281
LOT COVERAGE:	-	22,084 SF (26.1%)
OPEN SPACE:	-	15,210 SF (18.0%)
LANDSCAPE AREA:		13,712 SF (16.2%)
PARKING SPACES:	76 (*)	33,564 SF (39.7%) 80 PARKING SPACES
LOADING ZONE, 47-20.2		
MULTI-TENANT COMMERCIAL:	1 TYPE II	N/A - PUBLIC PURPOSE USE RELIEF

(*) - SEE NON-CONCURRENT PARKING MATRIX (REFER TO 11/AS-103)

REQUIRED SETBACKS	PROPOSED SETBACKS
FRONT (S) SETBACK = 25'-0"	FRONT (S) SETBACK = 1'-0"
SIDE (E) SETBACK = 25'-0"	SIDE (E) SETBACK = 8'-0"
SIDE (W) SETBACK = 25'-0"	SIDE (W) SETBACK = 7'-0"
REAR (N) SETBACK = 25'-0"	REAR (N) SETBACK = 128'-10 1/2"

3 SITE DATA INFORMATION

NOTE:
DUMPSTER ENCLOSURE SHALL COMPLY WITH CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT CODE, SECTION 47-19.4

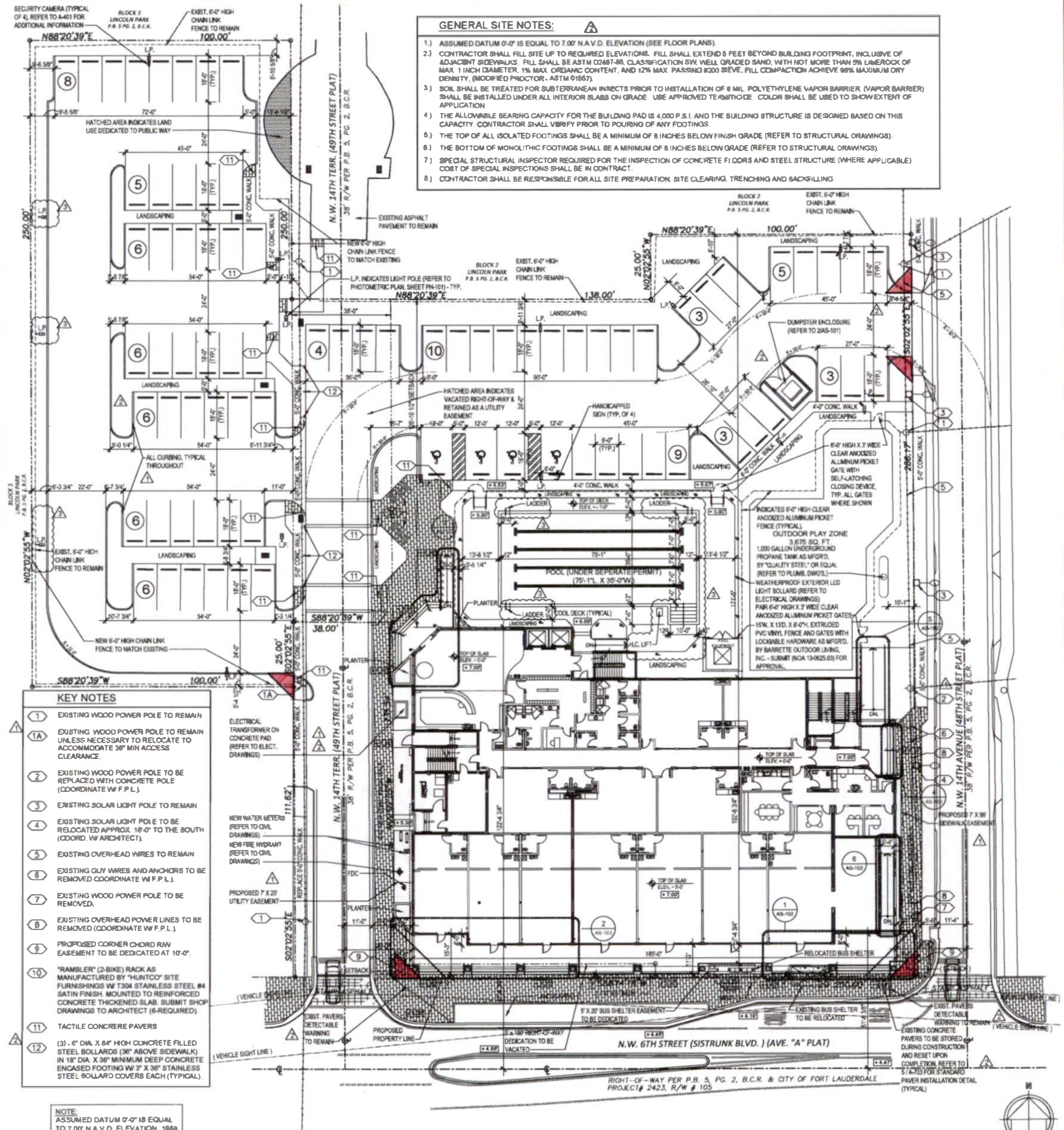


NOTE:
DUMPSTER ENCLOSURE (UNDER SEPERATE PERMIT)

2 DUMPSTER DETAILS
SCALE: AS SHOWN

GENERAL SITE NOTES:

1.) ASSUMED DATUM 0'-0" IS EQUAL TO 7.00' N.A.V.D. ELEVATION (SEE FLOOR PLANS).
2.) CONTRACTOR SHALL FILL SITE UP TO REQUIRED ELEVATIONS. FILL SHALL EXTEND 5 FEET BEYOND BUILDING FOOTPRINT, INCLUSIVE OF ADJACENT SIDEWALKS. FILL SHALL BE ASTM D2487-85, CLASSIFICATION SW, WELL GRADED SAND, WITH NOT MORE THAN 5% LIMEROCK OF MAX. 1 INCH DIAMETER, 1% MAX. ORGANIC CONTENT, AND 12% MAX. PASSING #200 SIEVE. FILL COMPACTION ACHIEVE 98% MAXIMUM DRY DENSITY. (MODIFIED PROCTOR - ASTM D1557).
3.) SOIL SHALL BE TREATED FOR SUBTERRANEAN INSECTS PRIOR TO INSTALLATION OF 6 MIL. POLYETHYLENE VAPOR BARRIER. (VAPOR BARRIER) SHALL BE INSTALLED UNDER ALL INTERIOR SLABS ON GRADE. USE APPROVED TERMITICIDE. COLOR SHALL BE USED TO SHOW EXTENT OF APPLICATION.
4.) THE ALLOWABLE BEARING CAPACITY FOR THE BUILDING PAD IS 4,000 P.S.I. AND THE BUILDING STRUCTURE IS DESIGNED BASED ON THIS CAPACITY. CONTRACTOR SHALL VERIFY PRIOR TO POURING OF ANY FOOTINGS.
5.) THE TOP OF ALL ISOLATED FOOTINGS SHALL BE A MINIMUM OF 8 INCHES BELOW FINISH GRADE (REFER TO STRUCTURAL DRAWINGS).
6.) THE BOTTOM OF MONOLITHIC FOOTINGS SHALL BE A MINIMUM OF 8 INCHES BELOW GRADE (REFER TO STRUCTURAL DRAWINGS).
7.) SPECIAL STRUCTURAL INSPECTOR REQUIRED FOR THE INSPECTION OF CONCRETE FLOORS AND STEEL STRUCTURE (WHERE APPLICABLE). COST OF SPECIAL INSPECTIONS SHALL BE IN CONTRACT.
8.) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION, SITE CLEARING, TRENCHING AND BACKFILLING.



KEY NOTES

1	EXISTING WOOD POWER POLE TO REMAIN
1A	EXISTING WOOD POWER POLE TO REMAIN UNLESS NECESSARY TO RELOCATE TO ACCOMMODATE 36" MIN ACCESS CLEARANCE
2	EXISTING WOOD POWER POLE TO BE REPLACED WITH CONCRETE POLE (COORDINATE W/ F.P.L.)
3	EXISTING SOLAR LIGHT POLE TO REMAIN
4	EXISTING SOLAR LIGHT POLE TO BE RELOCATED APPROX. 16'-0" TO THE SOUTH (COORD. W/ ARCHITECT).
5	EXISTING OVERHEAD WIRES TO REMAIN
6	EXISTING GUY WIRES AND ANCHORS TO BE REMOVED COORDINATE W/ F.P.L.
7	EXISTING WOOD POWER POLE TO BE REMOVED.
8	EXISTING OVERHEAD POWER LINES TO BE REMOVED (COORDINATE W/ F.P.L.)
9	PROPOSED CORNER CHORD R/W EASEMENT TO BE DEDICATED AT 10'-0".
10	"RAMBLER" (2-BIKE) RACK AS MANUFACTURED BY "HUNTCO" SITE FURNISHINGS W/ T304 STAINLESS STEEL #4 SATIN FINISH. MOUNTED TO REINFORCED CONCRETE THICKENED SLAB. SUBMIT SHOP DRAWINGS TO ARCHITECT (6-REQUIRED).
11	TACTILE CONCRERE PAVERS
12	(3) - 6" DIA. X 84" HIGH CONCRETE FILLED STEEL BOLLARDS (36" ABOVE SIDEWALK) IN 18" DIA. X 36" MINIMUM DEEP CONCRETE ENCASED FOOTING W/ 3" X 36" STAINLESS STEEL BOLLARD COVERS EACH (TYPICAL)

NOTE:
ASSUMED DATUM 0'-0" IS EQUAL TO 7.00' N.A.V.D. ELEVATION, 1988 (REFER TO CIVIL DRAWINGS)

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

SYNALOVSKI ROMANIK SAYE
Architecture ~ Planning ~ Interior Design
[redacted]

Manuel Synalovski, AIA
AR0011869
SEAL

LICENSE NO. AA26001863

LA LEE YMCA MIZELL COMMUNITY CENTER

1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311

CLIENT: YMCA SOUTH FLORIDA

REV	DATE	DESCRIPTION
1	05/10/19	DRC SIGN-OFF
2	05/22/19	ENGINEERING
3	05/24/19	CORRECTION

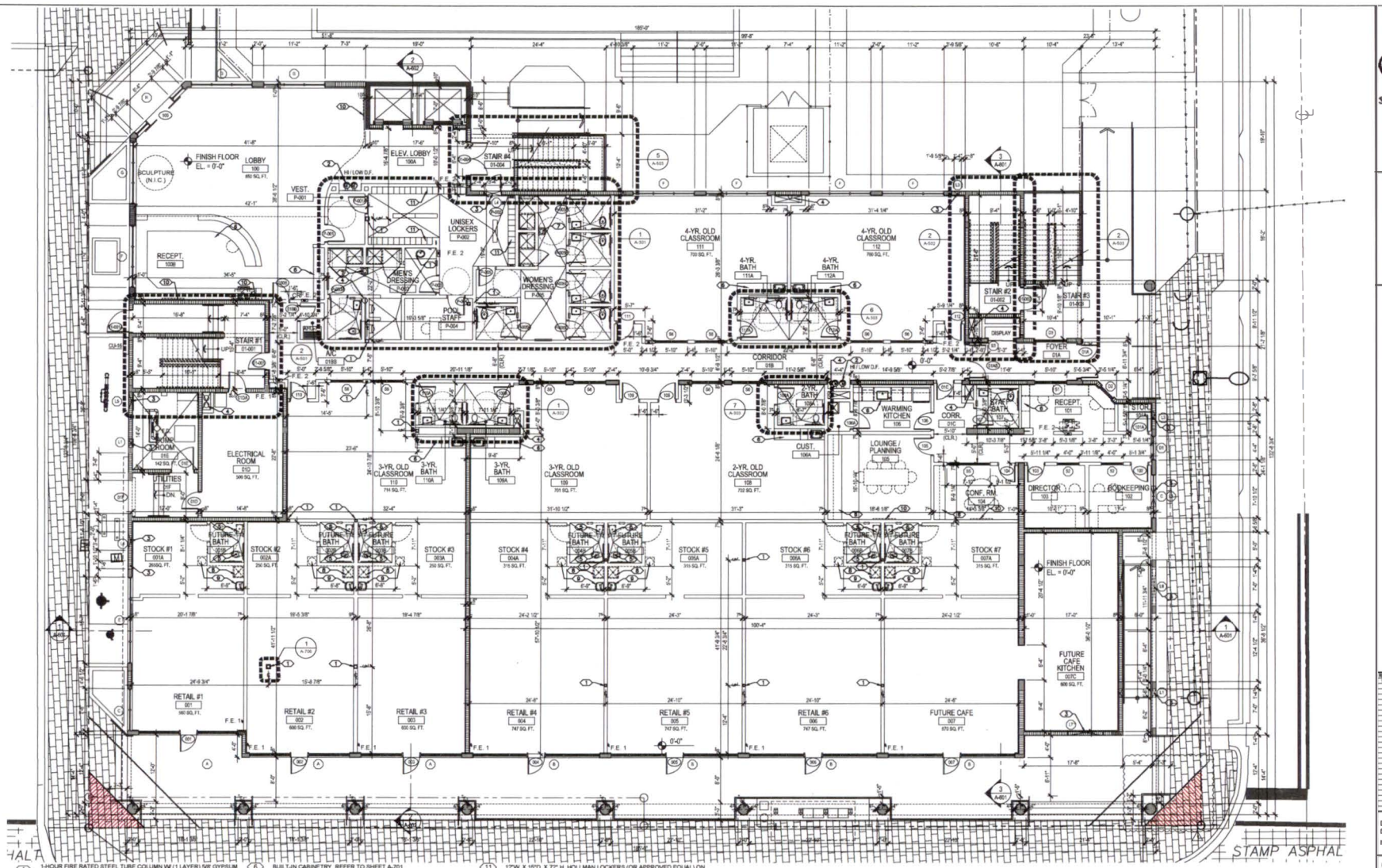
DESIGN DELIVERABLE: 100% GMP BID SET
ISSUE DATE: 04/26/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: CB
CHECKED BY: MS
Copyright (c) by SYNALOVSKI ROMANIK SAYE, LLC All Rights Reserved.

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
AS-101

CAM #19-0690
Exhibit 1



1. 1-HOUR FIRE RATED STEEL TUBE COLUMN W/ (1 LAYER) 5/8" GYPSUM WALLBOARD FULLY APPLIED TO THE OUTER SURFACE OF THE STEEL COVER AS PER U.L. DESIGN NO X526 (REFER TO STRUCT. DWG'S.)
2. HI / LOW ADA DRINKING FOUNTAIN WITH ENHANCED BOTTLE FILLING STATION WITH 72" HIGH WALL TILE ON TILE BACKER BOARD IN 3-SIDED NICHE. (REFER TO PLUMBING DRAWINGS).
3. INDICATES WALL INTAKE OR EXHAUST LOUVER WITH "CLEAR" ANODIZED ALUMINUM FINISH - TYPICAL. (REFER TO LOUVER SCHEDULE A-803 AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION)
4. PLUMBING CHASE FOR ROOF DRAINS AND /OR PLAZA DECK DRAINS ABOVE. (REFER TO PLUMBING DRAWINGS)
5. PROVIDE SANITARY AND WATER STUBS FOR FUTURE PLUMBING FIXTURES. (REFER TO PLUMBING DRAWINGS).
6. BUILT-IN CABINETRY. REFER TO SHEET A-701.
7. SUIT-MATE SWIMSUIT WATER EXTRACTOR. (REFER TO ELECTRICAL AND PLUMBING DRAWINGS).
8. FUTURE MOP SINK UNDER SEPARATE TENANT IMPROVEMENT PERMIT. (REFER TO PLUMBING DRAWINGS FOR WATER AND SANITARY STUBS).
9. FUTURE SINGLE ELECTRIC WATER FOUNTAIN UNDER SEPARATE TENANT IMPROVEMENT PERMIT FOR WHEELCHAIR USERS. FUTURE TENANT TO PROVIDE A WATER DISPENSER FOR STANDING PERSONS AS ALLOWED PER F.P.C. 410.4 (REFER TO PLUMBING DRAWINGS FOR WATER AND SANITARY STUBS)
10. WALL BRACKET MOUNTED POWER OUTLET AND JUNCTION BOX FOR TELEVISION INSTALLATION PER DETAIL X/ A-XXX. REFER TO ELECTRICAL DETAILS FOR MORE INFORMATION.
11. 12"W. X 15"D. X 72" H. HOLLMAN LOCKERS (OR APPROVED EQUAL) ON 6" HIGH CONCRETE (SECONDARY POUR). REFER TO DETAIL 2 AND 3/A-902.

NOTE:
ASSUMED DATUM 0'-0" EQUAL TO 7.00' N.A.V.D. ELEVATION, 1988. (REFER TO CIVIL DRAWING)

REFER TO FINISH PLAN SHEET A-804 FOR WALL TYPES AND INTERIOR ELEVATION TAGS.

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SYNALOVSKI ROMANIK SAYE
Architecture - Planning - Interior Design

Manuel Synalovski, AIA
AR0011488
SEAL

LICENSE NO. AA26001863

LA LEE YMCA
MIZELL COMMUNITY CENTER

1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311

CLIENT: YMCA SOUTH FLORIDA

REV	DATE	DESCRIPTION
1	05/30/19	100% BID-SET

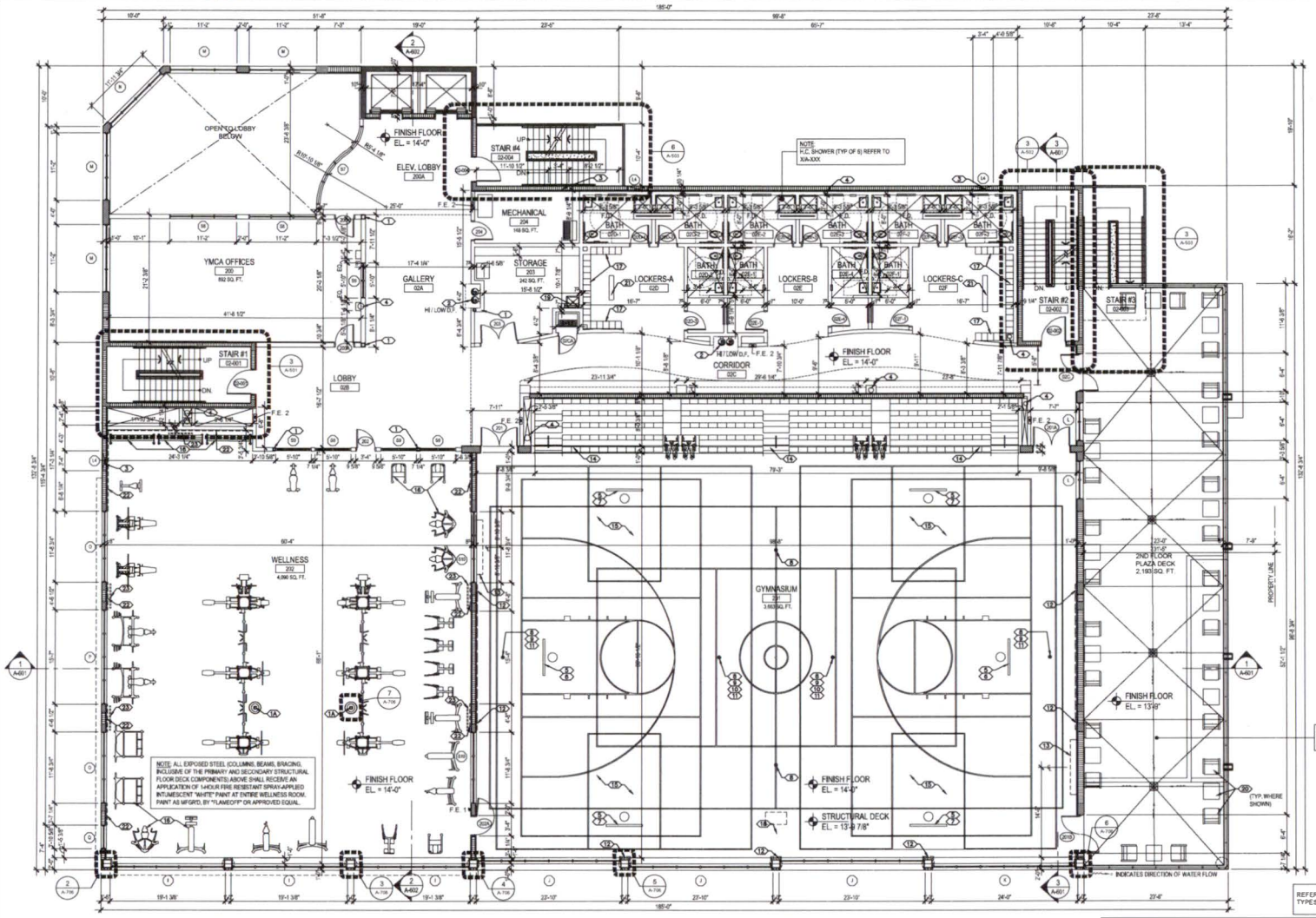
DESIGN DELIVERABLE: 100% GMP BID SET
ISSUE DATE: 04/26/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: CB
CHECKED BY: MS

Copyright(c) by SYNALOVSKI ROMANIK SAYE, LLC
All Rights Reserved.

SHEET TITLE:
FI ST
FLOOR PLAN

SHEET NUMBER:
A-101



REFER TO FINISH PLAN SHEET A-805 FOR WALL TYPES AND INTERIOR ELEVATION TAGS

1. 1-HOUR FIRE RATED STEEL TUBE COLUMN W/ (1 LAYER) 5/8" GYPSUM WALLBOARD FULLY APPLIED TO THE OUTER SURFACE OF THE STEEL COVER AS PER U.L. DESIGN NO X536 (REFER TO STRUCT. DWG'S.)
1A. DECORATIVE CIRCULAR METAL FINISH WRAPPED AROUND 1-HOUR FIRE RATED STEEL COLUMN AS DESCRIBED IN KEYNOTE #1.
2. HI / LOW ADA DRINKING FOUNTAIN WITH ENHANCED BOTTLE FILLING STATION WITH 72" HIGH WALL TILE ON TILE BACKER BOARD IN 3-SIDED NICHE. (REFER TO PLUMBING DRAWINGS).
3. INDICATES WALL INTAKE OR EXHAUST LOUVER WITH "CLEAR" ANODIZED ALUMINUM FINISH - TYPICAL. (REFER TO LOUVER SCHEDULE A-803 AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION)
4. PLUMBING CHASE FOR ROOF DRAINS AND / OR PLAZA DECK DRAINS ABOVE. PROVIDE 1-HOUR FIRE RATED U.L. APPROVED THRU-PENETRATE FLOOR SYSTEM SEALANT EACH LOCATION (REFER TO PLUMBING DRAWINGS).
5. 72"X42" RECTANGULAR GLASS BACKBOARD (FULLY TEMPERED 1/2" GLASS WITH OFFICIAL WHITE TARGET AND BORDER, FRAME BRUSHED ALUMINUM) BY PERFORMANCE SPORTS SYSTEMS, MODEL NO. LXF6200. BASKETBALL BACKBOARD WITH FRAME SUPPORT ATTACHED TO CEILING TYPICAL OF 6. DUAL BRACE DIRECT DUAL ATTACHMENT BY PERFORMANCE SPORTS SYSTEMS, MODEL NO. 2000+ , TYPICAL OF 6. ALL BACKBOARDS TO BE MOTORIZED RETRACTABLE TYPE
6. FORWARD FOLDING BASKETBALL BACKSTOP AND ELECTRIC WINCH BY PERFORMANCE SPORTS SYSTEMS, MODEL NO. 3103. TYPICAL OF 2. PROVIDE BACKSTOP AUTOLOCK SAFETY STRAP FOR EACH BY PERFORMANCE SPORTS SYSTEMS, MODEL NO. 1100.
7. SIDE FOLDING BASKETBALL BACKSTOP AND ELECTRIC WINCH BY PERFORMANCE SPORTS SYSTEMS, MODEL NO. 3108. TYPICAL OF 4. PROVIDE BACKSTOP AUTOLOCK SAFETY STRAP FOR EACH BY PERFORMANCE SPORTS SYSTEMS, MODEL NO. 1100.
8. VOLLEYBALL POST SLEEVES BY PERFORMANCE SPORTS SYSTEMS, MODEL NO. 6400 - TYPICAL OF 6
9. TELESCOPIC VOLLEYBALL POSTS BY PERFORMANCE SPORTS SYSTEMS, MODEL NO. 6400 - TYPICAL OF 4
10. COLLEGIATE VOLLEYBALL NETS BY GARED SPORTS, MODEL NO. 7500. TOTAL OF 2 NETS TO BE PROVIDED
11. NET ANTENNAS BY GARED SPORTS MODEL NO. 6412. TOTAL OF 4 ANTENNAS TO BE PROVIDED.
12. 72" TALL X 1-1/8" TRICK WALL PADS BY PERFORMANCE SPORT SYSTEMS 48 LINEAR FEET. INCLUDE 3 WALL PAD FULLY WRAPPED PADS AT STEEL TUBE COLUMNS. REFER TO XIA-XXX FOR MORE INFORMATION
13. SCOREBOARDS AS MANUFACTURED BY ELECTRO-MECH SCOREBOARD CO., MODEL 2805 OR APPROVED EQUAL (2 REQUIRED). REFER TO ELECTRICAL DRAWINGS
14. THREE (3) BANKS - 5 ROWS X +/- 73'-0" LONG TELESCOPIC BLEACHERS BY SHERIDAN SEATING, INC., SIMILAR TO MODEL M-200. MANUAL OPERATION. PLASTIC CONTOURED SEATS. INTERIOR AISLE WITH RAILINGS AND ADA COMPLIANCE
15. POLYURETHANE FINISHED NORTHERN HARD MAPLE FLOORING AS MANUFACTURED BY CONNOR SPORTS. VIP II FIXED RESILIENT SYSTEM, SIMILAR TO MODEL M-200 OR APPROVED EQUAL. COORDINATE COLOR AND LINE PLACEMENT FOR 1 MAIN BASKETBALL COURT, 2 SIDE BASKETBALL COURTS, 1 MAIN VOLLEYBALL COURT AND 2 SIDE VOLLEYBALL COURTS WITH ARCHITECT.
16. WELLNESS EQUIPMENT (NOT IN CONTRACT).
17. 12"W X 15"D X 72" H HOLLMAN LOCKERS (OR APPROVED EQUAL) ON 6" HIGH CONCRETE (SECONDARY POUR). REFER TO DETAIL 2 AND 3/A-602
18. FLOOR CONTROL ACCESS BOX FOR SCOREBOARD AND BASKETBALL BACKSTOP CONTROLS. COORDINATE LOCATION WITH ARCHITECT.
19. MOP SINK AND MOP RACK ABOVE TO BE INSTALLED @ 5'-0" A.F.F., BOBRICK MODEL NO. 239 X 34 (REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION)
20. FIXED OUTDOOR SEATING (PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR).
21. BENCHES (N.I.C.)
22. MIRRORS TO START ABOVE BASEBOARD (8" A.F.F.) AND ALIGN WITH TOP OF WINDOWS
23. CHAIN HUNG TELEVISION. COORDINATE WITH OWNER

NOTE: FOLLOWING THE APPLICATION OF 1-HOUR SPRAY-APPLIED FIRE RESISTIVE MATERIAL TO THE STRUCTURAL COMPONENTS AT THE UNDERSIDE OF THE ENTIRE 4TH FLOOR PLAZA DECK AS [illegible]

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SYNALOVSKI ROMANIK SAYE
Architecture - Planning - Interior Design

Manuel Synalovski, AIA
AA0011459
SEAL

LICENSE NO. AA26001863

LA LEE YMCA MIZELL COMMUNITY CENTER

1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311

CLIENT: YMCA SOUTH FLORIDA

REV	DATE	DESCRIPTION

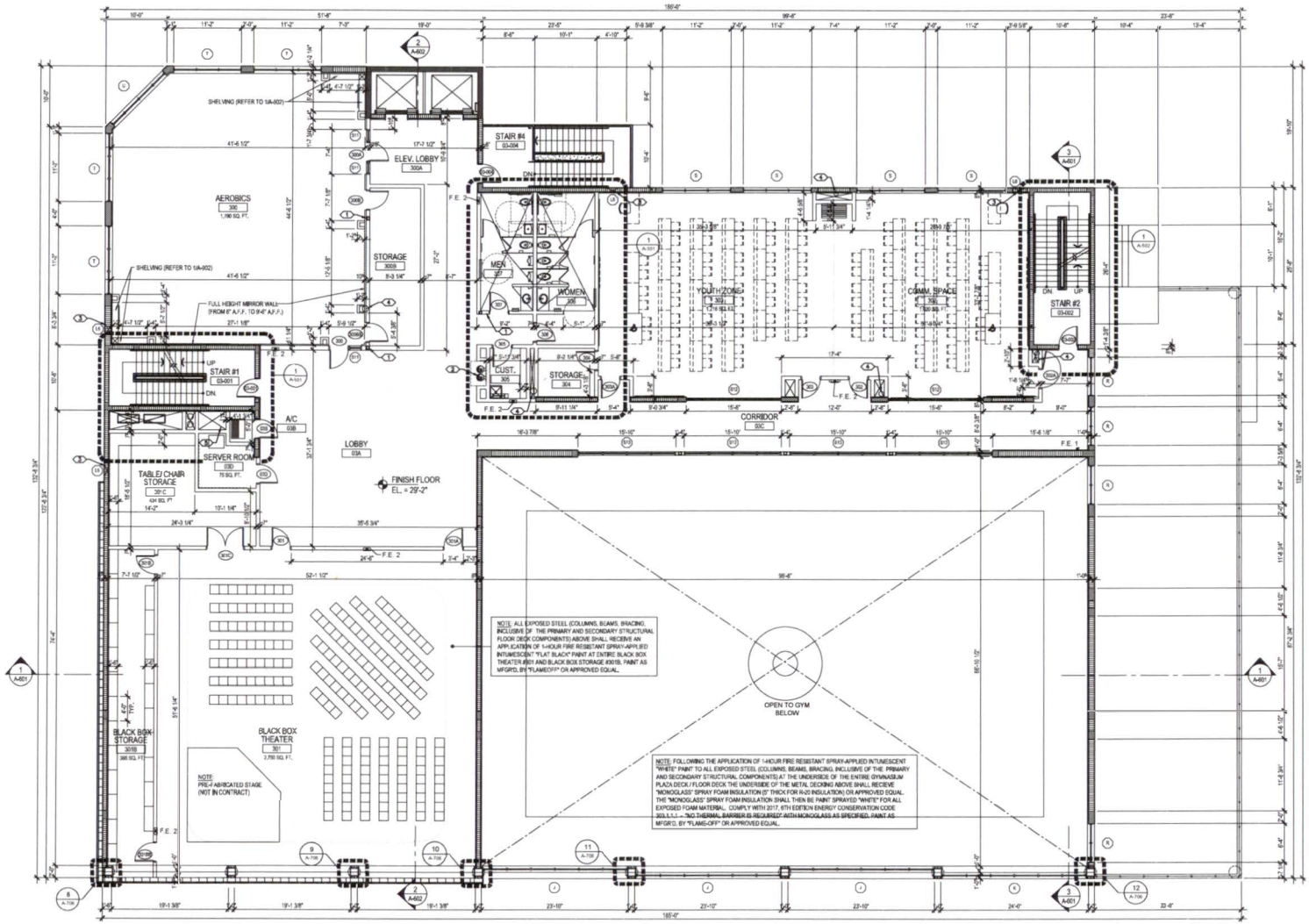
DESIGN DELIVERABLE: 100% GMP BID SET
ISSUE DATE: 04/26/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: CB
CHECKED BY: MS

Copyright (c) by SYNALOVSKI ROMANIK SAYE, LLC
All Rights Reserved.

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A-102



NOTE: ALL EXPOSED STEEL (COLUMNS, BEAMS, BRACING, INCLUSIVE OF THE PRIMARY AND SECONDARY STRUCTURAL FLOOR DECK COMPONENTS) ABOVE SHALL RECEIVE AN APPLICATION OF 1-HOUR FIRE RESISTANT SPRAY-APPLIED INTUMESCENT "FLAT BLACK" PAINT AT ENTIRE BLACK BOX THEATER (031) AND BLACK BOX STORAGE (031B). PAINT AS MFGR'D, BY "FLAMEOFF" OR APPROVED EQUAL.

NOTE: FOLLOWING THE APPLICATION OF 1-HOUR FIRE RESISTANT SPRAY-APPLIED INTUMESCENT "WHITE" PAINT TO ALL EXPOSED STEEL (COLUMNS, BEAMS, BRACING, INCLUSIVE OF THE PRIMARY AND SECONDARY STRUCTURAL COMPONENTS) AT THE UNDERSIDE OF THE ENTIRE GYMNASIUM PLAZA DECK / FLOOR DECK THE UNDERSIDE OF THE METAL DECKING ABOVE SHALL RECEIVE "MONOGLASS" SPRAY FOAM INSULATION (5" THICK FOR R-20 INSULATION) OR APPROVED EQUAL. THE "MONOGLASS" SPRAY FOAM INSULATION SHALL THEN BE PAINT SPRAYED "WHITE" FOR ALL EXPOSED FOAM MATERIAL. COMPLY WITH 2017, 6TH EDITION ENERGY CONSERVATION CODE 303.1.1.1 - "NO THERMAL BARRIER IS REQUIRED" WITH MONOGLASS AS SPECIFIED. PAINT AS MFGR'D, BY "FLAME-OFF" OR APPROVED EQUAL.

1. 1-HOUR FIRE RATED STEEL TUBE COLUMN W/ (1 LAYER) 5/8" GYPSUM WALLBOARD FULLY APPLIED TO THE OUTER SURFACE OF THE STEEL COVER AS PER U.L. DESIGN NO X538 (REFER TO STRUCT. DWG'S.).
2. HI / LOW ADA DRINKING FOUNTAIN WITH ENHANCED BOTTLE FILLING STATION WITH 72" HIGH WALL TILE ON TILE BACKER BOARD IN 3-SIDED NICHE. (REFER TO PLUMBING DRAWINGS)
3. INDICATES WALL INTAKE OR EXHAUST LOUVER WITH "CLEAR" ANODIZED ALUMINUM FINISH - TYPICAL. (REFER TO LOUVER SCHEDULE A-803 AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION)
4. PLUMBING CHASE FOR ROOF DRAINS AND / OR PLAZA DECK DRAINS ABOVE. PROVIDE 1-HOUR FIRE RATED U.L. APPROVED THRU-PENETRATE FLOOR SYSTEM SEALANT EACH LOCATION (REFER TO PLUMBING DRAWINGS)
5. CHASE FOR DATA / COMMUNICATIONS. PROVIDE 1-HOUR FIRE RATED U.L. APPROVED THRU-PENETRATE FLOOR SYSTEM SEALANT EACH LOCATION. COORDINATE WITH YMCA DATA VENDOR

REFER TO FINISH PLAN SHEET A-806 FOR WALL TYPES AND INTERIOR ELEVATION TAGS.

1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

Manuel Synalovski, AIA
AR0021488
SEAL

LICENSE NO. AA26001863

LA LEE YMCA MIZELL COMMUNITY CENTER

1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311

CLIENT: YMCA SOUTH FLORIDA

REV	DATE	DESCRIPTION

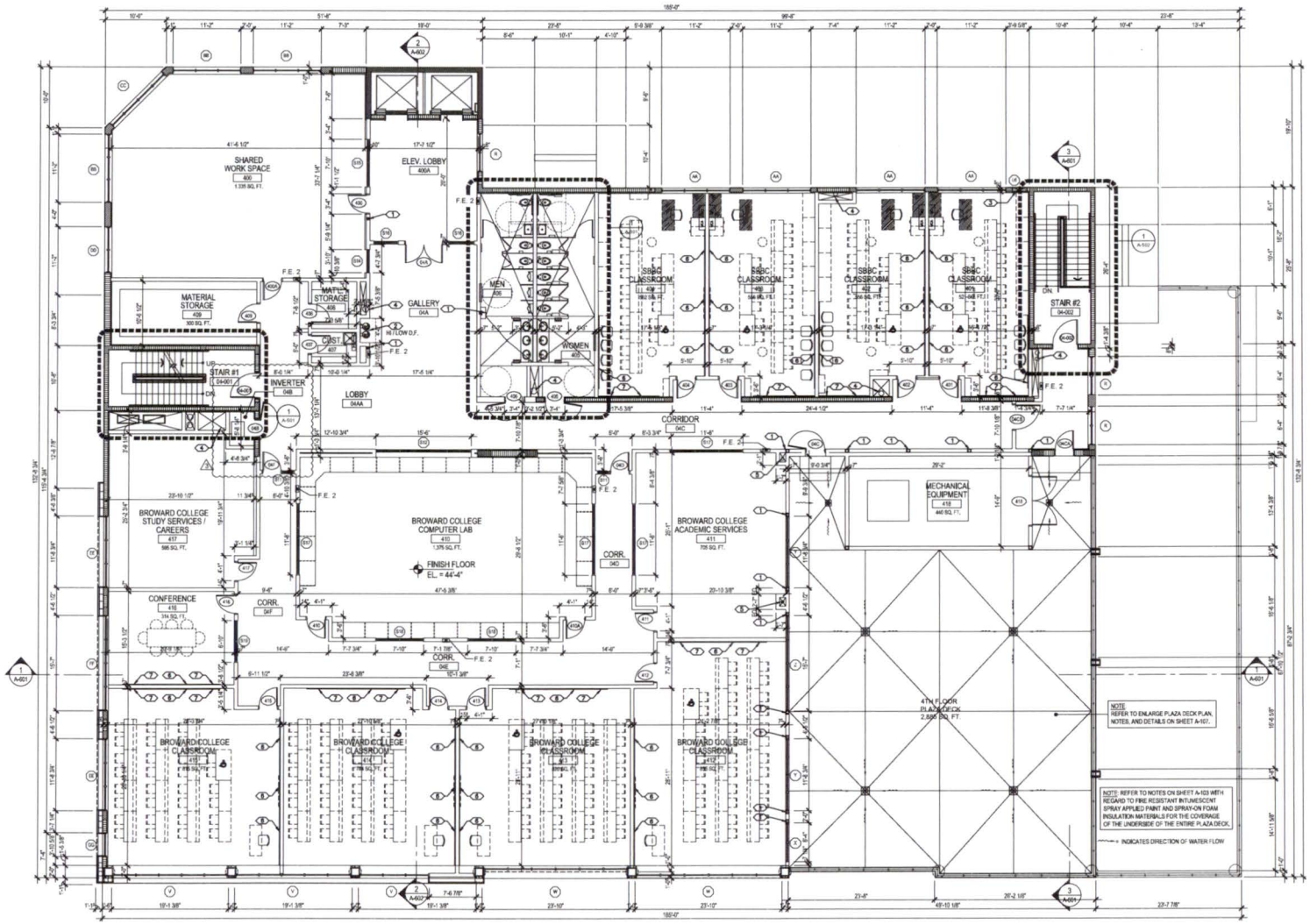
DESIGN DELIVERABLE: 100% GMP BID SET
ISSUE DATE: 04/26/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: CB
CHECKED BY: MS

Copyright © by Synalovski Romanik Saye, LLC
All Rights Reserved.

SHEET TITLE:
THIRD FLOOR PLAN

SHEET NUMBER:
A-103



1. 1-HOUR FIRE RATED STEEL TUBE COLUMN W/ (1 LAYER) 5/8" GYPSUM WALLBOARD FULLY APPLIED TO THE OUTER SURFACE OF THE STEEL COVER AS PER U.L. DESIGN NO X526 (REFER TO STRUCT. DWG'S.)
2. HI / LOW ADA DRINKING FOUNTAIN WITH ENHANCED BOTTLE FILLING STATION WITH 72" HIGH WALL TILE ON TILE BACKER BOARD IN 3-SIDED NICHE. (REFER TO PLUMBING DRAWINGS).
3. INDICATES WALL INTAKE OR EXHAUST LOUVER WITH "CLEAR" ANODIZED ALUMINUM FINISH. TYPICAL (REFER TO LOUVER SCHEDULE A-803 AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION)
4. PLUMBING CHASE FOR ROOF DRAINS AND / OR PLAZA DECK DRAINS ABOVE. PROVIDE 1-HOUR FIRE RATED U.L. APPROVED THRU-PENETRATE FLOOR SYSTEM SEALANT EACH LOCATION (REFER TO PLUMBING DRAWINGS)
5. OVERFLOW OUTLET DRAIN FROM ROOF TO SPILL ONTO PLAZA DECK AT 6" ABOVE FINISH WALKING SURFACE (REFER TO PLUMBING DRAWINGS FOR SIZE AND SPECIFICATIONS)

REFER TO FINISH PLAN SHEET A-807 FOR WALL TYPES AND INTERIOR ELEVATION TAGS.

1 FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"

SYNALOVSKI ROMANELLI SAYE
Architecture • Planning • Interior Design

Manuel Synalovski, AIA
AR0011668
SEAL

LICENSE NO. AA26001863

LA LEE YMCA MIZELL COMMUNITY CENTER

1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311

CLIENT: YMCA SOUTH FLORIDA

REV	DATE	DESCRIPTION
3	06/10/19	BUILDING DEPT. COMMENTS

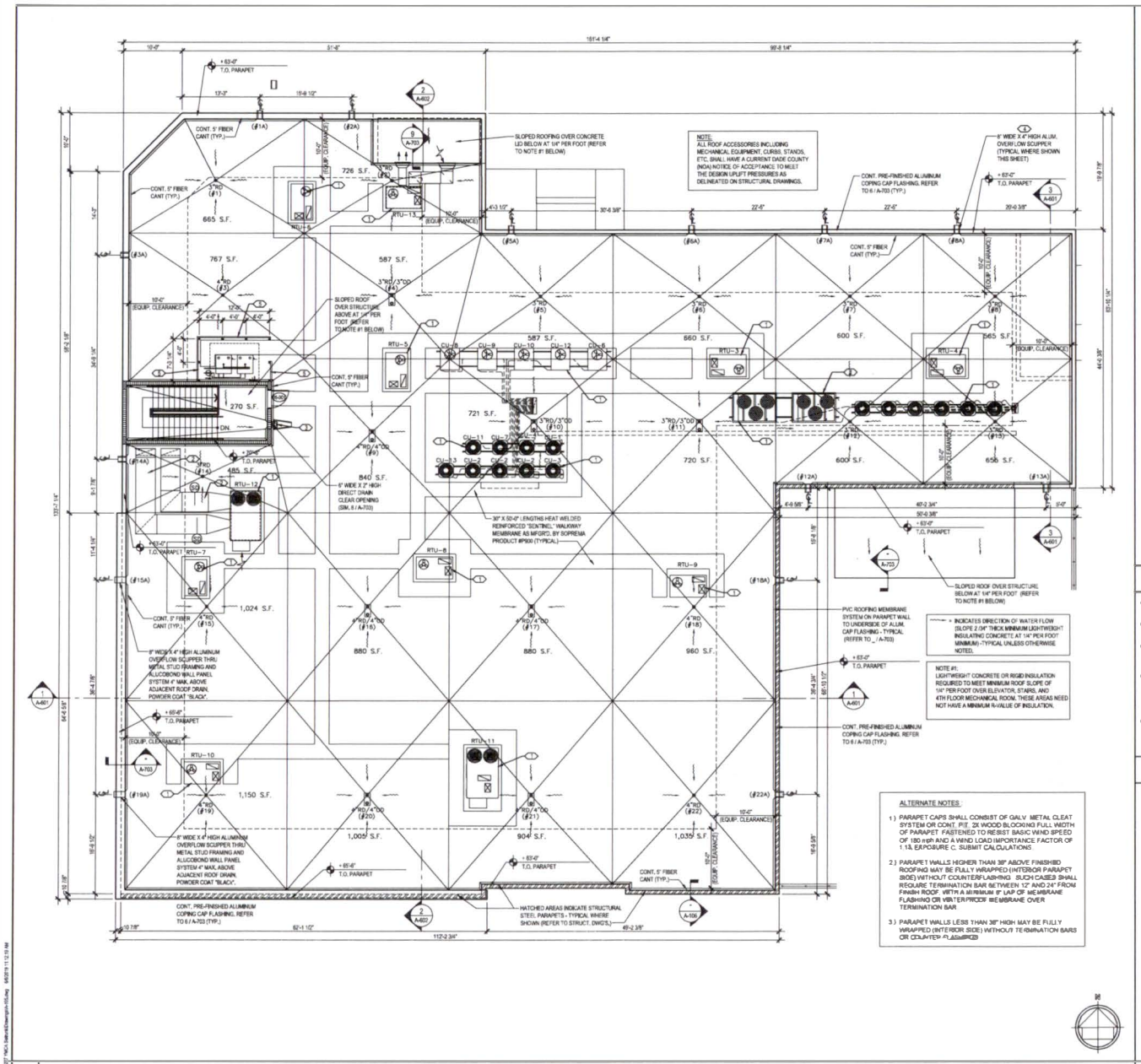
DESIGN DELIVERABLE: 100% GMP BID SET
ISSUE DATE: 04/26/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: CB
CHECKED BY: MS

Copyright: (c) by SYNALOVSKI ROMANELLI SAYE, LLC
All Rights Reserved.

SHEET TITLE:
FOURTH FLOOR PLAN

SHEET NUMBER:
A-104



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF DRAINAGE CALCULATIONS:

RAINFALL RATE: 5 INCHES PER HOUR

2017 FLORIDA PLUMBING CODE, 6th EDITION, CHAPTER 11 - (GPM TABLES) 2014 FLORIDA PLUMBING CODE, 6th EDITION, CHAPTER 11 - (S.F. TABLES)			TABLE 1106.2 TABLE 1106.2(1)	TABLE 1106.7
ROOF DRAIN # OVERFLOW #	CIRCULAR ROOF DRAIN (diameter inches)	ACTUAL AREA or GPM	ALLOWED AREA or GPM	HEAD 4" WIDE 8" ALLOWED OVERFLOW AREA
1	3"	665 SQ. FT., or 34.5 GPM	1,760 S.F., or 87 GPM	-
1A	-	-	-	3,589 S.F.
2	3"	726 SQ. FT., or 37.7 GPM	1,760 S.F., or 87 GPM	-
2A	-	-	-	3,589 S.F.
3	3"	767 SQ. FT., or 38.5 GPM	1,760 S.F., or 87 GPM	-
3A	-	-	-	3,589 S.F.
4	3"	587 SQ. FT., or 30.5 GPM	1,760 S.F., or 87 GPM	-
4A	3" O.D.	-	-	-
5	3"	587 SQ. FT., or 30.5 GPM	1,760 S.F., or 87 GPM	-
5A	-	-	-	3,589 S.F.
6	3"	660 SQ. FT., or 34.3 GPM	1,760 S.F., or 87 GPM	-
6A	-	-	-	3,589 S.F.
7	3"	600 SQ. FT., or 31.2 GPM	1,760 S.F., or 87 GPM	-
7A	-	-	-	3,589 S.F.
8	3"	565 SQ. FT., or 30.2 GPM	1,760 S.F., or 87 GPM	-
8A	-	-	-	3,589 S.F.
8 (*)	4"	1,010 SQ. FT., or 52.5 GPM	3,680 S.F., or 190 GPM	-
9A	4" O.D.	-	-	-
10	3"	721 SQ. FT., or 37.5 GPM	1,760 S.F., or 87 GPM	-
10A	3" O.D.	-	-	-
11	3"	720 SQ. FT., or 37.5 GPM	1,760 S.F., or 87 GPM	-
11A	3" O.D.	-	-	-
12	3"	600 SQ. FT., or 31.2 GPM	1,760 S.F., or 87 GPM	-
12A	-	-	-	3,589 S.F.
13	3"	656 SQ. FT., or 34.0 GPM	1,760 S.F., or 87 GPM	-
13A	-	-	-	3,589 S.F.
14	3"	485 SQ. FT., or 25.2 GPM	1,760 S.F., or 87 GPM	-
14A	-	-	-	3,589 S.F.
15	4"	1,024 SQ. FT., or 53.2 GPM	3,680 S.F., or 190 GPM	-
15A	-	-	-	3,589 S.F.
16	4"	880 SQ. FT., or 45.7 GPM	3,680 S.F., or 190 GPM	-
16A	4" O.D.	-	-	-
17	4"	880 SQ. FT., or 45.7 GPM	3,680 S.F., or 190 GPM	-
17A	4" O.D.	-	-	-
18	4"	960 SQ. FT., or 49.9 GPM	3,680 S.F., or 190 GPM	-
18A	-	-	-	3,589 S.F.
19	4"	1,150 SQ. FT., or 59.7 GPM	3,680 S.F., or 190 GPM	-
19A	-	-	-	3,589 S.F.
20	4"	1,005 SQ. FT., or 52.2 GPM	3,680 S.F., or 190 GPM	-
20A	4" O.D.	-	-	-
21	4"	904 SQ. FT., or 47.0 GPM	3,680 S.F., or 190 GPM	-
21A	4" O.D.	-	-	-
22	4"	1,035 SQ. FT., or 52.2 GPM	3,680 S.F., or 190 GPM	-
22A	-	-	-	3,589 S.F.

GENERAL NOTES
1.) SCUPPER AND OVERFLOW HEAD & WIER SIZES AS INDICATED ABOVE SHALL BE FINISH DIMENSIONS. MASONRY OPENINGS FOR SAME SHALL BE 2" LARGER IN ALL DIRECTIONS - TYPICAL THROUGHOUT.

2.) ONE HALF OF THE AREA OF VERTICAL WALLS THAT DIVERT RAINWATER TO THE ROOF HAVE BEEN ADDED TO THE TOTAL PROJECTED ROOF AREAS ABOVE AS PER F.P.C. 1106.4

(*) = AREA 8 INCLUDES 270 S.F. or 14 GPM FROM STAIR #1 ROOF. STAIR #1 SHALL HAVE 4" W X 2" DEEP DOWNSPOUT TO SPLASH BLOCK BELOW PER TABLE 1106.3, ALLOWS 92 GPM STAIR ROOF.

4 ROOF DRAINAGE CALCULATIONS

1. ANY ROOFTOP EQUIPMENT THAT IS 60" IN HEIGHT OR LOWER IS PLACED A MINIMUM OF 10'-0" FROM THE ROOF PARAPET TO ELIMINATE ANY STREET VIEWS OF SAID EQUIPMENT.
2. ANY ROOFTOP EQUIPMENT THAT IS 36" IN HEIGHT OR LOWER MAY BE PLACED IMMEDIATELY BEHIND THE 36" HIGH PARAPET WALL TO ELIMINATE ANY STREET VIEWS OF SAID EQUIPMENT.
3. 12"W X 8"D ALUMINUM COLLECTOR HEAD TO 4"W X 2"D ALUMINUM DOWNSPOUT DOWN TO CONCRETE SPLASH BLOCK. (REFER TO - / A-108) ALL COMPONENTS SHALL RECEIVE "WHITE" POWDER COAT FACTORY FINISH.
4. 10" WIDE X 6" HIGH MASONRY OPENING FOR 8" WIDE X 4" HIGH FINISH ALUMINUM OVERFLOW SCUPPER. ALL COMPONENTS SHALL RECEIVE "WHITE" POWDER COAT FINISH, EXCEPT FOR SCUPPERS #15 / #16 & #19 / #20 SHALL RECEIVE "BLACK" POWDER COAT FINISH AND EXTENDED LENGTH THRU METAL FRAMING AND METAL WALL PANEL SYSTEM (REFER TO 8 / A-703) SCUPPER BOTTOM AT 4" MAXIMUM ABOVE ADJACENT ROOF DRAIN (TYPICAL THIS SHEET UNLESS OTHERWISE NOTED).
5. BOILER EQUIPMENT SCREEN ATTACHED TO PRIMED AND PAINTED STEEL POST WELDED TO BAR JOISTS (REFER TO STRUCT. DWG'S) SCREENS SHALL BE CLEAR ANOD. FACTORY FINISH HORIZ. BLADE LOUVERS, MODEL DC-6174 AS SPECIFIED BY CONSTRUCTION SPECIALTIES, INC. (BASIS OF DESIGN) OR EQUAL. SCREEN BOTTOM SHALL BE 24" CLEAR ABOVE ROOF MEMBRANE. SCREEN TOP SHALL BE 108" ABOVE ROOF MEMBRANE (REFER TO 2 / A-705). - NOA 17-0124.07

3 ROOF KEYNOTES

GENERAL ROOF NOTES:

1. SUBMIT ROOFING SHOP DRAWINGS FOR REVIEW AND APPROVAL TO ARCHITECT PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT. SYSTEM SHOP DRAWINGS SHALL INCLUDE FLASHING DETAILS FOR ALL CONDITIONS
2. ALL ROOFING SHALL MEET CLASS A REQUIREMENTS
3. ROOF PERMIT REQUIRED PRIOR TO INSTALLATION
4. ROOFING MANUFACTURER REPRESENTATIVE SHALL INSPECT ROOF WITHIN (1)-YEAR OF ACCEPTANCE AND SHALL CERTIFY WARRANTY AND ROOFING INSTALLATION TYPICAL FOR ALL ROOFING THIS PROJECT.
5. THERMOPLASTIC POLYVINYL CHLORIDE (PVC) ROOFING MEMBRANE SYSTEM TO HAVE NON-PRO-RATED, MINIMUM 20 YEAR, WRITTEN FULL WARRANTY NO DOLLAR LIMIT. BASIS OF DESIGN SHALL BE "SOPREMA" SENTINEL P150 HFB SINGLE PLY MEMBRANE ADHERED IN CR-20 OVER ONE PLY OF SOPRELENE 180 SANDED ADHERED IN COPLY EF ADHESIVE OVER 370 psi (2 3/4" MINIMUM THICKNESS) AT ROOF DRAINS) CELCORE MF WF HS RHEOLOGY ADMIXTURE ABOVE CELCORE S-1 LIGHTWEIGHT INSULATING CONCRETE SLOPED AT 1/4" PER FOOT MINIMUM, ALL OVER RIGID EXPANDED POLYISOCYANURATE HOLY BOARD WITH A COMBINED R-19 MIN INSULATION (AT ALL ROOF DRAINS) ANY EQUIVALENT SUBSTITUTION SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT APPROVAL DATA ATTIME OF PERMIT. PRODUCT MUST COMPLY WITH FLORIDA BUILDING CODE (FBC) HIGH VELOCITY HURRICANE (HVHZ) PROTOCOLS AND REQUIRED FLORIDA PRODUCT APPROVAL #FL-19947-R8
6. ALL WOOD FASTENING GREATER THAN 4" SHALL HAVE MINIMUM OF TWO FASTENERS. ALL WOOD ENDS SHALL HAVE TWO FASTENERS, 3 INCHES FROM ENDS.
7. ALL METAL FASTENING GREATER THAN 4" SHALL HAVE MINIMUM OF TWO FASTENERS. ALL METAL ENDS SHALL HAVE TWO FASTENERS, 1 1/2 INCHES FROM ENDS.
8. USE 5" WOOD FIBER CANT, TYPICAL THROUGHOUT THIS PROJECT (NOT SHOWN ON STANDARD ROOFING DETAILS).

1 ROOF NOTES

SYNALOVSKI ROMANIK SANT
Architecture • Planning • Interior Design
2101 NW 38th Ave.
Lauderdale, FL 33311
T 954.792.8000
F 954.792.8001
www.srsarchitect.com

Manuel Synalovski, AIA
AR 0011488
SEAL

LICENSE NO. AA26001863

LA LEE YMCA MIZELL COMMUNITY CENTER

1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311

CLIENT: YMCA SOUTH FLORIDA

KEY	DATE	DESCRIPTION

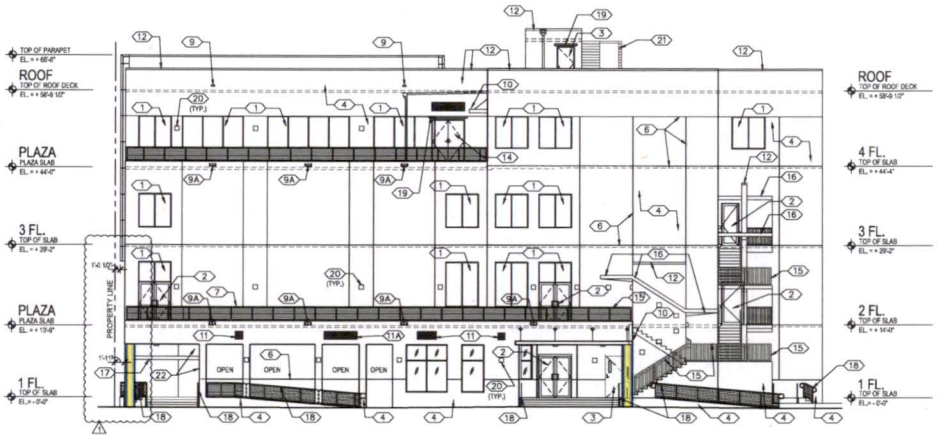
DESIGN DELIVERABLE: 100% GMP BID SET
ISSUE DATE: 04/26/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: CB
CHECKED BY: MS

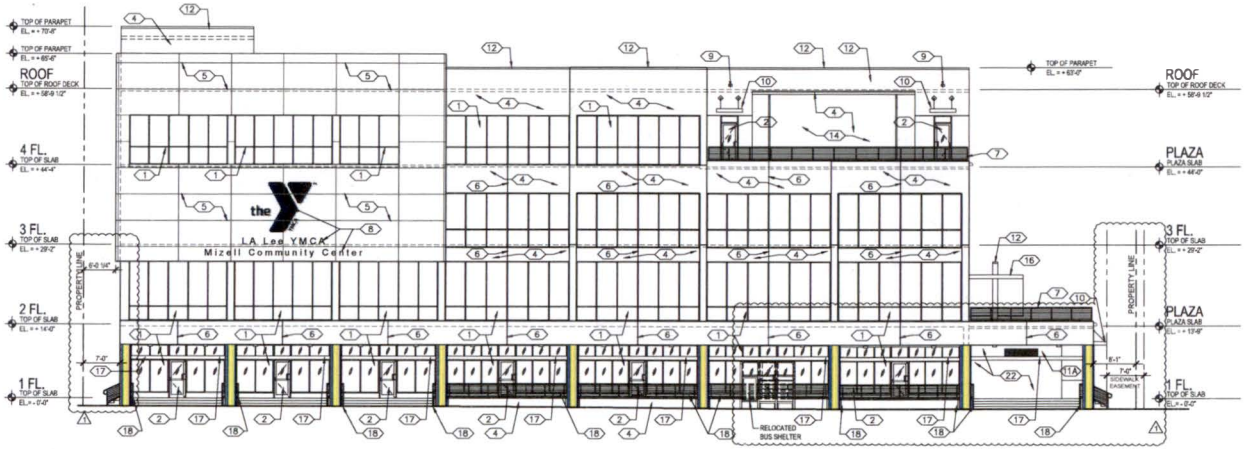
Copyright © by SYNALOVSKI ROMANIK SANT, LLC
All Rights Reserved.

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A-105



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

1. ALUMINUM STOREFRONT "GREY" TINTED GLASS (BY VIRACON) IMPACT GLASS WITH "CLEAR" ANODIZED ALUMINUM FRAMES.
2. ALUMINUM STOREFRONT "GREY" TINTED GLASS (BY VIRACON) IMPACT DOOR WITH "CLEAR" ANODIZED ALUMINUM FRAME.
3. HOLLOW METAL IMPACT DOOR AND FRAME WITH PAINT FINISH PROVIDE PRODUCT APPROVAL.
4. "WHITE" SMOOTH STUCCO FINISH (TYP.).
5. ALUMINUM COMPOSITE METAL PANEL SYSTEM ("FLAT" BLACK) AS MANUFACTURED BY "ALUCABOND" OR APPROVED EQUAL. SUBMIT PRODUCT APPROVAL PER #15-1018.02.
6. TYPICAL STUCCO CONTROL JOINT. SEE DETAIL X/A-XXX.
7. CLEAR ANOD. ALUM. GUARDRAILS W/ STEEL CABLES. G.C. TO SUBMIT SHOP DRAWINGS & CALC'S TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
8. REVERSE CHANNEL "WHITE" POWDER-COAT FINISH ALUMINUM LETTERS & YMCA LOGO (BACKLIT).
9. ALUMINUM EMERGENCY OVERFLOW SCUPPER (SEE 7 & 8 / A-703).
9A. PRE-CAST CONCRETE EMERGENCY OVERFLOW SCUPPER (SEE 3 & 4 / A-108).
10. ALUMINUM CANOPY "GREY" POWDER COAT FINISH. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (REFER TO 10 / A-504).
11. EXHAUST LOUVER WITH "CLEAR" ANODIZED ALUMINUM FINISH (REFER TO 4 / A-803 AND MECHANICAL DRAWINGS FOR MORE INFORMATION).
11A. OUTSIDE AIR INTAKE LOUVER WITH "CLEAR" ANODIZED ALUMINUM FINISH (REFER TO 4 / A-803 AND MECHANICAL DRAWINGS FOR MORE INFORMATION).
12. ALUMINUM CAP WITH "WHITE" POWDER COAT FACTORY FINISH PROVIDE (NOA) PRODUCT APPROVAL.
13. CONCRETE PLANTERS BEYOND. REFER TO A-108 AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
14. MECHANICAL EQUIPMENT ENCLOSURE (REFER TO A-XXX). REFER TO STRUCTURAL DRAWINGS.
15. ALUMINUM GUARDRAILS AND HANDRAILS WITH "CLEAR" ANODIZED ALUMINUM FINISHES. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
16. STRUCTURAL CONCRETE EYEBROW WITH "WHITE" SMOOTH STUCCO FINISH.
17. 4" X 8" "CLEAR" ANODIZED ALUMINUM TUBE TO SUPPORT FUTURE MERCHANT SIGNAGE IN 12" HIGH CLEAR ANODIZED ALUMINUM LETTERS. SIGNAGE FONT TO BE DETERMINED BY ARCHITECT.
18. ALUMINUM HANDRAIL WITH "CLEAR" ANODIZED ALUMINUM FINISH. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
19. CLEAR ANODIZED ALUMINUM DOOR DRIP AS MANUFACTURED BY "PEMKO" 346C (40" OR 72") OR APPROVED EQUAL.
20. WALL MOUNTED LED LIGHT FIXTURE. REFER TO REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS (TYPICAL WHERE SHOWN).
21. 9'-0" TALL CLEAR ANODIZED HORIZONTAL BLADE LOUVER BOILER EQUIPMENT SCREEN (REFER TO STRUCTURAL DWGS. ROOF PLAN AND 3/A-705).
22. PREPARE WALL SURFACE FOR PUBLIC ART MOSAIC (COORDINATE WITH ARCHITECT).

1 KEY NOTES

SYNALOVSKI ROMANIK SAYE
Architecture · Planning · Interior Design

Michael Synalovski, AIA
AR 0011489
SEAL

LICENSE NO. AA26001863

LA LEE YMCA MIZELL COMMUNITY CENTER

1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311

CLIENT: YMCA SOUTH FLORIDA

REV	DATE	DESCRIPTION
1	04/26/2019	IFC SUBMITTAL

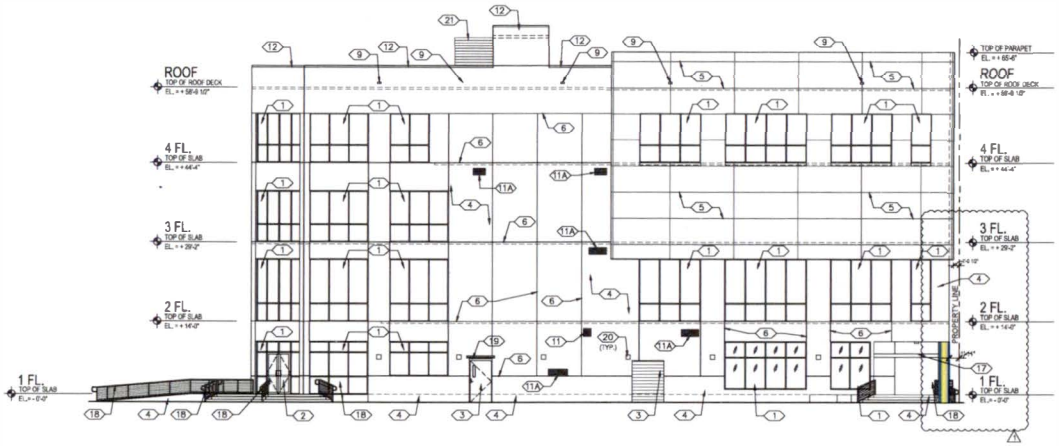
DESIGN DELIVERABLE: 100% GMP BID SET
ISSUE DATE: 04/26/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: CB
CHECKED BY: MS

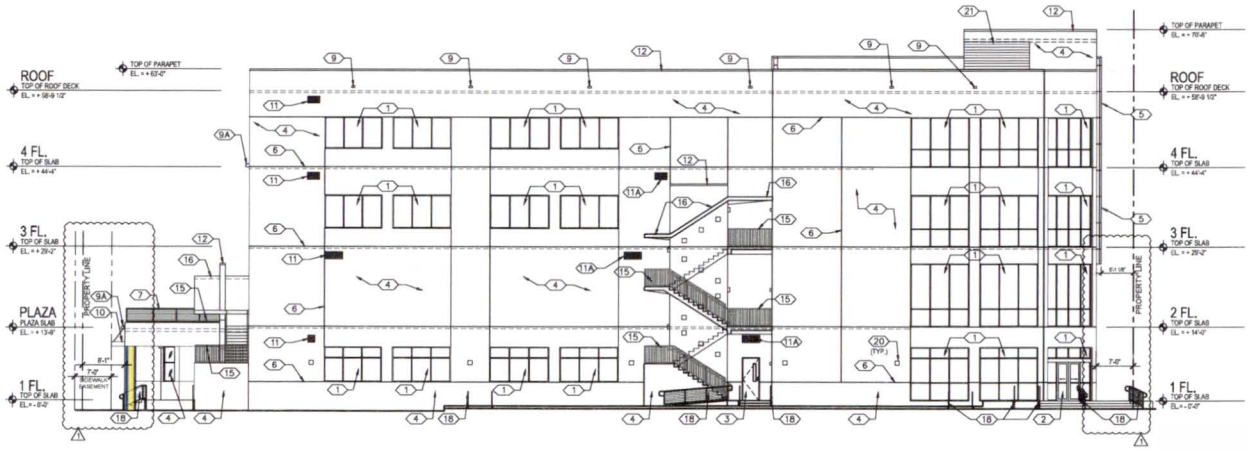
Copyright (c) by SYNALOVSKI ROMANIK SAYE, LLC
All Rights Reserved.

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A-201



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

1 KEY NOTES

1. ALUMINUM STOREFRONT "GREY" TINTED GLASS (BY VIRACON) IMPACT GLASS WITH "CLEAR" ANODIZED ALUMINUM FRAMES
2. ALUMINUM STOREFRONT "GREY" TINTED GLASS (BY VIRACON) IMPACT DOOR WITH "CLEAR" ANODIZED ALUMINUM FRAME
3. HOLLOW METAL IMPACT DOOR AND FRAME WITH PAINT FINISH PROVIDE PRODUCT APPROVAL
4. "WHITE" SMOOTH STUCCO FINISH (TYP.)
5. ALUMINUM COMPOSITE METAL PANEL SYSTEM ("FLAT" BLACK) AS MANUFACTURED BY "ALUCABOND" OR APPROVED EQUAL SUBMIT PRODUCT APPROVAL NOA #15-1019.02
6. TYPICAL STUCCO CONTROL JOINT. SEE DETAIL X/A-XXX
7. CLEAR ANOD. ALUM. GUARDRAILS W/ STEEL CABLES. G.C. TO SUBMIT SHOP DRAWINGS & CALC'S. TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION
8. REVERSE CHANNEL "WHITE" POWDER-COAT FINISH ALUMINUM LETTERS & YMCA LOGO (BACKLIT)
8. ALUMINUM EMERGENCY OVERFLOW SCUPPER (SEE 7 & 8 / A-703)
9A. PRE-CAST CONCRETE EMERGENCY OVERFLOW SCUPPER (SEE 3 & 4 / A-108)
10. ALUMINUM CANOPY "GREY" POWDER COAT FINISH. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (REFER TO 10 / A-504)
11. EXHAUST LOUVER WITH "CLEAR" ANODIZED ALUMINUM FINISH (REFER TO 4 / A-803 AND MECHANICAL DRAWINGS FOR MORE INFORMATION)
11A. OUTSIDE AIR INTAKE LOUVER WITH "CLEAR" ANODIZED ALUMINUM FINISH (REFER TO 4 / A-803 AND MECHANICAL DRAWINGS FOR MORE INFORMATION)
12. ALUMINUM CAP WITH "WHITE" POWDER COAT FACTORY FINISH PROVIDE (NOA) PRODUCT APPROVAL
13. CONCRETE PLANTERS BEYOND. REFER TO A-108 AND STRUCTURAL DRAWINGS FOR MORE INFORMATION
14. MECHANICAL EQUIPMENT ENCLOSURE (REFER TO A-XXX) REFER TO STRUCTURAL DRAWINGS
15. ALUMINUM GUARDRAILS AND HANDRAILS WITH "CLEAR" ANODIZED ALUMINUM FINISHES. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION
16. STRUCTURAL CONCRETE EYEBROW WITH "WHITE" SMOOTH STUCCO FINISH
17. 4" X 8" "CLEAR" ANODIZED ALUMINUM TUBE TO SUPPORT FUTURE MERCHANT SIGNAGE IN 12" HIGH CLEAR ANODIZED ALUMINUM LETTERS. SIGNAGE FONT TO BE DETERMINED BY ARCHITECT
18. ALUMINUM HANDRAIL WITH "CLEAR" ANODIZED ALUMINUM FINISH SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION
19. CLEAR ANODIZED ALUMINUM DOOR DRIP AS MANUFACTURED BY "PEMKO" 346C (40" OR 72") OR APPROVED EQUAL
20. WALL MOUNTED LED LIGHT FIXTURE REFER TO REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS (TYPICAL WHERE SHOWN)
21. 9'-0" TALL CLEAR ANODIZED HORIZONTAL BLADE LOUVER BOILER EQUIPMENT SCREEN (REFER TO STRUCTURAL DWG'S. ROOF PLAN AND 2/A-705)

SYNALOVSKI ROMANIK SAYE
Architecture · Planning · Interior Design
[redacted]
[redacted]
[redacted]
www.synalovski.com
Manuel Synalovski, AIA
AA26001863
SEAL
LICENSE NO. AA26001863

LA LEE YMCA MIZELL COMMUNITY CENTER

1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311

CLIENT: YMCA SOUTH FLORIDA

REV	DATE	DESCRIPTION
1	06/10/19	CM - BID SET

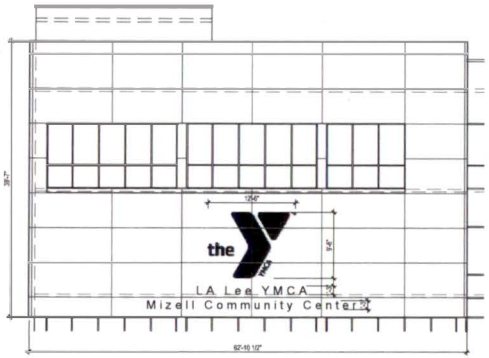
DESIGN DELIVERABLE: 100% GMP BID SET
ISSUE DATE: 04/26/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: CB
CHECKED BY: MS

Copyright (c) by SYNALOVSKI ROMANIK SAYE, LLC
All Rights Reserved.

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A-202

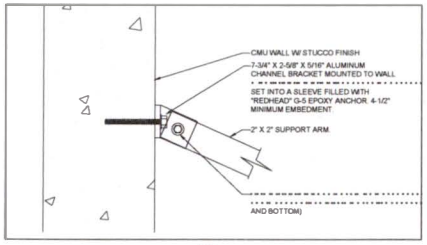


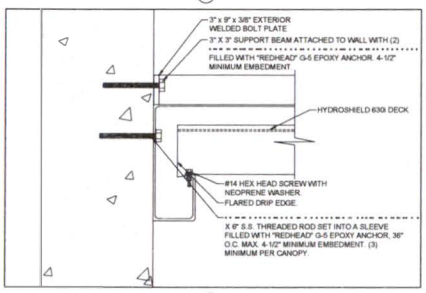
6 SIGNAGE DIMENSIONS

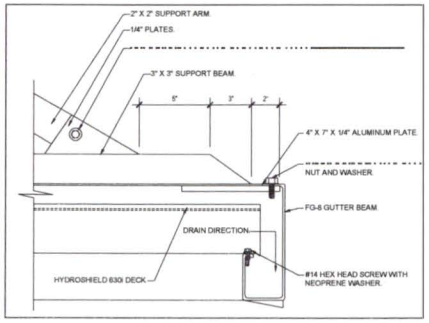
ALUMINUM CANOPY

WIRE RAILING AT GROUND FLOOR AND AROUND DECK AREAS

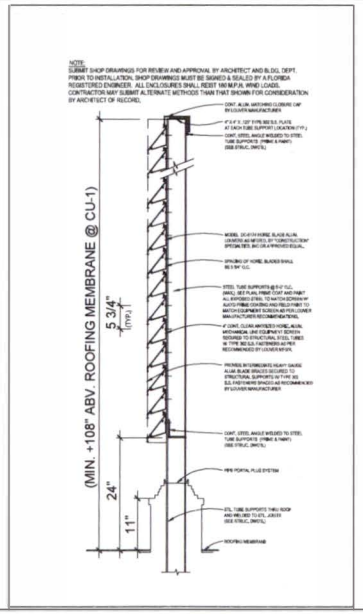
5 ARCHITECTURAL IMAGERY





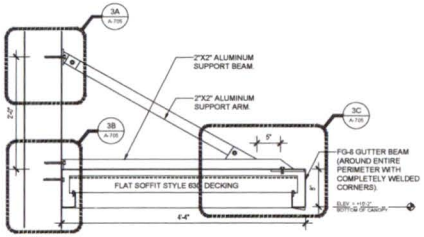


3 TYPICAL ALUMINUM CANOPY DETAILS
SCALE: 3" = 1'-0"



2 BOILER TANK EQUIPMENT SCREEN DETAIL
SCALE: 1" = 1'-0"

4 NOT USED



SUSPENDED CANOPY - SECTION
SCALE: 1" = 1'-0"

1 BOILER TANK EQUIPMENT SCREEN DETAIL
SCALE: 1" = 1'-0"

SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

[redacted]

Manuel Synalovski, AIA
AR-0011488
SEAL

LICENSE NO. AA26001863

LA LEE YMCA
MIZELL COMMUNITY CENTER

1409 NW 6th STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311

CLIENT: YMCA SOUTH FLORIDA

REV	DATE	DESCRIPTION
1	05/10/19	DRC SUBMITTAL

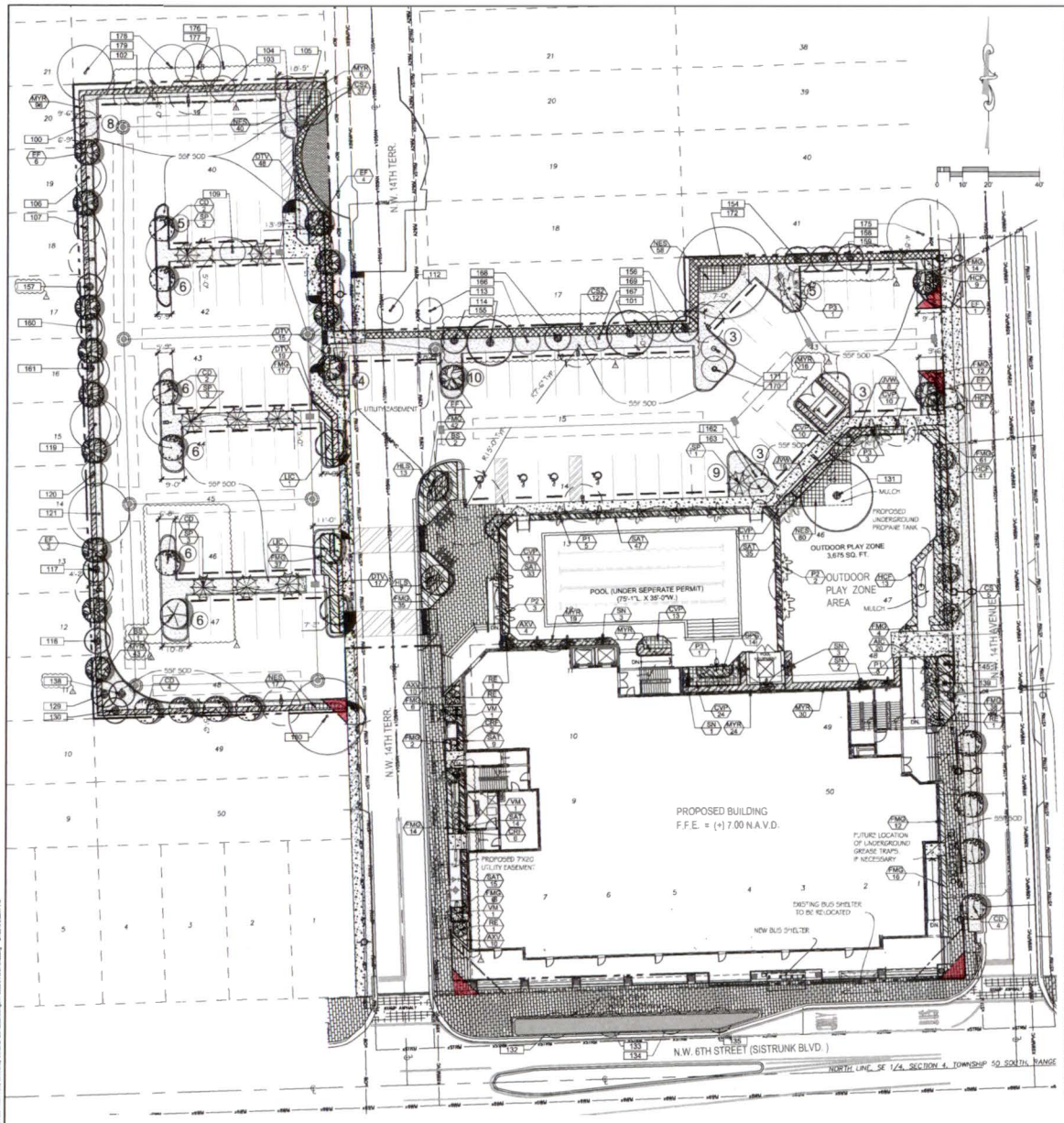
DESIGN DELIVERABLE: DRC SUBMITTAL
ISSUE DATE: 04/01/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: LH
CHECKED BY: MS

Copyright (c) by SYNALOVSKI ROMANIK SAYE, LLC
All Rights Reserved

SHEET TITLE:
MISCELLANEOUS DETAILS

SHEET NUMBER:
A-705



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPEC.	
	BS	3	Bursera simaruba Gumbo Limbo	F.G. 3-1/2"Cal., 16'-18' HT x 6'-7' SPR		
	LIC	3	Lagerstroemia indica 'Muskogee' Crape Myrtle	F.G. 2-1/2"Cal.,10' H.T x 4' SPR	Standard	
	P2	5	Ptychosperma elegans Alexander Palm	FG, 12'-14' OA, 8'-10' CT	Double	
	P1	8	Ptychosperma elegans Alexander Palm	FG, 12'-14' OA, 8'-10' CT	Single	
	P3	5	Ptychosperma elegans Alexander Palm	FG, 12'-14' OA, 8'-10' CT	Triple	
	RE	4	Rhapis excelsa Lady Palm (1) Enada Gimun & (1) Partial Sun	25 G, 8'-10' HT x 4'-6' SPR, 3' CT		
	SN	9	Strelitzia nicolai White Bird of Paradise	7 G, 4'-5' HT.		
	VM	3	Veitchia montgomeryana Montgomery Palm Specimen, Matching	F.G, 14' -16' O.A, HT., 10'-12' C.T.	Single	
NATIVE TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPEC.	
	CD	13	Coccoloba diversifolia Pigeon Plum	F.G, 2-1/2"Cal.,10' H.T x 4' SPR	30" C.T.	
	CS	5	Conocarpus erectus 'Sericeus' Silver Buttonwood	F.G. 2-1/2"Cal.,10' H.T x 4' SPR		
	EF	16	Eugenia foetida Spanish Stopper	25 G. 10'-12' HT x 3'-4' SPR, 2" C		
	SP	9	Sabal palmetto Cabbage Palmetto Staggered heights	F.G, 10'-16' C.T.,16'-22' O.A.HT.	Single	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPEC.	SPACING
	CRF	8	Cordyline fruticosa 'Red Sister' 'Red Sister' Hawaiian Ti	7 G, 36" HT x 18" SPR		24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPEC.	SPACING
	AIC	20	Acalypha wilkesiana Copper-Leaf	3 G, 24" HT X 24" SPR.	Full	30" o.c.
	AXV	24	Alpinia zerumbet 'Variegata' Variegated Ginger	3 Gal., 18" HT X 18" SPR.	Full	24" o.c.
	CVP	81	Codiaeum variegatum 'Petra' Petra Croton	3 Gal, 15" HT x 15" SPR.	Full	24" o.c.
	DTV	99	Dianella tasmanica 'Variegata' Blueberry Flax Lily	3 G, 15" HT X 15" SPR		24" o.c.
	FMG	316	Ficus microcarpa 'Green Island' Green Island Ficus	3 Gal, 15" HT x 15" SPR.		24" o.c.
	JVW	27	Jasminum volubile Wax Jasmine	3 Gal., 18" HT X 18" SPR.		24" o.c.
	SAT	153	Schefflera arboricola 'Trinette' Variegated Dwarf Schefflera	3 Gal., 18" HT X 18" SPR.	Full	24" o.c.
	SPG	14	Spathoglottis Plicata Ground Orchid	3 Gal., 18" HT X 18" SPR.		24" o.c.
NATIVE SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPEC.	SPACING
	CS2	164	Clusia guttifera Small Leaf Clusia	15 G, 5' HT X 30" SPR		30" o.c.
	HCF	71	Hamelia patens 'Compacta' Dwarf Fire Bush	3 Gal. 24"HT x 18" SPR.	Full	30" o.c.
	HLS	20	Hymenocallis latifolia Spider Lily	3 Gal. 24"HT x 18" SPR.		30" o.c.
	MYR	241	Myrciantes fragrans 'compacta' Simpson's Stopper	15 G, 5' HT X 30" SPR	Full to ground	30" o.c.
NATIVE GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPEC.	SPACING
	NES	195	Nephrolepis exaltata Boston Fern	1 G, 12" HT X 12" SPR.		18" o.c.
TURF & LAWN AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPEC.	SPACING
	SSF	5,877 sf	Stenotaphrum secundatum St. Augustine Grass	Sod		

GENERAL NOTE: REFER TO LE1 & LE2 FOR EXISTING TREES INFORMATION.

REPLACEMENT CALCULATIONS

Common Name	Scientific Name	Qty.	Caliper	Total Caliper	Class Value	Caliper Value
Gumbo Limbo	Bursera Simaruba	3	3.5	10.5	A	$ 682.50
Crape Myrtle	Lagerstroemia indica	3	2.5	7.5	C	$ 487.50
Pigeon Plum	Coccoloba diversifolia	13	2.5	32.5	A	$ 2,112.50
Silver Buttonwood	Conocarpus erectus	5	2.5	12.5	A	$ 812.50
Spanish Stopper	Eugenia foetida	16	2	32	A	$ 2,080.00
	Total	40		95		$ 6,175.00

PERMIT SET
PRELIMINARY NOT FOR CONSTRUCTION
ELEVATIONS SHOWN ARE NAVD 1988

SYNALOVSKI ROMANELLI SAYE
Architecture · Planning · Interior Design
Fort Lauderdale, FL 33334
T 954-491-4500
F 954-491-4507
www.synalovski.com

MICHAEL CONNER, R.L.A.
STATE OF FLORIDA REGISTERED
LANDSCAPE ARCHITECT
LICENSE No. 1181

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.987.7550 • Fax: 954.987.0807
CERTIFICATE OF AUTHORIZATION LC339

LA LEE YMCA MIZELL COMMUNITY CENTER

1409 NW 6TH STREET (SISTRUNK BOULEVARD)
FORT LAUDERDALE, FL 33311

CLIENT: YMCA SOUTH FLORIDA

REV	DATE	DESCRIPTION
1	5-20-19	100% GMP
2	4-22-19	75% CONSULTS FROM LAHC

DESIGN DELIVERABLE: 100% GMP BID SET
ISSUE DATE: 05/21/2019

PROJECT NUMBER: 1236-160227
DRAWN BY: M.A.
CHECKED BY: M.C.

Copyright © by SYNALOVSKI ROMANELLI SAYE
All Rights Reserved.

SHEET TITLE:
PLANTING PLAN AND SCHEDULE

SHEET NUMBER:
L-1