INTERIOR REMODEL AT LMC BUILDING "K" FIRST FLOOR
RESTAURANT

2015 SW 20th STREET
FORT LAUDERDALE, FLORIDA 33315

PLUMBING FIXTURES

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>REQUIRES</th>
<th>PER</th>
<th>REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESTROOMS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRINKING FOUNTAINS</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>TABLE 403.1, FBC 2017</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>CALCULATIONS INCLUDED IN THE FOLLOWING</td>
<td></td>
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INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY

<table>
<thead>
<tr>
<th>GROUP</th>
<th>WALL FINISH</th>
<th>CEILING FINISH</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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FIRE RESISTANCE RATINGS

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
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</table>

CODE INFORMATION

PLUMBING CODE 2017 (6TH EDITION)
FLORIDA MECHANICAL CODE 2017 (6TH EDITION)
FLORIDA ELECTRIC CODE 2017 (6TH EDITION)
FLORIDA ACCESSIBILITY CODE 2017 (6TH EDITION)
FLORIDA FIRE PREVENTION CODE 2017 (6TH EDITION)

SCOPE OF WORK

INTERIOR REMODEL AT LAUDERDALE MARINA CENTER BUILDING "K" FIRST FLOOR CONSISTING IN THE ADDITION OF NEW RESTAURANT IN INTERIOR REMODEL AT LAUDERDALE MARINA CENTER BUILDING "K"

PROJECT DIRECTORY

LANDLORD
LAUDERDALE MARINE CENTER
DOUG WEST
2029 SW 20TH STREET,
FORT LAUDERDALE, FL 33315
P: 954-586-2790   F: 954-586-3286
www.simonarchitectural.com

ARCHITECT
RICHARD H. SIMON
3321 N.E. 34TH STREET
FORT LAUDERDALE, FL 33308
P: 954-586-2790   F: 954-586-3286
www.simonarchitectural.com

ARCHITECTURAL ENGINEERS - CONSTRUCTION MANAGERS

ENGINEERS - INTERIOR DESIGNERS

P: 954.566.7298   F:954.566.3286
www.simonarchitectural.com

TELEPHONE: 954-566-7298   FACSIMILE: 954-566-3286
DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Innovative Development (ID) $12,760.00
- Site Plan Level IV $4,590.00
- Site Plan Level III $3,500.00
- Site Plan Level II $2,470.00
- Site Plan Level II in DRAC/SRAC-SA $4,290.00
  (DRAC - Includes all requests for residential units and/or new construction only;
  SRAC-SA - Includes all new construction and/or changes to existing structures subject to 47.3.6)
- Change of Use $930.00
  Requiring DRC review
- Parking Reduction $970.00
  (In addition to above site plan fee)
- Request for Flexibility Units/ Acreage $60.00
  (In addition to above site plan fee)
### Page 1: DRC Site Plan - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City’s Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

<table>
<thead>
<tr>
<th>Case Number</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of complete submittal</td>
<td></td>
</tr>
</tbody>
</table>

**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT

<table>
<thead>
<tr>
<th>Property Owner’s Name</th>
<th>CRP LMC PROP CO LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner’s Signature</td>
<td></td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>2029 SW 20th St, Ft Lauderdale FL, 33315</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:dwest@lauderdalemarinecraft.com">dwest@lauderdalemarinecraft.com</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>954-713-0223</td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>[X] Warranty Deed or [ ] Tax Record</td>
</tr>
</tbody>
</table>

**NOTE:** If AGENT is to represent OWNER, notarized letter of consent is required

<table>
<thead>
<tr>
<th>Applicant/Agent’s Name</th>
<th>Michael Vonder Meulen/Keith &amp; Associates Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant/Agent’s Signature</td>
<td></td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>2132 S Andrews Ave, Ft Lauderdale FL, 33316</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:mvondermeulen@keithleane.com">mvondermeulen@keithleane.com</a></td>
</tr>
<tr>
<td>Letter of Consent Submitted</td>
<td>See attached</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development/Project Name</th>
<th>LMC Crew Lounge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development/Project Address</td>
<td>Existing: 2001 SW 20th St New: 2015 SW 20th St</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lauderdale Marine Center 168-42 B Parcel A</td>
</tr>
<tr>
<td>Tax ID Folio Numbers (For all parcels in development)</td>
<td>504216480010</td>
</tr>
<tr>
<td>Request/Description of Project</td>
<td>Lauderdale Marine Center Crew Lounge</td>
</tr>
<tr>
<td>Total Estimated Cost of Project</td>
<td>$ (Including land costs)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Land Use Designation</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use Designation</td>
<td>Commercial</td>
</tr>
<tr>
<td>Current Zoning Designation</td>
<td>B-3</td>
</tr>
<tr>
<td>Proposed Zoning Designation</td>
<td>B-3</td>
</tr>
<tr>
<td>Current Use of Property</td>
<td>Marine Center</td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td>n/a</td>
</tr>
<tr>
<td>Non-Residential SF (and Type)</td>
<td>Existing 3,181</td>
</tr>
<tr>
<td>Total Bldg. SF (Include structural parking)</td>
<td>15,584</td>
</tr>
<tr>
<td>Site Adjacent to Waterway</td>
<td>[X] Yes [ ] No</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Dimensional Requirements</th>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>none</td>
<td>1,321,048/30.3271</td>
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<tr>
<td>Lot Density</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot Width</td>
<td>n/a</td>
<td>1.363 FT</td>
</tr>
<tr>
<td>Building Height (Feet / Levels)</td>
<td>150 feet</td>
<td>9'-4&quot; (Crew Lounge)</td>
</tr>
<tr>
<td>Structure Length</td>
<td>n/a</td>
<td>29'-10&quot; (Crew Lounge)</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>n/a</td>
<td>existing</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>n/a</td>
<td>existing</td>
</tr>
<tr>
<td>Open Space</td>
<td>n/a</td>
<td>existing</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>n/a</td>
<td>existing</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>n/a</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Setbacks (indicate direction N.S.E.W)</th>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Front (S)</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Side (E)</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Side (W)</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Rear (N)</td>
<td>none</td>
<td></td>
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</table>

Updated: 3/20/2015
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:
- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner.
- Address verification letter (954-826-5233)
- Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
- Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:
- One (1) original set, signed and sealed at 24" x 36"
- Three (3) copy sets, with plans at 24" x 36"
- Five (5) copy sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format

**NOTE:** For initial submittal one signed and sealed set is required.Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:
- Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gate system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet including project name and table of contents.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note:** Not required for Change of Use applications.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans “A” thru “H” with all elements as listed under Technical Specifications:
  A. Site Plan
  B. Details*
  C. Floor Plans (typical floor plan may be submitted for like floors)
  D. Building Elevations*
  E. Additional Renderings*
  F. Landscape Plans*
  G. Photometric Diagram*
  H. Engineering Plans*

  (*Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.

**NOTES:**
- All plans and documents must be bound, stapled and folded to 8 ½" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the “Submittal Reference Book” available at the Urban Design & Planning office or on the City’s website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

<table>
<thead>
<tr>
<th>Applicant's Affidavit</th>
<th>Staff Intake Review</th>
</tr>
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<tbody>
<tr>
<td>Acknowledge that the Required Documentation and Technical Specifications of the application are met;</td>
<td>For Urban Design &amp; Planning Division use only;</td>
</tr>
<tr>
<td>Print Name</td>
<td>Date</td>
</tr>
<tr>
<td>Signature</td>
<td>Received By</td>
</tr>
<tr>
<td>Date</td>
<td>Tech. Specs</td>
</tr>
<tr>
<td></td>
<td>Reviewed By</td>
</tr>
<tr>
<td></td>
<td>Case No.</td>
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Updated: 3/20/2015  
DRC_SitePlanApp
A. SITE PLAN
1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   • Current use of property and intensity
   • Land Use designation
   • Zoning designation
   • Water/wastewater service provider
   • Site area (sq. ft. and acres)
   • Building footprint coverage
   • Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   • Non-residential development: uses, gross floor area
   • Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
   • Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   • Building height (expressed in feet above grade)
   • Structure length
   • Number of stories
   • Setback table (required vs. provided)
   • Open space
   • Vehicles use area (as defined by Sec. 47-58-2, in sq. ft.)
   • Open space (in sq. ft.)
   • Landscape area (in sq. ft.)
   • Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
   • Municipal boundaries (as applicable)
   • Zoning designation of adjacent properties with current use listed
   • Adjacent rights-of-way to opposite property line (indicate all nearby cuts)
   • Waterway width, if applicable
   • Outline of adjacent buildings (indicate height in stories and approximate feet)
   • Property lines (dimensioned)
   • Building outlines of all proposed structures (dimensioned)
   • Ground floor plan
   • Dimension of grade at center line of road, at curb, and finished floor elevation
   • Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   • Mechanical equipment dimensioned from property lines
   • Setbacks and building separations (dimensioned)
   • Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   • On-site light fixtures
   • Proposed ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
   • Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
   • Traffic control signage
   • Catch basins or other drainage control devices
   • Fire hydrants (including on-site and adjacent hydrants)
   • Easements (as applicable)

B. DETAILS
1. Provide details of the following (Scale 1/4" = 1' min.)
   • Ground floor elevation
   • Storefronts, awnings, entryway features, doors, windows
   • Fences/Walls
   • Dumpster
   • Light fixtures
   • Balconies, railings
   • Trash receptacles, benches, other street furniture
   • Pavers, concrete, hardscape ground cover material

C. FLOOR PLANS
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS
1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)
   For projects subject to Sec. 47-25-3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:
   • Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
   • Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
   • Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN
1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional's address and phone number
3. Scale (1" = 30' min., must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   • Site area (sq. ft. and acres)
   • Vehicular use area (as defined by Sec. 47-58-2, in sq. ft.)
   • VUA landscape area (minimum 20% of VUA = in sq. ft. and percentage of VUA)
   • Perimeter landscape area (including buffers adjacent to ROW)
   • Interior landscape area (30 sq. ft. per space)
   • Total trees required/provided (1 per 1,000 sq. ft. lot area)
   • VUA trees required/provided (1 per 1,000 sq. ft. VUA)
   • VUA shade trees required/provided (3" caliper)
   • VUA shade trees required/provided (2-3" caliper)
   • VUA flowering trees required/provided
   • VUA palms required/provided
   • VUA shrubs required/provided (6 per 1,000 sq. ft. VUA)
   • Buffet trees (if applicable)
7. Landscape Plan Features (graphically indicated)
   • Property lines
   • Easements (as applicable)
   • Landscape areas with dimensions
   • Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   • Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
   • Plant list (note species, sizes, quantities and any appropriate specifications)
   • Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   • Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM
   Foot-candle readings must extend to all property lines
1.) ALL EXPOSED CABINET ENDS SHALL HAVE FINISH PANELS. GENERAL CONTRACTOR SHALL COORDINATE CABS.

2.) ALL COUNTERTOP / WALL INTERSECTIONS SHALL HAVE A 4" HIGH BACKSPLASH. UNLESS NOTED.

3.) ALTERATION OF THE FIRE ALARM SYSTEM IS REQUIRED, UNDER SEPARATE PERMIT.

4.) THE CONTRACTOR SHALL VISIT THE SITE, BEFORE SUBMITTING PROPOSALS.

5.) ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM, UNLESS OTHERWISE NOTED.

6.) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY OF ANY ERRORS OR OMISSIONS OR THE CONTRACTOR REMAINS RESPONSIBLE FOR DESIGN.

7.) SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS TO ARCHITECT’S OFFICE FOR ARCHITECT & ENGINEER’S REVIEW.

8.) PROVIDE WATER RESISTANT GYPSUM BOARDS AROUND RESTROOM FIXTURES.

9.) THE CONTRACTOR WILL NOT SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED.

10.) THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING, STRUCTURAL, AND NON-STRUCTURAL SUPPORTED ITEMS (FIRE HOSES, HANGERS, BARS) FOR USE IN THEIR INSTALLATION.

11.) ALL PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS, AND FIRE RATING WALLS shall be sized to accommodate these conditions.

12.) ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

13.) ANY ITEM SCHEDULED TO BE REUSED MUST BE REFURBISHED AND MAINTAINED TO A “LIKE NEW” CONDITION.

14.) THE DETAILS OF THE CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE LANDLORD’S CONSTRUCTION CRITERIA.

15.) ALL DIMENSIONS MARKED ‘CLEAR’ OR ‘CLR’ SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF MORTAR, FINISHES, FURNITURES, PLUMBING FIXTURES, WINDOW FRAMES AND EXISTING FURNITURE.

16.) PROVIDE WATER FILTER (IF REQUIRED) FOR ALL WATER USE.

17.) PROVIDE WATER HEATER (IF REQUIRED) FOR ALL WATER USE.

18.) PROVIDE FIRST FLOOR AIR CONDITIONING UNIT.

19.) PROVIDE VENTILATION Hoods FOR ALL RESTAURANT SPACE.

20.) PROVIDE MATILE WRAP FOR DUCT HOODS.

21.) PROVIDE ELIASON SWING DOOR (IF REQ.) FOR ALL DOORS.

22.) PROVIDE FOOD SERVICE EQUIPMENT.

23.) PROVIDE WATER HEATERS (IF REQUIRED) FOR ALL WATER USE.

24.) PROVIDE SCAFFOLDING TO TRIM FLOORS TO CLEAR THE TOP OF ALL Gypsum Board Finishes.

25.) PROVIDE SHEET METAL (IF REQUIRED) FOR ALL SHEET METAL WORK.

26.) PROVIDE HOOD VENTILATION SYSTEM.

27.) PROVIDE INTERIOR LIGHTING AND SCONCES.

28.) PROVIDE WASHABLE WALL FABRIC.

29.) PROVIDE WATER FILTERS.

30.) PROVIDE WATER HEATER (IF REQUIRED) FOR ALL WATER USE.

31.) PROVIDE VENTILATION Hoods FOR ALL RESTAURANT SPACE.

32.) PROVIDE MATILE WRAP FOR DUCT HOODS.

33.) PROVIDE ELIASON SWING DOOR (IF REQ.) FOR ALL DOORS.

34.) PROVIDE FOOD SERVICE EQUIPMENT.

35.) PROVIDE WATER HEATERS (IF REQUIRED) FOR ALL WATER USE.

36.) PROVIDE SCAFFOLDING TO TRIM FLOORS TO CLEAR THE TOP OF ALL Gypsum Board Finishes.

37.) PROVIDE SHEET METAL (IF REQUIRED) FOR ALL SHEET METAL WORK.

38.) PROVIDE HOOD VENTILATION SYSTEM.

39.) PROVIDE INTERIOR LIGHTING AND SCONCES.

40.) PROVIDE WASHABLE WALL FABRIC.

41.) PROVIDE WATER FILTERS.

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43.) PROVIDE VENTILATION Hoods FOR ALL RESTAURANT SPACE.

44.) PROVIDE MATILE WRAP FOR DUCT HOODS.

45.) PROVIDE ELIASON SWING DOOR (IF REQ.) FOR ALL DOORS.

46.) PROVIDE FOOD SERVICE EQUIPMENT.

47.) PROVIDE WATER HEATERS (IF REQUIRED) FOR ALL WATER USE.

48.) PROVIDE SCAFFOLDING TO TRIM FLOORS TO CLEAR THE TOP OF ALL Gypsum Board Finishes.

49.) PROVIDE SHEET METAL (IF REQUIRED) FOR ALL SHEET METAL WORK.

50.) PROVIDE HOOD VENTILATION SYSTEM.

51.) PROVIDE INTERIOR LIGHTING AND SCONCES.

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65.) PROVIDE WATER FILTERS.

66.) PROVIDE WATER HEATER (IF REQUIRED) FOR ALL WATER USE.

67.) PROVIDE VENTILATION Hoods FOR ALL RESTAURANT SPACE.

68.) PROVIDE MATILE WRAP FOR DUCT HOODS.

69.) PROVIDE ELIASON SWING DOOR (IF REQ.) FOR ALL DOORS.

70.) PROVIDE FOOD SERVICE EQUIPMENT.

71.) PROVIDE WATER HEATERS (IF REQUIRED) FOR ALL WATER USE.

72.) PROVIDE SCAFFOLDING TO TRIM FLOORS TO CLEAR THE TOP OF ALL Gypsum Board Finishes.

73.) PROVIDE SHEET METAL (IF REQUIRED) FOR ALL SHEET METAL WORK.

74.) PROVIDE HOOD VENTILATION SYSTEM.

75.) PROVIDE INTERIOR LIGHTING AND SCONCES.

76.) PROVIDE WASHABLE WALL FABRIC.

77.) PROVIDE WATER FILTERS.

78.) PROVIDE WATER HEATER (IF REQUIRED) FOR ALL WATER USE.

79.) PROVIDE VENTILATION Hoods FOR ALL RESTAURANT SPACE.

80.) PROVIDE MATILE WRAP FOR DUCT HOODS.

81.) PROVIDE ELIASON SWING DOOR (IF REQ.) FOR ALL DOORS.

82.) PROVIDE FOOD SERVICE EQUIPMENT.

83.) PROVIDE WATER HEATERS (IF REQUIRED) FOR ALL WATER USE.

84.) PROVIDE SCAFFOLDING TO TRIM FLOORS TO CLEAR THE TOP OF ALL Gypsum Board Finishes.

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86.) PROVIDE HOOD VENTILATION SYSTEM.

87.) PROVIDE INTERIOR LIGHTING AND SCONCES.

88.) PROVIDE WASHABLE WALL FABRIC.

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90.) PROVIDE WATER HEATER (IF REQUIRED) FOR ALL WATER USE.

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92.) PROVIDE MATILE WRAP FOR DUCT HOODS.

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94.) PROVIDE FOOD SERVICE EQUIPMENT.

95.) PROVIDE WATER HEATERS (IF REQUIRED) FOR ALL WATER USE.

96.) PROVIDE SCAFFOLDING TO TRIM FLOORS TO CLEAR THE TOP OF ALL Gypsum Board Finishes.

97.) PROVIDE SHEET METAL (IF REQUIRED) FOR ALL SHEET METAL WORK.

98.) PROVIDE HOOD VENTILATION SYSTEM.

99.) PROVIDE INTERIOR LIGHTING AND SCONCES.

100.) PROVIDE WASHABLE WALL FABRIC.

101.) PROVIDE WATER FILTERS.

102.) PROVIDE WATER HEATER (IF REQUIRED) FOR ALL WATER HEATING.

103.) PROVIDE VENTILATION Hoods FOR ALL RESTAURANT SPACE.

104.) PROVIDE MATILE WRAP FOR DUCT HOODS.

105.) PROVIDE ELIASON SWING DOOR (IF REQ.) FOR ALL DOORS.

106.) PROVIDE FOOD SERVICE EQUIPMENT.

107.) PROVIDE WATER HEATERS (IF REQUIRED) FOR ALL WATER USE.

108.) PROVIDE SCAFFOLDING TO TRIM FLOORS TO CLEAR THE TOP OF ALL Gypsum Board Finishes.

109.) PROVIDE SHEET METAL (IF REQUIRED) FOR ALL SHEET METAL WORK.

110.) PROVIDE HOOD VENTILATION SYSTEM.

111.) PROVIDE INTERIOR LIGHTING AND SCONCES.

112.) PROVIDE WASHABLE WALL FABRIC.

113.) PROVIDE WATER FILTERS.

114.) PROVIDE WATER HEATER (IF REQUIRED) FOR ALL WATER USE.
A. Moldable putty pads for use with max 3 in. deep galv steel fluted floor units. Min 0.2 in. thick moldable putty pads are to be installed to completely cover the exterior surfaces of the outlet box (except for the side of the outlet box against the stud) including nailing tabs and annular space. When moldable putty pad outlet box protective material is used on boxes on both sides of wall as directed, the horizontal separation between boxes on opposite sides of the wall may be less than 24 in. provided that the boxes are not installed back-to-back.

B. Permanent fastening of steel studs. Flanges sized to accommodate steel studs (Item 2B). Vertical deflection ceiling runner secured to bottom of steel floor units with No. 8 by 1/2 in. long wafer head steel screws at midheight of slot on each side of wall. When vertical deflection ceiling runner (Item 2A2) is used, steel clips can be used in conjunction with steel studs (Item 2B) or ceiling runner (Item 2A). As an alternate to the ceiling runners in Items 2A and 2A1, vertical deflection ceiling runners with No. 8 by 1/2 in. long wafer head steel screws are to be used to secure the steel runners to the top of the ceiling runner and bottom of the steel floor units or roof deck. Mineral wool cut into strips having a width equal to ceiling runner and length at least equal to the overall length of the pipe. The 1 or 2 h fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the Fire Resistance Directory. Min 0.2 in. thick moldable putty pads are to be installed to completely cover the exterior surfaces of the outlet box (except for the side of the outlet box against the stud) and completely seal against the stud. The putty pads may be installed with the release liner intact on the outside of the pad with the exception of the sides of wall as directed, the horizontal separation between boxes on opposite sides of the wall may be less than 24 in. provided that the boxes are not installed back-to-back.

Wall Assembly - Roof Insulation - Steel Floor And Form Units* - Max 3 in. deep galv steel fluted floor units. Min 2-1/2 in. thick reinforced lightweight or normal weight concrete, as measured from the top plane of the floor units.

Cables - Iron Pipe - Steel Pipe - Copper Tubing - Steel Sleeve - Conduit (EMT)

Min 3-1/2 in. deep fire rated gypsum board wall assemblies framed with min 3-1/2 in. wide flanges (QMFZ2) category in the Recognized Component Directory for names for manufacturers. Any Recognized Component tube insulation material, for use in walls, shall be installed in accordance with the manufacturer's instructions. Steel pipe or sleeve shall be covered with 5 5 Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. The foam is to be cut to a length equal to the length of the pipe. When steel sleeve is used, the annular space between pipes or tubing and periphery of opening shall be min 0 in. (point contact) to max 1/2 in. Additional fill material to be forced into interstices within groups of penetrating items to max extent possible and installed such that a min 1/4 in. thick crown is formed around the annular space. When annular space exceeds 1/2 in. (13 mm), the min thickness of fill material is 5/8 in. (16 mm). Additional fill material to be installed such that a min 3/8 in. (10 mm) crown is applied at the pipe/wall interface at the point contact location.

See UL Fire Resistance Directory for additional information.

System No. HW-D-0256 Assembly Ratings - 1 and 2 hr (See Items 2 and 3)
GENERAL NOTES

UNDERGROUND LPG 500 GAL UG-ASME LP AMERIGAS PROPANE TANK LOCATION.

SHAD ED AREA DENOTES RESTAURANT LOCATION.

LPG 500 GAL TANK SIDE ELEVATION

SCALE 1/8" = 1'-0"

MULTI-VALVE REGULATOR
1. CONTRACTOR TO FIELD VERIFY THE PRESENCE OF A DUCT SMOKE DETECTOR & THAT IT IS IN COMPLIANCE WITH IMC 2003 SECTION 606 AND NFPA 90A.

2. REQUIRED “PRELIMINARY SMOKE / LIFE SAFETY SYSTEM TEST”: G.C. TO COORDINATE EXECUTION WITH HVAC SUB, LIFE SAFETY MONITOR SUB - PRIOR TO CONTACTING AND SCHEDULING FINAL SMOKE TEST WITH THE CITY.

3. FIRE ALARM SYSTEM SHALL COMPLY WITH THE REQUIRED FIRE, LIFE SAFETY & LOCAL BUILDING CODES. G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.

4. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL COMPLY WITH THE REQUIRED FIRE, LIFE SAFETY & LOCAL BUILDING CODES. G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.

5. ALL EXISTING FIRE PROTECTION AND FIRE ALARM SYSTEM ARE REQUIRED TO MEET ADOPTED CODES.

6. PROVIDE A KEY IN LOCK BOX FOR FIRE DEPARTMENT ACCESS. IF THERE IS AN EXISTING LOCK BOX ON THE PREMISES, A NEW KEY SHALL BE ON HAND AT THE TIME OF FINAL INSPECTION.

7. FIRE EXTINGUISHERS.
   A. 'K' TYPE FIRE EXTINGUISHER SHALL BE PROVIDED: (1) IF AN EXHAUST HOOD IS INCLUDED WITHIN THIS SCOPE, THEN INSTALL BELOW THE EMERGENCY SHUT DOWN SWITCH FOR THE EXHAUST HOOD ANSUL SYSTEM.
   B. PROVIDE (1) 5#ABC FIRE EXTINGUISHER WITH WALL BRACKET FOR EACH 2,500 S.F. OR IF TRAVEL DISTANCE BETWEEN 2 EXIT DOORS IS EQUAL TO OR GREATER THAN 75'.
<table>
<thead>
<tr>
<th>NO.</th>
<th>QTY.</th>
<th>DESCRIPTION</th>
<th>BRAND</th>
<th>MODEL#</th>
<th>DIMENSION</th>
<th>REMARKS</th>
<th>LOCATION</th>
<th>ALLOCATION</th>
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<tbody>
<tr>
<td>01</td>
<td>K51</td>
<td>GLASS/MUG FROSTER BEVERAGE AIR GF24L-S</td>
<td></td>
<td>24&quot;W X 26 1/8&quot; D X 33&quot; H</td>
<td>1</td>
<td></td>
<td></td>
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<tr>
<td>02</td>
<td>K50</td>
<td>DRAFT BEER DISPENSER</td>
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<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>03</td>
<td>K48</td>
<td>WORK/SERVICE COUNTER</td>
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<td></td>
</tr>
<tr>
<td>04</td>
<td>K47</td>
<td>DROP IN HAND SINK WITH FAUCET</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>05</td>
<td>K44</td>
<td>FROZEN DRINK MACHINE</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>06</td>
<td>K42</td>
<td>HEAT LAMP</td>
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<td></td>
</tr>
<tr>
<td>07</td>
<td>K41</td>
<td>VENTILATION SYSTEM WITH FIRE</td>
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<tr>
<td>08</td>
<td>K36</td>
<td>RADIANT STYLE CHAR BROILER</td>
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</tr>
<tr>
<td>09</td>
<td>K35</td>
<td>COMBI OVEN</td>
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<tr>
<td>10</td>
<td>K34</td>
<td>STAINLESS STEEL WORKTABLE</td>
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<tr>
<td>11</td>
<td>K33</td>
<td>STAINLESS STEEL MOBILE WORKTABLE</td>
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<tr>
<td>12</td>
<td>K32</td>
<td>L SHAPED WALL SHELF</td>
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</tr>
<tr>
<td>13</td>
<td>K31</td>
<td>LOW TEMP PASS THROUGH DISH MACHINE</td>
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<tr>
<td>14</td>
<td>K30</td>
<td>PRE RINSE FAUCET WITH WALL BRACKET</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>K28</td>
<td>DOUBLE SIDED SLANT RACK SHELF</td>
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<tr>
<td>16</td>
<td>K27</td>
<td>HEAVY DUTY SERVICE FAUCET WITH PAIL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>K26</td>
<td>MOP AND BROOM HOLDER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>K25</td>
<td>FLOOR MODEL DEEP FAT FRYER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>K24</td>
<td>STAINLESS STEEL WALL SHELF</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>K23</td>
<td>HOT AND COLD FACUET</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>K22</td>
<td>WALL MOUNT HOOD WITH FILTERS</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**EQUIPMENT SCHEDULE**

**ELECTRICAL SCHEDULE**

**PLUMBING SCHEDULE**

**RESTROOM FIXTURES SCHEDULE**

**REMARKS**

- **Description**: Details of equipment and fixtures
- **Brand**: Manufacturer or supplier of the equipment
- **Model#**: Model number of the equipment
- **Dimension**: Dimensions of the equipment
- **Location**: Location of the equipment
- **Allocation**: Allocation of the equipment

**Note**: This document contains detailed information about the equipment and fixtures required for a specific project, including their dimensions, locations, and allocations. It is designed to help in the planning and implementation of the project.
### Lighting Fixture Schedule

<table>
<thead>
<tr>
<th>Mark</th>
<th>Panel</th>
<th>QTY</th>
<th>Description</th>
<th>Lamp</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td></td>
<td></td>
<td>4&quot; recessed LED downlight throughout.</td>
<td>Dimmable LED 10W GU10 2700 Kelvin</td>
</tr>
<tr>
<td>L2</td>
<td></td>
<td></td>
<td>4&quot; wall washers</td>
<td>Dimmable LED 10W GU10 2700 Kelvin</td>
</tr>
<tr>
<td>L3</td>
<td></td>
<td></td>
<td>Outdoor chandelier</td>
<td>(6) 10W LED Edison style filament bulbs. 2700K</td>
</tr>
<tr>
<td>L4</td>
<td></td>
<td></td>
<td>Main entry chandelier</td>
<td>(8) 10W LED Edison style filament bulbs. 2700K</td>
</tr>
<tr>
<td>L5</td>
<td></td>
<td></td>
<td>Mesh globe pendants @ booths</td>
<td>(1) 10W LED Edison style filament bulb</td>
</tr>
<tr>
<td>L6</td>
<td></td>
<td></td>
<td>Main dining chandelier</td>
<td>(8) 10W LED Edison style filament bulbs. 2700K</td>
</tr>
<tr>
<td>L7</td>
<td></td>
<td></td>
<td>Bar pendants</td>
<td>(1) 10W LED medium base vintage Edison bulb (not included)</td>
</tr>
<tr>
<td>L8</td>
<td></td>
<td></td>
<td>Pendants @ communal table</td>
<td>(12) 10W LED Edison style filament bulbs. 2700K</td>
</tr>
<tr>
<td>L9</td>
<td></td>
<td></td>
<td>Dining chandeliers</td>
<td>(7) 10W LED Edison style filament bulbs.</td>
</tr>
<tr>
<td>L10</td>
<td></td>
<td></td>
<td>Picture lights</td>
<td>(2) 25W max E26 base bulbs</td>
</tr>
<tr>
<td>L11</td>
<td></td>
<td></td>
<td>Wall sconces</td>
<td>(1) 7W LED E12 base - US candelabra.</td>
</tr>
<tr>
<td>L12</td>
<td></td>
<td></td>
<td>LED light strips @ bar counters</td>
<td>10W per foot</td>
</tr>
<tr>
<td>L13</td>
<td></td>
<td></td>
<td>Vanity lights @ women and men bathrooms</td>
<td>(2) 10W LED Edison style filament bulbs</td>
</tr>
<tr>
<td>L14</td>
<td></td>
<td></td>
<td>Outdoor wall sconces @ patio bar</td>
<td>7W LED</td>
</tr>
<tr>
<td>L15</td>
<td></td>
<td></td>
<td>2'x4' flat panel lay-in 3500K</td>
<td>7W LED</td>
</tr>
<tr>
<td>L16</td>
<td></td>
<td></td>
<td>(N) 2'-0&quot; x 2'-0&quot; recessed lay-in fluorescent light - lighting to be securely fastened to underside of metal deck and suspended with hangars.</td>
<td></td>
</tr>
<tr>
<td>L17</td>
<td></td>
<td></td>
<td>Emergency egress light w/ DC battery pack. Black, polycarbonate housing. Sealed lead calcium battery.</td>
<td></td>
</tr>
<tr>
<td>L18</td>
<td></td>
<td></td>
<td>Edge-lit directional exit sign, clear acrylic panel</td>
<td></td>
</tr>
<tr>
<td>L19</td>
<td></td>
<td></td>
<td>Exhaust fan. See mechanical drawings for details.</td>
<td></td>
</tr>
</tbody>
</table>

### Reflected Ceiling Schedule

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Material</th>
<th>Manufacturer</th>
<th>Tile Model</th>
<th>Color</th>
<th>Grid</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>M-1</td>
<td>Drywall</td>
<td>USG Interiors</td>
<td>2' x 2' x 1/2&quot;</td>
<td>Lay-in ceiling tile</td>
<td>Model No. 506</td>
<td>White</td>
</tr>
<tr>
<td>D-1</td>
<td>Wood</td>
<td>Donn</td>
<td>5/8&quot;</td>
<td>New acc. tile</td>
<td>Solid Ash Wood</td>
<td>Prepared to receive stain. 4&quot;-6&quot; wide, 1/2&quot; thick, verify length. Finish ST-1. (Refer to finish plan)</td>
</tr>
<tr>
<td>D-2</td>
<td>Wood</td>
<td>3/4&quot;</td>
<td>Solid Ash Wood</td>
<td>Prepared to receive stain. 3/4&quot; thick. Finish ST-1. (Refer to finish plan)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### RCP Notes

- This area indicates two (2) layers of 5/8" Type X drywall to be installed below wooden roof structure. Reference UL assembly L521. Fire caulk all perimeter where abuts exterior masonry walls, existing concrete ceiling slabs and beams.
### WALL FINISH SCHEDULE

<table>
<thead>
<tr>
<th>MANUFACTURER</th>
<th>DESCRIPTION</th>
<th>MODEL/ COLOR</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>TEC</td>
<td>MIRRORED WALL GYPSUM BOARD</td>
<td>6300</td>
<td>PREPARED TO RECEIVE STAIN</td>
</tr>
<tr>
<td>TEC</td>
<td>WALL PANELS</td>
<td>1050</td>
<td>PREPARED TO RECEIVE STAIN</td>
</tr>
<tr>
<td>TEC</td>
<td>BASEMENT WALL PANELS</td>
<td>1050</td>
<td>PREPARED TO RECEIVE STAIN</td>
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### WALLS

<table>
<thead>
<tr>
<th>BASEMENT WALL PANELS</th>
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<th>DESCRIPTION</th>
<th>MODEL/ COLOR</th>
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<tr>
<td>TEC</td>
<td>MIRRORED</td>
<td>WALL</td>
<td>6300</td>
<td>PREPARED TO RECEIVE STAIN</td>
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### MILLWORK

<table>
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<th>BASEMENT MILLWORK</th>
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<td>TEC</td>
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<td>MILLWORK</td>
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### OTHERS

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<tr>
<td>TEC</td>
<td>OTHERS</td>
<td>MILLWORK</td>
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### GRID COLOR SCHEDULE

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<th>GRID COLOR</th>
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<tbody>
<tr>
<td>P-1</td>
<td>TO BE SELECTED (WHITE) BENJAMIN MOORE TO BE SELECTED BY OWNER FLAT ON CEILINGS</td>
</tr>
<tr>
<td>P-2</td>
<td>TO BE SELECTED (TAN) BENJAMIN MOORE TO BE SELECTED BY OWNER EGGSHELL</td>
</tr>
<tr>
<td>P-3</td>
<td>TO BE SELECTED BENJAMIN MOORE TO BE SELECTED BY OWNERSATIN</td>
</tr>
<tr>
<td>P-4</td>
<td>TO BE SELECTED (TANNED) BENJAMIN MOORE TO BE SELECTED BY OWNER SATIN</td>
</tr>
<tr>
<td>P-5</td>
<td>TO BE SELECTED (SAGE) BENJAMIN MOORE TO BE SELECTED BY OWNER SATIN</td>
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### CEILING

<table>
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<th>CEILING</th>
<th>MANUFACTURER</th>
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<tr>
<td>TEC</td>
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### FLOORS

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<td>TEC</td>
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<td>MILLWORK</td>
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### MILLWORK

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GENERAL NOTES

1.) TRIM THE BOTTOM OF DOORS TO CLEAR THE TOP OF ALL FINISHED FLOORS. AS APPLICABLE BY 1/4".

2.) PROVIDE WATER RESISTANT GYPSUM BOARDS AROUND RESTROOM FIXTURES.

3.) ALL INTERIOR PARTITIONS SHALL RECEIVE ONE PRIMER & TWO FINISH COATS.

4.) THE CONTRACTOR SHALL VISIT THE SITE, BEFORE SUBMITTING PROPOSALS.

5.) ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM, UNLESS OTHERWISE NOTED.

6.) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO STARTING ANY WORK.

7.) SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS TO ARCHITECT'S OFFICE FOR ARCHITECT & TENANT APPROVAL AS REQUIRED BELOW, UNLESS OTHERWISE NOTED.

8.) THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS AND THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CODE.

9.) THE CONTRACTOR WILL NOT SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT PRIOR NOTICE. ITEMS WHICH, WHEN SUBSTITUTED, REQUIRE ALTERATION OF THE AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED, UNDER SEPARATE PERMIT.

10.) THE DETAILS OF THE CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE LANDLORD'S CONSTRUCTION CRITERIA.

11.) CENTER FLOOR TILES IN ROOM UNLESS NOTED OTHERWISE.

12.) ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

13.) ANY ITEM SCHEDULED TO BE REUSED MUST BE REFURBISHED AND MAINTAINED TO A "LIKE NEW" CONDITION.

14.) ALL FLOOR PENETRATIONS MUST BE SEALED WITH A 2 HOUR RATING.

15.) ALL PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS, AND FIRE wrap for duct.

16.) ALL DIMENSIONS MARKED 'CLEAR' OR 'CLR' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF GYPSUM BOARD, UNLESS NOTED OTHERWISE.

17.) EXTERIOR DIMENSIONS MARKED ON THESE DRAWINGS, IF NOT SPECIFICALLY ADDRESSED IN THE PLANS OR NOTES, ARE TO BE CONSIDERED AS AN ALIAS."
FURNITURE SCHEDULE

<table>
<thead>
<tr>
<th>ITEM NO.</th>
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<tr>
<td>4</td>
<td>&quot;L&quot; COUCH 834 MONACO LOUNGE CORNER</td>
<td>SIESTA</td>
<td>81.4&quot;W X 31.1&quot;H X 81.4&quot;D</td>
<td>BROWN</td>
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<tr>
<td>3</td>
<td>855 MIAMI LOUNGE TABLE</td>
<td>SIESTA</td>
<td>36.2&quot;W X 17.7&quot;H X 20.8&quot;D</td>
<td>WHITE</td>
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<tr>
<td>2</td>
<td>845 MIAMI LOUNGE SOFA</td>
<td>SIESTA</td>
<td>50.3&quot;W X 35&quot;H X 33.3&quot;D</td>
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<td>4</td>
<td>850 MIAMI LOUNGE ARMCHAIR</td>
<td>SIESTA</td>
<td>28.3&quot;W X 35&quot;H X 29.9&quot;D</td>
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<tr>
<td>10</td>
<td>700 AIR TABLE 80</td>
<td>SIESTA</td>
<td>31.4&quot;W X 29.1&quot;H X 31.4&quot;D</td>
<td>WHITE</td>
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<tr>
<td>40</td>
<td>014 CHAIR</td>
<td>SIESTA</td>
<td>19.6&quot;W X 32.8&quot;H X 23.6&quot;D</td>
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NEW METAL POST 10FT. FOR SAILS ATTACHMENT TO BE MOUNTED WHERE EXISTING DOCK BEAMS ARE LOCATION ONLY

EXISTING FLOATING DOCK TO BE REINFORCED AS NECESSARY ON NEW OUTDOOR BAR LOCATION

OUTDOOR BAR (400 SF)

RAMP 8'-11" 23'-2"

8'-10" 11'-5" 21'-2" 19'-8" 22'-10" 21'-0" 20'-4" 21'-8" 4'-2" 8'-11" 22'-11" 18'-7" 20'-10"

RESTROOMS LOCATION

RESTROOMS LOCATION IN EXISTING BUILDING "K" 205 130'

IN EXISTING BUILDING "K" 205

SCALE 1/4" = 1'-0"

PROPOSED SITE PLAN SCALE 1/4" = 1'-0"

01

02
EQUIPMENT AND FURNITURE SCHEDULE

<table>
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<tr>
<td>1</td>
<td>1</td>
<td>4 WIRE SHELVING</td>
<td>METRO</td>
<td>1848NS</td>
<td>48&quot; L X 18&quot; W X 30&quot; H</td>
<td>G.C.</td>
<td>G.C.</td>
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<tr>
<td>2</td>
<td>1</td>
<td>3 COMPARTMENT SINK UNDERBAR</td>
<td>REGENCY</td>
<td>600B3101142</td>
<td>60&quot; L X 18&quot; D X 33&quot; H</td>
<td>G.C.</td>
<td>G.C.</td>
<td>WITH 4&quot; CENTER FAUCET INCLUDED</td>
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<tr>
<td>3</td>
<td>1</td>
<td>30 BAR STOOL</td>
<td>SIESTA</td>
<td>068 AIR</td>
<td>17.7&quot; W X 20.8&quot; D X 41.3&quot; H</td>
<td>G.C.</td>
<td>G.C.</td>
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<tr>
<td>5</td>
<td>1</td>
<td>ICE MAKER/BIN</td>
<td>MANITOWOC</td>
<td>UY-0140A</td>
<td>28.5&quot; L X 26&quot; W X 38.5&quot; H</td>
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<td>G.C.</td>
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<td>6</td>
<td>2</td>
<td>HAND SINK, WALL MOUNT</td>
<td>KROWNE</td>
<td>HS-30L</td>
<td>12.50&quot; W X 17.25&quot; D X 13 3/8&quot; H</td>
<td>G.C.</td>
<td>G.C.</td>
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<td>7</td>
<td>2</td>
<td>LIQUOR DISPLAY</td>
<td>KROWNE</td>
<td>18-12RD</td>
<td>12&quot; W X 24&quot; D X 35 1/2&quot; H</td>
<td>G.C.</td>
<td>G.C.</td>
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<td>8</td>
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<td>UNDERBAR ICE BIN</td>
<td>KROWNE</td>
<td>KR18-36</td>
<td>36&quot; W X 19&quot; D X 36 1/2&quot; H</td>
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<td>UNDERBAR GLASS RACK</td>
<td>KROWNE</td>
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<td>G.C.</td>
<td>G.C.</td>
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<tr>
<td>11</td>
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<td>CUSTOM MILLWORK CABINET</td>
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<td></td>
<td>42&quot; W X 18&quot; D X 34&quot; H</td>
<td>G.C.</td>
<td>G.C.</td>
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<td>12</td>
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<td>G.C.</td>
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GENERAL ROOFING NOTES

- Roofing system shall be coordinated with all other roof penetrations per man.
- Install all accessories and flashing as required to install a complete roofing system.
- Roof system to be approved by architect. Provide samples for asphalt roofing at owner.
- Roofing cover shall be coordinated or certified to install roofing per man's recommendations.
- Piping, electrical, and air conditioning shall be installed and coordinated to meet or exceed all codes and roof man's recommendations.
- Install expansion joints as required by roofing man.
- Roofing shall be installed to resist wind forces and uplift as required per figures 1.08 for this region.
- Verify downslope locations for all gutters in field.
- Install Bitumen Membrane (or water shield) at all eave, valley, saddle, cricket, and ridge. Specialties per man. Specialties per man.
- Specialties per man. Specialties per man. Specialties per man. Specialties per man. Specialties per man.
- Flash all roof penetrations, intersections, valleys, chimneys and eaves. Provide kickout flashings per details.
- Refer to section 07000 of the architectural specifications for additional roofing specs.
- Roof system shall provide shop drawings of trusses for arch. review w/ owner.
- Roof company must provide shop drawings of trusses for arch. review w/ owner.
**Section & Details**

1/2" = 1'-0"

**Wall Section Detail**

- **Scale**: 1/2" = 1'-0"
- **Details**:
  - (2) 2"x 8" Wood Tongue & Groove Ceiling Panels
  - Metal Flashing
  - Simpson Strong-Tie LTS12 TWIS STRAPS L-18 Fastener 10d×1" 2"x6" Wood Truss @ 2'-0" O.C.
  - Simpson Strong-Tie H10AR Straps 18 GA Rafter/Truss (10D x 1"")

**Metal Post-Dock Attachment Detail**

- **Scale**: 1/2" = 1'-0"
- **Details**:
  - (2) 2" Aluminum Screws
  - 2" Expansion Bolt
  - (2) Simpson Strong-Tie HD3B Holdown

**Rafter Joint Detail**

- **Scale**: 1/2" = 1'-0"
- **Details**:
  - Metal Post
  - Existing Concrete Dock Deck
  - 2"x10" Wood Rafter
  - 2"x10" Wood Beam
  - Simpson Strong-Tie LSU26 18 GA Fastener (10D Face and 10D x 1"")

**Runner Detail**

- **Scale**: 1/2" = 1'-0"
- **Details**:
  - Aluminum Beam
  - Angle Clip @ 4' O.C. (TYP.) Thru Bolt @ 4' O.C.
  - Stucco
  - Drywall
  - FRP

**Truss & Rafter Joint**

- **Scale**: 1/2" = 1'-0"
- **Details**:
  - Metal Post
  - Existing Concrete Dock Deck
  - 2"x10" Wood Rafter
  - 2"x10" Wood Beam
  - Simpson Strong-Tie LSU26 18 GA Fastener (10D Face and 10D x 1"")

**Rafter Beam Joint Detail**

- **Scale**: 1/2" = 1'-0"
- **Details**:
  - Metal Post
  - Existing Concrete Dock Deck
  - 2"x10" Wood Rafter
  - 2"x10" Wood Beam @ 24" O.C.
  - Simpson Strong-Tie LSU26 18 GA Fastener (10D Face and 10D x 1"")

**Section & Details**

- **Scale**: 1/2" = 1'-0"
ELECTRICAL PLAN GENERAL NOTES

1. ELECTRICIAN MUST BE ON SITE FOR ALL INSPECTIONS.

2. CONTRACTOR TO VERIFY THAT ALL EQUIPMENT SHOWN AS EXISTING MATCHES THE DESCRIPTIONS.

3. ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH TYPE WRITTEN DIRECTORIES.

4. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW FOR ALL OUTLET BOXES AS INDICATED.

5. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.

6. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS.

7. ELECTRICAL METER REQUIREMENTS ARE TO BE CONFIRMED WITH MALL OPERATIONS.

8. SEPARATE PERMIT REQUIRED FOR SIGNAGE.

9. ALL EQUIPMENT SHALL BE APPROVED BY UL OR OTHER NATIONALLY RECOGNIZED TESTING LABORATORIES.

10. PRIOR APPROVAL AND COORDINATION WITH PROPERTY MANAGEMENT IS REQUIRED FOR ALL MODIFICATIONS OR UPGRADES NEEDED.

11. RESTRICTIONS, CONDUIT ENTRY, TRANSFORMER SIZE, SCHEDULED DOWNTIME FOR OWNERS, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER IN QUESTION.

12. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL INSTALLATION FOR THE OWNER OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM.

13. THE OWNER OR HIS REPRESENTATIVE IS SOLELY RESPONSIBLE FOR THE PROPER SELECTION OF THE APPLIANCES AND EQUIPMENT SUPPLIED TO EACH OUTLET.

14. ALL ELECTRICAL CONTRACTORS ARE REQUIRED TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.

15. WARRANTY SHALL BE PROVIDED IN WRITING.

16. SCALE = 3/8" = 1'-0".

17. ALL DIMENSIONS ARE TO FINISHED WALL.

18. CONNECTION TO ALL EQUIPMENT - BY ELECTRICAL CONTRACTOR.

19. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED WITH MATERIALS.

20. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, PLASTIC AND CAST ALLOY WITH BARS SHALL BE COPPER.

21. PANEL BOARD ENCLOSURES SHALL BE FURNISHED WITHOUT CAULKING REQUIRED OF HIS WORK.

22. ELECTRICAL PANELS MAY NOT BE RECESSED IN DEMISING PARTITIONS. SURFACE MOUNT OR FULL ENCLOSURES AS REQUIRED BY EXPOSURE.

23. PANEL PHASE LOADS TO BE BALANCED WITHIN 10%.

24. TENANT IS REQUIRED TO MAKE A FIELD SURVEY OF THE EXISTING ELECTRICAL SERVICE TO ENSURE IT MEETS THE REQUIRED AMOUNT.

25. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL INSTALLATION.

26. ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS.

27. CONTRACTOR SHALL GUARANTEE THE APPLIANCES AND EQUIPMENT SUPPLIED TO EACH OUTLET.

28. CONTRACTOR SHALL GUARANTEE THE APPLIANCES AND EQUIPMENT SUPPLIED TO EACH OUTLET.

29. CONTRACTOR SHALL GUARANTEE THE APPLIANCES AND EQUIPMENT SUPPLIED TO EACH OUTLET.

30. CONTRACTOR SHALL GUARANTEE THE APPLIANCES AND EQUIPMENT SUPPLIED TO EACH OUTLET.

31. CONTRACTOR SHALL GUARANTEE THE APPLIANCES AND EQUIPMENT SUPPLIED TO EACH OUTLET.

32. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS.

33. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, WITH OVERLOAD RELAYS IN EACH HOT LEG.

34. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW.

35. ABSOLUTELY NO FLEXIBLE CONDUIT IS PERMITTED IN DEMISING WALLS. FLEXIBLE CONDUIT IS TO BE USED IN MECHANICAL ENCLOSURES AS REQUIRED.

36. ALL ELECTRICAL PANELS TO BE MOUNTED ON PLYWOOD BACKER BOARD.

37. ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH TYPE WRITTEN DIRECTORIES.

38. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL HOME RESIDENTS SHALL BE RESPONSIBLE FOR THE WIRING TO THEIR APARTMENT.

39. ALL LIGHT SWITCHES TO BE AT 42" A.F.F.

40. ALL OUTDOOR EQUIPMENT SHALL BE WEATHERPROOF.

41. ABSOLUTELY NO FLEXIBLE CONDUIT IS PERMITTED IN DEMISING WALLS. FLEXIBLE CONDUIT IS TO BE USED IN MECHANICAL ENCLOSURES AS REQUIRED.

42. ABSOLUTELY NO FLEXIBLE CONDUIT IS PERMITTED IN DEMISING WALLS. FLEXIBLE CONDUIT IS TO BE USED IN MECHANICAL ENCLOSURES AS REQUIRED.

43. ABSOLUTELY NO FLEXIBLE CONDUIT IS PERMITTED IN DEMISING WALLS. FLEXIBLE CONDUIT IS TO BE USED IN MECHANICAL ENCLOSURES AS REQUIRED.

44. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS INDICATES A RESPONSIBILITY OF THE CONTRACTOR.

45. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, WITH OVERLOAD RELAYS IN EACH HOT LEG.

46. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.

47. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.

48. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.

49. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.

50. ALL OUTDOOR EQUIPMENT SHALL BE WEATHERPROOF.

51. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.

52. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED.

53. ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS.

54. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, WITH OVERLOAD RELAYS IN EACH HOT LEG.

55. ABSOLUTELY NO FLEXIBLE CONDUIT IS PERMITTED IN DEMISING WALLS. FLEXIBLE CONDUIT IS TO BE USED IN MECHANICAL ENCLOSURES AS REQUIRED.

56. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.

57. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.

58. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.

59. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.

60. TENANT IS REQUIRED TO MAKE A FIELD SURVEY OF THE EXISTING ELECTRICAL SERVICE TO ENSURE IT MEETS THE REQUIRED AMOUNT.

61. ALL ELECTRICAL PANELS TO BE MOUNTED ON PLYWOOD BACKER BOARD.

62. PANEL PHASE LOADS TO BE BALANCED WITHIN 10%.

63. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED.

64. ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS.

65. CONFIRM ELECTRICAL METER REQUIREMENTS WITH MALL OPERATIONS.

66. ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.
**PLUMBING LEGEND**

- **C.W.** = DOMESTIC COLD WATER
- **H.W.** = DOMESTIC HOT WATER
- **G.H.W.** = GROUND HEAT WATER
- **G.C.W.** = GROUND COLD WATER
- **W.V.** = WASTE VENT
- **B.W.** = BATH WATER
- **P.W.** = POWDER ROOM WATER
- **R.S.** = ROW STALL WATER

**PLUMBING NOTES**

PLUMBING CONTRACTOR SHALL SECURITY AND PAY FOR ALL PERMITS, FEES, INSURANCE AND TAXES REQUIRED BY LAW AND AS PER CONTRACT.

1. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH ANY MATERIAL WHICH IS TO REMAIN MUST BE REFURBISHED.

2. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR IN THE QUANTITY AND AMOUNT PER CONTRACT.

3. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN RIGID ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, RULES AND ORDINANCE.

4. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, RULES AND ORDINANCE.

5. CONDENSATE DRAIN LINES TO BE RUN UNDER SLAB IN PVC SCH40 PIPE AND PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS AS PART OF THE PLUMBER'S WORK.

6. CONSTRUCTION OF WALLS AND CEILINGS MUST BE COMPLETED PRIOR TO INSTALLATION.

7. DOMESTIC HOT WATER PIPING IN WALLS AND UNDERGROUND SHALL BE "PEX" TYPE PIPING THAT MEETS ANSI/NSF STANDARD 61.

8. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF ALL WORKMANSHIP.

9. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF ALL WORKMANSHIP.

10. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF ALL WORKMANSHIP.

11. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF ALL WORKMANSHIP.

12. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR IN THE QUANTITY AND AMOUNT PER CONTRACT.

13. SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE PVC BUT MAY NOT RUN THROUGH WALLS AND CEILINGS WITHOUT APPROPRIATE ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.

14. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND INDIVIDUAL SHUT-OFF.

15. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE LOCATION OF PIPING. PVC WILL BE MIN. SCHEDULE 40.

16. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN GROUP AS PER CODE AND WITH GOOD ENGINEERING PRACTICE.

17. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, RULES AND ORDINANCE.

18. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, RULES AND ORDINANCE.

19. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, RULES AND ORDINANCE.

20. STUDOR MINI/MAXI AIR ADMITTANCE VALVES MAY NOT BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF.

21. PROVIDE CHROME PLATED COMBINATION COVER PLATE AND CLEAN OUT PLUG FOR EXHAUST DRAIN TO ATTACH TO EXISTING DRAIN LINE.

22. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DAMAGES DURING CONSTRUCTION TO BUILDING OWNER.

23. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.

24. WATER PIPING INSULATION SHALL BE 1" THICK ARMAFLEX INSTALLED IN ELEVATOR EQUIPMENT ROOMS.

25. CONDENSATE DRAIN LINES TO BE RUN UNDER SLAB IN PVC SCH40 PIPE AND PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS AS PART OF THE PLUMBER'S WORK.

26. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DAMAGES DURING CONSTRUCTION TO BUILDING OWNER.

27. NO JOINTS UNDERGROUND FOR COPPER.

28. PLUMBING FIXTURES SHALL COMPLY WITH I.B.C. 604.

29. WATER HAMMER ARRESTORS AS PER I.B.C. P-604.9.

30. PLUMBING CONTRACTOR TO PROVIDE ANTI-SCALDING VALVE FOR TUBS AND SHOWERS.

31. PROVIDE WATER AND SANITARY LINES FOR NEW OUTDOOR BAR FIXTURE BRANCH SCHEDULE (1) YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY. CORRECTION OF ANY DISCREPANCIES.

32. PLUMBING CONTRACTOR SHALL REVIEW WALL FINISHES @ LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC. FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

33. OPERATION MANUALS AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE BUILDING OWNER.

34. FIXTURE BRANCH SCHEDULE: DURABLE, DRAINABLE, ACCESSIBLE, Adjacent to All Areas of Use, SANITARY / WATERPLAN & RISER

**FIXTURE BRANCH SCHEDULE**

<table>
<thead>
<tr>
<th>FIXTURE</th>
<th>WATER</th>
<th>WASTE</th>
<th>VENT</th>
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<tbody>
<tr>
<td>0.5&quot; x 1 SHIP FAIR</td>
<td>0.5&quot;</td>
<td>0.5&quot;</td>
<td>0.5&quot;</td>
</tr>
<tr>
<td>1.0&quot; x 1 SHIP FAIR</td>
<td>1.0&quot;</td>
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**SCOPE OF WORK**

- WATER AND SANITARY FIXTURES FOR NEW OUTDOOR BAR
- WATER AND SANITARY FIXTURES FOR NEW OUTDOOR BAR
- WATER AND SANITARY FIXTURES FOR NEW OUTDOOR BAR
- WATER AND SANITARY FIXTURES FOR NEW OUTDOOR BAR
- WATER AND SANITARY FIXTURES FOR NEW OUTDOOR BAR

**WATER PLAN**

Scale: 3/8" = 1'-0" 02

**SANITARY PLAN**

Scale: 3/8" = 1'-0" 01

**WATER RISER PLAN**

Scale: 1/4" = 1'-0" 04

**SANITARY RISER PLAN**

Scale: 1/4" = 1'-0" 03
SITE PLAN SUBMITTAL - LEVEL III
FOR
LMC RESTAURANT - LOUNGE
2001 S.W. 20th STREET
FT. LAUDERDALE, FL 33315
BROWARD COUNTY

LAND DESCRIPTION:
A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL "A", "LAUDERDALE MARINE CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
TOGETHER WITH:
THE NORTH 72.365 FEET OF THE FOLLOWING DESCRIBED PARCEL:
SAID LANDS LYING IN CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 1,361,831 SQUARE FEET (31.2633 ACRES), MORE OR LESS.

PREPARED FOR:
CRP LMC PROP CO LLC
1001 PENNSYLVANIA AVENUE NW
WASHINGTON, DC 20004
"LAUDERDALE MARINE CENTER"

A PORTION OF GOVERNMENT LOT 5, A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) AND A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE
SOUTHWEST ONE-QUARTER (SW 1/4), ALL IN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

NOVEMBER, 1999

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD
BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, ON AND BY
the 19th day of November, A.D. 1999. IN WITNESS WHEREOF, THE SAID CITY COMMISSION
CAUSED THESE PRESENTS TO BE ATTACHED BY ITS CITY CLERK, AND THE CORPORATE
SEAL OF THE CITY TO BE AFFixed this 19th day of November, A.D. 1999.

[Signature]

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19TH DAY OF NOvember,
A.D. 1999.

[Signature]

MORTGAGEE'S CONSENT

STATE OF FLORIDA

COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE MORTGAGEE HAVING AN INTEREST
IN THE PROPERTY DESCRIBED HEREIN AND DOES JOIN IN AND CONSENT TO THE EXECUTION
OF THIS INSTRUMENT IN THE MANNER AND TO THE DEEDS OF TRUST HEREIN ATTACHED.

[Signature]

WITNESS:

PRINT NAME:

WITNESS:

PRINT NAME:

MORTGAGE ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED

[Name]

WITNESS MY HAND AND SEAL THIS 19TH DAY OF NOVEMBER, A.D. 1999.

[Signature]

K.P. COMMISSION EXAMINER

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

[Signature]

NOTICE

THE PRESENT PLAT IS IN ACCORDANCE WITH THE LEGAL DESCRIPTIVE LANGUAGE USED IN THE
RECORD OF THE LANDS COVERED HEREBY.

PREPARED BY

KEITH P. MALKA
CONSULTING ENGINEERS
30 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33062
PHONE 954-344-2540 FAX 954-344-2500
EMAIL KPMALKA@AOL.COM  LB NO. 6680
EXISTING BUILDING "J"
LIMITS OF PROJECT IMPROVEMENTS
PROPERTY LINE

EXISTING WALKWAY
OUTDOOR SEATING AREA
EXISTING SEAWALL
OUTDOOR SEATING AREA
PROPOSED PEDESTRIAN RAMP
EXISTING BUILDING "K"

EXISTING PEDESTRIAN RAMP

OUTDOOR 25' X 25' COVERED CREW LOUNGE AREA

NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR LAYOUT / DETAILS OF COVERED CREW LOUNGE, CANOPIES, AND AMENITIES
2. REFER TO PLANS BY OTHERS FOR PROPOSED DOCK EXTENSION DETAILS
3. REFER TO SITE DATA TABLE ON SP-100 FOR BUILDING USE AND PARKING CALCULATIONS
GENERAL NOTES

- UNDERGROUND LPG 500 GAL UG-ASME LP AMERIGAS PROPANE TANK LOCATION.

- SHAPED AREA DENOTES RESTAURANT LOCATION.

- VERIFY DIMENSION PER MANUFACTURER SPECS.

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

FE DENOTES 2.5 GA. CLASS K PORTABLE FIRE EXTINGUISHER

1. CONTRACTOR TO FIELD VERIFY THE PRESENCE OF A DUCT SMOKE DETECTOR & THAT IT IS IN COMPLIANCE WITH IMC 2003 SECTION 606 AND NFPA 90A.

2. REQUIRED "PRELIMINARY SMOKE / LIFE SAFETY SYSTEM TEST": G.C. TO COORDINATE EXECUTION WITH HVAC SUB , LIFE SAFETY MONITOR SUB - PRIOR TO CONTACTING AND SCHEDULING FINAL SMOKE TEST WITH THE CITY.

3. FIRE ALARM SYSTEM SHALL COMPLY WITH THE REQUIRED FIRE, LIFE SAFETY & LOCAL BUILDING CODES. G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.

4. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL COMPLY WITH THE REQUIRED FIRE, LIFE SAFETY & LOCAL BUILDING CODES. G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.

5. ALL EXISTING FIRE PROTECTION AND FIRE ALARM SYSTEM ARE REQUIRED TO MEET ADOPTED CODES.

6. PROVIDE A KEY IN LOCK BOX FOR FIRE DEPARTMENT ACCESS. IF THERE IS AN EXISTING LOCK BOX ON THE PREMISES, A NEW KEY SHALL BE ON HAND AT THE TIME OF FINAL INSPECTION.

7. FIRE EXTINGUISHERS.
   A. 'K' TYPE FIRE EXTINGUISHER SHALL BE PROVIDED: (1) IF AN EXHAUST HOOD IS INCLUDED WITHIN THIS SCOPE, THEN INSTALL BELOW THE EMERGENCY SHUT DOWN SWITCH FOR THE EXHAUST HOOD ANSUL SYSTEM.
   B. PROVIDE (1) 5#ABC FIRE EXTINGUISHER WITH WALL BRACKET FOR EACH 2,500 S.F. OR IF TRAVEL DISTANCE BETWEEN 2 EXIT DOORS IS EQUAL TO OR GREATER THAN 75'
FURNITURE SCHEDULE

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION</th>
<th>MANUFACTURE</th>
<th>DIMENSION</th>
<th>REMARKS</th>
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<tbody>
<tr>
<td>4</td>
<td>&quot;L&quot; COUCH</td>
<td>MONACO</td>
<td>83.4&quot; x 31.1&quot; x 83.4&quot;</td>
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<tr>
<td>3</td>
<td>855 MIAMI LOUNGE TABLE</td>
<td>SIESTA</td>
<td>36.2&quot; x 17.7&quot; x 20.8&quot;</td>
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<td>2</td>
<td>845 MIAMI LOUNGE SOFA</td>
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<tr>
<td>4</td>
<td>850 MIAMI LOUNGE ARMCHAIR</td>
<td>SIESTA</td>
<td>28.3&quot; x 35&quot; x 29.9&quot;</td>
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<td>10</td>
<td>700 AIR TABLE</td>
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<td>31.4&quot; x 29.1&quot; x 31.4&quot;</td>
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<tr>
<td>40</td>
<td>014 CHAIR</td>
<td>SIESTA</td>
<td>19.6&quot; x 32.8&quot; x 23.6&quot;</td>
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NEW METAL POST 10FT. FOR SAILS ATTACHMENT TO BE MOUNTED WHERE EXISTING DOCK BEAMS ARE LOCATION ONLY

EXISTING FLOATING DOCK TO BE REINFORCED AS NECESSARY ON NEW OUTDOOR BAR LOCATION

PROPOSED SITE PLAN

SITE DATA TABLE

ZONING DISTRICT B-3 HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS

FLOATING DOCK AREA 6221.6 SF

NEW OUTDOOR BAR AREA 548 SF

EXISTING FLOATING DOCK TO BE REINFORCED AS NECESSARY ON NEW OUTDOOR BAR LOCATION

NEW METAL POST 10FT. FOR SAILS ATTACHMENT TO BE MOUNTED WHERE EXISTING DOCK BEAMS ARE LOCATION ONLY

OUTDOOR BAR (400 SF)
GENERAL ROOFING NOTES

1. ROOFING SHALL COORDINATE AND FLASH ALL ROOF PENETRATIONS PER MAN'S RECOMMENDATIONS.
2. ROOFING SHALL PROVIDE ALL ACCESSORIES AND FLASHING AS REQUIRED TO INSTALL A COMPLETE ROOFING SYSTEM.
3. ROOFING SHALL BE LICENSED OR CERTIFIED TO INSTALL ROOFING PER MAN'S RECOMMENDATIONS.
4. ROOFING SHALL BE INSTALLED TO RESIST WIND FORCES AND UPLIFT AS REQUIRED PER FM-LPDS 1-28 FOR THIS REGION.
5. VERIFY DOWNSPOUT LOCATIONS FOR ALL GUTTERS IN FIELD.
6. INSTALL BITOTHENE MEMBRANE (ICE & WATER SHIELD) AT ALL EAVE, VALLEY, SADDLE, CRICKET, AND LOW SLOPE CONDITIONS PER MAN. SPECIFICATIONS - REFER TO ROOFING DETAILS FOR ADDITIONAL INFORMATION.
7. FLASH ALL ROOF PENETRATIONS, INTERSECTIONS, VALLEYS, CHIMNEYS AND EAVES. PROVIDE KICKOUT FLASHINGS PER DETAILS.
8. PAINT ALL ROOF PENETRATIONS AND VENTS TO MATCH ROOF FINISH MATERIAL.
9. REFER TO SECTION 07000 OF THE ARCHITECTURAL SPECIFICATIONS FOR ADDITIONAL ROOFING SPECS.
10. ROOF COMPANY MUST PROVIDE SHOP DRAWINGS OF TRUSSES FOR ARCH. REVIEW W/ OWNER PRIOR TO FABRICATION.

LIGHTING FIXTURE SCHEDULE

Mark Symbol Description

1. (E) DENOTES EXISTING FIXTURE (V.I.F.)
2. (N) DENOTES NEW FIXTURE
3. (R) DENOTES RELOCATED FIXTURE (V.I.F.)

REFLECTED CEILING SCHEDULE

Symbol Material Manufacturer Color Grid Remarks

1. CEDAR STAINED 1IN. X 8IN. X 8 FT.
2. WESTERN RED CEDAR STK SHIPLAP TONGUE AND GROOVE
3. WOODEN SIDING PANEL.

EXTERIOR STUD-X WALL BELOW

2"X6" WOOD BEAM @ 24" O.C.

SEAM METAL ROOF BLUE COLOR TO MATCH EXISTING BUILDING

SEAM METAL ROOF BLUE COLOR TO MATCH EXISTING BUILDING
WALL SECTION DETAIL

1/2" = 1'-0"

SECTION & DETAILS

SCALE 1/2" = 1'-0"

RAFTER BEAN JOINT DETAIL

RUNNER DETAIL

TRUSS & RAFTER JOINT

SCALE 1/2" = 1'-0"

METAL POST-DOCK ATTACHMENT DETAIL

SCALE 1/2" = 1'-0"

SECTION & DETAILS

SCALE 1/2" = 1'-0"
ELECTRICAL PLAN GENERAL NOTES

1. ELECTRICIAN MUST BE ON SITE FOR ALL INSPECTIONS.

2. ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY NEC 250.146.

3. ALLGENCY PANELS TO BE MOUNTED ON PLYWOOD BACKER BOARD.

4. TENANT IS REQUIRED TO MAKE A FIELD SURVEY OF THE EXISTING ELECTRICAL SERVICE TO ENSURE PRINTED PROJECT IS PREPARED ACCORDING TO THESE PLANS.

5. ALL PANELS TO BE UL LABELED WITH BOLT-ON TYPE CIRCUIT BREAKERS.

6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE INSTALLATION.

7. OPERATION MANUALS AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE BUILDING OWNER.

8. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS.

9. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.

10. ALL EQUIPMENT SHALL BE APPROVED BY UL OR OTHER NATIONALLY RECOGNIZED TESTING LABORATORIES.

11. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, DEVICES, ETC.

12. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, OUTLETS AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.

13. ABSOLUTELY NO FLEXIBLE CONDUIT IS PERMITTED IN DEMISING WALLS. FLEXIBLE CONDUIT IS PERMITTED IN WALLS OF CONSTRUCTION DIVIDING CONDOMINIUMS.
FOOD SERVICE EQUIPMENT - BY PLUMBING CONTRACTOR

1. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH

2. PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THIS SET.

3. ALL EQUIPMENT WHICH IS TO REMAIN MUST BE REFURBISHED TO A LIKE NEW

4. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY

5. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN

6. REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR

7. PLUMBING CONTRACTOR SHALL REVIEW ALL BID DOCUMENTATION.

8. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF

9. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES,

10. CONSTRUCTION CODES AND REGULATIONS APPLY TO ALL WORK. THE CONTRACTOR

11. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR

12. NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN

13. SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE PVC BUT MAY NOT RUN

14. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND

15. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE

16. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH

17. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH

18. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY

19. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH

20. STUDOR MINI/MAXI AIR ADMITTANCE VALVES MAY NOT BE USED AS AN

21. PROVIDE CHROME PLATED COMBINATION COVER PLATE AND CLEAN OUT PLUG

22. WHERE DOMESTIC WATER TEMPERATURES CAN CAUSE SWEATING, ALL

23. WATER PIPING INSULATION SHALL BE 1" THICK ARMAFLEX INSTALLED IN

24. WATER PIPING INSULATION SHALL BE 1" THICK ARMAFLEX INSTALLED IN

25. CONDENSATE DRAIN LINES TO BE RUN UNDER SLAB IN PVC SCH40 PIPE AND

26. EXPOSED WATER PIPING SHALL BE TYPE "L" COPPER FOR 2" AND UNDER.

27. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH

28. PLUMBING FIXTURES SHALL COMPLY WITH I.B.C. 604.

29. WATER HAMMER ARRESTORS AS PER I.B.C. P-604.9.

30. PLUMBING CONTRACTOR TO PROVIDE ANTI-SCALDING VALVE FOR TUBS AND

31. PLUMBING CONTRACTOR SHALL REVIEW ALL BID DOCUMENTATION.

32. PLUMBING CONTRACTOR SHALL REVIEW WALL FINISHES @ LOCATION

33. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH

34. OPERATION MANUALS AND MAINTENANCE MANUALS SHALL BE PROVIDED TO

35. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED LOOSE WITH

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August 23, 2019

Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Site Plan Level III
Lauderdale Marine Center
2001 SW 20th Street, Fort Lauderdale, FL 33316

Dear Staff Members:

On behalf of the Property Owner of the subject site, the Applicant and Development Team hereby requests a Site Plan Level III approval for the Lauderdale Marine Center to allow for a change of use from office to restaurant and lounge area. The improvements consist of an interior building renovation, as well as an outdoor seating area for the restaurant and covered lounge area on an existing dock. The proposed restaurant with outdoor seating and lounge will enhance the marina use. The project is located at 2001 SW 20th Street, within the B-3 zoning district and Commercial future land use designation.

Lauderdale Marine Center is the largest yacht service and repair facility in the United States. The facility covers 31 acres and has capacity for at least 135 vessels. The facility offers marine repair, maintenance, and service. Supplemental services are provided by tenants of the office and warehouse space who offer services such as marine architecture, project management, vessel surveying, yacht brokerage, and interior design. Lauderdale Marine Center is a full-service facility and is an integral asset to the maritime community.

In connection with the site plan application we are providing the narrative responses to the following applicable ULDR criteria:

ULDR Section 47-23.8. - Waterway use
ULDR Section 47-25.2. - Adequacy requirements
ULDR Section 47-25.3. - Neighborhood compatibility requirements
Section 47-23.8. - Waterway use

A. Buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. Special provisions are needed to realize these objectives, which can be stated only in general terms, and at the same time permit a reasonable use of land and depend on details of design of the buildings, appurtenances, yards and landscaping and their relation to the waterway and other uses on the waterway.

Response: The change of use from office to restaurant and the proposed outdoor lounge area enhance the marina use. The site plan was initially designed to be compatible with the neighborhood and was approved in compliance with the Water Use criteria provided in ULDR Section 47-23.8.

B. For purposes of this Section 47-23.8, "on a waterway" means a development site which abuts a waterway. This section shall not apply to development within the downtown RAC, except for development within the RAC-RPO district, and shall not apply to the central beach area districts. Any proposed nonresidential or multifamily use on a waterway shall require a site plan level III development permit, as provided in Section 47-24, Development Permits and Procedures. The application shall include all elevations visible from the waterfront. A use on a waterway shall, in addition to all other requirements of the ULDR, meet the requirements as follows:

1. A twenty-foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty-foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily waterfront uses, unless specifically approved by the planning and zoning board. The twenty-foot yard shall not apply to marinas or yacht clubs.

Response: N/A. The Project is a marina.

2. Review of Neighborhood Compatibility, Scale, Bulk and Mass, as provided in Section 47-25.3.A.3.e.i.

Response: Applicant has provided a separate point-by-point narrative addressing the Neighborhood Compatibility requirements.

C. Any property zoned B-2, B-3 or I which abuts a waterway shall be used for a marina, a hotel marina, or a shipyard, where such uses are permitted within the B-2, B-3 or I zoning districts.

Response: The property is located in B-3 zoning district and it is used as a marina.
Section 47-25.2. - Adequacy requirements

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

Response: Acknowledged.

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: Acknowledged. The Project is not expected to interfere with the City's communication network.

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

Response: The site plan was designed to meet all drainage facility requirements on-site. The proposed changes do not affect the drainage on-site.

D. Environmentally sensitive lands.
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
   a. Broward County Ordinance No. 89-6.
   b. Section 5-198(l), 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: The improvements are proposed on an existing dock, as well as an interior building renovation. It is not anticipated that there are any environmentally sensitive lands on or in the vicinity of the property.

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:** The project will be designed to meet all fire protection requirements.

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

**Response:** N/A. The Project is not a residential development.

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:** N/A. The Project is not a residential development.

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:** Acknowledged. The proposed project enhances the CPTED principles for security by providing outdoor activity area, which promotes the concept of natural surveillance for the adjacent surroundings.

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: The site is currently served by existing potable water facilities and the proposed
project is not anticipated to overburden the existing water lines.

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

Response: The site is currently served by existing sanitary sewer facilities and proposed project
is not anticipated overburden the existing sewer system.

J. Schools. For all development including residential units, the applicant shall be required to
mitigate the impact of such development on public school facilities in accordance with the
Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable
and shall provide documentation to the city that such education mitigation requirement has been
satisfied.

Response: N/A. This is not a residential development.

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: Solid waste facilities will be expanded to cover the restaurant and lounge use.

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 is designed to meet all stormwater facility requirements on-site.

M. Transportation facilities.
1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Response: Acknowledged.

4. Traffic impact studies.
   a. When the proposed development may generate over one thousand (1,000) daily trips; or
   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day,
but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

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

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

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

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

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

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

Response: The project anticipates generating less than 1,000 trips.

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

Response: It is believed that all rights-of-ways have been dedicate to their correct widths.

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: Acknowledged.

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

Response: N/A

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: Additional street trees are not anticipated on being required for this site plan amendment.

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: The site is currently served by existing sanitary sewer facilities. The proposed
project is not anticipated to overburden the existing system.

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: The existing project has met the trash management requirements. It is expected that the existing services will be expanded to meet the demands of the proposed project.

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: It is not anticipated that there are any historic or archaeological resources on or in the vicinity of the subject property.

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: This project is not located east of the intracoastal waterway.

Section 47-25.3. - Neighborhood compatibility requirements

1. Adequacy requirements. See Sec. 47-25.2.

Response: Applicant has provided a separate point-by-point narrative addressing the adequacy requirements.

2. Smoke, odor, emissions of particulate matter and noise.
   a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.

c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Response: To the extent that any DPEP (formerly DNRP) permits are required, Applicant will apply for and obtain such permits.

3. Design and performance standards.

a. Lighting. No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.

ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

Response: The proposed development will not create illumination in excess of one (1) footcandle on any neighboring property.

b. Control of appearance. The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. Architectural features. The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

a) Fenestration such as windows, doors and openings in the building wall; and

b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
1. Detail and embellishments:
   a. Balconies,
   b. Color and material banding,
   c. Decorative metal grates over windows,
   d. Uniform cornice heights,
   e. Awnings.

2. Form and mass:
   a. Building mass changes including projection and recession,
   b. Multiple types and angles of roofline, or any combination thereof.
   c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

Response: N/A, there are no residential uses abutting the proposed uses.

   ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

Response: Acknowledged.

   iii. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

Response: There is no mechanical equipment proposed on the roof of the lounge area.

c. Setback regulations. When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:
   i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to onehalf (½) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

Response: N/A

d. Bufferyard requirements. Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such
landscape strip shall meet the following requirements:

i. Landscape strip requirements. A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

Response: N/A

ii. Parking restrictions. No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

Response: N/A

iii. Dumpster regulations. All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

Response: Acknowledged.

iv. Wall requirements. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,
b) Shall be located within, and along the length of the property line which abuts the residential property,
c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,
d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be
Response: Acknowledged.

iv. Application to existing uses. Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:
   a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;
   b) Reduction of required parking spaces;
   c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;
   d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;
   e) Access to the land would be substantially impaired;
   f) Installation of the wall as provided in subsection iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;
   g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

Response: Acknowledged.

e. Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:
   i. All developments subject to this Sec. 47-25.3 shall comply with the following:
      a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or
modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: The proposed improvements to the site are compatible with the character of the neighborhood. The mass and scale of the 400 SF lounge structure is compatible with the existing development and the design is well integrated in the overall design. The building that will change from an office use to a restaurant use is not located near a residential neighborhood and is not expected to have any noise, odor, shadow, scale, visual nuisance, or other adverse effects to adjacent neighborhoods.

b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: N/A

ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:

   a) In addition to meeting the review requirements of subsection A.3.e.i, building sites within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district shall be eligible to
apply for additional dwelling units over and above twenty-five (25) dwelling units per net acre, provided such additional dwelling units are available for distribution in the downtown regional activity center. However, in order to obtain such additional dwelling units, a site plan level II permit must be approved. Such approval shall be based upon consideration of the number of additional dwelling units available under the city land use plan, the number of additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, the sensitivity to adjacent development of the site design and proposed orientation of the proposed development (including proposed setbacks), pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network. Approval for allocations of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the city's land use plan and may be granted subject to approval of a site plan level II permit, subject to the considerations for such review as prescribed above. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.

Response: N/A

iii. All development within any downtown RAC district that is within one hundred (100) feet of residential property that is located outside of any downtown RAC district and all development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district; and all development that is located on land adjacent to the New River within the RACAS and RAC-CC which deviates from the New River corridor requirements as provided in Section 47-13, Downtown Regional Activity Center:

a) In addition to meeting the review requirements of subsection A.3.e.i, the setbacks imposed for a development plan may be modified subject to the requirements provided as follows:

1. No structure, or part thereof, shall be erected or used, or land or water used, or any change of use consummated, nor shall any building permit or certificate of occupancy be issued therefor, unless a development plan for such structure or use shall have been reviewed and approved, where applicable, after development review as prescribed in subsection A.3.e.i. In approving such development plan, consideration shall be given to the location, size, height, design, character and ground floor utilization of any structure or use, including appurtenances; access and circulation for vehicles and pedestrians, streets, open spaces, relationship to adjacent property, proximity to New River and other factors conducive to development and preservation of a high quality downtown regional activity center district. No approval shall be given to the setbacks shown on the development plan unless a determination is made that the setbacks conform to all applicable provisions of the ULDR, including the requirements of Section 47-13,
Downtown Regional Activity Center Districts, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous property and other property in the vicinity. Approval of the setbacks of a development plan may be conditioned by imposing one (1) or more setback requirements exceeding the minimum requirements.

Response: N/A

iv. All development that is located on land within the CBA zoning districts; AND
All development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway; AND
All nonresidential development lying east of the Intracoastal Waterway.
  a) In addition to meeting the other applicable review requirements of this subsection 3., it shall be determined if a development meets the Design and Community Compatibility Criteria. The purpose of the Community Compatibility Criteria is to define objectives for private sector development which either abuts or is readily visible from public corridors. The relationship between private and public sector development must be carefully planned to avoid negative impacts of one upon the other. The city's intent in implementing these objectives is to:
     i. Protect the investment of public funds in public corridor improvements.
     ii. Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.
     iii. The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.

Response: N/A

The Applicant and Design Team look forward to discussing and presenting this project with the City of Fort Lauderdale.

Respectfully Submitted,

Mike Vonder Meulen, AICP
Director of Planning

CC: Doug West, Lauderdale Marine Center
    Robert Lochrie, Lochrie and Chakas
**SITE PLAN SUBMITTAL - LEVEL III**

FOR

**LMC RESTAURANT - LOUNGE**

2001 S.W. 20th STREET
FT. LAUDERDALE, FL 33315

BROWARD COUNTY

**LAND DESCRIPTION:**

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

PARCEL "A", "LAUDERDALE MARINE CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 72.365 FEET OF THE FOLLOWING DESCRIBED PARCEL:


SAID LANDS LYING IN CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 1,361,831 SQUARE FEET (31.2633 ACRES), MORE OR LESS.
"LAUDERDALE MARINE CENTER"

A PORTION OF GOVERNMENT LOT 5, A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) AND A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4), ALL IN SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

NOVEMBER, 1999

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD IN THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA AND IS HEREBY ADOPTED BY SAID CITY COMMISSION THIS 3rd DAY OF NOVEMBER, A.D. 1999. IT IS HEREBY FURTHER CERTIFIED THAT THIS PLAT IS APPROVED FOR RECORD IN THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA AND IS HEREBY ADOPTED BY SAID CITY COMMISSION THIS 3rd DAY OF NOVEMBER, A.D. 1999.

SIGNED:

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF NOVEMBER, A.D. 1999.

SIGNED:

MORTGAGEE'S CONSENT

STATE OF FLORIDA

COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE MORTGAGEE HOLDER UPON THE PROPERTY DESCRIBED HEREIN AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1357, PAGE 471 OF THE PUBLIC RECORD OF BROWARD COUNTY, AND ALL MODIFICATIONS, SURRENDERS AND AMENDMENTS THERETO, SHALL BE SUBMITTED TO THE DEDICATION SHOWN HEREIN.

WITNESS:

PRINT NAME:

MORTGAGE ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MR. DEREK PASSO

TO WIT: I, DERICK PASSO, DESCRIBED IN AND EXEUTED THE FOREGOING INSTRUMENT AS MORTGAGEE OF THE LANDS DESCRIBED HEREIN AND THAT I AM DEEMED TO HAVE SEEN AND READ THE SAME PRIOR TO EXECUTION.

IN TESTIMONY WHEREOF, I HAVE HEREunto Set My Hand and Seal this 3rd DAY OF NOVEMBER, A.D. 1999.

MP COMMISSION EXPOSABLE

OFFICIAL RECORD OF THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

NOTE:

THIS PLAT, AS APPROVED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL BE NO CORRECTED OR SUPPLANTED IN ANY OTHER DOCUMENT OR DEED, AND THE FACTS STATED IN THIS PLAT THEREIN MAY BE ORIGINALLY STATED IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY
KEITH D. PASTON
CONSULTING ENGINEER
50 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33062
FAX: 954-326-2000
E-MAIL: keithp@keithp.com
LB # 60-0000

42-168
"LAUDERDALE MARINE CENTER"

A PORTION OF GOVERNMENT LOT 5A, A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4), ALL IN SECTION 16, TOWNSHIP 50 S, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

NOVEMBER, 1999

SURVEY NOTES:
1. A Dedicated Sewer Permanent Reference Monument (PRM) CO. CONCRETE MONUMENT WITH OVER DISE_COORDINATE POINTS NOTED WILDLANDS PLAN (SUPPLEMENTAL NOTED OTHERWISE)
2. BEARING AND DISTANCES ARE DEPICTED ON THE MASTER SURVEY SHEET PLAN (ROYAL STREET, SECTION 16, TOWNSHIP 50 S, RANGE 42 E, NORTH 1/4) FOR OFFICIAL USE.
3. ALL ELEVATION AND ITS BASE LEVEL ARE BASED ON NAV. WGS 84 Datum, NAV. WGS 84 Equal Earth Projection. NAV. WGS 84 Datum, NAV. WGS 84 Equal Earth Projection.
4. A Brief Description of the Survey was prepared by the Broward County Surveyor Pursuant to Chapter 170, Florida Statutes.
5. The following note is required by the Broward County Surveyor Pursuant to Chapter 170, Florida Statutes: "A brief description of the survey that was prepare 1999, Broward County Surveyor." This description is necessary for the purposes of registering the survey as a public record in Broward County.

RESTRICTIONS:
1. All buildings and structures shall follow the Broward County Zoning Code.
2. All structures shall conform to the Broward County Building Code.
3. All structures shall comply with the Broward County Land Development Code.
4. The owner of the property shall be responsible for complying with all applicable Broward County regulations and ordinances.

NOTE:
This plat is recorded in its graphic form as the Official Definition of the boundaries of the property described herein and is subject to recording in any recorder or in any form or paper on the plat that may be filed or recorded in the public records of this county.

PREPARED BY
KIST AND SAVAGE CONSULTING ENGINEERS
500 EAST ATLANTIC AVENUE
POMPANO BEACH, FLORIDA 33062
954-948-1644 FAX 954-948-5550
kisten@kissav.com or FL 00060

OAH-MP-99
LAND DESCRIPTION:
A PORTION OF THE SOUTH-EIGHTH QUADRANGLE (SW 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS PARCELS "A", "LAUDERDALE MARINE CENTER", ACCORDING TO THEplat map thereof as recorded in Plat Book 188, page 42, of the Public Records of Broward County, Florida.

SAID LANDS LYING IN CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 1,361,831 SQUARE FEET (31.2633 ACRES), MORE OR LESS.

SITE DATA TABLE:

EXISTING BUILDING INFORMATION:

SHEET NO.:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. SITE DATA BASED FROM APPROVED DRC SITE PLAN
3. REFER TO SITE PLAN SHEET SP-102 FOR PROPOSED CREW LOUNGE LOCATION AND OUTDOOR SEATING
4. (4) PROPOSED ADA SPACES TO BE ADDED TO EXISTING OVERALL SITE PER CITY PARKING REQUIREMENTS

PROJECT ADDRESS:

PROJECT INFORMATION:

EXISTING USE:

LAND USE:

ZONING:

BASED FROM APPROVED DRC SITE PLAN

NOTES:

1. REFER TO SITE PLAN SHEET SP-102 FOR PROPOSED CREW LOUNGE LOCATION AND OUTDOOR SEATING

GRAPHIC SCALE

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGIAN... GEODOWN SCALE AS ABOVE.

ADJACENT LAND

LAND USE: RESIDENTIAL

ZONING: RS-8

LIMITS OF IMPROVEMENTS (REFER TO SP-102)

ADJACENT LAND

LAND USE: COMMERCIAL

ZONING: CR

ADJACENT LAND

LAND USE: RESIDENTIAL

ZONING: RD-15

ADJACENT LAND

LAND USE: PARK / OPEN SPACE

ZONING: PARKS / REC / OPEN SPACE
EXISTING BUILDING "J" LIMITS OF PROJECT IMPROVEMENTS OUTDOOR 25' X 25' COVERED CREW LOUNGE AREA

EXISTING MARINA EXISTING MARINA DOCKS

PROPERTY LINE 128.29'

EXISTING WALKWAY 99'

EXISTING SEAWALL 61.69'

EXISTING BUILDING "K" 8'

OUTDOOR SEATING AREA 10'

PEDESTRIAN RAMP 24'

EXISTING PEDESTRIAN RAMP

OUTDOOR SEATING AREA

NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR LAYOUT / DETAILS OF COVERED CREW LOUNGE, CANOPIES, AND AMENITIES
2. REFER TO PLANS BY OTHERS FOR PROPOSED DOCK EXTENSION DETAILS
3. REFER TO SITE DATA TABLE ON SP-100 FOR BUILDING USE AND PARKING CALCULATIONS

GRAPHIC SCALE 1"=80'

SCALE: 1"=80'

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

OUTDOOR CREW LOUNGE

LAUDERDALE MARINA CENTER

OUTDOOR CREW LOUNGE SITE PLAN
INTERIOR REMODEL AT:
LMC BUILDING "K" FIRST FLOOR
2015 SW 20TH STREET, FORT LAUDERDALE,
FLORIDA 33315

SHAPED AREA DENOTES RESTAURANT LOCATION.

LPG 500 GAL TANK SIDE ELEVATION

GENERAL NOTES

- UNDERGROUND LPG 500 GAL UG-ASME LP AMERIGAS PROPANE TANK LOCATION.
- VERIFY DIMENSION PER MANUFACTURER SPECS.
- MULTI-VALVE REGULATOR

SP-1.0
09/05/18 CLIENT MOD.
10/11/18 BD COMMENT.
03/01/19 CLIENT MODIF.
1. CONTRACTOR TO FIELD VERIFY THE PRESENCE OF A DUCT SMOKE DETECTOR & THAT IT IS IN COMPLIANCE WITH IMC 2003 SECTION 606 AND NFPA 90A.

2. REQUIRED "PRELIMINARY SMOKE / LIFE SAFETY SYSTEM TEST": G.C. TO COORDINATE EXECUTION WITH HVAC SUB, LIFE SAFETY MONITOR SUB - PRIOR TO CONTACTING AND SCHEDULING FINAL SMOKE TEST WITH THE CITY.

3. FIRE ALARM SYSTEM SHALL COMPLY WITH THE REQUIRED FIRE, LIFE SAFETY & LOCAL BUILDING CODES. G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.

4. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL COMPLY WITH THE REQUIRED FIRE, LIFE SAFETY & LOCAL BUILDING CODES. G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.

5. ALL EXISTING FIRE PROTECTION AND FIRE ALARM SYSTEM ARE REQUIRED TO MEET ADOPTED CODES.

6. PROVIDE A KEY IN LOCK BOX FOR FIRE DEPARTMENT ACCESS. IF THERE IS AN EXISTING LOCK BOX ON THE PREMISES, A NEW KEY SHALL BE ON HAND AT THE TIME OF FINAL INSPECTION.

7. FIRE EXTINGUISHERS.
   A. 'K' TYPE FIRE EXTINGUISHER SHALL BE PROVIDED: (1) IF AN EXHAUST HOOD IS INCLUDED WITHIN THIS SCOPE, THEN INSTALL BELOW THE EMERGENCY SHUT DOWN SWITCH FOR THE EXHAUST HOOD ANSUL SYSTEM.
   B. PROVIDE (1) 5#ABC FIRE EXTINGUISHER WITH WALL BRACKET FOR EACH 2,500 S.F. OR IF TRAVEL DISTANCE BETWEEN 2 EXIT DOORS IS EQUAL TO OR GREATER THAN 75'.

NOTE: FE DENOTES 2.5 GA. CLASS K PORTABLE FIRE EXTINGUISHER

FE DENOTES FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET
K FE DENOTES PORTABLE FIRE EXTINGUISHER
RAILING DETAILS

DECK CONNECTION.

SECTION

DECK FRAMING PLAN

DECK SECTION

RAILING DETAILS

DECK CONNECTION.

SECTION

DECK FRAMING PLAN

DECK SECTION

SCALE 07

SCALE 06

SCALE 05

SCALE 04

SCALE 03

SCALE 02

SCALE 01

1/4" = 1'-0"

3/4" = 1'-0"

1" = 1'-0"

SCALE

ELEVATION

SECTION

STATEMENT

RICHARD HARRIS SIMON      #AR0014364

ODOH, AIA, LEED AP, NCARB

www.simonarchitectural.com

F: 954.566.3286
P: 954.566.7298

SIMON ARCHITECTURAL PA

INTERIOR REMODEL AT:
LMC BUILDING "K" FIRST FLOOR
2015 SW 20TH STREET, FORT LAUDERDALE, FLORIDA 33315

PROFESSIONAL SEAL

REPRODUCED WITHOUT THE WRITTEN CONSENT OF SIMON ARCHITECTURAL PA. THIS DOCUMENT IS THE PROPERTY OF SIMON ARCHITECTURAL PA.

PROJECT #: 1704_LMC_103

ISSUE DATE: 07/02/2018

REVISIONS DATES:
03/01/19 CLIENT MODIF.
08/15/18 BD COMMENTS
10/11/18 BD COMMENT.
09/05/18 CLIENT MODIF.

CHECKED BY:
DRAWN BY:

3" X 6" WOOD BEAM ATTACHED TO WOOD POST

3" X 6" WOOD BEAM ATTACHED TO WALL

10" X 10" X 24" 2500 PSI CONCRETE FOOTING

3" X 6" WOOD BEAM ATTACHED TO THE WALL

ELEVATION

2" X 6" WOOD BEAM ATTACHED TO WOOD POST

2" X 6" WOOD BEAM ATTACHED TO WALL

WOOD RAILING 42" H

WOOD DECK FLOOR PLAN

DECK DETAILS

WEAR - DECK

EXISTING SIDEWALK

WOOD RAILING

2" X 6" WOOD BEAM

7 1/2" WOOD RAILING

2" X 8" WOOD BEAM

6" X 2" WOOD BEAM

2" X 8" WOOD BEAM ATTACHED TO WOOD POST

2" X 8" WOOD BEAM ATTACHED TO THE WALL

2" X 6" WOOD BEAM ATTACHED TO THE WALL

2" X 6" WOOD BEAM ATTACHED TO WALL

2" X 6" WOOD BEAM

SDWH HDG SCREW

1/4" = 1'-0"

10" X 10" X 24" 2500 PSI CONCRETE FOOTING

EXISTING CMU WALL

NORTH

NORTH

PAINT WHITE

SIDEWALK

SIDEWALK

RESTAURANT

RESTAURANT

2" X 6" WOOD BEAM ATTACHED TO WOOD POST

2" X 6" WOOD BEAM ATTACHED TO WALL

2" X 6" WOOD BEAM

2" X 6" WOOD BEAM

2" X 6" WOOD BEAM ATTACHED TO WALL

SIDEWALK

SIDEWALK

(2) 2" X 6" WOOD BEAM ATTACHED TO WOOD POST

(2) 2" X 6" WOOD BEAM ATTACHED TO WALL

2" X 6" WOOD BEAM

2" X 8" WOOD BEAM

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2" X 6" WOOD BEAM
INTERIOR REMODEL AT:
LMC BUILDING "K" FIRST FLOOR
2015 SW 20TH STREET, FORT LAUDERDALE, FLORIDA 33315

METAL AWNING PLAN

A-8.1

03/01/19 CLIENT MODIF.
10/11/18 BD COMMENT.
09/05/18 CLIENT MODIF.
08/15/18 BD COMMENTS

P:\_PROJECTS SA\1704_LMC\1704_LMC_103_2015 Building First Floor\_Working Drawings\CD's\1704_LMC_103_A-8.0_DETAILS.dwg

RICHARD HARRIS SIMON       #AR0014364
REGISTERED ARCHITECT STATE OF FLORIDA

07/02/2018 ISSUE DATE:
PROJECT #:
DRAWN BY:
CHECKED BY:

SCALE
3/8" = 1'-0"

METAL AWNING ELEVATION

SCALE
3/4" = 1'-0"

METAL AWNING SECTION

SCALE
3/8" = 1'-0"

METAL AWNING SECTION

SCALE
3/8" = 1'-0"

METAL AWNING PLAN

SCALE
3/8" = 1'-0"

RESTAURANT- DINING AREA

RESTAURANT- OUTDOOR DINING AREA

STANDARD 4.2 CORRUGATED FIBERGLASS ROOF CLEAR

12" X 3" X 1/4"RECTANGULAR STRUCTURAL STEEL TUBING

6" X 2" X 0.165" ALUM.RECTANGULAR TUBING

12" X 3" X 1/4" RECTANGULAR STRUCTURAL STEEL TUBING ATTACHED TO EXISTING CMU WALL

EXISTING DECORATIVE BAND ALONG THE WALL OVER DOOR & WINDOWS (V.I.F.)

EXISTING DECORATIVE BAND ALONG THE FACHADE OVER DOOR & WINDOWS (V.I.F.)

1 1/2" X 1 1/2" X 1/8" ANGLE STAINLESS STEEL

1 1/2" X 1 1/2" X 1/8" ANGLE STAINLESS STEEL

6" X 2" X 0.165" ALUM. RECTANGULAR TUBING

SLOPE 1/4" FLASHING

FLASHING

2" 3'-0" 1/4" x 5" TAPCON CONCRETE SCREW

3/16" x 2 1/4" TAPCON CONCRETE SCREW

TEKS STEEL TO STEEL SELF DRILLING SCREW 12-14 X1-1/2"

TEKS STEEL TO STEEL SELF DRILLING SCREW 12-14 X1-1/2"

TOP OF AWNING + 10'-10" (V.I.F.)

BOTTOM OF AWNING + 7'-8" (V.I.F.)

FLASHING

2" 3'-0" 1/4" x 5" TAPCON CONCRETE SCREW

PHONE: 954.566.7298 FAX: 954.566.3286
WWW.SIMONARCHITECTURAL.COM

AA-C000582

architects - interior designers
engineers - construction managers

3/8" = 1'-0" METAL AWNING ELEVATION

03

3/8" = 1'-0" METAL AWNING ELEVATION

03

3/8" = 1'-0" METAL AWNING ELEVATION

03

3/8" = 1'-0" METAL AWNING ELEVATION

03
GENERAL ROOFING NOTES

ROOF COMPANY MUST PROVIDE SHOP DRAWINGS OF TRUSSES FOR ARCHITECT REVIEW WITH OWNER PRIOR TO FABRICATION.

REFLECTED CEILING SCHEDULE

LIGHTING FIXTURE SCHEDULE

NOTES:

1. (E) DENOTES EXISTING FIXTURE (V.I.F.)
2. (N) DENOTES NEW FIXTURE
3. (R) DENOTES RELOCATED FIXTURE (V.I.F.)
ELECTRICAL PLAN GENERAL NOTES

1. INSTALLATION OF ACCESSORIES AND FITTINGS PROVIDED

ELECTRICAL LEGEND

- SYMBOL
- ABBREVIATIONS:
  - GFCI UNDER CABINET = UC
  - COUNTER TOP LEVEL = C
  - PUSH BUTTON = PB
  - UNDER CABINET = UC
  - WALL MOUNTED = WM
  - CEILING MOUNTED = CM
  - FIRE ALARM = FA
  - SMOKE DETECTOR = SD
  - EXIT LIGHT = EL
  - OCCUPANCY SENSOR = OS
  - SWITCH = SW
  - TELEPHONE = T
  - FAN = F
  - LIGHTING FIXTURE = L
  - CONDUIT = CD
  - WIRING = WR

ELECTRICAL UTILITY SCHEDULE

- ITEM
- SCALE
- 3/8" = 1'-0"
- POLYCARBONATE HOUSING. SEALED LEAD CALCIUM BATTERY.
- EMERGENCY EGRESS LIGHT W/ DC BATTERY PACK. WHITE,
- 4" RECESSED COMPACT FLUORESCENT H-HAT

LIGHTING FIXTURE SCHEDULE

- ITEM
- SCALE
- 3/8" = 1'-0"
- DIRECT AMPS
- KWHZ
- POLYCARBONATE HOUSING. SEALED LEAD CALCIUM BATTERY.
LAUDERDALE MARINE CENTER
MAP EXHIBIT:
LAND USE

700 FOOT VICINITY BUFFER

PROJECT LIMITS

RESIDENTIAL-LOW 4.4

PARK-OPEN SPACE

COMMERCIAL

PROJECT SITE

INDUSTRIAL

TRANSPORTATION

COMMERCIAL

RESIDENTIAL MEDIUM HIGH 25

GRAPHIC SCALE

SCALE: 1"=500'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.
LAUDERDALE MARINE CENTER
NEIGHBORHOOD ASSOCIATIONS
VICINITY MAP

NORTH

GRAPHIC SCALE
0 500 1000
SCALE: 1"=500'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

PROJECT LIMITS
PROJECT SITE
SHADY BANKS CIVIC ASSOCIATION
OAK RIVER HOMEOWNERS ASSOCIATION
RIVER OAKS CIVIC ASSOCIATION
300 FOOT VICINITY BUFFER
ADDRESS VERIFICATION

CONTACT: Devon Anderson  
Phone: 954-828-5233  
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 2015 SW 20 ST, 33315

PREVIOUS ADDRESS: 2015 SW 20 ST, 33315

NOTES: RESTAURANT ADDITION

ZONING: B-3

FOLIO #: 504216480010

LEGAL DESCRIPTION: LAUDERDALE MARINE CENTER 168-42 B PARCEL A

DRC #:

AUTHORIZED SIGNATURE:

DATE: 02/20/2019
PREPARED BY:
Joseph M. Balocco, Jr., Esq.
Joseph M. Balocco, Jr., P.A.
1323 SE Third Avenue
P.O. Lauderdale, FL 33316

WHEN RECORDED RETURN TO:
Mayer Brown LLP
1999 K Street, N.W.
Washington, DC 20006
Attn: Keith J. Willner

Tax Folio No.: 504216-48-0010, 504216-00-0140

SPECIAL WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS:

West Yard Partners, LLC, a Florida limited liability company, successor by conversion to Lauderdale Marine Center, Ltd., a Florida limited partnership, ("Grantor"), whose address is 201 SW 20th Street, Suite 201, Ft. Lauderdale, Florida 33315, Attn: Dr. Selvin Passen, for and in consideration of the sum of $10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto CRP LMC PROP CO, L.L.C., a Delaware limited liability company, whose address is 1001 Pennsylvania Avenue NW, Washington, DC 20004, ("Grantee") the real property in Broward County, Florida, more fully described in Exhibit “A” hereto, together with all rights, titles, and interests, including all access rights granted by agreement, or otherwise, appurtenant thereto (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit “B” hereto, to the extent the same are validly existing and applicable to the Property (collectively, the “Permitted Encumbrances”).

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances.
EXECUTED as of June 29, 2015

West Yard Partners, LLC, a Florida limited liability company

by: Selvin Passen, M.D., manager

Signed and Sealed in Our Presence:

Witness 1:

Gary Longchamp

Witness 2:

Marc A. Weber

STATE OF FLORIDA  )
COUNTY OF BROWARD )

I, Karen M. Alba, a Notary Public for said County and State certify that on 4/29/15, 2015, Selvin Passen, M.D. personally came before me and acknowledged that he is Manager of West Yard Partners, LLC a Florida limited liability company, being duly authorized to do so, executed the foregoing instrument on behalf of said limited liability company.

Karen M. Alba (SEAL)
Notary Public
Print Name: Karen M. Alba
My Commission Expires: 6/17/2019
Exhibit “A”

(LEGAL DESCRIPTION)

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL "A", LAUDERDALE MARINE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 72.365 FEET OF THE FOLLOWING DESCRIBED PARCEL:

Exhibit “B”

1. Rights of parties in possession, as tenants only, with no rights to purchase or rights of first refusal.
2. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
3. The terms, provisions and conditions contained in that certain Ordinance No. 90-41 recorded in Official Records Book 17943, Page 482, and in that certain Corrected Ordinance No. 1999-32 recorded in Official Records Book 29653, Page 1244.
4. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 25916, Page 221
5. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 28132, Page 43
6. Easement granted to BellSouth Telecommunications, Inc., a Georgia corporation by instrument recorded in Official Records Book 28702, Page 401
7. Easement granted to BellSouth Telecommunications, Inc., a Georgia corporation by instrument recorded in Official Records Book 28702, Page 406
8. The terms, provisions and conditions contained in that certain Resolution No. 98-179 recorded in Official Records Book 29113, Page 1359.
9. The terms, provisions and conditions contained in that certain Use Restriction by Lauderdale Marine Center, a Florida general partnership recorded in Official Records Book 30050, Page 1520.
10. Matters appearing on the Plat of Lauderdale Marine Center, recorded in Plat Book 168, Page 42 of the Public Records of Broward County, Florida.
11. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 30635, Page 462
12. The terms, conditions, provisions and obligations contained in that certain Agreement with the City of Fort Lauderdale, a municipal corporation of the State of Florida recorded in Official Records Book 32024, Page 982.
13. Due to all or a part of the land described herein being artificially filled in land in what was formerly navigable waters, this Deed is subject to the rights of the United States Government and the State of Florida arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce and the inalienable rights of the State of Florida in the lands and waters of such character.
14. Rights of property owners whose property abuts South Fork of the New River or the stream of water leading thereto or therefrom, in and to the concurrent use of the water of said South Fork of the New River and in and to the bed or submerged portions thereof; also any rights of those owners to use said South Fork of the New River for boating, fishing or other recreational purpose, drainage or common purpose.
15. Title to the beds or bottoms of lakes, rivers or other bodies of water located on or within the land described in Exhibit "A".

16. Riparian and/or littoral rights.

17. Any facts, rights, interests, claims or other matters that may exist or arise with respect to the following matters show on the ALTA/ACSM Land Title Survey of Lauderdale Marine Center by Michael M. Mossey, Professional Surveyor and Mapper, Registration No. 5660, State of Florida, of Keith & Associates, Inc., dated as of April 6, 2015 and designated Project No. 04074.26 (the "Survey"):
   a. Possible rights of others in and to ditch/dirt road and surrounding area, bounded-off by chain link fence and crossing the southwesterly corner of the land described in Exhibit A;
   b. Overhead lines and wood power poles inside boundary the land described in Exhibit A along SW 19th Avenue and SW 20th Street, without an easement; and
   c. Electric panels along east boundary line of Parcel 2 lie outside FPL easement area.