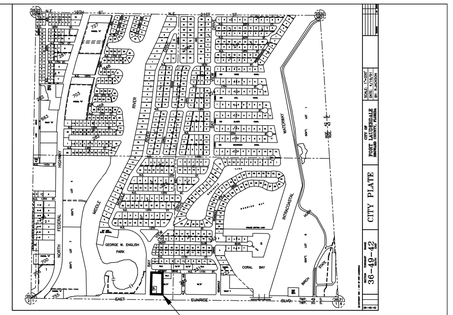
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE

BAYVIEW MIXED USE
Site Plan Level III

1040 BAYVIEW DRIVE, FORT LAUDERDALE, FL 33304
UDP-S22045 DRC-REV1 RESUBMITTAL



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	SURVEY
	PLAT
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LP-2	PLANTING PLAN - 8TH FLOOR POOL TERRACE
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LP-4	PLANTING SPECIFICATIONS & DETAILS
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C3	CONCEPTUAL WATER & SEWER PLAN
ESC	EROSION & SEDIMENT CONTROL PLAN
X2	SIDEWALK EASEMENT EXHIBIT
X3	MAINTENANCE EASEMENT EXHIBIT
X4	OPEN SPACE EXHIBIT

PROJECT TEAM:

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Drawn by JMG	Date 07/18/22
Proj. Mgr. SROD	Plot Date 11/18/22
Appr. by JMF	
Job No. 22-1705.00	

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
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LEGAL DESCRIPTION

Parcel 1:
The West 210 feet, less the South 152 feet thereof of Tract "A" BAY PARK AMENDED, according to the plat thereof, as recorded in Plat Book 39, Page 47, of the public records of Broward County, Florida.

Parcel 2:
The South 152 feet of the West 210 feet and the West 100 feet thereof and the South 295 feet of the West 250 feet less the West 210 feet thereof, Tract "A" BAY PARK AMENDED, according to the plat thereof, as recorded in Plat Book 39, Page 47, of the public records of Broward County, Florida.

Parcel 3:
The East 80 feet of the West 290 feet of the North 105 feet of Tract 3: REVISED PLAT OF BAY PARK, according to the plat thereof, as recorded in Plat Book 25, Page 15, of the public records of Broward County, Florida.

Parcel 4:
Tract A-1, BAY PARK AMENDED, according to the plat thereof, as recorded in Plat Book 39, Page 47, of the public records of Broward County, Florida.

All said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and contain 103,928 square feet or 2.386 acres, more or less.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS SHOWN ON THIS PAGE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, BASED ON THE EAST LINE OF BAYVIEW DRIVE HAVING A BEARING OF NORTH 01°13'00" WEST.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARK AD2572 HAVING AN ELEVATION OF 2.96' NAVD 1988.
5. UTILITIES SHOWN ON THIS SURVEY ARE FROM OBSERVED EVIDENCE ONLY.
6. THE SURVEYED PROPERTY CONTAINS 126 REGULAR PARKING SPACES AND 6 HANDICAP SPACES.
7. PROPERTY ADDRESS IS: 1040 BAYVIEW DRIVE, FORT LAUDERDALE, FLORIDA 33304.
8. GROSS AREA FOR THIS SITE (AS MEASURED TO THE RECORD CENTERLINES OF ADJOINING STREETS) IS 164,442 SQUARE FEET OR 3.775 ACRES, MORE OR LESS.

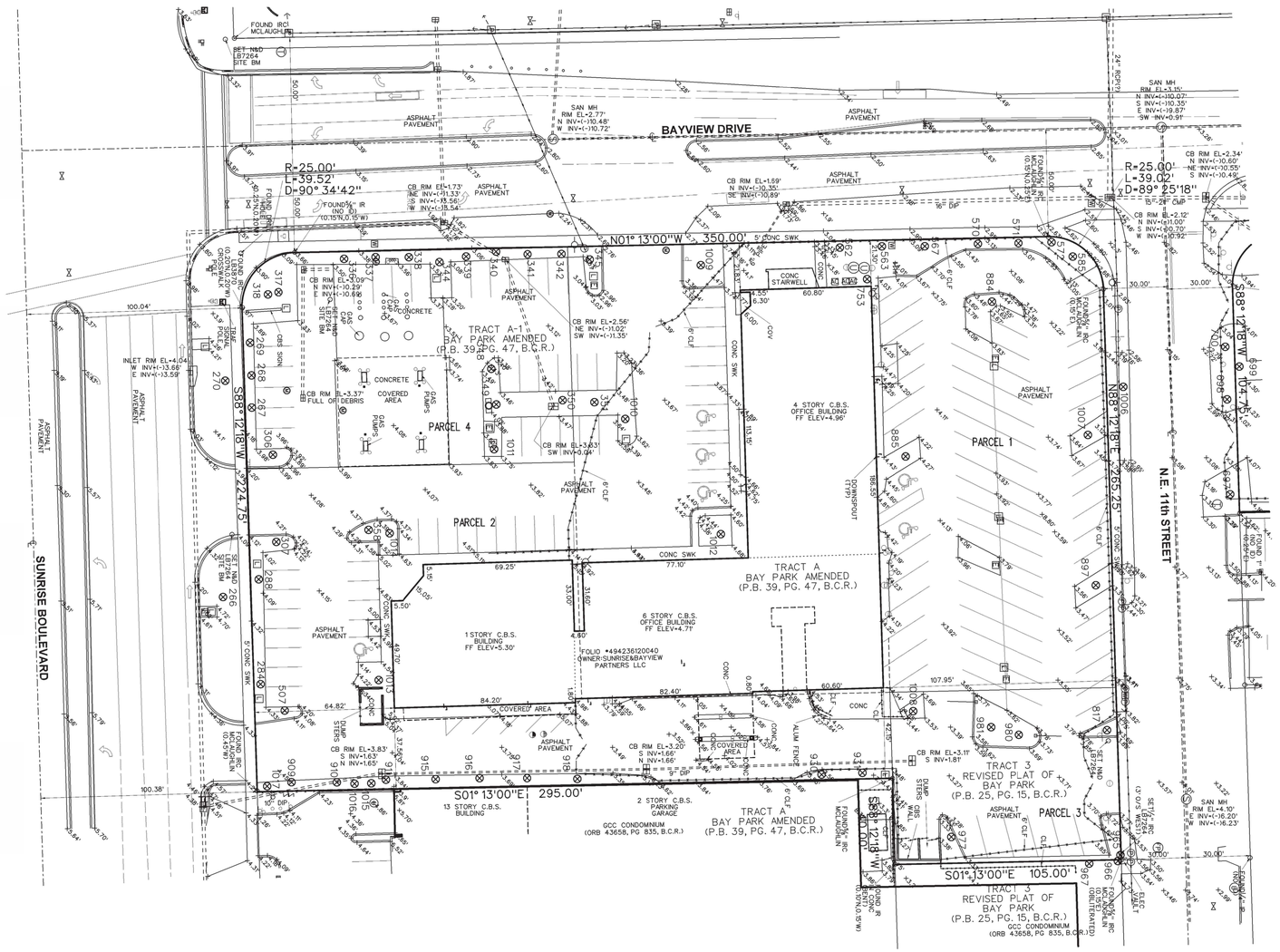
FLOOD INFORMATION

COMMUNITY NUMBER : 125105
PANEL NUMBER : 12011C0388H
DATE OF FIRM : 08-18-2014
ZONE : AE
BASE FLOOD ELEV : 5.0'

TITLE INFORMATION

OPINION OF TITLE
TO DECEMBER 15, 2022 AT 8:00 AM
PREPARED BY JEFFREY H. LAPIDUS, ESQ.

•	BOOK, PAGE	DESCRIPTION	APPLIES?	PLOTTED?
1	PB 25 PG 15	PLAT	YES	YES
2	PB 39 PG 47	PLAT	YES	YES
4	ORB 45597 PG 302	NOTICE	YES	NO
8	INST 117892734	NOTICE OF COMMENCEMENT	YES	NO



LEGEND

- STORM MANHOLE
- CONC. UTILITY POLE
- WOOD UTILITY POLE
- ELECTRIC HANDHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- BACK FLOW PREVENTOR
- CATCH BASIN
- SANITARY MANHOLE
- SIGN
- TRAFFIC SIGNAL BOX
- FPL MANHOLE
- OVERHEAD UTILITY LINE
- FENCE
- ANCHOR
- BOLLARD
- GREASE TRAP

0 30' 60'
GRAPHIC SCALE
1"=30'

TREE LIST

266	10"	COCONUT PALM
267	8"	CABBAGE PALM
268	8"	CABBAGE PALM
269	8"	CABBAGE PALM
270	10"	COCONUT PALM
284	12"	CABBAGE PALM
288	8"	CABBAGE PALM
306	6"	UNKNOWN TREE
307	6"	UNKNOWN TREE
317	20"	CABBAGE PALM
318	20"	CABBAGE PALM
336	8"	CABBAGE PALM
337	8"	CABBAGE PALM
338	8"	CABBAGE PALM
339	8"	CABBAGE PALM
340	8"	CABBAGE PALM
341	8"	CABBAGE PALM
342	8"	CABBAGE PALM
344	4"	UNKNOWN TREE
345	10"	UNKNOWN TREE
348	6"	UNKNOWN TREE
349	6"	UNKNOWN TREE
350	10"	COCONUT PALM
351	10"	COCONUT PALM
358	4"	MACARTHUR PALM
507	10"	UNKNOWN TREE
562	14"	ROYAL PALM
563	14"	ROYAL PALM
567	10"	CABBAGE PALM
570	10"	CABBAGE PALM
571	10"	CABBAGE PALM
572	10"	CABBAGE PALM
585	14"	UNKNOWN TREE
753	14"	SCHEFFLERA
817	12"	UNKNOWN TREE
884	12"	UNKNOWN TREE
885	14"	UNKNOWN TREE
897	12"	UNKNOWN TREE
909	10"	CABBAGE PALM
910	12"	CABBAGE PALM
911	12"	CABBAGE PALM
915	12"	CABBAGE PALM
916	12"	CABBAGE PALM
917	12"	CABBAGE PALM
918	10"	CABBAGE PALM
930	12"	CABBAGE PALM
931	10"	CABBAGE PALM
965	12"	CABBAGE PALM
966	12"	CABBAGE PALM
967	20"	CABBAGE PALM
977	12"	TABEBUIA
980	4"	UNKNOWN TREE
981	4"	UNKNOWN TREE
1006	12"	SABAL PALM
1007	6"	MAHOGANY
1008	12"	ROYAL PALM
1009	10"	BUTTONWOOD
1010	10"	UNKNOWN TREE
1011	10"	UNKNOWN TREE
1012	6"	PALM
1013	6"	PALM
1014	4"	PALM
1015	12"	SABAL PALM
1016	12"	SABAL PALM
1017	36"	FICUS

ABBREVIATIONS

L	-	ARCLENGTH
ASPH	-	ASPHALT
(C)	-	CALCULATED
C&G	-	CURB AND GUTTER
CB	-	CATCH BASIN
C.L.F.	-	CHAIN LINK FENCE
CONC.	-	CONCRETE
COR.	-	CORNER
D	-	DELTA (CENTRAL ANGLE)
(D)	-	DEED
D.E.	-	DRAINAGE EASEMENT
I.R.	-	IRON ROD
I.R.C.	-	IRON ROD AND CAP
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
(M)	-	MEASURED
MON.	-	MONUMENT
N/D	-	NAIL AND DISK
O.R.B.	-	OFFICIAL RECORDS BOOK
O/S	-	OFFSET
(P)	-	PLAT
P.B.	-	PLAT BOOK
B.C.R.	-	BROWARD COUNTY RECORDS
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
R.C.P.	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT-OF-WAY
U.E.	-	UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

TO: SUNRISE AND BAYVIEW PARTNERS, LLC, CITY OF FORT LAUDERDALE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,9,11, 13,16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 22, 2022.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

PERIMETER
SURVEYING & MAPPING
947 Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264
Tel: (561) 241-9988
Fax: (561) 241-5182

1040 BAYVIEW DRIVE
ALTA/NSPS LAND TITLE SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1	11/29/2017	JSH		SURVEY	
2	7/22/2022	JSH		UPDATE SURVEY	
3	8/22/2022	JSH		REVISE TITLE	
4	12/22/2022	JSH		REVISE TITLE	
5					
6					

Jeff S Hodapp SEAL
Digitally signed by Jeff S Hodapp
Date: 2022.12.22 11:16:15 -05'00'

JOB NO. 17153
SCALE 1"=30'
FB/PG /1
DRAWN JSH
CHECKED TP
SHEET 1 OF 1

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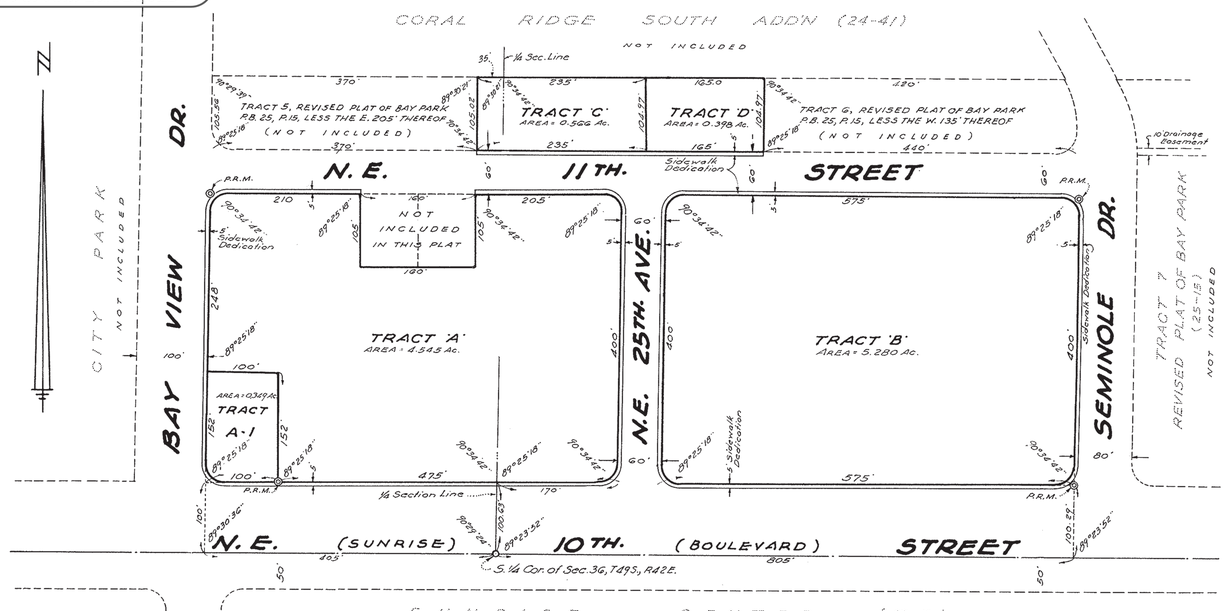
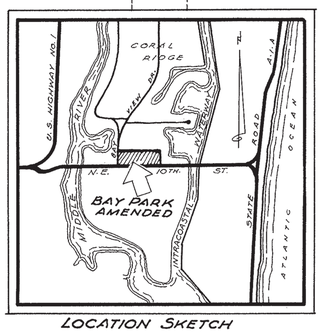
NOTE : CORNER RADII ARE 25' AND DIMENSIONS ARE TO INTERSECTION OF TANGENTS PRODUCED
◎ INDICATES PERMANENT REFERENCE MONUMENTS (P.R.M.)

1956 MAR 15 AM 9:21





LOCATION SKETCH

BAY PARK AMENDED

A RESUBDIVISION OF BAY PARK REVISED
FT. LAUDERDALE, FLA.

JOHN O. BRENDLA · Engineer — Ft. Lauderdale, Florida
Scale : 1"=100' — December 1955

SCALE IN FEET
0 100 200 300 400 500

A REPLAT OF PORTIONS OF TRACTS 1, 3, 5, 6 AND ALL OF TRACTS 2 AND 4 OF 'BAY PARK REVISED' ABANDONING STREET, ALLEY OR OTHER PUBLIC PLACES

SURVEYORS CERTIFICATE

STATE OF FLORIDA } S. S.
COUNTY OF BROWARD }

THIS IS TO CERTIFY THAT I, JOHN O. BRENDLA, A LAND SURVEYOR DULY REGISTERED IN THE STATE OF FLORIDA, HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND HAVE SET PERMANENT REFERENCE MONUMENTS AS SHOWN ON THE ATTACHED PLAT AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John O. Brendla
REGISTERED LAND SURVEYOR NO. 369
STATE OF FLORIDA

CITY PLANNING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING BOARD OF THE CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT BY RESOLUTION ADOPTED THIS 25th DAY OF October A.D. 1955.

E. M. Bond SECRETARY

CITY AND COUNTY ENGINEER

THIS PLAT OF "BAY PARK AMENDED" HAS BEEN EXAMINED AND APPROVED FOR RECORD.

E. L. Patterson
E.L. PATTERSON · CITY ENGINEER

H. C. Davis
H.C. DAVIS · COUNTY ENGINEER

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED P.C. PRICE JR., A SINGLE MAN, PERSONALLY KNOWN TO ME, WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED THAT HE EXECUTED THIS PLAT FOR THE PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND SEAL AT FT. LAUDERDALE, FLORIDA, THIS 24th DAY OF January A.D. 1956
MY COMMISSION EXPIRES Dec. 7, 1956
Mary C. Young
NOTARY PUBLIC · STATE OF FLORIDA at Large

STATE OF FLORIDA, } S.S.
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED H. F. PELHAM AND John D. Evans, Jr.
KNOWN TO ME TO BE THE VICE-PRESIDENT AND — CASHIER RESPECTIVELY OF FIRST NATIONAL BANK IN FT. LAUDERDALE, A NATIONAL BANKING ASSOCIATION, WHO, AFTER BEING DULY SWORN BY ME ACKNOWLEDGED THAT THEY EXECUTED THIS PLAT AS THE ACT AND DEED OF SAID BANK BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.
WITNESS MY HAND AND SEAL IN FT. LAUDERDALE, FLA. THIS 23rd DAY OF Feb. A.D. 1956
MY COMMISSION EXPIRES Dec. 6, 1957
Jean Wilcox
NOTARY PUBLIC · STATE OF FLORIDA at Large

DESCRIPTION & DEDICATION

THE FOLLOWING PORTIONS OF THE SUBDIVISION OF BAY PARK ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN PLAT BOOK 25 AT PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA:

ALL OF TRACTS 1 AND 2; ALL OF TRACT 3 EXCEPT THE NORTH 105 FEET OF THE EAST 160 FEET OF THE WEST 370 FEET THEREOF; ALL OF TRACT 4; THE EAST 205 FEET OF TRACT 5; THE WEST 135 FEET OF TRACT 6.

THE FOLLOWING ABANDONED STREET AREAS:

THAT PART OF PARK PLAZA (NOW N.E. 10TH. COURT) BOUNDED ON THE EAST BY THE EXTENDED EAST BOUNDRY LINES OF TRACTS 2 AND 4, AND ON THE WEST BY THE EXTENDED WEST BOUNDRY LINE OF TRACT 4; TOGETHER WITH THAT PART OF NORTHEAST 25TH. AVENUE BOUNDED ON THE WEST BY THE EXTENDED WEST BOUNDRY LINE OF TRACT 4, ON THE NORTH BY PARK PLAZA, ON THE EAST BY TRACT 2 AND ON THE SOUTH BY THE EXTENDED SOUTH BOUNDRY LINE OF SAID TRACT 2.

THAT PART OF PARK PLAZA (NOW NORTHEAST 10TH. COURT) BOUNDED ON THE WEST BY THE EXTENDED WEST BOUNDRY LINES OF TRACTS 1 AND 3, AND ON THE EAST BY THE EXTENDED EAST BOUNDRY LINE OF TRACT 3; TOGETHER WITH THAT PART OF NORTHEAST 25TH. AVENUE BOUNDED ON THE EAST BY THE EXTENDED EAST BOUNDRY LINE OF TRACT 3, ON THE NORTH BY PARK PLAZA, ON THE WEST BY TRACT 1 AND ON THE SOUTH BY THE EXTENDED SOUTH BOUNDRY LINE OF SAID TRACT 1.

THAT PORTION OF N.E. 25TH. AVENUE LYING BETWEEN TRACTS 5 AND 6 AND BOUNDED ON THE NORTH BY THE EXTENDED NORTH BOUNDRY LINES OF TRACTS 5 AND 6 AND ON THE SOUTH BY THE EXTENDED SOUTH BOUNDRY LINES OF TRACTS 5 AND 6.

THE UNDERSIGNED OWNERS AND MORTGAGEES OF SAID LANDS HEREBY RE-PLAT SAID LANDS IN THE MANNER INDICATED HEREON, AND HEREBY DEDICATE TO THE PUBLIC ALL STREETS, HIGHWAYS, ALLEYS, PARKS, PARKWAYS, COMMONS, EASEMENTS OR OTHER PUBLIC USES SHOWN HEREON.

ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOIDED AND SUPERSEDED BY THIS PLAT. ALL DEDICATIONS OF LANDS CONTAINED IN PRIOR PLATS ARE HEREBY REVOKED, AND ALL STREETS, HIGHWAYS, ALLEYS, PARKS, PARKWAYS, COMMONS OR OTHER PUBLIC USES AND EASEMENTS OF ANY NATURE CONTAINED IN PRIOR PLATS ARE HEREBY ABANDONED AND VACATED.

DATED THIS 21st DAY OF DECEMBER A.D. 1955

Helen S. Porter
Everett H. Mutch Jr.
AS TO TRUSTEES MORTGAGE AND INVESTMENT CORPORATION
Russell Mc Laughlin
Mary C. Young
AS TO P.C. PRICE JR.
Mrs. Helen Orzyhylski
Pauline Lukos
AS TO NICHOLAS SAGE, TRUSTEE AND PEARL B. SAGE
Keone C. Thomson
Virginia McKinney
AS TO FIRST NATIONAL BANK IN FT. LAUDERDALE
J. V. Fitzmaurice
G. M. Pflynn
AS TO SINCLAIR REFINING COMPANY

TRUSTEES MORTGAGE AND INVESTMENT CORPORATION
by Richard F. Wolfson VICE-PRESIDENT
ATTEST Stanley L. Stern ASSISTANT SECRETARY
OWNER AND MORTGAGEE

Nicholas Sage Trustee (SEAL) Pearl B. Sage (SEAL)
NICHOLAS SAGE, TRUSTEE PEARL B. SAGE · OWNERS

P.C. PRICE JR. (SEAL)
LESSEE

SINCLAIR REFINING COMPANY
by H. F. Peat VICE PRESIDENT
ATTEST R. E. Schuster ASSISTANT SECRETARY
OWNER

FIRST NATIONAL BANK IN FT. LAUDERDALE
ATTEST John D. Evans, Jr. VICE PRES. & CASHIER
By H. F. Pelham VICE-PRESIDENT (MORTGAGEE)

ACKNOWLEDGEMENT

STATE OF FLORIDA,
COUNTY OF DADE.

BEFORE ME PERSONALLY APPEARED Richard F. Wolfson AND Stanley L. Stern, KNOWN TO ME TO BE THE VICE-PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF TRUSTEES MORTGAGE AND INVESTMENT CORPORATION, A GEORGIA CORPORATION QUALIFIED TO DO BUSINESS IN FLORIDA, WHO, AFTER BEING DULY SWORN BY ME, ACKNOWLEDGED THAT THEY EXECUTED THIS PLAT AS THE ACT AND DEED OF SAID CORPORATION AND BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND SEAL AT MIAMI, FLORIDA, THIS 21st DAY OF FEB. A.D. 1956
MY COMMISSION EXPIRES Nov. 28, 1957
Helen S. Porter
NOTARY PUBLIC · STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF Michigan
COUNTY OF Wayne

BEFORE ME APPEARED NICHOLAS SAGE, TRUSTEE AND PEARL B. SAGE, HIS WIFE, PERSONALLY KNOWN TO ME, WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED THAT THEY EXECUTED THIS PLAT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Detroit, Michigan, THIS 4 DAY OF January A.D. 1956
MY COMMISSION EXPIRES 4/20/58
BASIL LUKOS, Basil Lukos
NOTARY PUBLIC.

ACKNOWLEDGEMENT

STATE OF New York
COUNTY OF New York

BEFORE ME PERSONALLY APPEARED L. W. LEATH AND R. E. Schuster, KNOWN TO ME TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF SINCLAIR REFINING COMPANY, A MAINE CORPORATION QUALIFIED TO DO BUSINESS IN FLORIDA, WHO, AFTER BEING DULY SWORN BY ME, ACKNOWLEDGED THAT THEY EXECUTED THIS PLAT AS THE ACT AND DEED OF SAID CORPORATION AND BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND SEAL AT New York, New York, THIS 21st DAY OF Dec. A.D. 1955
MY COMMISSION EXPIRES MARCH 30, 1957
John B. Leonard
NOTARY PUBLIC.
STATE OF NEW YORK No. 24-2342730

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF "BAY PARK AMENDED" HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY COMMISSION OF FT. LAUDERDALE, FLA. BY ORDINANCE NO. C-1206 ADOPTED BY SAID CITY COMMISSION ON THE 6th DAY OF MARCH A.D. 1956.

IN WITNESS WHEREOF THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CLERK AND THE CORPORATE SEAL OF THE CITY AFFIXED THERETO THIS 9th DAY OF MARCH A.D. 1956.

S. S. Marshall
CITY AUDITOR AND CLERK

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 10275 (No. 253) LAWS OF FLORIDA, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA.

ATTEST FRANK H. MARKS CLERK OF CIRCUIT COURT By Madeline Parkhurst DEPUTY

THIS INSTRUMENT FILED FOR RECORD THIS 15th DAY OF March A.D. 1956 AND RECORDED IN PLAT BOOK 39 OF PLATS AT PAGE 47 RECORD VERIFIED

FRANK H. MARKS · CLERK OF CIRCUIT COURT, BROWARD COUNTY, FLORIDA
By Madeline Parkhurst
DEPUTY CLERK

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
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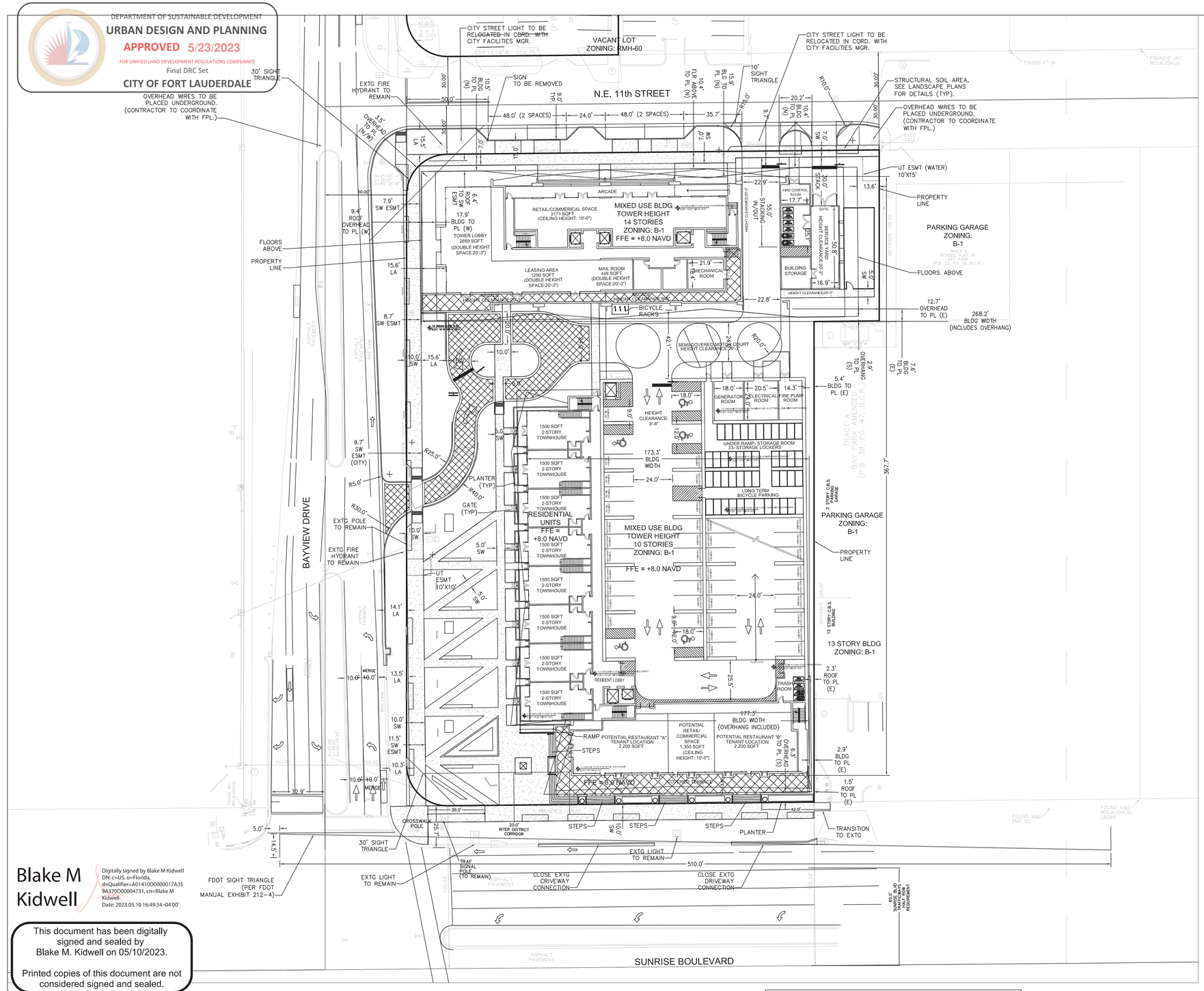


Blake M Kidwell
Digitally signed by Blake M Kidwell
DN: c=US, o=Florida, dnQualifier=A01410D0000017A359A370D00004731, cn=Blake M Kidwell
Date: 2023.05.10 16:49:34 -04'00'

This document has been digitally signed and sealed by Blake M. Kidwell on 05/10/2023.

Printed copies of this document are not considered signed and sealed.

FLOOD DATA:

CURRENT: FLOOD ZONE " AE " ELEV (5.0) NAVD
ON FIRM MAP #12011C0388 H, DATED AUGUST 18, 2014

PRELIM: FLOOD ZONE " AE " ELEV (7.0) NAVD
ON FIRM MAP #12011C0388 J, DATED DECEMBER 31, 2019

BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTOUR= ELEV. (5.5) NAVD

AVERAGE WET SEASON
WATER LEVEL= ELEV. (1.5) NAVD

STRUCTURAL SOIL:

* STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR ALONG CITY STREET ROW's.
* STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

SOLID WASTE:

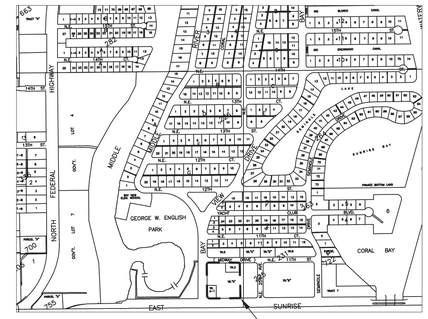
SOLID WASTE / RECYCLING:

* THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
  * WASTE CHUTE WITH COMPACTOR WITH 2YD COMPACTOR CONTAINERS. EQUIPMENT = MODEL 400-C5
  * RECYCLE CHUTE WITH 2YD RECYCLE CONTAINERS (4). EQUIPMENT = MODEL 400-C5
* ON-SITE PERSONNEL WILL ASSIST PRIVATE CONTRACTOR WITH BACK-UP INTO ROW
* SERVICE HOURS WILL BE RESTRICTED TO 7AM - 7PM
* WASTE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED.
* RECYCLE REMOVAL WILL BE 1 DAYS/WK OR AS NEEDED.
* THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

NOTE:
NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. ON-STREET SPACES WILL NOT COUNT TOWARDS THE PARKING REQUIREMENTS FOR THE PROJECT; THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF FORT LAUDERDALE WILL NOT RELOCATE DISPLACED ON-STREET PARKING.

PARKING GARAGE DATA:

	PROVIDED	TYPE
GROUND LEVEL PARKING	45	40S+5HC
2ND LEVEL PARKING	64	63S+1HC
3RD LEVEL PARKING	73	72S+1HC
4TH LEVEL PARKING	72	71S+1HC
5TH LEVEL PARKING	73	72S+1HC
6TH LEVEL PARKING	72	71S+1HC
7TH LEVEL PARKING	13 40	12S+1HC +40S-G
	TOTAL = 452	401S+11HC +40S-G



LOCATION MAP
NTS

LEGAL DESCRIPTION:

BAY PARK AMEN 39-47 B TRACT A W 210 LESS S 152,TOGET WITH PT TR A DESC AS BEG 325 W OF SE COR FOR POB N 295,W 40, S 143,W 110,S 152,E 150 TO POB & TR A-1 TOGET WITH TR 3 E 80
(SEE SURVEY FOR FULL LEGAL DESCRIPTION)

SETBACK TABLE	REQUIRED 47-6.20	PROVIDED
FRONT YARD (NORTH) - NE 11th Street	5'	5.6' BLDG TO PL 5.6' BLDG TO PL 0.7' ROOF TO PL
REAR YARD (EAST) - Adj. Property	0'	2.9' BLDG TO PL 0.4' BALC TO PL
FRONT YARD (SOUTH) - Sunrise Blvd	5'	9.7' BLDG TO PL 1.5' ROOF TO PL
FRONT YARD (WEST) - Bayview Drive	5'	17.8' BLDG TO PL 0.7' ROOF TO PL

SITE PLAN INFORMATION	
CURRENT USE OF PROPERTY	COMMERCIAL
CURRENT LAND USE DESIGNATION	COMMERCIAL
PROPOSED LAND USE DESIGNATION	COMMERCIAL
CURRENT ZONING DESIGNATION	B1
PROPOSED ZONING DESIGNATION	B1
ADJACENT ZONING DESIGNATION-NORTH	RMH-60
ADJACENT ZONING DESIGNATION-SOUTH	B1
ADJACENT ZONING DESIGNATION-EAST	B1
ADJACENT ZONING DESIGNATION-WEST	P

TOTAL SITE AREA	(NET) 2.99 ACRES / 103,919 S.F.
	(GROSS) 3.78 ACRES / 164,456 S.F.

TOTAL PERVIOUS EXISTING (LANDSCAPE)	15,572 S.F	12.0%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	18,027 S.F.	17.3%
TOTAL IMPERVIOUS EXISTING	92,876 S.F	71.3%
TOTAL IMPERVIOUS PROPOSED	21,456 S.F.	20.6%
TOTAL BUILDING FOOT PRINT EXISTING	21,787 S.F	16.7%
TOTAL BUILDING FOOT PRINT PROPOSED (2 BLDG)	64,436 S.F.	62.0%
NUMBER OF RESIDENTIAL UNITS	180 UNITS	
DENSITY	180/3.78= 47.6 u/ac	
FLOOR AREA RATIO (F.A.R.)	545,800/103,919 = 5.3	
TOTAL BUILDING SQUARE FOOTAGE (NIC GARAGE)	545,800 G.S.F.	
PROPOSED BUILDING SIZE-(RESIDENTIAL)	386,950 S.F.	
PROPOSED BUILDING SIZE-(COMMERCIAL)	14,671 S.F.	
PROPOSED BUILDING SIZE-(CIRCULATION)	72,454 S.F.	
PROPOSED BUILDING SIZE-(COMMON AREAS)	71,725 S.F.	
PROPOSED GARAGE GSF (NIC IN GSF)	170,576 S.F.	
NUMBER OF STORIES/HEIGHT-PROPOSED BLDG	14/10 STORIES	
VUA	5,261 S.F.	5.1%
LANDSCAPE	18,027 S.F.	17.3%
PEDESTRIAN WALKS & PLAZAS	16,195 S.F	15.6%
LOT COVERAGE (95% MAX)	61,493 S.F	59.2%

OPEN SPACE

		REQUIRED:	PROVIDED:
OPEN SPACE	(150 S.F. X 180)	27,000 S.F.	27,860 SF

**SEE OPEN SPACE EXHIBIT (SHEET X4)

PARKING / LOADING / BIKE / STACKING DATA:

PARKING DATA:	SF/UNIT	RATIO	REQUIRED	PROVIDED
(COMMERCIAL-RESTAURANT A)	2,200 S.F.	1/100SF	22.0	22.0
(COMMERCIAL-RESTAURANT B)	2,200 S.F.	1/100SF	22.0	22.0
(COMMERCIAL-RETAIL/COMMERCIAL)	10,271 S.F.	1/250SF	41.1	41.1
TOTAL COMMERCIAL			85.1	85.1
(RESIDENTIAL-1bedroom)	18	1.75/unit	31.5	31.5
(RESIDENTIAL-2bedroom)	90	2/unit	180.0	180.0
(RESIDENTIAL-3bedroom)	72	2.1/unit	151.2	151.2
TOTAL RESIDENTIAL			362.7	362.7
TOTAL SPACES			448	452 +4

TOTAL BICYCLE PARKING exterior	0	10
TOTAL BICYCLE PARKING interior (residences)	0	BIKE RM

RESIDENTIAL - LOADING REQUIREMENTS:	GSF	REQUIRED	PROVIDED
RESIDENTIAL	386,950 S.F.	NONE	0
COMMERCIAL/OFFICE	14,671 S.F.	NONE	0
		NONE	0

RESIDENTIAL - STACKING REQUIREMENTS:	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
BAYVIEW DRIVE	3	1	1	1
NE 11TH STREET	2	1	1	1

* STACKING REQUIREMENT PER ULDR SEC 47-20.5.C.6.

NOTE:
THERE IS NO PROPOSED VALET PARKING WITHIN THIS SITE.

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: SITE PLAN

Job Title: BAYVIEW MIXED USE
1040 BAYVIEW DRIVE
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions
1 11/18/22 DRC REV 1
2 01/12/23 DRC REV 2
3 02/17/23 DRC REV 3

Phase:
DRC DOCUMENTS

SEAL
BLAKE M. KIDWELL LICENSE No 91488 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scale: 1"=30'	Date 09/09/22
Job No. 22-1705.00	Plot Date 05/10/23
Drawn by SROD	Sheet No. C0
Proj. Mgr. SROD	
Appr. by JMF	1 of 1

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE

BAYVIEW RESIDENTIAL

NORTH TOWER - 14 STORIES

			1ST FLOOR		2ND FLOOR		3RD FLOOR		4TH FLOOR		5TH FLOOR		6TH FLOOR		7TH FLOOR		8TH FLOOR		9TH FLOOR		10TH FLOOR		11TH FLOOR		12TH FLOOR		13TH FLOOR		14TH FLOOR				
			TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL UNITS	TOTAL AREA PER UNIT TYPE	UNIT MIX (%)
1 BED / 1 BATH	UNIT 1-A	794 S.F.	0	0 S.F.	1	794 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	1	794 S.F.	2	1,588 S.F.	1%
	UNIT 1-B	752 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	
	SUB-TOTAL		**0**	**0 S.F.**	**1**	**794 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**1**	**794 S.F.**	**2**	**1,588 S.F.**	
2 BED / 3 BATH	UNIT 2-A	1,327 S.F.	0	0 S.F.	1	1,327 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	1	1,327 S.F.	51%
	UNIT 2-B	1,137 S.F.	0	0 S.F.	0	0 S.F.	2	2,274 S.F.	2	2,274 S.F.	2	2,274 S.F.	2	2,274 S.F.	2	2,274 S.F.	3	3,411 S.F.	2	2,274 S.F.	2	2,274 S.F.	2	2,274 S.F.	2	2,274 S.F.	3	3,411 S.F.	26	29,562 S.F.		
	UNIT 2-C	1,285 S.F.	0	0 S.F.	0	0 S.F.	2	2,570 S.F.	2	2,570 S.F.	2	2,570 S.F.	2	2,570 S.F.	2	2,570 S.F.	2	2,570 S.F.	2	2,570 S.F.	2	2,570 S.F.	2	2,570 S.F.	2	2,570 S.F.	0	2,570 S.F.	0	0 S.F.	20	12,858 S.F.	
	UNIT 2-D	1,674 S.F.	0	0 S.F.	0	0 S.F.	1	1,674 S.F.	1	1,674 S.F.	1	1,674 S.F.	1	1,674 S.F.	1	1,674 S.F.	1	1,674 S.F.	1	1,674 S.F.	1	1,674 S.F.	1	1,674 S.F.	1	1,674 S.F.	0	1,674 S.F.	0	0 S.F.	10	16,740 S.F.	
	SUB-TOTAL		**0**	**0 S.F.**	**1**	**1,327 S.F.**	**5**	**6,518 S.F.**	**5**	**6,518 S.F.**	**5**	**6,518 S.F.**	**5**	**6,518 S.F.**	**5**	**6,518 S.F.**	**6**	**7,655 S.F.**	**5**	**6,518 S.F.**	**5**	**6,518 S.F.**	**5**	**6,518 S.F.**	**5**	**4,844 S.F.**	**2**	**6,518 S.F.**	**3**	**3,411 S.F.**	**57**	**60,487 S.F.**	
3 BED / 3.5 BATH	UNIT 3-A	1,643 S.F.	0	0 S.F.	2	3,286 S.F.	2	3,286 S.F.	2	3,286 S.F.	2	3,286 S.F.	2	3,286 S.F.	2	3,286 S.F.	2	3,286 S.F.	2	3,286 S.F.	2	3,286 S.F.	2	3,286 S.F.	2	3,286 S.F.	0	3,286 S.F.	0	0 S.F.	22	36,146 S.F.	47%
	UNIT 3-B	1,591 S.F.	0	0 S.F.	0	0 S.F.	1	1,591 S.F.	1	1,591 S.F.	1	1,591 S.F.	1	1,591 S.F.	1	1,591 S.F.	1	1,591 S.F.	1	1,591 S.F.	1	1,591 S.F.	1	1,591 S.F.	1	1,591 S.F.	0	1,591 S.F.	0	0 S.F.	10	15,910 S.F.	
	UNIT 3-C	1,609 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	1	1,609 S.F.	1	1,609 S.F.	1	1,609 S.F.	1	1,609 S.F.	1	1,609 S.F.	0	0 S.F.	5	6,436 S.F.	
	UNIT 3-D	1,981 S.F.	0	0 S.F.	0	0 S.F.	1	1,981 S.F.	1	1,981 S.F.	1	1,981 S.F.	1	1,981 S.F.	1	1,981 S.F.	1	1,981 S.F.	1	1,981 S.F.	1	1,981 S.F.	1	1,981 S.F.	1	1,981 S.F.	0	0 S.F.	0	0 S.F.	10	19,810 S.F.	
	PENTHOUSE	2,881 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	7	20,167 S.F.	0	0 S.F.	7	20,167 S.F.	
	SUB-TOTAL		**0**	**0 S.F.**	**2**	**3,286 S.F.**	**4**	**6,858 S.F.**	**4**	**6,858 S.F.**	**4**	**6,858 S.F.**	**4**	**6,858 S.F.**	**4**	**6,858 S.F.**	**4**	**6,858 S.F.**	**5**	**8,467 S.F.**	**5**	**8,467 S.F.**	**5**	**8,467 S.F.**	**5**	**8,467 S.F.**	**8**	**26,653 S.F.**	**0**	**0 S.F.**	**54**	**98,469 S.F.**	
TOTAL			**0**	**0**	**4**	**5,407**	**9**	**13,376**	**9**	**13,376**	**9**	**13,376**	**9**	**13,376**	**9**	**13,376**	**10**	**14,513**	**10**	**14,985**	**10**	**14,985**	**10**	**14,985**	**10**	**13,311**	**10**	**33,171**	**4**	**4,205**	**113**	**160,544 S.F.**	**99.00%**

CIRCULATION	27,259 S.F.	10.47%
COMMON AREAS	69,423	26.66%
GROSS RESIDENTIAL BUILDING AREA	257,226 S.F.	98.78%
GARAGE AREA	0 S.F.	0.00%
COMERICAL AREA	3,171 S.F.	1.22%
TOTAL GROSS BUILDING AREA	260,397 S.F.	100.00%

SOUTH TOWER- 10 STORY

			1ST FLOOR		2ND FLOOR		3RD FLOOR		4TH FLOOR		5TH FLOOR		6TH FLOOR		7TH FLOOR		8TH FLOOR		9TH FLOOR		10TH FLOOR				
			TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL UNITS	TOTAL AREA PER UNIT TYPE	UNIT MIX (%)
1 BED / 1 BATH	UNIT 1-A	794 S.F.	0	0 S.F.	0	0 S.F.	1	794 S.F.	1	794 S.F.	1	794 S.F.	1	794 S.F.	1	794 S.F.	1	794 S.F.	4	3,176 S.F.	2	1,588 S.F.	12	9,528 S.F.	30%
	UNIT 1-B	752 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	
	UNIT 1-C	1,137 S.F.	0	0 S.F.		0 S.F.	1	1,137 S.F.	1	1,137 S.F.	1	1,137 S.F.	1	1,137 S.F.	1	1,137 S.F.	1	1,137 S.F.	1	1,137 S.F.	1	1,137 S.F.	8	9,096 S.F.	
	SUB-TOTAL		**0**	**0 S.F.**	**0**	**0 S.F.**	**2**	**1,931 S.F.**	**2**	**1,931 S.F.**	**2**	**1,931 S.F.**	**2**	**1,931 S.F.**	**2**	**1,931 S.F.**	**2**	**1,931 S.F.**	**5**	**3,176 S.F.**	**3**	**2,725 S.F.**	**20**	**18,624 S.F.**	
2 BED / 3 BATH	UNIT 2-A	1,327 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	70.00%
	UNIT 2-B	1,137 S.F.	0	0 S.F.	0	0 S.F.	2	2,274 S.F.	2	2,274 S.F.	2	2,274 S.F.	2	2,274 S.F.	4	4,548 S.F.	2	2,274 S.F.	2	2,274 S.F.	3	3,411 S.F.	19	21,603 S.F.	
	UNIT 2-C	1,285 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	
	TOWNHOUSE	1,500 S.F.	8	12,000 S.F.	0	0 S.F.	8	12,000 S.F.	0	0 S.F.	8	12,000 S.F.	0	0 S.F.	4	48,000 S.F.	0		0		0		28	42,000 S.F.	
	SUB-TOTAL		**8**	**12,000 S.F.**	**0**	**0 S.F.**	**10**	**14,274 S.F.**	**2**	**2,274 S.F.**	**10**	**14,274 S.F.**	**2**	**2,274 S.F.**	**8**	**52,548 S.F.**	**2**	**2,274 S.F.**	**2**	**2,274 S.F.**	**3**	**3,411 S.F.**	**47**	**63,603 S.F.**	
3 BED / 3.5 BATH	UNIT 3-A	1,643 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0.00%
	UNIT 3-B	1,591 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	
	UNIT 3-C	1,609 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	
	PENTHOUSE	2,881 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	
	SUB-TOTAL		**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	**0**	**0 S.F.**	
TOTAL			**8**	**12,000**	**0**	**0**	**12**	**16,205**	**4**	**4,205**	**12**	**16,205**	**4**	**4,205**	**10**	**54,479**	**4**	**4,205**	**7**	**5,450**	**6**	**6,136**	**67**	**82,227 S.F.**	**100.00%**

CIRCULATION	45,195 S.F.	14.49%
COMMON AREAS	2,302	0.74%
GROSS RESIDENTIAL BUILDING AREA	129,724 S.F.	41.60%
GARAGE AREA	170,576 S.F.	54.71%
RETAIL/ COMMERICAL	7,100 S.F.	2.28%
RESTURANT	4,400 S.F.	1.41%
TOTAL GROSS BUILDING AREA	311,800 S.F.	100.00%

TOTAL		
CIRCULATION	72,454 S.F.	13.27%
COMMON AREAS	71,725	13.14%
GROSS RESIDENTIAL BUILDING AREA	386,950 S.F.	70.90%
GARAGE AREA	170,576 S.F.	31.25%
RRETAIL / COMMERCIAL	10,271 S.F.	1.88%
RESTURANT	4,400 S.F.	0.81%
TOTAL GROSS BUILDING AREA (NIC GARAGE)	545,800 S.F.	100.00%

01.10.2023

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
561.955.1991 FAX 561.395.0007
Web www.rlcarchitects.com

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Juan C Caycedo: Digitally signed by Juan C Caycedo: DN: CN=Juan C Caycedo:, O=Unaffiliated, C=US Date: 2023.01.20 10:15:06-05'00'

BAYVIEW RESIDENTIAL
FORT LAUDERDALE
FLORIDA

REVISIONS
1 – 11.18.2022
2 – 01.10.2023

TABULAR CHARTS

Scale
Project No. 22028.00
Date 01.10.2023

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by:
Checked by:

Sheet No.
AS0.00

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE

1 RENDERING – NORTH TOWER
A4.10 SCALE: N.T.S

2 RENDERING – NORTH TOWER AND SOUTH TOWER WITH PLAZA AREA
A4.10 SCALE: N.T.S

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FORT LAUDERDALE
FLORIDA

REVISIONS 1 2 3 4 5 6 7 8 9

RENDERING

Scale N.T.S
Project No. 22028.00
Date 11.01.2022

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by:
Checked by:

11.01.2022

Sheet No.
A4.10

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE

1 RENDERING– VIEW FROM INTERSEACTION OF BAYVIEW ANS SUNRISE
A4.20 SCALE: N.T.S

2 RENDERING – SOUTH TOWER WITH PLAZA AREA
A4.20 SCALE: N.T.S

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FORT LAUDERDALE
FLORIDA

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1 2 3 4 5 6 7 8 9

RENDERING

Scale N.T.S
Project No. 22028.00
Date 11.01.2022

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by:
Checked by:

Sheet No.
A4.20

11.01.2022

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE

1 RENDERING– SOUTH TOWER
A4.30 SCALE: N.T.S

2 RENDERING– PLAZA
A4.30 SCALE: N.T.S

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FORT LAUDERDALE
FLORIDA

REVISIONS
1 2 3 4 5 6 7 8 9

RENDERING

Scale	N.T.S
Project No.	22028.00
Date	11.01.2022

Principal:	JCC
Project Director:	XXX
Project Manager:	XXX
Drafted by:	
Checked by:	

11.01.2022

Sheet No.
A4.30

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URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE

1 RENDERING– MOTOR COURT AREA BETWEEN NORTH AND SOUTH TOWERS
A4.40 SCALE: N.T.S

2 RENDERING– MOTOR COURT AREA BETWEEN NORTH AND SOUTH TOWERS
A4.40 SCALE: N.T.S

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REVISIONS 1 2 3 4 5 6 7 8 9

RENDERING

Scale N.T.S
Project No. 22028.00
Date 11.01.2022

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by:
Checked by:

11.01.2022

Sheet No.
A4.40

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

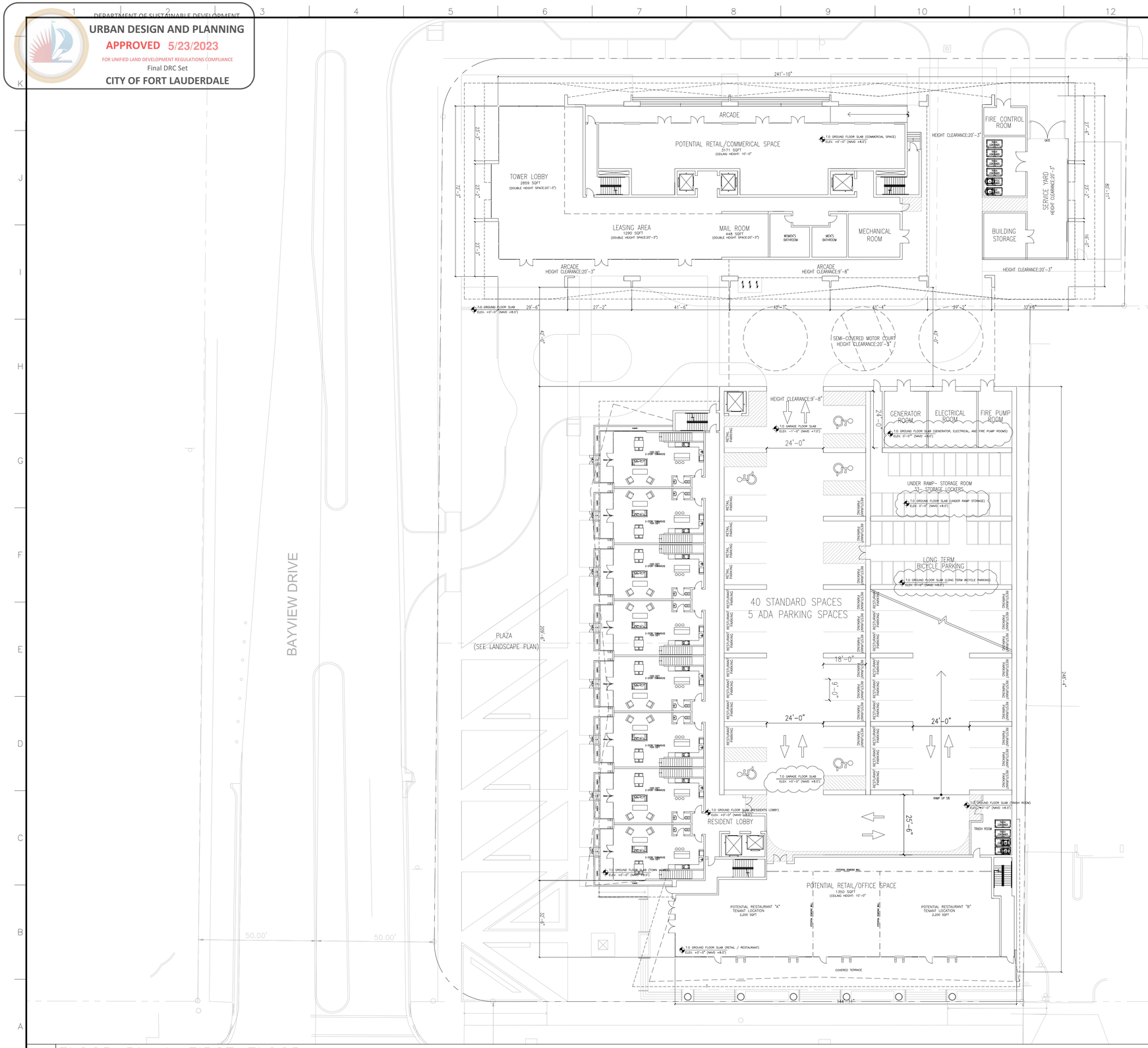
URBAN DESIGN AND PLANNING

APPROVED 5/23/2023

FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE

Final DRC Set

CITY OF FORT LAUDERDALE



1 FLOOR PLAN: FIRST FLOOR

A1.01 SCALE: 1: 20

OCCUPANCY CLASSIFICATION – MIXED USE

Residential building: **Residential Group R-2**
Parking Garage/ storage: **Storage Group S-2**
Building Amenity spaces- **Assembly Group A-3**
Restaurant/Café -**Assembly Group A-2**
Swimming Pool - **Assembly Group A-4**
Office Space- **Business Group B**
Retail Space- **Mercantile Group M**
Miscellaneous Group U

CONSTRUCTION TYPE

TYPE 1-A (SPRINKLED)

FIRE SPRINKLER SYSTEM

The proposed building is to incorporate a complete supervised spinking system and fire alarm sheets, and fire protection sheets to be provided during the permit process.

PARKING GARAGE

The proposed parking garage component of the building is designed to be mechanical ventilated as per FBC 406.6.2

MAJOR APPLICABLE CODES

THE MAJOR APPLICABLE CODES FOR THE PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING

BUILDING CODE
FBC - FLORIDA BUILDING CODE. 7TH EDITION (2020)

FIRE PREVENTION/LIFE SAFTY CODE
FFPC – FLORIDA FIRE PREVENTION CODE, 7TH EDITION

ELECTRICAL CODE
NFPA 0 NATIONAL ELECTRICAL CODE (NEC), 2020 EDITION

MECHANICAL CODE
FBC-M–FLORIDA BUILDING CODE – PLUMBING, 7TH EDITION

FAIR HOUSING ACT DESIGN MANUAL, 1996

FBC ACCESSIBILITY, 7TH EDITION

NOTE: A FLOAT SWITCH WILL BE INSTALLED

01.10.2023

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JCC

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FLORIDA

REVISIONS
1 – 11.18.2022
2 – 01.10.2023

FLOOR PLAN:
FIRST FLOOR

Scale	1:20
Project No.	22028.00
Date	01.10.2023

Principal:	JCC
Project Director:	XXX
Project Manager:	XXX
Drafted by:	
Checked by:	

Sheet No.
A1.01

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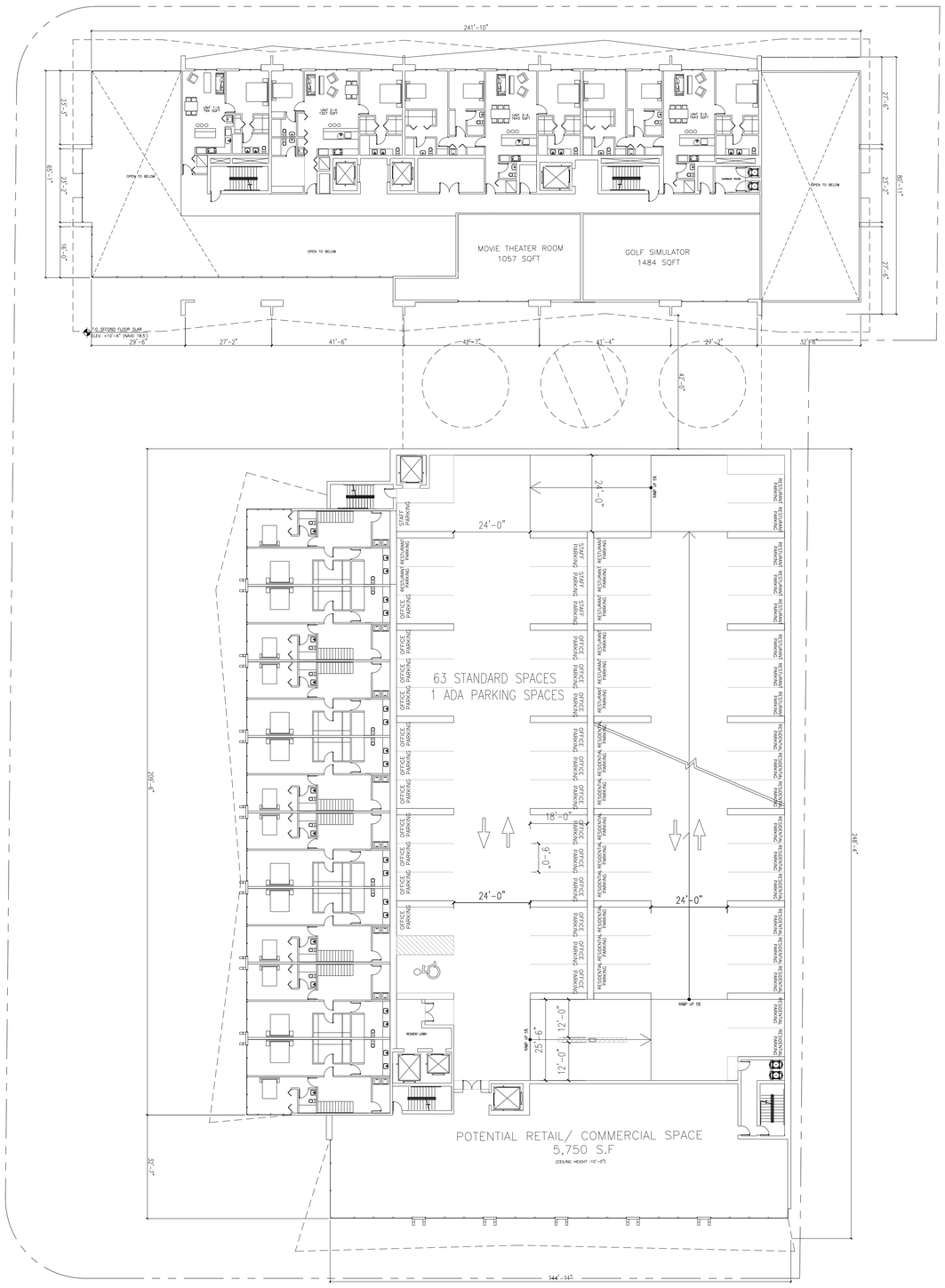
URBAN DESIGN AND PLANNING

APPROVED 5/23/2023

FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE

Final DRC Set

CITY OF FORT LAUDERDALE



1 FLOOR PLAN: SECOND FLOOR

A1.02 SCALE: 1:20

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FORT LAUDERDALE

FLORIDA

REVISIONS
1 – 11.18.2022
2 – 01.10.2023

FLOOR PLAN:
SECOND FLOOR

Scale	1:20
Project No.	22028.00
Date	01.10.2023

Principal:	JCC
Project Director:	XXX
Project Manager:	XXX
Drafted by:	
Checked by:	

01.10.2023

Sheet No.

A1.02

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URBAN DESIGN AND PLANNING
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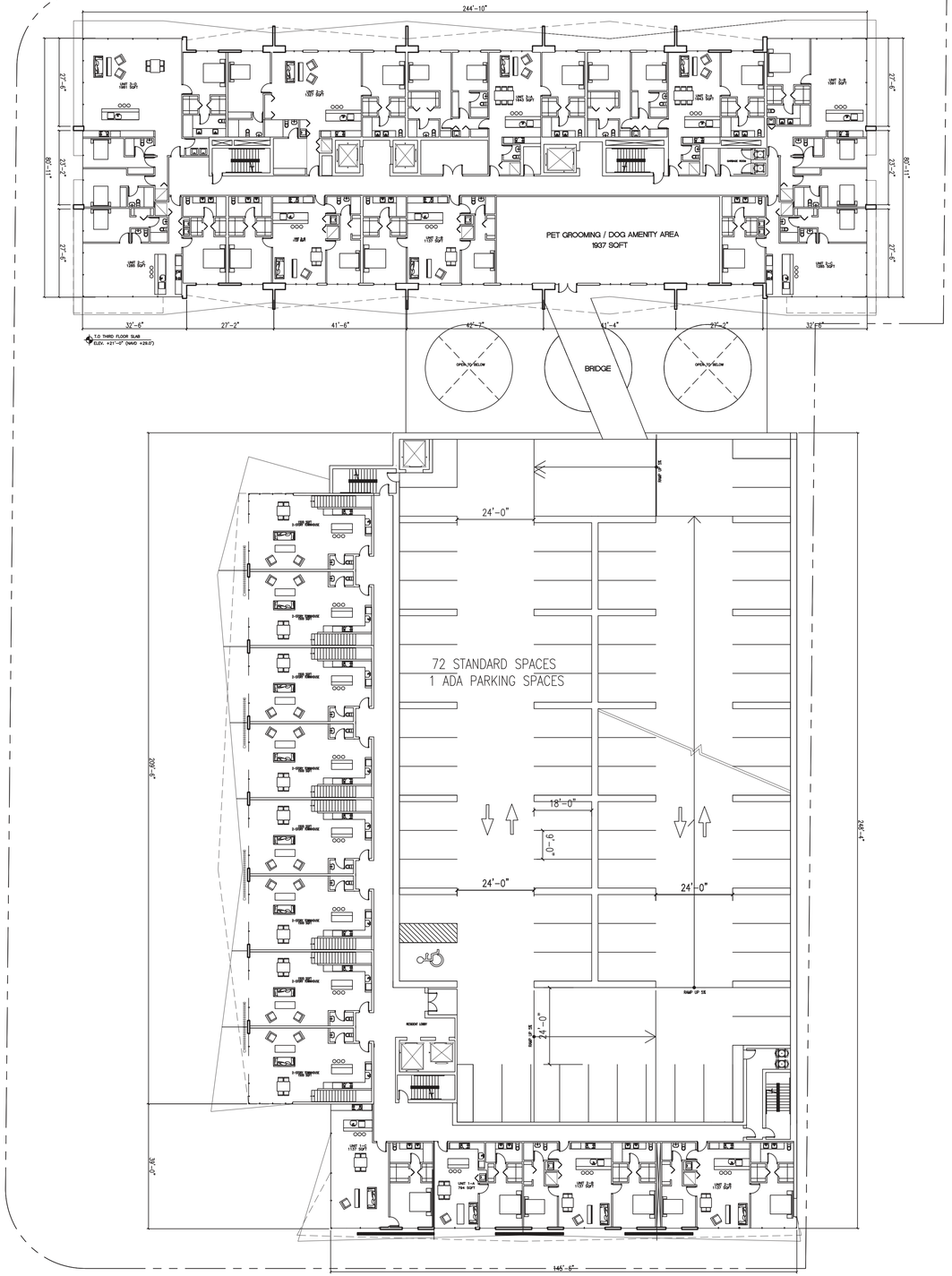

1 FLOOR PLAN: THIRD FLOOR
A1.03 SCALE: 1: 20

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FLOOR PLAN: THIRD FLOOR

Scale	1: 20
Project No.	22028.00
Date	11.01.2022
Principal:	JCC
Project Director:	XXX
Project Manager:	XXX
Drafted by:	
Checked by:	

Sheet No. A1.03

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
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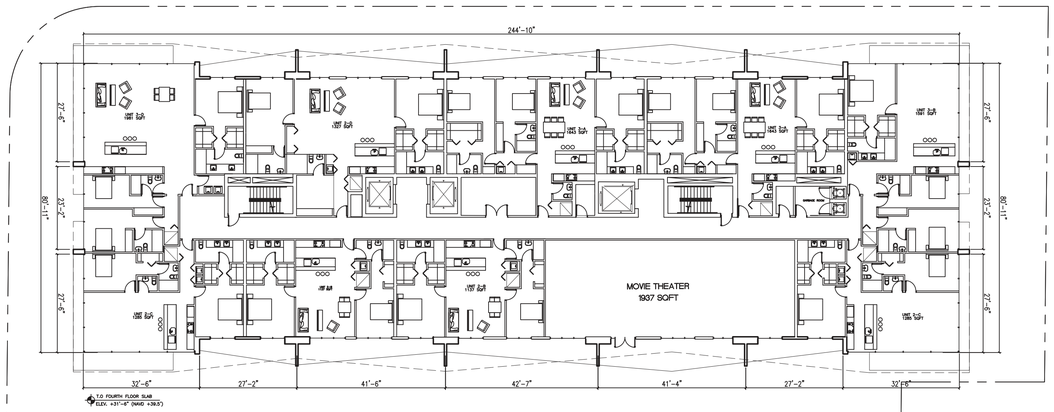
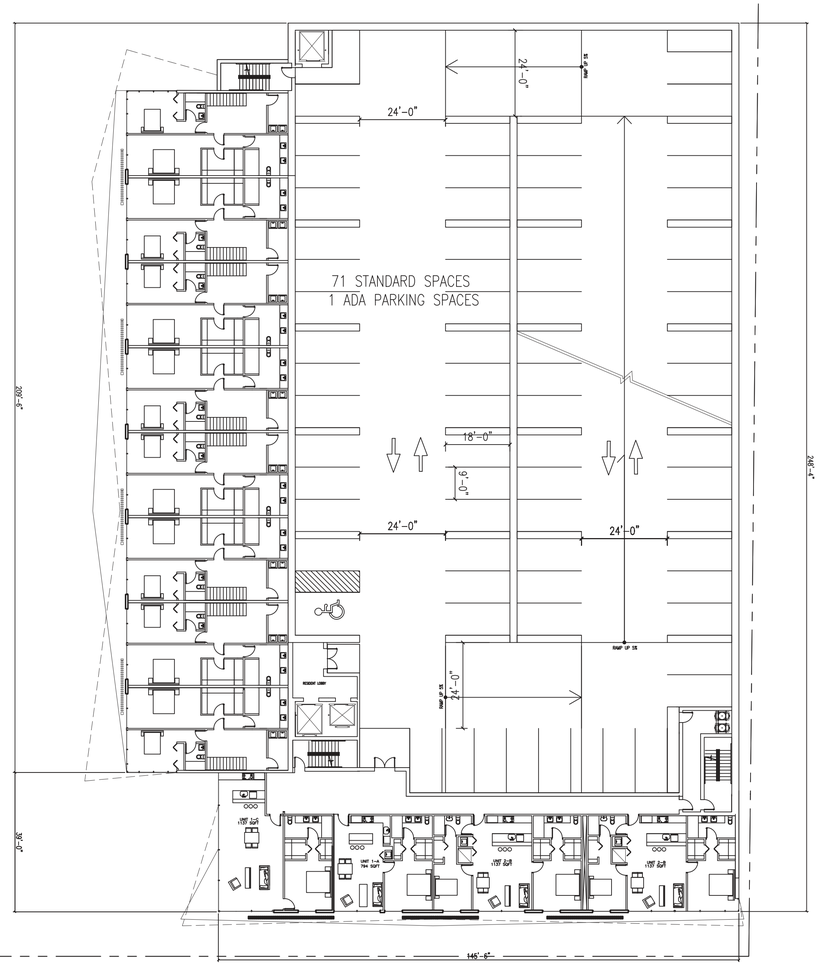
CITY OF FORT LAUDERDALE





1 FLOOR PLAN: FOURTH FLOOR
A1.04 SCALE: 1: 20

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FLORIDA

REVISIONS
1 2 3 4 5 6 7 8 9

FLOOR PLAN:
FOURTH FLOOR

Scale	1: 20
Project No.	22028.00
Date	11.01.2022

Principal:	JCC
Project Director:	XXX
Project Manager:	XXX
Drafted by:	
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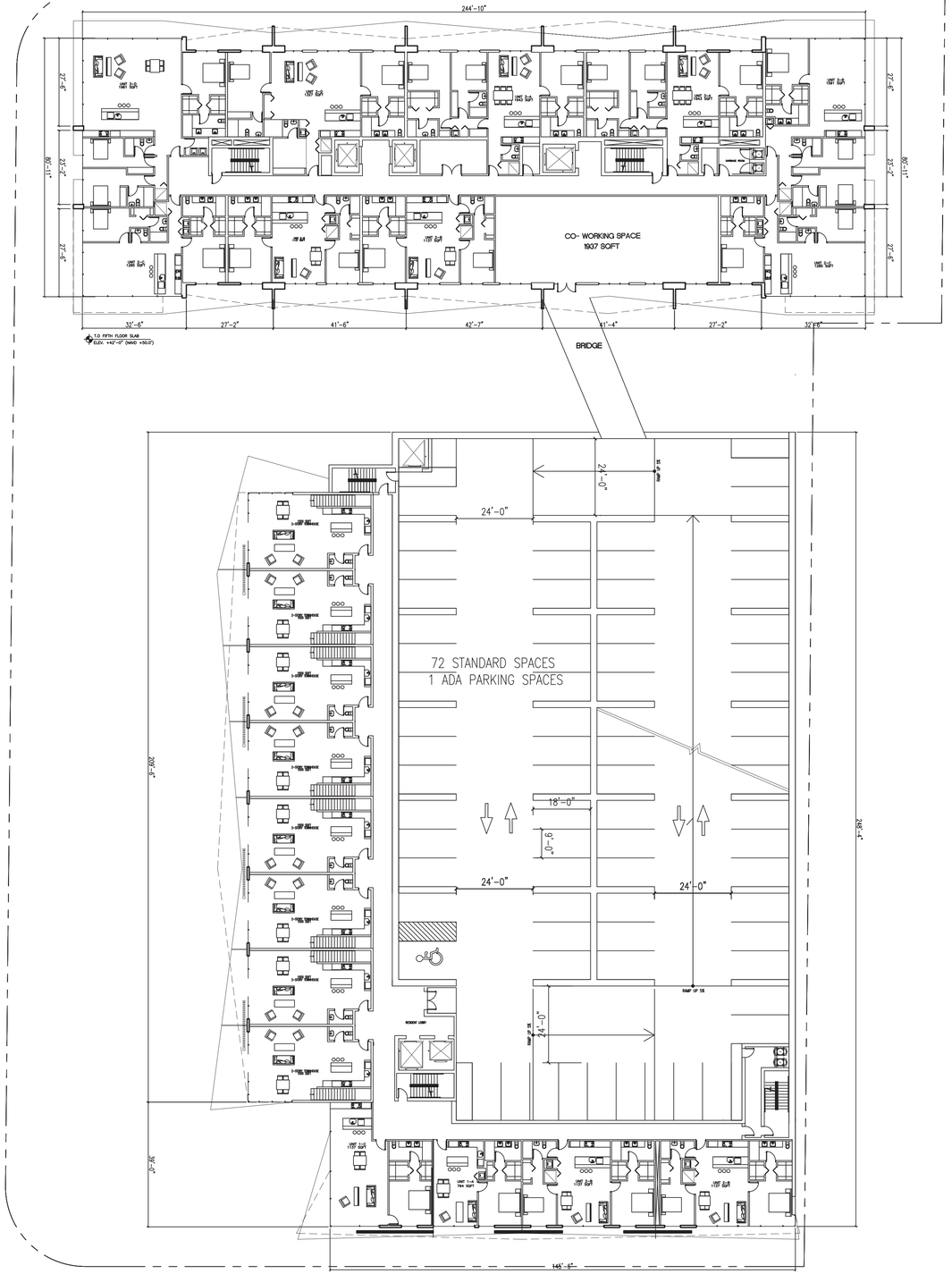

1 FLOOR PLAN: FIFTH FLOOR
A1.05 SCALE: 1:20

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FLOOR PLAN:
FIFTH FLOOR

Scale 1:20
Project No. 22028.00
Date 11.01.2022

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by:
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DEPARTMENT OF SUSTAINABLE DEVELOPMENT

URBAN DESIGN AND PLANNING

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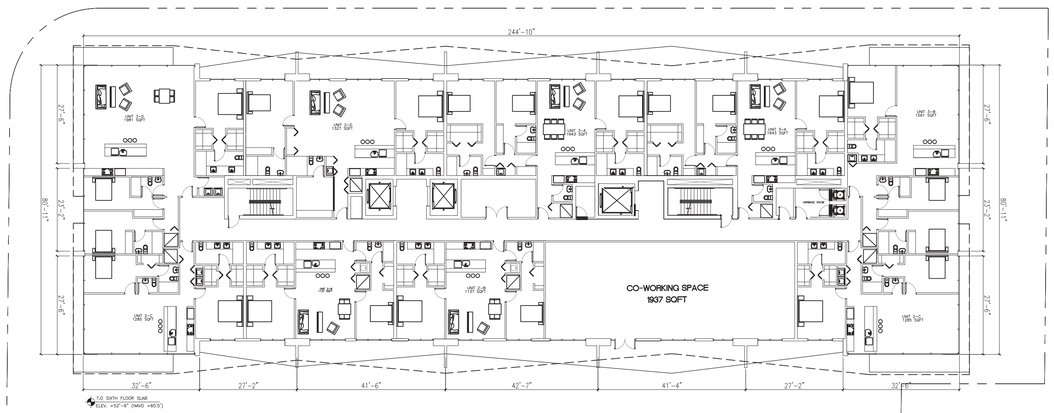

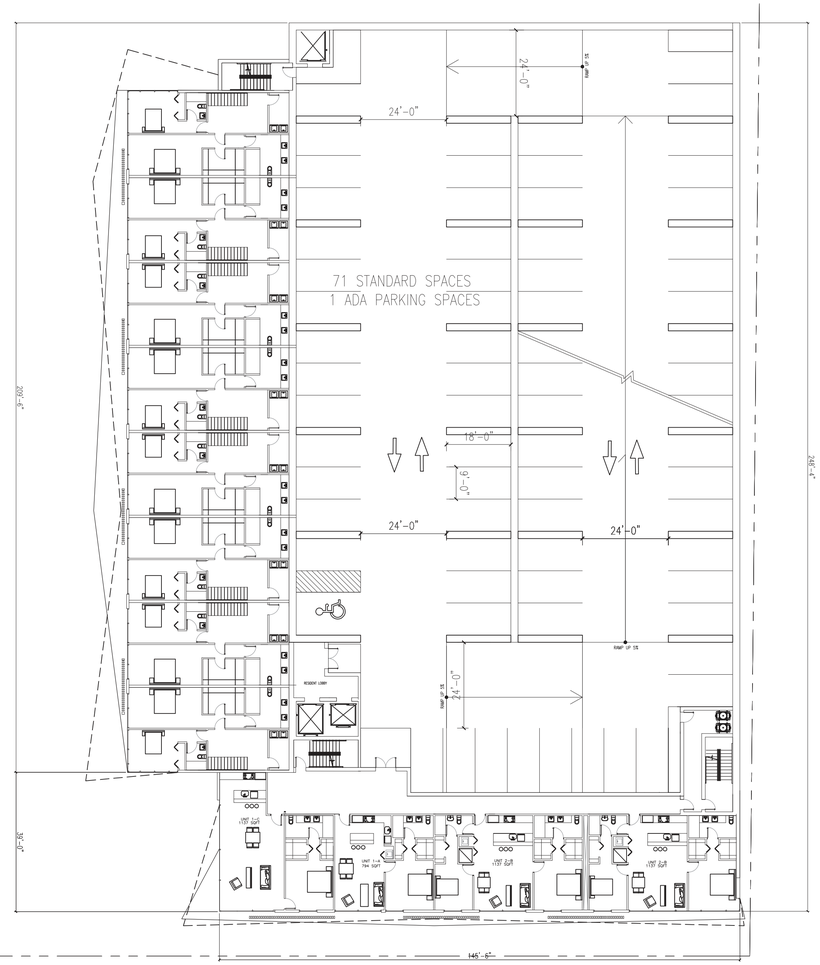

1 FLOOR PLAN: SIXTH FLOOR

A1.06 SCALE: 1:20

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FLORIDA

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1 2 3 4 5 6 7 8 9

FLOOR PLAN:
SIXTH FLOOR

Scale	1:20
Project No.	22028.00
Date	11.01.2022
Principal:	JCC
Project Director:	XXX
Project Manager:	XXX
Drafted by:	
Checked by:	

Sheet No.
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DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
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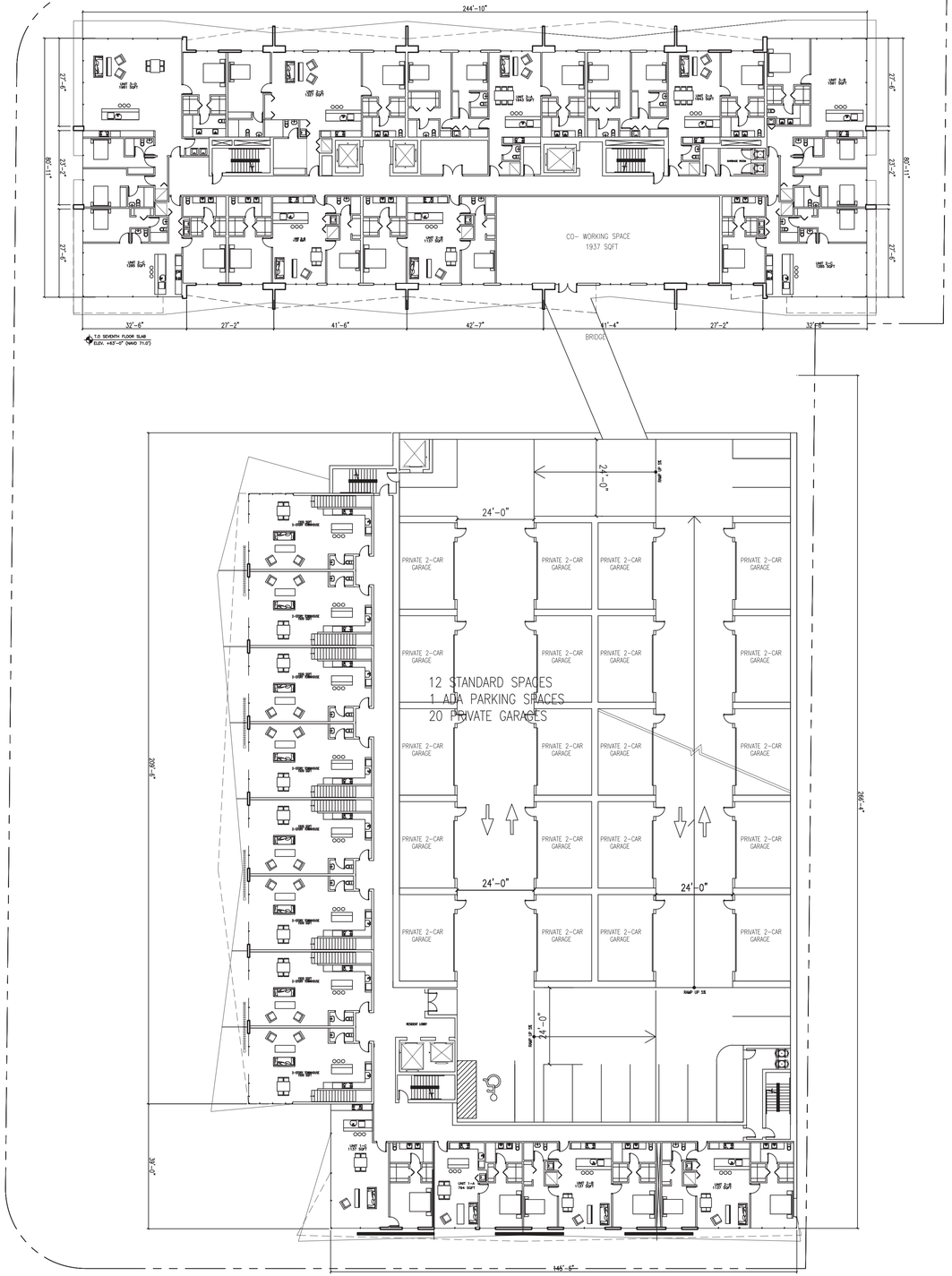

1 FLOOR PLAN: SEVENTH FLOOR
A1.07 SCALE: 1: 20

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FLORIDA

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FLOOR PLAN:
SEVENTH FLOOR

Scale	1:20
Project No.	22028.00
Date	11.01.2022
Principal:	JCC
Project Director:	XXX
Project Manager:	XXX
Drafted by:	
Checked by:	

11.01.2022

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DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
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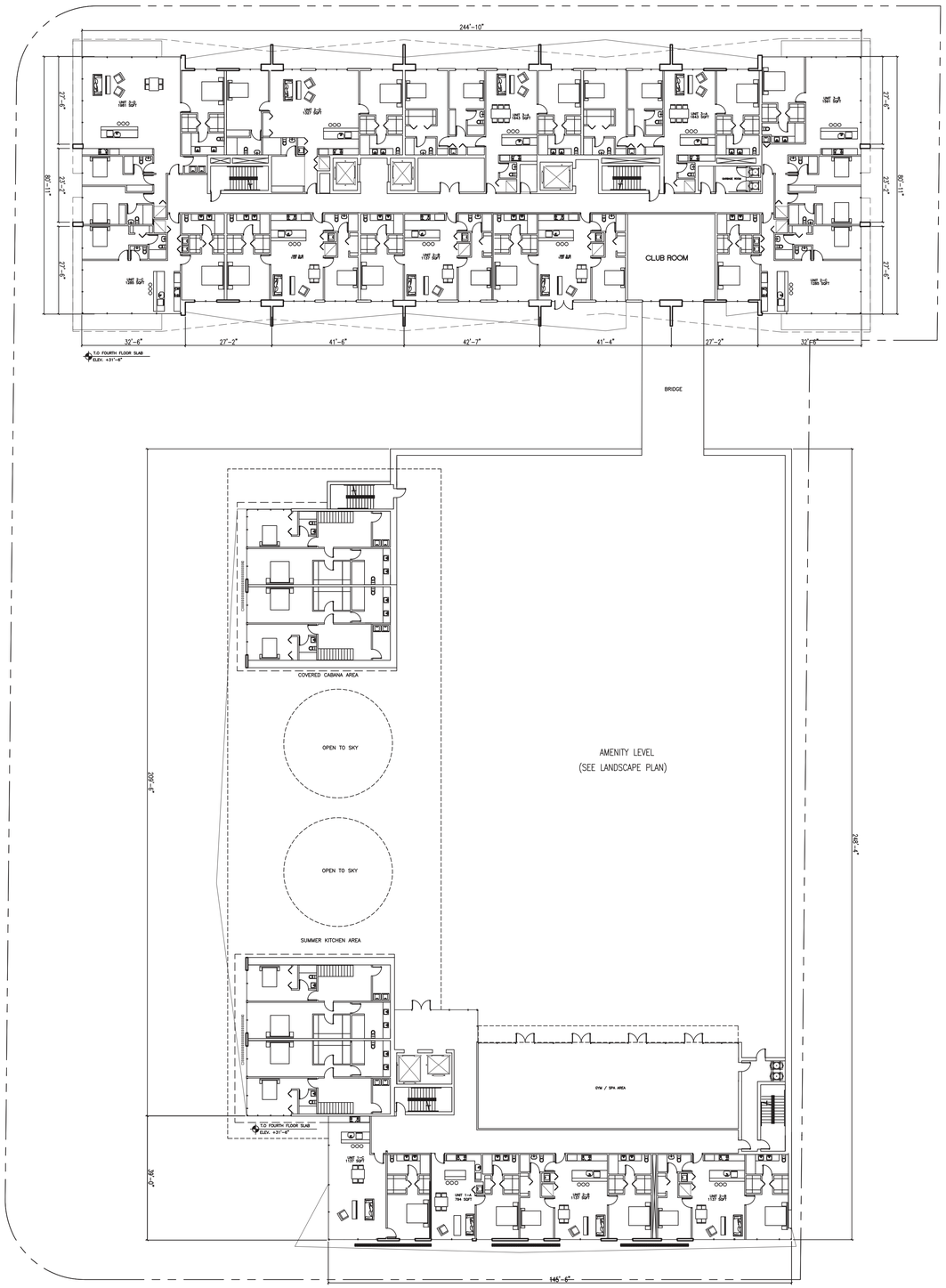

1 FLOOR PLAN: EIGHTH FLOOR (AMENITY LEVEL)

A1.08 SCALE: 1:20

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FORT LAUDERDALE
FLORIDA

REVISIONS 1 2 3 4 5 6 7 8 9

FLOOR PLAN:
EIGHTH FLOOR

Scale	1:20
Project No.	22028.00
Date	11.01.2022

Principal:	JCC
Project Director:	XXX
Project Manager:	XXX
Drafted by:	
Checked by:	

Sheet No.
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DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
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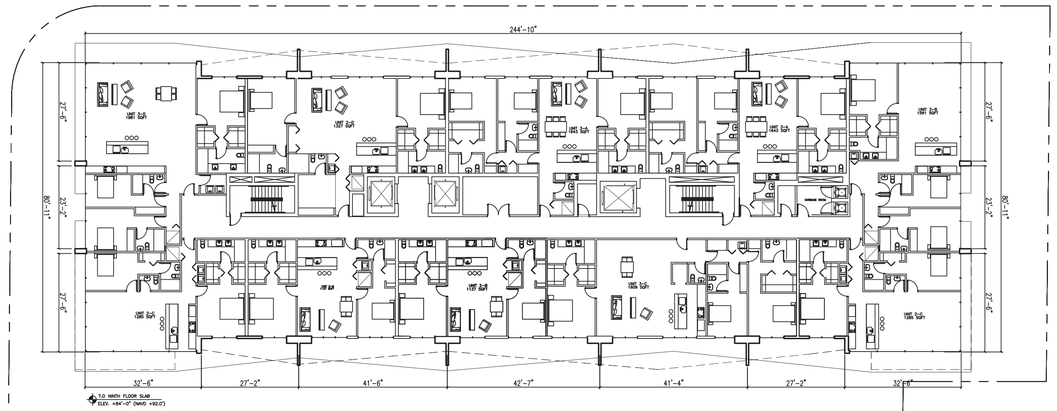

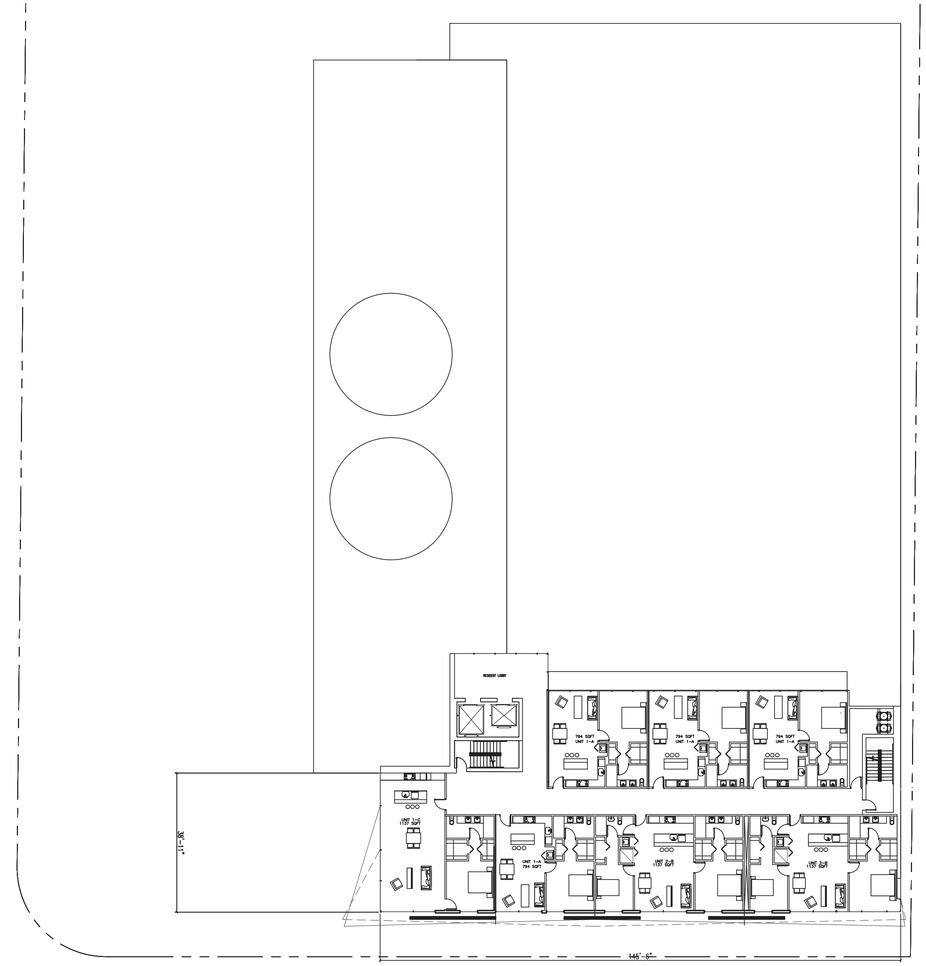

1 FLOOR PLAN: NINTH FLOOR
A1.09 SCALE: 1:20

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REVISIONS
1 2 3 4 5 6 7 8 9

FLOOR PLAN:
NINTH FLOOR

Scale	1:20
Project No.	22028.00
Date	11.01.2022

Principal:	JCC
Project Director:	XXX
Project Manager:	XXX
Drafted by:	
Checked by:	

11.01.2022

Sheet No.
A1.09

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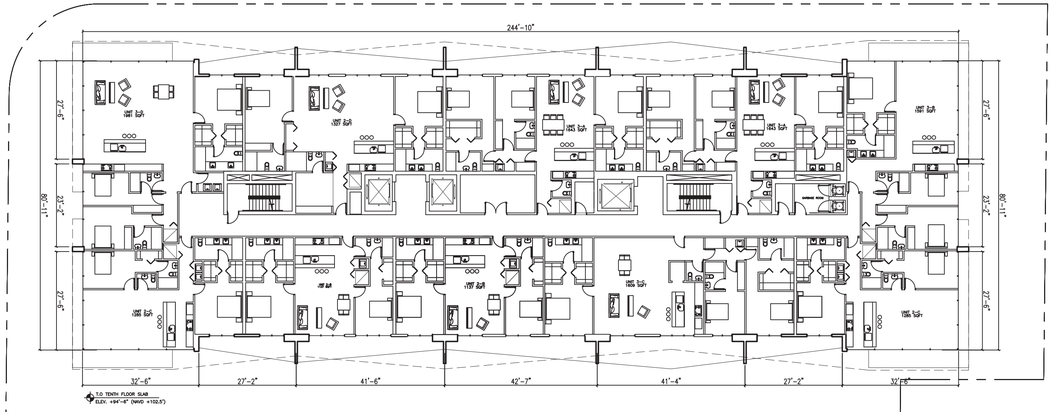

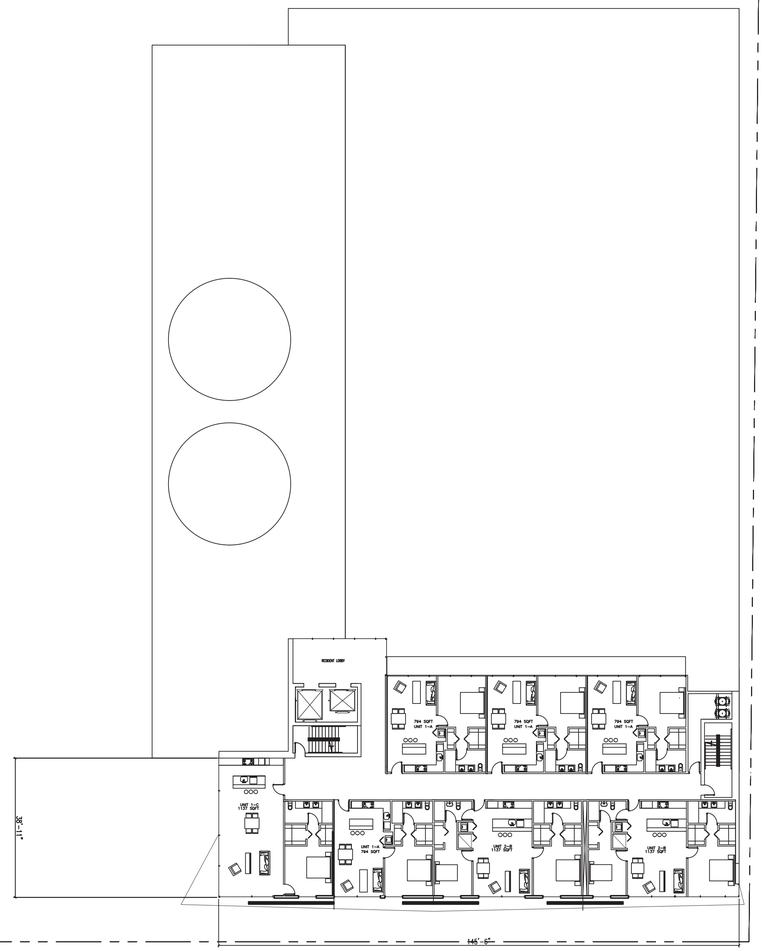

1 FLOOR PLAN: TENTH FLOOR
A1.10 SCALE: 1:20

11.01.2022

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FLOOR PLAN:
TENTH FLOOR

Scale	1:20
Project No.	22028.00
Date	11.01.2022

Principal:	JCC
Project Director:	XXX
Project Manager:	XXX
Drafted by:	
Checked by:	

Sheet No.
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DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
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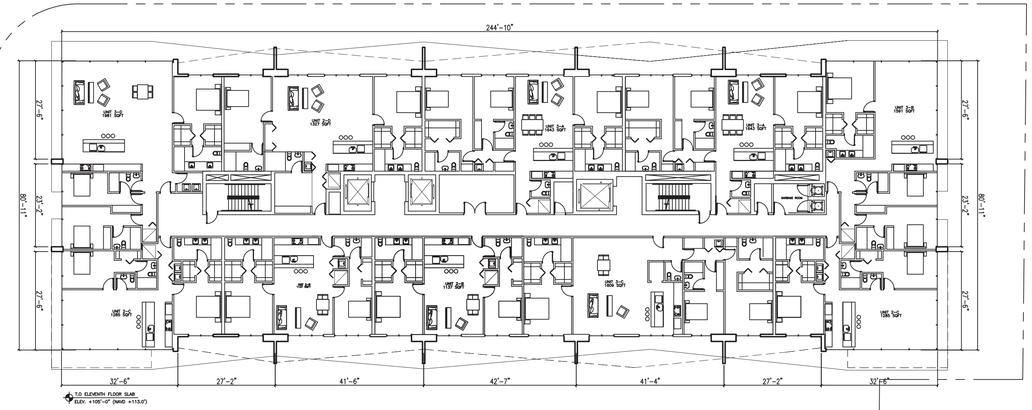

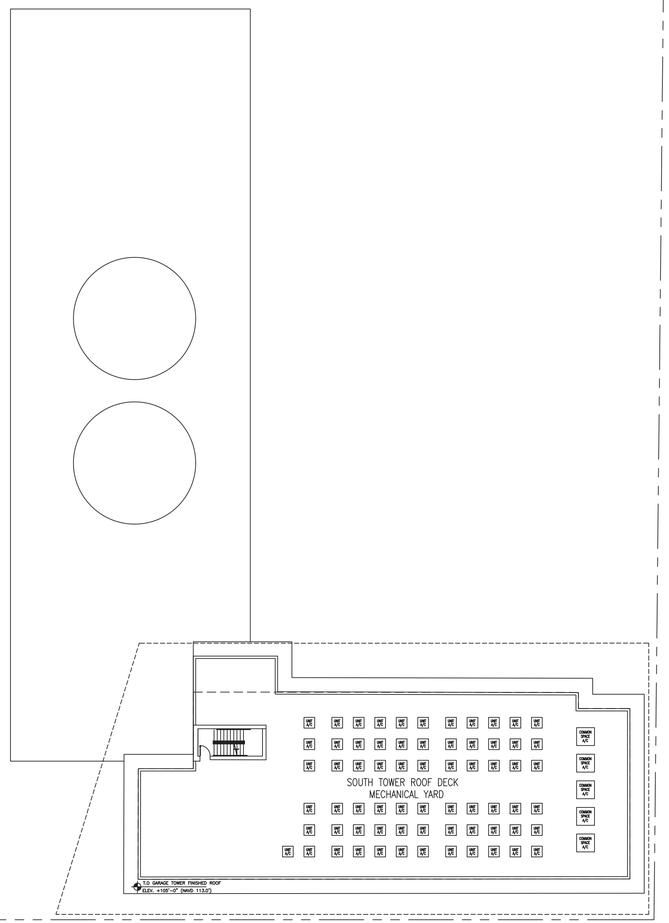

1 FLOOR PLAN: ELEVENTH FLOOR
A1.11 SCALE: 1:20

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FLOOR PLAN:
ELEVENTH FLOOR

Scale	1:20
Project No.	22028.00
Date	11.01.2022

Principal:	JCC
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Project Manager:	XXX
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A1.11

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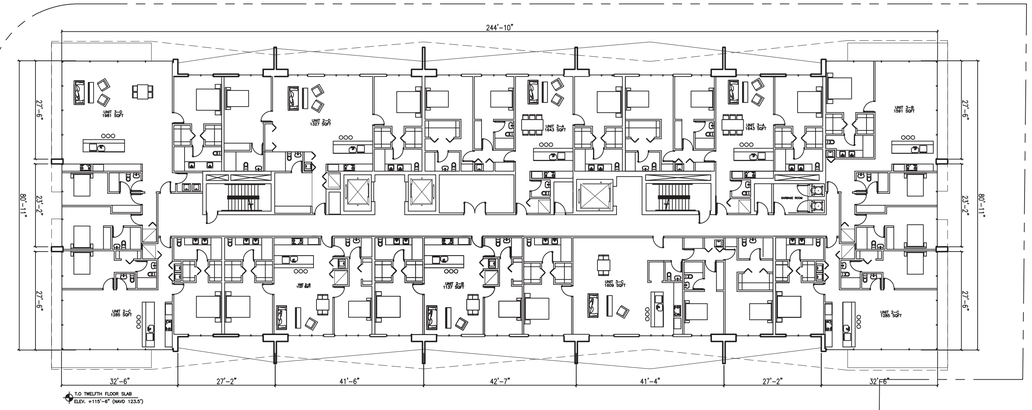

1 FLOOR PLAN: TWELFTH FLOOR
A1.12 SCALE: 1:20

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FLOOR PLAN:
TWELFTH FLOOR

Scale	1:20
Project No.	22028.00
Date	11.01.2022

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Project Manager:	XXX
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Checked by:	

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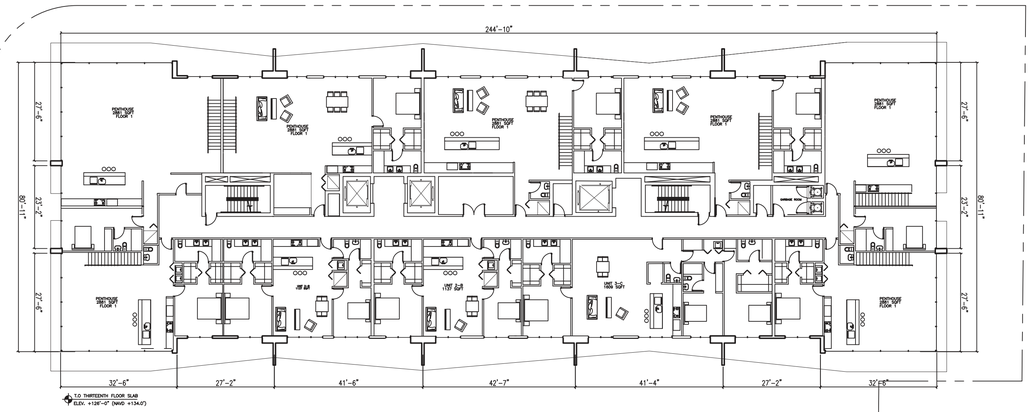

1 FLOOR PLAN: THIRTEENTH FLOOR

A1.13 SCALE: 1:20

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FLOOR PLAN:
THIRTEENTH FLOOR

Scale	1:20
Project No.	22028.00
Date	11.01.2022

Principal:	JCC
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Project Manager:	XXX
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DEPARTMENT OF SUSTAINABLE DEVELOPMENT

URBAN DESIGN AND PLANNING

APPROVED 5/23/2023

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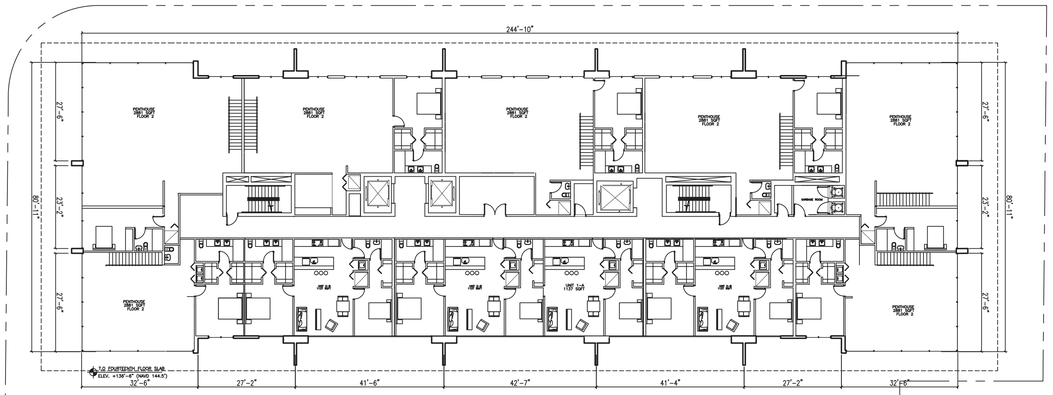

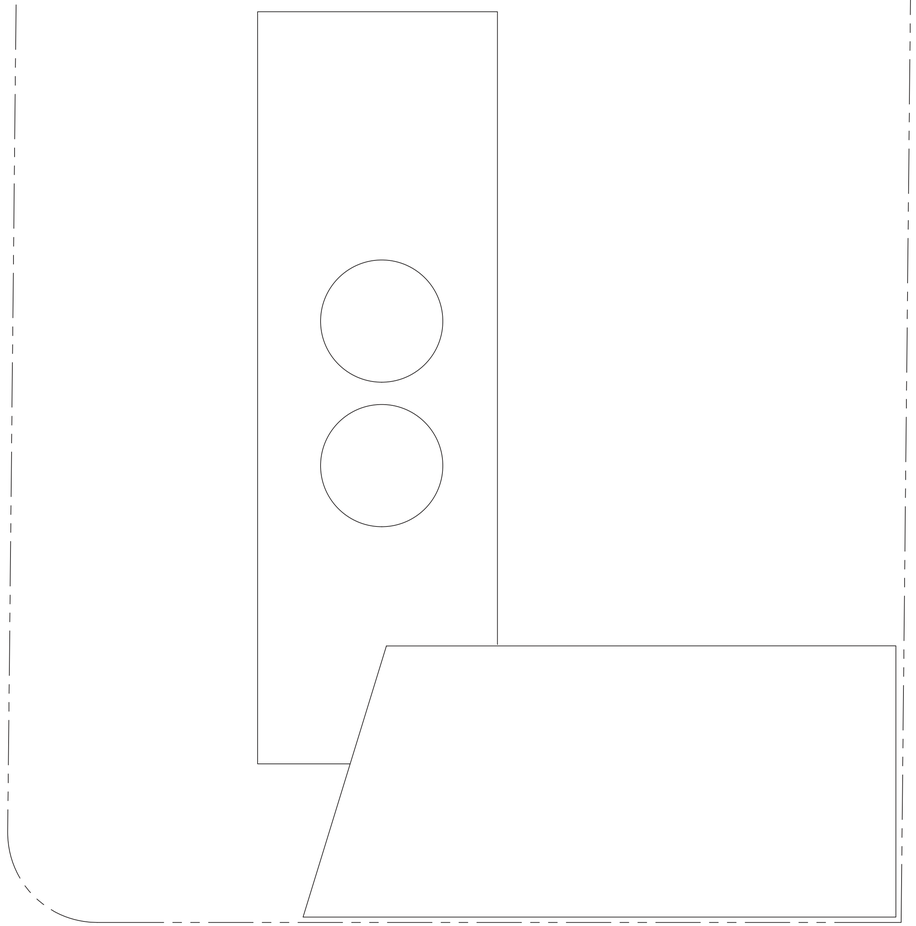

1 FLOOR PLAN: FOURTEENTH FLOOR

A1.14 SCALE: 1: 20

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FLOOR PLAN:
FOURTEENTH FLOOR

Scale	1: 20
Project No.	22028.00
Date	11.01.2022

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Checked by:	

Sheet No.

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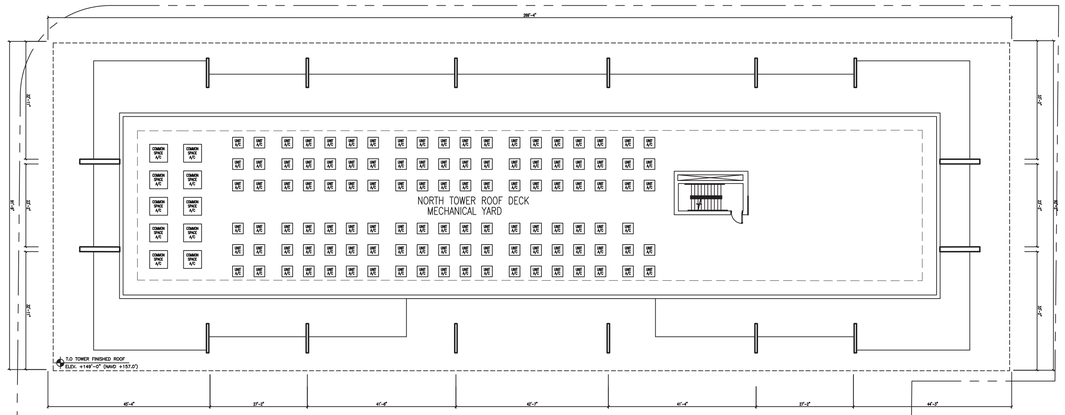

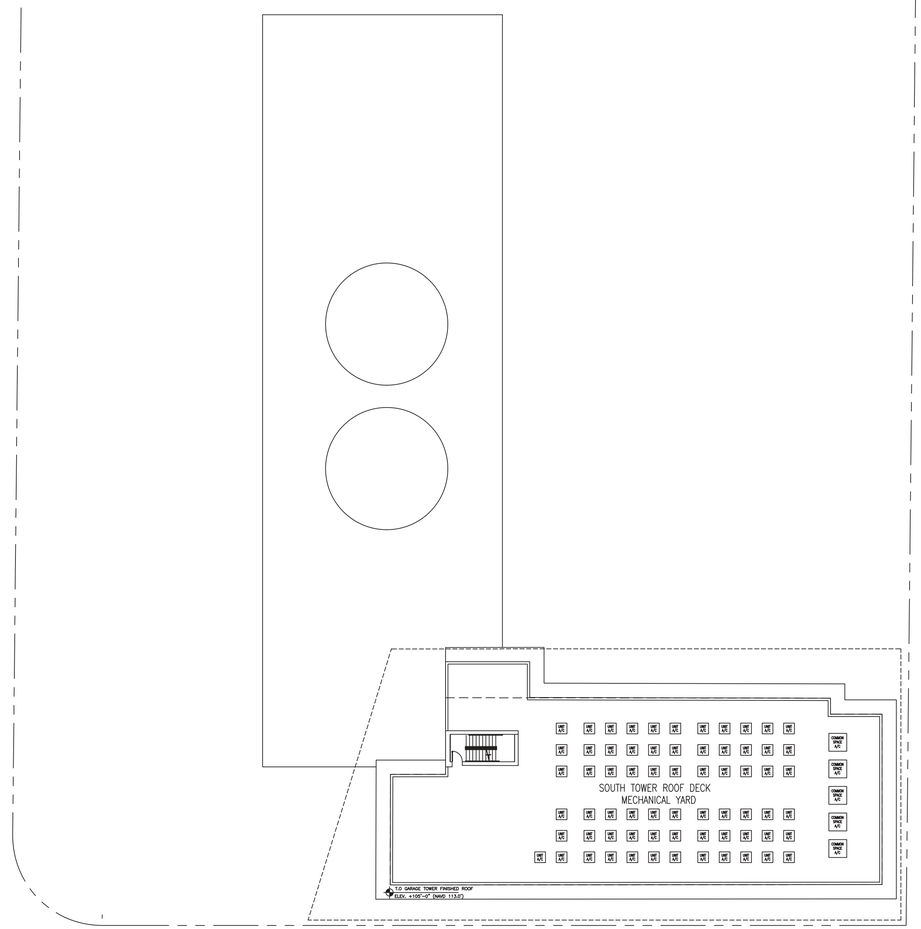

1 ROOF PLAN
A2.10 SCALE: 1: 20

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ROOF PLAN:

Scale 1: 20
Project No. 22028.00
Date 11.01.2022

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by:
Checked by:

Sheet No.
A2.10

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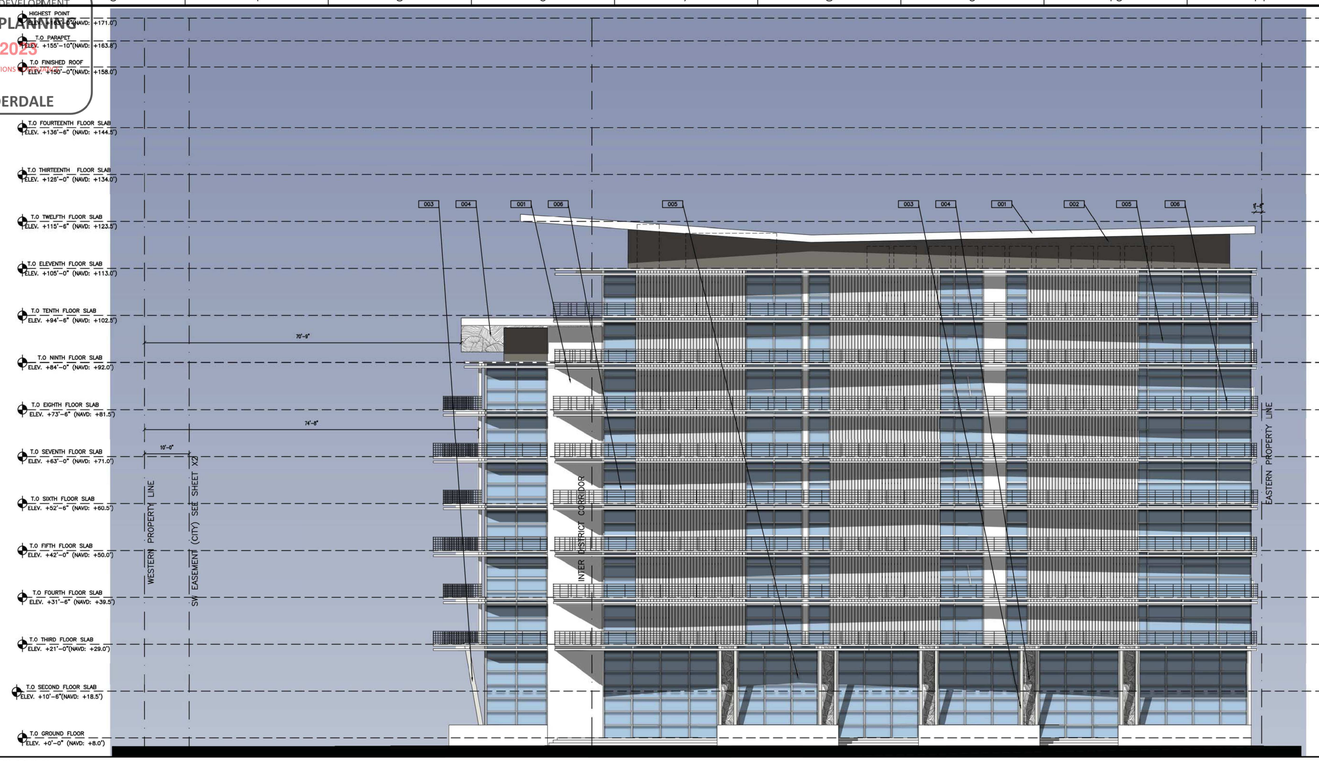
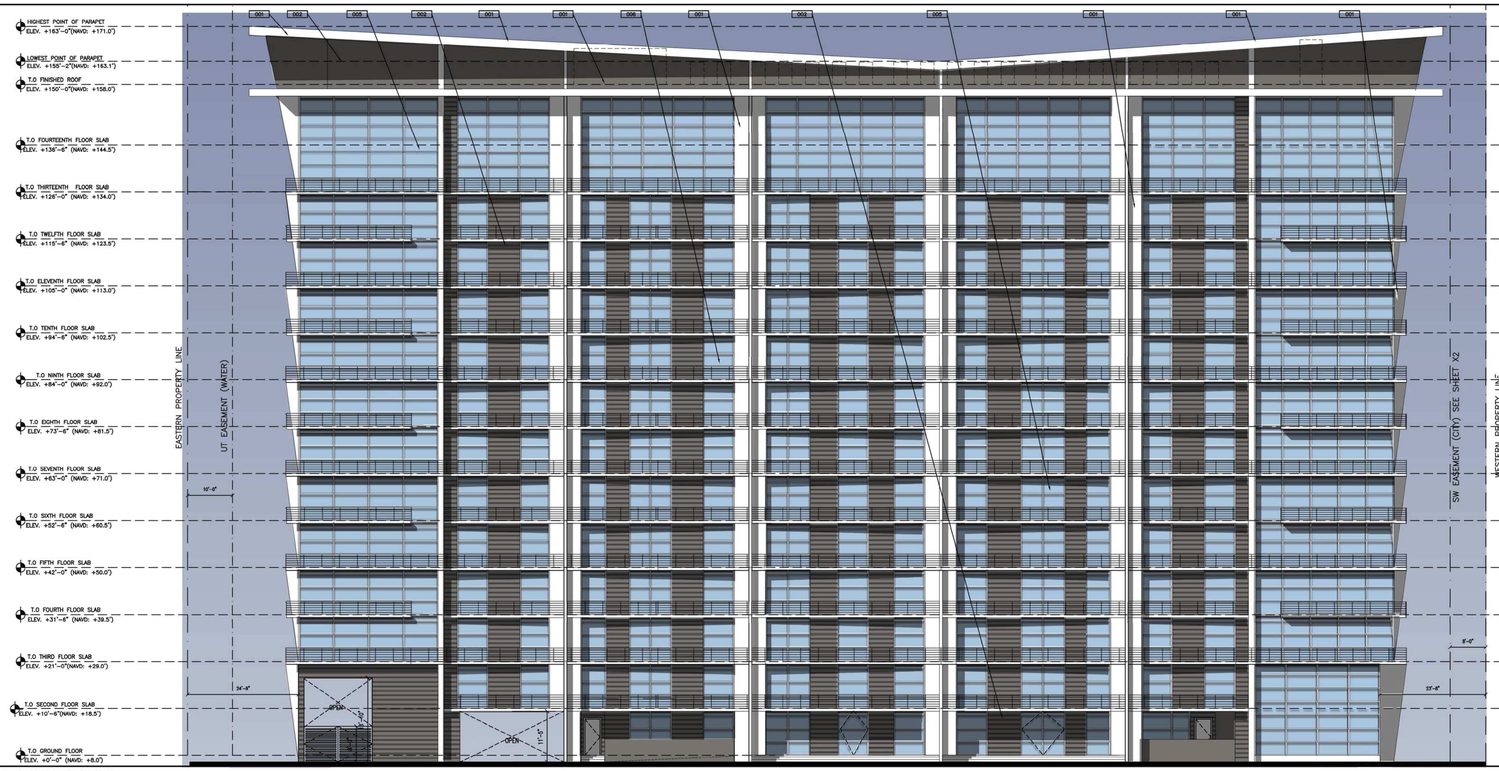


2 SOUTH ELEVATION
A3.10 SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
A3.10 SCALE: 1/16" = 1'-0"

001
MAIN MATERIAL
PAINTED SMOOTH STUCCO
COLOR: HIGH REFLECTIVE WHITE
SW 7757

002
SECONDARY MATERIAL
PAINTED SCORED STUCCO
COLOR: GAUNTLET GRAY
SW 7019

003
ACCENT MATERIAL
POURED IN PLACE CONCRETE
COLOR: NATURAL GRAY

004
MURAL ARTWORK
ART TO BE DETERMINED DURING PERMIT

005
GLAZING SYSTEM
ALUMINUM FRAME
COLOR: BLACK

006
PIPE / WIRE HANDRAIL
ALUMINUM FRAME
COLOR: BLACK

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NORTH AND SOUTH ELEVATION(S)

Scale 1/16" = 1'-0"
Project No. 22028.00
Date 11.01.2022

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by:
Checked by:

11.01.2022

Sheet No.
A3.10

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URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
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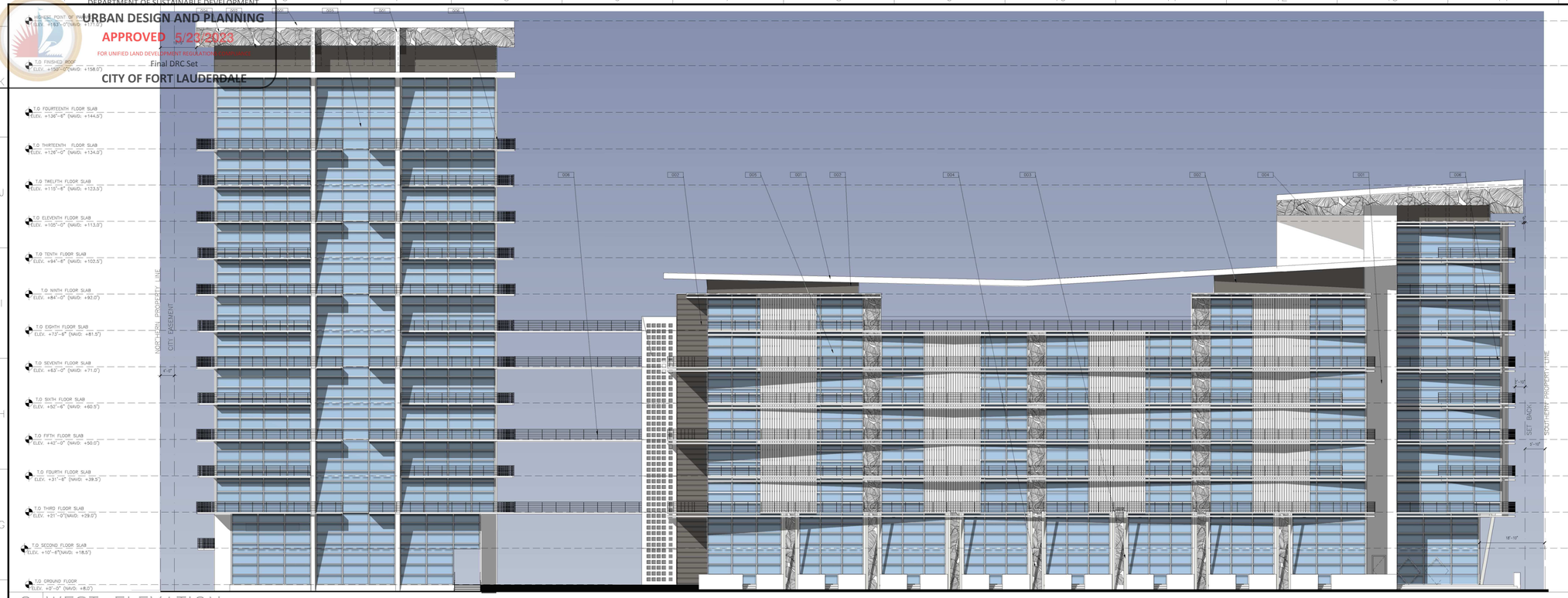
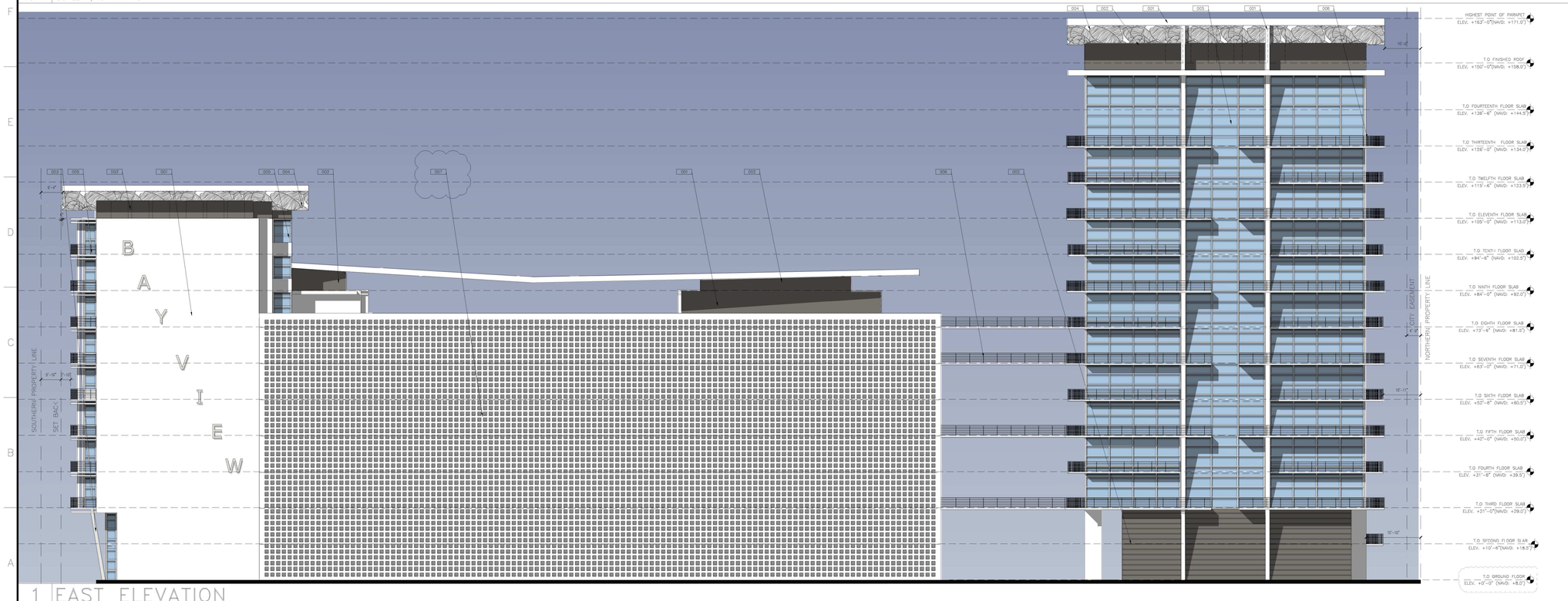
CITY OF FORT LAUDERDALE



2 WEST ELEVATION
A3.11 SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
A3.11 SCALE: 1/16" = 1'-0"

001
MAIN MATERIAL
PAINTED SMOOTH STUCCO
COLOR: HIGH REFLECTIVE WHITE
SW 7757

002
SECONDARY MATERIAL
PAINTED SCORED STUCCO
COLOR: GAUNTLET GRAY
SW 7019

003
ACCENT MATERIAL
POURED IN PLACE CONCRETE
COLOR: NATURAL GRAY

004
MURAL ARTWORK
ART TO BE DETERMINED DURING PERMIT

005
GLAZING SYSTEM
ALUMINUM FRAME
COLOR: BLACK

006
PIPE / WIRE HANDRAIL
ALUMINUM FRAME
COLOR: BLACK

007
BLOCK PATTERN WALL (NON BREEZEWAY)
PAINTED SMOOTH STUCCO
COLOR: HIGH REFLECTIVE WHITE
SW 7757

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2 – 01.10.2023

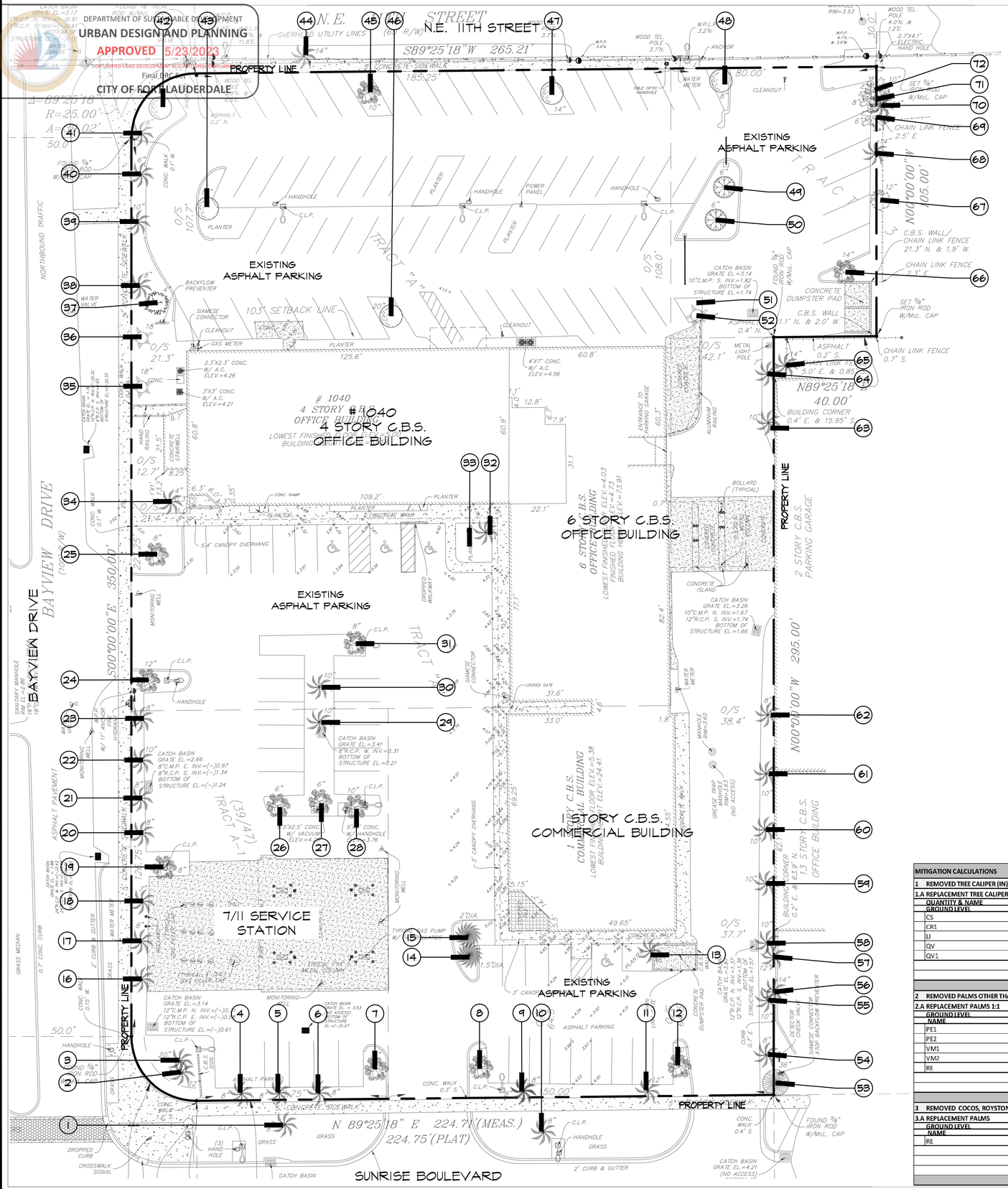
WEST AND EAST ELEVATION(S)

Scale 1/16" = 1'-0"
Project No. 22028.00
Date 01.10.2023

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by:
Checked by:

01.10.2023

Sheet No.
A3.11



TREE DISPOSITION TABLE

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	D.B.H. (IN)	CLASS	CALIPER REPLACEMENT (IN)	CONDITION	DISPOSITION	REMARKS
1	*Cocos nucifera*	Coconut Palm	40'	15'		N/A	1 TO 1	65%	REMOVE	Trunk damage and trunk taper
2	*Sabal palmetto*	Cabbage Palm	12'	8'		N/A	1 TO 1	75%	REMOVE	Booted
3	*Sabal palmetto*	Cabbage Palm	16'	8'		N/A	1 TO 1	75%	REMOVE	Booted
4	*Sabal palmetto*	Cabbage Palm	22'	8'		N/A	1 TO 1	70%	REMOVE	Trunk scars
5	*Sabal palmetto*	Cabbage Palm	21'	8'		N/A	1 TO 1	70%	REMOVE	Trunk scars
6	*Sabal palmetto*	Cabbage Palm	20'	6'		N/A	1 TO 1	65%	REMOVE	Trunk damage, lean, nutritional deficiencies
7	*Tabebuia heterophylla*	Pink Trumpet Tree	15'	10'	8	B	1.6	25%	REMOVE	Trunk damage, leaning, decline
8	*Tabebuia heterophylla*	Pink Trumpet Tree	18'	11'	9	B	3.24	45%	REMOVE	Codominant trunk, leaning, dieback
9	*Sabal palmetto*	Cabbage Palm	22'	5'		N/A	1 TO 1	50%	REMOVE	Trunk constriction, nutritional deficiencies
10	*Cocos nucifera*	Coconut Palm	42'	15'		N/A	1 TO 1	65%	REMOVE	Nutritional deficiencies
11	*Sabal palmetto*	Cabbage Palm	28'	8'		N/A	1 TO 1	70%	REMOVE	
12	*Tabebuia heterophylla*	Pink Trumpet Tree	34'	16'	15	B	6	50%	REMOVE	Codominant trunks with damage, lean
13	*Veitchia Montgomeryana*	Montgomery Palm	38'	4'		N/A	1 TO 1	55%	REMOVE	Roots covered by concrete, fronds undersized
14	*Adonidia merrillii*	Christmas Palm	14'	5'		N/A	1 TO 1	70%	REMOVE	Triple
15	*Adonidia merrillii*	Christmas Palm	16'	5'		N/A	1 TO 1	70%	REMOVE	Triple
16	*Sabal palmetto*	Cabbage Palm	16'	6'		N/A	1 TO 1	65%	REMOVE	Minor trunk scars and nutritional deficiencies
17	*Sabal palmetto*	Cabbage Palm	14'	6'		N/A	1 TO 1	65%	REMOVE	Minor trunk scars and nutritional deficiencies
18	*Sabal palmetto*	Cabbage Palm	20'	6'		N/A	1 TO 1	60%	REMOVE	Trunk scars and trunk constriction
19	*Tabebuia heterophylla*	Pink Trumpet Tree	17'	11'	8	B	3.52	55%	REMOVE	Codominant trunks, limited root space
20	*Sabal palmetto*	Cabbage Palm	20'	6'		N/A	1 TO 1	70%	REMOVE	Minor trunk scars and nutritional deficiencies
21	*Sabal palmetto*	Cabbage Palm	20'	6'		N/A	1 TO 1	70%	REMOVE	Minor trunk scars and nutritional deficiencies
22	*Sabal palmetto*	Cabbage Palm	20'	6'		N/A	1 TO 1	70%	REMOVE	Minor trunk scars and nutritional deficiencies
23	*Sabal palmetto*	Cabbage Palm	20'	6'		N/A	1 TO 1	170%	REMOVE	Minor trunk scars and nutritional deficiencies
24	*Tabebuia heptaphylla*	Pink Tabebuia	28'	20'	19	B	9.12	60%	REMOVE	Poor form, limited root space, proximity to utility poles
25	*Tabebuia heptaphylla*	Pink Tabebuia	21'	16'	13	B	3.64	35%	REMOVE	Dieback, trunk damage, leaning
26	*Tabebuia heptaphylla*	Pink Tabebuia	16'	10'	9	B	1.44	20%	REMOVE	Heaved, trunk and root damage
27	*Tabebuia heptaphylla*	Pink Tabebuia	22'	6'	7	B	1.96	35%	REMOVE	Codominant trunks, decline
28	*Tabebuia heptaphylla*	Pink Tabebuia	20'	12'	13	B	5.2	50%	REMOVE	Codominant trunks, minor trunk damage, leaning
29	*Cocos nucifera*	Coconut Palm	40'	12'		N/A	1 TO 1	70%	REMOVE	Minor nutritional deficiencies and trunk constriction
30	*Cocos nucifera*	Coconut Palm	38'	12'		N/A	1 TO 1	70%	REMOVE	Nutritional deficiencies
31	*Tabebuia heptaphylla*	Pink Tabebuia	22'	15'	10	B	3.2	40%	REMOVE	Codominant trunks with damage
32	*Veitchia Montgomeryana*	Montgomery Palm	54'	10'		N/A	1 TO 1	65%	REMOVE	Minor nutritional deficiencies
33	DEAD PALM					N/A	N/A	N/A	REMOVE	
34	*Philodendron selloum*		10'	6'		N/A	N/A	N/A	REMOVE	Ornamental Plant
35	*Roystonea regia*	Royal Palm	40'	18'		N/A	1 TO 1	80%	REMOVE	
36	*Roystonea regia*	Royal Palm	42'	20'		N/A	1 TO 1	85%	REMOVE	
37	*Lagerstroemia indica*	Crape Myrtle	11'	12'	4	C	1.68	70%	REMOVE	
38	*Sabal palmetto*	Cabbage Palm	21'	8'		N/A	1 TO 1	60%	REMOVE	Trunk damage
39	*Sabal palmetto*	Cabbage Palm	26'	7'		N/A	1 TO 1	75%	REMOVE	
40	*Sabal palmetto*	Cabbage Palm	28'	6'		N/A	1 TO 1	65%	REMOVE	Trunk deformities
41	*Sabal palmetto*	Cabbage Palm	26'	12'		N/A	1 TO 1	70%	REMOVE	Nutritional deficiencies
42	*Pongamia pinnata*	Pongam	30'	40'	22	A	13.2	60%	REMOVE	poor attachment and form, encroaching overhead utility easement
43	*Pongamia pinnata*	Pongam	20'	25'	11	A	6.6	60%	REMOVE	Gall
44	*Sabal palmetto*	Cabbage Palm	20'	10'		N/A	1 TO 1	75%	REMOVE	Swale, beneath overhead utilities
45	*Tabebuia heptaphylla*	Pink Tabebuia	16'	12'	12	B	3.36	35%	REMOVE	Decline
46	*Pongamia pinnata*	Pongam	35'	36'	23	A	12.65	55%	REMOVE	Poor form and structure, limited root space
47	*Pongamia pinnata*	Pongam	30'	45'	15	A	9.75	65%	REMOVE	Codominant trunks, minor root damage, wires on north
48	*Pongamia pinnata*	Pongam	20'	18'	12	A	4.2	35%	REMOVE	Gall, decline
49	*Lagerstroemia speciosa*	Queen Crape Myrtle	14'	16'	7	C	2.73	65%	REMOVE	Codominant trunks
50	*Lagerstroemia speciosa*	Queen Crape Myrtle	14'	16'	7	C	2.52	60%	REMOVE	Multiple trunks
51	*Lagerstroemia speciosa*	Queen Crape Myrtle	9'	7'	4	C	0.6	25%	REMOVE	Decline
52	*Roystonea regia*	Royal Palm	18'	10'		N/A	1 TO 1	50%	REMOVE	Undersized, roots encroached by concrete
53	*Ficus benjamina*	Weeping Fig	37'	41'	36	C	10.8	50%	REMOVE	Poor form and structure, limited root space
54	*Sabal palmetto*	Cabbage Palm	30'	8'		N/A	1 TO 1	60%	REMOVE	Trunk damage, too close to water infrastructure
55	*Sabal palmetto*	Cabbage Palm	30'	8'		N/A	1 TO 1	40%	REMOVE	Trunk damage with small cavities
56	*Sabal palmetto*	Cabbage Palm	16'	10'		N/A	1 TO 1	70%	REMOVE	
57	*Sabal palmetto*	Cabbage Palm	15'	8'		N/A	1 TO 1	65%	REMOVE	Nutritional deficiencies
58	*Sabal palmetto*	Cabbage Palm	32'	8'		N/A	1 TO 1	70%	REMOVE	
59	*Sabal palmetto*	Cabbage Palm	32'	8'		N/A	1 TO 1	55%	REMOVE	Trunk damage at base
60	*Sabal palmetto*	Cabbage Palm	32'	8'		N/A	1 TO 1	60%	REMOVE	Trunk damage
61	*Sabal palmetto*	Cabbage Palm	34'	6'		N/A	1 TO 1	65%	REMOVE	Curved trunk, minor nutritional deficiencies
62	*Sabal palmetto*	Cabbage Palm	32'	8'		N/A	1 TO 1	65%	REMOVE	Trunk deformities
63	*Sabal palmetto*	Cabbage Palm	35'	6'		N/A	1 TO 1	65%	REMOVE	Trunk deformities
64	*Sabal palmetto*	Cabbage Palm	40'	6'		N/A	1 TO 1	60%	REMOVE	Trunk deformities
65	*Sabal palmetto*	Cabbage Palm	23'	8'		N/A	1 TO 1	70%	REMOVE	Too close to infrastructure
66	*Tabebuia caraiba*	Golden Trumpet Tree	26'	22'	16	B	7.04	55%	REMOVE	Codominant trunks, poor form
67	*Schefflera actinophylla*	Umbrella Tree	27'	20'	14	N/A	N/A		REMOVE	PROHIBITED SPECIES
68	*Sabal palmetto*	Cabbage Palm	20'	12'		N/A	1 TO 1	70%	REMOVE	Booted
69	*Cupaniopsis anacardioides*	Carrotwood	16'	12'	6	N/A	N/A		REMOVE	PROHIBITED SPECIES
70	*Sabal palmetto*	Cabbage Palm	20'	12'		N/A	1 TO 1	70%	REMOVE	Booted
71	*Cupaniopsis anacardioides*	Carrotwood	18'	12'	8	N/A	N/A		REMOVE	PROHIBITED SPECIES
72	*Cupaniopsis anacardioides*	Carrotwood	20'	15'	10	N/A	N/A		REMOVE	PROHIBITED SPECIES

TOTAL CALIPER REPLACEMENT REQUIRED	133.42
TOTAL PALMS OTHER THAN COCOS, ROYSTONEA, PHOENIX (1:1) REQUIRED	37
TOTAL COCOS, ROYSTONEA, PHOENIX REQUIRED	7

MITIGATION CALCULATIONS

1 REMOVED TREE CALIPER (IN)	133.42			
1.A REPLACEMENT TREE CALIPER				
QUANTITY & NAME GROUND LEVEL	QTY.	CALIPER		TOTAL
CS	2	2		4
CR1	4	4		16
LI	3	2		6
QV	18	5		90
QV1	3	6		18
TOTAL REPLACEMENT CALIPER INCHES FOR MITIGATION (IN.)				134
TOTAL CALIPER INCHES TOWARDS TO TREE TRUST FUND (IN.)				0
SUBTOTAL DOLLAR CONTRIBUTION TO TREE TRUST FUND (0 CAL IN. X $65)			$	-
2 REMOVED PALMS OTHER THAN COCOS, ROYSTONEA, PHOENIX (1:1)	37 PALMS			
2.A REPLACEMENT PALMS 1:1				
GROUND LEVEL NAME	QTY.			SUBTOTAL
PE1	7			7
PE2	19			19
VM1	3			3
VM2	4			4
RE	4			4
TOTAL REPLACEMENT PALM TREES FOR MITIGATION				37
TOTAL REPLACEMENT PALMS TOWARDS TO TREE TRUST FUND				0
SUBTOTAL DOLLAR CONTRIBUTION TO TREE TRUST FUND (TOTAL INCHES X 180)			$	-
3 REMOVED COCOS, ROYSTONEA, PHOENIX	7 PALMS = 260 FT. OF WOOD			
3.A REPLACEMENT PALMS				
GROUND LEVEL NAME	QTY.	FT. OF WD		SUBTOTAL
RE	15	10		150
TOTAL REPLACEMENT FT. OF WOOD FOR MITIGATION				150
TOTAL FT. OF WOOD TO TREE TRUST FUND (260 FT. - 150 FT.)				110
TOTAL DOLLAR AMOUNT FT. OF WOOD TO TREE TRUST FUND (110 FT. X $30)			$	3,300.00
GRAND TOTAL DOLLAR CONTRIBUTION TO TREE TRUST FUND			$	3,300.00

OVER ABUNDANCE OF TREE CALIPER INCHES (@ $65 1 CAL. INCH) TO COMPENSATE DOLLAR CONTRIBUTION FOR REMOVED COCOS, ROYSTONEA

GROUND LEVEL

NAME	QTY.	CALIPER	SUBTOTAL
BA	6	2	$ 780.00
CR	2	2	$ 260.00
CS	5	2	$ 650.00
CR1	4	4	$ 1,040.00
LI	5	2	$ 650.00
GRAND TOTAL DOLLAR AMOUNT OVER ABUNDANCE OF TREE CAL. IN. ($)			$ 3,380.00

SCALE: 1" = 20'

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Mark Jacobsen
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Date: 2023.03.23 21:29:06 -04'00'

BAYVIEW RESIDENTIAL
FORT LAUDERDALE - FLORIDA
TREE DISPOSITION

REVISIONS:

NOVEMBER 17, 2022
DATE
SOQ
DRAWN BY:
M.J.
APPROVED BY:

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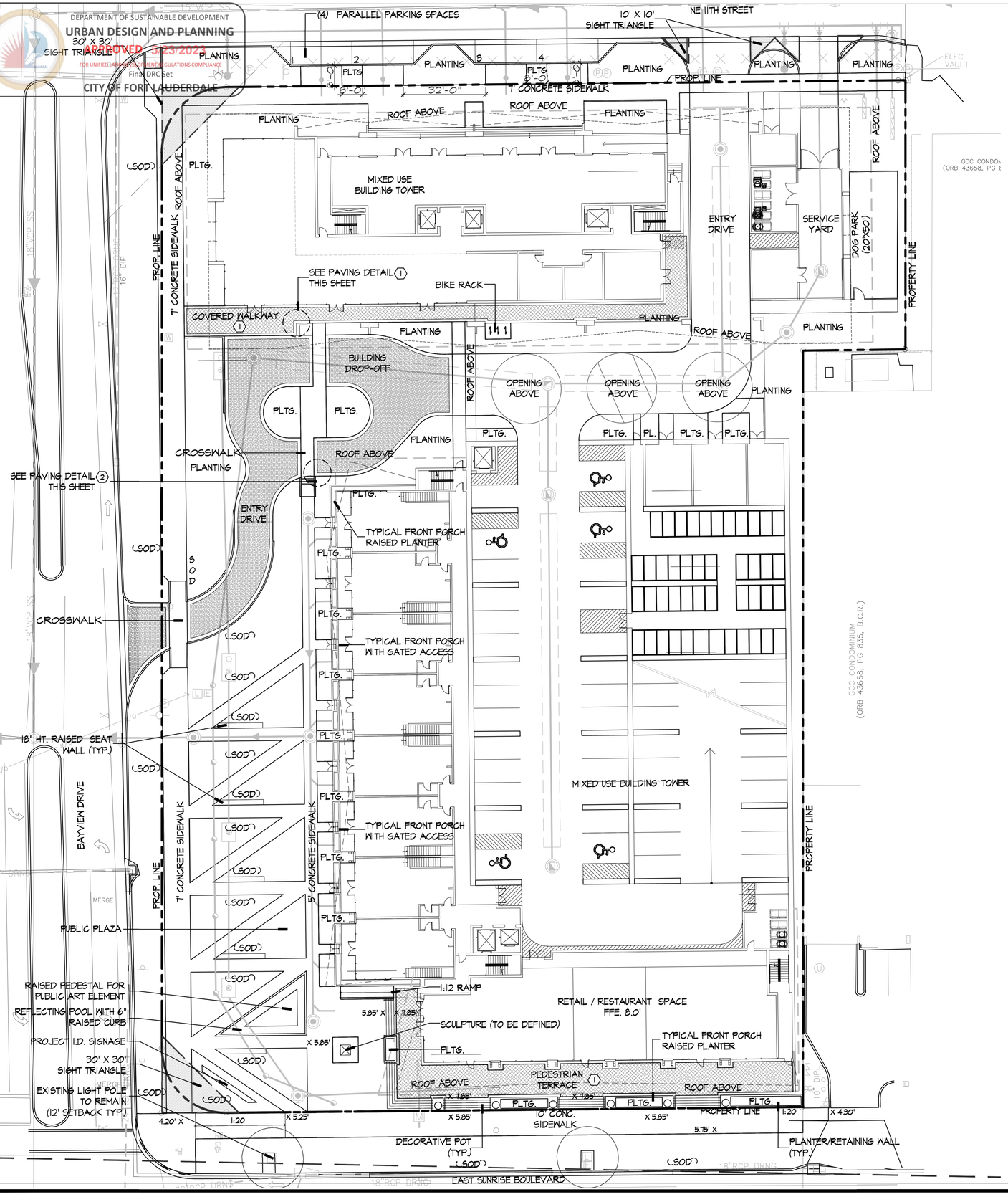
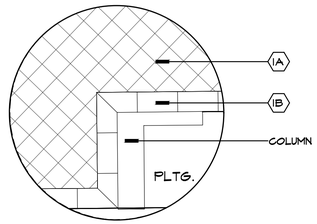
TD-1

DRC SUBMISSION

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED - 3/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE



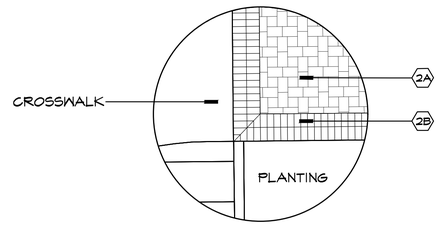


1 PEDESTRIAN WALKWAY / POOL TERRACE
SCALE: NTS

1A BORDER: 12" x 24" x 1-5/8" ARTISTIC SHELLOCK PAVER
PATTERN: ROWLOCK
COLOR: IVORY

1B FIELD: 12" x 12" x 1-5/8" ARTISTIC SHELLOCK PAVER
PATTERN: 45°
COLOR: IVORY

MANUFACTURER: ARTISTIC PAVERS



2 ENTRY DRIVE
SCALE: NTS

2A BORDER: DOUBLE 3-1/8" x 4" x 8" (16")
PATTERN: ROWLOCK
COLOR: TAN

2B FIELD: 3-1/8" x 6" x 6", 3-1/8" x 6" x 9"
PATTERN: "T"
COLOR: NAPOLI

MANUFACTURER: OLD CASTLE PAVERS

SCALE: 1" = 20'

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Mark Jacobsen
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Date: 2023.02.21 10:11:24 -05'00'

BAYVIEW RESIDENTIAL
FORT LAUDERDALE - FLORIDA
PLANTING PLAN - GROUND FLOOR

REVISIONS:

NOVEMBER 17, 2022
DATE

SOQ
DRAWN BY:

M.J.
APPROVED BY:

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LH-1

DRC SUBMISSION

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URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
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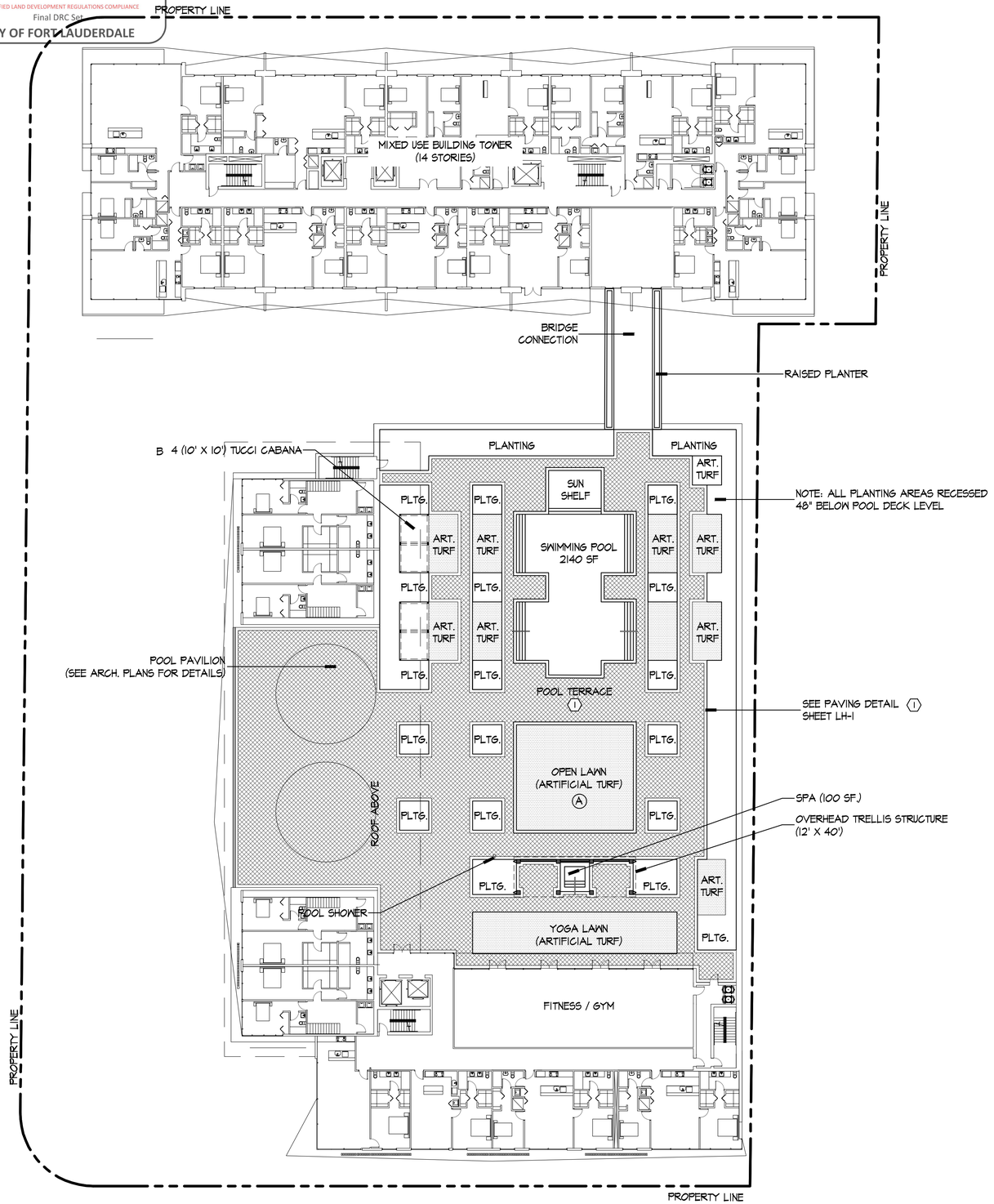
CITY OF FORT LAUDERDALE



A ARTIFICIAL TURF
MFR: WWW.SYNLAWN.COM
MODEL:ROOF DECK PLATINUM
SKU: SR200_ROOF

B CABANA
MFR: TUCI
MODEL: SOLANOX PAVILION SIZE: 10'X10'
MOUNTING: DECK MOUNT VASE WITH
FOOTER

SCALE: 1" = 20'

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BAYVIEW RESIDENTIAL
FORT LAUDERDALE - FLORIDA
PLANTING PLAN - 8TH FLOOR POOL TERRACE

REVISIONS:

NOVEMBER 17, 2022
DATE
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LH-2

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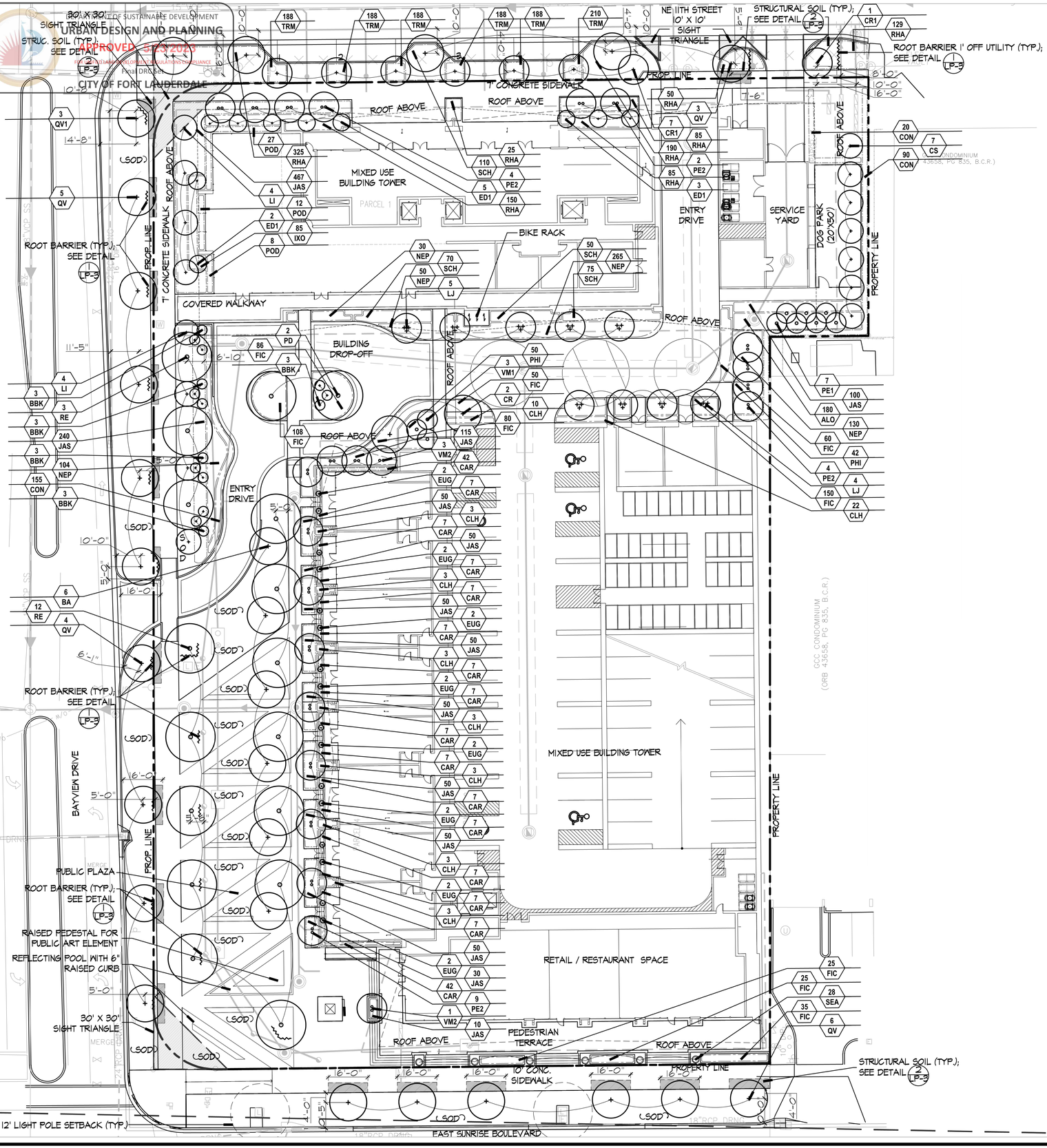

SCALE: 1" = 20'

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Mark Jacobsen
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Date: 2023.03.23 21:26:50 -04'00'

BAYVIEW RESIDENTIAL
FORT LAUDERDALE - FLORIDA
PLANTING PLAN - GROUND FLOOR

REVISIONS:

NOVEMBER 17, 2022
DATE

SOQ
DRAWN BY:

M.J.
APPROVED BY:

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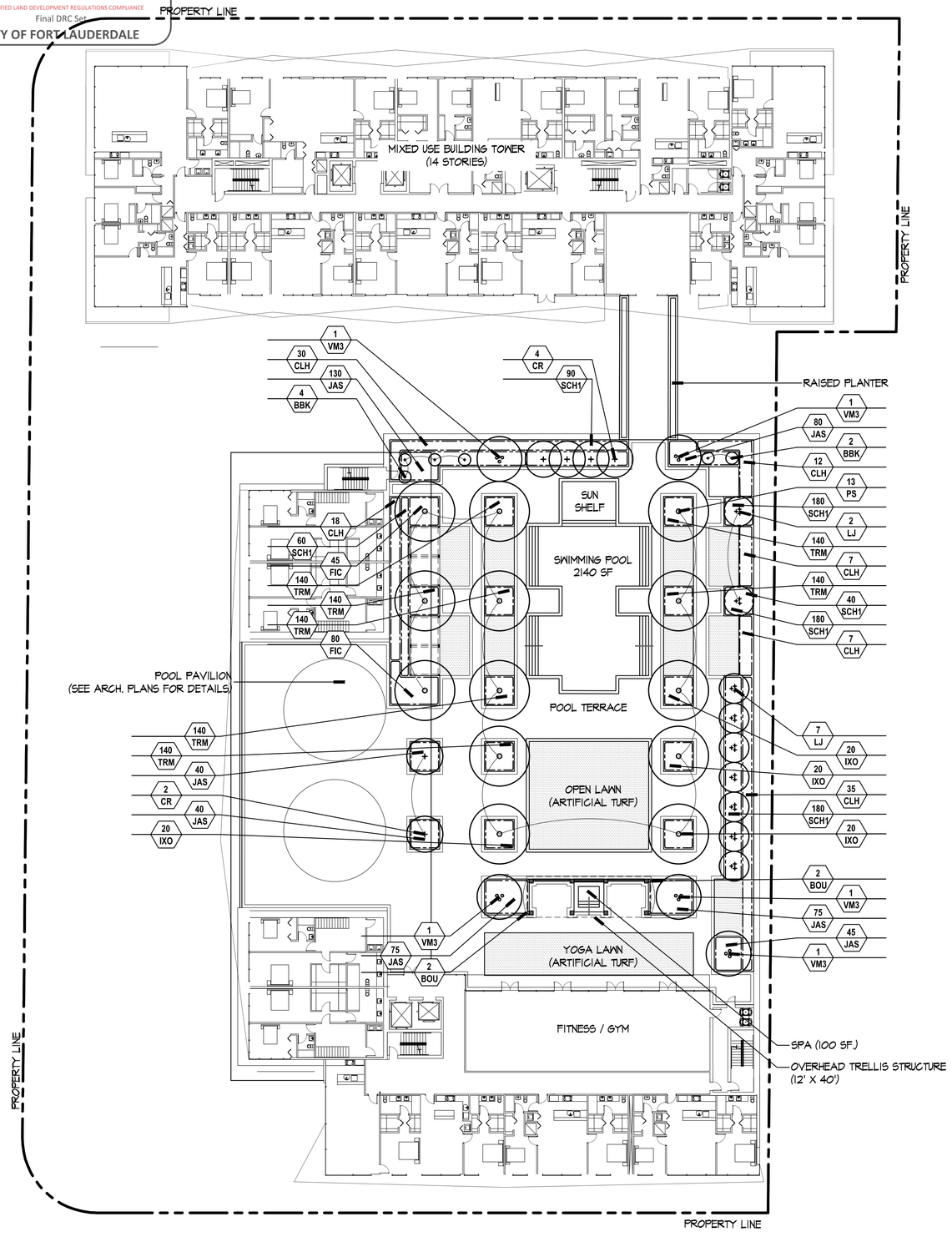
LP-1

DRC SUBMISSION

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE



PLANT LIST

TREES AND PALMS

KEY	CODE REQ.	MITIGATION	QTY. TOTAL	LP-1	LP-2	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CALIPER	CLEAR TRK.	SPA.	NATIVE	DROUGHT TOLERANT	REMARKS
BA	X 6 YARD	X 6 OVER ABUN.	6	6		Bulnesia arborea Verawood	12-14'	6-7'	2"				moderate	Full canopy
CR	X 2 YARD	X 2 OVER ABUN.	2	2		Clusia rosea Autograph Tree	12-14'	5-6'	2"	5'		X	high	Full canopy
CS	X 4 YARD	X (2 MIT. REQ.) 5 OVER ABUN.	7	7		Conocarpus erectus sericeus Silver Buttonwood	12-14'	5-6'	2"	5-6'		X	high	Full canopy
CR1	X 3 VUA +1 YARD	X (4 MIT. REQ.) 4 OVER ABUN.	8	8		Clusia rosea Autograph Tree	16'	6-7'	4"	6'		X	high	Full canopy
ED1			10	10		Elaeocarpus decipiens Japanese Blueberry	10-12'	4-5'	2"	3'			high	Cone shape with clear trunk
LI	X 5 YARD/2VUA	X (3 MIT. REQ.) 5 OVER ABUN.	8	8		Lagerstroemia indica 'Muskogee' Crape Myrtle	12-14'	6-7'	2"				moderate	Full canopy Single leader
LJ			18	9	9	Ligustrum japonicum Wax Privet	8-9'	7-8'	3"				high	Full canopy multi trunk
PD	X 2 VUA		2	2		Phoenix dactylifera Medjool Palm	10-12' of wood						high	Full heads matched
PE1		X 7 PALMS	7	7		Ptychosperma elegans 'Single' Alexander Palm	14-16' O.A.						moderate	Full heads SingleTrunk
PE2		X 19 PALMS	19	19		Ptychosperma elegans Alexander Palm	14-16' O.A.						moderate	Full heads Double Trunk
PS			13		13	Phoenix sylvestris Date Palm	12' of wood						high	Full heads matched
QV	X 18 TREES	X 18 STREET	18	18		Quercus virginiana Live Oak	16-18'	7-8'	5"	6-7'		X	high	Full canopy
QV1	X 3 TREES	X 3 TREES	3	3		Quercus virginiana Live Oak	18-20'	7-8'	6"	8'		X	high	Full canopy
RE	X 5 PALMS	X 15 PALMS	15	15		Roystonea regia Royal Palm	10-12' of wood					X	high	Full heads matched
VM1		X 3 TREES	3	3		Veitchia montgomeryana Veitchia Palm	18-20' O.A.						high	Full heads Single Trunk
VM2		X 4 TREES	4	4		Veitchia montgomeryana Veitchia Palm	18-20' O.A.						high	Full heads Duble Trunk
VM3			5		5	Veitchia montgomeryana Veitchia Palm	18-20' O.A.						high	Full heads Triple Trunk

SHRUBS AND GROUNDCOVERS

KEY	CODE REQ.	MITIGATION	QTY. TOTAL	LP-1	LP-2	BOTANICAL/COMMON NAME	HEIGHT	SPREAD		CLEAR TRK.	SPA.	NATIVE	DROUGHT TOLERANT	REMARKS
BBK			21	15	6	Bougainvillea 'Barbara Karst' Bougainvillea Tree Standard	5-6'	3-4'					high	Full canopy Purple
BOU			4		4	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea Vine	7-8' runners						high	15 Gal. cont. Purple
CAR			182	182		Carissa marcrocarpa 'Emerald Blanket' Natal Plum 'Emerald Blanket'	10-12"	10-12"			18" o.c	X	moderate	Full cont.
CLH			53	53		Clusia Guttifera 'Hedge' Small Leaf Clusia	6'	3'			3' o.c.		high	Full to base 25 gal. cont.
CON	X		265	265		Conocarpus erectus Green Buttonwood	4'	2'			2' o.c.	X	high	Full to base 15 gal. cont.
EUG			16	16		Eugenia uniflor 'Cone' Topiary Cone	4'	2'					moderate	Topiary cone
FIC	X		744	619	125	Ficus microcarpa 'Green Island' Green Island Ficus	16"	16"			18" o.c		moderate	Full cont. 7 gal cont.
IXO			165	85	80	Ixora 'maui' Pink Ixora	12"	12"			12" o.c		high	Full cont.
JAS			1847	1362	485	Jasminum volubile Wadeaf Jasmine	18"	18"			18" o.c		moderate	Full cont.
NEP			579	579		Nephrolepis exaltata Boston Fern	16"	16"			18" o.c	X	moderate	Full cont.
PHI			92	92		Philodendron selloum Split Leaf Philodendron	36"	36"			30" o.c		moderate	Full clump
POD			47	47		Podocarpus macrophyllus 'Hedge' Japanese Yew	4-5'	24"			2' o.c.		moderate	Full to base 15 gal. cont.
RHA			1039	1039		Rhaphiolepis indica 'Alba' Indian Hawthorne	18"	18"			18" o.c		moderate	Full cont.
SEA			28	28		Seasonal color								
SCH			305	305		Schefflera arboricola Variegated Schefflera	24"	18"			2' o.c.		high	Full cont. 7 gal cont.
SCH1			730		730	Schefflera arboricola 'variegata' Variegated Schefflera	24"	18"			2' o.c.		high	Full cont. 7 gal cont.
TRM			2130	1150	980	Trachelospermum asiaticum 'minima' Asian Jasmine	4-6"	4-6"			4" o.c.		moderate	1 gal cont.

MISCELLANEOUS

Sod to be St. Augustine sod.
Planting soil –1/2 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
Sand - Palms to be planted in clean sand; ½ cu. yd. per palm.
Mulch – 3" depth of shredded mulch all hedges and mass planting beds.

GENERAL NOTES

All sod to be Stenotaphrum secundatum 'Flor-tam', St. Augustine solid sod.
Any pervious area to remain that is disturbed by construction and not indicated on landscape plans to have shrubs or groundcovers shall be sodde
All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", State of Florida Department of Agriculture, Tallahassee, or thereto. Refer to the latest edition
All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
The planting soil for all planting areas shall be composed of a minimum of 30% muck or horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedges and mass planting beds and ⅓ cu. yd. per tree. Palms to be planted in clean sand.
Two inches minimum of shredded mulch or pine straw shall be installed around each tree and palm and throughout mass planting beds, the use of Cypress mulch is strongly discourage.
Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
For trees designated for preservation, protective barriers shall be in place prior to the start of any construction and shall remain in place until development is completed and the Planning and Zoning Division has authorized their removal.
The relocation of any tree and necessary tree prunning must conform to ANSI A-300 Standards.
In case of discrepancies, planting plan takes precedence over plant list.
Landscape contractor is responsible for his own quantity take-offs.

SCALE: 1" = 20'

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BAYVIEW RESIDENTIAL
FORT LAUDERDALE - FLORIDA
PLANTING PLAN - 8TH FLOOR POOL TERRACE

REVISIONS:

NOVEMBER 17, 2022
DATE
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DRAWN BY:
M.J.
APPROVED BY:

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LP-2

DRC SUBMISSION

SEREAD
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
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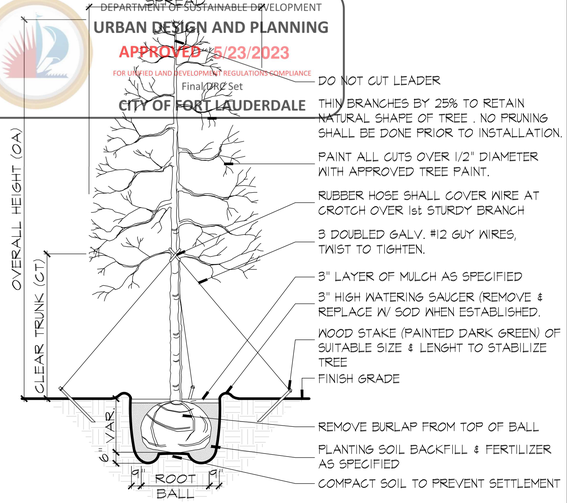
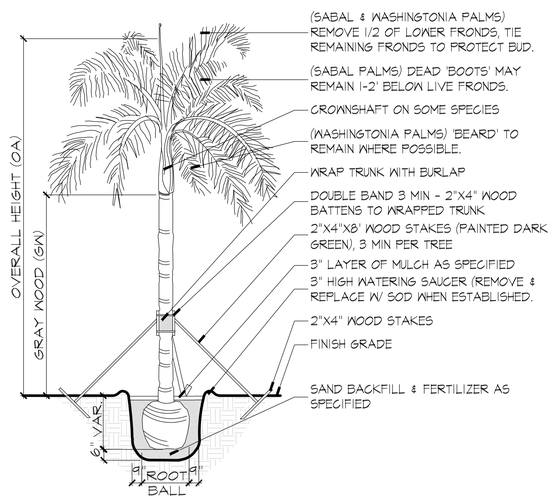
Final DRC Set
CITY OF FORT LAUDERDALE



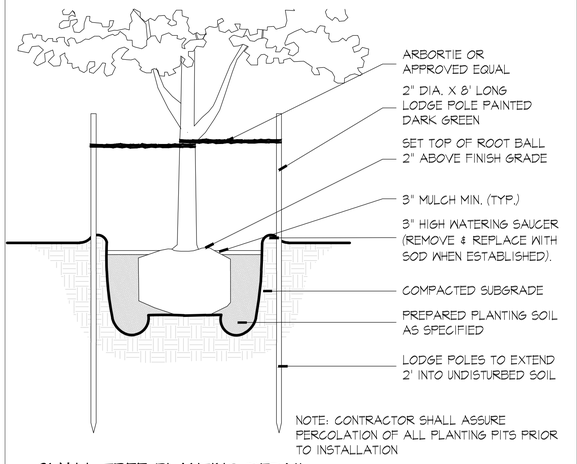
TYPICAL TREE PLANTING DETAIL



TYPICAL PALM PLANTING DETAIL

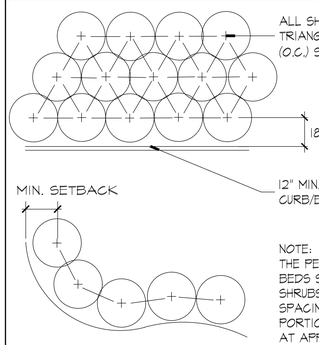
LANDSCAPE REQUIREMENTS BOULEVARD BUSSINES DISTRICT-B1 (1, 2, 6, 7, 8, 10, 16)				
	AREA (SF)			
TOTAL SITE AREA	103,919			
TOTAL OPEN SPACE GROUND LEVEL	27,881			
VUA	7,049			
1. YARDS (1 TREE EVERY 1000 SF)				
	AREA (SF)	REQUIRED TREES	PROVIDED TREES	DESCRIPTION
Total yards area	20,832	20.8	23	4CE+ 2CR + 6BA + 5LI + 6RE
2. VUA (1 TREE & 6 SHURBS EVERY 1000 SF)				
		REQUIRED	PROVIDED	DESCRIPTION
Trees		7.0	7	3 CR1 + 2 PD + 2 LI
Shurbs		42.3	87	42 CON + 45 FIC
6. INTERDISTRICT CORRIDOR REQUIREMENTS				
		REQUIRED	PROVIDED	DESCRIPTION
East Sunrise Boulevard	yes	20' YARD	24' YARD	LANDSCAPED WITH TREES/SOD
7. PARCELS ON A WATERWAY (N/A)				
8. REFER TO VUA CALCULATIONS				
10. TREE DIVERSITY				
		REQUIRED (LF)	PROVIDED TREES	DESCRIPTION
No more than half of the required tree count being one genus		2 species	5 species	4CE+ 2CR + 6BA + 5LI + 6RE
Native		40%	52%	12 trees (4CE+ 2CR + 6RE)
16. STREET TREES				
	LF	REQUIRED (LF)	PROVIDED TREES	DESCRIPTION
East Sunrise Boulevard	250	6	6	6 QV (100% shade trees)
Bayview Drive	400	10	10	10 QV (100% shade trees)
NE 11th Street	290	7	7	2QV1, 4QV &1CR1 (85% shade trees)

SOD CALCULATION				
		MAXIMUM (50%)	PROVIDED (33%)	DESCRIPTION
TOTAL NET LANDSCAPE AREA (SF)	21,377	10,689	7,016	St. Augustine sod

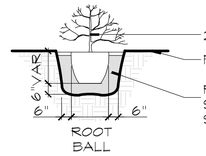


NOTE: CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

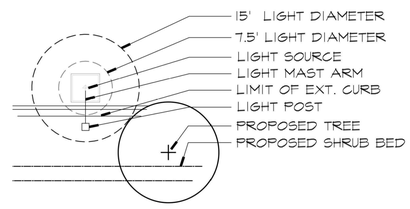
SMALL TREE PLANTING DETAIL



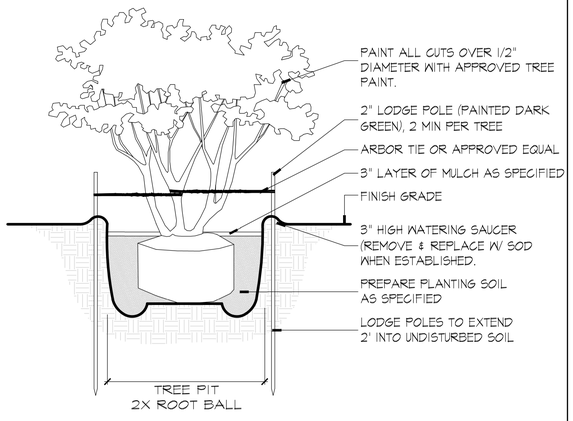
NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.



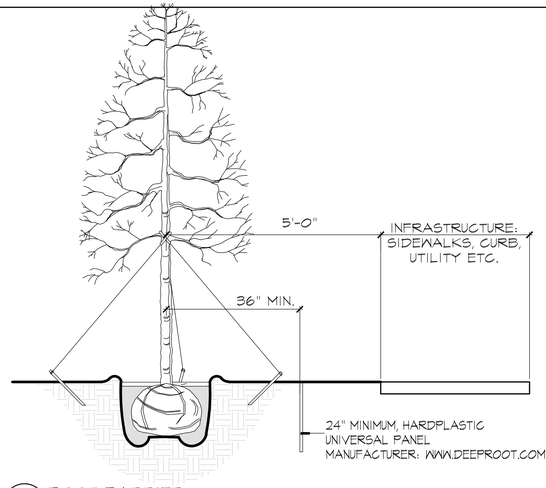
TYPICAL SHRUB PLANTING DETAIL



LIGHT POST SETBACK DIAGRAM

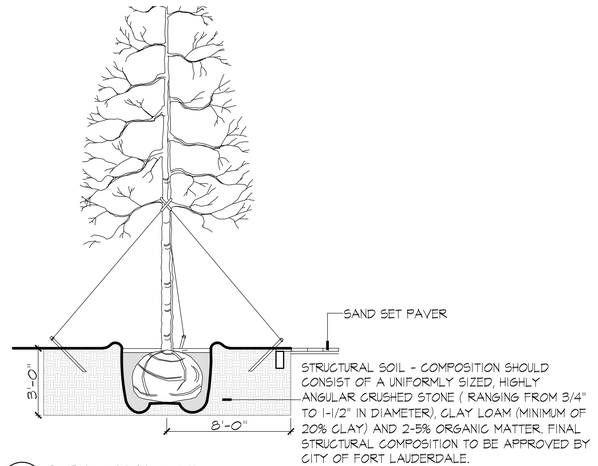


MULTI TRUNK TREE PLANTING DETAIL



1 LP-3 ROOT BARRIER
SCALE: NTS

NOTE: SEE MANUFACTURER FOR SPECIFIC INSTALLATION SPECIFICATIONS



2 LP-3 STRUCTURAL SOIL
SCALE: NTS

CU-STRUCTURAL SOIL® SPECIFICATIONS

PART 2 - MATERIALS

2.1 CLAY LOAM

A. Soil shall be a "loam" with a minimum clay content of 20% or a "clay loam" based on the "USDA classification system" as determined by mechanical analysis (ASTM D-422) and it shall be of uniform composition, without admixture of subsoil. It shall be free of stones, lumps, plants and their roots, debris and other extraneous matter. It shall not contain toxic substances harmful to plant growth. Clay loam shall contain not less than 2% or more than 5% organic matter as determined by the loss on ignition of oven-dried samples. Test samples shall be oven-dried to a constant weight at a temperature of 230 degrees F., plus or minus 9 degrees.

B. Mechanical analysis for the loam or clay loam shall be as follows:

Textural Class	% of Total Weight
Gravel	less than 5%
Sand	20-45%
Silt	20-50%
Clay	20-40%

C. Chemical analysis: Meet, or be amended to meet the following criteria:
1. pH between 5.5 to 6.5
2. Percent organic matter 2% - 5% by dry weight
3. Adequate nutrient levels
4. Soluble salt less than 1.0 mmho/cm
5. Cation Exchange Capacity (CEC) greater than 10
6. Carbon/Nitrogen ratio less than 33:1

D. Loam or clay loam shall not come from USDA - classified prime farmland.

2.2 FERTILIZER (if needed)

A. Should nutrient analysis suggest that the loam or clay loam need additional nutrients, it shall be amended by Amereq's licensed producer.

2.3 SULFUR (if needed)

A. Sulfur shall be a commercial granular, 96% pure sulfur, with material and analysis appearing on the labeled container.

B. Sulfur used to lower pH shall be a ferrous sulfate formulation.

C. Application rates shall be dependent on soil test results.

2.4 LIME (if needed)

A. Agricultural lime containing a minimum of 85% carbonates.

B. Application rates shall be dependent on soil test results.

2.5 CRUSHED STONE

A. The size of the crushed stone shall be 0.75 inches to 1.5 inches allowing for up to 10% being greater than 1.5 inches, and up to 10% less than 0.75 inches.

B. Acceptable aggregate dimensions will not exceed 2.5:1.0 for any two dimensions.

C. Minimum 90% with two or more fractured faces.

D. Results of Aggregate Soundness Loss test shall not exceed 18%.

E. Losses from LA Abrasion tests shall not exceed 40%.

2.6 HYDROGEL

A. Hydrogel shall be a coated potassium propenoate-propenamide copolymer (Gelscape® Hydrogel Tackifier) as manufactured by Amereq, Inc. 800-832-8788.

2.7 WATER

A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.

2.8 CU-STRUCTURAL SOIL®

A. A uniformly blended urban tree mixture of crushed stone, clay loam and Gelscape® Hydrogel Tackifier, as produced by an Amereq-licensed company, mixed in the following proportion:

Material	Unit of Weight
specified crushed Stone	100 units dry weight
specified clay loam	20 - 25 units (to achieve minimum CBR of 50)
Gelscape® Hydrogel Tackifier	0.035 units dry weight
moisture	ASTM D698/AASHTO T-99 optimum moisture

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email: landscapearchitects@dsboca.com

Mark Jacobsen
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Date: 2023.03.23 21:27:24 -04'00'

BAYVIEW RESIDENTIAL
FORT LAUDERDALE - FLORIDA
PLANTING DETAILS & LSCPE. REQ.

REVISIONS:

NOVEMBER 17, 2022
DATE

SOQ
DRAWN BY:

M.J.
APPROVED BY:

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LP-3

DRC SUBMISSION

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE

GENERAL PLANTING SPECIFICATIONS:

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

A. All plant materials shall be nursery grown unless otherwise noted.
- Spread (or Spr.): indicates average spread to midpoint of current season's growth.
- Height (or O.A.): indicates overall height from top of ball to midpoint of current season's growth.
- C.T.: indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams)
- Meter of Wood (or Meter of Hard Grey Wood): indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green"boots". (See Palm Planting Diagram)

B. Quantities:
All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.

C. Quality and Sizes:
Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section IV.J.) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect.
Requirements for measurements, branching, grading, quality, balling and burlapping of plants in the plant list generally follow the Code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock. Plant materials shall be graded Fancy No.1 or better as outlined under U.A.E. Grades & Standards for nursery plants. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free.

D. Substitution:
Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

E. Protection of Plants:

1. Root Protection

A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as B & B, providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

2. Protection During Transporting:
All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery:
Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:
Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in marl or sand. Cabbage palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple braced and staked with new, clean lumber at least 6" in length to resist tree displacement.

5. Protection During Planting:
Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of other approved methods.

3. Materials:

A. Commercial Fertilizer: Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients.

Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

The following shall be sterilized, certified and free of seed:

B. Peat: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition, free from lumps.

C. Planting Soil:Planting soil for all plantings shall be sandy loam and shall contain a 25%minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of calcium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.

D. Mulch: Mulch material to be shredded "dark brown" hybrid mulch B grade or better, moistened at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.

E. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - ½"-1 ½" in diameter - as required in the bottom of raised planters.

F. Filter Fabric:(when applicable): Filter fabric, as required between gravel and soil in planters to be Dewitt "Filter-fabric" (800)888-9669 or equal.

4. Planting Operations:

A. Soil Preparation:
All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications.

B. Layout:
Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Where construction or utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/ Landscape Architect.

C. Excavation for Planting:
Excavation of holes shall extend to the required sub-grades as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the "Typical Tree & Palm Planting Details"(attached). The minimum depth of plant pits specified below shall be measured from the finishing grade. Shrub planting beds shall be "bed-prepared" and not "pit-prepared".

D. Balled and Burlapped Plants:
After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken. Cut off excessive amounts of burlap and remove in sufficient quantity to eliminate creation of voids upon decomposition.

E. Container Grown Plants:
Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.

F. Pit Sizes:
Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

-Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement)
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

G. Backfilling:
When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III. A, B, C, D, and IV. B and shown in the Typical Tree and Shrub diagrams (attached).

H. Setting Trees and Shrubs:
Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in, to the level of the finished grade, allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

I. Setting Palms:
All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line forfuture waterings. Saucer areas shall be top-dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

J. Pruning - New Plant Material:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable. Make all cuts with sharp instrument flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs."Headback" cuts at right angles to line of growth will not be permitted. Trees shall not be poled or topped. Remove trimmings from site.

K. Guying Tree:
(See "Typical Tree Planting Diagram" included herein.) Guy all trees 1 1/2 inches in caliper and greater, in three directions with two strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs (one inch [1"] in diameter or more), if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizon. Keep guys tight until project completion.

L. Mulching:
All trees and shrub beds shall be mulched immediately after planting to a two inch (2") depth. Prevent wind displacement of mulch by thoroughly wetting down.

M. Excess Excavated Soil:
Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

N. Relocated Material (when applicable):
Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

O. Disposition of Existing Material:
All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod

A. Soil:
The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod. (The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)

B. Grades:
It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.

C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

6. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses.Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

A. Inspection:
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance:
After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

A. Guarantee:
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod for a period of one year from the time of final acceptance by the Owner. All plan materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/ Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the one-year guarantee after final acceptance. Sod shall be guaranteed for a three month period, dating from the time of acceptance.

B. Replacement:
During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

C. Material and Operations:
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take affect affect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

11. Permits and Regulations:

A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.

B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes In The Work:

A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.

B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

14. Landscape Architect:

A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.

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BAYVIEW RESIDENTIAL
FORT LAUDERDALE - FLORIDA
PLANTING SPECIFICATIONS & DETAILS

REVISIONS:

NOVEMBER 17, 2022
DATE
SOQ
DRAWN BY:
M.J.
APPROVED BY:

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LP-4

DRC SUBMISSION

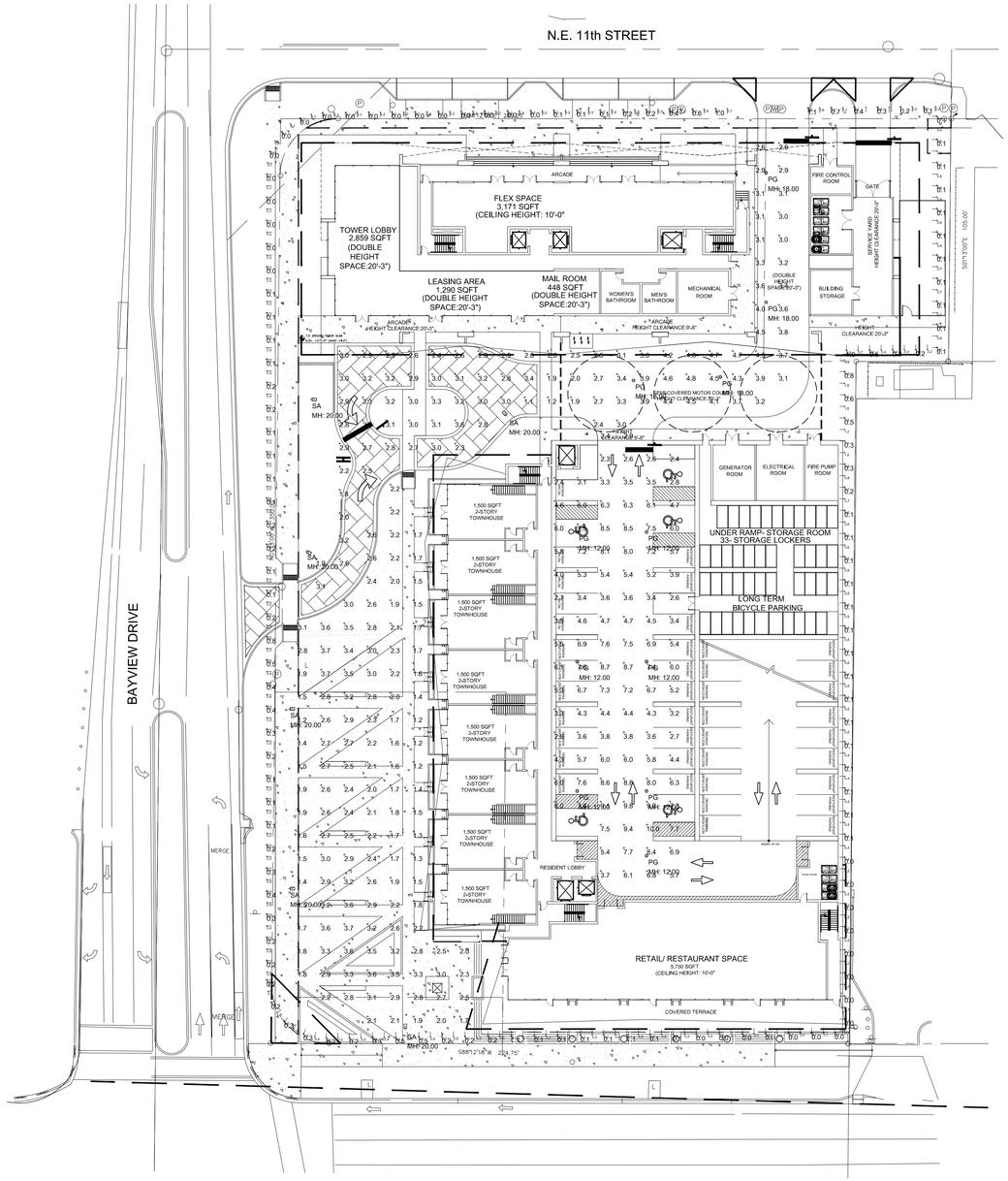
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE

Luminaire Schedule: BAYVIEW RESIDENTIAL - SITE & COVERED PARKING_REV 1 FORT LAUDERDALE, FL 11/17/2022

Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	11	PG	Single	Lithonia Lighting	VCPG LED P6 40K T5W MVOLT	PENDANT MOUNT A.F.G. (bottom of fixture)	0.855	13757	107.69	107.69
	6	SA	Single	U.S. Architectural Lighting	VLL-LED/PLED-IV-FT/40LED-1050mA/NW/xxx/1/RALxxxx/HS-PLED	POLE MOUNT A.F.G.	0.903	11665	128.2	128.2

Calculation Summary: BAYVIEW RESIDENTIAL - SITE & COVERED PARKING_REV 1 FORT LAUDERDALE, FL 11/17/2022

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING	Illuminance	Fc	5.61	10.0	2.3	2.44	4.35
DRIVE LANES	Illuminance	Fc	3.13	4.8	1.1	2.85	4.36
PLAZA	Illuminance	Fc	2.37	3.7	1.2	1.98	3.08
PROPERTY LINE (horizontal)	Illuminance	Fc	0.18	1.1	0.0	N.A.	N.A.
PROPERTY LINE (vertical)	Illuminance	Fc	0.43	2.2	0.1	4.30	22.00



1 PHOTOMETRIC PLAN
AS1.00 SCALE: 1:30

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
561.750.1555 Fax 561.395.0007
Web www.rlcarchitects.com

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Juan C Caycedo: Digitally signed by Juan C Caycedo: DN: CN=Juan C Caycedo:, O=Unaffiliated, C=US Date: 2022.11.17 12:12:05-05'00'

REVISIONS 1 2 3 4 5 6 7 8 9

BAYVIEW RESIDENTIAL
FORT LAUDERDALE
FLORIDA

PHOTOMETRIC PLAN

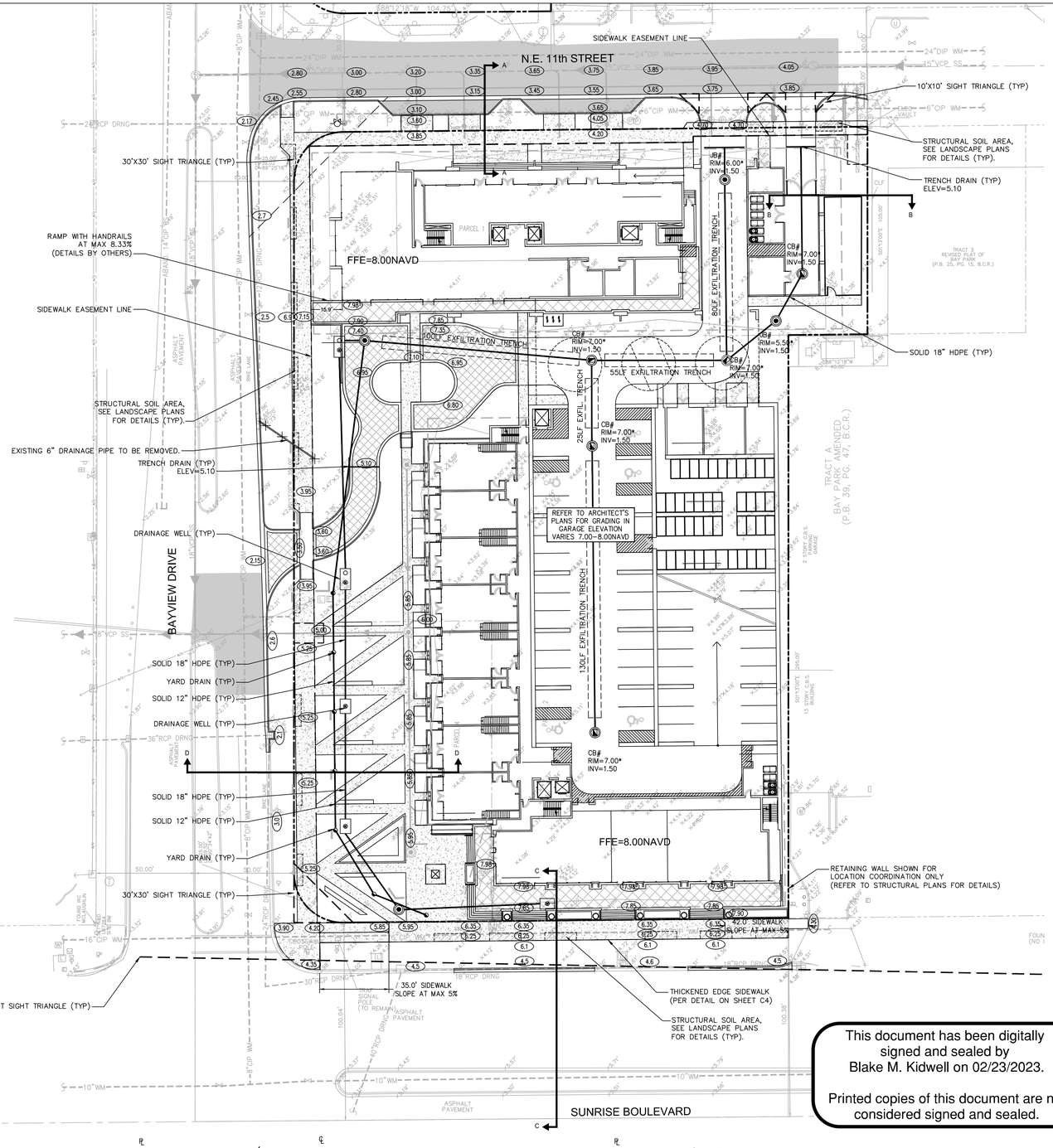
Scale 1:30
Project No. 22028.00
Date 11.01.2022

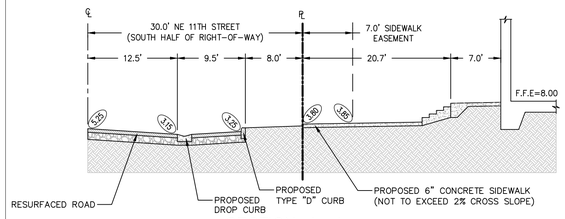
Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by:
Checked by:

11.01.2022

Sheet No.
AS1.00

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE





SECTION A–A
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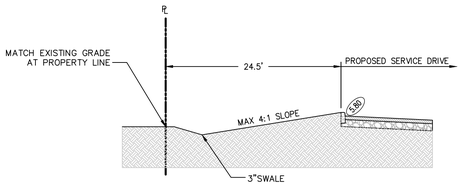

SECTION B–B
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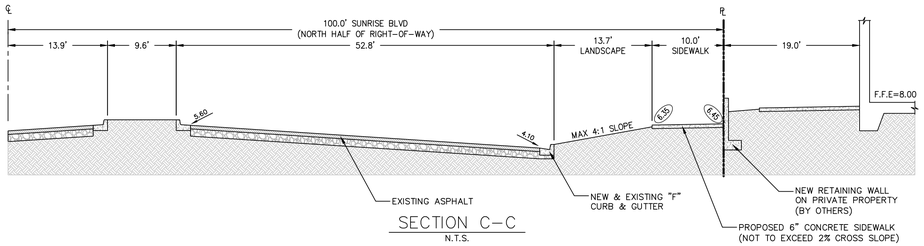

SECTION C–C
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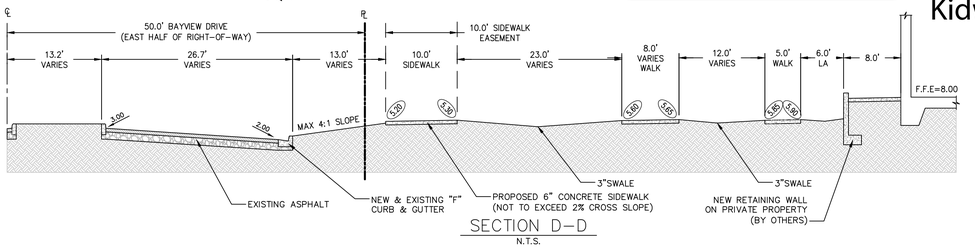

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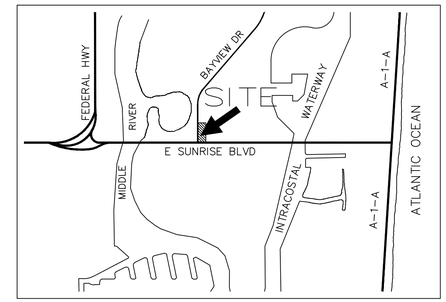

LOCATION MAP
NTS

NORTH

LEGEND:

- (0.00) PROPOSED ELEVATION (NAVD)
- *5.32 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

CURRENT: FLOOD ZONE " AE " ELEV (5.0) NAVD
ON FIRM MAP #12011C0388 H, DATED AUGUST 18, 2014

PRELIM: FLOOD ZONE " AE " ELEV (7.0) NAVD
ON FIRM MAP #12011C0388 J, DATED DECEMBER 31, 2019

BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTOUR= ELEV. (5.5) NAVD

AVERAGE WET SEASON
WATER LEVEL= ELEV. (1.5) NAVD

GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.

3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.

4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.

5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.

6. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.

8. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).

9. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.

10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.

11. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.

12. SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

13. SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

14. SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY AVIROM & ASSOCIATES, INC. DATED FEBRUARY 12, 2018.

16. ELEVATIONS SHOWN ARE NAVD88.

*17. FINAL RIM ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.

This document has been digitally signed and sealed by Blake M. Kidwell on 02/23/2023.

Printed copies of this document are not considered signed and sealed.

Blake M Kidwell
Digitally signed by Blake M Kidwell
DN: c=US, o=Florida, dnQualifier=A01410D0000017A359A370D0000473, cn=Blake M Kidwell
Date: 2023.02.23 15:55:40 -05'00'

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IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88
N.G.V.D. 29
1.5'
N.A.V.D. 88
N.A.V.D. 88 = N.G.V.D. 29 – 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN

Job Title: BAYVIEW MIXED USE
1040 BAYVIEW DRIVE
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

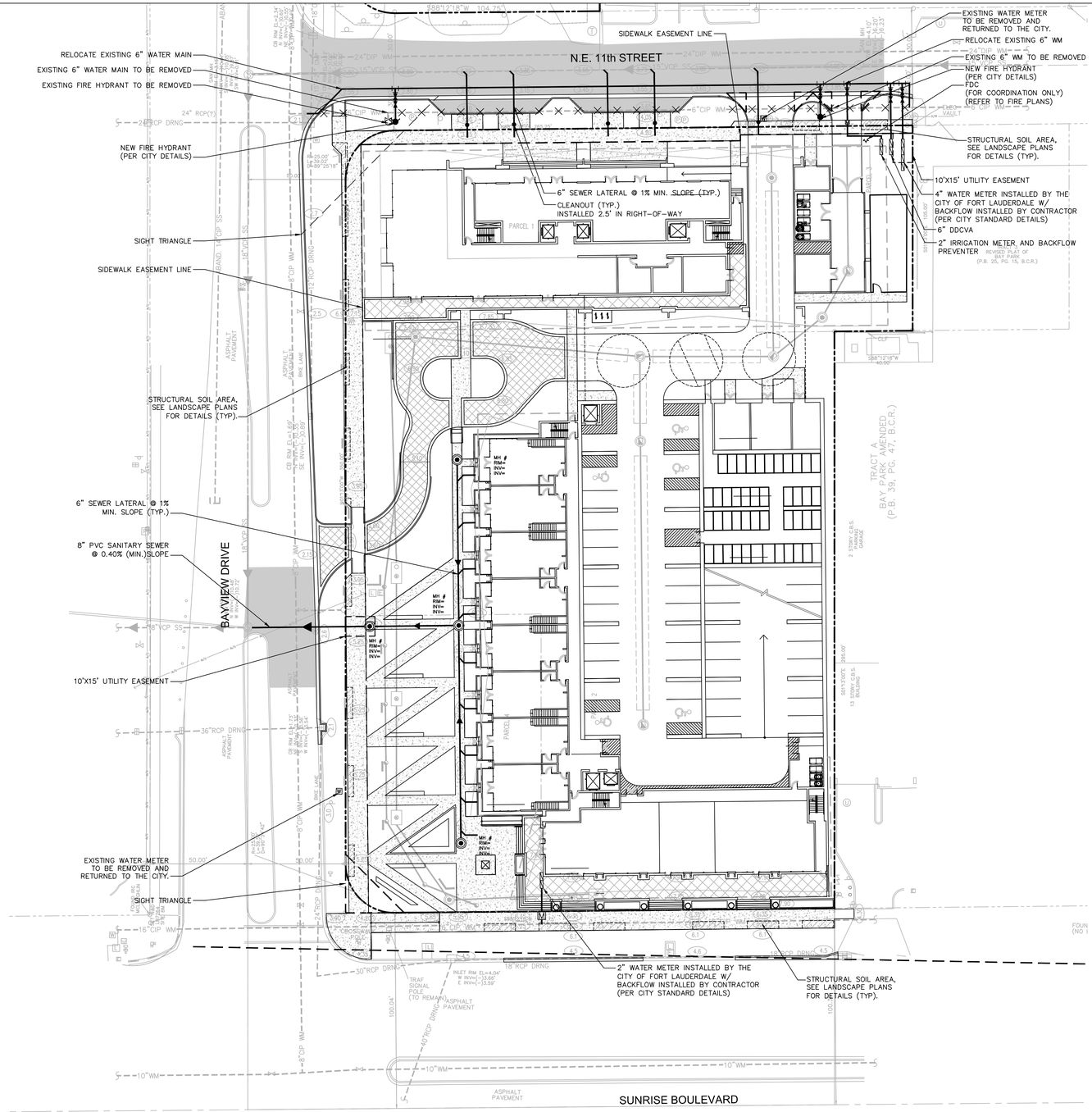
1	11/18/22	DRC REV 1
2	01/13/22	DRC REV 2
3	02/17/23	DRC REV 3
4		
5		
6		
7		
8		

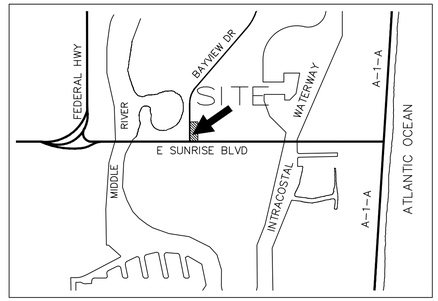
Phase: PERMIT DOCUMENTS

SEAL
BLAKE M. KIDWELL LICENSE No 91488 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scale: 1"=30'	Date 02/23/23
Job No. 22-1705.00	Plot Date 02/23/23
Drawn by BMK	Sheet No. C2
Proj. Mgr. BMK	
Appr. by JMF	2 of 4

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE





LOCATION MAP
NTS

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- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- W EXIST. WATER MAIN
- XXX EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

WATER AND SEWER NOTES:

1. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

2. CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.

3. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.

4. W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.

5. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.

6. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION UNLESS OTHERWISE NOTED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.

7. ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.

8. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

9. PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.

10. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.

11. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.

12. CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.

*13. ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.

14. THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS AR RESPECTIVELY 36 INCHES AND 30 INCHES.

15. EXFILTRATION TESTING AND LAMPING OF THE GRAVITY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.

Blake M Kidwell

Digitally signed by Blake M Kidwell
DN: c=US, o=Florida, dnQualifier=A01410D0000017A359A370D00004731, cn=Blake M Kidwell
Date: 2023.02.23 15:56:10 -05'00'

This document has been digitally signed and sealed by Blake M. Kidwell on 02/23/2023.

Printed copies of this document are not considered signed and sealed.

PUMP STATION START UP, EXFILTRATION TESTING, LAMPING, AND VIDEO SURVEY OF SANITARY SEWER TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR. PRESSURE TESTING AND CANNON FLUSH OF WATER MAIN TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88
N.G.V.D. 29
1.5'
N.A.V.D. 88
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EB# 8578

Sheet Title
CONCEPTUAL WATER, AND SEWER PLAN

Job Title
BAYVIEW MIXED USE
1040 BAYVIEW DRIVE
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

1	11/18/22	DRC REV 1
2	01/13/22	DRC REV 2
3	02/17/23	DRC REV 3
4		
5		
6		
7		
8		

Phase:
PERMIT DOCUMENTS

SEAL
BLAKE M. KIDWELL LICENSE No 91488 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scale: 1"=30'	Date 02/23/23
Job No. 22-1705.00	Plot Date 02/23/23
Drawn by BMK	Sheet No. C3
Proj. Mgr. BMK	
Appr. by JMF	3 of 4

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

URBAN DESIGN AND PLANNING

APPROVED 5/23/2023

FINAL SUBJECT TO CONDITIONS NOTED IN COMPLIANCE

CITY OF FORT LAUDERDALE

POLLUTION PREVENTION NOTES:

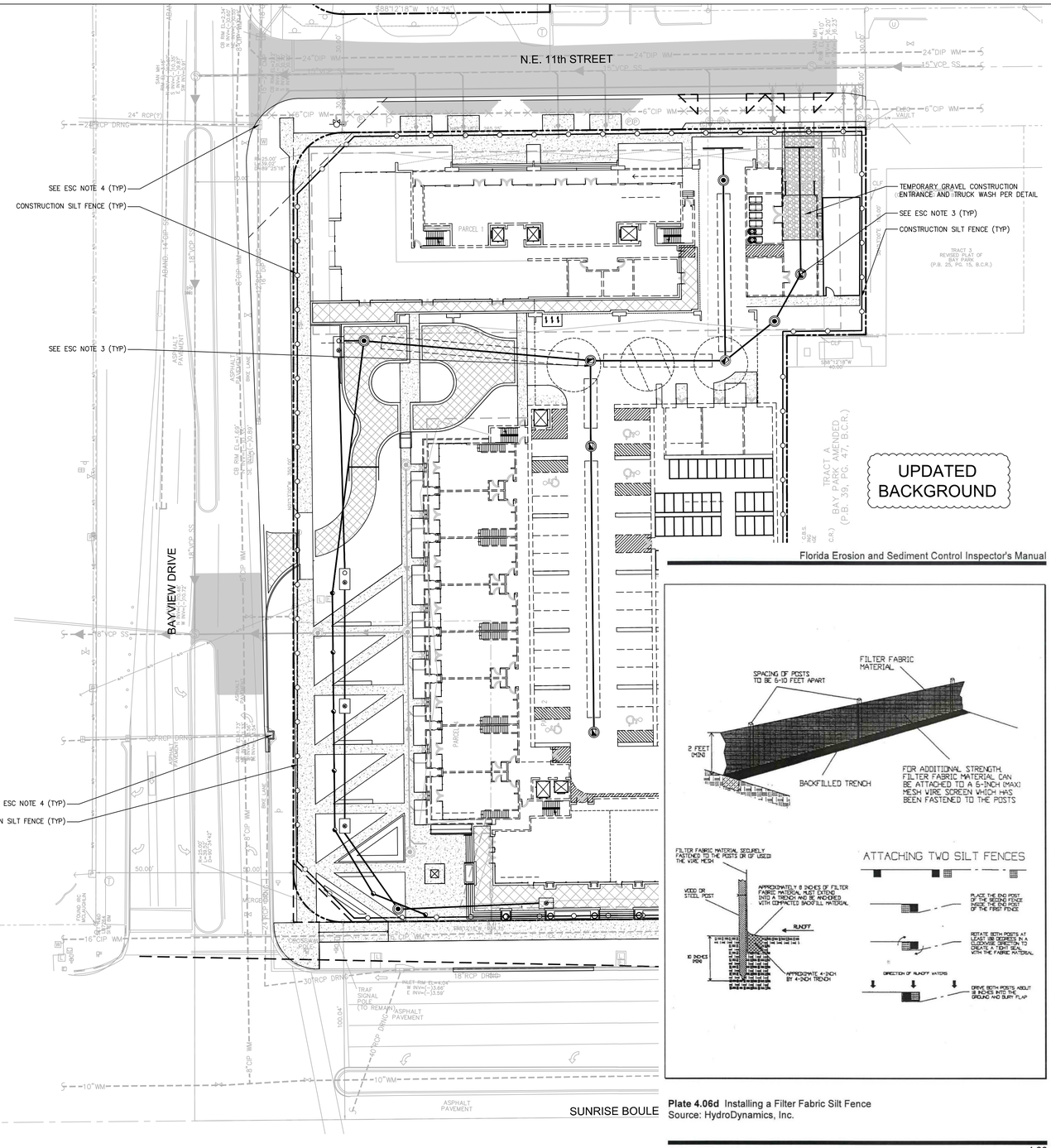
1. CONTRACTOR SHALL ADHERE TO OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. THE CONTRACTOR SHALL INSTITUTE BEST MANAGEMENT PRACTICES (BMPS) TO ENSURE COMPLIANCE WITH THE NPDES PROGRAM AND TO MINIMIZE THE IMPACT TO PUBLIC STORMWATER FACILITIES. A NOTICE OF INTENT (NOI) SHALL BE FILED PRIOR TO START CONSTRUCTION ACTIVITIES.
2. PRIOR TO DEMOLITION ACTIVITIES, CONTRACTOR SHALL INSTALL POLLUTION PREVENTION CONTROL DEVICES (I.E., SILT BARRIERS, SEDIMENT BASINS, TURBIDITY BARRIERS AROUND STORMWATER OUTFALLS ON THE WATERSIDE OF LAKES, PONDS, CANALS, OR WATERWAYS, SILT SCREENS, ETC. ACCORDING TO THE APPROVED SWPPP AND AS RECOMMENDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) LATEST GUIDELINES AND PERMITTING REQUIREMENTS.
3. PRIOR TO DEMOLITION ACTIVITIES, A SILT FENCE IN ACCORDANCE WITH THE APPROVED SWPPP DETAILS AND LATEST DEP STANDARDS SHALL BE ERECTED AROUND THE SITE PROPERTY LINES. ALL PUBLIC INLETS SURROUNDING THE SITE SHALL BE PROTECTED BY THE INSTALLATION OF FILTER FABRIC INTO THE FRAME AND GRATE OR OTHER APPROVED BMPS TO PROTECT AGAINST STORM RUNOFF.
4. POLLUTION CONTROL INSTALLATIONS, AS APPROVED AND SHOWN IN THE SWPPP, SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION PERIODS UNTIL THE PROJECT HAS BEEN COMPLETED AND APPROVED BY CITY ENGINEERING INSPECTOR OR PROJECT ENGINEER.
5. CONTRACTOR SHALL INSPECT THE POLLUTION CONTROL DEVICES DAILY FOR SIGNS OF MALFUNCTION, FAILURE, OR NEEDED REPAIRS, AND SHALL MAKE REMEDIAL ACTIONS IMMEDIATELY UPON DISCOVERY.
6. EXISTING STORMWATER INLETS, CATCH BASINS, OR MANHOLES, ONSITE AND OFFSITE, SHALL BE PROTECTED FROM SEDIMENT STORM RUNOFF FROM THE PROPOSED DEMOLITIONS AND CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING ROADS AND FACILITIES DUE TO DEMOLITION OR CONSTRUCTION ACTIVITIES FROM THE PROPOSED DEVELOPMENT.
8. IN ORDER TO MINIMIZE THE AMOUNT OF SEDIMENTS, MUD, AND DUST TRANSPORTED ONTO PUBLIC ROADWAYS BY THE CONSTRUCTION VEHICLES OR RUNOFF, THE CONTRACTOR SHALL INSTALL STABILIZED TEMPORARY CONSTRUCTION ENTRANCE(S) FROM THE CONSTRUCTION SITE AS RECOMMENDED BY FDEP. EACH TEMPORAL CONSTRUCTION ENTRANCE IS A STABILIZED 6 INCH THICK LAYER OF 2 TO 3 INCH COURSE AGGREGATE STONE, 12" MINIMUM WIDTH, AND LENGTH TO ACCOMMODATE A MINIMUM OF ONE TRUCKING VEHICLE.
   I. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY AS CONDITIONS DEMAND IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHTS-OF-WAY. SEDIMENT SHALL BE TRAPPED IN CLEANOUT AREAS AND PROPERLY HANDLED AS ONSITE DEBRIS PER APPLICABLE STATE REGULATIONS.
   II. WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
   III. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO PUBLIC STORM DRAINS MUST BE REMOVED BY THE CONTRACTOR IMMEDIATELY.
   IV. TRUCKS SHALL NOT 'CUT CORNERS' WHERE THE CONSTRUCTION EXIT MEETS THE ROADWAYS.
   V. SWEEPING OF PUBLIC ROADWAYS SHALL BE DONE PERIODICALLY AS CONDITION DEMAND.
9. DUST GENERATED FROM CONSTRUCTION SHALL BE MINIMIZED BY DAILY WATERING OF THE SITE.
10. CONTRACTOR SHALL PROVIDE AN EROSION AND SEDIMENTATION CONTROL INSPECTOR TO INSPECT ALL POINTS OF DISCHARGE INTO NEARBY WATER BODIES TO RECORD THE CONDITION OF DISCHARGE POINTS, INTEGRITY OF SILT FENCE AND POLLUTION CONTROL DEVICES, DUST CONTROL MEASURES, VEHICULAR TRAFFIC AND CONSTRUCTION MATERIAL STORAGE AND DISPOSAL. WRITTEN RECORD OF ALL INSPECTIONS SHALL BE STORED BY THE CONTRACTOR DURING DEMOLITION AND CONSTRUCTION PERIODS AND SHALL BE SUBMITTED TO CITY INSPECTORS UPON REQUEST.
    THE INSPECTION REPORT SHALL INCLUDE AT A MINIMUM THE FOLLOWING INFORMATION:
    I. NAME OF INSPECTOR AND HIS/HER QUALIFICATIONS IN EROSION AND SEDIMENTATION CONTROL
    II. DATE OF THE INSPECTION
    III. RAINFALL RATE
    IV. OBSERVATIONS ABOUT THE SWPP
    V. ACTIONS TAKEN BY CONTRACTOR FOR ALL INCIDENTS OF NONCOMPLIANCE WITH PERMIT(S)
    VI. CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPP AND PERMIT(S)

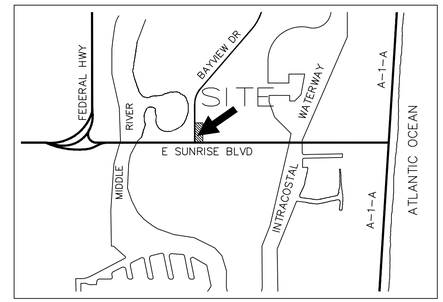
ESC NOTES:

1. THIS PLAN REFLECTS THE ENGINEER'S SUGGESTION FOR EROSION AND SEDIMENT CONTROL. SITE OPERATOR TO MODIFY PLAN AS NEEDED TO MAINTAIN "BEST MANAGEMENT PRACTICES" DURING CONSTRUCTION.
2. AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ONSITE. NO DISCHARGE INTO THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES IS ALLOWED.
3. DRAINAGE STRUCTURES INSTALLED TO BE PROTECTED WITH FILTER FABRIC AND/OR PERIMETER SILT FENCE.
4. PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROJECT AREA.
5. ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEPT UP IMMEDIATELY.
6. SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY.
7. PRIOR TO START OF CONSTRUCTION, AN ENGINEERING ROUGH INSPECTION MUST BE SCHEDULED TO VERIFY EROSION AND SEDIMENTATION CONTROL IS SETUP PROPERLY AND SO INSPECTOR CAN MONITOR SITE FOR CONSTRUCTION MITIGATION. TO REQUEST AN INSPECTION, PLEASE CALL (954) 828-5191.

CLOSED CIRCUIT TV INSPECTION (CCTV) NOTES:

1. CONTRACTOR SHALL PROVIDE CCTV VIDEOTAPES TO CITY STW OPS OF THE EXISTING STORMWATER SYSTEM TO THE LIMITS SHOWN WITH GREEN LINE WORK IN THE STORM MAP PROVIDED AT THE END OF THIS REPORT IN ORDER TO DOCUMENT THE PRE AND POST CONSTRUCTION CONDITIONS OF THE CITY'S STORM SYSTEM.
2. CONTRACTOR SHALL PROVIDE THE PRE CONSTRUCTION CCTV TO CITY STW OPS WHEN APPLYING FOR A DEMOLITION PERMIT AT THE CITY'S BUILDING DEPARTMENT.
   I. IF DEBRIS IS FOUND IN THE CITY'S STORMWATER SYSTEM PRIOR TO DEMOLITION OR CONSTRUCTION, THE APPLICANT, CONTRACTOR, DEVELOPER OR DESIGNER (AS APPLICABLE) SHALL INFORM THE CITY'S STORMWATER OPERATIONS DEPARTMENT FOR PROPER REMOVAL.
3. CONTRACTOR SHALL PROVIDE THE POST CONSTRUCTION VIDEOTAPE TO CITY STW OPS WHEN REQUESTING THE CERTIFICATE OF OCCUPANCY (CO) TO VERIFY THAT THE CITY'S STORMWATER SYSTEMS HAVE NOT BEEN NEGATIVELY IMPACTED BY THE DEMOLITION AND CONSTRUCTION ACTIVITIES.
   I. IF DEBRIS IS FOUND IN THE CITY'S STORM SYSTEMS AS A RESULT OF DEMOLITION OR CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VACUUM CLEAN THE CITY'S STORMWATER SYSTEM (OR MAKE REPAIRS AS REQUESTED BY CITY'S STORMWATER OPERATIONS GROUP) PRIOR TO ISSUANCE OF FINAL CO.
   II. IF SURFACE WATER RUNOFF OR DEBRIS FROM DEMOLITION OR CONSTRUCTION ACTIVITIES IS FOUND TO HAVE NEGATIVELY IMPACTED THE CONDITION OF THE CITY'S STORMWATER ASSETS, IT WILL BE THE RESPONSIBILITY OF THE APPLICANT (CONTRACTOR, DEVELOPER, AND OWNER) TO RECTIFY THE INFRACTION(S) AS REQUESTED BY CITY.





LOCATION MAP

NTS

NORTH

LEGEND:

- 0.00 PROPOSED ELEVATION (NAVD)
- 5.32 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- W WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

Florida Erosion and Sediment Control Inspector's Manual

Plate 4.06d Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.

Florida Erosion and Sediment Control Inspector's Manual

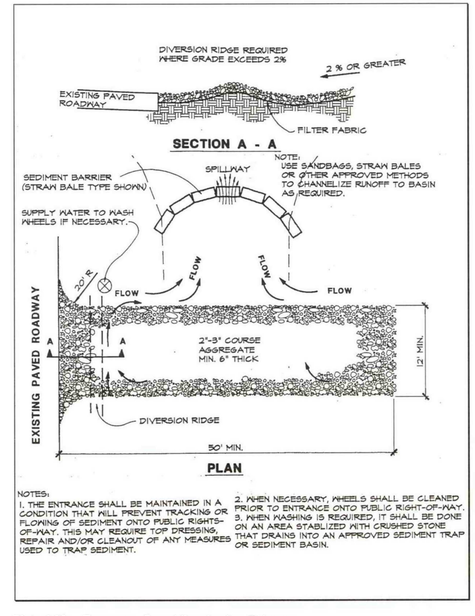


Plate 4.03a Temporary Gravel Construction Entrance
Source: Erosion Draw

Blake M Kidwell

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Date: 2023.01.12 15:02:33 -05'00'

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NPDES

ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
1.5'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

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EB# 6578

Sheet Title: EROSION & SEDIMENT CONTROL PLAN

Job Title: BAYVIEW MIXED USE
1040 BAYVIEW DRIVE
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

1	11/18/22	DRC REV 1
2	01/13/22	DRC REV 2
3		
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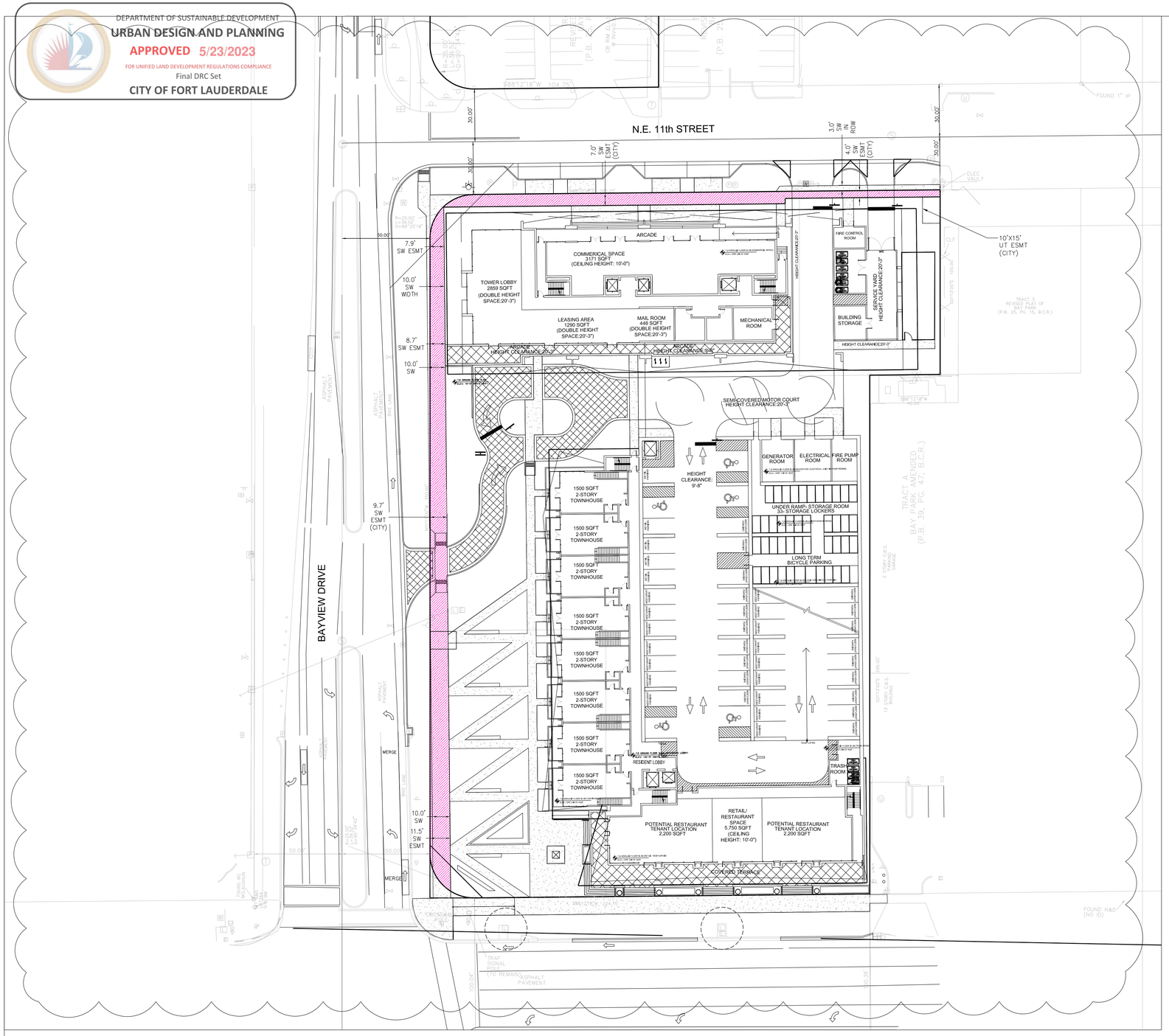
Phase: PERMIT DOCUMENTS

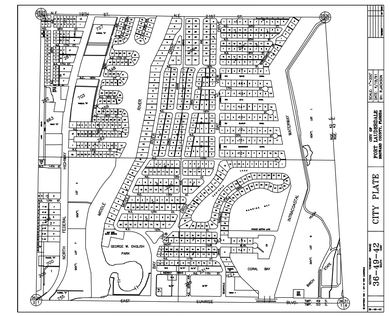
SEAL

BLAKE M. KIDWELL LICENSE No 91488 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scale: 1"=30'	Date 01/12/23
Job No. 22-1705.00	Plot Date 01/12/23
Drawn by BMK	Sheet No. ESC
Proj. Mgr. BMK	
Appr. by JMF	4 of 4

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final DRC Set
CITY OF FORT LAUDERDALE





LOCATION MAP
NTS

NORTH

LEGEND

SIDEWALK EASEMENT (CITY)

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Sheet Title
SIDEWALK EASEMENT EXHIBIT

Job Title
BAYVIEW MIXED USE
1040 BAYVIEW DRIVE
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

1	11/18/22	DRC REV 1
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8		

Phase:
DRC DOCUMENTS

SEAL

BLAKE M. KIDWELL LICENSE No 91488 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Job No. 22-1705.00	Plot Date 01/12/23
Drawn by SROD	Sheet No. X2
Proj. Mgr. SROD	
Appr. by JMF	1 of 1

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
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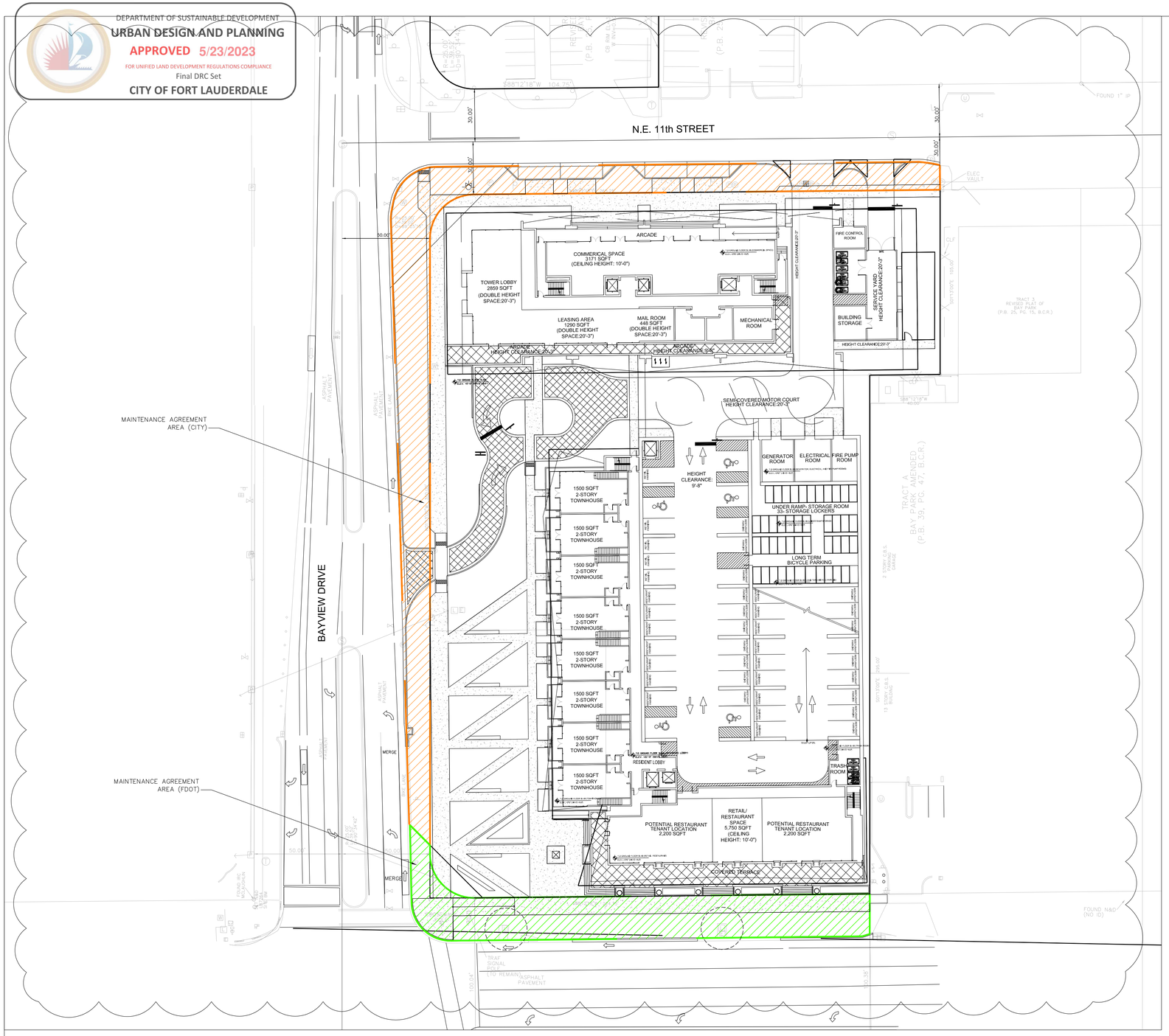
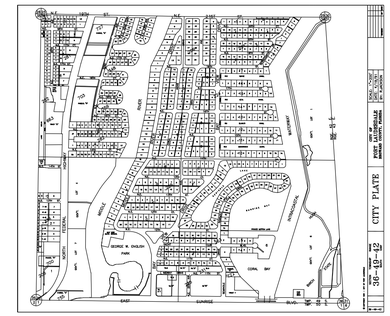
CITY OF FORT LAUDERDALE





LOCATION MAP
NTS

NORTH

LEGEND

- MAINTENANCE AGREEMENT AREA (CITY)
- MAINTENANCE AGREEMENT AREA (FDOT)

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1040 BAYVIEW DRIVE
FORT LAUDERDALE, FLORIDA 33304

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Revisions

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Phase: DRC DOCUMENTS

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Drawn by SROD	Sheet No. X3
Proj. Mgr. SROD	
Appr. by JMF	1 of 1

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
APPROVED 5/23/2023
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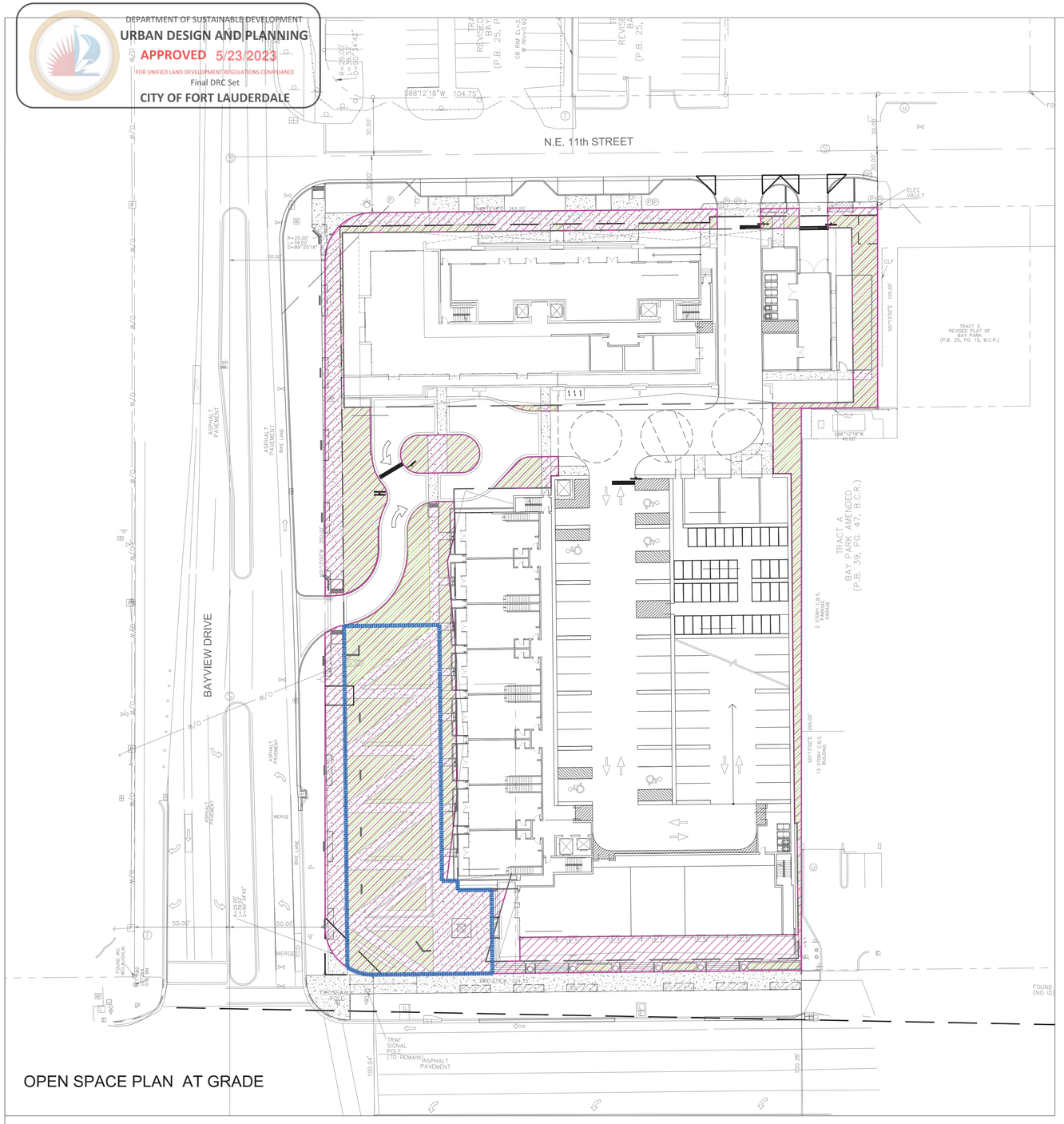
CITY OF FORT LAUDERDALE



OPEN SPACE PLAN AT GRADE

LEGEND

OPEN SPACE @ GRADE | OPEN SPACE ABOVE GRADE | LANDSCAPE IN OPEN SPACE | PUBLIC PLAZA

OPEN SPACE - REQUIRED

		REQUIRED:
OPEN SPACE (180 UNITS X 150SF)		27,000 SF

OPEN SPACE - PROVIDED

		PROVIDED:
ON-SITE (AT GRADE)		27,860 SF
AMENITY DECK (ABOVE GRADE)		21,550 SF
		TOTAL: 49,410 SF

OPEN SPACE @ GRADE - REQUIRED

(40% REQ OF REQ OPEN SPACE = 40% X 27,000)

	REQUIRED:	PROVIDED:
OPEN SPACE @ GRADE	10,800 SF	27,860 SF

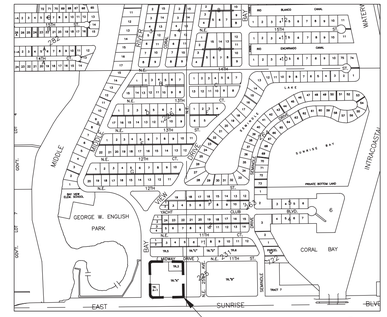
LANDSCAPE AREA IN OPEN SPACE - REQUIRED & PROVIDED

(50% OF REQUIRED OPEN SPACE = 50% X 27,000)

	REQUIRED:	PROVIDED:
LANDSCAPE OPEN SPACE	13,500 SF	13,888 SF

PUBLIC PLAZA OPEN SPACE - REQUIRED & PROVIDED

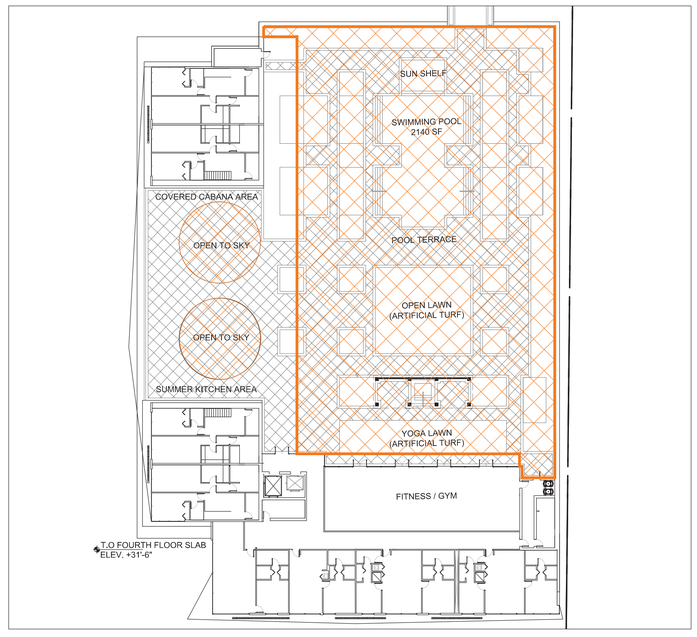
	REQUIRED:	PROVIDED:
PUBLIC PLAZA OPEN SPACE	1,400 SF	10,336 SF



LOCATION MAP
NTS

LEGAL DESCRIPTION:

BAY PARK AMEN 39-47 B TRACT A W 210 LESS S 152,TOGET WITH PT TR A DESC AS BEG 325 W OF SE COR FOR POB N 295,W 40, S 143,W 110,S 152,E 150 TO POB & TR A-1 TOGET WITH TR 3 E 80
(SEE SURVEY FOR FULL LEGAL DESCRIPTION)



OPEN SPACE PLAN ABOVE GRADE

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Sheet Title: OPEN SPACE EXHIBIT

Job Title: BAYVIEW MIXED USE
1040 BAYVIEW DRIVE
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

1	11/18/22	DRC REV 1
2	01/12/23	DRC REV 2
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Phase: DRC DOCUMENTS

SEAL

BLAKE M. KIDWELL LICENSE No 91488 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scale: 1"=30'	Date 05/27/22
Job No. 22-1705.00	Plot Date 05/10/23
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Proj. Mgr. SROD	
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DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING
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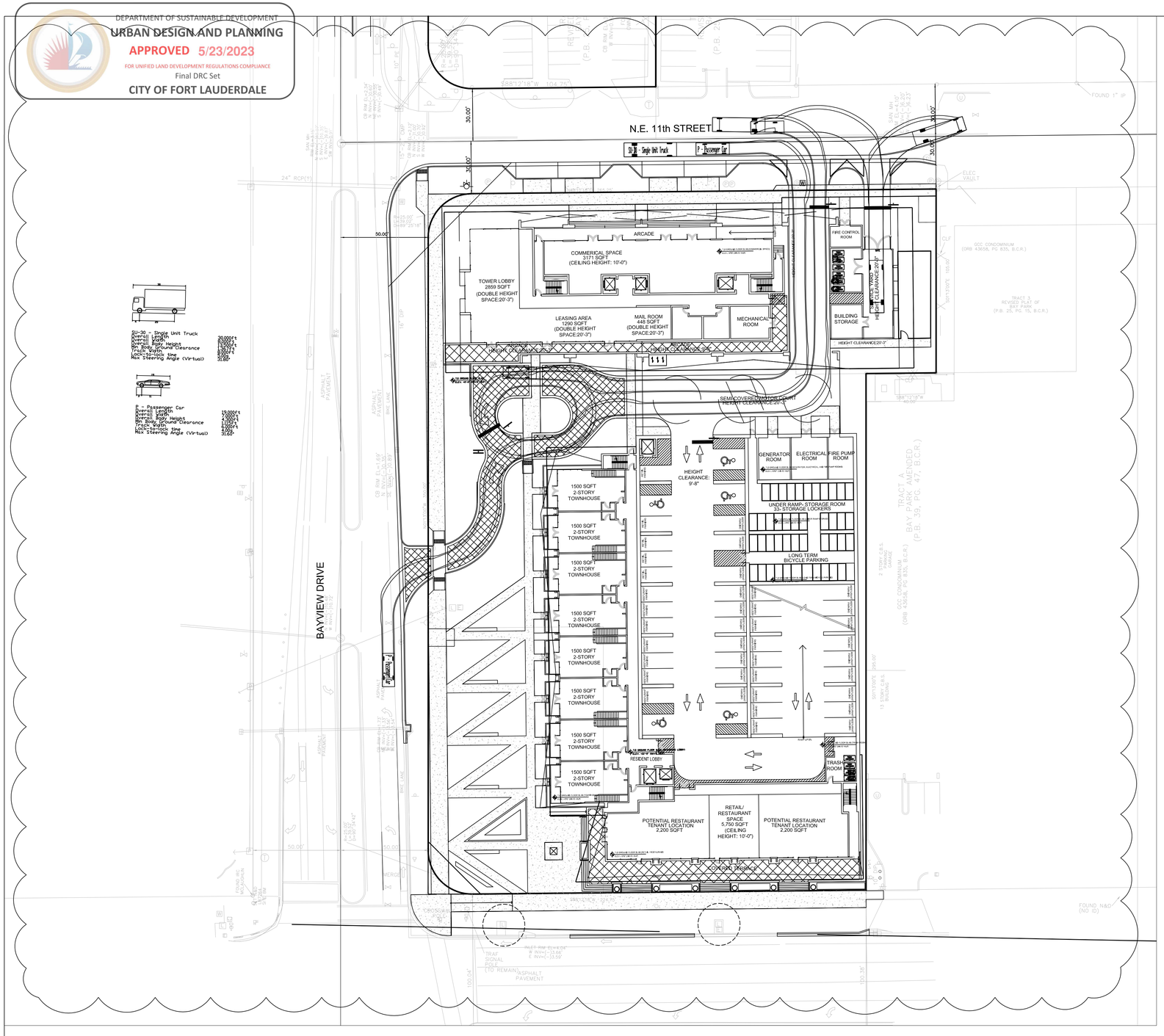
CITY OF FORT LAUDERDALE



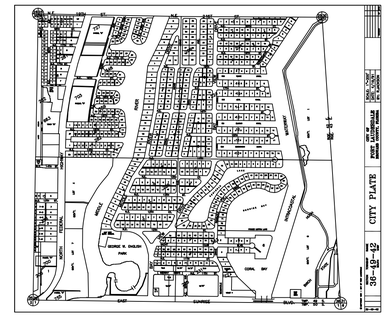
SU-30 - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.500ft
Overall Body Height	10.500ft
Min Body Ground Clearance	0.917ft
Track Width	8.000ft
Lock-to-lock time	6.000s
Max Steering Angle (Virtual)	31.80°

P - Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	5.250ft
Min Body Ground Clearance	0.917ft
Track Width	7.000ft
Lock-to-lock time	6.000s
Max Steering Angle (Virtual)	31.60°

LOCATION MAP
NTS



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Sheet Title
CIRCULATION EXHIBIT

Job Title
BAYVIEW MIXED USE
1040 BAYVIEW DRIVE
FORT LAUDERDALE, FLORIDA 33304

NORTH

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Appr. by JMF	1 of 1