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	1207 EB LLC	**Authorized Agent**	Damon Ricks
Address	1207 E BROWARD BLVD	**Address**	888 E LAS OLAS BLVD, SUITE 201
City, State, Zip	FORT LAUDERDALE, FL 33301	**City, State, Zip**	FORT LAUDERDALE, FL 33301
Phone	954.768.0274	**Phone**	954.803.9675
Email	wes@parkerrealtyinvestments.com	**Email**	damon@scheffereng.com
Proof of Ownership	Provide Warranty Deed or Tax Record	**Authorization Letter**	Provide Agent Authorization Letter

C PARCEL INFORMATION

Address/General Location	1207 E Broward Blvd
Folio Number(s)	504202080020
Legal Description *(Brief)*	DAMES & YOUNG RESUB BLK C STRANAHANS SUB 2-63 D 2-50-42 LOT 2 BLK C
City Commission District	District 2
Civic Association	Victoria Park Civic Association

D LAND USE INFORMATION

Existing Use	vacant
Land Use	Medium
Zoning	ROA - Limited Residential Office District
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	Commercial
Proposed Zoning	ROA - Limited Residential Office District

E PROJECT INFORMATION

Provide project information.

Project Name	1207 E Broward Blvd Office Building
Project Description *(Describe in detail)*	2500 SF Office building
Estimated Project Cost	$ TBD *(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		**Redevelopment Units**		**Parking Reduction**	No
Flex Acreage				**Public Participation**	No
Single Family				Commercial	
Townhouses				Restaurant	
Multifamily				Office	2,500 SQUARE FOOT
Cluster/Zero Lot Line				Industrial	
Other				Other	
Total *(dwelling units)*				**Total** *(square feet)*	2,500 SQUARE FEET
Residential Unit Mix	Efficiency / Studio		1- Bedroom	2-Bedroom	3-Bedroom or More
Affordable Housing Units			**% 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)*	5,000 SQUARE FEET	6,800 SQUARE FEET / 0.16 ACRES
Lot Density *(Units/acres)*	N/A	N/A
Lot Width	50'	50.0' X 136.00'
Building Height *(Feet)*	55'	20'
Structure Length	N/A	91'X30'
Floor Area Ratio *(F.A.R)*	N/A	.37
Lot Coverage	45%	65%
Open Space	N/A	35%
Landscape Area	35%	35%
Parking Spaces	10	10
SETBACKS *(Indicate direction N,S,E,W)*	**Required Per ULDR**	**Proposed**
Front [S]	20'	20'
Side [E]	10'	10'
Corner / Side [W]	10'	10'
Rear [N]	20'	20'

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

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

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)*	N/A		
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	
Approving Body	
Original Approval Date	
Expiration Date *(Permit Submittal Deadline)*	
Expiration Date *(Permit Issuance Deadline)*	
Requested Extension *(No more than 24 months)*	
Code Enforcement *(Applicant Obtain by Code Compliance Division)*	

DEFERRAL REQUEST	
Approving Body	
Scheduled Meeting Date	
Requested Deferral Date	
Previous Deferrals Granted	
Justification Letter Provided	

APPEAL REQUEST / DE NOVO HEARING	
Approving Body	
30 Days from Meeting *(Provide Date)*	
60 Days from Meeting *(Provide Date)*	
Appeal Request	
Indicate Approving Body Appealing	
De Novo Hearing Due to City Commission Call-Up	

J MISCELLANEOUS

Provide information for specific request.

AFFORDABLE HOUSING TAX REIMBURSEMENT*	
As Is Value	$
Date	
Completion Value	$
Date	
Stabilized Value	$
Date	
Acquisition Value	$
Date	

COMMUNITY RESIDENCE	
Residence Type	
Certification	
Length of Stay	
Number of Residents	
Number of Live-in Staff	
Habitable Rooms Gross Floor Area	
DEVELOPMENT REVIEW TEAM (DRT)* *Complete Section F*	

NOISE WAIVER*	
DRC Case Number	
Request Start Date	
Request End Date	
Construction Start Time	
Construction End Time	
Sunday Construction Times	
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: 8/11/26 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: 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.

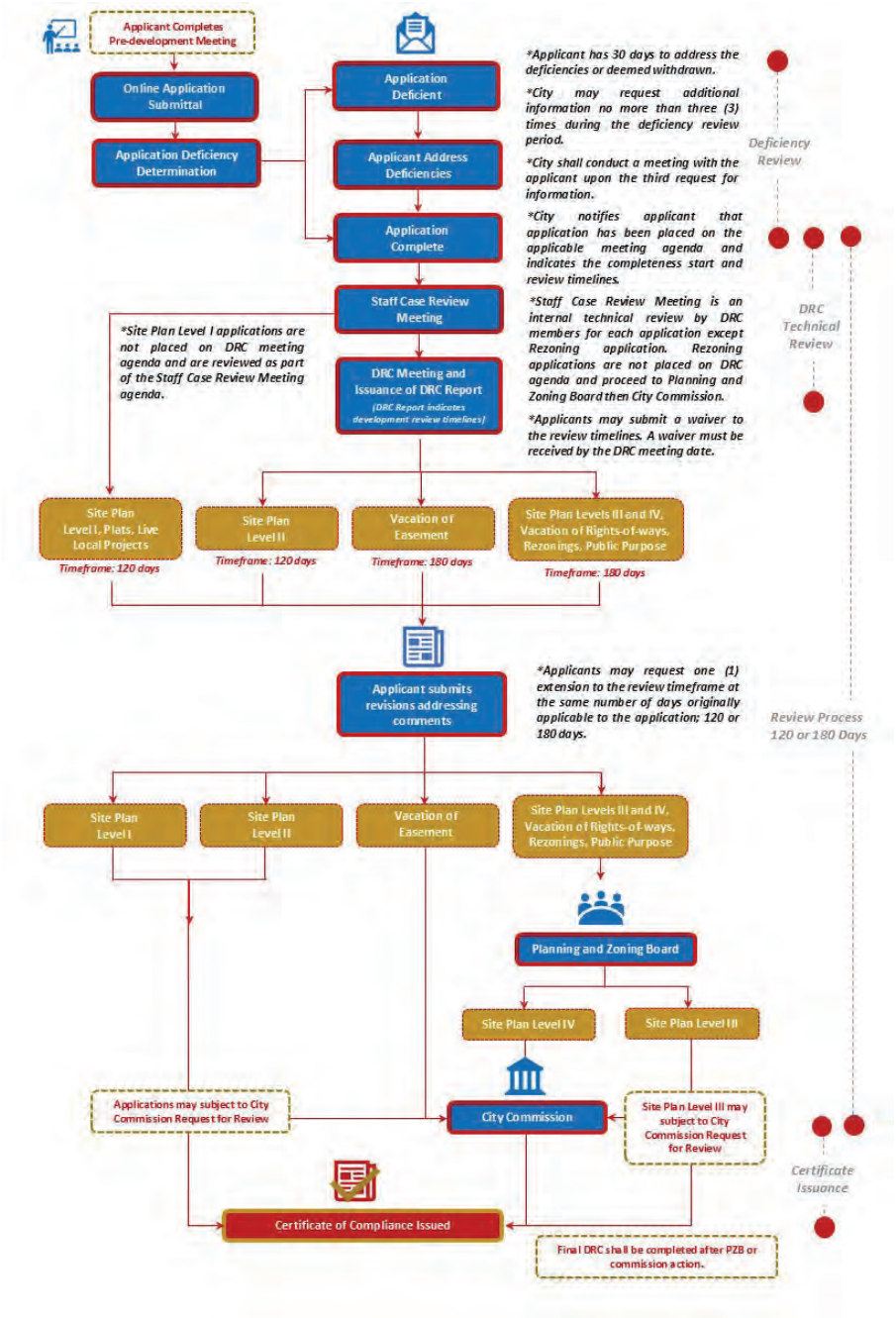
☐ **Public Mail Notices *(rezoning)*** stamped envelopes for each property owner within three hundred (300) feet of the subject site for City to send the mail notices. Applicants shall provide a signed and notarized affidavit stating compliance with mail notice requirements.

☐ **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.

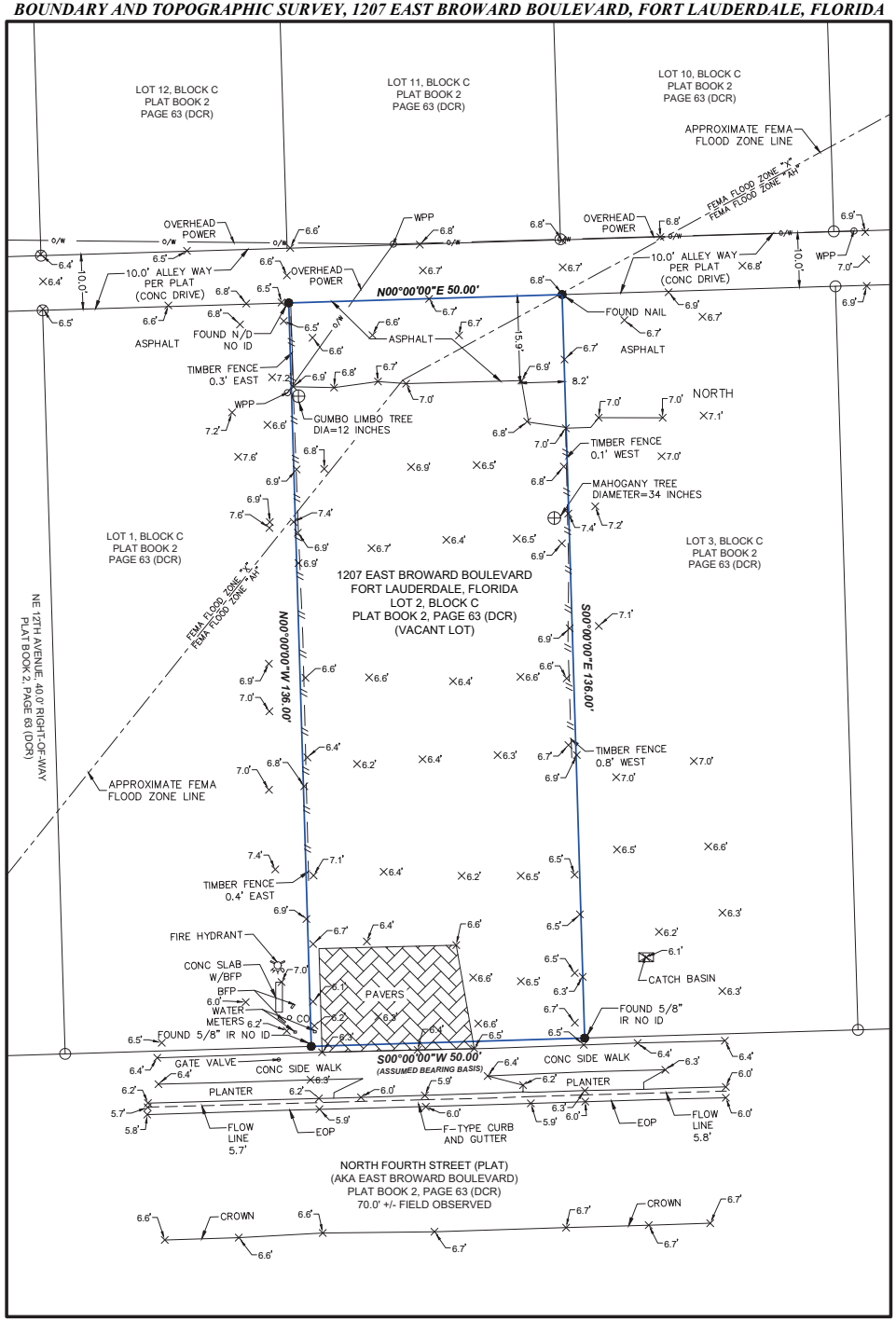
K ACKNOWLEDGMENTS AND SIGNATURE

Applicant or agent must initial each item and sign below.

INITIAL	ITEM
DTR	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.
DTR	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.
DTR	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.
DTR	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.
DTR	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. ***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	
Damon T Ricks	Digitally signed by Damon T Ricks Date: 2026.09.14 17:31:26-04'00'
PRINT	Damon Ricks, Agent
DATE	9/14/26

BOUNDARY AND TOPOGRAPHIC SURVEY, 1207 EAST BROWARD BOULEVARD, FORT LAUDERDALE, FLORIDA





ABBREVIATIONS/LEGEND			
DCR	DADE COUNTY RECORDS	CLF	CHAIN LINK FENCE
CONC	CONCRETE	X	SPOT ELEVATION
PL	PROPERTY LINE	EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR	FH	FIRE HYDRANT
ELEV	ELEVATION (FT)	AC	AIR CONDITIONER
TYP	TYPICAL	FND	FOUND
CBS	CONC STRUCTURE	CO	CLEAN OUT
LB	LICENSED BUSINESS	WM	WATER METER
NG	NATURAL GROUND	TPP	TIMBER POWER POLE
PSM	PROFESSIONAL SURVEYOR	PSM	PROFESSIONAL SURVEYOR
CRN	CROWN OF ROAD	CALC	CALCULATED
VG	VALLEY GUTTER	CB	CATCH BASIN
WV	WATER VALVE	BFP	BACK FLOW PREVENTER
IR	IRON ROD	OS	OFFSET
N/D	NAIL AND DISK	NTS	NOT TO SCALE

TITLE COMMITMENT INFORMATION:
THE LANDS SHOW HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 25127975, EFFECTIVE DATE, DECEMBER 12, 2025, AT 08:00 AM. THIS SURVEY REFLECTS ALL LEGIBLE, PLOTTABLE, AND RECORDED INSTRUMENTS PER THE COMMITMENT, SCHEDULE "B".

SCHEDULE B, PART II–EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET (NOT SURVEY RELATED).
2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED (SURVEY RELATED, AFFECTS AND PLOTTED IN ACCORDANCE WITH ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13 AND 14 OF TABLE A THEREOF AND FLORIDA STATUTE 472.027).
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION (NOT SURVEY RELATED).
4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD (NOT SURVEY RELATED).
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS (SURVEY RELATED, UNKNOWN AFFECTS).
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2026 AND SUBSEQUENT YEARS (NOT SURVEY RELATED).
7. RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC. AS SHOWN ON THE PLAT OF SUBDIVISION IN THE SOUTH 1/2 (S 1/2) OF FRANK STRANAHAN'S SUBDIVISION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4 OF SECTION TWO (2), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY–TWO (42) EAST RECORDED IN PLAT BOOK 2, PAGE 63, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA (SURVEY RELATED, AFFECTS AND PLOTTED).
8. RESOLUTION NO. A–76–13 RECORDED IN OFFICIAL RECORDS BOOK 8650, PAGE 418, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (NOT SURVEY RELATED).
9. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S) (NOT SURVEY RELATED).

LEGAL DESCRIPTION:
LOT TWO (2) OF BLOCK "C", OF THE SUBDIVISION IN THE SOUTH HALF(S1/2) OF FRANK STRANAHAN'S SUBDIVISION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWO (2), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY TWO EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 63, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER 5J–17 FLORIDA ADMINISTRATIVE CODE.
2. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL OR SECURE ELECTRONIC SEAL OF THE UNDERSIGNED.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF THE UNDERSIGNED SURVEYOR OR SECURE ELECTRONIC SIGNATURE.
4. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD OTHER THAN THOSE SHOWN HEREON WHICH MAY AFFECT THIS PARCEL OF LAND.
5. THIS SURVEY IS INTENDED TO BE DISPLAYED AT SCALE OF 1 INCH EQUALS 15 FEET OR SMALLER.
6. UNDERGROUND UTILITIES/FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
7. FENCE OWNERSHIP WAS NOT DETERMINED BY THE UNDERSIGNED.
8. UNLESS OTHERWISE NOTED, BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE MEASURED AND CONSISTENT WITH THE INSTRUMENT OF RECORD.
9. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT–OF–WAY OF EAST BROWARD BOULEVARD (S90°00'00"W).
10. LOCATIONS OF ALL IMPROVEMENTS WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
11. ANY ELEVATIONS SHOWN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD–88) NATIONAL GEODETIC SURVEY PID# DG9798, ELEVATION 36.78' (NAVD–88).

CERTIFIED TO:
A) 200 HARVARD CORP; B) DIXIE SOUTHLAND CORP.; C) BALOCCO & ABRIL, PLLC; D) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY, TOPOGRAPHIC AND AMERICAN LAND TITLE ASSOCIATION (ALTA) SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON DECEMBER 16TH, 2025. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.

STAN D. COPELAND, PSM – FLORIDA REGISTRATION NUMBER 6797, SEPTEMBER 4TH, 2026

REVISIONS
FILE NAME: TDI–2246–BOUNDARY–ALTA

PREPARED BY:
TECHNICAL DISCIPLINES, INC.
PROFESSIONAL SURVEYING AND MAPPING
1533 SE 8TH TERRACE
DEERFIELD BEACH, FLORIDA 33441
954-850-2008 - LICENSED BUSINESS NO 8123

PREPARED FOR:
PARKER REALTY INVESTMENTS, INC.
810 NE 20TH AVENUE
FORT LAUDERDALE, FLORIDA 33304

Stanley Copeland
2026.09.04
07:58:01 -04'00'

DATE	09/04/26
DRAWN BY	SDC
F.B./ PG.	ELEC
SCALE	AS–SHOWN

SHEET NO.
C-00

1207 E. BROWARD BOULEVARD

OFFICE BUILDING

CITY OF FORT LAUDERDALE

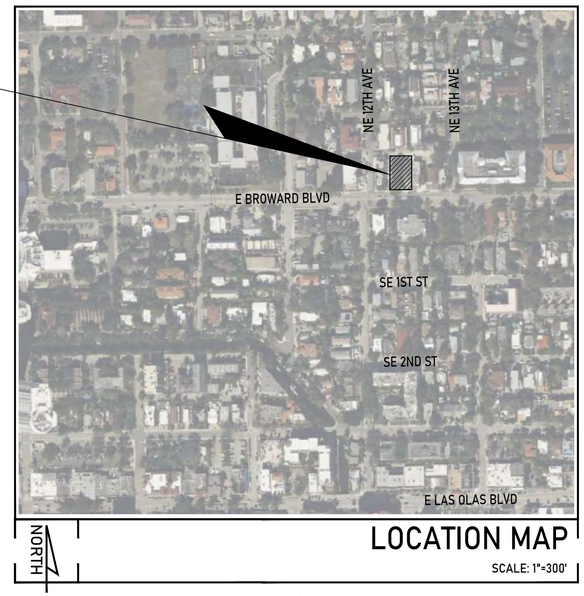
BROWARD COUNTY, FLORIDA

DEVELOPMENT REVIEW COMMITTEE (DRC)

PREPARED FOR:

200 HARVARD CORP

PROJECT LOCATION



LOCATION MAP

SCALE: 1"=300'

1207 E BROWARD BOULEVARD | FORT LAUDERDALE, FL 33301
SECTION 02, TOWNSHIP 50 SOUTH, RANGE 42 EAST
PARCEL ID# 504202080020

INDEX OF DRAWINGS

SHEET ID.	SHEET NO.	SHEET TITLE
001	COVR-1	COVER SHEET
002		SURVEY
003	SP-01	SITE PLAN
004	DT-1	TREE DISPOSITION PLAN
005	LP-1	LANDSCAPE PLAN & PLANT SCHEDULE
006	LP-2	LANDSCAPE NOTES & DETAILS
007	A-1.0	GROUND FLOOR PLAN
008	A-2.0	1ST FLOOR PLAN
009	A-3.0	ROOF PLAN
010	A-4.0	SOUTH & WEST BUILDING ELEVATION
011	A-5.0	NORTH & EAST BUILDING ELEVATION
012	A-6.0	BUILDING SECTIONS
013	A-7.0	SOUTH & WEST COLOR BUILDING ELEVATION
014	A-8.0	NORTH & EAST COLOR BUILDING ELEVATION
015	A-9.0	RENDERING FRONT VIEW
016	A-10.0	RENDERING REAR VIEW
017	A-11.0	SITE PHOTOMETRIC PLAN
018	C-01	GENERAL NOTES & SPECIFICATIONS
019	C-02	EROSION & SEDIMENTATION CONTROL PLAN
020	C-03	PAVING GRADING & DRAINAGE PLAN
021	C-04	CROSS SECTIONS
022	C-05	PAVING GRADING & DRAINAGE DETAILS
023	C-06	PAVING GRADING & DRAINAGE DETAILS
024	C-07	PAVING GRADING & DRAINAGE DETAILS
025	C-08	WATER & SANITARY SEWER PLAN
026	C-09	WATER & SANITARY SEWER DETAILS

LEGAL DESCRIPTION:

LOT TWO (2) OF BLOCK "C" , OF THE SUBDIVISION IN THE SOUTH HALF (S1/2) OF FRANK STRANAHAN'S SUBDIVISION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWO (2), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY TWO EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 63, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CONTACTS:

OWNER:
200 HARVARD CORP
810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

CIVIL ENGINEER:
SCHEFFER, MOTE & RICKS
ALEX SCHEFFER, P.E., LEED GREEN ASSOCIATE
888 E LAS OLAS BLVD., SUITE 201
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954.527.0007
tuthillarchitecture@gmail.com

LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE LANDSCAPE ARCHITECTURE
GABRIELLA FOJT, RLA, ISA
2300 E OAKLAND PARK BLVD, SUITE 208
FORT LAUDERDALE, FL 33306

UTILITY PROVIDERS:

FORT LAUDERDALE PUBLIC WORKS
JESSICA BOLAND
PROGRAM MANAGER
DSDEng-PublicWorks@fortlauderdale.gov
954.828.6982

FP&L
SHASHAYNE MAXWELL
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Shahhayne.Maxwell@fpl.com
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AT&T
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SENIOR SPECIALIST-OSP DESIGN ENGINEER
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786.593.2450

TECO PEOPLES GAS
JOAN DOMING
SPECIALIST, DISTRIBUTION ENGINEERING
JDoming@tecoenergy.com
813.275.3783

COMCAST
SEAN MEARS
CONSTRUCTION SPECIALIST
Sean.Meers2@comcasst.com

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

FEMA FLOOD ZONE: AH - 8.0 NAVD88
BASE FLOOD ELEVATION: 8.0 PER FEMA
FLOOD MAP NUMBER: 12011C0557J

VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88).

SCHEFFER MOTE & RICKS
CIVIL ENGINEERING | PLANNING
888 EAST LAS OLAS BOULEVARD, SUITE 201
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954.240.3230
WWW.SCHEFFER-ENG.COM
FLORIDA LICENSED ENGINEERING BUSINESS NO. 37125

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Alexander D. Scheffer
Florida P.E. No. 73802
September 12, 2026

ALEXANDER D. SCHEFFER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 73802.

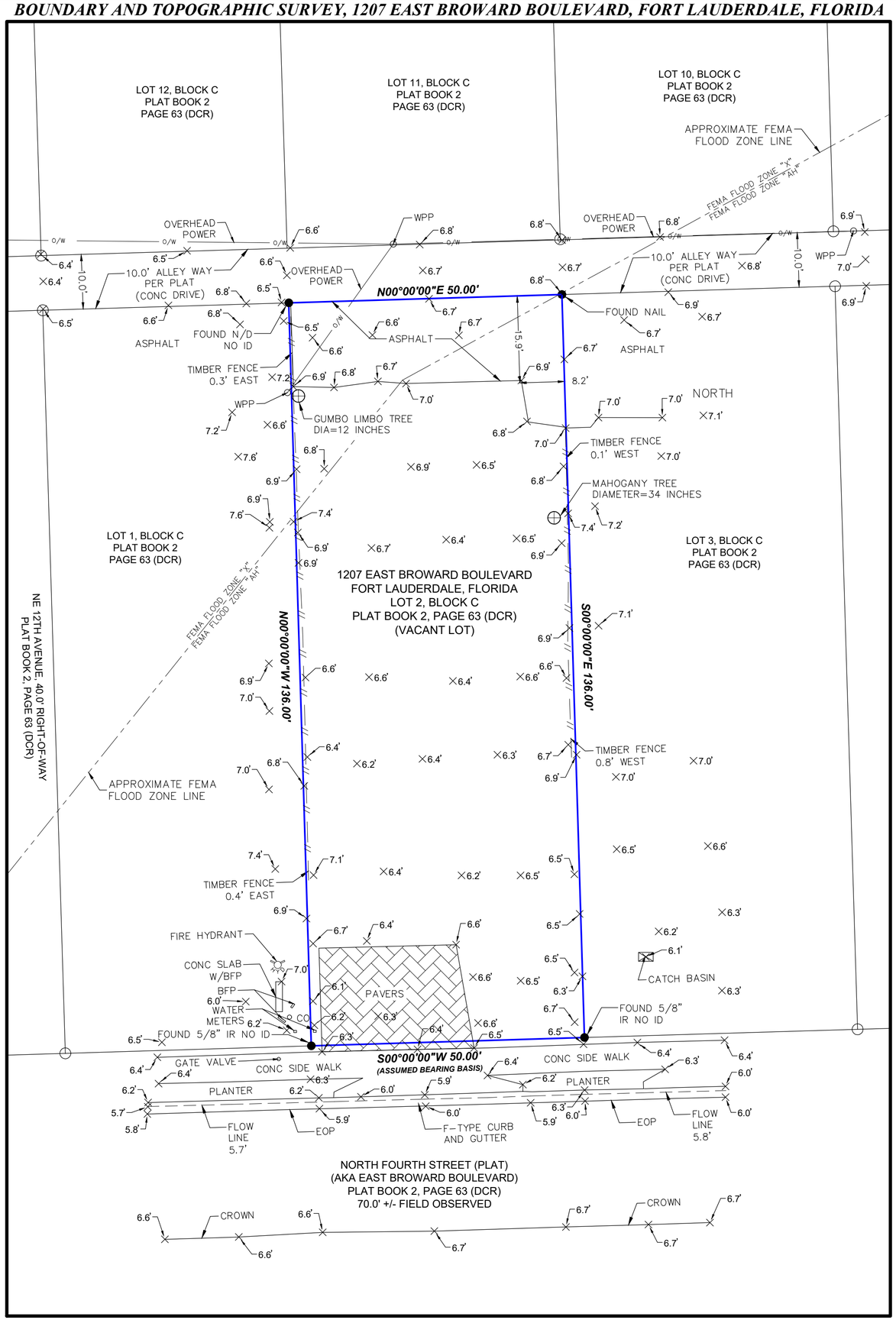
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEXANDER D. SCHEFFER ON 9/12/2026.

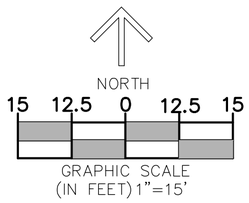
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DRC - NOT FOR CONSTRUCTION

[SM+R] PROJ. NUMBER: 26-0042.01
PROJECT PHASE: DRC
DATE: 09/11/2026

BOUNDARY AND TOPOGRAPHIC SURVEY, 1207 EAST BROWARD BOULEVARD, FORT LAUDERDALE, FLORIDA







ABBREVIATIONS/LEGEND			
DCR	DADE COUNTY RECORDS	CLF	CHAIN LINK FENCE
CONC	CONCRETE	X	SPOT ELEVATION
PL	PROPERTY LINE	EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR	FH	FIRE HYDRANT
ELEV	ELEVATION (FT)	AC	AIR CONDITIONER
TYP	TYPICAL	FND	FOUND
CBS	CONC STRUCTURE	CO	CLEAN OUT
LB	LICENSED BUSINESS	WM	WATER METER
NG	NATURAL GROUND	TPP	TIMBER POWER POLE
PSM	PROFESSIONAL SURVEYOR	PSM	PROFESSIONAL SURVEYOR
CRN	CROWN OF ROAD	CALC	CALCULATED
VG	VALLEY GUTTER	CB	CATCH BASIN
WV	WATER VALVE	BFP	BACK FLOW PREVENTER
IR	IRON ROD	OS	OFFSET
N/D	NAIL AND DISK	NTS	NOT TO SCALE

TITLE COMMITMENT INFORMATION:
THE LANDS SHOW HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 25127975, EFFECTIVE DATE, DECEMBER 12, 2025, AT 08:00 AM. THIS SURVEY REFLECTS ALL LEGIBLE, PLOTTABLE, AND RECORDED INSTRUMENTS PER THE COMMITMENT, SCHEDULE "B".

SCHEDULE B, PART II–EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET (NOT SURVEY RELATED).
2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED (SURVEY RELATED, AFFECTS AND PLOTTED IN ACCORDANCE WITH ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13 AND 14 OF TABLE A THEREOF AND FLORIDA STATUTE 472.027).
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION (NOT SURVEY RELATED).
4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD (NOT SURVEY RELATED).
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS (SURVEY RELATED, UNKNOWN AFFECTS).
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2026 AND SUBSEQUENT YEARS (NOT SURVEY RELATED).
7. RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC. AS SHOWN ON THE PLAT OF SUBDIVISION IN THE SOUTH 1/2 (S 1/2) OF FRANK STRANAHAN'S SUBDIVISION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4 OF SECTION TWO (2), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY–TWO (42) EAST RECORDED IN PLAT BOOK 2, PAGE 63, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA (SURVEY RELATED, AFFECTS AND PLOTTED).
8. RESOLUTION NO. A–76–13 RECORDED IN OFFICIAL RECORDS BOOK 8650, PAGE 418, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (NOT SURVEY RELATED).
9. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S) (NOT SURVEY RELATED).

LEGAL DESCRIPTION:
LOT TWO (2) OF BLOCK "C", OF THE SUBDIVISION IN THE SOUTH HALF(S1/2) OF FRANK STRANAHAN'S SUBDIVISION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWO (2), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY TWO EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 63, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER 5J–17 FLORIDA ADMINISTRATIVE CODE.
2. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL OR SECURE ELECTRONIC SEAL OF THE UNDERSIGNED.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF THE UNDERSIGNED SURVEYOR OR SECURE ELECTRONIC SIGNATURE.
4. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD OTHER THAN THOSE SHOWN HEREON WHICH MAY AFFECT THIS PARCEL OF LAND.
5. THIS SURVEY IS INTENDED TO BE DISPLAYED AT SCALE OF 1 INCH EQUALS 15 FEET OR SMALLER.
6. UNDERGROUND UTILITIES/FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
7. FENCE OWNERSHIP WAS NOT DETERMINED BY THE UNDERSIGNED.
8. UNLESS OTHERWISE NOTED, BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE MEASURED AND CONSISTENT WITH THE INSTRUMENT OF RECORD.
9. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT–OF–WAY OF EAST BROWARD BOULEVARD (S90°00'00"W).
10. LOCATIONS OF ALL IMPROVEMENTS WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
11. ANY ELEVATIONS SHOWN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD–88) NATIONAL GEODETIC SURVEY PID# DG9798, ELEVATION 36.78' (NAVD–88).

CERTIFIED TO:
A) 200 HARVARD CORP; B) DIXIE SOUTHLAND CORP.; C) BALOCCO & ABRIL, PLLC; D) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED **BOUNDARY, TOPOGRAPHIC AND AMERICAN LAND TITLE ASSOCIATION (ALTA) SURVEY** OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON DECEMBER 16TH, 2025. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.

STAN D. COPELAND, PSM – FLORIDA REGISTRATION NUMBER 6797, SEPTEMBER 4TH, 2026

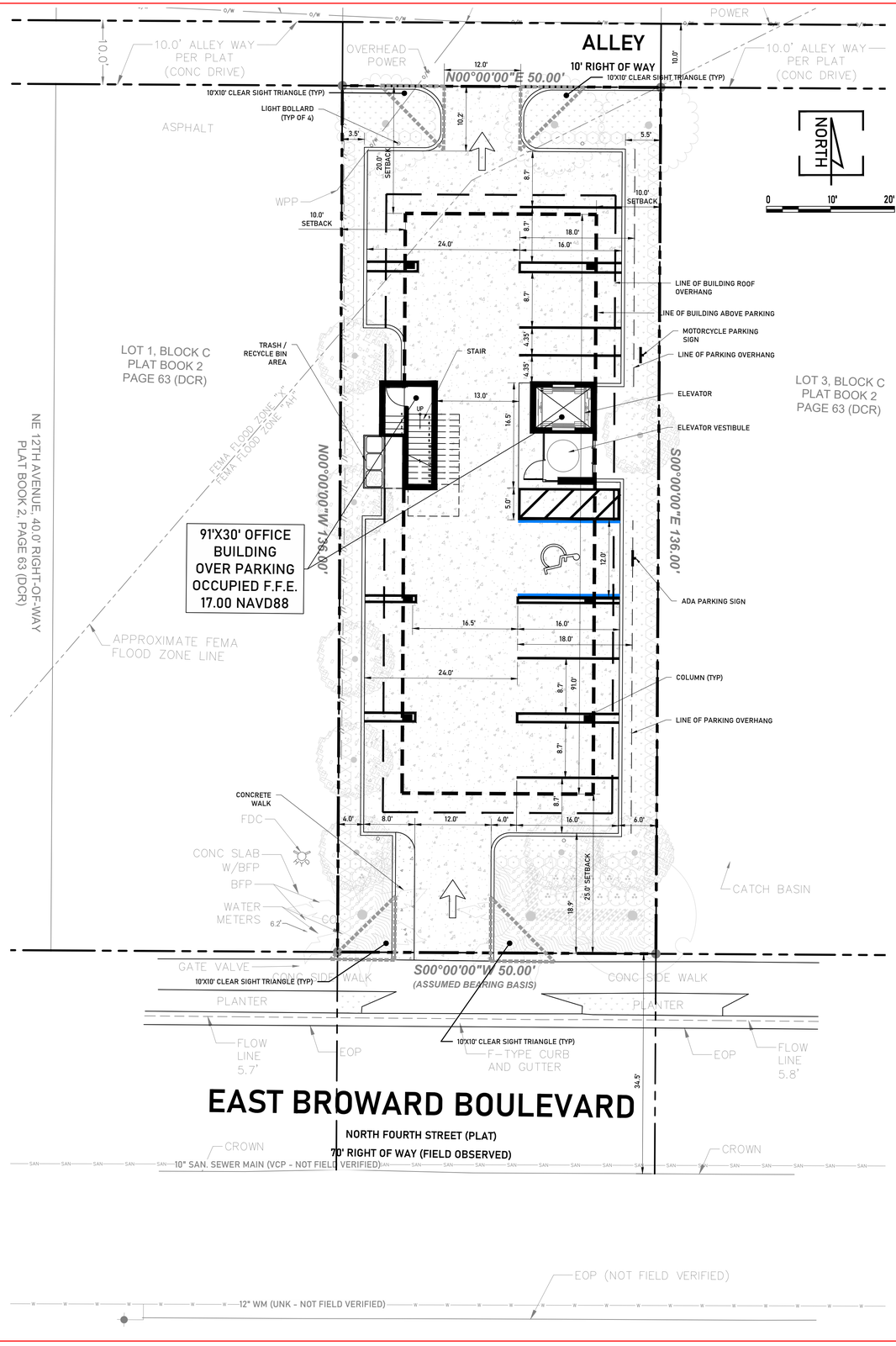
REVISIONS
FILE NAME TDI–2246–BOUNDARY–ALTA

PREPARED BY:
TECHNICAL DISCIPLINES, INC.
PROFESSIONAL SURVEYING AND MAPPING
1533 SE 8TH TERRACE
DEERFIELD BEACH, FLORIDA 33441
954-850-2008 - LICENSED BUSINESS NO 8123



PREPARED FOR:
PARKER REALTY INVESTMENTS, INC.
810 NE 20TH AVENUE
FORT LAUDERDALE, FLORIDA 33304

DATE	09/04/26
DRAWN BY	SDC
F.B./ PG.	ELEC
SCALE	AS–SHOWN



SITE DATA

CURRENT USE	VACANT		
PROPOSED USE	2,500SF OFFICE		
LAND USE	COMMERCIAL		
CURRENT ZONING	RC		
PROPOSED ZONING	RC		
ADJACENT ZONING (NORTH)	RC-15		
WATER/WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE		
SITE AREA (NET)	6,800	0.16 ACRES	100%
	REQUIRED	**PROVIDED**	
BUILDING HEIGHT (# OF STORIES)	35'	TBD	
EXISTING			
EXISTING BUILDING FOOTPRINT COVERAGE AREA		- SF	0%
PAVEMENT VUA		- SF	0%
WALKS & PLAZAS		- SF	0%
TOTAL IMPERVIOUS [BLDG, WALKS,VUA]		- SF	0%
TOTAL PERVIOUS/LANDSCAPE AREA		6,800 SF	100%
FLOOR AREA RATIO (FAR)		0.000	
PROPOSED			
BUILDING FOOTPRINT COVERAGE AREA		2,760 SF	41%
PAVEMENT VUA (OUTSIDE OF FOOTPRINT)		1,588 SF	23%
WALKS & PLAZAS		85 SF	1%
TOTAL IMPERVIOUS [BLDG, WALKS,VUA]		4,433 SF	65%
TOTAL PERVIOUS/LANDSCAPE AREA	2,380	2,367 SF	35%
FLOOR AREA RATIO (FAR)		0.41	
STRUCTURE LENGTH	91'		

SETBACK DATA

TYPE	REQUIRED	PROVIDED
FRONT YARD (SOUTH / E. BROWARD BLVD)	20	20'
REAR YARD (NORTH / ALLEY)	20'	20'
SIDE YARD (EAST)	10'	10'
SIDE YARD (WEST)	10'	10'

PARKING DATA

USE	RATIO	UNITS & SF	PARKING REQUIRED	PARKING PROVIDED
COMMERCIAL USE (OFFICE)	250	2,500	10	
STANDARD PARKING				7
MOTORCYCLE PARKING				2
ADA PARKING				1
OVERALL TOTALS			10	10

ALEXANDER SCHEFFER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 73802. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEXANDER SCHEFFER ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
9/11/2026

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FLORIDA LICENSED ENGINEERING BUSINESS NO. 37125

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DRAWN:	DTR
CHECKED:	ADS
DATE:	08/11/2026
SCALE:	AS NOTED

REVISIONS

REV	DATE	BY	DESCRIPTION

CLIENT:

200 HARVARD CORP

810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

PROJECT NAME:

1207 E. BROWARD BOULEVARD OFFICE BUILDING

SITE LOCATION:

1207 W BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SHEET TITLE:

SITE PLAN

PROFESSIONAL SEAL:

Alexander D. Scheffer
Florida P.E. No. 73802
September 11, 2026

PROJ. NO.:

26-0042.01

PHASE:

DRC

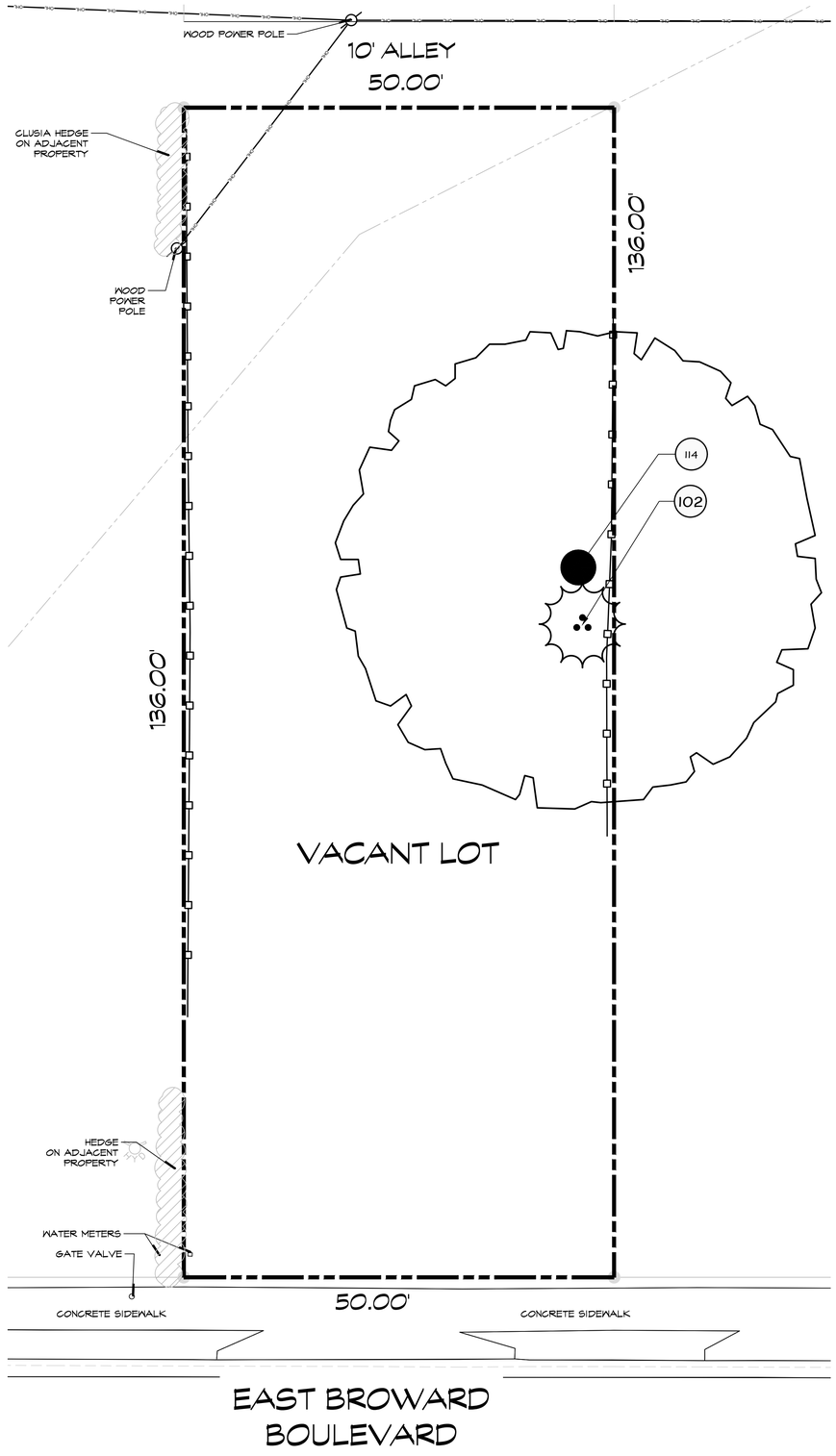
SHEET:

SP-01

SHEET __ OF __

DRC - NOT FOR CONSTRUCTION

G:\Shared drives\SM+R\Projects\2026\26-0042.01 - 200 Harvard Corp - Wes Parker - 1207 E Broward - FTL\000 Drawings\Current\26-0042.01 - SITE.dwg [SP-01] Sep 11, 2026 4:06pm ALEX



PLANT SCHEDULE								
CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES								
102	Ptychosperma elegans	Alexander Palm triple	N/A	10'-14'-14'CT, triple	10`	25%		REMOVE
114	Swietenia mahagoni	West Indian Mahogany	27.5"	55`OA	56'	40%	see arborist`s report	REMOVE

ARBORIST REPORT SUBMITTED IN 2025

The Mirror of Paradise

June 16, 2025

Marc Beaulieu
1207 East Broward Blvd
Fort Lauderdale, FL 33301

Re: Arboricultural Consulting Services at 1207 East Broward Blvd, Fort Lauderdale

The above-mentioned property was visited in person on June 16, 2025, to inventory, identify, and evaluate all the trees found on the property.

All trees follow the numbers of the survey provided by the client. For trees location see the survey and/or Removal Plan.

See trees' pictures on pages 3 and 4.

All trees on site are clearly unmaintained and exhibit various defects, such as significant pest damage, mechanical damage, along with structural defects and hazards that affect the potential safety and welfare of persons and or properties in the vicinity. Corrective pruning to allow these trees to remain or relocate is not a feasible solution.

#115-*Swietenia mahagoni* (Mahogany), has 46" dbh, 55' height and 60' spread. The tree lacks of leader in upper part. The tree is infested by termites from the basal trunk to upper main branches which makes presuppose the internal part to be in an intense process of decay. That makes the tree potentially a hazard during summer storms due to the proximity of inhabited houses and highly traffick N/A

The tree structure and health can't be solved or improved by corrective measures taken at this time. Not qualifying as a specimen tree and recommended to be removed as soon as possible.

FLORADVENTURE LLC (dba The Mirror of Paradise Landscape Architecture)
* 2300 East Oakland Park Blvd, Suite 208 Fort Lauderdale, FL 33306 * 954 478 3064 *
gabriela@themirrorofparadise.com

#114 *Swietenia mahagoni* (Mahogany), has 27.5"dbh, 55' height , and 56' spread.

The tree has a balanced aspect and good trunk flair but lacks dominant trunk. The tree has codominant branches with included bark with visible cracks.

Crumbling and peeling bark exposing soft tissue from lower part of the trunk to main branches. Visible whole in one of main branches.

The tree structure and health can't be solved or improved by corrective measures taken at this time. Not qualifying as a specimen tree and recommended to be removed as soon as possible.

Best Regards,

Gabriela Fojt, RLA, ISA

ISA Certified Arborist, ISA FL-10207A

Florida Registered Landscape Architect, LA 6667277

FLORADVENTURE LLC (dba The Mirror of Paradise Landscape Architecture)
* 2300 East Oakland Park Blvd, Suite 208 Fort Lauderdale, FL 33306 * 954 478 3064 *
gabriela@themirrorofparadise.com

A GENERAL LAYOUT
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

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1-800-432-4770
SUNSHINE STATE ONECALLING OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

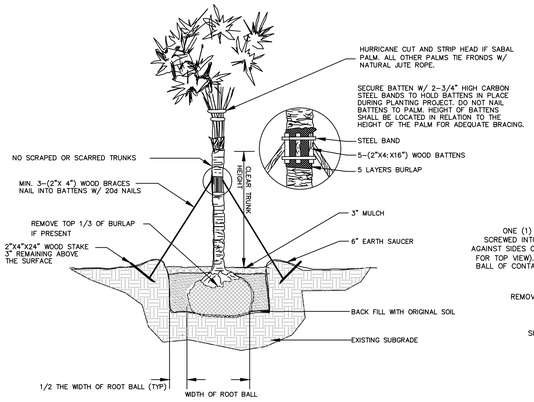
The Mirror of Paradise
Gabriela Fojt
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ISA FL-10207A

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c (954) 478 3064
www.florida-landscape.com
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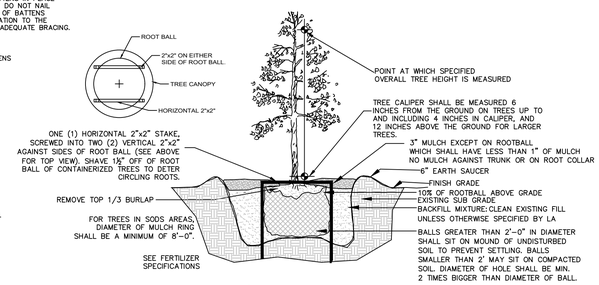
SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	09.11.2026
REVISIONS	

1207 East Broward Boulevard
Fort Lauderdale
Florida, 33301

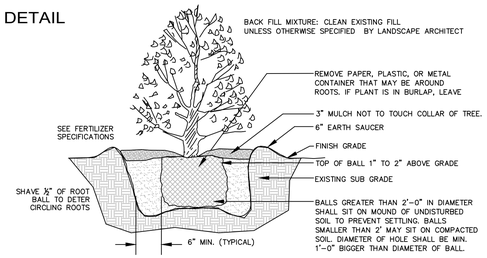
REMOVAL PLAN & EXISTING TREES CHART



PALM PLANTING DETAIL



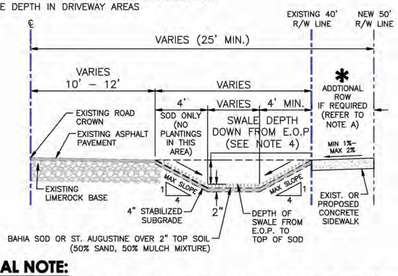
TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

CONSTRUCTION NOTES:

1. SWALE SHALL EXTEND ENTIRE LENGTH OF PROPERTY FROM PROPERTY LINE TO PROPERTY LINE.
2. ALL MATERIALS, WORKMANSHIP, AND RESTORATION OF FEATURES IN THE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER. MATERIAL CERTIFICATIONS, SAMPLES, SHOP DRAWINGS, DENSITY TESTS MAY BE REQUIRED BY THE CITY INSPECTOR FOR VERIFICATION & APPROVAL.
3. ENGINEERING GROUGH SWALE INSPECTION SHALL BE CALLED, INSPECTED AND PASSED PRIOR TO PLACEMENT OF CONCRETE OR ANY LANDSCAPING OR TREE INSTALLATION.
4. FINAL SWALE DEPTHS SHALL MEET THE FOLLOWING AFTER INSTALLATION OF ANY SOD OR PAVERS (INCLUDING HEADER CURBS IF APPLICABLE)
   DEPTHS ARE MEASURED FROM EXISTING EDGE OF PAVEMENT (E.O.P.):
   A. 40' ROW SECTION – 6" MINIMUM DEPTH IN NON PAVED & LANDSCAPED OR SODDED AREAS
   B. 50' ROW SECTION – 8" MINIMUM DEPTH IN NON PAVED & LANDSCAPED OR SODDED AREAS
   C. REFER TO STANDARD DRIVEWAY DETAIL SHEETS FOR SWALE DEPTH IN DRIVEWAY AREAS
5. MINIMUM CLEAR ZONE SHALL BE PROVIDED FROM EDGE OF PAVEMENT.
   A. 4' MINIMUM CLEAR ZONE FOR PLANTINGS OR SMALL GROUNDCOVER (SHALL NOT EXCEED 30" IN FULL GROWN HEIGHT)
   B. 6' MINIMUM CLEAR ZONE FOR TREES (SIGHT TRIANGLE REQUIRED ON PLANS)
6. CENTER BOTTOM OF SWALE BETWEEN EDGE OF PAVEMENT AND NEW RIGHT OF WAY LINE IF NO SIDEWALK EXISTS (SPECIAL S/W WAIVER REQUIRED BY CITY ENGINEER).
7. SIDEWALKS SHALL BE CONCRETE, CONFORM TO CITY ENGINEERING STD DETAIL C1.3R, AND RUN CONTINUOUSLY THROUGH ALL DRIVEWAYS.
8. SITE PREPARATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES AFTER INITIAL GROUGH INSPECTION MAY BE REQUIRED.



SPECIAL NOTE:

✱ A. RIGHT OF WAY SECTION REQUIRED TO BE A MINIMUM OF 25' FROM CENTER LINE OF ROADWAY. WHEN MINIMUM RIGHT OF WAY SECTION IS LESS THAN 25' ABUTTING PROPERTY, AN ADDITIONAL 5' RIGHT OF WAY EASEMENT IS REQUIRED. THIS EASEMENT SHALL BE RECORDED AT BROWARD COUNTY RECORDS, PRIOR TO CLOSE OUT OF PERMIT. INSTRUCTIONS AND CITY STANDARD EASEMENT DOCUMENTS CAN BE LOCATED AT: http://www.fortlauderdale.gov/home/showdocument?id=1558

R1-2/2016

CITY OF FORT LAUDERDALE	TYPICAL SWALE CROSS SECTION	ISSUED:
DEPT. OF SUSTAINABLE DEVELOPMENT		2/2016
RIGHT OF WAY ENGINEERING & CONSTRUCTION	CONSTRUCTION IN CITY ROW	DETAIL TITLE: D4.2R

CITY OF FORT LAUDERDALE

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt

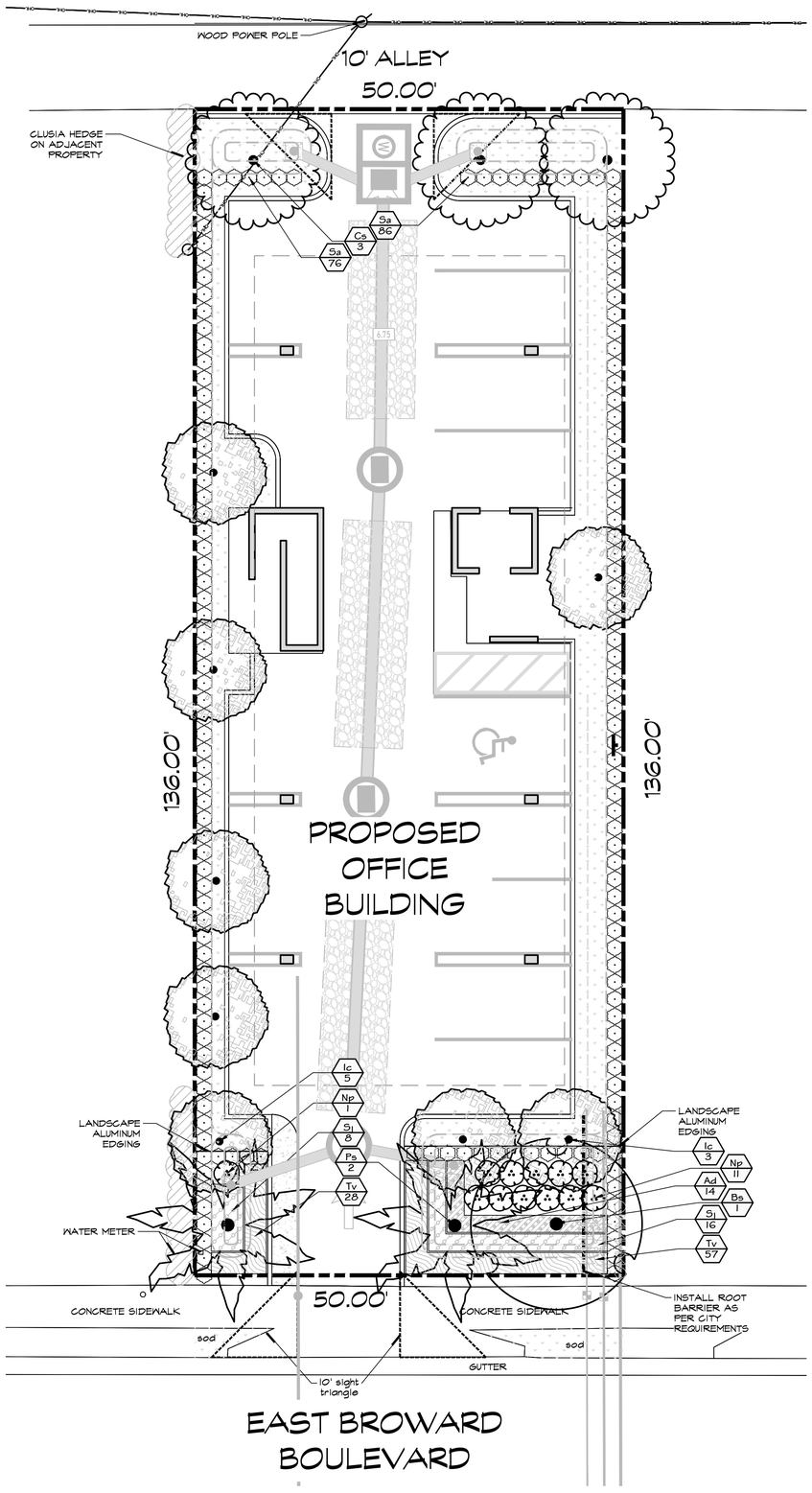
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ISA FL-10207A

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c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	as noted
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	09.11.2026
REVISIONS	

1207 East Broward Boulevard
Fort Lauderdale
Florida, 33301

LANDSCAPE NOTES & DETAILS



HORIZONTAL CLEARANCE TO UTILITIES, A MINIMUM 5 FT IS REQUIRED FOR SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS. IF CLEARANCE LESS THAN REQUIRED, INSTALL ROOT BARRIERS (BY DEEPROOT OR EQUIVALENT) MIN.12" FROM UTILITY AS PER CITY REQUIREMENTS AND MANUFACTURER INSTRUCTIONS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Bs	1	Bursera simaruba	Gumbo Limbo	min.12'OA, 2"dbh	AS SHOWN	YES	HIGH
	Cs	3	Conocarpus erectus f. sericeus	Silver Buttonwood	12'OA, 2"dbh, std, matched	AS SHOWN	YES	HIGH
	Ic	8	Ilex cassine	Dahoon Holly	12'OA, 2"dbh, matched	AS SHOWN	YES	MODERATE
	Ps	2	Phoenix sylvestris	Wild Date Palm	12'CT, dimond cut, inocculated	AS SHOWN	NO	HIGH
SHRUBS								
	Np	12	Nerium oleander 'Petite Pink'	Petite Pink Oleander	3 gal ftb	36"OC	NO	HIGH
	Sa	162	Schefflera arboricola	Schefflera	30"OA, ftb	24"OC	NO	HIGH
SHRUB AREAS								
	Ad	14	Asparagus densiflorus 'Myers'	Foxtail Fern	3 gal, full	24"OC	NO	HIGH
	Sj	24	Serissa japonica	Snowrose	3 gal	24"OC	NO	HIGH
	Tv	85	Tulbaghia violacea	Society Garlic	1 gal	15"OC	NO	HIGH
GROUND COVERS								
	Sp	1,013 sf	Stenotaphrum secundatum 'Palmetto'	Palmetto St. Augustine Grass	sod			

NOTES:
1. SOD AS INDICATED.
2. MULCH ALL BEDS AS INDICATED ON DETAIL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
4. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

LANDSCAPE REQUIREMENTS RO	Required	Proposed	Total Provided
TREES REQUIRED ON THE LOT 1 tree/each 1000 sf of net lot (2,363/1,000-2.4) min. 35% of lot to be landscaped (6,800 x .35=2,380) min.40% of trees to be native	**3** trees **2,380** sf **2**	**1** Sylvester palm, **2** Dahoon Holly **2,363** sf	**3 provided** **2,363 sf provided** **provided**
VUA perimeter landscape (30" h) 1 peninsula landscape area (1 space proposed) 1 tree/1000 sf of VUA (755 sf/1,000=/75) 6 shrubs/1000 sf of VUA	**30"h hedge** **N/A** **1** tree **6** shrubs	Arboricola hedge **1** Dahoon Holly **(+)6** shrubs	**hedge provided** **1 provided** **(+)6 provided**
STREET TREES 1 tree/each 40 lf of front (50 lf/40= 1.25 trees) 1 tree/each 20 lf of street front (50 lf/20=2..5) 50% to be shade trees (5 x .5=2.5)	**2** trees **3** trees **3**	**1** Gumbo limbo, **1** Sylvester palm **2** Silver Buttonwood, 3 Sabals (=**1** tree) **3**	**2 provided** **3 provided** **3 provided**
MITIGATION TREES		**5** Dahoon Holly	**10"dbh provided**

A GENERAL LAYOUT
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

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IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt

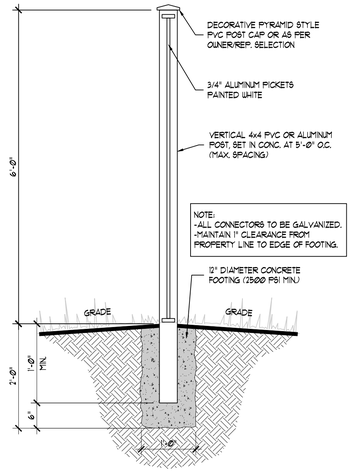
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DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	09.11.2026
REVISIONS	

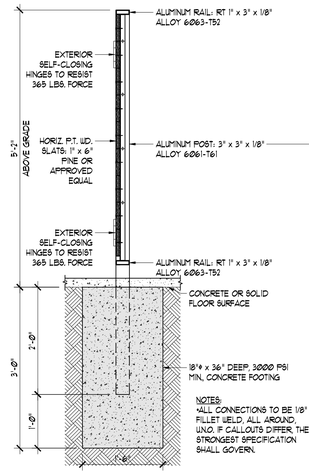
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LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART



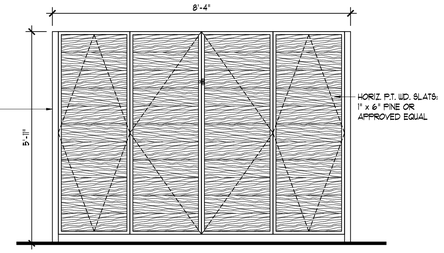
FENCE DETAIL

SCALE: 3/4" = 1'-0" (ALUMINUM) 2 A-1.0

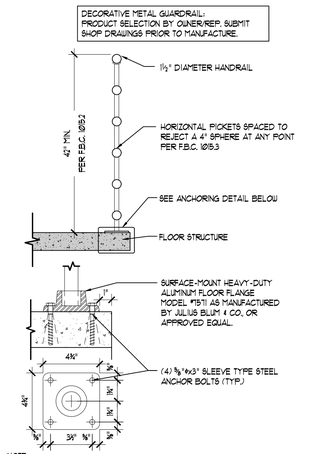


WASTE-BIN SCREEN

SCALE: 3/4" = 1'-0" (WD. & ALUM.) 3 A-1.0



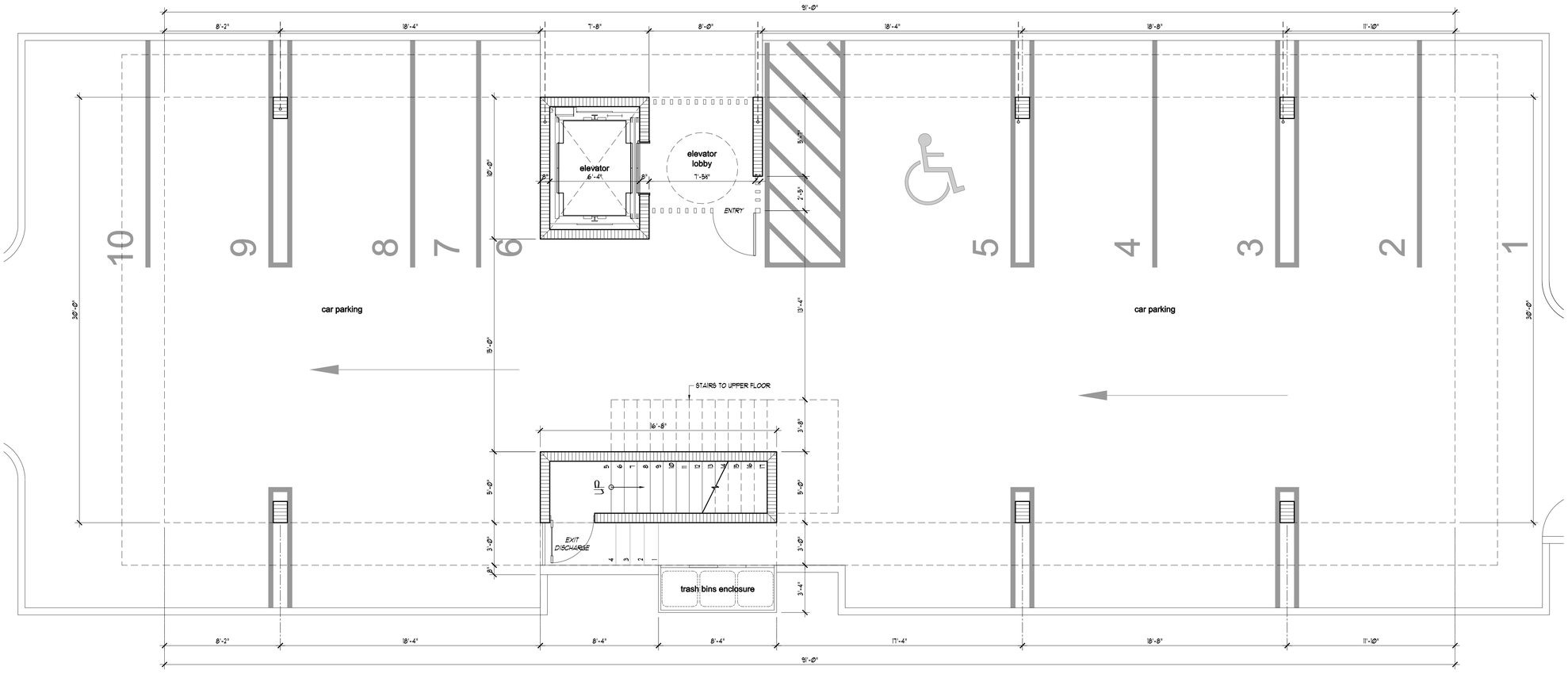
WASTE BIN ENCLOSURE ELEVATION



NOTE:
FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF SAFEGUARD AND CONNECTIONS FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.

RAILING DETAIL

SCALE: 1" = 1'-0" (TYPICAL) 4 A-1.0



GROUND FLOOR PLAN

SCALE: 1/4"=1'-0" 1 A-1.0

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FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

1 Model

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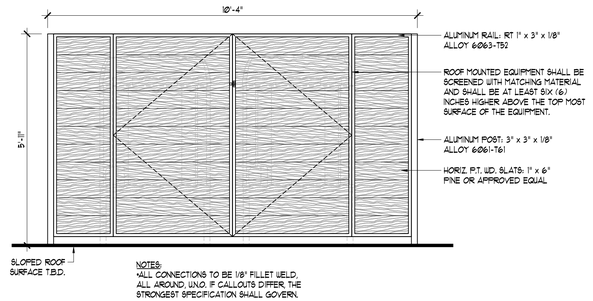
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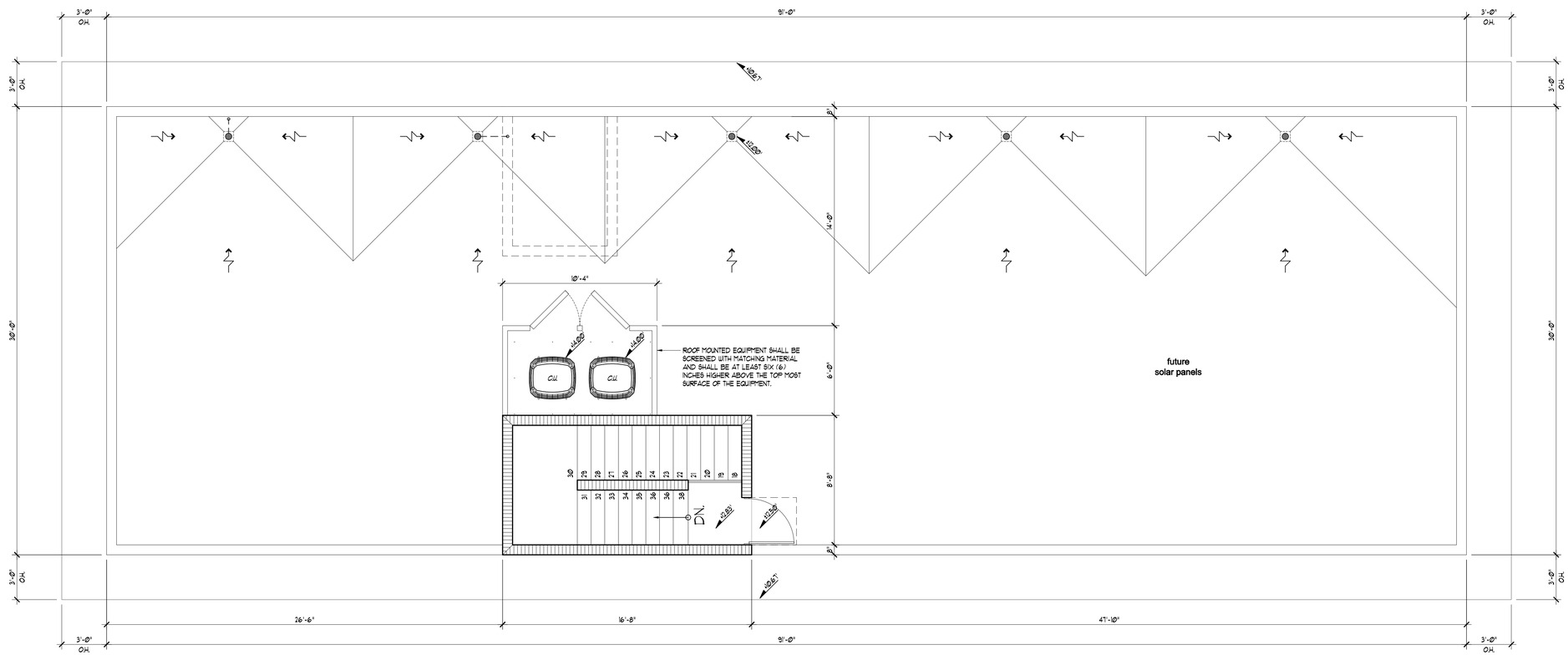
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EQUIPMENT SCREEN ELEVATION

SCALE: 1/2"=1'-0"

2 / A-2.1



ROOF PLAN

SCALE: 1/4"=1'-0"

1 / A-2.1

SYMBOL LEGEND

+14.00 SPOT ELEVATION FROM PROJECT DATUM

DIRECTION OF SLOPED ROOF SURFACE @ 1/4" PER FOOT MIN.

ROOF SURFACE DRAIN

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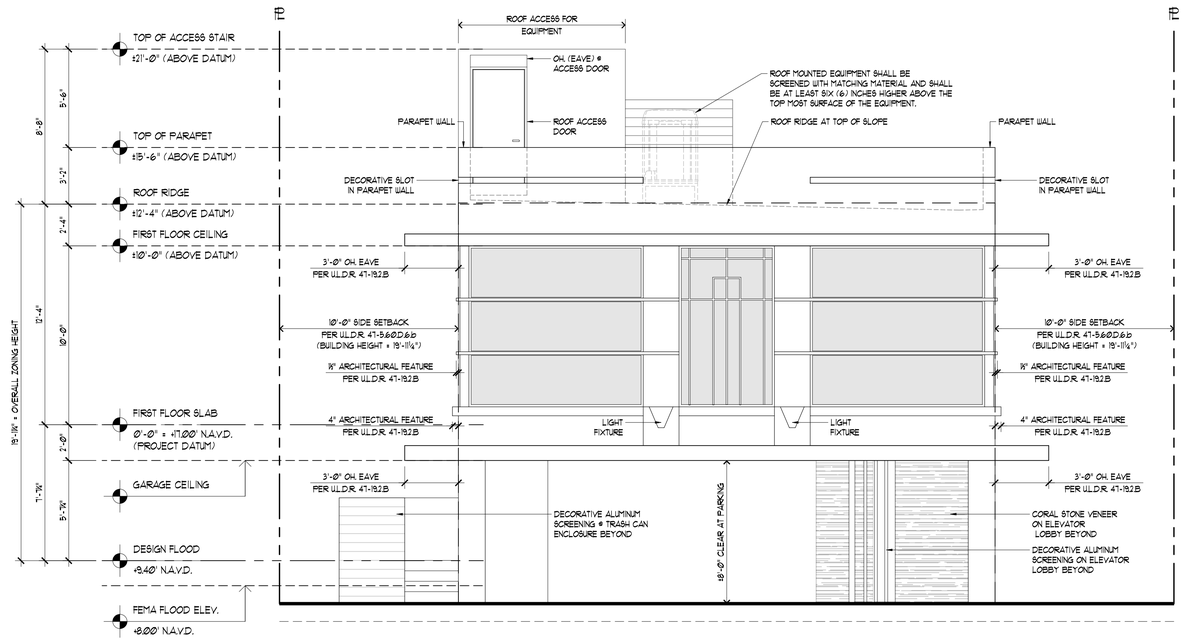
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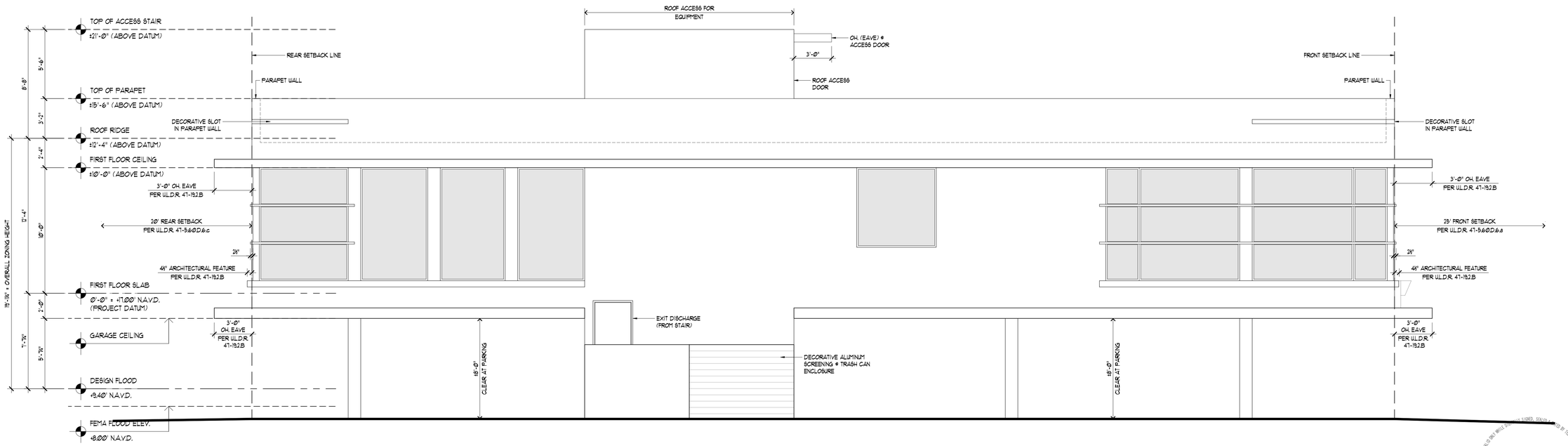
PROJECT NUMBER 2525



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

(FRONT) 1 / A-3.1



WEST ELEVATION

SCALE: 1/4"=1'-0"

(LEFT SIDE) 2 / A-3.1

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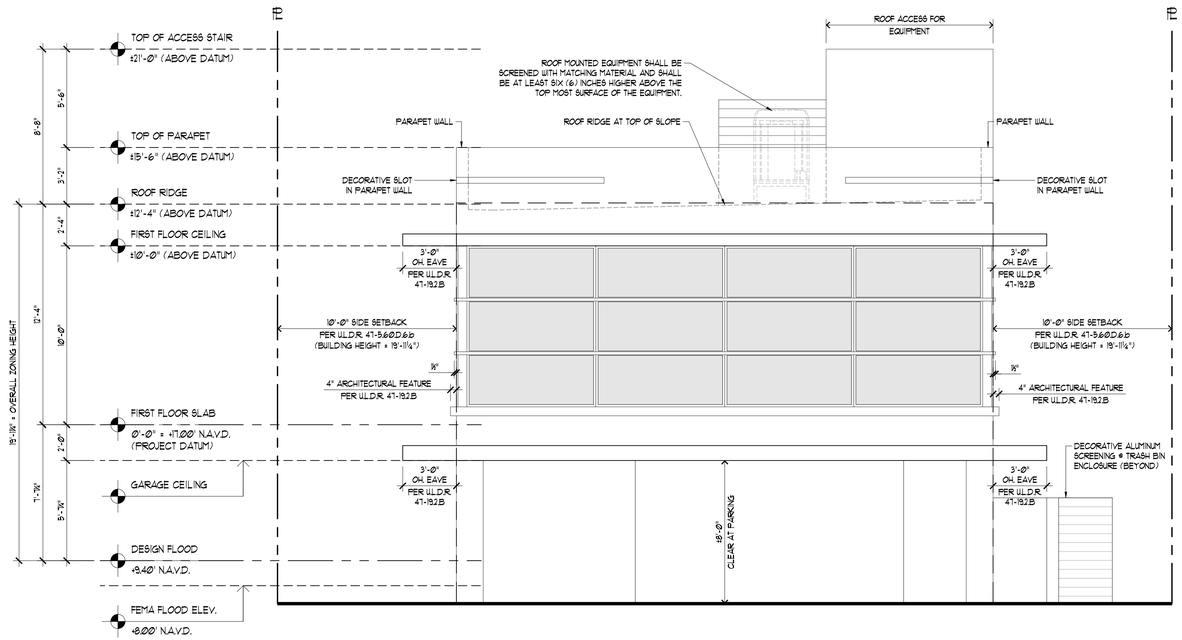
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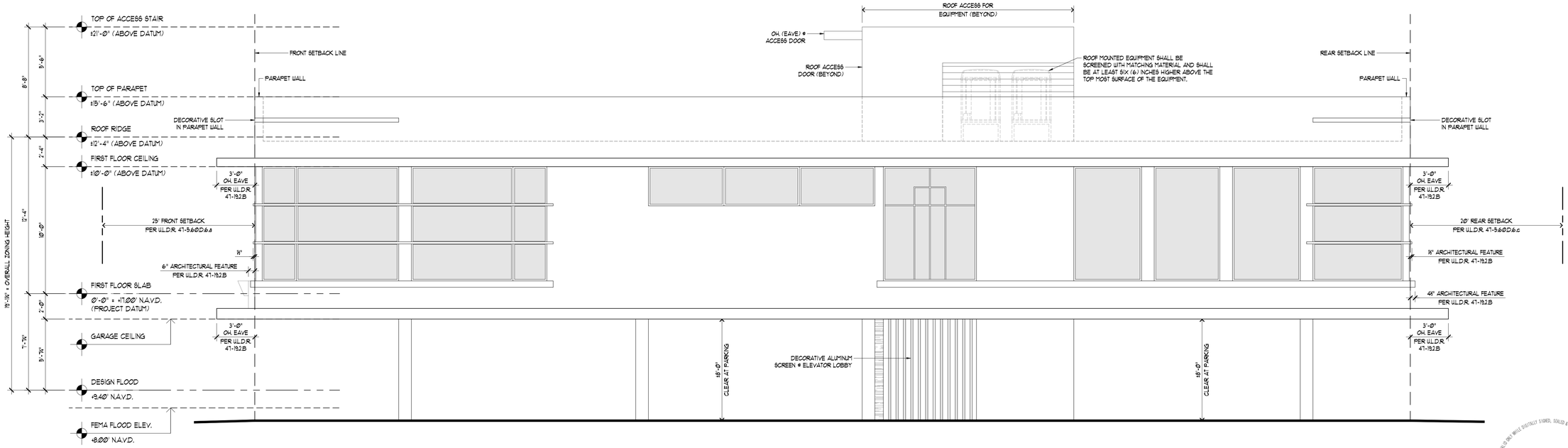
PROJECT NUMBER
2525



NORTH ELEVATION

SCALE: 1/4"=1'-0"

(REAR) 1 A-3.1



EAST ELEVATION

SCALE: 1/4"=1'-0"

(RIGHT SIDE) 2 A-3.1

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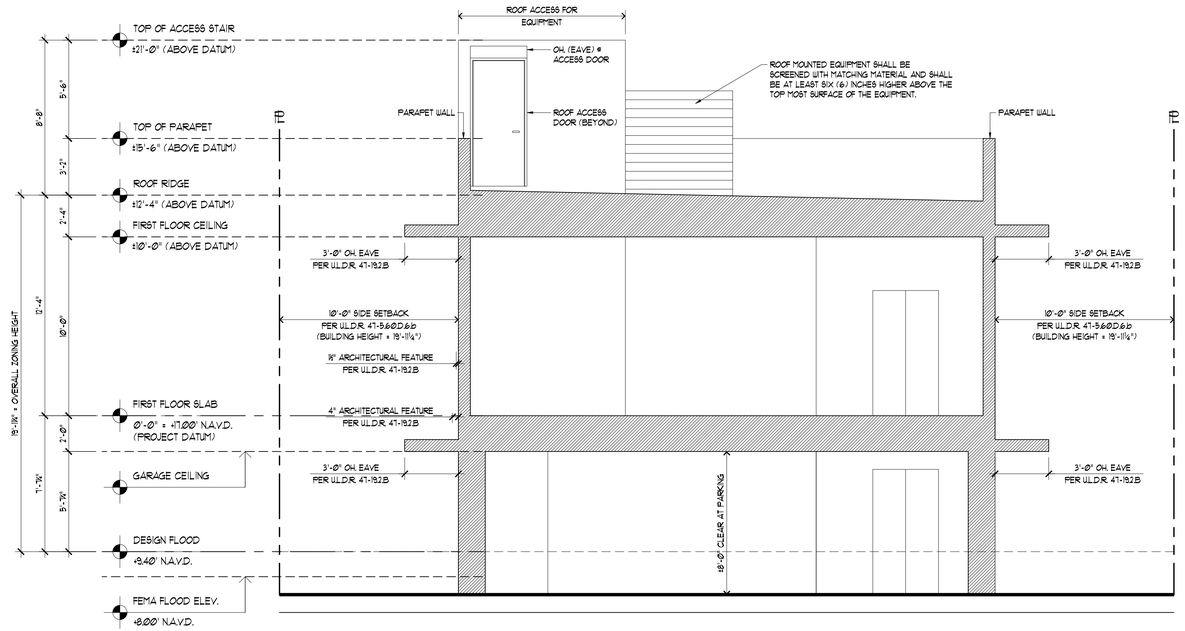
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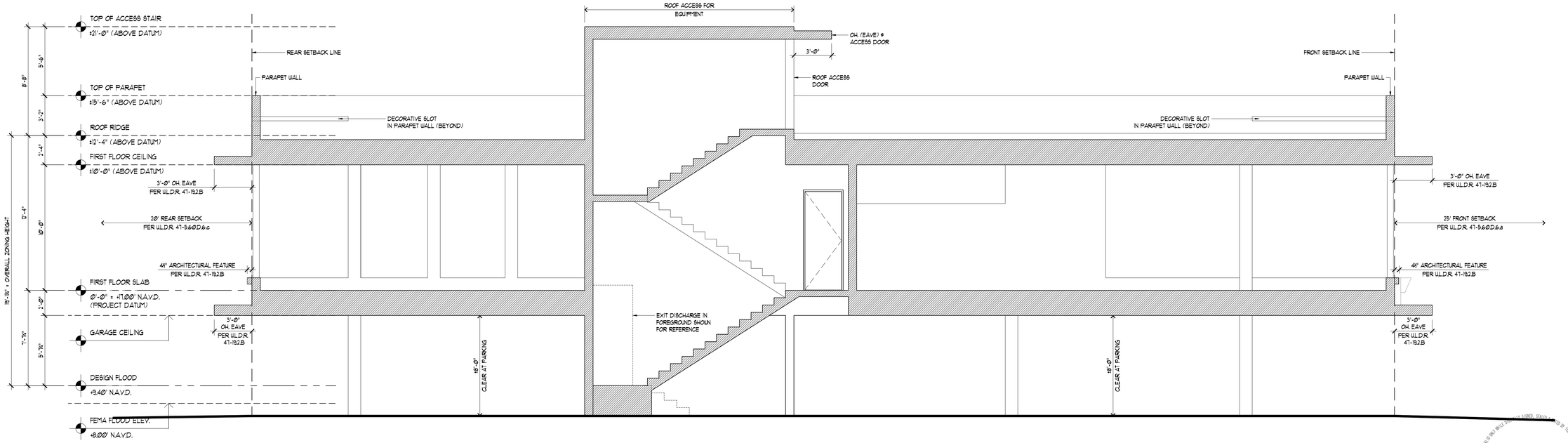
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EAST/WEST BLDG. SECTION CUT

SCALE: 1/4"=1'-0"

1 / A-6.0



NORTH/SOUTH BLDG. SECTION CUT

SCALE: 1/4"=1'-0"

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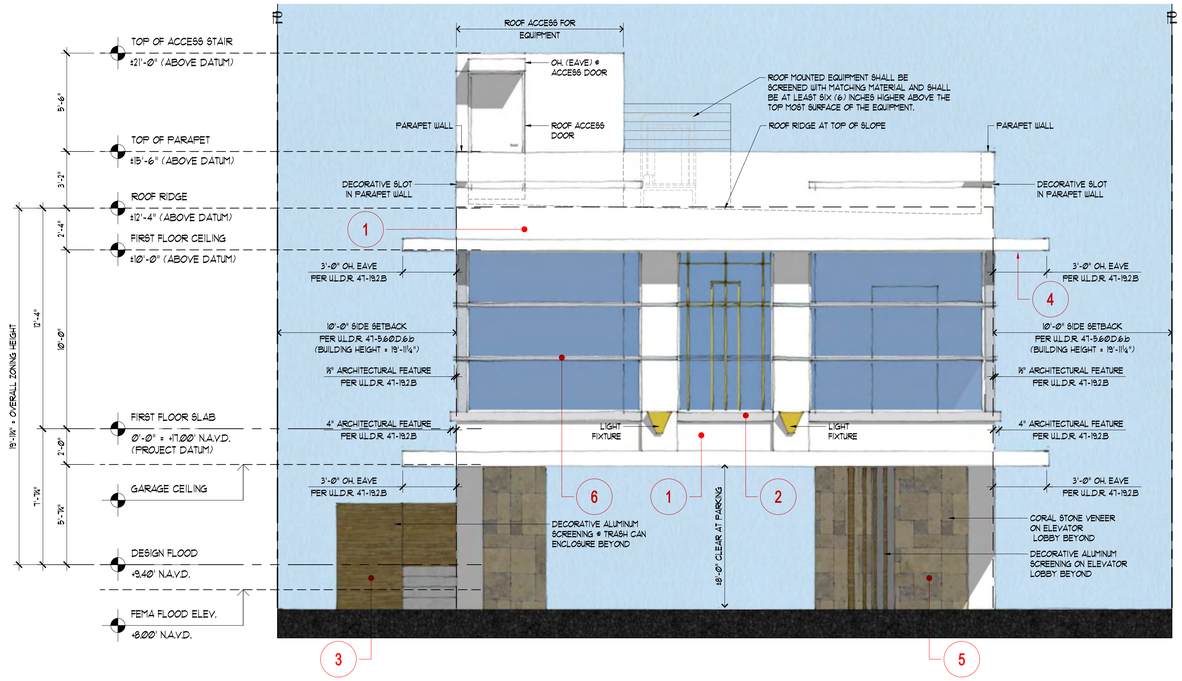
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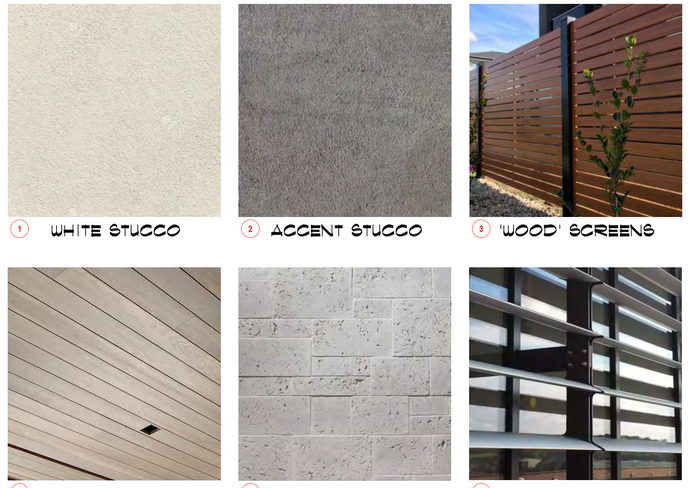
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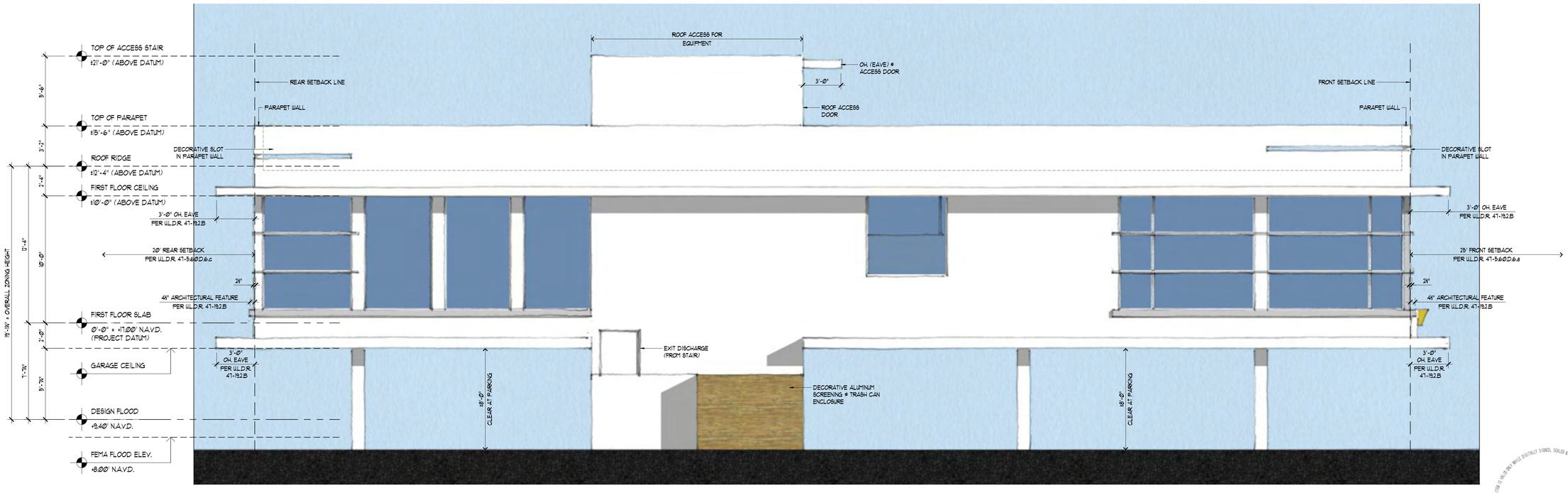
PROJECT NUMBER 2525



SOUTH ELEVATION

SCALE: 1/4"=1'-0" (FRONT) 1 A-3.1





WEST ELEVATION

SCALE: 1/4"=1'-0" (LEFT SIDE) 2 A-3.1

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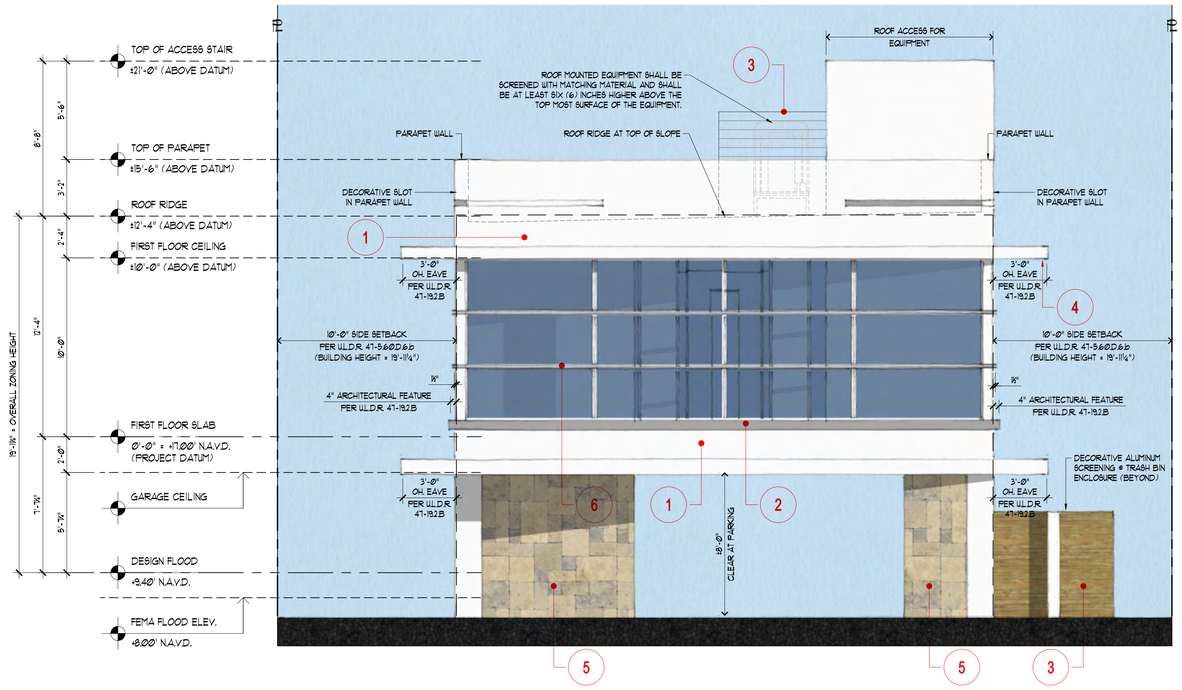
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NORTH ELEVATION

SCALE: 1/4"=1'-0"

(REAR) 1 / A-3.1



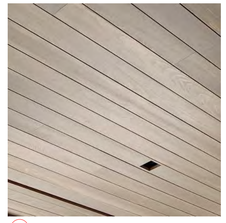
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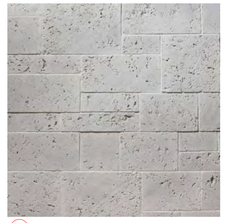
2 ACCENT STUCCO



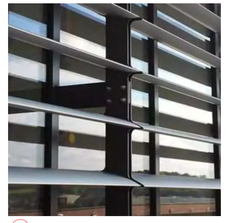
3 'WOOD' SCREENS



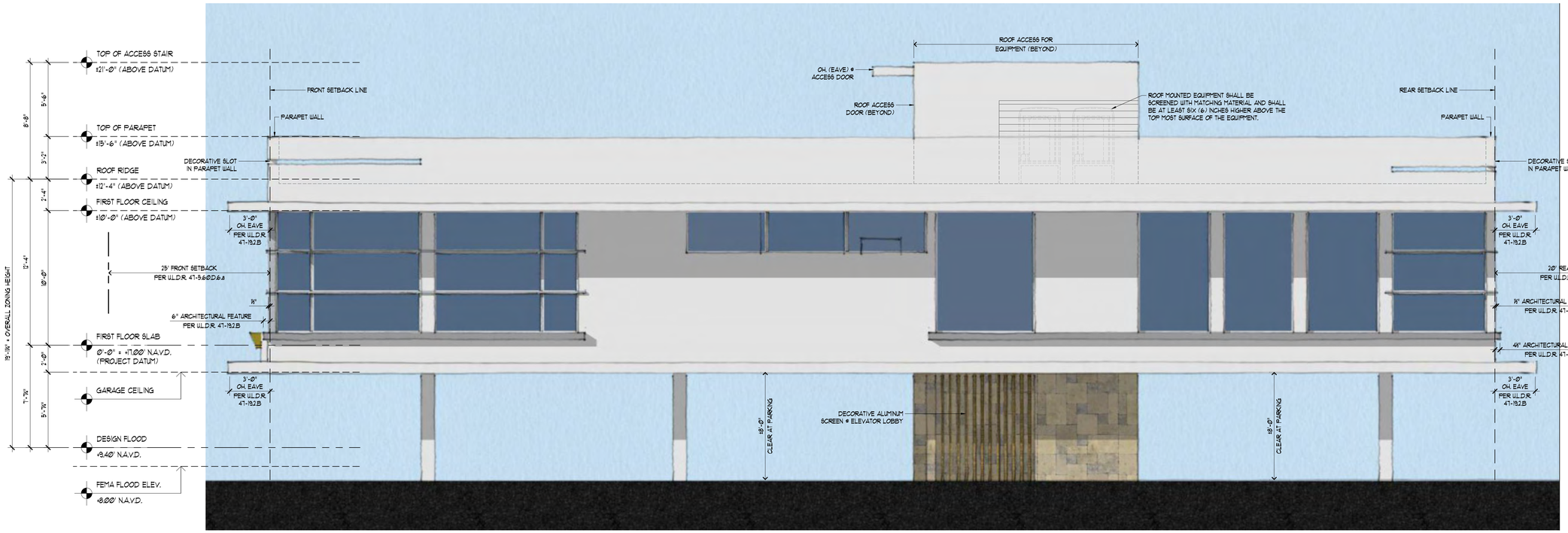
4 WOOD CEILING & CLADDING



5 CORAL STONE



6 ALUMINUM LOUVERS



EAST ELEVATION

SCALE: 1/4"=1'-0"

(RIGHT SIDE) 2 / A-3.1

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PARKER OFFICE BUILDING
NEW GROUP B OFFICES
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MODIFIED	TS
CHECKED	RT
DATE	08-03-26

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09-11-26

A-8.0

PROJECT NUMBER 2525



FRONT VIEW

SCALE: NONE (FROM BROWARD BLVD. FACING NORTH) 1 A-9.0

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PROJECT NUMBER
2525



REAR VIEW
SCALE: NONE

(FROM ALLEY FACING SOUTH) 1 A-100

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2525

DIALux

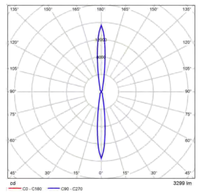
Product data sheet

BEGA - Wall luminaire

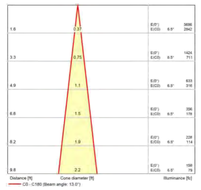


Article No.	24009K3
P	40.0 W
Φ_{Lamp}	–
$\Phi_{Luminaire}$	3299 lm
η	–
Luminous efficacy	82.5 lm/W
CCT	3114 K
CRI	80

BEGA Wall luminaire 24009K3. Light emission on two sides. BEGA Constant Optics® : An efficient optical system that is virtually impervious to wear and tear. LED, 40 W Luminaire connected wattage, Luminaire luminous flux 3300 lm, half beam angle 14°, colour temperature 3000 K. Colour rendering index (CRI) > 80. With replaceable BEGA LED module with overheating protection and an expected service life of at least 50,000 operating hours. 20 years warranty of availability of LED module and wear parts. With BEGA Ultimate Driver® LED power supply unit, DALI controllable, 220-240 V, 0/50-60 Hz. Protection class IP 65. Luminaire made of cast aluminium, aluminium and stainless steel BEGA Unidure® coating technology , colour graphite. Safety glass panels. Reflectors made of pure anodised aluminium. Two cable entries for through-wiring power connecting cable up to 10.5 mm in diameter, max. 5 x 1.5 qmm. Luminaire diameter 150 mm, height 550 mm.



Polar LDC



Cone diagram

Luminaire list (Parker Office Bldg.)							
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
W1	BEGA	Wall luminaire	24009K3	1x LED 36,2W	3300 lm	0.79	40 W	1
B1	LIGMAN	Duomo 1 bollards	DU-10178-W40	1x DU-10178-1-W40 41.2W 742.58m	743 lm	0.79	41.2 W	4

Luminaire list (Building)							
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
C1	LIGMAN	Pittsfield 3 Surface clg. luminaires	PIT-80201-O-W40	1x PIT-80201-O-W40	2684 lm	0.80	22.8 W	10
W1	BEGA	Wall luminaire	24009K3	1x LED 36,2W	3300 lm	0.80	40 W	6

Luminaire list (Building, Parking Level)							
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
C1	LIGMAN	Pittsfield 3 Surface clg. luminaires	PIT-80201-O-W40	1x PIT-80201-O-W40	2684 lm	0.80	22.8 W	10
W1	BEGA	Wall luminaire	24009K3	1x LED 36,2W	3300 lm	0.80	40 W	6

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Calculation surface	Perpendicular illuminance	0.016 fc	339 fc	4.35 fc	265.8	20705

DIALux

Product data sheet

LIGMAN - Pittsfield 3 Surface ceiling luminaires



Article No.	PIT-80201-O-W40
P	22.8 W
Φ_{Lamp}	–
$\Phi_{Luminaire}$	2684 lm
η	–
Luminous efficacy	117.7 lm/W
CCT	4032 K
CRI	80

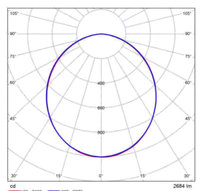
- Lamp LED
- CRI Ra > 80
- MacAdam Ellipse 3 SDCM
- Colour Temperature 3000K ,4000K
- Diffuser for light output control O – Opal diffuser UGR <19
  P – Micro-prismatic UGR <13

Modern design square shaped surface, recessed and pendant mounted ceiling luminaires with symmetrical up and down lighting for general or specialized lighting requirements.

Lighting control system.
- Wireless control employing the Bluetooth® 4.0 protocol controlled via Ligman's mobile App or physical control via xPress switch
- Daylight and occupancy sensor options

Extruded aluminium profile with 316 grade stainless steel fasteners. Opal or Micro-prismatic PMMA diffuser options for glare control.

Built-in driver. Passive thermal management.



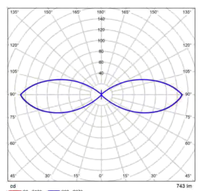
Polar LDC

DIALux

Product data sheet

LIGMAN - Duomo 1 bollards

Article No.	DU-10176-W40
P	41.2 W
Φ_{Lamp}	–
$\Phi_{Luminaire}$	743 lm
η	–
Luminous efficacy	18.0 lm/W
CCT	3000 K
CRI	100
Index	B1



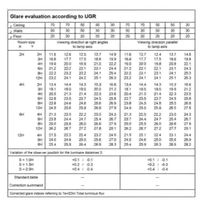
Polar LDC

Glare evaluation according to UGR

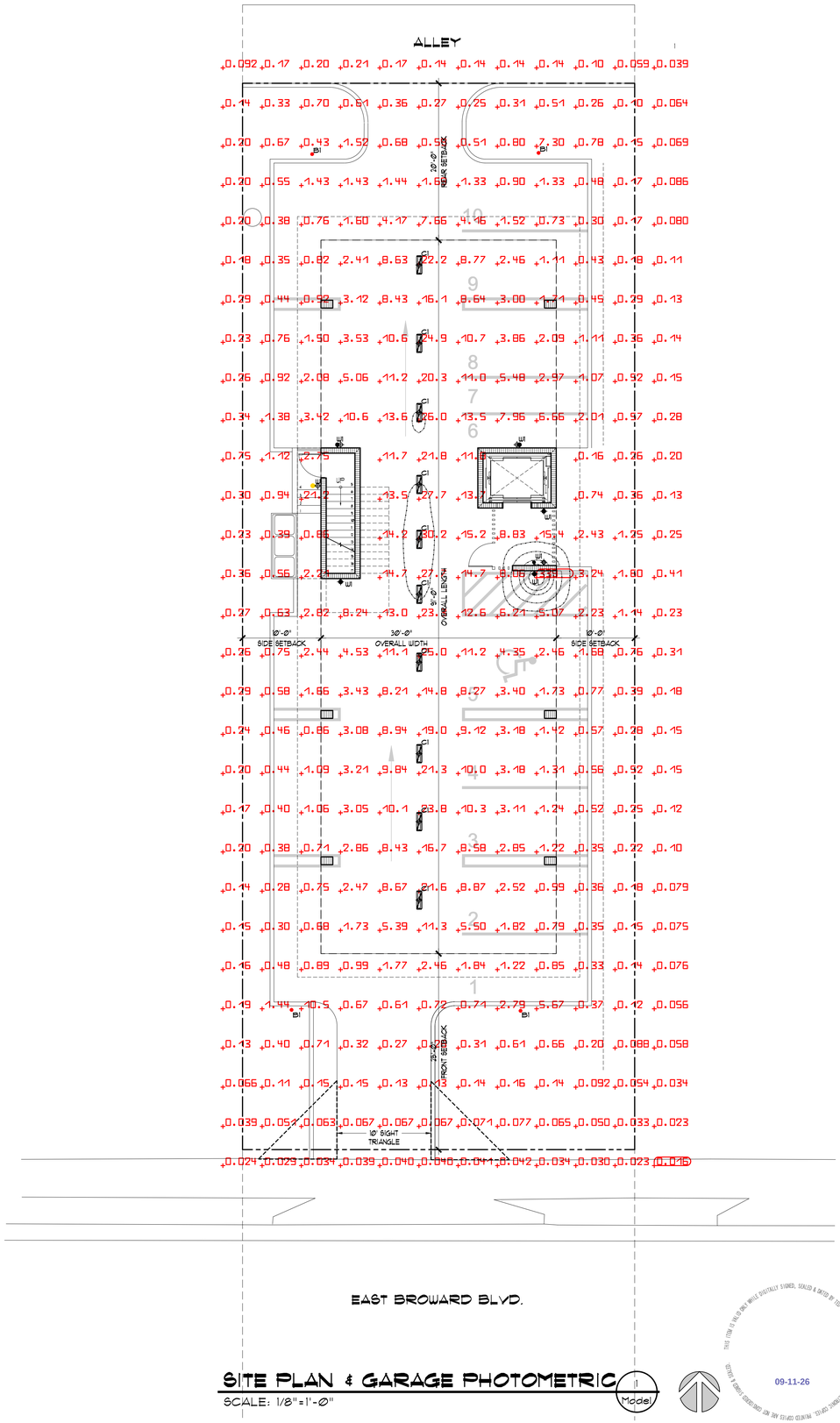
x: Ceiling	10	10	10	10	10	10	10	10	10	10	10
y: Walls	10	10	10	10	10	10	10	10	10	10	10
z: Floor	20	20	20	20	20	20	20	20	25	20	20
Room size	Viewing direction parallel to luminaire rows										
x/y	Viewing direction at right angles										
2H	2H	17.6	17.6	17.5	13.7	14.9	11.6	13.7	12.4	13.7	14.9
	3H	19.6	17.7	17.5	18.6	19.9	16.4	17.7	17.5	18.6	19.9
	4H	19.9	20.0	19.9	21.5	22.2	19.9	20.0	19.8	20.9	22.1
	6H	22.2	21.2	21.2	23.1	24.1	21.4	22.2	21.1	23.1	24.1
	8H	22.2	21.2	21.2	24.1	25.4	22.2	22.1	22.1	24.1	25.3
	12H	23.2	24.1	24.2	25.1	26.3	23.2	24.1	24.1	25.1	26.3
4H	2H	13.4	14.8	16.2	15.3	16.5	13.4	15.4	14.3	15.3	16.6
	3H	16.4	16.4	16.2	19.2	20.5	17.0	18.4	18.1	19.2	20.5
	4H	18.6	21.5	21.4	22.0	23.6	20.4	22.4	21.9	22.9	24.3
	6H	22.8	23.5	23.7	24.5	25.8	23.7	25.0	23.7	24.5	25.8
	8H	24.9	24.6	24.8	25.6	26.9	24.9	26.0	24.8	25.6	26.9
	12H	24.9	24.6	24.8	26.6	27.9	24.9	26.0	24.8	26.5	27.9
8H	2H	21.3	22.0	22.2	23.0	24.3	21.3	22.5	22.2	23.0	24.3
	3H	23.8	24.4	24.7	25.4	26.7	23.7	24.4	24.7	25.4	26.7
	4H	25.2	25.7	26.0	26.8	28.1	25.2	26.2	26.0	26.8	28.1
	12H	25.2	25.7	27.2	27.8	29.1	25.2	26.2	26.7	27.2	28.1
12H	2H	21.5	22.0	22.4	23.2	24.5	21.5	22.1	22.4	23.1	24.4
	3H	24.0	24.5	24.9	25.6	26.9	24.0	24.5	24.9	25.6	26.9
	4H	25.4	25.9	26.4	27.0	28.5	25.4	25.9	26.3	26.9	28.3

Variation of the observer position for the luminaire distances S						
S = 1.0H	+0.1 / -0.1			+0.1 / -0.1		
S = 2.0H	+0.4 / -0.4			+0.4 / -0.4		
S = 2.5H	+0.4 / -0.4			+0.4 / -0.4		
Standard table	—			—		
Correction summand	—			—		

Corrected glare indexes referring to Tet=20 klm Total luminous flux



UGR diagram (5HR: 0.25)



SITE PLAN & GARAGE PHOTOMETRIC

SCALE: 1/8"=1'-0"

Model

09-11-26

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REVISIONS

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CHECKED	RT
DATE	08-03-26

A-11.0

PROJECT NUMBER 2525

I. APPLICABLE CODES

A. ALL REFERENCES TO "CITY" SHALL REFER TO THE CITY OF FORT LAUDERDALE, ALL REFERENCES TO "COUNTY" SHALL REFER TO BROWARD COUNTY, AND ALL REFERENCES TO "STATE" SHALL REFER TO THE STATE OF FLORIDA.

B. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS, AND ALL OTHER LOCAL, STATE AND NATIONAL CODES WHERE APPLICABLE. ALL CONSTRUCTION WITHIN FDOT R/W SHALL BE CONSTRUCTED PER FDOT MINIMUM STANDARDS. ALL CONSTRUCTION WITHIN COUNTY R/W SHALL BE CONSTRUCTED PER COUNTY MINIMUM STANDARDS.

C. ALL CONSTRUCTION SHALL BE DONE 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 REGULATIONS.

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

E. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY, COUNTY AND/OR FDOT SPECIFICATIONS (WHICHEVER APPLIES).

F. CITY, COUNTY AND/OR FDOT SPECIFICATIONS SHALL DICTATE WHEN IN CONFLICT WITH ANY OF THE FOLLOWING SPECIFICATIONS.

G. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.

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 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 CONFLICT WITH THE PROPOSED CONSTRUCTION UPON EXCAVATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

E. A SEPARATE CALCULATED SITE PLAN WILL BE REQUIRED PRIOR TO CONSTRUCTION TO VERIFY PROPOSED BUILDING, CURB, AND SITE WORK LOCATIONS.

F. AT LEAST TWO (2) DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A CGP "NOTICE OF INTENT (N.O.I) TO USE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB AN ACRE OR MORE OF LAND" FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR: (1) IMPLEMENTATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE DEVELOPED PRIOR TO THE N.O.I. SUBMITTAL, AND (2) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A "NOTICE OF TERMINATION (N.O.T.) OF GENERIC PERMIT COVERAGE" FORM (DEP FORM 62-621.300(6)) MUST BE SUBMITTED TO FDEP TO DISCONTINUE PERMIT COVERAGE, SUBSEQUENT TO COMPLETION OF CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE FDEP WEBSITE: http://www.dep.state.fl.us/water/stormwater/npdes. CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE A SWPPP AND SUBMIT TO THE ENGINEER FOR APPROVAL AND COMPLY WITH ALL PROVISIONS OF CHAPTER 62-621.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED DEWATERING PERMITS AND TREE REMOVAL / RELOCATION PERMITS.

III. INSPECTIONS

A. THE CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT, COUNTY, THE ENGINEER OF RECORD, FDOT, 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. SANITARY SEWER SYSTEM
4. WATER DISTRIBUTION SYSTEM
5. SUBGRADE
6. LIMEROCK BASE
7. ASPHALTIC CONCRETE / PAVER BRICK COURSE
8. SIDEWALK
9. FINAL

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

A. TEMPORARY FACILITIES:

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

B. TRAFFIC REGULATION:

1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D.
2. ALL OPEN TRENCHES AND HOLES 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 HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY.
4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE.

VI. WATER DISTRIBUTION SYSTEM

A. CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN & SUPERCEDE ALL OTHER REQUIREMENTS FOR WATERMAIN CONSTRUCTION.

B. SEPARATION OF WATER AND SEWER MAINS

1. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
2. WHERE SANITARY SEWERS, STORM SEWERS, OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
3. ALL CROSSING 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).
4. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
5. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, 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 AN ELEVATION THAT THE BOTTOM OF THE WATER IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
6. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
7. CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL EXISTING FACILITIES DURING CONSTRUCTION.

C. MATERIALS:

1. ALL PIPE LARGER THAN 12" DIAMETER MUST BE DUCTILE IRON (MIN. CLASS 50). 8" AND 10" DIP (MIN. CLASS 50) 4" AND 6" DIP (MIN. CLASS 52). ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND CEMENT MORTAR LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. SEE CITY AND COUNTY STANDARDS & SPECIFICATIONS FOR FURTHER D.I.P. REQUIREMENTS.
2. FITTINGS SHALL BE COMPACT DUCTILE IRON MECHANICAL JOINT TYPE AND SHALL BE CLASS 350 THROUGH 24" CONFORMING TO ANSI/AWWA C-153/A21.53-00 SPECIFICATIONS. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
3. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 150 PSI AND CONFORMING TO ANSI/AWWA C509-01 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
   a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2370-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN AFR2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C500-02. SEE COUNTY, AND CITY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
   b. TAPPING VALVES SHALL BE MUELLER H615 OR APPROVED EQUAL.
   c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
4. TAPPING SLEEVES SHALL BE MUELLER H615, CLOW F-2505 OR APPROVED EQUAL. SEE COUNTY, AND CITY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
5. VALVE BOXES SHALL BE US FOUNDRY SERIES 7500 OR APPROVED EQUAL.
6. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11-00 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058, STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
7. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.
8. FIRE HYDRANTS SHALL BE MUELLER CENTURION TRAFFIC TYPE A-423 WITH 5 1/4" INTERNAL VALVE OPENING OR APPROVED EQUAL. MAIN VALVE OPENING TO BE DETERMINED BY THE WATER DEPARTMENT. PUMPER NOZZLE TO BE 18" FROM FINISHED GRADE. ALL HYDRANTS TO BE INSTALLED WITH CONTROL VALVE. RETAINER GLANDS ARE PREFERRED FOR RESTRAINING. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-05. SEE COUNTY AND CITY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

D. SERVICE CONNECTION:

1. SERVICE SADDLES SHALL BE STAINLESS STEEL STRAPS, SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO ANSI/AWWA C111/A21.11-00 AND ASTM A-588.
2. SERVICE LINES SHALL BE POLYETHYLENE (3408), 250 PSI RATED, SDR9. PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT.
3. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER B-25008 OR APPROVED EQUAL.
4. CURB STOPS SHALL BE MUELLER H10203 OR APPROVED EQUAL.
5. METER STOPS SHALL BE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "0" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.

E. INSTALLATION:

1. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATIONS "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM." SEE COUNTY AND CITY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION.
3. ALL WATER MAINS SHALL BE LAID WITH A MINIMUM 36" COVER FOR PVC AND 30" FOR DIP.
4. NO CONNECTIONS TO EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS & BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OR COUNTY BEACH AND PUBLIC HEALTH UNIT.
5. PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.
6. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.
7. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" CAST IN THE COVER. U.S.F. OR APPROVED EQUAL.
8. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320, FAC.

F. TESTING:

1. FOR TESTING REQUIREMENTS SEE CITY AND COUNTY CONSTRUCTION STANDARDS & SPRCIFICATIONS.
2. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION, THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST.
3. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY OR COUNTY AND THE ENGINEER OF RECORD.
4. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05; 150 PSI MINIMUM STARTING PRESSURE TEST. METER RECONNECTIONS MAY BE MADE TO NEW LINES AFTER TWO CONSECUTIVE DAYS OF BACTERIOLOGICAL SAMPLES HAVE PASSED, AND COPIES OF RESULTS HAVE BEEN RECEIVED BY THE ENGINEER, CITY, AND HRS.
5. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1,200' MAXIMUM FOR LINES GREATER THAN 1,200' IN LENGTH.
6. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{S\,D\,P^{0.5}}{148000}$$

IN WHICH L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR. S EQUALS LENGTH OF PIPE (LINEAR FEET), D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND P EQUALS THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH).

VII. GRAVITY SEWER COLLECTION SYSTEM

A. CITY AND COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL GOVERN & SUPERCEDE ALL OTHER REQUIREMENTS FOR SANITARY SEWER CONSTRUCTION.

B. GENERAL:

1. DISTANCE AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

C. MATERIALS:

1. ALL SEWER PIPE AND FITTINGS SHALL BE PVC PIPE CONFORMING TO ASTM D 3034, SDR-35 WITH PUSH-ON RUBBER GASKET JOINTS, UNLESS OTHERWISE NOTED, OR DUCTILE IRON PIPE SHALL BE (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.

D. 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. PVC MANHOLE ADAPTOR SHALL BE GROUTED IN PLACE AT EACH PIPE CONNECTION INTO A 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 OF DIFFERENT COLORS (8 MILS EACH) OF KOPPERS 300-M BITUMASTIC PAINT OR ENGINEER'S APPROVED EQUAL.

E. 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.
5. ALL SEWER PIPE SHALL BE VIDEO RECORDED AND GIVEN TO CITY FOR REVIEW AND APPROVAL AT THE CONTRACTORS EXPENSE.
6. SEE COUNTY AND CITY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.

VIII. STORM DRAINAGE

A. GENERAL:

1. DISTANCES AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

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. FOR ADDITIONAL REQUIREMENTS SEE COUNTY'S AND THE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION, UNLESS OTHERWISE NOTED ON THE PLANS. THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8 INCHES AND THE MINIMUM REINFORCING SHALL BE AS INDICATED ON THE STRUCTURE DETAIL. CONCRETE SHALL BE MINIMUM OF 400PSI AT 28 DAYS.

C. INSTALLATION:

1. PIPE SHALL BE PLACED ON A MINIMUM OF 8" 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 IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.
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 DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

IX. PAVING

A. GENERAL:

1. COUNTY AND THE CITY'S CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL GOVERN.
2. ALL MUCK AND YIELDING MATERIAL WITHIN THE LIMIT 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.
3. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
4. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
5. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

B. MATERIALS:

1. BASE COURSE SHALL BE CRUSHED LIMEROCK WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM.
2. ASPHALT SURFACES SHALL BE SUPERPAVE SP-9.5 ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 2" THICK.
3. MINIMUM SIDEWALK CONSTRUCTION SHALL BE 4 INCH THICK CONCRETE (UNLESS OTHERWISE SPECIFIED ON THE PLANS), MINIMUM 3000psi COMPRESSIVE STRENGTH AT 28 DAYS. SAWCUT CONSTRUCTION JOINTS 5 FOOT o.c. WITHIN 48 HOURS OF PLACING, EXPANSION JOINTS SHALL BE 20 FOOT o.c. SEE COUNTY'S AND THE CITY'S SECTION ON CONSTRUCTION STANDARDS & SPECIFICATIONS FOR FURTHER REQUIREMENTS.
4. CURBS AND GUTTERS: CONCRETE 3000psi COMPRESSIVE STRENGTH AT 28 DAYS, SAWCUT CONSTRUCTION JOINTS 10 FOOT 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" x 6" NO. 6 GAUGE WIRE MESH.

C. INSTALLATION:

1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99(c)), AND SHALL HAVE A MINIMUM LBR 40.
2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" AND SHALL BE CONSTRUCTED IN TWO FOUR-INCH LIFTS.
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.

X. DEWATERING

1. WHERE DEWATERING IS REQUIRED, THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING IN SUCH A MANNER SO AS TO COMPLY WITH ANY AND ALL CITY, COUNTY, STATE AND FEDERAL DEWATERING REQULATIONS. CONTRACTOR MAY CONTACT THE COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTETCION FOR FURTHER INFORMATION.

XI. PAVEMENT MARKING AND SIGNAGE

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND COUNTY TRAFFIC ENGINEERING STANDARDS (CURRENT EDITION). STANDARDS & SPECIFICATIONS FOR PAVEMENT MARKING REQUIREMENTS.

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, PAVER BRICK, AND CONCRETE 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 PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE 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 MONUMENTS OR PERMANENT REFERENCES, 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

1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON THEIR SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
2. AS BUILTS OF WATER LINES SHALL INCLUDE THE FOLLOWING
   a. TOP OF PIPE ELEVATIONS EVERY 100 LINEAR FEET
   b. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
   c. ALL TIE INS TO EXISTING LINES SHALL BE AS BUILT
   d. THE TERMINATION OF ALL WATER SERVICES SHALL BE SHOWN
3. AS BUILTS OF ALL THE GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION
   a. RIMS, INVERTS, AND LENGTH OF PIPING BETWEEN STRUCTURES, AS WELL AS PIPE SLOPES.
   b. LOCATION OF ALL STUB ENDS OF ALL SEWER LATERALS INVERT ELEVATIONS AND LOCATION OF ALL CLEAN OUTS
   c. LIFT STATION AS BUILTS SHALL CONSIST OF THE TOP OF WET WELL ELEVATION, INVERT ELEVATIONS OF THE INCOMING LINE, BOTTOM OF THE WET WELL AND AS BUILTS OF THE COMPOUND AREA
4. FORCE MAIN AS BUILTS SHALL BE PREPARED THE SAME AS THE WATER MAIN AS BUILTS DESCRIBED ABOVE
5. AS BUILTS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION
   a. RIMS, INVERTS, AND LENGTH OF PIPING BETWEEN STRUCTURES, AND WEIR ELEVATIONS WHERE APPLICABLE
   b. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY FIELD CREW AT THE TIME OF AS BUILT
   c. DRAINAGE WELL STRUCTURE AS BUILTS SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS, AND INVERTS OF PIPING
6. ALL ROCK AS BUILTS FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING INFORMATION
   a. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMIEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY
   b. ROCK AS BUILTS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISHED GRADE ELEVATION SHOWN ON THE DESIGN PLANS
   c. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN
   d. ELEVATIONS AROUND ISLANDS SHALL ALSO BE SHOWN
   e. WHERE CONCRETE OR PAVER BRICK IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT, ROCK AS BUILTS WILL BE REQUIRED AS INDICATED ABOVE, AS WELL AS BUILTS ON THE FINISHED CONCRETE OR PAVERS AT LOCATIONS WHERE THERE IS A FINISHED GRADE ELEVATION SHOWN ON THE DESIGN PLANS
   f. AS BUILTS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL OR SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLANS
7. LAKE AND CANAL BANK AS BUILTS SHALL INCLUDE A KEY SHEET OF THE LAKE FOR THE LOCATIONS OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LINEAR FEET 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.
8. RETENTION AREA AS BUILT ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK. AS BUILT OF CONTOURS SHALL BE SHOWN, WHERE APPLICABLE.
9. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, ON FULL SIZE REPRODUCIBLE MATERIAL. ONE SET OF REPRODUCIBLE RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD, ALONG WITH EIGHT SETS OF BLUE OR BLACK LINE DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THESE RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER IN AUTOCAD, ".DWG" OR ".DXF" FORMAT
10. IN ADDITION TO THE ABOVE THE CONTRACTOR SHALL ALSO CONFORM TO COUNTY AND/OR CITY AS-BUILT REQUIREMENTS.

ALEXANDER SCHEFFER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 73802. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEXANDER SCHEFFER ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

9/11/2026

DRC - NOT FOR CONSTRUCTION

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DRAWN:	DTR
CHECKED:	ADS
DATE:	08/11/2026
SCALE:	AS NOTED

REVISIONS

REV	DATE	BY	DESCRIPTION

CLIENT:

200 HARVARD CORP

810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

PROJECT NAME:

1207 E. BROWARD BOULEVARD OFFICE BUILDING

SITE LOCATION:

1207 W BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SHEET TITLE:

GENERAL NOTES & SPECIFICATIONS

PROFESSIONAL SEAL:

Alexander D. Scheffer
Florida P.E. No. 73802
September 11, 2026

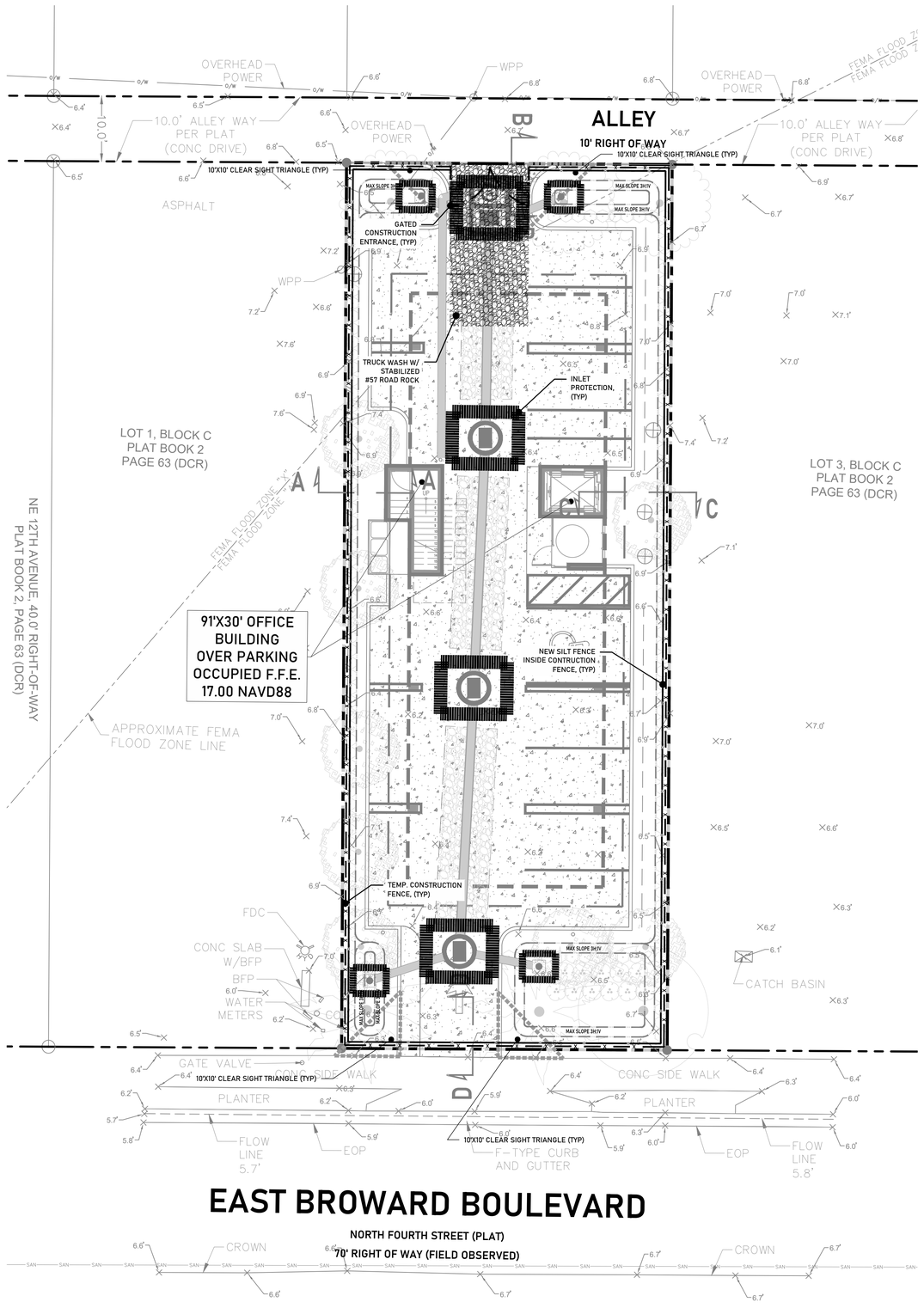
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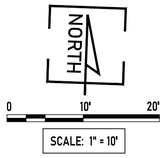
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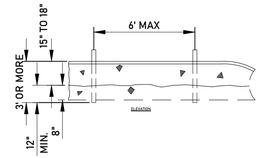


INLET PROTECTION

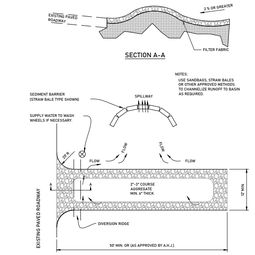
TEMPORARY CONSTRUCTION FENCING - CHAIN LINK WITH WIND SCREEN

TEMPORARY SILT FENCE

TEMPORARY CONSTRUCTION ENTRANCE

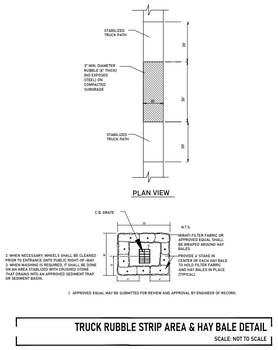


TYPE III SILT FENCE
SCALE: NOT TO SCALE



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. SINGLE FAMILY RESIDENCE LOTS SHALL PROVIDE A MINIMUM 20' LENGTH.
3. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE



TRUCK RUBBLE STRIP AREA & HAY BALE DETAIL
SCALE: NOT TO SCALE

EROSION CONTROL NOTES:

1. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT CONSTRUCTION IN ORDER TO ENSURE POLLUTION PREVENTION. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE AND OTHER GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT CONSTRUCTION.
2. DURING CONSTRUCTION ALL CATCH BASINS TO BE EQUIPPED WITH INLET PROTECTION.
3. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT DISCHARGE OF SEDIMENT ONTO ADJACENT UNDISTURBED AREAS OR OFF-SITE AREAS.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
5. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
6. ALL EXPOSED AREAS SHALL BE SODDED AS SPECIFIED WITHIN 30 DAYS OF FINAL GRADING.
7. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
8. THESE PLANS SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
9. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
10. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
11. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
12. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
13. ALL EXISTING STRUCTURES, FENCING, TREES, ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE.
14. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
15. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (INLET PROTECTION/SILT FENCE) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATER WAYS. EROSION CONTROL BARRIER SHALL BE ESTABLISHED AS THE FIRST ITEM OF WORK.
16. SITE ACTIVITIES SHALL BE SHUT-DOWN IMMEDIATELY IF THE DOWNSTREAM OR UPSTREAM WATERWAYS ARE DEEMED TO BE AFFECTED DUE TO EARTHWORK ACTIVITIES, OR AT THE COUNTY, CITY'S OR ENGINEER OF RECORDS DISCRETION.
17. CONTRACTOR TO BE RESPONSIBLE FOR ANY DEWATERING PLANS, PERMITTING AND CONSTRUCTION AS REQUIRED FOR THE PROJECT.
18. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
19. CONTRACTOR TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES, FDEP AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
20. CONTRACTOR SHALL ASSUME ANY AND ALL RESPONSIBILITIES FOR ANY WATER CONTROL VIOLATIONS RESULTING FROM FAILURE TO ELIMINATE AND/OR CONTROL TURBID RUNOFF FROM LEAVING THE SITE AS ISSUED BY ANY AGENCY HAVING JURISDICTION.
21. CONTRACTOR SHALL PROVIDE TEMPORARY DEWATERING AREA(S) PRIOR TO ANY EXCAVATION FOR PIPE INSTALLATION. DEWATERING AREA(S) SHALL BE PROTECTED WITH SILT SCREENS. ALL DEWATERING OPERATIONS SHALL DISCHARGE INTO TEMPORARY DEWATERING AREA(S) AND NO DIRECT DISCHARGE INTO THE EXISTING OR NEW DITCHES, STORM DRAINS, AND/OR PUBLIC RIGHT OF WAY WILL BE ALLOWED.
22. CONTRACTOR SHALL MAINTAIN A POLLUTION PREVENTION CONTROL LOG AND CONDUCT WEEKLY INSPECTIONS AND WITHIN 24 HOURS OF A 0.25" STORM EVENT.
23. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT CONSTRUCTION IN ORDER TO ENSURE POLLUTION PREVENTION. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE, AND OTHER LOCAL GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT CONSTRUCTION.
24. DURING CONSTRUCTION, ALL CATCH BASINS TO BE EQUIPPED WITH FILTER FABRIC AND HAY BALES OVER GRATES.
25. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
26. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED AT CONTRACTORS EXPENSE.

*IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMPS. THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY TO CONFORM TO CURRENT CITY, FDEP, NPDES AND COUNTY CODES AND SPECIFICATIONS.

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DRAWN:	DTR
CHECKED:	ADS
DATE:	08/11/2026
SCALE:	AS NOTED

REVISIONS

REV	DATE	BY	DESCRIPTION

CLIENT:
200 HARVARD CORP
810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

PROJECT NAME:
1207 E. BROWARD BOULEVARD OFFICE BUILDING

SITE LOCATION:
1207 W BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

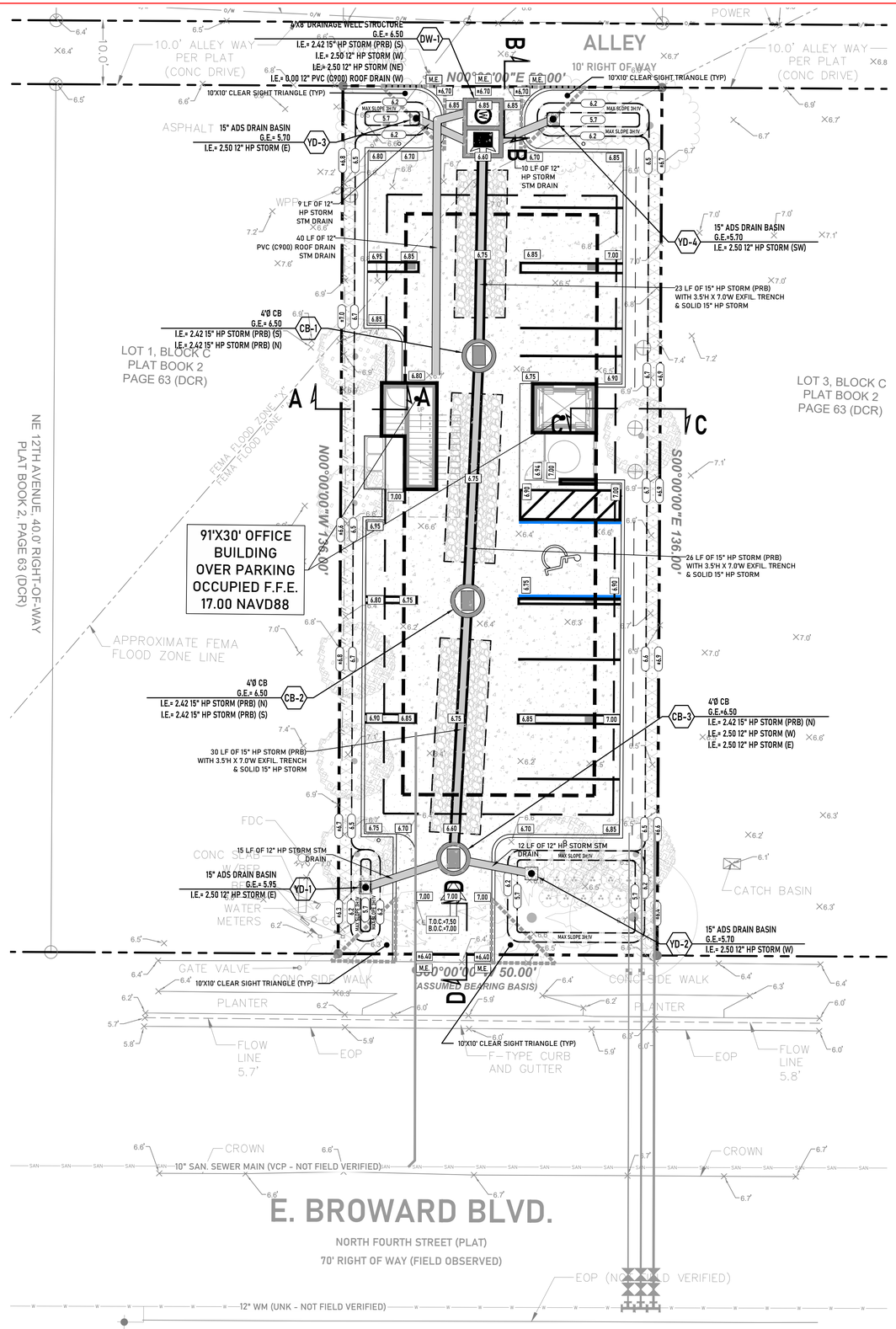
SHEET TITLE:
EROSION & SEDIMENTATION CONTROL PLAN

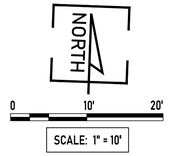
PROFESSIONAL SEAL:
Alexander D. Scheffer
Florida P.E. No. 73802
September 11, 2026

PROJ. NO.: 26-0042.01
PHASE: DRC
SHEET: C-02
SHEET __ OF __

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PAVING GRADING DRAINAGE PLAN:

- PROPERTY LINE
- LIMITS OF DISTURBANCE (L.O.D.)
- STRUCTURE NUMBER
- STRUCTURE SIZE (ROUND Ø OR SQUARE □)
- 4' Ø CATCH BASIN
- G.E.=6.80 — GRATE OR RIM ELEV.
- I.E.= 2.00 15" HP STORM (PRB) (S)
- I.E.= 2.00 15" HP STORM (W)
- PIPE INVERT ELEV. / MATERIAL & (DIRECTION)
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE CATCH BASIN
- PROPOSED DRAINAGE WELL
- PROPOSED DRAINAGE PIPE
- PROPOSED EXFILTRATION TRENCH
- PROPOSED DRAINAGE CLEAN OUT
- X.X% — DRAINAGE FLOW DIRECTION
- PROPOSED ASPHALT PAVEMENT ELEVATION
- PROPOSED CONCRETE ELEVATION
- PROPOSED SOD ELEVATION
- PROPOSED ASPHALT (REFER TO DETAILS) (2" FDOT SUPERPAVE (SP-9.5) ASPHALTIC CONCRETE 6" LIMEROCK BASE, & 12" STABILIZED SUBGRADE)
- PAVEMENT RESTORATION
- CONCRETE PAVEMENT/SIDEWALK
- MILL AND OVERLAY 1" SUPERPAVE (SP-9.5) ASPHALT
- CURB RAMP WITH DETECTABLE WARNING (REFER TO CITY STD DETAILS)

NOTES:

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ADJUST ALL EXISTING RIM/GRATES OF EXISTING UTILITY APPURTENANCES TO REMAIN TO MATCH PROPOSED GRADES.
3. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE.
4. THE CROSS SLOPE ON A.D.A. ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%, THE LONGITUDINAL SLOPE ON A.D.A. ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1:12 (8.33%).
5. ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE AN MOT APPROVAL BY THE TRANSPORTATION AND MOBILITY AND ENGINEERING.
6. ALL YARD DRAIN (DRAINAGE BASINS) SHALL HAVE A PEDESTRIAN RATED FRAME AND GRATE.
7. PROPERTY IS CURRENTLY LOCATED IN FLOOD ZONE OF AE (ELEV. 8.0 - NAVD 88) ACCORDING TO THE LATEST FEMA FLOOD HAZARD LAYER.
8. FUTURE GROUNDWATER IS CURRENTLY 3.0 FT NAVD 88 PER PLATE WM 2.3 - 2070 FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION & CURRENTLY LOCATED IN CONTOUR 8.0 NAVD88 ELEVATION PER PLATE WM 13.1 - FUTURE CONDITIONS 100-YEAR FLOOD MAP 2060 FROM BROWARD COUNTY GIS DATABASE RECORDS.

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DATE:	08/11/2026
SCALE:	AS NOTED

REVISIONS

REV	DATE	BY	DESCRIPTION

CLIENT:
200 HARVARD CORP
810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

PROJECT NAME:
1207 E. BROWARD BOULEVARD OFFICE BUILDING

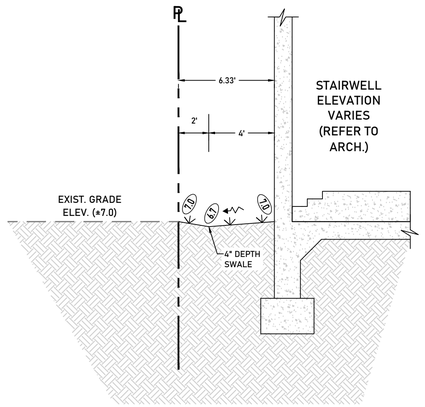
SITE LOCATION:
1207 W BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SHEET TITLE:
PAVING, GRADING & DRAINAGE PLAN

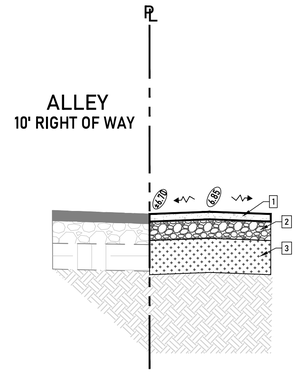
PROFESSIONAL SEAL:
Alexander D. Scheffer
Florida P.E. No. 73802
September 11, 2026

PROJ. NO.: 26-0042.01
PHASE: DRC
SHEET: C-03
SHEET__OF__

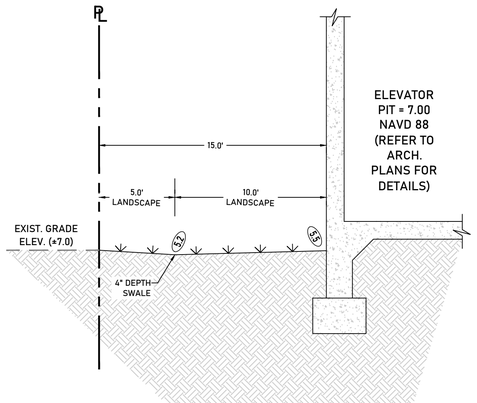
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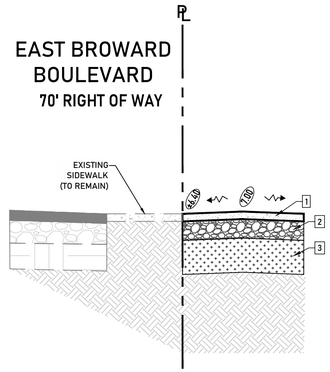
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE

LEGEND

1. 2" SUPERPAVE TYPE SP-9.5 ASPHALTIC CONCRETE PAVEMENT PLACED IN TWO EQUAL LIFTS.
2. 8" MIN. LIMEROCK BASE COMPACTED @ 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (MIN. LBR=100).
3. 12" STABILIZED SUBGRADE COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER AASHTO T-180 (MIN. LBR=40).
4. CONCRETE SIDEWALK (REFER TO DETAILS FOR MIN. THICKNESS)

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810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

PROJECT NAME:
1207 E. BROWARD BOULEVARD OFFICE BUILDING

SITE LOCATION:
1207 W BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SHEET TITLE:
CROSS SECTIONAL DETAILS

PROFESSIONAL SEAL:
Alexander D. Scheffer
Florida P.E. No. 73802
September 11, 2026

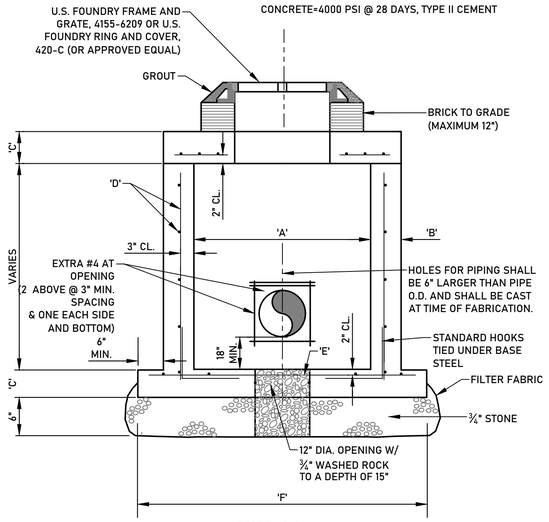
PROJ. NO.: 26-0042.01

PHASE: DRC

SHEET: C-04
SHEET__OF__

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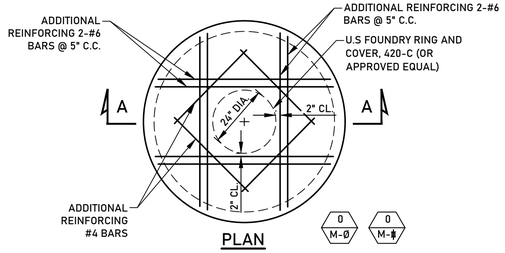
SECTION A-A

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
P	3'-6" Ø	6"	8"	# 4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	5'-0" Ø
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	#5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	10"	# 5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	10"	# 5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	# 5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	10'-8" Ø
C-9	9'-0" Ø	10"	10"	# 5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	11'-8" Ø
C-10	10'-0" Ø	10"	10"	# 5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	12'-8" Ø

REINFORCEMENT SHALL BE ASTM A615/A615M GRADE 60 STEEL

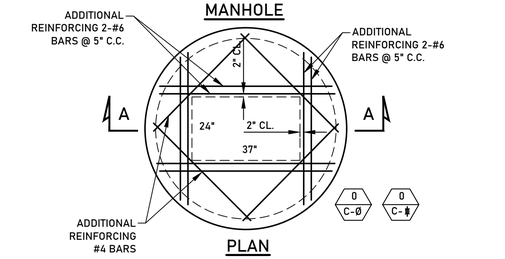
CIRCULAR PRE-CAST DRAINAGE STRUCTURE

SCALE: NOT TO SCALE



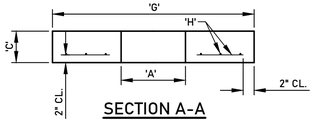
PLAN

MANHOLE



PLAN

CATCH BASIN

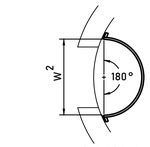


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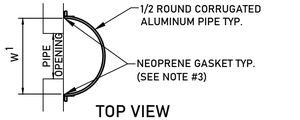
"A"	"C"	"G"	"H"
3'-6"	8"	4'-6"	# 4 @ 6" C.C.E.W.
4'-0"	8"	5'-4"	# 4 @ 6" C.C.E.W.
5'-0"	8"	6'-4"	# 4 @ 6" C.C.E.W.
6'-0"	10"	7'-4"	# 5 @ 6" C.C.E.W.
7'-0"	10"	8'-4"	# 5 @ 6" C.C.E.W.
8'-0"	10"	9'-8"	# 5 @ 6" C.C.E.W.
10'-0"	12"	11'-8"	# 6 @ 5" C.C.E.W.

PRECAST CONCRETE TOP SLAB

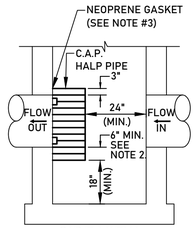
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TOP VIEW
ROUND STRUCTURE



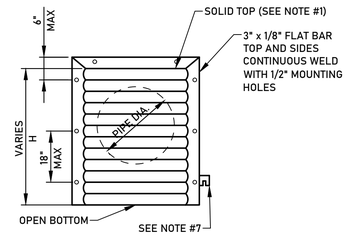
TOP VIEW
RECTANGULAR STRUCTURE



SIDE VIEW

PIPE DIA.	W 1 (IN)	W 2 (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE



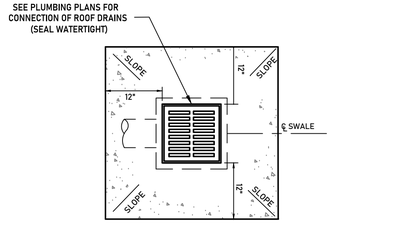
FRONT VIEW

NOTES:

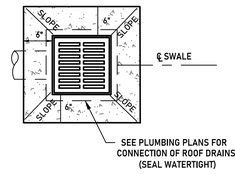
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 2' BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1/2" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/8"x4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE EXFILTRATION TRENCH DETAIL).
6. FIBERGLASS BAFFLES ARE NOT PERMITTED.
7. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.

POLLUTION RETARDANT BAFFLE

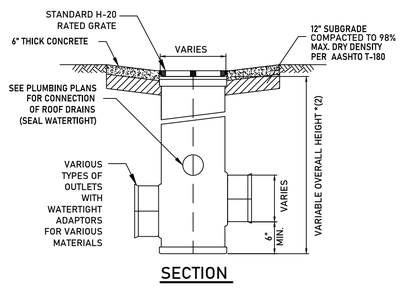
SCALE: NOT TO SCALE



PLAN (DRAIN BASIN)



PLAN (IN-LINE DRAINS)



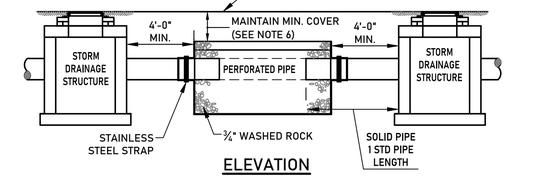
SECTION

NOTES:

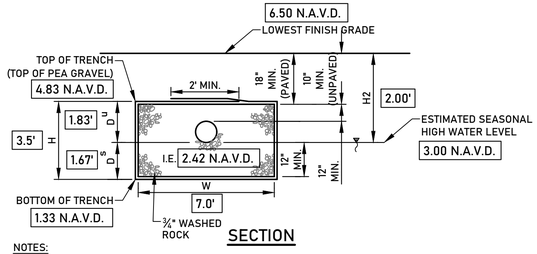
1. APRON AROUND CATCH BASIN TO BE 6" THICK CONCRETE ON COMPACTED SUBGRADE.
2. FOR CATCH BASINS CONSTRUCT 12" WIDE (MIN.) APRON ON ALL (4) SIDES.
3. FOR YARD DRAINS CONSTRUCT 6" WIDE (MIN.) APRON ON ALL (4) SIDES.
4. CONCRETE APRON SHALL BE INSTALLED AROUND ALL CATCH BASINS, IN-LINE DRAINS, & DRAIN BASINS WITHIN GREEN AREAS.
5. ALL YARD DRAINS SHALL BE MANUFACTURED BY A.D.S. OR APPROVED EQUAL.
6. ALL PVC PIPE SHALL BE SDR-35.

DRAIN BASIN & IN-LINE YARD DRAIN DETAILS

SCALE: NOT TO SCALE



ELEVATION



SECTION

NOTES:

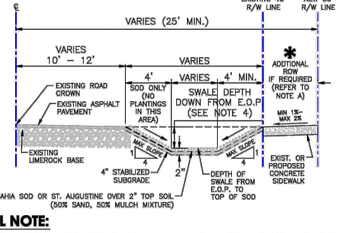
1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. BIO-BARRIER SHALL BE INSTALLED ADJACENT TO EXFILTRATION TRENCH WHEN EXISTING OR PROPOSED TREES ARE LOCATED WITHIN 10.0' OF CENTERLINE OF PIPE. INSTALLATION OF BIO-BARRIER SHALL BE IN ACCORDANCE WITH BIO-BARRIER DETAIL (SEE LANDSCAPE DRAWING DETAILS).
5. EACH PIPE RUN CONNECTED TO EXFILTRATION TRENCH SHALL HAVE A P.R.B. INSTALLED.
6. SHALLOW DEPTH PIPE - WHEN PIPE COVER OF 21" CANNOT BE ACHIEVED WITHIN PAVED AREAS, CONTRACTOR SHALL REPLACE SUBGRADE MATERIAL AND PROVIDE FULL DEPTH LIMEROCK BASE IN ALL AREAS UNTIL A MINIMUM COVER IS PROVIDED OVER PIPE.

EXFILTRATION TRENCH DETAIL A

SCALE: NOT TO SCALE

CONSTRUCTION NOTES:

1. SWALE SHALL EXTEND ENTIRE LENGTH OF PROPERTY FROM PROPERTY LINE TO PROPERTY LINE.
2. ALL MATERIALS, WORKMANSHIP, AND RESTORATION OF FEATURES IN THE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER. MATERIAL CERTIFICATIONS, SAMPLES, SHOP DRAWINGS, DENSITY TESTS MAY BE REQUIRED BY THE CITY INSPECTOR FOR VERIFICATION & APPROVAL.
3. ENGINEERING GROUGH SWALE INSPECTION SHALL BE CALLED, INSPECTED AND PASSED PRIOR TO PLACEMENT OF CONCRETE OR ANY LANDSCAPING OR TREE INSTALLATION.
4. FINAL SWALE DEPTHS SHALL MEET THE FOLLOWING AFTER INSTALLATION OF ANY SOD OR PAVERS (INCLUDING HEADER CURBS IF APPLICABLE) DEPTHS ARE MEASURED FROM EXISTING EDGE OF PAVEMENT (E.O.P.):
   A. 40' ROW SECTION – 6" MINIMUM DEPTH IN NON PAVED & LANDSCAPED OR SODDED AREAS
   B. 50' ROW SECTION – 8" MINIMUM DEPTH IN NON PAVED & LANDSCAPED OR SODDED AREAS
   C. REFER TO STANDARD DRIVEWAY DETAIL SHEETS FOR SWALE DEPTH IN DRIVEWAY AREAS
5. MINIMUM CLEAR ZONE SHALL BE PROVIDED FROM EDGE OF PAVEMENT.
   A. 4' MINIMUM CLEAR ZONE FOR PLANTINGS OR SMALL GROUNDCOVER (SHALL NOT EXCEED 30" IN FULL GROWN HEIGHT)
   B. 6' MINIMUM CLEAR ZONE FOR TREES (SIGHT TRIANGLE REQUIRED ON PLANS)
6. CENTER BOTTOM OF SWALE BETWEEN EDGE OF PAVEMENT AND NEW RIGHT OF WAY LINE IF NO SIDEWALK EXISTS (SPECIAL S/W WAIVER REQUIRED BY CITY ENGINEER).
7. SIDEWALKS SHALL BE CONCRETE, CONFORM TO CITY ENGINEERING STD DETAIL C1.3R, AND RUN CONTINUOUSLY THROUGH ALL DRIVEWAYS.
8. SITE PREPARATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES AFTER INITIAL GROUGH INSPECTION MAY BE REQUIRED.



SPECIAL NOTE:

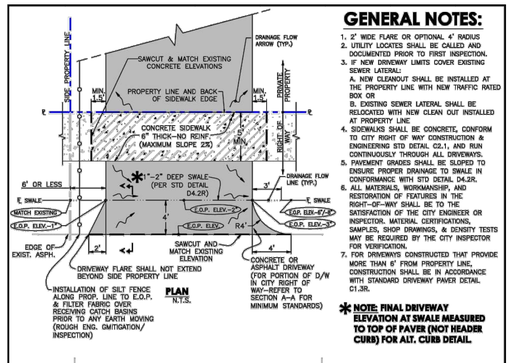
✱A. RIGHT OF WAY SECTION REQUIRED TO BE A MINIMUM OF 25' FROM CENTER LINE OF ROADWAY, WHEN MINIMUM RIGHT OF WAY SECTION IS LESS THAN 25' ABUTTING PROPERTY, AN ADDITIONAL 5' RIGHT OF WAY EASEMENT IS REQUIRED. THIS EASEMENT SHALL BE RECORDED AT BROWARD COUNTY RECORDS, PRIOR TO CLOSE OUT OF PERMIT. INSTRUCTIONS AND CITY STANDARD EASEMENT DOCUMENTS CAN BE LOCATED AT: http://www.fortlauderdale.gov/home/showdocument?id=1558

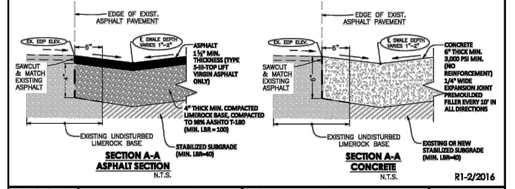
R1-2/2016

CITY OF FORT LAUDERDALE	CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT	TYPICAL SWALE CROSS SECTION	ISSUED: 2/2016
	RIGHT OF WAY ENGINEERING & CONSTRUCTION	CONSTRUCTION IN CITY ROW	DETAIL TITLE: D4.2R

GENERAL NOTES:

1. 2' WIDE FLARE OR OPTIONAL 4' RADIUS
2. UTILITY LOCATES SHALL BE CALLED AND DOCUMENTED PRIOR TO FIRST INSPECTION.
3. IF NEW DRIVEWAY LIMITS COVER EXISTING SEWER LATERAL:
   A. NEW CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE WITH NEW TRAFFIC RATED BOX OR
   B. EXISTING SEWER LATERAL SHALL BE RELOCATED WITH NEW CLEAN OUT INSTALLED AT PROPERTY LINE
4. SIDEWALKS SHALL BE CONCRETE, CONFORM TO CITY RIGHT OF WAY CONSTRUCTION & ENGINEERING STD DETAIL C2.1, AND RUN CONTINUOUSLY THROUGH ALL DRIVEWAYS.
5. PAVEMENT GRADES SHALL BE SLOPED TO ENSURE PROPER DRAINAGE TO SWALE IN CONFORMANCE WITH STD DETAIL D4.2R.
6. ALL MATERIALS, WORKMANSHIP, AND RESTORATION OF FEATURES IN THE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER OR INSPECTOR. MATERIAL CERTIFICATIONS, SAMPLES, SHOP DRAWINGS, & DENSITY TESTS MAY BE REQUIRED BY THE CITY INSPECTOR FOR VERIFICATION.
7. FOR DRIVEWAYS CONSTRUCTED THAT PROVIDE MORE THAN 6" FROM PROPERTY LINE, CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD DRIVEWAY PAVER DETAIL C1.3R.





R1-2/2016

CITY OF FORT LAUDERDALE	CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT	ALTERNATE DRIVEWAY W/OUT CURB	ISSUED: 1/2016
	RIGHT OF WAY ENGINEERING & CONSTRUCTION	CONSTRUCTION IN CITY ROW	DETAIL TITLE: C1.3R-ALT

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SCHEFFER MOTE & RICKS
CIVIL ENGINEERING | PLANNING
888 EAST LAS OLAS BOULEVARD, SUITE 201
FORT LAUDERDALE, FL 33301
954.240.3230
WWW.SCHEFFER-ENG.COM
FLORIDA LICENSED ENGINEERING BUSINESS NO. 37125

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DRAWN:	DTR
CHECKED:	ADS
DATE:	08/11/2026
SCALE:	AS NOTED

REVISIONS

REV	DATE	BY	DESCRIPTION

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9/11/2026

CLIENT:

200 HARVARD CORP

810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

PROJECT NAME:

1207 E. BROWARD BOULEVARD OFFICE BUILDING

SITE LOCATION:

1207 W BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SHEET TITLE:

PAVING, GRADING & DRAINAGE DETAILS

PROFESSIONAL SEAL:

Alexander D. Scheffer
Florida P.E. No. 73802
September 11, 2026

PROJ. NO.:

26-0042.01

PHASE:

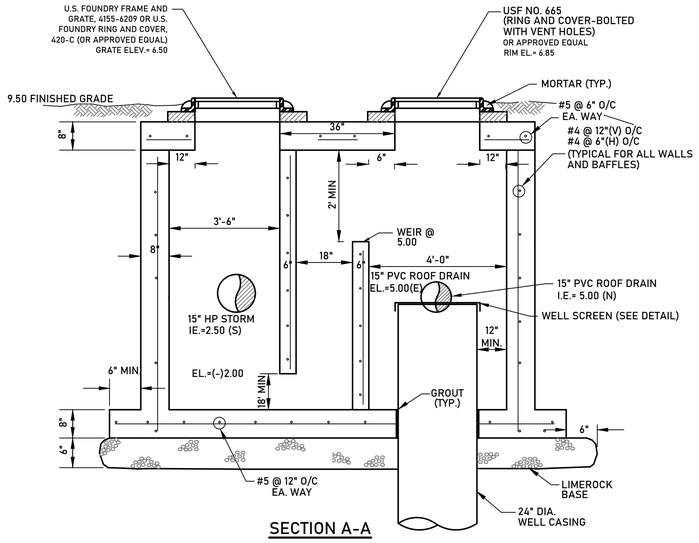
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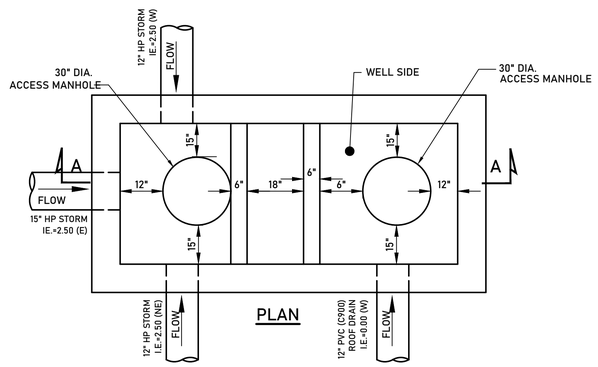
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SECTION A-A



PLAN

DRAINAGE WELL #1

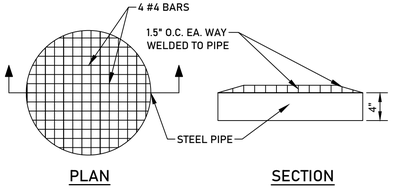
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LONG: E942002.7596

THE COORDINATES PROVIDED ARE FOR PERMITTING PURPOSES ONLY. THE DRAINAGE WELL SHALL BE LAID OUT IN THE FIELD PER THE PAVING GRADING AND DRAINAGE PLANS. THE LATITUDE AND LONGITUDE PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL PAY SPECIFIC ATTENTION TO THE ORIENTATION OF THE WELL STRUCTURE AS INDICATED ON THE PAVING GRADING AND DRAINAGE PLAN DETAIL SHEETS.

NOTES FOR ALL WELLS:

DESIGN REQUIRES MIN. OF 150 GPM/FT HD.

1. 5' x 10' STORM MANHOLE PER U.S. PRECAST COMPANY.
2. CONCRETE= 4,000 PSI @ 28 DAYS.
3. HOLES FOR PIPING SHALL BE 6" LARGER THAN PIPE O.D. AND SHALL BE CAST AT TIME OF FABRICATION.
4. WATER TABLE ELEVATION = 3.0' N.A.V.D.; 4.5' N.G.V.D.
5. PROVIDE 4 ADDITIONAL (DIAGONAL) TYPE 'D' REINFORCEMENT AROUND PIPE OPENINGS.
6. WELL SHALL HAVE A MINIMUM CAPACITY OF 150 GPM. CONTRACTOR SHALL ANTICIPATE 127' CASING DEPTH WITH 30' OF OPEN HOLE DEPTH FOR PRICING PURPOSES. CONTRACTOR IS TO CONTACT ENGINEER AT VARIOUS DEPTHS DURING WELL TO DETERMINE ACTUAL DEPTH OF WELL BASED ON FIELD CONDITIONS.



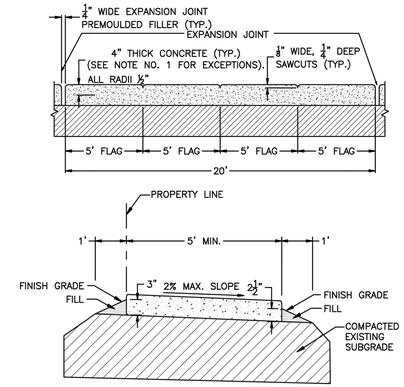
PLAN SECTION

WELL SCREEN DETAIL

5'X10' TYPICAL DRAINAGE WELL STRUCTURE

SCALE: NOT TO SCALE

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



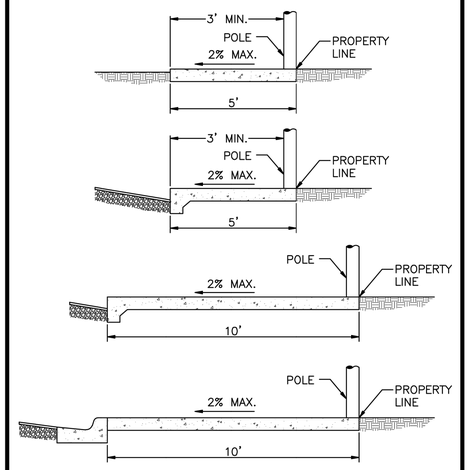
NOTES:

1. A MINIMUM OF 6" THICK SIDEWALK IS REQUIRED AT SIDEWALKS THROUGH DRIVEWAYS AND ON ALL COMMERCIAL SIDEWALK APPLICATIONS.
2. CONCRETE STRENGTH SHALL BE 3000 P.S.I.
3. THE USE OF REINFORCEMENT WILL NOT BE PERMITTED.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

DATE: JAN.'82	SCALE: N.T.S.	SIDEWALK CONSTRUCTION	C 2.1
REVISED: MARCH '09	DRAWN BY:		

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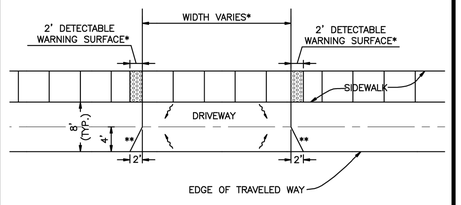
CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



DATE: JAN.'82	SCALE: N.T.S.	POLE IN SIDEWALK	C 2.2
REVISED: MARCH '09	DRAWN BY:		

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CITY OF FORT LAUDERDALE
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NOTES:

* USE DETECTABLE WARNING SURFACES ONLY FOR DRIVEWAYS 24' OR WIDER.
** 4' FLARED RADIUS OPTIONAL

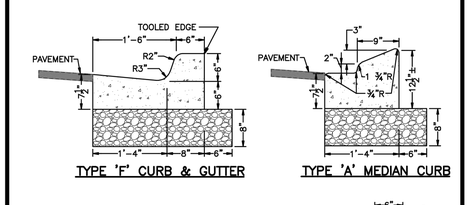
1. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FORT LAUDERDALE STANDARDS AND SPECIFICATIONS (SEE DETAIL C1.3).
2. SIDEWALKS ADJOINING 24' DRIVES, ALLEYWAYS, OR STREETS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH OF THE SIDEWALK IN THE DIRECTION OF TRAVEL. THE MINIMUM LENGTH OF THE DETECTABLE WARNING SURFACE SHALL BE 24" FROM THE EDGE OF DRIVEWAYS, EDGE OF SIDE ROADS, OR STREETS.
3. SIDEWALKS SHALL BE CONTINUOUS THROUGH ALL DRIVEWAYS REGARDLESS OF DRIVEWAY WIDTH.

* AMENDED FROM FDOT INDEX 310

DATE: OCT.'08	SCALE: N.T.S.	ADA SIDEWALK DETAIL AT DRIVEWAYS	C 4.7
REVISED: MARCH '09	DRAWN BY: W.D.		

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CITY OF FORT LAUDERDALE
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TYPE 'F' CURB & GUTTER — TYPE 'A' MEDIAN CURB

DROP CURB — TYPE 'D'

NOTE:

1. ALL CURBS MUST HAVE AN 8" THICK MINIMUM STABILIZED LIMEROCK BASE, COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180.
2. ALL CONCRETE STRENGTH TO BE 3000 P.S.I.

DATE: JAN.'82	SCALE: N.T.S.	STANDARD CURB DETAILS	C 3.1 1 OF 2
REVISED: MARCH '09	DRAWN BY:		

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DRAWN:	DTR
CHECKED:	ADS
DATE:	08/11/2026
SCALE:	AS NOTED

REVISIONS

REV	DATE	BY	DESCRIPTION

CLIENT:

200 HARVARD CORP

810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

PROJECT NAME:

1207 E. BROWARD BOULEVARD OFFICE BUILDING

SITE LOCATION:
1207 W BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SHEET TITLE:

PAVING, GRADING & DRAINAGE DETAILS

PROFESSIONAL SEAL:

Alexander D. Scheffer
Florida P.E. No. 73802
September 11, 2026

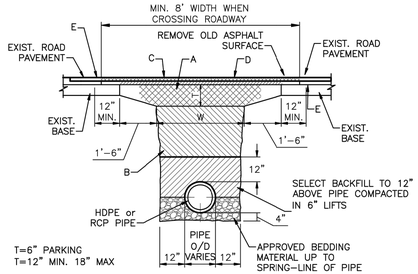
PROJ. NO.:
26-0042.01

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SHEET:
C-06
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CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



RIGHT OF WAY
TRENCH REPAIR, MILLING, AND OVERLAY

A. RESTORE ROAD BED TWO TIMES ORIGINAL THICKNESS 18" MAX. AND 12" MIN. PLACED IN 6" LAYERS AND COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

B. TRENCH BACKFILLED IN 6" COMPACTED LIFTS TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

C. ASPHALTIC CONCRETE AS REQUIRED BY SPECIFICATIONS THICKNESS TO MATCH EXISTING. (TYPICAL 1-1/2")

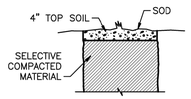
D. MILLING, ASPHALTIC CONCRETE RESURFACING AS REQUIRED BY SPECIFICATIONS.

E. SAW CUT & APPLY TACK COAT TO ALL SURFACES AND EDGES

DATE: FEB.'06	SCALE: N.T.S.	TYPICAL TRENCH AND PAVEMENT RESTORATION FOR TRANSVERSE CROSSING	D 1.1 1 OF 2
REVISED: MARCH '09	DRAWN BY: A.C.		

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CITY OF FORT LAUDERDALE
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SURFACE RESTORATION
IN R/W ABOVE THE PIPE ZONE

NOTES:

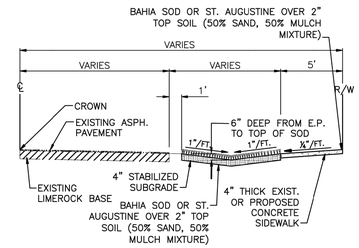
1. UNLESS OTHERWISE SPECIFIED SELECTED MATERIAL SHALL BE FREE OF STONES LARGER THAN 3/8" DIA.

2. REPLACE ALL EXISTING LANE MARKINGS AND REFLECTIVE MARKERS DAMAGED BY CONSTRUCTION ACTIVITIES.

DATE: FEB.'06	SCALE: N.T.S.	TYPICAL TRENCH AND PAVEMENT RESTORATION FOR TRANSVERSE CROSSING	D 1.1 2 OF 2
REVISED: MARCH '09	DRAWN BY: A.C.		

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CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

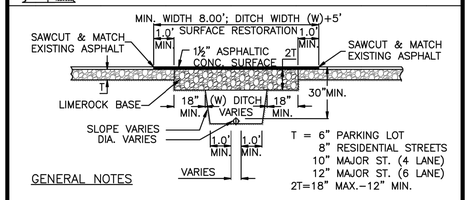


NOTE:
CONTRACTOR SHALL CENTER BOTTOM OF SWALE BETWEEN EDGE OF PAVEMENT AND R/W LINE IF NO SIDEWALK EXISTS.

DATE: FEB.'06	SCALE: N.T.S.	6' SWALE PROFILE	D 4.2
REVISED: MARCH '09	DRAWN BY: A.C.		

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CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



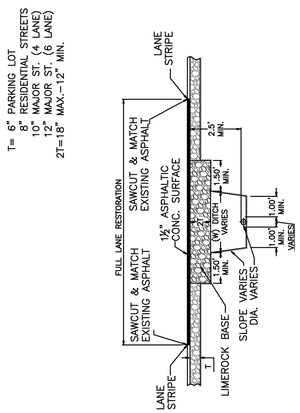
GENERAL NOTES

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN LAYERS NOT THICKER THAN 6" COMPACTED THICKNESS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT PAVEMENT JOINTS (ASPHALTIC CONCRETE) SHALL BE MECHANICALLY SAWED.
4. NEW SURFACE MATERIAL WILL BE D.O.T. TYPE III ASPHALTIC CONCRETE.
5. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 & MINIMUM CARBONATE CONTENT OF 70% FOR MAJOR STREETS AND 60% FOR RESIDENTIAL STREETS.
6. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH ON MAJOR STREET AND 1-1/2" ASPHALTIC CONCRETE PATCH ON RESIDENTIAL STREET AND PARKING LOT TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL PLACED WITH A PERMANENT PATCH.
7. SUBGRADE SHALL BE COMPACTED TO 100% OF DRY DENSITY PER AASHTO T-99 AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" MAXIMUM, LOOSE MEASUREMENT.
8. PAVEMENT RESTORATION DUE TO PLACEMENT OF 4" GAS MAINS OR LARGER SHALL BE AS SHOWN ON THIS DETAIL WITH A 3" MINIMUM WIDTH AND PLACEMENT OF CONTINUOUS METALLIC TAPE OR #12 WIRE WRAPPED AROUND THE PIPE(S).
9. THE PROVISIONS IN THIS DETAIL SUPERSEDES ALL OTHER RELATED PROVISIONS MENTIONED IN CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS.

DATE: APRIL '04	SCALE: N.T.S.	RESTORATION OF PAVEMENT UTILITY CROSSING	P 4.1
REVISED: MARCH '09	DRAWN BY:		

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CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



DATE: APRIL '04	SCALE: N.T.S.	FULL LANE RESTORATION OF PAVEMENT PARALLEL UTILITY INSTALLATION	P 4.2 1 of 2
REVISED: MARCH '09	DRAWN BY:		

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CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

GENERAL NOTES

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2. BASE MATERIAL SHALL BE PLACED IN LAYERS NOT THICKER THAN 6" COMPACTED THICKNESS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
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4. NEW SURFACE MATERIAL WILL BE D.O.T. TYPE III ASPHALTIC CONCRETE.
5. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 & MINIMUM CARBONATE CONTENT OF 70% FOR MAJOR STREETS AND 60% FOR RESIDENTIAL STREETS.
6. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH ON MAJOR STREET AND 1-1/2" ASPHALTIC CONCRETE PATCH ON RESIDENTIAL STREET AND PARKING LOT TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL PLACED WITH A PERMANENT PATCH.
7. SUBGRADE SHALL BE COMPACTED TO 100% OF DRY DENSITY PER AASHTO T-99 AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" MAXIMUM, LOOSE MEASUREMENT.
8. PAVEMENT RESTORATION DUE TO PLACEMENT OF 4" GAS MAINS OR LARGER SHALL BE AS SHOWN ON THIS DETAIL WITH A 3" MINIMUM WIDTH AND PLACEMENT OF CONTINUOUS METALLIC TAPE OR #12 WIRE WRAPPED AROUND THE PIPE(S).
9. THE PROVISIONS IN THIS DETAIL SUPERSEDES ALL OTHER RELATED PROVISIONS MENTIONED IN CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS.

DATE: APRIL '04	SCALE: N.T.S.	FULL LANE RESTORATION OF PAVEMENT PARALLEL UTILITY INSTALLATION	P 4.2 2 of 2
REVISED: MARCH '09	DRAWN BY:		

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DATE:	08/11/2026
SCALE:	AS NOTED

REVISIONS

REV	DATE	BY	DESCRIPTION

CLIENT:
200 HARVARD CORP
810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

PROJECT NAME:
1207 E. BROWARD BOULEVARD OFFICE BUILDING

SITE LOCATION:
1207 W BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SHEET TITLE:
PAVING, GRADING & DRAINAGE DETAILS

PROFESSIONAL SEAL:

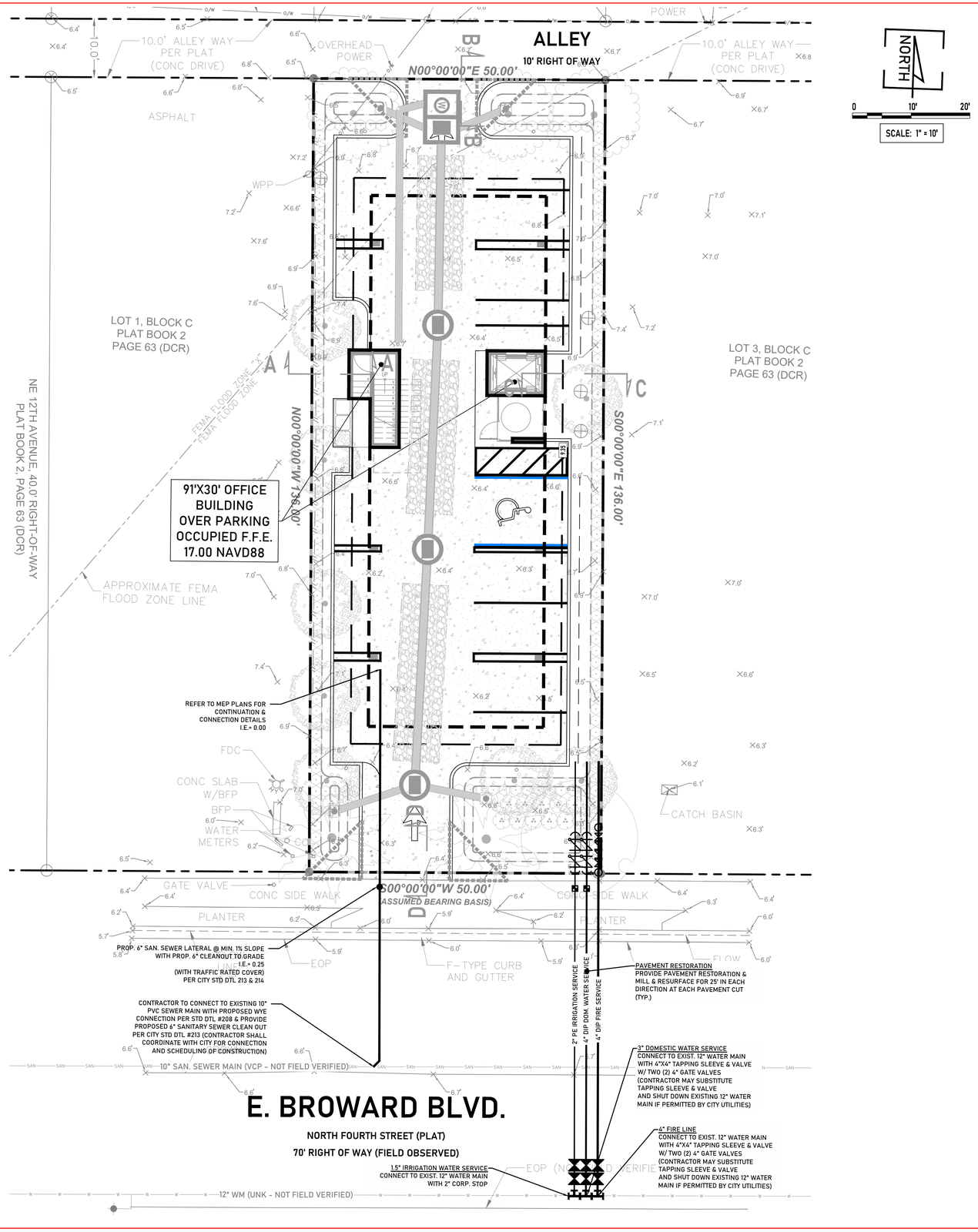
Alexander D. Scheffer
Florida P.E. No. 73802
September 11, 2026

PROJ. NO.:
26-0042.01

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DRC

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C-07
SHEET__OF__

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WATER & SANITARY SEWER:

- FIRE HYDRANT ASSEMBLY
- 90° BEND
- 45° BEND
- 22.5° BEND
- 11.25° BEND
- WATER METER & METER BOX
- TEE
- CHECK VALVE
- GATE VALVE
- BACTERIOLOGICAL SAMPLING POINT
- FIRE DEPARTMENT CONNECTION
- BACKFLOW PREVENTER
- DOUBLE DETECTOR CHECK VALVE
- FIRE LINE (TO BE INSTALLED BY FLORIDA LICENSED FIRE PROTECTION CONTRACTOR)
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MAIN (WITH FLOW DIRECTION)
- SANITARY SEWER LATERAL & CLEANOUT (WITH FLOW DIRECTION)

NOTES:

1. ALL PROPOSED FIRE LINES, I.E., MAINS, FIRE SERVICES, "SIAMESE" CONNECTION LINES ETC. TO BE DESIGNED & INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
2. ALL FIRE LINES TO BE INSPECTED BY CERTIFIED FIRE LINE INSPECTORS.
3. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
4. IF FIRE LINE IS 50 L.F. OR GREATER, FIRE LINE CONTRACTOR IS TO OBTAIN A WATER MAIN EXTENSION PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
5. EXACT LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE IS UNKNOWN. PLAN DEPICTS BEST AVAILABLE INFORMATION AT TIME OF DESIGN. CONTRACTOR TO PERFORM EXPLORATORY WORK TO DETERMINE EXACT UTILITY CONFLICTS. CONTRACTOR TO COORDINATE WITH THE CITY OF FT. LAUDERDALE FOR WATER MAIN SHUT DOWN, INSTALLATION OF VERTICAL AND/OR HORIZONTAL BENDS AND FINAL CERTIFICATION OF WATER MAINS. CONTRACTOR TO ENSURE THE CITY OF FT. LAUDERDALE'S MINIMUM SEPARATION CRITERIA IS ADHERED TO.
6. ALL WATER MAIN (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED. ALL FIRE MAIN (FM) SHALL BE DIP UNLESS OTHERWISE NOTED. RESTRAIN ALL JOINTS.
7. ALL DUCTILE IRON PIPE (DIP) SHALL BE CLASS 350 UNLESS OTHERWISE NOTED. ALL DIP SHALL BE MARKED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECION (FDEP) STANDARDS.
8. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
10. ALL GRAVITY SEWER MAIN (SS) AND LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88).

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DATE:	08/11/2026
SCALE:	AS NOTED

REVISIONS

REV	DATE	BY	DESCRIPTION

CLIENT:
200 HARVARD CORP
810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

PROJECT NAME:
1207 E. BROWARD BOULEVARD OFFICE BUILDING

SITE LOCATION:
1207 W BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SHEET TITLE:
WATER & SANITARY SEWER PLAN

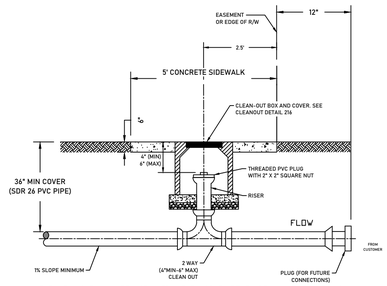
PROFESSIONAL SEAL:
Alexander D. Scheffer
Florida P.E. No. 73802
September 11, 2026

PROJ. NO.:
26-0042.01

PHASE:
DRC

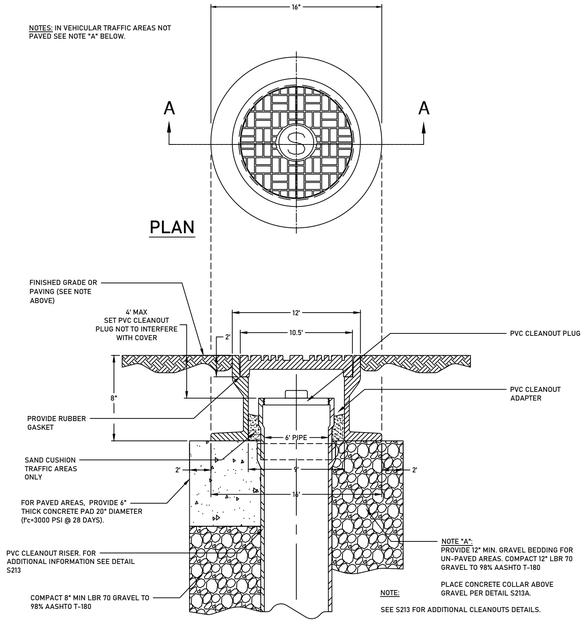
SHEET:
C-08
SHEET __ OF __

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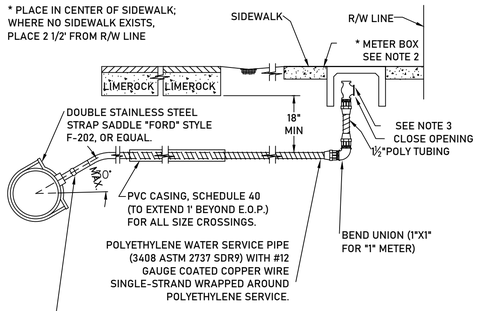
1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS. IF TRENCHLESS METHOD IS USED FOR CLEANOUT INSTALLATION, WHERE A PORTION OF THE CONCRETE SIDEWALK IS REMOVED BY CORE CUTTING, THE CIRCULAR CONCRETE CORE SURROUNDING THE CLEANOUT MAY BE RESTORED WITHOUT REPLACING THE ENTIRE SIDEWALK SLAB, AS LONG AS NO OTHER CRACKS AND/OR DEFECTS EXIST ON THE SLAB. IF CRACKS AND/OR DEFECTS EXIST ON THE SLAB, THE ENTIRE SLAB MUST BE REPLACED.
3. IN UNPAVED AREAS INSTALL 24-INCH-SQUARE OR 24-INCH-DIAMETER CONCRETE COLLAR (3,000 PSI AT 28 DAYS), FORMED UP TO AND AROUND THE CLEAN-OUT BOX AND HAVING A DEPTH OF 6-INCHES. THE COMPLETED CONCRETE COLLAR SHALL BE BROOM-FINISHED AND LEVEL WITH THE CLEAN-OUT BOX COVER AND FINISHED GRADE ELEVATION OF SURROUNDING GRASS, MULCH, GRAVEL, OR OTHER. SLOPE COLLAR FROM CENTER TO EDGE 1/4-INCH PER DETAIL S213A.
4. SEE DETAILS 213 THROUGH 216 FOR ADDITIONAL CLEANOUT DETAILS AND NOTES.

213 SANITARY SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE (PROFILE)
N.T.S.



SECTION A-A

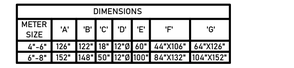
214 CLEAN-OUT COVER ASSEMBLY FOR 6-INCH CLEANOUTS
N.T.S.



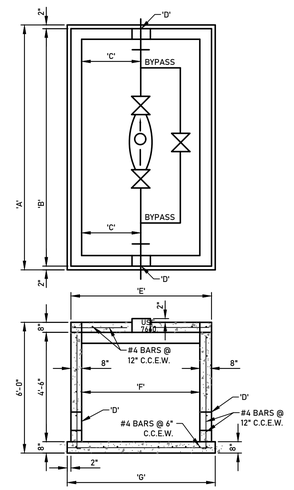
NOTE:

1. GROUND KEY ANGLE METER STOP,CONDUCTIVE COMPRESSION FOR CTS O.D. TUBING, X METER FLANGE 180° TURN CHECK-LOCK WING "MUELLER" H-14277, FOR 2-INCH INCLUDING THE STAINLESS STEEL LINER, "MUELLER" 506141 (FOR 2-INCH) OR APPROVED EQUAL, AND MUELLER 110 COMPRESSION CONNECTION.
2. METER BOXES FOR 5/8, 3/4, AND 1 INCH METERS SHALL BE THE OKIE DOKIE #890-40-260282 MEDIUM BOX AND 890-40-260257 MEDIUM LID OR EQUAL.
3. CONNECT ANGLE VALVE TO EXISTING METER WHERE APPLICABLE.

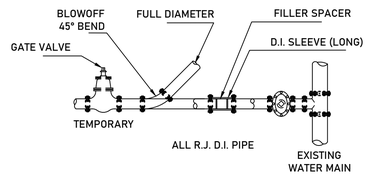
300 TYPICAL WATER SERVICE INSTALLATION
Scale: 1" = 2'



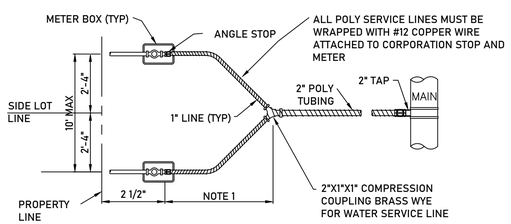
DIMENSIONS							
METER SIZE	'A'	'B'	'C'	'D'	'E'	'F'	'G'
4"-6"	126"	122"	18"	12"Ø	60"	44"X106"	64"X126"
6"-8"	152"	148"	50"	12"Ø	100"	84"X132"	104"X152"



(CITY OF FT. LAUDERDALE)
4" - 10" STANDARD COMPOUND WATER METER VAULT DETAIL
SCALE: N.T.S.



SINGLE NEW SERVICE PLAN



NOTE:

1. KEEP ½" WYE AS CLOSE AS POSSIBLE TO METER BOX.

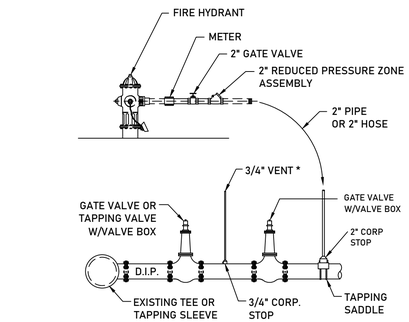
DOUBLE NEW SERVICE PLAN

301 TYPICAL WATER SERVICE
Scale: 1" = 3'

NOTES:

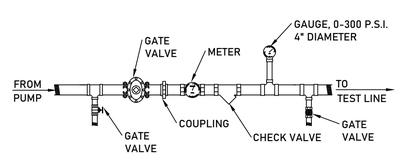
1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAINS SHALL BE SWABBED AND FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 2.5 FEET PER SECOND IN THE PIPE. TEMPORARY FITTINGS, PIPE, ETC. MAY BE NEEDED TO FACILITATE FLUSHING.
2. INSTALL A 45° BEND AND ASSOCIATED PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
3. BENDS AND PIPING SHALL BE THE SAME SIZE AS THE LINE TO BE FLUSHED.
4. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL PROPERLY NOTIFY THE CITY INSPECTOR OF SUCH INTENDED WATER USE.
5. NO EXISTING VALVES SHALL BE TURNED ON OR OFF, EXCEPT BY AUTHORIZED CITY PERSONNEL.
6. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE CITY INSPECTOR.
7. AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED.
8. THERE MAY BE SPECIAL REQUIREMENTS FOR FLUSHING PIPE LARGER THAN 12" DIAMETER.

303 FLUSHING CONNECTION AND BLOW OFF DETAIL
Scale: 1" = 2'



* NOTE: AFTER TESTS REMOVE 3/4" TUBING AND 2" GALVANIZED PIPE AND INSTALL PLUGS ON CORPORATION STOPS.

305 FILLING CONNECTION
Scale: 1" = 2'



NOTE:
PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.

306 PRESSURE TEST DETAIL
Scale: 1" = 2'

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CHECKED:	ADS
DATE:	08/11/2026
SCALE:	AS NOTED

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REV	DATE	BY	DESCRIPTION

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9/11/2026

CLIENT:
200 HARVARD CORP
810 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

PROJECT NAME:
1207 E. BROWARD BOULEVARD OFFICE BUILDING

SITE LOCATION:
1207 W BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SHEET TITLE:
WATER & SANITARY SEWER DETAILS

PROFESSIONAL SEAL:
Alexander D. Scheffer
Florida P.E. No. 73802
September 11, 2026

PROJ. NO.: 26-0042.01
PHASE: DRC
SHEET: C-09
SHEET__OF__

DRC - NOT FOR CONSTRUCTION

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MOTE & RICKS
CIVIL ENGINEERING & PLANNING
888 E. Las Olas Boulevard Suite 201
Fort Lauderdale, FL 33301

September 11, 2026

City of Fort Lauderdale
Development Services Department | Development Review Committee
700 NW 19th Avenue
Fort Lauderdale, FL 33311
954.828.6520

Project: 1207 E Broward Boulevard Office Building
Address: 1207 E Broward Boulevard, Fort Lauderdale, FL

The project is located at 1207 E Broward Boulevard. The property was previously developed with office and residential use. The site is currently vacant. The proposed project includes a new construction 2,500-square-foot office building with parking provided below the building. The site plan includes the required site information as required by the ROA zoning district and the proposed use. The vehicular access for parking is planned as a one-way access from E Broward Boulevard with an exit onto the rear alley. Plans are provided to include the architectural, site civil engineering, landscape, & lighting required for the development of the property.

A Pre- Application meeting was held with the DSD staff on August 11th 2026.

Respectfully,

Damon Ricks
Site Planning | Entitlement Process

1207 E BROWARD BOULEVARD
NEW OFFICE BUILDING

1207 E BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SCHEFFER MOTE & RICKS
CIVIL ENGINEERING & PLANNING
888 E. Las Olas Boulevard Suite 201
Fort Lauderdale, FL 33301

FLORIDA LICENSED ENGINEERING BUSINESS NO. 37125

[SM+R] PROJECT NO.: 26-0042.01

ALEXANDER D. SCHEFFER LICENSE No. 73802 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Alexander Scheffer
DN: E=alex@scheffereng.com, CN=Alexander Scheffer, G=Alexander, SN=Scheffer, C=US
Date: 2026.09.11 09:40:07-04'00'

ALEXANDER D. SCHEFFER, P.E.
FLORIDA P.E. NO.: 73802
DATE: 9/11/2026

ALEXANDER D. SCHEFFER, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 73802.

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STORMWATER CALCULATIONS

1.0 – PROJECT LOCATION, INTRODUCTION & HISTORY

This stormwater report is for the Las Olas Chabad Jewish Center – New Chabad Building Project located on a 0.254 acre site located along E Las Olas Boulevard & SE 15th Avenue, in the City of Fort Lauderdale. The project includes an office building, with understory pavement for parking along with other impervious surfaces, landscaped areas, dry retention, an exfiltration trench system, stormwater collection structures, and a drainage well.

2.0 – EXISTING STORMWATER SYSTEM ASSESSMENT

OVERVIEW

The pre-development site consists of approximately 35 square feet of impervious area and 6,765 square feet of pervious area. No existing building area is included in the calculation. The pre-development weighted curve number is 61, and the existing grades used for stage-storage evaluation generally range from elevation 6.20 to 7.30 feet NAVD 88.

We have investigated and researched the existing topography, to further gather and analyze the existing elevations on site.

3.0 – PROPOSED STORMWATER SYSTEM DESIGN OUTLINE

After analyzing the existing site conditions, as-builts, and proposed improvements, we have outlined the proposed stormwater improvements and design elements proposed for the redevelopment of the site.

PROPOSED STORMWATER IMPROVEMENTS

The proposed stormwater system consists of a collection catch basins, dry detention areas, and the creation of an exfiltration trench drainage system which will retain the required stormwater runoff on-site to meet the water quality elevation. Once the water quality elevation is met, the additional runoff is collected and discharged into a proposed drainage well. By utilizing a drainage well, the pre vs. post development stages are improved and a perimeter berm is not provided. The 100 year – 3 day stage for the finished floor of the proposed building is also met and under the Broward County 2070 Flood Contour for the area.

A detailed summary of the proposed stormwater system is described below.

WATER QUALITY & QUANTITY DESIGN SUMMARY

The proposed stormwater system collects runoff in catch basins and routes it to dry retention and a 7.0-foot-wide exfiltration trench. A weir at elevation 5.00 feet NAVD 88 retains the required treatment volume before discharge to the proposed drainage well. The well is modeled with a 24-inch steel casing, a casing depth of 115 feet, and a capacity of 150 gallons per minute per foot of head.

The proposed stormwater improvements provide the required water-quality treatment and parking-lot flood-protection storage. The design provides **79 linear feet** of exfiltration trench compared with **64 linear feet required**, **0.036 acre-foot** of combined water-quality treatment volume compared with **0.021 acre-foot required**, and **0.038 acre-foot** of 5-year, 1-hour

storage compared with **0.028 acre-foot required**. The modeled post-development stages are lower than the corresponding pre-development stages for the 10-year, 25-year, and 100-year events.

Post-development surface	Area square feet	Area acres	Percent
Building	250	0.006	3.68%
Impervious	4260	0.098	62.65%
Pervious	1383	0.032	20.34%
Retention sides	572	0.013	8.41%
Retention bottom	335	0.008	4.93%
Total	6800	0.156	100.00%

4.0 – STORMWATER REPORT SUMMARY

In summary, the proposed improvements outlined in Section 3.0 provide adequate stormwater water quality and quantity improvements to serve the site as required by the SFWMD & EPD criteria. To properly determine the resulting impact of the site improvements, a HydroCAD flood routing software model was prepared for the pre-development and post-development conditions. The modeling was created to demonstrate and quantify how these improvements will serve the site during the required storm events required by code. Please note that the pre-development and post-development flood routing model data does not consider any off-site discharge credit.

In preparation of the pre-development data, the survey data points were used to create an existing baseline and a stage storage table was created and analyzed, refer to Stage-Storage chart.

In preparation of the post-development data, the proposed grading surface elevations were used to create a finished post-development stage storage table, refer to the Stage-Storage charts. The post-development Paving, Grading, & Drainage Plan provides the site area and storage based on the limits of proposed improvements.

In summary, the post-development improvements provide additional water quality, storage, and improvements to adequately serve the post-development conditions, as demonstrated by the CASCADE flood routing modeling data and results. In the post-development conditions, the required water quality elevation is met prior to discharge into the drainage well and the proposed FF Elevation is above the 100 year – 72 hour stage. Please refer to APPENDIX D: PRE-DEVELOPMENT & POST-DEVELOPMENT MAXIMUM STAGE SUMMARY. The reduction results are summarized below, with the amount of reduction depicted in green:

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CIVIL ENGINEERING & PLANNING

1207 E BROWARD BLVD. - OFFICE BUILDING
1207 E. BROWARD BOULEVARD
FORT LAUDERDALE
STORMWATER CALCULATIONS

[SM+R] Proj. No.: 26-0042.01
Designed By: ADS
Checked By: ADS
Date: 9/11/2026

PRE DEVELOPMENT & POST DEVELOPMENT MAXIMUM STAGE SUMMARY

MAXIMUM STAGE (FT)			
STORM EVENT	RAINFALL (IN)	PRE-DEV.	POST-DEV.
10 YR - 24 HR	8.50	7.00	6.34
25 YR - 72 HR	14.00	7.43	6.53
100 YR - 72 HR	18.00	7.58	6.60

DIFFERENCE IN STAGES (POST DEVELOPMENT - PRE DEVELOPMENT)		
SUB-BASIN	REDUCTION (FT)	INCREASE (FT)
10 YR - 24 HR	0.66	-
25 YR - 72 HR	0.90	-
100 YR - 72 HR	0.98	-

FEMA
AH - ELEV. 8.0 NAVD88
BC CURRENT ELEV.
5.50 NAVD88
BC 2060 FUTURE ELEV. - WM13.1
8.00 NAVD88

5 Yr - 1 Hour Requirement for Parking Lot Flood Protection (Rim Elevation)

V = P X A X Cv = 0.028 Ac-Ft

P = 3.25 in = 0.271 ft
A = 0.16 Ac
Cv = 86 = 0.66

66.33% IMPERVIOUS PERCENTAGE

	Required Volume of	0.028	Ac-Ft
	Provided Volume of	0.038	Ac-Ft

Site Storage to elevation 6.50 NAVD88 Weir
+ Proposed Exfiltration Trench Volume

The detailed CASCADE modeling input data and model information report are included in the report as APPENDIX E: PRE-DEVELOPMENT & POST-DEVELOPMENT FLOOD ROUTING CALCULATIONS (UTILIZING CASCADE SOFTWARE). Also, included as APPENDIX F: EXHIBITS are all the backup data and research information gathered for the project, including the following:

- Exhibit #1 – Geotechnical Report

SCHEFFER MOTE & RICKS
CIVIL ENGINEERING & PLANNING

1207 E BROWARD BLVD. - OFFICE BUILDING

1207 E. BROWARD BOULEVARD
FORT LAUDERDALE | FL 33301
STORMWATER CALCULATIONS

[SM+R] Proj. No.: 26-0042.01
Designed By: ADS
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Date: 9/11/2026

SITE AREA SUMMARY - TOTAL SITE AREA

PRE DEVELOPMENT SITE INFORMATION

AÀÁÂÃ	ĄÂÀÁÃĄÅÃ	ĄÂÀÁÃ ÆĄÂÉ	Ɓ	CĆČÄÇĆÂĎ	ĐĎĐĎÄÇĆÂ	DĐĐÄÇĆÂ	EÂĎĐĎÉÂĚÄ DĐĐÄÇ
ÇĚĎBÉĎĖĐÄĘĖĎĆĚĎĖĐ	Ē	ĒĐĒĒĒ	ĒĐĒĒƁ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ
ÇĚĎBÉĎĖĐÄƐƎÄÂĄDĎĆĖBÄ	3F	ĒĐĒĒĒ	ĒĐFĖƁ	ƑĐ3Ē	ƑĐFĒ	ƑĐGĒ	ĒĐĒ3
ÇĚĎBÉĎĖĐĂĞÂĄDĎĆĖBÄ	ƑĢĢƑF	ĒĐĒFF	HHĐGHƁ	ƑĐĘĒ	ĠĐ3Ē	ƑĐĠF	ƑĐĢĘ
Pre Development Total	**6,800**	**0.156**	**100%**				**6.75**

Total Pre Dev Overall Impervious Surface Area	**0.001**	**0.51%**				ĦÇĞAĐÄAIÄE AÇÍÄA ĘCÇ
Total Pre Dev Overall Pervious Surface Area	**0.155**	**99.49%**				
	0.156	**100%**	**Total**	**6.75**	**-**	**3.00**	**3.75**

Ę **POST DEVELOPMENT SITE INFORMATION**

AÀÁÂÃ	ĄÂÀÁÃĄÅÃ	ĄÂÀÁÃ ÆĄÂÉ	Ɓ	CĆČÄÇĆÂĎ	ĐĎĐĎÄÇĆÂ	DĐĐÄÇĆÂ	EÂĎĐĎÉÂĚÄ DĐĐÄÇ
ĞĄĆÄĆBÂĚÄĘĖĎĆĚĎĖĐ	ĘFĒ	ĒĐĒĒƑ	3ĐƑÎƁ	ĠĐĒĒ	ĠĐĒĒ	ĠĐĒĒ	ĒĐĘƑ
ĞĄĆÄĆBÂĚÄƐƎÄÂĄDĎĆĖB	GĢĘFĒ	ĒĐĒHÎ	ƑĘĐƑFƁ	ƑĐFĒ	ĠĐĒĒ	ƑĐĠF	GĐĘ3
ĞĄĆÄĆBÂĚÄĞÂĄDĎĆĖB	ĒĢ3Î3	ĒĐĒ3Ę	ĘĒĐ3GƁ	ƑĐĘĒ	ĠĐĒĒ	ƑĐƑĒ	ĒĐ3G
ĞĄĆÄĆBÂĚÄĦÂĚÄĖĒĎĆĖÄĄĎĖ	FĢĘ	ĒĐĒĒ3	ÎĐGĒƁ	FĐĢĒ	ƑĐĘĒ	FĐHF	ĒĐFĒ
ĞĄĆÄĆBÂĚÄĦÂĚÄĖĒĎĆĖÄĘĆĖ	33F	ĒĐĒĒÎ	GĐH3Ɓ	FĐĢĒ	FĐĢĒ	FĐĢĒ	ĒĐĘÎ
Post Development Total	**6,800**	**0.156**	**87%**				**5.83**

Total Post Dev Overall Impervious Surface Area	**0.104**	**66.33%**				ĦÇĞAĐÄAIÄE AÇÍÄA ĘCÇ
Total Post Dev Overall Pervious Surface Area	**0.053**	**20.34%**				
	0.156	**87%**	**Total**	**5.83**	**-**	**3.00**	**2.83**

		Soil Storage			
ÍĆĖĖĒÂĚÄÏÀĆĖ	ĦÄÀĒĎÀĒĆÀĐĚ AÀÏĆÂ	ÍĆÀBÉÀĆĮĄÀÉĚ	ÅĆÀÉÍĆĆĆĚB	ĦÄÄĄÂBBĎĆÉ	ÅC AEIIĦĄ
	ÊĐĒĒ	ĒĐGF	ĒĐGF	ĒĐGF	
	ĘĐĒĒ	ÊĐÏÎ	ÊĐÏÎ	ÊĐFÎ	
	ĘĐÊĒ		ĘĐÊĒ	ÊĐGF	
	ĘĐĘĒ		ĘĐ3Ê	ÊĐHĘ	
	ĘĐ3Ē		ĘĐF3	ĘĐĒĒ	
	ĘĐGĒ		ĘĐGF	ĘĐĘĠ	
	ĘĐFĒ		ĘĐHĠ	ĘĐGG	
	ĘĐƑĒ		3ĐÊÎ	ĘĐƑÊ	
	ĘĐĠĒ		3ĐGĒ	ĘĐĠÎ	
POST-DEV	**2.83**	**2.80**		**3.62**	**2.96**
	ĘĐHĒ		3ĐÏ3	3ĐÊ3	
	3ĐĒĒ	GĐHF	GĐĒF	3Đ3Ē	
	3ĐÊĒ		GĐ3Ę	3ĐGÎ	
	3ĐĘĒ		GĐFH	3ĐƑF	
	3Đ3Ē		GĐÏƑ	3ĐÏG	
	3ĐGĒ		FĐÊ3	GĐĒĘ	
	3ĐFĒ		FĐGĒ	GĐĘÊ	
	3ĐƑĒ		FĐƑĠ	GĐ3Î	
	3ĐĠĒ		FĐHG	GĐFƑ	
PRE-DEV	**3.75**	**3.80**		**6.21**	**4.74**
	3ĐHĒ		ƑĐGÎ	GĐHĘ	
	GĐĒĒ	ÎĐÊÎ	ƑĐGF	**5.10**	

Future Wet Season Water Table per latest BC EPD Map 2070	**3.00 NAVD**

I. WATER QUALITY CALCULATIONS

	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Total LOD =	6,800	0.156	100%

Total LOD Overall Impervious Surface (Including Bldg.)=	4,510	0.104	66.32%
Total LOD Overall Pervious Surface (Including Bldg.)=	2,290	0.053	33.68%

II. WATER QUALITY CRITERIA:

[illegible]

[illegible]

III. WATER QUALITY CALCULATIONS:

[illegible]
0.013 ac-ft for the first inch of runoff

[illegible]
0.150 acres of developed site area for water quality calculations

[illegible]
0.098 acres of impervious area for water quality calculations

[illegible]
65.04 % Impervious

[illegible]
1.626 inches to be treated

[illegible]
0.021 ac-ft required for detention storage

[illegible] 0.013 [illegible]
[illegible] 0.021 [illegible]

Required Volume of	0.021	ac-ft controls	=	0.254	ac-in controls

Volume Provided in Dry Retention - RET-1	0.014	ac-ft	=	0.164	ac-in
Volume Provided in Exfiltration Trench - DETAIL A @ WQ ELEV.	0.023	ac-ft	=	0.273	ac-in

Volume Provided (Retention & Exfil. Trench)	0.036	ac-ft Provided	=	0.437	ac-in Provided

Max. Storage Volume allowed in Exfil Trench (up to 3.28"xSite Area AC)		=	0.512	ac-in Maximum Storage

RET-1

DRY RETENTION FACILITY WATER QUALITY VOLUME

Water Quality Control Elevation = 6.2 (Top of Retention)

Total Facility Area	HĒĠ	ĄÅ	**0.021**	İ
Facility Area Bottom	33F	ĄÅ	**0.008**	İ
Facility Area Sides	FĠĘ	ĄÅ	**0.013**	İ

	ÅÀÆĎĊĎĖÁÄ ĦÂÃÉĎÄÃJĿ	ÅÀÆĎĊĎĖÁÄ ĄÂÀÄÃ	ÍÃ ĪÂĄÉĎÆÀĊÄĪĆĊÈƎÂÄÃ ÌÌÅĄÃ
Bottom Area	ĒĐFĒ	ĒĐĒĒÎ	**0.004**

VOLUME PROVIDED IN RETENTION SIDES & SWALE (4H:1V SLOPE)

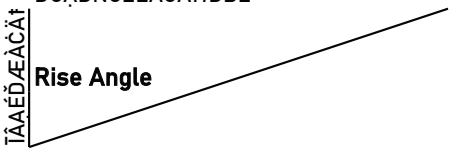
	Elevation	**Horiz Dist / Elev (Feet)**	**Area (Acres)**	**Linear Volume (Acre-FT)**		
	FĐĠĒ	ĒĐĒ	ĒĐĒĒĒ	ĒĐĒĒĒ	ĒĐĒĒĒ	ÌÌƐŁ
	FĐÎĒ	ĒĐ3	ĒĐĒĒ3	ĒĐĒĒĒ	ĒĐĒĒĒ	ÌÌƐŁ
	FĐHĒ	ĒĐƑ	ĒĐĒĒF	ĒĐĒĒĒ	ĒĐĒĒĘ	ÌÌƐŁ
	ƑĐĒĒ	ĒĐH	ĒĐĒĒÎ	ĒĐĒĒĒ	ĒĐĒĒĘ	ÌÌƐŁ
	ƑĐĒĒ	ÊĐĘ	ĒĐĒĒÊ	ĒĐĒĒĘ	ĒĐĒĘG	ÌÌƐŁ
EÀÉÂĄÄĮÈÀĊĎĖÁÄÇĊÂĐÀĿ	**6.20**	**1.5**	**0.013**	**0.003**	**0.036**	**AC-IN**

AIA CÄĪICMNÇÄĞÍÍĪƐĦÇĦÄƐŁÄÅ ÌƐCƐAŃK

ĘIAAIN	ĒĐĒĒG	ÌÌÅA	ĒĐĒGƑ	ÌÌƐŁ
ĄƐĦÇĄ	ĒĐĒĒ3	ÌÌÅA	ĒĐĒ3Ƒ	ÌÌƐŁ
TOTAL	**0.007**	**AC-FT**	**0.082**	**AC-IN**

ĄĊĆĂÂÄ	ÍĎBÂÄ
	ĖĐĊÂ
ĘKÊ	Ƒ3ĐG3
3:1	**71.56**
GKÊ	ĠFĐHƑ
FKÊ	ĠÎĐƑH
ƑKÊ	ÎĒĐFG

ĐĆĄĎŇĆĖÉÀĊÄĦĎBÉ



AIA CÄĪICMNÇÄĞÍÍĪƐĦÇĦÄEƐAĐÄFĒBÄĦÍI
ÍÇAÇŁAƐIŁÄÏÍÇĦƐA
EĮĂĄĆDÄĹÄĘÄÃÅĆĄÄFĒBÄIĄÂĚĎÉÃ

TOTAL	**0.014**	**AC-FT**	**0.164**	**AC-IN**

EXFILTRATION TRENCH CALCULATIONS

WATER QUALITY - TRENCH DETAIL A

ÊÐ ĦÂBĎÐÉÄÅĆĄƎÈĊÀK CÄLÄĘŅĀĪČKÃÄİÄĀĀŋĀĀĐĘŅEÃÄĻÄĀĒŅĐĘŅĦÈĀÄÌÄĀĦÈÑĘĀĐ[illegible]

ĘÐ ĦÂBĎÐĖÄƐĖJĆĄƎÀÉĎĊÉK ŁIAÇK 0.000 ÀÆÌĎĖ

ĞĄĆDĎĖÂĖÄĎĖÄCĆČÄĄĄÂĖÆĐÄOÄÍÂÉÂĖÉĎĊÉÄ

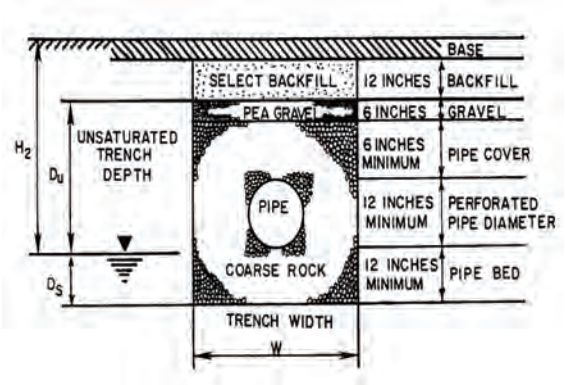
EÂĎĄÄŁÂÂĖÂĖÄĎĖÄÇAÄĄÁBÉ	ŃÂB			
EÂĎĄÄÇĊÂDÀ	FĐĒĖ			
Ī čKÄLÄĖÀÉÂĄĄĮÈÀĊĎÉÁÄĪĆĊĐÄÉĆÄÏÂÄÇËJI	0.254	ÀÆÌĎĖ	NÀËĐÄĄÉĆĄÀĐÂÄĪĆĊÈƎÂÄÀĊĊĆČÂĖÄĎĖÄÇĮ	
Ī ÀĖĖÄLÄ ĖĖĐÄĄÉĆĄÀĐÂÄĪĆĊĐÄĎĖÄĖÂĐĆÈĄÄÄÈÄÄÉĆČÃĶĐĘĊÎÔ	0.019	ÀÆÌĎĖ	0.512 ÀÆÌĎĖ	IŊ
EÄLÄĄĄÂÉÆĐÄĖĎĖĖĐK	GĐĒĪ	JÉĐ		
ŊÄLÄĐÁĖĄÀÈĊĎÆÄĪĆĖĖÈÆÉĖ	ÎĐĠGĒÇĪĒF	ÆJBĮBKÌJÉÄÄÂĄÄJÉÄĐÂ		
ĐĘÄLÄĦÂÄÉĐÄĆJÄĖÀÉÂĄÄÀÀ	ĘĐĒĪ	JÉĐ		
ĦÈÄLÄŁĆÉÌĄÀÉÈĄÀÉÂĒÄĄÂÉÆĐÄĦÂÄÉĐ	ÊĐĪƎ	JÉĐ		
ĦBÄLÄĄÀÉÈĄÀÉÂĒÄĄÂÉÆĐ	ÊĐƑ	JÉĐ		
AĆÉÀĊÄĄÂÉÆĐÄĦÂÄÉĐK	3ĐFĖ	JÉĐ		

3Đ ÇËJĎĊÉĄÀÉĎĊÉÄĄÂÉÆĐÄÄĪ ÍÂKÈĎĄÂĒ 64 ft.

0.254 ac-in or 0.021 ac-ft

GĐ ÇËJĎĊÉĄÀÉĎĊÉÄĄÂÉÆĐÄĞĄĆDĎĒÂĒÄÄÄ 79 ft.

FĐ ÇËJĎĊÉĄÀÉĎĊÉÄĄÂÉÆĐÄEĮIĄÉĆĄÀĐÂÄĪĆĊÄĞĄ(0.273 ac-in or 0.023 ac-ft



Thickness (in)	Elev (ft)	
	ƑĐFĒ	CĆČÂBÉÄƐĖĆÂ
ÎĐĒ		BĂĎÀĊÉÄĻĂĘÀBÂÄÄĎĎÆĽĖÂBB
ÊĘĐĒ		ĄÂĊÂÆÉÄĘÀÆ
	GĐÎ3	AĆĂÄĆJÄĄĄĂĖÆĐÄĂÄĆĂÄĆJÄĞÂ
ƑĐĒ		ĞĂÄÄÖĄÀDÂĊ
ƑĐH		ĞĎĂÄÄIĆDÂĄ
	FĐĒĒ	EÂĎĄÄÇĊÂDÀÉĎĊÉÄÄĎJÄÀÄĂĆĎ,
	3ĐĢƑ	AĆĂÄĆJÄĞĎĂÂ
ÊFĐĒ		ĞĎĂÄÄĄÑÂ
ÊĐÊ		ĞĎĂÄÄĂĎĎÆĽ
	ĘĐGĘ	ƐÉDÂĄÉÄĆJÄĞI
ÊĘĐĒ		ĞĎĂÂÄĘÂĖ
	ÊĐ33	ĘĆÉÉĆƎÄĆJÄĄĄÂĖÆĐ
	3ĐĒĒ	EÀÉÂĄÄÄÀÏĆÂÄĮÄÍĆÉÉĄĆČÄÈÀÉÂ
		ĘĒĞĒÄN Ğ

ƑĐ **Exfiltrated Volume** | **Volume=** | 0.023 ac-ft

	Exfiltrated Volume (Assuming Linear Progression)	
	Stage (ft)	Storage (ac-ft)
Ē	3ĐĒĒ	ĒĐĒĒĒ
É	3ĐFĒ	ĒĐĒĒƑ
Ę	GĐĒĒ	ĒĐĒÊÊ
3	GĐFĒ	ĒĐĒÊĞ
G	4.83	0.023

STORAGE PROVIDED AT WQ ELEVATION (WEIR SET AT 5.00)

EXFILTRATION TRENCH VOLUME PROVIDED		
STANDARD:	ĒĐĘĢ3	ÀÆÌĎĖ
	ĒĐĒĘ3	ÀÆÌJÉ

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1207 E. BROWARD BOULEVARD
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CURVE NUMBER & SOIL CLASSIFICATION CHART

PRE DEVELOPMENT

BASIN	SOIL CLASSIFICATION	TYPE	RUNOFF CURVE NUMBERS	AREA	CN X AREA	CURVE NUMBER (WEIGHTED)
						Ę ĄĘŁ ĞÍÇİĦÇĪĐĂIŁİĄĘAÇ AIA CĂ ÍÇ ĂĂ ÍĂ ĒĐĒF
PRE-DEV. ON-SITE	ÇĹĘĄAĘŁÖĂĘMĘCĦĘŁÖ ÍĆĆJBĢĂĐĄÖĂĘ	Ę	HÎ	ĒĐĒĒĒ	ĒĐĒĒĒ	CN (WEIGHTED) 61
	ÇĹĘĄAĘŁÖĂĘNĢÇĪĪĘIMĄ ĞĂDĂĒĂĄĆÀĒBĂĈĮÆĒĄÏBĂOĂBĂĈĂABGĂ	Ę	HÎ	ĒĐĒĒĒ	ĒĐĒĞH	
	ÇĹĘĄAĘŁÖĂĞÇĪĪĘIMĄ ǾĞFBĂÖĄÀBBĂÆĆDĂĄǦĂÖĆĆĒĢĂĐĄÖĂĘ	Ę	ƑÊ	ĒĐĒFF	HĐGĞ3	

POST DEVELOPMENT

BASIN	SOIL CLASSIFICATION	TYPE	RUNOFF CURVE NUMBERS	AREA	CN X AREA	CURVE NUMBER (WEIGHTED)
						Ę ĄĘŁ ĞIĄAĂĦÇĪĐĂIŁİĄĘAÇ AIA CĂ ÍÇ ĂĂ ÍĂ ĒĐĒF
POST DEV. ON-SITE	ĞÍIĞIĄÇĦÄĘMĘCĦĘŁÖ ÍĆĆJBĢĂĐĄÖĂĘ	Ę	HÎ	ĒĐĒĒƑ	ĒĐFFĘ	CN (WEIGHTED) 86
	ĞÍIĞIĄÇĦÄĘNĢÇĪĪĘIMĄ ĞĂDĂĒĂĄĆÀĒBĂĈĮÆĒĄÏBĂOĂBĂĈĂABGĂ	Ę	HÎ	ĒĐĒHÎ	HĐFÍG	
	ĞÍIĞIĄÇĦÄĞÇĪĪĘIMĄ ǾĞFBĂÖĄÀBBĂÆĆDĂĄǦĂÖĆĆĒĢĂĐĄÖĂĘ	Ę	ƑÊ	ĒĐĒF3	3ĐĘĒĢ	

SOIL STORAGE

Depth to W.T.*	Coastal(1)				Flatwoods (2)				Depressional (3)			
	Uncomp. S (In.)	Uncomp. CN	Comp. S	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN
1	0.60	94	0.45	96	0.60	94	0.45	96	0.60	94	0.45	96
2	2.50	80	1.88	84	2.50	80	1.88	84	2.10	83	1.58	86
3	6.60	60	4.95	67	5.40	65	4.05	71	4.40	69	3.30	75
4	10.90	48	8.18	55	9.00	53	6.75	60	6.80	60	5.10	66

Soil Storage Values from SFWMD SWERP Applicant Handbook Pg. F-1

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STORMWATER CALCULATIONS

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PRE-DEVELOPMENT STAGE STORAGE CHART

CN: 61

PRE-DEV - Limits of Disturbance (LOD)

	E		Ę		3			
	ÇËÐBÉÐÉÐÄËÉÐCËÐ		ÇËÐBÉÐÉÐÄɛƎÄÄAÐÐ		ÇËÐBÉÐÉÐÄĞÃAÐÐÇ			
CćČÄÇĆĐ	ËÐÉË		ƑÐ3Ë		ƑÐĘË			
ĐÐĐÐÀÇĆ	ËÐÉË		ƑÐƑË		ĠÐ3Ë			
AÃÀÀÃJÉÑ	Ë		3F		ƑĠĞƑF			
AÃÀÀÃÀÆA	ËÐÉËË		ËÐËËË		ËÐÉƑF			
ÁĘÀÐÅ	CÐËÃÀA	TÃAÉÐ	CÐËÃÀA	TÃAÉÐ	CÐËÃÀA	TÃAÉÐ	Stage	Total Storage
ÄÃŁĪĦÃ	AĘĆAÐ	AĘĆAÐ	AĘĆAÐ	AĘĆAÐ	AĘĆAÐ	AĘĆAÐ	(NAVD)	(ac-ft)
ĘÐƑË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	2.50	0.00
3ÐËË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	3.00	0.00
3ÐƑË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	3.50	0.00
GÐËË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	4.00	0.00
GÐƑË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	4.50	0.00
FÐËË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	5.00	0.00
FÐƑË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	5.50	0.00
ƑÐËË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	6.00	0.00
ƑÐƑË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉÊ	ËÐÉË	6.50	0.01
GÐËË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉF	ËÐÉË	7.00	0.05
GÐƑË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐËH	ËÐÉ3	7.50	0.12
ĪÐËË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐËH	ËÐÉÊ	8.00	0.20
ĪÐƑË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐÉË	ËÐËH	ËÐËH	8.50	0.27

ƑǪĪËË ÉĆĖÀĆÄĄ
ËÐËF ÉĆĖÀĆÄ Ī

Pre-Development Total

Stage (NAVD)	Total Storage (ac-ft)
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.00
5.50	0.00
6.00	0.00
6.50	0.01
7.00	0.05
7.50	0.12
8.00	0.20
8.50	0.27

SCHEFFER MOTE & RICKS
CIVIL ENGINEERING & PLANNING

1207 E BROWARD BLVD. - OFFICE BUILDING

1207 E. BROWARD BOULEVARD
FORT LAUDERDALE | FL 33301
STORMWATER CALCULATIONS

[SM+R] Proj. No.: 26-0042.01
Designed By: ADS
Checked By: ADS
Date: 9/11/2026

POST-DEVELOPMENT STAGE STORAGE CHART

CN: 86

POST-DEV - Limits of Disturbance (LOD)

	EE		EE		E3		EG		EG			
	ĞAĆĂĆBĀĒĂEĒĎCĒĎĒ		ĞAĆĂĆBĀĒĂEƎĂĀADĎĆ		ĞAĆĂĆBĀĒĂĞĂADĎĆĒ		ĞAĆĂĆBĀĒĂĦĀÉĂĒÉĎ ĄĎĒĀB		ĞAĆĂĆBĀĒĂĦĀÉĂĒÉĎ EĆĒÉĆƎ			
CĆĆĂÇĆĐ	ĠĐĒĒ		ƑĐFĒ		ƑĐĘĒ		FĐĠĒ		FĐĠĒ			
ĐĎĐĐĂÇĆĒ	ĠĐĒĒ		ĠĐĒĒ		ĠĐĒĒ		ƑĐĘĒ		FĐĠĒ			
ĄĀĀĂĀĀJÉÑĒ	ĘFĒ		GĢĘƑĒ		ÊĢ3Ĭ3		FĠĘ		33F			
AĀĀĂĀĀÆĄĒ	ĒĐĒĒF		ĒĐĒĤĬ		ĒĐĒ3Ę		ĒĐĒÉ3		ĒĐĒÉĬ			
ĄĒĀĐĀ	CĐĒĀĀą	TĀĄÉĐ	CĐĒĀĀą	TĀĄÉĐ	CĐĒĀĀą	TĀĄÉĐ	CĐĒĀĀą	TĀĄÉĐ	CĐĒĀĀą	TĀĄÉĐ	Stage	Total Storage
ĂĀŁĬĦĀ	ĄÉĆĄĐ	ĄÉĆĄĐ	ĄÉĆĄĐ	ĄÉĆĄĐ	ĄÉĆĄĐ	ĄÉĆĄĐ	ĄÉĆĄĐ	ĄÉĆĄĐ	ĄÉĆĄĐ	ĄÉĆĄĐ	(NAVD)	(ac-ft)
ĘĐFĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	2.50	0.00
3ĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	3.00	0.00
3ĐFĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	3.50	0.00
GĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	4.00	0.00
GĐFĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	4.50	0.00
FĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	5.00	0.00
FĐFĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	5.50	0.00
ƑĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	6.00	0.00
ƑĐFĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	6.50	0.02
ĠĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĘ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	7.00	0.06
ĠĐFĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĘ	ĒĐĒF	ĒĐĒĒ	ĒĐĒĘ	ĒĐĒĒ	ĒĐĒĘ	ĒĐĒĒ	ĒĐĒĒ	7.50	0.14
ĬĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĘ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒ3	ĒĐĒĒ	ĒĐĒĘ	ĒĐĒĒ	ĒĐĒĘ	8.00	0.21
ĬĐFĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĘ	ĒĐĒF	ĒĐĒĒ	ĒĐĒF	ĒĐĒĒ	ĒĐĒ3	ĒĐĒĒ	ĒĐĒĘ	8.50	0.29

ƑĢĪĒĒ ÉĆĒÀĆĀĄ
ĒĐĒF ÉĆĒÀĆĀ Ĭ

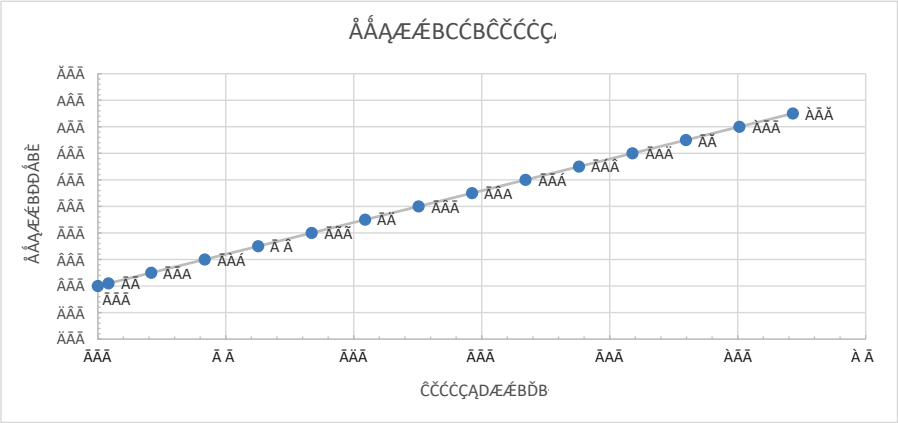
Post-Development Total

Stage (NAVD)	Total Storage (ac-ft)
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.00
5.50	0.00
6.00	0.00
6.50	0.02
7.00	0.06
7.50	0.14
8.00	0.21
8.50	0.29

Drainage Well Operating Table - ICPR

Casing Material	ĄÉÂÂĊ			**Casing Diameter**	ĘG ĎĖ
Well Capacity	ÊFĒ	ÖĞNĮJÉĐÄĎÂÀ		**Casing Depth**	ÊÊĮ JÉ
				Future Water Table	ĘĐFĮ JÉÄŁ ĪĦ
	ĒĐ33	ĮÅĄĮJÉĐÄĎÂÀĖ		**Min. Initial Discharge Elev.**	GĐFĮ JÉ
				Weir Elev. into Well Chamber	FĐĒĮ JÉÄŁ ĪĦ

Structure	Stage (ft NAVD)	Active Head (ft)	Discharge, Q (cfs)	Discharge, Q (gpm)
Ē	FĐĒĒ	ĒĐĒĒ	ĒĐĒĒ	ĒĐĒĒ
Ê	FĐĒF	ĒĐĒF	ĒĐĒĘ	ĠĐFĒ
Ę	FĐĘF	ĒĐĘF	ĒĐĒĪ	3ĠĐFĒ
3	FĐFĒ	ĒĐFĒ	ĒĐÊĠ	ĠFĐĒĒ
G	FĐĠF	ĒĐĠF	ĒĐĘF	ÊĒĘĐFĒ
F	ƑĐĒĒ	ÊĐĒĒ	ĒĐ33	ÊFĒĐĒĒ
F	ƑĐĘF	ÊĐĘF	ĒĐGĘ	ÊĪĠĐFĒ
F	ƑĐFĒ	ÊĐFĒ	ĒĐFĒ	ĘĘFĐĒĒ
F	ƑĐĠF	ÊĐĠF	ĒĐFĪ	ĘƑĘĐFĒ
F	ĠĐĒĒ	ĘĐĒĒ	ĒĐƑĠ	3ĒĒĐĒĒ
F	ĠĐĘF	ĘĐĘF	ĒĐĠF	33ĠĐFĒ
F	ĠĐFĒ	ĘĐFĒ	ĒĐĪG	3ĠFĐĒĒ
F	ĠĐĠF	ĘĐĠF	ĒĐHĘ	GÊĘĐFĒ
F	ÎĐĒĒ	3ĐĒĒ	ÊĐĒĒ	GFĒĐĒĒ
F	ÎĐĘF	3ĐĘF	ÊĐĒH	GĪĠĐFĒ



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1207 E BROWARD BLVD. - OFFICE BUILDING

1207 E. BROWARD BOULEVARD

FORT LAUDERDALE
STORMWATER CALCULATIONS

[SM+R] Proj. No.: 26-0042.01
Designed By: ADS
Checked By: ADS
Date: 9/11/2026

PRE DEVELOPMENT & POST DEVELOPMENT MAXIMUM STAGE SUMMARY

MAXIMUM STAGE (FT)			
STORM EVENT	RAINFALL (IN)	PRE-DEV.	POST-DEV.
10 YR - 24 HR	8.50	7.00	6.34
25 YR - 72 HR	14.00	7.43	6.53
100 YR - 72 HR	18.00	7.58	6.60

DIFFERENCE IN STAGES (POST DEVELOPMENT - PRE DEVELOPMENT)		
SUB-BASIN	REDUCTION (FT)	INCREASE (FT)
10 YR - 24 HR	0.66	-
25 YR - 72 HR	0.90	-
100 YR - 72 HR	0.98	-

FEMA
AH - ELEV. 8.0 NAVD88
BC CURRENT ELEV.
5.50 NAVD88
BC 2060 FUTURE ELEV. - WM13.1
8.00 NAVD88

5 Yr - 1 Hour Requirement for Parking Lot Flood Protection (Rim Elevation)

ĪÄLÄĞÄĹÄ ÄĹÄİD L ĒÐĒĘĺ ÆÌÅÉ

ĞÄŁ 3ÐĘĺ ĎĖ ĒÐĘĠ JÉ
ÄL ĒÐĒ Æ
İDÄL ÎF ĒÐFJ ƑƑÐ33ŧ ƐNĞÇÍĨƐIMĄ
ĞÇÍĹÇŁA ÖÇ

	Required Volume of	0.028	Ac-Ft
	Provided Volume of	0.038	Ac-Ft

ĄĎĖÂÄĄÉĆĄÀÐÂÄÉĆÄÂĊÂDÀÉĎĆĖÄƑÐFĒÄŁ Ĩŧ
ĻÄĞĄĆĂĆBÂĚÄÇĚJĎĊĖĄÀÉĎĆĖÄÀĄÂĖÆĐÄĨĆĊĖƎ

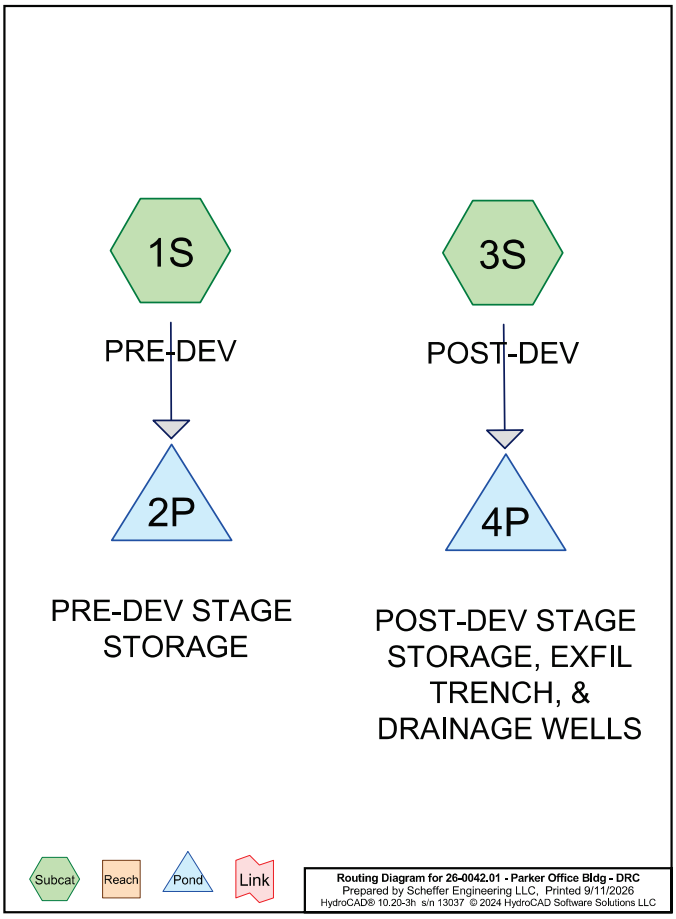


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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10 YR - 24 HR	SFWMD 24-hr		Default	24.00	1	8.50	2
2	25 YR - 72 HR	SFWMD 72-hr		Default	72.00	1	14.00	2
3	100 YR - 72 HR	SFWMD 72-hr		Default	72.00	1	16.00	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.053	61	>75% Grass cover, Good, HSG B (3S)
0.155	61	>75% Grass cover, Good, HSG D (1S)
0.098	98	Paved parking, HSG B (3S)
0.001	98	Paved parking, HSG D (1S)
0.006	98	Roofs, HSG B (3S)
0.313	**73**	**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.053	0.000	0.155	0.000	0.208	>75% Grass cover, Good	1S, 3S
0.000	0.098	0.000	0.001	0.000	0.099	Paved parking	1S, 3S
0.000	0.006	0.000	0.000	0.000	0.006	Roofs	3S
0.000	**0.157**	**0.000**	**0.156**	**0.000**	**0.313**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	2P	8.91	6.32	25.0	0.1036	0.025	0.0	24.0	0.0	

Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Pond 2P: PRE-DEV STAGE STORAGE Peak Elev=7.00' Storage=0.050 af Inflow=0.54 cfs 0.050 af
24.0" Round Culvert n=0.025 L=25.0' S=0.1036 '/' Outflow=0.00 cfs 0.000 af

Pond 4P: POST-DEV STAGE STORAGE, EXFIL Peak Elev=6.34' Storage=0.036 af Inflow=0.93 cfs 0.089 af
Outflow=0.45 cfs 0.067 af

Summary for Pond 2P: PRE-DEV STAGE STORAGE

[92] Warning: Device #1 is above defined storage

Inflow Area = 0.156 ac, 0.64% Impervious, Inflow Depth = 3.83" for 10 YR - 24 HR event
Inflow = 0.54 cfs @ 12.00 hrs, Volume= 0.050 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
Peak Elev= 7.00' @ 24.90 hrs Storage= 0.050 af

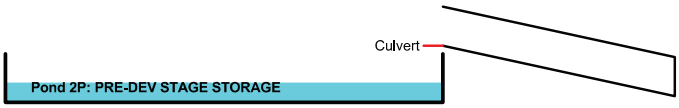
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	6.00'	0.270 af	**SITE STAGE STORAGE** Listed below

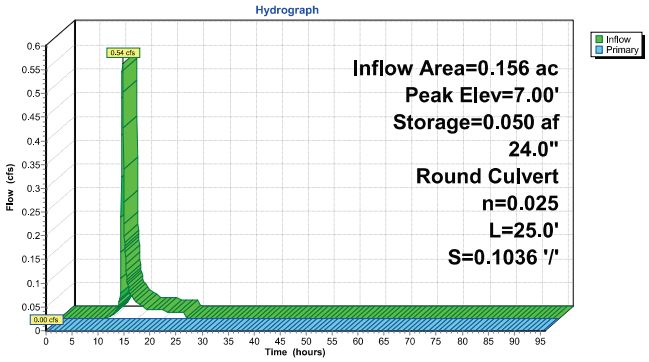
Elevation (feet)	Cum.Store (acre-feet)
6.00	0.000
6.50	0.010
7.00	0.050
7.50	0.120
8.00	0.200
8.50	0.270

Device	Routing	Invert	Outlet Devices
#1	Primary	8.91'	**24.0" Round Culvert** L= 25.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 8.91' / 6.32' S= 0.1036 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf

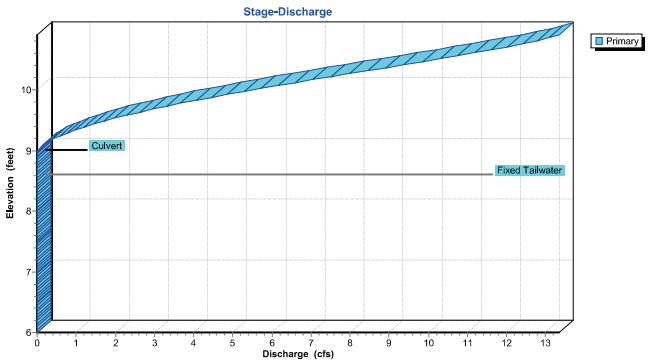
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=6.00' TW=8.50' (Fixed TW Elev= 8.50')
↑**1=Culvert** (Controls 0.00 cfs)



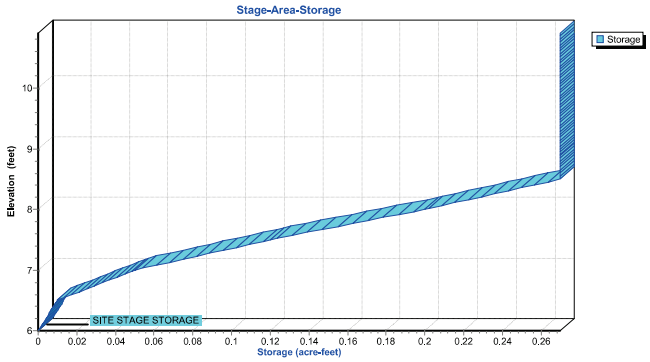
Pond 2P: PRE-DEV STAGE STORAGE



Pond 2P: PRE-DEV STAGE STORAGE



Pond 2P: PRE-DEV STAGE STORAGE



Hydrograph for Pond 2P: PRE-DEV STAGE STORAGE

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	6.00	**0.00**
2.50	0.00	0.000	6.00	0.00
5.00	0.00	0.000	6.00	0.00
7.50	0.00	0.000	6.00	0.00
10.00	**0.01**	0.000	6.02	0.00
12.50	**0.15**	0.025	6.69	0.00
15.00	0.03	0.037	6.84	0.00
17.50	0.02	0.042	6.89	0.00
20.00	0.02	0.045	6.94	0.00
22.50	0.01	**0.048**	**6.98**	0.00
25.00	0.00	**0.050**	**7.00**	0.00
27.50	0.00	0.050	7.00	0.00
30.00	0.00	0.050	7.00	0.00
32.50	0.00	0.050	7.00	0.00
35.00	0.00	0.050	7.00	0.00
37.50	0.00	0.050	7.00	0.00
40.00	0.00	0.050	7.00	0.00
42.50	0.00	0.050	7.00	0.00
45.00	0.00	0.050	7.00	0.00
47.50	0.00	0.050	7.00	0.00
50.00	0.00	0.050	7.00	0.00
52.50	0.00	0.050	7.00	0.00
55.00	0.00	0.050	7.00	0.00
57.50	0.00	0.050	7.00	0.00
60.00	0.00	0.050	7.00	0.00
62.50	0.00	0.050	7.00	0.00
65.00	0.00	0.050	7.00	0.00
67.50	0.00	0.050	7.00	0.00
70.00	0.00	0.050	7.00	0.00
72.50	0.00	0.050	7.00	0.00
75.00	0.00	0.050	7.00	0.00
77.50	0.00	0.050	7.00	0.00
80.00	0.00	0.050	7.00	0.00
82.50	0.00	0.050	7.00	0.00
85.00	0.00	0.050	7.00	0.00
87.50	0.00	0.050	7.00	0.00
90.00	0.00	0.050	7.00	0.00
92.50	0.00	0.050	7.00	0.00
95.00	0.00	0.050	7.00	0.00

Stage-Discharge for Pond 2P: PRE-DEV STAGE STORAGE

Elevation (feet)	Primary (cfs)
6.00	0.00
6.10	0.00
6.20	0.00
6.30	0.00
6.40	0.00
6.50	0.00
6.60	0.00
6.70	0.00
6.80	0.00
6.90	0.00
7.00	0.00
7.10	0.00
7.20	0.00
7.30	0.00
7.40	0.00
7.50	0.00
7.60	0.00
7.70	0.00
7.80	0.00
7.90	0.00
8.00	0.00
8.10	0.00
8.20	0.00
8.30	0.00
8.40	0.00
8.50	0.00
8.60	0.00
8.70	0.00
8.80	0.00
8.90	0.00
9.00	0.03
9.10	0.17
9.20	0.44
9.30	0.81
9.40	1.26
9.50	1.79
9.60	2.40
9.70	3.08
9.80	3.83
9.90	4.64
10.00	5.49
10.10	6.39
10.20	7.31
10.30	8.25
10.40	9.20
10.50	10.15
10.60	11.06
10.70	11.92
10.80	12.70
10.90	**13.31**

Stage-Area-Storage for Pond 2P: PRE-DEV STAGE STORAGE

Elevation (feet)	Storage (acre-feet)
6.00	0.000
6.10	0.002
6.20	0.004
6.30	0.006
6.40	0.008
6.50	0.010
6.60	0.018
6.70	0.026
6.80	0.034
6.90	0.042
7.00	0.050
7.10	0.064
7.20	0.078
7.30	0.092
7.40	0.106
7.50	0.120
7.60	0.136
7.70	0.152
7.80	0.168
7.90	0.184
8.00	0.200
8.10	0.214
8.20	0.228
8.30	0.242
8.40	0.256
8.50	**0.270**
8.60	0.270
8.70	0.270
8.80	0.270
8.90	0.270
9.00	0.270
9.10	0.270
9.20	0.270
9.30	0.270
9.40	0.270
9.50	0.270
9.60	0.270
9.70	0.270
9.80	0.270
9.90	0.270
10.00	0.270
10.10	0.270
10.20	0.270
10.30	0.270
10.40	0.270
10.50	0.270
10.60	0.270
10.70	0.270
10.80	0.270
10.90	0.270

Summary for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

[42] Hint: Gap in defined storage above volume #2 at 4.83'
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=112)

Inflow Area = 0.157 ac, 66.24% Impervious, Inflow Depth = 6.82" for 10 YR - 24 HR event
Inflow = 0.93 cfs @ 11.97 hrs, Volume= 0.089 af
Outflow = 0.45 cfs @ 12.22 hrs, Volume= 0.067 af, Atten= 52%, Lag= 14.9 min
Primary = 0.45 cfs @ 12.22 hrs, Volume= 0.067 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
Peak Elev= 6.34' @ 12.22 hrs Storage= 0.036 af

Plug-Flow detention time= 163.5 min calculated for 0.067 af (75% of inflow)
Center-of-Mass det. time= 70.4 min (855.5 - 785.1)

Volume	Invert	Avail.Storage	Storage Description
#1	6.00'	0.290 af	**Site Storage** Listed below
#2	3.00'	0.023 af	**EXFIL DTL A - 3.5' H X 7.0' W EXFIL** Listed below
		0.313 af	Total Available Storage

Elevation (feet)	Cum.Store (acre-feet)
6.00	0.000
6.50	0.020
7.00	0.060
7.50	0.140
8.00	0.210
8.50	0.290

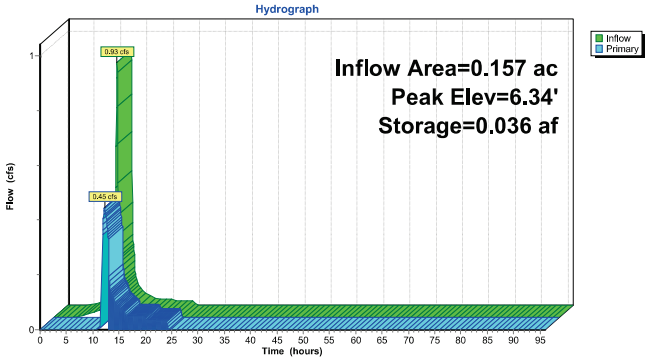
Elevation (feet)	Cum.Store (acre-feet)
3.00	0.000
3.50	0.006
4.00	0.011
4.50	0.017
4.83	0.023

Device	Routing	Invert	Outlet Devices
#1	Primary	5.00'	**Drainge Well - 150 GPM** Head (feet) 0.00 0.05 0.25 0.50 0.75 1.00 1.25 1.50 1.75 2.00 2.25 2.50 2.75 3.00 3.25 Disch. (cfs) 0.000 0.020 0.080 0.170 0.250 0.330 0.420 0.500 0.580 0.670 0.750 0.840 0.920 1.000 1.090

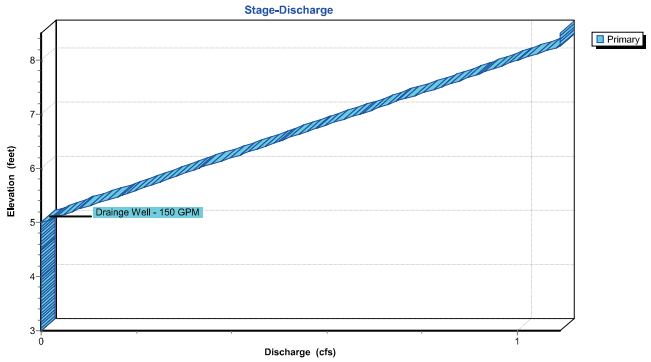
Primary OutFlow Max=0.45 cfs @ 12.22 hrs HW=6.33' (Free Discharge)
↑**1=Drainge Well - 150 GPM** (Custom Controls 0.45 cfs)



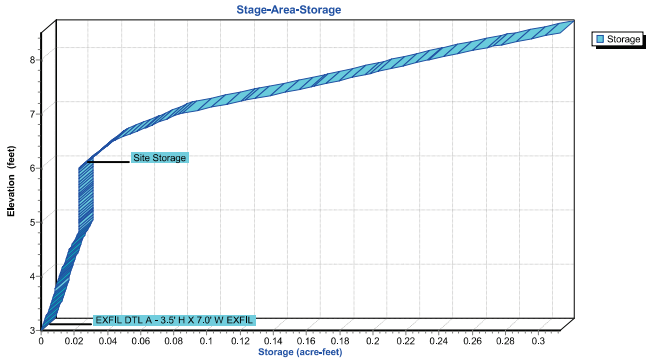
Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS



Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS



Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS



Hydrograph for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	3.00	0.00
2.50	0.00	0.000	3.00	0.00
5.00	0.00	0.000	3.02	0.00
7.50	0.02	0.002	3.21	0.00
10.00	**0.04**	**0.008**	**3.75**	**0.00**
12.50	**0.21**	**0.033**	**6.25**	**0.42**
15.00	0.04	0.023	5.26	0.08
17.50	0.02	0.023	5.14	0.05
20.00	0.02	0.023	5.13	0.04
22.50	0.02	0.023	5.09	0.03
25.00	0.00	0.023	5.00	0.00
27.50	0.00	0.023	5.00	0.00
30.00	0.00	0.023	5.00	0.00
32.50	0.00	0.023	5.00	0.00
35.00	0.00	0.023	5.00	0.00
37.50	0.00	0.023	5.00	0.00
40.00	0.00	0.023	5.00	0.00
42.50	0.00	0.023	5.00	0.00
45.00	0.00	0.023	5.00	0.00
47.50	0.00	0.023	5.00	0.00
50.00	0.00	0.023	5.00	0.00
52.50	0.00	0.023	5.00	0.00
55.00	0.00	0.023	5.00	0.00
57.50	0.00	0.023	5.00	0.00
60.00	0.00	0.023	5.00	0.00
62.50	0.00	0.023	5.00	0.00
65.00	0.00	0.023	5.00	0.00
67.50	0.00	0.023	5.00	0.00
70.00	0.00	0.023	5.00	0.00
72.50	0.00	0.023	5.00	0.00
75.00	0.00	0.023	5.00	0.00
77.50	0.00	0.023	5.00	0.00
80.00	0.00	0.023	5.00	0.00
82.50	0.00	0.023	5.00	0.00
85.00	0.00	0.023	5.00	0.00
87.50	0.00	0.023	5.00	0.00
90.00	0.00	0.023	5.00	0.00
92.50	0.00	0.023	5.00	0.00
95.00	0.00	0.023	5.00	0.00

Stage-Discharge for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
3.00	0.00	8.10	1.04
3.10	0.00	8.20	**1.07**
3.20	0.00	8.30	**1.09**
3.30	0.00	8.40	1.09
3.40	0.00	8.50	1.09
3.50	0.00		
3.60	0.00		
3.70	0.00		
3.80	0.00		
3.90	0.00		
4.00	0.00		
4.10	0.00		
4.20	0.00		
4.30	0.00		
4.40	0.00		
4.50	0.00		
4.60	0.00		
4.70	0.00		
4.80	0.00		
4.90	0.00		
5.00	0.00		
5.10	0.03		
5.20	0.07		
5.30	0.10		
5.40	0.13		
5.50	0.17		
5.60	0.20		
5.70	0.23		
5.80	0.27		
5.90	0.30		
6.00	0.33		
6.10	0.37		
6.20	0.40		
6.30	0.44		
6.40	0.47		
6.50	0.50		
6.60	0.53		
6.70	0.56		
6.80	0.60		
6.90	0.63		
7.00	0.67		
7.10	0.70		
7.20	0.73		
7.30	0.77		
7.40	0.80		
7.50	0.84		
7.60	0.87		
7.70	0.90		
7.80	0.94		
7.90	0.97		
8.00	1.00		

Stage-Area-Storage for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
3.00	0.000	8.10	0.249
3.10	0.001	8.20	0.265
3.20	0.002	8.30	0.281
3.30	0.004	8.40	0.297
3.40	0.005	8.50	**0.313**
3.50	0.006		
3.60	0.007		
3.70	0.008		
3.80	0.009		
3.90	0.010		
4.00	0.011		
4.10	0.012		
4.20	0.013		
4.30	0.015		
4.40	0.016		
4.50	0.017		
4.60	0.019		
4.70	0.021		
4.80	0.022		
4.90	0.023		
5.00	0.023		
5.10	0.023		
5.20	0.023		
5.30	0.023		
5.40	0.023		
5.50	0.023		
5.60	0.023		
5.70	0.023		
5.80	0.023		
5.90	0.023		
6.00	0.023		
6.10	0.027		
6.20	0.031		
6.30	0.035		
6.40	0.039		
6.50	0.043		
6.60	0.051		
6.70	0.059		
6.80	0.067		
6.90	0.075		
7.00	0.083		
7.10	0.099		
7.20	0.115		
7.30	0.131		
7.40	0.147		
7.50	0.163		
7.60	0.177		
7.70	0.191		
7.80	0.205		
7.90	0.219		
8.00	0.233		

Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Pond 2P: PRE-DEV STAGE STORAGE Peak Elev=7.43' Storage=0.110 af Inflow=0.97 cfs 0.110 af
24.0" Round Culvert n=0.025 L=25.0' S=0.1036 '/' Outflow=0.00 cfs 0.000 af

Pond 4P: POST-DEV STAGE STORAGE, EXFIL Peak Elev=6.53' Storage=0.045 af Inflow=1.21 cfs 0.160 af
Outflow=0.51 cfs 0.137 af

Summary for Pond 2P: PRE-DEV STAGE STORAGE

[92] Warning: Device #1 is above defined storage

Inflow Area = 0.156 ac, 0.64% Impervious, Inflow Depth = 8.47" for 25 YR - 72 HR event
Inflow = 0.97 cfs @ 59.97 hrs, Volume= 0.110 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
Peak Elev= 7.43' @ 72.90 hrs Storage= 0.110 af

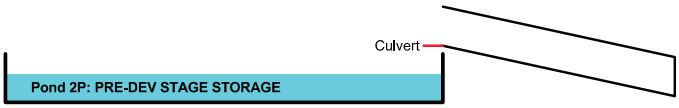
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	6.00'	0.270 af	**SITE STAGE STORAGE** Listed below

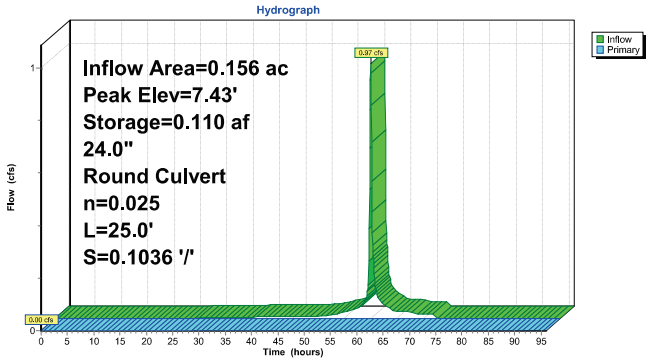
Elevation (feet)	Cum.Store (acre-feet)
6.00	0.000
6.50	0.010
7.00	0.050
7.50	0.120
8.00	0.200
8.50	0.270

Device	Routing	Invert	Outlet Devices
#1	Primary	8.91'	**24.0" Round Culvert** L= 25.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 8.91' / 6.32' S= 0.1036 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf

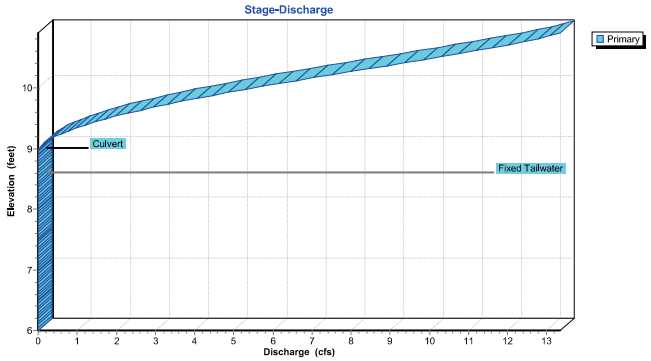
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=6.00' TW=8.50' (Fixed TW Elev= 8.50')
└─**1=Culvert** (Controls 0.00 cfs)



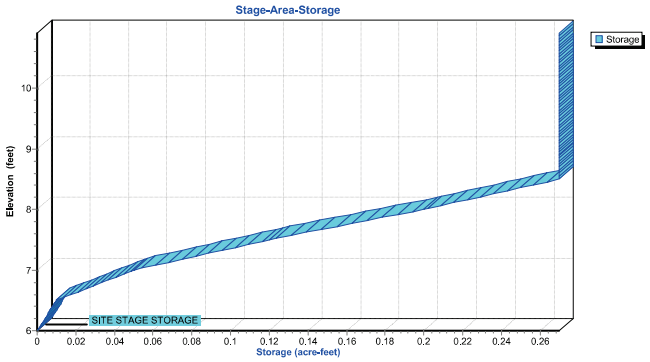
Pond 2P: PRE-DEV STAGE STORAGE



Pond 2P: PRE-DEV STAGE STORAGE



Pond 2P: PRE-DEV STAGE STORAGE



Hydrograph for Pond 2P: PRE-DEV STAGE STORAGE

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	6.00	**0.00**
2.50	0.00	0.000	6.00	0.00
5.00	0.00	0.000	6.00	0.00
7.50	0.00	0.000	6.00	0.00
10.00	0.00	0.000	6.00	0.00
12.50	0.00	0.000	6.00	0.00
15.00	0.00	0.000	6.00	0.00
17.50	0.00	0.000	6.00	0.00
20.00	0.00	0.000	6.00	0.00
22.50	0.00	0.000	6.00	0.00
25.00	0.00	0.000	6.01	0.00
27.50	0.00	0.000	6.02	0.00
30.00	0.00	0.001	6.05	0.00
32.50	0.00	0.002	6.08	0.00
35.00	0.00	0.002	6.12	0.00
37.50	0.00	0.003	6.17	0.00
40.00	0.01	0.004	6.22	0.00
42.50	0.01	0.006	6.28	0.00
45.00	0.01	0.007	6.34	0.00
47.50	0.01	0.008	6.41	0.00
50.00	0.01	0.010	6.49	0.00
52.50	0.01	0.012	6.52	0.00
55.00	0.02	0.016	6.57	0.00
57.50	**0.04**	0.023	6.66	0.00
60.00	**0.96**	0.054	7.03	0.00
62.50	0.05	0.090	7.28	0.00
65.00	0.03	0.098	7.34	0.00
67.50	0.03	0.103	7.38	0.00
70.00	0.02	0.107	7.41	0.00
72.50	0.00	**0.110**	**7.43**	0.00
75.00	0.00	**0.110**	**7.43**	0.00
77.50	0.00	0.110	7.43	0.00
80.00	0.00	0.110	7.43	0.00
82.50	0.00	0.110	7.43	0.00
85.00	0.00	0.110	7.43	0.00
87.50	0.00	0.110	7.43	0.00
90.00	0.00	0.110	7.43	0.00
92.50	0.00	0.110	7.43	0.00
95.00	0.00	0.110	7.43	0.00

Stage-Discharge for Pond 2P: PRE-DEV STAGE STORAGE

Elevation (feet)	Primary (cfs)
6.00	0.00
6.10	0.00
6.20	0.00
6.30	0.00
6.40	0.00
6.50	0.00
6.60	0.00
6.70	0.00
6.80	0.00
6.90	0.00
7.00	0.00
7.10	0.00
7.20	0.00
7.30	0.00
7.40	0.00
7.50	0.00
7.60	0.00
7.70	0.00
7.80	0.00
7.90	0.00
8.00	0.00
8.10	0.00
8.20	0.00
8.30	0.00
8.40	0.00
8.50	0.00
8.60	0.00
8.70	0.00
8.80	0.00
8.90	0.00
9.00	0.03
9.10	0.17
9.20	0.44
9.30	0.81
9.40	1.26
9.50	1.79
9.60	2.40
9.70	3.08
9.80	3.83
9.90	4.64
10.00	5.49
10.10	6.39
10.20	7.31
10.30	8.25
10.40	9.20
10.50	10.15
10.60	11.06
10.70	11.92
10.80	12.70
10.90	**13.31**

Stage-Area-Storage for Pond 2P: PRE-DEV STAGE STORAGE

Elevation (feet)	Storage (acre-feet)
6.00	0.000
6.10	0.002
6.20	0.004
6.30	0.006
6.40	0.008
6.50	0.010
6.60	0.018
6.70	0.026
6.80	0.034
6.90	0.042
7.00	0.050
7.10	0.064
7.20	0.078
7.30	0.092
7.40	0.106
7.50	0.120
7.60	0.136
7.70	0.152
7.80	0.168
7.90	0.184
8.00	0.200
8.10	0.214
8.20	0.228
8.30	0.242
8.40	0.256
8.50	**0.270**
8.60	0.270
8.70	0.270
8.80	0.270
8.90	0.270
9.00	0.270
9.10	0.270
9.20	0.270
9.30	0.270
9.40	0.270
9.50	0.270
9.60	0.270
9.70	0.270
9.80	0.270
9.90	0.270
10.00	0.270
10.10	0.270
10.20	0.270
10.30	0.270
10.40	0.270
10.50	0.270
10.60	0.270
10.70	0.270
10.80	0.270
10.90	0.270

Summary for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

[42] Hint: Gap in defined storage above volume #2 at 4.83'
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=280)

Inflow Area = 0.157 ac, 66.24% Impervious, Inflow Depth = 12.22" for 25 YR - 72 HR event
Inflow = 1.21 cfs @ 59.97 hrs, Volume= 0.160 af
Outflow = 0.51 cfs @ 60.25 hrs, Volume= 0.137 af, Atten= 58%, Lag= 16.8 min
Primary = 0.51 cfs @ 60.25 hrs, Volume= 0.137 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
Peak Elev= 6.53' @ 60.25 hrs Storage= 0.045 af

Plug-Flow detention time= 386.5 min calculated for 0.137 af (86% of inflow)
Center-of-Mass det. time= 273.1 min (3,572.2 - 3,299.1)

Volume	Invert	Avail.Storage	Storage Description
#1	6.00'	0.290 af	**Site Storage** Listed below
#2	3.00'	0.023 af	**EXFIL DTL A - 3.5' H X 7.0' W EXFIL** Listed below
		0.313 af	Total Available Storage

Elevation (feet)	Cum.Store (acre-feet)
6.00	0.000
6.50	0.020
7.00	0.060
7.50	0.140
8.00	0.210
8.50	0.290

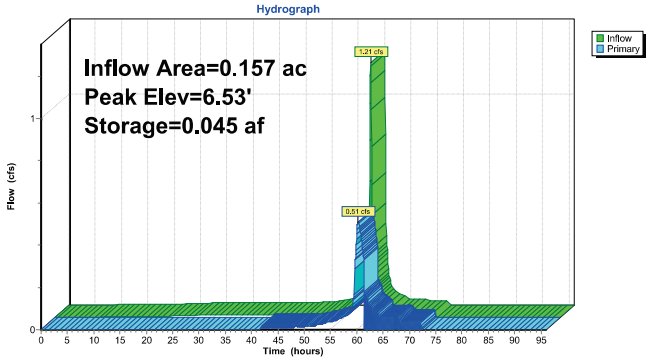
Elevation (feet)	Cum.Store (acre-feet)
3.00	0.000
3.50	0.006
4.00	0.011
4.50	0.017
4.83	0.023

Device	Routing	Invert	Outlet Devices
#1	Primary	5.00'	**Drainge Well - 150 GPM** Head (feet) 0.00 0.05 0.25 0.50 0.75 1.00 1.25 1.50 1.75 2.00 2.25 2.50 2.75 3.00 3.25 Disch. (cfs) 0.000 0.020 0.080 0.170 0.250 0.330 0.420 0.500 0.580 0.670 0.750 0.840 0.920 1.000 1.090

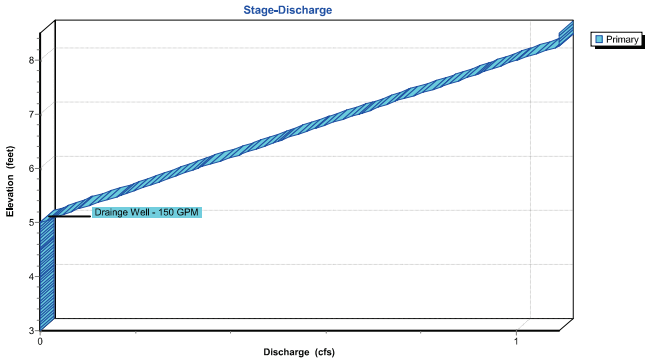
Primary OutFlow Max=0.51 cfs @ 60.25 hrs HW=6.53' (Free Discharge)
└**1=Drainge Well - 150 GPM** (Custom Controls 0.51 cfs)



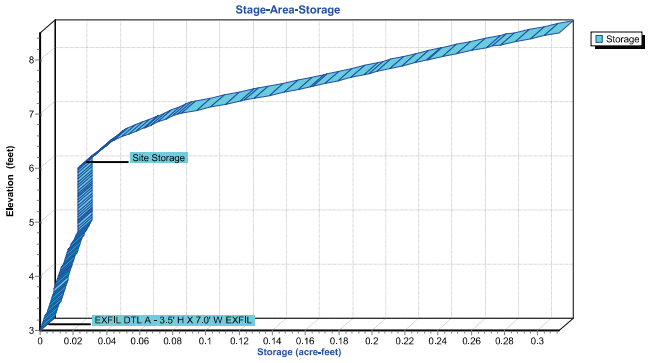
Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS



Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS



Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS



Hydrograph for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	3.00	0.00
2.50	0.00	0.000	3.00	0.00
5.00	0.00	0.000	3.00	0.00
7.50	0.00	0.000	3.01	0.00
10.00	0.00	0.001	3.05	0.00
12.50	0.00	0.001	3.11	0.00
15.00	0.00	0.002	3.18	0.00
17.50	0.01	0.003	3.27	0.00
20.00	0.01	0.004	3.36	0.00
22.50	0.01	0.006	3.47	0.00
25.00	0.01	0.007	3.61	0.00
27.50	0.01	0.009	3.81	0.00
30.00	0.01	0.011	4.03	0.00
32.50	0.01	0.014	4.23	0.00
35.00	0.01	0.016	4.43	0.00
37.50	0.01	0.019	4.59	0.00
40.00	0.01	0.021	4.73	0.00
42.50	0.01	0.023	5.04	0.02
45.00	0.01	0.023	5.04	0.02
47.50	0.01	0.023	5.04	0.02
50.00	0.01	0.023	5.04	0.02
52.50	0.02	0.023	5.07	0.03
55.00	0.04	0.023	5.12	0.04
57.50	**0.06**	0.023	5.20	0.06
60.00	**1.19**	**0.037**	**6.36**	**0.45**
62.50	0.06	**0.023**	**5.00**	**0.00**
65.00	0.03	0.023	5.00	0.00
67.50	0.03	0.023	5.00	0.00
70.00	0.02	0.023	5.00	0.00
72.50	0.00	0.023	5.00	0.00
75.00	0.00	0.023	5.00	0.00
77.50	0.00	0.023	5.00	0.00
80.00	0.00	0.023	5.00	0.00
82.50	0.00	0.023	5.00	0.00
85.00	0.00	0.023	5.00	0.00
87.50	0.00	0.023	5.00	0.00
90.00	0.00	0.023	5.00	0.00
92.50	0.00	0.023	5.00	0.00
95.00	0.00	0.023	5.00	0.00

Stage-Discharge for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
3.00	0.00	8.10	1.04
3.10	0.00	8.20	**1.07**
3.20	0.00	8.30	**1.09**
3.30	0.00	8.40	1.09
3.40	0.00	8.50	1.09
3.50	0.00		
3.60	0.00		
3.70	0.00		
3.80	0.00		
3.90	0.00		
4.00	0.00		
4.10	0.00		
4.20	0.00		
4.30	0.00		
4.40	0.00		
4.50	0.00		
4.60	0.00		
4.70	0.00		
4.80	0.00		
4.90	0.00		
5.00	0.00		
5.10	0.03		
5.20	0.07		
5.30	0.10		
5.40	0.13		
5.50	0.17		
5.60	0.20		
5.70	0.23		
5.80	0.27		
5.90	0.30		
6.00	0.33		
6.10	0.37		
6.20	0.40		
6.30	0.44		
6.40	0.47		
6.50	0.50		
6.60	0.53		
6.70	0.56		
6.80	0.60		
6.90	0.63		
7.00	0.67		
7.10	0.70		
7.20	0.73		
7.30	0.77		
7.40	0.80		
7.50	0.84		
7.60	0.87		
7.70	0.90		
7.80	0.94		
7.90	0.97		
8.00	1.00		

Stage-Area-Storage for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
3.00	0.000	8.10	0.249
3.10	0.001	8.20	0.265
3.20	0.002	8.30	0.281
3.30	0.004	8.40	0.297
3.40	0.005	8.50	**0.313**
3.50	0.006		
3.60	0.007		
3.70	0.008		
3.80	0.009		
3.90	0.010		
4.00	0.011		
4.10	0.012		
4.20	0.013		
4.30	0.015		
4.40	0.016		
4.50	0.017		
4.60	0.019		
4.70	0.021		
4.80	0.022		
4.90	0.023		
5.00	0.023		
5.10	0.023		
5.20	0.023		
5.30	0.023		
5.40	0.023		
5.50	0.023		
5.60	0.023		
5.70	0.023		
5.80	0.023		
5.90	0.023		
6.00	0.023		
6.10	0.027		
6.20	0.031		
6.30	0.035		
6.40	0.039		
6.50	0.043		
6.60	0.051		
6.70	0.059		
6.80	0.067		
6.90	0.075		
7.00	0.083		
7.10	0.099		
7.20	0.115		
7.30	0.131		
7.40	0.147		
7.50	0.163		
7.60	0.177		
7.70	0.191		
7.80	0.205		
7.90	0.219		
8.00	0.233		

Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Pond 2P: PRE-DEV STAGE STORAGE Peak Elev=7.58' Storage=0.133 af Inflow=1.16 cfs 0.133 af
24.0" Round Culvert n=0.025 L=25.0' S=0.1036 '/' Outflow=0.00 cfs 0.000 af

Pond 4P: POST-DEV STAGE STORAGE, EXFIL Peak Elev=6.60' Storage=0.051 af Inflow=1.39 cfs 0.186 af
Outflow=0.53 cfs 0.163 af

Summary for Pond 2P: PRE-DEV STAGE STORAGE

[92] Warning: Device #1 is above defined storage

Inflow Area = 0.156 ac, 0.64% Impervious, Inflow Depth = 10.26" for 100 YR - 72 HR event
Inflow = 1.16 cfs @ 59.97 hrs, Volume= 0.133 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
Peak Elev= 7.58' @ 72.90 hrs Storage= 0.133 af

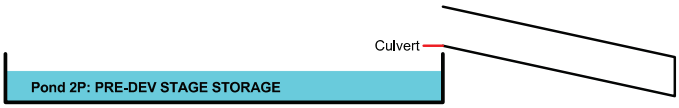
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	6.00'	0.270 af	**SITE STAGE STORAGE** Listed below

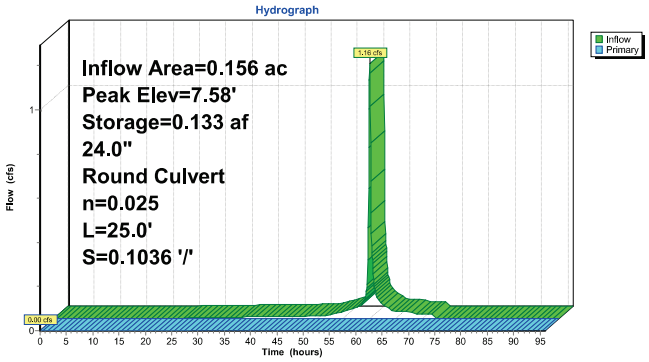
Elevation (feet)	Cum.Store (acre-feet)
6.00	0.000
6.50	0.010
7.00	0.050
7.50	0.120
8.00	0.200
8.50	0.270

Device	Routing	Invert	Outlet Devices
#1	Primary	8.91'	**24.0" Round Culvert** L= 25.0' Box, 0° wingwalls, square crown edge, Ke= 0.700 Inlet / Outlet Invert= 8.91' / 6.32' S= 0.1036 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf

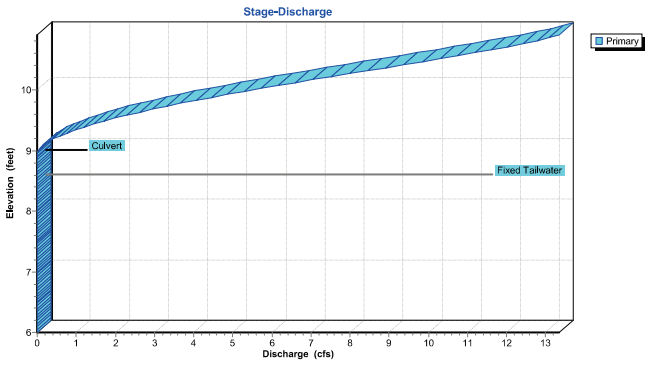
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=6.00' TW=8.50' (Fixed TW Elev= 8.50')
↑**1=Culvert** (Controls 0.00 cfs)



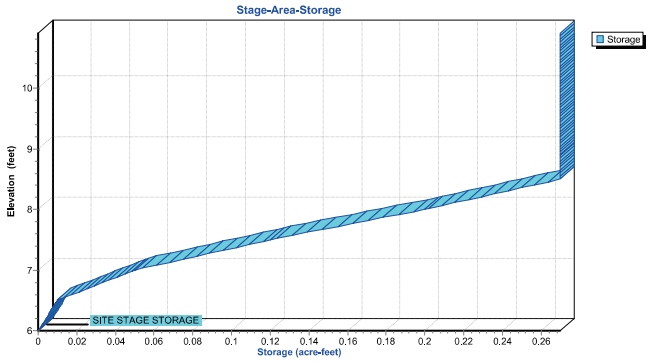
Pond 2P: PRE-DEV STAGE STORAGE



Pond 2P: PRE-DEV STAGE STORAGE



Pond 2P: PRE-DEV STAGE STORAGE



Hydrograph for Pond 2P: PRE-DEV STAGE STORAGE

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	6.00	**0.00**
2.50	0.00	0.000	6.00	0.00
5.00	0.00	0.000	6.00	0.00
7.50	0.00	0.000	6.00	0.00
10.00	0.00	0.000	6.00	0.00
12.50	0.00	0.000	6.00	0.00
15.00	0.00	0.000	6.00	0.00
17.50	0.00	0.000	6.00	0.00
20.00	0.00	0.000	6.00	0.00
22.50	0.00	0.000	6.01	0.00
25.00	0.00	0.001	6.03	0.00
27.50	0.00	0.001	6.05	0.00
30.00	0.00	0.002	6.09	0.00
32.50	0.01	0.003	6.14	0.00
35.00	0.01	0.004	6.20	0.00
37.50	0.01	0.005	6.26	0.00
40.00	0.01	0.007	6.33	0.00
42.50	0.01	0.008	6.41	0.00
45.00	0.01	0.010	6.49	0.00
47.50	0.01	0.012	6.52	0.00
50.00	0.01	0.014	6.54	0.00
52.50	0.02	0.016	6.58	0.00
55.00	0.03	0.021	6.64	0.00
57.50	**0.05**	0.029	6.74	0.00
60.00	**1.14**	0.067	7.12	0.00
62.50	0.06	0.110	7.43	0.00
65.00	0.03	0.119	7.49	0.00
67.50	0.03	0.125	7.53	0.00
70.00	0.02	0.130	7.56	0.00
72.50	0.00	**0.133**	**7.58**	0.00
75.00	0.00	**0.133**	**7.58**	0.00
77.50	0.00	0.133	7.58	0.00
80.00	0.00	0.133	7.58	0.00
82.50	0.00	0.133	7.58	0.00
85.00	0.00	0.133	7.58	0.00
87.50	0.00	0.133	7.58	0.00
90.00	0.00	0.133	7.58	0.00
92.50	0.00	0.133	7.58	0.00
95.00	0.00	0.133	7.58	0.00

Stage-Discharge for Pond 2P: PRE-DEV STAGE STORAGE

Elevation (feet)	Primary (cfs)
6.00	0.00
6.10	0.00
6.20	0.00
6.30	0.00
6.40	0.00
6.50	0.00
6.60	0.00
6.70	0.00
6.80	0.00
6.90	0.00
7.00	0.00
7.10	0.00
7.20	0.00
7.30	0.00
7.40	0.00
7.50	0.00
7.60	0.00
7.70	0.00
7.80	0.00
7.90	0.00
8.00	0.00
8.10	0.00
8.20	0.00
8.30	0.00
8.40	0.00
8.50	0.00
8.60	0.00
8.70	0.00
8.80	0.00
8.90	0.00
9.00	0.03
9.10	0.17
9.20	0.44
9.30	0.81
9.40	1.26
9.50	1.79
9.60	2.40
9.70	3.08
9.80	3.83
9.90	4.64
10.00	5.49
10.10	6.39
10.20	7.31
10.30	8.25
10.40	9.20
10.50	10.15
10.60	11.06
10.70	11.92
10.80	12.70
10.90	**13.31**

Stage-Area-Storage for Pond 2P: PRE-DEV STAGE STORAGE

Elevation (feet)	Storage (acre-feet)
6.00	0.000
6.10	0.002
6.20	0.004
6.30	0.006
6.40	0.008
6.50	0.010
6.60	0.018
6.70	0.026
6.80	0.034
6.90	0.042
7.00	0.050
7.10	0.064
7.20	0.078
7.30	0.092
7.40	0.106
7.50	0.120
7.60	0.136
7.70	0.152
7.80	0.168
7.90	0.184
8.00	0.200
8.10	0.214
8.20	0.228
8.30	0.242
8.40	0.256
8.50	**0.270**
8.60	0.270
8.70	0.270
8.80	0.270
8.90	0.270
9.00	0.270
9.10	0.270
9.20	0.270
9.30	0.270
9.40	0.270
9.50	0.270
9.60	0.270
9.70	0.270
9.80	0.270
9.90	0.270
10.00	0.270
10.10	0.270
10.20	0.270
10.30	0.270
10.40	0.270
10.50	0.270
10.60	0.270
10.70	0.270
10.80	0.270
10.90	0.270

Summary for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

[42] Hint: Gap in defined storage above volume #2 at 4.83'
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=326)

Inflow Area = 0.157 ac, 66.24% Impervious, Inflow Depth = 14.21" for 100 YR - 72 HR event
Inflow = 1.39 cfs @ 59.96 hrs, Volume= 0.186 af
Outflow = 0.53 cfs @ 60.26 hrs, Volume= 0.163 af, Atten= 62%, Lag= 18.0 min
Primary = 0.53 cfs @ 60.26 hrs, Volume= 0.163 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
Peak Elev= 6.60' @ 60.26 hrs Storage= 0.051 af

Plug-Flow detention time= 358.3 min calculated for 0.163 af (88% of inflow)
Center-of-Mass det. time= 254.7 min (3,534.9 - 3,280.2)

Volume	Invert	Avail.Storage	Storage Description
#1	6.00'	0.290 af	**Site Storage** Listed below
#2	3.00'	0.023 af	**EXFIL DTL A - 3.5' H X 7.0' W EXFIL** Listed below
		0.313 af	Total Available Storage

Elevation (feet)	Cum.Store (acre-feet)
6.00	0.000
6.50	0.020
7.00	0.060
7.50	0.140
8.00	0.210
8.50	0.290

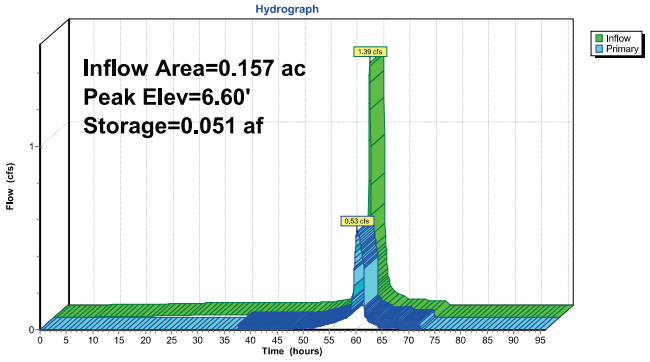
Elevation (feet)	Cum.Store (acre-feet)
3.00	0.000
3.50	0.006
4.00	0.011
4.50	0.017
4.83	0.023

Device	Routing	Invert	Outlet Devices
#1	Primary	5.00'	**Drainge Well - 150 GPM** Head (feet) 0.00 0.05 0.25 0.50 0.75 1.00 1.25 1.50 1.75 2.00 2.25 2.50 2.75 3.00 3.25 Disch. (cfs) 0.000 0.020 0.080 0.170 0.250 0.330 0.420 0.500 0.580 0.670 0.750 0.840 0.920 1.000 1.090

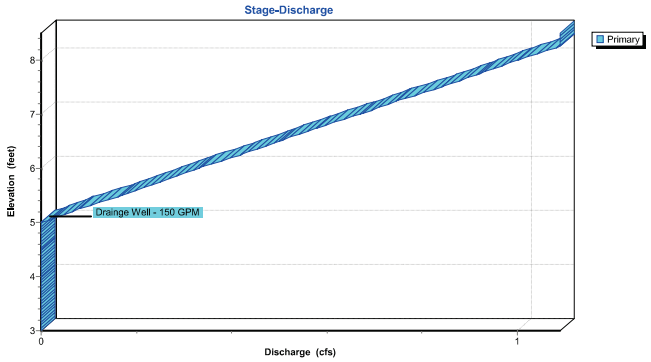
Primary OutFlow Max=0.53 cfs @ 60.26 hrs HW=6.60' (Free Discharge)
↑**1=Drainge Well - 150 GPM** (Custom Controls 0.53 cfs)



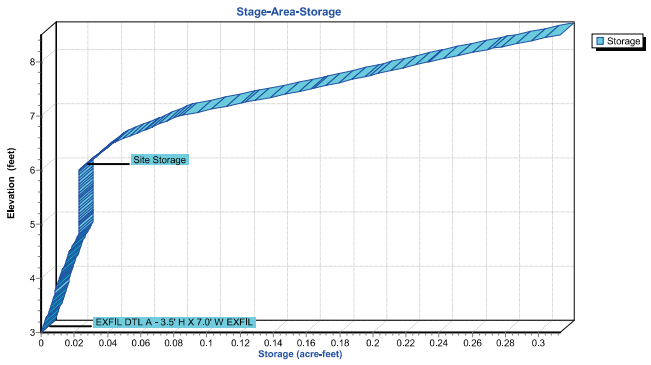
Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS



Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS



Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS



Hydrograph for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	3.00	0.00
2.50	0.00	0.000	3.00	0.00
5.00	0.00	0.000	3.00	0.00
7.50	0.00	0.000	3.02	0.00
10.00	0.00	0.001	3.08	0.00
12.50	0.01	0.002	3.16	0.00
15.00	0.01	0.003	3.25	0.00
17.50	0.01	0.004	3.36	0.00
20.00	0.01	0.006	3.48	0.00
22.50	0.01	0.007	3.64	0.00
25.00	0.01	0.009	3.81	0.00
27.50	0.01	0.012	4.05	0.00
30.00	0.01	0.014	4.28	0.00
32.50	0.01	0.017	4.51	0.00
35.00	0.01	0.020	4.67	0.00
37.50	0.01	0.023	4.83	0.00
40.00	0.01	0.023	5.07	0.03
42.50	0.01	0.023	5.07	0.03
45.00	0.01	0.023	5.08	0.03
47.50	0.01	0.023	5.08	0.03
50.00	0.02	0.023	5.08	0.03
52.50	0.03	0.023	5.12	0.04
55.00	0.05	0.023	5.18	0.06
57.50	**0.07**	0.023	5.26	0.08
60.00	**1.37**	**0.041**	**6.44**	**0.48**
62.50	0.07	**0.023**	**5.28**	**0.09**
65.00	0.03	0.023	5.17	0.06
67.50	0.03	0.023	5.18	0.06
70.00	0.02	0.023	5.13	0.04
72.50	0.00	0.023	5.00	0.00
75.00	0.00	0.023	5.00	0.00
77.50	0.00	0.023	5.00	0.00
80.00	0.00	0.023	5.00	0.00
82.50	0.00	0.023	5.00	0.00
85.00	0.00	0.023	5.00	0.00
87.50	0.00	0.023	5.00	0.00
90.00	0.00	0.023	5.00	0.00
92.50	0.00	0.023	5.00	0.00
95.00	0.00	0.023	5.00	0.00

Stage-Discharge for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

Elevation (feet)	Primary (cfs)
3.00	0.00
3.10	0.00
3.20	0.00
3.30	0.00
3.40	0.00
3.50	0.00
3.60	0.00
3.70	0.00
3.80	0.00
3.90	0.00
4.00	0.00
4.10	0.00
4.20	0.00
4.30	0.00
4.40	0.00
4.50	0.00
4.60	0.00
4.70	0.00
4.80	0.00
4.90	0.00
5.00	0.00
5.10	0.03
5.20	0.07
5.30	0.10
5.40	0.13
5.50	0.17
5.60	0.20
5.70	0.23
5.80	0.27
5.90	0.30
6.00	0.33
6.10	0.37
6.20	0.40
6.30	0.44
6.40	0.47
6.50	0.50
6.60	0.53
6.70	0.56
6.80	0.60
6.90	0.63
7.00	0.67
7.10	0.70
7.20	0.73
7.30	0.77
7.40	0.80
7.50	0.84
7.60	0.87
7.70	0.90
7.80	0.94
7.90	0.97
8.00	1.00
8.10	1.04
8.20	**1.07**
8.30	**1.09**
8.40	1.09
8.50	1.09

Stage-Area-Storage for Pond 4P: POST-DEV STAGE STORAGE, EXFIL TRENCH, & DRAINAGE WELLS

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
3.00	0.000	8.10	0.249
3.10	0.001	8.20	0.265
3.20	0.002	8.30	0.281
3.30	0.004	8.40	0.297
3.40	0.005	8.50	**0.313**
3.50	0.006		
3.60	0.007		
3.70	0.008		
3.80	0.009		
3.90	0.010		
4.00	0.011		
4.10	0.012		
4.20	0.013		
4.30	0.015		
4.40	0.016		
4.50	0.017		
4.60	0.019		
4.70	0.021		
4.80	0.022		
4.90	0.023		
5.00	0.023		
5.10	0.023		
5.20	0.023		
5.30	0.023		
5.40	0.023		
5.50	0.023		
5.60	0.023		
5.70	0.023		
5.80	0.023		
5.90	0.023		
6.00	0.023		
6.10	0.027		
6.20	0.031		
6.30	0.035		
6.40	0.039		
6.50	0.043		
6.60	0.051		
6.70	0.059		
6.80	0.067		
6.90	0.075		
7.00	0.083		
7.10	0.099		
7.20	0.115		
7.30	0.131		
7.40	0.147		
7.50	0.163		
7.60	0.177		
7.70	0.191		
7.80	0.205		
7.90	0.219		
8.00	0.233		

Client: 200 Harvard Corp. c/o Parker Realty Investments, Inc.
Contact: Wes Parker
Address: 810 NE 20th Ave
Fort Lauderdale, FL 33304

Subsoil Investigation Report

prepared by:

Federal Engineering & Testing, Inc.

for:

Project: Proposed 3-Story Residence

Address: 1207 E Broward Blvd
Fort Lauderdale, FL 33301

Date: Monday, December 29, 2025

WOMEN OWNED

Geotechnical | Materials Testing | Inspections | Environmental

Federal Engineering & Testing, Inc.
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Grading ---------- *pg.* 4

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Soil Boring Log(s)
Project Location
Soil Boring Location(s)
Soil Classifications
Sampling Procedures
Limitations of Liability

For Your Information

Our findings in this report are based on soil conditions encountered in the test bore locations only, proposed structure to be built, (if available at this stage), Florida Building Code requirements and standard engineering practices. If your report is preliminary (i.e. vacant land or building to be demolished) additional borings are required within the foot print of the proposed structure once the location & layout of the proposed structure is known.

Please read this report in its entirety and follow all recommendations. Failure to do so may result in the permitting agency (Building Department, etc.) withholding the Certificate of Occupancy. This will cause delays and additional costs. The Permitting Agency will require a final certification or signing off of the project prior to issuing the Certificate of Occupancy. All of our recommendations need to be followed to receive a final certification from F.E.T., including densities on each lift, demucking verification, piling inspection, etc., whichever recommendation applies to your project.

Please schedule us at least 24 hours in advance for all tests and inspections. If you choose to use another Engineering Firm, you must verify they will provide you with the proper certification in writing, as outlined in our report. Our firm will only provide a certification letter if it has verified all work as recommended in our report.

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Monday, December 29, 2025 Job Order Number 25SB0637

200 Harvard Corp. c/o Parker Realty Investments, Inc.
810 NE 20th Ave
Fort Lauderdale, FL 33304
Attn.: Wes Parker

RE: **Subsoil Investigation**
Proposed 3-Story Residence
1207 E Broward Blvd
Fort Lauderdale, FL 33301

Dear Sirs:

Pursuant to your request, Federal Engineering & Testing, Inc. has completed a subsoil investigation on 12/24/25 at the above referenced site. The purpose of our investigation was to verify subsoil conditions relative to foundation preparation and design.

A total of one (1) SPT boring was performed according to ASTM D-1586 drilled down to a depth of twenty-five feet (25) and one (1) DCP boring was performed according to ASTM D-6951 drilled down to a depth of fifteen feet (15) below the existing ground surface. (See attached field sketch for locations). The following is a general description of soil strata for the subject site:

Depth		Description of Soils
From	To	
0"	6"	Topsoil & Vegetation
6"	9'	Light Brown Sand
9'	25'	Pale Brown Sand with Rock
25'	35'	Limerock

Groundwater table elevation was measured immediately at the completion of each boring and was found at an average depth of eight (8) feet below existing ground surface. Fluctuation in water level should be anticipated due to seasonal variations and run off as well as varying ground elevation, construction dewatering and pumping activities in the area. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall make sure that groundwater levels on adjacent properties are not affected by the contractors dewatering activities. Specialty groundwater contractors shall be consulted for all work below the groundwater level.

The boring log(s) attached present a detailed description of the soils encountered at each location. The soil stratification shown on the boring log(s) is based on the examination of the recovered soil samples and interpretation of the driller's field log(s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual.

From a geotechnical engineering perspective, the site is suitable for the construction of the proposed structure, provided that the surface sand layers are compacted in place and proof rolled. Localized areas of loose materials, if present, will become evident during site clearing, grubbing and proof rolling, and must be removed prior to filling operations.

Based on our understanding of the proposed structure and the information obtained from our field boring log(s); we recommend the following procedures for foundation design:

1) Strip the entire footings and building construction areas plus five (5) feet past the outer perimeter of topsoil and ground vegetation (when encountered) down to clean granular material. Any underground structures, utility lines, root systems and drainage trenches, etc. must be removed in their entirety from beneath the proposed construction areas. The city arborists should be contacted prior to any land clearing to verify compliance with any local codes.

2) Saturate and compact all construction areas with a heavy self propelled vibratory roller to a minimum of 95% of the ASTM D-1557 modified proctor method. Make a minimum of ten (10) passes with the roller in each direction.

3) Care should be taken when using vibration in case of existing structures in the vicinity of the construction area. If vibration cannot be used for compaction, static compaction may be applied. However, in this case, the compacted layer should not exceed 6 inches in thickness.

4) Backfill construction areas to proper elevation if needed using a clean granular material placed in lifts not to exceed twelve (12) inches in thickness and compacted as per item 2.

5) Representative samples of the on-site and proposed fill material should be collected and tested to determine the classification and compaction characteristics.

6) All construction fill material above the water table shall be clean granular soil, free of organics or other deleterious material, and shall contain no more than twelve (12) percent fines passing a U.S. Standard No. 200 sieve (0.075mm) and have a Unified Soil Classification (USCS) designation of GP, GW, GP-GM, GW-GM, SP or SW. No particle size greater than three (3) inches shall be used in the top 12 inches of the building pad.

7) Fill Material below the water table shall be washed free draining gravel such as FDOT No. 57 stone or equivalent to about 12 inches above the water table unless dewatering is used. When dewatering is used, fill material shall be clean granular soil, free of organics or other deleterious material, and shall contain no more than twelve (12) percent fines passing a U.S. Standard No. 200 sieve (0.075mm).

8) Verify all densification procedures by taking an adequate number of field density tests in each layer of compacted material. Density tests shall be performed on the slab areas, footing areas, interior bearing wall footings and column pad footings. This must be scheduled immediately after Tamp and Spray and/or Compaction, but before Reinforcing Steel Placement. If reinforcing steel is already in-place, it must be removed from all areas to be tested prior to performing densities.

9) After the installation of any plumbing and electrical piping; we recommend that the disturbed area be recompacted and additional densities tests be performed to verify proper compaction of the disturbed areas.

10) All of the above Geotechnical work shall be performed under the supervision of Federal Engineering & Testing's geotechnical engineer or his representative to verify compliance with our specifications and the Florida Building Code. Please call us at 954-784-2941 for scheduling.

11) In the event of existing structures, existing footings or proposed drainage lines, provisions shall be made by the structural engineer and site contractor to protect all footings from undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations.

The above foundation recommendations being achieved and verified; it is our opinion that the proposed structure be designed for a shallow foundation system with a permissible soil bearing pressure not to exceed 2500 P.S.F. Building pad certification requires satisfactory completion and verification of all the above foundation recommendations.

Slabs placed upon compacted fill may be designed using a modulus of subgrade reaction value of 200 pci. The following soil parameters shall be used for retaining wall designs:

- Soil unit weight moist---------- 110 pcf
- Soil unit weight buoyant---------- 48 pcf
- Angle of internal friction---------- 30º
- Active Earth pressure coefficient (Ka)---------- 0.33
- Passive Earth pressure coefficient (Kp)---------- 3.0
- Angle of wall friction for steel piles---------- 30º
- Angle of wall friction for concrete / brick walls---------- 20º
- Angle of wall friction for uncoated steel---------- 15º

Excavations shall not extend within one (1) foot of the angle of repose next to existing footings or structures unless underpinned. Trenching shall be in compliance with the Florida Building Code, OSHA and Trench Safety Act requirements. Shorings shall be designed and inspected by a Florida licensed professional engineer.

Provisions shall be made by the architect, engineer of record and contractor to address differential settlements when tying in new to existing structures. Mixing of different foundation types shall not be used unless provided with expansion joints to address differential settlement.

Federal Engineering & Testing, Inc.

Detailed settlement analysis was beyond the scope of this report. Comparing the field test data obtained in this exploration with our experience with structures similar to those proposed for this project, the estimated magnitude of these settlements is 0.5 to 1 inch. Due to the granular nature of the subsurface materials, the foundation settlements should occur as the loads are applied and should be virtually negligible by the end of the building shell completion.

All outside ground surfaces must be sloped away from the structure to avoid water accumulation and ponding. All rain waters shall be discharged away from all building foundations. Verify all water, sewer, plumbing, sprinkler and drainage lines are properly functioning with no leaks in the vicinity of the foundation.

Regardless of the thoroughness of a geotechnical exploration, there is always the possibility that conditions may be different from those of the test locations; therefore, Federal Engineering & Testing, Inc. does not guarantee any subsoil condition between the bore test holes. A site plan showing the location of the proposed structure was not provided at the time the soil borings were performed. Once plans and specifications have been finalized and drawn, Federal Engineering & Testing, Inc. shall be provided a copy of the finalized plans and specifications for review. For a more accurate portrayal of subsurface conditions, the site contractor should perform test pits. If different conditions are encountered, Federal Engineering & Testing Inc., shall be notified to review the findings and make any recommendations as needed. In accepting this report the client understands that all data from the soil borings is intended for foundation analysis only and is not to be used for excavating, backfilling or pricing estimates. The site contractor must familiarize themselves with the job site conditions.

Environmental analysis of the soil materials is not part of the scope of services. If environmental analysis of the soils is required, we can provide a proposal for performing an environmental analysis of the soil materials. For Environmental due diligence, a Phase I and/or Phase II Environmental Site Assessment is recommended.

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Federal Engineering & Testing, Inc. appreciates the opportunity to be of service to you at this phase of your project. Please feel free to contact us if we may be of further service to you.

This item has been digitally signed and sealed by Keith LeBlanc P.E. on the date adjacent to the seal using a digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Appendices

Federal Engineering & Testing, Inc.
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SPT Test Boring Report

Client: 200 Harvard Corp. c/o Parker Realty Investments, Inc.
Project: Proposed 3-Story Residence
Address: 1207 E Broward Blvd
Fort Lauderdale, FL 33301

Date of Test: December 24, 2025
Hole No.: B-1
Location: See Attached Drawing

Depth (FT)	Soil Descriptions		Hammer Blows		"N"
1	0" - 6"	Topsoil & Vegetation	1	3	7
2			4	4	
3			8	6	11
4			5	7	
5	6" - 9'	Light Brown Sand	9	7	13
6			6	9	
7			3	6	11
8			5	5	
9			3	8	18
10			10	12	
11			A	A	A
12			A	A	
13			A	A	A
14			A	A	
15			15	21	47
16			26	24	
17	9' - 25'	Pale Brown Sand with Rock	A	A	A
18			A	A	
19			A	A	A
20			A	A	
21			18	13	35
22			22	28	
23			A	A	A
24			A	A	
25			A	A	A
26			A	A	
27			10	13	20
28			7	5	
29			A	A	A
30	25' - 35'	Limerock	A	A	
31			A	A	A
32			A	A	
33			8	6	10
34			4	9	
35			A	A	

Water Level: 8' 0" Below Land Surface

A = Auger

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DCP Test Boring Report

Client: 200 Harvard Corp. c/o Parker Realty Investments, Inc.
Project: Proposed 3-Story Residence
Address: 1207 E Broward Blvd
Fort Lauderdale, FL 33301

Date of Test: December 24, 2025
Hole No.: B-2
Location: See Attached Drawing

Depth (FT)	Soil Descriptions	Hammer Blows		"N"
1	0" - 6" Topsoil & Vegetation	7	10	16
2		6	5	
3		12	11	18
4		7	8	
5		11	9	17
6	6" - 10' Dark Brown Sand with Rock	8	6	
7		4	3	8
8		5	6	
9		4	7	17
10		10	8	
11		13	12	21
12		9	17	
13	10' - 15' Gray Sand with Rock	20	21	39
14		18	24	
15		13	11	
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				

Water Level: 8' 0" Below Land Surface

A = Auger

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3370 NE 5th Avenue Oakland Park, Florida 33334

Usual Open Hole Test

Date: Tuesday, December 30, 2025 Job Order Number 25SB0637

200 Harvard Corp. c/o Parker Realty Investments, Inc.
810 NE 20th Ave
Fort Lauderdale, FL 33304
Attn.: Wes Parker

RE: **Engineering Services**
Proposed 3-Story Residence
1207 E Broward Blvd
Fort Lauderdale, FL 33301

Results of Test

Tested by:	GG & MD	Reported to:	Client
Diameter of Hole:	4"	Depth of Hole:	10' 0"
Tested Location:	See Attached Site Sketch EX-1		

Subsurface Investigation

Gallons/ Minutes	Elapsed Time in Minutes
2.7	1
2.4	2
2.1	3
2.0	4
2.0	5
2.0	10

Depth Below Ground Surface	Soil Description
0" - 6"	Topsoil & Vegetation
6" - 9'	Light Brown Sand
9' - 10'	Pale Brown Sand with Rock

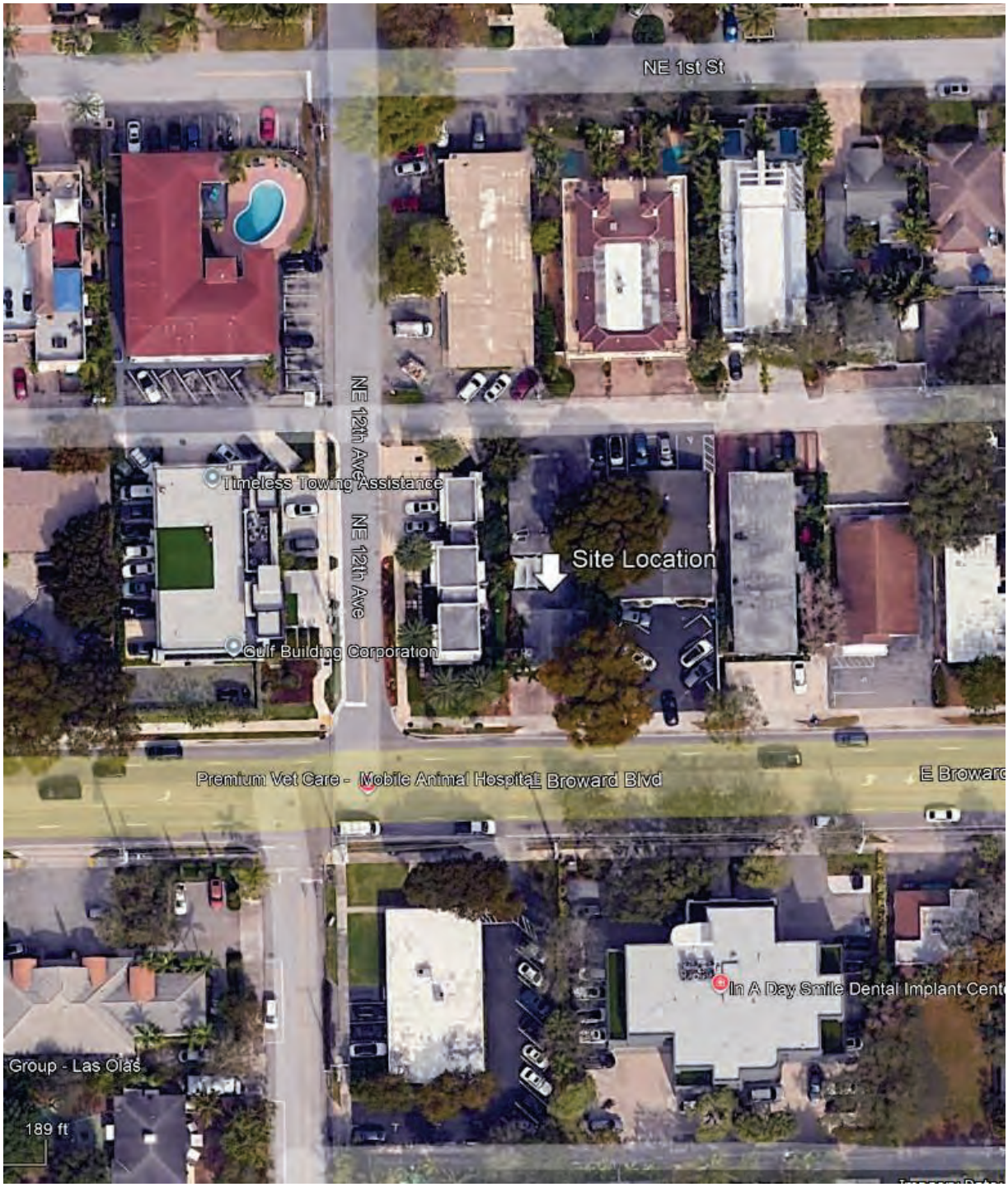
Water Table Elevation: 8' 0" Below existing ground Surface

Hydraulic Conductivity: K= **8.74×10^{-5}** CFS/FT^2 - FT. HEAD

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Tested By: SJ
Checked By: KL

Federal Engineering & Testing, Inc.



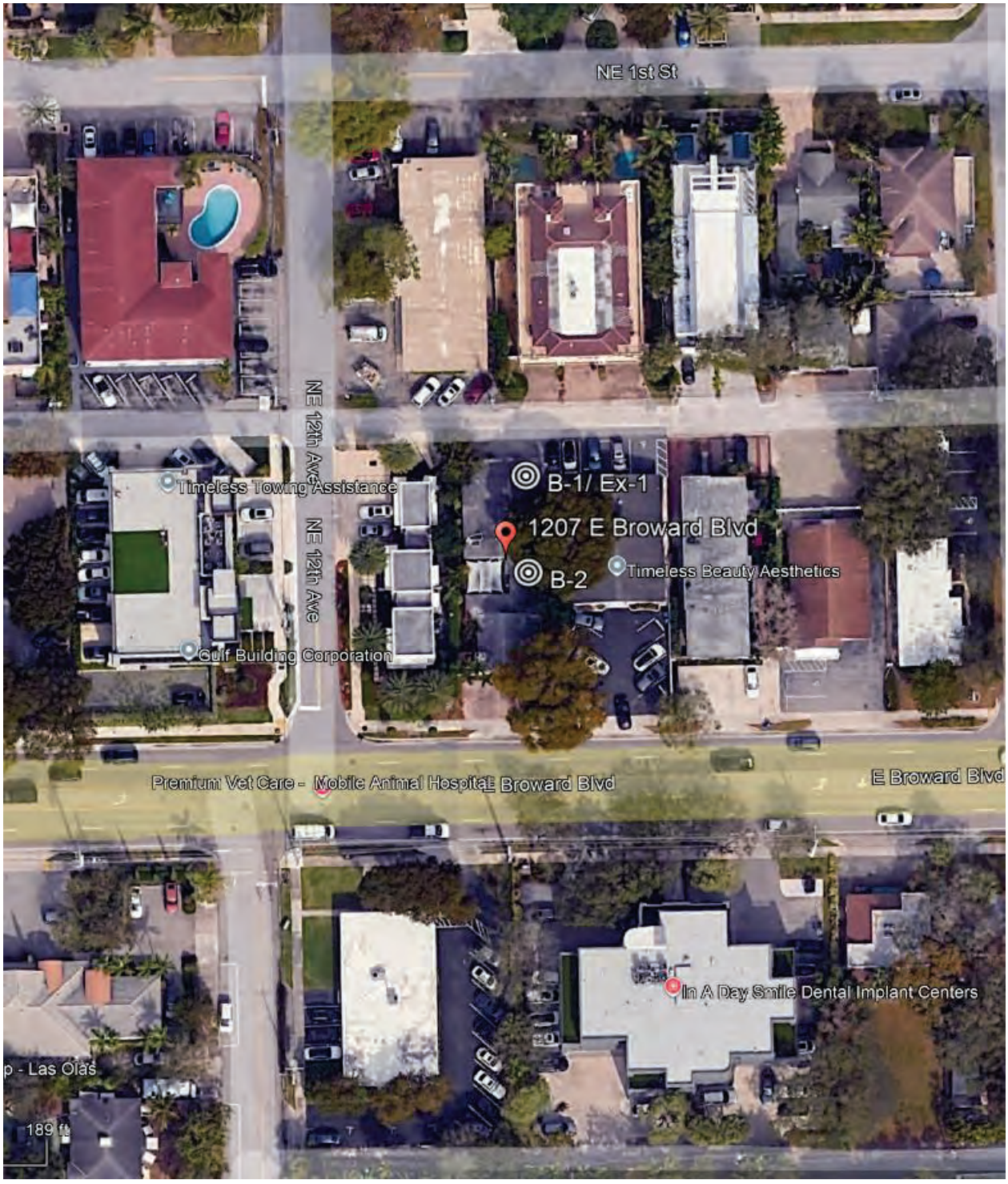
Site Location Map

Federal Engineering & Testing Inc. 3370 NE 5th Avenue, Oakland Park, FL 33334 (954) 784-2941

Client: 200 Harvard Corp. c/o Parker Realty
Test: Subsoil Investigation
(site map is not to scale)

Project: Proposed 3-Story Residence
Project Address: 1207 E Broward Blvd
Fort Lauderdale, FL 33301

Federal Engineering & Testing, Inc.



N

Soil Boring Location Map

Federal Engineering & Testing Inc. 3370 NE 5th Avenue, Oakland Park, FL 33334 (954) 784-2941

Client: 200 Harvard Corp. c/o Parker Realty
Test: Subsoil Investigation
(site map is not to scale)

Project: Proposed 3-Story Residence
Project Address: 1207 E Broward Blvd
Fort Lauderdale, FL 33301

Federal Engineering & Testing, Inc.

Soil Classifications

Correlation of Penetration Resistance with Relative Density and Consistency		
Sands		
Dynamic Cone Penetrometer *Penetrometer Resistance*	Standard Penetration *Hammer Blows*	Relative Density
0 - 10	0 - 4	Very Loose
11 - 25	5 - 10	Loose
26 - 45	11 - 20	Firm
45 - 75	21 - 30	Very Firm
76 -120	31 - 50	Dense
> 120	> 50	Very Dense

Silts & Clay		
Dynamic Cone Penetrometer *Penetrometer Resistance*	Standard Penetration *Hammer Blows*	Relative Density
0 - 6	0 - 2	Very Soft
7 - 15	3 - 5	Soft
16 - 30	6 - 10	Firm
31 - 45	11 - 15	Stiff
46 - 90	16 - 30	Very Stiff
91 - 150	31 - 50	Hard

Rock Hardness Description	
Soft	Rock core crumbles when handled
Medium	Can break core with your hands
Moderately Hard	Thin edges of rock core can be broken with fingers
Hard	Thin edges of rock core cannot be broken with fingers
Very Hard	Rock core rings when struck with a hammer

Sand Quantity Modifiers	
Very Slight Trace	0 - 2 %
Slight Trace	2 - 5 %
Trace	5 - 10 %
Little Trace	10 - 15 %
Some	15 - 30 %
With	> 30 %

Particle Size	
Boulder	> 12 in
Cobble	3 - 12 in
Gravel	4.76 mm - 3 in
Sand	0.074 mm - 4.76 mm
Silt	0.005 mm - 0.074 mm
Clay	< 0.005 mm

Silt - Clay Quantity Modifiers	
Slightly Silty /Clayey	0 - 5 %
Silty / Clayey	5 - 30 %
Very Silty / Clayey	30 - 50 %

Federal Engineering & Testing, Inc.

Drilling & Sampling Procedures

The soil borings were installed in accordance with Standard Penetration Tests procedures as set forth in ASTM D-1586. Representative samples were collected utilizing spilt-barrel techniques in accordance with the procedures set forth in "Penetration Tests and Spilt-Barrel Sampling of Soil in ASTM D-1586. The following field tests, measurements and laboratory analysis were performed/collected during the installation of each soil boring.

Penetration Tests

During the sampling procedures, Standard Penetration Tests were performed at five (5) foot intervals to obtain the standard penetration value (N) of the subsurface soil. The standard penetration value (N) is identified as the number of blows of a 140-pound hammer falling thirty (30) inches, required to advance the spilt-barrel sampler one (1) foot into the subsurface soil. The sampler was lower into the bottom of the previously cleaned drill hole and advanced by blows from the hammer. The number of blows was recorded for each of the three (3) successive increments of six (6) inches penetration. The "N" value is obtained by adding the second and third incremental numbers.

Water Level Measurements

Water Level depths were obtained during the test boring operations. In relatively pervious soils, such as sandy soils, the indicated depths are usually reliable groundwater levels. Seasonal variations, tidal conditions, temperature, land-use and recent rainfall conditions may influence the depths to groundwater levels.

Soil Properties / Classification

All samples collected were classified in accordance with the Unified Soil Classification System criteria to determined soil material properties and compared with published literature of the USDA Soil Conservation Survey.

Ground Surface Elevations

Ground surface elevations have not been provided for the proposed boring locations. Therefore, all references to depth of the various strata and materials encountered were from existing grade at the time of the drilling operations.

Limitations of Liability

Warranty

We warrant that the services performed by Federal Engineering and Testing, Inc. (F.E.T.) are conducted in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranties, expressed or implied, are made. While the services of F.E.T. are an integral and valuable part of the design and construction process, we do not warrant, guarantee, or insure the quality or completeness of services or satisfactory performance provided by other members of the construction process and/or the construction plans and specifications which we have not prepared, nor the ultimate performance of building site materials. As mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. Reports are not intended for 3rd party use.

Subsurface Exploration

Subsurface exploration is normally accomplished by test borings. The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata and groundwater data. The log represents conditions specifically at the location and time the boring was made. The boundaries between different soil strata are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling. The transitions between soil stratum are often gradual. Water level readings are made at the time the boring was performed and can change with time, precipitation, canal levels, local well drawdown, and other factors. Regardless of the thoroughness of a Geotechnical exploration there is always a possibility that conditions may be different from those of the test locations; therefore F.E.T. does not guarantee any subsoil condition surrounding the bore test holes. For a more accurate portrayal of subsurface conditions, the site contractor should perform tests pits. If different conditions are encountered, F.E.T. shall be notified to review the findings and make any recommendations as needed.

Laboratory and Field Tests

Tests are performed in accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test report indicates the measurements and determinations actually made.

Ownership of Tests / Reports

All test results and/or reports prepared by F.E.T. pursuant to this agreement and/or Addendum(s) thereto, shall remain the property of F.E.T. until all monies due and owing to F.E.T. under this Agreement and/or Addendum(s) thereto, are paid in full.

Analysis and Recommendations

The Geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it is not intended to determine the cost of construction or to stand alone as construction specifications.

Analysis and Recommendations cont.

In accepting this report the client understands that all data from the soil boring is intended for foundation analysis only and is not to be used for excavating, backfilling or pricing estimates. In accepting this report the client understands that all data from the soil boring is intended for foundation analysis only and is not to be used for excavating, backfilling or pricing estimates. The site contractor must familiarize themselves with the job site conditions. Soil boring(s) on unmarked vacant property or existing structure(s) to be demolished is considered preliminary with further boring(s) to be performed after proposed building pad is staked out. Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations may exist between borings and may not become evident until construction. If variations are then noted, F.E.T. must be contacted so that field conditions can be examined and recommendations revised if necessary. The Geotechnical report states our understanding as to the location, dimensions, and structural features proposed of the site. Any significant changes in the nature, design, or location of the site improvements must be communicated to F.E.T. so that the Geotechnical analysis, conclusions, and recommendations can be appropriately adjusted.

Construction Observations

Construction observation and testing is an important element of Geotechnical services. The Geotechnical Engineer's Field Representative (Field Rep.) is the "owner's representative" observing the work of the contractor, performing tests, and reporting data from such tests and observations. The Geotechnical Engineer's Field Representative does not direct the contractor's construction means, methods, operations, or personnel. The Field Rep. does not interfere with the relationship between the owner and the contractor, and except as an observer, does not become a substitute owner on site. The Field Rep. is only collecting data for our Engineer to review. The Field Rep. is responsible for his/her safety only, but has no responsibility for the safety of other personnel and/or the general public at the site. If the Field Rep. does not feel that the site is offering a safe environment for him/her, the Field Rep. will stop his/her observation/ testing until he/she deems the site is safe. The Field Rep. is an important member of a team whose responsibility is to observe the test and work being done and report to the client whether that work is being carried out in general conformance with the plans and specifications.

Limitations of Report

Federal Engineering & Testing, Inc. shall have no liability, in contract, tort or otherwise, for any inaccuracy, defect, or omission in interpreting this report and shall not in any event have any liability for lost profits or any other indirect, special, incidental, consequential, exemplary or punitive damages. In the event of future conflict between owners and contractors the following applies: F.E.T.(s) legal and/or company representation and preparation for representation fees will be billed on an hourly rate, i.e. deposition, expert witness, etc. F.E.T. has no obligation to amend its conclusions or recommendations after the date of this report. Any alterations or changes in the location of the project should be brought to our attention at the earliest convenience for review and applicability of this report.

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Partial List of Services

Geotechnical Engineering Services

Soil / Aggregate Tests
Soil Borings
Density Compaction Tests
Grain Size Analysis
Moisture Contents
Soil Classifications
Limerock Bearing Ratios
Florida Bearing Values
Specific Gravity
Carbonate Analysis
Hydraulic Conductivity
Organic Contents
L.A. Abrasion

FDOT Inspections
QC Management
Earthwork Inspections
QC Concrete Inspections
QC Asphalt Inspections

Field Inspection Services
Fill & Quality Control Inspections
Demucking Inspections
Building Inspections
Pile Driving Inspections
Pile Load Tests
Steel Inspection
Threshold Inspection
Bolt Inspection
Weld Inspection
Vibration Monitoring

Geotechnical Engineering
Foundation Engineering
Foundation Design & Recommendation
Subsoil Investigation
Pile Load Calculations
Piling Installation Monitoring

Asphalt Services
Backscatter Density Tests
Extractions & Gradations
Marshall Limits
Bulk Specific Gravity
Cores for Thickness Determination
Asphalt Pavement Monitoring
Asphalt Assessment

Concrete Tests
Concrete Strength Testing
Slump Tests
Windsor Probe Testing
Schmidt Hammer Testing
Core Testing
Air Content
Concrete Unit Weight
Flexual Strength Testing

Environmental Engineering Services

Phase I Site Assessments
Site Inspections
Research of Property Records

Phase II Site Assessments
Phase I Follow up on Contaminated Sites
Installation of Monitoring Wells
Soil Borings
Soil and Ground Water Analysis

Lead Base Paint Surveys
Report and Analysis
Air Monitoring

Roof Testing & Inspection Services

TAS 105 Field Fastener Withdrawal Test
TAS 106 Tile Uplift Test
TAS 124 Bell Chamber / Bonded Pull Test
TAS 126 Moisture Survey
Windload Calculation
Drainage Calculations
Lightweight Concrete placement Inspection
Roof Assessment / Evaluation
Cap Sheet Inspection
Fastener Spacing Inspection
Tile/ Shingle/ Standing Seam Inspection
Base Sheet Installation Inspection
Insurance Mitigation
Retrofit Mitigation/ Certification
Roof Drainage Calculations



CMEC AASHTO R18 Accredited
aci
WOMEN OWNED
MIAMI-DADE COUNTY Approved Laboratory
FDOT

Department of
MANAGEMENT
SERVICES

4050 Esplanade Way
Tallahassee, FL 32399-0950

Ron DeSantis, Governor
Tom Berger, Interim Secretary

March 17, 2026

Development Review Committee
Urban Design and Planning Division
City of Fort Lauderdale

To Whom It May Concern:

Agent of Record Letter

The State of Florida, Department of Management Services, hereby designates the City of Fort Lauderdale as the Agent of Record for the purposes of representing the Department during the zoning, conditional use, special exception, variance appeal or site development application and applicable public hearing for project application and public hearing processes.

The Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary in conjunction with the project. The Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 31st day of March, 2026.

Sincerely,

Joshua Blood
Bureau Chief of Public Safety
Department of Management Services

Date 8/19/2026



2606-Parker Office Building

DRC Calcs for Group B Offices in RO Zoning

Object
1207 East Broward Blvd.

Created with DIALux

DIALux

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Contacts



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Fort Lauderdale, FL 33301

T 954.527.0007
tuthillarc@aol.com

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Luminaire list

Φ_{total}	P_{total}	Luminous efficacy
52912 lm	672.8 W	78.6 lm/W

pcs.	Manufacturer	Article No.	Article name	P	Φ	Luminous efficacy	Index
7	BEGA	24009K3	Wall luminaire	40.0 W	3299 lm	82.5 lm/W	W1
4	LIGMAN	DU-10176-W40	Duomo 1 bollards	41.2 W	743 lm	18.0 lm/W	B1
10	LIGMAN	PIT-80201-O-W40	Pittsfield 3 Surface ceiling luminaires	22.8 W	2684 lm	117.7 lm/W	C1

Dimming values

Control group	CG 1	CG 2
Light scene 1	100	100

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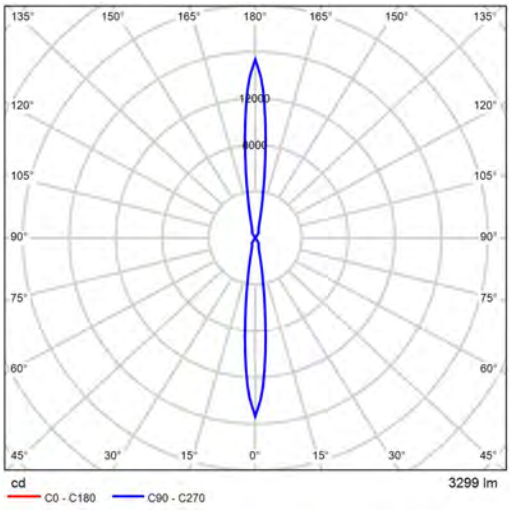
Product data sheet

BEGA - Wall luminaire

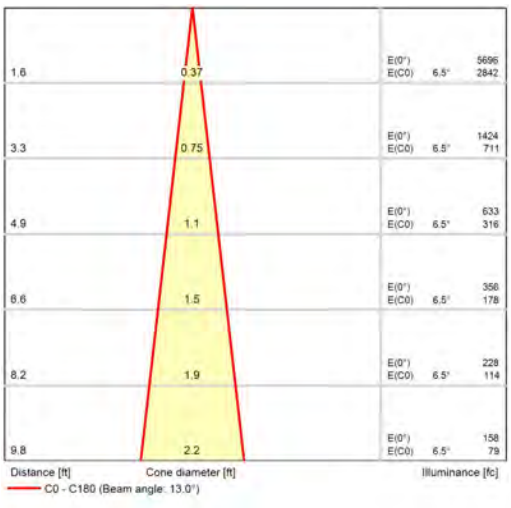


Article No.	24009K3
P	40.0 W
Φ_{Lamp}	–
$\Phi_{Luminaire}$	3299 lm
η	–
Luminous efficacy	82.5 lm/W
CCT	3114 K
CRI	80
Index	W1

BEGA Wall luminaire 24009K3. Light emission on two sides. BEGA Constant Optics® : An efficient optical system that is virtually impervious to wear and tear. LED, 40 W Luminaire connected wattage, Luminaire luminous flux 3300 lm, half beam angle 14°, colour temperature 3000 K. Colour rendering index (CRI) > 80. With replaceable BEGA LED module with overheating protection and an expected service life of at least 50,000 operating hours. 20 years warranty of availability of LED module and wear parts. With BEGA Ultimate Driver® LED power supply unit, DALI controllable, 220-240 V, 0/50-60 Hz. Protection class IP 65. Luminaire made of cast aluminium, aluminium and stainless steel BEGA Unidure® coating technology , colour graphite. Safety glass panels. Reflectors made of pure anodised aluminium. Two cable entries for through-wiring power connecting cable up to 10.5 mm in diameter, max. 5 x 1.5 qmm. Luminaire diameter 150 mm, height 550 mm.



Polar LDC



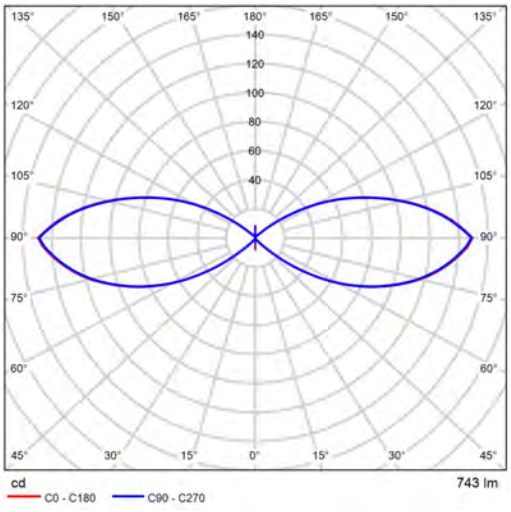
Cone diagram

DIALux

Product data sheet

LIGMAN - Duomo 1 bollards

Article No.	DU-10176-W40
P	41.2 W
Φ_{Lamp}	–
$\Phi_{Luminaire}$	743 lm
η	–
Luminous efficacy	18.0 lm/W
CCT	3000 K
CRI	100
Index	B1



Polar LDC

Glare evaluation according to UGR

ρ Ceiling		70	70	50	50	30	70	70	50	50	30
ρ Walls		50	30	50	30	30	50	30	50	30	30
ρ Floor		20	20	20	20	20	20	20	20	20	20
Room size X	Y	Viewing direction at right angles to lamp axis					Viewing direction parallel to lamp axis				
2H	2H	11.6	12.8	12.5	13.7	14.9	11.6	12.7	12.4	13.7	14.8
	3H	16.6	17.7	17.5	18.6	19.9	16.6	17.7	17.5	18.6	19.8
	4H	19.0	20.0	19.9	21.0	22.2	19.0	20.0	19.8	20.9	22.1
	6H	21.2	22.2	22.1	23.1	24.4	21.2	22.1	22.1	23.1	24.3
	8H	22.2	23.2	23.2	24.1	25.4	22.2	23.1	23.1	24.1	25.3
	12H	23.2	24.1	24.2	25.1	26.3	23.2	24.1	24.1	25.1	26.3
4H	2H	13.4	14.4	14.3	15.3	16.6	13.4	14.4	14.3	15.3	16.6
	3H	18.1	19.0	19.0	20.0	21.2	18.1	19.0	19.0	19.9	21.2
	4H	20.5	21.3	21.4	22.3	23.6	20.4	21.3	21.4	22.3	23.5
	6H	22.8	23.5	23.7	24.5	25.8	22.7	23.5	23.7	24.5	25.8
	8H	23.8	24.6	24.8	25.6	26.9	23.8	24.5	24.8	25.5	26.8
	12H	24.9	25.6	25.9	26.6	27.9	24.9	25.5	25.8	26.5	27.8
8H	4H	21.3	22.0	22.2	23.0	24.3	21.3	22.0	22.2	23.0	24.3
	6H	23.8	24.4	24.7	25.4	26.7	23.7	24.4	24.7	25.4	26.7
	8H	25.0	25.6	26.0	26.6	27.9	25.0	25.5	26.0	26.6	27.9
	12H	26.2	26.7	27.2	27.8	29.1	26.2	26.7	27.2	27.7	29.1
12H	4H	21.5	22.2	22.4	23.2	24.5	21.5	22.1	22.4	23.1	24.4
	6H	24.0	24.6	25.0	25.6	27.0	24.0	24.6	25.0	25.6	26.9
	8H	25.4	25.9	26.4	26.9	28.3	25.4	25.9	26.3	26.9	28.2

Variation of the observer position for the luminaire distances S

S = 1.0H	+0.1 / -0.1	+0.1 / -0.1
S = 1.5H	+0.2 / -0.3	+0.2 / -0.3
S = 2.0H	+0.4 / -0.4	+0.4 / -0.4
Standard table	---	---
Correction summand	---	---

Corrected glare indices referring to 7e+02lm Total luminous flux

UGR diagram (SHR: 0.25)

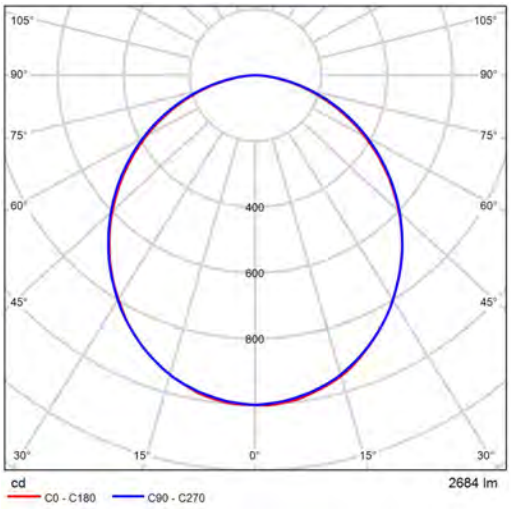
DIALux

Product data sheet

LIGMAN - Pittsfield 3 Surface ceiling luminaires



Article No.	PIT-80201-O-W40
P	22.8 W
Φ_{Lamp}	–
$\Phi_{Luminaire}$	2684 lm
η	–
Luminous efficacy	117.7 lm/W
CCT	4032 K
CRI	80
Index	C1



Polar LDC

- Lamp LED
- CRI Ra > 80
- MacAdam Ellipse 3 SDCM
- Colour Temperature 3000K ,4000K
- Diffuser for light output control O – Opal diffuser UGR <19
  P – Micro-prismatic UGR <13

Modern design square shaped surface, recessed and pendant mounted ceiling luminaires with symmetrical up and down lighting for general or specialized lighting requirements.

Lighting control system.
- Wireless control employing the Bluetooth® 4.0 protocol controlled via Ligman's mobile App or physical control via xPress switch
- Daylight and occupancy sensor options

Extruded aluminium profile with 316 grade stainless steel fasteners.
Opal or Micro-prismatic PMMA diffuser options for glare control.

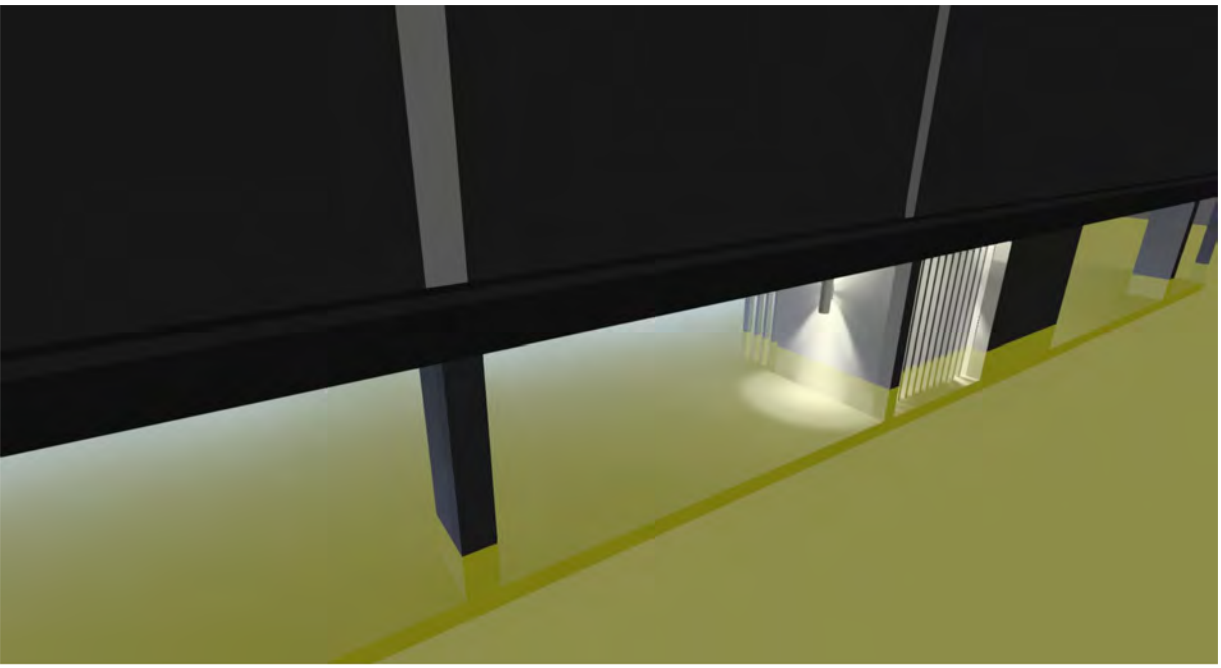
Product data sheet

LIGMAN - Pittsfield 3 Surface ceiling luminaires

Built-in driver. Passive thermal management.

Surface ceiling mountings with the use of steel support and screws. Pendant mounting with the application of adjustable steel suspension (1m) complete with electrical wires in white.

Applications: private residences, offices schools and universities, retail, showrooms, galleries, museums, conference halls, meeting rooms, banks, bars, restaurants, hotel and similar installations



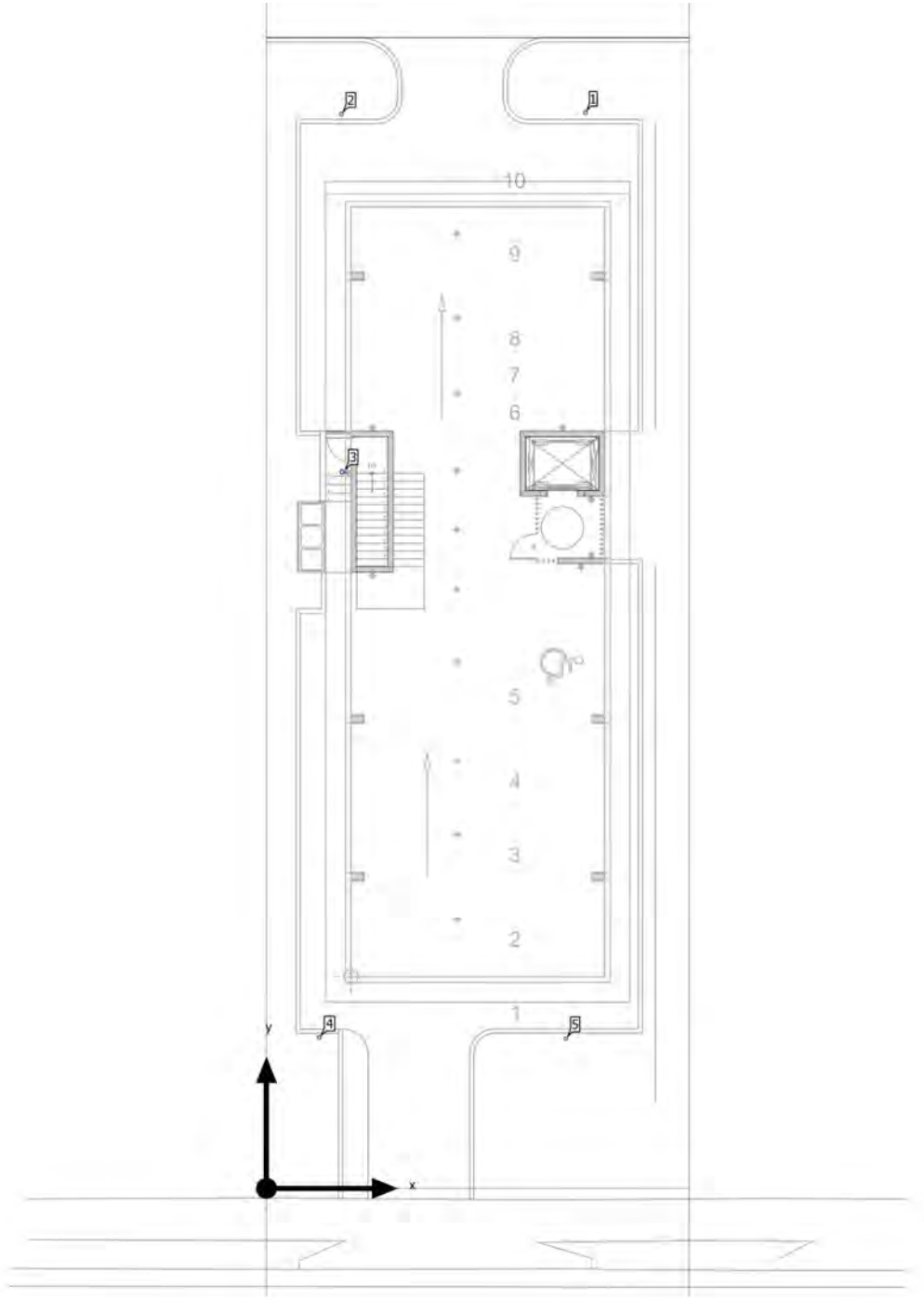
Parker Office Bldg.

Description

Group B - Prof. Offices

Parker Office Bldg.

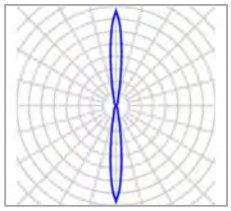
Luminaire layout plan



Parker Office Bldg.

Luminaire layout plan





Manufacturer	BEGA	P	40.0 W
Article No.	24009K3	$\Phi_{Luminaire}$	3299 lm
Article name	Wall luminaire		
Fitting	1x LED 36,2W		
Index	W1		

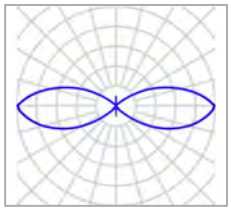
Individual luminaires

X	Y	Mounting height	Luminaire
9.350 ft	84.677 ft	6.000 ft	3

Parker Office Bldg.

Luminaire layout plan





Manufacturer	LIGMAN	P	41.2 W
Article No.	DU-10176-W40	$\Phi_{Luminaire}$	743 lm
Article name	Duomo 1 bollards		
Fitting	1x DU-10176-1-W40 41.2W 742.58lm		
Index	B1		

Individual luminaires

X	Y	Mounting height	Luminaire
37.729 ft	127.124 ft	2.500 ft	1
8.858 ft	126.967 ft	3.937 ft	2
6.234 ft	17.827 ft	2.500 ft	4
35.433 ft	17.707 ft	2.500 ft	5

Parker Office Bldg.

Luminaire list

Φ_{total}	P_{total}	Luminous efficacy
6272 lm	204.8 W	30.6 lm/W

pcs.	Manufacturer	Article No.	Article name	P	Φ	Luminous efficacy	Index
1	BEGA	24009K3	Wall luminaire	40.0 W	3299 lm	82.5 lm/W	W1
4	LIGMAN	DU-10176-W40	Duomo 1 bollards	41.2 W	743 lm	18.0 lm/W	B1

Parker Office Bldg.

Maintenance factors

Maintenance factor method	Inspection interval
IESNA	1.0 Years

Pollution category
Light traffic, dust exposure under 150 microgram/cubic metre



pcs.	1
Manufacturer	BEGA
Article No.	24009K3
Article name	Wall luminaire
Fitting	1x LED 36,2W 40.0 W
Index	W1

Cleaning interval	2.0 Years
Flux distribution	Direct/Indirect
Luminaire type	Closed IP2X
Lamp type	LED
Annual operating hours	8760 h
Replacement interval of the lamps	1.0 Years
Immediately replace defective lamps	No
RMF	1.00
LMF	0.79
LLMF	1.00
LSF	1.00
MF = RMF x LMF x LLMF x LSF	0.79

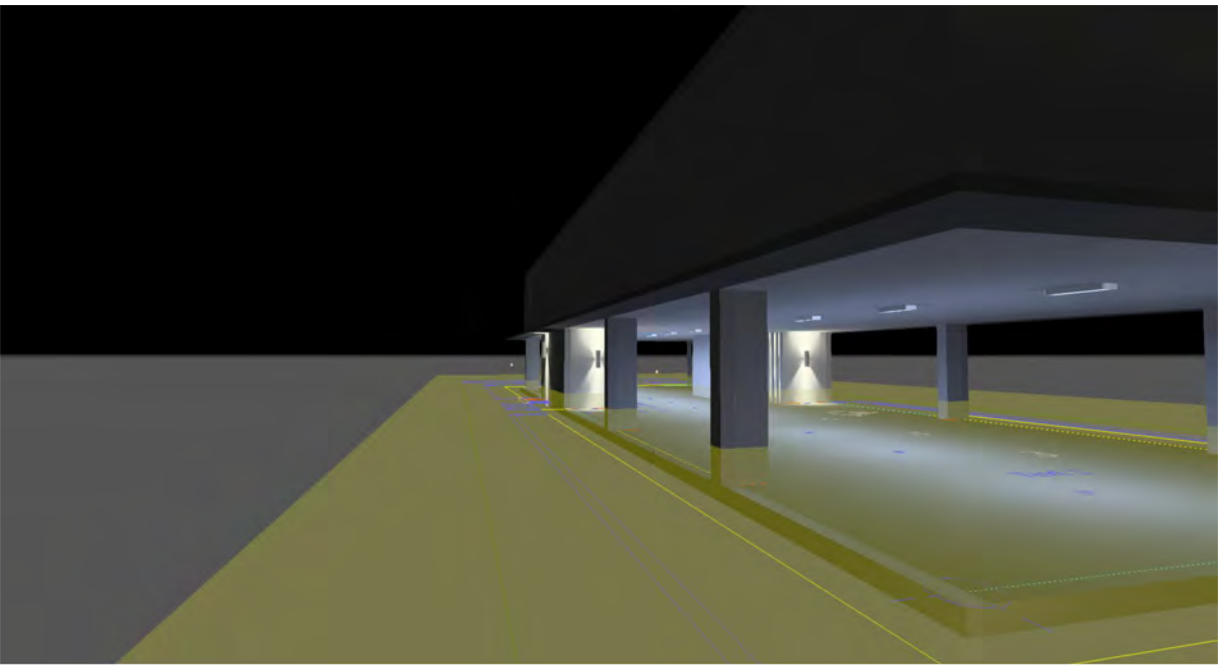
Parker Office Bldg.

Maintenance factors



pcs.	4
Manufacturer	LIGMAN
Article No.	DU-10176-W40
Article name	Duomo 1 bollards
Fitting	1x DU-10176-1-W40 41.2W 742.58lm 41.2 W
Index	B1

Cleaning interval	2.0 Years
Flux distribution	Direct/Indirect
Luminaire type	Closed IP2X
Lamp type	LED
Annual operating hours	8760 h
Replacement interval of the lamps	1.0 Years
Immediately replace defective lamps	No
RMF	1.00
LMF	0.79
LLMF	1.00
LSF	1.00
MF = RMF x LMF x LLMF x LSF	0.79



Building

Description

Ground Floor Parking

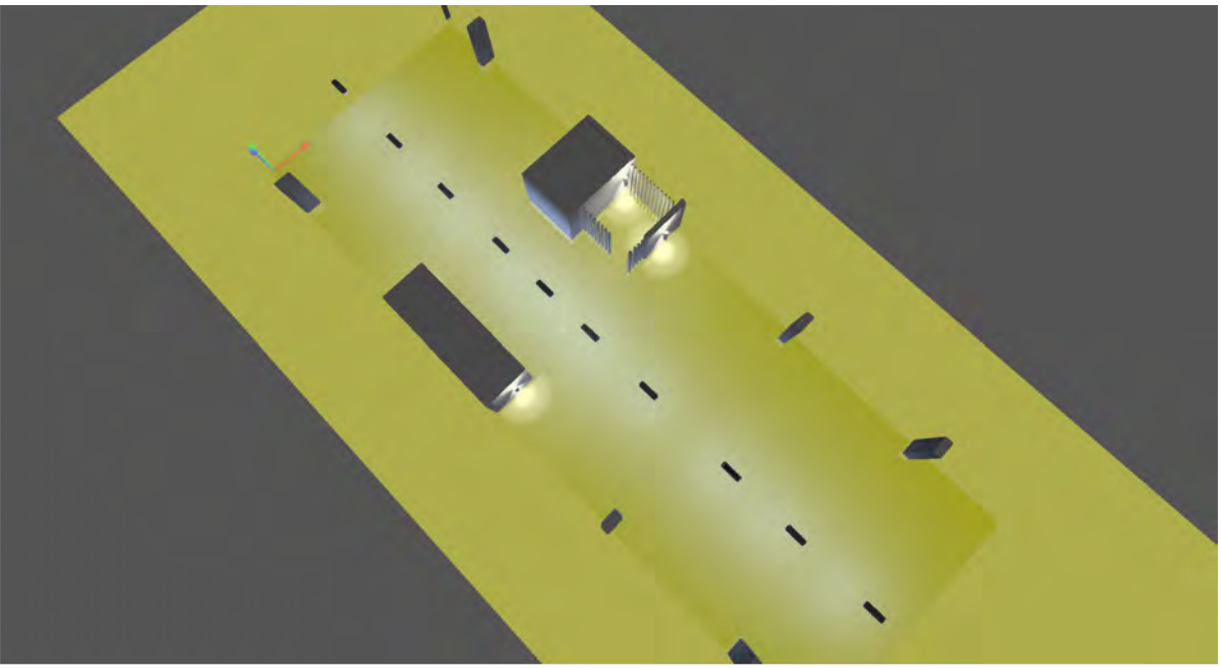
DIALux

Building

Luminaire list

Φ_{total}	P_{total}	Luminous efficacy
46640 lm	468.0 W	99.7 lm/W

pcs.	Manufacturer	Article No.	Article name	P	Φ	Luminous efficacy	Index
6	BEGA	24009K3	Wall luminaire	40.0 W	3299 lm	82.5 lm/W	W1
10	LIGMAN	PIT-80201-O-W40	Pittsfield 3 Surface ceiling luminaires	22.8 W	2684 lm	117.7 lm/W	C1



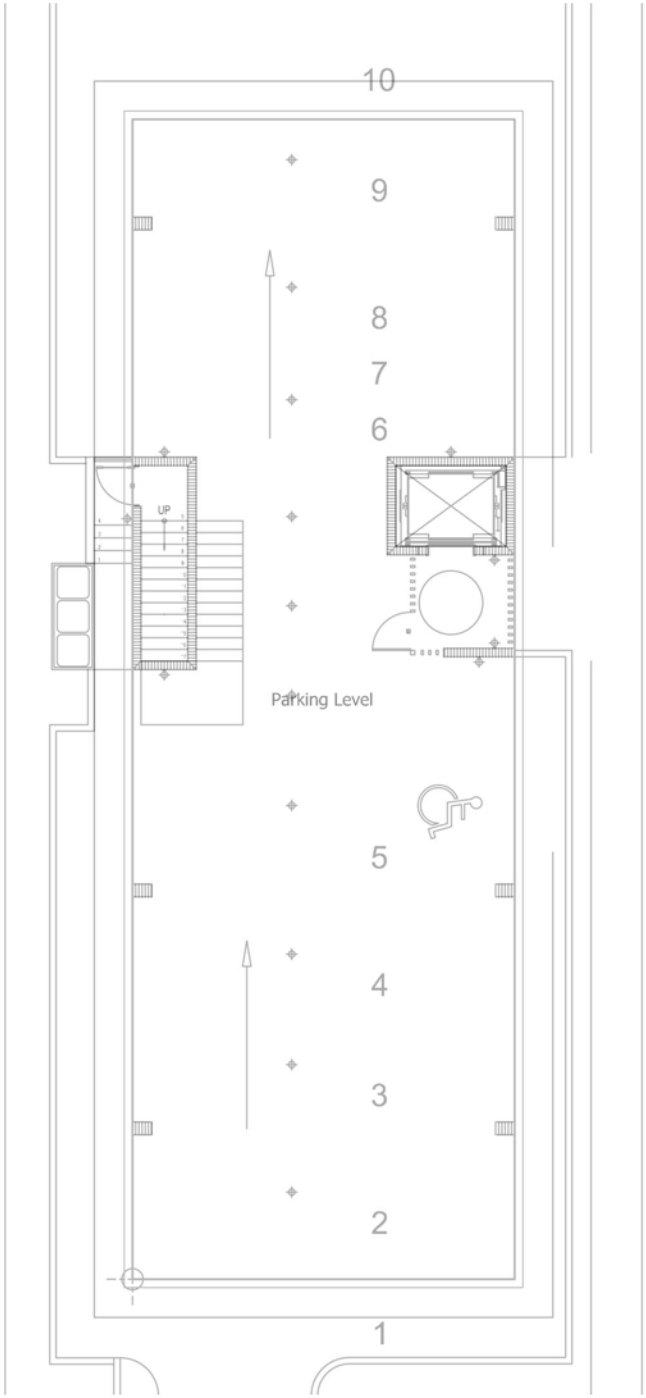
Building · Parking Level

Description

Ground floor with parking stalls, columns, and stair access.

Building · Parking Level (Light scene 1)

Room list



Building · Parking Level (Light scene 1)

Room list

Parking Level

P_{total}	A_{Room}	Lighting power density	$\bar{E}_{perpendicular\ (Working\ plane)}$
468.0 W	2730.06 sq ft	0.17 W/sq ft = 0.13 W/sq ft/10 fc (Space) 0.20 W/sq ft = 0.15 W/sq ft/10 fc (Working plane)	13.0 fc

pcs.	Manufacturer	Article No.	Article name	P	$\Phi_{Luminaire}$
6	BEGA	24009K3	Wall luminaire	40.0 W	3299 lm
10	LIGMAN	PIT-80201-O-W40	Pittsfield 3 Surface ceiling luminaires	22.8 W	2684 lm

Building · Parking Level

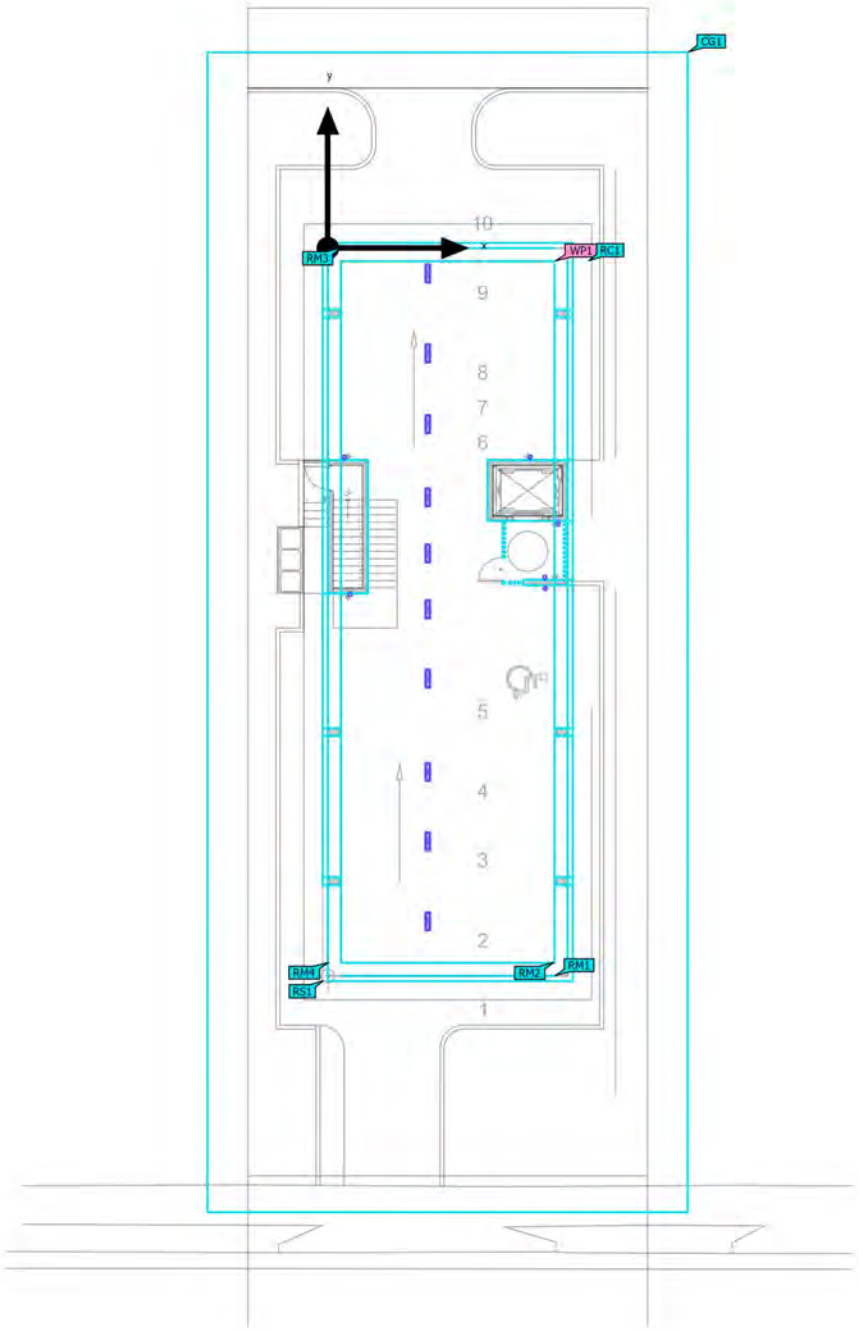
Luminaire list

Φ_{total}	P_{total}	Luminous efficacy
46640 lm	468.0 W	99.7 lm/W

pcs.	Manufacturer	Article No.	Article name	P	Φ	Luminous efficacy	Index
6	BEGA	24009K3	Wall luminaire	40.0 W	3299 lm	82.5 lm/W	W1
10	LIGMAN	PIT-80201-O-W40	Pittsfield 3 Surface ceiling luminaires	22.8 W	2684 lm	117.7 lm/W	C1

Building · Parking Level (Light scene 1)

Calculation objects



Building · Parking Level (Light scene 1)

Calculation objects

Working planes

Properties	Ē (Target)	E_{min}	E_{max}	Ē/E_{min} (Target)	E_{max}/E_{min}	Index
Working plane (Parking Level) Perpendicular illuminance (adaptive) Height: 2.493 ft, Wall zone: 1.640 ft	13.0 fc (≥ 27.9 fc) ✗	0.62 fc	1620 fc	20.9 (≤ -) ✓	2615	WP1

Room main surfaces

Properties	Ē	E_{min}	E_{max}	Ē/E_{min} (Target)	E_{max}/E_{min}	Index
Wall calculation surface 1 Perpendicular illuminance Height: 4.000 ft	3.01 fc	0.60 fc	6.52 fc	4.99 (≤ 10.00) ✓	10.8	RM1
Wall calculation surface 2 Perpendicular illuminance Height: 4.000 ft	3.01 fc	0.00 fc	44.0 fc	- (≤ 10.00)	-	RM2
Wall calculation surface 3 Perpendicular illuminance Height: 4.000 ft	5.87 fc	0.99 fc	24.9 fc	5.94 (≤ 10.00) ✓	25.2	RM3
Wall calculation surface 4 Perpendicular illuminance Height: 4.000 ft	4.01 fc	0.90 fc	20.8 fc	4.44 (≤ 10.00) ✓	23.0	RM4
Ceiling calculation surface 1 Perpendicular illuminance Height: 7.997 ft	6.71 fc	0.47 fc	848 fc	14.2 (≤ 10.00) ✗	1789	RC1

Surface result objects

Properties	∅	min	max	Ē/E_{min}	E_{max}/E_{min}	Index
Surface result object 2 (Floor/ceiling) Perpendicular illuminance (adaptive) Height: 0.000 ft	10.7 fc	0.64 fc	469 fc	16.7	734	RS1

Building · Parking Level (Light scene 1)

Calculation objects

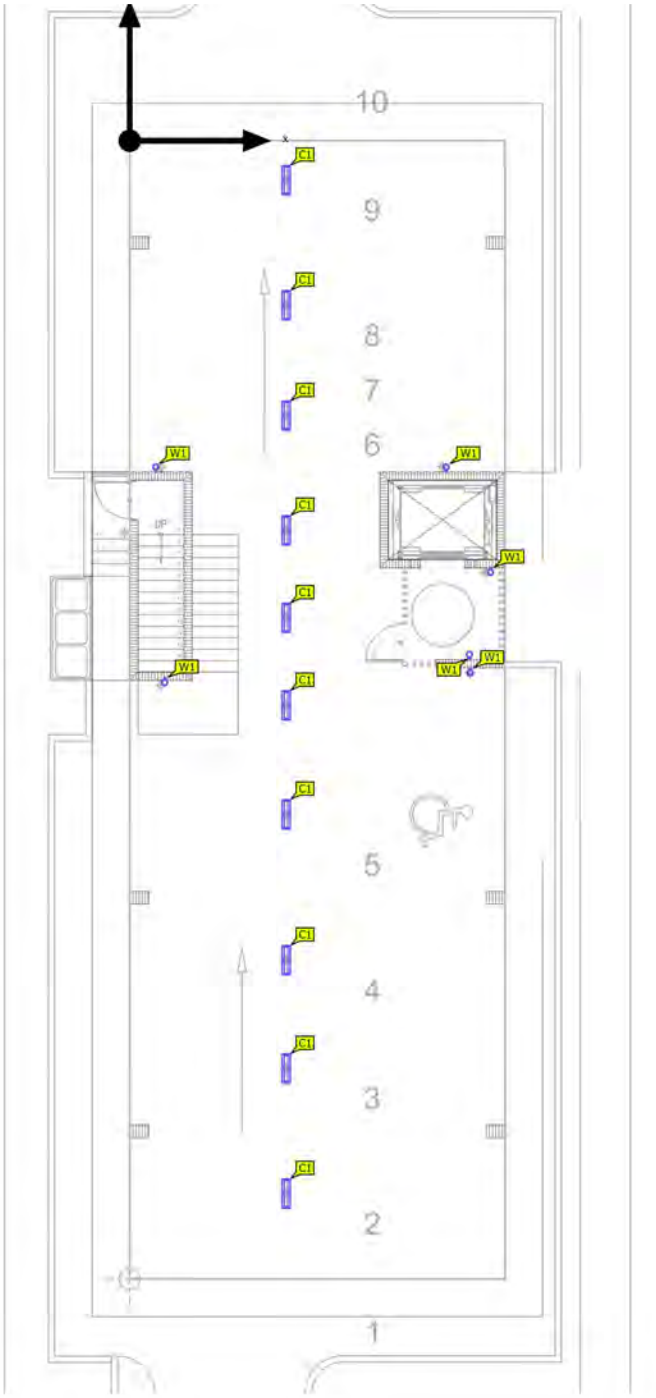
Surface result object 2 (Floor/ceiling) Luminance Height: 0.000 ft	7.30 cd/m²	0.44 cd/m²	321 cd/m²	16.6	730	RS1

Calculation surfaces

Properties	$\bar{E}$	E_{min}	E_{max}	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
Calculation surface Perpendicular illuminance Height: 1.500 ft	4.35 fc	0.016 fc	339 fc	266	20705	CG1

Building · Parking Level

Control group CG 1



Building · Parking Level

Control groups

Control group	CG 1
Light scene 1	100

pcs.	Manufacturer	Article No.	Article name	P	Index
6	BEGA	24009K3	Wall luminaire	40.0 W	W1
10	LIGMAN	PIT-80201-O-W40	Pittsfield 3 Surface ceiling luminaires	22.8 W	C1

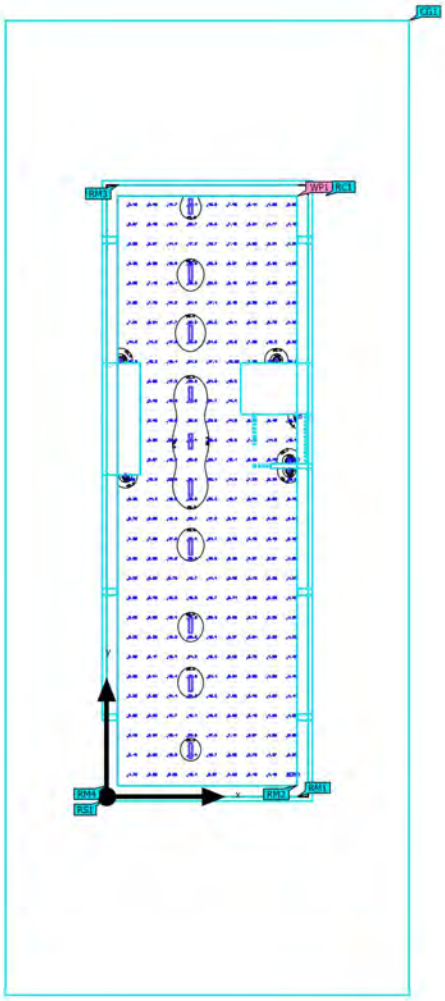


Building · Parking Level · Parking Level

Description

Building · Parking Level · Parking Level (Light scene 1)

Summary



Ground area	2730.06 sq ft	Clearance height	8.000 ft
Reflection factors	Ceiling: 70.0 %, Walls: 50.0 %, Floor: 20.0 %	Mounting height	5.000 ft – 7.997 ft
		Height Working plane	2.493 ft
Maintenance factor	0.80 (fixed)	Wall zone Working plane	1.640 ft

Building · Parking Level · Parking Level (Light scene 1)

Summary

Results

	Symbol	Calculated	Target	Check	Index
Working plane	$\bar{E}_{perpendicular}$	13.0 fc	≥ 27.9 fc	✗	WP1
	$\bar{E}/E_{min}$	20.9	≤ -	✓	WP1
	Lighting power density	0.20 W/sq ft	–		
		0.15 W/sq ft/10 fc	–		
Room main surfaces	$\bar{E}_{Ceiling}$	6.71 fc	–		RC1
	$\bar{E}/E_{min\ Ceiling}$	14.2	≤ 10.00	✗	RC1
	$\bar{E}_{Walls}$	3.01 fc	–		RM1
	$\bar{E}/E_{min\ Walls}$	4.99	≤ 10.00	✓	RM1
Glare valuation(1)	$R_{UG,\ max}$	7	≤ 19	✓	
Energy estimation(2)	Consumption	1287 kWh/a	max. 8900 kWh/a	✓	
Space	Lighting power density	0.17 W/sq ft	–		
		0.13 W/sq ft/10 fc	–		

(1) Based on a rectangular space of 91.000 ft x 30.000 ft and SHR of 0.25.
(2) Calculated using DIN:18599-4.

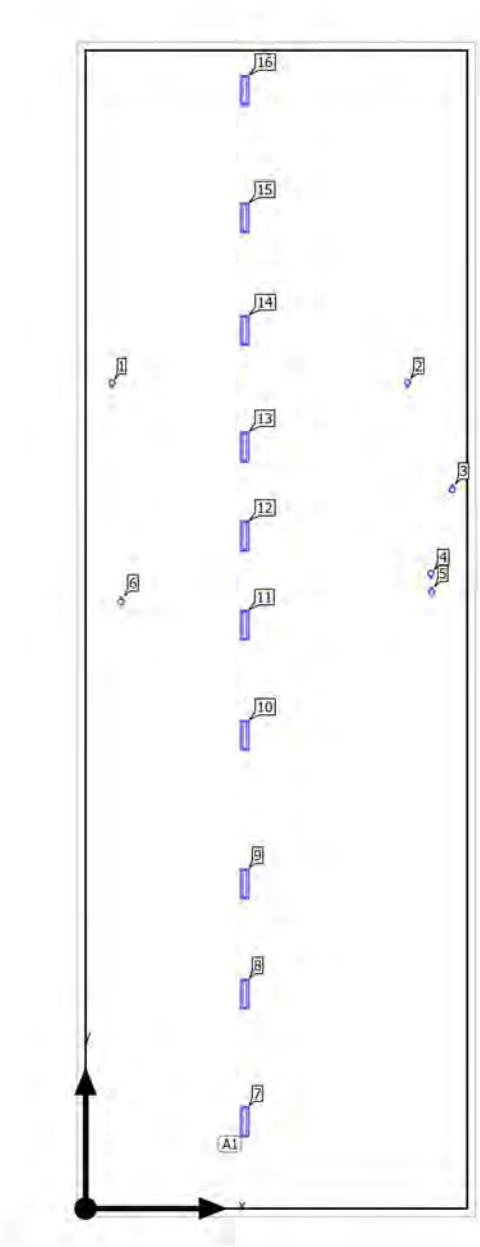
Utilisation profile: DIALux preset (Default (Office))

Luminaire list

pcs.	Manufacturer	Article No.	Article name	R_{UG}	P	Φ	Luminous efficacy	Index
6	BEGA	24009K3	Wall luminaire	7	40.0 W	3299 lm	82.5 lm/W	W1
10	LIGMAN	PIT-80201-O-W40	Pittsfield 3 Surface ceiling luminaires	–	22.8 W	2684 lm	117.7 lm/W	C1

Building · Parking Level · Parking Level

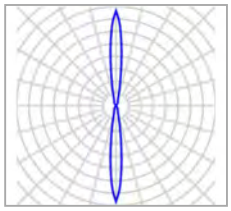
Luminaire layout plan



Building · Parking Level · Parking Level

Luminaire layout plan





Manufacturer	BEGA	P	40.0 W
Article No.	24009K3	$\Phi_{Luminaire}$	3299 lm
Article name	Wall luminaire		
Fitting	1x LED 36,2W		
Index	W1		

Individual luminaires

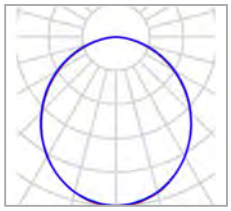
X	Y	Mounting height	Luminaire
2.079 ft	64.500 ft	5.000 ft	1
25.297 ft	64.500 ft	5.000 ft	2
28.826 ft	56.880 ft	5.000 ft	3
27.146 ft	49.500 ft	5.000 ft	4
27.210 ft	48.833 ft	5.000 ft	5
2.795 ft	48.079 ft	5.000 ft	6

Building · Parking Level · Parking Level

Luminaire layout plan







Manufacturer	LIGMAN
Article No.	PIT-80201-O-W40
Article name	Pittsfield 3 Surface ceiling luminaires
Fitting	1x PIT-80201-O-W40
Index	C1

P	22.8 W
$\Phi_{Luminaire}$	2684 lm

10 x LIGMAN Pittsfield 3 Surface ceiling luminaires

Type	Line arrangement
1st luminaire (X/Y/Z)	12.500 ft / 6.833 ft / 7.997 ft
X-direction	10 pcs., Centre - centre, Distances not equal
Arrangement	A1

X	Y	Mounting height	Luminaire
12.500 ft	6.833 ft	7.997 ft	7
12.500 ft	16.833 ft	7.997 ft	8
12.500 ft	25.500 ft	7.997 ft	9
12.500 ft	37.167 ft	7.997 ft	10
12.500 ft	45.833 ft	7.997 ft	11
12.500 ft	52.833 ft	7.997 ft	12
12.500 ft	59.833 ft	7.997 ft	13
12.500 ft	69.000 ft	7.997 ft	14
12.500 ft	77.833 ft	7.997 ft	15
12.500 ft	87.833 ft	7.997 ft	16

Building · Parking Level · Parking Level

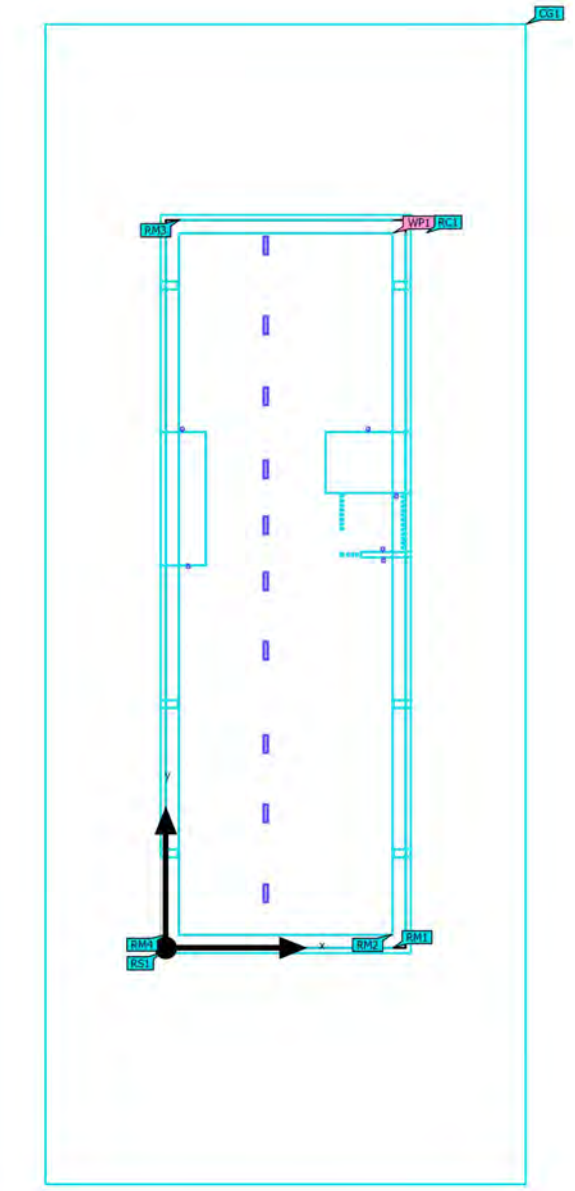
Luminaire list

Φ_{total}	P_{total}	Luminous efficacy
46640 lm	468.0 W	99.7 lm/W

pcs.	Manufacturer	Article No.	Article name	P	Φ	Luminous efficacy	Index
6	BEGA	24009K3	Wall luminaire	40.0 W	3299 lm	82.5 lm/W	W1
10	LIGMAN	PIT-80201-O-W40	Pittsfield 3 Surface ceiling luminaires	22.8 W	2684 lm	117.7 lm/W	C1

Building · Parking Level · Parking Level (Light scene 1)

Calculation objects



Building · Parking Level · Parking Level (Light scene 1)

Calculation objects

Working planes

Properties	Ē (Target)	E_{min}	E_{max}	Ē/E_{min} (Target)	E_{max}/E_{min}	Index
Working plane (Parking Level) Perpendicular illuminance (adaptive) Height: 2.493 ft, Wall zone: 1.640 ft	13.0 fc (≥ 27.9 fc) ✗	0.62 fc	1620 fc	20.9 (≤ -) ✓	2615	WP1

Room main surfaces

Properties	Ē	E_{min}	E_{max}	Ē/E_{min} (Target)	E_{max}/E_{min}	Index
Wall calculation surface 1 Perpendicular illuminance Height: 4.000 ft	3.01 fc	0.60 fc	6.52 fc	4.99 (≤ 10.00) ✓	10.8	RM1
Wall calculation surface 2 Perpendicular illuminance Height: 4.000 ft	3.01 fc	0.00 fc	44.0 fc	- (≤ 10.00)	-	RM2
Wall calculation surface 3 Perpendicular illuminance Height: 4.000 ft	5.87 fc	0.99 fc	24.9 fc	5.94 (≤ 10.00) ✓	25.2	RM3
Wall calculation surface 4 Perpendicular illuminance Height: 4.000 ft	4.01 fc	0.90 fc	20.8 fc	4.44 (≤ 10.00) ✓	23.0	RM4
Ceiling calculation surface 1 Perpendicular illuminance Height: 7.997 ft	6.71 fc	0.47 fc	848 fc	14.2 (≤ 10.00) ✗	1789	RC1

Surface result objects

Properties	∅	min	max	Ē/E_{min}	E_{max}/E_{min}	Index
Surface result object 2 (Floor/ceiling) Perpendicular illuminance (adaptive) Height: 0.000 ft	10.7 fc	0.64 fc	469 fc	16.7	734	RS1

Building · Parking Level · Parking Level (Light scene 1)

Calculation objects

Surface result object 2 (Floor/ceiling) Luminance Height: 0.000 ft	7.30 cd/m²	0.44 cd/m²	321 cd/m²	16.6	730	RS1

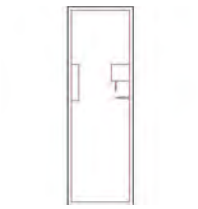
Calculation surfaces

Properties	$\bar{E}$	E_{min}	E_{max}	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
Calculation surface Perpendicular illuminance Height: 1.500 ft	4.35 fc	0.016 fc	339 fc	266	20705	CG1

Utilisation profile: DIALux preset (Default (Office))

Building · Parking Level · Parking Level (Light scene 1)

Working plane (Parking Level)





Properties	Ē (Target)	E_{min}	E_{max}	Ē/E_{min} (Target)	E_{max}/E_{min}	Index
Working plane (Parking Level) Perpendicular illuminance (adaptive) Height: 2.493 ft, Wall zone: 1.640 ft	13.0 fc (≥ 27.9 fc) ✗	0.62 fc	1620 fc	20.9 (≤ -) ✓	2615	WP1

Utilisation profile: DIALux preset (Default (Office))

Building · Parking Level · Parking Level (Light scene 1)

Surface result object 2 (Floor/ceiling)





Properties	Ē	E_{min}	E_{max}	Ē/E_{min}	E_{max}/E_{min}	Index
Surface result object 2 (Floor/ceiling) Perpendicular illuminance (adaptive) Height: 0.000 ft	10.7 fc	0.64 fc	469 fc	16.7	734	RS1

Utilisation profile: DIALux preset (Default (Office))

Building · Parking Level · Parking Level (Light scene 1)

Surface result object 2 (Floor/ceiling)



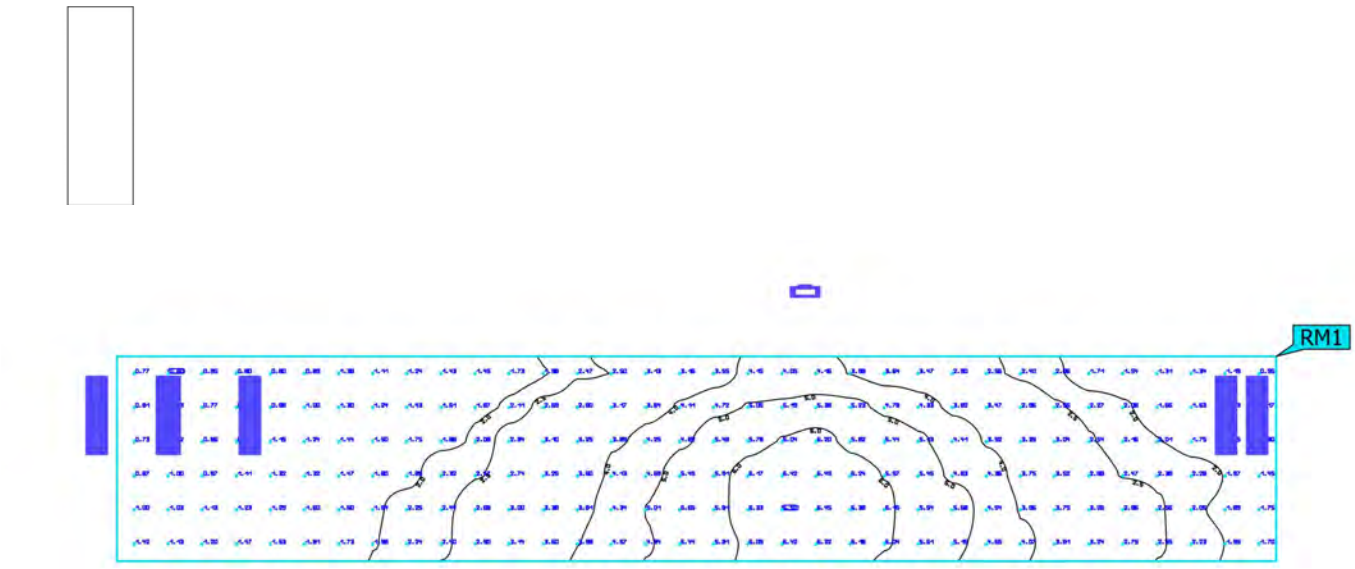


Properties	Ø	min	max	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
Surface result object 2 (Floor/ceiling) Luminance Height: 0.000 ft	7.30 cd/m²	0.44 cd/m²	321 cd/m²	16.6	730	RS1

Utilisation profile: DIALux preset (Default (Office))

Building · Parking Level · Parking Level (Light scene 1)

Wall calculation surface 1

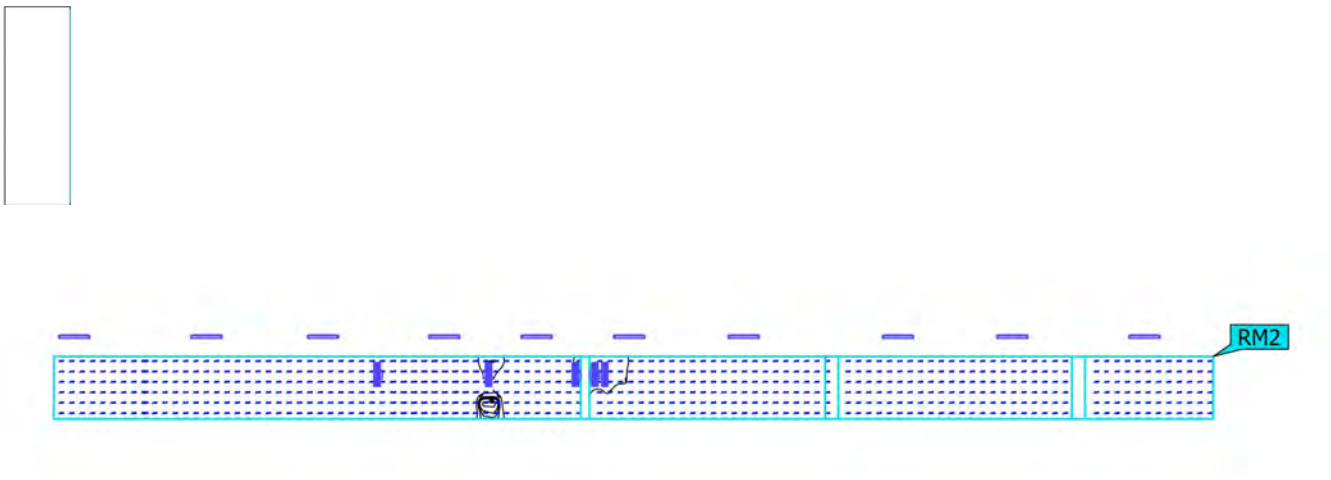


Properties	Ē	E_{min}	E_{max}	Ē/E_{min} (Target)	E_{max}/E_{min}	Index
Wall calculation surface 1 Perpendicular illuminance Height: 4.000 ft	3.01 fc	0.60 fc	6.52 fc	4.99 (≤ 10.00) ✓	10.8	RM1

Utilisation profile: DIALux preset (Default (Office))

Building · Parking Level · Parking Level (Light scene 1)

Wall calculation surface 2

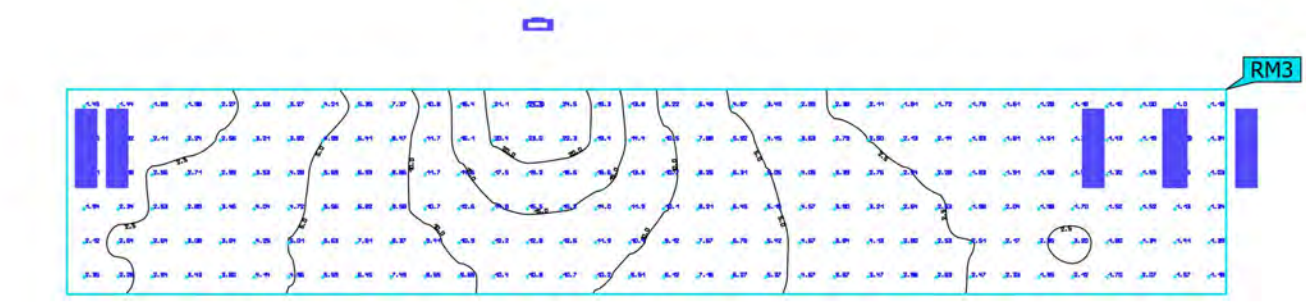


Properties	Ē	E_{min}	E_{max}	Ē/E_{min} (Target)	E_{max}/E_{min}	Index
Wall calculation surface 2 Perpendicular illuminance Height: 4.000 ft	3.01 fc	0.00 fc	44.0 fc	- (≤ 10.00)	-	RM2

Utilisation profile: DIALux preset (Default (Office))

Building · Parking Level · Parking Level (Light scene 1)

Wall calculation surface 3



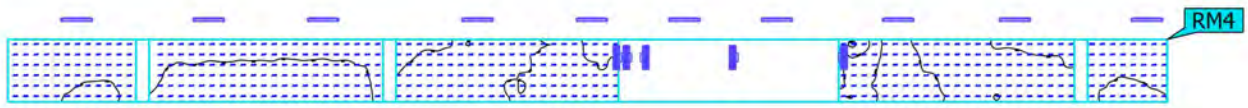
Properties	Ē	E_{min}	E_{max}	Ē/E_{min} (Target)	E_{max}/E_{min}	Index
Wall calculation surface 3 Perpendicular illuminance Height: 4.000 ft	5.87 fc	0.99 fc	24.9 fc	5.94 (≤ 10.00) ✓	25.2	RM3

Utilisation profile: DIALux preset (Default (Office))

Building · Parking Level · Parking Level (Light scene 1)

Wall calculation surface 4





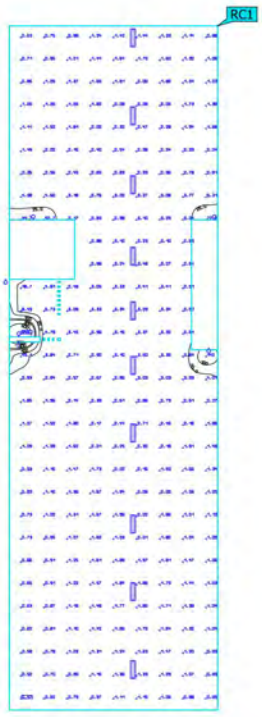
Properties	Ē	E_{min}	E_{max}	Ē/E_{min} (Target)	E_{max}/E_{min}	Index
Wall calculation surface 4 Perpendicular illuminance Height: 4.000 ft	4.01 fc	0.90 fc	20.8 fc	4.44 (≤ 10.00) ✓	23.0	RM4

Utilisation profile: DIALux preset (Default (Office))

Building · Parking Level · Parking Level (Light scene 1)

Ceiling calculation surface 1





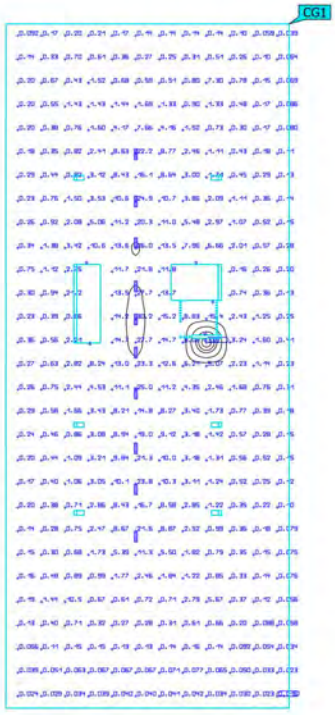
Properties	Ē	E_{min}	E_{max}	Ē/E_{min} (Target)	E_{max}/E_{min}	Index
Ceiling calculation surface 1 Perpendicular illuminance Height: 7.997 ft	6.71 fc	0.47 fc	848 fc	14.2 (≤ 10.00) ✗	1789	RC1

Utilisation profile: DIALux preset (Default (Office))

Building · Parking Level · Parking Level (Light scene 1)

Calculation surface



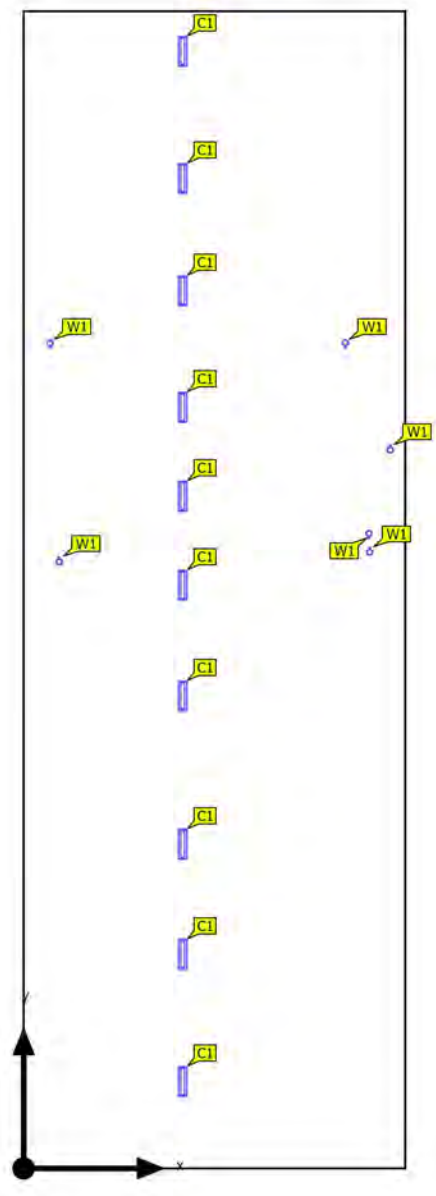


Properties	Ē	E_{min}	E_{max}	Ē/E_{min}	E_{max}/E_{min}	Index
Calculation surface Perpendicular illuminance Height: 1.500 ft	4.35 fc	0.016 fc	339 fc	266	20705	CG1

Utilisation profile: DIALux preset (Default (Office))

Building · Parking Level · Parking Level

Control group CG 1



Building · Parking Level · Parking Level

Control groups

Control group	CG 1
Light scene 1	100

pcs.	Manufacturer	Article No.	Article name	P	Index
6	BEGA	24009K3	Wall luminaire	40.0 W	W1
10	LIGMAN	PIT-80201-O-W40	Pittsfield 3 Surface ceiling luminaires	22.8 W	C1

Glossary

A

A	Formula symbol for a surface in the geometry

B

Background area	The background area borders the direct ambient area according to DIN EN 12464-1 and reaches up to the borders of the room. In larger rooms, the background area is at least 3 m wide. It is located horizontally at floor level.

C

CCT	(Engl. correlated color temperature) Body temperature of a thermal radiator which serves to describe its light color. Unit: Kelvin [K]. The lesser the numerical value the redder; the greater the numerical value the bluer the light color. The color temperature of gas-discharge lamps and semi-conductors are termed "correlated color temperature" in contrast to the color temperature of thermal radiators. Allocation of the light colors to the color temperature ranges acc. to EN 12464-1: Light color - color temperature [K] warm white (ww) < 3,300 K neutral white (nw) ≥ 3,300 – 5,300 K daylight white (dw) > 5,300 K
Clearance height	The designation for the distance between upper edge of the floor and bottom edge of the ceiling (in the completely furnished status of room).
Control group	A group of luminaires that are dimmed and controlled together. For each lighting scene, a control group provides its own dimming value. All luminaires within a control group share this dimming value. The control groups with their luminaires are automatically determined by DIALux on the basis of the created light scenes and their luminaire groups.
CRI	(Engl. color rendering index) Designation for the color rendering index of a luminaire or a lamp acc. to DIN 6169: 1976 or CIE 13.3: 1995. The general color rendering index Ra (or CRI) is a dimensionless figure that describes the quality of a white light source in regards to its similarity with the remission spectra of defined 8 test colors (see DIN 6169 or CIE 1974) to a reference light source.

Glossary

D

Daylight autonomy	Describes what percentage of the daily working time the required illuminance is met by daylight. The nominal illuminance is used from the room profile, unlike described in EN 17037. The calculation is not done in the centre of the room but at the placed sensor measuring point. A room is considered sufficiently supplied with daylight if it achieves at least 50% daylight autonomy.
Daylight factor	Ratio of the illuminance achieved solely by daylight incidence at a point in the inside to the horizontal illuminance in the outer area under an unobstructed sky. Formula symbol: D (Engl. daylight factor) Unit: %
Daylight quotient effective area	A calculation surface within which the daylight quotient is calculated.

E

Energy evaluation	Based on an hourly calculation procedure for daylight in indoor spaces, considering the project geometry and any existing daylight control systems. Orientation and location of the project are also considered. The calculation uses the specified system power of the luminaires to determine the energy demand. A linear relationship between power and luminous flux in the dimmed state is assumed for daylight-controlled luminaires. Times of use and nominal illuminance are determined from the usage profiles of the spaces. Switched-on luminaires that are explicitly excluded from control also consider the specified times-of-use. The daylight control systems use a simplified control logic that closes them at an outdoor horizontal illuminance of 27,500lx. The calendar year 2022 is used as a reference only. It is not a simulation of this year. The reference year is only used to assign the days of the week to the calculated results. The changeover to summer time is not considered. The reference sky type used is the average sky described in CIE 110 without direct sunlight. The method was developed together with the Fraunhofer Institute for Building Physics and is available for review by the Joint Working Group 1 ISO TC 274 as an extension of the previous annual regression-based method.
Environmental zones	The assessment of intrusive light and light immission depends on the environment of the lighting installation. Depending on the standard, 4-6 different zones are defined, ranging from highly protected areas in natural settings to urban areas, commercial zones, and industrial zones.

Glossary

Eta (η)	(light output ratio) The light output ratio describes what percentage of the luminous flux of a free radiating lamp (or LED module) is emitted by the luminaire when installed. Unit: %

G

g_1	Often also U_o (Engl. overall uniformity) Designates the overall uniformity of the illuminance on a surface. It is the quotient from E_{min} to $\bar{E}$ and is required, for instance, in standards for illumination of workstations.
g_2	Actually it designates the "non-uniformity" of the illuminance on a surface. It is the quotient of E_{min} to E_{max} and is generally only relevant for certifying the emergency lighting acc. to EN 1838.

I

Illuminance	Describes the ratio of the luminous flux that strikes a certain surface to the size of this surface ($lm/m^2 = lx$). The illuminance is not tied to an object surface. It can be determined anywhere in space (inside or outside). The illuminance is not a product feature because it is a recipient value. Luxometers are used for measuring. Unit: Lux Abbreviation: lx Formula symbol: E
Illuminance, adaptive	For the determining of the middle adaptive illuminance on a surface, this is rastered "adaptively". In the area of large illuminance differences within the surface, the raster is subdivided finer; within lesser differences, a rougher classification is made.
Illuminance, horizontal	Illuminance that is calculated or measured on a horizontal (level) surface (this can be for example a table top or the floor). The horizontal illuminance is usually identified by the formula letter E_h.
Illuminance, perpendicular	Illuminance that is calculated or measured plumb-vertical to a surface. This needs to be taken into account for tilted surfaces. If the surface is horizontal or vertical, then there is no difference between the perpendicular and the horizontal or vertical illuminance.
Illuminance, vertical	Illuminance that is calculated or measured on a vertical surface (this can be for example the front of some shelves). The vertical illuminance is usually identified by the formula letter E_v.

Glossary

K

k_S	The glare effect of a light source can be described by the glare metric k_S. It relates the solid angle of the glaring light source as seen from the point of immission, the ambient luminance, and the maximum allowable luminance.

L

LENI	(Engl. lighting energy numeric indicator) Lighting energy numeric indicator acc. to EN 15193 Unit: kWh/(m² * a)
LLMF	(Engl. lamp lumen maintenance factor)/acc. to CIE 97: 2005 Lamp flux maintenance factor that takes the luminous flux reduction into account of a luminaire or an LED module in the course of the operating time. The lamp flux maintenance factor is specified as a decimal digit and can have a maximum value of 1 (no luminous flux reduction existing).
LMF	(Engl. luminaire maintenance factor)/acc. to CIE 97: 2005 Luminaire maintenance factor that takes the soiling into account of the luminaire in the course of the operating time. The luminaire maintenance factor is specified as a decimal digit and can have a maximum value of 1 (no soiling existing).
LSF	(Engl. lamp survival factor)/acc. to CIE 97: 2005 Lamp survival factor that takes the total failure into account of a luminaire in the course of the operating time. The lamp survival factor is specified as a decimal digit and can have a maximum value of 1 (no failures existing within the time concerned or prompt replacement after the failure).
Luminance	Dimension for the "brightness impression" that the human eye has of a surface. The surface itself can emit light thereby or light striking it can be reflected (emitter value). It is the only photometric value that the human eye can perceive. Unit: Candela per square metre Abbreviation: cd/m² Formula symbol: L
Luminous efficacy	Ratio of the emitted luminous flux Φ [lm] to the absorbed electrical power P [W] Unit: lm/W. This ratio can be formed for the lamp or LED module (lamp or module light output), the lamp or module with control gear (system light output) and the complete luminaire (luminaire light output).

Glossary

Luminous flux	Dimension for the total light output that is emitted from one light source in all directions. It is thus an "emitter value" that specifies the entire emitting output. The luminous flux of a light source can only be determined in a laboratory. A difference is made between the lamp or LED module luminous flux and the luminaire luminous flux. Unit: Lumen Abbreviation: lm Formula symbol: Φ
Luminous intensity	Describes the intensity of the light in a certain direction (emitter value). The luminous intensity is a matter of the luminous flux Φ that is emitted in a certain spherical angle Ω. The radiation characteristics of a light source are presented graphically in a light distribution curve (LDC). The luminous intensity is an SI base unit. Unit: Candela Abbreviation: cd Formula symbol: I

M

Maintenance factor	See MF
MF	(Engl. maintenance factor)/acc. to CIE 97: 2005 Maintenance factor as decimal number between 0 and 1 that describes the ratio of the new value of a photometric planning parameter (e.g. of the illuminance) to a maintenance value after a certain time. The maintenance factor takes into account the soiling of luminaires and rooms as well as the luminous flux reduction and the failure of light sources. The maintenance factor is taken into account either overall or determined in detail acc. to CIE 97: 2005 by the formula RMF x LMF x LLMF x LSF.

O

Obtrusive light/Light immission	To protect the nocturnal environment and minimize problems for humans, flora, and fauna, it is necessary to limit obtrusive light (also known as light pollution), which can cause serious physiological and ecological issues for individuals and the environment. Light immission refers to the disturbing influence of emitted light from artificial light sources.

Glossary

Operating times	The assessment of obtrusive light and light immission depends on the operating times of the lighting installation. Depending on the standard, 1-3 different operating times are specified. In the absence of specific details, an operating time between 06:00 and 22:00 can be assumed.

P

P	(Engl. power) Electric power consumption Unit: watt Abbreviation: W

R

$R_{(UG)}$ max	Measure of the psychological glare in indoor spaces. In addition to the luminance of luminaires, the level of the $R_{(UG)}$ value also depends on the observer position, the viewing direction and the ambient luminance. The calculation is made according to the table method, see CIE 117. Among other things, EN 12464-1:2021 specifies maximum permissible $R_{(UG)}$- values $R_{(UGL)}$ for various indoor workplaces.
R_{DLO}	The ratio of the luminous flux emitted below the horizontal plane to the total lamp luminous flux of a luminaire or lighting installation in its operational position.
R_G	The glare directly caused by luminaires of an outdoor lighting installation is determined using the CIE Glare Rating (RG) method. To calculate this, the equivalent veiling luminance of the surroundings is needed. There are four options for determining this: • An exact calculation according to CIE 112, based on the scene area. • A simplified method according to EN 12464-2, based on the scene area. • Using a custom calculation area to determine the equivalent veiling luminance. • Specifying a fixed value for easy comparability.
R_{UF}	upward flux ratio The ratio of the luminous flux emitted directly or reflected above the horizontal plane to the luminous flux that cannot be avoided under ideal conditions to achieve the illuminance level on a deliberately illuminated area.
R_{UL}	upward light ratio The ratio of the luminous flux emitted above the horizontal plane to the luminous flux of a luminaire or lighting installation in its operational position. The luminaire efficiency is considered in this calculation.

Glossary

R_{ULO}	upward light output ratio The ratio of the luminous flux emitted above the horizontal plane to the total lamp luminous flux of a luminaire or lighting installation in its operational position.
Reflection factor	The reflection factor of a surface describes how much of the striking light is reflected back. The reflection factor is defined by the color of the surface.
RMF	(Engl. room maintenance factor)/acc. to CIE 97: 2005 Room maintenance factor that takes the soiling into account of the space encompassing surfaces in the course of the operating time. The room maintenance factor is specified as a decimal digit and can have a maximum value of 1 (no soiling existing).
RUG (max)	(unified glare rating) Measure for the psychological glare effect in interiors. In addition to luminaire luminance, the RUG value also depends on the position of the observer, the viewing direction and the ambient luminance. Among other things, EN 12464-1 specifies maximum permissible RUG values for various indoor workplaces.
RUG observer	Calculation point in the room, for the DIALux the RUG value is determined. The location and height of the calculation point should correspond to the typical observer position (position and eye level of the user).

S

Surrounding area	The ambient area directly borders the area of the visual task and should be planned with a width of at least 0.5 m according to DIN EN 12464-1. It is at the same height as the area of the visual task.

V

Visual task area	The area that is needed for carrying out the visual task in accordance with DIN EN 12464 -1. The height corresponds with the height at which the visual task is executed.

W

Wall zone	Circumferential area between working plane and walls which is not taken into account for the calculation.
Working plane	Virtual measuring or calculation surface at the height of the visual task that generally follows the room geometry. The working plane may also feature a wall zone.

Electronic Articles of Organization
For
Florida Limited Liability Company

L26000344230
FILED 8:00 AM
June 24, 2026
Sec. Of State
jnardley

Article I

The name of the Limited Liability Company is:

1207 EB, LLC

Article II

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

810 NE 20TH AVE
FORT LAUDERDALE, FL. US 33304

The mailing address of the Limited Liability Company is:

810 NE 20TH AVE
FORT LAUDERDALE, FL. US 33304

Article III

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

WESLEY W PARKER
810 NE 20TH AVE
FORT LAUDERDALE, FL. 33304

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: WESLEY W. PARKER

Article IV

L26000344230
FILED 8:00 AM
June 24, 2026
Sec. Of State
jnardley

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

Title: MGR
200 HARVARD CORPORATION
810 NE 20TH AVE
FORT LAUDERDALE, FL. 33304

Signature of member or an authorized representative

Electronic Signature: WESLEY W. PARKER

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.

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

September 14, 2026

City of Fort Lauderdale
Development Services Department | Development Review Committee
700 NW 19th Avenue
Fort Lauderdale, FL 33311
954.828.6520

Subject: Appointment of Owner's Agent for Real Property
Project Name: 1207 E Broward Blvd – Office Building
Property Address: 1207 E Broward Boulevard, Fort Lauderdale, FL
Broward County Tax Folio Number: 504202080020

To Whom It May Concern:
I, [Wesley W. Parker], acting as the authorized representative/managing member of 1207 EB LLC, the fee simple title owner of the real property described above, do hereby certify, attest, and affirm that I have authorized the following individual(s) to act as agent(s) on my behalf:

- Authorized Agent Name: Damon Ricks
- Agent Company: Scheffer Mote & Ricks
- Agent Mailing Address: 888 E Las Olas
- Agent Phone Number: 954.803.9675
- Agent Email Address: damon@scheffereng.com

The aforementioned agent is hereby fully authorized to represent 1207 EB LLC in all matters concerning the development, zoning, permitting, code compliance, and licensing of the subject property. This authority includes, but is not limited to, signing applications, executing documents, attending public hearings, and taking any necessary actions required by the City of Fort Lauderdale or Broward County to accomplish the designated projects.

In authorizing this agent to represent the company, I attest that all associated applications are made in good faith and that any information provided is accurate and complete.

By signing below, the owner specifically agrees to allow access to the described property at reasonable times by authorized County and City personnel for information verification purposes.

Sincerely,

, RA/VP

Property Owner Signature
Print Name: Wesley W Parker
Title: Registered Agent
Company: 1207 EB LLC
Mailing Address: 810 NE 20th Avenue, Fort Lauderdale, FL 33304
Phone Number: 954.768.0274

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 14th day of September, 2026, by Wesley W. Parker, as Registered Agent for 1207 EB LLC, who is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
My Commission Expires: _____
(Seal)

MILISSA RUBINO
Notary Public
State of Florida
Comm# HH656100
Expires 5/11/2029

Instr# 121076583 , Page 1 of 2, Recorded 09/02/2026 at 02:28 PM
Broward County Commission
Deed Doc Stamps: $0.70

PREPARED BY AND RETURN TO:
JOSEPH M. BALOCCO, JR., ESQ.
BALOCCO & ABRIL, PLLC
4332 E Tradewinds Avenue
Lauderdale-by-the-Sea, FL 33308

THE TRANSFER EVIDENCED HEREIN REPRESENTS A TRANSFER, FOR NO CONSIDERATION, OF THE HEREINAFTER DESCRIBED PROPERTY, WHICH IS UNENCUMBERED, FROM THE FIRST PARTY TO A SECOND PARTY WHICH IS WHOLLY OWNED BY THE FIRST PARTY, AND AS A RESULT OF THE DECISION OF THE SUPREME COURT OF THE STATE OF FLORIDA IN THE CASE OF CRESCENT MIAMI CENTER, LLC V. DEPT. OF REVENUE 903 SO.2D 913 (FLA. 2005) AND FLORIDA STATUTE SEC. 201.02(1), MINIMUM DOCUMENTARY STAMP TAXES IN THE SUM OF $0.70 ARE BEING PAID IN CONJUNCTION WITH THE RECORDING HEREOF.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 24th day of August, 2026, by 200 HARVARD CORP., a Delaware corporation. whose post office address is: 810 NE 20th Avenue, Fort Lauderdale, FL 33304, First Party, to 1207 EB, LLC, a Florida limited liability company, whose post office address is: 810 NE 20th Avenue, Fort Lauderdale, FL 33304, Second Party:

WITNESSETH: That the said First Party, for and in consideration of the sum of $10.00, in hand paid by the said Second Party, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party, forever, all of the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in Broward County, Florida, to-wit:

Lot 2, Block "C", of SUBDIVISIONS IN THE SOUTH HALF (S 1/2) OF FRANK STRANAHAN'S SUBDIVISION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWO (2), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY-TWO (42) EAST, according to Plat thereof, as recorded in Plat Book 2, Page 63, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

Parcel Identification Number: 5042 02 08 0020

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

THIS QUIT CLAIM DEED was prepared without the benefit of title examination, based solely on information supplied by the Parties and as a result no title-related liability is assumed.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the date and year first above written.

Signed, sealed and delivered
in the presence of:

Signature 1st Witness

Printed Name: M. Rubino
Address 810 NE 20th Ave.
Fort Lauderdale, FL 33304

Signature 2nd Witness
Printed Name: Joseph Middelberg Jr.
Address 7332 E. Treasure Isle Ave.
Lauderdale By-The Sea FL 33308

200 HARVARD CORP., a Delaware corporation

By: Raymond C. Parker
Print Name: Raymond C. Parker
Title: President

STATE OF FLORIDA
COUNTY OF BROWARD SS.:

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 24th day of August, 2026, by Raymond C. Parker, as President of 200 HARVARD CORP., a Delaware corporation, on behalf of the corporation, who ✓ is personally known, or who ___ has produced _____ for identification.

(SEAL)
Notary Public
Name typed, printed or stamped: M. Rubino

My Commission Expires:

MELISSA RUBINO
Notary Public
State of Florida
Comm# HH656100
Expires 5/11/2029



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	1207 E BROWARD BOULEVARD, FORT LAUDERDALE FL 33301
Property Owner	1207 EB LLC
Mailing Address	810 NE 20 AVE FORT LAUDERDALE FL 33304

ID #	5042 02 08 0020
Millage	0312
Use	10-01

Abbr Legal Description	DAMES & YOUNG RESUB BLK C STRANAHANS SUB 2-63 D 2-50-42 LOT 2 BLK C

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$675,000		$675,000	$299,410	
2025	$202,500	$920,250	$1,122,750	$1,067,990	$22,358.69
2024	$202,500	$799,750	$1,002,250	$970,900	$20,119.12

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$675,000	$675,000	$675,000	$675,000
Portability	0	0	0	0
Assessed/SOH	$299,410	$675,000	$299,410	$299,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$299,410	$675,000	$299,410	$299,410

Sales History

Date	Type	Price	Book/Page or CIN
8/24/2026	QCD-T	$100	121076583
1/28/2026	WD-D	$1,100,000	120679481
8/16/2021	QCD-T	$100	117534866
6/28/2021	WD-Q	$850,000	117424910
10/29/2014	QCD-T	$100	112646129

Land Calculations

Price	Factor	Type
$100.00	6,750	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
03						F2		
L								
1						6750		