PINNACLE AT CYPRESS
MIXED USE
PHASE 1 & 2

6520 N. ANDREWS AVE. FORT LAUDERDALE FL 33309

PROJECT TEAM

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

PLANNING

KEITH TEAM
CONTACT: MICAHEL AMODIO
ADDRESS: 301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33060-6643
PHONE: (954) 788-3400
EMAIL: snarshall@KEITHteam.com

SURVEYOR

KEITH TEAM
CONTACT: SEAN MARSHALL
ADDRESS: 301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33060-6643
PHONE: (954) 788-3400
EMAIL: snarshall@KEITHteam.com

LANDSCAPE

KEITH TEAM
CONTACT: MIKE PHILLIPS
ADDRESS: 301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33060-6643
PHONE: (954) 788-3400
EMAIL: mphillips@KEITHteam.com

APPLICANT

PINNACLE AT CYPRESS, LLLP
CONTACT: Mr. TIMOTHY WHEAT
ADDRESS: 9400 S. DADELAND BLVD *00
MIAMI, FL 33156
PHONE: (305) 854-1100
EMAIL: twheat@pinnaclehousing.com

DEVELOPER

PINNACLE COMMUNITIES II, LLC
CONTACT: Mr. TIMOTHY WHEAT
ADDRESS: 9400 S. DADELAND BLVD *00
MIAMI, FL 33156
PHONE: (305) 854-1100
EMAIL: twheat@pinnaclehousing.com

ATTORNEY

GOVERNMENT LAW GROUP
CONTACT: Keith M. Pollakoff
ADDRESS: 200 S. Andrews Ave., Suite 601
FORT LAUDERDALE, FL 33301
PHONE: (954) 989-0500
EMAIL: kpollakoff@govlawgroup.com

CIVIL

KEITH TEAM
CONTACT: MICHAEL CARTOSSA
ADDRESS: 301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33060-6643
PHONE: (954) 788-3400
EMAIL: mcartossa@KEITHteam.com

PROJECT DATA

CODES:

ZONING REGULATIONS - CITY OF FORT LAUDERDALE
UNIFIED LAND DEVELOPMENT REGULATIONS.

FLORIDA BUILDING CODE 2023, 8TH ED.

FLORIDA FIRE PREVENTION CODE, 8TH ED.

D.O.J - FAIR HOUSING ACT.

FLORIDA HOUSING FINANCE CORPORATION
-UNIVERSAL DESIGN AND VISIBILITY

JURISDICTION:

CITY OF FORT LAUDERDALE
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

SURVEY

ARCHITECTURAL

T-1 TITLE PAGE
T-2 FHA NOTES
~~FA-1 PHOTOMETRIC SITE PLAN~~
SP-0 GIS MAPS
SP-0.1 PROJECT DATA
SP-0.2 BUILDING DATA
SP-1 ARCHITECTURAL SITE PLAN
SP-2 SITE DIAGRAMS
SP-3 PHASE I - OPEN GARAGE CALCS
SP-4 PHASE II - OPEN GARAGE CALCS
SP-5 TRASH ROOM DETAILS
SP-6 ENTRY AREA DETAIL
SPC-1 CONSTRUCTION STAGING SITE PLAN

LS-1.0 LIFE-SAFETY PLAN - PHASE I
LS-1.1 LIFE-SAFETY PLAN - PHASE I
LS-1.2 LIFE-SAFETY PLAN - PHASE I
LS-1.3 LIFE-SAFETY PLAN - PHASE I
LS-2.0 LIFE-SAFETY PLAN - PHASE II
LS-2.1 LIFE-SAFETY PLAN - PHASE II
LS-2.2 LIFE-SAFETY PLAN - PHASE II

A-1 FIRST FLOOR PLAN - PHASE 1
A-2 SECOND FLOOR PLAN - PHASE 1
A-3 THIRD FLOOR PLAN - PHASE 1
A-4 FOURTH FLOOR PLAN - PHASE 1
A-5 FIFTH FLOOR PLAN - PHASE 1
A-6 SIXTH FLOOR PLAN - PHASE 1
A-7 SEVENTH FLOOR PLAN - PHASE 1
A-8 EIGHTH FLOOR PLAN - PHASE 1
A-9 ROOF PLAN - PHASE 1
A-10 SOUTH ELEVATION - PHASE 1
A-11 WEST ELEVATION - PHASE 1
A-12 NORTH ELEVATION - PHASE 1
A-13 EAST ELEVATION - PHASE 1
A-14 SECTION A-A - PHASE 1
A-15 SECTION B-B - PHASE 1
A-16 FIRST FLOOR PLAN - PHASE 2
A-17 SECOND FLOOR PLAN - PHASE 2
A-18 THIRD FLOOR PLAN - PHASE 2
A-19 FOURTH FLOOR PLAN - PHASE 2
A-20 FIFTH FLOOR PLAN - PHASE 2
A-21 SIXTH FLOOR PLAN - PHASE 2
A-22 SEVENTH FLOOR PLAN - PHASE 2
A-23 EIGHTH FLOOR PLAN - PHASE 2
A-24 NINTH FLOOR PLAN - PHASE 2
A-25 TENTH FLOOR PLAN - PHASE 2
A-26 ELEVENTH FLOOR PLAN - PHASE 2
A-27 ROOF PLAN - PHASE 2
A-28 WEST ELEVATION - PHASE 2
A-29 SOUTH ELEVATION - PHASE 2
A-30 EAST ELEVATION - PHASE 2
A-31 NORTH ELEVATION - PHASE 2
A-32 SECTION C-C - PHASE 2
A-33 SECTION D-D - PHASE 2
A-34 CONTEXTUAL STREET ELEVATION
A-35 SITE AERIAL PICTURES
A-36 SITE AND SURROUNDINGS PICTURES
A-37 RENDERING
A-38 RENDERING
A-39 RENDERING
A-40 RENDERING
A-41 RENDERING
A-42 RENDERING
A-43 RENDERING
A-44 DESIGN DEVIATION GRAPHIC

CIVIL

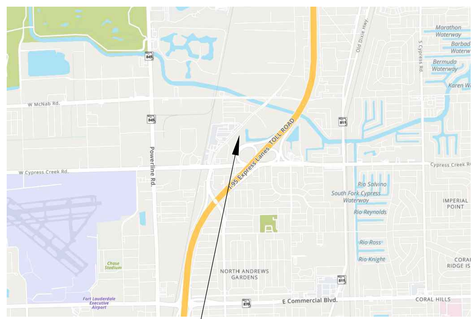
FA-101 FIRE ACCESS PLAN
SP-100 OPEN SPACE PLAN
SP-101 OVERALL SITE PLAN
SP-102 SITE PLAN
SP-103 PHASING PLAN
SP-104 OPEN SPACE PHASING PLAN
SP-105 INTERIM PHASE
SP-106 AERIAL OVERLAY
SP-301 SOLID WASTE CIRCULATION
SP-302 SOLID WASTE NOTES

GI-001 LEGEND AND ABBREVIATIONS
GI-002 GENERAL CONSTRUCTION NOTES
GI-003 CONSTRUCTION SPECIFICATIONS
GI-004 SPECIAL CONSTRUCTION NOTES AND SPECIFICATIONS
CD-101 DEMOLITION PLAN
CG-101 EROSION CONTROL PLAN
CP-101 PAVING GRADING AND DRAINAGE PLAN
CP-501 PAVING GRADING AND DRAINAGE DETAILS
CP-502 PAVING GRADING AND DRAINAGE DETAILS
CP-503 PAVING GRADING AND DRAINAGE DETAILS
CG-501 EROSION CONTROL DETAILS
CU-101 WATER AND SEWER PLAN
CU-501 WATER AND SEWER DETAILS
CU-502 WATER AND SEWER DETAILS
CU-503 WATER AND SEWER DETAILS
CU-504 WATER AND SEWER DETAILS
CU-505 WATER AND SEWER DETAILS
CM-101 PAVEMENT MARKING AND SIGNAGE PLAN
CM-501 PAVEMENT MARKING AND SIGNAGE DETAILS
CM-502 PAVEMENT MARKING AND SIGNAGE DETAILS

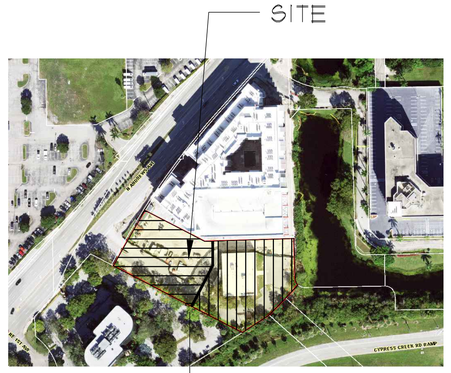
LANDSCAPE

LD-001 TREE DISPOSITION SCHEDULE
LD-101 TREE DISPOSITION PLAN
LP-001 PLANTING NOTES
LP-002 PLANTING SCHEDULE
LP-101 PLANTING PLAN
LP-501 PLANTING DETAILS

LOCATION MAP



AERIAL



Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
TITLE PAGE

REVISIONS

No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV
4	09/12/25	DRC COORDINATION

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
T-1
SHEET - OF -

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

(PER FLORIDA BUILDING CODE - ACCESSIBILITY SECTION 233 - RESIDENTIAL FACILITIES)

FAIR HOUSING ACT DESIGN MANUAL AUGUST 1999
PUBLISHED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BASIC COMPONENTS FOR ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS AND FACILITIES.

ACCESSIBLE ELEMENTS	ANSI A117.1 Section	APPLICATION
1. ACCESSIBLE ROUTE(S)	4.3	WITHIN THE BOUNDARY OF THE SITE: A) FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO ACCESSIBLE BUILDING ENTRANCES (SUBJECT TO SITE CONSIDERATIONS DESCRIBED IN SECTION 5). B) CONNECTING ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE. ON-GRADE WALKS OR PATHS BETWEEN SEPARATE BUILDING, WITH COVERED MULTIFAMILY DWELLINGS, WHILE NOT REQUIRED, SHOULD BE ACCESSIBLE UNLESS THE SLOPE OF FINISHED GRADE EXCEEDS 8.33% AT ANY POINT ALONG THE ROUTE. HANDRAILS ARE NOT REQUIRED ON THE ACCESSIBLE WALKS. C) CONNECTING ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING ADAPTABLE DWELLING UNITS. D) WHERE THE SITE OR LEGAL CONSTRAINTS PREVENT A ROUTE ACCESSIBLE TO WHEELCHAIR USERS BETWEEN MULTIFAMILY DWELLINGS AND PUBLIC OR COMMON-USE FACILITIES ELSEWHERE ON THE SITE, AN ACCEPTABLE ALTERNATIVE IS THE PROVISION OF ACCESS VIA A VEHICULAR ROUTE SO LONG AS THERE IS ACCESSIBLE PARKING ON AN ACCESSIBLE ROUTE TO AT LEAST 2% OF THE COVERED DWELLING UNITS, AND NECESSARY SITE PROVISIONS SUCH AS PARKING AND CURB CUTS ARE AVAILABLE AT THE PUBLIC OR COMMON USE FACILITY.
2. PROTRUDING OBJECTS.....	4.4	ACCESS ROUTES OR MANEUVERING SPACE INCLUDING, BUT NOT LIMITED TO HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
3. GROUND AND FLOOR SURFACE TREATMENTS.....	4.5	ACCESSIBLE ROUTES, ROOMS, AND SPACES, INCLUDING FLOORS, WALKS RAMPS, STAIRS, AND CURB RAMPS.
4. PARKING AND PASSENGER-LOADING ZONES.....	4.6	IF PROVIDED AT SITE, DESIGNATED ACCESSIBLE PARKING AT THE DWELLING UNIT ON REQUEST OF RESIDENTS WITH HANDICAPS, ON THE SAME TERMS AND WITH THE FULL RANGE OF CHOICES (e.g., SURFACE PARKING OR GARAGE) THAT ARE PROVIDED FOR THE COVERED DWELLING UNITS: ACCESSIBLE VISITOR PARKING SUFFICIENT TO PROVIDE ACCESS TO GRADE-LEVEL ENTRANCES OF MULTI- FAMILY DWELLINGS: NA ACCESSIBLE PARKING FACILITIES (e.g., SWIMMING POOLS) THAT SERVE ACCESSIBLE BUILDINGS.
5. CURB RAMPS.....	4.7	ACCESSIBLE ROUTES CROSSING CURBS.
6. RAMPS.....	4.8	ACCESSIBLE ROUTES WITH SLOPES GREATER THAN 1:20
7. STAIRS.....	4.9	STAIRS ON ACCESSIBLE ROUTE CONNECTING LEVELS NOT CONNECTED BY AN ELEVATOR.
8. ELEVATOR.....	4.10	IF PROVIDED.
9. PLATFORM LIFT.....	4.11	MAY BE USED IN LIEU OF AN ELEVATOR OR RAMP UNDER CERTAIN CONDITIONS.
10. DRINKING FOUNTAINS AND WATER COOLERS.....	4.15	FIFTY PERCENT OF FOUNTAINS AND COOLERS ON EACH FLOOR, OR AT LEAST ONE, IF PROVIDED IN THE FACILITY OR AT THE SITE.
11. TOILET ROOMS AND BATHING FACILITIES..... (including water closets, toilet rooms and stalls, urinals, lavatories and mirrors, bathtubs, shower stalls, and sinks.)	4.22	WHERE PROVIDED IN PUBLIC-USE AND COMMON-USE FACILITIES, AT LEAST ONE OF EACH FIXTURE PROVIDED PER ROOM.
12. SEATING, TABLES, OR WORK SURFACES.....	4.30	IF PROVIDED IN ACCESSIBLE SPACES, AT LEAST ONE OF EACH TYPE PROVIDED.
13. PLACES OF ASSEMBLY.....	4.31	IF PROVIDED IN THE FACILITY OR AT THE SITE.
14. COMMON-USE SPACES AND FACILITIES..... (including swimming pools, playgrounds, entrances, rental offices, lobbies, elevators, mailbox areas, lounges, halls and corridors, and the like.)	4.1 through 4.30	IF PROVIDED IN THE FACILITY OR AT THE SITE: a) Where multiple recreational facilities (e.g. tennis courts) area provided sufficient accessible facilities of each type to assure equitable opportunity for use by persons with handicaps. b) Where practical, access to all or a portion of nature trails and jogging paths.
15. LAUNDRY ROOMS.....	4.32.6	IF PROVIDED IN THE FACILITY OR AT THE SITE, AT LEAST ONE OF EACH TYPE OF APPLIANCE PROVIDED IN EACH LAUNDRY AREA, EXCEPT WHERE LAUNDRY ROOMS SERVING COVERED MULTIFAMILY DWELLINGS WOULD NOT BE REQUIRED TO HAVE FRONT-LOADING WASHERS IN ORDER TO MEET THE REQUIREMENTS OF 100,205(c)(1). (WHERE FRONT LOADING WASHERS ARE NOT PROVIDED, MANAGEMENT WILL BE EXPECTED TO PROVIDE ASSISTIVE DEVICES ON REQUEST TO PERMIT A RESIDENT TO USE A TOP LOADING WASHER.)

BASIC COMPONENTS FOR ACCESSIBLE AND USABLE MULTIFAMILY FACILITIES.

1. ACCESSIBLE BUILDING ENTRANCE (ABE) ON AN ACCESSIBLE ROUTE CMD- COVERED MULTIFAMILY DWELLING	- EACH CMD MUST HAVE AT LEAST 1 ABE UNLESS THE TERRAIN PROHIBITS - CMD WITH ELEVATOR MUST HAVE AT 1 ABE, REGARDLESS OF TERRAIN - 36" MIN. WITH FOR ACCESSIBLE ROUTE - 32" MIN. WITH OF OPEN DOORWAY - HANDRAILS REQUIRED ON WALKS WITH 5% < SLOPE < 8.33%
2. ACCESSIBLE AND USABLE PUBLIC AND COMMON AREAS	INCLUDES PARKING SPACES, PASSENGER LOADING ZONES, RENTAL OFFICE, STREETS/SIDEWALKS, PROTRUDING OBJECTS, CURB CUTS, RAMPS, DRINKING FOUNTAINS, REST ROOMS, LAUNDRY ROOMS, POOLS, MAILBOXES ETC.
3. USABLE DOORS	PRIMARY ENTRANCE DOOR AND COMMON AREA DOOR - 32" MINIMUM CLEAR WIDTH OPENING - \" OR LOWER THRESHOLD, ([" FOR EXTERIOR SLIDING DOORS), 4" FOR EXTERIOR SLIDING DOORS AT CONCRETE LANDINGS - CLEAR MANEUVERING SPACE INSIDE AND OUTSIDE DOOR - LOW FORCE OPEN DOOR; HARDWARE EASY TO GRASP WITH ONE HAND - 3 SECONDS TO MOVE FROM 90^ TO 180^ = SAFE DOOR CLOSING SPEED DOORS INSIDE DWELLING UNIT - 32" = MINIMUM CLEAR NOMINAL WIDTH FOR DOORS
4. ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT	ACCESSIBLE ROUTE - 36" MINIMUM WIDTH FOR ACCESSIBLE ROUTE - \" = MAXIMUM VERTICAL FLOOR LEVEL CHANGE, TAPERED THRESHOLD - |"= MAX. VERTICAL FLOOR LEVEL CHANGE, NO TAPERED THRESHOLD - IF GREATER, MUST BE RAMPED WITH MAX. SLOPE = 8.33% SPACE REQUIREMENTS - 30"X48" = MINIMUM CLEAR FLOOR SPACE FOR PERSONS IN WHEEL CHAIR - 60" DIA. CIRCLE = SPACE FOR WC TO MAKE T-SHAPED TURN - 36"X60" = SPACE FOR WC TO MAKE T-SHAPE TURN.
5. ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS COVERED- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND CONTROLS FOR OTHER HEATING, AIR CONDITIONING AND VENTILATION SYSTEMS.	FORWARD REACH WITH NO OBSTRUCTION - 15-48" ABOVE FLOOR= RANGE FOR CONTROLS AND OUTLETS - 30" X 48" CLEAR FLOOR SPACE PERPENDICULAR TO WALL - ADJOINING 36" WIDE ACCESSIBLE ROUTE FORWARD REACH OVER AN OBSTRUCTION - 30" WIDE CLEAR KNEE SPACE AS DEEP AS THE REACH DISTANCE - OBSTRUCTIONS 0-20" FROM WALL = 48" MAXIMUM HEIGHT ABOVE FLOOR SIDE REACH OVER OBSTRUCTION - 46" ABOVE FLOOR = RANGE FOR CONTROLS AND OUTLETS 30" X 48" = CLEAR FLOOR PARALLEL TO OBSTRUCTION - ADJOINING 36" WIDE ACCESSIBLE ROUTE.
6. REINFORCED WALLS FOR GRAB BARS.	- REINFORCING AROUND TOILET, TUB SHOWER STALL AND SHOWER SEAT - 33"-36" ABOVE FLOOR = CENTERLINE OF GRAB BARS - 18" = CENTER LINE TO TOILET WALL, TO FIT GRAB BAR AND PERSON
7. USABLE KITCHEN AND BATHROOMS.	KITCHENS - 30" X 48" CLEAR SPACE AT EACH APPLIANCE OR FIXTURE; EACH MUST ADJOIN ACCESSIBLE ROUTE PASSING INTO AND THROUGH KITCHEN - 40" = MINIMUM CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, WALLS BATHROOMS - 32"= MINIMUM WIDTH FOR DOOR OPENING - MANEUVERING SPACE WITHIN BATHROOM TO PERMIT PERSON W/ MOBILITY AID TO ENTER/EXIT ROOM, CLOSE/REOPEN DOOR, APPROACH/USE FIXTURE

1 FAIR HOUSING ACT ACCESIBILITY GUIDELINES
NTS

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE I AND 2
6520 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33309

SHEET TITLE
FAIR HOUSING ACT

REVISIONS

No.	DATE	DESCRIPTION
3	07/30/25	DRC - NEW SHEET

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
T-2

LEGAL DESCRIPTION

A PORTION OF PARCELS "G" & "H", AND A PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT OF WAY (N.E. 1ST WAY), NOW VACATED, AS SHOWN ON THE PLAT OF "PINE CREST ISLES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A, DON L. CLYMER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 61°06'44" EAST, ALONG A RADIAL LINE 5.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, ALSO BEING A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE, HAVING A RADIUS OF 1855.08 FEET, THROUGH A CENTRAL ANGLE OF 04°58'44"AND AN ARC DISTANCE OF 161.20 FEET; THENCE SOUTH 62°38'03" EAST, 168.94 FEET; THENCE NORTH 90°00'00" EAST, 224.71 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CANAL, AS SHOWN ON SAID PINE CREST ISLES; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES; (1) SOUTH 00°12'30" EAST, 98.83 FEET TO A POINT ON A CURVE TO THE LEFT, A RADIAL LINE FROM SAID POINT BEARS NORTH 89°47'32" EAST; (2) SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE 44°57'30" AND AN ARC DISTANCE OF 19.62 FEET; THENCE SOUTH 44°49'16" WEST, 104.75 FEET, THENCE SOUTH 59°03'29" WEST, 81.65 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 61°06'44" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", 365.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAIN 78,892 SQUARE FEET (1.81 ACRES), MORE OR LESS.

FEMA FLOOD INFORMATION

COMMUNITY NUMBER - 125105
FIRM PANEL - 12011C0359J
FLOOD ZONE - AE
BASE FLOOD ELEVATION - 7 NAVD
EFFECTIVE DATE - 7/31/2024

CODE DATA

1. ZONING REGULATIONS - CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS.
2. FLORIDA BUILDING CODE 2023, 8TH ED.
   - OCCUPANCY CLASSIFICATIONS - R2, B AND S2, CHAPTER 3.
   - BUILDING PERMIT LIFE SAFETY PLANS, CHAPTER 10.
   - BUILDING PERMIT BUILDING SEPARATION, CHAPTER 6.
   - BUILDING PERMIT EXTERIOR WALL OPENINGS, CHAPTER 7.
   - PHASE II BUILDING: TO COMPLY WITH HI-RISE BUILDING, SECTION 403.
3. FLORIDA FIRE PREVENTION CODE, 8TH ED.
4. D.O.J - FAIR HOUSING ACT.
5. FLORIDA HOUSING FINANCE CORPORATION
   - UNIVERSAL DESIGN AND VISIBILITY

FIRE PROTECTION

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF F.F.P.C. 8TH ED. AND THE F.B.C. 2023.

PER F.B.C. 2023 SECTION 903.2.11.3 THE BUILDING SHALL BE EQUIPTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDNCE WITH SECTION 903.1.

POLICE

1. ALL EXTERIOR WINDOWS AND DOOR SHALL BE IMPACT RATED.
2. STAIRWELLS SHALL BE EGRESS ONLY ON THE GROUND LEVEL.
3. BUILDING SHALL BE FITTED WITH INTERCOM/ VIDEO ACCESS CONTROL SYSTEMS AT ENTRY/EXIT POINTS, ELEVATORS, PARKING GARAGE AND COMMON AREAS.
4. UNIT ENTRY DOORS SHALL BE SOLID WITH DEADBOLT AND SHALL BE FITTED WITH 180 DEGREE PEEPHOLE DOOR VIEWERS.
5. ACCESS CONTROL SHALL BE PROVIDED FOR MECHANICAL, ELECTRICAL, ABD MAINTENANCE ROOMS WHERE APPLICABLE.
6. THE INTERIOR OF THE GARAGE SHALL BE PAINTED A LIGHT COLOR.

PROPERTY ADDRESS

6520 N. ANDREWS AVE.
FORT LAUDERDALE, FL 33309

PROJECT INFORMATION

PARCEL CONTROL NUMBER	494210130074
EXISTING ZONING:	UUV-NE (UPTOWN URBAN VILLAGE - NORTH-EAST DISTRICT)
LAND USE DESIGNATION:	URBAN VILLAGE TOD
PROPOSED USE:	MIXED USE
GROSS LOT AREA:	94,759.0 SF (2.175 AC)
NET AREA PHASE 1:	42,549.0 SF (0.977 AC)
NET AREA PHASE 2:	36,343.0 SF (0.834 AC)
TOTAL NET AREA:	78,892.0 SF (1.81 AC)
GROSS BUILDING AREA:	
PHASE 1	
RESIDENTIAL	91,231.0 SF
COMMERCIAL	6,525.0 SF
TOTAL	97,756.0 SF
PHASE 2	79,748.5 SF

PROPOSED USES

AFFORDABLE MULTIFAMILY

PHASE 1 - SENIOR LIVING:

	No. OF UNITS	AREA (SF)
ONE-BED	100	654 SF AVG.
INCLUDING:		
5 UFAS UNITS - MOBILITY DISABLITIES		(5%)
2 UFAS UNITS - VISABILITY AND HEARING DISABLITIES		(2%)

PHASE 2 - SENIOR LIVING:

ONE-BED	96	600 SF AVG.
INCLUDING:		
5 UFAS UNITS - MOBILITY DISABLITIES		(5%)
2 UFAS UNITS - VISABILITY AND HEARING DISABLITIES		(2%)

COMMERCIAL
PHASE 1

OFFICE 6318 SF

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
BUILDING HEIGHT		
PHASE 1	75'-0"	84'-3" (74'-0" TO HIGHEST OCCUPIABLE LEVEL)
PHASE 2 (HI-RISE)	75'-0"	108'-8" (98'-10" TO HIGHEST OCCUPIABLE LEVEL)

BUILDING INFORMATION:

	CODE PROVISION:	CODE REFERENCES:
1. TYPE OF CONSTRUCTION:	TYPE I-B (PHASE I : 8-STORY SPRINKLED) TYPE I-B (PHASE II : 11-STORY SPRINKLED)	FBC 8TH ed. - 310.4 & NFPA 101 - CH. 30
2. FIRE ALARM SYSTEM:	REQUIRED	NFPA 101 - 30.3.4
3. FIRE SPRINKLER SYSTEM:	REQUIRED	NFPA 101 - 30.3.5
4. FIRE PROTECTION: OCCUPANCY SEPARATION		FBC 8TH ed. TABLE 508.4, FBC-R302 & NFPA 101 30.3.2 & TABLE 6.1.14.4.1
OCCUPANCIES	REQUIRED (SPRINKLED)	PROVIDED (SPRINKLED)
A. STRUCTURAL FRAME	2-HRS	2-HRS
B. INTERIOR BEARING WALLS	2-HRS	2-HRS
C. EXTERIOR BEARING WALLS	2-HRS	2-HRS
D. INTERIOR NON-BEARING WALLS	0-HRS	0-HRS
E. EXTERIOR NON-BEARING WALLS	0-HRS	2-HRS
F. FLOOR CONSTRUCTION	2-HRS	2-HRS
G. ROOF CONSTRUCTION	1-HRS	2-HRS
H. OCCUPANCY SEPARATION (OFFICE/APARTMENT BUILDING)	1-HR	1-HR
I. VERTICAL SHAFTS ELEVATOR	2-HRS	2-HRS
J. EXIT PASSAGEWAYS	1-HR	1-HR
K. VERTICAL EXIT ENCLOSURE	2-HRS	2-HRS
L. TRASH DUMPSTER	2-HRS	2-HRS
M. ELEVATOR MACHINE ROOM DOOR	1 1/2-HRS	1 1/2-HRS
N. EXIT ENCLOSURE DOOR	1 1/2-HRS	1 1/2-HRS
O. MECHANICAL/ ELECTRICAL/ TRASH	2-HRS	2-HRS
P. UNIT DOOR	20-MIN.	20-MIN
5. FIRE PROTECTION - EXTERIOR WALLS: BUILDING SEPARATION (R-2 & B)		FBC 8TH ed. TABLE 705.5
PHASE I	REQUIRED	PROVIDED
FRONT	1-HRS (10' < X < 30')	2-HRS (@ 10'-0")
NORTH (SIDE)	1-HRS (5' < X < 10')	2-HRS (@ 6'-0")
SOUTH (SIDE)	0-HRS (> 30')	2-HRS (@ 69'-10")
REAR	1-HRS (10' < X < 30')	2-HRS (@ 17'-8")
PHASE II		
FRONT	1-HRS (10' < X < 30')	2-HRS (@ 10'-0")
WEST (SIDE)	0-HRS (> 30')	2-HRS (@ 42'-3")
NORTH (SIDE)	0-HRS (> 30')	2-HRS (@ 45'-5")
SOUTH (SIDE)	0-HRS (> 30')	2-HRS (@ 46'-10")
REAR	0-HRS (> 30')	2-HRS (@ 47'-0")

NOTE C : OPEN PARKING GARAGES COMPLYING WITH SECTION 406 SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING.

6. INTERIOR FINISHES REQUIREMENTS (NEW APARTMENT BUILDING - SPRINKLED):
   NFPA 101 - TABLE A.10.2.2

	CODE REQUIREMENT	PROVIDED
INTERIOR WALL & CEILING FINISH MATERIAL (AT SPRINKLERED BUILDING)	CLASS "A", CLASS "B" NFPA 101, 30.3.3.2 FBC 8TH ed. TABLE 803.9	CLASS "A"
INTERIOR FLOOR FINISH (AT SPRINKLERED BUILDING)	CARPET - ASTM D 2859 TILE - MIN. RADIANT FLUX 0.1 W/CM² NFPA 101, 30.3.3.3 AND 10.2.7	CLASS "I"

NOTE:
NOT WITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTACTORS, UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, FLORIDA FIRE PREVENTION CODE, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

TERMITE PROTECTION NOTE:

ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES, THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

FBC 8th ed. Section -1816.1 TERMITE PROTECTION.

PHOTOMETRIC NOTE:
THE CONTRACTOR IS REQUIRED TO PROVIDE A CALIBRATED LIGHT METER AT TIME OF INSPECTION TO VERIFY THE EMERGENCY LIGHTING PHOTOMETRICS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. IF THE CONTRACTOR CANNOT SECURE THE STRUCTURE TO PREVENT NATURAL LIGHT FROM ENTERING DURING THE TESTING OF THE EMERGENCY LIGHTING, AN INSPECTION AFTER NORMAL BUSINESS HOURS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

FIRE ALARM NOTE:
CONTRACTOR SHALL BE REQUIRED TO PROVIDE AT TIME OF INSPECTION- A CALIBRATED dBA METER TO VERIFY AMBIENT LEVELS PER DESIGN DOCUMENTS AND ADOPTED CODES

BI-DIRECTIONAL AMPLIFIER NOTE
(FOR ANY NEW OR EXISTING PROJECT)
TWO WAY RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ. WHERE REQUIRED BY THE AHJ, TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS SHALL COMPLY WITH NFPA 1221

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF FT LAUDERDALE ZONING AND LAND DEVELOPMENT CODE BASED ON THE UUV-NE ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD +7.0' N.A.V.D.
7.0' NAVD + 1.4' = +8.4 NAVD

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 1.0 FC AT THE PROPERTY LINE ADJACENT TO ALL PROPERTY LINES.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FFPC 8TH ED. NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AS PART OF THE BUILDING VOLUME FOR THE PRINCIPAL STRUCTURE, 6" ABOVE HEIGHT OF EQUIPMEMNT.

SITE LIGHTING:
ALL EXTERNAL LIGHTING FIXTURES SHOULD MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION.

PROVIDE A KNOX BOX AS PER N.F.P.A. 1 18.2.2.1 (8TH ED.) FIELD FIRE INSPECTOR TO DECIDE LOCATION OF THE ACCESS BOX.

TWO WAY RADIO COMPLIANCE:
BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.

PENETRATION AND JOINT PROTECTION:
INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 1 12.3.2.1. AND 12.3.2.2.

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW MAY BE SUBJECT TO BOARD APPROVAL.

FLOOD PROOFING:
ENGINEERED FLOOD VENTS AND FLOOD PROOFING MATERIALS SHALL BE PROVIDED PER FEMA TECHNICAL BULLETING 2 FOR FLOOD DAMAGE RESISTANT MATERIALS BELOW THE ELEVATIONS LISTED BELOW.

CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA:
PER ASCE 24-05:

STRUCTURE CATEGORY	DESIGN CLASS II (ASCE 24-14 TABLE 1-1)	
MINIMUM ELEVATION OF LOWEST FLOOR (TABLE 2-1)	BFE +1 OR DFE WHICHEVER IS HIGHER	+8.40' N.A.V.D.
MINIMUM ELEVATION BELOW WHICH FLOOD DAMAGE RESISTANT MATERIALS SHALL BE USED (TABLE 5-1)	BFE +1 OR DFE WHICHEVER IS HIGHER	+8.40' N.A.V.D.
MINIMUM ELEVATION OF UTILITIES AND EQUIPMENT (TABLE 7-1)	BFE +1 OR DFE WHICHEVER IS HIGHER	+8.40' N.A.V.D.
MINIMUM ELEVATION OF DRY FLOOD PROOFING OF NON RESIDENTIAL STRUCTURES (TABLE 6-1)	BFE +1 OR DFE WHICHEVER IS HIGHER	+8.40' N.A.V.D.

NOTE:
BASE FLOOD ELEVATION (B.F.E.) = +7.00' NAVD
PROPOSED FLOOR ELEVATION = +8.60' NAVD

1 PROJECT DATA
NTS

2 SITE NOTES
NTS

© KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

KA
KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE I AND 2
6520 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33309

SHEET TITLE
PROJECT DATA
SITE NOTES

REVISIONS

No.	DATE	DESCRIPTION
3	07/30/25	DRC - NEW SHEET

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-0.1

Electronic files are unsigned sets of bidding documents prepared by Kaller Architecture and are made available as a courtesy to the recipient. The information contained in these electronic files is subject to the limitations of use described in the Contract Documents. In the event of discrepancies between these electronic files and the Contract Documents, the Contract Documents govern. Recipient is responsible for any modifications made to these electronic files after receipt from Kaller Architecture. Kaller Architecture makes no warranties, either expressed or implied, as to any matter whatsoever including, without limitation, the condition, quality, performance, merchantability or fitness for any particular purpose of these electronic files. Recipient agrees to indemnify and hold Kaller Architecture harmless from all claims, damages, losses and expenses, including attorney's fees, arising out of or resulting from the use of these electronic files. Recipient's use of these electronic files constitutes acceptance of the foregoing boilerplate.

	SPACE	AREA		GROSS AREA		
		AC	NON AC	AC	NON AC	BALCONY/ TERRACE
1ST FL	MS FOUNDATION OFFICE	6316		7559	736	7106 (PARKING DECK)
	LOBBY	288				
	BICYCLE ROOM	197				
	MAINTENANCE ROOM	200				
	PUMP ROOM	153				
	ELECTRICAL ROOM	159				
	GENERATOR ROOM	246				
	TRASH ROOM		287			
	STAIRWELLS		292			
	ELEVATOR		157			
	PARKING DECK (UNDER COVER)		7106			
2ND FL	UNITS	6529		13673	471	1394
	CORRIDOR	1899				
	LOBBY	648				
	ELEVATORS		157			
	STAIRWELLS		286			
	TRASH CHUTES		28			
	PACKAGE ROOM	140				
	PUMP ROOM	112				
	ELECTRICAL ROOM	125				
	TOILETS	140				
	GYM	882				
	LEASING OFFICE	1208				
	LOUNGE	1990				
	TERRACES		1394			
3RD FL	UNITS	9811		12150	475	1242
	CORRIDOR	1238				
	LOBBY	1046				
	ELEVATORS		161			
	STAIRWELLS		286			
	TRASH CHUTES		28			
	STORAGE	55				
	TERRACES		1112			
	BALCONIES		130			
4TH FL	UNITS	9811		12150	475	130
	CORRIDOR	1588				
	LOBBY	126				
	ELEVATORS		161			
	STAIRWELLS		286			
	TRASH CHUTES		28			
	JANITOR'S ROOM	55				
	STORAGE	285				
	ELECTRICAL ROOM	285				
	BALCONIES		130			
5TH FL	UNITS	9811		12150	475	130
	CORRIDOR	1238				
	LOBBY	1046				
	ELEVATORS		161			
	STAIRWELLS		286			
	TRASH CHUTES		28			
	STORAGE	55				
	BALCONIES		130			
6TH FL	UNITS	9811		12150	475	130
	CORRIDOR	1588				
	LOBBY	126				
	ELEVATORS		161			
	STAIRWELLS		286			
	TRASH CHUTES		28			
	JANITOR'S ROOM	55				
	STORAGE	285				
	ELECTRICAL ROOM	285				
	BALCONIES		130			
7TH FL	UNITS	9811		12150	475	130
	CORRIDOR	1238				
	LOBBY	1046				
	ELEVATORS		161			
	STAIRWELLS		286			
	TRASH CHUTES		28			
	STORAGE	55				
	BALCONIES		130			
8TH FL	UNITS	9811		12150	475	130
	CORRIDOR	1588				
	LOBBY	126				
	ELEVATORS		161			
	STAIRWELLS		286			
	TRASH CHUTES		28			
	JANITOR'S ROOM	55				
	STORAGE	285				
	ELECTRICAL ROOM	285				
	BALCONIES		130			
				94,132	4057	3286
TOTAL GROSS AREA				101,475		

AVERAGE UNIT SIZE

1 / 1 UNITS

TYPE A	: 680 SF	TYPE A4	: 661 SF
TYPE A1	: 680 SF	TYPE A5	: 644 SF
TYPE A2	: 628 SF	TYPE A6	: 635 SF
TYPE A3	: 643 SF		

DENOTES PRIVATE OUTDOOR AMENITY SPACES : 2,506 SF

PROVIDED
TOTAL : 100 UNITS

UFAS UNITS : 5 (5.0%)
A/V UNITS : 2 (2.0%)

MINIMUM REQUIREMENTS:
UFAS - UNIFORM FEDERAL ACCESSIBILTY STANDARDS (5%)
CF - COMMUNICATION FEATURES (2%)

LOCATION	UNIT #	BED/ BATH	UNIT TYPE	UFAS/ A/V	AREA		NET AREA	
					AC	TERRACE/ BALCONY	AC	BALCONY
1ST FLOOR								
2ND FLOOR	201	1 / 1	A6	*	635		6529	556
	202	1 / 1	A3	*	643			
	203	1 / 1	A1	*	680			
	204	1 / 1	A	UFAS	680			
	205	1 / 1	A1	*	680			
	206	1 / 1	A3	*	643			
	207	1 / 1	A6	*	635			
	208	1 / 1	A5	A/V	644			
	209	1 / 1	A4	*	661			
	210	1 / 1	A2	*	628	556		
3RD FLOOR	301	1 / 1	A	UFAS	680	556	9811	1242
	302	1 / 1	A2	*	628			
	303	1 / 1	A4	*	649	130		
	304	1 / 1	A5	*	645			
	305	1 / 1	A6	*	635			
	306	1 / 1	A3	*	643			
	307	1 / 1	A1	*	680			
	308	1 / 1	A	UFAS	680			
	309	1 / 1	A1	*	680			
	310	1 / 1	A3	*	643			
	311	1 / 1	A6	*	635			
	312	1 / 1	A5	A/V	644			
	313	1 / 1	A4	*	661			
	314	1 / 1	A2	*	628	556		
	315	1 / 1	A	*	680			
4TH FLOOR	401	1 / 1	A	UFAS	680	556	9811	1242
	402	1 / 1	A2	*	628			
	403	1 / 1	A4	*	649	130		
	404	1 / 1	A5	*	645			
	405	1 / 1	A6	*	635			
	406	1 / 1	A3	*	643			
	407	1 / 1	A1	*	680			
	408	1 / 1	A	UFAS	680			
	409	1 / 1	A1	*	680			
	410	1 / 1	A3	*	643			
	411	1 / 1	A6	*	635			
	412	1 / 1	A5	*	644			
	413	1 / 1	A4	*	661			
	414	1 / 1	A2	*	628	556		
	415	1 / 1	A	*	680			
5TH FLOOR	501	1 / 1	A	*	680	556	9811	1242
	502	1 / 1	A2	*	628			
	503	1 / 1	A4	*	649	130		
	504	1 / 1	A5	*	645			
	505	1 / 1	A6	*	635			
	506	1 / 1	A3	*	643			
	507	1 / 1	A1	*	680			
	508	1 / 1	A	*	680			
	509	1 / 1	A1	*	680			
	510	1 / 1	A3	*	643			
	511	1 / 1	A6	*	635			
	512	1 / 1	A5	*	644			
	513	1 / 1	A4	*	661			
	514	1 / 1	A2	*	628	556		
	515	1 / 1	A	*	680			
6TH FLOOR	601	1 / 1	A	*	680	556	9811	1242
	602	1 / 1	A2	*	628			
	603	1 / 1	A4	*	649	130		
	604	1 / 1	A5	*	645			
	605	1 / 1	A6	*	635			
	606	1 / 1	A3	*	643			
	607	1 / 1	A1	*	680			
	608	1 / 1	A	*	680			
	609	1 / 1	A1	*	680			
	610	1 / 1	A3	*	643			
	611	1 / 1	A6	*	635			
	612	1 / 1	A5	*	644			
	613	1 / 1	A4	*	661			
	614	1 / 1	A2	*	628	556		
	615	1 / 1	A	*	680			
7TH FLOOR	701	1 / 1	A	*	680	556	9821	1242
	702	1 / 1	A2	*	628			
	703	1 / 1	A4	*	649	130		
	704	1 / 1	A5	*	645			
	705	1 / 1	A6	*	635			
	706	1 / 1	A3	*	643			
	707	1 / 1	A1	*	680			
	708	1 / 1	A	*	680			
	709	1 / 1	A1	*	680			
	710	1 / 1	A3	*	643			
	711	1 / 1	A6	*	635			
	712	1 / 1	A5	*	644			
	713	1 / 1	A4	*	661			
	714	1 / 1	A2	*	628	556		
	715	1 / 1	A	*	680			
8TH FLOOR	801	1 / 1	A	*	680	556	9811	1242
	802	1 / 1	A2	*	628			
	803	1 / 1	A4	*	649	130		
	804	1 / 1	A5	*	645			
	805	1 / 1	A6	*	635			
	806	1 / 1	A3	*	643			
	807	1 / 1	A1	*	680			
	808	1 / 1	A	*	680			
	809	1 / 1	A1	*	680			
	810	1 / 1	A3	*	643			
	811	1 / 1	A6	*	635			
	812	1 / 1	A5	*	644			
	813	1 / 1	A4	*	661			
	814	1 / 1	A2	*	628	556		
	815	1 / 1	A	*	680			
TOTAL NET AREA							65,445	7,958

UFAS UNIFORM FEDERAL ACCESSIBILTY STANDARDS (5%)
CF COMMUNICATION FEATURES (2%)

* UNLESS OTHERWISE NOTED - UNITS COMPLY WITH THE FAIR HOUSING GUIDELINES (FHA)
• INDICATES UNITS WITH SHOWERS

1 PHASE I - BUILDING AREAS
NTS

	SPACE	AREA		GROSS AREA		
		AC	NON AC	AC	NON AC	BALCONY/ TERRACE
1ST FL	LOBBY	128		675	625	7321 (PARKING DECK)
	ELEVATORS		152			
	STAIRWELLS		313			
	FIRE COMMAND CENTER (FCC)	234				
	PUMP ROOM	173				
	ELECTRICAL ROOM	140				
	TRASH ROOM		160			
	PARKING DECK (UNDER COVER)		1201			
2ND FL	UNITS	3497		7803	476	836
	CORRIDOR	1396				
	ELEVATORS		146			
	STAIRWELLS		306			
	TRASH CHUTES		24			
	JANITOR	35				
	TERRACE		836			
	ELECTRICAL	86				
	MEETING ROOM	1108				
	GYM	702				
	CYBER	314				
	MAIL	189				
3RD FL	UNITS	6027		7360	476	291
	CORRIDOR	1227				
	ELEVATORS		146			
	STAIRWELLS		306			
	TRASH CHUTES		24			
	STORAGE	17				
	TERRACE		291			
	ELECTRICAL	86				
4TH FL	UNITS	6027		7360	476	291
	CORRIDOR	1227				
	ELEVATORS		146			
	STAIRWELLS		306			
	TRASH CHUTES		24			
	STORAGE	17				
	TERRACE		291			
	ELECTRICAL	86				
5TH FL	UNITS	6027		7360	476	291
	CORRIDOR	1227				
	ELEVATORS		146			
	STAIRWELLS		306			
	TRASH CHUTES		24			
	STORAGE	17				
	TERRACE		291			
	ELECTRICAL	86				
6TH FL	UNITS	6027		7360	476	291
	CORRIDOR	1227				
	ELEVATORS		146			
	STAIRWELLS		306			
	TRASH CHUTES		24			
	STORAGE	17				
	TERRACE		291			
	ELECTRICAL	86				
7TH FL	UNITS	6027		7360	476	291
	CORRIDOR	1227				
	ELEVATORS		146			
	STAIRWELLS		306			
	TRASH CHUTES		24			
	STORAGE	17				
	TERRACE		291			
	ELECTRICAL	86				
8TH FL	UNITS	6027		7360	476	291
	CORRIDOR	1227				
	ELEVATORS		146			
	STAIRWELLS		306			
	TRASH CHUTES		24			
	STORAGE	17				
	TERRACE		291			
	ELECTRICAL	86				
9TH FL	UNITS	6027		7360	476	291
	CORRIDOR	1227				
	ELEVATORS		146			
	STAIRWELLS		306			
	TRASH CHUTES		24			
	STORAGE	17				
	TERRACE		291			
	ELECTRICAL	86				
10TH FL	UNITS	6027		7360	476	291
	CORRIDOR	1227				
	ELEVATORS		146			
	STAIRWELLS		306			
	TRASH CHUTES		24			
	STORAGE	17				
	TERRACE		291			
	ELECTRICAL	86				
11TH FL	UNITS	6027		7360	476	291
	CORRIDOR	1227				
	ELEVATORS		146			
	STAIRWELLS		306			
	TRASH CHUTES		24			
	STORAGE	17				
	TERRACE		291			
	ELECTRICAL	86				
				74,718	5,385	3,459
TOTAL GROSS AREA				83,562 SF		

AVERAGE UNIT SIZE

1 / 1 UNITS

TYPE A1	: 629 SF	TYPE B	: 590 SF
TYPE A2	: 565 SF		
TYPE A3	: 716 SF		
TYPE A4	: 635 SF		
TYPE A5	: 540 SF		

DENOTES PRIVATE OUTDOOR AMENITY SPACES : 3,455 SF

PROVIDED
TOTAL : 96 UNITS

UFAS UNITS : 5 (5.2%)
A/V UNITS : 2 (2.1%)

MINIMUM REQUIREMENTS:
UFAS - UNIFORM FEDERAL ACCESSIBILTY STANDARDS (5%)
CF - COMMUNICATION FEATURES (2%)

LOCATION	UNIT #	BED/ BATH	UNIT TYPE	UFAS/ A/V	AREA		NET AREA	
					AC	TERRACE/ BALCONY	AC	BALCONY
1ST FLOOR								
2ND FLOOR	201	1 / 1	A1	*	629		3497	
	202	1 / 1	A2	*	565			
	203	1 / 1	A2	*	565			
	204	1 / 1	A1	*	629			
	205	1 / 1	A5	*	540			
	206	1 / 1	A2	*	569			
3RD FLOOR	301	1 / 1	A1	*	629		6027	291
	302	1 / 1	A2	A / V	565			
	303	1 / 1	A2	*	565			
	304	1 / 1	A1	*	629			
	305	1 / 1	A3	UFAS	716			
	306	1 / 1	B	*	590	152		
	307	1 / 1	B	*	589	139		
	308	1 / 1	A5	*	540			
	309	1 / 1	A2	*	569			
	310	1 / 1	A4	*	635			
4RD FLOOR	401	1 / 1	A1	*	629		6027	291
	402	1 / 1	A2	*	565			
	403	1 / 1	A2	*	565			
	404	1 / 1	A1	*	629			
	405	1 / 1	A3	*	716			
	406	1 / 1	B	*	590	152		
	407	1 / 1	B	*	589	139		
	408	1 / 1	A5	*	540			
	409	1 / 1	A2	A / V	569			
	410	1 / 1	A4	*	635			
5TH FLOOR	501	1 / 1	A1	*	629		6027	291
	502	1 / 1	A2	*	565			
	503	1 / 1	A2	*	565			
	504	1 / 1	A1	*	629			
	505	1 / 1	A3	UFAS	716			
	506	1 / 1	B	*	590	152		
	507	1 / 1	B	*	589	139		
	508	1 / 1	A5	*	540			
	509	1 / 1	A2	*	569			
	510	1 / 1	A4	*	635			
6TH FLOOR	601	1 / 1	A1	*	629		6027	291
	602	1 / 1	A2	*	565			
	603	1 / 1	A2	*	565			
	604	1 / 1	A1	*	629			
	605	1 / 1	A3	*	716			
	606	1 / 1	B	*	590	152		
	607	1 / 1	B	*	589	139		
	608	1 / 1	A5	*	540			
	609	1 / 1	A2	*	569			
	610	1 / 1	A4	*	635			
7TH FLOOR	701	1 / 1	A1	*	629		6027	291
	702	1 / 1	A2	*	565			
	703	1 / 1	A2	*	565			
	704	1 / 1	A1	*	629			
	705	1 / 1	A3	UFAS	716			
	706	1 / 1	B	*	590	152		
	707	1 / 1	B	*	589	139		
	708	1 / 1	A5	*	540			
	709	1 / 1	A2	*	569			
	710	1 / 1	A4	*	635			
8TH FLOOR	801	1 / 1	A1	*	629		6027	291
	802	1 / 1	A2	*	565			
	803	1 / 1	A2	*	565			
	804	1 / 1	A1	*	629			
	805	1 / 1	A3	*	716			
	806	1 / 1	B	*	590	152		
	807	1 / 1	B	*	589	139		
	808	1 / 1	A5	*	540			
	809	1 / 1	A2	*	569			
	810	1 / 1	A4	*	635			
9TH FLOOR	901	1 / 1	A1	*	629		6027	291
	902	1 / 1	A2	*	565			
	903	1 / 1	A2	*	565			
	904	1 / 1	A1	*	629			
	905	1 / 1	A3	UFAS	716			
	906	1 / 1	B	*	590	152		
	907	1 / 1	B	*	589	139		
	908	1 / 1	A5	*	540			
	909	1 / 1	A2	*	569			
	910	1 / 1	A4	*	635			
10TH FLOOR	1001	1 / 1	A1	*	629		6027	291
	1002	1 / 1	A2	*	565			
	1003	1 / 1	A2	*	565			
	1004	1 / 1	A1	*	629			
	1005	1 / 1	A3	*	716			
	1006	1 / 1	B	*	590	152		
	1007	1 / 1	B	*	589	139		
	1008	1 / 1	A5	*	540			
	1009	1 / 1	A2	*	569			
	1010	1 / 1	A4	*	635			
11TH FLOOR	1101	1 / 1	A1	*			6027	291
	1102	1 / 1	A2	*	565			
	1103	1 / 1	A2	*	565			
	1104	1 / 1	A1	*	629			
	1105	1 / 1	A3	UFAS	716			
	1106	1 / 1	B	*	590	152		
	1107	1 / 1	B	*	589	139		
	1108	1 / 1	A5	*	540			
	1109	1 / 1	A2	*	569			
	1110	1 / 1	A4	*	635			
TOTAL NET AREA							57,740	2,619

UFAS UNIFORM FEDERAL ACCESSIBILTY STANDARDS (5%)
CF COMMUNICATION FEATURES (2%)

* UNLESS OTHERWISE NOTED - UNITS COMPLY WITH THE FAIR HOUSING GUIDELINES (FHA)
• INDICATES UNITS WITH SHOWERS

2 PHASE II - BUILDING AREAS
NTS

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

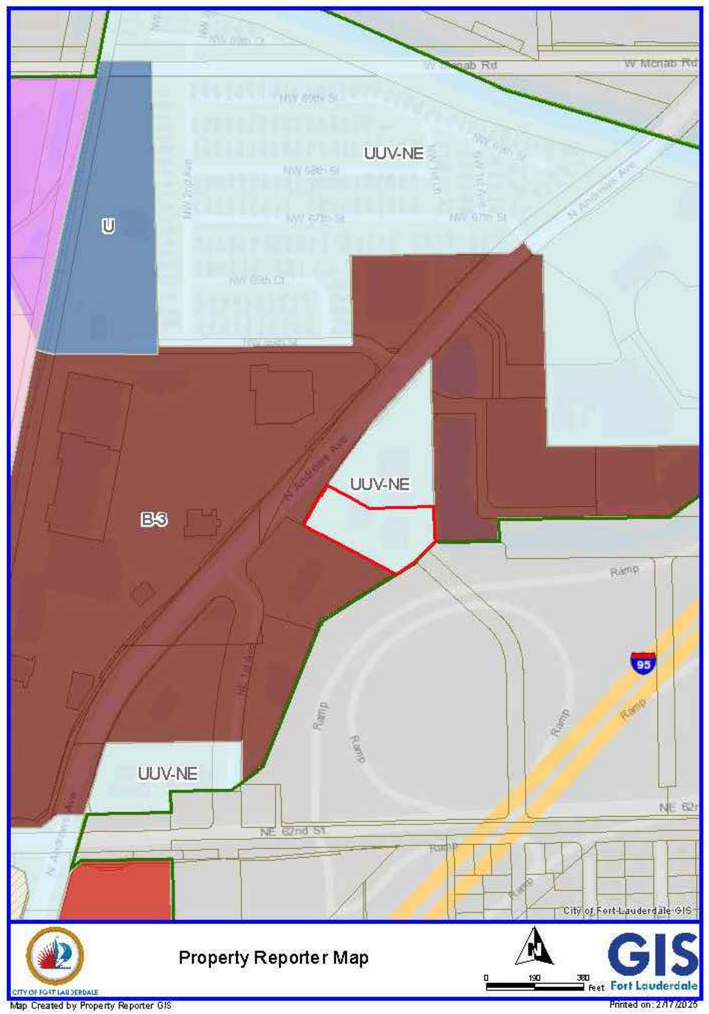
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE I AND 2
6520 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33309

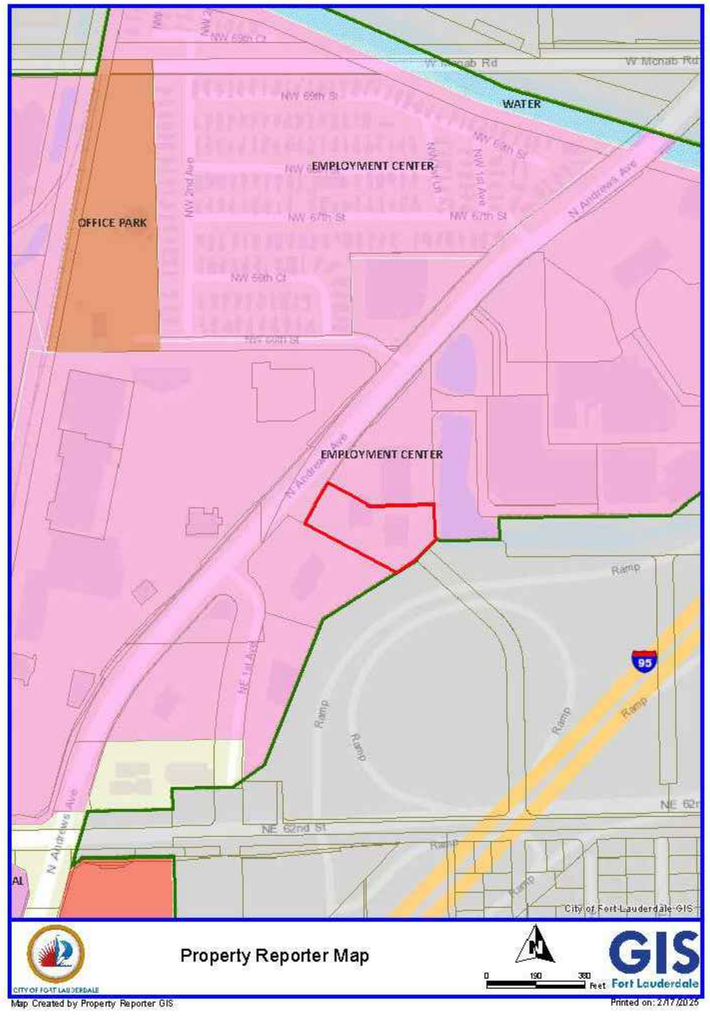
SHEET TITLE
BUILDING DATA
SITE NOTES

REVISIONS

No.	DATE	DESCRIPTION
3	07/30/25	DRC - NEW SHEET
4	09/12/25	DRC COORDINATION
-	-	-
-	-	-
-	-	-



ZONING MAP



LAND USE MAP

1 **GIS MAPS**

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

FLORIDA REG. NO. AR0017239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
LAND USE AND ZONING
GIS MAPS

REVISIONS

No.	DATE	DESCRIPTION
1	-	-
2	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

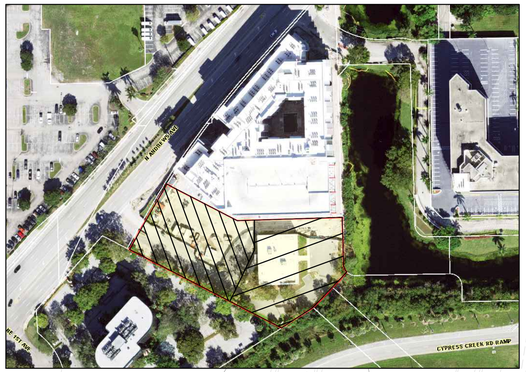
PROJECT No.: 24276
DATE: 2-1-25
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-0

SHEET - OF -

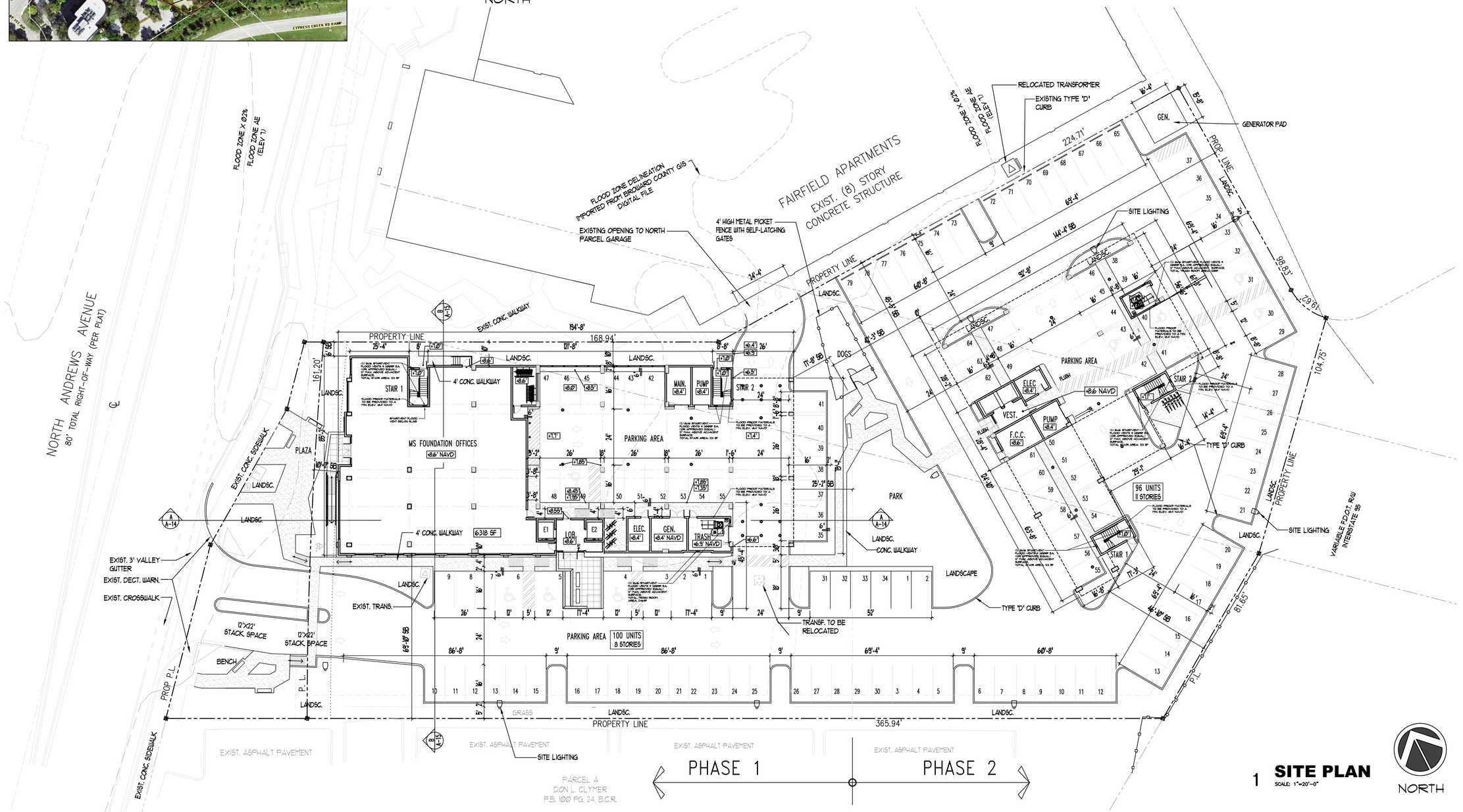
Before you use or prepare any Bidding Documents or shop drawings, the Owner or Architect assumes no responsibility for errors or omissions resulting from the use of incomplete or preliminary sets of Bidding Documents. The most up-to-date versions of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by any one shall be as binding as if required by all. performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.



2 **AERIAL**
SCALE: NTS

NORTH

LEGEND
- SITE LIGHTING POLE
- GARAGE CEILING LIGHT



1 **SITE PLAN**
SCALE: 1"=20'-0"

NORTH

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
SITE PLAN AND AERIAL
ARCHITECTURAL

REVISIONS

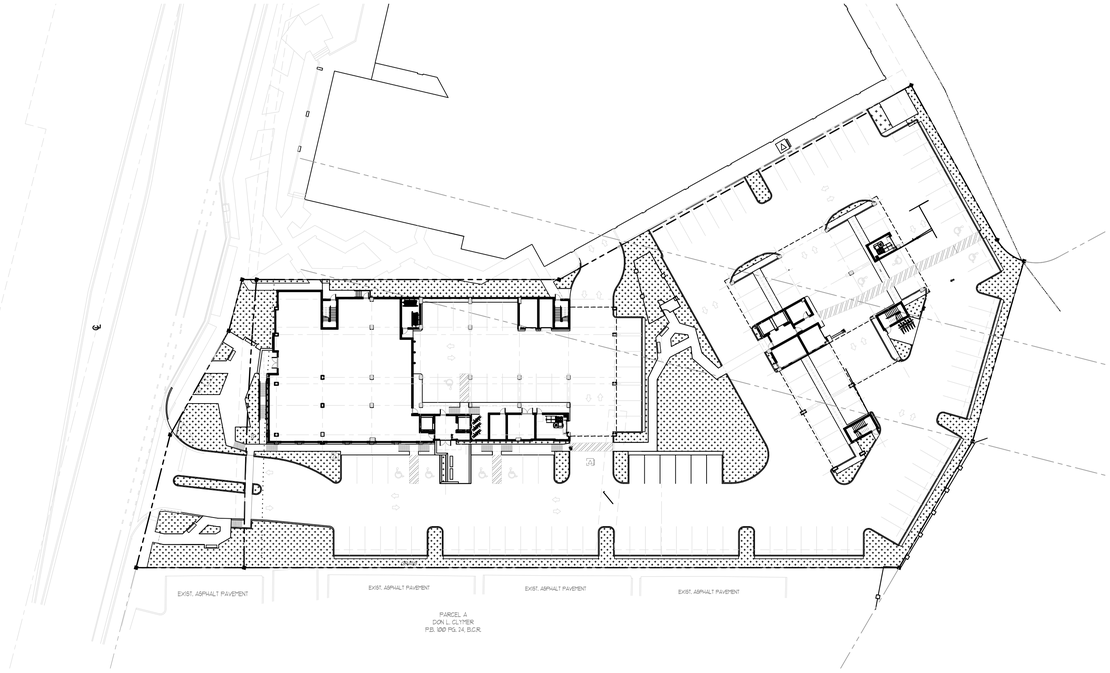
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 2-1-25
DRAWN BY: TMS
CHECKED BY: JBK

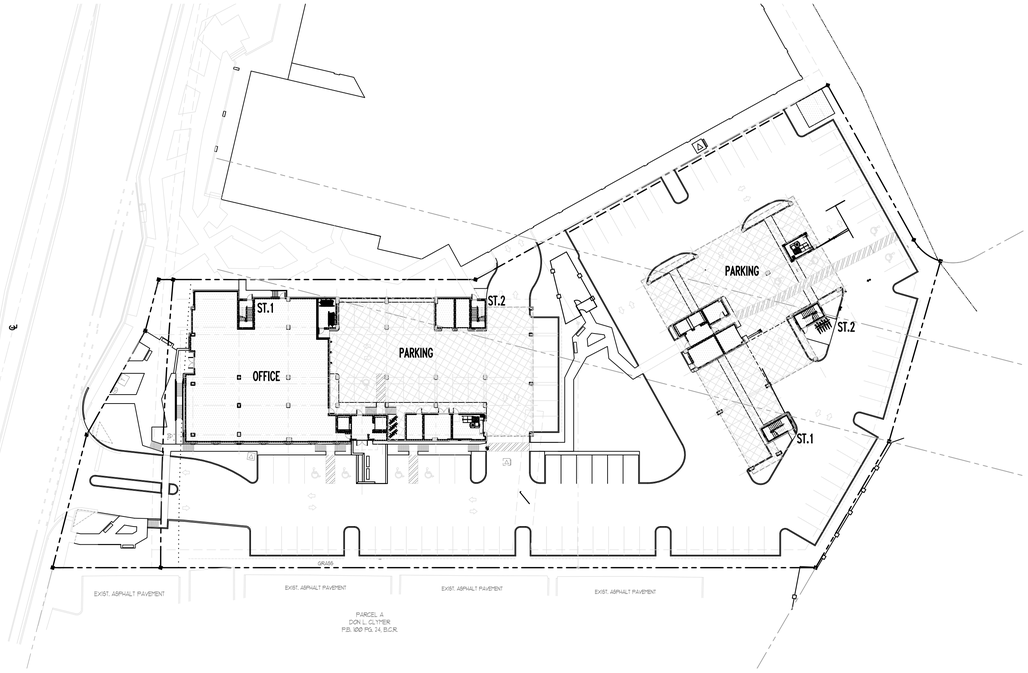
SHEET
SP-1
SHEET - OF -

Before bid set or complete sets of Building Documents or pricing bid, verify the Owner the Architect assumes no responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The Plans of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



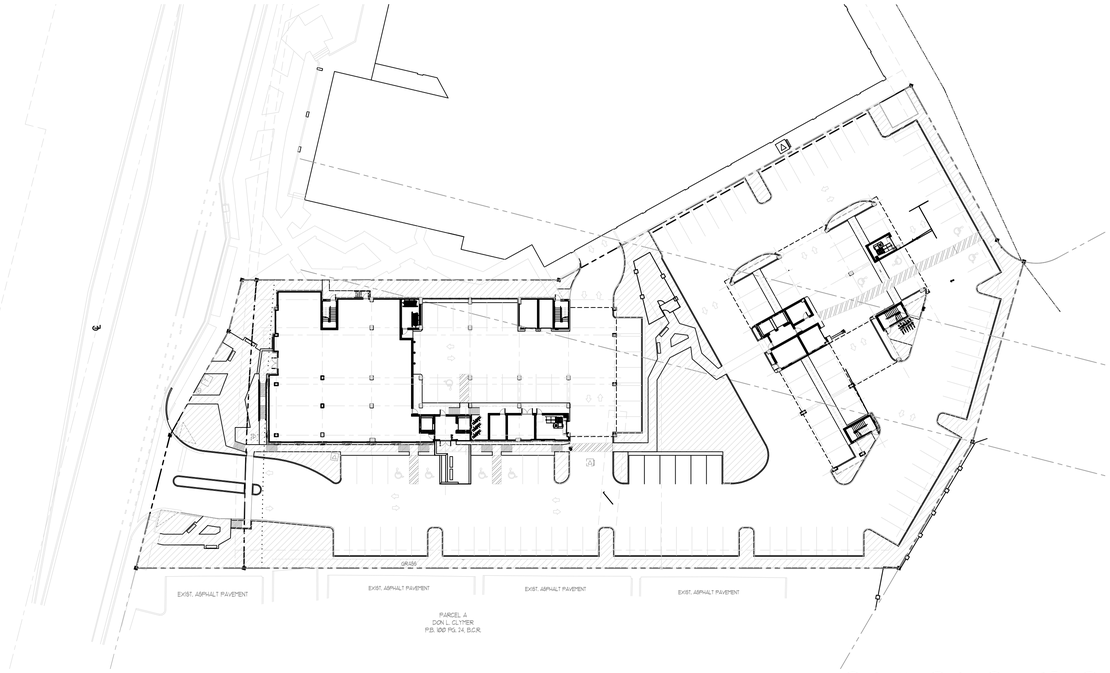
1 LANDSCAPE DIAGRAM

SCALE: 1"=40'-0"



3 BUILDING FOOTPRINT DIAGRAM

SCALE: 1"=40'-0"



2 OPEN SPACE DIAGRAM

SCALE: 1"=40'-0"

LEGEND

- OPEN SPACE
- LANDSCAPE
- BUILDING FOOTPRINT
- PARKING AREA BELOW BUILDING

SITE DIAGRAMS

SCALE: 1"=40'-0"

NORTH

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE

SITE DIAGRAMS

REVISIONS

No.	DATE	DESCRIPTION
4	09/12/25	DRC REV COORD

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	2-1-25
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

SP-2

SHEET - OF -

Electronic and printed sets of Drawings, Specifications or Drawing Disk, whether the Owner for Architect planning, is provided for owner's convenience information, bearing upon the use of completed or preliminary sets of Building Documents. The issuance of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor assumes all responsibility for the jobsite conditions and the safety of persons and property for all portions of the work performed by the Contractor and for compliance with all requirements imposed by any governmental authorities having jurisdiction over the project. Nothing herein shall be deemed to create any contractual relationship between the Architect and any subcontractor, sub-subcontractor or their agents or employees or any other persons or entities performing portions of the work.

1 PHASE I - OPEN GARAGE (OPENINGS) - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

2 PHASE I - OPEN GARAGE (OPENINGS & PERCENTAGES) - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

PHASE I - OPEN GARAGE CALCULATIONS

PHASE-I GARAGE - PERIMETER AREA
383'-8" (P) x 15'-4" (h) = 5,883 SF

TIER	MIN. REQ'D (PER TIER)
1	5,883 x 20% = 1176.6 SF

PHASE I - OPEN GARAGE: OPEN AREAS PER TIER

TIER LEVEL	NORTH	EAST	SOUTH	WEST	OPEN AREA (PROVIDED)	OPEN AREA (MIN. REQ'D)
1ST TIER	724.8 S.F.	727.0 S.F.	300.0 S.F.	N/A	1751.8 S.F.	1176.6 S.F.

FLORIDA BUILDING CODE - BUILDING - 8TH EDITION (2021)
406.5.2 OPENINGS.
FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL BE NOT LESS THAN 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.

EXCEPTION: OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

NOTE:
GARAGE AREA / STRUCTURE SHOWN SHADED

0 PHASE I - OPEN GARAGE CALCULATIONS

3 PHASE I - OPEN GARAGE (OPENINGS) - EAST ELEVATION
SCALE: 3/32" = 1'-0"

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE I AND 2
6520 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33309

SHEET TITLE
OPEN GARAGE CALCULATIONS
-

REVISIONS

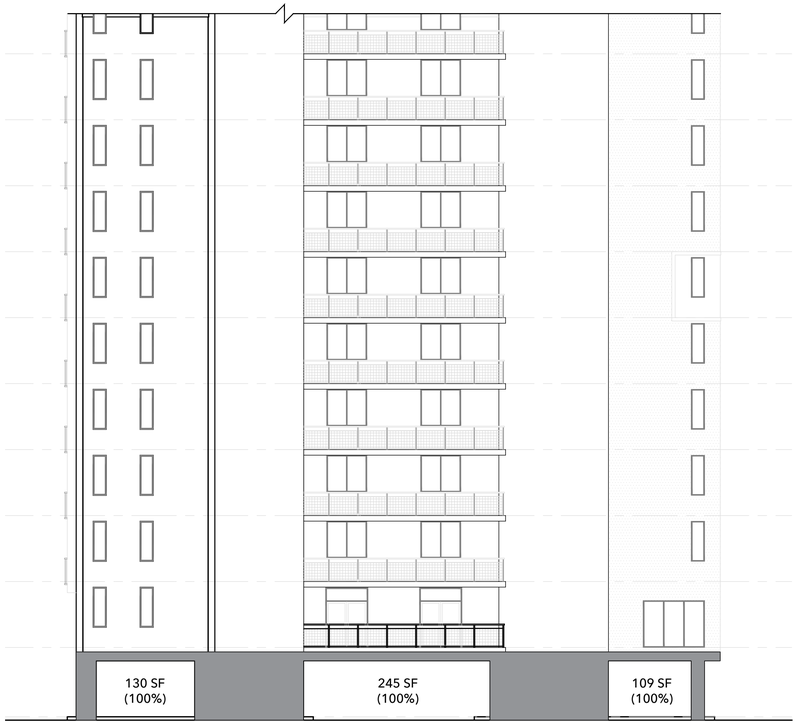
No.	DATE	DESCRIPTION
3	07/30/25	DRC - NEW SHEET

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-3

KALLER ARCHITECTURE, ALL RIGHTS RESERVED ©2018



1 PHASE II - OPEN GARAGE (OPENINGS) - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

2 PHASE II - OPEN GARAGE (OPENINGS) - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

PHASE II - OPEN GARAGE CALCULATIONS

PHASE-II GARAGE - PERIMETER AREA
445'-10" (P) x 10'-2" (h) = 55316 SF

TIER	MIN. REQ'D (PER TIER)
1	55316 x 20% = 9063 SF

PHASE I - OPEN GARAGE: OPEN AREAS PER TIER

TIER LEVEL	NORTH	EAST	SOUTH	WEST	OPEN AREA (PROVIDED)	OPEN AREA (MIN. REQ'D)
1ST TIER	7471 SF.	1581 SF.	4841 SF.	7661 SF.	21554 SF.	9063 SF.

FLORIDA BUILDING CODE - BUILDING - 8TH EDITION (2021)
406.5.2 OPENINGS.
FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL BE NOT LESS THAN 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.

EXCEPTION: OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

NOTE:
GARAGE AREA / STRUCTURE SHOWN SHADED

0 PHASE II - OPEN GARAGE CALCULATIONS

3 PHASE II - OPEN GARAGE (OPENINGS) - WEST ELEVATION
SCALE: 3/32" = 1'-0"

4 PHASE II - OPEN GARAGE (OPENINGS) - EAST ELEVATION
SCALE: 3/32" = 1'-0"

KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE I AND 2
6520 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33309

SHEET TITLE
OPEN GARAGE CALCULATIONS
-

REVISIONS

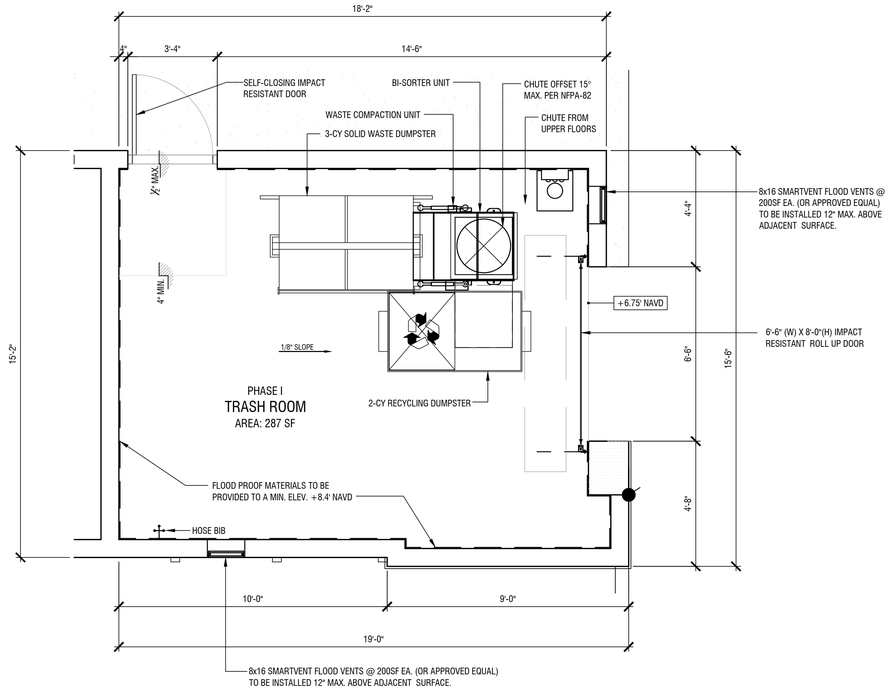
No.	DATE	DESCRIPTION
3	07/30/25	DRC - NEW SHEET

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

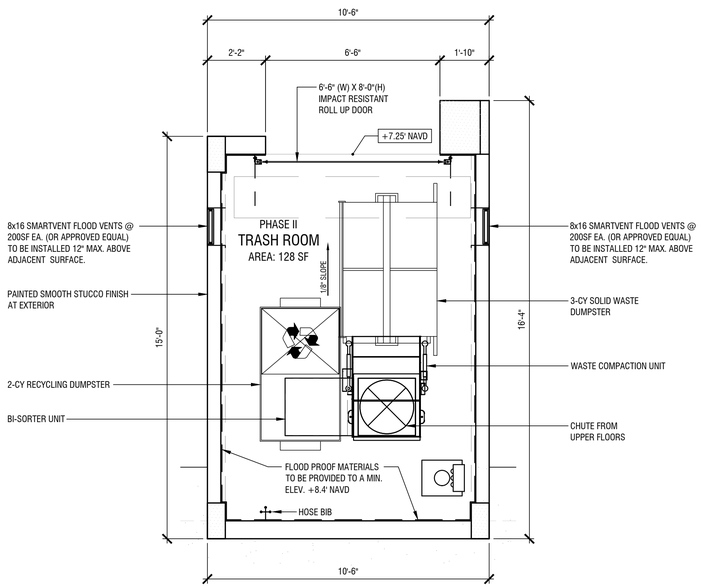
SHEET
SP-4

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018



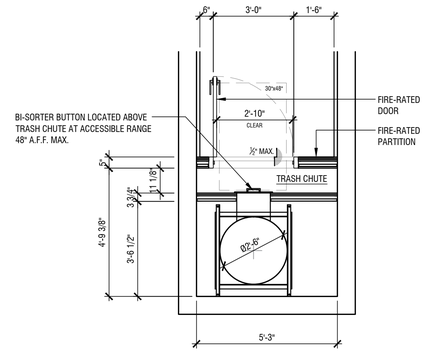
NORTH

1 PHASE I - TRASH ROOM
SCALE: 3/8" = 1'-0"

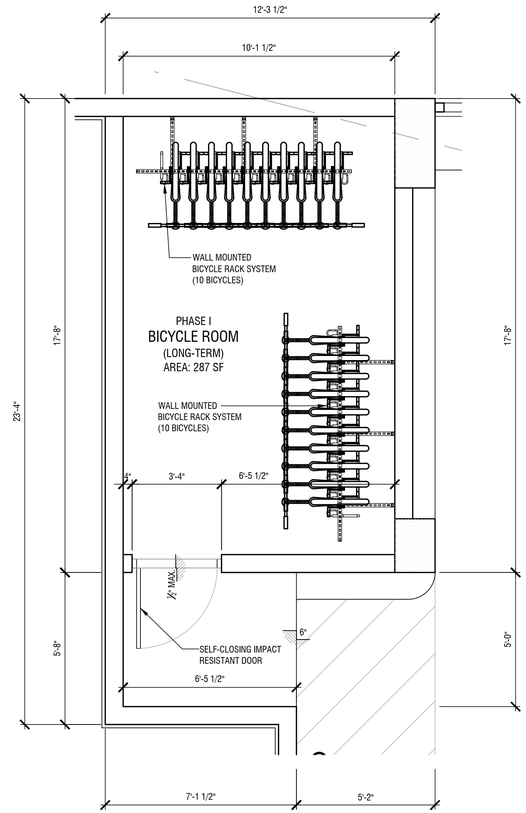


NORTH

2 PHASE II - TRASH ROOM
SCALE: 3/8" = 1'-0"



1 TYPICAL - TRASH CHUTE ROOM
SCALE: 3/8" = 1'-0"



NORTH

4 BICYCLE ROOM PLAN
SCALE: 1/4" = 1'-0"

KA
KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE I AND 2
6520 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33309

SHEET TITLE
SITE DETAILS

REVISIONS

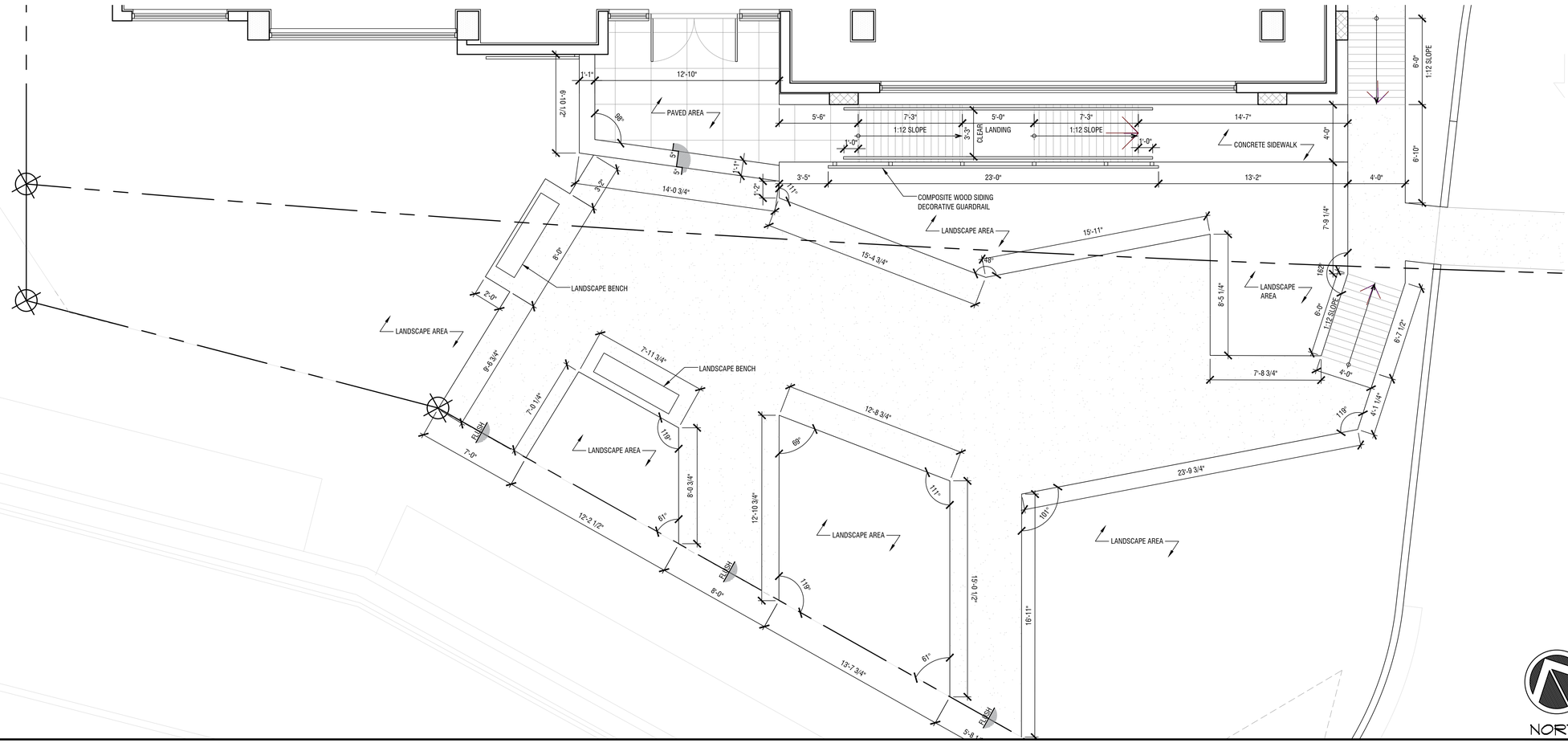
No.	DATE	DESCRIPTION
3	07/30/25	DRC - NEW SHEET

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-5

1 PHASE I - ENTRY FEATURE AT N. ANDREWS AVE.
SCALE: 1/4" = 1'-0"



2 PHASE I - ENTRY FEATURE AT N. ANDREWS AVE. PLAN
SCALE: 1/4" = 1'-0"

CASE: UDP-S25026
Exhibit 3
Page 11 of 107

KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE I AND 2
6520 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33309

SHEET TITLE
ENTRY DETAILS

REVISIONS

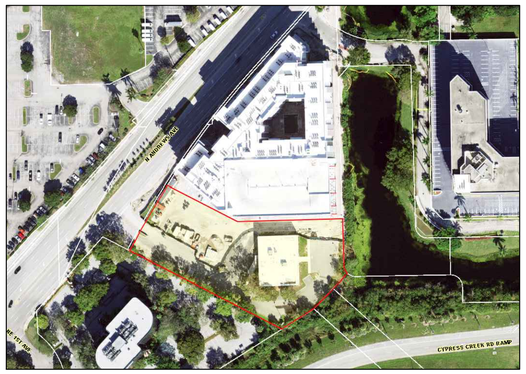
No.	DATE	DESCRIPTION
3	07/30/25	DRC - NEW SHEET
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

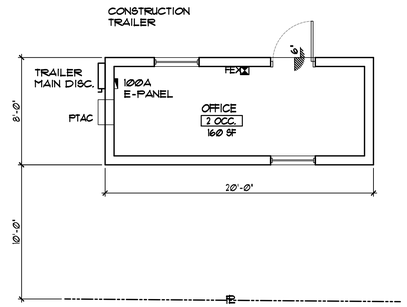
SHEET
SP-6

CAM #25-1199
Exhibit 3
Page 11 of 107



2 **AERIAL**
SCALE: NTS

NORTH



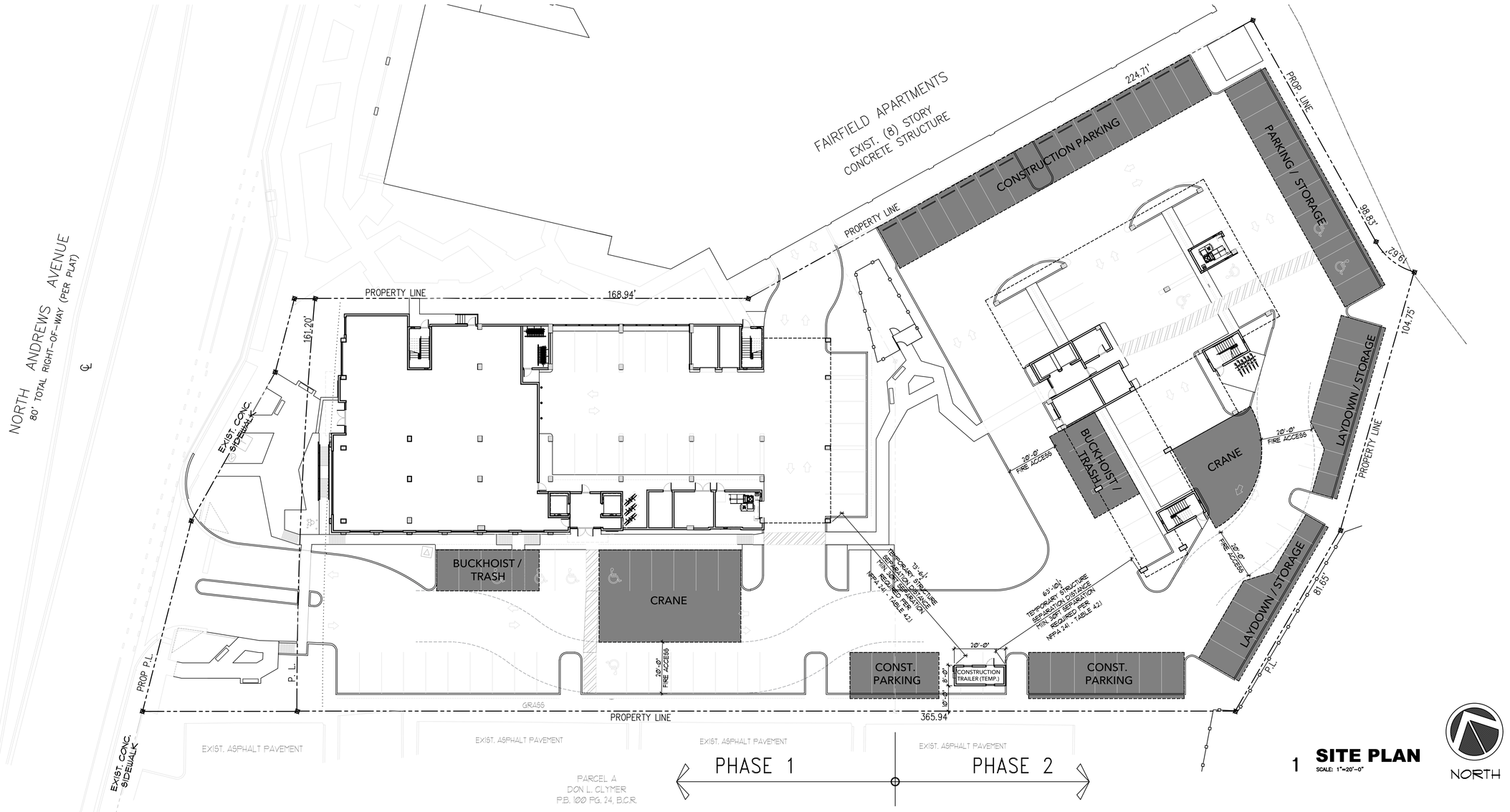
FEX FIRE EXTINGUISHER NOTE:

A MINIMUM OF ONE FIRE EXTINGUISHER FOR EACH 2500 S.F. OF BUILDING AREA WITH A 50'0" MAXIMUM TRAVEL DISTANCE, AS PER F.B.C. 8TH ED., F.F.P.C., 8TH ED. 7-6.2 AND NFPA-241, 2019 ED. 4.3.4.

SEE "FLOOR PLAN", FOR LOCATIONS OF SYMBOL FEX

3 **CONSTRUCTION TRAILER PLAN**
SCALE: 3/16"=1'-0"

NORTH



1 **SITE PLAN**
SCALE: 1"=20'-0"

NORTH

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33309

SHEET TITLE
CONSTRUCTION STAGING SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
3	07/30/25	DRC - NEW SHEET

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SPC-1

SHEET VOIDED FOR REDUNDANCY REFER TO PHOTOMETRIC DESIGN BY KEITH

KA

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

PINNACLE AT CYPRESS
MIXED USE
PHASE I AND 2
6520 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33309

SHEET TITLE

~~PHOTOMETRIC PLAN~~

REVISIONS

No.	DATE	DESCRIPTION
1	3-26-25	DR APP
2	6-20-25	DR APP
3	07/30/25	DRC - VOID SHEET

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

~~PH-1~~

LIFE SAFETY INFORMATION

OCCUPANCY GROUPS:	RESIDENTIAL R-2	ORDINARY-HAZARD
	STORAGE R-2	ORDINARY-HAZARD
BUILDING CONST TYPE:	TYPE IB (SPRINKLERED BUILDING)	
CODE COMPLIANCE:	FBC 2023 8TH EDITION	
	NFPA 101 LIFE SAFETY CODE 8TH EDITION	
	NFPA 1 FLORIDA FIRE PREVENTION CODE 8TH ED	

NOTE: SEE PROJECT INFORMATION ON SHEET S-0 FOR FURTHER INFORMATION.

MEANS OF EGREES SIZING			
STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
121 x 0.3 INCH =36.3"	(2) 45" CLEAR = 90"	121 x 0.2 INCH =24.2"	(2) 36" DOORS = 68"
DEAD END CORRIDOR			
RESIDENTIAL 50 FEET MAX. ALLOWED		RESIDENTIAL 41'-7" FEET MAX. PROVIDED	
TRAVEL DISTANCE			
ALLOWED (SPRINKLER'd)		MAX. PROVIDED (SPRINKLER'd)	
RESIDENTIAL: 325 FT WITHIN THE UNIT: 125 FT FROM DWELLING UNIT TO NEAREST EXIT: 200 FT BUSINESS: 300 FT		RESIDENTIAL: 123'-2" WITHIN THE UNIT: 40'-9" FROM DWELLING UNIT TO NEAREST EXIT: 79'-4" BUSINESS: 92'-10"	
COMMON PATH OF TRAVEL			
ALLOWED (SPRINKLER'd)		PROVIDED (SPRINKLER'd)	
RESIDENTIAL: 50 FT BUSINESS: 100 FT		RESIDENTIAL: 44'-3" BUSINESS: 47'-8"	

MEANS OF EGREES SIZING			
STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
206 x 0.3 INCH =61.8"	(2) 45" CLEAR = 90"	206 x 0.2 INCH =41.2"	(2) 36" DOORS = 68"
DEAD END CORRIDOR			
RESIDENTIAL 50 FEET MAX. ALLOWED		RESIDENTIAL 41'-6" MAX. PROVIDED	

LIFE SAFETY CALCULATION

OCCUPANT LOAD CALCULATIONS - PHASE I

THE TOTAL AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS (AS PER NFPA 101 - TABLE 7.3.1.2 AND FBC 2023 8TH ED TABLE 1004.1.2):

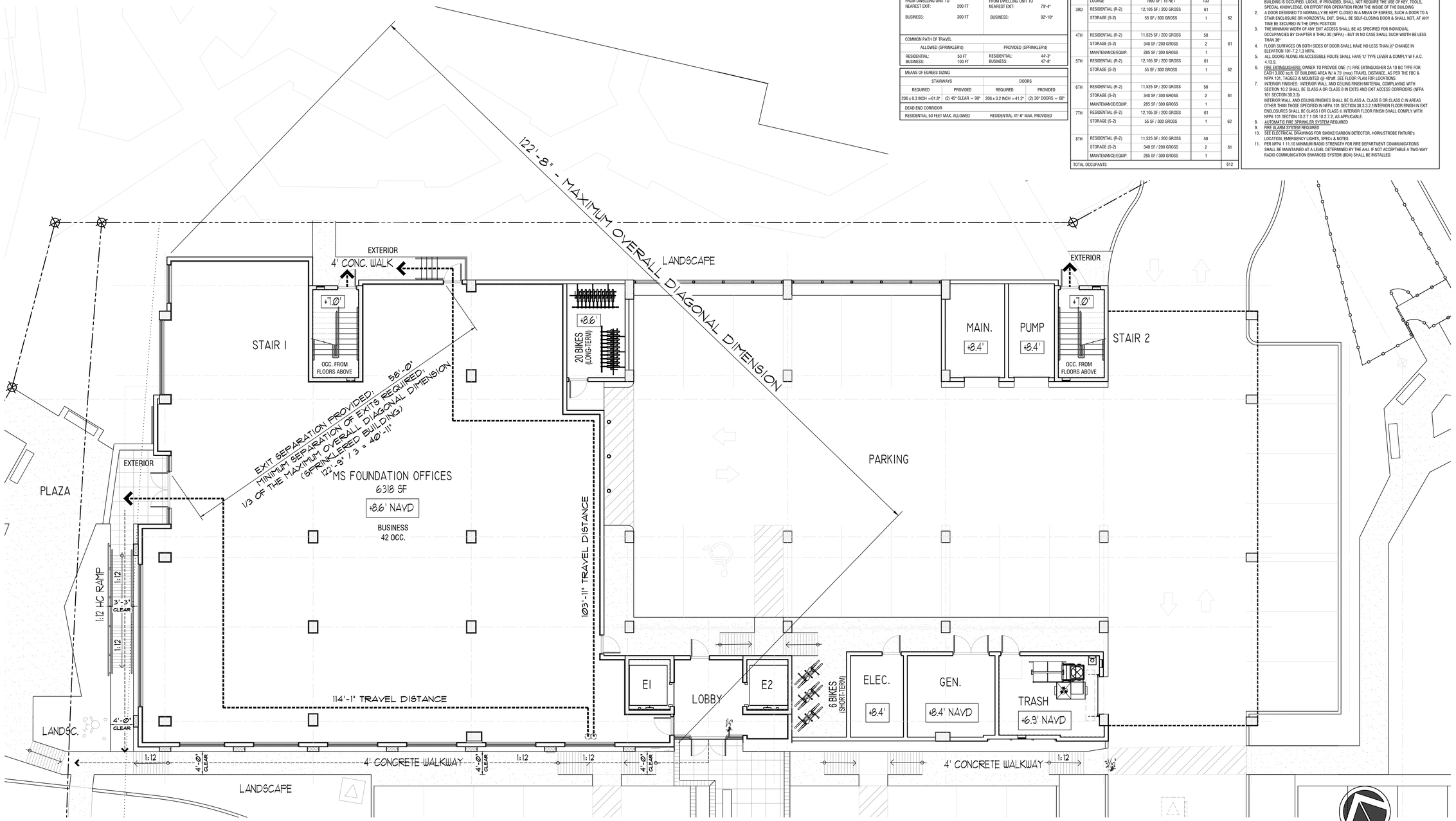
FLOOR	OCCUPANCY GROUP	SQUARE FOOTAGE	OCCUPANT LOAD	FLOOR TOTAL
1ST	BUSINESS (B)	6318 SF / 150 GROSS	42	
	RESIDENTIAL (R-2)	288 SF / 200 GROSS	2	
	STORAGE (S-2)	197 SF / 300 GROSS	1	49
	EQUIPMENT ROOMS	558 SF / 300 GROSS	2	
	MAINTENANCE	200 SF / 300 GROSS	1	
	TRASH ROOM	287 SF / 300 GROSS	1	
2ND	RESIDENTIAL (R-2)	9,076 SF / 200 GROSS	45	
	STORAGE (S-2)	140 SF / 300 GROSS	1	206
	MAINTENANCE/EQUIP.	252 SF / 300 GROSS	1	
	GYM	882 SF / 50 GROSS	18	
	LEASING OFFICE	1208 SF / 150 GROSS	8	
	LOUNGE	1990 SF / 15 NET	133	
3RD	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
4TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 200 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
5TH	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
6TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 300 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
7TH	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
8TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 200 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
TOTAL OCCUPANTS				612

LIFE SAFETY LEGEND

TRAVEL DISTANCE/ COMMON PATH OF TRAVEL
EXIT SEPARATION DISTANCE
1-HR FIRE RATED WALL
2-HR FIRE RATED WALL
DOOR TYPE - 20 MI FIRE RATED
EXIT SIGN
EXIT SIGN EMERGENCY LIGHT COMBO
EMERGENCY LIGHT (W BATTERY PACK)
FIRE EXTINGUISHER (FEX)
EXIT
2-HR FIRE RATED CMU WALL

NOTES:

1. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
2. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN ½" CHANGE IN ELEVATION 101-7.2.1.3 NFPA.
5. ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER & COMPLY W F.A.C. 4.13.9.
6. FIRE EXTINGUISHERS: OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3,000 sq.ft. OF BUILDING AREA W/ A 75' (max) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED @ 48"aff, SEE FLOOR PLAN FOR LOCATIONS.
7. INTERIOR FINISHES: INTERIOR WALL AND CEILING FINISH MATERIAL COMPLAYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS (NFPA 101 SECTION 20.3.3).
   INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN NFPA 101 SECTION 38.3.3.2.1INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS I OR CLASS II. INTERIOR FLOOR FINISH SHALL COMPLY WITH NFPA 101 SECTION 10.2.7.1 OR 10.2.7.2, AS APPLICABLE.
8. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED
9. FIRE ALARM SYSTEM REQUIRED
10. SEE ELECTRICAL DRAWINGS FOR SMOKE/CARBON DETECTOR, HORN/STROBE FIXTURE'S LOCATION, EMERGENCY LIGHTS, SPECs & NOTES.
11. PER NFPA 1 11.10 MINIMUM RADIO STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ. IF NOT ACCEPTABLE A TWO-WAY RADIO COMMUNICATION ENHANCED SYSTEM (EDA) SHALL BE INSTALLED.



1 **GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"

KellerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kellerarchitects.com
www.kellerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
LIFE SAFETY PLAN
PHASE 1

REVISIONS

No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV
4	09/12/25	DRC COMMENT REV

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or partial sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required to perform all incidental work and furnish all incidental items which may reasonably be inferred from the Contract Documents as being necessary to produce the finished results.

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
LS-1.0
SHEET - OF -

LIFE SAFETY INFORMATION

OCCUPANCY GROUPS:	RESIDENTIAL R-2 ORDINARY-HAZARD STORAGE R-2 ORDINARY-HAZARD
BUILDING CONST TYPE:	TYPE IB (SPRINKLERED BUILDING)
CODE COMPLIANCE:	FBC 2023 8TH EDITION NFPA 101 LIFE SAFETY CODE 8TH EDITION NFPA 1 FLORIDA FIRE PREVENTION CODE 8TH ED

NOTE: SEE PROJECT INFORMATION ON SHEET S-0 FOR FURTHER INFORMATION.

MEANS OF EGREES SIZING			
STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
121 x 0.3 INCH =36.3"	(2) 45" CLEAR = 90"	121 x 0.2 INCH =24.2"	(2) 36" DOORS = 68"

DEAD END CORRIDOR	
RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 41'-7" FEET MAX. PROVIDED

TRAVEL DISTANCE			
ALLOWED (SPRINKLER'd)		MAX. PROVIDED (SPRINKLER'd)	
RESIDENTIAL: WITHIN THE UNIT:	325 FT	RESIDENTIAL: WITHIN THE UNIT:	123'-2"
FROM DWELLING UNIT TO NEAREST EXIT:	125 FT 200 FT	FROM DWELLING UNIT TO NEAREST EXIT:	40'-9" 79'-4"
BUSINESS:	300 FT	BUSINESS:	92'-10"

COMMON PATH OF TRAVEL			
ALLOWED (SPRINKLER'd)		PROVIDED (SPRINKLER'd)	
RESIDENTIAL:	50 FT	RESIDENTIAL:	44'-3"
BUSINESS:	100 FT	BUSINESS:	47'-8"

MEANS OF EGREES SIZING			
STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
206 x 0.3 INCH =61.8"	(2) 45" CLEAR = 90"	206 x 0.2 INCH =41.2"	(2) 36" DOORS = 68"

DEAD END CORRIDOR	
RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 41'-6" MAX. PROVIDED

LIFE SAFETY CALCULATION

OCCUPANT LOAD CALCULATIONS - PHASE I

THE TOTAL AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS (AS PER NFPA 101 - TABLE 7.3.1.2 AND FBC 2023 8TH ED TABLE 1004.1.2):

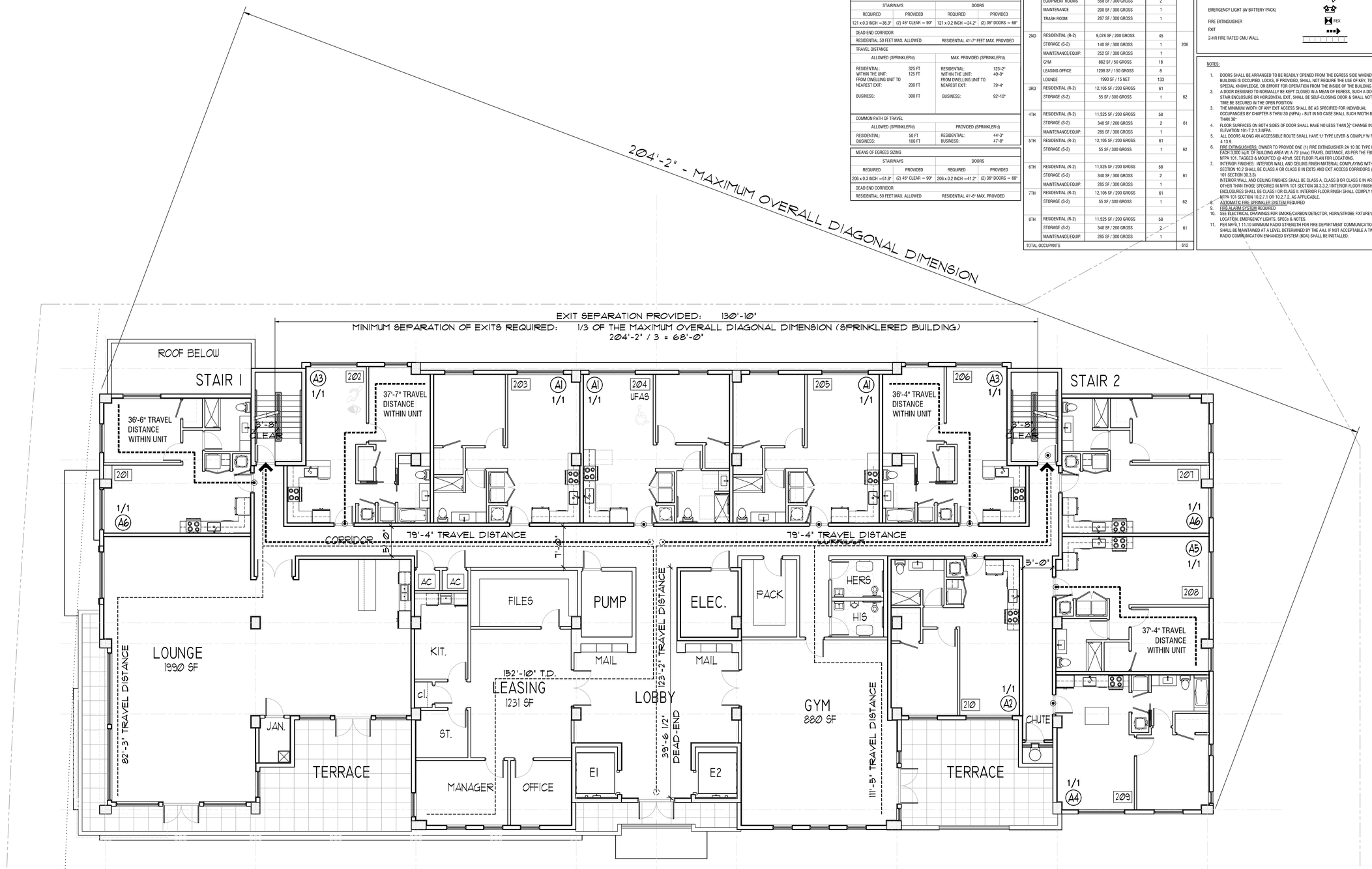
FLOOR	OCCUPANCY GROUP	SQUARE FOOTAGE	OCCUPANT LOAD	FLOOR TOTAL
1ST	BUSINESS (B)	6318 SF / 150 GROSS	42	
	RESIDENTIAL (R-2)	288 SF / 200 GROSS	2	
	STORAGE (S-2)	197 SF / 300 GROSS	1	49
	EQUIPMENT ROOMS	558 SF / 300 GROSS	2	
	MAINTENANCE	200 SF / 300 GROSS	1	
	TRASH ROOM	287 SF / 300 GROSS	1	
2ND	RESIDENTIAL (R-2)	9,076 SF / 200 GROSS	45	
	STORAGE (S-2)	140 SF / 300 GROSS	1	206
	MAINTENANCE/EQUIP.	252 SF / 300 GROSS	1	
	GYM	882 SF / 50 GROSS	18	
	LEASING OFFICE	1208 SF / 150 GROSS	8	
	LOUNGE	1990 SF / 15 NET	133	
3RD	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
4TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 200 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
5TH	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
6TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 300 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
7TH	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
8TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 200 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
TOTAL OCCUPANTS				612

LIFE SAFETY LEGEND

- TRAVEL DISTANCE/ COMMON PATH OF TRAVEL
- EXIT SEPARATION DISTANCE
- 1-HR FIRE RATED WALL
- 2-HR FIRE RATED WALL
- DOOR TYPE - 20 MI FIRE RATED
- EXIT SIGN
- EXIT SIGN EMERGENCY LIGHT COMBO
- EMERGENCY LIGHT (W BATTERY PACK)
- FIRE EXTINGUISHER (FEX)
- EXIT
- 2-HR FIRE RATED CMU WALL

NOTES:

1. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
2. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN ½" CHANGE IN ELEVATION 101-7.2.1.3 NFPA.
5. ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER & COMPLY W F.A.C. 4.13.9.
6. FIRE EXTINGUISHERS: OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3,000 sq.ft. OF BUILDING AREA W/ A 75' (max) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED @ 48"aff, SEE FLOOR PLAN FOR LOCATIONS.
7. INTERIOR FINISHES: INTERIOR WALL AND CEILING FINISH MATERIAL COMPLYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS (NFPA 101 SECTION 20.3.3).
   INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN NFPA 101 SECTION 38.3.3.2.1INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS I OR CLASS II. INTERIOR FLOOR FINISH SHALL COMPLY WITH NFPA 101 SECTION 10.2.7.1 OR 10.2.7.2, AS APPLICABLE.
8. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED
9. FIRE ALARM SYSTEM REQUIRED
10. SEE ELECTRICAL DRAWINGS FOR SMOKE/CARBON DETECTOR, HORN/STROBE FIXTURE'S LOCATION, EMERGENCY LIGHTS, SPECs & NOTES.
11. PER NFPA 1 11.10 MINIMUM RADIO STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ. IF NOT ACCEPTABLE A TWO-WAY RADIO COMMUNICATION ENHANCED SYSTEM (ERA) SHALL BE INSTALLED.



1 **2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
LIFE SAFETY PLAN
PHASE 1

REVISIONS

No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
LS-1.1
SHEET - OF -

Before start with construction and Shop Drawings is preparing bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all, performance to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

LIFE SAFETY INFORMATION

OCCUPANCY GROUPS:	RESIDENTIAL R-2 ORDINARY-HAZARD STORAGE S-2 ORDINARY-HAZARD
BUILDING CONST TYPE:	TYPE IB (SPRINKLERED BUILDING)
CODE COMPLIANCE:	FBC 2023 8TH EDITION NFPA 101 LIFE SAFETY CODE 6TH EDITION NFPA 1 FLORIDA FIRE PREVENTION CODE 8TH ED

NOTE: SEE PROJECT INFORMATION ON SHEET S-0 FOR FURTHER INFORMATION.

MEANS OF EGREES SIZING			
STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
121 x 0.3 INCH =36.3"	(2) 45" CLEAR = 90"	121 x 0.2 INCH =24.2"	(2) 36" DOORS = 68"

DEAD END CORRIDOR	
RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 41'-7" FEET MAX. PROVIDED

TRAVEL DISTANCE			
ALLOWED (SPRINKLER'd)		MAX. PROVIDED (SPRINKLER'd)	
RESIDENTIAL: WITHIN THE UNIT:	325 FT	RESIDENTIAL: WITHIN THE UNIT:	123'-2"
FROM DWELLING UNIT TO NEAREST EXIT:	125 FT 200 FT	FROM DWELLING UNIT TO NEAREST EXIT:	40'-9" 79'-4"
BUSINESS:	300 FT	BUSINESS:	92'-10"

COMMON PATH OF TRAVEL			
ALLOWED (SPRINKLER'd)		PROVIDED (SPRINKLER'd)	
RESIDENTIAL: BUSINESS:	50 FT 100 FT	RESIDENTIAL: BUSINESS:	44'-3" 47'-8"

MEANS OF EGREES SIZING			
STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
206 x 0.3 INCH =61.8"	(2) 45" CLEAR = 90"	206 x 0.2 INCH =41.2"	(2) 36" DOORS = 68"

DEAD END CORRIDOR	
RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 41'-6" MAX. PROVIDED

LIFE SAFETY CALCULATION

OCCUPANT LOAD CALCULATIONS - PHASE I

THE TOTAL AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS (AS PER NFPA 101 - TABLE 7.3.1.2 AND FBC 2023 8TH ED TABLE 1004.1.2):

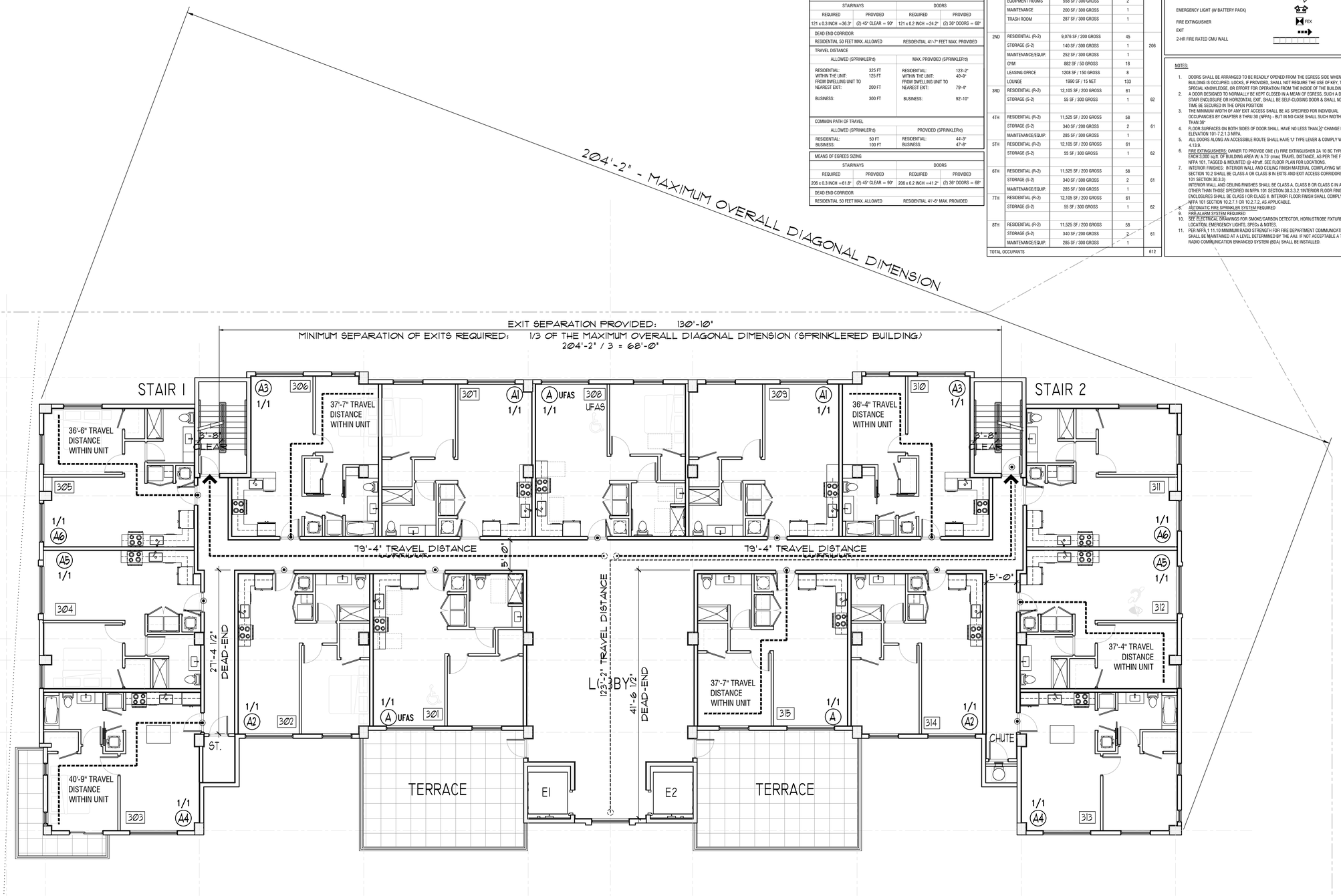
FLOOR	OCCUPANCY GROUP	SQUARE FOOTAGE	OCCUPANT LOAD	FLOOR TOTAL
1ST	BUSINESS (B)	6318 SF / 150 GROSS	42	
	RESIDENTIAL (R-2)	288 SF / 200 GROSS	2	
	STORAGE (S-2)	197 SF / 300 GROSS	1	49
	EQUIPMENT ROOMS	558 SF / 300 GROSS	2	
	MAINTENANCE	200 SF / 300 GROSS	1	
	TRASH ROOM	287 SF / 300 GROSS	1	
2ND	RESIDENTIAL (R-2)	9,076 SF / 200 GROSS	45	
	STORAGE (S-2)	140 SF / 300 GROSS	1	206
	MAINTENANCE/EQUIP.	252 SF / 300 GROSS	1	
	GYM	882 SF / 50 GROSS	18	
	LEASING OFFICE	1208 SF / 150 GROSS	8	
	LOUNGE	1990 SF / 15 NET	133	
3RD	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
4TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 200 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
5TH	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
6TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 300 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
7TH	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
8TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 200 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
TOTAL OCCUPANTS				612

LIFE SAFETY LEGEND

- TRAVEL DISTANCE/ COMMON PATH OF TRAVEL
- EXIT SEPARATION DISTANCE
- 1-HR FIRE RATED WALL
- 2-HR FIRE RATED WALL
- DOOR TYPE - 20 MI FIRE RATED
- EXIT SIGN
- EXIT SIGN EMERGENCY LIGHT COMBO
- EMERGENCY LIGHT (W BATTERY PACK)
- FIRE EXTINGUISHER — FEX
- EXIT
- 2-HR FIRE RATED CMU WALL

NOTES:

1. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
2. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN ½" CHANGE IN ELEVATION 101-7.2.1.3 NFPA.
5. ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER & COMPLY W F.A.C. 4.13.9.
6. FIRE EXTINGUISHERS: OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3,000 sq.ft. OF BUILDING AREA W/ A 75' (max) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED @ 48"aff. SEE FLOOR PLAN FOR LOCATIONS.
7. INTERIOR FINISHES: INTERIOR WALL AND CEILING FINISH MATERIAL COMPLAYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS (NFPA 101 SECTION 20.3.3). INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN NFPA 101 SECTION 38.3.3.2.1INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS I OR CLASS II. INTERIOR FLOOR FINISH SHALL COMPLY WITH NFPA 101 SECTION 10.2.7.1 OR 10.2.7.2, AS APPLICABLE.
8. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED
9. FIRE ALARM SYSTEM REQUIRED
10. SEE ELECTRICAL DRAWINGS FOR SMOKE/CARBON DETECTOR, HORN/STROBE FIXTURE'S LOCATION, EMERGENCY LIGHTS, SPECs & NOTES.
11. PER NFPA 1 11.10 MINIMUM RADIO STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ. IF NOT ACCEPTABLE A TWO-WAY RADIO COMMUNICATION ENHANCED SYSTEM (ERA) SHALL BE INSTALLED.



1 **3RD, 5TH & 7TH TYPICAL FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
LIFE SAFETY PLAN
PHASE 1

REVISIONS

No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
LS-1.2
SHEET - OF -

Before start work contractor and all Bidding Documents is preparing bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all, performance to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

LIFE SAFETY INFORMATION

OCCUPANCY GROUPS:	RESIDENTIAL R-2	ORDINARY-HAZARD
	STORAGE R-2	ORDINARY-HAZARD
BUILDING CONST TYPE:	TYPE IB (SPRINKLERED BUILDING)	
CODE COMPLIANCE:	FBC 2023 8TH EDITION	
	NFPA 101 LIFE SAFETY CODE 8TH EDITION	
	NFPA 1 FLORIDA FIRE PREVENTION CODE 8TH ED	

NOTE: SEE PROJECT INFORMATION ON SHEET S-0 FOR FURTHER INFORMATION.

MEANS OF EGREES SIZING			
STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
121 x 0.3 INCH =36.3"	(2) 45" CLEAR = 90"	121 x 0.2 INCH =24.2"	(2) 36" DOORS = 68"

DEAD END CORRIDOR	
RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 41'-7" FEET MAX. PROVIDED

TRAVEL DISTANCE			
ALLOWED (SPRINKLER'd)		MAX. PROVIDED (SPRINKLER'd)	
RESIDENTIAL: WITHIN THE UNIT:	325 FT	RESIDENTIAL: WITHIN THE UNIT:	123'-2"
FROM DWELLING UNIT TO NEAREST EXIT:	125 FT 200 FT	FROM DWELLING UNIT TO NEAREST EXIT:	40'-9" 79'-4"
BUSINESS:	300 FT	BUSINESS:	92'-10"

COMMON PATH OF TRAVEL			
ALLOWED (SPRINKLER'd)		PROVIDED (SPRINKLER'd)	
RESIDENTIAL:	50 FT	RESIDENTIAL:	44'-3"
BUSINESS:	100 FT	BUSINESS:	47'-8"

MEANS OF EGREES SIZING			
STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
206 x 0.3 INCH =61.8"	(2) 45" CLEAR = 90"	206 x 0.2 INCH =41.2"	(2) 36" DOORS = 68"

DEAD END CORRIDOR	
RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 41'-6" MAX. PROVIDED

LIFE SAFETY CALCULATION

OCCUPANT LOAD CALCULATIONS - PHASE I

THE TOTAL AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS (AS PER NFPA 101 - TABLE 7.3.1.2 AND FBC 2023 8TH ED TABLE 1004.1.2):

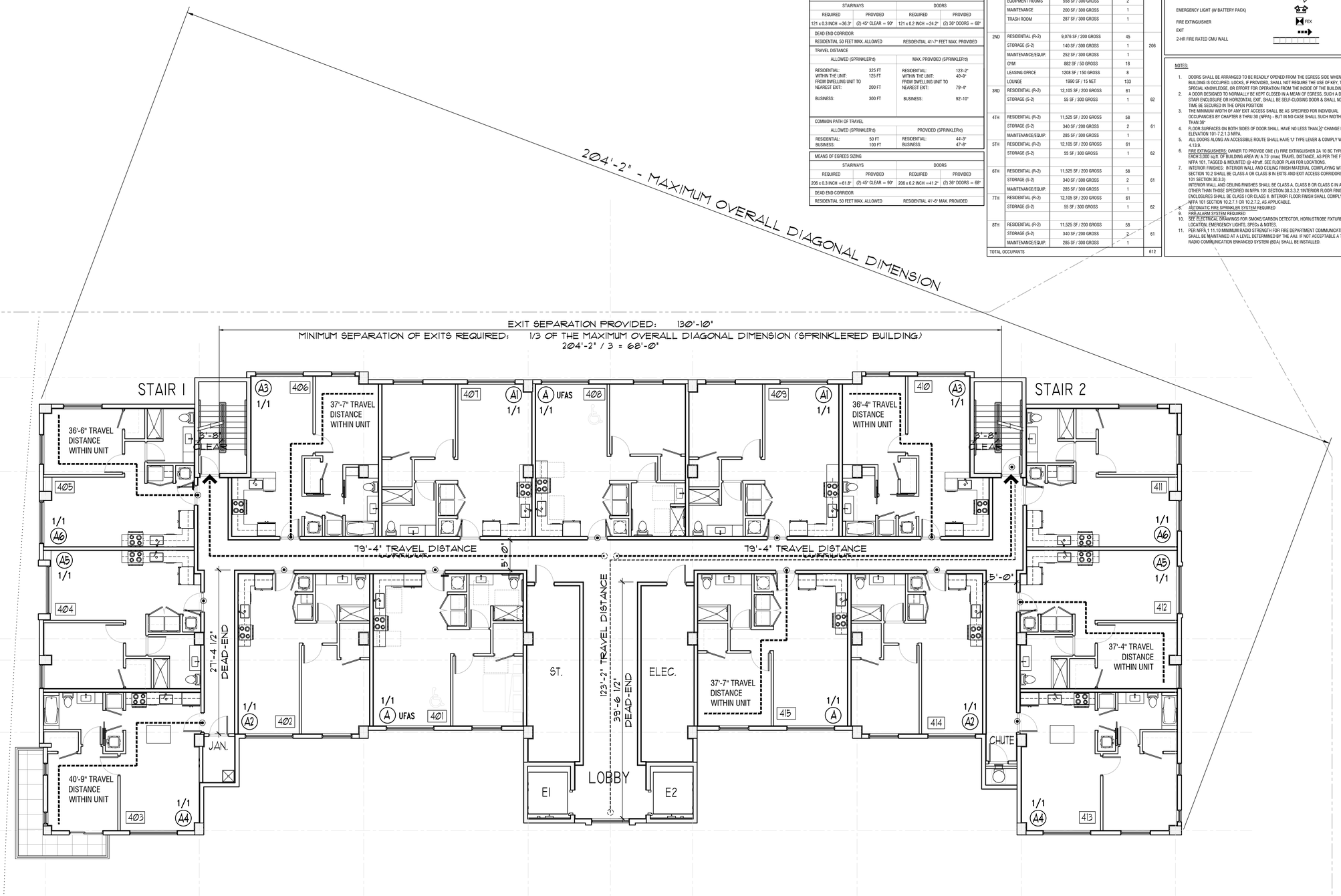
FLOOR	OCCUPANCY GROUP	SQUARE FOOTAGE	OCCUPANT LOAD	FLOOR TOTAL
1ST	BUSINESS (B)	6318 SF / 150 GROSS	42	
	RESIDENTIAL (R-2)	288 SF / 200 GROSS	2	
	STORAGE (S-2)	197 SF / 300 GROSS	1	49
	EQUIPMENT ROOMS	558 SF / 300 GROSS	2	
	MAINTENANCE	200 SF / 300 GROSS	1	
	TRASH ROOM	287 SF / 300 GROSS	1	
2ND	RESIDENTIAL (R-2)	9,076 SF / 200 GROSS	45	
	STORAGE (S-2)	140 SF / 300 GROSS	1	206
	MAINTENANCE/EQUIP.	252 SF / 300 GROSS	1	
	GYM	882 SF / 50 GROSS	18	
	LEASING OFFICE	1208 SF / 150 GROSS	8	
	LOUNGE	1990 SF / 15 NET	133	
3RD	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
4TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 200 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
5TH	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
6TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 300 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
7TH	RESIDENTIAL (R-2)	12,105 SF / 200 GROSS	61	
	STORAGE (S-2)	55 SF / 300 GROSS	1	62
8TH	RESIDENTIAL (R-2)	11,525 SF / 200 GROSS	58	
	STORAGE (S-2)	340 SF / 200 GROSS	2	61
	MAINTENANCE/EQUIP.	285 SF / 300 GROSS	1	
TOTAL OCCUPANTS				612

LIFE SAFETY LEGEND

- TRAVEL DISTANCE/ COMMON PATH OF TRAVEL
- EXIT SEPARATION DISTANCE
- 1-HR FIRE RATED WALL
- 2-HR FIRE RATED WALL
- DOOR TYPE - 20 MI FIRE RATED
- EXIT SIGN
- EXIT SIGN EMERGENCY LIGHT COMBO
- EMERGENCY LIGHT (W BATTERY PACK)
- FIRE EXTINGUISHER (FEX)
- EXIT
- 2-HR FIRE RATED CMU WALL

NOTES:

1. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
2. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN ½" CHANGE IN ELEVATION 101-7.2.1.3 NFPA.
5. ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER & COMPLY W F.A.C. 4.13.9.
6. FIRE EXTINGUISHERS: OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3,000 sq.ft. OF BUILDING AREA W/ A 75' (max) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED @ 48"aff. SEE FLOOR PLAN FOR LOCATIONS.
7. INTERIOR FINISHES: INTERIOR WALL AND CEILING FINISH MATERIAL COMPLAYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS (NFPA 101 SECTION 20.3.3).
   INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN NFPA 101 SECTION 38.3.3.2.1INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS I OR CLASS II. INTERIOR FLOOR FINISH SHALL COMPLY WITH NFPA 101 SECTION 10.2.7.1 OR 10.2.7.2, AS APPLICABLE.
8. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED
9. FIRE ALARM SYSTEM REQUIRED
10. SEE ELECTRICAL DRAWINGS FOR SMOKE/CARBON DETECTOR, HORN/STROBE FIXTURE'S LOCATION, EMERGENCY LIGHTS, SPECs & NOTES.
11. PER NFPA 1 11.10 MINIMUM RADIO STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ. IF NOT ACCEPTABLE A TWO-WAY RADIO COMMUNICATION ENHANCED SYSTEM (ERA) SHALL BE INSTALLED.



1 **4TH, 6TH & 8TH TYPICAL FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
LIFE SAFETY PLAN
PHASE 1

REVISIONS

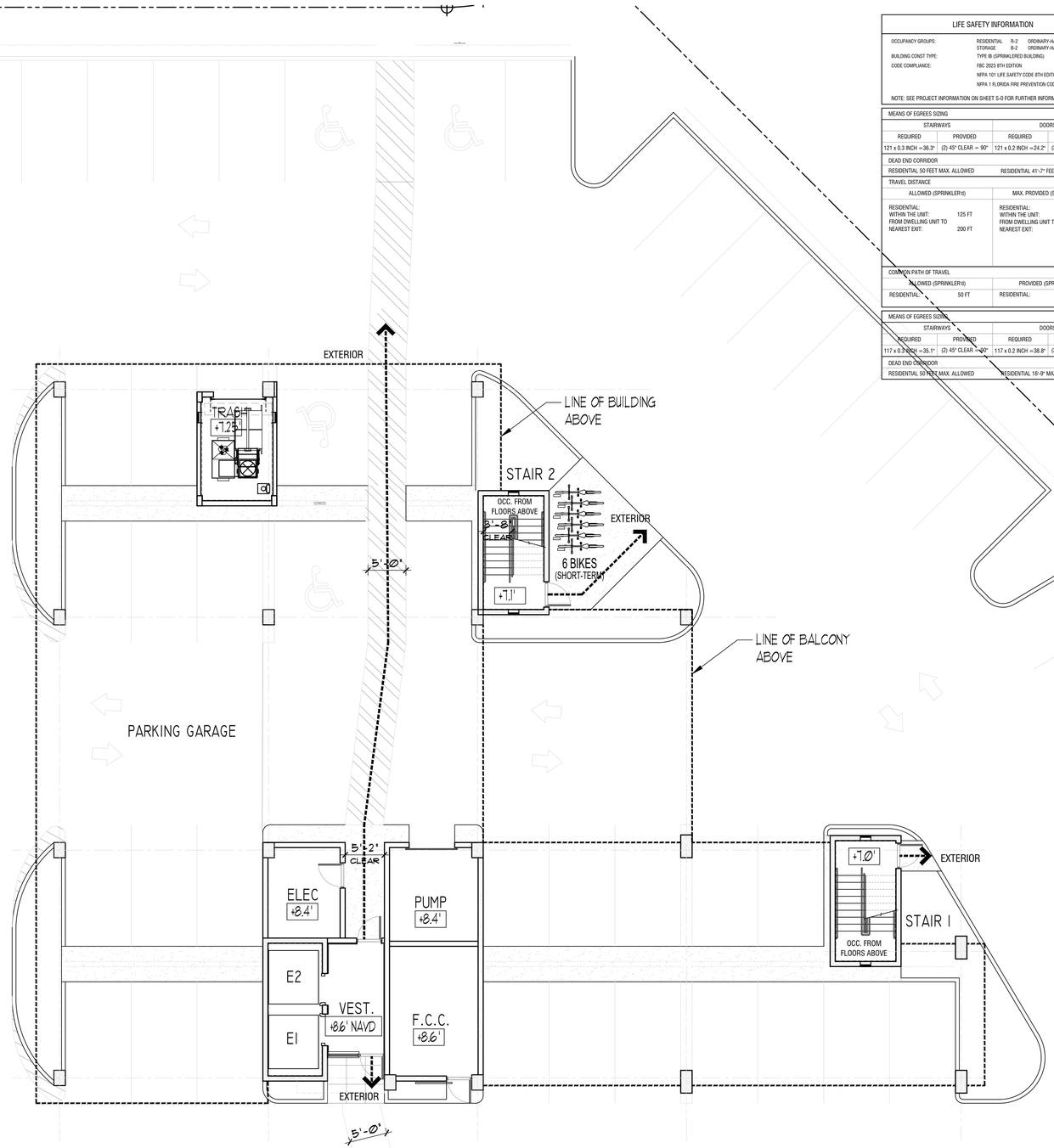
No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
LS-1.3
SHEET - OF -

Before start, visit contracts and all Bidding Documents to prepare bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all, performance to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 **GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

LIFE SAFETY INFORMATION

OCCUPANCY GROUPS:	RESIDENTIAL R-2 STORAGE S-2	ORDINARY-HAZARD ORDINARY-HAZARD
BUILDING CONST TYPE:	TYPE IB (SPRINKLERED BUILDING)	
CODE COMPLIANCE:	FBC 2023 8TH EDITION NFPA 101 LIFE SAFETY CODE 8TH EDITION NFPA 1 FLORIDA FIRE PREVENTION CODE 8TH ED	

NOTE: SEE PROJECT INFORMATION ON SHEET S-0 FOR FURTHER INFORMATION.

MEANS OF EGREES SIZING

STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
121 x 0.3 INCH =36.3"	(2) 45" CLEAR = 90"	121 x 0.2 INCH =24.2"	(2) 36" DOORS = 68"

DEAD END CORRIDOR

RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 41'-7" FEET MAX. PROVIDED

TRAVEL DISTANCE

ALLOWED (SPRINKLER'd)		MAX. PROVIDED (SPRINKLER'd)	
RESIDENTIAL: WITHIN THE UNIT: FROM DWELLING UNIT TO NEAREST EXIT:	125 FT 200 FT	RESIDENTIAL: WITHIN THE UNIT: FROM DWELLING UNIT TO NEAREST EXIT:	40'-9" 93'-10"

COMMON PATH OF TRAVEL

ALLOWED (SPRINKLER'd)		PROVIDED (SPRINKLER'd)	
RESIDENTIAL:	50 FT	RESIDENTIAL:	43'-5"

MEANS OF EGREES SIZING

STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
117 x 0.3 INCH =35.1"	(2) 45" CLEAR = 90"	117 x 0.2 INCH =38.8"	(2) 36" DOORS = 68"

DEAD END CORRIDOR

RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 16'-9" MAX. PROVIDED

LIFE SAFETY CALCULATION

OCCUPANT LOAD CALCULATIONS - PHASE I

THE TOTAL AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS (AS PER NFPA 101 - TABLE 7.3.1.2 AND FBC 2023 8TH ED TABLE 1004.1.2):

FLOOR	OCCUPANCY GROUP	SQUARE FOOTAGE	OCCUPANT LOAD	FLOOR TOTAL
1ST	RESIDENTIAL (R-2)	128 SF / 200 GROSS	1	5
	ELECTRICAL ROOM	140 SF / 300 GROSS	1	
	PUMP ROOM	173 SF / 300 GROSS	1	
	FIRE COMMAND (FCC)	234 SF / 300 GROSS	1	
	TRASH ROOM	160 SF / 300 GROSS	1	
2ND	RESIDENTIAL (R-2)	4,893 SF / 200 GROSS	24	117
	MAINTENANCE/STR	224 SF / 300 GROSS	1	
	EQUIPMENT	86 SF / 300 GROSS	1	
	GYM	702 SF / 50 GROSS	14	
	CYBER	314 SF / 150 GROSS	3	
	MEETING ROOM	1,108 SF / 15 NET	74	
3RD	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
4TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
5TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
6TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
7TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
8TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
9TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
10TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
11TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
TOTAL OCCUPANTS				563

LIFE SAFETY LEGEND

TRAVEL DISTANCE/ COMMON PATH OF TRAVEL	1
EXIT SEPARATION DISTANCE	1
1-HR FIRE RATED WALL	
2-HR FIRE RATED WALL	
DOOR TYPE - 20 MI FIRE RATED	
EXIT SIGN	
EXIT SIGN EMERGENCY LIGHT COMBO	
EMERGENCY LIGHT (W BATTERY PACK)	
FIRE EXTINGUISHER	FEX
EXIT	
2-HR FIRE RATED CMU WALL	

NOTES:

1. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
2. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN ½" CHANGE IN ELEVATION 101-7.2.1.3 NFPA.
5. ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER & COMPLY W F.A.C. 4.13.9.
6. FIRE EXTINGUISHERS: OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3,000 sq.ft. OF BUILDING AREA W/ A 75' (max) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED @ 48"aff. SEE FLOOR PLAN FOR LOCATIONS.
7. INTERIOR FINISHES: INTERIOR WALL AND CEILING FINISH MATERIAL COMPLYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS (NFPA 101 SECTION 30.3.3)
   INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN NFPA 101 SECTION 38.3.3.2.1INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS I OR CLASS II. INTERIOR FLOOR FINISH SHALL COMPLY WITH NFPA 101 SECTION 10.2.7.1 OR 10.2.7.2, AS APPLICABLE.
8. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED
9. FIRE ALARM SYSTEM REQUIRED
10. SEE ELECTRICAL DRAWINGS FOR SMOKE/CARBON DETECTOR, HORN/STROBE FIXTURE'S LOCATION, EMERGENCY LIGHTS, SPECs & NOTES.
11. PER NFPA 1 11.10 MINIMUM RADIO STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ. IF NOT ACCEPTABLE A TWO-WAY RADIO COMMUNICATION ENHANCED SYSTEM (BDA) SHALL BE INSTALLED.

KA
KellerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
LIFE-SAFETY PLANS
PHASE 2

REVISIONS

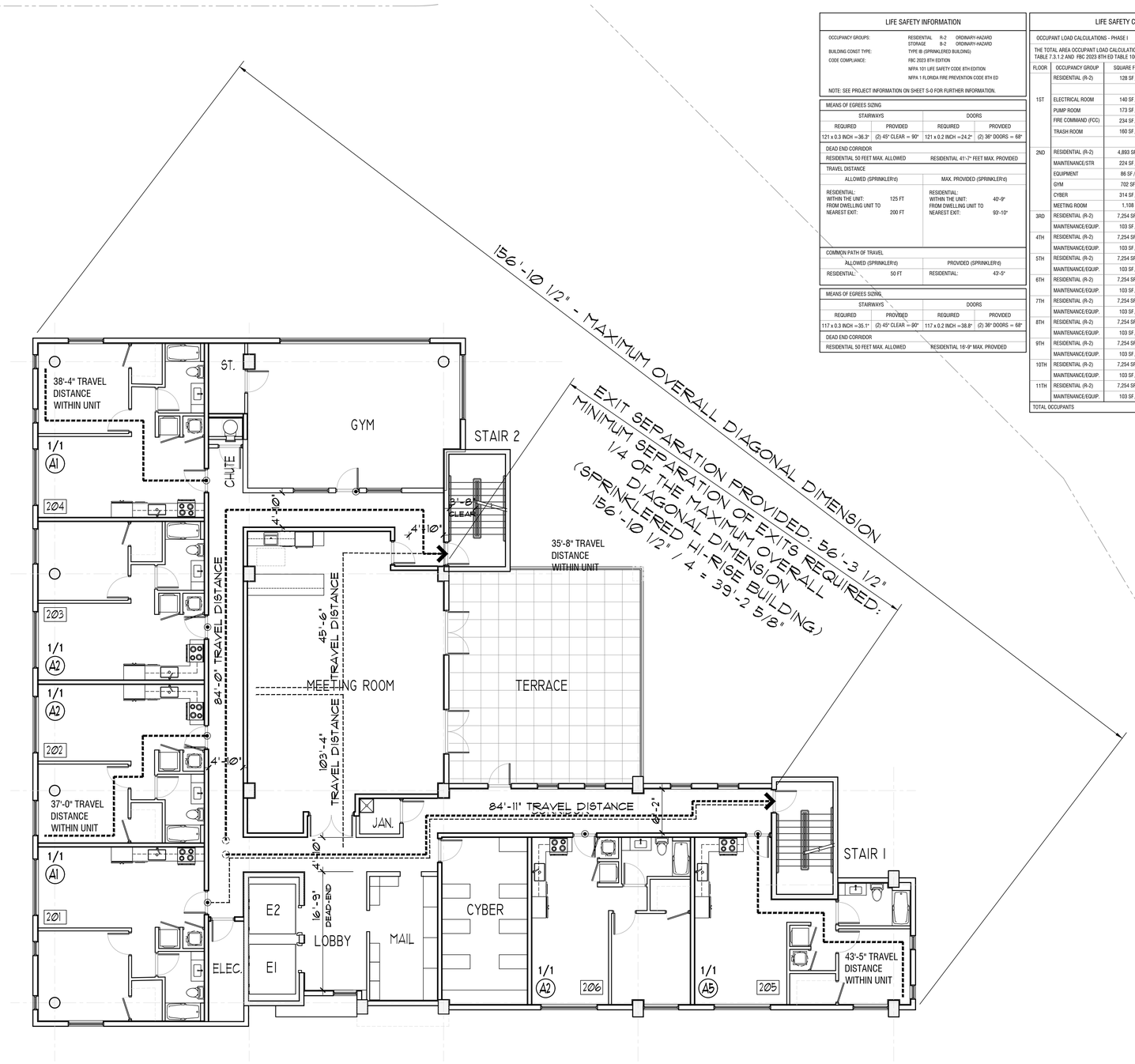
No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
LS-2.0
SHEET - OF -

Before work can commence with or relating to Construction Documents or preparing bids, each Owner (or Architect acting on behalf of Owner) is responsible for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The receipt of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably implied from them as being necessary to produce the intended results.



1 **2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

LIFE SAFETY INFORMATION

OCCUPANCY GROUPS:	RESIDENTIAL R-2 ORDINARY-HAZARD STORAGE S-2 ORDINARY-HAZARD
BUILDING CONST TYPE:	TYPE III (SPRINKLERED BUILDING)
CODE COMPLIANCE:	FBC 2023 8TH EDITION NFPA 101 LIFE SAFETY CODE 8TH EDITION NFPA 1 FLORIDA FIRE PREVENTION CODE 8TH ED

NOTE: SEE PROJECT INFORMATION ON SHEET S-0 FOR FURTHER INFORMATION.

MEANS OF EGREES SIZING

STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
121 x 0.3 INCH =36.3"	(2) 45" CLEAR = 90"	121 x 0.2 INCH =24.2"	(2) 36" DOORS = 68"

DEAD END CORRIDOR

RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 41'-7" FEET MAX. PROVIDED

TRAVEL DISTANCE

ALLOWED (SPRINKLER'd)		MAX. PROVIDED (SPRINKLER'd)	
RESIDENTIAL: WITHIN THE UNIT: FROM DWELLING UNIT TO NEAREST EXIT:	125 FT 200 FT	RESIDENTIAL: WITHIN THE UNIT: FROM DWELLING UNIT TO NEAREST EXIT:	40'-9" 93'-10"

COMMON PATH OF TRAVEL

ALLOWED (SPRINKLER'd)	PROVIDED (SPRINKLER'd)
RESIDENTIAL: 50 FT	RESIDENTIAL: 43'-5"

MEANS OF EGREES SIZING

STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
117 x 0.3 INCH =35.1"	(2) 45" CLEAR = 90"	117 x 0.2 INCH =38.8"	(2) 36" DOORS = 68"

DEAD END CORRIDOR

RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 16'-9" MAX. PROVIDED

LIFE SAFETY CALCULATION

OCCUPANT LOAD CALCULATIONS - PHASE I

THE TOTAL AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS (AS PER NFPA 101 - TABLE 7.3.1.2 AND FBC 2023 8TH ED TABLE 1004.1.2):

FLOOR	OCCUPANCY GROUP	SQUARE FOOTAGE	OCCUPANT LOAD	FLOOR TOTAL
1ST	RESIDENTIAL (R-2)	128 SF / 200 GROSS	1	5
	ELECTRICAL ROOM	140 SF / 300 GROSS	1	
	PUMP ROOM	173 SF / 300 GROSS	1	
	FIRE COMMAND (FCC)	234 SF / 300 GROSS	1	
	TRASH ROOM	160 SF / 300 GROSS	1	
2ND	RESIDENTIAL (R-2)	4,893 SF / 200 GROSS	24	117
	MAINTENANCE/STR	224 SF / 300 GROSS	1	
	EQUIPMENT	86 SF / 300 GROSS	1	
	GYM	702 SF / 50 GROSS	14	
	CYBER	314 SF / 150 GROSS	3	
	MEETING ROOM	1,108 SF / 15 NET	74	
3RD	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
4TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
5TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
6TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
7TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
8TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
9TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
10TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
11TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
TOTAL OCCUPANTS				563

LIFE SAFETY LEGEND

- TRAVEL DISTANCE/ COMMON PATH OF TRAVEL
- EXIT SEPARATION DISTANCE
- 1-HR FIRE RATED WALL
- 2-HR FIRE RATED WALL
- DOOR TYPE - 20 MI FIRE RATED
- EXIT SIGN
- EXIT SIGN EMERGENCY LIGHT COMBO
- EMERGENCY LIGHT (W BATTERY PACK)
- FIRE EXTINGUISHER (FEX)
- EXIT
- 2-HR FIRE RATED CMU WALL

NOTES:

1. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
2. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN ½" CHANGE IN ELEVATION 101-7.2.1.3 NFPA.
5. ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER & COMPLY W F.A.C. 4.13.9.
6. FIRE EXTINGUISHERS: OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3,000 sq.ft. OF BUILDING AREA W/ A 75' (max) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED @ 48"aff. SEE FLOOR PLAN FOR LOCATIONS.
7. INTERIOR FINISHES: INTERIOR WALL AND CEILING FINISH MATERIAL COMPLYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS (NFPA 101 SECTION 30.3.3)
   INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN NFPA 101 SECTION 38.3.3.2.1INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS I OR CLASS II. INTERIOR FLOOR FINISH SHALL COMPLY WITH NFPA 101 SECTION 10.2.7.1 OR 10.2.7.2, AS APPLICABLE.
8. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED
9. FIRE ALARM SYSTEM REQUIRED
10. SEE ELECTRICAL DRAWINGS FOR SMOKE/CARBON DETECTOR, HORN/STROBE FIXTURE'S LOCATION, EMERGENCY LIGHTS, SPECs & NOTES.
11. PER NFPA 1 11.10 MINIMUM RADIO STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ. IF NOT ACCEPTABLE A TWO-WAY RADIO COMMUNICATION ENHANCED SYSTEM (BDA) SHALL BE INSTALLED.

KellerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
LIFE-SAFETY PLANS
PHASE 2

REVISIONS

No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

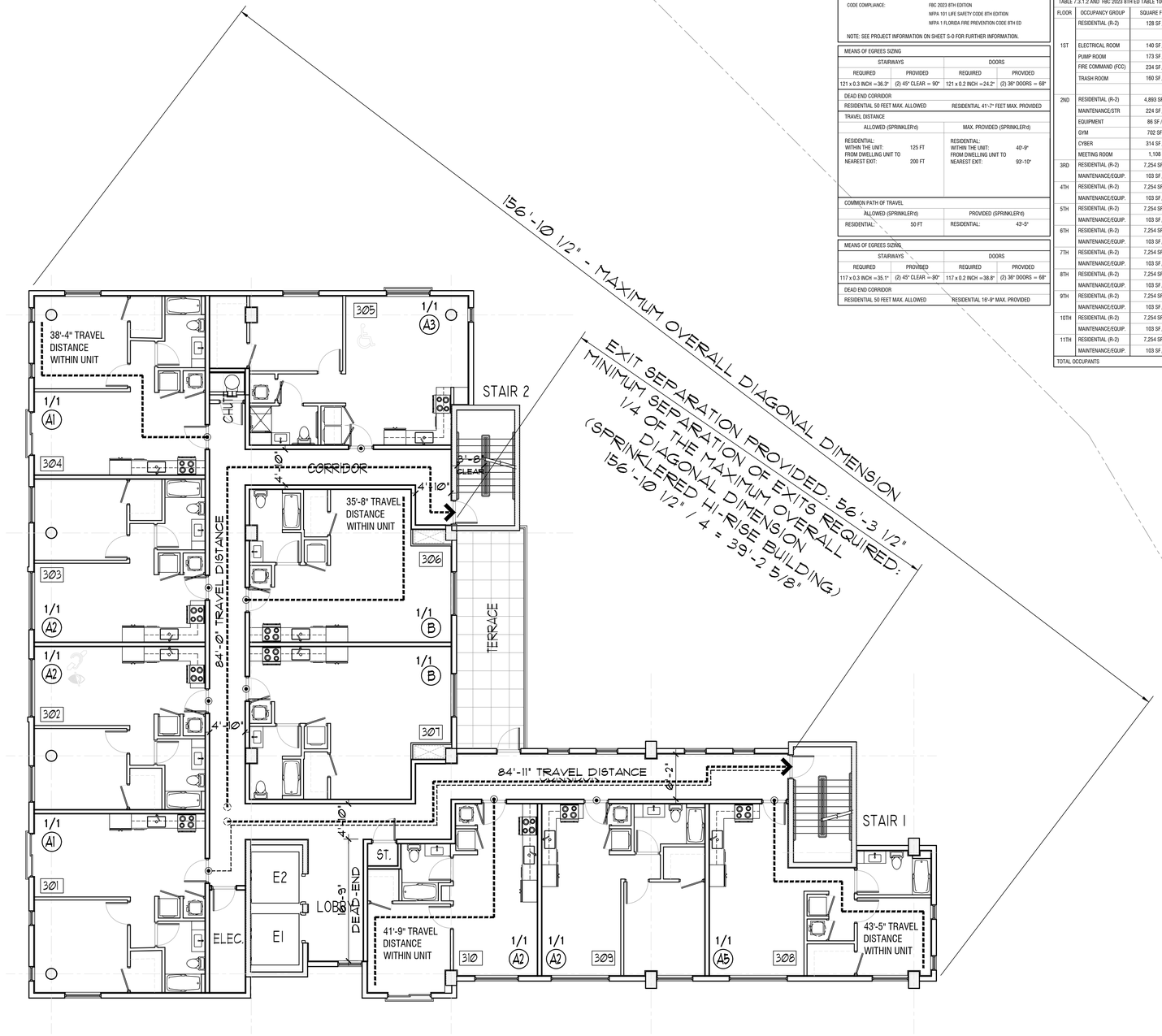
PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

LS-2.1

SHEET - OF -

Bidders shall visit complete sets of Bidding Documents in preparing bids. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The owner of the Contract Documents is to include at time necessary for the proper prosecution and completion of the work by the Contractor, Subcontractors and Materialmen. Copyright of these documents is owned by the Contractor and Architect and may not be used in any way not authorized by the Contractor and Architect.



LIFE SAFETY INFORMATION

OCCUPANCY GROUPS:	RESIDENTIAL R-2	ORDINARY-HAZARD
	STORAGE S-2	ORDINARY-HAZARD
BUILDING CONST TYPE:	TYPE IB (SPRINKLERED BUILDING)	
CODE COMPLIANCE:	FBC 2023 8TH EDITION	
	NFPA 101 LIFE SAFETY CODE 8TH EDITION	
	NFPA 1 FLORIDA FIRE PREVENTION CODE 8TH ED	

NOTE: SEE PROJECT INFORMATION ON SHEET S-0 FOR FURTHER INFORMATION.

MEANS OF EGREES SIZING

STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
121 x 0.3 INCH =36.3"	(2) 45" CLEAR = 90"	121 x 0.2 INCH =24.2"	(2) 36" DOORS = 68"

DEAD END CORRIDOR

RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 41'-7" FEET MAX. PROVIDED

TRAVEL DISTANCE

ALLOWED (SPRINKLER'd)		MAX. PROVIDED (SPRINKLER'd)	
RESIDENTIAL: WITHIN THE UNIT:	125 FT	RESIDENTIAL: WITHIN THE UNIT:	40'-9"
FROM DWELLING UNIT TO NEAREST EXIT:	200 FT	FROM DWELLING UNIT TO NEAREST EXIT:	93'-10"

COMMON PATH OF TRAVEL

ALLOWED (SPRINKLER'd)		PROVIDED (SPRINKLER'd)	
RESIDENTIAL:	50 FT	RESIDENTIAL:	43'-5"

MEANS OF EGREES SIZING

STAIRWAYS		DOORS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
117 x 0.3 INCH =35.1"	(2) 45" CLEAR = 90"	117 x 0.2 INCH =38.8"	(2) 36" DOORS = 68"

DEAD END CORRIDOR

RESIDENTIAL 50 FEET MAX. ALLOWED	RESIDENTIAL 16'-9" MAX. PROVIDED

LIFE SAFETY CALCULATION

OCCUPANT LOAD CALCULATIONS - PHASE I

THE TOTAL AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS (AS PER NFPA 101 - TABLE 7.3.1.2 AND FBC 2023 8TH ED TABLE 1004.1.2):

FLOOR	OCCUPANCY GROUP	SQUARE FOOTAGE	OCCUPANT LOAD	FLOOR TOTAL
1ST	RESIDENTIAL (R-2)	128 SF / 200 GROSS	1	5
	ELECTRICAL ROOM	140 SF / 300 GROSS	1	
	PUMP ROOM	173 SF / 300 GROSS	1	
	FIRE COMMAND (FCC)	234 SF / 300 GROSS	1	
	TRASH ROOM	160 SF / 300 GROSS	1	
2ND	RESIDENTIAL (R-2)	4,893 SF / 200 GROSS	24	117
	MAINTENANCE/STR	224 SF / 300 GROSS	1	
	EQUIPMENT	86 SF / 300 GROSS	1	
	GYM	702 SF / 50 GROSS	14	
	CYBER	314 SF / 150 GROSS	3	
	MEETING ROOM	1,108 SF / 15 NET	74	
3RD	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
4TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
5TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
6TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
7TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
8TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
9TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
10TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
11TH	RESIDENTIAL (R-2)	7,254 SF / 150 GROSS	48	49
	MAINTENANCE/EQUIP.	103 SF / 300 GROSS	1	
TOTAL OCCUPANTS				563

LIFE SAFETY LEGEND

TRAVEL DISTANCE/ COMMON PATH OF TRAVEL	1
EXIT SEPARATION DISTANCE	1
1-HR FIRE RATED WALL	
2-HR FIRE RATED WALL	
DOOR TYPE - 20 MI FIRE RATED	
EXIT SIGN	
EXIT SIGN EMERGENCY LIGHT COMBO	
EMERGENCY LIGHT (W BATTERY PACK)	
FIRE EXTINGUISHER	FEX
EXIT	
2-HR FIRE RATED CMU WALL	

NOTES:

1. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
2. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN ½" CHANGE IN ELEVATION 101-7.2.1.3 NFPA.
5. ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER & COMPLY W F.A.C. 4.13.9.
6. FIRE EXTINGUISHERS: OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3,000 sq.ft. OF BUILDING AREA W/ A 75' (max) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED @ 48"aff. SEE FLOOR PLAN FOR LOCATIONS.
7. INTERIOR FINISHES: INTERIOR WALL AND CEILING FINISH MATERIAL COMPLYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS (NFPA 101 SECTION 30.3.3)
   INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN NFPA 101 SECTION 38.3.3.2.1INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS I OR CLASS II. INTERIOR FLOOR FINISH SHALL COMPLY WITH NFPA 101 SECTION 10.2.7.1 OR 10.2.7.2, AS APPLICABLE.
8. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED
9. FIRE ALARM SYSTEM REQUIRED
10. SEE ELECTRICAL DRAWINGS FOR SMOKE/CARBON DETECTOR, HORN/STROBE FIXTURE'S LOCATION, EMERGENCY LIGHTS, SPECs & NOTES.
11. PER NFPA 1 11.10 MINIMUM RADIO STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ. IF NOT ACCEPTABLE A TWO-WAY RADIO COMMUNICATION ENHANCED SYSTEM (BDA) SHALL BE INSTALLED.

1 **3RD THRU 11TH TYPICAL FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

KA
KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
LIFE-SAFETY PLANS
PHASE 2

REVISIONS

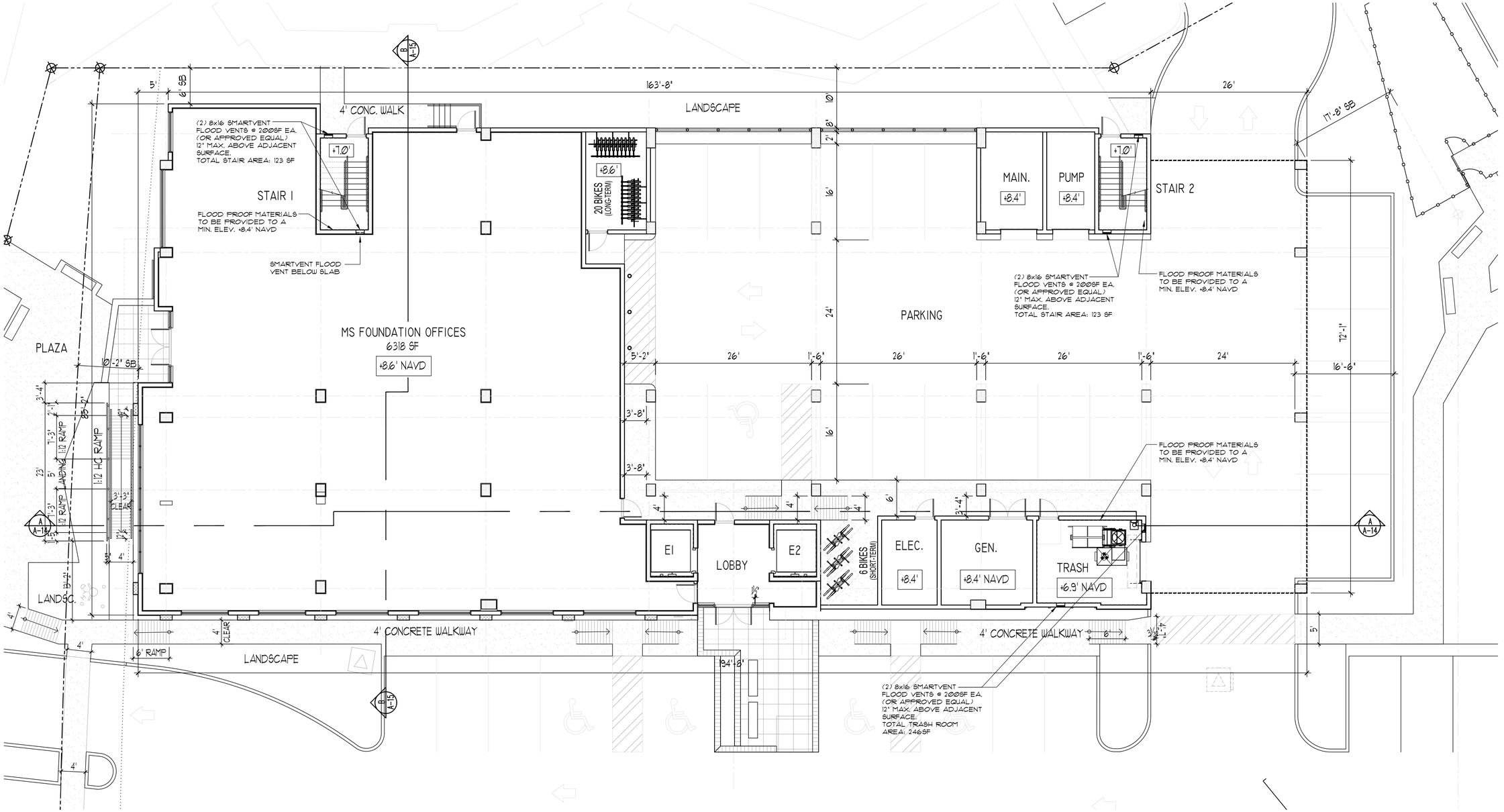
No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
LS-2.2
SHEET - OF -

Before work can commence and completion of the work by the Contractor. The Contractor shall be responsible for the accuracy and completion of all building documents. The design of the Contract Documents is to include all items necessary for the proper execution and construction of the work by the Contractor. The Contractor shall be required to be the entire contractor with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 **1ST FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 1

REVISIONS

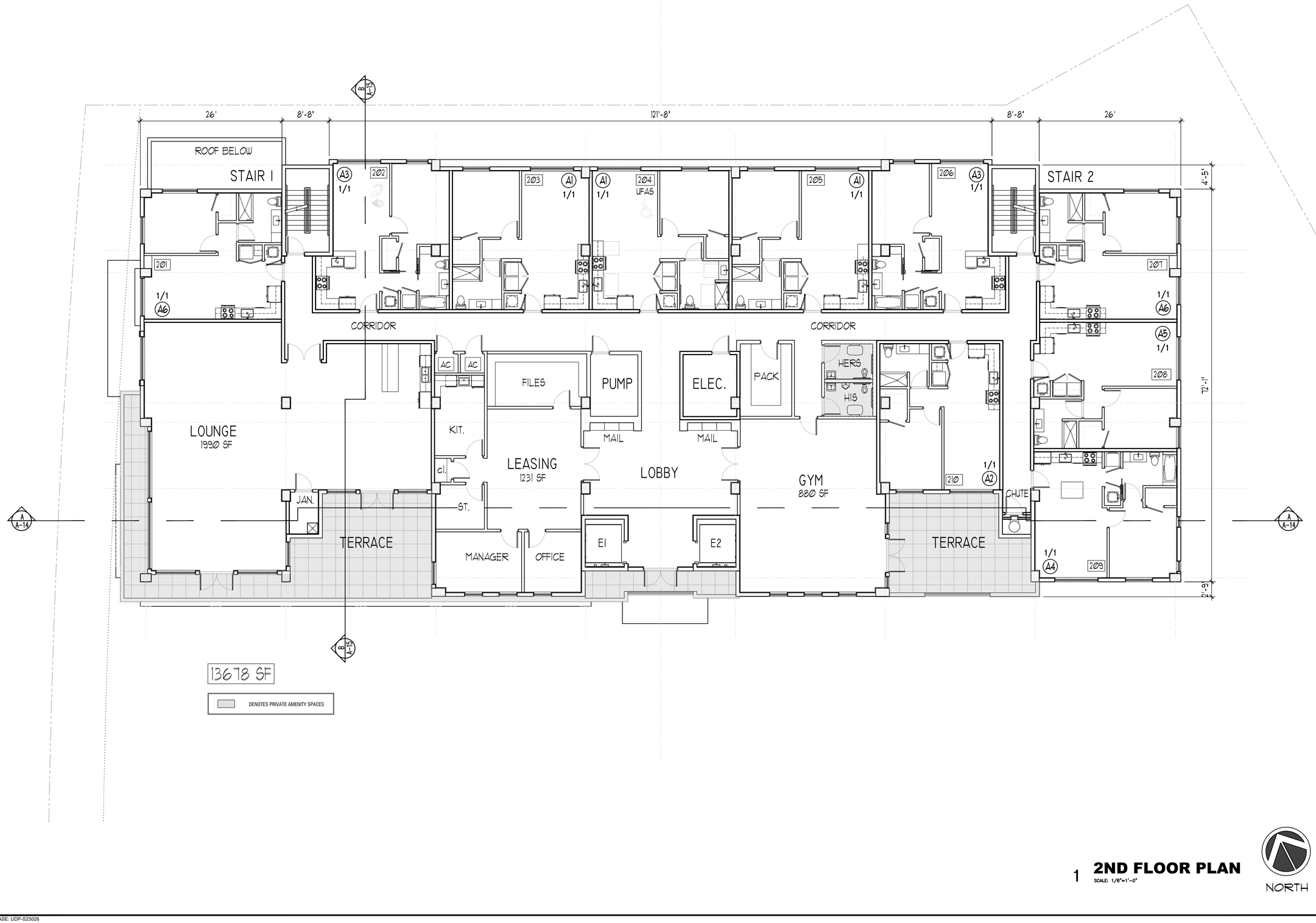
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-1
SHEET - OF -

Before final plat, construction plans or Building Permits are approved by the City, neither the Owner nor Architect assume any responsibility to persons or organizations relying upon the scope of work contained in these documents. The retention of the Architect of Record for the project is required by the owner throughout the duration of the work by the Contractor. The Contractor shall be required by the owner to perform all work in accordance with the Contract Documents and is solely responsible for the means, methods, techniques, sequences and procedures of construction, including safety precautions and programs in connection with the work. The Contractor shall be responsible for the accuracy of all dimensions and conditions at the site and shall report any discrepancies to the Architect before commencing work. The Contractor shall be responsible for coordinating the work of all trades. The Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures necessary to perform the work in accordance with the Contract Documents and customary industry practices. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor shall be responsible for the acts and omissions of all his subcontractors, suppliers and any other persons performing any of the work under a contract with the Contractor. The Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures necessary to perform the work in accordance with the Contract Documents and customary industry practices. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor shall be responsible for the acts and omissions of all his subcontractors, suppliers and any other persons performing any of the work under a contract with the Contractor.



1 **2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 1

REVISIONS

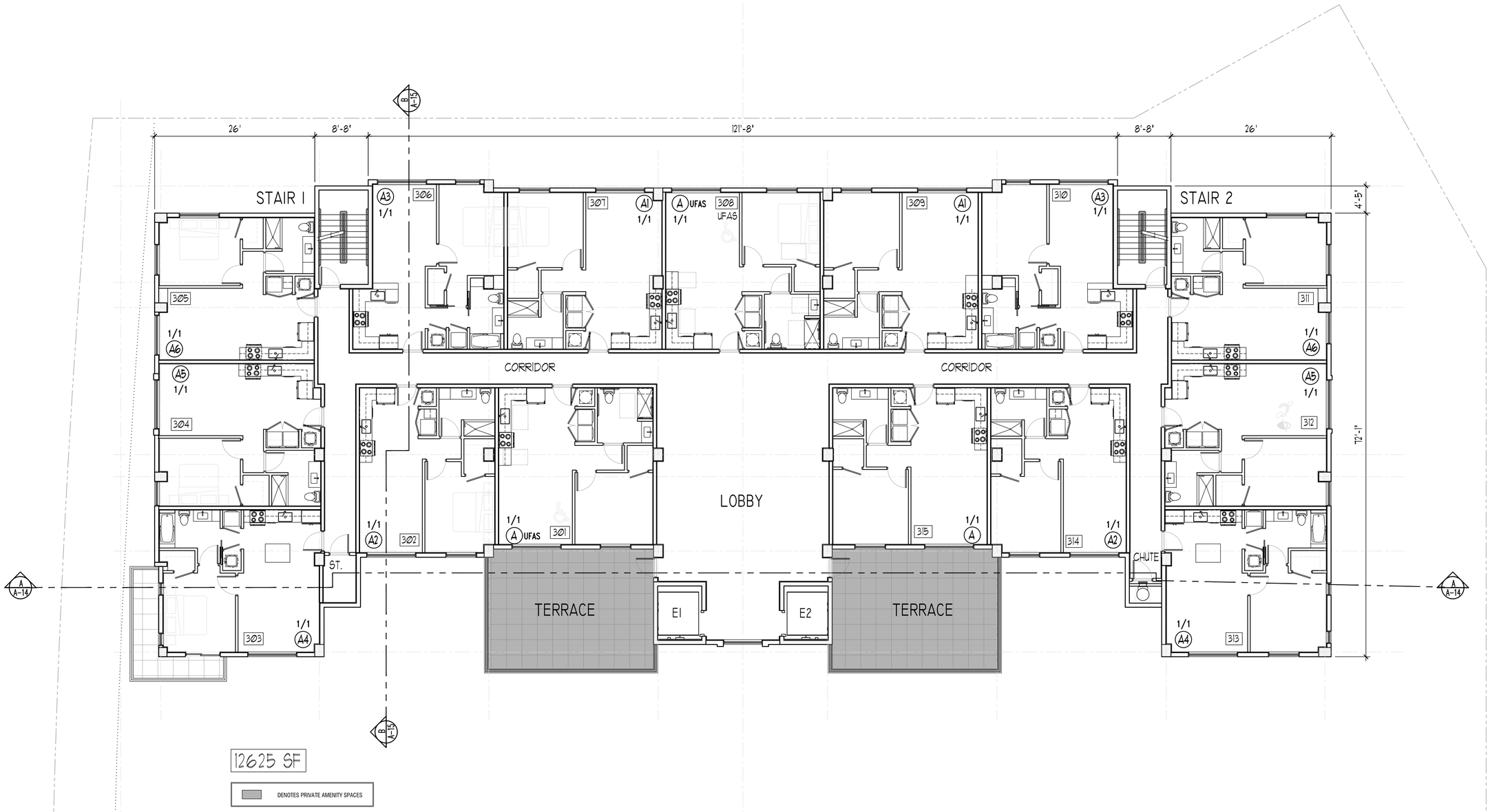
No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-2
SHEET - OF -

Unless otherwise noted, all drawings and designs, and the ideas and concepts incorporated therein, as an instrument of service prepared by the Architect or Architect's consultants, are and shall remain the property of the Architect whether the project for which they are made is executed or not. The Owner and Architect agree that all Drawings, Specifications and Models, whether in paper form or stored in electronic media, shall be the property of the Architect and that the Architect shall be deemed the author of them and will retain all common law, statutory and other reserved rights, including the copyright thereto. The Owner shall be permitted to retain copies, including reproducible copies, of the Drawings, Specifications and Models for information and reference in connection with the Owner's use and occupancy of the Project. The Drawings, Specifications and Models shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Architect. Submission or distribution of the Drawings, Specifications or Models to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights.



1 **3RD FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 1

REVISIONS

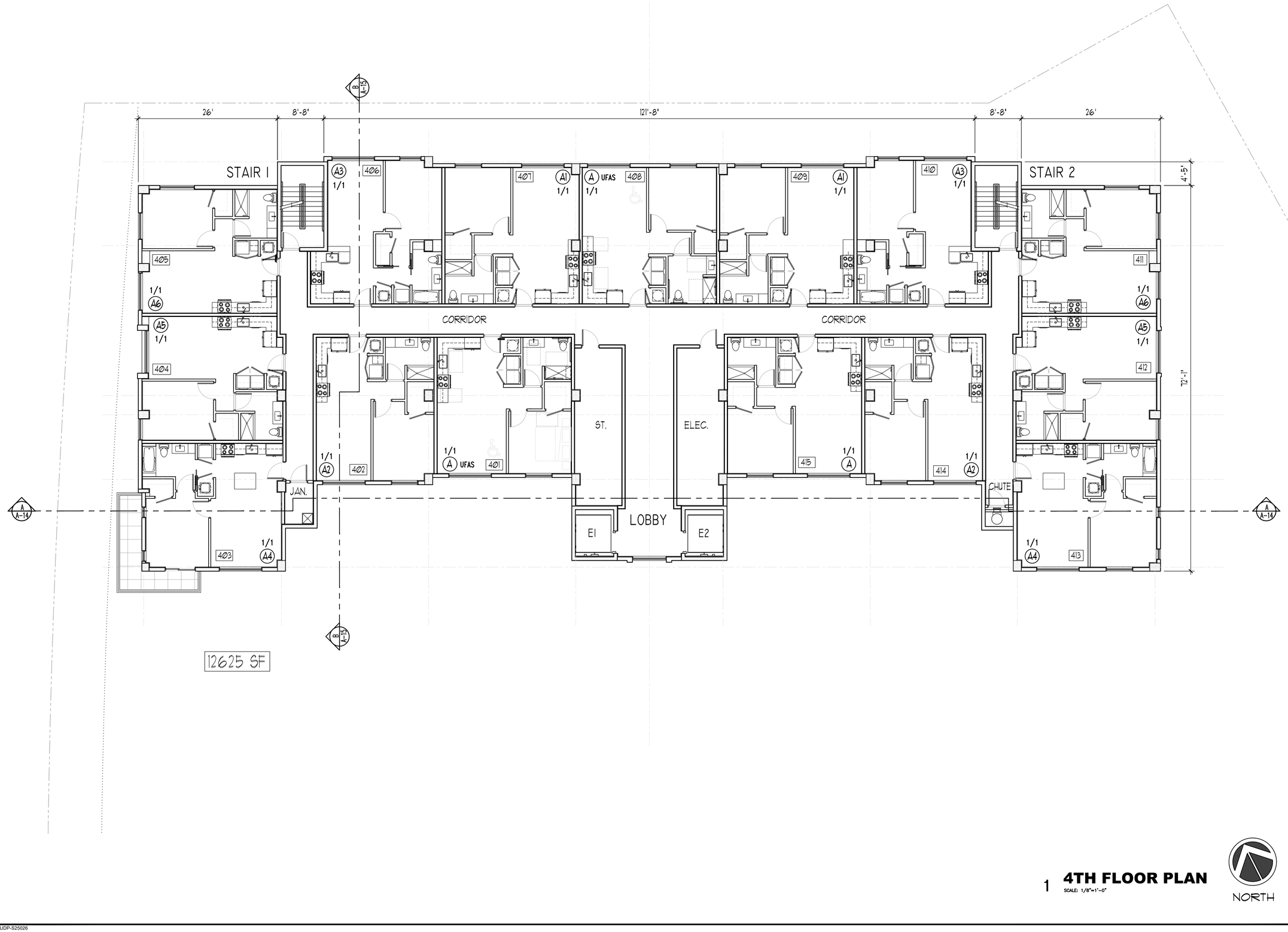
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV
4	09/12/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-3
SHEET - OF -

Unless shall use proprietary and Bidding Documents in preparing bids, shall be the Owner our Architect property, especially by and not by a manufacturer, bidding. Only the use of incomplete or preliminary sets of Bidding Documents. The rights of the Contract Documents is to include all rights necessary for the proper execution and completion of the work by the Contractor and Subcontractors and Sub-subcontractors in accordance with the Contract Documents and shall not be used by the Contractor or any Subcontractor or Sub-subcontractor on other projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner and Architect. The Contractor and Subcontractors are authorized to use and reproduce the applicable portions of the Contract Documents appropriate to the execution of the Work by the Contractor or Subcontractor or Sub-subcontractor, and to give whatever notices or assurances are necessary or required by the Contractor or Subcontractor or Sub-subcontractor to protect themselves against loss. Submission or distribution of the Contract Documents to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights.



1 **4TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 1

REVISIONS

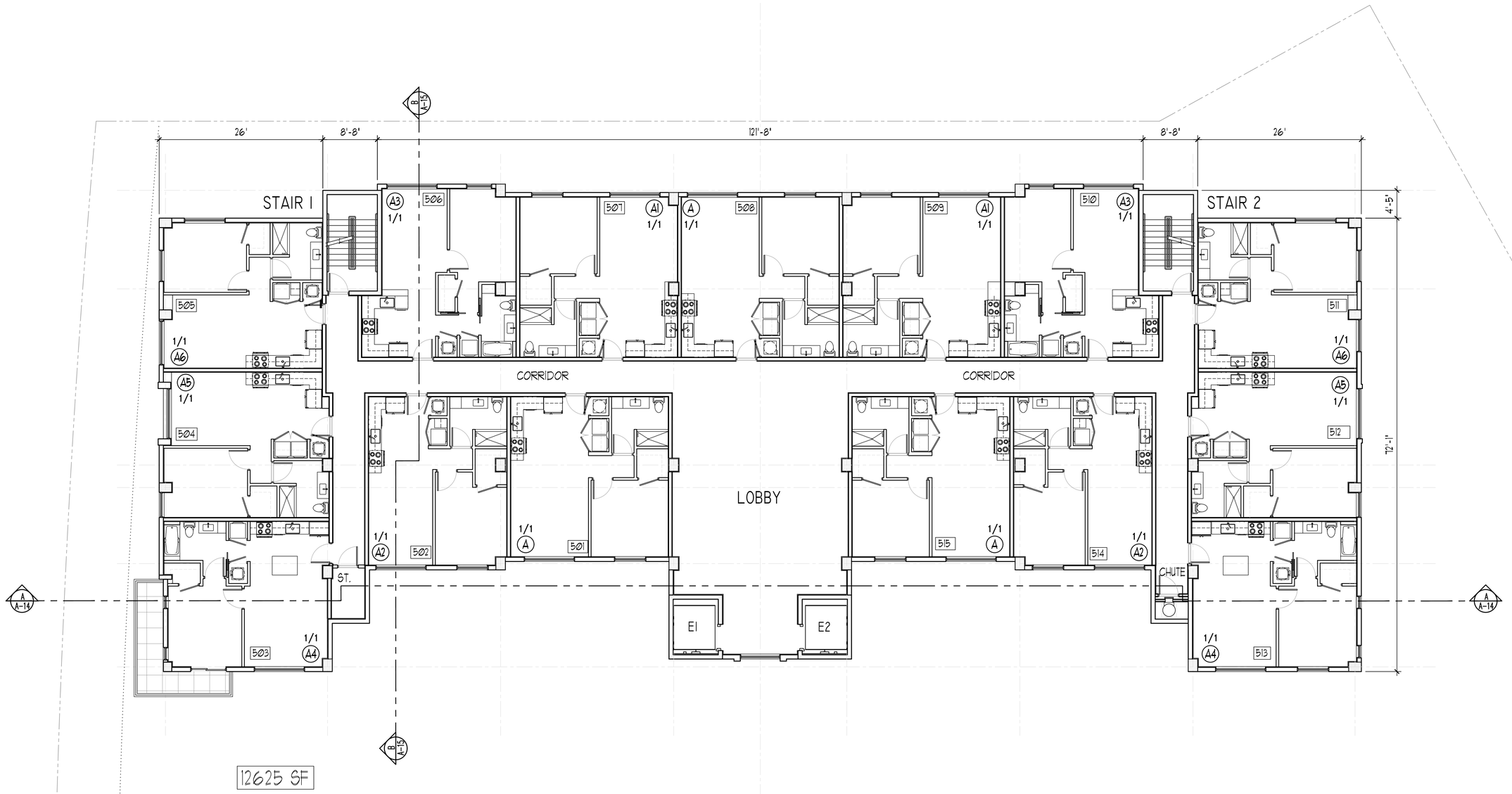
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
4	09/12/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-4
SHEET - OF -

Unless otherwise provided for in the Contract, The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. In the event of inconsistency between the Contract Documents, The Owner or Architect shall clarify in writing the true intent or meaning of the Contract Documents. In the event of inconsistency between any of the Contract Documents and applicable laws, codes, or regulations, or between the Contract Documents and good trade practice, the Contractor shall (a) report such inconsistency to the Owner or Architect before proceeding with the affected Work, and (b) perform the Work in accordance with such laws, codes, regulations, or good trade practice, as interpreted by the Owner or Architect, unless the Contractor receives written instructions to the contrary from the Owner or Architect. Dimensions shall govern over scale. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancy between the Contract Documents and the conditions on the job shall be reported to the Architect before proceeding with the affected Work. Figured dimensions shall govern over scaled dimensions. Detailed drawings shall govern over general drawings. Contractor shall coordinate all Work and Contract Documents. The Contractor shall be responsible for the proper execution and completion of the entire Work, even though portions of the Work may be required by the Contract Documents but not specifically detailed or called for therein as long as it is customarily included in the Work. Contractor shall coordinate all Work and Contract Documents. The Contractor shall be responsible for the proper execution and completion of the entire Work, even though portions of the Work may be required by the Contract Documents but not specifically detailed or called for therein as long as it is customarily included in the Work.



1 **5TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 1

REVISIONS

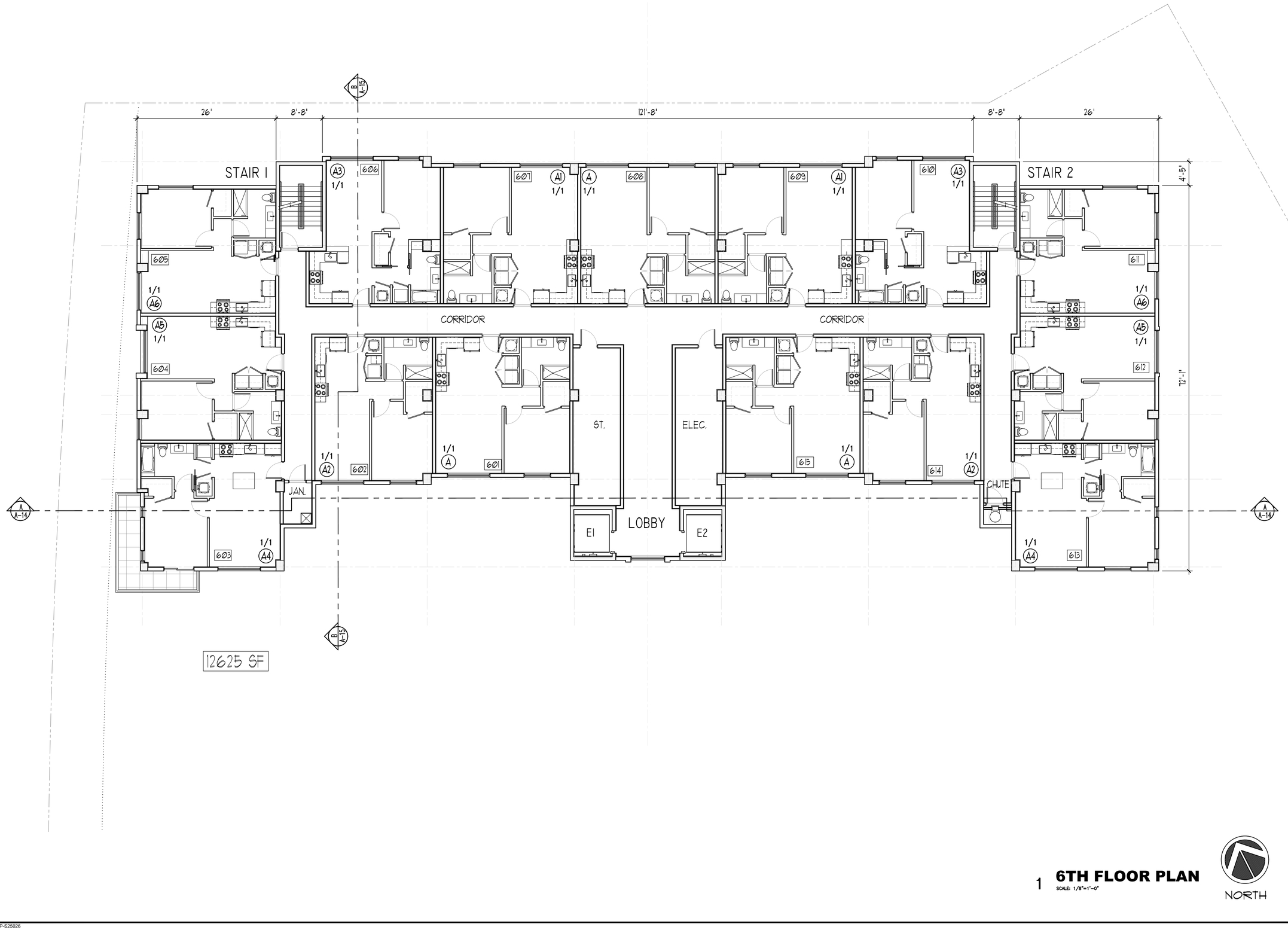
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV
4	09/12/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-5
SHEET - OF -

Before bid use provide each Bidding Documents a drawing plot, whether the Owner or Architect prepares, incorporate for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The issue of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. All dimensions and conditions shall be verified by the Contractor prior to the start of any work. The Contractor shall be responsible for all dimensions and conditions at the job site and shall report any discrepancies to the Architect before any work is performed.



1 **6TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Boilerplate and provisions for Existing Documents, drawings, etc. The Owner and Architect shall, to the best of their knowledge, information and belief, assume no responsibility for errors or omissions in drawings, specifications or other instruments prepared by others. The Owner and Architect shall be entitled to rely upon the accuracy and completeness of the Existing Documents prepared by others without independent review, investigation or verification by the Owner and Architect unless otherwise expressly agreed by the Architect in a written agreement. The review, acceptance or use of the Existing Documents by the Architect or any of the Architect's consultants shall not be construed as a representation or warranty that the Existing Documents are complete, accurate or comply with any requirements. The Owner shall indemnify and hold harmless the Architect and the Architect's consultants from and against any and all claims, damages, losses, costs and expenses, including but not limited to attorneys' fees and costs, arising out of or resulting from errors or omissions in the Existing Documents provided by the Owner.

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 1

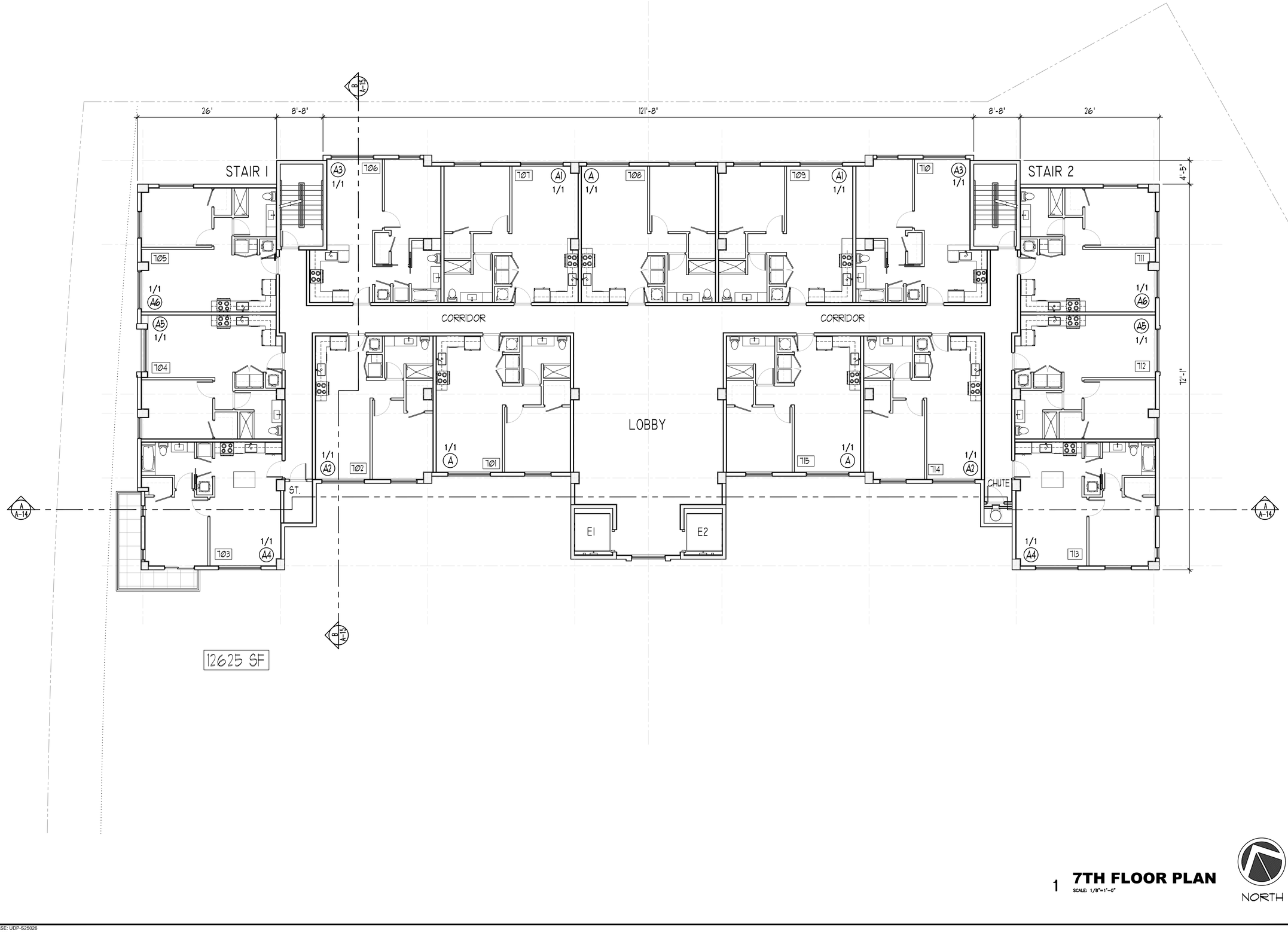
REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
4	09/12/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-6
SHEET - OF -



1 **7TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 1

REVISIONS

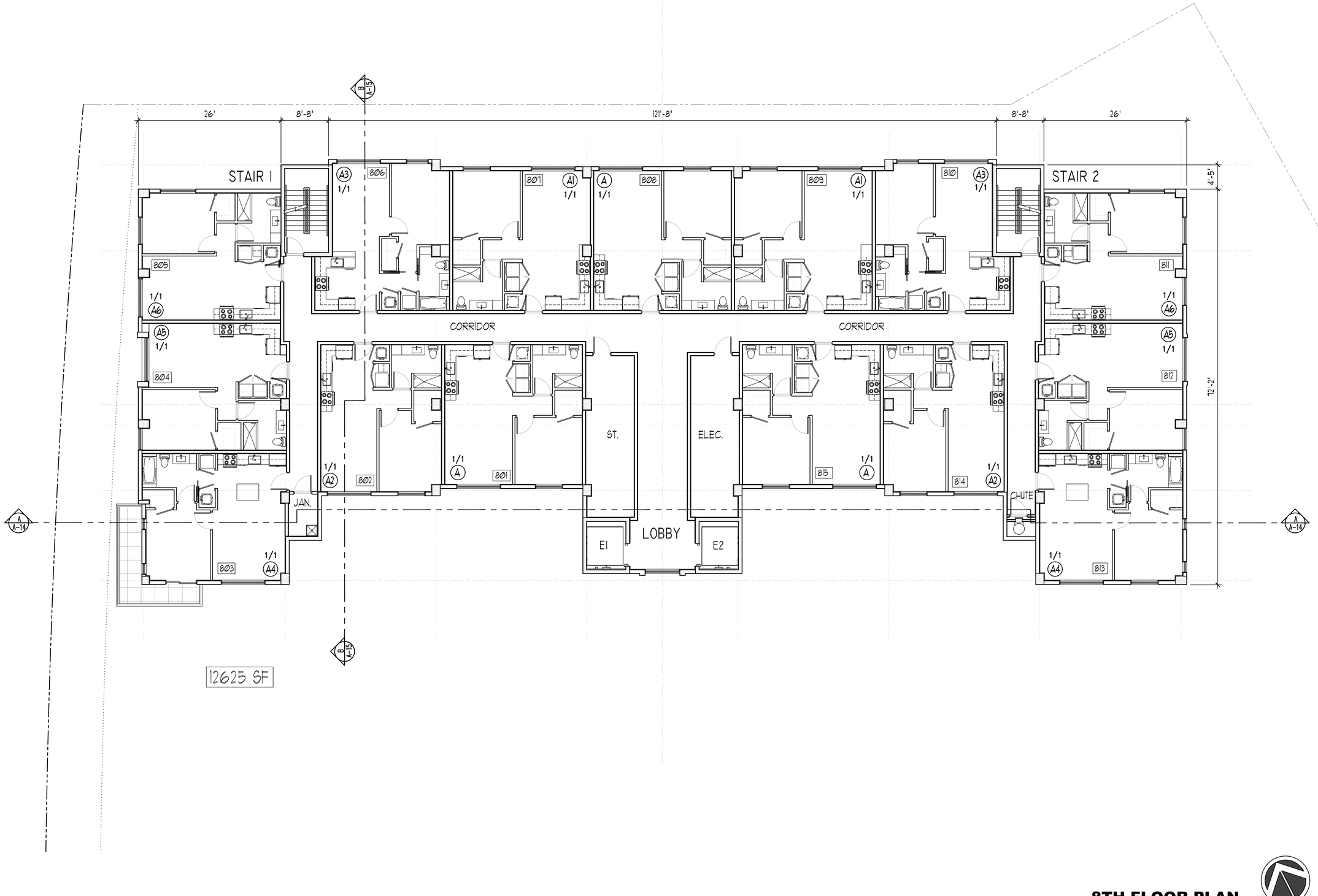
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV
4	09/12/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-7
SHEET - OF -

Unless shall use complete sets of Bidding Documents in preparing bids; refer to Owner or Architect materials regarding bids; the use of incomplete or preliminary sets of Bidding Documents. The titles of the Contract Documents is to indicate all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.



1 **8TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 1

REVISIONS

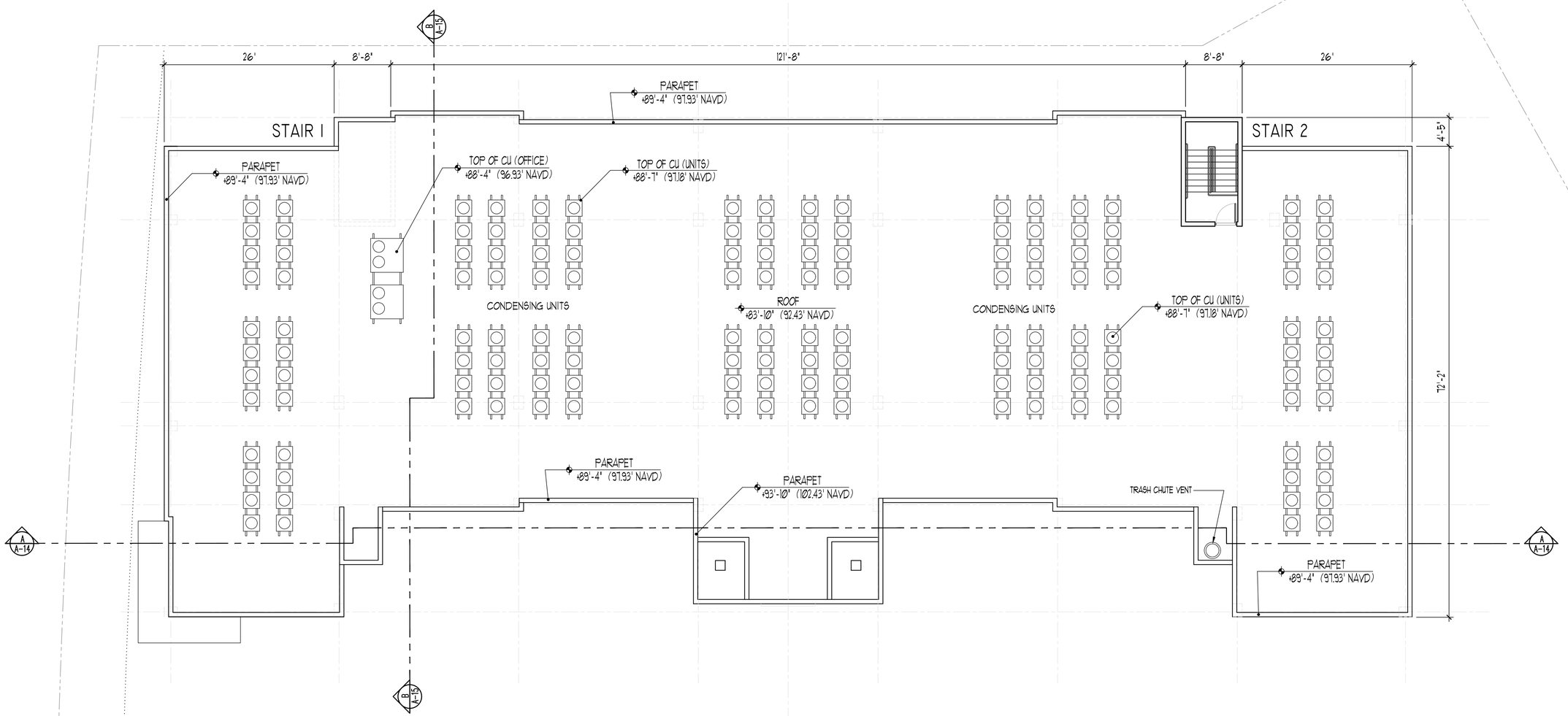
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
4	09/12/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-8
SHEET - OF -

Drawings and Specifications as instruments of Service are and shall remain the property of Kaller Architecture whether the Project for which they are made is executed or not. The Drawings and Specifications are not to be assigned to any third party without first obtaining the written permission and corresponding adaptation of Kaller Architecture. All common law, statutory and other reserved rights, including copyright, are hereby expressly reserved by Kaller Architecture. Visual contact with these Drawings and Specifications shall constitute prima facie evidence of the acceptance of these restrictions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancy between these Drawings and the existing conditions or any omissions from these Drawings must be reported to the Architect immediately. Contractor shall be responsible for all dimensions and conditions on the job. Any discrepancy between these Drawings and the existing conditions or any omissions from these Drawings must be reported to the Architect immediately. Do not scale drawings. Contractor shall coordinate all trades. Contractor shall provide all labor, materials, equipment and services necessary for the proper execution and completion of the work whether or not explicitly shown on the Drawings, but which are reasonably implied as being necessary to produce the intended results. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures. Contractor shall be responsible for all safety precautions and programs in connection with the Work. Contractor shall be responsible for all temporary facilities and controls. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures. Contractor shall be responsible for all safety precautions and programs in connection with the Work. Contractor shall be responsible for all temporary facilities and controls.



1 **ROOF PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 1

REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
4	09/12/25	DRC - REV

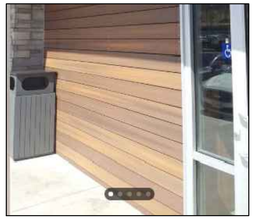
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

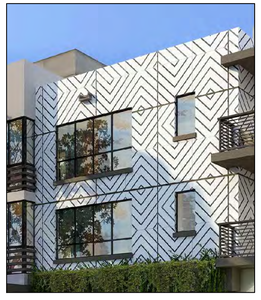
SHEET
A-9
SHEET - OF -

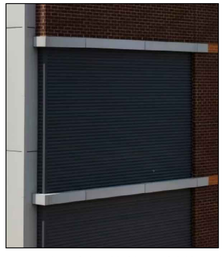
Unless shall be deemed and Bidding Documents or drawing but, in the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary plan. Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required to provide all labor, materials, equipment and services provided for, or reasonably inferred from the Contract Documents that are necessary to construct the work in accordance with the Contract Documents whether or not specifically called for. When discrepancies occur between the Contract Documents, the Contractor shall be deemed to have included the more expensive item in the Contract Sum unless otherwise directed by the Architect in writing prior to the execution of the Contract. The Contractor shall not take advantage of any apparent error or omission in the Contract Documents. In the event such error or omission is discovered, the Contractor shall promptly notify the Architect and obtain written instructions before proceeding with the work affected thereby.

1 **WEST ELEVATION**
SCALE: 1/8"=1'-0"

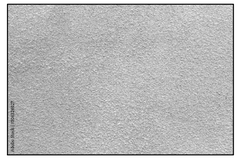

NEW TECH WOOD SIDING PERUVIAN TEAK

DARK GREY SMOOTH STUCCO


PORCELAIN TILE


HORIZONTAL PATTERN SCORED STUCCO

FAUX IVY GREEN WALL


GREY TEXTURED STUCCO

BLACK STOREFRONT

BLACK WINDOWS

POWDER COATED METAL CANOPY

POWDER COATED MESH GUARD RAIL

POWDER COATED MESH ALUMINUM TRELLIS

POWDER COATED MESH ALUMINUM SCREEN

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

FL [illegible] AA26001239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
ELEVATIONS
PHASE 1

REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV
4	09/12/25	DRC - REV

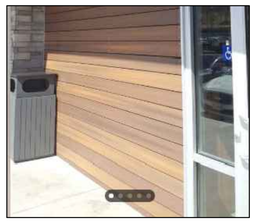
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-10
SHEET - OF -

Unless and as otherwise specified in writing by Owner and Architect, the Contract Documents are prepared by, and shall remain the property of, the Architect. The Architect shall be deemed the author of the Contract Documents and, as between the Owner and the Architect, shall retain all common law, statutory and other reserved rights, including the copyright thereto. The Contract Documents are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned or transferred to any unauthorized third party, without first obtaining the express written permission and consent of the Architect. In the event of unauthorized reuse of the Contract Documents by the Owner or any third party, the Owner shall indemnify and hold harmless the Architect and its consultants against any and all claims, damages, losses, costs and expenses, including reasonable attorneys' fees and costs of defense, arising out of or resulting therefrom. Submission or distribution of the Contract Documents to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights.

1 **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"

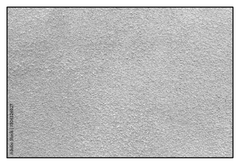

NEW TECH WOOD SIDING PERUVIAN TEAK

DARK GREY SMOOTH STUCCO

PORCELAIN TILE

HORIZONTAL PATTERN SCORED STUCCO

FAUX IVY GREEN WALL


GREY TEXTURED STUCCO

BLACK STOREFRONT

BLACK WINDOWS

POWDER COATED METAL CANOPY

POWDER COATED MESH GUARD RAIL

POWDER COATED MESH ALUMINUM TRELLIS

POWDER COATED MESH ALUMINUM SCREEN

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

FL [redacted] 1239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
ELEVATIONS
PHASE 1

REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV
4	09/12/25	DRC - REV

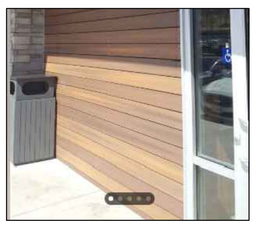
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

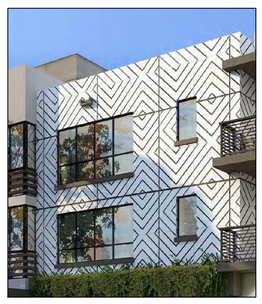
SHEET
A-11
SHEET - OF -

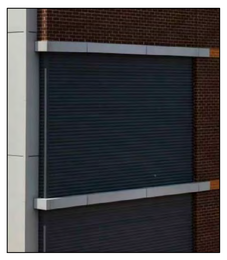
Unless otherwise stated, all graphic and text contained in these Contract Documents are proprietary, and shall be treated by each of the parties hereto as the property of the Owner. Any use of these Contract Documents by the Contractor shall be deemed to be the Contractor's acceptance of the terms of this Agreement. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor, its Subcontractors and Materials Suppliers in accordance with the Contract Documents

1 **EAST ELEVATION**
SCALE: 1/8"=1'-0"

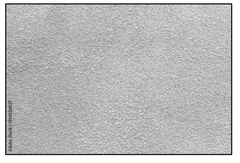

NEW TECH WOOD SIDING
PERUVIAN TEAK

DARK GREY SMOOTH STUCCO


PORCELAIN TILE


HORIZONTAL PATTERN SCORED STUCCO

FAUX IVY GREEN WALL


GREY TEXTURED STUCCO

BLACK STOREFRONT

BLACK WINDOWS

POWDER COATED METAL CANOPY

POWDER COATED MESH GUARD RAIL

POWDER COATED MESH ALUMINUM TRELLIS

POWDER COATED MESH ALUMINUM SCREEN

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

FLORIDA REG. NO. AR0018239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
ELEVATIONS
PHASE 1

REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV
4	09/12/25	DRC -REV

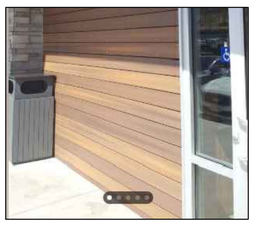
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-12
SHEET - OF -

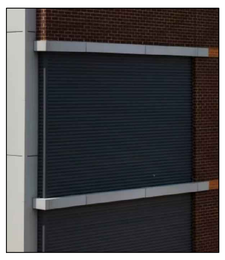
Before work shall commence each of drawings Documents or prepared bids shall be the Owner or Architect and are to remain the property of the Architect. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Anything not shown on the Contract Documents but necessary for the proper execution and completion of the work by the Contractor shall be required and provided by the Contractor as though it were shown on the Contract Documents. The Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancy between the Contract Documents and the actual conditions shall be reported to the Architect before any work is executed. The Contractor shall keep one copy of the Contract Documents on the job site and shall at all times give the Architect access thereto. Anything shown on the Contract Documents but necessary for the proper execution and completion of the work by the Contractor shall be required and provided by the Contractor as though it were shown on the Contract Documents. The Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancy between the Contract Documents and the actual conditions shall be reported to the Architect before any work is executed.

1 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"

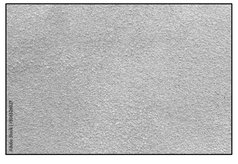

NEW TECH WOOD SIDING PERUVIAN TEAK

DARK GREY SMOOTH STUCCO

PORCELAIN TILE


HORIZONTAL PATTERN SCORED STUCCO

FAUX IVY GREEN WALL


GREY TEXTURED STUCCO

BLACK STOREFRONT

BLACK WINDOWS

POWDER COATED METAL CANOPY

POWDER COATED MESH GUARD RAIL

POWDER COATED MESH ALUMINUM TRELLIS

POWDER COATED MESH ALUMINUM SCREEN

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

FLORIDA REGISTERED #AR0015239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
ELEVATIONS
PHASE 1

REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV
4	09/12/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-13
SHEET - OF -

Shown and are complete and of Building Documents or progress plots, shall be, by law, the Architect's property and shall not be loaned or disposed of in any manner to the Owner or to any other person or corporation without the written consent of the Architect. The use of the Contract Documents is limited to the project described in the Contract Documents and is not to be used for any other purpose. The Contract Documents are not to be scaled for dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies shall be reported to the Architect before proceeding with the work. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor and all Subcontractors including, but not limited to, the use of incomplete or preliminary sets of Building Documents. The use of the Contract Documents as a basis of reference to the proper execution and completion of the work by the Contractor and all Subcontractors including, but not limited to, the use of incomplete or preliminary sets of Building Documents.

1 **SECTION A-A**
SCALE: 1/8"=1'-0"

KA
KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
BUILDING SECTION
PHASE 1

REVISIONS

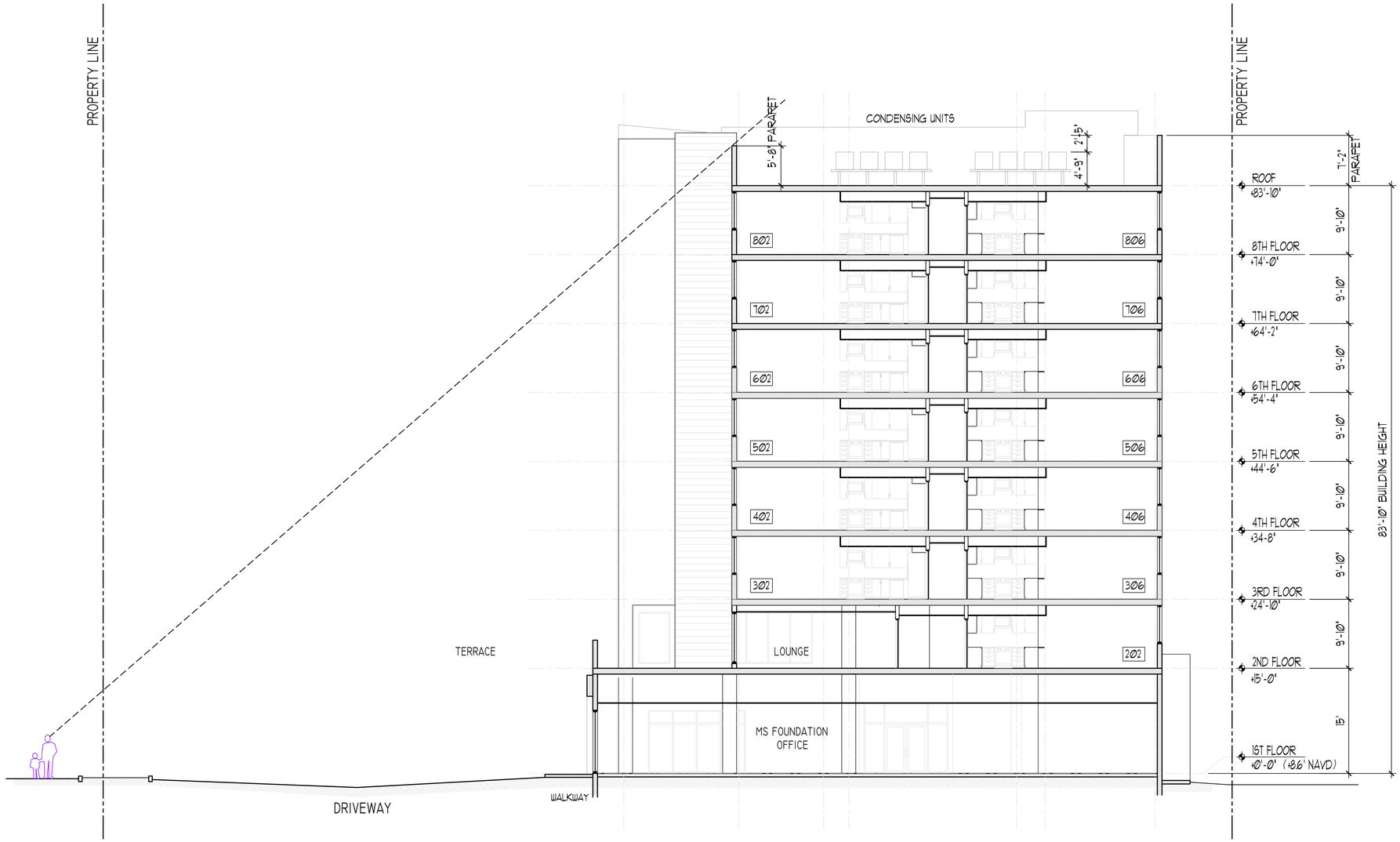
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-14
SHEET - OF -

Before the start of construction, the Contractor shall verify the as-built conditions and dimensions of the existing building and shall notify the Architect of any variations from the dimensions and conditions shown on these drawings. The Contractor is responsible for all dimensions and conditions on the job site and shall report any discrepancies to the Architect before any work is performed. The Contractor shall be responsible for the proper execution and completion of the work in the Contract Documents, even though specific reference to all items necessary for such execution and completion is not made in the Contract Documents. The Contractor is responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the Contract Documents. Dimensions shall not be scaled from drawings. Any errors or inconsistencies in the Contract Documents shall be reported to the Architect immediately before proceeding with the affected work.



1 **SECTION B-B**
SCALE: 1/8"=1'-0"

KA
KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
BUILDING SECTION
PHASE 1

REVISIONS

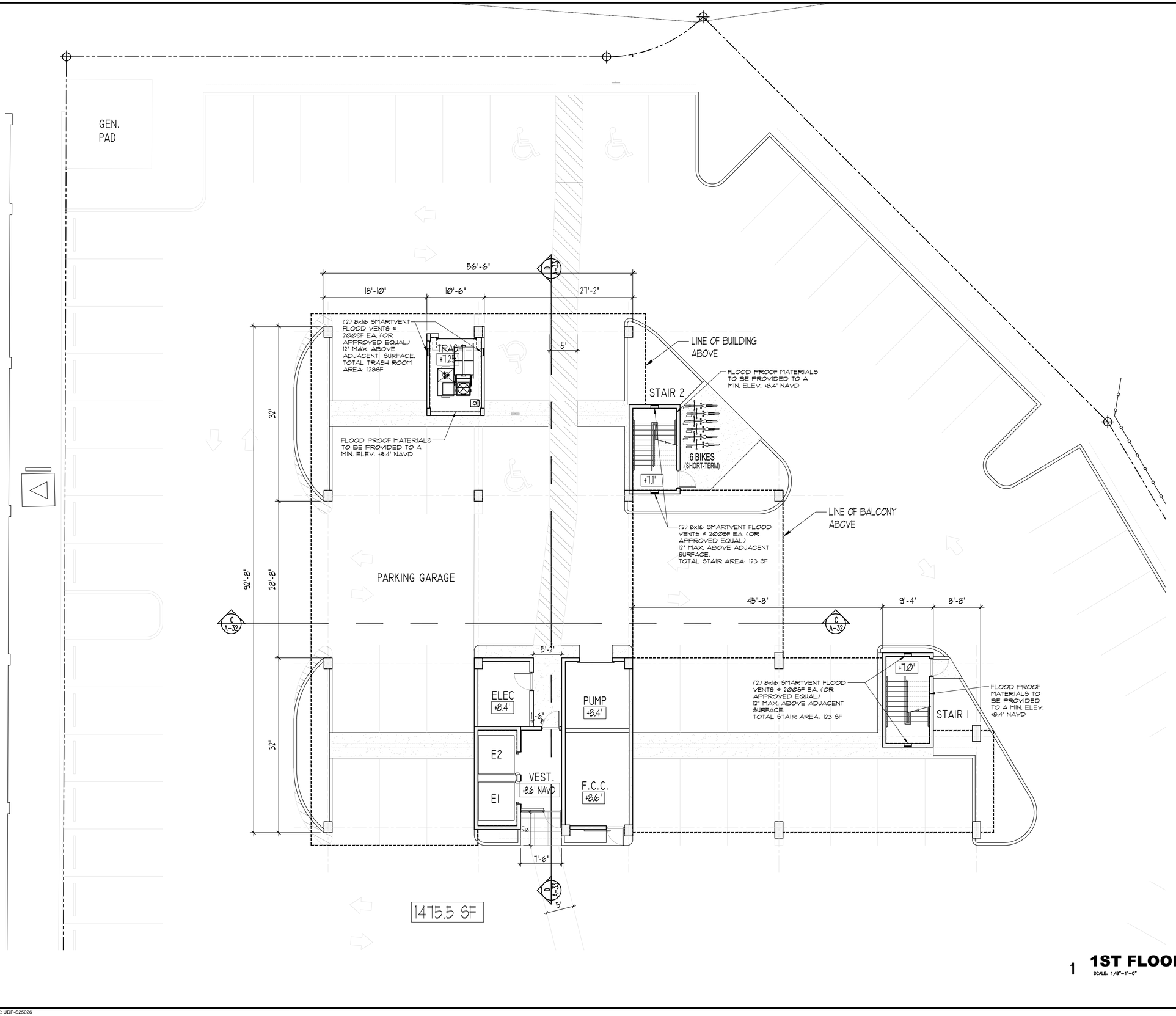
No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-15
SHEET - OF -

Before final site completion and Building Occupancy is granted by City, Owner or Architect shall provide, but not be limited to, a Professional Engineer's Certification stating that all improvements are in substantial conformance with the Certified Documents as required by the Florida Statutes. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor is responsible for all dimensions and conditions on the job and must report any discrepancies to the Architect before any work is performed. The Contractor shall be responsible for the means, methods, techniques, sequences and procedures of construction. The Contractor is responsible for the safety precautions and programs in connection with the work. These drawings are not to be scaled.



1 **1ST FLOOR PLAN**
SCALE: 1/8"=1'-0"

KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

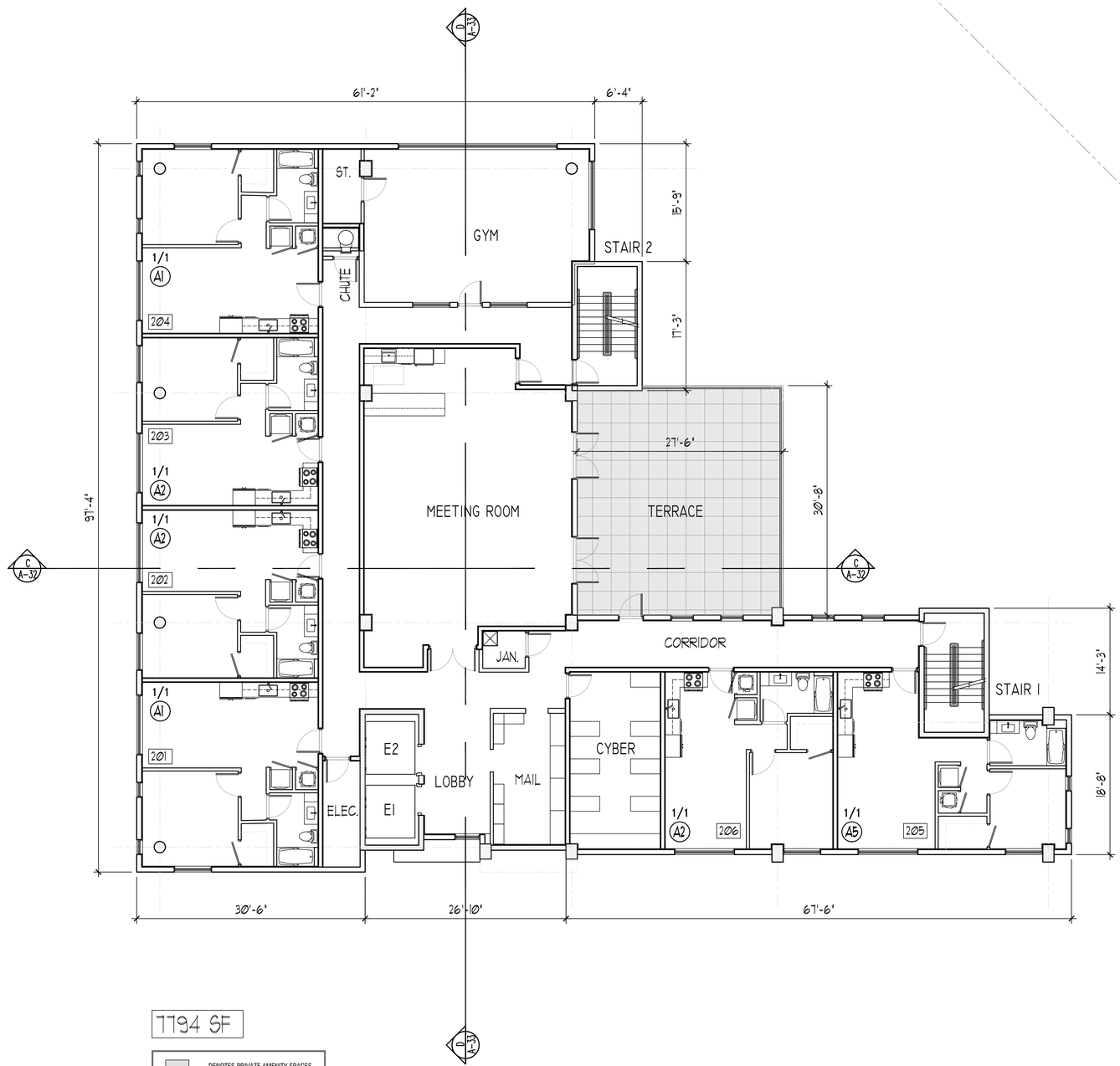
No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-16
SHEET - OF -

Before start all possible work in Building Documents it shall be the Owner or Architect's responsibility to check the set of Documents or planning sets of Building Documents. The start of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The work of the Contract Documents shall be executed by the Contractor and all subcontractors in such a manner as to avoid any delays or disputes and in accordance with the Contract Documents and all applicable laws, codes, rules and regulations. The Contractor is responsible for the proper fitting together of all parts of the work and for providing openings for the work of all trades. The Contractor shall be responsible for all dimensions and conditions at the site and shall report any discrepancies to the Architect before commencing work. Written dimensions shall take precedence over scaled dimensions. Contractor shall verify all dimensions at the site and shall report any discrepancies to the Architect before commencing work. Drawings are not to be scaled.



1 **2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

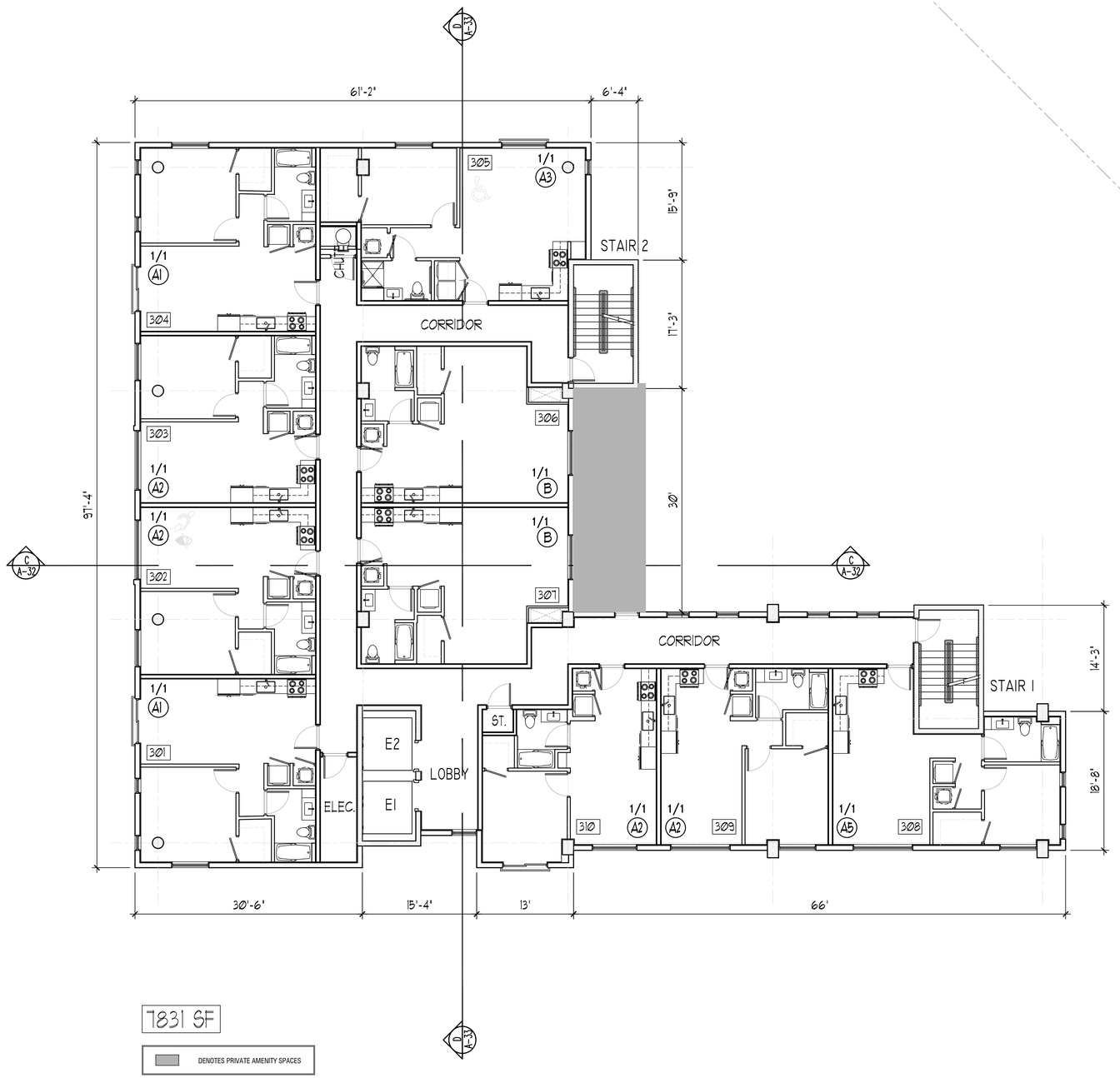
No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-17
SHEET - OF -

Unless and until otherwise and if Building Documents are prepared by, and that is issued by you on behalf of Kaller Architecture, the Contract Documents are preliminary, and shall not be used for construction, permitting, bidding, or filing with any governmental authority. By your use of Kaller Architecture's Contract Documents, you acknowledge that the Contract Documents are incomplete, and you agree to indemnify, defend, and hold harmless Kaller Architecture from any claims, damages, losses, or expenses arising out of or resulting from your use of the Contract Documents prior to the completion of the Building Documents.



1 **3RD FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

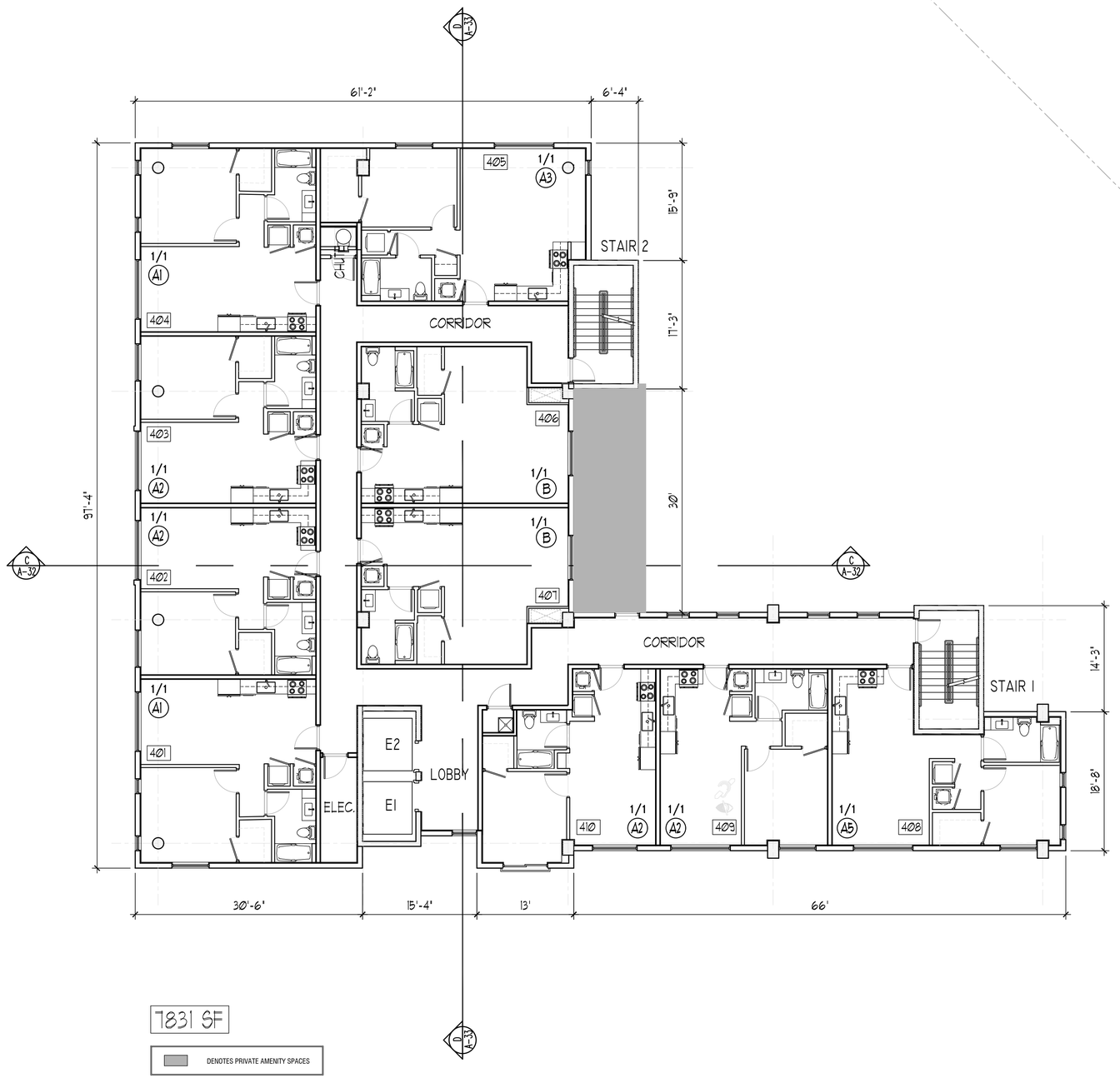
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-18
SHEET - OF -

Unless shall use complete sets of Bidding Documents in preparing bids. Refer to Cover for Architect assumes responsibility for errors or omissions resulting from the use of incomplete or preliminary sets of Bidding Documents. The seal on the Contract Documents is to indicate that where required by the licensing authority in the jurisdiction in which the project is located the architect has performed professional services in connection with the Contract Documents but assumes no responsibility for acts of the Contractor, Subcontractors or any other persons performing any of the Work or for the failure of any of the foregoing to carry out the Work in accordance with the Contract Documents.



1 **4TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

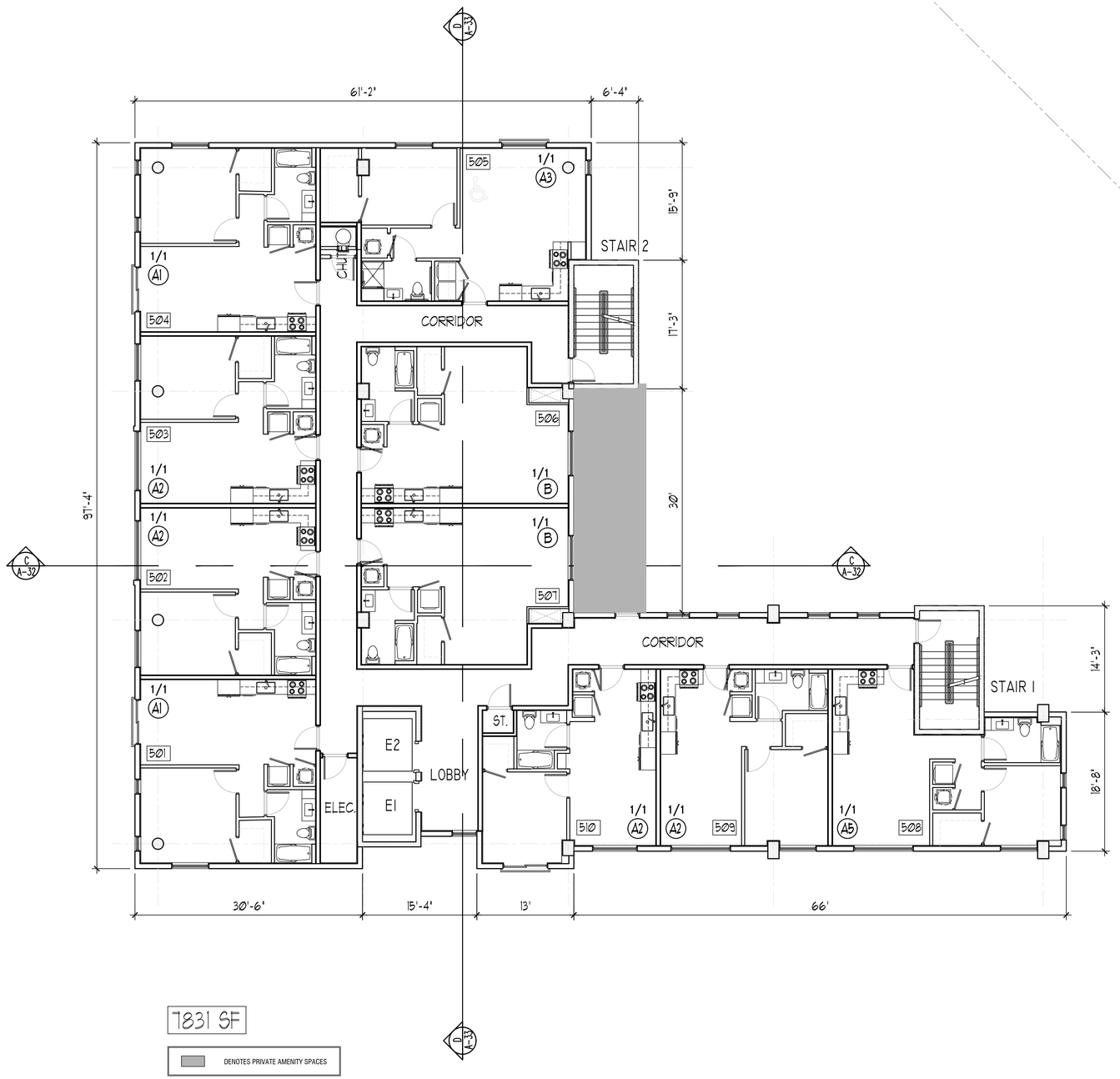
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-19
SHEET - OF -

Each trade shall be responsible for providing complete and operational systems as shown and described by the Contract Documents. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.



1 **5TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

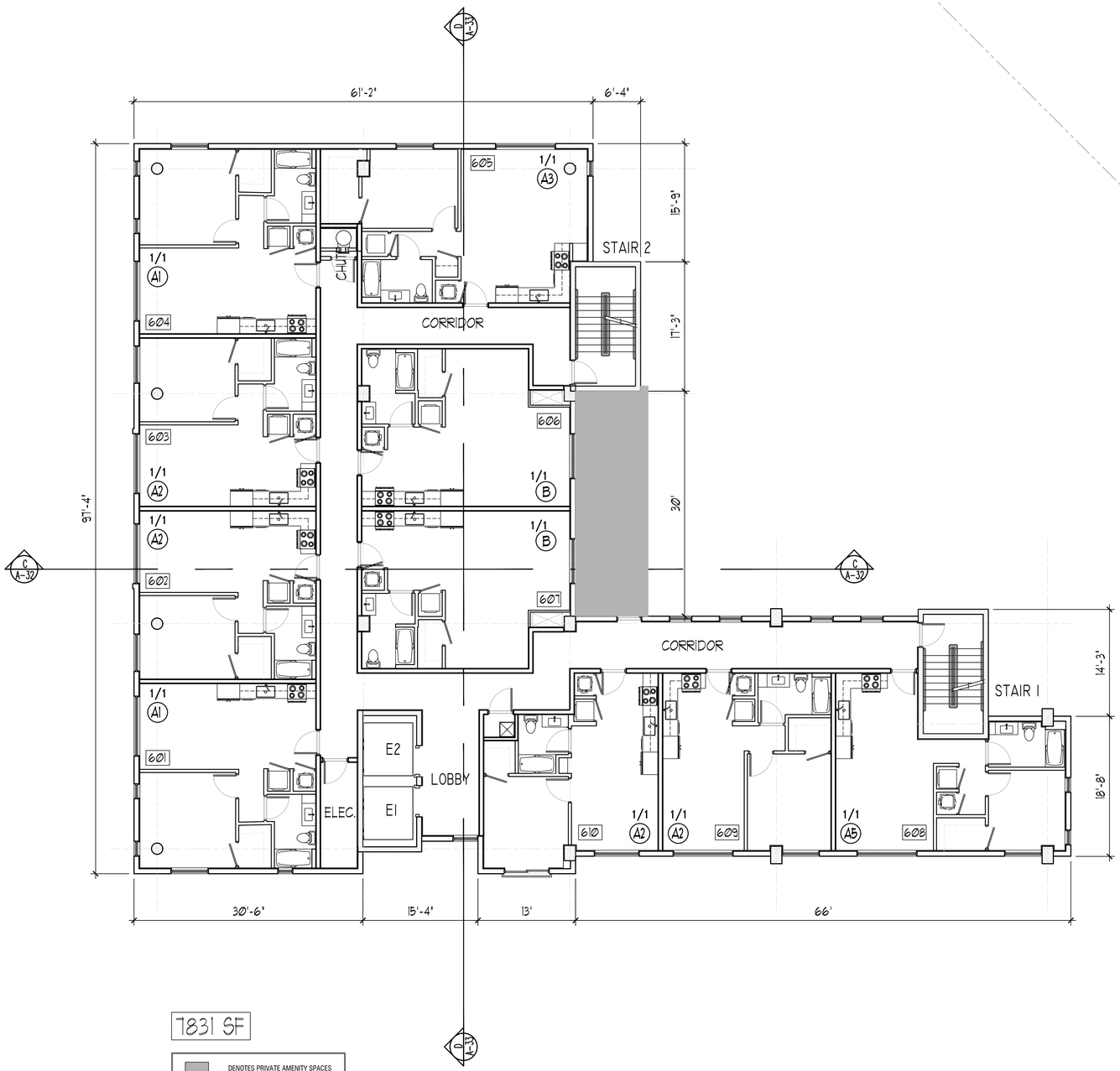
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-20
SHEET - OF -

Bidders shall visit possible sites of Existing Construction to prepare his bid. Owner to Owner or Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. In the event conflicts in the Contract Documents exist or are discovered by the Contractor, such conflicts shall be brought to the attention of the Architect before proceeding with the work. Figured dimensions shall govern over scaled dimensions. Detailed drawings shall govern over general drawings.



1 **6TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

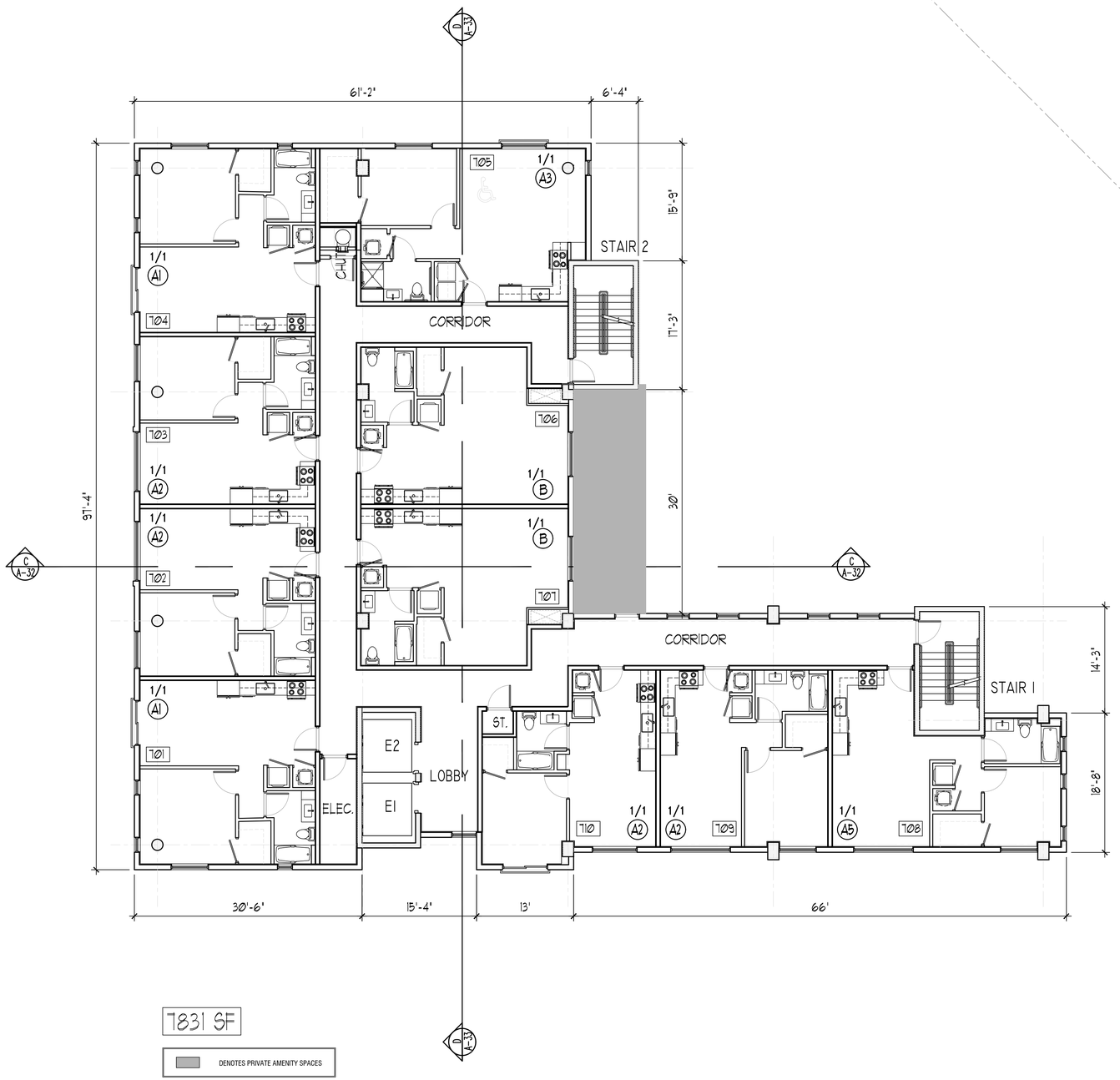
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-21
SHEET - OF -

Both the Contractor and Subcontractor are responsible for examining the Contract Documents and satisfying themselves as to the conditions under which the Work is to be performed, for the proper execution and completion of the Work in the Contract Documents, and for adjusting and coordinating all portions of the Work called for under their respective trades, whether performed by themselves or by Subcontractors or Sub-subcontractors. Should either the Contractor or a Subcontractor discover any conflict, error or discrepancy in the Contract Documents, it shall promptly report it to the Architect before proceeding with the Work affected thereby; however, such examination shall not be required to be exhaustive. If the Contractor performs any construction activity involving conflict, error or discrepancy in the Contract Documents without having given such notice to the Architect, the Contractor shall assume full responsibility for such performance and shall bear the attributable costs for correction.



7831 SF

DENOTES PRIVATE AMENITY SPACES

1 **7TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

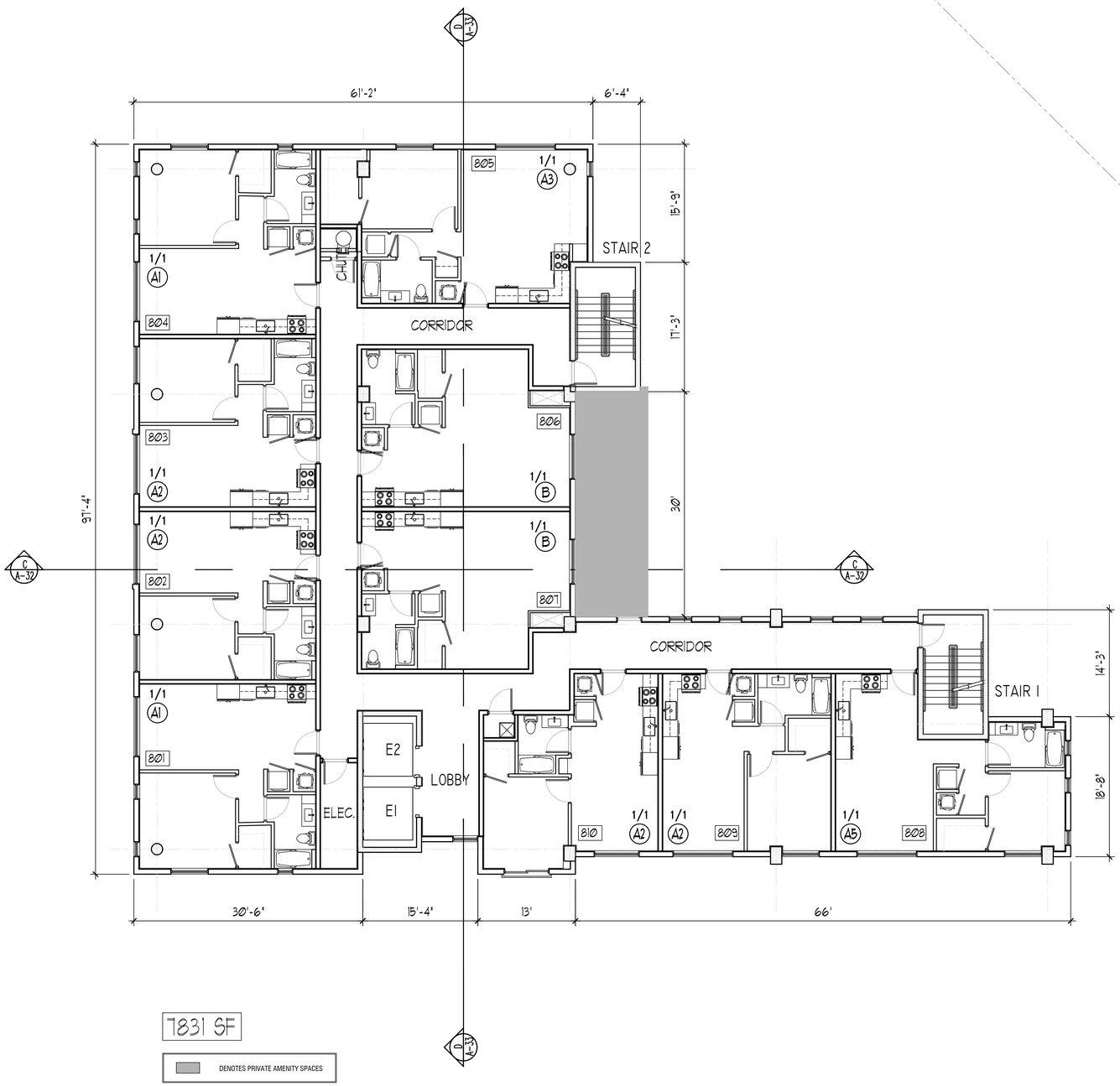
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-22
SHEET - OF -

Unless otherwise noted on Drawings, The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

Contractor shall verify and coordinate all Existing Conditions and Dimensions in the field and shall notify the Architect of any discrepancies before proceeding with the Work. The Contractor is responsible for the proper execution and construction of the work by the Contractor and all Subcontractors.



7831 SF

DENOTES PRIVATE AMENITY SPACES

1 **8TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

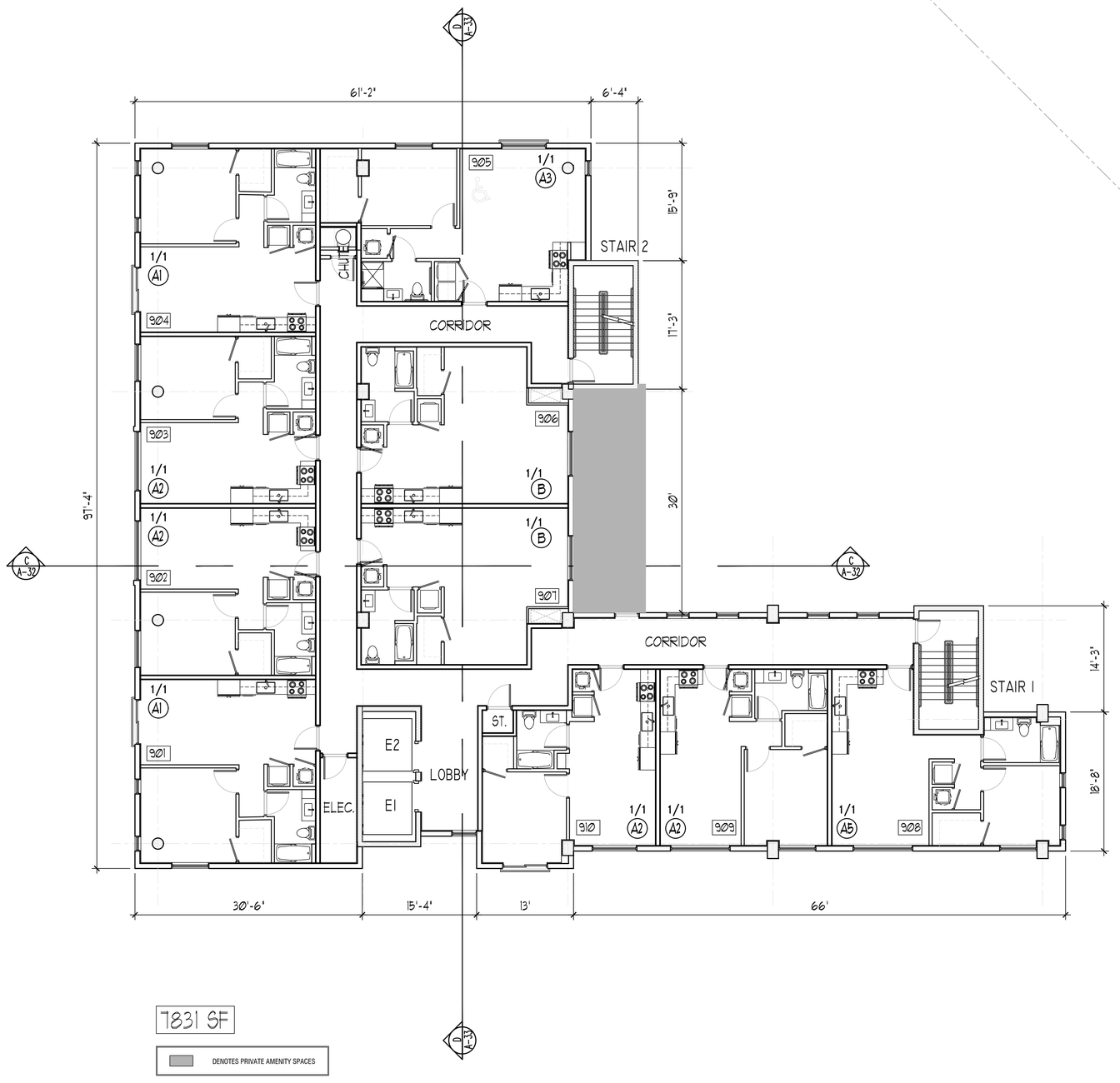
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-23
SHEET - OF -

Unless shall use complete sets of Bidding Documents in properly bid, refer to Cover for Architect assumes responsibility for errors or omissions resulting from the use of incomplete or partial sets of Bidding Documents. The sale of the Contract Documents is to include all items necessary for the proper execution and construction of the work by The Contractor. The Contractor shall be required to check all dimensions before beginning work. Contractor to coordinate the various trades.



7831 SF

DENOTES PRIVATE AMENITY SPACES

1 **9TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

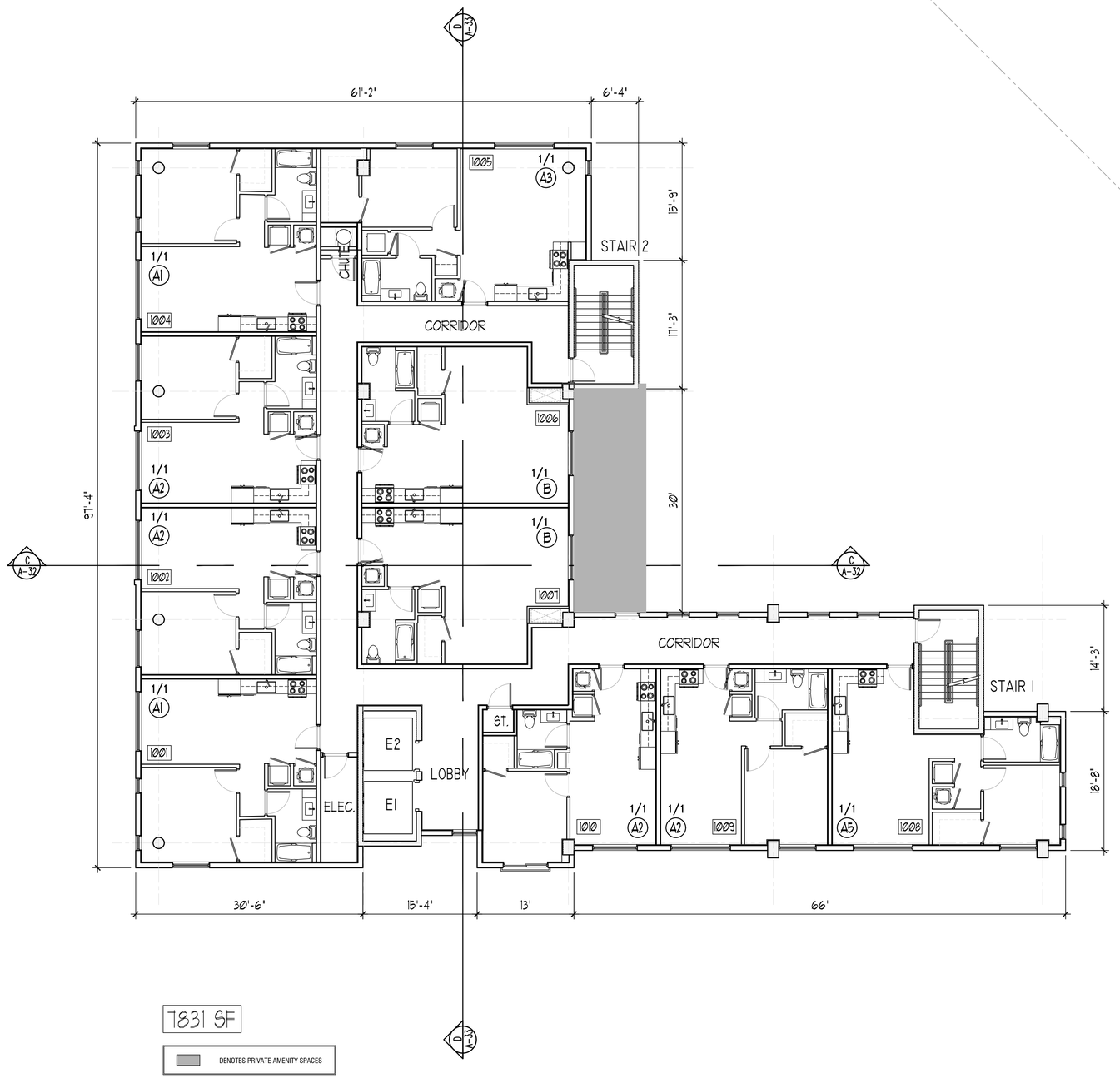
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-24
SHEET - OF -

Before start any construction work or Shop Drawings preparation, Contractor shall verify and be responsible for any and all dimensions. Do not scale drawings. The Contractor shall review all Shop Drawings and Submittals prepared by the Contractor, his Subcontractors or any of his agents and shall indicate his approval thereon as evidence of such review. The Contractor shall be responsible for any deviations from the Contract Documents unless such deviations have been brought to the attention of the Architect in writing and the Architect has given written approval to the specific deviations. The Architect's review shall not relieve the Contractor of responsibility for errors or omissions in the Shop Drawings or of responsibility for meeting all requirements of the Contract Documents. The Contractor shall direct specific attention in writing to revisions other than those requested by the Architect on previous submittals. The Contractor shall be responsible for coordinating all portions of the work and all trades. The Contractor shall be responsible for the proper construction and completion of the work in the Contract Documents and customarily included from them as being necessary to produce the intended results.



1 **10TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

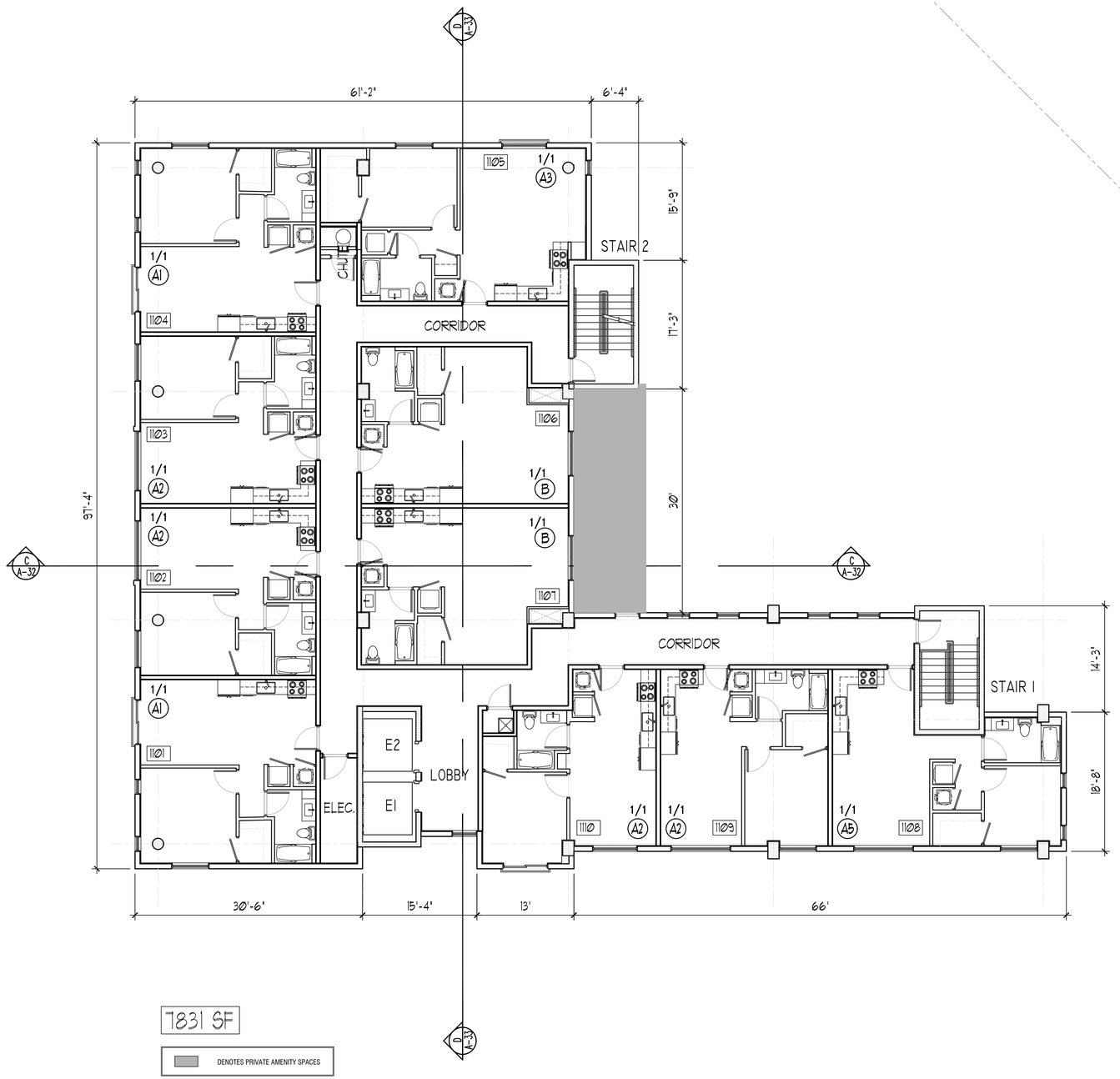
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-25
SHEET - OF -

Bidders shall visit site and complete work as detailed by "Contract Documents" and shall be responsible for any and all discrepancies in the same prior to the submission of their proposals. The Contractor shall be responsible for the proper construction and coordination of the work to the Contract Documents and is solely responsible for the means, methods, techniques, sequences and procedures of construction. The Contractor shall verify and be responsible for all dimensions and conditions on the job and shall report any discrepancies to the Architect before commencing work. The Contractor shall perform all work in accordance with the Contract Documents and all governing codes and regulations. The Contractor is responsible for all errors and omissions in the Contract Documents relative to any work undertaken by him before discovery of such errors and omissions and before proceeding with any work affected thereby. The Contractor shall be responsible for the coordination of the trades, subcontractors and suppliers. The Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the Contract. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the work and other persons who may be affected thereby, all the work and all other property. The Contractor shall comply with all applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss; he shall erect and maintain all necessary safeguards for such safety and protection. The Contractor shall notify owners of adjacent property and utilities when prosecution of the work may affect them, and shall comply with all laws, ordinances, rules, regulations and orders of any public body relative to the safety, protection and convenience of the owners of adjacent property and utilities during the prosecution of the work. The Contractor shall comply with all applicable laws, ordinances, rules, regulations and orders of any public body relative to the safety, protection and convenience of the owners of adjacent property and utilities during the prosecution of the work. The Contractor shall comply with all applicable laws, ordinances, rules, regulations and orders of any public body relative to the safety, protection and convenience of the owners of adjacent property and utilities during the prosecution of the work.



7831 SF

DENOTES PRIVATE AMENITY SPACES

1 **11TH FLOOR PLAN**
SCALE: 1/8"=1'-0"

NORTH

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

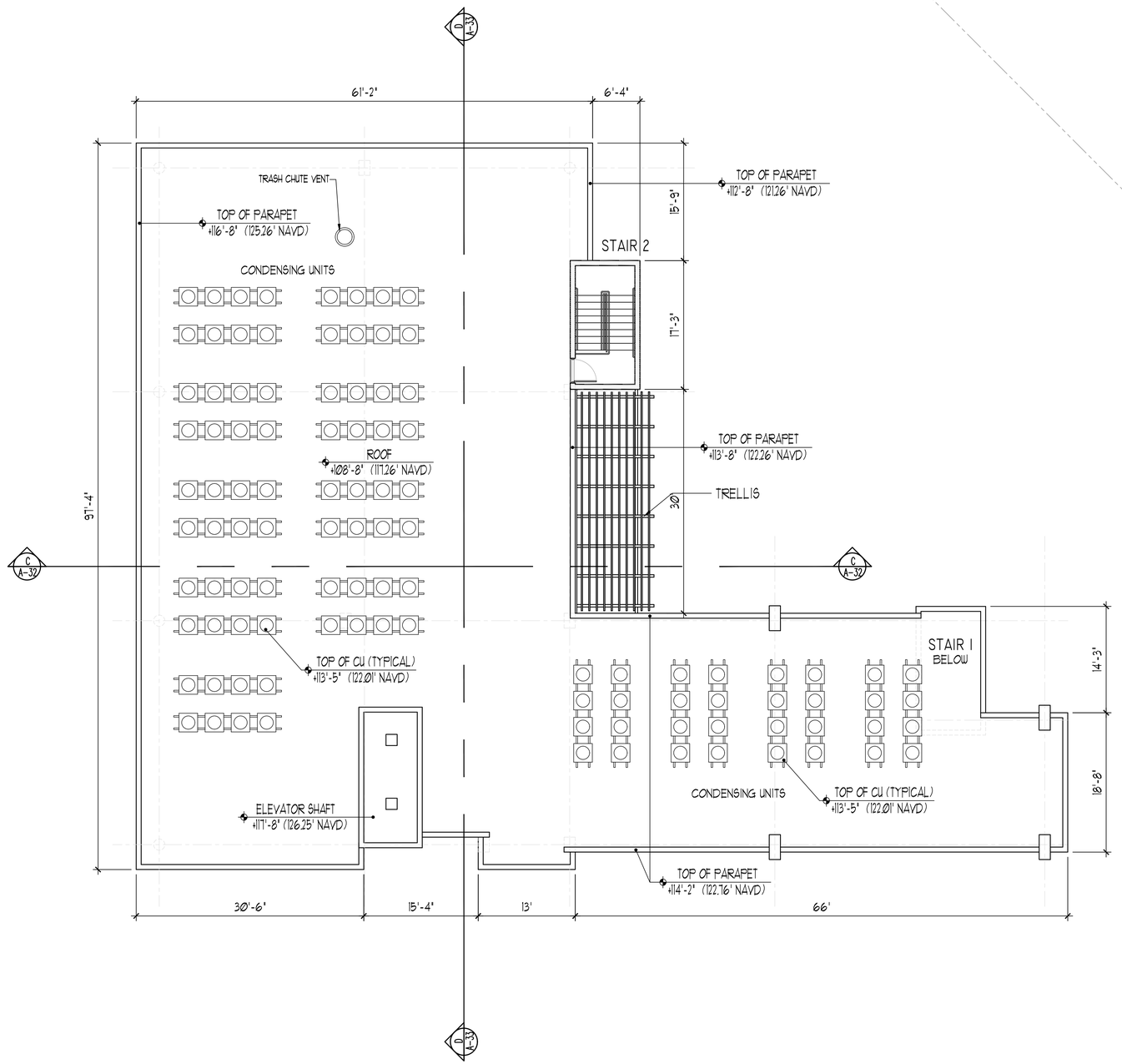
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-26
SHEET - OF -

Sellers shall also complete each of Exhibit "C" Documents in preparing Site, which the Owner or Architect shall be responsible for errors or omissions resulting from the use of incomplete or preliminary sets of Building Documents. The seller of the Contract Documents is to include all plans necessary for the proper construction and completion of the work by the Contractor. The Architect assumes



1 **ROOF PLAN**
SCALE: 1/8"=1'-0"

NORTH

KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
FLOOR PLANS
PHASE 2

REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
2	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

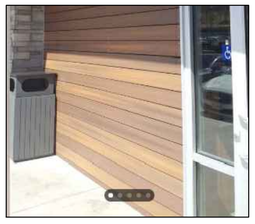
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

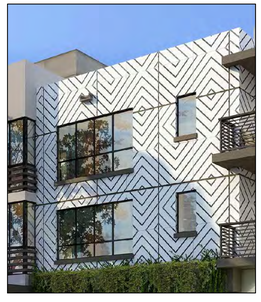
SHEET
A-27
SHEET - OF -

Each and all drawings and Building Documents in whatever form or medium of expression now or hereafter developed, including but not limited to the Contract Documents, the Project Manual and the Specifications, are and shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. No Building Documents, in whole or in part, may be copied, reproduced, distributed, disclosed or used in any manner whatsoever without the express written permission of the Architect. Any unauthorized use, copying or disclosure without the express written consent of the Architect is strictly prohibited. The visual display of these Building Documents shall not constitute publication or dedication. Submission or distribution of these Building Documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights. The Architect shall not be responsible for any modifications made to these Building Documents by any party other than the Architect. Any such modifications are made at the sole risk of the party making such modifications, and any such party shall indemnify and hold harmless the Architect from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting therefrom.

1 **WEST ELEVATION**
SCALE: 1/8"=1'-0"

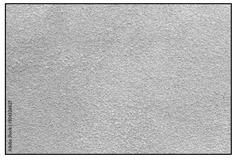

NEW TECH WOOD SIDING PERUVIAN TEAK

DARK GREY SMOOTH STUCCO


PORCELAIN TILE

HORIZONTAL PATTERN SCORED STUCCO

FAUX IVY GREEN WALL


GREY TEXTURED STUCCO

BLACK STOREFRONT

BLACK WINDOWS

POWDER COATED METAL CANOPY

POWDER COATED MESH GUARD RAIL

POWDER COATED MESH ALUMINUM TRELLIS

POWDER COATED MESH ALUMINUM SCREEN

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

FL [redacted] 1239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
ELEVATIONS
PHASE 2

REVISIONS

No.	DATE	DESCRIPTION
3	07/30/25	DRC -REV
4	09/12/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

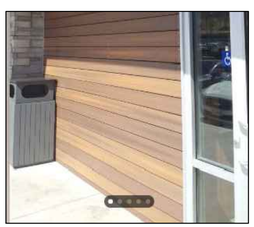
SHEET

A-28

SHEET - OF -

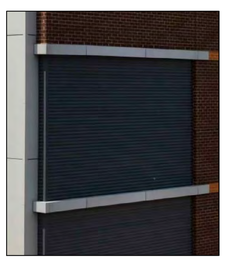
Unless otherwise noted on drawings, the Contract Documents are proprietary, and shall remain the property of the Architect whether the project for which they are prepared is executed or not. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. The Contractor shall be responsible for all dimensions and conditions on the job, and the Architect will not be responsible for any discrepancies. The Contractor shall inform the Architect before proceeding with the work in any area in question. The Contractor shall not be relieved of responsibility for deviations from the drawings by the fact that the Architect has reviewed shop drawings, product data or samples submitted by him. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor, his subcontractors and material men. The Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the Contract Documents. The Contractor shall not be relieved of responsibility for performance by the Contractor of any part of the work by the fact that the Architect has reviewed the Contractor's schedule for the performance of his work. The Contractor shall be responsible for the accuracy of all dimensions and quantities. The Contractor shall not be relieved of responsibility for deviations from the Contract Documents by the fact that the Architect has reviewed Shop Drawings, Product Data or Samples submitted by the Contractor. The Contractor shall not be relieved of responsibility for deviations from the Contract Documents by the fact that the Architect has reviewed Shop Drawings, Product Data or Samples submitted by the Contractor unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submission and the Architect has given written approval to the specific deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data or Samples by the fact that the Architect has reviewed them.

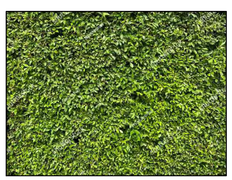
1 **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"


NEW TECH WOOD SIDING PERUVIAN TEAK

DARK GREY SMOOTH STUCCO

PORCELAIN TILE


HORIZONTAL PATTERN SCORED STUCCO


FAUX IVY GREEN WALL

GREY TEXTURED STUCCO

BLACK STOREFRONT

BLACK WINDOWS

POWDER COATED METAL CANOPY

POWDER COATED MESH GUARD RAIL

POWDER COATED MESH ALUMINUM TRELLIS

POWDER COATED MESH ALUMINUM SCREEN

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

FLORIDA REGISTERED ARCHITECT JOSEPH B. KALLER #0026239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
ELEVATIONS
PHASE 2

REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV
4	09/12/25	DRC - REV

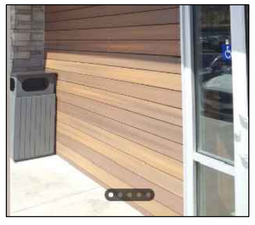
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-29
SHEET - OF -

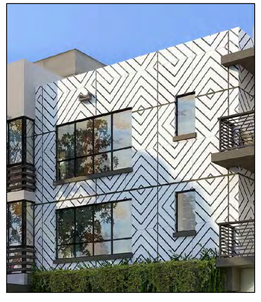
Before start of construction the Contractor shall compare all of the drawings & verify the dimensions & conditions on the job & this office must be notified of any variations. No extra claims will be allowed unless such variations have been authorized by the Contract Documents & the Architect has been notified in writing for a ruling prior to commencement of the work. The Contractor shall be responsible for the proper execution and completion of the entire work even though it may not be detailed or indicated on the Contract Documents. The Contractor shall be responsible for all dimensions & conditions on the job & the Architect shall be notified of any variations from the Contract Documents before proceeding with the work. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify & coordinate all matters pertaining to his trade & that of subcontractors. Review of the Contractor submittal by the Architect & his consultants shall not relieve the Contractor of the responsibility for errors or omissions in the submittal which the Contractor is responsible for by virtue of acceptance of the Contract Documents. The review of the Contractor submittal by the Architect & his consultants shall not relieve the Contractor of the responsibility for deviations from the Contract Documents unless the Contractor has informed the Architect in writing of such deviation at the time of submission & the Architect has given written approval to the specific deviation. The review of the Contractor submittal by the Architect & his consultants shall not relieve the Contractor of the responsibility for errors or omissions in the submittal which the Contractor is responsible for by virtue of acceptance of the Contract Documents.

1 **EAST ELEVATION**
SCALE: 1/8"=1'-0"



NEW TECH WOOD SIDING
PERUVIAN TEAK

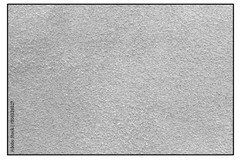
DARK GREY SMOOTH STUCCO



PORCELAIN TILE

HORIZONTAL PATTERN SCORED STUCCO

FAUX IVY GREEN WALL



GREY TEXTURED STUCCO

BLACK STOREFRONT

BLACK WINDOWS

POWDER COATED METAL CANOPY

POWDER COATED MESH GUARD RAIL

POWDER COATED MESH ALUMINUM TRELLIS

POWDER COATED MESH ALUMINUM SCREEN

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

FL [redacted] 1239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
ELEVATIONS
PHASE 2

REVISIONS

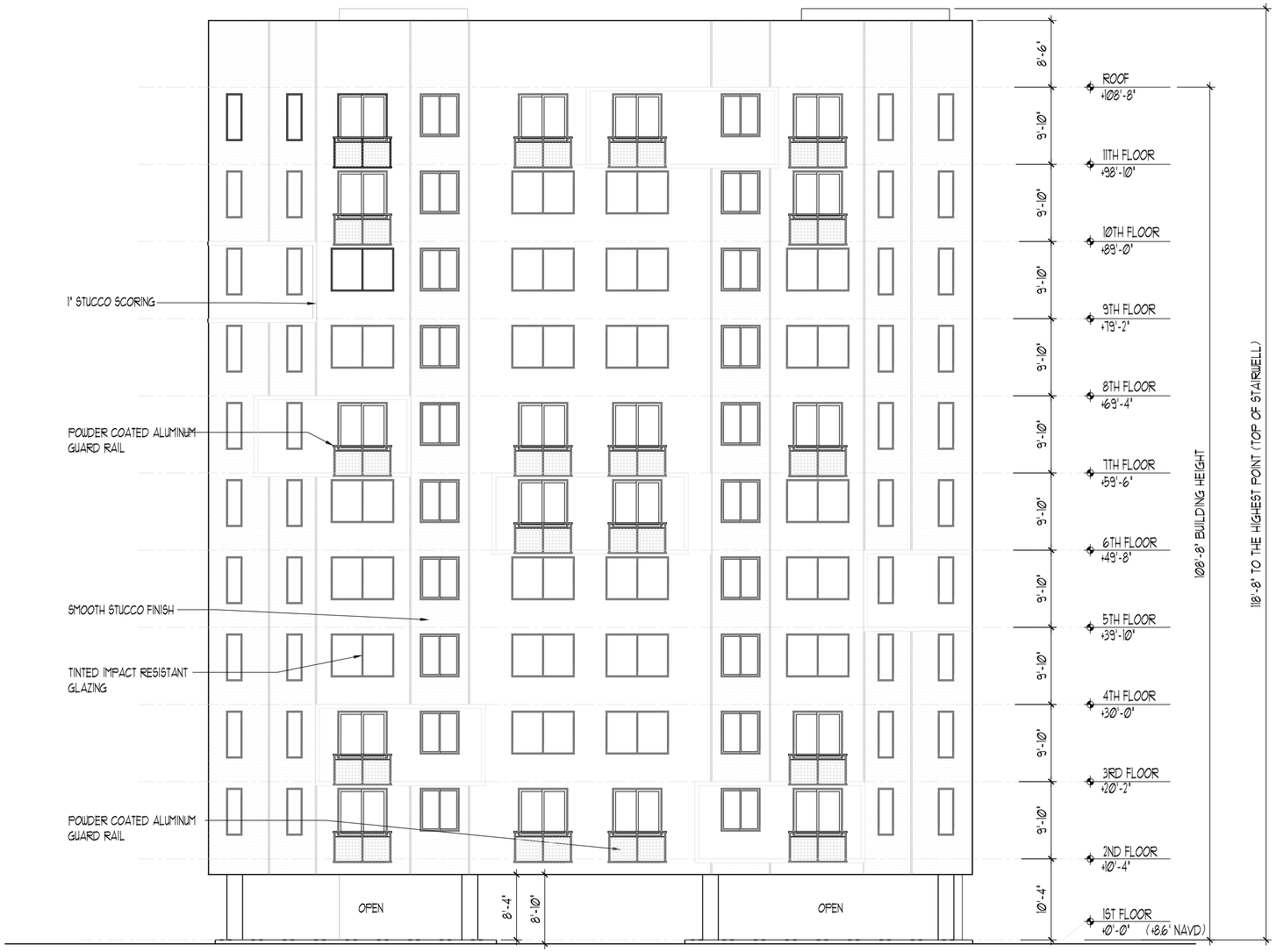
No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV
4	09/12/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

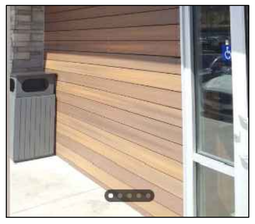
PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-30
SHEET - OF -

Unless shall not complete with all Building Documents to prevail in the event of conflict, the Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. In performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

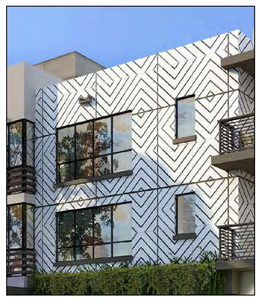


1 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"



NEW TECH WOOD SIDING
PERUVIAN TEAK

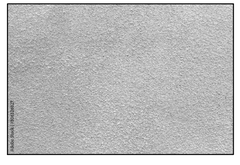
DARK GREY SMOOTH STUCCO



PORCELAIN TILE

HORIZONTAL PATTERN
SCORED STUCCO

FAUX IVY GREEN WALL



GREY TEXTURED STUCCO

BLACK STOREFRONT

BLACK WINDOWS

POWDER COATED METAL
CANOPY

POWDER COATED MESH
GUARD RAIL

POWDER COATED MESH
ALUMINUM TRELLIS

POWDER COATED MESH
ALUMINUM SCREEN

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

FLORIDA REGISTERED ARCHITECT NO. AR0015239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
ELEVATIONS
PHASE 2

REVISIONS

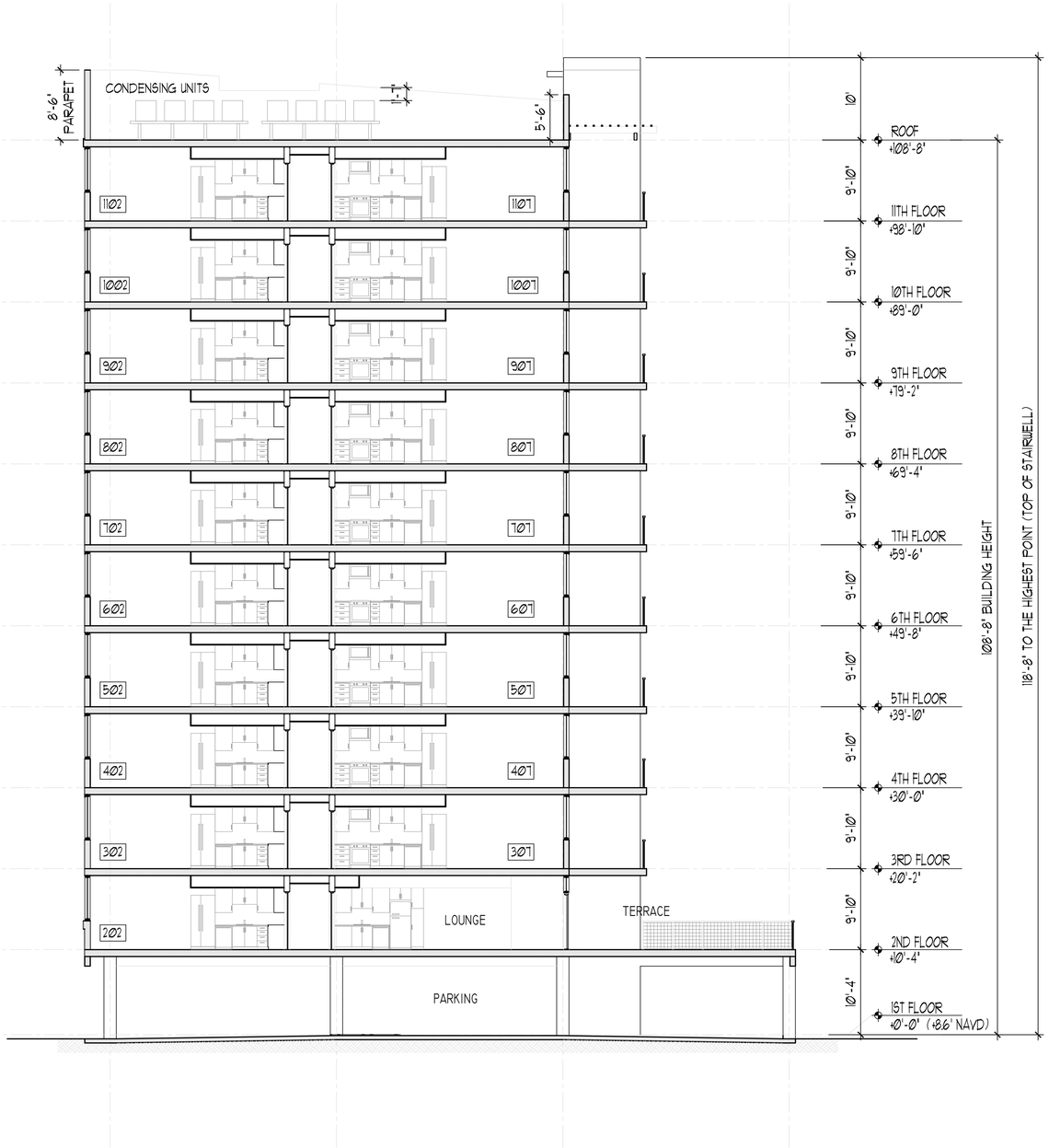
No.	DATE	DESCRIPTION
3	07/30/25	DRC REV
4	09/12/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-31
SHEET - OF -

Builders shall not commence work of Building Documents or shop work. Notify the Owner or Architect of any discrepancy and shall not proceed in the area of discrepancy until all discrepancies is fully resolved. Shop drawings are not Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. Dimensions take precedence over scale. Do not scale drawings. Contractor is responsible for all dimensions and conditions on the job. Any discrepancies shall be reported to the Architect before proceeding with the work. Contractor shall coordinate all Building Documents and shop drawings with field measurements and field construction criteria. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies shall be reported to the Architect before proceeding with the work. Contractor shall coordinate all Building Documents and shop drawings with field measurements and field construction criteria.



1 **SECTION C-C**
SCALE: 1/8"=1'-0"

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
BUILDING SECTIONS
PHASE 2

REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-32
SHEET - OF -

Sellers shall be an obligated part of Building Documents prepared by this, whether the Owner or Architect chooses to employ them, and shall be subject to all of requirements of the Building Documents. The Owner or Architect shall be required only to the extent consistent with the Contract Documents as is customarily obtained from them as being necessary for the proper execution and completion of the work and which are consistent with the design of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all. Performance by the Contractor shall be required only to the extent consistent with the Contract Documents and customarily obtained from them as being necessary to produce the intended results.

1 **SECTION D-D**
SCALE: 1/8"=1'-0"

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
BUILDING SECTIONS
PHASE 2

REVISIONS

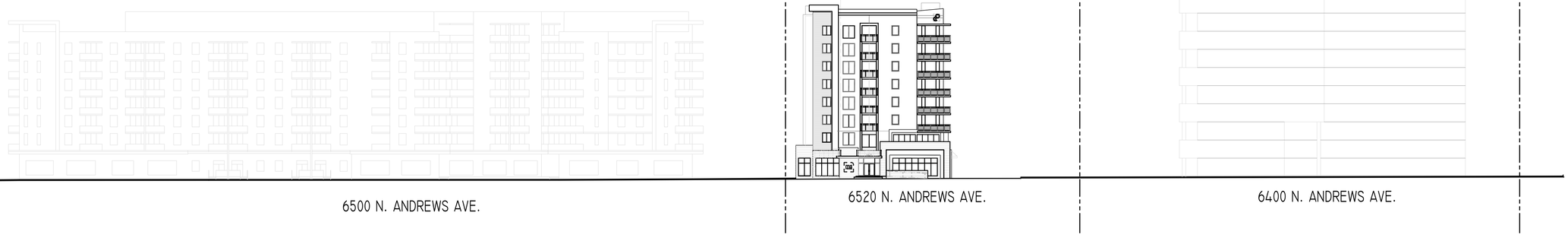
No.	DATE	DESCRIPTION
3	07/30/25	DRC - REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-33
SHEET - OF -

Bidders shall visit complete sets of Bidding Documents in advance to fully familiarize themselves with the conditions of the work to be performed. The plans and specifications are complementary, and what is required by one shall be as binding as if required by both. Any conflicts between the Contract Documents are to be brought to the attention of the Owner for clarification before the bid is submitted. The Contractor is responsible for the proper execution and completion of the work required by the Contract Documents, the intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor warrants that he has thoroughly examined and compared the Contract Documents and has satisfied himself as to the nature and location of the work, the conformation of the ground, the character, quality and quantity of the materials to be furnished and all other requirements of the Contract Documents. The Contractor's failure to acquaint himself with any applicable conditions will not relieve him from the responsibility for successfully performing the work without additional expense to the Owner. The Owner assumes no responsibility for any conclusions or interpretations made by the Contractor on the basis of the information made available by the Owner. Before ordering any materials or doing any work the Contractor shall verify all measurements at the site and shall be responsible for the correctness of same. No extra charge or compensation will be allowed on account of differences between actual dimensions and the measurements indicated on the Contract Documents. Any differences that may be found shall be submitted to the Architect for resolution before proceeding with the work. The Contractor shall have sole responsibility for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the Contract Documents, unless the Contract Documents give other specific instructions concerning these matters.



N. ANDREWS AVE. LOOKING EAST

1 **CONTEXTUAL STREET ELEVATION**
SCALE: 1"=30'-0"

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0090239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
CONTEXTUAL ELEVATION

REVISIONS

No.	DATE	DESCRIPTION
1	6-20-25	DR APP
2		

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

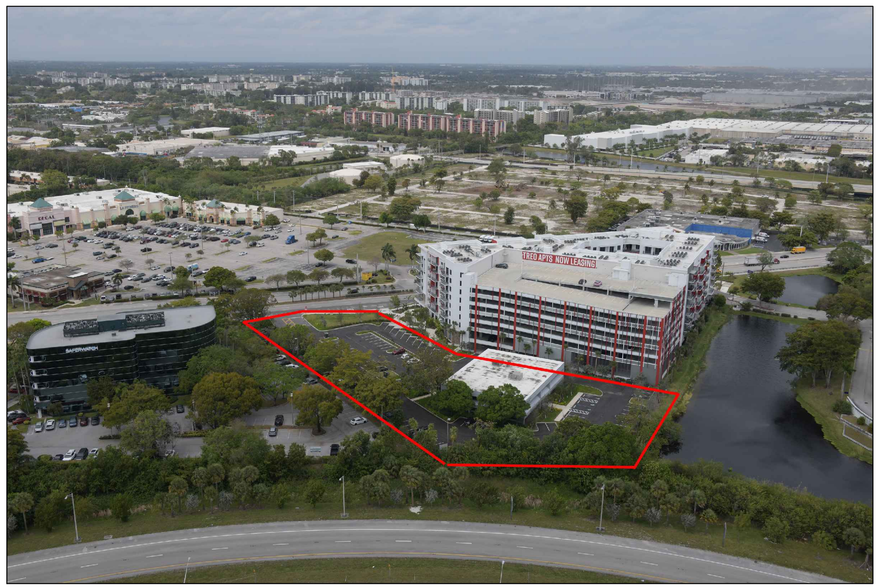
SHEET
A-34

SHEET - OF -

Before start of construction of Building Component prepared by Sub, Vendor, Fabricator or Supplier, it shall be Owner or Architect's responsibility to check in the field all dimensions relating to the building as it presently is or as it will be when the building is completed in accordance with the Contract Documents. The Contractor shall be responsible for the work by the Contractor, the Contractor's Subcontractors and Suppliers, and all means, techniques, sequences and procedures necessary for coordinating all portions of the Work under the Contract Documents. The Contractor is solely and completely responsible for conditions of the Jobsite, including safety of all persons and property during performance of the Work. This requirement will apply continuously and not be limited to normal working hours. Any duty of the Owner or Architect to conduct inspections of the Contractor's performance is for the sole benefit of the Owner and does not relieve the Contractor of its responsibilities for the Work.

SOUTHWEST OF SITE

SOUTH OF SITE



SOUTH EAST OF SITE

1 **EXISTING SITE PICTURES**
SCALE: 1/8"=1'-0"

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
SITE AERIAL VIEWS
PHASE 1 AND 2

REVISIONS

No.	DATE	DESCRIPTION
1		
2		

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-35
SHEET - OF -

Before bid, plat, or private plan / Building Documents or Zoning Submittal, the Owner of Architectural Drawings, and shall be returned upon demand. The Visual Art Contractor, Documents are complimentary, and shall remain the property of the Architect. Reproduction or publication of the work or design contained in the Architectural Drawings, Specifications and other documents prepared by the Architect is prohibited without the written consent of the Architect. Visual Contractors shall be required only to the extent necessary for the limited use authorized by the Architect. Visual Contractors shall be required to return all copies of the Architectural Drawings, Specifications and other documents prepared by the Architect upon the completion of the work for the limited use authorized by the Architect.

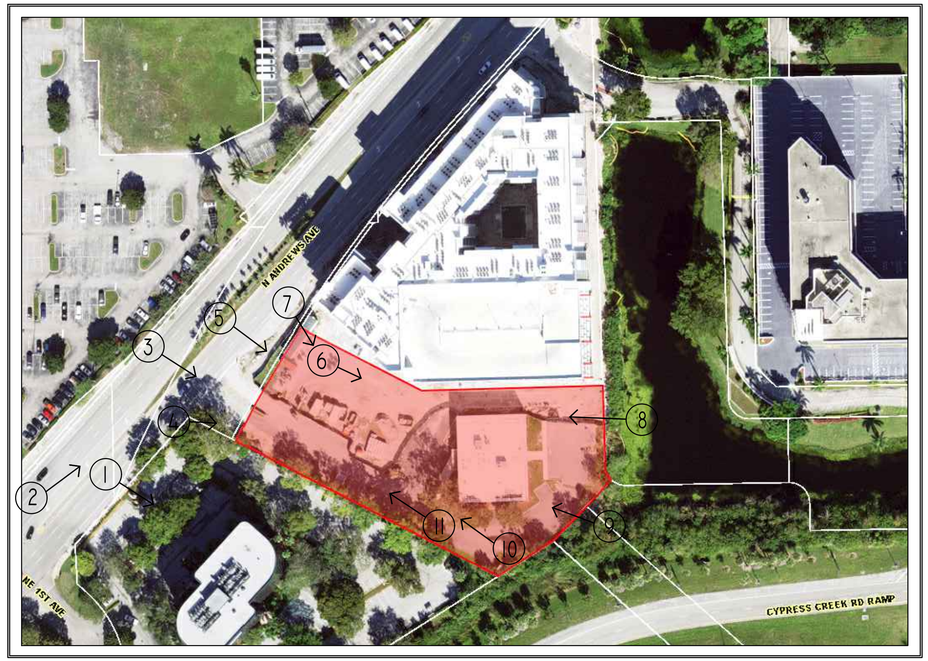
1

2

3

4

11



AERIAL KEY PLAN

5

10

6

9

8

7

1 CONTEXTUAL SITE PICTURES

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
SITE AND SOUNDINGS
PICTURES
PHASE 1 AND 2

REVISIONS

No.	DATE	DESCRIPTION
1		
2		

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-36
SHEET - OF -

Both the Contractor (hereinafter the Owner's Authorized Representative) and the Architect hereby mutually agree that all Contract Documents (as defined in the General Conditions of the Contract for Construction) shall be considered Instruments of Service and shall remain the property of the Architect whether the Project for which they are made is executed or not. The Owner and Contractor are permitted to use the Contract Documents only for the Project and not for any other purpose. The Owner and Contractor agree to keep confidential and not to disclose to any person or entity without the written consent of the Architect any and all information that is proprietary to the Architect, whether such information is contained in the Contract Documents or otherwise. The Owner and Contractor agree to provide reasonable protection for the confidential information described above that is consistent with the protection that is provided by the Owner or Contractor to its own proprietary and confidential information. The Owner and Contractor agree to immediately notify the Architect in the event that the Owner or Contractor receives a request to release confidential information, and the Owner and Contractor agree to timely assert and cooperate in asserting all privileges that apply to the confidential information. The Owner and Contractor agree that the Architect is to be notified immediately in the event that the Owner or Contractor receives a subpoena or other process or request to release confidential information, and the Owner and Contractor agree to timely assert and cooperate in asserting all privileges that apply to the confidential information. The Owner and Contractor agree that the Architect is to be notified immediately in the event that the Owner or Contractor receives a subpoena or other process or request to release confidential information, and the Owner and Contractor agree to timely assert and cooperate in asserting all privileges that apply to the confidential information.

1 **SOUTH WEST CORNER VIEW**

KA

KallerArchitecture

AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

PINNACLE AT CYPRESS
ELDERLY RESIDENCES
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE

RENDERINGS
PHASE 1 AND 2

REVISIONS

No.	DATE	DESCRIPTION
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

A-37

SHEET - OF -

Bidders must use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or partial sets of Bidding Documents. The Intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contractor shall be required to furnish and perform all work as shown or reasonably inferable from them as being necessary to produce the indicated results.

1 **SOUTH EAST CORNER VIEW**

KellerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
ELDERLY RESIDENCES
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
RENDERINGS
PHASE 1 AND 2

REVISIONS

No.	DATE	DESCRIPTION
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-38
SHEET - OF -

Contract Documents. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all. performance by The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

Building Documents. The term "Building Documents" is limited to those drawings and specifications that establish the quality levels of materials and systems required by the Contract Documents. Within 14 days after receipt of the Building Documents, the Contractor shall provide in writing to the Architect any conflicts between the Building Documents and applicable laws, codes, and rules. The Contractor shall not be liable for damages or costs resulting from such conflicts that are reported to the Architect within this 14-day period.

Shop Drawings, Product Data and Samples. Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work. Shop Drawings, whether approved by the Architect or not, are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor intends to implement the Building Documents and Contract Documents. After the Architect's review, the Contractor shall revise and resubmit Shop Drawings as required, unless otherwise specified by the Architect. The Contractor shall notify the Architect in writing of any revisions to the Shop Drawings other than those requested by the Architect on previous submittals. The Contractor shall perform no portion of the Work requiring submittal and review of Shop Drawings until the respective submittal has been approved by the Architect.

1 **SOUTH WEST CORNER VIEW**

KellerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

PINNACLE AT CYPRESS
ELDERLY RESIDENCES
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE

RENDERINGS
PHASE 1 AND 2

REVISIONS

No.	DATE	DESCRIPTION
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

A-39

SHEET - OF -

Before start and completion of Bidding Documents it is project's duty to inform the Owner, his Architect and Consultants for errors or inconsistencies detected in the set of documents or preliminary sets of Bidding Documents. The intent of the contract documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required to perform in accordance to the entire contract documents and reasonably inferable from them as being necessary to produce the intended results.

1 **PHASE 1 RESIDENTIAL ENTRY**

KA
KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
ELDERLY RESIDENCES
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
RENDERINGS
PHASE 1 AND 2

REVISIONS

No.	DATE	DESCRIPTION
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-40
SHEET - OF -

Bidders shall use originals and/or Bidding Documents in preparing bids. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

1 **PHASE 1 RESIDENTIAL ENTRY**

KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
ELDERLY RESIDENCES
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
RENDERINGS
PHASE 1 AND 2

REVISIONS

No.	DATE	DESCRIPTION
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-41
SHEET - OF -

Drawings and Specifications as instruments of Service: All Drawings, Specifications and copies thereof furnished by the Architect are and shall remain the Architect's property. They are not to be used by the Owner or others on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. All reproduction and visual rights reserved. Prohibited without prior written permission. Architect also claims and reserves rights in the common law copyright and other property rights in these plans, ideas and designs incorporated herein, whether or not filed or registered for copyright with the Library of Congress or registered with any state or other governmental body. Any publication of these plans, designs or drawings without the Architect's written permission shall be sufficient evidence to establish access to them and that any subsequent use or adaptation is attributable to such access. Any such unauthorized publication is an infringement of the Architect's common law copyright, statutory copyright or other property rights in his plans, designs, drawings and ideas contained herein. Ownership of Documents: The Contract Documents are prepared by the Architect for the Owner. All Contract Documents are instruments of service in respect to the Project. The Architect shall be deemed the author of the Contract Documents and shall retain all common law, statutory and other reserved rights, including the copyright thereto. The Owner shall be permitted to retain copies, including reproducible copies, of the Contract Documents for information and reference in connection with the Owner's use and occupancy of the Project. The Contract Documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Architect, which shall be sufficient to indemnify the Architect against any loss, expense or liability arising out of such use. Submission or distribution of the Contract Documents to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights.

1 **PHASE 1 RESIDENTIAL ENTRY - DAYTIME**

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

PINNACLE AT CYPRESS
ELDERLY RESIDENCES
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE

RENDERINGS
PHASE 1 AND 2

REVISIONS

No.	DATE	DESCRIPTION
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

A-42

SHEET - OF -

Bidders shall visit complete work of Bidding Documents to prepare bids, confirm the Contractor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

1 **PHASE 1 RESIDENTIAL ENTRY - NIGHTTIME**

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

PINNACLE AT CYPRESS
ELDERLY RESIDENCES
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE

RENDERINGS
PHASE 1 AND 2

REVISIONS

No.	DATE	DESCRIPTION
4	09/12/25	DRC COMMENT REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

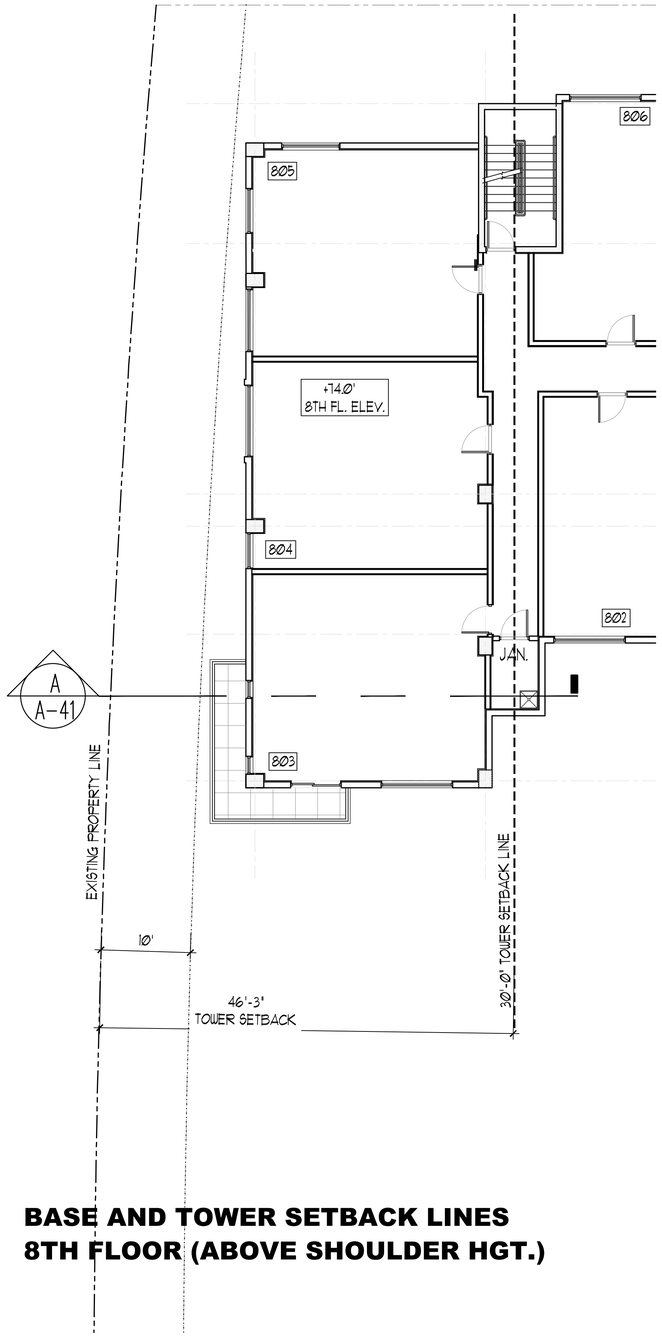
PROJECT No.:	24276
DATE:	4-25-24
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

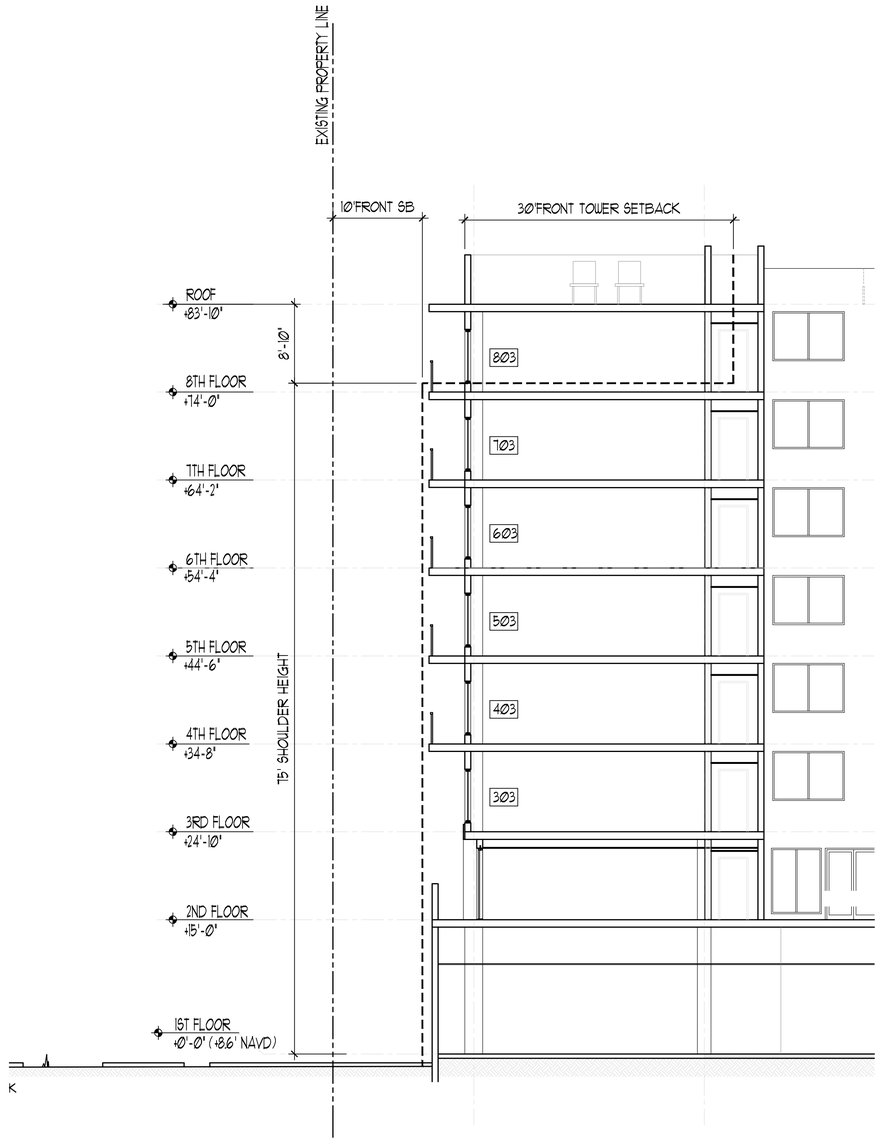
A-43

SHEET - OF -

Bidders shall visit complete work of Bidding Documents to prepare bids, confirm the Contractor assumes responsibility for errors or misconceptions resulting from the state of incomplete or preliminary state of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



BASE AND TOWER SETBACK LINES
8TH FLOOR (ABOVE SHOULDER HGT.)



FRONT SETBACK SECTION A

1 **DESIGN DEVIATION ILLUSTRATIONS**
SCALE: 1/8" =1'-0"

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE AT CYPRESS
MIXED USE
PHASE 1 AND 2
6520 N. ANDREWS AVE.
FORT LAUDERDALE FL 33309

SHEET TITLE
DESIGN DEVIATION GRAPHIC

REVISIONS

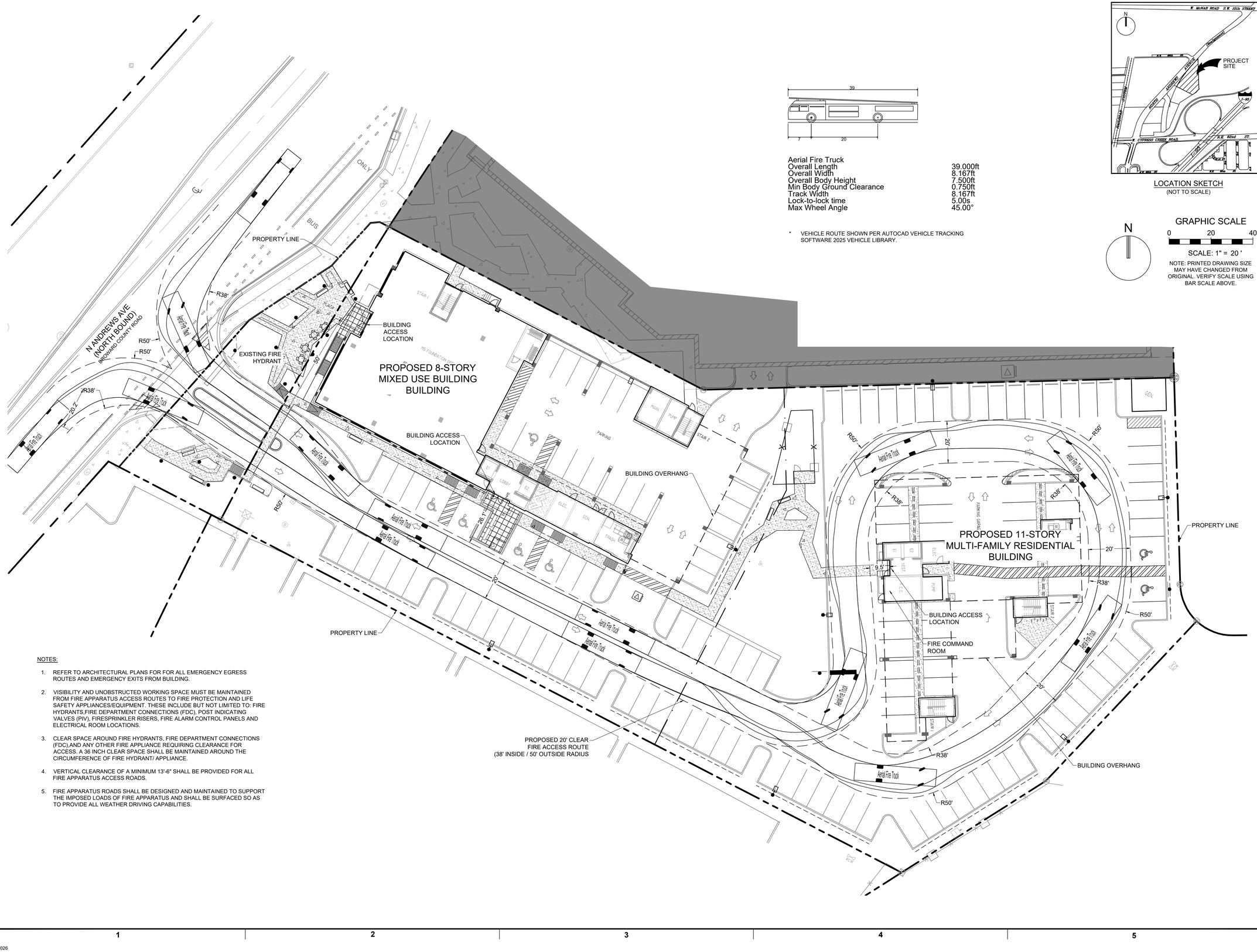
No.	DATE	DESCRIPTION
1	6-20-25	DR APP
4	09-12-25	COORDINATION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24276
DATE: 4-25-24
DRAWN BY: TMS
CHECKED BY: JBK

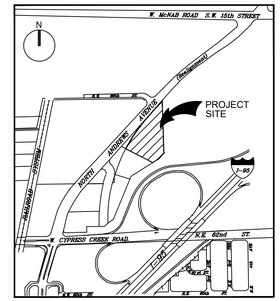
SHEET
A-44
SHEET - OF -

Before field use, complete sets of Bidding Documents or Drawing Set, shall be "Cleared for Architect Review" by one field to bidding at Finance by the performance by the Contractor that all requirements of the Contract Documents are reasonably affected, but that as being necessary to produce the intended results.



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

* VEHICLE ROUTE SHOWN PER AUTOCAD VEHICLE TRACKING SOFTWARE 2025 VEHICLE LIBRARY.



LOCATION SKETCH
(NOT TO SCALE)

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

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

NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR FOR ALL EMERGENCY EGRESS ROUTES AND EMERGENCY EXITS FROM BUILDING.
2. VISIBILITY AND UNOBSTRUCTED WORKING SPACE MUST BE MAINTAINED FROM FIRE APPARATUS ACCESS ROUTES TO FIRE PROTECTION AND LIFE SAFETY APPLIANCES/EQUIPMENT. THESE INCLUDE BUT NOT LIMITED TO: FIRE HYDRANTS,FIRE DEPARTMENT CONNECTIONS (FDC), POST INDICATING VALVES (PIV), FIRESPRINKLER RISERS, FIRE ALARM CONTROL PANELS AND ELECTRICAL ROOM LOCATIONS.
3. CLEAR SPACE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC),AND ANY OTHER FIRE APPLIANCE REQUIRING CLEARANCE FOR ACCESS. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANT/ APPLIANCE.
4. VERTICAL CLEARANCE OF A MINIMUM 13'-6" SHALL BE PROVIDED FOR ALL FIRE APPARATUS ACCESS ROADS.
5. FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.

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

Plotted by: mamodio On 10/2/2025 11:04 AM

REVISIONS

NO.	DESCRIPTION	DATE
	DRC RESUBMITTAL	08/08/2025
	DRC RESUBMITTAL	10/03/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

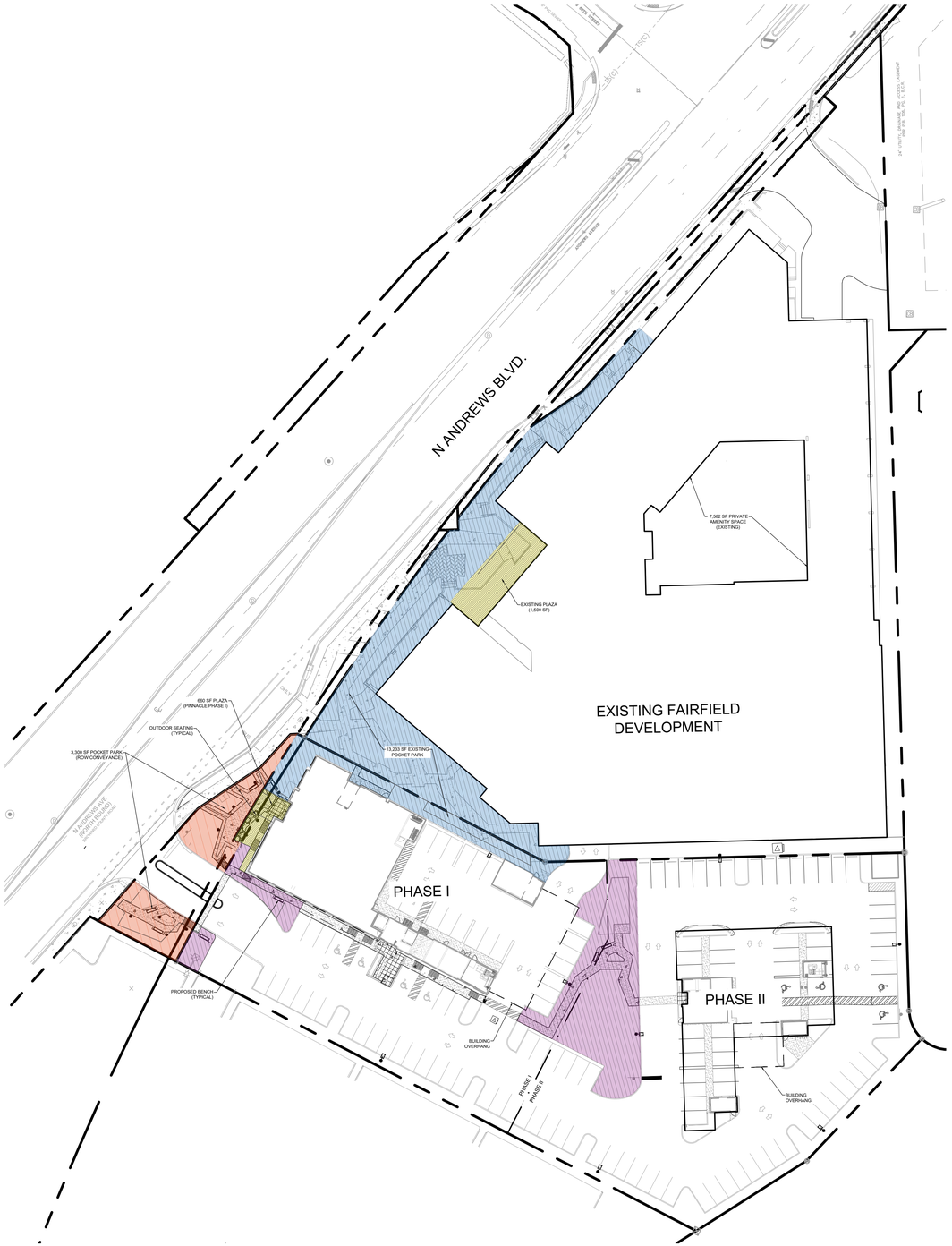
SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER	FA-101
PROJECT NUMBER	14279.01

Drawing name: P:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-FA-1XX-Fire Access Plan.dwg

STATUS: PRELIMINARY



N

GRAPHIC SCALE
0 40 80
SCALE: 1" = 40 '

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

EXISTING PHASE - 0:

OPEN SPACE

1. POCKET PARK - **13,233 SF**
2. PLAZA / GATHERING - 1,**500 SF**

PINNACLE PHASE I & II:

OPEN SPACE

1. POCKET PARK - **3,300 SF** (ROW CONVEYANCE)
2. POCKET PARK - **6,722 SF**
3. PLAZA / GATHERING - **650** SF

EXISTING PHASE-O (FAIRFIELD)

NUMBER OF UNITS.....295
COMMERCIAL SF.....9,173 SF

PRIVATE AMENITY SPACE.....7,582 SF
PER APPROVED APPLICATION
PLN-SITE-20050005

PINNACLE - PHASE I

NUMBER OF UNITS..... 100
COMMERCIAL SF.....6,525 SF

PRIVATE AMENITY SPACE.....2,506 SF * INCLUDES TERRACES ON 2ND AND 3RD FLOORS (REFER TO SHEET SP-0.2)

PINNACLE - PHASE II

NUMBER OF UNITS.....96

PRIVATE AMENITY SPACE.....3,455 SF * INCLUDES TERRACES ON 3RD - 11TH FLOORS (REFER TO SHEET SP-0.2)

EXISTING PHASE - 0

PINNACLE PHASE I

PINNACLE PHASE I & II

OPEN SPACE CALCULATIONS	EXISTING FAIRFIELD PHASE - 0 (295 UNITS)		PINNACLE PHASE I (100 UNITS)		PINNACLE PHASE I+II (196 UNITS)		
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
POCKET PARK: 100 SF PER UNIT	100 SF PER UNIT 29,500		150 SF PER UNIT 15,000		100 SF PER UNIT 22,500		
LESS 40% OF PRIVATE AMENITY	(3,033)		PHASE-I (1,002)		PHASE-I (1,002)		40% OF 2,506 SF PRIVATE AMENITY SPACE
					PHASE-II (1,382)		40% OF 3,455 SF PRIVATE AMENITY SPACE
SUBTOTAL	26,467		13,998		20,116		
LESS 50% ADJACENCY REDUCTION	(13,233)		(6,999)		(10,058)		
SUBTOTAL	13,233	13,233	6,999	10,022	10,058	10,022	
PLAZA: 1,000 - 3,000 SF	3,000		1,000		1,000		
LESS 50% ADJACENCY REDUCTION	(1,500)		(500)		(500)		
SUBTOTAL	1,500	1,500	500	650	500	650	
TOTAL OPEN SPACE	14,733	14,733	7,499	10,672	10,558	10,672	*INCLUDES ROW CONVEYANCE
	PER APPROVED APPLICATION PLN-SITE-20050005						

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

REVISIONS

NO.	DESCRIPTION	DATE
	DRC RESUBMITTAL	08/08/2025
	DRC RESUBMITTAL	10/03/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

OVERALL OPEN SPACE CALCULATIONS

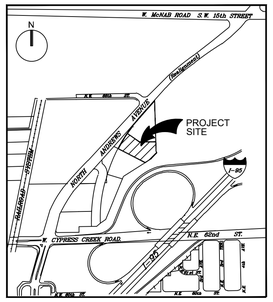
SHEET NUMBER SP-100

PROJECT NUMBER 14279.01

STATUS: PRELIMINARY

Plotted by: mamodio On 10/2/2025 11:11 AM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Planning\Cad\14279.01-OPEN SPACE AREA CALCS.dwg



LOCATION SKETCH
(NOT TO SCALE)

N

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

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

N. ANDREWS BLVD
VARIABLE R/W PER F.D.O.T.
MAP (SECTION 86070-2413)

EXISTING DEVELOPMENT APPROVED UNDER CASE #PLN-SITE-20050005

EXISTING RESIDENTIAL (8-STORY)

EXISTING GROUND FLOOR COMMERCIAL (RESIDENTIAL ABOVE)

EXISTING PARKING GARAGE

EXISTING PROPERTY LINE

PROPOSED 8-STORY MIXED USE BUILDING (100 UNITS) GROUND FLOOR OFFICE RESIDENTIAL ABOVE

DOG RUN

SEATING AREA

AMENITY LAWN

PROPOSED PHASE LINE

PHASE I
PHASE II

PROPOSED 11-STORY MULTI-FAMILY BUILDING (96 UNTS)

47' REAR SETBACK (EAST)

49.9' REAR SETBACK (SOUTH)

155' CANAL ROW PER P.B. 53 PG. 48, B.C.R.

CROSS HATCHED AREA REPRESENTS PROPOSED ROW CONVEYANCE FROM BROWARD COUNTY (5,275 SF)

PROPOSED PLAZA

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

EXISTING PROPERTY LINE

ADJACENT LAND:
LAND USE: EMPLOYMENT CENTER
ZONING: B-3 HEAVY COMMERCIAL
/ LIGHT INDUSTRIAL BUSINESS

ADJACENT LAND:
LAND USE: UPTOWN URBAN
VILLAGE TOD
ZONING: B-3 HEAVY COMMERCIAL /
LIGHT INDUSTRIAL BUSINESS

ADJACENT LAND:
LAND USE: UPTOWN URBAN
VILLAGE TOD
ZONING: B-3 HEAVY COMMERCIAL /
LIGHT INDUSTRIAL BUSINESS

ADJACENT LAND:
I-95 (PUBLIC RIGHT-OF-WAY)
FLORIDA DEPARTMENT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

Permitted Density:
5.47 Gross Acres x 50 DU/AC = 273 units permitted by zoning

5.47 Gross Acres x 100 DU/AC= 547 units permitted with affordable housing density bonus

Proposed Development program using affordable housing density bonus:
295 units (Fairfield / includes 8 affordable) - Existing
196 units (Pinnacle / 100% affordable) - Proposed
491 total units

Bonus Unit Calculations:
Phase 0 - Fairfield (Existing)
273 market rate units per zoning density
22 affordable bonus units
8 affordable units (120% AMI)
14 bonus market rate units (2:1 with two (2) market rate units unused)
295 total units

Phase I & II - Pinnacle (Proposed)
196 affordable bonus units (80% AMI)
40 affordable units (80% AMI)
156 market rate bonus units but being restricted affordable
196 total units

Total Proposed Density:
491 / 5.47 = 90 DU/AC

Alternate Bonus Unit Calculation:
547 maximum units available with affordable density bonus
– 273 units permitted by zoning
274 maximum bonus units allowed

8 units (120% AMI) 16 market rate bonus units
196 units (80% AMI) 784 market rate bonus units
204 affordable units 800 market rate units (total based affordable units)

750 market rate units - unused

OVERALL SITE DATA TABLE

PROJECT ADDRESS:			
NORTH PARCEL:	6500 N ANDREWS AVENUE FORT LAUDERDALE		
SOUTH PARCEL:	6520 N ANDREWS AVENUE FORT LAUDERDALE		
PROJECT INFORMATION:			
PARCEL CONTROL NUMBERS	(NORTH) 494210130081 (SOUTH) 494210130074		
CURRENT ZONING	UPTOWN URBAN VILLAGE NORTHEAST (UUV-NE)		
PROPOSED ZONING	UPTOWN URBAN VILLAGE NORTHEAST (UUV-NE)		
LAND USE DESIGNATION	UPTOWN URBAN VILLAGE TOD		
CURRENT USE	MIXED-USE		
PROPOSED USE	MIXED-USE		
GROSS SITE AREA (TO CL OF ROAD)	238,284.00 SF	5.47	AC
NET SITE AREA	185,354.00 SF	4.26	AC
NORTH PARCEL (EXISTING PHASE)	106,462.00 SF	2.44	AC
SOUTH PARCEL (PHASE I & II)	78,892.00 SF	1.81	AC
PLUS ROW VACATION (PENDING)	5,275.00 SF	0.12	AC
TOTAL ADJUSTED NET SITE AREA	190,629.00 SF	4.38	AC
GROSS BUILDING AREA			
NORTH PARCEL - MIXED-USE BUILDING (PHASE 0)	323,155.00 GSF	EXISTING	
SOUTH PARCEL - PROPOSED BUILDING (PHASE I)	97,756.00 GSF		
SOUTH PARCEL - PROPOSED BUILDING (PHASE II)	79,748.50 GSF		
TOTAL GROSS BUILDING AREA	500,659.50 GSF		
OPEN SPACE CALCULATION	**REQUIRED**	**PROVIDED**	
TOTAL	10,558	10,672	
EXISTING USES:	NUMBER OF UNITS		
EXISTING MULTI-FAMILY RESIDENTIAL (NORTH PARCEL)	295 (EXISTING)	(INCLUDES 8 MODERATE-INCOME)	
EXISTING COMMERCIAL (NORTH PARCEL)	9,173.00 SF	EXISTING	
EXISTING OFFICE (SOUTH PARCEL)	15,847.00 SF	TO BE DEMOLISHED AFTER PHASE I COMPLETE	
PROPOSED USES:			
MULTI-FAMILY RESIDENTIAL (SOUTH PARCEL PHASE I)	100 SENIOR LIVING UNITS	AGE & INCOME RESTRICTED	
MULTI-FAMILY RESIDENTIAL (SOUTH PARCEL PHASE II)	96 SENIOR LIVING UNITS	AGE & INCOME RESTRICTED	
PROPOSED OFFICE (SOUTH PARCEL PHASE I)	6,525.00 SF		

DIMENSIONAL REQUIREMENTS	**REQUIRED**	**PROPOSED**	
HEIGHT			
NORTH PARCEL (EXISTING)	75' MAX / 150' COND. USE	EXISTING	PRE 2025 CODE AMENDMENT
SOUTH PARCEL	MAX 90' (8-STORIES) / 150' COND. USE	PHASE I: 84'-3"	PHASE II: 108'-8"
DENSITY ALLOWED: 100 UNITS / AC (WITH AFFORDABLE HOUSING)	DENSITY PROVIDED: (WITH AFFORDABLE HOUSING)		SEE SEPARATE DENSITY CALCULATION TABLE ON THIS SHEET
GROSS DENSITY: 100 X 5.47 = 547 UNITS	NORTH PARCEL: 295 UNITS SOUTH PARCEL: 196 UNITS 491 / 5.47 = 90 UNITS / AC		
UNIT SIZE	400 SQ FT MIN	540 SF MIN	SEE UNIT BREAKDOWN ON SHEET SP-102
FLOOR AREA RATIO (FAR)			
NORTH PARCEL	3.0 MAX	2.96	EXISTING
SOUTH PARCEL	3.0 MAX	2.11	PROPOSED
OVERALL SITE	3.0 MAX	2.63	AMENDED
SETBACKS			
NORTH PARCEL (EXISTING)			
PRIMARY STREET - ANDREWS AVE.	10' MIN / 50' MAX	EXISTING	
SIDE (NORTH)	NONE	EXISTING	
SIDE (SOUTH)	NONE	EXISTING	
REAR (EAST)	NONE	EXISTING	
SOUTH PARCEL			
PRIMARY STREET - ANDREWS AVE.	10' MIN / 50' MAX	10.1'	
SIDE (NORTH)	NONE	6'	
SIDE (SOUTH)	NONE	46.9'	
REAR (EAST)	NONE	47'	
MAXIMUM BUILDING LENGTH			
NORTH PARCEL (EXISTING)	300 Ft	EXISTING	
SOUTH PARCEL: PHASE I	300 Ft	193'-8"	
PHASE II	300 Ft	124'-10"	
SHOULDER HEIGHT			
NORTH PARCEL (EXISTING)	75 ' (6 STORIES)	EXISTING	PRE 2025 CODE AMENDMENT
SOUTH PARCEL	50' (5-STORIES)	PHASE I: 84'-3" (8 STORIES)	DEVIATION REQUESTED
FRONT STEPBACK (FT.)			
NORTH PARCEL	30'	EXISTING	PRE 2025 CODE AMENDMENT
SOUTH PARCEL (PHASE I)	15'	0'	DEVIATION REQUESTED
TOWER SEPARATION	60 Ft	N/A (NO TOWER PROPOSED)	
MAXIMUM FLOORPLATE TOWER ABOVE SHOULDER HEIGHT (SF)			
NORTH PARCEL (EXISTING)	8,000-12,000 SF	N/A (EXISTING)	DEVIATION PREVIOUSLY APPROVED
SOUTH PARCEL (PHASE I)	8,000-12,000 SF	N/A (NO TOWER ABOVE SHOULDER)	DEVIATION REQUESTED

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

Plotted by: mamodio On 10/2/2025 10:44 AM

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC RESUBMITTAL	08/08/2025
2	DRC RESUBMITTAL	10/03/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

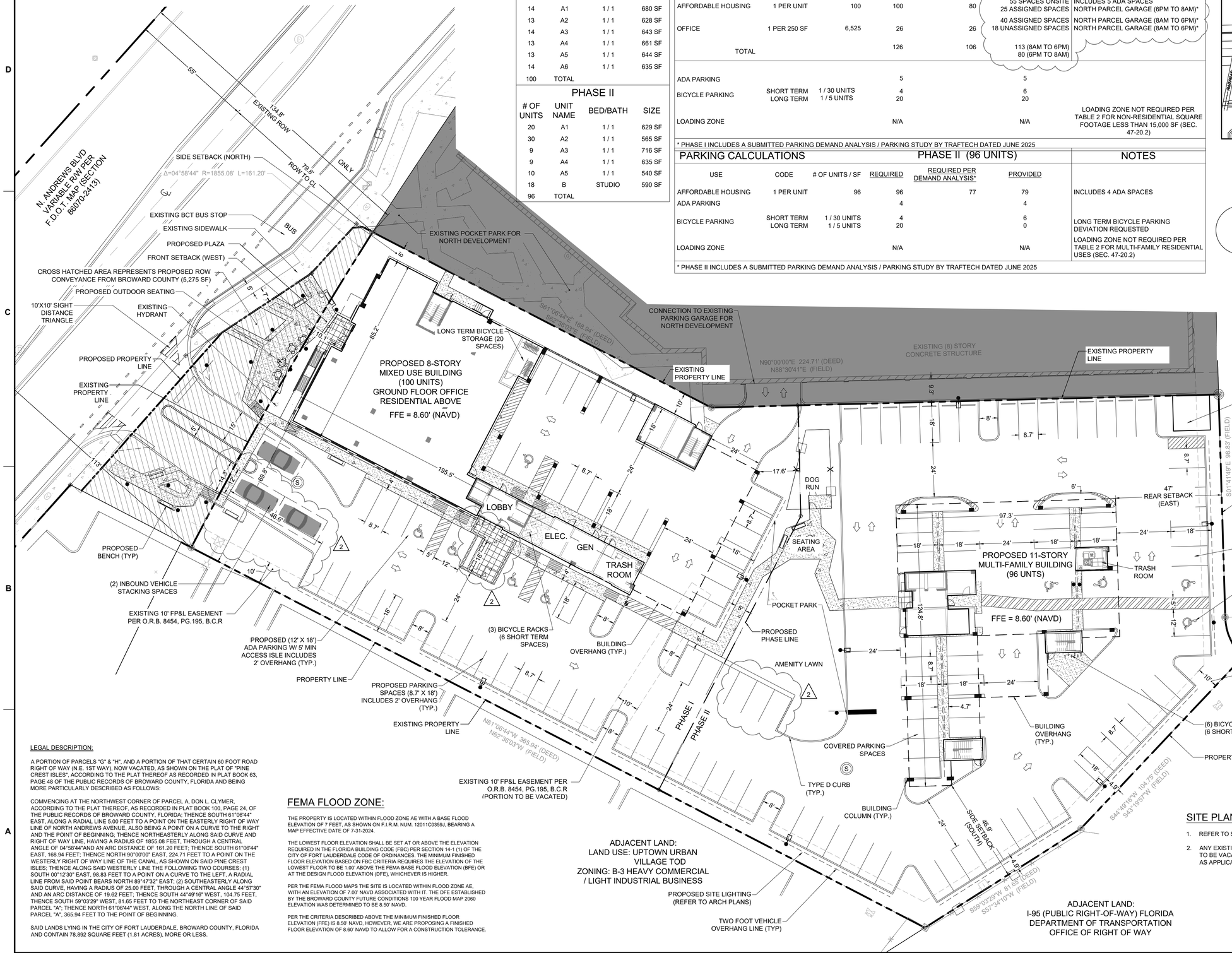
SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER	SP-101
PROJECT NUMBER	14279.01

Drawing name: R:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cad\14279.01-SP-1XX.dwg

STATUS: PRELIMINARY



PHASE I

# OF UNITS	UNIT NAME	BED/BATH	SIZE
19	A	1 / 1	680 SF
14	A1	1 / 1	680 SF
13	A2	1 / 1	628 SF
14	A3	1 / 1	643 SF
13	A4	1 / 1	661 SF
13	A5	1 / 1	644 SF
14	A6	1 / 1	635 SF
100	TOTAL		

PHASE II

# OF UNITS	UNIT NAME	BED/BATH	SIZE
20	A1	1 / 1	629 SF
30	A2	1 / 1	565 SF
9	A3	1 / 1	716 SF
9	A4	1 / 1	635 SF
10	A5	1 / 1	540 SF
18	B	STUDIO	590 SF
96	TOTAL		

PARKING CALCULATIONS — PHASE I (100 UNITS)

USE	CODE	# OF UNITS / SF	REQUIRED PER CODE	REQUIRED PER DEMAND ANALYSIS*	PROVIDED	NOTES
AFFORDABLE HOUSING	1 PER UNIT	100	100	80	55 SPACES ONSITE 25 ASSIGNED SPACES	INCLUDES 5 ADA SPACES NORTH PARCEL GARAGE (6PM TO 8AM)*
OFFICE	1 PER 250 SF	6,525	26	26	40 ASSIGNED SPACES 18 UNASSIGNED SPACES	NORTH PARCEL GARAGE (8AM TO 6PM)* NORTH PARCEL GARAGE (8AM TO 6PM)*
TOTAL			126	106	113 (8AM TO 6PM) 80 (6PM TO 8AM)	
ADA PARKING			5		5	
BICYCLE PARKING	SHORT TERM LONG TERM	1 / 30 UNITS 1 / 5 UNITS	4 20		6 20	
LOADING ZONE			N/A		N/A	LOADING ZONE NOT REQUIRED PER TABLE 2 FOR NON-RESIDENTIAL SQUARE FOOTAGE LESS THAN 15,000 SF (SEC. 47-20.2)

* PHASE I INCLUDES A SUBMITTED PARKING DEMAND ANALYSIS / PARKING STUDY BY TRAFTECH DATED JUNE 2025

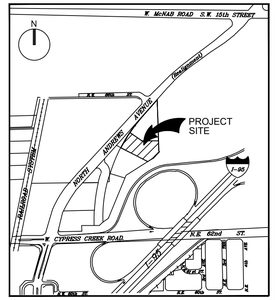
PARKING CALCULATIONS — PHASE II (96 UNITS)

USE	CODE	# OF UNITS / SF	REQUIRED	REQUIRED PER DEMAND ANALYSIS*	PROVIDED	NOTES
AFFORDABLE HOUSING	1 PER UNIT	96	96	77	79	INCLUDES 4 ADA SPACES
ADA PARKING			4		4	
BICYCLE PARKING	SHORT TERM LONG TERM	1 / 30 UNITS 1 / 5 UNITS	4 20		6 0	LONG TERM BICYCLE PARKING DEVIATION REQUESTED
LOADING ZONE			N/A		N/A	LOADING ZONE NOT REQUIRED PER TABLE 2 FOR MULTI-FAMILY RESIDENTIAL USES (SEC. 47-20.2)

* PHASE II INCLUDES A SUBMITTED PARKING DEMAND ANALYSIS / PARKING STUDY BY TRAFTECH DATED JUNE 2025

NOTES

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. ANY EXISTING UTILITIES WITHIN THE EXISTING EASEMENTS TO BE VACATED MUST BE REMOVED AND/OR RELOCATED, AS APPLICABLE.



LOCATION SKETCH
(NOT TO SCALE)

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

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

LEGAL DESCRIPTION:

A PORTION OF PARCELS "G" & "H", AND A PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT OF WAY (N.E. 1ST WAY), NOW VACATED, AS SHOWN ON THE PLAT OF "PINE CREST ISLES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A, DON L. CLYMER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 61°06'44" EAST, ALONG A RADIAL LINE 5.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, ALSO BEING A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE, HAVING A RADIUS OF 1855.08 FEET, THROUGH A CENTRAL ANGLE OF 04°58'44"AND AN ARC DISTANCE OF 161.20 FEET; THENCE SOUTH 61°06'44" EAST, 168.94 FEET; THENCE NORTH 90°00'00" EAST, 224.71 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CANAL, AS SHOWN ON SAID PINE CREST ISLES; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES; (1) SOUTH 00°12'30" EAST, 98.83 FEET TO A POINT ON A CURVE TO THE LEFT, A RADIAL LINE FROM SAID POINT BEARS NORTH 89°47'32" EAST; (2) SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE 44°57'30" AND AN ARC DISTANCE OF 19.62 FEET; THENCE SOUTH 44°49'16" WEST, 104.75 FEET, THENCE SOUTH 59°03'29" WEST, 81.65 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 61°06'44" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", 365.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAIN 78,892 SQUARE FEET (1.81 ACRES), MORE OR LESS.

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 7 FEET, AS SHOWN ON F.I.R.M. NUM. 12011C0359J, BEARING A MAP EFFECTIVE DATE OF 7-31-2024.

THE LOWEST FLOOR ELEVATION SHALL BE SET AT OR ABOVE THE ELEVATION REQUIRED IN THE FLORIDA BUILDING CODE (FBC) PER SECTION 14-1 (1) OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES. THE MINIMUM FINISHED FLOOR ELEVATION BASED ON FBC CRITERIA REQUIRES THE ELEVATION OF THE LOWEST FLOOR TO BE 1.00' ABOVE THE FEMA BASE FLOOD ELEVATION (BFE) OR AT THE DESIGN FLOOD ELEVATION (DFE), WHICHEVER IS HIGHER.

PER THE FEMA FLOOD MAPS THE SITE IS LOCATED WITHIN FLOOD ZONE AE, WITH AN ELEVATION OF 7.00' NAVD ASSOCIATED WITH IT. THE DFE ESTABLISHED BY THE BROWARD COUNTY FUTURE CONDITIONS 100 YEAR FLOOD MAP 2060 ELEVATION WAS DETERMINED TO BE 8.50' NAVD.

PER THE CRITERIA DESCRIBED ABOVE THE MINIMUM FINISHED FLOOR ELEVATION (FFE) IS 8.50' NAVD, HOWEVER, WE ARE PROPOSING A FINISHED FLOOR ELEVATION OF 8.60' NAVD TO ALLOW FOR A CONSTRUCTION TOLERANCE.

ADJACENT LAND:
LAND USE: UPTOWN URBAN
VILLAGE TOD
ZONING: B-3 HEAVY COMMERCIAL
/ LIGHT INDUSTRIAL BUSINESS

ADJACENT LAND:
I-95 (PUBLIC RIGHT-OF-WAY) FLORIDA
DEPARTMENT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY

SITE PLAN GENERAL NOTES:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. ANY EXISTING UTILITIES WITHIN THE EXISTING EASEMENTS TO BE VACATED MUST BE REMOVED AND/OR RELOCATED, AS APPLICABLE.

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

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC SUBMITTAL	08/08/2025
2	DRC RESUBMITTAL	10/03/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

SITE PLAN

SHEET NUMBER	SP-102
PROJECT NUMBER	14279.01

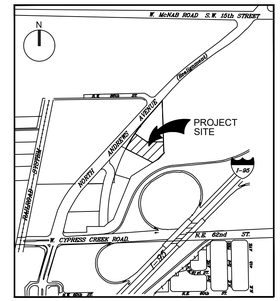
STATUS: PRELIMINARY

Plotted by: mamodio On 10/2/2025 10:50 AM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-SP-1XX.dwg

PHASING PLAN NOTES:

1. PHASE LINE BOUNDARIES SHOWN ARE PER FINANCING REQUIREMENTS
2. CROSS HATCHED AREA LOCATED WITHIN ANDREWS AVE RIGHT OF WAY IS PENDING CONVEYANCE APPROVAL FROM BROWARD COUNTY
3. IMPROVEMENTS SHOWN WITHIN ANDREWS AVE RIGHT OF WAY CONVEYANCE AREA TO BE CONSTRUCTED AS PART OF PHASE I CONSTRUCTION SEQUENCING.
4. CROSS HATCHED AREA OF PROPOSED POCKET PARK LOCATED WITHIN PHASE II LIMITS TO BE CONSTRUCTED AS PART OF PHASE I IMPROVEMENTS TO SATISFY OPEN SPACE REQUIREMENTS. SEE OPEN SPACE PHASING PLAN (SHEET SP-104).



LOCATION SKETCH
(NOT TO SCALE)

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

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

N. ANDREWS BLVD
VARIABLE R/W PER
F.D.O.T. MAP (SECTION
86070-2413)

55'
134.8'
EXISTING ROW
79.8'
ROW TO CL
ONLY
BUS

PROPOSED PLAZA

CROSS HATCHED AREA REPRESENTS PROPOSED ROW CONVEYANCE FROM BROWARD COUNTY (5,275 SF)

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

113'

PROPOSED 8-STORY
MIXED USE BUILDING
(100 UNITS)
GROUND FLOOR OFFICE
RESIDENTIAL ABOVE

PHASE I

EXISTING (8) STORY
CONCRETE STRUCTURE

EXISTING PROPERTY LINE

DOG RUN

SEATING AREA

PROPOSED 11-STORY
MULTI-FAMILY BUILDING
(96 UNTS)

PHASE II

PROPOSED PHASE LINE

AMENITY LAWN

PHASE I

PHASE II

EXISTING PROPERTY LINE

155' CANAL R/W PER
P.B. 53 PG. 48, B.C.R.

ADJACENT LAND:
LAND USE: UPTOWN URBAN
VILLAGE TOD
ZONING: B-3 HEAVY COMMERCIAL
/ LIGHT INDUSTRIAL BUSINESS

ADJACENT LAND:
I-95 (PUBLIC RIGHT-OF-WAY) FLORIDA
DEPARTMENT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY

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

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC SUBMITTAL	08/08/2025
2	DRC RESUBMITTAL	10/03/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

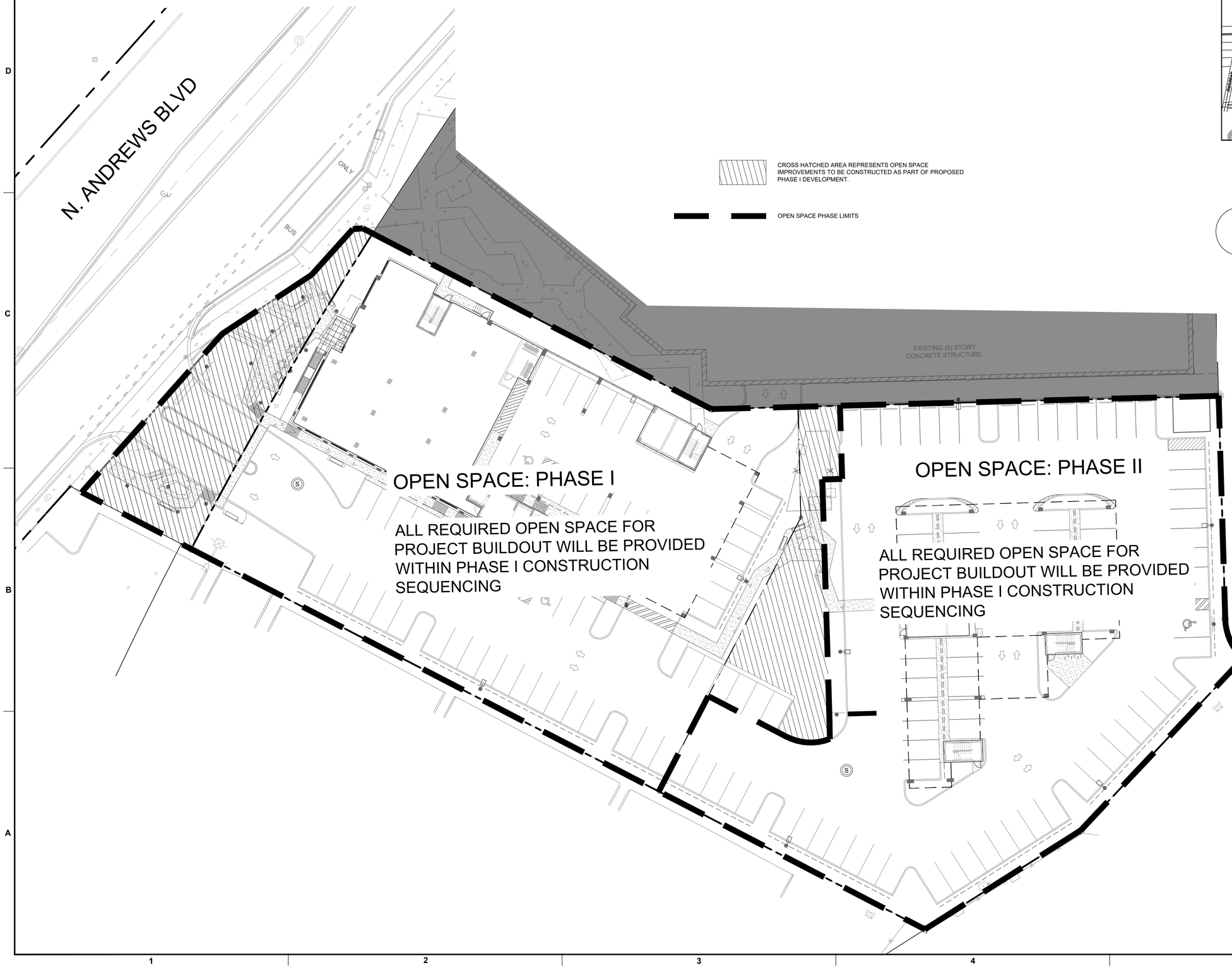
DEVELOPMENT PHASING PLAN

SHEET NUMBER	SP-103
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

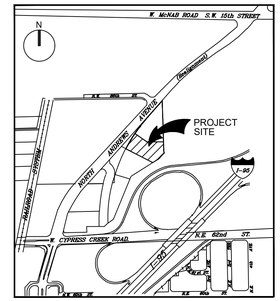
Plotted by: mamodio On 10/2/2025 10:51 AM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-SP-1XX.dwg



CROSS HATCHED AREA REPRESENTS OPEN SPACE IMPROVEMENTS TO BE CONSTRUCTED AS PART OF PROPOSED PHASE I DEVELOPMENT.

OPEN SPACE PHASE LIMITS



LOCATION SKETCH
(NOT TO SCALE)

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

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

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

Plotted by: mamodio On 10/2/2025 10:52 AM

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC RESUBMITTAL	10/03/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

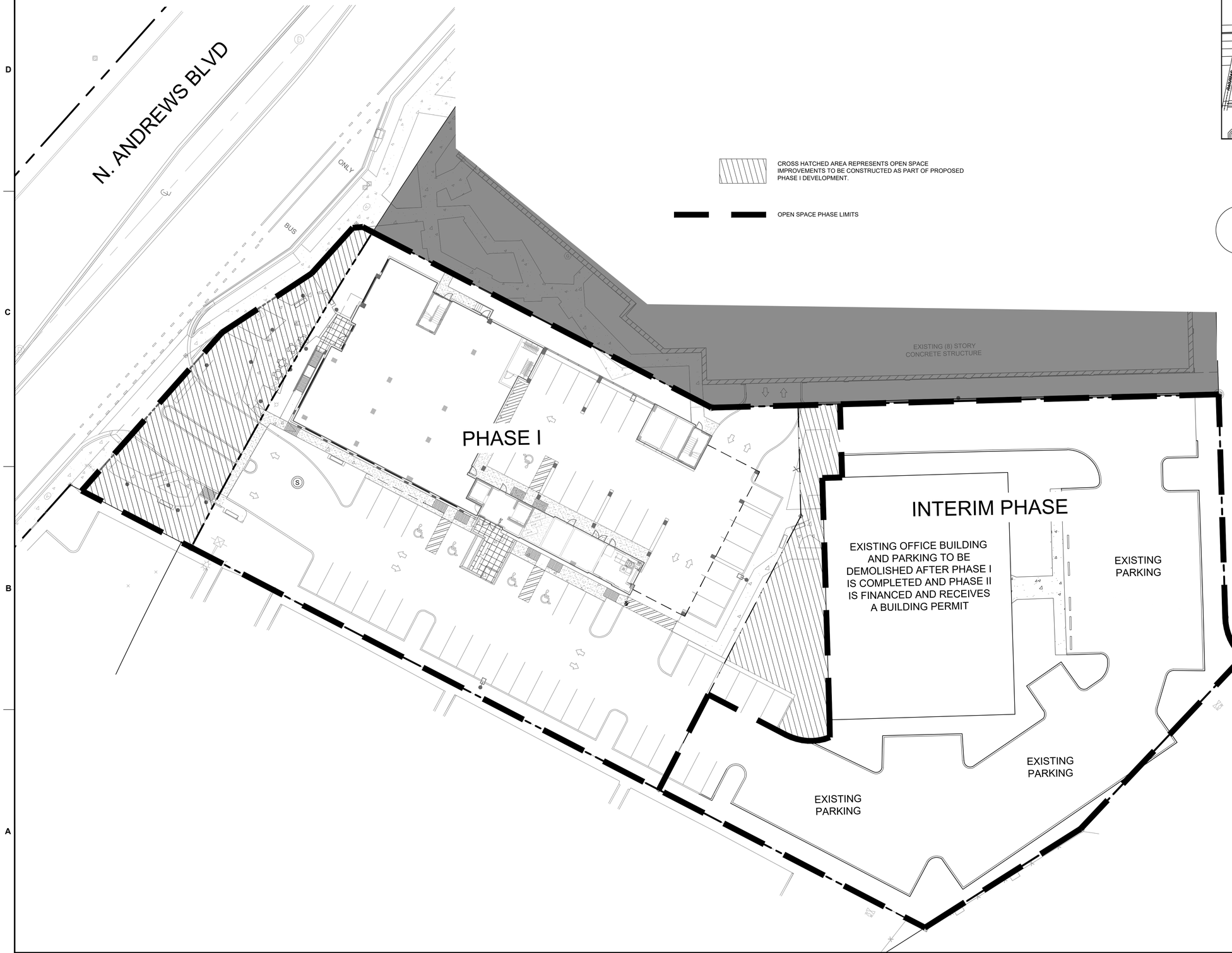
SHEET TITLE

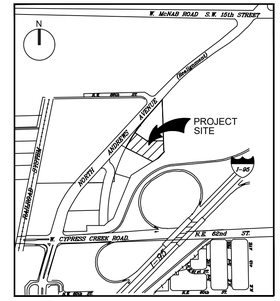
OPEN SPACE PHASING PLAN

SHEET NUMBER	SP-104
PROJECT NUMBER	14279.01

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-SP-1XX.dwg

STATUS: PRELIMINARY





LOCATION SKETCH
(NOT TO SCALE)

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

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

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

Plotted by: mamodio On 10/6/2025 8:07 AM

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC RESUBMITTAL	10/03/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

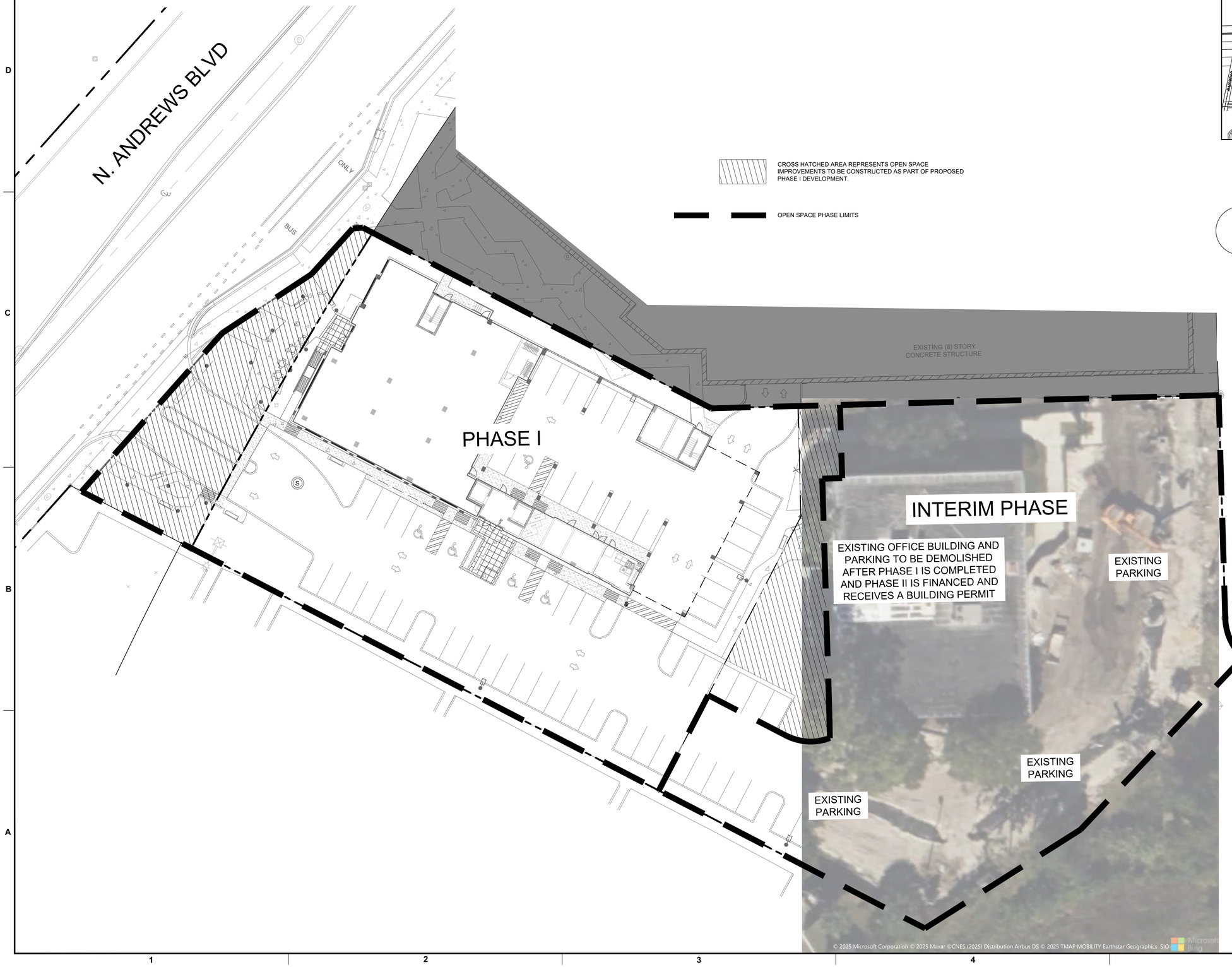
SHEET TITLE

INTERIM PHASING PLAN

SHEET NUMBER	SP-105
PROJECT NUMBER	14279.01

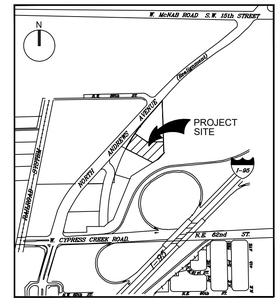
Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cad\14279.01-SP-1XX.dwg

STATUS: PRELIMINARY



CROSS HATCHED AREA REPRESENTS OPEN SPACE IMPROVEMENTS TO BE CONSTRUCTED AS PART OF PROPOSED PHASE I DEVELOPMENT.

OPEN SPACE PHASE LIMITS



LOCATION SKETCH
(NOT TO SCALE)

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

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

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

Plotted by: mamodio On 10/6/2025 8:10 AM

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC RESUBMITTAL	10/03/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

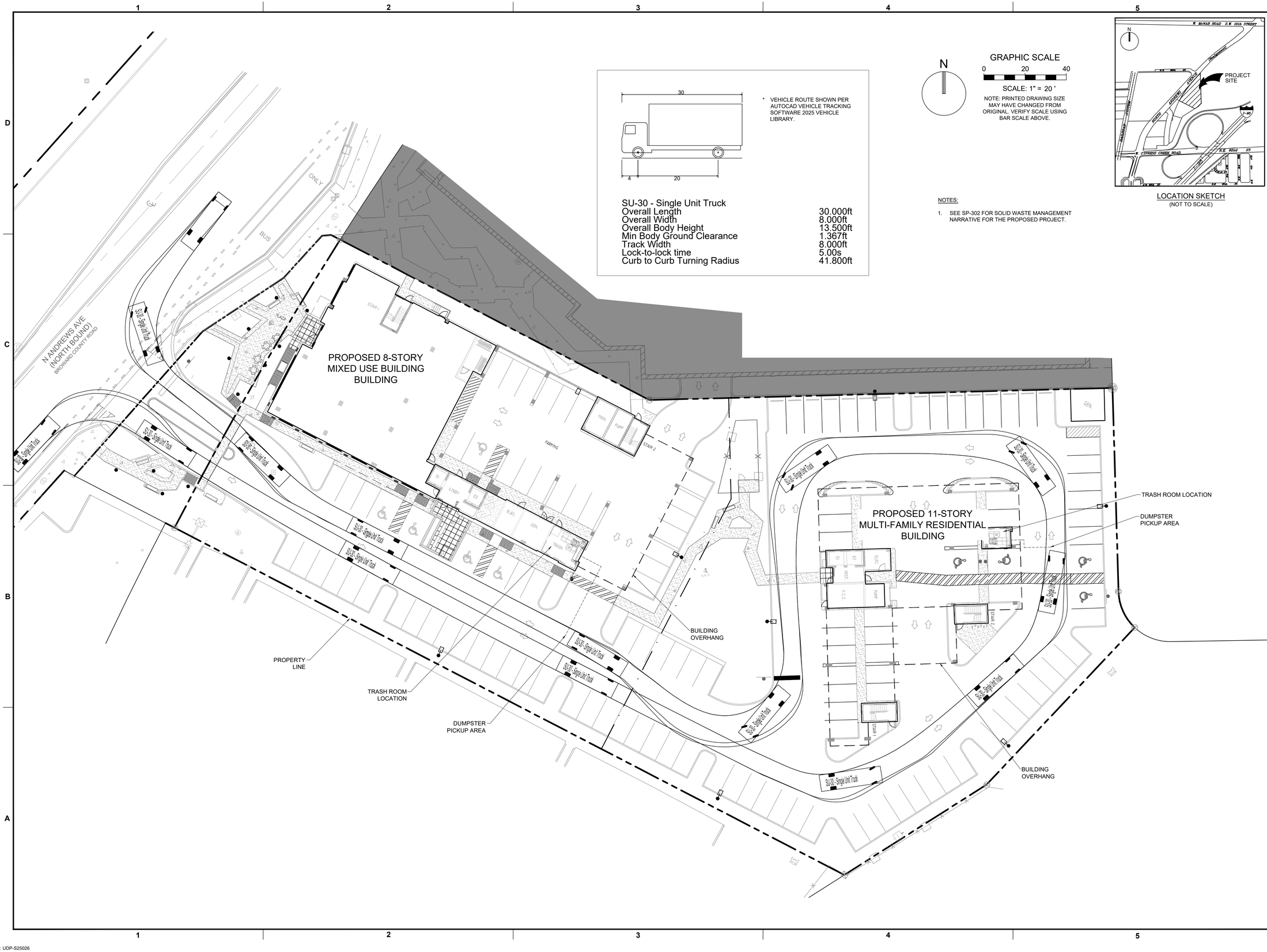
SHEET TITLE

INTERIM PHASING PLAN (AERIAL)

SHEET NUMBER	SP-106
PROJECT NUMBER	14279.01

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-SP-1XX.dwg

STATUS: PRELIMINARY



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

REVISIONS

NO.	DESCRIPTION	DATE
	DRC RESUBMITTAL	08/08/2025
	DRC RESUBMITTAL	10/03/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

SOLID WASTE CIRCULATION PLAN

SHEET NUMBER	SP-301
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: mamodio On 10/2/2025 11:01 AM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01 -SP-3XX-Solid Waste Circulation Plan.dwg

PROPOSED RESIDENTIAL – PHASE 1

SOLID WASTE AND RECYCLING PLAN

COLLECTION AND REMOVAL SEQUENCE

1. THE RESIDENTIAL TOWER IS SERVED BY ONE TRASH CHUTE.
2. THE TRASH CHUTES TERMINATE AT ENCLOSED INTERMEDIATE TRASH ROOM.
3. CHUTE ACCESS DOORS OCCUR WITHIN SERVICE ROOM BY CORRIDOR AT EACH FLOOR. TENANTS MUST SELECT THE MATERIALS AND RECYCLING, BEST PRACTICES SHALL BE POSTED AT EACH TRASH CHUTE OPENING.
4. TENANTS MUST SELECT APPROPRIATE WASTE/RECYCLING OPTION AT KEYPAD SWITCH AT CHUTE DOOR.
5. SOLID WASTE AND RECYCLABLES EXIT THRU A SINGLE CHUTE, WHICH EMPTY DIRECTLY INTO SEPARATE CONTAINERS VIA A BI-SORTER.
6. TRASH ROOM IS PROVIDED WITH 1 SOLID WASTE AND 1 RECYCLING CONTAINERS, TOTAL OF 2.
7. FULL CONTAINERS ARE ROLLED TO THE SERVICE AREA.
8. FIVE TIMES A WEEK FOR SOLID WASTE AND TWICE FOR RECYCLABLES, LOADING AND UNLOADING SHALL BE COORDINATED AND ACTIVELY MANAGED BY THE PROPERTY MANAGEMENT COMPANY.

ESTIMATED WASTE LOADS

MS FOUNDATION OFFICE - SOLID WASTE (WILL USE DUMPSTERS IN THE PROVIDED ENCLOSURE)

TOTAL OFFICE AREA: 6,318 SF

1. 1 POUND WASTE PER 100 SF PER DAY = 63.2 LB / 90 = 0.7 CY PER DAY
2. 0.7 CY X 5 DAYS = 3.6 CY PER WEEK
3. 3.6 X 4.34 WEEK PER MONTH = 16 CY PER MONTH

PHASE I - SOLID WASTE

1. EACH UNIT IS ESTIMATED TO PRODUCE 2 CUBIC YARDS (CY) OF SOLID WASTE PER MONTH.
2. TOTAL MONTHLY RESIDENTIAL SOLID WASTE LOAD BEFORE COMPACTING IS ESTIMATED TO BE:

96 UNITS X 2 CY, OR 192 CY.

3. GIVEN THE SPECIFIED WILKINSON MODEL 400-C5 50 CY COMPACTOR UNIT, WITH A RATIO OF 4 THE ESTIMATE WASTE WILL RESULT IN 48 CY.
4. COMBINED WASTE FOR UNITS AND OFFICE IS ESTIMATED TO BE:

48 CY + 16 CY = 64 CY PER MONTH

5. 3 CY CONTAINERS SHALL BE PROVIDED WHICH WILL RESULT IN 22 CONTAINERS PER MONTH.
6. THEREFORE ONE (1) CONTAINER WILL NEED TO BE PICKED UP FIVE TIMES A WEEK.

PHASE I - RECYCLABLES

1. THE FOLLOWING MATERIALS SHALL BE SEPARATED FOR RECYCLING: PLASTICS #1-7, ALUMINUM, CARDBOARD, GLASS, PAPER, METAL, STEEL AND TIN CANS.
2. EACH UNIT IS ESTIMATED TO PRODUCE 0.5 CY OF RECYCLABLES PER MONTH.
3. TOTAL MONTHLY RESIDENTIAL RECYCLABLES IS ESTIMATED TO BE: 96 UNITS X 0.5, OR 48 CY.
4. GIVEN THE SPECIFIED WILKINSON MODEL 400-C5 50 CY COMPACTOR UNIT, WITH A RATIO OF 4 THE ESTIMATE WASTE WILL RESULT IN 12 CY.
5. 2 CY CONTAINERS SHALL BE PROVIDED WHICH WILL RESULT IN 6 CONTAINERS PER MONTH.
6. THEREFORE ONE (1) CONTAINER WILL NEED TO BE PICKED UP TWICE A WEEK.

PROPOSED RESIDENTIAL – PHASE 2

SOLID WASTE AND RECYCLING PLAN

COLLECTION AND REMOVAL SEQUENCE

1. THE RESIDENTIAL TOWER IS SERVED BY ONE TRASH CHUTE.
2. THE TRASH CHUTES TERMINATE AT ENCLOSED INTERMEDIATE TRASH ROOM.
3. CHUTE ACCESS DOORS OCCUR WITHIN SERVICE ROOM BY CORRIDOR AT EACH FLOOR. TENANTS MUST SELECT THE MATERIALS AND RECYCLING, BEST PRACTICES SHALL BE POSTED AT EACH TRASH CHUTE OPENING.
4. TENANTS MUST SELECT APPROPRIATE WASTE/RECYCLING OPTION AT KEYPAD SWITCH AT CHUTE DOOR.
5. SOLID WASTE AND RECYCLABLES EXIT THRU A SINGLE CHUTE, WHICH EMPTY DIRECTLY INTO SEPARATE CONTAINERS VIA A BI-SORTER.
6. TRASH ROOM IS PROVIDED WITH 1 SOLID WASTE AND 1 RECYCLING CONTAINERS, TOTAL OF 2.
7. FULL CONTAINERS ARE ROLLED TO THE SERVICE AREA.
8. FOUR TIMES A WEEK FOR SOLID WASTE AND TWICE FOR RECYCLABLES, LOADING AND UNLOADING SHALL BE COORDINATED AND ACTIVELY MANAGED BY THE PROPERTY MANAGEMENT COMPANY.

ESTIMATED WASTE LOADS

PHASE II - SOLID WASTE

1. EACH UNIT IS ESTIMATED TO PRODUCE 2 CUBIC YARDS (CY) OF SOLID WASTE PER MONTH.
2. TOTAL MONTHLY RESIDENTIAL SOLID WASTE LOAD BEFORE COMPACTING IS ESTIMATED TO BE 100 UNITS X 2 CY, OR 200 CY.
3. GIVEN THE SPECIFIED WILKINSON MODEL 400-C5 50 CY COMPACTOR UNIT, WITH A RATIO OF 4 THE ESTIMATE WASTE WILL RESULT IN 50 CY.
4. 3 CY CONTAINERS SHALL BE PROVIDED WHICH WILL RESULT IN 17 CONTAINERS PER MONTH.
5. THEREFORE ONE (1) CONTAINER WILL NEED TO BE PICKED UP FOUR TIMES A WEEK.

PHASE II - RECYCLABLES

1. THE FOLLOWING MATERIALS SHALL BE SEPARATED FOR RECYCLING: PLASTICS #1-7, ALUMINUM, CARDBOARD, GLASS, PAPER, METAL, STEEL AND TIN CANS.
2. EACH UNIT IS ESTIMATED TO PRODUCE 0.5 CY OF RECYCLABLES PER MONTH.
3. TOTAL MONTHLY RESIDENTIAL RECYCLABLES IS ESTIMATED TO BE: 96 UNITS X 0.5, OR 48 CY.
4. GIVEN THE SPECIFIED WILKINSON MODEL 400-C5 50 CY COMPACTOR UNIT, WITH A RATIO OF 4 THE ESTIMATE WASTE WILL RESULT IN 12 CY.
5. 2 CY CONTAINERS SHALL BE PROVIDED WHICH WILL RESULT IN 6 CONTAINERS PER MONTH.
6. THEREFORE ONE (1) CONTAINER WILL NEED TO BE PICKED UP TWICE A WEEK.

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

REVISIONS

NO.	DESCRIPTION	DATE
	DRC RESUBMITTAL	08/08/2025
	DRC RESUBMITTAL	10/03/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

SOLID WASTE MANAGEMENT NOTES

SHEET NUMBER SP-302

PROJECT NUMBER 14279.01

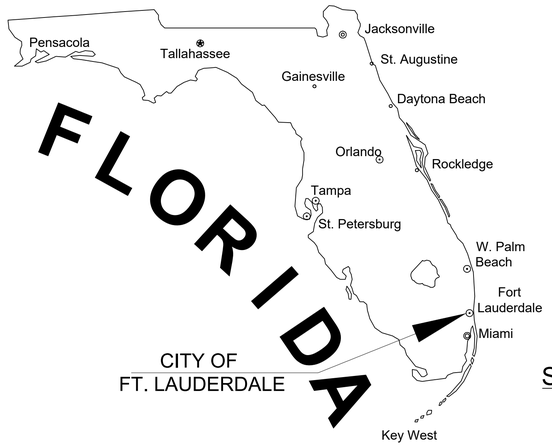
STATUS: PRELIMINARY

Plotted by: mamodio On 10/2/2025 11:02 AM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01 -SP-3XX-Solid Waste Circulation Plan.dwg

PINNACLE AT CYPRESS
PINNACLE HOUSING

6520 N ANDREWS AVE, CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.55 FEET	1.55'
NAVD 1988		0.00'

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

LAND DESCRIPTION:

A PORTION OF PARCELS "G" & "H", AND A PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT OF WAY (N.E. 1ST WAY), NOW VACATED, AS SHOWN ON THE PLAT OF "PINE CREST ISLES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A, DON L. CLYMER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 61°06'44" EAST, ALONG A RADIAL LINE 5.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, ALSO BEING A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE, HAVING A RADIUS OF 1855.08 FEET, THROUGH A CENTRAL ANGLE OF 04°58'44"AND AN ARC DISTANCE OF 161.20 FEET; THENCE SOUTH 61°06'44" EAST, 168.94 FEET; THENCE NORTH 90°00'00" EAST, 224.71 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CANAL, AS SHOWN ON SAID PINE CREST ISLES; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES; (1) SOUTH 00°12'30" EAST, 98.83 FEET TO A POINT ON A CURVE TO THE LEFT, A RADIAL LINE FROM SAID POINT BEARS NORTH 89°47'32" EAST; (2) SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE 44°57'30" AND AN ARC DISTANCE OF 19.62 FEET; THENCE SOUTH 44°49'16" WEST, 104.75 FEET, THENCE SOUTH 59°03'29" WEST, 81.65 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 61°06'44" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", 365.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAIN 78,892 SQUARE FEET (1.81 ACRES), MORE OR LESS.

PROJECT TEAM

APPLICANT, CIVIL ENGINEER, & LANDSCAPING
KEITH & ASSOCIATES, INC.
301 E ATLANTIC BLVD.
POMPANO BEACH, FL 33060
(954) 788-3400

SITE LOCATION

LOCATION MAP
SECTION 10, TOWNSHIP 49 S, RANGE 42 E
FOLIO #494210130074

INDEX OF SHEETS	
SHEET IDENTIFICATON	SHEET TITLE
GI-000	COVER SHEET
GI-001	LEGEND AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	CONSTRUCTION SPECIFICATIONS
CD-1XX	DEMOLITON PLAN
CG-1XX	EROSION CONTROL PLAN
CG-5XX	EROSION CONTROL DETAILS
SP-1XX	SITE PLAN
SP-5XX	SITE PLAN DETAILS
CP-1XX	PAVING, GRADING, AND DRAINAGE PLAN
CP-3XX	CROSS SECTION
CP-5XX	PAVING, GRADING, AND DRAINAGE DETAILS
CU-1XX	WATER AND SEWER PLAN
CU-5XX	WATER AND SEWER DETAILS
CM-1XX	PAVEMENT MARKING AND SIGNAGE PLAN
CM-5XX	PAVEMENT MARKING AND SIGNAGE DETAILS

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

Sunshine811

PREPARED FOR:
PINNACLE
9100 S DADELAND BOULEVARD,
SUITE 700, MIAMI, FL 33156

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

PROJECT No. 14279.01 JUNE 20, 2025

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

Drawing name: h\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cad\14279.01-GI-000.dwg Layout Name: GI-000-GEN Plotted by: bullerad Plotted on: Oct 07, 2025 - 2:59pm

GENERAL SYMBOLS

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

GEN SITE & PMS

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

PAVING & GRADING

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

UTILITY PIPES

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

HATCH PATTERNS

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

UTILITY STRUCTURES

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

XX CONST. 4' Ø MAS RIM EL. = 10.00 N INV. EL. = 4.00 - XX" DIP E INV. EL. = 4.00 - XX" DIP S INV. EL. = 4.00 - XX" DIP W INV. EL. = 4.00 - XX" DIP	SEWER STRUCTURE CALLOUT (SHOWN AS A CIRCLE CIRCUMSCRIBING THE STRUCTURE NUMBER.)	INDICATES STRUCTURE NUMBER, STATION & OFFSET, STRUCTURE SIZE & TYPE, RIM/GRATE ELEVATION, PIPE INVERT ELEVATIONS & DIRECTION, PIPE SIZE & MATERIAL AS WELL AS ANY SPECIAL NOTES.
XX CONST. 4' Ø CB RIM EL. = 10.50 (N) INV. EL. = 4.50 - XX" HDPE (E) INV. EL. = 4.50 - XX" HDPE (S) INV. EL. = 4.50 - XX" HDPE (W) INV. EL. = 4.50 - XX" HDPE	STORM STRUCTURE CALLOUT (SHOWN AS A HEXAGON CIRCUMSCRIBING THE STRUCTURE NUMBER.)	

LINE TYPES

PROPOSED UTILITIES

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

PAVEMENT MARKING

- STRIPE SKIP 2-4
- STRIPE SKIP 3-9
- STRIPE SKIP 6-10
- STRIPE SKIP 10-30
- STRIPE SKIP 10-10-20
- STRIPE SKIP 2-2-2

GENERAL SITE

- DEMOLITION
- TURBIDITY BARRIER
- PARKING STRIPING (SINGLE)
- FIRE TRUCK PATH
- SIGHT TRIANGLE
- BUILDING FOOTPRINT
- VEHICLE OVERHANG
- CONSTRUCTION LIMITS
- SILT FENCE
- SUPER SILT FENCE
- CHAIN LINK FENCE
- HANDRAIL
- PARKING STRIPING (DOUBLE)

TOPO

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

PROPOSED ENCUMBRANCES

- PROPERTY LINE
- ROW LINE
- BUILDING SETBACK LINE
- BUFFER LINE
- EASEMENT LINE

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

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

LINE WEIGHTS

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

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

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

Plotted by: balvarez On 10/7/2025 2:59 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

LEGEND AND ABBREVIATIONS

SHEET NUMBER	GI-001
PROJECT NUMBER	14279.01

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-GI-000.dwg

STATUS: PRELIMINARY

GENERAL NOTES

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

1. SPECIFIC SITE NOTES

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

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

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

2. APPLICABLE CODES

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

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

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

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

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

2.6. TRENCH SAFETY ACT

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

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

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

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

3. CONSTRUCTION NOTES:

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

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

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

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

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

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

3.7. RADII SHOWN ARE TO THE EDGE OF PAVEMENT.

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

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

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

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

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

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

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

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

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

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

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

4. PRECONSTRUCTION RESPONSIBILITIES

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

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

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

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

4.5. PRIOR TO THE START OF CONSTRUCTION, THE OWNER SHALL SUBMIT AN NPDES CONSTRUCTION GENERAL PERMIT (CGP) "NOTICE OF INTENT (N.O.I.) TO USE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITIES FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR (1) IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WAS REQUIRED TO BE DEVELOPED PRIOR TO NOI SUBMITTAL, AND (2) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A "NOTICE OF TERMINATION (N.O.T.) OF GENERIC PERMIT COVERAGE" FORM (DEP FORM 62-621.300(6)) MUST BE SUBMITTED TO FDEP TO DISCONTINUE PERMIT COVERAGE, SUBSEQUENT TO COMPLETION OF CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE FDEP WEBSITE: HTTP://FLORIDADEP.GOV/WATER/STORMWATER.

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

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

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

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

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

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

5. INSPECTIONS / TESTING:

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

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

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

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

6. TEMPORARY FACILITIES

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

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

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

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

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

7. PROJECT PROGRESS AND CLOSEOUT

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

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

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

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

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

8. PROJECT RECORD DOCUMENTS:

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

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

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

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

8.4.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.

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

8.4.3. ALL CONNECTIONS TO EXISTING LINES.

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

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

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

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

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

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

8.6.2. THE SIZE OF THE LINES.

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

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

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

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

8.7.3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS.

8.7.4. FINISH GRADE ELEVATIONS IN ISLAND AREAS.

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

8.7.6. LAKE AND CANAL BANK "AS-BUILT" DRAWINGS SHALL INCLUDE A KEY SHEET OF THE LAKE FOR THE LOCATION OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LF, UNLESS OTHERWISE SPECIFIED. "AS-BUILT" DRAWINGS SHALL CONSIST OF THE LOCATION AND ELEVATION OF THE TOP OF BANK, EDGE OF WATER, AND THE DEEP CUT LINE, WITH THE DISTANCE BETWEEN EACH SHOWN ON THE DRAWING.

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

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

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

9. UTILITY NOTES

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

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

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

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

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

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

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

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

9.7 LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY (FACILITIES) AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (VERTICAL & HORIZONTAL) OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING FACILITIES, IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.

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

10. SIGNING AND PAVEMENT MARKINGS

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

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

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

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

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

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

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

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

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

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

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

10.12. ALL SIGNS SHALL MEET ALL OF THE FOLLOWING:

- MEET THE CRITERIA OUTLINED IN SECTION 2A.08 OF THE 2009 MUTCD
- MEET THE SPECIFICATIONS OUTLINED IN SECTION 700 AND 994 OF THE LATEST FDOT STANDARD SPECIFICATIONS.
- CONSIST OF MATERIALS CERTIFIED TO MEET THE RETROREFLECTIVE SHEETING REQUIREMENTS OUTLINED IN THE CURRENT VERSION OF ASTM D4956 FOR TYPE-XI RETROREFLECTIVE SHEETING MATERIALS MADE WITH PRISIMS, EXCEPT FOR SCHOOL ZONE AND PEDESTRIAN SIGNS WHICH SHALL BE COMPRISED OF RETROREFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING CERTIFIED TO MEET ASTM D4956 TYPE IV RETROREFLECTIVE SHEETING MATERIALS.
- CONSIST OF RETROREFLECTIVE SHEETING MATERIALS THAT HAVE A VALID FDOT APPROVED PRODUCT LIST (APL) CERTIFICATION FOR SPECIFICATION 700 HIGHWAY SIGNING FOR FDOT SHEETING TYPE XI (OR TYPE IV FOR SCHOOL AND PEDESTRIAN SIGNS).

10.13 PATCH ATTACHMENT HARDWARE, SUCH AS COUNTERSUNK SCREWS OR RIVET HEADS, WITH RETRO REFLECTIVE BUTTONS THAT MATCH THE COLOR AND SHEETING MATERIAL OF TH

CONSTRUCTION SPECIFICATIONS

SECTION 20 - GENERAL SPECIFICATIONS PAVING GRADING DRAINAGE AND EARTHWORK

20. GENERAL

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

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

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

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

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

21. EARTHWORK

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

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

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

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

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

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

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

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

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

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

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

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

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

22. DRAINAGE

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

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

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

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

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

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

23. ASPHALT PAVING

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

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

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

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

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

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

24. CONCRETE CONSTRUCTION

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

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

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

SECTION 30 - WATER DISTRIBUTION AND SANITARY SEWER FORCE MAINS.

30. MATERIALS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

30.15. RETAINER GLANDS FOR DIP SHALL CONFORM TO ANSI/AWWA C111/A21.11 LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058, STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.

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

30.17. FIRE HYDRANTS SHALL BE MUELLER CENTURION TRAFFIC TYPE A-423 WITH 5 1/4" INTERNAL VALVE OPENING OR APPROVED EQUAL. PUMPER NOZZLE TO BE 18" FROM FINISHED GRADE. ALL HYDRANTS TO BE INSTALLED WITH CONTROL VALVE. RETAINER GLANDS ARE PREFERRED FOR RESTRAINING. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502 LATEST REVISION. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH NFPA #291 OR PER AGENCY STANDARDS HAVING JURISDICTION. BLUE RAISED REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE USED TO IDENTIFY FIRE HYDRANT LOCATION. THE PLACEMENT OF THE RPM TO BE AT THE CENTERLINE OF THE OUTSIDE ROADWAY LANE.

30.18. SEWAGE FORCE MAIN VALVES SHALL BE PLUG VALVES WHICH SHALL BE OF THE NON-LUBRICATED, ECCENTRIC TYPE WITH RESILIENT FACED PLUGS, PORT AREAS FOR VALVES 20 INCHES AND SMALLER SHALL BE AT LEAST 80% OF FULL PIPE AREA. PORT AREA OF VALVES 24 INCHES AND LARGER SHALL BE AT LEAST 70% OF FULL PIPE AREA. THE BODY SHALL BE OF SEMI-STEEL (ASTM A-126 C1.B) AND SHALL HAVE BOLTED BONNET WHICH GIVES ACCESS TO THE INTERNALS OF THE VALVE. SEATS SHALL BE WELDED OVERLAY OF HIGH NICKEL CONTENT OR A STAINLESS STEEL PLATE LOCKED IN THE BODY CAVITY. IF A PLATE IS USED, IT SHALL BE REPLACEABLE THROUGH THE BONNET ACCESS. BEARINGS SHALL BE PERMANENTLY LUBRICATED OF STAINLESS STEEL, BRONZE OR TEFLON LINED, FIBER GLASS BACKED DURALON. BEARING AREAS SHALL BE ISOLATED FROM THE FLOW WITH GRIT SEALS. VALVES SHALL HAVE PACKING BONNETS WHERE THE SHAFT PROTRUDES FROM THE VALVE AND THE PACKING SHALL BE SELF-ADJUSTING CHEVRON TYPE WHICH CAN BE REPLACED WITHOUT REMOVING THE BONNET. ALL NUTS, BOLTS, SPRINGS AND WASHERS SHALL BE STAINLESS STEEL.

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

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

30.21. SWING CHECK VALVES FOR WATER, SEWAGE, SLUDGE, AND GENERAL SERVICE SHALL BE OF THE OUTSIDE LEVER AND SPRING OR WEIGHT TYPE, IN ACCORDANCE WITH ANSI/AWWA C 508 LATEST REVISION SWING-CHECK VALVES FOR WATERWORKS SERVICE, 2" THROUGH 24" NPS, UNLESS OTHERWISE INDICATED, WITH FULL-OPENING PASSAGES, DESIGNED FOR A WATER-WORKING PRESSURE OF 150 PSI THEY SHALL HAVE A FLANGED COVER PIECE TO PROVIDE ACCESS TO THE DISC.

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

31. SERVICE CONNECTION:

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

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

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

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

31.5. METER STOPS SHALL BE 90 DEGREE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE FV63-777W" LATEST REVISION WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "0" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY FORD OR APPROVED EQUAL.

32. INSTALLATION:

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

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

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

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

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

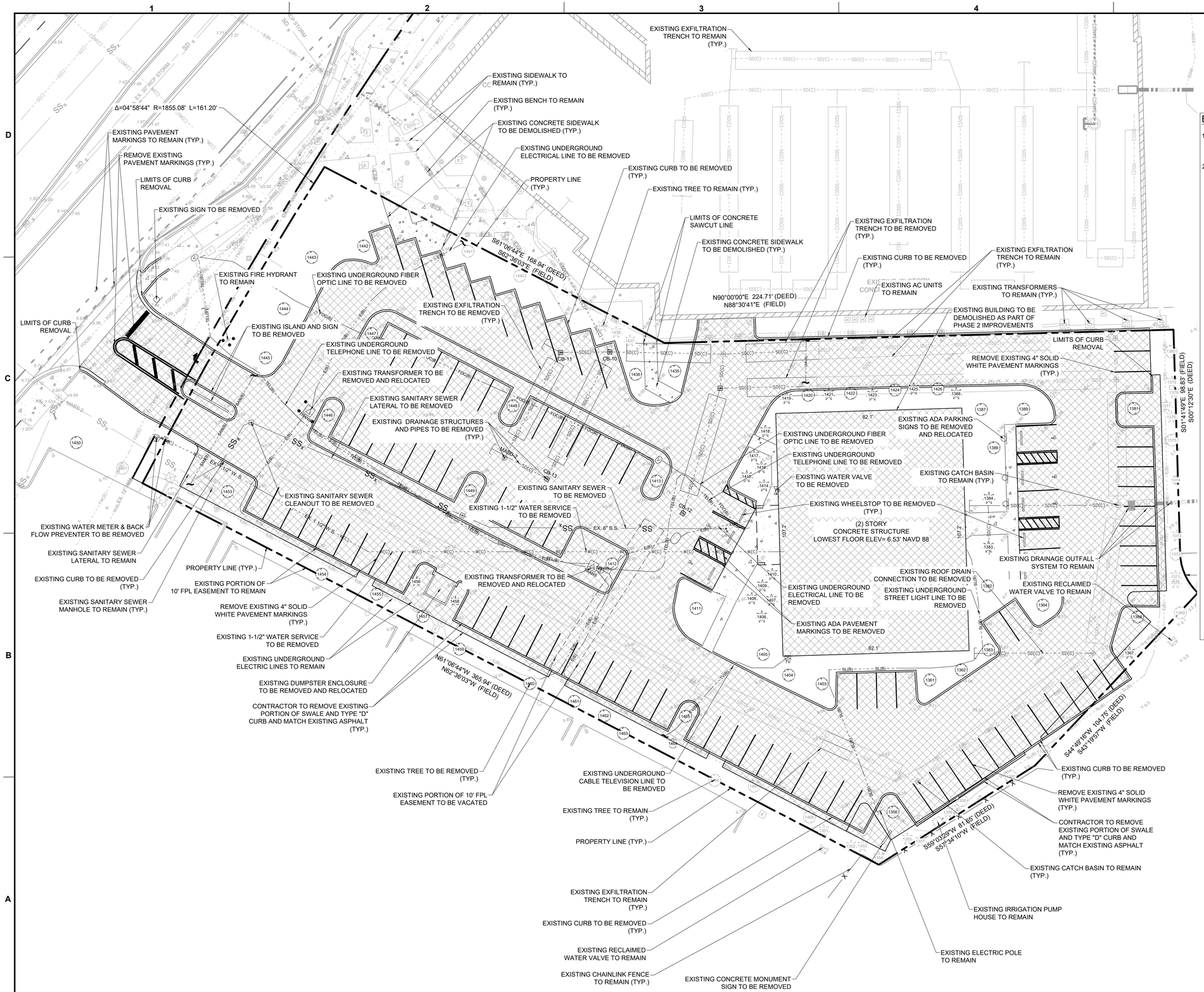
32.6. PIPE DEFLECTION SHALL NOT EXCEED 50% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

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

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

33. TESTING:

33.1. BEFORE ANY PHYSICAL CONNECTIONS AND ACCEPTANCE FOR OPERATION TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE FLUSHED, PRESSURE TESTED AND DISINFECTED. COPIES OF PASSING BACTERIOLOGICAL RESULTS AND PRESSURE TEST RESULTS MUST BE SUBMITTED TO, AND APPROVED BY, THE ENGINEER, UTILITY OWNER, AND HEALTH DEPARTMENT. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 (HYDROSTATIC TEST). THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. THE ALLOWABLE LEAKAGE DURING THE PRESSURE TEST SHALL BE LESS THAN THE NUMBER OF GALLONS P



BUILDING DEMOLITION NOTES

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

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

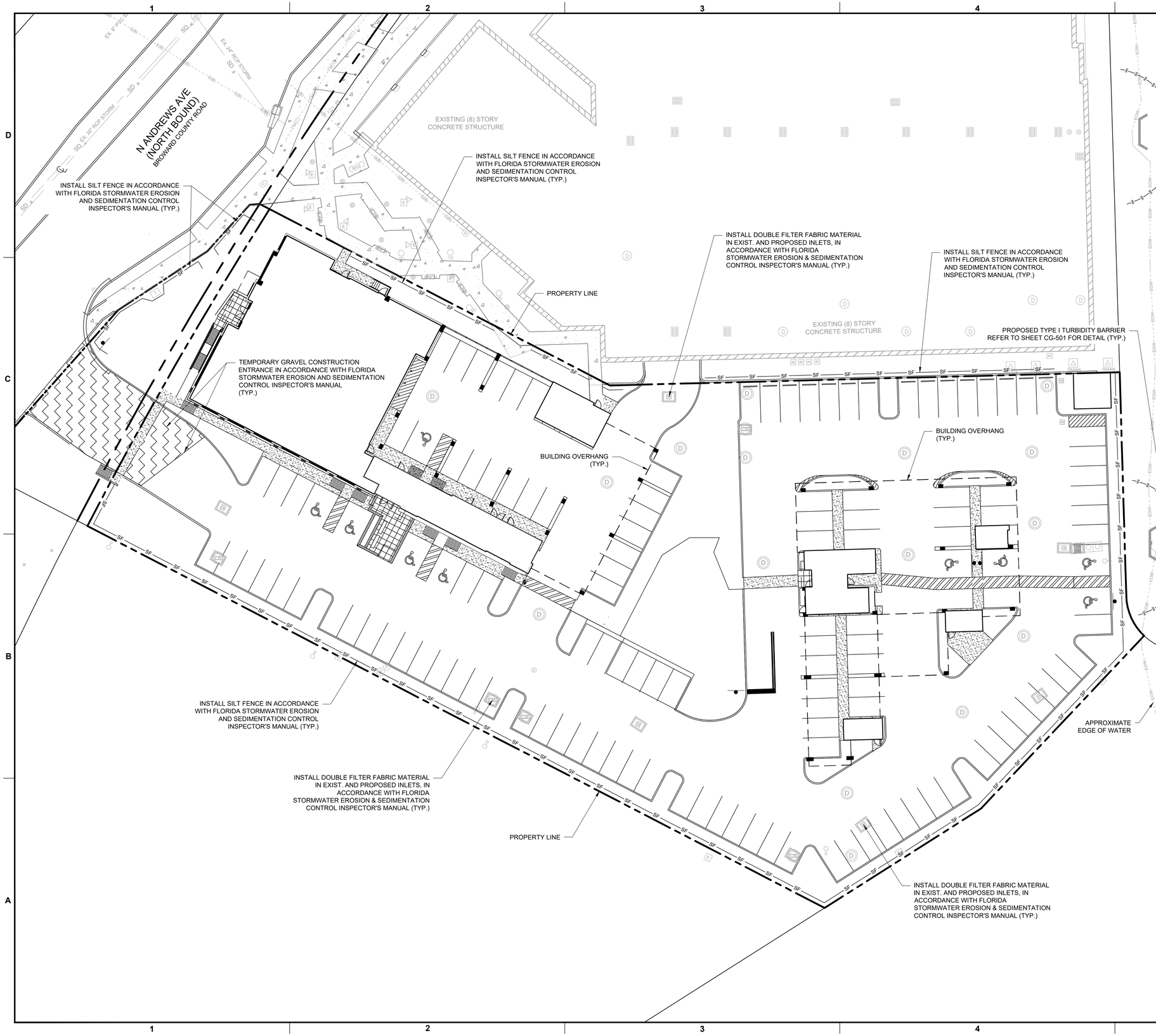
DEMOLITION PLAN

SHEET NUMBER	CD-101
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: balvarez On 10/7/2025 2:59 PM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cad\14279.01-CD-1XX.dwg



N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

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

GENERAL NOTES:

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

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

Plotted by: balvarez On 10/7/2025 3:00 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

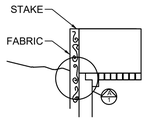
SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER	CG-101
PROJECT NUMBER	14279.01

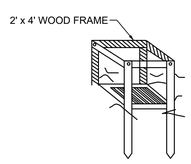
Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CG-1XX.dwg

STATUS: PRELIMINARY

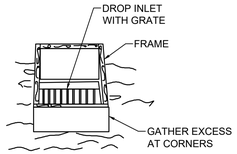


ELEVATION OF STAKE AND FABRIC ORIENTATION

DETAIL A



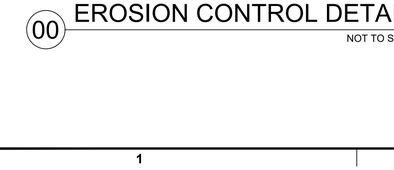
PERSPECTIVE VIEW



SPECIFIC APPLICATION

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

FILTER FABRIC DROP INLET SEDIMENT FILTER



NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT WATERBODIES REGARDLESS OF DEPTH.
2. TURBIDITY BARRIERS FOR FLOATING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. POSTS IN STAKED TURBIDITY BARRIER TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER, CITY AND/OR DRAINAGE DISTRICT.

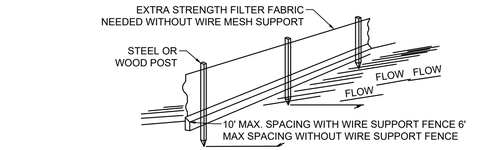
FLOATING TURBIDITY BARRIERS

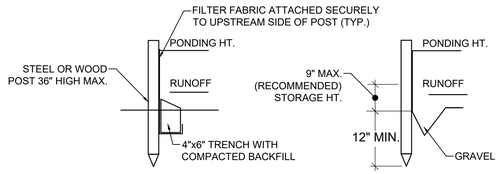
EROSION CONTROL GENERAL NOTES

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

00 EROSION CONTROL DETAILS

NOT TO SCALE

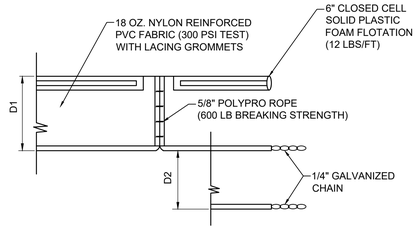




STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

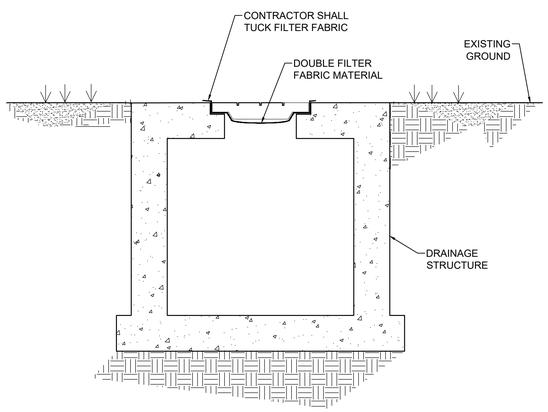
ALTERNATE DETAIL TRENCH WITH GRAVEL

SILT FENCE

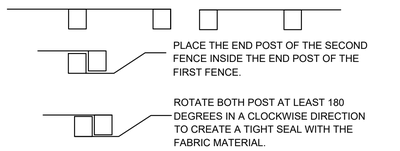


NOTE:
D1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS)
D2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5')
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10'.
TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10' PER THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR MANUAL.

FLOATING TURBIDITY BARRIERS TYP. SECTION

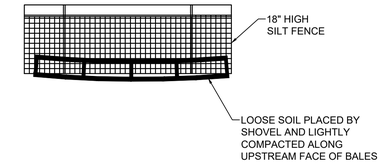


INLET / MANHOLE PROTECTION DETAIL



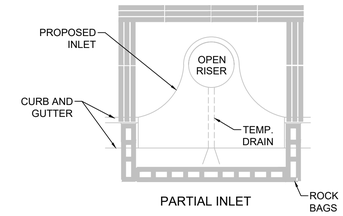
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

ATTACHING TWO SILT FENCES

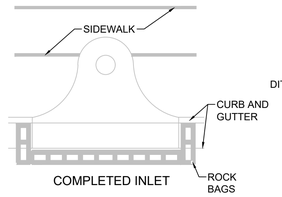


NOTES:
1. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING COURSES. SILT FENCES ARE TO BE PLACED AT UPLAND LOCATIONS.
2. BALES TO BE STAKED PER THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR MANUAL.
3. WHERE THE SILT FENCE IS USED AS SLOPE PROTECTION, IT IS TO BE CONSTRUCTED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

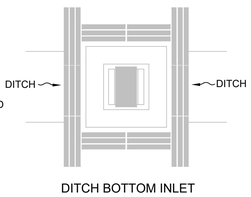
BALES BACKED BY SILT FENCE



PARTIAL INLET



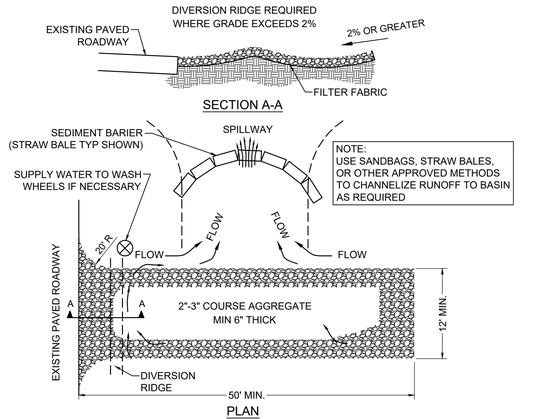
COMPLETED INLET



DITCH BOTTOM INLET

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

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

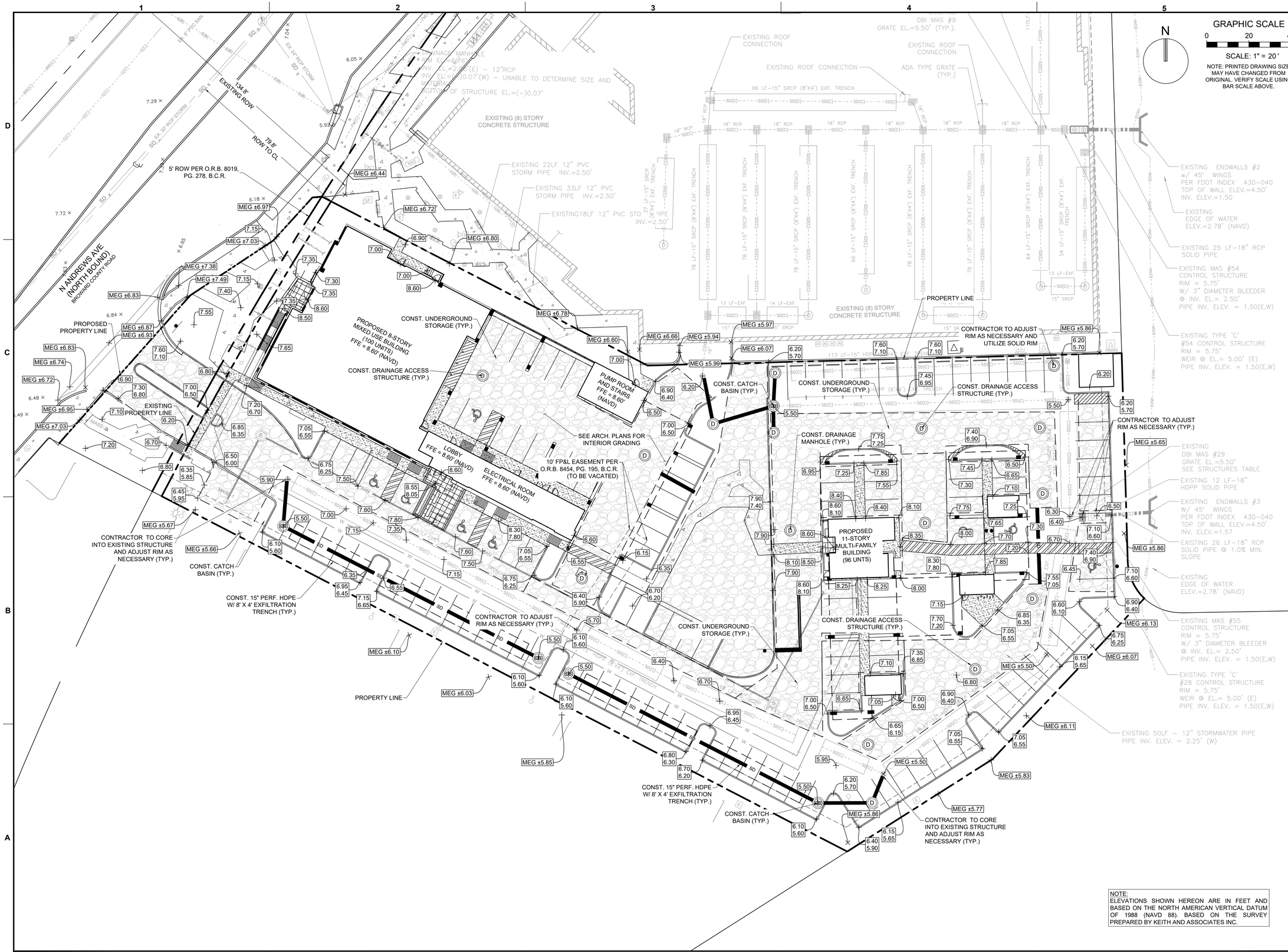
EROSION CONTROL DETAILS

SHEET NUMBER	CG-501
PROJECT NUMBER	14279.01

Plotted by: balvarez On 10/7/2025 3:00 PM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CG-SXX.dwg

STATUS: PRELIMINARY



NOTE:
ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BASED ON THE SURVEY PREPARED BY KEITH AND ASSOCIATES INC.

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

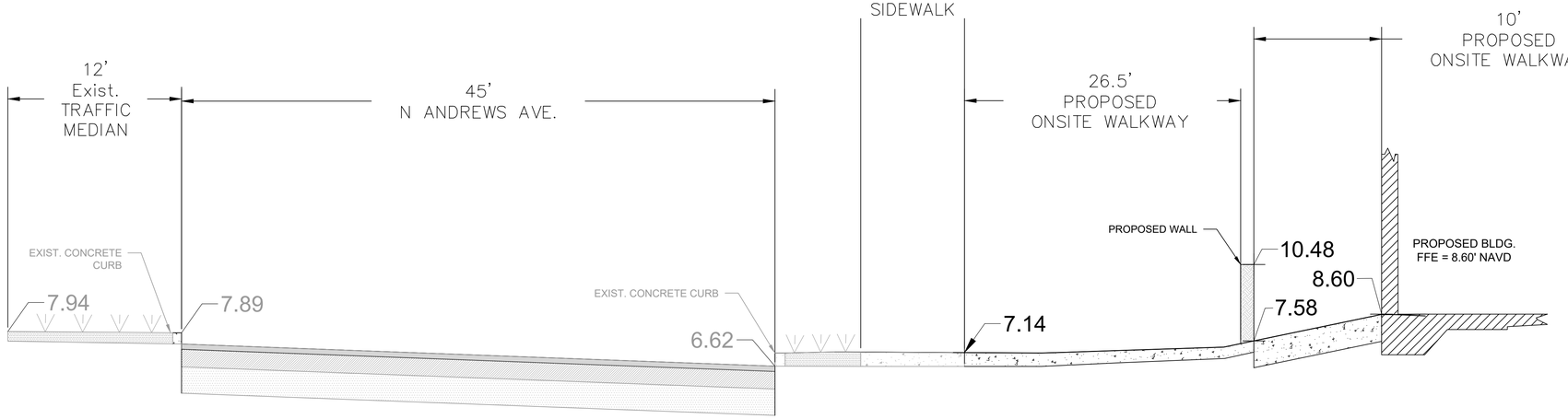
PAVING, GRADING, AND DRAINAGE PLAN

SHEET NUMBER	CP-101
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: balvarez On 10/7/2025 3:01 PM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CP-1XX.dwg



CROSS SECTION 1 (N.T.S.)

NOTE:
ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BASED ON THE SURVEY PREPARED BY KEITH AND ASSOCIATES INC.

N

GRAPHIC SCALE
0 5 10
SCALE: 1" = 5 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

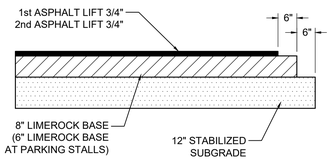
CROSS SECTION

SHEET NUMBER	CP-301
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: balvarez On 10/7/2025 3:02 PM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CP-3XX.dwg



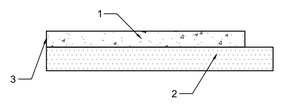
ASPHALTIC CONCRETE VEHICULAR:
FIRST LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). SECOND (FINAL) LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). ASPHALT SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTIONS 330 AND 334. SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL FINAL LANDSCAPE/HARDSCAPE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

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

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

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

1 ASPHALT PAVEMENT DETAIL
NOT TO SCALE



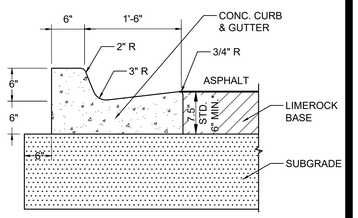
1. CONCRETE VEHICULAR COURSE:
   6" - 3,000 PSI CONCRETE PER FDOT STANDARD SPECIFICATIONS SECTION 346 AND 350.
2. STABILIZED SUBGRADE:
   6" SUBGRADE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180). MINIMUM LBR = 40. GROUND ADJACENT TO PAVEMENT HAVING RUNOFF SHALL BE GRADED TWO INCHES LOWER THAN THE EDGE OF PAVEMENT TO ALLOW FOR THE PLACEMENT OF SOD.
3. SAWED JOINTS:
   3/16" SAW CUT, 1½" DEEP (WITHIN 12 HOURS), MAX. 15' O.C., AND MIN.3' PARALLEL TO THE EDGE OF PAVEMENT.

NOTE: PAVEMENT SECTION TO BE COORDINATED FURTHER WITH STRUCTURAL ENGINEER.

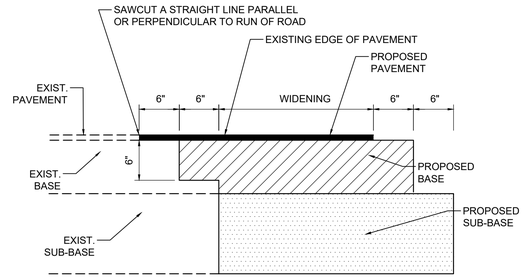
3 CONCRETE PAVEMENT DETAIL
NOT TO SCALE

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

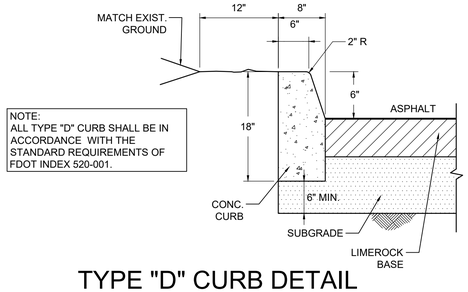
*WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.



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

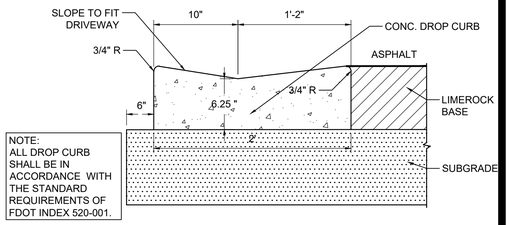


7 SAWCUT WIDENING DETAIL
NOT TO SCALE



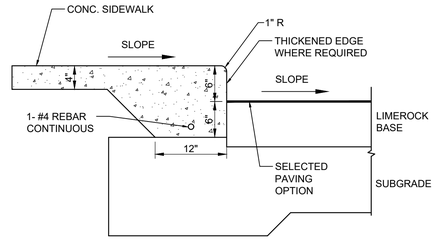
NOTE:
ALL TYPE "D" CURB SHALL BE IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF FDOT INDEX 520-001.

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

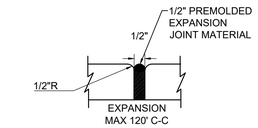


NOTE:
ALL DROP CURB SHALL BE IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF FDOT INDEX 520-001.

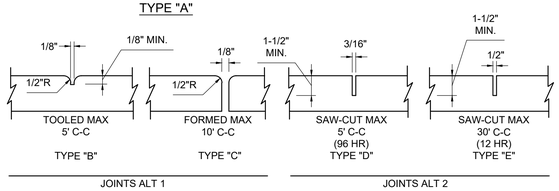
6 DROP CURB DETAIL PER FDOT INDEX No. 520-001
NOT TO SCALE



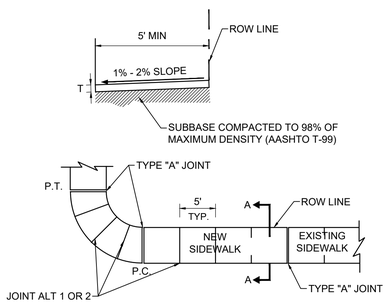
8 THICKENED EDGE SIDEWALK DETAIL
NOT TO SCALE



TYPE "A"



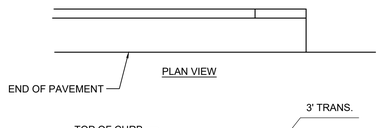
CONCRETE PAVEMENT & SIDEWALK JOINTS



SIDEWALK PLAN

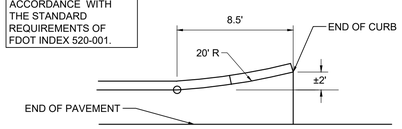
NOTES:
1. Sidewalk construction is to comply with the latest FDOT standards for sidewalks and ADA curb ramps, per FDOT index 522-001 and 522-002.
2. Provide either joint alternate 1 or 2. If using joint alternate 2: construct type "E" joints at not more than 30' intervals - within 12 hours after finishing,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

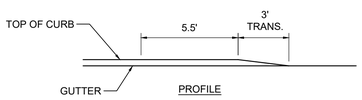
9 SIDEWALK DETAIL
NOT TO SCALE



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

STRAIGHT END





FLARED END

10 CURB & GUTTER FLARED AND STRAIGHT ENDS
NOT TO SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

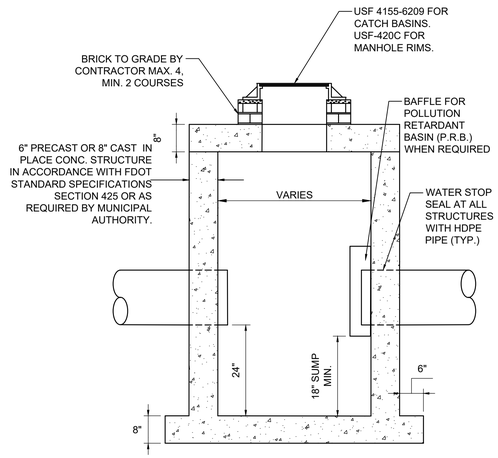
PAVING, GRADING, AND DRAINAGE DETAILS

SHEET NUMBER	CP-501
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: balvarez On 10/7/2025 3:02 PM

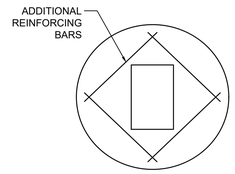
Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CP-5XX.dwg



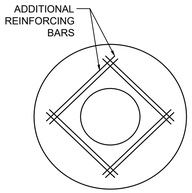
NOTES:
1. STRUCTURE MANUFACTURER AND/OR CONTRACTOR SHALL CONFIRM ALL STEEL REINFORCEMENT MEETS FDOT STANDARDS PER INDEX 425-010, SECTION 415 AND 425 PRIOR TO SUBMITTING ANY SHOP DRAWINGS FOR APPROVAL.
2. LOCKING GRATES TO BE PROVIDED.

11 CATCH BASIN / DRAINAGE MANHOLE DETAIL

NOT TO SCALE



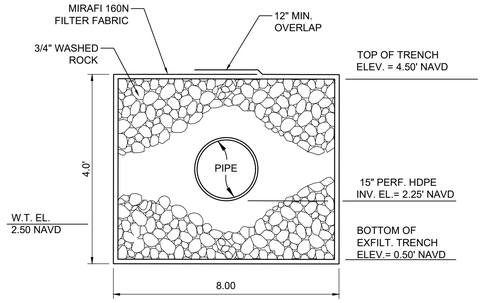
PLAN VIEW
TOP SLAB
FOR CATCH BASINS



PLAN VIEW
TOP SLAB
FOR MANHOLES

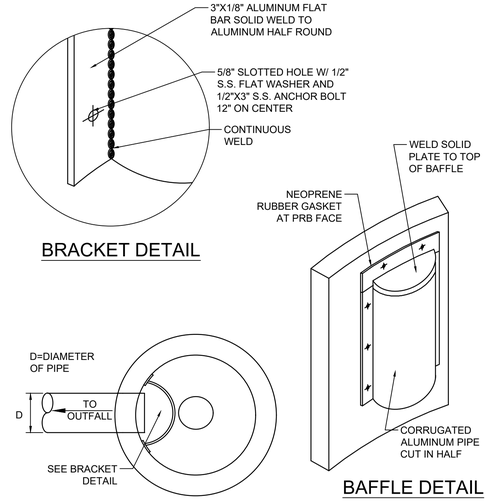
12 CATCH BASIN / MANHOLE FRAME DETAIL

NOT TO SCALE



13 EXFILTRATION TRENCH DETAIL

NOT TO SCALE

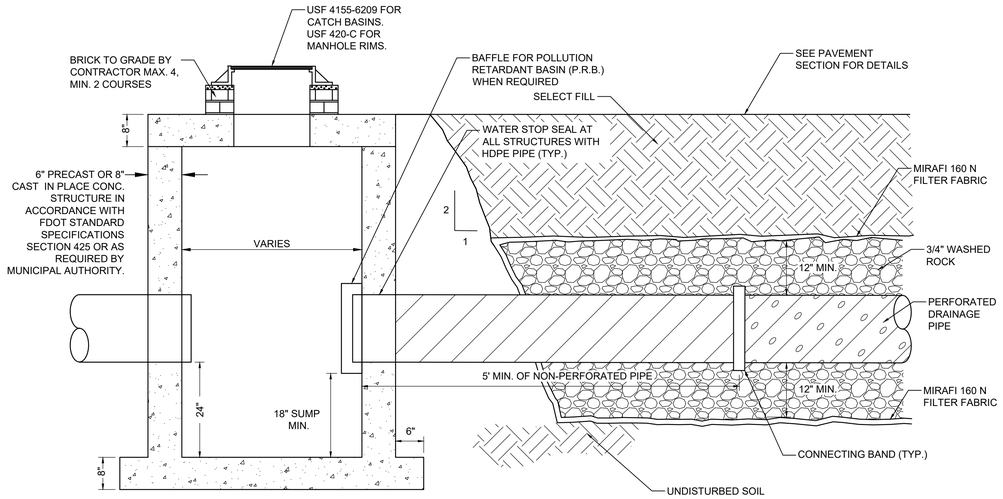


PLAN VIEW

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

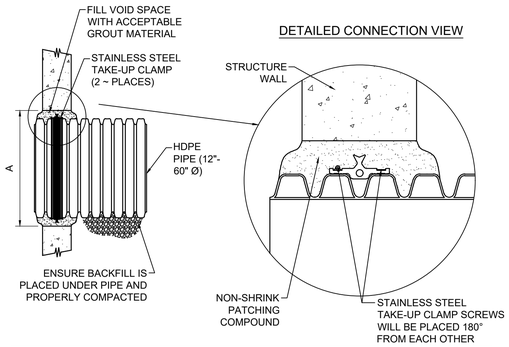
14 POLLUTION RETARDANT BAFFLE DETAIL

NOT TO SCALE



15 CATCH BASIN W/ PRB AND EXFILTRATION TRENCH

NOT TO SCALE



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

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

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

17 GROUTED MANHOLE CONNECTION (HDPE PIPE) DETAIL

NOT TO SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

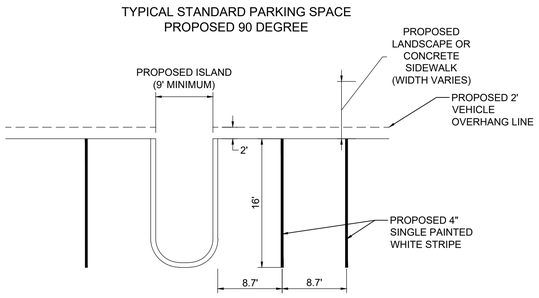
PAVING, GRADING, AND DRAINAGE DETAILS

SHEET NUMBER	CP-502
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: balvarez On 10/7/2025 3:02 PM

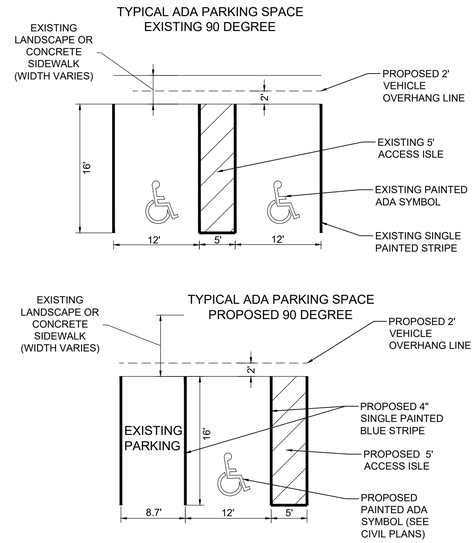
Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cad\d14279.01-CP-5XX.dwg



TYPICAL STANDARD PARKING SPACE DETAIL

24

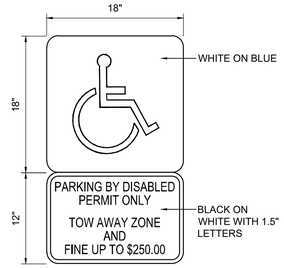
NOT TO SCALE



TYPICAL ADA PARKING SPACE DETAIL

25

NOT TO SCALE



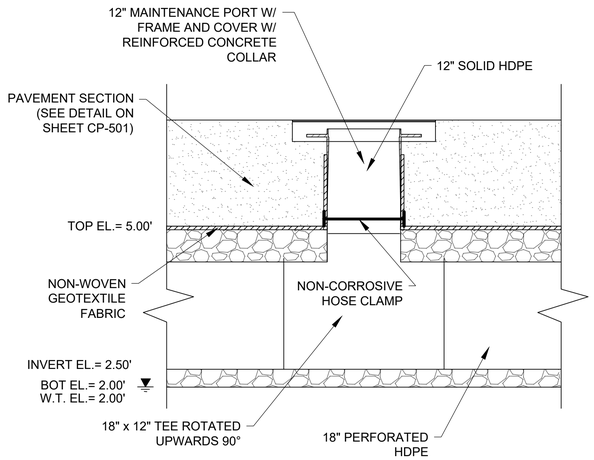
NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN MAY BE FABRICATED ON ONE PANEL OR TWO.
4. SIGNS ARE TO BE MOUNTED AT A HEIGHT OF 5 FT. MINIMUM FROM PAVEMENT TO BOTTOM OF SIGN.

HANDICAP PARKING SIGN DETAIL

26

NOT TO SCALE

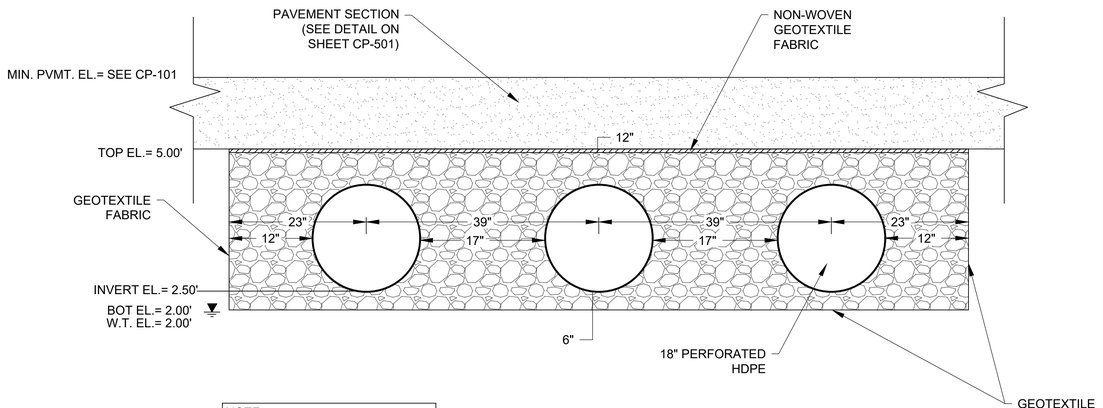


NOTES:

1. THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
2. MINIMUM MAINTENANCE REQUIRED INCLUDES QUARTERLY INSPECTIONS FOR THE FIRST YEAR, AND YEARLY INSPECTIONS THEREAFTER. FLUSH SYSTEM AS NEEDED.

MAINTENANCE PORT DETAIL

SCALE: NOT TO SCALE



NOTE:

1. ALL SEEMS SHALL HAVE A 12" OVERLAP.

TYPICAL UNDERGROUND STORAGE DETAIL

SCALE: NOT TO SCALE

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

Plotted by: balvarez On 10/7/2025 3:02 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

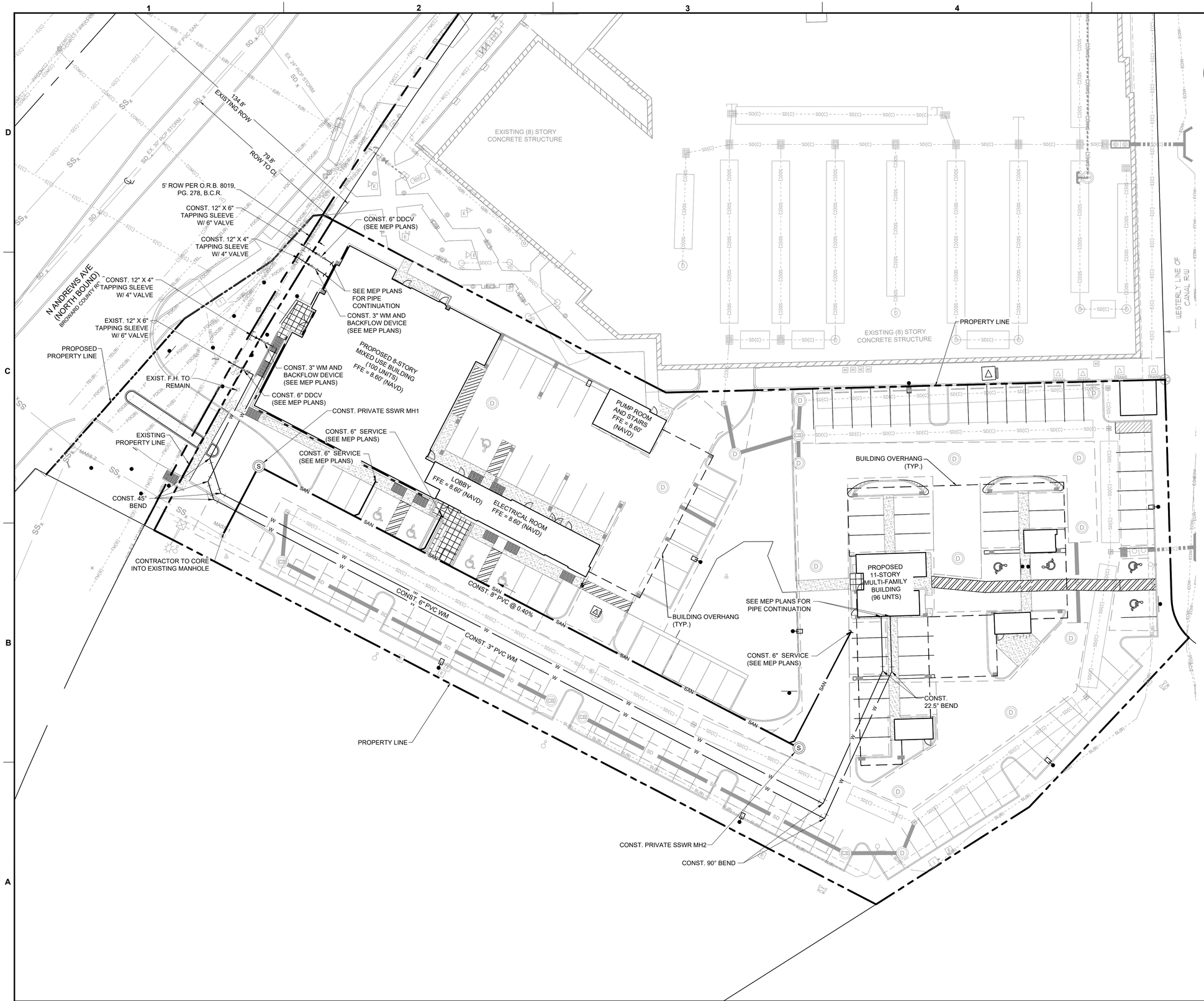
SHEET TITLE

PAVING, GRADING, AND DRAINAGE DETAILS

SHEET NUMBER	CP-503
PROJECT NUMBER	14279.01

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CP-SXX.dwg

STATUS: PRELIMINARY



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

Plotted by: balvarez On 10/7/2025 3:03 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

WATER AND SEWER PLAN

SHEET NUMBER	CU-101
PROJECT NUMBER	14279.01

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cad\14279.01-CU-1XX.dwg

STATUS: PRELIMINARY

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL

811 Know what's **below.** **Call** before you dig.

1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES THAT HAVE FACILITIES WITHIN THE PROJECT AREA.
2. THE ABOVE NOTICE SHALL APPEAR ON THE COVER SHEET OF ALL CONSTRUCTION PLANS SUBMITTED TO THE COUNTY.

REVISED	UTILITY LOCATES	FIGURE 101
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (4)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	Water Main — 3 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 24 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum — Water Main
VACUUM SANITARY SEWER	Water Main — 10 ft. preferred, 3 ft. minimum	Water Main — 12 inches preferred, 6 inches min	Alternate 3 ft. minimum — Water Main
GRAVITY SANITARY SEWER,(3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	Water Main — 10 ft. preferred, 6 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum — Water Main
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	—	—

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.

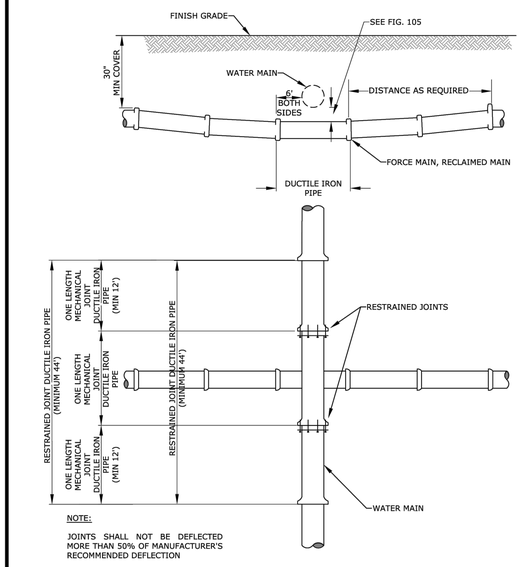
REVISED	WATER MAIN SEPARATION	FIGURE 105
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTE:
JOINTS SHALL NOT BE DEFLECTED MORE THAN 50% OF MANUFACTURER'S RECOMMENDED DEFLECTION

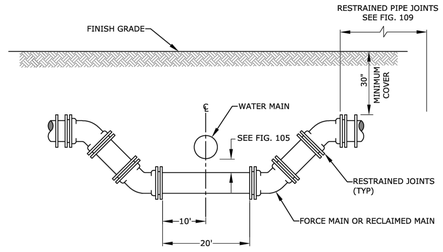
REVISED	STANDARD UTILITY CROSSING	FIGURE 106
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



WHEREVER POSSIBLE DEFLECTION OF THE PIPE WILL BE USED TO AVOID EXISTING OBSTRUCTIONS. THIS CROSSING SHALL BE USED ONLY WHEN APPROVED BY WWS.

REVISED	SPECIAL UTILITY CROSSING	FIGURE 107
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL

- CROSSES SHALL BE RESTRAINED IN ALL DIRECTIONS.
- FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS 109-112, EVEN WHEN THE FITTINGS OR VALVES ARE CUT IN AFTER THE INITIAL PIPE INSTALLATION. ASBESTOS CEMENT PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AT LEAST THROUGH THE RESTRAINING LENGTH.

DUCTILE IRON PIPE

Diameter	HORIZONTAL, L (FEET) 11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	45° VERTICAL OFFSET (FEET) UPPER	LOWER
4	1	2	4	10	7	20	9	4
6	2	3	6	14	15	28	12	5
8	2	4	8	17	23	37	16	7
10	2	5	9	21	30	44	19	8
12	3	5	10	24	38	52	22	9

PVC PIPE

Diameter	HORIZONTAL, L (FEET) 11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	45° VERTICAL OFFSET (FEET) UPPER	LOWER
4	2	3	5	12	11	32	14	5
6	2	4	7	16	23	45	19	6
8	3	5	9	21	37	59	25	8
10	3	5	11	25	48	71	30	9
12	3	6	12	29	61	83	35	11

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V7.2 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SW OR GW; NOMINAL SIZE EQUALS BRANCH SIZE; LENGTH ALONG RUN EQUALS 4 FEET
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%; VERTICAL LOW SIDE DEPTH EQUALS 3.5 FEET
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE (NO POLY WRAP)
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE

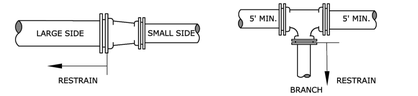
REVISED	RESTRAINED JOINT REQUIREMENTS SINGLE FITTING	FIGURE 109
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



STRAIGHT REDUCER

DUCTILE IRON PIPE

SMALL SIDE / DIAMETER	6"	8"	10"	12"
4"	15'	27'	36'	45'
6"		16'	27'	38'
8"			15'	28'
10"				16'

PVC PIPE

SMALL SIDE / DIAMETER	6"	8"	10"	12"
4"	24'	43'	58'	72'
6"		25'	44'	61'
8"			24'	44'
10"				25'

TEE REDUCER

DUCTILE IRON PIPE

BRANCH SIZE / DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		6'	1'	1'
8"			15'	10'
10"				23'

PVC PIPE

BRANCH SIZE / DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		16'	8'	1'
8"			31'	25'
10"				44'

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V7.2 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SW OR GW; LENGTH ALONG RUN EQUALS 4 FEET
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT;SAFETY FACTOR: 1.5;BARE PIPE (NO POLY WRAP)
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

RESTRAINED REDUCING FITTING
150 PSI TEST PRESSURE

REVISED	RESTRAINED JOINT REQUIREMENTS REDUCING FITTINGS	FIGURE 112
7/7/2021		

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-501
PROJECT NUMBER	14279.01

Plotted by: balvarez On 10/7/2025 3:03 PM

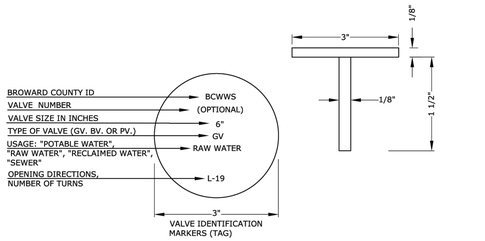
Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CU-SXX.dwg

STATUS: PRELIMINARY

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL

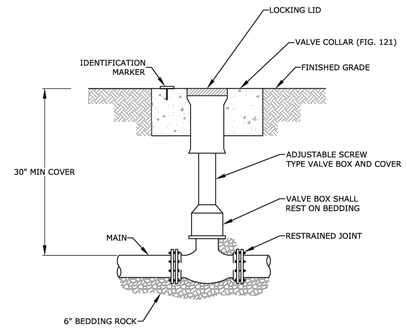


REVISED		FIGURE
7/7/2021	VALVE COLLAR AND IDENTIFICATION MARKER	121

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



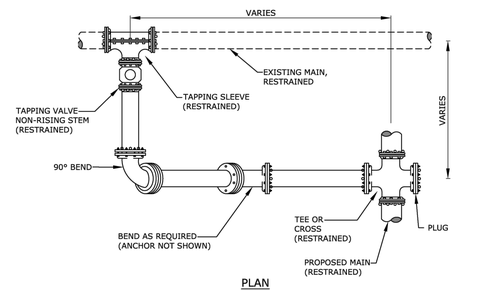
1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE REFLECTIVE RAISED PAVEMENT MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.

REVISED		FIGURE
7/7/2021	VALVE BOX DETAIL	123

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTES:

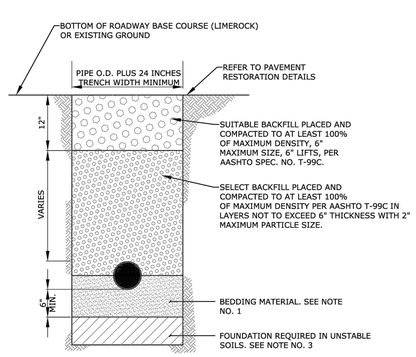
1. ALL JOINTS TO BE RESTRAINED BY APPROVED METHODS.
2. IF CONNECTION IS PRIOR TO FDEP CLEARANCE THEN A SECOND VALVE WITH VENT IS REQUIRED.

REVISED		FIGURE
7/7/2021	TYPICAL CONNECTION TO EXISTING MAIN	131

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTES:

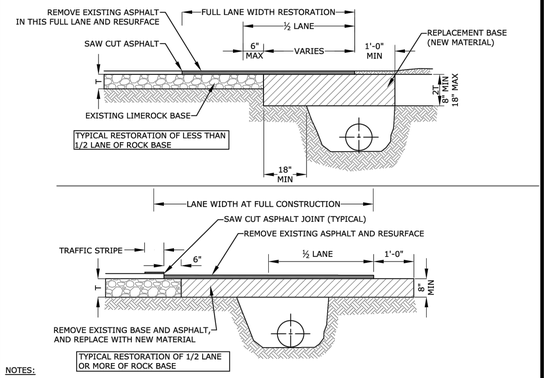
1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAXIMUM PARTICLE SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

REVISED		FIGURE
7/7/2021	TYPICAL TRENCH BACKFILL	180

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED UTILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT THAT ABUT RESURFACING SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
6. RESURFACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE, AND SHALL BE APPLIED IN 2 LIFTS, A MINIMUM OF ¾ INCH.
7. TRAFFIC STRIPES SHALL NOT BE PLACED DIRECTLY ON TOP OF THE JOINT
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

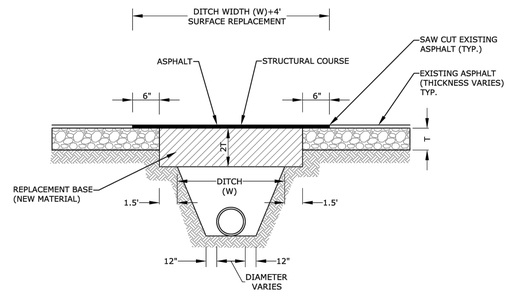
T = EXISTING LIMEROCK BASE THICKNESS.

REVISED		FIGURE
7/7/2021	RESTORATION OF ROADWAY CUT FOR PARALLEL UTILITY INSTALLATION	182

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTES:

1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70%.
6. SUB GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

T = EXISTING LIMEROCK BASE THICKNESS.

REVISED		FIGURE
7/7/2021	RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION	183

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-502
PROJECT NUMBER	14279.01

Plotted by: balvarez On 10/7/2025 3:03 PM

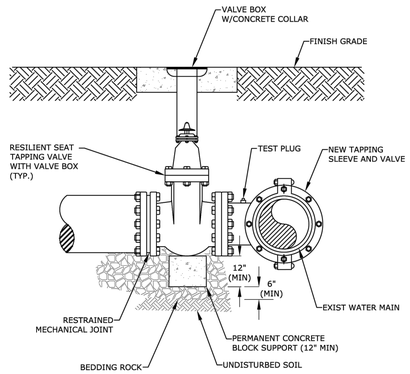
Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CU-SXX.dwg

STATUS: PRELIMINARY

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTES:

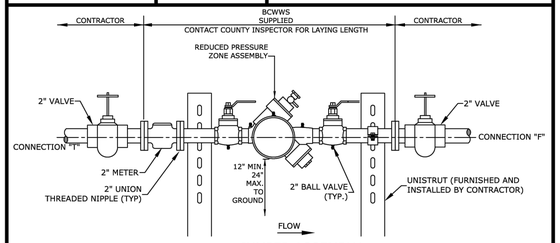
1. REFER TO WWS MINIMUM DESIGN AND CONSTRUCTION STANDARDS FOR MINIMUM REQUIREMENTS AND PRE-APPROVED MANUFACTURERS.
2. MAIN SHALL BE CLEANED BEFORE ATTACHING SLEEVE
3. SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP. PRESSURE TEST AND TAP SHALL BE MADE IN PRESENCE OF AN AUTHORIZED COUNTY REPRESENTATIVE.
4. TAP SHALL BE MADE NO CLOSER THAN 18" FROM THE NEAREST JOINT.
5. CONCRETE BLOCK SHALL COMPLETELY SUPPORT TAPPING VALVE.
6. RESTRAINT JOINT REQUIREMENTS SHALL BE IN ACCORDANCE WITH WWS MINIMUM DESIGN AND CONSTRUCTION STANDARDS.

REVISED	TAPPING SLEEVE AND VALVE INSTALLATION	FIGURE 196
7/7/2021		

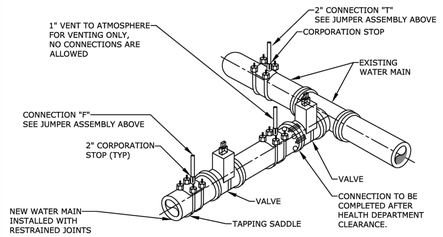
BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



JUMPER ASSEMBLY



NOTES:
1. A BCWWS SUPPLIED FIRE HYDRANT BACKFLOW METER WITH RPZ MAY BE USED IN LIEU OF THE JUMPER ASSEMBLY.
2. SEE DETAIL 205B FOR ADDITIONAL REQUIREMENTS.

REVISED	FILLING AND FLUSHING JUMPER CONNECTION	FIGURE 205A
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL

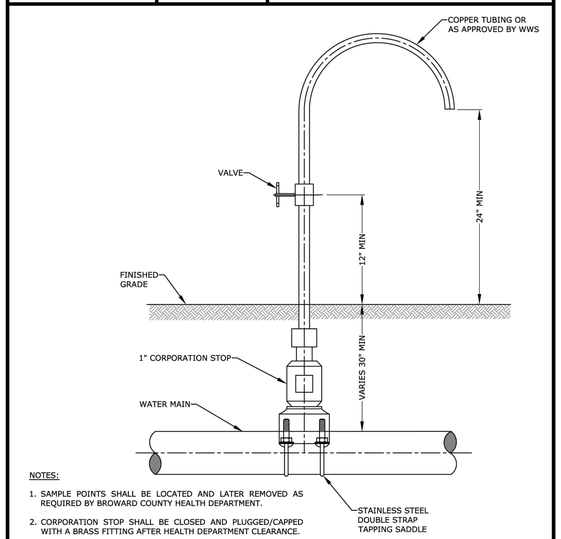
1. A FILLING AND FLUSHING JUMPER ASSEMBLY CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE BCWWS WATER MAINS AND NEW WATER MAINS. THE PROCEDURES ARE APPLICABLE WHEN CONNECTING TO AN EXISTING BCWWS WATER MAIN, WHETHER BY TAPPING TEE AND VALVE OR BY CONTINUATION OF A PLUGGED STUB OUT WITH AN EXISTING GATE VALVE.
2. THE CONTRACTOR SHALL CONTACT BCWWS REGARDING SCHEDULING OF REQUIRED INSPECTIONS RELATING TO THE CONNECTION. BCWWS INSPECTIONS ARE SPECIFICALLY REQUIRED FOR TIE-INS OR WET TAPS TO EXISTING WATER MAINS, JUMPER ASSEMBLY CONNECTION INSTALLATION, FLUSHING, PRESSURE TESTING, DISINFECTION, SAMPLING, PLUGGING OF SAMPLING POINTS AND PERMANENT CONNECTION OF THE NEW WATER MAIN. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES STRICTLY IN ACCORDANCE WITH BCWWS STANDARDS.
3. THE JUMPER ASSEMBLY (2" DIAMETER FLANGE TO FLANGE) WILL BE SUPPLIED BY BCWWS AND INSTALLED AND TESTED BY THE CONTRACTOR, IN COORDINATION WITH THE ENGINEER OF RECORD (EOR) AND BCWWS. OTHER MATERIALS AND INSTALLATION REQUIRED FOR THE CONNECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE. ALL MATERIALS SHALL BE PER THE BCWWS APPROVED PRODUCT SPECIFICATION SHEETS. THE JUMPER SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL IT IS REMOVED. JUMPER ASSEMBLIES 3" AND LARGER SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR IN COORDINATION WITH BCWWS.
4. ALL NEW WATER MAINS SHALL BE FLUSHED, PRESSURE TESTED AND DISINFECTED. NEW MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL THE BACTERIOLOGICAL TEST RESULTS ARE SATISFACTORY AND A WRITTEN APPROVAL HAS BEEN OBTAINED FROM BCWWS, AS WELL AS CERTIFICATION FROM THE FLORIDA DEPARTMENT OF HEALTH.
5. THE WATER MAINS SHALL BE PRESSURE TESTED AFTER FLUSHING AND PRIOR TO DISINFECTION. ALL VALVES SHALL REMAIN CLOSED DURING THE PRESSURE TEST AND WILL NOT BE OPENED UNTIL THE RESULTS OF PRESSURE TESTING AND BACTERIOLOGICAL TESTING ARE SATISFACTORY AND THE SYSTEM HAS BEEN ACCEPTED FOR OPERATION BY BCWWS, AND HAS RECEIVED CERTIFICATION FROM THE FLORIDA DEPARTMENT OF HEALTH.
6. DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C651. A MINIMUM PRESSURE OF 25 PSI SHALL BE MAINTAINED IN THE NEW MAIN AFTER DISINFECTION AT ALL TIMES.
7. PERMANENT CONNECTION TO EXISTING MAINS BY OPENING OF MAIN VALVES SHALL NOT BE MADE PRIOR TO BACTERIOLOGICAL CLEARANCE AND UNTIL APPROVED BY BCWWS AND CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH.
8. UPON BACTERIOLOGICAL CLEARANCE, THE SAMPLING POINTS SHALL BE REMOVED AND PLUGGED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE PERMANENT CONNECTION IN THE PRESENCE OF A BCWWS INSPECTOR. THE PIPE AND FITTINGS FOR CONNECTION SHALL BE DISINFECTED BY SPRAYING AND SWABBING WITH CHLORINE. THE JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE REMOVED BY THE CONTRACTOR IN COORDINATION WITH BCWWS. THE CONTRACTOR SHALL REMOVE THE REMAINDER OF THE JUMPER CONNECTION PIPING AND PLUG THE CORPORATION STOP VALVES.

REVISED	FILLING AND FLUSHING JUMPER CONNECTION	FIGURE 205B
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTES:

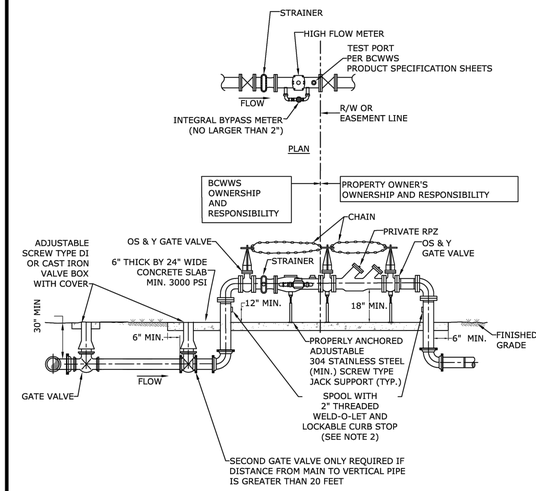
1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT.
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER HEALTH DEPARTMENT CLEARANCE.
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS, WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS.

REVISED	SAMPLING POINT	FIGURE 206
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



PROFILE

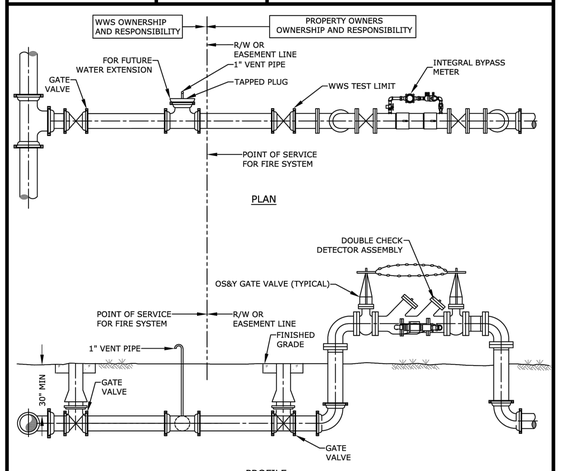
1. ALL ABOVE-GROUND PIPING, FITTINGS, GATE VALVES AND CHECK VALVES AND THE METER ASSEMBLY SHALL BE PAINTED WITH POLYURETHANE COATING (BLUE).
2. CURB STOPS TO FACE EACH OTHER.

REVISED	3" OR 4" DOMESTIC WATER SERVICE	FIGURE 234
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



PROFILE

1. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE PRIVATELY OWNED BY PROPERTY OWNER. WWS WILL ONLY MAINTAIN THE BYPASS METER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS. & ALL APPLICABLE CODES.
3. 1" VENT PIPE TO BE REMOVED AFTER WWS APPROVAL.
4. INTEGRAL BYPASS METER MUST COME WITH A RED REGISTER CAP METER.
5. PROVIDE RED POLYURETHANE COATING.

DEDICATED FIRE SYSTEM

REVISED	TYPE 1 PRIVATE FIRE PROTECTION 4", 6" AND 8" DIAMETER CONNECTION	FIGURE 235
7/7/2021		

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-503
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

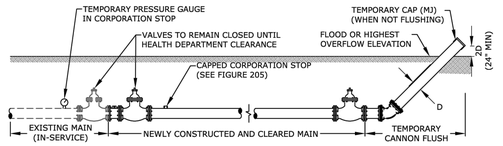
Plotted by: balvarez On 10/7/2025 3:03 PM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CU-SXX.dwg

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTES:

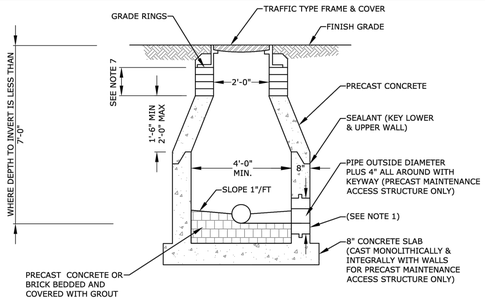
1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, ALL NEW WATER MAINS SHALL BE CANNON FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER.
2. CANNON FLUSHING OF NEW WATER MAINS SHALL PROCEED ONLY AFTER HEALTH DEPARTMENT CLEARANCE IS RECEIVED.
3. CONTRACTOR IS CAUTIONED THAT GOVERNING AGENCIES OR UTILITIES MAY HAVE REGULATIONS LIMITING OR PROHIBITING DISCHARGE INTO SEWERS, SURFACE WATERS, CANALS, DITCHES AND OTHER CONVEYANCES/RETENTION AREAS. ALL COMPLIANCE WITH GOVERNING AGENCY REQUIREMENTS (INCLUDING PERMITTING, IF REQUIRED) IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. INSTALL A TEMPORARY 45° BEND AND ASSOCIATED TEMPORARY PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
5. CONTRACTOR SHALL INSTALL A TEMPORARY PRESSURE GAUGE AT OR NEAR THE FILL AND FLUSH LOCATION. CONTRACTOR SHALL MONITOR AND MAINTAIN A MINIMUM PRESSURE OF 40 PSI AT ALL TIMES. THE FILL VALVE SHALL BE OPENED AND CLOSED SLOWLY TO AVOID RAPID PRESSURE CHANGES IN THE WATER SYSTEM.
6. BENDS AND PIPING SHALL BE THE SAME SIZE OR LARGER AS THE LINE BEING FLUSHED.
7. ALL PIPING SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH WWS STANDARDS.
8. FLUSHING LOCATIONS ARE TO BE PROPOSED BY CONTRACTOR AND APPROVED BY ENGINEER OF RECORD.
9. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION THE CONTRACTOR SHALL SCHEDULE INTENDED WATER USE WITH WWS.
10. NO EXISTING VALVES SHALL BE OPERATED, EXCEPT BY AUTHORIZED WWS PERSONNEL.
11. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE WWS INSPECTOR.
12. AFTER THE WATER MAIN UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FACILITIES AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED. CLOSE CORPORATION STOPS AND PLUG/CAP WITH BRASS FITTINGS.

REVISED	CANNON FLUSHING FOR NEWLY CONSTRUCTED WATER MAINS	FIGURE 255
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



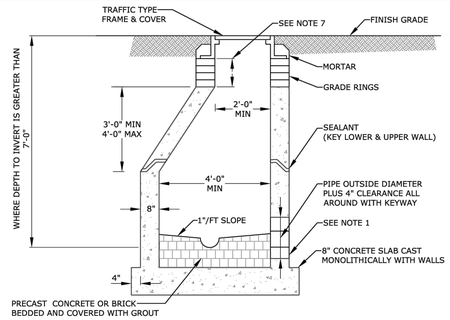
1. MAINTENANCE ACCESS STRUCTURE ADAPTOR COUPLING NEOPRENE BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY WWS.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES ARE NOT ALLOWED.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF EXPANDING GROUT. SEE FIG. 322
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MAINTENANCE ACCESS STRUCTURE TO DIRECT INFLUENT INTO FLOW STREAM.
6. ALL CONCRETE SHALL BE TYPE II CEMENT, MEETING LATEST ASTM REQUIREMENTS AND PROVIDED WITH LABORATORY CERTIFICATION ON PRECAST STRUCTURES.
7. THE CHIMNEY AREA SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN 2 STRIPS OF BUTYL JOINT SEALANT STRIPS ON EACH SEALING FACE.
8. SET MAINTENANCE ACCESS STRUCTURE FRAME ON 2 STRIPS OF BUTYL JOINT SEALANT STRIPS PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. APPLY MORTAR ON INSIDE AND OUTSIDE BUTYL JOINT SEALANT.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME. (SEE NOTE 10. BELOW.)
10. IF CONSHIELD ANTI-MICROBIAL AGENT IS USED IN THE CONCRETE OR MORTAR MIX, INTERIOR COATINGS MAY BE ELIMINATED.

REVISED	SHALLOW MAINTENANCE ACCESS STRUCTURE	FIGURE 311
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



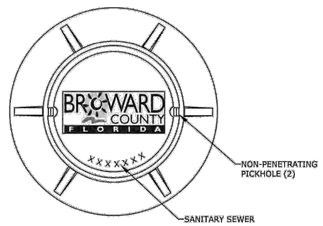
1. MAINTENANCE ACCESS STRUCTURE ADAPTOR COUPLING NEOPRENE BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY WWS.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES ARE NOT ALLOWED.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF EXPANDING GROUT. SEE FIG. 322.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MAINTENANCE ACCESS STRUCTURE TO DIRECT INFLUENT INTO FLOW STREAM.
6. ALL CONCRETE SHALL BE TYPE II CEMENT, MEETING LATEST ASTM REQUIREMENTS AND PROVIDED WITH LABORATORY CERTIFICATION ON PRECAST STRUCTURES.
7. THE CHIMNEY AREA SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN 2 STRIPS OF BUTYL JOINT SEALANT STRIPS ON EACH SEALING FACE.
8. SET MAINTENANCE ACCESS STRUCTURE FRAME ON 2 STRIPS OF BUTYL JOINT SEALANT STRIPS PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. APPLY MORTAR ON INSIDE AND OUTSIDE BUTYL JOINT SEALANT.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME. (SEE NOTE 10 BELOW.)
10. IF CONSHIELD ANTI-MICROBIAL AGENT IS USED IN THE CONCRETE OR MORTAR MIX, INTERIOR COATINGS MAY BE ELIMINATED.

REVISED	PRECAST MAINTENANCE ACCESS STRUCTURE	312
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL

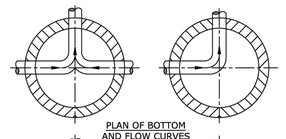


REVISED	GRAVITY SEWER MAINTENANCE ACCESS STRUCTURE COVER	FIGURE 315
7/7/2021		

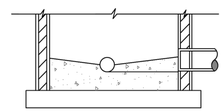
BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



PLAN OF BOTTOM AND FLOW CURVES



TYPICAL SECTION

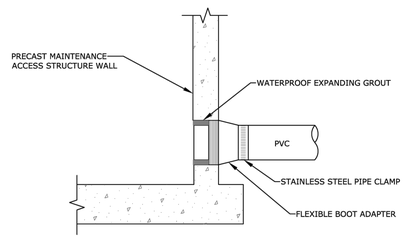
1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. SLOPE MAINTENANCE ACCESS STRUCTURE SHELF 1"/FT FROM MAINTENANCE ACCESS STRUCTURE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL SHALL BE PRECAST CONCRETE OR FILLED WITH BRICK COVERED WITH 1" OF MORTAR.

REVISED	INVERT CHANNEL FLOW DIRECTIONS	FIGURE 318
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



STANDARD PRECAST MAINTENANCE ACCESS STRUCTURE PIPE CONNECTION

WWS MAY APPROVE ALTERNATE WATER TIGHT CONNECTION.

REVISED	MAINTENANCE ACCESS STRUCTURE CONNECTION DETAIL	FIGURE 322
7/7/2021		

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-504
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CU-SXX.dwg

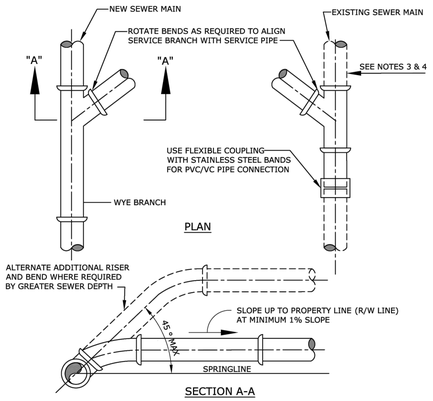
Plotted by: balvarez On 10/7/2025 3:03 PM

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



1. SINGLE SERVICE CONNECTIONS SHALL USE 6" SDR 26 PVC PIPE AND FITTINGS.
2. SINGLE SERVICE CONNECTIONS BELOW 12' DEPTH SHALL BE C-900 PVC UNTIL LESS THAN 12 FOOT DEPTH.
3. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
4. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
5. RIGID COUPLINGS MAY BE USED IN LIEU OF FLEXIBLE COUPLINGS.
6. MAINTAIN 36" MINIMUM COVER FROM TOP OF SERVICE TO FINISH GRADE; WHERE NOT TECHNICALLY FEASIBLE CONTACT WWS ENGINEERING.
7. PVC SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH MINIMUM STANDARDS OF THE UNI-BELL HANDBOOK OF PVC PIPE DESIGN AND CONSTRUCTION, LATEST EDITION.

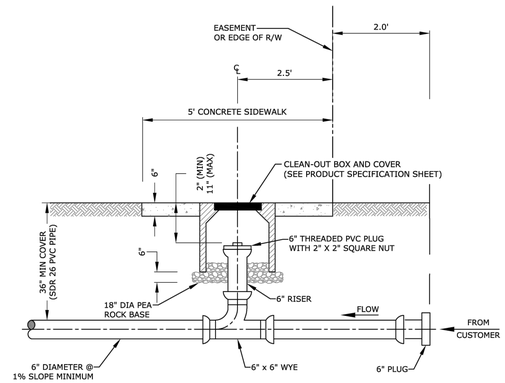
REVISED	WYE SEWER SERVICE CONNECTION	FIGURE 331
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
PLOTTED: 10/2024

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR.

REVISED	SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PROFILE	FIGURE 341
7/7/2021		

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

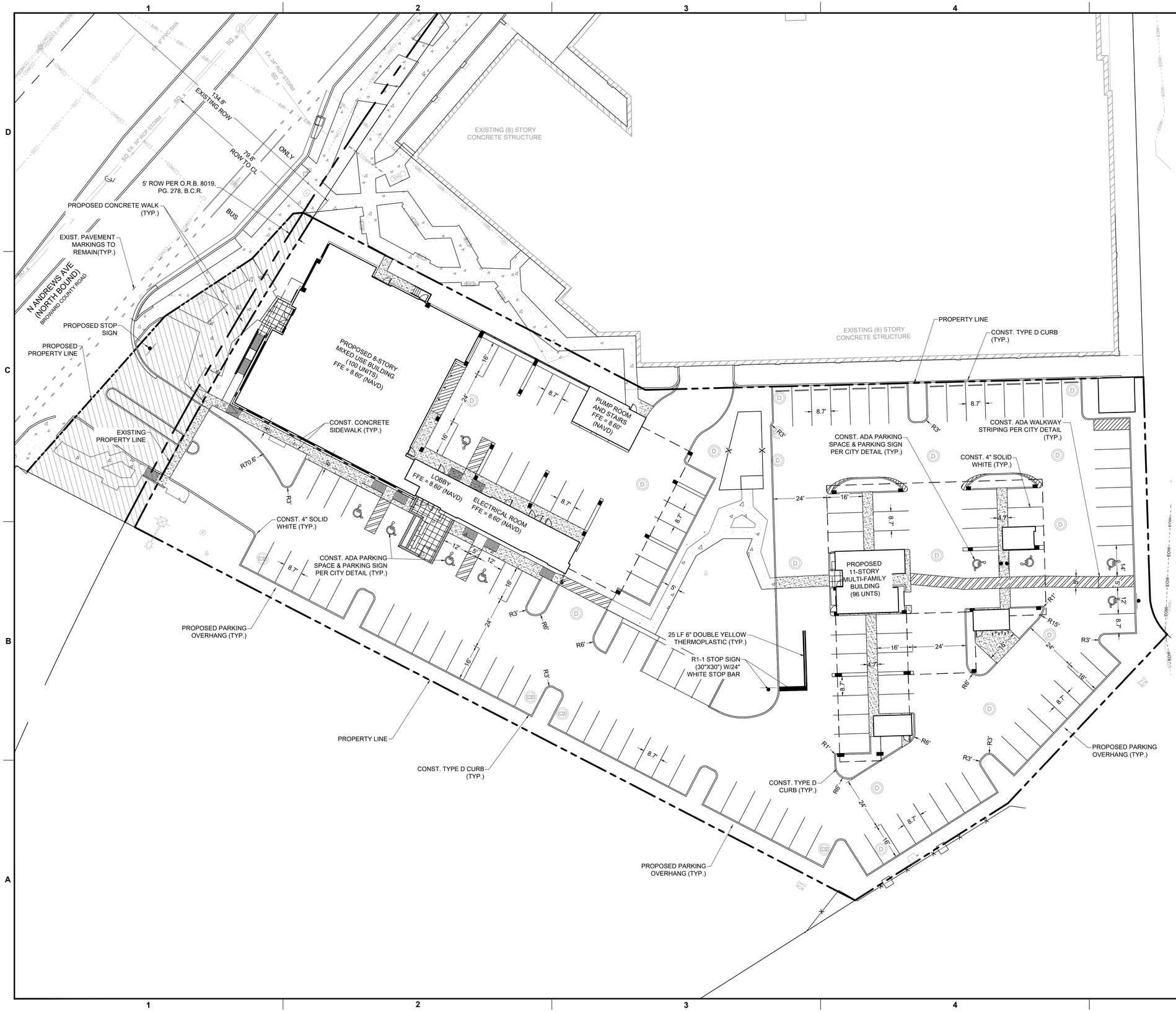
WATER AND SEWER DETAILS

SHEET NUMBER	CU-505
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: balvarez On 10/7/2025 3:03 PM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CU-SXX.dwg



N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

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

PAVEMENT MARKING AND SIGNAGE NOTES:

1. EXISTING NO PARKING SIGNS WITHIN THE RIGHT OF WAY SWALE SHALL BE REMOVED IN AREAS OF PROPOSED CURBING.
2. ALL EXISTING TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS IN CONFLICT WITH THE PROPOSED TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS WILL BE REMOVED OR RELOCATED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (CURRENT EDITION), AND THE CITY OF HOLLYWOOD'S ZONING AND LAND DEVELOPMENT REGULATIONS.
4. MARKINGS SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS, SECTION 711, DESIGN STANDARDS, INDEX 17346, AND THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS AND SPECIFICATIONS (CURRENT EDITION).
5. ALL ON-SITE MARKINGS SHALL BE PAINT EXCEPT 24" SOLID WHITE STOP BAR WHICH SHALL BE THERMOPLASTIC OR AS INDICATED ON PLANS.
6. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF SIGN POSTS.
7. ALL PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (CURRENT ADDITION).
8. THE CONTRACTOR SHALL PROVIDE A COPY OF THEIR BROWARD COUNTY CERTIFICATE OF COMPETENCY PRIOR TO SUBMITTING FINAL INSPECTION REQUEST TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION.
9. ALL SIGNS TO FOLLOW FDOT INDEX 17302 - CASE V (LOCATION IN BUSINESS OR RESIDENTIAL AREAS) AND INDEX 11860 - MIN. INSTALLATION REQUIREMENTS.
10. ALL FDC SIGNAGE SHALL BE INSTALLED PURSUANT TO CITY STANDARDS AND SHALL HAVE RED LETTERING, NOT LESS THAN 3 INCHES IN HEIGHT, ON WHITE BACKGROUND. EACH SIGN SHALL BE 18 INCHES WIDE BY 24 INCHES IN HEIGHT, AND SHALL BE CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION).
11. ALL FIRE HYDRANTS REQUIRE BLUE REFLECTORS IN THE ROADWAY TO INDICATE FIRE HYDRANT LOCATIONS.
12. FIRE DEPARTMENT CONNECTION PER CITY REQUIREMENTS, REFER TO PLUMBING PLAN. INSTALL "FIRE DEPARTMENT CONNECTION, NO PARKING" SIGN TO BE FDOT AND CITY COMPLIANT AS REQUIRED.
13. STOP BARS SHALL BE A MINIMUM OF 4 FEET BEHIND THE CROSSWALK.
14. ALL PARKING LOT STRIPES BETWEEN PARKING STALLS SHALL BE 4" WHITE PAINT, EXCEPT FOR HANDICAP PARKING SPACES, WHICH SHALL MEET CITY STANDARDS.
15. ALL STOP BARS SHALL BE THERMOPLASTIC AND HAVE GLASS BEADS.
16. THESE CIVIL ENGINEERING PLANS ARE FOR PAVING, STORM DRAINAGE, GRADING, WATER DISTRIBUTION, SANITARY SEWER COLLECTION, PAVEMENT MARKINGS AND SIGNAGE, AND CIVIL ENGINEERING DETAILS ONLY, FOR EXACT LAY-OUT, SETBACKS, ZONING INFORMATION, ZONING SETBACKS, ETC., SEE PLANS PREPARED BY THE ARCHITECT.
17. ALL STOP SIGNS SHALL BE A MINIMUM OF 4' BEHIND CROSSWALK.
18. 24" STOP BAR AT R.O.W. SHALL BE THERMOPLASTIC.

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

Plotted by: balvarez On 10/7/2025 3:03 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

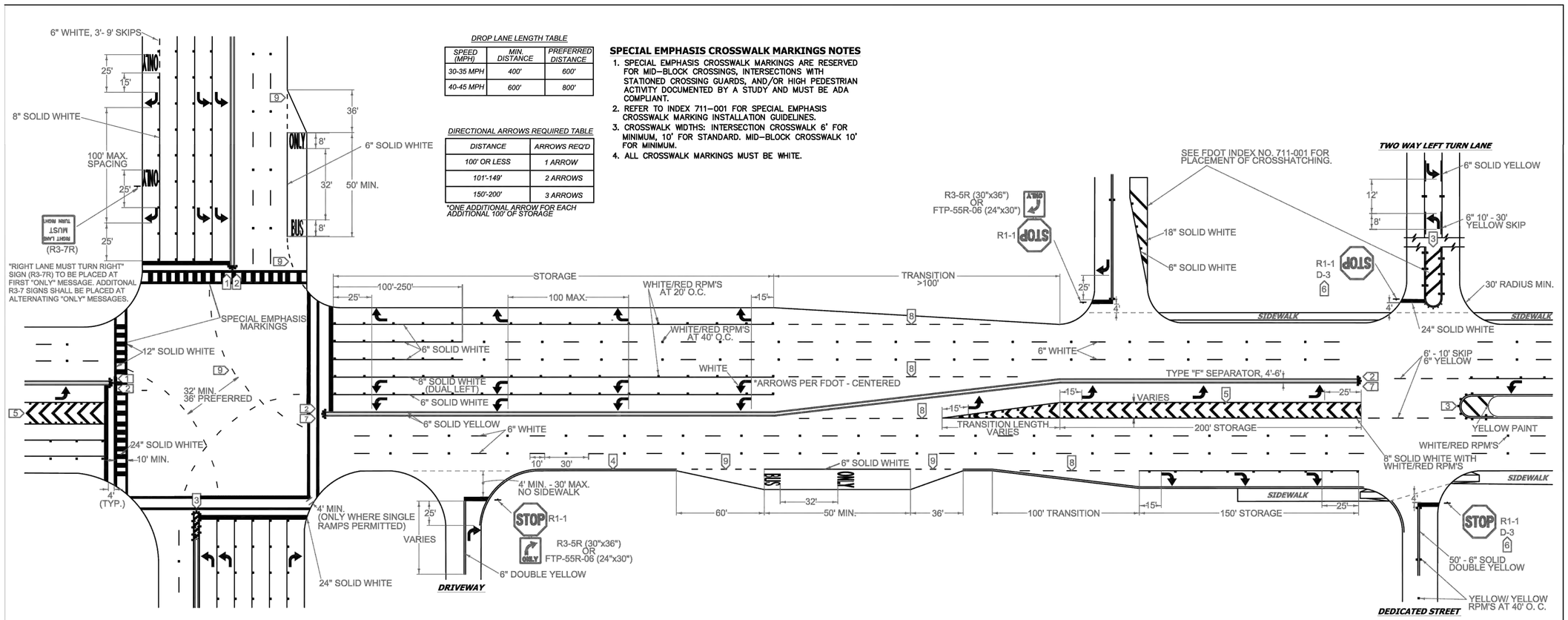
SHEET TITLE

PAVEMENT MARKING AND SIGNAGE PLAN

SHEET NUMBER	CM-101
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Drawing name: R:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cad\14279.01-CM-1XX.dwg



DROP LANE LENGTH TABLE

SPEED (MPH)	MIN. DISTANCE	PREFERRED DISTANCE
30-35 MPH	400'	600'
40-45 MPH	600'	800'

DIRECTIONAL ARROWS REQUIRED TABLE

DISTANCE	ARROWS REQ'D
100' OR LESS	1 ARROW
101'-149'	2 ARROWS
150'-200'	3 ARROWS

*ONE ADDITIONAL ARROW FOR EACH ADDITIONAL 100' OF STORAGE

SPECIAL EMPHASIS CROSSWALK MARKINGS NOTES

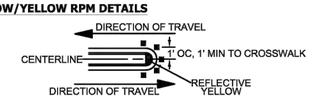
1. SPECIAL EMPHASIS CROSSWALK MARKINGS ARE RESERVED FOR MID-BLOCK CROSSINGS, INTERSECTIONS WITH STATIONED CROSSING GUARDS, AND/OR HIGH PEDESTRIAN ACTIVITY DOCUMENTED BY A STUDY AND MUST BE ADA COMPLIANT.
2. REFER TO INDEX 711-001 FOR SPECIAL EMPHASIS CROSSWALK MARKING INSTALLATION GUIDELINES.
3. CROSSWALK WIDTHS: INTERSECTION CROSSWALK 6' FOR MINIMUM, 10' FOR STANDARD. MID-BLOCK CROSSWALK 10' FOR MINIMUM.
4. ALL CROSSWALK MARKINGS MUST BE WHITE.

NOTES

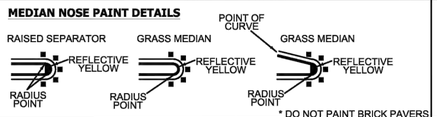
1. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
2. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/381 SERIES TAPE OR EQUIVALENT AND APPLIED WITH P60 ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FDOT DESIGN STANDARDS.
4. SEE FDOT INDEX NO 706-001 FOR PLACEMENT OF RPM's (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
5. RPM's SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
7. FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 711-002.
8. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
9. ALL STOP LINES TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
10. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.
11. ALL PRODUCTS MUST BE ON FDOT'S APPROVED PRODUCTS LIST (APL).
12. RPMS SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.
13. LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

LEGEND

1 YELLOW/YELLOW RPM DETAILS

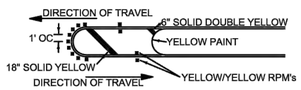


2 MEDIAN NOSE PAINT DETAILS

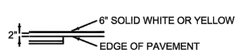


* DO NOT PAINT BRICK PAVERS

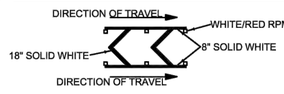
3 PAINTED MEDIAN DETAILS



4 EDGE LINE DETAILS



5 CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS

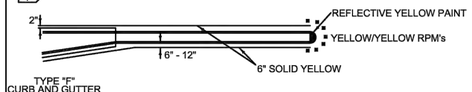


(SEE FDOT INDEX NO. 17346 FOR SPACING OF CHEVRONS)

6 STREET NAME BLADE DETAILS

SEE BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS.

7 TYPE IV SEPARATOR DETIALS



8 6'-10' SKIP DETAILS

6' - 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:

- TRANSITIONS AT ALL LEFT AND RIGHT TURN LANES

9 2'-4' SKIP DETAILS

2' - 4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:

- RADIUS GUIDE LINES BETWEEN DUAL LEFTS TURN MOVEMENT (90' RADIUS PREFERRED OR AS NOTED ON PLANS)
- BUS BAY TRANSITIONS

STOP SIGN NOTE

WHERE SIDE ROADS INTERSECT A MULTI LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"X36".

WHERE SIDE ROADS INTERSECT A MULTI-LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 36"X36".

REVISIONS	
DATE	DESCRIPTION
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES
05-06-2022	UPDATED NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

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

PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET NO. 1 OF 1

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

Plotted by: balvarez On 10/7/2025 3:03 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

PAVEMENT MARKING AND SIGNAGE DETAILS

SHEET NUMBER	CM-501
PROJECT NUMBER	14279.01

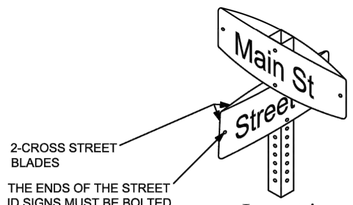
Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CM-SXX.dwg

STATUS: PRELIMINARY

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

Typical Details

STREET ID (D3-1)



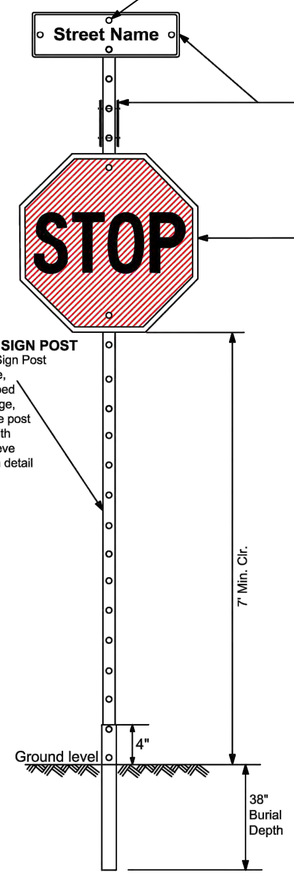
2-CROSS STREET BLADES

THE ENDS OF THE STREET ID SIGNS MUST BE BOLTED TOGETHER :

BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3/4"

NUTS - 5/16" HEX HEAD STAINLESS STEEL W/ 3/8"NYLON WASHERS

Isometric View



SQUARE TUBE SIGN POST
The Square Tube Sign Post shall be 2.5" square, perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed with in-ground fitted sleeve anchor as shown in detail "A" below.

DETAIL "A"

Hardware includes 2 each 3/8" x 3-1/2" GR. 8 Flanged Shoulder Bolt and Flange Nut.

STREET ID (D3-1) MATERIALS:

LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH

GREEN BACKGROUND
GREEN TRANSLUSCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

LETTER SIZES
SEE MUTCD TABLE 2D-2 (PG 163)
FOR MINIMUM LETTER HEIGHTS
LENGTH VARIES BY STREET NAME

HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W/ NYLON WASHERS.

REGULATORY SIGN
WHEN NO STREET ID IS PRESENT
THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

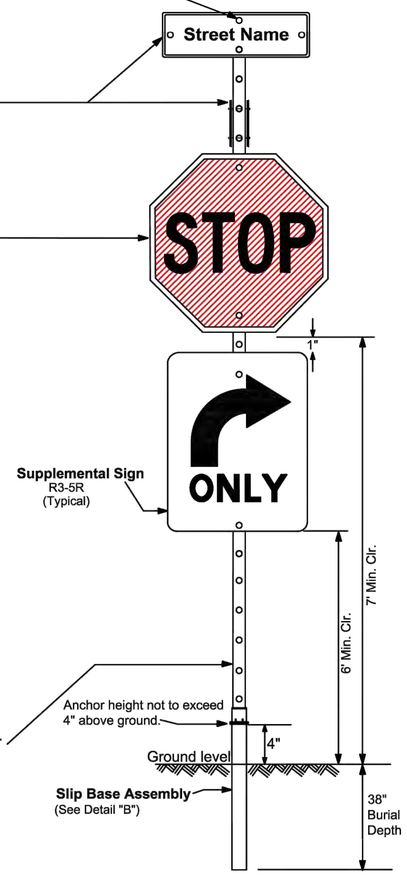
STOP, DO NOT ENTER OR YIELD
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.

HARDWARE
FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

NOTES:
1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.
2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 16-001 - SPECIFICATIONS FOR RETROFLECTIVE TRAFFIC SIGN MATERIALS.

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

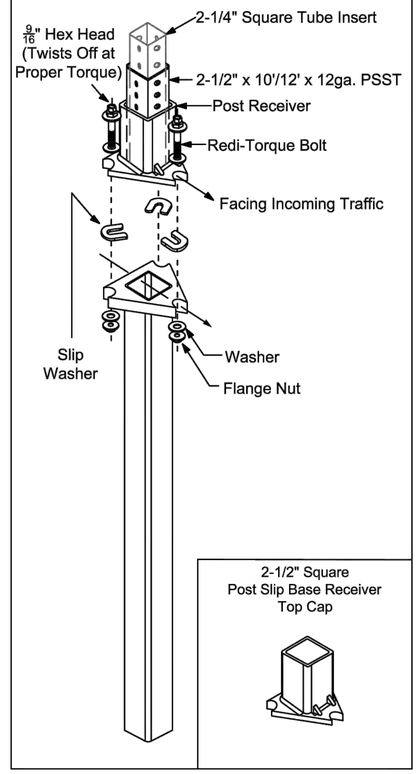
Typical Details



SQUARE TUBE SIGN POST
The Square Tube Sign Post shall consist of a 6 foot x 2.25" square tube insert inserted into a 2.5" square post receiver. Both tubes will be perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed into the slip base assembly shown in detail "B".

DETAIL "B"

Triangular Slip Base Assembly For 2-1/2" Perforated Square Steel Tube Sign Post



2-1/2" Square Post Slip Base Receiver Top Cap

Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

REVISIONS	
DATE	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2023	UPDATED SIGN POST NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

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

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

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

Plotted by: balvarez On 10/7/2025 3:03 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	10/03/2025
DESIGNED BY:	MC
DRAWN BY:	BA/CE/AM
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

PAVEMENT MARKING AND SIGNAGE DETAILS

SHEET NUMBER	CM-502
PROJECT NUMBER	14279.01

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Engineering\Cadd\14279.01-CM-5XX.dwg

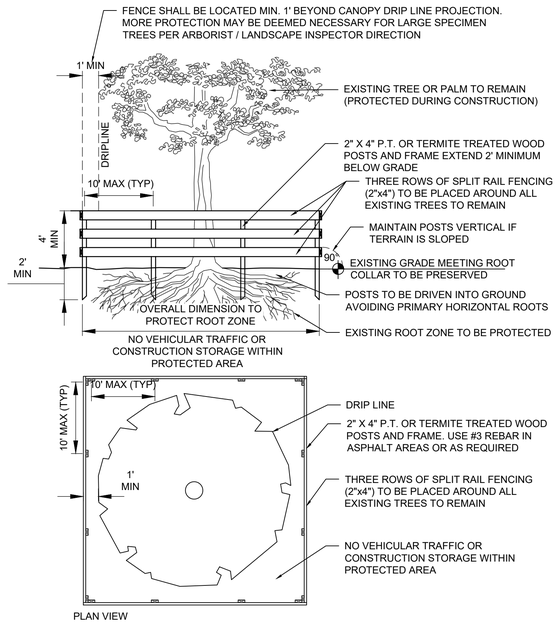
STATUS: PRELIMINARY

TREE DISPOSITION TABLE

TREE #	COMMON NAME	SCIENTIFIC NAME	DBH IN.	HT FT (TREE) CT (PALM)	CNPY FT.	TREE % CONDITION	TREE DISPOSITION	TREE REPL (DBH)	COMMENTS
1351	CHINESE FAN PALM	*Livistona chinensis*	NA	18	12	70%	REMAIN		
1352	SABAL PALM	*Sabal palmetto*	NA	12	12	70%	REMAIN		
1353	CHINESE FAN PALM	*Livistona chinensis*	NA	18	12	70%	REMAIN		
1354	CHINESE FAN PALM	*Livistona chinensis*	NA	18	12	70%	REMAIN		
1355	SABAL PALM	*Sabal palmetto*	NA	10	12	70%	REMAIN		
1356	MAHOGANY	*Swietenia mahagoni*	3	14	8	70%	RELOCATE		
1357	CHINESE FAN PALM	*Livistona chinensis*	NA	18	12	75%	REMAIN		
1358	CHINESE FAN PALM	*Livistona chinensis*	NA	18	12	70%	REMAIN		
1359	CADAGA EUCALYPTUS	*Eucalyptus torelliana*	10	25	12	65%	REMOVE	5.20	B-DMG, THIN
1360	LIGUSTRUM	*Ligustrum japonicum*	NA	10	5	65%	REMAIN		SHRUBBY
1360A	LIGUSTRUM	*Ligustrum japonicum*	NA	10	5	65%	REMAIN		SHRUBBY
1361	MAHOGANY	*Swietenia mahagoni*	23	35	30	65%	REMOVE	$10,500.00	TRUNK CAVITY
1362	LIVE OAK	*Quercus virginiana*	8	20	14	75%	REMOVE	6.00	SHADED
1363	LIVE OAK	*Quercus virginiana*	8	20	14	75%	REMOVE	6.00	
1364	GUMBO LIMBO	*Bursera simaruba*	4	16	5	70%	RELOCATE		
1365	YELLOW POINCIANA	*Peltophorum pterocarpum*	9	25	20	65%	REMAIN		DB
1367	SABAL PALM	*Sabal palmetto*	9	15	6	55%	REMOVE	PALM	
1368	GUMBO LIMBO	*Bursera simaruba*	4	16	5	70%	REMOVE	2.80	
1369	CADAGA EUCALYPTUS	*Eucalyptus torelliana*	10	38	22	65%	REMAIN		T DMG
1370	KING ALEXANDER PALM	*Archontophoenix alexandrae*	NA	8	12	65%	REMAIN		DOUBLE, DRY/YELLOW
1372	JAPANESE BLUEBERRY	*Elaeocarpus decipiens*	3	12	6	75%	REMAIN		CROWDED
1373	SABAL PALM	*Sabal palmetto*	NA	8	12	75%	REMAIN		
1374	LIVE OAK	*Quercus virginiana*	8	20	14	70%	REMAIN		
1375	LIVE OAK	*Quercus virginiana*	8	20	14	70%	REMAIN		
1376	SABAL PALM	*Sabal palmetto*	NA	12	12	65%	REMAIN		NEW GROWTH SHOWING STRESS
1377	SABAL PALM	*Sabal palmetto*	NA	12	12	70%	REMAIN		SHORT
1378	SABAL PALM	*Sabal palmetto*	NA	12	12	75%	REMAIN		
1379	SABAL PALM	*Sabal palmetto*	NA	12	12	70%	REMAIN		SHORT
1380	LIVE OAK	*Quercus virginiana*	8	20	14	70%	REMAIN		
1381	LIVE OAK	*Quercus virginiana*	8	20	14	75%	RELOCATE		
1382	LIVE OAK	*Quercus virginiana*	8	20	14	75%	RELOCATE		
1383	FOXTAIL PALM	*Wodyetia bifurcata*	NA	12	12	75%	REMOVE	PALM	
1384	FOXTAIL PALM	*Wodyetia bifurcata*	NA	12	12	75%	REMOVE	PALM	
1385	LIVE OAK	*Quercus virginiana*	8	20	14	75%	REMOVE	6.00	
1386	LIVE OAK	*Quercus virginiana*	8	20	14	75%	REMOVE	6.00	
1387	LIVE OAK	*Quercus virginiana*	8	20	14	80%	REMOVE	6.40	
1388	SABAL PALM	*Sabal palmetto*	NA	12	12	80%	REMOVE	PALM	
1389	GUMBO LIMBO	*Bursera simaruba*	4	16	5	70%	REMOVE	2.80	
1403	MAHOGANY	*Swietenia mahagoni*	22	35	30	60%	REMOVE	$9,240.00	
1404	CADAGA EUCALYPTUS	*Eucalyptus torelliana*	18	60	30	65%	REMOVE	$10,025.00	IB, ONE-SIDED CANOPY
1405	CADAGA EUCALYPTUS	*Eucalyptus torelliana*	20	60	30	60%	REMOVE	$11,067.00	T-DMG, DB
1406	SABAL PALM	*Sabal palmetto*	NA	25	12	70%	REMOVE	PALM	
1407	SABAL PALM	*Sabal palmetto*	NA	25	12	65%	REMOVE	PALM	L, T-DMG
1408	SABAL PALM	*Sabal palmetto*	NA	6	8	70%	REMOVE	PALM	SHORT
1409	SABAL PALM	*Sabal palmetto*	NA	6	8	70%	REMOVE	PALM	SHORT
1410	SABAL PALM	*Sabal palmetto*	NA	6	8	70%	REMOVE	PALM	SHORT
1411	GUMBO LIMBO	*Bursera simaruba*	4	16	5	70%	RELOCATE		
1412	GUMBO LIMBO	*Bursera simaruba*	4	16	5	70%	RELOCATE		
1413	GUMBO LIMBO	*Bursera simaruba*	4	16	5	70%	RELOCATE		
1414	SABAL PALM	*Sabal palmetto*	NA	6	8	70%	RELOCATE		SHORT
1415	SABAL PALM	*Sabal palmetto*	NA	6	8	70%	RELOCATE		SHORT
1416	SABAL PALM	*Sabal palmetto*	NA	6	8	70%	REMOVE	PALM	SHORT
1417	SABAL PALM	*Sabal palmetto*	NA	6	8	70%	REMOVE	PALM	SHORT
1418	SABAL PALM	*Sabal palmetto*	NA	6	8	70%	REMOVE	PALM	SHORT
1419	SABAL PALM	*Sabal palmetto*	NA	6	8	70%	REMOVE	PALM	SHORT
1420	SILVER BUTTONWOOD	*Conocarpus erectus sericeous*	6	12	5	75%	REMOVE	4.50	MT
1421	SABAL PALM	*Sabal palmetto*	NA	12	12	70%	REMOVE	PALM	
1422	SILVER BUTTONWOOD	*Conocarpus erectus sericeous*	6	12	5	70%	REMOVE	4.20	MT
1423	SABAL PALM	*Sabal palmetto*	NA	12	12	75%	REMOVE	PALM	
1424	SILVER BUTTONWOOD	*Conocarpus erectus sericeous*	6	12	5	70%	REMOVE	4.20	DOUBLE
1425	SABAL PALM	*Sabal palmetto*	NA	12	12	75%	REMOVE	PALM	
1426	SILVER BUTTONWOOD	*Conocarpus erectus sericeous*	6	12	5	75%	REMOVE	4.50	MT
1435	GLOSSY SHOWER	*Senna surattensis*	4	12	6	65%	REMOVE	1.56	YELLOW
1436	GLOSSY SHOWER	*Senna surattensis*	4	12	6	65%	RELOCATE		YELLOW
1436A	GLOSSY SHOWER	*Senna surattensis*	4	12	6	70%	REMAIN		
1437	SABAL PALM	*Sabal palmetto*	NA	6	12	70%	REMAIN		SHORT
1438	SABAL PALM	*Sabal palmetto*	NA	6	12	70%	REMAIN		SHORT
1439	SABAL PALM	*Sabal palmetto*	NA	6	12	70%	REMAIN		SHORT
1440	LIVE OAK	*Quercus virginiana*	8	20	14	70%	REMAIN		
1441	LIVE OAK	*Quercus virginiana*	8	20	14	70%	REMAIN		
1442	LIVE OAK	*Quercus virginiana*	8	20	14	75%	RELOCATE		
1443	LIVE OAK	*Quercus virginiana*	8	20	14	70%	RELOCATE		
1444	LIVE OAK	*Quercus virginiana*	8	20	14	70%	REMOVE	5.60	
1445	SILVER BUTTONWOOD	*Conocarpus erectus sericeous*	6	12	5	65%	REMOVE	3.90	
1446	GUMBO LIMBO	*Bursera simaruba*	4	16	5	70%	RELOCATE		
1447	GUMBO LIMBO	*Bursera simaruba*	4	16	5	70%	RELOCATE		
1448	GUMBO LIMBO	*Bursera simaruba*	4	16	5	70%	REMOVE	2.80	
1449	GUMBO LIMBO	*Bursera simaruba*	4	16	5	70%	RELOCATE		
1450	MAHOGANY	*Swietenia mahagoni*	18	40	35	60%	REMAIN		B-DMG, T-DMG, SIGNS OF DECAY, DB
1451	MAHOGANY	*Swietenia mahagoni*	35	40	30	65%	REMAIN		B-DMG, CO-D
1452	CARROTWOOD	*Cupaniopsis anacardioides*	NA	NA	NA	NA	REMOVE	NA	INVASIVE
1452A	SIMPSON STOPPER	*Myrcianthes fragrans*	6	10	5	70%	REMAIN		MT
1453	SILVER BUTTONWOOD	*Conocarpus erectus sericeous*	6	12	5	70%	REMOVE	4.20	MT
1453A	SIMPSON STOPPER	*Myrcianthes fragrans*	6	10	5	70%	REMAIN		MT
1454	MAHOGANY	*Swietenia mahagoni*	24	35	30	65%	REMAIN		B-DMG, CO-D, MINOR DB
1455	PINK TABEBUIA	*Tabebuia heterophylla*	6, 4, 6	15	8	55%	REMOVE	7.04	T-DMG, CO-D
1456	ROYAL PALM	*Roystonia elata*	NA	12	20	70%	REMOVE	$360.00	YELLOW
1457	CADAGA EUCALYPTUS	*Eucalyptus torelliana*	14	40	15	50%	REMOVE	5.60	ONE SIDED, T-DMG, B-DMG, DB, YELLOW
1458	ROYAL PALM	*Roystonia elata*	NA	12	20	75%	REMOVE	$360.00	
1459	MAHOGANY	*Swietenia mahagoni*	20	30	30	65%	REMAIN		B-DMG, DB
1460	BLACK OLIVE	*Bucida buceras*	13	35	25	70%	REMAIN		CO-D
1461	JAPANESE BLUEBERRY	*Elaeocarpus decipiens*	3	12	6	80%	REMAIN		
1462	JAPANESE BLUEBERRY	*Elaeocarpus decipiens*	3	12	6	80%	REMAIN		
1463	BLACK OLIVE	*Bucida buceras*	23	40	35	75%	REMAIN		
1464	CADAGA EUCALYPTUS	*Eucalyptus torelliana*	15	40	25	50%	REMOVE	6.40	CO-D, B-DMG, DB, SHADED
1465	GUMBO LIMBO	*Bursera simaruba*	6	12	5	70%	REMOVE	11.20	
1466	BLACK OLIVE	*Bucida buceras*	25	45	40	70%	REMAIN		B-DMG, MINOR TRUNK CAVITY
1467	SIMPSON STOPPER	*Myrcianthes fragrans*	6	10	5	70%	REMAIN		MT
1467A	SIMPSON STOPPER	*Myrcianthes fragrans*	6	10	5	70%	REMAIN		MT
1468	JAPANESE BLUEBERRY	*Elaeocarpus decipiens*	3	12	6	80%	REMAIN		
1469	EARLEAF ACACIA	*Acacia auriculiformis*	NA	NA	NA	NA	REMOVE	0.00	INVASIVE

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

TREE REMOVAL SUMMARY	
(Qty) TOTAL TREES REMOVED	25
TOTAL DBH REMOVED	161 IN
(Per trees removed) TOTAL EQUIVALENT REPLACEMENT REQUIRED	107 IN
(Per Specimen Trees Removed) TOTAL PAYMENT INTO TREE CANOPY TRUST FUND	$40,832.00
(Cocos, Royals, Dates) TOTAL PALM DOLLAR REPLACEMENT REQUIRED	$720.00
(Replaced at 1:1) TOTAL PALMS TO BE REMOVED	18
PROPOSED TREE SUMMARY	
TOTAL DBH OF MITIGATION TREES PROPOSED	33
TOTAL NUMBER OF PALMS PROPOSED	39



CITY OF FORT LAUDERDALE
TREE PROTECTION BARRICADE

00 PLAN / SECTION NOT TO SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

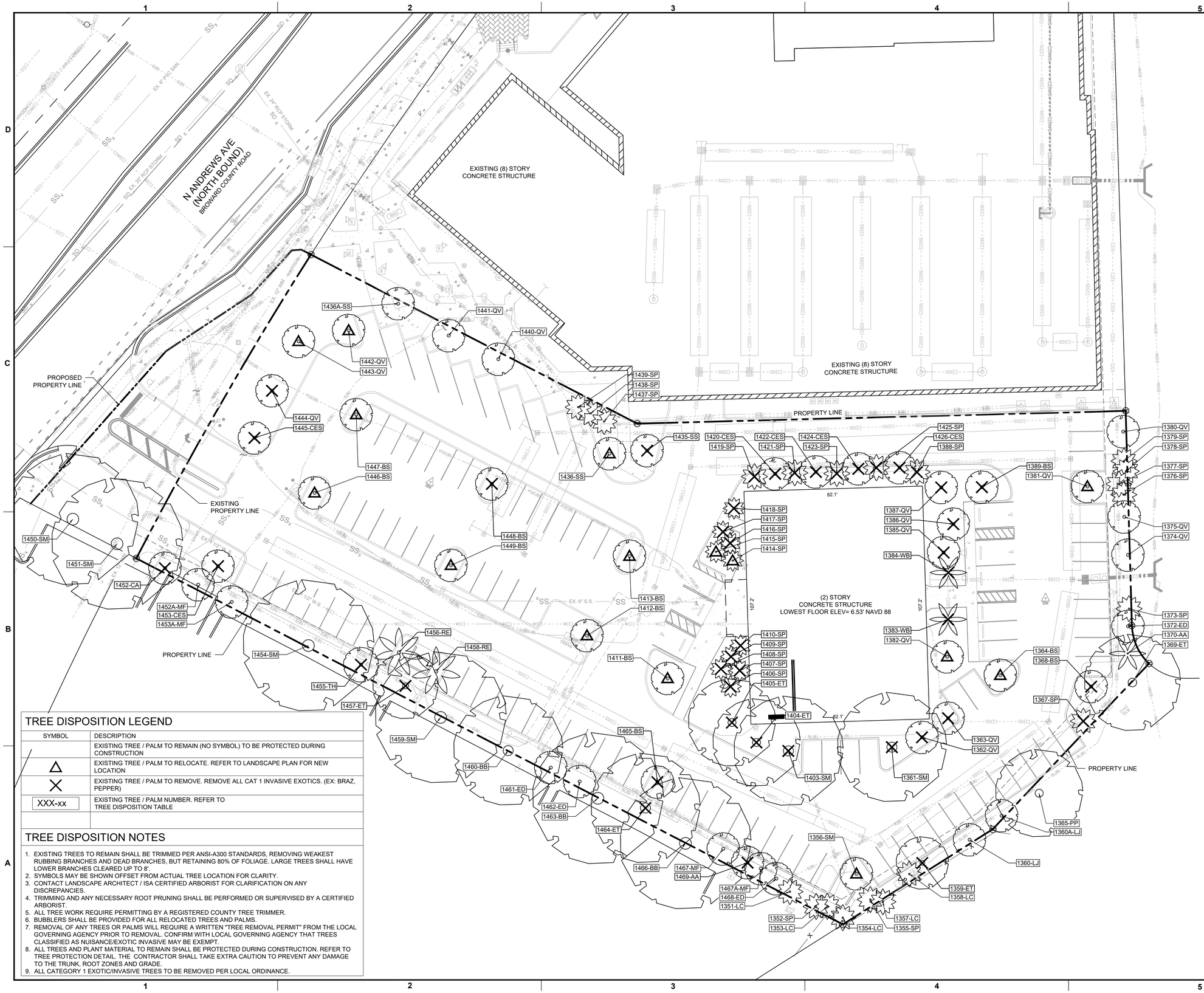
TREE DISPOSITION SCHEDULE

SHEET NUMBER	LD-001
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: kurena On 10/3/2025 10:04 AM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LD-101.dwg



TREE DISPOSITION LEGEND

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

TREE DISPOSITION NOTES

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

N

GRAPHIC SCALE

0 20 40

SCALE: 1" = 20 '

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

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

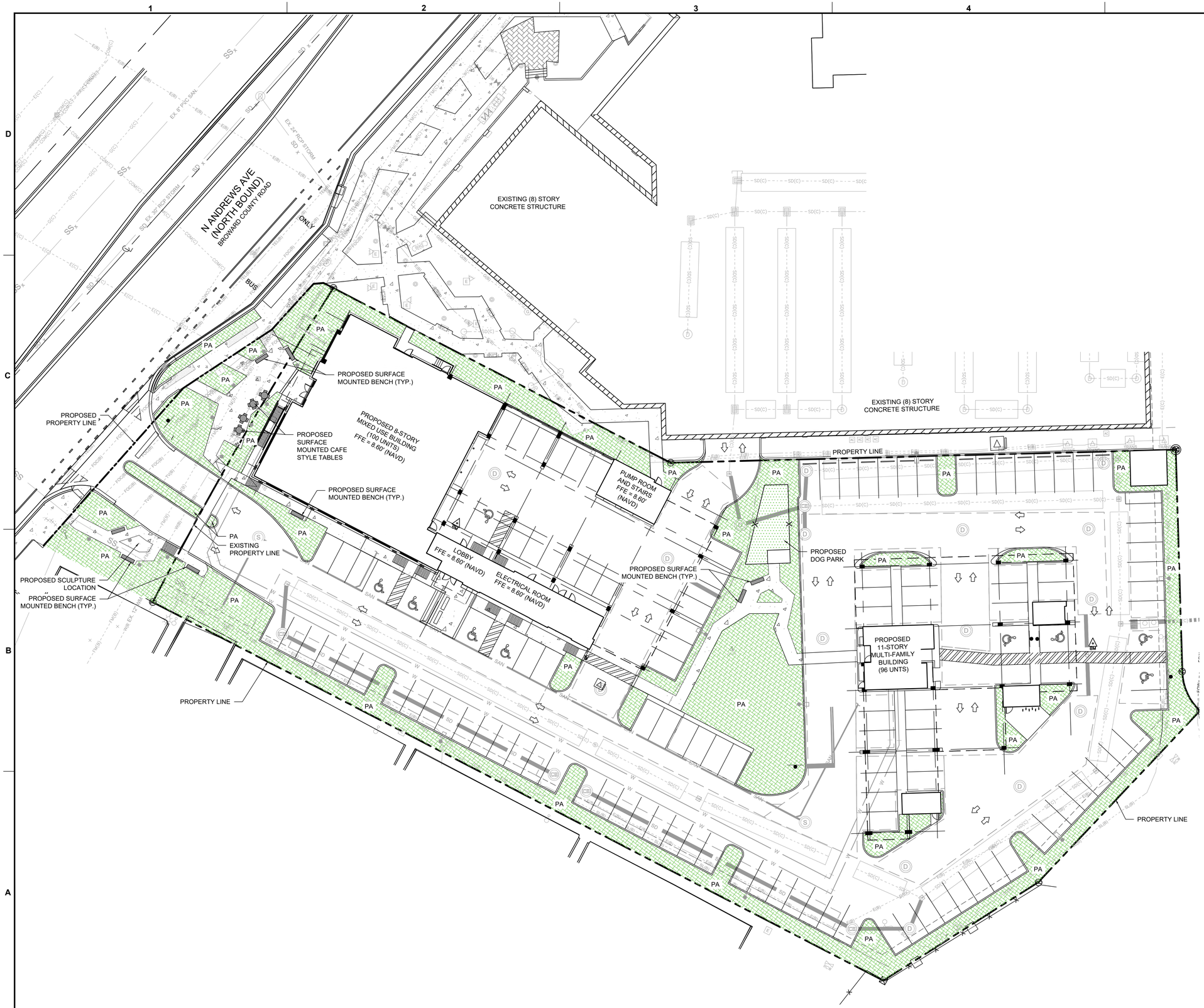
TREE DISPOSITION PLAN

SHEET NUMBER	LD-101
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: kurena On 10/3/2025 10:04 AM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LD-101.dwg



N

GRAPHIC SCALE

0 20 40

SCALE: 1" = 20 '

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

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

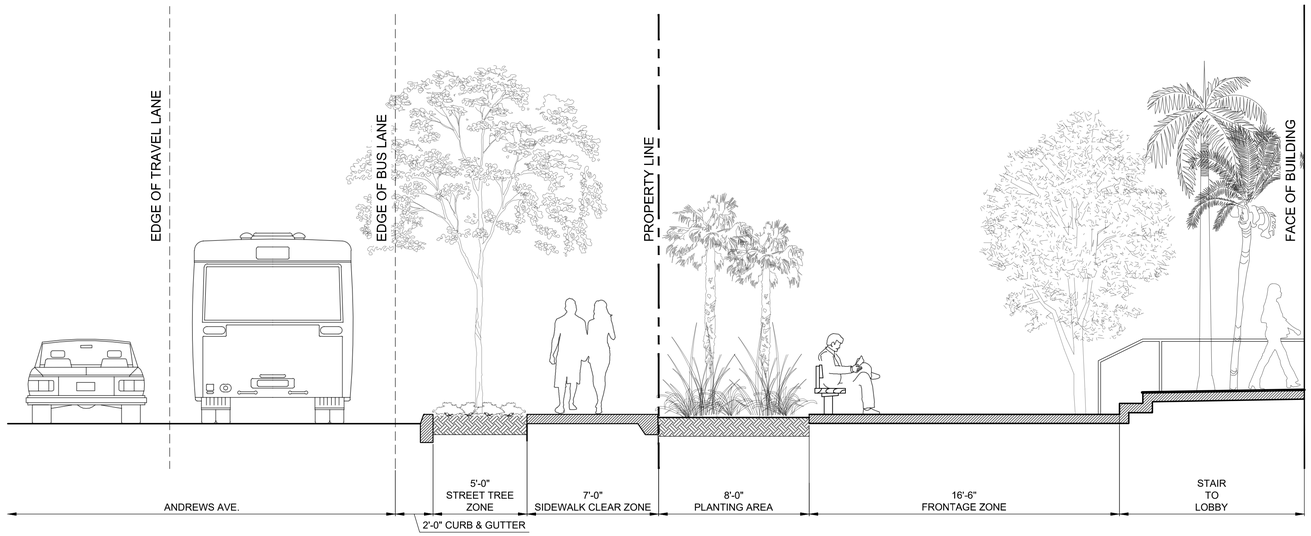
HARDSCAPE PLAN

SHEET NUMBER	LH-101
PROJECT NUMBER	14279.01

Plotted by: kurena On 10/7/2025 2:50 PM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LH-101.dwg

STATUS: PRELIMINARY



1 STREETSCAPE SECTION - PLAZA
VIEW

NOT TO SCALE

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

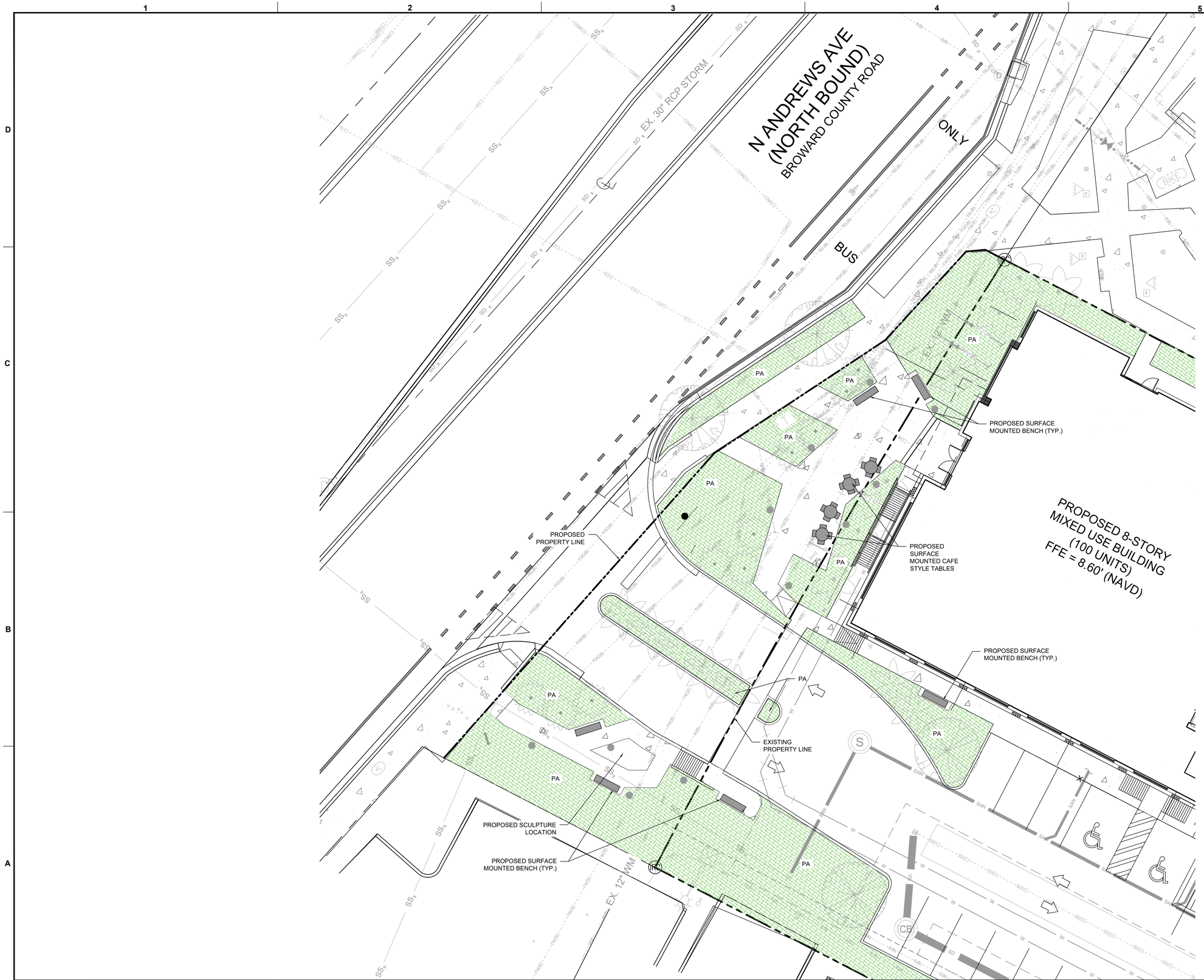
HARDSCAPE SECTIONS

SHEET NUMBER	LH-301
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: kurena On 10/3/2025 10:05 AM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LH-301.dwg



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

Plotted by: kurena On 10/7/2025 2:56 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

PEDESTRIAN PLAZA ENLARGEMENT

SHEET NUMBER	LH-401
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LH-101.dwg

A. SCOPE

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

B. GENERAL LANDSCAPE NOTES

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

C. BIDDING

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

D. PERMITS & REGULATIONS

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

E. EXISTING TREES

1. Existing trees designated to remain shall be protected during all construction phases. Penalties may be incurred for damages to the existing trees on site by the Contractor or Subcontractors, for any encroachment into the tree protection zone. Failure to maintain the tree protection zone, or any damage to the trees or critical root zones will result in mitigation. Damages and related fees will be determined by a Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
2. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect.
3. Trees and plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.
4. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to ensure quality work. Prune existing trees to remove damaged branches and improve natural shape. Do not remove more than 15% of branches. Do not prune back terminal leader.
5. All existing trees shall be lifted to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways and driveways within vehicular use areas.
6. Selective canopy and root pruning of existing trees may be conducted only as necessary to accommodate new approved construction. Pruning shall be conducted under the supervision of an ISA Arborist.
7. Prune existing shrubs to remove damaged branches and improve natural shape.
8. All proposed underground utilities and drainage or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
9. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
10. If plans call for relocation of trees, palms or plants, a high level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted during the relocation process.

F. TREE REMOVAL

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

G. TREE RELOCATION

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

H. SITE PREPARATION & GRADING

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

I. IRRIGATION

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

J. HARDSCAPE & OTHER MATERIALS

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

K. UTILITIES / CLEARANCES

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

L. ROOT BARRIERS / ROOT PRUNING

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

M. LANDSCAPE BACKFILL & SOIL AMENDMENT

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

N. PLANT SIZE & QUALITY

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

O. PLANTING INSTALLATION NOTES

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

P. SUBMITTALS

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

Q. MULCH

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

R. FERTILIZATION

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

S. WATERING

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

T. SOD

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

U. INSPECTION & ACCEPTANCE

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

V. CLEAN UP

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

W. MAINTENANCE

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

X. GUARANTEE & REPLACEMENT

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

Y. MISCELLANEOUS.

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

Z. ABBREVIATIONS IN NOTES AND PLANS

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

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

Plotted by: kurena On 10/3/2025 10:06 AM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

PLANTING NOTES

SHEET NUMBER	LP-001
PROJECT NUMBER	14279.01

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LP-001.dwg

STATUS: PRELIMINARY

CITY OF FORT LAUDERDALE - LANDSCAPE REQUIREMENTS

[UNIFIED LAND DEVELOPMENT REGULATIONS, CHAPTER 47, ARTICLE III, SECTION 47-21 LANDSCAPE AND TREE PRESERVATION REQUIREMENTS]

PROPOSED VEHICULAR USE AREAS *[SEC. 47-21.9 LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS]*

					REQUIRED		PROVIDED		
TOTAL SITE AREA:	**84,152**	S.F.	=	**1.93** ACRES					
NET LOT AREA:	**21,047**	S.F.	=	**0.48** ACRES					
VUA AREA:	**38,381**	S.F.	=	**0.88** ACRES					
[AS DEFINED BY SEC. 47-58.2]									
VUA LANDSCAPE REQUIRED (20% OF VUA)					**7,676**	S.F.	**9,538**	S.F.	
PERIMETER LANDSCAPE AREA									
ABUTTING A STREET				**161** L.F.	**1,610**	S.F.	**1,773**	S.F.	
NOT ABUTTING A STREET				**671** L.F.	**1,678**	S.F.	**>5,000**	S.F.	
INTERIOR LANDSCAPE AREA (30 S.F./PKNG SPACE)				**132** SPACES	**3,960**	S.F.	**>4000**	S.F.	
REQUIRED LANDSCAPE:									
1 TREE REQUIRED PER 1,000 S.F. VUA AREA					**38**	TREES	**40**	TREES	
BREAKDOWN:	3" CALIPER SHADE TREES (25%)			=	**10**	TREES	**10**	TREES	*
	2"- <3" CALIPER SHADE TREES (25%)			=	**10**	TREES	**10**	TREES	
	FLOWERING TREE SPECIES (20%)			=	**8**	TREES	**8**	TREES	*
	PALM TREES (20%)			=	**8**	TREES	**8**	TREES	*
	OTHER TREES (FPL SMALL TREES) (10%)			=	**4**	TREES	**4**	TREES	
6 SHRUBS PER 1,000 S.F. VUA AREA				=	**230**	SHRUBS	**>230**	SHRUBS	

* INCLUDES EXISTING TREES

SITE LANDSCAPE REQUIREMENTS *[SEC. 47-21.10 LANDSCAPE REQUIREMENTS FOR ALL ZONED DISTRICTS]*

			REQUIRED		PROVIDED	
LOT ZONING DESIGNATION	**UUV-NE**					
NET LOT AREA	**21,047**	S.F.				
REQUIRED LANDSCAPE:						
1 TREE/1000 S.F. OF NET LOT AREA (IN ADDITION TO VUA LANDSCAPE)			**21**	TREES	**63**	TREES
SHADE SPECIES (20% MIN.)			**4**	SHADE TREES	**13**	SHADE TREES
PROVIDED BREAKDOWN:	EXISTING SHADE TREES	**2** TREES				
	EXISTING FLOWERING TREES	**0** TREES				
	EXISTING PALM TREES	**8** TREES				
	PROPOSED SHADE TREES	**11** TREES				
	PROPOSED PALM TREES	**42** TREES				
12 SHRUBS/1000 S.F. OF NET LOT AREA (IN ADDITION TO VUA LANDSCAPE)			**253**	SHRUBS	**>253**	SHRUBS
STREET TREES:						
1 SMALL TREE/20 LF OF STREET FRONTAGE (OHW PRESENT)		**170** L.F.	**4**	TREES	**4**	TREES
PROVIDED BREAKDOWN:	EXISTING SHADE TREES	**1** TREES				
	EXISTING FLOWERING TREES	**0** TREES				
	EXISTING PALM TREES	**0** TREES				
	PROPOSED SHADE TREES	**2** TREES				
	PROPOSED PALM TREES	**3** TREES				
SHADE SPECIES (50% MIN.)			**2**	SHADE TREES	**3**	SHADE TREES

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH/CAL	NATIVE	REMARKS
TREES							
	7	BURSERA SIMARUBA GUMBO LIMBO	VARIES			N**	RELOCATED FROM SITE
	2	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD	10` HT	5` SPR	2" CAL	N**	
	2	DELONIX REGIA ROYAL POINCIANA	16` HT	7` SPR	4" CAL	**	
	3	QUERCUS VIRGINIANA LIVE OAK	18` HT	9` SPR	4" CAL	N**	
	4	QUERCUS VIRGINIANA LIVE OAK	VARIES			N**	RELOCATED FROM SITE
	1	SENNA SURATTENSIS GLAUCOUS CASSIA	VARIES			**	RELOCATED FROM SITE
	1	SWIETENIA MAHAGONI WEST INDIAN MAHOGANY	VARIES			N**	RELOCATED FROM SITE
	3	TABEBUIA HETEROPHYLLA PINK TABEBUIA	12` HT	5` SPR	2.5" CAL	**	
PALMS							
	4	ADONIDIA MERRILLII CHRISTMAS PALM	7` CT	10` SPR	3" CAL		TRIPLE
	5	ADONIDIA MERRILLII CHRISTMAS PALM	7` CT	10` SPR	3" CAL		DOUBLE
	7	PTYCHOSPERMA ELEGANS ALEXANDER PALM	8` & 12` CT	12` SPR	3" CAL	*	STAGGERED HTS, HEAVY
	7	SABAL PALMETTO CABBAGE PALM	10', 16', 22' CT			N**	STAGGERED HTS
	2	SABAL PALMETTO CABBAGE PALM	VARIES			N**	RELOCATED FROM SITE
	10	THRINAX RADIATA FLORIDA THATCH PALM	8` CT	10` SPR	4" CAL	N**	
	9	VEITCHIA MONTGOMERYANA MONTGOMERY PALM	12`-16` CT	14` SPR	6" CAL	*	
CONCEPTUAL SHRUBS AND GROUNDCOVERS							
AGF		AGAVE ATTENUATA FOXTAIL AGAVE	12" HT	16" SPR		**	
ALI		ALCANTAREA IMPERIALIS IMPERIAL BROMELIAD	18" HT	18" SPR		**	
ALR		ALOCASIA X 'REGAL SHIELDS' REGAL SHIELDS ALOCASIA	36" HT	36" SPR			
PRC		PHILODENDRON X 'ROJO CONGO' ROJO CONGO PHILODENDRON	24" HT	18" SPR		*	
SHRUB AREAS							
CAR		CARISSA M. 'EMERALD BLANKET' DWARF CARISSA	12" HT	14" SPR	18" O.C.	**	
CHH		CHRYSOBALANUS ICACO 'HORIZONTALIS' HORIZONTAL COCO PLUM	18" HT	24" SPR	24" OC	N**	
CHR		CHRYSOBALANUS ICACO COCO PLUM	24" HT	24" SPR	24" OC	N**	
DBI		DIETES BICOLOR BICOLOR IRIS	24" HT	24" SPR	30" O.C.	*	
ERN		ERNODEA LITTORALIS GOLDEN CREEPER	12" HT	14" SPR	18" O.C.	N**	
NEP		NEPHROLEPIS EXALTATA BOSTON FERN	12" HT	14" SPR	24" O.C.	N**	CERTIFIED NATIVE ONLY
PEN		PENNISETUM SETACEUM 'ALBA' WHITE FOUNTAIN GRASS	24" HT	30" SPR	24" O.C.	**	
PBM		PHILODENDRON X 'BURLE MARX' BURLE MARX	18" HT	18" SPR	24" O.C.	**	
PHX		PHILODENDRON X 'XANADU' PHILODENDRON	18" HT	24" SPR	24" O.C.	**	
RHA		RHAPIS EXCELSA LADY PALM	36" HT	36" SPR	36" O.C.	*	FULL CLUMP
TRF		TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE GRASS	24" HT	24" SPR	36" OC	**	
ZAM		ZAMIA PUMILA COONTIE	15" HT	18" SPR	24" O.C.	N**	
SOD		ST. AUGUSTINE 'FLORATAM' CONTRACTOR TO DETERMINE QUANTITY					

N DENOTES NATIVE SPECIES

** DENOTES HIGH DROUGHT TOLERANT SPECIES

* DENOTES MODERATE DROUGHT TOLERANT SPECIES

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

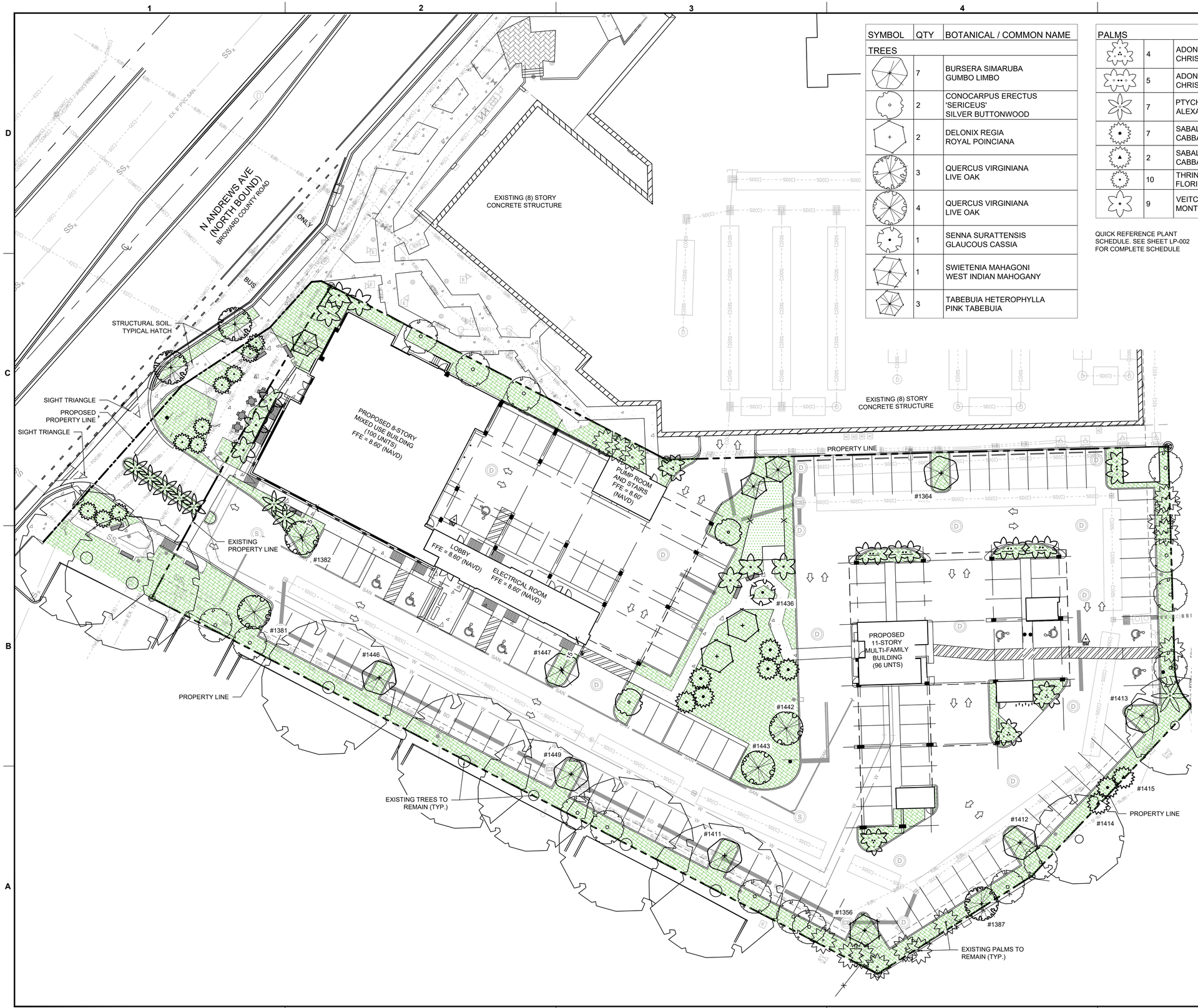
PLANTING SCHEDULE

SHEET NUMBER	**LP-002**
PROJECT NUMBER	**14279.01**

STATUS: PRELIMINARY

Plotted by: kurena On 10/3/2025 10:44 AM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LP-101.dwg



SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	7	BURSERA SIMARUBA GUMBO LIMBO
	2	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD
	2	DELONIX REGIA ROYAL POINCIANA
	3	QUERCUS VIRGINIANA LIVE OAK
	4	QUERCUS VIRGINIANA LIVE OAK
	1	SENNA SURATTENSIS GLAUCOUS CASSIA
	1	SWIETENIA MAHAGONI WEST INDIAN MAHOGANY
	3	TABEBUIA HETEROPHYLLA PINK TABEBUIA

PALMS		
	4	ADONIDIA MERRILLII CHRISTMAS PALM
	5	ADONIDIA MERRILLII CHRISTMAS PALM
	7	PTYCHOSPERMA ELEGANS ALEXANDER PALM
	7	SABAL PALMETTO CABBAGE PALM
	2	SABAL PALMETTO CABBAGE PALM
	10	THRINAX RADIATA FLORIDA THATCH PALM
	9	VEITCHIA MONTGOMERYANA MONTGOMERY PALM

QUICK REFERENCE PLANT
SCHEDULE. SEE SHEET LP-002
FOR COMPLETE SCHEDULE

NOTES:

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

N

GRAPHIC SCALE

0 20 40

SCALE: 1" = 20 '

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

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

Plotted by: kurena On 10/7/2025 2:51 PM

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

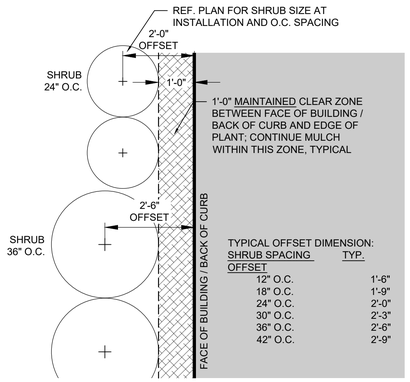
SHEET TITLE

PLANTING PLAN

SHEET NUMBER	LP-101
PROJECT NUMBER	14279.01

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LP-101.dwg

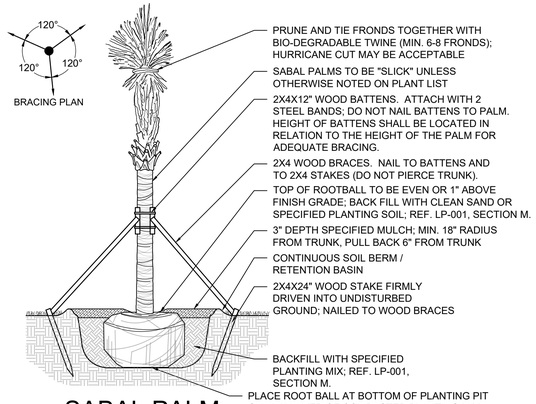
STATUS: PRELIMINARY



TYPICAL SHRUB OFFSET AT BUILDING / CURB

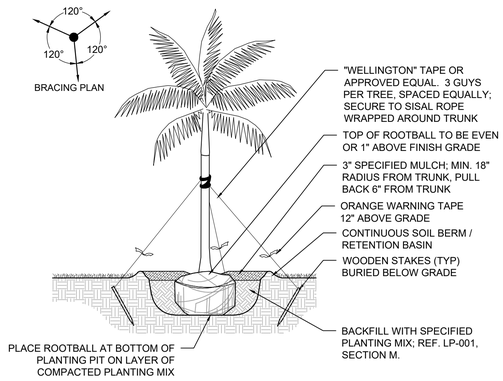
8 PLAN NOT TO SCALE

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



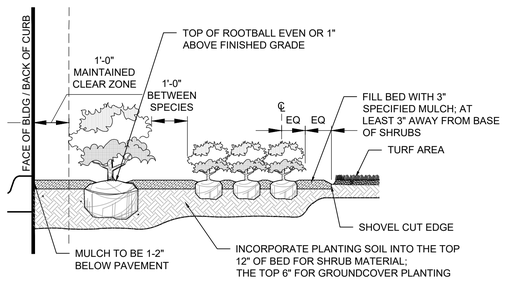
SABAL PALM PLANTING DETAIL

5 SECTION NOT TO SCALE



SMALL / MEDIUM TREE PALM PLANTING DETAIL

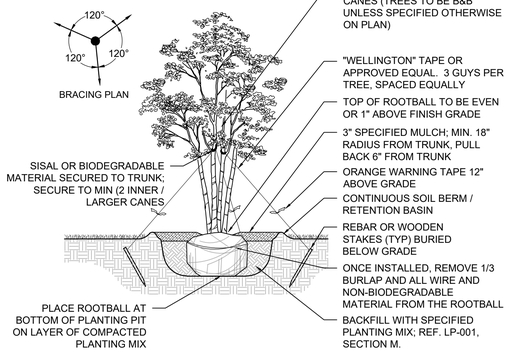
3 SECTION NOT TO SCALE



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

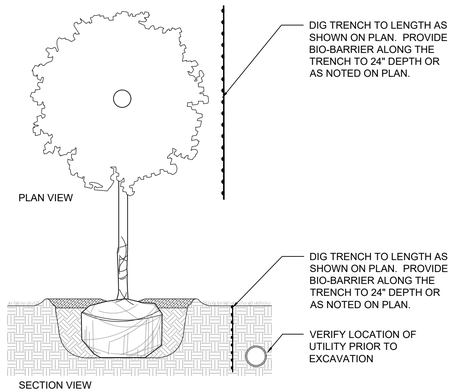
SHRUB AND GROUNDCOVER PLANTING

7 SECTION NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

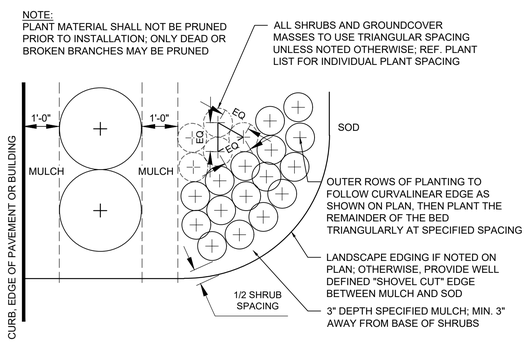
2 SECTION NOT TO SCALE



ROOT BARRIER DETAIL

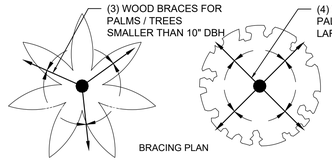
3 PLAN / SECTION NOT TO SCALE

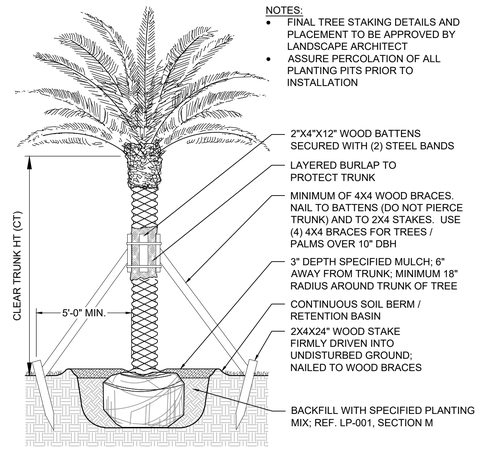
NOTE:
PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION; ONLY DEAD OR BROKEN BRANCHES MAY BE PRUNED



SHRUB AND GROUNDCOVER PLANTING

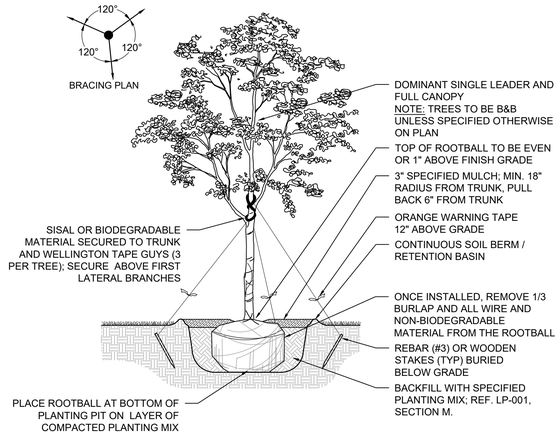
6 PLAN NOT TO SCALE





LARGE PALM / TREE PLANTING DETAIL

4 SECTION NOT TO SCALE



SINGLE TRUNK TREE PLANTING DETAIL

1 SECTION NOT TO SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

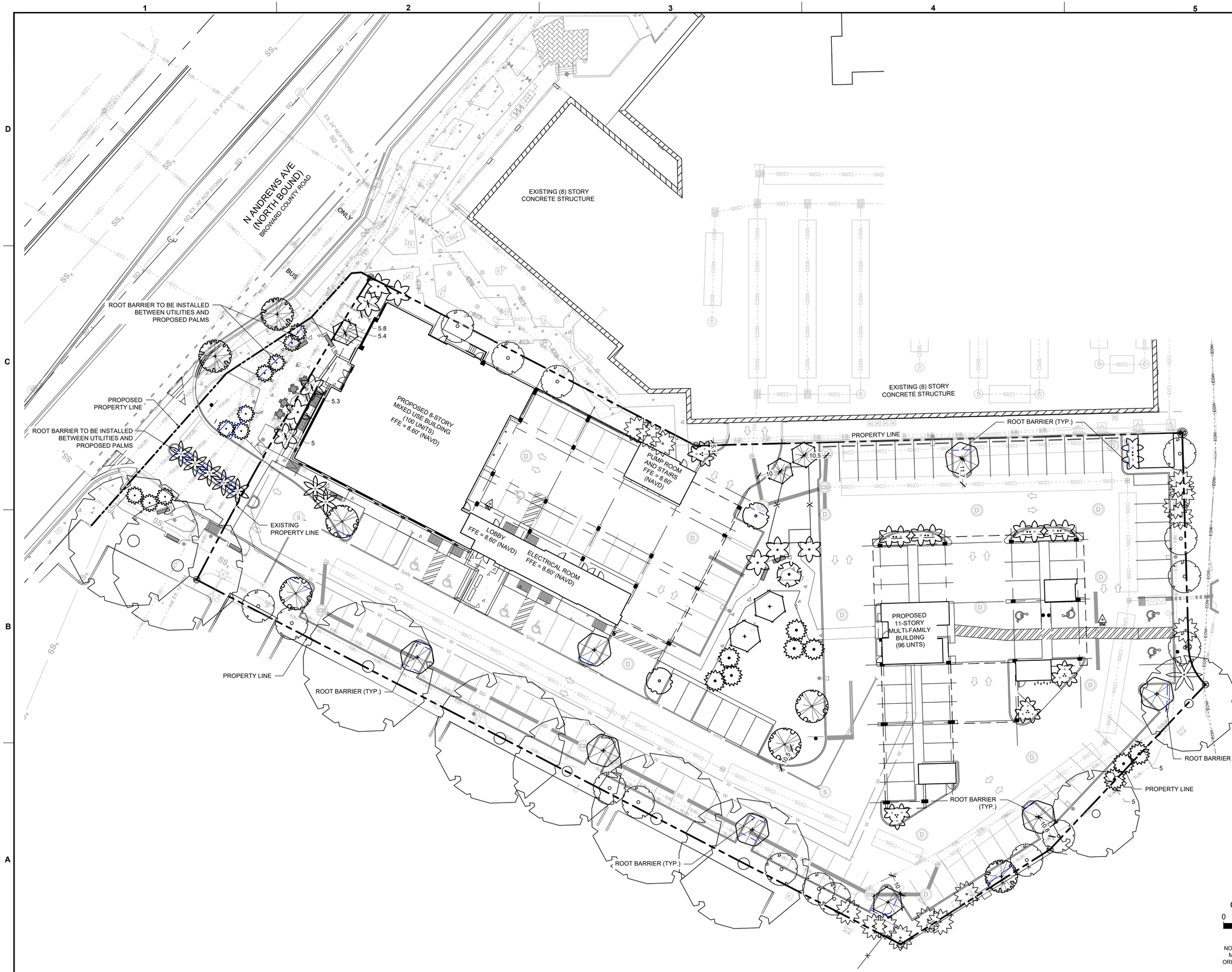
PLANTING DETAILS

SHEET NUMBER	LP-501
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: kurena On 10/3/2025 10:07 AM

Drawing name: R:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LP-501.dwg



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

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

LANDSCAPE UTILITY EXHIBIT

SHEET NUMBER	LX-101
PROJECT NUMBER	14279.01

Plotted by: kurena On 10/7/2025 2:53 PM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LX-101.dwg

STATUS: PRELIMINARY

PINNACLE AT CYPRESS

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	WATTS	LAMP TYPE	DIM TYPE	MOUNTING	NOTES
B	LED BOLLARD	SOLERA	SRB8F-48 LED-6240-3000K-UNV-ABT-TYS-FINISH	UNV	3000K	34079	48.4W	LED	0-10V	IN-GROUND	
SA	LED SITE LUMINAIRE	MCGRAW EDISON	GALN-SB6B-730-U-T4W-FINISH	UNV	3000K	34080	220.4W	LED	0-10V	25' POLE	NOTE 1
SB	LED SITE LUMINAIRE W/HOUSE SIDE SHIELD	MCGRAW EDISON	GALN-SB6B-730-U-T4W-HSS-FINISH	UNV	3000K	26303	220.4W	LED	0-10V	25' POLE	NOTE 1
SC	LED SITE LUMINAIRE W/HOUSE SIDE SHIELD	MCGRAW EDISON	GALN-SB6B-730-U-T4FT-HSS-FINISH	UNV	3000K	25854	220.4W	LED	0-10V	25' POLE	NOTE 1

FIXTURE SCHEDULE NOTES

GENERAL NOTES: CONFIRM FINISH

NOTE 1: FIXTURE MOUNTED ON 25' VALMONT POLE MODEL #R-240840606T4-P2-COOPER FINISH (TO BE CONFIRM)

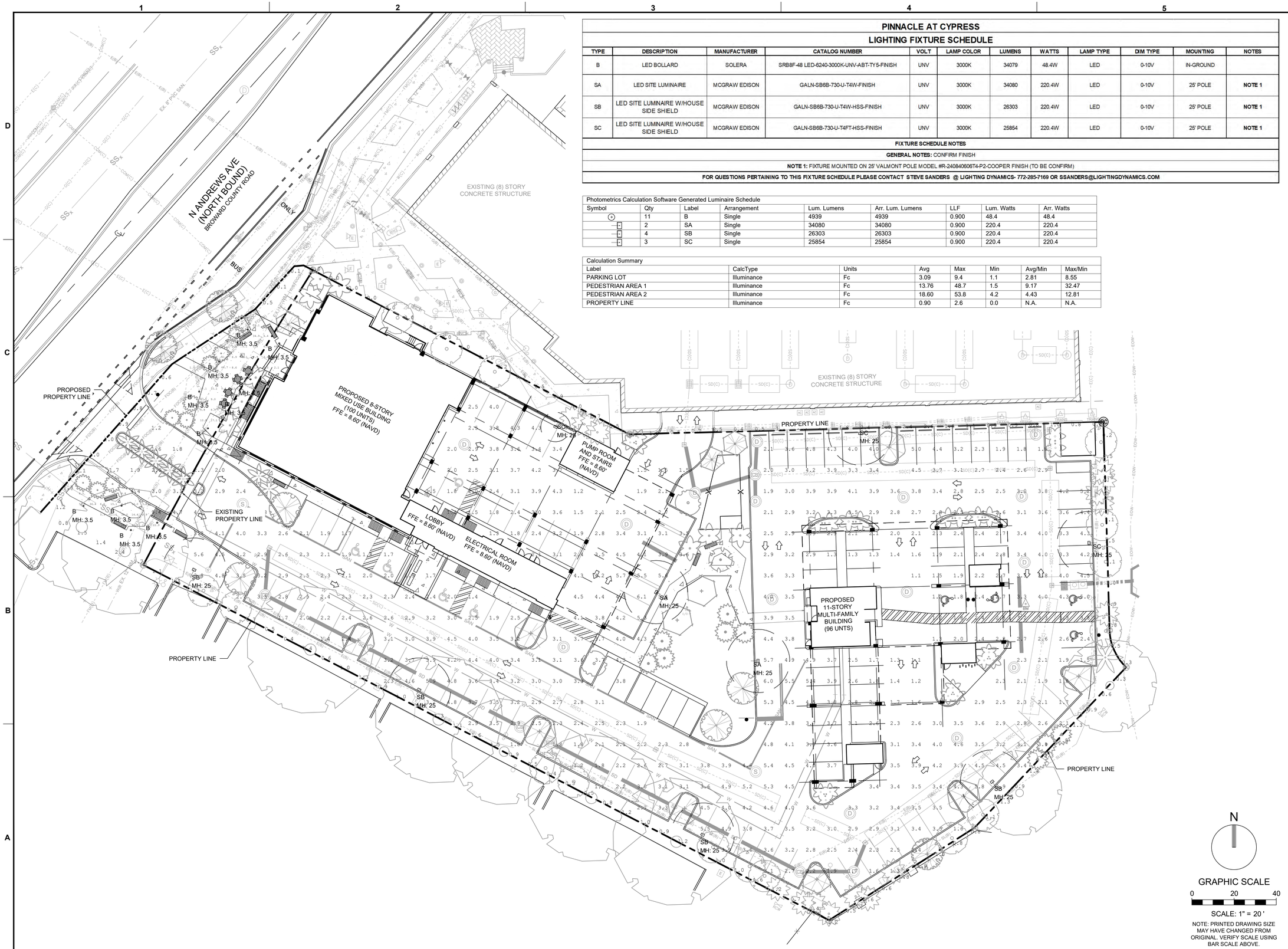
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT STEVE SANDERS @ LIGHTING DYNAMICS- 772-285-7169 OR SSANDERS@LIGHTINGDYNAMICS.COM

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
⊕	11	B	Single	4939	4939	0.900	48.4	48.4
—[·]—	2	SA	Single	34080	34080	0.900	220.4	220.4
—[·]—	4	SB	Single	26303	26303	0.900	220.4	220.4
—[·]—	3	SC	Single	25854	25854	0.900	220.4	220.4

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	3.09	9.4	1.1	2.81	8.55
PEDESTRIAN AREA 1	Illuminance	Fc	13.76	48.7	1.5	9.17	32.47
PEDESTRIAN AREA 2	Illuminance	Fc	18.60	53.8	4.2	4.43	12.81
PROPERTY LINE	Illuminance	Fc	0.90	2.6	0.0	N.A.	N.A.



N

GRAPHIC SCALE

0 20 40

SCALE: 1" = 20 '

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

KEITH

301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

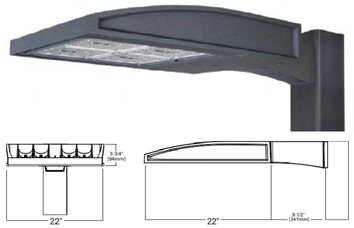
LIGHTING PLAN

SHEET NUMBER	LL-101
PROJECT NUMBER	14279.01

Plotted by: kurena On 10/7/2025 2:52 PM

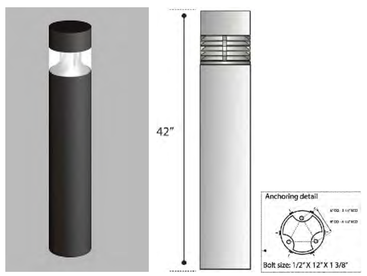
Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LL-101.dwg

STATUS: PRELIMINARY



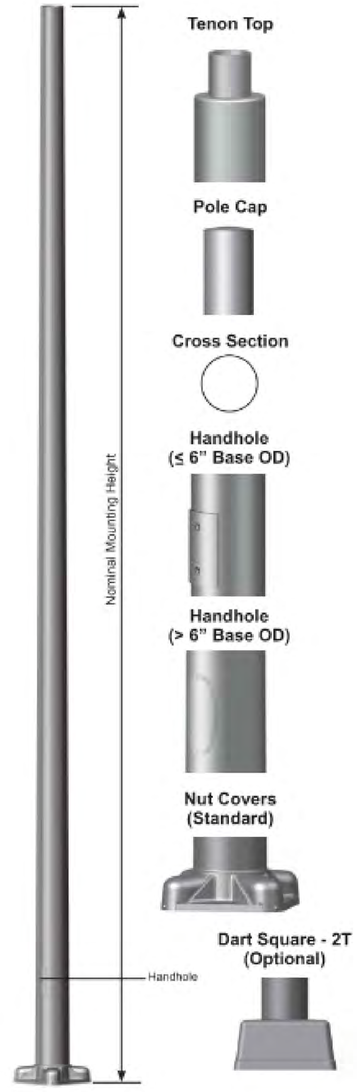
3 FIXTURE 'SA, SB, SC' DETAIL

POLE DETAIL NOT TO SCALE



2 FIXTURE 'B' DETAIL

POLE DETAIL NOT TO SCALE



1 25' ROUND TAPERED ALUMINUM POLE

POLE DETAIL NOT TO SCALE

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

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

ISSUE DATE:	06/25
DESIGNED BY:	MP/KU
DRAWN BY:	KU
CHECKED BY:	KU, KS, PW
BID-CONTRACT:	

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

CLIENT

PINNACLE AT CYPRESS, LLLP

PROJECT

PINNACLE AT CYPRESS - PINNACLE HOUSING

SHEET TITLE

LIGHTING DETAILS

SHEET NUMBER	LL-501
PROJECT NUMBER	14279.01

STATUS: PRELIMINARY

Plotted by: kurena On 10/3/2025 10:08 AM

Drawing name: H:\14279.01 - Pinnacle at Cypress - Pinnacle Housing\Landscape Architecture\CAD\14279.01-LL-101.dwg