ORDINANCE NO. C-21-29

AN ORDINANCE APPROVING THE APPLICATION OF A PRIOR ZONING REGULATION OF THE INTRACOASTAL OVERLOOK AREA DISTRICT REQUIREMENTS LIMITATIONS AS PROVIDED IN SECTION 47-12.5.D OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND REGULATIONS (ULDR) TO DEVELOPMENT DEVELOPMENT OF PROPERTY DESCRIBED AS ALL OF LOTS 3, 4, 5 AND 6, BLOCK 7, "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, LOCATED NORTH OF RIOMAR STREET. SOUTH OF TERRAMAR STREET, EAST OF THE INTRACOASTAL WATERWAY AND WEST OF BAYSHORE DRIVE. ALL SAID LANDS SITUATE. LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, PURSUANT TO SECTION 47-26.A.1. OF THE ULDR AND APPROVING THE SITE PLAN FOR A DEVELOPMENT ON SAID PROPERTY; PROVIDING FOR CONFLICTS AND REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Bayshore Concepts, LLC, owns property located at 551 Bayshore Drive, Fort Lauderdale, Florida in the Intracoastal Overlook Area (IOA) zoning district; and

WHEREAS, applicant is proposing to develop a 65-unit residential development consisting of two buildings, each 120 feet in height (11 stories), connected by an above-grade parking garage, with a land use designation of Central Beach Regional Activity Center (Beach RAC); and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, adopted Ordinance No. C-00-26 on June 6, 2000, creating Section 47-12.5.D.5. of the ULDR, which states as follows:

"Length and width. The maximum length and width of a structure shall be two hundred (200) feet."

WHEREAS, the proposed development complies with all requirements of the City of Fort Lauderdale, Florida, Unified Land Development Regulations ("ULDR"), with the exception that the overall building length of 388 feet, 6 inches exceeds the maximum requirement of 200 feet as provided in subsection 47-12.5.D.5 of the ULDR; and

WHEREAS, the applicant is requesting the application of prior zoning regulations pursuant to Section 47-26.A.1 of the ULDR, which provides that approval may be granted for the application of the zoning regulations in effect immediately prior to the last amendment in order to permit a new project which does not comply with zoning regulations adopted on or after September 4, 1996 and in effect at the time the application for development is filed with the City; and

WHEREAS, the Planning and Zoning Board at its meeting of July 21, 2021 (Case No. UDP-S20009) did recommend to the City Commission that the development permit and the request for application of a prior zoning regulation be approved, subject to certain conditions; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Thursday, September 9, 2021, and Tuesday, September 21, 2021, at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, and through communication media technology accessible through the City's website (www.fortlauderdale.gov), for the purpose of hearing any objections which might be made to such application; and

WHEREAS, such public hearings were duly held at the time and place designated after notice of same was given by publication as required by law, and

WHEREAS, the City Commission has reviewed the application as required by Section 47-26.A of the ULDR and finds that the application, subject to certain conditions provided herein, conforms with the provisions of such regulation, more specifically finding that the application or a prior zoning regulation meets the criteria of Section 47-12.5.D of the ULDR as it existed prior to May 1, 2001, as enunciated and memorialized in the minutes of its meetings of September 9, 2021 and September 21, 2021, a portion of those findings expressly listed as follows:

1. The project is consistent with and will support the goals of the Central Beach Regional Activity Center by providing high quality residential options which will support the local beach economy. Further, the project has been designed to be resilient to seal level rise; creates a connectivity between Bayshore Drive and the Intracoastal; and creates a strong sense of place with its exemplary architecture.

- 2. The project is located in the IOA zoning district and meets all of the district's requirements, with the exception of ULDR Section 47-12.5.D.5. The dimensional requirements for the IOA and for the proposed new development are similar with the shortened structure of the parking exceeding 200 feet allowing the parking podium to be shorter than would be necessary to meet the parking requirements if the length was restricted to 200 feet.
- 3. The project meets the Neighborhood Compatibility requirements. Refer to the Adequacy and Neighborhood Compatibility section herein for addition information.
- 4. Application of the 200-foot maximum limitation on the garage, that is only two levels in height, unreasonably burdens the property by the literal application of the dimensional limitation. The design of the project provides an open ground level experience to the general public and masks the parking. The requirement to separate the garage into two garages could potentially result in a taller, less pedestrian friendly design with additional vehicular entrances for access and loading access would be introduced at the ground level, disrupting the public realm and replacing some of the ground level townhomes with garage openings. The Property is unusual in shape in that it is very long. This design also preserves and creates views of the Intracoastal Waterway.
- 5. The dimensional limitation disproportionately burdens and restricts the use of the applicant's property. The project's design with low-level hidden parking, greater ground level uses and public interaction with pedestrian amenities enhances the public realm.

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

<u>SECTION 1</u>. That the above recitals are true and correct and incorporation herein.

<u>SECTION 2</u>. That the request for application of a prior zoning regulation, more specifically Section 47-12.5.D of the ULDR as it existed prior to May 1, 2001, without the following subsection:

"Length and width: The maximum length and width of a structure shall be 200 feet"

and the associated site plan is approved, subject to the conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission, and shall be applicable to property situated in the City of Fort Lauderdale, Broward County, Florida to wit:

ALL OF LOTS 3, 4, 5 AND 6, BLOCK 7, "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

Located: North of Riomar Street, South of Terramar Street, east of the Intracoastal Waterway and west of Bayshore Drive

And as depicted on the sketch and description attached hereto as Exhibit "A

- <u>SECTION 3</u>. That a site plan development permit approving the development plan is depicted and attached as Exhibit "B".
- <u>SECTION 4</u>. That if the applicant wishes to change the development from that approved in accordance with this ordinance, the amendment will be required to be reviewed and approved in accordance with Section 47-24.2.A.5 of the ULDR.
- <u>SECTION 5</u>. That the appropriate City officials of the City of Fort Lauderdale shall indicate such application of a prior zoning regulation in its records with proper reference to this ordinance and date of passage.
- <u>SECTION 6</u>. 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.
- <u>SECTION 7</u>. 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.

<u>SECTION 8</u>. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development and fulfilling the conditions of approval outlined in Commission Agenda Memorandum No. 21-0886.

<u>SECTION 9</u>. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

<u>SECTION 10</u>. That this Ordinance shall be in full force and effect immediately upon and after its final passage.

PASSED FIRST READING this 9th day of September, 2021. PASSED SECOND READING this 21st day of September, 2021.

Mayor

DEAN J. TRANTALIS

ATTEST:

City Clerk

JEFFREY A. MODARELLI



McLAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309 PHONE (954) 763-7611 * FAX (954) 763-7615

M. Q.O.K.

		M.O.U.F
SCALE 1" = 80' SKETCH AND DESC 551 BAYSHORE L	CRIPTION DRIVE	INTRACOASTAL WATERWAY OUT 7 BAYSHORE DRIVE
FORT LAUDERDALE,	FLORIDA	9 July 8
LEGAL DESCRIPTION: Lots 3, 4, 5, and 6, Block 7, BIRCH OCEA SUBDIVISION, according to the plat thereof in Plat Book 19, Page 26, of the public re of Broward County, Florida.	N FRONT 12 12 12 12 12 12 12 12 12 12 12 12 12	ANTIOCH AVENUE SISSEMBLE BLOCK PLAN
Said lands situate, lying and being in the Fort Lauderdale, Broward County, Florida a containing 67,011 square feet or 1.5384 a or less.	and	NOT TO SCALE
	S00°52'48"E	
400.93'	100.01'	100.01'
Z =17'00'06" R=145.50' A=43.17'		7 € M
o 2 0 67,011 So	LOT 4 CK 7 QUARE FEET ± ACRES	107 3 00.0000 1007 107
A=221.80 R=182.80		
A = 10.00	100.00'	100.00'
35.0	00°00'00"E 300	0.00°
(RADIAL) 53°E BAYSHO	ORE	DRIVE
1 1 107 8	CERTIFIC	CATION
NOTES:	Fort Laud 16th day	Correct. Dated at derdale, Florida this of August, 2021.
 This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject pro- was not abstracted for other easements, road reservations rights-of-way of record by McLaughlin Engineering Company 	operty August, &	his 19th day of 2021 I ENGINEERING COMPANY
 Legal description prepared by McLaughlin Engineering Co. This drawing is not valid unless sealed with an embossed surveyors seal. THIS IS NOT A BOUNDARY SURVEY. 		M. McLlughlin JR.
5) Bearings shown assume the East line of Lots 5, 4 and 3, as North 00°00'00" East.		and Surveyor No. 4497 ate of Frorida.
FIELD BOOK NO	DRAWN B	y. MMjr
10B ORDER NO. V-6385	CHECKED BY	
REF. DWG.: 93-3-117		C: \JMMjr/2021/V6385

OLAKINO HOUSE

FORT LAUDERDALE, FL



- CV

CASE: UDP-S20009 PZB Exhibit 1 Page 4 of 82



OLAKINO HOUSE



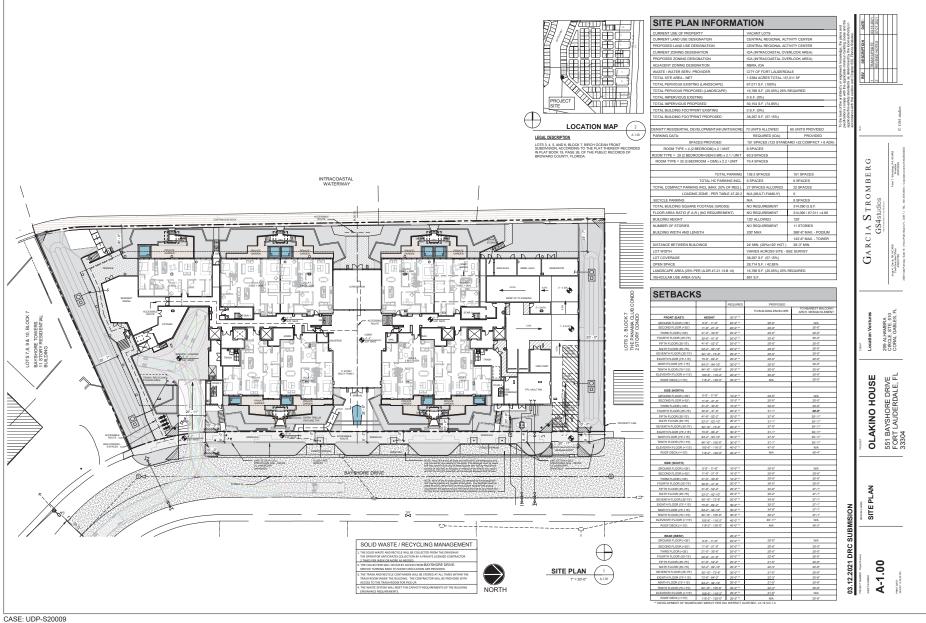




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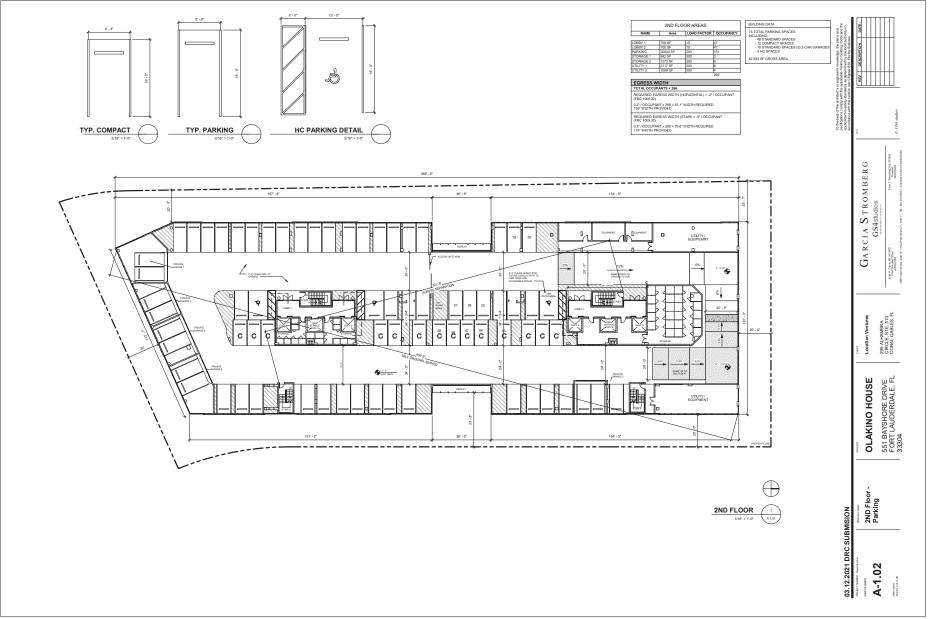
OLAKINO HOUSE 551 BAYSHORE DRIVE FORT LAUDERDALE, FL 33304

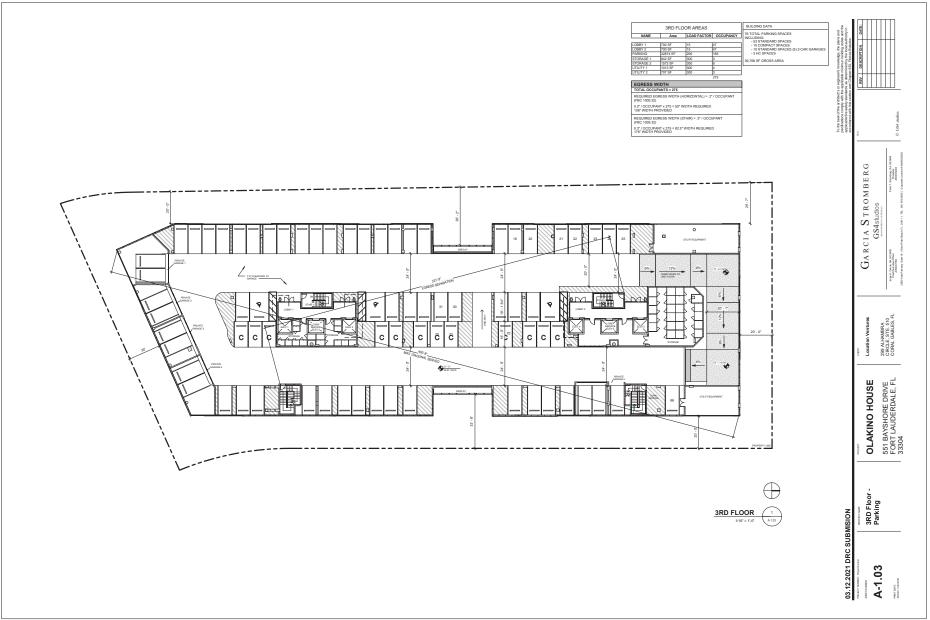
GARCIA STROMBERG GS4studios

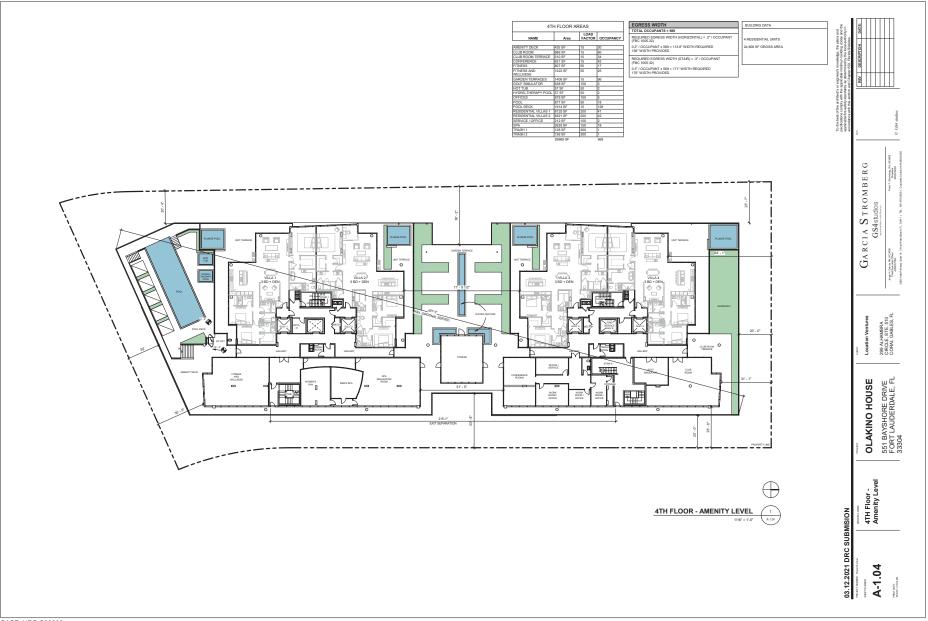


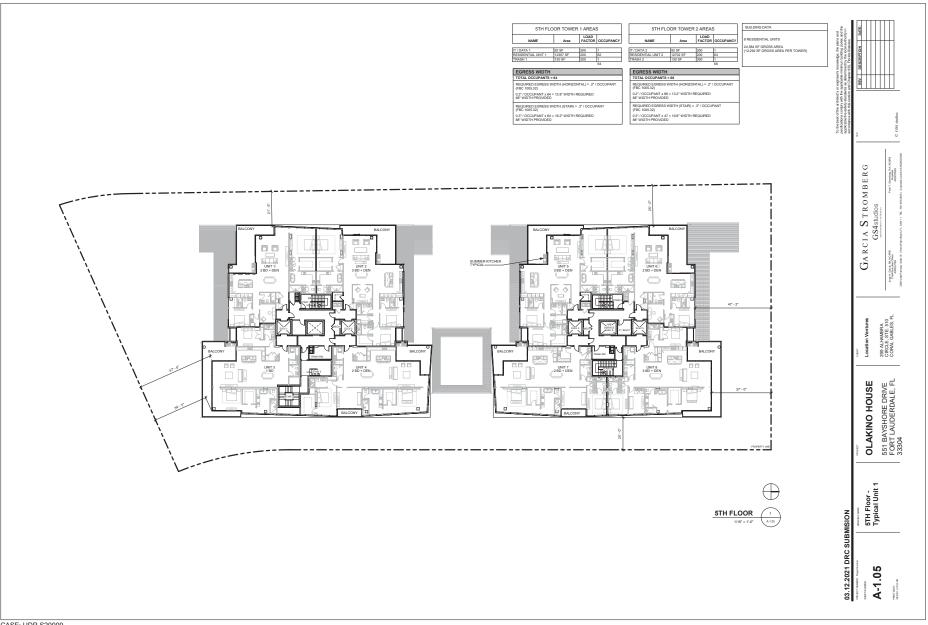
PZB Exhibit 1 Page 6 of 82

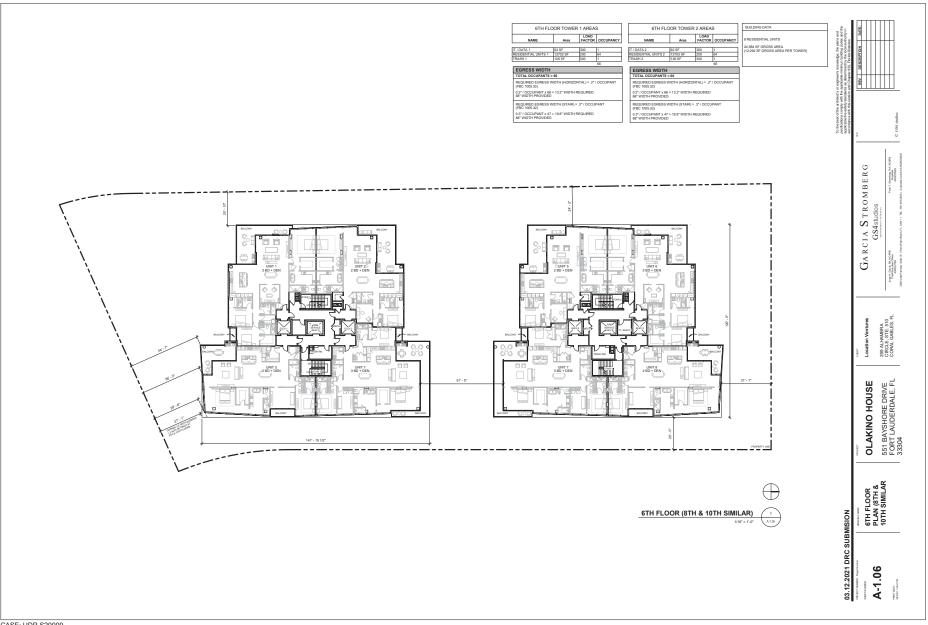


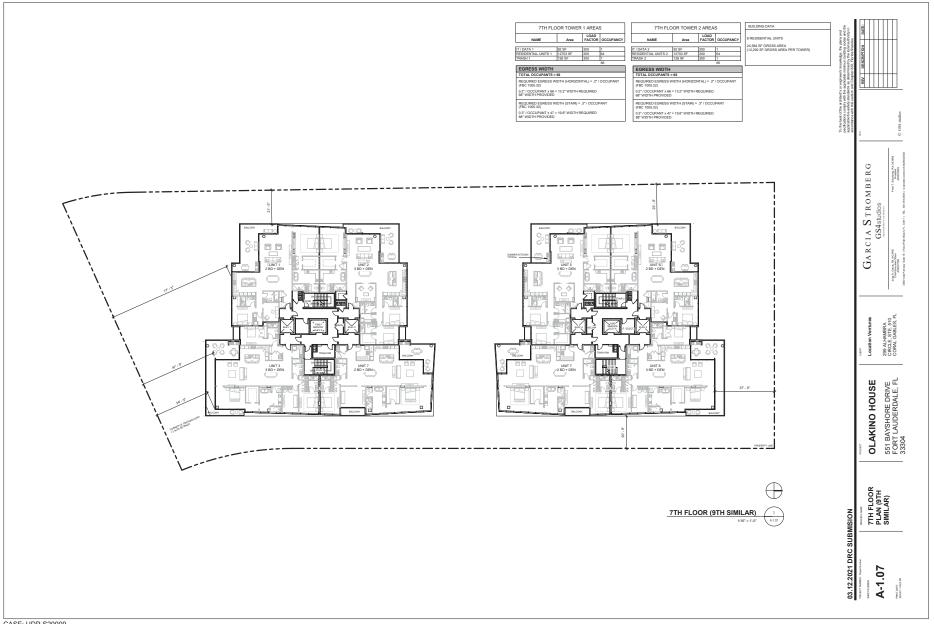


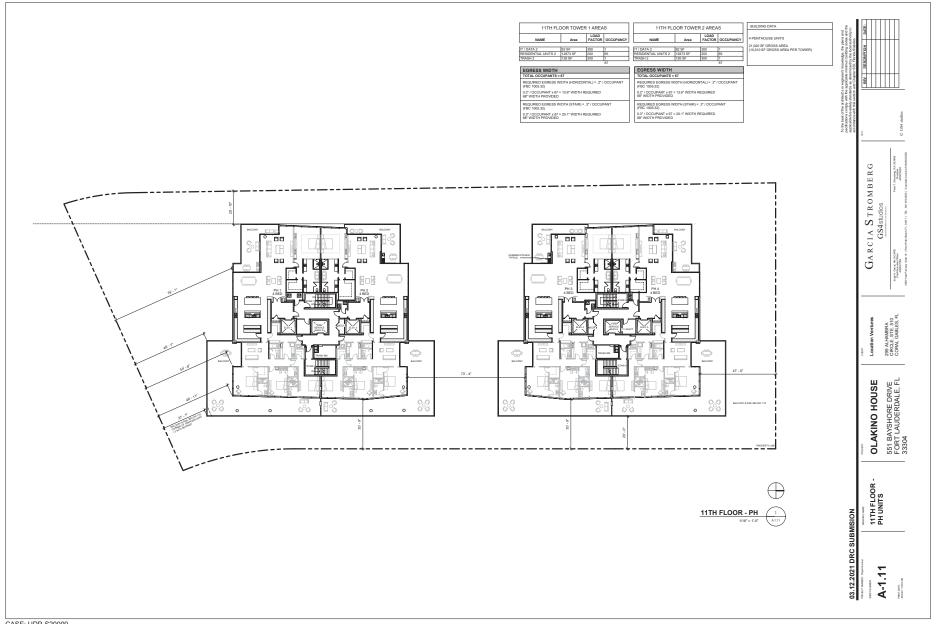


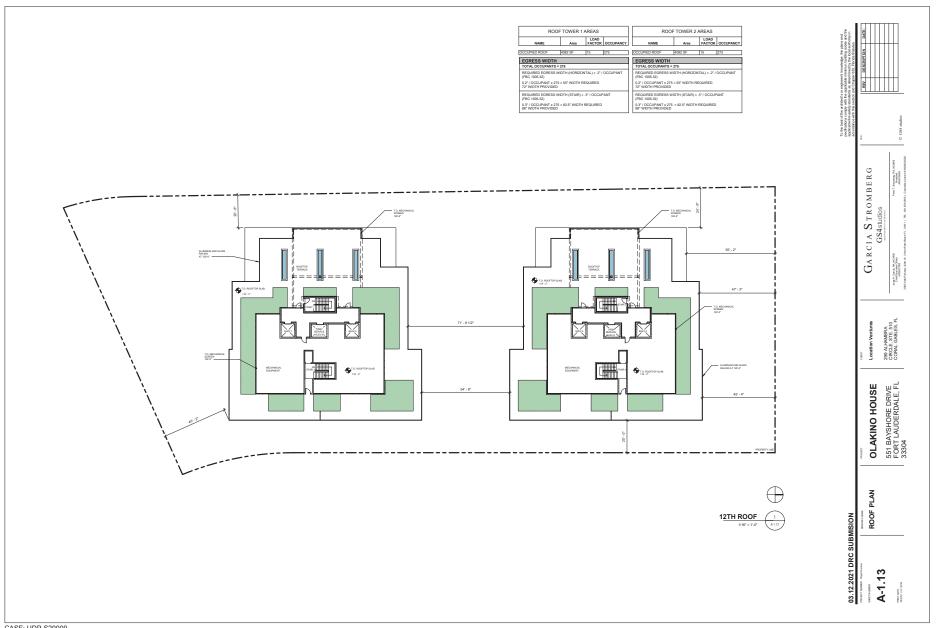














PEDESTRIAN VIEW ALONG BAYSHORE DRIVE

03.12.2021 DRC SUBMISION

A-2.00A

RENDER VIEW

OLAKINO HOUSE 551 BAYSHORE DRIVE FORT LAUDERDALE, FL 33304

GARCIA STROMBERG GS4studios

CASE: UDP-S20009 PZB Exhibit 1 Page 16 of 82



WATERWAY VIEW LOOKING EAST

RENDER VIEW

A-2.00B

OLAKINO HOUSE 551 BAYSHORE DRWE FORT LAUDERDALE, FL 33304

GARCIA STROMBERG GS4studios



CASE: UDP-S20009 PZB Exhibit 1 Page 18 of 82





PEDESTRIAN VIEW ALONG BAYSHORE DRIVE - PUBLIC REALM



ENTRY TRELLIS

GARAGE / MECH. FACADE - PERFORATED METAL

GARAGE FACADE - GLAZING

STONE AT PLANTERS

ALUMINUM AND GLASS RAILING

OLAKINO HOUSE 551 BAYSHORE DRIVE FORT LAUDERDALE, FL 33304

MATERIALS AND DETAILS

A-2.04A

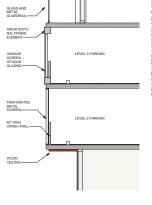
299 ALHAMBRA CIRCLE, STE. 510 CORAL GABLES, FL

GARCIA STROMBERG GS4studios



GLAZING SYSTEM

GARAGE / MECH. FACADE - PERFORATED METAL





WALL SECTION - PARKING











PRIVACY DIVIDER

MATERIALS AND DETAILS

A-2.04B

OLAKINO HOUSE 551 BAYSHORE DRIVE FORT LAUDERDALE, FL 33304

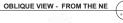
GARCIA STROMBERG GS4studios

299 ALHAMBRA CIRCLE, STE. 510 CORAL GABLES, FL

CASE: UDP-S20009 PZB Exhibit 1 Page 21 of 82

GARAGE FACADE - GLAZING 7







OBLIQUE VIEW - FROM THE SW 4



CONTEXT MAP

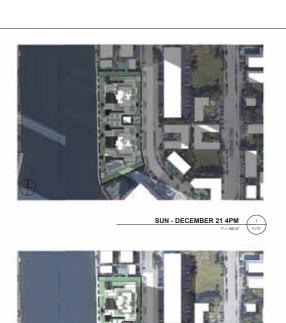
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CONTEXT AND DETAILS

A-2.04C

OLAKINO HOUSE 551 BAYSHORE DRIVE FORT LAUDERDALE, FL 33304

GARCIA STROMBERG GS4studios



SUN - JUNE 21 4PM 9
1" = 100'-0" A2.05

SUN - MARCH/SEPT 21 4PM 6 A2.66





SUN - DECEMBER 21 9AM /

GARCIA STROMBERG GS4studios

Location Ventures
289 ALHAMBRA
CRCLE, STE. 510
CORAL GABLES, FL.

OLAKINO HOUSE 551 BAYSHORE DRWE FORT LAUDERDALE, FL 33304

SUN - JUNE 21 12PM 8 1° = 1007-0° A2.05

SUN - DECEMBER 21 12PM 3
1° = 100′-0° A-2.05

SUN - JUNE 21 9AM 1° = 100'-0°

SUN - MARCH/SEPT 21 12PM 5
1° = 100°-0° A 2.05

SUN - MARCH/SEPT 21 9AM

03.12.2021 DRC S
PROZETABRIA

A-2.05
PROTORER
RECTOR SERVICES

SUN STUDY

CASE: UDP-S20009 PZB Exhibit 1 Page 23 of 82

Landscape Architectural Design for:

OLAKINO HOUSE

551 BAYSHORE DRIVE FORT LAUDERDALE, FLORIDA 33304



www.cadence-living.com

Fort Lauderdale, FL | 954.766.4572 LANDSCAPE ARCHITECTURE | URBAN DESIGN SITE PLANNING | ENVIRONMENTAL GRAPHICS

DRC RESUBMITTAL DATE: MARCH 11, 2021

Cadence Project No. 18.013

DRAWING L	IST
SHEET	DRAWINGS
LO-01	ILLUSTRATIVE SITE PLAN
LO-02	TREE DISPOSITION PLAN
L4-00	PLANTING NOTES & SCHEDULES
L4-01	PLANTING PLAN & CHARTS - GROUND FLOOR
L4-02	PLANTING PLAN - AMENITY LEVEL
L4-03	PLANTING PLAN - ROOF
L5-00	PLANTING DETAILS
L5-01	PLANTING DETAILS
L6-00	SILVA CELL PLAN

LOCATION MAPS



EODT I AUDEDDALE E



BAYSHORE DR



(SITE BOLINDA

CASE: UDP-S20009 PZB Exhibit 1 Page 24 of 82





1 ENTRY PLAZA WITH WATER FEATURE

2 RAMP (< 5% SLOPE)

3 SIDEWALK (VARIES 8'-0 MAX. to 7' MIN.)

4 PALMS IN PAVER GRATE SYSTEM

SMALL TREES & SPECIMEN PALMS IN VERGE

6 CANOPY STREET TREE IN VERGE

ON-STREET PARKING (4 SPACES)

PRIVATE VILLA PATIO

VILLA GARDEN

BENCHES INTEGRATED INTO RAISED PLANTER

(1) BICYCLE PARKING

(2) DRY RETENTION AREAS

(3) TERRACE

4 SPECIMEN CANOPY TREE

(5) WATERFRONT GRAVEL SEATING AREA

6 DOCK

1 WATERFONT PLAZA

8 SPECIMEN PALM

19 EGRESS PATH



OLAKINO HOUSE

551 BAYSHORE DRIVE FORT LAUDERDALE, FLORIDA 33304

DATE 03.12.21 04.20.21 07.07.21 2 444 | |



ILLUSTRATIVE SITE PLAN LO-01

CASE: UDP-S20009 PZB Exhibit 1 Page 25 of 82

TREE D	ISPOSITION LEGEND
Symbol	Definition
·®	Palm Tree to Remain (see tree protection details)
\otimes	Palm Tree to Remove
:	Palm Tree to Relocate
-3	Tree to Remain (see tree protection details)
-8	Tree to Remove
#	Tree to Relocate

1. Final disposition of trees and palms shall be determined on a case by case basis at each phase of construction in accordance with local municipal requirements.

 Landscape removal contractor shall verify all notes on site with Landscape Architect prior to work. All ground covers and understory shrubs to be removed by hand. Landscape Architect to walk site with contractor prior to start of removal work.

NOTES:

,	Scientific Name	Common Name	D.B.H.	(CT for Palms)	Condition	Class	Disposition	Caliper or Palm Replacement
1	Ficus spp.	Ficus Tree	58"	301	60%	С	REMOVE	21" Caliper Replacement
2	Archontophoenix alexandrae	Alexander Palm	4 X-	17"	Good	-	REMOVE	1 palm @ min. 8" CT
3	Coccoloba uvifera	Sea Grape	T -	-		-	-	-
	Sabal palmetto	Sabal Palm	20"	5'	Good		REMOVE	N/A
5	Washingtonia robusta	Mexican Fan Palm	12"	18"	Good	-	REMOVE	1 palm @ min. 8' CT
6	Washingtonia robusta	Mexican Fan Palm	20"	0.	Good		REMOVE	1 palm @ min. 8' CT
7	Washingtonia robusta	Mexican Fan Palm	19"	12"	Good		REMOVE	1 palm @ min. 8' CT
8	Washingtonia robusta	Mexican Fan Palm	20"	15"	Good	-	REMOVE	1 palm @ min. 8' CT
9	Washingtonia robusta	Mexican Fan Palm	20"	10"	Good		REMOVE	1 palm @ min. 8' CT
10	Washingtonia robusta	Mexican Fan Palm	10"	24"	Good	-	REMOVE	1 palm @ min. 8' CT
11	Washingtonia robusta	Mexican Fan Palm	17"	16"	Good		REMOVE	1 palm @ min. 8' CT
12	Washingtonia robusta	Mexican Fan Palm	17"	18"	Good	-	REMOVE	1 palm @ min. 8' CT
13	Washingtonia robusta	Mexican Fan Palm	17"	8'	Good		REMOVE	1 palm @ min. 8' CT
4	Archontophoenix alexandrae	Alexander Palm	6"	201	Good	-	REMOVE	1 palm @ min. 8" CT
15	Archontophoenix alexandrae	Alexander Palm	6"	10"	Good		REMOVE	1 palm @ min. 8' CT
			_					

REMOVE 1 paim @ min. 8' CT
REMOVE 1 paim @ min. 8' CT
REMOVE N/A

	1	TR	EE DISPOSIT
lotes	1	ø	Scientific Name
tive Species at 2" caliper each &	1	20	Sabel pelmetto
t 1" caliper		21	Satisf paimetto
AA @ min. 8" CT	1	22	Satisf palmetto
Present	1	23	Sabel pelmetto
han 8' CT	1	24	Washingtonia ro
AA @ min. 8' CT	1	25	Washingtonia ro
AA @ min. 8' CT	-	26	Washingtonia ro
AA @ min. 8' CT		27	Roystonea regia
AA @ min. 8" CT	1	28	Washingtonia ro
AA @ min. 8" CT	1	29	Washingtonia ro
AA @ min. 8" CT	1	30	Washingtonia ro
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AA @ min. 8" CT	1	32	Washingtonia ro
AA @ min. 8" CT	1	33	Washingtonia ro
AA @ min. 8" CT	1	34	Casuarina equise
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TR	EE DISPOSITION C	HART								
ø	Scientific Name	Common Name	D.B.H.	(CT for Palms)	Condition	Class	Disposition	Catiper or Palm Replacement	Replacement \$ Value	Notes
20	Sabel palmetto	Sabal Palm	16"	13"	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/1AA @ min. 8" CT
21	Sabel palmetto	Sabal Palm	16"	12"	Good	-	REMOVE	1 palm @ min. 8' CT	-	Replace w/ 1 TR1 @ min. 8" CT
22	Sabel palmetto	Sabal Palm	6"	0"	Good	-	REMOVE	N/A	N/A	Less than 8° CT
23	Sabel palmetto	Sabal Palm	10"	4"	Good	-	REMOVE	N/A	N/A	Less than 8° CT
24	Washingtonia robusta	Mexican Fan Palm	20"	19"	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 TR1 @ min. 8" CT
25	Washingtonia robusta	Mexican Fan Palm	14"	2'-6"	Good	-	REMOVE	N/A	N/A	Less than 8° CT
26	Washingtonia robusta	Mexican Fan Palm	24"	7	Good	-	REMOVE	N/A	N/A	Less than 8° CT
27	Roystonea regia	Royal Palm	20"	34"	Moderate	-	REMOVE	-	\$1,020	Amount to be paid into Canopy Trust Fund
28	Washingtonia robusta	Mexican Fan Palm	14"	T-6"	Good	-	REMOVE	N/A	N/A	Less than 8° CT
29	Washingtonia robusta	Mexican Fan Palm	18"	4"	Good	-	REMOVE	N/A	N/A	Less than 8° CT
30	Washingtonia robusta	Mexican Fan Palm	18"	25"	Good	-	REMOVE	1 palm @ min. 8' CT	-	Replace w/ 1 TR1 @ min. 8" CT
31	Washingtonia robusta	Mexican Fan Palm	18"	28"	Good	-	REMOVE	1 palm @ min. 8' CT	-	Replace w/ 1 TR1 @ min. 8" CT
32	Washingtonia robusta	Mexican Fan Palm	16"	8'	Good	-	REMOVE	1 palm @ min. 8' CT	-	Replace w/ 1 TR1 @ min. 8" CT
33	Washingtonia robusta	Mexican Fan Palm	16"	4"	Good	-	REMOVE	N/A	N/A	Less than 8° CT
34	Casuarina equisetifolia	Australian Pine	18"	40"+		-	REMOVE		-	Category I Invasive FLEPPC
35	Washingtonia robusta	Mexican Fan Palm	12"	5"	Good	-	REMOVE	N/A	N/A	Less than 8° CT
	Washingtonië robustië Mosican Fan Palm 12" 5" Good - Ri TOTAL TREE REPL							21"	-	Replace w/ 5 TD at 2" caliper each & 1 MT at 1" caliper, See Tree Plan L4-01
					REPLACEMENT	21	-	Replace w/ 16 AA & 5 TR1 @ min. 8' CT, See Tree Plan L4-01		
						REPLACEMENT	-	\$1,020	Amount to be paid into Canopy Trust Fund	



cadence

OLAKINO HOUSE

551 BAYSHORE DRIVE FORT LAUDERDALE, FLORIDA 33304

REVISIONS & MILESTONES
NO. DESCRIPTION
SECURITION
ACCOUNTS AND ACCOUNT



TREE DISPOSITION PLAN

LO-02

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

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3 ×100.89' ×	100.01 × 100	5 ≫ 100.01′ × ²	6 7 100.01	X V X V
Fro =			11 13	14 N.W. CORRER OF 2' COVIC. CAP. 1.1'E & 0.16'S
		, 35 ×52	×is	× ^V 15 20 16
,,,	25	" AREA=67,011 Square Feet	(10/12)	
, \2 \2	BLOCK 7	1.5384 Acres±	103.55°	x ^{\$t*}
	LOT 5	x9 LOT 4	63.18"	107
LOT 6	× ^v	1887	54.76	. 18
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		ere en		
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GENERAL PLANTING NOTES

- The Contractor shall be responsible for verifying all underground utilities prior to digging it area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to inflating operations. Drawings are prepared according to the best Information available at the time of preparing these documents.
- The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
- Contractor shall familiarize himself/herself with existing site conditions prior to initiating
 planting. All existing site furnishings, paving, landscape and other elements to remain shall be
 protected from any damage throughout all construction phases unless otherwise noted.
- Landscape Contractor shall coordinate all work with related contractors and with the general
 construction of the project in order not to impade the progress of the work of otters or the
 Contractor's own work. Landscape contractor shall provide schedule of his/her works two
 weeks in advance, beginning two weeks prior to commencing landscape trade construction.
- Contractor shall be responsible to replace all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.
- The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the
 work and included in the specifications. Prior to commencement of the landscape planting work
 the Contractor shall provide complete soil tests with recommendations for the installation area.
- 8. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. I grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications, Plant material in some cases may exceed Florida No.1 grade in order to meet the minimum repriments for the project.
- All landscape and specifications shall meet or exceed the minimum requirements as shown in the applicable municipal coder.
- Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.
- Landscape Contractor shall field adjust location of plant material as necessary to avoid damage
 to all existing underground utilities and/or existing above ground elements. All changes
 required shall be completed at the Contractors expense and shall be coordinated with the
 Owner and the Landscape Architect.
- 12. Utilities must be protected using a root barrier fabric wrap or equivalent.
- 13. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can bed.
- Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
- 15. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to the supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
- 16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.
- T. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/o installation work.
- Guying & staking practices shall not permit nalls, screws, wires, etc. to penetrate outer surface
 of tree or palm. Trees or palms rejected due to this practice shall be replaced at the
 Contractor's express.
- Buriap material, wire cages, plastic straps, etc., must be cut and removed from top one third (1/3) of root ball.
- 21. Trees grown in grow bags or grow bag type material are not allowed.
- All planting materials shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.
- 23. All landscape and specifications shall meet or exceed the minimum requirements as shown in the applicable municipal codes.
- 24. The Contractor shall not relocate or demolish any existing trees or palms on site before appropriate tree relocation and clearing and grubbing permits are obtained from the applicable municipality.
- 25. The Contractor Shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date substantial completion. Substantial completion constitutes the beginning of guarantee period
- 26. Tree and plant species included on the Florida Exotic Pest Plant Species List as amended, shall not be planted as required or optional landscaping. All invasive plant species listed must be removed from the development area. The development area must also be maintained free from invasive exotic plants in perpetuily.
- 27. The Microsity specific of exolic plant are considered invasive and may not be used to fulfill any requirements of the division.

 a Ablazia blobock, (Woman's Troquar)

 a Charles blobock, (Woman's Troquar)

 d Daterpla stocco (Rosenosco)

 d Daterpla stocco (Rosenosco)

 d Daterpla stocco (Rosenosco)

 d Tropula stocco (Rosenosco)

 d Tr

- 28. Do not store or use materials or equipment within in the vicinity of installed plant material. In not discharge or contaminate the soil within the vicinity of installed plant material on sith with any construction materials such as paint, oil, solvents, petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts.
- Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect

PLANT SPECIFICATIONS

- The Contractor is responsible for maintaining, in full all planting areas (including watering, Spraying, mulching, mowing, fortilizing, etc.) until the job is accepted, in full, by the Owne spot for Linderson Architect
- Ill root balls shall conform to the size standards set forth in "American Standards for Nursery tork"
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
- 4. All trees must be guyed or staked as shown in the details.
- 5. Installation- All plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- There shall be no chains or cables used on trees or palms. Handle with two inch (2°) minimum width nylon straps or equal.
- 7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Cornect if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
- Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner and the Landscape Architect shall declare the project substantially complete.
- 9. Contractor to replace rejected plant material within one (1) week of written notice
- Contractor shall mulch all plant material throughout and completely to a three inch (3°) depth of loose, weed free mulch as specified.
- Plant material which is not installed at the direction of the Landscape Architect or Owner will become the property of the Contractor. The Contractor shall provide the owner credit for any plant material not installed on the site.

SOIL PREPARATION & SOIL MIX

- All plants noted for removal shall be removed and properly disposed of off-site at contractor's expense unless otherwise noted.
- Before replacing topsoil, rake subsoil surface clear of stones (I" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
- Scarify subsoil to a depth of six inches (6").
- Contractor to apply OMRI approved pre-emergent in accordance with manufacturer's rate and specifications.
- Florida peat shall be free of deleterious materials that would be harmful to plant growth, shall be free of nematodes, shall be of uniform quality, and shall have a pH value between 5.3 and 6.5 (as determined in accordance with ASTM E70). Florida peat shall be sterilized to make free of all viable nut grass and other undesirable weeds.
- Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants an their roots, sticks, and other Extransous matter. Spread topsoil mixture to minimum depth of four inches (3*) throughout all lawn areas and twelve inches (8*) in all areas to be landscaped.
- 7. Remove all rocks and other objects over one inches (I*) in diameter
- Topcoli shall not be extremely acid or alkaline, nor contain tools cubstances which may be harmful to plant growth. The top soil pit shall be in the range of pit 5.5 to 6.5. If necessary, the of 5.5 to 6.5 to 4.5.
- Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.
- Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.
- Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

HERBICIDE APPLICATION

We encourage adopting an integrated Pest Management (IPM) approach (as detailed by UC ANR Statewide IPM Programs). Tackling weed control with a preventive approach prior to active intervention

- For pre-emergent use (following products' specific application instructions)
 SAFE 'N SIMPLE Pre-emergence Weed Control 9-0-0
 EPSOMA ORGANIC Weed Preventer 9-0-0
 Or equivalent with OMRI certification
 Hercever only with the use of Bio-I fertilizers detailed in Subpart below.
- Pro post-emergent use (following products' specific application instructions and required

 *AverageACP** Optime Brandson Herbicids

 *Configured** Optime Brandson Herbicids

 *Predovars** Herbicide

 *Vecal Zup**

 *FinalSon**

 *Final

 - Final-sam*
 Suppress** may require addition of acidifier (e.g. Biolink**) to the dilution water to maintain pH at or below 6.0.
 WeedPharm*
 Or equivalent with OMRI certification
- 3. Applicator/on-site supervisor must have FDACS Commercial Herbicide Applicator's License.

FERTILIZER APPLICATION

- Fertilization of landscape beds is not required unless vegetation displays signs of nutrient deficiency.
- 2. All landscape beds to receive the same fertilizer type (following products' specific application
- istructions):

 BOLSTER GRANULAR 4-4-4+3Fe Plus Mycorrhiza Medium Grade, 200 SGN
 EPSOMA ORGANIC Bio-tone Starter Plus Mycorrhizae
 Or equivalent with OMRI certification
- Fertilizer must be broadcast spread over the soil surface and under mulch. Do not allow granules to remain on leaf surfaces.
- 5. Applicator/on-site supervisor must have FDACS Commercial Fertilizer Applicator's License

			ROUND FLOC								
REES	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CALIPER	CONT	SPECIFICATIONS	
\odot	PR	2	Bay Rum Tree	Pimenta racemosa	N	See Plan	12" - 14" OA	4"	100 gal	Standard	
\odot	IL.	5	Dahoon Holly	Bex cassine	Y	See Plan	14" - 16" CIA	3"	100 gal	Pull Canopy, Standard	
\odot	CE	7	Green Buttonwood	Conocarpus erectus	Y	See Plan	16" - 20" OA	4"	100 gal	Standard, Matching	
0	BS .	4	Gumbo Limbo	Bursera simaruba	Y	See Plan	20' OA	4"	rg	Straight Trunk, Full Structure	
0	мт	12	Native Medium Tree	(See Specifications)	Y	See Plan	8" - 10" CIA	r	65 gal	Varying Species: - Blahama Strongbank / Bourneria succulenta - Black Ironwood / Kruglodendron ferneum - Cinnamon Black / Canella winterarsa - Crabwood / Gymnanthes bucida - Pigeon Plam / Occoeleba divensifola - Satisleed / Chrysophyllum oitviforme - Stopper Species / Eugenia spp.	
\odot	ST	20	Native Small Tree	(See Specifications)	Y	See Plan	6' - 8' OA	2"	45 gal	Varying Species: - Wax Myrite / Myrica cerifera - Lignum Vitae / Gualacum sanctum - Joewood / Jacquina keyenis	
8	MF	6	Simpson's Stopper	Myrcianthes fragrans	٧	See Plan	12" - 14" OA	3"	100 gal	Bush, Single Leader, Standard	
↔	FA	1	Strangler Fig	Ficus aures	Y	See Plan	20' OA	4"	rg	Specimen by LA	
\bigcirc	LL	4	Wild Tamarind	Lysiloma latisliquum	Y	See Plan	16" - 18" CIA	4"	100 gal	Standard	
ALMS		QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	•	SPECIFICATIONS	
*	AA	22	Alexander Palm	Archortophoenix alexandrae	N	See Plan	10" - 16" CT	FG		Straight Trunk, Very Heights	
₿	TRI	34	Florida Thatch Palm	Thrinox radiata	Y	See Plan	8" - 10" CT	FG		Straight Trunk, Min. 7 Fronds	
*	SP	o	Specimen Palm	(See Specifications)	N	See Plan	Varies.	Varies.		Varying Species: - Caranday Palm / Copernicis alba - Carany Island Date Palm / Phoenix canariemis - Maypan Cocorut Palm / Cocors rucifera "Maypar - Satakentia Palm / Satakentia Itakiaemis	
24RUBS		QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT		SPECIFICATIONS	
0	PSL	36	Bahama Coffee	Psychotria ligustrifolia	Y	See Plan	30" HT X 24" SPR	7 gal		Full to Base	
•	CHR	231	Horizontal Cocopium	Chrysobalanus icaco "Horizontalis"	Y	See Plan	2" - 3" OA	15 gal		Bush, Full to Base	
0	NLS	30	Native Large Shrub	(See Specifications)	٧	See Plan	5' - 7' OA	25 gal		Varying Species: - Red Stopper / Eugenia rhombea - Jamaican Caper / Quadrella cynophallophora	
0	SER	15	Silver Saw Palmetto	Serenca repens 'Miami Select'	Y	See Plan	4" OA	100 gal		Full Structure	
HRUB AREAS		QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT		SPECIFICATIONS	
		2,683 sf	Lansi Plant Mix	(See Specifications)	Mixed	Varies.	Varies.	Varies.		Lady Palm / Rhapis excelus Philodendron spe Liriope / Liriope muncari Wart Fern / Microsorum scolopendrium Wild Allamanda / Pentalinon luteum Corkystem Passion Flower / Passiflora suberosa	209 209 259 25% 5% 5%
SROUND COVERS		QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT		SPECIFICATIONS	
		7,949 st	Ground Cover Mix	(See Specifications)	Mixed	Varies	Varies	Varies.		Golden Creeper / Ernodes littoralis Liriope / Liriope muscari Native Sword Fern / Nephrolepis exaltata Sunshine Mimona / Mimona strigillosa Coontie / Zernia floridana	209 209 209 209 10%
		8								Beach Lity / Hymenocallis latifolia	10%
OD/SEED		OTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT		Beach Lity / Hymenocallis latifolia SPECIFICATIONS	10%

NATIVE TREE & PALM PERCENTAGE: 73.8% (93 of 126) NATIVE SHRUB PERCENTAGE: 100% (320 of 320) NATIVE SHRUB AREAS & GROUND COVER PERCENTAGE: 62.3% (6,627 sf of 10,632 sf)

			FLOOR AME		_				
REES	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS Varying Species:
\odot	ST	٥	Native Small Tree	Native Small Tree	Υ	See Plan	6" - B" OA	45 gal	Varying species: - Wax Myrtle / Myrica cerifera - Lignum Vitae / Gualacum sanctum - Joewood / Jacquina kevenis
ALMS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
*	AA		Alexander Palm	Archontophoenix alexandrae	N	See Plan	10' - 16' CT	FG	Straight Trunk, Varying Heights
⊛	TRI	10	Florida Thatch Palm	Thrinox radiata	Υ	See Plan	8" - 10" CT	FG	Straight Trunk, Min. 7 Fronds
€3	TR2	3	Florida Thatch Palm	Thrinox radiata	Υ	See Plan	8" - 12" CT	FG	Triple Trusk
*	SP	1	Specimen Palm	Specimen Palm	N	See Plan	Varies	Varies	Janying spaceax Caranday Palm / Copernicis alba Canary bland Date Palm / Phoenix carariensis Maypan Cocnut Palm / Cocos nucliera Maypan Satukentis Palm / Satkentis lukkennis
HRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
0	NLS	15	Native Large Shrub	Native Large Shrub	Υ	See Plan	5" - 7" OA	25 gal	Full Structure
ROUND COVERS	QTY		COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
	2,648 sf		Ground Cover Mix	Ground Cover Mix	Mixed	Varies	Varies	Varies.	Golden Creeper / Ernodes littoralis 20 Liriope / Liriope muscari 20 Native Sword Fern / Nephrolepis exalitata 20 Surshine Mimosa / Mimosa strigillosa 20 Coontie / Zamia filoridana 10 Beach Lity / Hymenocalis latifolis 10
IOD/SEED	QTY		COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
	441 ur		Artifical Turf	Artifical Turf	N				

NATIVE TREE & PALM PERCENTAGE: 67.9% (19 of 28)
NATIVE SHRUB PERCENTAGE: 100% (15 of 15)
NATIVE GROUND COVER PERCENTAGE: 80.0% (2,118 SF of 2,648 sf)

PALMS	CODE	OTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS		
*	AA	22	Alexander Palm	Archontophoenix alexandrae	N	See Plan	10" - 16" CT	FG	Straight Trunk, Very Heights		
⊕	TRI	20	Florida Thatch Palm	Thrirsax radiata	Y	See Plan	8" - 10" CT	FG	Straight Trunk, Min. 7 Fronds		
*	SP	12	Specimen Palm	Specimen Palm	N	See Plan	Varies	Varying Species: - Carandy Palm / Copernicia alba - Maypan Coconut Palm / Cocos nuclfer - Satakentia Palm / Satakentia liukbuenale			
ROUND COVERS	QTY		COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS		
	4,553 st		Ground Cover Mix	Ground Cover Mix	Mixed	Varies	Varies	Varies	Golden Creeper / Ernodes littoralis 21 Liriope / Liriope macrari Native Sword Fern / Nephrolepis exaltata 22 Sumshine Mirrona / Mirrona strigillosa 23 Coontile / Zamia Reridana 10 Beach Litr / Hymenocalis latifolia 10		

NATIVE TREE & PALM PERCENTAGE: 37.0% (20 of 54) NATIVE GROUND COVER PERCENTAGE: 80.0% (3,642 sf of 4,553 sf)





DRIVE -ORIDA HOUSE

551 BAYSHORE LAUDERDALE, FI LAKINO ō





PLANTING NOTES L4-00

	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CALIPER	CONT	SPECIFICATIONS
\odot	PR	2	Bay Rum Tree	Pimenta racemosa	N	See Plan	12" - 14" OA	4"	100 gal	Standard
\odot	IL.	5	Dahoon Holly	Sex cassine	Y	See Plan	14" - 16" CIA	3.	100 gal	Full Canopy, Standard
\odot	ct	7	Green Buttonwood	Conocarpus erectus	Y	See Plan	16" - 20" CIA	4"	100 gal	Standard, Matching
$\overline{\odot}$	85	4	Gumbo Limbo	Bursera simanuba	Y	See Plan	20' GA	4"	rg	Straight Trunk, Full Structure
0	мт	12	Native Medium Tree	(See Specifications)	Y	See Plan	8" - 10" OA, 4.5" CT	2"	65 gal	Varying Species: - Blahama Sirongbark / Bourreria succulen - Black Inenseod / Kruglodendrion ferreur - Clenamen Black / Canalla winterana - Chalwood / Cymmanthen lucida - Pigeon Plam / Occooliba deverafola - Satindes / Corpysophyllum diviforms - Stopper Species / Eugenia species - Stopper Species / Eugenia species - Stopper Species / Eugenia species - species of the species of the species of the stopper species of the species of the stopper species of the species of the stopper species of t
\odot	ST	20	Native Small Tree	(See Specifications)	Y	See Plan	6" - 8" OA	2"	45 gal	Varying Species: - Wax Myrtle / Myrica cerifera - Lignum Vitae / Gualacum sanctum - Joewood / Jacquina keyenis
\$	MF	٥	Simpson's Stopper	Myrciarithes fragrans	Y	See Plan	12" - 16" OA, 6" - 8" CT	3.	100 gal	Bush, Single Leader, Standard "Ill feet of canopy height clearance required when encroaching the sight triangle
X)	FA	1	Strangler Fig	Ficus aurea	Y	See Plan	20' OA	4"	FG	Specimen by LA
D	LL	4	Wild Tamarind	Lysiloma latisiliquum	Y	See Plan	20" - 22" DA, III CT	4"	100 gal	Standard 'ill feet of canopy height clearance requires when encrosching the slaht triangle

ALMS		QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS	
*	AA	22	Alexander Palm	Archontophoenix alexandrae	N	See Plan	10" - 16" CT	rg	Straight Trunk, Very Heights	
⊛	TRI	34	Florida Thatch Palm	Thrinax radiata	Y	See Plan	8' - 10' CT	rg	Straight Trunk, Min. 7 Frends	٦
*	SP	۰	Specimen Palm	(See Specifications)	N	See Plan	Varies	Varies.	Varying Species: - Caranday Palm / Copernicia alba - Canary Island Date Palm / Phoenix canariensis - Maypan Occorust Palm / Cocos raucifera 'Maypan' - Satakontia Palm / Satakontia Ilukiusensis	
RUBS		QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS	П
0	P52.	36	Bahama Coffee	Psychotris ligustrifolis	Y	See Plan	30" HT X 24" SPR	7 gal	Full to Base	
•	OIR	231	Horizontal Cocoplum	Chrysobalanus icaco "Horizontalis"	Y	See Plan	2" - 3" OA	15 gal	Bush, Full to Base	
0	NLS	30	Native Large Shrub	(See Specifications)	Υ	See Plan	5' - 7' QA	25 gal	Varying Species: Red Stopper / Eugenia rhombea Jamaican Caper / Quadrella cynophallophora	
0	SER	15	Silver Saw Palmetto	Serenca repens 'Mami Select'	Υ	See Plan	4" OA	100 gal	Full Structure	Ξ
RUB AREAS		QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS	_
		2,683 sf	Lansi Plant Mix	(See Specifications)	Mixed	Varies.	Varies	Varies.	Philipdendron spp Liriope / Liriope muscari Wart Fern / Microsorum scolopendrium Wild Allemands / Pentathon luteum	20% 20% 25% 25% 25% 5%
OUND COVERS		QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS	
		7,049 sif	Ground Cover Mtx	(See Specifications)	Mixed	Varies.	Varies	Varies.	Liriope / Liriope muscari Native Sword Fern / Nephrolepis exaltata Sumhine Mirrosa / Mirrosa strigiliosa Coontle / Zamia floridana	20% 20% 20% 20% 20% 0%
D/SEED		QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS	_
	2000	2.578 sf	Emerald Zovala	Zoysia japonica 'Emerald'	N				No Gaps	_

per U.L.D.R. Section 47-21.13(B) (1-	4)	
Pervious Area at Grade	Min. Required	Proposed
Pervious Area (67,010 SF X 25%)	16,752.5 SF	16,788 SF

NET LOT AREA TREE RE		
per U.L.D.R. Section 47-21.13(B) (1)	1	
Net Lot Area (16,752.5 SF)	Min. Required	Proposed
Net Lot Area Trees (1 per 1,000 SF)	16.75	17+
Shade Tree (20% of Net Lot Trees)		4+
1		
Net Lot Shrubs (12 per 1,000 SF)	201.04	202+

STREET TREE REQUIREMENTS							
per U.L.D.R. Section 47-21.13(B) (1	16)						
Trees R.O.W. (1 Tree/40 LF)	Min. Required	Proposed					
East Property Line 371 LF	9.275 Trees	8 Shade Trees 6 Small Trees 6 Palms					

VUA LANDSCAPE REQU	IREMENTS	
per U.L.D.R. Section 47-21.12		
Vehicular Use Area (861 SF)	Min. Required	Proposed
Vehicular Use Landscape Area (861 SF X 20%)	172.2 SF	173 SF
VUA Trees (1 per 1,000 SF)	0.861	1.0
Shade Tree (25% of VUA) 3.5" caliper	0.215	0.0
Shade Tree (25% of VUA) 2.5" caliper	0.215	0.0
Flowering Tree (20% of VUA)	0.172	0.0
Palm Tree (20% of VUA)	0.172	1.0



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OLAKINO HOUSE 551 BAYSHO FORT LAUDERDALE

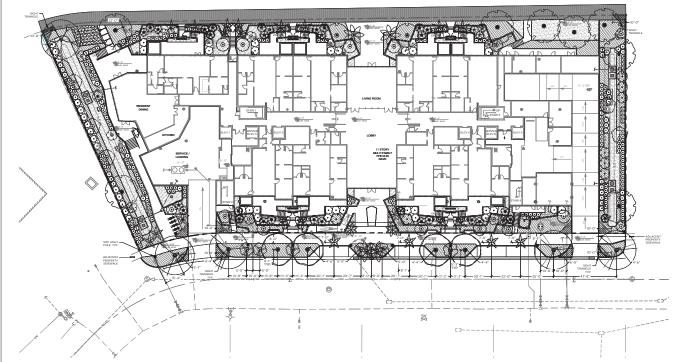




PLANTING PLAN & CHARTS - GROUND FLOOR L4-01

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

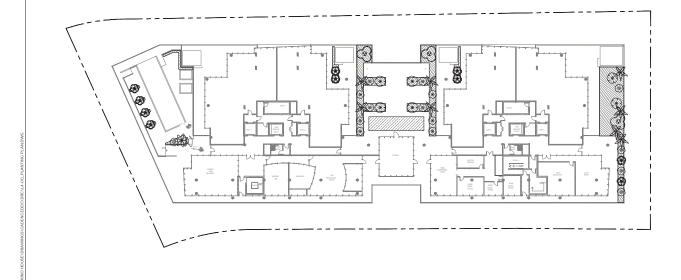
In the control of the control o	Company functions of the Contract Machinery Company function Contract principle of the Contract Machinery Company function Contract principle of the Contract Machinery Company function Company C		F.	ľ		Parama nacamona	l"	Jone Piani	2 - H OA	1	6	J. H.
The Standard Transport Standard Standa	Es 4 Control Limites Bureaux anomalas V Sus Ren Sus Ren E 10 COA 4 S CC 2 1 6 gal framework Sus Ren Sus R	0	IL.	5	Dahoon Holly	Sex cassine	Y	See Plan	14" - 16" CIA	3.	100 gal	Full Canopy, Standard
Vegage Section 1 Vegage Secti	Will be supported by the state of the state	\odot	CE	7	Green Buttonwood	Conocarpus erectus	Y	See Plan	16" - 20" DA	4"	100 gal	Standard, Matching
An	After 10 December	0	85	4	Gumbo Limbo	Bursera simanuba	Y	See Plan	20: OA	4"	rg	Straight Trunk, Full Structure
TY 20 White Send Tree Sequenter Sequ	TY 20 Market Small Time (See Specifications) V See Pile 1 S. E. DA. 27 d Specification (See Specifications) V See Pile 1 S. E. DA. 27 d Specifications (See Pile 1 See Pile 1 Se	0	MIT	12	Native Medium Tree	(See Specifications)	Y	See Plan	8" - 10" OA, 4.5" CT	2"	65 gal	- Bahama Strongbark / Bourreria succulenta Black Inonwood / Kruglodendron ferraum - Clenamon Bark / Canella winterama - Crabwood / Gymnanthes Lucida - Pigeon Plum / Coccoloba diversifola - Satisteaf / Chynophylum obliforme - Stopper Species / Eugenia spp. "6 feel of canepy height clearance required when encreaching the public realm of the sidowalk.
by a Direptor's Support Support Office Support	by a Disreptor's Stopper Myreterine keyware V See Ren 27 DO gif 3 See Carriery single Convenient services V See Ren 27 DO gif 3 See Carriery single Convenient services V See Ren 27 DO gif 4 See Carriery Services V See Ren 27 DO gif 5 Section by LA V See Ren 27 DO gif 5 Section by LA V See Ren 27 DO gif 5 Section by LA V See Ren 27 DO gif 5 Section by LA V See Ren 27 DO gif 7 See Carriery Services V See Ren 27 DO gif 7 See Carriery Services V See Ren 27 DO gif 7 See Carriery Services V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 Section by LA V See Ren 20 - 27 DA, ECT 6 CO gif 7 DA V See Ren 20 - 27 DA, ECT 6 CO gif 7 DA V See Ren 20 - 27 DA V	\odot	ST	20	Native Small Tree	(See Specifications)	Y	See Plan	6' - 8' OA	2"	45 gal	- Wax Myrtle / Myrica cerifera - Lignum Vitae / Gualacum xanctum
LIL 16 WIST TIMES I PALIN PERCENTAGE: 9000 (2007) (2007) LIATIVE TIMES I PALIN PERCENTAGE: 9000 (2007) (2007) LIATIVE TIMES I PALIN PERCENTAGE: 9000 (2007) (2007) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of of 10.632 of) LIATIVE SHOULD ARKAS & GROUND COVER PERCENTAGE: 62.3% (6,627 of	LATIVE TREE & PALM PERCENTAGE: 1005 (200 of 200) LATIVE TREE & PALM PERCENTAGE: 1005 (200 of 200) LATIVE SHELLE PACKET	\$	MF	٥	Simpson's Stopper	Myrclanthes fragrans	Y	See Plan		3"	100 gal	
L: 4 World Timened (southwesterning or with the recommendation of	Some Transport Control of the second state of	₩	FA	1	Strangler Fig	Ficus aurea	Y	See Plan	20° OA	4"	rG	Specimen by LA
AITVE SHIGH PERCENTAGE: 100% (320 of 320) AITVE SHIGH PERCENTAGE: 100% (320 of 320) AITVE SHIGH PERCENTAGE: 100% (320 of 320) AITVE SHIGH PERCENTAGE: 100% (320 of 320 of 10 o	MATIVE SHEMIL REACH AT GROUP (2005, (2004) 200) MATIVE SHEMIL REACH AS GROUND COVER PRECENTAGE, 62.2% (6,627 of 01,0.32 of) MOTES BOTE Lamin and this included where application to discoverage of thy regists. All those concept secrecating the galatic read of the sidewalk to favor a concept programment of favor and those secretarities the suggest transport to the sidewalk to favor a concept programment of favor and those secretarities the suggest transport to the sidewalk to favor a concept programment of the sidewalk to favor a concept	\otimes	LL	4	Wild Tamarind	Lysiloma latisiliquum	Y	See Plan	20" - 22" DA, II" CT	4"	100 gal	"B feet of canopy height clearance required
		IATIVE SHRUB I IATIVE SHRUB I IOTES: Root barrier shall All tree canopy of height clearance	PERCENT. AREAS &	GROUND (6 (320 of 320) COVER PERCENTA blicable to discourage or ealm of the sidewalk to	GE: 62.3% (6,627 sf of 10,632 stilly impacts. share a canopy	sf)					



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TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
\odot	ST	6	Native Small Tree	Native Small Tree	Υ	See Plan	6' - 8' OA	45 gal	Varying Species: - Wax Myrtte / Myrica cerifera - Lignum Vitae / Gualacum sanctum - Joewood / Jacquina keyenis
PALMS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
*	АА	8	Alexander Palm	Archontophoenix alexandrae	N	See Plan	10° - 16° CT	FG	Straight Trunk, Varying Helghts
⊗	TR1	10	Florida Thatch Palm	Thrinax radiata	Υ	See Plan	8' - 10' CT	FG	Straight Trunk, Min. 7 Fronds
←	TR2	3	Florida Thatch Palm	Thrinax radiata	Υ	See Plan	8" - 12" CT	FG	Triple Trunk
*	SP	1	Specimen Palm	Specimen Palm	N	See Plan	Varies	Varies	Varying Species: - Caranday Palm / Copernicia alba - Canary Island Date Palm / Phoenix canariensis - Maypan Coconut Palm / Cocos nucifera Maypan' - Satakentia Palm / Satakentia llukluensis
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
0	NLS	15	Native Large Shrub	Native Large Shrub	Y	See Plan	5" - 7" OA	25 gal	Full Structure
GROUND COVERS	QTY	-	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
			Ground Cover Mix	Ground Cover Mix	Mixed	Varies	Varies	Varies	Golden Creeper / Ernodea littoralis 200 Liriope / Liriope muscari 200 Native Sword Fern / Nephrolepis exalitata 200 Sunshine Mimosa / Mimosa strigillosa 200 Coontie / Zamia floridana 100 Beach Lilly / Hymenocallis latifolia 100
SOD/SEED	QTY		COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
	441 sf		Artifical Turf	Artifical Turf	N				

NATIVE TREE & PALM PERCENTAGE: 67.9% (19 of 28)
NATIVE SHRUB PERCENTAGE: 100% (15 of 15)
NATIVE GROUND COVER PERCENTAGE: 80.0% (2,118 SF of 2,648 sf)





551 BAYSHORE DRIVE FORT LAUDERDALE, FLORIDA 33304

OLAKINO HOUSE

NO DESCRETON

DEC APPLEATENRESHMITAL



PLANTING PLAN - 4th FLOOR AMENITY LEVEL L4-02

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FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTIO

PALMS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
×	АА	22	Alexander Palm	Archontophoenix alexandrae	N	See Plan	10° - 16° CT	FG	Straight Trunk, Very Heights
⊗	TR1	20	Florida Thatch Palm	Thrinax radiata	Y	See Plan	8° - 10° CT	FG	Straight Trunk, Min. 7 Fronds
*	SP	12	Specimen Palm	Specimen Palm	N	See Plan	Varies	Varies	Varying Species: - Carandy Palm / Copernicia alba - Maypan Coconut Palm / Cocos nucifera 'Maypan' - Satakentia Palm / Satakentia llukiuensis
GROUND COVERS	QTY		COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
	4,553 sf		Ground Cover Mix	Ground Cover Mix	Mixed	Varies	Varies	Varies	Golden Creeper / Ernodea littoralis 2 Lirlope / Lirlope muscari 2 Native Sword Fern / Nephrolepis exaltata 2 Surshine Mimosa / Mimosa strigillosa 2 Coontie / Zamia floridana 3 Beach Lily / Hymenocallis latifolia 10

NATIVE TREE & PALM PERCENTAGE: 37.0% (20 of 54)
NATIVE GROUND COVER PERCENTAGE: 80.0% (3,642 sf of 4,553 sf)





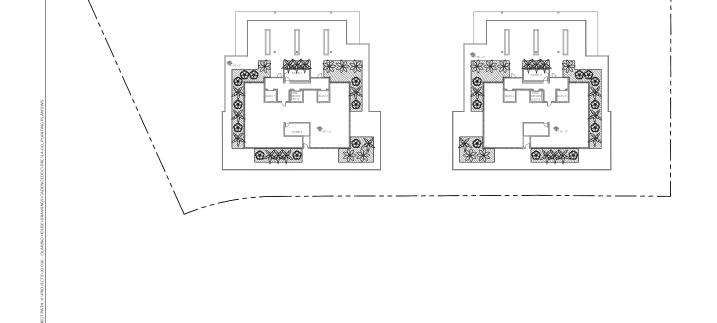
OLAKINO HOUSE

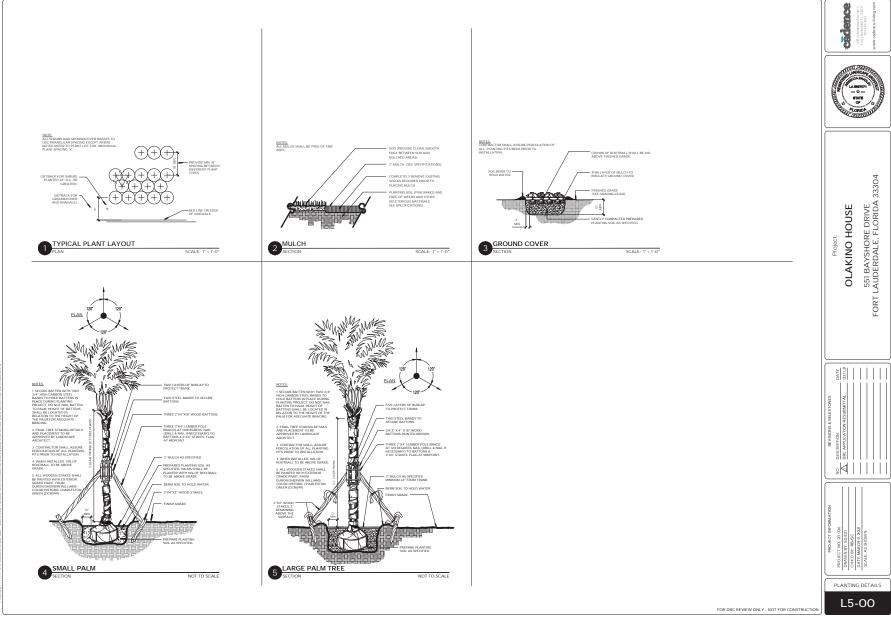
551 BAYSHORE DRIVE FORT LAUDERDALE, FLORIDA 33304

NO DESCRETION
DRC. APPLICATION RESUBMITTAL

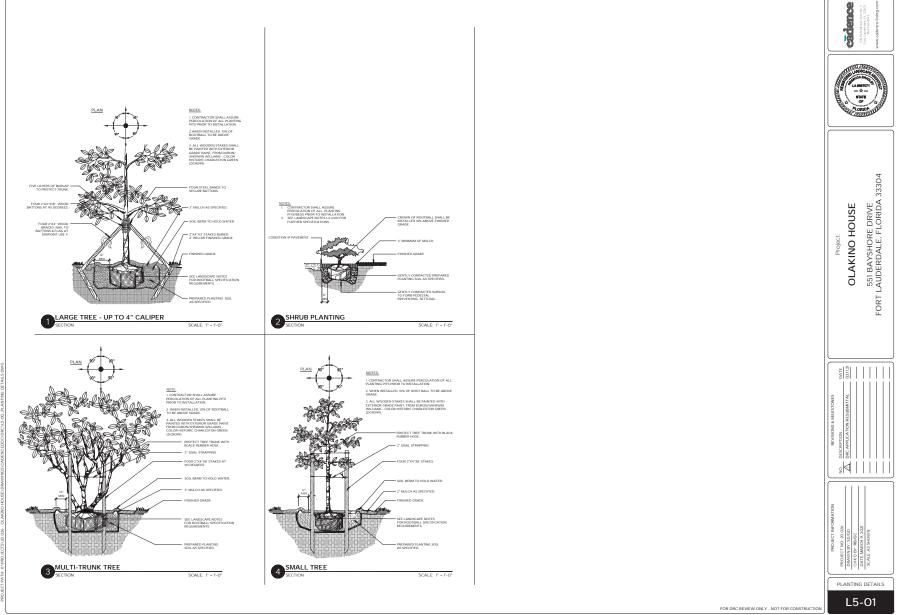
PLANTING PLAN - ROOF

L4-03

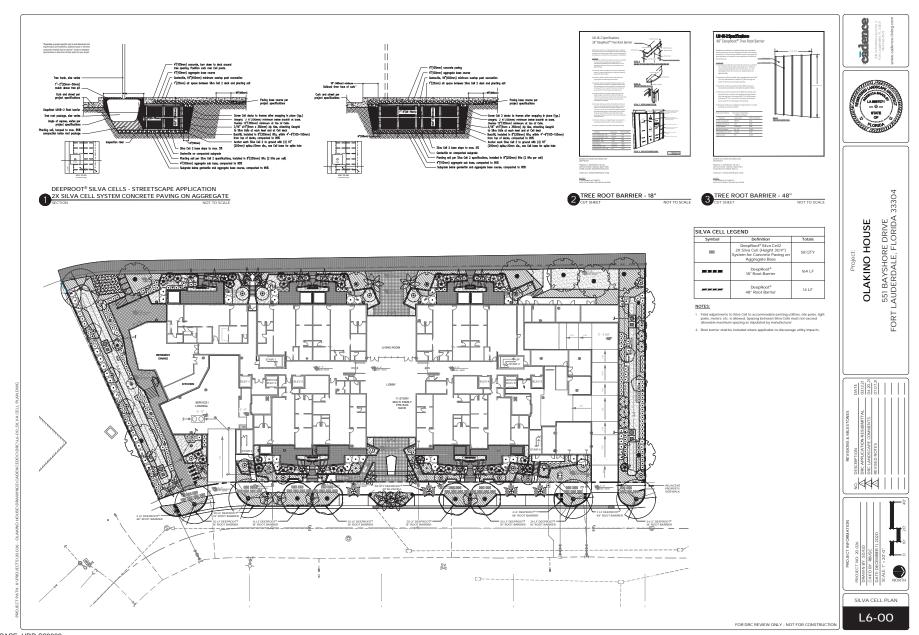




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CASE: UDP-S20009 PZB Exhibit 1 Page 33 of 82

551 BAYSHORE DRIVE FT. LAUDERDALE, FLORIDA 33304

CLASSICAL AUTO 44 THIS PROJECT

LOCATION MAP

LEGAL DESCRIPTION

TOWNSHIP SO SOUTH

LOTS 3, 4, 5, AND 6, BLOCK 7, BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, FLORIDA, AND

STRIPING AND SIGNAGE NOTES

- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, AND MATCH EXISTING.
- 3. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED ON THE SITE PLAN IN CONFORMANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCHTED) AND
- 4. ALL OFFSITE PAVEMENT MARKINGS AND SIGNAGE SHALL BE APPROVED BY BCHTED.

- REFLECTIVE PAYEMENT MARKERS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX AND SECTION 706 AND SECTION 970 OF THE FDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIGGE CONSTRUCTION, LATEST EDITION. CONTRACTOR TO REPLACE ANY BROKEN OR MISSING RPM'S IN ALL WORK AREAS, WHETHER SPECIFICALLY SHOWN OR NOT.

PAVING-GRADING-DRAINAGE NOTES

- HORIZONTAL AND VERTICAL CONTROL POINTS SHALL BE PROVIDED BY THE OWNER, ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT THAT CONTROL POINTS ARE DISTURBED BY CONTRACTOR. CONTRACTOR SHALL PAY FOR ALL RESETTING OF CONTROL POINTS.
- GRADING SHALL CONSET OF ALL EXCAVATION, FILLING, SHAPPIG AND SLOPPIG NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPETION OF ALL SUBGRADICS SHOULDERS, SLOPES, INTERSECTIONS, DOMERNICS, ALL IN ACCORDANCE WITH THE ALL CALIBRATION OF THESE DRAWINGS.
- 3. DRAINAGE STRUCTURES SHALL BE AS DETAILED IN THESE DRAWINGS. DRAINAGE PIPE TO BE CORRUGATED POLYETHYLENE.
- 4. WHERE APPLICABLE, SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- ASPHILTO PAYEMENTS SHALL COURSE OF COMPATED SUBGROUP, COMPATED SUBGROCK SUBBASE AND TYPE 5-5 ASPHALTIC CONCRETE; AND/OR, SHALL MEET CITY OF FT. LAUDERDALE STANDARDS IN ROADWAY RIGHT-OF-WAY.
- CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS SHOWN IN THESE DRAWINGS.
- 7. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60,
- 8. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.
- FINAL GRADING OF LANDSCAPING AREAS SHALL BE COORDINATED IN THE FIELD WITH ENGINEER/LANDSCAPE ARCHITECT. COMPACTED FILL IN LANDSCAPED AREAS SHALL BE PLACED SUCH THAT 6 INCHES OF TOP SOIL MAY BE PLACED S
- 10. TESTING LABORATORY SHALL BE GETAINED BY THE CONTRACTOR TO VERBY SPECIFIED COMPACTION DIRECT
 AND CONCRETE STREMSTH. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIEMENTS SHALL BE DEEMED
 NON-COMPANIO.
- 11. COORDINATE ALL SPECIALTY PAYEMENTS WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.

UTILITY CONTACTS

CITY OF FORT LAUDERDALE	AT&T / DISTRIBUTION
MR. CRAIG BARRETT	MR. DINO FARRUGGIO
PHONE : (954) 828-5875	PHONE : (561) 685-2729
CROWN CASTLE NG	TECO PEOPLES GAS—SOUTH FLORIDA
FIBERDIG TEAM	MS. JOAN DOMNING
PHONE : (888) 632-0931 EXT. 2	PHONE : (813) 275—3783
FLORIDA POWER & LIGHT-SUBAQUEOUS	HOTWIRE COMMUNICATIONS
MR. JOEL BRAY	MR. WALTER DAVILA
PHONE : (386) 586-6403	PHONE: (954) 699-0900
FLORIDA POWER & LIGHT-BROWARD	MCI
MR. JOEL BRAY	MCIU01 INVESTIGATIONS
PHONE: (386) 586-6403	PHONE : (469) 886-4091

INDEX OF DRAWINGS

INDEX OF DITAMINAD					
SHT. NO.	<u>title</u>				
COVER	COVER SHEET, LOCATION MAP AND NOTES				
C-1	GENERAL NOTES				
PMS-1	PAVING MARKING AND SIGNAGE PLAN				
PGD-1	PAVING-GRADING-DRAINAGE PLAN				
PGD-2	SITE DETAILS				
PGD-3.0	SITE SECTIONS				
PGD-3.1	SITE SECTIONS				
PGD-4	DRAINAGE DETAILS				
₩S-1	WATER AND SEWER NOTES				
WS-2	WATER AND SEWER PLAN				
₩S-3	WATER AND SEWER PROFILES				
WS-4	WATER DETAILS				
WS-5	SEWER DETAILS				
SWPPP-1	STORMWATER POLLUTION PREVENTION NOTES				
SWPPP-2	STORMWATER POLLUTION PREVENTION PLAN				
TP-1	LOADING TRUCK PATH PLAN				



Suite 601 Miami, FL 33156 305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270 SEAL / SIGNATURE:



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OLAKINO HOUSE

551 Rayshore Drive

Fort Lauderdale, Florida 33304 Folio No. 5042-01-04-0600/0610/0620/0630

LOCATION VENTURES 2999 Alhambra Circle, Suite 510 Coral Gables, Florida 33134

SUBMITTAL

REVISIONS BY

PROJECT INFORMATION

PROJECT NUMBER: 2020,7034 DATE: 12-03-20

DRAWN BY: GGG CHECKED BY: J.H. APPROVED BY: NHO

SCALE:

SHEET TITLE

AS SHOWN

COVER SHEET, LOCATION MAP AND

COVER

GENERAL NOTES

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN YERTICAL DATUM OF 1988 (NAVD 1988). REFERENCE BENCH MARK USED: CITY OF FORT LAUDERDALE BENCHMARK \$ME 550, LELY=8.605 (NAVD 88).

HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

4. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SMALL BE THE CONFRICTIONS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERBY ALL SMALL PROCESS WITH EXTREME CATION AT ALL THESE. IN THE EVENT HATE DESTING UTILITIES ARE DAMAGED, IT SMALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGED.

5. DISTING GRADES WERE TAKEN FROM THE BEST AVAILURES DATA AND MAY NOT ACCURATELY RETLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE REPORSURE FOR FAMILARIZANC HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.

REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESES DRAWINGS OR NOT.

BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY McLAUGHLIN ENGINEERING COMPANY (LBg/285), 1700. Ny., 64th. STREET, FORT LAUDERDALE, FLORIDA, 33309. DATED 12TH DAY OF DECEMBER, 2002. RESURVEYED ON 12TH DAY OF NOVEMBER, 2020.

ADA COMPLIANCE NOTES

THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH FRC 6TH EDITION (2017) AND THE 2012 FLORIDA ACCESSIBILITY CODE FOR BULDING CONSTRUCTION AND PER APPLICABLE FROM DECESSIONS OF THE CONSTRUCTION DETWINN THESE DECESSIONS OF THE CONSTRUCTION DETWINN THESE DECESSIONS OF THE CONSTRUCTION DETWINN THE CONTRICT OF THE CONSTRUCTION CONTRICTOR.

ALL ACCESSIBLE ROUTES MUST NOT EXCEED A SLOPE OF 1:20 (5.00%), CURB CUT RAMPS AND RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%), RAMPS THAT EXCEED 6 FEET IN LENGTH REQUIRE HANDRAILS, ALL GROSS SLOPES MUST NOT EXCEED A SLOPE OF 1:50 (2.00%).

PLANTERS, TREE GRATES AND OTHER ELEMENTS MUST BE FLUSH AND ADA COMPLIANT. PAYERS ON PEDESTRIAN PATH MUST BE FLUSH, FIRM, STABLE AND HAVE NO OPEN JOINTS. ALL DETECTABLE WARNINGS TO BE IN ACCORDANCE WITH MIAMI-DADE COUNTY ARTICLE 527 TESTED MATERIAL, TYPE & COLOR, LATEST EDITION (7/7/16).

DEMOLITION NOTES

1. EXISTING CONDITIONS SHOWN BESED UPON BEST AVAILABLE INFORMATION, CANTRACTOR SHALL YIST THE SITE AND ANALYSIS AND ANALYSIS SHOWN THE SHOWN BEST AND ANALYSIS ANALYSIS AND ANALYSIS AND ANALYSIS AND ANALYSIS ANALYSIS AND ANALYSIS ANALY

2. ALL EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES.

3. ASPHALTIC PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.

LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH. IN NO CASE SHALL REMOVED LIMEROCK SUBBASE BE USED AS SUBBASE FOR NEW ROADWAYS, DRIVEWAYS, OR PARKING AREAS.

5, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND OWNER PRIOR TO DEMOLISHING ANY EXISTING UTILITIES. 6. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.

7. THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.

8. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES DESIGNATED TO REMAIN AND TO REPAIR ANY DAMAGED UTILITIES.

ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, POWER & TELEPHONE SMALL BE
TERMINATED AT PROPERTY LINE (AMO WORK LIMITS). AND RELOVED WITHIN THE DEBOLITION LIMITS, CONTRACTOR
SMALL COORDINATE WITH ELDS INTECTED UTILITY COMPANY.
 ALL DEBOLITION DEBISS, EQUIPMENT AND PROPERTMANCES SMALL BECOME THE PROPERTY OF THE CONTRACTOR
AND DISPOSED OF OTF-STE IN AM PRIPROFUM AMORE, UNLESS OTHERWISE DESIGNATED BY THE OWNER.

11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL HAUL ROUTES, TO AND FROM THE SITE. FROM ALL REQUIRED AGENCIES/MUNICIPALITIES.

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- NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL
 BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITHOUT FIRST OBTAINING PERMISSION
 AND A CONSTRUCTION METER FROM THE CITY OF FORT LAUDERDALE.
- 2. THE CHITAKTICS WELL BE RESPONSEL FOR LOCATING, MOVING AND RELOCATING OR EFFACING CONTRACTOR SHOULD REPORT OF THE PROPERTY O
- 3. THE CONTRACTOR MUST USE EXTREME CARE TO AVOID DAMAGE OR DISRUPTION TO ANY EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, ALL PLAN LOCATIONS ARE APPROXIMATE AND SHALL BE FLAD VERRIED. CONTRACTOR IS TO COMPATE SUBSINES STATE ONE CALL OF FLORDS AT 1-800-452"-4770 AND ALL OTHER PARTICIPATING UTILITIES 2 PLIL BUSINESS DAYS PROR TO CONSTRUCTION FOR FIELD MARKINP LOCATIONS OF EXISTING UTILITIES AND FACILITIES.
- 4. THE CONTRACTOR MUST INFORM THE CITY AT LEAST 48-HOURS IN ADVANCE OF CONSTRUCTION, IN WRITING IF ANY CONFLICT IS DISCOVERED DURING POT HOLE OPERATIONS FOR CLARIFICATION BY
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITIES DEPARTMENT OF THE CITY OF FORT LAUDERDALE AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE TO COORDINATE ANY ACTIVITY TO BE PERFORMED BY THE CITY'S UTILITIES DEPARTMENT.
- 6, CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE EXISTING RIGHTS-OF-WAY.
- IN GENERAL, EXISTING STRUCTURES AND UTILITIES ARE NOTED AS EXISTING AND/OR SHOWN IN THIN LINES, NEW CONSTRUCTION IS IN HEAVY LINES AND/OR UNDERLINED.
- 8. ALL WORK WITHIN STATE DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH FDOT SPECIFICATIONS AND PERMIT REQUIREMENTS.
- 9. ALL WORK WITHIN BROWARD COUNTY RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH THE BROWARD COUNTY MINIMUM STANDARDS AND/OR REQUIREMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL CITY, COUNTY AND STATE REGULATIONS PERTAINING TO THE CLOSING OF PUBLIC STREETS FOR USE OF TRAFFIC DURING CONSTRUCTION.
- 11. CONTRACTOR SHALL PREPARE AND SUBMIT MAINTENANCE OF TRAFFIC (MOT) PLANS TO FOOT, CITY OF FORT ALDERBOALE REVEAMOR COUNTY AS EXCURISED FOR WORK TO BE DODE WITHIN THEIR R/W PRIOR TO COMMENCEMENT OF WORK, SPECIFIC AGENCY MOT REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 12. STATIONS SHOWN ON THE DRAWINGS ARE BASED ON THE ESTABLISHED BASELINE AND SHALL NOT BE CONSIDERED AS DISTANCES OR AS A MEASURE OF THE LINEAR FOOTAGE OF PIPE TO BE INSTALLED.
- THE GENERAL INTENT IS TO PROVIDE SEWER SERVICE LATERALS FOR EACH PROPERTY. ALL LATERAL LOCATIONS SHALL BE FIELD ADJUSTED.
- 14. CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AT ALL TIMES.
- ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAY OR WALKWAY SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- 16. TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS SHALL NOT BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT ADEQUATE PROTECTION.
- 17. CONTRACTOR SHALL PROMPTLY REPAIR AND RESTORE EXISTING PAYEMENT, SIDEWALKS, CURBS, DRIVEWAYS, PIPES, RESIDENTIAL AND COMMERCIAL SPRINKLER LINES, CONDUIT, CABLES, ETC. AND LANDSCAPE AREAS DAMAGED AS A RESULT OF CONSTRU
- CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS REQUIRED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT AND/OR WHEN REQUIRED FOR PUBLIC SAFETY.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION AND UNITL ACCEPTANCE OF WORK, FOR THE PROTECTION OF EXISTING AND NEWLY HISTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS INCESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PREPROME HAVING ACCESS TO THE WORK SITE.
- LOCATION OF AIR RELEASE VALVES MAY BE FIELD ADJUSTED BY THE ENGINEER OR CITY OF FORT LAUDERDALE AS NECESSARY.
- 21. CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO RE OVERFLAYED WITH ASPHALT.
- 22. EXISTING TRAFFIC SIGNS SHALL BE RESET UPON COMPLETION PER FDOT STANDARDS. COST SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED TRAFFIC SIGNAL LOOPS PER BROWARD COUNTY TRAFFIC ENGINEERING SPECIFICATIONS: COST SHALL BE INCIDENTAL
- 23. CONTRACTOR SHALL RESTORE EXISTING PAVEMENT AND PAVEMENT MARKINGS/SIGNAGE TO ORIGINAL PRE-CONSTRUCTION CONDITION OR AS OTHERWISE SPECIFIED IN CONTRACT DOCUMENTS. THIS WORK SHALL BE CONSIDERED INCIDENTAL.
- 24. ALL CONSTRUCTION WITHIN FOOT P/W MUST CONFIDIN WITH FOOT SPECIFICATIONS, STANDARDS, AND PERMIT REQUIREMENTS. NO WORK SMALL COMMERCE WITHIN TOOT P/W" WITHINGT AN FOOT PERMIT. FULL LAME WIDTH RESTORATION TO MATCH EXISTING PAYEMENT SECTION IS REQUIRED IN ACCORDANCE WITH FOOT STANDARDS FOR PROPOSED WORK WITHIN FOOT RY.
- 25. SEWER LATERALS SHALL BE PROVIDED FOR EACH PROPERTY.
- 26, CONTRACTOR SHALL YERIFY ALL UTILITY LOCATIONS AND ELEVATIONS BEFORE STARTING
- 27. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.Y.D.) OF

GENERAL NOTES - TRAFFIC CONTROL PLAN

- ROADMAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 800-860, UNITION AND THE STANDARD ST
- THE CONTRACTOR SMALL MAINTAIN PROPER OPERATION OF ALL TRAFFIC SIGNAL LOOP ASSEMBLIES
 AND LOOP DETECTORS WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL CORRECT ALL LOOP
 ASSEMBLY/DETECTOR MALFUNCTIONS WITHIN 24 HOURS OF NOTIFICATION OF SUCH MALFUNCTIONS BY
 THE KRONGEN.
- 3. THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING.
- A. A REGULATORY SPEED OF 25 MPH SHALL RE-POSTED WITHIN THE LIMITS OF THE WORK ZONE.
- S. EXESTING SIGNS AND PAYEMENT MARKINGS THAT CONTILET WITH CONSTRUCTION SIGNS AND MARKINGS SHALL BE REMOVED DRIVING CONSTRUCTION. ALL EXISTING SIGNS THAT ARE REMOVED SHALL BE STOCKPILED IN A SCURE PLACE AND REINSTALLED AFTER CONSTRUCTION. REMOVE AND REPLACE AND REPLACE WITH STATEMENT OF THE STA
- THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT ADVERSE FLOODING OF THE TRAVEL LANES DURING CONSTRUCTION.
- 7. THE CONTRACTOR SHALL DITAM WRITTEN ANTINORATION FROM THE CITY OF FORT LANDIBOALE FOR ANY AND ALL CONSTRUCTION ACTIVITIES TO BE PERFORMED AN HIGHT, NO LANDE ACCUSINE SMALL BE ALLOWED BETWEEN THE HOURS OF 600 AM TO 900 AM AND 4:00 PM TO 7:00 PM, MONDAY THROUGH PROMOT UNITED APPROVED BY THE ENGINEER.
- 8. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY TWO (2) BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION INVOLVING ITS UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMED ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION, SEE SPECS FOR LIST OF UTILITY COMPANIES.
- 9. TRAFFIC CONTROL ON ALL COUNTY RIGHTS-OF-WAY SHALL MEET THE ADDITIONAL REQUIREMENTS OF THE BROWARD COUNTY ENGINEERING DEPARTMENT.
- THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING.
- 11. CONTRACTOR SMALL PREPARE AND SUBMIT MAINTENANCE OF TRAFFIC PLAN (MOT) WHERE REQUIRED BY FEDERAL STATE, COMUNT, OR LOCAL AGENCIES NAVING JURISSICTION, CONTRACTOR SMALL OBTAIN ALL REQUIRED APPROVALS AND PERMITS ASSOCIATED WITH THE MOT'S. ALL MOT'S TO BE ATS CERTIFIED.
- 12. THE CONTRACTOR SHALL ALSO COORDINATE THE CONSTRUCTION SCHEDULE WITH FDOT, BROWARD COUNTY AND THE CITY OF FORT LAUDERDALE TO AVOID LAME CLOSURES WHICH WOULD ADVERSELY AFFECT TRAFFIC DURING RUSH HOUT.

MAINTENANCE OF TRAFFIC SCHOOL/PEDESTRIAN

- THE MAINTENANCE OF TRAFFIC PLAN, PROVIDED BY THE CONTRACTOR, SHALL INCLUDE PROVISIONS FOR PEDESTRIAN AND/OR SCHOOL STUDENT TRAFFIC AS WELL AS YEHICULAR TRAFFIC. THE FOLLOWING ARE MINIMUM REQUIREMENTS.
- A THE SAFE WALK ROUTE FOR ALL SCHOOL STUDENTS WITHIN THE VICINITY OF THE CONSTRUCTION ZONG SHALL BE MANIFACED DURING THE THIRES STUDENTS ARE ARRYMOND AT OUR LECKNING OF THE SAFE WALK ROUTE SHALL BE SEPARATED FROM THE CONSTRUCTION ACTIVITY BY THE 4" HIGH ORANGE CONSTRUCTION FERDER FOR THE CONSTRUCTION ACTIVITY BY THE 4" HIGH ORANGE CONSTRUCTION FERDER FOR THE CHIEF WALK BY ANY OF THE WALK FOR IT, WHOMEVER IS LESS.
- ALL CONSTRUCTION EQUIPMENT AROUND ANY DESIGNATED CROSSWALK SHALL CEASE TO OPERATE DURING THE THES STUDENTS ARE ARRIVING AT OR LEXAVING SCHOOL. ALL CONSTRUCTION EQUIPMENT ADACENT TO A DESIGNATED WALK ROUTE SHALL CEASE OPERATING UNLESS SATISFACTORILY BARRICADED FROM THE WALK ROUTE.
- C. IN THE CASE THAT A DESIGNATED CROSSING OR ANY PORTION OF THE DESIGNATED WALK ROUTE CAN MOT BE MARHABED, THEN THE CONTRACTOR SHALL MOTH? THE SPECIAL PROJECTS CORDINATOR AT SROWARD COUNTY TRAFFIC ENGINEERING DIVISION, 1894) 847–287. A MINIMUM OF TEN (10) MORKING DAYS PERDR TO CLOSING THAT ROUTE IN ORDER THAT AM ALTERNATE CROSSING/ROUTE CAN BE ESTABLESTED.
- D, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AMY NECESSARY PAVEMENT, ROAD ROCK, PAVEMENT MARKING AND SIGNAGE AND/OR AMY PEDESTRIAM SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN EXISTING OR ALTERNATE WALK ROUTE.
- E. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STATE CERTIFIED SCHOOL CROSSING GUARDS OR OFF DUTY POLICE OFFICERS TO CROSS STUDENTS AT ANY LOCATIONS OTHER THAN THOSE PREVIOUSLY DESIGNATED. THE CONTRACTOR MAY USE FLAG MEN, <u>ONLY</u> IF THEY ARE STATE CERTIFIED AS A SCHOOL CROSSING GUARD.
- THIRTY (39) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE SPECIAL PROJECTS COORDINATOR AT BROWARD COUNTY TRAFFIC ENGINERING DIVISION, (954) 847–2671, TO ARRANGE A PRE-CONSTRUCTION SCHOOL SAFETY MEETING.
- IT SHALL BE THE CONTRACTOR'S RESPONSEMENTY TO NOTIFY THE BROWARD COUNTY SCHOOL BRAND PURIL TRANSPORTATION DEPARTMENT, (72-5) 321-4440, TO ARRANGE AFFENDER, ALL DUD COUNTY SCHOOL COUNTY SCHOOL COUNTY THE STATE OF THE STATE OF THE STATE OF THE METHOD SCHOOL COUNTY THE STATE OF THE METHOD SCHOOL COUNTY THE STATE OF THE STATE OF THE STATE OF THE METHOD SCHOOL COUNTY TRAFFIC ENGINEERING DIVISION, (524) 467-2671.
- H, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SAFE AND ADEQUATE WALKING SURFACE FOR ALL SCHOOL CHILDREN/PEDESTRIANS. THE SAFE WALK ROUTE SHALL BE PAR OF THE MAINTENANCE OF TRAFFICE PLAN

GENERAL NOTES-BROWARD COUNTY TRAFFIC ENGINEERING DEPT.

DRECTIONAL BORES, UTILITY CONNECTIONS, THE PLACEMENT OF MOT AND ADVANCE SIGNAGE MAY BY THEIR PLACEMENT, DAMAGE /PESTROY THE COMMUNICATIONS CAMEL/COMODITICATION INSIDE AND THE REPLACEMENT CANTON ACCURATE AND ADVANCE SIGNAGE MAY BY THE REPLACEMENT OF THE SECURITY OF THE ADVANCE OF THE SECURITY OF THE SE

ANY ABOVE PROJECT ACTIVITY, INCIDENTAL OR OTHERWISE, WHICH IMPACTS OR DAMAGES THE COMMUNICATIONS CABLE/CONDUIT, SHALL BE SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS BETOW.

COMMUNICATIONS NOTES

THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SHOWLS AND RELATED COUPLENT IS BROWNED COUNTY TRAFFIC RESINEERING DYNESSIN (CCTUD). ALL STSTEM COMMUNICATIONS COMPARED IN THE COUNTY OF THE COUNTY OF THE COUNTY OF THE COUNTY OF THE COUNTY SCOWNINGATIONS - COMMUNICATION INFRASTRICTURE TO DOCUMENT, ALSO REFER TO THE COUNTY'S COMMUNICATIONS - COMMUNICATION PROCEDURES AND FORCES. BROWNED COUNTY TOWER SEMECERIOR DYNESSIN WILL NOT ACCEPT AT PROJECT THE TOWNED COUNTY TOWER SEMECERIOR DYNESSIN WILL NOT ACCEPT AT PROJECT THE TO BROWNED COUNTY WE'S SITE AT WWW.BROWNED.ORG/TRAFFIC UNDER PUBLICATIONS OR CONTACT

IF FIBER OPTIC PULL BOXES ALREADY EXIST AT AN INTERSECTION, NO ADDITIONAL PULL BOXES WILL BE INSTALLED.

ALL BCTED COMMUNICATIONS CABLE/CONDUIT SHALL BE LOCATED IN A MINIMUM OF 48 HOURS IN

BROWARD COUNTY TRAFFIC ENGINEERING DIVISION PROCEDURE FOR NOTIFICATION OF COMMUNICATION

WHEN COMMUNICATIONS TO AN INTERSECTION MUST BE DISRUPTED BY A CONTRACTOR TO PERFORM WORK, THE CONTRACTOR STALL, PROVIDE AN ADVANCE TWO DAY NOTICE IN WOTING TO THE WORK THE CONTRACTOR STALL, PROVIDE AN ADVANCE TWO DAY NOTICE IN WOTING TO THE LECTRONIA WHILL (REALL) TO THE COMMUNICATIONS WANGER AT BEILDINGEBROWARD, OR NOTIFICATION SHALL INCLUDE CONTACT PERSON, TELEPHONE NUMBER, PURPOSE, LOCATION AND DURATION, THE DISRUPTION SHALL ST FOR NO MORE THAN 3 CONSECUTIVE BUSINESS DAYS, WHERE POSSIBLE, THE DISRUPTION SHALL BE AT OFF PEAK HOURS BEGINNING AT 9:00AM AND DURING AT 300FM.

UTILITY DEMOLITION NOTES

- 1, THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.
- 2. THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.
- 3. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND OWNER PRIOR TO DEMOLISHING ANY EXISTING UTILITIES.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES DESIGNATED TO REMAIN AND TO REPAIR ANY DAMAGED LITTLES

EARTHWORK NOTES

- ALL DEMOLITION DEBRIS AND EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF AT AN APPROVED OFF-SITE LOCATION, IN AN APPROVED MANNER, UNLESS OTHERWISE DESIGNATED BY THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL HAUL ROUTES, TO AND FROM THE SITE, FROM ALL REQUIRED AGENCIES/MUNICIPALITIES.

Suite 601 Miami, FL 33156 305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270 SEAL / SIGNATURE:



PRINTED COPIES OF THIS DOCUMENT ARE

FOR THE FIRM :

NELSON H. ORTIZ

OLAKINO HOUSE 551 Rayshore Drive

Fort Lauderdale, Florida 33304 Folio No. 5042-01-04-0600/0610/0620/0630

LOCATION VENTURES 2999 Alhambra Circle, Suite 510 Coral Gables, Florida 33134

SUBMITTAL

NO. DATE REVISIONS BY

PRO JECT NUMBER: 2020,7034 DATE: 12-03-20

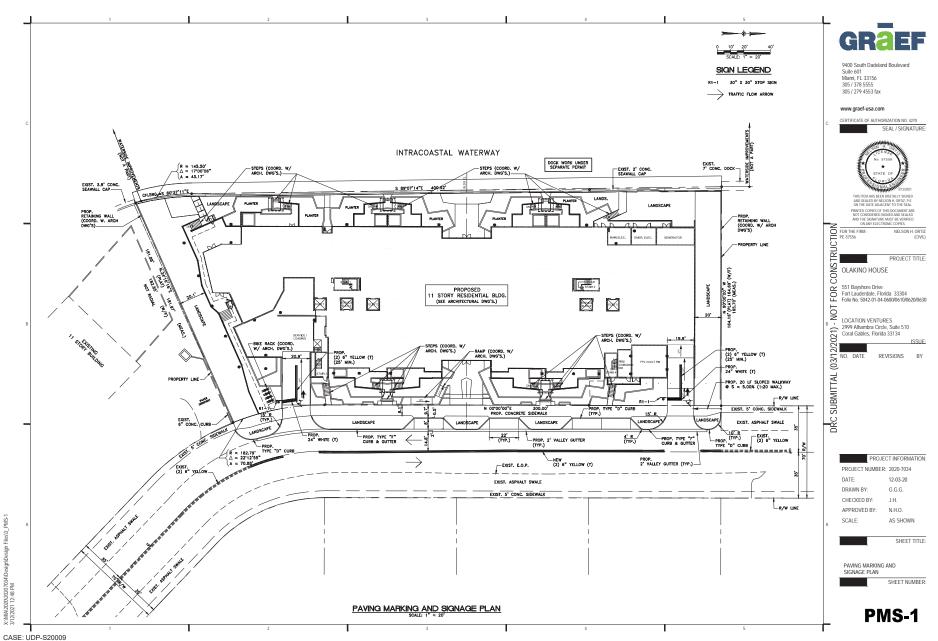
DRAWN BY: CHECKED BY: J.H. APPROVED BY: NHO

SCALE: AS SHOWN

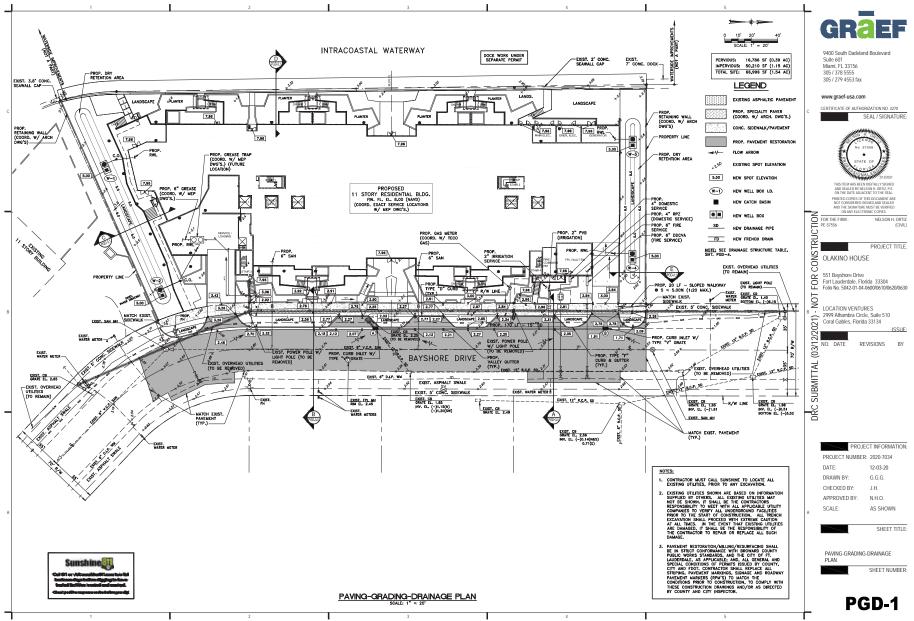
SHEET TITLE

GENERAL NOTES

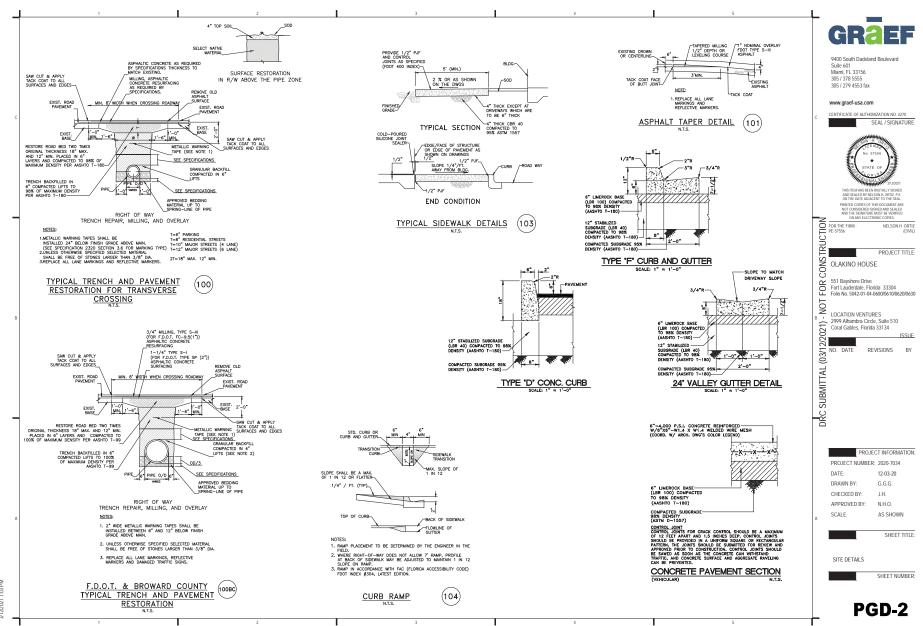
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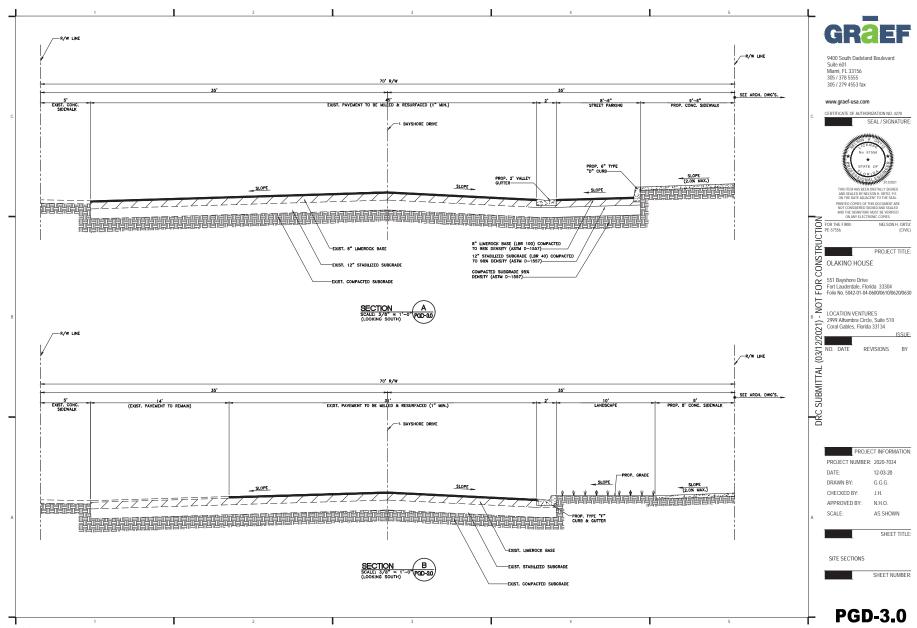
PZB Exhibit 1 Page 36 of 82



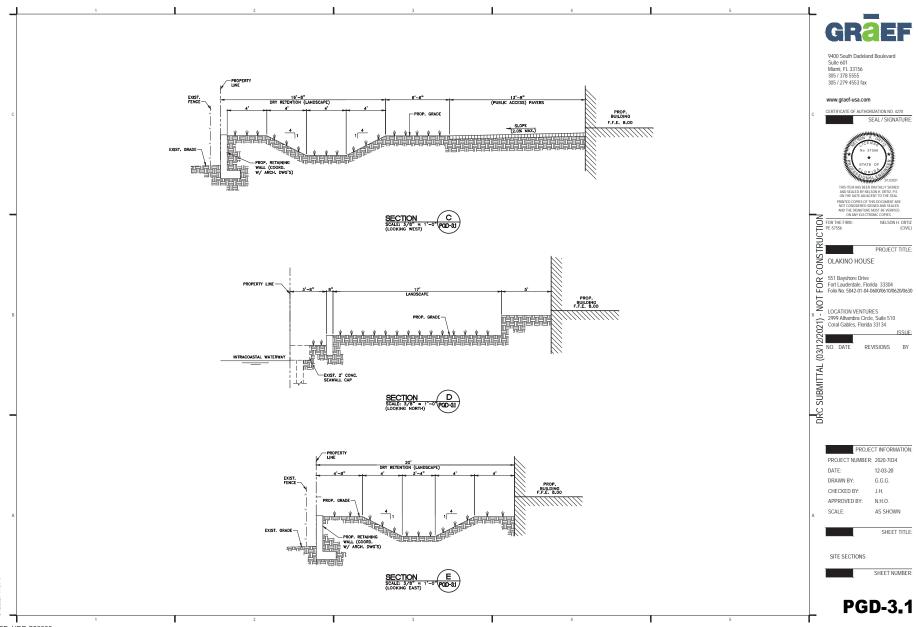
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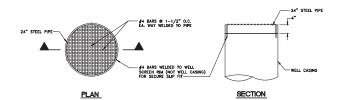
CASE: UDP-S20009 PZB Exhibit 1 Page 39 of 82



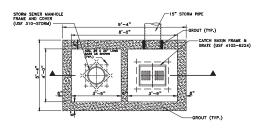
CASE: UDP-S20009 PZB Exhibit 1 Page 40 of 82

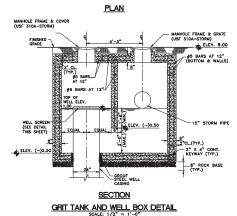
DRAINAGE STRUCTURE TABLE					
ID.	TYPE	RIM/ CIRATE	PIPE INVERT	STRUCTURE INVERT	POLLUTION BAFFLE
A	CATCH BASIN	2.03	(-)1.90(N)	(-)4.03	0
В	CATCH BASIN	1.91	(¬)1.90(S)	(-)5.71	0

WELL LOCATION					
D	LATITUDE	LONGITUDE			
W-1	26*07'48,79"N	80°06'33.05"W			
W-2	26°07'47.13"N	80°06'31.91"W			
W-3	26*07'50,61"N	80°06'33,26"W			
W-4	26°07'50.63"N	80°06'32.23"W			



WELL SCREEN DETAIL





DRAINAGE WELL NOTES

- DRAINAGE WELLS SHALL BE DRILLED TO AN ESTIMATED TOTAL DEPTH OF 120 FEET TO DISCHARGE RUNOFF TO AM AQUIFER HAVING A MINIMUM TOTAL DISSOLVED SOLIDS OF 10,000 PPM (Mc/L).
- 2. WELLS SMAL WAY AN UPPER CASING OF BLACK STELL PIPE OF A HIMMANN OF 24 MICHES IN DIAMETER AND 3/8 INCH HILDCRESS, WITH DIMYE SHOP, WHICH SMALL BE DIMYEN TO A FIRE SEAT AND GOOD SEALED AT LLEAT S TEXT BELOW THE CAP OF SQUILER TO THE ANIS OF THE SECTION AND SMALL BE WELDED TOGETHER AS DIMYMORPHOMESES.
- 4. COMPLETED WELLS SHALL BE THOROUGHLY AGITATED AND DEVELOPED
- 5. CONTRACTOR SHALL SUBMIT THE METHOD OF TESTING OF THE WELLS FOR CAPACITY TO THE ENGINEER FOR APPROVAL DURING THE SHOP DRAWING SUBMITTAL. THE APPROVED TEST SHALL RUN TO A PERIOD OF A HALF-HOUR. CONTRACTOR SHALL PROVIDE CONTRICTOR SHALL PROVIDE CONTRICTOR STATEMENT BY A PROFESSIONAL ECOLOGIST THAT THE WELL WILL COMPLY WHITH THE DESIGN DISCHARGE RATE UPON COMPLETION.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL ITST AND SATISFACTORIXY DISPOSING OF THE WATER PUMPED FROM THE WELL PLACE OF THE WATER PUMPED FROM THE WELL PLACE OF THE CONTRACTOR SHALL PROVIDE A MINIBIAL OF AB HOURS KNOTE TO THE OWNER AND ENGINEER PRIOR TO THE START OF THE TEST, CONTRACTOR IS TO COORDINATE THE DISPOSAL OF WATER FUMPED FROM THE WILL WITH THE OWNER.
- 7. TEST SMALL BERNIN AT 1961 THE. THE WATER LEVEL IN THE DRIBINGE WELL AND THE BAY SMALL BE RECORDED EVERY 1S INHUITES FROM 30 MINUTES PRIOR TO THE START OF TEST SHIFT LYBRING 1S STOPPED, AND EVERY 5 MINUTES PRIOR TO THE DIRING THE RECOVERY UNTIL THE LEVEL IN THE WELL IMOREASES BY LESS THAM 0.1 FEET PER MOUNT.
- 8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY FLORIDA D.E.P. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF.
- DESIGN CAPACITY OF WELLS IS 400 GPM WITH MAX. DRAWDOWN OF 24 INCHES (200 GPM/FT OF HEAD). CONTRACTOR SHALL PROVIDE ENGINEER WITH WELL TEST REPORTS PRIOR TO DEMOBILIZATION.

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CERTIFICATE OF AUTHORIZATION NO. 4270 SEAL / SIGNATURE:



FOR THE FIRM:
PE-57556

NELSON H. ORTIZ

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive Fort Lauderdale, Florida 33304 Folio No. 5042-01-04-0600/0610/0620/0630

LOCATION VENTURES N. LOCATION VENTURES
9 (LOCATION VENTURES, Suite 510
COCCI Gables, Florida 33134
INC. DATE REVISIONS

REVISIONS BY

PRO JECT INFORMATION:

12-03-20

J.H.

NHO

PROJECT NUMBER: 2020,7034

BUILT UP FRAME WITH COVER BRICKED TO GRADE BY CONTRACTOR

NOTE 2

BAFFLE DETAIL BRACKET DETAIL

NOTES

1) BAFFLE SHALL BE C.M.P. OR C.A.P. SECTION (OUTFALL DIAMETER PLUS 6").

1/2" GALV. WEDGE ANCHORS (ULT. PULLOU 6000, ULT. SHEAR 5900.)

3) WELD OR 2-3/8" THRU BOLTS

4) BOLTED TO WALL WITH TOP CAPPED. (WATER TIGHT)

(D621)

DATE:

SCALE:

DRAWN BY: CHECKED BY:

APPROVED BY:

AS SHOWN SHEET TITLE:

DRAINAGE DETAILS

SHEET NUMBER:

PGD-4

POLLUTION RETARDANT BASIN & BAFFLE DETAIL FOR NEW STORM SEWERS

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HDPE. OR R.C.P. 8"

TYPE "C" CATCH BASIN (USP 3-3.0)

THE 12" WEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELLOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.

PIPE D.I.P.

- DUCTILE IRON WATER MAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF A.N.S.I./ A.W.W.A. C-151/A 21.51-02 AND LINED AND COATED PER A.N.S.I./A.W.W.A. C-104/A-214-05. 20" AND SMALLER PIPE SHALL BE PRESSURE CLASS 350; 24" AND LARGER, PIPE SHALL BE PRESSURE CLASS 250.
- ALL DIP SHALL HAVE ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION AND IT SHALL BE USED ONLY IF AS DETERMINED BY THE DESIGN ENGINEER, BASED ON FIELD CONDITIONS.
- ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH A.N.S.I./A.W.W.A. C-600-99, OR LATEST REVISION.

PIPE P.V.C.

- ALL P.V.C. MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE, CONFORMING TO A.N.S.I./A.W.W.A. C-900-97, OR LATEST REVISION, AND SHALL HAVE PUSH ON JOINTS, AND IRON PIPE OD.
- ALL P.Y.C. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "GUIDE FOR INSTALLATION OF P.Y.C. PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM". WASTER DISTRIBUTION PER SHALL BE OF "BULL" COLOR. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR COOING REQUIREMENTS OF CHAPTER 82-555,320 F.A.C. (FLORIDA ADMINISTRATIVE COE).
- 6. DETECTOR TAPE ON ALL P.V.C. MAINS SHALL BE INSTALLED 18" ABOVE THE WATER MAIN.
- ALL P.V.C. MAINS MIST MAYE #6 COPPER WIRE, SINGLE STRAND, PLACED ON TOP OF PIPE, SMAL BE ELECTRICALLY CONTINUOUS OVER THE ENTIRE LENGTH OF THE PIPE, AND FASTENED EVERY 10' WITH A #12 WIRE.

FITTINGS

- FITTINGS SHALL BE DUCTILE IRON MEETING A.N.S.I./A.W.W.A. C153/21.00 AND SHALL BE COATED WITH 6 TO 8 MIL. THICKNESS COAL TAR EPOXY CONFORMING TO THE REQUIREMENTS OF A.N.S.I./A.W.W.A. C950-05 AND C116/A21.03.
- RESTRAINED JOINT PIPE SHALL BE USED FOR ALL BENDS, TEES, CROSSES, PLUGS, AND FIRE HYDRANTS, THRUST BLOCKS SHALL NOT BE ALLOWED.
- RETAINER GLANDS/MECHANICAL JOINT RESTRAINT SHALL BE USED ONLY IF AUTHORIZED BY THE EMGINEER AND SHALL CONFORM TO A.N.S.I./A.W.W.A. STANDARDS C 111/A-21.11-00, OR LATEST REVISIONAL
- 11. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITER'S LABORATORY FOR 250 P.S.I. MINIMUM WATER PRESSURE RATING.
- 12. GLANDS SHALL BE CLOW CORPORATION MODEL F-1058, STANDARD FIRE PROTECTION EQUIPMENT
- 13. TAPPING VALVES SHALL BE MIJELLER HEET OR APPROVED FOLIAL.
- 14. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.
- 15. GATE VALVES 3" OR LESS SHALL BE NIBCO T-135 OR T-136 WITH MALLEABLE HAND WHEELS, NO
- GATE VALVES 4" OR LARGER SHALL MEET A.W.W.A. C-500-02 SPECIFICATION (LATEST REVISION), VALVES SHALL BE MUELLER CO. OR APPROVED EQUAL.
- 17. ALL VALVES SHALL BE FURNISHED WITH EXTENSION TYPE CAST IRON VALVE BOXES OF PROPER LEAGTH FOR PIPE DEPTH. ALL BOXES SHALL COMPONN WITH A.W.M.A. SPECIFICATIONS WITH A SHAFT OF NO. LESS THAM 5 INCRES AND HAVE THE WORD "MATER" CAST IN THE COVER, BASE OF VALVE BOX SHALL HAVE A FLARED SECTION TO FIT OVER STUFFING BOX OF VALVE. HYDRANTS
- FIRE MYDRANTS SHALL BE BREAKAWAY MUELLER CO. CENTURION MODEL #A-423, OR METROPOLITAN 250 EDDY COMPRESSION TYPE F.H. OR APPROVED EQUAL.
- 19. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE NOZZLE 18" ABOVE FINISHED
- 20. DEAD-END WATER MAINS 6" OR LARGER SHALL TERMINATE WITH A FIRE HYDRANT.
- PLACEMENT

- WHERE SAMMAN'S SEMEN FORCE MANES MAYS COOSEA, A WATER MAIN WITH LESS THAN 15" VERTICAL SEMINATION, BOTH THE STREET MAN WHETH MANN SHALL SE CONSTRUCTION OF DICTALE RIPON (DIP) AT THE CROSSING, SUPPLICITED LEAVING OF DIP MUST BE USED TO PROVIDE A MINIMALM SEPARATION OF DIFFET RETWERN ANY TWO JOHNS, ALL JOHNS ON THE WATER MAIN WHITH 20 FEET OF THE CROSSING MUST BE MICHARICALLY RESTRAINED, A MINIMALM VERTICAL CLEARANCE OF 6" MUST BE MAINTAINED AT ALL CHOSSINGS.
- 26. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- THE PREFERRED SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 10 FEET. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 6 FOOT HORIZONTAL SEPARATION BETWEEN THE WATER MAINS AND SEWER MAINS, OR OF THE FOLLOWING CONDITIONS MUST BE MET, THE MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 9 FEET!

SEPARATION (CONT'D)

- THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- THE SEWER OR FORCE MAIN IS ENCASED IN CONCRETE OR A WATERTIGHT CARRIER PIPE.
- BOTH THE SEWER AND THE WATER MAIN ARE CONSTRUCTED OF PRESSURE PIPE TESTED TO 150 P.S.I.
- WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18" IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANTRAY SEWER OF TORCE MAIN SHALL BE CONSTRUCTED OF DIP, WITH A MINIMUM VERTICAL CLEARANCE OF 6". THE WATER MAIN SHOULD BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAW PART AS OFFICE AND THE CONTROL OF THE SEWER OF TORCE WANG (STADGERS) JOINTS).
- ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
- WHERE A NEW PIPE CONFLICTS WITH AM EXISTING PIPE WITH LESS THAN 18" VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

- PER SALL NET TESTED UNDER CONSTANT PRESSURE OF 150 P.S.I. FOR A MINURUM YEST PERIOD OF PERIOD OF TOTAL THE ILLEGATION OF THE CONSTANT OF THE CONSTANT OF THE CONSTANT OF CONST
- THE CITY OF FORT LAUDERDALE PUBLIC SERVICES DEPARTMENT WILL TAKE ALL BACTERIOLOGICAL TESTS, TO BE SCHEDULED VIA INSPECTOR. IF OTHERWISE SPECIFIED IN CONTRACT DETAILED SPECIFICATION AND/OR AUTHORIZED BY THE EMPINEER OF RECORD, BACTERIOLOGICAL TESTS MAY BE PERFORMED BY A CEMPILED EMPINORMENTAL TESTING LABORATORY.
- DISINFECTION OF MAINS SMALL COMPLY WITH A.N.S.I./A.W.W.A. C-651-05 STANDARD.

 BACTERIOLOGICAL SAMPLING POINTS SMALL BE DESIGNATED ON THE ENGINEERING PLANS, MINIMUM
 ONE SAMPLING POINT AT EACH END, MAXIMUM SPACE BETWEEN SAMPLING POINTS IS 1200 FEET.
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE CITY OF FORT LAUDERDALE.
- THERE SHALL BE NO CONNECTION TO AN EXISTING WATER MAIN UNTIL PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN CONDUCTED AND THE RESULTS ARE APPROVED AND ACCEPTED BY THE CITY OF FORT LAUDERDALE. SERVICE CONNECTIONS
- ALL METER SERVICE CONNECTIONS SHALL BE BRONZE FROM PLUG VALVE. NO GATE VALVES ARE TO BE USED (2" OR LESS).



LEGAL DESCRIPTION

LOTS 3, 4, 5, AND 6, BLOCK 7, BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, FLORIDA, AND

(人) () () () () () () () () ()

LOCATION MAP

LOCATION VENTURES 2999 Alhambra Circle, Suite 510 Coral Gables, Florida 33134

SUBMITTAL

OLAKINO HOUSE

551 Rayshore Drive

FOR THE FIRM:

Suite 601

Miami, FL 33156

305 / 279 4553 fax

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CERTIFICATE OF AUTHORIZATION NO. 4270

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NELSON H. ORTIZ

PROJECT TITLE:

SEAL / SIGNATURE:

305 / 378 5555

NO. DATE REVISIONS BY

Fort Lauderdale, Florida 33304 Folio No. 5042-01-04-0600/0610/0620/0630

PRO JECT INFORMATION PROJECT NUMBER: 2020,7034

DATE: 12-03-20 DRAWN BY: GGG CHECKED BY: J.H. APPROVED BY: NHO

SCALE:

SHEET TITLE:

WATER AND SEWER NOTES

AS SHOWN

SHEET NUMBER

WS-1

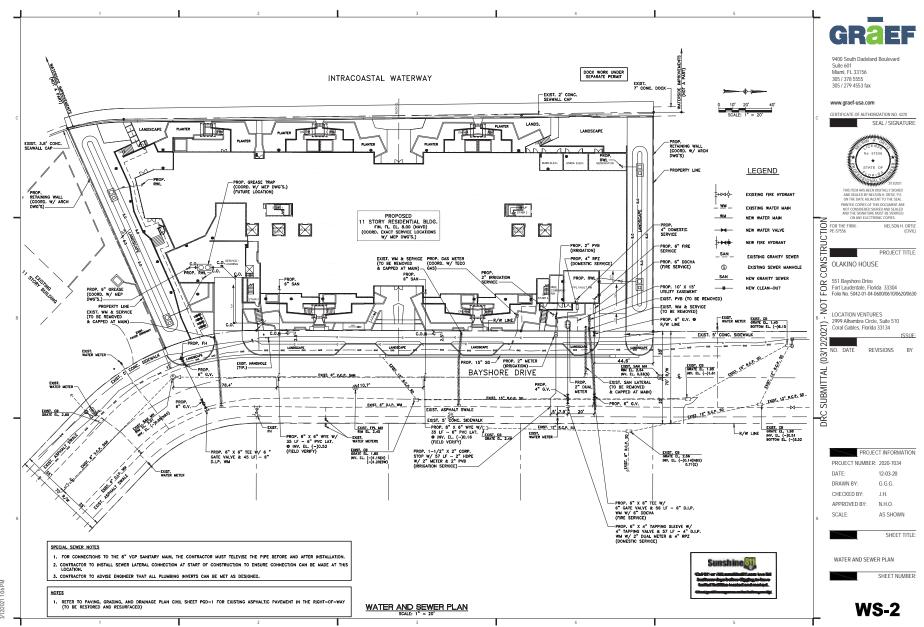
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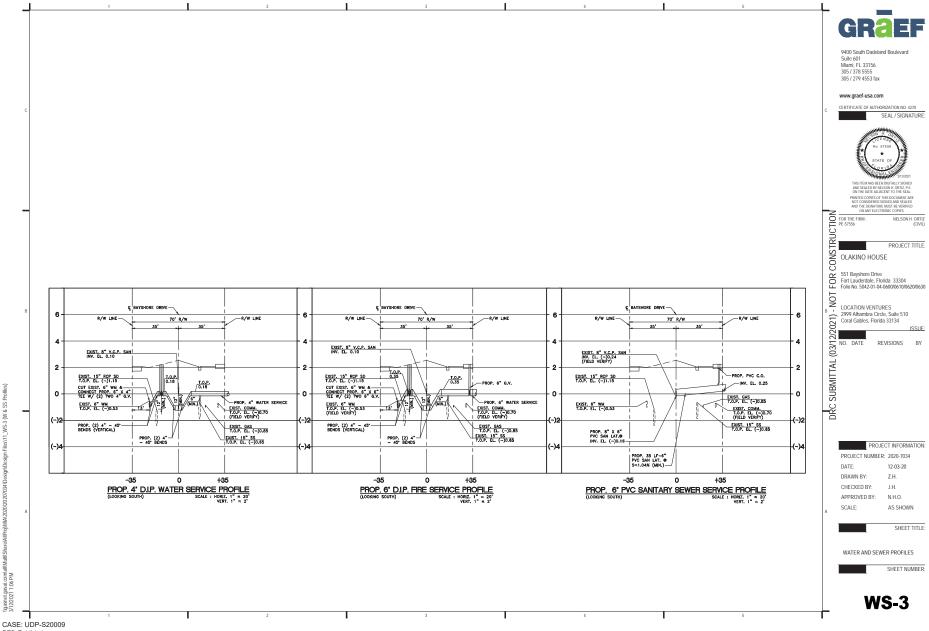
THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" EXCEPT WHERE SHOWN DIFFERENTLY ON A CONTINUOUS AND UNIFORM BEDDING SMALL BE PROVIDED, BACKFUL MATERIAL SHALL BE TRAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS AND/OR CITY OF FORT LUDGEDDALE CONSTRUCTION STANDARDES AND SPECIFICATIONS, ANAMAY 1982, ROCKS OR STOKES LAKGER THAN 5/4" DUMETER FOUND IN THE TERNCH SHALL BE REMOYED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE. 23. PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER. SANITARY SEVERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEVERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM WETERLO. DISTANCE OF 18" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

SERVICE SADDLES SHALL BE DUCTILE IRON WITH STAINLESS STEEL STRAPS, SADDLES SHALL BE DOUBLE STRAP TYPE, ALL SERVICE SADDLES SHALL CONFORM TO A.N.S.I./A.W.W.A. C 111/A-21.1-10-0 AND A.S.I.M. A558. ALL SERVICE LINES SHALL BE COPPER TUBING, TYPE "K", OR PLASTICIZED POLYETHYLENE 3408, A.S.T.M. D=2737, S.D.R. 9, 200 P.S.I.

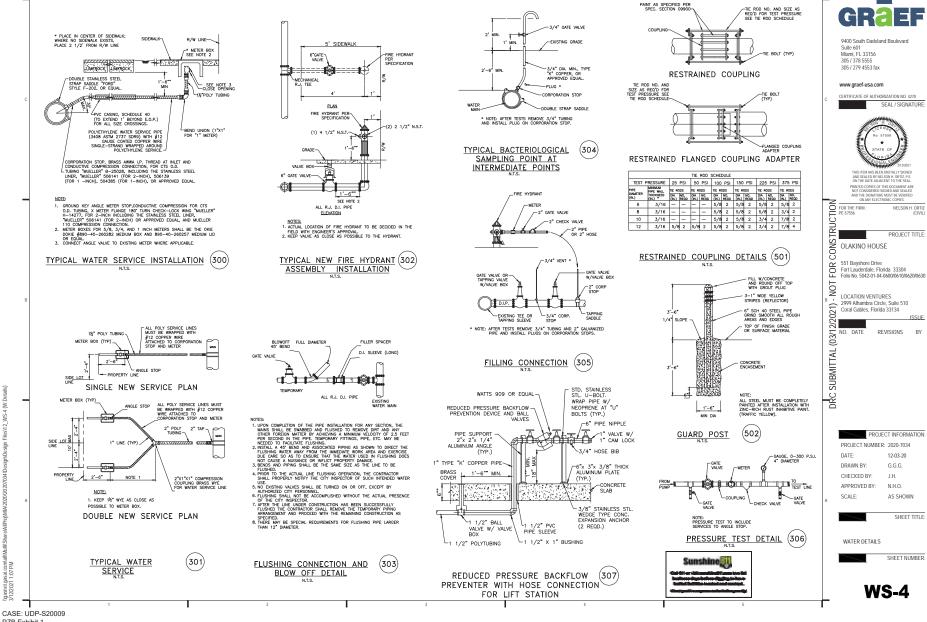
> AVERAGE DAILY WATER AND SEWER DEMANDS **EXISTING** PROPOSED WATER DOMESTIC: FOUR (4) - 2 BEDROOM UNITS = 8,700 GPD
> TWENTY-NINE (29) - 3 BEDROOM UNITS = 8,700 GPD
> THIRTY-TWO (32) - 4 BEDROOM UNITS = 12,800 GPD DOMESTIC: VACANT = 0 GPD l: 1.5 IN./WEEK PERYIOUS AREA = 0.381 AC = 16,587 SF (1.5 IN./12 X 16,587 SF)x(7.485 GAL/CF)/ TOTAL: = 2,217 GPD (7DAYS/WEEK) SEWER: SEWER: = 0 GPD FOUR (4) - 2 BEDROOM UNITS = 800 GPD
> TWENTY-NINE (29) - 3 BEDROOM UNITS = 8,700 GPD
> THIRTY-TWO (32) - 4 BEDROOM UNITS = 12,800 GPD DOMESTIC: TOTAL: = 0 GPD TOTAL: 22,300 GPD



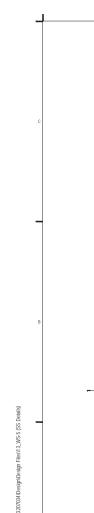
CASE: UDP-S20009 PZB Exhibit 1 Page 43 of 82

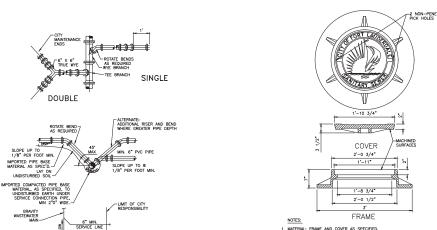


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CASE: UDP-S20009 PZB Exhibit 1 Page 45 of 82

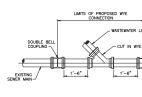




MANHOLE FRAME & COVER-PAVED AREAS







NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN

WASTEWATER LATERAL

STANDARD MANHOLE

(210)

(203)

FRAME & COVER (SEE DETAIL)

-8" CONCRETE SLA

(MONOLITHIC POUR W/ FIRST WALL SECTION).

PROVIDE STD RUBBER RING WITHIN 1'-6' OF MANHOLF

4'-0"

NOTES

NO

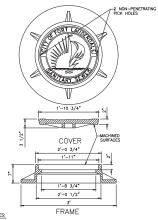
MAN-OLE SLEDVE.

B. CONNECTION TO A MAN-OLE WITH A CORE DRILLED HOLE SHALL BE MADE LISING A 5 MIN. DUCTLE BRON PIPE SECTION (EPOXY LINED) OR THE APPROVED Pro-MANICE AMPTER.

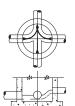
8. INSIDE DROPS SHALL NOT BE DESIGNED TO EXCEED 1.80 FEET AND NOT CONSTRUCTED TO EXCEED 2.0 FEET, MAN. 6 MISSIE DROP IS SHOULD NOT CONSTRUCTED TO EXCEED 2.0 FEET, MAN. 6 MISSIE DROP IS SHOULD NOT CONSTRUCTED TO EXCEED 2.0 FEET, MAN-DECREPANCION SHALL BE IN ACCORPANCE WITH A STIM C-478, 0.0 MISSIES SHAUGHD.

10. MANICE STREAM OF THE INSIDE AND OUTSIDE OF MANHOLE AND SERVICE WITE IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND SERVICE WITE IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND SERVICE WITE IS REQUIRED METHER AND TOUTSIE WITH 2 COMES OF AN APPROVED PROTECTIVE COSINIO, GIVE COME FOR JONE CONTROL ON CONTR

Sunshine



MATERIAL: FRAME AND COVER AS SPECIFIED.
 ADDITIONAL GRADE RINGS MAY BE USED TO ELEVATE EXISTING MANHOLE GRADES TO RESURFACED GRADE (MAX. 4" HEIGHT).
 ALL DIMENSIONS ARE NOMINAL.
 OPTIONAL: HINGED FRAME AND COVER AS SPECIFIED.



NOTES:

INDICES

ALL INVEST CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT 2. PROPERLY SHAPED SHILLAWS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DETERMENT INVEST. DETERMENT INV

6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WITH 3 OR 4 INVERTS AND MANHOLES WITH A CHANGE OF DIRECTION OF FLOW OF MORE THAN 45 DEGREES.

INVERT FLOW CHANNELS N.T.S.

(202)



Suite 601 Miami, FL 33156 305 / 378 5555 305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270 SEAL / SIGNAT



NELSON H. 0

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OLAKINO HOUSE

OLAKINO HOUSE

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PROJECT T

551 Bayshore Drive
Fort Lauderdale, Florida 33304
Folio No. 5042-01-04-0600/0610/0620

LOCATION VENTURES 2999 Alhambra Circle, Suite 510

Coral Gables, Florida 33134

NO. DATE REVISIONS

DRC SUBMITTAL

PRO JECT INFORMAT

PRO JECT NUMBER: 2020,7034 DATE: 12-03-20 DRAWN BY: G.G.G. CHECKED BY: J.H. APPROVED BY: NHO

SCALE: AS SHOWN

SHEET T

SEWER DETAILS

WS-5

CASE: UDP-S20009 PZB Exhibit 1 Page 46 of 82

CITY R/W PRIVATE PROPERTY CLEANOUT ADAPTER WITH THREADED PLUG PAVED SURFACES-FINISHED GRADE LOCATOR DISK SERVICE CONNECTION 6" P.V.C. CLEANOUT WYE NOTES:

NOTES:

WASTEWATER WAN BY BRANCH TO MATCH MAN PIPE MATERIAL.
 NEMOCINE WILLIAM SECURED FOR MASTEWATER SERVICE AND
 SERVICE LATERALS SHALL TERMINATE AT 12 MOSTET THE PROPERTY
LINE AT A DEPTH OF 3 FEET EXCEPT WHERE A DEPTER INVERT IS
 REQUIRED BY EXISTING BUILDING COMMITTIONS.

CONNECTION N.T.S.

TYPICAL WASTEWATER SERVICE (208)

PROVIDE APPROVED PLUG OR JOINT FOR DISSIMILAR GRAVITY SEWER PIPE FOR SERVICE CONNECTION.
 CLEAN-OUT ASSEMBLY SHALL BE INSTALLED BY PROPERTY OWNER.
 X=3'0" MIN. OR 4'0" MAX. FOR RESIDENTIAL SERVICE UNLESS OTHERWISE SHOWN.

TYPICAL CLEANOUT INSTALLATION

(209)

2. ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH FORE NEGUREMENTS, THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.

3. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.

4. CONTRACTOR'S SUBMITTALS;
THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FDEP IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:

g. IF INS SWPP BY ADDITED BY THE COMPACTOR, THE SWPPP SHEETS AND CHIER PLAN SHEETS SMALL BE REVISED SWPPP THAT IS IN COMPLAINCE WITH THE STORM WATER REGULATIONS AND OFF IZZZG(X)(A) AND STATE WATER GOLDMITT STANDARDS.

STATE WATER QUALITY STANDARDS.

SOBRED CONTRACTOR CERTIFICATION FORUS (2), THESE FORMS MUST BE SIGHED BY BOTH THE PRIME CONTRACTOR AND SUB-CONTRACTOR (IN APPLICABLE) PERFORMEN SOIL-DISTURBING ACTIVITIES.

ASSOCIATED STANDARD CONTRACTOR (IN APPLICABLE) PERFORMEN SOIL-DISTURBING ACTIVITIES.

STANDARD AREA, STOORPIEL LOCATIONS AND STRABLIZATION PRACTICES.

BRODGE CONSTRUCTION METHOD AND SEQUENCING.

S. S. DESTRUCTURES CATTERINGS. ON SECONDATED UNTIL THE MPDES PACKAGE HAS BEEN MAKED TO THE FORP. THE CONTRACTOR'S MODIFIED SWPPP MUST ALSO RECEIVE APPROVAL FROM FDOT PERMITS OFFICE PRIOR TO MPLEMENTATION.

6. DICH BOTTOM INETS SHALL BE PROTECTED FROM SEXHALTH INTAKE UNTIL PRAJECT IS COURSET, LILVATION OF REGINED CONTROL INLET TO SHALL MOT BE HIGHEST THAN INLET THEN FROCE BASES SHALL BE INSTALLED ANOUND INLET TOP, COMPLETED INLETS IN PAYED AREAS SHALL ALSO BE PROTECTED WITH ROCK BASES TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.

7. CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL EMBANMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN "SECTION ID4" FDOT STANDARDS SPECIFICATIONS FOR BRIDGE. AND ROAD CONSTRUCTION.

8. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES.

9. IMSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER, DEFICIENCIES SHALL BE NOTED AND CORRECTED.

10. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALLY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDED FOR THOSE INLETS.

11. THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE CRAFTLE BEEN MUST BE AT LEAST 6, INCHES THEKE, IT MUST EXTROL THE UNL WORN OF THE WERCHAR MERGES AND GOSSES AND.

LEAST 50 FEET, THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING ROADUS OF LAKET TURNING.

B. SITE DESCRIPTION

1. CONSTRUCTION ACTIVITY:

DRAINAGE AND UTILITY INSTALLATION, BUILDING AND ROAD CONSTRUCTION, LAND DEVELOPMENT.

PROJECT LIMITS:

BOUNDED BY PRIVATE PROPERTY TO THE NORTH AND SOUTH, INTERCOSTAL WATERWAY TO THE WEST, AND BAYSHORE DRIVE TO THE FAST.

PROJECT DESCRIPTION:

LAND DEVELOPMENT AT 529-553 BAYSHORE DRIVE PROJECT WILL INCLUDE AN 11-STORY RESIDENTIAL BUILDING WITH PARKING, THE DRAINAGE SYSTEMS WILL CONSIST OF DRY RETENTION AND DRAINAGE WELLS,

CLEARING AND GRUBBING, EXCAVATION FOR STORMWATER FACILITIES AND OTHER UTILITIES, PLACEMENT OF FILL FOUNDATIONS, AND GRADING FOR RETENTION AREAS.

3. TOTAL PROJECT AREA: 1.54 ACRES

4. LOCATIONS OF ON-SITE DRAINAGE AREAS:

SEE ATTACHED PLAN.

5. THE DRAINAGE SYSTEM FOR THIS PROJECT IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACENT SURFACE WATERS. HOWEVER, RECEIVING WATERS IN THE EVENT OF A MAJOR STORM EVENT WILL BE THE INTERCOASTAL WATERSWAY, LATITUDE AND LONGITUDE 2607"40.52"N. 80°06'28.84"N.

AREA OF DISCHARGE FOR THIS PROJECT IS 0.154 ACRES = 66,996 SF.

7. SOILS ARE CLASSIFIED AS URBAN LANDS AND QUALITY OF DISCHARGE IS LIMEROCK FILL, PEAT AND SAND.

8. LATTIDE AND LONGITUDE OF DIRECT DISCHARGE POINT IS NOT APPLICABLE SINCE THIS IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACHET SUPFACE WASERS. HOWEVER, LAITIDE AND LONGITUDE OF THIS PROJECT AS INDICATED IN THE OIL 52 PG/14.85%, 80°06'25.61"W AND LATTITUDE AND LONGITUDE OF THE INTERCOASTAL WATERWAY IS 28°07'48.86%, 90°06'34.85"W.

C. CONTROLS

NARRATIVE - SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS.

CONSTRUCTION OF THE 529-553 BAYSHORE DRIVE PROJECT WILL INCLUDE AN 11-STORY RESIDENTIAL BUILDING WITH PARKING TO BE BOUNDED BY PRIVATE PROPERTY TO THE MORTH AND SOUTH, INTERCOSTAL WATERWAY TO THE WEST, AND BAYSHORE DRIVE TO THE EAST, THE DRIANAGE SYSTEM WILL INCLUDE DRY RETENTION AND DRAINS WILS,

PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. ALL EROSION CONTROLS MUST BE IMPLEMENTED

TEMPORARY STABILIZATION:
DISTURBED PORTIONS OF THE SITE (E.G. EMBANGIENT AT TEMPORARY RAMPS) WHERE CONSTRUCTION ACTIVITY CEASES
FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SOO OR TEMPORARY SEEDING AND MULCHING NO LATER
THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION:
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH
SOD IN LATE THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

1. EROSION AND SEDIMENT CONTROLS:

(1) STABILIZATION PRACTICES:

LEMPORARY SOLODING
TEMPORARY GAZSANI
TEMPORARY MULCHING
LEMPORARY MULCHING
ARTIFICIAL COVERING
BUFFER ZONES
PRESERVATION OF NATURAL RESOURCES

(2) STRUCTURAL PRACTICES:

SAND BAGGING

SELT FERCES

X. BERUS

X. BERUS

X. DEVESTION, HIERCEPTOR, OR PERIMETER DITCHES

PIPE SLOPE DIRANS

X. ROCK SEDDING AT CONSTRUCTION EXIT

THUSER SEDDING AT CONSTRUCTION EXIT

DITCH LINER.

DITCH LINER

STOMENT TRAPS (DURING DE-WATERING)

STOMENT AGNICS

STOME OUTLIES STRUCTURES

STONE OUTLIES STRUCTURES

STONE OUTLIES STONE OUTLIES

STONE SEVERS

VELOCITY CONTROL DEVICES

HERDY MARKET

FOR RAY

2. DESCRIPTION OF STORM WATER MANAGEMENT:

THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF CATCH BASINS AND STORM SEWERS THAT CONVEY STORMWATER INTO THE EXPILITATION TERNCHES THAT TREAT THE WATER QUALITY REQUIREMENTS AND THE DRAINAGE WELLS FOR WATER QUALITY REQUIREMENTS.

3. OTHER CONTROLS

(1) WASTE DISPOSAL: IN APPROVED OFFSITE AREAS PROVIDED BY THE CONTRACTOR.

(2) OFFSITE VEHICLE TRACKING:

X HAUL ROADS DAMPENED FOR DUST CONTROL

L COADED HAUL RUCKS TO BE COVERED WITH TARPAULIN

EXCESS DIRT ON ROAD REMOVED DAILY

STABILIZED CONSTRUCTION ENTRANCE

OTHER:

(3) SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL
REQUILATION OF A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

(4) FERTILZERS AND PESTIGES.
FERTILZERS OF APPLED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, ONCE APPLED,
FERTILZER WILL BE WORDED MIND THE SOL. TO LIMIT EXPOSURE TO STORMAKEE, BY STORED ON-SITE, STORMAGE WILL
SEPARATE PLASTED BIN TO ANOIS SPELS, WY ARMAILLY SUED BASS OF FERTILEER WILL BE MANSFERRED TO A

(5) NOM-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING)
THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SPILLS TO THE BROWARD COUNTY ENGINEERING DEPARTMENT (BCED),

REMARKS: IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED OR HAZARDOUS SPILLS OCCUR DURING CONSTRUCTION, THE BROWARD COUNTY ENGINEERING DEPARTMENT (GCED) SHALL BE CONTACTED.

DEWATERING ACTIVITIES IS NOT ANTICIPATED FOR THIS PROJECT. IN THE EVENT THAT DEWATERING IS REQUIRED, THE CONTRACTOR MUST SECURE THE REQUIRED DEWATERING PERMITS FROM THE BROWARD COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

4. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS:

D. MAINTENANCE

SILT FENCE

MAINTENANCE:
ALL CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL
THASE DURING CONSTRUCTION.
IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING
NOTED IN CONTRACTOR'S DAILY INSPECTION REPORT.

CONSTRUCTION ENTRANCE GRAVEL BED

WHEN THE CONSTRUCTION ENTRANCE GRAVEL BEDS BECOME LOADED WITH SEDIMENTS, REWORK BEDS TO DISPLACE SEDIMENT LOAD AND RE-ESTABLISH EFFECTIVENESS OF THE GRAVEL BEDS.

E. INSPECTION

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE EIGH OF A STORM OF 0.3" OR GREATER, IN ADDITION, A DAILY REVIEW OF THE LOCATION OF SIX TENCES SHALL ES MADE IN ASSESS WHERE CONSTRUCTION ACTIVITIES MAY COMMEDT THE ANABYMAL CONTROL THE ANABYMAL CONTROL THE ANABYMAL CONTROL AND CONTROL THE ANABYMAL CONTROL AND CONTROL THE ANABYMAL CONTROL THE FORE WILL BE USED TO REPORT ALL INSPECTION FROM SHALL BE SORDED AS A RESULT OF THE REPORTION AND SPECTION FROM SHALL BE SORDED AS SHALL BE SORDED



LOCATION MAP

LEGAL DESCRIPTION

LOTS 3, 4, 5, AND 5, BLOCK 7, BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, FLORIDA, AND CONTAINING 87,011 SQUARE FEET OR 1.5384 ACRES, MORE OR LESS.

PERMIT SET MUST BE ON JOBSITE AT ALL

MATERIALS
ALL MATERIAL USED AND INSTALLATIONS
WITHIN THE PUBLIC RIGHT OF WAY OR
EASEMENTS SHALL BE IN ACCORDANCE WITH
BROWARD COUNTY HIGHWAY CONSTRUCTIC
AND ENGINEERING DIVISION SPECIFICATION

NOTICE INSPECTION REQUIRED

24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE BROWARD COUNTY HIGHWAY CONTENT ICTION AND ENGINEERING DIVISION AT (954)577-4600 FOR INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES NOT
CONSTITUTE A PERMIT FOR CONSTRUCTION.
A PERMIT FOR CONSTRUCTION MUST BE
OBTANED FROM THE BROWARD COUNTY
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING GRADING AND DRAINAGE

DOES NOT INCLUDE APPROVAL

MARKINGS & SIGNS

Suite 601 Miami, FL 33156 305 / 279 4553 fax

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CERTIFICATE OF AUTHORIZATION NO. 4270 SEAL / SIGNATURE



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FOR THE FIRM: NELSON H. ORTIZ

PROJECT TITLE:

OLAKINO HOUSE

S51 Bayshore Drive
Fort Lauderdale, Florida 33304
Follo No. 5042-01-04-0600/0610/0620/0630

LOCATION VENTURES 2999 Alhambra Circle, Suite 510 Coral Gables, Florida 33134

SUBMITTAL

NO. DATE REVISIONS BY

PRO JECT INFORMATION

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DATE: 12-03-20 DRAWN BY: GGG CHECKED BY: J.H.

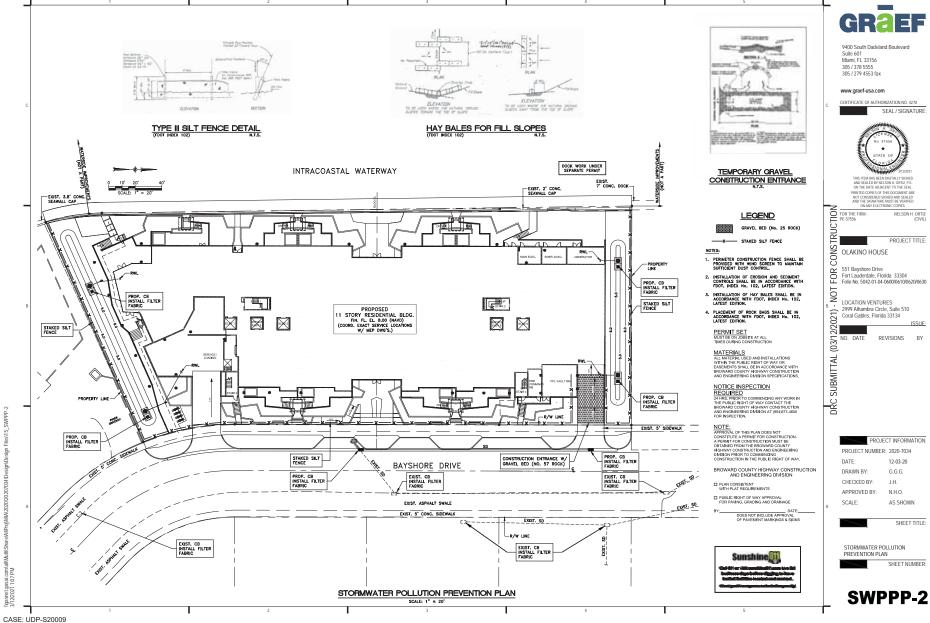
APPROVED BY: NHO SCALE: AS SHOWN

SHEET TITLE

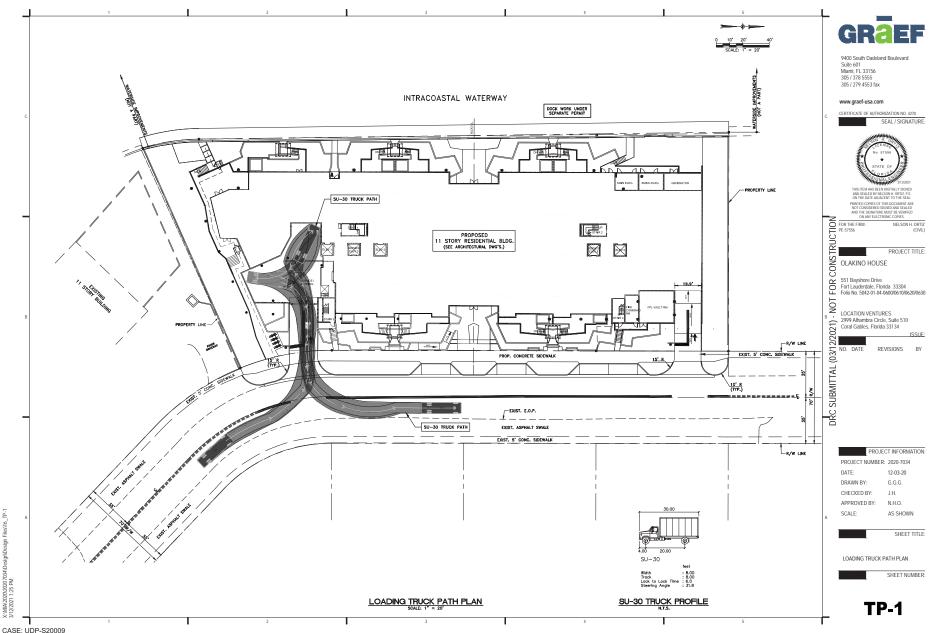
STORMWATER POLLUTION PREVENTION NOTES

SHEET NUMBER:

SWPPP.1



PZB Exhibit 1 Page 48 of 82



PZB Exhibit 1 Page 49 of 82