DEVELOPMENT APPLICATION FORM

Application Form: All Applications | **Rev.** 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "*Specifications for Plan Submittal*" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL

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

☐ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)	☒ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)	☐ LEVEL III PLANNING AND ZONING BOARD (PZB)	☐ LEVEL IV CITY COMMISSION (CC)
☐ New nonresidential less than 5,000 square feet ☐ Change of use (same impact or less than existing use) ☐ Plat note/Nonvehicular access line amendment ☐ Administrative site plan ☐ Amendment to site plan* ☐ Property and right-of-way applications (MOTs, construction staging) ☐ Parking Agreements (separate from site plans)	☐ New Nonresidential 5,000 square feet or greater ☐ Residential 5 units or more ☐ Nonresidential use within 100 feet of residential property ☐ Redevelopment proposals ☐ Change in use (if great impact than existing use) ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center Signage ☐ Design Review Team (DRT) • Affordable Housing (≥10%)	☐ Conditional Use ☐ Parking Reduction ☐ Flex Allocation ☐ Cluster / Zero Lot Line ☐ Modification of Yards* ☐ Waterway Use ☐ Mixed Use Development ☐ Community Residences* ☐ Social Service Residential Facility (SSRF) ☐ Medical Cannabis Dispensing Facility* ☐ Community Business District for uses greater than 10,000 square feet	☐ Land Use Amendment ☐ Rezoning ☐ Plat ☐ Public Purpose Use ☐ Central Beach ☐ Development of Significant Impact* ☐ Vacation of Right-of-Way ☐ City Commission Review Only *(review not required by PZB)* ☐ Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	**COMPLETE SECTIONS B, C, D, E, F**	**COMPLETE SECTIONS B, C, D, E, F**	**COMPLETE SECTIONS B, C, D, E, F**

☐ EXTENSION	☐ DEFERRAL	☐ APPEAL/DE NOVO	☐ PROPERTY AND ROW ITEM
Request to extend approval date for a previously approved application	Request to defer after an application is scheduled for public hearing	☐ Appeal decision by approving body ☐ De Novo hearing items	☐ Road closures ☐ Construction staging plan ☐ Revocable licenses
COMPLETE SECTIONS B, C, H	**COMPLETE SECTIONS B, C, H**	**COMPLETE SECTIONS B, C, H**	**COMPLETE SECTIONS B, C, E**

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

B APPLICANT INFORMATION

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

Applicant/Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	**Authorized Agent**	Andrew J. Schein, Esq.
Address	100 N ANDREWS AVE	**Address**	699 N Federal Highway, STE 400
City, State, Zip	FORT LAUDERDALE, FL 33311	**City, State, Zip**	Fort Lauderdale, FL 33304
Phone		**Phone**	954.779.1119
Email		**Email**	aschein@lochrielaw.com
Proof of Ownership	Tax Record	**Authorization Letter**	Letter Attached
Applicant Signature:		**Agent Signature:**	

C PARCEL INFORMATION

Address/General Location	1620 NW 6 COURT, FORT LAUDERDALE FL 33311
Folio Number(s)	504204120050; 504204120040; 504204120030.
Legal Description *(Brief)*	LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOTS 5-12 RD BLK 11
City Commission District	3
Civic Association	Durrs Community Association, Inc.

D LAND USE INFORMATION

Existing Use	VACANT
Land Use	NW REGIONAL ACTIVITY CENTER
Zoning	NWRAC-MUw
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	NW REGIONAL ACTIVITY CENTER
Proposed Zoning	NWRAC-MUw

E PROJECT INFORMATION

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

Project Name	THE LARAMORE																						
Project Description *(Describe in detail)*	MIXED USE DEVELOPMENT (100% AFFORDABLE HOUSING)																						
Estimated Project Cost	$																						
	(Estimated total project cost including land costs for all new development applications only)																						
Affordable Housing Number of Units		**30%**		**50%**		**60%**		**80%**		**100%**		**120%**		**140%**									

Waterway Use	No					**Traffic Study Required**	No	
Flex Units Request	No					**Parking Reduction**	No	
Commercial Flex Acreage	No					**Public Participation**	No	
Residential Uses						**Non-Residential Uses**		
Single Family						Commercial	1,164 SF	
Townhouses						Restaurant		
Multifamily	36					Office		
Cluster/Zero Lot Line						Industrial		
Other						Other		
Total *(dwelling units)*	36					**Total** *(square feet)*	1,164 SF	
Unit Mix *(dwelling units)*	Studio or Efficiency		1-Bedroom 20	2-Bedroom 16	3+ Bedroom			

F PROJECT DIMENSIONAL STANDARDS

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

	Required Per ULDR	Proposed
Lot Size *(Square feet/acres)*	17,812 SF / 0.40 ACRES	17,812 SF / 0.40 ACRES
Lot Density *(Units/acres)*	NONE	36 UNITS/ 0.40 ACRES = 90
Lot Width	NONE	200'
Building Height *(Feet)*	45'	65' / 6 STORIES
Structure Length	NONE	189.5'
Floor Area Ratio *(F.A.R)*	NONE	2.6
Lot Coverage	17,812 SF / 0.40 ACRES	14,620 SF / 82%
Open Space	2,991 SF	3,020 SF
Landscape Area	299 SF	367 SF
Parking Spaces	36	34
SETBACKS *(Indicate direction N,S,E,W)*	**Required Per ULDR**	**Proposed**
Front [_S_]	0' TO PL	4.9' TO PL
Side [_E_]	0' TO PL	0.1' TO PL
Corner / Side [_W_]	5' TO PL	10.3' TO PL
Rear [_N_]	5' TO PL	5.0' TO PL

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

Tower Stepback	**Required Per ULDR**	**Proposed**	**Deviation**
Front / Primary Street [_S_]	12' TO PL	12.7' TO PL	No
Sides / Secondary Street [_W_]	15' TO PL	15' TO PL	No
Building Height	45'	65'	Yes
Streetwall Length	N/A	N/A	No
Podium Height	MAX 5 STORIES	2 STORIES	No
Tower Separation	N/A	N/A	No
Tower Floorplate *(square feet)*	N/A	N/A	No
Residential Unit Size *(minimum)*	400 SF	400 SF	No

G AMENDED PROJECT INFORMATION

Provide approved and proposed amendments for project. Circle yes or no where indicated.

Project Name	
Proposed Amendment Description *(Describe in detail)*	

	Original Approval	Proposed Amendment	Amended
Residential Uses *(dwelling units)*			
Non-Residential Uses *(square feet)*			
Lot Size *(Square feet/acres)*			
Lot Density *(Units/acres)*			
Lot Width			
Building Height *(Feet)*			
Structure Length			
Floor Area Ratio *(F.A.R)*			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate *(square feet)*			
Residential Unit Size *(minimum)*			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION

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

Project Name	
Request Description	

EXTENSION REQUEST		**DEFERRAL REQUEST**		**APPEAL REQUEST / DE NOVO HEARING**	
Approving Body		**Approving Body**		**Approving Body**	
Original Approval Date		**Scheduled Meeting Date**		**30 Days from Meeting** *(Provide Date)*	
Expiration Date *(Permit Submittal Deadline)*		**Requested Deferral Date**		**60 Days from Meeting** *(Provide Date)*	
Expiration Date *(Permit Issuance Deadline)*		**Previous Deferrals Granted**		**Appeal Request**	

Requested Extension *(No more than 24 months)*	**Justification Letter Provided**	**Indicate Approving Body Appealing**
Code Enforcement *(Applicant Obtain by Code Compliance Division)*		**De Novo Hearing Due to City Commission Call-Up**

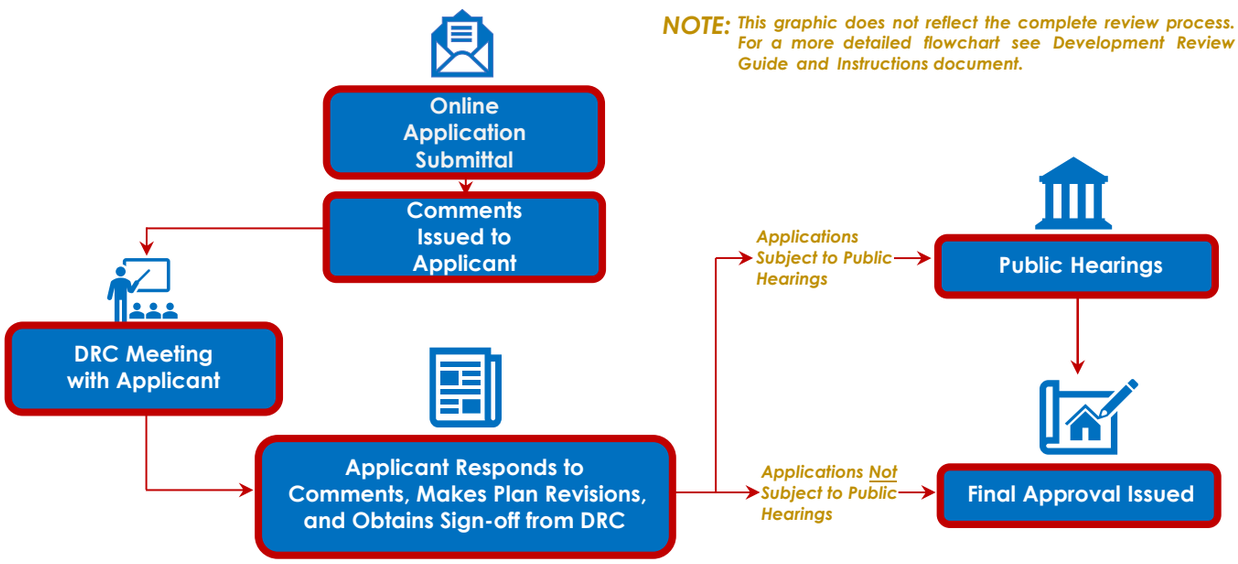
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ **Preliminary Development Meeting** completed on the following date: 08/18/23 **PROVIDE DATE**
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Address Verification Form** applicant contact David Goodrum at 954-828-5976 or DGoodrum@fortlauderdale.gov
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☒ **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- ☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☒ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

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

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's File Naming Convention.
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the Development Application Guide and Instructions document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter 954-828-6520, Option 5	DSD Customer Service 954-828-6520, Option 1
planning@fortlauderdale.gov	lauderbuild@fortlauderdale.gov

THE LARAMORE
Site Plan Level II IN RAC

1620 NW 6TH COURT, FORT LAUDERDALE, FL 33311
UDP-S24006

SHEET INDEX

Site Location

LOCATION MAP:
NTS
SECTION, TOWNSHIP, RANGE: 04-50-42

NORTH

PROJECT TEAM:

OWNER
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
100 N Andrews Ave
Fort Lauderdale, Florida 33301

LAND USE ATTORNEY
LOCHRIE & CHAKAS
1401 E Broward Blvd, Suite 303
Fort Lauderdale, FL 33301
954.779.1119

ARCHITECT
STUDIO MC+G ARCHITECTURE
7500 NE 4th Court, Studio 102
Miami, Florida 33138
305.573.2728

CIVIL ENGINEER/LAND PLANNER
FLYNN ENGINEERING SERVICES
241 Commercial Blvd., L.B.T.S, FL
954.522.1004

LANDSCAPE ARCHITECT
ECOPLAN
310 SE 18th Street
Fort Lauderdale, Florida 33316
954.524.3722

TRAFFIC ENGINEER
DC ENGINEERS
12743 NW 13th Court
Coral Springs, Florida 33071
954.798.0926

UTILITY CONSULATANT
M. JOHNSTON CONSULTING
305.298.5500

FRANCHISE UTILITY PROVIDERS:

FP&L	AT&T
COMCAST	TECO
CITY OF FORT LAUDERDALE	

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

Drawn by JMG	Date 01/25/23
Proj. Mgr. SROD	Plot Date 01/25/23
Appr. by JMF	
Job No. 23-1770.00	

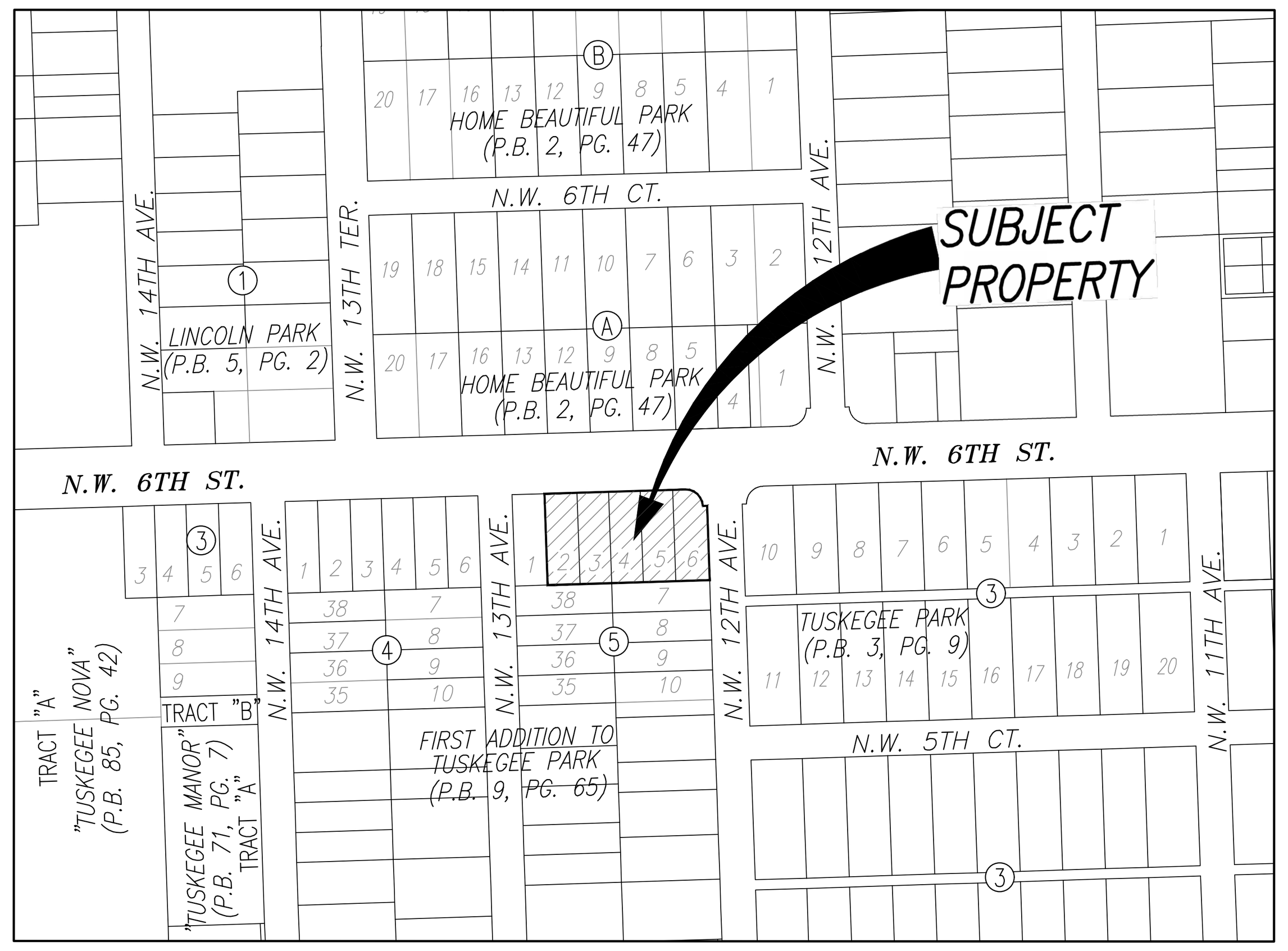
GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CATV CABLE TELEVISION BOX
CATCH BASIN
CATCH BASIN F-3
CENTERLINE
CHECK VALVE ASSEMBLY
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
CPB COMMUNICATION PULL BOX
or IN CURB INLET
DOUBLE DETECTOR CHECK VALVE
DRAIN (CIRCULAR OR SQUARE)
EL ELECTRIC BOX (ABOVE GROUND)
EPB ELECTRIC PULL BOX (BELOW GROUND)
ELECTRIC HAND HOLE
EO ELECTRIC OUTLET
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FIRE LINE SIAMESE CONNECTION
FIRE LINE CONNECTION
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L ELECTRIC MANHOLE
F.P.L. FIBER NETWORK
FPLP F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GV GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GP GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
ROUND CATCH BASING
CO SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
SLB STREET LIGHT BOX
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TCB TRAFFIC CONTROL POST
TRAFFIC SIGNAL POST
TSB TRAFFIC SIGNAL BOX
TREE & PALM
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WV WATER VALVE
WL WOOD LIGHT POLE
WP WOOD POWER POLE
WTP WOOD TELEPHONE POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
CH.D denotes CHORD LENGTH or CHORD DISTANCE
CH.B denotes CHORD BEARING
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
PB denotes PLAT BOOK
PG denotes PAGE
POC denotes POINT OF COMMENCEMENT
POB denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
C.B.S. denotes CONCRETE BLOCK STRUCTURE
CONC. denotes CONCRETE
C.L.F. denotes CHAINLINK FENCE
MF denotes METAL FENCE
WF denotes WOOD FENCE
FFE denotes FINISH FLOOR ELEVATION
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
CIP denotes CORRUGATED IRON PIPE
CLR. denotes CLEAR
E.T.P. denotes ELECTRIC TRANSFORMER PAD
ENCR. denotes ENCROACHMENT
D.C. denotes DEPRESSED CURB
PL. denotes PLANTER
B.S. denotes BUS SHELTER
I.E. denotes INVERT ELEVATION
T.O.P. denotes TOP OF PIPE
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

BOTTOM — APPROXIMATE BOTTOM OF SLOPE
COMM — COMMUNICATION
DRAIN — DRAINAGE
FPL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
OHW — OVERHEAD WIRES
SM — SANITARY SEWER
TOP — APPROXIMATE TOP OF BANK
VEG — VEGETATION LINE
WM — WATER
/// — LIMITED ACCESS RIGHT OF WAY LINE



LOCATION SKETCH

Scale: 1"=200'

A PORTION OF SECTION 04-50S-42E, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOT 2, BLOCK 5, LESS ROAD, FIRST ADDITION TO TUSKEGEE PARK, A SUBDIVISION OF SECTION FOUR (4), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY-TWO (42) EAST, A SUBDIVISION ACCCORDING TO THE PLAT THEREOF, AS RECOREDED IN PLAT BOOK 9, PAGE 65, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

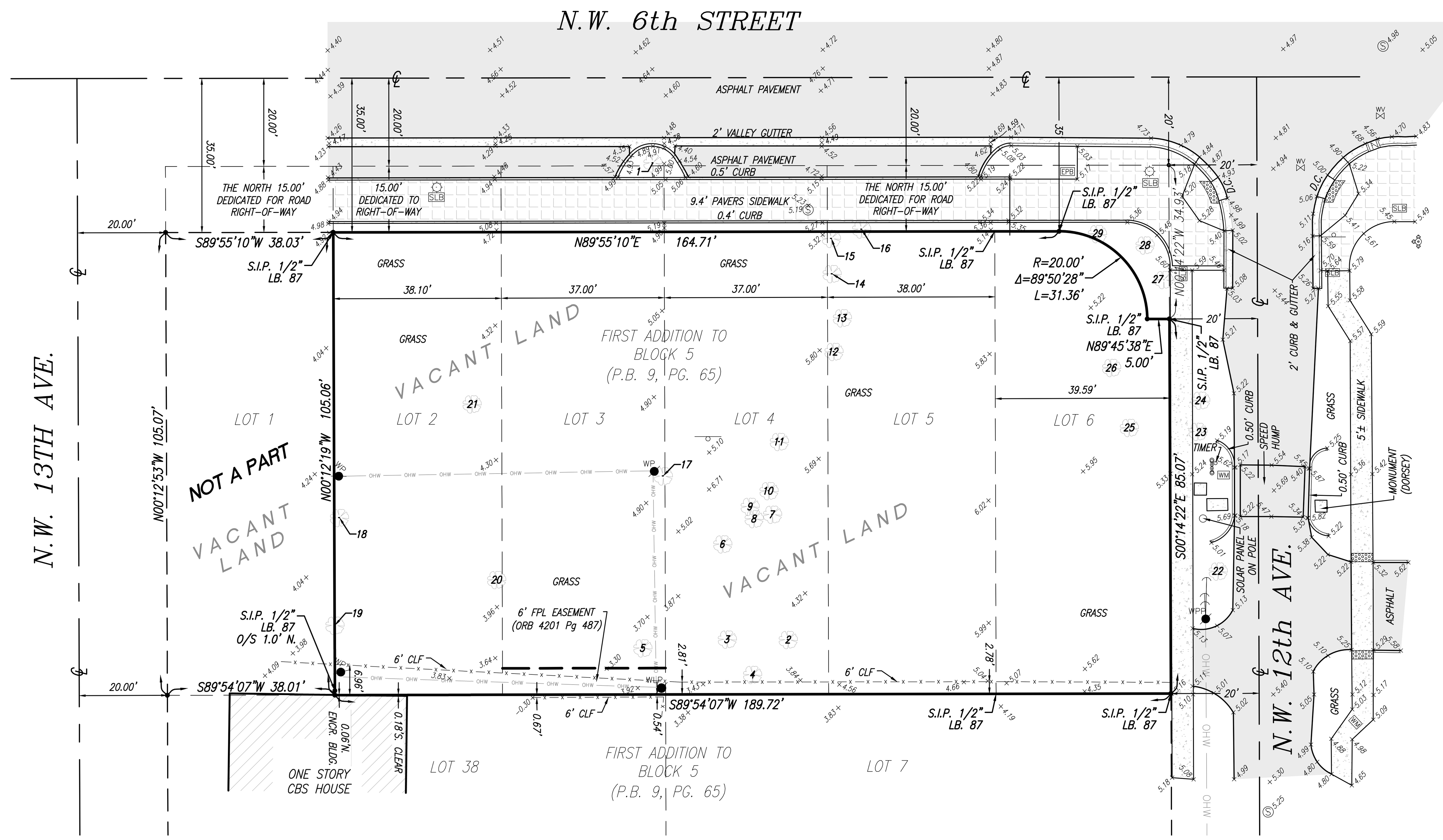
LOTS 3 AND 4, BLOCK 5, LESS ROAD, FIRST ADDITION TO TUSKEGEE PARK, ACCCORDING TO THE PLAT THEREOF, AS RECOREDED IN PLAT BOOK 9, PAGE 65, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

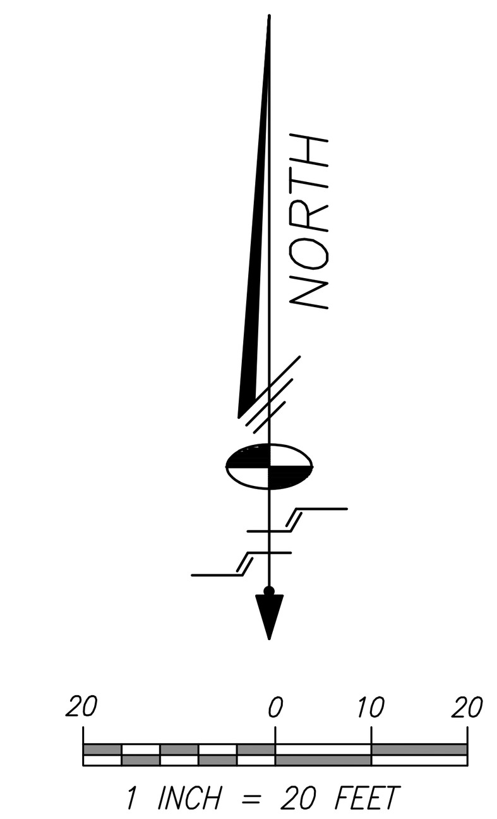
TOGETHER WITH:

LOTS 5 AND 6, BLOCK 5, FIRST ADDITION TO TUSKEGEE PARK, ACCCORDING TO THE PLAT THEREOF, AS RECOREDED IN PLAT BOOK 9, PAGE(S) 65, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LESS AND EXCEPT THEREFROM:
THAT PORTION OF LOTS 5 AND 6, BLOCK 5, OF "FIRST ADDITION TO TUSKEGEE PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 65, BROWARD COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE GO SOUTH 89° 45' 50" EAST ALONG THE NORTH LINE OF LOTS 5 AND 6, 77.52 FEET TO THE NORTHEAST CORNER OF LOT 6; THENCE SOUTH 00° 04' 10" WEST ALONG THE EAST LINE OF LOT 6, 33.18 FEET; THENCE NORTH 89° 55' 50" WEST, 5 FEET TO AN INTERSECTION WITH A CIRCULAR ARC CONCAVE TO THE SOUTHWEST, THE TANGENT OF SAID ARC BEARING NORTH 00° 04' 10" EAST; THENCE NORTHWESTERLY ALONG SAID ARC HAVING A RADIUS OF 20 FEET AND A CENTRAL ANGLE OF 89° 46', AN ARC DISTANCE OF 31.33 FEET TO A POINT OF TANGENCY ON A LINE 35 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SE ¼ OF SECTION 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE NORTH 89°41' 50" WEST ALONG SAID PARALLEL LINE , 52.62 FEEET TO THE WEST LINE OF LOT 5; THENCE NORTH 00° 08' 10" EAST ALONG SAID WEST LINE, 13.19 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N89°55'10"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.W. 6th STREET BETWEEN N.W. 12th AVENUE. AND N.W. 13th AVENUE.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREAS OF THE PROPERTY DESCRIBED HEREON ARE: ± 19,738 SQ. FT. (± 0.453 ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12011C0368H, COMMUNITY NO. 125105, PANEL NO. 0368, SUFFIX H, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED AUGUST 18, 2014.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS AS NOTED IN SCHEDULE B-II OF THE TITLE COMMITMENT REFLECTED HEREON.
10. THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET AND HIUNDRETHS THEREOF.
11. VERTICAL DATUM CONVERSION: NGVD 1929 – 1.58' = NAVD 88
12. BENCHMARKS:
   a. CITY OF FORT LAUDERDALE BM # 528, PK & BRASS WASHER IN TOP OF CURB @ NORTH SIDE OF N.W. 6TH STREET --- ±58' EAST OF EAST BUILDING LINE #1291.
   ELEVATION =6.444' N.G.V.D 29 (4.864' N.A.V.D. 88)
   b. CITY OF FORT LAUDERDALE BM # 529, PK & BRASS WASHER IN TOP OF CURB @ N.W. COR. OF THE INTERSECTION OF N.W. 6TH STREET AND N.W. 13 TERRACE.
   ELEVATION =6.055' N.G.V.D 29 (4.475' N.A.V.D. 88)





EXCEPTIONS TO TITLE AS NOTED IN SCHEDULE B-II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 11502771, EFFECTIVE 09/08/2023 AT 11:00 M

5. City of Fort Lauderdale Resolution No. 95-86 recorded November 16, 2004, in Official Records Book 38544, Page 1743. – AFFECTS PROPERTY AS A WHOLE, NOT PLOTTABLE.

6. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 4201, Page 487. PLOTTED HEREON.

TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	LIVE OAK	"Quercus virginiana"	6	15	10
2	MANGO	"Mangifera indica"	15	25	15
3	UNKNOWN 1	UNKNOWN 1	24	30	0
4	MANGO	"Mangifera indica"	3	14	10
5	ROYAL POINCIANA	"Delonix regia"	24	30	0
6	MANGO	"Mangifera indica"	15	30	15
7	WOMAN'S TONGUE	"Albizia lebbeck"	-	-	-
8	CABBAGE PALM	"Sabal palmetto"	20	30	25
9	CABBAGE PALM	"Sabal palmetto"	20	30	25
10	CABBAGE PALM	"Sabal palmetto"	10	10	20
11	UNKNOWN 2	UNKNOWN 2	20	20	0
12	CABBAGE PALM	"Sabal palmetto"	14	30	18
13	UNKNOWN 3	UNKNOWN 3	8	15	20
14	CABBAGE PALM	"Sabal palmetto"	14	30	15
15	CABBAGE PALM	"Sabal palmetto"	14	30	15
16	CABBAGE PALM	"Sabal palmetto"	15	12	15
17	CABBAGE PALM	"Sabal palmetto"	18	20	25
18	LIVE OAK	"Quercus virginiana"	30	35	40
19	MANGO	"Mangifera indica"	30	35	40
20	ROYAL POINCIANA	"Delonix regia"	30	40	40
21	MANGO	"Mangifera indica"	70	20	25
22	LIVE OAK	"Quercus virginiana"	11	30	35
23	MACARTHUR PALM	"Ptychosperma macarthurii"	9	30	25
24	MACARTHUR PALM	"Ptychosperma macarthurii"	7	20	20
25	MAHOGANY	"Swietenia mahagoni"	12	30	45
26	ALEXANDER PALM	"Ptychosperma elegans"	4	23	12
27	CABBAGE PALM	"Sabal palmetto"	12	25	12
28	CABBAGE PALM	"Sabal palmetto"	12	15	12
29	CABBAGE PALM	"Sabal palmetto"	13	18	12

NOTE:
THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

CERTIFIED TO:

SISTRUNK APARTMENTS, LLC, a Florida limited liability company
BILZIN SUMBERG BAENA PRICE & AXELROD LLP
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON **(01-15-2021)**. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: *Mark Steven Johnson*
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

MARK STEVEN JOHNSON LICENSE No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET AND HUNDRETHS THEREOF.

CERTIFICATE OF AUTHORIZATION No. LB-87

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

Drawn By: E.M. | Survey Date: 01/13/2021 | Checked By: M.S.J. | Date: 01-22-2021
Order No. 213042 | F.B. No.: BC.592 Pg.52 | Scale: AS SHOWN
File No. B-2057 | Sheet 1 of 1 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

BOUNDARY SURVEY

1204 N.W. 6TH STREET, FORT LAUDERDALE, FL. 33311.

Section 04, Township 50 South, Range 42 East, Broward County, Florida.

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:
8-3-2021	213042	BC 592	ADD LOT 6 AS ONE	L.E.G.
12-21-2023	217440		UPDATE BOUNDARY SURVEY	

K:\045042\1204 NW 6TH ST. FORT LAUDERDALE\SURVEY\DWG\1204 NW 6TH ST. FORT LAUDERDALE BOUNDARY SURVEY AS ONE (NAVD 88).DWG

FILE NO. B-2057

5-1

FIRST ADDITION
LINCOLN PARK

A SUBDIVISION OF TRACTS 31, 32, 41 AND 42 OF BLOCK A, CITRUS PARK FARMS, A SUBDIVISION OF PART OF SEC. 4, T.50 S. R.42 E.
BROWARD COUNTY ~ FLORIDA.

This Plat is being recorded for the purpose of correcting the description of the plat now recorded in Plat Book 2, Page 53 of the Public Records of Broward County, Florida.

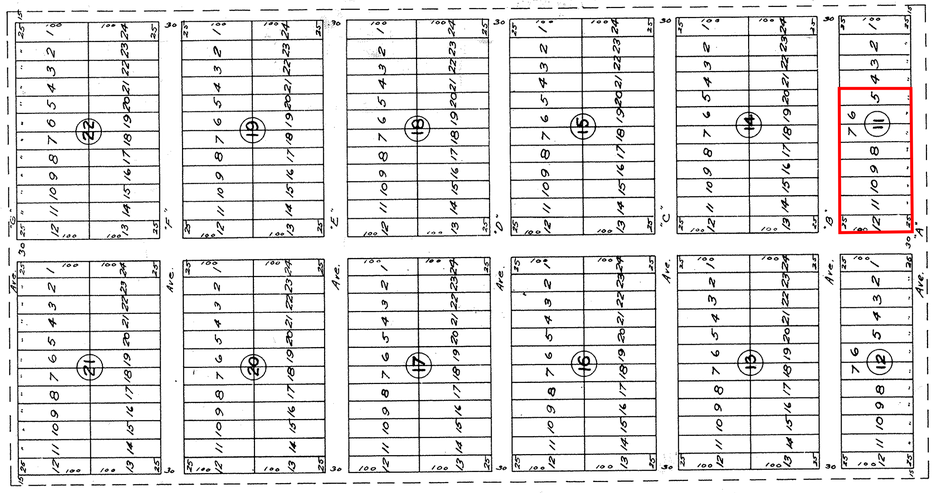
Seal

N

Know All Men By These Presents:
That, Lewis Barkdull Co. Inc. owners of the land described on this plat, do hereby dedicate to the perpetual use of the public all streets and avenues shown on the plat hereto attached
In witness where of said company has caused this instrument to be signed by its President, and attested by its Secretary this 11th day of May A.D. 1926

J. A. Barkdull seal
SECRETARY

PRESIDENT. seal



29165

I hereby certify that on this day personally appeared before me the President and Secretary of Lewis Barkdull Co. Inc. and they did acknowledge to me the execution of the foregoing dedication.
In witness whereof I hereby set my hand and seal this 21st day of May A.D. 1926.

O. M. McLinn
NOTARY PUBLIC

N.P. Seal

My commission expires December 10, 1928

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 5 at Page 1 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 11th day of Sept A.D. 19 87.

L. A. HESTER, County Administrator
By _____ D.C.

COUNTY ADMINISTRATOR CREATED JAN. 1, 1975 BROWARD COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF BROWARD
This instrument was filed for record 7/
day of May A.D. 1926 and recorded in book 5 of Plats on page 1
RECORD VERIFIED
Frank Clayton
Clerk of Circuit Court
By M. Palmer
Deputy Clerk

PAGE 1

29165 5-21-24

SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD (SOUTH)– SISTRUNK BLVD	0' TO PL	4.9' TO PL
SIDE YARD (EAST)– ADJ PROPERTY	0' TO PL	0.1' TO PL
SIDE YARD (WEST)– NW 17TH AVE	5' TO PL	10.3' TO PL
REAR YARD (NORTH) – NW 6TH COURT	5' TO PL	5.0' TO PL

SITE PLAN INFORMATION	
CURRENT USE OF PROPERTY	VACANT LOT
CURRENT LAND USE DESIGNATION	NW–RAC
PROPOSED LAND USE DESIGNATION	NW–RAC
CURRENT ZONING DESIGNATION	NWRAC–MUw
PROPOSED ZONING DESIGNATION	NWRAC–MUw
ADJACENT ZONING DESIGNATION–NORTH	RML–25
ADJACENT ZONING DESIGNATION–SOUTH	NWRAC–MUw
ADJACENT ZONING DESIGNATION–EAST	NWRAC–MUw
ADJACENT ZONING DESIGNATION–WEST	NWRAC–MUw

LEGAL DESCRIPTION

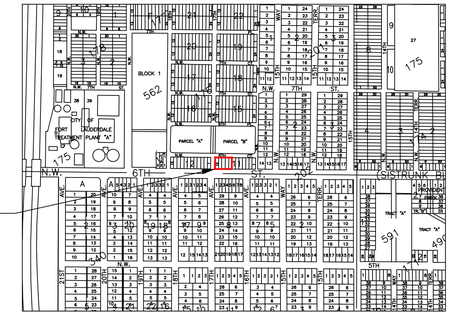
LOTS 5, 6, LESS ROAD BLOCK 11, FIRST ADDITION LINCOLN PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 1, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 7 LESS ROAD RIGHT OF WAY, AND LOT 8 LESS ROAD RIGHT OF WAY, BLOCK 11, OF LINCOLN PARK FIRST ADDITION CORRECTED PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 9-12 IN BLOCK 11 OF LINCOLN PARK FIRST ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLA.



LOCATION MAP
NTS

NORTH

REPLAT OF BLOCKS 13 AND 14, LINCOLN PARK 1ST ADD. PARCEL "A" (PB 71, PG. 15)

REPLAT OF BLOCKS 13 AND 14, LINCOLN PARK 1ST ADD. PARCEL "B" (PB 71, PG. 15)

LOCATION OF RELOCATED UTILITY POLES (COORDINATE WITH FPL)

WPP

WLP

EXISTING LIGHT POLES TO REMAIN, EXISTING OH UTILITY LINES TO BE RELOCATED TO NORTH SIDE OF ROW

LOCATION OF RELOCATED UTILITY POLES

N.W. 6th COURT

N89°49'53"W 215.00'

200.00'

±19' ASPHALT PAVEMENT

S89°49'53"E 200.00'

S89°49'53"E 15.00'

25' SIGHT TRIANGLE (CITY)

N00°12'37"E 15.00'

BLDG ABOVE

5.0' SW ESMT

5.7' LANDSCAPE

5.4' BLDG TO PL (N)

5.4' SW

15.0' ROW

5.0' BLDG TO PL (N)

5.0' SW ESMT

EXTG FIRE HYDRANT TO BE RELOCATED

5.0' SW

25.0'

N89°49'53"W 15.00'

8.0' LANDSCAPE

5.0' SW

DOMESTIC WATER

RECYCLE

10' SIGHT TRIANGLE (VEHICLES)

10.0'

10' SIGHT TRIANGLE (PEDS)

FIRST ADDITION LINCOLN PARK BLOCK 12 (P.B. 5, PG. 1)

TOWER STEPBACK (W)

4' - 6" NAVD

22.0'

24.2'

25.1' STACKING (1)IN (1)OUT

10.3' BLDG TO PL (W)

R10.0'

3.4' SW

UP

10.0' TRAVEL LANE

8.0' LA

5.0' SW

25.0'

15.0' ROW

10.0' SW ESMT

N.W. 17th AVENUE

LOT 1

S89°59'13"E 15.00'

S89°59'13"E 15.00'

DN

5 STORY - 65'-0"
MIXED USE BUILDING
(100% AFFORDABLE HOUSING)
34 PARKING SPACES
FFE = 4.50 NAVD
(GARAGE/COMMERCIAL TO BE FLOOD PROOFED)

FIRST ADDITION LINCOLN PARK BLOCK 11 (PB 5, PG. 1)

LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5

8.7' 5.0' 12.0' 18.0' 8.7' 18.0' 1.5'

TRASH

LOBBY

RETAIL
1,164 SF

189.5' BUILDING LENGTH

LEASING

MAIL / PACKAGE ROOM

COMMUNITY LOUNGE

RAMP

DN

UP

FPL

FIRST ADDITION LINCOLN PARK BLOCK 11 (P.B. 5, PG. 1)

25.0' LEVEL ABOVE TO PL (E)

78.7' BUILDING WIDTH

7.2' TURN AROUND

1 STORY BUILDING ZONING: NWRAC-MUw

0.1' BLDG TO PL (E)

4.9' BLDG TO PL (S)

14.5' SW

14.6' SW

5.0'

9.3'

7.2' LA

12.7' TOWER STEPBACK (S)

35.0' ROW

SOUTHERLY LINE OF BLOCK 11

0.5' CURB

ASPHALT PAVEMENT

CONCRETE GUTTER

38.5'

22.0' PROPOSED ON-STREET PARKING (1 SPACE)

44.0' EXISTING ON-STREET PARKING (3 SPACES)

16.7'

43.1' EXISTING ON-STREET PARKING (2 SPACES)

20.5'

25' SIGHT TRIANGLE (CITY)

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO REMAIN

EXISTING ON-STREET PARKING (1 SPACE)

15.7'

15.5'

189.5' STREETWALL LENGTH

SISTRUNK BLVD
N.W. 6th STREET

TOTAL SITE AREA (NET)	0.40 ACRES TOTAL / 17,812 S.F.
TOTAL SITE AREA (GROSS)	1.45 ACRES TOTAL / 29,911 S.F.

TOTAL PERVIOUS PROPOSED (LANDSCAPE)	367 SF	2%
TOTAL PERVIOUS EXISTING (LANDSCAPE)	16,267 SF	91%
TOTAL IMPERVIOUS PROPOSED	3,254 SF	18%
TOTAL IMPERVIOUS EXISTING	1,545 SF	9%
TOTAL BUILDING FOOTPRINT PROPOSED	14,191 SF	80%
TOTAL BUILDING FOOTPRINT EXISTING	0 SF	0%

TOTAL BUILDING SQUARE FOOTAGE (NIC GARAGE)	46,215 SF
FLOOR AREA RATIO (F.A.R.)	46,215 / 17,812 = 2.6
PROPOSED BUILDING SIZE–(TOTAL BLDG AREA)	46,215 SF
PROPOSED BUILDING SIZE–(RESIDENTIAL)	30,941 SF
PROPOSED BUILDING SIZE–(COMMERCIAL)	1,164 SF
PROPOSED BUILDING SIZE–(SERVICE)	10,389 SF
PROPOSED BUILDING SIZE–(AMENITY)	3,721 SF
PROPOSED BUILDING SIZE–(PKG GARAGE ONLY) NIC	9,944 SF

TOTAL NUMBER UNITS	36 UNITS
PROPOSED MARKET RATE	0 UNITS
PROPOSED AFFORDABLE (100%)	36 UNITS

BUILDING HEIGHT PROPOSED (SEE DRT CHART BELOW)	65'–0"
NUMBER OF STORIES	6 STORIES
BUILDING WIDTH & LENGTH	78.7' x 189.5'

LOT COVERAGE	14,620 SF	82%
PEDESTRIAN WALKS & PLAZAS	3,257 SF	18%
VUA AREA	364 SF	20%

OPEN SPACE - REQUIRED & PROVIDED

	REQUIRED	PROVIDED	
OPEN SPACE (10% OF GROSS)	29,911 SF	2,991 SF	3,011 SF

PARKING DATA:

	SF/UNIT	RATIO	REQUIRED	PROVIDED
(RESIDENTIAL–1BED)	20	1/unit*	20.0	
(RESIDENTIAL–2BED)	16	1/unit*	16.0	
	36 total units		36.0	34.0
(COMMERCIAL–RETAIL)	1,164 sf	1/250 sf	4.7	
total:	1,164 sf			
RAC EXEMPT (RETAIL)	–1,164 sf	1/250 sf	–4.7	

* PARKING PER ULDR SEC 47–20.3.F, REDUCTIONS & EXEMPTIONS (NWRAC–MUw)

TOTAL: 36.0 | 34.0

** 40% CREDIT FOR NON–RESIDENTIAL OVER 2,500SF (ULDR SEC 47–20.2)

PARKING BY AREA:

	PROVIDED	TYPE
GROUND LEVEL PARKING	28	27S + 1HC
ON–STREET PARKING	6	6S

NOTE: NO VALET PARKING PROPOSED AT THIS TIME

TOTAL 34 = 33 STANDARD/97.0% 1 HC / 3.0%

BIKE REQUIREMENTS:

	REQUIRED	PROVIDED
BIKE PARKING (1/10 DU–RESIDENTIAL)	8 BIKES	8 BIKES
BIKE PARKING (1/20 PKG SPACES–COMMERCIAL)	4 BIKES	4 BIKES

* BIKE PARKING IS BEING PROVIDED FOR BOTH EXTERIOR AND INTERIOR USERS (742 SF)

LOADING REQUIREMENTS:

	GSF	REQUIRED	PROVIDED
RESIDENTIAL	N/A	0	0
COMMERCIAL	1,164 SF	0	0
TOTAL	1,164 SF	0	0

*LOADING REQ. FOR NON–RESIDENTIAL <20,000 NOT REQUIRED.
*LOADING REQ. FOR RESIDENTIAL USES ARE NOT REQUIRED (ULDR SEC 47–20.2).

STACKING REQUIREMENTS:

	IN–BOUND REQUIRED	IN–BOUND PROVIDED	OUT–BOUND REQUIRED	OUT–BOUND PROVIDED
NW 17th AVE	1	1+	1	1+

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

ON-STREET PKG:

* BY CODE REQUIREMENTS FOR THIS ZONING DISTRICT, ON-STREET SPACES DO COUNT TOWARDS THE PARKING REQUIREMENTS FOR THE PROJECT.

SOLID WASTE / RECYCLING MANAGEMENT:

1. THE COLLECTION WILL OCCUR BY ACCESS FROM THE SERVICE DRIVE OFF OF NW 17TH AVENUE. SEE SHEET X5 FOR TURNING RADIUS.
2. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. PRIVATE CONTRACTOR SERVICE THE CONTAINERS FROM INSIDE THE BUILDING.
3. SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING.
4. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENT OF THE BUILDING ORDINANCE REQUIREMENTS AND COMPLY WITH ULDR 4719.4 AS APPLICABLE.
5. THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
   - •• WASTE REMOVAL WILL BE 5 DAYS/WK OR AS NEEDED–(2) 2YD CONTAINERS
   - •• RECYCLE REMOVAL WILL BE 5 DAYS/WK OR AS NEEDED–(2) 2YD CONTAINERS

STRUCTURAL SOIL:

STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE ULDR. STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

FLOOD DATA:

SEE CIVIL PLAN SHEET C2

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: THE LARAMORE
NW 6th STREET
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

Phase:
DRC
DOCUMENTS

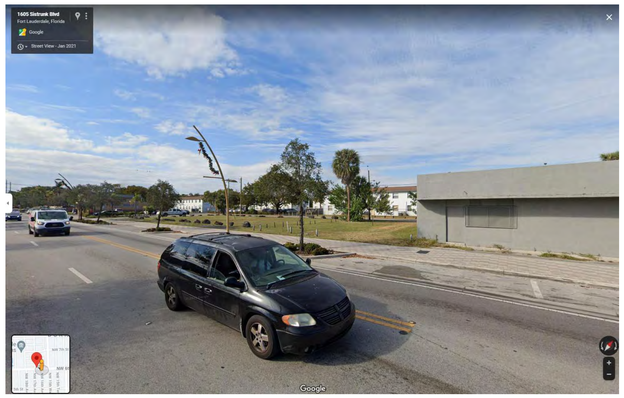
SEAL

Scale: 1"=10'	Date 01/26/24
Job No. 23–1770.00	Plot Date 01/26/24
Drawn by SROD	Sheet No. C0
Proj. Mgr. SHG	
Appr. by SHG	1 of –

4

3

2



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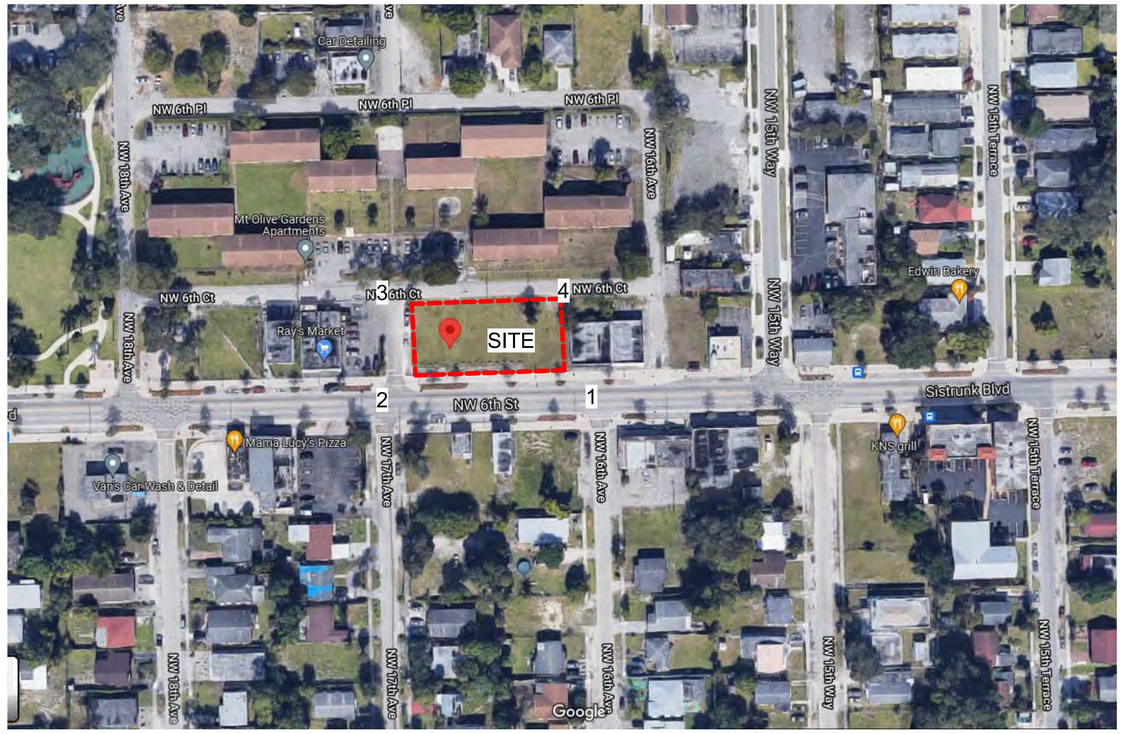


STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
CONTEXT PHOTOS

PHASE
DRC SET
01/25/2024

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR19344

REVISIONS

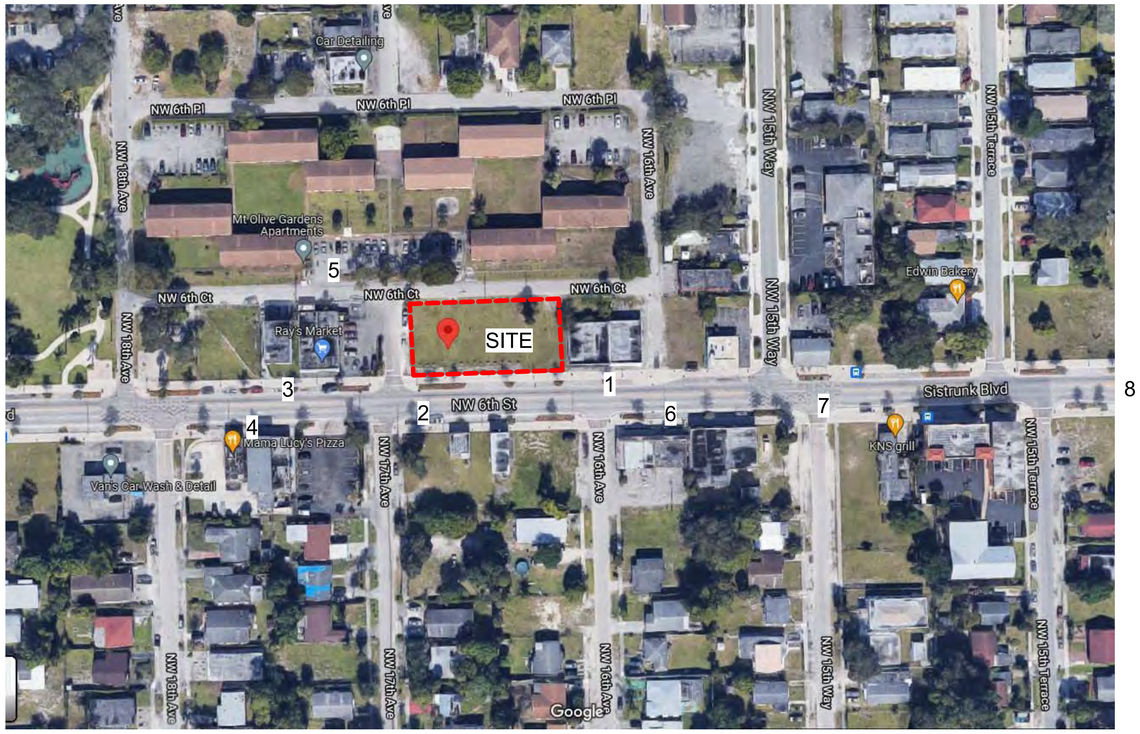
REV#	DATE	DESCRIPTION

SCALE:
DRAWN: ACJ
CHECK: JMcG
DATE 12/22/2023

SHEET NUMBER
A001

4

3



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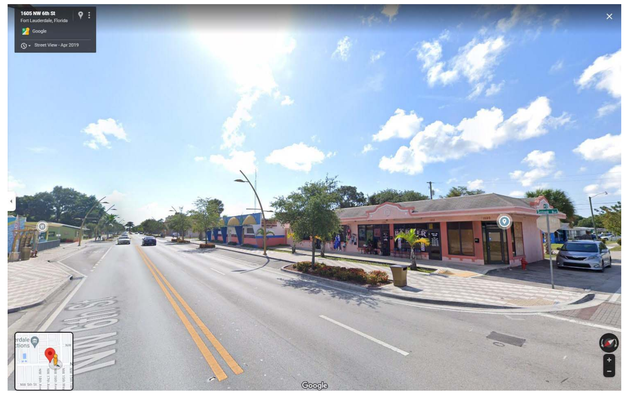

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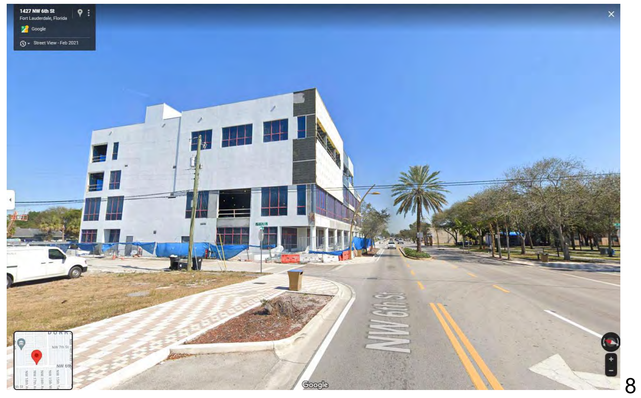

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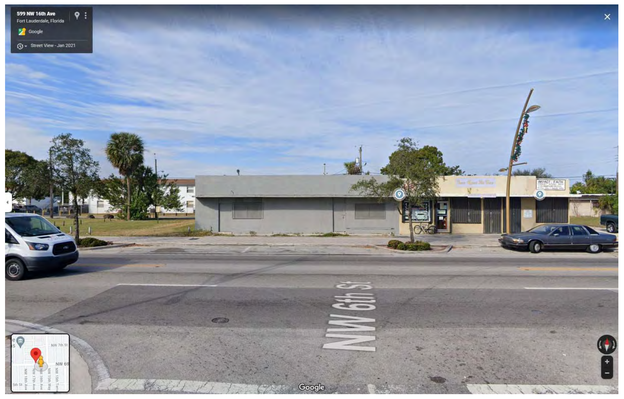

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STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME

THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
CONTEXT PHOTOS

PHASE
DRC SET
01/25/2024

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR93044

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:
DRAWN: ACJ
CHECK: JMcG
DATE 12/22/2023

SHEET NUMBER
A002

SOUTH WEST VIEW

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
PROPOSED RENDERING

PHASE
DRC SET
01/25/2024

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR19344

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:
DRAWN: ACJ
CHECK: JMcG
DATE 12/22/2023

SHEET NUMBER
A003

SOUTH WEST VIEW

SOUTH EAST VIEW

NORTH WEST VIEW

SOUTH WEST PEDESTRIAN VIEW

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
PROPOSED RENDERINGS

PHASE
DRC SET
01/25/2024

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR93044

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:
DRAWN: ACJ
CHECK: JMcG
DATE 12/22/2023

SHEET NUMBER
A004

SOUTH ELEVATION VIEW

NORTH ELEVATION VIEW

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME

THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
PROPOSED RENDERINGS

PHASE
DRC SET
01/25/2024

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR19344

REVISIONS

REV#	DATE	DESCRIPTION

SCALE:
DRAWN: ACJ
CHECK: JMcG
DATE 12/22/2023

SHEET NUMBER
A005

GENERAL CONSTRUCTION NOTES

1. IT IS A GENERAL REQUIREMENT THAT ALL SYSTEMS, MATERIALS AND WORKSMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION) THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTION OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REQUISITIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT. (OSHA)

2. PERMITS:
   A. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSURANCE, FEES, PERMITS, ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES, OR ORDINANCES.

   B. THE GENERAL CONTRACTOR SHALL SECURE A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND TURN THE ORIGINAL DOCUMENT OVER TO THE OWNER WITH A COPY TO THE ARCHITECT.

   C. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COPY OF THE BUILDING PERMIT AND ALL SUB-PERMITS TO THE OWNER AND THE ARCHITECT, FOR RECORD.

   D. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COPY OF THE BUILDING PERMIT AND ALL SUB-PERMITS TO THE OWNER AND THE ARCHITECT, FOR RECORD.

3. ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS AND SPECIFICATIONS.

4. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.

5. THE ARCHITECT DOES NOT HAVE CONTROL OR CHANGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR SAFETY PRECAUTIONS, OR FOR PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6. CONTRACTOR SHALL PROVIDE PROPER SAFE GUARD IN COMPLIANCE WITH CODES DURING ALL PHASES OF CONSTRUCTION AND INSTALL BARRIERS AS NECESSARY AND REQUIRED AROUND THE PERIMETER OF CONSTRUCTION LIMITS TO PROTECT THE PUBLIC.

7. CONTRACTOR TO REMOVE, RELOCATE OR REROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.

8. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.

9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS & METHODS OF CONSTRUCTION & THE SEQUENCES AND PROCEDURES TO BE USED.

10. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION.

11. THE CONTRACTOR MUST FURNISH ALL LABORS, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES WITH FENCING AS NEEDED.

12. DISCREPANCIES:
   A. CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTACT DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATIONS.

   B. CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL, AND ELECTRICAL RAWINGS. A-IN DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS, THE MORE STRICT REQUIREMENTS WILL APPLY.

   C. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.

   D. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED.CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.

13. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.

14. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY CHANGE ORDER.

15. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK, USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.

16. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 10 CALENDARS WORKING DAYS.

17. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRIC SYSTEM, CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURE EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITH ADDITIONAL COST TO THE OWNER.

18. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL, AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DEPRESSED SLABS, BOLTS, CURBS, ETC.

19. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.

20. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION.

21. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATIONS WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIAL THAT ARE REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUB-CONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION ASSEMBLY.

22. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISHED MATERIAL UNLESS NOTED ON DRAWINGS.

23. WHERE CMU IS INDICATED TO HAVE SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.

24. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS AND CEILINGS SHALL MEET CODE REQUIREMENTS, PRESSURE TREATED WOOD SHALL BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS (EXTERIOR).

25. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED EQUIPMENT, A,C, GRILLS OR REGISTERS, COVERS, ETC, UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGN AND ARCHITECT.

26. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE. COORDINATE COLORS WITH ARCHITECT.

27. CONTRACTOR TO SUBMIT PRODUCT APPROVAL TO THE BUILDING DEPARTMENT FOR ALL WINDOWS, DOORS, HURRICANE SHUTTERS AND ALL COMPONENTS REQUIRING PRODUCT APPROVAL PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.

28. GENERAL CONTRACTOR TO SUBMIT FIRE CAULK ALL EXISTING PENETRATIONS THRU FIRE SEPARATION STRUCTURES. FIRE CAULK TO BE U.L.. LISTED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

29. ALL WOOD IN CONTACT WITH MASONRY OR WEATHER SHALL BE PRESSURE TREATED.

30. CONTRACTOR TO SUPPLY FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING, COLOR, TEXTURE, PROFILE, AND JUXTAPOSITION OF MASSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTORS EXPENSE.

31. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL.. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

32. CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOP DRAWINGS AS SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL, AND SO NOTED.

33. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCTS/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECTS FOR APPROVAL PRIOR TO FABRICATION.

34. THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.

35. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL, BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.

36. ANY DAMAGE TO EXISTING STRUCTURE IN THE CONSTRUCTION OF NEW WORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTORS EXPENSE.

37. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING AND OR REPAIRING ALL EXISTING STRUCTURES OR SURFACES TO PRE-CONSTRUCTION, IF REMOVAL OR DAMAGE WAS NECESSARY TO PERFORM CONSTRUCTION. (EXAMPLE -EXISTING FENCES/POOL, ETC)

38. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL SURROUNDING AREAS, FREE OF DEBRIS OR HAZARDOUS MATERIALS AT ALL TIMES.

39. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CARPETS, WALLS, DOORS, ETC. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISE SHALL BE DEPOSITED IN SEALED CONTAINERS

40. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF AS BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS BUILT-DRAWINGS. INFORMATION SHALL BE RECORDED BY THE CONTRACTOR AS CONSTRUCTION PROGRESSES.

41. ELECTRICAL NOTES
   A. ELECTRICAL CONTRACTOR TO VERIFY SERVICE CHARACTERISTICS, LOCATION/CONNECTION WITH TELEPHONE AND ELECTRIC UTILITY COMPANIES AND PERFORM ALL WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH THE UTILITY COMPANIES STANDARDS AND REQUIREMENTS.

   B. ALL WIRE TO BE COPPER IN RACEWAYS.

   C. LIGHT FIXTURES TO BE SELECTED BY OWNER.

   D. PROVIDE ALL WIRING DEVICES.

   E. IDENTIFY CLEARLY ON A TYPE WRITTEN FORM ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANEL SCHEDULE AND ATTACH INSIDE THE PERTAINING PANEL.

   F. LL UNDERGROUND RACEWAYS TO BE PVC; INSIDE CONCRETE SLAB EMT WITH APPROVED SET SCREW FITTING; INSIDE PARTITION EMT, ENT AND ROMEX WIRE WHERE ALLOWED; FOR FLOOR PENETRATIONS USE ONLY EMT.

   G. THE CONTRACTOR SHALL TEST ALL WORK AND EQUIPMENT AS DIRECTED BY THE ARCHITECT AND BY AUTHORITIES HAVING JURISDICTION AND SHALL FURNISH ALL EQUIPMENT AND NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDS, AND OPEN CIRCUITS, AND ALL DEFECTS SHALL BE DEMONSTRATED TO BE IN PROPER WORKING AND OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER.

   H. THE ELECTRICAL CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF THE FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.

   I. ALL OUTLETS, NEW OR RELOCATED, ADJACENT TO A SINK OR OTHER WEST AREA SHALL RECIEVE A GROUND FAULT INTERRUPT

WATERPROOFING NOTES:

1. WATERPROOFING OF THE BUILDING ENVELOPE, INCLUDING BUT NOT LIMITED TO, ALL MASONRY OPENINGS AND ROOFING, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. G.C. SHALL BE RESPONSIBLE TO PROVIDED SHOP DRAWINGS FROM A LICENSED AND INSURED WATERPROOFING CONSULTANT WHICH SHOW, BUT ARE NOT LIMITED TO, THE TYPE, LOCATION, AND SPECIFICATIONS FOR ALL WATERPROOFING ELEMENTS TO BE

2. ROOFING:
   A. ROOF DRY-IN SHALL PREVENT ANY WATER PENETRATING THROUGH THE ROOF SYSTEM, INCLUDING GABLE ENDS AND PENETRATIONS. MAINTENANCE OF DRY-IN IS REQUIRED UNTIL PERMANENT ROOFING IS INSTALLED. ANY ROOF DRY-IN SHALL GO UP ANY ABUTTING WALL A MINIMUM OF 8" BEHIND METAL WALL FLASHING.

   B. EVE DRIP AT ROOF EDGE SHALL BE INSTALLED BENEATH DRY-IN FELT. ROOFING CEMENT SHALL BE APPLIED BETWEEN THE DRIP EDGE AND FELT DRY-IN OR PER MANUFACTURERS RECOMMENDATION.

   C. ETAL WALL FLASHING SHALL BE A MINIMUM OF 6" UP THE WALL AND ON ROOF DECK. ALL FLASHING SHALL BE SET IN ROOF MASTIC ON HORIZONTAL & VERTICAL SURFACES.

   D. ROOFING MASTIC SHALL BE APPLIED AND USED TO SEAL ALL PLUMBING VENT STACKS AND ANY OTHER ROOFS VENT FLASHING INCLUDING BUT NOT LIMITED TO ALL RIDGE VENTS, DRYER VENTS AND BATH VENTS.

   E. PIPE VENT OR OTHER VENT SHALL NOT BE INSTALLED CLOSER THAN 24" OF ANY VALLEY, RIDGE, HIP OR OTHER PENETRATION.

   G. FLASHING TO BE IN ACCORDANCE WITH NRCA, THE NATIONAL SHEET METAL CONTRACTORS ASSOCIATION.

3. STUCCO:
   A. STUCCO SHALL BE FOGGED FOR THREE DAYS WITH VERIFICATION LOG AND JOB SUPERINTENDENT SIGN-OFF.

   B. BONDING AGENT SHALL BE APPLIED TO ANY WALL THAT IS UNLATHED WHERE A PERMANENT BOND WOULD BE REQUIRED.

   C. SAND PROPORTIONING FOR STUCCO MIX SHALL BE DONE TO EXACTING MEASURES INCLUDING BUILDING 1 CUBIC FOOT BOXES IF NECESSARY TO CONTROL THE ACTUAL QUALITY OF SAND INTRODUCED INTO THE STUCCO MIX.

   D. CAULKING GROOVES SHALL BE CREATED EITHER WITH NAIL HEADS OR SIMILAR ITEMS BETWEEN DISSIMILAR MATERIALS TO ACHIEVE A "V" JOINT FOR CAULKING.

   E. LATH SHALL CONTINUE BEHIND EXPANSION JOINT.

   F. OUTSIDE & INSIDE CORNERS TO HAVE LATH LAP A MINIMUM OF 12" BEYOND CORNER.

   G. TYVEK AND STUCCO BUILDING WRAP SHALL BE FURNISHED AND INSTALLED AT ALL AREAS BY SUB-CONTRACTOR.

   H. SCRAPE AND CLEAN ALL VERTICAL AND HORIZONTAL CONTROL JOINTS.

   I. 15 LB FELT SHALL BE INSTALLED OVER BUILDING WRAP AND NON-PAPER BACK LATH APPLIED HORIZONTALLY OVER THE FELT. ALL ACCESSORIES SHALL BE APPLIED OVER THE FULL COVERAGE LATH. DRIP SCREED TO BE INSTALLED PRIOR TO THE LATHING OPERATION. DRIP SCREED TO BE NO LESS THAN 1/2" AND NOT MORE THAN 1" BELOW FINISH FLOOR. DO NOT CAULK DRIP SCREED.

   J. SUBMITTALS SHALL INCLUDE ALL INFO. REQUIRED FOR PRODUCT INSTALLATION, INCLUDING MANUFACTURERS MIXING INSTRUCTIONS FOR THE STUCCO.

4. PAINT:
   A. USE THE APPROPRIATE SEALER AS RECOMMENDED FOR EACH APPLICATION TO SEAL OFF STUCCO.

   B. PAINTER SHALL SUBMIT PROOF FROM PAINT SUPPLIER OR PH TESTING PRIOR TO APPLYING PAINT.

   C. PRIOR TO ANY EXTERIOR CAULKING, PROPER PAINT OR PRIMER FOR CAULK WILL BE COMPLETED.

   D. SURFACES MUST BE FREE OF OIL, SCALE, DUST, AND OTHER DELETE PREVIOUS MATERIAL PRIOR TO CAULKING

   E. ALL FOAM FEATURES THAT ARE HARD COATED MUST BE SEALED.

   F. ACRYLIC URETHANE SEALANT SHALL BE USED AT ALL EXTERIOR APPLICATIONS INCLUDED TO BE SEALED BY THIS CONTRACT.

5. PLUMBING:
   A. PIPE VENTS SHALL NOT BE LOCATED ANY CLOSER THAN 24" OF ANY VALLEY, RIDGE, HIP, OR OTHER PENETRATION

6. HVAC:
   A. ROOF VENTS SHALL NOT BE LOCATED ANY CLOSER THAN 24" OF ANY VALLEY, RIDGE, HIP, OR OTHER PENETRATION.

   B. WALL VENT PIPING TO SLOPE DOWN TO VENT TO CAP AND HAVE SEAM ON UPPER SIDE.

7. GUTTER AND DOWNSPOUT:
   A. ROOF DRIP EDGE SHALL NOT BE CUT OR OTHERWISE ALTERED DURING THE INSTALLATION OF GUTTERS.

   B. ALL FASTENERS THROUGH DRIP EDGE USED TO ATTACH GUTTERS AT BUILDING FASCIA SHALL BE SEALED WITH ACRYLIC URETHANE CAULKING. VERIFY NAIL SPACING.

FLASHING:
APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AN SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNER, DO NOT REQUIRE FLASHING; JAMB FLASHING MAY BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.

2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS

3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.

6. AT WALL AND ROOF INTERSECTIONS.

MOLD MITIGATION:
1. THE GENERAL CONTRACTOR SHALL TAKE MEASURES TO DELIVER TO THE OWNER A CONTINUOUS WATER TIGHT BUILDING ENVELOPE WHICH WILL PROVIDE A SOLID SHIELD TO WATER ENTRY.

2. PROVIDE WEEPS AT MASONRY SYSTEM WHICH MAY COLLECT MOISTURE.

3. PROVIDE NECESSARY SITE WORK TO MOVE WATER AWAY FROM THE BUILDING DURING CONSTRUCTION.

4. GENERAL CONTRACTOR SHALL COMPLETE AND SEAL THE BUILDING ENVELOPE PRIOR TO INSTALLING WALL BOARD OR ANY FINISH MATERIAL

5. THE CONTRACTOR SHALL ESTABLISH PROCEDURES TO PROVIDE, DELIVER, AND STORE MATERIALS SO AS TO PREVENT WATER DAMAGE. ALL MATERIALS SHALL BE INSPECTED FOR WATER DAMAGE PRIOR TO ACCEPTING DELIVERY.

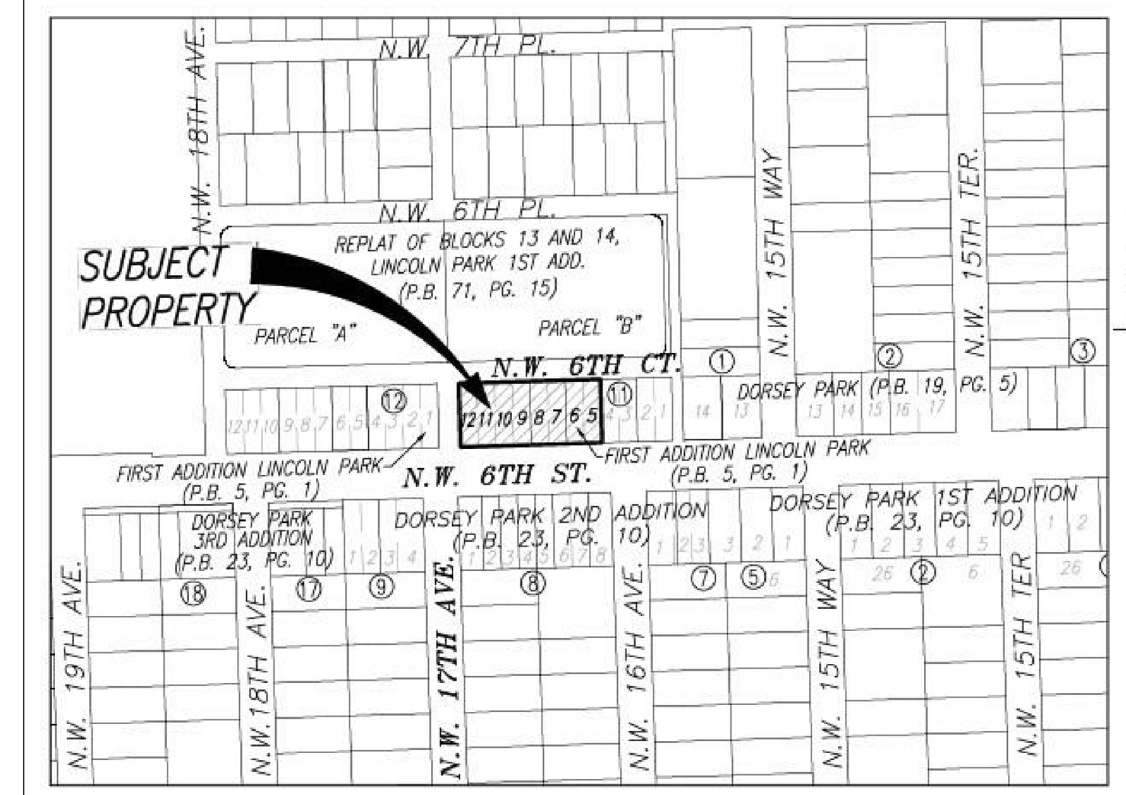
6. THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO MAINTAIN EFFECTIVE DRY-IN CONDITIONS DURING THE "CONTROLLED" PHASE OF CONSTRUCTION.

7. THE CONTRACTOR SHALL ENSURE THAT ALL SURFACES ARE DRY AND UNEXPOSED TO SOURCES OF HUMIDITY PRIOR TO COVERING THEM WITH FINISH MATERIALS.

8. THE CONTRACTOR SHALL ESTABLISH A PROTOCOL FOR DEALING WITH ANY LARGE AND UNEXPECTED WATER INTRUSION INTO COMPLETED PORTIONS OF THE BUILDING.

9. UPON COMPLETION OF CONSTRUCTION , THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER ALL AVAILABLE MATERIAL, INCLUDING BUT NOT LIMITED TO MANUFACTURER'S RECOMMENDATION SO AS TO FACILITATE THE DEVELOPMENT OF A BUILDING OPERATIONS AND MAINTENANCE PLAN.

LEGAL DESCRIPTION



LOCATION SKETCH
Scale: NTS
A PORTION OF SECTION 04-50S-42E, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOTS 5, 6, LESS ROAD BLOCK 11, FIRST ADDITION LINCOLN PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 1, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 7 LESS ROAD RIGHT OF WAY, AND LOT 8 LESS ROAD RIGHT OF WAY, BLOCK 11, OF LINCOLN PARK FIRST ADDITION CORRECTED PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 9-12 IN BLOCK 11 OF LINCOLN PARK FIRST ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLA.

FOLIO: 504204120030;
LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOTS 5,6,LESS RD BLK 11

FOLIO: 504204120040;
LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOT 7 LESS RD R/W,8 LESS RD R/W BLK 11

FOLIO: 504204120050;
LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOTS 9 TO 12 LESS RD R/W BLK 11

SCOPE OF WORK

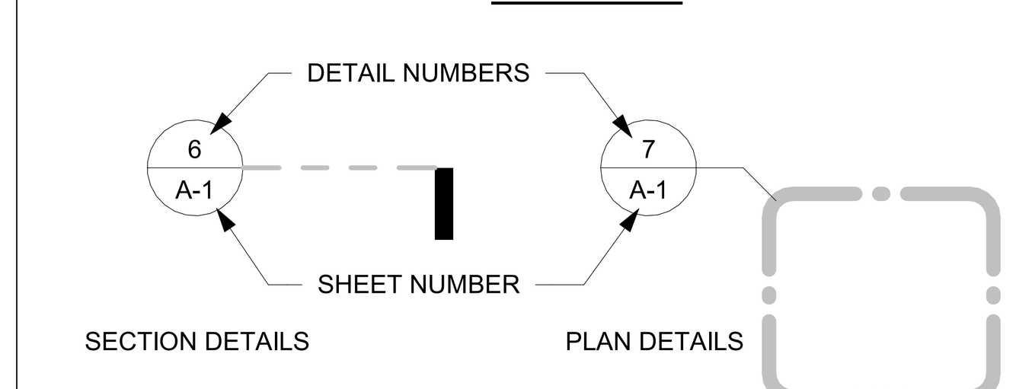
New Construction of Mixed-Use 5-Story Building. Uses to include ground floor retail and parking with residential units on levels 2-5.

UNIT MIX
UNIT TYPE
1BR/1BA
1BR/1BA: 20
2BR/1BA
2BR/1BA: 4
2BR/2BA
2BR/2BA: 12
Grand total: 36

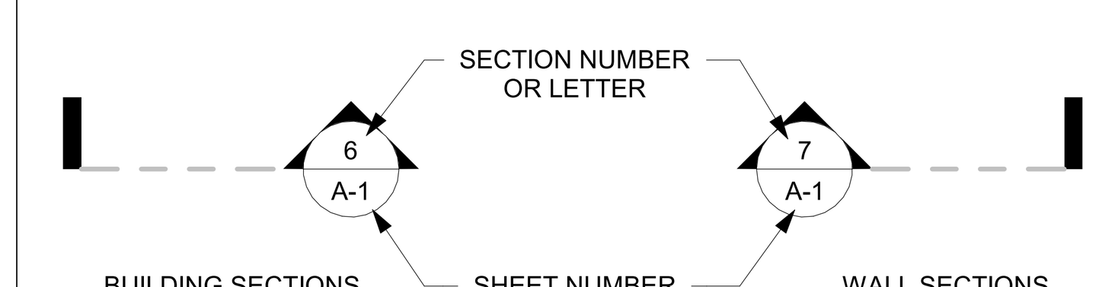
PARKING SCHEDULE	
ADA	1
ADA: 1	
SINGLE	27
SINGLE: 27	
STREET	5
STREET: 5	
Grand total: 33	

SYMBOLS LEGEND

DETAIL MARKS



SECTIONS MARKS



TYPICAL GENERAL NOTES

1. ALL NOTED ARE TYPICAL UNLESS OTHERWISE NOTED.

2. G.C. TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND APPROVED ONSTRUCTION DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

3. DO NO SCALE DRAWINGS.

4. SHOP DRAWINGS TO BE PROVIDED FOR ALL SPECIALTY ITEMS AND ALL MILLWORK AND SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ANY CONSTRUCTION.

5. ALL FLOOR PLAN DIMENSIONS ARE FROM FACE OF MASONRY TO THE CENTER OF INTERIOR STUD, AND ALL BEDROOM AND BATHROOM PARTITIONS.

6. G.C. TO PROVIDE SOUND INSULATION IN ALL DEMISING PARTITIONS; AS WELL AS, ALL BEDROOM AND BATHROOM PARTITIONS.

7. G.C. TO USE WATER RESISTANT DRYWALL [MILDEW RESISTANT "DENSE SHIELD" BY GEORGIA-PACIFIC OR APPROVED EQUAL] IN ALL WET AREAS.

8. G.C. TO COORDINATE LOCATION, ELECTRICAL REQUIREMENTS, AND INSTALLATION OF ALL NEW MILLWORK WITH ARCHITECT AND PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

9. ALL PLUMBING FIXTURES SHALL CONFIRM TO THE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE, PLUMBING SECTIONS 406-421

10. G.C. TO COORDINATE HEIGHTS AND LOCATIONS OF ALL DECORATIVE LIGHTING WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.

11. G.C. TO PROVIDE BLOCKING AR ALL ACCESSORY LOCATIONS AND AT ALL CHANDELIER AND/OR CEILING MOUNTED LIGHTING LOCATIONS.

12. ALL NEW LIGHT FIXTURES SHALL BE U.L. LISTED.

13. G.C. IS RESPONSIBLE TO FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR THE INSTALLATION OF ALL EQUIPMENT, FIXTURES, AND APPLIANCES.

14. FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 5'-0" O.C. AT INTERCONNECTIONS, BETWEEN STAIR STRINGERS, AT OPENINGS, AND AROUND DOOR POCKETS.

16. G.C . TO PROVIDE A 3/4" RECESS IN THE FLOOR SLABS AT ALL EXTERIOR CMU WALLS AND ALL TRANSITIONS BETWEEN INTERIOR AND EXTERIOR AREAS, U.O.N.

17. ALL HABITABLE ROOMS TO MEET THE MINIMUM LIGHT AND VENTILATION REQUIREMENTS OF SECTION R303.1 OF THE FLORIDA BUILDING CODE RESIDENTIAL.

18. STAIRS AND HANDRAILS:
   A. ALL STAIRS TO MEET THE REQUIREMENTS OF SECTION R311.7 OF THE FLORIDA BUILDING CODE RESIDENTIAL.

   B. GUARDRAILS SHALL BE IN ACCORDANCE WITH SECTION R312.1 OF THE FLORIDA BUILDING CODE RESIDENTIAL
      - SHALL BE MINIMUM 36" HIGH
      - INTERMEDIATE RAILS SHALL HAVE LESS THAN A 4" GAP
      - BOTTOM RAIL TO FLOOR SHALL BE LESS THAN A 2" GAP
      - TRIANGLE AT TREAD, RISER, AND RAIL
      - STRENGTH, DURABILITY, AND ATTACHMENT FOR 200LB LOAD IN ANY DIRECTION.
      - G.C. SHALL VERIFY DESIGN WITH ARCHITECT PRIOR TO FABRICATION AND INSTALLATION

   C. HANDRAILS SHALL BE IN A ACCORDANCE WITH SECTION R311.786 OF THE FLORIDA BILDING CODE RESIDENTIAL.
      - 34" TO 38" HIGH ABOVE LEADING EDGE OF TREAD
      - CROSS SECTIO: CIRCULAR 1-1/4" TO 2" DIA, NONCIRCULAR = EQUIVALENT GRASPABILITY
      - EDGES = MIN 1/8" RADIUS
      - CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE A MIN. 1-1/2"
      - MAR BE INTERRUPTED BY POST AT TURN
      - STRENGTH, DURABILITY, AND ATTACHMENT FOR 200LB LOAD IN ANY DIRECTION.
      - G.C. SHALL VERIFY DESIGN WITH ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

   D. STAIR SHALL BE ILLUMINATED AS PER SECTION R303.7 OF THE FLORIDA BUILDING CODE RESIDENTIAL.

19. PROVIDE SMOKE DETECTION IN ALL BEDROOMS (INSIDE ROOM & OUTSIDE) ADJACENT TO BEDROOM DOOR. ALSO PROVIDE SMOKE DETECTORS AT FIRST AND SECOND FLOOR IN CLOSE PROXIMITY TO STAIRS AS PER SECTION R314 OF THE FLORIDA BUILDING CODE RESIDENTIAL

PROJECT LOCATION

LOCATION OF PROJECT

CODE REQUIREMENTS

TO THE BEST OF THE ARCHITECTS KNOWLEDG, THE PLANS ANS SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITHY IN ACCORDANCE WITH FBC SECTION 110 AND CHAPTER 633 OF THE FLORIDA STATUES.

BUILDING:	FLORIDA BUILDING CODE	2023, 8TH EDITION
MECHANICAL:	FLORIDA MECHANICAL CODE	2023, 8TH EDITION
ELECTRICAL:	NATIONAL ELECTRICAL CODE	2023
PLUMBING:	FBC PLUMBING	2023, 8TH EDITION
LIFE SAFETY:	NFPA 101 LIFE SAFETY CODE FLORIDA FIRE PREVENTION CODE	2021 EDITION 2023, 8TH EDITION
ACCESSIBILITY	FLORIDA BUILDING CODE (COMMON SPACES)	2023, 8TH EDITION
	FHA DESIGN GUIDELINES (UNITS)	

OCCUPANCY

BUILDING OCCUPANCY CLASSIFICATION : MIXED USE BUILDING

R-2 RESIDENTIAL (MULTY-FAMILY)

M MERCANTILE

S-2 STORAGE LOW-HAZARD (PARKING GARAGE)

THE NEW BUILDING IS PROTECTED FULLY PROTECTED - SPRINKLERED WITH FIRE ALARM SYSTEM.

CONSTRUCTION TYPE - 1A

PROJECT ELEVATIONS

GROUND FLOOR / GRADE	7'-0"
MEZZANINE FLOOR 1.5	19'-0"
2ND FLOOR	32'-0"
3RD FLOOR	42'-0"
4TH FLOOR	52'-0"
5TH FLOOR	62'-0"
TOP OF ROOF	72'-0"

Note: Heights are in NAVD

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
GENERAL NOTES & PROJECT DATA

PHASE
DRC SET
01/25/2024

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR93044

REVISIONS

REV#	DATE	DESCRIPTION

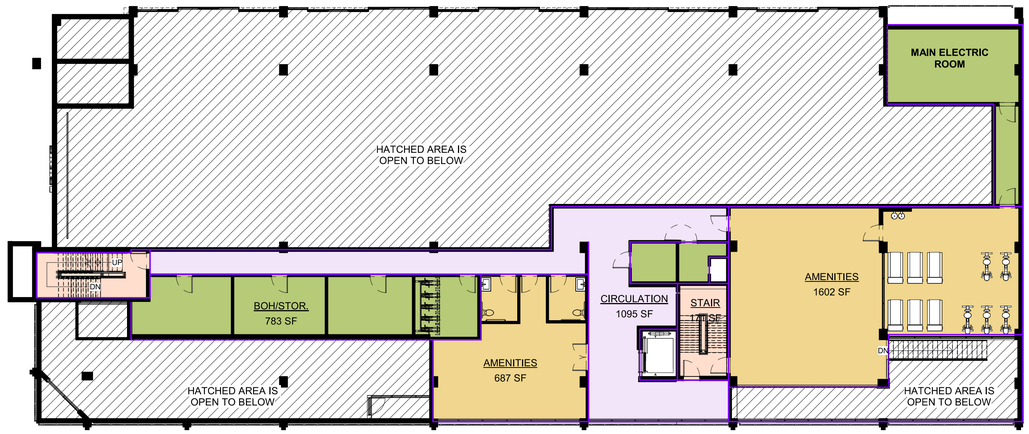
SCALE:	12" = 1'-0"
DRAWN:	ACJ
CHECK:	JMcG
DATE	12/22/2023

SHEET NUMBER
A006

UNIT TYPE MATRIX	
Name	Comments
TYPE A1	1BR/1BA
20	
TYPE B1	2BR/1BA
4	
TYPE C1	2BR/2BA
4	
TYPE C2	2BR/2BA
4	
TYPE C3	2BR/2BA
4	
Grand total: 36	

GROSS FLOOR AREA (GFA)	
Level	Area
LEVEL 1	14025 SF
LEVEL 1.5	5120 SF
LEVEL 2	9233 SF
LEVEL 3	9233 SF
LEVEL 4	9233 SF
LEVEL 5	9233 SF
	56079 SF

PROGRAM AREAS	
Name	Area
1 BR / 1 BA	14830 SF
	14830 SF
2 BR / 1 BA	3329 SF
	3329 SF
2 BR / 2 BA	12783 SF
	12783 SF
AMENITIES	2290 SF
	2290 SF
BOH/STOR.	3020 SF
	3020 SF
CIRCULATION	1095 SF
	1095 SF
CORRIDOR	4763 SF
	4763 SF
LOBBY	1316 SF
	1316 SF
PARKING	9919 SF
	9919 SF
RETAIL	1164 SF
	1164 SF
STAIR	1570 SF
	1570 SF
	56079 SF



Building Area Legend

- AMENITIES
- BOH/STOR.
- CIRCULATION
- STAIR

N 2 LEVEL 1.5
3/32" = 1'-0"

Building Area Legend

- 1 BR / 1 BA
- 2 BR / 1 BA
- 2 BR / 2 BA
- BOH/STOR.
- CORRIDOR
- STAIR

N 3 LEVELS 2-5
3/32" = 1'-0"

NOTE : AREAS ARE TO EXTERIOR FACE OF BUILDING ENVELOPE.

Building Area Legend

- BOH/STOR.
- LOBBY
- PARKING
- RETAIL
- STAIR

N 1 LEVEL 1
3/32" = 1'-0"

STUDIO MCG ARCHITECTURE
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(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
GROSS AREA DIAGRAMS, PARKING & UNIT MATRIX

PHASE
DRC SET
01/25/2024

SEAL

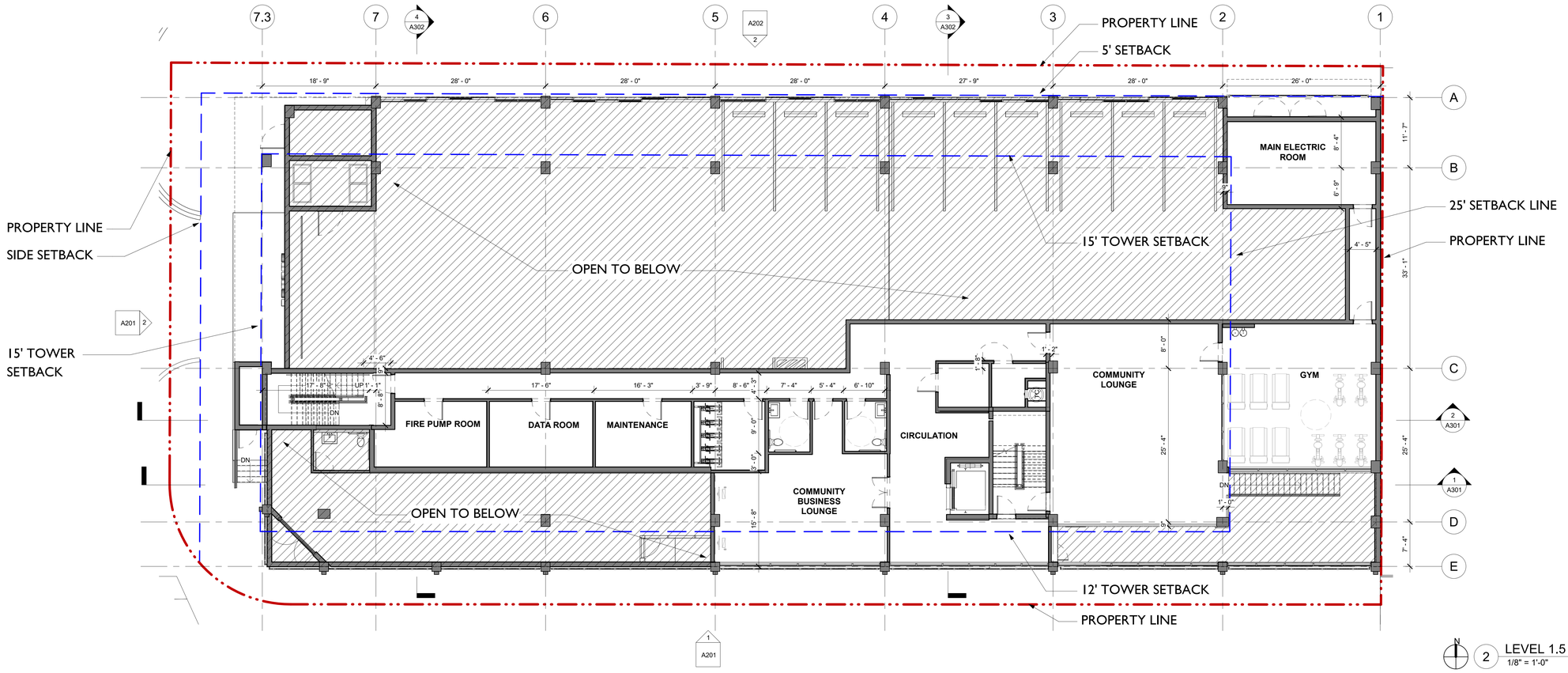
JENNIFER McCONNEY FLORIDA LIC# AR93044

REVISIONS

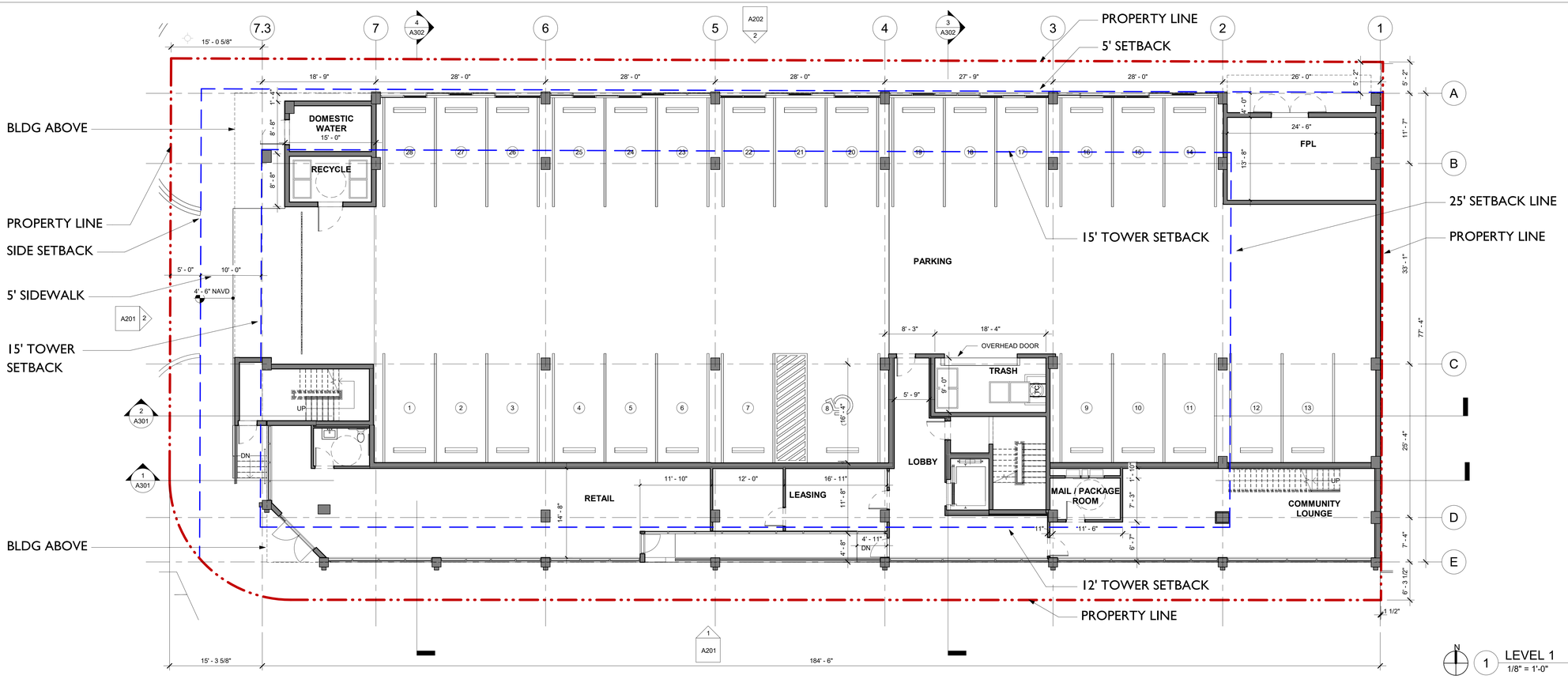
REV#	DATE	DESCRIPTION

SCALE: 3/32" = 1'-0"
DRAWN: ACJ
CHECK: JMcG
DATE 12/22/2023

SHEET NUMBER
A007



2 LEVEL 1.5
1/8" = 1'-0"



1 LEVEL 1
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
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Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
OVERALL LEVELS
1 & 1.5 FLOOR
PLANS

PHASE
DRC SET
01/25/2024

SEAL

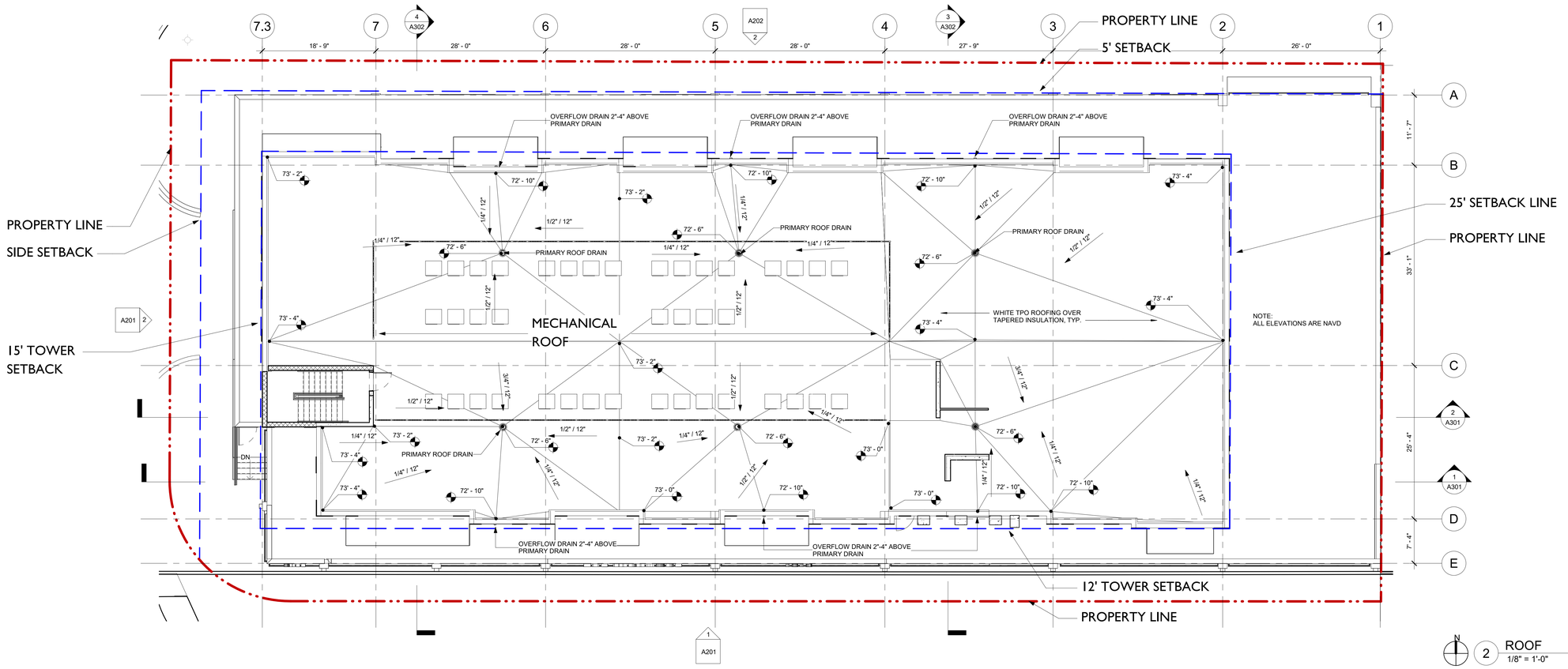
JENNIFER McCONNEY FLORIDA LIC# AR19344

REVISIONS

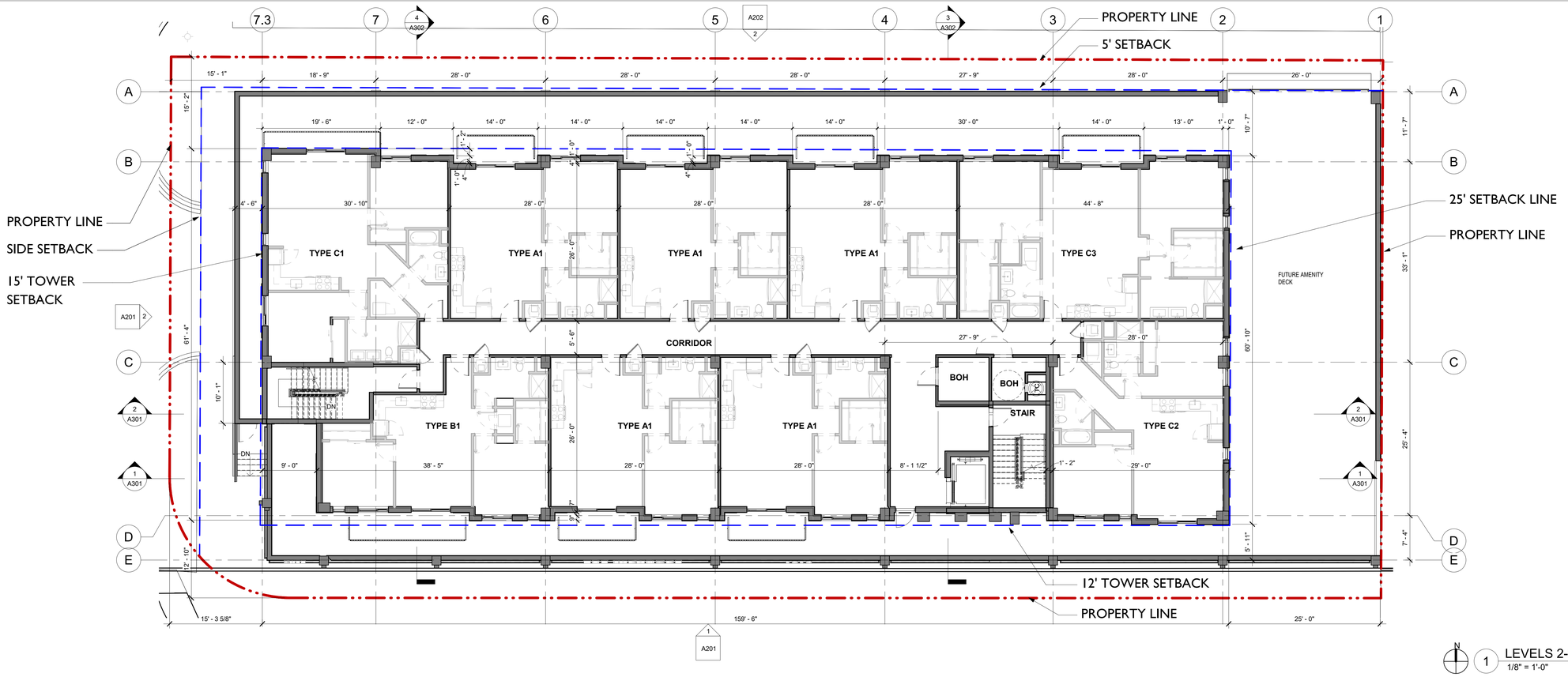
REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	ACJ
CHECK:	JMcG
DATE	12/22/2023

SHEET NUMBER
A101



2 ROOF
1/8" = 1'-0"



1 LEVELS 2-5
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
OVERALL LEVELS
2- ROOF PLANS

PHASE
DRC SET
01/25/2024

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR19344

REVISIONS

REV#	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"
DRAWN: ACJ
CHECK: JMcG
DATE 12/22/2023

SHEET NUMBER
A102

2 WEST ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND:

1. SMOOTH STUCCO FINISH, PAINTED COLOR 1 (WHITE)
2. SMOOTH STUCCO FINISH, PAINTED COLOR 2 (LIGHT GREY)
3. SMOOTH STUCCO FINISH, PAINT COLOR 3 (YELLOW)
4. SMOOTH STUCCO FINISH, PAINTED COLOR 4 (BLUE)

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
SOUTH & WEST ELEVATIONS

PHASE
DRC SET
01/25/2024

SEAL

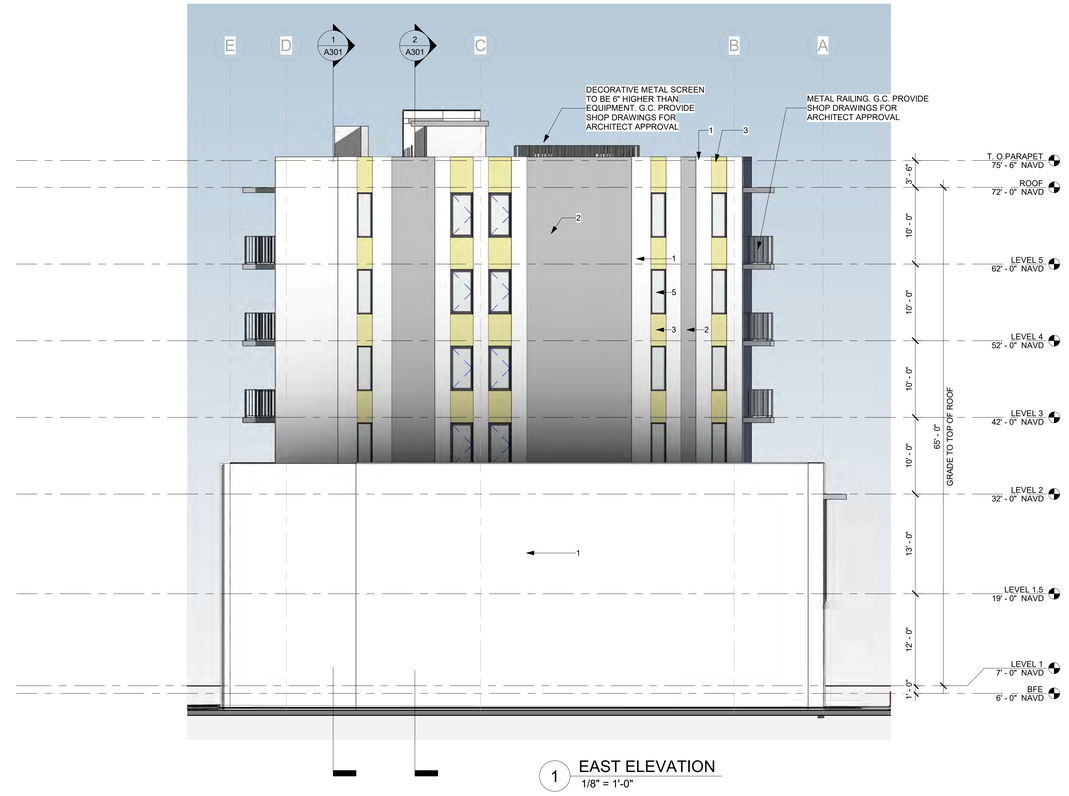
JENNIFER McCONNEY FLORIDA LIC# AR19344

REVISIONS

REV#	DATE	DESCRIPTION

SCALE: As indicated
DRAWN: ACJ
CHECK: JMcG
DATE 12/22/2023

SHEET NUMBER
A201



1 EAST ELEVATION
1/8" = 1'-0"

2 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND:

1. SMOOTH STUCCO FINISH, PAINTED COLOR 1 (WHITE)
2. SMOOTH STUCCO FINISH, PAINTED COLOR 2 (LIGHT GREY)
3. SMOOTH STUCCO FINISH, PAINT COLOR 3 (YELLOW)
4. SMOOTH STUCCO FINISH, PAINTED COLOR 4 (BLUE)

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Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
NORTH & EAST ELEVATIONS

PHASE
DRC SET
01/25/2024

SEAL

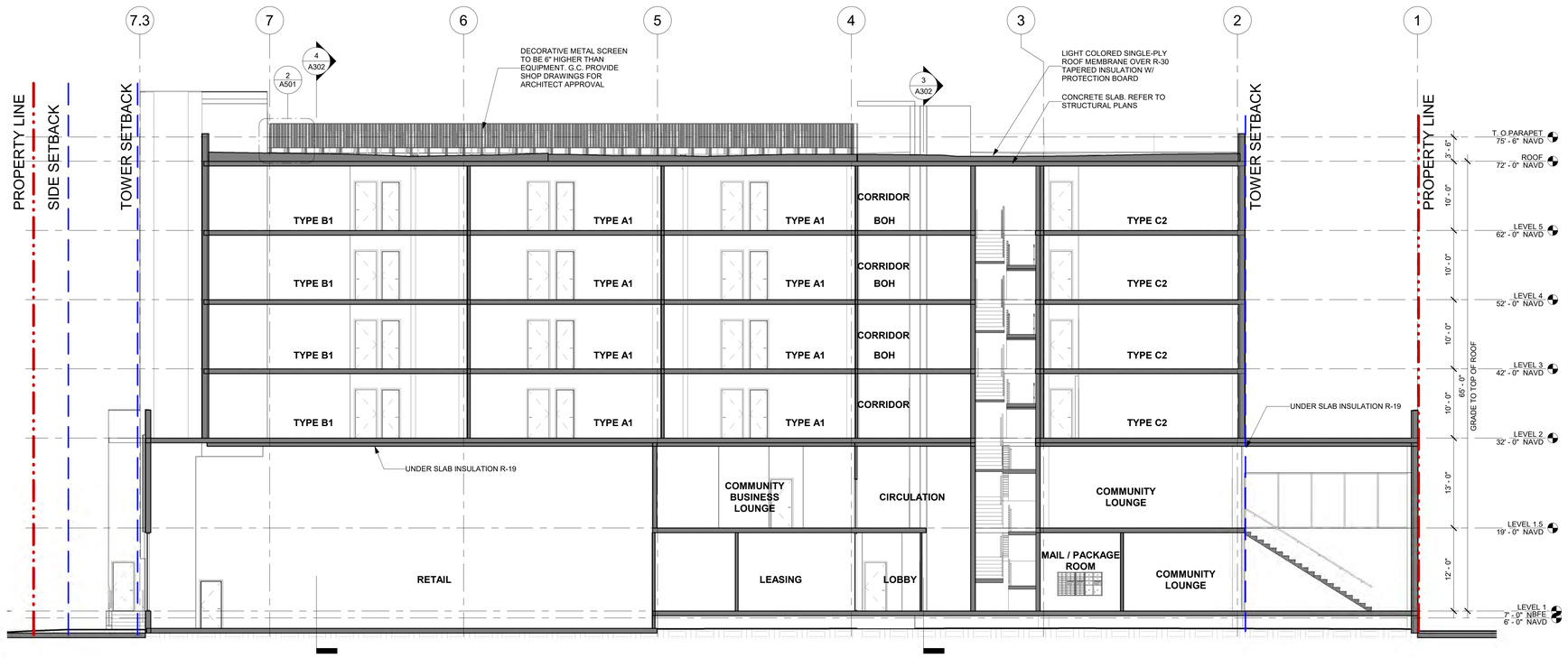
JENNIFER McCONNEY FLORIDA LIC# AR19344

REVISIONS

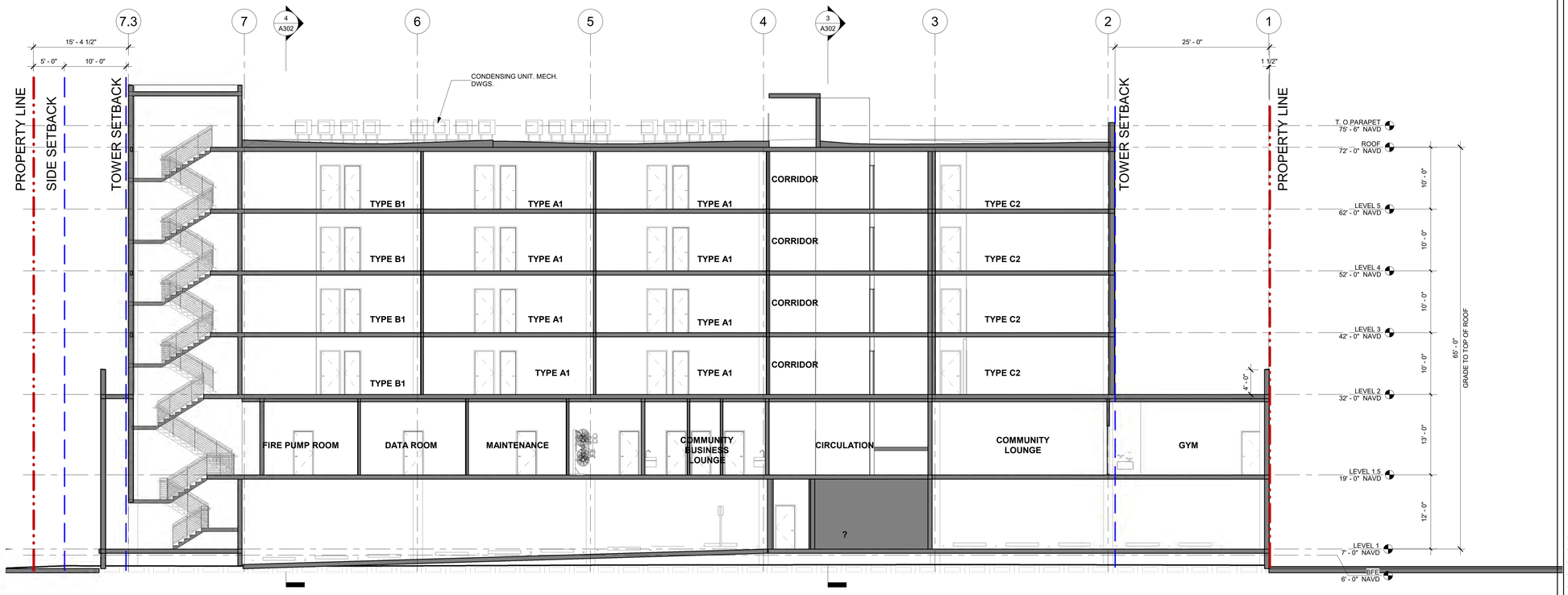
REV#	DATE	DESCRIPTION

SCALE:	As indicated
DRAWN:	ACJ
CHECK:	JMcG
DATE	12/22/2023

SHEET NUMBER
A202



1 SECTION 1 - EAST / WEST
1/8" = 1'-0"



2 SECTION 2 - EAST / WEST
1/8" = 1'-0"

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Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST., FT. LAUDERDALE, FLORIDA

DRAWING
BUILDING SECTIONS

PHASE
DRC SET
01/25/2024

SEAL

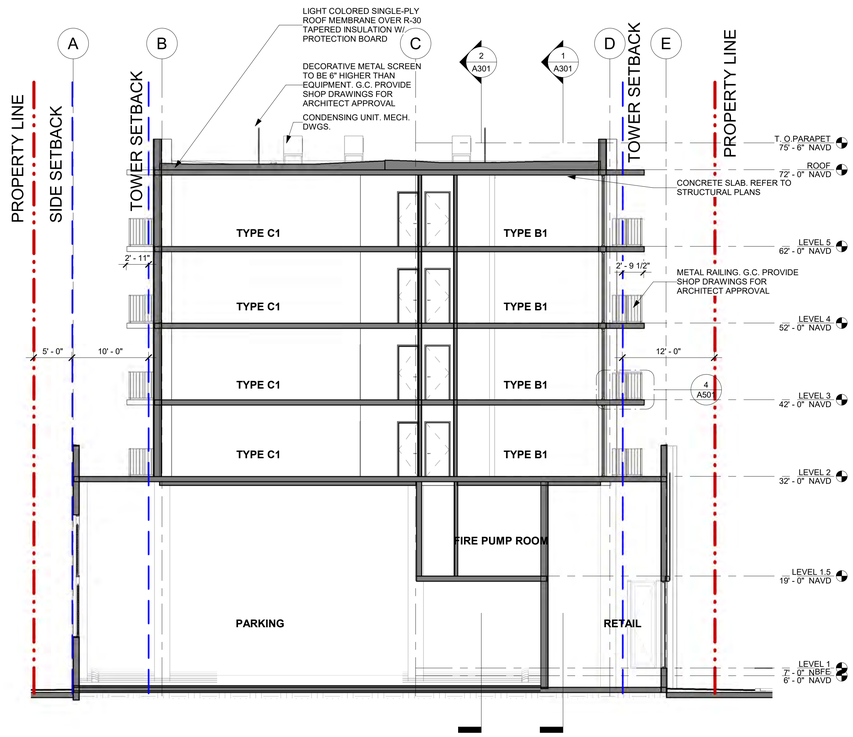
JENNIFER McCONNEY FLORIDA LIC# AR19344

REVISIONS

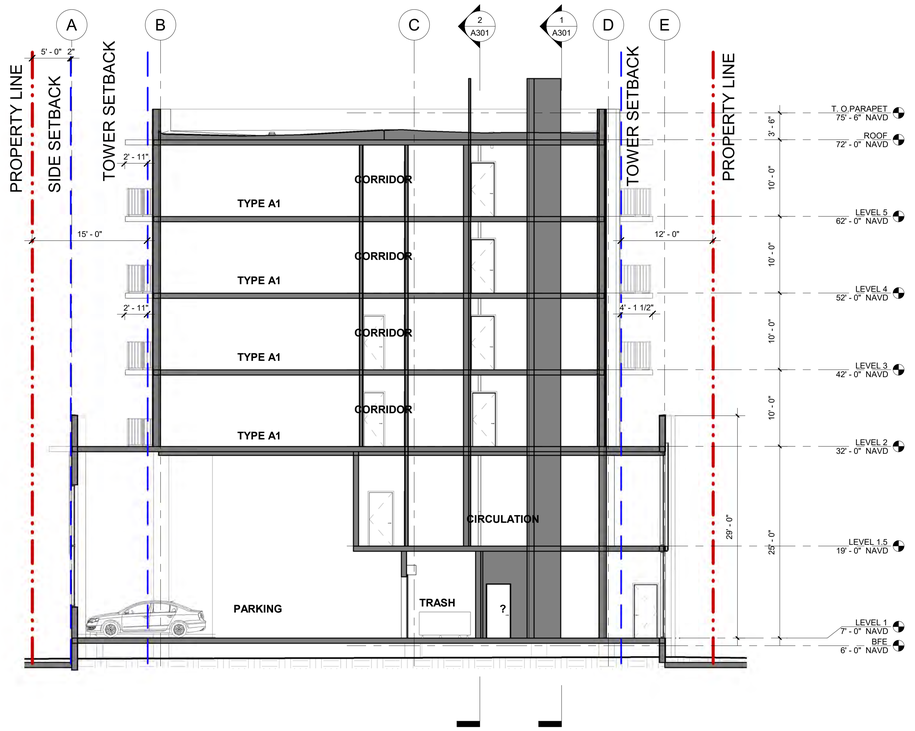
REV#	DATE	DESCRIPTION

SCALE:	1/8" = 1'-0"
DRAWN:	ACJ
CHECK:	JMcG
DATE	12/22/2023

SHEET NUMBER
A301



4 SECTION 4 - NORTH / SOUTH
1/8" = 1'-0"



3 SECTION 3 - NORTH / SOUTH
1/8" = 1'-0"

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING
BUILDING SECTIONS & DETAILS

PHASE
DRC SET
01/25/2024

SEAL

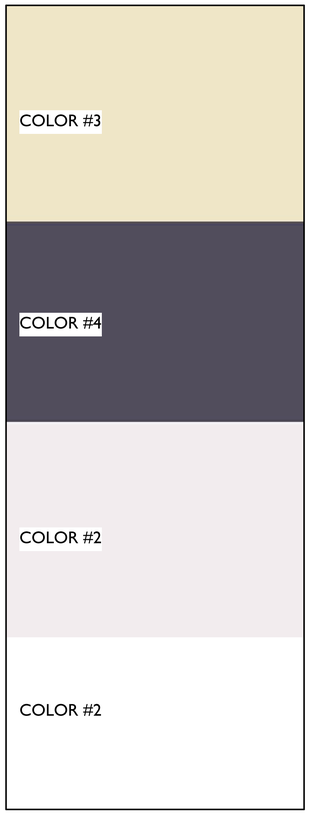
JENNIFER McCONNEY FLORIDA LIC# AR19344

REVISIONS

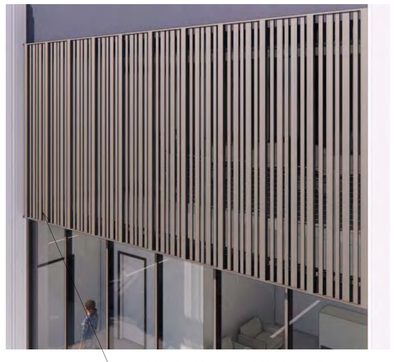
REV#	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"
DRAWN: ACJ
CHECK: JMcG
DATE 12/22/2023

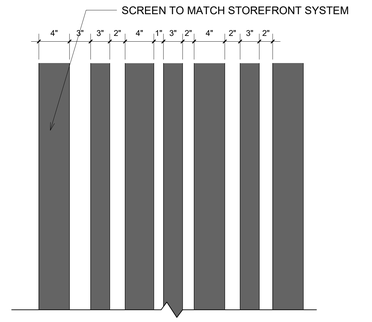
SHEET NUMBER
A302



PAINTED STUCCO COLORS



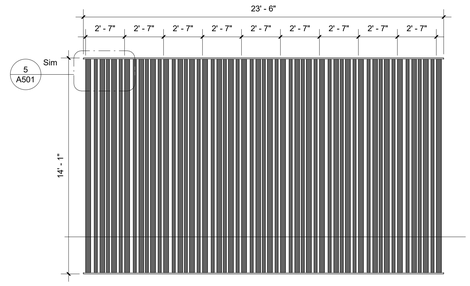
ES WINDOWS WITH SUNSTORM SILVER STORM (DARK GREY) MULLIONS AND GREY TINTED GLAZING



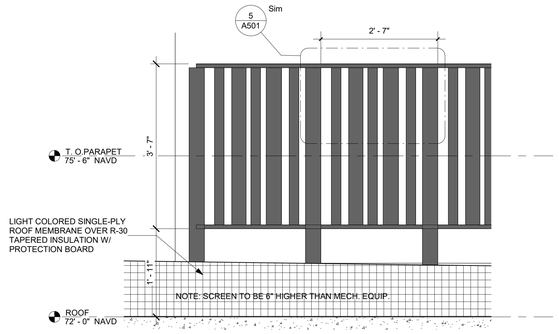
5 ENLARGED SCREEN DETAIL
1 1/2" = 1'-0" REF. : 2/ A501

SIGNAGE UNDER SEPARATE PERMIT:18" HIGH LETTERS, BACKLIT LED

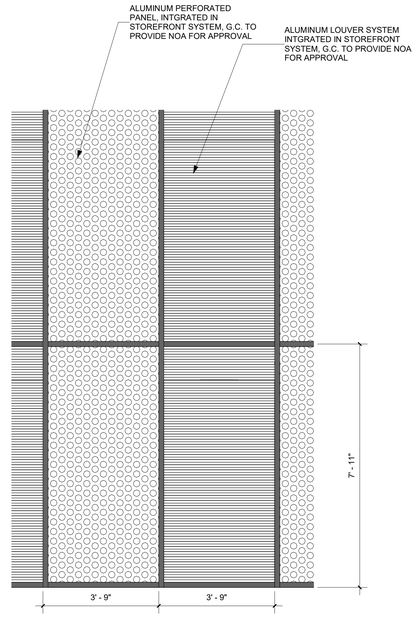
1 TYPICAL SIGNAGE
1/2" = 1'-0" REF. : 1/ A201



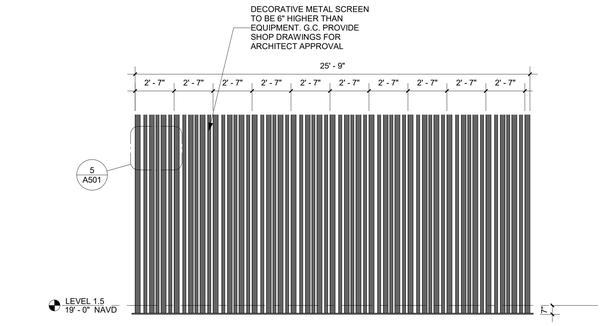
6 GARAGE DOOR SCREEN
1/4" = 1'-0" REF. : 2/ A201



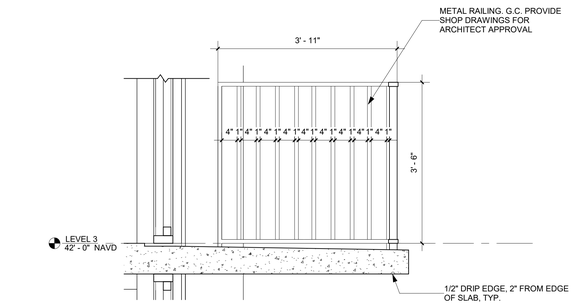
2 ROOF EQUIPMENT SCREEN
3/4" = 1'-0" REF. : 1/ A301



7 GARAGE SCREEN DETAIL
1/2" = 1'-0" REF. : 2/ A202



3 SOUTH ELEVATION - ENLARGED SCREEN
1/4" = 1'-0" REF. : 1/ A201



4 BALCONY SECTION
3/4" = 1'-0" REF. : 4/ A302

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN HOUSING

PROJECT NAME
THE LARAMORE

PROJECT ADDRESS
1619 NW 6TH ST., FT. LAUDERDALE, FLORIDA

DRAWING
EXTERIOR DETAILS & MATERIALS

PHASE
DRC SET
01/25/2024

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR93044

REVISIONS

REV#	DATE	DESCRIPTION

SCALE: As indicated
DRAWN: ACJ
CHECK: JMcG
DATE 12/22/2023

SHEET NUMBER
A501

Scale: 1" = 10'-00"

0 5 10 20 40

North

KNOW WHAT'S BELOW
ALWAYS CALL 811
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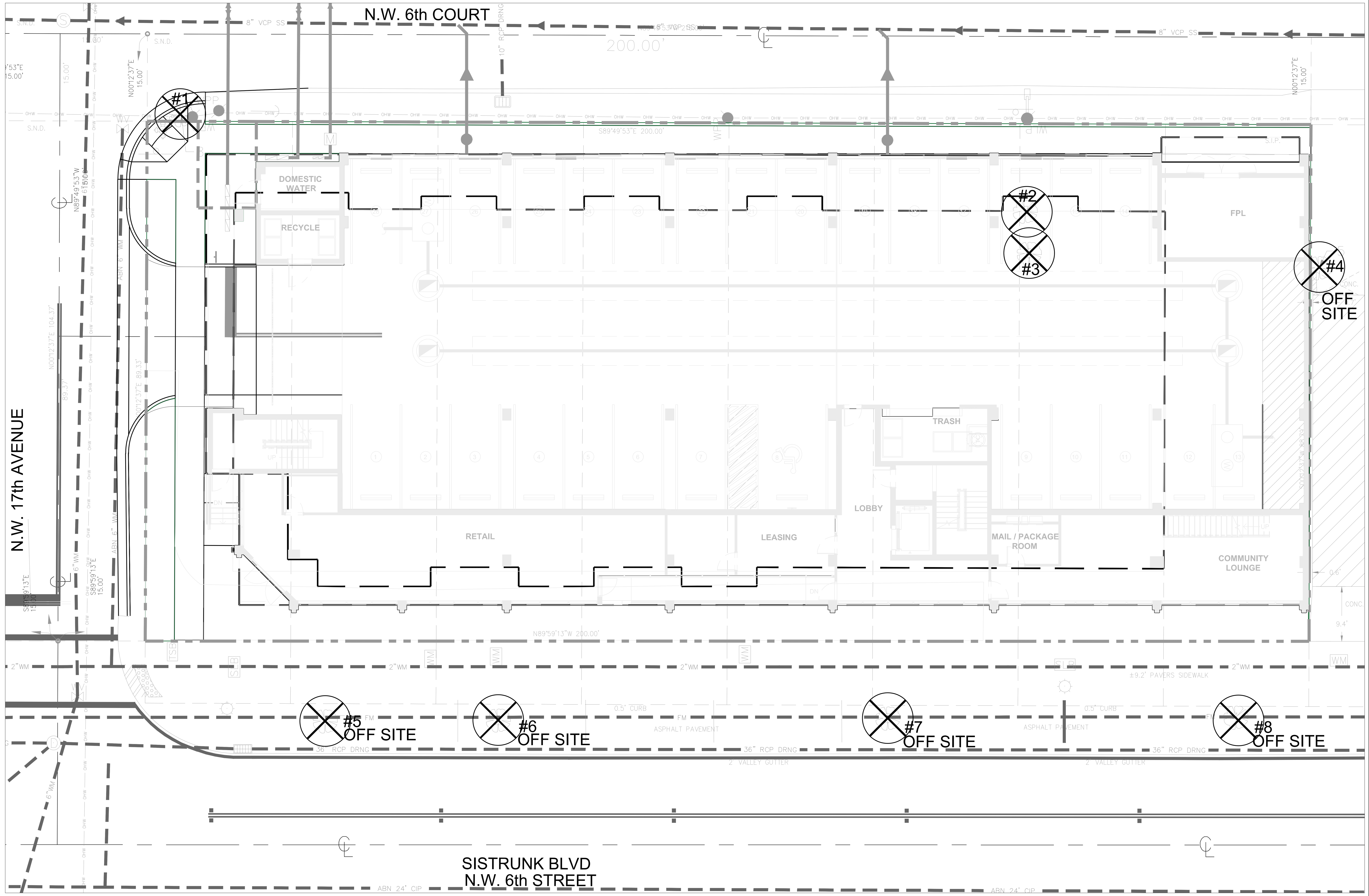
LEGEND

TREES TO BE REMOVED

TREES TO REMAIN



1/11/2024 Laramore Site Fort Lauderdale, FL

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	CLEAR TRUNK (ft)	HEALTH CONDITION	HEALTH CONDITION %	RELOCATION CANDIDATE (Y/N)	ARBORIST OBSERVATIONS
1	Sabal Palm	*Sabal palmetto*	19	8	12	15	Fair	53%	N	Overhead utility lines, confined root space, ficus parasite
2	Sabal Palm	*Sabal palmetto*	22	8	12	18	Good	65%	Y	
3	Sabal Palm	*Sabal palmetto*	31	8	15	27	Good	65%	Y	
4	Gumbo Limbo	*Bursera simaruba*	21	16	11		Fair	47%	N	Poor structure, significantly confined root space
5	Live Oak	*Quercus virginiana*	19	13	8		Fair	53%	N	Poor structure, overlifted canopy, confined root space
6	Live Oak	*Quercus virginiana*	20	8	7		Fair	50%	N	Poor structure overlifted canopy, confined root space, girdling roots, trunk lean
7	Live Oak	*Quercus virginiana*	16	9	7		Fair	48%	N	Poor structure, overlifted canopy, confined root space, girdling roots, trunk lean
8	Live Oak	*Quercus virginiana*	19	9	7		Fair	50%	N	Poor structure, overlifted canopy, confined root space, trunk lean

***I certify that all statements of fact are true, complete and correct to the best of my knowledge and belief and that they are made in good faith.**

Mark C. Williams FL-5221 AM, ISA Certified Arborist Municipal Specialist (Treemendous Consulting Group LLC)

LANDSCAPE ARCHITECT'S INFORMATION

LANDSCAPE ARCHITECT'S DISPOSITION	COMMENT	TREE CLASS	EQUIVALENT REPLACEMENT	DOLLAR REPLACEMENT
REMOVE	NO ROOM FOR RELOCATION	PALM	1:1	$180
REMOVE	NO ROOM FOR RELOCATION	PALM	1:1	$180
REMOVE	NO ROOM FOR RELOCATION	PALM	1:1	$180
REMOVE	ON LOT LINE - FOUNDATION CONFLICT	A	5.5" TREE	$358
REMOVE	STREET TREE - POOR STRUCTURE	A	4.5" TREE	$293
REMOVE	STREET TREE - POOR STRUCTURE	A	3.5" TREE	$228
REMOVE	STREET TREE - POOR STRUCTURE	A	3.5" TREE	$228
REMOVE	STREET TREE - POOR STRUCTURE	A	3.5" TREE	$228
			Total Replacement $	**$1,875**

PREPARED BY:

ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
310 SOUTHEAST 18TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.3722 www.ecoplan-inc.com

DRC SUBMITTAL

THE LARAMORE

1619 NW 6TH STREET - FORT LAUDERDALE, FLORIDA

TREE DISPOSITION PLAN

DATE: 1/26/2024
PROJECT #: 2338
DRAWN BY: JH
CHECKED BY: JH
SCALE:
REVISIONS:

SEAL:
Digitally signed by John Harrigan
DN: c=US, o=ECOPLAN INC., dnQualifier=A01410C0000017E7479B99E00045AF4, cn=John Harrigan
Date: 2024.01.26 12:26:40 -05'00'

SHEET NUMBER:
LAPL-0

Scale: 1" = 10'-00"

0 5 10 20 40

North

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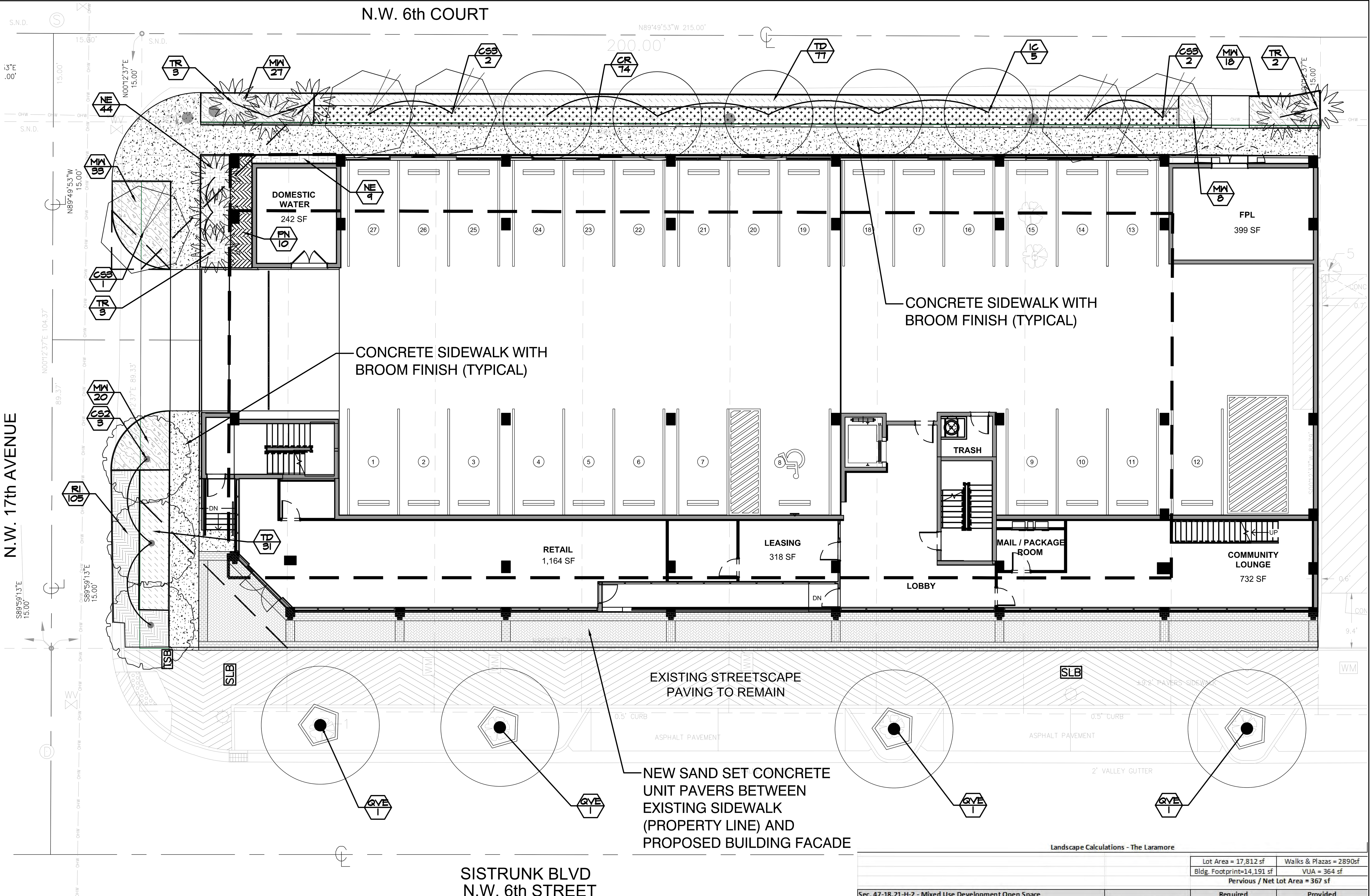


PLANT SCHEDULE LARAMORE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE	FL FRIENDLY	
TREES										
	CS2	3	Conocarpus erectus f. sericeus	Silver Buttonwood	100 gal.	16`HT x 6`CT SPECIMEN	3.5" CAL, STANDARD	Yes	Yes	
	CS3	5	Cordia sebestena	Orange Geiger Tree	FG/BB	16` HT, 6` SPR, 5` CT	3" MIN	Yes	Yes	
	IC	5	Ilex cassine	Dahoon Holly	65 Gal. Min.	14` HT x 5` SPR x 5`CT	3" MIN	Yes	Yes	
	TR	8	Thrinax radiata	Florida Thatch Palm	65 Gal. Min.	9`-12` CT SPECIMEN	VARY HEIGHTS	Yes	Yes	
EXISTING TREES										
	QVE	4	Quercus virginiana	Southern Live Oak	EXISTING	Existing	OFF SITE TREE			
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	FL FRIENDLY	SPACING
SHRUB AREAS										
	CR	74	Chrysobalanus icaco Red Tip	'Red Tip' Cocoplum	7 gal	30" HT x 24" W	30" O.C.	Yes	Yes	30" o.c.
	PN	10	Psychotria nervosa	Wild Coffee	7 gal	24" X 24"	30" O.C.	Yes	Yes	30" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	FL FRIENDLY	DROUGHT	SPACING
GROUND COVERS										
	MW	106	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	18"x18"					24" o.c.
	NE	53	Nephrolepis exaltata	Boston Fern	12"X12" FULL					18" o.c.
	RI	105	Rhaphiolepis indica	Indian Hawthorn	3 gal, 12"x12"	12"x12"	Yes	Yes		15" o.c.
	TD	108	Tripsacum floridanum	Florida Gamagrass	3 gal.	18" x 18"	Yes	Yes		24" o.c.

Landscape Calculations - The Laramore

		Lot Area = 17,812 sf	Walks & Plazas = 2890sf
		Bldg. Footprint=14,191 sf	VUA = 364 sf
		Pervious / Net Lot Area = 367 sf	
Sec. 47-18.21-H-2 - Mixed Use Development Open Space		**Required**	**Provided**
50% of open space shall be in living materials (landscaping)	Open space = 3,257sf	1,629 sf	367 sf
Sec. 47-21.8-R		**Required**	**Provided**
Irrigated turfgrass no more than 50% of the landscaped area	367 sf	<184 sf turf	0 sf
Sec. 47-21.8-S		**Required**	**Provided**
Native and drought-tolerant landscaping must be a minimum of 50% of the non-turfgrass landscaped area	367 sf	50% or >184 sf	100%
Sec. 47-21.12-A-1		**Required**	**Provided**
Landscaping shall be provided in a square foot area equal to a minimum of 20% of the gross VUA	VUA = 364 SF	73 sf	142 sf
Sec. 47-21.12-C-1		**Required**	**Provided**
One (1) tree and (6) six shrubs shall be required for every one thousand (1,000) sf of VUA	VUA = 364 SF	1 TREE, 6 SHRUBS	1 TREE, >6 SHRUBS
25% of the required trees shall be shade species with 3.5" minimum caliper. 25% with 2.5" shade species, 20% should be flowering, 20% should be palms, 10% optional species.		1 TREE	1 shade tree 1 flowering 1palm
Sec. 47-21.13-1		**Required**	**Provided**
There shall be at least (1) tree for each one thousand (1,000) sf of net lot area - in addition to VUA requirements - 20% shall be shade trees	367 sf	1 trees {1 shade}	5 trees {0 shade} - OHU wires
Sec. 47-21.13-10		**Required**	**Provided**
Diversity of tree mix - Of the overall number of trees required, not more than one-half of the required tree count can be of (1) genus. At least 40% of all required trees shall consist of native species.		22 required trees total = < 11 of one species and >40% native	8 of one species and 100% native trees
Sec. 47-21.13-15		**Required**	**Provided**
Min 12 shrubs per 1,000sf of net lot area. Min 40% native	12 PER 1000 sf min 40% native	12 required shrubs total and min 5 native	>12 required shrubs total and 100% native
Sec. 47-21.13-16		**Required**	**Provided**
Street trees shall be planted in an area located between the roadway and the property line. A minimum of 50% of the required street trees shall be shade trees. Street trees shall be provided at a ratio of one street tree per 40 feet of street frontage. If overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20 feet of street frontage. Minimum heights in Section 47-21.	NW 6th Street = 200' NW 6th Court = 200' (OHU) NW 17th Ave. = 89.33' (OHU)	200' / 40 = 5 trees 200' / 20 = 10 trees 89.33' / 20 = 5 trees	NW 6th Street = 4 existing NW 6th Court = 10 trees NW 17th Ave. = 5 trees

PREPARED BY:

ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
310 SOUTHEAST 18TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.3722 www.ecoplan-inc.com

DRC SUBMITTAL

THE LARAMORE

1619 NW 6TH STREET - FORT LAUDERDALE, FLORIDA

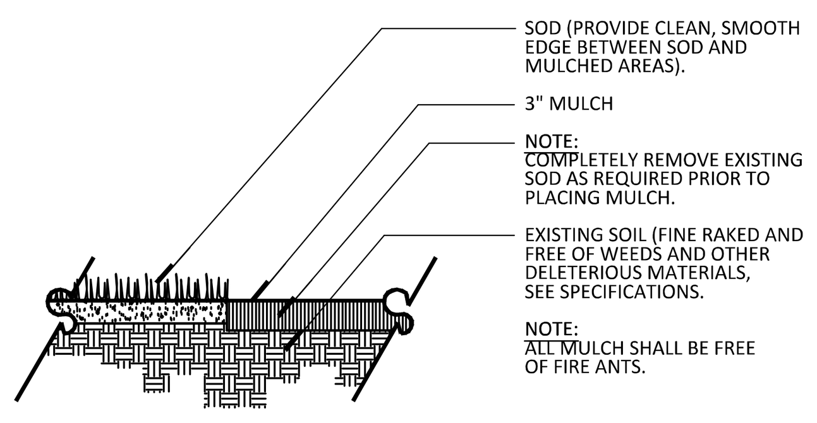
PLANTING DETAILS

DATE: 12/7/2023
PROJECT #: 2338
DRAWN BY: HP
CHECKED BY: JH
SCALE:
REVISIONS:

SEAL:

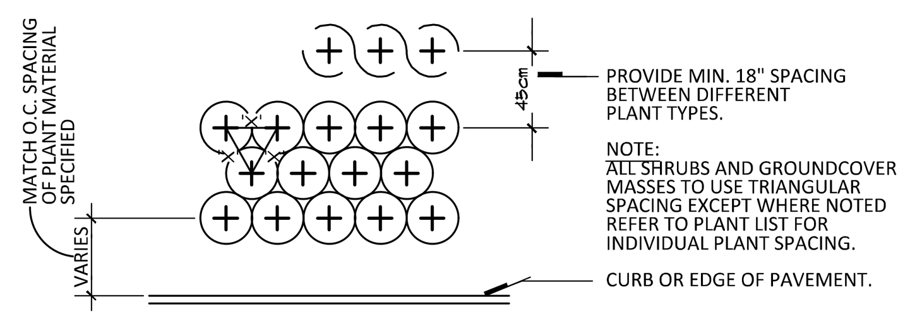
Digitally signed by John Harrigan
DN: c=US, o=ECOPLAN INC, dnQualifier=A01410C0000017E7479B99E00045AF4, cn=John Harrigan
Date: 2023.12.07 16:39:30 -05'00'

SHEET NUMBER:
LAPL-1



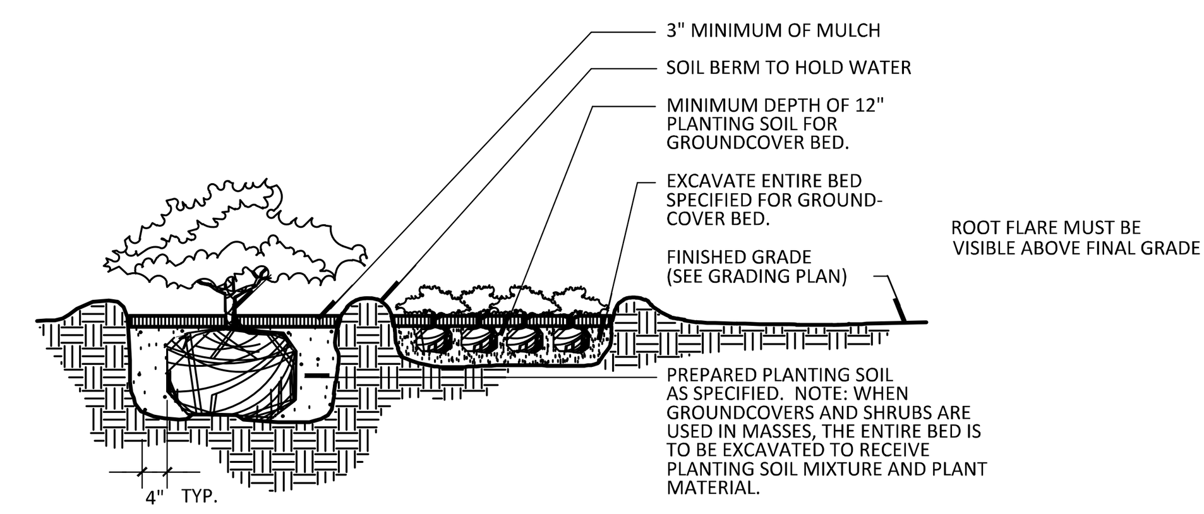
1 GRASS / MULCH EDGE DETAIL

PLAN SCALE= NTS



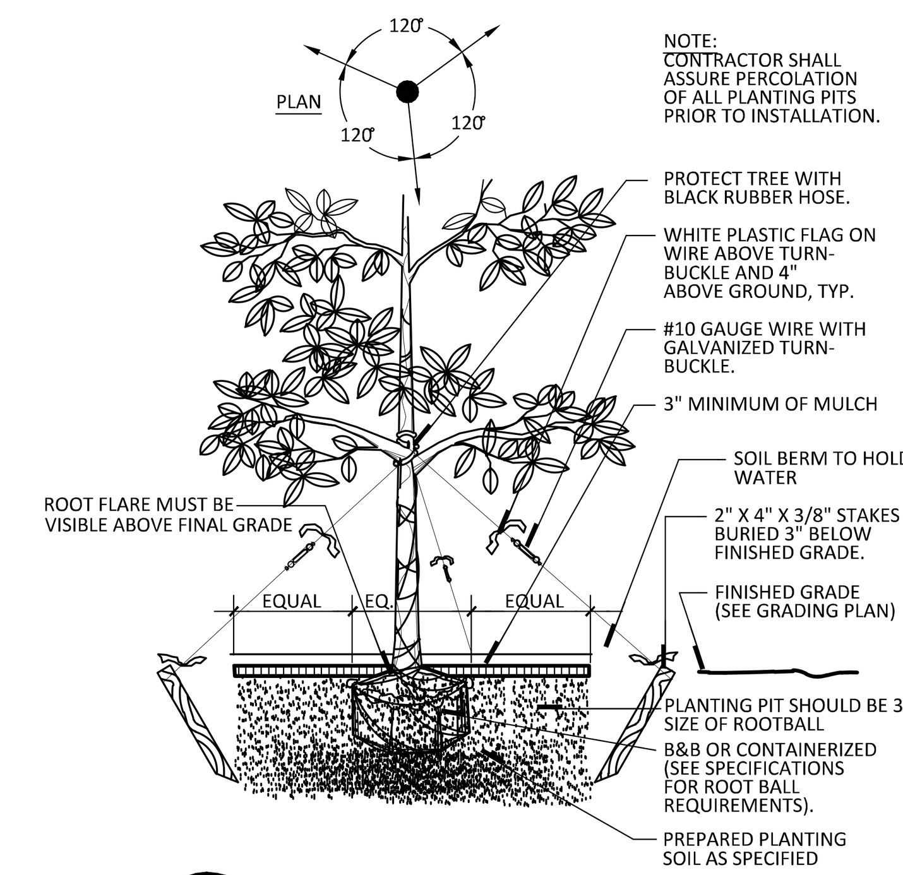
2 SHRUB AND GROUNDCOVER LAYOUT

SECTION SCALE= NTS



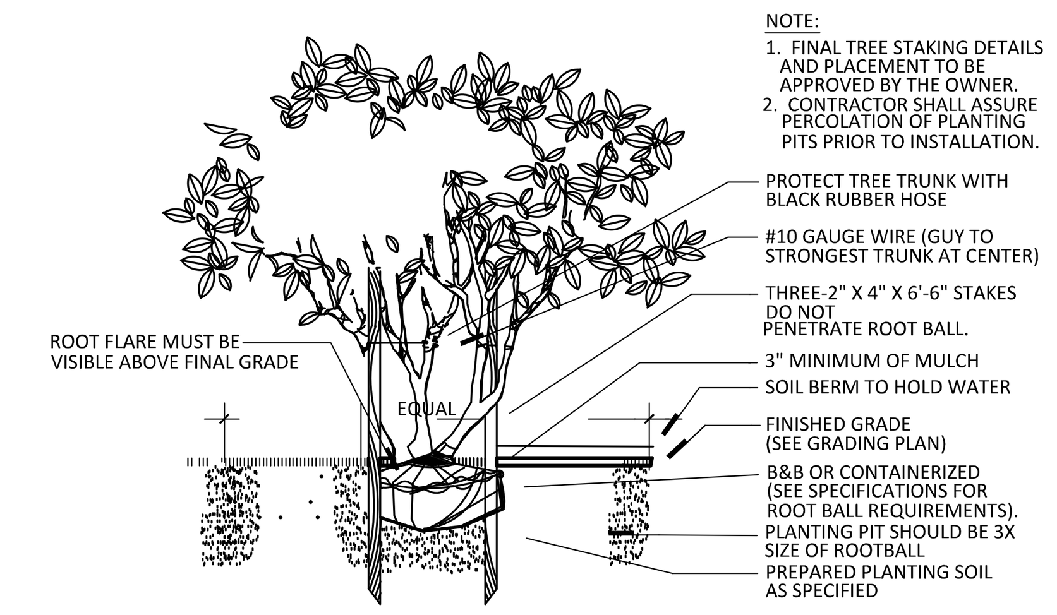
3 SHRUB / GROUNDCOVER PLANTING

SECTION SCALE= NTS



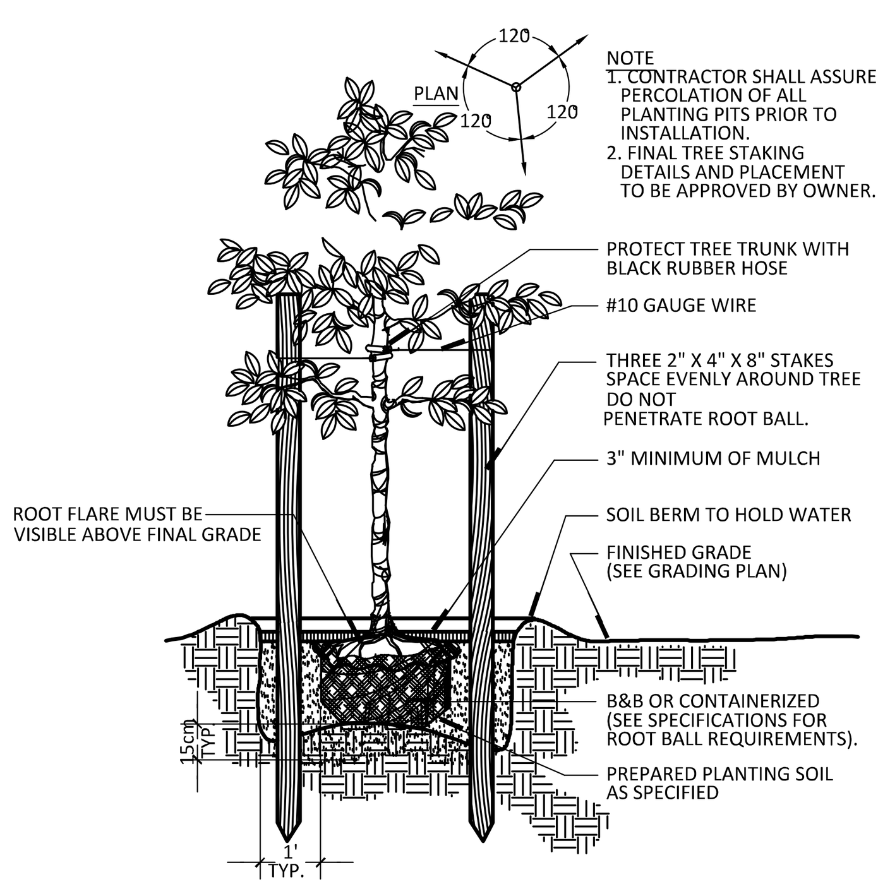
4 LARGE TREE PLANTING DETAIL

SECTION SCALE= NTS



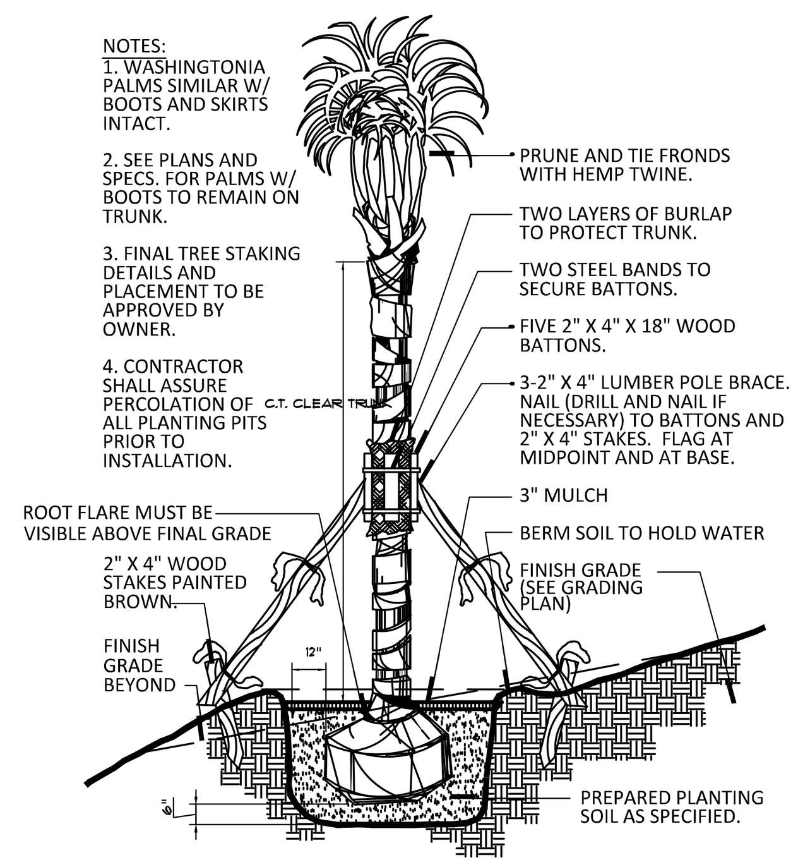
5 SMALL ORNAMENTAL TREE DETAIL

SECTION SCALE= NTS



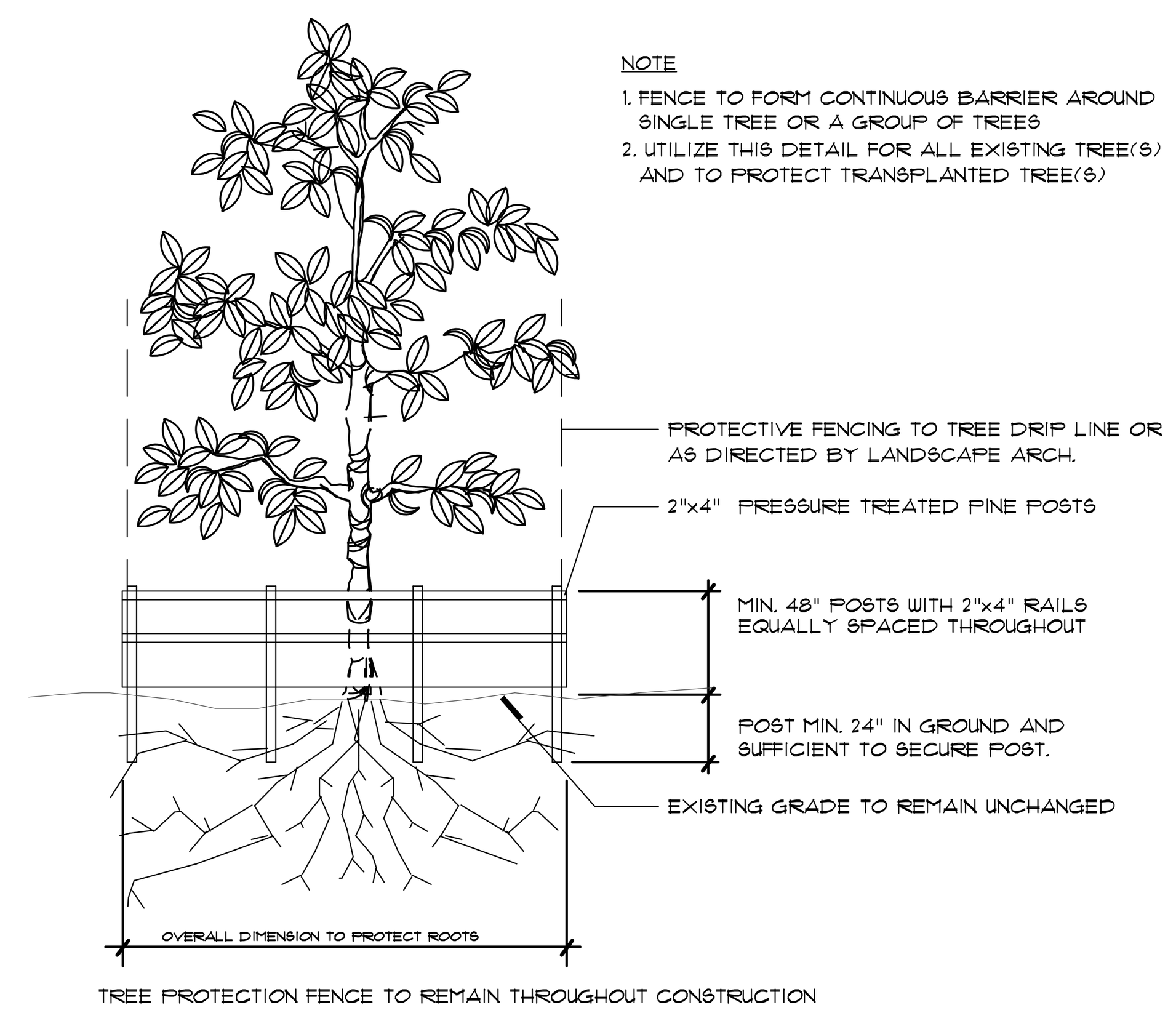
6 SMALL TREE PLANTING DETAIL

SCALE= NTS



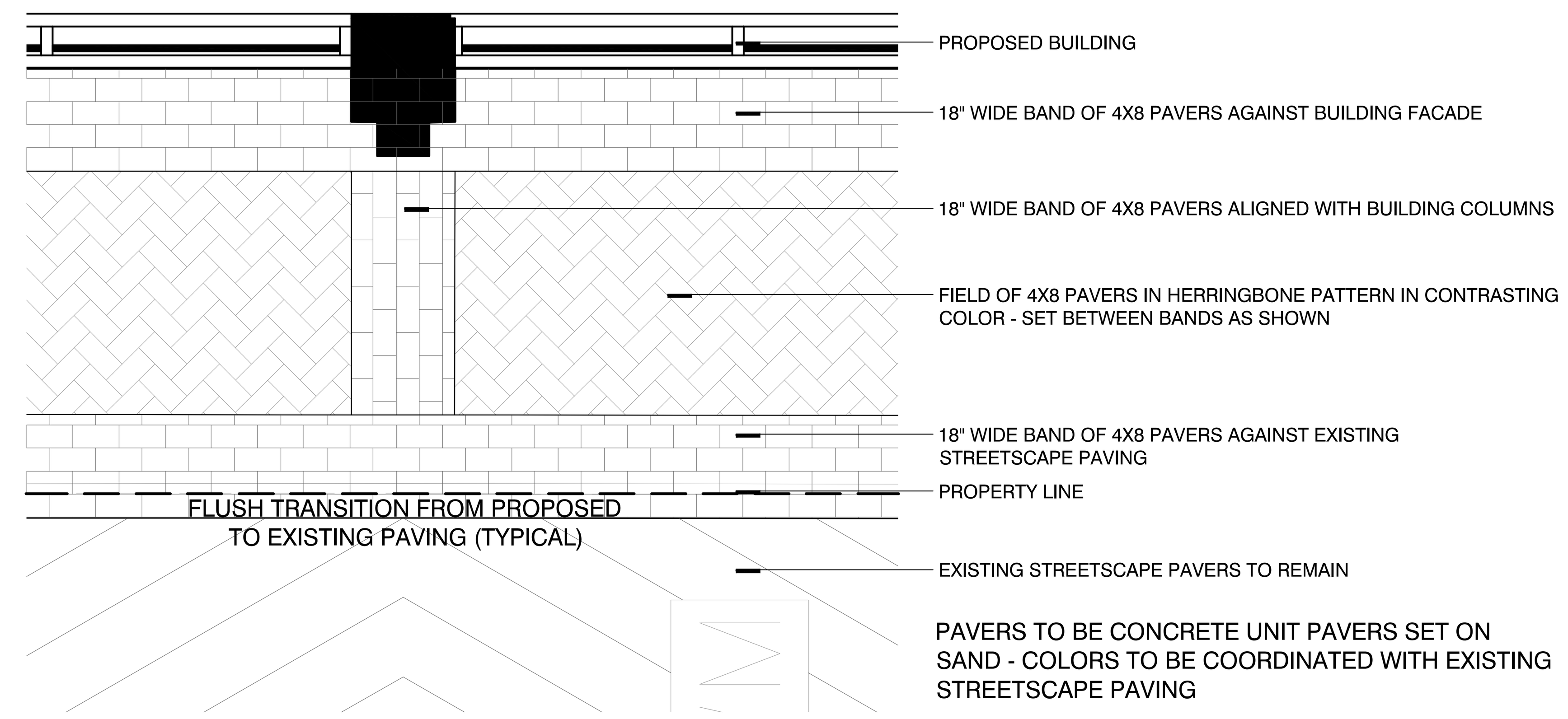
7 PALM DETAIL

SECTION SCALE= NTS



8 TREE PROTECTION FENCE

SECTION SCALE= NTS



8 WALKWAY / PLAZA PAVING ENLARGEMENT

PLAN SCALE= NTS

LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.

3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.

4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.

5. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.

6. ALL PLANTING BEDS WITHIN FDOT RIGHT OF WAYS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FDOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

7. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.

8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.

9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.

10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm . DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.

11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.

12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.

13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.

14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.

16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.

17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.

19. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.

20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

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DRC SUBMITTAL

THE LARAMORE

1619 NW 6TH STREET - FORT LAUDERDALE, FLORIDA

PLANTING DETAILS

DATE: 12/7/2023
PROJECT #: 2338
DRAWN BY: HP
CHECKED BY: JH
SCALE:
REVISIONS:

SEAL:
Digitally signed by John Harrigan
DN: c=US, o=ECOPLAN INC., dnQualifier=A014 10C0000017E747 9B99E00045AF4, cn=John Harrigan
Date: 2023.12.07 16:40:09 -05'00'

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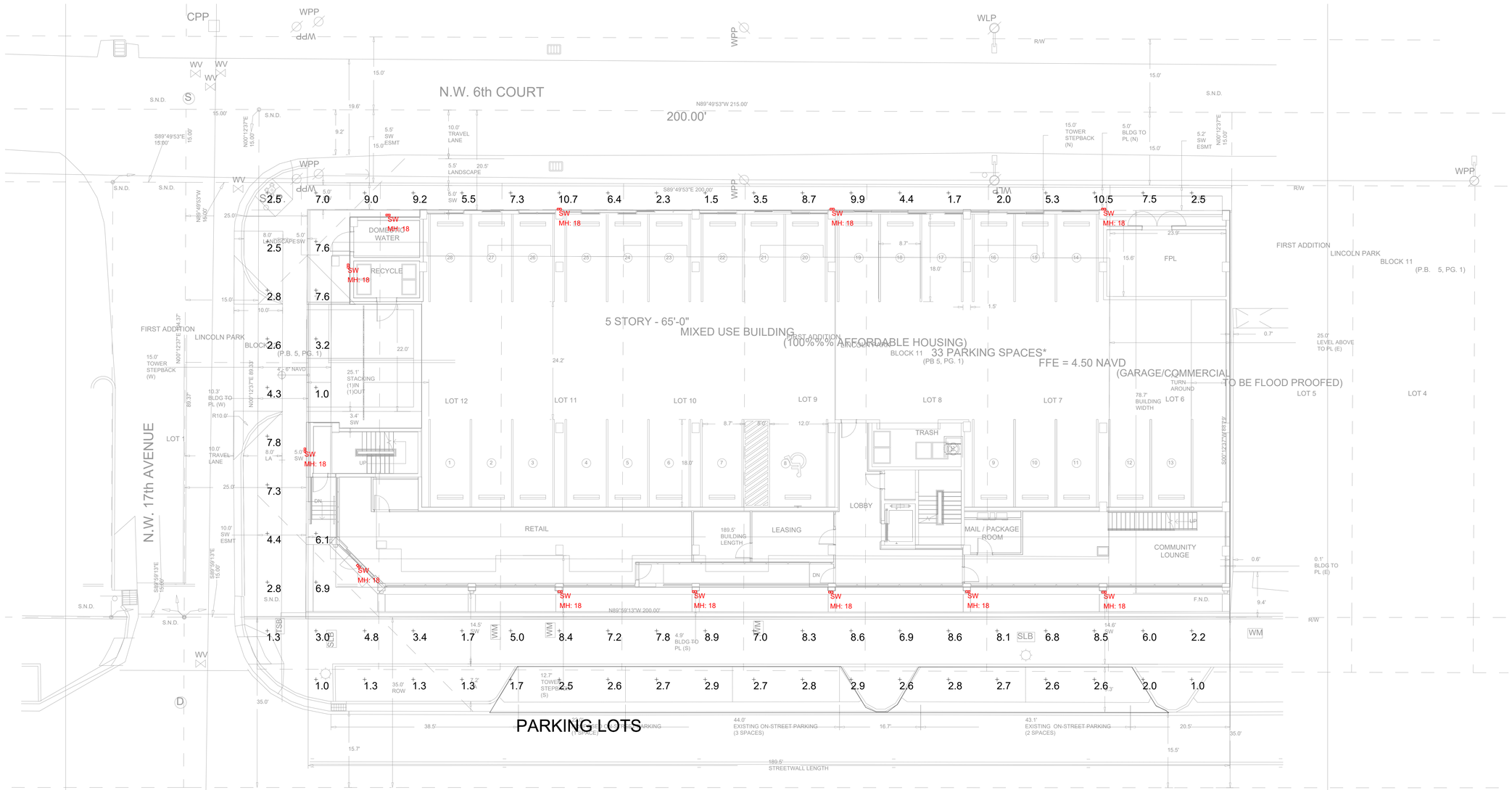
LAPL-2



1619 SISTRUNK BLVD

LIGHTING FIXTURE SCHEDULE

TYPE	WEB LINK	DECRIPTION	APPLICATION	MFR	CATLOG NUMBER	VOLTS	LUMENS	LAMPS	WATTS	FINISH	MOUNTING	DIMMING	NOTES
SITE & GARAGE													
SW		ADJUSTABLE SLIM WALL PACK	OUTDOOR WALL PACK	LUMARK AP	ASWPLED2S	120-277	SELECTABLE LUMENS 5000/10000	SELECTABLE CCT (3000K, 4000K, 5000K)	40 UP TO 75		WALL	0-10V	NOTE 1
G		CANOPY LED LUMINAIRE	PARKING GARAGE / CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17600	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2
GE		CANOPY LED LUMINAIRE ON GENERATOR	PARKING GARAGE / CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17601	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2
G1		CANOPY LED LUMINAIRE	PARKING GARAGE / CANOPY LIGHT - DAY TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17602	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2
FIXTURE SCHEDULE NOTES													
NOTE 1: CALCS MADE USING 75W / 10000 LUMENS / 4000K IES FILE													
NOTE 2: CALCS MADE USING 120W / 17600 LUMENS / 4000K IES FILE													
CONTACT LIGHTING DYNAMICS [QUOTATIONS@LIGHTINGDYNAMICS.COM OR (954) 763-1503] FOR PROJECT QUOTATIONS.													
CONTACT GUSTAVO D MACIAS, LC, LEED AP BD+C [GMACIAS@LIGHTINGDYNAMICS.COM OR [305-345-7571] WITH FIXTURE QUESTIONS.													

Photometrics Calculation Software Generated Luminaire Schedule

Scene: NORMAL MODE

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
+	12	SW	Single	10292	10292	0.900	74.4	74.4

Calculation Summary

Scene: NORMAL MODE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	4.78	10.7	1.0	4.78	10.70
PARKING LOTS	Illuminance	Fc	2.60	2.9	1.7	1.53	1.71

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NOTES:

No.	Revision/Issue	Date
3	PHOTOMETRIC STUDY	01/25/24
2	PHOTOMETRIC STUDY	01/04/24
1	PHOTOMETRIC STUDY	12/20/23

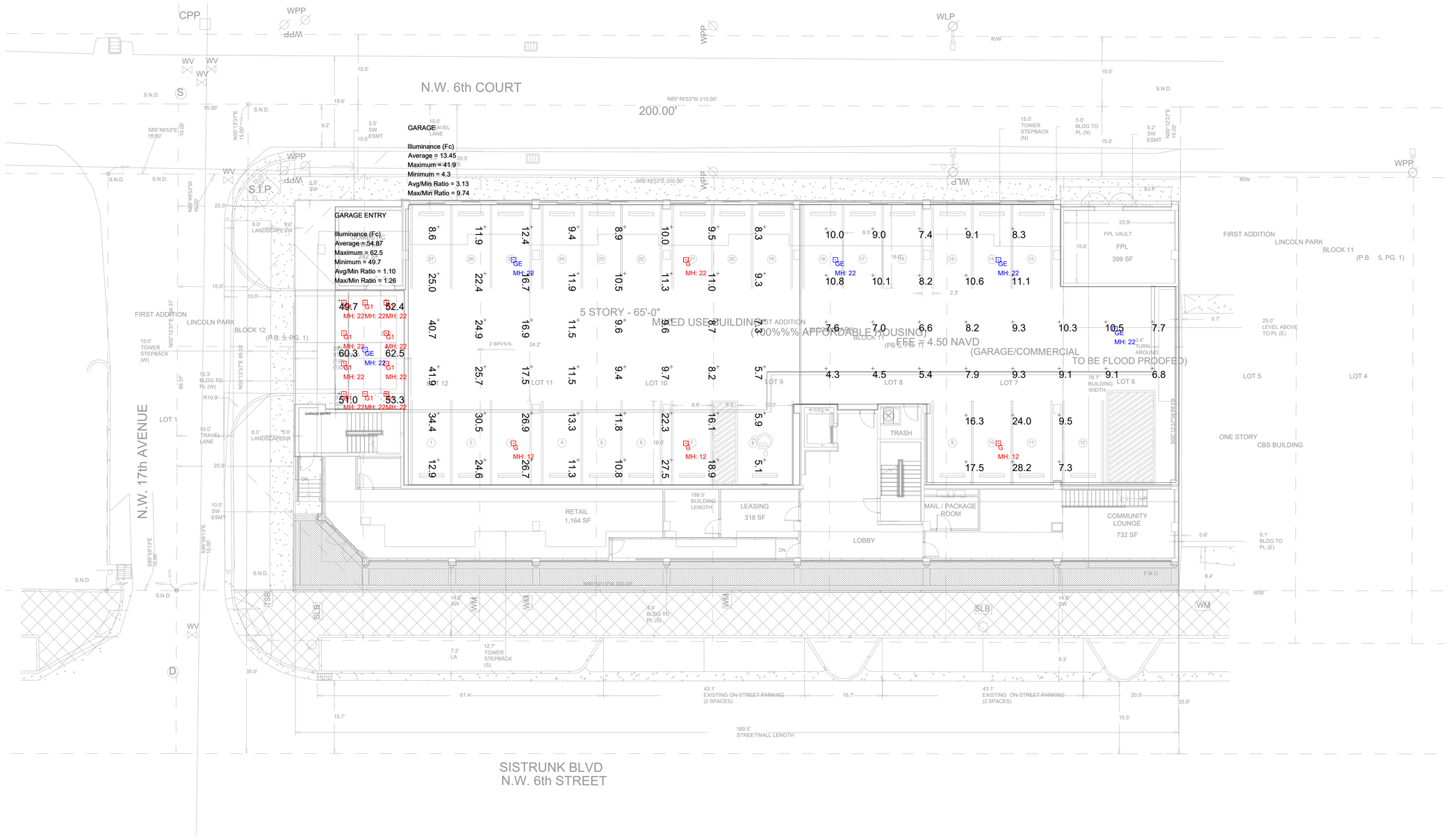
LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

1619 SISTRUNK BLVD
SITE LIGHTING STUDY
Fort Lauderdale, FL

FILE P:\PROJECTS\2023\DEC
CLIENT FLYNN ENGINEERING

Project	Sheet
1619 SISTRUNK BLVD	L0
Date: 01/25/2024	
Scale: 3/32" = 1'	DRAWN BY: JV / DP



1619 SISTRUNK BLVD

LIGHTING FIXTURE SCHEDULE

TYPE	WEB LINK	DECRIPTION	APPLICATION	MFR	CATLOG NUMBER	VOLTS	LUMENS	LAMPS	WATTS	FINISH	MOUNTING	DIMMING	NOTES
SITE & GARAGE													
SW		ADJUSTABLE SLIM WALL PACK	OUTDOOR WALL PACK	LUMARK AP	ASWPLED2S	120-277	SELECTABLE LUMENS 5000/10000	SELECTABLE CCT (3000K, 4000K, 5000K)	40 UP TO 75		WALL	0-10V	NOTE 1
G		CANOPY LED LUMINAIRE	PARKING GARAGE / CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17600	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2
GE		CANOPY LED LUMINAIRE ON GENERATOR	PARKING GARAGE / CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17601	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2
G1		CANOPY LED LUMINAIRE	PARKING GARAGE / CANOPY LIGHT - DAY TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17602	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2

FIXTURE SCHEDULE NOTES

NOTE 1: CALCS MADE USING 75W / 10000 LUMENS / 4000K IES FILE

NOTE 2: CALCS MADE USING 120W / 17600 LUMENS / 4000K IES FILE

CONTACT LIGHTING DYNAMICS [QUOTATIONS@LIGHTINGDYNAMICS.COM OR (954) 763-1503] FOR PROJECT QUOTATIONS.

CONTACT GUSTAVO D MACIAS, LC, LEED AP BD+C [GMACIAS@LIGHTINGDYNAMICS.COM OR [305-345-7571] WITH FIXTURE QUESTIONS.

Photometrics Calculation Software Generated Luminaire Schedule
Scene: DAY TIME

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
+	4	G	Single	17627	17627	0.900	118.7	118.7
+	10	G1	Single	17627	17627	0.900	118.7	118.7
+	5	GE	Single	17627	17627	0.900	118.7	118.7

Calculation Summary
Scene: DAY TIME

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE	Illuminance	Fc	13.45	41.9	4.3	3.13	9.74
GARAGE ENTRY	Illuminance	Fc	54.87	62.5	49.7	1.10	1.26

LIGHT OUTPUT SUMMARY
Scene: DAY TIME

Label	Switched	Output	# Lums
G	On	1.00	4
G1	On	1.00	10
GE	On	1.00	5

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NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	12/20/23

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address
1619 SISTRUNK BLVD
GARAGE LIGHTING STUDY
DAY TIME
Fort Lauderdale, FL

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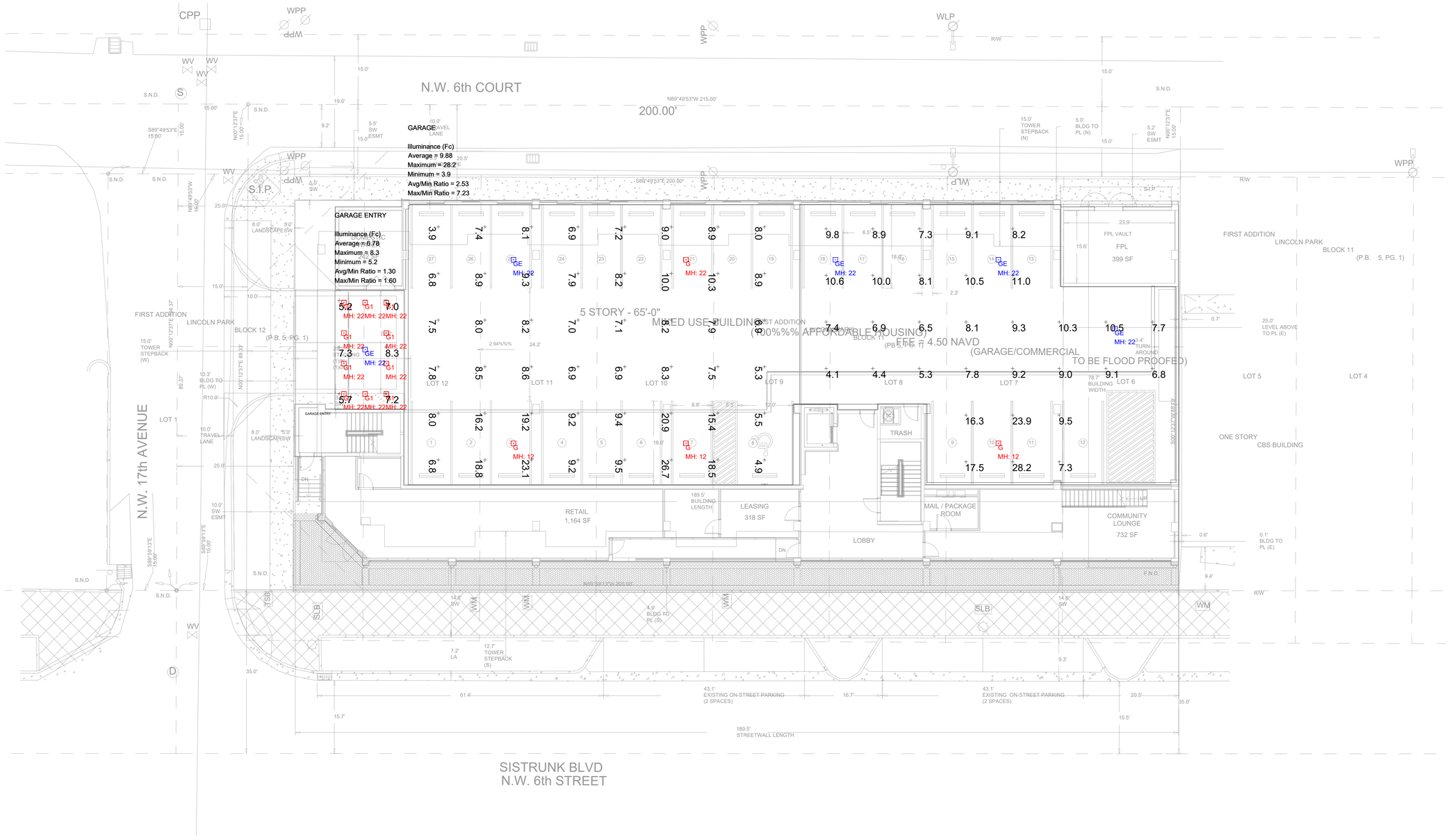
CLIENT FLYNN ENGINEERING

Project 1619 SISTRUNK BLVD
Date 12/20/2023
Scale 3/32" = 1'
Sheet L1G-D
DRAWN BY JV



1619 SISTRUNK BLVD

LIGHTING FIXTURE SCHEDULE

TYPE	WEB LINK	DECRIPTION	APPLICATION	MFR	CATLOG NUMBER	VOLTS	LUMENS	LAMPS	WATTS	FINISH	MOUNTING	DIMMING	NOTES
SITE & GARAGE													
SW		ADJUSTABLE SLIM WALL PACK	OUTDOOR WALL PACK	LUMARK AP	ASWPLED2S	120-277	SELECTABLE LUMENS 5000/10000	SELECTABLE CCT (3000K, 4000K, 5000K)	40 UP TO 75		WALL	0-10V	NOTE 1
G		CANOPY LED LUMINAIRE	PARKING GARAGE / CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17600	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2
GE		CANOPY LED LUMINAIRE ON GENERATOR	PARKING GARAGE / CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17601	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2
G1		CANOPY LED LUMINAIRE	PARKING GARAGE / CANOPY LIGHT - DAY TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17602	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2

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Scene: NIGHT TIME

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
+	4	G	Single	17627	17627	0.900	118.7	118.7
+	10	G1	Single	17627	17627	0.900	118.7	118.7
+	5	GE	Single	17627	17627	0.900	118.7	118.7

Calculation Summary
Scene: NIGHT TIME

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE	Illuminance	Fc	9.88	28.2	3.9	2.53	7.23
GARAGE ENTRY	Illuminance	Fc	6.78	8.3	5.2	1.30	1.60

LIGHT OUTPUT SUMMARY
Scene: NIGHT TIME

Label	Switched	Output	# Lums
G	On	1.00	4
G1	Off	1.00	10
GE	On	1.00	5

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GARAGE LIGHTING STUDY
NIGHT TIME
Fort Lauderdale, FL

FILE P:\PROJECTS\2023\DEC
CLIENT FLYNN ENGINEERING

Project	Sheet
1619 SISTRUNK BLVD	L1G-N
Date: 12/20/2023	
Scale: 3/32" = 1'	DRAWN BY: JV

1619 SISTRUNK BLVD

LIGHTING FIXTURE SCHEDULE

TYPE	WEB LINK	DECRIPTION	APPLICATION	MFR	CATLOG NUMBER	VOLTS	LUMENS	LAMPS	WATTS	FINISH	MOUNTING	DIMMING	NOTES
SITE & GARAGE													
SW		ADJUSTABLE SLIM WALL PACK	OUTDOOR WALL PACK	LUMARK AP	ASWPLED2S	120-277	SELECTABLE LUMENS 5000/10000	SELECTABLE CCT (3000K, 4000K, 5000K)	40 UP TO 75		WALL	0-10V	NOTE 1
G		CANOPY LED LUMINAIRE	PARKING GARAGE / CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17600	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2
GE		CANOPY LED LUMINAIRE ON GENERATOR	PARKING GARAGE / CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17601	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2
G1		CANOPY LED LUMINAIRE	PARKING GARAGE / CANOPY LIGHT - DAY TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 13600/ 17602	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120		SURFACE	0-10V	NOTE 2
FIXTURE SCHEDULE NOTES													
NOTE 1: CALCS MADE USING 75W / 10000 LUMENS / 4000K IES FILE													
NOTE 2: CALCS MADE USING 120W / 17600 LUMENS / 4000K IES FILE													
CONTACT LIGHTING DYNAMICS [QUOTATIONS@LIGHTINGDYNAMICS.COM OR (954) 763-1503] FOR PROJECT QUOTATIONS.													
CONTACT GUSTAVO D MACIAS, LC, LEED AP BD+C [GMACIAS@LIGHTINGDYNAMICS.COM OR [305-345-7571] WITH FIXTURE QUESTIONS.													

Photometrics Calculation Software Generated Luminaire Schedule
Scene: EM MODE

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
+	4	G	Single	17627	17627	0.900	118.7	118.7
+	10	G1	Single	17627	17627	0.900	118.7	118.7
+	5	GE	Single	17627	17627	0.900	118.7	118.7

Calculation Summary
Scene: EM MODE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE	Illuminance	Fc	4.33	10.6	0.5	8.66	21.20
GARAGE ENTRY	Illuminance	Fc	6.23	7.5	4.9	1.27	1.53

LIGHT OUTPUT SUMMARY
Scene: EM MODE

Label	Switched	Output	# Lums
G	Off	1.00	4
G1	Off	1.00	10
GE	On	1.00	5

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

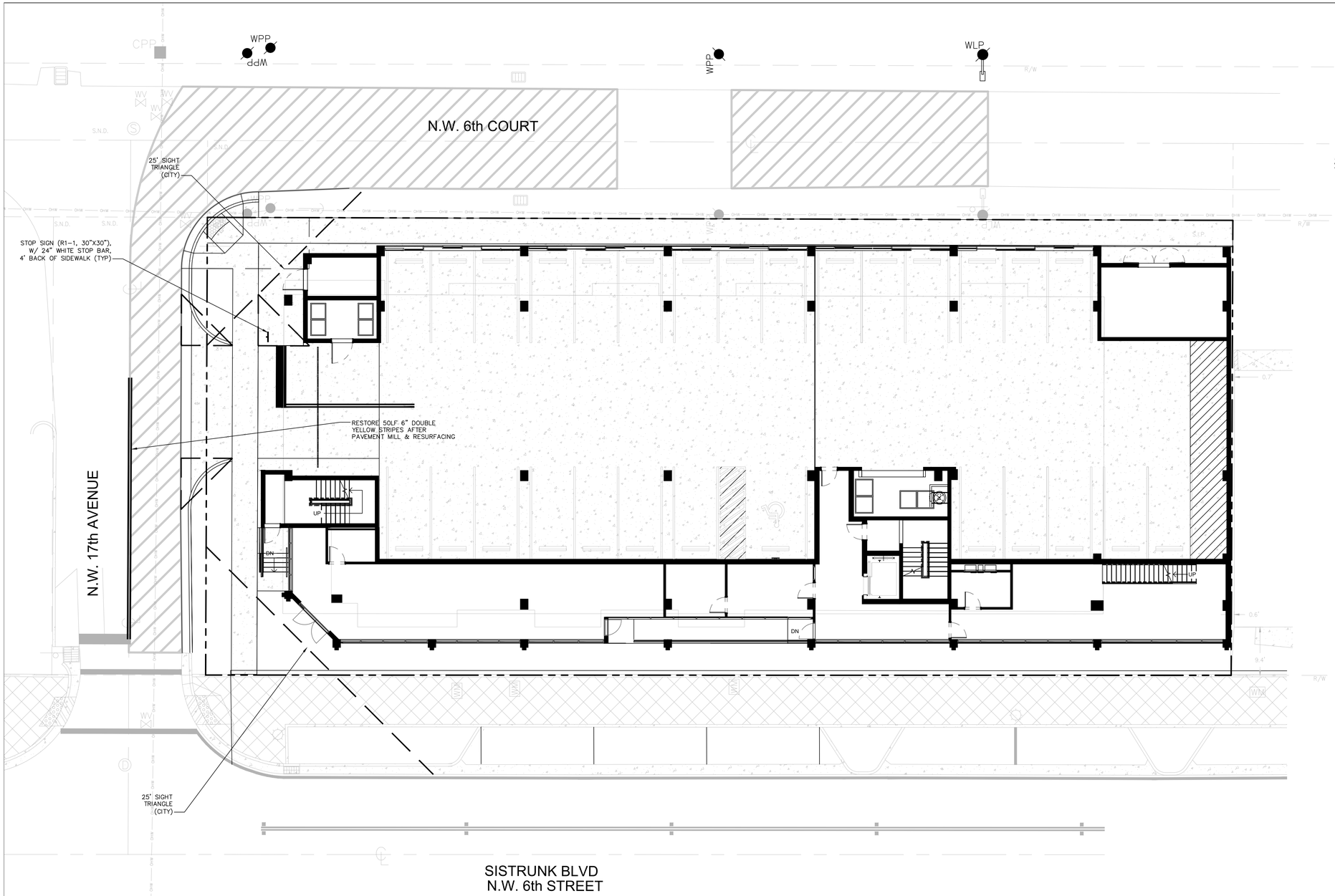
No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	12/20/23

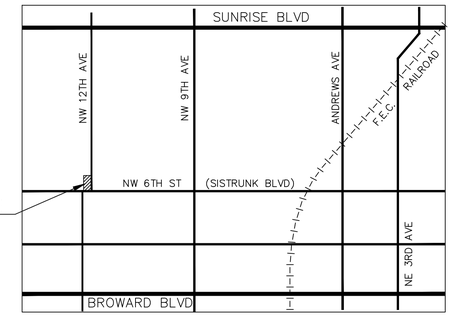
LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address
1619 SISTRUNK BLVD
GARAGE LIGHTING STUDY
EM MODE
Fort Lauderdale, FL

FILE P:\PROJECTS\2023\DEC
CLIENT FLYNN ENGINEERING

Project 1619 SISTRUNK BLVD
Date 12/20/2023
Scale 3/32" = 1'
Sheet L1G-E
DRAWN BY JV





LOCATION MAP
NTS

NORTH

LEGEND:

- PROPOSED ELEVATION (NAVD)
- 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
- WATER MAIN
- 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

SIGNAGE AND MARKING NOTES:

1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND B.C.T.E.D. STANDARDS (CURRENT EDITION).

2. ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).

3. REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.

4. ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPING WHICH SHALL BE REGULAR PAINT.

THE FOLLOWING ITEMS ARE NOT REVIEWED OR ACCEPTED BY BROWARD COUNTY:

1. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT'S DESIGN OR OPERATION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

2. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT REVIEW AND APPROVE, OR INSPECT AND ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.

3. THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJECT AND FOR THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.

4. ALL TRAFFIC CONTOL DEVICES THAT ARE MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DESIGN STANDARDS.

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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
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PHONE (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title
PAVEMENT MARKING & SIGNAGE PLAN

Job Title
THE LARAMORE
NW 6th STREET
FORT LAUDERDALE, FLORIDA

NORTH

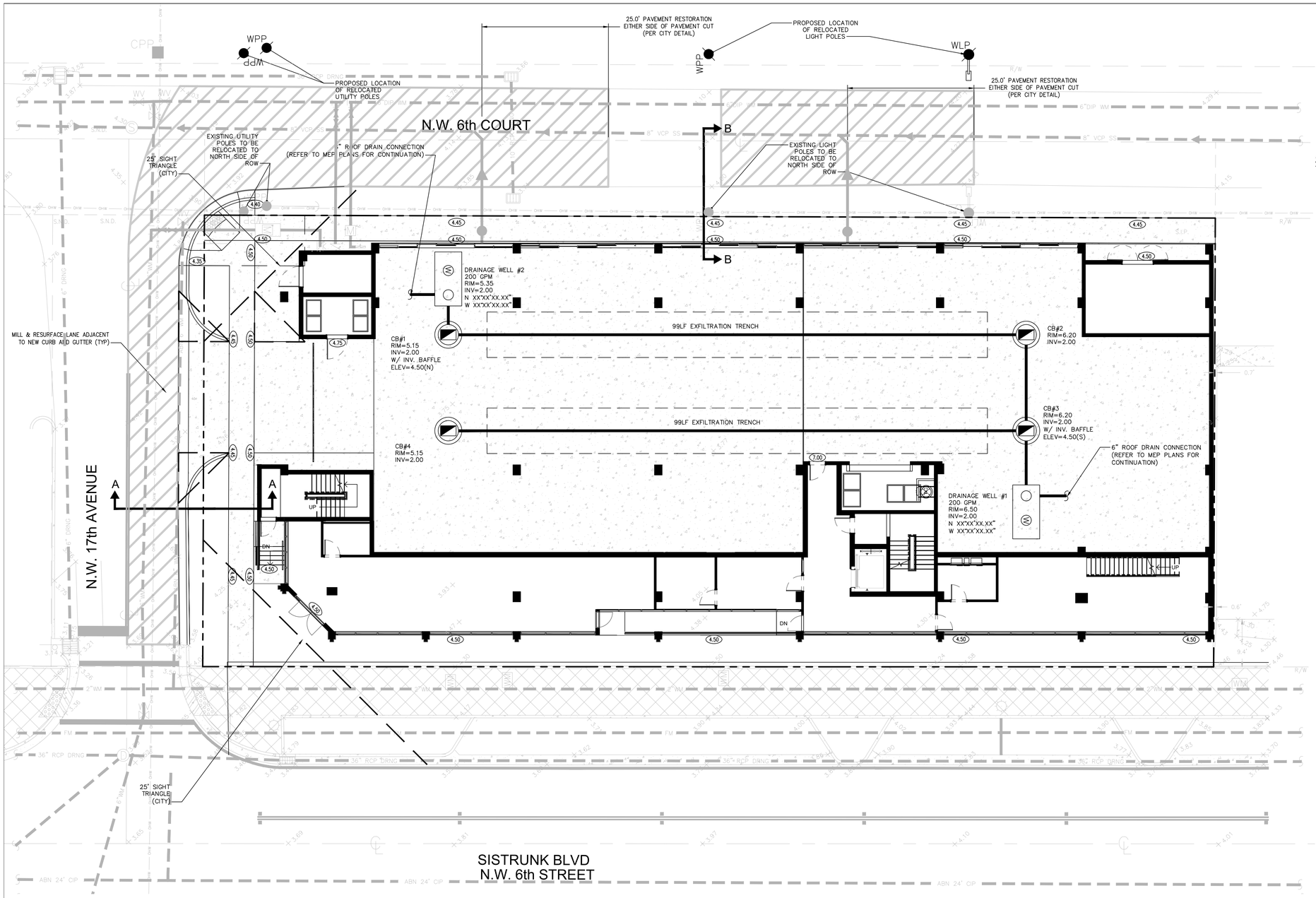
Revisions

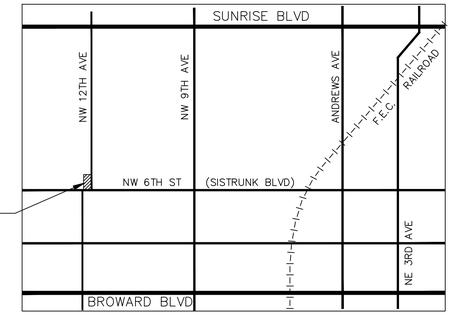
1		
2		
3		
4		
5		
6		
7		
8		

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=10'	Date 01/26/24
Job No. 23-1770.00	Plot Date 01/26/24
Drawn by SROD	Sheet No. C1
Proj. Mgr. SHG	
Appr. by SHG	- of -





LOCATION MAP
NTS

NORTH

LEGEND:

- PROPOSED ELEVATION (NAVD)
- 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
- WATER MAIN
- 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 " AH " ELEV (6.0) NAVD
ON FIRM MAP #12011C0368 H, DATED AUGUST 18, 2014

PRELIM: FLOOD ZONE " AE " ELEV (6.0) NAVD
ON FIRM MAP #12011C0368 J, DATED DECEMBER 31, 2019

BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTOUR= ELEV. (7.0) NAVD

DESIGN FLOOD ELEVATION= ELEV. (7.00) NAVD

AVERAGE WET SEASON WATER LEVEL= ELEV. (2.0) 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 SCHWEBKE–SHISKIN & ASSOCIATES, INC. DATED JANUARY 13, 2021.

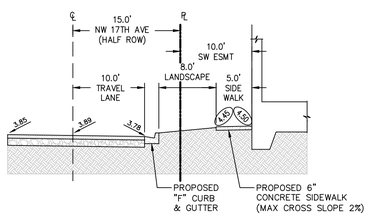
16. ELEVATIONS SHOWN ARE NAVD88.

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

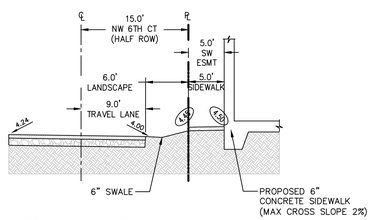
**18.DRAINAGE WELLS TO BE DRILLED IN THE ORDER THAT THEY ARE NUMBERED ON PLANS UNTIL TOTAL CAPACITY OF 200 GPM IS MET. WELL CAPACITY TO BE CONFIRMED WITH ENGINEER AFTER DRILLING EACH DRAINAGE WELL. CONTRACTOR RESPONSIBLE FOR ALLOWING ACCESS AND CLEARANCE FOR DRILLING OF ALL DRAINAGE WELLS UNTIL CAPACITY IS MET.

19. ASPHALT PAVEMENT RESTORATION ON CITY RIGHT–OF–WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.

DRAINAGE LAMPING TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR AND ENGINEER OF RECORD.



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

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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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PHONE (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title
CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN

Job Title
THE LARAMORE
NW 6th STREET
FORT LAUDERDALE, FLORIDA

NORTH

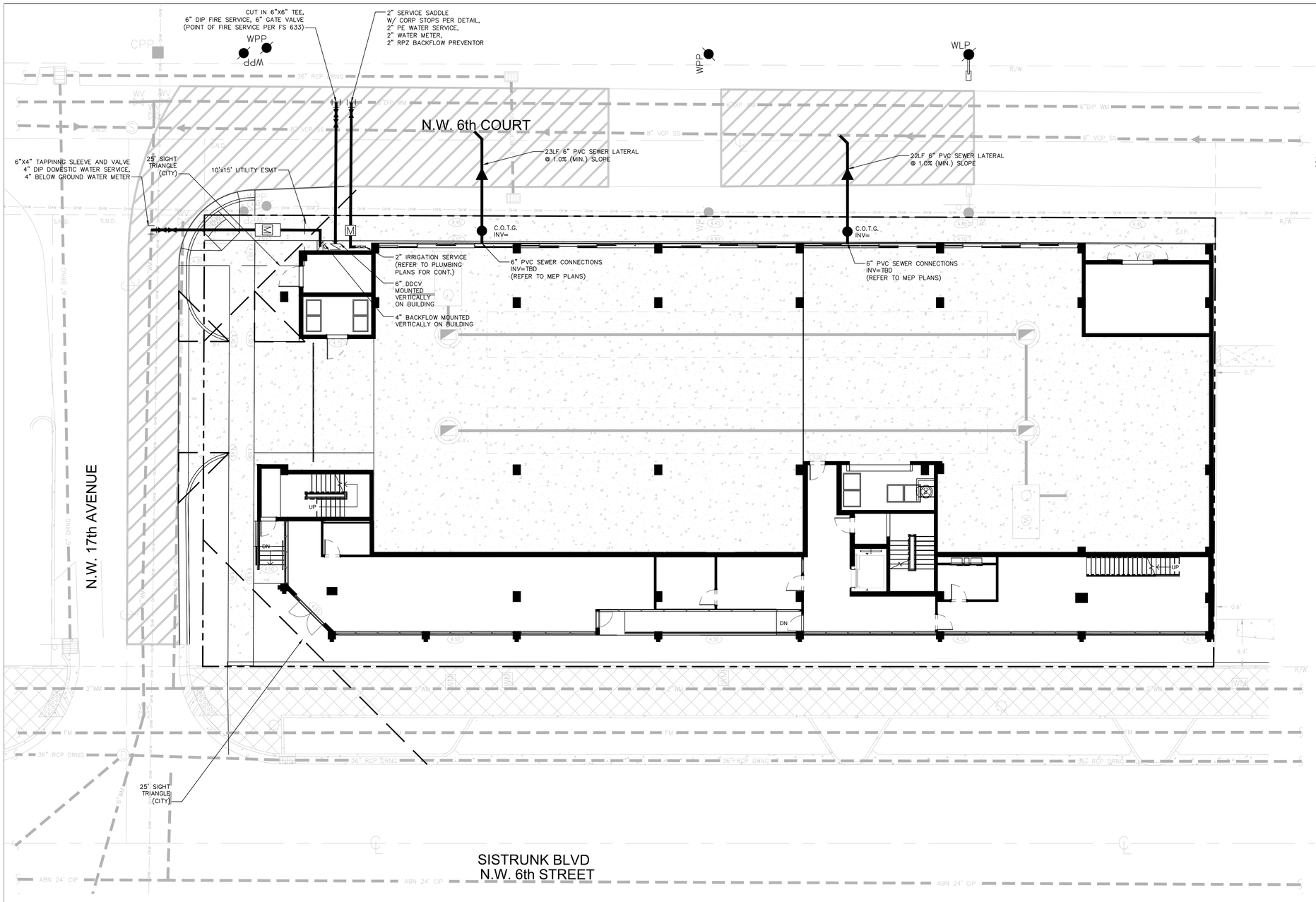
Revisions

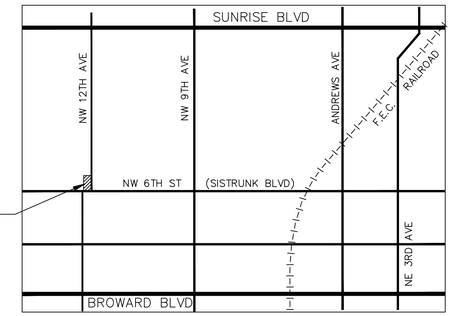
1		
2		
3		
4		
5		
6		
7		
8		
9		

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=10'	Date 01/26/24
Job No. 23-1770.00	Plot Date 01/26/24
Drawn by SROD	Sheet No. C2
Proj. Mgr. SHG	
Appr. by SHG	– of –





LOCATION MAP
NTS

NORTH

LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
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- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- 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, MAININES, 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. 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).

5. 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.

6. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE FDEP, CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES STANDARDS.

7. 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR WM-WM CROSSING AND WM-FM CROSSING. CONTRACTOR SHALL CALL 811 AND LOCATE UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WHERE ABLE. IF THE WATER MAIN MUST CROSS BELOW THE SEWER, A MINIMUM OF 12' SEPARATION SHALL BE PROVIDED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN SEWER AND WATER MAIN.

8. 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.

9. 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.

10. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.

11. 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.

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

13. 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.

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

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

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

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

18. ALL WATER AND SEWER WORK IN THE PUBLIC RIGHT-OF-WAY, PRIVATE THOROUGHFARES OR UTILITY EASEMENT MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR CERTIFIED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR IN BROWARD COUNTY.

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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VERTICAL DATUM CONVERSION

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

N.G.V.D. 29

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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Sheet Title
CONCEPTUAL WATER & SEWER PLAN

Job Title
THE LARAMORE
NW 6th STREET
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

1		
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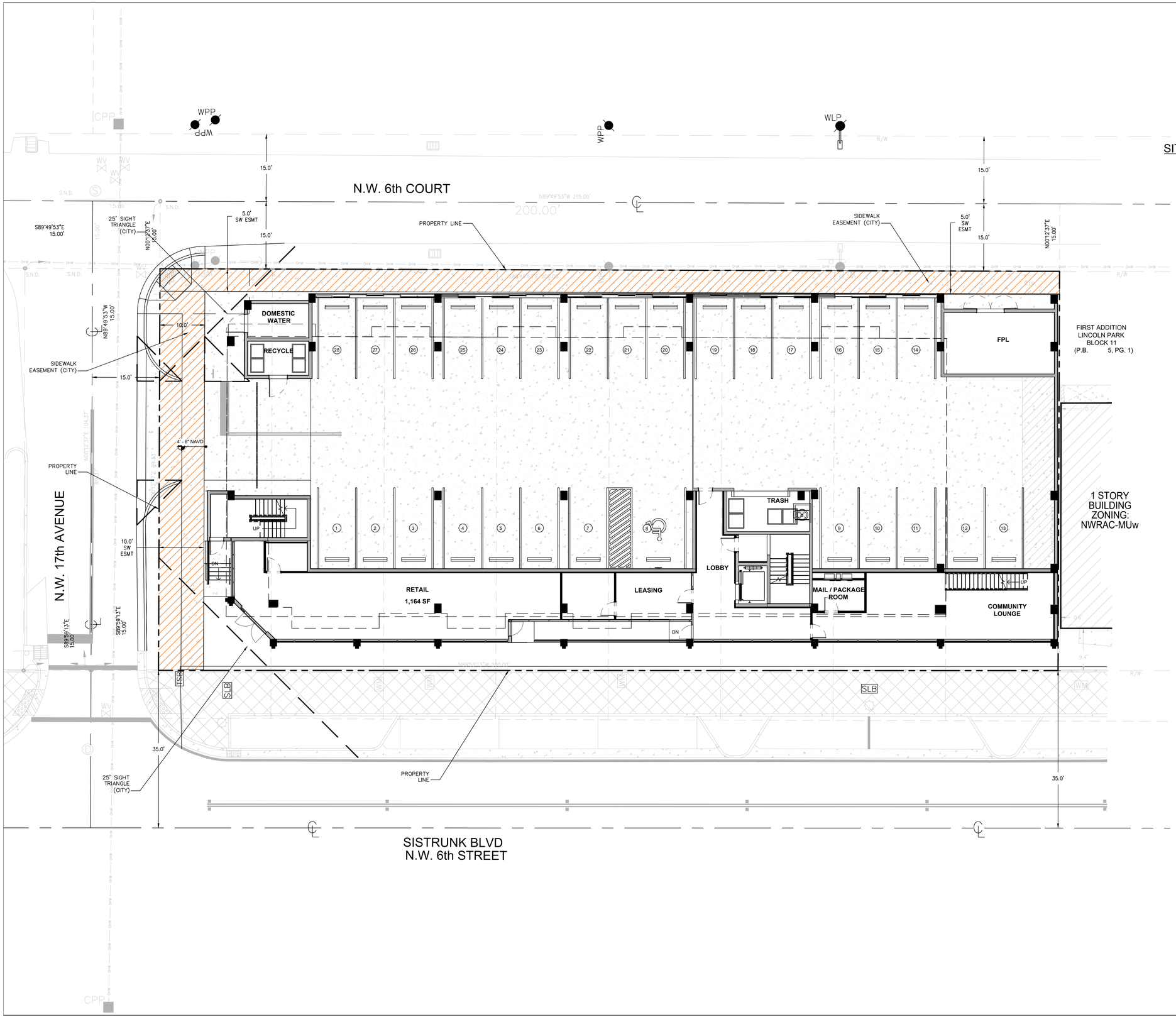
Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=10'	Date 01/26/24
Job No. 23-1770.00	Plot Date 01/26/24
Drawn by SROD	Sheet No. C3
Proj. Mgr. SHG	
Appr. by SHG	- of -



LOCATION MAP
NTS

LEGEND:

SIDEWALK EASEMENT (CITY)

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EB# 6578

Sheet Title
SIDEWALK EASEMENT EXHIBIT

Job Title
THE LARAMORE
NW 6th STREET
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

1		
2		
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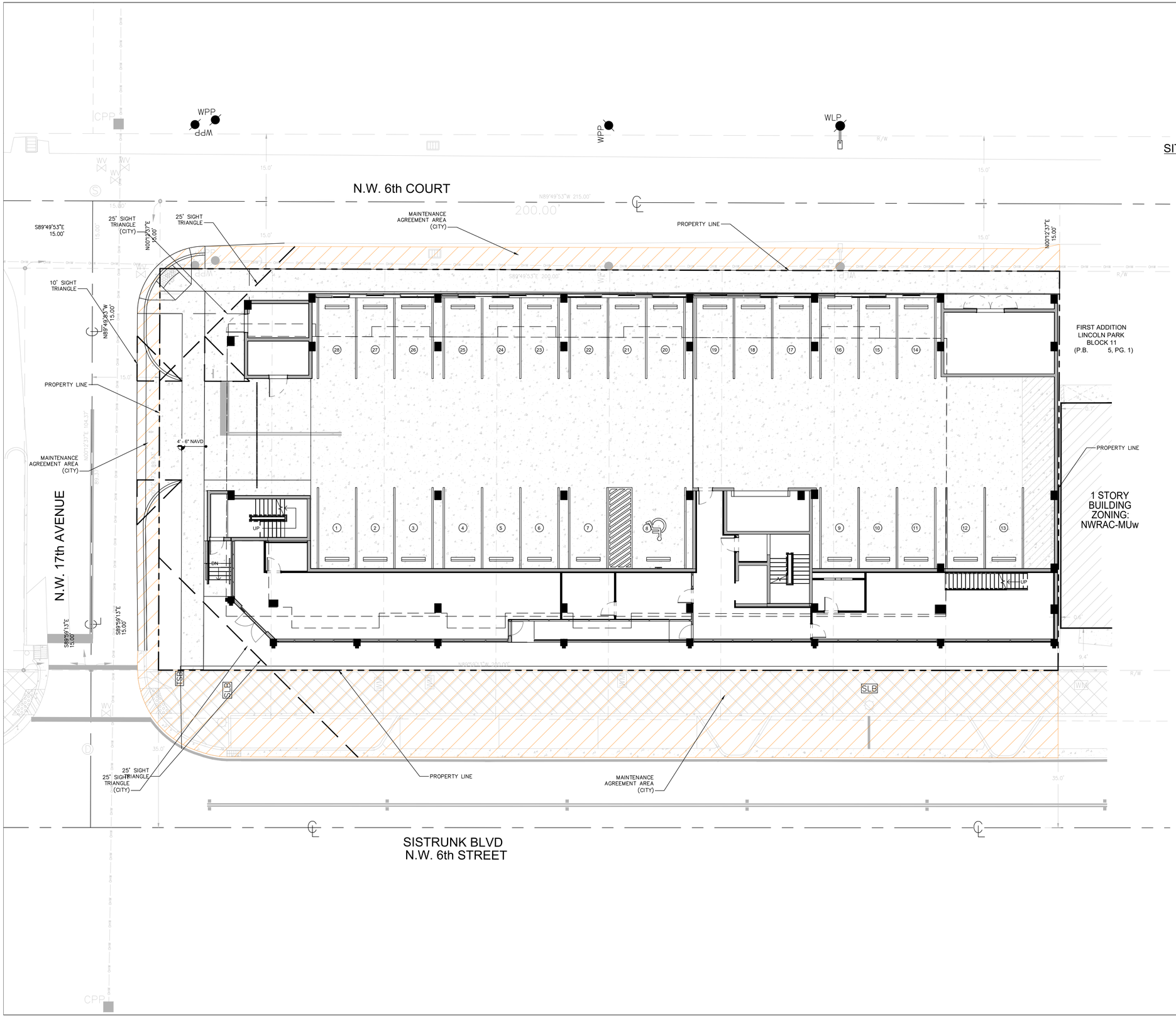
Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=10'	Date 01/26/24
Job No. 23-1770.00	Plot Date 01/26/24
Drawn by JMG	Sheet No. X2
Proj. Mgr. SROD	
Appr. by JMF	of 1



LOCATION MAP
NTS

LEGEND:

MAINTENANCE AGREEMENT AREA (CITY)

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

Sheet Title
MAINTENANCE AGREEMENT EXHIBIT

Job Title
THE LARAMORE
NW 6th STREET
FORT LAUDERDALE, FLORIDA

NORTH

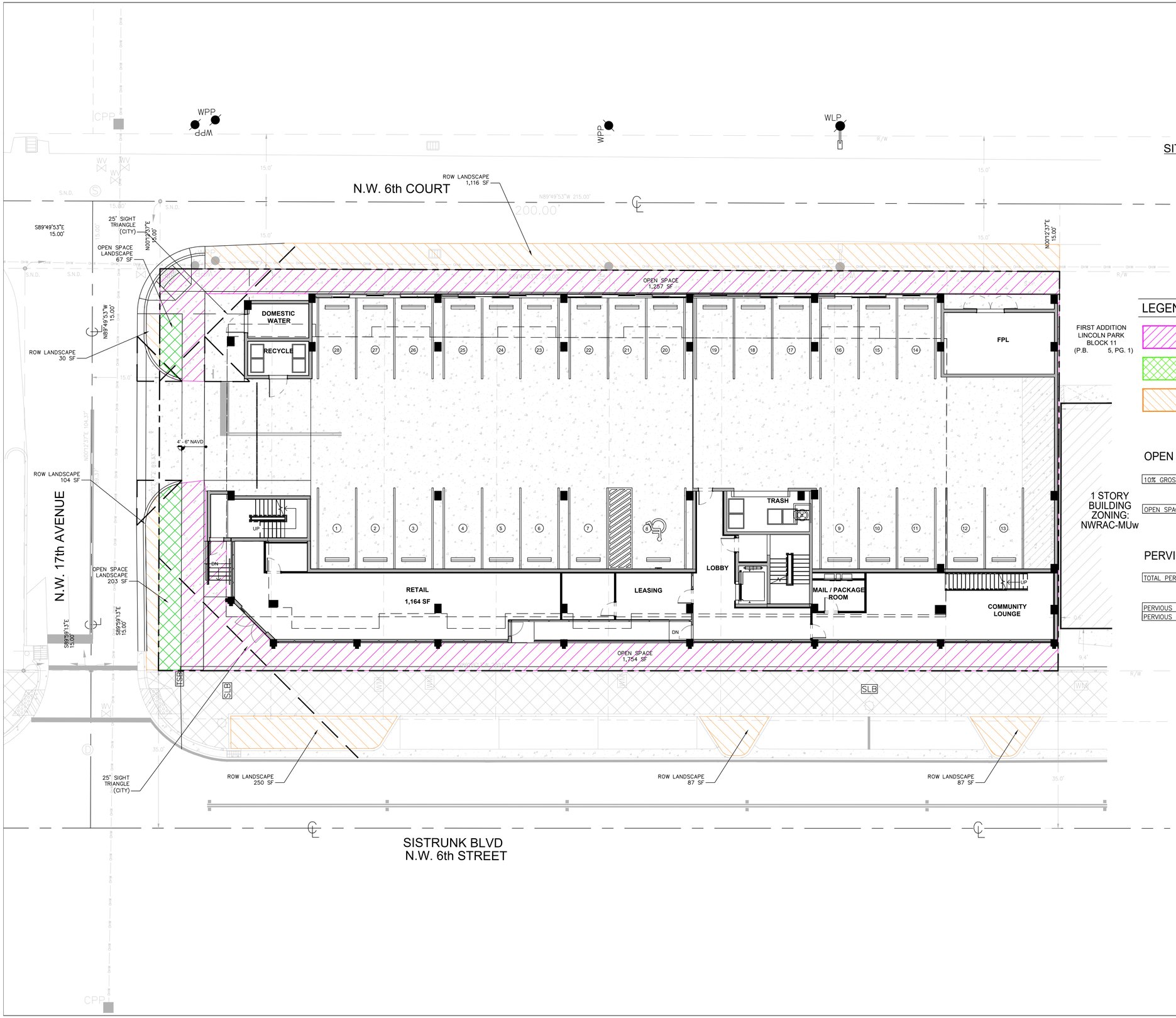
Revisions

1		
2		
3		
4		
5		
6		
7		
8		

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=10'	Date 01/26/24
Job No. 23-1770.00	Plot Date 01/26/24
Drawn by JMG	Sheet No. X3
Proj. Mgr. SROD	
Appr. by JMF	1 of 1



LEGEND:

- OPEN SPACE AREA
- OPEN SPACE (PERVIOUS)
- OPEN SPACE (PERVIOUS IN RIGHT-OF-WAY)

OPEN SPACE - PROVIDED & REQUIRED

	REQUIRED:	PROVIDED:
10% GROSS LOT AREA (29,911 SF)	2,991 SF	3,011 SF
		+20 SF SURPLUS
OPEN SPACE (AT GRADE) 40% REQ.	1,196 SF	3,011 SF

PERVIOUS LANDSCAPE AREA - PROVIDED & REQUIRED

	REQUIRED:	PROVIDED:
TOTAL PERVIOUS LANDSCAPE AREA IN OPEN SPACE (25% OF 1,196 SF)	299 SF	1,505 SF
		+1,206 SF SURPLUS
PERVIOUS LANDSCAPE AREA AT-GRADE		270 SF
PERVIOUS LANDSCAPE AREA (ROW) 75% OF 1,673		1,255 SF

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

Sheet Title: OPEN SPACE EXHIBIT

Job Title: THE LARAMORE
NW 6th STREET
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

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Phase: DRC DOCUMENTS

SEAL

Scale: 1"=10'	Date 01/26/24
Job No. 23-1770.00	Plot Date 01/26/24
Drawn by JMG	Sheet No. X4
Proj. Mgr. SROD	
Appr. by JMF	1 of 1

LOCHRIE & CHAKAS P.A.

699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
DIRECT DIAL: 954.617.8919
EMAIL: ASCHEIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

Owner: **Fort Lauderdale Community Redevelopment Agency**
Address: **1620 NW 6th Court (the "Property")**
Project: **The Laramore**

General Narrative

The Project is a mixed-use, multifamily and commercial development located on the Property. The Project consists of 36 multifamily residential units and 1,164 square feet of commercial uses in a 5-story, 65' tall building. All 36 multifamily residential units in the Project will be restricted to affordable rents.

The Project provides active uses fronting Sistrunk Boulevard and the intersection of Sistrunk Boulevard and NW 17th Avenue. The Project incorporates the existing improved streetscape along Sistrunk Boulevard and will extend the streetscape improvements to NW 17th Avenue and NW 6th Court, providing additional sidewalks to the area.

The Project was designed to reflect it's location, providing high-quality storefront materials and active uses facing Sistrunk Boulevard and a triple-height ground floor appearance. Although no stepbacks are required as the podium is permitted to be up to 65' in height, the Project includes stepbacks along all sides above the second floor. These stepbacks mitigate the mass of the building on all sides.

The single-floor parking garage will be screened with active uses fronting Sistrunk Boulevard and will be architecturally screened facing north and east. Entrance to the parking garage is provided along NW 17th Avenue.

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FORT LAUDERDALE, FLORIDA 33305
DIRECT DIAL: 954.617.8919
EMAIL: ASCHEIN@LOCHRIELAW.COM
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Owner: **Fort Lauderdale Community Redevelopment Agency**
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ADEQUACY REQUIREMENTS NARRATIVE

Sec. 47-25.2. Adequacy requirements.

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

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

Response: The Project is not expected to interfere with the City's communications network.

C. ***Drainage facilities.*** Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 ½) inches of runoff from the impervious surface whichever is greater.

Response: Application will be made to Broward County and the applicant will satisfy all current criteria for surface water requirements and obtain all local and state licenses.

D. ***Environmentally sensitive lands.***

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:
   a. Broward County Ordinance No. 89-6.
   b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
   c. Broward County Ordinance No. 84-60.

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

Response: There are no environmentally sensitive lands on this site.

E. ***Fire Protection.*** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities

shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: Applicant requested a water/wastewater capacity letter and will provide the letter to the City upon receipt.

F. ***Parks and open space.***

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response: Applicant will pay all required park impact fees prior to the issuance of a building permit.

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

Response: The project will take into account all the recommended CPTED principles and incorporate the appropriate improvements into the design.

H. ***Potable water.***

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. *Potable water facilities*
    a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
    b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

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

Response: Applicant requested a water/wastewater capacity letter and will provide the letter to the City upon receipt.

I. ***Sanitary sewer.***

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: Applicant requested a water/wastewater capacity letter and will provide the letter to the City upon receipt.

J. ***Schools.*** For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: Applicant will request a School Capacity Availability Determination ("SCAD") and will provide the SCAD to the City upon receipt.

K. ***Solid waste.***

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities*. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Owner will contract with a private waste hauler.

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

Response: The project will be designed with on-site storm water retention. Application will be made to Broward County and the applicant will be required to satisfy all current criteria for surface water requirements and obtain all local and state licenses.

M. ***Transportation facilities.***

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network*. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. *Local streets*. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. *Traffic impact studies*.
    a. When the proposed development may generate over one thousand (1,000) daily trips; or
    b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a

registered Florida engineer experienced in traffic ways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
iv. A further detailed analysis and any other information that the review committee considers relevant.
v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: A traffic impact statement is included in this submission.

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

Response: If any additional right-of-way is required, the Applicant will dedicate the same by easement.

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

Response: Applicant is providing sidewalks along all street frontages.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen

planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: The Project includes street trees along all street frontages.

N. *Wastewater.*

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

Response: Applicant requested a water/wastewater capacity letter and will provide the letter to the City upon receipt.

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

Response: Acknowledged.

P. ***Historic and archaeological resources.***

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

Response: N/A, the Property has not been identified as having archaeological or historical significance.

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

Response: N/A. This project is west of the Intracoastal Waterway.

LOCHRIE & CHAKAS P.A.

699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33305
DIRECT DIAL: 954.617.8919
EMAIL: ASCHEIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

Owner: **Fort Lauderdale Community Redevelopment Agency**
Address: **1620 NW 6th Court**
Project: **The Laramore**

Narrative Addressing Northwest Regional Activity Center Design Standards

1. S-1: A fine grained street grid is maintained, and right-of-ways are vacated only for strategic public planning purposes.

   RESPONSE: The Project does not include street closings or right-of-way vacations.

2. S-2: Developments above right-of-ways (air rights) does not occur.

   RESPONSE: The Project does not include any development above right-of-ways.

3. S-3: Streets have reduced lane widths.

   RESPONSE: The lane widths are reduced to 10' along NW 17th Avenue and NW 6th Court. The lane widths along Sistrunk Boulevard will remain unchanged.

4. S-4: Traffic calming is utilized rather than barricading streets.

   RESPONSE: No barricading is proposed, and the Project includes on-street parallel parking spaces to promote traffic calming.

5. S-5: On-street parking is maximized on all streets.

   RESPONSE: The Project will make use of the existing on-street parallel parking on Sistrunk Boulevard in front of the Property. The entrance to the building is provided along NW 17th Avenue, which precludes the incorporation of parallel parking. In an effort to limit vehicular traffic along NW 6th Court, which is a unique street in the NWRAC, parallel parking is not provided along NW 6th Court.

6. S-6: Adequate bike lanes are provided where appropriate, subject to a panned bicycle network.

   RESPONSE: The Project is not located in an area of a known planned bicycle network.

7. S-7: Curb radii are reduced at street intersections to a preferred maximum of 15 feet, or a preferred maximum of 20 feet at major arterial roadways.

RESPONSE: The existing curb radius at the Sistrunk Bouvard intersection will remain. The northwest curb radius will be 15'.

8. S-8: County "Corner Chord" requirements are eliminated to the greatest extent possible.

RESPONSE: The Project is not designed to meet the County's corner chord requirements, however due to recent determinations by the City's Engineering Department, the 25' required sight triangle as measured from the ultimate right-of-way line necessitates a similar design to the County's corner chord requirements.

9. S-9: All utility lines are buried in locations allowing for tree planting and proper growth.

RESPONSE: N/A. There are no overhead wires on the Property.

10. S-10: Shade trees are maximized on all rights-of-way, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections.

RESPONSE: The current shade trees will be retained along Sistrunk Boulevard, situated between the sidewalk and the street. Dahoon Holly trees will be planted along NW 6th Court, positioned between the street and the sidewalk. Silver Buttonwoods and Orange Geigers will line NW 6th Court, providing a significant amount of shade and a visual separation from the multifamily development to the north. At the intersection of NW 17th Avenue and NW 6th Court, four (4) Florida Thatch Palms, accompanied by shrubs and ground covers, will be strategically placed to complement the existing shade trees and serve as a visual marker for the intersection.

11. S-11: Landscaping plays a supporting role rather than dominant role in the overall street design.

RESPONSE: Landscaping plays a supporting role in the Project. Trees are implemented in between the sidewalk and the street. Shrubs complement these trees, and the Palms serve as visual markers for the intersection of NW 17th Avenue and NW 6th Court.

12. S-12: Numerous and wide curb cuts are avoided to the greatest extent possible.

RESPONSE: The Project includes one (1) curb cut along NW 17th Avenue.

13. S-13: Drive-thrus are avoided in most cases.

RESPONSE: N/A, no drive-thrus are proposed.

14. B-1: Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.

RESPONSE: The Project does not include surface parking (other than parallel parking).

15. B-2: Structured parking design is well integrated into the overall building design.

RESPONSE: Structured parking is integrated into the overall building design and will be architecturally screened from all rights-of-way.

16. B-3: To create an interesting, active street environment, main pedestrian entrances are oriented toward the street.

RESPONSE: The primary pedestrian entrances are oriented toward the street, with the Project's lobby and retail space situated along Sistrunk Boulevard and the commercial entrance at the southwest intersection.

17. B-4: Site open space, as required is aggregated as usable pedestrian-oriented public space instead of a leftover 'green' perimeter. Courtyards and Plazas that are part of the development site are lined with active uses.

RESPONSE: The narrow depth of the Property precludes the incorporation of expansive open space areas, however the Project still integrates smaller pedestrian-oriented space areas along Sistrunk Boulevard and NW 6th Court.

18. B-5: Buildings meet the front and corner build-to-lines to maintain a consistent street wall.

RESPONSE: The building is set back 4.9' from the property line along Sistrunk Boulevard and is set back 5' from the northern property line. The setback from the western property line is 10.3'; this frontage is unique, as there is no streetwall to the north or south. The 10.3' setback allows for the Project to incorporate an 8' planting area between the sidewalk and the street.

19: B-6: Buildings meet the side yard setback to maintain a consistent street wall.

RESPONSE: See response to B-5 above.

20. B-7: Building street walls meet minimum and maximum shoulder heights.

RESPONSE: The maximum shoulder height in this zoning district is 65', which is the overall height of the Project. Although a stepback isn't required, a stepback is provided above the second floor in order to mitigate the overall massing of the building.

21. B-8: Buildings exceeding a maximum street wall length of 150 ft. provide variation in the physical design and articulation of the street wall.

RESPONSE: The streetwall length is 189.5', however the ground floor is recessed approximately 80' – 1" from the eastern property line to provide a visual break in the massing. Architectural columns project from the building façade to accentuate the visual breakup.

22. B-9: Buildings do not exceed maximum height dimensions.

RESPONSE: The Project is 65' in height measured from grade.

23. B-10: Towers do not exceed minimum stepback dimensions and maximum floorplate area.

RESPONSE: The maximum shoulder height in this zoning district is 65', which is the overall height of the Project.

24. B-11: Where buildings abut existing residential development a transition zone shall be established.

RESPONSE: N/A

25. B-12: Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street".

RESPONSE: The upper floors of the building are centered on the "podium", however all active uses front Sistrunk Boulevard, which is a primary street.

26. B-13: Towers contribute to the overall skyline composition.

RESPONSE: While the Project is not situated in an area with a typical "skyline", as understood in its normal sense, it will contribute to the overall composition of the corridor. The roof is designed with various parapet heights and other vertical projections.

27. B-14: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style.

RESPONSE: The building design adopts a modern aesthetic, incorporating balconies, expansive ground-floor windows to facilitate natural light. The use of varying colors, which vary horizontally at the podium and vertically at the tower, provide a visual distinction between the two building elements and create a playful design that makes the building look smaller than it is.

28. B-15: Buildings are of high quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship.

RESPONSE: The Project will utilize traditional, time-tested building materials resilient to the Florida environment. Impact-resistant windows, prominent along the retail and lobby frontage, are complemented by the vertical paneling on the upper floor of the parking garage.

29. B-16: Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.

RESPONSE: See responses above.

30. B-17: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level.

RESPONSE: See responses above.

31. B-18: The first floor of nonresidential buildings are flush with the adjacent sidewalk, and have a minimum height of fifteen (15) feet, and a high percentage of clear gazing (Primary Streets: minimum 60% , Secondary Streets: minimum 50%).

RESPONSE: The Project was designed to provide the appearance of a triple-height ground floor facing Sistrunk Boulevard, and glazing is provided along the entirety of the ground floor.

32. B-19: Buildings with historic value are preserved for Adaptive Reuse.

RESPONSE: N/A. There are no historic buildings on the Property.

33. B-20: Environmental Architectural Design that responds to the unique nature of the South Florida environment.

RESPONSE: The Project is designed with materials and construction methods that can withstand the subtropical climate of South Florida. Balconies facing north and south shield residents from typical winds from the east. The design also emphasizes abundant natural light characteristics with large windows on the ground floor and numerous windows within the individual units.

34. B-21: Pedestrian shading devices, of various types, are provided along the façade of buildings.

RESPONSE: Shade trees along NW 6th Court and Sistrunk Boulevard serve as the primary shading elements for the Project's ground floor. Recessions in the building and the overhang at the southwest corner section will provide additional shade.

35. B-22: Active and ‘extroverted’ ground floors with retail are located in strategic locations.

RESPONSE: The Project includes 1,164 SF of retail space along Sistrunk Boulevard. The retail space wraps around the southwest intersection, providing the main entrance at the corner.

36. B-23: In residential buildings, ground floor units have individual entrances.

RESPONSE: N/A. There are no ground floor units.

37. B-24: Balconies and bay windows animate residential building façades.

RESPONSE: The Project includes balconies.

38. B-25: The “fifth façade” of a building is treated as part of the total design.

RESPONSE: Due to the narrow depth of the lot, the roof is occupied solely by mechanical equipment.

39. B-26: Lighting is utilized to enhance safety without contributing to excessive light pollution or glare.

RESPONSE: The Project is not expected to produce significant light pollution and includes street lights for safety purposes.

40. B-27: Noise pollution as a result of building design is mitigated.

RESPONSE: The Project is not expected to produce significant noise pollution, and all mechanical equipment will be adequately screened.

699 N. Federal Highway, Suite 400
Fort Lauderdale, Florida 33305
Direct Dial: 954.617.8919
Email: aschein@lochrielaw.com
Main Phone: 954.779.1119
Fax: 954.779.1117

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Project: **The Laramore**

Additional Height Criteria Narrative – ULDR Sections 47-23.16, 47-13.52.B.2 and 47-13.52.B.3

1. Adherence to Section 47-23.16 – Affordable Housing Regulations

ULDR Section 47-23.16

Developments within [the NWRAC-MUw] zoning district may exceed the maximum height limitations as provided in Sec. 47-13.31 – "Table of Dimensional Requirements for the NWRAC-MUe and NWRAC-MUw Districts" through the application of Affordable Hoiusing Height Bonus as provided int his subsection.

a. *An Affordable Housing Height Bonus may be applied to a development subject to the following restrictions:*
   i. *A minimum of 10% of dwelling units in a development to which the affordable housing height bonus is applied shall be restricted by deed to be sold or rented as affordable housing units and shall be further restricted as follows:*
      1. *A minimum of 5% of dwelling units shall be restricted for rental or to be sold to a person or household with an annual gross income less than or equal to 80% of the MFI; and*
      2. *A minimum of 5% of dwelling units shall be restricted for rental or to be sold to a person or household with an annual gross income less than or equal to 100% of the MFI; and*
      3. *Minimum floor area of 400 square feet per restricted residential dwelling unit.*

RESPONSE: 100% of the units in the Project will be restricted to affordable housing pursuant to the above. The minimum unit size is 741 SF.

2. Additional Height Criteria
In addition to the performance standards herein, the following additional criteria shall apply:

a. Land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties;

RESPONSE: The Project, located in the NWRAC-MUw zoning district, is a mixed-use multifamily residential development. The Project harmonizes with neighboring uses in the NWRAC-MUw and the residential uses in the RML-25 zoning district to the north, providing a sensible transition from the high-intensity Sistrunk Boulevard corridor to the single-family uses north of NW 6th Place.

The Project mirrors existing commercial activity along the Sistrunk corridor while introducing residential units, providing a true mixed-use development that furthers the goals of the NWRAC.

b. Where a proposed use is of larger scale and mass than existing adjacent uses the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures; effective transition between higher and lower density uses; and,

RESPONSE: The design is thoughtfully integrated into the existing area. The parking garage is architecturally screened on all frontages, with special attention given to the south, west, and north elevations. Due to the narrow depth of the lot, the 2-story garage cannot be screened with residential units. However, the architectural screening on the north elevation gives the appearance of a residential development. The south elevation of the parking garage is lined with active uses, including commercial uses and a leasing office. The commercial use wraps around to the west elevation of the parking garage.

Although a stepback is not required as the podium is permitted to go to the maximum 65', the Project includes stepbacks after the 2nd floor in order to alleviate the impact on the northern properties and provide a better visual transition away from the high-intensity Sistrunk Boulevard.

c. Street and alley vacations shall not be considered unless the applicant demonstrates no decrease to the pedestrian and functional connectivity previously provided and increases options for pedestrian and/or multimodal connectivity;

RESPONSE: N/A. No street or alley vacations are required for the Project.

3. Development that demonstrates substantial, significant and recognizable improvements and long-term beneficial effect to the community and city. Such as:

a. Preservation/adaptive reuse of historically significant structures not otherwise protected;

RESPONSE: N/A. The Property is currently vacant.

b. Superior architectural design, placement and orientation of buildings and attainment of Leadership in Energy and Environmental Design-Neighborhood Development

("LEED-ND") certification for the development or LEED certification of individual buildings and/or other similar state, national, or city-recognized programs;

RESPONSE: LEED certification may be sought in the future, however the Project incorporates energy-efficient glazing and is designed to meet all environmental and sustainability requirements.

c. Provision of public facilities and public usable open space such as plazas, parks, provision for waterfront public access, greenway features, etc. and may include amenities such as playgrounds, special event space, etc. where the quality and programming of the space shall be emphasized over quantity;

RESPONSE: The Project includes significant improvements to the existing public facilities on the Property. Currently, the street frontages on NW 6th Court and NW 17th Avenue are unusable for pedestrians – there are no sidewalks, and there's only one (1) tree at the northwest intersection. The Project includes sidewalks along both of these street frontages, connecting the northern properties to Sistrunk Boulevard via a safe pedestrian path.

The narrow depth of the Property does not allow for a significant amount of plaza space, however the southwest corner of the Property is designed in a way to provide a place of respite for pedestrians through the use of multiple shading devices.

d. Landscaping shall be provided in a manner which maximizes tree canopy, emphasizes native vegetation, improves the aesthetic appearance, and provides opportunities for storm water infiltration, including innovative-design usage such as Low Impact Development ("LID"), which is an ecologically-based stormwater management approach favoring soft engineering to manage rainfall on site through a vegetated treatment network; and

RESPONSE: The Project maximizes the tree canopy along all street frontages. The Project will incorporate the existing street trees within the bulbouts along Sistrunk Boulevard and provides an additional twenty (20) street trees along NW 17th Avenue and NW 6th Court. Palm trees will be positioned at the intersection of NW 17th Avenue and NW 6th Court to serve as a visible marker for the intersection's location.

The wide, continuous planting areas along NW 6th Court and NW 17th Avenue will greatly assist in stormwater management and will also serve as a visual barrier separating the Project from the multifamily uses to the north.

e. Preservation or restoration of environmental or natural resources that would not otherwise be protected, including environmental remediation/brownfield redevelopment.

RESPONSE: N/A.

Memorandum

To: Ryan Grindler
Sistrunk Apartments, LLC
1620 NW 6 Court
Fort Lauderdale, FL 33311

From: J. Suzanne Danielsen, P.E.

Date: January 24, 2024

Re: 1620 NW 6 Court (The Laramore) - Fort Lauderdale, Florida
Traffic Statement

As requested, Danielsen Consulting Engineers, Inc. (DC Engineers, Inc.) has prepared this traffic statement specific to development of 36 multifamily dwelling units and 1,164 square feet of retail space at 1620 NW 6 Court (along the north side of NW 6 Street east of NW 17 Avenue) within municipal limits of the City of Fort Lauderdale. Figure 1 shows the location of the project site.

TRIP GENERATION ANALYSIS

The project site is currently vacant. An empty commercial building occupies the property to the east while all other sides of the property are bordered by a public right-of-way. Vehicular access is proposed along NW 17 Avenue. A current site plan is included as Attachment A.

Trip Generation

A trip generation analysis has been completed for the proposed residential units and commercial space. The analysis was performed using rates and formulae published in the Institute of Transportation Engineer's (ITE) report *Trip Generation* (11th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use categories and corresponding rates for the proposed development are as follows:

Multifamily Housing (Mid-Rise) – ITE Land Use #221

- Weekday: T = 4.77(X) – 46.46
  where T = number of trips and X = dwelling units

- AM Peak Hour: T = 0.44(X) – 11.61 (23% in / 77% out)
- PM Peak Hour: T = 0.39(X) + 0.34 (61% in / 39% out)

Strip Retail Plaza (<40k) – ITE Land Use #822

- Weekday: T = 42.20(X) + 229.68
  where T = number of trips and X = gross leasable area (GLA)

- AM Peak Hour: T = 2.36(X) (60% in / 40% out)
- PM Peak Hour: T = 6.59(X) (50% in / 50%)

The results of this effort are documented in report Table 1 *'Trip Generation Summary Proposed Uses'*. As shown in Table 1, the proposed residential units and retail space are expected to produce 386 vehicle trips per day (vpd) with seven (7) vehicle trips occurring during the AM peak hour (three (3) entering and four (4) exiting) and 20 vehicle trips occurring during the PM peak hour (12 entering and eight (8) exiting).

PARKING ANALYSIS

According to Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale, the dwelling units and commercial space will require 36 parking spaces. The current site plan (reference Attachment A) provides 28 parking spaces and the Applicant is allowed by ULDR **Section 47-20.3.F** to count the six (6) on-street parking spaces immediately adjacent to the project site toward the required parking goal of 36 spaces. The remaining two (2) spaces will be mitigated through available parking spaces located within 700 feet of the project site.

Parking Availability

Figure 2, included within Attachment B, shows the general location of 25 on-street publicly available parking spaces (inclusive of the six (6) on-street spaces adjacent to the project site) located within 700 feet of the project site. More specifically:

- NW 6 Street – NW 19 Avenue to NW 17 Avenue - 11 spaces, and
- NW 6 Street – NW 17 Avenue to NW 15 Terrace – 14 spaces.

A parking reduction is, therefore, requested for The Laramore proposed at 1620 NW 6 Court in accordance with **Section 47-20.3.5(c)** of the City's ULDR's which acknowledges that a parking reduction can be approved if 'there is a public parking facility within seven hundred (700) feet of the parcel which the parking is intended to serve along a safe pedestrian path as defined by Section 47-20.4 which spaces may be used to provide parking for the applicant's property without conflict with the need for public parking'.

Data Collection and Analysis

The 25 on-street publicly available parking spaces identified above were observed Thursday January 11 and Saturday January 13, 2024, with occupancy noted in 30-minute intervals between the hours of 8:00 PM and 8:00 AM as requested by City staff. Parking observations conducted over the two (2)-day period are summarized per zone in report Table 2, included within Attachment B. As shown in Table 2, the peak accumulation on Thursday January 11 occurred between 8:30 PM and 10:00 PM and again at 7:30 AM with five (5) parking spaces occupied and 20 parking spaces unoccupied. Table 2 also shows the peak accumulation noted on Saturday January 13 was observed to occur between 8:00 PM and 9:30 PM with seven (7) spaces occupied and 18 spaces available. With 20 spaces and 18 spaces available on Thursday and Saturday respectively, it is apparent the two (2) spaces needed by The Laramore are readily available.

CONCLUSION

Based upon the foregoing analysis, the proposed project should not require a comprehensive traffic impact study for the following reasons:

- Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale stipulate that when a proposed project generates more than 1,000 net new vehicle trips per day, a comprehensive traffic study is required. The Laramore (1620 NW 6 Court), as proposed, is expected to produce 386 net new vehicle trips per day as shown in Table 1.

- And, if the net new vehicle trips are less than 1,000 vehicle trips per day and more than 20 percent of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a comprehensive traffic study is required. As shown in Table 1, 20 percent of daily trips are not expected to arrive or depart (or both) within one-half hour.

According to Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale, the dwelling units and commercial space will require 36 parking spaces. As 28 parking spaces will be provided on site and the Applicant is allowed by ULDR **Section 47-20.3.F** to count the six (6) on-street parking spaces immediately adjacent to the project site toward the required parking goal of 36 spaces, the remaining two (2) spaces will be accommodated within available public parking spaces located within 700 feet of the project site.

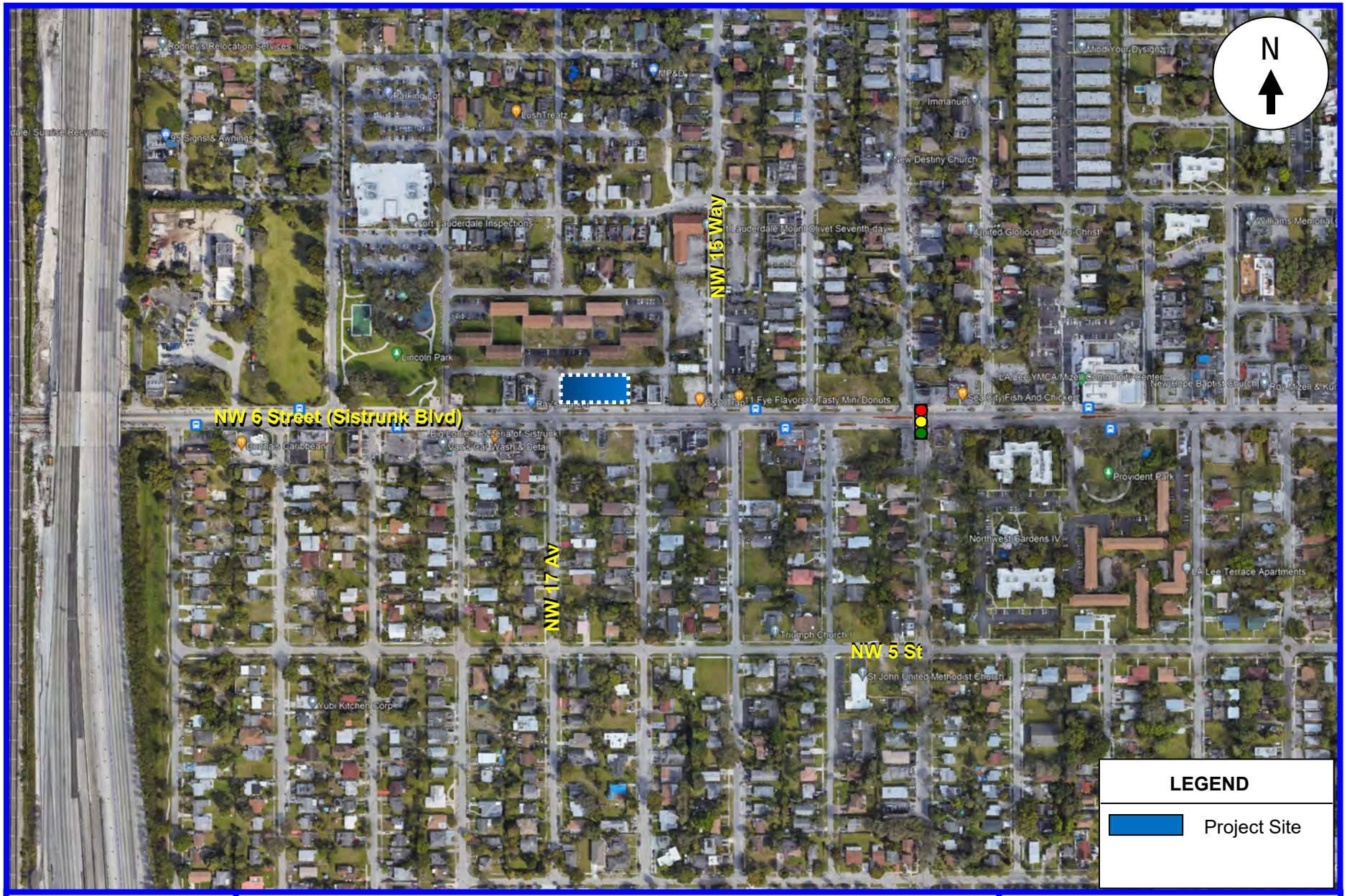
Of course, please do not hesitate to contact me directly with any questions you may have.

Sincerely,

DC ENGINEERS, INC.

J. Suzanne Danielsen, P.E.
Senior Transportation Engineer

J. Suzanne Danielsen, P.E.
Florida Registration Number 42533
Danielsen Consulting Engineers, Inc.
12743 NW 13th Court
Coral Springs, FL 33071
CA # 32022



DC Engineers, Inc.

Project Location Map

FIGURE 1
The Laramore
Fort Lauderdale, Florida

Table 1: Trip Generation Summary Proposed Uses

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips
Multi-Family Housing, Mid-Rise (LUC 221)	36	du	4	1	3	14	9	5	125
Retail (<40k) (LUC 822)	1.164	ksf	3	2	1	8	4	4	279
Subtotal			**7**	**3**	**4**	**22**	**13**	**9**	**404**
Internal (0%, 9%)			**0**	**0**	**0**	**(2)**	**(1)**	**(1)**	**(18)**
Subtotal			**7**	**3**	**4**	**20**	**12**	**8**	**386**
Multi-Modal Reduction (0%)			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total			**7**	**3**	**4**	**20**	**12**	**8**	**386**

Source: ITE Trip Generation Manual (11th Edition)

ATTACHMENT A

REPLAT OF BLOCKS 13 AND 14, LINCOLN PARK 1ST ADD. PARCEL "A" (PB 71, PG. 15)

REPLAT OF BLOCKS 13 AND 14, LINCOLN PARK 1ST ADD. PARCEL "B" (PB 71, PG. 15)

SITE PLAN INFORMATION	
CURRENT USE OF PROPERTY	VACANT LOT
CURRENT LAND USE DESIGNATION	NW–RAC
PROPOSED LAND USE DESIGNATION	NW–RAC
CURRENT ZONING DESIGNATION	NWRAC–MUw
PROPOSED ZONING DESIGNATION	NWRAC–MUw
ADJACENT ZONING DESIGNATION–NORTH	RML–25
ADJACENT ZONING DESIGNATION–SOUTH	NWRAC–MUw
ADJACENT ZONING DESIGNATION–EAST	NWRAC–MUw
ADJACENT ZONING DESIGNATION–WEST	NWRAC–MUw

SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD (SOUTH)– SISTRUNK BLVD	0' TO PL	4.9' TO PL
SIDE YARD (EAST)– ADJ PROPERTY	0' TO PL	0.1' TO PL
SIDE YARD (WEST)– NW 17TH AVE	5' TO PL	10.3' TO PL
REAR YARD (NORTH) – NW 6TH COURT	5' TO PL	5.0' TO PL

LEGAL DESCRIPTION

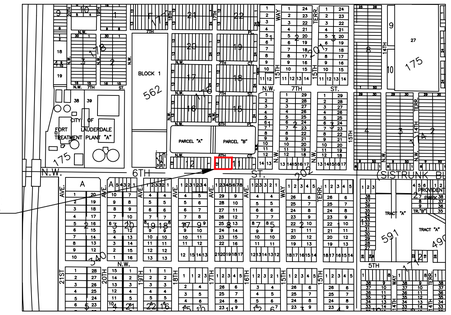
LOTS 5, 6, LESS ROAD BLOCK 11, FIRST ADDITION LINCOLN PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 1, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 7 LESS ROAD RIGHT OF WAY, AND LOT 8 LESS ROAD RIGHT OF WAY, BLOCK 11, OF LINCOLN PARK FIRST ADDITION CORRECTED PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 9-12 IN BLOCK 11 OF LINCOLN PARK FIRST ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLA.



LOCATION MAP
NTS

NORTH

PROPOSED LOCATION OF RELOCATED LIGHT POLES

WPP

WLP

EXISTING LIGHT POLES TO BE RELOCATED TO NORTH SIDE OF ROW

PROPOSED LOCATION OF RELOCATED LIGHT POLES

N.W. 6th COURT

N89°49'53"W 215.00'

200.00

±19' ASPHALT PAVEMENT

S89°49'53"E 15.00'

25' SIGHT TRIANGLE (CITY)

N00°12'37"E 15.00'

BLDG ABOVE

19.6'

9.2'

5.5' SW ESMT

10.0' TRAVEL LANE

5.5' LANDSCAPE

20.5'

5.0' SW

EXTG FIRE HYDRANT TO BE RELOCATED

25.0'

3.0' LANDSCAPE

DOMESTIC WATER

RECYCLE

10' SIGHT TRIANGLE (VEHICLES)

10' SIGHT TRIANGLE (PEDS)

FIRST ADDITION LINCOLN PARK BLOCK 12 (P.B. 5, PG. 1)

TOWER STEPBACK (W)

4'-6" NAVD

22.0'

24.2'

25.1' STACKING (1)IN (1)OUT

10.3' BLDG TO PL (W)

R10.0'

3.4' SW

8.0' LA

UP

DN

10.0' SW ESMT

N.W. 17th AVENUE

LOT 1

5 STORY - 65'-0" MIXED USE BUILDING (100% AFFORDABLE HOUSING) 34 PARKING SPACES FFE = 4.50 NAVD (GARAGE/COMMERCIAL TO BE FLOOD PROOFED)

FIRST ADDITION LINCOLN PARK BLOCK 11 (PB 5, PG. 1)

LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5

8.7' 3.0' 12.0'

TRASH

LOBBY

RETAIL

189.5' BUILDING LENGTH

LEASING

MAIL / PACKAGE ROOM

COMMUNITY LOUNGE

RAMP

1.5'

15.0' TOWER STEPBACK (N)

5.0' BLDG TO PL (N)

5.2' SW ESMT

N00°12'37"E 15.00'

FIRST ADDITION LINCOLN PARK BLOCK 11 (P.B. 5, PG. 1)

23.9'

15.6'

FPL

18.0'

25.0' LEVEL ABOVE TO PL (E)

7.2' TURN AROUND

78.7' BUILDING WIDTH

0.1' BLDG TO PL (E)

4.9' BLDG TO PL (S)

14.6' SW

9.3'

14.5' SW

7.2' LA

12.7' TOWER STEPBACK (S)

35.0' ROW

SOUTHERLY LINE OF BLOCK 11

0.5' CURB

ASPHALT PAVEMENT

±9.2' PAVERS SIDEWALK

CONC.

DEPRESSED CURB

DETECTABLE WARNING PADS

N.D. 0.05' S.

SLB

38.5'

22.0' PROPOSED ON-STREET PARKING (1 SPACE)

44.0' EXISTING ON-STREET PARKING (3 SPACES)

16.7'

43.1' EXISTING ON-STREET PARKING (2 SPACES)

20.5'

15.7'

15.5'

189.5' STREETWALL LENGTH

25' SIGHT TRIANGLE (CITY)

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO REMAIN

EXISTING ON-STREET PARKING (1 SPACE)

SISTRUNK BLVD
N.W. 6th STREET

TOTAL SITE AREA (NET)	0.40 ACRES TOTAL / 17,812 S.F.
TOTAL SITE AREA (GROSS)	1.45 ACRES TOTAL / 29,911 S.F.

TOTAL PERVIOUS PROPOSED (LANDSCAPE)	367 SF	2%
TOTAL PERVIOUS EXISTING (LANDSCAPE)	16,267 SF	91%
TOTAL IMPERVIOUS PROPOSED	3,254 SF	18%
TOTAL IMPERVIOUS EXISTING	1,545 SF	9%
TOTAL BUILDING FOOTPRINT PROPOSED	14,191 SF	80%
TOTAL BUILDING FOOTPRINT EXISTING	0 SF	0%

TOTAL BUILDING SQUARE FOOTAGE (NIC GARAGE)	46,215 SF
FLOOR AREA RATIO (F.A.R.)	46,215 / 17,812 = 2.6
PROPOSED BUILDING SIZE–(TOTAL BLDG AREA)	46,215 SF
PROPOSED BUILDING SIZE–(RESIDENTIAL)	30,941 SF
PROPOSED BUILDING SIZE–(COMMERCIAL)	1,164 SF
PROPOSED BUILDING SIZE–(SERVICE)	10,389 SF
PROPOSED BUILDING SIZE–(AMENITY)	3,721 SF
PROPOSED BUILDING SIZE–(PKG GARAGE ONLY) NIC	9,944 SF

TOTAL NUMBER UNITS	36 UNITS
PROPOSED MARKET RATE	0 UNITS
PROPOSED AFFORDABLE (100%)	36 UNITS

BUILDING HEIGHT PROPOSED (SEE DRT CHART BELOW)	65'–0"
NUMBER OF STORIES	6 STORIES
BUILDING WIDTH & LENGTH	78.7' x 189.5'

LOT COVERAGE	14,620 SF	82%
PEDESTRIAN WALKS & PLAZAS	3,257 SF	18%
VUA AREA	364 SF	20%

OPEN SPACE - REQUIRED & PROVIDED

	REQUIRED	REQUIRED	PROVIDED
OPEN SPACE (10% OF GROSS)	29,911 SF	2,991 SF	3,020 SF

PARKING DATA:

	SF/UNIT	RATIO	REQUIRED	PROVIDED
(RESIDENTIAL–1BED)	20	1/unit*	20.0	
(RESIDENTIAL–2BED)	16	1/unit*	16.0	
	36 total units		36.0	34.0
(COMMERCIAL–RETAIL)	1,164 sf	1/250 sf	4.7	
total:	1,164 sf			
RAC EXEMPT (RETAIL)	–1,164 sf	1/250 sf	–4.7	
		TOTAL:	36.0	34.0

* PARKING PER ULDR SEC 47–20.3.F, REDUCTIONS & EXEMPTIONS (NWRAC–MUw)

** 40% CREDIT FOR NON–RESIDENTIAL OVER 2,500SF (ULDR SEC 47–20.2)

PARKING BY AREA:

	PROVIDED	TYPE
GROUND LEVEL PARKING	28	27S + 1HC
ON–STREET PARKING	6	6S

NOTE: NO VALET PARKING PROPOSED AT THIS TIME

TOTAL 34 = 33 STANDARD/97.0% 1 HC / 3.0%

BIKE REQUIREMENTS:

	REQUIRED	PROVIDED
BIKE PARKING (1/10 DU–RESIDENTIAL)	8 BIKES	8 BIKES
BIKE PARKING (1/20 PKG SPACES–COMMERCIAL)	4 BIKES	4 BIKES

* BIKE PARKING IS BEING PROVIDED FOR BOTH EXTERIOR AND INTERIOR USERS (742 SF)

LOADING REQUIREMENTS:

	GSF	REQUIRED	PROVIDED
RESIDENTIAL	N/A	0	0
COMMERCIAL	1,164 SF	0	0
TOTAL	1,164 SF	0	0

*LOADING REQ. FOR NON–RESIDENTIAL <20,000 NOT REQUIRED.
*LOADING REQ. FOR RESIDENTIAL USES ARE NOT REQUIRED (ULDR SEC 47–20.2).

STACKING REQUIREMENTS:

	IN–BOUND REQUIRED	IN–BOUND PROVIDED	OUT–BOUND REQUIRED	OUT–BOUND PROVIDED
NW 17th AVE	1	1+	1	1+

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

ON-STREET PKG:

* BY CODE REQUIREMENTS FOR THIS ZONING DISTRICT, ON-STREET SPACES DO COUNT TOWARDS THE PARKING REQUIREMENTS FOR THE PROJECT.

SOLID WASTE / RECYCLING MANAGEMENT:

1. THE COLLECTION WILL OCCUR BY ACCESS FROM THE SERVICE DRIVE OFF OF NW 17TH AVENUE. SEE SHEET X5 FOR TURNING RADIUS.
2. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. PRIVATE CONTRACTOR SERVICE THE CONTAINERS FROM INSIDE THE BUILDING.
3. SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING.
4. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENT OF THE BUILDING ORDINANCE REQUIREMENTS AND COMPLY WITH ULDR 4719.4 AS APPLICABLE.
5. THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
   - •• WASTE REMOVAL WILL BE 5 DAYS/WK OR AS NEEDED–(2) 2YD CONTAINERS
   - •• RECYCLE REMOVAL WILL BE 5 DAYS/WK OR AS NEEDED–(2) 2YD CONTAINERS

STRUCTURAL SOIL:

STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE ULDR. STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

FLOOD DATA:

SEE CIVIL PLAN SHEET C2

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: THE LARAMORE
NW 6th STREET
FORT LAUDERDALE, FLORIDA

NORTH

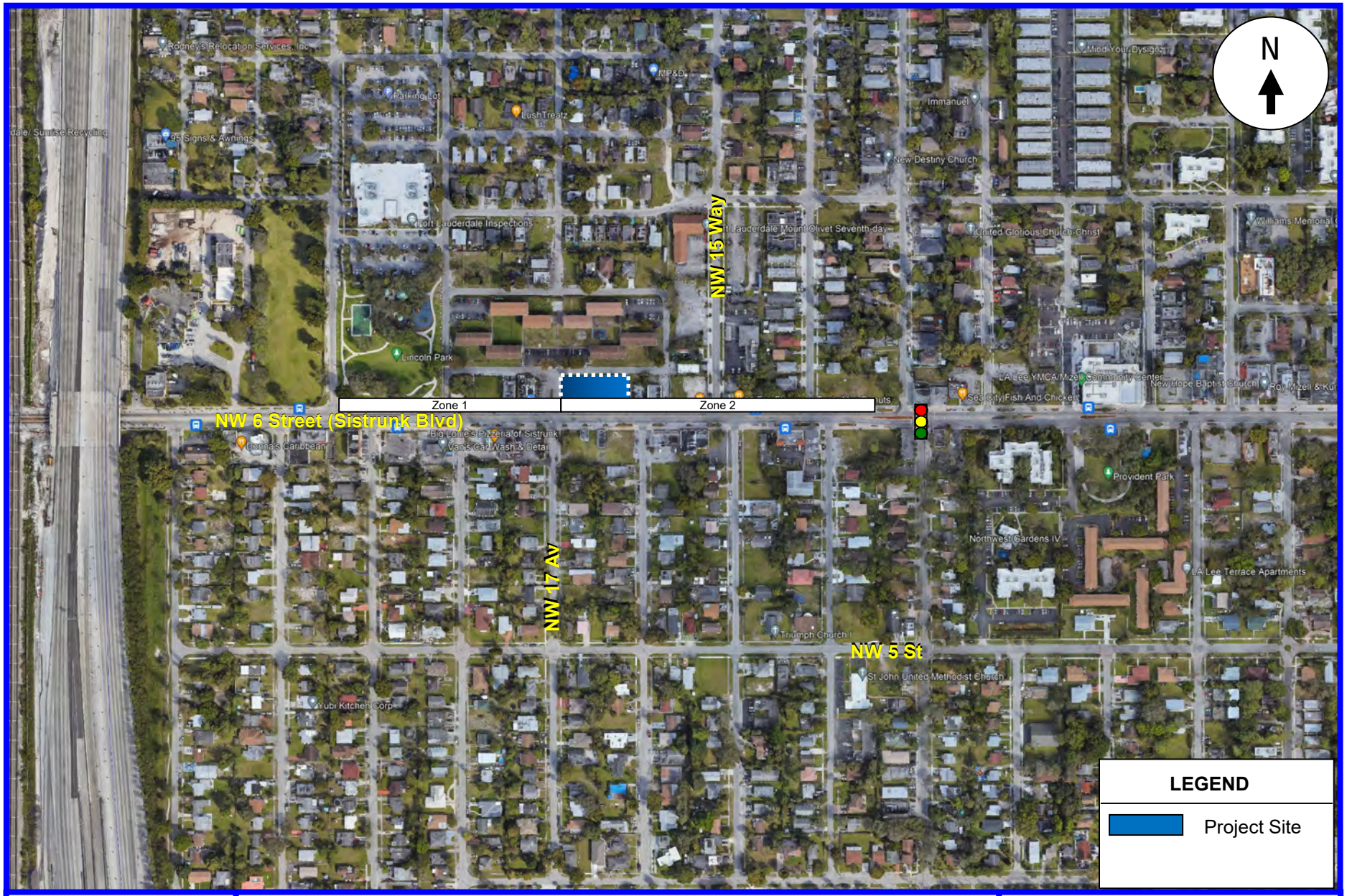
Revisions

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=10'	Date 01/26/24
Job No. 23–1770.00	Plot Date 01/26/24
Drawn by SROD	Sheet No. C0
Proj. Mgr. SHG	
Appr. by SHG	1 of –

ATTACHMENT B



DC Engineers, Inc.

Data Collection Figure

FIGURE 2
The Laramore
Fort Lauderdale, Florida

Table 2 Parking Observations

Thursday January 11, 2024				Saturday January 13, 2024			
	Zone 1	Zone 2	Total		Zone 1	Zone 2	Total
Time	11 spaces	14 spaces	25 spaces	Time	11 spaces	14 spaces	25 spaces
8:00 PM	3	0	3	8:00 PM	5	2	7
8:30 PM	4	1	5	8:30 PM	5	2	7
9:00 PM	4	1	5	9:00 PM	5	2	7
9:30 PM	4	1	5	9:30 PM	3	1	4
10:00 PM	3	0	3	10:00 PM	2	1	3
10:30 PM	2	0	2	10:30 PM	3	0	3
11:00 PM	2	0	2	11:00 PM	2	1	3
11:30 PM	2	0	2	11:30 PM	2	0	2
12:00 AM	2	0	2	12:00 AM	1	0	1
12:30 AM	2	0	2	12:30 AM	1	0	1
1:00 AM	2	0	2	1:00 AM	1	0	1
1:30 AM	2	0	2	1:30 AM	1	0	1
2:00 AM	2	0	2	2:00 AM	1	0	1
2:30 AM	2	0	2	2:30 AM	1	0	1
3:00 AM	2	0	2	3:00 AM	1	0	1
3:30 AM	2	0	2	3:30 AM	1	0	1
4:00 AM	2	0	2	4:00 AM	2	0	2
4:30 AM	2	0	2	4:30 AM	2	0	2
5:00 AM	2	0	2	5:00 AM	2	0	2
5:30 AM	2	0	2	5:30 AM	2	0	2
6:00 AM	2	0	2	6:00 AM	1	0	1
6:30 AM	3	0	3	6:30 AM	3	0	3
7:00 AM	2	0	2	7:00 AM	4	1	5
7:30 AM	4	1	5	7:30 AM	3	2	5

January 11, 2024

John Harrigan, RLA
Ecoplan
310 Southeast 18th Street
Fort Lauderdale, FL 33316
phone (954) 524-3722/cellular (954) 648-3155

Re: Arboricultural Consulting Services for Laramore at Sistrunk, Fort Lauderdale, FL

To Whom It May Concern,

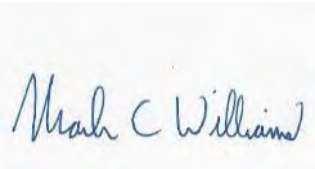
I visited the above-mentioned property on Thursday, January 11th, to evaluate +/- eight trees, take photographs (Specimen size only, 18 inches or greater), perform relocation evaluations, and note any defects.

Please see attached tree table with data collected in the field including species, height, width, diameter at breast height (dbh), clear trunk, condition, condition percentage, relocation evaluation, and pertinent notes. We utilized the plan provided by your office for numbering and locations.

Note all trees were evaluated from the ground only, no aerial inspections, soil excavations or penetrations were performed. The performed reviews were 360-degree visual assessments only. Health condition ratings are in accordance with the CTLA 10th Edition Guide for Plant Appraisal.

A total of five trees and three palms were evaluated. No Specimen size trees were located onsite, therefore, no photographs have been included.

End Report



Mark C. Williams

ASCA RCA #580
Registered Consulting Arborist®
ASCA Tree Plant Appraisal Qualified
ISA Certified Arborist Municipal Specialist FL 5221-AM
ISA Tree Risk Assessment Qualified
LIAF Certified Landscape Inspector #2007-0083

Jeremy T Chancey, Registered Consulting Arborist
1323 Southeast 17th Street, #201
Fort Lauderdale, Florida 33316
c 954 612 2500
jeremytchancey@gmail.com

	1/11/2024	Laramore Site Fort Lauderdale, FL								
TREE #	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT (ft)**	**WIDTH (ft)**	**DBH (in)**	**CLEAR TRUNK (ft)**	**HEALTH CONDITION**	**HEALTH CONDITION %**	**RELOCATION CANDIDATE (Y/N)**	**OBSERVATIONS**
1	Sabal Palm	*Sabal palmetto*	19	8	12	15	Fair	53%	N	Overhead utility lines, confined root space, ficus parasite
2	Sabal Palm	*Sabal palmetto*	22	8	12	18	Good	65%	Y	
3	Sabal Palm	*Sabal palmetto*	31	8	15	27	Good	65%	Y	
4	Gumbo Limbo	*Bursera simaruba*	21	16	11		Fair	47%	N	Poor structure, significantly confined root space
5	Live Oak	*Quercus virginiana*	19	13	8		Fair	53%	N	Poor structure, overlifted canopy, confined root space
6	Live Oak	*Quercus virginiana*	20	8	7		Fair	50%	N	Poor structure overlifted canopy, confined root space, girdling roots, trunk lean
7	Live Oak	*Quercus virginiana*	16	9	7		Fair	48%	N	Poor structure, overlifted canopy, confined root space, girdling roots, trunk lean
8	Live Oak	*Quercus virginiana*	19	9	7		Fair	50%	N	Poor structure, overlifted canopy, confined root space, trunk lean
	***I certify that all statements of fact are true, complete and correct to the best of my knowledge and belief**									
	and that they are made in good faith.									
	Mark C. Williams FL-5221 AM, ISA Certified Arborist Municipal Specialist (Treemendous Consulting Group LLC)									

FLYNN ENGINEERING

241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

954.522.1004
www.flynnengineering.com

PROJECT NAME
FES #23-1770.00

Drainage Calculations Summary:

This project is 0.37 acres redevelopment project. The site is currently vacant. The existing buildings were demolished in 2004-2006. The proposed development is a 5 story mixed use building.

The site is located at 1619 NW 6th Street, Ft. Lauderdale, FL
(North Side of NW 6th Street, East of NW 18th Avenue)

The control water elevation for this site is 2.0' NAVD.

	Post Development	Pre Development
100-yr - 3 day	5.53' NAVD	5.60' NAVD
(Minimum FFE=7.00' NAVD)		
25-yr - 3 day	5.30' NAVD	5.32' NAVD

Water Quality Required = 0.08 ac-ft
Water Quality Provided = 0.08 ac-ft (On-Site Exfiltration Trench)

Water Quantity Required = 1.17 ac-ft
Water Quantity Provided = 1.17 ac-ft (On-Site Exfiltration Trench)

Two (2) on-site drainage wells with a **combined** 500gpm/ft of discharge

Shane H Grabski

Digitally signed by Shane H Grabski
DN: CN=Shane H Grabski, dnQualifier=A01410D0000017BA4251547000 4C4C, O=Flynn Engineering Services P.A., C=US
Reason: I am the author of this document
Date: 2024.01.26 17:07:26-05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. ON 01/26/2024

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SHANE H. GRABSKI
LICENSE
No 84265
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THE LARAMORE

FES Project No. 23-1770.00

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	15,906 SF =	0.37 AC		
B. BUILDING COVERAGE =	14,603 SF =	0.34 AC	92%	
C. TOTAL ASPHALT & WALKS =	1,303 SF =	0.03 AC	8%	
D. TOTAL IMPERVIOUS =	15,906 SF =	0.37 AC		100%
E. % WATER QUALITY IMPERVIOUS =			100%	
F. PERVIOUS AREA =	0 SF=	0.00 AC		0%
				100%

EXISTING LAND USAGE

A. TOTAL ACREAGE =	15,906 SF =	0.37 AC		
B. BUILDING COVERAGE =	0 SF =	0.00 AC	0%	
C. TOTAL ASPHALT & WALKS =	1,253 SF =	0.03 AC	8%	
D. TOTAL IMPERVIOUS =	1,253 SF =	0.03 AC		8%
E. % WATER QUALITY IMPERVIOUS =			8%	
F. PERVIOUS AREA =	14,653 SF=	0.34 AC		92%
				100%

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

1"/12 Total Acreage = 0.03 AC-FT= 0.37 AC-IN

B. COMPUTE 2.5 TIMES THE % OF "WATER QUALITY" IMPERVIOUS

2.5" x % Imperv. = 0.08 AC-FT= 0.91 AC-IN

III. WATER QUANTITY CRITERIA

A. COMPUTE 3.2 INCHES OF RUNOFF FROM TOTAL SITE

3.2"/12 Total Acreage = 0.10 AC-FT= 1.17 AC-IN

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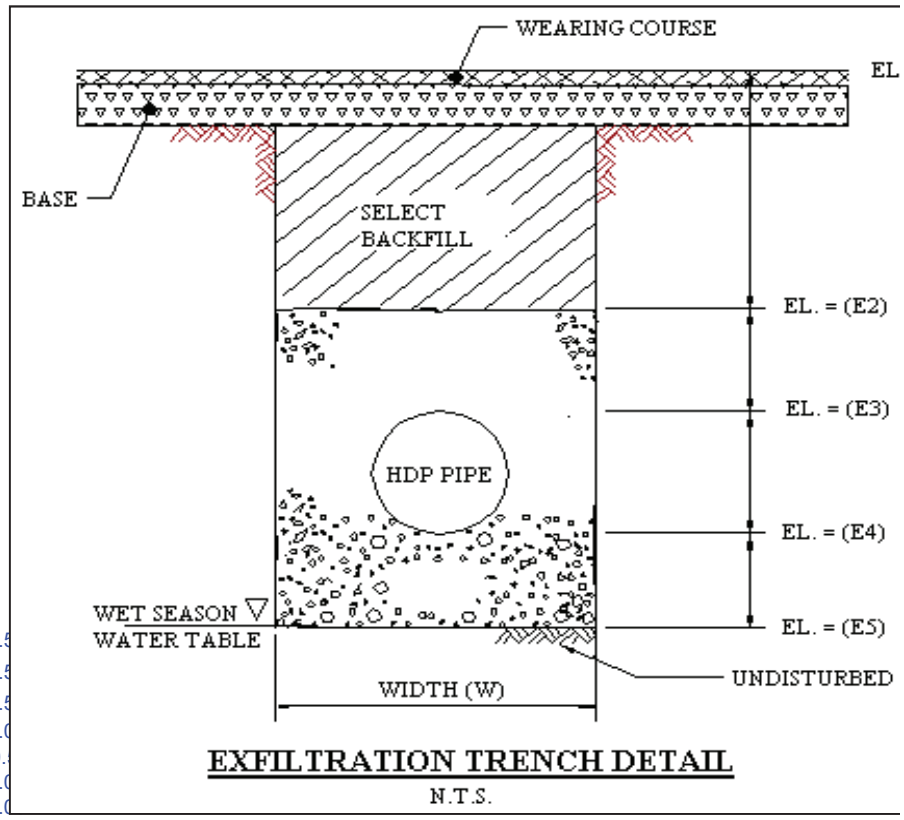
Lauderdale By The Sea, FL 33308
(954) 522-1004

THE LARAMORE

FES Project No. 23-1770.00



EXFILTRATION TRENCH DETAIL

N.T.S.

E1 = 4.5
E2 = 4.5
E3 = 3.5
E4 = 2.0
E5 = -0.
Water Table = 2.0
Width (W) = 9.0

L =	198	lineal feet of trench provided	
K =	1.00E-04	cfs / ft^2 - ft. head (Hydraulic Conductivity)	
D_U =	2.50	ft. (Non-Saturated Trench Depth)	D_U = E2 - (The Shallower of Water Table or E5)
D_S =	2.50	ft. (Saturated Trench Depth)	D_S = (The Shallower of Water Table or E5) - E5
H_2 =	2.50	ft. (Depth to water table)	H_2 = E1 - (The Shallower of Water Table or E5)
W =	9.00	ft. (Width of Trench)	
V_{wq} =	0.91	ac-in (Volume to be treated for water quality)	
%WQ =	0.50		
FS =	2.00		

$$L_{wq} = \frac{FS[(\%WQ)(V_{wq})]}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{0.91}{0.0041 + 0.0031} = 125 \text{ LF}$$

L_{wq} = 125 lineal feet of trench required for water quality

$V_{total} = V_{wq} + V_{qn}$ = 1.17 ac-in (Total Volume required to be treated for water quantity)

$V_{qn} = V_{total} - V_{wq}$ = 0.26 ac-in (Volume to be treated in addition to water quality for water quantity)

$$L_{qn} = \frac{FS[(\%WQ)(V_{wq}) + V_{qn}]}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{1.43}{0.0041 + 0.0031} = 197 \text{ LF}$$

L_{qn} = 197 lineal feet of trench required for water quantity

$$V_{add} = \frac{[L \times (K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U)] - V_{wq}}{FS} = \frac{[\ 198\ \times (\ 0.0041\ +\ 0.0031\ )\ ] - 0.91}{2.00}$$

V_{add} = 0.26 ac-in (Volume provided in addition to V_{wq})

$V = V_{wq} + V_{add}$ = 1.17 acre-inches treated (Total volume treated)

= 0.098 acre-feet treated

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241 Commercial Boulevard
Lauderdale By The Sea, FL 33308
(954) 522-1004

Prepared: 1/26/2024

Flynn Engineering
Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: THE LARAMORE

Date : 12/20/23

Client :

Job Number : 23-1770.00

Design Engineer : SHG

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 04/50/42 Plat Book / Page: _____ City: Ft. Laud. County: Broward State: Florida

Project Description : 5 STORY MIXED USE BUILDING

PRE CONDITION

*All elevations referenced are in NAVI

Total Project Acreage : 0.410 Acres

Total Drainage Basin(with offsite): 0.410 Acres

Federal Insurance Rate Map Information : Map No. 12011C0: Date: 8-18-14 Zone AH Elev. 6.00 NAVD

Hydrogeologic Information :

RAINFALL DATA from SFWMD Tech. Pub. 81-3 May, 1981	1 Day Storm Event Rainfall Inches	1 Day Storm Event Runoff Inches	1 Day Storm Event Runoff Ac-Ft	3 Day Storm Event Rainfall Inches	3 Day Storm Event Runoff Inches	3 Day Storm Event Runoff Ac-Ft	Less Trench Ac-Ft
100 Year Return Period	13.25	11.04	0.34	18.01	15.73	0.49	0.49
25 Year Return Period	10.70	8.55	0.26	14.54	12.31	0.38	0.38
10 Year Return Period	8.50	6.43	0.20	11.55	9.38	0.29	0.29
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula

Runoff (in.) $Q = \frac{(P-0.2S)^2}{P+0.8S}$

Where: P = accumulated rainfall (in.)

S = Soil Storage Value

SUMMARY OF FLOOD ROUTING	Broward County maps	Calculated 1 Day Storm Event Peak Stage	Calculated 1 Day Storm Event Peak Discharge	Calculated 3 Day Storm Event Peak Stage	Calculated 3 Day Storm Event Peak Discharge
100 Year Return Period	5.50	5.21	0.00	5.60	0.00
25 Year Return Period		5.01	0.00	5.32	0.00
10 Year Return Period	4.50	4.83	0.00		
5 Year Return Period		0.00	0.00		
3 Year Return Period		0.00	0.00		

Water Table Elevation (ft)= 2.00

Compacted Ground storage table

Depth to water table (Ft)	1.00	2.00	3.00	4.00
Ground storage(In)	0.45	1.88	4.05	6.75

Mean depth to ground water table (ft)= 2.29 (Pervious Area)

Soil Storage (S) Value = 2.08

Soil Storage Value (S) = Storage under pervious area / Total Area

Soil Storage under pavement and bldgs. is not considered, per SFWMD.

Time of Conc. (hr.) = 0.25

Water Quality Storage Requirements :

Based on Total Drainage Basin Acreage(with offsite)	Ac-Ft
1" x Area	0.03
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.01
2.5" X % Imp. X Area (Total site less water areas)	0.01
.5" X Area (Pretreatment - Commercial projects Only)	0.02

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	0.03
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.01
2.5" X % Imp. X Area (Total site less water areas)	0.01
.5" X Area (Pretreatment - Commercial projects Only)	0.02

STORAGE SOURCE	Basin Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)	Project Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)
Retention				
Dry Detention				
Wet Detention				
Total Less Trench	0.00	0.00	0.00	0.00
Exfiltration Trench	0	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00

Storage from ___ to ___

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: THE LARAMORE

Date : 12/20/23

Table 1 - Site Acreage Information

	Input Information												
	LAND USES	Acres	High Elev.	Low Elev.	% Imperv. Paved	% Bldgs.	% Water	Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. El.
1	BUILDINGS	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.03	4.50	4.24	100.00	0.00	0.00	0.03	0.00	0.00	0.03	0.00	0.00
3	LANDSCAPE	0.34	4.58	4.00	0.00	0.00	0.00	0.00	0.34	0.00	0.34	0.00	4.29
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.37	4.58	0.00	8.11	0.00	0.00	0.03	0.34	0.00	0.37	0.00	0.00
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.000	10.00	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													
40													
41													
	OFFSITE TOTALS / AVERAGE	0.00	10.00	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	0.37	10.00	0.00	8.11	0.00	0.00	0.03	0.34	0.00	0.37	0.00	4.29

Basin % Imper. for Water Quality Purposes = 8.11
Drainage Basin % Impervious (incl. Bldg., No lakes)= 7.32

Project % Imper. for Water Quality Purposes = 8.11
Project % Impervious (incl. Bldg., No lakes)= 7.32

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: THE LARAMORE
Date : 12/20/23

Table 2 - Stage - Storage Information

	LAND USES	Surface storage (Ac-Ft)											
		Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
		0.00	2.50	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50
1	BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.03	0.05	0.06	0.08	0.09
3	LANDSCAPE	0.00	0.00	0.00	0.00	0.00	0.07	0.24	0.41	0.58	0.75	0.92	1.09
4													
5													
6													
7													
8													
9													
10													
11													
12													
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16													
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.08	0.26	0.45	0.63	0.82	1.00	1.19
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													
40													
41													
	OFFSITE TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.00	0.00	0.00	0.00	0.00	0.08	0.26	0.45	0.63	0.82	1.00	1.19

Drainage Basin: Recieving Water Body: Runoff Formula: Q=[(72/

SFWMD allowable discharge: 1.77 CFS Project Acreage : 0.37

Q=Allowable runoff (CFS)
A=Drainage Area (Square Miles)

Table 3 - Stage / Discharge Data	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
Stage (feet)	0.00	2.50	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50
Discharge (Cfs)												

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Project: THE LARAMORE

Date : 12/20/23

Table 4 - Soil Storage Information

	LAND USES	Depth to Water Table	Ground Storage Under Pervious	
			Inches	Ac-Ft
1	BUILDINGS	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.00	0.00
3	LANDSCAPE	2.29	2.51	0.07
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
	PROJECT TOTALS / AVERAGE		2.51	0.07
	OFFSITE AREAS IN THIS BASIN			
29	NONE	0.00	0.00	0.00
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
	OFFSITE TOTALS / AVERAGE		0.00	0.00
42				
	TOTAL/AVERAGE		2.51	0.07

Soil Storage Value (S) = Storage under pervious area / Total Area S= 2.08

Soil Storage under pavement and buildings is not considered in computations

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: THE LARAMORE

Date : 12/20/23

Exfiltration Trench Design Information :

Hydraulic Conductivity Determination :

FALLING HEAD OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Height of water @ T1 (Ft)				
Height of water @ T2 (Ft)				
Saturated hole depth (Ft)				
Time , T2 - T1 (Sec)				

Hydraulic conductivity (Cfs/Ft^2)					Avg.

USUAL OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Depth to water table (Ft)				
Saturated hole depth (Ft)				
Stabilized flow rate (Gpm)				

Hydraulic conductivity (Cfs/Ft^2)					Avg.

Exfiltration Trench Information :

INPUT INFORMATION		
Depth To Top Of Trench (Ft)		
Trench Width (Ft)		
Trench Height (Ft)		
Low Pavement Elevation		
Avg. Hydraulic Conductivity (Cfs/Ft^2)		

Saturated Trench Depth	
Non-Saturated Trench Depth	
Volume Required (Ac-Ft)	
Depth To Water Table or Trench Bottom (Ft)	

Length Required (Ft)		
Length Provided (Ft)		

Table 5 - Stage - Discharge Information 100 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.02	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00	0.05	0.65	0.02	0.01	0.01	0.00	0.00	0.00	4.00	0.00	0.00	0.00
12.00	0.07	0.97	0.12	0.01	0.01	0.00	0.00	0.00	4.02	0.00	0.00	0.00
16.00	0.10	1.29	0.26	0.01	0.01	0.01	0.00	0.01	4.05	0.00	0.00	0.00
20.00	0.12	1.62	0.44	0.02	0.02	0.01	0.00	0.01	4.08	0.00	0.00	0.00
24.00	0.15	1.93	0.64	0.03	0.02	0.02	0.00	0.02	4.12	0.00	0.00	0.00
28.00	0.18	2.41	0.98	0.04	0.03	0.03	0.00	0.03	4.19	0.00	0.00	0.00
32.00	0.22	2.88	1.33	0.03	0.03	0.04	0.00	0.04	4.26	0.00	0.00	0.00
36.00	0.25	3.34	1.71	0.03	0.03	0.05	0.00	0.05	4.34	0.00	0.00	0.00
40.00	0.29	3.82	2.11	0.03	0.04	0.06	0.00	0.06	4.42	0.00	0.00	0.00
44.00	0.32	4.29	2.52	0.05	0.04	0.08	0.00	0.08	4.50	0.00	0.00	0.00
48.00	0.36	4.76	2.93	0.04	0.04	0.09	0.00	0.09	4.53	0.00	0.00	0.00
52.00	0.40	5.35	3.47	0.07	0.06	0.11	0.00	0.11	4.58	0.00	0.00	0.00
56.00	0.50	6.57	4.60	0.15	0.14	0.14	0.00	0.14	4.67	0.00	0.00	0.00
58.00	0.57	7.58	5.55	0.21	0.20	0.17	0.00	0.17	4.75	0.00	0.00	0.00
59.00	0.63	8.32	6.26	0.30	0.28	0.19	0.00	0.19	4.80	0.00	0.00	0.00
59.50	0.68	8.98	6.89	0.47	0.43	0.20	0.00	0.20	4.84	0.00	0.00	0.00
59.75	0.85	11.22	9.06	3.24	1.38	0.23	0.00	0.23	4.92	0.00	0.00	0.00
60.00	1.02	13.45	11.24	3.25	2.62	0.29	0.00	0.29	5.07	0.00	0.00	0.00
60.50	1.09	14.42	12.19	0.70	1.20	0.36	0.00	0.36	5.26	0.00	0.00	0.00
61.00	1.13	14.92	12.68	0.37	0.50	0.38	0.00	0.38	5.33	0.00	0.00	0.00
62.00	1.18	15.60	13.35	0.21	0.24	0.41	0.00	0.41	5.40	0.00	0.00	0.00
64.00	1.24	16.42	14.16	0.14	0.15	0.43	0.00	0.43	5.47	0.00	0.00	0.00
68.00	1.31	17.37	15.10	0.08	0.09	0.46	0.00	0.46	5.55	0.00	0.00	0.00
72.00	1.36	18.01	15.73	0.06	0.06	0.48	0.00	0.48	5.60	0.00	0.00	0.00
				Peak stage		5.60	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

Table 6 - Stage - Discharge Information 25 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.02	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00	0.05	0.52	0.01	0.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00	0.00
12.00	0.07	0.78	0.05	0.01	0.01	0.00	0.00	0.00	4.01	0.00	0.00	0.00
16.00	0.10	1.04	0.14	0.01	0.01	0.00	0.00	0.00	4.03	0.00	0.00	0.00
20.00	0.12	1.31	0.27	0.02	0.01	0.01	0.00	0.01	4.05	0.00	0.00	0.00
24.00	0.15	1.56	0.41	0.02	0.01	0.01	0.00	0.01	4.08	0.00	0.00	0.00
28.00	0.18	1.95	0.65	0.03	0.02	0.02	0.00	0.02	4.13	0.00	0.00	0.00
32.00	0.22	2.32	0.91	0.02	0.02	0.03	0.00	0.03	4.18	0.00	0.00	0.00
36.00	0.25	2.70	1.19	0.02	0.02	0.04	0.00	0.04	4.23	0.00	0.00	0.00
40.00	0.29	3.08	1.50	0.03	0.03	0.05	0.00	0.05	4.30	0.00	0.00	0.00
44.00	0.32	3.47	1.81	0.04	0.03	0.06	0.00	0.06	4.36	0.00	0.00	0.00
48.00	0.36	3.84	2.13	0.03	0.03	0.07	0.00	0.07	4.42	0.00	0.00	0.00
52.00	0.40	4.32	2.55	0.06	0.05	0.08	0.00	0.08	4.50	0.00	0.00	0.00
56.00	0.50	5.31	3.43	0.12	0.11	0.10	0.00	0.10	4.57	0.00	0.00	0.00
58.00	0.57	6.12	4.18	0.16	0.16	0.13	0.00	0.13	4.63	0.00	0.00	0.00
59.00	0.63	6.72	4.74	0.24	0.23	0.14	0.00	0.14	4.68	0.00	0.00	0.00
59.50	0.68	7.25	5.24	0.38	0.34	0.15	0.00	0.15	4.71	0.00	0.00	0.00
59.75	0.85	9.06	6.97	2.58	1.10	0.18	0.00	0.18	4.77	0.00	0.00	0.00
60.00	1.02	10.86	8.71	2.60	2.09	0.22	0.00	0.22	4.89	0.00	0.00	0.00
60.50	1.09	11.64	9.47	0.56	0.96	0.28	0.00	0.28	5.04	0.00	0.00	0.00
61.00	1.13	12.05	9.87	0.30	0.40	0.30	0.00	0.30	5.10	0.00	0.00	0.00
62.00	1.18	12.59	10.40	0.17	0.19	0.32	0.00	0.32	5.15	0.00	0.00	0.00
64.00	1.24	13.26	11.05	0.11	0.12	0.34	0.00	0.34	5.21	0.00	0.00	0.00
68.00	1.31	14.03	11.81	0.06	0.07	0.36	0.00	0.36	5.28	0.00	0.00	0.00
72.00	1.36	14.54	12.31	0.05	0.05	0.38	0.00	0.38	5.32	0.00	0.00	0.00
				Peak stage		5.32	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

Table 7 - Stage - Discharge Information 10 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.02	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00	0.05	0.42	0.00	0.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00	0.00
12.00	0.07	0.62	0.02	0.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00	0.00
16.00	0.10	0.82	0.07	0.00	0.01	0.00	0.00	0.00	4.01	0.00	0.00	0.00
20.00	0.12	1.04	0.14	0.01	0.01	0.00	0.00	0.00	4.03	0.00	0.00	0.00
24.00	0.15	1.24	0.23	0.01	0.01	0.01	0.00	0.01	4.05	0.00	0.00	0.00
28.00	0.18	1.55	0.40	0.02	0.02	0.01	0.00	0.01	4.08	0.00	0.00	0.00
32.00	0.22	1.84	0.58	0.02	0.02	0.02	0.00	0.02	4.11	0.00	0.00	0.00
36.00	0.25	2.14	0.78	0.02	0.02	0.02	0.00	0.02	4.15	0.00	0.00	0.00
40.00	0.29	2.45	1.00	0.02	0.02	0.03	0.00	0.03	4.20	0.00	0.00	0.00
44.00	0.32	2.75	1.24	0.03	0.02	0.04	0.00	0.04	4.24	0.00	0.00	0.00
48.00	0.36	3.05	1.47	0.02	0.02	0.04	0.00	0.04	4.29	0.00	0.00	0.00
52.00	0.40	3.43	1.79	0.04	0.04	0.05	0.00	0.05	4.35	0.00	0.00	0.00
56.00	0.50	4.22	2.46	0.09	0.08	0.07	0.00	0.07	4.48	0.00	0.00	0.00
58.00	0.57	4.86	3.03	0.13	0.12	0.09	0.00	0.09	4.54	0.00	0.00	0.00
59.00	0.63	5.34	3.46	0.18	0.17	0.10	0.00	0.10	4.57	0.00	0.00	0.00
59.50	0.68	5.76	3.85	0.29	0.27	0.11	0.00	0.11	4.60	0.00	0.00	0.00
59.75	0.85	7.20	5.19	2.00	0.85	0.13	0.00	0.13	4.65	0.00	0.00	0.00
60.00	1.02	8.63	6.55	2.03	1.63	0.16	0.00	0.16	4.74	0.00	0.00	0.00
60.50	1.09	9.25	7.15	0.44	0.75	0.21	0.00	0.21	4.86	0.00	0.00	0.00
61.00	1.13	9.57	7.46	0.23	0.31	0.22	0.00	0.22	4.90	0.00	0.00	0.00
62.00	1.18	10.00	7.88	0.14	0.15	0.24	0.00	0.24	4.94	0.00	0.00	0.00
64.00	1.24	10.53	8.39	0.09	0.09	0.26	0.00	0.26	4.99	0.00	0.00	0.00
68.00	1.31	11.14	8.98	0.05	0.06	0.28	0.00	0.28	5.04	0.00	0.00	0.00
72.00	1.36	11.55	9.38	0.04	0.04	0.29	0.00	0.29	5.08	0.00	0.00	0.00
				Peak stage		5.08	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

Table 8 - Stage - Discharge Information 5 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				Peak stage		0.00	At hour	0.00				
				Peak discharge		0.00	At hour	0.00				

Flynn Engineering
Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: THE LARAMORE
Date : 12/20/23

Table 9 - Stage - Discharge Information 3 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				Peak stage		0.00	At hour	0.00				
				Peak discharge		0.00	At hour	0.00				

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: THE LARAMORE

Date : 12/20/23

Client :
Job Number : 23-1770.00
Design Engineer : SHG

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 04/50/42 Plat Book / Page: _____ City: Ft. Laud. County: Broward State: Florida

Project Description : 5 STORY MIXED USE BUILDING

POST CONDITION

*All elevations referenced are in NAVD

Total Project Acreage : 0.370 Acres
Total Drainage Basin(with offsite): 0.370 Acres

Federal Insurance Rate Map Information : Map No. 12011C0: Date: 12-31-19 Zone AE Elev. 6.00 NAVD

Hydrogeologic Information :

RAINFALL DATA from SFWMD Tech. Pub. 81-3 May, 1981	1 Day Storm Event Rainfall Inches	1 Day Storm Event Runoff Inches	1 Day Storm Event Runoff Ac-Ft	3 Day Storm Event Rainfall Inches	3 Day Storm Event Runoff Inches	3 Day Storm Event Runoff Ac-Ft	Less Trench Ac-Ft
100 Year Return Period	13.25	13.24	0.65	18.01	18.00	0.89	0.79
25 Year Return Period	10.70	10.69	0.53	14.54	14.53	0.72	0.62
10 Year Return Period	8.50	8.49	0.42	11.55	11.54	0.57	0.47
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula

Runoff (in.) $Q = \frac{(P-0.2S)^2}{P+0.8S}$

Where: P = accumulated rainfall (in.)
S = Soil Storage Value

SUMMARY OF FLOOD ROUTING	Broward County maps	Calculated 1 Day Storm Event Peak Stage	Calculated 1 Day Storm Event Peak Discharge	Calculated 3 Day Storm Event Peak Stage	Calculated 3 Day Storm Event Peak Discharge
100 Year Return Period	5.50	7.77	0.00	8.71	0.00
25 Year Return Period		7.27	0.00	8.03	0.00
10 Year Return Period	4.50	6.83	0.00		
5 Year Return Period		1.50	0.00		
3 Year Return Period		1.50	0.00		

Water Table Elevation (ft)= 2.00

Compacted Ground storage table

Depth to water table (Ft)	1.00	2.00	3.00	4.00
Ground storage(In)	0.45	1.88	4.05	6.75

Mean depth to ground water table (ft)= 2.50 (Pervious Area)

Soil Storage (S) Value = 0.01

Soil Storage Value (S) = Storage under pervious area / Total Area

Soil Storage under pavement and bldgs. is not considered, per SFWMD.

Time of Conc. (hr.) = 0.25

Water Quality Storage Requirements :

Based on Total Drainage Basin Acreage(with offsite)	Ac-Ft
1" x Area	0.03
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.08
2.5" X % Imp. X Area (Total site less water areas)	0.08
.5" X Area (Pretreatment - Commercial projects Only)	0.02

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	0.03
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.08
2.5" X % Imp. X Area (Total site less water areas)	0.08
.5" X Area (Pretreatment - Commercial projects Only)	0.02

STORAGE SOURCE	Basin Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)	Project Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)
Retention				
Dry Detention				
Wet Detention				
Total Less Trench	0.00	0.00	0.00	0.00
Exfiltration Trench	0.1	0.10	0.00	0.00
Total	0.10	0.10	0.00	0.00

Storage from ___ to ___

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: THE LARAMORE
Date : 12/20/23

Table 1 - Site Acreage Information

	Input Information												
	LAND USES	Acres	High Elev.	Low Elev.	% Imperv. Paved	% Bldgs.	% Water	Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. El.
1	BUILDINGS	0.34	7.00	7.00	0.00	100.00	0.00	0.00	0.00	0.34	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.03	4.50	4.25	100.00	0.00	0.00	0.03	0.00	0.00	0.03	0.00	0.00
3	LANDSCAPE	0.00	4.50	4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.50
4	PARKING GARAGE	0.22	7.00	4.50	100.00	0.00	0.00	0.22	0.00	0.00	0.22	0.00	0.00
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.59	7.00	4.25	42.30	57.53	0.00	0.25	0.00	0.34	0.25	0.00	0.00
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.000	10.00	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													
40													
41													
	OFFSITE TOTALS / AVERAGE	0.00	10.00	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	0.59	10.00	1.50	42.30	57.53	0.00	0.25	0.00	0.34	0.25	0.00	4.50

Basin % Imper. for Water Quality Purposes = 99.60
Drainage Basin % Impervious (incl. Bldg., No lakes)= 159.46

Project % Imper. for Water Quality Purposes = 99.60
Project % Impervious (incl. Bldg., No lakes)= 159.46

Flynn Engineering

Civil Engineering Services

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: THE LARAMORE

Date : 12/20/23

Table 2 - Stage - Storage Information

	LAND USES	Surface storage (Ac-Ft)											
		Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
		1.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00
1	BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.00	0.00	0.02	0.03	0.05	0.06	0.08	0.09	0.11	0.12	0.14
3	LANDSCAPE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	PARKING GARAGE	0.00	0.00	0.00	0.01	0.04	0.10	0.18	0.28	0.39	0.50	0.61	0.72
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.00	0.00	0.00	0.03	0.08	0.15	0.24	0.36	0.48	0.61	0.73	0.86
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													
40													
41													
	OFFSITE TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH	0.00	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
	TOTAL	0.00	0.10	0.10	0.13	0.18	0.25	0.34	0.46	0.58	0.71	0.83	0.96

Drainage Basin: Recieving Water Body: Runoff Formula: Q=[(72/

SFWMD allowable discharge: 2.24 CFS Project Acreage : 0.59

Q=Allowable runoff (CFS)

A=Drainage Area (Square Miles)

Table 3 - Stage / Discharge Data	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
Stage (feet)	1.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00
Discharge (Cfs)												

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: THE LARAMORE

Date : 12/20/23

Table 4 - Soil Storage Information

	LAND USES	Depth to Water Table	Ground Storage Under Pervious	
			Inches	Ac-Ft
1	BUILDINGS	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.00	0.00
3	LANDSCAPE	2.50	2.97	0.00
4	PARKING GARAGE	0.00	0.00	0.00
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
	PROJECT TOTALS / AVERAGE		2.97	0.00
	OFFSITE AREAS IN THIS BASIN			
29	NONE	0.00	0.00	0.00
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
	OFFSITE TOTALS / AVERAGE		0.00	0.00
42				
	TOTAL/AVERAGE		2.97	0.00

Soil Storage Value (S) = Storage under pervious area / Total Area S= 0.01

Soil Storage under pavement and buildings is not considered in computations

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: THE LARAMORE

Date : 12/20/23

Exfiltration Trench Design Information :

Hydraulic Conductivity Determination :

FALLING HEAD OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Height of water @ T1 (Ft)				
Height of water @ T2 (Ft)				
Saturated hole depth (Ft)				
Time , T2 - T1 (Sec)				
Hydraulic conductivity (Cfs/Ft^2)				

Avg.

USUAL OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Depth to water table (Ft)				
Saturated hole depth (Ft)				
Stabilized flow rate (Gpm)				
Hydraulic conductivity (Cfs/Ft^2)				

Avg.

Exfiltration Trench Information :

INPUT INFORMATION		
Depth To Top Of Trench (Ft)		
Trench Width (Ft)		
Trench Height (Ft)		
Low Pavement Elevation		
Avg. Hydraulic Conductivity (Cfs/Ft^2)		

Saturated Trench Depth	
Non-Saturated Trench Depth	
Volume Required (Ac-Ft)	
Depth To Water Table or Trench Bottom (Ft)	

Length Required (Ft)		
Length Provided (Ft)		

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: THE LARAMORE
Date : 12/20/23

Table 5 - Stage - Discharge Information 100 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
4.00	0.02	0.32	0.31	0.03	0.05	0.01	0.00	0.01	1.92	0.00	0.00	0.00
8.00	0.05	0.65	0.64	0.06	0.05	0.03	0.00	0.03	2.32	0.00	0.00	0.00
12.00	0.07	0.97	0.96	0.06	0.05	0.05	0.00	0.05	2.74	0.00	0.00	0.00
16.00	0.10	1.29	1.28	0.03	0.05	0.06	0.00	0.06	3.17	0.00	0.00	0.00
20.00	0.12	1.62	1.61	0.06	0.05	0.08	0.00	0.08	3.60	0.00	0.00	0.00
24.00	0.15	1.93	1.92	0.06	0.05	0.09	0.00	0.09	3.60	0.00	0.00	0.00
28.00	0.18	2.41	2.40	0.09	0.07	0.12	0.00	0.12	4.74	0.00	0.00	0.00
32.00	0.22	2.88	2.87	0.06	0.07	0.14	0.00	0.14	5.10	0.00	0.00	0.00
36.00	0.25	3.34	3.33	0.06	0.06	0.16	0.00	0.16	5.33	0.00	0.00	0.00
40.00	0.29	3.82	3.81	0.06	0.07	0.19	0.00	0.19	5.55	0.00	0.00	0.00
44.00	0.32	4.29	4.28	0.09	0.07	0.21	0.00	0.21	5.72	0.00	0.00	0.00
48.00	0.36	4.76	4.75	0.06	0.07	0.23	0.00	0.23	5.88	0.00	0.00	0.00
52.00	0.40	5.35	5.34	0.13	0.11	0.26	0.00	0.26	6.06	0.00	0.00	0.00
56.00	0.50	6.57	6.56	0.25	0.23	0.32	0.00	0.32	6.37	0.00	0.00	0.00
58.00	0.57	7.58	7.57	0.35	0.34	0.37	0.00	0.37	6.60	0.00	0.00	0.00
59.00	0.63	8.32	8.31	0.51	0.48	0.40	0.00	0.40	6.75	0.00	0.00	0.00
59.50	0.68	8.98	8.97	0.79	0.72	0.43	0.00	0.43	6.87	0.00	0.00	0.00
59.75	0.85	11.22	11.21	5.34	2.28	0.47	0.00	0.47	7.07	0.00	0.00	0.00
60.00	1.02	13.45	13.44	5.31	4.31	0.56	0.00	0.56	7.42	0.00	0.00	0.00
60.50	1.09	14.42	14.41	1.14	1.97	0.68	0.00	0.68	7.88	0.00	0.00	0.00
61.00	1.13	14.92	14.91	0.60	0.81	0.72	0.00	0.72	8.05	0.00	0.00	0.00
62.00	1.18	15.60	15.59	0.35	0.39	0.76	0.00	0.76	8.21	0.00	0.00	0.00
64.00	1.24	16.42	16.41	0.22	0.24	0.80	0.00	0.80	8.38	0.00	0.00	0.00
68.00	1.31	17.37	17.36	0.13	0.14	0.85	0.00	0.85	8.58	0.00	0.00	0.00
72.00	1.36	18.01	18.00	0.09	0.09	0.88	0.00	0.88	8.71	0.00	0.00	0.00
				Peak stage		8.71	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

Table 6 - Stage - Discharge Information 25 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
4.00	0.02	0.26	0.25	0.03	0.04	0.01	0.00	0.01	1.83	0.00	0.00	0.00
8.00	0.05	0.52	0.51	0.05	0.04	0.02	0.00	0.02	2.21	0.00	0.00	0.00
12.00	0.07	0.78	0.77	0.05	0.04	0.04	0.00	0.04	2.50	0.00	0.00	0.00
16.00	0.10	1.04	1.03	0.03	0.04	0.05	0.00	0.05	2.84	0.00	0.00	0.00
20.00	0.12	1.31	1.30	0.05	0.04	0.06	0.00	0.06	3.19	0.00	0.00	0.00
24.00	0.15	1.56	1.55	0.05	0.04	0.08	0.00	0.08	3.53	0.00	0.00	0.00
28.00	0.18	1.95	1.94	0.08	0.06	0.09	0.00	0.09	3.60	0.00	0.00	0.00
32.00	0.22	2.32	2.31	0.05	0.05	0.11	0.00	0.11	4.67	0.00	0.00	0.00
36.00	0.25	2.70	2.69	0.05	0.05	0.13	0.00	0.13	5.01	0.00	0.00	0.00
40.00	0.29	3.08	3.07	0.05	0.05	0.15	0.00	0.15	5.21	0.00	0.00	0.00
44.00	0.32	3.47	3.46	0.08	0.06	0.17	0.00	0.17	5.40	0.00	0.00	0.00
48.00	0.36	3.84	3.83	0.05	0.05	0.19	0.00	0.19	5.56	0.00	0.00	0.00
52.00	0.40	4.32	4.31	0.10	0.09	0.21	0.00	0.21	5.73	0.00	0.00	0.00
56.00	0.50	5.31	5.30	0.20	0.19	0.26	0.00	0.26	6.04	0.00	0.00	0.00
58.00	0.57	6.12	6.11	0.28	0.27	0.30	0.00	0.30	6.25	0.00	0.00	0.00
59.00	0.63	6.72	6.71	0.41	0.38	0.32	0.00	0.32	6.39	0.00	0.00	0.00
59.50	0.68	7.25	7.24	0.64	0.58	0.34	0.00	0.34	6.51	0.00	0.00	0.00
59.75	0.85	9.06	9.05	4.31	1.84	0.38	0.00	0.38	6.68	0.00	0.00	0.00
60.00	1.02	10.86	10.85	4.28	3.48	0.45	0.00	0.45	6.99	0.00	0.00	0.00
60.50	1.09	11.64	11.63	0.92	1.59	0.55	0.00	0.55	7.36	0.00	0.00	0.00
61.00	1.13	12.05	12.04	0.48	0.66	0.58	0.00	0.58	7.50	0.00	0.00	0.00
62.00	1.18	12.59	12.58	0.28	0.31	0.61	0.00	0.61	7.63	0.00	0.00	0.00
64.00	1.24	13.26	13.25	0.18	0.19	0.65	0.00	0.65	7.77	0.00	0.00	0.00
68.00	1.31	14.03	14.02	0.10	0.11	0.69	0.00	0.69	7.92	0.00	0.00	0.00
72.00	1.36	14.54	14.53	0.08	0.08	0.71	0.00	0.71	8.03	0.00	0.00	0.00
				Peak stage		8.03	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

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Civil Engineering Services
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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: THE LARAMORE
Date : 12/20/23

Table 7 - Stage - Discharge Information 10 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
4.00	0.02	0.20	0.19	0.02	0.03	0.01	0.00	0.01	1.76	0.00	0.00	0.00
8.00	0.05	0.42	0.41	0.04	0.03	0.02	0.00	0.02	2.06	0.00	0.00	0.00
12.00	0.07	0.62	0.61	0.04	0.03	0.03	0.00	0.03	2.35	0.00	0.00	0.00
16.00	0.10	0.82	0.81	0.02	0.03	0.04	0.00	0.04	2.56	0.00	0.00	0.00
20.00	0.12	1.04	1.03	0.04	0.03	0.05	0.00	0.05	2.84	0.00	0.00	0.00
24.00	0.15	1.24	1.23	0.04	0.03	0.06	0.00	0.06	3.11	0.00	0.00	0.00
28.00	0.18	1.55	1.54	0.06	0.05	0.07	0.00	0.07	3.50	0.00	0.00	0.00
32.00	0.22	1.84	1.83	0.04	0.04	0.09	0.00	0.09	3.50	0.00	0.00	0.00
36.00	0.25	2.14	2.13	0.04	0.04	0.10	0.00	0.10	4.51	0.00	0.00	0.00
40.00	0.29	2.45	2.44	0.04	0.04	0.12	0.00	0.12	4.79	0.00	0.00	0.00
44.00	0.32	2.75	2.74	0.06	0.05	0.13	0.00	0.13	5.04	0.00	0.00	0.00
48.00	0.36	3.05	3.04	0.04	0.04	0.15	0.00	0.15	5.19	0.00	0.00	0.00
52.00	0.40	3.43	3.42	0.08	0.07	0.17	0.00	0.17	5.38	0.00	0.00	0.00
56.00	0.50	4.22	4.21	0.16	0.15	0.20	0.00	0.20	5.68	0.00	0.00	0.00
58.00	0.57	4.86	4.85	0.22	0.22	0.23	0.00	0.23	5.89	0.00	0.00	0.00
59.00	0.63	5.34	5.33	0.32	0.31	0.26	0.00	0.26	6.04	0.00	0.00	0.00
59.50	0.68	5.76	5.75	0.51	0.46	0.27	0.00	0.27	6.13	0.00	0.00	0.00
59.75	0.85	7.20	7.19	3.42	1.46	0.30	0.00	0.30	6.29	0.00	0.00	0.00
60.00	1.02	8.63	8.62	3.40	2.76	0.36	0.00	0.36	6.58	0.00	0.00	0.00
60.50	1.09	9.25	9.24	0.73	1.26	0.43	0.00	0.43	6.90	0.00	0.00	0.00
61.00	1.13	9.57	9.56	0.38	0.52	0.46	0.00	0.46	7.02	0.00	0.00	0.00
62.00	1.18	10.00	9.99	0.22	0.25	0.49	0.00	0.49	7.12	0.00	0.00	0.00
64.00	1.24	10.53	10.52	0.14	0.15	0.52	0.00	0.52	7.23	0.00	0.00	0.00
68.00	1.31	11.14	11.13	0.08	0.09	0.55	0.00	0.55	7.36	0.00	0.00	0.00
72.00	1.36	11.55	11.54	0.06	0.06	0.57	0.00	0.57	7.44	0.00	0.00	0.00
				Peak stage		7.44	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

Table 8 - Stage - Discharge Information 5 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
				Peak stage		1.50	At hour	0.00				
				Peak discharge		0.00	At hour	0.00				

Flynn Engineering
Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: THE LARAMORE

Date : 12/20/23

Table 9 - Stage - Discharge Information 3 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00
				Peak stage		1.50	At hour	0.00				
				Peak discharge		0.00	At hour	0.00				

Project Name: THE LARAMORE
Reviewer: SHG
Project Number: 23-1770.00
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0800 hr Duration: 80 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: SITE

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 14.5399 inches
  Area: 0.37 acres
  Ground Storage: 0.01 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
4.00	0.10
4.50	0.10
5.00	0.13
5.50	0.18
6.00	0.25
6.50	0.34
7.00	0.46
7.50	0.58
8.00	0.71
8.50	0.83
9.00	0.96

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	2.00
80.00	2.00

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 4 ft NGVD, Off Elev = 5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.07	0.02	0.00	0.00	2.03	2.00
2.00	0.13	0.02	0.00	0.00	2.08	2.00
3.00	0.20	0.02	0.00	0.00	2.13	2.00
4.00	0.26	0.02	0.00	0.00	2.18	2.00
5.00	0.33	0.02	0.00	0.00	2.23	2.00
6.00	0.39	0.02	0.00	0.00	2.28	2.00
7.00	0.46	0.02	0.00	0.00	2.33	2.00
8.00	0.52	0.02	0.00	0.00	2.38	2.00
9.00	0.59	0.02	0.00	0.00	2.43	2.00
10.00	0.65	0.02	0.00	0.00	2.48	2.00
11.00	0.72	0.02	0.00	0.00	2.53	2.00
12.00	0.78	0.02	0.00	0.00	2.58	2.00
13.00	0.85	0.02	0.00	0.00	2.63	2.00
14.00	0.91	0.02	0.00	0.00	2.68	2.00
15.00	0.98	0.02	0.00	0.00	2.73	2.00
16.00	1.04	0.02	0.00	0.00	2.78	2.00
17.00	1.11	0.02	0.00	0.00	2.83	2.00
18.00	1.17	0.02	0.00	0.00	2.88	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
19.00	1.24	0.02	0.00	0.00	2.93	2.00
20.00	1.30	0.02	0.00	0.00	2.98	2.00
21.00	1.37	0.02	0.00	0.00	3.03	2.00
22.00	1.43	0.02	0.00	0.00	3.08	2.00
23.00	1.50	0.02	0.00	0.00	3.13	2.00
24.00	1.56	0.02	0.00	0.00	3.18	2.00
25.00	1.66	0.04	0.00	0.00	3.25	2.00
26.00	1.75	0.04	0.00	0.00	3.32	2.00
27.00	1.85	0.04	0.00	0.00	3.39	2.00
28.00	1.94	0.04	0.00	0.00	3.47	2.00
29.00	2.04	0.04	0.00	0.00	3.54	2.00
30.00	2.13	0.04	0.00	0.00	3.61	2.00
31.00	2.23	0.04	0.00	0.00	3.69	2.00
32.00	2.32	0.04	0.00	0.00	3.76	2.00
33.00	2.42	0.04	0.00	0.00	3.83	2.00
34.00	2.51	0.04	0.00	0.00	3.91	2.00
35.00	2.61	0.04	0.00	0.00	3.98	2.00
36.00	2.70	0.04	0.00	0.00	4.54	2.00
37.00	2.80	0.04	0.56	0.01	4.51	2.00
38.00	2.89	0.04	0.00	0.01	3.97	2.00
39.00	2.99	0.04	0.00	0.01	4.53	2.00
40.00	3.08	0.04	0.56	0.02	4.50	2.00
41.00	3.18	0.04	0.00	0.02	3.96	2.00
42.00	3.27	0.04	0.00	0.02	4.52	2.00
43.00	3.37	0.04	0.00	0.02	4.57	2.00
44.00	3.46	0.04	0.00	0.03	3.95	2.00
45.00	3.56	0.04	0.00	0.03	4.51	2.00
46.00	3.65	0.04	0.00	0.03	4.56	2.00
47.00	3.75	0.04	0.00	0.04	3.94	2.00
48.00	3.84	0.04	0.00	0.04	4.51	2.00
49.00	3.95	0.04	0.00	0.04	4.56	2.00
50.00	4.05	0.04	0.00	0.05	3.94	2.00
51.00	4.18	0.05	0.00	0.05	4.53	2.00
52.00	4.32	0.05	0.00	0.06	3.91	2.00
53.00	4.50	0.07	0.00	0.06	4.53	2.00
54.00	4.73	0.09	0.00	0.06	3.98	2.00
55.00	5.00	0.10	0.00	0.07	3.94	2.00
56.00	5.31	0.12	0.00	0.08	3.94	2.00
57.00	5.67	0.14	0.00	0.09	3.98	2.00
58.00	6.12	0.17	0.00	0.10	4.55	2.00
59.00	6.72	0.25	0.00	0.12	4.53	2.00
60.00	10.86	2.35	0.00	0.15	5.17	2.00
61.00	12.05	0.38	0.00	0.15	5.04	2.00
62.00	12.59	0.19	0.56	0.19	4.57	2.00
63.00	12.94	0.12	0.00	0.20	4.54	2.00
64.00	13.26	0.12	0.00	0.21	4.56	2.00
65.00	13.45	0.07	0.00	0.22	4.52	2.00
66.00	13.64	0.07	0.00	0.23	3.95	2.00
67.00	13.83	0.07	0.00	0.23	4.56	2.00
68.00	14.03	0.07	0.00	0.24	4.51	2.00
69.00	14.15	0.05	0.56	0.25	4.51	2.00
70.00	14.28	0.05	0.00	0.25	3.99	2.00
71.00	14.41	0.05	0.00	0.25	4.56	2.00
72.00	14.54	0.05	0.00	0.26	3.96	2.00
73.00	14.54	0.00	0.00	0.26	3.99	2.00
74.00	14.54	0.00	0.00	0.26	3.99	2.00
75.00	14.54	0.00	0.00	0.26	3.99	2.00
76.00	14.54	0.00	0.00	0.26	3.99	2.00
77.00	14.54	0.00	0.00	0.26	3.99	2.00
78.00	14.54	0.00	0.00	0.26	3.99	2.00
79.00	14.54	0.00	0.00	0.26	3.99	2.00
80.00	14.54	0.00	0.00	0.26	3.99	2.00

Structure: 2

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 5 ft NGVD, Off Elev = 7 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.07	0.02	0.00	0.00	2.03	2.00
2.00	0.13	0.02	0.00	0.00	2.08	2.00
3.00	0.20	0.02	0.00	0.00	2.13	2.00
4.00	0.26	0.02	0.00	0.00	2.18	2.00
5.00	0.33	0.02	0.00	0.00	2.23	2.00
6.00	0.39	0.02	0.00	0.00	2.28	2.00
7.00	0.46	0.02	0.00	0.00	2.33	2.00
8.00	0.52	0.02	0.00	0.00	2.38	2.00
9.00	0.59	0.02	0.00	0.00	2.43	2.00
10.00	0.65	0.02	0.00	0.00	2.48	2.00
11.00	0.72	0.02	0.00	0.00	2.53	2.00
12.00	0.78	0.02	0.00	0.00	2.58	2.00
13.00	0.85	0.02	0.00	0.00	2.63	2.00
14.00	0.91	0.02	0.00	0.00	2.68	2.00
15.00	0.98	0.02	0.00	0.00	2.73	2.00
16.00	1.04	0.02	0.00	0.00	2.78	2.00
17.00	1.11	0.02	0.00	0.00	2.83	2.00
18.00	1.17	0.02	0.00	0.00	2.88	2.00
19.00	1.24	0.02	0.00	0.00	2.93	2.00
20.00	1.30	0.02	0.00	0.00	2.98	2.00
21.00	1.37	0.02	0.00	0.00	3.03	2.00
22.00	1.43	0.02	0.00	0.00	3.08	2.00
23.00	1.50	0.02	0.00	0.00	3.13	2.00
24.00	1.56	0.02	0.00	0.00	3.18	2.00
25.00	1.66	0.04	0.00	0.00	3.25	2.00
26.00	1.75	0.04	0.00	0.00	3.32	2.00
27.00	1.85	0.04	0.00	0.00	3.39	2.00
28.00	1.94	0.04	0.00	0.00	3.47	2.00
29.00	2.04	0.04	0.00	0.00	3.54	2.00
30.00	2.13	0.04	0.00	0.00	3.61	2.00
31.00	2.23	0.04	0.00	0.00	3.69	2.00
32.00	2.32	0.04	0.00	0.00	3.76	2.00
33.00	2.42	0.04	0.00	0.00	3.83	2.00
34.00	2.51	0.04	0.00	0.00	3.91	2.00
35.00	2.61	0.04	0.00	0.00	3.98	2.00
36.00	2.70	0.04	0.00	0.00	4.54	2.00
37.00	2.80	0.04	0.00	0.00	4.51	2.00
38.00	2.89	0.04	0.00	0.00	3.97	2.00
39.00	2.99	0.04	0.00	0.00	4.53	2.00
40.00	3.08	0.04	0.00	0.00	4.50	2.00
41.00	3.18	0.04	0.00	0.00	3.96	2.00
42.00	3.27	0.04	0.00	0.00	4.52	2.00
43.00	3.37	0.04	0.00	0.00	4.57	2.00
44.00	3.46	0.04	0.00	0.00	3.95	2.00
45.00	3.56	0.04	0.00	0.00	4.51	2.00
46.00	3.65	0.04	0.00	0.00	4.56	2.00
47.00	3.75	0.04	0.00	0.00	3.94	2.00
48.00	3.84	0.04	0.00	0.00	4.51	2.00
49.00	3.95	0.04	0.00	0.00	4.56	2.00
50.00	4.05	0.04	0.00	0.00	3.94	2.00
51.00	4.18	0.05	0.00	0.00	4.53	2.00
52.00	4.32	0.05	0.00	0.00	3.91	2.00
53.00	4.50	0.07	0.00	0.00	4.53	2.00
54.00	4.73	0.09	0.00	0.00	3.98	2.00
55.00	5.00	0.10	0.00	0.00	3.94	2.00
56.00	5.31	0.12	0.00	0.00	3.94	2.00
57.00	5.67	0.14	0.00	0.00	3.98	2.00
58.00	6.12	0.17	0.00	0.00	4.55	2.00
59.00	6.72	0.25	0.00	0.00	4.53	2.00
60.00	10.86	2.35	1.11	0.02	5.17	2.00
61.00	12.05	0.38	1.11	0.11	5.04	2.00
62.00	12.59	0.19	0.00	0.11	4.57	2.00
63.00	12.94	0.12	0.00	0.11	4.54	2.00
64.00	13.26	0.12	0.00	0.11	4.56	2.00
65.00	13.45	0.07	0.00	0.11	4.52	2.00
66.00	13.64	0.07	0.00	0.11	3.95	2.00
67.00	13.83	0.07	0.00	0.11	4.56	2.00
68.00	14.03	0.07	0.00	0.11	4.51	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	14.15	0.05	0.00	0.11	4.51	2.00
70.00	14.28	0.05	0.00	0.11	3.99	2.00
71.00	14.41	0.05	0.00	0.11	4.56	2.00
72.00	14.54	0.05	0.00	0.11	3.96	2.00
73.00	14.54	0.00	0.00	0.11	3.99	2.00
74.00	14.54	0.00	0.00	0.11	3.99	2.00
75.00	14.54	0.00	0.00	0.11	3.99	2.00
76.00	14.54	0.00	0.00	0.11	3.99	2.00
77.00	14.54	0.00	0.00	0.11	3.99	2.00
78.00	14.54	0.00	0.00	0.11	3.99	2.00
79.00	14.54	0.00	0.00	0.11	3.99	2.00
80.00	14.54	0.00	0.00	0.11	3.99	2.00

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6 ft NGVD, Off Elev = 7 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.07	0.02	0.00	0.00	2.03	2.00
2.00	0.13	0.02	0.00	0.00	2.08	2.00
3.00	0.20	0.02	0.00	0.00	2.13	2.00
4.00	0.26	0.02	0.00	0.00	2.18	2.00
5.00	0.33	0.02	0.00	0.00	2.23	2.00
6.00	0.39	0.02	0.00	0.00	2.28	2.00
7.00	0.46	0.02	0.00	0.00	2.33	2.00
8.00	0.52	0.02	0.00	0.00	2.38	2.00
9.00	0.59	0.02	0.00	0.00	2.43	2.00
10.00	0.65	0.02	0.00	0.00	2.48	2.00
11.00	0.72	0.02	0.00	0.00	2.53	2.00
12.00	0.78	0.02	0.00	0.00	2.58	2.00
13.00	0.85	0.02	0.00	0.00	2.63	2.00
14.00	0.91	0.02	0.00	0.00	2.68	2.00
15.00	0.98	0.02	0.00	0.00	2.73	2.00
16.00	1.04	0.02	0.00	0.00	2.78	2.00
17.00	1.11	0.02	0.00	0.00	2.83	2.00
18.00	1.17	0.02	0.00	0.00	2.88	2.00
19.00	1.24	0.02	0.00	0.00	2.93	2.00
20.00	1.30	0.02	0.00	0.00	2.98	2.00
21.00	1.37	0.02	0.00	0.00	3.03	2.00
22.00	1.43	0.02	0.00	0.00	3.08	2.00
23.00	1.50	0.02	0.00	0.00	3.13	2.00
24.00	1.56	0.02	0.00	0.00	3.18	2.00
25.00	1.66	0.04	0.00	0.00	3.25	2.00
26.00	1.75	0.04	0.00	0.00	3.32	2.00
27.00	1.85	0.04	0.00	0.00	3.39	2.00
28.00	1.94	0.04	0.00	0.00	3.47	2.00
29.00	2.04	0.04	0.00	0.00	3.54	2.00
30.00	2.13	0.04	0.00	0.00	3.61	2.00
31.00	2.23	0.04	0.00	0.00	3.69	2.00
32.00	2.32	0.04	0.00	0.00	3.76	2.00
33.00	2.42	0.04	0.00	0.00	3.83	2.00
34.00	2.51	0.04	0.00	0.00	3.91	2.00
35.00	2.61	0.04	0.00	0.00	3.98	2.00
36.00	2.70	0.04	0.00	0.00	4.54	2.00
37.00	2.80	0.04	0.00	0.00	4.51	2.00
38.00	2.89	0.04	0.00	0.00	3.97	2.00
39.00	2.99	0.04	0.00	0.00	4.53	2.00
40.00	3.08	0.04	0.00	0.00	4.50	2.00
41.00	3.18	0.04	0.00	0.00	3.96	2.00
42.00	3.27	0.04	0.00	0.00	4.52	2.00
43.00	3.37	0.04	0.00	0.00	4.57	2.00
44.00	3.46	0.04	0.00	0.00	3.95	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
45.00	3.56	0.04	0.00	0.00	4.51	2.00
46.00	3.65	0.04	0.00	0.00	4.56	2.00
47.00	3.75	0.04	0.00	0.00	3.94	2.00
48.00	3.84	0.04	0.00	0.00	4.51	2.00
49.00	3.95	0.04	0.00	0.00	4.56	2.00
50.00	4.05	0.04	0.00	0.00	3.94	2.00
51.00	4.18	0.05	0.00	0.00	4.53	2.00
52.00	4.32	0.05	0.00	0.00	3.91	2.00
53.00	4.50	0.07	0.00	0.00	4.53	2.00
54.00	4.73	0.09	0.00	0.00	3.98	2.00
55.00	5.00	0.10	0.00	0.00	3.94	2.00
56.00	5.31	0.12	0.00	0.00	3.94	2.00
57.00	5.67	0.14	0.00	0.00	3.98	2.00
58.00	6.12	0.17	0.00	0.00	4.55	2.00
59.00	6.72	0.25	0.00	0.00	4.53	2.00
60.00	10.86	2.35	0.00	0.00	5.17	2.00
61.00	12.05	0.38	0.00	0.00	5.04	2.00
62.00	12.59	0.19	0.00	0.00	4.57	2.00
63.00	12.94	0.12	0.00	0.00	4.54	2.00
64.00	13.26	0.12	0.00	0.00	4.56	2.00
65.00	13.45	0.07	0.00	0.00	4.52	2.00
66.00	13.64	0.07	0.00	0.00	3.95	2.00
67.00	13.83	0.07	0.00	0.00	4.56	2.00
68.00	14.03	0.07	0.00	0.00	4.51	2.00
69.00	14.15	0.05	0.00	0.00	4.51	2.00
70.00	14.28	0.05	0.00	0.00	3.99	2.00
71.00	14.41	0.05	0.00	0.00	4.56	2.00
72.00	14.54	0.05	0.00	0.00	3.96	2.00
73.00	14.54	0.00	0.00	0.00	3.99	2.00
74.00	14.54	0.00	0.00	0.00	3.99	2.00
75.00	14.54	0.00	0.00	0.00	3.99	2.00
76.00	14.54	0.00	0.00	0.00	3.99	2.00
77.00	14.54	0.00	0.00	0.00	3.99	2.00
78.00	14.54	0.00	0.00	0.00	3.99	2.00
79.00	14.54	0.00	0.00	0.00	3.99	2.00
80.00	14.54	0.00	0.00	0.00	3.99	2.00

Structure: 4

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 7 ft NGVD, Off Elev = 7 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.07	0.02	0.00	0.00	2.03	2.00
2.00	0.13	0.02	0.00	0.00	2.08	2.00
3.00	0.20	0.02	0.00	0.00	2.13	2.00
4.00	0.26	0.02	0.00	0.00	2.18	2.00
5.00	0.33	0.02	0.00	0.00	2.23	2.00
6.00	0.39	0.02	0.00	0.00	2.28	2.00
7.00	0.46	0.02	0.00	0.00	2.33	2.00
8.00	0.52	0.02	0.00	0.00	2.38	2.00
9.00	0.59	0.02	0.00	0.00	2.43	2.00
10.00	0.65	0.02	0.00	0.00	2.48	2.00
11.00	0.72	0.02	0.00	0.00	2.53	2.00
12.00	0.78	0.02	0.00	0.00	2.58	2.00
13.00	0.85	0.02	0.00	0.00	2.63	2.00
14.00	0.91	0.02	0.00	0.00	2.68	2.00
15.00	0.98	0.02	0.00	0.00	2.73	2.00
16.00	1.04	0.02	0.00	0.00	2.78	2.00
17.00	1.11	0.02	0.00	0.00	2.83	2.00
18.00	1.17	0.02	0.00	0.00	2.88	2.00
19.00	1.24	0.02	0.00	0.00	2.93	2.00
20.00	1.30	0.02	0.00	0.00	2.98	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	1.37	0.02	0.00	0.00	3.03	2.00
22.00	1.43	0.02	0.00	0.00	3.08	2.00
23.00	1.50	0.02	0.00	0.00	3.13	2.00
24.00	1.56	0.02	0.00	0.00	3.18	2.00
25.00	1.66	0.04	0.00	0.00	3.25	2.00
26.00	1.75	0.04	0.00	0.00	3.32	2.00
27.00	1.85	0.04	0.00	0.00	3.39	2.00
28.00	1.94	0.04	0.00	0.00	3.47	2.00
29.00	2.04	0.04	0.00	0.00	3.54	2.00
30.00	2.13	0.04	0.00	0.00	3.61	2.00
31.00	2.23	0.04	0.00	0.00	3.69	2.00
32.00	2.32	0.04	0.00	0.00	3.76	2.00
33.00	2.42	0.04	0.00	0.00	3.83	2.00
34.00	2.51	0.04	0.00	0.00	3.91	2.00
35.00	2.61	0.04	0.00	0.00	3.98	2.00
36.00	2.70	0.04	0.00	0.00	4.54	2.00
37.00	2.80	0.04	0.00	0.00	4.51	2.00
38.00	2.89	0.04	0.00	0.00	3.97	2.00
39.00	2.99	0.04	0.00	0.00	4.53	2.00
40.00	3.08	0.04	0.00	0.00	4.50	2.00
41.00	3.18	0.04	0.00	0.00	3.96	2.00
42.00	3.27	0.04	0.00	0.00	4.52	2.00
43.00	3.37	0.04	0.00	0.00	4.57	2.00
44.00	3.46	0.04	0.00	0.00	3.95	2.00
45.00	3.56	0.04	0.00	0.00	4.51	2.00
46.00	3.65	0.04	0.00	0.00	4.56	2.00
47.00	3.75	0.04	0.00	0.00	3.94	2.00
48.00	3.84	0.04	0.00	0.00	4.51	2.00
49.00	3.95	0.04	0.00	0.00	4.56	2.00
50.00	4.05	0.04	0.00	0.00	3.94	2.00
51.00	4.18	0.05	0.00	0.00	4.53	2.00
52.00	4.32	0.05	0.00	0.00	3.91	2.00
53.00	4.50	0.07	0.00	0.00	4.53	2.00
54.00	4.73	0.09	0.00	0.00	3.98	2.00
55.00	5.00	0.10	0.00	0.00	3.94	2.00
56.00	5.31	0.12	0.00	0.00	3.94	2.00
57.00	5.67	0.14	0.00	0.00	3.98	2.00
58.00	6.12	0.17	0.00	0.00	4.55	2.00
59.00	6.72	0.25	0.00	0.00	4.53	2.00
60.00	10.86	2.35	0.00	0.00	5.17	2.00
61.00	12.05	0.38	0.00	0.00	5.04	2.00
62.00	12.59	0.19	0.00	0.00	4.57	2.00
63.00	12.94	0.12	0.00	0.00	4.54	2.00
64.00	13.26	0.12	0.00	0.00	4.56	2.00
65.00	13.45	0.07	0.00	0.00	4.52	2.00
66.00	13.64	0.07	0.00	0.00	3.95	2.00
67.00	13.83	0.07	0.00	0.00	4.56	2.00
68.00	14.03	0.07	0.00	0.00	4.51	2.00
69.00	14.15	0.05	0.00	0.00	4.51	2.00
70.00	14.28	0.05	0.00	0.00	3.99	2.00
71.00	14.41	0.05	0.00	0.00	4.56	2.00
72.00	14.54	0.05	0.00	0.00	3.96	2.00
73.00	14.54	0.00	0.00	0.00	3.99	2.00
74.00	14.54	0.00	0.00	0.00	3.99	2.00
75.00	14.54	0.00	0.00	0.00	3.99	2.00
76.00	14.54	0.00	0.00	0.00	3.99	2.00
77.00	14.54	0.00	0.00	0.00	3.99	2.00
78.00	14.54	0.00	0.00	0.00	3.99	2.00
79.00	14.54	0.00	0.00	0.00	3.99	2.00
80.00	14.54	0.00	0.00	0.00	3.99	2.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	37.00	0.00	0.00
2	1.11	60.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	5.30	60.40	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	0.45	0.00	0.37	0.02	0.10	0.00

Project Name: THE LARAMORE
Reviewer: SHG
Project Number: 23-1770.00
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0800 hr Duration: 80 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: SITE

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 18.01 inches
  Area: 0.37 acres
  Ground Storage: 0.01 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
4.00	0.10
4.50	0.10
5.00	0.13
5.50	0.18
6.00	0.25
6.50	0.34
7.00	0.46
7.50	0.58
8.00	0.71
8.50	0.83
9.00	0.96

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	2.00
80.00	2.00

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 4 ft NGVD, Off Elev = 5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.08	0.03	0.00	0.00	2.04	2.00
2.00	0.16	0.03	0.00	0.00	2.10	2.00
3.00	0.24	0.03	0.00	0.00	2.16	2.00
4.00	0.32	0.03	0.00	0.00	2.22	2.00
5.00	0.40	0.03	0.00	0.00	2.29	2.00
6.00	0.48	0.03	0.00	0.00	2.35	2.00
7.00	0.56	0.03	0.00	0.00	2.41	2.00
8.00	0.64	0.03	0.00	0.00	2.47	2.00
9.00	0.73	0.03	0.00	0.00	2.53	2.00
10.00	0.81	0.03	0.00	0.00	2.60	2.00
11.00	0.89	0.03	0.00	0.00	2.66	2.00
12.00	0.97	0.03	0.00	0.00	2.72	2.00
13.00	1.05	0.03	0.00	0.00	2.78	2.00
14.00	1.13	0.03	0.00	0.00	2.84	2.00
15.00	1.21	0.03	0.00	0.00	2.91	2.00
16.00	1.29	0.03	0.00	0.00	2.97	2.00
17.00	1.37	0.03	0.00	0.00	3.03	2.00
18.00	1.45	0.03	0.00	0.00	3.09	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
19.00	1.53	0.03	0.00	0.00	3.15	2.00
20.00	1.61	0.03	0.00	0.00	3.22	2.00
21.00	1.69	0.03	0.00	0.00	3.28	2.00
22.00	1.77	0.03	0.00	0.00	3.34	2.00
23.00	1.85	0.03	0.00	0.00	3.40	2.00
24.00	1.93	0.03	0.00	0.00	3.47	2.00
25.00	2.05	0.04	0.00	0.00	3.55	2.00
26.00	2.17	0.04	0.00	0.00	3.64	2.00
27.00	2.29	0.04	0.00	0.00	3.73	2.00
28.00	2.41	0.04	0.00	0.00	3.82	2.00
29.00	2.52	0.04	0.00	0.00	3.91	2.00
30.00	2.64	0.04	0.00	0.00	4.50	2.00
31.00	2.76	0.04	0.00	0.00	4.56	2.00
32.00	2.88	0.04	0.00	0.01	3.95	2.00
33.00	2.99	0.04	0.00	0.01	4.53	2.00
34.00	3.11	0.04	0.00	0.02	3.90	2.00
35.00	3.23	0.04	0.00	0.02	3.99	2.00
36.00	3.35	0.04	0.00	0.02	4.56	2.00
37.00	3.46	0.04	0.00	0.03	3.95	2.00
38.00	3.58	0.04	0.00	0.03	4.52	2.00
39.00	3.70	0.04	0.56	0.04	4.51	2.00
40.00	3.82	0.04	0.00	0.04	3.99	2.00
41.00	3.93	0.04	0.00	0.04	4.55	2.00
42.00	4.05	0.04	0.00	0.05	3.94	2.00
43.00	4.17	0.04	0.00	0.05	4.52	2.00
44.00	4.29	0.04	0.56	0.06	4.50	2.00
45.00	4.40	0.04	0.00	0.06	3.98	2.00
46.00	4.52	0.04	0.00	0.06	4.55	2.00
47.00	4.64	0.04	0.00	0.06	3.93	2.00
48.00	4.76	0.04	0.00	0.06	4.51	2.00
49.00	4.89	0.05	0.56	0.07	4.50	2.00
50.00	5.02	0.05	0.00	0.07	3.99	2.00
51.00	5.18	0.06	0.00	0.07	4.57	2.00
52.00	5.35	0.07	0.00	0.08	4.51	2.00
53.00	5.58	0.09	0.00	0.09	3.94	2.00
54.00	5.86	0.11	0.56	0.10	4.52	2.00
55.00	6.19	0.13	0.56	0.11	4.53	2.00
56.00	6.57	0.15	0.00	0.12	3.98	2.00
57.00	7.02	0.17	0.00	0.13	4.56	2.00
58.00	7.58	0.21	0.00	0.15	4.52	2.00
59.00	8.32	0.30	0.00	0.17	4.56	2.00
60.00	13.45	2.91	0.00	0.20	5.29	2.00
61.00	14.92	0.47	0.00	0.20	5.36	2.00
62.00	15.60	0.24	0.56	0.23	4.87	2.00
63.00	16.02	0.15	0.56	0.27	4.51	2.00
64.00	16.42	0.15	0.00	0.28	3.97	2.00
65.00	16.66	0.09	0.00	0.29	3.96	2.00
66.00	16.90	0.09	0.56	0.29	4.52	2.00
67.00	17.14	0.09	0.00	0.29	4.57	2.00
68.00	17.37	0.09	0.00	0.30	4.53	2.00
69.00	17.53	0.06	0.00	0.31	3.96	2.00
70.00	17.69	0.06	0.00	0.31	4.56	2.00
71.00	17.85	0.06	0.00	0.32	3.97	2.00
72.00	18.01	0.06	0.00	0.32	4.56	2.00
73.00	18.01	0.00	0.00	0.33	3.90	2.00
74.00	18.01	0.00	0.00	0.33	3.90	2.00
75.00	18.01	0.00	0.00	0.33	3.90	2.00
76.00	18.01	0.00	0.00	0.33	3.90	2.00
77.00	18.01	0.00	0.00	0.33	3.90	2.00
78.00	18.01	0.00	0.00	0.33	3.90	2.00
79.00	18.01	0.00	0.00	0.33	3.90	2.00
80.00	18.01	0.00	0.00	0.33	3.90	2.00

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5 ft NGVD, Off Elev = 7 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.08	0.03	0.00	0.00	2.04	2.00
2.00	0.16	0.03	0.00	0.00	2.10	2.00
3.00	0.24	0.03	0.00	0.00	2.16	2.00
4.00	0.32	0.03	0.00	0.00	2.22	2.00
5.00	0.40	0.03	0.00	0.00	2.29	2.00
6.00	0.48	0.03	0.00	0.00	2.35	2.00
7.00	0.56	0.03	0.00	0.00	2.41	2.00
8.00	0.64	0.03	0.00	0.00	2.47	2.00
9.00	0.73	0.03	0.00	0.00	2.53	2.00
10.00	0.81	0.03	0.00	0.00	2.60	2.00
11.00	0.89	0.03	0.00	0.00	2.66	2.00
12.00	0.97	0.03	0.00	0.00	2.72	2.00
13.00	1.05	0.03	0.00	0.00	2.78	2.00
14.00	1.13	0.03	0.00	0.00	2.84	2.00
15.00	1.21	0.03	0.00	0.00	2.91	2.00
16.00	1.29	0.03	0.00	0.00	2.97	2.00
17.00	1.37	0.03	0.00	0.00	3.03	2.00
18.00	1.45	0.03	0.00	0.00	3.09	2.00
19.00	1.53	0.03	0.00	0.00	3.15	2.00
20.00	1.61	0.03	0.00	0.00	3.22	2.00
21.00	1.69	0.03	0.00	0.00	3.28	2.00
22.00	1.77	0.03	0.00	0.00	3.34	2.00
23.00	1.85	0.03	0.00	0.00	3.40	2.00
24.00	1.93	0.03	0.00	0.00	3.47	2.00
25.00	2.05	0.04	0.00	0.00	3.55	2.00
26.00	2.17	0.04	0.00	0.00	3.64	2.00
27.00	2.29	0.04	0.00	0.00	3.73	2.00
28.00	2.41	0.04	0.00	0.00	3.82	2.00
29.00	2.52	0.04	0.00	0.00	3.91	2.00
30.00	2.64	0.04	0.00	0.00	4.50	2.00
31.00	2.76	0.04	0.00	0.00	4.56	2.00
32.00	2.88	0.04	0.00	0.00	3.95	2.00
33.00	2.99	0.04	0.00	0.00	4.53	2.00
34.00	3.11	0.04	0.00	0.00	3.90	2.00
35.00	3.23	0.04	0.00	0.00	3.99	2.00
36.00	3.35	0.04	0.00	0.00	4.56	2.00
37.00	3.46	0.04	0.00	0.00	3.95	2.00
38.00	3.58	0.04	0.00	0.00	4.52	2.00
39.00	3.70	0.04	0.00	0.00	4.51	2.00
40.00	3.82	0.04	0.00	0.00	3.99	2.00
41.00	3.93	0.04	0.00	0.00	4.55	2.00
42.00	4.05	0.04	0.00	0.00	3.94	2.00
43.00	4.17	0.04	0.00	0.00	4.52	2.00
44.00	4.29	0.04	0.00	0.00	4.50	2.00
45.00	4.40	0.04	0.00	0.00	3.98	2.00
46.00	4.52	0.04	0.00	0.00	4.55	2.00
47.00	4.64	0.04	0.00	0.00	3.93	2.00
48.00	4.76	0.04	0.00	0.00	4.51	2.00
49.00	4.89	0.05	0.00	0.00	4.50	2.00
50.00	5.02	0.05	0.00	0.00	3.99	2.00
51.00	5.18	0.06	0.00	0.00	4.57	2.00
52.00	5.35	0.07	0.00	0.00	4.51	2.00
53.00	5.58	0.09	0.00	0.00	3.94	2.00
54.00	5.86	0.11	0.00	0.00	4.52	2.00
55.00	6.19	0.13	0.00	0.00	4.53	2.00
56.00	6.57	0.15	0.00	0.00	3.98	2.00
57.00	7.02	0.17	0.00	0.00	4.56	2.00
58.00	7.58	0.21	0.00	0.00	4.52	2.00
59.00	8.32	0.30	0.00	0.00	4.56	2.00
60.00	13.45	2.91	1.11	0.02	5.29	2.00
61.00	14.92	0.47	1.11	0.11	5.36	2.00
62.00	15.60	0.24	0.00	0.15	4.87	2.00
63.00	16.02	0.15	0.00	0.15	4.51	2.00
64.00	16.42	0.15	0.00	0.15	3.97	2.00
65.00	16.66	0.09	0.00	0.15	3.96	2.00
66.00	16.90	0.09	0.00	0.15	4.52	2.00
67.00	17.14	0.09	0.00	0.15	4.57	2.00
68.00	17.37	0.09	0.00	0.15	4.53	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	17.53	0.06	0.00	0.15	3.96	2.00
70.00	17.69	0.06	0.00	0.15	4.56	2.00
71.00	17.85	0.06	0.00	0.15	3.97	2.00
72.00	18.01	0.06	0.00	0.15	4.56	2.00
73.00	18.01	0.00	0.00	0.15	3.90	2.00
74.00	18.01	0.00	0.00	0.15	3.90	2.00
75.00	18.01	0.00	0.00	0.15	3.90	2.00
76.00	18.01	0.00	0.00	0.15	3.90	2.00
77.00	18.01	0.00	0.00	0.15	3.90	2.00
78.00	18.01	0.00	0.00	0.15	3.90	2.00
79.00	18.01	0.00	0.00	0.15	3.90	2.00
80.00	18.01	0.00	0.00	0.15	3.90	2.00

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6 ft NGVD, Off Elev = 7 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.08	0.03	0.00	0.00	2.04	2.00
2.00	0.16	0.03	0.00	0.00	2.10	2.00
3.00	0.24	0.03	0.00	0.00	2.16	2.00
4.00	0.32	0.03	0.00	0.00	2.22	2.00
5.00	0.40	0.03	0.00	0.00	2.29	2.00
6.00	0.48	0.03	0.00	0.00	2.35	2.00
7.00	0.56	0.03	0.00	0.00	2.41	2.00
8.00	0.64	0.03	0.00	0.00	2.47	2.00
9.00	0.73	0.03	0.00	0.00	2.53	2.00
10.00	0.81	0.03	0.00	0.00	2.60	2.00
11.00	0.89	0.03	0.00	0.00	2.66	2.00
12.00	0.97	0.03	0.00	0.00	2.72	2.00
13.00	1.05	0.03	0.00	0.00	2.78	2.00
14.00	1.13	0.03	0.00	0.00	2.84	2.00
15.00	1.21	0.03	0.00	0.00	2.91	2.00
16.00	1.29	0.03	0.00	0.00	2.97	2.00
17.00	1.37	0.03	0.00	0.00	3.03	2.00
18.00	1.45	0.03	0.00	0.00	3.09	2.00
19.00	1.53	0.03	0.00	0.00	3.15	2.00
20.00	1.61	0.03	0.00	0.00	3.22	2.00
21.00	1.69	0.03	0.00	0.00	3.28	2.00
22.00	1.77	0.03	0.00	0.00	3.34	2.00
23.00	1.85	0.03	0.00	0.00	3.40	2.00
24.00	1.93	0.03	0.00	0.00	3.47	2.00
25.00	2.05	0.04	0.00	0.00	3.55	2.00
26.00	2.17	0.04	0.00	0.00	3.64	2.00
27.00	2.29	0.04	0.00	0.00	3.73	2.00
28.00	2.41	0.04	0.00	0.00	3.82	2.00
29.00	2.52	0.04	0.00	0.00	3.91	2.00
30.00	2.64	0.04	0.00	0.00	4.50	2.00
31.00	2.76	0.04	0.00	0.00	4.56	2.00
32.00	2.88	0.04	0.00	0.00	3.95	2.00
33.00	2.99	0.04	0.00	0.00	4.53	2.00
34.00	3.11	0.04	0.00	0.00	3.90	2.00
35.00	3.23	0.04	0.00	0.00	3.99	2.00
36.00	3.35	0.04	0.00	0.00	4.56	2.00
37.00	3.46	0.04	0.00	0.00	3.95	2.00
38.00	3.58	0.04	0.00	0.00	4.52	2.00
39.00	3.70	0.04	0.00	0.00	4.51	2.00
40.00	3.82	0.04	0.00	0.00	3.99	2.00
41.00	3.93	0.04	0.00	0.00	4.55	2.00
42.00	4.05	0.04	0.00	0.00	3.94	2.00
43.00	4.17	0.04	0.00	0.00	4.52	2.00
44.00	4.29	0.04	0.00	0.00	4.50	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
45.00	4.40	0.04	0.00	0.00	3.98	2.00
46.00	4.52	0.04	0.00	0.00	4.55	2.00
47.00	4.64	0.04	0.00	0.00	3.93	2.00
48.00	4.76	0.04	0.00	0.00	4.51	2.00
49.00	4.89	0.05	0.00	0.00	4.50	2.00
50.00	5.02	0.05	0.00	0.00	3.99	2.00
51.00	5.18	0.06	0.00	0.00	4.57	2.00
52.00	5.35	0.07	0.00	0.00	4.51	2.00
53.00	5.58	0.09	0.00	0.00	3.94	2.00
54.00	5.86	0.11	0.00	0.00	4.52	2.00
55.00	6.19	0.13	0.00	0.00	4.53	2.00
56.00	6.57	0.15	0.00	0.00	3.98	2.00
57.00	7.02	0.17	0.00	0.00	4.56	2.00
58.00	7.58	0.21	0.00	0.00	4.52	2.00
59.00	8.32	0.30	0.00	0.00	4.56	2.00
60.00	13.45	2.91	0.00	0.00	5.29	2.00
61.00	14.92	0.47	0.00	0.00	5.36	2.00
62.00	15.60	0.24	0.00	0.00	4.87	2.00
63.00	16.02	0.15	0.00	0.00	4.51	2.00
64.00	16.42	0.15	0.00	0.00	3.97	2.00
65.00	16.66	0.09	0.00	0.00	3.96	2.00
66.00	16.90	0.09	0.00	0.00	4.52	2.00
67.00	17.14	0.09	0.00	0.00	4.57	2.00
68.00	17.37	0.09	0.00	0.00	4.53	2.00
69.00	17.53	0.06	0.00	0.00	3.96	2.00
70.00	17.69	0.06	0.00	0.00	4.56	2.00
71.00	17.85	0.06	0.00	0.00	3.97	2.00
72.00	18.01	0.06	0.00	0.00	4.56	2.00
73.00	18.01	0.00	0.00	0.00	3.90	2.00
74.00	18.01	0.00	0.00	0.00	3.90	2.00
75.00	18.01	0.00	0.00	0.00	3.90	2.00
76.00	18.01	0.00	0.00	0.00	3.90	2.00
77.00	18.01	0.00	0.00	0.00	3.90	2.00
78.00	18.01	0.00	0.00	0.00	3.90	2.00
79.00	18.01	0.00	0.00	0.00	3.90	2.00
80.00	18.01	0.00	0.00	0.00	3.90	2.00

Structure: 4

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 7 ft NGVD, Off Elev = 7 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.08	0.03	0.00	0.00	2.04	2.00
2.00	0.16	0.03	0.00	0.00	2.10	2.00
3.00	0.24	0.03	0.00	0.00	2.16	2.00
4.00	0.32	0.03	0.00	0.00	2.22	2.00
5.00	0.40	0.03	0.00	0.00	2.29	2.00
6.00	0.48	0.03	0.00	0.00	2.35	2.00
7.00	0.56	0.03	0.00	0.00	2.41	2.00
8.00	0.64	0.03	0.00	0.00	2.47	2.00
9.00	0.73	0.03	0.00	0.00	2.53	2.00
10.00	0.81	0.03	0.00	0.00	2.60	2.00
11.00	0.89	0.03	0.00	0.00	2.66	2.00
12.00	0.97	0.03	0.00	0.00	2.72	2.00
13.00	1.05	0.03	0.00	0.00	2.78	2.00
14.00	1.13	0.03	0.00	0.00	2.84	2.00
15.00	1.21	0.03	0.00	0.00	2.91	2.00
16.00	1.29	0.03	0.00	0.00	2.97	2.00
17.00	1.37	0.03	0.00	0.00	3.03	2.00
18.00	1.45	0.03	0.00	0.00	3.09	2.00
19.00	1.53	0.03	0.00	0.00	3.15	2.00
20.00	1.61	0.03	0.00	0.00	3.22	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	1.69	0.03	0.00	0.00	3.28	2.00
22.00	1.77	0.03	0.00	0.00	3.34	2.00
23.00	1.85	0.03	0.00	0.00	3.40	2.00
24.00	1.93	0.03	0.00	0.00	3.47	2.00
25.00	2.05	0.04	0.00	0.00	3.55	2.00
26.00	2.17	0.04	0.00	0.00	3.64	2.00
27.00	2.29	0.04	0.00	0.00	3.73	2.00
28.00	2.41	0.04	0.00	0.00	3.82	2.00
29.00	2.52	0.04	0.00	0.00	3.91	2.00
30.00	2.64	0.04	0.00	0.00	4.50	2.00
31.00	2.76	0.04	0.00	0.00	4.56	2.00
32.00	2.88	0.04	0.00	0.00	3.95	2.00
33.00	2.99	0.04	0.00	0.00	4.53	2.00
34.00	3.11	0.04	0.00	0.00	3.90	2.00
35.00	3.23	0.04	0.00	0.00	3.99	2.00
36.00	3.35	0.04	0.00	0.00	4.56	2.00
37.00	3.46	0.04	0.00	0.00	3.95	2.00
38.00	3.58	0.04	0.00	0.00	4.52	2.00
39.00	3.70	0.04	0.00	0.00	4.51	2.00
40.00	3.82	0.04	0.00	0.00	3.99	2.00
41.00	3.93	0.04	0.00	0.00	4.55	2.00
42.00	4.05	0.04	0.00	0.00	3.94	2.00
43.00	4.17	0.04	0.00	0.00	4.52	2.00
44.00	4.29	0.04	0.00	0.00	4.50	2.00
45.00	4.40	0.04	0.00	0.00	3.98	2.00
46.00	4.52	0.04	0.00	0.00	4.55	2.00
47.00	4.64	0.04	0.00	0.00	3.93	2.00
48.00	4.76	0.04	0.00	0.00	4.51	2.00
49.00	4.89	0.05	0.00	0.00	4.50	2.00
50.00	5.02	0.05	0.00	0.00	3.99	2.00
51.00	5.18	0.06	0.00	0.00	4.57	2.00
52.00	5.35	0.07	0.00	0.00	4.51	2.00
53.00	5.58	0.09	0.00	0.00	3.94	2.00
54.00	5.86	0.11	0.00	0.00	4.52	2.00
55.00	6.19	0.13	0.00	0.00	4.53	2.00
56.00	6.57	0.15	0.00	0.00	3.98	2.00
57.00	7.02	0.17	0.00	0.00	4.56	2.00
58.00	7.58	0.21	0.00	0.00	4.52	2.00
59.00	8.32	0.30	0.00	0.00	4.56	2.00
60.00	13.45	2.91	0.00	0.00	5.29	2.00
61.00	14.92	0.47	0.00	0.00	5.36	2.00
62.00	15.60	0.24	0.00	0.00	4.87	2.00
63.00	16.02	0.15	0.00	0.00	4.51	2.00
64.00	16.42	0.15	0.00	0.00	3.97	2.00
65.00	16.66	0.09	0.00	0.00	3.96	2.00
66.00	16.90	0.09	0.00	0.00	4.52	2.00
67.00	17.14	0.09	0.00	0.00	4.57	2.00
68.00	17.37	0.09	0.00	0.00	4.53	2.00
69.00	17.53	0.06	0.00	0.00	3.96	2.00
70.00	17.69	0.06	0.00	0.00	4.56	2.00
71.00	17.85	0.06	0.00	0.00	3.97	2.00
72.00	18.01	0.06	0.00	0.00	4.56	2.00
73.00	18.01	0.00	0.00	0.00	3.90	2.00
74.00	18.01	0.00	0.00	0.00	3.90	2.00
75.00	18.01	0.00	0.00	0.00	3.90	2.00
76.00	18.01	0.00	0.00	0.00	3.90	2.00
77.00	18.01	0.00	0.00	0.00	3.90	2.00
78.00	18.01	0.00	0.00	0.00	3.90	2.00
79.00	18.01	0.00	0.00	0.00	3.90	2.00
80.00	18.01	0.00	0.00	0.00	3.90	2.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	31.40	0.00	0.00
2	1.11	60.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	5.53	60.40	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	0.55	0.00	0.48	0.02	0.10	0.00

Andres Salzberger

From: fortlauderdale@enotify.visioninternet.com
Sent: Friday, December 22, 2023 11:17 AM
To: Andres Salzberger
Subject: Water and Wastewater Capacity Availability Request Form

A new entry to a form/survey has been submitted.

Form Name:	Water and Wastewater Capacity Availability Request Form
Date & Time:	December 22, 2023 11:17 AM
Response #:	457
Submitter ID:	77263
IP address:	50.77.5.157
Time to complete:	18 min. , 20 sec.

Survey Details

Page 1

CONTACT INFORMATION

(○) **Agent**

Name	Andres Salzberger
Email	andres@flynnengineering.com
Phone	(954) 686-6197

PROJECT INFORMATION

Project Name	The Laramore
Project Folio Number	504204120050
Project Address	1619 NW 6th Street, Fort Lauderdale, FL 33311
Development Review Committee (DRC) Case Number	TBD
Area/Zone for Pump Station	A-23

Provide a brief project description

The project consists of 36 Residential Units and 1,164 SF of Merchandising. The property is currently vacant.

ATTACHMENTS

Site plan showing all connections to water and sewer utilities.	C3 WS.pdf	**ERC Calculations based on City of Fort Lauderdale "Guidelines for Calculation of Sanitary Sewer Connection Fees".**	W&WW Avail Request (The Laramore).pdf

Thank you,
City of Fort Lauderdale, FL

This is an automated message generated by Granicus. Please do not reply directly to this email.

CITY OF FORT LAUDERDALE

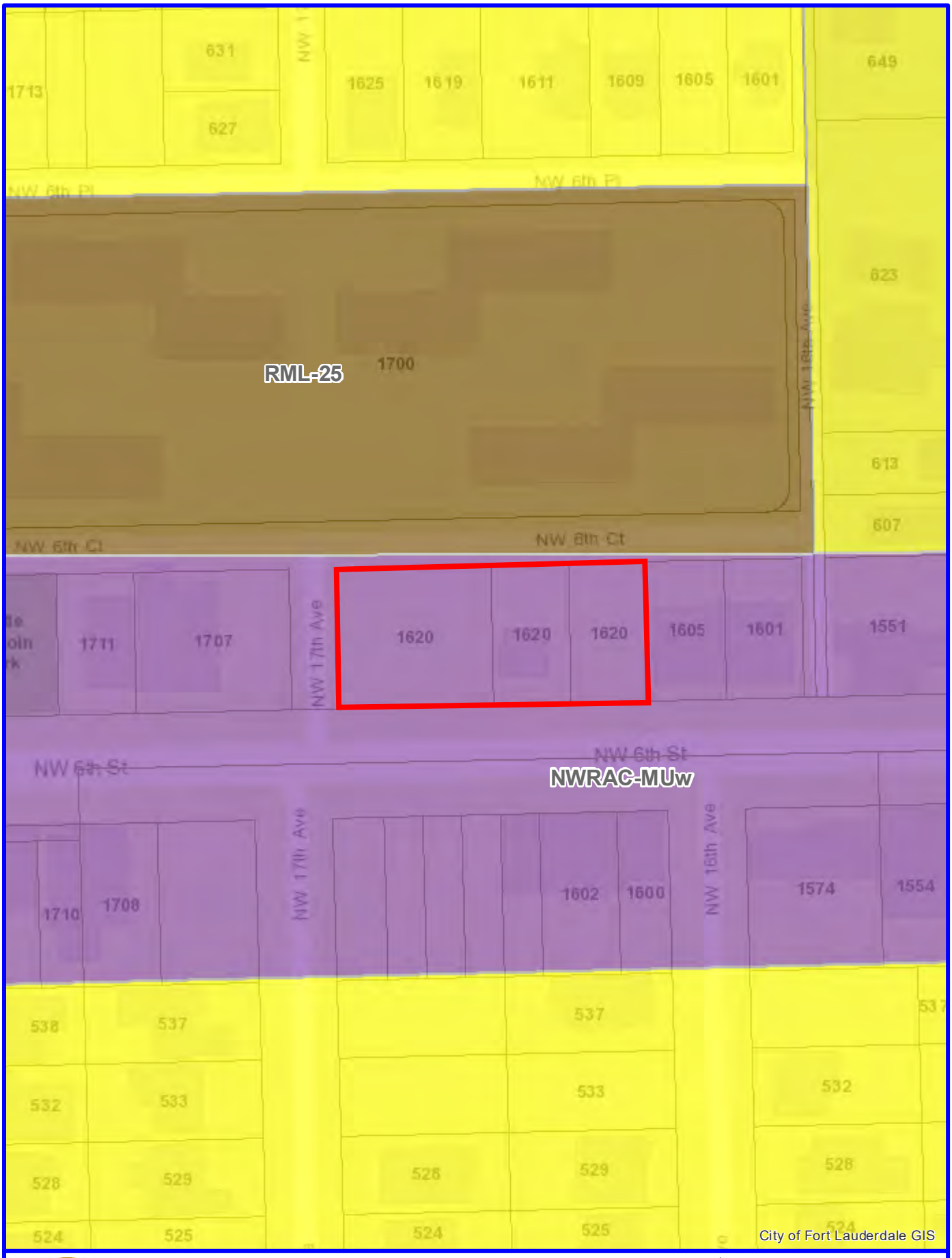
The Laramore-Sistrunk (6th Street)

0 40 80 Feet

GIS Fort Lauderdale

Map Created by Property Reporter GIS

Printed on: 10/30/2023



CITY OF FORT LAUDERDALE

The Laramore-Sistrunk (6th Street)

0 40 80 Feet

GIS Fort Lauderdale

Map Created by Property Reporter GIS

Printed on: 10/30/2023

Wilkinson Hi-Rise

A WHR Holdings Company

Date: 1/18/2024

DRC LETTER
Project: 1619 Sistrunk

The project is composed 36 units. The residential buildings will incorporate the use of Qty.1 waste chute. The chutes will feed into 96 gallon totters on the ground floor.

The apartment buildings are designed around the equipment. The complex will be serviced 5 days a week for waste, Waste picked up is Qty.2 – 96 gallon totters. The equipment will meet the city recycling ordinance as well as handle the volume of solid waste for the project. (See ground floor drawing for equipment reference locations).

If you have any questions or concerns, please give me a call at (954) 342-4400.

Kareem Bayram
Senior Estimator & Architectural Design Consultant
kbayram@whrise.com
T (954) 342-4400
www.whrise.com

Julia Gaffney

From: Julia Gaffney
Sent: Tuesday, January 23, 2024 2:35 PM
To: 'Bob Wojcik'
Cc: Sarah DelNegri; Gabi Aguiar
Subject: RE: Address Verification - 1620 NW 6th Court

Good afternoon Bob,

I am following up regarding the change of address form.

Sincerely,

Julia Gaffney
Office: (954) 522-1004
Direct: (954)-686-6210

FLYNN ENGINEERING

Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Julia Gaffney
Sent: Friday, January 19, 2024 8:54 AM
To: 'Bob Wojcik' <BWojcik@fortlauderdale.gov>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>; Gabi Aguiar <Gabi@FlynnEngineering.com>
Subject: RE: Address Verification - 1620 NW 6th Court

Good morning Bob,

I am following up regarding the form for the change of address.
Is the attached form the correct one?

Thank you,

Julia Gaffney
Office: (954) 522-1004
Direct: (954)-686-6210

FLYNN ENGINEERING

Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Julia Gaffney
Sent: Wednesday, January 17, 2024 3:08 PM
To: 'Bob Wojcik' <BWojcik@fortlauderdale.gov>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>; Gabi Aguiar <Gabi@FlynnEngineering.com>
Subject: RE: Address Verification - 1620 NW 6th Court

Thank you Bob,
Can you please confirm that the attached is the "change of address form"?

Julia Gaffney
Office: (954) 522-1004
Direct: (954)-686-6210

FLYNN ENGINEERING

Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Bob Wojcik [mailto:BWojcik@fortlauderdale.gov]
Sent: Wednesday, January 17, 2024 3:02 PM
To: Julia Gaffney <Julia@FlynnEngineering.com>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>; Gabi Aguiar <Gabi@FlynnEngineering.com>
Subject: RE: Address Verification - 1620 NW 6th Court

See below comment from City Attorney"s office. Under a letter request form the Developer "Sistrunk Apartments LLC" , please complete the Change of Address form and send to us for execution. We will have it signed and returned.

From: Lynn Solomon <LSolomon@fortlauderdale.gov>
Sent: Wednesday, January 17, 2024 2:23 PM
To: Bob Wojcik <BWojcik@fortlauderdale.gov>
Subject: RE: PLEASE ADVISE: Sistrunk Apartments LLC Change of Address for Larimore Project

So here is the Reso and the executed agreement. Greg (City Manager) can sign the address change but the request needs to come from the Developer. Once the change occurs and if we don't close, then the CRA is bound by this new address change. Who is Flynn Engineering. Why do we need to change the address now before they start construction? Seems premature to me.

From: Bob Wojcik <BWojcik@fortlauderdale.gov>
Sent: Wednesday, January 17, 2024 2:00 PM
To: Lynn Solomon <LSolomon@fortlauderdale.gov>

Cc: Bob Wojcik <BWojcik@fortlauderdale.gov>
Subject: PLEASE ADVISE: Sistrunk Apartments LLC Change of Address for Larimore Project

Lynn this is follow-up to the previous request for direction from an inquiry from Flynn Engineering, Engineer for the Larimore Project. You said you would look at the resolution to determine who has authority to sign the City Change of Address Form they need signed to change the property address from a NW 6th Court address to a Sistrunk address. (The Larimore site (developer Sistrunk Apartments LLC) faces both Sistrunk and NW 6th Court and they prefer to make it a Sistrunk address. Attached is the Resolution. Please advise..

From: Julia Gaffney <Julia@FlynnEngineering.com>
Sent: Wednesday, January 17, 2024 9:19 AM
To: Bob Wojcik <BWojcik@fortlauderdale.gov>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>; Gabi Aguiar <Gabi@FlynnEngineering.com>
Subject: [EXTERNAL:CAUTION!]- RE: Address Verification - 1620 NW 6th Court

---

Good morning Bob,

I am following up regarding the status of the address change for 1620 NW 6th Court to a NW 6th Street address. Please advise.

Thank you,

Julia Gaffney
Office: (954) 522-1004
Direct: (954)-686-6210

FLYNN ENGINEERING

Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Julia Gaffney
Sent: Friday, January 12, 2024 11:32 AM
To: Bob Wojcik <BWojcik@fortlauderdale.gov>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>; Gabi Aguiar <Gabi@FlynnEngineering.com>
Subject: RE: Address Verification - 1620 NW 6th Court

Good morning Bob,

I am following up regarding the status of the address change for 1620 NW 6th Court to a NW 6th Street address.

Sincerely,

Julia Gaffney
Office: (954) 522-1004
Direct: (954)-686-6210

Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Gabi Aguiar
Sent: Wednesday, December 20, 2023 3:32 PM
To: Bob Wojcik <BWojcik@fortlauderdale.gov>
Cc: Julia Gaffney <Julia@FlynnEngineering.com>; Sarah DelNegri <sarah@FlynnEngineering.com>
Subject: RE: Address Verification - 1620 NW 6th Court

Hi Bob,

Thank you for the updates! I will wait for your email.

Best,

Gabi Aguiar
954.522.1004 Main
954.323.8356 Direct

241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Bob Wojcik [mailto:BWojcik@fortlauderdale.gov]
Sent: Wednesday, December 20, 2023 2:18 PM
To: Gabi Aguiar <Gabi@FlynnEngineering.com>
Subject: Re: Address Verification - 1620 NW 6th Court

Received the Form. The City Attorneys office is looking into who has authorization to sign by the Resolution that was passed.

From: Gabi Aguiar <Gabi@FlynnEngineering.com>
Sent: Tuesday, December 19, 2023 12:02 PM

To: Clarence Woods <CWoods@fortlauderdale.gov>; Bob Wojcik <BWojcik@fortlauderdale.gov>
Cc: Julia Gaffney <Julia@FlynnEngineering.com>; Sarah DelNegri <sarah@FlynnEngineering.com>
Subject: [EXTERNAL:CAUTION!]- FW: Address Verification - 1620 NW 6th Court

Good morning Bob,

It was great speaking with you a moment ago. Please see below the email from the city requesting authorization from CRA for address change.
Also, I attached the documents they forwarded to us.

Thanks,

Gabi Aguiar
954.522.1004 Main
954.323.8356 Direct

241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

From: Jazmine Eveillard [mailto:JEveillard@fortlauderdale.gov]
Sent: Thursday, November 2, 2023 9:57 AM
To: Julia Gaffney <Julia@FlynnEngineering.com>
Cc: Yvonne Redding <YRedding@fortlauderdale.gov>
Subject: RE: Address Verification - 1620 NW 6th Court

Good morning, Ms. Gaffney,

It appears that 1620 NW 6 Court is owned by the City of Fort Lauderdale Community Redevelopment Agency.

Unfortunately, for the request to change the address someone from the CRA will have to provide you with authorization or someone directly from that office will have to request the address change.

I can however provide you with an Address Verification Form if you would like.

We have located more than one record for the information you entered.
Directions: Click the folio number to see property details.

○ Sort By Folio Number ○ Sort By Name ◉ Sort By Address

3 Records Found

Folio Number	Owner Name	Property Address
504204120030	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	1620 NW 6 COURT
504204120040	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	1620 NW 6 COURT
504204120050	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	1620 NW 6 COURT

BACK

Privacy Policy

Having trouble viewing our website? Please contact our accessibility hotline for assistance at accessibility@bcpa.net or call 954.357.6830.

Source: Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Hours: We are open weekdays from 8 am until 5 pm.

Legal Disclaimer: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone. Information provided on this website is for tax roll purposes only and may not be appropriate for other uses. Values are not final until certified pursuant to Florida law.

Jazmine Eveillard| Senior Administrative Assistant
City of Fort Lauderdale| Development Services Department
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-5233 E: Jeveillard@fortlauderdale.gov

From: Nichole Billings <NBillings@fortlauderdale.gov>
Sent: Monday, October 30, 2023 2:49 PM
To: Jazmine Eveillard <JEveillard@fortlauderdale.gov>
Subject: Fwd: Address Verification - 1620 NW 6th Court

Get Outlook for iOS

From: Julia Gaffney <Julia@FlynnEngineering.com>
Sent: Monday, October 30, 2023 2:46:35 PM
To: Nichole Billings <NBillings@fortlauderdale.gov>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>; Gabi Aguiar <Gabi@FlynnEngineering.com>
Subject: [EXTERNAL:CAUTION!]- Address Verification - 1620 NW 6th Court

---

Good Afternoon Nichole,

We would like to request an addresses verification for the 1620 NW 6th Court site.
We are requesting the new address to be on **NW 6th Street** as the proposed lobby is located along NW 6th Street.

The owner is submitting an application for a mixed-use development.
The project will require one address.

Attached is the tax folios, survey, and proposed site plan.

Please let us know if you need any additional information.

Julia Gaffney
Office: (954) 522-1004
Direct: (954)-686-6210

FLYNN ENGINEERING

Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Bilzin Sumberg Baena Price & Axelrod LLP
Issuing Office: 1450 Brickell Avenue, Suite 2300
Miami, FL 33131
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 11502771
Issuing Office File Number: 91868
Property Address: 1620 NW 6th Court
Fort Lauderdale, FL 33311 FL FL FL FL FL
Revision Number:

SCHEDULE A

1. Commitment Date: 09/08/2021 at: 11:00 PM

2. Policy to be issued:

   A. 2021 ALTA Owner's Policy with Florida Modifications
   Proposed Insured: Sistrunk Apartments, LLC, a Florida limited liability company
   Proposed Amount of Insurance: $21,676,940.00

   B. 2021 ALTA Loan Policy with Florida Modifications
   Proposed Insured: Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below, or proposed purchaser
   Proposed Amount of Insurance: $10,000.00

3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)*

   Fee Simple

4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)*

   Ft. Lauderdale Community Redevelopment Agency

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

By:_____
Authorized Officer or Agent

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   A. Duly authorized and executed Warranty Deed in accordance with all statutes, ordinances and regulations, from Ft. Lauderdale Community Redevelopment Agency to Sistrunk Apartments, LLC, a Florida limited liability company.

      Said deed should include a waiver of the automatic reservation of phosphate, minerals, metals and petroleum rights pursuant to Section 270.11, Florida Statutes. Without such waiver, the following exception will be added to the policy:

      Automatic reservation of phosphate, minerals, metals and petroleum rights pursuant to Section 270.11, Florida Statutes arising from the Deed from Ft. Lauderdale Community Redevelopment Agency, recorded as Instrument No. _____. The coverage of any ALTA 9-06, 9.1, 9.2-06, 9.5-06 or similar Endorsement attached to this policy is not applicable to this exception.

   B. Duly executed Mortgage from Sistrunk Apartments, LLC, a Florida limited liability company, Mortgagor, to the Proposed Insured Lender, Mortgagee, encumbering the land described on Exhibit A hereof.

      The Company will require the following as to Sistrunk Apartments, LLC, a Florida limited liability company: ("LLC"):

      i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.

      ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.

      iii. Record an affidavit from the person executing the proposed mortgage on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the mortgage; and (d) neither the LLC nor any member signing the mortgage have filed bankruptcy since the LLC acquired title.

      iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

      If the proposed mortgage will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

SCHEDULE B, PART I Requirements

5. To terminate the following:

   Notice of Commencement recorded on November 16, 2022 under Instrument No. 118519922.

   1. Record a notice of termination, together with a contractor's final payment affidavit (with lien waiver). A separate notice of termination, and contractor's final payment affidavit (with lien waiver), is required for each notice of commencement.

   2. Obtain an owner's construction affidavit identifying all parties who have a direct contract with the owner, all parties who served a notice to owner, and all parties who began furnishing labor, services or materials within the last 45 days.

   3. Obtain a waiver and release of lien upon final payment from (i) all lienors showing as unpaid in the contractor's final payment affidavit (with lien waiver), (ii) all those who served a notice to owner or had a direct contract with the owner as listed in the owner's construction affidavit, and (iii) all those who began furnishing labor, services or materials within the last 45 days.

   4. Obtain the Company's indemnity agreement signed by the owner/borrower.

   NOTE: If the notice of commencement is being terminated prior to completion of the construction or if the subject transaction exceeds your agency's authorized limits, then approval of a Company State or Regional Underwriter is required.

6. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

   Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.

7. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

   Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

8. An Affidavit in form acceptable to Fidelity National Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.

9. Issuing agent must obtain from the Company or perform themselves a title update three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.

SCHEDULE B, PART I Requirements

NOTE: Taxes for the year 2023 under Real Estate Account Nos. 504204-06-0950, 504204-12-0030, 504204-06-940, 504204-12-0040, 504204-06-0930, 504204-12-0050, and 5042-04-06-0960 appear as PAID.

SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

2. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

3. Standard Exceptions:

   A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

   B. Rights or claims of parties in possession not shown by the public records.

   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

   D. Taxes or assessments which are not shown as existing liens in the public records.

4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

5. City of Fort Lauderdale Resolution No. 95-86 recorded November 16, 2004, in Official Records Book 38544, Page 1743.

6. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 4201, Page 487.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record

SCHEDULE B, PART II Exceptions

owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: Notwithstanding anything to the contrary contained herein, the final loan policy will include Florida Endorsement Form(s) 9, without deletion or modification.

NOTE: Notwithstanding anything to the contrary contained herein, the final loan policy will include Florida Endorsement Form(s) Survey, without deletion or modification.

NOTE: Notwithstanding anything to the contrary contained herein, the final loan policy will include ALTA Endorsement Form(s) 8.1, without deletion or modification.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 13800 NW 14th Street, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: Patrick Quirk

EXHIBIT "A"

PARCEL 1:

Lots 9, 10, 11 and 12, Block 11, LINCOLN PARK FIRST ADDITION, a Subdivision according to the plat and map there described in Plat Book 5, Page 1, of the Public Records of Broward County, Florida.

PARCEL 2:

Lot 2, Block 5, of FIRST ADDITION TO TUSKEGEE PARK, a subdivision of Section Four (4), Township Fifty (50) South, Range Forty-Two (42) East, a subdivision according to the plat there recorded in Plat Book 9, Page 65, of the Public Records of Broward County, Florida.

PARCEL 3:

Lots 5, 6, Less Road Block 11, LINCOLN PARK FIRST ADDITION, a Subdivision according to the plat and map there described in Plat Book 5, Page 1, of the Public Records of Broward County, Florida.

PARCEL 4:

Lots 3 and 4, Block 5, Less Road, FIRST ADDITION TO TUSKEGEE PARK, according to the plat there recorded in Plat Book 9, Page 65, of the Public Records of Broward County, Florida.

PARCEL 5:

Lots 5 and 6, Block 5, FIRST ADDITION TO TUSKEGEE PARK, according to the map or plat thereof as recorded in Plat Book 9, Page(s) 65, Public Records of Broward County, Florida.

Less and except therefrom:

That portion of Lots 5 and 6, Block 5 of FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof as recorded in Plat Book 9, Page 65, Broward County records, described as follows:
Begin at the Northwest corner of said Lot 5: thence go South 89° 45' 50" East along the North line of Lots 5 and 6, 77.52 feet to the Northeast corner of Lot 6: thence South 00° 04' 10" West along the East line of Lot 6, 33.18 feet: thence North 89° 55' 50" west, 5 feet to an intersection with a circular arc concave to the Southwest, the tangent of said arc bearing North 00° 04' 10" East: thence Northwesterly along said arc having a radius of 20 feet and a central angle of 89° 46', an arc distance of 31.33 feet to a point of tangency on a line 35 feet South of and parallel to the North boundary of the SE 1/4 of section 4, Township 50 south, Range 42 east: thence North 89° 41' 50" West along said parallel line, 52.62 feet to the west line of Lot 5: thence North 00° 08' 10" East along said west line, 13.19 feet to the Point of Beginning.

PARCEL 6:

Lots 7 and 8, Less Road Block 11, LINCOLN PARK FIRST ADDITION, a Subdivision according to the plat and map there described in Plat Book 5, Page 1, of the Public Records of Broward County, Florida.

CITY OF FORT LAUDERDALE

DEVELOPMENT SERVICES DEPARTMENT

ADDRESS VERIFICATION CONFIRMATION

Verification Request #:	BLD-ADDVER-24020001
Completion Date:	2/1/2024
Purpose of Address Request:	To verify an existing address for DRC

PROPERTY INFORMATION

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

Folio Number:	504204120030
Address:	1620 NW 6 COURT, FORT LAUDERDALE
Legal Description:	LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOTS 5,6,LESS RD BLK 11
Folio Number:	504204120030
Address:	1609 NW 6 STREET, FORT LAUDERDAL
Legal Description:	LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOTS 5,6,LESS RD BLK 11

Requestor Name:	Julia Gaffney
Requestor Email:	julia@flynnengineering.com
Requestor Phone:	9546866210
Verified / Assigned Address:	1620 NW 6 COURT, FORT LAUDERDALE
Former / Known As Address:	1609 NW 6 STREET, FORT LAUDERDAL
Authorized City Representative:	JAZMINE EVEILLARD
Notes (If Applicable):	

Julia Gaffney

From: Andrew Schein <aschein@lochrielaw.com>
Sent: Friday, January 26, 2024 9:36 AM
To: Clarence Woods
Subject: The Laramore DRC Application
Attachments: DRC-Application-Laramore.pdf

Hi Clarence, hope all is well. We're working with the developers of The Laramore project at 1620 NW 6th Court and we'll be submi% ng for DRC shortly. As the property is owned by the CRA, I believe you have to sign the applica+on. The applica+on is a, ached, signature needed in Sec+on B on page 1. Please let me know if you need anything else to sign this and feel free to give me a call at the direct line below if needed.

Thank you,

Andrew J. Schein, Esq.

LOCHRIE & CHAKAS P.A.

phone 954.779.1119 | fax 954.779.1117 | direct 954.617.8919
699 N. Federal Highway, Suite 400, Fort Lauderdale, FL 33304

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1620 NW 6 COURT, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016

ID #	5042 04 12 0050
Millage	0312
Use	80-01

Abbr Legal Description	LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOTS 9 TO 12 LESS RD R/W BLK 11

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

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$197,630		$197,630	$119,550	
2023	$197,630		$197,630	$108,690	
2022	$134,750		$134,750	$98,810	

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$197,630	$197,630	$197,630	$197,630
Portability	0	0	0	0
Assessed/SOH	$119,550	$197,630	$119,550	$119,550
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$119,550	$197,630	$119,550	$119,550
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
5/2/2003	SWD	$55,000	35351 / 12
6/1/2002	QCD	$100	33300 / 1049
1/28/2002	CET	$100	32778 / 1301
4/27/2001	CET	$1,000	31604 / 1863
2/13/1990	QC*	$127	23653 / 60

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$22.00	8,983	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

Site Address	1620 NW 6 COURT, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016

ID #	5042 04 12 0040
Millage	0312
Use	80-01

Abbr Legal Description	LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOT 7 LESS RD R/W,8 LESS RD R/W BLK 11

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

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$98,600		$98,600	$59,650	
2023	$98,600		$98,600	$54,230	
2022	$67,230		$67,230	$49,300	

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$98,600	$98,600	$98,600	$98,600
Portability	0	0	0	0
Assessed/SOH	$59,650	$98,600	$59,650	$59,650
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$59,650	$98,600	$59,650	$59,650
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
2/21/2008	WD-D	$100,000	45144 / 1272
9/26/2002	QCD	$200	33853 / 695

Land Calculations

Price	Factor	Type
$22.00	4,482	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

Site Address	1620 NW 6 COURT, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016

ID #	5042 04 12 0030
Millage	0312
Use	80-01

Abbr Legal Description	LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOTS 5,6,LESS RD BLK 11

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

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$98,470		$98,470	$59,560	
2023	$98,470		$98,470	$54,150	
2022	$67,140		$67,140	$49,230	

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$98,470	$98,470	$98,470	$98,470
Portability	0	0	0	0
Assessed/SOH	$59,560	$98,470	$59,560	$59,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$59,560	$98,470	$59,560	$59,560
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2009	WD-T		46047 / 1752
2/25/2009	WD-D	$79,900	46047 / 1751
8/16/1996	QCD	$100	33273 / 1954
9/16/1996	QCD	$100	33273 / 1953
2/10/1999	QCD	$100	33273 / 1952

Land Calculations

Price	Factor	Type
$22.00	4,476	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								