DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/06/2026

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Refer to Development Application Guide and Instructions document on overall review process, refer to Specifications for Plan Submittal by application type for submittal requirements, and refer to Public Participation Requirements, all of which are available on the City's website.

Select application type and approval level in **SECTION A** and then complete applicable sections specified under each type.

Applicant must initial acknowledgments and provide signature in **SECTION K** for application to be deemed complete.

A APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

☐ LEVEL I — ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)

- ☐ New Nonresidential less than 5,000 square feet
- ☐ Change of use *(same impact or less than existing use)*
- ☐ Plats
- ☐ Plat Note or Nonvehicular access line (NVAL) amendment
- ☐ Administrative site plan
- ☐ Amendment to site plan
- ☐ Affordable Housing per §166.04151(7) Fla. Stat. *(Live Local Act)*
- ☐ Parking Agreements *(separate from site plans)*

COMPLETE SECTIONS B, C, D, E, F, G or H (for amendments), K

☐ LEVEL II — DEVELOPMENT REVIEW COMMITTEE (DRC)

- ☐ New Nonresidential 5,000 square feet or greater
- ☐ Residential 5 units or more
- ☐ Nonresidential use within 100 feet of residential property
- ☐ Redevelopment proposals
- ☐ Change in use *(if greater impact than existing use)*
- ☐ Development in Regional Activity Centers (RAC)*
- ☐ Development in Uptown Project Area*
- ☐ Regional Activity Center (RAC) Signage
- ☐ Affordable Housing (≥10%)

COMPLETE SECTIONS B, C, D, E, F, G, K

☑ LEVEL III — PLANNING AND ZONING BOARD (PZB)

- ☐ Conditional Use
- ☐ Parking Reduction
- ☐ Flex Allocation
- ■ Cluster / Zero Lot Line
- ☐ Modification of Yards
- ☐ Waterway Use
- ☐ Mixed-Use Development
- ☐ Community Residences*
- ☐ Social Service Residential Facility (SSRF)
- ☐ Medical Cannabis Dispensing Facility*
- ☐ Community Business District for uses greater than 10,000 square feet
- ☐ GAA/AIP Uses needing PZB Determination

COMPLETE SECTIONS B, C, D, E, F, G, K

☐ LEVEL IV — CITY COMMISSION (CC)

- ☐ Land Use Amendment
- ☐ Rezoning
- ☐ Public Purpose Use
- ☐ Central Beach Development of Significant Impact*
- ☐ Vacation of Right-of-Way

City Commission Review*

- ☐ Vacation of Easement

COMPLETE SECTIONS B, C, D, E, F, G, K

☐ MISCELLANEOUS

- ☐ Affordable Workforce Housing Tax Reimbursement
- ☐ Community Residence
- ☐ Construction Noise Waiver
- ☐ Design Review Team (DRT)
- ☐ Development Agreement

COMPLETE SECTIONS B, C, D, E, J, K

☐ EXTENSION OR DEFERRAL

- ☐ Request to defer after an application is scheduled for public hearing
- ☐ Request extension to previously approved application *(request must be within original approval date timeframe)*

COMPLETE SECTIONS B, C, E, I, K

☐ APPEAL/DE NOVO

- ☐ Appeal decision by approving body and De Novo hearing items

COMPLETE SECTIONS B, C, E, I, K

☐ PROPERTY AND ROW ITEM

- ☐ Road Closures
- ☐ Construction Staging Plan
- ☐ Revocable licenses

COMPLETE SECTIONS B, C, E, K

**Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.*

B APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/ Property Owner	SOUTH FORK LANDING,	Authorized Agent	ROBERT SHERMAN
Address	17121 COLLINS AVENUE	Address	2150 SW 10TH STREET.
City, State, Zip	SUNNY ISLES BEACH, FL	City, State, Zip	DEERFIELD BEACH,
Phone	415-794-6581	Phone	305-586-7787
Email	vgarcia@novodiapartners.c	Email	Robert@MBAdevelopment
Proof of Ownership	Provide Warranty Deed or Tax Record	Authorization Letter	Provide Agent Authorization Letter

C PARCEL INFORMATION

Address/General Location	2323 SW 19 Ave, Fort
Folio Number(s)	504216000230, 504216000231
Legal Description (brief)	16-50-42 W 210 OF E 375
City Commission District	District 4
Civic Association	River Oaks Civic Association

D LAND USE INFORMATION

Existing Use	Vacant
Land Use	Medium
Zoning	RD-15 - Residential Single Family Duplex/
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	Medium
Proposed Zoning	RD-15 - Residential Single Family Duplex/

E PROJECT INFORMATION

Provide project information.

Project Name	The Palms at River Oaks
Project Description *(Describe in detail)*	NEW CONSTRUCTION OF TWO STORY RESIDENTIAL DEVELOPMENT
Estimated Project Cost	$ 5,800,000 *(Estimated total project cost including land costs for all new development applications only)*

F PROJECT DETAILS

Provide project details. Circle yes or no where noted. If item is not applicable, indicate N/A

Waterway Use	No			Traffic Study Required	No
Flex Units	N/A	Redevelopment Units	N/A	Parking Reduction	No
Flex Acreage	N/A			Public Participation	No
Single Family				Commercial	
Townhouses				Restaurant	
Multifamily				Office	
Cluster/Zero Lot Line	YES			Industrial	
Other	8			Other	
Total *(dwelling units)*				Total *(square feet)*	
Residential Unit Mix	Efficiency / Studio	1- Bedroom		2-Bedroom	3 Bedroom or More
Affordable Housing Units	N/A	% of AMI			
Affordable Unit Mix	Efficiency / Studio	1-Bedroom		2-Bedroom	3-Bedroom or More

G PROJECT DIMENSIONAL STANDARDS

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

	Required Per ULDR	Proposed
Lot Size *(Square feet/acres)*		49,043 SQ.FT. / 1.13 ACRES
Lot Density *(Units/acres)*	15	8
Lot Width	40' MIN.	40'
Building Height *(Feet)*	35'-0"	22'-0"
Structure Length	N/A	63'-10"
Floor Area Ratio *(F.A.R)*	N/A	26,454.79
Lot Coverage	N/A	1,769.24 SQ. FT. EACH DU
Open Space	N/A	31,730.24 SQ. FT.
Landscape Area	N/A	11,580 SQ.FT.
Parking Spaces	16	16
SETBACKS *(Indicate direction: N, S, E, W)*	**Required Per ULDR**	**Proposed**
Front E	25'-0"	25'-0"
Side N	5'-0"	5'-0"
Corner / Side S	5'-0"	N/A
Rear W	15'-0"	15'-0"

For projects in Central Beach, Downtown, Northwest, South Andrews, and Uptown Master Plans complete in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate *(square feet)*			
Residential Unit Size *(minimum)*			

H AMENDED PROJECT INFORMATION

Identify each standard being amended for project. Circle yes or no where indicated.

	Original Approval	Proposed Amendment	Brief Reason for Amendment
Residential Uses *(dwelling units)*			
Non-Residential Uses *(square feet)*			
Identify Each Standard Below			

Does this amendment require a revision to the traffic statement or traffic study completed for the project?

Does this amendment require a revised water sewer capacity letter?

I EXTENSION, DEFERRAL, APPEAL INFORMATION

Provide information for specific request. Circle approving body and yes or no.

EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting *(Provide Date)*
Expiration Date *(Permit Submittal Deadline)*	Requested Deferral Date	60 Days from Meeting *(Provide Date)*
Expiration Date *(Permit Issuance Deadline)*	Previous Deferrals Granted	Appeal Request
Requested Extension *(No more than 24 months)*	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement *(Applicant Obtain by Code Compliance Division)*		De Novo Hearing Due to City Commission Call-Up

J MISCELLANEOUS

Provide information for specific request.

AFFORDABLE HOUSING TAX REIMBURSEMENT*		COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value	$	Residence Type	DRC Case Number
Date		Certification	Request Start Date
Completion Value	$	Length of Stay	Request End Date
Date		Number of Residents	Construction Start Time
Stabilized Value	$	Number of Live-in Staff	Construction End Time
Date		Habitable Rooms	Sunday Construction Times
Acquisition Value	$	Gross Floor Area	
Date		**DEVELOPMENT REVIEW TEAM (DRT)*** *Complete Section F*	**DEVELOPMENT AGREEMENT*** *Complete Section F*

**Application is subject to specific fees based on hourly rate with minimum amount of: DRT $477, Affordable Housing Tax Reimbursement $2,500, Noise Waiver $954*

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

☒ **Preliminary Development Meeting** completed on the following date: 6/16/2026 PROVIDE DATE

☒ **Development Application Form** completed with the applicable information including signatures.

☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.

☒ **Address Verification Form** applicant contact Jazmine Eveillard at 954-828-5233 or Jeveillard@fortlauderdale.gov

☒ **Project and Unified Land Development Code Narratives**

- ***Project Description*** in detail the project type, uses, and overall development intent. Provide as much detail as possible including building and site design approach, site elements, architectural style, pedestrian access, enhancements, open space elements, landscape improvements, loading, site access, multi-modal including bicycle and parking.
- ***Unified Land Development Regulations*** the applicable criteria based on application type with point-by-point responses to each criterion stating how the project complies with such. Generally, the following code sections require a narrative; however, the following sections are not inclusive of all criteria.
  - Section 47-20.3, Parking Reduction
  - Section 47-24.3, Conditional Use
  - Section 47-25.2, Adequacy Review
  - Section 47-25.3, Neighborhood Compatibility
  - Section 47-28, Density and Flexibility Rules
  - Section 47-23.8, Waterway Use
  - Section 47-23.11, Modification of Yards
  - Section 47-23.16, Affordable Housing Regulations
  - Section 47-24.4, Rezoning
  - Section 47-24.6, Vacation of Right-of-way
- ***Master Plans*** for the applicable master plan, a narrative that states the project design compliance with the goals and design intent of the master plan. Generally, the following master plans require narratives for:
  - Downtown Master Plan
  - Northwest Master Plan
  - South Andrews Master Plan
  - Uptown Master Plan

☒ **Traffic Study or Statement** submittal of traffic study or traffic statement completed by a registered professional engineer. A traffic methodology meeting was conducted on the following date: 8/20/2026 PROVIDE DATE

- To schedule a methodology meeting with the City's Traffic Engineer representative, contact Benjamin Restrepo at (954) 828-4696 or email at brestrepo@fortlauderdale.gov

☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention for LauderBuild.

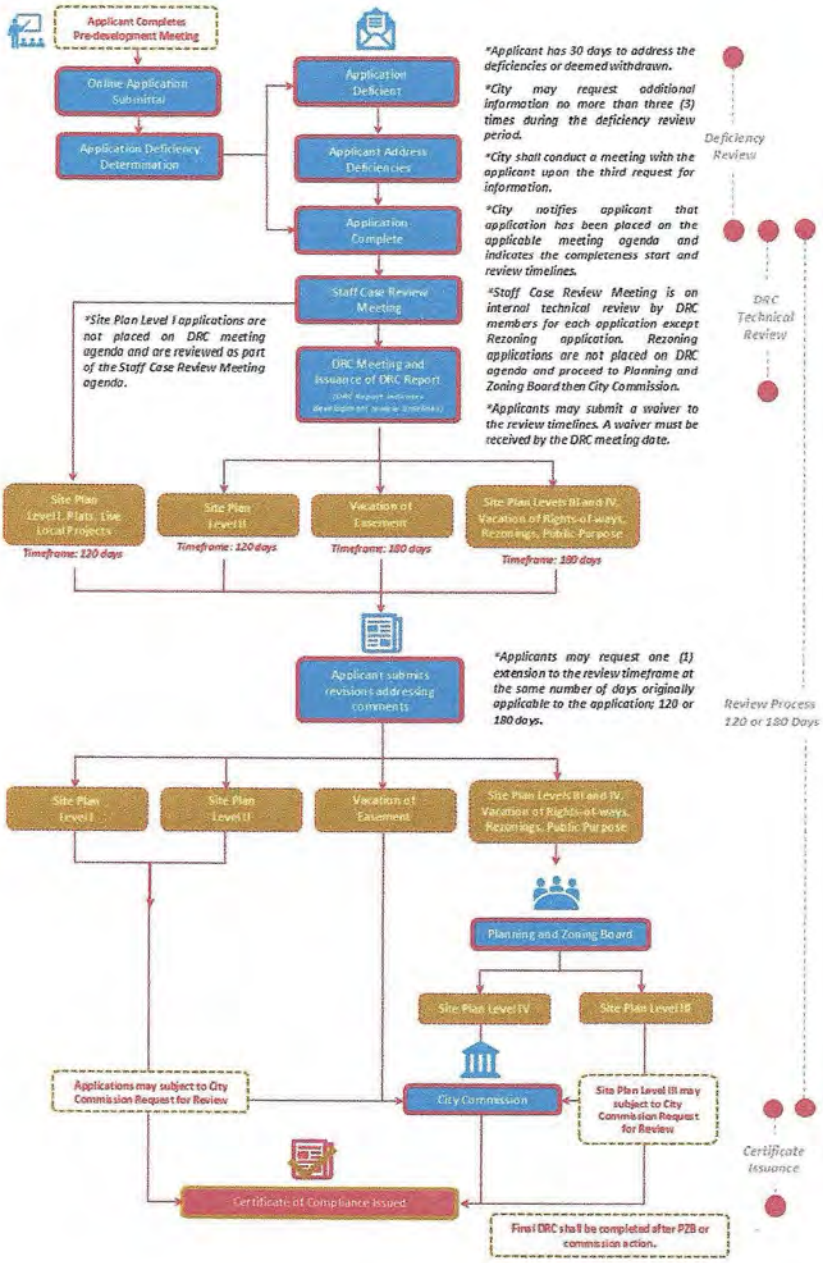
☐ **Public Mail Notices *(rezoning)*** stamped envelopes for each property owner within three hundred (300) feet of the subject site for City to send the mail notices. Applicants shall provide a signed and notarized affidavit stating compliance with mail notice requirements.

☒ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online portal LauderBuild. No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at LauderBuild Plan Room.

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's File Naming Convention.
- **Reduce File Size** plans and other large files must be flattened to reduce file size.
- **Document Categories** choose the correct document category when uploading.

DEVELOPMENT REVIEW FLOWCHART:



ASSISTANCE: For questions regarding submittal contact Planning. For LauderBuild issues contact DSD staff.

GENERAL SUBMITTAL QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter at 954-828-6520 planning@fortlauderdale.gov	DSD Customer Service at 954-828-6520 lauderbuild@fortlauderdale.gov

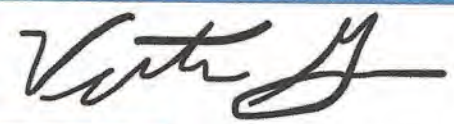
APPLICANT ACKNOWLEDGMENT AND SIGNATURE: The applicant or agent (if representing the applicant) must initial each item below and sign at the bottom of the page.

K ACKNOWLEDGMENTS AND SIGNATURE

Applicant or agent must initial each item and sign below.

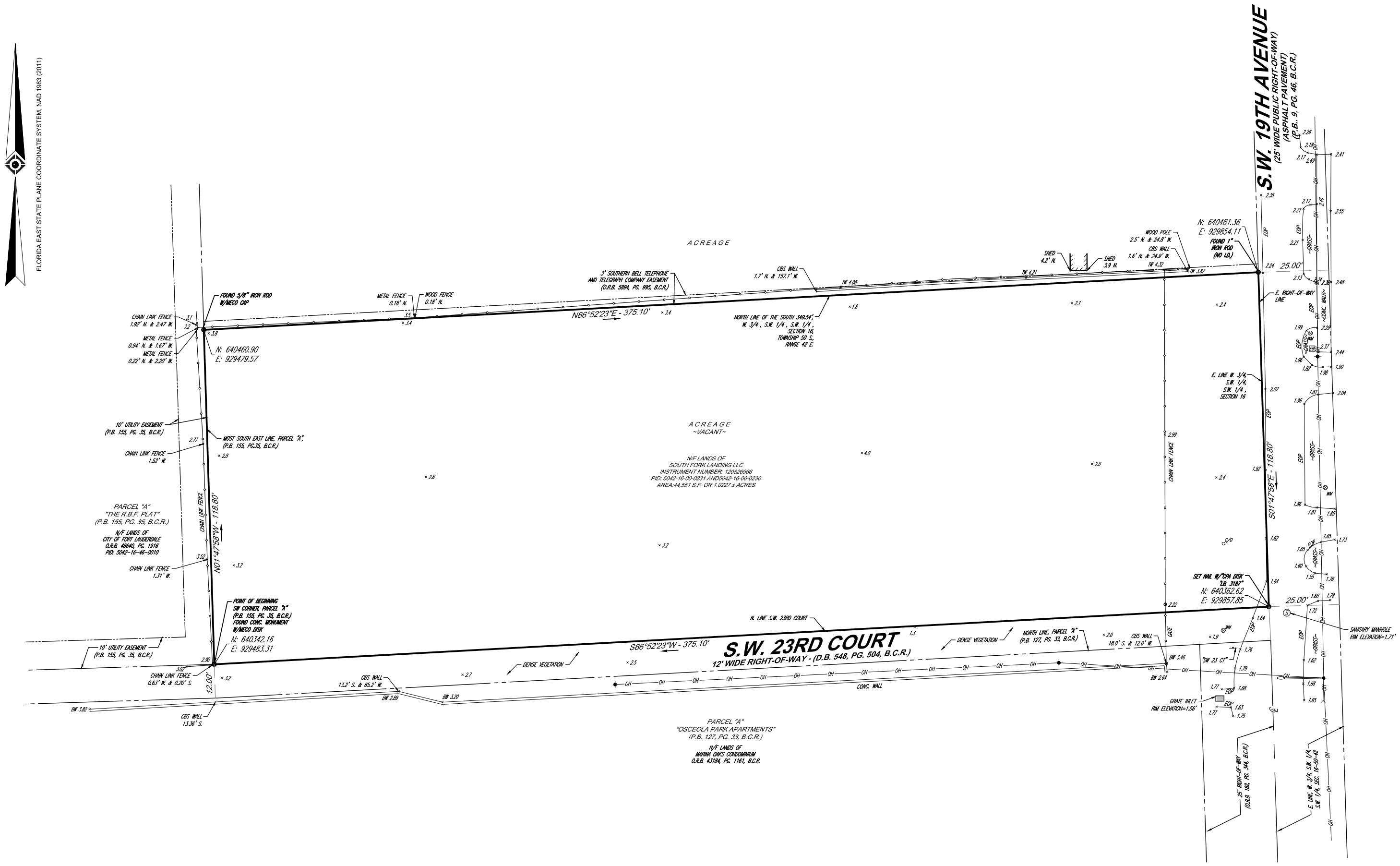
INITIAL	ITEM
VG	I have reviewed the application submittal requirements, applicable specifications for plan submittal by the application type, and attest that the information, plans, data, and supplemental documents provided are accurate, complete, and comply with the City's Unified Land Development Regulations (ULDR) to the best of my knowledge.
VG	I have reviewed the Public Participation Notice requirements applicable to this application and understand that failure to provide the applicable notice may result in the application not being placed on a meeting agenda.
VG	I acknowledge if the application is deemed: (1) incomplete, such deficiencies must be addressed within 30 days from the incomplete notice from the City, or (2) complete, such application must be approved, approved with conditions, or denied within 120 days for non-quasi-judicial applications or 180 days for quasi-judicial applications or subject to Commission Request for Review pursuant to Fla. Stat. § 166.033 unless a one-time extension is granted or a waiver form is submitted waiving the statutory review timeframes in Fla. Stat. § 166.033.
VG	I acknowledge that the review and approval of the application is limited to compliance with the City's ULDR, and such approval does not guarantee compliance with other applicable regulations, standards, and code as required by the Florida Building Code, Engineering Standards, and FEMA Floodplain requirements, which are reviewed during the building permit process, and in the event, the development permit issued for this application is impacted on compliance during the building permit process, I remain solely responsible to comply and if necessary process an amendment to this application approval to address changes.
VG	I acknowledge that application fees must be paid upon receipt of an invoice from the City and that failure to pay application fees may result in delay on processing the application.
VG	***Fraud Alert Information*** The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately. – The City **does not** send unsolicited requests for payment or sensitive personal information. – The Development Services Department **does not** accept payments over the phone. – The City will **never** threaten enforcement action or demand payment by gift card, wire transfer, or digital currency. – The City will **never** request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.

APPLICANT/AGENT SIGNATURE



PRINT: VICTOR GAMELA

DATE: 8/19/2026





VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

REFERENCES:

A PORTION OF THE WEST THREE-QUARTERS (W 3/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "A", THE R.B.F. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 155, PAGE, 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°47'58" WEST, ON THE MOST SOUTH, EAST LINE OF SAID PARCEL "A", A DISTANCE OF 118.80 FEET; THENCE NORTH 86°52'23" EAST, ON THE NORTH LINE OF THE SOUTH 349.54 FEET OF THE WEST THREE-QUARTERS (W 3/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 16, A DISTANCE OF 375.10 FEET; THENCE SOUTH 01°47'58" EAST, ON THE EAST LINE OF THE WEST THREE-QUARTERS (W 3/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 16, A DISTANCE OF 118.80 FEET; THENCE SOUTH 86°52'23" WEST, ON THE NORTH LINE OF S.W. 23RD COURT (12 FOOT RIGHT-OF-WAY), PER DEED BOOK 548, PAGE 506, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 350.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 44,551 SQUARE FEET OR 1.0227 ACRES, MORE OR LESS.

NOTES AND SURVEYOR'S REPORT:

1. THE SUBJECT PROPERTY IS THE LANDS OF SOUTH FORK LANDING LLC, AS RECORDED IN INSTRUMENT NUMBER 120826966, AMONG THE LAND RECORDS OF BROWARD COUNTY, FLORIDA, AND HAVING A PROPERTY IDENTIFICATION NUMBERS 5042-16-000230 AND 5042-16-000231, PER BROWARD COUNTY PROPERTY APPRAISER AND LYING IN SECTION 16,TOWNSHIP 50 SOUTH, RANGE 44 EAST.
2. AREA= 44,551 SQUARE FEET OR 1.0227 ACRES, MORE OR LESS.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
5. THIS PROPERTY LIES IN FLOOD ZONES: SPECIAL FLOOD HAZARD AREAS , ZONE "AE" (ELEVATION 6), (WITH BASE FLOOD ELEVATION OR DEPTH), PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, PANEL 188 OF 751, MAP NUMBER 12011C0558J,, MAP REVISED JULY 31, 2024.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON THE CITY OF FORT LAUDERDALE FLORIDA BENCHMARK SW668, ELEVATION= 2.737' FEET (NAVD88).
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
8. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
9. BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (901), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION AND REFERENCE THE EAST LINE OF THE SUBJECT PROPERTY, AS S01°47'58"E.
10. THERE IS VEHICULAR ACCESS TO S.W. 19TH AVENUE, PUBLIC RIGHT-OF-WAY, AS SHOWN HERON.
11. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR PDF WITH DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REFERENCES:

1. MAP ENTITLED " THE R.B.F. PLAT", PLAT BOOK 155, PAGE 35, BROWARD COUNTY RECORDS.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP", BROWARD COUNTY, FLORIDA, PANEL 188 OF 751, MAP NUMBER 12011C0558J,, MAP REVISED JULY 31, 2024.

LEGEND

× 123.45	EXISTING SPOT ELEVATION	NGS	NATIONAL GEODETIC SURVEY
× TW 122.95	EXIST. BOTTOM OF WALL ELEVATION	GRT	GRATE ELEVATION
—OH—	OVERHEAD WIRES	NAD	NORTH AMERICAN DATUM
WM	WATER METER	ELEV.	ELEVATION
EB	ELECTRIC BOX	N/F	NOW FORMERLY OWNER
S	SANITARY/SEWER MANHOLE	CONC.	CONCRETE
	CATCH BASINS	RIM	RIM ELEVATION
C/O	CLEAN OUT	GRT	GRATE ELEVATION
	GUY WIRE	P.B.	PLAT BOOK
	UTILITY POLE	PG.	PAGE
	UTILITY POLE/LIGHT POLE	NGS	NATIONAL GEODETIC SURVEY
	GATE POST	NAD	NORTH AMERICAN DATUM
	SIGN	ELEV.	ELEVATION
EOP	EDGE OF PAVEMENT	CONC.	CONCRETE
C.B.S.	CONCRETE BLOCK STUCCO	O.R.B.	OFFICIAL RECORD BOOK
S.F.	SQUARE FEET	LB.	LICENCE BUSINESS
AC.	ACRES	O/S	OFFSET
B.C.R.	BROWARD COUNTY ROCORDS	D.B.	DEED BOOK

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR PDF WITH DIGITAL SEAL

SEAL

James M McLaughlin Jr
C=US, SERIALNUMBER=MAS20260218803514, S=Florida, L=Fort Lauderdale, OID.2.5.4.97="NTRUS+FL-L16000056982", O="CONTROL POINT ASSOCIATES FL, LLC", CN=James M McLaughlin Jr, E=jimmclaughlin@cpasurvey.com
2026.07.20 11:24:52-04'00'

07-20-2026
DATE

JAMES M. McLAUGHLIN, Jr.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS4497
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

FIELD DATE: 07-17-2026
FIELD BOOK NO.: 512
FIELD BOOK PG.: 72
FIELD CREW: C.W.
DRAWN: A.H.

BOUNDARY & TOPOGRAPHIC SURVEY
NOVODIA DEVELOPMENT LLC
2323 SW 19 AVENUE
CITY OF FORT LAUDERDALE, BROWARD COUNTY
STATE OF FLORIDA
A PORTION OF SECTION 16-50-42

CONTROL POINT ASSOCIATES, FL, LLC.
1901 WEST CYPRESS CREEK ROAD (AKA NW 62nd St)
SUITE 501
FT. LAUDERDALE, FL 33309
954.763.7611
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.691.7339
VIRGINIA BEACH, VA 757.490.2300
BOONTON, NJ 973.316.8743

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	SHEET
G.Y.	J.M.M.JR.	07-20-2026	1" = 20'	15-260279-00	1 OF 1

CONTROL POINT ASSOCIATES FL, LLC - ALL RIGHTS RESERVED
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, OF FORT LAUDERDALE LLC., IS PROHIBITED.

THE PALMS @ RIVER OAKS

2323 SW 19TH AVENUE - FORT LAUDERDALE, FL | 33315

DEVELOPMENT REVIEW
COMMITTEE (DRC) SET



SCOPE OF WORK:

NEW CONSTRUCTION OF TWO STORY RESIDENTIAL DEVELOPMENT

PROJECT, ADDRESS AND OWNER:

THE PALMS @ RIVER OAKS
2323 SW 19TH AVENUE - FORT LAUDERDALE, FL | 33315

OWNER

THE PALMS AT RIVER OAKS LLC
19802 SW 129 AVE MIAMI, FL 33177

ARCHITECT:

G3aec
975 Arthur Godfrey rd. suite 600
miami beach florida 33140
t 305 763 8471 e admin@g3aec.com
w www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

COVER SHEET

SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

Arturo G Griego

REGISTERED ARCHITECT STATE OF FLORIDA

SIGNATURE:

ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

G-0

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

THE PALMS @ RIVER OAKS

2323 SW 19TH AVENUE - FORT LAUDERDALE, FL | 33315



LIST OF DRAWINGS

ARCHITECTURAL

G-0	COVER SHEET
G-1	LIST OF DRAWINGS
G-2	NOTES, SYMBOLS & ABBREVIATIONS
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PROJECT, ADDRESS AND OWNER:

THE PALMS @ RIVER OAKS

2323 SW 19TH AVENUE - FORT LAUDERDALE, FL | 33315

OWNER

THE PALMS AT RIVER OAKS LLC

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ARCHITECT:

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

LIST OF DRAWINGS

SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

REGISTERED ARCHITECT STATE OF FLORIDA

SIGNATURE:

ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

G-1

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

ABBREVIATIONS

&	AND
@	AT
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESS
AD	AREA DRAIN
ADD	ADDENDUM
ACFL	ACCESS FLOOR
ACT	ACOUSTICAL TILE
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASC	ABOVE SUSPENDED CEILING
ASPH	ASPHALT(IC)
AUTO	AUTOMATIC
AVG	AVERAGE
<	ANGLE
ACOUS.	ACOUSTICAL
B	BASE
BRG	BEARING
BPL	BEARING PLATE
BJT	BED JOINT
BEL	BELOW
BET	BETWEEN
BVL	BEVELED
BIT	BITUMINOUS
BD	BOARD
BS	BOTH SIDES
BW	BOTH WAYS
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.M.	BENCH MARK
B.O.F.	BOTTOM OF FOOTING
BOT	BOTTOM
BRK	BRICK
BRZ	BRONZE
BLDG	BUILDING
BUR	BUILT UP ROOFING
BBD	BULLETIN BOARD
B.O	BY OTHER
BRKT	BRACKET
CL	CENTER LINE
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
C.F.	COUNTER FLASHING
CG	CORNER GUARD
CHAM	CHAMFER
C.HT	CEILING HEIGHT
C.I.	CAST IRON
C.I.P.	CAST-IN-PLACE
CIRC	CIRCUMFERENCE
CIR	CIRCLE
CJT	CONTROL JOINT
CK	CALK OR CAULK (ING)
CLG	CEILING
CLO.	CLOSET
CLR	CLEAR (ANCE)
CLS	CLOSURE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP.	COMPONENT
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CONTR.	CONTRACTOR
CPT	CARPET
CR	CHROMIUM (PLATED)
C.R.	CURTAIN ROD
CSMT	CASEMENT
CT	CERAMIC TILE
CU.FT.	CUBIC FEET (FOOT)
CU.IN.	CUBIC INCH
CU.YD.	CUBIC YARD
CBRD	CHALKBOARD
CONN.	CONNECTION
CORR.	CORRIDOR
CTR.	CENTER
CTSK.	COUNTER SUNK
D	DRAIN
DA	DOUBLE ACTING
DBL	DOUBLE
DEM	DEMOLISH, DEMOLITION
DEPT.	DEPARTMENT
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DIV.	DIVISION
DMT	DEMOUNTABLE
DN	DOWN
D.O.	DOOR OPENING
DPR	DAMPER
DR	DOOR
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
DISP.	DISPENCER
D.S.	DOWNSPOUT
E	EAST
EA	EACH
E/A	EXHAUST AIR
E.H.D.	ELECTRIC HAND DRYER
EXP.B	EXPANSION BOLT
EL ELV	ELEVATION
ELEV.	ELEVATOR
ELEC	ELECTRIC(AL)
EMERG	EMERGENCY
ENCL.	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXIST.	EXISTING
EXPD	EXPOSED
EXP. JT.	EXPANSION JOINT
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER

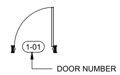
FA	FIRE ALARM
FAB	FABRICATED
FBO	FURNISHED BY OTHERS
FC	FLOOR COVERING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
F.E.L.	FIRE EXTINGUISHER LOCKER
FEM.	FEMALE
FFL	FINISH FLOOR LINE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FJT	FLUSH JOINT
FLAM.	FLAMMABLE
FLASH.	FLASHING
FLR	FLOOR(ING)
FLX	FLEXIBLE
FLCO	FLOOR CLEANOUT
FLUR	FLUORESCENT
F.M.	FRAMED MIRROR
FND	FOUNDATION
FOC	FACE OF CONC.
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FR	FRAME (ING)
FRA	FRESH AIR
FRG	FORGED
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED(ING)
FUT	FUTURE
GA	GAGE, GAUGE
GALV.	GALVANIZED
GB	GYPSUM BOARD, GRAB BAR
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GCMU	GLAZED CONC. MASONRY UNIT
GD	GRADE, GRADING
GF	GROUND FACE
GI	GALVANIZED IRON
GKT	GASKET(ED)
GL	GLASS, GLAZING
GP	GALVANIZED PIPE
G.L.	GRID LINE
GLB	GLASS BLOCK
GLF	GLASS FIBER
GN	GENERAL NOTES
GPL	GYPSUM LATH
GPT	GYPSUM TILE
G.W.B.	GYPSUM WALL BOARD
GP.PL.	GYPSUM PLASTER
GALV	GALVANIZED
GRN	GRANITE
GSS	GALVANIZED STEEL SHEET
GST	GLAZED STRUCTURAL TILE
GT	GROUT
GVL	GRAVEL
HB	HOSE BIBB
HBD	HARDBOARD
HC	HOLLOW CORE
HCPD.	HANDICAPPED
HDR	HEADER
HDW	HARDWARE
HES	HIGH EARLY-STRENGTH CEMENT
HH	HANDHOLE
HJT	HEAD JOINT
HK	HOOK (S)
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HPS	HIGH PRESSURE SODIUM
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HWD	HARDWOOD
HWH	HOT WATER HEATER
HR	HOUR
I.D.	INSIDE DIAMETER
IMP.	IMPERVIOUS
IN	INCH
INCL	INCLUDE (ING) (D)
INCIN	INCINERATOR
ILK	INTERLOCK
IPS	IRON PIPE SIZE
INS	INSULATE(D),(ION)
INSC	INSULATING CONC.
INT	INTERIOR
INSF	INSULATING FILL
INTM	INTERMEDIATE
INV.	INVERT
INFO.	INFORMATION
JAN.	JANITOR
JST.	JOIST
JC	JANITOR'S CLOSET
JF	JOINT FILLER
JT	JOINT
KO	KNOCK OUT
KIT	KITCHEN
KPL	KICKPLATE
KCPL	KEENE'S CEMENT PLASTER
L	LENGTH
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LB	LAG BOLT
LBL	LABEL
LC	LIGHT CONTROL
LL	LIVE LOAD
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LMS	LIMESTONE
LP	LIGHT PROOF
L.P.	LIGHT POLE
LPT	LOW POINT
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
LH	LEFT HAND
LVD	LOWER VEHICULAR DRIVE
LW	LIGHT WEIGHT
LWC	LIGHTWEIGHT CONC.
LKR.	LOCKER

M.	MIRROR
MACH	MACHINE
MB	MACHINE BOLT
MAT.	MATERIAL(S)
MAX	MAXIMUM
M.B.H.	MOP AND BROOM HOLDER
MBR	MEMBER
MECH	MECHANIC(AL)
MED	MEDIUM
MFR	MANUFACTURE(ER)
MFD	METAL FLOOR DECKING
MIN	MINIMUM
MISC	MISCELLANEOUS
MMB	MEMBRANE
MO	MASONRY OPENING
M.H.	MANHOLE
MOD	MODULAR, MODULE
MOV	MOVABLE
MRB	MARBLE
MRD	METAL ROOF DECKING
MTD.	MOUNTED
MTHR	METAL THRESHOLD
MTFR	METAL FURRING
MTL.	METAL
MULL	MULLION
MWK	MILLWORK
MAS.	MASONARY
MIR.	MIRROR
N	NORTH
NIC	NOT IN CONTRACT
NL	NAILABLE
NLR	NO LONGER REQUIRED
NO/#	NUMBER
NOM	NOMINAL
NMT	NONMETALIC
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTER
OBS	OBSCURE
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OHMS	OVERHEAD MACHINE SCREW
OHWS	OVERHEAD WOOD SCREW
OJ	OPEN-WEB JOIST
OP	OPAQUE
OPNG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
OPS	OPPOSITE SURFACE
PAR	PARALLEL
P.B.	PEGBOARD
PB	PANIC BAR
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCG	POUNDS PER CUBIC FT.
PED	PEDESTAL
PERF	PERFORATE
PERI	PERIMETER
PE	PORCELAIN ENAMEL
PFB	PREFABRICATE(D)
PFL	POUNDS PER LINEAL FT.
PFN	PREFINISHED
PG	PLATE GLASS
PK	PARKING
PL	PROPERTY LINE, PLATE
PL	PLATE
P. LAM.	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PNL	PANEL
PNT	PAINT(ED)
P.P.	POWER POLE
PRF	PREFORMED
PSC	PRESTRESSED CONC.
PSF	POUNDS PER SQUARE FT.
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PT	POINT
PTC	POST -TENSIONED CONCRETE
P.T.D.	PAPER TOWEL DISPENSER
P.T.H.	PAPER TOWEL HOLDER
PTN	PARTITION
PTR	PAPER TOWEL RECEPTOR
PV	PAVE (D) (ING)
PVMT	PAVEMENT
P.V.C.	POLYVINYL CHLORIDE
PWD	PLYWOOD
PCPL	PORTLAND CEMENT PLASTER
PHP	PARTIAL HEIGHT PARTITION
PR.	PAIR
QT	QUARRY TILE
QTY	QUANTITY
R	RISER, RUBBER
RAD	RADIUS
RBT	RABBET, REBATE
R.C.P.	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RECT.	RECTANGULAR
REINF	REINFORCE(ING)
REQ	REQUIRED
RES	RESILIENT
REV	REVISION(S), REVISED
RFL	REFLECT (ED) (IVE) (OR)
REFR	REFRIGERATOR
RH	RIGHT HAND
RL	RAIL(ING)
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWC	RAINWATER CONDUCTOR
REF.	REFERENCE
RF.	ROOF
R.B.	RUBBER BASE
S	SOUTH
S/A	SUPPLY AIR
SAN	SANITARY
SC	SOLID CORE
SCH	SCHEDULE
S.D.	SOAP DISPENSER
SEC	SECTION
SFGL	SAFETY GLASS
SH	SHELF, SHELVING
S.H.	SOAP HOLDER
SHO	SHOWER
SHT	SHEET
SIM	SIMILAR
SLV	SLEEVE
S.M.S.	STRUCTURAL METAL STUD
S.H.	SPRINKLER HEAD

SYM.	SYMMETRICAL
SPKR.	SPEAKER
SNR	SANITARY NAPKIN RECEPTACLE
SND	SANITARY NAPKIN DISPENCER
SNT	SEALANT
SPC.	SPACE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SSK	SERVICE SINK
SS	STAINLESS STEEL
STA	STATION
STD	STANDARD
STG	STORAGE, SEATING
STL	STEEL
STR	STRUCTURAL
SUR	SURFACE
SUSP	SUSPENDED
SWR	SWITCH ROOM
SYS	SYSTEM
SW.	SWITCH
S.F.	SQUARE FOOT (FEET)
S.Y.	SQUARE YARD
T	TREAD
T.B.	TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK(NESS)
THR	THRESHOLD
TOIL	TOILET
T.O.B.	TOP OF BEAM
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENCER
TPTN	TOILET PARTITION
TV	TRASNFORMER VAULT, TELEVISION
TYP	TYPICAL
T.O.C.	TOP OF CONCRETE
T.O.D.	TOP OF DECK
T.O.P.	TOP OF PARAPET
TER.	TERRAZO
UC	UNDERCUT
UL	UNDERWRITERS LABORATORY
UNF	UNFINISHED
UR	URINAL
UON	UNLESS OTHERWISE NOTED
UVD	UPPER VEHICULAR DRIVE
VB	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
V.W.C.	VINYL WALLCOVERING
W	WIDTH, WIDE
W/	WITH
W	WEST, WIDTH, WIDE
WC	WATER CLOSET
WD	WOOD
W.D.	WINDOW DIMENSION
WDW	WINDOW
WG	WIRED GLASS
W.H.	WATER HEATER
WM	WIRE MESH
WO	WITHOUT
WP	WATERPROOFING
WPT	WORKING POINT
W.R.	WASTE RECEPTACLE
WR	WATER REPELLENT
WS	WATERSTOP
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W/O	WITHOUT

DOOR CRITERIA AND GENERAL NOTES

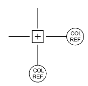
1. ALL DOORS ARE LISTED IN THE DOOR SCHEDULE



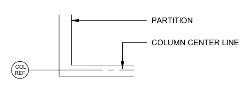
DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW.

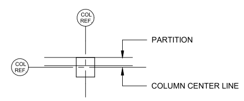
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



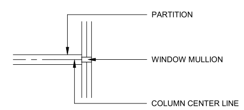
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



3. PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:

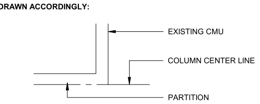


4. PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORINGLY:

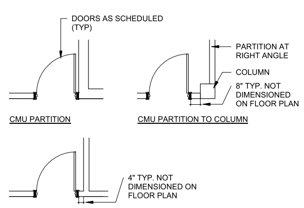


5. PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE

DRAWN ACCORDINGLY:

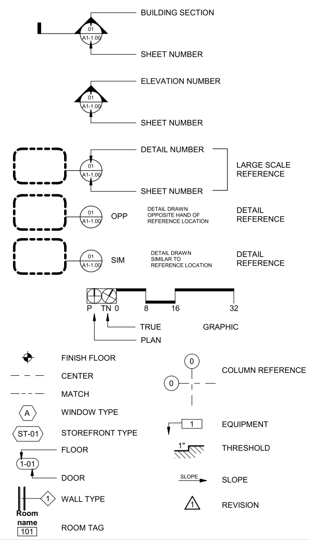


6. FOR OPENINGS IN PARTITIONS OR WALLS:
   A. WHEN ONE OCCURS AT A COLUMN OF GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE ESTABLISHED BY EITHER CRITERIA OR SCHEDULES:
   B. WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THE DETAIL:
   C. WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE, THE FOLLOWING DIAGRAM APPLIES:



7. DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS.

GRAPHIC SYMBOLS



WALL LEGEND

- NEW METAL STUD FRAMED PARTITION (SEE PLAN FOR THICKNESS)
- NEW METAL STUD FRAMED PARTITION W/INSULATION (SEE PLAN FOR THICKNESS)
- NEW CMU WALL
- EXISTING CMU WALL

MATERIAL SYMBOLS

EARTH	METAL LATH & PLASTER
GRANULAR FILL	METAL
CONCRETE	RIGID INSULATION
INSULATING CONCRETE	ACOUSTICAL TILE OR BOARD
CONCRETE MASONRY UNITS	GYP. BD / PLASTER
METAL LARGE SCALE	LIGHTWEIGHT CONCRETE
ALUMINUM	CAST-IN-PLACE CONCRETE
PLYWOOD LARGE SCALE	METAL (SMALL SCALE)
FINISH WOOD	CUT STONE
CONTINUOUS	ROUGH WOOD
BLOCKING	CERAMIC TILE
GLASS LARGE SCALE	ACOUSTICAL TILE
CERAMIC	SOUND INSULATION PARTITION
METAL STUD	ROCK
WOOD STUD	GYPSUM WALL BOARD
PLASTER, SAND, MORTAR, GROUT	RESILIENT FLOORING
INSULATION (LOOSE OR BATT)	WOOD STUD

CODES ANSI STANDARDS

FLORIDA FIRE PREVENTION CODE 2023 8TH EDITION
FLORIDA BUILDING CODE EXISTING 2023 8TH EDITION
2023 FBC RESIDENTIAL 8TH EDITION
2023 FLORIDA ELECTRICAL CODE
2023 FBC MECHANICAL CODE, 8TH EDITION
2023 FBC PLUMBING CODE, 8TH EDITION
2023 FBC ACCESSIBILITY

GENERAL NOTES

1. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONST. MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. ALL WORK SHALL BE ACCORDING WITH THE CITY BUILDING CODE, LASTED EDITION, AND ALL OTHER LOCAL STATE AND FEDERAL CODES HAVING JURISDICTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONST.
4. CONTRACTOR SHALL SUPPLY AND INSTALL ALL HARDWARE REQUIRED FOR INSTALLATIONS AS INDICATED AND OR SPECIFIED IN DRAWINGS.
5. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTAL/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECTS REVIEW.
7. DO NOT SCALE DRAWING. USE DIMENSION INDICATED IN DRAWINGS. DIMENSIONS FOR LARGES SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
8. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.
9. INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
10. ALL WINDOW AND DOOR SIZES ARE NORMAL, VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS.
11. ALL REQUIRED TEST SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
12. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOODS SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY OWNER.
13. IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE G.C. WILL PROVIDE THE MOST GENEROUS ITEM.
14. THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
15. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN WORK.
16. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED. AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COST.
17. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE FLORIDA BUILDING CODE.
18. FIXED GLASS, GLASS DOOR PANEL AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
19. CONTRACTOR TO PROVIDE SHORING (RESHORING) DRAWINGS & CALC. FOR REVIEW & APPROVAL FOR THE CITY.
20. GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS, LOUVERS, GRILLES /EGG CRATES AND WINDOWS FOR APPROVAL BY THE CITY. (ALL OF THE ABOVE WERE NOT INCLUDED IN THIS PERMIT)
21. COMPLETION: CONTRACTOR TO NOTIFY OWNER AND/OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNER WITH WRITTEN GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN".

SHOP DRAWINGS AND SUBMITTALS

(NOT LIMITED)

DOORS- FRAMES, DOOR TYPES, SPECIFICATIONS AND INSTALLATIONS HARDWARE SCHEDULE
WINDOWS AND GLAZING - DETAILS AND SAMPLES
DRYWALL - MATERIALS AND INSTALLATION (MATERIALS AND FIXTURES)
MECHANICAL A/C, HEATING AND VENTILATION MATERIALS AND INSTALLATION
SPRINKLER - METAL GUTTERS AND DRAIN SPOUTS ALARMS - ELECTRICAL MATERIALS AND FIXTURES
AUDIO - ELEVATIONS - MATERIALS AND INSTALLATIONS
KITCHEN EQUIPMENT
CABINETS - AS CALLED ON INTERIOR DESIGN DRAWINGS
FINISHES - AS CALLED ON DRAWINGS
SUBMIT 6 SET MINIMUM (FOR ARCHITECT APPROVAL)
ALLOW SUFFICIENT TIME FOR PROCESSING (TWO WEEKS)
SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND ARCHITECT
SHOP DRAWINGS SUBMITTAL REJECTED SHALL BE RESUBMITTED SHOWING CORRECTIONS
SUBMIT SAMPLES AND COLOR CHART FOR FINISHES
SUBMIT ROOFING BOND "10 YEARS" (MATERIALS AND INSTALLATION)
ELEVATOR GUARANTEES CONCRETE TEST AND DESIGN MIX
MORTAR MIX AND DESIGN
ALL SUBCONTRACTORS SHALL GUARANTEE THEIR WORK (MAT. AND LABOR) FOR A MINIMUM PERIOD OF ONE YEAR UNLESS OTHERWISE NOTED OR REQ.

SECURITY REQUIREMENTS

1. WOOD FLUSH -TYPE DOORS SHALL BE 1-3/8" THICK MIN. WITH SOLID WOOD CORE CONSTRUCTION.
2. DOORS STOPS OF IN-SWINGING DOORS SHALL BE OF ONE- PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
3. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
4. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
5. STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".

SITE PLAN, FOUNDATION & GRADING

1. CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN.
2. EXCAVATION SHALL BE MADE IN COMPLIANCE WITH OSHA REGULATIONS.
3. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED, IN WRITING BY THE PROJECT GEO TECHNICAL PRIOR TO PLACEMENT OF REINFORCING STEEL.
4. IF ADVERSE SOIL CONDITION ARE ENCOUNTERED, CONTACT GEOTECHNICAL CONSULTANT.
5. CONCRETE SLABS ON GRADE ON EXPANSIVE SOIL OR COMPACTED FILL SHALL BE PLACED ON A 4 INCH FILL OF COARSE AGGREGATE OR ON A 2" SHALL BE PLACED ON A 4 INCH FILL OF COARSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3 1/2" INCHES THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.
6. ALL CONCRETE SLABS ON GRADE OF ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE.
7. TERMITE PROTECTION NOTES:
   TERMITE PROTECTION SHALL BE PROVIDE BY FLORIDA REGISTERED TERMICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

   SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED.

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTIES.
2. INSTALL ROOF DRAINS, GUTTERS AND DOWNSPOUT ACCORDING TO PLANS.
3. ALL DRAINAGE SHALL BE CONDUCTED TO STREET IN NON-EROSIVE DEVICES 2% min.
4. BUILT-IN 4" DOWNSPOUT. PROVIDE SOUND INSULATION FOR ALL BUILT IN PIPING.
5. BASEMENT WATER SHALL BE DISCHARGED TO LAWN.

GLAZING NOTES

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED INGRESS AND EGRESS DOORS; PANELS IN SLIDING OR SWINGING DOORS; DOORS AND ENCLOSURE FOR HOT TUB BATHTUB AND SHOWERS. GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE; IN WALL ENCLOSING STAIRWAY LANDING. EACH LIGHT OF SAFETY GLAZING (PANE) MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
2. ALL INTERIOR GLAZING CALLED OUT FOR IN THESE PLANS IS TO BE CATEGORY II SAFETY GLASS AS PER FBC RESIDENTIAL 2004 SECTION 2406.

ROOF NOTES

1. INSTALL BUILT-UP ROOFING MEMBRANE SYSTEM ACCORDING TO ROOFING SYSTEM MANUFACTURE´S WRITTEN INSTRUCTIONS AND APPLICABLE RECOMMENDATIONS OF NRCA "QUALITY CONTROL GUIDELINES FOR THE APPLICATION OF BUILT-UP ROOFING".
2. ALL ROOF MATERIAL TO BE CLASS A.
3. ROOF DRAINAGE DEVICES WITH OVERFLOW TO HAVE LEAF AND DEBRIS SCREENS. ROOF DRAINAGE TO BE CONVEYED TO STREET VIA NON-EROSIVE DEVICES.
4. ALL ROOF SLOPE TO BE MIN. 1/4" TO 12".
5. CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF TERRACES FOR A PERIOD OF NO LESS THAN 24 HOURS.
6. ALL ROOFING TO BE NON REINFORCED EPDM MEMBRANE (RUBBERGUARD) ECOWHITE EPDM OR SIMILAR)

ELECTRICAL REQUIREMENTS

1. PROVIDE RECEPTACLE WITHIN 6' OF ANY POINT ALONG WALLS IN LIVABLE ROOMS.
2. PROVIDE ELECTRICAL OUTLETS ALONG THE WALLS OF COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHEN AT MAXIMUM SPACING OF 48".
3. THE LIGHTS IN BATHROOMS AND KITCHEN SHALL BE ENERGY EFFICIENT TYPES MEETING MINIMUM 40 LUMENS PER WATT. E.G. FLUORESCENT TYPES.
4. PROVIDE GFI FOR ALL: 125-VOLT, SINGLE PHASE, 15 AND 20 AMP. RECEPTACLES IN BATHROOMS, OUTDOORS, CRAWL SPACES, BASEMENTS AND KITCHEN WITHIN 6' OF A SINK.
5. PROVIDE SEPARATE MEANS FOR DISCONNECT ALL UNDERGROUND CONDUCTORS.
6. PROOF ELECTRICAL SYSTEMS, ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.

FIRE PROTECTION

1. SMOKE DETECTOR SHALL BE PROVIDED ON THE CEILING OR WALL OF EACH SLEEPING ROOM, AT POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO SLEEPING ROOMS AT THE BASEMENT, GROUND FLOOR AND ALL ELEVATED FLOORS.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
3. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.

MEANS OF EGRESS

1. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. 24" CLEAR HT. 20" CLEAR WIDTH, 5.7 SQ.FT. AREA. MAX. 44" TO SILL.

PROJECT, ADDRESS AND OWNER:

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		__/__/__
Fire Prev.		__/__/__
Planning		__/__/__
Zoning		__/__/__
Building		__/__/__
Structural		__/__/__
Electrical		__/__/__
Plumbing		__/__/__
Mech.		__/__/__
S. Waste		__/__/__

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

NOTES, SYMBOLS & ABBREVIATIONS

SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

REGISTERED ARCHITECT · STATE OF FLORIDA · ARTURO G. GRIEGO · AR94011

SIGNATURE:

ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

G-2

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

GENERAL SITE INFORMATION

PROPERTY ADDRESS	2323 SW 19TH AVENUE FORT LAUDERDALE	FL	33315
FOLIO #	50 - 4216 - 000 - 230 50 - 4216 - 000 - 231
LEGAL DESCRIPTION	16-50-42 E 165 & 16-50-42 W 210 OF E 375 OF N 124.77 OF S 349.59 OF W3/4 OF SW1/4 OF SW1/4 LESS S 6 DEEDED TO PUBLIC

GOVERNING CODES

- FLORIDA FIRE PREVENTION CODE 2023 8TH EDITION
- FLORIDA BUILDING CODE EXISTING 2023 8TH EDITION
- 2023 FBC RESIDENTIAL 8TH EDITION
- 2023 FLORIDA ELECTRICAL CODE
- 2023 FBC MECHANICAL CODE, 8TH EDITION
- 2023 FBC PLUMBING CODE, 8TH EDITION
- 2023 FBC ACCESSIBILITY

SITE PLAN DATA TABLE

ZONING: RD-15 RESIDENTIAL SINGLE FAMILY DWELLING

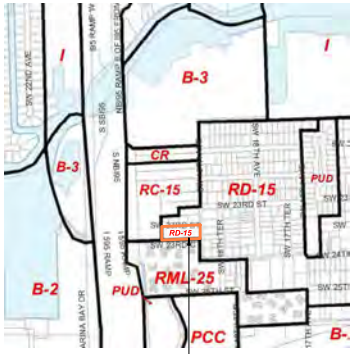
CURRENT USE OF PROPERTY	RESIDENTIAL SINGLE FAMILY
LAND USE DESIGNATION	MEDIUM DENSITY
MUNICIPALITY	FORT LAUDERDALE
USE DISTRICT	(R) RESIDENTIAL USE: Single Family Dwelling: Zero-lot-line
FLOOD ZONE	"AE" WITH A BASE FLOOR ELEVATION OF 6'-0"
LOT DIMENSIONS (COMPLETE)	350' - 11" X 130' - 10"
LOT AREA	45,884.14 SF
LOT DIMENSIONS (INDIVIDUAL)	
LOT 1: 47' - 3" X 130' - 10", AREA	= 6,032.65 SF
LOT 2: 40' - 0" X 130' - 10", AREA	= 5,230.13 SF
LOT 3: 40' - 0" X 130' - 10", AREA	= 5,230.13 SF
LOT 4: 40' - 0" X 130' - 10", AREA	= 5,230.13 SF
LOT 5: 40' - 0" X 130' - 10", AREA	= 5,230.13 SF
LOT 6: 40' - 0" X 130' - 10", AREA	= 5,230.13 SF
LOT 7: 40' - 0" X 130' - 10", AREA	= 5,230.13 SF
LOT 8: 63' - 8" X 130' - 10", AREA	= 8,470.72 SF
BUILDING FOOTPRINT COVERAGE:	
COMPLETE	14,153.90 SQ. FT.
PER INDIVIDUAL LOT	1,769.24 SQ. FT.

SITE INFORMATION

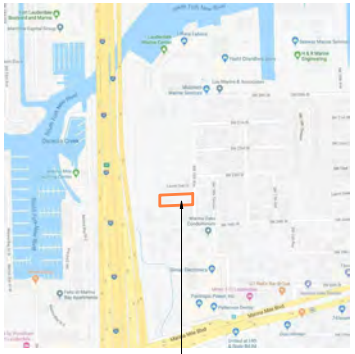
OCCUPANCY CLASSIFICATION: R-2
CONSTRUCTION TYPE: TYPE III (B)
NUMBER OF FLOORS: 2
HIGHEST OCCUPIABLE FLOOR: 15'-0" A.F.F.

DIMENSIONAL REQUIREMENTS	ALLOWED	PROVIDED
MAXIMUM DENSITY (DU/NET ACRE)	15	08
MINIMUM LOT SIZE (SQ. FT.)	MIN. 4,000 SQ. FT	5,230.13 SQ.FT. SF, 6,032.65 SF, AND 8,470.72 SF
MAXIMUM STRUCTURE HEIGHT (FT.)	35'-0"	22'-0"
TOTAL NUMBER OF STORIES	N/A	2
MAXIMUM STRUCTURE LENGTH (FT.)	NONE	63'-10"
MINIMUM LOT WIDTH (FT.)	40'-0"	40'-0"
MINIMUM FLOOR AREA (SQ. FT.)	1,000 SQ.FT.	1,769.24 SQ. FT. EACH DU
FLOOR AREA RATIO (FAR) (SQ. FT.)	N/A	26,454.79 SQ. FT.
LOT COVERAGE (SQ. FT.)	N/A	1,769.24 SQ. FT. EACH DU
OPEN SPACE (SQ. FT.)	N/A	31,730.24 SQ. FT.
VEHICULAR USE AREA (SQ. FT.)	N/A	- SQ. FT.
LANDSCAPE AREA (SQ. FT.)	N/A	- SQ. FT.
LINEAR FT OF SIDEWALK PROPOSED	N/A	-
PARKING DATA	SINGLE FAMILY DWELLING (INCLUDING, ZERO-LOT-LINE DWELLING) 2 PER DWELLING UNIT = (2) x 8 UNITS = 16	2 PER DWELLING UNIT = (2) 8 UNITS = 16 **16 TOTAL PARKING SPACES PROVIDED**

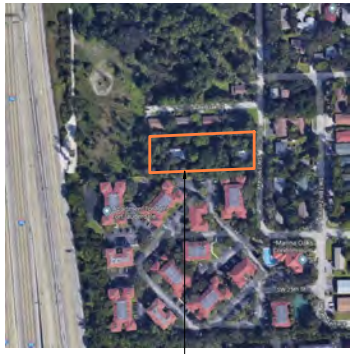
SETBACKS	ALLOWED	PROVIDED
MINIMUM FRONT YARD (FT.)	25'-0"	25' -0"
MINIMUM CORNER YARD (FT.)	25% OF LOT WIDTH BUT NOT LESS THAN 10'-0", NOR GREATER THAN 25'-0". 25'-0" WHEN ABUTTING A WATERWAY	N/A
MINIMUM SIDE YARD (FT.)	5'-0" 15'-0" FOR CORNER LOTS 25'-0" WHEN ABUTTING A WATERWAY MIN SIDE YARD (0) FOR NOT SIDE OF THE BUILDING AND TEN (10) FOR THE OTHER SIDE.	5'-0" PER LOT: 0'-0" FOR ONE SIDE AND 10'-0" FOR OTHER SIDE
MINIMUM REAR YARD (FT.)	15'-0" 25'0" WHEN ABUTTING A WATERWAY	15"-0"
MINIMUM DISTANCE BETWEEN BUILDINGS (FT.)	NONE	10'-0"



1 ZONING MAP
SCALE 1 1/2" = 1'-0"

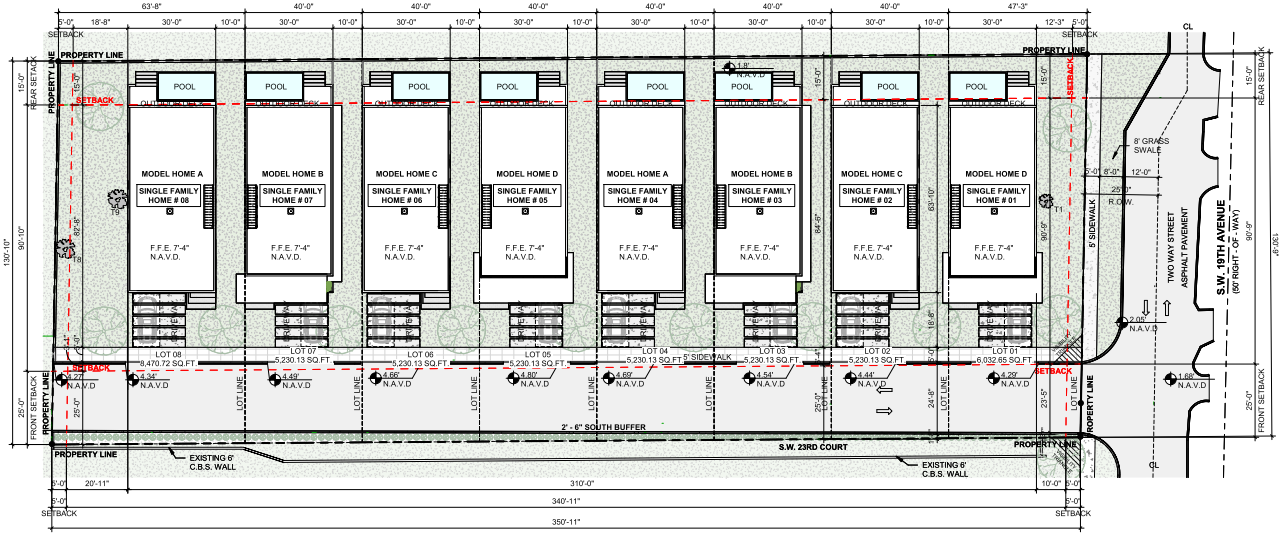


2 LOCATION MAP
N.T.S



3 AERIAL VIEW
N.T.S

NOTE: ALL ACCESS POINTS, SIDEWALKS, WALKWAYS, AND CURB CUTS ARE UNOBSTRUCTED AND ADA ACCESSIBLE WITH APPROPRIATE SLOPES AND DETECTIBLE WARNING SIGNS.



4 SITE PLAN
SCALE 1" = 20'-0"

PROJECT, ADDRESS AND OWNER:

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OWNER

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w www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

ZONING, SITE PLAN & LOCATION DIAGRAMS

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

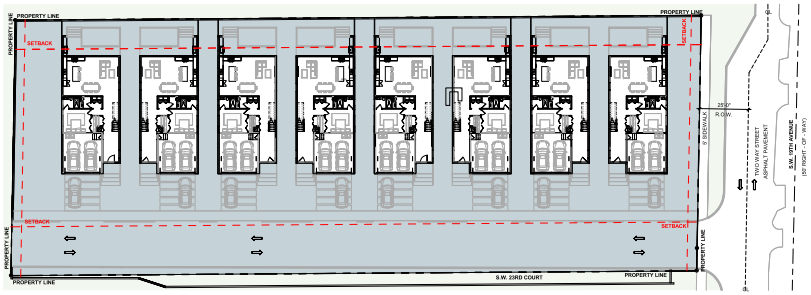
REGISTERED ARCHITECT STATE OF FLORIDA

SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

G-3

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1 OPEN SPACE DIAGRAM

SCALE 1" = 30'-0"

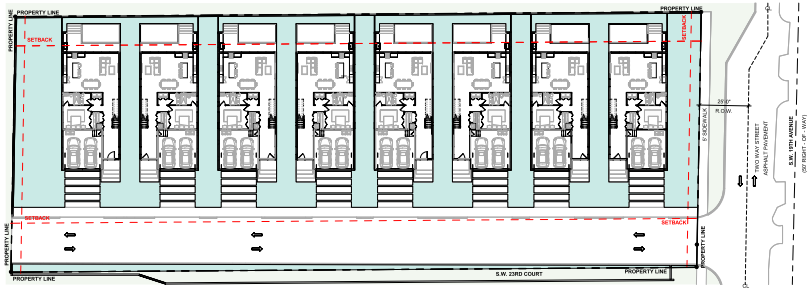
AREA CALCULATIONS	ALLOWED / REQUIRED	PROVIDED
		TOTAL OPEN SPACE = **31,730.24 SQ. FT.** or **69.15%**



2 LOT COVERAGE DIAGRAM

SCALE 1" = 30'-0"

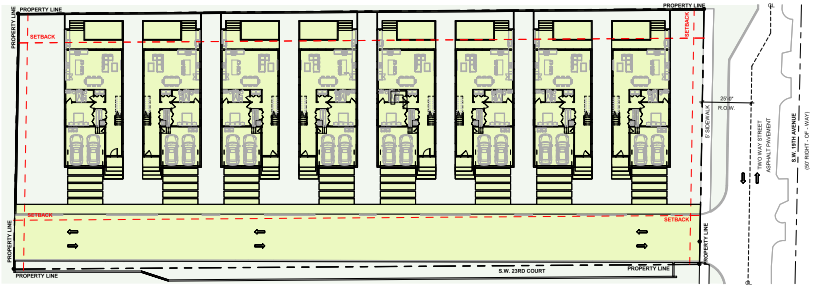
AREA CALCULATIONS	ALLOWED / REQUIRED	PROVIDED	
		LOT COMPLETE = **45,884.14 SF** or **100%**	LOTS = **5,230.13 - 6,032.65 - 8,470.72 SF**
		TOTAL COVERAGE = **14,153.90 SF** or **31%**	COVERAGE = **1,769.24 SF** or **34% - 29% - 21%**



3 PERVIOUS DIAGRAM

SCALE 1" = 30'-0"

AREA CALCULATIONS	ALLOWED / REQUIRED	PROVIDED
		TOTAL PERVIOUS AREA: **14,614.19 SF (31.85%) SF.**



4 IMPERVIOUS DIAGRAM

SCALE 1" = 30'-0"

AREA CALCULATIONS	ALLOWED / REQUIRED	PROVIDED
		TOTAL IMPERVIOUS AREA: **31,269.94 SF (68.15%) SF.**

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

AREA DIAGRAMS

SCALE: N.T.S.

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SEAL:

REGISTERED ARCHITECT STATE OF FLORIDA

SIGNATURE:

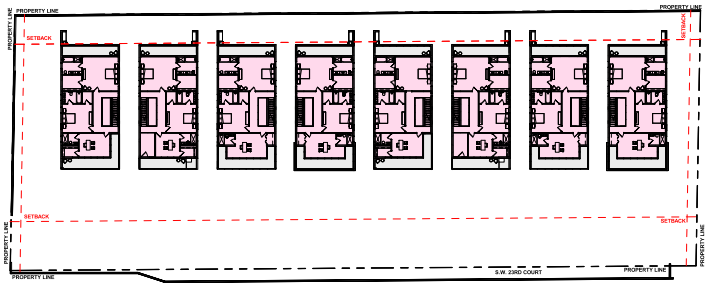
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SHEET No.:

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FAR - LEVEL 02

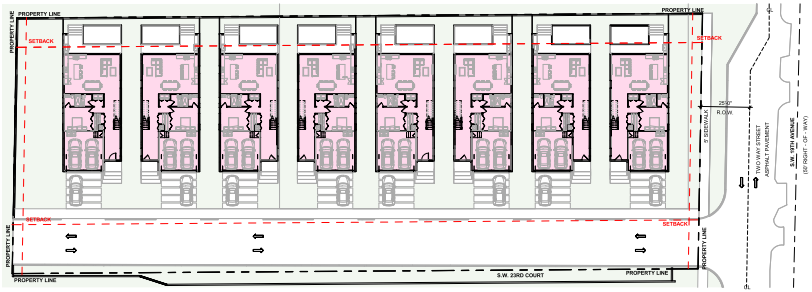


2 LEVEL 02 -FAR

SCALE 1" = 30'-0"

AREA CALCULATIONS	ALLOWED / REQUIRED	PROVIDED
		LEVEL 02 = **12,300.89 SQ. FT**

FAR - LEVEL 01



FAR BREAKDOWN BY FLOOR	
LEVEL 01	14,153.90 SQ. FT.
LEVEL 02	12,300.89 SQ. FT.
TOTAL	**25,454.79 SQ. FT.**

1 LEVEL 01 -FAR

SCALE 1" = 30'-0"

AREA CALCULATIONS	ALLOWED / REQUIRED	PROVIDED
		LEVEL 01 = **14,153.90 SF**

PROJECT, ADDRESS AND OWNER:

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2323 SW 19TH AVENUE - FORT LAUDERDALE, FL | 33315

OWNER

THE PALMS AT RIVER OAKS LLC

19802 SW 129 AVE MIAMI, FL 33177

ARCHITECT:

G3aec
975 Arthur Godfrey rd. suite 600
miami beach florida 33140
t 305 763 8471 e admin@g3aec.com
w www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

AREA DIAGRAMS

SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

REGISTERED ARCHITECT STATE OF FLORIDA

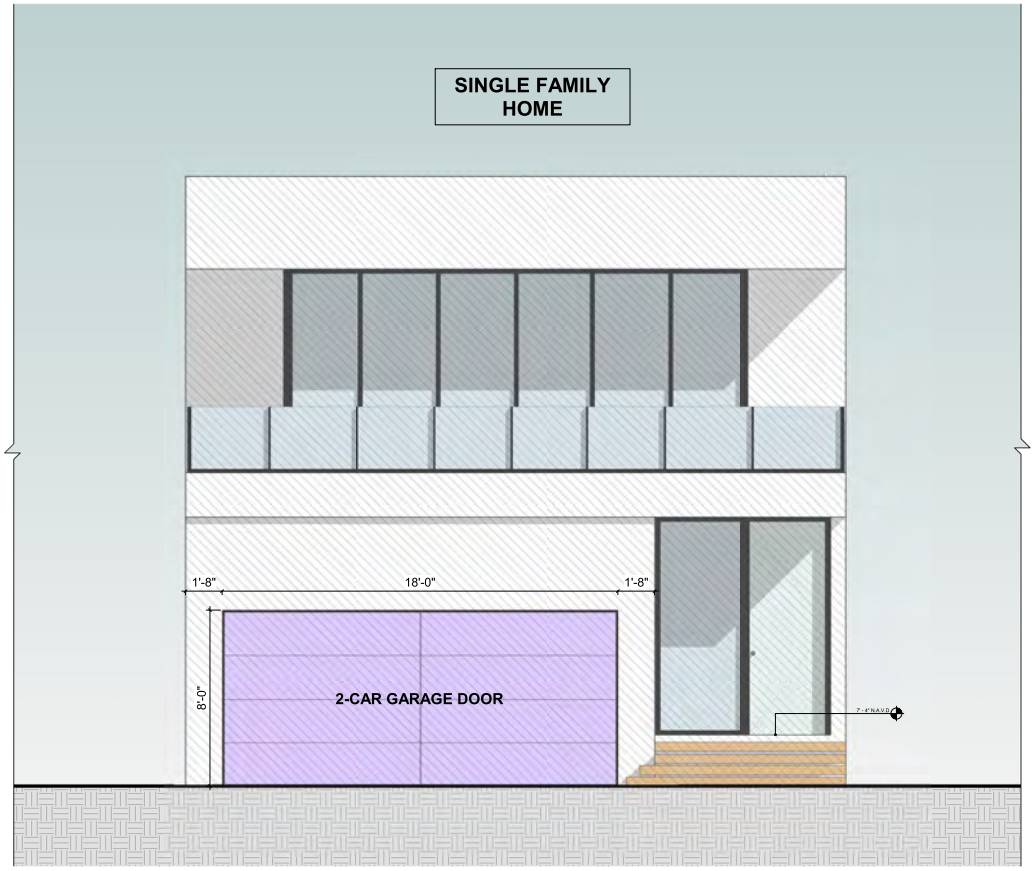
SIGNATURE:

ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

G-5

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



1 FRONT FACADE DIAGRAM

SCALE 3/8" = 1'-0"

AREA CALCULATIONS	ALLOWED / REQUIRED	PROVIDED
	2-CAR GARAGE = LESS THAN 30% FRONT FACADE	2-CAR GARAGE = 144 SF OR 16.86%
	TOTAL FRONT FACADE = 854.35 SF OR 100%	FRONT FACADE (WITHOUT GARAGE DOOR) = 710.35 SF OR 83.14%

PROJECT, ADDRESS AND OWNER:

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STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		__/__/__
Fire Prev.		__/__/__
Planning		__/__/__
Zoning		__/__/__
Building		__/__/__
Structural		__/__/__
Electrical		__/__/__
Plumbing		__/__/__
Mech.		__/__/__
S. Waste		__/__/__

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
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FRONT FACADE DIAGRAM

SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

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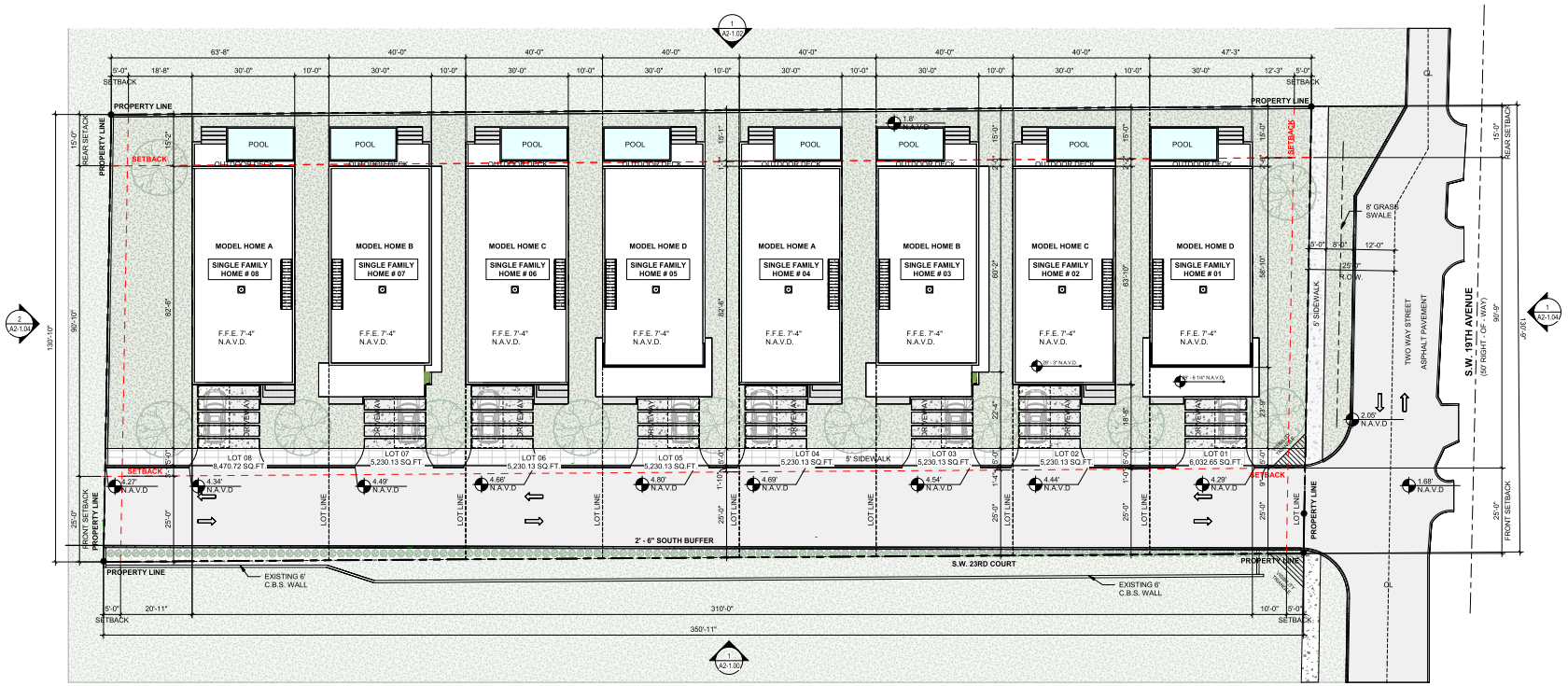
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AR94011

SHEET No.:

G-6

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



1 SITE PLAN

SCALE 1/16" = 1'-0"

PROJECT, ADDRESS AND OWNER:

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LANDSCAPE ARCHITECT:

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P. Works		
Fire Prev.		
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Zoning		
Building		
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Electrical		
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Mech.		
S. Waste		

REVISIONS:

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PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

SITE PLAN

SCALE: 1/16" = 1'-0"

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

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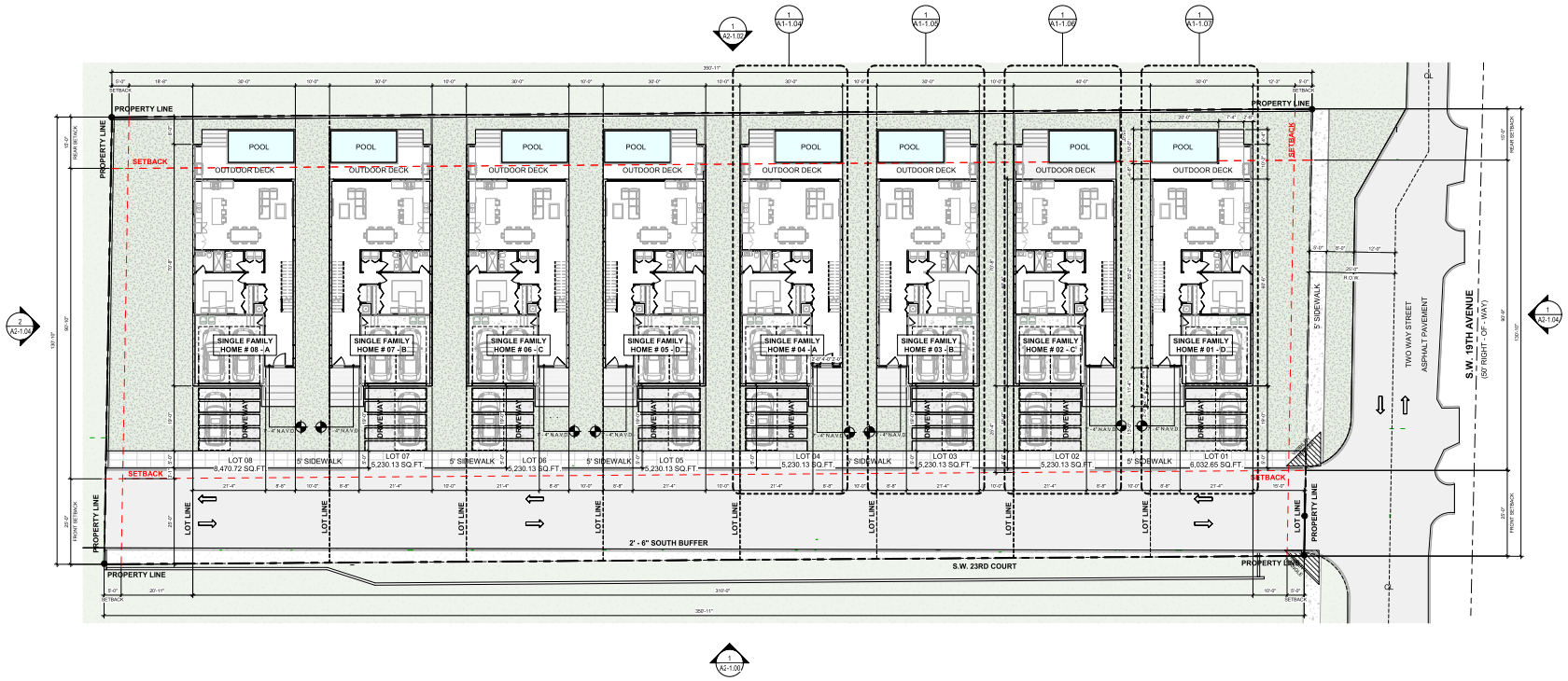
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AR94011

SHEET No.:

A1-1.00

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



WALL LEGEND	NOTES
1 TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.	- NEW CONSTRUCTION OF TWO STORY RESIDENTIAL DEVELOPMENT
2 EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.	
3 TYPICAL 4" INTERIOR PARTITION NON-RATED.	
4 REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.	
5 UNIT DEMISING PARTITION 1 HR FIRE RATED.	
SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS	

1 LEVEL 01 LAYOUT PLAN

SCALE 1/16" = 1'-0"

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Fire Prev.		
Planning		
Zoning		
Building		
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Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

LEVEL 01 LAYOUT FLOOR PLAN

SCALE: N.T.S.

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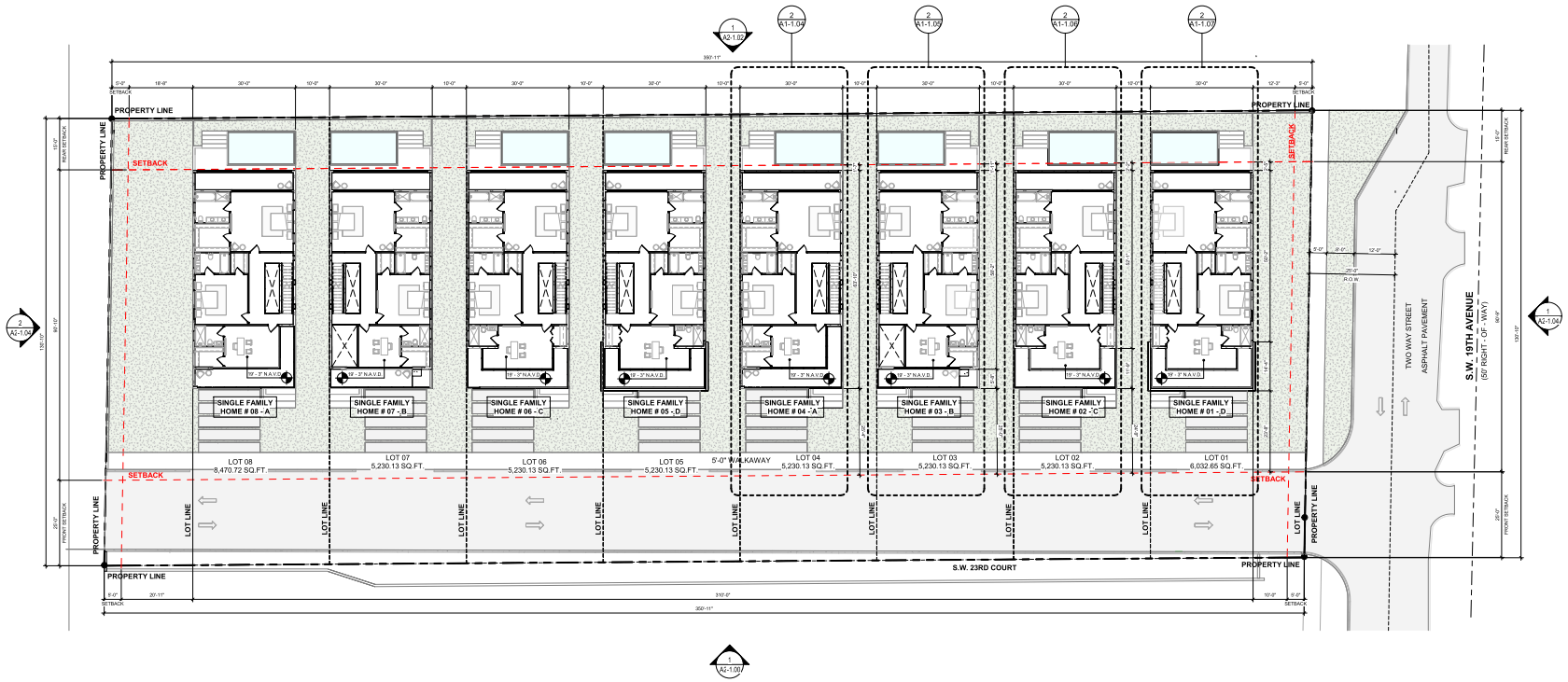
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SHEET No.:

A1-1.01

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WALL LEGEND

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2. EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
3. TYPICAL 4" INTERIOR PARTITION NON-RATED.
4. REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
5. UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

NOTES

- NEW CONSTRUCTION OF TWO STORY RESIDENTIAL DEVELOPMENT

1 LEVEL 02 LAYOUT PLAN

SCALE 1/16" = 1'-0"

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

LEVEL 02 LAYOUT FLOOR PLAN

SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

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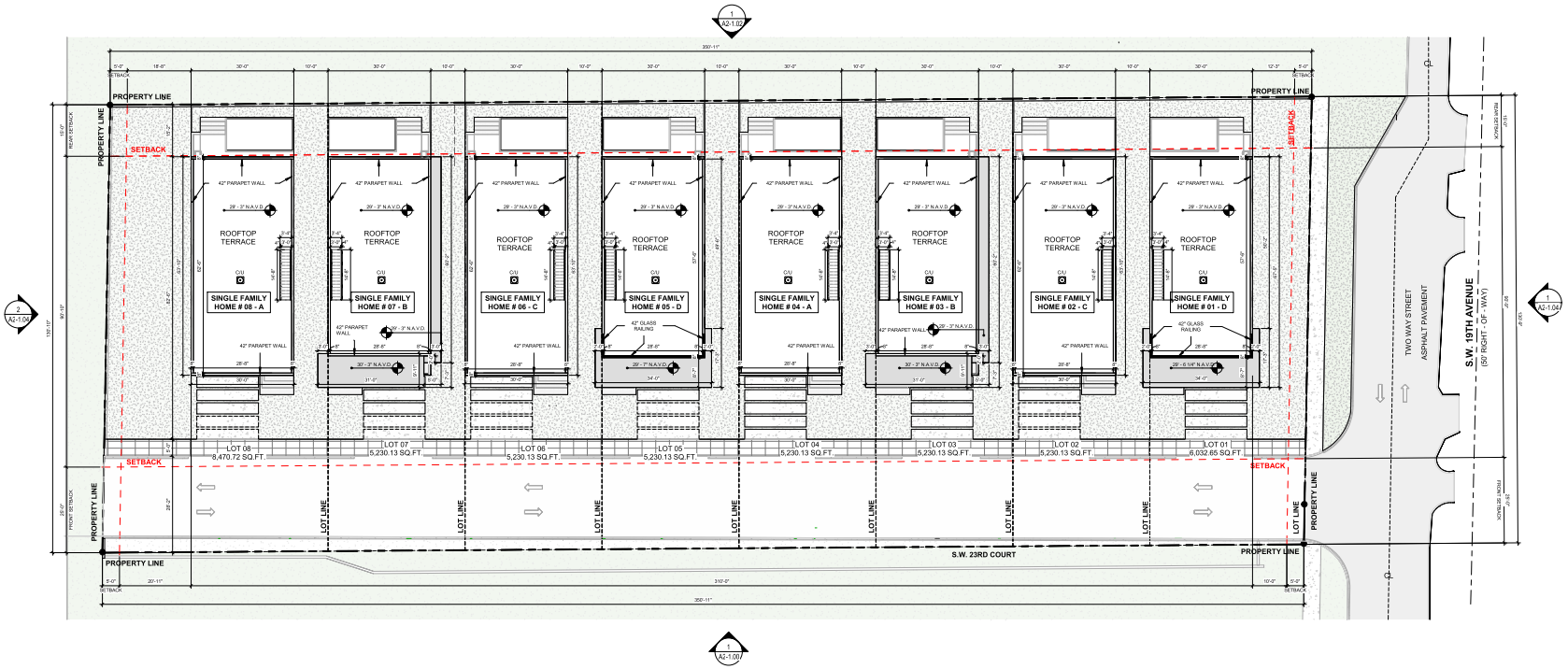
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AR94011

SHEET No.:

A1-1.02

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



WALL LEGEND	
1	TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
2	EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
3	TYPICAL 4" INTERIOR PARTITION NON-RATED.
4	REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
5	UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

NOTES

- NEW CONSTRUCTION OF TWO STORY RESIDENTIAL DEVELOPMENT

1 ROOF PLAN

SCALE 1/16" = 1'-0"

PROJECT, ADDRESS AND OWNER:

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

ROOF LAYOUT FLOOR PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

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REGISTERED ARCHITECT STATE OF FLORIDA

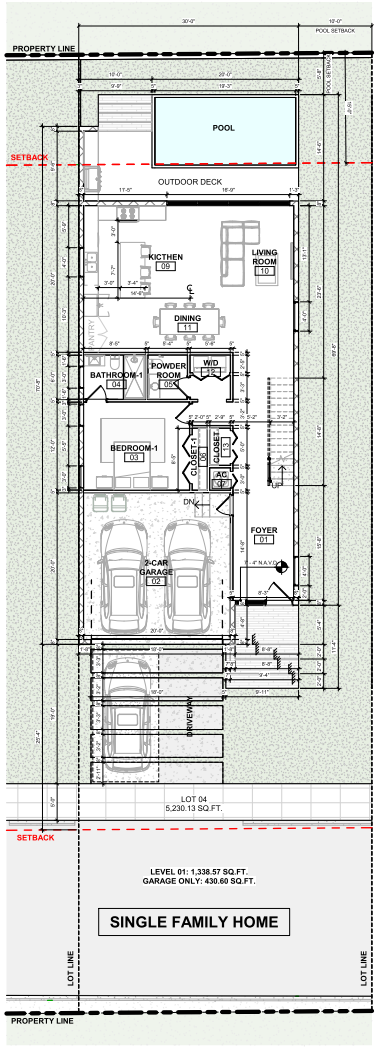
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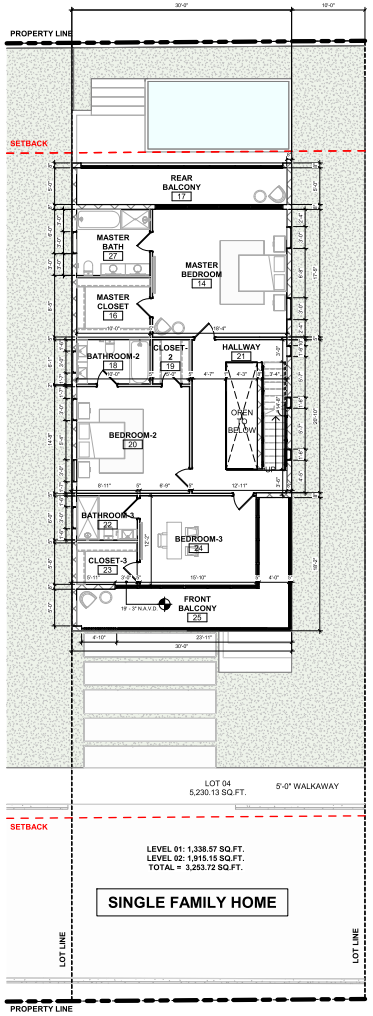
A1-1.03

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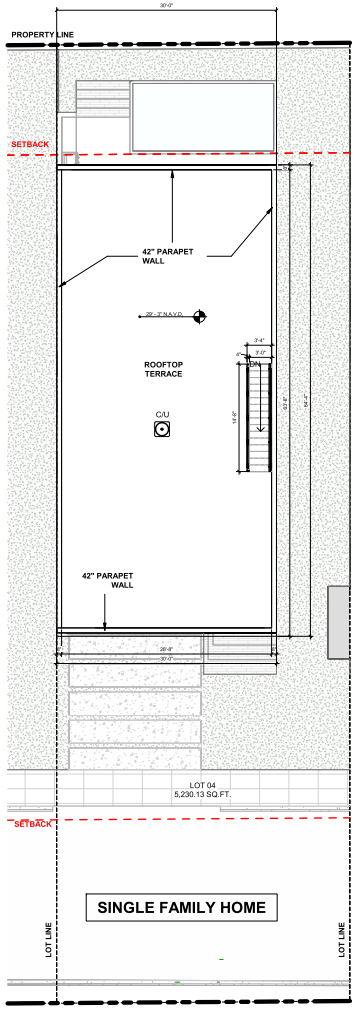
1 LEVEL 01 LAYOUT PLAN - OPTION A

SCALE 1/8" = 1'-0"



2 LEVEL 02 LAYOUT PLAN - OPTION A

SCALE 1/8" = 1'-0"



3 ROOF LAYOUT PLAN - OPTION A

SCALE 1/8" = 1'-0"

CONSTRUCTION NOTES

1. REFER TO DRAWINGS G-2 ADDITIONAL NOTES AND SPECIFICATIONS.

2. GENERAL CONTRACTOR SHALL VISIT THE JOBSITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE GENERAL SCOPE OT WORK. ANY EXISTING ITEMS AND/OR CONDITIONS NOT SHOWN ON THESE DRAWINGS OR THOSE THAT FOLLOW, AND/OR ARE INFERABLE AND NECESSARY TO BE REMOVED OR MODIFIED, SHALL BE DONE SO WITHOUT ANY ADDITIONAL TIME AND/OR EXPENSE TO THIS CONTRACT.

3.ANY DISCREPANCY IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT, FAILURE TO DO SO MAY RESULT IN REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENTS.

4. DO NOT SCALE THE DRAWING, USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE, ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS.

5. GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS.

6. ALL WORK SHALL BE EXECUTED IN A CLASS 'A' MANNER AND SHALL NOT BE SIGNED OFF UNTIL ACCEPTABLE TO OWNER.

7. ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF WORK, CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR THE FABRICATION OF ANY WORK, CONTRACTOR SHALL BE RESPONSABLE FOR CORRECTING SAME AT HIS OWN EXPENSE.

8. ALL SUB CONTRACTORS PERFORMING WORK IN THIS BUILDING SHALL APPLY FOR THE "RULES AND REGULATIONS FOR TENANT ALTERATIONS" WITH THE BUILDING MANAGER'S OFFICE AND CONFORM ACCORDINGLY.

9. ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.

10. CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC. SYSTEMS FOR WORK ACCESS AND MAINTENANCE

11. NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD TO BE 5/8" THK, TYPE 'X', UNLESS OTHERWISE NOTED. GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.

12. ALL THERMAFIBER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THK FOR 2 1/2" STUDS, 4" THK FOR 3 5/8" & 4" STUDS AND 6" THK FOR 6" STUDS UNLESS OTHERWISE NOTED.

13. ALL CEILINGS SEPARATING RETAIL SPACE FROM TENANT ABOVE SHALL BE ONE HOUR FIRE RATED AND PATCHED SMOOTH TO RECEIVE NEW FINISHES, REFER TO REFLECTED CEILING PLAN FOR GWD CEILINGS, AND REFER TO FINISH PLAN FOR FINISH SPECIFICATIONS.

14. GENERAL CONTRACTOR TO SUPPLY SPECIFIED FIRE EXTINGUISHERS, LOCATION OF EXTINGUISHERS AS REQUIRED BY LOCAL AUTHORITY.

15. FILL AND SEAL ALL EXISTING CORE DRILLED HOLES LEFT UNUSED IN THE FLOOR SLAB AND CEILING SLAB.

16. PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW WORK DAMAGED BY CONSTRUCTION.

17. LAMINATE AND OR PLASTER ALL EXISTING EXPOSED CORE WALLS AND PERIMETER COLUMNS AND WALL SURFACES WHICH ARE DAMAGE OR MISSING WITH ONE NEW LAYER OF GYPSUM BOARD SHIM AS REQUIRED.

18. FIRESTOP AND FIRESAFE ALL EXISTING DEMISING PARTITIONS, CORE WALLS, ETC. AS REQUIRED BY BUILDING DEPARTMENT RULES AND REGULATIONS.

19. THE CONTRACTOR IS RESPONSABLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES, TO INCLUDE, BUT NOT LIMITED TO, FLOORS, MILLWORK, FIXTURES, ETC., FOLLOWING THE INSTALLATION OF MILLWORK, TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.

20. CONTRACTOR TO REBUILD ANY PERIMETER WALLS AS TIGHT AS POSSIBLE TO ANY EXISTING PLUMBING RISERS, PLASTERS OR LAMINATE WITH 5/8" GYPSUM BOARD.

21. ALL METAL STUDS SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE.

22. GENERAL CONTRACTOR SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE.

23. G.C TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP. BRD, WALLS, WITH MILLWORK, G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUANCY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS. SEE MILLWORK SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.

WALL LEGEND

1. TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
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5. UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

NOTES

- NEW CONSTRUCTION OF TWO STORY RESIDENTIAL DEVELOPMENT

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Fire Prev.		
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S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

ENLARGED FLOOR PLANS - OPTION A

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

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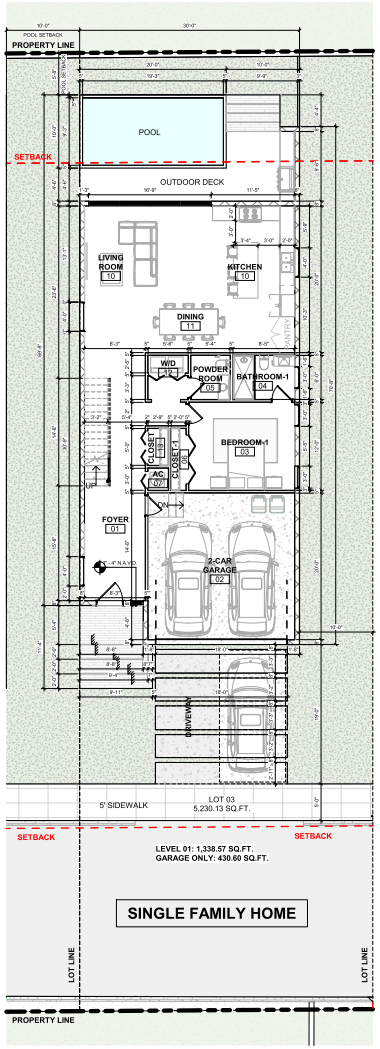
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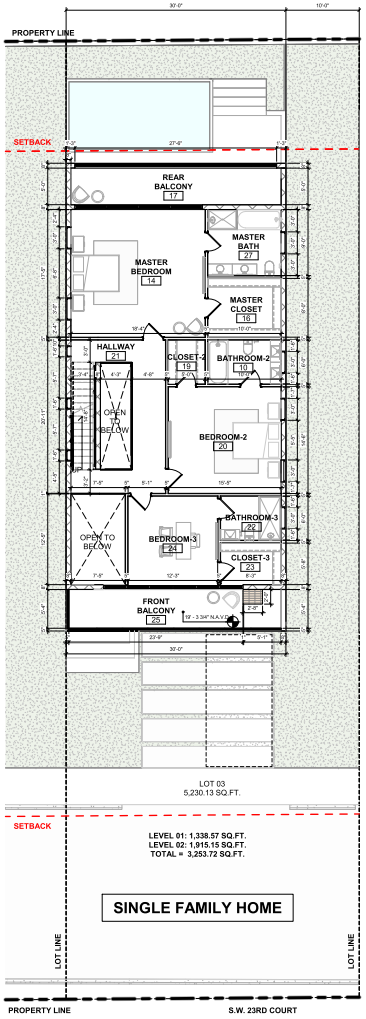
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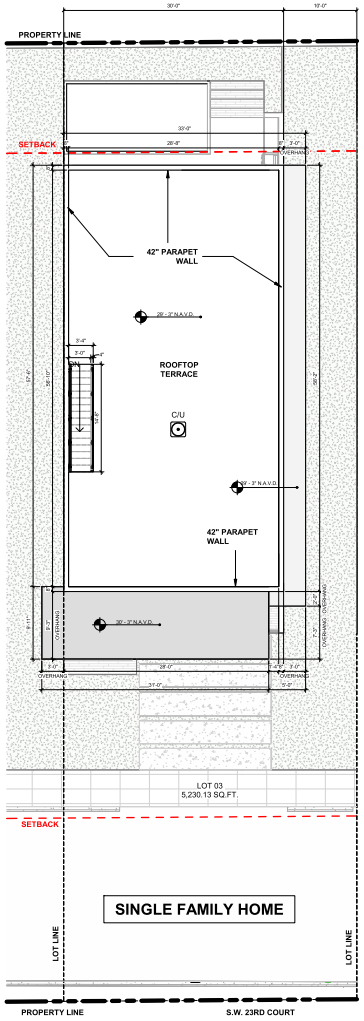
1 LEVEL 01 LAYOUT PLAN - OPTION B

SCALE 1/8" = 1'-0"



2 LEVEL 02 LAYOUT PLAN - OPTION B

SCALE 1/8" = 1'-0"



3 ROOF LAYOUT PLAN - OPTION B

SCALE 1/8" = 1'-0"

CONSTRUCTION NOTES

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9. ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.

10. CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC. SYSTEMS FOR WORK ACCESS AND MAINTENANCE

11. NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD TO BE 5/8" THK, TYPE 'X', UNLESS OTHERWISE NOTED. GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.

12. ALL THERMAFIBER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THK FOR 2 1/2" STUDS, 4" THK FOR 3 5/8" & 4" STUDS AND 6" THK FOR 6" STUDS UNLESS OTHERWISE NOTED.

13. ALL CEILINGS SEPARATING RETAIL SPACE FROM TENANT ABOVE SHALL BE ONE HOUR FIRE RATED AND PATCHED SMOOTH TO RECEIVE NEW FINISHES, REFER TO REFLECTED CEILING PLAN FOR GWD CEILINGS, AND REFER TO FINISH PLAN FOR FINISH SPECIFICATIONS.

14. GENERAL CONTRACTOR TO SUPPLY SPECIFIED FIRE EXTINGUISHERS, LOCATION OF EXTINGUISHERS AS REQUIRED BY LOCAL AUTHORITY.

15. FILL AND SEAL ALL EXISTING CORE DRILLED HOLES LEFT UNUSED IN THE FLOOR SLAB AND CEILING SLAB.

16. PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW WORK DAMAGED BY CONSTRUCTION.

17. LAMINATE AND OR PLASTER ALL EXISTING EXPOSED CORE WALLS AND PERIMETER COLUMNS AND WALL SURFACES WHICH ARE DAMAGE OR MISSING WITH ONE NEW LAYER OF GYPSUM BOARD SHIM AS REQUIRED.

18. FIRESTOP AND FIRESAFE ALL EXISTING DEMISING PARTITIONS, CORE WALLS, ETC. AS REQUIRED BY BUILDING DEPARTMENT RULES AND REGULATIONS.

19. THE CONTRACTOR IS RESPONSABLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES, TO INCLUDE, BUT NOT LIMITED TO, FLOORS, MILLWORK, FIXTURES, ETC., FOLLOWING THE INSTALLATION OF MILLWORK, TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.

20. CONTRACTOR TO REBUILD ANY PERIMETER WALLS AS TIGHT AS POSSIBLE TO ANY EXISTING PLUMBING RISERS, PLASTERS OR LAMINATE WITH 5/8" GYPSUM BOARD.

21. ALL METAL STUDS SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE.

22. GENERAL CONTRACTOR SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE.

23. G.C TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP, BRD, WALLS, WITH MILLWORK, G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUANCY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS. SEE MILLWORK SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.

WALL LEGEND

1. TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
2. EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
3. TYPICAL 4" INTERIOR PARTITION NON-RATED.
4. REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
5. UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

NOTES

- NEW CONSTRUCTION OF TWO STORY RESIDENTIAL DEVELOPMENT

PROJECT, ADDRESS AND OWNER:

THE PALMS @ RIVER OAKS

2323 SW 19TH AVENUE - FORT LAUDERDALE, FL | 33315

OWNER

THE PALMS AT RIVER OAKS LLC

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ARCHITECT:

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w www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

ENLARGED FLOOR PLANS - OPTION B

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

REGISTERED ARCHITECT STATE OF FLORIDA

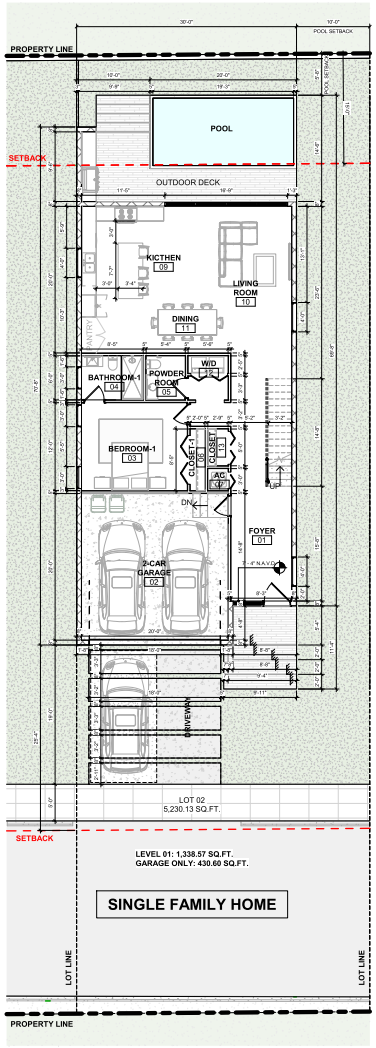
SIGNATURE:

ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

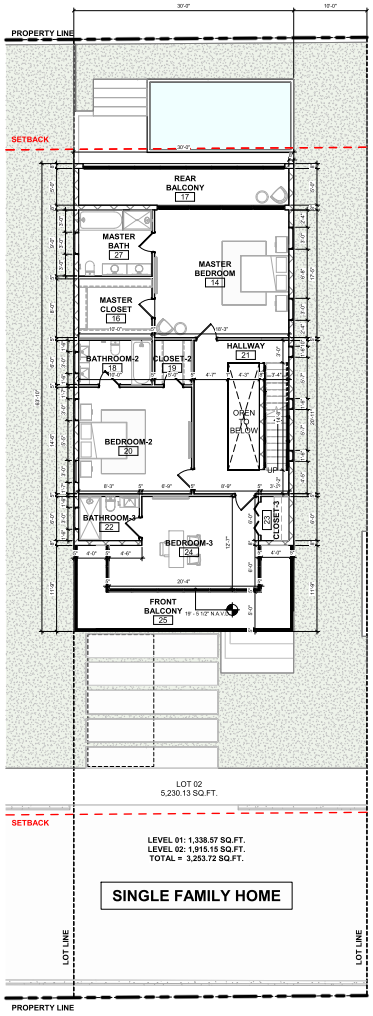
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ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



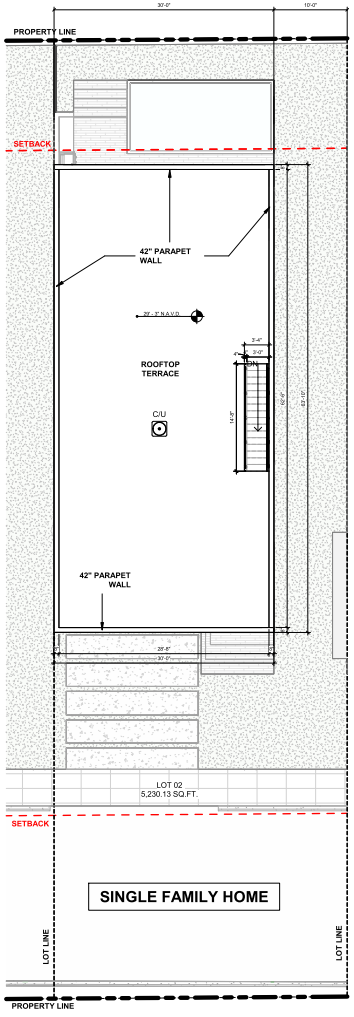
1 LEVEL 01 LAYOUT PLAN - OPTION C

SCALE 1/8" = 1'-0"



2 LEVEL 02 LAYOUT PLAN - OPTION C

SCALE 1/8" = 1'-0"



3 ROOF LAYOUT PLAN - OPTION C

SCALE 1/8" = 1'-0"

CONSTRUCTION NOTES

1. REFER TO DRAWINGS G-2 ADDITIONAL NOTES AND SPECIFICATIONS.

2. GENERAL CONTRACTOR SHALL VISIT THE JOBSITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE GENERAL SCOPE OT WORK. ANY EXISTING ITEMS AND/OR CONDITIONS NOT SHOWN ON THESE DRAWINGS OR THOSE THAT FOLLOW, AND/OR ARE INFERABLE AND NECESSARY TO BE REMOVED OR MODIFIED, SHALL BE DONE SO WITHOUT ANY ADDITIONAL TIME AND/OR EXPENSE TO THIS CONTRACT.

3.ANY DISCREPANCY IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT, FAILURE TO DO SO MAY RESULT IN REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENTS.

4. DO NOT SCALE THE DRAWING, USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE, ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS.

5. GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS.

6. ALL WORK SHALL BE EXECUTED IN A CLASS 'A' MANNER AND SHALL NOT BE SIGNED OFF UNTIL ACCEPTABLE TO OWNER.

7. ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF WORK, CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR THE FABRICATION OF ANY WORK, CONTRACTOR SHALL BE RESPONSABLE FOR CORRECTING SAME AT HIS OWN EXPENSE.

8. ALL SUB CONTRACTORS PERFORMING WORK IN THIS BUILDING SHALL APPLY FOR THE "RULES AND REGULATIONS FOR TENANT ALTERATIONS" WITH THE BUILDING MANAGER'S OFFICE AND CONFORM ACCORDINGLY.

9. ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.

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13. ALL CEILINGS SEPARATING RETAIL SPACE FROM TENANT ABOVE SHALL BE ONE HOUR FIRE RATED AND PATCHED SMOOTH TO RECEIVE NEW FINISHES, REFER TO REFLECTED CEILING PLAN FOR GWD CEILINGS, AND REFER TO FINISH PLAN FOR FINISH SPECIFICATIONS.

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WALL LEGEND

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3. TYPICAL 4" INTERIOR PARTITION NON-RATED.
4. REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
5. UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

NOTES

- NEW CONSTRUCTION OF TWO STORY RESIDENTIAL DEVELOPMENT

PROJECT, ADDRESS AND OWNER:

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OWNER

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

ENLARGED FLOOR PLANS - OPTION C

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

REGISTERED ARCHITECT STATE OF FLORIDA

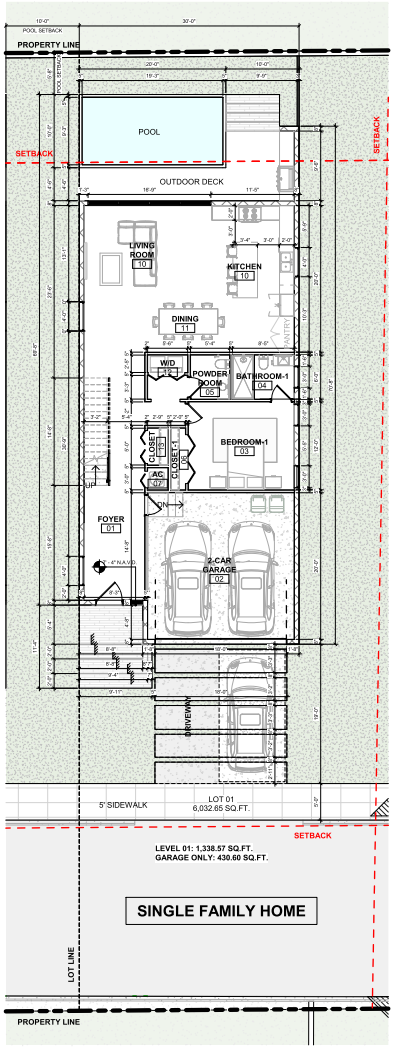
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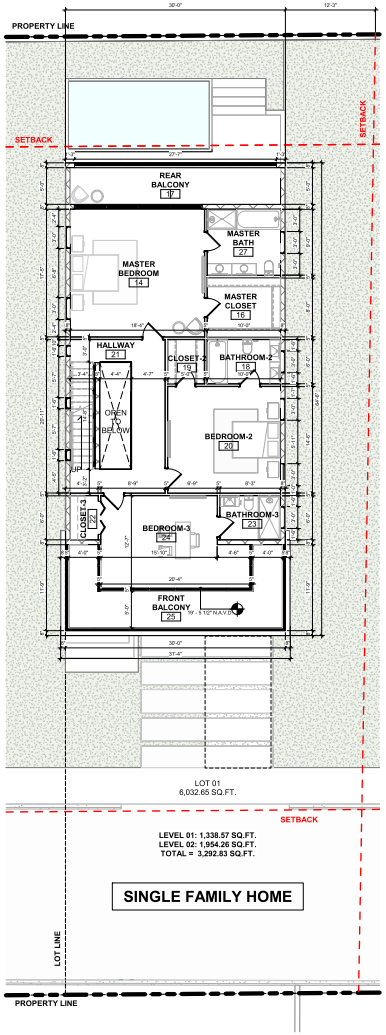
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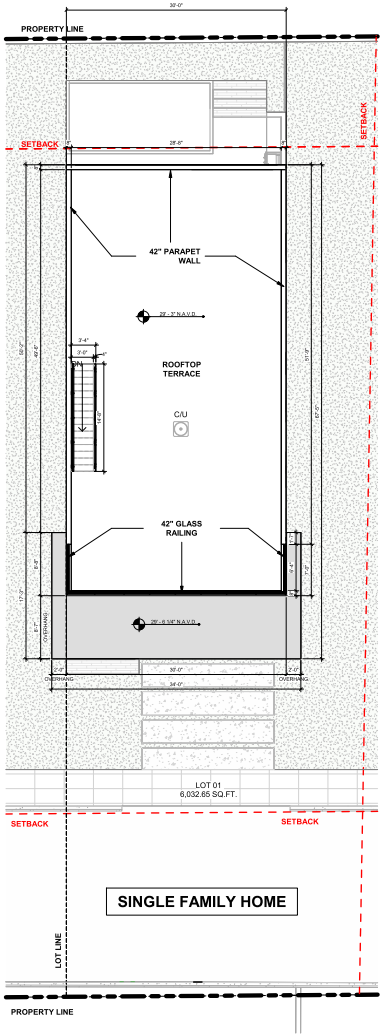
1 LEVEL 01 LAYOUT PLAN - OPTION D

SCALE 1/8" = 1'-0"



2 LEVEL 02 LAYOUT PLAN - OPTION D

SCALE 1/8" = 1'-0"



3 ROOF LAYOUT PLAN - OPTION D

SCALE 1/8" = 1'-0"

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3. TYPICAL 4" INTERIOR PARTITION NON-RATED.
4. REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
5. UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

NOTES

- NEW CONSTRUCTION OF TWO STORY RESIDENTIAL DEVELOPMENT

PROJECT, ADDRESS AND OWNER:

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OWNER

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

ENLARGED FLOOR PLANS - OPTION D

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

REGISTERED ARCHITECT STATE OF FLORIDA

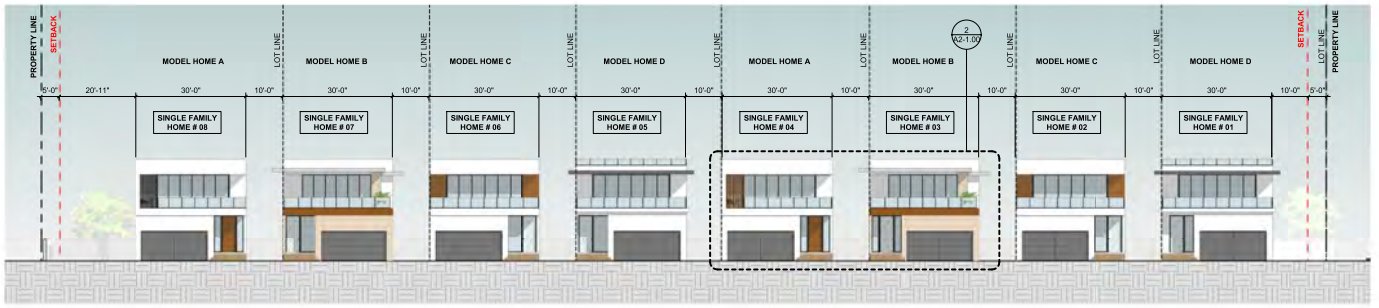
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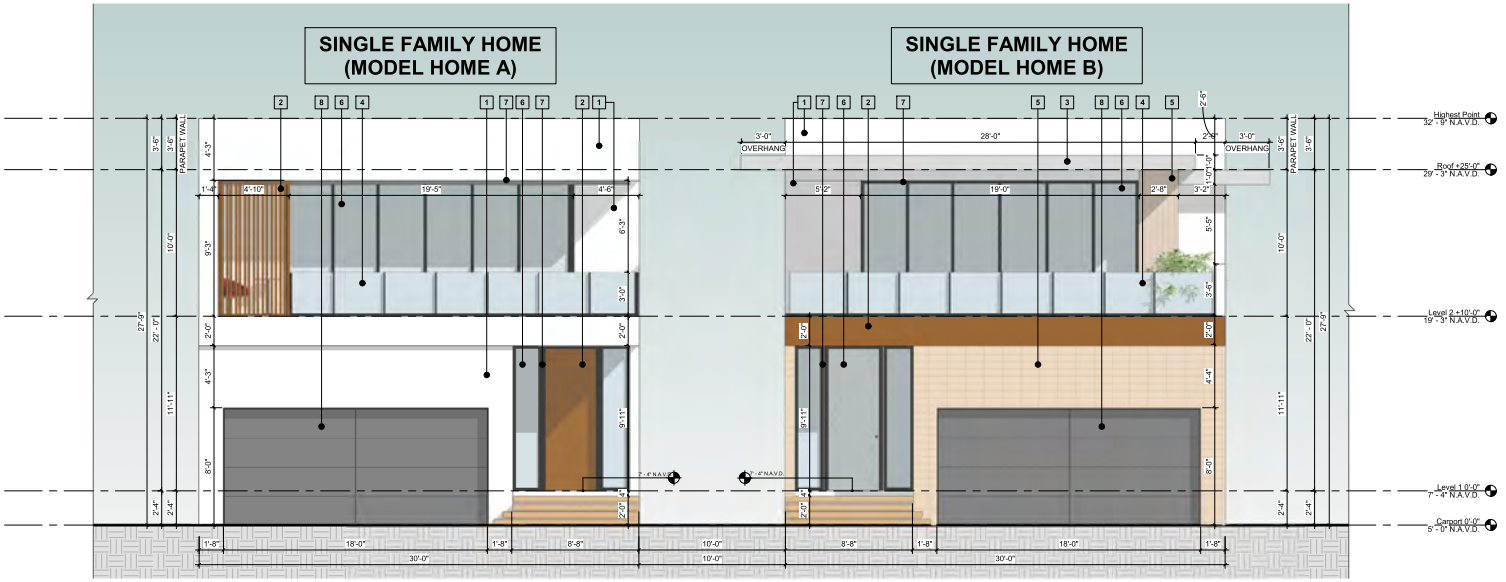
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1 SOUTH ELEVATION 1

SCALE 1/16" = 1'-0"



2 ENLARGED SOUTH ELEVATION - OPTION A & B

SCALE 1/4" = 1'-0"

MATERIAL LEGEND

	1 WHITE STUCCO SMOOTH FINISH		4 GLASS RAILING		7 ALUMINUM FRAMING - BLACK
	2 SOLID WOOD TEXTURE		5 LIGHT BEIGE CORAL STONE		8 GARAGE DOOR - PAINTED, GRAY
	3 GRAY ROOF OVERHANG		6 LAMINATED GLASS		

ELEVATION LEGEND AND NOTES

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A.V.D

1. 0'-0" = 5'-0" N.A.V.D.
2. ALL SHOP DRAWINGS REQUIRE APROVAL OF CITY OF FORT LAUDERDALE.
3. REFER TO SHEET A-6.00 FOR WALL SECTION SPECIFICATIONS.
4. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT MATERIAL

PROJECT, ADDRESS AND OWNER:

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

SOUTH ELEVATIONS 1

SCALE: As indicated

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SIGNATURE:

ARTURO G. GRIEGO, AIA
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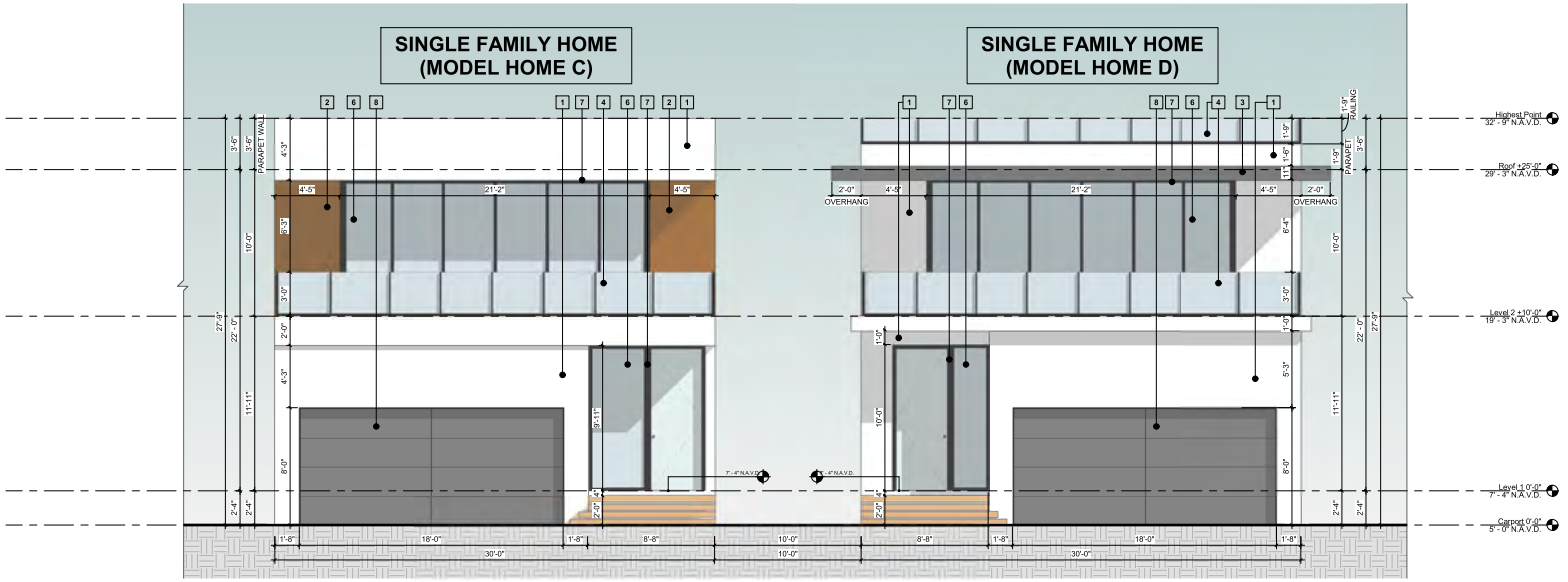
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1 SOUTH ELEVATION 2

SCALE 1/16" = 1'-0"



2 ENLARGED SOUTH ELEVATION - OPTION C & D

SCALE 1/4" = 1'-0"

MATERIAL LEGEND

	1 WHITE STUCCO SMOOTH FINISH		4 GLASS RAILING		7 ALUMINUM FRAMING - BLACK
	2 SOLID WOOD TEXTURE		5 LIGHT BEIGE CORAL STONE		8 GARAGE DOOR - PAINTED, GRAY
	3 GRAY ROOF OVERHANG		6 LAMINATED GLASS		

ELEVATION LEGEND AND NOTES

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A.V.D

1. 0'-0" = 5'-0" N.A.V.D.
2. ALL SHOP DRAWINGS REQUIRE APROVAL OF CITY OF FORT LAUDERDALE.
3. REFER TO SHEET A-6.00 FOR WALL SECTION SPECIFICATIONS.
4. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT MATERIAL

PROJECT, ADDRESS AND OWNER:

THE PALMS @ RIVER OAKS

2323 SW 19TH AVENUE - FORT LAUDERDALE, FL | 33315

OWNER

THE PALMS AT RIVER OAKS LLC

19802 SW 129 AVE MIAMI, FL 33177

ARCHITECT:

G3aec
975 Arthur Godfrey rd. suite 600
miami beach florida 33140
t 305 763 8471 e admin@g3aec.com
w www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

SOUTH ELEVATIONS 2

SCALE: As indicated

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SEAL:

REGISTERED ARCHITECT STATE OF FLORIDA

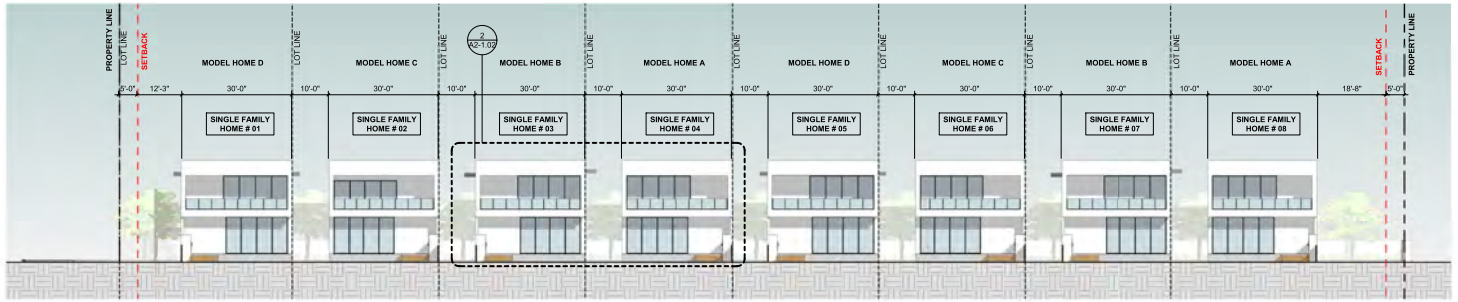
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AR94011

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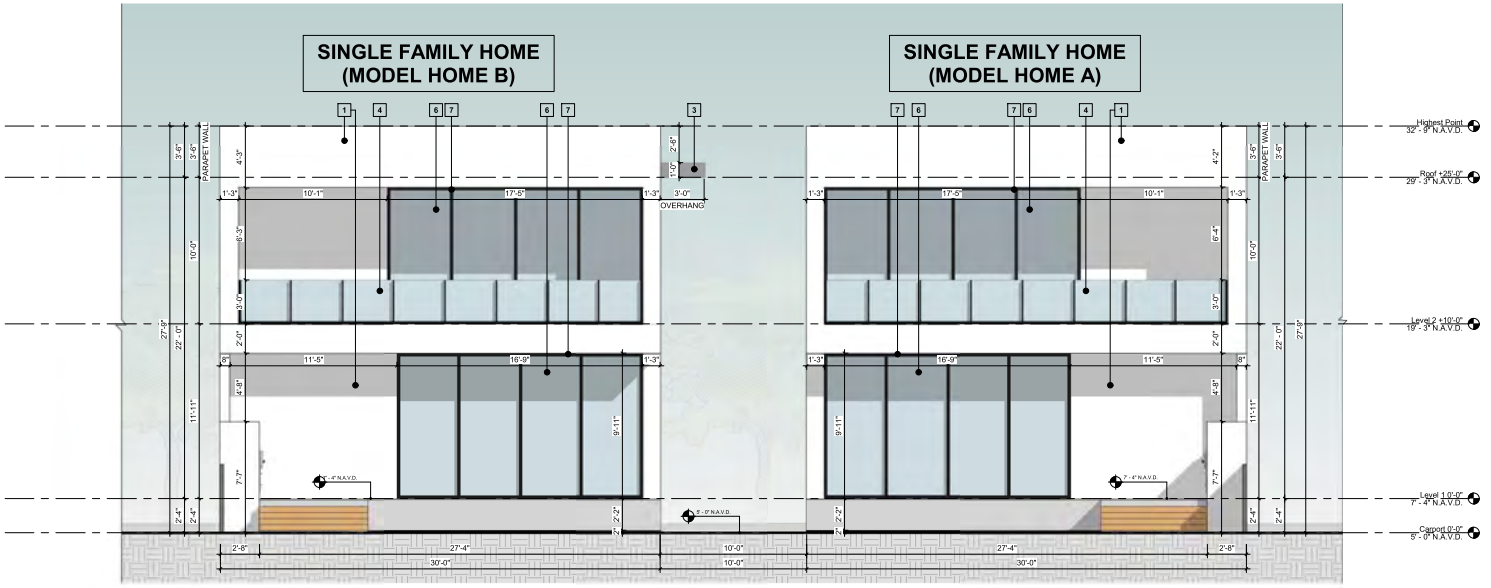
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ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



1 NORTH ELEVATION 1

SCALE 1/16" = 1'-0"



2 ENLARGED NORTH ELEVATION - OPTION A & B

SCALE 1/4" = 1'-0"

MATERIAL LEGEND

	1 WHITE STUCCO SMOOTH FINISH		4 GLASS RAILING		7 ALUMINUM FRAMING - BLACK
	2 SOLID WOOD TEXTURE		5 LIGHT BEIGE CORAL STONE		8 GARAGE DOOR - PAINTED, GRAY
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MEP:

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	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

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ISSUE DATE: 08/20/2026
REVISIONS:

NORTH ELEVATIONS 1

SCALE: As indicated

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SEAL:

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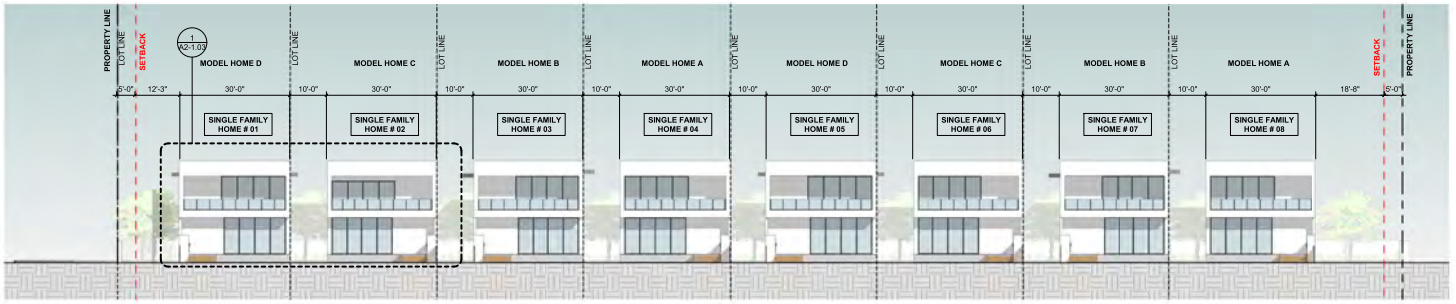
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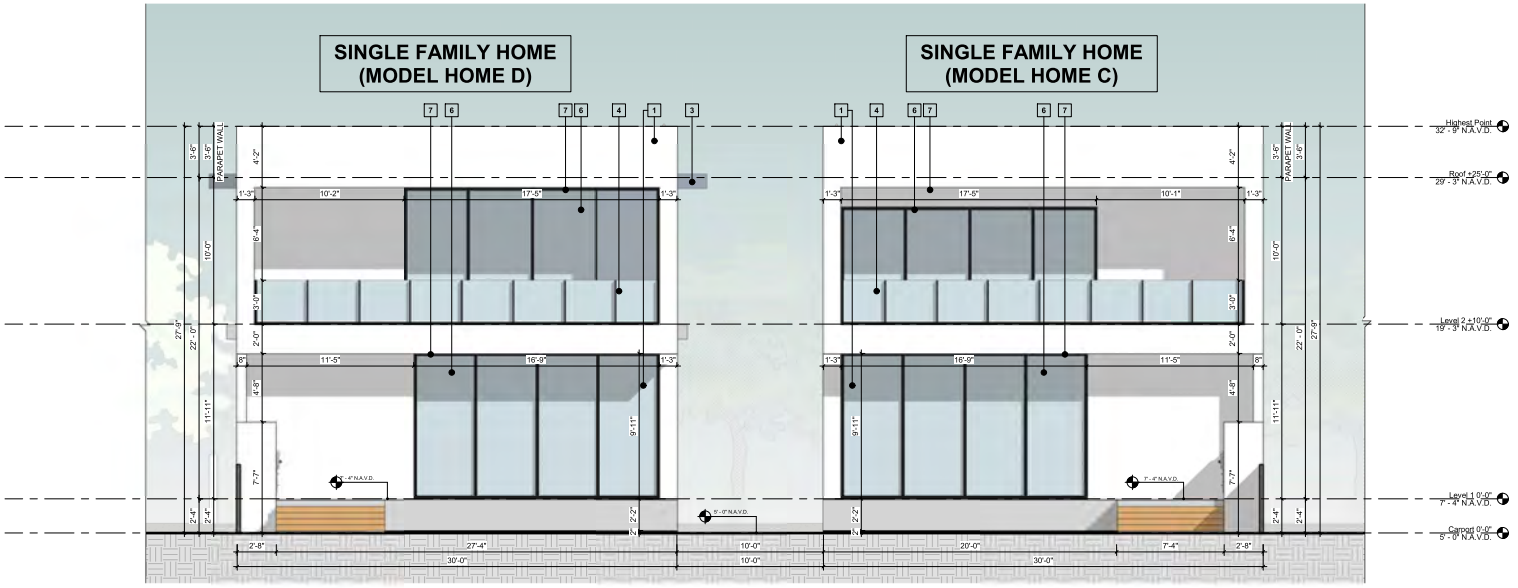
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ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



2 NORTH ELEVATION 2

SCALE 1/16" = 1'-0"



1 ENLARGED NORTH ELEVATION - OPTION C & D

SCALE 1/4" = 1'-0"

MATERIAL LEGEND

	1 WHITE STUCCO SMOOTH FINISH		4 GLASS RAILING		7 ALUMINUM FRAMING - BLACK
	2 SOLID WOOD TEXTURE		5 LIGHT BEIGE CORAL STONE		8 GARAGE DOOR - PAINTED, GRAY
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MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
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NORTH ELEVATIONS 2

SCALE: As indicated

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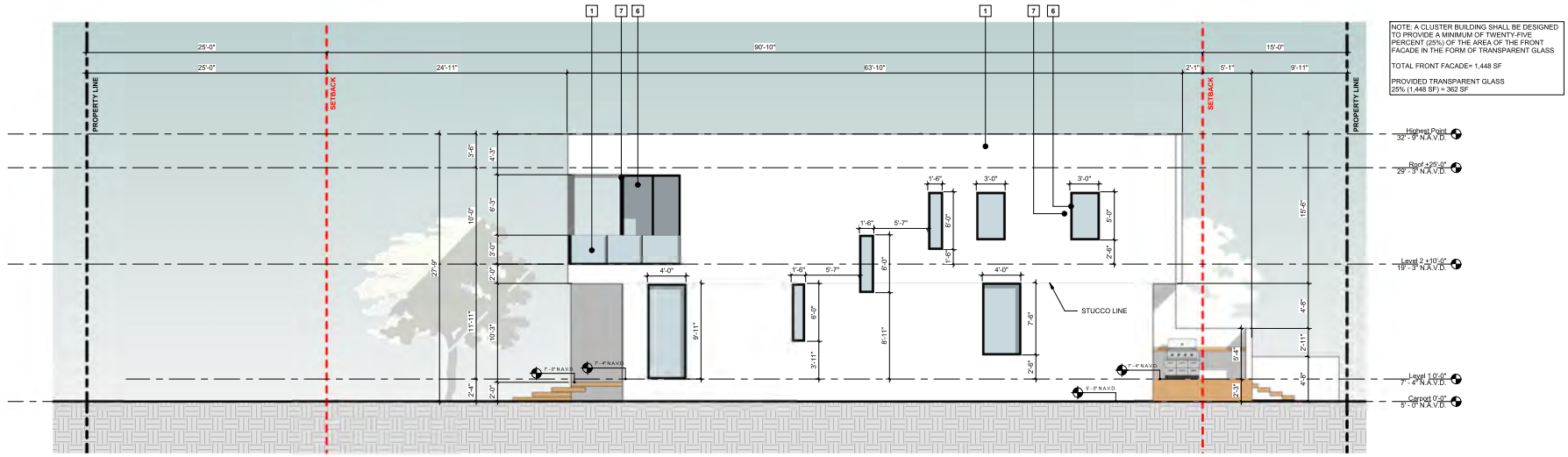
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A2-1.03

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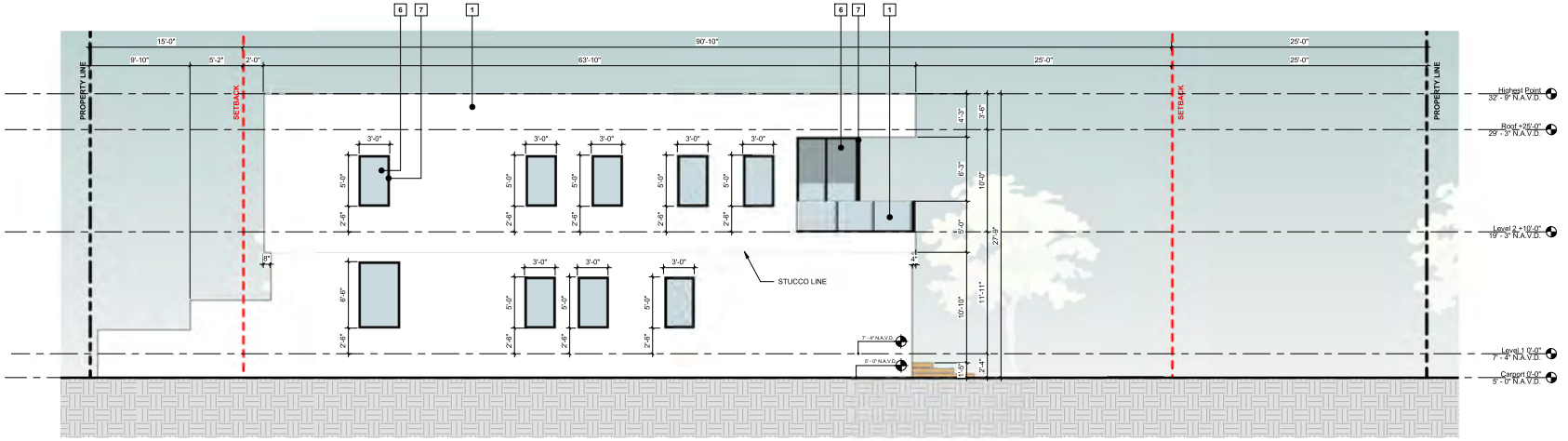
NOTE: A CLUSTER BUILDING SHALL BE DESIGNED TO PROVIDE A MINIMUM OF TWENTY-FIVE PERCENT (25%) OF THE AREA OF THE FRONT FACADE IN THE FORM OF TRANSPARENT GLASS

TOTAL FRONT FACADE= 1,448 SF

PROVIDED TRANSPARENT GLASS
25% (1,448 SF) = 362 SF

1 TYP. UNIT - EAST ELEVATION

SCALE 3/16" = 1'-0"



2 TYP. UNIT - WEST ELEVATION

SCALE 3/16" = 1'-0"

MATERIAL LEGEND

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	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
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Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

TYP. UNIT - EAST & WEST ELEVATIONS

SCALE: As indicated

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SIGNATURE:

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AR94011

SHEET No.:

A2-1.04

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1 FRONT PERSPECTIVE - TYP. LAYOUT

SCALE



2 REAR PERSPECTIVE - TYP. LAYOUT

SCALE

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MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zoning		
Building		
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

PERSPECTIVES

SCALE:

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

REGISTERED ARCHITECT STATE OF FLORIDA

SIGNATURE:

ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

A2-2.00

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PROJECT, ADDRESS AND OWNER:

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OWNER

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1852 SW 129 AVE MIAMI, FL 33177

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		__/__/__
Fire Prev.		__/__/__
Planning		__/__/__
Zoning		__/__/__
Building		__/__/__
Structural		__/__/__
Electrical		__/__/__
Plumbing		__/__/__
Mech.		__/__/__
S. Waste		__/__/__

REVISIONS:

DRC SET

PROJECT No.: 2601
ISSUE DATE: 08/20/2026
REVISIONS:

RENDER - OPTIONS A, B, C & D

SCALE:

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SEAL:

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SIGNATURE:

ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

A2-2.01

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

EXISTING TREE SYMBOL LEGEND

- EXISTING PALM TO REMAIN
SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD

- EXISTING PALM TO BE REMOVED
REMOVE ENTIRE ROOT SYSTEMS AND FILL/LIGHTLY COMPACT/GRADE WITH SUITABLE SOIL

- EXISTING PALM TO BE RELOCATED
SEE RELOCATION SPECS AND RE-ESTABLISHMENT THIS SHEET

- EXISTING TREE TO REMAIN
SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD
SEE TREE PROTECTION BARRIER FENCING DETAIL THIS SHEET AND SHEET L-201

- EXISTING TREE TO BE REMOVED
REMOVE ENTIRE ROOT SYSTEMS AND FILL/LIGHTLY COMPACT/GRADE WITH SUITABLE SOIL
SEE NOTES THIS SHEET

TREE DISPOSITION NOTES & SPECIFICATIONS

1. NOTE: ALL LANDSCAPE REQUIREMENTS ARE IN COMPLIANCE WITH MIAMI-DADE COUNTY LANDSCAPE MANUAL AND SECTION 18a (AND OTHERS BY REFERENCE) CODE OF ORDINANCES. AT TIME OF FINAL APPROVAL, ALL APPLICABLE MIAMI-DADE COUNTY LANDSCAPE CODE REQUIREMENTS SHALL BE MET OR EXCEEDED.
2. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BY CALLING SUNSHINE 811 PRIOR TO ANY DIGGING.
3. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
4. AS PART OF MOBILIZATION AND PRIOR TO DEMOLITION/SITE WORK TREE PROTECTION BARRIER FENCING SHALL BE ERECTED PER LANDSCAPE DETAIL SHEET L-201 AND SHALL REMAIN DURING ENTIRETY OF CONSTRUCTION UNTIL FINAL COMPLETION OF PROJECT.
5. CONTRACTOR SHALL TAKE CARE TO PROTECT EXISTING CONDITIONS TO REMAIN, AND SHALL BEAR ALL DIRECT AND INDIRECT COSTS TO RESTORE IN FULL ANY DAMAGED CONDITIONS AS A RESULT OF THE SCOPE HEREIN.
6. CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, PROTECTION, DISCOVERY, VERIFICATION, CONSULTATION, ETC. THAT MAY BECOME NECESSARY WITH THE WORK ASSOCIATED HEREIN.
7. AS MAY BE REQUIRED, ALL EXISTING MATERIALS TO REMAIN SHALL BE PROVIDED TEMPORARY MAINTENANCE INCLUDING, BUT NOT LIMITED TO; TRIMMING, FERTILIZATION, WATER SCHEDULE, BRACING, RELOCATION, UNFORESEEN CONDITIONS, ETC..
8. FOR ANY VEGETATION REMOVALS, CONTRACTOR SHALL IMMEDIATELY FILL ROOT DEPRESSIONS WITH SUITABLE CLEAN SOIL IN 12" LIFTS, LIGHTLY COMPACTED TO AVOID TOPOGRAPHIC DEPRESSIONS, AND ROUGH GRADE AREAS OF WORK TO PRODUCE A SMOOTH, EVEN SURFACE.
9. CONTRACTOR TO PRUNE SUCKER GROWTH OF GREEN BUTTONWOOD TREES AS PART OF THIS SCOPE OF WORK. ALL PRUNING REQUIRED OF EXISTING TREES TO REMAIN SHALL BE IN STRICT ACCORDANCE WITH ANSI A300 PRUNING STANDARDS.
10. ANY EXISTING PROHIBITED VEGETATION (SUCH AS CASUARINA, BRAZILIAN PEPPER, CARROTWOOD, ETC.) SHALL BE COMPLETELY REMOVED FROM SITE, INCLUDING ROOTS, BRANCHES, TRUNKS, SEEDS, FLOWERS, AND ANYTHING ASSOCIATED WITH EACH SPECIE. ALL INVASIVE EXOTIC MATERIAL AND THEIR PARTS SHALL BE COMPLETELY REMOVED FROM SITE AND PROPERLY DISPOSED OF OFFSITE.
11. EXCEPT FOR TREES SPECIFIED TO REMAIN, ALL EXISTING GROUND VEGETATION WITHIN THE SITE SHALL BE REMOVED AND/OR PERPETUALLY ERADICATED AS PART OF SITE CLEARING. DURING CONSTRUCTION SITE SHALL BE MAINTAINED TO BE VOID OF ANY AND ALL INVASIVE, EXOTIC, AND NUISANCE VEGETATION, AND IN COMPLIANCE WITH MIAMI DADE COUNTY CODE OR ORDINANCES. FINE SURFACE GRADING IN PREPARATION FOR NEW LANDSCAPING, INCLUDING REMOVAL OF DEBRIS/ROCK/DELETERIOUS MATERIALS, SCARIFYING OF SOIL, AND INSTALLATION OF AMENDED PLANTING SOILS SHALL BE INCORPORATED AS PART OF THIS SCOPE BEFORE PLACING A BID. SEE LANDSCAPE DETAILS AND LANDSCAPE PLANTING PLAN FOR MORE INFORMATION RELATING TO PREPARATION OF ALL SOILS PRIOR TO PLANTING MATERIALS INSTALLATION, AND SEE GRADING PLAN FOR FINAL SURFACE GRADE LEVELS. TREE NUMBER 14 TO BE REMOVED. GRIND TRUNK AND ROOTS TO 18" DEPTH AND FILL WITH SUITABLE SOIL TO FINAL GRADE IN LIGHTLY COMPACTED 6" LIFTS TO PREVENT SETTLING.
12. EXISTING TREE SPECIES, SIZES, AND LOCATIONS ARE BASED ON EXISTING CONDITIONS AT THE TIME OF CREATING THIS PLAN.
13. CONTRACTOR SHALL REQUIRE ALL NECESSARY PERMITS TO PERFORM THE WORK HEREIN AND SHALL BE RESPONSIBLE FOR ALL ASSOCIATED FEES AND COSTS.
14. ALL PALMS PROPOSED FOR RELOCATION ARE TO BE ROOT PRUNED AND CARED FOR AS FOLLOWS PRIOR TO, DURING, AND AFTER RELOCATION:

- A MINIMUM OF TWO WEEKS PRIOR TO PREPARATION FOR RELOCATION, ROOT PRUNE ALL PALMS TO BE RELOCATED TO A DEPTH OF 24" BELOW GRADE, CREATING AN 8' DIAMETER CIRCULAR TRENCH (APPROXIMATELY 4' OUT FROM EDGES OF TRUNKS), 12" WIDE, ENCIRCLING THE PALM AND FILL WITH BARK MULCH; KEEP TRENCH CONSISTENTLY MOIST AT ALL TIMES
- AFTER THIS PERIOD OF TIME, TRIM ¾ OF LOWER FRONDS WITH A SHARP, CLEAN TOOL AND TIE FRONDS OF PALMS TO BE RELOCATED
- IN PREPARATION FOR RELOCATION DIG ROOTBALL TO A MINIMUM 36" DEPTH BY 72" DIAMETER, TRIMMING ROOTS WITH A SHARP, CLEAN TOOL. TIGHTLY WRAP IN BIO-DEGRADABLE BURLAP AND SECURE OPEN ENDS TOGETHER FOR SAFE MOVEMENT TO NEW PRE-PREPARED PLANTING PITS
- RELOCATE PALMS TO NEW LOCATIONS PER LANDSCAPE PLANTING PLAN L-200 SO THAT TOPS OF ROOT SYSTEMS/ROOT FLARES ARE APPROXIMATELY 10% ABOVE FINAL GRADES
- BACKFILL WITH ⅔ AMENDED SOIL RATIO BY VOLUME PREMIX COMPRISED OF 50% TOPSOIL AND 50% CLEAN SAND AND BRACE WITH WOOD STAKED BATTONS PER DETAIL ON SHEET L-201
- IMMEDIATELY AFTER PLANTING, WATER DAILY FOR 60 DAYS AT A MINIMUM OF 8 GALLONS PER OCCURRENCE AT A LOW PRESSURE/LOW FLOW RATE; BEYOND 60 DAYS, WATER AT LEAST 3 TIMES PER WEEK FOR THE NEXT 3 MONTHS OR UNTIL SUBSTANTIALLY ACCLIMATED AND ESTABLISHED; WATER ADDITIONALLY IF NEEDED
- IMMEDIATELY INSTALL TREE PROTECTION BARRIER FENCING AROUND NEWLY RELOCATED PALMS PER LANDSCAPE DETAIL AND CALL FOR INSPECTION

NOTE: USE OF A MECHANICAL TREE SPADE IS THE PREFERRED ALTERNATIVE RELOCATION METHOD

15. ALL TREE WORK HEREIN SHALL BE IN FULL COMPLIANCE WITH ALL REGULATORY REQUIREMENTS AND FULL AND STRICT ADHERENCE TO ANSI A300 STANDARDS.

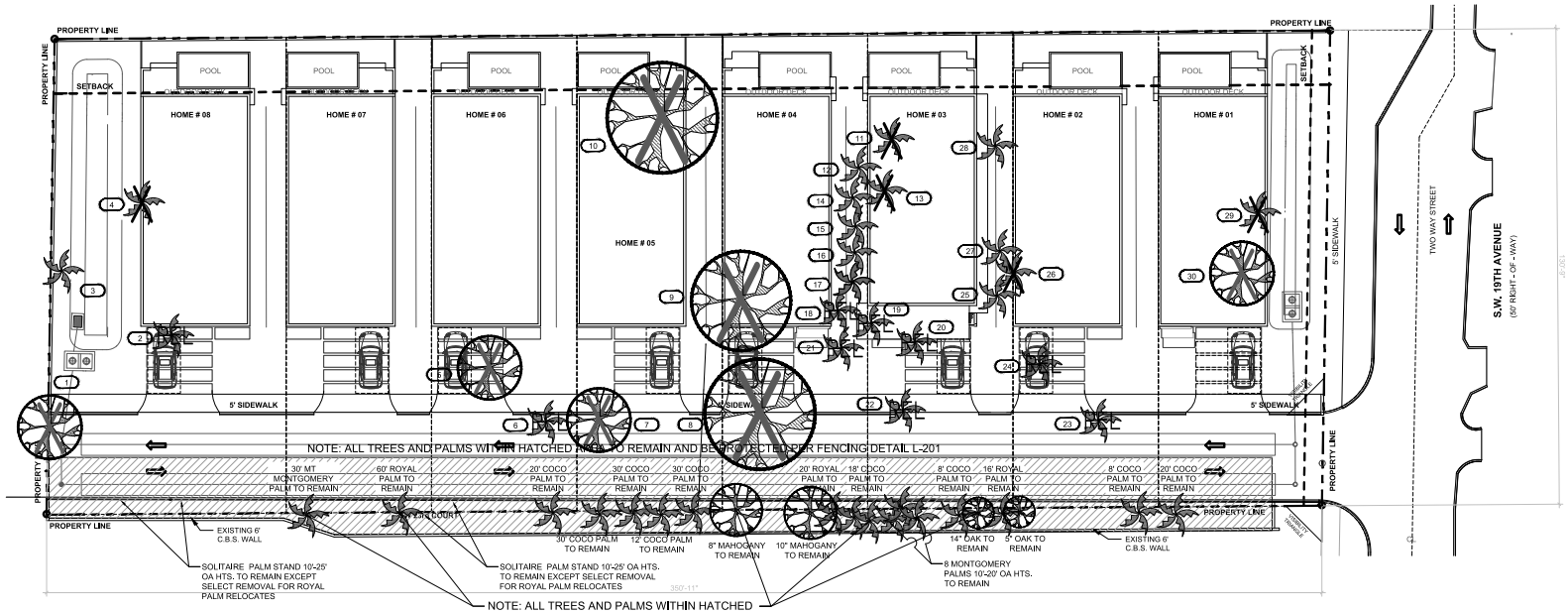
*TREE DISPOSITION CHART

	No.	BOTANICAL NAME	COMMON NAME	DBH	HT. x SPR.	CONDITION	DISPOSITION	MITIGATION REQ'D	CANOPY LOSS
	1	Casuarina equisetifolia	Australian Pine	30"	50' x 28'	50%	REMOVE	NO	N/A
N	2	Roystonea regia	Royal Palm	16"	60' x 18'	65%	RELOCATE	NO	255 SF
N	3	Roystonea regia	Royal Palm	16"	60' x 18'	65%	REMAIN	NO	255 SF
	4	Veitchia montgomeryana	Montgomery Palm	8"	50' x 12'	40%	REMOVE	YES	114 SF
	5	Auraucaria heterophylla	Norfolk Island Pine	24"	45' x 20'	70%	REMOVE	NO	N/A
N	6	Roystonea regia	Royal Palm	7"	60' x 16'	65%	RELOCATE	NO	201 SF
N	7	Swietenia mahagoni	Mahogany	24"	40' x 40'	100%	REMOVE	YES	1,256 SF
	8	Coccoloba uvifera	Seagrape	48"	30' x 50'	100%	REMOVE	YES	1,963 SF
N	9	Quercus virginiana	Live Oak	48"	40' x 55'	100%	REMOVE	YES	2,375 SF
N	10	Quercus virginiana	Live Oak	48"	40' x 55'	100%	REMOVE	YES	2,375 SF
N	11	Roystonea regia	Royal Palm	16"	60' x 16'	60%	REMOVE	YES	201 SF
N	12	Roystonea regia	Royal Palm	16"	60' x 16'	65%	REMAIN	NO	201 SF
	13	Phoenix canariensis	Canary Island Date Palm	17"	35' x 18'	60%	REMAIN	NO	255 SF
N	14	Roystonea regia	Royal Palm	16"	60' x 16'	65%	REMAIN	NO	201 SF
N	15	Roystonea regia	Royal Palm	16"	60' x 16'	65%	REMAIN	NO	201 SF
N	16	Roystonea regia	Royal Palm	16"	60' x 16'	65%	REMAIN	NO	201 SF
N	17	Roystonea regia	Royal Palm	16"	60' x 16'	65%	REMAIN	NO	201 SF
N	18	Roystonea regia	Royal Palm	16"	60' x 16'	65%	RELOCATE	NO	201 SF
N	19	Roystonea regia	Royal Palm	16"	60' x 16'	65%	RELOCATE	NO	201 SF
N	20	Roystonea regia	Royal Palm	16"	60' x 16'	65%	RELOCATE	NO	201 SF
N	21	Roystonea regia	Royal Palm	16"	60' x 16'	65%	RELOCATE	NO	201 SF
N	22	Roystonea regia	Royal Palm	16"	60' x 16'	65%	RELOCATE	NO	201 SF
N	23	Roystonea regia	Royal Palm	16"	60' x 16'	65%	RELOCATE	NO	201 SF
N	24	Roystonea regia	Royal Palm	16"	60' x 16'	65%	RELOCATE	NO	201 SF
N	25	Roystonea regia	Royal Palm	16"	60' x 16'	65%	REMAIN	NO	201 SF
N	26	Roystonea regia	Royal Palm	16"	60' x 16'	65%	REMOVE	YES	201 SF
N	27	Roystonea regia	Royal Palm	16"	60' x 16'	65%	REMAIN	NO	201 SF
N	28	Roystonea regia	Royal Palm	16"	60' x 16'	65%	REMAIN	NO	201 SF
N	29	Roystonea regia	Royal Palm	16"	60' x 16'	65%	REMOVE	YES	201 SF
	30	Terminalia catappa	Tropical Almond	7"	20' x 14'	60%	REMOVE	NO	N/A

TOTAL CANOPY LOSS TO BE MITIGATED = **8,686 SF**
29 CATEGORY 1 TREES (12"HT./2" DBH) OR VALUE THEREOF REQUIRED FOR MITIGATION

NOTE: EXISTING TREES AND PALMS SPECIFIED TO REMAIN IN PLACE OR BE RELOCATED ON SITE AND BE PROTECTED IN PLACE OR IN NEW LOCATIONS DURING ENTIRE MOBILIZATION, DEMOLITION, AND CONSTRUCTION PROCESS, SEE TREE PROTECTION BARRIER FENCING DETAIL SHEET L-201 FOR ALL TREES AND PALMS TO REMAIN AND BE RELOCATED, SEE SHEET L-200 FOR NEW LOCATIONS OF RELOCATED PALMS.

'N' - INDICATES A SPECIES NATIVE TO FLORIDA



TREE DISPOSITION PLAN

SCALE: 1" = 16'-0"

N

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REVISIONS | DATE | BY | No.

PROJECT # 26-104
DATE 08-15-26
SCALE AS NOTED
DESIGNED BY WDB
DRAWN BY WDB
CHECKED BY WDB

THE PALMS AT RIVER OAKS
2323 SW 19th AVE.
FORT LAUDERDALE, FL
BROWARD COUNTY FLORIDA

TREE DISPOSITION PLAN

SHEET NUMBER L-100

LANDSCAPE NOTES & SPECIFICATIONS

1. ALL PROPOSED PLANT MATERIAL SHALL BE A MINIMUM OF FLORIDA NO. 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL PLANTED AREAS SHALL CONTAIN A THREE (3) INCH LAYER OF SHREDDED STERILIZED EUCALYPTUS OR MELALEUCA MULCH SUCH AS FLORI-MULCH EQUIVALENT. KEEP MULCH A MIN. 12" AWAY FROM TREE TRUNKS AND REDUCE THICKNESS TO 1-1/2" OVER ALL ROOT SYSTEMS. CREATE WATER-RETENTIVE SOIL/MULCH TREE RINGS/SAUCERS AROUND ALL NEW TREES PER LANDSCAPE DETAILS. ALL NEWLY-PLANTED OR RELOCATED TREES ARE TO BE SET AT A FINAL GRADE SO THAT ROOTBALLS/SURFICIAL ROOT SYSTEMS ARE APPROXIMATELY 3" ABOVE SURROUNDING GRADES, OR 10% OF THE DEPTH OF ROOTBALLS AT TIME OF PLANTING/SETTING AND SETTLING.
3. ALL SOD OR SEED SHALL BE CERTIFIED TRUE TO NOMENCLATURE AND VARIETAL, WEED AND INSECT FREE, HEALTHY AND FULL IN SOLID PIECES AT TIME OF DELIVERY AND INSTALLATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLANT INSTALLATION.CALL SUNSHINE ONE SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING 1-800-432-4770. VERIFY ALL EXISTING OR NEW UTILITIES AND POTENTIAL OBSTRUCTIONS/CONFLICTS OR ANY OTHER CONFLICTS PRIOR TO INSTALLATION. AND BRING ALL POTENTIAL CONFLICTS TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. CORNER CLIP AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGHT VISIBILITY IN ACCORDANCE WITH ALL REGULATORY AGENCY ROADWAY SAFETY DESIGN AND GUIDELINES REGARDING UNOBSTRUCTED AND CLEAR SIGHT REQUIREMENTS.
6. THE LANDSCAPE PLANS WERE DESIGNED TO COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ACKNOWLEDGING AND DESIGNING WITHIN FEDERAL, STATE, COUNTY, MUNICIPAL, SOVEREIGN AND OTHERWISE, RULES AND REGULATIONS REGARDING HUMAN AND ENVIRONMENTAL SAFETY; IMPLEMENTING ACCEPTED SOUND HORTICULTURAL DESIGN PRACTICES WITH SPECIFIC CONSIDERATION TO SPECIE WATER NEEDS, ARRANGEMENT, SPACING, SUNLIGHT TOLERANCES, SCALE, URBAN/RESIDENTIAL AESTHETIC DESIGN, HEAT GAIN REDUCTION NATURAL SITE OPPORTUNITIES AND CONSTRAINTS, AND IN LINE WITH FLORIDA FRIENDLY LANDSCAPE DESIGN PRINCIPLES. TO COMPLY WITH ALL PREVAILING REGULATORY REQUIREMENTS AND RESTRICTIONS, AND INTENT.
7. LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDED AROUND ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.
8. WHERE OVERHEAD POWER LINES EXIST, ALL PROPOSED TREES AND PALM SETBACKS SHALL CONFORM WITH THE FLORIDA POWER AND LIGHT (FPL) GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.
9. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF DISCREPANCIES BETWEEN PLANT LIST COUNTS AND PLAN, PLAN QUANTITIES AND LAYOUT SHALL TAKE PRECEDENCE BASED ON SYMBOLS AND CENTER-TO-CENTER SPACING SPECIFIED ON PLANT LIST.
10. ALL LANDSCAPE PLANTING AREAS SHALL HAVE AMENDED PLANTING SOIL OF UNCOMPACTED COARSE LOAM THAT IS A MINIMUM OF 12 INCHES DEEP. SOILS SHALL BE APPRECIABLY FREE OF GRAVEL, STONES, RUBBLE OR TRASH. ALL COMPACTED SOIL, CONTAMINATED SOIL OR ROADBASE FILL SHALL BE REMOVED. AMENDED PLANTING SOIL SHALL BE PREMIXED OFF SITE AND SHALL BE A RATIO BY VOLUME MIXTURE OF 50% PULVERIZED TOPSOIL/FLORIDA MUCK ORGANIC CONTENT AND 50% CLEAN, SCREENED SAND, FREE OF NEMATODES AND VEGETATIVE GROWTH. 10% SPHAGNUM PEAT OR OTHER ORGANIC AMENITY IS ACCEPTABLE IN THE AMENDED SOIL MIX.
11. ALL SOD SHALL BE IN SOLID, FULL PIECES. LAY SOD TIGHT WITH STAGGERED JOINTS AND ROLL IF NECESSARY TO PRODUCE A SMOOTH, EVEN FINISH GRADE. INFILL ANY GAPS OR VOIDS IN OR BETWEEN PIECES WITH COURSE SAND. SEE LANDSCAPE DETAILS FOR MORE INFORMATION.
12. ALL PLANT MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR TO BE IN A THRIVING, HEALTHY CONDITION THAT IS INDICATIVE OF EACH SPECIES. ANY PLANTS THAT FAIL OR REACH A STATE OF IRREVERSIBLE DECLINE RENDERING THEM LESS THAN FLORIDA NO. 1 GRADE WITHIN THAT PERIOD SHALL BE REPLACED IMMEDIATELY WITH LIKE KIND, SIZE, AND SPECS AT NO COST TO OWNER.
13. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR AND PROGRAMMABLE AUTOMATIC CONTROLLER AS PERMITTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, COUNTY, AND LOCAL CODES. IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH 50% OVERLAP.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING ALL PERMITS AND BEAR THE COSTS , INCLUDING COSTS OF ALL TESTING, MONITORING, OR RESTORATION/MITIGATION.
15. ALL EXISTING TREES AND PALMS ALONG SOUTH PERIMETER TO BE PROTECTED AND MAINTAINED IN FULL BY CONTRACTOR UNTIL FINAL PROJECT APPROVAL.
16. ALL STAKING & GUYS FOR TREES AND PALMS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR WHEN FULLY ESTABLISHED. THIS IS TO BE PERFORMED BY CONTRACTOR AS PART OF THE SCOPE OF WORK WITHIN THIS PLAN, AND AS HEREBY DIRECTED BY THE LANDSCAPE ARCHITECT OF RECORD AS AN INTEGRAL PART OF THIS PLAN.
17. AN IRRIGATION PLAN WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL. ALL NEW TREES AND PALMS SHALL HAVE A MINIMUM OF ONE BUBBLER NOZZLE INSTALLED FROM THE ADJACENT ZONE LATERAL LINE. SET SCREW TO EMIT NO MORE THAN .25 GPM FLOW RATE UNLESS OTHERWISE NEEDED OR REQUIRED.
18. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON NATURAL MATERIAL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
19. AT TIME OF CONSTRUCTION, IF SOME SPECIFIED TREES ON THE PLANT LIST HEREIN ARE NOT AVAILABLE AS FIELD-GROWN BALLED-AND-BURLAPPED, ANY APPROVED CONTAINERIZED TREES WILL BE STRICTLY REQUIRED TO HAVE ROOTBALL PERIPHERIES SHAVED TO REMOVE ALL CIRCLING ROOTS. SHOULD THIS EXCEPTION BE APPROVED, IT WILL BE INSPECTED AND STRICTLY ENFORCED PRIOR TO ACCEPTANCE OF EACH CASE BEFORE PLANTING.
20. CONTRACTOR SHALL FULLY MAINTAIN ALL VEGETATED AREAS INCLUDING THOSE TO REMAIN AND BE PROTECTED, AS WELL AS NEW AREAS, AS NEEDED UNTIL TIME OF FINAL ACCEPTANCE. THIS INCLUDE BUT IS NOT LIMITED TO, WATERING, WEED REMOVAL, FERTILIZATION, LAWN CUTTING, PRUNING, AND GENERAL LANDSCAPE MAINTENANCE.
21. ALL TREES, PALMS, AND SHRUBS SPECIFIED TO REMAIN SHALL BE PROTECTED DURING MOBILIZATION, SITE CLEARING, AND ENTIRE CONSTRUCTION PERIOD UNTIL TIME OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY DAMAGED TREES AND/OR VEGETATION INCLUDING THOSE REMOVED WHERE SPECIFIED TO REMAIN.
22. INSTALL PHYSICAL ROOT BARRIER (SEE DETAIL SHEET L-201) ALONG LENGTH OF ANY HARDSCAPE SURFACES, INCLUDING WALKS AND CURBS, 5' EACH DIRECTION FROM CENTERS OF TRUNKS, FOR ANY TREES EXISTING OR PROPOSED, WHOSE TRUNKS ARE CLOSER THAN 5' FROM HARDSCAPE SURFACES.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR, AND BEAR ALL COSTS OF, RESTORING ANY DAMAGE OR EXISTING CONDITIONS TO REMAIN TO ORIGINAL SPECIFICATIONS, SPECIES, AND SIZES TO PREVIOUS CONDITIONS OR BETTER. THIS WILL SPECIFICALLY INCLUDE, BUT NOT BE LIMITED TO, EXISTING SOUTH PERIMETER LANDSCAPE TO REMAIN.
24. ALL PALMS PROPOSED FOR RELOCATION ARE TO BE ROOT PRUNED AND CARED FOR AS FOLLOWS PRIOR TO, DURING, AND AFTER RELOCATION:

- A MINIMUM OF TWO WEEKS PRIOR TO PREPARATION FOR RELOCATION, ROOT PRUNE ALL PALMS TO BE RELOCATED TO A DEPTH OF 24" BELOW GRADE, CREATING AN 8' DIAMETER CIRCULAR TRENCH (APPROXIMATELY 4' OUT FROM EDGES OF TRUNKS), 12" WIDE, ENCIRCLING THE PALM AND FILL WITH BARK MULCH; KEEP TRENCH CONSISTENTLY MOIST AT ALL TIMES
- AFTER THIS PERIOD OF TIME, TRIM ⅓ OF LOWER FRONDS WITH A SHARP, CLEAN TOOL AND TIE FRONDS OF PALMS TO BE RELOCATED
- IN PREPARATION FOR RELOCATION DIG ROOTBALL TO A MINIMUM 36" DEPTH BY 72" DIAMETER, TRIMMING ROOTS WITH A SHARP, CLEAN TOOL. TIGHTLY WRAP IN BIO-DEGRADABLE BURLAP AND SECURE OPEN ENDS TOGETHER FOR SAFE MOVEMENT TO NEW PRE-PREPARED PLANTING PITS
- RELOCATE PALMS TO NEW LOCATIONS PER LANDSCAPE PLANTING PLAN L-200 SO THAT TOPS OF ROOT SYSTEMS/ROOT FLARES ARE APPROXIMATELY 10% ABOVE FINAL GRADES
- BACKFILL WITH ⅔ AMENDED SOIL RATIO BY VOLUME PREMIX COMPRISED OF 50% TOPSOIL AND 50% CLEAN SAND AND BRACE WITH WOOD STAKED BATTONS PER DETAIL ON SHEET L-201
- IMMEDIATELY AFTER PLANTING, WATER DAILY FOR 60 DAYS AT A MINIMUM OF 8 GALLONS PER OCCURRENCE AT A LOW PRESSURE/LOW FLOW RATE; BEYOND 60 DAYS, WATER AT LEAST 3 TIMES PER WEEK FOR THE NEXT 3 MONTHS OR UNTIL SUBSTANTIALLY ACCLIMATED AND ESTABLISHED; WATER ADDITIONALLY IF NEEDED
- IMMEDIATELY INSTALL TREE PROTECTION BARRIER FENCING AROUND NEWLY RELOCATED PALMS PER LANDSCAPE DETAIL AND CALL FOR INSPECTION

NOTE: USE OF A MECHANICAL TREE SPADE IS THE PREFERRED ALTERNATIVE RELOCATION METHOD

PLANT LIST AND SPECIFICATIONS

	SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	DESCRIPTION
	TREES AND PALMS					
* N	BUL ARB	3	Bulnesia arborea	VERAWOOD	2.5" DBH/12' HT./5' SPRD	STRAIGHT, HEAVY EVEN BRANCHING
* N	COC DIV	9	Coccoloba diversifolia	PIGEON PLUM	2.5" DBH/12' HT./5' SPRD	SINGLE STRAIGHT TRUNK TREE FORM, HEAVY EVEN BRANCHING
* N	CON ERE	4	Conocarpus erectus	GREEN BUTTONWOOD	2.5" DBH/12' HT./5' SPRD	SINGLE STRAIGHT TRUNK TREE FORM, HEAVY EVEN BRANCHING
* N	QUE VIR	5	Quercus virginiana	LIVE OAK	2.5" DBH/12' HT./5' SPRD	STRAIGHT, HEAVY EVEN BRANCHING
* N	QUE VIR 2	2	Quercus virginiana	LIVE OAK	3.5" DBH/14' HT./6' SPRD	STRAIGHT, HEAVY EVEN BRANCHING
* N	SIM GLA	5	Simarouba glauca	PARADISE TREE	2.5" DBH/12' HT./5' SPRD	STRAIGHT, HEAVY EVEN BRANCHING
	EXISTING TREES AND PALMS TO REMAIN OR BE RELOCATED					
* N	ROY REL	9	Roystonea elata	EXISTING ROYAL PALM	(EXISTING TO BE RELOCATED)	EXISTING PALM TO BE RELOCATED PER SPECIFICATIONS THIS SHEET AND L-100, SEE SHEET L-100
* N	# CALLOUT	9	Roystonea elata	EXISTING ROYAL PALM	(EXISTING TO REMAIN)	EXISTING PALM TO REMAIN IN PLACE AND BE PROTECTED PER BARRIER FENCE DETAIL SHEET L-201
	SHRUBS AND GROUNDCOVER					
* N	CAL AME	85	Calicarpa americana	BEAUTYBERRY	24" X 24"	FULL, SPACE 36" ON CENTER
* N	CLU ROS	98	Clusia rosea	CLUSIA	24" X 24"	FULL, SPACE 24" ON CENTER
* N	CON SHR	122	Conocarpus ere. 'Sericeus'	SILVER BUTTONWOOD SHRUBS	24" X 24"	FULL, SPACE 24" ON CENTER
* N	HAM PAT	78	Hamelia patens	FIREBUSH	24" X 24"	FULL, SPACE 30" ON CENTER
* N	PSY NER	39	Psychotria nervosa	WILD COFFEE	24" X 24"	FULL, SPACE 30" ON CENTER
	TURFGRASSES					
	SOD	TBD	Paspalum notatum	BAHIAGRASS SOD	FULL WHOLE PIECES	LAY TIGHT, STAGGER JOINTS WITH NO GAPS, OVER THE GRADED SCARIFIED BASE PER DETAIL
	SOD	TBD	Stenotaphrum secundatum 'Floratam'	ST. AUGUSTINE FLORATAM SOD	FULL WHOLE PIECES	LAY TIGHT, STAGGER JOINTS WITH NO GAPS, OVER THE GRADED TOPSOIL PER DETAIL

ALL EXISTING PALMS TO RELOCATED AND TO REMAIN SHALL BE PROTECTED AND MAINTAINED IN FULL BY CONTRACTOR UNTIL FINAL PROJECT APPROVAL.

* N - INDICATES SPECIES NATIVE TO FLORIDA

TABULAR DATA CODE CHART

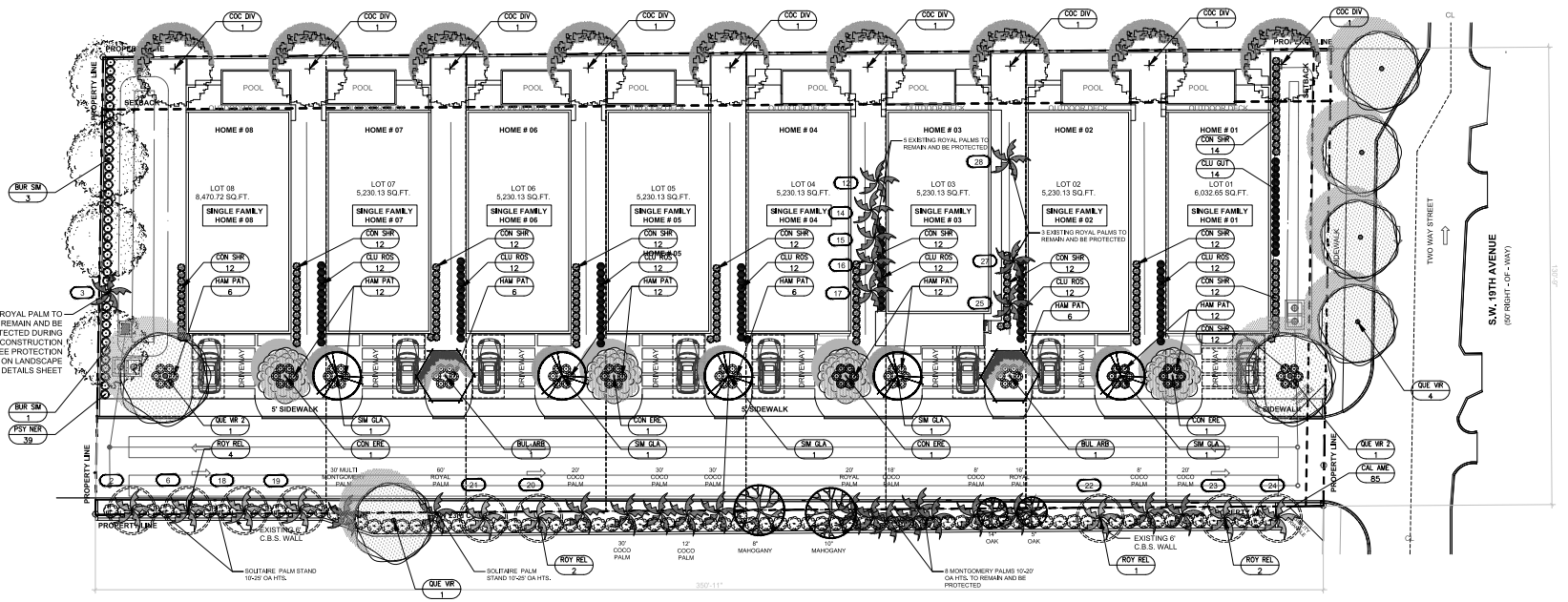
REGULATING DOCUMENT: ULDR Article III, Section 47

ZONING: RD-15

SECTION	REQUIRED	PROVIDED
SEC. 47-21.13. B.1 YARD TREE REQUIREMENTS 1 TREE PER 1,000 SF OF PERVIOUS LOT AREA @ 14,154 TOTAL AREA	15 TREES	19 NEW TREES + PLUS (9) 50-60' HT EX. ROYAL PALMS
SEC. 47-21.13. B.2 VUA PARKING OTHER THAN ONE FAMILY N/A - PARKING FOR EACH UNIT IS ONLY FOR ONE FAMILY	N/A- PARKING FOR EACH UNIT IS ONE FAMILY	N/A- PARKING FOR EACH UNIT IS ONE FAMILY
SEC. 47-21.13. B.10 GENETIC DIVERSITY NO MORE THAN ⅓ OF SAME GENUS, 40% NATIVE SPECIES	NO MORE THAN ⅓ OF SAME GENUS, MIN. 40% NATIVE SPECIES	5 DISTINCT GENERA, 100% NATIVE PROPOSED/RELOCATED SPECIES
SEC. 47-21.13. B.15 SHRUBS 12 ORNAMENTAL SHRUBS PER 1,000 SF NET LOT AREA @ 14,154 SF, MIN. 40% NATIVE	170 SHRUBS	220 NATIVE SHRUBS
SEC. 47-21.13. B.16 STREET TREES 1/40 LF STREET FRONTAGE, MIN. 50% SHADE TREES SW 19th AVE. = 131 LF SW 23rd COURT = 251 LF	4 TREES 9 TREES	4 TREES 9+ TREES EXISTING, NEW, AND RELOCATED
SEC. 47-21.21. C. PLANTING REQUIREMENTS VUA LANDSCAPE AREA 20% @ 7,916 SF =1,585 SF 1 TREE + 5 SHRUBS PER 1000 SF VUA @ 7,916 SF 35% - 3.5" SHADE 25% - 2.5" SHADE 20% - FLOWERING 20% - PALM 10% - OPTIONAL	1,585 SF LANDSCAPE AREA 8 TREES, 45 SHRUBS 35% - 3.5" SHADE 25% - 2.5" SHADE 20% - FLOWERING 20% - PALM 10% - OPTIONAL	2,751 SF LANDSCAPE AREA 9 TREES, 76 SHRUBS 3.0" LIVE OAK 2.5" GREEN BUTTONWOOD VERAWOOD EXISTING PALMS EXISTING PALMS

TREE SYMBOL LEGEND

- **EXISTING PALM TO REMAIN** — SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD
- **NEW LOCATION FOR RELOCATED PALM** — SEE RELOCATION RE-ESTABLISHMENT SPECIFICATIONS THIS SHEET AND SHEET L-100
- **EXISTING TREE TO REMAIN** — SEE NOTES, SPECIFICATIONS, PROTECTION BARRIER AND CARE SHEETS L-100 AND L-201



LANDSCAPE PLANTING PLAN

SCALE: 1" = 16'-0"

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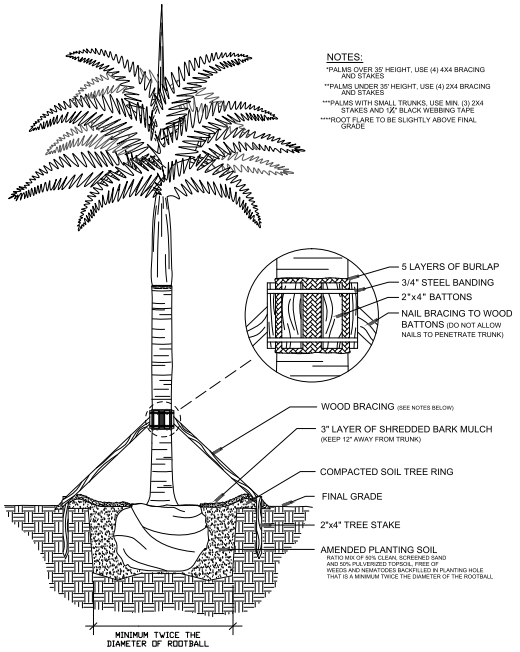
PROJECT # 26-104
DATE 08-15-26
SCALE AS NOTED
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DRAWN BY WDB
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THE PALMS AT RIVER OAKS
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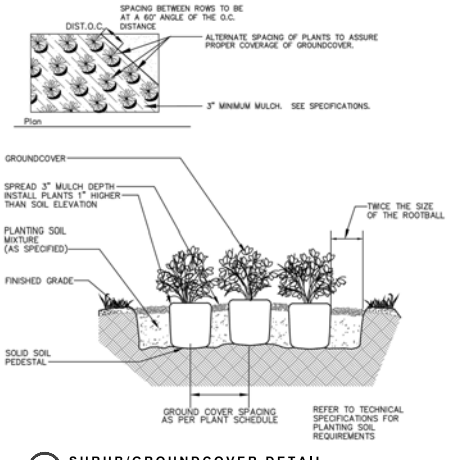
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LANDSCAPE PLANTING PLAN

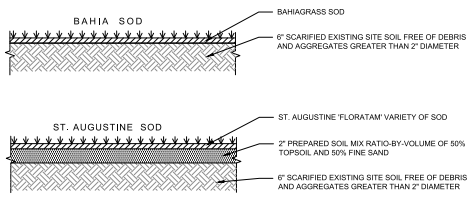
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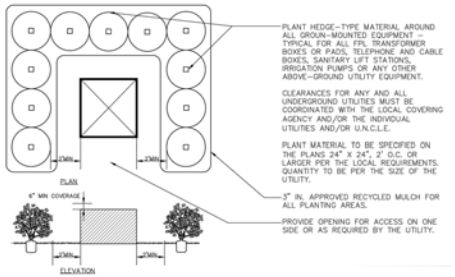
1 PALM PLANTING DETAIL
SECTION N.T.S.



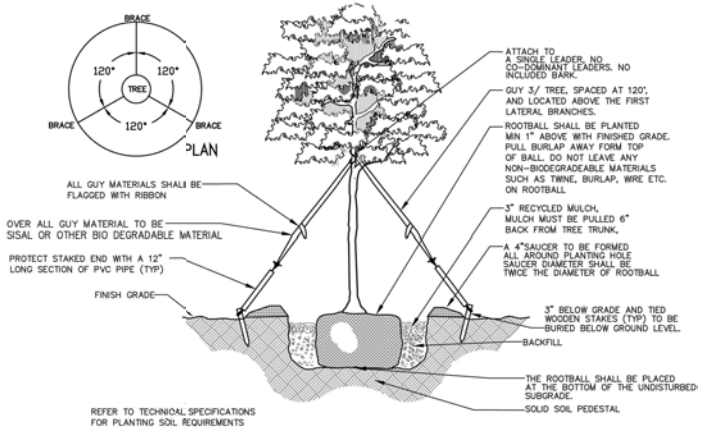
2 SHRUB/GROUNDCOVER DETAIL
SECTION N.T.S.



3 SOD PLANTING DETAILS
SECTION N.T.S.



4 EQUIPMENT SCREENING DETAIL
SECTION N.T.S.



5 TREE PLANTING DETAIL
SECTION N.T.S.

24" DeepRoot Tree Root Barriers

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

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 as manufactured by Deep Root Partners, L.P. 345 Lorton Ave. #103, Burlingame, CA (800-458-7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" wall thickness in modules 24" long by 24" deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

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

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" thickness, 7/16" wide and 1/4" apart with the lower rib attached to the vertical root deflecting ribs. (See detail "A")

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

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

2.The basic properties of the material shall be:

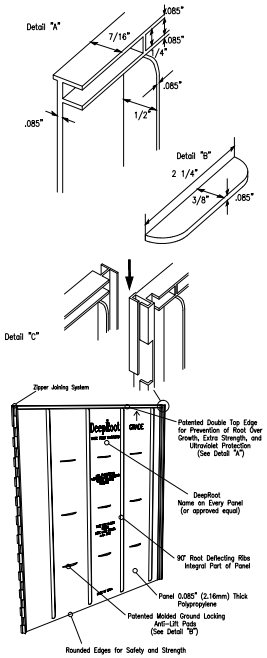
Test	ASTM Test Method	Value Copolymer Polypropylene
Tensile stress @ yield	D638	3800 PSI
Elongation @ yield	D638	6.3%
Flexural Modulus	D790B	155,000 PSI
Notched Izod Impact	D256A	7.1
Rockwell Hardness r. scale	D785A	68

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

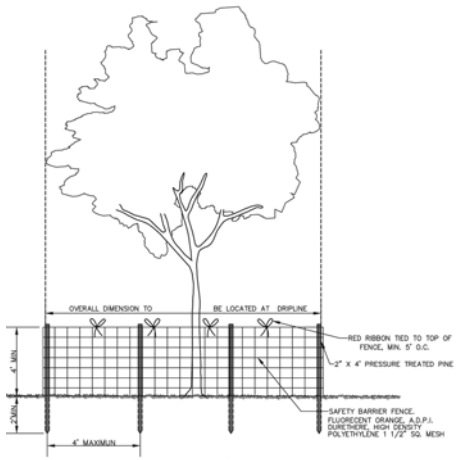
B. Construction and Installation

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

2. Excavation and soil preparation shall conform to the Drawings



6 24" DEPTH ROOT BARRIER DETAIL
SECTION N.T.S.



7 TREE PROTECTION BARRIER DETAIL
SECTION N.T.S.

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THE PALMS AT RIVER OAKS
2323 SW 19th AVE.,
FORT LAUDERDALE, FL
BROWARD COUNTY FLORIDA

NO.	REVISIONS	DATE

PROJECT # 26-104
DATE 08-15-26
SCALE AS NOTED
DESIGNED BY WDB
DRAWN BY WDB
CHECKED BY WDB

LANDSCAPE DETAILS

SHEET NUMBER L-201

1950 SW 23 CT

FORT LAUDERDALE, FLORIDA

SJE PROJECT No. 26009



LOCATION MAP

KEY SHEET

SHEET 1	COVER SHEET
SHEET 2	GENERAL NOTES AND SPECIFICATIONS
SHEET 3	CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN
SHEET 4	CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN
SHEET 5	CONCEPTUAL WATER AND SEWER PLAN
SHEET 6	CONCEPTUAL WATER AND SEWER PLAN
SHEET 7	POLLUTION CONTROL PLAN
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REVISIONS

NO	DATE	REMARKS	BY

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COVER SHEET
1950 SW 23 CT
FORT LAUDERDALE, FLORIDA

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SHEET NO. 1 of 9

JOB NO. 26009

I. APPLICABLE CODES

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT, DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCE MANAGEMENT AND ALL OTHER LOCAL, STATE AND NATIONAL CODES WHERE APPLICABLE EXCEPT WITHIN DEPARTMENT OF TRANSPORTATION D.O.T.) R/W WHEREIN FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) GOVERNS. IN THE EVENT OF A CONFLICT THE FORT LAUDERDALE PUBLIC WORKS SPECIFICATIONS WILL GOVERN.

B. ALL CONSTRUCTION SHALL BE COMPLETED IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH DEPARTMENT REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D.), UNLESS OTHERWISE NOTED.

D. CITY OF FORT LAUDERDALE PUBLIC WORKS DEPTARMENT WATER AND SEWER SPECIFICATIONS SHALL DICTATE WHEN IN CONFLICT WITH ANY OF THE FOLLOWING SPECIFICATIONS.

E. ALL MATERIALS AND CONSTRUCTION WITHIN THE D.O.T. R/W SHALL CONFORM TO THE D.O.T. "DESIGN STANDARDS" (2023) AND "STANDARD SPECIFICATIONS" (2023).

F. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR CONSTRUCTION INSPECTION AND SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC (M.O.T.) PLAN FOR THE PROJECT CONFORMS WITH THE FDOT STANDARD INDEX NO. 600, OR APPLICABLE INDEX FOR WORK BEING PERFORMED. THE CONTRACTOR SHALL INSURE THE M.O.T. PLAN IS IMPLEMENTED EXACTLY AS APPROVED.

II. PRECONSTRUCTION RESPONSIBILITIES

A. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

B. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA, INC. CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION, CALL 1-800-432-4770.

C. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED).

D. LOCATION OF EXISTING FACILITIES AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. THE CONTRACTOR SHALL VERIFY, IF POSSIBLE, THE ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION. IF AN EXISTING FACILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.

E. THE CONTRACTOR MUST CALL CITY OF FORT LAUDERDALE DEVELOPMENT SERVICES DEPARMENT (DSD) ENGINEERING DIVISION AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE FORT LAUDERDALE R/W

III. GENERAL CONSTRUCTION NOTES

A. 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 CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT.

B. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, MOVING AND RELOCATING OR REPLACING ALL WATER SERVICES OR SEWER LATERALS WHICH ARE ENCOUNTERED DURING EXCAVATION. THE CONTRACTOR SHALL SUBMIT A WRITTEN PLAN FOR WATER SERVICE AND WASTEWATER SERVICE DISRUPTION FOR APPROVAL 7 (SEVEN) CALENDAR DAYS PRIOR TO THE ANTICIPATED DISRUPTION. THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS 48 HOURS IN ADVANCE OF ANY WORK ON THEIR SERVICES. THIS WORK SHALL BE CONSIDERED INCIDENTAL.

C. 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 FIELD VERIFIED. CONTRACTOR IS TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770 AND ALL OTHER PARTICIPATING UTILITIES 2 FULL BUSINESS DAYS PRIOR TO CONSTRUCTION FOR FIELD MARKUP LOCATIONS OF EXISTING UTILITIES AND FACILITIES.

D. THE CONTRACTOR MUST INFORM CITY OF FORT LAUDERDALE DSD AT LEAST 48-HOURS IN ADVANCE OF CONSTRUCTION, IN WRITING IF ANY CONFLICT IS DISCOVERED DURING POT HOLE OPERATIONS FOR CLARIFICATION BY THE CITY.

E. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITIES DEPARTMENT OF FORT LAUDERDALE PUBLIC WORKS AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE TO COORDINATE ANY ACTIVITY TO BE PERFORMED BY THE CITY'S UTILITIES DEPARTMENT.

F. CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE EXISTING RIGHTS-OF-WAY.

G. 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.

H. ALL WORK WITHIN STATE DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH FDOT SPECIFICATIONS AND PERMIT REQUIREMENTS.

I. ALL WORK WITHIN BROWARD COUNTY RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH THE BROWAR COUNTY MINIMUM STANDARDS AND/OR REQUIREMENTS.

J. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CITY, COUNTY AND STATE REGULATIONS PERTAINING TO THE CLOSING OF PUBLIC STREETS FOR USE OF TRAFFIC DURING CONSTRUCTION.

K. CONTRACTOR SHALL PREPARE AND SUBMIT MAINTENANCE OF TRAFFIC (MOT) PLANS TO FDOT, CITY OF FORT LAUDERDALE, BROWARD COUNTY AS REQUIRED FOR WORK TO BE DONE WITHIN THEIR R/W PRIOR TO COMMENCEMENT OF WORK. SPECIFIC AGENCY MOT REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

L. 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.

M. THE GENERAL INTENT IS TO PROVIDE SEWER SERVICE LATERALS FOR EACH PROPERTY. ALL LATERAL LOCATIONS SHALL BE FIELD ADJUSTED.

N. CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AT ALL TIMES.

O. 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.

P. TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS SHALL NOT BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT ADEQUATE PROTECTION.

Q. CONTRACTOR SHALL PROMPTLY REPAIR AND RESTORE EXISTING PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, PIPES, RESIDENTIAL AND COMMERCIAL SPRINKLER LINES, CONDUIT, CABLES, ETC. AND LANDSCAPE AREAS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

R. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS REQUIRED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT AND/OR WHEN REQUIRED FOR PUBLIC SAFETY.

S. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF WORK, FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

T. LOCATION OF AIR RELEASE VALVES MAY BE FIELD ADJUSTED BY THE ENGINEER OR BY THE CITY OF FORT LAUDERDALE PUBLIC WORKS AS NECESSARY.

U. 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 BE OVERLAYED WITH ASPHALT.

V. 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.

W. 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.

X. ALL CONSTRUCTION WITHIN FDOT R/W MUST CONFORM WITH FDOT SPECIFICATIONS, STANDARDS, AND PERMIT REQUIREMENTS. NO WORK SHALL COMMENCE WITHIN FDOT R/W's WITHOUT AN FDOT PERMIT. FULL LANE WIDTH RESTORATION TO MATCH EXISTING PAVEMENT SECTION IS REQUIRED IN ACCORDANCE WITH FDOT STANDARDS FOR PROPOSED WORK WITHIN FDOT R/W.

Y. SEWER LATERALS SHALL BE PROVIDED FOR EACH PROPERTY. MISSING SEPTIC TANKS (NOT SHOWN ON SEWER LATERALS SERVICES PLAN) WILL BE FIELD LOCATED AS CONSTRUCTION PROGRESSES AND THE FINAL LATERAL LOCATION (AND TYPE) WILL BE THEN DETERMINED WITH THE APPROVAL OF THE ENGINEER/CITY. SEPTIC TANK LOCATIONS SHOWN IN PLANS ARE APPROXIMATE, BASED ON RESIDENTS SEWER LATERAL QUESTIONNAIRES PROVIDED BY THE CITY.

Z. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS BEFORE STARTING CONSTRUCTION.

AA. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988.

IV. INSPECTIONS

A. THE CONTRACTOR SHALL NOTIFY FORT LAUDERDALE DSD ENGINEERING DEPARTMENT AND UTILITIES DEPARTMENT, THE ENGINEER OF RECORD, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS, WHERE APPLICABLE:
1. CLEARING AND FILLING
2. STORM DRAINAGE SYSTEM
3. SEWAGE COLLECTION SYSTEM
4. WATER DISTRIBUTION SYSTEM
5. SUBGRADE
6. LIMEROCK BASE
7. ASPHALTIC CONCRETE
8. FINAL

V. SHOP DRAWINGS

A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND FORT LAUDERDALE DSD FOR THE FOLLOWING: SANITARY MANHOLES, STORM DRAIN MANHOLES, CATCH BASINS, PIPING, VALVES AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

VI. TEMPORARY FACILITIES

A. TEMPORARY FACILITIES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

B. TRAFFIC REGULATION:

1. MAINTENANCE OF TRAFFIC (M.O.T.) IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD INDEX NO. 600.
2. ALL OPEN TRENCHES AND EXCAVATIONS ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR EXCAVATIONS NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY OR RESPECTIVE GOVERNING AGENCY
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, TO PROVIDE TEMPORARY PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE.

VII. WATER DISTRIBUTION SYSTEM

PIPE D.I.P.

A. 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-214-03. 20" AND SMALLER PIPE SHALL BE PRESSURE CLASS 350; 24" AND LARGER, PIPE SHALL BE PRESSURE CLASS 250.

B. 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.

C. 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.

D. 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-900-07', OR LATEST REVISION, AND SHALL HAVE PUSH ON JOINTS, AND IRON PIPE O.D.

E. ALL P.V.C. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "GUIDE FOR INSTALLATION OF P.V.C. PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM". WATER DISTRIBUTION PIPE SHALL BE OF "BLUE" COLOR. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C. (FLORIDA ADMINISTRATIVE CODE).

F. DETECTOR TAPE ON ALL P.V.C. MAINS SHALL BE INSTALLED 18" ABOVE THE WATER MAIN.

G. ALL P.V.C. MAINS MUST HAVE #6 COPPER WIRE, SINGLE STRAND, PLACED ON TOP OF PIPE, SHALL BE ELECTRICALLY CONTINUOUS OVER THE ENTIRE LENGTH OF THE PIPE, AND FASTENED EVERY 10' WITH A #12 WIRE.

FITTINGS

H. 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. C550-05 AND C116/A21.03.

I. RESTRAINED JOINT PIPE SHALL BE USED FOR ALL BENDS, TEES, CROSSES, PLUGS, AND FIRE HYDRANTS. THRUST BLOCKS SHALL NOT BE ALLOWED.

J. RETAINER GLANDS/MECHANICAL JOINT RESTRAINT SHALL BE USED ONLY IF AUTHORIZED BY THE ENGINEER AND SHALL CONFORM TO A.N.S.I./A.W.W.A. STANDARDS C 111/A-21.11-03, OR LATEST REVISION.

K. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITER'S LABORATORY FOR 250 P.S.I. MINIMUM WATER PRESSURE RATING.

L. GLANDS SHALL BE CLOW CORPORATION MODEL F-1058, STANDARD FIRE PROTECTION EQUIPMENT COMPANY, OR APPROVED EQUAL.

VALVES

M. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.

N. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.

O. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.

P. 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.

Q. ALL VALVES SHALL BE FURNISHED WITH EXTENSION TYPE CAST IRON VALVE BOXES OF PROPER LENGTH FOR PIPE DEPTH. ALL BOXES SHALL CONFORM WITH A.W.W.A. SPECIFICATIONS WITH A SHAFT OF NO LESS THAN 5 INCHES AND HAVE THE WORD "WATER" CAST IN THE COVER. BASE OF VALVE BOX SHALL HAVE A FLARED SECTION TO FIT OVER STUFFING BOX OF VALVE.

HYDRANTS

R. FIRE HYDRANTS SHALL BE BREAKAWAY MUELLER CO. CENTURION MODEL #A-423, OR METROPOLITAN 250 EDDY COMPRESSION TYPE F.H. OR APPROVED EQUAL.

S. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE NOZZLE 18" ABOVE FINISHED GRADE.

T. DEAD-END WATER MAINS 6" OR LARGER SHALL TERMINATE WITH A FIRE HYDRANT.

PLACEMENT

U. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM COVER OF 36" FOR P.V.C AND 30" FOR DIP
V. EXCEPT WHERE SHOWN DIFFERENTLY ON PLANS.

W. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS AND/OR CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS, JANUARY 1982. ROCKS OR STONES LARGER THAN 3/4" DIAMETER FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.

X. PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

SEPARATION

Y. SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

z. SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

FLOWABLE FILL FROM AN APPROVED VENDOR SHALL BE PLACED IN THE EXCAVATION IN ACCORDANCE WITH FDOT STANDARDS AND SPECIFICATIONS A MINIMUM THICKNESS OF LIMEROCK (18") SHALL BE COMPACTED ABOVE THE FLOWABLE FILL

AA. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

AB. 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, ONE OF THE FOLLOWING CONDITIONS MUST BE MET. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 3 FEET:

AC. 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.

AD. THE SEWER OR FORCE MAIN IS ENCASED IN CONCRETE OR A WATERTIGHT CARRIER PIPE.

AE. BOTH THE SEWER AND THE WATER MAIN ARE CONSTRUCTED OF PRESSURE PIPE TESTED TO 150 P.S.I.

AF. 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 SANITARY SEWER OR FORCE 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 FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

AG. 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).

AH. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18" VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE

CROSSING REQUIREMENTS ABOVE.

TESTING, DISINFECTION

AI. PIPE SHALL BE TESTED UNDER CONSTANT PRESSURE OF 150 P.S.I. FOR A MINIMUM TEST PERIOD OF 2 HOURS AND SHALL NOT EXCEED THE LEAKAGE REQUIREMENTS AS PER A.N.S.I./A.W.W.A. SPECIFICATIONS OF C-600-05
LEAKAGE FORMULA: $Q = (LD \sqrt{P}) / 148{,}000$
Q = QUANTITY OF MAKEUP WATER, (IN GALLONS PER HOUR)
L = LENGTH OF PIPE SECTION BEING TESTED, (IN FEET).
D = NOMINAL DIAMETER OF THE PIPE, (IN INCHES).
P = AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST, (IN POUNDS PER SQUARE INCH GAUGE).

AJ. FORT LAUDERDALE PUBLIC WORKS 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 ENGINEER OF RECORD, BACTERIOLOGICAL TESTS MAY BE PERFORMED BY A CERTIFIED ENVIRONMENTAL TESTING LABORATORY.

AK. DISINFECTION OF MAINS SHALL COMPLY WITH A.N.S.I./A.W.W.A. C-651-05 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE DESIGNATED ON THE ENGINEERING PLANS. MINIMUM ONE SAMPLING POINT AT EACH END. MAXIMUM SPACE BETWEEN SAMPLING POINTS IS 1200 FEET.

CONNECTION

AL. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE CITY OF FORT LAUDERDALE PUBLIC WORKS.

AM. 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 FORT LAUDERDALE.

SERVICE CONNECTIONS

AN. ALL METER SERVICE CONNECTIONS SHALL BE BRONZE FROM PLUG VALVE. NO GATE VALVES ARE TO BE USED (2" OR LESS).

AO. 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-21.11-00 AND A.S.T.M. A588.

AP. 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.

VIII. GRAVITY SEWER COLLECTION SYSTEM:

A. GENERAL:

1. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILES ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS MAY BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.

B. MATERIALS:

1. ALL SEWER PIPE AND FITTINGS SHALL BE PVC SDR35 PIPE CONFORMING TO ANSI/AWWA STANDARD C900-97, CLASS 150. WITH PUSH-ON RUBBER GASKET JOINTS OR DUCTILE IRON PIPE WITH EPOXY COATING, (MIN. CLASS 52), AS INDICATED ON THE DRAWINGS.
2. MANHOLES SHALL BE PRECAST PER ASTM C 478 WITH 4,000 PSI CONCRETE AND GRADE 60 STEEL MONOLITHICALLY POURED BASES ONLY.
3. MANHOLES ARE TO BE SEALED WITH ANTI-HYDRO CEMENT OR APPROVED EQUAL - NO MOULDING PLASTER.

C. INSTALLATION:

1. PVC SEWER PIPE SHALL BE LAID IN ACCORDANCE WITH ASTM D 2321 AND THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE."
2. DUCTILE IRON PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION.
3. SAND COATED PVC MANHOLE COUPLINGS SHALL BE GROUTED IN PLACE AT EACH PIPE CONNECTION IN THE MANHOLE WALL.
4. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
5. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT.
6. THE ENTIRE INSIDE AND OUTSIDE OF THE MANHOLES SHALL BE PAINTED WITH TWO COATS: FIRST COAT RED, SECOND COAT BLACK (8 MILS EACH) OF KOPPERS 300-M BITUMASTIC PAINT OR ENGINEER'S APPROVED EQUAL.
7. EXISTING SEWER SYSTEM MUST REMAIN SEPARATE FROM NEW SEWER SYSTEM WITH A WING-NUT TYPE MECHANICAL PLUG UNTIL CERTIFICATION.

D. TESTING:

1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.

IX. STORM DRAINAGE:

A. GENERAL:

1. DISTANCES AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) OR REINFORCED CONCRETE (RCP), OR HIGH-PERFORMANCE POLYPROPYLENE. THE USE OF RCP PIPE FOR PUBLIC ROADWAY CROSSINGS IS PREFERRED.
3. CATCH BASINS, INLETS AND JUNCTION BOXES SHALL NOT BE INSTALLED IN DRIVEWAYS.
4. PRIOR TO BACKFILLING EXFILTRATION TRENCHES, DRAINAGE INLETS OR MANHOLES, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING INSPECTOR FOR AN INSPECTION.
5. DRAINAGE STRUCTURES SHALL BE CLEANED PRIOR TO ACCEPTANCE BY CITY OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
6. ALL PIPES SHALL BE LAID IN DRY TRENCH. ALL MUCK OR UNSUITABLE MATERIALS IN TRENCHES, INLETS OR MANHOLES SHALL BE REMOVED AND BACKFILLED WITH SELECTED MATERIAL APPROVED BY THE ENGINEER.
7. MINIMUM COVER FOR HDPE PIPE UNDER ASPHALT SHALL BE 24" COMPACTED LIMEROCK BASE. MINIMUM COVER FOR PIPE UNDER GRASS SHALL BE 18" COMPACTED SUBGRADE.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT ADVERSE FLOODING OF THE TRAVEL LANES DURING CONSTRUCTION.
9. MAINTENANCE ACCESS SHALL BE PROVIDED ON BOTH SIDES OF EXFILTRATION TRENCHES IN THE FORM OF MANHOLES OR CATCH BASINS. THE MAXIMUM DISTANCE BETWEEN STORM STRUCTURES SHALL NOT EXCEED TREE HUNDRED (300) FEET).
10. ALL EXFILTRATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S (SFWMD) PERMIT INFORMATION MANUAL "MANAGEMENT AND STORAGE OF SURFACE WATER", LATEST EDITION.
11. GEOTEXTILIE MATERIALS USED IN THE CONSTRUCTION OF EXFILTRATION TRENCHES SHALL BE IN ACCORDANCE WITH THE CRITERIA OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" LATEST EDITION AND THE CITY OF FORT LAUDERDALE PUBLIC WORKS SPECIFICATIONS.

B. MATERIALS:

1. REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C-76, LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
2. CORRUGATED ALUMINUM PIPE (C.A.P.) SHALL BE HELICAL TYPE, CONFORMING TO ASTM B209 AND AASHTO M196, AS MANUFACTURED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL. THE CORRUGATION PATTERN AND GAUGE SHALL BE AS FOLLOWS:

DIA.	CORRUGATION	GAUGE
12" to 21"	2 2/3" x 1/2"	16
24" to 27"	2 2/3" x 1/2"	16
30"	2 2/3" x 1/2"	14
36" to 54"	3" x 1"	14
60" to 78"	3" x 1"	12

3. PIPE COUPLINGS FOR C.A.P. SHALL BE 12" WIDE (MINIMUM) 24" FOR 60" DIAMETER OR LARGER. SPLIT BANDS OF THE SAME ALLOY AS THE PIPE MAY BE ONE GAUGE LIGHTER THAN THE PIPE. POLYURETHANE OR OTHER MANUFACTURER SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS.
4. FIELD JOINTS IN THE PIPE SHALL BE MADE WITH ALUMINUM SPIRAL RIB PIPE FORMED FROM COILED ALUMINUM SHEETS AND SHALL CONFORM TO ASTM B2-09 AND AASHTO M196, AS APPROVED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL.
5. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION, UNLESS OTHERWISE NOTED ON THE PLANS. BLOCK CATCH BASINS WILL BE ALLOWED ONLY WITH APPROVAL OF THE ENGINEER.

C. INSTALLATION

1. PIPE SHALL BE PLACED ON A MINIMUM OF 6" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS. TAMPING TO BE DONE IN LAYERS NOT TO EXCEED 12 INCHES.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DIVISION AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

X. PAVING

A. GENERAL:

1. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF DEMOLITION RESULTS IN RAVELING OF SAW CUT SURFACE , RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
2. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND OTHER EQUIPMENT AS REQUIRED.
3. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THIS PLAN; HOWEVER, IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, SIDEWALK, BUILDINGS, UTILITIES, ETC., THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR TO EQUAL OR BETTER QUALITY.
4. ALL MUCK AND YIELDING MATERIAL WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL WHICH SHALL BE COMPACTED AND SHAPED TO CONFORM TO THE REQUIRED SECTION. COMPACTED AREAS, AS SHOWN ON THE PLANS AND OR AS DETERMINED BY THE ENGINEER, SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE, AS DETERMINED BY AASHTO T-180, LATEST REVISION. AREAS TO BE STABILIZED, AS DETERMINED BY THE ENGINEER, SHALL HAVE A MINIMUM LBR-40.
5. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
6. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
7. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT AND PERPENDICULAR TO TRAFFIC FLOW.

B. MATERIALS:

1. BASE COURSE SHALL BE CRUSHED LIMEROCK WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM.
2. ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS,ONE (1) 1 1/2" LIFT SHALL BE INSTALLED.
3. MINIMUM SIDEWALK CONSTRUCTION SHALL BE 4 INCH THICK CONCRETE, MINIMUM 3000psi COMPRESSIVE STRENGTH AT 28 DAYS. SAWCUT CONSTRUCTION JOINTS 5 FT. o.c. WITHIN 48 HOURS OF PLACING, EXPANSION JOINTS SHALL BE 20 FT. o.c.
4. CURBS AND GUTTERS: CONCRETE SHALL BE 3000psi COMPRESSIVE STRENGTH AT 28 DAYS, SAWCUT CONSTRUCTION JOINTS 10 FT. o.c. WITHIN 48 HOURS OF PLACING.
5. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6"X6" - 10/10 WELDED WIRE MESH.

C. INSTALLATION:

1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), AND SHALL HAVE A MINIMUM LBR 40.
2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE AS SHOWN ON PLANS FOR VARIOUS LOCATIONS.
3. BASE COURSE MATERIAL FOR CURBS AND GUTTERS SHALL BE A MINIMUM THICKNESS OF 6 INCH.
4. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND SHALL HAVE A MINIMUM LBR OF 100.
5. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE.

D. TESTING

1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY LIMEROCK BASE IS CONSTRUCTED.
5. DENSITY TESTS AND AS-BUILTS ON THE FINISHED LIMEROCK BASE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

XI. PAVEMENT MARKING AND SIGNAGE

A. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS AND/OR FDOT STANDARDS.

XII. PROJECT CLOSEOUT

A. CLEANING UP:

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY AND PRIOR TO THE BEGINNING OF OPERATIONS. THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY ROADWAY, DRIVEWAY, WALKWAY AND LANDSCAPING WORK. APPROVED MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

B. ALL PROPERTY CORNERS OR PERMANENT REFERENCE MONUMENTS (PRM'S) REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

C. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

XIII. ENGINEER'S AS-BUILT REQUIREMENTS

A. AT THE COMPLETETION OF ANY WATER AND SEWER JOB, EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:

1. AS-BUILT PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. (QTY. OF PRINTS, AS REQUIRED BY DEPARTMENT.)

B. "AS-BUILT" FORMAT:

1. 24"x36" PRINTS
2. LOCATION MAP SCALE SHOULD BE 1"=300' AND SECTION-TOWNSHIP-RANGE SHOULD BE SHOWN.
3. THE WORD "AS-BIULT" IN LARGE LETTERS
4. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION.
5. PREFERRED SCALE TO BE 1"=40' HORIZONTALLY AND 1" =4' VERTICALLY*.
6. STREET NOMENCLATURE
7. SEPARATE WATER AND SEWER PROFILE.
8. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E.℄,ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN.
9. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT.
10. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.
11. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY "AS BUILT" INFORMATION REFLECTED IN DRAWINGS.

C. EACH AS-BUILT SHALL THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

D. AS-BUILTS OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

1. TOP OF PIPE ELEVATIONS EVERY 100 LF.
2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
3. ALL TIE INS TO EXISTING LINES SHALL BE AS-BUILTED.
4. THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE AS-BUILTED OR WHERE THE WATER SERVICE TERMINATES.

E. AS-BUILTS OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

1. TOP OF PIPE ELEVATIONS EVERY 100 LF.
2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
3. ALL TIE INS TO EXISTING LINES SHALL BE AS-BUILTED.
4. THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE AS-BUILTED OR WHERE THE WATER SERVICE TERMINATES.

F. AS-BUILTS OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
2. THE STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS THEN THE INVERT ELEVATION OF THESE CLEANOUTS IS REQUIRED.
3. LIFT STATION AS-BUILTS SHALL CONSIST OF TOP OF WET WELL ELEVATION, INVERT ELEVATION OF THE INCOMING LINE, BOTTOM OF THE WET WELL AND AS-BUILTS OF THE COMPOUND AREA.

G. FORCE MAIN AS-BUILTS SHALL BE PREPARED THE SAME AS THE WATER LINE AS-BUILTS.

H. AS-BUILTS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.
2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF AS-BUILT.
3. DRAINAGE WELL STRUCTURE AS-BUILTS SHALL INCLUDE, BUT NOT LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.

E. ALL ROCK AS-BUILTS FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:

1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
2. ROCK AS-BUILTS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
4. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.
5. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK AS-BUILTS WILL BE REQUIRED AS INDICTED ABOVE AS WELL AS AS-BUILTS ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
6. AS-BUILTS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN AND DETAILS.

F. LAKE AND CANAL BANK AS-BUILTS SHALL INCLUDE A KEY SHEET OF THE LAKE FOR THE LOCATION OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LF, UNLESS OTHERWISE SPECIFIED. AS-BUILTS SHALL CONSIST OF THE LOCATION AND ELEVATION OF THE TOP OF BANK, EDGE OF WATER AND THE DEEP CUT LINE, WITH THE DISTANCE BETWEEN EACH SHOWN ON THE DRAWING.

G. RETENTION AREA AS-BUILT ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK. IF THERE ARE CONTOURS INDICATED ON THE DESIGN PLANS, THEN THEY SHALL BE AS-BUILTED AS WELL.

H. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILTS", ON FULL SIZE, 24" X 36" REPRODUCIBLE MATERIAL. WHERE WATER AND SEWER INFORMATION ARE ON THE SAME PAGE THE WATER LINE SHALL BE AS-BUILT BY STATION AND OFFSET UTILIZING THE SANITARY SEWER SYSTEM AS THE BASE LINE. IF IT IS NOT PRACTICAL TO UTILIZE THE SEWER SYSTEM AS A BASE LINE THEN THE SURVEYOR SHALL CONTACT THE ENGINEER OF RECORD SO THAT A SUBSTITUTE BASELINE MAY BE CHOSEN. ALL RECORD DRAWING, "AS-BUILT", INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. ONE (1) SET OF REPRODUCIBLE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED ALONG WITH EIGHT (8) SETS OF BLUE OR BLACKLINE DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THESE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, 2025.

I. THE FOLLOWING SUBMITTALS TO FORT LAUDERDALE DSD ARE REQUIRED AFTER THE PROJECT IS COMPLETED AND APPROVED BY THE CITY ENGINEER:

1. TWO (2) COMPLETE "AS-BUILT" SETS OF BLUEPRINTS SIGNED AND SEALED BY A REGISTERED ENGINEER.
2. ONE (1) "AS-BUILT" CD IN AUTOCAD.

REVISIONS			
NO.	DATE	REMARKS	BY

StormwaterJ Engineering, Inc.
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph (561)242-0028 • Fax (561)242-0109 • stormwaterj@gmail.com

GENERAL NOTES AND SPECIFICATIONS
1950 SW 23 CT
FORT LAUDERDALE, FLORIDA

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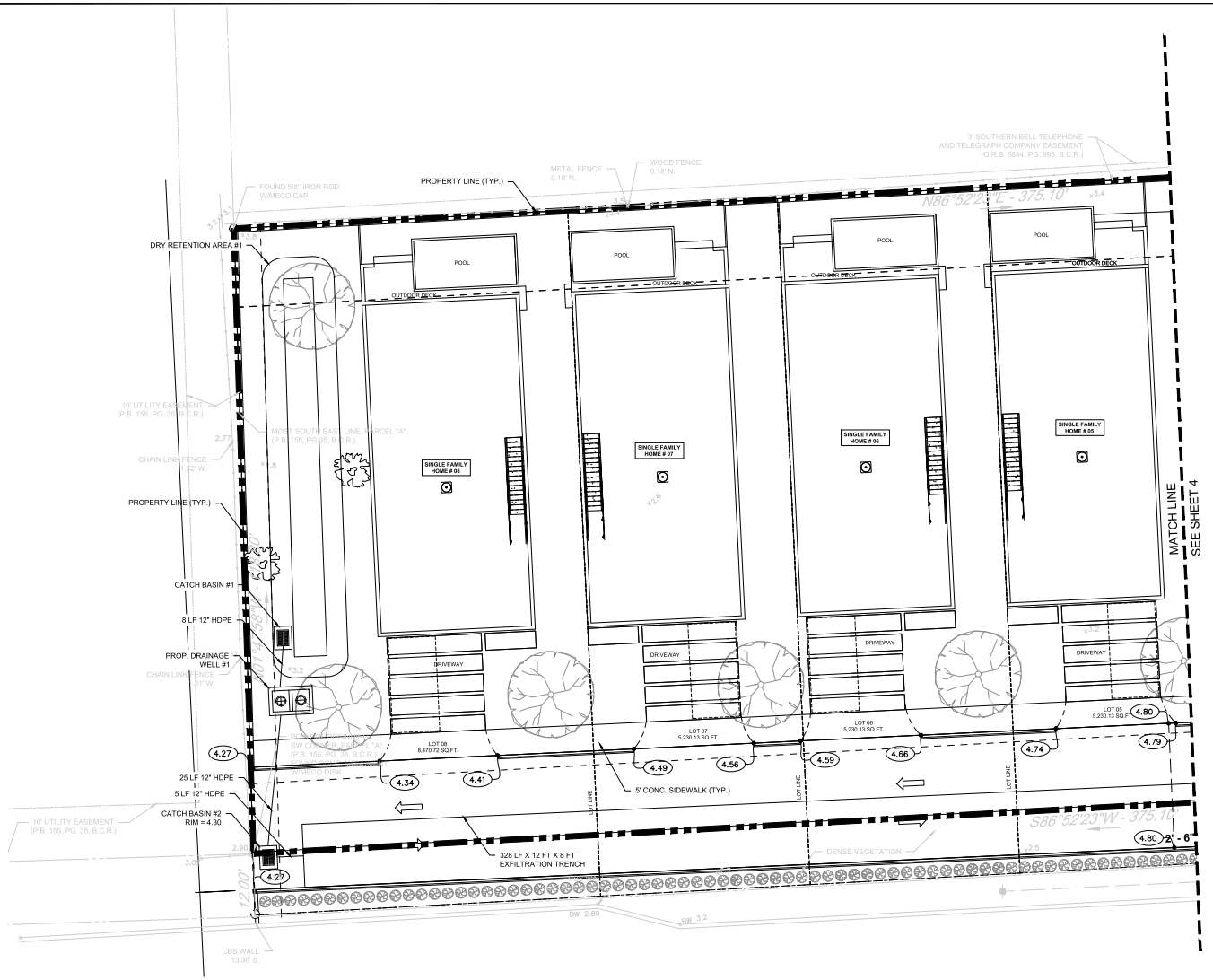
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PROJECT MANAGER	DR

SHEET NO. 2 / 9

JOB NO. 26009



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SCALE: 1" = 10'

LEGEND

- EXISTING ELEVATIONS
- 14.4 FINISHED GRADE ELEVATION
- DRAINAGE FLOW DIRECTION
- CONCRETE
- PROPOSED YARD DRAIN
- PROPOSED EXFILTRATION TRENCH
- ARTIFICIAL TURF (PER ARTIFICIAL TURF CROSS SECTION DETAIL)

GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (1988 MEAN SEA LEVEL).
2. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES, ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
5. ALL INSTALLATIONS SHALL BE MADE IN SUCH A MANNER AS NOT TO INTERFERE WITH EXISTING OR NEW UTILITIES, DRAINAGE OR ROADWAY CONSTRUCTION.
6. CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.
7. CONTRACTOR TO REFER TO ARCHITECTS'S PLANS FOR DETAIL ON FINAL SURFACE MATERIALS.

GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. TOPOGRAPHIC SURVEY PERFORMED BY PINNELL SURVEY, INC., COCONUT CREEK, FLORIDA. DATE : ?.

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REVISIONS			
NO	DATE	REMARKS	BY

STORMWATER ENGINEERING, INC
Civil, Hydrologic & Hydraulic Engineers
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CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN

1950 SW 23 CT
FORT LAUDERDALE, FLORIDA

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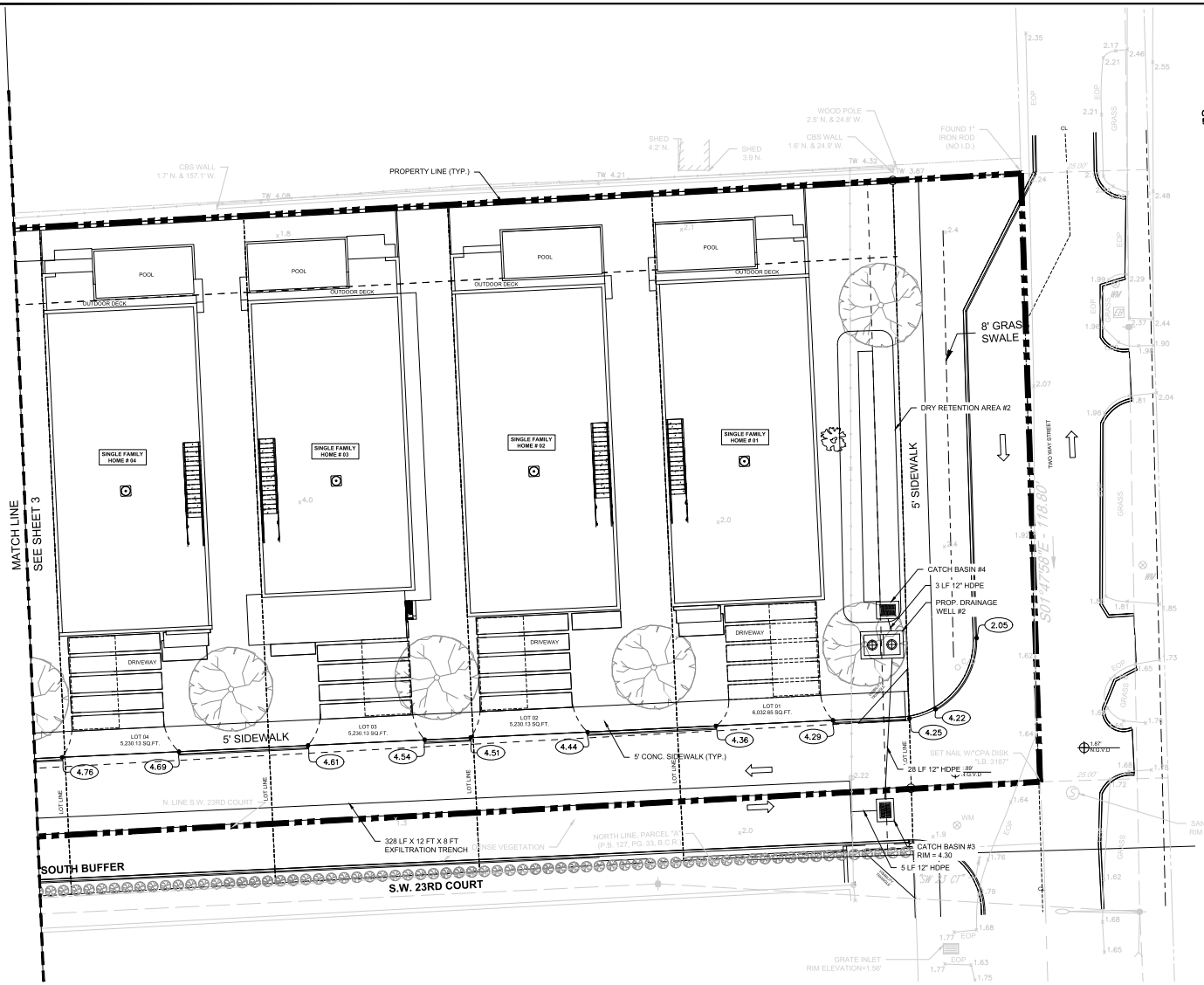
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PROJECT MANAGER	DR

SHEET NO. 3 OF 9

JOB NO. 26009



LEGEND

- EXISTING ELEVATIONS
- FINISHED GRADE ELEVATION
- DRAINAGE FLOW DIRECTION
- CONCRETE
- PROPOSED YARD DRAIN
- PROPOSED EXFILTRATION TRENCH
- ARTIFICIAL TURF (PER ARTIFICIAL TURF CROSS SECTION DETAIL)

GENERAL NOTES

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3. CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES, ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
5. ALL INSTALLATIONS SHALL BE MADE IN SUCH A MANNER AS NOT TO INTERFERE WITH EXISTING OR NEW UTILITIES, DRAINAGE OR ROADWAY CONSTRUCTION.
6. CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.
7. CONTRACTOR TO REFER TO ARCHITECTS'S PLANS FOR DETAIL ON FINAL SURFACE MATERIALS.

GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. TOPOGRAPHIC SURVEY PERFORMED BY PINNELL SURVEY, INC., COCONUT CREEK, FLORIDA. DATE : ?.

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REVISIONS

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CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN

1950 SW 23 CT

FORT LAUDERDALE, FLORIDA

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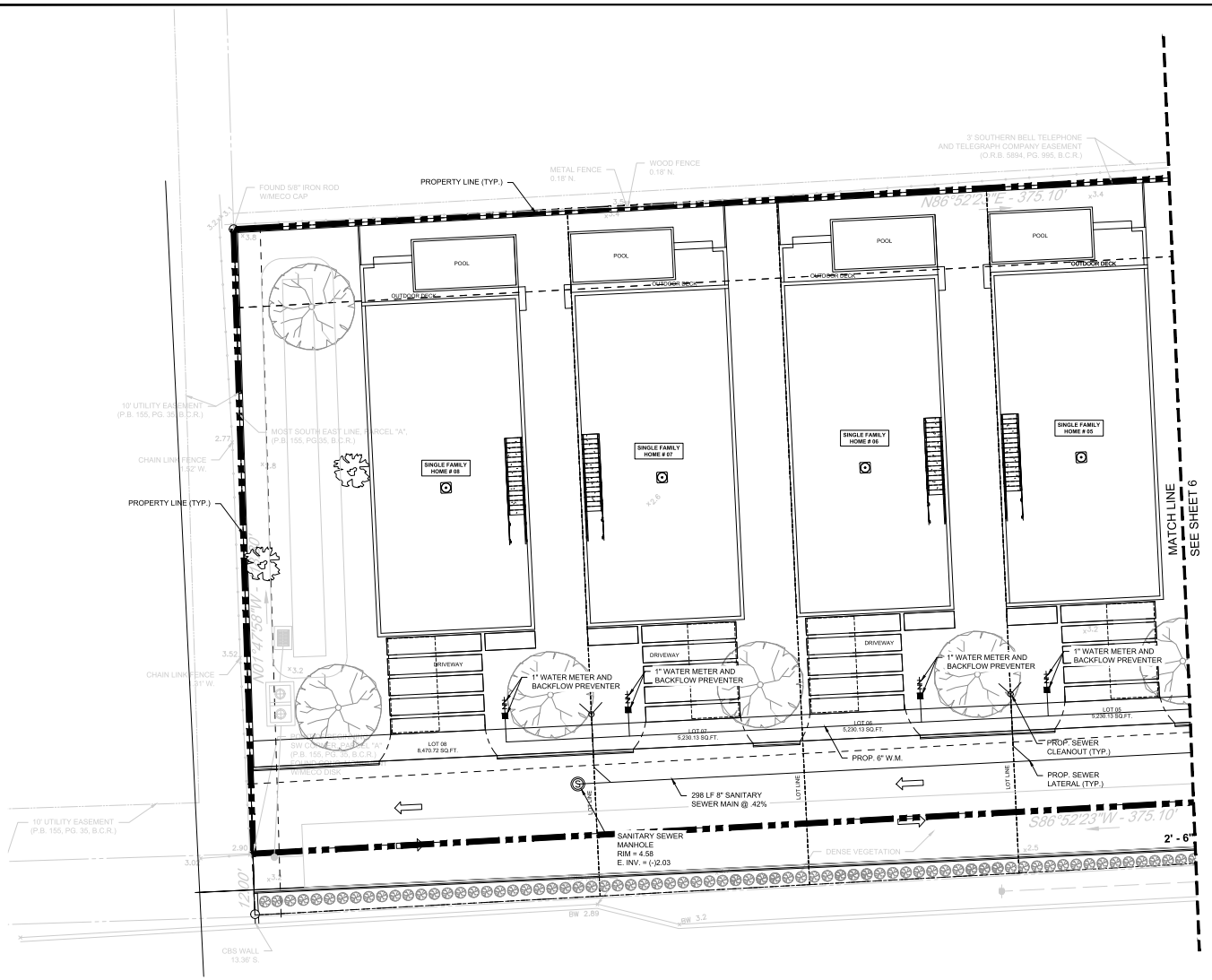
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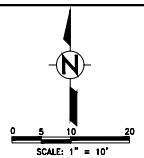
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SHEET NO. 4 OF 9

JOB NO. 26009

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LEGEND

- EW — EXISTING WATER LINE
- ES — EXISTING SEWER LINE
- EOH — EXISTING OVERHEAD POWER LINE
- EXIST. WATER METER
- SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER CLEANOUT

GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (1988 MEAN SEA LEVEL).
2. TOPOGRAPHIC SURVEY PERFORMED BY JASON H. PINNELL, FORT LAUDERDALE, FLORIDA. DATE : ?.
3. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
5. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES, ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
6. ALL INSTALLATIONS SHALL BE MADE IN SUCH A MANNER AS NOT TO INTERFERE WITH EXISTING OR NEW UTILITIES, DRAINAGE OR ROADWAY CONSTRUCTION.
7. CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.
8. UPON COMPLETION OF REQUIRED TESTING, THE STATE LICENSED FIRE LINE CONTRACTOR SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
9. CONTRACTOR TO MAINTAIN 5' CLEARANCE FROM ANY EXISTING TREES OR POLES.

Sunshine811.com

NO	DATE	REMARKS	BY
		REVISIONS	

STORMWATER ENGINEERING, INC.
Civil, Hydrologic & Hydraulic Engineers
6855 Nob Hill Road, Tamarac, Florida 33321
Ph. (561)242-0028 * Fax (561)242-2009 * stormwater@gmail.com

CONCEPTUAL WATER AND SEWER PLAN

1950 SW 23 CT

FORT LAUDERDALE, FLORIDA

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C.A. 00003484

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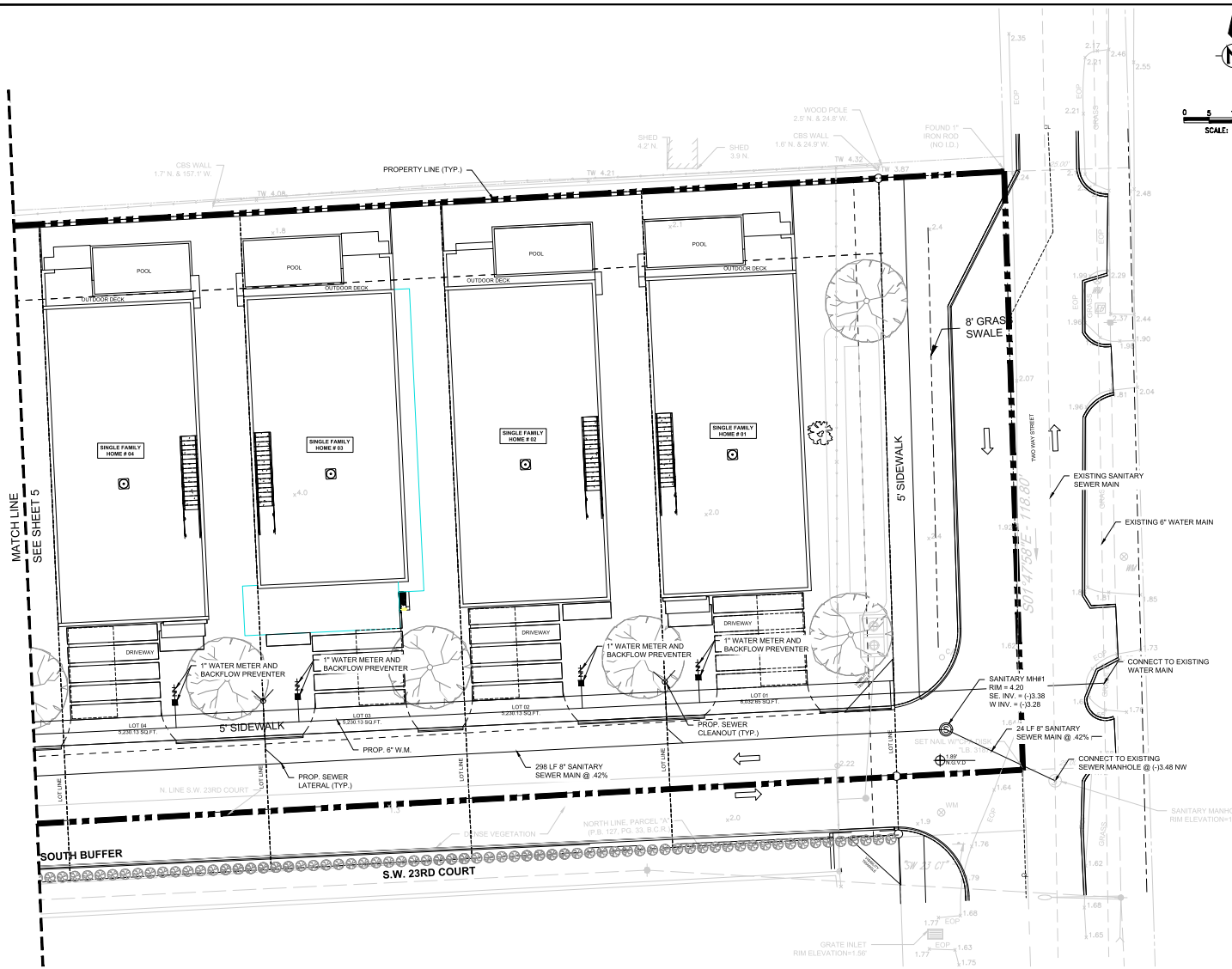
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PROJECT MANAGER		DR

SHEET NO. 5 OF 9

JOB NO. 26009

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LEGEND

- EW — EXISTING WATER LINE
- ES — EXISTING SEWER LINE
- EOH — EXISTING OVERHEAD POWER LINE
- EXIST. WATER METER
- SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER CLEANOUT

GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (1988 MEAN SEA LEVEL).
2. TOPOGRAPHIC SURVEY PERFORMED BY JASON H. PINNELL, FORT LAUDERDALE, FLORIDA. DATE : ?.
3. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
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9. CONTRACTOR TO MAINTAIN 5' CLEARANCE FROM ANY EXISTING TREES OR POLES.

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Civil, Hydrologic & Hydraulic Engineers
6801 Lake Worth Road, Suite 204 • Lake Worth, Florida 33467
Ph. (561)242-0028 • Fax (561)242-2109 • stormwaterj@gmail.com

CONCEPTUAL WATER AND SEWER PLAN

1950 SW 23 CT
FORT LAUDERDALE, FLORIDA

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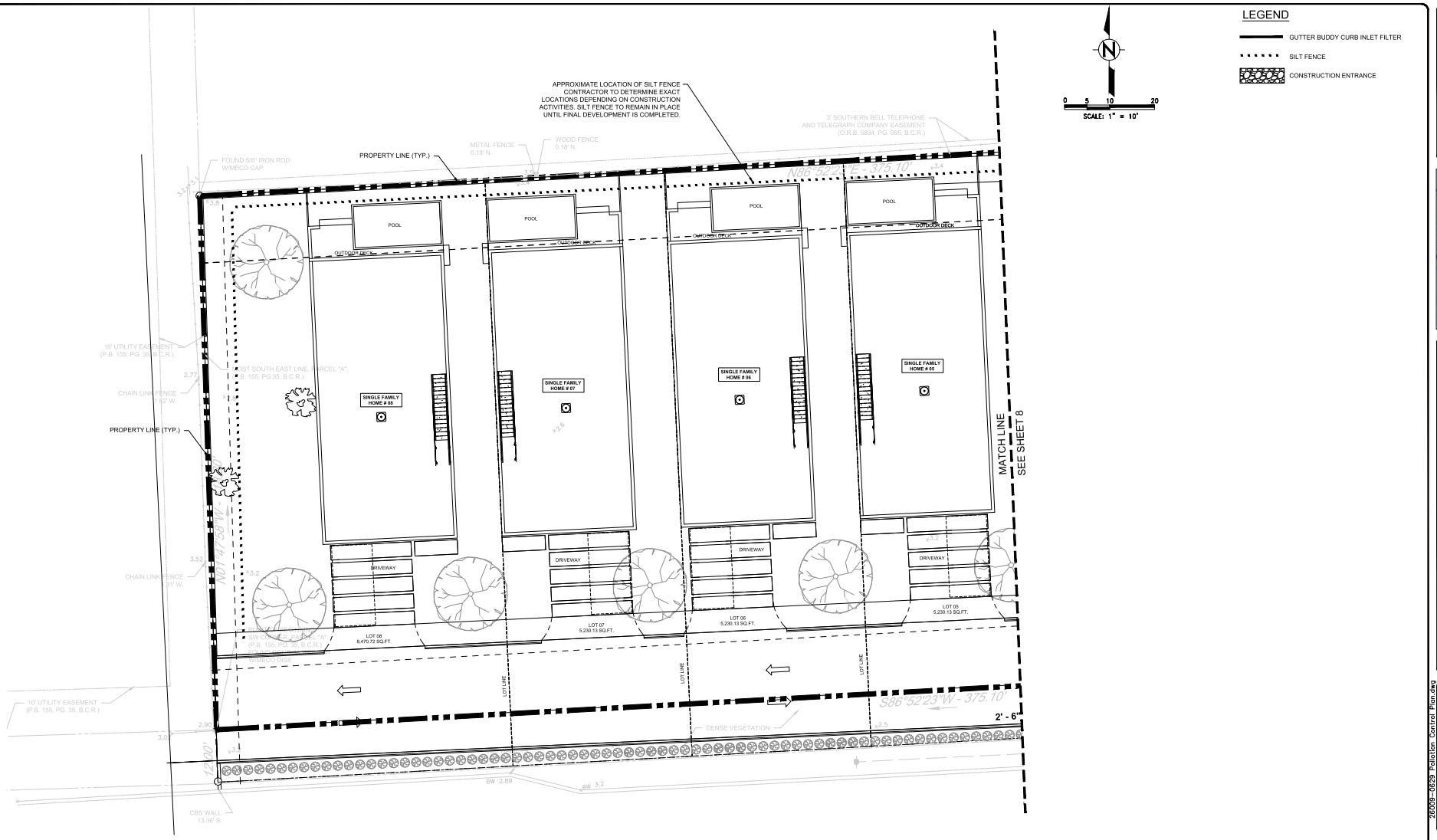
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SHEET NO. 6 of 9

JOB NO. 26009

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POLLUTION CONTROL PLAN

1950 SW 23 CT

FORT LAUDERDALE, FLORIDA

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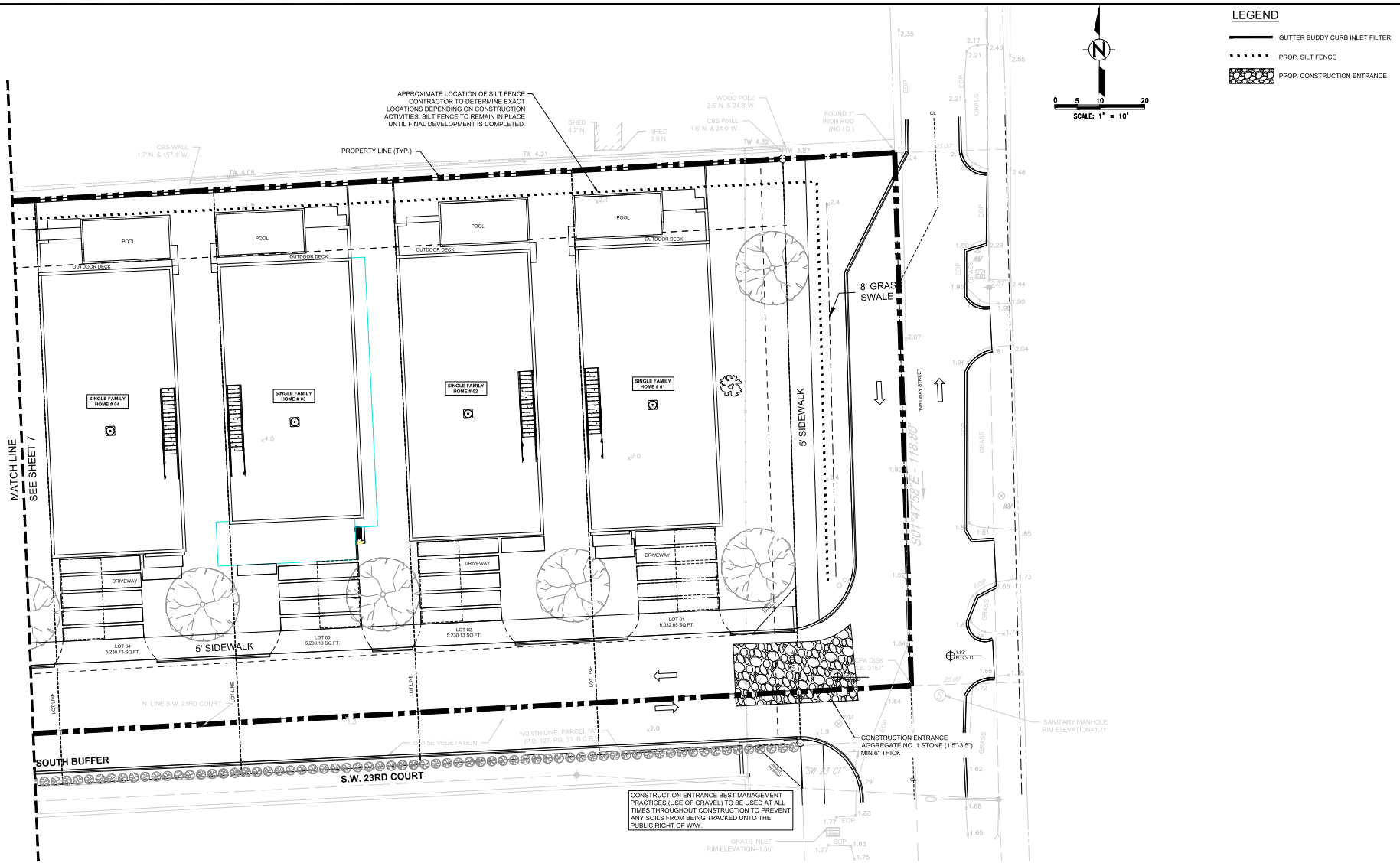
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SHEET NO. 7 / 9

JOB NO. 26009



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Civil, Hydrologic & Hydraulic Engineers
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POLLUTION CONTROL PLAN

1950 SW 23 CT

FORT LAUDERDALE, FLORIDA

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SHEET NO. 8 OF 9

JOB NO. 26009

S-E19-AC3

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.

2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.

4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE, HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.

6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.

7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

8. BALE SHALL BE EITHER WIRE BOUND OR STRING TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF THE ADJACENT BALES PRESSED TOGETHER.

10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLETAND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES, AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.

11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.

12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL, THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. SILTFENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE TRAP, REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATERMANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.

24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.

26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.

30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.

31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

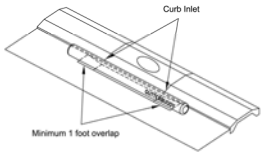
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.

34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.

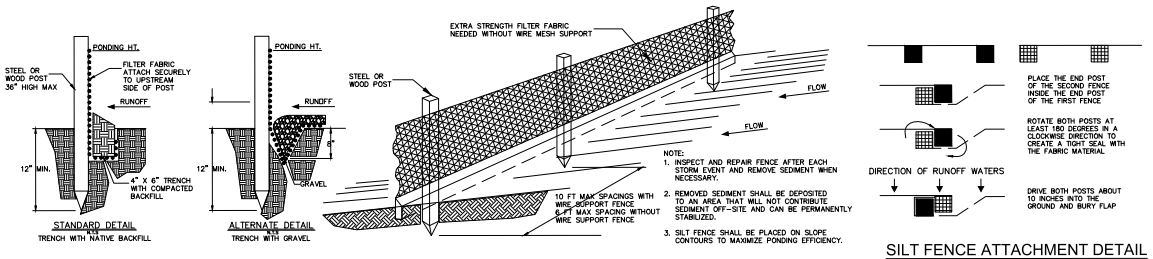
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.



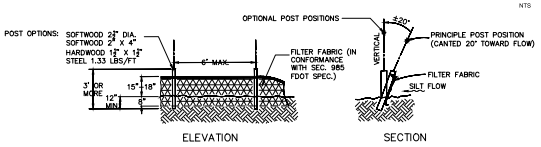


CURB INLET FILTER DETAIL
NTS

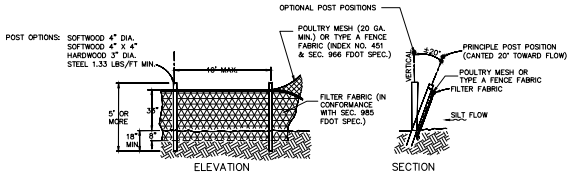


SILT FENCE INSTALLATION DETAIL
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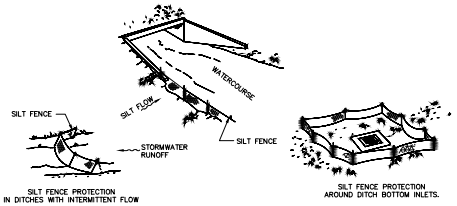
SILT FENCE ATTACHMENT DETAIL
NTS



TYPE III SILT FENCE
NTS



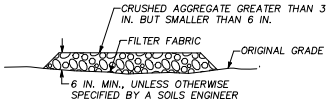
TYPE IV SILT FENCE
NTS



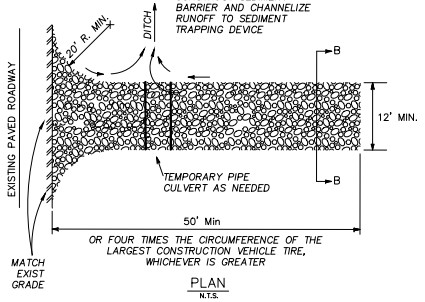
SILT FENCE APPLICATIONS
NTS

GENERAL NOTES

1. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1.
2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT-OF-WAY.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON OR LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGHT OF THE FENCE.
5. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (LF).
6. DURING CONSTRUCTION ALL CATCH BASINS TO BE EQUIPPED WITH FILTER FABRIC AND HAY BALES OVER GRATES PER DETAIL THIS SHEET.
7. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT OFF-SITE DISCHARGES OF SEDIMENT.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS



SECTION B–B
N.T.S.



PLAN
N.T.S.

TYPICAL CONSTRUCTION ENTRANCE DETAIL
NTS

REVISIONS

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STORMWATER ENGINEERING, INC.
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POLLUTION CONTROL DETAILS
1950 SW 23 CT
FORT LAUDERDALE, FLORIDA

26009-0629 Pollution Control Details.dwg

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SHEET NO. 9 of 9

JOB NO. 26009

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975 ARTHUR GODFREY Suite #401 | Miami Beach Florida 33140 **TEL** | 305763 8471
WWW.G3AEC.COM

NARRATIVE

City of Fort Lauderdale
700 NW 19TH Avenue
Fort Lauderdale, FL 33311

RE: The Palms at River Oaks
2323 SW 19th Avenue
Fort Lauderdale, FL | 33315

Date: 08-20-2026

To Whom It May Concern:

The Palms at River Oaks is a proposed modern zero-lot-line single-family residential development located at 2323 SW 19th Avenue in Fort Lauderdale, Florida. The development consists of eight (8) two-story, four-bedroom single-family residences, incorporating a total of four (4) distinct residential models. A total of sixteen (16) parking spaces are provided within the development, with each residence providing two (2) garage parking spaces. Individual trash and recycling containers will be provided for each residence and stored within the respective garage or designated covered parking area.

The subject property is located within the RD-15 Residential Single Family and Duplex/Medium Density District. The proposed development consists of eight (8) residential units. Individual lot areas range from approximately 5,230.13 square feet to 8,470.72 square feet. The overall property measures approximately 130'-10" x 350'-11", with a total site area of approximately 45,884.14 square feet. The proposed building footprint for each residence is approximately 1,769.24 square feet, with a total project floor area of approximately 26,454.79 square feet. The proposed maximum building height is 22'-0", and approximately 31,730.24 square feet of open space is provided throughout the development. The project has been designed to comply with the applicable dimensional requirements of the RD-15 zoning district. The required minimum setbacks include a 25-foot front setback, 15-foot rear setback, and 5-foot side setbacks, as applicable. A minimum 10'-0" separation between interior buildings is also maintained throughout the development.

Landscape buffers are provided along the street frontage and applicable interior property lines to enhance the overall streetscape, provide vegetation and green space, assist with site drainage, and create privacy between the proposed residences and surrounding properties. The landscape design is intended to complement the contemporary architectural character of the development while creating a cohesive and pedestrian-friendly residential environment.

Each residence incorporates private balconies, terraces, and landscaped yard areas to encourage outdoor living and enhance the connection between interior and exterior spaces. The placement of openings and outdoor areas also promotes access to natural light and ventilation. The project will incorporate sustainable and resilient design strategies appropriate for South Florida's climate. These features are anticipated to include high-reflectance roofing materials, light-colored exterior finishes, impact-resistant windows and doors, covered parking, low-flow plumbing fixtures, energy-efficient lighting, and high-efficiency HVAC systems.

Overall, The Palms at River Oaks is envisioned as a high-quality residential development that provides modern single-family housing while maintaining an appropriate scale and character for the surrounding neighborhood. The proposed site planning, architecture, landscaping, and private outdoor spaces are intended to create an attractive and cohesive development that contributes positively to the surrounding community.

We trust that the information contained herein is clear and responsive to the requirements of the City of Fort Lauderdale. We remain available to provide any additional information or clarification that may be required during the review process.

Respectfully Submitted,

Arturo G. Griego, AIA, FGBC, CGC
Principal Architect
AR94011

email | nino@g3aec.com
direct | 305 803 7902





975 ARTHUR GODFREY Suite #600 | Miami Beach Florida 33140 **TEL** | 305763 8471
WWW.G3AEC.COM

NARRATIVE

City of Fort Lauderdale
700 NW 19TH Avenue
Fort Lauderdale, FL 33311

RE: South Fork Landings, LLC - The Palms at River Oaks
2323 SW 19th Avenue
Fort Lauderdale, FL | 33315

Date: 08-28-2026

To Whom It May Concern:

The Palms at River Oaks is a proposed modern zero-lot-line single-family residential development located at 2323 SW 19th Avenue in Fort Lauderdale, Florida. The development consists of eight (8) two-story, four-bedroom single-family residences, incorporating a total of four (4) distinct residential models. A total of sixteen (16) parking spaces are provided within the development, with each residence providing two (2) garage parking spaces. Individual trash and recycling containers will be provided for each residence and stored within the respective garage or designated covered parking area.

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Landscape buffers are provided along the street frontage and applicable interior property lines to enhance the overall streetscape, provide vegetation and green space, assist with site drainage, and create privacy between the proposed residences and surrounding properties. The landscape design is intended to complement the contemporary architectural character of the development while creating a cohesive and pedestrian-friendly residential environment.

Each residence incorporates private balconies, terraces, and landscaped yard areas to encourage outdoor living and enhance the connection between interior and exterior spaces. The placement of openings and outdoor areas also promotes access to natural light and ventilation. The project will incorporate sustainable and resilient design strategies appropriate for South Florida's climate. These features are anticipated to include high-reflectance roofing materials, light-colored exterior finishes, impact-resistant windows and doors, covered parking, low-flow plumbing fixtures, energy-efficient lighting, and high-efficiency HVAC systems.

Overall, The Palms at River Oaks is envisioned as a high-quality residential development that provides modern single-family housing while maintaining an appropriate scale and character for the surrounding neighborhood. The proposed site planning, architecture, landscaping, and private outdoor spaces are intended to create an attractive and cohesive development that contributes positively to the surrounding community.

We trust that the information contained herein is clear and responsive to the requirements of the City of Fort Lauderdale. We remain available to provide any additional information or clarification that may be required during the review process.

Respectfully Submitted,

Arturo G. Griego, AIA, FGBC, CGC
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AR94011

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NARRATIVE RESPONSE FOR ULDR SECTION ZERO LOT LINE DWELLINGS, SEC. 47-25.3

The proposed development has been designed in accordance with the applicable requirements of ULDR Section 47-18.38. The following narrative addresses each criterion in the order presented in the Code. Final sheet and detail references may be inserted in the last column before resubmittal.

ULDR	Requirement	Response / Demonstration of Compliance	Plan Ref.
A	Zero-lot-line dwelling definition	The application proposes detached single-family dwellings placed on one side lot line, allowing a larger usable open side yard on the opposite side. The site layout is consistent with the zero-lot-line development form described by this subsection.	G-3
B	Approval process	The project is being submitted for Site Plan Level III review in accordance with ULDR Section 47-24.2 and the DRC process.	
C.1	Density	The property is zoned RD-15. Eight dwelling units are proposed on the approximately 45,884-square-foot site (approximately 1.053 acres). The proposed density does not exceed the density permitted by the applicable zoning district.	G-3
C.2	Minimum lot size	Each proposed dwelling lot exceeds the minimum required 4,000 square feet. The proposed individual lots range from approximately 5,230.13 square feet to 8,470.72 square feet.	G-3
C.3	Minimum lot width	Each proposed lot provides at least the minimum required width: 40 feet for interior lots and 45 feet for corner lots, as applicable and as dimensioned on the site plan and proposed plat/site layout.	G-3
C.4.a	Front yards	The proposed front setbacks comply with the front-yard requirement applicable to single-family dwellings in the RD-15 zoning district, as dimensioned on the site plan.	G-3
C.4.b	Rear yards	The proposed rear setbacks comply with the rear-yard requirement applicable to single-family dwellings in the RD-15 zoning district, as dimensioned on the site plan.	G-3
C.4.c.i	Corner-lot side yard	No corner lot yard under this project.	G-3
C.4.c.ii	Side yards adjoining zero-lot-line lots	Each applicable dwelling provides a zero-foot setback on the designated zero-lot-line side and a minimum 10-foot yard on the opposite side. The building arrangement maintains at least 10 feet of separation between adjacent buildings.	G-3
C.4.c.iii	Side yard adjoining a non-zero-lot-line lot	Where the development abuts a non-zero-lot-line lot, the proposed side setback complies with the side-yard requirement for a single-family dwelling in the RD-15 zoning district, as shown on the site plan.	G-3

ULDR	Requirement	Response / Demonstration of Compliance	Plan Ref.
C.4.d	Additional height setback	The height of the dwelling units is 22' – additional height setback does not apply.	G-3
C.5	Maximum height	The proposed two-story dwellings do not exceed the maximum permitted height of 35 feet. Building height is measured in accordance with ULDR Section 47-2 and is identified on the architectural elevations.	G-3, A2-1.00 TO A2-1.04
C.6	Private garage and driveway	Each dwelling includes a fully enclosed two-car garage, providing two garage parking spaces per unit and 16 garage spaces total. Each garage meets or exceeds the minimum 10-foot-by-18-foot parking dimension and is accessed from the street. The dwellings are two stories; the combined garage-door surface area is approximately 16.85% of the total front facade area, below the 30% maximum. Each front facade also incorporates a principal entrance and other architectural features. No driveway exceeds 22 feet in width.	G-6
C.7.a	Openings in zero-side-yard wall	Reflective windows and/or semi-opaque glass will be installed along the zero-side-yard wall, as applicable. The aggregate opening area does not exceed 10% of the wall surface area.	A2-1.04
C.7.b	Roof overhang and drainage	Any roof overhang at the zero-lot-line wall is limited to a maximum encroachment of 18 inches over the common property line. Roof drainage is collected and directed so that runoff does not discharge onto adjacent property, and any gutter or downspout is contained within the permitted 18-inch dimension.	A1-1.03
C.7.c	Atrium or recessed outdoor area	At the outdoor area occurs along a zero-lot-line building wall, it is fully screened by a minimum eight-foot-high opaque wall.	A1-1.01 AND A2-1.04
C.7.d	Maintenance easement	A recordable three-foot maintenance easement will be provided over the adjoining yard area for access to and maintenance of the wall located on the property line. Easement language and instruments will be provided in a form satisfactory to the City Attorney and recorded as required.	A1-1.04
C.8.a	Sidewalks	A five-foot-wide sidewalk is provided along each public street abutting the property for the full length of the applicable property line. A minimum three-foot-wide pedestrian connection is provided from each principal dwelling entrance to the public sidewalk.	A1-1.01
C.8.b	Street trees	Street trees are provided along the abutting public street to establish a canopy effect. Tree species, quantities, locations, minimum sizes, and installation standards are shown on the landscape plan and comply with ULDR Section 47-21, subject to final Department review.	L100, L200, AND L201
C.9	Driveway setback	Each driveway is located at least 12 inches from the applicable side property line, as dimensioned on the site plan.	A1-1.00

ULDR	Requirement	Response / Demonstration of Compliance	Plan Ref.
C.10	Elevation variety	The eight contiguous dwellings use four distinct model/elevation designs, exceeding the minimum requirement for three different front elevation designs where more than five dwellings are contiguous. Variations include rooflines, entrance configurations, facade composition, and architectural detailing, as shown on the architectural elevations and renders.	A2-2.01

Sec. 47-25.2. - Adequacy requirements.

Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response : The proposed development and site plan of the 8 Zero Lot homes does not interfere with the City’s communication network . All point of communications will be installed and provided by third party private providers.

Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

Response : The civil engineering team lead by Danial Ray has completed the initial storm water design in accordance with the city and county codes , this design will follow the standards outlined in the codes and once the permits application and plans will be submitted to Broward County and the city of Fort Lauderdale , final review will be taken into consideration.

Environmentally sensitive lands.

In addition to the finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

Response : The site environmental and wet land studies do not show that the site has any Wetlands which will fall under any of the agencies outlined above .

Broward County Ordinance No. 89-6.

Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

Broward County Ordinance No. 84-60.

The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response : N/A

Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response : The site plan and the home plans for the application will be designed in full compliance with the fire protections standards, as out lined above . All of the buildings and the site will follow the Florida Building Codes , South Florida Fire Codes and any other

applicable fire and safety standard , all to be certified by the architect and engineer of record, once submitted for building permits.

Parks and open space.

The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.

No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response : The site plan will meet the standards outlined by the codes of Fort Lauderdale's Parks and Open space requirements, and the developer / Owners will pay any and all park Impact fees prior to the building permits being issued.

Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response : The site plans and the zero lot homes will provided improvements which are consistent with the Crime Prevention Through Environmental Design (CPTED) standard to minimize the risk to public safety and assure adequate police protection.

Potable water.

Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

Potable water facilities

If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development..

Where the county is the projected service provider, a similar written assurance will be required.

Sanitary sewer

If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.

Where the county is the projected service provider, a written assurance will be required.

Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response to Water, Sanitary Services :

Our engineering team lead by Danial Ray, has designed the site plan and the utilities to meet all of the codes outlined within the City of Fort Lauderdale and broward county , and will be signing and certify these plans upon submitting to the governmental agencies .

Public Schools. For all development including residential units, the applicant shall be required to mitigate the impacts of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit.

Response : The owners/ Developer will fully comply to submit all application needed to have the development meet the sections of the codes outlined above, and pay any and all appliable fees associated to the Zero Lot Homes .

Solid waste.

Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, adequacy findings shall be issued. Where there is another service provider, a written assurance will be required. The impact of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response : The development will be serviced by the City of Fort Lauderdale solid water departments, we will provide evidence that all solid waste will be disposed of in a manner that will comply with the governmental requirements upon submitting final plans for permits .

Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response : the development will meet all Stormwater requirements as show on out Civil Plan prepared by Danial Reys Civil Design teams, in accordance with the Florida Building codes , and city engineering standards.

Transportation facilities.

The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Response : the development will be designed to fully meet the code requirements for all traffic and road standards.

Traffic impact studies.

When the proposed development may generate over one thousand (1,000) daily trips; or When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½)

hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.

If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

A further detailed analysis and any other information that the review committee considers relevant.

The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response : Due to the size of the development , we will be submitting a traffic report from Traffic Mobility , which will show that the trip generation will be less than the threshold outlined above .

5.

Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards

Response: the civil engineers and the surveyors have design the site plan (see plans and surveys) to dedicate the right of ways and grant easements in accordance with the Broward County Trafficways plans, and the City comprehensive plans and traffic engineering standards

Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: All primary arterial street which abut the development have been designed in accordance with the statements show above.

Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response : the site plan has been designed by Dale Bryant our landscape architect and the - plan is consistent with the codes outlined above and in accordance with Section 47-21.

Wastewater

Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: our development and site plans completed by our civil engineer team lead by Daniel Rey, have been designed in accordance with the codes and guidelines of both the city and the county. We also agree to comply with the Capital expansion changes as outlined in Resolution 85-265 as amended from time to time.

Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response : The development / ownership hereby agrees to comply with the Trash Management requirements as stated above.

NEIGHBORHOOD COMPATIBILITY NARRATIVE

ULDR Section 47-25.3 Compliance Narrative

The Palms at River Oaks | 2323 SW 19th Avenue, Fort Lauderdale, Florida 33315

SECTION	REQUIREMENT	COMPLIANCE RESPONSE
A.1	Adequacy requirements (referencing Sec. 47-25.2).	The proposed eight-unit zero-lot-line residential development satisfies the applicable adequacy requirements. The site provides appropriate access, internal circulation, parking, utilities, drainage, landscaping, emergency access, and solid-waste accommodations for the proposed residential use without overburdening surrounding public facilities or adversely affecting the neighborhood.
A.2.a	Smoke, odor, particulate emissions, and noise documentation.	Not applicable. The project consists exclusively of single-family residential dwellings and does not include an industrial, commercial, or other operation expected to generate regulated smoke, odors, particulate emissions, or operational noise requiring a Broward County environmental report or permit.
A.2.b	Supporting documentation where a Broward County environmental license is required.	Not applicable. No Broward County environmental license is anticipated for the proposed residential development.
A.2.c	Required environmental licenses to be issued before building permit.	Not applicable. The proposed residential use does not require the referenced environmental operating license.
A.3.a	Lighting and glare; control of automobile lights; applicable parking-lot standards.	Exterior lighting will be residential in scale, directed downward and contained within the property. Fixtures and vehicle areas will be arranged to avoid glare, spillover, or direct illumination of neighboring properties. No neon, mercury-vapor, or other incompatible lighting is proposed.
A.3.b.i	Architectural treatment of nonresidential facades facing residential property.	Not applicable as a nonresidential standard. Nevertheless, the project provides articulated residential facades with windows, doors, varied materials, roof forms, projections, recesses, and other architectural elements compatible with the surrounding residential character.
A.3.b.ii	Screening of loading and service facilities.	Not applicable. No commercial loading or service facility is proposed. Residential service functions and individual trash containers will be located and screened to minimize visibility and impacts on neighboring properties.
A.3.b.iii	Screening of rooftop mechanical equipment, stairs, and elevator towers.	Any exterior mechanical equipment will be integrated into the residential design or appropriately screened from view. No exposed commercial rooftop equipment, stair tower, or elevator tower is proposed.
A.3.c	Additional setback for nonresidential structures over 40 feet abutting residential property.	Not applicable. The proposal is residential, is located in the RD-15 district, and does not include a nonresidential structure subject to the additional height-based setback.
A.3.d.i	Ten-foot landscape strip along property lines adjacent to residential property.	The nonresidential bufferyard standard is not applicable. The project nonetheless provides perimeter landscaping appropriate to the residential context, including trees, shrubs, and groundcover, to soften views and reinforce neighborhood compatibility.
A.3.d.ii	Parking setback from property lines contiguous to residential property.	The nonresidential parking restriction is not applicable. Parking is provided within private residential garages and driveways and is arranged to avoid adverse impacts on adjoining properties.
A.3.d.iii	Dumpster setback and screening.	Not applicable. No communal commercial dumpster is proposed. Each dwelling will use an individual residential trash container stored within the garage/carport area and screened from public view when not placed for collection.

SECTION	REQUIREMENT	COMPLIANCE RESPONSE
A.3.d.iv	Wall or approved opaque-fence requirements between nonresidential and residential property.	The nonresidential wall requirement is not applicable. Residential privacy and separation will be maintained through the proposed site design, perimeter treatments, fencing/walls where provided, and landscaping consistent with applicable residential standards.
A.3.d.v	Application to existing nonconforming uses.	Not applicable. The project is a new residential development and is not an existing nonconforming nonresidential use.
A.3.e.i.a	Compatibility with and preservation of adjacent neighborhood character; mitigation of impacts.	The development is compatible with the surrounding residential neighborhood in use, density, scale, and architectural character. The two-story homes, varied model designs, residential entrances, private garages, landscaping, and internal site arrangement mitigate potential impacts related to traffic, noise, shadow, scale, and visual appearance. No incompatible commercial or industrial activities are proposed.
A.3.e.i.b	Consideration of an adopted neighborhood master plan and incorporation of appropriate mitigation.	The project supports the residential character and planning objectives of the surrounding area. Its building placement, circulation, parking, landscaping, and perimeter treatments are designed to preserve neighborhood integrity and minimize adverse impacts. Applicable ULDR provisions will govern where any planning recommendation differs from the code.
A.3.e.ii–iii	Reserved provisions.	No response required; these subsections are reserved.
A.3.e.iv.a	Applicability of the Design and Community Compatibility Criteria to specified CBA, RMM-25, RMH-25, RMH-60, and certain east-of-Intracoastal development.	Not applicable. The property is zoned RD-15 and the proposed development does not fall within the zoning districts or geographic categories identified in this subsection.
A.3.e.iv.b	Bulk controls: density, floor area ratio, height, and yards for the specified beach-area and multifamily districts.	Not applicable to the RD-15 property. The project density, building height, lot configuration, and yards are governed by the applicable RD-15 and zero-lot-line residential standards.
A.3.e.iv.c	Massing guidelines, including height variation, vertical-plane moderation, cornice height, facade treatment, and overstreet connections.	Not applicable under the special-district criteria. The proposed two-story residences nevertheless use varied rooflines, facade articulation, projections, recesses, materials, and four distinct model designs to avoid repetitive massing and maintain a compatible residential scale. No overstreet connection is proposed.
A.3.e.iv.d	Street-level guidelines, including active use, fenestration, canopies, and trash/loading facilities.	Not applicable to this RD-15 residential project. The street-facing elevations provide residential fenestration and clearly defined entrances. Service and waste functions are incorporated into the individual residential lots and screened from public view.
A.3.e.iv.e	Energy conservation, building separation, and rooftop design.	Not applicable under the special-district criteria. The project nevertheless provides appropriate building separation, climate-responsive residential design, and integrated or screened mechanical equipment. Exterior materials and openings are selected to support energy efficiency and occupant comfort.
A.3.e.iv.f	Vehicular circulation, ingress/egress, arrival areas, transit, and service access.	Not applicable under the Central Beach criteria. The residential driveways and access points are limited to those needed for safe and efficient circulation. Each home has two garage spaces, and the layout avoids reliance on public streets for internal circulation.
A.3.e.iv.g	Pedestrian circulation, open spaces, pedestrian corridors, and parking.	Not applicable under the special-district criteria. The project provides safe pedestrian connections, usable private outdoor areas, and parking within private garages and driveways. Vehicular and pedestrian circulation are organized to support safety and neighborhood function.
A.3.e.iv.h	Perimeter treatments, screening, paving, and landscaping.	Not applicable under the special-district criteria. The project nevertheless incorporates compatible paving, perimeter landscaping, and screening of waste, utilities, parking, and mechanical equipment to maintain an orderly residential appearance.

SECTION	REQUIREMENT	COMPLIANCE RESPONSE
A.3.e.iv.i	Site furnishings and vending machines.	Not applicable. No commercial site-furnishing program or vending machines are proposed.
A.3.e.iv.j	Signage.	Not applicable. No commercial signage, roof sign, billboard, or illuminated identification program is proposed. Any future residential identification signage will comply with the applicable ULDR requirements.
A.3.e.iv.k	Site lighting.	Not applicable under the special-district criteria. Residential exterior lighting will be compatible with the neighborhood, appropriately shielded, and designed to provide safety without creating glare or spillover onto adjacent properties.
A.3.e.iv.l	Utilities.	Not applicable under the special-district criteria. Utilities will be coordinated with the development and located or screened to minimize visual impacts. Above-grade equipment, where unavoidable, will be unobtrusive and integrated with landscaping or enclosure treatments.
A.3.e.iv.m–n	Site-plan objectives and usable outdoor/pedestrian-accessible spaces.	Not applicable to the RD-15 project. Each residence provides usable private outdoor space appropriate to its lot, while the overall development maintains safe pedestrian access and a compatible relationship to the public realm.
A.3.e.iv.o	Defensible space, CPTED principles, supplemental landscaping, and preservation of view corridors.	Although the special-district provision is not applicable, the project promotes a secure residential environment through visible entrances, defined private and public areas, appropriate lighting, landscaping, and unobstructed circulation consistent with CPTED principles. The development does not adversely affect identified beach, Intracoastal, park, or landmark view corridors.

28-255
28-256

WASTEWATER PLANT AND COLLECTION SYSTEM CAPITAL EXPANSION FEES (CEF)
POTABLE WATER PLANT AND DISTRIBUTION CAPITAL EXPANSION FEES
(CITY ORDINANCE)

Address: Master Permit #

Type of Use[1]	Unit of Measure	ERC/Unit[1]	New # of Units	Existing # of Units	Indicator	New #ERCs[1]	Existing #ERCs[1]	Net New #ERCs[1]	CEF Water	CEF Wastewtr.	CEF Sub Total
Equivalent Residential Connection	---	1				0	0	0	$1,455	$684	$0
Single Family House, Duplex, Triplex	ea.	1	13		•	13	0	13	$1,455	$684	$27,806
Condominium, Apartment	ea.	0.805				0	0	0	$1,455	$684	$0
Mobile Home	lot	0.559				0	0	0	$1,455	$684	$0
Vehicular Repair (includes boat repairs)	1000 sf	0.473				0	0	0	$1,455	$684	$0
Gas Station (fueling only)	fuel pump	0.55				0	0	0	$1,455	$684	$0
Car Wash (automatic)	ea.	11.67				0	0	0	$1,455	$684	$0
Grocery Store (Based on full usage breakdown)	1000 sf	0.431				0	0	0	$1,455	$684	$0
Laundry and/or Dry Cleaning (staff op. machs.)	1000 sf	2.773				0	0	0	$1,455	$684	$0
Laundry (coin operated machines)	1000 sf	8.659				0	0	0	$1,455	$684	$0
Barber Shop/Salon (dry chairs)	chair	0.333				0	0	0	$1,455	$684	$0
Barber Shop/Salon (wet chairs)	chair	0.666				0	0	0	$1,455	$684	$0
Health Spa	sf	0.35				0	0	0	$1,455	$684	$0
Marina	boat slip	0.133				0	0	0	$1,455	$684	$0
Merchandising	1000 sf	0.55				0	0	0	$1,455	$684	$0
Warehouse (mixed use)	1000 sf	0.368				0	0	0	$1,455	$684	$0
Warehouse (homogeneous, bulk storage use)	1000 sf	0.177				0	0	0	$1,455	$684	$0
Self Service Storage	1000 sf	0.068				0	0	0	$1,455	$684	$0
Restaurant	1000 sf	2.495				0	0	0	$1,455	$684	$0
Fast Food Service	1000 sf	3.455				0	0	0	$1,455	$684	$0
Bar, Coctail Lounge	1000 sf	1.236				0	0	0	$1,455	$684	$0
Office	1000 sf	0.636				0	0	0	$1,455	$684	$0
Day Child Care	1000 sf	0.632				0	0	0	$1,455	$684	$0
Place of Worship	1000 sf	0.523				0	0	0	$1,455	$684	$0
Doctor's Office / Clinic	physician	0.833				0	0	0	$1,455	$684	$0
	1000 sf	0.667				0	0	0	$1,455	$684	$0
Hospitals and Nursing Homes	bed space	0.700				0	0	0	$1,455	$684	$0
School	Student	0.042				0	0	0	$1,455	$684	$0
Hotel (with restaurant and/or meeting rooms)	rental rm.	0.868				0	0	0	$1,455	$684	$0
Hotel (without restaurant and meeting rooms)	rental rm.	0.255				0	0	0	$1,455	$684	$0
Movie Theater	seat	0.009				0	0	0	$1,455	$684	$0
Total CEF											$27,806

Subject: City of Fort Lauderdale LauderBuild Documents Received For Application ENG-CR-26C

City of Fort Lauderdale-No Reply <noreply@fortlauderdale.gov>
to danielstormj

City of Fort LauderdaleLauderBuild Application Documents Received

The Development Services Department has received your online submittal of plans and documents for application record number **ENG-CR-26080010** at **19**
application package has been determined to be complete.

You may visit **LauderBuild** to review the processing status at any time by going to the **Record Details page** and selecting **Record Info > Processing Stat**

Thank you,
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Open 8 am to 3 pm
954-828-6520

Please be advised that the City of Fort Lauderdale does not send unsolicited correspondence requesting money or sensitive personal inform resort to threats or intimidation. Additionally, no government agency will ever demand payment via gift cards, wire transfers, or digital curren credit or debit card numbers, Social Security numbers, or passwords. Please exercise caution when opening unsolicited emails. Verify the se If you receive any emails that appear to be sent on behalf of the City and seem suspicious, please report them to staff immediately.

DEVELOPMENT AUTHORIZATION

I, Victor Garcia, Manager for South Fork Landings, LLC , a Florida limited liability company ("**Owner**"), as of this 17th day of August, 2026 (the "**Effective Date**"), hereby designates Robert Sherman, with MBA DEVELOPMENT, LLC, a Florida limited liability company ("**MBA**"), as its representative and agent to act on Owner's behalf with regard to any documents, instruments, reports, studies, materials and plans necessary to apply for and obtain approval of any and all approvals, consents, licenses, agreements, authorizations, certificates and/or permits, other than building permits, that must be officially issued or rendered by any governmental authority and/or which are otherwise necessary and/or appropriate in order to permit the development of the below referenced property in Broward County, Florida (the "**Property**"). shall be authorized to file for approval of all of the Development Permits and represent Owner before any governmental authorities.

Owner hereby certifies that it is the fee simple owner of the Property designated as Broward County Tax, Parcel ID 504216-00-0230; 504216-00-0231, with a commonly known street address of 2323 SW 19 Avenue and 1950 SW 23rd Street, Fort Lauderdale, Florida (hereinafter "All of Sellers' Property").and more particularly described on **Exhibit A** attached hereto and incorporated herein.

Duly executed as of the date ascribed above.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below:

ATTEST:

By: VICTOR GARCIA

STATE OF FLORIDA)

)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☐ personal presence or ☐ online notarization, this __ day of _____, 2026 _____, ☐ who is personally known to me or ☐ produced _____ as identification.

(SEAL)

_____

CITY OF FORT LAUDERDALE

DEVELOPMENT SERVICES DEPARTMENT

ADDRESS VERIFICATION CONFIRMATION

Verification Request #:	BLD-ADDVER-26080012
Completion Date:	8/20/2026
Purpose of Address Request:	To verify an existing address for DRC

PROPERTY INFORMATION

The property Information is listed below. If the property has more than one address. please note that more than one folio number will be listed

Folio Number:	504216000230
Address:	2323 SW 19 AVE, FORT LAUDERDALE,
Legal Description:	16-50-42 E 165 OF N 124.77 OF S 349.59 OF W3/4 OF SW1/4 OF SW1/4 LESS S 6

Requestor Name:	Robert Sherman
Requestor Email:	robert@mbadevelopmentgroup.com
Requestor Phone:	3055867787
Verified / Assigned Address:	2323 SW 19 AVE, FORT LAUDERDALE,
Former / Known As Address:	2323 SW 19 AVE, FORT LAUDERDALE,
Authorized City Representative:	JAZMINE EVEILLARD
Notes (If Applicable):	The issuance or inclusion of this address in the City's database does not imply or guarantee permit approval, nor does it confirm that the associated location complies with permitting requirements. All properties must meet the applicable development standards as outlined in the Unified Land Development Regulations (ULDR) and the Florida Building Code (FBC).

CITY OF FORT LAUDERDALE

DEVELOPMENT SERVICES DEPARTMENT

ADDRESS VERIFICATION CONFIRMATION

Verification Request #:	BLD-ADDVER-26080013
Completion Date:	8/20/2026
Purpose of Address Request:	To verify an existing address for DRC

PROPERTY INFORMATION

The property Information is listed below. If the property has more than one address. please note that more than one folio number will be listed

Folio Number:	504216000231
Address:	1950 SW 23 CT, FORT LAUDERDALE, FL
Legal Description:	16-50-42 W 210 OF E 375 OF N 124.77 OF S 349.54 OF W3/4 OF SW1/4 OF SW1/

Requestor Name:	Robert Sherman
Requestor Email:	robert@mbadevelopmentgroup.com
Requestor Phone:	3055867787
Verified / Assigned Address:	1950 SW 23 CT, FORT LAUDERDALE, FL
Former / Known As Address:	1950 SW 23 CT, FORT LAUDERDALE, FL
Authorized City Representative:	JAZMINE EVEILLARD
Notes (If Applicable):	The issuance or inclusion of this address in the City's database does not imply or guarantee permit approval, nor does it confirm that the associated location complies with permitting requirements. All properties must meet the applicable development standards as outlined in the Unified Land Development Regulations (ULDR) and the Florida Building Code (FBC).

FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 28, 2026

CAPITAL CONNECTION, INC.

,

The Articles of Organization for SOUTH FORK LANDING, LLC were filed on January 27, 2026, and assigned document number L26000040052. Please refer to this number whenever corresponding with this office.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a $400 late fee will be added. **It is your responsibility to remember to file your annual report in a timely manner.**

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

https://sa.www4.irs.gov/modiein/individual/index.jsp.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability company to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Frantz Clerjuste
Supervisor
New Filings Section
Division of Corporations

Letter Number: 526A00001895

Account number: FCA000000003

Amount charged: 125.00

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:
The name of the Limited Liability Company is:

South Fork Landing, LLC
(Must contain the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:
The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:	**Mailing Address:**
17121 Collins Avenue	17121 Collins Avenue
Suite 3401	Suite 3401
Sunny Isles Beach, Florida 33160	Sunny Isles Beach, Florida 33160

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:
(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Bruce J. Smoler
Name

2611 Hollywood Boulevard
Florida street address (P.O. Box **NOT** acceptable)

Hollywood	Florida	33020
City	State	Zip

27 PM 4:47

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S..

Registered Agent's Signature (REQUIRED)

(CONTINUED)

ARTICLE IV-
The name and address of each person authorized to manage and control the Limited Liability Company:

Title: "AMBR" = Authorized Member "MGR" = Manager	Name and Address:
MGR	Novodia Partners, Inc. 17121 Collins Avenue, Suite 3401 Sunny Isles Beach, Florida 33160

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____. (OPTIONAL)
(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:

Bruce J. Smoler, Authorized Representative

Signature of a member or an authorized representative of a member.
This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.
I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Bruce J. Smoler, Authorized Representative
Typed or printed name of signee

Filing Fees:
$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent
$ 30.00 Certified Copy (Optional)
$ 5.00 Certificate of Status (Optional)

Electronic Articles of Incorporation For

NOVODIA PARTNERS, INC.

P21000006591
FILED
January 11, 2021
Sec. Of State
tscott

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

NOVODIA PARTNERS, INC.

Article II

The principal place of business address:

17121 COLLINS AVENUE
SUITE 3401
SUNNY ISLES, FL. US 33160

The mailing address of the corporation is:

17121 COLLINS AVENUE
SUITE 3401
SUNNY ISLES, FL. US 33160

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

VICTOR MANUEL GARCIA
17121 COLLINS AVENUE
SUITE 3401
SUNNY ISLES, FL. 33160

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: VICTOR MANUEL GARCIA

P21000006591
FILED
January 11, 2021
Sec. Of State
tscott

Article VI

The name and address of the incorporator is:

VICTOR MANUEL GARCIA
17121 COLLINS AVENUE
SUITE 3401
SUNNY ISLES, FL 33160

Electronic Signature of Incorporator: VICTOR MANUEL GARCIA

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: PST
VICTOR MANUEL GARCIA
17121 COLLINS AVENUE, SUITE 3401
SUNNY ISLES, FL. 33160

P21000006591

VICTOR GARCIA
17121 Collins Avenue
Suite 3401
Sunny Isles Beach, Florida 33160

415-794-6581

January 29, 2021

Division of Corporations
New Filing Section
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Re: Corporate Filing Tracking Number 900357919709
Novodia Partners, Inc. P21000005886 (January 11, 2021)

To Whom It May Concern:

The undersigned, Victor Garcia, is the sole Manager and Owner of Novodia Partners, LLC, a Foreign (Delaware) Limited Liability Company (M20000006567) filed on July 29, 2020.

The undersigned is also the owner of Novodia Partners, Inc., a Florida corporation, refereneed above.

It is my intention to continue the active status of both the Foreign Limited Liability Company and the Florida Corporation, Novodia Partners, LLC and Novodia Partners, Inc., respectively, and I request that the Division of Corporations complete the filing of Novodia Partners, Inc.

Should you have any questions or require further information, please contact my attorney, Robert H. Yaffe, at 305-749-2341 or by email at robert@robertyaffe.com.

Very truly yours,

Victor Garcia

SWORN TO AND SUBSCRIBED before me Victor Garcia, by [X] physical presence or [ ] online notarization this 29th day of January, 2021.

My commission expires:

Notary Public, State of Florida at Large

ROBERT H. YAFFE
Commission # GG 982677
Expires July 26, 2024
Bonded Thru Budget Notary Services

Electronic Articles of Organization For Florida Limited Liability Company

L26000092222
FILED 8:00 AM
February 11, 2026
Sec. Of State
mhhitchcock

Article I

The name of the Limited Liability Company is:

NOVODIA DEVELOPMENT, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

17121 COLLINS AVENUE
SUITE 3401
SUNNY ISLES BEACH, FL. 33160

The mailing address of the Limited Liability Company is:

17121 COLLINS AVENUE
SUITE 3401
SUNNY ISLES BEACH, FL. 33160

Article III

The name and Florida street address of the registered agent is:

VICTOR M GARCIA
17121 COLLINS AVENUE
SUITE 3401
SUNNY ISLES BEACH, FL. 33160

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: VICTOR MANUEL GARCIA

Article IV

L26000092222
FILED 8:00 AM
February 11, 2026
Sec. Of State
mhhitchcock

The name and address of person(s) authorized to manage LLC:

Title: MGR
NOVODIA PARTNERS, INC.
17121 COLLINS AVENUE, SUITE 3401
SUNNY ISLES BEACH, FL. 33160 US

Signature of member or an authorized representative

Electronic Signature: VICTOR MANUEL GARCIA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Instr# 120826966 , Page 1 of 3, Recorded 04/23/2026 at 03:51 PM
Broward County Commission
Deed Doc Stamps: $7000.00

Prepared by and Return to:
Bruce J. Smoler, Esq.
Smoler & Associates, P.A.
2611 Hollywood Boulevard
Hollywood, Florida 33020

Folio No.: 504216-00-0230
504216-00-0231

Property Address: 2323 S.W. 19th Ave and
1950 S.W. 23rd Court,
Fort Lauderdale, Florida

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23 day of April, 2026 between **THE PALMS AT RIVER OAKS, LLC, a Florida limited liability company,** whose post office address is 2875 N.E. 191st Street, Suite 600, Aventura, Florida 33180 ("Grantor") and **SOUTH FORK LANDING, LLC, a Florida limited liability company**, whose post office address is 17121 Collins Avenue, Suite 3401, Sunny Isles Beach, Florida 33160 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantees" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THE PALMS AT RIVER OAKS, LLC,
a Florida limited liability company

By: _____
Pascal Cohen, Manager

_____
Witness Name and address:

David Blatch
8403 Pines Blvd #1199
Pembroke Pines, FL. 33024

_____
Witness Name and address:

Gregory Castro
8830 Byron Avenue
Surfside, FL, 33154

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of April, 2026 by X physical presence; or _____ online notary, by Pascal Cohen, Manager of The Palms at River Oaks, LLC, a Florida limited liability company. He is [ ] personally known to me or [X] has produced a driver's license as identification.
FL

[Notary Seal]

DAVID BLATCH
Notary Public - State of Florida
Commission # HH 630080
My Comm. Expires Jan 23, 2029

_____
Notary Public

Printed Name: David Blatch
My Commission Expires: 01/23/2029

EXHIBIT "A"

The East 165 Feet of the North 124.77 Feet of the South 349.59 Feet of the West ¾ of the Southwest ¼ of the Southwest ¼, less the South 6 Feet of Section 16, Township 50 South, Range 42 East. Said lands situate, lying and being in Broward County, Florida.

AND

West 70 Feet of the East 235 Feet of the North 124.77 Feet of the South 349.59 Feet of the West ¾ of the Southwest ¼ of the Southwest ¼ of Section 16, Township 50 South, Range 42 East, less the South 6 Feet thereof deeded to the public;

AND

West 70 Feet of the East 305 Feet of the North 124.77 Feet of the South 349.54 Feet of the West ¾ of the Southwest ¼ of the Southwest ¼ of Section 16, Township 50 South, Range 42 East, less the South 6 Feet thereof deeded to the public;

AND

West 70 Feet of the East 375 Feet of the North 124.77 Feet of the South 349.54 Feet of the West ¾ of the Southwest ¼ of the Southwest ¼ of Section 16, Township 50 South, Range 42 East, less the South 6 Feet thereof deeded to the public;

VESTING DEEDS:

1. **Warranty Deed from Paul T. Allen, a married person, to The Palms at River Oaks, LLC, a Florida limited liability company, recorded on October 9, 2017 in Instrument No. 4650449, of the Public Records of Broward County, Florida.**

2. **Warranty Deed from Prairie View Partners, LLC, a Florida limited liability company, to The Palms at River Oaks, LLC, a Florida limited liability company, recorded on January 2, 2018 in Instrument No. 4807500, of the Public Records of Broward County, Florida.**



Detail by Entity Name

Florida Limited Liability Company
SOUTH FORK LANDING, LLC

Filing Information

Document Number	L26000040052
FEI/EIN Number	NONE
Date Filed	01/27/2026
State	FL
Status	ACTIVE

Principal Address

17121 COLLINS AVENUE SUITE 3401
SUNNY ISLES BEACH, FL 33160

Mailing Address

17121 COLLINS AVENUE SUITE 3401
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

SMOLER, BRUCE J
2611 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGR

NOVODIA PARTNERS, INC.
17121 COLLINS AVENUE SUITE 3401
SUNNY ISLES BEACH, FL 33160

Annual Reports

No Annual Reports Filed

Document Images

No images are available for this filing.

Florida Department of State, Division of Corporations