# Application for DRC and CAB

Under penalties of perjury, I declare that I have read the foregoing application for DRC and CAB review and all attachments to the application and that the facts stated in it are true.

<table>
<thead>
<tr>
<th>A</th>
<th>INSTRUCTIONS</th>
<th>B</th>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td>Please print or type all information. The application must be filled out accurately and completely. Answer all questions including criteria where an item might not be applicable, in which case write N/A (Not Applicable).</td>
<td>Main Project Application No.</td>
<td>2000799</td>
</tr>
<tr>
<td>☑</td>
<td>Please refer to the DRC &amp; CAB Submittal Checklists available on the City of Miramar website for all additional documents, in conjunction with this application, due at time of first submittal.</td>
<td>Escrow No.</td>
<td>2000812</td>
</tr>
</tbody>
</table>

## Application Type (Check all the applicable development applications)

- **Abandonment/Vacation of Right-of-Way or Easement**
- **Community Appearance Board**
- **Comprehensive Plan Text Amendment**
- **Conditional Use**
- **Development Agreement**
- **Flex/Reserve Units**
- **Land Development Code Amendment**
- **Land Use Plan Map Amendment**

## Project Description

- **Project Location — Parcel ID Number(s)**
  
<table>
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<td></td>
</tr>
</tbody>
</table>

- **Development/Project Name**
  
6243 S.W. 26TH ST. MIRAMAR, FL

- **Existing Zoning & Land Use Designation(s)**
  
RM

- **Proposed Zoning & Land Use Designation(s)**
  
TOC RM-25

- **Current Use(s) of Property**
  
SINGLE FAMILY RESIDENCE

- **Proposed Use(s) of Property**
  
RESIDENTIAL MULTI-FAMILY

- **Residential Use(s)/Unit Type(s)**
  
(2) 2 BEDROOMS / 2 BATHS & (7) 3 BEDROOMS / 3.5 BATHS

- **Number of Residential Units**
  
9 UNITS

- **Non-residential Total Building Gross SF**
  
N/A

- **Site Area (SF & Acres)**
  
15867 SQFT / 364 ACRES
TEAM MEMBERS CONTACT INFORMATION

Select Title: Agent / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other

Name: JOSEPH BERNARD
Company: CREATIVE INTENTIONS
Telephone No.: 305 298.1666 E-mail: JOEBERNARDARCHITECT@GMAIL.COM

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other OWNER

Name: 
Company: G10 OPZ MIRAMAR LLC
Telephone No.: E-mail:

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other

Name: 
Company:
Telephone No.: E-mail:

PROPERTY OWNER INFORMATION

Name: SAM SORIERO - G10 OPZ MIRAMAR, LLC
Signature:
Telephone No.: 305 489 9857 E-mail: SAM@10LLC.COM
Address: 9480 NE 2 AVE #56 MIAMI FL 33138

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Broward

The foregoing instrument was acknowledged before me this 21st day of January 2020 by

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known / OR Produced Identification

Type of Identification Produced

APPLICATION FOR CONSULTANT PLAN REVIEW SERVICES

APPLICANT hereby requests CITY to utilize the cost recovery plan/permit review services provided by Ordinance No. 97-39 of the City of Miramar, Florida. In selecting the cost recovery procedure, the APPLICANT will benefit from an expedited review of the project application. The APPLICANT understands and agrees that APPLICANT will be responsible for all costs and expenses incurred by the CITY’s consultant(s) in reviewing such project, plus a 10% administration fee and a 7% surcharge. A minimum initial deposit is required.

APPLICANT has deposited with the CITY the sum of $________________, which shall be applied to the review cost and expenses incurred and which shall be replaced upon notice from CITY that such funds have been expended.

APPLICANT understands and agrees that any decision concerning compliance with any applicable codes and regulations is solely within and reserved to the authority of CITY employees and the City Commission, as provided by law. CITY reserves the right to review, modify and/or revise, in its sole discretion, any work performed by cost recovery consultants. APPLICANT understands and agrees that the above-referenced consultant shall work solely under the supervision and direction of CITY staff.

This document shall be executed by the owner and/or the agent who is financially responsible for the development application(s).

Print Name: ____________________________________ Signature: ___________________________
Company/Title: ____________________________________________ Date: ________________________
Creative Intentions  
5771 S.W. 38th St.  
Davie, Fl. 33314

L. Hugh Anglin  
4987 N. University Dr. Suite 15B  
Lauderhill, Fl. 33351

Project Address:  
6243 S.W. 26th St.  
Miramar, Fl. 33023

Project:  
Proposed New 9 unit Multi-Family Condos  
(G10 Miramar)

Legal Description:  
MIAMI GARDENS ESTATES SEC 2 22-33 B LOT 27 BLK 8

G10 OPZ Miramar, LLC is proposing a 9 unit multi-family project at the address located in Miramar’s TOC district. On the ground floor there will be (2) 2 bedroom, 2 bathroom units with a garage and (1) 3 bedroom, 3 bathroom unit no garage. The 2nd and 3rd floors will have (6) 2 story, 3 bedroom, 2.5 bathrooms units. This project is very similar to an approved project named “The Palms” in Miramar.

The project is on a site that is large enough to allow 9 units as per the density units per acre. Also, the site limitations is the narrow and elongated shape. Because of the shape of the site we will be asking for zoning variances for the side setback on the east side of the property (parking lot side), the size of the property side walk (36”), and a variance on the landscape allocations.

As per developer’s research the site size, cost of construction, and rate of return is best suited for a 9 unit or more project. Asking for the above variances will assist in the development of the project and continue the revitalization this area in the City of Miramar.

The building design will be based on the Mediterranean design that has been applied to the City of Miramar. Because of the restrictive site the building shape is basic. To offset that rectangular design will include a overhang on the 2nd and 3rd floor, cantilevered balconies, and building relief designs. The colors will be simple with predominate white color with brown accents, wood reliefs, brown barrel tile roof.

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

### Property Assessment Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<tr>
<td>2020</td>
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<td>$111,360</td>
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### 2020 Exemptions and Taxable Values by Taxing Authority

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### Sales History

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<th>Book/Page or CIN</th>
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### Land Calculations

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<th>Factor</th>
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<td>$6.00</td>
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<td>SF</td>
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| Adj. Bldg. S.F. (Card, Sketch) | 999   |
| Units/Beds/Baths               | 1/3/1 |
| Eff./Act. Year Built: 1956/1951   |

### Special Assessments

<table>
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<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
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Detail by Entity Name

Florida Limited Liability Company
G10 OPZ MIRAMAR LLC

Filing Information

Document Number  L19000148390
FEI/EIN Number    84-1972976
Date Filed         06/04/2019
Effective Date     06/04/2019
State              FL
Status             ACTIVE

Principal Address
9480 NE 2ND AVE UNIT 56
UNIT 56
MIAMI SHORES, FL 33138 UN

Mailing Address
9840 NE 2ND AVE
UNIT 56
MIAMI, FL 33138 UN

Registered Agent Name & Address
SORIERO, SAMUEL
9480 NE 2ND AVE UNIT 56
UNIT 56
MIAMI SHORES, FL 33138

Authorized Person(s) Detail

Name & Address

Title MGR
SORIERO, SAMUEL
9480 NE 2ND AVE UNIT 56
MIAMI SHORES, FL 33138 UN

Title MGR
HALABU, DAVID
9480 NE 2ND AVE #56
MIAMI, FL 33138
Creative Intentions
5771 S.W. 38th St.
Davie, Fl. 33314

L. Hugh Anglin
4987 N. University Dr. Suite 15B
Lauderhill, Fl. 33351

Project Address:
6243 S.W. 26th St.
Miramar, Fl. 33023

Project:
Proposed New 9 unit Multi-Family Condos

Legal Description:
MIAMI GARDENS ESTATES SEC 2 22-33 B LOT 27 BLK 8

List of Variances:
Side setback: On the east side (opposite the building). From the “D” curb to the property line is 3’-0”
(requirement 5’-0” per Land Development code Sec. 715 table Building Placement and Character)
Paved Sidewalk: The proposed sidewalk width is 3’-0” instead of the standard 5’-0” or 6’-0” per Miramar
Land Development code Sec. 901.4 (c )
Landscape:
Pedestrian landscape along building façade per Sec. 901.4 (a) (not provided)
1 street tree provided on the right of way instead of 2. Currently the proposed fire hydrant and FDC are
in the location of the designated area for the 2nd street tree.
Bougainvillea Spectabilis provided on the West side of the property line with a trellis to make up for the
insufficient space for shade trees because of the narrow lot size.

G10 OPZ Miramar, LLC is proposing a 9 unit multi-family project at an address located in Miramar’s TOC
district. On the ground floor there will be (2) 2 bedroom, 2 bathroom units with a garage and (1) 3
bedroom, 3 bathroom unit no garage. The 2nd and 3rd floors will have (6) 2 story, 3 bedroom, 2.5
bathrooms units. This project is very similar to an approved project named “The Palms” in Miramar.

The project is on a site that is large enough to allow 9 units with a density unit of 23 D/U per acre. The
site limitations is the narrow and elongated shape. Because of the shape of the site we are asking for
zoning variances for the side setback on the east side of the property (parking lot side), the size of the
property side walk (36”), and a variance on the landscape allocations.

As per the developer’s research the site size, cost of construction, and rate of return is best suited for a
9 unit or more project. Asking for the above variances will assist in the development of the project and
continue the revitalization this area in the City of Miramar.

Thank you
# G10 Miramar Apartments

**Scope of Work**
Proposed Multi-Family Residential Unit (9 Units)

## Drawing Index

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
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<tbody>
<tr>
<td>CS-1</td>
<td>Proposed Site Plan</td>
</tr>
<tr>
<td>FP-1</td>
<td>Fire Protection during Construction</td>
</tr>
<tr>
<td>FP-2</td>
<td>Permanent Fire Protection</td>
</tr>
<tr>
<td>FP-3</td>
<td>Fire Notes &amp; Details</td>
</tr>
<tr>
<td>LS-1</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>IR-1</td>
<td>Irrigation Plan</td>
</tr>
<tr>
<td>C-1</td>
<td>Site Paving, Grading, Drainage, &amp; Underground Plumbing</td>
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<tr>
<td>C-2</td>
<td>Paving &amp; Drainage Details</td>
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<tr>
<td>F-6</td>
<td>Site Electrical &amp; Photometric Study</td>
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<tr>
<td>A-1</td>
<td>1st, 2nd, 3rd Full Building Floor Plan</td>
</tr>
<tr>
<td>A-2</td>
<td>Units 1, 2, &amp; 3 Floor Plans</td>
</tr>
<tr>
<td>A-3</td>
<td>Elevations</td>
</tr>
<tr>
<td>A-4</td>
<td>Enlarged Elevation Details</td>
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<td>A-5</td>
<td>Dumpster Details</td>
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<tr>
<td>S-0</td>
<td>Structural Notes</td>
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<tr>
<td>S-1</td>
<td>Foundation, 2nd Floor Framing, &amp; 2nd Floor Column Plans</td>
</tr>
<tr>
<td>S-2</td>
<td>3rd Floor Framing, 3rd Floor Column Plans &amp; Beam Details</td>
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<tr>
<td>S-3</td>
<td>Roof Deck Framing Plan, Roof Framing Plan, &amp; Beam Details</td>
</tr>
<tr>
<td>S-4</td>
<td>Section Details</td>
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<td>Section Details</td>
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<td>S-6</td>
<td>Details</td>
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<td>S-7</td>
<td>Details</td>
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## Building Disposition

<table>
<thead>
<tr>
<th>Lot Occupation</th>
<th>TOCRM Zone</th>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
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<td>NA</td>
<td>NA</td>
<td>NA</td>
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</tbody>
</table>

### Building Setback: To CRM Only
- Principle Front: NA
- Side: NA
- Rear: NA

### Building Height:
- Principle Building: 3 Stories & 35' Max
- Rear: NA, 3 Stories & 35' Eave

### Parking:
- Spaces: SEP. 5
- Allocated Parking Spaces: 18 Spaces
  - 3 Garages
  - 1 Handicap Space

### Lot Area:
- 15,184 SQFT.
- Lot Coverage: 50% Max (7592 SQFT)
- Green Space Requirement: 15% Min (1562.5 SQFT)

### Street:
- 835 SQFT.

### Density:
- 25 DU / Acre
- 23 DU / Acre

### Lot Occupation:
- Principle Building:
  - 3 Stories & 35' Max
- Rear:
  - NA, 3 Stories & 35' Eave

### TOCRM Zone:
- Exist: NA
- Prop: NA

### Site:
- 5' PRINCIPLE FRONT
- 5' SIDE
- 10' MIN. REAR

### Building Description:

<table>
<thead>
<tr>
<th>Site Description</th>
<th>Sec 2 22-33 B</th>
<th>Lot 16 BLK 12</th>
<th>POLIC 5141 25 04-1670</th>
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</table>

## Legal Description

- Miami Gardens Estate Sec 2 22-33 B
- Lot 16 BLK 12
- POLIC 5141 25 04-1670

---

**Owner**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>G10 OPZ Miramar, LLC</td>
<td>9480 NE 2 Ave #56</td>
<td>305.479.9857</td>
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**Project Engineer**

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<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Rodriquez &amp; Anglin Professional Design, Inc.</td>
<td>1933 N.W. 184TH WAY Pembroke Pines, FL 33029</td>
<td>305.748.4913</td>
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**Designer**

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<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creative Intentions</td>
<td>4944 S.W. 31ST TER. FT. Lauderdale, FL 33312</td>
<td>305.298.1666</td>
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**Structural Consultant**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Robert Camacho</td>
<td>1555 BonaVente Blvd. Weston, FL 33325</td>
<td>954.636.3606</td>
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</table>
CREATIVE INTENTIONS
5771 S.W. 38TH ST.
DAVIE, FL. 33314
305.298.1666

ADDRESS:
6243 S.W. 26TH ST.
MIRAMAR, FL. 33023

PROJECT:
PROPOSED 9 UNIT CONDO BUILDING

DRAWN BY:
JOSEPH F. BERNARD JR.

DATE:
07-01-2019

REVISIONS:

OWNER:
G10 OPZ MIRAMAR, LLC

SEAL:
PLANT LIST

TREES & PALMS

<table>
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<tr>
<th>QTY</th>
<th>CODE</th>
<th>KEY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>DESCRIPTION</th>
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<tbody>
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<td>Conocarpus Erectus</td>
<td>Silver Buttonwood</td>
<td>12' HT  2&quot; dbh</td>
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<td>24</td>
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<td>Bougainvillea Spectabilis</td>
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<td>6' HT  2&quot; dbh</td>
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<tr>
<td>4</td>
<td>PM</td>
<td></td>
<td>Peltophorum</td>
<td>Yellow Poinciana</td>
<td>16' HT  4&quot; dbh</td>
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<tr>
<td>19</td>
<td>CH</td>
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<td>Chrysobalanus icaco</td>
<td>Cocoplum</td>
<td>3 GAL, 24&quot; HT</td>
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SHRUBS & GROUND COVER

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<th>COMMON NAME</th>
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<td>Chamaedorea Cataractarum</td>
<td>Cat Palm</td>
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NOTE:  * DENOTES NATIVE SPECIES

TREE PROTECTION GUIDELINES:
- MARK TREES W/ TO BE SAVED W/ SURVEYOR FLAGGING
- CONSTRUCT BARRICADES AROUND THE TREES TO ESTABLISH A TREE PROTECTION ZONE
- USE THE ABOVE ON ALL BARRICADE PLANS
- PLACE TREE PROTECTION AROUND BARRICADE
- INCLUDE TREE PROTECTION CLAUSE IN THE CONSTRUCTION CONTRACT
- FERTILIZE PROTECTED TREES
- DESIGNATE A CORRIDOR FOR SITE ACCESS, PREFERABLY IN NON-TREE ZONE

WOOD TRELLIS DETAILS

WOOD TRELIS INTO CONC. WALL

1 4" SCREW & NUT BRACKET ATTACHED TO WOOD TRELLIS W/ SCREWS (ANGLE BRACKET)
"AS PER SECTION 816.10.1.2.1 OF CITY'S LAND DEVELOPMENT CODE, NEW RESIDENTIAL BUILDINGS SHALL HAVE THE LOWEST FLOOR ELEVATED TO OR ABOVE THE ELEVATION REQUIRED IN THE FLORIDA BUILDING CODE, THE BASE FLOOD ELEVATION PLUS 1 FOOT, OR 18 INCHES ABOVE THE HIGHEST ROAD CROWN ELEVATION OF THE CENTERLINE OF THE ADJACENT STREET, WHICHEVER IS HIGHER".

THESE PLANS UTILIZE OUTDATED NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD), PROVIDING BROWARD COUNTY CONVERSION FACTOR TO CURRENT NORTH AMERICAN VERTICAL DATUM AS FOLLOWING. NAVD 88 = NGVD 29 - 1.51 FT.

GENERAL NOTES:
1. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO ORDERING STRUCTURES OR THE BEGINNING OF CONSTRUCTION.
2. EXTREME CAUTION SHALL BE EXERCISED DURING DIGGING TO ENSURE SAFE OPERATION AND PROTECTION OF EXISTING INFRASTRUCTURE.
3. ALL APPROPRIATE UTILITY OWNERS AND LOCAL AUTHORITIES SHALL BE NOTIFIED IN WRITING A MINIMUM OF 72 HOURS IN ADVANCE.
4. STORM WATER POLLUTION PREVENTION PLAN IS PERFORMANCE BASED. IT MEANS, THAT IF THE CONTRACTOR PROPERLY INSTALLED ALL SWPPP DEVICES AND THEY FAILED TO FUNCTION FOR ANY REASON - OWNER WILL BEAR FULL RESPONSIBILITY TO NOTIFY FDEP AND REPLACE DEVICES WITH WORKING ALTERNATIVE AS SOON AS POSSIBLE.

SHEET NO. C-1

SITE PLAN PHOTOGRAPHIC STUDY

SITE PLAN ELECTRICAL

S.W. 26TH ST.

1/8" = 1'

LUMINAIRE SCHEDULE

- LITHONIA LIGHTING HFR 400W (400W)
- LITHONIA LIGHTING DSX8 LED BOLLARD LIGHTING 36" HEIGHT

PROPERTY LINE MAX 5FC SPILLOVER SPILLOVER ON THE EAST SIDE OF THE SITE (LIGHT FROM 3' HIGH BILLBOARD, 6' CONC. WALL PROPOSED ON THE EAST SIDE).

STATISTICS

<table>
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<tr>
<th>DESCRIPTION</th>
<th>AVG</th>
<th>MAX</th>
<th>MIN</th>
<th>AVG / MIN</th>
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<td>REC. / PAVING</td>
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<td>5.5</td>
<td>5.0</td>
<td>3.3 / 1.7</td>
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CONNECT TO TIME SENSOR

H-9

8.00' x 8.70'

6243 S.W. 26TH ST.

MIRAMAR, FL. 33023

186.02'

DATE: 07-01-2019

REVISIONS:

ADDRESS:
6243 S.W. 26TH ST.
MIRAMAR, FL. 33023

PROPOSED 9 UNIT CONDO BUILDING

DRAWN BY:
JOSEPH F. BERNARD JR.

OWNER:
GIO OPZ MIRAMAR, LLC

NO. 0063844
186.25'
36" HEIGHT
DSXB LED BOLLARD LIGHTING LITHONIA LIGHTING
LUMINAIRE SCHEDULE

SITE PLAN PHOTOGRAPHIC STUDY

S.W. 26TH ST.

SITE PLAN ELECTRICAL

1/8" = 1'

3' HIGH BILLBOARD. 6' CONC. WALL PROPOSED ON THE PROPERTY LINE MAX .5FC SPILLOVER.

Ped. / Parking

<table>
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<th>MAX</th>
<th>MIN</th>
<th>AVG / MIN</th>
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<tr>
<td>Lot 28 Block 2</td>
<td>1.7</td>
<td>2.1</td>
<td>2.0</td>
<td>1.1 / 1.2</td>
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<tr>
<td>Lot 28 Block 3</td>
<td>2.7</td>
<td>3.1</td>
<td>2.4</td>
<td>2.0 / 1.4</td>
</tr>
<tr>
<td>9 Unit Multi-Family Building</td>
<td>5'</td>
<td>7'</td>
<td>5'</td>
<td>1.8 / 1.8</td>
</tr>
<tr>
<td>3 Stories</td>
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3' HIGH BILLBOARD. 6' CONC. WALL PROPOSED ON THE PROPERTY LINE MAX .5FC SPILLOVER.
4" FIBERGLASS CONC. SLAB W/ OVER VAPOR BARRIER ON CLEAN FILL COMPACTED TO MIN. 95% DRY DENSITY. SOIL SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITES (TYP.)
3RD FLOOR FRAMING PLAN

3RD FLOOR COLUMN PLAN
NOTE
ROOF PITCH TO BE 5:12 PITCH
2' 7" W/ No.9 LADDER TYPE HORIZ. JT. REINF. @ 8 5" STUCCO FINISH

8" X 16" CONC. BEAM W/ 6- #5 REBARS & #3 STIRRUPS @ 12" O.C.

3'-0" 3/4"=1'

WALL SECTION (TYP.) 2

1'-4" 3/4"

CONTINUOUS

12" X 36" CONC. (WF-36)

HEADER ABOVE.

N.T.S.

N.T.S.

N.T.S.

N.T.S.

N.T.S.

N.T.S.

N.T.S.

N.T.S.

S-6