# 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** | Merrimac Acquisitions, LLC | **Authorized Agent** | Michael Ferrera/KEITH |
| **Address** | 17th NE 4th Street | **Address** | 301 E. Atlantic Blvd. |
| **City, State, Zip** | Fort Lauderdale, FL, 33301 | **City, State, Zip** | Pompano Beach, FL 33060 |
| **Phone** | 786-239-0799 | **Phone** | 954-751-1905 |
| **Email** | jene@merrimacventures.com | **Email** | mferrera@keoithteam.com |
| **Proof of Ownership** | Provide Warranty Deed or Tax Record | **Authorization Letter** | Provide Agent Authorization Letter |

## C PARCEL INFORMATION

| | |
|---|---|
| **Address/General Location** | 125 N. Birch RD |
| **Folio Number(s)** | 504212BD0100 |
| **Legal Description** *(Brief)* | SPRINGBROOK GARDENS CONDO PER CDO BK/PG: 7511/868 |
| **City Commission District** | District 2 |
| **Civic Association** | Central Beach Alliance |

## D LAND USE INFORMATION

| | |
|---|---|
| **Existing Use** | Multifamily |
| **Land Use** | Central Beach Regional Activity Center |
| **Zoning** | IOA - Intracoastal Overlook Area |
| **Proposed** *Applications requesting land use amendments and rezonings.* | |
| **Proposed Land Use** | |
| **Proposed Zoning** | |

## E PROJECT INFORMATION

*Provide project information.*

| | |
|---|---|
| **Project Name** | 125 N Birch Road |
| **Project Description** *(Describe in detail)* | 38-unit residential development |
| **Estimated Project Cost** | **$** *(Estimated total project cost including land costs for all new development applications only)* |

## F PROJECT DETAILS

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

| | | | | | |
|---|---|---|---|---|---|
| **Waterway Use** | No | | | **Traffic Study Required** | No |
| **Flex Units** | N/A | **Redevelopment Units** | | **Parking Reduction** | No |
| **Flex Acreage** | | | | **Public Participation** | Yes |
| Single Family | | | | Commercial | |
| Townhouses | | | | Restaurant | |
| Multifamily | 38 Units | | | Office | |
| Cluster/Zero Lot Line | | | | Industrial | |
| Other | | | | Other | |
| **Total** *(dwelling units)* | | | | **Total** *(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)* | N/A | 0.66 acres |
| **Lot Density** *(Units/acres)* | 70DU/Acre | 57.57 DU/acre |
| **Lot Width** | N/A | 148 feet |
| **Building Height** *(Feet)* | 144 Feet | 144 feet |
| **Structure Length** | 200 Feet | 127.9 |
| **Floor Area Ratio** *(F.A.R)* | N/A | 6.37 |
| **Lot Coverage** | N/A | 48.3% |
| **Open Space** | 150 Sq. Ft. per DU, no less than 10,000 | 16.4% |
| **Landscape Area** | min 25% of required open space at grade, plus VUA | |
| **Parking Spaces** | 84 | 82 |
| **SETBACKS** *(Indicate direction N,S,E,W)* | **Required Per ULDR** | **Proposed** |
| Front [South] | 20 feet | 20 feet |
| Side [West] | 20 feet | 20 feet |
| Corner / Side [East] | 20 feet | 20 feet |
| Rear [North] | 20 feet | 20 feet |

*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 [South] | 12 Feet | 12 feet | No |
| Sides / Secondary Street [East] | 12 Feet | 12 feet | No |
| **Building Height** | 144 Feet | 144 feet | Yes |
| **Streetwall Length** | 200 Feet | 127.9 | No |
| **Podium Height** | 65 Feet | 65 Feet | No |
| **Tower Separation** | 30 Feet | 30 feet | No |
| **Tower Floorplate** *(square feet)* | 16,000 SF above 65 feet | | No |
| **Residential Unit Size** *(minimum)* | | | No |

## H AMENDED PROJECT INFORMATION

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

| | Original Approval | Proposed Amendment | Brief Reason for Amendment |
|---|---|---|---|
| **Residential Uses** *(dwelling units)* | | | |
| **Non-Residential Uses** *(square feet)* | | | |
| **Identify Each Standard Below** | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| **Does this amendment require a revision to the traffic statement or traffic study completed for the project?** | | | |
| **Does this amendment require a revised water sewer capacity letter?** | | | |

## I EXTENSION, DEFERRAL, APPEAL INFORMATION

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

| EXTENSION REQUEST | |
|---|---|
| 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: 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.

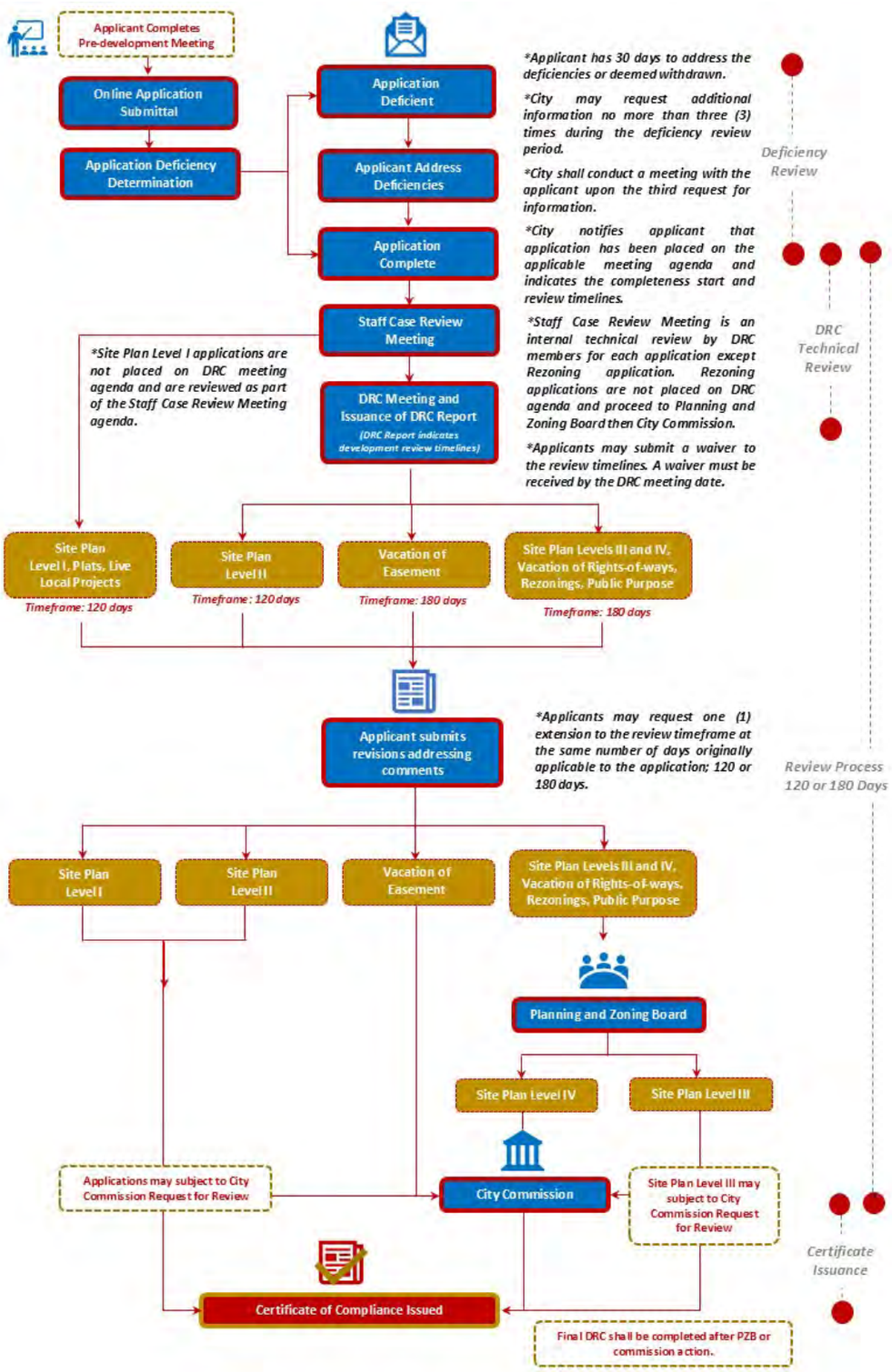
☑ **Public Mail Notices *(rezoning)*** stamped envelopes for each property owner within three hundred (300) feet of the subject site for City to send the mail notices. Applicants shall provide a signed and notarized affidavit stating compliance with mail notice requirements.

☑ **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<br>planning@fortlauderdale.gov | DSD Customer Service at 954-828-6520<br>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

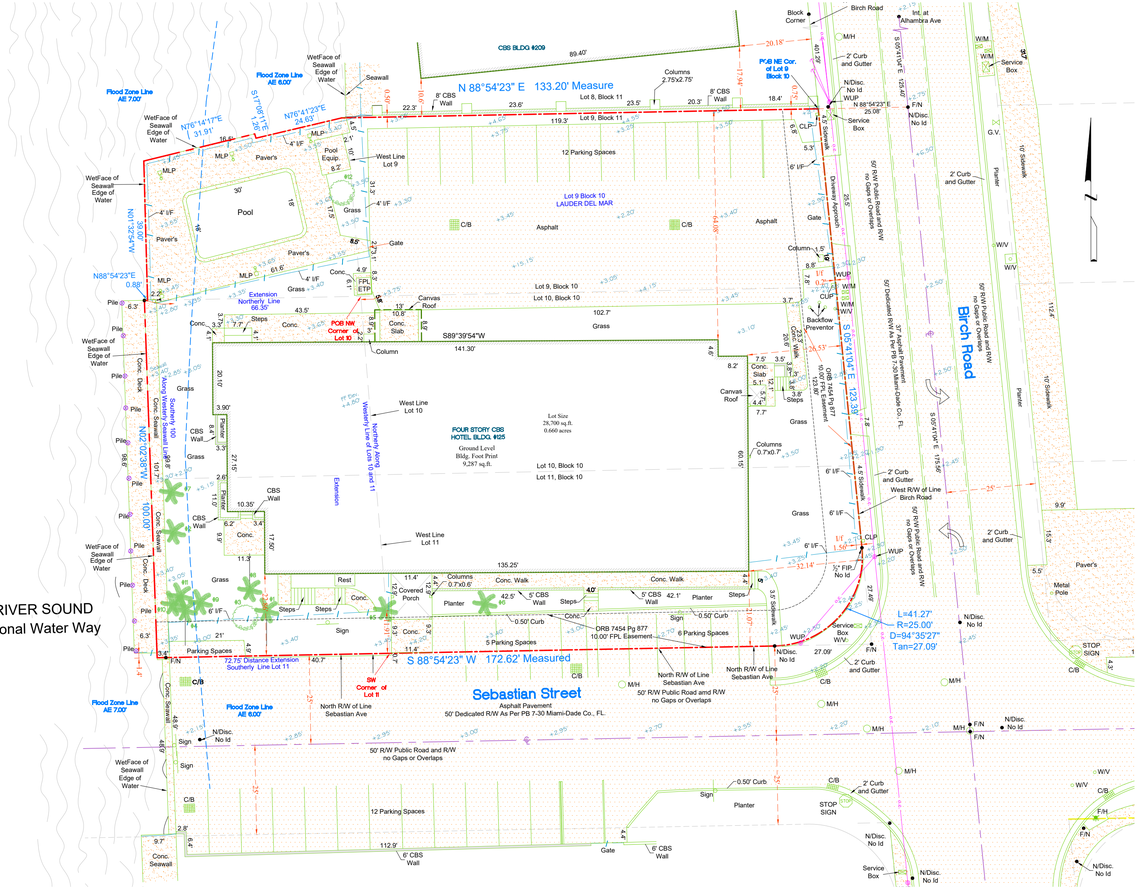
*Applicant or agent must initial each item and sign below.*

| INITIAL | ITEM |
|---|---|
| | 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. |
| | 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. |
| | 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. |
| | 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. |
| | 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.<br><br>***Fraud Alert Information***<br>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.<br><br>— The City **does not** send unsolicited requests for payment or sensitive personal information.<br>— The Development Services Department **does not** accept payments over the phone.<br>— The City will **never** threaten enforcement action or demand payment by gift card, wire transfer, or digital currency.<br>— The City will **never** request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone. |

| APPLICANT/AGENT SIGNATURE | |
|---|---|
| | |
| PRINT | |
| DATE | |

# "ALTA / NSPS Land Title Survey

## Graphic Scale 1" = 20'


CBS BLDG #209
N 88°54'23" E 133.20' Measure
Lot 8, Block 11
Lot 9, Block 11
Lot 9 Block 10 LAUDER DEL MAR
Lot 9, Block 10
Lot 10, Block 10
Lot 10, Block 10
Lot 11, Block 10
FOUR STORY CBS HOTEL, BLDG #25
Ground Level Bldg. Foot Print 9,287 sq.ft.
Lot Size 28,700 sq.ft. 0.660 acres
12 Parking Spaces
5 Parking Spaces
6 Parking Spaces
Pool
Asphalt
Grass
Concrete
Sebastian Street
Asphalt Pavement
50' Dedicated R/W As Per PB 7-30 Miami-Dade Co., FL.
50' R/W Public Road and R/W no Gaps or Overlaps
Birch Road
Alhambra Circle
Seville Avenue
Alhambra Avenue
Sebastian Avenue
Castillo Avenue
Atlantic Boulevard
Birch Road
NEW RIVER SOUND
Navigtional Water Way
North R/W of Line Sebastian Ave
West R/W of Line Birch Road
Flood Zone Line AE 7.00'
Flood Zone Line AE 6.00'
PC & NE Cor. of Lot 9 Block 10
POB NW Corner of Lot 9
SW Corner of Lot 9
S 88°54'23" W 172.62' Measured
S 01°08'11" E 1.26'
N 76°14'17" E 31.91'
N 76°41'23" E 24.63'
N 01°32'54" W 100.00'
S 89°39'54" W 141.30'
S 06°41'04" E 123.39'
L=41.27'
R=25.00'
D=94°35'27"
Tan=27.09'
Extension Northerly Line 66.30'
Extension Southerly 100.00' Along Westerly Line of Lot 11
Westerly Line of Lot 10 and 11
Northerly Along Westerly Line of Lot 11
22.75' Distance Extension Southerly Line Lot 11
ORB 7454 Pg 877 10.00' FPL Easement
ORB 7454 Pg 877 10.00' FPL Easement
Covered Porch
Canvas Roof
Columns 0.7'x0.7'
Columns 2.75'x2.75'
Conc. Walk
Conc. Slab
Backflow Preventor
Service Box
Meter
Planter
Sidewalk
Curb and Gutter
Driveway Approach
Paver's
Metal Pole
STOP SIGN
Sign
Gate
Steps
Fence
Wall
Pile
Pile Cap
Tree
Palm
Shrub
Hedge
Bush
Manhole
Catch Basin
Water Meter
Gas Meter
Fire Hydrant
Light Pole
Utility Pole
Guy Wire
Monitor Well
Irrigation Control Valve
Irrigation Sprinkler
Irrigation Valve
Irrigation Quick Coupler
Irrigation Backflow Preventer
Irrigation Well
Irrigation Pump
Irrigation Meter
Irrigation Manifold
Irrigation Flow Sensor
Irrigation Rain Sensor
Irrigation Timer
Irrigation Controller
Irrigation Zone Valve
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**ADJACENT LAND USE:**
ZONING: INTERCOASTAL OVERLOOK AREA DISTRICT
FLU: CENTRAL BEACH REGIONAL ACTIVITY CENTER

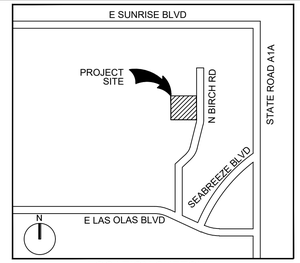
PROPOSED 13-STORY BUILDING
(13,582 SF)
F.F.E = 7.40' NAVD

ADJACENT LAND USE: INTRACOASTAL

Birch Road

Sebastian Street

GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH
(NOT TO SCALE)

## SITE DATA TABLE

PROJECT ADDRESS:125 N BIRCH RD, FORT LAUDERDALE, FL 33304

FOLIO No. 5042-12-BD-0010

PROJECT INFORMATION:

| | |
|---|---|
| LAND USE DESIGNATION: | CENTRAL BEACH REGIONAL ACTIVITY CENTER |
| ZONING DESIGNATION: | INTRACOASTAL OVERLOOK AREA DISTRICT |
| CURRENT USE: | MULTIFAMILY |

| | SQ. FT. | ACREAGE |
|---|---|---|
| GROSS SITE AREA (PER SURVEY) | 28,700 | 0.66 |
| GROSS BUILDING AREA (SF) | 182,876 | |

NOTES:
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA

SERVICE PROVIDERS:

| | |
|---|---|
| POTABLE WATER | CITY OF FORT LAUDERDALE |
| SANITARY SEWER | CITY OF FORT LAUDERDALE |

CENTRAL BEACH REGIONAL ACTIVITY CENTER DISTRICT REQUIREMENTS:

| | REQUIRED | PROVIDED |
|---|---|---|
| BUILDING HEIGHT: | 120-FT * | 144-FT |
| LOT COVERAGE: | 60% MAX. | 48.3% |
| OPEN SPACE | 40% MIN. | 16.4% |
| FAR: | N/A | 6.37 |
| DENSITY | 70 UNITS/AC | 57.57 DU/AC |
| BUILDING LENGTH (STREET WALL) | 200 FT | 127.9 Ft |
| DISTANCE BETWEEN BUILDINGS ON SAME DEVELOPMENT SITE (MIN.) | 20 FT OR 20% TALLEST BUILDING | N/A |
| BUILDING PODIUM HEIGHT(MAX.) | 65 FT | 55.50 Ft |
| TOWER SETBACK (MIN.) | 12 FT | 12.0 |
| TOWER SEPERATION | 30 FT | 30.0 |
| FLOOR PLATE SIZE | | |
| UNDER 65 FT | N/A | N/A |
| ABOVE 65 FT | 16,000 SF | |

NOTES: * *PER SECTION 47-12.5.F A BEACH DEVELOPMENT PERMIT MAY BE ISSUED FOR A DEVELOPMENT WITH A HEIGHT THAT EXCEEDS THE MAXIMUM STRUCTURE HEIGHT AS PROVIDED IN SECTION 47-12.4.1 BY UP TO TWENTY (20) PERCENT BUT NOT EXCEEDING A HEIGHT OF ONE HUNDRED DOURTY-FOUR (144) FEET.

| SETBACK REQUIREMENTS: | REQUIRED (MIN) | PROVIDED |
|---|---|---|
| FRONT YARD | 20-FT | 20-FT |
| INTERIOR SIDE YARD (NORTH) | 20-FT | 20-FT |
| INTERIOR SIDE YARD (SOUTH) | 20-FT | 20-FT |
| REAR YARD | 20-FT | 20-FT |

SITE AREA CALCULATIONS:

| | SQ. FT. | % | ACREAGE |
|---|---|---|---|
| GROSS SITE AREA (PER SURVEY) | 28,700 | 100% | 0.66 |

PROVIDED

| | SQ. FT. | % | ACREAGE |
|---|---|---|---|
| IMPERVIOUS AREA | | | |
| BUILDING FOOTPRINT (INCL. OVERHANG) | 13,582 | 47.3% | 0.31 |
| VEHICULAR USE AREA/PAVEMENT | 2,351 | 8.2% | 0.05 |
| SIDEWALKS/CONCRETE | 8,059 | 28.1% | 0.19 |
| PERVIOUS AREA | 4,708 | 16.4% | 0.11 |
| TOTAL | 28,700 | 100% | 0.66 |

PARKING CALCULATIONS:

| | REQUIRED | PROVIDED |
|---|---|---|
| USE | | |
| 2 BEDROOMS - 2 SPACES PER DWELLING UNIT (7 UNITS) | 14 | |
| 3 BEDROOMS - 2.1 SPACES PER DWELLING UNITS (8 UNITS) | 17 | |
| 4 BEDROOMS-2.2 SPACES PER DWELLING UNIT (23 UNITS) | 51 | |
| TOTAL PARKING | 82 | 82 |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Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457


REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

| | |
|---|---|
| ISSUE DATE: | 10/09/26 |
| DESIGNED BY: | DM |
| DRAWN BY: | DE, DM |
| CHECKED BY: | MP |
| BID-CONTRACT: | |


MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)


CLIENT
**MERRIMAC VENTURES, L.C.**

PROJECT
**125 N BIRCH - RESIDENTIAL**

SHEET TITLE
**SITE PLAN**

SHEET NUMBER **SP-101**

PROJECT NUMBER **16291.00**

STATUS: PRELIMINARY

Plotted by: jchapa On 10/9/2026 12:24 PM

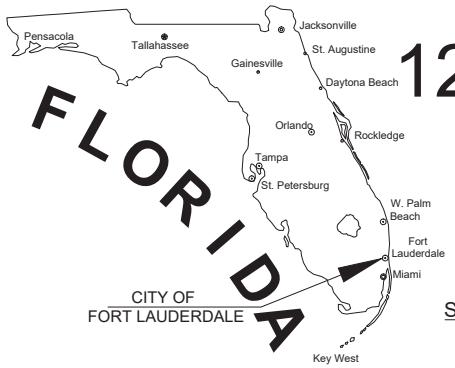
Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Cadd\16291.00-SP-1XX.dwg

# PRELIMINARY PLANS

FOR

# 125 N BIRCH - RESIDENTIAL

## 125 N BIRCH RD
## FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, 33304




SITE LOCATION




LOCATION MAP
SECTION 01, TOWNSHIP 50 S, RANGE 42 E

| INDEX OF SHEETS | |
|---|---|
| SHEET IDENTIFICATON | SHEET TITLE |
| CIVIL | |
| GI-000 | COVER SHEET |
| GI-001 | LEGEND AND ABBREVIATIONS |
| GI-002 | GENERAL CONSTRUCTION NOTES |
| GI-003 | CONSTRUCTION SPECIFICATIONS |
| CD-101 | DEMOLITON PLAN |
| CG-101 | EROSION CONTROL PLAN |
| CG-501 | EROSION CONTROL DETAILS |
| SP-101 | SITE PLAN |
| CP-101 | PAVING, GRADING, AND DRAINAGE PLAN |
| CP-501-502 | PAVING, GRADING, AND DRAINAGE DETAILS |
| CU-101 | WATER AND SEWER PLAN |
| CU-501-504 | WATER AND SEWER DETAILS |
| CM-101 | PAVEMENT MARKING AND SIGNAGE PLAN |
| CM-501 | PAVEMENT MARKING AND SIGNAGE DETAILS |
| LANDSCAPE ARCHITECTURE | |
| LD-001 | TREE DISPOSITION LIST |
| LD-101 | TREE DISPOSITION PLAN |
| LP-001 | PLANTING NOTES |
| LP-002 | PLANTING SCHEDULE |
| LP-101 | PLANTING PLAN |
| LP-501-502 | PLANTING DETAILS |
| ARCHITECTURAL | |
| A-0.01 | BUILDING INFORMATION |
| A-1.01 | GROUND FLOOR |
| A-1.02 | 2ND FLOOR PLAN |
| A-1.03 | 3RD FLOOR PLAN |
| A-1.04 | 4TH FLOOR PLAN |
| A-1.05 | 5TH FLOOR PLAN |
| A-1.06 | 6TH FLOOR PLAN |
| A-1.07 | 7TH FLOOR PLAN |
| A-1.08 | 8TH FLOOR PLAN |
| A-1.09 | 9TH FLOOR PLAN |
| A-1.10 | 10TH FLOOR PLAN |
| A-1.11 | 11TH FLOOR PLAN |
| A-1.12 | 12TH FLOOR PLAN |
| A-1.13 | 13TH FLOOR PLAN |
| A-1.14 | ROOD DECK FLOOR PLAN |
| A-1.15 | UPPER ROOD PLAN |
| A-2.01 | EAST ELEVATION |
| A-2.02 | NORTH ELEVATION |
| A-2.03 | WEST ELEVATION |
| A-2.04 | SOUTH ELEVATION |
| A-2.05 | FINISH MATERIALS |
| A-3.01 | CROSS SECTION |
| A-3.02 | LONGITUDINAL SECTION |
| A-4.01 | SOUTH EAST CORNER VIEW |
| A-4.02 | WEST ELEVATION VIEW |
| A-4.03 | SOUTH ELEVATION VIEW |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TRAFTECH ENGINEERING
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TAMARAC, FL 33321


LAND DESCRIPTION:

SEE SURVEY

RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

| DATUM | DIFFERENCE | ELEV. |
|---|---|---|
| NGVD 1929 | +1.59 FEET | 1.59' |
| NAVD 1988 | | 0.00' |

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NAVD 1988 DATUM

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 6 FEET, AS SHOWN ON F.I.R.M. NUM. 12011C0576J, BEARING A MAP EFFECTIVE DATE OF JULY 31, 2024.

THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

Sunshine811

PREPARED FOR:
MERRIMAC ACQUISITIONS LLC
17 NE 4TH STREET
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PROJECT No. 16291.00 DATE: 10/09/2026

This item has been digitally signed and sealed by MICHAEL PINZON on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)


Plotted by: mpinzon On: 10/9/2026 10:09 AM
Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Cad\16291.00GI-000.dwg

## GENERAL SYMBOLS

| SYMBOL | DESCRIPTION |
|---|---|
| A / CP-301 | PROPOSED SECTION MARKER INDICATING THE SECTION LETTER AND THE SHEET ON WHICH THE SECTION VIEW APPEARS. |
| 22 / C-05 | DETAIL REFERENCE CALL OUT INDICATING THE DETAIL NUMBER AND THE SHEET ON WHICH THE DETAIL VIEW APPEARS. |
| 1 | REVISION TRIANGLE NUMBER |
| | MISC BREAK LINES |
| PIC# | PHOTO LOCATION AND CORRESPONDING PICTURE NUMBER. |
| N: 623025.4322<br>E: 850262.1786 | COORDINATE VALUES SHOWN ON PROPOSED IMPROVEMENTS ARE RELATIVE TO THE COORDINATE VALUES INDICATED ON THE RIGHT-OF-WAY, PROPERTY CORNERS OR REFERENCE MONUMENT |

## GEN SITE & PMS

| SYMBOL | DESCRIPTION |
|---|---|
| | PAVEMENT MARKING ARROWS |
| | STOP BAR |
| | ADA PARKING |
| | CONCRETE CAR STOP |
| | BICYCLE |
| | BICYCLE RACK |
| | AUTOMOBILE |
| | POST MOUNTED SIGNS 1,2, DOUBLE POST & 4 WAY |
| 33 | PARKING SPACE NUMBER |
| ℄ ℄ ℘ ℄ ℳ | BASELINE, CENTER, PROPERTY, FLOW & MONUMENT LINE |
| | BUILDING ACCESS (ADA) / (NON-ADA) |
| | |

## PAVING & GRADING

| SYMBOL | DESCRIPTION |
|---|---|
| 0.04% 0.04% | FLOW DIRECTIONAL ARROW |
| 6" | ELEVATION CHANGE |
| 5.00 4.50 | MAJOR / MINOR CONTOUR ELEVATION |
| 13.56 | GRADE ELEVATION |
| 13.56 / 22.00 | TOP OF CURB / PAVEMENT ELEVATION |
| MEG | MATCH EXISTING GRADE |
| | SLOPE BANK |
| A-1 24' | DRIVEWAY TURNOUT IDENTIFICATION (FDOT INDEX 522-003) W/ DRIVE WIDTH |
| CR-? | SIDEWALK CURB RAMP (PER FDOT INDEX 522-002) |
| | SEAWALL |

## UTILITY PIPES

| SYMBOL | DESCRIPTION |
|---|---|
| | PIPE FITTINGS: TEE, 90, 45, 22.5, 11.2, CAP, |
| | CAP W/FVO, REDUCER, VERTICAL, PLUG |
| | VALVES: GATE, BUTTERFLY, DOUBLE BTRFLY, BFP, DDCV, VACUUM BREAKER |
| MBO ABO ARV | MAN/AUTO BLOW/OFF, ARV, PIV, FLUSH VLV, CORP STOP |
| SPM HYD FDC WW | SAMPLE PNT, HYDRANT, FDC, WATER WELL |
| | TAPPING SADDLE |
| | EXFILTRATION TRENCH |
| W | PIPE CASING |
| Ⓥ | VENT PIPE BOX |
| C.X 22 | UTILITY CROSSING |

## HATCH PATTERNS

| SYM | DESCRIPTION | SYM | DESCRIPTION |
|---|---|---|---|
| | CONCRETE AREA | | BRICK PAVERS |
| | JOGGING PATH | | SOIL TRACKING PREVENTION DEVICE |
| | PAVEMENT AREA | | SAND (DETAIL / ELEVATION) |
| | BUILDING HATCH | | EARTH (DETAIL / ELEVATION) |
| | MILLING AND RESURFACING | | GRAVEL (DETAIL / ELEVATION) |
| | DETECTABLE WARNING PER FLORIDA CODE | | GRASS AREA |
| | DEMOLITION AREA | | ADA STRIPING |

## UTILITY STRUCTURES

| SYMBOL | DESCRIPTION |
|---|---|
| | FDOT C,D,E,F,G & FABRIC CATCH BASIN |
| | NON-FDOT ROUND CB'S & MANHOLES, MDC STRUCTURE |
| | FDOT CURB INLETS TYPE1-TYPE10 |
| | TRENCH DRAIN |
| | PIPE CULVERT - MITERED END SECTION |
| | STRAIGHT ENDWALL |
| PS# | PUMP STATION LOCATION AND NUMBER |
| | GREASE TRAP SINGLE AND DOUBLE |
| | SEPTIC TANK |
| | SEPTIC DRAIN FIELD |
| | DRAINAGE WELL, DRAIN C.B., CONTROL STRUCTURE |
| MW | MONITORING WELL |
| WELL | WATER WELL |
| M | METER BOX WATER AND IRRIGATION |
| YD SQ DR | YARD DRAIN / 9" DECK DRAIN ROUND & SQUARE |
| CO CO | CLEAN OUT 6", 4" & BOX |
| 22 | STORM STRUCTURE TABLE REFERENCE NUMBER |
| 22 | SEWER STRUCTURE TABLE REFERENCE NUMBER |

XX CONST. 4' Ø MH
RIM EL. = 10.00
N INV. EL. = 4.00 - XX" DIP
E INV. EL. = 4.00 - XX" DIP
S INV. EL. = 4.00 - XX" DIP
W INV. EL. = 4.00 - XX" DIP

SEWER STRUCTURE CALLOUT (SHOWN AS A CIRCLE CIRCUMSCRIBING THE STRUCTURE NUMBER.)

XX CONST. 4' Ø CB
RIM EL. = 10.50
(N) INV. EL. = 4.50 - XX" HDPE
(E) INV. EL. = 4.50 - XX" HDPE
(S) INV. EL. = 4.50 - XX" HDPE
(W) INV. EL. = 4.50 - XX" HDPE

STORM STRUCTURE CALLOUT (SHOWN AS A HEXAGON CIRCUMSCRIBING THE STRUCTURE NUMBER.)

INDICATES STRUCTURE NUMBER, STATION & OFFSET, STRUCTURE SIZE & TYPE, RIM/GRATE ELEVATION, PIPE INVERT ELEVATIONS & DIRECTION, PIPE SIZE & MATERIAL AS WELL AS ANY SPECIAL NOTES.

## LINE TYPES

| PROPOSED UTILITIES | |
|---|---|
| W | WATER LINE |
| SAN | SANITARY SEWER |
| FM | FORCE MAIN |
| LFM | LOW PRESSURE FM |
| | STORM DRAIN |
| PSD | PRESSURE STORM |
| IRR | IRRIGATION |
| RAW | RAW WATER |
| RCW | RECLAIMED WATER |
| G | GAS LINE |

| PAVEMENT MARKING | |
|---|---|
| | STRIPE SKIP 2-4 |
| | STRIPE SKIP 3-9 |
| | STRIPE SKIP 6-10 |
| | STRIPE SKIP 10-30 |
| | STRIPE SKIP 10-10-20 |
| | STRIPE SKIP 2-2-2 |

| TOPO | |
|---|---|
| | BREAKLINE |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | TOP OF BANK |
| | TOE OF SLOPE |
| | EDGE OF WATER |
| CLS | CENTERLINE OF SWALE |

| GENERAL SITE | |
|---|---|
| | DEMOLITION |
| | TURBIDITY BARRIER |
| | PARKING STRIPING (SINGLE) |
| | FIRE TRUCK PATH |
| | SIGHT TRIANGLE |
| | BUILDING FOOTPRINT |
| | VEHICLE OVERHANG |
| O | CONSTRUCTION LIMITS |
| SF SF | SILT FENCE |
| SSF | SUPER SILT FENCE |
| X X | CHAIN LINK FENCE |
| ○ ○ | HANDRAIL |
| | PARKING STRIPING (DOUBLE) |

| PROPOSED ENCUMBRANCES | |
|---|---|
| | PROPERTY LINE |
| | ROW LINE |
| | BUILDING SETBACK LINE |
| | BUFFER LINE |
| | EASEMENT LINE |

| DESCRIPTION | ABBREVIATION |
|---|---|
| AADT | ANNUAL AVERAGE DAILY TRAFFIC |
| ABAN | ABANDON |
| ADJ | ADJUST |
| APPROX. | APPROXIMATE |
| A.C. | ASPHALT CONCRETE |
| ACCM PIPE | ASPHALT COATED CORRUGATED METAL |
| BIT. | BITUMINOUS |
| BC | BACK OF CURB |
| BD. | BOUND |
| BL | BASELINE |
| BLDG | BUILDING |
| BM | BENCHMARK |
| BO | BY OTHERS |
| BOS | BOTTOM OF SLOPE |
| BR. | BRIDGE |
| CAP | CORRUGATED ALUMINUM PIPE |
| CB | CATCH BASIN |
| CBCI | CATCH BASIN WITH CURB INLET |
| CC | CEMENT CONCRETE |
| CCM | CEMENT CONCRETE MASONRY |
| CEM | CEMENT |
| CI | CURB INLET |
| CIP | CAST IRON PIPE |
| CLF | CHAIN LINK FENCE |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CO. | COUNTY |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| CONST | CONSTRUCTION |
| CR GR | CROWN GRADE |
| DDCV | DOUBLE DETECTOR CHECK VALVE |
| DDCVA | DOUBLE DETECTOR CHECK VALVE ASSEMBLY |
| DHV | DESIGN HOURLY VOLUME |
| DI | DROP INLET |
| DIA | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| DWY | DRIVEWAY |
| ELEV (OR EL.) | ELEVATION |
| EMB | EMBANKMENT |
| EOP | EDGE OF PAVEMENT |
| EOW | EDGE OF WATER |
| EXIST (OR EX) | EXISTING |
| EXC | EXCAVATION |
| F&C | FRAME AND COVER |
| F&G | FRAME AND GRATE |
| FDC | FIRE DEPARTMENT CONNECTION |
| FDN. | FOUNDATION |
| FH | FIRE HYDRANT |
| FLDSTN | FIELDSTONE |
| GAR | GARAGE |
| GD | GROUND |
| GI | GUTTER INLET |
| GIP | GALVANIZED IRON PIPE |
| GRAN | GRANITE |
| GRAV | GRAVEL |
| GRD | GUARD |
| GV | GATE VALVE |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HDW | HEADWALL |
| HMA | HOT MIX ASPHALT |
| HOR | HORIZONTAL |
| HYD | HYDRANT |
| INV | INVERT |
| JCT | JUNCTION |
| L | LENGTH OF CURVE |
| LB | LEACH BASIN |
| LP | LIGHT POLE |
| LT | LEFT |
| MAX | MAXIMUM |
| MB | MAILBOX |
| MEG | MATCH EXISTING GRADE |
| MH | MANHOLE |
| MIN | MINIMUM |
| NIC | NOT IN CONTRACT |

| DESCRIPTION | ABBREVIATION |
|---|---|
| NO. | NO. NUMBER |
| O/S or OFF | O/S or OFF OFFSET |
| PB | PB PLAT BOOK |
| PC | PC POINT OF CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| P.G.L. | PROFILE GRADE LINE |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| POC | POINT ON CURVE |
| POT | POINT ON TANGENT |
| PRC | POINT OF REVERSE CURVATURE |
| PROJ | PROJECT |
| PROP | PROPOSED |
| PT | POINT OF TANGENCY |
| PVC | POINT OF VERTICAL CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| PVMT | PAVEMENT |
| PWW | PAVED WATER WAY |
| R | RADIUS OF CURVATURE |
| R&D | REMOVE AND DISPOSE |
| RCP | REINFORCED CONCRETE PIPE |
| RD | ROAD |
| RDWY | ROADWAY |
| REM | REMOVE |
| RET | RETAIN |
| RET WALL | RETAINING WALL |
| ROW | RIGHT OF WAY |
| RR | RAILROAD |
| R&R | REMOVE AND RESET |
| RSGV | RESILIENT SEAT GATE VALVE |
| RT | RIGHT |
| R/W | RIGHT OF WAY |
| SHLD | SHOULDER |
| SMH | SEWER MANHOLE |
| ST | STREET |
| STA | STATION |
| SSD | STOPPING SIGHT DISTANCE |
| SW | SIDEWALK |
| T | TANGENT DISTANCE OF CURVE/TRUCK % |
| TAN | TANGENT |
| TEMP | TEMPORARY |
| TC | TOP OF CURB |
| TOB | TOP OF BANK |
| TOS | TOP OF SLOPE |
| TSV | TAPPING SLEEVE AND VALVE |
| TYP | TYPICAL |
| UP | UTILITY POLE |
| VAR | VARIES |
| VERT | VERTICAL |
| VC | VERTICAL CURVE |
| WCR | WHEEL CHAIR RAMP |
| WIP | WROUGHT IRON PIPE |
| WM | WATER METER/WATER MAIN |
| X-SECT | CROSS SECTION |
| | |
| | |

## LINE WEIGHTS

| | |
|---|---|
| EXISTING | SHADED LINES & TEXT DENOTE EXISTING EQUIPMENT AND STRUCTURES. |
| FUTURE | NON-SHADED DASHED LINES & TEXT DENOTE FUTURE EQUIPMENT, STRUCTURES AND WORK. |
| PROPOSED / CONSTRUCT | NON-SHADED, BOLD, SOLID LINES & TEXT DENOTE PROPOSED EQUIPMENT, STRUCTURES AND WORK. |

NOTE: THIS IS A STANDARD LEGEND SHEET. NOT ALL ITEMS ARE PERTINENT TO THIS SET OF DRAWINGS


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Florida Landscape Architecture Business License: LC26000457


REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

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RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

| | |
|---|---|
| ISSUE DATE: | 10/09/26 |
| DESIGNED BY: | DM |
| DRAWN BY: | DE, DM |
| CHECKED BY: | MP |
| BID-CONTRACT: | |

This item has been digitally signed and sealed by MICHAEL PINZON P.E. on the date adjacent to the seal.

MICHAEL PINZON LICENSE No. 95668 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT

MERRIMAC VENTURES, L.C.

PROJECT

125 N BIRCH - RESIDENTIAL

SHEET TITLE

LEGEND AND ABBREVIATIONS

| | |
|---|---|
| SHEET NUMBER | GI-001 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

Plotted by: dmarquez On 9/26/2026 10:14 PM

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Civil\16291.00-GI-000.dwg

GENERAL NOTES

THIS CONSTRUCTION PROJECT MAY OR MAY NOT INCLUDE ALL ITEMS COVERED BY THESE NOTES AND SPECIFICATIONS, I.E. PAVING, GRADING, DRAINAGE LINES, WATER LINES, OR SANITARY SEWER LINES. SEE PLANS FOR DETAILED PROJECT SCOPE. NOTES AND SPECIFICATIONS ON THIS SHEET REFER TO PAVING, GRADING, DRAINAGE, WATER, AND SANITARY SEWER, AND ARE INTENDED FOR THIS PROJECTS SCOPE OF WORK AND FOR REFERENCE PURPOSES FOR OTHER WORK ITEMS THAT MAY BE REQUIRED DUE TO UNFORESEEN EXISTING CONDITIONS OR REQUIRED REMEDIAL WORK.

1. SPECIFIC SITE NOTES

1.1. COUNTY AND "CITY" IN THESE NOTES REFERS TO COUNTY AND CITY IN WHICH PROJECT RESIDES.

1.2. STATE IN THESE NOTES REFERS TO THE STATE OF FLORIDA.

1.3. EXISTING TOPOGRAPHIC INFORMATION IN THE PLANS IS BASED ON SURVEY DATA AND BEST AVAILABLE INFORMATION. SEE PROJECT SURVEY AND NOTES ON PLAN SHEETS REGARDING THE SOURCE OF THE TOPOGRAPHIC INFORMATION.

2. APPLICABLE CODES

2.1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND ALL OTHER JURISDICTIONAL, STATE AND NATIONAL CODES WHERE APPLICABLE.

2.2. IN THE EVENT OF A CONFLICT BETWEEN THE GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS IN THESE PLANS, AND THE CONTRACT DOCUMENTS AND SPECIFICATIONS IN THE SPECIFICATION BOOKLET, THE CONTRACTOR SHALL SUBMIT WRITTEN REQUEST FOR CLARIFICATION.

2.3. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND JURISDICTIONAL SAFETY AND HEALTH REGULATIONS.

2.4. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, CODES, AND REGULATIONS.

2.5. ALL HANDICAP ACCESSIBLE AREAS TO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), STATE ADA CODES, AND FLORIDA BUILDING CODE ADA CODES LATEST EDITION.

2.6. TRENCH SAFETY ACT

2.6.1. ALL TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT).

2.6.2. ALL TRENCH EXCAVATION IN EXCESS OF 5 FEET IN DEPTH SHALL BE UNDERTAKEN IN ACCORDANCE WITH O.S.H.A. STANDARD 29 CFR. SECTION 1926.650 SUBPART P.

2.6.3. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.

2.6.4. A TRENCH SAFETY SYSTEM, IF REQUIRED, SHALL BE DESIGNED BY THE EXCAVATION CONTRACTOR UTILIZING A SPECIALTY ENGINEER AS REQUIRED.

3. CONSTRUCTION NOTES:

3.1. CONTRACTOR SHALL TIE TO EXISTING GRADE BY EVENLY SLOPING FROM CLOSEST PROPOSED GRADE PROVIDED TO EXISTING GRADE AT LIMITS OF CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLANS. IF NO LIMIT OF WORK LINE IS INDICATED, SLOPE TO ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE, AS APPLICABLE.

3.2. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL EXISTING MANHOLES, CATCH BASINS, METERS AND OTHER STRUCTURES, WHETHER INDICATED ON THE PLANS OR NOT SHALL BE ADJUSTED TO MATCH THE NEW GRADE, BY THE CONTRACTOR.

3.3. THE CURB SHALL BE SLOPED TO ACCOMMODATE THE NEW PAVEMENT, CATCH BASIN AND GRATE, AND THE SURFACE FLOW PATTERN.

3.4. THE CONTRACTOR SHALL USE CARE WHEN CUTTING THE EXISTING ASPHALT PAVEMENT AND DURING EXCAVATIONS, SO THAT THE EXISTING CATCH BASINS AND GRATES THAT ARE TO REMAIN WILL NOT BE DAMAGED.

3.5. THE CONTRACTOR SHALL MAINTAIN THE ROADWAY SLOPE WHEN RESURFACING THE ROADWAY. THE EDGE OF PAVEMENT SHALL MATCH THE NEW GUTTER LIP PER FDOT INDEX 520-001.

3.6. THE NEW SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GIVEN ELEVATIONS AND AT THE PROPER SLOPES DEPICTED IN THE SPECIFICATIONS, DETAILS AND STANDARDS. EXISTING DRIVEWAYS AND OTHER FEATURES SHALL BE MATCHED WHEN POSSIBLE AS DIRECTED BY THE ENGINEER.

3.7. RADII SHOWN ARE TO THE EDGE OF PAVEMENT.

3.8. ALL BENCH MARK MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AND REFERENCED BY THE CONTRACTOR IN THE SAME WAY AS PUBLIC LAND CORNERS.

3.9. ALL EXCESS MATERIAL IS TO BE DISPOSED BY THE CONTRACTOR WITHIN 72 HOURS.

3.10. IN AREAS WHERE THE BASE IS EXPOSED BY THE MILLING OPERATION, THE CONTRACTOR SHALL RESTORE THE BASE TO ITS ORIGINAL THICKNESS AND STRUCTURAL CAPACITY BEFORE PAVING OVER SUCH AREAS. THIS INCLUDES BUT IS NOT LIMITED TO RESTORING ORIGINAL DEGREE OF COMPACTION, MOISTURE CONTENT, COMPOSITION, STABILITY, AND INTENDED SLOPE. IF PAVING WILL NOT TAKE PLACE THE SAME DAY THE BASE IS EXPOSED AND REWORKED, THE BASE SHALL BE SEALED ACCORDING TO THE GOVERNING STANDARDS AND SPECIFICATIONS. ANY ADDITIONAL WORK RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THE EXPOSED BASE AS STATED ABOVE IN ORDER TO RESTORE THE ORIGINAL STRUCTURAL CAPACITY SHALL BE THE CONTRACTOR'S COST.

3.11. THE CONTRACTOR IS TO MAINTAIN EXISTING SIGNAGE DURING CONSTRUCTION OPERATIONS, IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.

3.12. THE TOPOGRAPHIC SURVEY INCLUDED WITH THIS SET OF PLANS REFLECTS PRE-DEMOLITION CONDITIONS AND DOES NOT REFLECT THE SITE CONDITIONS AFTER DEMOLITION. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE IN DETERMINING THE REQUIRED EARTHWORK FOR THE PROPOSED DEVELOPMENT OF THE SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY EXCAVATION/DREDGE AND FILL ACTIVITIES REQUIRED AT ANY PHASE OF THE PROJECT. THE CONTRACTOR SHALL USE THE FINAL APPROVED (RELEASED FOR CONSTRUCTION) PLANS, SURVEYS, GEOTECHNICAL REPORTS, AND ANY OTHER AVAILABLE INFORMATION FOR DETERMINING THE AMOUNT OF EXCAVATION/DREDGING AND FILLING REQUIRED. ANY QUANTITIES INCLUDED IN THE APPROVED PERMITS WERE ESTIMATED BY THE ENGINEER FOR PURPOSES OF OBTAINING THE PERMIT AND UNDER NO CIRCUMSTANCES SHALL BE USED BY THE CONTRACTOR IN LIEU OF PERFORMING THEIR OWN EARTHWORK CALCULATIONS REQUIRED FOR COST ESTIMATING AND BIDDING THE PROJECT.

3.13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ANY AND ALL AVAILABLE GEOTECHNICAL REPORTS PREPARED BY OTHERS AND/OR ANY RECOMMENDATIONS WRITTEN OR IMPLIED BY THE GEOTECHNICAL ENGINEER FOR THIS PROJECT. THE GEOTECHNICAL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THESE REPORTS ARE IN FORCE AND IN FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. KEITH AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE SUITABILITY OR UNSUITABILITY OF THE SOILS ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE MEANS AND METHODS OF CONSTRUCTION USED CAN AND WILL ALLOW FOR THE SUCCESSFUL COMPLETION OF THE REQUIRED SITE IMPROVEMENTS.

3.14. THE CONTRACTOR SHALL ENSURE THAT THE AVAILABLE GEOTECHNICAL INFORMATION IS SUFFICIENT FOR HIS COMPLETE UNDERSTANDING OF THE SOIL CONDITIONS FOR THE SITE. IF ADDITIONAL GEOTECHNICAL INVESTIGATION IS REQUIRED BY THE CONTRACTOR, THEN ADDITIONAL WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

3.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, SPRINKLER HEADS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS AND SHALL RESTORE AT NO ADDITIONAL COST.

3.16. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, PERMISSION FROM THE OWNER, CITY AND ENGINEER. THE CONTRACTOR SHALL PROVIDE THE OWNER, CITY AND ENGINEER WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE. THE PROJECT ENGINEER SHALL COORDINATE WITH THE OWNER AND CITY PRIOR TO ISSUING WRITTEN APPROVAL TO THE CONTRACTOR.

3.17. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE CITY AND/OR ENGINEER, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE CITY AND/OR ENGINEER ARE TO NOTIFY THE OWNER/ENGINEER OF THE DISCOVERY. THE OWNER/ENGINEER WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION OF THE HAZARDOUS MATERIAL. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE ENGINEER.

3.18. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE CITY, COUNTY, OR STATE ENGINEERING INSPECTOR AND ENGINEER 48 HOURS IN ADVANCE OF THE EVENT TO NOTIFY THE CITY OF CONSTRUCTION START UP, OR TO SCHEDULE ALL REQUIRED TESTS AND INSPECTIONS INCLUDING FINAL WALK-THROUGHS.

4. PRECONSTRUCTION RESPONSIBILITIES

4.1. ALL UTILITY / ACCESS EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION.

4.2. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL MUNICIPAL, STATE, COUNTY, AND FEDERAL AGENCIES AND A PRE-CONSTRUCTION MEETING HAS BEEN CONDUCTED.

4.3. ALL REQUIRED GOVERNMENTAL AGENCY BUILDING PERMITS TO BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

4.4. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULING FOR CONNECTION TO THE EXISTING WATER AND SEWER LINES WITH THE UTILITY DEPARTMENT THAT OWNS AND/OR MAINTAINS THE WATER AND SEWER LINES.

4.5. PRIOR TO THE START OF CONSTRUCTION, THE OWNER SHALL SUBMIT AN NPDES CONSTRUCTION GENERAL PERMIT (CGP) "NOTICE OF INTENT (N.O.I.) TO USE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITIES FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR (1) IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WAS REQUIRED TO BE DEVELOPED PRIOR TO NOI 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://FLORIDADEP.GOV/WATER/STORMWATER.

4.6. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AS REQUIRED FOR THE FOLLOWING ITEMS LISTED BELOW, BUT NOT LIMITED TO:

- DRAINAGE: CATCH BASINS, MANHOLES, HEADWALLS, GRATES/TOPS, YARD DRAINS.
- WATER: FIRE HYDRANTS, VALVES, BACKFLOW PREVENTER, DDCV, METER BOX.
- SEWER: MANHOLES, LIFT STATIONS (WETWELL, HATCHES, VALVES, PUMP DATA, ELECTRICAL PANEL)

4.6.1 CATALOGUE LITERATURE SHALL BE SUBMITTED FOR DRAINAGE, WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.

4.6.2 PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS.

4.6.3 INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

4.7 CONTRACTOR TO SUBMIT MAINTENANCE OF TRAFFIC PLAN(S) IN ACCORDANCE WITH APPROPRIATE CITY, COUNTY, OR STATE REQUIREMENTS, AND SUBMIT FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

5. INSPECTIONS / TESTING:

5.1. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER, CITY, COUNTY, ENGINEER OF RECORD, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO REQUIRED INSPECTIONS OF THE FOLLOWING ITEMS, WHERE APPLICABLE:

- CLEARING AND EARTHWORK
- STORM DRAINAGE SYSTEMS
- SANITARY SEWER SYSTEMS
- WATER DISTRIBUTION SYSTEMS
- SUBGRADE
- LIMEROCK BASE
- ASPHALT OR CONCRETE PAVEMENT
- SIDEWALKS, CONCRETE FLATWORK/CURBING
- LANDSCAPING
- PAVEMENT MARKING AND SIGNAGE
- SIGNALIZATION
- SITE LIGHTING
- ELECTRICAL AND COMMUNICATION LINES
- UTILITY CONDUITS
- IRRIGATION
- FINAL

5.2 THE OWNER, ENGINEER, AND JURISDICTIONAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

5.3 TESTING - ALL TESTING REQUIRED BY THE PLANS AND SPECIFICATIONS SHALL BE PERFORMED BY A LICENSED / FDOT QUALIFIED TESTING COMPANY. REQUIRED TEST FOR ASPHALT AND LIMEROCK SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OR THE JURISDICTIONAL GOVERNMENTAL AGENCY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

6. TEMPORARY FACILITIES

6.1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, COMMUNICATIONS, AND ELECTRICITY, FOR HIS OPERATIONS AND WORKS, COST INCLUDED UNDER MOBILIZATION.

6.2. CONTRACTOR SHALL CONSTRUCT TEMPORARY FENCING TO SECURE CONSTRUCTION AREAS AT ALL TIMES, COST INCLUDED IN MOBILIZATION.

6.3. CONTRACTOR TO OBTAIN A SECURE STAGING AREA AND OBTAIN ALL NECESSARY APPROVALS FROM THE OWNER.

6.4. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY LIGHTING AS REQUIRED TO LIGHT THE CONSTRUCTION PROJECT LIMITS AT ALL TIMES, TO AT LEAST THE SAME LIGHTING INTENSITY LEVELS AS THE EXISTING CONDITIONS.

6.5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

7. PROJECT PROGRESS AND CLOSEOUT

7.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM SWEPT CLEAN.

7.2. THE CONTRACTOR SHALL RESTORE OR REPLACE ANY PUBLIC OR PRIVATE PROPERTY (SUCH AS HIGHWAY, DRIVEWAY, WALKWAY, AND LANDSCAPING), DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

7.3. MATERIAL OR DEBRIS SHALL BE HAULED IN ACCORDANCE WITH NPDES PERMIT AND JURISDICTIONAL LAWS.

7.4. ALL LAND SURVEY PROPERTY MONUMENTS OR PERMANENT REFERENCE MARKERS, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

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

8. PROJECT RECORD DOCUMENTS:

8.1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT ACCORDING TO PLANS. THIS COPY OF THE "AS-BUILT" SHALL BE SUBMITTED TO ENGINEER FOR PROJECT RECORD.

8.2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AT LEAST 48 HOURS BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

8.3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES, DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS.

8.4. "AS-BUILT" DRAWINGS OF WATER LINES AND FORCE MAINS SHALL INCLUDE THE FOLLOWING INFORMATION:

8.4.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.

8.4.2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, AND APPURTENANCES.

8.4.3. ALL CONNECTIONS TO EXISTING LINES.

8.4.4. ENDS OF ALL WATER SERVICES AT THE BUILDINGS WHERE THE WATER SERVICE TERMINATES.

8.5. "AS-BUILT" DRAWINGS OF GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.5.1. RIM ELEVATIONS, INVERT ELEVATIONS, LENGTH OF PIPING BETWEEN STRUCTURES, AND SLOPES.

8.5.2. THE STUB ENDS AND CLEANOUTS OF ALL SEWER LATERALS SHALL BE LOCATED HORIZONTALLY AND VERTICALLY.

8.6. "AS-BUILT" DRAWINGS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.6.1. RIM ELEVATION, INVERT ELEVATION, LENGTH OF PIPING BETWEEN STRUCTURES, AND CONTROL STRUCTURE ELEVATIONS IF APPLICABLE.

8.6.2. THE SIZE OF THE LINES.

8.6.3. DRAINAGE WELL STRUCTURE SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE STRUCTURE AND BAFFLE WALLS, RIM ELEVATIONS AND PIPE INVERTS.

8.7. "AS-BUILT" DRAWINGS OF CONSTRUCTION AREAS SHALL INCLUDE THE FOLLOWING:

8.7.1. ROCK ELEVATIONS AT ALL HIGH, AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.

8.7.2. ROCK ELEVATIONS AND CONCRETE BASE ELEVATIONS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.

8.7.3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS.

8.7.4. FINISH GRADE ELEVATIONS IN ISLAND AREAS.

8.7.5. "AS-BUILT" ELEVATIONS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

8.7.6. LAKE AND CANAL BANK "AS-BUILT" DRAWINGS SHALL INCLUDE A KEY SHEET OF THE LAKE FOR THE LOCATION OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LF, UNLESS OTHERWISE SPECIFIED. "AS-BUILT" DRAWINGS 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.

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

8.8. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE "AS-BUILT" DRAWINGS ON FULL SIZE, 24" X 36" SHEETS. ALL "AS-BUILT" INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. A FULL SET OF PDF "AS-BUILT" DRAWINGS SHALL BE SUBMITTED. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

8.9. AN ELECTRONIC COPY OF THESE "AS-BUILT" DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2008 OR LATER.

9. UTILITY NOTES

9.1. CONTRACTOR IS RESPONSIBLE FOR UTILITY VERIFICATION PRIOR TO FABRICATION.

9.2. THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN IN PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES.

9.3. THE CONTRACTOR SHALL USE HAND DIGGING WHEN EXCAVATING NEAR EXISTING UTILITIES. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR WHILE EXCAVATING, INSTALLING, BACKFILLING OR COMPACTING AROUND THE UTILITIES.

9.4. THE CONTRACTOR SHALL NOTIFY AND OBTAIN AN UNDERGROUND CLEARANCE FROM ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A SUNSHINE811.COM CERTIFICATION CLEARANCE NUMBER AND FIELD MARKINGS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

- PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.

9.5 FOR STREET EXCAVATION OR CLOSING OR FOR ALTERATION OF ACCESS TO PUBLIC OR PRIVATE PROPERTY, THE CONTRACTOR SHALL NOTIFY:

- ROADWAY JURISDICTIONAL ENGINEERING / PUBLIC WORKS AUTHORITY.
- COUNTY TRANSIT AUTHORITY
- SCHOOL BOARD TRANSPORTATION AUTHORITY
- JURISDICTIONAL FIRE DEPARTMENT DISPATCH
- JURISDICTIONAL POLICE DEPARTMENT(S)

9.6 THE CONTRACTOR SHALL USE EXTREME CAUTION WORKING UNDER, OVER, AND AROUND EXISTING ELECTRIC LINES. THE CONTRACTOR SHALL CONTACT THE ELECTRIC PROVIDER COMPANY TO VERIFY LOCATIONS, VOLTAGE, AND REQUIRED CLEARANCES, ONSITE, IN RIGHT-OF-WAYS, AND IN EASEMENTS, PRIOR TO ANY CONSTRUCTION IN THE VICINITY OF EXISTING LINES.

9.7 LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY (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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (VERTICAL & HORIZONTAL) OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING FACILITIES, IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.

9.8 THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND UTILITY COMPANIES REQUIRED. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.

10. SIGNING AND PAVEMENT MARKINGS

10.1. ALL SIGNING AND PAVEMENT MARKINGS INSTALLED AS PART OF THESE PLANS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), COUNTY TRAFFIC DESIGN STANDARDS AND FDOT DESIGN STANDARDS AS A MINIMUM CRITERIA.

10.2. MATCH EXISTING PAVEMENT MARKINGS AT THE LIMITS OF CONSTRUCTION.

10.3. REMOVAL OF THE EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY WATER BLASTING OR OTHER APPROVED METHODS DETERMINED BY THE ENGINEER.

10.4. INCORRECTLY PLACED PAINT OR THERMOPLASTIC PAVEMENT MARKINGS OVER FRICTION COURSE WILL BE REMOVED BY MILLING AND REPLACING THE FRICTION COURSE A MINIMUM WIDTH OF 18 IN AT THE CONTRACTOR'S EXPENSE. THE ENGINEER MAY APPROVE AN ALTERNATIVE METHOD IF IT CAN BE DEMONSTRATED TO COMPLETELY REMOVE THE MARKINGS WITHOUT DAMAGING THE ASPHALT.

10.5. PLACE ALL RETRO-REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH FDOT STANDARD INDEX 706-001 AND / OR AS SHOWN IN THE PLANS.

10.6. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS TO PREVENT UNNECESSARY DAMAGE TO SIGNS. IF THE SIGN IS DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, SIGNS SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10.7. ALL EXISTING SIGNS THAT CONFLICT WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED, STOCKPILED, AND RELOCATED BY THE CONTRACTOR. SIGN REMOVAL SHALL BE DIRECTED BY THE ENGINEER.

10.8. RELOCATED SIGN SUPPORT SYSTEM MUST MEET THE CURRENT DESIGN STANDARD.

10.9. THE CONTRACTOR SHALL PROVIDE AN INVENTORY OF EXISTING SIGNS TO REMAIN OR TO BE RELOCATED PRIOR TO STARTING THE JOB AND FORWARD THIS LIST TO THE ENGINEER. CONTRACTOR SHALL NOTIFY IF THERE ARE ANY MISSING OR DAMAGE SIGNS THAT THE PLANS SHOW TO REMAIN OR TO BE RELOCATED.

10.10. ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 711.

10.11. HAND DIG THE FIRST FOUR FEET OF SIGN FOUNDATION.

10.12. ALL SIGNS SHALL MEET ALL OF THE FOLLOWING:

- MEET THE CRITERIA OUTLINED IN SECTION 2A.08 OF THE MUTCD CURRENT EDITION.
- MEET THE SPECIFICATIONS OUTLINED IN SECTION 700 AND 994 OF THE LATEST FDOT STANDARD SPECIFICATIONS.
- CONSIST OF MATERIALS CERTIFIED TO MEET THE RETROREFLECTIVE SHEETING REQUIREMENTS OUTLINED IN THE CURRENT VERSION OF ASTM D4956 FOR TYPE-XI RETROREFLECTIVE SHEETING MATERIALS MADE WITH PRISIMS, EXCEPT FOR SCHOOL ZONE AND PEDESTRIAN SIGNS WHICH SHALL BE COMPRISED OF RETROREFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING CERTIFIED TO MEET ASTM D4956 TYPE IV RETROREFLECTIVE SHEETING MATERIALS.
- CONSIST OF RETROREFLECTIVE SHEETING MATERIALS THAT HAVE A VALID FDOT APPROVED PRODUCT LIST (APL) CERTIFICATION FOR SPECIFICATION 700 HIGHWAY SIGNING FOR FDOT SHEETING TYPE XI (OR TYPE IV FOR SCHOOL AND PEDESTRIAN SIGNS).

10.13 PATCH ATTACHMENT HARDWARE, SUCH AS COUNTERSUNK SCREWS OR RIVET HEADS, WITH RETRO REFLECTIVE BUTTONS THAT MATCH THE COL

CONSTRUCTION SPECIFICATIONS

SECTION 20 - GENERAL SPECIFICATIONS PAVING GRADING DRAINAGE AND EARTHWORK

20. GENERAL

20.1. IT IS THE INTENT OF THESE SPECIFICATIONS TO DESCRIBE THE MINIMUM ACCEPTABLE TECHNICAL REQUIREMENTS FOR THE MATERIALS AND WORKMANSHIP FOR CONSTRUCTION OF SITE IMPROVEMENTS FOR THIS PROJECT. SUCH IMPROVEMENTS MAY GENERALLY INCLUDE, BUT NOT TO BE LIMITED TO, CLEARING, GRADING, PAVING, REMOVAL OF EXISTING PAVEMENT STORM DRAINAGE, WATER LINES AND SANITARY SEWERS.

20.2. IT IS THE INTENT THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION: (CURRENT EDITION) TOGETHER WITH "SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (CURRENT EDITION), AND THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (CURRENT EDITION) BE USED WHERE APPLICABLE FOR THE VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THE WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY; THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" TOGETHER WITH THE "FDOT STANDARD PLANS FOR ROAD CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL AND STATE LAWS, REGULATIONS AND BUILDING CODES WHICH HAVE JURISDICTION IN THE AREA.

20.3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE THE CONSTRUCTION OF A PAVING AND DRAINAGE SYSTEM AS SHOWN ON THE PLANS, SPECIFIED HEREIN, OR BOTH. IT IS THE INTENT TO PROVIDE A COMPLETE AND OPERATING FACILITY IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE CONSTRUCTION DRAWINGS. THE MATERIAL AND EQUIPMENT SHOWN OR SPECIFIED SHALL NOT BE TAKEN TO EXCLUDE ANY OTHER INCIDENTALS NECESSARY TO COMPLETE THE WORK.

20.4. ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PLANS AND CONSTRUCTION SPECIFICATIONS AND THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE UNIT OF GOVERNMENT WHICH HAS JURISDICTION AND RESPONSIBILITY FOR THE CONSTRUCTION. WHERE CONFLICTS OR OMISSIONS EXIST, THE JURISDICTIONAL GOVERNMENT ENGINEERING DEPARTMENT'S STANDARDS SHALL GOVERN. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.

20.5. GUARANTEE - ALL MATERIALS AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT, SHALL BE GUARANTEED FOR A PERIOD OF (1) ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTEE PERIOD, THE AFFECTED PART OR MATERIALS SHALL BE REPLACED PROMPTLY WITH NEW PARTS OR MATERIALS BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER. IN THE EVENT THE CONTRACTOR FAILS TO MAKE NECESSARY REPLACEMENT OR REPAIRS WITHIN (7) SEVEN DAYS AFTER NOTIFICATION BY THE OWNER, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

21. EARTHWORK

21.1. ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1'. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

21.2. NONE OF THE EXISTING LIMEROCK MATERIAL FROM DEMOLISHED PAVEMENT IS TO BE INCORPORATED IN THE NEW LIMEROCK BASE, UNLESS NOTED IN PLANS. THE EXISTING LIMEROCK MATERIAL FROM DEMOLISHED PAVEMENT MAY BE INCORPORATED INTO THE STABILIZED SUBGRADE / SUBBASE, OR STABILIZED SHOULDER.

21.3. FILL MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 120 AND 125 OF THE STANDARD SPECIFICATIONS.

21.4. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

21.5. ALL MATERIAL OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND TESTING TO ESTABLISH CONFORMANCE WITH THE SPECIFICATIONS AND SUITABLY FOR THE USES INTENDED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO THE TIME CONTRACTOR WILL BE READY FOR AN INSPECTION OR TEST. THE CONTRACTOR SHALL FOLLOW CITY AND COUNTY INSPECTION PROCEDURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PHASE OF WORK DEPENDENT ON AN INSPECTION OR TEST OF AN EARLIER PHASE OF WORK, PRIOR TO THAT TEST OR INSPECTION PASSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIMEROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.

21.6. WHEN MUCK, CLAY, ROCK, OR ANY OTHER MATERIAL THAT IS UNSUITABLE IN ITS ORIGINAL POSITION ARE ENCOUNTERED BENEATH PROPOSED PAVEMENT AND SIDEWALK AREAS, THE UNSUITABLE MATERIALS SHALL BE COMPLETELY REMOVED FROM BENEATH THE PAVEMENT AND SIDEWALK AREAS AND (10) TEN FEET BEYOND THE EDGE OF PAVEMENT. ALL SUCH UNSUITABLE MATERIAL REMOVED BY THE SUBSOIL EXCAVATION, SHALL BE REPLACED WITH ACCEPTABLE EMBANKMENT MATERIAL, AS SPECIFIED IN THE STANDARD SPECIFICATIONS.

21.7. WHEN MUCK, CLAY,HARDPAN OR ANY OTHER MATERIAL THAT IS UNSUITABLE IN ITS ORIGINAL POSITION, ARE ENCOUNTERED BENEATH PROPOSED DRAINAGE SWALES OR DRY RETENTION AREAS, THE UNSUITABLE MATERIALS SHALL BE COMPLETELY REMOVED FROM BENEATH THE DRAINAGE SWALES AND DRY RETENTION AREAS. ALL SUCH UNSUITABLE MATERIAL REMOVED BY THE SUBSOIL EXCAVATION, SHALL BE REPLACED WITH COARSE SAND, OR OTHER SUITABLE GRANULAR MATERIAL, AS SPECIFIED IN THE STANDARD SPECIFICATIONS.

21.8. ALL UNDERGROUND UTILITIES AND DRAINAGE INSTALLATIONS SHALL BE IN PLACE PRIOR TO SUBGRADE COMPACTION AND PAVEMENT CONSTRUCTION.

21.9. GROUND ADJACENT TO ROADWAY/PAVEMENT HAVING RUNOFF SHALL BE GRADED (2) TWO INCHES LOWER THAN THE EDGE OF PAVEMENT TO ALLOW FOR THE PLACEMENT OF SOD.

21.10. SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1' OF THE REQUIRED ELEVATION FOR NON PAVED AREAS AND ALL AREAS SHALL BE GRADED TO DRAIN WITHOUT PONDING.

21.11. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, FILL, EMBANKMENT AND GRADING TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL ROAD SECTIONS, SIDE SLOPES AND CANAL SECTIONS. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. IF FILL MATERIAL IS REQUIRED IN EXCESS OF THAT GENERATED BY THE EXCAVATION, THE CONTRACTOR SHALL SUPPLY THIS MATERIAL AS REQUIRED FROM OFF-SITE.

21.12. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN THE PROJECT LIMITS UNLESS OTHERWISE INDICATED ON THE PLANS.

21.13. SOD SHALL BE ST. AUGUSTINE UNLESS OTHERWISE INDICATED ON THE PLANS, AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.

22. DRAINAGE

22.1. INLETS - ALL INLETS SHALL BE THE TYPE DESIGNATED ON THE PLANS, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.

22.2. PIPE SPECIFICATIONS: PIPE MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 430 OF THE STANDARD SPECIFICATIONS, AND AS SHOWN IN THE PLANS.

22.3. PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE AS DEFINED IN THE SECTION 125-8, OF THE STANDARD SPECIFICATIONS. PIPELINE BACKFILL SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO T-99 SPECIFICATIONS)

22.4. LOCATION OF DRAINAGE STRUCTURES SHALL GOVERN, AND PIPE LENGTH MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.

22.5. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE INNER WALLS OF STRUCTURES.

22.6. FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE STANDARD SPECIFICATIONS.

23. ASPHALT PAVING

23.1. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

23.2. INTERNAL ASPHALT PAVING CONSTRUCTED ON EXISTING SANDY SOILS SHALL BE CONSTRUCTED WITH A 12" SUBGRADE, COMPACTED TO A MINIMUM DENSITY OF 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. THE COMPACTED SUBGRADE SHALL BE CONSTRUCTED IN THE LIMITS SHOWN ON THE PLANS. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED.

23.3. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE CONSTRUCTED TO THE LIMITS SHOWN ON THE PLANS. THE SURFACE COURSE SHALL CONSIST OF THE THICKNESS AND TYPE ASPHALTIC CONCRETE AS SPECIFIED IN THE PLANS. ALL ASPHALTIC CONCRETE SHALL BE IN ACCORDANCE WITH SECTIONS 300, 320, 327, 330, 334, 337, 338, 339 AND 341 OF THE STANDARD SPECIFICATIONS.

23.4. LIMEROCK BASE SHALL BE PREPARED, COMPACTED AND GRADED AND SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 AND HAVE NOT LESS THAN 70% OF CARBONATES OF CALCIUM AND MAGNESIUM UNLESS OTHERWISE DESIGNATED. THE ENGINEER SHALL INSPECT THE COMPLETED BASE COURSE AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES AND CLEAN THE BASE COURSE PRIOR TO THE PLACEMENT OF THE PRIME COAT. A TACK COAT WILL ALSO BE REQUIRED IF THE ENGINEER FINDS THAT THE PRIMED BASE HAS BECOME EXCESSIVELY DIRTY OR THE PRIME COAT HAS CURED TO THE EXTENT OF LOSING BONDING EFFECT PRIOR TO PLACEMENT OF THE ASPHALTIC CONCRETE SURFACE COURSE. THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

23.5. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO EQUAL LIFTS. IF, THROUGH FIELD TESTS, THE CONTRACTOR CAN DEMONSTRATE THAT THE COMPACTION EQUIPMENT CAN ACHIEVE DENSITY FOR THE FULL DEPTH OF A THICKER LIFT, AND IF APPROVED BY THE ENGINEER, THE BASE MAY BE CONSTRUCTED IN SUCCESSIVE COURSES OF NOT MORE THAN 8 INCHES (200 MM) COMPACTED THICKNESS.

23.6. ASPHALT EDGES THAT ARE NOT CURBED SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE TO THE DIMENSIONS SHOWN ON PLANS.

24. CONCRETE CONSTRUCTION

24.1. CONCRETE SIDEWALK AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH SECTION 522 OF THE STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX NO. 522-001, 522-002, AND 522-003. CONCRETE SIDEWALK SHALL BE 4" THICK, UNLESS OTHERWISE NOTED.

24.2. SIDEWALK CURB RAMPS SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD CONSTRUCTION , INDEX NO. 522-002.

24.3. CONCRETE CURB SHALL BE CONSTRUCTED TO THE LIMITS SHOWN ON THE PLANS. THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS AND SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS. CONCRETE CURBING SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX NO. 520-001.

SECTION 30 - WATER DISTRIBUTION AND SANITARY SEWER FORCE MAINS.

30. MATERIALS:

NOTE: IF MATERIALS LIST HERE ON ARE IN CONFLICT WITH UTILITY OWNER, MATERIAL OWNER REQUIREMENTS SHALL GOVERN.

30.1. ALL WATER MAIN PIPE, INCLUDING FITTINGS, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

30.2. DUCTILE IRON PIPE FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C151/A21.51 LATEST REVISION, "DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS" WITH A MINIMUM WALL THICKNESS OF CLASS 51 (PRESSURE CLASS 350) UNLESS OTHERWISE NOTED IN THE PLANS. DUCTILE IRON PIPE SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARD C104/A21.4 LATEST REVISION. THE PIPE SHALL BE ADAPTED FOR USE WITH CLASS 250 FITTINGS FOR ALL SIZES. WATER MAIN SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES.

30.3. DUCTILE IRON PIPE FOR SEWAGE FORCE MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C151/A21.51 LATEST REVISION, "DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND- LINED MOLDS" WITH A MINIMUM WALL THICKNESS OF CLASS 51 (PRESSURE CLASS 350) UNLESS OTHERWISE NOTED IN THE PLANS. DUCTILE IRON PIPE SHALL BE INTERIOR CERAMIC EPOXY LINED AND EXTERIOR COATED WITH THE MANUFACTURER'S COATING SYSTEM (PROTECTO 401 CERAMIC EPOXY WITH A MINIMUM DRY FILM THICKNESS OF 40 MILS AND AN OUTSIDE COATING OF EITHER COAL TAR EPOXY OR ASPHALT). CEMENT MORTARED LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION.

30.4. ALL PIPE & FITTINGS ON THE LIFT STATION SITES SHALL BE DUCTILE IRON CONFORMING TO THE SAME SPECIFICATIONS AS ABOVE FOR SEWAGE FORCE MAINS EXCEPT THAT FLANGED DUCTILE IRON PIPE & FITTINGS SHALL BE USED INSIDE VALVE PITS AND WET WELLS. FLANGED PIPE AND FITTINGS SHALL CONFORM TO ANSI/AWWA C115/A21.15 LATEST REVISION AND ANSI/AWWA C110/A21.10 LATEST REVISION. THE FOLLOWING THICKNESS CLASSES SHALL BE ADHERED TO: 4" - 12" - CLASS 52, 14" & LARGER - CLASS 51.

30.5. PVC PRESSURE PIPE FOR SIZES 4" THROUGH 12" AND SHALL CONFORM TO ANSI/AWWA STANDARD C900 LATEST REVISION, PVC PRESSURE PIPE SHALL BE MADE FROM CLASS 12454-A OR CLASS 12454-B VIRGIN MATERIAL AND CONFORM WITH THE OUTSIDE DIAMETER OF CAST IRON PIPE WITH A MINIMUM WALL THICKNESS OF DR SERIES 18. ULTRA VIOLET DEGRADATION OR SUN BLEACHED PIPE WILL BE CAUSE FOR REJECTION. WATER MAIN SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES. FORCE MAIN SHALL BE IMPREGNATED WITH GREEN PIGMENT. REUSE MAIN SHALL BE IMPREGNATED WITH PURPLE PIGMENT.

30.6. DUCTILE IRON FITTINGS FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C110/A21.10 LATEST REVISION. FITTINGS 4" AND LARGER SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARD C104/A21.4 LATEST REVISION. WATER MAIN FITTING SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES.

30.7. CAST IRON AND DUCTILE IRON FITTINGS FOR SEWAGE FORCE MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C110/A21.10 LATEST REVISION. FITTINGS 4" AND LARGER SHALL BE COATED IN ACCORDANCE WITH THE REQUIREMENTS OF DUCTILE IRON PIPE FOR SEWAGE FORCE MAINS.

30.8. JOINTS FOR BELL AND SPIGOT DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSI/AWWA STANDARD C111/A21.11 LATEST REVISION. MECHANICAL JOINT OR PUSH-ON JOINT TO BE RUBBER GASKET COMPRESSION-TYPE. SPECIAL FITTINGS AND JOINTS SHALL BE CONSIDERED FOR SPECIFIC INSTALLATION SUBJECT TO THE APPROVAL OF THE ENGINEER.

30.9. JOINTS FOR PVC PRESSURE PIPE SHALL BE BELL AND SPIGOT PUSH-ON RUBBER GASKET TYPE ONLY. NO SOLVENT WELD OR THREADED JOINTS WILL BE PERMITTED.

30.10. WATER DISTRIBUTION SYSTEM RESTRAINT: ALL FITTINGS AND SPECIFIC PIPE JOINTS SHALL BE RESTRAINED AS OUTLINED BELOW:

- JOINT RESTRAINT
- PUSH-ON P.V.C. EBAA IRON SERIES 1600
- PUSH-ON DIP EBAA IRON SERIES 1700
- TR-FLEX BY U.S. PIPE OR
- FLEX RING BY AMERICAN
- FITTINGS W/ DIP EBAA IRON SERIES 1100 MEGALUG
- FITTINGS W/ P.V.C. EBAA IRON SERIES 2000 MEGALUG
- LENGTH OF RESTRAINED PIPE SHALL BE AS INDICATED ON RESTRAINED JOINT PIPE DETAIL. (SEE WATER & SEWER DETAIL SHEET)

30.11. SEWAGE FORCE MAIN SYSTEM RESTRAINT: ALL FITTINGS AND SPECIFIC PIPE JOINTS SHALL BE RESTRAINED AS OUTLINED BELOW

- JOINT RESTRAINT
- PUSH-ON P.V.C. EBAA IRON SERIES 1600
- PUSH-ON DIP EBAA IRON SERIES 1700
- TR-FLEX BY U.S. PIPE OR
- FLEX RING BY AMERICAN
- FITTINGS W/ DIP EBAA IRON SERIES 1100 MEGALUG
- FITTINGS W/ P.V.C. EBAA IRON SERIES 2000 MEGALUG
- LENGTH OF RESTRAINED PIPE SHALL BE AS INDICATED ON RESTRAINED JOINT PIPE DETAIL. (SEE WATER & SEWER DETAIL SHEET)

30.12. WATER DISTRIBUTION VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509 LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.

30.12.1.1. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2361/2362, AMERICAN 250 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C500 LATEST REVISION OR APPROVED EQUAL.

30.12.1.2. TAPPING VALVES SHALL BE MUELLER T-2361/2362 OR APPROVED EQUAL.

30.12.1.3. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS OR APPROVED EQUAL.

30.13. TAPPING SLEEVES SHALL BE MUELLER H615, CLOW F- 2505 OR APPROVED EQUAL.

30.14. VALVE BOXES SHALL BE U.S. FOUNDRY 7500 OR APPROVED EQUAL PAINTED BLUE WITH THE DESIGNATION "WATER".

30.15. RETAINER GLANDS FOR DIP SHALL CONFORM TO ANSI/AWWA C111/A21.11 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.

30.16. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.

30.17. FIRE HYDRANTS SHALL BE MUELLER CENTURION TRAFFIC TYPE A-423 WITH 5 1/4" INTERNAL VALVE OPENING OR APPROVED EQUAL. 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 LATEST REVISION. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH NFPA #291 OR PER AGENCY STANDARDS HAVING JURISDICTION. BLUE RAISED REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE USED TO IDENTIFY FIRE HYDRANT LOCATION. THE PLACEMENT OF THE RPM TO BE AT THE CENTERLINE OF THE OUTSIDE ROADWAY LANE.

30.18. SEWAGE FORCE MAIN VALVES SHALL BE PLUG VALVES WHICH SHALL BE OF THE NON-LUBRICATED, ECCENTRIC TYPE WITH RESILIENT FACED PLUGS, PORT AREAS FOR VALVES 20 INCHES AND SMALLER SHALL BE AT LEAST 80% OF FULL PIPE AREA. PORT AREA OF VALVES 24 INCHES AND LARGER SHALL BE AT LEAST 70% OF FULL PIPE AREA. THE BODY SHALL BE OF SEMI-STEEL (ASTM A-126 CI B) AND SHALL HAVE BOLTED BONNET WHICH GIVES ACCESS TO THE INTERNALS OF THE VALVE. SEATS SHALL BE WELDED OVERLAY OF HIGH NICKEL CONTENT OR A STAINLESS STEEL PLATE LOCKED IN THE BODY CAVITY. IF A PLATE IS USED, IT SHALL BE REPLACEABLE THROUGH THE BONNET ACCESS. BEARINGS SHALL BE PERMANENTLY LUBRICATED OF STAINLESS STEEL, BRONZE OR TEFLON LINED, FIBER GLASS BACKED DURALON. BEARING AREAS SHALL BE ISOLATED FROM THE FLOW WITH GRIT SEALS. VALVES SHALL HAVE PACKING BONNETS WHERE THE SHAFT PROTRUDES FROM THE VALVE AND THE PACKING SHALL BE SELF-ADJUSTING CHEVRON TYPE WHICH CAN BE REPLACED WITHOUT REMOVING THE BONNET. ALL NUTS, BOLTS, SPRINGS AND WASHERS SHALL BE STAINLESS STEEL.

30.19. PLUG VALVES SHALL BE DESIGNED FOR A WORKING PRESSURE OF 150 PSI THE VALVE AND ACTUATOR SHALL BE CAPABLE OF SATISFACTORY OPERATION IN EITHER DIRECTION OF FLOW AGAINST PRESSURE DROPS UP TO AND INCLUDING 100 PSI (FOR PLUG VALVES OVER 12" IN DIAMETER). VALVES SHALL BE BUBBLE TIGHT IN BOTH DIRECTIONS AT 100 PSI DIFFERENTIAL. PLUG VALVES OVER 12" IN DIAMETER SHALL HAVE WORM GEAR OPERATORS. THE OPERATING MECHANISM SHALL BE FOR BURIED SERVICE WITH A 2 INCH SQUARE OPERATING NUT.

30.20. PLUG VALVES ARE TO BE INSTALLED WITH THE SEAT POINTED TOWARDS THE UPSTREAM FLOW, WHEN SPECIFIED.

30.21. SWING CHECK VALVES FOR WATER, SEWAGE, SLUDGE, AND GENERAL SERVICE SHALL BE OF THE OUTSIDE LEVER AND SPRING OR WEIGHT TYPE, IN ACCORDANCE WITH ANSI/AWWA C508 LATEST REVISION SWING-CHECK VALVES FOR WATERWORKS SERVICE, 2" THROUGH 24" NPS, UNLESS OTHERWISE INDICATED, WITH FULL-OPENING PASSAGES, DESIGNED FOR A WATER-WORKING PRESSURE OF 150 PSI THEY SHALL HAVE A FLANGED COVER PIECE TO PROVIDE ACCESS TO THE DISC.

30.22. HIGH DENSITY POLYETHYLENE PIPE (HDPE) FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO AWWA C906 STANDARD, LATEST REVISION. PIPES SHALL BE COLOR-CODED BLUE, MINIMUM 40 FEET STANDARD LENGTHS.

31. SERVICE CONNECTION:

31.1. SERVICE SADDLES SHALL BE FUSION BONDED PLASTIC COATED DUCTILE IRON (ASTM A536) WITH STAINLESS STEEL STRAPS, SADDLES SHALL BE DOUBLE STRAP TYPE.

31.2. SERVICE LINES SHALL BE POLYETHYLENE (PE 3408), 200 P.S.I RATED, DR9. PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT.

31.3. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY FORD BALLCORP, CATALOG # 1100 OR APPROVED EQUAL.

31.4. CURB STOPS SHALL BE FORD V63-44W-X" LATEST REVISION OR APPROVED EQUAL.

31.5. METER STOPS SHALL BE 90 DEGREE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE FV63-777W" LATEST REVISION WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY FORD OR APPROVED EQUAL.

32. INSTALLATION:

32.1. WHERE RESTRAINED PIPE JOINTS ARE REQUIRED DUE TO FITTINGS, APPURTENANCES, ETC., PIPE MATERIAL SHALL BE DIP

32.2. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM," AND ANSI/AWWA C605-XX LATEST REVISION STANDARDS.

32.3. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/ C600-XX LATEST REVISION.

32.4. ALL WATER MAINS SHALL TYPICALLY BE LAID WITH A MINIMUM 36" COVER FOR PVC AND 30" COVER FOR DIP.

32.5. DETECTOR TAPE SHALL BE LAID 18 INCHES ABOVE ALL WATER AND SEWER LINES. A 14 GAUGE MULTI-STRAND WIRE SHALL BE ATTACHED TO ALL NONCONDUCTIVE WATER MAINS TO FACILITATE LOCATION. AN EXTRA 4 FEET OF WIRE SHALL BE PROVIDED AT ALL VALVES, BLOW-OFFS, HYDRANTS, ETC. THE WIRE SHALL BE TESTED FOR CONTINUITY AT THE PRESSURE TEST.

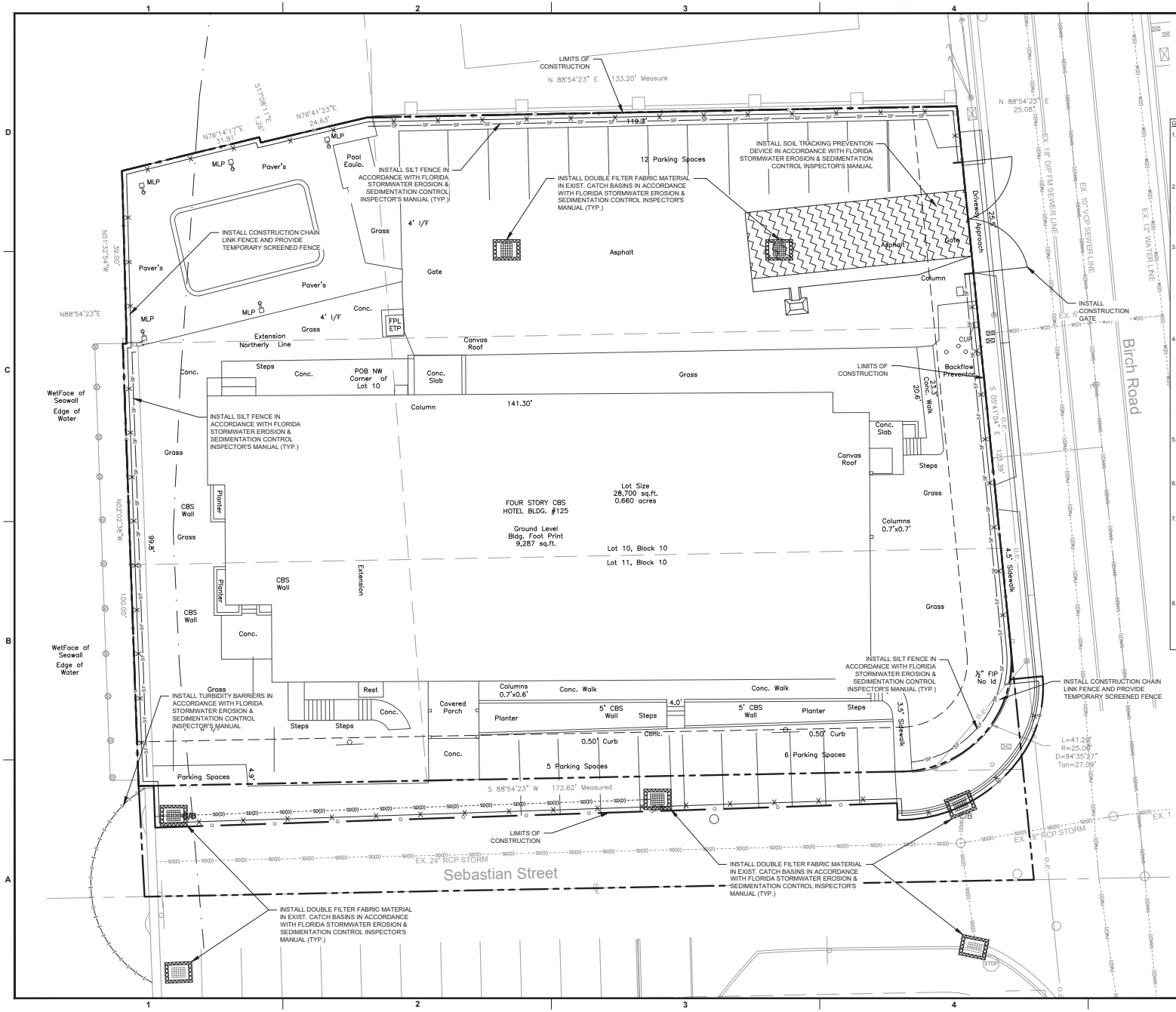
32.6. PIPE DEFLECTION SHALL NOT EXCEED 50% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

32.7. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

32.8. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER", AS APPLICABLE, CAST IN THE COVER. U.S. FOUNDRY OR APPROVED EQUAL.

33. TESTING:

33.1. BEFORE ANY PHYSICAL CONNECTIONS AND ACCEPTANCE FOR OPERATION TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE FLUSHED, PRESSURE TESTED AND DISINFECTED. COPIES OF PASSING BACTERIOLOGICAL RESULTS AND PRESSURE TEST RESULTS MUST BE SUBMITTED TO, AND APPROVED BY, THE ENGINEER, UTILITY OWNER, AND HEALTH DEPARTMENT. 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 (HYDROSTATIC TEST). THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. THE ALLOWABLE LEAKAGE DURING THE PRESSURE TEST SHALL BE LESS THAN THE NUMB




GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA (HEREAFTER REFERRED TO AS FL GUIDELINES).
2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
3. ALL EXISTING/NEW CATCH BASIN, INLETS, STORM SEWER MANHOLES STRUCTURES WITHIN THE WORK AREAS, ETC. SHALL BE PROTECTED DURING CONSTRUCTION OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING CONSTRUCTION OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE AGENCY HAVING JURISDICTION OR DESIGN ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL INSTALL A SOIL TRACKING PREVENTION DEVICE AS PER THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORM WATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.
5. ALL AREAS OF DISTURBANCE THAT ARE NOT WITHIN BUILDING OR PAVEMENT LIMITS SHALL BE SODDED, REFER TO LANDSCAPE PLANS FOR SOD SPECIFICATION AND REQUIREMENTS.
6. REMOVE ALL EROSION CONTROL IMPROVEMENTS AFTER ALL DISTURBED AREAS ARE STABILIZED WITH THE FINAL GROUND COVER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ALL THE PERMITS PREVIOUSLY ACQUIRED FOR THIS PROJECT. THE CONDITIONS OUTLINED IN THE PERMITS ARE IN FORCE AND FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THESE PERMITS.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING A VALID NPDES PERMIT. UNLESS SUCH PERMIT IS DETERMINED TO BE NON-APPLICABLE BY REGULATORY AGENCY HAVING PROPER JURISDICTION REGARDING THIS MATTER.

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Plotted by: mpinzon On 10/9/2026 1:50 PM

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(FOR THE FIRM)

CLIENT
**MERRIMAC VENTURES, L.C.**

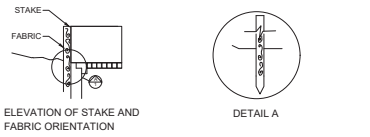
PROJECT
**125 N BIRCH - RESIDENTIAL**

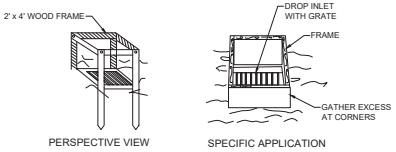
SHEET TITLE
**EROSION CONTROL PLAN**

| | |
|---|---|
| SHEET NUMBER | CG-101 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

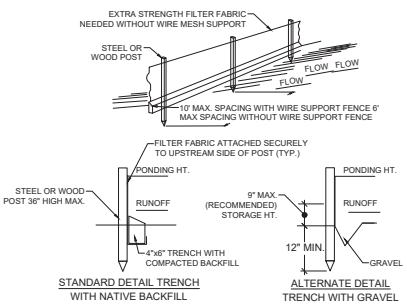
Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Cad\16291.00-CG-100.dwg



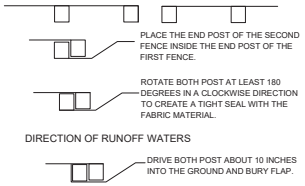




THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS

FILTER FABRIC
DROP INLET SEDIMENT FILTER

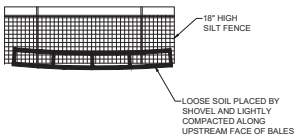



SILT FENCE



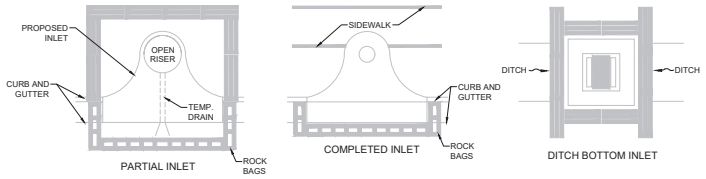

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

ATTACHING TWO SILT FENCES




NOTES:
1. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING COURSES. SILT FENCES ARE TO BE PLACED AT UPLAND LOCATIONS.
2. BALES TO BE STAKED PER THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR MANUAL.
3. WHERE THE SILT FENCE IS USED AS SLOPE PROTECTION, IT IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.

BALES BACKED BY SILT FENCE



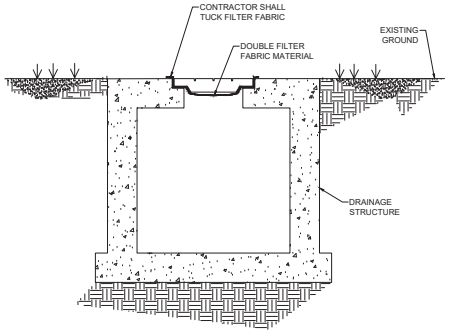

NOTE:
1. ANCHOR BALES WITH 2 STAKES PER BALE.
2. WHEN USED IN CONJUNCTION WITH A SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

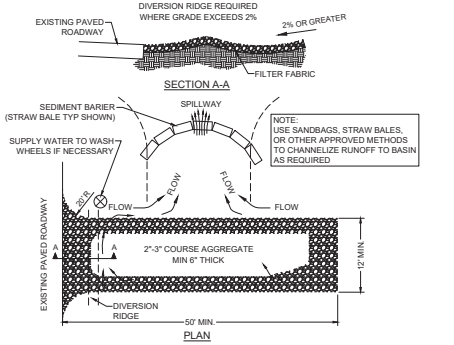
## EROSION CONTROL GENERAL NOTES

1. SILT FENCE AND TURBIDITY BARRIERS MUST REMAIN IN PLACE AND BE MAINTAINED AT ALL LOCATIONS SHOWN IN THE DRAWING UNTIL CONSTRUCTION ID COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN.
2. CONTRACTOR SHALL SUBMIT SCHEDULE FOR THE INSTALLATION, INSPECTION AND MAINTENANCE THE EROSION CONTROLS FEATURES AS SHOWN IN THE DRAWINGS OR AS DIRECTED BY THE DESIGN ENGINEER. THE SCHEDULE SHALL SPECIFICALLY INDICATE THE SEQUENCE OF CLEARING, EARTH WORK OPERATIONS, AND WHEN THE EROSION CONTROL FEATURE WILL BE INSTALLED, INSPECTED, AND MAINTAINED. IT SHALL ALSO INCLUDE METHODS TO PREVENT POLLUTION OF STREAM, LAKES, TIDAL WATERS, CANALS, AND IMPOUNDMENTS. ESTABLISHED.

00 EROSION CONTROL DETAILS
NOT TO SCALE




INLET / MANHOLE PROTECTION DETAIL




NOTE:
USE SANDBAGS, STRAW BALES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED

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. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. 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

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(FOR THE FIRM)

CLIENT
MERRIMAC VENTURES, L.C.

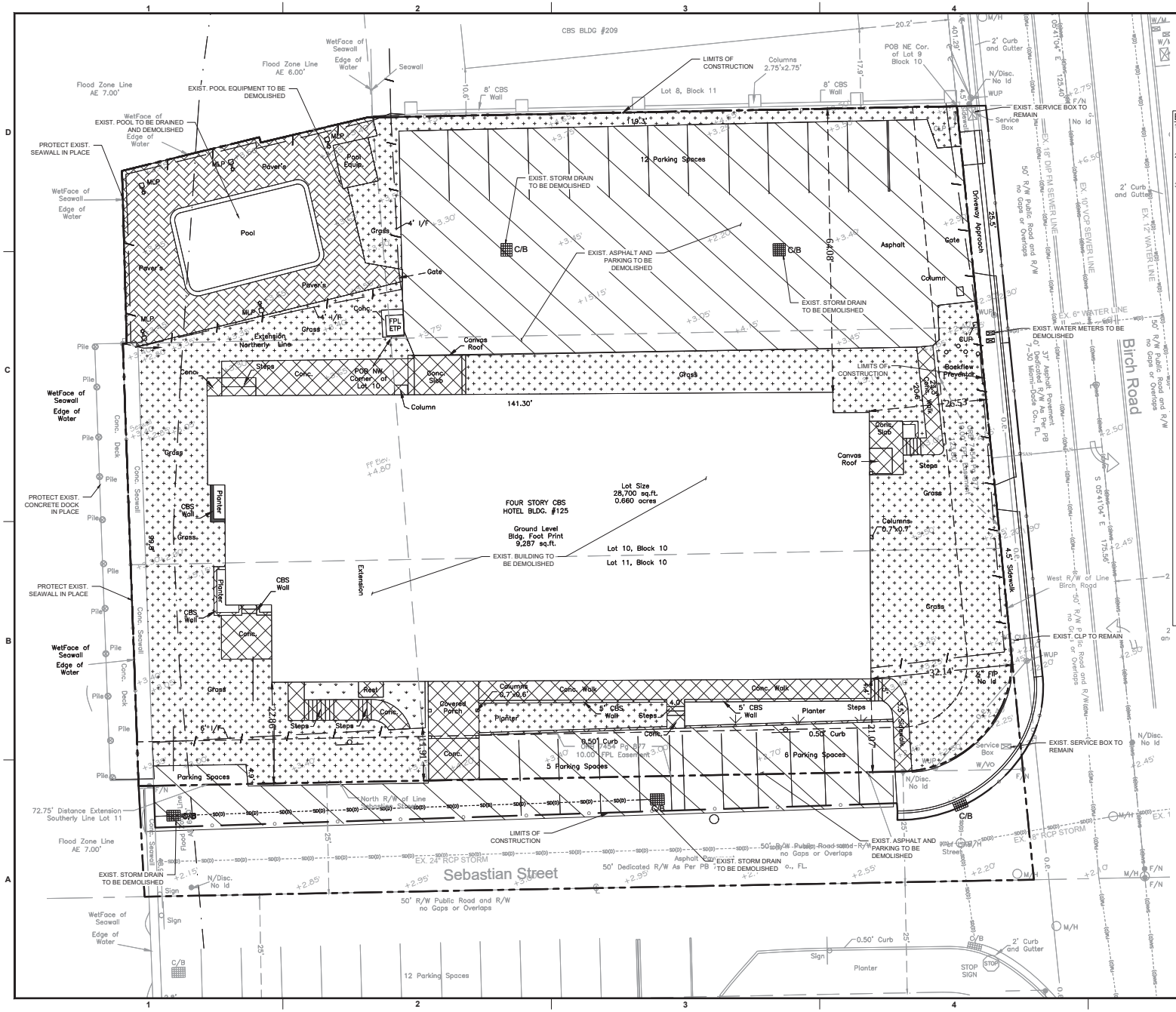
PROJECT
125 N BIRCH - RESIDENTIAL

SHEET TITLE
EROSION CONTROL DETAILS

SHEET NUMBER CG-501
PROJECT NUMBER 16291.00

STATUS: PRELIMINARY

Plotted by: dmarquez On 9/30/2026 9:29 AM
Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Cad\16291.00-CG-EXC.dwg




GRAPHIC SCALE

0 10 20

SCALE: 1" = 10 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

## BUILDING DEMOLITION NOTES

1. CONTRACTOR TO DEMOLISH EVERYTHING WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED
2. EXISTING MONITORING WELLS TO REMAIN, CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL ENGINEER PRIOR TO DEMOLITION.
3. BUILDING DEMOLITION IS SUBJECT TO FEDERAL, STATE AND COUNTY RULES RELATING TO THE DEMOLITION AND THE HANDLING OF ASBESTOS CONTAINING MATERIAL. THE COUNTY STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS MUST BE FILLED OUT AND COMPLIED WITH PRIOR TO ANY BUILDING DEMOLITION.THE CONTRACTOR MUST OBTAIN / PRODUCE THE FOLLOWING PRIOR TO ANY BUILDING DEMOLITION:
   - PEST CONTROL INSPECTION REPORT INDICATING THAT PROPERTY IS FREE OF RODENTS
   - GAS DISCONNECT LETTER FROM GAS SUPPLIER
   - FPL DISCONNECT LETTER FROM FP&L
   - WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - FIRE SERVICE WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - SEWER CAP OR SEPTIC TANK ABANDONMENT PERMIT REQUIRED WITH A PASSED BUILDING DEPARTMENT INSPECTION PERMIT
   - COPY OF EPA LICENSE AND/OR LETTER FROM LICENSED CONTRACTOR RECOVERING REFRIGERANT FROM A/C UNITS
   - NOTARIZED LETTER FROM DEMOLITION CONTRACTOR STATING FROM WHERE WATER WILL BE OBTAINED FOR DUST CONTROL
   - DEMOLITION CONSTRUCTION DEBRIS MITIGATION PLAN SIGNED AND DATED BY OWNER AND CONTRACTOR
   - BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS MORE THAN ONE STORY
   - NOTICE OF COMMENCEMENT
   - ALL PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR UTILIZE OTHER APPROVED TEMPORARY EROSION CONTROL MEASURES, IN ORDER TO PREVENT DUST OR SOIL EROSION.
   - TREE PROTECTION PLAN:
     - FOR EXISTING TREES ON SITE, INDICATE THE LOCATION OF TREES/PALMS ON THE SURVEY AND PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DBH FOR TREES, CLEAR TRUNK FOR PALMS, CONDITION %, AND INDICATE THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
     - PROVIDE TREE PROTECTION BARRICADE DETAIL FOR EXISTING TREES ON SITE TO REMAIN. THIS BARRICADE MUST BE INSTALLED PRIOR TO THE BEGINNING OF PROPOSED WORK.
     - FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL.

## HATCH PATTERNS

| SYM | DESCRIPTION |
|---|---|
| | EXIST. CONCRETE AREA TO BE DEMOLISHED |
| | EXIST. LANDSCAPE AREA TO BE DEMOLISHED |
| | EXIST. PAVEMENT AREA TO BE DEMOLISHED |
| | EXIST. PAVER AREA TO BE DEMOLISHED |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(FOR THE FIRM)

CLIENT

**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

**DEMOLITION PLAN**

| | |
|---|---|
| SHEET NUMBER | CD-101 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

Plotted by: mpinzon On 10/9/2026 1:48 PM

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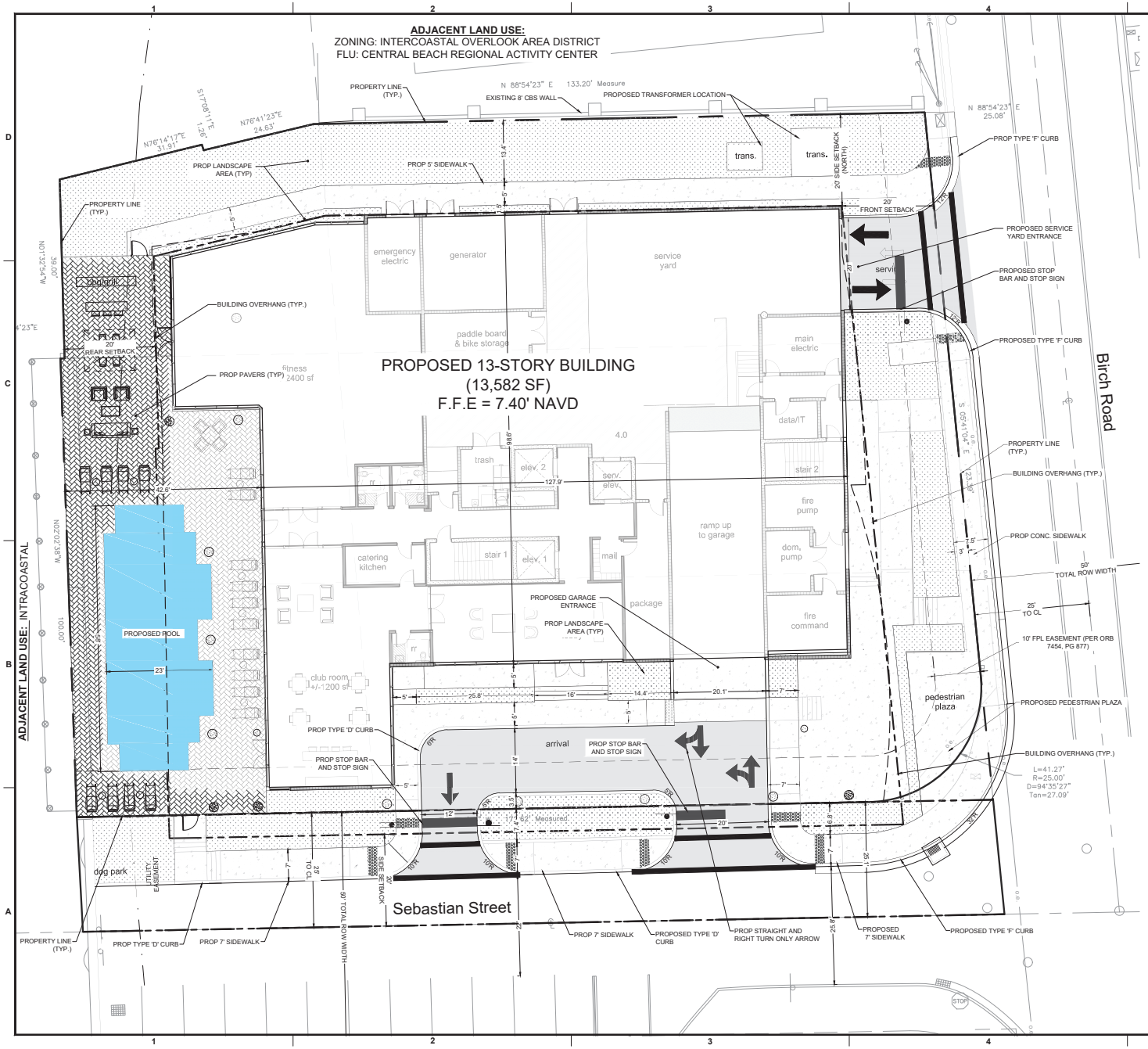


GRAPHIC SCALE
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SCALE: 1" = 10 '
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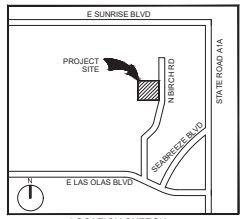


LOCATION SKETCH
(NOT TO SCALE)

## SITE DATA TABLE

PROJECT ADDRESS:125 N BIRCH RD, FORT LAUDERDALE, FL 33304

FOLIO No. 5042-12-BD-0010

**PROJECT INFORMATION:**

| | |
|---|---|
| LAND USE DESIGNATION: | CENTRAL BEACH REGIONAL ACTIVITY CENTER |
| ZONING DESIGNATION: | INTRACOASTAL OVERLOOK AREA DISTRICT |
| CURRENT USE: | MULTIFAMILY |

| | SQ. FT. | ACREAGE |
|---|---|---|
| GROSS SITE AREA (PER SURVEY) | 28,700 | 0.66 |
| GROSS BUILDING AREA (SF) | 182,876 | |

NOTES:
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA

**SERVICE PROVIDERS:**

| | |
|---|---|
| POTABLE WATER | CITY OF FORT LAUDERDALE |
| SANITARY SEWER | CITY OF FORT LAUDERDALE |

| ZONING DISTRICT REQUIREMENTS: | REQUIRED | PROVIDED |
|---|---|---|
| BUILDING HEIGHT: | 144-FT MAX | 144-FT |
| LOT COVERAGE: | 60% MAX. | 48.3% |
| OPEN SPACE | 40% MIN. | 16.4% |
| FAR: | 3.0 MAX. | 6.4 |

| SETBACK REQUIREMENTS: | REQUIRED (MIN) | PROVIDED |
|---|---|---|
| FRONT YARD | 20-FT | 20-FT |
| INTERIOR SIDE YARD (NORTH) | 20-FT | 20-FT |
| INTERIOR SIDE YARD (SOUTH) | 20-FT | 32.7-FT |
| REAR YARD | 20-FT | 42.6-FT |

**SITE AREA CALCULATIONS:**

| | SQ. FT. | % | ACREAGE |
|---|---|---|---|
| GROSS SITE AREA (PER SURVEY) | 28,700 | 100% | 0.66 |

| PROVIDED | SQ. FT. | % | ACREAGE |
|---|---|---|---|
| IMPERVIOUS AREA | | | |
| BUILDING FOOTPRINT (INCL. OVERHANG) | 13,582 | 47.3% | 0.31 |
| VEHICULAR USE AREA/PAVEMENT | 2,351 | 8.2% | 0.05 |
| SIDEWALKS/CONCRETE | 8,059 | 28.1% | 0.19 |
| PERVIOUS AREA | 4,708 | 16.4% | 0.11 |
| TOTAL | 28,700 | 100% | 0.66 |

**PARKING CALCULATIONS:**

| USE | REQUIRED | PROVIDED |
|---|---|---|
| 2 BEDROOMS - 2 SPACES PER DWELLING UNIT (7 UNITS) | 14 | |
| 3 BEDROOMS - 2.1 SPACES PER DWELLING UNITS (8 UNITS) | 17 | |
| 4 BEDROOMS-2.2 SPACES PER DWELLING UNIT (23 UNITS) | 51 | |
| TOTAL PARKING | 82 | 82 |


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CLIENT
MERRIMAC VENTURES, L.C.

PROJECT
125 N BIRCH - RESIDENTIAL

SHEET TITLE
SITE PLAN

SHEET NUMBER SP-101

PROJECT NUMBER 16291.00

STATUS: PRELIMINARY

Plotted by: mpinzon On 10/9/2026 2:51 PM

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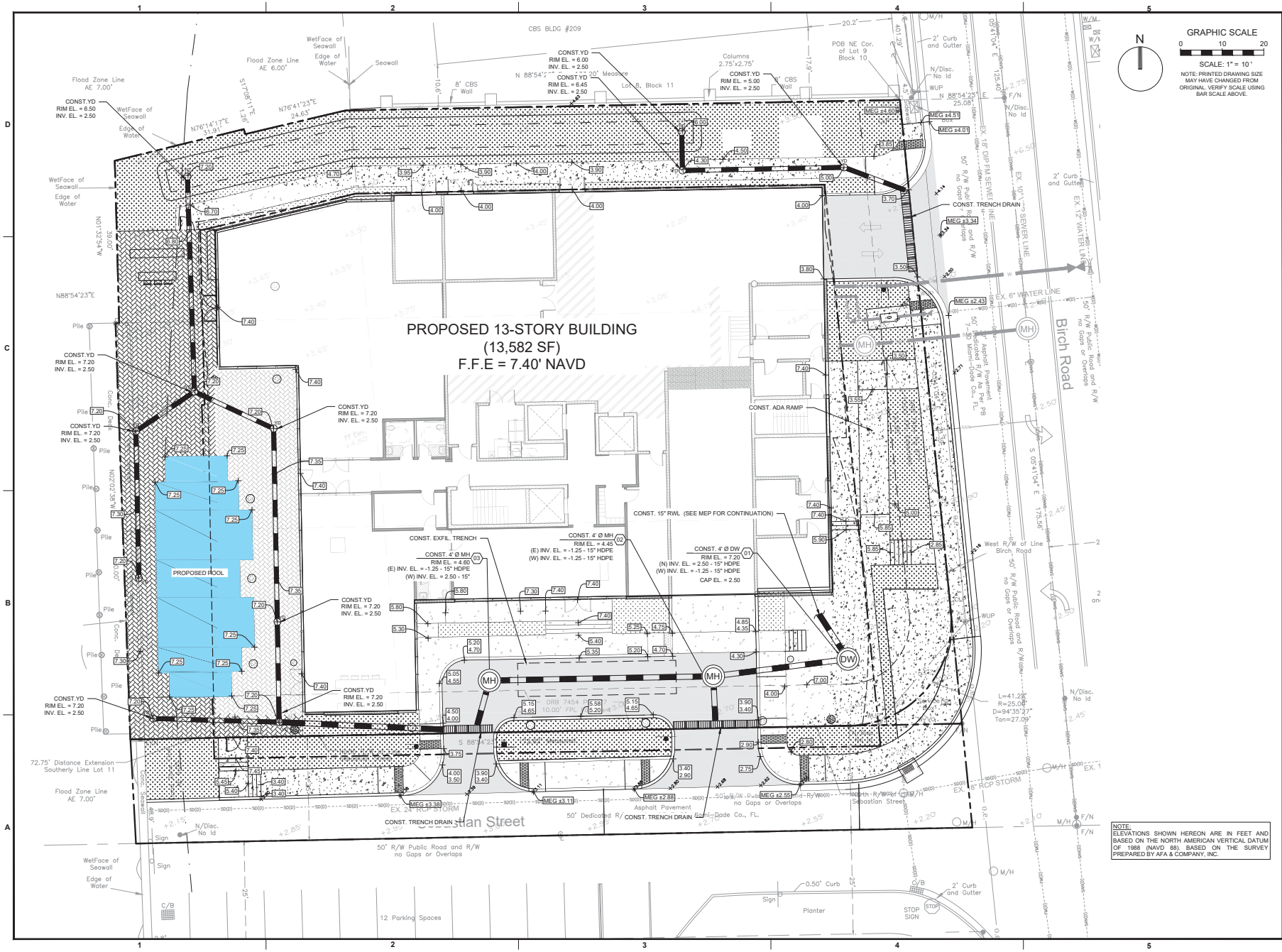


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PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

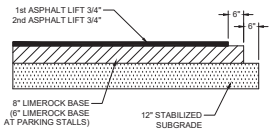
**PAVING GRADING AND DRAINAGE PLAN**

| | |
|---|---|
| SHEET NUMBER | CP-101 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

Plotted by: mpinzon On 10/9/2026 2:37 PM

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Cad\16291.00-CP-100.dwg




ASPHALTIC CONCRETE VEHICULAR:
FIRST LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). SECOND (FINAL) LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). ASPHALT SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTIONS 330 AND 334. SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL FINAL LANDSCAPE/HARDSCAPE HAS BEEN INSTALLED.

PRIME AND TACK COAT:
LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTION 300.
APPLICATION RATES:
PRIME COAT - 0.10 GALLONS PER SQ. YD.
TACK COAT - 0.08 GALLONS PER SQ. YD.

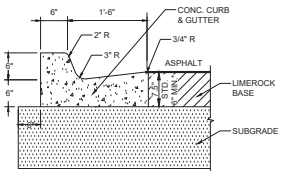
BASE:
8"/ 6" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180), LIMEROCK BASE TO CONFORM WITH THE REQUIREMENTS OF FDOT SPECIFICATIONS SECTIONS 200 AND 911.

SUBGRADE:
12" STABILIZED SUBGRADE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180); MINIMUM LBR = 40.

## 1 ASPHALT PAVEMENT DETAIL
NOT TO SCALE

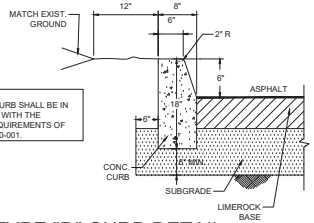
NOTES:
ALL TYPE "F" CURB & GUTTER SHALL BE IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF FDOT INDEX 520-001.

*WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

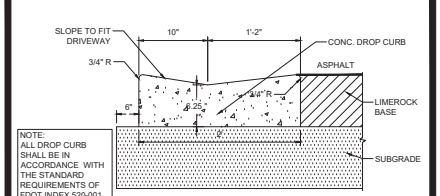



## 2 TYPE "F" CURB DETAIL PER FDOT INDEX No. 520-001
NOT TO SCALE

NOTE:
ALL TYPE "D" CURB SHALL BE IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF FDOT INDEX 520-001.

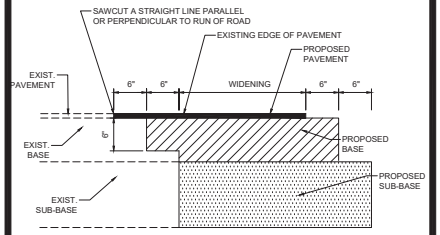



## 3 TYPE "D" CURB DETAIL PER FDOT INDEX No. 520-001
NOT TO SCALE

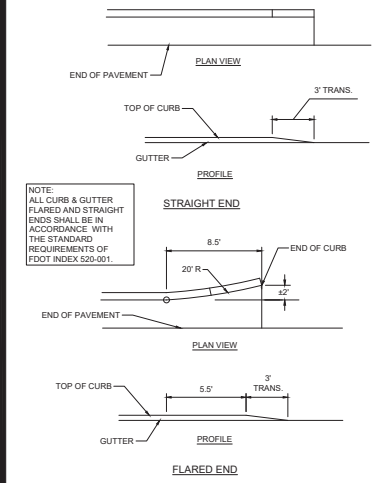



NOTE:
ALL DROP CURB SHALL BE IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF FDOT INDEX 520-001.

## 4 DROP CURB DETAIL PER FDOT INDEX No. 520-001
NOT TO SCALE

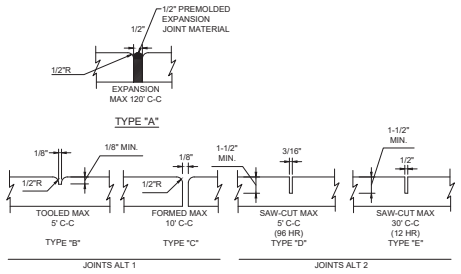



## 5 SAWCUT WIDENING DETAIL
NOT TO SCALE

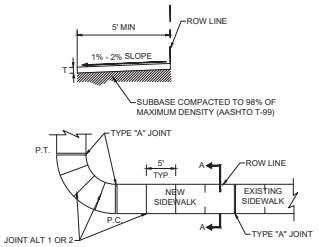



NOTE:
ALL CURB & GUTTER FLARED AND STRAIGHT ENDS SHALL BE IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF FDOT INDEX 520-001.

## 6 CURB & GUTTER FLARED AND STRAIGHT ENDS
NOT TO SCALE



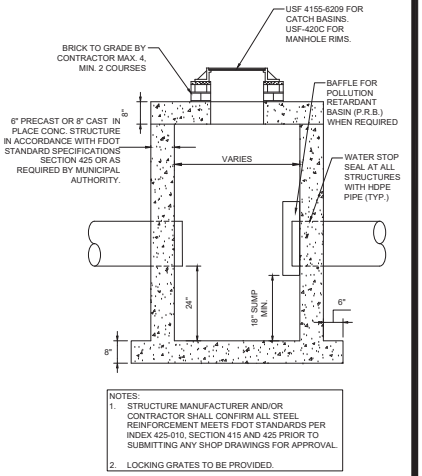

CONCRETE PAVEMENT & SIDEWALK JOINTS




SIDEWALK PLAN

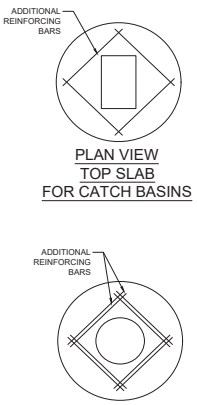
NOTES:
1. Sidewalk construction is to comply with the latest FDOT standards for sidewalks and ADA curb ramps, per FDOT index 522-001 and 522-002.
2. Provide either joint alternate 1 or 2. If using joint alternate 2: construct type "E" joints at not more than 30' intervals - within 12 hours after finishing, construct 1/2" expansion, provide joint type "A", with non-rising performed joint filler at not more than 120' intervals, construct remaining joints within 96 hours after finishing.
3. Provide 1/2" expansion joint type "A", with non-rising performed joint filler where concrete pavement abuts concrete curbs, driveways and other fixed objects.
4. Sidewalk thickness shall be 4" thick unless otherwise noted. Thickness shall be 6" through driveways and on all commercial sidewalk applications.
5. The use of steel reinforcement is not permitted.
6. Concrete to be 3,000 psi in 28 days.
7. Cure all concrete with approved method.
8. Sidewalk foundation shall be compacted to a firm, even surface, true to grade and cross section, and shall be moist at the time concrete is placed.
9. All construction shall conform to local construction codes and standards.
10. Sidewalk slopes shall meet the requirements of the Americans with Disabilities Act. Minimum transverse slope 0.01 ft./ft. And maximum transverse slope 0.02 ft./ft. toward swale or gutter. Longitudinal slope shall conform to ADA requirements.
11. The vertical deviation for a new sidewalk shall not be more than ½".
12. The vertical deviation for a new maintenance access structure cover shall not be more than ¼".
13. Where truncated domes are used, stamped concrete is not permitted. Truncated domes to be cast with the concrete.
14. Sidewalk shall have a transverse hair broom finish.

## 7 SIDEWALK DETAIL
NOT TO SCALE




NOTES:
1. STRUCTURE MANUFACTURER AND/OR CONTRACTOR SHALL CONFIRM ALL STEEL REINFORCEMENT MEETS FDOT STANDARDS PER INDEX 425-010, SECTION 415 AND 425 PRIOR TO SUBMITTING ANY SHOP DRAWINGS FOR APPROVAL.
2. LOCKING GRATES TO BE PROVIDED.

## 8 CATCH BASIN / DRAINAGE MANHOLE DETAIL
NOT TO SCALE




## 9 CATCH BASIN / MANHOLE FRAME DETAIL
NOT TO SCALE

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**
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RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

| | |
|---|---|
| ISSUE DATE: | 10/09/26 |
| DESIGNED BY: | DM |
| DRAWN BY: | DE, DM |
| CHECKED BY: | MP |
| BID-CONTRACT: | |

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MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT
**MERRIMAC VENTURES, L.C.**

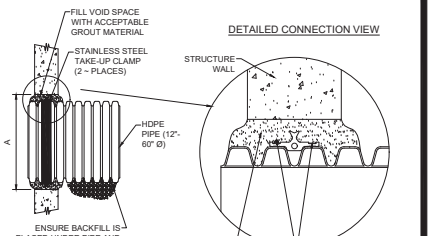
PROJECT
**125 N BIRCH - RESIDENTIAL**

SHEET TITLE
**PAVING, GRADING, AND DRAINAGE DETAILS**

SHEET NUMBER **CP-501**
PROJECT NUMBER **16291.00**

STATUS: PRELIMINARY

Plotted by: dmasquez On 9/28/2026 10:16 PM
Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Civil\16291.00-CP-XXX.dwg



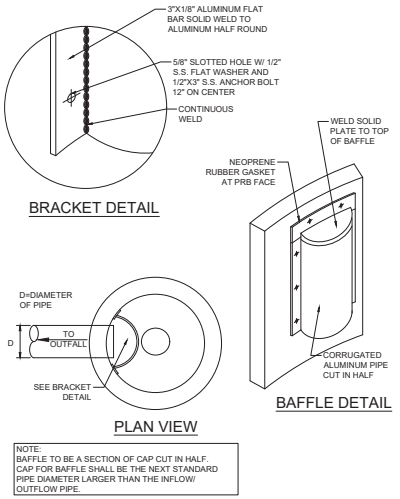

NOTES:
PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

SEE ADS STANDARD DETAIL STD-201 AND ADS INSTALLATION GUIDE 1.05: WATERSTOP INSTALLATION FOR INSTALLATION RECOMMENDATIONS.

| PIPE SIZE | PIPE OD | | "A" MIN. HOLE DIA. | MIN. DISTANCE PIPE INVERT TO STRUCTURE INVERT |
|---|---|---|---|---|
| | A-PROFILE | H-PROFILE | | |
| 12" | 14.5" | N/A | 19.5" | 3.7" |
| 15" | 17.6" | N/A | 23.00" | 4.0" |
| 18" | 21.2" | N/A | 26.50" | 4.2" |
| 24" | 27.8" | N/A | 33.25" | 4.5 |
| 30" | 35.1" | N/A | 40.50" | 5.2" |
| 36" | 41.1" | 41.1" | 47.00" | 5.5" |
| 42" | 47.7" | 48.0" | 53.00" | 5.7" |
| 48" | 53.6" | 54.0" | 59.00" | 5.7" |
| 60" | 66.3" | 67.3" | 72.00" | 6.4" |

## 10 GROUTED MANHOLE CONNECTION (HDPE PIPE) DETAIL

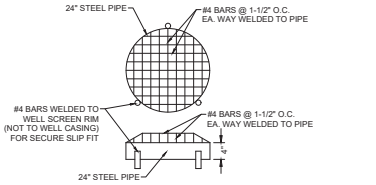
NOT TO SCALE




NOTE:
BAFFLE TO BE A SECTION OF CAP CUT IN HALF.
CAP FOR BAFFLE SHALL BE THE NEXT STANDARD PIPE DIAMETER LARGER THAN THE INFLOW/ OUTFLOW PIPE.

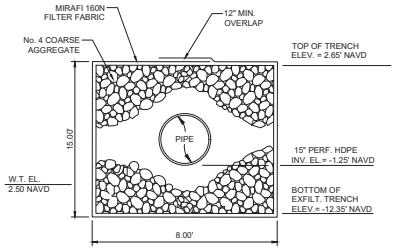
## 11 POLLUTION RETARDANT BAFFLE DETAIL

NOT TO SCALE



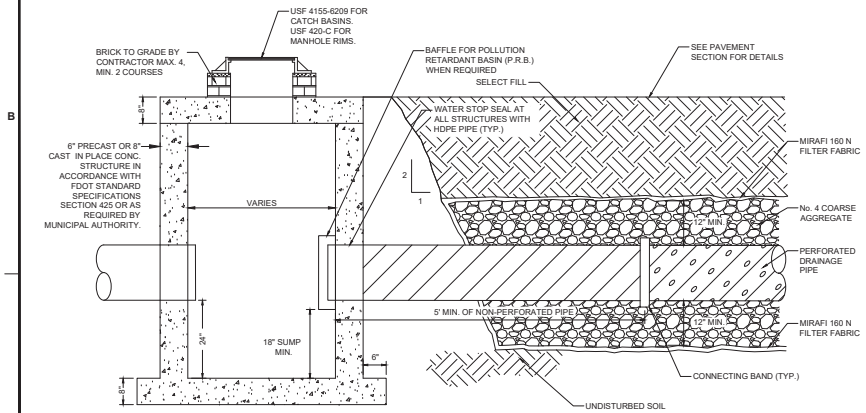

## 12 WELL SCREEN DETAIL

NOT TO SCALE



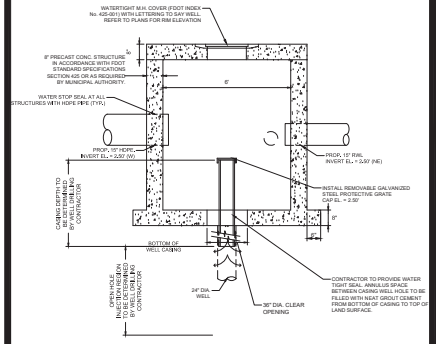

## 13 EXFILTRATION TRENCH DETAIL

NOT TO SCALE




## 15 CATCH BASIN W/ PRB AND EXFILTRATION TRENCH

NOT TO SCALE




## 14 DRAINAGE WELL

NOT TO SCALE

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301 East Atlantic Blvd.
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Florida Engineering Business License: CA7938
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Florida Landscape Architecture Business License: LC26004457

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

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| | |
|---|---|
| ISSUE DATE: | 10/09/26 |
| DESIGNED BY: | DM |
| DRAWN BY: | DE, DM |
| CHECKED BY: | MP |
| BID-CONTRACT: | |

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MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT

**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

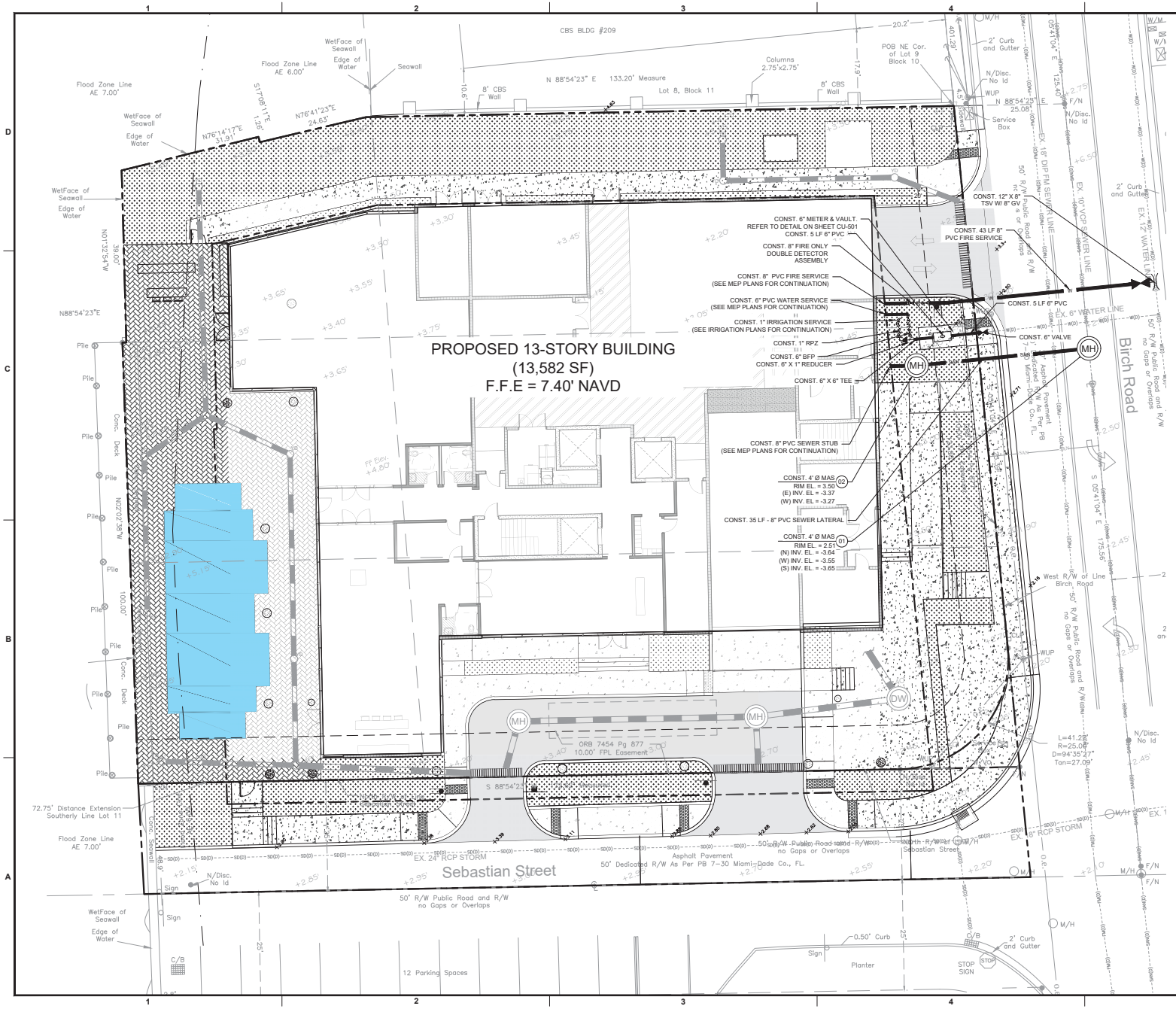
**PAVING, GRADING, AND DRAINAGE DETAILS**

| | |
|---|---|
| SHEET NUMBER | CP-502 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

Plotted by: dmasquez On 9/26/2026 10:16 PM

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Civil\16291.00-CP-XXX.dwg




KEITH
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Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

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**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

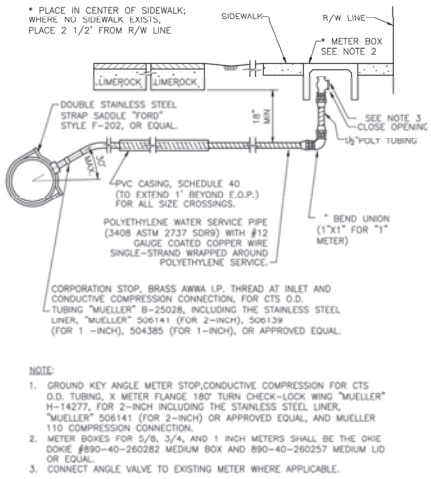
**WATER AND SEWER PLAN**

| | |
|---|---|
| SHEET NUMBER | CU-101 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

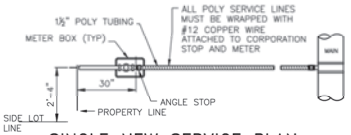
Plotted by: mpinzon On: 10/9/2026 2:35 PM

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Cad\16291.00-CU-XX.dwg

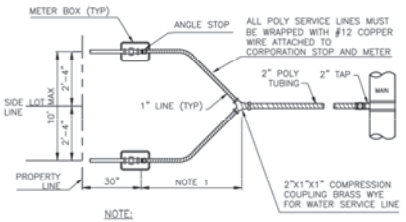



NOTE:
1. GROUND KEY ANGLE METER STOP,CONDUCTIVE COMPRESSION FOR CTS O.D. TUBING, X METER FLANGE 180° TURN CHECK-LOCK WING "MUELLER" H-14277, FOR 2-INCH INCLUDING THE STAINLESS STEEL LINER, "MUELLER" 506141 (FOR 2-INCH) OR APPROVED EQUAL, AND MUELLER 110 COMPRESSION CONNECTION.
2. METER BOXES FOR 5/8, 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.

TYPICAL WATER SERVICE INSTALLATION (300)



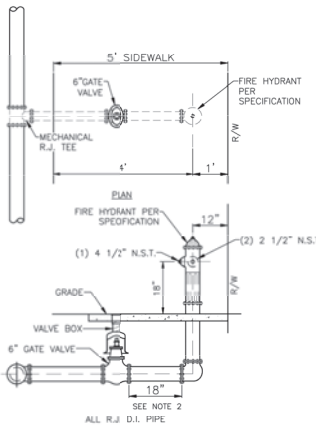

SINGLE NEW SERVICE PLAN




NOTE:
1. KEEP 1½" WYE AS CLOSE AS POSSIBLE TO METER BOX.

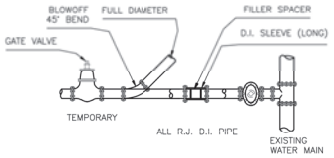
DOUBLE NEW SERVICE PLAN

TYPICAL WATER SERVICE (301)



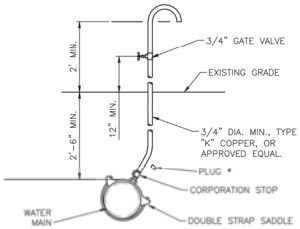

NOTES:
1. ACTUAL LOCATION OF FIRE HYDRANT TO BE DECIDED IN THE FIELD WITH ENGINEER'S APPROVAL.
2. KEEP VALVE AS CLOSE AS POSSIBLE TO THE HYDRANT.

TYPICAL NEW FIRE HYDRANT ASSEMBLY INSTALLATION (302)



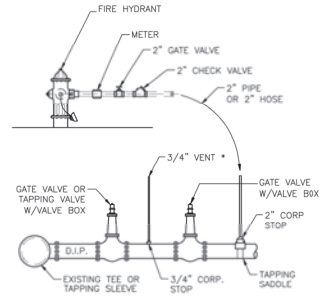

NOTES:
1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAINS SHALL BE SWABBED AND FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 2.5 FEET PER SECOND IN THE PIPE. TEMPORARY FITTINGS, PIPE, ETC. MAY BE NEEDED TO FACILITATE FLUSHING.
2. INSTALL A 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.

FLUSHING CONNECTION AND BLOW OFF DETAIL (303)



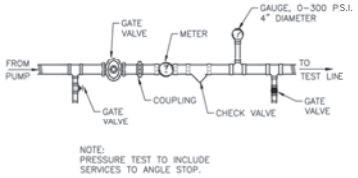

* NOTE: AFTER TESTS REMOVE 3/4" TUBING AND INSTALL PLUG ON CORPORATION STOP.

TYPICAL BACTERIOLOGICAL SAMPLING POINT AT INTERMEDIATE POINTS (304)



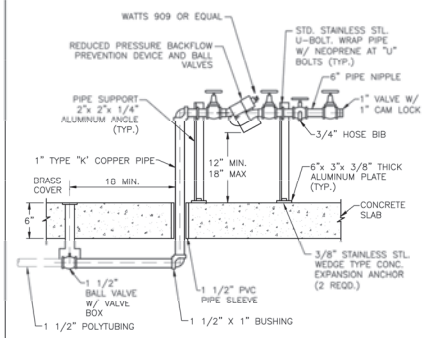

* NOTE: AFTER TESTS REMOVE 3/4" TUBING AND 2" GALVANIZED PIPE AND INSTALL PLUGS ON CORPORATION STOPS.

FILLING CONNECTION (305)

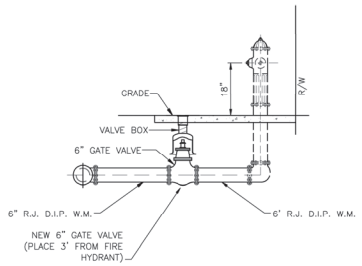



NOTE:
PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.

PRESSURE TEST DETAIL (306)




REDUCED PRESSURE BACKFLOW PREVENTER WITH HOSE CONNECTION FOR LIFT STATION (307)




NOTES:
1. RECONNECT EXISTING FIRE HYDRANT TO NEW WATER MAIN.
2. KEEP VALVE AS CLOSE AS POSSIBLE TO THE HYDRANT.
3. WHEN FIRE HYDRANT "TEE" IS ON P.V.C. PIPE RUN, CONSTRUCT 1 LENGTH OF D.I.P. (R.J.) PIPE ON EACH SIDE OF FIRE HYDRANT "TEE".

RELOCATE OR CONNECT EXISTING FIRE HYDRANT (308)

KEITH
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PH: (954) 788-3400
Florida Engineering Business License: CA7928
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Florida Landscape Architecture Business License: LC26000457

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

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| | |
|---|---|
| ISSUE DATE: | 10/09/26 |
| DESIGNED BY: | DM |
| DRAWN BY: | DE, DM |
| CHECKED BY: | MP |
| BID-CONTRACT: | |

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MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT

**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

**WATER AND SEWER DETAILS**

| | |
|---|---|
| SHEET NUMBER | CU-501 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

Plotted by: dmasquez On 9/26/2026 10:19 PM

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Civil\16291.00-CU-SX.dwg

## LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| M | WATER METER BOX |
| | EXISTING VALVE |
| | PROPOSED VALVE |
| | FIRE HYDRANT |
| | BENCH MARK |
| | TREE |
| NBC | NAIL IN BOTTLE CAP |
| NIA | NAIL IN ASPHALT |
| —G— | GAS LINE |
| —W— | WATER MAIN |
| —BT— | BURIED TELEPHONE |
| —T— | TELEPHONE |
| —UE— | UNDERGROUND ELECTRIC |
| —FM— | FORCE MAIN |
| —OH— | OVERHEAD WIRES |
| —CATV— | CABLE TELEVISION |
| —X—X— | CHAIN LINK FENCE |
| ═══ | WOOD FENCE |
| #.## | EXISTING ELEVATION |
| SOIL BORE | SOIL BORING LOCATION MARK |
| | SOIL TYPE SEPERATION MARK |

WATER SYSTEM NOTES:

PIPE D.I.P.

1. Ductile iron water main pipe shall conform to the requirements of A.N.S.I./ A.W.W.A. C-151/A 21.51-02 and lined and coated per A.N.S.I./A.W.W.A. C-104/A-214-03. 20" and smaller pipe shall be pressure class 350; 24" and larger, pipe shall be pressure class 250.
2. All DIP shall have adequate protective measures against corrosion and it shall be used only if as determined by the design engineer, based on field conditions.
3. All DIP shall be installed in accordance with A.N.S.I./A.W.W.A. C-600-99, or latest revision.

PIPE P.V.C.

4. All P.V.C. mains shall be series 1120, class 150 (DR 18) pressure pipe, conforming to A.N.S.I./A.W.W.A. C-900-07", or latest revision, and shall have push on joints, and iron pipe O.D.
5. All P.V.C. pipe shall be installed in accordance with the Uni-Bell plastic pipe Association's "Guice for installation of P.V.C. pressure pipe for Municipal water distribution system". Wute distribution pipe shall be of "BLUE" color. All water main installations shall comply with the color coding requirements of Chapter 62-555.320 F.A.C. (Florida Administrative Code).
6. Detector tape on all P.V.C. mains shall be installed 18" above the water main.
7. All P.V.C. mains must have #6 copper wire, single strand, placed on top of pipe, shall be electrically continuous over the entire length of the pipe, and fastened every 10' with a #12 wire.

FITTINGS

8. Fittings shall be ductile iron meeting A.N.S.I./A.W.W.A. C153/21.00 and shall be coated with 6 to 8 mil. Thickness coal tar epoxy conforming to the requirements of A.N.S.I./A.W.W.A. C550-05 and C116/A21.03.
9. Restrained joint pipe shall be used for all bends, tees, crosses, plugs, and fire hydrants. Thrust blocks shall not be allowed.
10. Retainer glands/mechanical joint restraint shall be used only if authorized by the Engineer and shall conform to A.N.S.I./A.W.W.A. standards C 111/A-21.11-03, or latest revision.
11. All glands shall be manufactured from ductile iron as listed by underwriter's laboratory for 250 P.S.I. minimum water pressure rating.
12. Glands shall be CLOW Corporation model F-1058, standard fire protection equipment company, or approved equal.

VALVES

13. Tapping valves shall be Mueller H667 or approved equal.
14. Tapping sleeves shall be Mueller H615 or approved equal.
15. Gate valves 3" or less shall be NIBCO T-133 OR T-136 with malleable hand wheels. No substitutions allowed.
16. Gate valves 4" or larger shall meet A.W.W.A. C-500-02 specification (latest revision). Valves shall be Mueller Co. or approved equal.
17. All valves shall be furnished with extension type cast iron valve boxes of proper length for pipe depth. All boxes shall conform with A.W.W.A. specifications with a shaft of no less than 5 inches and have the word "WATER" cast in the cover. Base of valve box shall have a flared section to fit over stuffing box of valve.

HYDRANTS

18. Fire hydrants shall be breakaway Mueller Co. Centurion model #A-423, or Metropolitan 250 Eddy Compression type F.H. or approved equal.
19. Fire hydrants shall be installed with the center of the nozzle 18" above finished grade.
20. Dead-end water mains 6" or larger shall terminate with a fire hydrant.

PLACEMENT

21. The minimum depth of cover over water mains is 30" except where shown differently on plans.
22. A continuous and uniform bedding shall be provided. Backfill material shall be tamped in layers around the pipe as shown on the plans and/or City of Fort Lauderdale Construction Standards and Specifications, January 1982. Rocks or stones larger than 3/4" diameter found in the trench shall be removed for a depth of at least 6" below the bottom of the pipe.
23. Pipe deflection shall not exceed 75% of the maximum deflection recommended by the manufacturer.

SEPARATION

24. Sanitary sewers and force mains should cross under water mains whenever possible. Sanitary sewers and force mains crossing water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe whenever possible.
25. Where sanitary sewer force mains must cross a water main with less than 18" vertical separation, both the sewer and 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" must be maintained at all crossings.
26. A minimum 10 foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible.
27. The preferred separation between water mains and sewer mains shall be 10 feet. In cases where it is not possible to maintain a 6 foot horizontal separation between the water mains and sewer mains, one of the following conditions must be met. The minimum separation between water and sewer mains shall be 3 feet:

SEPARATION (CONT'D)

27.a The water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such elevation that the bottom of the water main is at least 18 inches above the top of the sewer.

27.b The sewer or force main is encased in concrete or a watertight carrier pipe.

27.c Both the sewer and the water main are constructed of pressure pipe tested to 150 p.s.i.

28. Where it is not possible to maintain a vertical distance of 18" in parallel installations, the water main shall be constructed of DIP and the sanitary sewer or force main shall be constructed of DIP, with a minimum vertical clearance of 6". The water main should be above the sewer. Joints on the water main shall be located as far apart as possible from the joints on the sewer or force main (staggered joints).
29. All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
30. Where a new pipe conflicts with an existing pipe with less than 18" vertical clearance, the new pipe shall be arranged to meet the crossing requirements above.

TESTING, DISINFECTION

31. Pipe shall be tested under constant pressure of 150 P.S.I. for a minimum test period of 2 hours and shall not exceed the leakage requirements as per A.N.S.I./A.W.W.A. specifications of C-600-05 leakage formula: $Q = (SD\sqrt{P})/\ 133{,}200$
    - Q = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
    - D = DIAMETER OF THE PIPE TESTED, IN INCHES.
    - S = TOTAL LENGTH OF PIPE TESTED, IN FEET.
    - P = AVERAGE TEST PRESSURE, IN POUNDS PER SQUARE INCH.
32. The City of Fort Lauderdale Public Services Department will take all bacteriological tests, to be scheduled via inspector. If otherwise specified in contract detailed specification and/or authorized by the engineer of record, bacteriological tests may be performed by a certified environmental testing laboratory.
33. Disinfectior of mains shall comply with A.N.S.I./A.W.W.A. C-651-05 standard. Bacteriological sampling points shall be designated on the engineering plans. Minimum one sampling point at each end. Maximum space between sampling points is 1200 feet.

CONNECTION

34. All connections to existing mains shall be made under the direction of the City of Fort Lauderdale
35. There shal be no connection to an existing water main until pressure and bacteriological tests have been conducted and the results are approved and accepted by the City of Fort Lauderdale

SERVICE CONNECTIONS

36. All meter service connections shall be bronze from plug valve. No gate valves are to be used (2" or less).
37. Service saddles shall be ductile iron with stainless steel straps. Saddles shall be double strap type All service saddles shall conform to A.N.S.I./A.W.W.A. C 111/A-21.11-00 and A.S.T.M. A888.
38. All service lines shall be copper tubing, type "K", or plasticized polyethylene 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.

GENERAL NOTE:

ALL EXISTING 2" WATER MAINS ARE TO BE CAPPED AND ABANDONED IN PLACE.
NEW WATER SERVICE LINES SHALL BE INSTALLED TO SERVICE THE EXISTING PROPERTIES.

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REVISIONS

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MICHAEL PINZON LICENSE No. 95668 STATE OF FLORIDA PROFESSIONAL ENGINEER

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT

**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

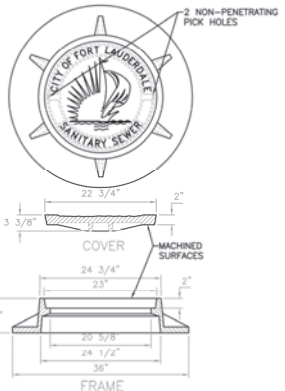
**WATER AND SEWER DETAILS**

| | |
|---|---|
| SHEET NUMBER | CU-502 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

Plotted by: dmasquez On 9/26/2026 1:16 PM

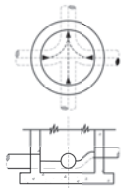
Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Civil\16291.00-CU-502.dwg




NOTES:

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

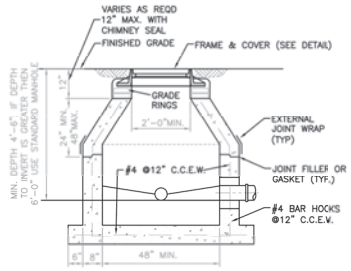
MANHOLE FRAME & COVER
PAVED AREAS
N.T.S.



NOTE:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS. (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL)
4. BRICK RUBBLE PERMITTED AS FLOW CHANNEL BUILDUP.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WITH 3 OR 4 INVERTS AND MANHOLES WITH A CHANGE OF DIRECTION OF FLOW OF MORE THAN 45 DEGREES.

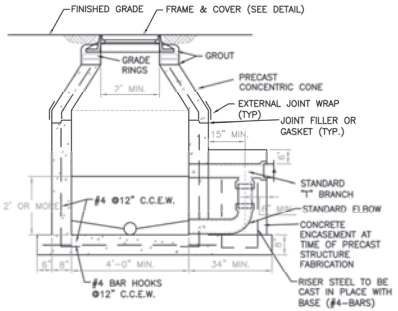
202 INVERT FLOW CHANNELS
N.T.S.




NOTE:

ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE

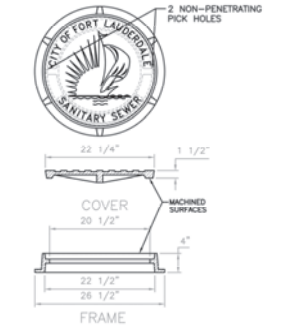
204 SHALLOW MANHOLE
N.T.S.




NOTES:

1. ALL DETAILS AND SPECIFICATIONS FOR STANDARD MANHOLES ARE APPLICABLE EXCEPT FOR REFERENCES TO DROP ASSEMBLY.
2. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2.0 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL. DROP CONNECTIONS SHOULD NOT BE DESIGNED FOR LESS THAN A 2.0 FOOT DROP.
3. SOLVENT TYPE JOINT PVC FITTINGS TO BE UTILIZED IN THE DROP ASSEMBLY ONLY.
4. THE PRECAST BASE SHALL EXTEND FULLY UNDER THE DROP ASSEMBLY AND BE CONSTRUCTED MONOLITHICALLY WITH THE BASE SECTION.
5. BRICK AND CONCRETE RUBBLE ARE PERMITTED AS FILLER IN DROP ENCASEMENT.

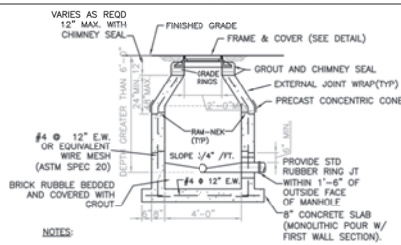
206 OUTSIDE DROP CONNECTION
PRECAST MANHOLE - TYPE B
N.T.S.




NOTES:

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

201 MANHOLE FRAME & COVER
UNPAVED AREAS
N.T.S.




NOTES:

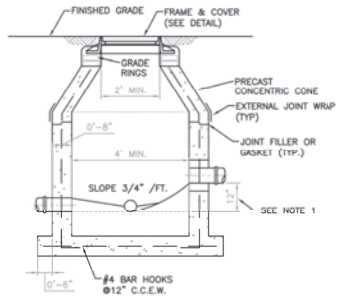
1. PRECAST CONCRETE TYPE II 4000 P.S.I.
2. "RAM-NEK" OR EQUAL AT ALL RISER JOINTS (1/9" THICK WITH THE WIDTH AT LEAST 1/2 THE WALL THICKNESS).
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM. (SEE DETAIL)
5. LIFT HOLES ARE PERMITTED.
6. ALL PIPE HOLES SHALL BE PRECAST OR CORE DRILLED.

A. FOR PVC PIPE ENTERING MANHOLE WITH PRECAST HOLES USE THE APPROVED NON-ASBESTOS PVC-MANHOLE ADAPTER OR PRECAST FLEXIBLE MANHOLE SLEEVE FOR THE APPROPRIATE PIPE DIAMETER AND DIMENSION RATIO. THE ADAPTER SHALL NOT EXTEND MORE THAN 1" INTO THE MANHOLE. DOUBLE BANDING IS REQUIRED FOR FLEXIBLE MANHOLE SLEEVE.

B. CONNECTION TO A MANHOLE WITH A CORE DRILLED HOLE SHALL BE MADE USING A 5' MIN. DUCTILE IRON PIPE SECTION (EPOXY LINED) OR THE APPROVED PVC-MANHOLE ADAPTER.

7. INSIDE DROPS SHALL NOT BE DESIGNED TO EXCEED 1.80 FEET AND NOT CONSTRUCTED TO EXCEED 2.0 FEET. MAX. 6" INSIDE DROP IS PERMITTED FOR MANHOLES WITH 3 OR MORE INVERTS AND MANHOLES WITH A CHANGE IN FLOW DIRECTION OF MORE THAN 45 DEGREES.
8. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
9. MINIMUM 5 FEET IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND SERVICE WYE.
10. MANHOLES TO BE PAINTED INSIDE AND OUTSIDE WITH 2 COATS OF AN APPROVED PROTECTIVE COATING. (ONE COAT RED, ONE COAT BLACK) MIN. 8-10 MILS D.F.T. PER COAT.
11. MANHOLE SHALL BE SET PLUMB TO LINE AND GRADE.

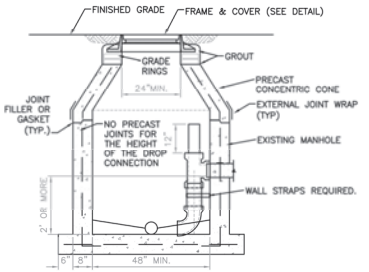
203 STANDARD MANHOLE
N.T.S.




NOTES:

1. INSIDE DROP TO BE USED WHEN DROP IS GREATER THAN 6 INCHES AND LESS THAN 24 INCHES AND/OR FOR LATERAL CONNECTIONS.
2. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
3. CONSTRUCTION OF DROP SHALL PROVIDE AN OVERSIZED SLAB TO EXTEND UNDER THE DROP CONNECTION.
4. MINIMUM PIPE SIZE FOR DROP IS 8".
5. SEE "STANDARD MANHOLE" DETAIL FOR ADDITIONAL REQUIREMENTS.

205 DROP CONNECTION PRECAST
MANHOLE - TYPE A
N.T.S.




NOTES:

1. ALL DETAILS AND SPECIFICATIONS FOR STANDARD MANHOLES ARE APPLICABLE EXCEPT FOR REFERENCES TO DROP ASSEMBLY.
2. INSIDE DROP CONNECTION TO BE USED ONLY FOR A SINGLE DROP CONNECTION TO AN EXISTING MANHOLE.
3. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2.0 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL. DROP CONNECTIONS SHOULD NOT BE DESIGNED FOR LESS THAN A 2.0 FOOT DROP.
4. SOLVENT TYPE JOINT PVC FITTINGS TO BE UTILIZED IN THE DROP ASSEMBLY ONLY.

207 INSIDE DROP CONNECTION
EXISTING MANHOLE - TYPE C
N.T.S.

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REVISIONS

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MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT

**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

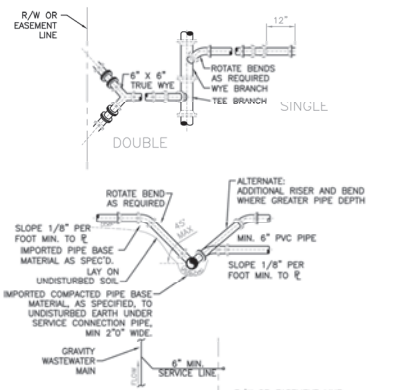
**WATER AND SEWER DETAILS**

| | |
|---|---|
| SHEET NUMBER | CU-503 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

Plotted by: dmasquez On 9/26/2026 10:19 PM

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Civil\16291.00-CU-SCV.dwg

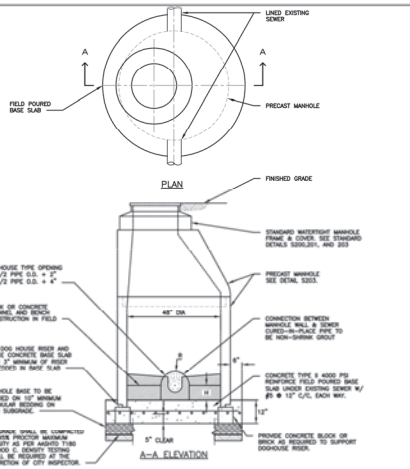



NOTES:

1. ALL NEW OR REPLACED SANITARY SEWER SERVICES SHALL BE SINGLE CONNECTIONS. TRUE WYE DOUBLE CONNECTIONS ARE NOT ALLOWED. THE ABOVE TRUE WYE DETAIL IS SHOWN HERE FOR REFERENCE PURPOSES ONLY, FOR CASES WHEN A WYE ALREADY EXISTS AND THE SERVICE LINE IS NOT BEING REPLACED.
2. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
3. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEANOUT INSTALLATIONS.
4. SERVICE LATERALS SHALL TERMINATE AT 12" INSIDE THE PROPERTY LINE AT A DEPTH OF 3 FEET EXCEPT WHERE A DEEPER INVERT IS REQUIRED BY EXISTING BUILDING CONDITIONS.

## TYPICAL WASTEWATER SERVICE CONNECTION

N.T.S.



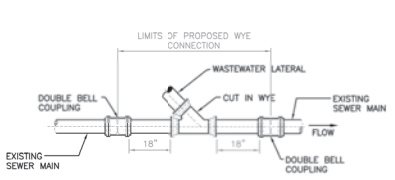

NOTES: INSTALLATION OF NEW PRECAST CONCRETE MANHOLE(S) BUILT OVER EXISTING CIP LINER.

1. ALL NEW MANHOLES MUST BE CONSTRUCTED PER STANDARD DETAIL 5212 BY EXCAVATING TO HOST PIPE ELEVATION.
2. REMOVE HOST PIPE MATERIAL (E.G. VCP) FROM AREA OF NEW DOG HOUSE MANHOLE INSTALLATION.
3. CONTRACTOR SHALL NOT COMPROMISE STRUCTURAL INTEGRITY OF THE CIP LINER
4. CONTRACTOR SHALL PROPERLY SEAL CONNECTIONS BETWEEN DOG HOUSE MANHOLE AND CIP LINER WITH NON-SHRINK GROUT TO AVOID INFILTRATION AND INFLOW CONTRIBUTION TO THE CITY'S COLLECTION SYSTEM PER STANDARD DETAIL 5212.
5. MANHOLE BENCH SHALL BE CONSTRUCTED TO INCORPORATE THE BOTTOM HALF OF THE CIP LINER AS PART OF THE MANHOLE TROUGH.
6. UPON FINAL CONSTRUCTION AND CURING OF THE MANHOLE BENCH THE INSIDE OF THE MANHOLE SHALL BE LINED UTILIZING SPRAY APPLIED POLYMERIC (EPOXY AND URETHANE) RESINS. RAVEN LINING SYSTEMS, ITT COATING (PAINTS AND COATINGS, INC.) OR APPROVED EQUAL MUST BE UTILIZED.
7. ALL NEW DOGHOUSE MANHOLE INSTALLATIONS MUST BE INSPECTED BY CITY INSPECTORS WHO SHALL WITNESS ALL PHASES OF CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE POST CCTV INSPECTION OF MAINLINE/ MANHOLE INTERCONNECTIONS.
9. QUALITY OF CCTV INSPECTION FILES MUST CLEARLY SHOW SUCH INTERCONNECTION IN ORDER TO EVALUATE AND APPROVE. CONTRACTOR SHALL SUBMIT A COPY OF CCTV FILE TO DSD AND PW ENGINEERING STAFF FOR REVIEW AND APPROVAL.

DSD = DEVELOPMENT SERVICES DEPARTMENT
PW = PUBLIC WORKS

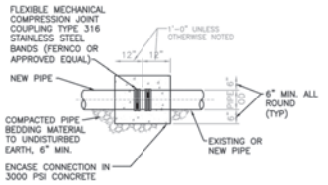
## PRECAST CONCRETE MANHOLE BUILT OVER EXISTING CURED IN PLACE LINED SEWER PIPE

212 N.T.S.




## NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN

210 N.T.S.




NOTE:

1. IN PLACE OF CONCRETE ENCASEMENT, WITH CITY'S ADVANCE APPROVAL, THE CONTRACTOR MAY USE SHEAR-RING COUPLINGS (FERNCO OR APPROVED EQUAL) PROVIDED THAT ALL METAL PARTS ARE SHOWN TO BE 316 STAINLESS STEEL.

## JOINT FOR DISSIMILAR GRAVITY SEWER PIPE

211 N.T.S.

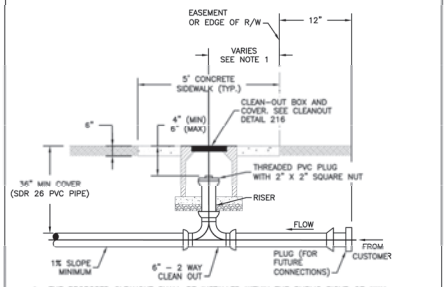
SEWER SYSTEM NOTES

ABANDONMENT OF EXISTING WASTEWATER SERVICE CONNECTIONS.

1. EXISTING SEWER LATERAL CONNECTONS TO BE ABANDONED AS PART OF NEW CONSTRUCTION AND TO BE REPLACED WITH NEW CONNECTIONS MUST BE SEALED OFF USING SECTIONAL CURED-IN PLACE (CIP) LINERS.
2. CIP LINER CONTRACTOR MUST BE IULY LICENSED BY BROWARD COUNTY, FLORIDA AND CERTIFIED BY THE EQUIPMENT MANUFACTURER AND/OR ITS AUTHORIZED REPRESENTATIVE TO PERFORM SUCH INSTALLATIONS.

INSTALLATION OF NEW WASTEWATER SERVICE CONNECTIONS

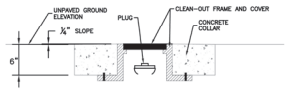
3. NEW SERVICE CONNECTIONS TO COMPLY WITH STANDARD DETAIL 208.
4. NEW WASTEWATER SERVICE CONNECTIONS TO LINED GRAVITY SEWER SHALL BE CONSTRUCTED BY INSTALLING A LMT(TM) (LINED MAIN TAP) SADDLE INSTALLATION SYSTEM ENGINEERED TO CONNECT A LATERAL SERVICE PIPE TO A LINER INSIDE A REHABILITATED MAINLINE (LMK TECHNOLOGIES OR APPROVED EQUAL), TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
5. CLEANOUT MUST BE PROVIDED PER STANDARD DETAIL 5213.
6. CONTRACTOR SHALL PERFORM POST CCTV INSPECTION FOR NEW WASTEWATER SERVICE CONNECTION. SUBMIT COPY OF CCV FILE TO CITY'S DSD AND PW ENGINEERING STAFF FOR INSPECTION OF DEFECTS OR DISTORTION TO MAINLINER.




1. THE PROPOSED CLEANOUT SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT. IT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK IF A SIDEWALK EXISTS ADJACENT TO THE PROPERTY LINE. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' (MIN.) – 3.0' (MAX) 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 5213A.
4. SEE DETAILS 213 THROUGH 216 FOR ADDITIONAL CLEANOUT DETAILS AND NOTES.

## SANITARY SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE (PROFILE)

213 N.T.S.

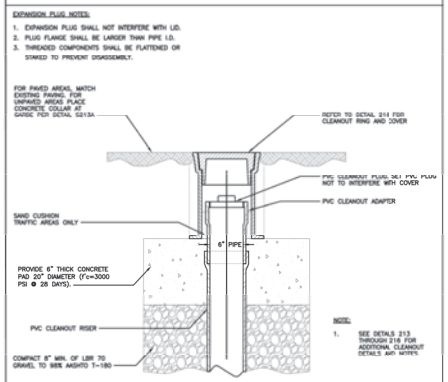



## CONCRETE COLLAR FOR CLEANOUTS IN UNPAVED AREAS

213A N.T.S.

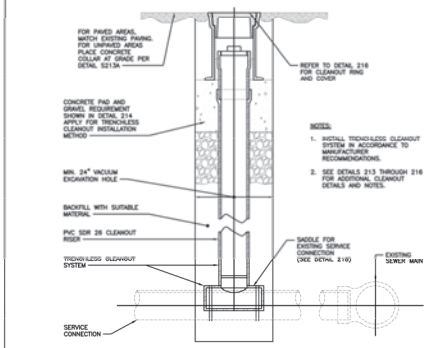
EXPANSION PLUG NOTES:

1. EXPANSION PLUG SHALL NOT INTERFERE WITH I.D.
2. PLUG FLANGE SHALL BE LARGER THAN PIPE I.D.
3. THREADED COMPONENTS SHALL BE FLATTENED OR STAKED TO PREVENT DISASSEMBLY.



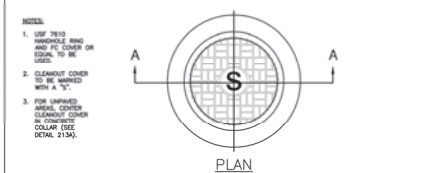

## CLEAN-OUT COVER ASSEMBLY FOR 6-INCH CLEANOUTS

214 N.T.S.



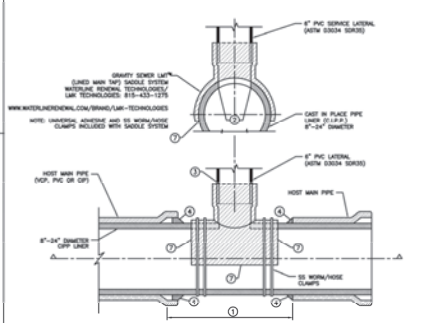

## TRENCHLESS CLEANOUT SYSTEM FOR INSTALLATION ON 4-INCH AND 6-INCH SANITARY SERVICE CONNECTIONS

215 N.T.S.




## CLEANOUT RING AND COVER

216 N.T.S.




LEGEND

1. CUT & REMOVE SECTION OF HOST PIPE WHERE SERVICE CONNECTION IS TO BE MADE WITHOUT DAMAGING CIPP LINER.
2. CUT HOLE FOR LATERAL WITH DIAMETER EQUAL TO INSIDE DIAMETER OF THE PVC LATERAL IN MAIN SEWER LINER WITH POWER TOOL.
3. CONNECT 6" PVC SEWER LATERAL BY LMT®(LINED MAIN TAP) SADDLE SYSTEM.
4. SEAL THE PIPE CUTS WITH HYDRAULIC CEMENT.
5. IF NEW LATERAL SERVICE CONNECTION IS BEING CONSTRUCTED SEE TYPICAL WASTEWATER SERVICE CONNECTION DETAIL 208.
6. IF A NEW CLEAN-OUT COVER ASSEMBLY MUST BE INSTALLED SEE STANDARD DETAILS 213, 213A, 214, 215 AND 216 FOR REFERENCE
7. UNIVERSAL ADHESIVE TO BE ON THE INSIDE OF SADDLE TO FORM WATER TIGHT SEAL BETWEEN LINER AND HOST PIPE. SEE MANUFACTURE'S SPECIFICATIONS FOR MORE APPLICATION INSTRUCTIONS.

## SADDLE TEE FASTENED TO LINED GRAVITY MAIN

218 N.T.S.

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

Plotted by: dmasquez On 9/29/2026 10:19 PM

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

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RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

| | |
|---|---|
| ISSUE DATE: | 10/09/26 |
| DESIGNED BY: | DM |
| DRAWN BY: | DE, DM |
| CHECKED BY: | MP |
| BID-CONTRACT: | |

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MICHAEL PINZON LICENSE No. 95668 STATE OF FLORIDA PROFESSIONAL ENGINEER

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MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT

**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

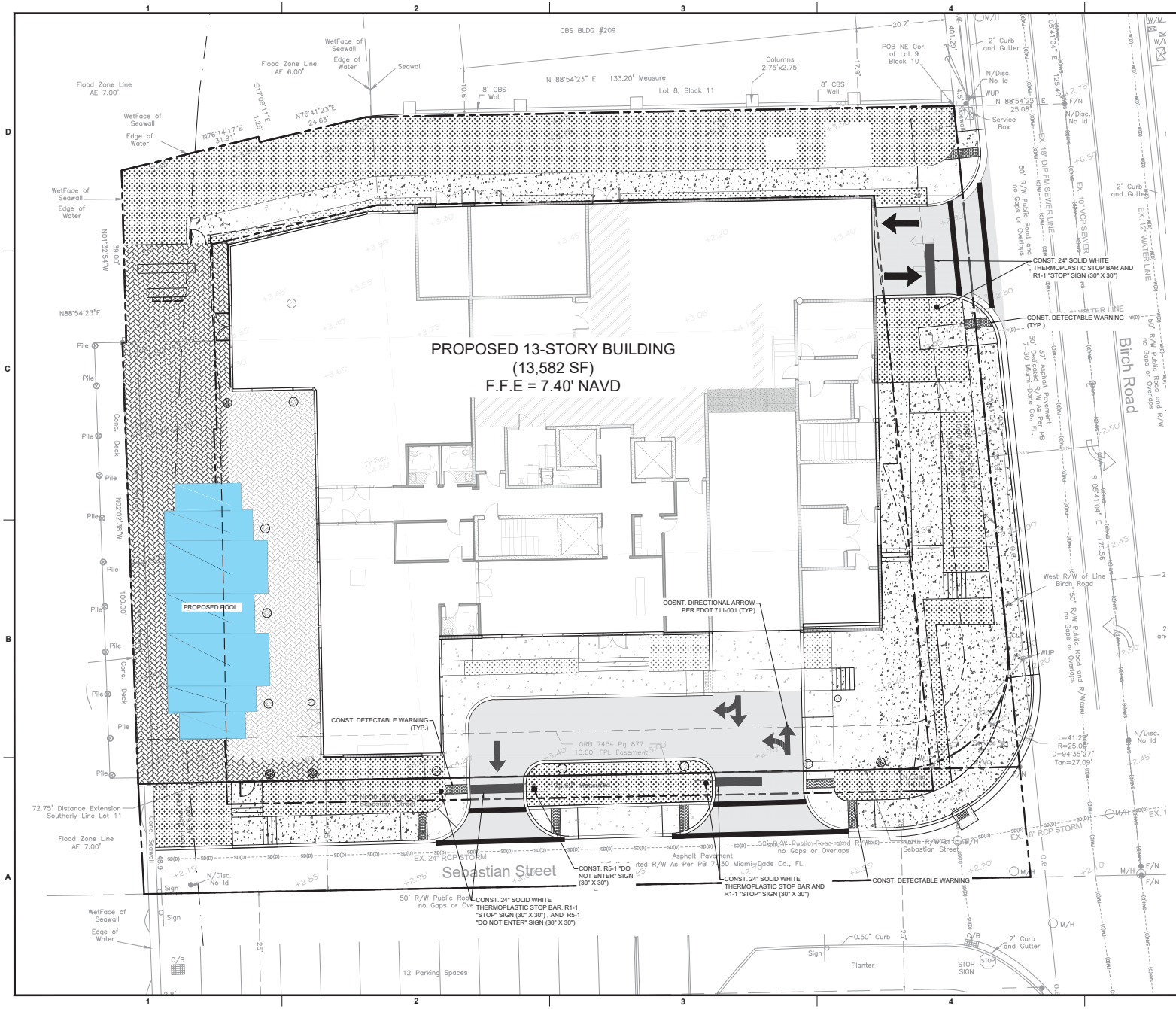
SHEET TITLE

**WATER AND SEWER DETAILS**

| | |
|---|---|
| SHEET NUMBER | CU-504 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Civil\16291.00-CU-SCV.dwg




KEITH
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Florida Engineering Business License: CA7928
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REVISIONS

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|---|---|---|

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|---|---|
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| DRAWN BY: | DE, DM |
| CHECKED BY: | MP |
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MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT
**MERRIMAC VENTURES, L.C.**

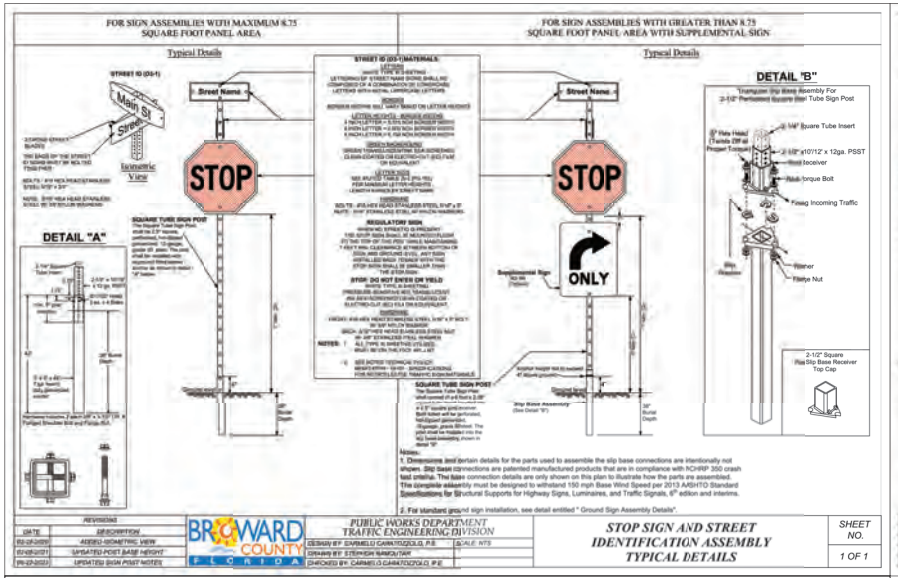
PROJECT
**125 N BIRCH - RESIDENTIAL**

SHEET TITLE
**PAVEMENT MARKING AND SIGNAGE PLAN**

SHEET NUMBER **CM-101**
PROJECT NUMBER **16291.00**

STATUS: PRELIMINARY

Plotted by: mpinzon On: 10/9/2026 2:58 PM
Drawing name: K:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Cad\16291.00-CM-101.dwg



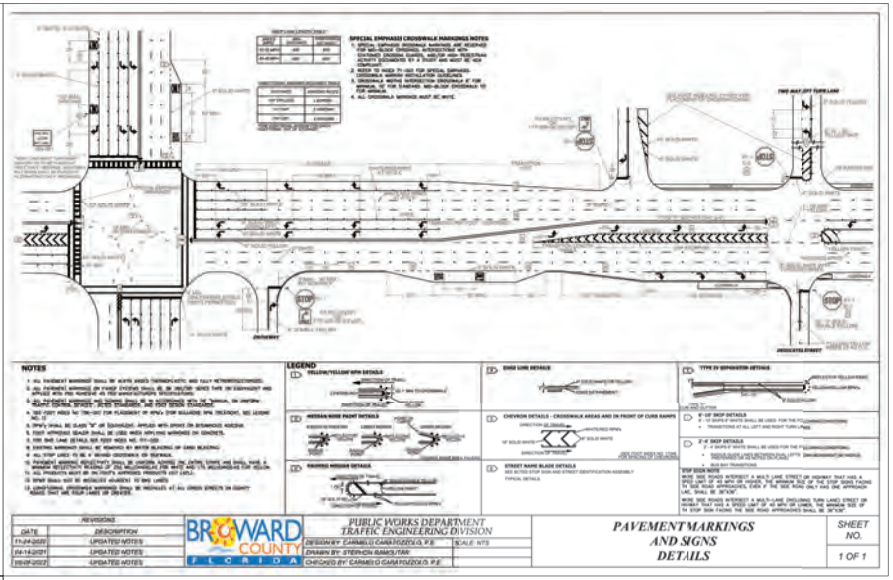

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| 03-OF-2020 | ADDED ISOMETRIC VIEW |
| 03-08-2021 | UPDATED POST BASE HEIGHT |
| 09-22-2022 | UPDATED SIGN POST NOTES |

BROWARD COUNTY FLORIDA — PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING DIVISION

DESIGN BY: EARBELLI CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMGUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

**STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS**

SHEET NO. 1 OF 1



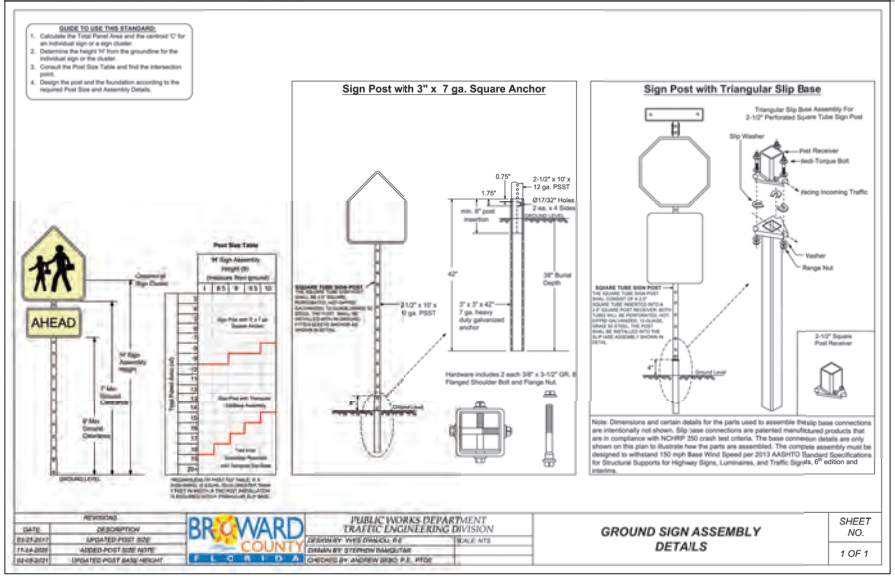

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| 11-24-2020 | UPDATED NOTES |
| 04-14-2021 | UPDATED NOTES |
| 09-OF-2022 | UPDATED NOTES |

BROWARD COUNTY FLORIDA — PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMGUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

**PAVEMENT MARKINGS AND SIGNS DETAILS**

SHEET NO. 1 OF 1




| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| 03-07-2017 | UPDATED POST SIZE |
| 11-24-2020 | ADDED POST SIZE NOTE |
| 03-08-2021 | UPDATED POST BASE HEIGHT |

BROWARD COUNTY FLORIDA — PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING DIVISION

DESIGN BY: YVES PRADEL, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMGUTAR
CHECKED BY: ANDREW BEBO, P.E., PTOE

**GROUND SIGN ASSEMBLY DETAILS**

SHEET NO. 1 OF 1

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

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|---|---|
| ISSUE DATE: | 10/09/26 |
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FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT

**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

**PAVEMENT MARKING AND SIGNAGE DETAILS**

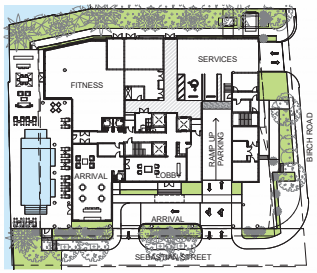
| | |
|---|---|
| SHEET NUMBER | CM-501 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

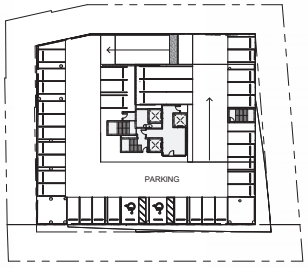
Plotted by: dmarquez On 9/29/2026 9:14 AM

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Engineering\Cad\16291.00-CM-XSX.dwg

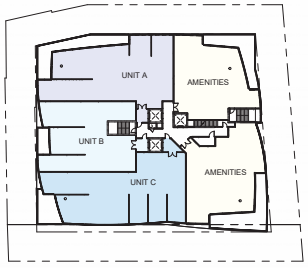
## BUILDING DIAGRAM



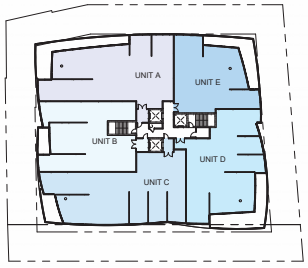

GROUND FLOOR



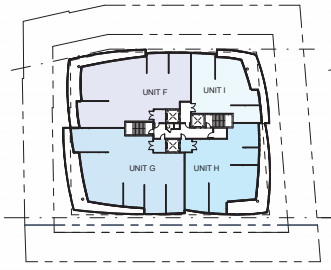

TYPICAL PARKING _LEVEL 2 - LEVEL 3



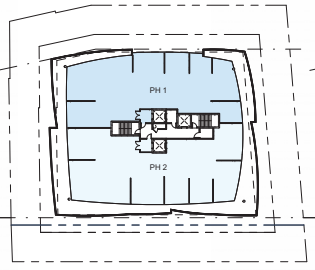

LEVEL 4



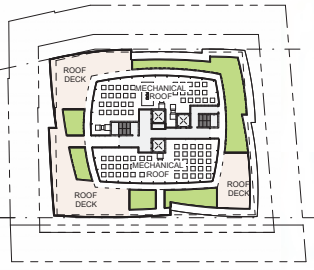

LEVEL 5



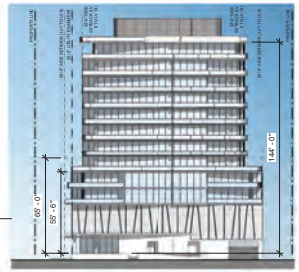

TYPICAL FLOOR_ LEVEL 6 - LEVEL 12




LEVEL 13




ROOF DECK LEVEL




EAST ELEVATION

## AREA CHART

| LEVEL | ELEVATION | GROSS AREA | TOTAL SELLABLE | UNIT COUNT | UNIT A | UNIT B | UNIT C | UNIT D | UNIT E | UNIT F | UNIT G | UNIT H | UNIT I | UNIT PH 1 | UNIT PH2 | PARKING COUNT | PARKING AREA | AMENITIES AREA | BOH/ CORE / CIRCULATION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ROOF DECK | | 1,504 SF | | | | | | | | | | | | | | | | 4,040 SF ext. terrace | 1,504 SF |
| 13 | 11'-6" | 11,717 SF | 10,537 SF | 2 | | | | | | | | | | 5,042 SF | 5,495 SF | | | | 1,180 SF |
| 12 | 11'-0" | 12,368 SF | 11,367 SF | 4 | | | | | | 3,315 SF | 3,610 SF | 2,657 SF | 1,785 SF | | | | | | 1,101 SF |
| 11 | 11'-0" | 12,368 SF | 11,367 SF | 4 | | | | | | 3,315 SF | 3,610 SF | 2,657 SF | 1,785 SF | | | | | | 1,101 SF |
| 10 | 11'-0" | 12,368 SF | 11,367 SF | 4 | | | | | | 3,315 SF | 3,610 SF | 2,657 SF | 1,785 SF | | | | | | 1,101 SF |
| 9 | 11'-0" | 12,368 SF | 11,367 SF | 4 | | | | | | 3,315 SF | 3,610 SF | 2,657 SF | 1,785 SF | | | | | | 1,101 SF |
| 8 | 11'-0" | 12,368 SF | 11,367 SF | 4 | | | | | | 3,315 SF | 3,610 SF | 2,657 SF | 1,785 SF | | | | | | 1,101 SF |
| 7 | 11'-0" | 12,368 SF | 11,367 SF | 4 | | | | | | 3,315 SF | 3,610 SF | 2,657 SF | 1,785 SF | | | | | | 1,101 SF |
| 6 | 11'-0" | 12,368 SF | 11,367 SF | 4 | | | | | | 3,315 SF | 3,610 SF | 2,657 SF | 1,785 SF | | | | | | 1,101 SF |
| 5 | 11'-0" | 17,637 SF | 16,430 SF | 5 | 3,690 SF | 2,968 SF | 3,872 SF | 3,425 SF | 2,475 SF | | | | | | | | | | 1,207 SF |
| 4 | 11'-0" | 17,637 SF | 10,530 SF | 3 | 3,690 SF | 2,968 SF | 3,872 SF | | | | | | | | | | | 5,529 SF | 1,578 SF |
| 3 | 10'-0" | 19,254 SF | | - | | | | | | | | | | | | 41 | 17,784 SF | | 1,470 SF |
| 2 | 10'-0" | 19,254 SF | | - | | | | | | | | | | | | 39 | 17,581 SF | | 1,673 SF |
| 1 | 13'-6" | 10,568 SF | | - | | | | | | | | | | | | 2 | | 6,049 SF | 4,752 SF |

| TOTAL | 144'-0" | 182,876 SF | 117,066 SF | 38 UNITS | 7,380 SF | 5,936 SF | 7,744 SF | 3,425 SF | 2,475 SF | 23,204 SF | 25,270 SF | 17,605 SF | 12,495 SF | 5,042 SF | 5,495 SF | 82 | 35,365 SF | 11,578 SF | 20,371 SF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

# BUILDING INFORMATION

PROJECT ADDRESS: 125 NORTH BIRCH, FT. LAUDERDALE, FL 33304
MUNICIPALITY: CITY OF FT. LAUDERDALE
ZONING: IOA (Intracoastal Overlook Area District)

### APPLICABLE CODES

FLORIDA BUILDING CODE 8TH ED. (2023) BUILDING
FLORIDA BUILDING CODE 8TH ED. (2023) ACCESSIBILITY
FLORIDA BUILDING CODE 8TH ED. (2023) ENERGY CONSERVATION
FLORIDA BUILDING CODE 8TH ED. (2023) MECHANICAL
FLORIDA BUILDING CODE 8TH ED. (2023) PLUMBING
FLORIDA BUILDING CODE 8TH ED. (2023) FUEL GAS
FLORIDA FIRE PREVENTION CODE, 8TH ED. (NFPA 1-2018 AND NFPA 101-2018)
NFPA 70/NATIONAL ELECTRIC CODE

### PROPOSED BUILDING INFORMATION

MULTI-FAMILY RESIDENTIAL USE: R-2
164' HIGH (HIGHEST OCCUPIED FLOOR AT 148'-0")
13 STORIES + OCCUPIED ROOF
CONTRUCTION TYPE I-A
HIGHRISE BUILDING
APPROVED SPRINKLER SYSTEM TO BE PROVIDED PER SECTION 903 OF THE FBC
GARAGE TO BE NATURALLY VENTILATED

### USE & BUILDING TYPE CODE REFERENCES

CLASSIFICATION: SECTION 310 RESIDENTIAL GROUP R
SUBCLASSIFICATION: R-2 (NFPA 101, 6.1.8.1.5 RESIDENTIAL OCCUPANCY, APARTMENT BUILDING)

SECTION 403 HIGH-RISE BUILDINGS - BUILDING IS A HIGH-RISE AND IS TO COMPLY WITH SPECIAL DETAILED REQUIREMENTS IN SECTION 403. (NFPA 101: 11.8)

REMOTENESS OF INTERIOR EXIT STAIRWAYS. REQUIRED INTERIOR EXIT STAIRWAYS SHALL BE SEPARATED BY A DISTANCE NOT LESS THAN 30 FEET (9144 MM) OR NOT LESS THAN ONE-FOURTH OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, WHICHEVER IS LESS. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE NEAREST POINTS OF THE ENCLOSURE SURROUNDING THE INTERIOR EXIT STAIRWAYS. IN BUILDINGS WITH THREE OR MORE INTERIOR EXIT STAIRWAYS, NO FEWER THAN TWO OF THE INTERIOR EXIT STAIRWAYS SHALL COMPLY WITH THIS SECTION.
INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE INTERIOR EXIT STAIRWAY.

403.4.8.1 EQUIPMENTS IN SECTION 403. (NFPA 101: 11.8)
GENERATOR SET INSIDE A BUILDING, THE SYSTEM SHALL BE LOCATED IN A SEPARATE ROOM ENCLOSED WITH 2-HOUR FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. SYSTEM SUPERVISION WITH MANUAL START AND TRANSFER FEATURES SHALL BE PROVIDED AT THE FIRE COMMAND CENTER.

403.6.1 FIRE SERVICE ACCESS ELEVATOR. IN BUILDINGS WITH AN OCCUPIED FLOOR MORE THAN 120 FEET (36 576 MM), MEASURED FROM THE ELEVATION OF STREET-LEVEL ACCESS TO THE LEVEL OF THE HIGHEST OCCUPIABLE FLOOR, NO FEWER THAN TWO FIRE SERVICE ACCESS ELEVATORS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 3007. ALL REMAINING ELEVATORS, IF ANY, SHALL BE PROVIDED WITH PHASE I AND II EMERGENCY OPERATION. EACH FIRE SERVICE ACCESS ELEVATOR SHALL HAVE A CAPACITY OF NOT LESS THAN 3,500 POUNDS

TABLE 504.3 ALLOWABLE BUILDING HEIGHTS IN FEET ABOVE GRADE PLANE
GROUP R (SPRINKLERED) - TYPE OF CONSTRUCTION: TYPE I-A
ALLOWABLE HEIGHT (FEET): Unlimited

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
GROUP R-2 (SPRINKLERED) - TYPE OF CONSTRUCTION: TYPE I-A
ALLOWABLE HEIGHT (STORIES): Unlimited

TABLE 506.2 ALLOWABLE AREA FACTOR SM (as applicable) IN SQUARE FOOTAGE:
GROUP R-2 (SPRINKLERED) - TYPE OF CONSTRUCTION: TYPE I-A
ALLOWABLE SQUARE FOOTAGE: UNLIMITED

### FBC CHAPTER 6 - TYPES OF CONSTRUCTION

602.2 TYPES I AND II.
TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.

**TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)**

| BUILDING ELEMENT | TYPE I-A |
|---|---|
| PRIMARY STRUCTURAL FRAME f | 3 a, b |
| BEARING WALLS<br>EXTERIOR e, f<br>INTERIOR | <br>3<br>3 a |
| NON-BEARING WALLS AND PARTITIONS<br>EXTERIOR | SEE TABLE 602, NOTE D |
| NON-BEARING WALLS AND PARTITIONS<br>INTERIOR d | 0 |
| FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS | 2 |
| ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS | 1 1/2 b |

A. ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.
B. WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE THE FLOOR OR MEZZANINE IMMEDIATELY BELOW, FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS, ROOF FRAMING AND DECKING, EXCEPT WHERE ANY OF THE FOLLOWING CONDITIONS APPLY:
1.IN GROUP F-1, H, M AND S-1 OCCUPANCIES.
2.WHERE THE ROOF IS AN OCCUPIABLE SPACE.
FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.
C. IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED FOR ROOF CONSTRUCTION, INCLUDING PRIMARY STRUCTURAL FRAME MEMBERS, WHEREA 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.
D. NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.
E. NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 705.5).
F. NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10.

DEFINITIONS - FIRE SEPARATION DISTANCE. THE DISTANCE MEASURED FROM THE BUILDING FACE TO ONE OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE;
2. TO THE CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY; OR
3. TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE LOT.

THE DISTANCE SHALL BE MEASURED AT RIGHT ANGLES FROM THE FACE OF THE WALL.

**TABLE 705.5 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE a, d, g**

| FIRE SEPARATION DISTANCE = X (FEET) | TYPE OF CONSTRUCTION | OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U h |
|---|---|---|
| X < 5 b | ALL | 1 |
| 5 ≤ X < 10 | I-A<br>OTHERS | 1<br>1 |
| 10 ≤ X < 30 | I-A, I-B, II-B, V-B, OTHERS | 1 c<br>0<br>1 c |
| X ≥ 30 | ALL | 0 |

A. LOAD-BEARING EXTERIOR WALLS SHALL ALSO COMPLY WITH THE FIRE-RESISTANCE RATING REQUIREMENTS OF TABLE 601.
B. SEE SECTION 706.1.1 FOR PARTY WALLS.
C. OPEN PARKING GARAGES COMPLYING WITH SECTION 406 SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING.
D. THE FIRE-RESISTANCE RATING OF AN EXTERIOR WALL IS DETERMINED BASED UPON THE FIRE SEPARATION DISTANCE OF THE EXTERIOR WALL AND THE STORY IN WHICH THE WALL IS LOCATED.
E. FOR SPECIAL REQUIREMENTS FOR GROUP H OCCUPANCIES, SEE SECTION 415.6.
F. FOR SPECIAL REQUIREMENTS FOR GROUP S AIRCRAFT HANGARS, SEE SECTION 412.4.1.
G. WHERE TABLE 705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE-RESISTANCE RATING FOR THE EXTERIOR WALLS IS 0 HOURS.
H. FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY PRIVATE GARAGE OR CARPORT, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET OR GREATER.

### FBC CHAPTER 10 - MEANS OF EGRESS

**SECTION 1007 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION**
1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS.
WHERE TWO *EXITS*, *EXIT ACCESS DOORWAYS*, *EXIT ACCESS STAIRWAYS* OR *RAMPS*, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE *EXIT ACCESS*, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR *STAIRWAYS* SHALL BE COUNTED AS ONE *EXIT STAIRWAY*.
EXCEPTIONS:
1.WHERE INTERIOR EXIT STAIRWAYS OR RAMPS ARE INTERCONNECTED BY A 1-HOUR FIRE-RESISTANCE-RATED CORRIDOR CONFORMING TO THE REQUIREMENTS OF SECTION 1020, THE REQUIRED EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR.
2. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. (SPRINKLERED BUILDING) (NFPA 101, 7.5.1.3.3)
3. IN GROUP R1 AND R2 OCCUPANCIES, THE DISTANCE BETWEEN EXITS IS NOT APPLICABLE TO COMMON NONLOOPED EXIT ACCESS CORRIDORS IN A BUILDING THAT HAS CORRIDOR DOORS FROM THE GUESTROOM OR GUEST SUITE OR DWELLING UNIT, WHICH ARE ARRANGED SO THAT THE EXITS ARE LOCATED IN OPPOSITE DIRECTIONS FROM SUCH DOORS. (NFPA 101, 28.2.5.2)

### FHA - RESIDENTIAL UNITS

38 RESIDENTIAL UNITS PROVIDED

ENTIRE BUILDING INCLUDING COMMON SPACES AND INDIVIDUAL APARTMENTS ARE TO COMPLY WITH FHA REQUIREMENTS
EACH APARTMENT TO PROVIDE A TYPE B BATHROOM

**SECTION 1004 OCCUPANT LOAD**

TABLE 1004.5 MAXIMUM AREA ALLOWANCES PER OCCUPANT (NFPA 101, TABLE 7.3.1.2)

| FUNCTION OF SPACE | OCCUPANT LOAD FACTOR |
|---|---|
| ENTRANCE LOBBY | 15 GROSS |
| OFFICE | 150 GROSS |
| FITNESS W/ EQUIPMENT | 50 GROSS |
| MECHANICAL/STORAGE/CLOSETS | 300 GROSS |
| MEETING ROOM | 15 NET |
| RESIDENTIAL UNITS | 200 GROSS |
| PARKING GARAGES | 200 GROSS |
| SWIMMING POOL | 50 GROSS |
| POOL DECK | 15 GROSS (30 GSF PER NFPA 101) |

**SECTION 1005 MEANS OF EGRESS SIZING (NFPA 101, TABLE 7.3.3.1)**
**1005.3.1 STAIRWAYS.**
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAY BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY. THE CAPACITY OF EGRESS STAIRWAYS WIDER THAN 44 INCHES CAN BE INCREASED BY THE FORMULA GIVEN IN FPPC 101 SECTION 7.3.3.2.
**1005.3.2 OTHER EGRESS COMPONENTS.**
THE CAPACITY, IN INCHES (MM), OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.
**1005.5 DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY**
WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.
**1005.7.1 DOORS (ENCROACHMENTS).**
DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.
**1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS**
**1006.2.1** TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUE LISTED IN TABLE 1006.2.1.
**1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS**
**1006.2.1** TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUE LISTED IN TABLE 1006.2.1.
(R-2) MAXIMUM OCCUPANT LOAD OF SPACE: 49
(R-2) MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)-W/ SPRINKLERS: 125
**TABLE 1006.2.1 COMMON PATH OF EGRESS TRAVEL**
MAX. COMMON PATH OF EGRESS TRAVEL R-2 WITH SPRINKLER SYSTEM & < 50 PEOPLE- 125' (TABLE 1006.2.1)
(NFPA 101, 30.2.5.3.2 - 50' MAX. EXCLUDES TRAVEL WITHIN DWELLING UNIT)
(NFPA 101, 30.2.6.2 - 125' TRAVEL DISTANCE WITHIN DWELLING UNIT TO CORRIDOR DOOR)
**1006.3 EGRESS FROM STORIES OR OCCUPIED ROOFS:** THE MEANS OF EGRESS SYSTEM SERVING ANY STORY OR OCCUPIED ROOF SHALL BE PROVIDED WITH THE NUMBER OF EXITS OR ACCESS TO EXITS BASED ON THE AGGREGATE OCCUPANT LOADS SERVED IN ACCORDANCE WITH THIS SECTION. THE PATH OF EGRESS TRAVEL TO AN EXIT SHALL NOT PASS THROUGH MORE THAN ONE ADJACENT STORY.
TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANTS LOAD PER STORY: 1 - 500 MINIMUM NUMBER OF EXITS FROM STORY: 2
**1006.3.3 SINGLE EXITS:** A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF FOLLOWING CONDITIONS EXIST:
5. INDIVIDUAL SINGLE-STORY OR MULTIPLE-STORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH THE FOLLOWING CRITERIA ARE MET:
5.1 DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS and
5.2 EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
**TABLE 1006.3.2(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES**
FOURTH STORY ABOVE GRADE PLANE AND HIGHER NOT PERMITTED

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the fire-safety, medical gas and energy-based codes, and are in conformity with accepted engineering practices and with rules established under all applicable state laws and local ordinances.

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Principal Member
AR0007958

CLIENT: Owner

PROJECT: 125 BIRCH ROAD
125 N BIRCH RD
FT. LAUDERDALE, FL

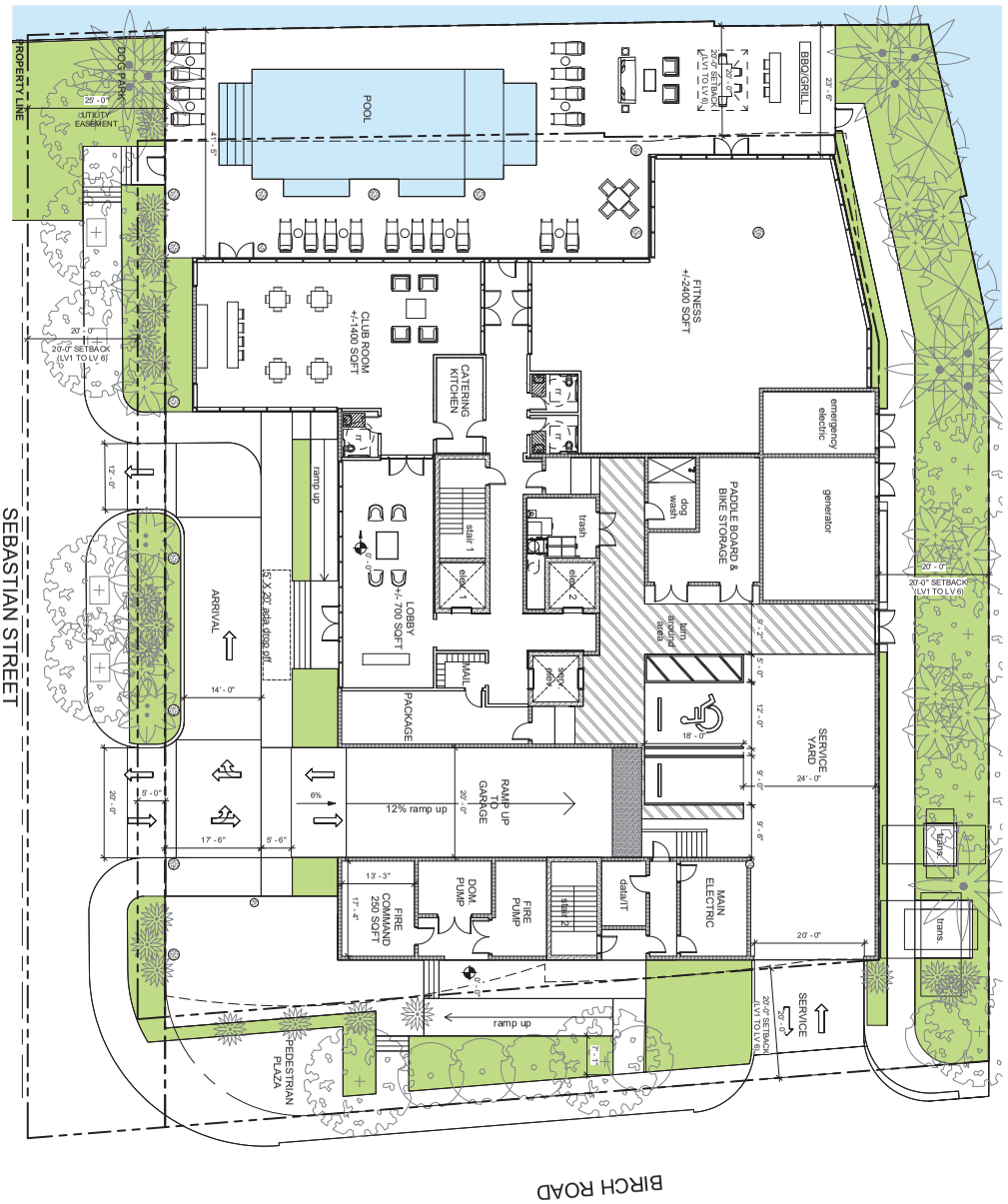
DRAWING NAME: BUILDING INFORMATION

DRC SUBMISSION _ 10-07-2026

PROJECT NUMBER: Project Number

SHEET NUMBER: _A-0.01

PRINT DATE: 10/3/2026 11:04:44 AM




GROUND FLOOR PLAN

3/32" = 1'-0"

1 A-1.01

N

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

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**A-1.01**

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DRAWING NAME

**GROUND FLOOR**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

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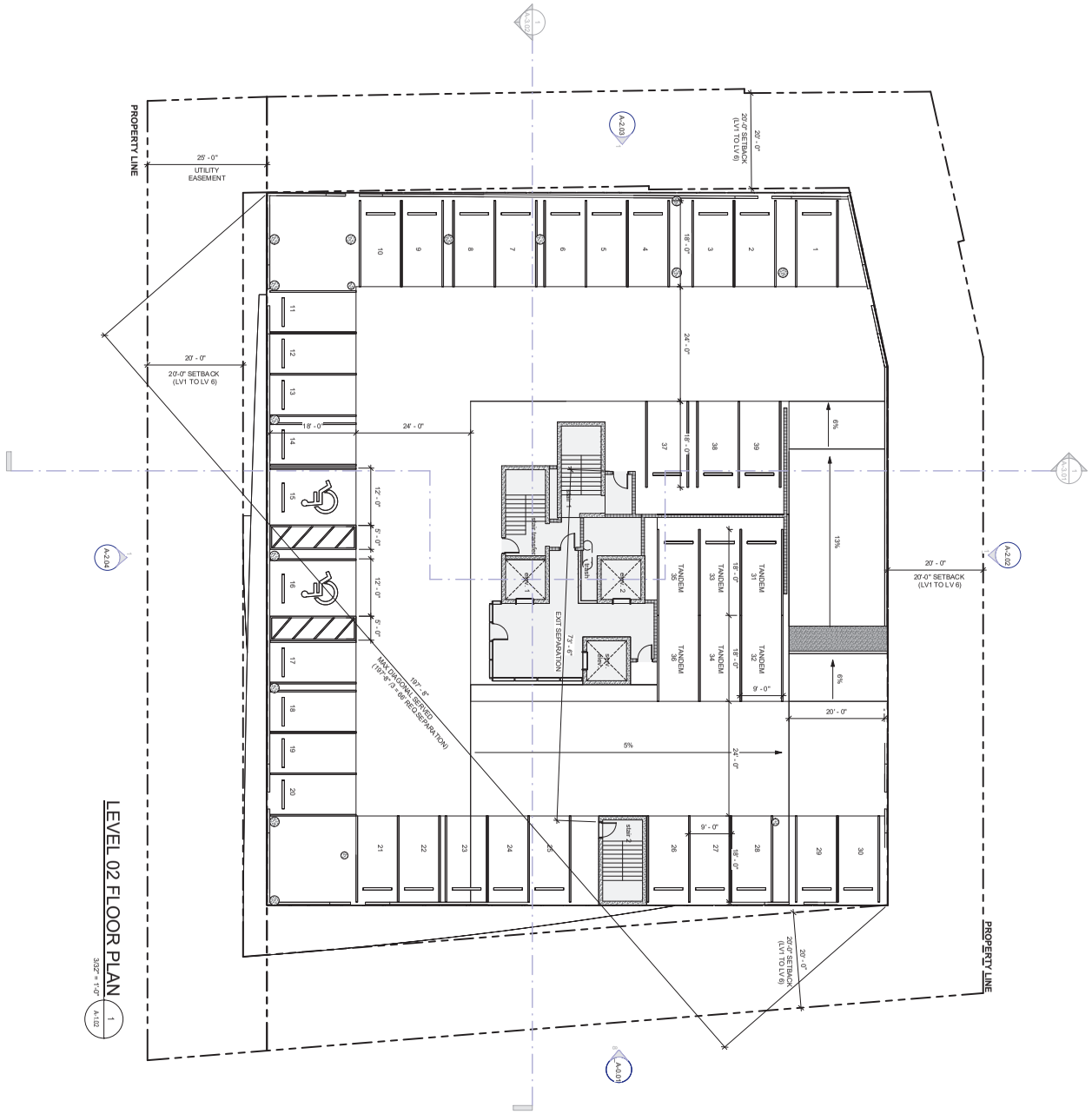


## LEVEL 02 FLOOR PLAN

3/32" = 1'-0"

1 A-1.02

N

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

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**2nd FLOOR PLAN**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

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**Owner**

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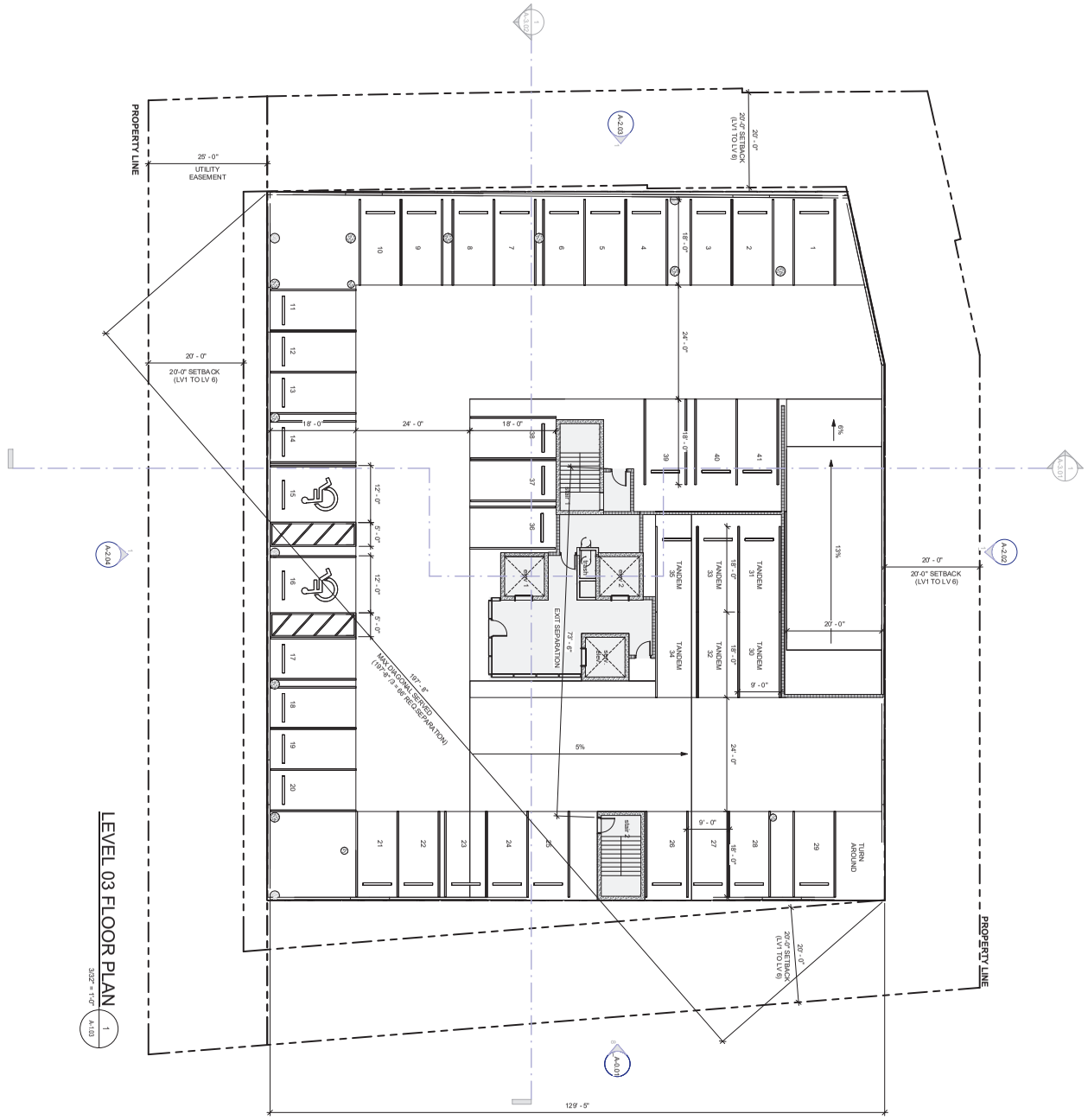


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**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

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**3rd FLOOR PLAN**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

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**Owner**

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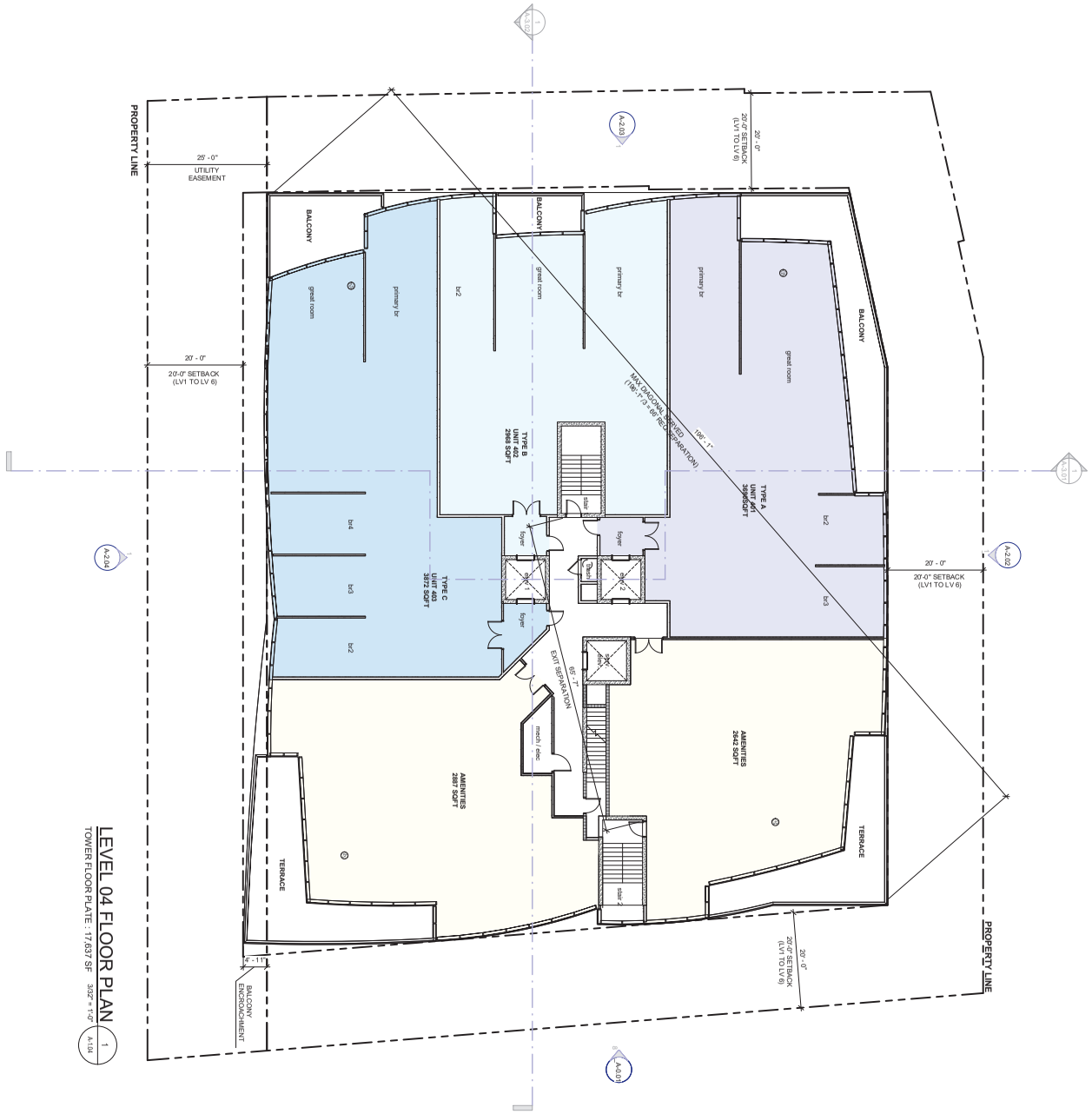


## LEVEL 04 FLOOR PLAN

TOWER FLOOR PLATE : 17,637 SF

3/32" = 1'-0"

1 / A-1.04

N

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

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DRAWING NAME

**4th FLOOR PLAN**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

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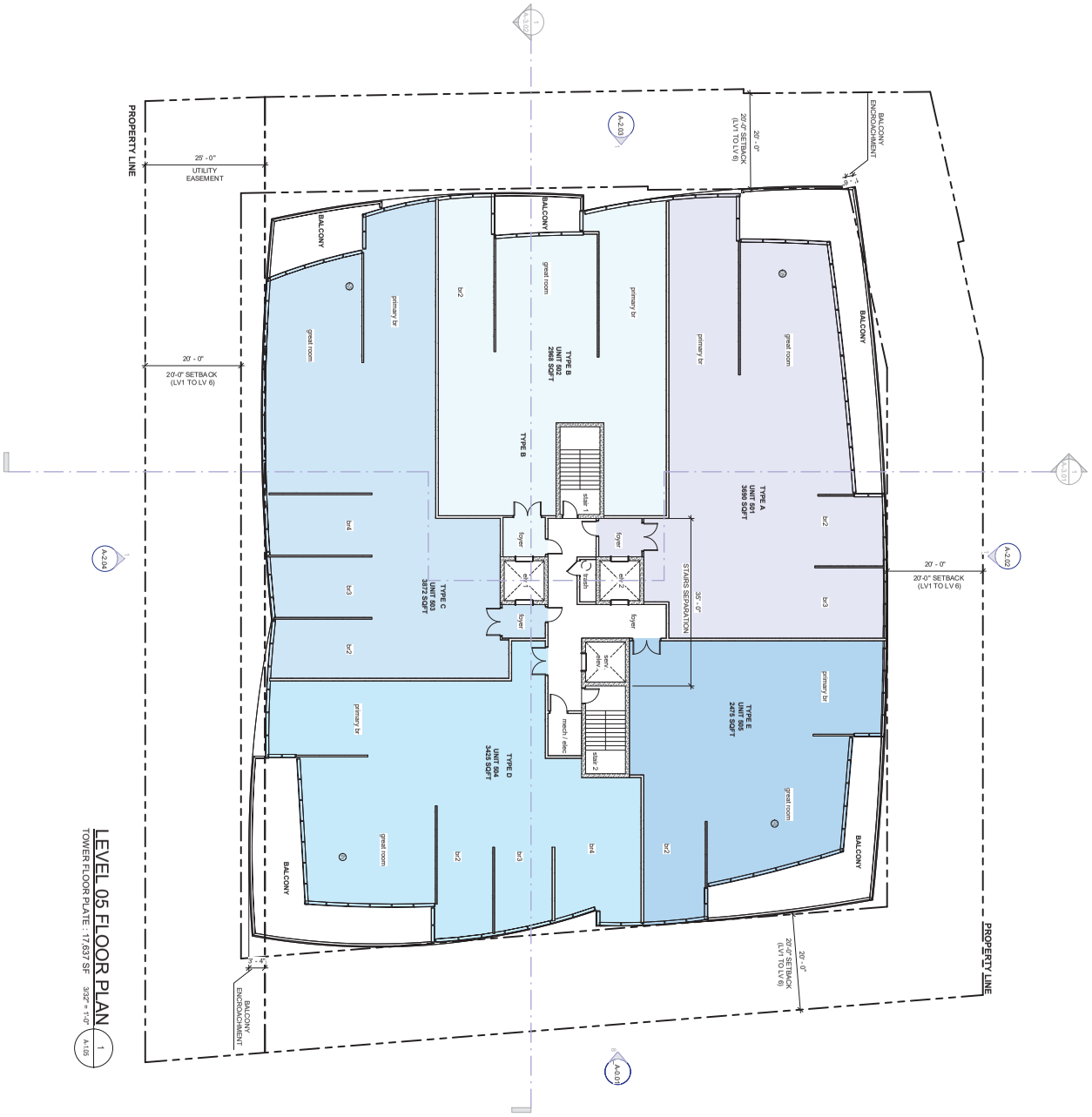


# LEVEL 05 FLOOR PLAN

TOWER FLOOR PLATE : 17,637 SF 3/32" = 1'-0" 1 A-1.05

NOTE: Based on FBC 30.2.3.2 (FBC 1007.1.1.EX.3), between exits addressed by 7.5.1.3 shall not apply to such that the exists are located in opposite direction from such doors."

Floors 5 - 13 have been designed with the required separation and diagonal do not apply). Stair shaft 405.5.1 for distance has been designed based on FBC stairways be separated by not less than 30 feet.

Stairs provided maintain a separation of 30'.

N

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

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DRAWING NAME

**5th FLOOR PLAN**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

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**Owner**

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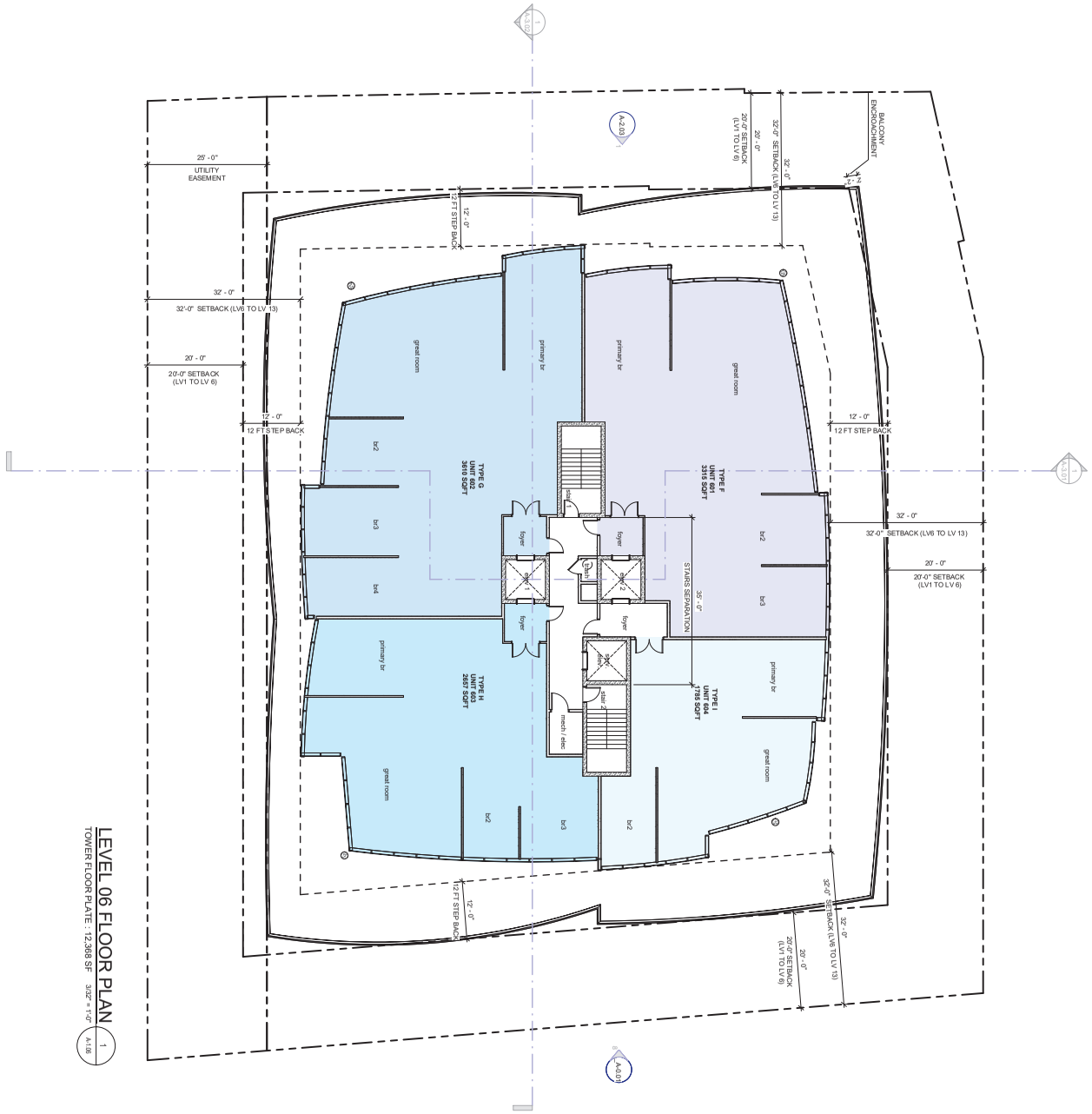


# LEVEL 06 FLOOR PLAN

TOWER FLOOR PLATE: 12,368 SF 3/32" = 1'-0" (1 / A-1.06)

NOTE: Based on FBC 30.2.2.5 (FBC1007.1.1.EX.3), between exits addressed by 7.5.1.3 shall not apply to such that the exists are located in opposite direction from such doors."

Floors 5 - 13 have been designed with the required separation and diagonal do not apply). Stair shaft 403.5.1 for distance has been designed based on FBC stairways be separated by not less than 30 feet.

Stairs provided maintain a separation of 30'.

N

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-1.06**

PRINT DATE:
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DRAWING NAME

**6th FLOOR PLAN**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

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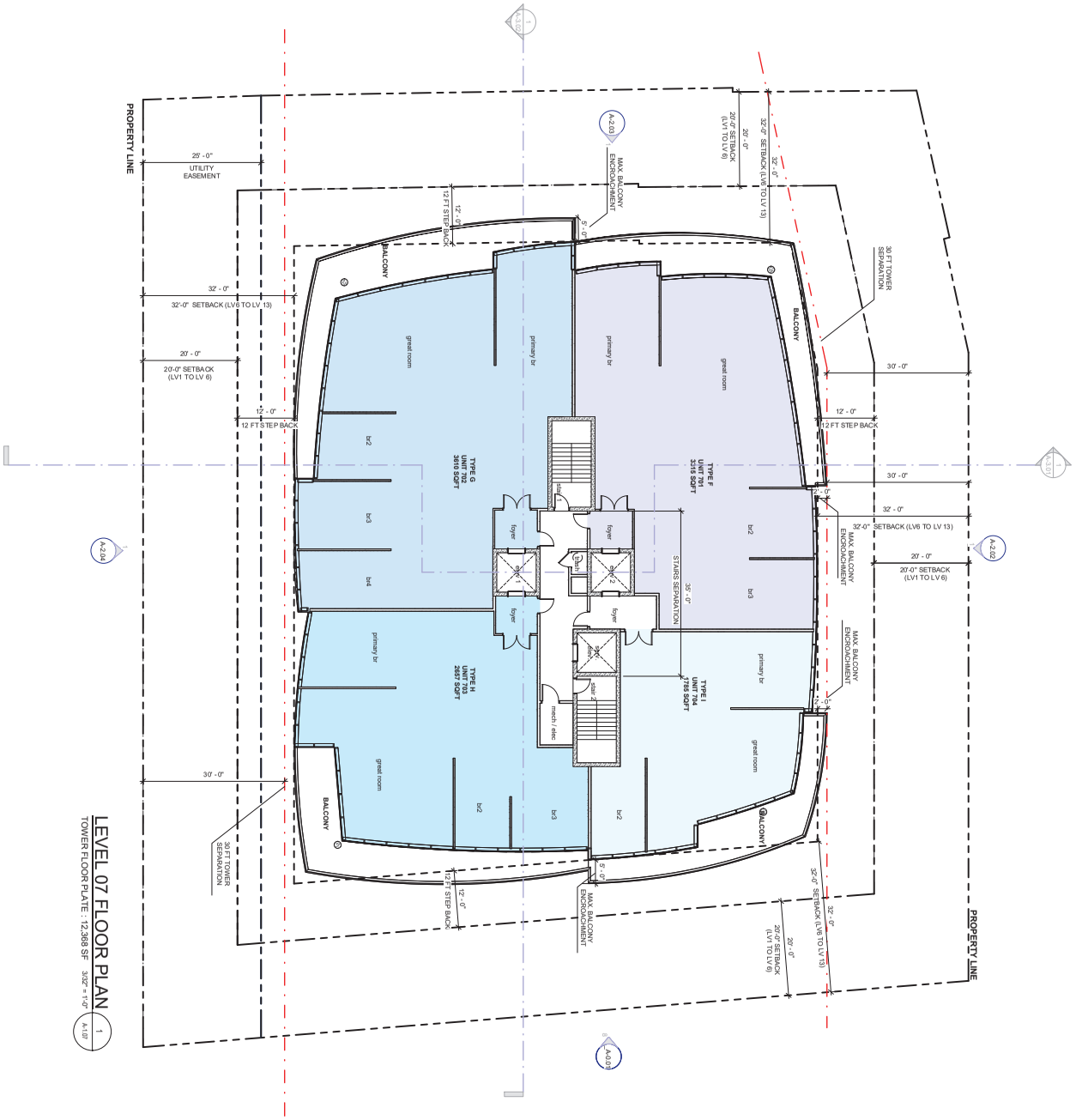


## LEVEL 07 FLOOR PLAN

TOWER FLOOR PLATE: 12,368 SF 3/32" = 1'-0"

1 A-1.07

NOTE: Based on FBC 30.2.2.5 (FBC1007.1.1.EX.3), between exits addressed by 7.5.1.3 shall not apply to such that the exits are located in opposite direction from such doors."

Floors 5 - 13 have been designed with the required separation and dogpond do not apply). Stair shaft 403.5.1 for distance has been designed based on FBC stairways be separated by not less than 30 feet.

Stairs provided maintain a separation of 30'.

N

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-1.07**

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DRAWING NAME

**7th FLOOR PLAN**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

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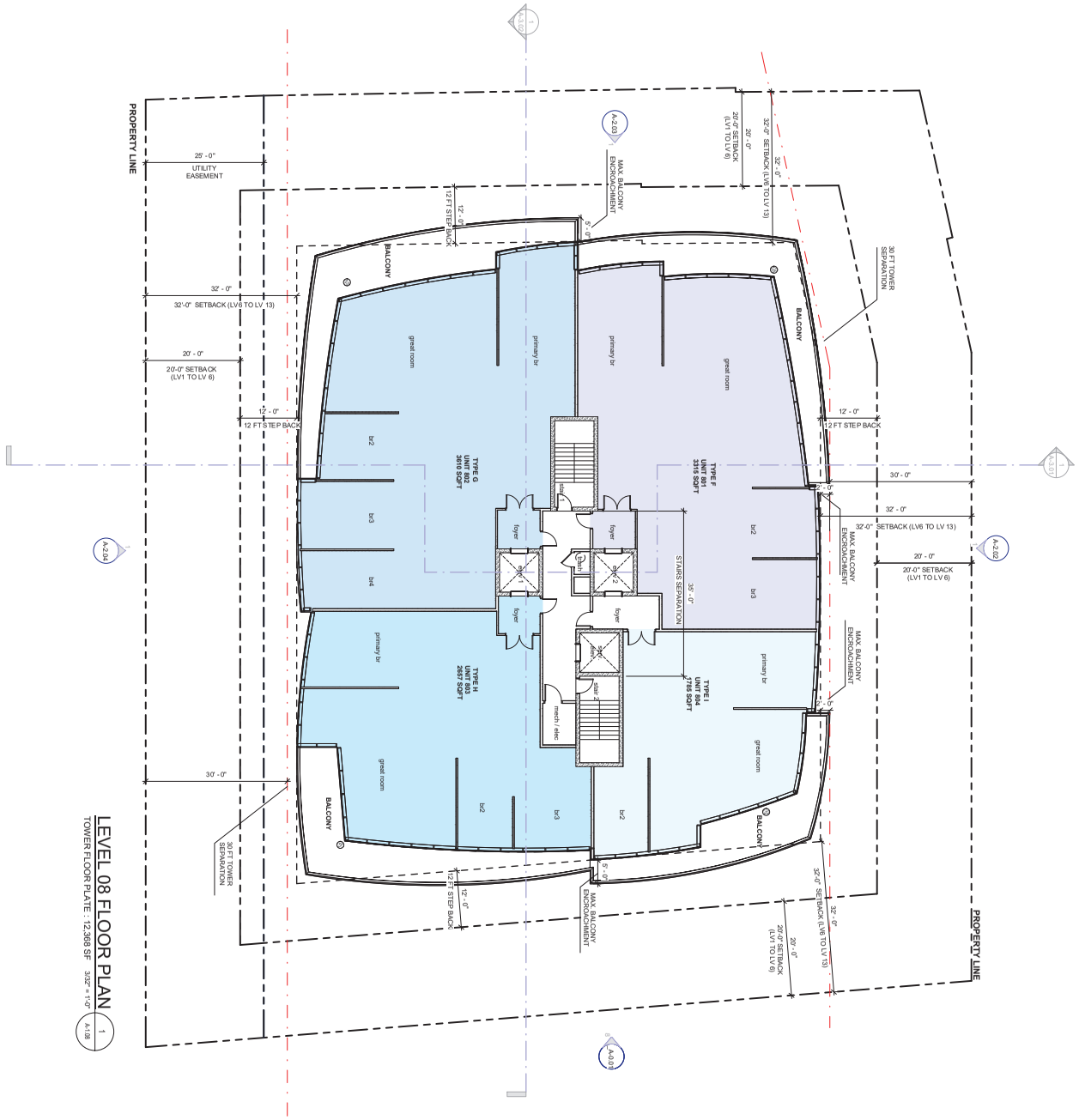


NOTE: Based on FBC 30.2.2.5 (FBC:100*.1.1.E.3), balconies on opposite sides of a corner unit and between exits addressed by 7.5.1.3 shall not apply to corridor doors from the dwelling units that are arranged such that the exits are located in opposite direction from such doors."

Floors 5 - 13 have been designed with the required corridor separation (30') and balcony separation (60') separation and dogpond do not apply). Stair shaft separation (30' min distance has been designed based on FBC 403.5.1.1 for distance between exit enclosures or exit passageways be separated by not less than 30 feet.

Stairs provided maintain a separation of 30'.

N

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-1.08**

PRINT DATE:
10/9/2026 11:06:59 AM

DRAWING NAME

**8th FLOOR PLAN**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

garcia stromberg

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TEL 561.478.5855
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Peter T. Stromberg, RA, NCARB
President
AR0015893

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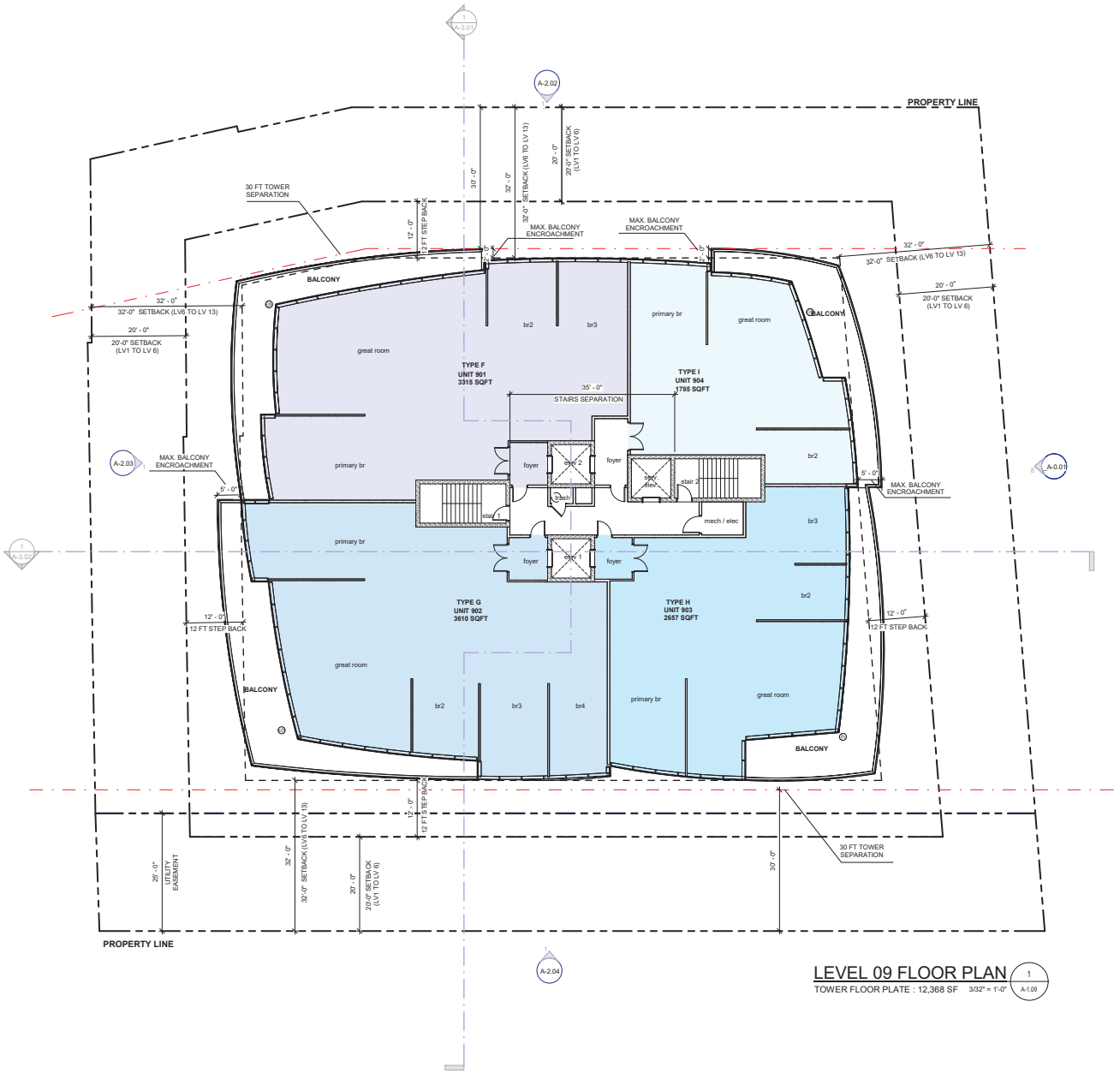


## LEVEL 09 FLOOR PLAN

TOWER FLOOR PLATE : 12,368 SF 3/32" = 1'-0"

1 A-1.09

NOTE: Based on FFPC 30.2.5.2 (FBC1007.1.1 EX.3), In R2/Apartment Building occupancies, "The distance between exits addressed by 7.5.1.3 shall not apply to non-looped exit access corridors in buildings that have corridor doors from the dwelling units that are arranged such that the exists are located in opposite direction from such doors."

Floors 5–13 have been designed with the required corridor meeting 30.2.5.2 and therefore the stair separation and diagonal do not apply. Stair shaft separation distance has been designed based on FBC 403.5.1 for high-rise buildings, which requires that exit stairways be separated by not less than 30 feet.

Stairs provided maintain a separation of 35'.

N

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire safety standards as determined by the authority having jurisdiction and in accordance with this section and Chapter 633, Florida Statutes.

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AR0018893

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Principal Architect
AR0007958

CLIENT
Owner

PROJECT
125 BIRCH ROAD

125 N BIRCH RD
FT. LAUDERDALE, FL

DRC SUBMISSION _ 10-07-2026

DRAWING NAME
9th FLOOR PLAN

PROJECT NUMBER: Permit Number

SHEET NUMBER
A-1.09

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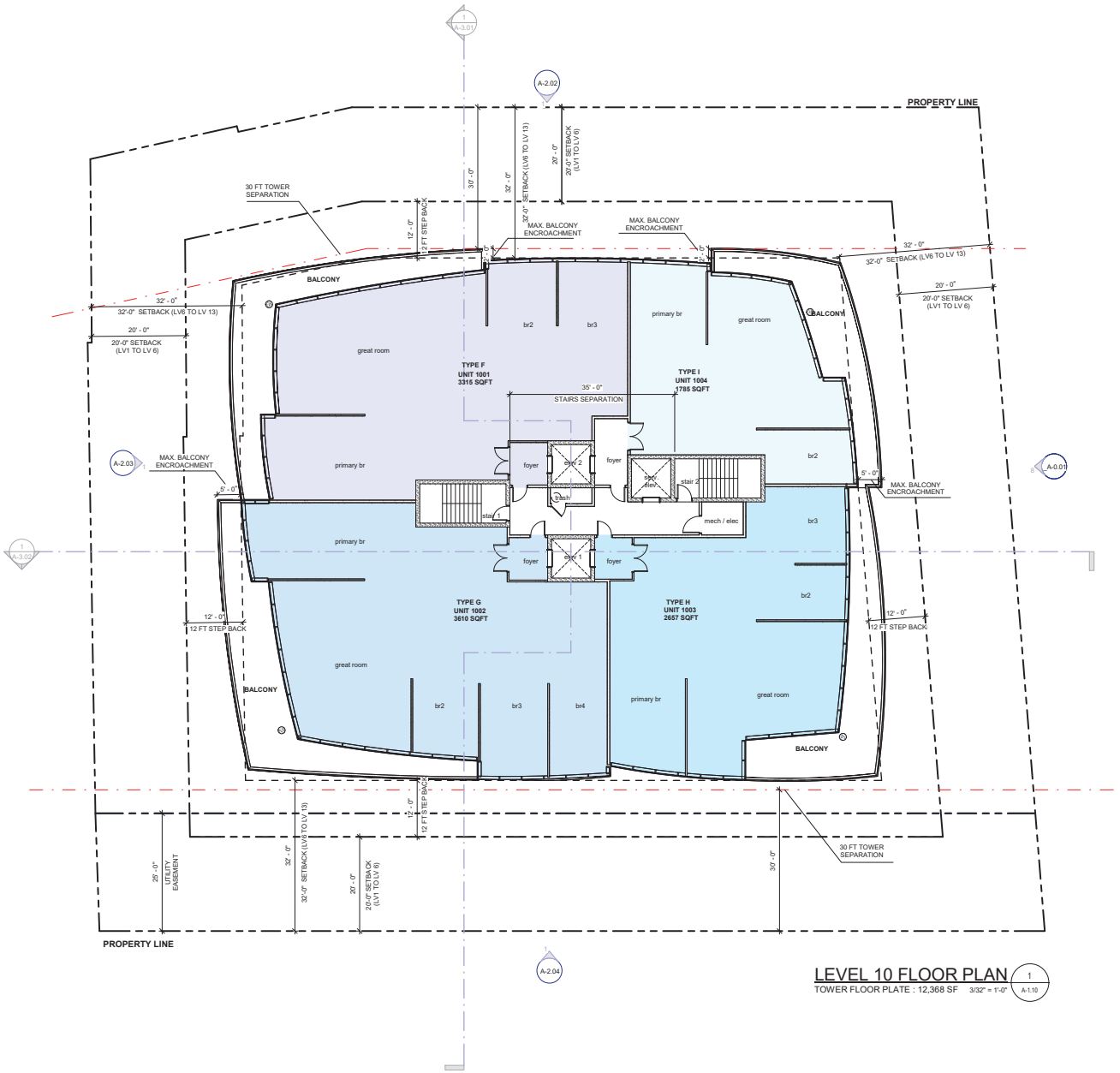


## LEVEL 10 FLOOR PLAN

TOWER FLOOR PLATE : 12,368 SF 3/32" = 1'-0" (1 / A-1.10)

NOTE: Based on FFPC 30.2.5.2 (FBC1007.1.1 EX.3), In R2/Apartment Building occupancies, "The distance between exits addressed by 7.5.1.3 shall not apply to non-looped exit access corridors in buildings that have corridor doors from the dwelling units that are arranged such that the exists are located in opposite direction from such doors."

Floors 5–13 have been designed with the required corridor meeting 30.2.5.2 and therefore the stair separation and diagonal do not apply. Stair shaft separation distance has been designed based on FBC 403.5.1 for high-rise buildings, which requires that exit stairways be separated by not less than 30 feet.

Stairs provided maintain a separation of 35'.

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable portions of the Florida Building Code and Florida Fire Prevention Code in accordance with this section and Chapter 553, Florida Statutes.

| REV | DESCRIPTION | DATE |
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CLIENT
Owner

PROJECT
**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

DRAWING NAME
**10th FLOOR PLAN**

**DRC SUBMISSION _ 10-07-2026**

PROJECT NUMBER: Permit Number

SHEET NUMBER
**A-1.10**

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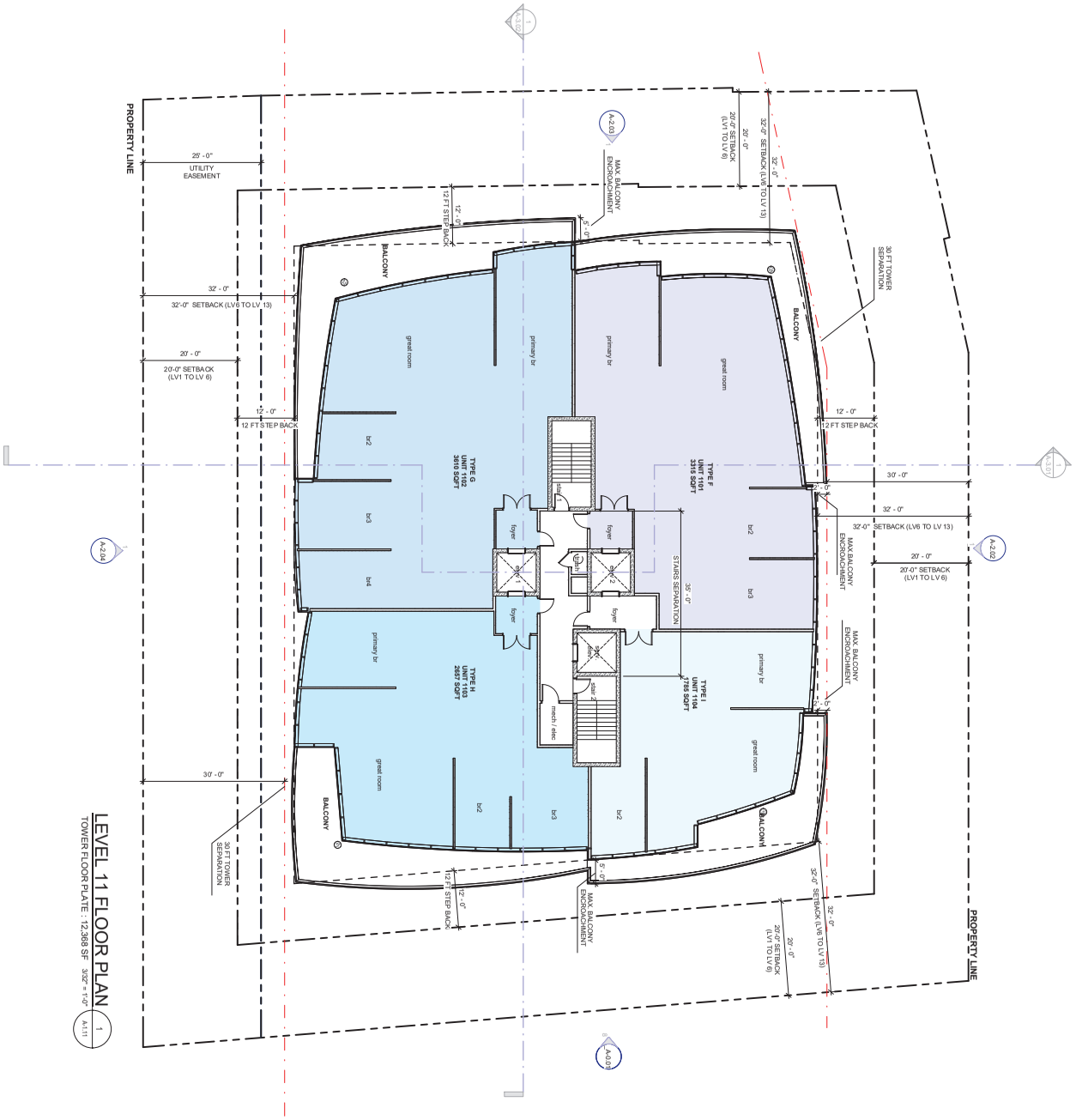
10/3/2026 11:55:01 AM




## LEVEL 11 FLOOR PLAN

TOWER FLOOR PLATE: 12,368 SF 3/32" = 1'-0" (A-1.11, 1)

NOTE: Based on FBC 30.2.2.5 (FBC1007.1.1.EX.3), balconies are not required to be separated by 30' between exits addressed by 7.5.1.3 shall not apply to corridor doors from the dwelling units that are arranged such that the exits are located in opposite direction from such doors."

Floors 5 - 13 have been designed with the required 60 minute fire rated assembly and the required separation and diagonal do not apply. Stair shaft separation is 35' apart, which is greater than the 40% (13.5') min distance has been designed based on FBC 403.5.1.1 for distance between exit stairways. Exit stairways be separated by not less than 30 feet.

Stairs provided maintain a separation of 35'.

N

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-1.11**

PRINT DATE:
10/9/2026 11:05:02 AM

DRAWING NAME

**11th FLOOR PLAN**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

garcia stromberg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President
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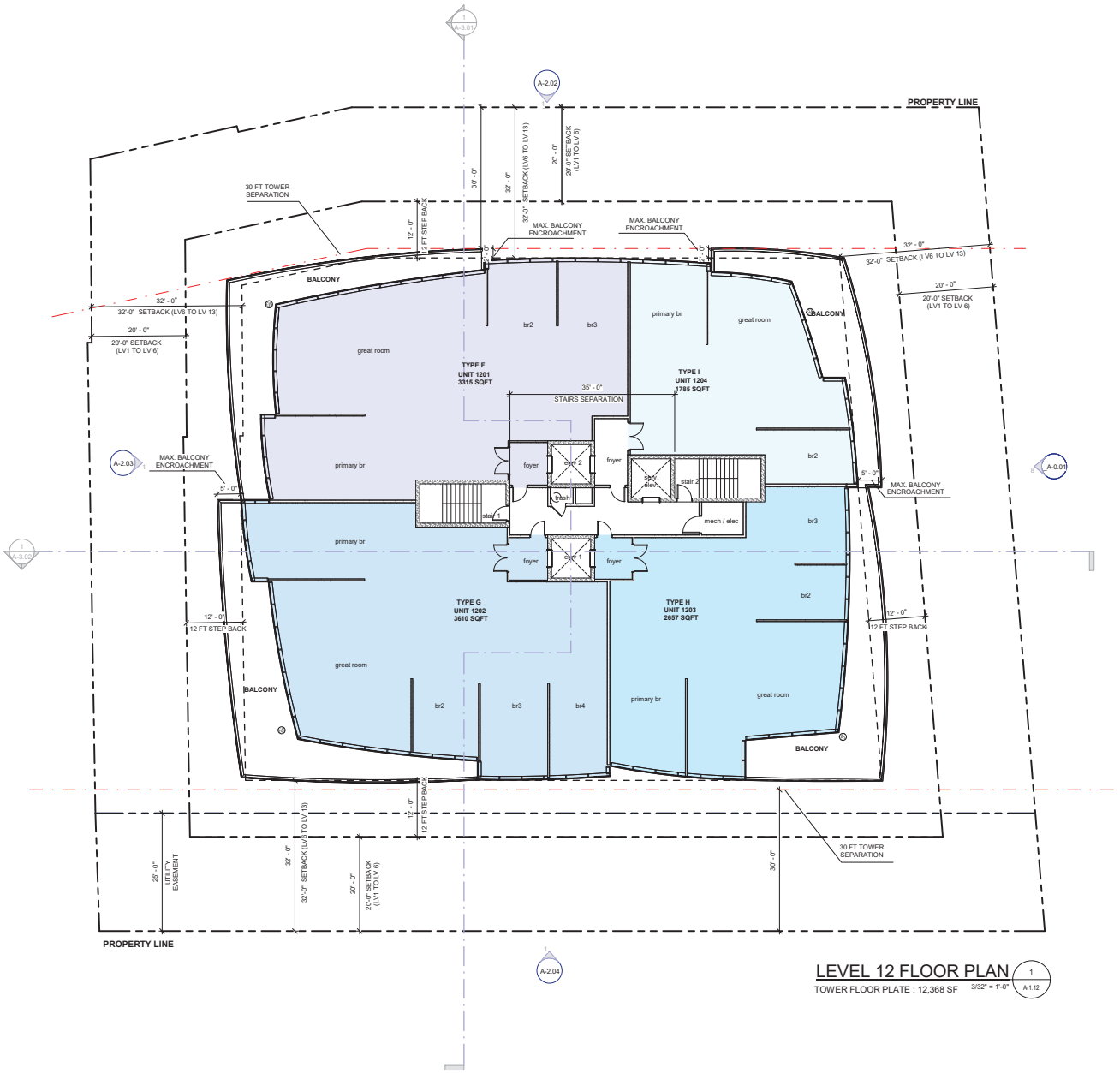


LEVEL 12 FLOOR PLAN
TOWER FLOOR PLATE : 12,368 SF
3/32" = 1'-0"
1 A-1.12

NOTE: Based on FFPC 30.2.5.2 (FBC1007.1.1 EX.3), In R2/Apartment Building occupancies, "The distance between exits addressed by 7.5.1.3 shall not apply to non-looped exit access corridors in buildings that have corridor doors from the dwelling units that are arranged such that the exists are located in opposite direction from such doors."

Floors 5–13 have been designed with the required corridor meeting 30.2.5.2 and therefore the stair separation and diagonal do not apply. Stair shaft separation distance has been designed based on FBC 403.5.1 for high-rise buildings, which requires that exit stairways be separated by not less than 30 feet.

Stairs provided maintain a separation of 35'.

N

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire safety standards as determined by the authority having jurisdiction; except for matters as listed in accordance with this section and Chapter 553, Florida Statutes.

| REV | DESCRIPTION | DATE |
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Corporation License # AA26000502

CLIENT
Owner

PROJECT
125 BIRCH ROAD
125 N BIRCH RD
FT. LAUDERDALE, FL

DRAWING NAME
12th FLOOR PLAN

DRC SUBMISSION _ 10-07-2026

PROJECT NUMBER: Permit Number

SHEET NUMBER
A-1.12

PRINT DATE:
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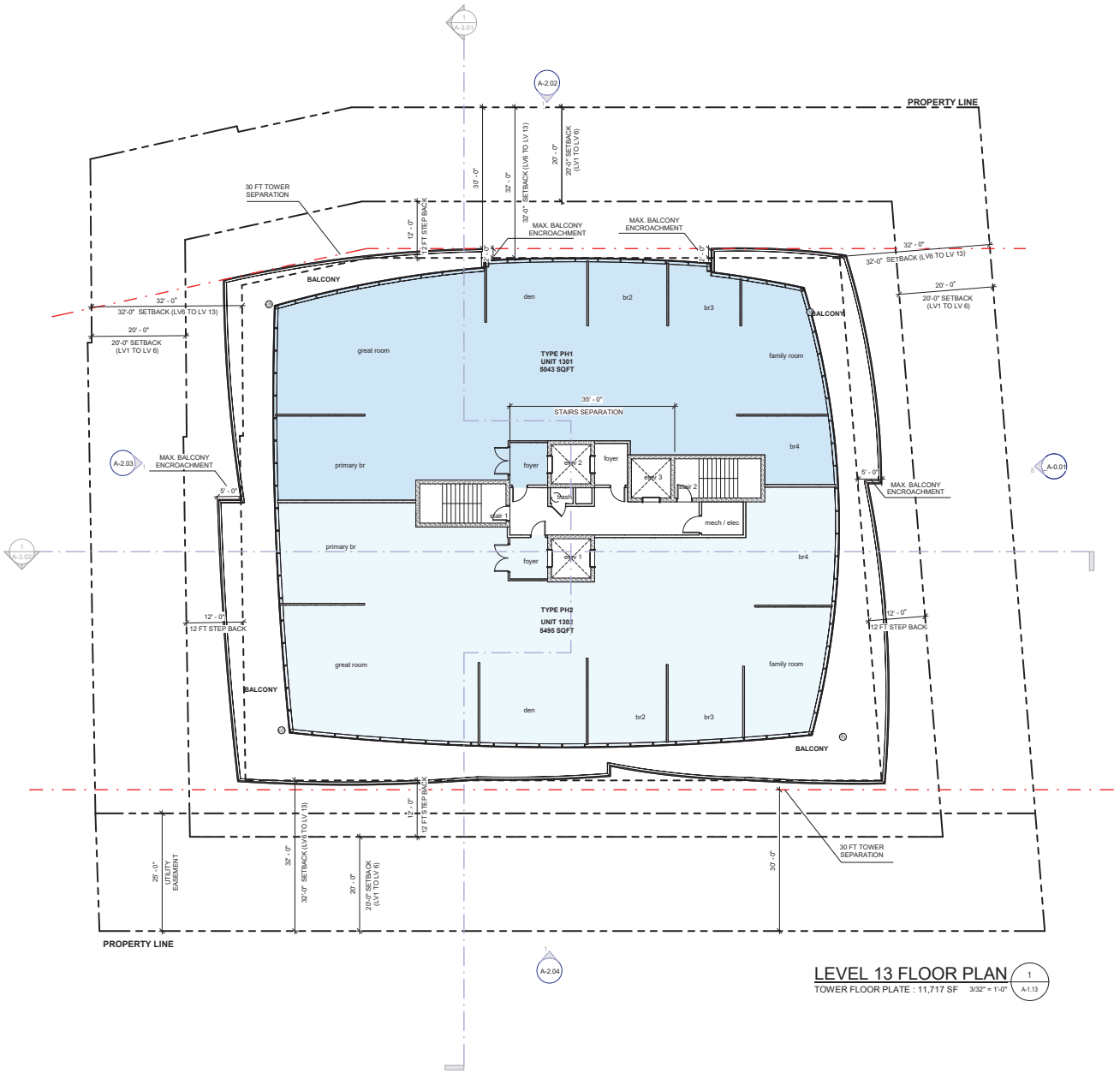


## LEVEL 13 FLOOR PLAN

TOWER FLOOR PLATE : 11,717 SF 3/32" = 1'-0"

1 / A-1.13

NOTE: Based on FFPC 30.2.5.2 (FBC1007.1.1 EX.3), In R2/Apartment Building occupancies, "The distance between exits addressed by 7.5.1.3 shall not apply to non-looped exit access corridors in buildings that have corridor doors from the dwelling units that are arranged such that the exists are located in opposite direction from such doors."

Floors 5–13 have been designed with the required corridor meeting 30.2.5.2 and therefore the stair separation and diagonal do not apply. Stair shaft separation distance has been designed based on FBC 403.5.1 for high-rise buildings, which requires that exit stairways be separated by not less than 30 feet.

Stairs provided maintain a separation of 35'.

N

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire safety standards as determined by the authority having jurisdiction and in accordance with this section and Chapter 633, Florida Statutes.

| REV | DESCRIPTION | DATE |
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CLIENT
Owner

PROJECT
**125 BIRCH ROAD**
125 N BIRCH RD
FT. LAUDERDALE, FL

DRAWING NAME
**13th FLOOR PLAN**

**DRC SUBMISSION _ 10-07-2026**

PROJECT NUMBER: Permit Number

SHEET NUMBER
**A-1.13**

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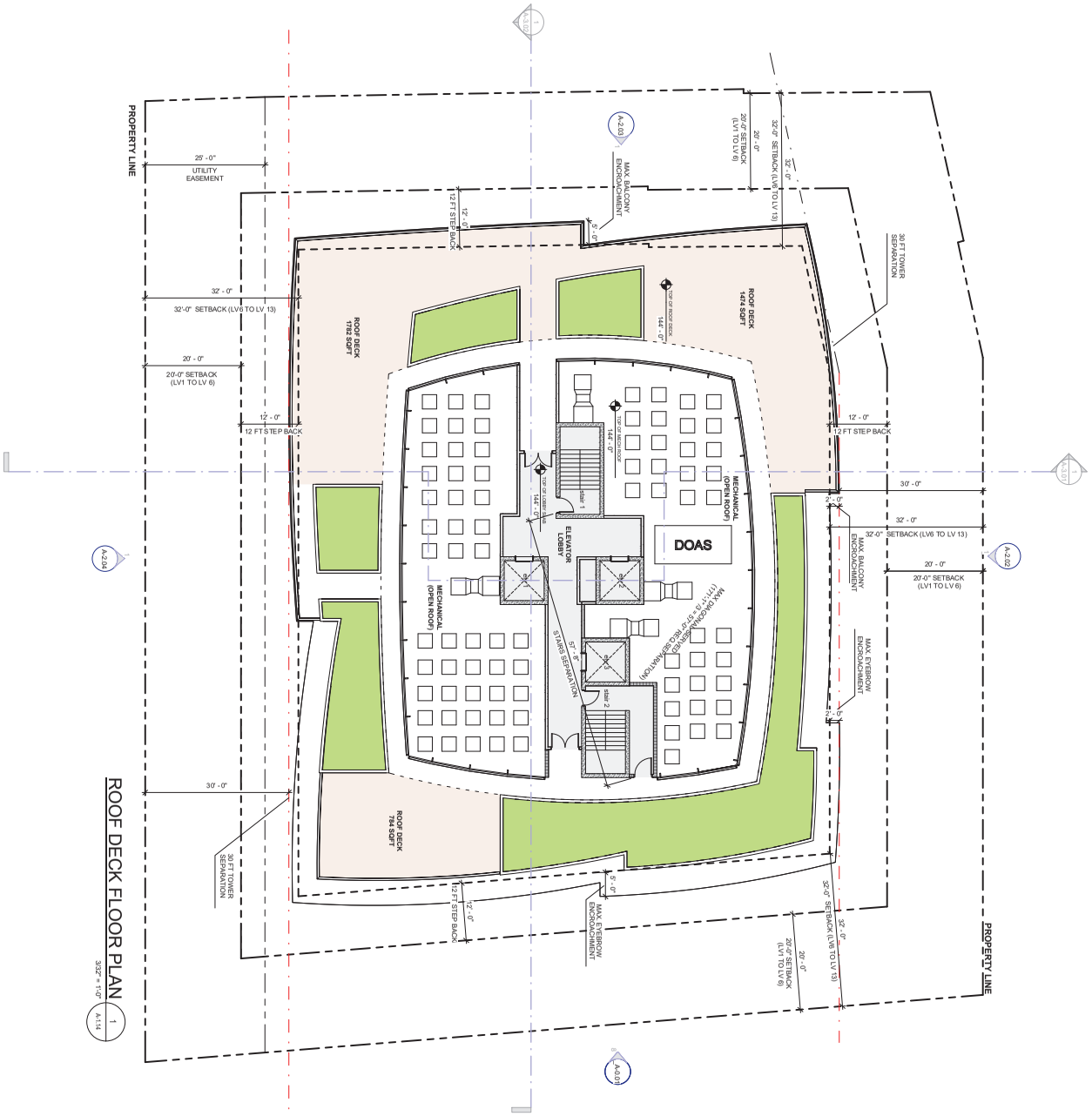


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**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-1.14**

PRINT DATE:
10/9/2026 11:05:04 AM

DRAWING NAME

**ROOF DECK FLOOR PLAN**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

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Chief Executive Officer
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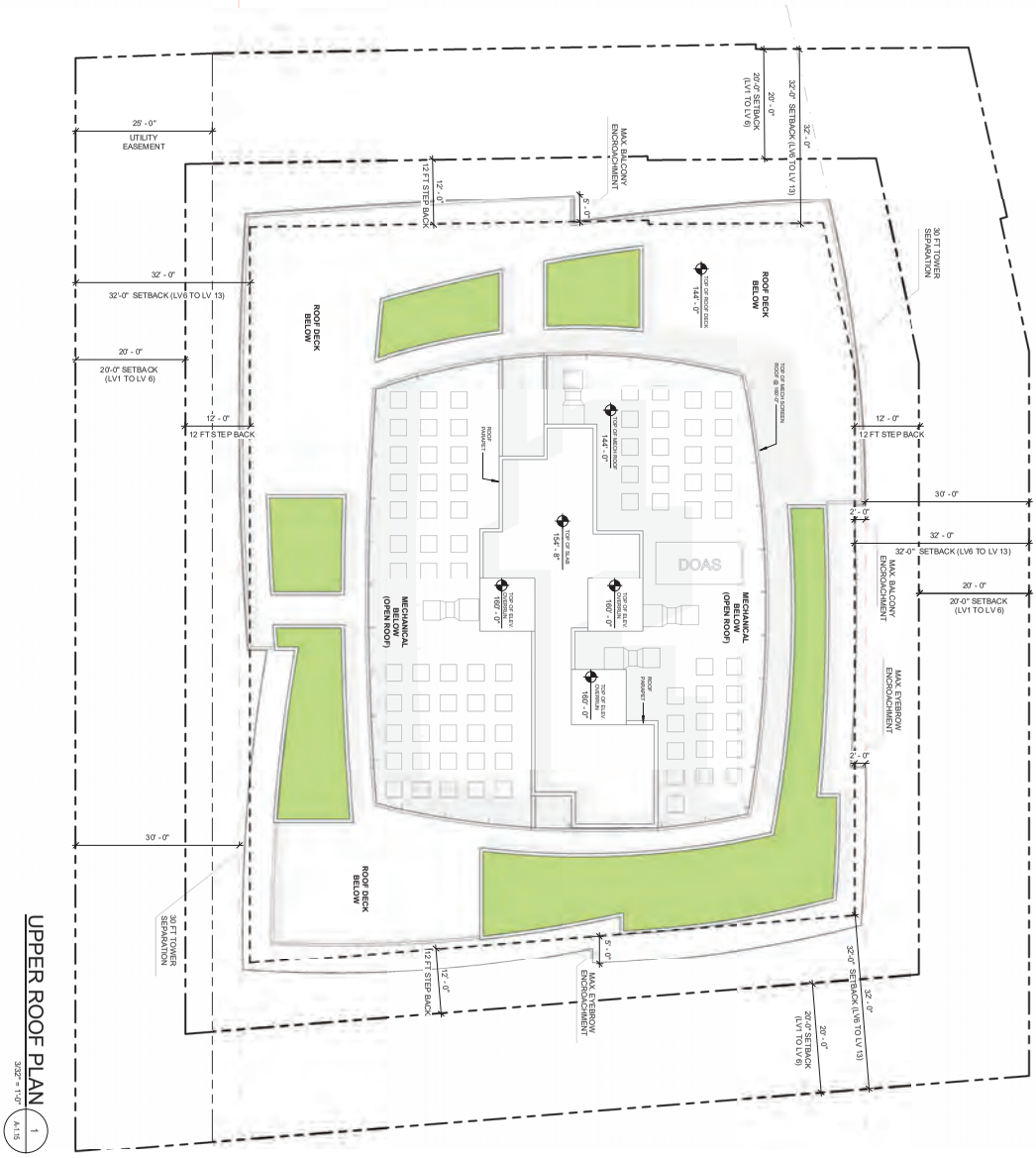


UPPER ROOF PLAN

3/32" = 1'-0"

1 / A-1.15

N

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-1.15**

PRINT DATE:
10/9/2026 11:35:07 AM

DRAWING NAME

**UPPER ROOF PLAN**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

garcia stromberg

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Corporate License # AA26003302

Peter T. Stromberg, RA, NCARB
President
AR0015893

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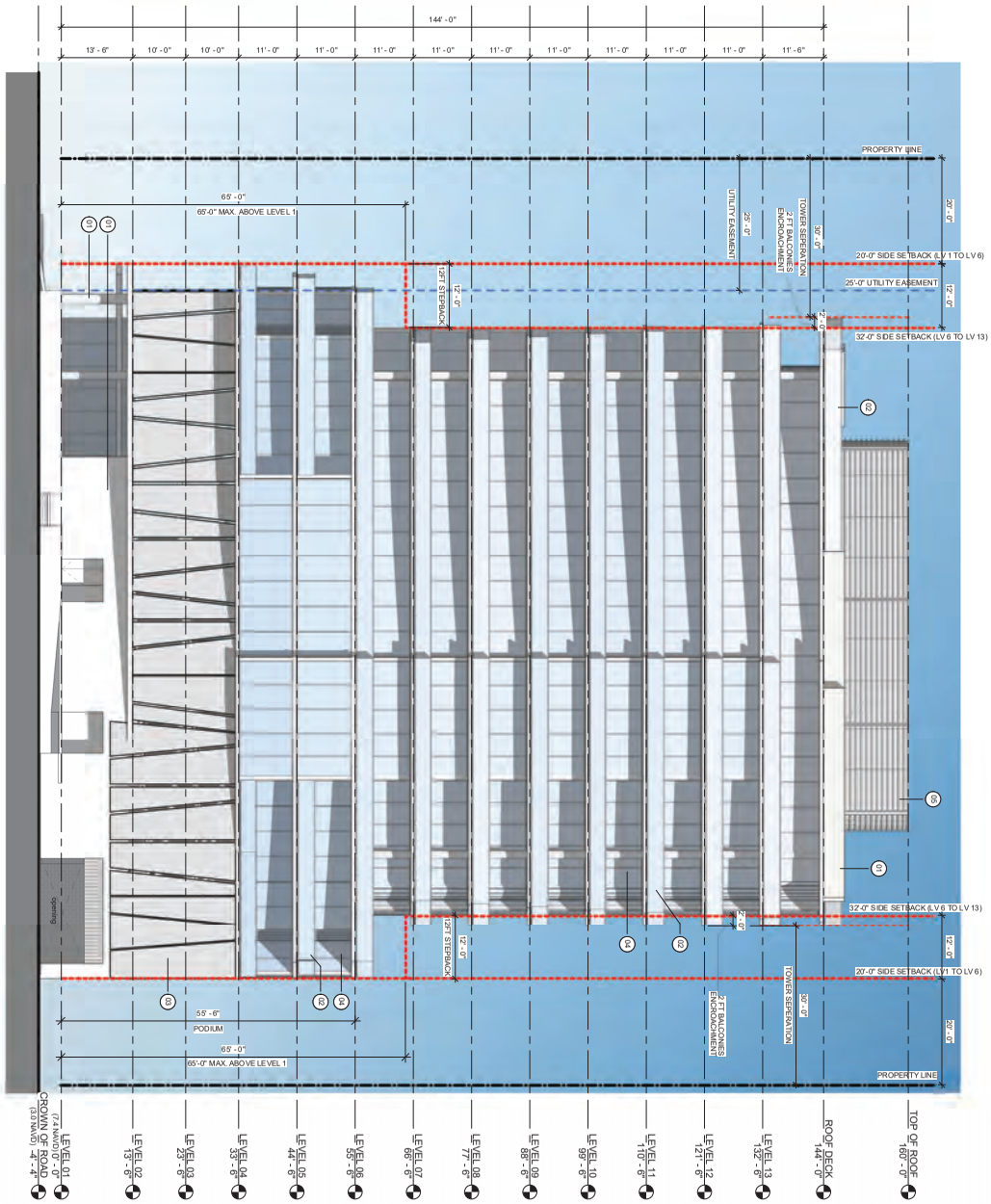


EAST ELEVATION

3/32" = 1'-0"

1 / A2.01

| KEY | ARCHITECTURAL ELEVATION KEYNOTES DESCRIPTION |
|---|---|
| 01 | EXT. WALL SMOOTH STUCCO FINISH. SW 7551 PEARLY WHITE. SEE #1/A2.05 |
| 02 | GLASS RAILING. SEE #2 / A2.05 |
| 03 | EXT. GARAGE ALUMINUM PERFORATED METAL SCREEN. SEE #3 / A2.05 |
| 04 | IMPACT RATED STOREFRONT SYSTEM/ GLAZING. SEE #4 / A2.05 |
| 05 | ALUMINUM METAL MECHANICAL SCREEN WALL. SEE #5 / A2.05 |

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-2.01**

PRINT DATE: 10/9/2026 11:09:02 AM

DRAWING NAME

**EAST ELEVATION**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

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Corporate License # AA26003302

Peter T. Stromberg, RA, NCARB
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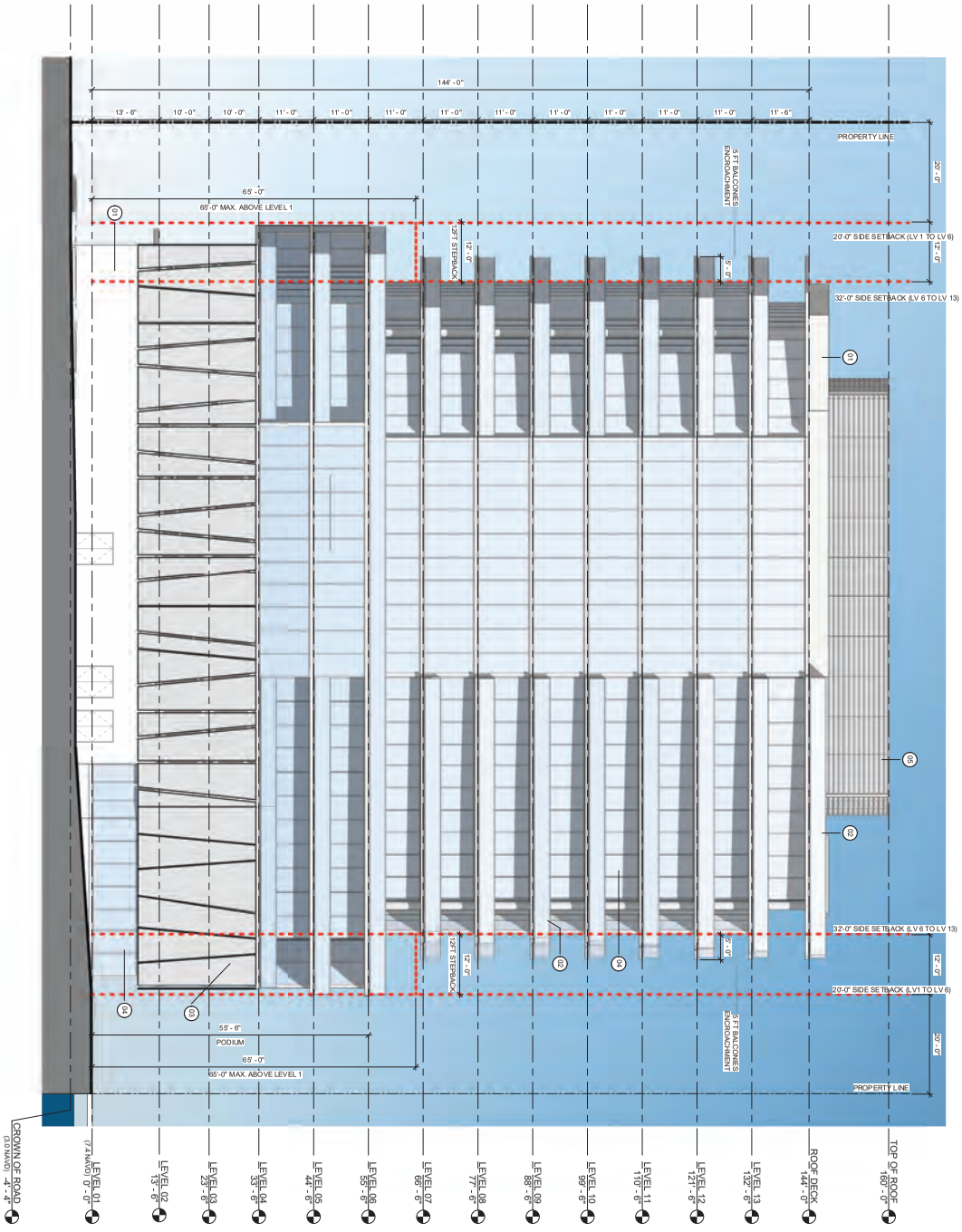


NORTH ELEVATION

3/32" = 1'-0"

1 / A-2.02

| KEY | ARCHITECTURAL ELEVATION KEYNOTES |
|---|---|
| | DESCRIPTION |
| 01 | EXT. WALL SMOOTH STUCCO FINISH. SW 7551 PEARLY WHITE. SEE #1/A2.05 |
| 02 | GLASS RAILING. SEE #2 / A2.05 |
| 03 | EXT. GARAGE ALUMINUM PERFORATED METAL SCREEN. SEE #3 / A2.05 |
| 04 | IMPACT RATED STOREFRONT SYSTEM/ GLAZING. SEE #4 / A2.05 |
| 05 | ALUMINUM METAL MECHANICAL SCREEN WALL. SEE #5 / A2.05 |

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-2.02**

PRINT DATE: 10/9/2026 11:09:44 AM

DRAWING NAME

**NORTH ELEVATION**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

garcia stromberg


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AR0015893


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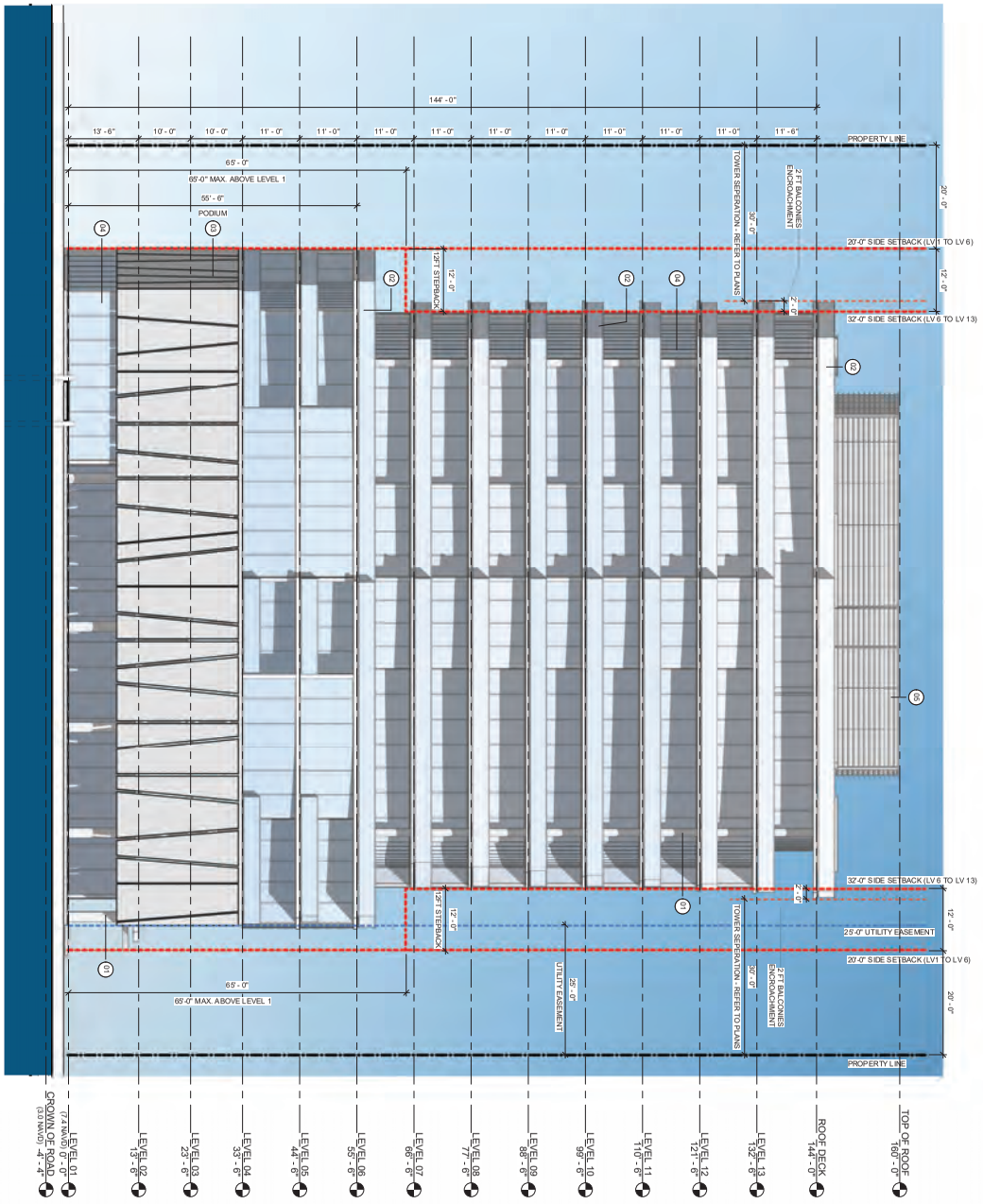


## WEST ELEVATION

3/32" = 1'-0"

1 / A-203

| KEY | DESCRIPTION |
|---|---|
| 01 | EXT. WALL SMOOTH STUCCO FINISH: SW 7551 PEARLY WHITE. SEE #1/A2.05 |
| 02 | GLASS RAILING. SEE #2 / A2.05 |
| 03 | EXT. GARAGE ALUMINUM PERFORATED METAL SCREEN. SEE #3 / A2.05 |
| 04 | IMPACT RATED STOREFRONT SYSTEM/ GLAZING. SEE #4 / A2.05 |
| 05 | ALUMINUM METAL MECHANICAL SCREEN WALL. SEE #5 / A2.05 |

ARCHITECTURAL ELEVATION KEYNOTES

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-2.03**

PRINT DATE: 10/9/2026 11:07:24 AM

DRAWING NAME

**WEST ELEVATION**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

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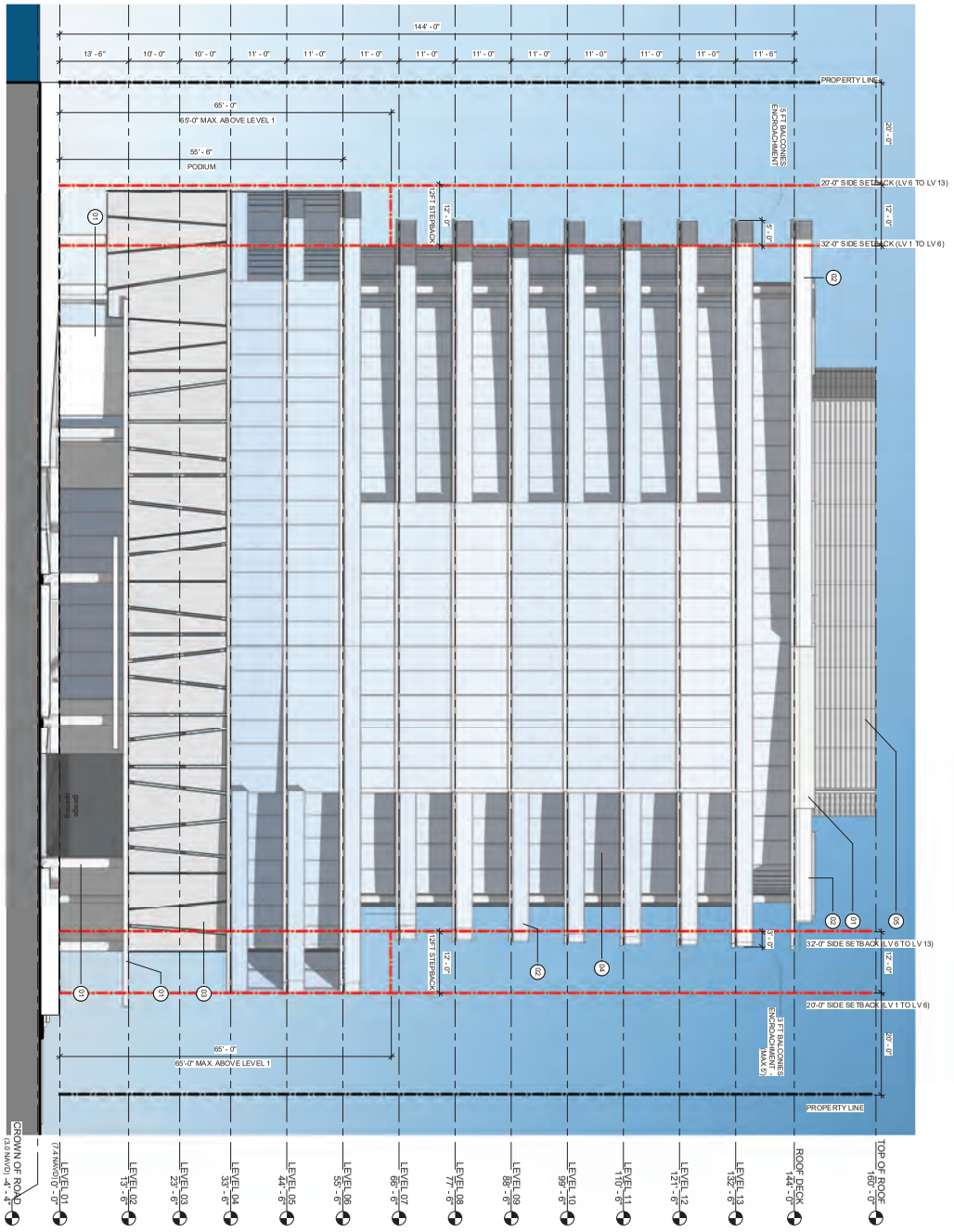


SOUTH ELEVATION

3/32" = 1'-0"

1 A-2.04

| KEY | ARCHITECTURAL ELEVATION KEYNOTES DESCRIPTION |
|---|---|
| 01 | EXT. WALL SMOOTH STUCCO FINISH. SW 7551 PEARLY WHITE. SEE #1/A2.05 |
| 02 | GLASS RAILING. SEE #2 / A2.05 |
| 03 | EXT. GARAGE ALUMINUM PERFORATED METAL SCREEN. SEE #3 / A2.05 |
| 04 | IMPACT RATED STOREFRONT SYSTEM/ GLAZING. SEE #4 / A2.05 |
| 05 | ALUMINUM METAL MECHANICAL SCREEN WALL. SEE #5 / A2.05 |

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-2.04**

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DRAWING NAME

**SOUTH ELEVATION**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

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ALUMINUM METAL MECHANICAL SCREEN (5 / A-2.05)
SCALE: N.T.S



**WINDOW WALL SYSTEM**

MANUFACTURER APPROVED BY ARCHITECT FOR UNIT WINDOW WALL SYSTEMS

PROPOSED GLASS WILL COMPLY WITH THE STANDARDS FOR MINIMUM TRANSMITTANCE AND MAXIMUM REFLECTIVITY. FOR REFERENCE, THE MINIMUM TRANSMITTANCE AND MAXIMUM REFLECTIVITY IS:

IMPACTED RATED STOREFRONT SYSTEM (4 / A-2.05)
SCALE: N.T.S



DECORATIVE ALUMINUM GARAGE SCREEN (3 / A-2.05)
SCALE: N.T.S





**BALCONY GLASS RAILING POST TO POST SYSTEM**

MANUFACTURER APPROVED BY ARCHITECT GC TO PROVIDE SHOP DRAWINGS

GLASS RAILING (2 / A-2.05)
SCALE: N.T.S

SW 7551
PEARLY WHITE

SMOOTH STUCCO
SAND FINISH



EXT. WALL PAINT AND STUCCO FINISH (1 / A-2.05)
SCALE: N.T.S

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable portions of the Florida Building Code and ANSI A117.1 in accordance with this section and Chapter 553, Florida Statutes.

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |

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TEL 305.414.8300
Corporate License # AA26000502

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CLIENT
Owner

PROJECT
**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

DRAWING NAME
**FINISH MATERIALS**

**DRC SUBMISSION _ 10-07-2026**

PROJECT NUMBER: Permit Number

SHEET NUMBER
**A-2.05**

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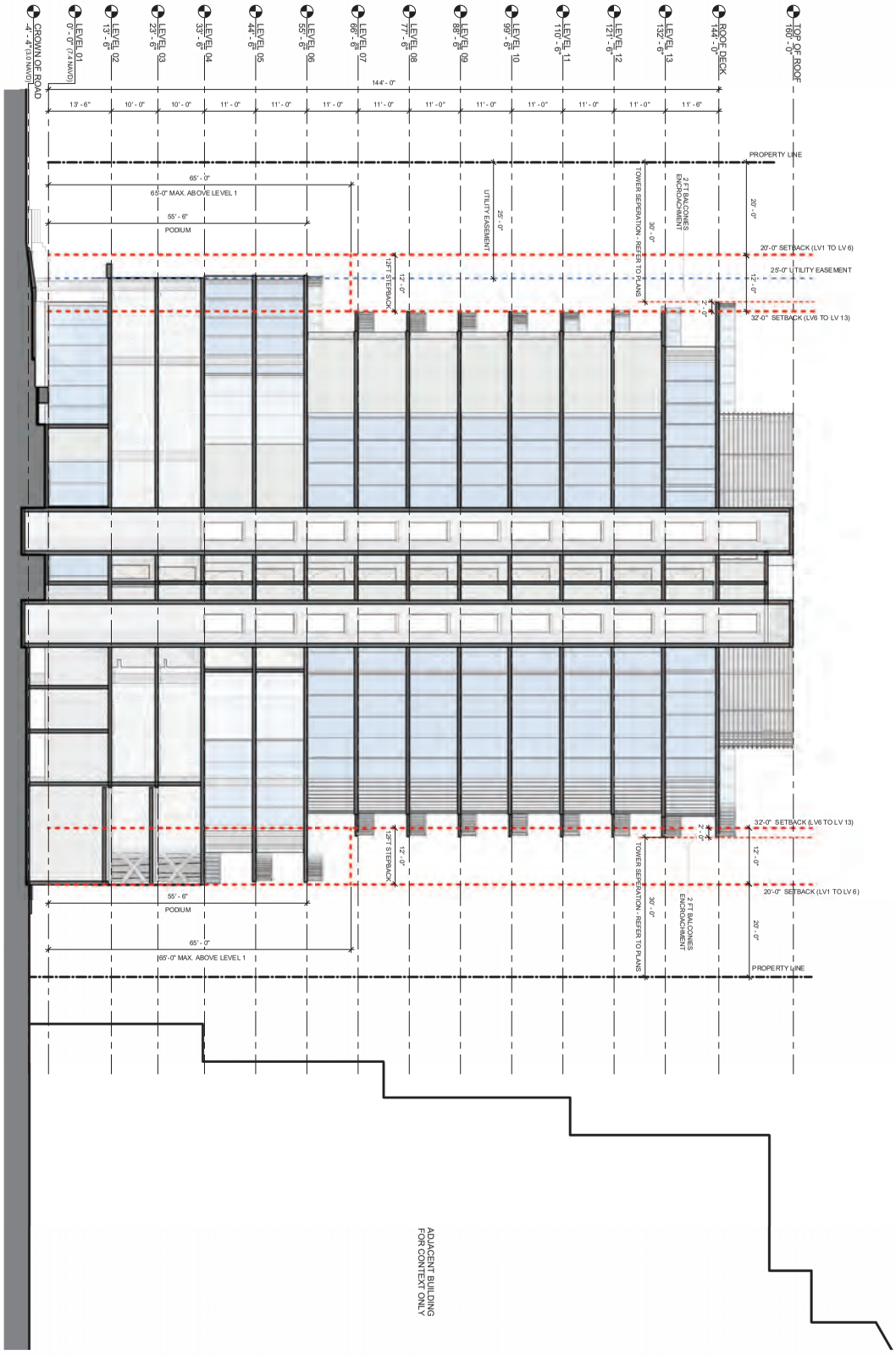


## CROSS SECTION (NORTH - SOUTH)

3/32" = 1'-0"

1 A3.01

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-3.01**

PRINT DATE: 10/9/2026 11:08:32 AM

DRAWING NAME

**CROSS SECTION**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26003302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEAL

© Garcia Stromberg

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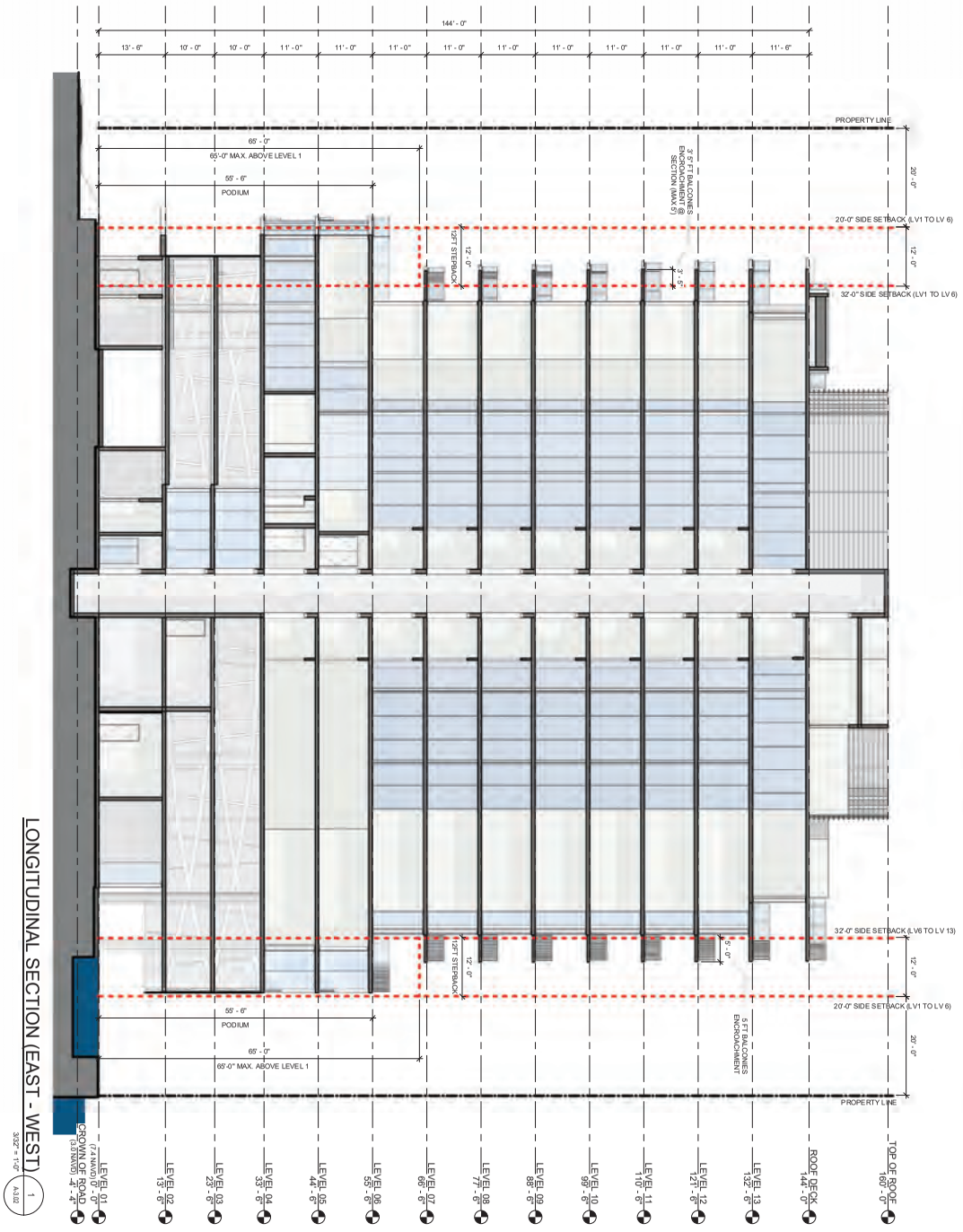


LONGITUDINAL SECTION (EAST - WEST)

3/32" = 1'-0"

1 / A3.02

**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-3.02**

PRINT DATE: 10/9/2026 11:09:51 AM

DRAWING NAME

**LONGITUDINAL SECTION**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

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**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-4.01**

PRINT DATE:
10/9/2026 11:08:51 AM

DRAWING NAME

**SOUTH EAST CORNER VIEW**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

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**DRC SUBMISSION _ 10-07-2026**

PROJECT NUMBER: Project Number

SHEET NUMBER
**A-4.02**

PRINT DATE:
10/3/2025 11:55:32 AM

DRAWING NAME
**WEST ELEVATION VIEW**

PROJECT
**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT
**Owner**


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SEAL

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To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable portions of the Florida Building Code, Accessibility Code in accordance with this section and Chapter 553, Florida Statutes.

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**DRC SUBMISSION _ 10-07-2026**

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER

**A-4.03**

PRINT DATE:
10/9/2026 11:08:52 AM

DRAWING NAME

**SOUTH ELEVATION VIEW**

PROJECT

**125 BIRCH ROAD**

125 N BIRCH RD
FT. LAUDERDALE, FL

CLIENT

**Owner**

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## TREE DISPOSITION TABLE

| TREE # | COMMON NAME | SCIENTIFIC NAME | DBH IN. | HT FT (TREE) CT (PALM) | CNPY FT. | TREE % CONDITION | TREE DISPOSITION | TREE REPL (DBH) | TREE APPRAISAL (SPECIMENS) | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| 001 | SENEGAL DATE PALM | *Phoenix reclinata* | | 20 | | 70% | **REMOVE** | | | |
| 002 | COCONUT PALM | *Cocos nucifera* | | 24 | | 70% | **REMOVE** | $720.00 | | |
| 003 | INDIAN LAUREL | *Ficus nitida* | 6 | 25 | 20 | 75% | **REMOVE** | 0.00 | | Class F Species (FISC Cat. 1 invasive) |
| 004 | TRAVELER'S PALM | *Ravenala madagascariensis* | | 24 | | 60% | **REMOVE** | | | |
| 005 | SOLITAIRE PALM | *Ptychosperma elegans* | | 14 | | 70% | **REMOVE** | | | |
| 006 | PYGMY DATE PALM | *Phoenix roebelenii* | | 6 | | 60% | **REMOVE** | | | |
| 007 | ROYAL PALM | *Roystonia elata* | | 24 | | 65% | **REMOVE** | $720.00 | | |
| 008 | TRAVELER'S PALM | *Ravenala madagascariensis* | | 26 | | 70% | **REMOVE** | | | |
| 009 | TRAVELER'S PALM | *Ravenala madagascariensis* | | 20 | | 65% | **REMOVE** | | | |
| 010 | MONTGOMERY PALM | *Veitchia montgomeryana* | | 24 | | 65% | **REMOVE** | | | TRPL |
| 011 | MONTGOMERY PALM | *Veitchia montgomeryana* | | 20 | | 70% | **REMOVE** | | | |
| 012 | JAPANESE BLUEBERRY | *Elaeocarpus decipiens* | 5 | 10 | 7 | 65% | **REMOVE** | 3.25 | | |

| ABBREVIATIONS LEGEND | |
|---|---|
| **B CAV** | BRANCH CAVITY |
| **B DMG** | BRANCH DAMAGE |
| **CB** | CROSSING BRANCHES |
| **CO-D** | CO-DOMINANT |
| **CON** | CONSTRICTION |
| **D** | DECAY |
| **DB** | DIEBACK |
| **DL** | DUAL LEADER |
| **FB** | FUNGUS BODIES |
| **IB** | INCLUDED BARK |
| **L** | LEANING |
| **MT** | MULTI-TRUNK |
| **NL** | NO MAIN LEADER |
| **OHE** | OVERHEAD UTILITIES |
| **RA** | ROOT AREA INSUFFICIENT |
| **R DMG** | ROOT DAMAGE |
| **S** | SUCKER GROWTH |
| **T CAV** | TRUNK CAVITY |
| **T DMG** | TRUNK DAMAGE |
| **UP** | UTILITY PRUNED |

| TREE REMOVAL SUMMARY | |
|---|---|
| (Qty) TOTAL TREES REMOVED | 2 |
| **TOTAL DBH REMOVED** | 11 IN |
| (Per trees removed) TOTAL EQUIVALENT REPLACEMENT REQUIRED | 3.25 |
| (Per Specimen Trees Removed) TOTAL PAYMENT INTO TREE CANOPY TRUST FUND | $0.00 |
| (Cocos, Royals, Dates) TOTAL PALM DOLLAR REPLACEMENT REQUIRED | $1,440.00 |
| (Replaced at 1:1) TOTAL PALMS TO BE REMOVED | 10 |
| **PROPOSED TREE SUMMARY** | |
| **TOTAL DBH OF MITIGATION TREES PROPOSED** | 26 |
| **TOTAL NUMBER OF PALMS PROPOSED** | 24 |


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Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457


REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

**PRELIMINARY PLAN**
**NOT FOR CONSTRUCTION**
**THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.**

**RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.**

| | |
|---|---|
| **ISSUE DATE:** | 10/09/26 |
| **DESIGNED BY:** | MC, RJ |
| **DRAWN BY:** | RJ, CC |
| **CHECKED BY:** | KS |
| **BID-CONTRACT:** | |

This item has been digitally signed and sealed by Paul H. Weinberg, on the date below using a Digital Signature.

REGISTERED LANDSCAPE ARCHITECT PAUL H. WEINBERG LA 6666804 STATE OF FLORIDA

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

Date: 2026.10.09 09:48:24-04'00'

**PAUL H. WEINBERG, PLA**
**FLORIDA REG. NO. LA6666804**
**(FOR THE FIRM)**

**CLIENT**

**MERRIMAC VENTURES, L.C.**

**PROJECT**

**125 N BIRCH - RESIDENTIAL**

**SHEET TITLE**

**TREE DISPOSITION LIST**

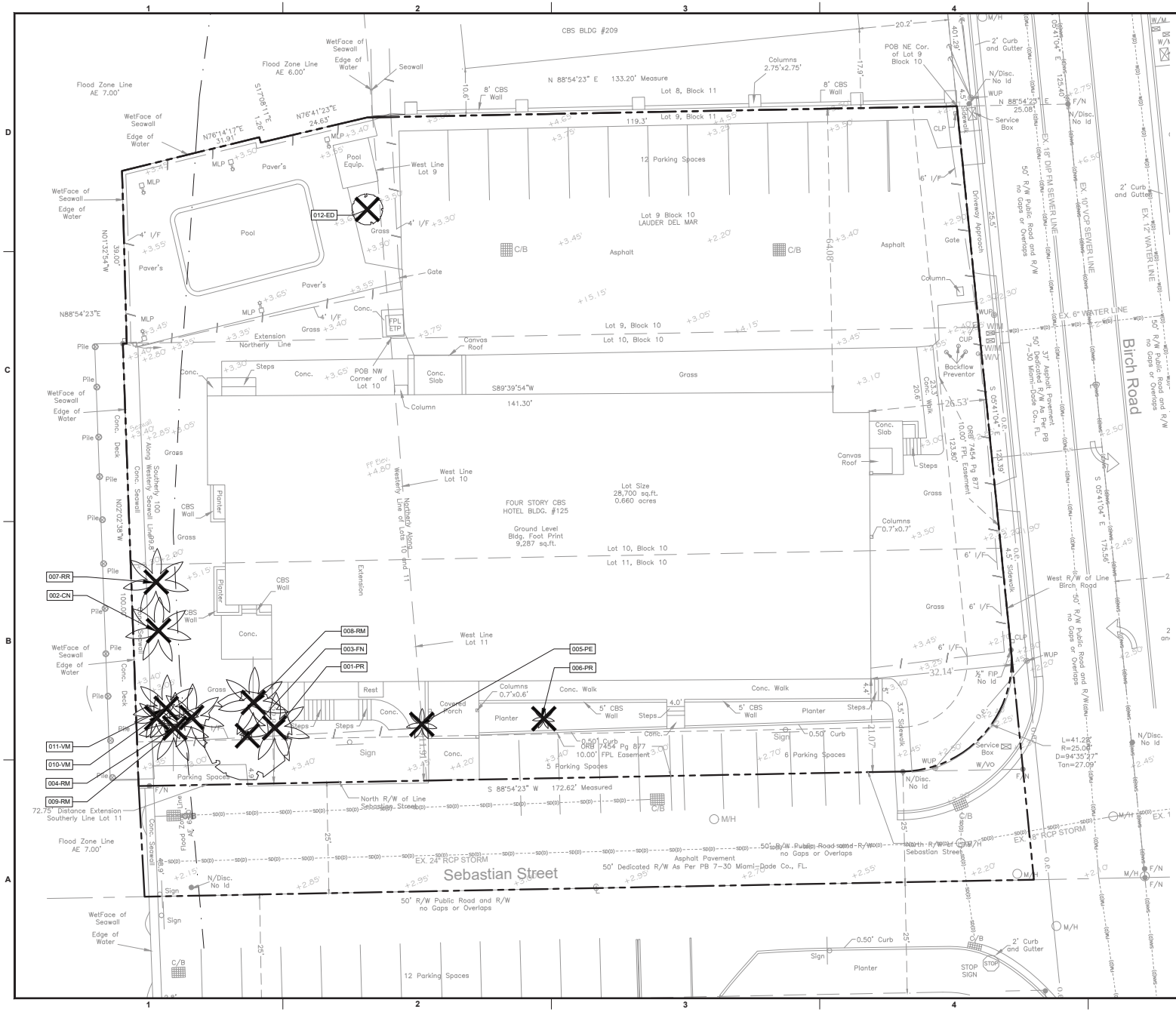
**SHEET NUMBER** LD-001

**PROJECT NUMBER** 16291.00

STATUS: PRELIMINARY

Plotted by: rjacks on 10/9/2026 12:53 PM

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Landscape Architecture\CAD\16291.00-LD-YX.dwg

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GRAPHIC SCALE

0 10 20

SCALE= 1" = 10'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

## TREE DISPOSITION LEGEND

| | DESCRIPTION |
|---|---|
| | EXISTING TREE / PALM TO REMAIN (NO SYMBOL) TO BE PROTECTED DURING CONSTRUCTION |
| △ | EXISTING TREE / PALM TO RELOCATE. REFER TO LANDSCAPE PLAN FOR NEW LOCATION |
| X | EXISTING TREE / PALM TO REMOVE. REMOVE ALL CAT 1 INVASIVE EXOTICS. (EX: BRAZ, PEPPER) |
| XXX-xx | EXISTING TREE / PALM NUMBER. REFER TO TREE DISPOSITION TABLE |

## TREE DISPOSITION NOTES

1. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
2. SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
3. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.
4. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
5. ALL TREE WORK REQUIRE PERMITTING BY A REGISTERED COUNTY TREE TRIMMER.
6. BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS.
7. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. CONFIRM WITH LOCAL GOVERNING AGENCY THAT TREES CLASSIFIED AS NUISANCE/EXOTIC INVASIVE MAY BE EXEMPT.
8. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.
9. ALL CATEGORY 1 EXOTIC/INVASIVE TREES TO BE REMOVED PER LOCAL ORDINANCE.


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REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

Plotted by: jjacks on 10/9/2026 12:48 PM

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

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RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

| | |
|---|---|
| ISSUE DATE: | 10/09/26 |
| DESIGNED BY: | MC, RJ |
| DRAWN BY: | RJ, CC |
| CHECKED BY: | KS |
| BID-CONTRACT: | |

This item has been digitally signed and sealed by Paul H. Weinberg, on the date below using a Digital Signature.

REGISTERED LANDSCAPE ARCHITECT PAUL H. WEINBERG LA 6666804 STATE OF FLORIDA

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

Date: 2026.10.09

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

CLIENT

**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

**TREE DISPOSITION PLAN**

| | |
|---|---|
| SHEET NUMBER | LD-101 |
| PROJECT NUMBER | 16291.00 |

STATUS: PRELIMINARY

Drawing name: H:\16291.00 - 125 N Birch - Residential- Merrimac Acquisitions\Landscape Architecture\CAD\16291.00-LD-XX.dwg

A. SCOPE

1. Landscape Contractor shall prepare the site as outlined in the following notes and per plans; furnish and install all plants, shrubs, trees and palms per requirements. Furnish and install soil, gravel, boulders, sod and mulch as specified in plans and notes below.
2. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, or comply with safety setback criteria. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.

B. GENERAL LANDSCAPE NOTES

1. Sod to be as called out on Landscape Plan. Contractor to determine quantity.
2. All plants to be Florida no. 1 or better per Florida Grades and Standards for Nursery Plants.
3. All landscaping is to be installed according to sound nursery practices. Contractor shall comply with state and local laws and ordinances.
4. All sod and landscape to receive 100% coverage with 50% overlap from an automatic irrigation system using a rain sensor from approved water source.
5. Bubblers to be provided for new and relocated trees and palms.
6. Contractor is responsible for all conditions and landscape specifications attached to this plan and plant list. Plan and specifications shall be considered contract documents.
7. Pre-construction meeting with Landscape Architect and inspector is recommended.
8. All road rock, concrete, asphalt and other non-natural material to be removed from plant beds.
9. No trenching allowed within root zones of existing trees.
10. Investigate to determine and verify the location of underground utilities before excavation for landscape work. Call 811 to schedule a utility locate appointment.
11. All category 1 exotic / invasive trees to be removed per local ordinance.
12. Existing trees to be pruned under direction of a certified arborist.
13. The landscape contractor shall exercise caution to protect any existing plants and infrastructure beyond the project limits.
14. The proposed planting layout to be approved by the Landscape Architect prior to planting. The Landscape Contractor acknowledges that material planted without approval may be subject to replanting as directed by landscape architect.
15. The Landscape Contractor is responsible for sending photographs of trees, palms, and shrubs to the Landscape Architect for pre-approval prior to delivery.
16. The Landscape Contractor shall coordinate his work with the other trades, such as irrigation, landscape lighting, and hardscape contractors if different.
17. Penalties may be incurred for damages to the existing trees on site by the contractor or subcontractors, for any encroachment into the tree protection zone. Failure to maintain the tree protection zone, or any damage to the trees or critical root zones will result in mitigation. Damages and related fees will be determined by a Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

C. BIDDING

1. Contractors and Subs must ensure they are doing take-offs from Current Plans or 'Bid Set' documents. Verify with this office that you are bidding from latest available plans.
2. Read ALL notes and review typical planting detail sheets prior to submitting RFIs and prior to bidding.
3. When submitting an RFI, reference sheet number, detail number, and/or note category and number.
4. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting their bid.
5. All plant material shall meet or exceed height and spread requirement. Plant sizes are per local code requirement and / or design intent. Plant height & spread always governs over container size. Container size is given for reference only and should be considered a minimum.
6. All landscape material was confirmed to be available at time of design. Landscape contractor understands that some material may not be available locally, within the Tri-County Region. Plant material supply is the responsibility of the Landscape Contractor that is awarded the contract and they shall take steps to ensure availability at the time of installation. Bring to the attention of Landscape Architect if specific material is no longer available at the time of bidding and / or prior to actual construction. Substitutions must be approved prior to delivery and installation.
7. Pre-inspection of site is required prior to bidding.
8. The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and the quantities on the plant list shall be brought to the attention of the Landscape Architect for clarification.
9. All labor and material for soil amendments, staking, mulch, water, and fertilizer that is required to ensure the successful establishment and survival of the proposed vegetation shall be included in the Contractor's bid to perform the work represented in this plan set.
10. Bid shall be itemized to establish a schedule of values.
11. Sod and groundcover material, such as rocks (if specified), shall be estimated by scaling plans. Include price per square foot for sod. Rocks (include price per ton). Small rocks and gravel beds shall incorporate a landscape fabric material and minimum depth as called out on the plan. Boulders to be bid by unit price.
12. Contractor shall be responsible for obtaining and paying for costs of all permits described in bid whether permit costs are reimbursable by owner or included in bid.
13. Landscape contractor is responsible for verifying all plant quantities prior to bidding and within 7 calendar days of receipt of these plans shall notify the landscape architect in writing of any and all discrepancies.

D. PERMITS & REGULATIONS

1. Contractor must obtain separate landscape, irrigation and tree relocation/removal permits from the governing authority prior to the issuance of the first building permit for the project.
2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to installation if required.
3. All mandatory requirements by local municipality shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

E. EXISTING TREES

1. Existing trees designated to remain shall be protected during all construction phases. Penalties may be incurred for damages to the existing trees on site by the Contractor or Subcontractors, for any encroachment into the tree protection zone. Failure to maintain the tree protection zone, or any damage to the trees or critical root zones will result in mitigation. Damages and related fees will be determined by a Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
2. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect.
3. Trees and plant material indicated to be relocated within the new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.
4. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to ensure quality work. Prune existing trees to remove damaged branches and improve natural shape. Do not remove more than 15% of branches. Do not prune back terminal leader.
5. All existing trees shall be lifted to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways and driveways within vehicular use areas.
6. Selective canopy and root pruning of existing trees may be conducted only as necessary to accommodate new approved construction. Pruning shall be conducted under the supervision of an ISA Arborist.
7. Prune existing shrubs to remove damaged branches and improve natural shape.
8. All proposed underground utilities and drainage or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
9. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
10. If plans call for relocation of trees, palms or plants, a high level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted during the relocation process.

F. TREE REMOVAL

1. Removal of any trees or palms will typically require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as Category 1 invasive exotics by Florida Exotic Pest Plant Council may be exempt from some permit requirements. Confirm with Local Municipality.
2. Landscape Contractor is responsible to remove ALL invasive nuisance trees such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not.
3. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree Disposition Plan. The Landscape Contractor is to remove and dispose of existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.

G. TREE RELOCATION

1. Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed.
2. Tree relocation process must be performed or supervised by an ISA Certified Arborist.
3. Water the root zones for 5 continuous days before root pruning. At a minimum, soak the soil to a 4'-0" depth within a pruning area.
4. Canopy pruning may be deemed necessary by supervising Arborist. Canopy shall be trimmed only as necessary to ensure survival. Prune away all dead or damaged limbs. Prune no more than 1/3 of the canopy area. Restrict pruning to smaller branches.
5. The minimum diameter of the root-pruning trench or transplanting circle shall be equal to one foot per inch of DBH. The Arborist shall determine the actual size of the root ball per ANSI standards and existing conditions.
6. Root prune a minimum of 8 weeks before relocation. Root prune 1/3rd of the root system, irrigate daily for 4 weeks then root prune next 1/3rd, irrigate daily for 4 weeks, and prune last 1/3rd on actual relocation date. A supervising ISA Arborist on staff shall observe for intense shock.
7. Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart.
8. For each section, dig a 2'-0" wide by 3'-0" deep trench at a minimum distance as determined by the Consulting Arborist to expose roots. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Smaller roots may be trimmed with shears or lopper. Treat all cuts with a fungicidal barrier. Backfill the trench with approved mixture of site soil and sawdust or other fine organic material. Do not compact. Water-in to saturate backfill material.
9. Maintain the soil moisture at field capacity throughout the hardening off period.
10. Allow the plant to regenerate roots over a period of 8 weeks.
11. At the end of the hardening off period, prepare the planting pit at the new location. Overdig the hole diameter a minimum of 2' beyond the root ball (more for large trees), with the recipient hole to be at least 1/3 larger than the area that was trenched for transplanting.
12. With the consulting arborist present, undercut the entire root ball of the plants to be transplanted at a depth proportional to tree size as specified by the arborist. Wrap the root ball with biodegradable fabric material to stabilize the root ball.
13. At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. the professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.
14. Install trees within 24 hours of removal from their original location to locations shown on the approved landscape plan. Set the tree no deeper than its original condition. The landscape contractor is to verify that all new holes have appropriate percolation.
15. Backfill the planting pit with approved planting soil and water thoroughly to remove air pockets and to stabilize the tree.
16. Stake the tree per the planting details.
17. A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
18. Erect tree protection fence per detail or per local jurisdiction.
19. Add a 3" layer of clean approved mulch within the tree protection area.
20. Provide fungicide and fertility applications at the direction of the arborist.
21. Maintain trees in a healthy and vigorous condition during installation and throughout the plant establishment period.
22. Establish a post-transplant watering system to provide moisture and reduce any excessive stress due to root desiccation. Watering to be adjusted according to conditions and at the supervision and direction of the Arborist. hand watering during establishment may be necessary.
23. After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of: first six weeks - daily, one and a half months to six months - three times per week, last six months - one time per week.
24. The Landscape Contractor shall be responsible for resetting any trees or palms that are not vertical when caused by winds less than 74 mph within the warranty period.

H. SITE PREPARATION & GRADING

1. The Landscape Contractor shall loosen and till existing soils that are overly compacted in all planting areas of the project to provide for proper soil aeration for plant establishment.
2. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
3. Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Limerock base material shall be removed within landscape islands and adjacent to pavement.
4. Tree planting areas should be clean to a depth equal to the root ball of the trees/palms proposed for the area. Planting area soils shall be tested for pH before planting. Soils showing high (alkaline) pH (over 7.5) shall be amended with muck or peat, or replaced with native soil having a ph range of 6 - 7.5, as approved by Landscape Architect.
5. Site preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris, and rubbish. The Landscape Contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after pre-emergence treatment prior to planting.
6. General site and berm grading to within +/- 1 inch (1") of final grade shall be provided by the General Contractor. All fine grading shall be provided by the Landscape Contractor.
7. The Landscape Contractor shall ensure the planting areas are at finish grade prior to installing plant materials. Final grade within planting areas to be 4" below adjacent paved areas or top of curb. Sod areas to be 2" below.
8. All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and to swales, if applicable.

I. IRRIGATION

1. Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes.
2. The Landscape Contractor shall coordinate with the Irrigation Contractor if not the same and leave provisions for all individual trees in turf areas and all planting beds.
3. Irrigation / Landscape contractor to guarantee 100% coverage and required overlap (head to head coverage) to all landscaped areas and furnish and install a rain sensor.
4. Irrigation Contractor to adapt design to onsite conditions by adjusting heads and changing nozzles as required to ensure coverage and avoid overspray onto buildings or paved areas.
5. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized.
6. Plant material that is installed prior to the irrigation system being operational shall be watered by the contractor at their expense. Water for plant establishment should be included in the cost of the plant.
7. All guidelines as outlined by the South Florida Water Management District (SFWMD) or local water management district with jurisdiction shall be strictly adhered to.
8. Irrigation water whether pumped from a lake or a well shall be treated for algae, rust, etc. to provide clean treated irrigation water that will not clog or stain property or components.
9. If an irrigation system already exists, it shall be repaired and retrofitted to comply with the specifications as outlined above.

J. HARDSCAPE & OTHER MATERIALS

1. If hardscape design elements are part of the scope, refer to those plans and details.
2. The layout and design is to be per local building code and shall comply with ADA standards for access.
3. The contractors on site to coordinate between hardscape schedule and landscape and irrigation milestones.
4. Trees and palms to be located with adequate separation from hardscape elements to avoid future damage to each.

K. UTILITIES / CLEARANCES

1. The contractor shall be responsible for determining the location of all buried utility lines and underground infrastructure. Call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, Inc. Notification Center two (2) full business days before digging. In addition, call the Governing Agency's Utilities/Public Works Department to identify possible conflicts.
2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise required by local municipality.
3. All canopy trees to be planted a minimum of 15' from light source/poles. Unless otherwise approved by the governing authority / Landscape Architect and Owner.
4. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
5. The final plant locations may be adjusted, as approved and directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand.
6. Leave clearance and access to all above ground or at grade meters and equipment.
7. Landscape planting shall be in conformance with FPL Guidelines for setbacks from overhead utility lines.

L. ROOT BARRIERS / ROOT PRUNING

1. Root barriers to be installed as shown on plans. The purpose is to protect hardscape and utilities within 5' of existing large trees or proposed new trees as may be deemed necessary as job progresses.
2. Root barrier type will be determined based on the condition.
3. Mechanical Root barriers will be equal to "DeepRoot" and Chemical Root barriers will be equal to "Biobarrier". Substitutions to be approved by Landscape Architect.
4. Root barriers to be installed per manufacturer specifications.
5. Root barrier depths will be determined per the manufacturer recommended depth chart and as required by on-site conditions in a case-by-case basis as deemed necessary by Landscape Architect.

M. LANDSCAPE BACKFILL & SOIL AMENDMENT

1. The soil in the planting beds is to be clean and reasonably free of road rock, concrete, construction debris, weeds, noxious pests and diseases.
2. The existing soils shall be amended as necessary to provide the required organic material and pH level for healthy plant growth. A 70/30 mix (70% sand / 30% organic compost) or 50/50 mix (for sandy soils) shall be used as planting soil for planting. Recycled compost or mucky peat are encouraged as soil amendment alternatives.
3. Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and large shrubs, the top 6" of all shrub and groundcover beds, and top 2" of all turf grass areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all undesirable foreign materials. Planting soil to be weed and pest free.
4. Planting backfill for palms shall be the specified planting soil, or clean coarse native sand unless specified elsewhere.
5. Water-in all new plants during installation. All trees, palms, and large shrubs shall be watered-in utilizing water probe or a tree bar to avoid air pockets.

N. PLANT SIZE & QUALITY

1. All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size if both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance.
2. Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the discretion of Landscape Architect, if so, root bound and/or circling roots shall be removed and root ball must be proportionate to Tree / Palm.
3. Per Florida Grades and Standards, All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
4. Use nursery grown plant materials that comply with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nursery Plants".
5. All trees and palms shall be free of open wounds and unsightly visible scars.
6. All substitutions must be approved by the Landscape Architect / Owner and shall be on an approved species list for the municipality.
7. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. Plants shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.
8. Field grown trees and palms previously root pruned shall present a root ball with sufficient roots for continued growth without resulting shock.

O. PLANTING INSTALLATION NOTES

1. At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent.
2. All synthetic burlap, synthetic string or cords, shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top row of wire basket shall be removed, and 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are backfilled.
3. Excavate tree pit to 1-1/2 times the diameter of the balls or containers or 1' wider than the spread of roots and 3" deeper than required for positioning at proper height . Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch within ring.
4. Set tree no deeper than it was in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade.
5. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade.
6. All trees and palms shall be braced / staked per accepted standards by the Florida Nursery, Growers & Landscape Association (FNGLA). Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
7. All trees, new or relocated, to be staked and guyed as detailed.
8. Layout shrubs to create a continuous smooth front line and fill in behind with triangular spacing.
9. Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details.
10. All "groundcover" requires 75% coverage and must reach 100% coverage per local jurisdictional landscape code.
11. All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides with approved landscape shrubs.
12. Contractor shall not mark or scar trunks in any fashion.
13. When requested by Landscape Architect, demonstration of healthy root system if not previously approved, can include tree removal and re-installation for inspection at no additional cost to the owner.
14. Remove rejected plant material from the site immediately and replace with acceptable plants.

P. SUBMITTALS

1. Submit 1 gallon container of all planting media for Landscape Architect review. Samples to include specified planting mix, topsoil, container planting mix, gravel, drainage rock, and mulch as applicable.
2. Submit representative nursery photos of all trees and palms for review prior to delivery to the site. Include scale for height.
3. Submit representative nursery photos of all shrub and groundcover material for review prior to delivery to the site.

Q. MULCH

1. All planting beds shall be mulched to a depth of 3" with an organic Grade 'B' or better mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be present. The contractor shall provide certification if requested or proof that all mulch is free of environmental contaminants.
2. Preferred mulch is shredded Melaleuca or Eucalyptus. Cypress, Dyed recycled (red, gold and green) mulch is discouraged.
3. Approved shredded organic mulch to be used beyond trunk in all directions and throughout all hedges and plant material.
4. All trees in sodded areas shall have a clean cut 4' diameter mulch ring.
5. All mulch shall have a minimum 3" separation from the trunk of the tree/palm trunk to avoid rotting.

R. FERTILIZATION

1. All Fertilization shall comply with state fertilization laws. Fertilization shall be a granular slow release 13-4-13-4 formulation or similar approved slow-release granules applied per manufacturer suggested application rate chart.
2. Apply fertilizer to new plants at time of planting and at regular quarterly intervals through the agreed maintenance and warranty period.

S. WATERING

1. All plant material shall be watered-in thoroughly at the time of planting.
2. It is the sole responsibility of the Landscape Contractor to ensure that all new plantings receive adequate water during the installation and until acceptance.
3. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to ensure proper plant establishment and development and shall be provided by Contractor as a part of this contract.

T. SOD

1. All pervious areas without groundcover planting, gravel or mulch shall be sodded. The sod shall be as specified on the Landscape Plan.
2. Sod shall be strongly rooted, free from weeds, fungus, insect pests and disease.
3. Sod shall be machine stripped no more than 24 hours prior to laying.
4. Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work sifted soil/sand mix into minor cracks between pieces of sod and remove excess soil where it occurs.
5. Sod on slopes greater than 3:1 shall be immediately staked or pinned during planting.

U. INSPECTION & ACCEPTANCE

1. Notify the governing Agency if required and Landscape Architect of commencement.
2. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection and approval by the Landscape Architect prior to final installation.
3. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall ensure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.
4. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.
5. No substitution of plant material, type or sizes will be permitted without prior written authorization from the Landscape Architect and owner.
6. To obtain final payment, Contractor must provide release of all mechanic's liens and material liens.

V. CLEAN UP

1. The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.
2. Excess soil excavated during planting activity shall be stored or removed. This is to be coordinated with the General Contractor.
3. The contractor is responsible for mowing the entire project during planting and establishment periods, based on mowing project once a month from October to April, and twice a month from April to October (During installation and plant establishment only and until final inspection and owner accepts and takes ownership).
4. Any excess soil, packaging, strapping material, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
5. The Landscape Contractor shall at all times keep the premises free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.

W. MAINTENANCE

1. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or final acceptance. Settled plants shall be re-set to proper grade, planting saucers restored, and defective work corrected.
2. The irrigation system should receive monthly wet checks to review the operation of the system. All necessary repairs are to be made by the contractor's crews or Irrigation Subcontractor.
3. All landscaping shall be cut, trimmed, fertilized, and treated for pests and disease during the 12 month warranty period. The irrigation is to be maintained in good operating condition. It is highly recommended that the Landscape Contractor performed these maintenance duties through the entirety of the warranty period.
4. Landscape Contractor to return to job site 12 months after acceptance and remove all tree braces and guying materials. Owner may choose to retain a percentage of payment to ensure compliance.
5. Trees and shrubs shall be maintained to keep clearance of stop signs and safely clearance for visibility at traffic intersection.

X. GUARANTEE & REPLACEMENT

1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis.

Y. MISCELLANEOUS.

1. All work to be done in a professional manner.
2. No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.
3. These notes shall be an integral part of the contract and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.

Z. ABBREVIATIONS IN NOTES AND PLANS

UNO = Unless Otherwise Noted
L.A = Landscape Architect
S.F. = Square Feet
STD = Standard (single trunk)
B&B = Balled and Burlapped
BLDG DEP = Building Department
RFI = Request for Information
FPL= Florida Power & Light
C.O. = Certificate of Occupancy
ISA CA or ISA Arborist = International Society of Arboriculture Certified Arborist

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

Plotted by: jjacks on 09/29/2026 11:34 AM

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

**THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.**

**RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.**

| | |
|---|---|
| ISSUE DATE: | 10/09/26 |
| DESIGNED BY: | MC, RJ |
| DRAWN BY: | RJ, CC |
| CHECKED BY: | KS |
| BID-CONTRACT: | |

This item has been digitally signed and sealed by Paul H. Weinberg, on the date below using a Digital Signature.

REGISTERED LANDSCAPE ARCHITECT PAUL H. WEINBERG LA 6666804 STATE OF FLORIDA

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

Date: 2026.10.09

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

CLIENT

**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

**PLANTING NOTES**

SHEET NUMBER **LP-001**

PROJECT NUMBER **16291.00**

STATUS: PRELIMINARY

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Landscape Architecture\CAD\16291.00-LP-001.dwg

NOTES:

1. SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.
2. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 50% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
6. PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
7. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
8. NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.
9. ALL CATEGORY 1 INVASIVE/EXOTIC TREES TO BE REMOVED PER LOCAL ORDINANCE.

| SITE LANDSCAPE REQUIREMENTS | *[SEC. 47-21.10 LANDSCAPE REQUIREMENTS FOR ALL ZONED DISTRICTS]* | | | REQUIRED | | PROVIDED | |
|---|---|---|---|---|---|---|---|
| LOT ZONING DESIGNATION | | IOA | | | | | |
| NET LOT AREA | | 3,434 | S.F. | | | | |
| REQUIRED LANDSCAPE: | | | | | | | |
| 1 TREE/1000 S.F. OF NET LOT AREA (IN ADDITION TO VUA LANDSCAPE) | | | | 4 | TREES | 36 | TREES |
| SHADE SPECIES (20% MIN.) | | | | 1 | SHADE TREES | 6 | SHADE TREES |
| PROVIDED BREAKDOWN: | EXISTING SHADE TREES | 0 | TREES | | | | |
| | EXISTING FLOWERING TREES | 0 | TREES | | | | |
| | EXISTING PALM TREES | 0 | TREES | | | | |
| | PROPOSED SHADE TREES | 6 | TREES | | | | |
| | PROPOSED PALM TREES | 24 | TREES | | | | |
| MAX. 50% TURF | TURF AREA | 0 | SF | 50% | TURF (MAX) | 0% | TURF |
| | TOTAL PLANTING AREA | 3,506 | SF | | | | |
| STREET TREES: | | | | | | | |
| 1 STREET TREE/40 LF OF STREET FRONTATE (NO OHW) - SEBASTIAN STREET | | 200 | L.F. | 5 | TREES | 5 | TREES |
| 1 SMALL TREE/20 LF OF STREET FRONTAGE (OHW PRESENT) - N. BIRCH STREET | | 150 | L.F. | 8 | TREES | 8 | TREES |
| STREET TREE SHADE SPECIES (50% MIN.) | | | | 7 | SHADE TREES | 8 | SHADE TREES |

| PLANT SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | SPREAD | DBH/CAL | NATIVE |
| TREES | | | | | | |
| CE | 11 | CONOCARPUS ERECTUS<br>GREEN BUTTONWOOD | 12' HT | 6' SPR | 2" DBH | N* |
| CES | 5 | CONOCARPUS ERECTUS 'SERICEUS'<br>SILVER BUTTONWOOD | 12' HT | 8' SPR | 2" DBH | N* |
| MF | 2 | MYRCIANTHES FRAGRANS<br>SIMPSON'S STOPPER | 10' HT | 5' SPR | 2" DBH | N** |
| PALM TREES | | | | | | |
| CN | 10 | COCOS NUCIFERA 'GREEN MALAYAN'<br>COCONUT PALM | 6' CT | N/A | N/A | ** |
| SP | 14 | SABAL PALMETTO<br>CABBAGE PALM | 16', 24', 30' CT | N/A | N/A | N** |
| TR | 20 | THRINAX RADIATA<br>FLORIDA THATCH PALM | 3' CT | 6' SPR | N/A | N** |
| VM2 | 2 | VEITCHIA MONTGOMERYANA<br>MONTGOMERY PALM | 16' CT | N/A | N/A | ** |

N DENOTES NATIVE SPECIES

** DENOTES HIGH DROUGHT TOLERANT SPECIES

* DENOTES MODERATE DROUGHT TOLERANT SPECIES


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Pompano Beach, FL 33060
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Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457


REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

**PRELIMINARY PLAN**
**NOT FOR CONSTRUCTION**
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| DRAWN BY: | RJ, CC |
| CHECKED BY: | KS |
| BID-CONTRACT: | |

This item has been digitally signed and sealed by Paul H. Weinberg, on the date below using a Digital Signature.

REGISTERED LANDSCAPE ARCHITECT
PAUL H. WEINBERG
LA 6666804
STATE OF FLORIDA

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Date: 2026.10.09

**PAUL H. WEINBERG, PLA**
**FLORIDA REG. NO. LA6666804**
**(FOR THE FIRM)**

**CLIENT**

**MERRIMAC VENTURES, L.C.**

**PROJECT**

**125 N BIRCH - RESIDENTIAL**

**SHEET TITLE**

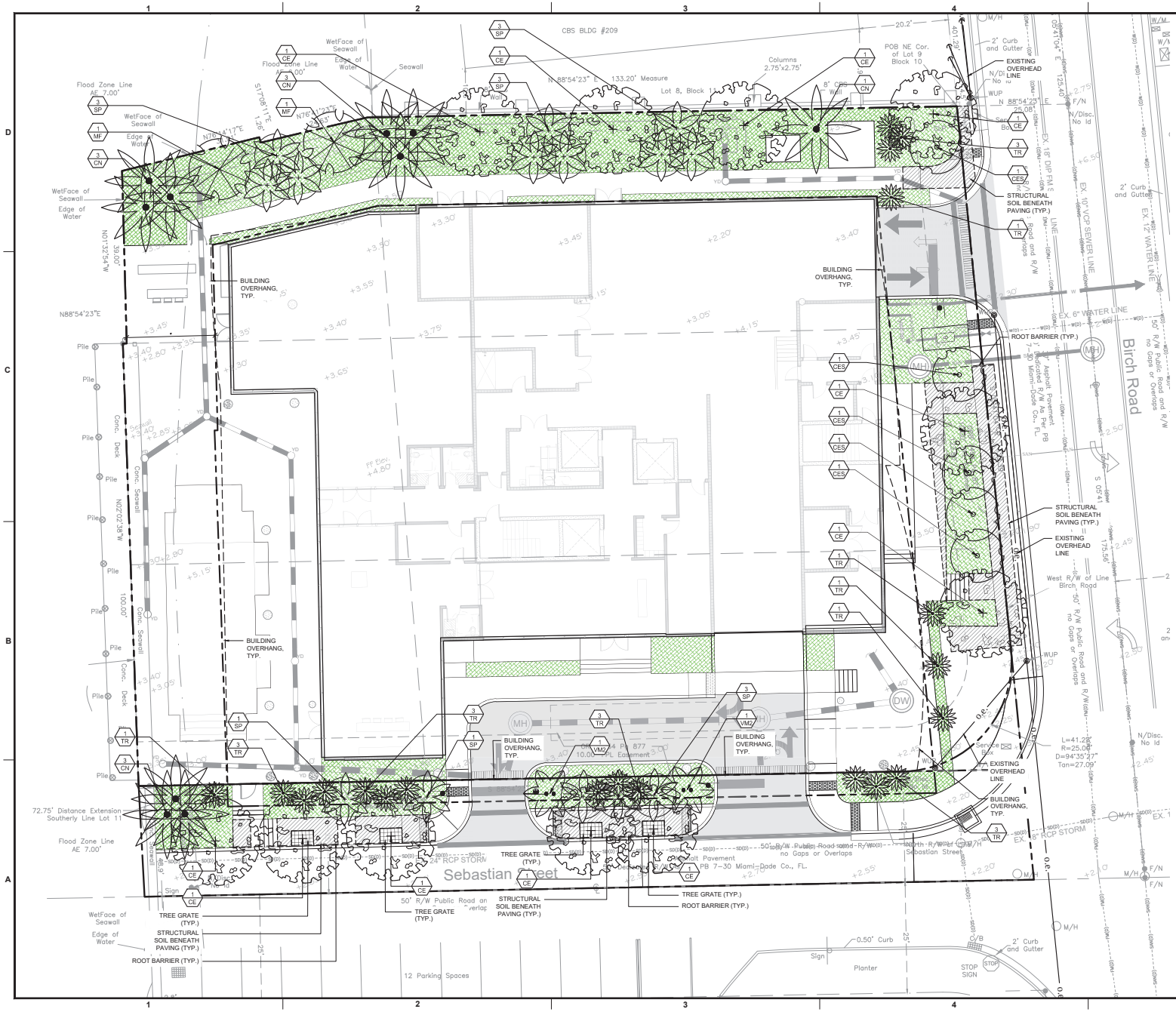
**PLANTING SCHEDULE**

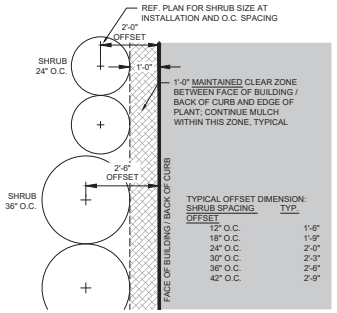
| | |
|---|---|
| SHEET NUMBER | LP-002 |
| PROJECT NUMBER | 16291.00 |

Plotted by: rjacks on Oct 10/9/2026 11:34 AM

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Landscape Architecture\CAD\16291.00-LP-YXX.dwg

STATUS: PRELIMINARY

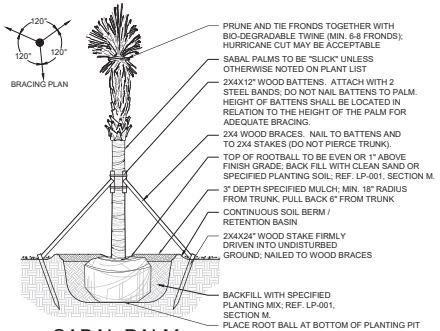

GRAPHIC SCALE
0 10 20
SCALE= 1" = 10'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.
N
PLANT LEGEND
CODE BOTANICAL / COMMON NAME
TREES
CE CONOCARPUS ERECTUS GREEN BUTTONWOOD
CES CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD
MF MYRCIANTHES FRAGRANS SIMPSON'S STOPPER
PALM TREES
CN COCOS NUCIFERA 'GREEN MALAYAN' COCONUT PALM
SP SABAL PALMETTO CABBAGE PALM
TR THRINAX RADIATA FLORIDA THATCH PALM
VMZ VEITCHIA MONTGOMERYANA MONTGOMERY PALM
BUILDING OVERHANG, TYP.
STRUCTURAL SOIL BENEATH PAVING (TYP.)
ROOT BARRIER (TYP.)
TREE GRATE (TYP.)
EXISTING OVERHEAD LINE
Birch Road
Sebastian Street
12 Parking Spaces
Flood Zone Line AE 7.00'
72.75' Distance Extension Southerly Line Lot 11
CBS BLDG #209
POB NE Cor. of Lot 9 Block 10
Lot 8, Block 10
Columns 2.75'x2.75'
8' CBS Wall
WetFace of Seawall
Edge of Water
Seawall
Conc. Deck
Conc. Seawall
EX. 6" WATER LINE
EX. 12" WATER LINE
EX. 10" VCP SEWER LINE
EX. 18" DIP FM
24" RCP STORM
8" RCP STORM
50' R/W Public Road and R/W no Gaps or Overlaps
Asphalt Pavement
PB 7-30 Miami-Dade Co., FL.
0.50' Curb
2' Curb and Gutter
Sign
Planter
STOP SIGN
C/B
M/H
F/N
W/M
W/V
N/Disc. No Id
WUP
Vertical Curve Data
L=41.26'
R=25.00'
D=94°35'27"
Tan=27.09'
Bearings and Distances
N 88°54'23" E 133.20' Measure
N 88°54'23" E 25.00'
N 88°54'23" E 125.40'
N 05°41'04" E
S 05°41'
N01°13'54"W 39.00'
N22°02'36"W 100.00'
S17°08'11"E 1.26'
N76°44'17"E
N76°11'23"E 1.63'
Flood Zone Line AE 7.00'
Pile
Deck
Seawall
Sidewalk
Asphalt Pavement
Brushed Asphalt Pavement
Per PB 7-30 Miami-Dade Co., FL
Per PB 7-30 Miami-Dade Co., FL
FF Elev. +4.60
Elev. +4.24
Elev. +3.77
Elev. +3.10
Elev. +3.00
Elev. +2.75
Elev. +2.55
Elev. +2.20
Elev. +2.45
Elev. +2.50
Elev. +2.90
Elev. +3.05
Elev. +3.40
Elev. +3.45
Elev. +3.50
Elev. +3.55
Elev. +3.65
Elev. +3.79
Elev. +4.15
Elev. +5.15
Elev. +6.50
Elev. +2.80
Elev. +2.85
Elev. +3.30
Elev. +3.35
Elev. +3.90
Elev. +2.20
Elev. +3.40
Elev. +3.45
Elev. +3.05
Elev. +2.40
Elev. +2.50
Elev. +2.45




## TYPICAL SHRUB OFFSET AT BUILDING / CURB

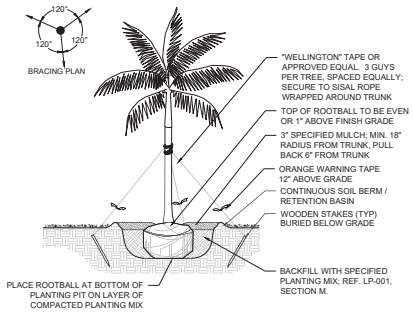
8 PLAN — NOT TO SCALE

NOTE:
- REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS.
- ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.



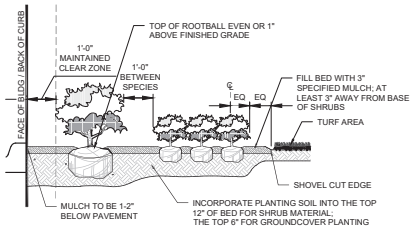

## SABAL PALM PLANTING DETAIL

5 SECTION — NOT TO SCALE




## SMALL / MEDIUM TREE PALM PLANTING DETAIL

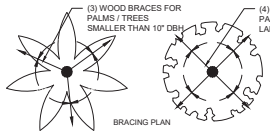
3 SECTION — NOT TO SCALE

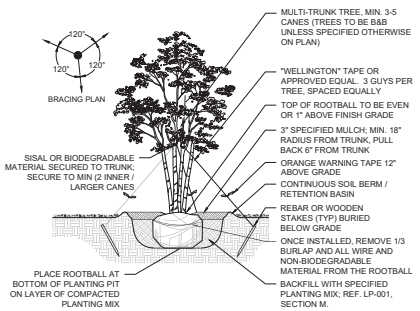



NOTE:
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS PRIOR TO INSTALLATION.

## SHRUB AND GROUNDCOVER PLANTING

7 SECTION — NOT TO SCALE

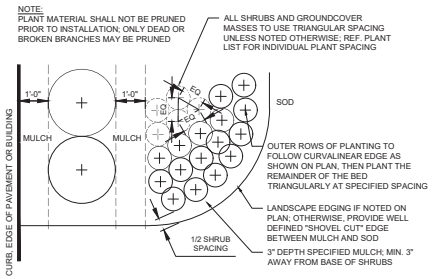



## MULTI-TRUNK TREE PLANTING DETAIL

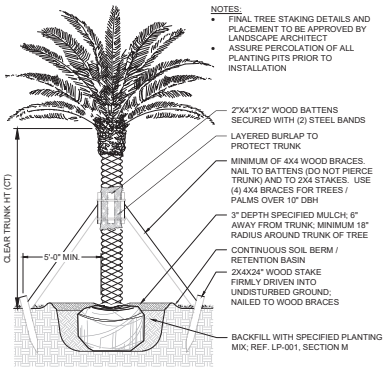
2 SECTION — NOT TO SCALE

NOTE:
PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION; ONLY DEAD OR BROKEN BRANCHES MAY BE PRUNED



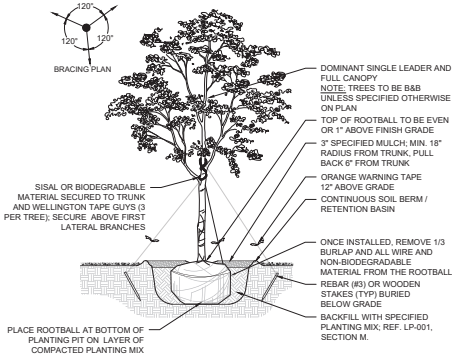

## SHRUB AND GROUNDCOVER PLANTING

6 PLAN — NOT TO SCALE




## LARGE PALM / TREE PLANTING DETAIL

4 SECTION — NOT TO SCALE




## SINGLE TRUNK TREE PLANTING DETAIL

1 SECTION — NOT TO SCALE

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

| | |
|---|---|
| ISSUE DATE: | 10/09/26 |
| DESIGNED BY: | MC, RJ |
| DRAWN BY: | RJ, CC |
| CHECKED BY: | KS |
| BID-CONTRACT: | |

This item has been digitally signed and sealed by Paul H. Weinberg, on the date below using a Digital Signature.
REGISTERED LANDSCAPE ARCHITECT — PAUL H. WEINBERG — LA 6666804 — STATE OF FLORIDA
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2026.10.09

**PAUL H. WEINBERG, PLA**
**FLORIDA REG. NO. LA6666804**
**(FOR THE FIRM)**

CLIENT
**MERRIMAC VENTURES, L.C.**

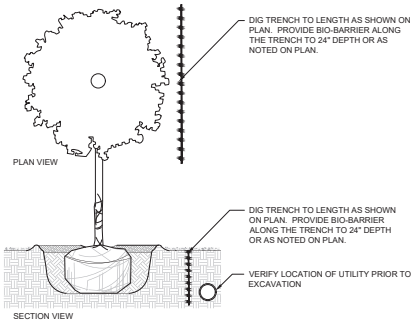
PROJECT
**125 N BIRCH - RESIDENTIAL**

SHEET TITLE
**PLANTING DETAILS**

SHEET NUMBER **LP-501**
PROJECT NUMBER **16291.00**

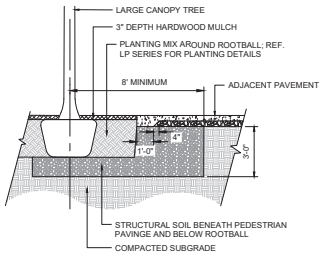
STATUS: PRELIMINARY

Plotted by: pjacks on 10/9/2026 11:34 AM
Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Landscape Architecture\CAD\16291.00-LP-XXX.dwg




## 3 ROOT BARRIER DETAIL

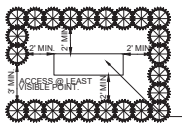
PLAN / SECTION — NOT TO SCALE




NOTE:
REF. PLAN SHEET LP-101 FOR EXTENT OF STRUCTURAL SOIL.

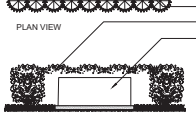
## 2 CU-STRUCTURAL SOIL

SECTION — NOT TO SCALE




PLAN VIEW

ALL EXISTING AND PROPOSED UTILITIES MUST BE SCREENED PER CODE. UTILITIES OR MECHANICAL EQUIP. NOT SHOWN ON PLANS MUST BE SCREENED AS WELL. SCREEN WITH COCOPLUM (CHRYSOBALANUS ICACO) HEDGE UNLESS OTHERWISE NOTED. THE SCREENING MATERIAL SHALL BE MAINTAINED 6" ABOVE THE HEIGHT OF THE EQUIP. LEAVE 36" ACCESS TO UTILITY IN LESS VISIBLE SIDE




IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE HEDGE SHALL SCREEN BOTH DEVICES.

SECTION VIEW

## 1 TYPICAL SCREEN FOR UTILITIES / MECH. EQUIP.

PLAN / SECTION — NOT TO SCALE

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**
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RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

| | |
|---|---|
| ISSUE DATE: | 10/09/26 |
| DESIGNED BY: | MC, RJ |
| DRAWN BY: | RJ, CC |
| CHECKED BY: | KS |
| BID-CONTRACT: | |

This item has been digitally signed and sealed by Paul H. Weinberg, on the date below using a Digital Signature.

REGISTERED LANDSCAPE ARCHITECT — PAUL H. WEINBERG — LA 6666804 — STATE OF FLORIDA

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

Date: 2026.10.09

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

CLIENT

**MERRIMAC VENTURES, L.C.**

PROJECT

**125 N BIRCH - RESIDENTIAL**

SHEET TITLE

**PLANTING DETAILS**

SHEET NUMBER **LP-502**

PROJECT NUMBER **16291.00**

STATUS: PRELIMINARY

Plotted by: rjacks on 10/9/2026 11:34 AM

Drawing name: H:\16291.00 - 125 N Birch - Residential - Merrimac Acquisitions\Landscape Architecture\CAD\16291.00-LP-XXX.dwg

KEITH
Engineering Inspired Design.

October 9, 2026

Anthony Fajardo
Development Services Department
City of Fort Lauderdale
700 NW 19th Ave
Fort Lauderdale, FL 33311

**RE: Site Plan Level IV DRC – 125 N Birch Road**
**KEITH Project No. 16153.00**

Dear Mr. Fajardo,

On behalf of the property owner and developer (Merrimac Acquisitions, LLC), the design team is submitting a Site Plan Level IV, application for the property located at 125 N. Birch RD within the City of Fort Lauderdale, Broward County. The property has a zoning designation of Intracoastal Overlook Area (IOA) with an underlying future land use of Central Beach Regional Activity Center (CBRAC). The site is currently utilized as a multifamily/condo residential building which contains a single building that has a portion of that building at two stories along Sebastain Street to the south and four stories to the north and west. The existing building is proposed to be demolished. The property comprises 28,725 square feet (0.66 net acres). With the Site Plan IV application, the applicant is also requesting to an increased building height from 120 feet to 144 feet, as permitted in Section 47-12.5.F. Additionally, a companion application has been submitted for the vacation of Sebastian Street immediately south of the property. The proposed street vacation complements the overall site design by preserving open space and reinforcing the project's commitment to maintaining view corridors and pedestrian connectivity.

The applicant proposes a 13-story, 38-unit residential development including seven two-bedroom units, eight three-bedroom units and twenty-three four-bedroom units.

The site is zoned IOA, which is intended to preserve, maintain and revitalize existing structures and uses that front on the eastern Intracoastal Waterway. The existing use of the property is residential, and the applicant is proposing to revitalize the existing use by maintaining the residential use via 38 residential units.

Properties to the north and south of the project site have the same zoning designation as IOA. The IOA district permits a building height of 120 feet. However, pursuant to Section 47-12.5.F, a beach development permit may be issued for a development with a height that exceeds the maximum structure height of 120 feet, by up to twenty (20) percent but not exceed 144 feet. The proposed building height of 144 feet is compatible with the adjacent zoning district height limitations and existing conditions/buildings. The existing property directly to the north is 14 stories (approximately 140 feet). The property to the south, The Pillars Club and Residences, is currently under review and is proposing a building height of approximately 144 feet. The property to the east, Selene, is currently under construction and was approved for 26 stories and over 200 feet in building height.

The proposed development has been thoughtfully designed to preserve view corridors to the Intracoastal Waterway along both the northern and southern portions of the property. Along the northern edge of the site, the view corridor is maintained through the placement of landscaping and a pedestrian walkway, with no buildings or other vertical structures proposed. Additionally, a companion application has been

submitted to vacate Sebastian Street along the southern portion of the site. As no structures are proposed within this area, the street vacation further reinforces the preservation of unobstructed views and open space along the southern boundary of the property.

The subject property is uniquely situated with frontage along N. Birch Road to the east, Sebastian Street to the south, and the Intracoastal Waterway to the west. The site layout and building design have been carefully planned to respond to these unique conditions while maximizing functionality, circulation, and the overall resident experience.

Service access has been strategically located along the northeastern portion of the site adjacent to N. Birch Road, where it is screened from the primary residential entry areas and separated from general vehicular activity. Resident and guest access to the parking garage as well as access to the lobby is provided from Sebastian Street through a dedicated one-way ingress and two separate egresses. This circulation pattern has been intentionally designed to coordinate with the proposed development located to the south and to promote safe and efficient vehicle movements throughout the property.

The project's amenity areas, including the pool deck, barbecue area, lounge space, and dog park, are located along the western portion of the site adjacent to the Intracoastal Waterway. The dog park will be open to the public and maintained by the property owner, providing an additional recreational amenity for the surrounding community. This amenity area location takes advantage of the site's waterfront setting, offering residents and visitors enhanced outdoor recreational opportunities and views of the Intracoastal Waterway.

In addition, the proposed development satisfies the applicable streetscape requirements and incorporates a pedestrian-oriented design that includes an 11-foot travel lane, a 7-foot sidewalk, and a landscaped buffer along the public frontage, further enhancing the pedestrian experience and the overall character of the surrounding area.

Below is a point-by-point response to Sections 47-12.5(f), Central Beach District Requirements and Limitations, Sections 47-12.6(a) Beach Development Permit Required, 47-25.2, Adequacy, and 47-25.3, Design and Community Compatibility Criteria of the City Unified Land Development Regulations:

Section 47-12.5(f) – Central Beach District Requirements and Limitations

F. *Height - SLA, IOA, NBRA, SBMHA.*

1. Notwithstanding the maximum structure height as provided in Section 47-12.4.1, a beach development permit may be issued for a development with a height that exceeds the maximum structure height as provided in Section 47-12.4.1 by up to twenty (20) percent but not exceeding a height of one hundred forty-four (144) feet, provided that the structure has a maximum floorplate of sixteen thousand (16,000) square feet and the development permit is subject to city commission approval pursuant to Section 47-12.6.
   **Response: The proposed development includes a building height that exceeds the base height allowance within the Central Beach zoning district; however, the requested height increase is expressly permitted by the City of Fort Lauderdale's Unified Land Development Regulations (ULDR), which allow building height to exceed the standard maximum by up to twenty percent (20%), provided the overall building height does not exceed 144 feet. The proposed building complies with this provision and remains within the maximum height permitted by the ULDR.**

**The additional height is necessary to accommodate a high-quality architectural design that incorporates exceptional architectural features, enhanced building articulation, and design elements intended to create a visually distinctive structure that contributes positively to the Central Beach area. The increased height allows for a more refined building form, improved proportions, and architectural enhancements that elevate the overall quality of the project while maintaining compatibility with the surrounding urban environment.**
**Furthermore, the proposed height is consistent with the character and scale of the surrounding development pattern. Numerous existing buildings within the immediate vicinity exceed 144 feet in height, with several neighboring structures reaching heights in excess of 200 feet. As such, the proposed building will be compatible with adjacent properties and will not appear out of scale within the established skyline of the Central Beach district. The requested height increase is consistent with the intent of the ULDR, supports exceptional architectural design, and reinforces the existing development character of the surrounding area while remaining fully compliant with the height provisions established within the ULDR.**

Section 47-12.6.(a) – Beach Development Permit Required

A. No person shall carry out any development, nor shall any person use any parcel of land for any purpose in the Central Beach area without first obtaining a beach development permit from the city in accordance with the provisions and requirements of the ULDR. All development within the Central Beach Area zoning districts shall be subject to all of the provisions of the ULDR and development permits shall be issued in accordance with Section 47-24 and this Section 47-12 of the ULDR. The reviewing authority shall determine if the proposed development is consistent with the development standards for the proposed development under the provisions of the zoning district in which the development is located. In addition to the criteria for review provided in Section 47-24 and Section 47-12, applications for development in the Central Beach Area zoning districts shall be subject to the design and community compatibility criteria provided in Section 47-25.3.
**Response: Project has been designed to meet all requirements related to Adequacy, and the design and community compatibility criteria provided in Section 47-25.3. Please refer to responses under 47-25.2 and 47-25.5.**

Section 47-25.2 – Adequacy Requirements

A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
**Response*:* Acknowledged. See below for responses to each section that depicts how this section will be met.**

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
**Response: There are no buildings or structures that will interfere with the city's communication network.**

C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.
**Response: A water and wastewater capacity letter will be submitted. In addition, all necessary civil sheets depicting adequate drainage have been submitted.**

D. *Environmentally sensitive lands.*
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
a. Broward County Ordinance No. 89-6.
b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.
**Applicant Response: The subject site is not part of an environmentally sensitive land and; therefore, this section does not apply.**

E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.
**Response: Adequate water supply, fire hydrants, fire apparatus and facilities will be provided. The applicant will also incorporate any other fire protection service/apparatus that is deemed required during the DRC review process.**

F. *Parks and open space.*
1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
**Response: The project does not request a deviation of the required park and open space provisions and will pay the appropriate Park Impact Fees at time of building permit.**
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.
**Response: Park Impact Fees will be paid during the building permit review process.**

G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.
**Response: Adequate police protection services will be provided. The applicant will incorporate CPTED principals, and any other fire protection measures as deemed required by the Police Department.**

H. *Potable water.*
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with

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

**Response: Adequate potable water service will be designed and provided as required.**

2. *Potable water facilities.*

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

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

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

**Response: The project is designed to provide adequate sanitary sewer services. The applicant will obtain a letter from Public Works confirming that adequate capacity exists to service the site.**

I. *Sanitary sewer.*

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

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

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

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

**Response: The project is designed to provide adequate sanitary sewer services. The applicant will obtain a letter from Public Works confirming that adequate capacity exists to service the site.**

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

**Response: A SCAD letter request has been submitted. Will provide preliminary letter during second DRC review cycle. A final SCAD letter will also be provided prior to final DRC.**

K. *Solid waste.*

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

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

**Response: Adequate solid waste collection facilities are being provided internally in the north portion of the site.**

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

**Response: Adequate stormwater facilities and systems will be provided. In addition, all necessary civil sheets depicting adequate drainage have been submitted.**

M. *Transportation facilities.*

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

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

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

**Response: Acknowledged and will be provided accordingly.**

4. *Traffic impact studies.*
   a. When the proposed development may generate over one thousand (1,000) daily trips; or
   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
   i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
   ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
   iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
   iv. A further detailed analysis and any other information that the review committee considers relevant.
   v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
   vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.
   **Response: A Traffic Impact Methodology meeting with the City Traffic Engineer is not required as per the City Traffic Engineer. A Traffic Impact Statement has been provided as part of this submittal.**

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.
   **Response: There is no anticipated requirement to dedicate right-of-way.**

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.
   **Response: A minimum of a seven-foot sidewalk will be provided along N. Birch Road and Sebastain Street, complying with streetscape requirements, providing pedestrian connectivity throughout the site and to the surrounding streets.**

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.
   **Response: The street frontage is N. Birch Road and is not a primary arterial street frontage.**

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

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

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

O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.
**Response: A trash management plan will not be required as there is no proposed non-residential uses that would require prepackaged food or beverages for off-site consumption.**

P. *Historic and archaeological resources.*
1.If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

**Response: The subject property is not a designated historic site and contains no historic resources.**

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.
**Response: A request for the Hurricane Evacuation Analysis Determination from Broward County has been requested and pending a response.**

47-25.3, Neighborhood Compatibility – Design and Community Compatibility Criteria

The Community Compatibility Criteria that are required to be met are as follows:

a) *Bulk Controls:*

*Density:*
Building density should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts.
**Response: The permitted density on the IOA zoning district is 70 dwelling units per acre. The subject site is 28,333 gross square feet (0.65 acres) and the project is proposing 38 units. Therefore, the proposed density is 58.4 units per acre.**

*Floor Area Ratio:*
Building floor area ratio (F.A.R.) should be consistent with the proposed use, and as required under the Central Beach Area.
**Response: There is no maximum FAR in the IOA zoning district.**

*Maximum Height:*
Building height should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, and RMM-25, RMH-25 and RMH-60 zoning districts. No portion of a structure in excess of thirty-five (35) feet in height shall exceed the prescribed Beach Shadow Ordinance setback.
**Response: Properties to the north and south of the project site have the same zoning designation as IOA. The IOA district permits a building height of 120 feet. However, pursuant to Section 47-12.5.F, a beach development permit may be issued for a development with a height that exceeds the maximum structure height of 120 feet, by up to twenty (20) percent but not exceed 144 feet. The proposed building height of 144 feet is compatible with the adjacent zoning district height limitations and existing conditions/buildings. The existing property directly to the north is 14 stories (approximately 140 feet). The property to the south, The Pillars Club and Residences, is currently under review and is proposing a building height of approximately 144 feet. The property to the east, Selene, is currently under construction and was approved for 26 stories, over 200 feet in building height.**

*Yards:*
Building yards should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts. Building yards are

in addition to any easements or reserve right-of-way which may be required by the city, county or state. Portions of a structure, up to thirty-five (35) feet in height, may encroach within the A1A setback if the building's street level use is predominantly pedestrian active (pedestrian-oriented retail, sidewalk cafes, etc.). No portion of any structure is permitted to extend, however, into the future right-of-way.
**Response: The required setbacks for the IOA zoning district are 20 feet from the front, corner, side and rear. The proposed residential development is providing the required 20-foot setbacks throughout the entire building.**

In the PRD, ABA and SBMHA zoning districts, to ensure continuity of the ocean front streetscape "edge" a minimum seventy-five (75%) percent of the northbound A1A frontage must be built to the setback line (or approved encroachment limit). In the Planned Resort Development (PRD) district the entire northbound A1A frontage should be built to the future right-of-way line unless otherwise approved under that district's community redevelopment plan.
**Response: N/A – Proposed project is in the IOA zoning district.**

c) *Massing Guidelines:*

*Overall Height:*
Buildings should be encouraged to vary in overall height and not be contained in a single volume of continuous height.
**Response: The proposed building varies in height throughout various locations such as the 4th and 5th levels, as well as the roof level.**

*Vertical Plane Moderation:*
Buildings exceeding thirty-five (35) feet in height should be encouraged to maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four feet horizontal variation in surface plane such as brise soleil, balconies, building projections, etc. Repetitive moderations should be discouraged.
**Response: The proposed project incorporates balconies throughout the entirety of the building, exceeding the required four feet of horizontal variation in surface plane.**

*Cornice Height:*
All buildings should be encouraged to display a uniform cornice height of a maximum of thirty-five (35) feet in height. This cornice height should consist of a uniform alteration to the building massing for a minimum of twenty (20) feet perpendicular to the vertical surface.
**Response: The building complies with the ULDC podium height and tower step-back requirements. The design establishes visual stratification across the street frontages to address the 35-foot cornice guideline. The ground floor features active arrival spaces at the corner of Birch Road and Sebastian Street. Above the ground floor, an integrated, decorative garage screening system forms a distinct second tier that culminates at a +/- 35-foot datum to establish a visual cornice line. To transition into the tower massing, the building utilizes a tiered podium that extends to 56'-6" with two levels of residential units, before providing a 12-foot step-back to the tower facade above.**

*Facade Treatment:*
The first thirty-five (35) feet of exterior facade vertical plane should be encouraged to enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice detailing, belt courses, corbelling, molding, stringcourses, ornamentation, changes in

material or color, and other sculpting of the architectural surface which add special interest and are compatible with public sector site elements.
**Response: The lower 35 feet of the exterior facade is detailed to activate and enrich the pedestrian realm. At the ground level, the primary lobby and main arrival sequences front the street, transitioning into a landscaped pedestrian park space along Birch Road finished with high-quality materials. From the ground plane up to the 35-foot visual cornice line, the structure features a custom-engineered garage screen wall. This screening introduces a dynamic, sculptural pattern that mirrors the building's geometric form, using shifts in material, texture, and color to remain compatible with public sector site elements.**

*Overstreet Connections:*
Connections between structures which pass over public right-of-way may be permitted providing those connections have secured legitimate air rights over the public corridor and meet all applicable codes. Connections over A1A to the beach should be limited to select locations where significant amounts of above grade pedestrian traffic will be generated. Where possible, overstreet connections should access the promenade/beach at or near major beach portal features. All overstreet connections should be of exceptional design, which enhances the visual and functional quality of the streetscape and should be compatible with public sector site elements.
**Response: N/A – the project is not proposing structures over public right-of-way.**

d) *Street Level Guidelines:*

*Active Use:*
The first floor of all buildings, including structured parking, should be designed to encourage pedestrian scale activity. To stimulate pedestrian activity, buildings which front on A1A northbound should devote a majority of their first floor area to retail activities such as restaurants, shops, galleries and similar active uses. Street level retail uses should have direct access to the adjoining public sector sidewalk in addition to any other access which may be provided.
**Response: The proposed project activates and encourages pedestrian scale activities on the south portion of the site, along Sebastain Street by incorporating the arrival driveway, lobby and club room.**

Structured parking facilities should be designed with street level frontages consisting of either occupied retail space or an architecturally articulated facade which screens the parking area of the structure. Street level openings to parking structures should occur only on sidestreets and be minimized to accommodate necessary vehicle entrances and pedestrian access only.
**Response: The parking structure is elevated on floors 2 and 3 above the street level. The ground floor consists of an active building lobby, arrival sequence, amenity spaces, and necessary utility areas. The garage entrance is integrated into the internal building drop-off area to streamline access and minimize its visual impact along the street frontage.**

Buildings which provide pedestrian active retail uses along a majority of their A1A northbound street level frontage may be permitted to exceed setbacks established under the Central Beach Area Zoning Districts (Section 47-12). In addition, street level retail and restaurant uses may be permitted to use a portion of the public sector sidewalk for sidewalk displays and/or outdoor dining areas. Private use of public sector sidewalks must be temporary only and subject to all applicable codes and lease arrangements. All displays, furnishings and other elements associated with these active

street level uses should be designed and maintained to enhance the visual and functional quality of the streetscape and should be compatible with public sector site elements.
**Response: N/A – The proposed project does not front A1A and there is no retail proposed.**

*Fenestration:*
To complement pedestrian scale activity on A1A and all People Streets, a majority of the first floor facade on these frontages should be windows, doors or other transparent architectural features. Expanses of solid wall should be minimized. Reflective surfaces on windows or doors should be discouraged. Street level windows and doors should be recessed or receive special design detailing which distinguish them from the building shaft and add variety to the streetscape.
**Response: Fenestration has been provided throughout the entirety of the building including the ground floor within the lobby, as well as for each unit. In addition, special attention was taken into taking advantage of the views provided by the intracoastal by incorporating additional fenestration.**

*Arcades/Canopies:*
Buildings which border directly on A1A northbound or Las Olas Boulevard within the Planned Resort Development (PRD) district should incorporate an arcade or continuous architectural canopy along these frontages, unless otherwise approved under a community redevelopment plan. Buildings in other districts should be encouraged to incorporate an arcade or continuous canopy along their A1A northbound frontage providing the feature is consistent with the proposed use, adjacent development and meets all applicable codes. Arcades or continuous canopies should be a minimum of ten feet wide and maintain acceptable minimum clear height. Arcades and canopies should be designed as a fixed non-retractable element integral to the building's architectural mass and compatible with public sector site elements.
Non-continuous canopies, awnings and marquees should also be provided over street level window treatments and building entrances. Such features may be constructed of either rigid or flexible material but should complement the visual and functional quality of the streetscape and be compatible with public sector site elements. No arcade, canopy, awning or marquee should extend into the future public right-of-way nor interfere with street light fixtures or the growth and maintenance of street trees.
**Response: N/A – Project does not border A1A northbound or Las Olas Boulevard within the Planned Resort Development (PRD).**

*Trash/Loading Facilities:*
All building facilities for loading, trash and service should be incorporated within building volume and screened so as not to be visible from the street and pedestrian circulation areas. Trash/loading facilities should be discouraged on A1A and People Street frontages. Where buildings are of inadequate volume to accommodate these facilities, trash/loading facilities should be architecturally treated as part of the building mass and screened by solid walls, fences, planting or architectural devices which are compatible with public sector site elements. Trash/loading facilities must be of sufficient size and design to accommodate access by large vehicles.
**Response: The loading and service facilities are located internally and not visible from the abutting residential uses or vacant residential zones property.**

*e) Other Guidelines:*

*Energy Conservation:*
Buildings should be oriented to take advantage of southeasterly breezes for summer cooling and interrupt occasionally strong northeasterly winds. Exterior glass surfaces should be shaded to improve energy efficiently. Roof and exterior wall finishes should be light in color to encourage maximum reflection/minimum transmission of heat loadings.
**Response: Exterior glass surfaces shall be shaded to improve efficiency**.

*Building Separation:*
Buildings should allow adequate space between structural masses for the passage of natural breezes. New building masses should be sited to the extent feasible so they maintain reasonable views to the ocean and Intracoastal Waterway from existing structures.
**Response: The proposed building has been designed in such a way that it will allow for space between structures, especially along the north and south portions of the site.**

*Rooftop Design:*
Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not effect the quality of views from surrounding buildings.

All rooftop mechanical equipment, stair and elevator towers should be designed as an integral part of the building volume and/or adequately screened.
**Response: In alignment with the city's recommendations, the main roof level is designed as an active, elevated garden terrace. This space features dedicated viewing platforms oriented at the northwest, southwest, and southeast corners of the building. All necessary rooftop mechanical equipment, elevator overruns, and stair towers have been tightly clustered and recessed into the center of the building volume. These elements are fully enclosed by integrated architectural screening to mitigate visual impacts on surrounding properties.**

*f) Vehicular Circulation:*

*Ingress/Egress:*
For the CBA zoning districts, access drives to individual parcels should be limited to those necessary for the adequate function of the use contained therein. Direct vehicular access from A1A northbound should be discouraged unless otherwise approved under the Planned Resort Development (PRD) district community redevelopment plan. Direct vehicular access from A1A southbound should be limited to minimize traffic impacts on the state roadway. Direct vehicular access from sidestreets should be encouraged. Smaller parcels should be encouraged to share common access with adjacent parcels keeping curb cuts to a minimum.
**Response: The site is unique in that it faces two rights of away: N. Birch Road to the east and Sebastian Street to the south and faces the intracoastal to the west. The overall design of the building and site layout was thoughtfully curated to take the site's unique placement into consideration. The service ingress/egress was thoughtfully (tucked away) placed on the northeast portion of the site along N. Birch Road in order to shield service vehicles from being near the general/residential entrances and general vehicular access to the parking garage will be via the east side of the site located along N. Birch Roa. Ingress and egress to the lobby is located along the south portion of the site via a one-way in and one-way out**

**which has been strategically placed in such a way that aligns with the proposed project to the south.**

*Arrival/Drop-off Areas:*
Major arrival/drop-off areas should only be encouraged along sidestreets, especially those designated as People Streets. Arrival/drop-off areas should be encouraged to provide sufficient room for vehicle stacking, loading, unloading, and other main entrance functions. Pedestrian entries for all residential, hotel and commercial structures should be located the maximum possible distance from loading and service areas.
**Response: Ingress and egress to the lobby and arrival/drop-off area is located along the south portion of the site via a one-way in and one-way out which has been strategically placed in such a way that aligns with the proposed project to the south.**

*Other:*
Individual parcels should be encouraged to accommodate transit stops for the county bus service, the proposed water taxi and other transit systems. Fire access lanes and other emergency vehicular accessways may be designated by the appropriate public agency. Uses that require service by large vehicles should be designed to allow large vehicle access without blockage of adjoining vehicular or pedestrian circulation.

g) *Pedestrian Circulation:*

*Urban Open Spaces/Plazas:*
Open spaces for public congregation and recreation should be encouraged to the extent that these spaces do not substantially interrupt the streetscape edge at the building line. Open spaces should be permitted both within and behind building yards in proportion to the bulk of the adjacent building. The streetscape edge should be maintained by architectural features (arcades) site furnishings (flagpoles, light standards) for landscape elements (palms, etc.) which provide continuity between the building line of adjoining structures.

All urban open spaces should be accessible and visible from the adjoining public sector corridor while providing for the safety and security of patrons. Severe elevation change and walls should be discouraged between the adjoining public corridor and the open space. Entryways and steps to these open spaces should be kept wide and welcoming in character. All urban open space must be kept handicap accessible.

The following amenities should be encouraged within urban open spaces: ornamental fountains, waterfalls, sculpture, trellises, arbors, seating facilities, landscape features, etc. Design features of these open spaces should serve to enhance the visual and functional quality of the adjoining corridor and be compatible with public sector site elements.
**Response: The proposed project activates and encourages pedestrian scale activities on the east portion of the site along N. Birch Road by incorporating a pedestrian plaza that comes off an interior and exterior urban lounge. In addition, the south portion of the site, along Sebastain Street has been activated by incorporating the arrival driveway, lobby and club room.**

*Pedestrian Corridors:*
Private sector pedestrian corridors, which supplement public sector pedestrian facilities and improve access to the beach and/or Intracoastal Waterway should be encouraged. These corridors should be of a width and design which encourages pedestrian use and whenever possible allows

for emergency vehicle access. The corridors may pass through open air or enclosed portions of surrounding buildings providing the pedestrian experience is largely uninterrupted.
**Response: Along the northeast and southwest portions of the property, there are private pedestrian corridors. The width of both will be at least 7 feet, which will improve access to the Intracoastal Waterway.**

*Parking:*
Parking should be provided consistent with the proposed use, adjacent development and as required under Section 47-20. Access drives to parking should be limited to those necessary for the function of the facility and comply with vehicular ingress/egress guidelines outlined herein. Direct backout or "head-in" parking should be expressly prohibited.
**Response: The parking garage is internal to the site and accessible via a curb cut along North Birch Road. There is no proposed backout or "head-in: parking.**

Parking facilities should be located in close proximity to the building they serve with direct pedestrian access from parking to building which does not impact public pedestrian facilities. Vehicular circulation within parking areas should remain internal to the parking facility and public roads should not be utilized as part of the parking circulation system. Structure parking should be encouraged subject to the street level building guidelines outlined herein. Covered parking should also be encouraged providing the overhead structures are compatible with adjoining architecture/ site elements and comply with the building rooftop design guidelines outlined herein. Grade level parking must be adequately screened so parked cars are not visible from adjoining public corridors, and landscaped to moderate views from surrounding buildings.
**Response: The parking garage is internal to the site and accessible via a curb cut along North Birch Road.**

Parking perimeters may incorporate walls, fencing, mounds and/or landscape treatments to meet the screening requirement providing these elements are compatible with adjoining public sector site elements and allow safe and secure use of parking facilities. Trash, storage and mechanical equipment located within parking facilities should also comply with the screening requirements outlined herein.

h) *Perimeter Treatments:*

*Screening:*
All exterior trash, loading and equipment storage facilities should be screened so as not to be visible from adjoining public corridors and landscaped to moderate views from surrounding buildings. Mechanical equipment including all handling units, exhaust outlets, transformer boxes, electric switching units, etc. should be appropriately screened by planting and/or low walls wherever it cannot be concealed within the building volume.
Grade level parking lots should be appropriately screened from adjacent pedestrian areas with walls, fencing and/or planting. Shrubs surrounding ground level parking lots should be of sufficient height to hide automobile grill work. Landscape material used to meet the above requirements should provide 100% screening within one growing season, and must be provided with an automatic irrigation system.
Any lot that becomes vacant through removal of a structure should be screened from the abutting public corridor. Vacant lot screening should utilize the elements described above and additional treatments as necessary to protect the visual and functional quality of the adjoining public corridor. Screening design, materials and maintenance should be compatible with public sector site elements.

**Response: The proposed development has been designed so that all exterior trash, loading, and equipment storage areas are internal to the site and fully screened from view along adjacent public rights-of-way. Only two at-grade parking spaces are located within the service yard area, while the majority of the required parking is accommodated on the second and third levels of the parking structure. This design approach minimizes the visibility of service functions and parking areas, contributing to a more attractive and pedestrian-oriented streetscape.**

*Paving:*
Public sector paving should be as shown on the approved Beach Revitalization streetscape plans or as specified in other sections of these guidelines. Paving systems used on private plazas and walkways should be compatible in pattern and scale to public sector paving. Private paving systems which immediately abut and are readily visible from adjoining public corridors should reflect the same color, material and texture as the public sector paving and provide a cohesive visual and functional transition without interruption.

While private paving systems should be of outstanding design and character, they should be encouraged to fit within the overall fabric of the streetscape and not dominate the visual experience. Private paving should be sensitive to the needs of the beach-going public and be handicap accessible. Paving design, materials and maintenance should be compatible with public sector site elements.
**Response: All required civil sheets have been provided as part of the submittal package. Any improvements proposed to the public sector paving and/or private plazas will be compatible in pattern and scale to public sector paving.**

*Landscape:*
Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12 of the ULDR. Existing trees should be preserved or otherwise mitigated as outlined in the ordinance. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements where appropriate.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. Landscape design and maintenance should be compatible with public sector site elements. Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Existing trees should be preserved or otherwise mitigated as outlined in Section 47-12. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements at intersections and where appropriate.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. This street frontage landscaping should not be blocked visually by fences or other architectural treatments. All street frontages should have palms and shade trees. One half of the trees on these frontages should be shade

trees. Property abutting the Intracoastal Waterway should have trees and palms planted along this water frontage. Landscape design and maintenance should be compatible with public sector site elements.

**Response: The project has been designed to meet all streetscape design guidelines along N Birch Road and Sebastain Street. In addition, adequate landscape buffer has been provided along the north portion of the property.**

*i) Site Furnishings:*

Private sector site furnishings should be consistent with the proposed use, adjacent development, and as required by applicable codes. Site furnishings should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be given to maximizing passive relaxation opportunities in locations which allow varying degrees of interaction with adjacent pedestrian corridors. Visual clutter and haphazard distribution of site furnishings should be discouraged. Site furnishing design, materials, and maintenance should be compatible with public sector site elements.

Vending machines visible from public rights-of-way should be located and/or designed to be compatible with the adjacent development and public sector site elements. The location of these vending machines shall be compatible with adjacent architectural color and style; uniform in style, material, height and color when located next to other vending machines and must not interfere with public automobile or pedestrian access.

**Response: The proposed project activates and encourages pedestrian scale activities on the south portion of the site, along Sebastain Street by incorporating the arrival driveway, lobby and club room. Within these areas, appropriate site furnishings such as benches, receptacles and lighting consistent with the proposed use, adjacent development and as required by applicable codes will be incorporated. In addition, the proposed dog park will tentatively have site furnishings as well.**

*j) Signage:*

Private sector signage should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Signage should be considered an integral component of the urban streetscape and designed/located accordingly. Signage should be restrained in character and no larger than necessary for adequate identification. Wherever possible, signage should be integrated with the building architecture, arcades or canopies. Private signage which improves the pedestrian's orientation to adjoining pedestrian and vehicular circulation systems should be encouraged.

Building signage should be discouraged above the building's second floor elevation except on hotels which may be permitted to display a single discrete sign on both the north and south faces of the main building mass. Roof signs and billboards should be expressly prohibited. Freestanding signs should be located and sized so they do not obstruct views to/from adjoining parcels or impede clear view of pedestrian and vehicular traffic and traffic control devices.

The intensity and type of signage illumination should not be offensive to surrounding parcels or the uses therein. Signage style and character should enhance the visual and functional quality of the adjoining public corridor. Signage design, material and maintenance should be compatible with public sector site elements.

**Response: There is no proposed signage at this time.**

*k) Lighting:*

Private sector site lighting should be consistent with the proposed use, adjacent development, and as required under applicable codes. Site lighting should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be placed on both the nighttime effects of illumination quality and the daytime impact of the standard's appearance.
Site lighting should be consistent with the theme of the immediate context and compatible with the lighting of adjacent parcels. Light distributions should be relatively uniform and appropriate foot-candle levels should be provided for various uses. (Refer to adopted Public Sector Site Lighting Guidelines for average maintained foot-candle recommendations). All exterior private sector spaces should be sufficiently lit to allow police and citizen surveillance, enhance personal security, and discourage undesirable activities. Exterior lighting should be controlled by an automatic timer or photocell to insure regular activation.
Site lighting which immediately abuts and is readily visible from adjoining public corridors should reflect the fixture style, light source and illumination intensity of adjoining public lighting and provide a cohesive visual and functional transition without interruption. Site lighting design, materials and maintenance should be compatible with public sector site elements.
**Response: The type and location of light poles have been careful thought out and consistent with the proposed use, adjacent development and as required by applicable codes will be incorporated. In addition, the distribution of lighting is uniform throughout the site and maintains appropriate footcandle levels that will not spill over to adjacent residential properties.**

*l) Utilities:*
Private sector utilities should be consistent with the proposed use, adjacent development, and as required under applicable codes. Above-grade utilities should be integrated with surrounding uses and carefully located to minimize visual and functional impact on the adjoining streetscape.

New development should be encouraged to provide underground utility lines. Existing or renovated development should be encouraged to relocate overhead utility lines underground.

Any above-grade utility elements should be consistent in placement, orientation, mounting and material. All above-grade utility elements should be painted one unobtrusive color which allows the elements to blend with their surroundings. All above-grade utilities should be screened by planting and/or low walls so they are not visible from the street and pedestrian circulation areas.
**Response: Acknowledged. The site does not contain existing utilities that would need to be relocated.**

*m) Site Plan Objectives:*
The following Site Plan Objectives shall be incorporated in all development proposals for the Central Beach Revitalization Area and RMM-25, RMH-25 and RMH-60 zoning districts. This section provides an outline on how and what outdoor spaces need to be provided as part of development proposals. The intent is to ensure that development is more than buildings and structures. The quality of the Central Beach Revitalization area will be enhanced with the addition of planned outdoor spaces.
**Response: Acknowledged**

*n) Usable Outdoor Spaces:*
Hotel and residential development shall provide usable outdoor recreation spaces designated to accommodate passive areas (sitting, etc.) and active areas (pools, etc.). Commercial development

shall provide usable outdoor sitting and gathering spaces designed to furnish a place for pedestrians to view, use or consume the goods and services offered.

There shall be a variety in the sizes of outdoor spaces and the level of detail shall be such as ornamental fountains, waterfalls, sculptures, trellises, arbors, seating facilities and landscape features.

The total size required for the outdoor spaces will be evaluated on the size and use of the proposed development.
**Response: The project is proposing both passive and active areas along the west portion of the property, facing the Intracoastal. In addition, the project is incorporating a pedestrian plaza located at the southern end of the site, which will activate the corer along with the proposed urban lounge.**

*Pedestrian Accessible Spaces:*
Hotel and commercial development shall provide direct access to adjoining public sidewalks in order to stimulate pedestrian activity. These spaces shall supplement public sector walkways and improve access to the beach and the Intracoastal Waterway, or both.
**Response: N/A – The project does not propose hotel or commercial uses.**

o) *Defensible Space:*

All projects shall promote a secure environment. This is to be accomplished by designing with CPTED (Crime Prevention Through Environmental Design) principles.
In addition to the above requirements, the following may be required based on the site specifics of each project:

Provide plant material in the adjacent right-of-way.
Provide foundation/entry plantings to the development.
All sites should exhibit lush tropical landscaping.

Provide large trees/shrubs (mature plantings). This may be required in order to mitigate certain objectionable uses or needed to assist in the neighborhood compatibility of the proposed development.

Preserve view corridors. The City recognizes that existing and new views to and from the Intracoastal Waterway, Atlantic Ocean, Bonnet House and public parks are important to maintain.
**Response: The project has been designed with CPTED principles and does promote a secure environment. Lush landscaping was designed throughout the entire project on the ground floor. In addition, special consideration was taken when utilizing street trees to ensure compatibility with the neighborhood.**

The project design team looks forward to discussing and presenting this 38-unit residential development project with the City of Fort Lauderdale.

Respectfully submitted,

Michael P. Ferrera

Digitally signed by Michael P. Ferrera
DN: C=US, E=MFerrera@keithteam.com, O=Keith, OU=Planning Department, CN=Michael P. Ferrera
Date: 2026.10.09 12:40:43-04'00'

Michael Ferrera
Principal Planner/KEITH

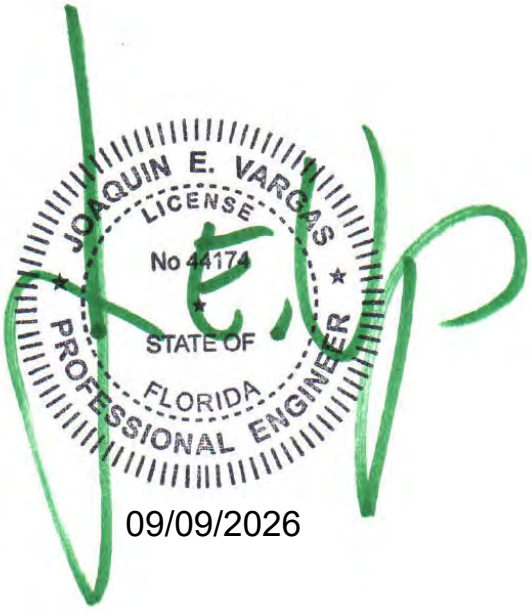
# 125 N Birch Road

## Fort Lauderdale, Florida 33304

prepared for:

Merrimac Ventures

Traffic Statement




TRAFTECH ENGINEERING, INC.

**September 2026**

TRAFTECH
ENGINEERING, INC.

September 9, 2026

Mr. Ricardo Hill
Acquisitions & Development
Merrimac Ventures

**Re: 125 N Birch Road – Traffic Statement**

Dear Ricardo:

Traf Tech Engineering, Inc. has prepared this traffic statement in connection with a proposed 40-unit high-rise residential development planned to be located at 125 N Birch Road in Fort Lauderdale Beach, Broward County, Florida. Access to an 87-space parking garage will be provided via a right-turn in/right-turn out driveway on N Birch Road. The project site currently has an 18-unit mid-rise residential development. Figure 1 shows the location of the project sites. The site plan for the project is contained in Attachment A. This traffic memorandum addresses the following topics:

- Trip Generation
- Driveway Volumes
- Need for Traffic Study

## Trip Generation

A trip generation analysis was performed for the project using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (12th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions. According to ITE's *Trip Generation Manual (12th Edition)*, the trip generation equations used for the analyses are presented below:

Multifamily Mid Rise (ITE Land Use 221) – Existing Use

*Daily Trips*

T = 4.46 (X)
Where T = average daily vehicle trip ends and X = number of units

*AM Peak Hour*

T = 0.38 (X) with 23% inbound and 77% outbound
Where T = AM peak hour trip ends and X = number of units

*PM Peak Hour*

T = 0.38 (X) with 64% inbound and 36% outbound
Where T = PM peak hour trip ends and X = number of units

Multifamily High Rise (ITE Land Use 222) – Proposed Use

*Daily Trips*

T = 11.7368 x PM Peak Hour Trips (no data is available for high rise (used mid-rise peak to daily ratio.
Where T = average daily vehicle trip ends and X = number of units

*AM Peak Hour*

T = 0.20 (X) with 29% inbound and 71% outbound
Where T = AM peak hour trip ends and X = number of units

*PM Peak Hour*

T = 0.26 (X) with 61% inbound and 39% outbound
Where T = PM peak hour trip ends and X = number of units

Using the above-listed trip generation equations from the ITE document, a trip generation comparison analysis was undertaken for the proposed residential development. The results of this effort are documented in Tables 1 and 2. As shown below Table 2, the proposed 40-unit high-rise residential development is projected to generate approximately 37 new daily trips, and approximately three (3) new PM peak hour trips (2 inbound and 1 outbound). Only one (1) new AM peak hour trip is anticipated with the new 40-unit development.

**Driveway Volumes**

The trip distribution for the project was based on knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. It is anticipated that approximately 40% of the project trips will arrive/depart from/to the north via N Birch Road and Seabreeze Boulevard and 60% to/from the south via N Birch Road/Seabreeze Boulevard. Figure 2 shows the projected AM and PM peak hour driveway volumes. Based on the projected driveway volumes, a dedicated southbound right-turn lane is not warranted at the access driveway on N Birch Road.

| TABLE 1<br>Trip Generation Summary<br>Springbrook Gardens (Existing) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Daily | AM Peak Hour | | | PM Peak Hour | | |
| Land Use | Size | | Trips | Total Trips | Inbound | Outbound | Total Trips | Inbound | Outbound |
| Residential Mid-Rise (LUC 221) | 18 | units | 80 | 7 | 2 | 5 | 7 | 4 | 3 |
| **External Trips** | | | **80** | **7** | **2** | **5** | **7** | **4** | **3** |
| Source: ITE Trip Generation Manual (12th Edition) | | | | | | | | | |

| TABLE 1<br>Trip Generation Summary<br>125 N Birch Road (Proposed) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Daily | AM Peak Hour | | | PM Peak Hour | | |
| Land Use | Size | | Trips | Total Trips | Inbound | Outbound | Total Trips | Inbound | Outbound |
| Residential High-Rise (LUC 222) | 40 | units | 117 | 8 | 2 | 6 | 10 | 6 | 4 |
| **External Trips** | | | **117** | **8** | **2** | **6** | **10** | **6** | **4** |
| Source: ITE Trip Generation Manual (12th Edition) | | | | | | | | | |

| | | | Daily | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|
| Difference | Size | | Trips | Total Trips | Inbound | Outbound | Total Trips | Inbound | Outbound |
| Proposed - Existing | 22 | units | 37 | 1 | 0 | 1 | 3 | 2 | 1 |

## Need for Traffic Study

Based on the above analysis, the proposed 125 N Birch Road project is not required to prepare a detailed traffic study for the following reasons:

- According to the City of Fort Lauderdale ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 daily trips, a traffic impact study is required. The project will generate 37 new daily trips, which is less than the 1,000-trip threshold.

- If the daily trips are less than 1,000 and more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented below Table 2, the maximum number of new trips anticipated within one-half hour is two (2), which represents 5.4 percent of the daily trips (significantly less than 20%).

Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

JOAQUIN E. VARGAS LICENSE No 44174 STATE OF FLORIDA PROFESSIONAL ENGINEER

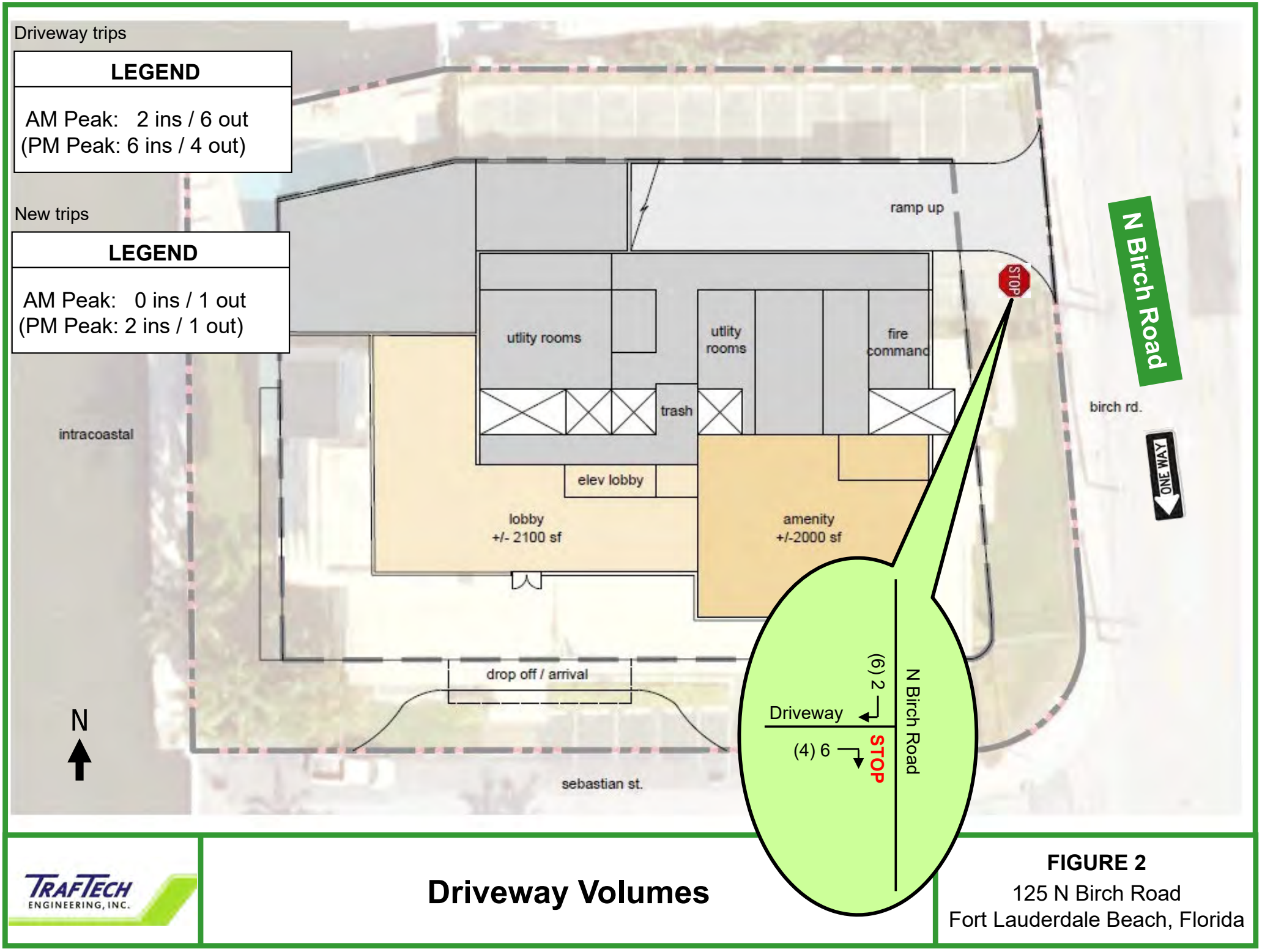
September 9, 2026




TRAFTECH ENGINEERING, INC.

# Site Location Map

**FIGURE 1**
125 N Birch Road
Fort Lauderdale Beach, Florida




TRAFTECH ENGINEERING, INC.

# Driveway Volumes

**FIGURE 2**
125 N Birch Road
Fort Lauderdale Beach, Florida

# ATTACHMENT A

## Site Plan for
## 125 N Birch Road

# 125 n birch road

**fort lauderdale, florida**

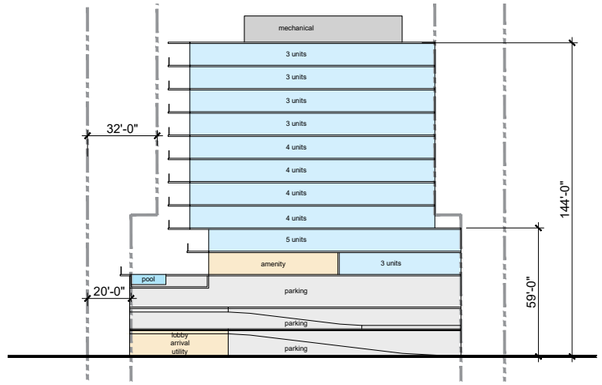
**05.29.2026**

**concept study**

garcia stromberg


project location
125 n birch
N BIRCH RD
SEBASTIAN ST

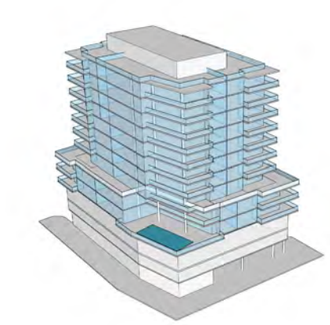
# pool above garage option 2



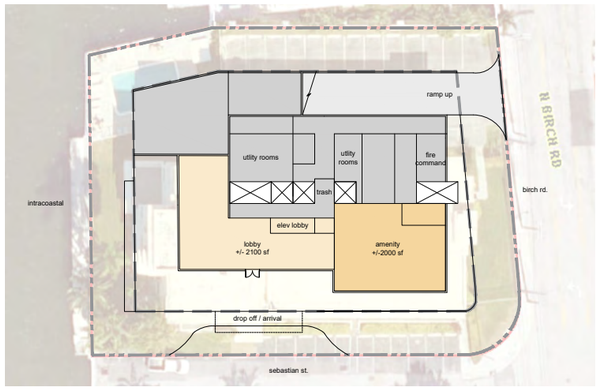

cross section

- 13 stories, 144’ in height
- +/- 94,000 sellable sf
- +/- 37 residential units
  (2,541 sf average size)
- +/- 87 parking spaces (14 stacked, 6 tandem)
- pool and amenity above garage

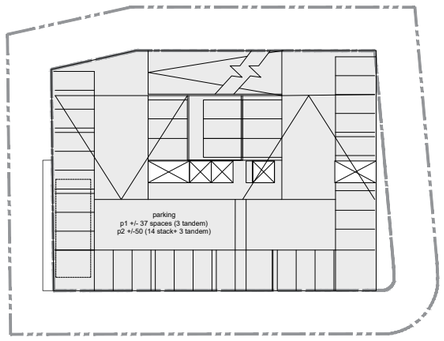
building data



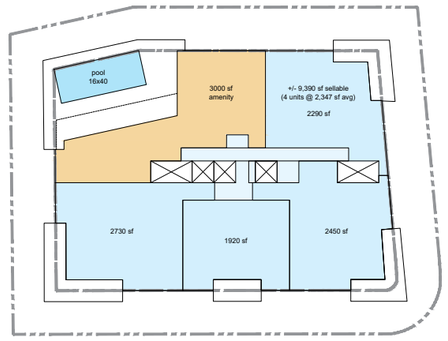
axonometric



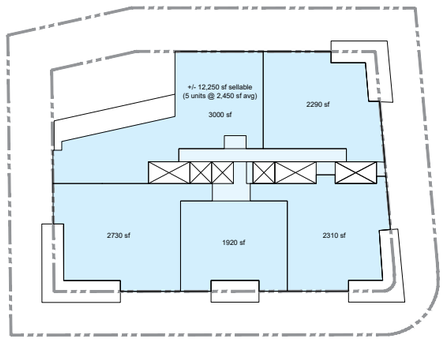

arrival level



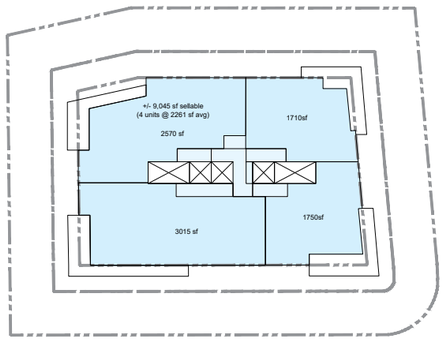

parking levels 2-3



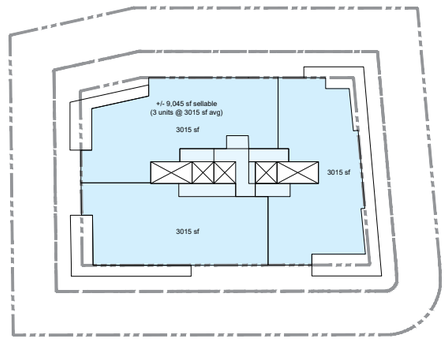

residential and amenity level 4




residential level 5




residential levels 6-9




residential levels 10-13

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# FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT

**THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT** (this "**First Amendment**") is made and entered into as of the 11th day of August, 2026 (the "**Effective Date**"), by and between **Raymond E. Moran**, **Carol K. Lewandowski**, **Thomas J. Murphy**, **Jeffrey Burke**, and **Stephen John Yermal**, collectively as Termination Trustees ("**Seller**") pursuant to the Plan of Termination of Springbrook Gardens, a Condominium, recorded under Instrument Number 12227742 and re-recorded under Instrument Number 120327735, Public Records of Broward County, Florida (the "**Plan**"), and **Merrimac Acquisitions, LLC**, a Florida limited liability company ("**Purchaser**").

## RECITALS

**WHEREAS**, Seller and Purchaser entered into that certain Purchase and Sale Agreement dated as of June 12, 2026 (the "**Agreement**"), with respect to the real property located at 125 North Birch Road, Fort Lauderdale, Florida (the "**Property**") (capitalized terms used but not otherwise defined in this First Amendment shall have the meanings ascribed to them in the Agreement); and

**WHEREAS**, the parties now desire to amend the Agreement as set forth herein;

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

## AGREEMENT

1. **Due Diligence and Deposit**. Purchaser acknowledges and agrees that it is satisfied with its due diligence of the Property. The Due Diligence Deadline has expired. The Deposit is nonrefundable to Purchaser, except in the event of a Seller default or as otherwise expressly provided in this Agreement, as amended hereby.

2. **Closing Date**. Seller and Purchaser hereby agree that the Closing Date (as set forth in Section 4 of the Agreement) is hereby deleted and replaced with **Tuesday, March 30, 2027**.

3. **Association Administrative Expense Contribution**. On or before January 4, 2027, Purchaser shall wire to Springbrook Gardens, Inc., a Condominium (the "**Association**"), to an Association account designated in writing by the Association (the "**Association Account**"), the sum of $30,000.00 (the "**Association Administrative Expense Contribution**"), which constitutes independent consideration for the extension of the Closing Date, separate from and not credited against the Purchase Price or Deposit. The Association Administrative Expense Contribution is intended solely to fund Association accounting fees and Association creditor and vendor obligations incurred in connection with the Condominium termination and pending Closing, and shall be used only to pay or reserve for such expenses. The Association Administrative Expense Contribution shall not be distributed to unit owners or lienholders, shall not be applied as a credit at Closing, is not a deposit under the Agreement, and shall not be subject to prorations, adjustments, or offsets at Closing. The Association Administrative Expense Contribution is non-refundable for any reason whatsoever. Purchaser acknowledges and agrees that Purchaser shall have no right to recover or seek return of the Association Administrative Expense

Contribution under any circumstances, including without limitation in the event of a Seller default or termination of the Agreement for any reason. Purchaser hereby waives any and all claims, rights, or causes of action against Seller, the Association, and their respective agents, attorneys, and representatives for the return, recovery, or refund of the Association Administrative Expense Contribution.

4. **Legal Fees**. Purchaser shall pay directly to Seller's counsel, Berger Singerman LLP, pursuant to wiring instructions provided by Seller counsel, Seller's reasonable attorneys' fees incurred in connection with this First Amendment in the amount of $2,500 ("**Legal Fee**"), no later than five (5) business days after a fully executed First Amendment is delivered by Seller to Purchaser or Purchaser's counsel, which Legal Fee shall not be credited or applied against the Purchase Price, is not a deposit under the Agreement, and shall not be subject to prorations, adjustments, or offsets at Closing. The Legal Fee is non-refundable for any reason whatsoever. Purchaser acknowledges and agrees that Purchaser shall have no right to recover or seek return of the Legal Fee under any circumstances, including without limitation in the event of a Seller default or termination of the Agreement for any reason. Purchaser hereby waives any and all claims, rights, or causes of action against Seller, the Association and their respective agents, attorneys, and representatives for the return, recovery, or refund of the Legal Fee.

5. **Replacement of Exhibit "B" (Title Commitment).** Exhibit B attached to the Agreement (the ALTA Commitment for Title Insurance, Commitment Number 12281797, Issuing Office File Number 35100.0001, issued by Title Company, Revision Number O) is hereby deleted in its entirety and replaced with the updated title commitment attached to this First Amendment as **Exhibit A** (being the ALTA Commitment for Title Insurance, Commitment Number 12281797, Revision Number R, with Commitment Date of 06/02/2026 at 11:00 PM, issued by Title Company) (the "**Updated Title Commitment**"). From and after the Effective Date of this First Amendment, all references in the Agreement to "Exhibit B" or the "Title Commitment" shall hereafter refer to the Updated Title Commitment attached hereto as **Exhibit A**. Seller and Purchaser acknowledge that the Title Company has agreed to (i) accept a title affidavit from the Seller (and not the individual condominium unit owners), in full satisfaction of Schedule B-I, #18, and Schedule B-II, exceptions 1, 2 and 3 (B) through (D) of the Updated Title Commitment; and (ii) use the proceeds received by Seller at Closing to redeem the Tax Sale Certificate in Schedule B-I, #20 of the Updated Title Commitment and any and all other outstanding real estate taxes and assessments then due and payable as of the Closing Date, in accordance with the Plan.

6. **Seller's Title Covenants.** Seller hereby covenants and agrees that, at or prior to Closing, Seller shall:

a. execute and deliver to the Title Company an affidavit, in form and substance reasonably acceptable to the Title Company, confirming that a notice of termination of the MDU Broadband Service Agreement and Grant of Easement recorded in Official Records Book 32993, Page 979 of the Public Records of Broward County, Florida (identified as Schedule B, Section II, Exception No. 9 in the Updated Title Commitment) (the "**Easement**") was sent to Comcast Cable Communications, LLC, successor in interest to District Cablevision Limited Partnership, and no response was received, sufficient to permit the Title Company to delete Schedule B-II, #9 from the Title Policy to be issued at Closing;

b. obtain and deliver to Purchaser (or to the Title Company, as closing agent) a non-foreign affidavit, as contemplated by Section 1445 of the Internal Revenue Code of 1986, as amended (the "**Code**"), and the regulations promulgated thereunder (a "**FIRPTA Affidavit**"), from each of the individual unit owners identified as vested title holders under the Updated Title Commitment (or such other certification permitted under Section 1445 of the Code), for the purpose of determining whether

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withholding is required under Section 1445 of the Code at Closing. In the event that any such FIRPTA Affidavit is not obtained, or if withholding is otherwise required under Section 1445 of the Code, Purchaser (or the Title Company, as applicable) shall be entitled to withhold from the Purchase Price the amount required by applicable law and remit the same to the Internal Revenue Service in accordance with Section 1445 of the Code and the applicable Treasury Regulations.

7. **Second Code Violation (BE-24070416).** The parties acknowledge that, in addition to the code enforcement violation referenced in the Agreement under Building Code Case Number BE23060052, there is a second code enforcement violation issued by the City of Fort Lauderdale on or about July 31, 2024, under Building Code Case Number BE-24070416, for "grade beam foundation in disrepair" (the "**Second Code Violation**"). Seller's obligation with respect to the Second Code Violation shall be treated in the same manner, and be subject to the same limitations, as Seller's obligation with respect to Building Code Case Number BE23060052 under Section 6(e) of the Agreement. Accordingly, Seller's sole obligation with respect to Building Code Case Number BE-24070416 shall be limited to payment at Closing of the monetary fines, penalties, and interest then due and payable as of the Closing Date to the applicable governmental authority and constituting a recorded code enforcement lien, code violation, or municipal fines for the unsafe structure with respect to the Second Code Violation. The definition of "Code Fine" under Section 6(e) of the Agreement is hereby amended to include such amounts payable with respect to Building Code Case Number BE-24070416, in addition to the amounts payable with respect to Building Code Case Number BE23060052. Seller shall have no obligation to perform, fund, or otherwise be responsible for any repair, remediation, alteration, stabilization, shoring, demolition, restoration, or other work of any kind required to correct, abate, or bring the Property into compliance with Building Code Case Number BE-24070416, consistent with the treatment of Building Code Case Number BE23060052 in Section 6(e) of the Agreement.

8. **Full Force and Effect; Conflicts.** Except as expressly amended by this First Amendment, the Agreement remains in full force and effect and is hereby ratified and confirmed in all respects. In the event of any conflict or inconsistency between the terms and provisions of the Agreement and the terms and provisions of this First Amendment, the terms and provisions of this First Amendment shall control and govern.

9. **Counterparts; Electronic Signatures.** This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument. Facsimile, PDF, or electronic signatures of this First Amendment shall be deemed valid and binding for all purposes and shall have the same force and effect as original signatures.

[Signature Page Follows]

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Ã

**IN WITNESS WHEREOF**, the parties have executed this First Amendment to Purchase and Sale Agreement as of the date first written above.

**PURCHASER:**

**MERRIMAC ACQUISITIONS, LLC**

a Florida limited liability company

DocuSigned by:
By: _____
E1CE1593BE06449...
Name: Dev Motwani
Title: Manager

**SELLER (Termination Trustees):**

Signed by:
_____
89BD9CBFEF54414...
Raymond E. Moran,
as Termination Trustee pursuant to the Plan of
Termination of Springbrook Gardens, a Condominium

Signed by:
_____
C47C26642CC1429...
Carol K. Lewandowski,
as Termination Trustee pursuant to the Plan of
Termination of Springbrook Gardens, a Condominium

Signed by:
_____
FC9A5623B8E44B5...
Thomas J. Murphy,
as Termination Trustee pursuant to the Plan of
Termination of Springbrook Gardens, a Condominium

Signed by:
_____
50BE421C5D34486...
Jeffrey Burke,
as Termination Trustee pursuant to the Plan of
Termination of Springbrook Gardens, a Condominium

Signed by:
_____
F82DE470D200447...
Stephen John Yermal,
as Termination Trustee pursuant to the Plan of
Termination of Springbrook Gardens, a Condominium

# EXHIBIT A

## UPDATED TITLE COMMITMENT

## [SEE ATTACHED]

Fidelity National Title Insurance Company

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**
Issuing Agent: Fidelity National Title Insurance Company
Issuing Office: 14050 NW 14th Street, Suite 190
Sunrise, FL 33323
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 12281797
Issuing Office File Number: 35100.0001
Property Address: 125 North Birch Road
Fort Lauderdale, FL 33304
Revision Number: R

## SCHEDULE A

1. Commitment Date: 06/02/2026 at: 11:00 PM

2. Policy to be issued:

   A. 2021 ALTA Owner's Policy with Florida Modifications
   Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below
   Proposed Amount of Insurance: $10,000.00

   B. INTENTIONALLY DELETED

3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)*

   Fee Simple

4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)*

   William Burkhart and Marco Laterreur by virtue of the Enhanced Life Estate Deed recorded under Instrument No. 119845172. (As to Unit 101)

   R. Michael Erickson and Denise L. Erickson by virtue of the Warranty Deed recorded in Official Records Book 37457, Page 1399. (As to Unit 102)

   Todd R. Stuart and Jeffrey Burke by virtue of the Warranty Deed recorded in Official Records Book 45377, Page 1300. (As to Unit 103)

   Sean Kennealy and Pablo Echegaray by virtue of the Warranty Deed recorded in Official Records Book 46925, Page 982. (As to Unit 104)

   Warren Sackler, as Trustee or his successors in trust, under the Warren Sackler Revocable Trust dated December 3rd, 2013, by virtue of the Quitclaim Deed recorded under Instrument No. 118163022. (As to Unit 105)



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Warren Sackler, as Trustee of the Warren Sackler Revocable Trust dated December 3rd, 2013, by virtue of the Warranty Deed recorded under Instrument No. 113621790. (As to Unit 106)

Marina P. Sandoval and Henrique Valle by virtue of the Warranty Deed recorded in Official Records Book 51249, Page 369. (As to Unit 107)

Mary L. Jones and George W. Jones by virtue of the Corrective Personal Representative's Deed recorded in Official Records Book 49340, Page 1111. (As to Unit 203)

Thomas J. Murphy and Lorraine E. Murphy by virtue of the Warranty Deed recorded under Instrument No. 119682678. (As to Unit 108)

Susan Elizabeth Katz, Joy Michelle Lewin and Jennifer Lynn Lewin, Successor Co-Trustees of The Sheryl Munson Revocable Trust dated May 25, 2005, Restated October 29, 2019, by virtue of the Warranty Deed recorded under Instrument No. 119506285. (As to Unit 204)

Matthew Kyle Osmera by virtue of the Warranty Deed recorded under Instrument No. 116843283. (As to Unit 209)

Thomas J. Anderten, as Trustee of the Thomas J. Anderten 2007 Trust, dtd 4/17/07 by virtue of the Warranty Deed to Trust recorded in Official Records Book 43973, Page 1287. (As to Unit 301)

Stephen Scully and Stephen John Yermal by virtue of the Warranty Deed recorded under Instrument No. 114277035. (As to Unit 303)

Raymond E. Moran and Mark Oldham by virtue of the Warranty Deed recorded under Instrument No. 115905019. (As to Unit 304)

Angelica Campomanes, as to a life estate, and Christopher S. Reich and Maria Amparo Aguilar de la Torre, as remaindermen by virtue of the Enhanced Life Estate Deed recorded under Instrument No. 118340713. (As to Unit 401)

Coleen C. Furey, as to a life estate, and Ave Maria Furey and Monica Harriger, as remaindermen by virtue of the Quit Claim Deed (Life Estate-Enhanced) recorded under Instrument No. 116591478. (As to Unit 402)

Daniel Charles Goggin, as Trustee of the Daniel Charles Goggin Revocable Trust u/a/d 9/14/2018 by virtue of the Warranty Deed recorded under Instrument No. 115490039. (As to Unit 403)

Carol K. Lewandowski virtue of the Warranty Deed recorded under in Official Records Book 29662, Page 759. (As to Unit 404)

5. The Land is described as follows in Exhibit “A” attached hereto and made part hereof.

Countersigned:

By:_____
Authorized Officer or Agent



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## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   A. Quit Claim Deeds from William Burkhart and Marco Laterreur (As to Unit 101), R. Michael Erickson and Denise L. Erickson (As to Unit 102), Todd R. Stuart and Jeffrey Burke (As to Unit 103), Sean Kennealy and Pablo Echegaray (As to Unit 104), Marina P. Sandoval and Henrique Valle (As to Unit 107), Mary L. Jones and George W. Jones (As to Unit 203), Thomas J. Murphy and Lorraine E. Murphy (As to Unit 108), Matthew Kyle Osmera (As to Unit 209), Stephen Scully and Stephen John Yermal (As to Unit 303), Raymond E. Moran and Mark Oldham (As to Unit 304), Angelica Campomanes (As to Unit 401), Coleen C. Furey (As to Unit 402), and Carol K. Lewandowski (As to Unit 404) to the Termination Trustees as appointed in the plan of termination required below.

      NOTE: If the party or parties in title are individuals, and the property is homestead property, the spouse of said party must join in the execution of the Deed. If individuals are unmarried, then indicate this on the Deed. If not homestead, then a statement to that effect must be reflected on the Deed.

   B. Quit Claim Deeds from Warren Sackler, individually and as Trustee under the Warren Sackler Revocable Trust dated December 3rd, 2013. (As to Units 105 and 106), Susan Elizabeth Katz, Joy Michelle Lewin and Jennifer Lynn Lewin, individually and as Successor Co-Trustees of The Sheryl Munson Revocable Trust dated May 25, 2005, Restated October 29, 2019 (As to Unit 204), Thomas J. Anderten, individually and as Trustee of the Thomas J. Anderten 2007 Trust, dtd 4/17/07. (As to Unit 301), and Daniel Charles Goggin, individually and as Trustee of the Daniel Charles Goggin Revocable Trust u/a/d 9/14/2018 (As to Unit 403), to the Termination Trustees as appointed in the plan of termination required below.

      NOTE: If the party or parties in title are individuals, and the property is homestead property, the spouse of said party must join in the execution of the Deed. If individuals are unmarried, then indicate this on the Deed. If not homestead, then a statement to that effect must be reflected on the Deed.

   C. INTENTIONALLY DELETED.

   D. Duly executed Warranty Deed from the Termination Trustee as appointed in the plan of termination, Grantor, based upon the terms of the termination of the declaration of condominium documents filed of record to the Proposed Insured Purchaser, Grantee, conveying the land described on Schedule A hereof.

   E. INTENTIONALLY DELETED

5. Record a satisfactory Certifications of Trust executed by Warren Sackler, individually and as Trustee under the Warren Sackler Revocable Trust dated December 3rd, 2013. (As to Units 105 and 106), Susan Elizabeth Katz, Joy Michelle Lewin and Jennifer Lynn Lewin, individually and as Successor Co-Trustees of The Sheryl



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AMERICAN LAND TITLE ASSOCIATION

## SCHEDULE B, PART I Requirements

Munson Revocable Trust dated May 25, 2005, Restated October 29, 2019 (As to Unit 204), Thomas J. Anderton, individually and as Trustee of the Thomas J. Anderton 2007 Trust, dtd 4/17/07. (As to Unit 301), and Daniel Charles Goggin, individually and as Trustee of the Daniel Charles Goggin Revocable Trust u/a/d 9/14/2018 (As to Unit 403). The Certifications shall contain the following:

1. A statement confirming the existence of the trust and its execution date.
2. Identification of settlor.
3. The identity and address of the currently acting trustee.
4. The trustee's powers.
5. The revocability or irrevocability of the trust and the identity of any person holding a power to revoke the trust.
6. The authority of co-trustees to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee.
7. The manner of taking title to trust property.
8. The certification must state the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the certification of trust to be incorrect.

Also, furnish for review a copy of the agreement and any amendments thereto.

6. Release and satisfaction of the Mortgage by Todd R. Stuart and Jeffrey Burke, in favor of Quicken Loans, LLC dated July 23, 2021, recorded July 23, 2021, under Instrument No. 117447002. (Unit 103)

7. Release and satisfaction of the Mortgage by Sean Kennealy and Pablo Echegaray, in favor of Fairway Independent Mortgage Corporation dated June 15, 2020, recorded June 19, 2020, under Instrument No. 116564496. (Unit 104)

8. Release and satisfaction of the Mortgage by Warren Sackler, in favor of Rocket Mortgage, LLC dated May 18, 2022, recorded May 23, 2022, under Instrument No. 118163021. (Unit 105)

9. Release and satisfaction of the Mortgage by Marina P. Sandoval and Henrique Valle, in favor of Northpointe Bank dated July 23, 2020, recorded August 28, 2020, under Instrument No. 116698456. (Unit 107)

10. Release and satisfaction of the Mortgage by Thomas Murphy and Lorraine Murphy (prior owner), in favor of Fairway Independent Mortgage Corporation February 26, 2021, recorded March 1, 2021, under Instrument No. 117087373. (Unit 108)

11. Release and satisfaction of the Revolving Credit Mortgage, in favor of Brightstar Credit Union dated February 8, 2024, recorded February 13, 2024, under Instrument No. 119390633. (Unit 103)

12. Release and satisfaction of the Mortgage by Matthew Kyle Osmera, in favor of Hamilton Home Loans, Inc., dated November 4, 2020, recorded November 4, 2020, under Instrument No. 116843284. (Unit 209)

13. Release and satisfaction of the Mortgage by Thomas J. Anderten, Trustee of the Thomas J. Anderten 2007 Trust, in favor of USAA Federal Savings Bank, dated April 18, 2007, dated February 14, 2008, recorded June 13, 2008, in Official Records Book 45450, Page 680 as assigned to U.S. Bank National Association by Assignment recorded under Instrument No. 116933280. (Unit 301)

14. Release and satisfaction of the Mortgage by Stephen Scully and Stephen John Yermal, in favor of Choice Mortgage dated April 13, 2021, recorded April 19, 2021, under Instrument No. 117205466. (Unit 303)



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AMERICAN LAND TITLE ASSOCIATION

## SCHEDULE B, PART I Requirements

15. Release and satisfaction of the Mortgage by Angelica Campomanes, in favor of Gold Star Mortgage Financial Group dated June 16, 2021, recorded June 21, 2021, under Instrument No. 117362307. (Unit 401)

16. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

    Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.

17. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

    Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

18. An Affidavit in form acceptable to Fidelity National Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.

19. Issuing agent must obtain from the Company or perform themselves a title update three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.

20. Redemption of Tax Sale Certificate No.# 14302 for unpaid taxes for the year(s) 2024 under Tax I.D. No. 504212-BD-0100.

21. Evidence of payment of 2025 real estate taxes under Tax I.D. No. 504212-BD-0010 (Unit 101), 504212-BD-0100 (Unit 204), 504212-BD-0160 (Unit 402),

NOTE: 2025 real estate taxes appear paid under the following Tax I.D. Nos.:

504212-BD-0020 (As to Unit 102)
504212-BD-0030 (As to Unit 103)
504212-BD-0040 (As to Unit 104)
504212-BD-0050 (As to Unit 105)
504212-BD-0060 (As to Unit 106)
504212-BD-0070 (As to Unit 107)
504212-BD-0080 (As to Unit 108)
504212-BD-0110 (As to Unit 209)
504212-BD-0120 (As to Unit 301)
504212-BD-0130 (As to Unit 303)



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**SCHEDULE B, PART I Requirements**

504212-BD-0140 (As to Unit 304)
504212-BD-0150 (As to Unit 401)
504212-BD-0170 (As to Unit 403)
504212-BD-0180 (As to Unit 404)

NOTE: Section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.



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## SCHEDULE B, PART II Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

2. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

3. Standard Exceptions:

   A. INTENTIONALLY DELETED.

   B. Rights or claims of parties in possession not shown by the public records.

   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

   D. Taxes or assessments which are not shown as existing liens in the public records.

4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

6. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.

7. INTENTIONALLY DELETED.

8. Easement recorded in Official Records Book 7454, Page 877.

9. Easement recorded in Official Records Book 32993, Page 979.

10. Notwithstanding the legal description set forth on Exhibit "A", the nature, extent or existence of riparian rights or littoral rights is not insured.

11. The following matters disclosed by survey prepared by AFA & Company, Inc., dated June 30, 2026, under Job No. 26-690:



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**SCHEDULE B, PART II Exceptions**

a) Catch basins and electric transformer pad located outside easement areas throughout the property.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 14050 NW 14th Street, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: Patrick Quirk



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## SCHEDULE B, PART II Exceptions

Lots 10 and 11, Block 10, all in LAUDER DEL MAR, a subdivision of the City of Fort Lauderdale, according to the plat thereof recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida; also an extension of Westerly the above described Lots 10 and 11, which is particularly described as follows:

Beginning on the Northwesterly corner of said Lot 10 and running Westerly along the projected Northerly line of said Lot 10 a distance of 66.35 feet to an intersection of on extension of Plat Book 7, Page 30, of the Westerly line of constructed seawall as now located and established, thence Southerly along the Westerly line of said constructed seawall, as now located and established, a distance of 100 feet to an intersection with the Southerly line of said Lot 11, extended Westerly; thence Easterly along an extended Southerly line of said Lot 11 a distance of 72.75 feet to an intersection with the Southwesterly corner of said Lot 11; thence Northerly along the Westerly line of said Lots 10 and 11 to the Point of Beginning; TOGETHER with all riparian rights incident thereto.

And

Lot 9, Block 10, LAUDER DEL MAR, a subdivision of the City of Fort Lauderdale, Broward County, Florida, according to the plat thereof recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida, including all lands lying adjacent thereto and to the West thereof as shown on the survey of McLaughlin Engineering Company dated September 11, 1973.

ALSO BEING KNOWN AS:

Beginning at the NE Corner Lot 9, Block 10, LAUDER DEL MAR, a subdivision of the City of Fort Lauderdale, Broward County, Florida, according to the plat thereof recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida, Thence S 05°41'04" E for a Distance of 123.39' to a Point of Curvature, Thence run South-S.Westerly-West along the said reference curve concave to the NW having for its element a radius of 25 feet and a central angle of 94°35'27" and a Tangent distance of 27.09 to a point of curvature, Thence run S 88°54'23" W for a Distance of 172.62' to a point, Thence run N 02°02'38" W for a Distance of 100' to a point, Thence run N 88°54'23" E for a Distance of 0.88' to a Point, Thence run N 01°32'54" W for a Distance of 39.00' to a Point, Thence run N 76°14'17" E for a Distance of 31.91' to a Point. Thence run S 17°08'11" E for a Distance of 1.26' to a Point. Thence run N 76°14'23" E for a Distance of 24.63' to a Point, Thence N 88°54'23" E for a Distance of 133.20' to The Point of Beginning.



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AMERICAN LAND TITLE ASSOCIATION

Docusign Envelope ID: 572844E0-1B1C-83E0-8326-B3579528F2E7

**Springbrook Gardens, a Condominium**
*333 North New River Drive East*
*Ft. Lauderdale, FL 33301*
*Email: tmurphygardens@aol.com*

Date: October 1, 2026

City of Fort Lauderdale
Development Review Committee (DRC)
Department of Sustainable Development

**Re: Letter of Authorization – DRC Site Plan Submission**

Property Address: 125 N Birch Rd, Fort Lauderdale, FL 33304

Folio Number: 504212-BD-0010, et al

To Whom It May Concern:

Raymond E. Moran, Carol K. Lewandowski, Thomas J. Murphy, Jeffrey Burke, and Stephen John Yermal (collectively, the "Trustees"), are the Termination Trustees under the Plan of Termination of Springbrook Gardens, a Condominium, recorded under Instrument Number 12227742 and re-recorded under Instrument Number 120327735, of the Public Records of Broward County, Florida (the "Plan"). The Trustees have entered into a Purchase and Sale Agreement with MERRIMAC ACQUISITIONS, LLC, a Florida limited liability company ("Purchaser") to sell the real property and improvements located at 125 N Birch Rd, Fort Lauderdale, Florida (the "Property") to Purchaser. The undersigned Trustees hereby authorize Purchaser, and its designated representatives, agents, and consultants, to prepare, submit, and process a Development Review Committee (DRC) site plan submission for the Property with the City of Fort Lauderdale, including the execution of all applications, forms, plans, and related documents reasonably necessary to complete said submission. The Termination Trustees, acting in their capacity as Termination Trustees under the recorded Plan of Termination, are authorized pursuant to the Plan to execute this authorization with respect to the Property without requiring the signatures of the individual Unit Owners.

This authorization shall remain in full force and effect unless and until revoked in writing by the undersigned and delivered to the City of Fort Lauderdale.

Sincerely,

Docusign Envelope ID: AAE4705F-F5A5-864B-8229-E57015E16FF0

Signed by:
Raymond E. Moran
B3C9A726850D422...

**Raymond E. Moran**, as Termination Trustee pursuant to the Plan of Termination of Springbrook Gardens, a Condominium

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization, this 7th day of October, 2026, by **Raymond E. Moran**, who is personally known to me or who has produced Connecticut Drivers License as identification.

MILAIDY DAVILA
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH 349134
My Commission Expires 4/26/2027
ONLINE NOTARY

Signed by:
Milaidy Davila
A7ED9A56775D452...

Notary Public – State of Florida
My Commission Expires: _____
Commission No.: _____

_____

**Carol K. Lewandowski**, as Termination Trustee pursuant to the Plan of Termination of Springbrook Gardens, a Condominium

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 7th day of October, 2026, by **Carol K. Lewandowski**, who is personally known to me or who has produced _____ as identification.

_____

Notary Public – State of Florida
My Commission Expires: _____
Commission No.: _____

Docusign Envelope ID: EC3DCD61-B145-8640-8165-A028B08EF30B

_____

**Raymond E. Moran**, as Termination Trustee pursuant to the Plan of Termination of Springbrook Gardens, a Condominium

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2026, by **Raymond E. Moran**, who is personally known to me or who has produced _____ as identification.

_____

Notary Public – State of Florida

Commission No.: _____ My Commission Expires: _____

Signed by:
Carol K. Lewandowski
9F341A9B90894B9...

**Carol K. Lewandowski**, as Termination Trustee pursuant to the Plan of Termination of Springbrook Gardens, a Condominium

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization, this 7th day of October, 2026, by **Carol K. Lewandowski**, who is personally known to me or who has produced Florida Drivers License as identification.

MILAIDY DAVILA
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH 349134
My Commission Expires 4/26/2027
ONLINE NOTARY

Signed by:
Milaidy Davila
A7ED9A66776D432...

Notary Public – State of Florida
My Commission Expires: _____
Commission No.: _____

Docusign Envelope ID: F704B6AD-6533-8866-8073-8A3662BDCC79

Signed by:
5FA7EE800402483...

**Thomas J. Murphy**, as Termination Trustee pursuant to the Plan of Termination of Springbrook Gardens, a Condominium

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization, this 7th day of October, 2026, by **Thomas J. Murphy**, who is personally known to me or who has produced Florida Drivers License as identification.

MILAIDY DAVILA
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH 349134
My Commission Expires 4/26/2027
ONLINE NOTARY

Signed by:
Milaidy Davila
A7ED9A56775D452...

Notary Public – State of Florida

Commission No.: _____ My Commission Expires: _____

_____

**Jeffrey Burke**, as Termination Trustee pursuant to the Plan of Termination of Springbrook Gardens, a Condominium

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2026, by **Jeffrey Burke**, who is personally known to me or who has produced _____ as identification.

_____

Notary Public – State of Florida

Commission No.: _____ My Commission Expires: _____

Docusign Envelope ID: 572844E0-1B1C-83E0-8326-B3579528F2E7

_____

**Thomas J. Murphy**, as Termination Trustee pursuant to the Plan of Termination of Springbrook Gardens, a Condominium

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 7th day of October, 2026, by **Thomas J. Murphy**, who is personally known to me or who has produced _____ as identification.

_____
Notary Public – State of Florida

Commission No.: _____ My Commission Expires: _____

Signed by:
B1F04161C82D408...
_____

**Jeffrey Burke**, as Termination Trustee pursuant to the Plan of Termination of Springbrook Gardens, a Condominium

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization, this 7th day of October, 2026, by **Jeffrey Burke**, who is personally known to me or who has produced ~~Florida Drivers License~~ _____ as identification.

Signed by:
Kim Balch
52675E98B0E3412...
_____

Notary Public – State of Florida

Commission No.: HH697413 My Commission Expires: 07/13/2029

KIM BALCH
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH697413
My Commission Expires 7/13/2029
ONLINE NOTARY

Docusign Envelope ID: 572844E0-1B1C-83E0-8326-B3579528F2E7

Signed by:
Stephen John Yermal
B9629FE21D3F44C...

**Stephen John Yermal**, as Termination Trustee pursuant to the Plan of Termination of Springbrook Gardens, a Condominium

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization, this 7th day of October, 2026, by **Stephen John Yermal**, who is personally known to me or who has produced ~~NY Drivers License~~ as identification.

Signed by:
Kim Balch
52675E98B0E3412...

Notary Public – State of Florida

Commission No.: HH697413 My Commission Expires: 07/13/2029

KIM BALCH
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH697413
My Commission Expires 7/13/2029
ONLINE NOTARY

Instr# 120327735 , Page 1 of 41, Recorded 07/16/2025 at 03:28 PM
Broward County Commission

Instr# 120227742 , Page 1 of 41, Recorded 05/20/2025 at 01:23 PM
Broward County Commission

This Instrument Prepared by
and after recording return to:

Katherine Amador, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

**Broward County Recording Office:**

Cross Reference to Declaration recorded in
Official Records Book 7511, Page 868

**NOTE TO RECORDER: THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT A SCRIVENER'S ERROR IN PARAGRAPH 2(A) WHEREIN THE NAME OF THE DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES WAS INCORRECTLY REFLECTED. FOR CLARITY, THE CALENDAR DATES IN THIS INSTRUMENT SHALL RELATE BACK TO MAY 20, 2025, THE DATE THIS INSTRUMENT WAS ORIGINALLY RECORDED.**

# PLAN OF TERMINATION OF SPRINGBROOK GARDENS, A CONDOMINIUM

Pursuant to Section 718.117, Florida Statutes, the following is the Plan of Termination of Springbrook Gardens, a Condominium (the "**Plan**"), executed as of April 21, 2025 (the "**Execution Date**").

1. **The Condominium.** Springbrook Gardens, a Condominium (the "**Condominium**") was created by the Declaration of Condominium of Springbrook Gardens, a Condominium, which Declaration was recorded on April 12, 1978, in Official Records Book 7511, Page 868, of the Public Records of Broward County, Florida (the "**Declaration**"). Any capitalized terms used, but not defined herein, shall have the meanings set forth in the Declaration, or in the absence thereof, in Chapter 718.117, Florida Statutes (the "**Termination Statute**"), as it exists on the date hereof. As used herein, the term "**Unit Owner**" shall mean each of the unit owners of the Condominium and the term "**Unit Owners**" shall mean all of the Unit Owners collectively. The term "**Unit**" shall have the same meaning as the term "Apartment" as defined in Section 3 of the Declaration. "**Lien Holder(s)**" shall mean the holders of any liens recorded in the Public Records against any of the Units.

2. **Conditional Plan of Termination.** This Plan shall become effective upon recording in the Public Records of Broward County (the "**Effective Date**"); however, if this Plan is not recorded in the Public Records of Broward County, Florida by July 31, 2025, it shall become null and void. The termination contemplated hereby is expressly conditioned upon the approval of this Plan by the Division of Florida Condominiums, Timeshares, and Mobile Homes of the State of Florida pursuant to Section 718.117(3)(e), Florida Statutes. As this Plan is a conditional plan pursuant to Section 718.117(11)(b), the mere execution and recordation of the Plan in the Public Records does not vest title to the Property (as hereinafter defined) in the Termination Trustee (as hereinafter defined) until a certificate executed by the Termination Trustee with the formalities of a deed under applicable Florida law, confirming that the Conditions have been satisfied or waived (the "**Vesting Certificate**"), has been recorded.

The Condominium shall be terminated upon the last to occur of the following (collectively, the **"Conditions"**):

(a) Approval, or the deemed approval, of the Plan by the ~~Division of Florida Land Sales, Condominiums and Mobile Homes,~~ Division of Florida Condominiums, Timeshares, and Mobile Homes, pursuant to Section 718.117 (4)(e); and

(b) recordation of the Vesting Certificate.

Upon the satisfaction of the Conditions, the Condominium shall automatically be deemed terminated and all of the Unit Owner's right, title and interest as tenants in common in undivided interests in the Property shall vest in the Termination Trustee, subject to all liens thereon (the **"Vesting Date"**). Prior to the Vesting Date, all Unit Owners shall continue to hold title in the same form and manner as existed prior to the recording of this Plan. Following the Vesting Date, the Unit Owners shall be the beneficiaries of the proceeds realized from the Plan. Except as otherwise indicated below, liens held by Lien Holders shall be transferred to the proceeds of sale of the Property and the proceeds of sale or other distribution of Association property, common surplus, or other Association assets attributable to such Unit in their same priority. The Termination Trustee may deal with the Property or any interest therein as it sees fit, without requiring the consent of any Unit Owners, beneficiaries or Lien Holders, inasmuch as the Plan confers on the Termination Trustee the authority to protect, conserve, manage, sell, or dispose of the Property.

The Plan does not terminate the Association. Following the Effective Date, notwithstanding any provision to the contrary in the Declaration or the Articles of Incorporation of the Association, the Board of Directors of the Association shall:

(a) Employ directors, agents, attorneys, and other professionals to liquidate or conclude its affairs.

(b) Conduct the affairs of the Association as necessary for the liquidation or termination.

(c) Carry out contracts and collect, pay, and settle debts and claims for and against the Association.

(d) Defend suits brought against the Association.

(e) Sue in the name of the Association for all sums due or owed to the Association or to recover any of its property.

(f) Perform any act necessary to maintain, repair, or demolish unsafe or uninhabitable improvements or other condominium property in compliance with applicable codes.

(g) Sell at public or private sale or exchange, convey, or otherwise dispose of assets of the Association for an amount deemed to be in the best interests of the Association, and execute bills of sale and deeds of conveyance in the name of the Association.

(h) Collect and receive rents, profits, accounts receivable, income, maintenance fees, special assessments, or insurance proceeds for the Association.

(i) Contract and do anything in the name of the Association which is proper or convenient to terminate the affairs of the Association,

3. **The Property**. For purposes of this Plan, the "**Property**" shall mean and refer to the aggregate of the following:

(a) all property which was submitted to the condominium form of ownership pursuant to the Declaration, including, without limitation, any and all Units and/or common elements contained therein, including the real property identified on Exhibit A attached hereto and made part hereof;

(b) any and all real property owned by the Association;

(c) any and all improvements included within the Condominium and located on the real property referenced in subparagraphs 3(a) or 3(b) above (collectively, the "**Realty**"), including buildings, structures and other facilities;

(d) all fixtures, equipment, machinery, vehicles, furnishings and items of personal property located on and used in the operation of the Realty and owned by the Association;

(e) all applicable licenses, permits, warranties, authorizations and approvals pertaining to ownership and/or operation of the Realty in the Association's possession, if any;

(f) the common surplus of the Association, if any;

(g) any and all intangible rights of the Association affecting the Realty;

(h) all contract rights of the Association pertaining to the ownership and operation of the Realty which are assignable and would affect the Property after closing, if any; and

(i) all monies held in accounts maintained by the Association.

4. **Plan Provisions**.

(a) Termination Trustee. Section 718.117(10)(a), Florida Statutes, requires that this Plan name a termination trustee. The following individuals are hereby named as the termination trustee under this Plan: (I) Raymond E. Moran, having an address at 34 Sims Way, Shelton, CT 06484; (II) Carol K. Lewandowski, having an address at 105 Lake Emerald Dr., Apt. 311, Oakland Park, FL 33309; (III) Thomas J. Murphy, having an address at 201 South Federal Highway, Apt. 1106, Fort Lauderdale, FL 33301; (IV) Jeffrey Burke, having an address at 1919 SE 10th Avenue, Apt. 6104, Ft. Lauderdale, FL 33316, and (V) Stephen John Yernal, having an address at 132 E 65 St., New York, NY 10065 (the foregoing, collectively, the "**Termination Trustee**"). The powers of the Termination Trustee shall include, without limitation, (i) all of the powers given the

Board of Directors of the Association pursuant to the Declaration, and the bylaws of the Association, and 718.117(6), Florida Statutes, (ii) all the powers of a termination trustee set forth in the Termination Statute, (iii) the power and the authority to protect, conserve, manage, sell or dispose of the Property, pursuant to Section 718.117(14), Florida Statutes, including the right to contract for the sale of and dispose of the Property, in accordance with the provisions set forth in this Plan, (iv) upon unanimous written approval by a majority of the Termination Trustee, the power to accept, execute and perform under an offer for sale and purchase of the Property for fair market value offered by a third-party buyer in an arms-length transaction (the "**Fair Market Value**"); and (v) all of the powers necessary to effectuate this Plan. The Termination Trustee shall have the sole discretion to operate, maintain, repair, alter, sell, convey and/or dispose of the Property, without requiring the consent of any other party, including, any Unit Owner, the Association or any lienor.

Inasmuch as the Termination Trustee is not the Association, the Termination Trustee's powers shall be coextensive with those of the Association, and the Association shall, simultaneously with the recordation of this Plan, transfer any association property to the Termination Trustee, if the Association is dissolved, the Termination Trustee shall also have such other powers necessary to conclude the affairs of the Association,

(b) Reports. The Termination Trustee, by execution hereof, agrees to prepare and transmit copies of all reports required by Section 718.117(8), Florida Statutes. All reports shall be sent to Unit Owners and Lien Holders at the mailing addresses, if any, provided to the Association by the Unit Owners or lienors prior to the Effective Date, or any updated addresses provided in writing to the Termination Trustee subsequent to the Effective Date.

(c) Interests in Certain Property. As provided for in Section 718.117(10)(c), Florida Statutes, upon the Effective Date, the percentage interests of the former Unit Owners in the Association property, common surplus, and other assets of the Association, shall be the same as the percentage interests of the respective former Unit Owners in the common elements of the Condominium as set forth in Article VIII (D)(2) to the Declaration ("**Ownership Interest**").

(d) Interests in Proceeds of Sale of the Property. Except as expressly provided to the contrary herein, the percentage interests of each Unit Owner in any proceeds from the sale of the Property shall be the respective values of each Unit Owner's Ownership Interest in the Property based on Fair Market Value ("**Interest in Units**").

(e) Insurance and Condemnation Proceeds. As provided for in Section 718.117(10)(e), Florida Statutes, as of the date of this Plan, the Association is not in possession of any insurance proceeds or condemnation proceeds. However, if any such proceeds are received prior to the Effective Date, they will be distributed to the Unit Owners in accordance with their Ownership Interest.

5. **Sale of Condominium.**

(a) As of the date hereof, the Association is soliciting and negotiating with third parties with respect to the sale of the entire Property (the "**Sale Contract**"). As of the Execution Date, the Termination Trustee shall be authorized to execute and perform the Sale Contract, as permitted

under Section 4 hereof, and one hundred percent (100%) of the Unit Owners, by executing the joinders attached hereto, have authorized, approved and consented to the execution and performance of the Sale Contract by the Termination Trustee.

6. **Distributions.**

(a) Purpose. Following the Effective Date, the Property shall be held by the Termination Trustee, as trustee for Unit Owners and Lien Holders, in their order of priority.

(b) Notice. Not less than thirty (30) days before the first distribution, the Termination Trustee shall deliver by certified mail, return receipt requested, a notice of the estimated distribution to all Unit Owners and Lien Holders, at their last known addresses stating a good faith estimate of the amount of the distributions to each class and the procedures and deadline for notifying the Termination Trustee of any objections to the amount. The deadline must be at least fifteen (15) days after the date the notice was mailed. If a Unit Owner or Lien Holder files a timely objection with the Termination Trustee, the Termination Trustee need not distribute the funds and property allocated to the respective Unit Owner or Lien Holder until the Termination Trustee has had a reasonable time to determine the validity of the adverse claim. In the alternative, the Termination Trustee may interplead the Unit Owner, Lien Holder, and any other person claiming an interest in the Unit and deposit the funds allocated to the Unit in the court registry, at which time the Property is free of all claims and liens of the parties to the suit. In an interpleader action, the Termination Trustee and prevailing party may recover reasonable attorney's fees and costs.

(c) Distribution Priority on a Sale. The proceeds from any sale of Property or association property and any remaining condominium property or association property, common surplus, and other assets shall be distributed in the following priority:

(i) To pay the reasonable Termination Trustee's fees and costs and accounting fees and costs.

(ii) To lienholders of liens recorded prior to the recording of the Declaration.

(iii) To purchase-money lienholders on Units to the extent necessary to satisfy their liens; however, the distribution may not exceed a Unit Owner's share of the proceeds.

(iv) To lienholders of liens of the Association, including but not limited to mechanic's liens and/or constructions liens, which have been consented to under Florida Statutes Section 718.121(1), if any.

(v) To creditors of the Association, if any, as their interests appear.

(vi) To Unit Owners, the proceeds of any sale of Property, subject to satisfaction of liens on each Unit in their order of priority and less any FIRPTA withholding required, in accordance with their Ownership Interest, unless objected to by a Unit Owner or Lien Holder as provided in paragraph (b);

(vii) To Unit Owners, the proceeds of any sale of Association property, the remaining Association property, common surplus, and other assets of the Association, in accordance with their Ownership Interest, unless objected to by a Unit Owner or Lien Holder as provided in paragraph (b).

The proceeds from the sale of the Property shall be distributed in accordance with this Plan no later than three (3) business days following the sale of the Property.

(d) Additional Distributions. Other than as provided herein, the Termination Trustee shall have full discretion in making distributions, subject to, and in accordance with the provisions of this Plan and the Termination Statute.

7. **Miscellaneous.**

(a) Counterparts. This Plan may be executed in any number of counterparts, each of which shall be construed as an original, and also executed will together constitute one agreement, notwithstanding that all the parties may not be signatories to the same counterpart or the signature pages may be assembled as part of a single document.

(b) Severability. To the maximum extent permitted under the applicable law, in case any one or more of the provisions contained in this Plan shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision herein and this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. Should any provision of this Plan be subject to additional interpretation, the courts interpreting or considering such provision shall not apply the presumption or rule of construction that the terms of this Plan may be more strictly construed against the party which itself or through its counsel or other agent prepared the same.

(c) Governing Law; Venue. This Plan shall be governed by and construed under the laws of the State of Florida, exclusive of its choice of law provisions. Venue of any litigation or administrative proceeding shall be exclusively in Broward County, Florida.

(d) Authority. Each party hereby represents and warrants that it has the legal authority to enter into and execute this Plan and to perform all of its obligations and duties set forth herein.

(e) Binding Effect. By executing this Plan, each Unit Owner expressly agrees that this Plan shall be binding upon and inure to the benefit of the parties specified herein, including their respective heirs, successors and assigns. Furthermore, in the event that any Unit Owners conveys all or a portion of their interest in their respective Unit to a third-party purchaser, such third-party purchaser shall be bound by the terms and provisions of this Plan. To the fullest extent permitted by law, a successor owner of a Unit that is subject to this Plan, by taking title thereto, waives any right to contest or object to this Plan and agrees to be bound by the provisions set forth herein.

(f) Captions. The paragraph captions in this Plan are for convenience only and shall have no effect on interpretation of the terms and provisions of this Plan.

(g) No Partnership. Nothing in this Plan shall be construed to make the parties hereto partners or joint venturers or render any of them liable for the debts or obligations of another party hereto.

(h) JURY WAIVER. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO A JURY IN ANY LITIGATION IN CONNECTION WITH THIS PLAN OR THE TRANSACTIONS CONTEMPLATED BY THIS PLAN. EACH PARTY ACKNOWLEDGES THAT THIS WAIVER HAS BEEN FREELY GIVEN AFTER CONSULTATION WITH COMPETENT COUNSEL.

(i) Each Unit Owner acknowledges that Berger Singerman LLP has not performed any legal services on their behalf. Each Unit Owner acknowledges that they were represented by legal counsel of their choosing, or voluntarily waived the right to seek legal advice in connection with this Plan and the transaction contemplated herein.

IN WITNESS WHEREOF, Pursuant to Section 718.117, Florida Statutes, 100% of the Unit Owners hereby approve the foregoing Plan by executing the attached approval, consent and Joinder in the manner of execution of a deed. Furthermore, the Termination Trustee and Association execute and Join in this Plan and agree to be bound by its terms.

[Approvals, consents and joinders are attached]

**Exhibit "A"**

Lots 10 and 11, Block 10, all in LAUDER DEL MAR, a subdivision of the City of Fort Lauderdale, according to the plat thereof recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida; also an extension of Westerly the above described Lots 10 and 11, which is particularly described as follows:

Beginning on the Northwesterly corner of said Lot 10 and running Westerly along the projected Northerly line of said Lot 10 a distance of 66.35 feet to an intersection of on extension of the Westerly line of constructed seawall as now located and established, thence Southerly along the Westerly line of said constructed seawall, as now located and established, a distance of 100 feet to an intersection with the Southerly line of said Lot 11, extended Westerly; thence Easterly along an extended Southerly line of said Lot 11 a distance of 72.75 feet to an intersection with the Southwesterly corner of said Lot 11; thence Northerly along the Westerly line of said Lots 10 and 11 to the Point of Beginning; TOGETHER with all riparian rights incident thereto.

And

Lot 9, Block 10, LAUDER DEL MAR, a subdivision of the City of Fort Lauderdale, Broward County, Florida, according to the plot thereof recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida, including all lands lying adjacent thereto and to the West thereof as shown on the survey of McLaughlin Engineering Company dated September 11, 1973.

## JOINDER OF TERMINATION TRUSTEE

Ray Moran, an individual, hereby approves, joins in, consents to, approves and agrees to be bound by the forgoing Plan of Termination of Springbrook Gardens, a Condominium.

Witnesses:

Printed Name: Ann D Talcott
Address: 478 East Street
Middletown, CT 06457

Printed Name: Gary Riedel
Address: 93 Elton Road
Kensington CT 06037

Raymond E. Moran

CONNECTICUT
STATE OF ~~FLORIDA~~ )
)SS.:
COUNTY OF HARTFORD ) WETHERSFIELD, CT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of APRIL, 2025, by Raymond E. Moran, who ☐ is personally known to me or ☒ has produced CONNECTICUT STATE DRIVERS LICENSE as identification.

My commission expires: 9-30-26

NOTARY PUBLIC, State of ~~Florida~~ CONNECTICUT
Print Name: Grace M. McCoke

**JOINDER OF TERMINATION TRUSTEE**

Carol K. Lewandowski, an individual, hereby approves, joins in, consents to, approves and agrees to be bound by the forgoing Plan of Termination of Springbrook Gardens, a Condominium,

Witnesses:

Printed Name: Cristina Alarcon
Address: 300 E oakland park blvd
Wilton manors, FL, 33334

Printed Name: Diego Perez
Address: 300 E Oakland Park blvd
Wilton Manors FL 33334

Carol K. Lewandowski

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 16 day of April, 2025, by Carol K. Lewandowski, who ☐ is personally known to me or ☑ has produced U.S. Passport as identification.

My commission expires: March 7, 2028

NOTARY PUBLIC, State of Florida
Print Name: Daneily Frias

DANEILY FRIAS
Commission # HH 501569
Expires March 7, 2028

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## JOINDER OF TERMINATION TRUSTEE

Thomas Murphy, an individual, hereby approves, joins in, consents to, approves and agrees to be bound by the forgoing Plan of Termination of Springbrook Gardens, a Condominium,

Witnesses:

Printed Name: Jason Louis

Address: The UPS Store, Bank of America City Centre, 401 E. Las Olas Blvd #130, Fort Lauderdale, Florida 33301

Thomas J. Murphy

Printed Name: Vital Montalvo

Address: The UPS Store, Bank of America City Centre, 401 E. Las Olas Blvd #130, Fort Lauderdale, Florida 33301

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 16th day of April, 2025, by Thomas J. Murphy, who ☐ is personally known to me or ☑ has produced Drivers License as identification.

My commission expires: July 27, 2026

NOTARY PUBLIC, State of Florida
Print Name: Joseph Magri

JOSEPH MAGRI
Comm.: # HH 294012
Expires: July 27, 2026
Notary Public - State of Florida

**JOINDER OF TERMINATION TRUSTEE**

Jeff Burke, an individual, hereby approves, joins in, consents to, approves and agrees to be bound by the forgoing Plan of Termination of Springbrook Gardens, a Condominium,

Witnesses:

Printed Name: Beatriz Pablopulos
Address: 7575 E 17th St
Fort Lauderdale, FL 33316

Printed Name: Kevin Velarde
Address: 7575 E 17th St
Fort Lauderdale, FL 33316

Jeffrey Burke

STATE OF FLORIDA)
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of April, 2025, by Jeffrey Burke, who ☐ is personally known to me or ☒ has produced FL Drivers License as identification.

My commission expires:
05/04/2028

NOTARY PUBLIC, State of Florida
Print Name: Myriam Ganoza

MYRIAM GANOZA
MY COMMISSION # HH 518067
EXPIRES: May 4, 2028

**JOINDER OF TERMINATION TRUSTEE**

Stephen Yermal, an individual, hereby approves, joins in, consents to, approves and agrees to be bound by the forgoing Plan of Termination of Springbrook Gardens, a Condominium,

Witnesses:

Lisa M Glenn
Printed Name: Lisa M. Glenn
Address: 34481 Broad Waters RD
Millsboro DE 19966

Stephen Yermal

Judy Romani
Printed Name: Judy Romani
Address: 24832 John J. Williams Hwy #1
Millsboro, DE 19966

STATE OF ~~FLORIDA~~ DE )
)SS.:
COUNTY OF Sussex )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of August, 2025, by Stephen Yermal, who ☐ is personally known to me or ~~☒~~ has produced Ft Illinois - Driver License as identification.

My commission expires: 11/13/2025

NOTARY PUBLIC, State of ~~Florida~~ DE
Print Name: Robert A. Romani

ROBERT A. ROMANI
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 11-13-2025

ROBERT A. ROMANI NOTARY PUBLIC STATE OF DELAWARE MY COMM. EXPIRES 11-13-2025

13607781-11

## JOINDER OF ASSOCIATION

Springbrook Gardens, Inc., a Condominium, a Florida not for profit corporation, hereby approves, joins in and agrees to be bound by the forgoing Plan of Termination of Springbrook Gardens, a Condominium.

Witnesses:

Jak Carson
Printed Name: Jak Carson
Address: 3049 N Federal Hwy
Ft Lauderdale FL 33306

Printed Name: Nathan Miller-Bagley
Address: 3049 N Federal Hwy
Fort Lauderdale, FL 33306

**SPRINGBROOK GARDENS, INC., a Condominium,** a Florida not for profit corporation

By: Thomas Murphy
Name: Thomas Murphy
Title: President

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 11 day of April, 2025, by Thomas Murphy, as President of Springbrook Gardens, Inc., a Condominium, a Florida not for profit corporation, on behalf of the corporation, who ☑ is personally known to me or ☐ has produced _____ as identification.

My commission expires:

NOTARY PUBLIC, State of Florida
Print Name: Jordan Ford

Jordan Ford
Commission # HH 283236
Commission Expires 07-04-2026
Bonded Through - Cynanotary
Florida - Notary Public

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK CONDOMINIUM**
**(Unit 101-multiple individual owners)**

William Burkhart and Marco Laterreur, as the owners of Unit 101 of Springbrook Gardens, a Condominium, do hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium, to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: [illegible]
Address: 2500 E LAS OLAS Blvd 1708
Ft LAUDERDALE, FL. 33301

Print Name: Joseph Ma...
Address: 401 E Las Olas
Blvd Ste 130 33301

**UNIT OWNER:**

William Burkhart

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 17 day of April, 2025, by William Burkhart, who ☐ is personally known to me or ☑ has produced DRIVERS LICENSE as identification.

My commission expires: 02.15.28

NOTARY PUBLIC, State of Florida
Print Name: Steven Kelly

Steven Kelly
Comm.: HH 493315
Expires: Feb. 15, 2028
Notary Public - State of Florida

[*Signatures Continue on Following Page*]

**WITNESSES:**

Print Name: Jason Louis
Address: 2500 E. Las Olas Blvd 1708
Ft Lauderdale, Fl. 33301

Print Name: Joseph Maggio
Address: 401 E Las Olas
Blvd Ste 130 33301

**UNIT OWNER:**

Marco Laterreur

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 17 day of April, 2025, by Marco Laterreur, who ☐ is personally known to me or ☑ has produced Drivers License as identification.

My commission expires: 02.15.28

NOTARY PUBLIC, State of Florida
Print Name: Steven Kelly

Steven Kelly
Comm.: HH 493315
Expires: Feb. 15, 2028
Notary Public - State of Florida

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 102-multiple individual owners)**

R. Michael Erickson and Denise L. Erickson, as the owners of Unit 102 of Springbrook Gardens, a Condominium, do hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: [illegible]
Address: 2000 Gladys Rd
Deerfield Beach FL

Print Name: Neil Dumstead
Address: 2000 Gladesman
Boca Raton, FL

**UNIT OWNER:**

R. Michael Erickson

STATE OF FLORIDA )
)SS.:
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of April, 2025, by R. Michael Erickson, who ☐ is personally known to me or ☒ has produced Driver License as identification.

My commission expires: 12/10/2026

NOTARY PUBLIC, State of Florida
Print Name: Dina Levit

DINA LEVIT
Notary Public, State of Florida
Commission# HH 397059
My comm. expires Dec. 10, 2026

[*Signatures Continue on Following Page*]

**WITNESSES:**

Print Name: Virginia Donaker
Address: 2000 Glades Rd
Boca Raton FL

Print Name: Neil Donaker
Address: 2000 Glades Road
Boca Raton, FL

**UNIT OWNER:**

Denise L. Erickson

STATE OF FLORIDA )
)SS.:
COUNTY OF Florida )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 21 day of April, 2025, by Denise L. Erickson, who ☐ is personally known to me or ☑ has produced Driver License as identification.

My commission expires: 12/10/2026

NOTARY PUBLIC, State of Florida
Print Name: DINA LEVIT

DINA LEVIT
Notary Public, State of Florida
Commission# HH 337059
My comm. expires Dec. 10, 2026

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 103-multiple individual owners)**

Todd R. Stuart and Jeffrey Burke, as the owners of Unit 103 of Springbrook Gardens, a Condominium, do hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Beatriz Pablapulos
Address: 757 SE 17th St
Fort Lauderdale, FL 33316

Print Name: Rodo Velazquez
Address: 757 SE 17th St
Fort Lauderdale, FL 33316

**UNIT OWNER:**

Todd R. Stuart

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of April, 2025, by Todd R. Stuart, who ☐ is personally known to me or ☒ has produced FL Driver's License as identification.

My commission expires:
05/04/2028

NOTARY PUBLIC, State of Florida
Print Name: Myriam Ganoza

MYRIAM GANOZA
MY COMMISSION # HH 518067
EXPIRES: May 4, 2028

*[Signatures Continue on Following Page]*

**WITNESSES:**

Print Name: Beatriz Paldopulos
Address: 757 SE 17th St
Fort Lauderdale, FL 33316

Print Name: Karina Vizcaya
Address: 757 SE 17th St
Fort Lauderdale, FL 33316

**UNIT OWNER:**

Jeffrey Burke

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 16 day of April, 2025, by Jeffrey Burke, who ☐ is personally known to me or ☒ has produced FL Drivers License as identification.

My commission expires:
05/04/2028

NOTARY PUBLIC, State of Florida
Print Name: Myriam Ganoza

MYRIAM GANOZA
MY COMMISSION # HH 518067
EXPIRES: May 4, 2028

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 104-multiple individual owners)**

Sean Kennealy and Pablo Echegaray, as the owners of Unit 104 of Springbrook Gardens, a Condominium, do hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Karina Hernández
Address: 300 E. Oakland Park. Blvd Wilton Manors, FL 33334

Print Name: Diego Perez
Address: 300 E Oakland Park Blvd Wilton manors FL 33334

**UNIT OWNER:**

Sean Kennealy

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 16 day of April, 2025, by Sean Kennealy, who ☐ is personally known to me or ☑ has produced U.S. Passport as identification.

My commission expires: March 7, 2028

NOTARY PUBLIC, State of Florida
Print Name: Daneily Frias

DANEILY FRIAS
Commission # HH 501569
Expires March 7, 2028

[*Signatures Continue on Following Page*]

**WITNESSES:**

Print Name: Karena Hernandez
Address: 300 E. Oakland Park Blvd Wilton Manors, FL 33334

Print Name: Diego Perez
Address: 300 E. Oakland Park Blvd Wilton Manors, FL 33334

**UNIT OWNER:**

Pablo Echegaray

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of April, 2025, by Pablo Echegaray, who ☐ is personally known to me or ☒ has produced U.S. Passport as identification.

My commission expires: March 7, 2028

NOTARY PUBLIC, State of Florida
Print Name: Donnely Frias

DANIELY FRIAS
Commission # HH 501569
Expires March 7, 2028

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK GARDENS, A CONDOMINIUM**
**(Unit 105 and Unit 106-individual owner)**

Warren Sackler, individually and as Trustee or his successor in trust, under the Warren Sackler Revocable Trust dated December 3rd, 2013, as the owner of Unit 105 and Unit 106 of Springbrook Gardens, a Condominium, does hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium, to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Thomas J Anderter
Print Name: Thomas J Anderter
Address: 5860 NE 21ST Road
Ft Lauderdale, FL
33308

Print Name: RONAN J. CROWN
Address: 1 LAS OLAS CIR. #701
FT. LAUDERDALE, FL 33316

**UNIT OWNER:**

Warren Sackler
Warren Sackler, individually and as Trustee or his successor in trust, under the Warren Sackler Revocable Trust dated December 3rd, 2013

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 11 day of April, 2025, by Warren Sackler, individually and as Trustee or his successor in trust, under the Warren Sackler Revocable Trust dated December 3rd, 2013, who ☐ is personally known to me or ☑ has produced Florida Driver License, [redacted] exp 7/2029 as identification.

My commission expires: 12/12/25

JESSICA VIVAR
Notary Public - State of Florida
Commission # HH 621153
My Comm. Expires Dec 12, 2028

NOTARY PUBLIC, State of Florida
Print Name: Jessica Vivar

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 107-multiple individual owners)**

Marina P. Sandoval and Henrique Valle, as the owners of Unit 107 of Springbrook Gardens, a Condominium, do hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Erick Mendez
Address: 1950 N. University Dr.
Coral Springs, FL 33071

Ledis Rivera
Print Name: Ledis Rivera
Address: 1950 N University Drive Coral Springs, FL 33065

**UNIT OWNER:**

Marina P. Sandoval

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 10th day of April, 2025, by Marina P. Sandoval, who ☐ is personally known to me or ☑ has produced Driver License as identification.

My commission expires:

Ledis Rivera
NOTARY PUBLIC, State of Florida
Print Name: Ledis Rivera

LEDIS RIVERA
Notary Public • State of Florida
Commission # HH 500042
My Comm. Expires Mar 5, 2028

[*Signatures Continue on Following Page*]

**WITNESSES:**

Print Name: Erick Mendez
Address: 1980 N. University Dr
Coral Springs, FL 33071

Print Name: Ledis Rivera
Address: 1950 N University Drive Coral Springs, FL 33065

**UNIT OWNER:**

Henrique Valle

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 10 day of April, 2025, by Henrique Valle, who ☐ is personally known to me or ☑ has produced Driver license as identification.

My commission expires:

NOTARY PUBLIC, State of Florida
Print Name: Ledis Rivera

LEDIS RIVERA
Notary Public - State of Florida
Commission # HH 500042
My Comm. Expires Mar 5, 2028

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 108-multiple individual owners)**

Thomas J. Murphy and Lorraine E. Murphy, as the owners of Unit 108 of Springbrook Gardens, a Condominium, do hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Jason Louis
Address: The UPS Store
BANK OF AMERICA CITY CENTRE
401 E. Las Olas Blvd #130
Fort Lauderdale, FL 33301

Print Name:
Address: The UPS Store
BANK OF AMERICA CITY CENTRE
401 E. Las Olas Blvd #130
Fort Lauderdale, FL 33301

**UNIT OWNER:**

Thomas J. Murphy

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 6th day of April, 2025, by Thomas J. Murphy, who ☐ is personally known to me or ☐ has produced Driver's License as identification.

My commission expires: July 27, 2026

NOTARY PUBLIC, State of Florida
Print Name: Joseph Magri

JOSEPH MAGRI
Comm.: # HH 294012
Expires: July 27, 2026
Notary Public - State of Florida

*[Signatures Continue on Following Page]*

**WITNESSES:**

Print Name:
Address:

Print Name:
Address:

**UNIT OWNER:**

Lorraine E. Murphy

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 16th day of April, 2025, by Lorraine E. Murphy, who ☐ is personally known to me or ☑ has produced Drivers License as identification.

My commission expires: July 27, 2026

NOTARY PUBLIC, State of Florida
Print Name:

JOSEPH MAGRI
Comm.: HH 294012
Expires: July 27, 2026
Notary Public - State of Florida

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit-203 individual owner)**

George W. Jones, as the owner of Unit 203 of Springbrook Gardens, a Condominium, does hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Karen T Sidoti
Address: 15 Francis Dr
Pompton Plains NJ 07444

Print Name: Kevonya Garris
Address: 416 Kerrigan blvd
Newark, NJ 07108

**UNIT OWNER:**

George W. Jones

STATE OF ~~FLORIDA~~ New Jersey )
)SS.:
COUNTY OF Union )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 12 day of April, 2025, by George W. Jones, who ☐ is personally known to me or ☑ has produced USA Passport as identification.

My commission expires: 11/6/2028

NOTARY PUBLIC, State of ~~Florida~~ New Jersey
Print Name: Kevin Samuels

KEVIN A SAMUELS
Notary Public, State of New Jersey
Comm. # 50215718
My Commission Expires 11/6/2028

NOTARY PUBLIC STATE OF NEW JERSEY KEVIN A SAMUELS
13607781-11

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK, A CONDOMINIUM**
**(Unit 204-multiple individual owners)**

Susan Elizabeth Katz, Joy Michelle Lewin and Jennifer Lynn Lewin, each individually and as Successor Co-Trustees of The Sheryl Munson Revocable Trust dated May 25, 2005 as Restated October 29, 2019, as the owners of Unit 204 of Springbrook Gardens, a Condominium, do hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: TED GUENTHER
Address: 149 NE DANBURY AVE
HILLSBORO, OR 97124

Una Maher
Print Name: UNA MAHER
Address: 153 NE Danbury Ave
Hillsboro, OR 97124

**UNIT OWNER:**

Susan Elizabeth Katz, individually and as Successor Co-Trustee of The Sheryl Munson Revocable Trust dated May 25, 2005, as Restated October 29, 2019

STATE OF ~~FLORIDA~~ Oregon )
)SS.:
COUNTY OF Multnomah )

OFFICIAL STAMP
STEVEN JAMES DAVEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 1039811
MY COMMISSION EXPIRES AUGUST 10, 2027

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 21st day of April, 2025, by Susan Elizabeth Katz, individually and as Successor Co-Trustees of the Sheryl Munson Revocable Trust dated May 25, 2005, as Restated October 29, 2019, who ☐ is personally known to me or ☑ has produced Drivers License as identification.

My commission expires:
August 10, 2027

NOTARY PUBLIC, State of ~~Florida~~ Oregon
Print Name: Steven Davey

*[Signature Pages Continue on Following Page]*

**WITNESSES:**

Print Name: TAD GUENTHER
Address: 149 NE DANBURY AVE.
HILLSBORO, OR. 97124

Print Name: UNA MAHER
Address: 153 NE DANBURY AVE
HILLSBORO, OR 97124

**UNIT OWNER:**

Joy Michelle Lewin, individually and as Successor Co-Trustee of The Sheryl Munson Revocable Trust dated May 25, 2005, as Restated October 29, 2019

STATE OF ~~FLORIDA~~ Oregon )
)SS.:
COUNTY OF Multnomah )

OFFICIAL STAMP
STEVEN JAMES DAVEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 1039811
MY COMMISSION EXPIRES AUGUST 10, 2027

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization this 21st day of April, 2025, by Joy Michelle Lewin individually and as Successor Co-Trustees of the Sheryl Munson Revocable Trust dated May 25, 2005, as Restated October 29, 2019, who ☐ is personally known to me or ☑ has produced Drivers License as identification.

My commission expires:
August 10, 2027

NOTARY PUBLIC, State of ~~Florida~~ Oregon
Print Name: Steven Davey

*[Signature Pages Continue on Following Page]*

**WITNESSES:**

Print Name: TAD GUENTHER
Address: 149 NE DANBURY AVE.
HILLSBORO, OR 97124

Print Name: UNA MAHER
Address: 153 NE DANBURY AVE
HILLSBORO, OR 97124

**UNIT OWNER:**

Jennifer Lynn Lewin, individually and as Successor Co-Trustee of the Sheryl Munson Revocable Trust dated May 25, 2005, as Restated October 29, 2019

STATE OF ~~FLORIDA~~ Oregon )
)SS.:
COUNTY OF Multnomah )

OFFICIAL STAMP
STEVEN JAMES DAVEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 1039811
MY COMMISSION EXPIRES AUGUST 10, 2027

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 21st day of April, 2025, by Jennifer Lynn Lewin, individually and as Successor Co-Trustees of the Sheryl Munson Revocable Trust dated May 25, 2005, as Restated October 29, 2019, who ☐ is personally known to me or ☑ has produced Drivers License as identification.

My commission expires:
August 10, 2027

NOTARY PUBLIC, State of ~~Florida~~ Oregon
Print Name: Steven J Davey

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 209-individual owner)**

Matthew Kyle Osmera, as the owner of Unit 209 of Springbrook Gardens, a Condominium, does hereby join into, approves and consents to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Laura Largi
Address: 1100 Jefferson St, Apt 306
Hoboken, NJ 07030

Print Name: Rudolph Martin
Address: 164 Dartmouth ST
Highland Park, NJ 08904

**UNIT OWNER:**

Matthew Kyle Osmera

STATE OF ~~FLORIDA~~ New York )
)SS.:
COUNTY OF New York )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 15th day of April, 2025, by Matthew Kyle Osmera, who ☑ is personally known to me or ☐ has produced _____ as identification..

My commission expires:

SABINE AHEL
Notary Public, State of New York
No. 01AH6170553
Qualified in Queens County
Commission Expires July 9, 2027

Sabine Ahel
NOTARY PUBLIC, State of ~~Florida~~ New York
Print Name: Sabine Ahel

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 301-individual owner)**

Thomas J. Anderten, individually and as Trustee of the Thomas J. Anderten 2007 Trust, dtd 4/17/07, as the owner of Unit 301 of Springbrook Gardens, a Condominium, does hereby join into, approves and consents to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: RONALD CROHN
Address: 1 LAS OLAS CIR. #701
FT. LAUDERDALE, FL 33316

Print Name: WARREN SACKLER
Address: 112 North Birch Road Apt 403
Fort Lauderdale, FL 33304

**UNIT OWNER:**

Thomas J. Anderten, individually and as Trustee of the Thomas J. Anderten 2007 Trust, dtd 4/17/07

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 11th day of April, 2025, by Thomas J. Anderten, individually and as Trustee of the Thomas J. Anderten 2007 Trust, dtd 4/17/07, who ☐ is personally known to me or ☑ has produced Florida Driver License; [redacted] Exp 5/2027 as identification.

My commission expires: 12/12/28

NOTARY PUBLIC, State of Florida
Print Name: Jessica Vivar

JESSICA VIVAR
Notary Public - State of Florida
Commission # HH 621153
My Comm. Expires Dec 12, 2028

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 303-multiple individual owners)**

Stephen Scully and Stephen John Yermal, as the owners of Unit 303 of Springbrook Gardens, a Condominium, do hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Lisa M. Glenn
Print Name: Lisa M. Glenn
Address: 34481 Broadwater RD
Millsboro DE 19966

Judy Romani
Print Name: Judy Romani
Address: 24832 John J. Williams Hwy #1
Millsboro, DE 19966

**UNIT OWNER:**

Stephen Scully
Stephen Scully

Delaware
STATE OF ~~FLORIDA~~ )
)SS.:
COUNTY OF Sussex )

The foregoing instrument was acknowledged before me by means of ~~physical presence~~ or ☐ online notarization this 14 day of Nov, 2025, by Stephen Scully, who ☐ is personally known to me or ☒ has produced Stephen Scully Driver's License as identification.

My commission expires: 11/13/2026

NOTARY PUBLIC, State of ~~Florida~~ DE
Print Name: Robert A. Romani

ROBERT A. ROMANI
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 11-13-2026

[*Signatures Continue on Following Page*]

**WITNESSES:**

Lisa M Glenn
Print Name: Lisa M. Glenn
Address: 34481 Broadwater RD
Millsboro, DE 19966

Judy Romani
Print Name: Judy Romani
Address: 24832 John J Williams Hwy #4
Millsboro, DE 19966

**UNIT OWNER:**

Stephen John Yermal
Stephen John Yermal

DE
STATE OF ~~FLORIDA~~ )
)SS.:
COUNTY OF Sussex )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of April, 2025, by Stephen John Yermal who ☐ is personally known to me or ☒ has produced Delaware D. License as identification.

My commission expires: 11/13/2025

NOTARY PUBLIC, State of ~~Florida~~ DE
Print Name: Robert A Romani

ROBERT A. ROMANI
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 11-13-2025

13607781-11

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 304-multiple individual owners)**

Raymond E. Moran and Mark Oldham, as the owners of Unit 304 of Springbrook Gardens, a Condominium, do hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Mary Riedel
Address: 93 Elton Road
Kensington CT. 06037

Print Name: Anne D Talcott
Address: 478 East Street
Middletown, CT 06457

**UNIT OWNER:**

Raymond E. Moran

STATE OF ~~FLORIDA~~ CONNECTICUT )
)SS.:
COUNTY OF HARTFORD ) WETHERSFIELD, CT

The forgoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of APRIL, 2025, by Raymond E. Moran, who ☐ is personally known to me or ☒ has produced CONNECTICUT STATE DRIVERS LICENSE as identification.

My commission expires: 9-30-26

NOTARY PUBLIC, State of ~~Florida~~ CONNECTICUT
Print Name: EUGENE V. FALCO

[*Signatures Continue on Following Page*]

**WITNESSES:**

Print Name: Gary Rubba
Address: 93 Egton Road
Kensington CT 06037

Print Name: Anne D. Talbott
Address: 478 East Street
Middletown, CT 06457

**UNIT OWNER:**

Mark Oldham

STATE OF Connecticut )
)SS.:
COUNTY OF Hartford ) Wethersfield, CT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of April, 2025, by Mark Oldham, who ☐ is personally known to me or ☒ has produced Connecticut State Drivers License as identification.

My commission expires: 9-30-26

NOTARY PUBLIC, State of Connecticut
Print Name: Eugene V. Falcone

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 401- individual owner)**

Angelica Campomanes as the owner of Unit 401 of Springbrook Gardens, a Condominium, does hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Marc Shomberg
Address: 7401 Wiles Rd #254
Coral Springs FL 33067

Print Name: Lynela Jones
Address: 7401 Wiles Rd #254
Coral Springs FL 33067

**UNIT OWNER:**

Angelica Campomanes

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 15th day of April, 2025, by Angelica Campomanes, who ☐ is personally known to me or ☐ has produced _____ as identification.

My commission expires:

NOTARY PUBLIC, State of Florida
Print Name: _____

NOTARY PUBLIC STATE OF FLORIDA
MARC SHOMBERG
Commission # HH 201354
Expires December 27, 2025

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 402- individual owner)**

Coleen C. Furey, as the owner of Unit 402 of Springbrook Gardens, a Condominium, does hereby join into, approve and consent to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Evrose Myrtil
Address: 265 S. Federal Hwy
Deerfield bch, Fl 33441

Print Name: Varun Banerji
Address: 265 S. Federal Hwy
Deerfield beach, FL, 33441

**UNIT OWNER:**

Coleen C. Furey

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 16 day of April, 2025, by Coleen C. Furey, who ☐ is personally known to me or ☑ has produced Fldl as identification..

My commission expires: August 6, 2027

NOTARY PUBLIC, State of Florida
Print Name: Kelly T. Etheridge

KELLY T ETHERIDGE
Notary Public - State of Florida
Commission # HH 384915
My Comm. Expires Aug 6, 2027
Bonded through National Notary Assn.

[*Signatures Continue on Following Page*]

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**

**(Unit 403-individual owner)**

Daniel Charles Goggin, individually and as Trustee of the Daniel Charles Goggin Revocable Trust u/a/d 9/14/2018, as the owner of Unit 403 of Springbrook Gardens, a Condominium, does hereby join into, approves and consents to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Andre Samaylov
Address: 610 W 42nd St
#18G New York NY 10036

Print Name: SOOKDEO RAMPERSAD
Address: 2958 Roberts Avenue
Bronx, New York 10461

**UNIT OWNER:**

Daniel Charles Goggin, individually and as Trustee of the Daniel Charles Goggin Revocable Trust u/a/d 9/14/2018

STATE OF ~~FLORIDA~~ NEW YORK )
)SS.:
COUNTY OF NEW YORK )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 14th day of APRIL, 2025, by Daniel Charles Goggin, individually and as Trustee of the Daniel Charles Goggin Revocable Trust u/a/d 9/14/2018, who ☐ is personally known to me or ☑ has produced N.Y. STATE DR. LIC. as identification..

My commission expires:

NOTARY PUBLIC, State of Florida
Print Name: MEENA M. GULATI

MEENA M. GULATI
Notary Public, State of New York
No. 01GU0011437
Qualified in New York County
Commission Expires July 18, 2027

**JOINDER, APPROVAL AND CONSENT OF UNIT OWNER TO PLAN OF TERMINATION OF SPRINGBROOK , A CONDOMINIUM**
**(Unit 404-individual owner)**

Carol K. Lewandowski, as the owner of Unit 404 of Springbrook Gardens, a Condominium, does hereby join into, approves and consents to the Plan of Termination of Springbrook Gardens, a Condominium to which this Joinder, Approval and Consent is attached, pursuant to Section 718.117, Florida Statutes.

**WITNESSES:**

Print Name: Cristina Marcon
Address: 300 E oakland Park blvd wilton manors, fl, 33334

Print Name: Diego Perez
Address: 300 E Oakland Park blvd wilton manors fl 33334

**UNIT OWNER:**

Carol K. Lewandowski

STATE OF FLORIDA )
)SS.:
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 16 day of April, 2025, by Carol K. Lewandowski, who ☐ is personally known to me or ☑ has produced U.S. Passport as identification..

My commission expires: March 7, 2028

NOTARY PUBLIC, State of Florida
Print Name: Daneily Frias

DANEILY FRIAS
Commission # HH 501569
Expires March 7, 2028

Outlook

## RE: Traffic Methodology Meeting - 125 N Birch Road

**From** Benjamin Restrepo <BRestrepo@fortlauderdale.gov>
**Date** Mon 10/5/2026 2:19 PM
**To** Michael Ferrera <mferrera@keithteam.com>; joaquin@traftech.biz <joaquin@traftech.biz>
**Cc** Jennifer Estime <jene@merrimacventures.com>; Michael Pinzon <mpinzon@keithteam.com>

External (brestrepo@fortlauderdale.gov)

Graymail Spam Phish More...

Only a traffic impact statement will be required, no need for a meeting.

Thank you.

**Benjamin Restrepo, P.E. | Senior Project Manager**
**Engineering Permitting | Development Services Department**
**City of Fort Lauderdale**
700 N.W. 19th Avenue, Fort Lauderdale, FL 33311
O: 954-828-4696
E: brestrepo@fortlauderdale.gov
WeAreFTL

**From:** Michael Ferrera <mferrera@keithteam.com>
**Sent:** Monday, October 5, 2026 2:06 PM
**To:** Benjamin Restrepo <BRestrepo@fortlauderdale.gov>; joaquin@traftech.biz
**Cc:** Jennifer Estime <jene@merrimacventures.com>; Michael Pinzon <mpinzon@keithteam.com>
**Subject:** [EXTERNAL:CAUTION!]- Re: Traffic Methodology Meeting - 125 N Birch Road

**[::CAUTION!::] This email originated from *outside* The City of Fort Lauderdale.**
**Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.**
**Report any suspicious emails to spamadmin@fortlauderdale.gov**

Thanks, Ben. It is a residential project with 38 units in Central Beach.

@joaquin@traftech.biz - Correct me if I am wrong, but this project does not come near the 1,000 daily trips. Also, I believe you already prepared a traffic impact statement.

**Michael Ferrera**
Principal Planner
Office: 305.667.5474
Email: mferrera@keithteam.com
www.KEITHteam.com

**From:** Benjamin Restrepo <BRestrepo@fortlauderdale.gov>
**Sent:** Monday, October 5, 2026 11:34 AM
**To:** Michael Ferrera <mferrera@keithteam.com>
**Cc:** Jennifer Estime <jene@merrimacventures.com>; Michael Pinzon <mpinzon@keithteam.com>; joaquin@traftech.biz <joaquin@traftech.biz>
**Subject:** RE: Traffic Methodology Meeting - 125 N Birch Road

Hi Michael, what is being proposed? A traffic impact study/methodology meeting is only needed when the daily trip generation is near or over 1,000 daily trips. If its below 1000 daily trips a simple traffic impact statement will suffice.

Thank you.

**Benjamin Restrepo, P.E. | Senior Project Manager**
**Engineering Permitting | Development Services Department**
**City of Fort Lauderdale**
700 N.W. 19th Avenue, Fort Lauderdale, FL 33311
O: 954-828-4696
E: brestrepo@fortlauderdale.gov
WeAreFTL

**From:** Michael Ferrera <mferrera@keithteam.com>
**Sent:** Monday, October 5, 2026 10:45 AM
**To:** Benjamin Restrepo <BRestrepo@fortlauderdale.gov>
**Cc:** Jennifer Estime <jene@merrimacventures.com>; Michael Pinzon <mpinzon@keithteam.com>; joaquin@traftech.biz
**Subject:** [EXTERNAL:CAUTION!]- Re: Traffic Methodology Meeting - 125 N Birch Road

**[::CAUTION!::] This email originated from *outside* The City of Fort Lauderdale.**
**Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.**
**Report any suspicious emails to spamadmin@fortlauderdale.gov**

Good morning, Ben,

Following up on the below. We are looking to submit soon and need this meeting to do so. Thanks!

**Michael Ferrera**
Principal Planner
Office: 305.667.5474
Email: mferrera@keithteam.com
www.KEITHteam.com

---

**From:** Michael Ferrera <mferrera@keithteam.com>
**Sent:** Tuesday, September 29, 2026 3:29 PM
**To:** Benjamin Restrepo <brestrepo@fortlauderdale.gov>
**Cc:** Jennifer Estime <jene@merrimacventures.com>; Michael Pinzon <mpinzon@keithteam.com>; joaquin@traftech.biz <joaquin@traftech.biz>
**Subject:** Re: Traffic Methodology Meeting - 125 N Birch Road

Good afternoon, Ben,

Following up on my request below. Thanks!

---

**From:** Michael Ferrera <mferrera@keithteam.com>
**Sent:** Friday, September 25, 2026 12:45 PM
**To:** Benjamin Restrepo <brestrepo@fortlauderdale.gov>
**Cc:** Jennifer Estime <jene@merrimacventures.com>; Michael Pinzon <mpinzon@keithteam.com>; joaquin@traftech.biz <joaquin@traftech.biz>
**Subject:** Re: Traffic Methodology Meeting - 125 N Birch Road

Looping in @joaquin@traftech.biz

---

**From:** Michael Ferrera <mferrera@keithteam.com>
**Sent:** Friday, September 25, 2026 12:36 PM
**To:** Benjamin Restrepo <brestrepo@fortlauderdale.gov>
**Cc:** Jennifer Estime <jene@merrimacventures.com>; Michael Pinzon <mpinzon@keithteam.com>
**Subject:** Traffic Methodology Meeting - 125 N Birch Road

Hello Ben,

I hope all is well! I'd like to schedule a traffic methodology meeting with you regarding the subject property. Can you let me know a few dates and times that you are available?  Thank you!

KEITH
Engineering Inspired Design.

## Owner Affidavit / Letter of Authorization

City of Fort Lauderdale
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Broward County
HOUSING AND URBAN PLANNING DIVISION
1 N. University Drive, Box 102A
Plantation, FL 33324

**RE: 125 N. Birch Road Site Plan and ROW Vacation**

**Property Owner:**
**Folio: 504212BD0010**

To Whom It May Concern:

State of Florida
County of Broward

I, Dale Reed, am the authorized representative of Merrimac Acquisitions LLC **("Owner"),** the owners of the property located at 125 N Birch Road., Fort Lauderdale, Florida, 33311, and described in the legal descriptions below:

**PARCEL NO. 504235040010**
Hollywood Manors Block 1 Amended 29-42 B BLK 1 W 150 of N 150

We hereby authorize **KEITH** to act on our behalf to submit all applications necessary for entitlement and development related issues.

Signature of owner/agent

Print Name
Dale Reed

Sworn and subscribed before me this 28th day of September, 2026
(✓)He/She is personally know to me or
( )Has presented identification

KRISTINA M. SCHIRALDI
Commission # HH 765203
Expires April 13, 2030

Signature of Notary Public: Kristina M. Schiraldi

Print Name:
Kristina M. Schiraldi

Witness:
LANCE GRISHAM

Date:
9/28/26

Date:
September 28, 2026

Address:
17 NE 4th St, Fort Lauderdale, FL 33301

Witness: _____ Date: 09/28/26

Ricardo Ortiz

Address: 17 NE 4th St, Ft Lauderdale, 33301

Outlook

## Re: SCAD Letter Request- 125 N. Birch Road (16291.00)

**From** Growth Management <PRM_growthmanagement@browardschools.com>
**Date** Fri 10/9/2026 8:22 AM
**To** Michael Ferrera <mferrera@keithteam.com>
**Cc** Jennifer Estime <jene@merrimacventures.com>; Michael Pinzon <mpinzon@keithteam.com>

External (prm_growthmanagement@browardschools.com)

Safe Spam Phish More...

Good Morning,

Thank you for submitting your application and supporting documents. We have successfully received your materials.

Please note that **processing and retrieval of your letter may take up to four weeks (30 days)**. We appreciate your patience during this period. We will contact you if any additional information is required.

If you have any questions in the meantime, feel free to reach out to me using the contact information below.

Best regards,

**Glennika D. Gordon, MURP, AICP, CNU-A**
**Planner, Intergovernmental Coordinator**
Facility Planning and Real Estate Department
600 SE 3rd Avenue
Fort Lauderdale, FL 33301
Phone: 754-321-2172
E-mail: prm_growthmanagement@browardschools.com
Website: www.browardschools.com



**From:** Michael Ferrera <mferrera@keithteam.com>
**Sent:** Thursday, October 8, 2026 4:21 PM
**To:** Growth Management <PRM_growthmanagement@browardschools.com>
**Cc:** Jennifer Estime <jene@merrimacventures.com>; Michael Pinzon <mpinzon@keithteam.com>
**Subject:** SCAD Letter Request- 125 N. Birch Road (16291.00)

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Good afternoon, Glennika,

Please see the attached SCAD application for the property located at 125 N Birch Road, Fort Lauderdale. The proposed site plan is being processed as a 38-unit residential development. I've also attached ownership information.

Thank you!

**Michael Ferrera**
Principal Planner
Office: 305.667.5474
Email: mferrera@keithteam.com
**www.KEITHteam.com**

# Address Verification Request

