YMCA / BROWARD HEALTH AT HOLIDAY PARK

YMCA of South Florida, Inc. (YMCA)
840 N. Federal Highway, Ft. Lauderdale, FL 33304

INITIAL SUBMITTAL 09/06/2024

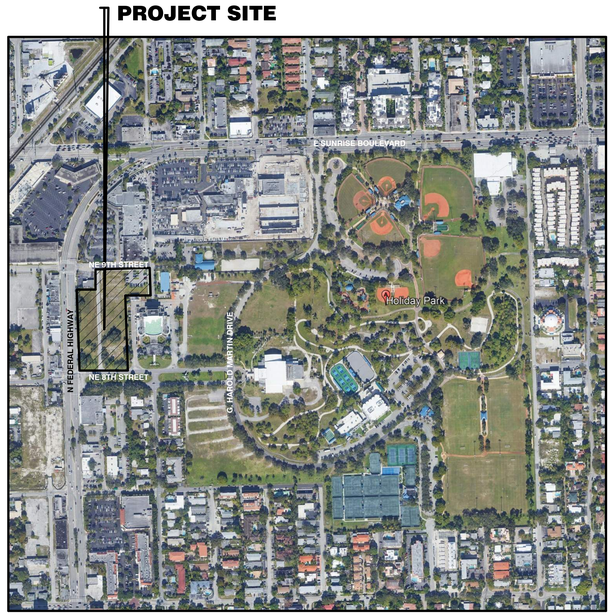
REVISION 6

2149YMCA

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN LEVEL IV
UDP-S24057

03-17-2025

CONCEPTUAL RENDERING



LOCATION MAP

LEGAL
LOCHRIE & CHAKAS, P.A.
699 North Federal Highway, Suite 400
Ft. Lauderdale, FL 33304
t 954.779.1119

ARCHITECT
ZYSCOVICH, LLC
100 Biscayne Boulevard, 27th Floor
Miami, Florida 33132
t 305.372.5222

CIVIL ENGINEERS / PLANNERS
FLYNN ENGINEERING SERVICES, P.A.
241 Commercial Boulevard
Lauderdale-By-The-Sea, FL 33308
t 954.522.1004

LANDSCAPE ARCHITECT
ARCHITECTURAL ALLIANCE LANDSCAPE
612 S.W. 4th Avenue
Fort Lauderdale, FL 33315
t 954.764.8858

M/E/P/FP ENGINEERS
JOHNSON, LEVINSON, RAGAN, & DAVILA
1450 Centrepark Boulevard, Suite 350
West Palm Beach, FL 33401
t. 561.689.2303

SURVEYOR
CALVIN, GIORDANO & ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Ft. Lauderdale, FL 33316
t 954.921.7781

TRAFFIC ENGINEERING
DC ENGINEERING, INC.
12743 N.W. 13th Court
Coral Springs, FL 33071
t 954.798.0926

FRANCHISE UYILITY PROVIDERS	
FP&L	AT&T
COMCAST	TECO
CITY OF FORT LAUDERDALE	

INDEX OF DRAWINGS - DRC SUBMITTAL

CURRENT REVISION	REVISION DATE	SHEET NUMBER	SHEET NAME
LANDSCAPE			
		L-200	LANDSCAPE PLANTING PLAN
		L-201	LANDSCAPE SCHEDULE AND CALCULATIONS
		L-210	LANDSCAPE NOTES AND DETAILS
		L-220	TREE DISPOSITION PLAN
		L-221	TREE DISPOSITION TABLE AND DETAILS
		L-300	STREET SECTION AT FEDERAL HWY.
GENERAL			
		DRC-001	COVER PAGE
SURVEY			
		DRC-V-001	SURVEY (1 OF 2)
		DRC-V-002	SURVEY (2 OF 2)
		SK--003	PLAT

INDEX OF DRAWINGS - DRC SUBMITTAL

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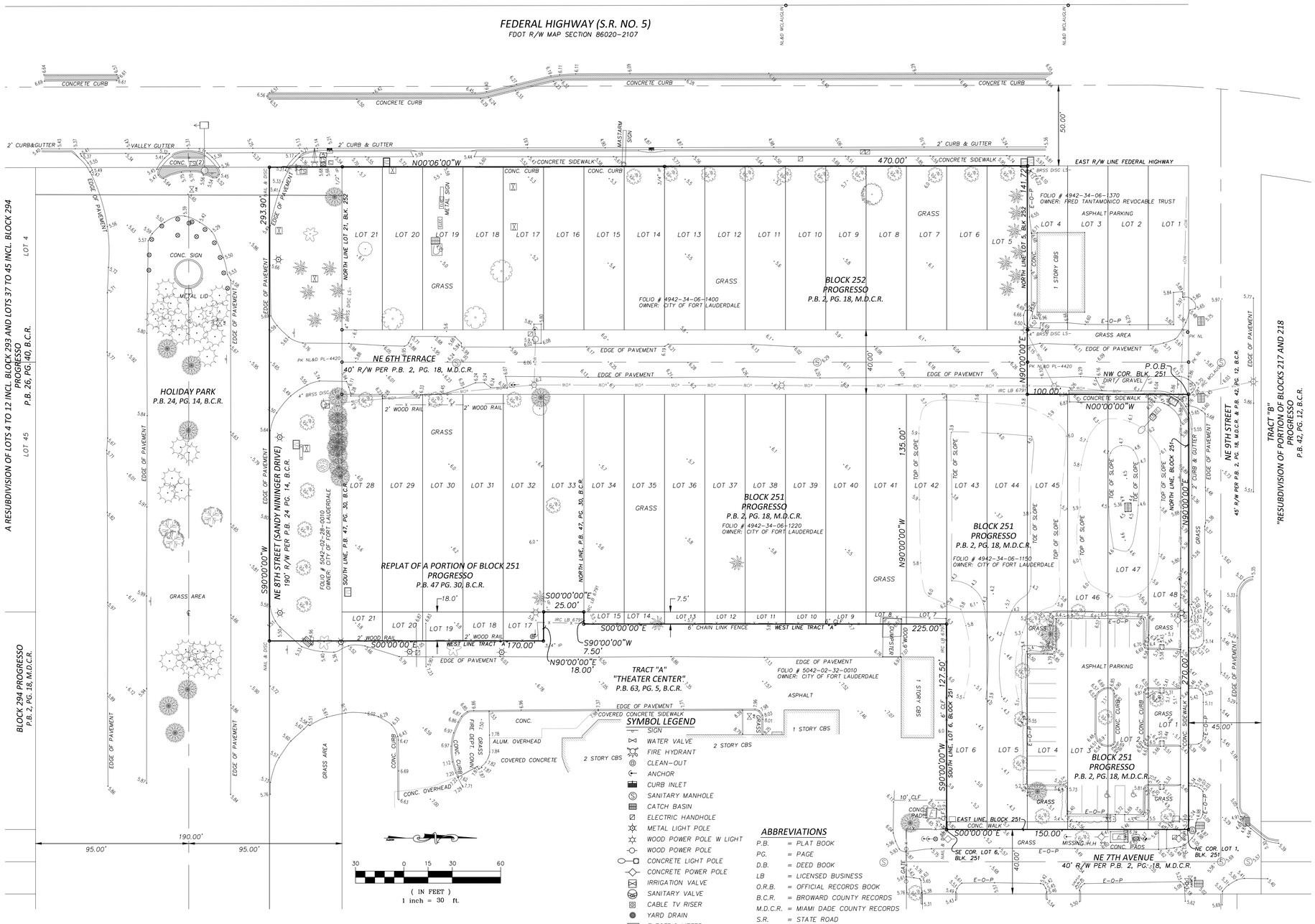
		C0.2	CONTEXT PLAN
		C1	CONCEPTUAL PAVING, MARKING & SIGNAGE PLAN
		C2	CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN
		C3	CONCEPTUAL WATER & SEWER PLAN
ARCHITECTURAL			
		DRC-011	BLDG. 1 LIFE SAFETY AND BUILDING SUMMARY
		DRC-012	BLDG. 2 LIFE SAFETY AND BUILDING SUMMARY
		DRC-013	LIFE SAFETY SITE PLAN
		DRC-014	OVERALL LEVEL 1 & LEVEL 2 LIFE SAFETY FLOOR PLANS
		DRC-100	CONCEPTUAL RENDERING
		DRC-101	CONCEPTUAL RENDERING
		DRC-102	CONCEPTUAL RENDERING
		DRC-103	CONCEPTUAL RENDERING
		DRC-104	CONCEPTUAL RENDERING
		DRC-105	CONCEPTUAL RENDERING

INDEX OF DRAWINGS - DRC SUBMITTAL

CURRENT REVISION	REVISION DATE	SHEET NUMBER	SHEET NAME
		DRC-201	OVERALL LEVEL 1 & LEVEL 2 FLOOR PLANS
		DRC-401	OVERALL ROOF PLAN
		DRC-500	WEST BUILDING ELEVATIONS
		DRC-501	SOUTH BUILDING ELEVATIONS
		DRC-502	EAST BUILDING ELEVATIONS
		DRC-503	NORTH BUILDING ELEVATIONS
		DRC-504	PROPOSED EXTERIOR MATERIALS DETAIL
		DRC-520	ELEVATION DETAILS
		DRC-521	ELEVATION DETAILS
		DRC-700	FENCE ELEVATIONS
		DRC-701	FENCE ELEVATIONS AND DETAILS
		DRC-702	DETAILS
STRUCTURAL			
		S-200	FOUNDATION PLAN
		S-200	FOUNDATION PLAN

INDEX OF DRAWINGS - DRC SUBMITTAL

CURRENT REVISION	REVISION DATE	SHEET NUMBER	SHEET NAME
ELECTRICAL			
		E-111	ELECTRICAL SITE LIGHTING PLAN (UNDER SEPARATE PERMIT)
		E-112	ELECTRICAL SITE POWER PLAN (UNDER SEPARATE PERMIT)
EXHIBITS			
		X1	RIGHT-OF-WAY EASEMENT EXHIBIT
		X2	SIDEWALK EASEMENT EXHIBIT
		X3	MAINTENANCE AGREEMENT EXHIBIT
		X5.1	PASSENGER CAR CIRCULATION EXHIBIT
		X5.2	AMBULANCE CIRCULATION EXHIBIT
		X5.3	SCHOOL BUS CIRCULATION EXHIBIT



DESCRIPTION

A parcel of land being all of Lots 1 through 6, Block 251; the West 7.50 feet of Lots 7 through Lot 15, Block 251; all of Lots 34 through 48, Block 251; all of Lots 5 through 21, Block 252, of PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida and the West 18.00 feet of Lots 17 through 21 and all of Lots 28 through 33, REPLAT OF A PORTION OF BLOCK 251 PROGRESSO, according to the plat thereof, as recorded in Plat Book 47, Page 30 of the Public Records of Broward County, Florida, and being a portion of HOLIDAY PARK, according to the plat thereof, as recorded in Plat Book 24, Page 14 of the Public Records of Broward County, Florida and a portion of vacated N.E. 6th Terrace, said parcel being more particularly described as follows:

BEGIN at the Northwest Corner of said Block 251;

THENCE N90°00'00"E along the North line of said Block 251, a distance of 270.00 feet to the Northeast corner of said Lot 1, Block 251;

THENCE S00°00'00"E along the East line of said Block 251, a distance of 150.00 feet to the Southeast corner of said Lot 6, Block 251, PROGRESSO;

THENCE S90°00'00"W along the South line of said Lot 6, Block 251 a distance of 127.50 feet to the West line of Tract "A", "THEATER CENTER", according to the plat thereof, as recorded in Plat Book 63, Page 5, of the Public Records of Broward County, Florida;

THENCE S00°00'00"E along the said West line of Tract "A", a distance of 225.00 feet;

THENCE S90°00'00"W continuing along the said West line of Tract "A", a distance of 7.50 feet;

THENCE S00°00'00"E continuing along the said West line of Tract "A", a distance of 25.00 feet;

THENCE N90°00'00"E continuing along the said West line of Tract "A", a distance of 18.00 feet;

THENCE S00°00'00"E continuing along the said West line of Tract "A" and the Southerly extension thereof, a distance of 170.00 feet to a line being 45.00 feet South of and parallel with the the South line of the said REPLAT OF A PORTION OF BLOCK 251, PROGRESSO;

THENCE S90°00'00"W along the said parallel line a distance of 293.90 feet to the East right-of-way line of Federal Highway (S.R. No. 5);

THENCE N00°06'00"W along the said East right-of-way line of Federal Highway, a distance of 470.00 feet to the North line of said Lot 5, Block 252;

THENCE N90°00'00"E along the said North line of Lot 5, Block 252 and the Easterly extension thereof, a distance of 141.72 feet to the West line of said Block 251;

THENCE N00°00'00"W along the said West line of Block 251, a distance of 100.00 feet to the POINT OF BEGINNING;

Said land situate within the City of Fort Lauderdale, Broward County, Florida, containing 3.865 Acres, more or less.

REPORT OF BOUNDARY & TOPOGRAPHIC SURVEY ALTA\ACSM LAND TITLE SURVEY

1. *Calvin, Giordano & Associates, did not research title for this property and the plat and right-of-way information shown hereon are per a diligent search of the Public Records of Broward County, Florida.*

2. *Not valid without the signature and the seal of a Florida Licensed Surveyor & Mapper*

3. *Underground improvements and/or encroachments were not located with this survey unless otherwise shown.*

4. *Unless otherwise noted hereon, record and measured values are in substantial agreement.*

5. *The horizontal features shown hereon are plotted to within 1/20 of the map scale and the horizontal feature location is to the center of the symbol and may be enlarged for clarity.*

7. *Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON GPT2005" Total Station and "TDS-RANGER" Data Collection System.*

8. *Bearings shown hereon are assumed and referenced to the East Right-of-Way line of Federal Highway having a bearing of N00°00'00"W.*

9. *There was no observed evidence at the time of field survey of any current earth moving equipment, building construction or building additions.*

10. *Calvin, Giordano & Associates, Inc. Certificate of Authorization Number is LB #6791.*

11. *The property as described and shown hereon as a Flood Zone designation of Zone X, per the Flood Insurance Rate Map (FIRM), Map Number: 12011C0369H, Community Number: City of Fort Lauderdale, 125105, Panel: 369, Suffix: H, Effective Date: 08/18/2014.*

12. *The site street address per the Broward County Property Appraiser is 1300 E. Sunrise Boulevard, Fort Lauderdale, FL 33301.*

13. *The elevations as shown hereon are based on North American Vertical Datum of 1988 (NAVD88) as referenced to National Geodetic Survey Benchmark; PID: AD2568 located in a NE corner of a storm drain location at the SW corner of NW 14th Avenue and Sunrise Boulevard, Fort Lauderdale, having an elevation of 4.28 ft. (NAVD88).*

17. *The last day of survey field work was 3/25/2024.*

CERTIFICATION

To: City of Fort Lauderdale, Young Men's Christian Association of South Florida, Inc. d/b/a YMCA of South Florida, Shutts & Bowen LLP

This is to certify that this drawing and the survey on which it is based upon were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association and American Congress on Surveying & Mapping.

I, Steven M. Watts, do hereby certify that this Map of Boundary Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary Survey was completed in accordance with the Minimum Technical Standards for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027.

CALVIN, GIORDANO & ASSOCIATES, INC.

Steven M. Watts

Digitally signed by Steven M. Watts
Date: 2024.04.03 08:23:05 -04'00'

Signature

Steven M. Watts, PSM
Professional Surveyor and Mapper
Florida Registration No. 4588

NO	DATE	REVISION	BY
1	3/24/2024	UPDATE SURVEY, ADD LOTS 1-6, BLOCK 251, PROGRESSO	SMW

FIELD SURVEY DATE 03/25/2024
DRAWN BY PD
CHECKED BY SMW

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807

YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC. (YMCA)

1300 E. SUNRISE BOULEVARD, FORT LAUDERDALE, FL 33301

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
ATLA\ACSM LAND TITLE SURVEY
PORTION OF HOLIDAY PARK - FORT LAUDERDALE, FL

SEAL

NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

STEVEN M. WATTS
PSM NO. 4588

STEVEN M. WATTS No. 4588 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SCALE 1" = 30'
PROJECT No 04-4723
CAD FILE SEE LEFT

SHEET: 1 OF 2

File Name: P:\Projects\2004\04472 Probono Surveys\SURVEY\SKETCH\04-4723-V-BS-YMCA-Holiday Park-2024 Update.dwg - (Plotted by: Steve Watts on Wednesday, April 3, 2024 8:05:44 AM)

TITLE COMMITMENT REPORT

Fidelity National Title Insurance Company, Commitment for Title Insurance, Order No.: 5683734, Customer Reference: 43639-0001, Effective Date: July 28, 2016 @ 11:00 P.M., has been reviewed and Schedule B-II Exceptions as they pertain to survey matters are as follows:

7. Restrictions, dedications, covenants, conditions, easements and other matters as contained on the Plat of PROGRESSO, recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, of which Broward County was formerly a part of. Said lands situate, lying and being in Broward County, Florida. (as to Lots 5 – 21, Block 251, Lots 34 – 48, West 7.5 feet of Lots 7 – 15, Block 252)

PLAT NOTE: The map shows only the 12000 lots to be distributed to contract holders March 11, 1911; a strip 7 1/2 ft. wide is reserved across the rear of each lot in the business section for alley purposes; all lots in the business section are 25 x 135 feet; all other lots are 50 x 135 feet; all alleys are 15 feet wide; all streets except those on which widths are shown are 40 feet wide."PLAT INFORMATION SHOWN HEREON"

8. Easements, restrictions and reservations contained in Deed recorded February 22, 1911, in Deed Book 65, Page 51, recorded in the Public Records of Miami-Dade County, Florida."PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS"

9. Restrictions, dedications, covenants, conditions, easements and other matters as contained on the Plat of HOLIDAY PARK, recorded in Plat Book 24, Page 14 (as to Lots 22 through 27, Block 251, and Lots 22 through 24, Block 252)"PLAT INFORMATION SHOWN HEREON"

10. Restrictions, dedications, covenants, conditions, easements and other matters as contained on the REPLAT OF A PORTION OF BLOCK 251 PROGRESSO, recorded in Plat Book 47, Page 30. (as to Lots 28 – 33, West 18 feet of Lots 17 – 21, Block 251)"PLAT INFORMATION SHOWN HEREON"

11. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Murphy Act Deeds recorded on August 28, 1925, in Deed Book 63, Page 87 (as to Lot 10, Block 251, and Lots 15 and 28, Block 252), on January 21, 1926, in Deed Book 100, Page 53 (as to Lot 36, Block 251), on November 5, 1936, in Deed Book 280, Page 433 (as to Lots 7, 8, 15, 17, and 18, Block 252, less State Road), on August 27, 1940, in Deed Book 364, Page 175 (as to Lots 12 and 13, Block 251), onAugust 28, 1940, in Deed Book 364, Page 255 (as to Lots 4 and 5, Block 251), Deed Book 364, Page 258 (as to Lots 22, 23, 27 and 28, Block 251) and in Deed Book 364, Page 275 (as to Lot 19, Block 251), on August 31, 1940, in Deed Book 364, Page 519 (as to Lot 38, Block 251), on September 3, 1940, in Deed Book 365, Page 9 (as to Lot 39, Block 251), on December 11, 1940, in Deed Book 372, Page 181 (as to Lot 46, Block 251), on April 7, 1943, in Deed Book 416, Page 170 (as to Lot 12, Block 252), on March 9, 1944, in Deed Book 438, Page 269 (as to Lots 40 and 44, Block 251), on June 3, 1944, in Deed Book 447, Page 490 (as to Lots 32 and 36, Block 251), in Deed Book 447, Page 500 (as to Lots 7 and 18, Block 251), on August 24, 1944, in Deed Book 454, Page 264 (as to Lot 21, Block 251), on September 18, 1944, in Deed Book 456, Page 270 (as to Lot 13, Block 252), as affected by Release of Canal Reservation recorded December 14, 1995, in Official Records Book 24258, Page 253, and by Corrective Release of Canal Reservation recorded January 4, 1996, in Official Records Book 24344, Page 459 (as to Lots 42 through 48, Block 251)."PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS"

12. Perpetual Easement and Right of Way to the State of Florida, as contained in Deeds recorded on June 16, 1927, in Deed Book 153, Page 217 (as to Lot 13, Block 252), in Deed Book 153, Page 181 (as to Lot 24, Block 252), and in Deed Book 153, Page 221 (as to Lot 15, Block 252), recorded on June 17, 1927, in Deed Book 153, Page 262 (as to Lot 5, Block 252), in Deed Book 153, Page 264 (as to Lot 7, Block 252), in Deed Book 153, Page 266 (as to Lot 8, Block 252), in Deed Book 153, Page 268 (as to Lot 11, Block 252), in Deed Book 153, Page 270 (as to Lot 16, Block 252), in Deed Book 153, Page 273 (as to Lot 17, Block 252), in Deed Book 153, Page 275 (as to Lot 18, Block 252), in Deed Book 153, Page 277 (as to Lot 20, Block 252); in Deed Book 153, Page 279 (as to Lot 23, Block 252); in Deed Book 153, Page 391 (as to Lots 6, 9, 10, 13, 14, 21, 23 and 24, Block 252) and in Deed Book 153, Page 397 (as to Lots 6, 9, 10, 13, 14, 21, 23 and 24, Block 252); recorded June 25, 1927, in Deed Book 155, Page 186 (as to Lot 12, Block 252), recorded November 7, 1951, in Deed Book 751, Page 597 (as to Lots 11, 12 and 13, Block 252), in Deed Book 751, Page 599 (as to Lot 5, Block 252); recorded November 21, 1951, in Deed Book 753, Page 300 (as to Lots 27, 28 and 29, Block 252); recorded in Official Records Book 34, Page 343 (as to Lots 20 and 21, Block 252), in Official Records Book 34, Page 345 (as to Lots 17, 18, and 19, Block 252), in Official Records Book 34, Page 347 (as to Lots 14, 15, and 16, Block 252), in Official Records Book 34, Page 349 (as to Lots 6, 7, 8, 9 and 10, Block 252)"PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS, FDOT RIGHT-OF-WAY INFORMATION SHOWN HEREON"

13. Removal Agreement for Future Right of Way executed by Don Seymour to the City of Fort Lauderdale, recorded November 26, 1985, in Official Records Book 12997, Page 53,"PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN SAID DOCUMENTS"

14. Restrictions contained in Notice of Limitation of Use/Site Dedication recorded February 8, 1999, in Official Records Book 29216, Page 1588, and on November 3, 2000, in Official Records Book 30988, Page 929. (as to the portion of the property situated within the Holiday Park Plat)"PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS"

15. Resolution No. 12-241 by the City of Fort Lauderdale, regarding special assessments levied for mass transit and streetscape improvements, recorded January 18, 2013, in Official Records Book 49431, Page 825."PROPERTY AS DESCRIBED HEREON IS NOT A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS"

16. Easement reserved in Warranty Deed recorded September 17, 1997, in Official Records Book 27008, Page 130 (as to Lots 42 through 48, Block 251)"PROPERTY AS DESCRIBED IN EXHIBIT "A" OF SAID DOCUMENTS IS A PORTION OF THE PROPERTY AS DESCRIBED HEREON"

17. Terms and conditions of that certain 99 year Lease by and between Alvy Smith and Ruby C. Smith, his wife, Lessors, and Lauderdale Shopping Center, Inc., Lessee, recorded April 23, 1958, in Official Records Book 1206, Page 324. (as to Lots 5 through 7, Block 251)"A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS IS A PORTION OF THE PROPERTY AS DESCRIBED HEREON"

18. Terms and conditions of that certain 98 year Lease by and between Ivan J. Smith and Gene W. Smith, his wife, Lessors, and Lauderdale Shopping Center, Inc., Lessee, recorded April 2, 1959, in Official Records Book 1508, Page 224. (as to Lots 42, 43, 44 and 45, Block 251)"PROPERTY AS DESCRIBED IN SAID DOCUMENTS IS A PORTION OF THE PROPERTY AS DESCRIBED HEREON"

19. Easement in favor of Florida Power & Light Company recorded April 29, 2004, in Official Records Book 37339, Page 1754 (as to the Holiday Park parcel)."EASEMENT DOES NOT ENCUMBER PROPERTY AS DESCRIBED HEREON"

20. Rights of the public, adjoining property owners, utility companies, and Broward County, if any, in and to vacated N.E. 6th Terrace, lying East of and adjacent to Block 252, West of and adjacent to Block 251, South of N.E. 9th Street, and North of N.E. 8th Street, in the City of Fort Lauderdale, Florida, vacated by Ordinance No. _____ executed _____, recorded _____, as CFN #_____, in the Public Records of Broward County, Florida."N.E. 6TH TERRACE, SOUTH OF N.E. 9TH STREET AND NORTH OF N.E. 8TH STREET IS WITHIN THE ENVIRONS OF THE PROPERTY AS DESCRIBED HEREON"

21. Terms, covenants, conditions and other matters in the Lease by and between The City of Fort Lauderdale, a Florida municipal corporation, as Lessor, and Young Men's Christian Association of South Florida, Inc., a Florida not-for-profit corporation, as Lessee, dated _____, 2016, memorialized by that certain Memorandum of Lease dated _____, 2016, filed _____, 2016 as Instrument No. _____, of the Public Records of Broward County, Florida

NO	DATE	REVISION	BY
			SMW
1	3/24/2024	UPDATE SURVEY, ADD LOTS 1-8, BLOCK 251, PROGRESSO	SMW

NO	DATE	REVISION	BY

FIELD SURVEY DATE 03/25/2024
DRAWN BY PD
CHECKED BY SMW

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807

YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC. (YMCA)

1300 E. SUNRISE BOULEVARD, FORT LAUDERDALE, FL 33301

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
ATLA\ACSM LAND TITLE SURVEY
PORTION OF HOLIDAY PARK - FORT LAUDERDALE, FL

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

STEVEN M. WATTS
PSM NO. 4588

STEVEN M. WATTS · No. 4588 · STATE OF FLORIDA · REGISTERED LAND SURVEYOR

SCALE 1" = 30'
PROJECT No 04-4723
CAD FILE SEE LEFT

SHEET: 2 OF 2

File Name: P:\Projects\2004\044723 Probono Surveys\SURVEY\SKETCH\04-4723-V-BS-YMCA-Holiday Park-2024 Update.dwg - (Plotted by: Steve Watts on Wednesday, April 3, 2024 7:15:31 AM)

13 - 2

· MAP OF ·

RESSO, FLORIDA.

DADE, COUNTY.

FLORIDA FRUIT LANDS CO.

MIDLAND BLDG. KANSAS CITY, MO.

SCALE: 1 in. = 300 feet.

State of Missouri } SS.
County of Jackson }

Personally appeared before me the undersigned authority, The Florida Fruit Lands Company, a corporation organized and existing under the laws of the State of Colorado, by George A. Paddock, its President and John Matthew, its Secretary, who being both duly sworn, under oath say that they are the officers as stated herein of said corporation; that the corporation executed the accompanying map of Progresso, Florida, being a subdivision of parts of Sections 34, 35 and 36, Township 49 Range 42, and parts of Sections 1, 2, 3 and 4 Township 50 Range 42, South and East of the Tallahassee Meridian, in Dade County, Florida, as above set forth, for the purpose of dedicating the streets, avenues, parks and lots for the purpose therein indicated and set forth; and to the end that said subdivision map may be admitted to record according to law. That the common corporate seal of the corporation was affixed to said survey and map under resolution of the Board of Directors of said corporation and that the same is the genuine and authentic corporate seal of said corporation. The Florida Fruit Lands Company, Executed on behalf of said corporation, and its seal affixed hereto, this 8th day of February, A.D. 1911.

Attest: John Matthew, Secretary — George B. Paddock, President (Corporation Seal)

Sworn and subscribed by the parties hereto before me this 8 day of February, A.D. 1911. K. E. O'Connor, Notary Public

My Commission Expires June 23, 1912. (Notary Seal)

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

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 13 at Page 2 of the public record of Broward County, Florida.
WITNESS my hand and official seal in the City of Fort Lauderdale, Fl. this 22nd day of Sept A.D. 19 88

A. HESTER, County Administrator
By [signature] D.C.

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY That the above and foregoing is a true and correct copy of a plat filed in my office on the 18th day of February, A.D. 1911, and recorded in Plat Book 2, at page 18. This true copy is made for the purpose of correcting an error in a former transcript of said plat, certified to by Z.T. Merritt, Clerk Circuit Court, Dade County, Florida, and transcribed to the records of Broward County in Dade Transcripts Book 1, Page 25. The said transcript contained an error in numbering the lots in Block 296.

WITNESS my hand and official seal this 13 day of ——, A.D. 1935.

E.C. Pratt Clerk Circuit Court

182114

STATE OF FLORIDA
COUNTY OF DADE
This instrument was filed for record 16 day of Feb 1911 and recorded in book 2 of Plats on page 18 RECORD VERIFIED.
E. H. BENNETT, Clerk of the Circuit Court
By [signature] D.C.

THE J. S. WORLEY CO. Del.
C.E. McCRAE, Mgr.
KANSAS CITY. - W.B.C.

CAM #25-0502
Exhibit 3
Page 4 of 53

COMMERCIAL
1 STORY
TAX ID: 494234061370

COMMERICAL
1 STORY
TAX ID: 494234120010

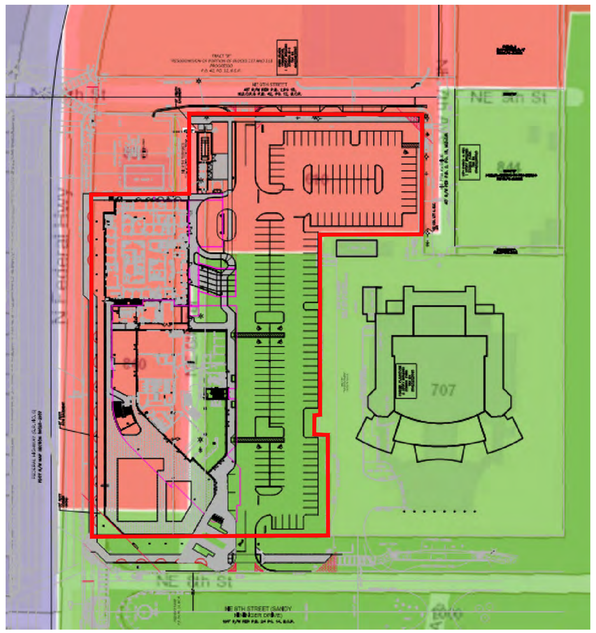
CITY PARKS & REC
1 STORY
TAX ID: 504202290020

CITY PARKS & REC
1 STORY
TAX ID: 494234140010

PARKER PLAYHOUSE
2 STORY
TAX ID: 504202320010

ZONING MAP
N.T.S.

PARK / B-1



LAND USE MAP
N.T.S.

PARK / COMMERCIAL

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

Sheet Title
CONTEXT MAP

Job Title
YMCA @ HOLIDAY PARK
840 / 845 N FEDERAL HIGHWAY,
FORT LAUDERDALE, FLORIDA 33304

NORTH

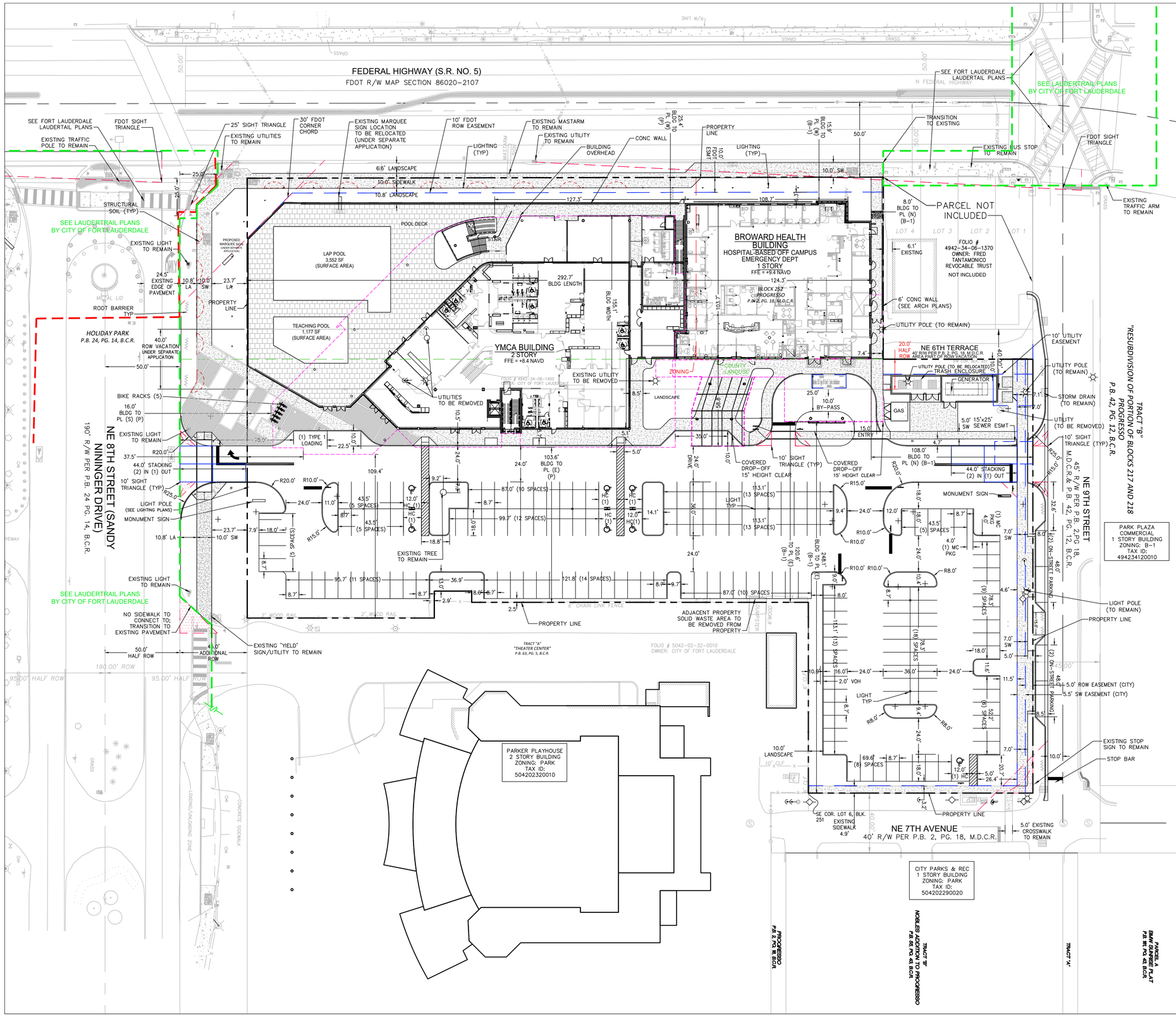
Revisions

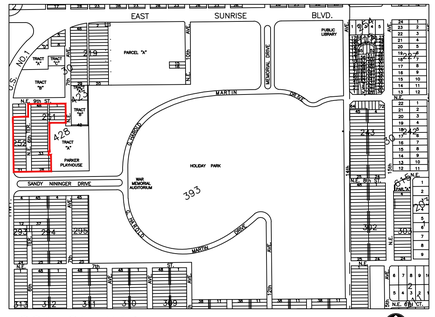
1		
2		
3		
4		
5		
6		
7		
8		

Phase:
DRC
DOCUMENTS

SEAL

	Date 07/15/24
Job No. 21-1652.00	Plot Date 04/03/25
Drawn by JMG	Sheet No. C0.0
Proj. Mgr. SROD	
Appr. by JMF	1 of 1





LOCATION MAP
NTS

LEGAL DESCRIPTION
PROGRESSO REPLAT POR 251 47-30B W 18 LOTS 17 THRU 21 & LOTS 28 THRU 31 & TOGETHER WITH W 7.50 OF LOTS 7 THRU 15 & LOTS 34 THRU 41 BLK 251 OF PROGRESSO PER 2-18D; PROGRESSO 2-18 D LOT 5 THRU 21 LESS STATE ROAD BLK 252; PROGRESSO 2-18 D LOTS 1 THRU 6,LOTS 42 THRU 48 ALL IN BLK 251 (SEE SURVEY FOR FULL DESCRIPTION)

SETBACK TABLE (B-1): (MEDICAL)

	REQUIRED	PROVIDED
FRONT YARD (EAST) – ADJ PROP/NE 7THE AVE	5' TO PL	120.6' TO PL 248.1' TO PL
REAR YARD (WEST) – N FEDERAL HWY	0' TO PL	15.9' TO PL
SIDE YARD (NORTH) – ADJ PROPERTY	5' TO PL	8.0' TO PL

SETBACK TABLE (P): (YMCA)

	REQUIRED	PROVIDED
SIDE YARD (WEST) – N FEDERAL HWY	25' TO PL	25.4' TO PL
FRONT YARD (SOUTH) – NE 8TH ST	25' TO PL	16.0' TO PL MIN.* (ONLY OCCURS FOR 30')
SIDE YARD (EAST) – ADJ PROP	25' TO PL	103.6' TO PL (VARIES)

SITE PLAN DATA TABLE:

CURRENT USE OF PROPERTY	VACANT	
CURRENT LAND USE DESIGNATION	RECREATION & OPEN SPACE / COMMERCIAL	
PROPOSED LAND USE DESIGNATION	RECREATION & OPEN SPACE / COMMERCIAL (PUBLIC PURPOSE)	
CURRENT ZONING DESIGNATION	P / B-1	
PROPOSED ZONING DESIGNATION	P / B-1 (PUBLIC PURPOSE)	
ADJACENT ZONING DESIGNATION – E, N & S	P / B-1	
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE	
TOTAL SITE AREA (INCLUDES SF WITHIN ROW VACATION)	157,134 SF	3.6 ACRES
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	23,495 SF	15%
TOTAL PERVIOUS EXISTING (LANDSCAPE)	142,960 SF	92%
TOTAL IMPERVIOUS PROPOSED	102,187 SF	65%
TOTAL IMPERVIOUS EXISTING	12,174 SF	8%
TOTAL BUILDING FOOTPRINT PROPOSED–YMCA	18,610 SF	12%
TOTAL BUILDING FOOTPRINT PROPOSED–FSED	12,842 SF	8%
TOTAL BUILDING FOOTPRINT EXISTING	0 SF	0%
LOT COVERAGE	54,830 SF	34.9%
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	62,390 GROSS SF	
FLOOR AREA RATIO (F.A.R.)	62,390 / 157,134 = 0.4	
PROPOSED USE (YMCA–COMMUNITY CENTER)	49,548 SF	
PROPOSED USE (HOSPITAL BASED OFF-CAMPUS EMERGENCY DEPARTMENT)	12,842 SF	
BUILDING HEIGHT	53'-6" (YMCA) / 34'-0" (BH)	
NUMBER OF STORIES	2 STORIES (YMCA) / 1 STORY (BH)	
BUILDING WIDTH & LENGTH	293'x155'(YMCA) / 125'x104'(BH)	
VUA AREA	62,115 SF	39.5%
POOLS	5,420 SF	3.5%
PEDESTRIAN WALKS & PLAZAS	34,616 SF	22.0%

OPEN SPACE:

	REQUIRED SF / %	PROVIDED SF / %
OPEN SPACE*	0 SF /0%	40,189 SF /25.6%

PARKING DATA:

	AREA	RATIO	CODE REQUIRED
YMCA	WELLNESS AREAS	23,828 SF	1/200 SF	119.1
	YOUTH DEVELOPMENT	2,807 SF	1/325 SF	8.6
	ASSEMBLY	1,335 SF	1/400 SF	3.3
	LOCKER ROOMS/RESTROOMS	3,506 SF	1/250 SF	14.0
	OFFICE (YMCA/CITY)	2,910 SF	1/250 SF	11.6
	CIRCULATION/LOBBY/STORAGE	11,240 SF	1/250 SF	45.0
	EQUIPMENT/STAIRS	3,922 SF	0 SF	0.0
	SUBTOTAL	49,548 SF		201.6
BH	HOSPITAL BASED OFF-CAMPUS EMERGENCY DEPARTMENT	12 BEDS	2/BED	24.0
				24.0
POOL	POOL-LAP (SURFACE AREA)	3,552 SF	1/200 SF	17.8
	POOL-TEACHING POOL (SURFACE AREA)	1,177 SF	1/200 SF	5.8
				23.6

	REQUIRED	ITE RATE	PROVIDED
TOTAL	249.2	142.6	167.0*

* 23 PARKING SPACES WILL BE ASSIGNED DURING CITY WORKING HOURS FOR THE CITY (PARKS & REC DEPT) LOCATED AT 844 NE 7TH AVE.
* 4 ON-STREET PARKING SPACES NIC

LOADING / STACKING DATA:

USES:	GSF
COMMUNITY CENTER / OFFICE	49,548 SF
HOSPITAL	12,842 SF

REQUIRED	PROVIDED
1 TYPE I	1 TYPE I
0	0
1 TYPE I	1 TYPE I

STACKING REQ.:	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
NE 8TH STREET	2	2	1	1
NE 9TH STREET	2	2	1	1

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

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EB# 6578

Sheet Title: SITE PLAN

Job Title: YMCA @ HOLIDAY PARK
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions		
1	12/20/24	REV 01
2	02/28/25	REV 02
3	03/04/25	REV 03
4	03/06/25	REV 04
5	03/07/25	REV 05
6	03/17/25	REV 06
7	03/21/25	REV 07
8	03/28/25	REV 08

Phase: DRC DOCUMENTS

SEAL

Scale: 1"=30'	Date 08/23/24
Job No. 21-1652.00	Plot Date 04/01/25
Planning Mgr. SROD	Sheet No. C0.1
Civil Mgr. SHG	
Appr. by SHG	1 of 1

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CONCEPTUAL RENDERING

2149YMCA	04/11/2025

DRC-100

1 DRC-101 **CONCEPTUAL RENDERING**
Scale: N.T.S.

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CONCEPTUAL RENDERING

2149YMCA	02/07/2025

DRC-101

1 DRC-102 **CONCEPTUAL RENDERING**
Scale: 12" = 1'-0"

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CONCEPTUAL RENDERING

2149YMCA	02/07/2025

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2149YMCA | 04/11/2025

DRC-103

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DRC-103a

1 **CONCEPTUAL RENDERING**
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DRC-104

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DRC-104a

1 CONCEPTUAL RENDERING
DRC-104b Scale: 12" = 1'-0"

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DRC-104b

1 CONCEPTUAL RENDERING
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CONCEPTUAL RENDERING

2149YMCA	02/07/2025

DRC-105

1 **CONCEPTUAL RENDERING**
DRC-105a Scale: 12" = 1'-0"

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Key Plan

Rev	Date	Note

CONCEPTUAL RENDERING

2149YMCA	02/07/2025

DRC-105a

1 **CONCEPTUAL RENDERING**
DRC-106a Scale: 12" = 1'-0"

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

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Rev	Date	Note

CONCEPTUAL RENDERING

2149YMCA	02/07/2025

DRC-106a

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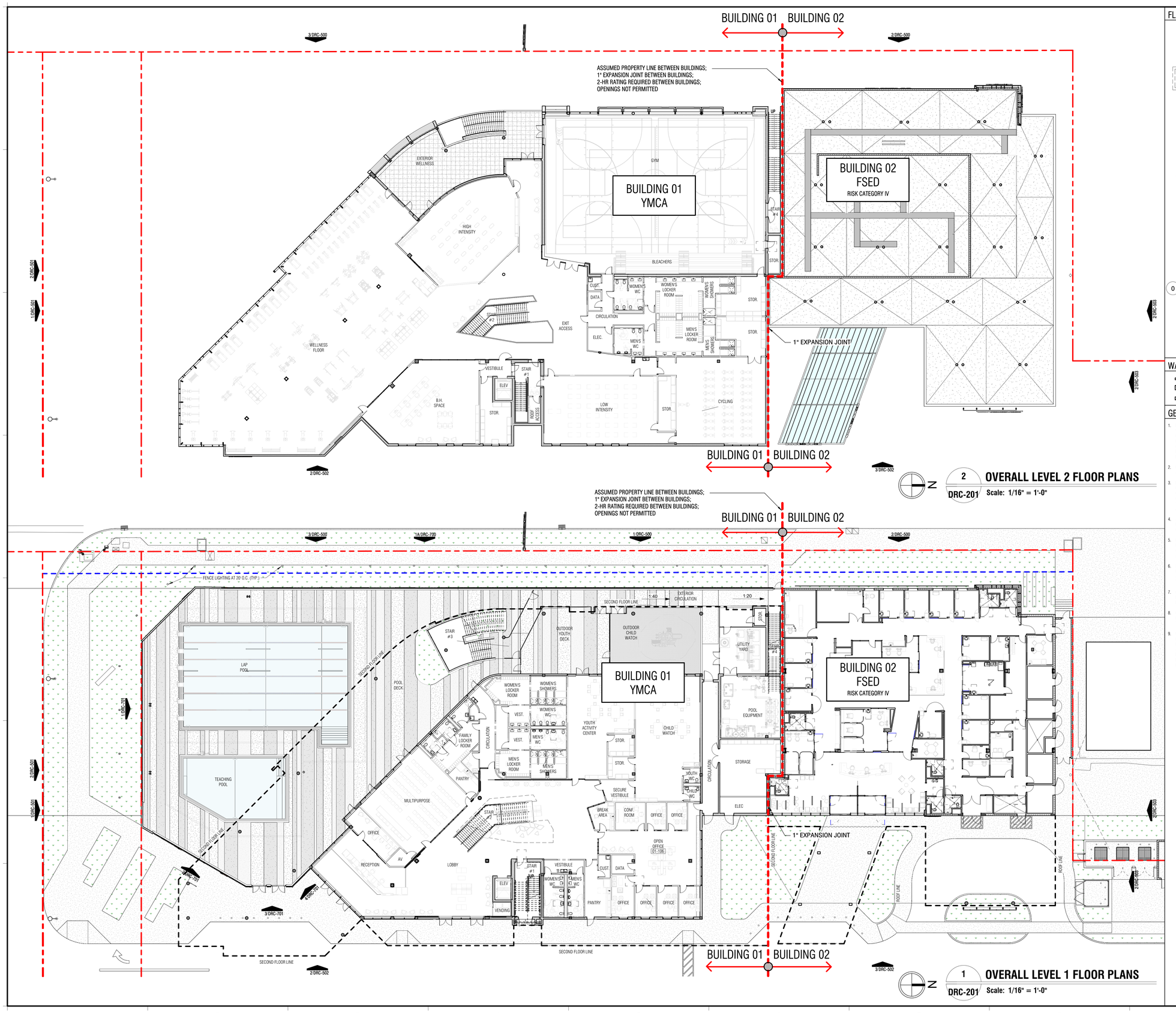
Rev	Date	Note

CONCEPTUAL RENDERING

2149YMCA	04/11/2025

DRC-107a



FLOOR PLAN LEGEND

- BUILDING SECTION TAG
- WALL SECTION TAG
- PARTITION TYPE (FIRE RATING: ONE (1) DASHED RING = 1 HR RATING; TWO (2) DASHED RINGS = 2 HR RATING; WALL MATERIAL; # = STUD/FRAMING SIZE; WALL TYPE)
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- PROPERTY LINE
- FENCE LINE
- DOOR NUMBER TAG
- WINDOW TYPE TAG
- STOREFRONT TYPE TAG
- LOUVER TYPE TAG
- SLAB DEPRESSION
- SPOT ELEVATION
- BREAKLINE
- CENTERLINE
- COLUMN GRID
- ROOM ID TAG (Room Name Top; Room Name Bot; Room Number; Program SF/Actual SF; Life Safety SF; Life Safety SF/Occupants; Life Safety Occupants)
- REVISION TAG (Rev. No.; Date)

WALL LEGEND

- NON-LOAD BEARING PARTITION
- CAST IN PLACE WALL
- CMU WALL

GENERAL NOTES

1. BEFORE INSTALLATION, CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATIONS OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, FEC AND OTHER WALL MOUNTED FIXTURES AND GRAPHICS/FINISHES. NO SWITCHES, DEVICES, EQUIPMENT, ETC. TO BE INSTALLED IN SPECIALTY FINISH/DISPLAY WALL AREAS.
2. REFER TO ENLARGED FLOOR PLAN DRAWINGS FOR ADDITIONAL DIMENSIONS.
3. DIMENSIONS ARE TYPICALLY SHOWN FROM OUTSIDE FACE OF CMU WALL TO OUTSIDE FACE OF CMU WALL, OR CENTERLINE OF PARTITION, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL NOTE SPECIAL LOCATIONS IN WHICH "CLEAR" DIMENSION IS SPECIFIED ("CLEAR" DIMENSIONS ARE FROM FINISH TO FINISH.)
4. ALL EXPOSED AREAS INCLUDING ALL SYSTEMS (IF EXPOSED) ARE TO BE FULLY PAINTED INCLUDING COLOR CODING OF ALL SYSTEMS AND PIPING.
5. CONTRACTOR TO PROVIDE ADHERED INSULATION AT UNDERSIDE AND TOP OF ALL EXTERIOR SLAB AREAS TO CLOSE BUILDING ENVELOPE (I.E. ABOVE EXTERIOR DOORS AND BELOW SLAB AT EXTERIOR AREA).
6. SLOPE ALL FLOORS TO DRAIN WHERE FLOOR DRAIN IS PROVIDED. ALL SLOPED SLABS AND RECESSED SLAB AREAS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH T.C.A. RECOMMENDATIONS.
7. COORDINATE WITH OVERALL SITE PLAN, CIVIL, LANDSCAPE, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ALL SITE CONDITIONS.
8. CONTRACTOR TO COORDINATE WITH WALL TYPE LEGEND, FINISH PLANS, AND LIFE SAFETY DRAWINGS FOR WALL TYPES AND PARTITION CONSTRUCTION.
9. UNLESS OTHERWISE NOTED ALL INTERIOR FRAME PARTITIONS ARE TO BE CONSTRUCTED EQUAL TO PARTITION TYPE A4.1 WITH FULL FIRE-RATED DRYWALL ASSEMBLY. WHERE DESIGNATED AS AN INTERIOR MASONRY PARTITION UNLESS OTHERWISE NOTED, PARTITIONS ARE TO BE CONSTRUCTED EQUAL TO PARTITION TYPE H2.0.

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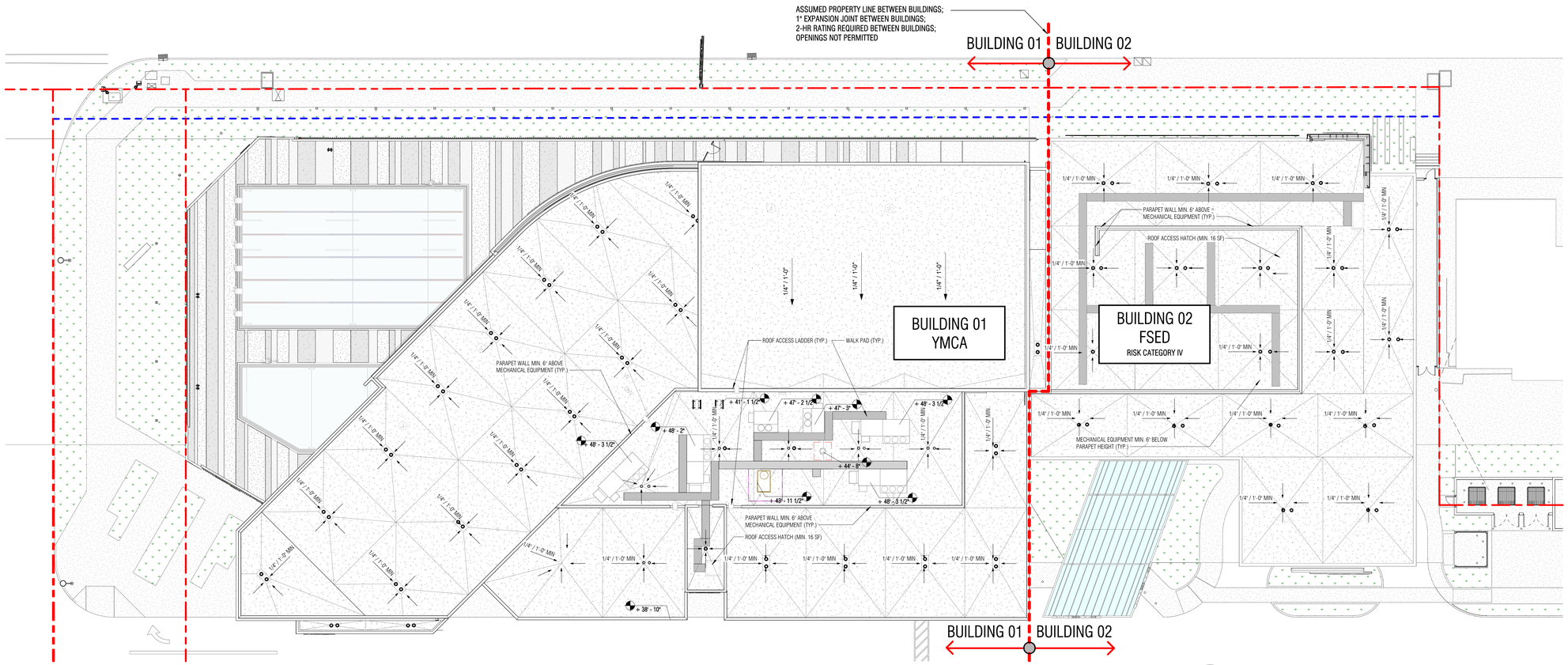
DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

OVERALL LEVEL 1 & LEVEL 2 FLOOR PLANS

2149YMCA | 04/15/2025

DRC-201



1 OVERALL ROOF PLANS
DRC-401 Scale: 1/16" = 1'-0"

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

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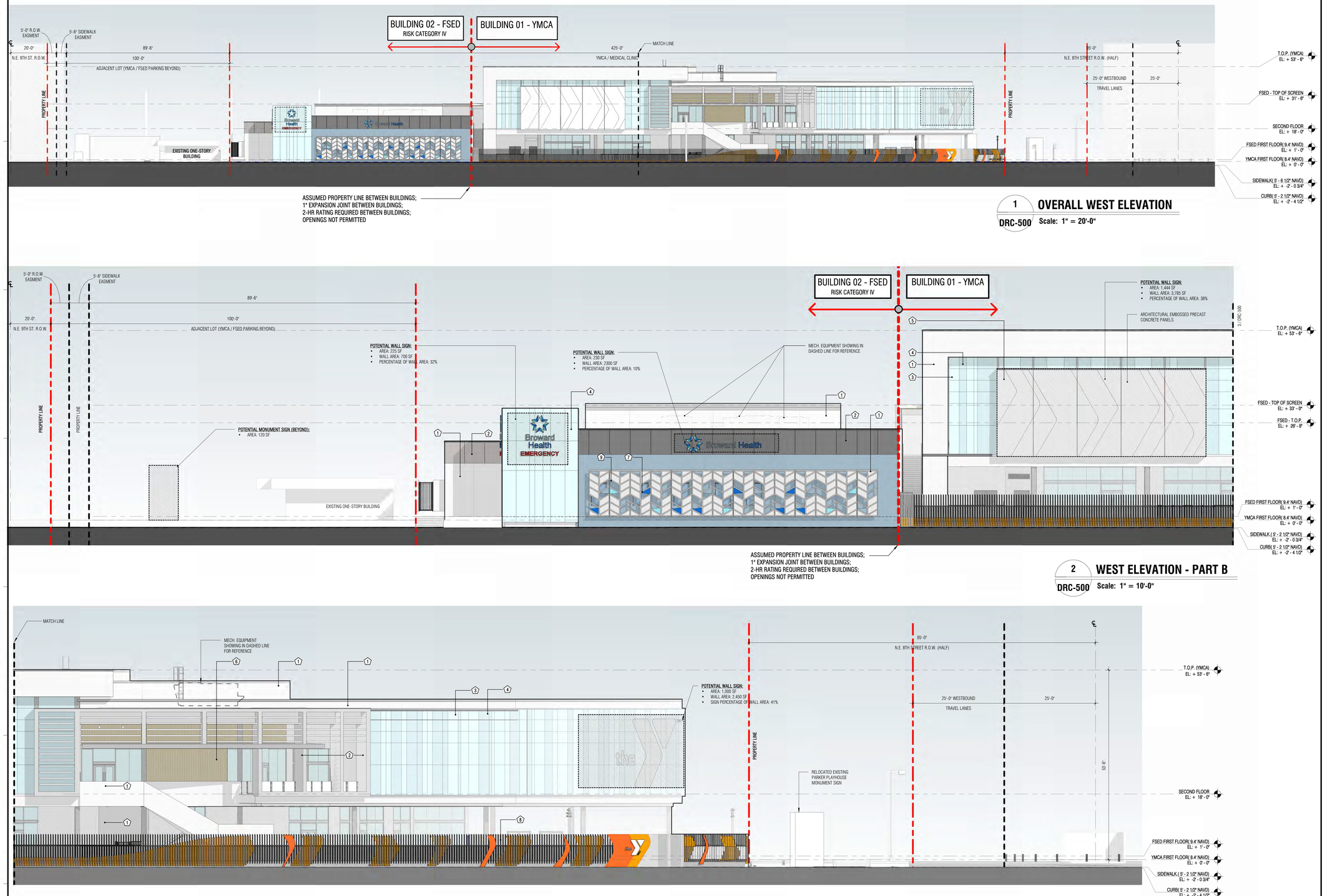
Key Plan

Rev	Date	Note

OVERALL ROOF PLAN

2149YMCA | 04/15/2025

DRC-401



1 **OVERALL WEST ELEVATION**
DRC-500 Scale: 1" = 20'-0"

2 **WEST ELEVATION - PART B**
DRC-500 Scale: 1" = 10'-0"

3 **WEST ELEVATION - PART A**
DRC-500 Scale: 1" = 10'-0"

EXTERIOR MATERIALS LEGEND					
	KEY NOTE	MATERIAL		KEY NOTE	MATERIAL
	1	PAINTED STUCCO		6	COMPOSITE METAL PANEL FINISH: WOOD TEXTURE FINISH
	2	ALUMINUM COMPOSITE PANELS (ACP) ARCHITECTURAL CLADDING		7	STOREFRONT WINDOW/DOOR FRAME FINISH: CLEAR ANODIZED
	3	LAMINATED-INSULATED GLAZING (TYP.)		8	ALUMINUM EXTERIOR FENCING FINISH: PAINTED
	4	LAMINATED-INSULATED GLAZING WITH CERAMIC FRIT PATTERN (TYP.)		9	ALUMINUM PERFORATED METAL
	5	ARCHITECTURAL EMBOSSED PRECAST CONCRETE PANELS			

ALL SIGNS WILL BE APPROVED UNDER SEPARATE APPLICATION

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

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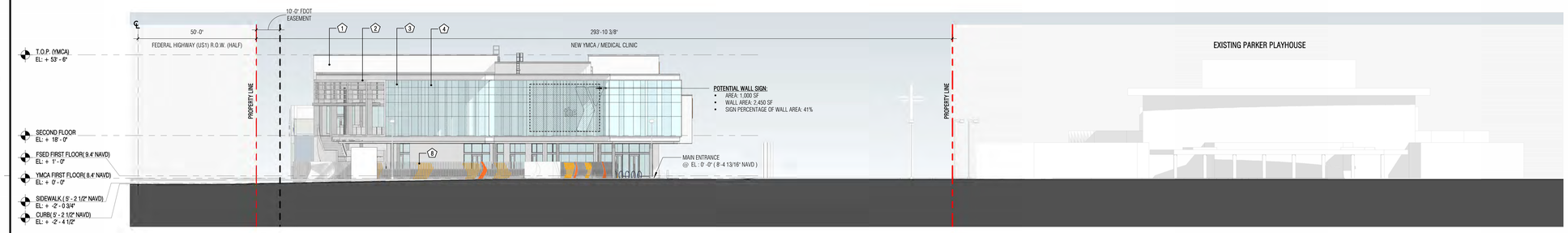
Key Plan

Rev	Date	Note

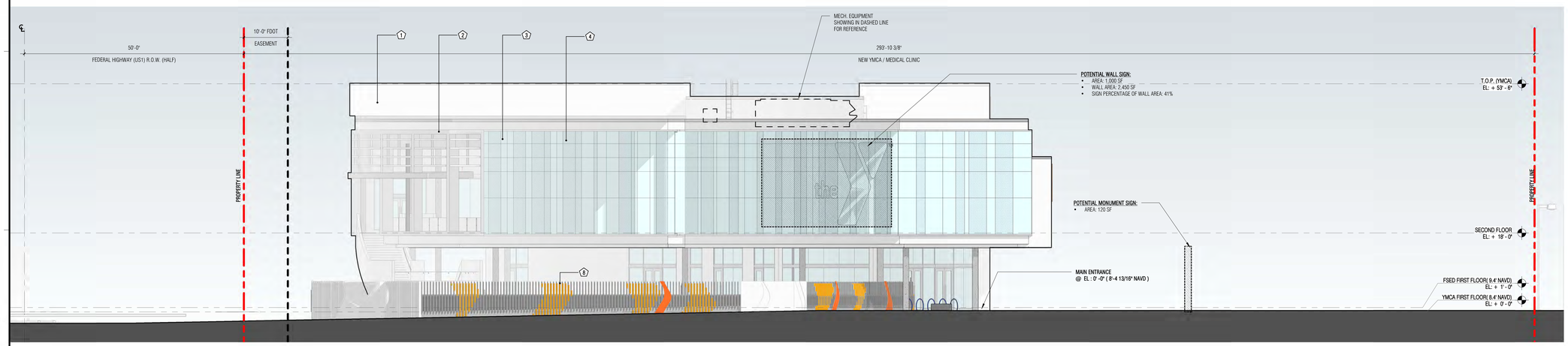
WEST BUILDING ELEVATIONS

2149YMCA	04/11/2025

DRC-500



1 OVERALL SOUTH ELEVATION
DRC-501 Scale: 1" = 20'-0"



2 SOUTH ELEVATION
DRC-501 Scale: 1" = 10'-0"

EXTERIOR MATERIALS LEGEND					
	KEY NOTE	MATERIAL		KEY NOTE	MATERIAL
	1	PAINTED STUCCO		6	COMPOSITE METAL PANEL FINISH: WOOD TEXTURE FINISH
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	5	ARCHITECTURAL EMBOSSED PRECAST CONCRETE PANELS			

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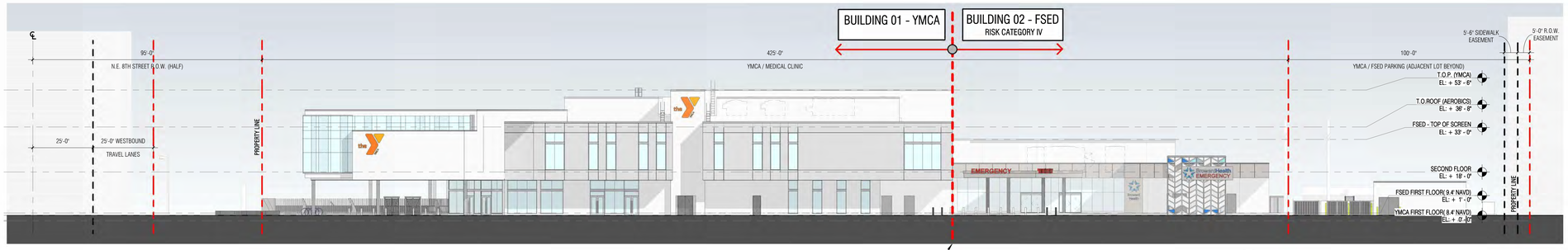
Key Plan

Rev	Date	Note

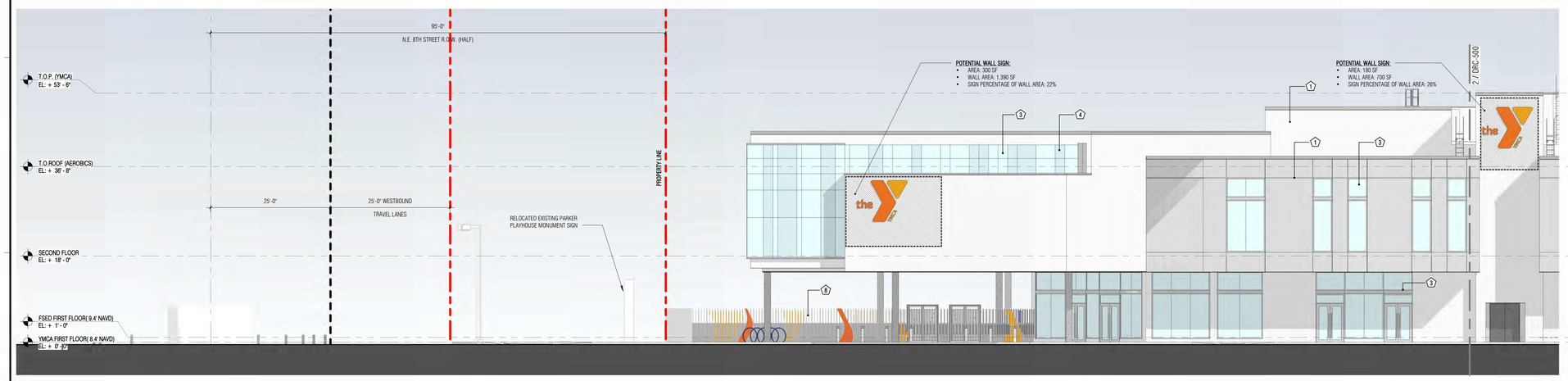
SOUTH BUILDING ELEVATIONS

2149YMCA | 02/19/2025

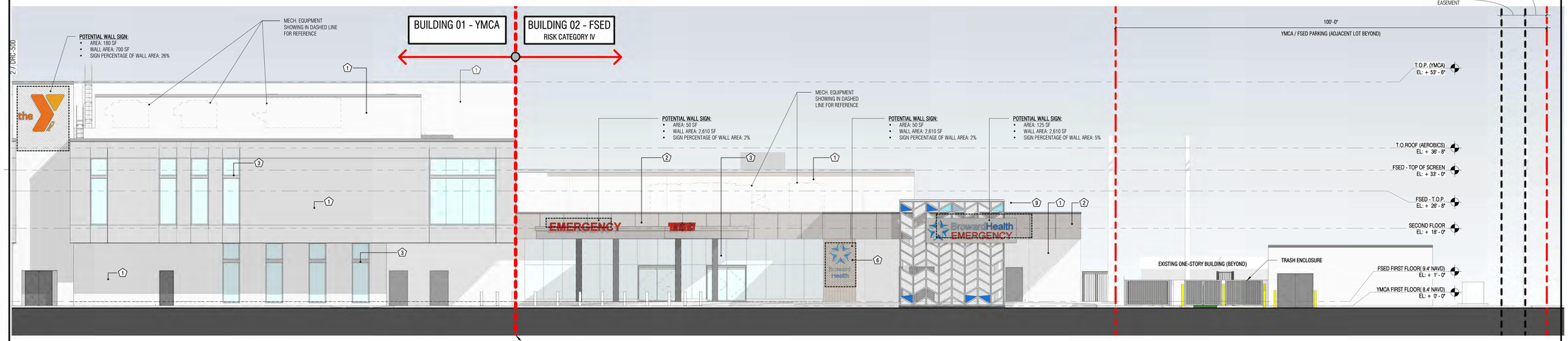
DRC-501



1 DRC-502 **OVERALL EAST ELEVATION**
Scale: 1" = 20'-0"



2 DRC-502 **EAST ELEVATION - PART A**
Scale: 1" = 10'-0"



3 DRC-502 **EAST ELEVATION - PART B**
Scale: 1" = 10'-0"

EXTERIOR MATERIALS LEGEND					
	KEY NOTE	MATERIAL		KEY NOTE	MATERIAL
	1	PAINTED STUCCO		6	COMPOSITE METAL PANEL FINISH: WOOD TEXTURE FINISH
	2	ALUMINUM COMPOSITE PANELS (ACP) ARCHITECTURAL CLADDING		7	STOREFRONT WINDOW/DOOR FRAME FINISH: CLEAR ANODIZED
	3	LAMINATED-INSULATED GLAZING (TYP.)		8	ALUMINUM EXTERIOR FENCING FINISH: PAINTED
	4	LAMINATED-INSULATED GLAZING WITH CERAMIC FRIT PATTERN (TYP.)		9	ALUMINUM PERFORATED METAL
	5	ARCHITECTURAL EMBOSSED PRECAST CONCRETE PANELS			

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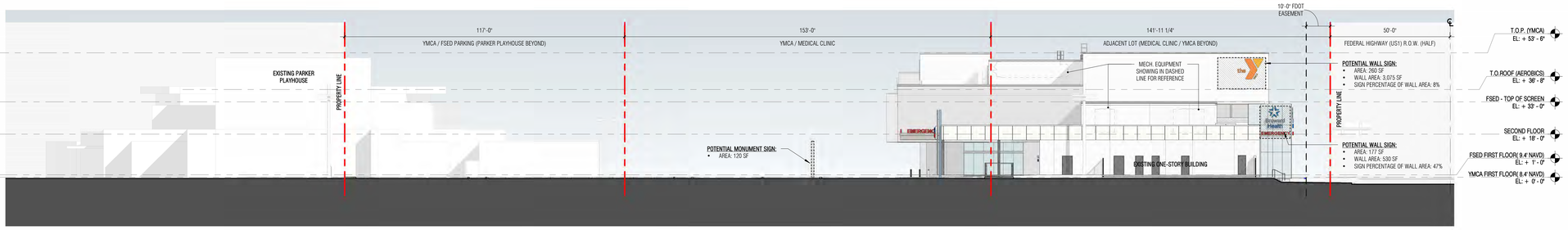
EAST BUILDING ELEVATIONS

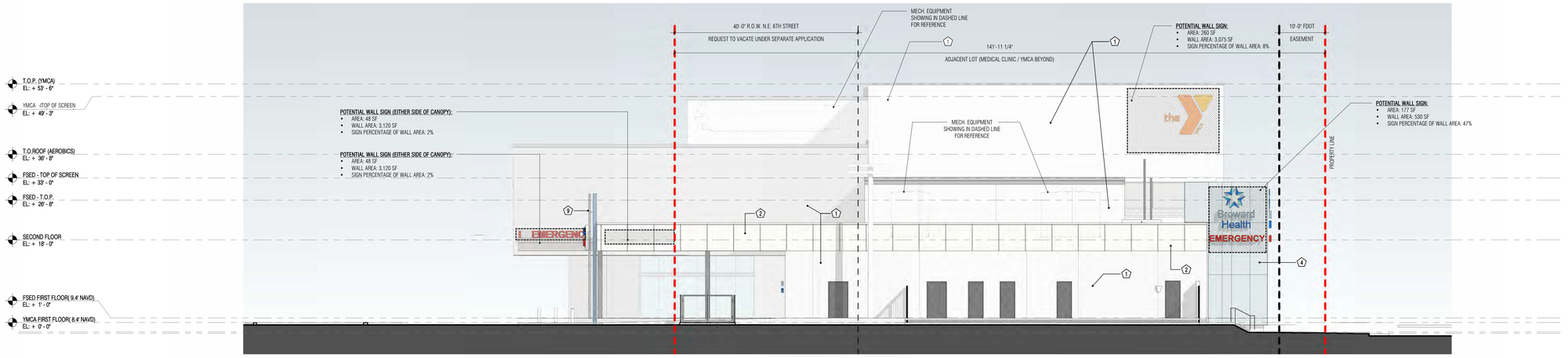
2149YMCA	02/19/2025

DRC-502



1 OVERALL NORTH ELEVATION

DRC-503 Scale: 1" = 20'-0"



2 NORTH ELEVATION

DRC-503 Scale: 1" = 10'-0"

EXTERIOR MATERIALS LEGEND					
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	1	PAINTED STUCCO		6	COMPOSITE METAL PANEL FINISH: WOOD TEXTURE FINISH
	2	ALUMINUM COMPOSITE PANELS (ACP) ARCHITECTURAL CLADDING		7	STOREFRONT WINDOW/DOOR FRAME FINISH: CLEAR ANODIZED
	3	LAMINATED-INSULATED GLAZING (TYP.)		8	ALUMINUM EXTERIOR FENCING FINISH: PAINTED
	4	LAMINATED-INSULATED GLAZING WITH CERAMIC FRIT PATTERN (TYP.)		9	ALUMINUM PERFORATED METAL
	5	ARCHITECTURAL EMBOSSED PRECAST CONCRETE PANELS			

ALL SIGNS WILL BE APPROVED UNDER SEPARATE APPLICATION

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

City of Ft. Lauderdale Use

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Key Plan

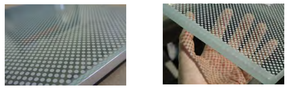
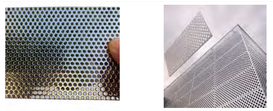
Rev	Date	Note

NORTH BUILDING ELEVATIONS

2149YMCA | 02/19/2025

DRC-503

PROPOSED EXTERIOR MATERIALS DETAIL

PROPOSED FACADE MATERIAL	SYMBOLOGY	REFERENCE PICTURES
PAINTED STUCCO		
ALUMINUM COMPOSITE PANELS (ACP) ARCHITECTURAL CLADDING		
LAMINATED-INSULATED GLAZING (TYP.)		
LAMINATED-INSULATED GLAZING WITH CERAMIC FRIT PATTERN (TYP.)		
ARCHITECTURAL EMBOSSED PRECAST CONCRETE PANELS		REFERENCE CONCRETE EMBOSSED PANELS
COMPOSITE METAL PANEL FINISH: WOOD TEXTURE FINISH		
STOREFRONT WINDOW/DOOR FRAME FINISH: CLEAR ANODIZED		
ALUMINUM EXTERIOR FENCING FINISH: POWDER COAT PAINT.		
ALUMINUM PERFORATED METAL		

EXTERIOR MATERIALS DETAIL_DRC
Scale: 12" = 1'-0"

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Key Plan

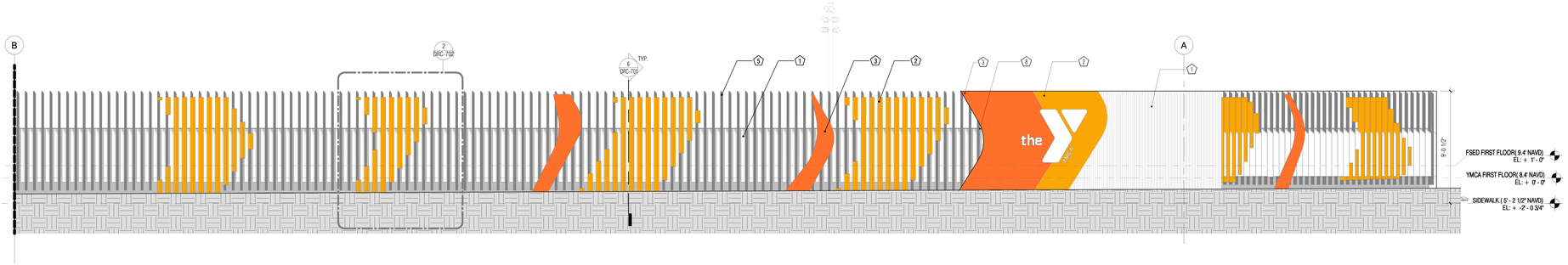
Rev	Date	Note

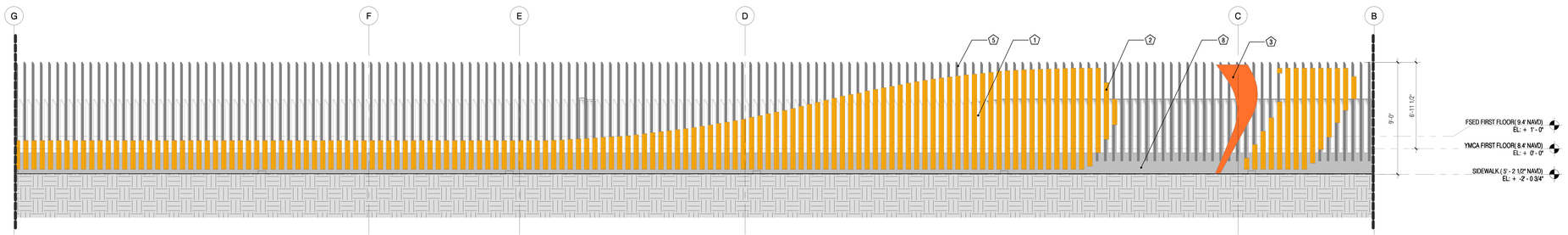
PROPOSED EXTERIOR MATERIALS DETAIL

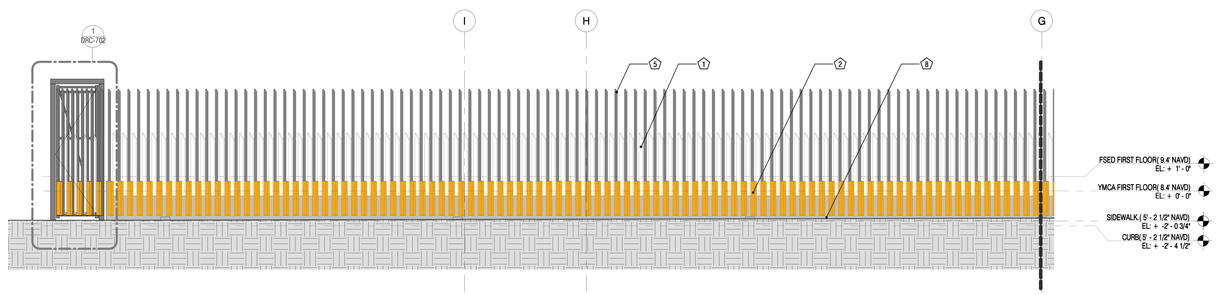
2149YMCA	02/07/2025

DRC-504

3 FENCE 3D VIEW
DRC-700 Scale: 12" = 1'-0"







1 PERIMETER FENCE ELEVATION
DRC-700 Scale: 1/4" = 1'-0"

BUILDING ELEVATION LEGEND					
	KEY NOTE	MATERIAL		KEY NOTE	MATERIAL
	1	PAINTED METAL - COLOR 1		6	WALL PAINT - COLOR 6
	2	PAINTED METAL - COLOR 2		7	WALL PAINT - COLOR 7
	3	PAINTED METAL - COLOR 3		8	EXPOSED CONCRETE
	4	PAINTED METAL - COLOR 4			
	5	PAINTED METAL - COLOR 5			

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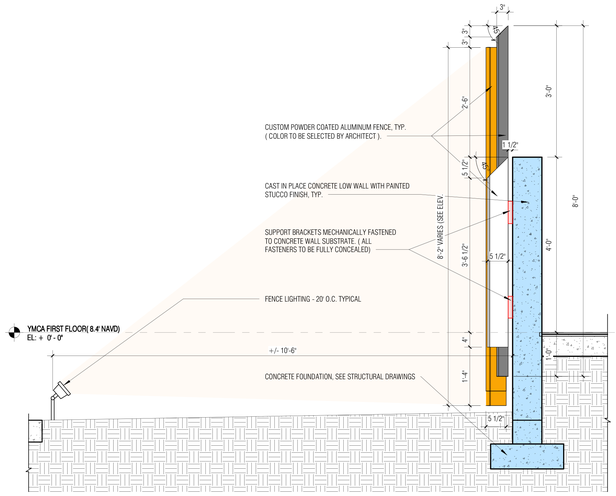
Key Plan

Rev	Date	Note

FENCE ELEVATIONS

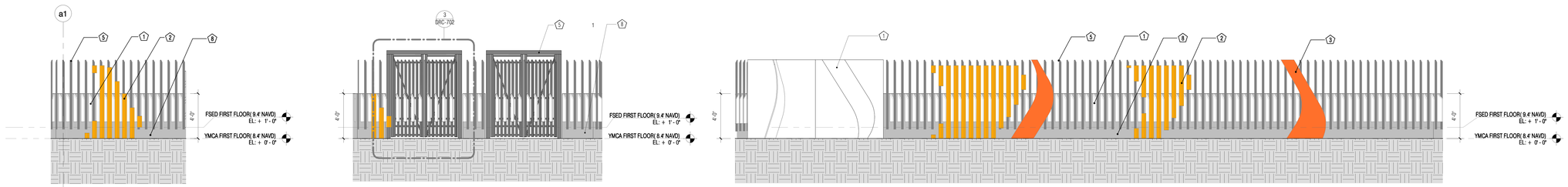
2149YMCA	04/11/2025

DRC-700



6 PERIMETER FENCE SECTION
DRC-701 Scale: 3/4" = 1'-0"

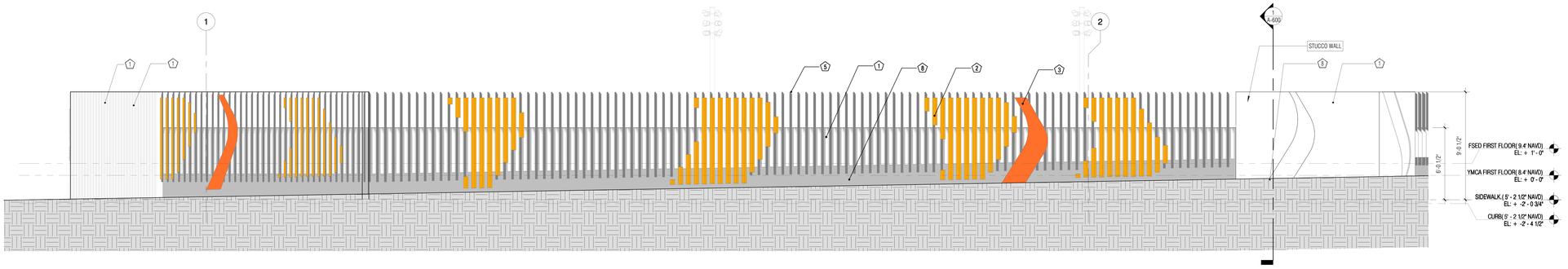
5 FENCE 3D VIEW
DRC-701 Scale: 12" = 1'-0"



4 PERIMETER FENCE ELEVATION
DRC-701 Scale: 1/4" = 1'-0"

3 PERIMETER FENCE ELEVATION
DRC-701 Scale: 1/4" = 1'-0"

2 PERIMETER FENCE ELEVATION
DRC-701 Scale: 1/4" = 1'-0"



1 PERIMETER FENCE ELEVATION
DRC-701 Scale: 1/4" = 1'-0"

BUILDING ELEVATION LEGEND

	KEY NOTE	MATERIAL		KEY NOTE	MATERIAL
	1	PAINTED METAL - COLOR 1		6	WALL PAINT - COLOR 6
	2	PAINTED METAL - COLOR 2		7	WALL PAINT - COLOR 7
	3	PAINTED METAL - COLOR 3		8	EXPOSED CONCRETE
	4	PAINTED METAL - COLOR 4			
	5	PAINTED METAL - COLOR 5			

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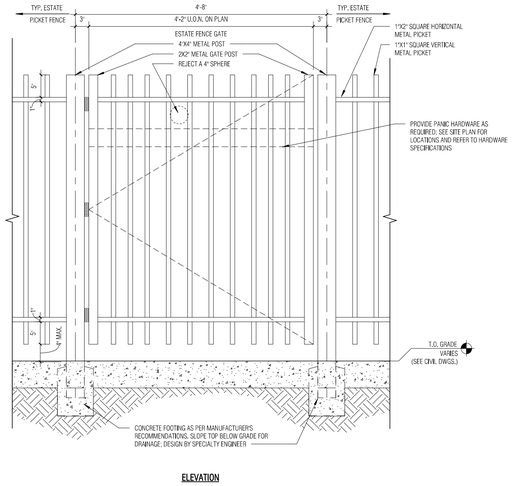
Key Plan

Rev	Date	Note

FENCE ELEVATIONS AND DETAILS

2149YMCA | 04/11/2025

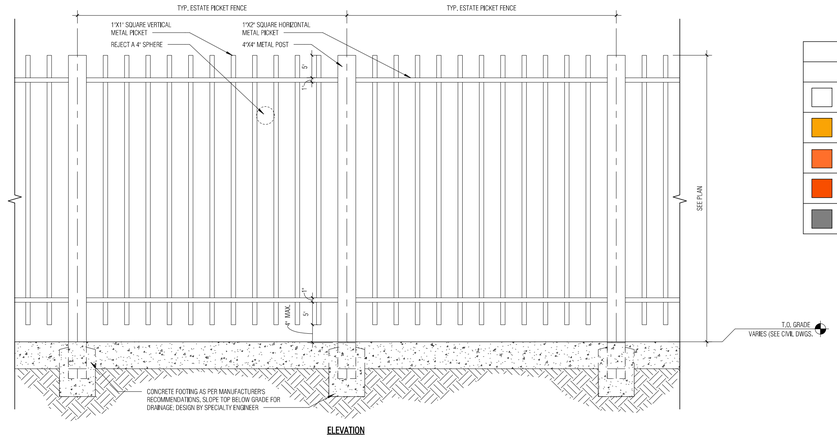
DRC-701



ELEVATION

5 ESTATE FENCE GATE ELEVATION

DRC-702 Scale: 1" = 1'-0"



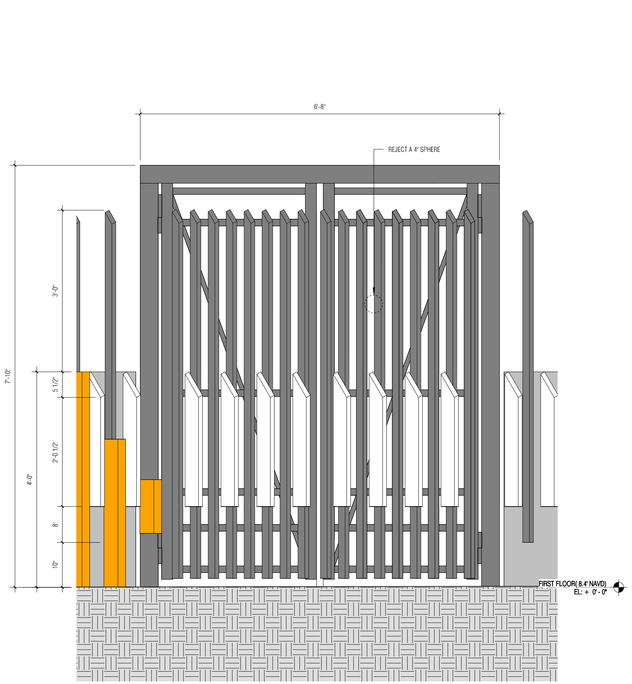
ELEVATION

4 ESTATE FENCE ELEVATION

DRC-702 Scale: 1" = 1'-0"

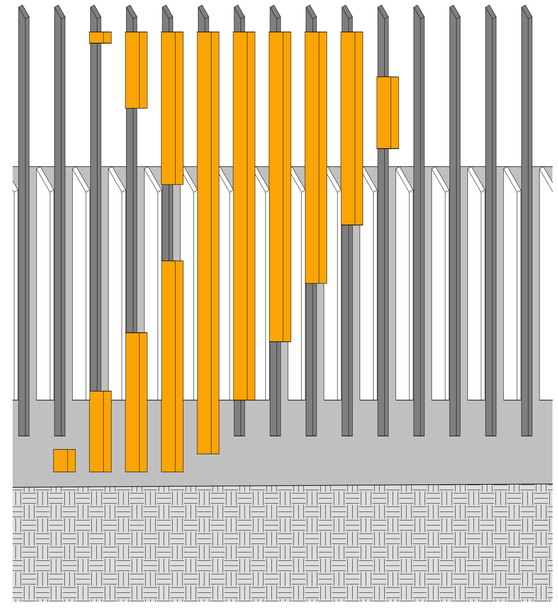
BUILDING ELEVATION LEGEND

	KEY NOTE	MATERIAL		KEY NOTE	MATERIAL
	1	PAINTED METAL - COLOR 1		6	WALL PAINT - COLOR 6
	2	PAINTED METAL - COLOR 2		7	WALL PAINT - COLOR 7
	3	PAINTED METAL - COLOR 3		8	EXPOSED CONCRETE
	4	PAINTED METAL - COLOR 4			
	5	PAINTED METAL - COLOR 5			



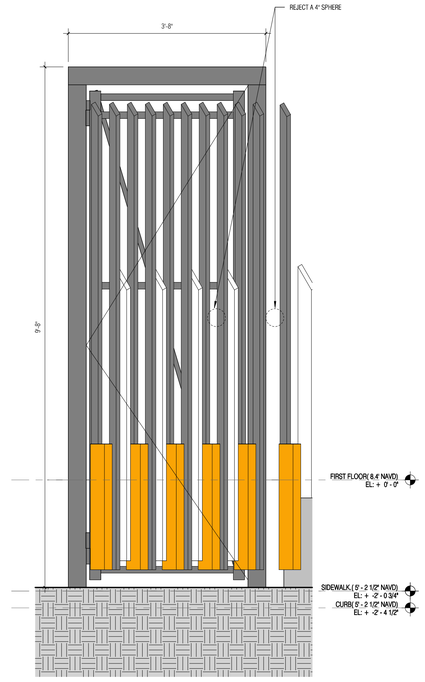
3 GATE DETAIL

DRC-702 Scale: 1" = 1'-0"



2 FENCE DETAIL

DRC-702 Scale: 1" = 1'-0"



1 GATE DETAIL

DRC-702 Scale: 1" = 1'-0"

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Key Plan

Rev	Date	Note

DETAILS

2149YMCA	02/07/2025

DRC-702

1. GENERAL PROJECT INFORMATION

PROJECT TEAM

	OWNER	ARCHITECT
COMPANY	YMCA OF SOUTH FLORIDA	ZYSCOVICH, LLC.
CONTACT	SHERYL WOODS	MICHAEL MCGUINN
TITLE	PRESIDENT / CEO	PARTNER
ADDRESS	900 SE THIRD AVENUE FT. LAUDERDALE, FL 33316	100 BISCAYNE BOULEVARD MIAMI, FL 33132
PHONE	954-357-6277	305-372-5222

AUTHORITY HAVING JURISDICTION

	BUILDING	FIRE
JURISDICTION	CITY OF FORT LAUDERDALE	CITY OF FORT LAUDERDALE
CONTACT	JOHN TRAVERS	JEFF LUCAS
TITLE	BUILDING OFFICIAL	FIRE MARSHALL
ADDRESS	700 NW 19TH AVE., FT. LAUDERDALE, FL 33311	528 NW 2ND STREET FT., LAUDERDALE, FL 33311
PHONE	954-828-5913	954-828-5896

APPLICABLE CODES

	CODE	YEAR	AHJ
BUILDING	FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
ACCESSIBILITY	ADA - FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
LIFE SAFETY	NFPA 101 LIFE SAFETY CODE	SEE FFPC	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	FLORIDA FIRE PREVENTION CODE	2023 (8th ED.)	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	NFPA 1, FIRE CODE	2021	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHER	2018	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM	2019	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	NFPA 14, STANDARD FOR THE INSTALL OF STAND PIPE AND HOSE SYSTEM	2019	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	NFPA 20, STANDARD FOR THE INSTALLATION OF STATIONARY	2019	BUILDING/FIRE OFFICIAL
ENERGY	FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
ELECTRICAL	NEC (NFPA 70)	2020	BUILDING OFFICIAL
MECHANICAL	FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
PLUMBING	FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
GAS	FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
ZONING	FORT LAUDERDALE UNIFIED LAND DEVELOPMENT CODE	-	BUILDING OFFICIAL

ZONING INFORMATION

ZONING DISTRICT

P (PARKS, RECREATION AND OPEN SPACE)

LAND USE DESIGNATION

PUBLIC PURPOSE DISTRICT

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
CORNER YARD	25'-0"	SEE SITE PLAN
SIDE	25'-0"	SEE SITE PLAN
REAR	25'-0"	SEE SITE PLAN

TYPE OF CONSTRUCTION

AS ALLOWED BY THE FLORIDA BUILDING CODE

MAXIMUM HEIGHT

60 FEET

MINIMUM PARKING REQUIREMENTS

- PROVIDED PARKING SPACES = 160

2. OCCUPANCY CLASSIFICATIONS

BUILDING

	BUILDING CODE	NFPA/FFPC
OCCUPANCY CLASSIFICATION	ASSEMBLY GROUP A-2, A-3 BUSINESS GROUP B	ASSEMBLY OCCUPANCY BUSINESS OCCUPANCY
CODE REFERENCE	FLORIDA BUILDING CODE	FLORIDA FIRE PREVENTION CODE
SECTION	CHAPTER 3	CHAPTER 12, 38

NOTES:
1. FACILITY IS NON-SEPARATED MIXED USE (BUSINESS, AND ASSEMBLY).
2. EXITING OF ASSEMBLY OCCUPANCY SHALL BE SEPARATED AS REQUIRED (1 HR PER FBC 508.4).
3. BUILDING SHALL BE FULLY SPRINKLED.

3. CONSTRUCTION TYPE, AREA AND HEIGHT

BUILDING 01 (YMCA)

	BUILDING CODE	NFPA/FFPC	PROVIDED
CONST. TYPE	TYPE II-A (A-3)	TYPE II-111	TYPE II-A (SPRINK.)
CODE REF.	FLORIDA BUILDING CODE	FL. FIRE PREV. CODE	
SECTION	503		
ALLOWED AREA	46,500 (A-3) / FLOOR	-	28,516 SF / LEVEL 1 31,057 SF / LEVEL 2 54,573 SF TOTAL
STORIES	4	-	2
AREA INCREASE	N/A	-	
SECTION REF.	FBC 504.3, 504.4 AND 506.2	-	
ALLOWED HEIGHT	85'	-	52'
SECTION REF.	TABLE 506.2	-	

NOTES:
BUILDING SHALL BE FULLY SPRINKLED.

4. FIRE PROTECTIVE SYSTEMS

ALL FACILITIES

	BUILDING CODE	NFPA/FFPC
REQUIRMENTS	WHERE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTION 903.3.1.1.1.	EACH AUTOMATIC SPRINKLER SYSTEM REQUIRED BY ANOTHER SECTION OF THIS CODE SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: (1) NFPA 13, (2) NFPA 13D OR (3) NFPA 13R.
CODE REFERENCE	FLORIDA BUILDING CODE	NFPA / FLORIDA FIRE REVENTION CODE
SECTION	SECTION 903.3.1.1.	SECT, 9.7.1.1.
FIRE EXTINGUISHERS	FLORIDA BUILDING CODE	NFPA / FLORIDA FIRE REVENTION CODE
	ORDINARY HAZARD	NFPA-10
	75' TRAVEL DISTANCE	

NOTES:
1. AREA OF BUSINESS OCCUPANCY IS MIXED OCCUPANCY AND ACCESSORY USE.

5. FIRE RESISTANCE RATING REQUIREMENTS

FIRE RESISTANCE RATINGS / PROTECTION - BUILDING 01 (YMCA)

BUILDING ELEMENTS	BUILDING CODE	NFPA/FFPC
CODE REF.	TABLE 601	NFPA 222 - 4.1.1.
CONSTRUCTION TYPE	II-A	II-111
STRUCTURAL FRAME	1 HOURS	1 HOURS
EXTERIOR BEARING WALL	1 HOURS	1 HOURS
INTERIOR BEARING WALL	1 HOURS	1 HOURS
FLOOR CONSTRUCTION (INC. SUPPORTS)	1 HOURS	1 HOURS
ROOF CONSTRUCTION (INC. SUPPORTS)	1 HOUR	1 HOUR
NON-BEARING EXTERIOR WALLS (>30')	0 HOURS	0 HOURS
NON-BEARING INTERIOR WALLS	0 HOURS	0 HOURS
SHAFT ENCLOSURES (< 3 STORIES)	1 HOUR (713.4)	1 HOUR (8.6.5)
SHAFT ENCLOSURES (> 3 STORIES)	2 HOUR (713.4)	2 HOUR (8.6.5)
CORRIDORS (SPRINKLED)	0 HOURS (GROUP A & B)	0 HOURS (A & B OCC.)

INTERIOR WALL CONSTRUCTION

INTERIOR WALL AND CEILING FINISH REQUIREMENTS CLASSIFICATION BY OCCUPANCY (SPRINKLERED)	EXIT ENCLOSURES AND EXIT PASSAGEWAY	ROOMS AND ENCLOSED SPACES
CODE REF.	FBC.803.9, NFPA 101	FBC.803.5, NFPA 101
ASSEMBLY OCCUPANCY (GROUP A)	CLASS B	CLASS C
BUSINESS OCCUPANCY (GROUP B)	CLASS B	CLASS C

NOTES:
1. MOST RESTRICTIVE REQUIREMENT SHALL BE USED FOR EACH USE AREA.
   A. FBC.8.3.1 - INTERIOR AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E4. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED INDEX.
      CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450.
      CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450.
      CLASS C: FLAME SPREAD 76-200; SMOKE SPREAD 0-450.

REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES SHALL BE BASED UPON SPACES ENCLOSED BY PARTITIONS. WHERE A FIRE-RESISTANCE RATING IS REQUIRED FOR STRUCTURAL ELEMENTS, THE ENCLOSING PARTITIONS SHALL EXTEND FROM THE FLOOR TO THE CEILING. PARTITIONS THAT DO NOT COMPLY WITH THIS SHALL BE CONSIDERED ENCLOSING SPACES AND THE ROOMS OR SPACES ON BOTH SIDES SHALL BE CONSIDERED ONE. IN DETERMINING THE APPLICABLE REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES, THE SPECIFIC OCCUPANCY THEREOF SHALL BE THE GOVERNING FACTOR REGARDLESS OF THE GROUP CLASSIFICATION OF THE BUILDING OR STRUCTURE.

FIRE PROTECTION SUPPRESSION AND DETECTION SYSTEMS

ITEM	PROVIDED	REFERENCE	COMMENTS
FIRE ALARM	YES	NFPA 70 & NFPA 72	ELECTRICALLY SUPERVISED FIRE DETECTION ALARM SYSTEM. SEE SPECIFICATIONS
FIRE SPRINKLER	YES	NFPA 13	THE BUILDING IS FULLY SPRINKLERED.SEE SPECIFICATIONS
STANDPIPE	YES	NFPA 14	STANDPIPES PROVIDED AT STAIRS 1 AND ELEVATOR. SEE SPECIFICATIONS
FIRE EXTINGUISHERS	YES	NFPA 10	SHOWN ON LIFE SAFETY DRAWINGS, SEE SPECIFICATIONS

6. BUILDING EGRESS PROTECTION

	BUILDING CODE	NFPA/FFPC
CODE REFERENCE	FLORIDA BUILDING CODE	FLORIDA FIRE PREVENTION CODE
SECTION	TABLE 1005	TABLE 7.3.3.1, SECT, 7.2.2.2.1.2

EGRESS PROTECTION REQUIREMENTS

	WALLS	OPENING PROTECTIVES	PROVIDED
STAIR / SHAFT (< 3 STORIES)	1 HOUR**	1 HOUR	1 HOUR*
OCCUPANCY SEPARATIONS	2 HOUR (FBC 508.4)	1-1/2 HOURS	MIXED (NON-SEPARATED)
HORIZONTAL SEPARATIONS	2 HOUR (FBC 508.4)	1-1/2 HOURS	NONE
TENANT SPACE	-	-	N/A
EXIT CORRIDOR	1 HOUR	-	N/A
HORIZ. EXIT	2 HOURS	1-1/2 HOURS	N/A

NOTES:
- * STAIRS ALLOWED OPENINGS IN EXTERIOR ELEVATIONS WITH NO RATING REQUIREMENTS.
- ** EXTERIOR STAIRS SEPARATED BY 10'-0" OR MORE NOT REQUIRED TO BE RATED.
- *** ELEVATOR EQUIPMENT ROOM TO BE RATED EQUAL TO THE SHAFT ENCLOSURE (1 HOUR).

NOTE:
1. IN ACCORDANCE WITH FFPC 42.8.2.2.9. AN AREA OF REFUGE IS NOT REQUIRED FOR BUILDING AS CONSTRUCTED WITH FIRE SPRINKLER PROTECTION. AREA OF REFUGE AREAS ARE PROVIDED AT ALL STAIRS.
2. ACCESSIBLE MEANS OF EGRESS SHALL NOT EXCEED 2% CROSS SLOPE.
3. ACCESSIBLE MEANS OF EGRESS SHALL NOT EXCEED 1/2" CHANGE IN LEVEL (WITH 1/4" BEVEL) IN THE PATH OF TRAVEL.

7. BUILDING EGRESS REQUIREMENTS

ASSEMBLY / EDUCATION

	BUILDING CODE	NFPA/FFPC
CODE REFERENCE	FLORIDA BUILDING CODE	FLORIDA FIRE PREVENTION CODE
SECTION	CHAPTER 7	TABLE 8.3.4.2
EGRESS WIDTH REQUIREMENTS	TABLE 7.3.3.1, SECT, 7.2.2.2.1.2, EXCEPT, 7.3.3.2	

OCCUPANCY CALCULATIONS - BUILDING 01 SUMMARY

LEVEL	OCCUPANTS	HORIZONTAL LEVEL COMPONENTS			VERTICAL LEVEL COMPONENTS	
		0.2" PER OCC.	PROVIDED	AREA OF REFUGE REQ.	0.3" PER OCC.	PROVIDED
FIRST FLOOR	963	192.6	810	4,815	288.9	
SECOND FLOOR	1,031	206.2	276	5,155	309.3	348

LIFE SAFETY NOTES
EXTERIOR WALLS CONSTRUCTION AND PROJECTIONS FROM WALL TO BE IN COMPLIANCE WITH FBC, SECT. 705.1, 705.2.1 AND SECT. 1406.3 & 1406.4 FOR DESIGNATED TYPE OF CONSTRUCTION.

FIRE DOOR, FRAMES, TRANSOM AND SIDE LIGHTS TO BE IN COMPLIANCE WITH FBC . SECT. 715.4 AND 715.4.5. FIRE DOORS ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 80. FIRE DOOR FRAMES WITH TRANSOM, SIDELIGHTS OR BOTH SHALL BE PERMITTED WHERE INSTALLED IN ASSEMBLY IN ACCORDANCE WITH ASTM E119 OR UL 263, CLC. TO PROVIDE GLAZING, FRAMING AND HARDWARE NOA AND SHOP DRAWINGS FOR AE APPROVAL.

THERMAL AND SOUND INSULATING MATERIAL TO BE IN COMPLIANCE WITH FBC, SECT, 719.1.

INTERIOR WALL AND CEILING FINISHES TO BE IN COMPLIANCE WITH FBC, SECT. 803.1 AND TABLE 803.9 (REFER TO ABOVE TABLE FOR INTERIOR WALL CONSTRUCTION).

CONCRETE MASONRY WALLS TO BE IN COMPLIANCE WITH FBC, SECT. 721.3.2 AND TABLE 721.3.2.

SAFEGUARD DURING CONSTRUCTION: WHERE REQUIRED, ALL STRUCTURES UNDER CONSTRUCTION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECT. 906 AND TO BE IN COMPLIANCE WITH FBC, SECT. 3309.

ACOUSTICAL CEILING SYSTEMS TO BE IN COMPLIANCE WITH PER FBC, SECT. 808 THE QUALITY, DESIGN, FABRICATION AND ERECTION OF METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS IN BUILDINGS OR STRUCTURES SHALL CONFORM WITH GENERALLY ACCEPTED ENGINEERING PRACTICE.

BUILDINGS TWO STORY OR MORE SHALL COMPLY WITH THE FOLLOWING IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM IN ACCORDANCE WITH FFPC 1:11.10 ;PER FFPC CH. 8 SECTION 8.6.6.4 THE BUILDING WILL BE COMPLETELY SPRINKLERED.

1-HOUR FIRE-RATED PARTITION WALL ASSEMBLIES WILL BE PROVIDED FOR ALL WALLS OF SPACES SEPARATING THE ENCLOSED OCCUPIED SPACES AT THE SECOND AND THIRD LEVELS OF THE BUILDING.

8. EGRESS ACCESS REQUIREMENTS

	TRAVEL DISTANCE			COMMON PATH			DEAD END		
	BUILDING CODE	NFPA/FFPC	PROVIDED	BUILDING CODE	NFPA/FFPC	PROVIDED	BUILDING CODE	NFPA/FFPC	PROVIDED
CODE REF.	FBC	FFPC	SEE PLAN.	FBC	FFPC	SEE PLANS	FBC	FFPC	SEE PLANS
SECTION	SECT, 1017	12.2.6, 20.2.6, 38.2.6	-	TABLE 1006.2.1	12.2.5, 20.2.5.2.1., 38.2.5	-	SECT, 1020.5	12.2.5.1.3, 20.2.5.3, 38.2.5.2	-
OCCUPANCY									
ASSEMBLY	200 FT. (UN-SPRINK.)	200 FT. (UN-SPRINK.)	SEE PLANS	75 FT. (UN-SPRINK.)	20 FT. (UN-SPRINK.)	SEE PLANS	20 FT. (UN-SPRINK.)	20 FT. (UN-SPRINK.)	SEE PLANS
ASSEMBLY	**250 FT. (SPRINK.)**	250 FT. (SPRINK.)	SEE PLANS	75 FT. (SPRINK.)	**20 FT. (SPRINK.)**	SEE PLANS	50 FT. (SPRINK.)	**20 FT. (SPRINK.)**	SEE PLANS
BUSINESS	200 FT. (UN-SPRINK.)	200 FT. (UN-SPRINK.)	SEE PLANS	75 FT. (UN-SPRINK.)	75 FT. (UN-SPRINK.)	SEE PLANS	20 FT. (UN-SPRINK.)	20 FT. (UN-SPRINK.)	SEE PLANS
BUSINESS	**300 FT. (SPRINK.)**	300 FT. (SPRINK.)	SEE PLANS	**100 FT. (SPRINK.)**	100 FT. (SPRINK.)	SEE PLANS	**50 FT. (SPRINK.)**	50 FT. (SPRINK.)	SEE PLANS

9. LIFE SAFETY GENERAL NOTES

1. FLOOR AND WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP RESISTANT SURFACE AND BE SECURELY ATTACHED IN COMPLIANCE WITH FBC, SECTION 1003.4 FLOOR SURFACE.
2. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE) IN ANY DIRECTION. STAIRWAY TREADS AND LANDINGS SHALL HAVE A SOLID SURFACE. FINISH FLOOR SURFACES SHALL BE SECURELY ATTACHED TO BE IN COMPLIANCE WITH FBC, SECTION 1009.6.1 STAIRWAY WALKING SURFACE.
3. LIVE LOADS POSTED, WHERE THE LIVE LOADS FOR WHICH EACH FLOOR OR PORTION THEREOF OF A COMMERCIAL OR INDUSTRIAL BUILDING IS OR HAS BEEN DESIGNED TO EXCEED 50 PSF (2.40 KN/M2), SUCH DESIGN LIVE LOADS SHALL BE CONSPICUOUSLY POSTED BY THE OWNER IN THAT PART OF EACH STORY IN WHICH THEY APPLY, USING DURABLE SIGNS. IT SHALL BE UNLAWFUL TO REMOVE OR DEFACE SUCH NOTICES. (REF, FBC, SECTION 106 FLOOR AND ROOF DESIGN LOADS AND SECTION 106.1 LIVE LOADS POSTED).
4. BUILDING ACCESS: STAIRWAYS AND RAMPS THAT ARE LOCATED BELOW THE BFE + 1 OR DFE SHALL BE DESIGNED AND CONSTRUCTED TO BE IN COMPLIANCE WITH ASCE/SEI 24-05 SECTION 8.1, UNLESS OTHERWISE PERMITTED IN THIS SECTION. ALL MATERIALS AND COMPONENTS INCLUDING ITEMS SUCH AS GATES AND DOORS SHALL CONFORM TO ASCE/SEI 24-05, SECTION 5.
5. ACCESS AND IDENTIFICATION, FIRE AND SMOKE DAMPERS SHALL BE PROVIDED WITH AN APPROVED MEANS OF ACCESS, WHICH IS LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING PARTS. (REF, FBC. SECTION 716.4.)
6. THE MEANS OF EGRESS WIDTH SHALL NOT BE LESS THAN REQUIRED BY THIS SECTION. (REF, FBC, SECTION 1005.1 - MINIMUM REQUIRED EGRESS WIDTH)
7. ILLUMINATION OF MEANS OF EGRESS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION FOR EVERY BUILDING AND STRUCTURE. FOR THE PURPOSES OF THIS REQUIREMENT, EXIT ACCESS SHALL INCLUDE ONLY DESIGNATED STAIRS, AISLES, CORRIDORS, RAMPS, ESCALATORS AND PASSAGEWAYS LEADING TO AN EXIT. (REF, FBC, SECTION 1006.1 MEANS OF EGRESS ILLUMINATION & SECTION 1006.2 EMERGENCY LIGHTING AND STANDBY POWER).
8. EXITS SHALL BE MARKED BY AN APPROVED SIGN READILY VISIBLE FROM ANY DIRECTION OF EXIT ACCESS. EVERY EXIT SIGN SHALL BE SUITABLY ILLUMINATED BY A RELIABLE LIGHT SOURCE. EXTERNALLY AND INTERNALLY ILLUMINATED SIGNS SHALL BE VISIBLE IN BOTH NORMAL AND EMERGENCY LIGHTING. (REF, FBC, SECTION 1006.3 MEANS OF EGRESS EXIT SIGN)
9. DOORS SERVING A MEANS OF EGRESS SYSTEM SHALL MEET THE REQUIREMENTS OF THIS SECTION AND SECTION 1020.2. DOORS PROVIDED FOR EGRESS PURPOSES IN NUMBERS GREATER THAN REQUIRED BY THIS CODE SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR ACCESSIBILITY PROVISIONS RELATED TO DOORS. (REF, FBC, SECTION 1008.1).
10. ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE, ACCESSIBILITY. (REF, FBC, SECTION 1007.1)
11. WHERE REQUIRED, PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS, IN NEW AND EXISTING GROUP A, B, E, F, H, M, R-1, R-2, R-4 AND S OCCUPANCIES. (REF, FBC SECTION 906).
12. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. (REF, FBC, SECTION 1008.1.5 FLOOR ELEVATION).
13. ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE, ACCESSIBILITY. (REF, FBCA, SECTION 1007.1).
14. WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED. THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20 FEET IN LENGTH. EXCEPTIONS: 2. IN OCCUPANCIES IN GROUPS B, E, F, I-1, M, R-1, R-2, R-4, S AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET (15 240MM). (REF, FBC, SECTION 1018.4.1).

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

City of Ft. Lauderdale Use

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Key Plan

Rev	Date	Note

BLDG. 1 LIFE SAFETY AND BUILDING SUMMARY

2149YMCA	02/07/2025

DRC-011

1. GENERAL PROJECT INFORMATION

PROJECT TEAM

	OWNER	ARCHITECT
COMPANY	YMCA OF SOUTH FLORIDA	ZYSCOVICH, INC.
CONTACT	SHERYL WOODS	MICHAEL MCGUINN
TITLE	PRESIDENT/ CEO	PARTNER
ADDRESS	900 SE. THIRD AVENUE FT., LAUDERDALE, FL 33316	100 BISCAYNE BOULEVARD MIAMI, FL 33132
PHONE	954-357-4277	305-372-5222

AUTHORITY HAVING JURISDICTION

	BUILDING	FIRE
JURISDICTION	CITY OF FORT LAUDERDALE	CITY OF FORT LAUDERDALE
CONTACT	JOHN TRAVERS	BRUCE STRANDHAGEN
TITLE	BUILDING OFFICIAL	FIRE SAFETY CAPTAIN
ADDRESS	700 NW 19TH AVE, FT. LAUDERDALE, FL 33311	700 NW 19TH AVE, FT. LAUDERDALE, FL 33311
PHONE	954-828-5913	954-828-5080

APPLICABLE CODES

	CODE	YEAR	AHJ
BUILDING	FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
ACCESSIBILITY	FLORIDA BUILDING CODE - ACCESSIBILITY	2023 (8th ED.)	BUILDING OFFICIAL
LIFE SAFETY	NFPA 101, NFPA 99 LIFE SAFETY CODE	2012	CMS
LIFE SAFETY	NFPA 101 LIFE SAFETY CODE	2021	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	FLORIDA FIRE PREVENTION CODE	2023 (8th ED.)	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHER	2018	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM	2019	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	NFPA 72, NAT. FIRE ALARM CODE	2019	BUILDING/FIRE OFFICIAL
ELECTRICAL	NEC (NFPA 70)	2020	BUILDING OFFICIAL
MECHANICAL	FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
ENERGY	FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
PLUMBING	FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
GAS	FLORIDA BUILDING CODE	2023 (8th ED.)	BUILDING OFFICIAL
ZONING	FORT LAUDERDALE UNIFIED LAND DEVELOPMENT CODE	-	BUILDING OFFICIAL
THE GUIDLINES FOR DESIGN AND CONSTRUCTION OF OUTPATIENT FACILITIES		2022 EDITION (FGI)	

2. OCCUPANCY CLASSIFICATIONS

BUILDING

	BUILDING CODE	NFPA/FFPC
OCCUPANCY CLASSIFICATION	INSTITUTIONAL GROUP I-GROUP I-2, CONDITION 2	NEW HEALTHCARE OCCUPANCY
CODE REFERENCE	FLORIDA BUILDING CODE	NFPA/FLORIDA FIRE PREVENTION CODE
SECTION	CHAPTER 308,4,1,2 AND 407	CHAPTER 18

NOTES:
1. BUILDING DOES NOT CONTAIN MIXED OCCUPANCIES, CONSIDERED INSTITUTIONAL (INPATIENT TREATMENT) OCCUPANCY WITH ACCESSORY ASSEMBLY, STORAGE AND OUTPATIENT AREAS.
2. BUILDING SHALL BE FULLY SPRINKLERED.

3. CONSTRUCTION TYPE, AREA AND HEIGHT

	BUILDING CODE	NFPA/FFPC	PROVIDED
CONST. TYPE	TYPE II-B	TYPE II(000)	TYPE II-B (FULLY SPRINKLERED)
CODE REF.	FLORIDA BUILDING CODE	FL. FIRE PREV. CODE	
SECTION	TABLE 506.2f	TABLE 18.1.6.1	
ALLOWED AREA	44,000 S.F. (S1)	-	12,624 S.F.
STORIES	1	1	1
AREA INCREASE	N/A	N/A	
SECTION REF.	TABLE 504.4f	TABLE 18.1.6.1	
ALLOWED HEIGHT	55FT	-	24 FT
SECTION REF.	TABLE 504.3f	-	

NOTES:
1. BUILDING IS CONSIDERED AN ESSENTIAL FACILITY.
2. LEVEL E GLASS SHALL BE REQUIRED.

4. FIRE PROTECTIVE SYSTEMS

ALL FACILITIES

	BUILDING CODE	NFPA/FFPC
REQUIRMENTS	WHERE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTION 903.2.6	EACH AUTOMATIC SPRINKLER SYSTEM REQUIRED BY ANOTHER SECTION OF THIS CODE SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: (1) NFPA 13, (2) NFPA 13D OR (3) NFPA 13R.
CODE REFERENCE	FLORIDA BUILDING CODE	NFPA / FLORIDA FIRE REVENTION CODE
SECTION	SECTION 903.2.6	SECT, 9.7.1.1.
FIRE EXTINGUISHERS	FLORIDA BUILDING CODE	NFPA / FLORIDA FIRE REVENTION CODE
	ORDINARY HAZARD	NFPA-10
	75' TRAVEL DISTANCE	

5. PORTABLE FIRE EXTINGUISHER NOTES

1. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY HAZARDOUS OCCUPANCY IN ACCORDANCE WITH NFPA 10 (STANDARD FOR PORTABLE FIRE EXTINGUISHER) PER NFPA 101,1.9.7.4.
2. DURING CONSTRUCTION, MAINTAIN ACCESS TO FIRE EXTINGUISHER CABINETS AND PROVIDE PORTABLE FIRE EXTINGUISHERS AS REQUIRED.
3. FIRE EXTINGUISHERS SHALL BE MOUNTED SO THAT HANDLE IS 48" AFF, AND SHALL BE PROVIDED WITHIN 75' TRAVEL DISTANCE AT ALL LOCATIONS.
4. FIRE EXTINGUISHERS SHALL BE CURRENTLY DATED AND TAGGED BY LICENSED EQUIPMENT COMPANY.
5. ADDITIONAL FIRE EXTINGUISHERS MAY BE REQUIRED BY THE FIRE INSPECTOR AT THE TIME OF THE FIRE INSPECTION.

6. FIRE RESISTANCE RATING REQUIREMENTS

FIRE RESISTANCE RATINGS / PROTECTION

BUILDING ELEMENTS	BUILDING CODE	NFPA/FFPC
CODE REF.	TABLE 601	NFPA 222 - 4.1.1.
CONSTRUCTION TYPE	II-B	TYPE II(000)
PRIMARY STRUCTURAL FRAME	0 HOURS	0 - HOURS
EXTERIOR BEARING WALL	0 HOURS	0 - HOURS
INTERIOR BEARING WALL	0 HOURS	0 - HOURS
FLOOR CONSTRUCTION (INC. SUPPORTS)	0 HOURS	0 - HOURS
ROOF CONSTRUCTION (INC. SUPPORTS)	0 HOURS	0 - HOURS
NON-BEARING EXTERIOR WALLS (>30')	0 HOURS	0 - HOURS
NON-BEARING INTERIOR WALLS	0 HOURS	0 - HOURS
SHAFT ENCLOSURES (≤ 3 STORIES)	1 HOUR (713.4)	1 HOUR (8.6.5)
CORRIDORS (SPRINKLERED)	0 HOURS	0 HOURS

NOTES:
1. MOST RESTRICTIVE REQUIREMENTS SHALL BE USED.

INTERIOR WALL CONSTRUCTION

INTERIOR WALL AND CEILING FINISH REQUIREMENTS CLASSIFICATION BY OCCUPANCY (SPRINKLERED)	EXIT ENCLOSURES AND EXIT PASSAGEWAY	ROOMS AND ENCLOSED SPACES
CODE REF.	FBC.803.11, NFPA 101	FBC.803.11, NFPA 101
INSTITUTIONAL OCCUPANCY (GROUP I-2)	CLASS B	CLASS B

NOTES:
1. MOST RESTRICTIVE REQUIREMENT SHALL BE USED FOR EACH USE AREA.
   A. FBC 8.3.1 - INTERIOR AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM 84, SUCH INTERIOR RINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED INDEX.
      CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450.
      CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450.
      CLASS C: FLAME SPREAD 76-200; SMOKE SPREAD 0-450.

   REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES SHALL BE BASED UPON SPACES ENCLOSED BY PARTITIONS. WHERE A FIRE-RESISTANCE RATING IS REQUIRED FOR STRUCTURAL ELEMENTS, THE ENCLOSING PARTITIONS SHALL EXTEND FROM THE FLOOR TO THE CEILING. PARTITIONS THAT DO NOT COMPLY WITH THIS SHALL BE CONSIDERED ENCLOSING SPACES AND THE ROOMS OR SPACES ON BOTH SIDES SHALL BE CONSIDERED ONE. IN DETERMINING THE APPLICABLE REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES, THE SPECIFIC OCCUPANCY THEREOF SHALL BE THE GOVERNING FACTOR REGARDLESS OF THE GROUP CLASSIFICATION OF THE BUILDING OR STRUCTURE.

2. IN GROUP I-2, CLASS C INTERIOR MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES AND IN ROOMS WITH A CAPACITY OF FOUR PERSONS OR LESS.

FIRE PROTECTION SUPRESSION AND DETECTION SYSTEMS

ITEM	PROVIDED	REFERENCE	COMMENTS
FIRE ALARM	YES	NFPA 70 & NFPA 72	ELECTRICALLY SUPERVISED FIRE DETECTION ALARM SYSTEM; SEE ELECTRICAL DRAWINGS
FIRE SPRINKLER	YES	NFPA 13	THE BUILDING IS FULLY SPRINKLERED.SEE FIRE PROTECTION DRAWINGS
STANDPIPE	N/A	NFPA 14	
FIRE EXTINGUISHERS	YES	NFPA 10	SHOWN ON LIFE SAFETY DRAWINGS; SEE SPECIFICATIONS

7. BUILDING EGRESS PROTECTION

	BUILDING CODE	NFPA/FFPC
CODE REFERENCE	FLORIDA BUILDING CODE	FLORIDA FIRE PREVENTION CODE
SECTION	CHAPTER 1005	TABLE 7.3.3.1, SECT, 7.2.2.2.1.2

EGRESS PROTECTION REQUIREMENTS

	WALLS	OPENING PROTECTIVES	PROVIDED
STAIR / SHAFT (≤ 3 STORIES	1 HOUR**	1 HOUR	N/A
OCCUPANCY SEPARATIONS	N/A	N/A	N/A
HORIZONTAL SEPARATIONS	N/A	N/A	N/A
TENANT SPACE	N/A	N/A	N/A
EXIT CORRIDOR	0 HOUR	-	N/A
HORIZ. EXIT	N/A	N/A	N/A

8. EGRESS ACCESS REQUIREMENTS

	OCCUPANCY LOAD FACTOR (S.F.)	TRAVEL DISTANCE			COMMON PATH			DEAD END		
		BUILDING CODE	NFPA/FFPC	PROVIDED	BUILDING CODE	NFPA/FFPC	PROVIDED	BUILDING CODE	NFPA/FFPC	PROVIDED
CODE REF.		FBC	FFPC	SEE PLAN.	FBC	FFPC	SEE PLANS	FBC	FFPC	SEE PLANS
SECTION		TABLE, 1017.2	12.2.6, 18.2.6, 42.2.6	-	TABLE 1006.2.1	12.2.5.2, 18.2.5.2, 42.2.5		SECT, 1020.5	12.2.5.3, 18.2.5.3, 42.2.5	-
ACCESSORY ASSEMBLY (UNCONCENTRATED)	15 NET	250 FT., (SPRINK.)	250 FT, (SPRINK.)	SEE LIFE SAFTEY PLANS	75 FT,	75 FT, (SPRINK.)	SEE LIFE SAFTEY PLANS	20 FT., (SPRINK.)	20 FT., (SPRINK.)	SEE LIFE SAFTEY PLANS
INSTITUTIONAL (INPATIENT TREATMENT)	240 GROSS	200FT (SPRINK)	200 FT, (SPRINK.)	SEE LIFE SAFTEY PLANS	75 FT., (SPRINK.)	100 FT, (SPRINK.)	SEE LIFE SAFTEY PLANS	20 FT., (SPRINK.)	30 FT., (SPRINK.)	SEE LIFE SAFTEY PLANS
INSTITUTIONAL (OUTPATIENT AREAS)	100 GROSS	200 FT., (SPRINK.)	200 FT., (SPRINK.)	SEE LIFE SAFTEY PLANS	75 FT., (SPRINK.)	100 FT., (SPRINK.)	SEE LIFE SAFTEY PLANS	20 FT., (SPRINK.)	30 FT., (SPRINK.)	SEE LIFE SAFTEY PLANS
ACCESSORY STORAGE	300 GROSS	250 FT., (SPRINK.)	400 FT., (SPRINK.)	SEE LIFE SAFTEY PLANS	100 FT., (SPRINK.)	100 FT., (SPRINK.)	SEE LIFE SAFTEY PLANS	50 FT., (SPRINK.)	100 FT., (SPRINK.)	SEE LIFE SAFTEY PLANS

NOTE: IN GROUP I-2, CONDITION 2 OCCUPANCIES, THE LENGTH OF DEAD END CORRIDORS THAT DO NOT SERVE PATIENT ROOMS OR PATIENT TREATMENT SPACES SHALL NOT EXCEED 30 FEET.

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

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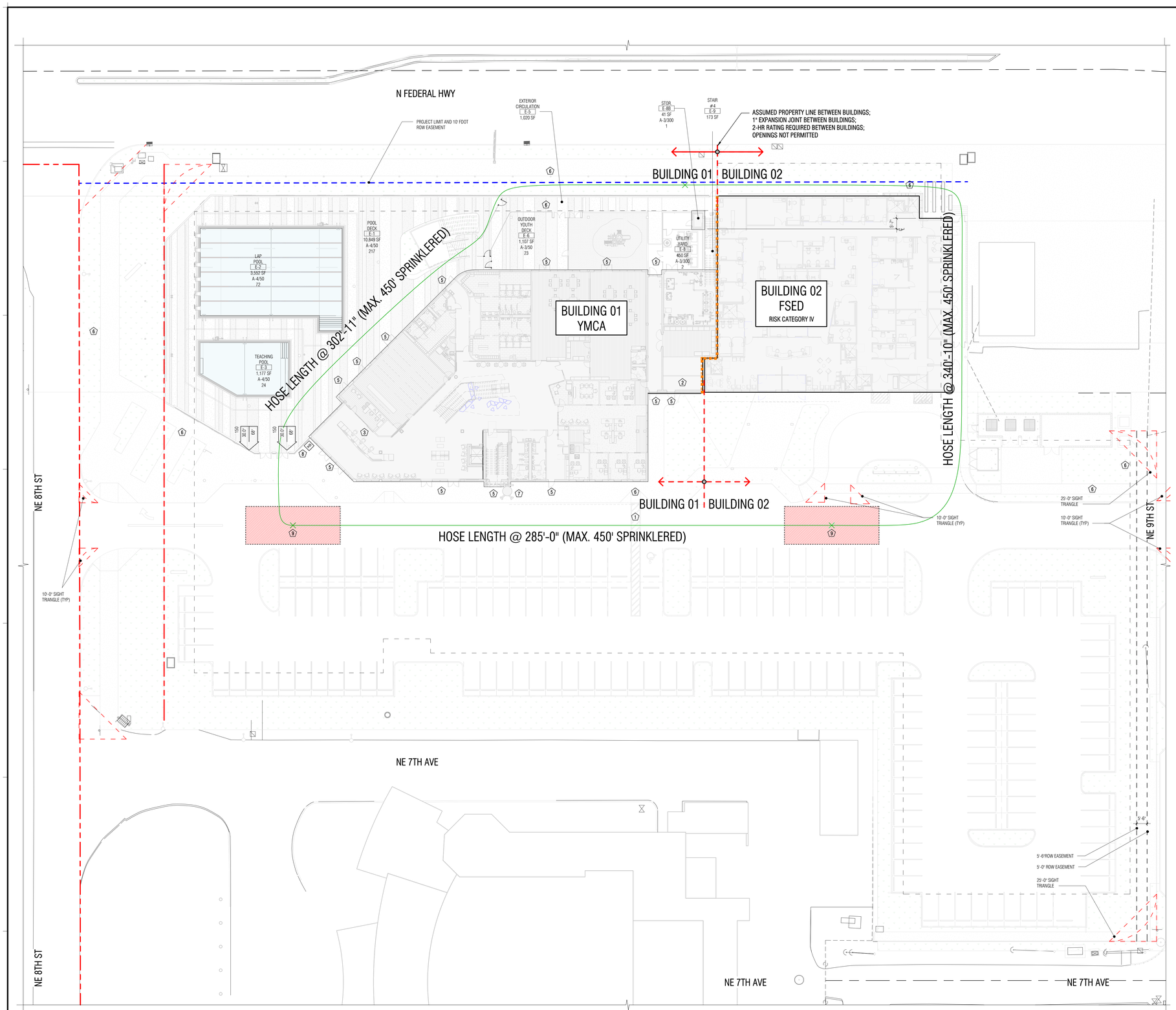
Key Plan

Rev	Date	Note

BLDG. 2 LIFE SAFETY AND BUILDING SUMMARY

2149YMCA	02/07/2025

DRC-012



1 **LIFE SAFETY SITE PLAN**
DRC-013 Scale: 1" = 20'-0"

LIFE SAFETY SITE LEGEND

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE 2023 (8th Edition) FLORIDA BUILDING CODE WITH ALL APPLICABLE SUPPLEMENTS, 2018 NFPA 101 AND THE 2023 (8th Edition) FLORIDA FIRE PROTECTION CODE.
2. ALL NEW CONSTRUCTION IS CONSIDERED ASSEMBLY, BUSINESS OR INSTITUTIONAL OCCUPANCY. ALL ACCESSORY ASSEMBLY AND BUSINESS OCCUPANCY AREAS ARE DESIGNED TO BE NON-SEPARATED, MIXED USE.

   BUILDING 01 SHALL BE CONSTRUCTED AND PROTECTED IN ACCORDANCE WITH TYPE II-A CONSTRUCTION. USE AND OCCUPANCY CLASSIFICATION = A.

   PER FBC TABLE 503:
   MAX. STORIES 4
   MAX. HEIGHT 85 FT.
   MAX. AREA 46,500 SF / FLOOR

   AREA CALCULATION - BUILDING 01 (YMCA)
   23,516 SF 1st FLOOR
   31,057 SF 2nd FLOOR
   54,573 SF TOTAL NEW BUILDING 01 AREA

   BUILDING 02 SHALL BE CONSTRUCTED AND PROTECTED IN ACCORDANCE WITH TYPE II-B CONSTRUCTION. USE AND OCCUPANCY CLASSIFICATION = I-2.

   PER FBC TABLE 503:
   MAX. STORIES 1
   MAX. HEIGHT 55 FT.
   MAX. AREA 44,000 SF / FLOOR

   AREA CALCULATION - BUILDING 02 (FSED)
   12,624 SF 1st FLOOR
   12,624 SF TOTAL NEW BUILDING 02 AREA
3. NEW ASSEMBLY AND INSTITUTIONAL FACILITY BUILDINGS ARE FULLY PROTECTED BY FIRE SPRINKLER SYSTEM. (NON-COMBUSTIBLE CONSTRUCTION COVERED WALKWAYS ARE NOT SPRINKLERED.)
4. MAXIMUM TRAVEL DISTANCE
   ASSEMBLY OCCUPANCY = 250 FT (SPRINKLED)
   INSTITUTIONAL OCCUPANCY = 200 FT (SPRINKLED)
5. MAXIMUM DEAD END
   ASSEMBLY OCCUPANCY = 20 FT (SPRINKLED) INSTITUTIONAL OCCUPANCY = 20 FT (SPRINKLED)
6. MAXIMUM COMMON PATH OF TRAVEL
   ASSEMBLY OCCUPANCY = 20 FT (SPRINKLED, X > 50 OCCUPANTS)
   ASSEMBLY OCCUPANCY = 75 FT (SPRINKLED, X < 50 OCCUPANTS)
   INSTITUTIONAL OCCUPANCY = 75 FT (SPRINKLED)
7. STAIRS = 0.3 IN. / OCCUPANT
8. HORIZONTAL LEVEL COMPONENTS = 0.2 IN. / OCCUPANT
9. MINIMUM DOOR WIDTH = 32 IN.
10. OCCUPANCY PER SF AS PER FBC 1004.1.2 AND FFPC 7.3.1.2:
    15 NSF/ OCCUPANT ASSEMBLY - UNCONCENTRATED
    50 NSF/ OCCUPANT LOCKER ROOMS / EXERCISE ROOMS
    20 NSF/ OCCUPANT CLASSROOMS
    100 GSF/ OCCUPANT ADMINISTRATION / OFFICES, AND SUPPORT SPACES
    18" LENGTH / OCCUPANT BENCH TYPE SEATING
11. REFER TO ENLARGED LIFE SAFETY PLANS FOR SPECIFIC SAFETY ITEMS REQUIRED.

LIFE SAFETY NOTES

1. NEW BUILDINGS ARE TYPE II-A OR II-B CONSTRUCTION IN CONFORMANCE WITH FBC TABLES 601 AND 602.
2. BUILDING (ALL NEW CONSTRUCTION) IS FULLY SPRINKLERED.
3. ALL EXIT DOORS AND OPENINGS LEADING INTO RATED EXIT CORRIDORS SHALL BE RATED AS REQUIRED WITH U.L. LABELED ASSEMBLY.
4. PROVIDE "MAXIMUM OCCUPANCY - XX" SIGNS AT ALL LOCATIONS WHERE OCCUPANT LOAD EXCEEDS 50.
5. ALL SMOKE DETECTORS IN TOILET/RESTROOMS AND CUSTODIAL CLOSETS ARE TO BE TAMPERPROOF.
6. ALL FIRE ALARM DEVICES IN OCCUPIED AREAS, CORRIDORS AND INTERIOR AREAS ARE TO BE PROVIDED WITH WHITE FINISH COVER. ALL EXIT SIGNS TO BE CLEAR EDGE LIT WITH GREEN LETTERS / SYMBOLS. ALL DIRECTIONAL ARROWS TO BE INTEGRAL TO SIGN ASSEMBLY AND NOT FIELD APPLIED.
7. ELEVATOR CALL BACK BUTTON IS TO BE PROVIDED AND LOCATED AT MCA PANEL. SEE ELECTRICAL DRAWINGS FOR MCA PANEL DETAILS AND LOCATION.
8. GLAZING ASSEMBLIES FOR CONDITIONS REQUIRED TO BE 60 MIN. RATED OR GREATER SHALL BE TESTED ASSEMBLIES IN COMPLIANCE WITH THE FBC AND THE FFPC.
9. GLAZING IN RATED PARTITIONS AND DOORS TO BE A TESTED ASSEMBLY COMPLIANT WITH FBC, FFPC AND NFPA 80 FOR SIZE, MATERIAL, ASSEMBLY AND AREA.
10. LOUVERS ARE NOT TO BE PROVIDED IN DOORS AT SMOKE PARTITIONS PER FBC.
11. PROVIDE REQUIRED GASKETING AT ALL DOORS IN SMOKE AND/OR FIRE RATED PARTITIONS PER FBC, CH. 7 SECT. 710.5.2.
12. ALL ELEVATORS ARE TO BE PROVIDED WITH FIRE FIGHTERS SERVICE PHASES 1 AND 2 PER FBC, CH. 30 SECTION 3003.
13. BASIS OF DESIGN FOR RATED / PROTECTED ASSEMBLIES LISTED IN LIFE SAFETY SUMMARY SHEET LS-000, IN ACCORDANCE WITH THE REQUIRED BUILDING CONSTRUCTION TYPE.
14. ALL RATING ASSEMBLIES TO BE CONFIRMED WITH ARCHITECT AND AUTHORITY HAVING JURISDICTION PRIOR TO PRODUCTION OF STEEL AND FRAMING SHOP DRAWINGS FOR COORDINATION OF ALL BUILDING SYSTEMS, DIMENSIONS AND REQUIRED CLEARANCES.
15. FIRE RATED WALLS AND SMOKE PARTITIONS SHALL BE IDENTIFIED ON EACH SIDE OF THE WALL IN ACCORDANCE WITH FBC SECTION 703.7

LIFE SAFETY KEYNOTES

1. EMERGENCY VEHICLE LANE
2. MAIN FIRE ALARM PANEL (SEE ELECTRICAL DRAWINGS)
3. FIRE ALARM SYSTEM ANNUNCIATOR (SEE ELECTRICAL DRAWINGS)
4. FIRE HYDRANT (SEE CIVIL DRAWINGS)
5. BUILDING EXIT (SEE ENLARGED LIFE SAFETY DRAWINGS)
6. ACCESSIBLE ROUTE
7. FDC - FIRE DEPARTMENT CONNECTION
8. KNOX BOX
9. EMERGENCY VEHICLE SETUP AREA (50'X20')

OCCUPANCY CALCULATIONS - LEVEL 1 EXTERIOR

ROOM No.	ROOM NAME	OCC. TYPE	AREA	SF/OCC (LS)	LOAD FACTOR	OCC.
Accessory Storage Areas, Mechanical Equipment Room						
E-8	UTILITY YARD	A-3	450 SF	300	GROSS	2
E-8A	OUTDOOR STOR.	A-3	137 SF	300	GROSS	1
E-8B	STOR.	A-3	41 SF	300	GROSS	1
Exercise Rooms						
E-6	OUTDOOR YOUTH DECK	A-3	1,107 SF	50	GROSS	23
E-7	OUTDOOR CHILD WATCH	A-3	1,231 SF	50	GROSS	25
Skating Rinks & Swimming Pools - Decks						
E-1	POOL DECK	A-4	10,849 SF	50	GROSS	217
Skating Rinks & Swimming Pools - Rink & Pool						
E-2	LAP POOL	A-4	3,552 SF	50	GROSS	72
E-3	TEACHING POOL	A-4	1,177 SF	50	GROSS	24
Grand total			18,544 SF			365

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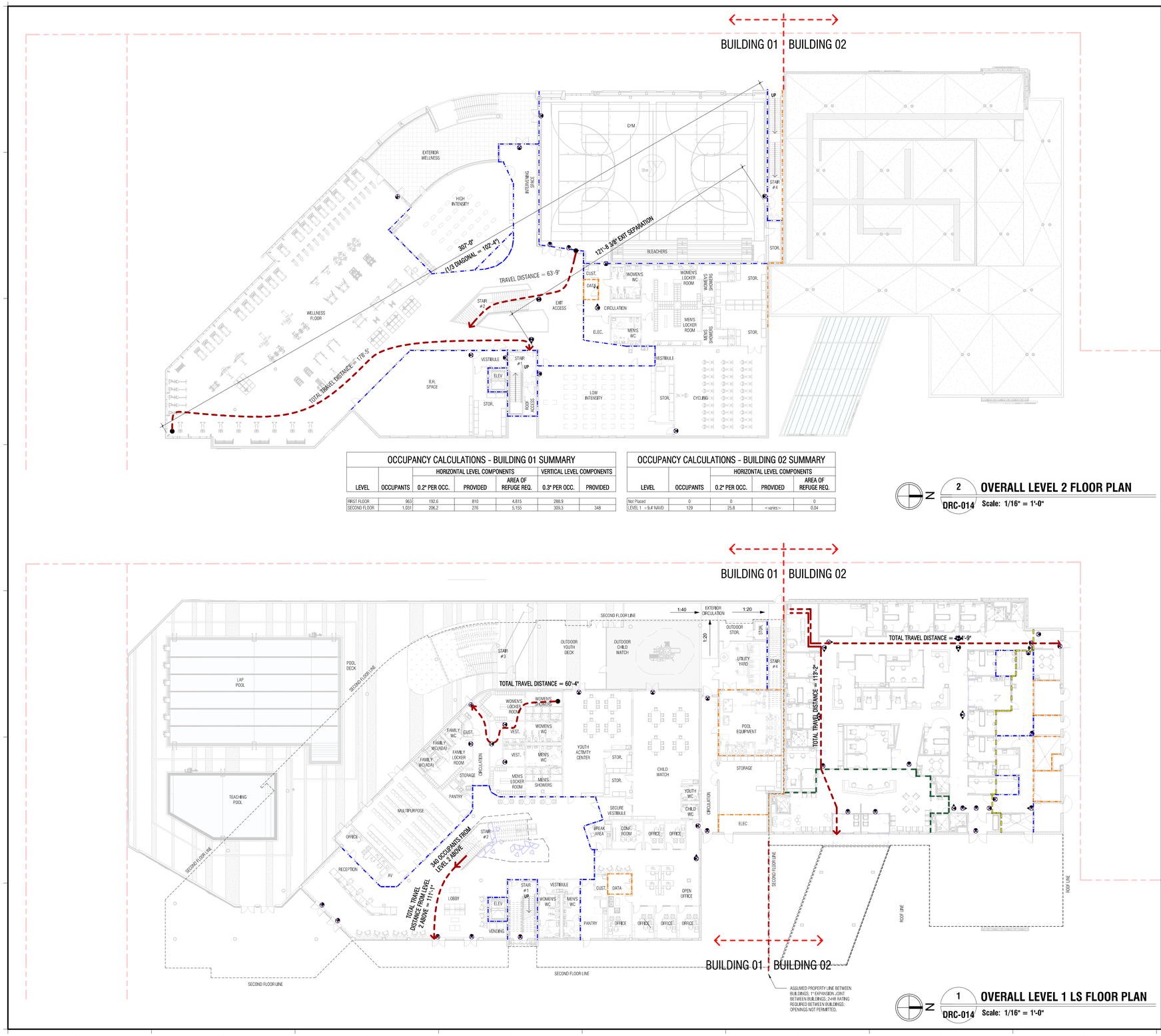
Key Plan

Rev	Date	Note

LIFE SAFETY SITE PLAN

2149YMCA | 04/15/2025

DRC-013



LIFE SAFETY LEGEND

- ILLUMINATED EXIT LIGHT (WALL MOUNTED) (> DIRECTION OF TRAVEL)
- ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (> DIRECTION OF TRAVEL)
- FIRE ALARM SPEAKER / STROBE
- FIRE ALARM HORN ONLY
- FIRE ALARM STROBE LIGHT ONLY
- FIRE ALARM PULL STATION
- HEAT DETECTOR
- SMOKE DETECTOR
- MAGNETIC DOOR HOLDER
- FIRE ALARM PANEL
- KNOX BOX
- INTERCOM PUSH-TO-CALL BUTTON
- REMOTE ANNUNCIATOR
- FIRE EXTINGUISHER-WALL MOUNTED
- RECESSED OR SEMI-RECESSED FIRE EXTINGUISHER CABINET (SEE PLAN)
- STANDPIPE, HOSE CABINET, CHARGED
- STANDPIPE WITH HOSE CONNECTION
- STANDPIPE, DRY HOSE STATION (EMERG.)
- EMERGENCY LIGHT + WALL MOUNTED
- 2x4 EMERGENCY LIGHT FIXTURE
- 1X4 EMERGENCY LIGHT FIXTURE
- RECESSED CAN EMERGENCY FIXTURE
- EMERGENCY DISCONNECT
- FIRE SIAMESE CONNECTION (WALL OR HYDRANT)
- FIRE SPRINKLER HEADS (RE: FIRE PROT. DWGS)
- 1- NUMBER OF OCCUPANTS LEAVING
- 2- REQUIRED WIDTH (inches)
- 3- PROVIDED WIDTH (inches) ROOM CAPACITY
- SMOKE PARTITION SEPARATION
- 2-HOUR WALL SEPARATION RATING
- 1-HOUR WALL SEPARATION RATING
- SMOKE BARRIER (1-HR) SEPARATION RATING
- TRAVEL DISTANCE (ONLY FARTHEST CONDITION SHOWN FOR CLARITY)
- ACCESS POINT

LIFE SAFETY NOTES

1. NEW BUILDING IS TYPE II-B CONSTRUCTION IN CONFORMANCE WITH FBC TABLES 601 AND 602.
2. BUILDING (ALL NEW CONSTRUCTION) IS FULLY SPRINKLERED.
3. ASSEMBLY OCCUPANCY EXIT ACCESS IS ACCESSORY TO THE EDUCATIONAL USE AND SHALL FOLLOW THE MINIMUM REQUIREMENTS FOR EDUCATIONAL OCCUPANCY. THE ASSEMBLY AREAS ARE TO BE PROVIDED WITH EXIT ACCESS TO THE EXTERIOR AT GRADE. CORRIDOR RATINGS ARE TO MEET WITH THE REQUIREMENTS FOR RIRE RATED CONSTRUCTION IN ACCORDANCE WITH MINIMUM REQUIREMENTS OF FBC CHAPTER 10.
4. ALL EXIT DOORS AND OPENINGS LEADING INTO RATED EXIT CORRIDORS SHALL BE RATED AS REQUIRED WITH U.L. LABLED ASSEMBLY.
5. PROVIDE "MAXIMUM OCCUPANCY - XX" SIGNS AT ALL LOCATIONS WHERE OCCUPANT LOAD EXCEEDS 50.
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DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

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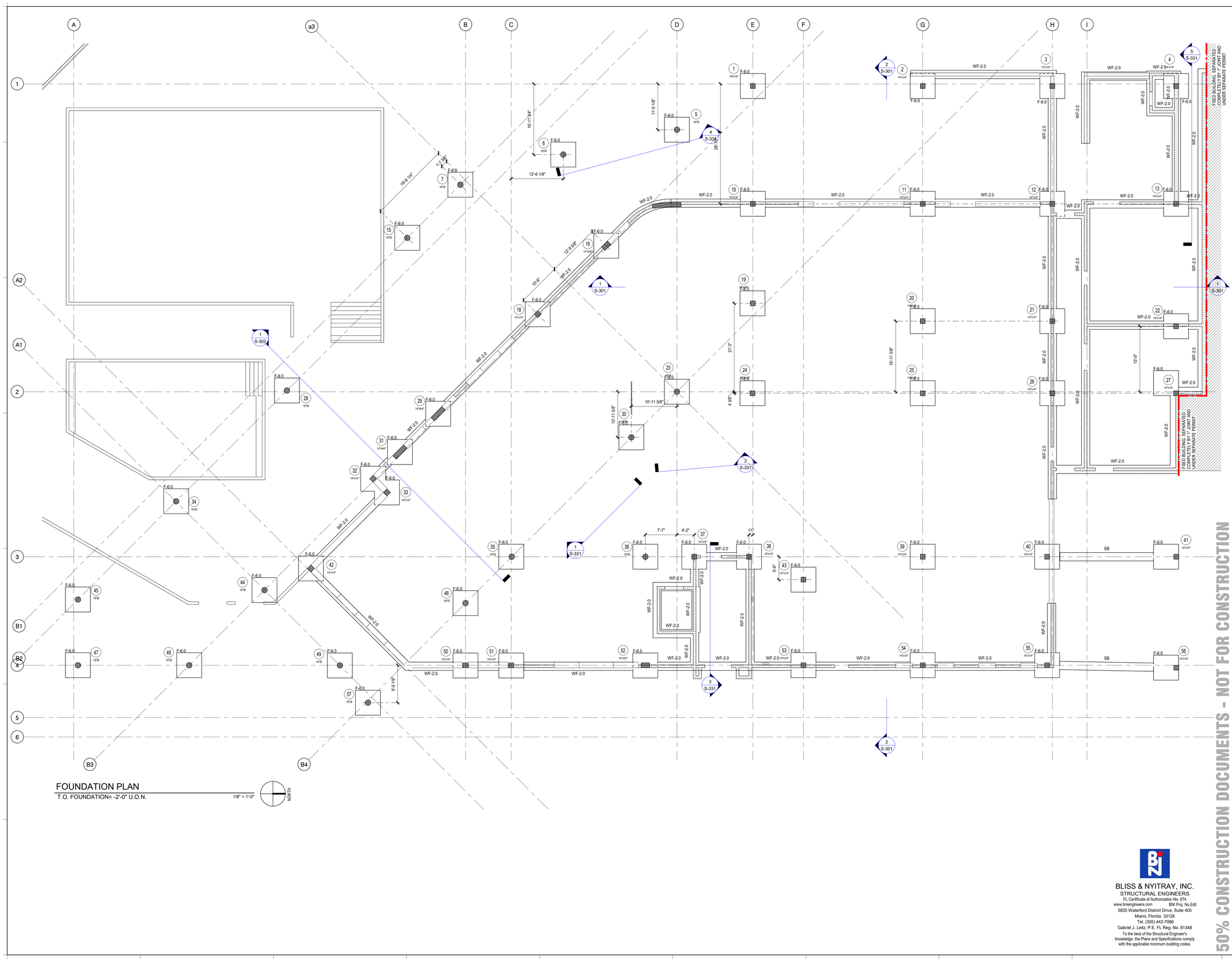
Key Plan

Rev	Date	Note

OVERALL LEVEL 1 & LEVEL 2 LIFE SAFETY FLOOR PLANS

2149YMCA | 02/07/2025

DRC-014



FOUNDATION PLAN

T.O. FOUNDATION= -2'-0" U.O.N.

1/8" = 1'-0"

NORTH

50% CONSTRUCTION DOCUMENTS - NOT FOR CONSTRUCTION

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Key Plan

Rev	Date	Note

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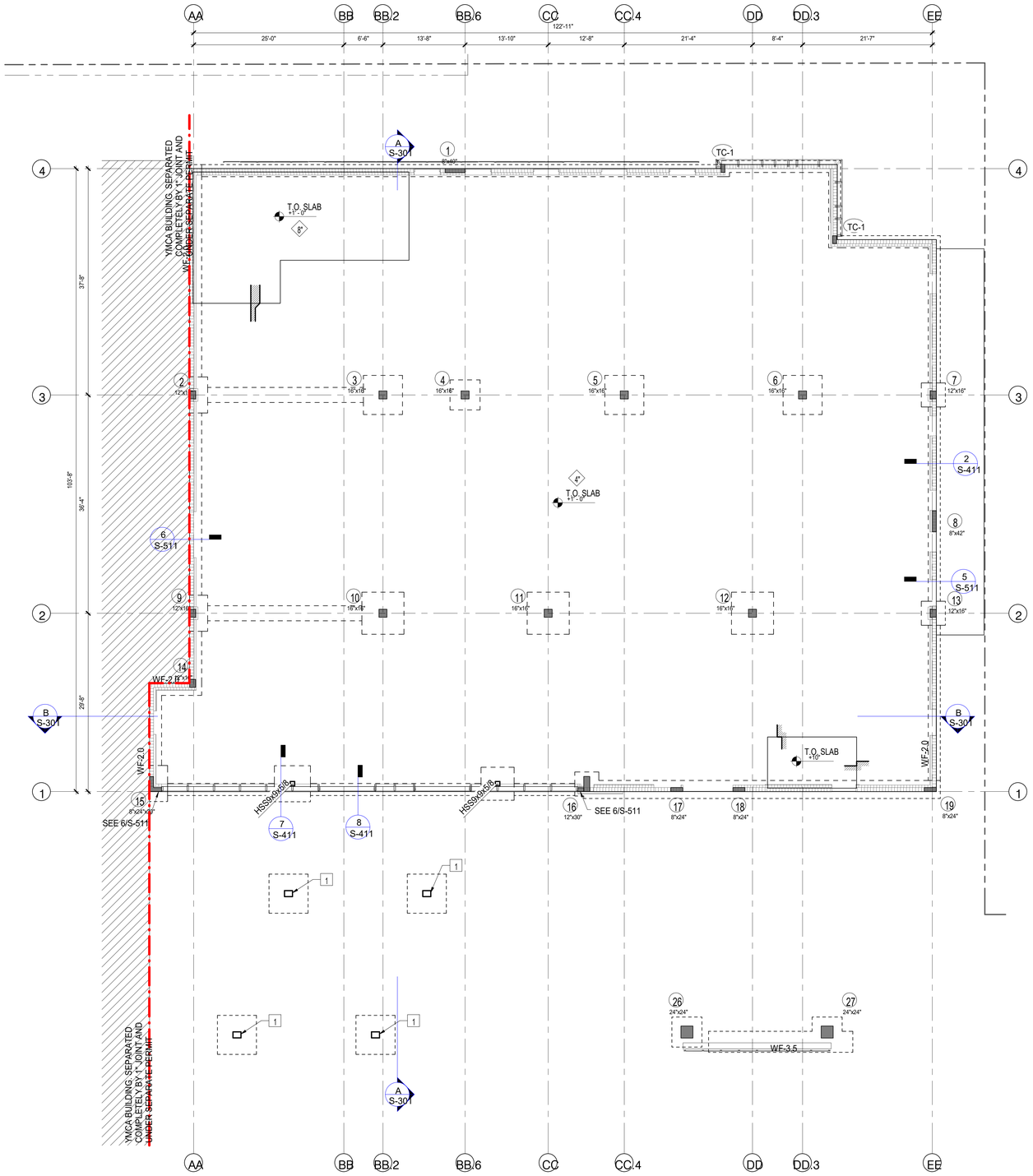
To the best of the Structural Engineer's knowledge, the Plans and Specifications comply with the applicable minimum building codes.

FOUNDATION PLAN

2149YMCA	02/19/2025

S-200



OVERALL FOUNDATION PLAN

T.O.F. = -1'-0" (N.A.V.D. = +7.40')

1/8" = 1'-0"

NORTH

PLAN KEYNOTES:

1 DENOTES CANOPY COLUMN BY DELEGATED ENGINEER.

MASONRY REINFORCING NOTES:

M.1 FOR SCHEDULES AND TYPICAL DETAILS SEE SHEETS S-511-S-512

M.2 SEE DETAIL 8/S511 FOR MASONRY CONTROL JOINTS

M.3 PROVIDE VERTICAL MASONRY JAMB REINFORCEMENT AT OPENINGS PER DETAIL 1/S-511, U.O.N. ON PLAN

M.4 PROVIDE MASONRY WALL CONNECTION TO COLUMNS AND CONCRETE WALLS PER DETAIL 6/S-511

M.5 EXTERIOR WALLS ARE DEFINED AS WALLS WHICH HAVE NO AIR CONDITIONING ON AT LEAST ONE SIDE. ENCLOSED WALLS AT THE FIELD LEVEL ARE INTERIOR WALLS

M.6 ALL EXTERIOR MASONRY WALLS ARE: GROUND LEVEL: M8-616 PARAPET LEVEL: M8-616

M.7 ALL INTERIOR MASONRY SHOWN ON THIS PLAN ARE M8-548 U.O.N.

REFERENCE SHEETS

TYPICAL SCHEDULES	S-401
TYPICAL SCHEDULES	S-402
FOUNDATION DETAILS	S-411
COLUMN DIAGRAMS	S-421
BEAM DIAGRAM & SCHEDULE	S-431
TYPICAL SLAB ON GRADE DETAILS	S-501
TYPICAL MASONRY DETAILS	S-511
TYPICAL MASONRY DETAILS	S-512
TYPICAL PSI CONCRETE DETAIL	S-601

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Reg. No. AR0010670

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Rev	Date	Note

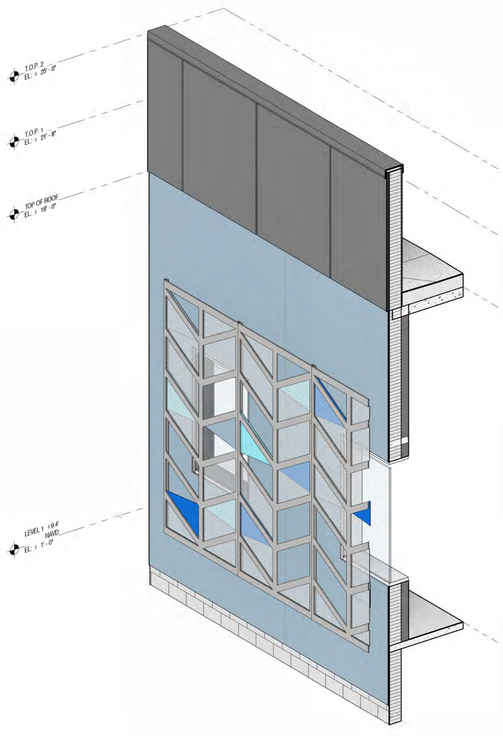
AHCA - STAGE II, PRELIMINARY PLANS / 50% CD SUBMITTAL SET - NOT FOR CONSTRUCTION

FOUNDATION PLAN

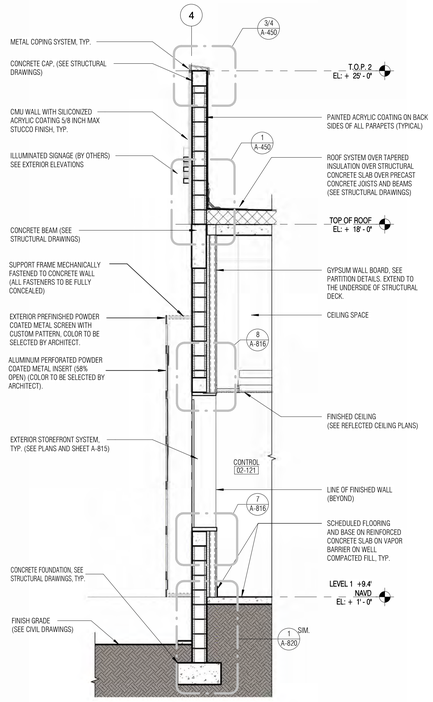
2149YMCA | 02/19/2025

S-200

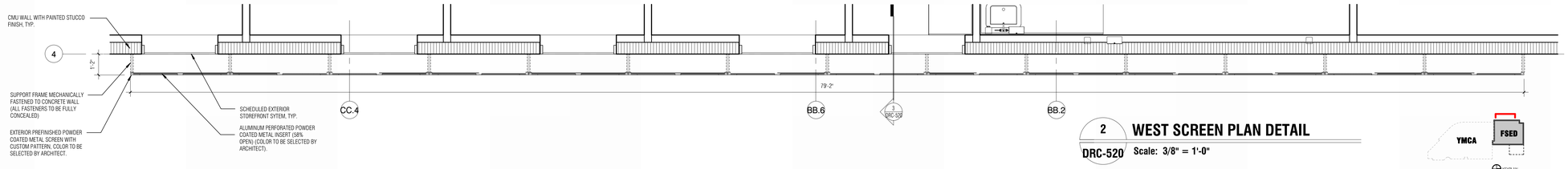
EXTERIOR MATERIALS LEGEND					
	KEY NOTE	MATERIAL		KEY NOTE	MATERIAL
	1	PAINTED STUCCO		8	ALUMINUM EXTERIOR FENCING FINISH: PAINTED
	2	ALUMINUM COMPOSITE PANELS (ACP) ARCHITECTURAL CLADDING		9	ALUMINUM PERFORATED POWDER COATED METAL INSERT (58% OPEN)
	3	LAMINATED-INSULATED GLAZING (TYP.)		10	ALUMINUM POWDER COATED METAL INSERT - ACCENT COLOR A
	4	LAMINATED-INSULATED GLAZING WITH CERAMIC FRIT PATTERN (TYP.)		11	ALUMINUM POWDER COATED METAL INSERT - ACCENT COLOR B
	5	ARCHITECTURAL EMBOSSED PRECAST CONCRETE PANELS		12	ALUMINUM POWDER COATED METAL INSERT - ACCENT COLOR C
	6	COMPOSITE METAL PANEL FINISH: WOOD TEXTURE FINISH		13	ALUMINUM POWDER COATED METAL FRAME WITH CUSTOM PATTERN
	7	STOREFRONT WINDOW/DOOR FRAME FINISH: CLEAR ANODIZED			



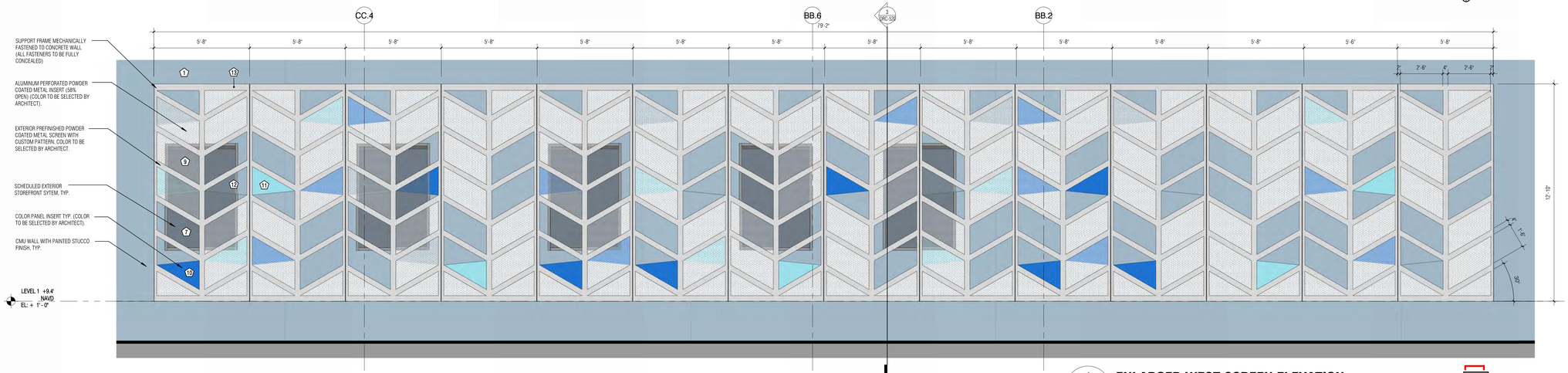
4 **WEST SCREEN AXONOMETRIC VIEW**
DRC-520 Scale:



3 **WEST SCREEN SECTION**
DRC-520 Scale: 3/8" = 1'-0"



2 **WEST SCREEN PLAN DETAIL**
DRC-520 Scale: 3/8" = 1'-0"



1 **ENLARGED WEST SCREEN ELEVATION**
DRC-520 Scale: 3/8" = 1'-0"

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

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Project

FREESTANDING EMERGENCY DEPARTMENT AT HOLIDAY PARK

840 N. Federal Highway
Fort Lauderdale, FL 33304

Seal

JOSE MURGUIDO
Reg. No. AR0010670

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Key Plan

Rev	Date	Note

ELEVATION DETAILS

2149YMCA	04/15/2025

DRC-520

EXTERIOR MATERIALS LEGEND					
	KEY NOTE	MATERIAL		KEY NOTE	MATERIAL
	1	PAINTED STUCCO		8	ALUMINUM EXTERIOR FENCING FINISH: PAINTED
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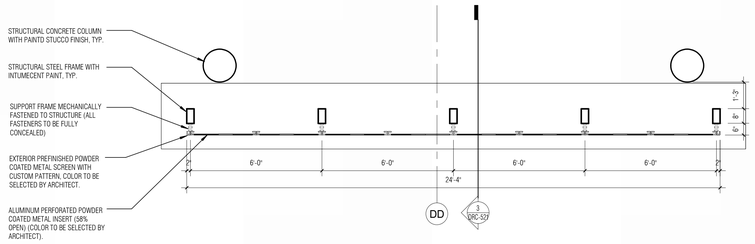
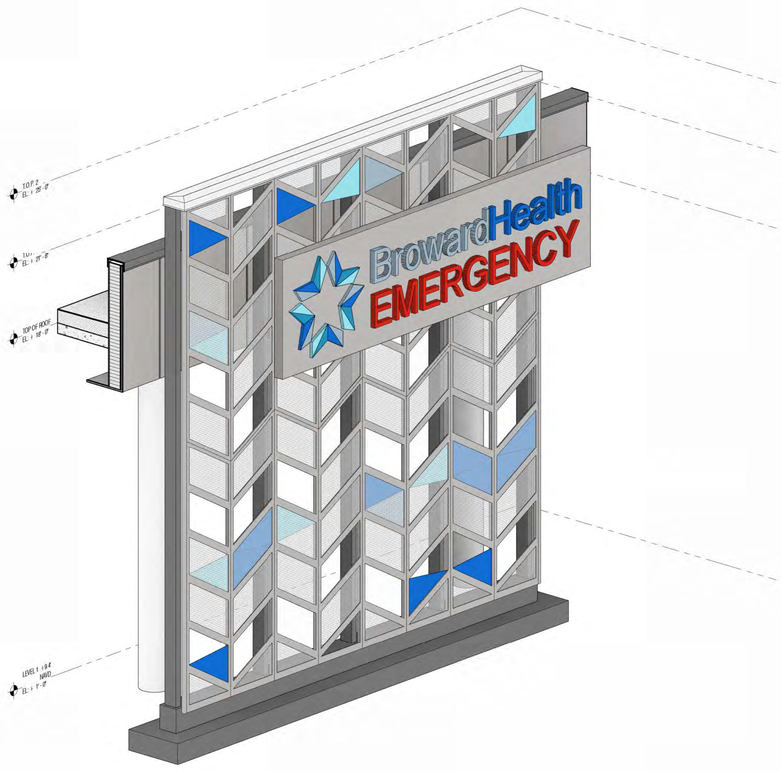


4 **East Screen floor plan**
DRC-521 Scale: 3/8" = 1'-0"



2 **EAST SCREEN AXONOMETRIC VIEW**
DRC-521 Scale:

1 **ENLARGED EAST SCREEN ELEV**
DRC-521 Scale: 3/8" = 1'-0"

3 **EAST SCREEN SECTION**
DRC-521 Scale: 3/8" = 1'-0"

City of Ft. Lauderdale Use

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

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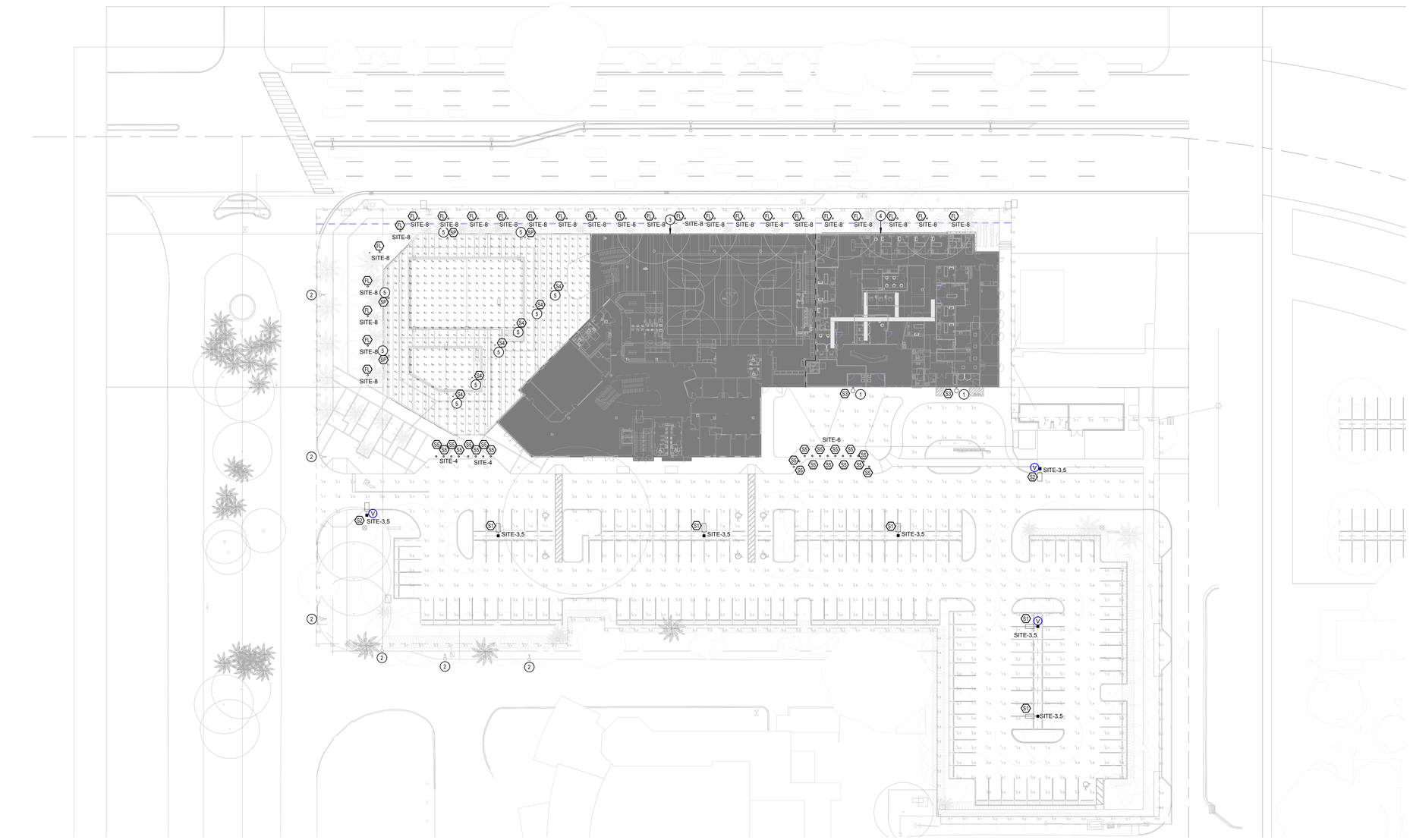
Key Plan

Rev	Date	Note

ELEVATION DETAILS

2149YMCA	04/15/2025

DRC-521



ELECTRICAL SITE LIGHTING PLAN

1 / E-111

SCALE: 1" = 30'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.13	3.0	0.3	3.77	10.00
POOL FENCE_Side_1	Illuminance	Fc	6.37	10.9	1.1	5.79	9.91
PROPERTY LINE	Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OUTDOOR	Illuminance	Fc	4.00	9.8	0.1	40.00	98.00
LAP POOL - POOL SURFACE	Illuminance	Fc	5.13	8.5	3.1	1.65	2.74
POOL WET DECK	Illuminance	Fc	5.15	9.8	3.0	1.72	3.27
TEACHING POOL - POOL SURFACE	Illuminance	Fc	5.28	8.7	3.2	1.65	2.72

SITE LIGHTING FIXTURE SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	VOLTS	LAMP	LOAD	MOUNTING	DIMMING	REMARKS
FL	FENCE LIGHTING	LUMARK	AXCS3A-W-FINISH-HXIT-GRW	UNV	LED	27 VA	GROUND	0-10V	
S1	LED SITE LUMINAIRE	McGRAW-EDISON	GALN-SA4D-830-U-5WQ-FINISH / MA1036-XX	UNV	LED	121 VA	25' POLE	0-10V	1, 2
S2	LED SITE LUMINAIRE	McGRAW-EDISON	GALN-SA4D-830-U-SL2-FINISH / MA1036-XX	UNV	LED	121 VA	25' POLE	0-10V	1, 2
S3	LED WALL PACK	McGRAW-EDISON	GWC-SA1A-830-U-SL3-FINISH	UNV	LED	34 VA	WALL	0-10V	1
S4	CYLINDRICAL CEILING DOWNLIGHT	LIGMAN	UTA-80551-28W-T4-W4D-FINISH-120/277V-DIM	UNV	LED	28 VA	SURFACE	0-10V	
S5	TRAFFIC-RATED BOLLARD LUMINARE	LIGMAN	ULW-10874-27W-W**-FINISH-120/277	UNV	LED	34 VA	BOLLARD	N/A	1
SP	5-HEAD ADJUSTABLE ACCENT LIGHT, 18FT COLUMN, 3 STATIC WHITE HEADS + 2 RGBW HEADS	LIGMAN	FS-UOD-21064-3X55W-M-W40 + 2X44W-M-RGBW40-FINISH-120/277V-18-DIM 0-10V (STATIC WHITE) + DIM DMX (RGBW)	UNV	LED	235 VA	POLE	0-10V(WHITE) +RGBW(DMX)	3, 4

NOTES:
1. ADVISE/CONFIRM FINISH.
2. FIXTURES MOUNTED ON 25' DIRECT BURIAL CONCRETE POLE #32TII-S-8656. POLE SPECIFICATION TO BE CONFIRMED PER LOCAL WIND LOAD REQUIREMENTS.
3. POLE IS ANCHOR BASE STYLE (CONTRACTOR TO VERIFY FOUNDATION REQUIREMENTS, LIGMAN #UAPD-RSA-5518-18FT-5.5"-US02-TS1-US2411026-FINISH.
4. RGBW FIXTURES REQUIRE DMX CONTROL / STATIC WHITE HEADS WILL BE CONTROLLED THROUGH LCP VIA 0-10V PROTOCOL. (LIGHTING CONTROL PANEL TO HAVE SCD96 FOR DMX CONTROL). WHITE FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT QUOTATIONS AT LIGHTING DYNAMICS: #(954) 944-0286; QUOTATIONS@LIGHTINGDYNAMICS.COM

NEW WORK NOTES

(X)

1 SITE LUMINAIRE SHALL BE POWERED FROM EMERGENCY ROOM POWER DISTRIBUTION ON LIFE SAFETY BRANCH.
2 EXISTING UTILITY POLE. REFER TO SURVEY AND SITE VERIFY.
3 FUTURE YMCA
4 FUTURE BROWARD HEALTH FREE STANDING EMERGENCY DEPARTMENT
5 THIS LUMINAIRE TO BE POWERED FROM YMCA POWER DISTRIBUTION.

PARKING SITE			
TYPE	QTY	LUMINAIRE LUMENS	TOTAL
S1	5	15078	75390
S2	2	14350	28700
S3	2	3954	7908
S5	20	475	9500
FL	25	2641	66025
TOTAL LUMINAIRE LUMENS			187523
SITE ALLOWED TOTAL LUMENS (LUMENS PER SF X HARDSCAPE) 2.5 * 95000			237500
IS PROJECT COMPLIANT?			YES

GENERAL NOTES

A. SITE VERIFY ALL EXISTING CONDITIONS PRIOR BEGINNING OF WORK.
B. COORDINATE ALL SITE WORK WITH OTHER PROJECTS IN THIS AREA.
C. COORDINATE ALL INTERRUPTIONS WITH OWNER.
D. VERIFY WITH UTILITY COMPANIES ALL NEW SERVICES (POWER, PHONE, DATA, GAS, ETC.). SITE VERIFY ALL EXISTING CONDITIONS PRIOR BEGINNING OF WORK.
E. REFER TO ARCHITECT PLANS FOR FULL SITE PLANS AND MORE INFORMATION.
F. ALL SITE LIGHTING SHALL COMPLY WITH APPLICABLE CODES AND OWNERS DESIGN CRITERIA, THE MOST STRINGENT SHALL APPLY.

LIGHTNING PROTECTION NOTE

THIS PROJECT REQUIRES A COMPLETE LIGHTNING PROTECTION SYSTEM. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. ALUMINUM COMPONENTS SHALL NOT BE INSTALLED ON COPPER MATERIALS AND COPPER COMPONENTS SHALL NOT BE USED ON ALUMINUM MATERIALS, CONTRACTOR SHALL SUBMIT PLANS OF THIS SYSTEM.

PROVIDE LIGHTING PROTECTION SYSTEM ACCORDING TO THE FOLLOWING CRITERIA:

1. ALL NEW BUILDINGS AND STRUCTURES SHALL HAVE LIGHTNING PROTECTION, INCLUDING WALKWAY CANOPIES.

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 12/18/24 NOT FOR CONSTRUCTION

City of Ft. Lauderdale Use

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Project

YMCA AT HOLIDAY PARK

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Fort Lauderdale, FL 33304

Seal

Ruben O. Blanco, P.E. 90645
Keith E. Lorinos, P.E. 73794

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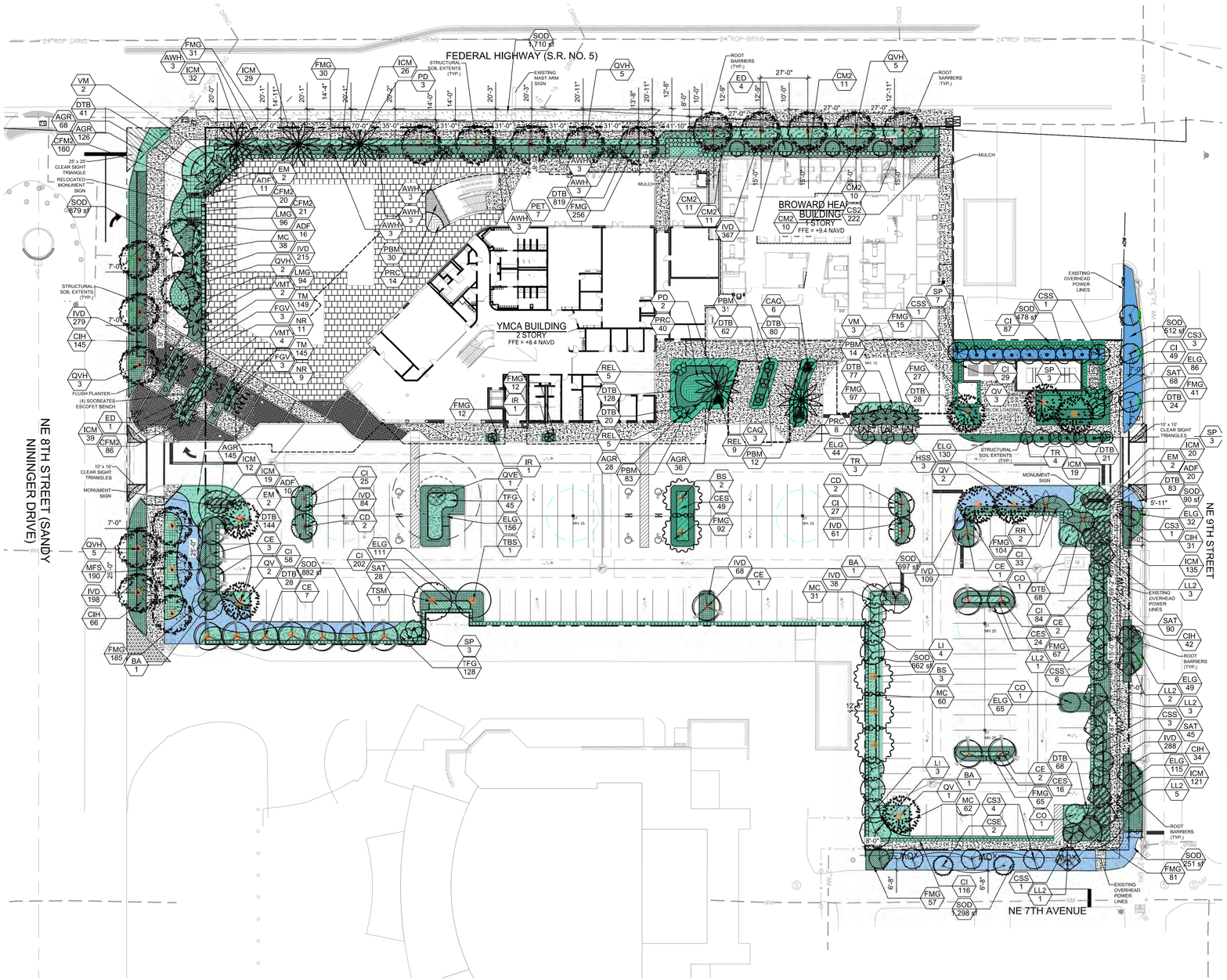
Key Plan

Rev	Date	Note

ELECTRICAL SITE LIGHTING PLAN

2149YMCA	11/12/24

E-111



PLANT SCHEDULE LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES			
BS	5	BURSERA SIMARUBA	GUMBO LIMBO
TBS	1	BURSERA SIMARUBA	GUMBO LIMBO
CO	3	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF
CD	4	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM
CE	16	CONOCARPUS ERECTUS	BUTTONWOOD
CSS	12	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD
ED	5	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE
QV	8	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
TSM	1	SWIETENIA MAHOGANY	MAHOGANY
EXISTING TREES			
CSE	2	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD
QVE	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
FLOWERING TREES			
BA	3	BULNESIA ARBOREA	VERAWOOD
LI	7	LAGERSTROEMIA INDICA `TUSCARORA`	TUSCARORA CRAPE MYRTLE `STANDARD`
PALM TREES			
IR	2	COCCOTHRINAX RADIATA	FLORIDA THATCH PALM
PET	7	PTYCHOSPERMA ELEGANS	ALEXANDER PALM
RR	2	ROYSTONEA REGIA	ROYAL PALM
SP	16	SABAL PALMETTO	CABBAGE PALMETTO
TR	7	THRINAX RADIATA	FLORIDA THATCH PALM
VM	5	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM
VMT	6	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM
STREET TREES			
CS3	8	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD
LL2	15	LAGERSTROEMIA INDICA `LAVENDER`	LAVENDER CRAPE MYRTLE
PD	5	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM
QVH	20	QUERCUS VIRGINIANA	LIVE OAK
SHRUBS			
AWH	21	ACALYPHA WILKESIANA `HOFFMANII`	RED COPPERLEAF
ADF	57	ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS
CI	710	CHRYSOBALANUS ICACO	COCO PLUM
CS2	222	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA
CM2	53	CODIAEUM VARIEGATUM `MAGNIFICENT`	CROTON
CAQ	9	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM
EM	6	EUGENIA MYRTIFOLIA	BRUSH CHERRY
FGV	6	FURCRAEA GIGANTEA `VARIEGATA`	FALSE AGAVE
HSS	3	HIBISCUS ROSA-SINENSIS `SNOW QUEEN`	VARIEGATED HIBISCUS
CYCADS/PALMS			
REL	19	RHAPIS EXCELSA	LADY PALM
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
SHRUB AREAS			
CFM2	287	CARMONA MICROPHYLLA	FUKIEN TEA
CES	89	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD
ICM	452	IXORA COCCINEA `MAUI SUNSET`	MAUI SUNSET IXORA
PBM	170	PHILODENDRON X `BURLE MARX`	PHILODENDRON
PRC	62	PHILODENDRON X `ROJO CONGO`	ROJO CONGO PHILODENDRON
SAT	231	SCHEFFLERA ARBORICOLA `TRINETTE`	SCHEFFLERA
TFG	173	TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS
GROUND COVERS			
AGR	403	ARACHIS GLABRATA	LARGE LEAF PERENNIAL PEANUT
CIH	318	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM
DTB	1,691	DIANELLA TASMANICA	BLUEBERRY FLAX LILY
ELG	788	ERNODEA LITTORALIS	GOLDEN CREEPER
FMG	1,172	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS
IVD	1,707	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY
LMG	190	LIRIOPE MUSCARI	LIRIOPE 'EVERGREEN GIANT'
MFS	190	MICROSORUM SCOLOPENDRUM	WART FERN
NR	20	NEOMARICA CAERULEA `REGINA`	GIANT WALKING IRIS
TM	294	TRACHELOSPERMUM ASIATICUM `MINIMA`	MINIMA JASMINE
SOD/SEED			
SOD	8,752 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	`FLORITAM` ST. AUGUSTINE SOD
TALL GROUND COVERS			
MC	191	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS

NOTE:
REFER TO SHEET L-201 FOR COMPLETE PLANT SCHEDULE - SIZE + SPECIFICATIONS

NOTES:
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-220 TREE DISPOSITION PLAN.
4. SEE SHEET L-200 PLANTING PLAN
5. SEE SHEET L-201 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-210 FOR LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

HYDROZONES:
1. SHRUBS (LOW WATER USAGE) 26,488 S.F. (75% OF IRRIGATED AREA)
2. TURF (MODERATE WATER USAGE) 8,155 S.F. (23% OF IRRIGATED AREA)
3. TREE BUBBLERS (HIGH WATER USAGE) 588 S.F. (2% OF IRRIGATED AREA)

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1" = 30'-00"
0' 10' 20' 40' 80'
NORTH

AAL Architectural Alliance Landscape
632 SW 4th Ave, Fort Lauderdale, FL. 33315 LC26000237
TEL: 954-764-8858 EMAIL: BEuell@archallnet
JAMES BRIAN EUELL FLA. LICENSE #6667

Revision Dates
REV. 1 - RESUBMITTAL 12-18-2024
REV. 2 - RESUBMITTAL 01-21-2025
REV. 3 - RESUBMITTAL 02-26-2025
REV. 4 - RESUBMITTAL 03-12-2025

YMCA @ HOLIDAY PARK

DRC SUBMITTAL SET
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

Sheet Description: LANDSCAPE PLANTING PLAN
Release Date: 02-19-2025
Project Number: 2434
Drawing Number: L-200
Sheet 1 OF 5

PLANT SCHEDULE LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	
TREES									
BS	5	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	3.5" CAL	16` HT. X 8` SPR., 8` CT	YES	HIGH	
TBS	1	BURSERA SIMARUBA	GUMBO LIMBO	RELOCATED					
CO	3	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF	FG/B&B	2"CAL	12` HT. X 5` SPR., STD.	YES	HIGH	
CD	4	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	FG/B&B	2.5"CAL	12` HT. X 5` SPR., S	YES	HIGH	
CE	16	CONOCARPUS ERECTUS	BUTTONWOOD	FG/B&B	2.5" CAL.	14' HT. X 6' SPR.	YES	HIGH	
CSS	12	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	FG/B&B	2" CAL.	12` HT. X 5` SPR.	YES	HIGH	
ED	5	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	FG/B&B	2"CAL	12` HT. X 5` SPR., STD.	NO	HIGH	
QV	8	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FG/B&B	3.5" CAL	16` HT. X 8` SPR., 8` CT	YES	HIGH	
TSM	1	SWIETENIA MAHOGANY	MAHOGANY	RELOCATED					
EXISTING TREES									
CSE	2	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	EXISTING			YES	HIGH	
QVE	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING			YES	HIGH	
FLOWERING TREES									
BA	3	BULNESIA ARBOREA	VERAWOOD	FG/B&B	3" CAL.	16` HT. X 7` SPR., 7` CT.	NO	HIGH	
LI	7	LAGERSTROEMIA INDICA `TUSCARORA`	TUSCARORA CRAPE MYRTLE `STANDARD`	FG/B&B	3" CAL.	16` HT. X 8` SPR., 8` CT			
PALM TREES									
IR	2	COCCOTHRINAX RADIATA	FLORIDA THATCH PALM	FG/B&B		8. C.T. SINGLE TRUNK	YES	HIGH	
PET	7	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	B&B FIELD GROWN		14-16-18` OA., TRIPLES	NO	HIGH	
RR	2	ROYSTONEA REGIA	ROYAL PALM	FG/B&B		8` GW., MATCHED HEAVY	YES	MEDIUM	
SP	16	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		14`-20` OA, VARY HEIGHTS	YES	HIGH	
TR	7	THRINAX RADIATA	FLORIDA THATCH PALM	FG/B&B		6` OA, TRIPLE TRUNKS	YES	HIGH	
VM	5	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	B&B FIELD GROWN		20-24` OA., SINGLES, HEAVY	NO	MEDIUM	
VMT	6	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B		18-20` OA., TRIPLE TRUNKS	NO	MEDIUM	
STREET TREES									
CS3	8	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	FG/B&B	3" CAL.	12' HT. X 6' SPR., 6' CT, STANDARD	YES	HIGH	
LL2	15	LAGERSTROEMIA INDICA 'LAVENDER'	LAVENDER CRAPE MYRTLE	FG/B&B	3" CAL.	16` HT. X 8` SPR., 8` CT	NO	HIGH	
PD	5	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FG/B&B		12` CT, MATCHED OA HTS., NO HURRICANE CUT	NO	HIGH	
QVH	20	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	6" CAL.	22' HT. X 10' SPR., 8' CT.	YES	HIGH	
SHRUBS									
AWH	21	ACALYPHA WILKESIANA `HOFFMANII`	RED COPPERLEAF	-		4` HT. X 30" SPD.	NO	HIGH	
ADF	57	ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	-		18" HT X 18" SPR	NO	HIGH	
CI	710	CHRYSOBALANUS ICACO	COCO PLUM	-		30" HT. X 24" SPR.	YES	HIGH	
CS2	222	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	-		30" HT. X 24" SPR.	YES	HIGH	
CM2	53	CODIAEUM VARIEGATUM `MAGNIFICENT`	CROTON	-		24" HT X 18" SPR.	NO	HIGH	
CAQ	9	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	7 GAL.		4` OA., FULL	NO	HIGH	
EM	6	EUGENIA MYRTIFOLIA	BRUSH CHERRY	-		4`-5` OA. CONE	YES	HIGH	
FGV	6	FURCRAEA GIGANTEA `VARIEGATA`	FALSE AGAVE	-		30" OA.	NO	HIGH	
HSS	3	HIBISCUS ROSA-SINENSIS `SNOW QUEEN`	VARIEGATED HIBISCUS	-		5-6` OA, STANDARD	NO	MEDIUM	
CYCADS/PALMS									
REL	19	RHAPIS EXCELSA	LADY PALM	-	MULTI-STEM	4` OA., FULL	NO	MEDIUM	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING
SHRUB AREAS									
CFM2	287	CARMONA MICROPHYLLA	FUKIEN TEA	-		14" HT X 16" SPR	NO	MEDIUM	18" o.c.
CES	89	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	-		30"HT X 24"SPR	YES	HIGH	24" o.c.
ICM	452	IXORA COCCINEA `MAUI SUNSET`	MAUI SUNSET IXORA	-		20" HT X 20" SPR	NO	MEDIUM	18" o.c.
PBM	170	PHILODENDRON X `BURLE MARX`	PHILODENDRON	-		18"HT X 18"SPR	NO	MEDIUM	24" o.c.
PRC	62	PHILODENDRON X `ROJO CONGO`	ROJO CONGO PHILODENDRON	-		20" HT. X 20" SPR.	NO	MEDIUM	30" o.c.
SAT	231	SCHEFFLERA ARBORICOLA `TRINETTE`	SCHEFFLERA	-		20" HT. X 20" SPR.	NO	HIGH	24" o.c.
TFG	173	TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	-		20" HT. X 20" SPR.	YES	HIGH	30" o.c.
GROUND COVERS									
AGR	403	ARACHIS GLABRATA	LARGE LEAF PERENNIAL PEANUT	-		4" HT. X 12" SPR.	NO	HIGH	16" o.c.
CIH	318	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM	-		12"HT X 16"SPR @	YES	HIGH	24" o.c.
DTB	1,691	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	-		16" HT X 16" SPR	NO	MEDIUM	18" o.c.
ELG	788	ERNODEA LITTORALIS	GOLDEN CREEPER	-		12" HT. X 12" SPR	YES	HIGH	20" o.c.
FMG	1,172	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	-		16" HT. X 16" SPR.	NO	HIGH	20" o.c.
IVD	1,707	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	-		16" HT X 16" SPR	YES	HIGH	18" o.c.
LMG	190	LIRIOPE MUSCARI	LIRIOPE 'EVERGREEN GIANT'	-		12" HT. X 12" SPR	NO	HIGH	16" o.c.
MFS	190	MICROSORUM SCOLOPENDRUM	WART FERN	-		16" HT. X 16" SPR.	NO	MEDIUM	20" o.c.
NR	20	NEOMARICA CAERULEA `REGINA`	GIANT WALKING IRIS	-		24" HT. X 18" SPD	NO	MEDIUM	24" o.c.
TM	294	TRACHELOSPERMUM ASIATICUM `MINIMA`	MINIMA JASMINE	-		4" HT. X 12" SPR.	NO	MEDIUM	12" o.c.
SOD/SEED									
SOD	8,752 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	`FLORITAM` ST. AUGUSTINE SOD	SOD					
TALL GROUND COVERS									
MC	191	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	---		24"HT. X 24" SPR.	YES	HIGH	24" o.c.

NOTES:

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LANDSCAPE CALCULATIONS			
ZONING: B-1			
LANDSCAPE REQUIREMENTS			
GROSS SITE AREA		155,134 S.F.	3.56 AC.
OPEN SPACE / PERVIOUS AREA		18,382 S.F	12.00%
IMPERVIOUS AREA		85,034 S.F.	55.00%
	BUILDING / CANOPY AREA	51,718 S.F.	33.00%
	VUA	62,233 S.F.	38.00%
	VUA LANDSCAPE 20%	12,046 S.F.	
	AREA	**REQUIRED**	**PROVIDED**
C. VUA Planting Requirements			
	(1) Tree and Six shrubs per every 1,000 S.F. of fraction thereof, of VUA		
	62,233 S.F. /1000=62.2	**62**	**62**
A.	The first twenty-five percent (25%), or fraction thereof, of the required trees shall be shade species with a three and one-half (3-½) inch minimum trunk caliper, and shall be evenly distributed between interior and perimeter landscape areas.	16	**16**
B.	Twenty-five percent (25%) of the required trees shall be shade species with a two and one-half (2-1/2") inch minimum trunk caliper.	16	**16**
C.	Twenty percent (20%) of the required trees shall be conspicuously flowering species.	12.8	**13**
D.	Twenty percent (20%) of the required trees shall be palm species.	12.8	**13**
E.	Ten percent (10%) of the required trees shall be optional species.	6.4	6
Sec. 47-21.13			
B. Landscape Requirements			
	a.There shall be at least one (1) tree for each one thousand (1,000) square feet of net lot area or portion thereof		
	18,382 S.F. / 1,000=18.3	**18**	**19**
	Street Trees		
	Street trees shall be provided at a ratio of one street tree per forty (40) feet of street frontage, or greater fraction thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per twenty (20) feet of street frontage.		
	N Federal Highway 470' L.F. /40=11.7	**12**	**12**
	NE 9TH Street 269' L.F. /20=13	**13**	**13**
	N.E. 7TH Avenue 150'L.F. /40=4	**4**	**4**
	N.E. 8TH Street 294'L.F. /40=7	**7**	**7**
	Total Trees	**116**	**117**

NOTE: ALL PALMS SHALL BE COUNTED AS 3:1 EXCEPT ROYAL PALMS AND DATE PALMS
40% OF ALL REQUIRED TREES TO BE NATIVE SPECIES

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

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JAMES BRIAN EUELL FLA. LICENSE #6667

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REV. 4 - RESUBMITTAL 03-12-2025

DRC SUBMITTAL SET

YMCA @ HOLIDAY PARK

840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

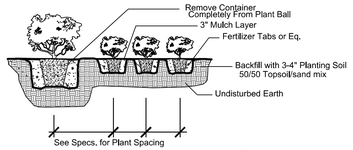
Sheet Description: LANDSCAPE SCHEDULE AND CALCULATIONS

Release Date: 02-19-2025

Project Number: 2434

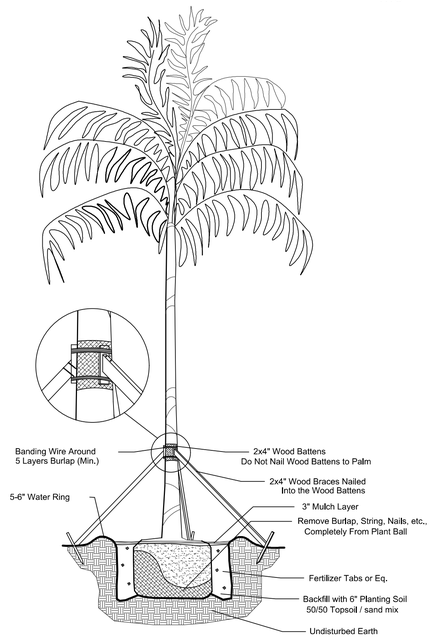
Drawing Number: L-201

Sheet 2 OF 5



Shrub & Ground Cover Planting Detail

NTS



Palm Planting Detail

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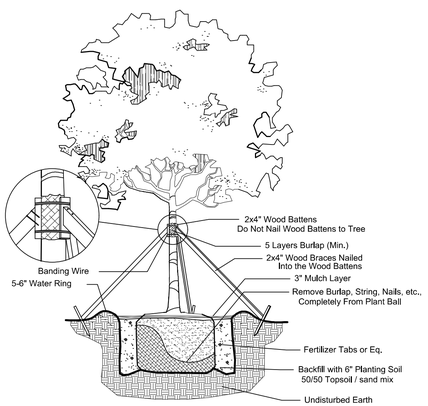
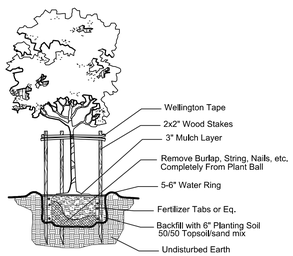


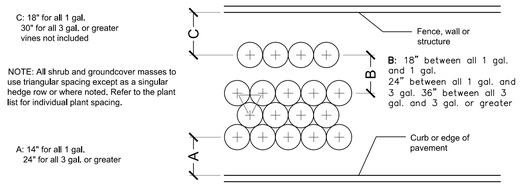
Large Tree Planting Detail

NTS



Small Tree Planting Detail

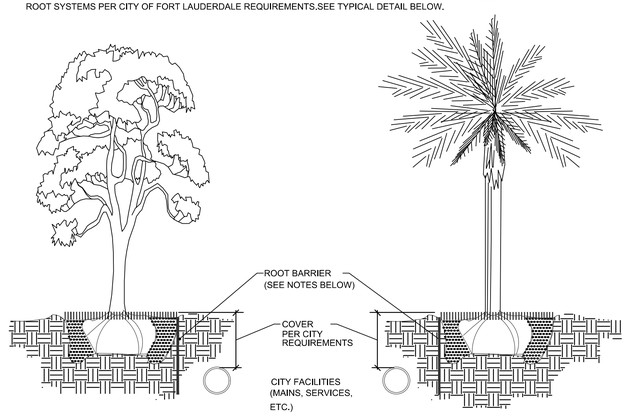
NTS



Typical Plant Spacing

NTS

NOTE:
PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS.SEE TYPICAL DETAIL BELOW.

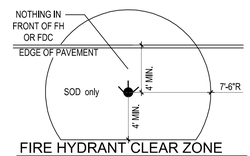


NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS, APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Root Barrier Detail

NTS



FIRE HYDRANT CLEAR ZONE

N.T.S.

TREE LOCATIONS TO BE COORDINATED IN FIELD AS TO NOT FALL IN CONFLICT WITH FH., FDC.'s, BFP's AND TRANSFORMERS

FIRE HYDRANT CLEAR ZONE DETAIL

NTS

CU-STRUCTURAL SOIL® SPECIFICATIONS

PART 2 - MATERIALS

2.1 CLAY LOAM

A. Soil shall be a "loam" with a minimum clay content of 20% or a "clay loam" based on the "USDA classification system" as determined by mechanical analysis (ASTM D-422) and it shall be of uniform composition, without admixture of subsoil. It shall be free of stones, lumps, plants and their roots, debris and other extraneous matter. It shall not contain toxic substances harmful to plant growth. Clay loam shall contain not less than 2% or more than 5% organic matter as determined by the loss on ignition of oven-dried samples. Test samples shall be oven-dried to a constant weight at a temperature of 230 degrees F., plus or minus 9 degrees.

B. Mechanical analysis for the loam or clay loam shall be as follows:

Textural Class	% of Total Weight
Gravel	less than 5%
Sand	20-45%
Silt	20-50%
Clay	20-40%

C. Chemical analysis: Meet, or be amended to meet the following criteria:

1. pH between 5.5 to 6.5
2. Percent organic matter 2% - 5% by dry weight
3. Adequate nutrient levels
4. Soluble salt less than 1.0 mmho/cm
5. Cation Exchange Capacity (CEC) greater than 10
6. Carbon/Nitrogen ratio less than 33:1

D. Loam or clay loam shall not come from USDA - classified prime farmland.

2.2 FERTILIZER (if needed)

A. Should nutrient analysis suggest that the loam or clay loam need additional nutrients, it shall be amended by Ameroq's licensed producer.

2.3 SULFUR (if needed)

A. Sulfur shall be a commercial granular, 96% pure sulfur, with material and analysis appearing on the labeled container.
B. Sulfur used to lower pH shall be a ferrous sulfate formulation.
C. Application rates shall be dependent on soil test results.

2.4 LIME (if needed)

A. Agricultural lime containing a minimum of 85% carbonates.
B. Application rates shall be dependent on soil test results.

2.5 CRUSHED STONE

A. The size of the crushed stone shall be 0.75 inches to 1.5 inches allowing for up to 10% being greater than 1.5 inches, and up to 10% less than 0.75 inches.
B. Acceptable aggregate dimensions will not exceed 2.5:1.0 for any two dimensions.
C. Minimum 90% with two or more fractured faces.
D. Results of Aggregate Soundness Loss test shall not exceed 18%.
E. Losses from LA Abrasion tests shall not exceed 40%.

2.6 HYDROGEL

A. Hydrogel shall be a coated potassium propenoate-propenamide copolymer (Gelscape® Hydrogel Tackifier) as manufactured by Ameroq, Inc. 800-832-8788.

2.7 WATER

A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.

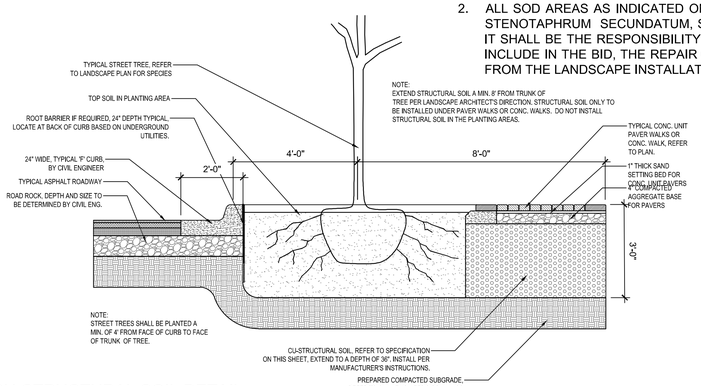
2.8 CU-STRUCTURAL SOIL®

A. A uniformly blended urban tree mixture of crushed stone, clay loam and Gelscape® Hydrogel Tackifier, as produced by an Ameroq-licensed company, mixed in the following proportion:

Material	Unit of Weight
specified crushed Stone	100 units dry weight
specified clay loam	20 - 25 units (to achieve minimum CBR of 50)
Gelscape® Hydrogel Tackifier	0.035 units dry weight
moisture	ASTM D698/AASHTO T-99 optimum moisture

SPECIAL INSTRUCTIONS:

1. GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
2. ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.



CU-STRUCTURAL SOIL DETAIL

NTS

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. 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 insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

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 ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.

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FLA. LICENSE #6667

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DRC SUBMITTAL SET

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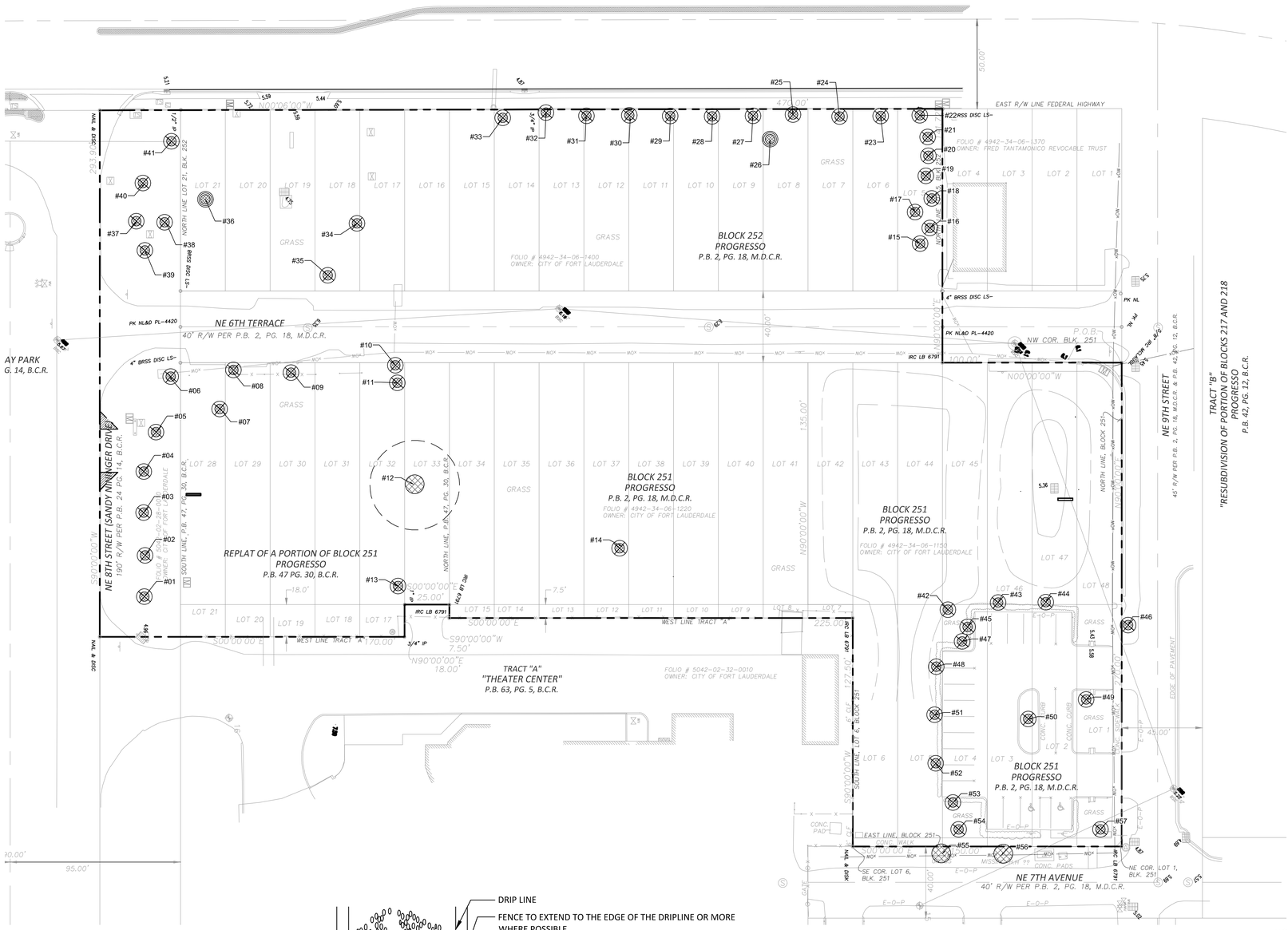
Sheet Description: LANDSCAPE NOTES AND DETAILS
Release Date: 02-19-2025
Project Number: 2434
Drawing Number: L-210
Sheet 3 OF 5



TREE DISPOSITION LEGEND
TREES/PALMS TO REMAIN
TREES/PALMS TO BE RELOCATED
TREES/PALMS TO BE REMOVED

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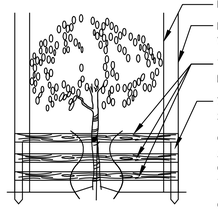

BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE

THREE ROWS OF SPLIT RAIL FENCING (2" X 4") TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

WOODEN STAKES (2" X 4" X 5' MIN.) ON 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

TREE PROTECTION DETAIL

N.T.S.

NOTE:
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811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law.
Call 811 two business days before digging

SCALE: 1" = 30'-00"
0' 10' 20' 40' 80'
NORTH

AAL
Architectural Alliance Landscape
432 SW 4th Ave. Fort Lauderdale, FL 33315 LC26000237
TEL: 954-764-8858 EMAIL: BEuell@archallnet

JAMES BRIAN EUELL
FLA. REG. NO. 0001897
STATE OF FLORIDA
JAMES BRIAN EUELL
LANDSCAPE ARCHITECT
Seal

Revision Dates
REV. 1 - RESUBMITTAL 12-18-2024
REV. 2 - RESUBMITTAL 01-21-2025
REV. 3 - RESUBMITTAL 02-26-2025
REV. 4 - RESUBMITTAL 03-12-2025

DRC SUBMITTAL SET

YMCA @ HOLIDAY PARK

840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

Sheet Description: TREE DISPOSITION PLAN
Release Date: 02-19-2025
Project Number: 2434
Drawing Number: L-220
Sheet 4 OF 5

TREE DSPOSITION LIST

KEY	COMMON NAME	BOTANTICAL NAME	SPECIES CATEGORY RATING	CLASSIFICATION	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK (FT)	CONDITION (%)	DISPOSITION
1	Live oak	*Quercus virginiana*	*100%*	*A*	12	24	18	254.3		56%	Remove
2	Live oak	*Quercus virginiana*	*100%*	*A*	16	30	27	572.3		60%	Remove
3	Live oak	*Quercus virginiana*	*100%*	*A*	15	28	24	452.2		57%	Remove
4	Live oak	*Quercus virginiana*	*100%*	*A*	9	24	15	176.6		52%	Remove
5	Black Olive	*Bucida buceras*	*60%*	*C*	17	35	28	615.4		56%	Remove
6	Live oak	*Quercus virginiana*	*100%*	*A*	17	30	20	314.0		56%	Remove
7	Cabbage Palm	*Sabal Palmetto*	*Palm*	*Palm*	18	18	13	132.7	11	60%	Remove
8	Live oak	*Quercus virginiana*	*100%*	*A*	19	20	34	907.5		52%	Remove
9	Live oak	*Quercus virginiana*	*100%*	*A*	17	27	28	615.4		58%	Remove
10	Live oak	*Quercus virginiana*	*100%*	*A*	13	30	20	314.0		62%	Remove
11	Gumbo Limbo	Bursera simaruba	*100%*	A	14	30	18	254.3		50%	Remove
12	Live oak	Quercus virginiana	*100%*	A	50	50	43	1451.5		78%	Remain
13	Cabbage Palm	*Sabal Palmetto*	*Palm*	*Palm*	12	18	13	132.7	10	60%	Remove
14	Cabbage Palm	*Sabal Palmetto*	*Palm*	*Palm*	14	20	13	132.7	11	60%	Remove
15	Green buttonwood	*Conocarpus erectus*	*100%*	*A*	14	30	15	176.6		40%	Remove
16	Green buttonwood	*Conocarpus erectus*	*100%*	*A*						Dead	Remove
17	Green buttonwood	*Conocarpus erectus*	*100%*	*A*	3	12	7	38.5		35%	Remove
18	Green buttonwood	*Conocarpus erectus*	*100%*	*A*	10	20	16	201.0		40%	Remove
19	Green buttonwood	*Conocarpus erectus*	*100%*	*A*	6	12	8	50.2		37%	Remove
20	Green buttonwood	*Conocarpus erectus*	*100%*	*A*	10	16	8	50.2		46%	Remove
21	Green buttonwood	*Conocarpus erectus*	*100%*	*A*	6	18	7	38.5		44%	Remove
22	Live oak	*Quercus virginiana*	*100%*	*A*	9	25	16	201.0		47%	Remove
23	Live oak	*Quercus virginiana*	*100%*	*A*	12	30	18	254.3		50%	Remove
24	Live oak	*Quercus virginiana*	*100%*	*A*	14	30	18	254.3		50%	Remove
25	Live oak	*Quercus virginiana*	*100%*	*A*	13	30	16	201.0		50%	Remove
26	Mahogany	*Swietenia macrophylla*	*100%*	*A*	23	37	30	706.5		70%	Relocate
27	Live oak	*Quercus virginiana*	*100%*	*A*	12	30	15	176.6		52%	Remove
28	Live oak	*Quercus virginiana*	*100%*	*A*	10	25	14	153.9		49%	Remove
29	Live oak	*Quercus virginiana*	*100%*	*A*	17	30	20	314.0		62%	Remove
30	Live oak	*Quercus virginiana*	*100%*	*A*	9	25	18	254.3		47%	Remove
31	Live oak	*Quercus virginiana*	*100%*	*A*	19	32	30	706.5		60%	Remove
32	Live oak	*Quercus virginiana*	*100%*	*A*	10	30	16	201.0		49%	Remove
33	Live oak	*Quercus virginiana*	*100%*	*A*	11	30	17	226.9		49%	Remove
34	Sea grape	*Coccoloba uvifera*	*100%*	*A*	16	25	28	615.4		56%	Remove
35	Sea grape	*Coccoloba uvifera*	*100%*	*A*	18	25	28	615.4		50%	Remove
36	Gumbo Limbo	*Bursera simaruba*	*100%*	*A*	18	25	28	615.4		64%	Relocate
37	Montgomery Palm	*Veitchia arecina*	*Palm*	*Palm*	6	25	14	153.9	17	58%	Remove
38	Montgomery Palm	*Veitchia arecina*	*Palm*	*Palm*	6	25	14	153.9	17	58%	Remove
39	Montgomery Palm	*Veitchia arecina*	*Palm*	*Palm*	6	25	14	153.9	17	58%	Remove
40	Royal Palm	*Roystonea*	*Palm*	*Palm*	17	50	16	201.0	40	60%	Remove
41	Strangler Fig	*Ficus Aurea*	*80%*	*B*	58	45	60	2826.0		64%	Remove
42	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	*A*	5	18	12	113.0		55%	Remove
43	Live oak	*Quercus virginiana*	*100%*	*A*	8	18	18	254.3		50%	Remove
44	Live oak	*Quercus virginiana*	*100%*	*A*	8	18	18	254.3		50%	Remove
45	Pigeon plum	Coccoloba diversifolia	*100%*	*A*	5	14	10	78.5		40%	Remove
46	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	*A*	5	12	12	113.0		50%	Remove
47	Pigeon plum	Coccoloba diversifolia	*100%*	*A*	5	14	10	78.5		40%	Remove
48	Live oak	*Quercus virginiana*	*100%*	*A*	9	20	18	254.3		55%	Remove
49	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	*A*	7	14	14	153.9		55%	Remove
50	Live oak	*Quercus virginiana*	*100%*	*A*	8	20	18	254.3		60%	Remove
51	Live oak	*Quercus virginiana*	*100%*	*A*	5	16	12	113.0		55%	Remove
52	Live oak	*Quercus virginiana*	*100%*	*A*	8	20	18	254.3		65%	Remove
53	Pigeon plum	Coccoloba diversifolia	*100%*	*A*	5	25	12	113.0		60%	Remove
54	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	*A*	3	12	10	78.5		45%	Remove
55	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	*A*	5	12	12	113.0		50%	Remain
56	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	*A*	5	14	14	153.9		50%	Remain
57	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	*A*	5	20	20	314.0		55%	Remove

NOTE:
TREE RELOCATIONS TO BE COMPLETED ON ONE TIME RELOCATION, SEE LANDSCAPE PLAN FOR LOCATIONS.
CONTRACTOR TO FIELD COORDINATE RELOCATIONS AND PROTECT TREES AS REQUIRED DURING CONSTRUCTION.

ROOT PRUNING FOR TREE/PALM RELOCATION

1) ROOT PREPARATION
A. Trees to be root pruned with clean, sharp equipment 8-12 weeks prior to relocation to a depth of at least 24 inches by ISA certified arborist.
1. Maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices.
2. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth.
3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize temperature fluctuation.
B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees, Florida Department of Agriculture.
1. Trees-Minimum Ball Sizes: DBH Minimum Ball Diameter
3-1/2" to 4": 28"
4" to 4-1/2": 30"
4-1/2" to 5": 32"
5" to 5-1/2": 34"
Larger sizes increase proportionally.
C. Two to three weeks after root pruning and before lifting, tree canopies shall be pruned to remove any dead, decayed, broken branches, low hanging branches, or branches which would otherwise restrict strapping/lifting activities.

1) TREE/PALM RELOCATION
A. Trees shall be lifted using fiber rope lifting straps, with their rootballs cradled with fiber rope tree slings or other appropriate materials, such that the bulk of the trees' weight rests upon the rootball, Trunk straps may be used for balancing an maneuvering the trees into position, but shall not be used to lift or hold 100% of the trees' weight.
1. Once lifting begins, any uncut roots which become apparent around or under the rootballs shall be immediately severed with the appropriate pruning tools so as to minimize tearing.
2. After lifting, trees shall not be set down again until reaching the final site of relocation.
B. Trees are to be set in pre-dug pits, and properly braced in accordance with tree planting details shown on landscape plan.
C. Daily irrigation at high volume (15-25 gallons per tree, as per size) shall be provided for the first month after relocation. After that time, irrigation shall be provided 3 times per week, continuing at high rates, for at least 2 more months. After establishment, standard irrigation practices shall be implemented.

NOTES:
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-220 TREE DISPOSITION PLAN.
4. SEE SHEET L-200 PLANTING PLAN
5. SEE SHEET L-201 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-210 FOR LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

Equivalent Replacement Calculation (inches)

Key	Tree Species	Tree Species	Species Category Rating Percentage	Trunk Diameter (Caliper - inches)	Condition Percentage	Caliper Replacement Required (inches)
1	Live oak	*Quercus virginiana*	*100%*	12	56%	6.72
2	Live oak	*Quercus virginiana*	*100%*	16	60%	9.6
3	Live oak	*Quercus virginiana*	*100%*	15	57%	8.55
4	Live oak	*Quercus virginiana*	*100%*	9	52%	4.68
5	Black Olive	*Bucida buceras*	*60%*	17	56%	5.712
6	Live oak	*Quercus virginiana*	*100%*	17	56%	9.52
8	Live oak	*Quercus virginiana*	*100%*	19	52%	9.88
9	Live oak	*Quercus virginiana*	*100%*	17	58%	9.86
10	Live oak	*Quercus virginiana*	*100%*	13	62%	8.06
11	Gumbo Limbo	Bursera simaruba	*100%*	14	50%	7
15	Green buttonwood	*Conocarpus erectus*	*100%*	14	40%	5.6
17	Green buttonwood	*Conocarpus erectus*	*100%*	3	35%	1.05
18	Green buttonwood	*Conocarpus erectus*	*100%*	10	40%	4
19	Green buttonwood	*Conocarpus erectus*	*100%*	6	37%	2.22
20	Green buttonwood	*Conocarpus erectus*	*100%*	10	46%	4.6
21	Green buttonwood	*Conocarpus erectus*	*100%*	6	44%	2.64
22	Live oak	*Quercus virginiana*	*100%*	9	47%	4.23
23	Live oak	*Quercus virginiana*	*100%*	12	50%	6
24	Live oak	*Quercus virginiana*	*100%*	14	50%	7
25	Live oak	*Quercus virginiana*	*100%*	13	50%	6.5
27	Live oak	*Quercus virginiana*	*100%*	12	52%	6.24
28	Live oak	*Quercus virginiana*	*100%*	10	49%	4.9
29	Live oak	*Quercus virginiana*	*100%*	17	62%	10.54
30	Live oak	*Quercus virginiana*	*100%*	9	47%	4.23
31	Live oak	*Quercus virginiana*	*100%*	19	60%	11.4
32	Live oak	*Quercus virginiana*	*100%*	10	49%	4.9
33	Live oak	*Quercus virginiana*	*100%*	11	49%	5.39
34	Sea grape	*Coccoloba uvifera*	*100%*	16	56%	8.96
35	Sea grape	*Coccoloba uvifera*	*100%*	18	50%	9
41	Strangler Fig	*Ficus Aurea*	*80%*	58	64%	29.696
42	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	5	55%	2.75
43	Live oak	*Quercus virginiana*	*100%*	8	50%	4
44	Live oak	*Quercus virginiana*	*100%*	8	50%	4
45	Pigeon plum	Coccoloba diversifolia	*100%*	5	40%	2
46	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	5	50%	2.5
47	Pigeon plum	Coccoloba diversifolia	*100%*	5	40%	2
48	Live oak	*Quercus virginiana*	*100%*	9	55%	4.95
49	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	7	55%	3.85
50	Live oak	*Quercus virginiana*	*100%*	8	60%	4.8
51	Live oak	*Quercus virginiana*	*100%*	5	55%	2.75
52	Live oak	*Quercus virginiana*	*100%*	8	65%	5.2
53	Pigeon plum	Coccoloba diversifolia	*100%*	5	60%	3
54	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	3	45%	1.35
57	Silver buttonwood	Conocarpus erectus var. sericeus.	*100%*	5	55%	2.75
					TOTAL	264.578

MITIGATION
264.5" Inches Required to be Mitigated on Site

269.5" Inches Cat. A Trees Provided on Site.

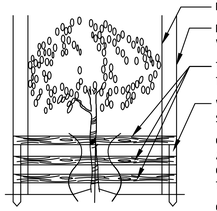
5	Gumbo Limbo	Bursera simaruba	3.5" Caliper	17.5
3	Satin Leaf	Chrysophyllum oliviforme	2" Caliper	6
4	Pigeon Plum	Coccoloba diversifolia	2.5" Caliper	10
16	Green Buttonwood	Conocarpus erectus	2.5" Caliper	40
12	Silver Buttonwood	Conocarpus erectus var. sericeus	2" Caliper	24
8	Live Oak	Quercus virginiana	3.5" Caliper	28
8	Silver Buttonwood	Conocarpus erectus var. sericcus	3" Caliper	24
20	Live Oak (High Rise)	Quercus virginiana	6" Caliper	120
			TOTAL	269.5

TREES ONLY (NO PALMS)

Species Category	Rating Per	Formula		
A	100%	(Species cat. rating %) x (trunk dia.[dbh inches])		
B	80%	x (condition %) = (Equivalent Replacement [inches])		
C	60%			
D	40%			
E	20%			
F	0%			

PALM MITIGATION T	*Code Sec. Sec. 47-21.15.*	
Palm mitigates on 1:1 basis w/ min. 8' CT replacements on other than Cocos,Royal, Phoenix Palms		
Total palm(s) to be Removed and mitigated 1:1		6
Total Palms provided for mitigation		6

ROYAL PALM MITIGA	*Code Sec. Sec. 47-21.15.*	
Royal Palm mitigates on min. 8' GW replacements		
Total palm(s) to be Removed 1 Royal with 40' CT.		
Total Palms provided for mitigation= 8 Royals with 8' GW. Each.		



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DRIP LINE

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THREE ROWS OF RAIL FENCING (2" X 4") SPACED EQUALLY TO BE PLACED ARAOUND ALL EXISTING TREES TO REMAIN.

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TREE PROTECTION DETAIL

N.T.S.

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LANDSCAPE ARCHITECT
Seal

REV. 1 - RESUBMITTAL 12-18-2024
REV. 2 - RESUBMITTAL 01-21-2025
REV. 3 - RESUBMITTAL 02-26-2025
REV. 4 - RESUBMITTAL 03-12-2025
Revision Dates

DRC SUBMITTAL SET

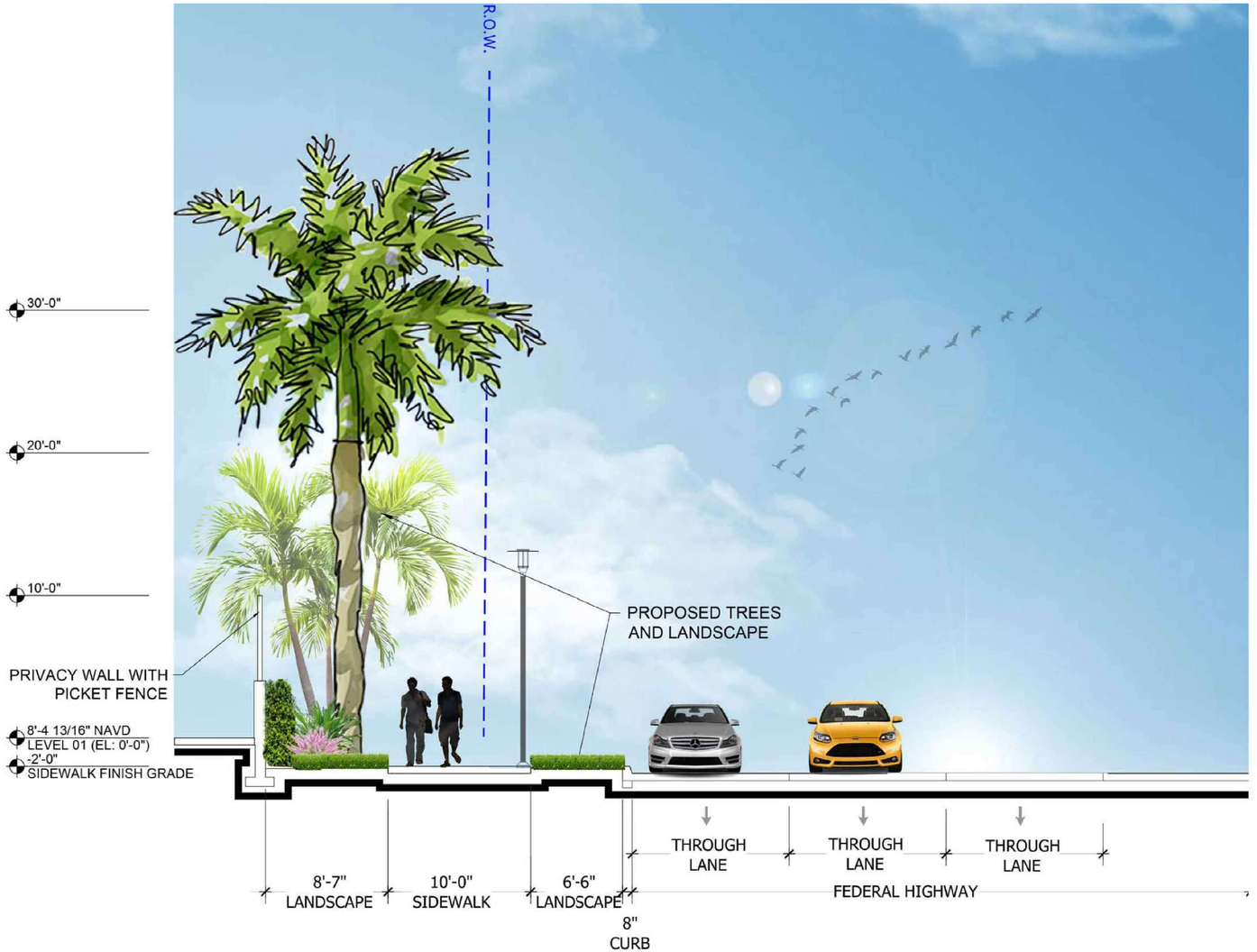
YMCA @ HOLIDAY PARK
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

Sheet Description
TREE DISPOSITION TABLE AND DETAILS

Release Date
02-19-2025

Project Number
2434

Drawing Number
L-221
Sheet 5 OF 5



SCALE: 1/4" = 1'-0"

AAL
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612 SW 4th Ave. Fort Lauderdale, FL 33315 LC26000237
TEL: 954-764-8858 EMAIL: BEuell@archaltnet

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STATE OF FLORIDA
JAMES BRIAN EUELL
LANDSCAPE ARCHITECT
Seal

Revision Dates
REV. 1 - RESUBMITTAL 12-18-2024
REV. 2 - RESUBMITTAL 01-21-2025
REV. 3 - RESUBMITTAL 02-26-2025
REV. 4 - RESUBMITTAL 03-12-2025

DRC SUBMITTAL SET

YMCA @ HOLIDAY PARK

840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

Sheet Description
STREET SECTION AT FEDERAL HWY.

Release Date
02-19-2025

Project Number
2434

Drawing Number
L-230
Sheet 1 OF 1

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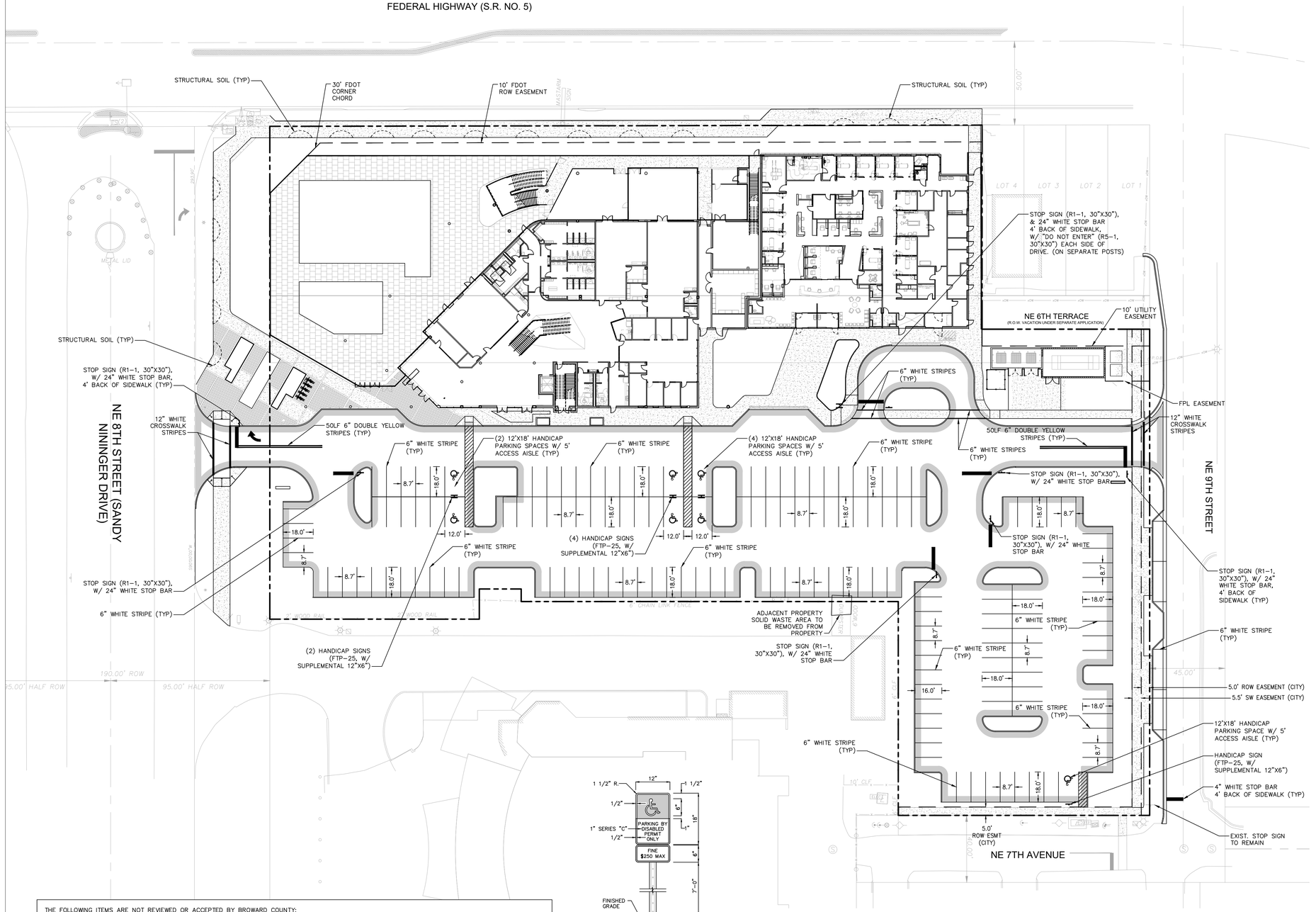
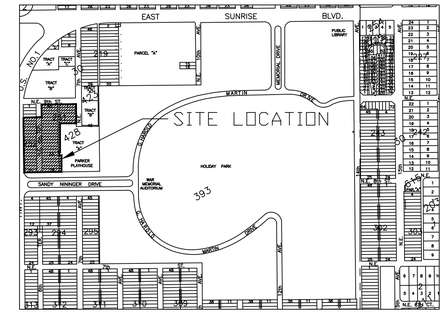




LOCATION MAP
NTS

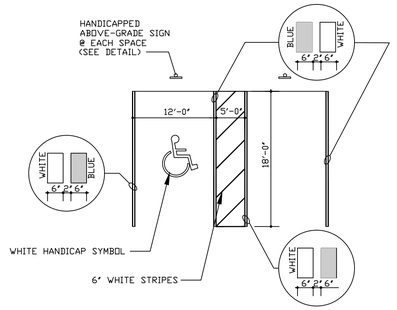
NORTH

LEGEND:

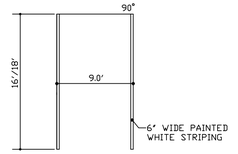
- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- WATER MAIN
- SANITARY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

SIGNAGE AND MARKING NOTES:

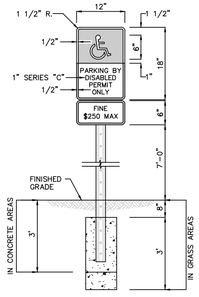
1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND B.C.T.E.D. STANDARDS (CURRENT EDITION).
2. ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).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



TYPICAL HANDICAP PARKING LAYOUT
N.T.S.



TYPICAL PARKING LAYOUT
N.T.S.



NOTES:

1) SIGN MUST BE POSTED AND THE BOTTOM OF THE SIGN MUST BE AT LEAST 7'-0" ABOVE FINISHED GRADE
2) LOCATE SIGN @ CENTERLINE AND HEAD OF EACH HANDICAP STALL WHERE APPLICABLE.
3) SIGNS IN CONCRETE AREAS ARE TO BE EMBEDDED FOR A DEPTH OF 3'

HANDICAPPED PARKING SIGN FTP-25 W/ SUPPLEMENTAL 12"X6" 'FINE $250 MAX' SIGN
N.T.S.

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

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

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

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

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

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VERTICAL DATUM CONVERSION

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

N.G.V.D. 29
1.5'
N.A.V.D. 88

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

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EB# 6578

Sheet Title: PAVEMENT MARKING & SIGNAGE PLAN

Job Title: YMCA @ HOLIDAY PARK
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

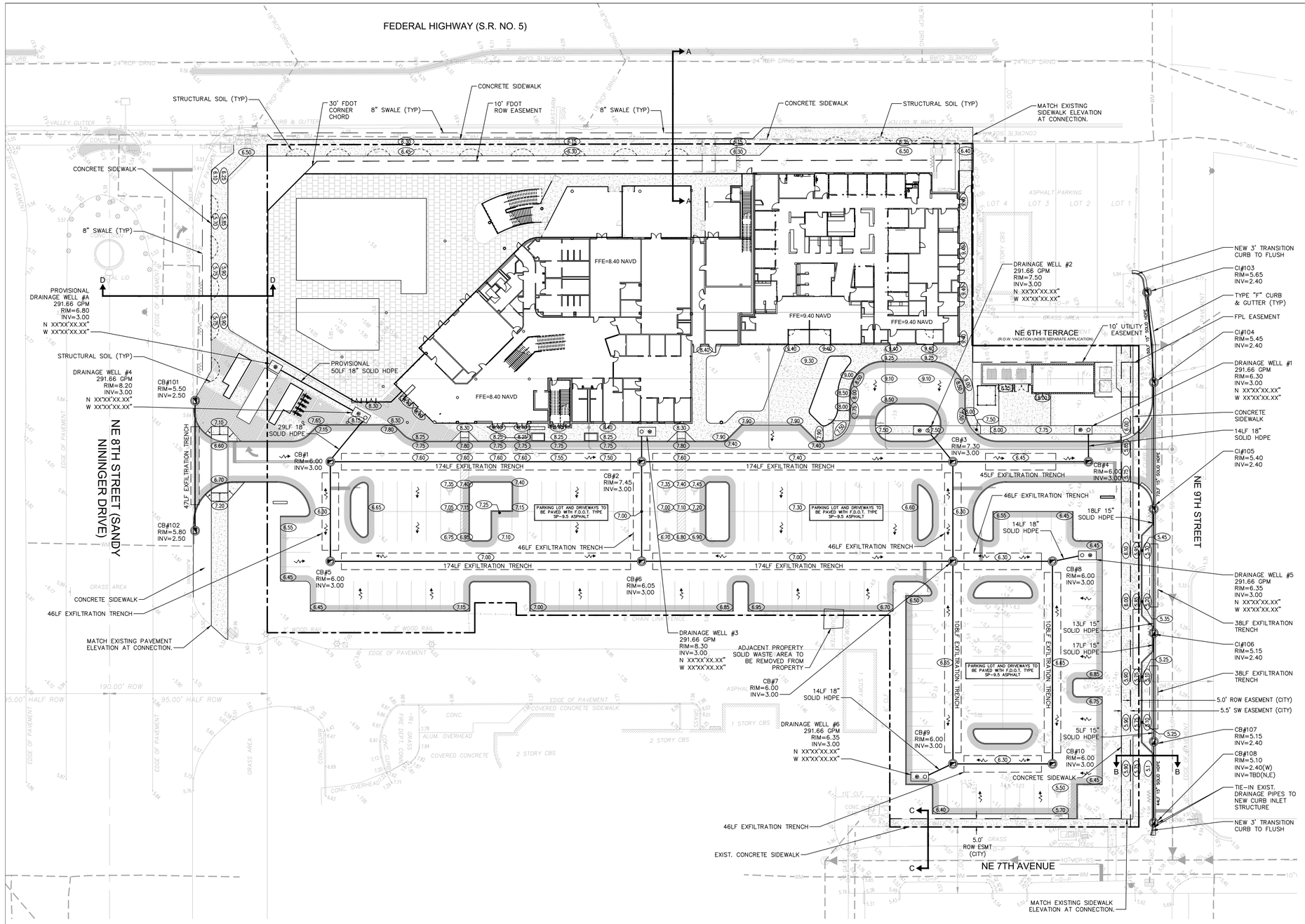
NORTH

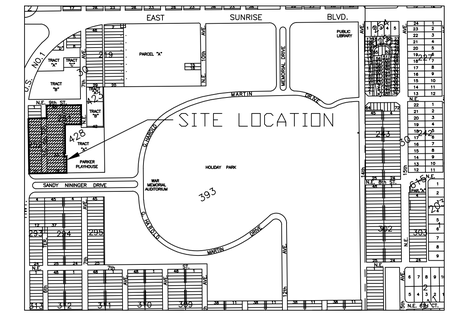
Revisions	
1 12/20/24	REV 01
2 02/28/25	REV 02
3 03/04/25	REV 03
4 03/06/25	REV 04
5 03/07/25	REV 05
6 03/17/25	REV 06
7 03/21/25	REV 07
8 03/28/25	REV 08

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"30'	Date 08/23/24
Job No. 21-1652.00	Plot Date 04/01/25
Drawn by AJS	Sheet No. C1
Proj. Mgr. SHG	
Appr. by SHG	1 of 1





LOCATION MAP
NTS

NORTH

LEGEND:

- 0.00 PROPOSED ELEVATION (NAVD)
- 6.32 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
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

FLOOD ZONE " AE " ELEV (6.0) NAVD
ON FIRM MAP #12011C0369 J, DATED JULY 31, 2024

BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTOUR= ELEV. (8.0) NAVD

DESIGN FLOOD ELEVATION 100 YEAR 3 DAY STORM (YMCA)= (8.40) NAVD
(FSED)= (9.40) NAVD

AVERAGE WET SEASON WATER LEVEL= ELEV. (3.0) NAVD

GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.
6. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
8. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
9. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.
10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
11. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
12. SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
13. SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
14. SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY CALVIN, GIORDANO & ASSOCIATES, INC. DATED MARCH 25, 2024.
16. ELEVATIONS SHOWN ARE NAVD88.
17. FINAL RIM ELEVATIONS SHALL BE FIELD ADJUSTED TO MATCH SLOPE OF PROPOSED PAVEMENT.
18. DRAINAGE WELLS TO BE DRILLED IN THE ORDER THAT THEY ARE NUMBERED ON PLANS UNTIL TOTAL CAPACITY OF 1,590 GPM IS MET. WELL CAPACITY TO BE CONFIRMED WITH ENGINEER AFTER DRILLING EACH DRAINAGE WELL. CONTRACTOR RESPONSIBLE FOR ALLOWING ACCESS AND CLEARANCE FOR DRILLING OF ALL DRAINAGE WELLS UNTIL CAPACITY IS MET.
19. ASPHALT PAVEMENT RESTORATION ON CITY RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.

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

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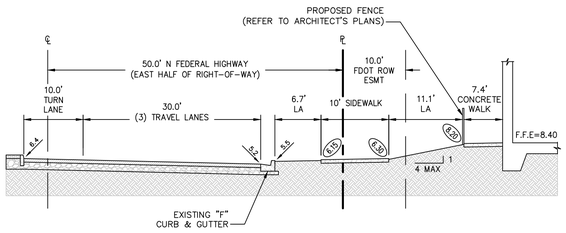

SECTION A–A
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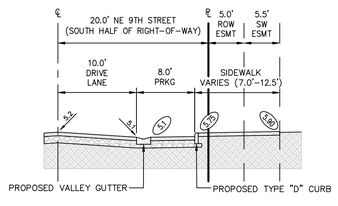

SECTION B–B
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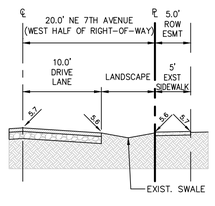

SECTION C–C
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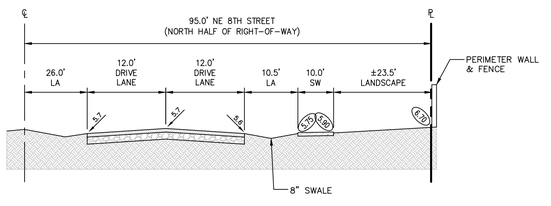

SECTION D–D
N.T.S.

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EB# 6578

Sheet Title: CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN

Job Title: YMCA @ HOLIDAY PARK
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

NORTH

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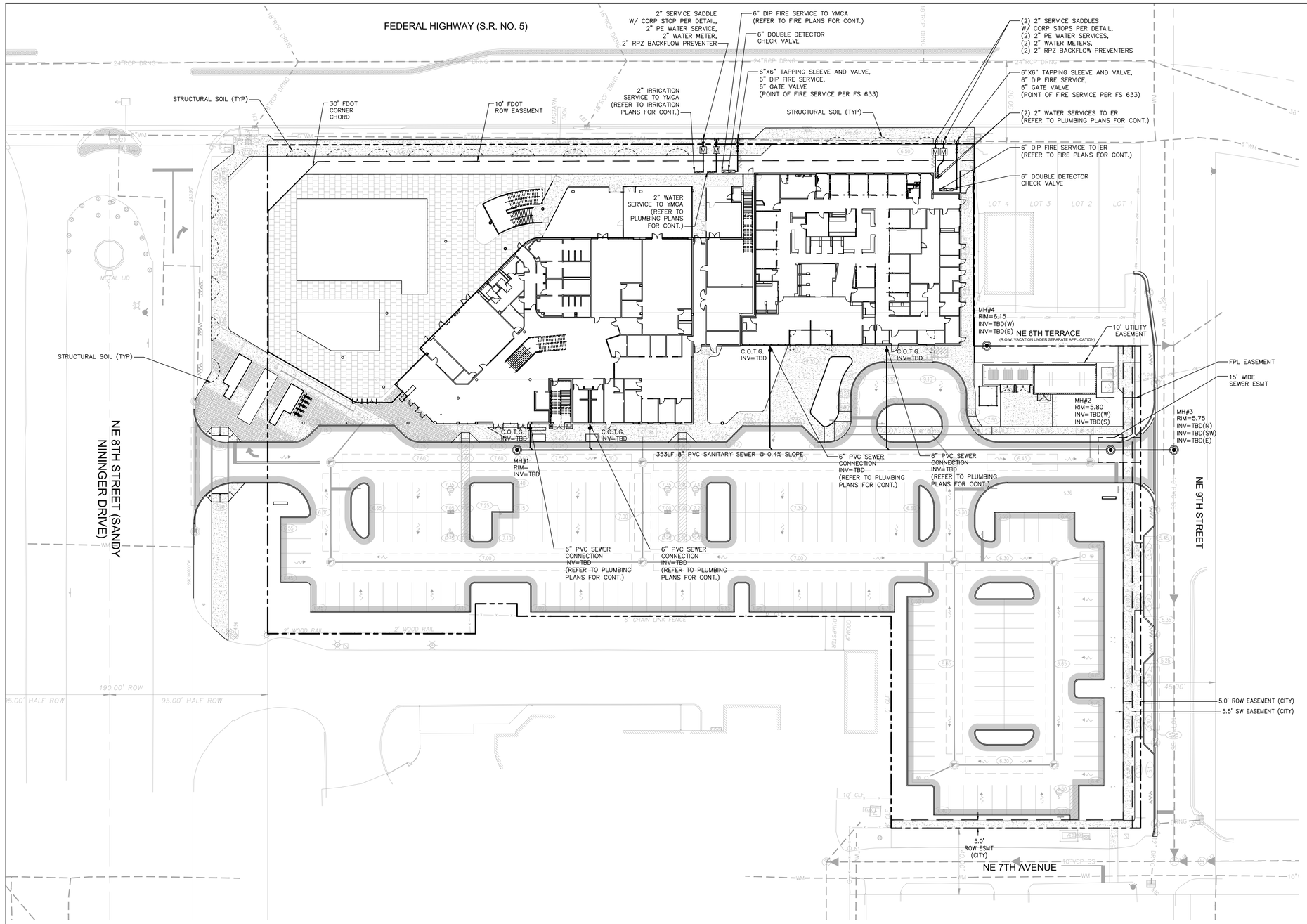
8 03/28/25	REV 08

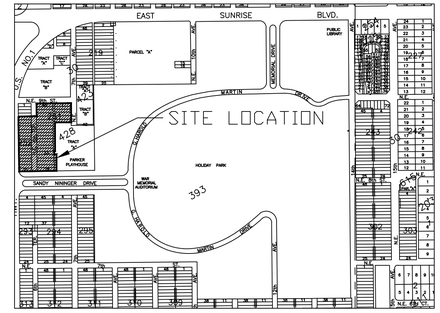
Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=30'	Date 08/23/24
Job No. 21-1652.00	Plot Date 04/01/25
Drawn by AJS	Sheet No. C2
Proj. Mgr. SHG	
Appr. by SHG	1 of 1

CAM #25-0502
Exhibit 3
Page 45 of 53





LOCATION MAP
NTS

NORTH

LEGEND:

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

WATER AND SEWER NOTES:

1.CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

2. CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.

3. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS. UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.

4. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).

5. W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.

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

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

8. ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.

9. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

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

11. PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.

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

13. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.

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

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

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

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

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

19. FINAL SEWER MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED TO MATCH FINAL PAVEMENT ELEVATIONS AND MATCH PAVEMENT SLOPE AS APPLICABLE.

PUMP STATION START UP, EXFILTRATION TESTING, LAMPING, AND VIDEO SURVEY OF SANITARY SEWER TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR. PRESSURE TESTING AND CANNON FLUSH OF WATER MAIN TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR.

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VERTICAL DATUM CONVERSION

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N.G.V.D. 29
1.5'
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Sheet Title: CONCEPTUAL WATER & SEWER PLAN

Job Title: YMCA @ HOLIDAY PARK
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

NORTH

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DRC
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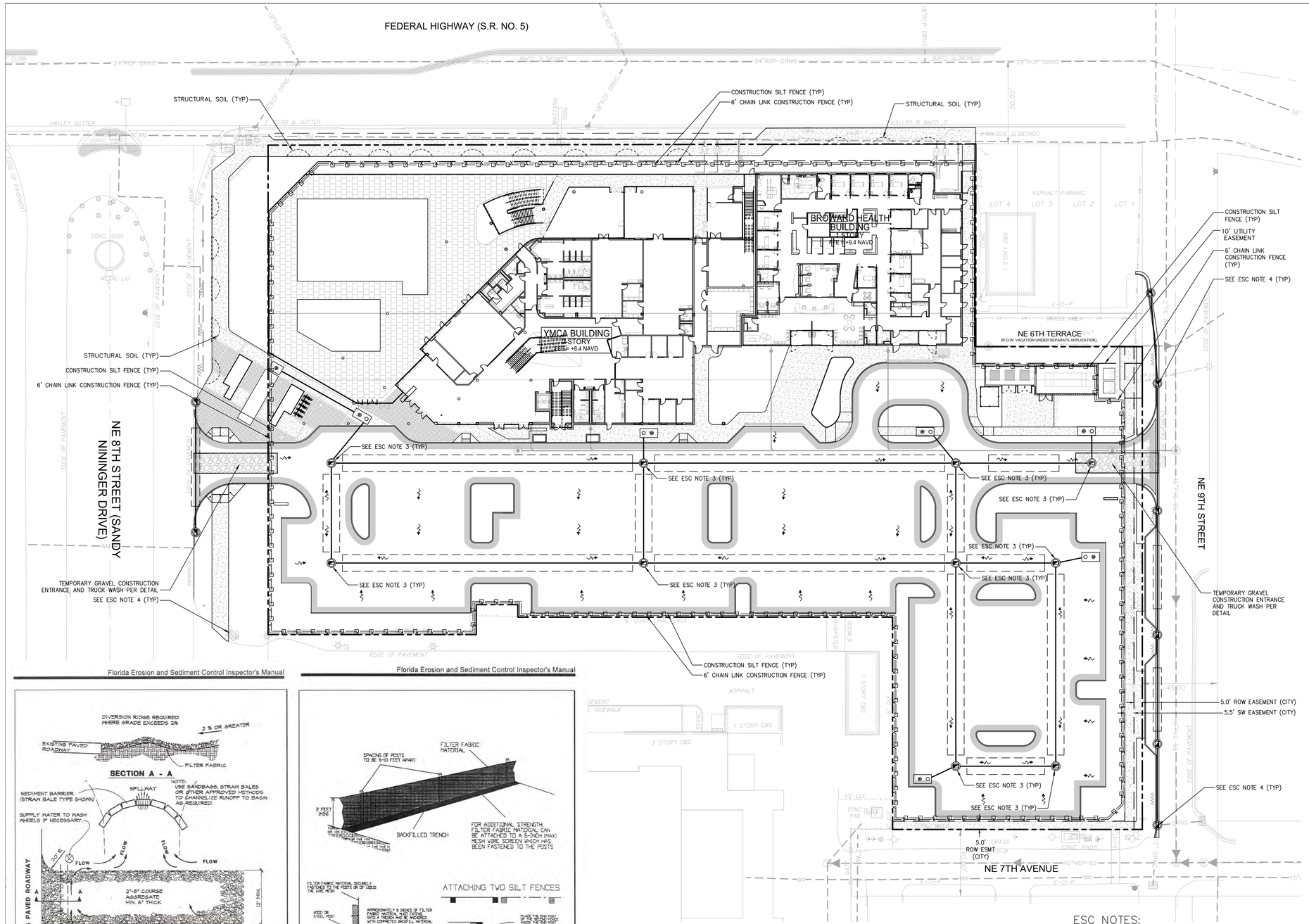

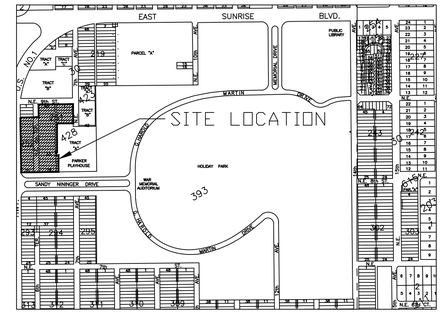

LOCATION MAP
NTS

NORTH

LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
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- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

POLLUTION PREVENTION NOTES:

1. CONTRACTOR SHALL ADHERE TO OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. THE CONTRACTOR SHALL INSTITUTE BEST MANAGEMENT PRACTICES (BMPS) TO ENSURE COMPLIANCE WITH THE NPDES PROGRAM AND TO MINIMIZE THE IMPACT TO PUBLIC STORMWATER FACILITIES. A NOTICE OF INTENT (NOI) SHALL BE FILED PRIOR TO START CONSTRUCTION ACTIVITIES.
2. PRIOR TO DEMOLITION ACTIVITIES, CONTRACTOR SHALL INSTALL POLLUTION PREVENTION CONTROL DEVICES (I.E., SILT BARRIERS, SEDIMENT BASINS, TURBIDITY BARRIERS AROUND STORMWATER OUTFALLS ON THE WATERSIDE OF LAKES, PONDS, CANALS, OR WATERWAYS, SILT SCREENS, ETC. ACCORDING TO THE APPROVED SWPPP AND AS RECOMMENDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) LATEST GUIDELINES AND PERMITTING REQUIREMENTS.
3. PRIOR TO DEMOLITION ACTIVITIES, A SILT FENCE IN ACCORDANCE WITH THE APPROVED SWPPP DETAILS AND LATEST DEP STANDARDS SHALL BE ERECTED AROUND THE SITE PROPERTY LINES. ALL PUBLIC INLETS SURROUNDING THE SITE SHALL BE PROTECTED BY THE INSTALLATION OF FILTER FABRIC INTO THE FRAME AND GRATE OR OTHER APPROVED BMPS TO PROTECT AGAINST STORM RUNOFF.
4. POLLUTION CONTROL INSTALLATIONS, AS APPROVED AND SHOWN IN THE SWPPP, SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION PERIODS UNTIL THE PROJECT HAS BEEN COMPLETED AND APPROVED BY CITY ENGINEERING INSPECTOR OR PROJECT ENGINEER.
5. CONTRACTOR SHALL INSPECT THE POLLUTION CONTROL DEVICES DAILY FOR SIGNS OF MALFUNCTION, FAILURE, OR NEEDED REPAIRS, AND SHALL MAKE REMEDIAL ACTIONS IMMEDIATELY UPON DISCOVERY.
6. EXISTING STORMWATER INLETS, CATCH BASINS, OR MANHOLES, ONSITE AND OFFSITE, SHALL BE PROTECTED FROM SEDIMENT STORM RUNOFF FROM THE PROPOSED DEMOLITIONS AND CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING ROADS AND FACILITIES DUE TO DEMOLITION OR CONSTRUCTION ACTIVITIES FROM THE PROPOSED DEVELOPMENT.
8. IN ORDER TO MINIMIZE THE AMOUNT OF SEDIMENTS, MUD, AND DUST TRANSPORTED ONTO PUBLIC ROADWAYS BY THE CONSTRUCTION VEHICLES OR RUNOFF, THE CONTRACTOR SHALL INSTALL STABILIZED TEMPORARY CONSTRUCTION ENTRANCE(S) FROM THE CONSTRUCTION SITE AS RECOMMENDED BY FDEP. EACH TEMPORAL CONSTRUCTION ENTRANCE IS A STABILIZED 6 INCH THICK LAYER OF 2 TO 3 INCH COURSE AGGREGATE STONE, 12" MINIMUM WIDTH, AND LENGTH TO ACCOMMODATE A MINIMUM OF ONE TRUCKING VEHICLE.
   A. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY AS CONDITIONS DEMAND IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHTS-OF-WAY. SEDIMENT SHALL BE TRAPPED IN CLEANOUT AREAS AND PROPERLY HANDLED AS ONSITE DEBRIS PER APPLICABLE STATE REGULATIONS.
   II. WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
   III. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO PUBLIC STORM DRAINS MUST BE REMOVED BY THE CONTRACTOR IMMEDIATELY.
   IV. TRUCKS SHALL NOT 'CUT CORNERS' WHERE THE CONSTRUCTION EXIT MEETS THE ROADWAYS.
   V. SWEEPING OF PUBLIC ROADWAYS SHALL BE DONE PERIODICALLY AS CONDITION DEMAND.
9. DUST GENERATED FROM CONSTRUCTION SHALL BE MINIMIZED BY DAILY WATERING OF THE SITE.
10. CONTRACTOR SHALL PROVIDE AN EROSION AND SEDIMENTATION CONTROL INSPECTOR TO INSPECT ALL POINTS OF DISCHARGE INTO NEARBY WATER BODIES TO RECORD THE CONDITION OF DISCHARGE POINTS, INTEGRITY OF SILT FENCE AND POLLUTION CONTROL DEVICES, DUST CONTROL MEASURES, VEHICULAR TRAFFIC AND CONSTRUCTION MATERIAL STORAGE AND DISPOSAL. WRITTEN RECORD OF ALL INSPECTIONS SHALL BE STORED BY THE CONTRACTOR DURING DEMOLITION AND CONSTRUCTION PERIODS AND SHALL BE SUBMITTED TO CITY INSPECTORS UPON REQUEST.
    THE INSPECTION REPORT SHALL INCLUDE AT A MINIMUM THE FOLLOWING INFORMATION:
    I. NAME OF INSPECTOR AND HIS/HER QUALIFICATIONS IN EROSION AND SEDIMENTATION CONTROL
    II. DATE OF THE INSPECTION
    III. RAINFALL RATE
    IV. OBSERVATIONS ABOUT THE SWPP
    V. ACTIONS TAKEN BY CONTRACTOR FOR ALL INCIDENTS OF NONCOMPLIANCE WITH PERMIT(S)
    VI. CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPP AND PERMIT(S)

CLOSED CIRCUIT TV INSPECTION (CCTV) NOTES:

1. CONTRACTOR SHALL PROVIDE CCTV VIDEOTAPES TO CITY STW OPS OF THE EXISTING STORMWATER SYSTEM TO THE LIMITS SHOWN WITH GREEN LINE WORK IN THE STORM MAP PROVIDED AT THE END OF THIS REPORT IN ORDER TO DOCUMENT THE PRE AND POST CONSTRUCTION CONDITIONS OF THE CITY'S STORM SYSTEM.
2. CONTRACTOR SHALL PROVIDE THE PRE CONSTRUCTION CCTV TO CITY STW OPS WHEN APPLYING FOR A DEMOLITION PERMIT AT THE CITY'S BUILDING DEPARTMENT.
   I. IF DEBRIS IS FOUND IN THE CITY'S STORMWATER SYSTEM PRIOR TO DEMOLITION OR CONSTRUCTION, THE APPLICANT, CONTRACTOR, DEVELOPER OR DESIGNER (AS APPLICABLE) SHALL INFORM THE CITY'S STORMWATER OPERATIONS DEPARTMENT FOR PROPER REMOVAL.
3. CONTRACTOR SHALL PROVIDE THE POST CONSTRUCTION VIDEOTAPE TO CITY STW OPS WHEN REQUESTING THE CERTIFICATE OF OCCUPANCY (CO) TO VERIFY THAT THE CITY'S STORMWATER SYSTEMS HAVE NOT BEEN NEGATIVELY IMPACTED BY THE DEMOLITION AND CONSTRUCTION ACTIVITIES.
   I. IF DEBRIS IS FOUND IN THE CITY'S STORM SYSTEMS AS A RESULT OF DEMOLITION OR CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VACUUM CLEAN THE CITY'S STORMWATER SYSTEM (OR MAKE REPAIRS AS REQUESTED BY CITY'S STORMWATER OPERATIONS GROUP) PRIOR TO ISSUANCE OF FINAL CO.
   II. IF SURFACE WATER RUNOFF OR DEBRIS FROM DEMOLITION OR CONSTRUCTION ACTIVITIES IS FOUND TO HAVE NEGATIVELY IMPACTED THE CONDITION OF THE CITY'S STORMWATER ASSETS, IT WILL BE THE RESPONSIBILITY OF THE APPLICANT (CONTRACTOR, DEVELOPER, AND OWNER) TO RECTIFY THE INFRACTION(S) AS REQUESTED BY CITY.

ESC NOTES:

1. THIS PLAN REFLECTS THE ENGINEER'S SUGGESTION FOR EROSION AND SEDIMENT CONTROL. SITE OPERATOR TO MODIFY PLAN AS NEEDED TO MAINTAIN "BEST MANAGEMENT PRACTICES" DURING CONSTRUCTION.
2. AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ONSITE. NO DISCHARGE INTO THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES IS ALLOWED.
3. DRAINAGE STRUCTURES INSTALLED TO BE PROTECTED WITH FILTER FABRIC AND/OR PERIMETER SILT FENCE.
4. PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROJECT AREA.
5. ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEPT UP IMMEDIATELY.
6. SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY.
7. PRIOR TO START OF CONSTRUCTION, AN ENGINEERING ROUGH INSPECTION MUST BE SCHEDULED TO VERIFY EROSION AND SEDIMENTATION CONTROL IS SETUP PROPERLY AND SO INSPECTOR CAN MONITOR SITE FOR CONSTRUCTION MITIGATION. TO REQUEST AN INSPECTION, PLEASE CALL (954) 828-5191.

NPDES

ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

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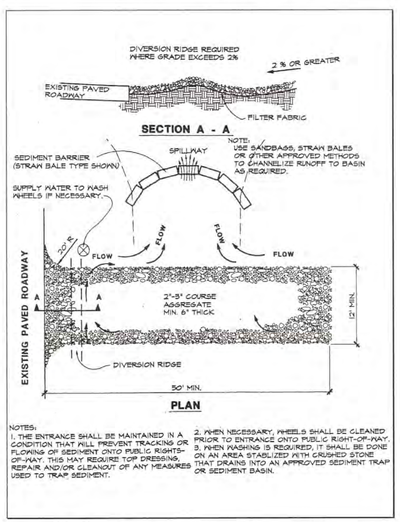
VERTICAL DATUM CONVERSION

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

N.G.V.D. 29
↑ 1.5' ↓
N.A.V.D. 88

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

Florida Erosion and Sediment Control Inspector's Manual



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 RIGHT-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.

Plate 4.03a Temporary Gravel Construction Entrance
Source: Erosion Draw

Florida Erosion and Sediment Control Inspector's Manual

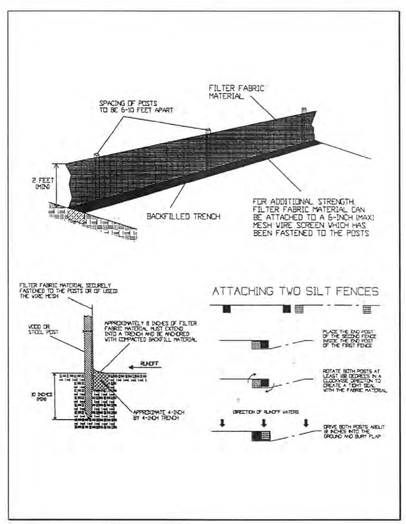


Plate 4.06d Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.

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EB# 6578

Sheet Title
EROSION & SEDIMENT CONTROL PLAN

Job Title
YMCA @ HOLIDAY PARK
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

1 12/20/24	REV 01
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Phase:
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DOCUMENTS

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Job No. 21-1652.00	Plot Date 04/01/25
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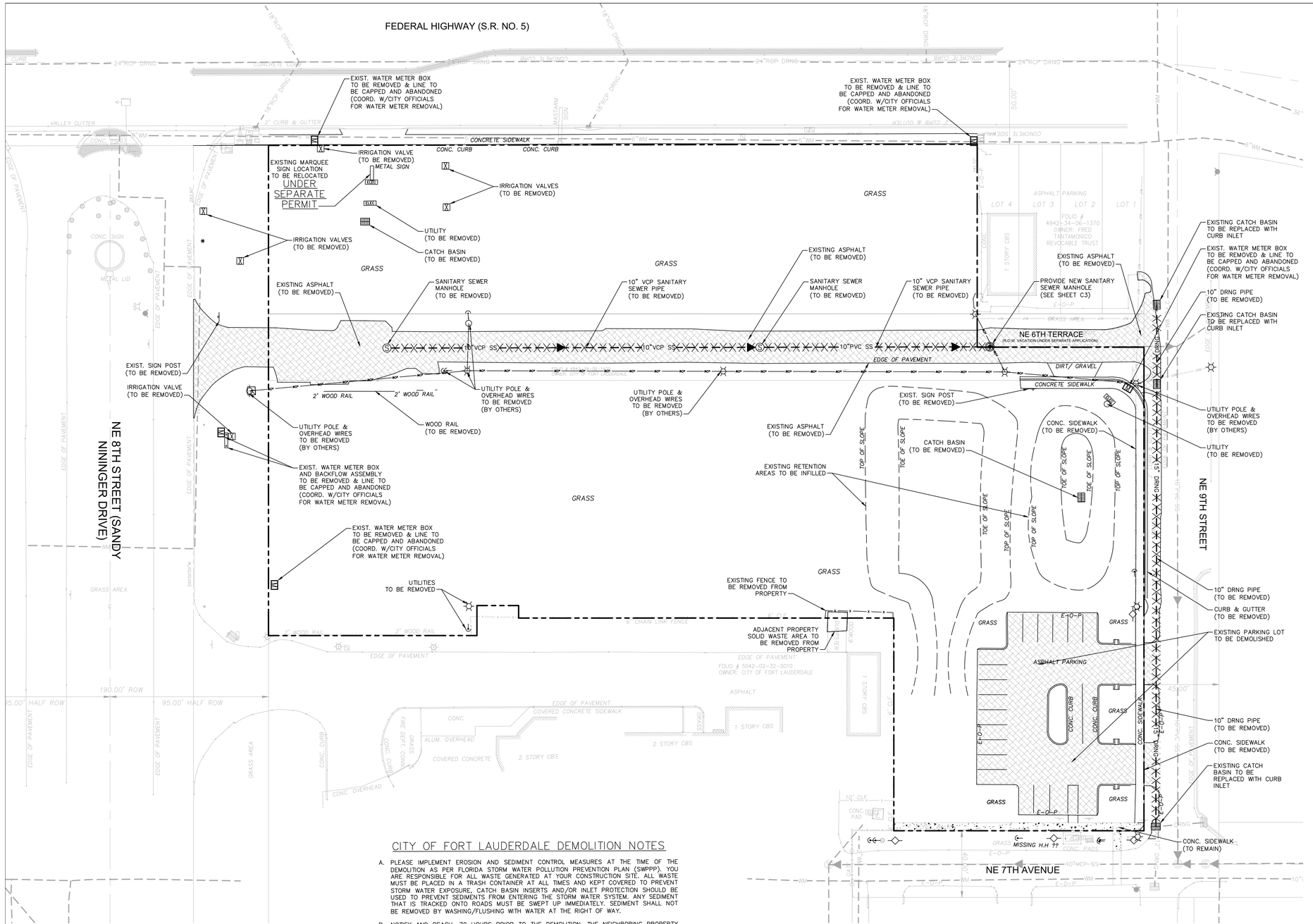
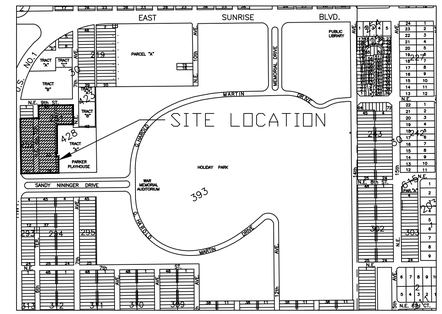
Proj. Mgr. SHG	
Appr. by SHG	1 of 1





LOCATION MAP
NTS

NORTH

LEGEND:

- (0.00) PROPOSED ELEVATION (NAVD)
- +5.32 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
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

DEMOLITION LEGEND:

- PAVEMENT REMOVAL
- UTILITY REMOVAL

DEMOLITION NOTES

1. THE EXISTING BASE MATERIAL REMOVED BY DEMOLITION WORK MAY BE STOCK PILED AND REUSED AS BASE AND SUBBASE MATERIAL. APPROVAL OF STOCK PILED BASE MATERIAL FOR REUSE WILL BE PER FIELD EXAMINATION BY THE OWNER, THE TESTING LABORATORY, AND THE ENGINEER OF RECORD.
2. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT STRUCTURE BASED UPON FINAL FINISHED SURFACE (GRASS OR PAVEMENT) AS REQUIRED PER THE FOLLOWING PROPOSED IMPROVEMENTS:
   PAVEMENT: REMOVE ASPHALT/ CONCRETE SURFACE ONLY
   GRASS: REMOVE ASPHALT AND ROCK BASE AND REGRADE AS REQUIRED PER PLAN.
3. ALL EXISTING UNDERGROUND UTILITIES AND STORM DRAINAGE STRUCTURES, (CATCH BASINS AND DRAINAGE PIPES, ELECT. LINES, ETC.) AND ASSOCIATED APPURTENANCES WITHIN LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS OTHERWISE NOTED ON PLANS. ALL WATER AND SANITARY SEWER PIPES SHALL BE REMOVED TO 36" BELOW FINISHED GRADE AND PERMANENTLY CAPPED. IF ANY CRACKS OR BREAKS OCCUR IN SAID LINES AND PIPES THE CONTRACTOR SHALL REMOVE THESE SECTIONS FULLY AND THEN CAP SAID PIPES 36" BELOW FINISH GRADE.
4. THE CONTRACTOR SHALL SAWCUT ALONG A NEAT STRAIGHT LINE AT ALL POINTS OF CONNECTION WITH EXISTING PAVEMENT TO REMAIN.
5. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS ALONG DEMOLITION AREAS AND MAINTAIN IN PLACE A F.D.O.T. APPROVED MAINTENANCE OF TRAFFIC PLAN.
6. ALL ON-SITE ABOVE AND BELOW GROUND ITEMS (INCLUDING BILLBOARDS, CHAIN LINK FENCE, CBS WALLS, BOLLARDS, SIGNS, LIGHT POLES, ETC.) SHALL BE REMOVED BY CONTRACTOR WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED TO REMAIN.
7. ALL UTILITY COMPANIES (FP&L, BELL SOUTH, GAS CO.,ETC.) SHALL BE NOTIFIED 2 WEEKS PRIOR TO BEGINNING OF DEMOLITION FOR REMOVAL AND/OR DISCONNECTION OF ON-SITE SERVICE LINES/ POLES. ANY REMNANTS LEFT BY UTILITY COMPANIES SHALL BE REMOVED BY CONTRACTOR.
8. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE GOVERNING MUNICIPAL WATER UTILITY DEPT. FOR REMOVAL OF ANY WATER METERS.
9. ALL DEMOLITION DEBRIS NOT OTHERWISE NOTED ON THE PLANS OR IN THESE NOTES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY REQUIREMENTS.
10. SEE TREE DISPOSITION PLANS BY LANDSCAPE ARCHITECT FOR ALL EXISTING ONSITE TREES/ BUSHES TO BE REMOVED, RELOCATED, OR DEMOLISHED. ALL SOD AND TOP SOIL SHALL BE STRIPPED SO SUBGRADE AND BASE ROCK CAN BE ADDED.
11. CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY DRAINAGE REQUIRED DURING CONSTRUCTION
12. RELOCATION/REMOVAL OF ELECTRICAL POLES & OVERHEAD WIRES TO BE COORDINATED W/ BROWARD COUNTY TRAFFIC ENGINEERING DEPT. & F.P.&L AS REQUIRED.
13. ON-SITE UNDERGROUND WATER AND SEWER MAINS SHALL BE REMOVED COMPLETELY WHEN UNDER NEW FOUNDATIONS.
14. BACKFILL FOR ANY VOIDS LEFT BY REMOVAL OF UNDERGROUND UTILITIES SHALL BE AS NOTED BY GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SUCH BACKFILL
15. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE CITY OF FT. LAUDERDALE & F.E.S. MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS.
16. CONTRACTOR SHALL COORDINATE W/ CITY THE REMOVAL/RELOCATION OF ANY WATER METERS.
17. CONTRACTOR SHALL COORDINATE W/ FP&L FOR REMOVAL/RELOCATION OF ANY POWER POLES.
18. CONTRACTOR SHALL COORDINATE W/ B.C.T.E.D. FOR THE RELOCATION OF ANY TRAFFIC POLES.
19. ALL EXISTING UTILITIES WITHIN NW 55TH STREET ARE TO REMAIN UNLESS OTHERWISE NOTED.
20. ALL EXISTING UTILITIES WITHIN OR ADJACENT TO NW 12TH AVENUE AND 15TH AVENUE ARE TO REMAIN UNLESS OTHERWISE NOTED.
21. CONTRACTOR SHALL COORDINATE WITH CITY PUBLIC WORKS AND PARKS & RECREATION STAFF FOR ITEMS TO BE SALVAGED AND NOT REMOVED FROM THE SITE.

CITY OF FORT LAUDERDALE DEMOLITION NOTES

A. PLEASE IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AT THE TIME OF THE DEMOLITION AS PER FLORIDA STORM WATER POLLUTION PREVENTION PLAN (SWPPP). YOU ARE RESPONSIBLE FOR ALL WASTE GENERATED AT YOUR CONSTRUCTION SITE. ALL WASTE MUST BE PLACED IN A TRASH CONTAINER AT ALL TIMES AND KEPT COVERED TO PREVENT STORM WATER EXPOSURE, CATCH BASIN INSERTS AND/OR INLET PROTECTION SHOULD BE USED TO PREVENT SEDIMENTS FROM ENTERING THE STORM WATER SYSTEM. ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEPT UP IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY.

B. NOTIFY AND REACH, 72 HOURS PRIOR TO THE DEMOLITION, THE NEIGHBORING PROPERTY OWNERS, HOMEOWNER ASSOCIATIONS, AND BUSINESSES THAT ARE TO BE IMPACTED BY THE ACTIVITIES. IN ADDITION, NOTIFY AND REACH PEOPLE WHO TRAVEL THROUGH THE PROJECT AREA, BUT DO NOT NECESSARILY LIVE OR WORK NEARBY.

C. PRIOR TO DEMO, AN ENGINEERING ROUGH INSPECTION MUST BE SCHEDULED TO SEE RIGHT-OF-WAY PRE-DEMO CONDITIONS AND SO INSPECTOR CAN MONITOR SITE FOR CONSTRUCTION DEBRIS MITIGATION. A FINAL ENGINEERING INSPECTION IS REQUIRED TO CLOSE OUT THE PERMIT. TO SCHEDULE AN ENGINEERING INSPECTION PLEASE CALL AT (954) 828-5191

D. PLEASE BE ADVISED THAT ALL SIDEWALKS ALONG THE BOUNDARIES OF THE SITE SHALL BE PROTECTED FOR A SAFE AND ADEQUATE ACCESS OF PEDESTRIAN FROM CONSTRUCTION ACTIVITIES AND FLYING DEBRIS. PROTECTION OF PEDESTRIAN BARRIER REQUIRES A SEPARATE PERMIT. PLEASE PROVIDE WITH DETAIL AND LOCATION. SHOW LOCATION OF ANY SIDEWALK TO BE CLOSED OR PROTECTED AS REQUIRED BY THE FLORIDA BUILDING CODE. IF A SIDEWALK SHALL BE CLOSED, APPLICANT MUST PROVIDE A NEW TEMPORARY CROSSWALKS AND/OR SIDEWALKS THAT MEET ADA STANDARDS SO THAT PEDESTRIAN TRAVEL CAN CONTINUE SAFELY WITHOUT INTERRUPTION. THIS SHALL INDICATE STRIPING, SIGNAGE, OR CHANGES TO GROUND CONDITIONS. PROTECTION OF PEDESTRIAN SHALL BE CONFORMED TO FLORIDA BUILDING CODE (CHAPTER 33).

E. AT THE TIME OF THE DEMOLITION ALL UTILITIES SHALL BE CAPPED AT THE PROPERTY LINE, THE LOCATION AND DEPTH SHALL BE RECORDED PRIOR TO BACK FILLING THE UTILITY.

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VERTICAL DATUM CONVERSION

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

N.G.V.D. 29

N.A.V.D. 88

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

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Sheet Title: DEMOLITION PLAN

Job Title: YMCA @ HOLIDAY PARK
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

1 12/20/24	REV 01
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5 03/07/25	REV 05
6 03/17/25	REV 06
7 03/21/25	REV 07
8 03/28/25	REV 08

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"30'	Date 08/23/24
Job No. 21-1652.00	Plot Date 04/01/25
Drawn by AJS	Sheet No. D1
Proj. Mgr. SHG	
Appr. by SHG	1 of 1

FEDERAL HIGHWAY (S.R. NO. 5)
FDOT R/W MAP SECTION 86020-2107

50.00'

CONCRETE CURB

30' FDOT CORNER CHORD

10' FDOT ROW EASEMENT

MASTARM SIGN

2' CURB & GUTTER

VALLEY GUTTER

CONC. SIDEWALK

SEE LAUDERTRAIL PLANS BY CITY OF FORT LAUDERDALE

CONC. SIGN

METAL LID

HOLIDAY PARK
P.B. 24, PG. 14, B.C.R.

50.0'

EDGE OF PAVEMENT

NE 8TH STREET (SANDY NININGER DRIVE)
190' R/W PER P.B. 24 PG. 14, B.C.R.

GRASS AREA

190.00' ROW

95.00' HALF ROW

CONC. CURB

CONC. OVERHEAD

2' WOOD RAIL

6' CHAIN LINK FENCE

EDGE OF PAVEMENT

TRACT "A"
"THEATER CENTER"
P.B. 63, PG. 5, B.C.R.

FOLIO # 5042-02-32-0010
OWNER: CITY OF FORT LAUDERDALE

ASPHALT

EDGE OF PAVEMENT
COVERED CONCRETE SIDEWALK

CONC.
FIRE DEPT. CONN.
GRASS
ALUM. OVERHEAD
COVERED CONCRETE

2 STORY CBS

1 STORY CBS

PARKER PLAYHOUSE
2 STORY BUILDING
ZONING: PARK
TAX ID:
504202320010

SBD 1 STORY

6" CLF

10' CLF

CONC. PAD

GRASS

CONC. PADS

SE COR. LOT 6, BLK. 251

40.00'

NE 7TH AVENUE
40' R/W PER P.B. 2, PG. 18, M.D.C.R.

CITY PARKS & REC
1 STORY BUILDING
ZONING: PARK
TAX ID:
504202290020

TRACT "B"
PROGRESSO
P.B. 2, PG. 18, B.C.R.

TRACT "B"
"RESUBDIVISION OF PORTION OF BLOCKS 217 AND 218 PROGRESSO"
P.B. 42, PG. 12, B.C.R.

LOT 4 LOT 3 LOT 2 LOT 1

ASPHALT PARKING

FOLIO # 4942-34-06-1370
OWNER: FRED TANTAMONICO REVOCABLE TRUST
NOT INCLUDED

1 STORY CBS

GRASS AREA
EDGE OF PAVEMENT

10' UTILITY EASEMENT

NE 6TH TERRACE
40' R/W PER P.B. 2, PG. 18, M.D.C.R.
ROW VACATION UNDER SEPARATE APPLICATION

40.00'
10.00'

EDGE OF PAVEMENT

NE 9TH STREET
45' R/W PER P.B. 2,PG. 18, M.D.C.R.& P.B. 42, PG. 12, B.C.R.

5.0' ROW ESMT (CITY)

PARK PLAZA
COMMERCIAL
1 STORY BUILDING
ZONING: B-1
TAX ID:
494234120010

45.00'

5.0' ROW EASEMENT (CITY)
5.5' SW EASEMENT (CITY)

TRACT "A"

PARCEL A
BMW SUNRISE PLAT
P.B. 161 PG. 40, B.C.R.

TRACT "B"
NOBLES ADDITION TO PROGRESSO
P.B. 65, PG. 40, B.C.R.

PARCEL A
PARK PLAZA
P.B. 42, PG. 12, B.C.R.

SEE LAUDERTRAIL PLANS BY CITY OF FORT LAUDERDALE

LOCATION MAP
NTS

NORTH

LEGEND:

- PROPOSED 5' RIGHT-OF-WAY EASEMENT (CITY)
- PROPOSED 10' RIGHT-OF-WAY EASEMENT (FDOT)

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EB# 6578

Sheet Title
RIGHT-OF-WAY EASEMENT EXHIBIT

Job Title
YMCA @ HOLIDAY PARK
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

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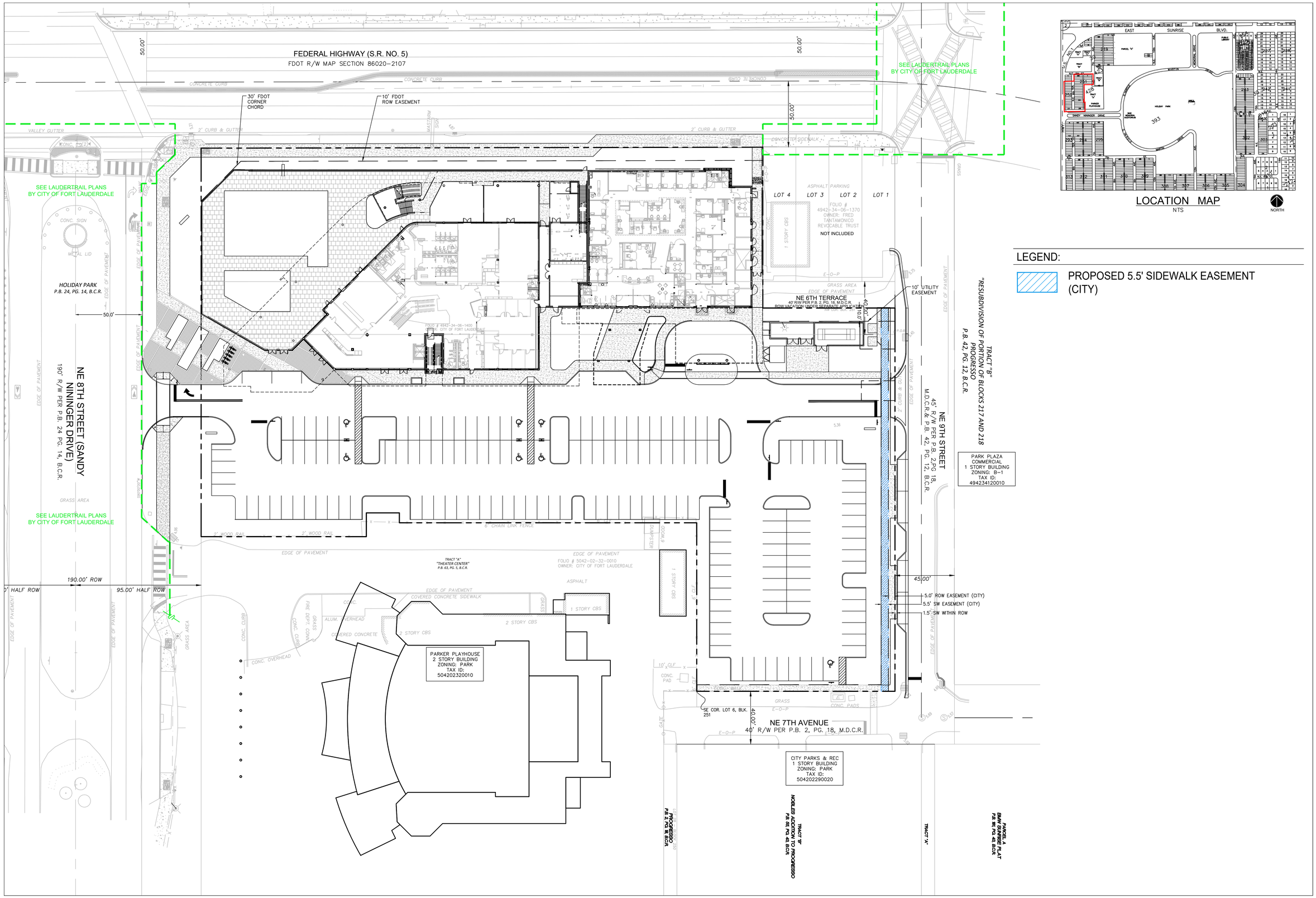
Civil Mgr. SHG	
Appr. by SHG	1 of 1



LOCATION MAP
NTS

NORTH

LEGEND:

PROPOSED 5.5' SIDEWALK EASEMENT (CITY)

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Sheet Title
SIDEWALK EASEMENT EXHIBIT

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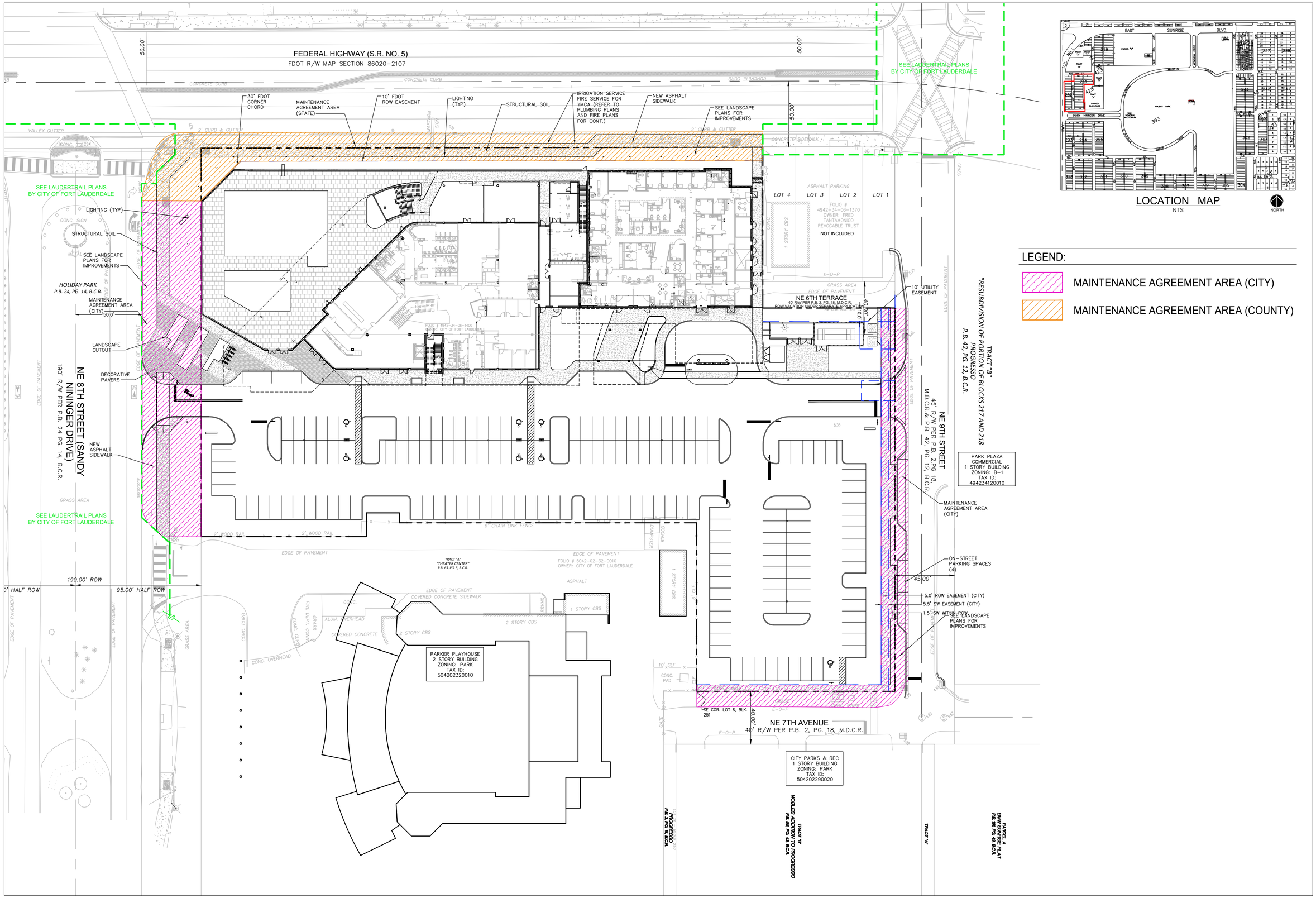

EAST SUNRISE BLVD.
PARCEL "A"
TRACT "A"
TRACT "B"
MARTIN
CAROL JEAN
HOLIDAY PARK
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FEDERAL HIGHWAY (S.R. NO. 5)
FDOT R/W MAP SECTION 86020-2107

50.00'

CONCRETE CURB

30' FDOT CORNER CHORD

10' FDOT ROW EASEMENT

SEE LAUDERTRAIL PLANS BY CITY OF FORT LAUDERDALE

VALLEY GUTTER

CONC. SIGN

METAL LID

HOLIDAY PARK
P.B. 24, PG. 14, B.C.R.

2' CURB & GUTTER

EDGE OF PAVEMENT

MASTARM SIGN

CONCRETE SIDEWALK

LOT 4 LOT 3 LOT 2 LOT 1

FOLIO # 4942-34-06-1370
OWNER: FRED TANTAMOCO REVOCABLE TRUST
NOT INCLUDED

1 STORY CBS

ASPHALT PARKING

GRASS AREA

E-O-P

NE 6TH TERRACE
40' R/W PER P.B. 2, PG. 18, M.D.C.R.
ROW VACATION UNDER SEPARATE APPLICATION

40.00'

10.0'

15' UTILITY EASEMENT

FOLIO # 4942-34-06-1400
CITY OF FORT LAUDERDALE

"RESUBDIVISION OF PORTION OF BLOCKS 217 AND 218 PROGRESSO
P.B. 42, PG. 12, B.C.R."

TRACT "B"

NE 9TH STREET
45' R/W PER P.B. 2,PG 18, M.D.C.R.& P.B. 42, PG. 12, B.C.R.

PARK PLAZA COMMERCIAL
1 STORY BUILDING
ZONING: B-1
TAX ID:
494234120010

NE 8TH STREET (SANDY NININGER DRIVE)
190' R/W PER P.B. 24 PG. 14, B.C.R.

50.0'

EDGE OF PAVEMENT

GRASS AREA

SEE LAUDERTRAIL PLANS BY CITY OF FORT LAUDERDALE

190.00' ROW

95.00' HALF ROW

2' WOOD RAIL

6' CHAIN LINK FENCE

TRACT "A"
"THEATER CENTER"
P.B. 63, PG. 5, B.C.R.

FOLIO # 5042-02-32-0010
OWNER: CITY OF FORT LAUDERDALE

ASPHALT

EDGE OF PAVEMENT
COVERED CONCRETE SIDEWALK

CONC.
ALUM. OVERHEAD
COVERED CONCRETE

GRASS

1 STORY CBS
2 STORY CBS

FIRE DEPT. CONN.

CONC. CURB

CONC. OVERHEAD

PARKER PLAYHOUSE
2 STORY BUILDING
ZONING: PARK
TAX ID:
504202320010

SRD 1 STORY

6' CLF

10' CLF

CONC. PAD

GATE

SE COR. LOT 6, BLK. 251

40.00'

NE 7TH AVENUE
40' R/W PER P.B. 2, PG. 18, M.D.C.R.

CITY PARKS & REC
1 STORY BUILDING
ZONING: PARK
TAX ID:
504202290020

45.00'

5.0' ROW EASEMENT (CITY)
5.5' SW EASEMENT (CITY)
1.5' SW WITHIN ROW

NOBLES ADDITION TO PROGRESSO
P.B. 28, PG. 43, B.C.R.

TRACT "B"
NOBLES ADDITION TO PROGRESSO
P.B. 28, PG. 43, B.C.R.

TRACT "A"

PARCEL A
BMW SUNRISE PLAT
P.B. 99, PG. 44, B.C.R.

LOCATION MAP
NTS

NORTH

18.996

3.019 10.991

P - Passenger Car

Overall Length	18.996ft
Overall Width	6.988ft
Overall Body Height	4.265ft
Min Body Ground Clearance	1.115ft
Track Width	6.004ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

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

Sheet Title
PASSENGER CAR CIRCULATION EXHIBIT

Job Title
YMCA @ HOLIDAY PARK
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

1 12/20/24	REV 01
2 02/28/25	REV 02
3 03/04/25	REV 03
4 03/06/25	REV 04
5 03/07/25	REV 05
6 03/17/25	REV 06
7 03/21/25	REV 07
8 03/28/25	REV 08

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=30'	Date 08/23/24
Job No. 21-1652.00	Plot Date 04/01/25
Planning Mgr. SROD	Sheet No. X5.1
Civil Mgr. SHG	
Appr. by SHG	1 of 1

FEDERAL HIGHWAY (S.R. NO. 5)
FDOT R/W MAP SECTION 86020-2107

N FEDERAL HIGHWAY

50.00'

30' FDOT CORNER CHORD

10' FDOT ROW EASEMENT

CONCRETE CURB

2' CURB & GUTTER

VALLEY GUTTER

CONC. SIGN

METAL LID

HOLIDAY PARK
P.B. 24, PG. 14, B.C.R.

50.0'

EDGE OF PAVEMENT

NE 8TH STREET (SANDY NININGER DRIVE)
190' R/W PER P.B. 24 PG. 14, B.C.R.

GRASS AREA

190.00' ROW

95.00' HALF ROW

CONC. CURB

GRASS SWALE

CONCRETE SIDEWALK

LOADING/UNLOADING ZONE

ASPHALT PARKING

LOT 4 LOT 3 LOT 2 LOT 1

FOLIO # 4942-34-06-1370
OWNER: FRED TANTAMOCO REVOCABLE TRUST
NOT INCLUDED

1 STORY CBS

E-O-P

GRASS AREA

NE 6TH TERRACE
40' R/W PER P.B. 2, PG. 18, M.D.C.R.
ROW VACATION UNDER SEPARATE APPLICATION

40.00'

FOLIO # 4942-34-06-1400
CITY OF FORT LAUDERDALE

UTILITY EASEMENT

NE 9TH STREET
45' R/W PER P.B. 2,PG 18,
M.D.C.R.& P.B. 42, PG. 12, B.C.R.

TRACT "B"
"RESUBDIVISION OF PORTION OF BLOCKS 217 AND 218 PROGRESSO"
P.B. 42, PG. 12, B.C.R.

PARK PLAZA
COMMERCIAL
1 STORY BUILDING
ZONING: B-1
TAX ID:
494234120010

45.00'

2" WOOD RAIL

6' CHAIN LINK FENCE

TRACT "A"
"THEATER CENTER"
P.B. 63, PG. 5, B.C.R.

FOLIO # 5042-02-32-0010
OWNER: CITY OF FORT LAUDERDALE

ASPHALT

DUMPSTER

1 STORY CBS

6" CLF

EDGE OF PAVEMENT

COVERED CONCRETE SIDEWALK

CONC.

ALUM. OVERHEAD

GRASS

2 STORY CBS

COVERED CONCRETE

FIRE DEPT. CONN.

CONC. OVERHEAD

PARKER PLAYHOUSE
2 STORY BUILDING
ZONING: PARK
TAX ID:
504202320010

10' CLF

CONC. PAD

SE COR. LOT 6, BLK. 251

40.00'

NE 7TH AVENUE
40' R/W PER P.B. 2, PG. 18, M.D.C.R.

CITY PARKS & REC
1 STORY BUILDING
ZONING: PARK
TAX ID:
504202290020

TRACT "B"
PROGRESSO
P.B. 42, PG. 12, B.C.R.

TRACT "A"
NOBLES ADDITION TO PROGRESSO
P.B. 65, PG. 43, B.C.R.

PARCEL A
BAW SUNRISE PLAT
P.B. 167, PG. 49, B.C.R.

LOCATION MAP
NTS

NORTH

22.375

2.875 13.167

Horton 553 Type III Ford E-Series Ambulance

Overall Length	22.375ft
Overall Width	8.021ft
Overall Body Height	9.000ft
Min Body Ground Clearance	1.075ft
Track Width	8.021ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	27.400ft

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EB# 6578

Sheet Title
AMBULANCE CIRCULATION EXHIBIT

Job Title
YMCA @ HOLIDAY PARK
840/845 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

12/20/24	REV 01
02/28/25	REV 02
03/04/25	REV 03
03/06/25	REV 04
03/07/25	REV 05
03/17/25	REV 06
03/21/25	REV 07
03/28/25	REV 08

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=30'	Date 08/23/24
Job No. 21-1652.00	Plot Date 04/01/25
Planning Mgr. SROD	Sheet No. X5.2
Civil Mgr. SHG	
Appr. by SHG	1 of 1