

PROPOSED

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**PRELIMINARY DESIGN FOR:
689 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA**

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INDEX OF SHEETS PROPOSED

INDEX	DESCRIPTION	STATUS	INDEX	DESCRIPTION	STATUS
CS-01	COVER SHEET	ADDED/PROPOSED	C0	SITE PLAN	UPDATED
	SURVEY	PROVIDED	C1	PAVEMENT MARKING AND SIGNAGE PLAN	UPDATED
A-001	CODE SUMMARY	UPDATED	C2	PAVING GRADING AND DRAINAGE PLAN	UPDATED
A-002	PROJECT RENDERING	UPDATED	C3	WATER AND SEWER PLAN	UPDATED
A-003	PROJECT RENDERING	UPDATED	ESC	EROSION AND SEDIMENT CONTROL PLAN	UPDATED
A-004	PROJECT RENDERING	UPDATED	X1	EASEMENT EXHIBIT	ADDED/PROPOSED
A-201	LEVEL 1 - FLOOR PLAN	UPDATED	X2	MAINTENANCE AGREEMENT EXHIBIT	ADDED/PROPOSED
A-202	LEVEL 2- FLOOR PLAN	UPDATED	X3	CONSTRUCTION STAGING PLAN	ADDED/PROPOSED
A-203	LEVEL 3- FLOOR PLAN	UPDATED	L-200	TREE DISPOSITION PLAN	UPDATED
A-204	LEVEL 4- FLOOR PLAN	UPDATED	L-210	OVERALL KEY PLAN	UPDATED
A-205	LEVEL 5- FLOOR PLAN	UPDATED	L-211	LANDSCAPE PLAN	UPDATED
A-206	LEVEL 6- FLOOR PLAN	UPDATED	L-212	LANDSCAPE PLAN	UPDATED
A-207	LEVEL 7- FLOOR PLAN	UPDATED	L-213	LANDSCAPE PLAN	UPDATED
A-208	LEVELS 8-14 FLOOR PLAN	UPDATED	L-214	LANDSCAPE PLAN	UPDATED
A-209	LEVEL 15 FLOOR PLAN	UPDATED	L-220	LANDSCAPE NOTES AND DETAILS	UPDATED
A-209.1	LEVELS 16-31 FLOOR PLAN	ADDED/PROPOSED	L-230	ILLUSTRATIVE SITE PLAN	UPDATED
A-210	ROOF PLAN	UPDATED	E-101A	GROUND FLOOR PHOTOMETRICS	ADDED/PROPOSED
A-211	OPEN SPACE DIAGRAM	UPDATED	E-102A	SECOND FLOOR PHOTOMETRICS	ADDED/PROPOSED
A-212	LOADING AND ENTRY	ADDED/PROPOSED	E-103A	THIRD-FIFTH FLOOR PHOTOMETRICS	ADDED/PROPOSED
A-301	BUILDING ELEVATIONS	UPDATED	E-106A	SIXTH FLOOR PHOTOMETRICS	ADDED/PROPOSED
A-302	BUILDING ELEVATIONS	UPDATED	E-107A	SEVENTH AMENITY FLOOR PHOTOMETRICS	ADDED/PROPOSED
A-303	BUILDING ELEVATIONS	UPDATED	E-200	LIGHTING FIXTURE DETAILS	ADDED/PROPOSED
A-320	ENLARGED PARTIAL ELEVATION	UPDATED	SE-100A	SITE PLAN	ADDED/PROPOSED
A-322	BUILDING SECTIONS	UPDATED			
A-323	BUILDING SECTIONS	UPDATED			
A-324	BUILDING SECTIONS	UPDATED			
A-800	EXTERIOR DETAILS	UPDATED			
A-801	EXTERIOR DETAILS	UPDATED			
A-802	EXTERIOR DETAILS	UPDATED			

COHEN • FREEDMAN • ENCINOSA & ASSOC.

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PRELIMINARY DESIGN FOR

FLAGLER SIXTH- NORTH

689 N. FEDERAL HWY. FT. LAUDERDALE, FL
COVER SHEET

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
ARB 000898

ANTONIO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
APR 001229

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15:31:07 -0400

Project: 689N
Title: L.F.S.P.A.S.
Date: 05/15/2023
Sheet No: CS-01

Project: 4006

PROPOSED

BUILDING CODE SUMMARY

PROJECT NAME: FLAGLER RESIDENCES
 PROPOSED USE: MIXED-USE (REFER TO OCCUPANCY USE AND CLASSIFICATION BELOW)

APPLICABLE CODES

2020 FLORIDA BUILDING CODE (SEVENTH EDITION) [FBC 2020 BROWARD AMENDMENTS - 101.2]
 2020 FLORIDA PLUMBING CODE (SEVENTH EDITION)
 2020 FLORIDA FUEL GAS CODE (SEVENTH EDITION)
 2020 FLORIDA MECHANICAL CODE (SEVENTH EDITION)
 2020 FLORIDA FIRE PREVENTION CODE (SEVENTH EDITION)
 2020 FBC - ACCESSIBILITY CODE (SEVENTH EDITION)
 2020 FLORIDA ENERGY CONSERVATION CODE (SEVENTH EDITION)

FAIR HOUSING ACT DESIGN MANUAL - 1998

MAJOR NFPA STANDARDS

NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2018 EDITION
 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 EDITION
 NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2016 EDITION
 NFPA 20 STANDARD FOR INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION, 2016 EDITION
 NFPA 72 NATIONAL FIRE ALARM CODE, 2016 EDITION
 NFPA 88A STANDARD FOR PARKING GARAGE STRUCTURES, 2015 EDITION
 NFPA 88B STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS, 2016 EDITION
 NFPA 92 STANDARD FOR SMOKE CONTROL SYSTEMS, 2015 EDITION (REFERENCE ONLY)
 NFPA 110 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2016 EDITION

CONSTRUCTION TYPE AND FIRE PROTECTION

TYPE I PERFORMED ACCORDANCE WITH FBC TABLES 604.3, 604.4, AND 608.2. FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH FBC SECTION 903.3.1.1

OCCUPANCY USE AND CLASSIFICATION

MIXED OCCUPANCY [FE] NO
 OCCUPANCY CLASSIFICATIONS:
 GROUP A-3 ASSEMBLY RESTAURANTS, DINING SPACES, & COMMERCIAL KITCHENS ASSOCIATED WITH RESTAURANTS)
 GROUP A-4 ASSEMBLY MEETING ROOMS, ROOMS MEANT SPACES, EXHIBITION HALLS AND LOBBY)
 GROUP A-4 ASSEMBLY (EXTERIOR SWIMMING POOL AND DECK)
 GROUP B BUSINESS (OFFICES, BOW AREAS, KITCHEN, ASSEMBLY SPACES WITH FEWER THAN 50 OCCUPANTS)
 GROUP M MERCANTILE (RETAIL)
 GROUP I-2 RESIDENTIAL (RESIDENTIAL UNITS)
 GROUP S-2 LOW HAZARD STORAGE (OPEN PARKING GARAGE, GENERAL STORAGE AND MEIP SUPPORT SPACES)
 NOTE: A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES BY FEWER THAN 10 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY MUST BE INCLUDED AS PART OF THAT OCCUPANCY

OCCUPANCY SEPARATION

REQUIRED FIRE SEPARATION: A / M - 1 HOUR A / S-2 - 2 HOUR M / S-2 - 2 HOUR
 FBC TABLE 608.4: R / M - 1 HOUR R / S-2 - 2 HOUR
 FBC TABLE 608.4: P / A - 1 HOUR B / S-2 - 2 HOUR

ALLOWABLE BUILDING HEIGHT AND AREAS (FOR TYPE I BUILDINGS) - 2020 FBC CHAPTER 5

OCCUPANCY	ALLOWABLE HEIGHT (FT ABOVE GRADE) FBC 5.10.4	ALLOWABLE NUMBER OF STORES (ABOVE GRADE) FBC 5.10.4.1	ALLOWABLE AREA (SQ FT) FBC 5.10.4.2
R2A, B, M, S	UNLIMITED	UNLIMITED	UNLIMITED

*BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH FBC SECTION 903.3.1.1

FIRE PROTECTION SYSTEMS

FIRE DISTRICT: [FE] NO SMOKE CONTROL: [FE] NO
 FIRE EXTINGUISHING SYSTEM: [FE] NO EXT STAIRS = 1 HR RATED
 FIRE EXTINGUISHING TYPE: DRY
 STANDPIPE SYSTEM: [FE] NO CLASS: 1 FIRE PUMPS = [FE] NO
 ELEVATORS = 2 RES TOWER 1 RETAIL 12 TOWN HOUSES 4 PUBLIC TOTAL

THE FOLLOWING LIFE SAFETY SYSTEMS SHALL COMPLY WITH 2020 FBC SECTION 403 - FOR HIGH-RISE BUILDINGS

AUTOMATIC FIRE DETECTION SYSTEMS
 AUTOMATIC FIRE SPRINKLER SYSTEM
 VOICE ALARM SYSTEMS
 FIRE DEPARTMENT COMMUNICATION SYSTEM
 FIRE PUMP ROOM
 FIRE COMMAND STATION
 FIRE SERVICE ACCESS ELEVATORS
 OCCUPANT EVACUATION ELEVATOR
 EMERGENCY RESPONDER RADIO COVERAGE
 SMOKE CONTROL
 --- TENCY GENERATOR
 LIFELINES (OPS & ELEVATOR LOBBIES (ELEVATOR CAB TO MEET STRETCHER REQ.)
 LIMBOUS EGRESS PATH MARKINGS

INTERIOR WALL & FLOOR FINISH

INTERIOR WALL & FLOOR FINISH WILL COMPLY WITH 2020 FBC CHAPTER 20.8. 2020 FBC CHAPTER 8 INTERIOR FLOOR FINISH IN EXIT ENCLOSURES AND EXIT ACCESS CORRIDORS AND SPACES ARE NOT SEPARATED FROM THEM BY WALLS COMPLYING WITH 30.3.6 OF NFPA 101 SHALL BE NOT LESS THAN CLASS B. AS PER 2020 FBC 12.8.8, CLASS I INTERIOR FLOOR FINISH SHALL BE CHARACTERIZED BY A CRITICAL RADIANT FLUX NOT LESS THAN 0.25 W/M² BUT LESS THAN 0.45 W/M² AS DETERMINED BY THE TEST DESCRIBED IN 12.8.3.4

ACCESSIBLE ROUTE

ACCESSIBLE ROUTE AS PER 2020 FLORIDA ACCESSIBILITY CODE CHAPTER 4, 2010 ADA STANDARDS AND 1998 FAIR HOUSING ACT MANUAL CHAPTER 1. COMPLYING WITH FOLLOWING:
 ROUTE INCLUDING AN ACCESSIBLE ROUTE SHALL NOT EXCEED 10' LEVEL CHANGES ALONG AN ACCESSIBLE ROUTE, 1/4" MAXIMUM VERTICAL RISE, 1/4" 10" MAXIMUM WITH A 1:2 SLOPE, GREATER THAN 12" MUST BE RAMPED
 RUNNING SLOPES SHALL NOT EXCEED 5%
 CROSS SLOPES SHALL NOT EXCEED 2%
 RAMP WITH SLOPES BETWEEN 5% AND 8.33% REQUIRE HANDRAILS COMPLYING WITH ACCESSIBILITY ON BOTH SIDES OF RAMP
 RAMP SHALL NOT EXCEED 0.33%
 INTERSECTING SIDEWALKS SHALL BE 2% MAXIMUM IN ANY DIRECTION
 NOTE: ACCESSIBLE PARKING IS LOCATED WITHIN THE PARKING GARAGE, CONNECTED TO ELEVATORS WITH ACCESSIBLE ROUTE AS SHOWN IN THE PLANS.

TERMITE NOTE:

TERMITE PROTECTION SHALL BE PROVIDED AS PER 2020 FBC SECTION 1910. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE PROTECTORS, INCLUDING SOIL APPLICATIONS, BAITING SYSTEMS AND PRESTRIKES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO BEHIND 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 SUBSTRATERMITE TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

REQUIRED FIRE RESISTANCE RATED SPACES

THE FOLLOWING SPACES WITHIN THE FLAGLER RESIDENCES PROJECT WHERE FIRE RESISTANCE RATED SEPARATIONS WILL BE PROVIDED:

ROOM	FIRE RATING BARRIER	CODE COMPLIANCE
ELECTRICAL ROOMS	1 HOUR FIRE PARTITIONS	2017 NFPA 70, 5.11.3
FIRE ALARM CONTROL	1 HOUR FIRE PARTITIONS	2017 NFPA 72, 5.6.1.1.8
ELECTRICAL ROOMS	1 HOUR FIRE PARTITIONS	2017 NFPA 70, 5.6.2.1
MECHANICAL SHEDS	2 HOUR FIRE-RISER RATED	2020 FBC, 7.11.4.4 & FBC, 8.0.5
STAIRS & ELEVATOR HOUSTAYS	1 HOUR FIRE PARTITIONS	2020 FBC, 7.11.4.4.1 & FBC, 8.0.5.1
INTERIOR RESIDENTIAL CORRIDORS	1 HOUR FIRE PARTITIONS	2020 FBC, 7.11.4.4.1 & FBC, 8.0.5.1.1.4
FIRE SERVICE ACCESS ELEVATOR	1 HOUR FIRE PARTITIONS	2020 FBC, 7.11.4.4.1 & FBC, 8.0.5
ELEVATOR LOBBY	1 HOUR FIRE PARTITIONS	2020 FBC, 7.11.4.4.1 & FBC, 8.0.5.1.1.4
SMELING UNIT SEPARATION	1 HOUR FIRE PARTITIONS	2020 FBC, 30.3.2.1.4 & FBC, 30.3.1.1.4
TRASH COLLECTION ROOMS	1 HOUR FIRE PARTITIONS	2020 FBC, 7.11.4.4.1 & FBC, 10.0.0.0 FBC 1.5.0.0
ELEVATOR SHAFT/STAIR ROOM	2 HOUR FIRE PARTITIONS	2018 NFPA 70, 7.1.1.1
FIRE CONTROL ROOM	1 HOUR FIRE PARTITIONS	2020 FBC, 7.11.4.4.1 & FBC, 8.0.5
ELEVATOR MACHINE ROOMS	2 HOUR FIRE PARTITIONS	2020 FBC, 7.11.4.4.1 & FBC, 8.0.5
EMERGENCY GENERATOR ROOM	1 HOUR FIRE PARTITIONS	2018 NFPA 110, 2.0.0.0 FBC 4.0.3
SEPARATED MEDIUM RISE	2 HOUR FIRE PARTITIONS	2020 FBC, 5.0.8 & 2017 FBC, 7.1.1.1.4.1
COMMON HAZARDOUS WIL ASSEMBLY TO RESIDENTIAL	2 HOUR FIRE PARTITIONS	2020 FBC, 7.1.1.1.4.1 & FBC, 8.0.5

NOTE 1: FULL HEIGHT (SUB TO ROOF) WALL ASSEMBLIES OR PARTIAL HEIGHT WALL ASSEMBLIES TERMINATING AT CEILINGS HAVING A FIRE RESISTANCE RATING EQUAL TO THE WALL ASSEMBLIES (NFPA 101B 8.2.3).
 NOTE 2: ALL SMOKE CONTROL COMPONENTS (E.G. FANS, VFD, ETC.) ASSOCIATED WITH STAIR AND ELEVATOR PRESSURIZATION WILL BE ENCLOSED IN DEGRADED TWO (2) HOUR FIRE RATED ENCLOSURES.
 NOTE 3: ASSEMBLY AREAS ARE NOT CONSIDERED AS FLOOR AREA AS 709.50, 50 FT. OR LESS PER FBC SECTION 301.2

NOTE 4: KITCHENS NEED NOT BE SEPARATED FROM THE REST SEATING AREA PER FBC TABLE 303.3.2. NOTE E
 NOTE 5: CORRIDOR WALLS SHALL HAVE NOT LESS THAN 1 HOUR FIRE RESISTANCE RATING
 NOTE 6: DOORS THAT OPEN INTO EXIT ACCESS CORRIDORS SHALL NOT HAVE LESS THAN A 20-MINUTE FIRE PROTECTION RATING IN ACCORDANCE WITH SECTION 7.10.2 AND SHALL BE SELF-CLOSING AND SELF-LATCHING.
 NOTE 7: TRANSOMS, LOUVERS OR TRANSFER GLAZES SHALL BE PROHIBITED IN WALLS OR DOORS OF EXIT ACCESS CORRIDORS
 NOTE 8: IN ALL OTHER PROTECTED AREAS (IF ANY APPROVED), SUPERVISED AUTOMATIC SPRINKLER SYSTEM (EACH HOTEL GUESTROOM, INCLUDING GUEST SUITES, AND DORMITORY ROOMS SHALL BE SEPARATED FROM OTHER GUESTROOMS OR DORMITORY ROOMS BY WALLS AND FLOORS CONSTRUCTED AS FIRE BARRIERS HAVING FIRE RESISTANCE RATINGS OF NOT LESS THAN 12 HOUR.

PARKING GARAGE:

THE PARKING GARAGE IS DESIGNED TO BE AN OPEN PARKING GARAGE. THE PARKING GARAGE WILL BE SEPARATED FROM ALL OTHER OCCUPANCIES BY A 2-HOUR FIRE BARRIER IN ACCORDANCE WITH NFPA 88A SECTION 5.2.1.

HAZARDOUS MATERIALS APPROACH:

THE QUANTITIES OF HAZARDOUS MATERIALS WILL BE BELOW THE DANGER AMOUNTS / MAXIMUM ALLOWABLE QUANTITIES (MAG) 5) AND USE GROUP 1. HIGH HAZARD OCCUPANCIES ARE PROPOSED.

FIRE DEPARTMENT ACCESS:

SITE ACCESS/SETUP SITES: THE SITE WILL COMPLY WITH 2020 FBC, 2018 NFPA 1, CHAPTER 18 FOR THE MINIMUM FIRE DEPARTMENT SITE ACCESS REQUIREMENTS.
AVAILABILITY - EMERGENCY MEDICAL SERVICES: ANY BUILDING THAT IS MORE THAN THREE STORES OR WHERE THE VERTICAL DISTANCE TO THE TOP OF THE BUILDING EXCEEDS 100 FEET MUST CONTAIN AT LEAST ONE PASSENGER ELEVATOR THAT IS OPERATIONAL FOR BUILDING OCCUPANTS AND FIRE DEPARTMENT ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE ABLE TO ACCOMMODATE AN AMBULANCE STRETCHER (24 INCHES X 76 INCHES) WITH 3 INCHES RADIUS CORNERS. THE ELEVATOR CAR MUST BE REQUESTED BY THE INTERNATIONAL SYMBOLS FOR EMERGENCY MEDICAL SERVICES (ISME) OF LIFE. THE SYMBOL MUST BE AT LEAST 3 INCHES HIGH AND LOCATED INSIDE ON BOTH SIDES OF THE HOIST-WAY DOOR FRAME. 2020 FBC, SECTION 3002.2
 THE ELEVATORS WILL HAVE A CAPACITY OF 3,500 LBS AND WILL BE SIZED TO ACCOMMODATE A STRETCHER.

BUILDING SUSTAINABILITY NARRATIVE

TO ACHIEVE THE CITY'S GOALS FOR ENERGY EFFICIENCY, THE PROJECT TEAM WILL INCLUDE THE FOLLOWING STRATEGIES:

- INSULATION THAT EXCEEDS THE 2017 FBC ENERGY CONSERVATION CODE'S R-VALUE REQUIREMENTS BY 5% AND MEETS THE NATIONAL HOME ENERGY RATING STANDARDS' GRADE 3 SPECIFICATIONS.
- ENERGY STAR LABELED PROGRAMMABLE THERMOSTATS.
- HIGH EFFICIENCY HOT WATER DISTRIBUTION SYSTEMS.
- ENERGY STAR LABELED LIGHT FIXTURES AND COMPACT FLUORESCENT LIGHT BULBS IN HIGH-USE ROOMS.
- ENERGY STAR LABELED REFRIGERATORS, CEILING FANS, DISHWASHERS AND CLOTHES WASHERS.
- MINIMUM SEER OF 13 FOR UNIT AIR CONDITIONERS WHERE APPLICABLE.
- WINDOW AND GLASS DOOR GLAZING WITH A SOLAR HEAT GAIN COEFFICIENT OF 0.30 OR LOWER.
- REDUCED LIGHTING POWER DENSITY TO 10% BELOW ASHRAE 90.1 STANDARDS.
- TO SURPASS CURRENT NORMS FOR WATER CONSERVATION, THE PROJECT TEAM WILL DESIGN AND INSTALL LOW-FLUSH WATER FIXTURES INSE EACH HOME TO REDUCE INDOOR WATER CONSUMPTION BY AT LEAST 20%.

- AVERAGE FLOW RATE FOR PUBLIC LAVATORY FAUCETS TO BE 0.5 GALLONS PER MINUTE (GPM)
 - AVERAGE FLOW RATE FOR PRIVATE LAVATORY FAUCETS (HOTEL ROOMS, COND. UNITS) TO BE 1.0 GPM
 - AVERAGE FLOW RATE FOR SHOWERS TO BE 1.25 GPM PER STALL
 - DUAL-FLUSH OR HIGH EFFICIENCY TOILETS WITH AVERAGE FLOW RATE OF 1.25 GPM
 - URINALS TO BE 1.25 GALLONS PER FLUSH
- IN ADDITION, THE PROJECT TEAM WILL UTILIZE A HIGHLY EFFICIENT IRRIGATION SYSTEM AND DROUGHT-TOLERANT PLANT MATERIALS TO REDUCE THE PROJECT'S POTABLE WATER DEMAND BY AT LEAST 50%.
- DURING CONSTRUCTION, THE BUILDING TEAM WILL RECEIVE EDUCATION AND GUIDANCE ON HOW TO WORK WITH THE LOCAL WASTE AUTHORITY TO ACHIEVE A MINIMUM OF 75% OF THE PROJECT'S CONSTRUCTION WASTE FROM THE LANDFILL. IN ADDITION, AN AUSTRIAN PROGRAM WILL OUTLINE CENTRAL RECYCLING AREAS THAT WILL BE MADE AVAILABLE TO THE COMMUNITY FOR RESIDENTS AND VISITORS.

TO IMPROVE THE INDOOR AIR QUALITY OF EACH HOME IN THE COMMUNITY, THE PROJECT TEAM WILL:

- INSTALL HIGH EFFICIENCY ENERGY STAR RATED AIR HANDLERS, EXHAUST FAN OCCUPANCY SENSORS AND CO2 SENSORS
- INCORPORATE STRATEGIES TO CONTROL AIRBORNE CONTAMINANTS THROUGH SELECTION OF LOW OR NO-VOC MATERIALS IN ACCORDANCE WITH SMCMA GUIDELINES (6) CFR 46, SUBPART D). ALL PAINTS, PRIMERS, ADHESIVES AND SEALANTS APPLIED ON THE INTERIOR OF THE BUILDING WILL COMPLY WITH THE LOW-VOC REQUIREMENTS, THEREBY EXCEEDING THE REQUIREMENT OF LOW-VOC PAINT FOR INTERIOR WALLS.

FAIR HOUSING ACT DESIGN STATEMENT

ALL HOUSING UNITS ON SITE IN AN ELEVATOR BUILDING SHALL COMPLY WITH THE FHA DESIGN GUIDE LINES OF 1998 ACCESSIBLE AND USABLE DOORS

ACCESSIBLE DOORS IN PUBLIC AND COMMON USE SPACES AND PRIMARY ENTRY DOORS MUST PROVIDE A CLEAR OPENING OF 32 INCHES MINIMUM AND BE IN COMPLIANCE WITH REQUIREMENTS OF CHAPTER 3.

ACCESSIBLE ROUTE

ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNITS TO COMPLY WITH REQUIREMENTS OF CHAPTER 2. SWITCHES, OUTLETS AND CONTROLS WITHIN REACH RANGE SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF CHAPTER 5. AIR CONDITIONING, CEILING FANS AND ANY LIGHT OR ELECTRICAL SWITCHES MUST BE POSITIONED IN ACCESSIBLE LOCATIONS IN A RANGE FROM 24 TO 48 INCHES ABOVE THE FLOOR AND BE IN COMPLIANCE WITH REQUIREMENTS OF CHAPTER 5.

REINFORCEMENT IN WALLS FOR GRAB BARS

THE GUIDELINES SPECIFY THAT REINFORCING AT LEAST 6 INCHES WIDE BY 24 INCHES LONG, CAPABLE OF SUPPORTING GRAB BARS, BE PROVIDED BEHIND AND 4 INCHES BESIDE TOILETS AND BE IN COMPLIANCE WITH REQUIREMENTS OF CHAPTER 5.

THE GUIDELINES SPECIFY THAT A 30 INCHES X 48 INCHES CLEAR FLOOR SPACE BE PROVIDED AT EACH KITCHEN APPLIANCE OR COUNTER IN COMPLIANCE WITH REQUIREMENTS OF CHAPTER 7.

BATHROOMS TYPE A OR TYPE B

1. BE ON AN ACCESSIBLE ROUTE, 2. HAVE 32 INCH NOMINAL CLEAR WIDTH DOORWAYS, 3. HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS, 4. HAVE REINFORCING AROUND TOILETS, TUBS, AND SHOWERS, 5. MUST BE DESIGNED AS SPECIFICATION OR 8) AND BE IN COMPLIANCE WITH REQUIREMENTS OF CHAPTER 7.

TRAVEL DISTANCE REQUIREMENTS

FBC T-1006.2.1, SECTION 1020.4, T-1077.2, AND FPPC, NFPA 101 T.A.7.6.

OCCUPANCY GROUP CLASSIFICATIONS (FBC)	OCCUPANCY CLASSIFICATIONS (FPPC)	DISTANCE
USE GROUP A, ASSEMBLY OCCUPANCIES	ASSEMBLY	MAX TRAVEL DISTANCE: 250 FEET MAX COMMON PATH DISTANCE: 207.75 FEET* <small>*75 FEET IF OCCUPANT LOAD IS LESS THAN 50</small>
USE GROUP B, BUSINESS OCCUPANCIES	BUSINESS	MAX TRAVEL DISTANCE: 300 FEET MAX DEAD END DISTANCE: 50 FEET MAX COMMON PATH DISTANCE: 100 FEET
USE GROUP M, MERCANTILE OCCUPANCIES	MERCANTILE	MAX TRAVEL DISTANCE: 250 FEET MAX DEAD END DISTANCE: 50 FEET MAX COMMON PATH DISTANCE: 75 FEET (FBC)
USE GROUP R-2, RESIDENTIAL OCCUPANCIES	APARTMENT	MAX TRAVEL DISTANCE: • UNIT DOOR TO EXIT: 200 FEET (FPPC) • TOTAL TRAVEL FROM REMOTE POINT INSIDE UNIT TO EXIT: 250 FEET (FBC) MAX DEAD END DISTANCE: 50 FEET MAX COMMON PATH DISTANCE (FPPC): • COMMON PATH INCLUDING TRAVEL WITHIN UNIT AND CORRIDOR IS 125 FEET TOTAL • COMMON PATH OUTSIDE UNIT: 50 FEET MAX COMMON PATH DISTANCE (FBC): • 0 TO < 5 FT 2 HOURS • 5 TO < 10 FT 2 HOURS • 10 TO < 20 FT 1 HOUR • 20 TO < 30 FT 1 HOUR • 30 FT 2 HOURS MAX DEAD END DISTANCE: 2 HOURS MAX COMMON PATH DISTANCE: 2 HOURS MAX COMMON PATH DISTANCE: 2 HOURS MAX COMMON PATH DISTANCE: 2 HOURS
USE GROUP S-1, MODERATE HAZARD STORAGE OCCUPANCIES	STORAGE - ORDINARY	MAX TRAVEL DISTANCE: 250 FEET (FBC) MAX DEAD END DISTANCE: 50 FEET (FBC) MAX COMMON PATH DISTANCE: 100 FEET
USE GROUP S-2, LOW HAZARD STORAGE OCCUPANCIES	STORAGE - LOW	MAX TRAVEL DISTANCE: • OPEN PARKING: 400 FEET • STORAGE: 400 FEET (FBC) MAX DEAD END DISTANCE: • OPEN PARKING: 50 FEET • STORAGE: 50 FEET (FBC) MAX COMMON PATH DISTANCE: • OPEN PARKING: 50 FEET • STORAGE: 100 FEET (FBC)

MAXIMUM AREA OF EXTERIOR OPENING - PER FBC 2017 TABLE 705.8

FIRE SEPARATION DISTANCE	ALLOWABLE AREA
0' TO LESS THAN 3'	NOT PERMITTED
3' TO LESS THAN 5'	15%
5' TO LESS THAN 10'	25%
10' TO LESS THAN 15'	40%
15' TO LESS THAN 20'	75%
20' TO LESS THAN 25'	NO LIMIT
25' TO LESS THAN 30'	NO LIMIT
30' OR GREATER	NO LIMIT

STRUCTURAL FIRE RESISTANCE REQUIREMENTS FOR CONSTRUCTION TYPE I - A

PRIMARY STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDERS, BEAMS, TRUSSES AND SPANDRELS)	BUILDING ELEMENT / FIRE SEPARATION	MINIMUM FIRE RESISTANCE	CODE REFERENCE
	1. PRIMARY STRUCTURAL FRAME	3 HOURS	2020 FBC TABLE 601
	2. SUPPORTING ROOF ONLY	2 HOURS	2020 FBC TABLE 601
B. FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)			
		2 HOURS	2020 FBC TABLE 601
C. ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)			
		1 1/2 HOUR	2020 FBC TABLE 601
D. WALLS AND PARTITIONS			
	1. EXTERIOR BEARING	3 HOURS	2020 FBC TABLE 601
	2. INTERIOR BEARING	3 HOURS	2020 FBC TABLE 601
	3. INTERIOR BEARING SUPPORTING MORE THAN ONE FLOOR	3 HOURS	2020 FBC TABLE 601
	4. INTERIOR BEARING SUPPORTING ONE FLOOR OR ROOF	3 HOURS	2020 FBC TABLE 601
	5. EXTERIOR NON-BEARING	2 HOURS	2020 FBC TABLE 602
	6. 0 TO < 5 FT	2 HOURS	2020 FBC TABLE 602
	7. 5 TO < 10 FT	2 HOURS	2020 FBC TABLE 602
	8. 10 TO < 20 FT	1 HOUR	2020 FBC TABLE 602
	9. 20 TO < 30 FT	2 HOURS	2020 FBC TABLE 602
E. VERTICAL SHAFTS		2 HOURS	2020 FBC SECT 707.4
F. EXIT PASSAGEWAY		2 HOURS	2020 FBC SECT 707.4

PRELIMINARY DESIGN FOR
FLAGLER SIXTH - NORTH
 689 N. FEDERAL HWY. LAUDERDALE, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA
 Miami Lakes, Florida 33016
 8085 N.W. 155th Street
 305-826-3999

SANDY L. PEACOCK
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 AIC 000980

ANTHONY L. ROBINSON
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 AIC 002262

Digitally signed by Sandy Lee Peacock
 Date: 2024.06.11 15:51:12 -0400

A-001

PROPOSED



VIEW LOOKING SOUTHWEST ABOVE FEDERAL HWY

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA A.A. C000779
Miami Lakes, Florida 33016 305-826-3999
8085 N.W. 155th Street

PRELIMINARY DESIGN FOR
FLAGLER SIXTH - NORTH
689 N. FEDERAL HWY. FT. LAUDERDALE, FL
RENDERING

SANDY L. PEACOCK
STATE OF FLORIDA
REGISTERED ARCHITECT
A# 009160

ANTONIO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
A# 002220

Digitally signed
by Sandy Lee
Peacocksman
Date: 2024.06.11
15:51:17-0400



Sheet No: LF-00-P-06
Date: 06/11/2023

Sheet No: **A-002**

Project: 4006

PROPOSED



VIEW LOOKING WEST ABOVE FEDERAL HIGHWAY



VIEW LOOKING SOUTH WEST ABOVE FEDERAL HIGHWAY



VIEW LOOKING SOUTHEAST ABOVE FEDERAL HIGHWAY



VIEW LOOKING NORTHWEST ABOVE NE 7TH STREET

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA A.A. C000779
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR
FLAGLER SIXTH- NORTH
 689 N. FEDERAL HW.FT. LAUDERDALE, FL
 EXTERIOR DETAILS

SANDY L. PEACEMAN
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 A# 009160

ANTONIO L. ROBINSON
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 A# 002220

Digitally signed
 by Sandy Lee
 Peaceman
 Date: 2024.06.11
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Sheet No: LF-SP-016
 Date: 06/11/2023

Sheet No: **A-003**
 Project: 4006

PROPOSED



VIEW LOOKING NORTHEAST



VIEW LOOKING NORTHWEST RETAIL



VIEW LOOKING EAST RESIDENTIAL LOBBY

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA A.A. C000779
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR
FLAGLER SIXTH - NORTH
 689 N. FEDERAL HWY. FT. LAUDERDALE, FL
 EXTERIOR DETAILS

SANDY L. FREEDMAN
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 A# 009160

ANTONIO L. ROBINSON
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 A# 002220

Digitally signed
 by Sandy Lee
 Freedman
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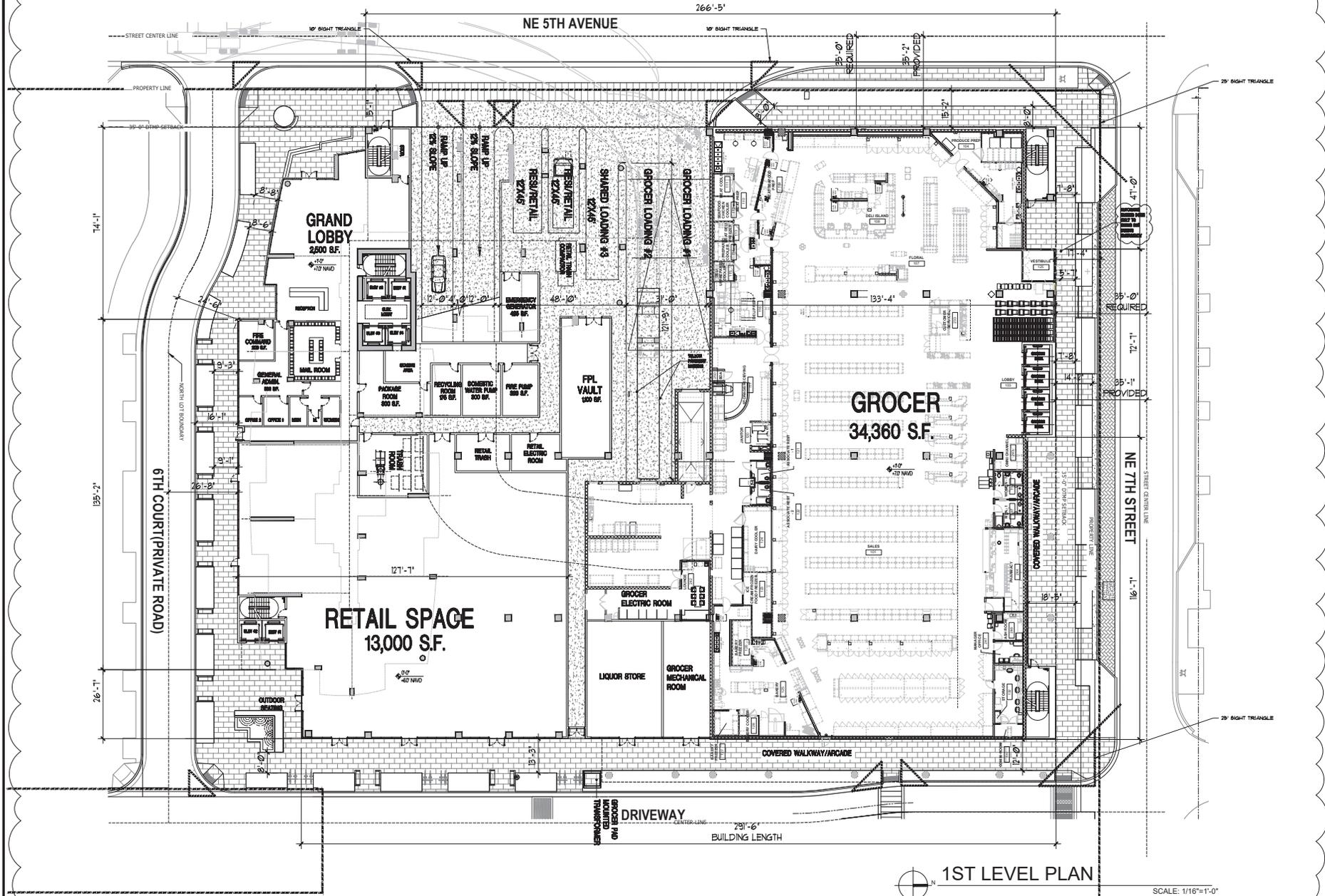
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Date: 08/11/2023

Sheet No: **A-004**

Project: 4006

PROPOSED



1ST LEVEL PLAN

SCALE: 1/16"=1'-0"

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA AA C000779
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

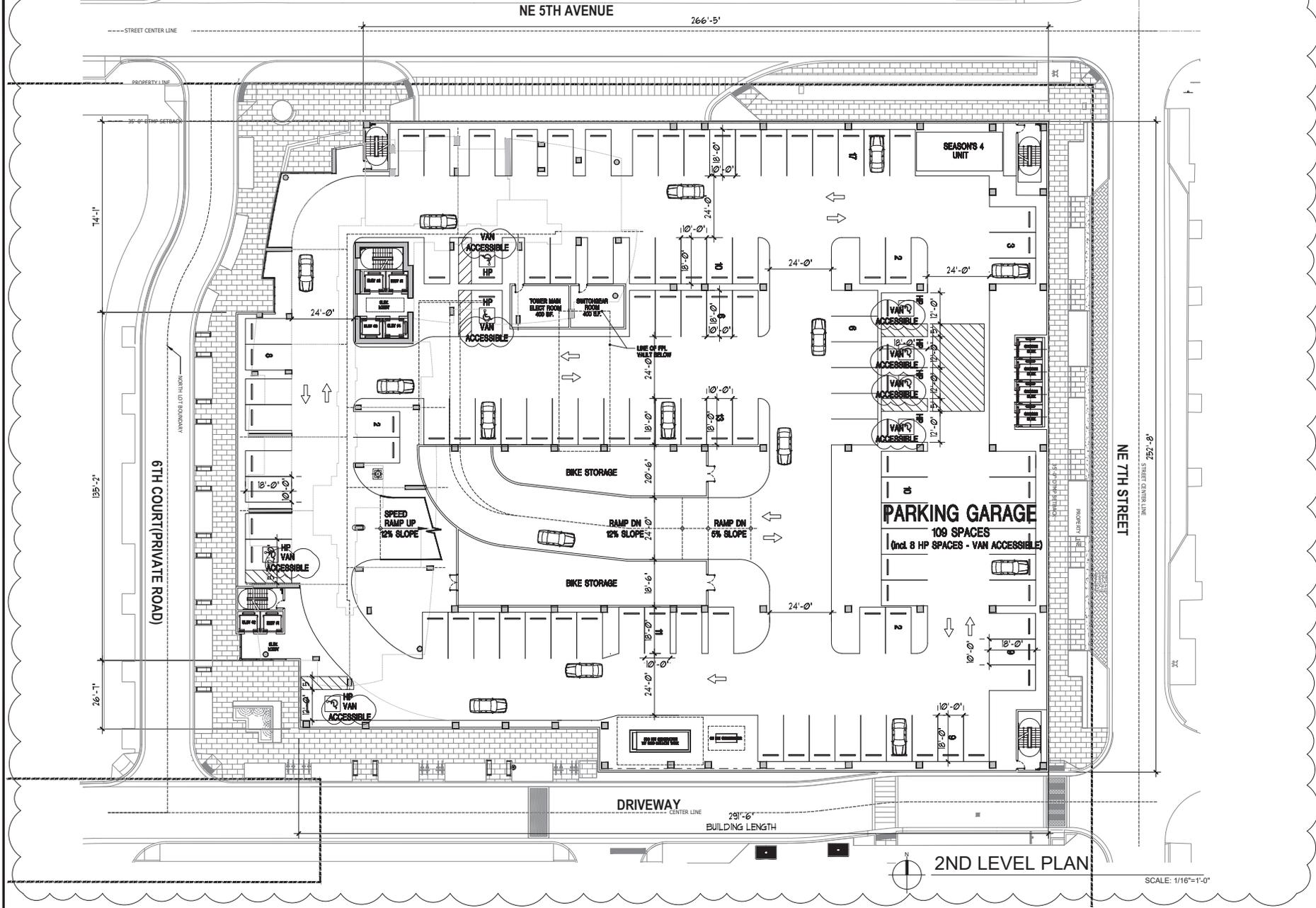
PRELIMINARY DESIGN FOR:
FLAGLER SIXTH- NORTH
 689 N. FEDERAL HWY. FT. LAUDERDALE, FL
 GROUND FLOOR PLAN

RANDY L. PEACEMAN
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 AFW 002228

Digitally signed
 by Randy L. Peaceman
 Date: 2004.06.11
 15:51:31-0400

Drawn by: L.P./J.S./NS
 Date: 09/14/2004
 Sheet No: **A-201**
 Project: 4006

PROPOSED



2ND LEVEL PLAN

SCALE: 1/16"=1'-0"

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA AA C000779
 8085 N.W. 55th Street Miami Lakes, Florida 33016 305-826-9999

PRELIMINARY DESIGN FOR:
FLAGLER SIXTH- NORTH
 689 N. FEDERAL HW.FT. LAUDERDALE, FL
 2ND LEVEL FLOOR PLAN

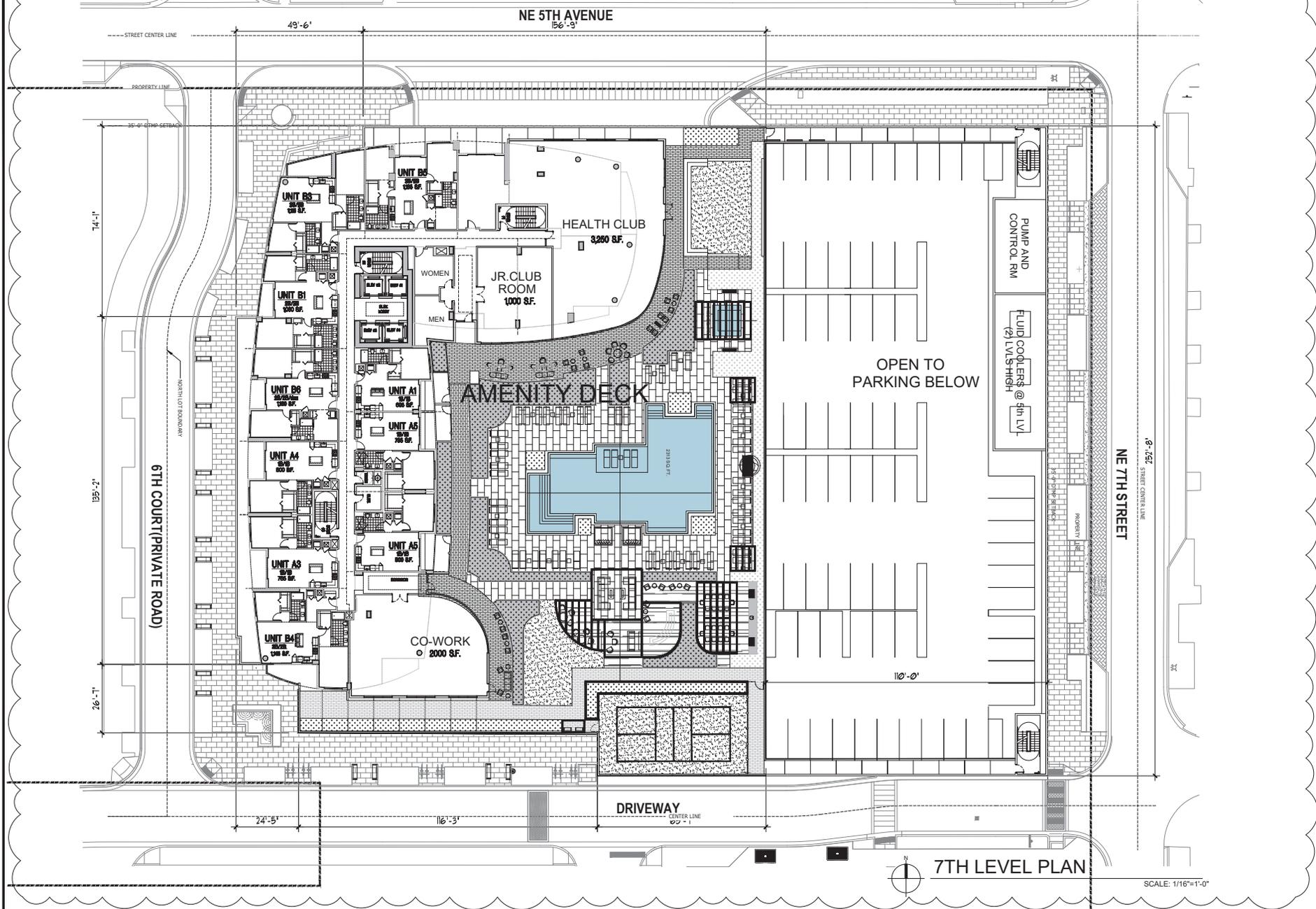
RANDY L. PEACEMAN
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 AFW 008169

ANTHONY J. BOHANNON
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 AFW 002228

Digitally signed by Randy L. Peaceman
 Date: 2004.06.11 15:51:36-0400

Drawn by: L.P./P.J./S.N.
 Date: 09/14/2004
 Sheet No: **A-202**
 Page: 4006

PROPOSED



7TH LEVEL PLAN

SCALE: 1/16"=1'-0"

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA A.A. C000779
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR
FLAGLER SIXTH- NORTH
 689 N. FEDERAL HW.FT. LAUDERDALE, FL
 7TH LEVEL FLOOR PLAN

SANDY L. FREEDMAN
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 A# 009160

ANTONIO L. ROBINSON
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 A# 002228

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 by Sandy Lee
 Freeman
 Date:
 2024.06.11
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Sheet No: LF-07-PNS

Date: 06/11/2023

Sheet No: **A-207**

Project: 4006

PROPOSED



NE 5TH AVENUE

STREET CENTER LINE

PROPERTY LINE

35'-0" TEMP SETBACK

6TH COURT (PRIVATE ROAD)

MINIMUM 50' SETBACK

TOWER BELOW

AMENITY DECK BELOW

DRIVEWAY CENTER LINE

NE 7TH STREET

STREET CENTER LINE

TOWER LEVEL PLAN-16-31

SCALE: 1/16" = 1'-0"

LEGEND

ROOF IMPERVIOUS OPEN SPACE
TOTAL: 34,538 SF

ROOF PEROVIOUS OPEN SPACE
TOTAL: 4,470 SF

AT GRADE PEROVIOUS OPEN SPACE
TOTAL: 2,917 SF

AT GRADE IMPERVIOUS OPEN SPACE
TOTAL: 12,203

OPEN SPACE-GENERAL	
Site Area (North Lot Only)	99,031 SF
Required Open Space	10% OF SITE AREA
Required Open Space Total	9,903 SF
Provided Open Space Total	54,579 SF
Required Open Space At Grade	3,961 SF 40%
Provided Open Space At Grade	15,571 SF 127%
Req Pervious Landscape Area	2,475 SF 25%
Prov Pervious Landscape Area	7,387 SF 78%

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA A.A. C000779
Miami Lakes, Florida 33016 305-826-3999
8085 N.W. 155th Street

PRELIMINARY DESIGN FOR
FLAGLER SIXTH- NORTH
689 N. FEDERAL HWY. FT. LAUDERDALE, FL
OPEN SPACE DIAGRAM

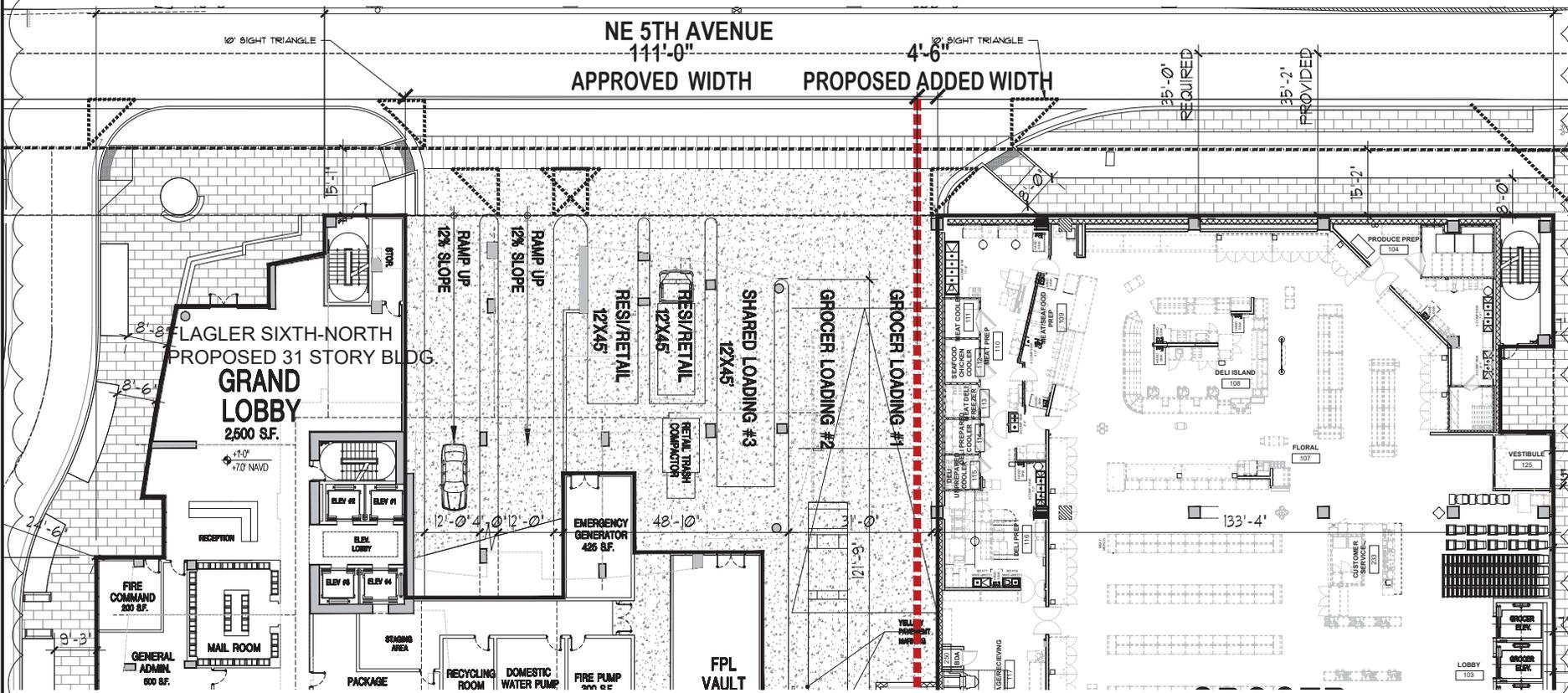
SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
A# 009969

ANTONIO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
A# 002228

Digitally signed
by Sandy Lee
Peaceman
Date:
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Drawn by	LF/SP/MS
Rev	01/1/2023
Sheet No	A-211
Project	4006

PROPOSED



COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA A.A. C000779
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR
FLAGLER SIXTH-NORTH
 689 N. FEDERAL HW.FT. LAUDERDALE, FL
 GROUND FLOOR PLAN-LOADING AND ENTRY AREA

SANDY L. FREEDMAN
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 A# 009190

ARTURO L. ROBINSON
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 A# 002222

Digitally signed
 by Sandy Lee
 Freeman
 Date:
 2024.06.11
 15:52:31-0400

1ST LEVEL PLAN-LOADING/ENTRY
 SCALE: 3/32"=1'-0"

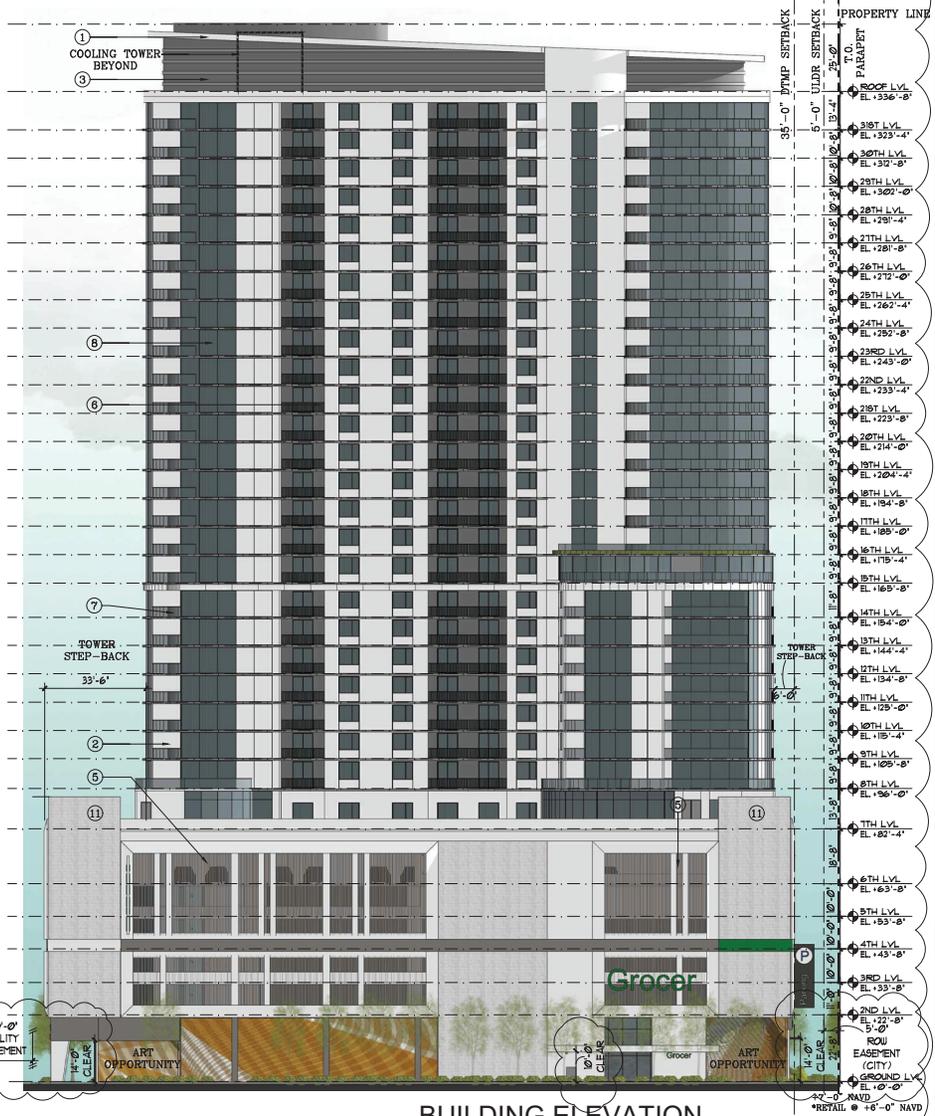
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 Date: 01/17/2023
 Title: **A-212**
 Project: 4006

PROPOSED



BUILDING ELEVATION

SOUTH ELEVATION SCALE: 1"=20'-0"
 NOTE: TENANTS STOREFRONT DESIGN VARIES: TO BE DESIGNED BY INDIVIDUAL TENANTS SUBJECT TO LANDLORD'S APPROVAL AND COMPLIANCE TO AHJ AND CITY REGULATIONS.



BUILDING ELEVATION

NORTH ELEVATION SCALE: 1"=20'-0"
 NOTE: TENANTS STOREFRONT DESIGN VARIES: TO BE DESIGNED BY INDIVIDUAL TENANTS SUBJECT TO LANDLORD'S APPROVAL AND COMPLIANCE TO AHJ AND CITY REGULATIONS.

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA AA C000779
 Miami Lakes, Florida 33016 305-826-3999
 8085 N.W. 155th Street

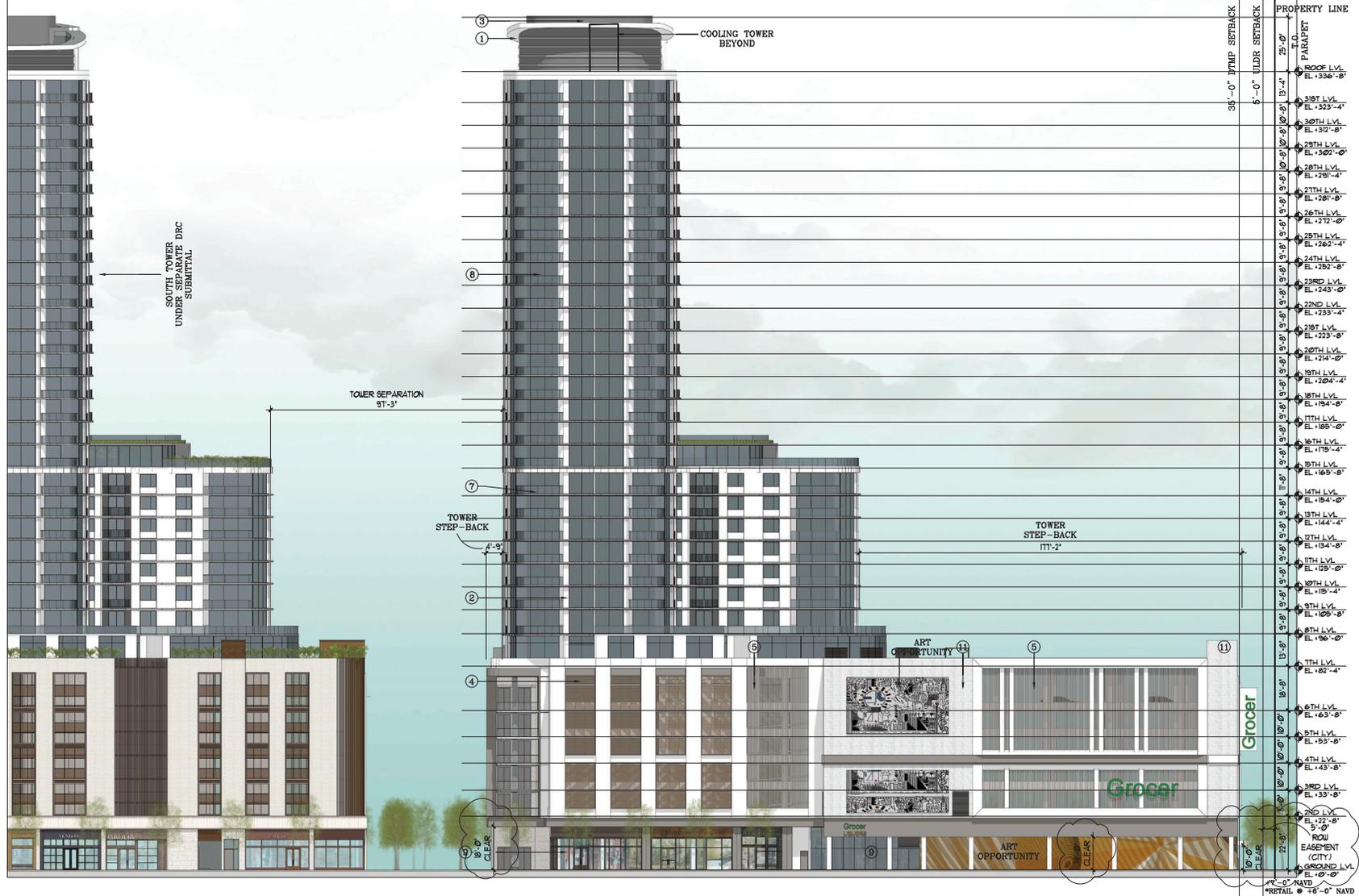
PRELIMINARY DESIGN FOR
FLAGLER SIXTH-NORTH
 689 N. FEDERAL HW.FT. LAUDERDALE, FL
 ELEVATIONS

SANDY L. PEACEMAN
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 APR 002898
 ARTURO L. ROBINSON
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 APR 002226
 Digitally signed
 by Sandy Lee
 Peaceman
 Date: 2024.06.11
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Sheet No. LF/0P/AS/NS
 Date: 06/14/2024
A-301
 4006

PROPOSED

- 1-CONCRETE OVERHANG
- 2-STUCCO FINISH-LIGHT
- 3-STUCCO FINISH-DARK
- 4-PERFORATED METAL PANEL
- 5-METAL LOUVER SCREEN
- 6-PICKET RAILING
- 7-GLASS RAILING
- 8-OPAQUE GLASS
- 9-STOREFRONT GLASS
- 10-PERFORATED METAL SAILS
- 11-FLUTTED BLOCK



BUILDING ELEVATION

EAST ELEVATION
 NOTE: TENANTS STOREFRONT DESIGN VARIES: TO BE DESIGNED BY INDIVIDUAL TENANTS SUBJECT TO LANDLORD'S APPROVAL AND COMPLIANCE TO AHJ AND CITY REGULATIONS.

SCALE: 1"=20'-0"

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA AA C000779
 Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR
FLAGLER SIXTH-NORTH
 689 N. FEDERAL HW. FT. LAUDERDALE, FL
 ELEVATIONS

SANDY L. FREEMAN
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 APR 020898

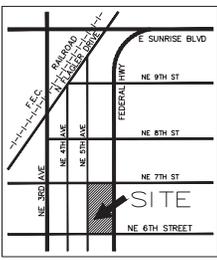
ANTONIO L. ROBINSON
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 APR 020898

Digitally signed
 by Sandy Lee
 Freeman
 Date: 2024.06.11
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Sheet No. LF/SP/AS/NS
 Date: 05/14/2024

A-303

4006



SITE PLAN DATA TABLE:

CURRENT USE OF PROPERTY	RESIDENTIAL/OFFICE/COMMERCIAL
CURRENT LAND USE DESIGNATION	DOWNTOWN RAC
PROPOSED LAND USE DESIGNATION	DOWNTOWN RAC
CURRENT ZONING DESIGNATION	RAC-UV
PROPOSED ZONING DESIGNATION	RAC-UV
ADJACENT ZONING DESIGNATION - E, N, S, & W	RAC-UV
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
TOTAL SITE AREA	99,031 SF / 2.27 ACRES
TOTAL PERIODS PROPOSED (GROUND ONLY)	4,692 SF 4.6%
TOTAL PERIODS EXISTING	40,087 SF 40.5%
TOTAL IMPROVISED PROPOSED (GROUND ONLY)	23,397 SF 23.6%
TOTAL IMPROVISED EXISTING	45,862 SF 46.4%
TOTAL BUILDING FOOTPRINT PROPOSED	70,942 SF 71.6%
TOTAL BUILDING FOOTPRINT EXISTING	12,962 SF 13.1%
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	473,953 GROSS SF**
TOTAL GROSS COMMERCIAL SF PROPOSED	47,360 SF
FLOOR AREA RATIO (F.A.R.)	4.79
BUILDING HEIGHT	330'-0"
NUMBER OF STORES	31 STORY HIGH-RISE
BUILDING WIDTH & LENGTH	265'-0" X 291'-0"
PEDESTRIAN WALKS & PLAZAS	15,153 SF 15.3%
LOT COVERAGE	70,942 SF 71.6%
YIELD AREA	7,518 SF 7.6%
OPEN SPACE*	

* REFER TO ARCHITECT SHEET A-211 FOR DETAILED OPEN SPACE AREAS.
 ** EXCLUDES PARKING AREA.

PARKING DATA TABLE:

FLAGLER RESIDENCE NORTH BUILDING 880 N FED (BUILDING A)	RATIO	REQUIRED PROVIDED
APARTMENTS	301 UNITS	1,200 SF 361.20
RETAIL	6,500 SF	1,250 SF 26.00
GROCERY STORE	34,360 SF	1,250 SF 3.64
RESTAURANT A	6,250 SF	1,700 SF 27.50
RESTAURANT B	3,250 SF	1,700 SF 52.50
TOTAL COMMERCIAL SF	47,360 SF	
689 N FEDERAL BUILDING (BUILDING B)		
RESTAURANT	2,000 SF***	1/30 GA = 1/250 W/A N/A*
OFFICE	20,212 SF	1/250 SF N/A*
TOTAL COMMERCIAL SF	27,955 SF	
BUILDING A & B TOTAL COMMERCIAL SF	75,265 SF	3 3
REQUIRE PROVIDED		
TOTAL PARKING	289,64	812**
PARKING STRUCTURE (INCLUDES ADA PARKING)	12	806
ADA SPACES	19	19
ON-STREET PARKING**	6	6**
REQUIRE PROVIDED	40.6	6**

* APPROVED WITHOUT PARKING UNDER PREVIOUS SUBMITTAL (#191037) AT THE CITY OF FORT LAUDERDALE.
 ** PURSUANT TO SECTION 47-20.3.F OF THE LDCR, DEVELOPMENTS WITHIN THE NORTHWEST-PROGRESSOR-FLAGLER HEIGHTS OMA MAY COUNT THE ON-STREET PARKING TOWARDS THE REQUIRED PARKING FOR THE DEVELOPMENT.
 *** INCLUDES INDOOR AND OUTDOOR SQUARE FOOTAGE ALREADY C.O.D.
 1. NONE OF THE ON-STREET SPACES WILL BE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. THE SPACES ARE REQUIRED AT ANY TIME FOR THE DEVELOPMENT AND THE CITY OF FORT LAUDERDALE WILL NOT RELOCATE DISPLACED ON-STREET PARKING.

SETBACK TABLE:

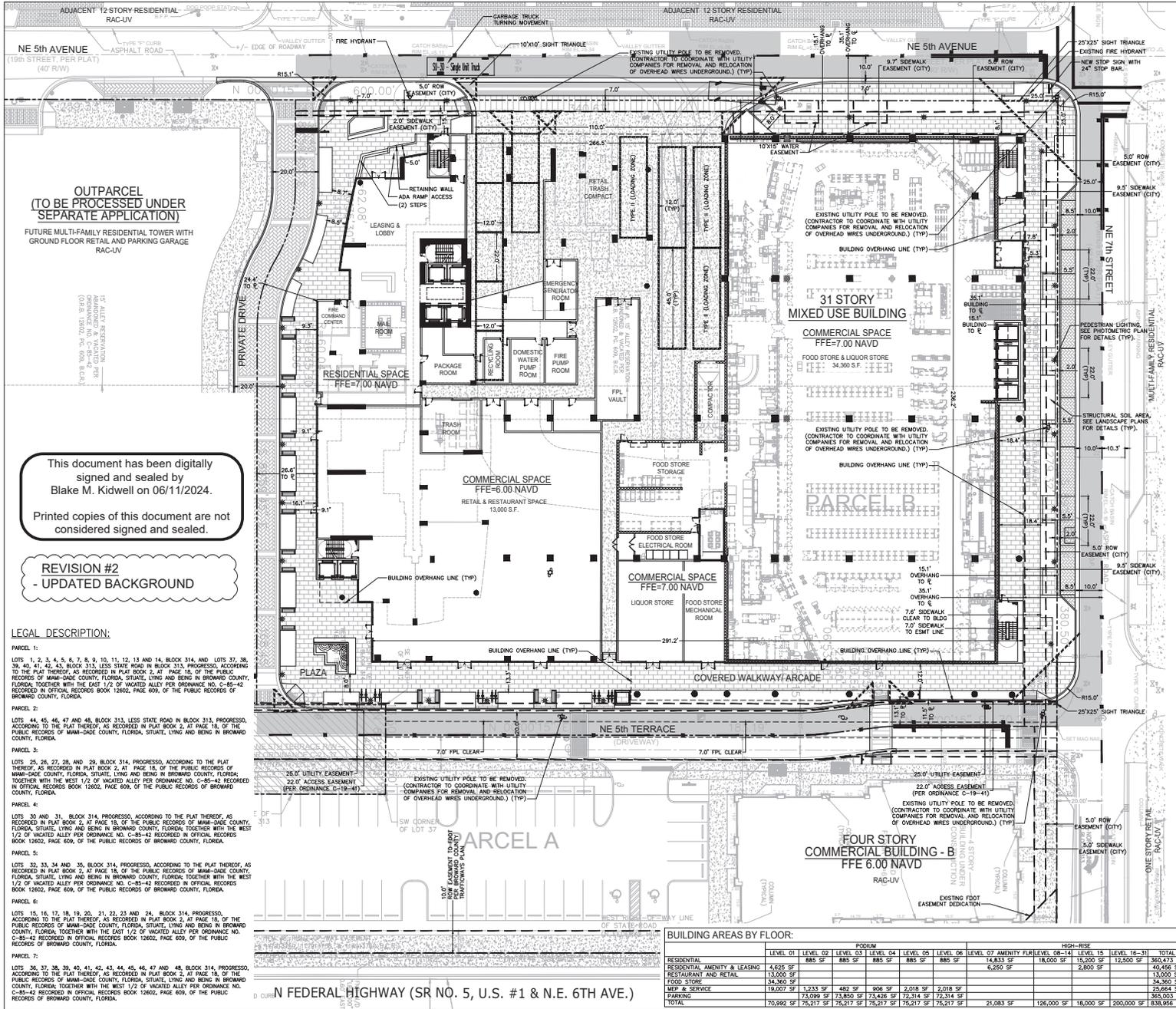
	REQUIRED	REQUIRED MASTER PLAN	PROVIDED
FRONT YARD (NORTH) - NE 7TH ST	4'-13.21	5'	35.1' TO CENTER LINE
FRONT YARD (WEST) - NE 5TH AVE	5'	5'	26.0' TO CENTER LINE
FRONT YARD (SOUTH) - NE 7TH CT	N/A	N/A	26.0' TO CENTER LINE
SIDE YARD (EAST) - NE 5TH TERR	N/A	N/A	11.5' TO PROP. LINE

SOLID WASTE / RECYCLING MANAGEMENT:

- THE SOLID WASTE AND RECYCLING WILL BE COLLECTED BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK OR MORE AS NEEDED.
- THE COLLECTION WILL OCCUR BY ACCESS FROM NE 5TH AVENUE SERVICE TURNING ROAD TO SHOW CIRCULATION IS PROVIDED.
- THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM AND THE BUILDING ON-SITE PERSONNEL WILL PLACE CONTAINERS FROM THE TRASH ROOM TO THE AREA OUTSIDE THE BUILDING FOR PICK UP.
- SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING VIA TRASH CHUTE.
- THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENT OF THE BUILDING ORDINANCE REQUIREMENTS.

STRUCTURAL SOIL:

STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK IN AN 8' BADIUS FROM THE CENTER OF ALL STREET TREES (EXCLUDING PALMS).
 SEE LANDSCAPE PLAN FOR DETAILS.



BUILDING AREAS BY FLOOR:

	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	LEVEL 07	LEVEL 08-14	LEVEL 15	LEVEL 16-31	TOTAL
RESIDENTIAL								14,833 SF	18,000 SF	12,500 SF	36,473 SF
RESIDENTIAL AMENITY & LEASING	4,625 SF										4,625 SF
RESTAURANT AND RETAIL	13,000 SF										13,000 SF
FOOD STORE	34,360 SF										34,360 SF
MEP & SERVICE	130,007 SF	1,233 SF	482 SF	906 SF	2,018 SF	2,018 SF	6,250 SF				134,632 SF
PARKING	73,099 SF	73,850 SF	73,426 SF	72,314 SF	72,314 SF						365,003 SF
TOTAL	70,992 SF	75,217 SF	75,217 SF	75,217 SF	75,217 SF		21,083 SF	126,000 SF	18,000 SF	200,000 SF	838,956 SF

This document has been digitally signed and sealed by Blake M. Kidwell on 06/11/2024.
 Printed copies of this document are not considered signed and sealed.

REVISION #2
 - UPDATED BACKGROUND

LEGAL DESCRIPTION:

PARCEL 1:
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14, BLOCK 314, AND LOTS 37, 38, 39, 40, 41, 42, 43, BLOCK 313, LESS STATE ROAD IN BLOCK 313, PROGRESS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF WACKED ALLEY PER ORDINANCE NO. C-85-42 RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 609, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
 LOTS 44, 45, 46, 47 AND 48, BLOCK 313, LESS STATE ROAD IN BLOCK 313, PROGRESS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:
 LOTS 25, 26, 27, 28, AND 29, BLOCK 314, PROGRESS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF WACKED ALLEY PER ORDINANCE NO. C-85-42 RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 609, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

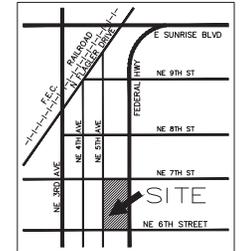
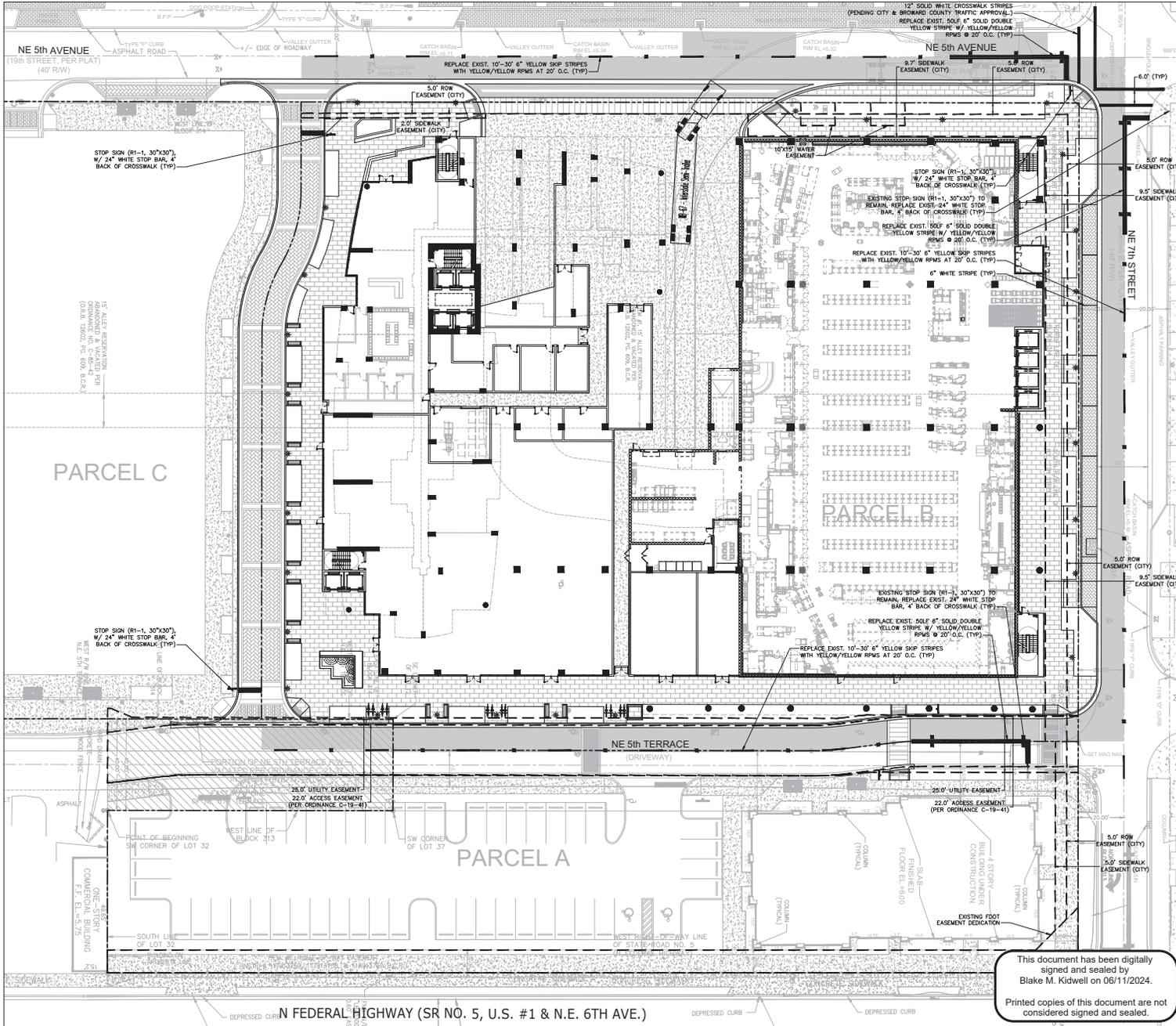
PARCEL 4:
 LOTS 30 AND 31, BLOCK 314, PROGRESS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF WACKED ALLEY PER ORDINANCE NO. C-85-42 RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 609, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:
 LOTS 32, 33, 34 AND 35, BLOCK 314, PROGRESS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF WACKED ALLEY PER ORDINANCE NO. C-85-42 RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 609, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6:
 LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24, BLOCK 314, PROGRESS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF WACKED ALLEY PER ORDINANCE NO. C-85-42 RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 609, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7:
 LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48, BLOCK 314, PROGRESS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF WACKED ALLEY PER ORDINANCE NO. C-85-42 RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 609, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPOSED



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

SIGNAGE AND MARKING NOTES:

1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND B.C.T.E.D., STANDARDS (CURRENT EDITION).
2. ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).
3. REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.
4. ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPING WHICH SHALL BE REGULAR PAINT.

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

1. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT'S DESIGN OR OPERATION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
2. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT REVIEW AND APPROVE, OR INSPECT OR ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVEMENT BRICKS, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVEMENT BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.
3. THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJECT AND FOR THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY: PAVEMENT MARKINGS ON OR ADJACENT TO PAVEMENT BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVEMENT BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.
4. ALL TRAFFIC CONTROL DEVICES THAT ARE MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DESIGN STANDARDS.

REVISION #2
- UPDATED BACKGROUND

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VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.S.D. 88

N.G.V.D. 29	+	0.00	=	N.A.S.D. 88
N.A.S.D. 88	-	0.00	=	N.G.V.D. 29

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



PAVEMENT MARKING AND SIGNAGE PLAN

FLAGLER SIXTH NORTH
689 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304



Revisions

NO.	DATE	BY	REV #
A	01/22/24	DK	REV #
B	01/22/24	DK	REV #

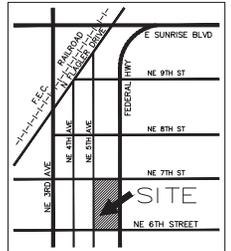
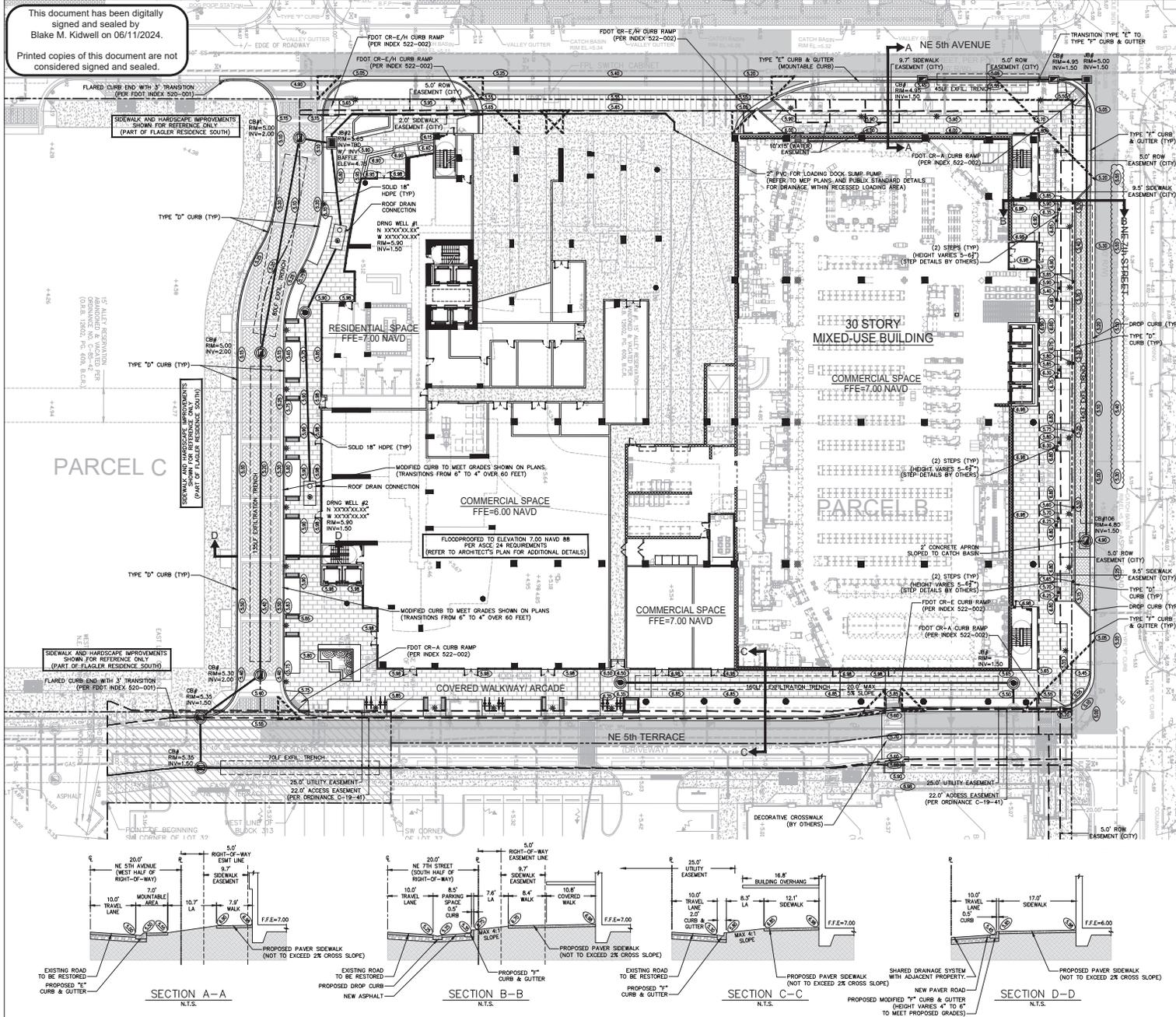


Phase: CIRC DOCUMENTS

Scale:	1"=20'	Date:	06/07/24
Job No.:	19-1488.03	Printed:	06/07/24
Drawn by:	BWK	Sheet No.:	C1
Proj. Mgr.:	BWK	Appr. by:	BWK
Appr. by:	BWK		2 of 5

PROPOSED

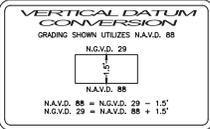
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- LEGEND:**
- (E) PROPOSED ELEVATION (NAVD)
 - (E) EXISTING ELEVATION (NAVD)
 - PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - TEE
 - WATER METER
 - DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
 - REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - WATER MAIN
 - W-10 - SANITARY FORCE MAIN
 - W-12 - FIRE HYDRANT
 - W-14 - SHAMESE CONNECTION
 - W-16 - EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - W-18 - DIRECTION OF SURFACE DRAINAGE
 - W-20 - SAMPLE POINT
 - W-22 - EXIST. WATER MAIN
 - W-24 - EXIST. UTILITY LINE TO BE ABANDONED IN PLACE
- FLOOD ZONE:** "AE" ELEV NAVD ON FIRM MAP #201105056 H, DATED DECEMBER 31, 2018
BROWARD COUNTY 100 YEAR 3 DAY CONTOUR= ELEV. (5.5) NAVD
AVERAGE WET SEASON WATER LEVEL= ELEV. (2.0) NAVD

- GRADING AND DRAINAGE NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
 - ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
 - CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
 - CONTRACTOR SHALL PROVIDE FITTINGS (TEES, TEE REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
 - LANDSCAPED AREAS SHALL BE GRADDED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
 - SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
 - RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.
 - COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
 - CENTRELINES OF YARD DRAINS & BASE OF DOWN SPOUTS MUST ALIGN WITH CENTRELINES OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
 - SLOPE ON SIDEWALKS SHALL NOT EXCEED 2% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
 - SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
 - SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
 - SURVEY INFORMATION BASED ON D/S SURVEYORS, INC. DATED APRIL 4, 2022.
 - ELEVATIONS SHOWN ARE NAVD85.

REVISION #2
- UPDATED BACKGROUND
- ADDED ADDITIONAL GRADES
- RENAMED WATER EASEMENT



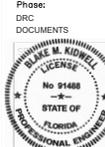
CONCEPTUAL, AND PAVING, GRADING, AND DRAINAGE PLAN

FLAGLER SIXTH NORTH
689 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304



Revisions

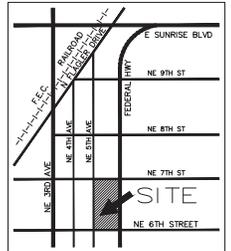
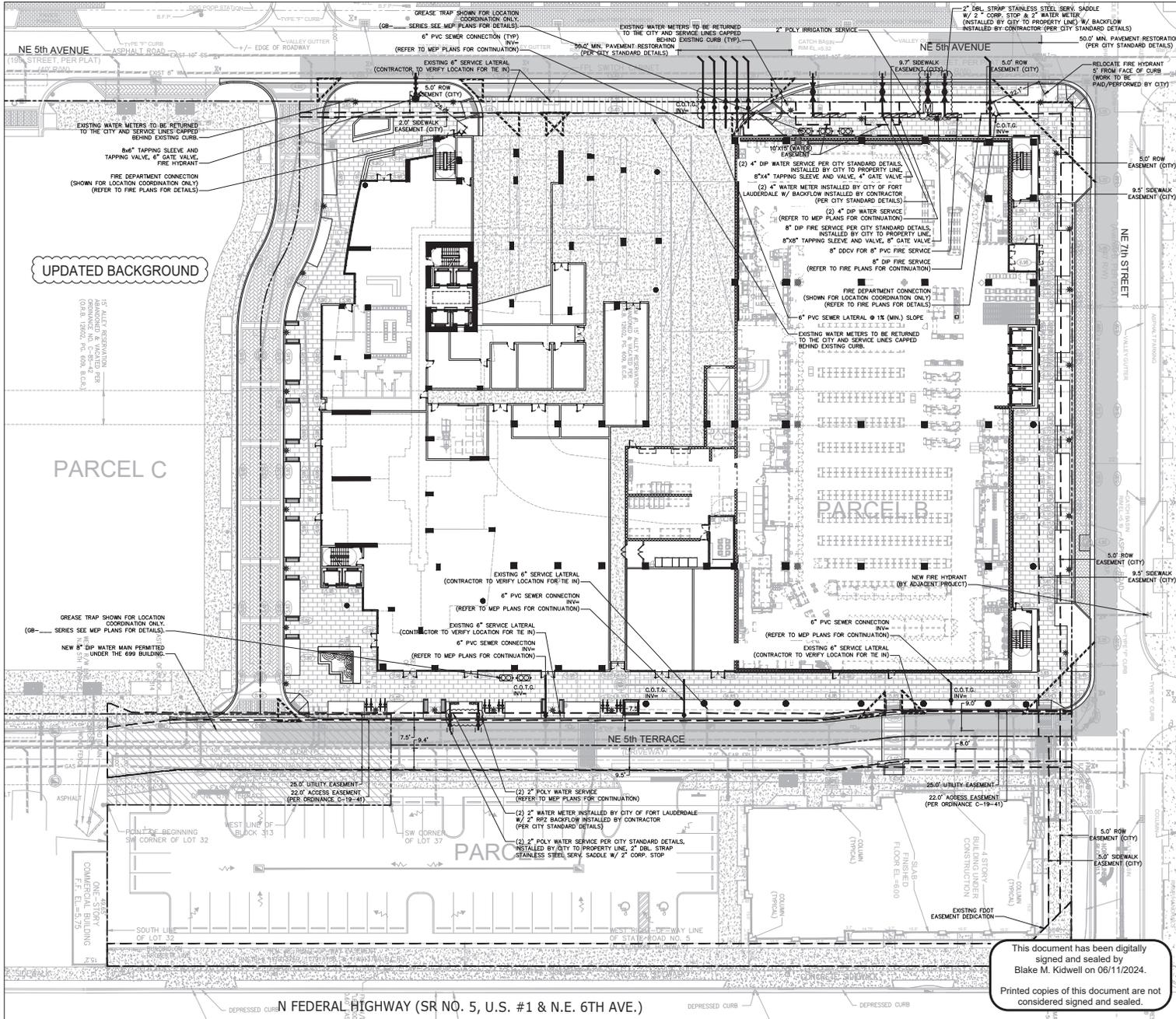
NO.	DATE	BY	REVISION
1	06/24/24	DK	REV #1
2	06/24/24	DK	REV #2
3			
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Phase: DRG DOCUMENTS

Scale:	1"=20'	Date:	05/24/24
Job No.:	19-1488.03	Print No.:	05/24/24
Drawn by:	BMK	Sheet No.:	C2
Proj. Mgr.:	BMK	Appr. by:	BMK
			3 of 5

PROPOSED



LOCATION MAP
NTS

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

- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PROVIDE FITTINGS (WYEL, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THESE PLANS.
 - CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND M/F'S, BACKFLOW PREVENTORS, MANLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SUPERVISOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
 - M/W./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CURBETS, ETC. M/W./S.S. MAINS MUST BE LOCATED 2' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.
 - PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.
 - ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION UNLESS OTHERWISE NOTED. A 30 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.
 - ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL REFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
 - CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
 - PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMENSE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER 689 F.S. 333.09.
 - FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
 - STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A LICENSED UNDERGROUND TEST CERTIFICATE PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.

REVISION #2

- UPDATED BACKGROUND
- RELOCATED WATER METERS ON EAST SIDE INTO EASEMENT AREA.
- ADJUSTED CLEANOUTS TO 2.5' FROM RIGHT-OF-WAY.
- RENAMED WATER EASEMENT

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

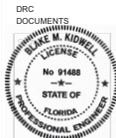


CONCEPTUAL WATER AND SEWER PLAN
Sheet Title

FLAGLER SIXTH NORTH
689 N FEDERAL HIGHWAY - FLORIDA 33304
FORT LAUDERDALE, FLORIDA 33304
Job Title

Revisions

Date	DCR #	BY
10/02/24	DCR # 1	
05/23/24	DCR # 2	



Scale: 1"=20'

Date: 05/24/24

Job No: 19-1488.03

Proj No: 05/24/24

Drawn by: BMK

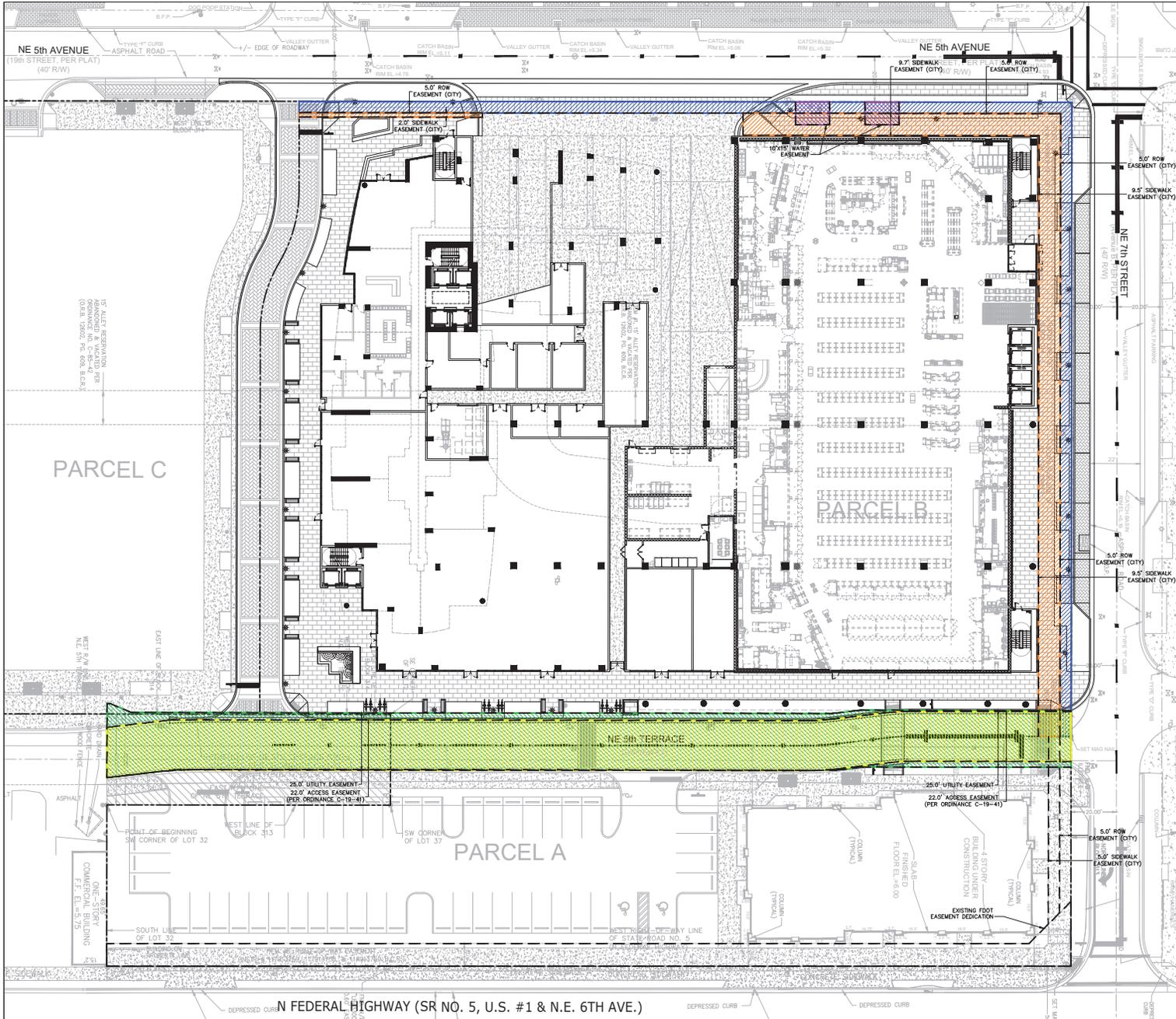
Proj Mgr: BMK

Appr. by: BMK

Sheet No: C3

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PROPOSED



LOCATION MAP
NTS

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

- LEGEND:
- ▨ 5' RIGHT-OF-WAY EASEMENT (CITY)
 - ▨ SIDEWALK EASEMENT (CITY)
 - ▨ WATER EASEMENT
 - ▨ 22' ACCESS EASEMENT (ALREADY RECORDED)
 - ▨ 25' UTILITY EASEMENT (ALREADY RECORDED)

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REVISION #2
- UPDATED BACKGROUND



VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES NAVD. 88
N.G.V.D. 29

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



EASEMENT EXHIBIT

FLAGLER SIXTH NORTH
688 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304



Revisions

DATE	REV #
19/02/24	01
05/23/24	02
05/23/24	03
05/23/24	04
05/23/24	05
05/23/24	06



Scale: 1"=20'

Date: 06/10/24

Job No: 19-1488.03

Rev No: 06/10/24

Drawn by: BKW

Sheet No: X1

Proj. No: BKW

Appr. by: BKW

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