

200 THIRD

Site Plan Level II IN RAC

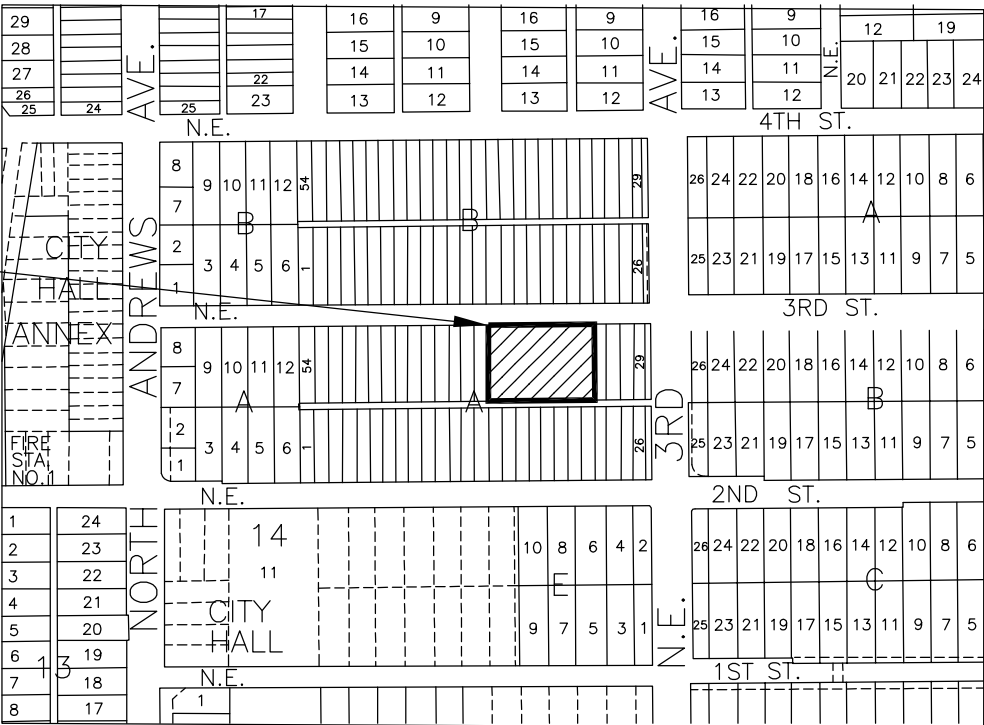
UDP-S21048
UDP-DRT21016

SHEET INDEX

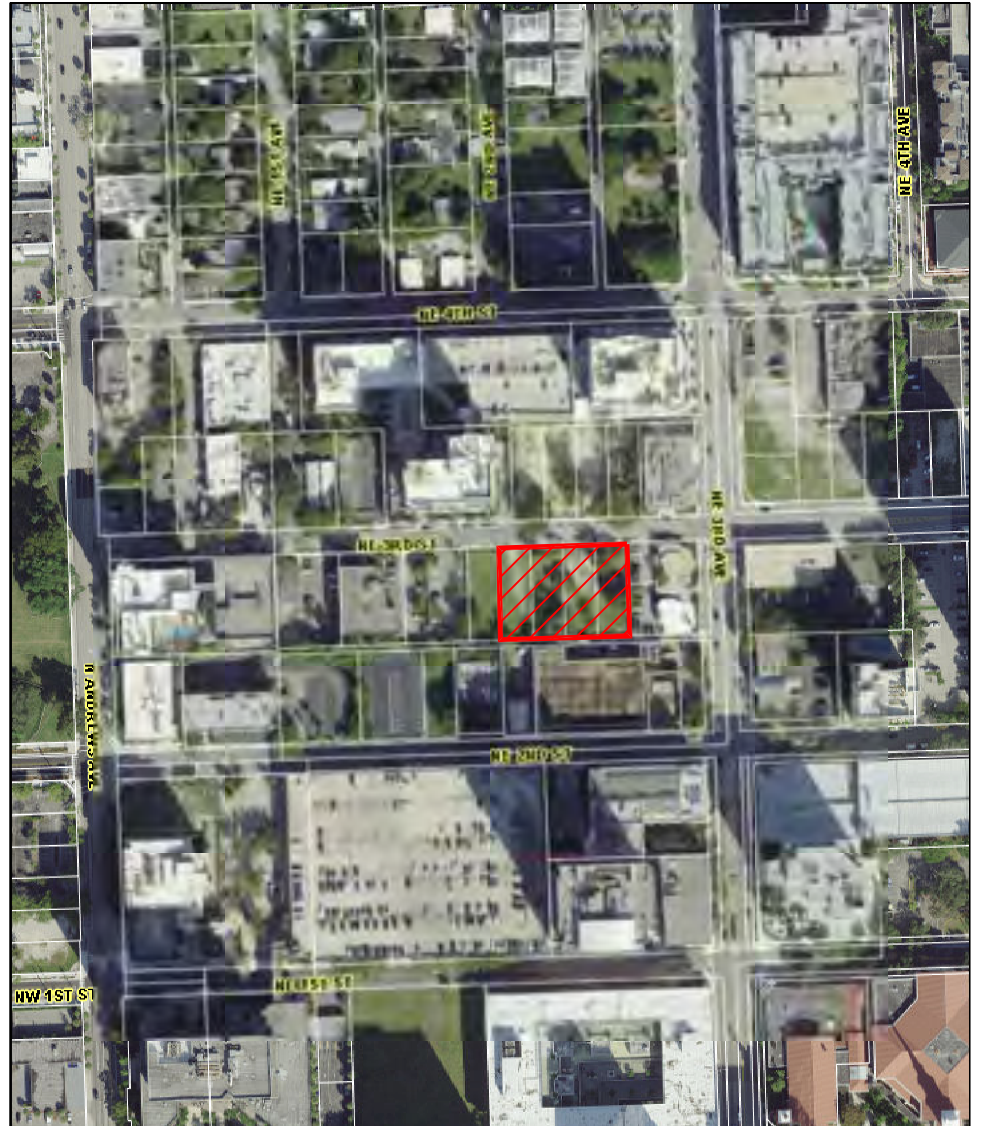
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SITE LOCATION



LOCATION MAP
NTS



CONTEXT MAP
SECTION: 3 TOWNSHIP: 50 RANGE: 42

PROJECT TEAM:

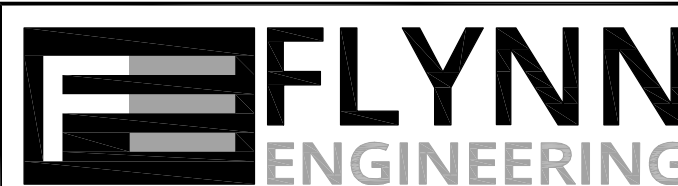
OWNER
3RD STREET CAPITAL 200-210 LLC
1 HARMON PLAZA #FL 9 SECAUCUS NJ 07094
201.210.2727

LAND USE ATTORNEY
LOCHRIE & CHAKAS, PA
1401 E Broward Blvd. Suite 303, Fort Lauderdale, FL
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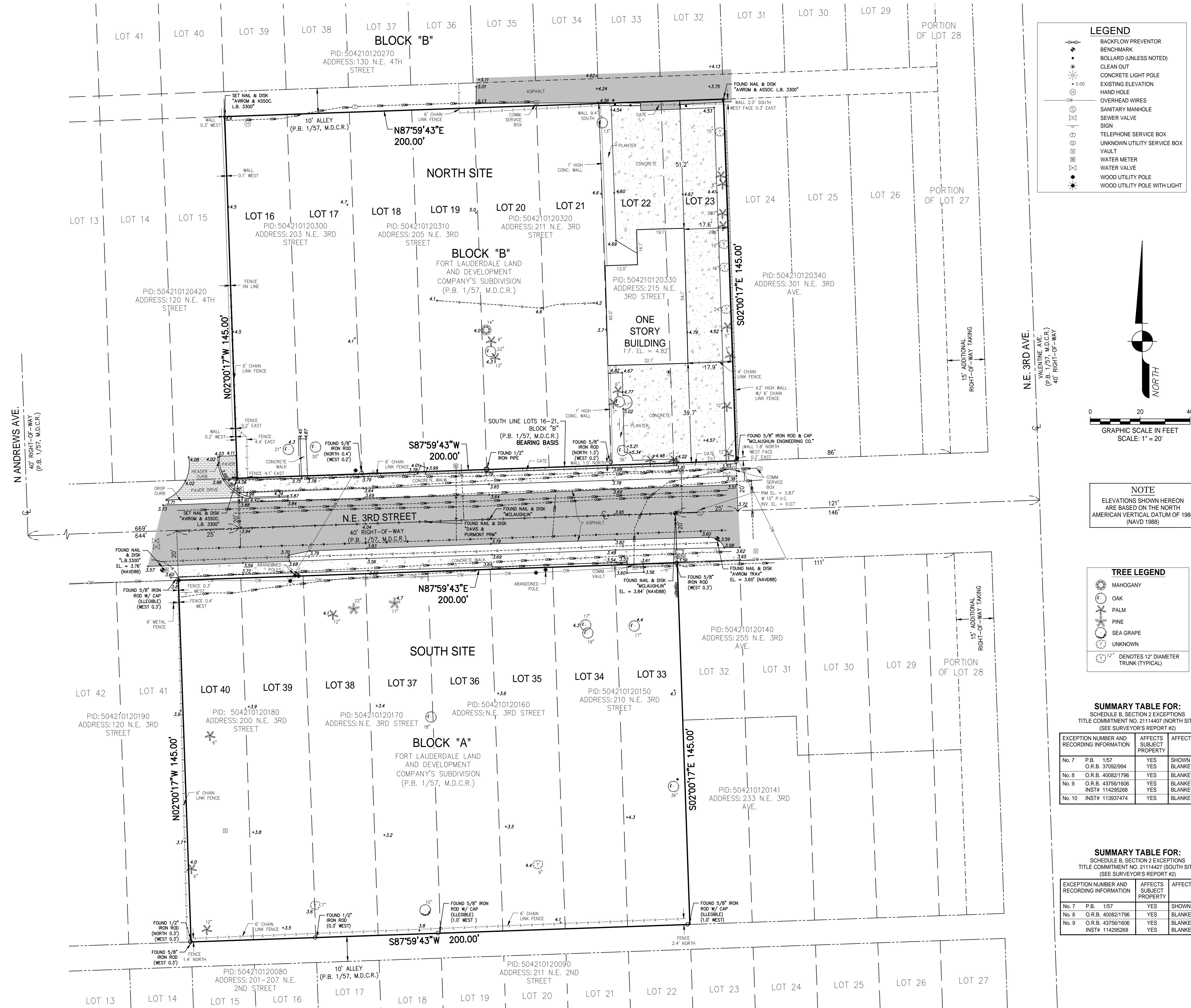
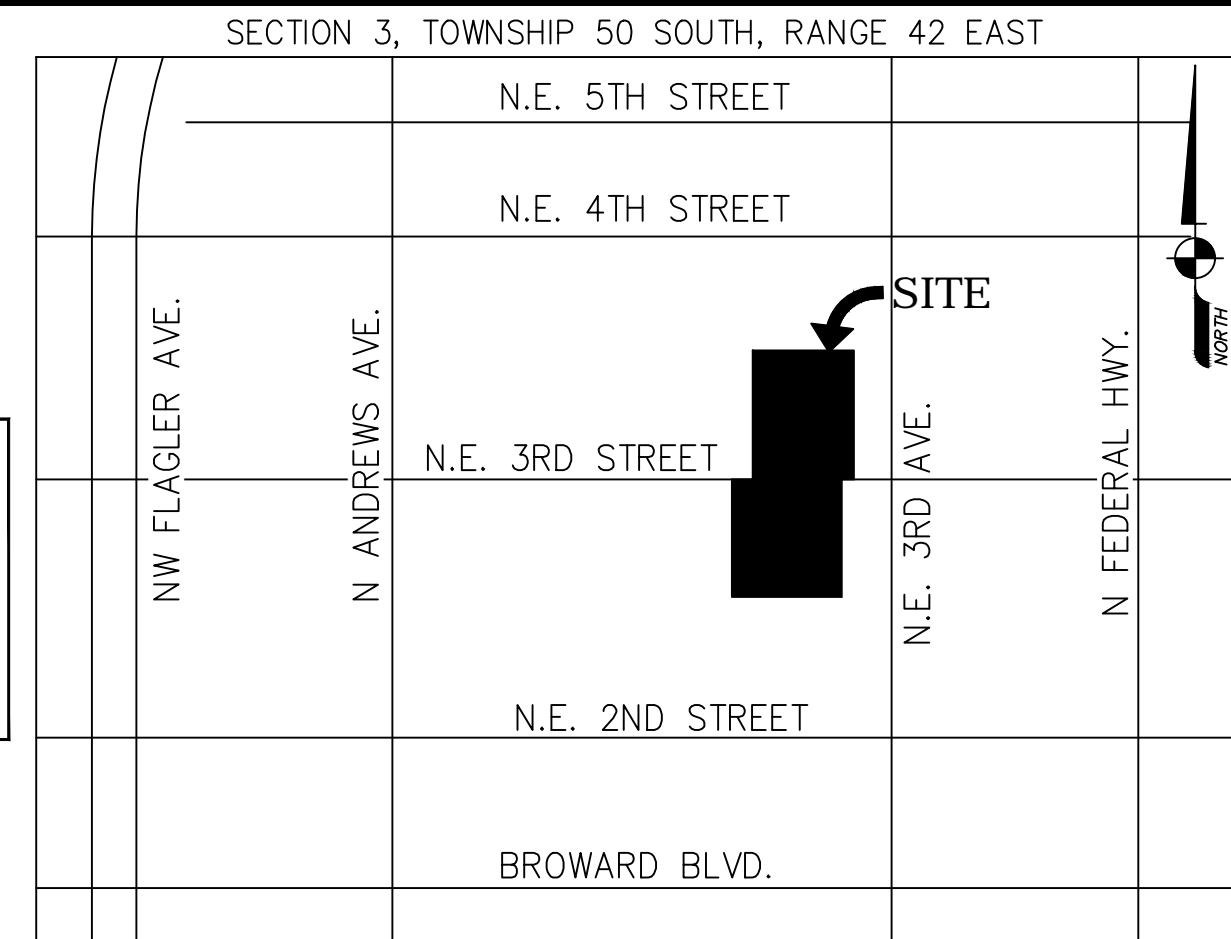
ARCHITECT
HUMPHREYS & PARTNERS ARCHITECTS. LP
5339 Alpha Road, Dallas, TX
972.701.9636

CIVIL ENGINEER/LAND PLANNER
FLYNN ENGINEERING SERVICES, P.A.
241 Commercial Blvd., Lauderdale-by-the-Sea, FL
954.522.1004

LANDSCAPE ARCHITECT
ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4th Avenue, Fort Lauderdale, FL
954.764.8858

 241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM EB# 6578	Drawn by JGK	Date 03/25/22
	Proj. Mgr. SROD	Plot Date 03/25/22
	Appr. by JMF	
	Job No. 21-1649.00	

ALTA / NSPS LAND TITLE SURVEY



LAND DESCRIPTION:
NORTH SITE:

PARCEL 1: (NOT TO SCALE)
Lots 16, 17, 18, 19, 20 and 21, Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Lots 1, 2, 3 and 4, Block 2, FORT LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 57, of the Public Records of Miami-Dade County, Florida; said lands situate and lying in Broward County, Florida.

PARCEL 2:
Lots 22 and 23, Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Lots 1, 2, 3 and 4, Block 2, FORT LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 57, of the Public Records of Miami-Dade County, Florida; said lands situate and lying in Broward County, Florida.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 29,000 square feet (0.6657 acres) more or less.

SOUTH SITE:

PARCEL 1:
Lots 33, 34, 35, and 36, Block "A", of FORT LAUDERDALE LAND & DEVELOPMENT COMPANY'S SUBDIVISION of Lots 1, 2, 3 and 4, OF BLOCK TWO OF THE TOWN OF FORT LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 57, of the Public Records of Miami-Dade County, Florida; said lands situate and lying in Broward County, Florida.

PARCEL 2:
Lots 37, 38, 39 and 40, Block "A", of FORT LAUDERDALE LAND & DEVELOPMENT COMPANY'S SUBDIVISION of Lots 1, 2, 3 and 4, OF BLOCK TWO OF THE TOWN OF FORT LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 57, of the Public Records of Miami-Dade County, Florida; said lands situate and lying in Broward County, Florida.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 29,000 square feet (0.6657 acres) more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the North St. Johns River Condominium issued by Dunay, Miskel and Backman, LLP, Title Commitment No. 21114407, effective date July 21, 2020, 8:00 A.M. South Site Title Commitment issued by Dunay, Miskel and Backman, LLP, Title Commitment No. 21114427, effective date July 22, 2021 at 8:00 A.M. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Aviram & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitments.
4. The underground utilities shown have been located from field survey information supplied by GPRS Subsurface Scanning Solutions. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does not warrant that the utilities shown are in the exact location indicated although the surveyor does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.
5. Bearings shown hereon are relative to the plat, FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Lots 1, 2, 3 and 4, Block 2, based on the South Line of Lots 16-21, Block "B" having an assumed bearing of S87°59'43"W.
6. The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 120103369H and 120103557H, Community Panel No. 125105, dated 8/8/2014.
7. The survey shown hereon is in feet and based on the American Vertical Datum of 1985.
8. Benchmark Description: National Geodetic Survey Benchmark 872.2937 "A", Elevation 2.90 feet (NAVD 1985).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.

10. This map is intended to be displayed at a scale of 1" = 20'.
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. Adjacent property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
13. Address: 200-210 & 203-215 N.E. 3rd Street, Fort Lauderdale.
14. The trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
15. To the best of the undersigned Surveyor's knowledge and beliefs, all lots are contiguous and there are no gaps, hiatus, gores or omissions.
16. Location of utilities on or serving the surveyed property, as shown hereon, were determined by observed evidence collected pursuant to Section SE.iv.
17. In the process of conducting the fieldwork, the Surveyor observed no evidence of recent earth moving work, building construction or building additions.
18. The Surveyor has no knowledge of changes in right-of-way lines and there are no observed evidence of recent street or sidewalk construction or repairs. Right-of-way lines depicted hereon were plotted to the best of the Surveyor's ability, based on information obtained from the Broward County Property Appraiser's website.
19. The Surveyor has no knowledge of any offsite benefiting easements.
20. Avrom & Associates, Inc. Professional Liability Insurance Policy is \$3,000,000.
21. Abbreviation Legend: ALTA = American Land Title Association; Company, B.C.R. = Broward County Records; C = Centerline; COMM. = Communication; CONC. = Concrete; EL. = Elevation; F.F. = Finish Floor Elevation; F.B. = Field Book; F.P.L. = Florida Power & Light Company; INS# = Instrument Number; INV. = Inventory; L.B. = Licensed Subcontractor; M.D.C.R. = Miami-Dade County Records; N.A.S. = North American Surveying & Mapping; N.S.P.S. = National Society of Professional Surveyors; O.W. = Overhead Wires; P.L. = Plot Line; PID = Parcel Identification Number; PG. = Page; P.S.M. = Professional Surveyor & Mapper; P.V.C. = Polyvinyl Chloride; W/ = With; W/CAP = With Surveyors Cap.

CERTIFICATION:

Certify to: Dunay, Miskel and Backman, LLP; Old Republic National Title Insurance Company; National Realty Investment Advisors LLC

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 10, 11(a), 11(b), 13, 14, 15, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 8/8/2021.

PAIGE E. ROGOLINO, P.S.M.
Florida Registration No. 7287
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: progolino@aviromsurvey.com



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SURVEYING & MAPPING
2506 SE WILLOUGHBY BOULEVARD
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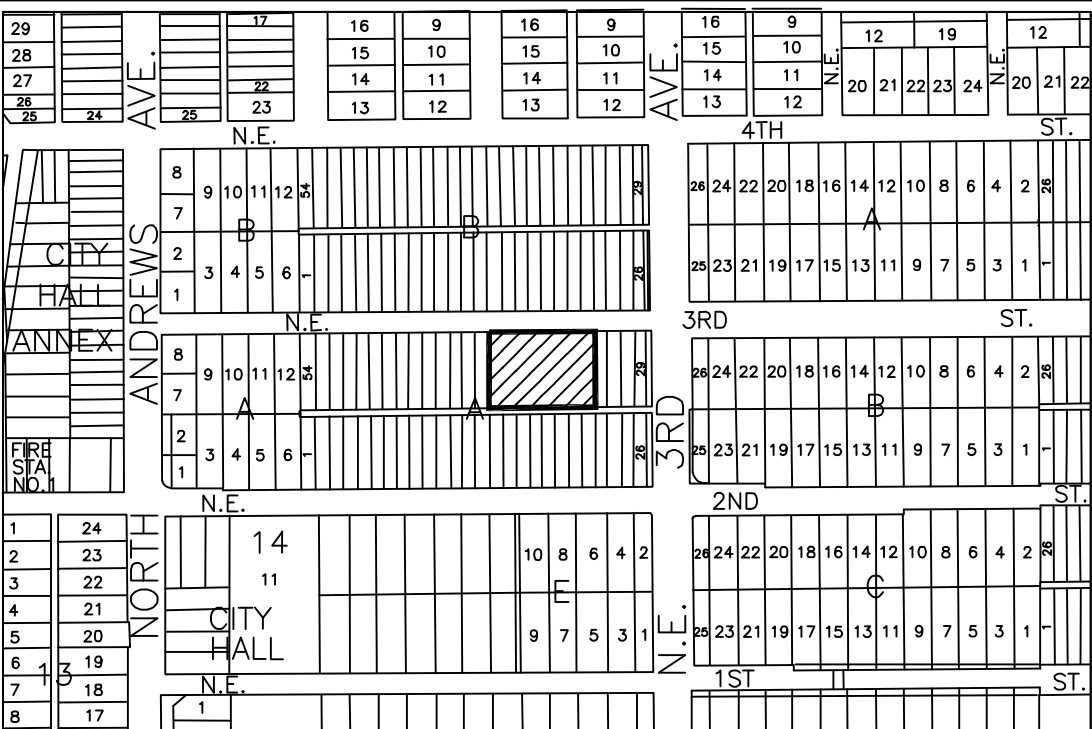
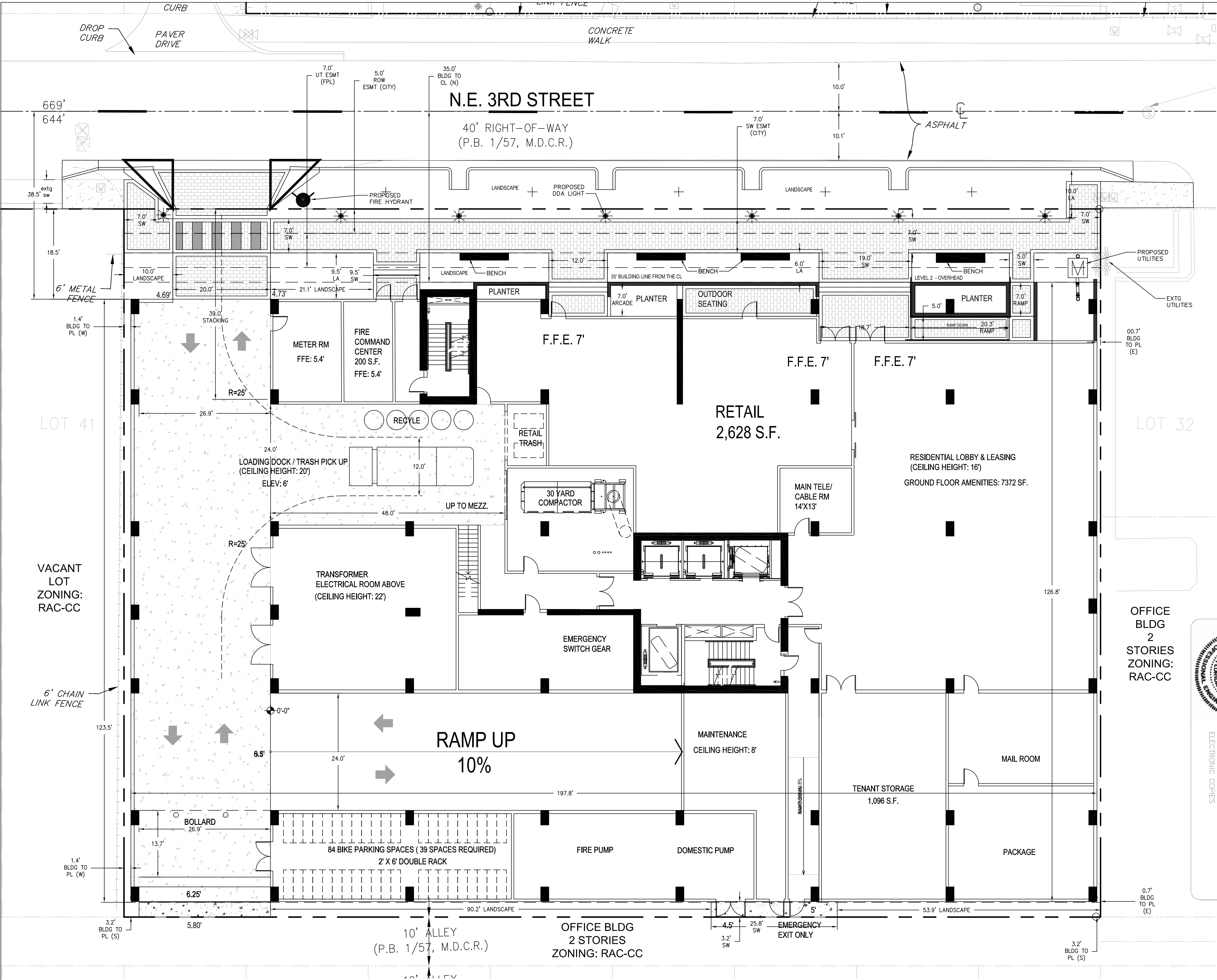
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ALTA/NSPS LAND TITLE SURVEY

LOTS 16-23, BLOCK "B" & LOTS 33-40, BLOCK "A"
FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY'S SUBDIVISION
(P.B. 1, PG. 57, M.D.C.R.)
SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

JOB #:	10199-2		
SCALE:	1" = 20'		
DATE:	08/08/2021		
BY:	P.E.R.		
CHECKED:	M.D.A.		
F.B.	2088	PG.	31-37
SHEET:	1 OF 1		



LOCATION MAP

NTS

LEGAL DESCRIPTION

FT LAUDERDALE LAND & DEV CO SUB LOTS 1-2 BLK 2 FT LAUD 1-57 D LOT 33-40 BLK A

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	VACANT
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	RAC-CC
PROPOSED ZONING DESIGNATION	RAC-CC
ADJACENT ZONING DESIGNATION-NORTH	RAC-CC
ADJACENT ZONING DESIGNATION-SOUTH	RAC-CC
ADJACENT ZONING DESIGNATION-EAST	RAC-CC
ADJACENT ZONING DESIGNATION-WEST	RAC-CC

SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD (NORTH) - NE 3rd ST	35' from CL	35.0' from CL
BACK YARD (SOUTH) - ALLEY	3' from PL	3.2' from PL
SIDE YARD (WEST) - ADJ PROPERTY	0'	1.4' from PL
SIDE YARD (EAST) - ADJ PROPERTY	0'	0.7' from PL

TOTAL SITE AREA	0.66 ACRES TOTAL / 29,000 S.F.
-----------------	--------------------------------

TOTAL PERVIOUS EXISTING (LANDSCAPE)	29,000 S.F.	100.0%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	2,229 S.F.	7%
TOTAL IMPERVIOUS EXISTING	0 S.F.	0.0%
TOTAL IMPERVIOUS PROPOSED	3,022 S.F.	11%
TOTAL BUILDING FOOT PRINT EXISTING	0 S.F.	0.0%
TOTAL BUILDING FOOT PRINT PROPOSED	23,749 S.F.	82%

TOTAL BUILDING SQUARE FOOTAGE (NIC GARAGE)	472,004 G.S.F.
FLOOR AREA RATIO (F.A.R.)	472,004/29,000 = 16.3

PROPOSED BUILDING SIZE-(TOTAL BLDG AREA)	674,087 G.S.F.
PROPOSED BUILDING SIZE-(RETAIL)	2,628 S.F.
PROPOSED BUILDING SIZE-(RESIDENTIAL)	469,376 S.F./34 LEVELS
PROPOSED BUILDING SIZE-(PARKING GARAGE/LOADING ONLY)	202,083 S.F./9 LEVELS
NUMBER OF STORIES/HEIGHT-PROPOSED BLDG	43 STORIES/448'-4"

TOTAL RESIDENTIAL UNITS	388 UNITS
-------------------------	-----------

VJA	455 S.F.	1.6%
LANDSCAPE	2,229 S.F.	7.7%
PEDESTRIAN WALKS & PLAZAS	2,567 S.F.	6.2%
LOT COVERAGE (95% MAX)	24,204 S.F.	83.5%

	REQUIRED	PROVIDED
FLOORPLATE	MAX. 12,500 S.F.	12,500 S.F.
MAX BUILDING PODIUM HEIGHT	MAX. 9 FLOORS	9 FLOORS
MAX BUILDING TOWER STEP BACK	NONE	30'
MIN SEPARATION BETWEEN BLDG TOWERS	MIN. 30' TO PL	30' TO PL
MIN RESIDENTIAL UNIT SIZE	400 SF	400 SF

OPEN SPACE	REQUIRED	PROVIDED
GROSS AREA (10%)	34,000 SF	3,400 SF
**SEE OPEN SPACE EXHIBIT (SHEET X3)		

PARKING / LOADING / BIKE / STACKING DATA:

RESIDENTIAL - PARKING DATA:	SF/UNIT	RATIO	REQUIRED	PROVIDED
(RETAIL/COMMERCIAL)	2,300sf		0*	
(RESIDENTIAL-studio)	96	1/unit	96	
(RESIDENTIAL-1bedroom)	96	1/unit	96	
(RESIDENTIAL-1bedroom+den)	66	1/unit	66	
(RESIDENTIAL-2bedroom)	128	1/unit	128	
(RESIDENTIAL-2bedroom+den)	2	1/unit	2	
388 total units			388	
TOTAL RESIDENTIAL SPACES			388	388
SHARED SPACES				47
TOTAL SPACES			388	435

* RAC PARKING (NON-RESIDENTIAL) EXEMPT ULDR SEC 47-20.2, TABLE 3
** NOTE: (S) ON-STREET PARKING SPACES ARE BEING PROVIDED.

TOTAL BICYCLE PARKING exterior	0	0
TOTAL BICYCLE PARKING interior (residences)	1,200sf garage storage	
RESIDENTIAL - LOADING REQUIREMENTS:	GSF	REQUIRED PROVIDED
RESIDENTIAL	*	
COMMERCIAL	2,300 sf	
TOTAL	2,300 sf	0 1

*RAC LOADING REQ. FOR NON-RESIDENTIAL <20,000 NOT REQUIRED.
*RAC LOADING REQ. FOR RESIDENTIAL USES ARE NOT REQUIRED (ULDR SEC 47-20.2).

RESIDENTIAL - STACKING REQUIREMENTS:	IN-BOUND	IN-BOUND	OUT-BOUND	OUT-BOUND
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NE 3rd St	1	1	1	1

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

PARKING GARAGE DATA:

	PROVIDED	TYPE
GROUND LEVEL PARKING	0	
2ND LEVEL PARKING	26	25S +1HC
3RD LEVEL PARKING	59	46S+11C+2HC
4TH LEVEL PARKING	59	46S+11C+2HC
5TH LEVEL PARKING	59	46S+11C+2HC
6TH LEVEL PARKING	59	46S+11C+2HC
7TH LEVEL PARKING	59	46S+11C
8TH LEVEL PARKING	59	46S+11C
9TH LEVEL PARKING	55	44S+11C
TOTAL	435	349 S+9HC + 77 C*

* COMPACT ACCOUNTS FOR 17.7%

FLOOD DATA:

FLOOD ZONE " AE " ELEV (6.0) NAVD
ON FIRM MAP #12011C0556 H, DATED DECEMBER 31, 2019
BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTOUR= ELEV. (6.5) NAVD
AVERAGE WET SEASON
WATER LEVEL= ELEV. (2.0) NAVD

STRUCTURAL SOIL:

- STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR ALONG CITY STREET ROW'S.
- STRUCTURAL SOIL AND PAVEMENT GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

SOLID WASTE:

SOLID WASTE / RECYCLING (RESIDENTIAL):

- THE RESIDENTIAL BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
 - WASTE CHUTE WITH COMPACTOR WITH 210 COMPACTOR CONTAINERS.
 - RECYCLE CHUTE WITH 210 RECYCLE CONTAINERS (4).
 - WASTE REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED.
 - RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED.

SOLID WASTE / RECYCLING (COMMERCIAL):

- 210 CONTAINERS (2) ALONG WITH (4) 25G RECYCLE CONTAINERS.
- WASTE + RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED.
- THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

SITE PLAN

Sheet Title

200 THIRD

200 NE 3rd STREET
FORT LAUDERDALE, FLORIDA

Job Title



Revisions

04/14/22	DRG REV 1
08/18/22	DRG REV 2
11/08/22	DRG REV 3

Phase:
DRG
DOCUMENTS

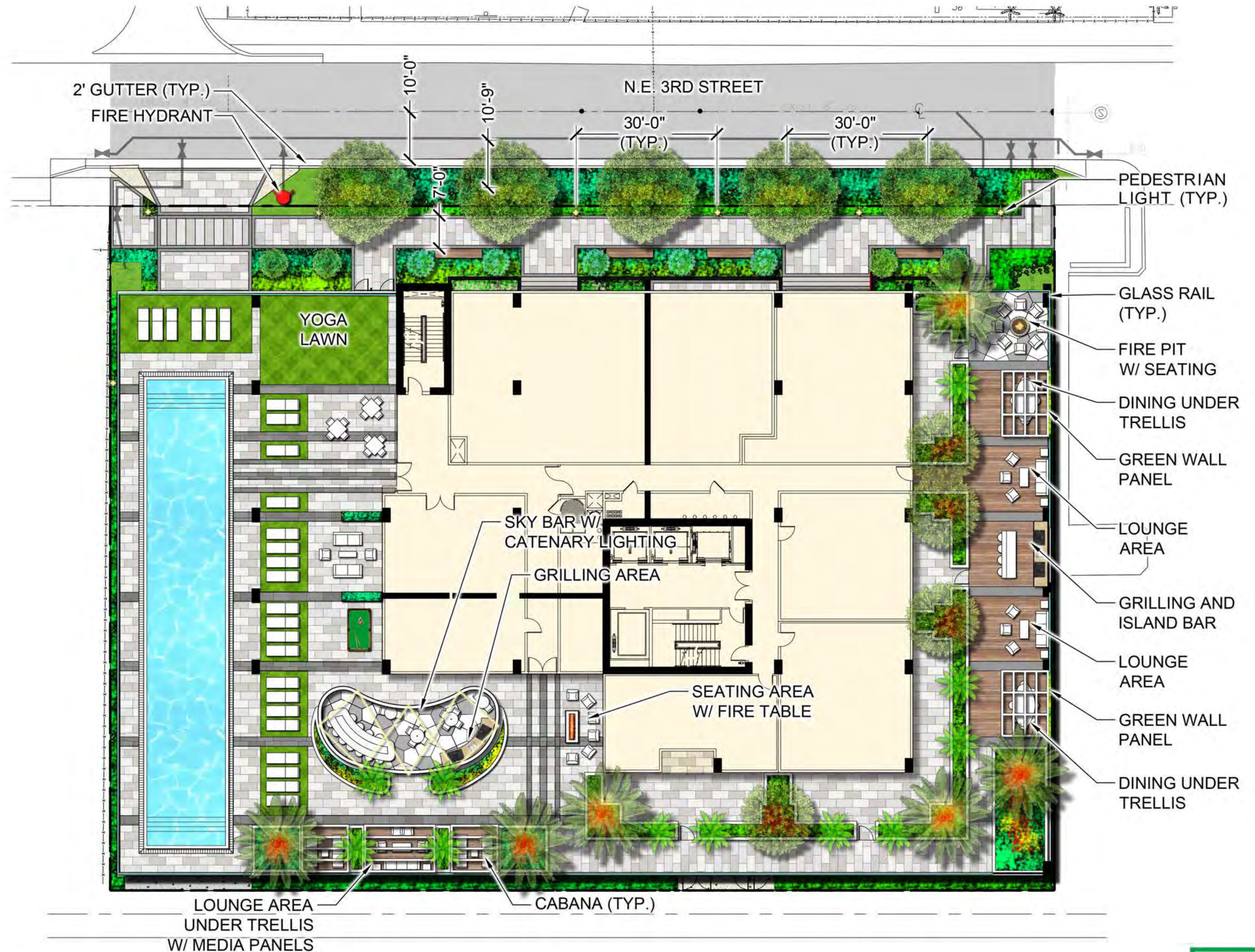
Shane H
Grabski

Digitally signed by Shane H Grabski
DN: c=US, o=Flynn Engineering
Services PA,
dnQualifier=A01410D0000017B4A
2554700004C4C, cn=Shane H
Grabski

Date: 2023.01.05 15:34:44 -0500
Scale: 1"=10'
Date: 10/22/21

Job No. 21-1649.00
Plat Date 01/05/23

Drawn by SROD
Proj. Mgr. SROD
Appr. by JMF
Sheet No. C0
1 of 1





A 422 STREETSCAPE RENDERINGS



A 423 BRID-EYED VIEW 1



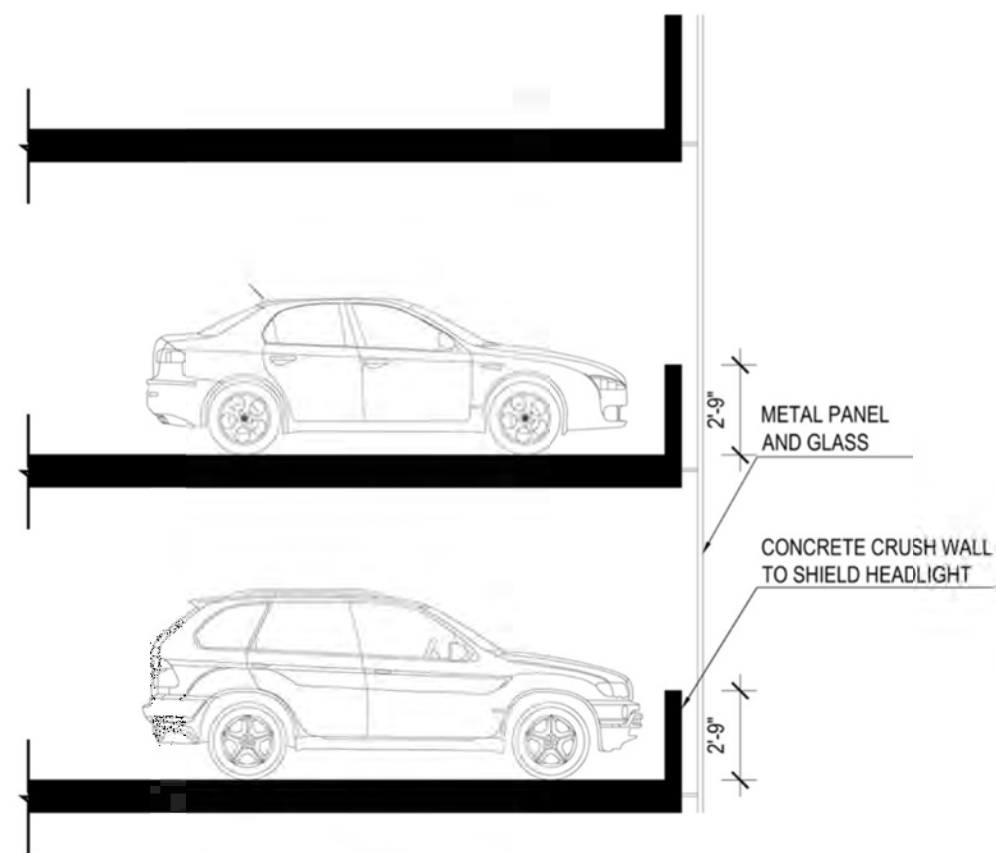
A 424 BRID-EYED VIEW 2



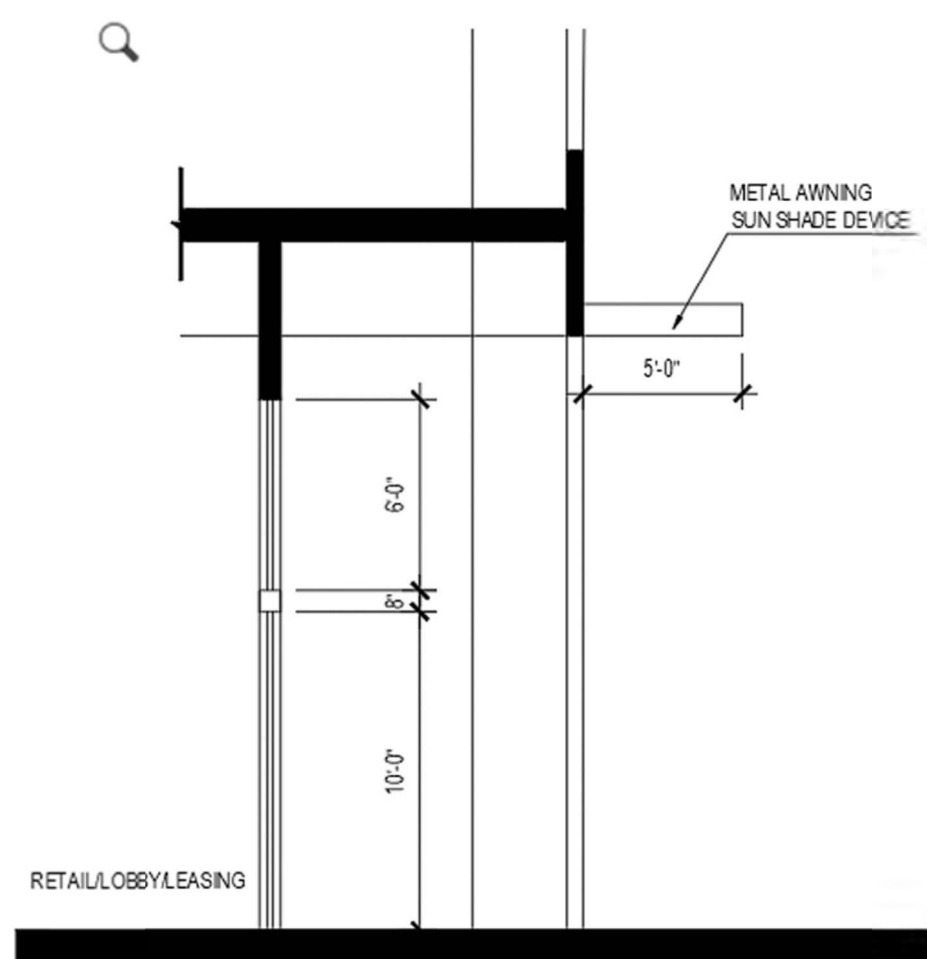
A 425 BRID-EYED VIEW 3



A 426 BRID-EYED VIEW 4



GARAGE WALL SECTION
(NOT IN SCALE)



GROUND FLOOR AWNING SECTION
(NOT IN SCALE)



FLAT

CF ARCHITECTURAL VERTICAL



PANEL SPECIFICATIONS

Width: 24", 30", 36"

Thickness: 2", 2½", 3", 4"

Length: NON-DIRECTIONAL EMBOSSED

8'-0" to 32'-0"

UNEMBOSSED

8'-0" to 16'-0"

Exterior Profile: Flat appearance providing a monolithic look, embossed or unembossed

Exterior Face: G-90 galvanized or AZ-50 aluminum-zinc coated steel in 22 Ga.

Interior Profile: Light Mesa, nominal ⅛" deep, embossed or unembossed

Interior Face: G-90 galvanized, or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.

D3: Stucco with Paint:
Manufacture: Sherwin Williams or Equivalent
Color: SW 7036 Origami White

SW 7636
Origami White
Interior / Exterior
Location Number: 259-C3

D1: Stucco with Paint:
(Mixed Color on Side Elevations)
Manufacture: Sherwin Williams or Equivalent
Color: SW 7636 Origami White
SW 7066 Gray Matters
SW 7674 Peppercorn

SW 7636
Origami White
Interior / Exterior
Location Number: 259-C3

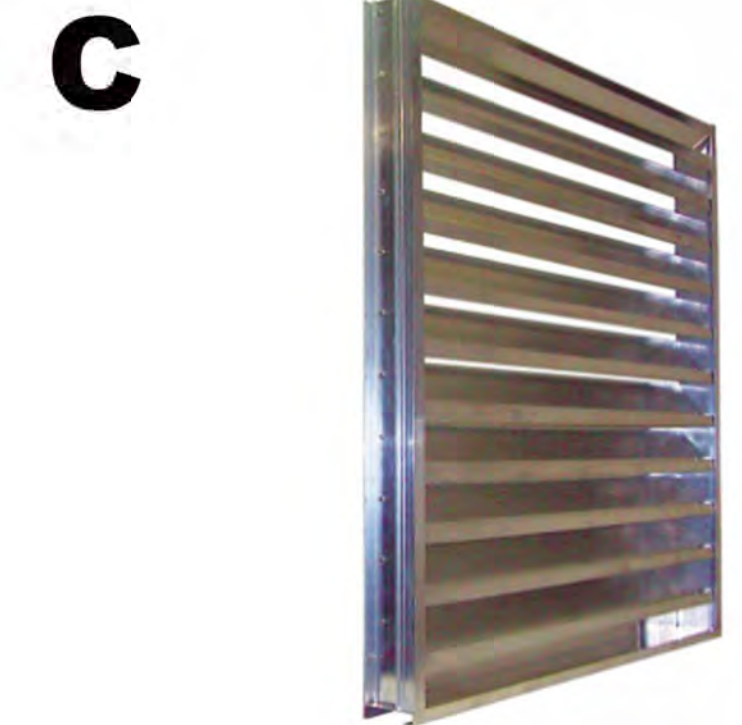
SW 7066
Gray Matters
Interior / Exterior
Location Number: 236-C3

SW 7674
Peppercorn
Interior / Exterior
Location Number: 236-C7

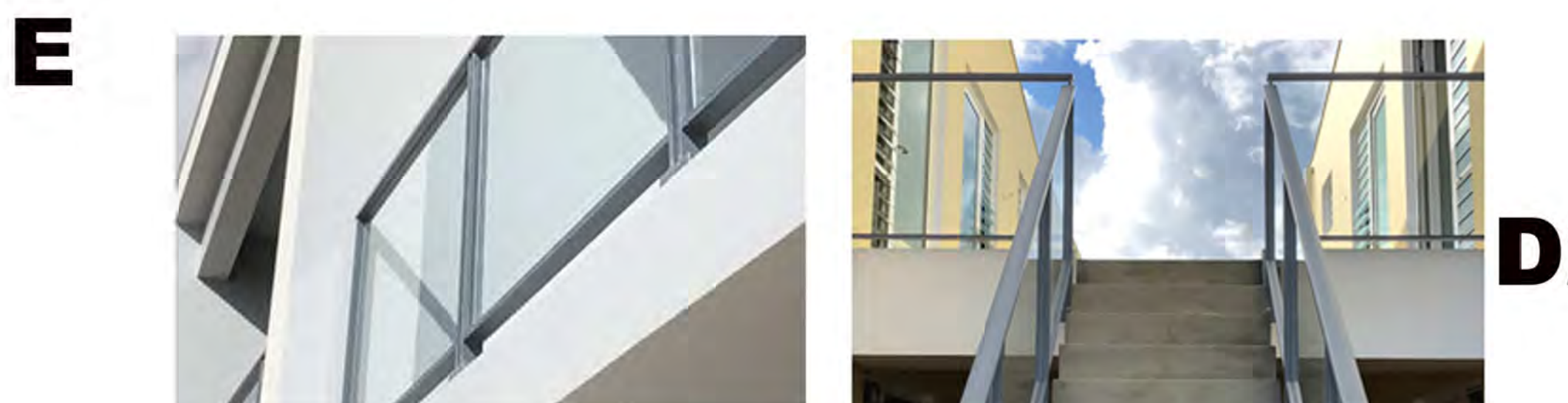
Metal composite wall panel.
Manufacture: Metal Span. or Equivalent
Color: Regal White



Exterior porcelain/Stone Cladding Panels:
Manufacture: Porcelanosa or Equivalent
Color: Age Dark



Metal Intake / Exhaust Louvers:
Manufacture: Dayron or Equivalent
Color: Dark Brown



Glass Railing:
Manufacture: E Glass Railing or Equivalent
Type: Structural Glass Railing Systems-Easy Alu Systems

D2: Stucco with Paint:
Manufacture: Sherwin Williams or Equivalent
Color: SW 9177 Salty Dog

SW 9177
Salty Dog
Interior / Exterior
Location Number: 253-C2



A 501 MATERIAL BOARD

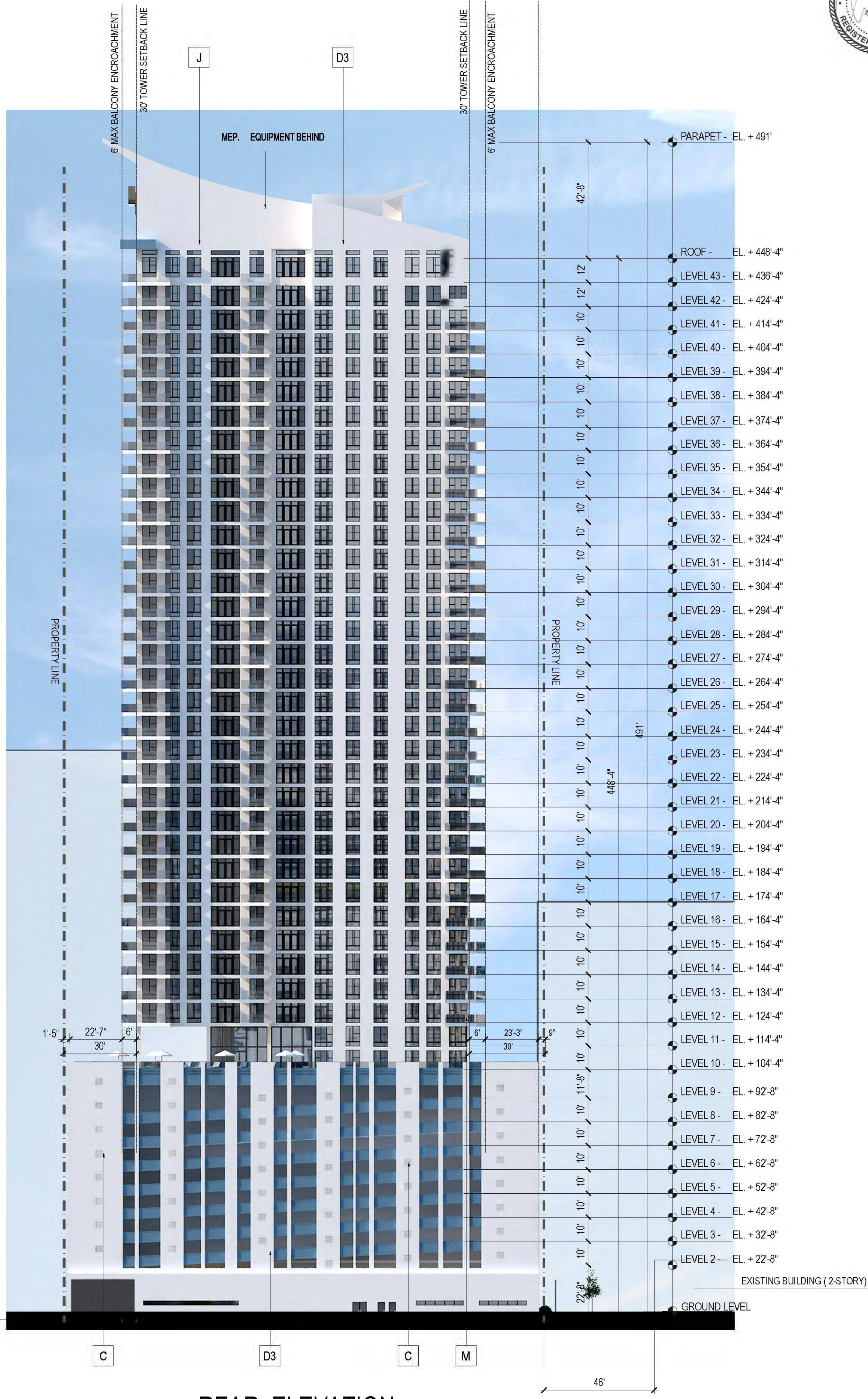


A 502 ROOF TOP RENDERINGS

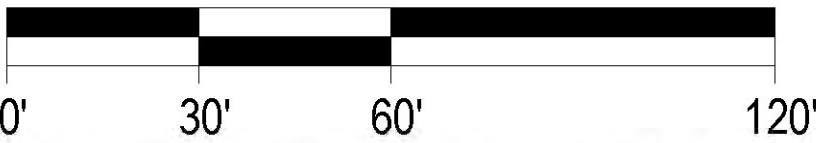


MATERIAL/ COLOR KEY NOTES

- A. METAL COMPOSITE WALL PANEL OR EQUIVALENT*
 - B. EXTERIOR PORCELAINSTONE CLADDING PANELS OR EQUIVALENT*
 - C. METAL INTAKE / EXHAUST LOUVERS *
 - D1. STUCCO WITH PAINT- MIXED COLOR*
 - D2. STUCCO WITH PAINT- COLOR 2*
 - D3. STUCCO WITH PAINT- COLOR 3*
 - E. ROLL UP DOOR
 - H. METAL AWNING - BLACK
 - J. ALUMINUM WINDOW
 - K. WINDOW SYSTEM
 - M. GLASS RAILING
 - N. STORE FRONT WINDOW
 - Q. RAIL
- * REFER TO PAGE 501 MATERIAL BOARD



SCALE: 1" = 30' - 0" (24"x36" SHEET)



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com



NRIA LLC

DRC SUBMITTAL PACKAGE

August 9, 2022

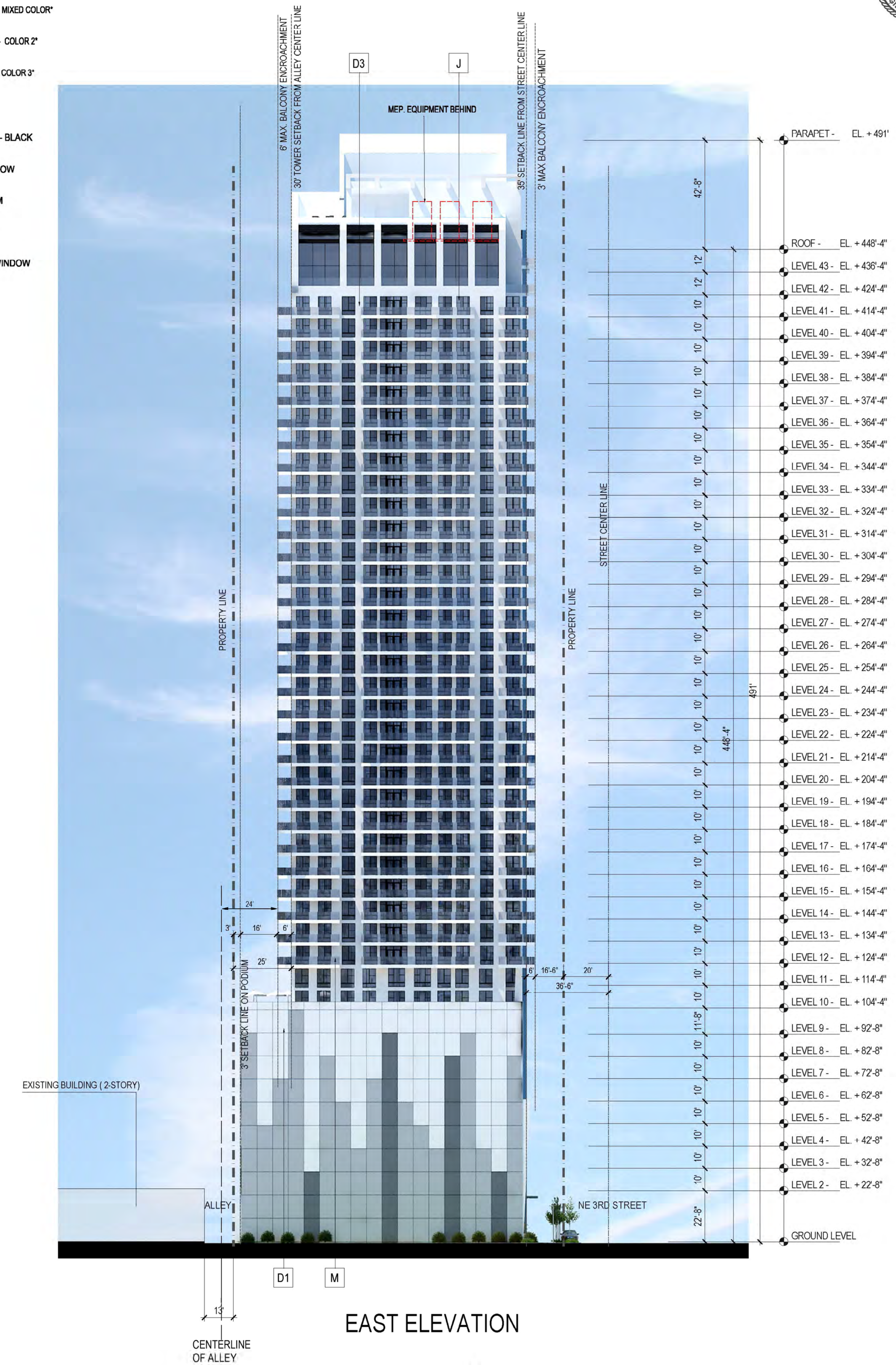
A 420

200 THIRD
FORT LAUDERDALE, FL
HPA# 19453



MATERIAL/ COLOR KEY NOTES

- A. METAL COMPOSITE WALL PANEL OR EQUIVALENT*
- B. EXTERIOR PORCELAIN/STONE CLADDING PANELS OR EQUIVALENT*
- C. METAL INTAKE / EXHAUST LOUVERS *
- D1. STUCCO WITH PAINT- MIXED COLOR*
- D2. STUCCO WITH PAINT- COLOR 2*
- D3. STUCCO WITH PAINT- COLOR 3*
- E. ROLL UP DOOR
- H. METAL AWNING - BLACK
- J. ALUMINUM WINDOW
- K. WINDOW SYSTEM
- M. GLASS RAILING
- N. STORE FRONT WINDOW



SCALE: 1" = 30' - 0" (24"x36" SHEET)

0' 30' 60' 120'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

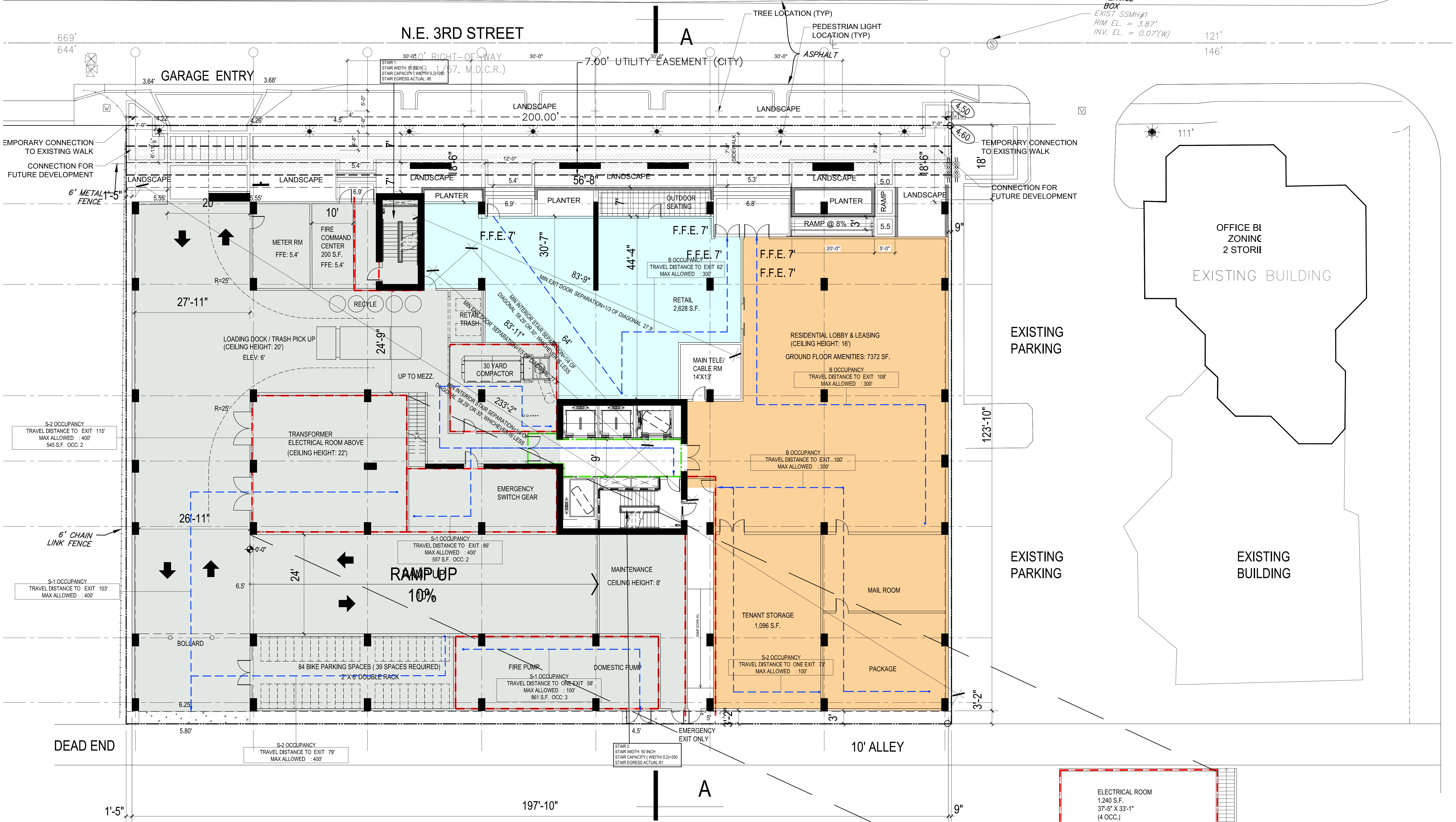
NRIA LLC

DRC SUBMITTAL PACKAGE
1/10/2023

A 421
200 THIRD
FORT LAUDERDALE, FL
HPA# 19453

FLAGLER VILLAGE						19453
UNIT TABULATION -34 STORY RESIDENTIAL TOWER OVER 9-LEVEL PODIUM						3/28/22
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
S1	EFFICIENCY	581	32	8%	18,592	24.7%
S2	EFFICIENCY	593	32	8%	18,976	
S3	EFFICIENCY	615	32	8%	19,680	
A0	1br/1ba	725	32	8%	23,200	42.3%
A1	1br/1ba	787	2	1%	1,574	
A2	1br/1ba	828	32	8%	26,496	
A3	1br/1ba	866	32	8%	27,712	
A4	1br/1ba/den	907	32	8%	29,024	
A5	1br/1ba/den	957	32	8%	30,624	
A6	1br/1ba/den	973	2	1%	1,946	
B1	2br/2ba	912	32	8%	29,184	33.0%
B2	2br/2ba	919	30	8%	27,570	
B3	2br/2ba	1,122	32	8.2%	35,904	
B4	2br/2ba	1,055	32	8.2%	33,760	
B5	2br/2.5ba/den	1,369	2	0.5%	2,738	
TOTALS			388	100%	326,980	100%
UNIT AVERAGE NET SF : 843						
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.						
PROJECT DATA						
UNIT AVERAGE NET SF :			843 S.F.			
ACREAGE:			0.66 GROSS ACRES			
DENSITY:			588 UNITS/ACRE			
RETAIL AREA			2,628 S.F.			
PARKING REQUIRED:			1 SPACE/UNIT			
PARKING PROVIDED:						
RESIDENTIAL PARKING:			436 SPACES			
RETAIL PARKING:			4 SPACES (surface)			
TOTAL PARKING PROVIDED:			436 GARAGE SPACES (not Including 4 on-street parking)			
			1.12			



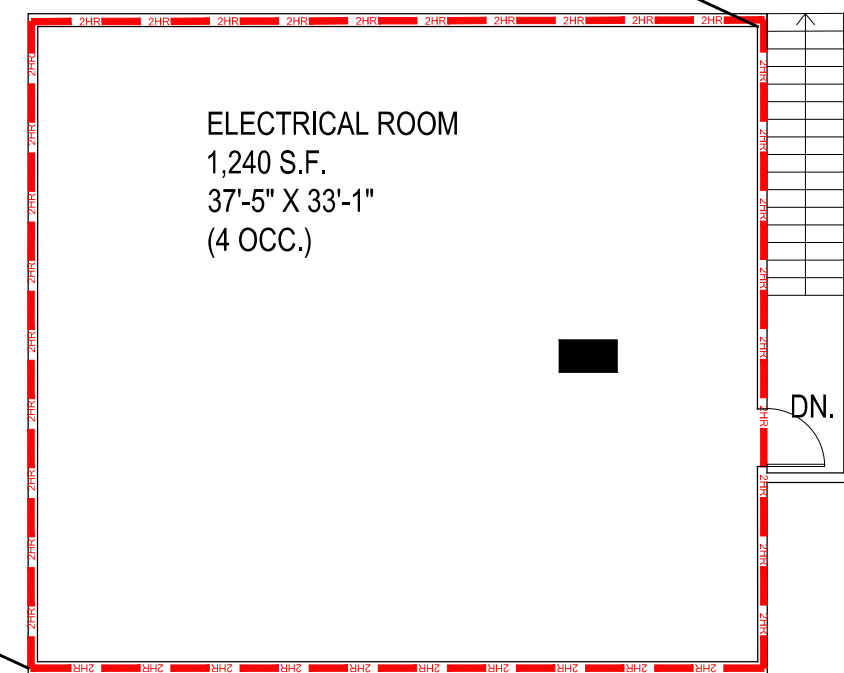
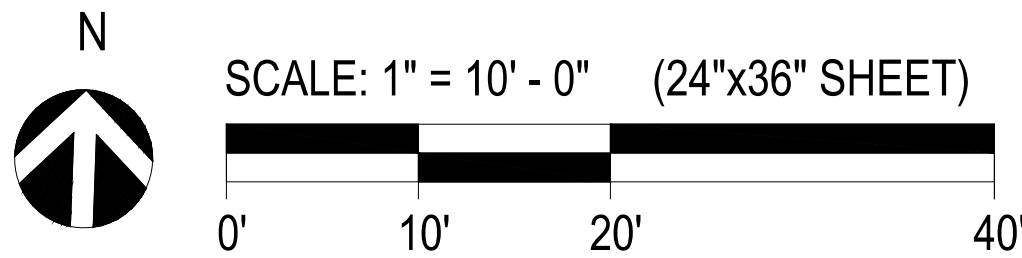


LIFE SAFETY SYMBOL LEGEND

- 2-HR FIRED RATED SEPARATION,
- 1-HR FIRED RATED SEPARATION,
- PATH OF TRAVEL

GROUND FLOOR PLAN

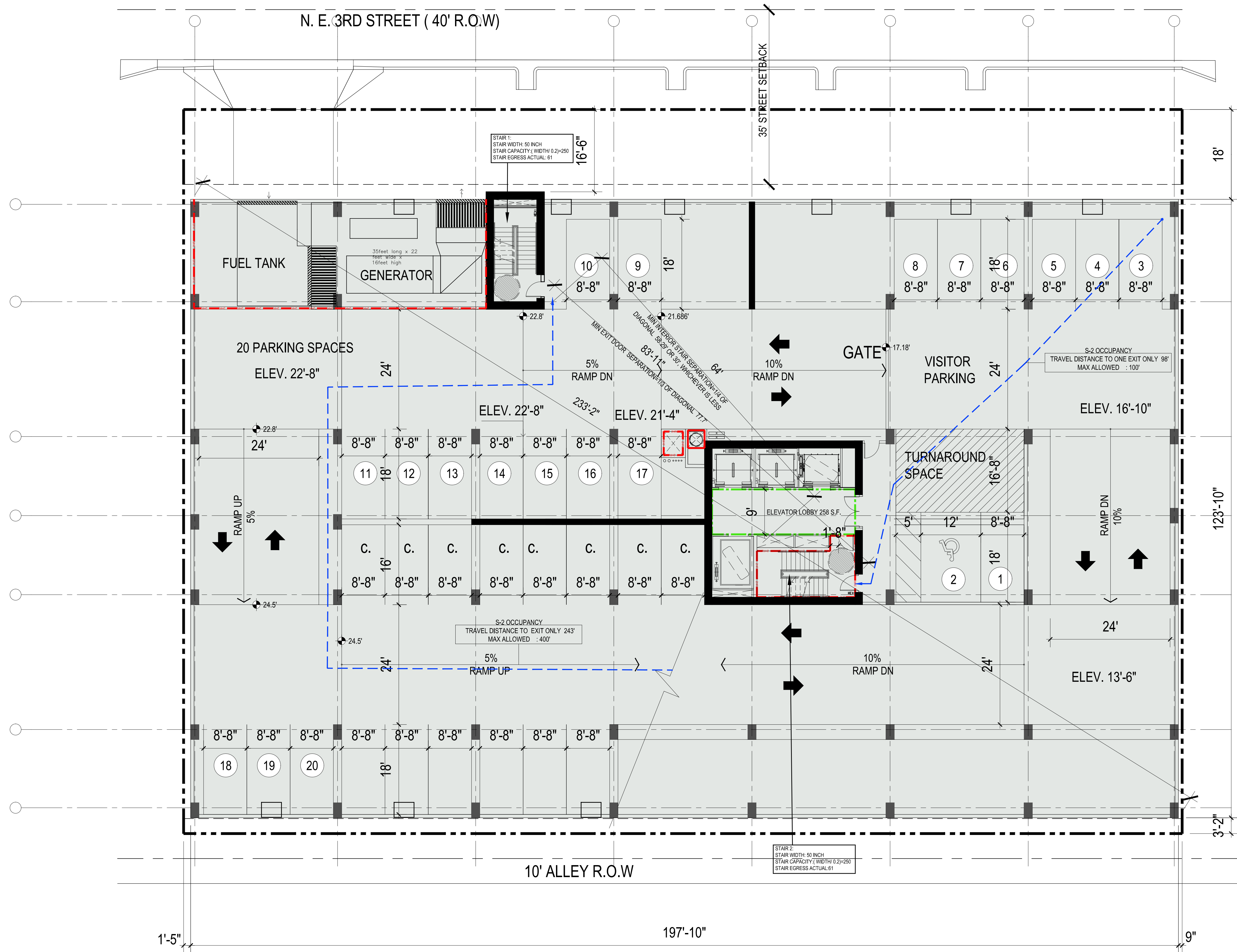
OCC LOAD: 161/FL



MEZZANINE FLOOR PLAN



A 401



GARAGE 2ND FLOOR PLAN

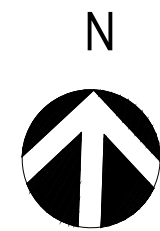
OCC LOAD: 122/FL

LIFE SAFETY SYMBOL LEGEND

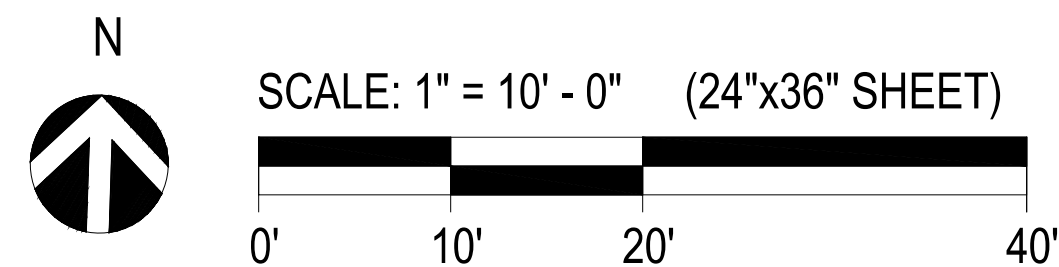
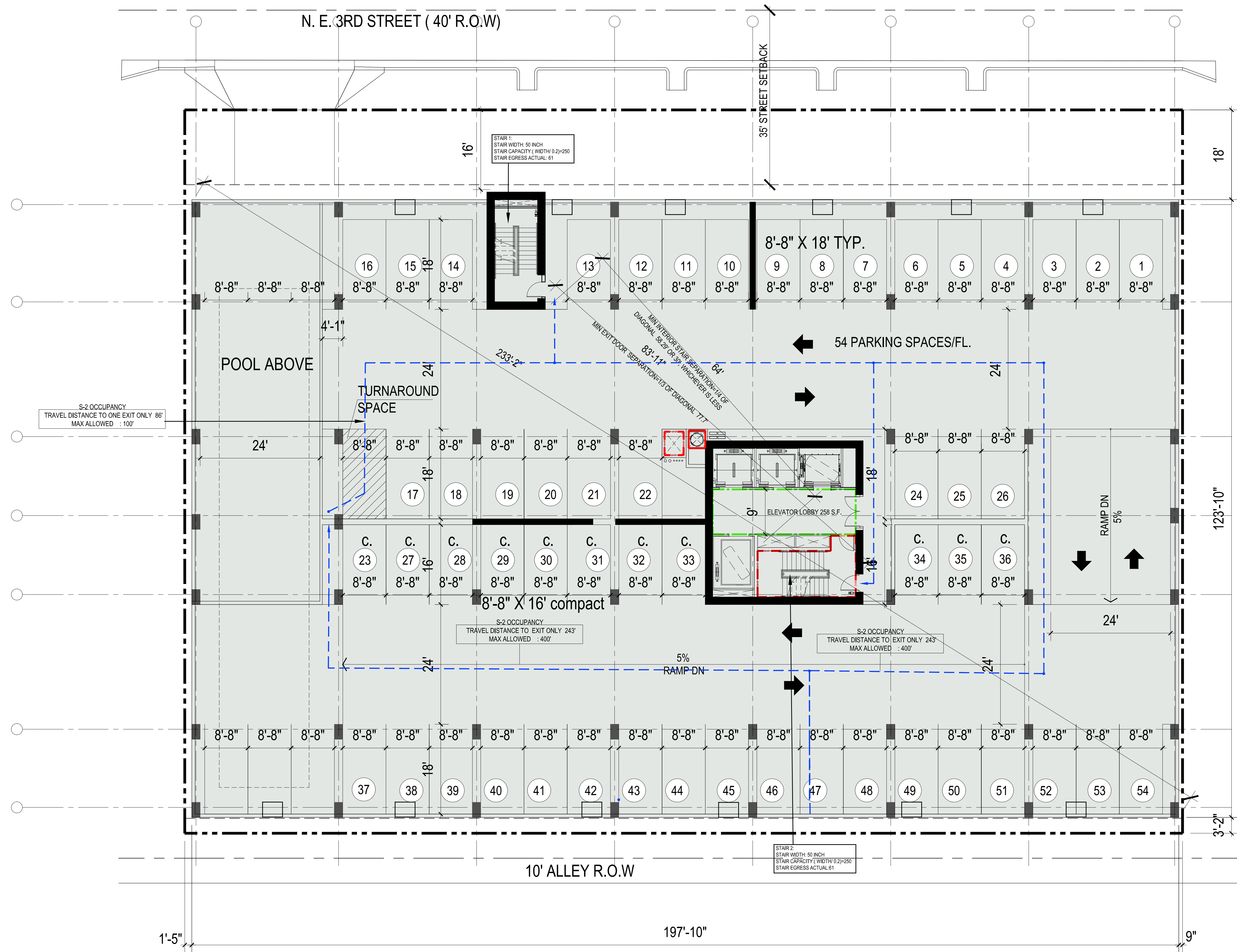
- 2-HR FIRED RATED SEPARATION,
- 1-HR FIRED RATED SEPARATION,
- PATH OF TRAVEL



A 402



SCALE: 1" = 10' - 0" (24"x36" SHEET)

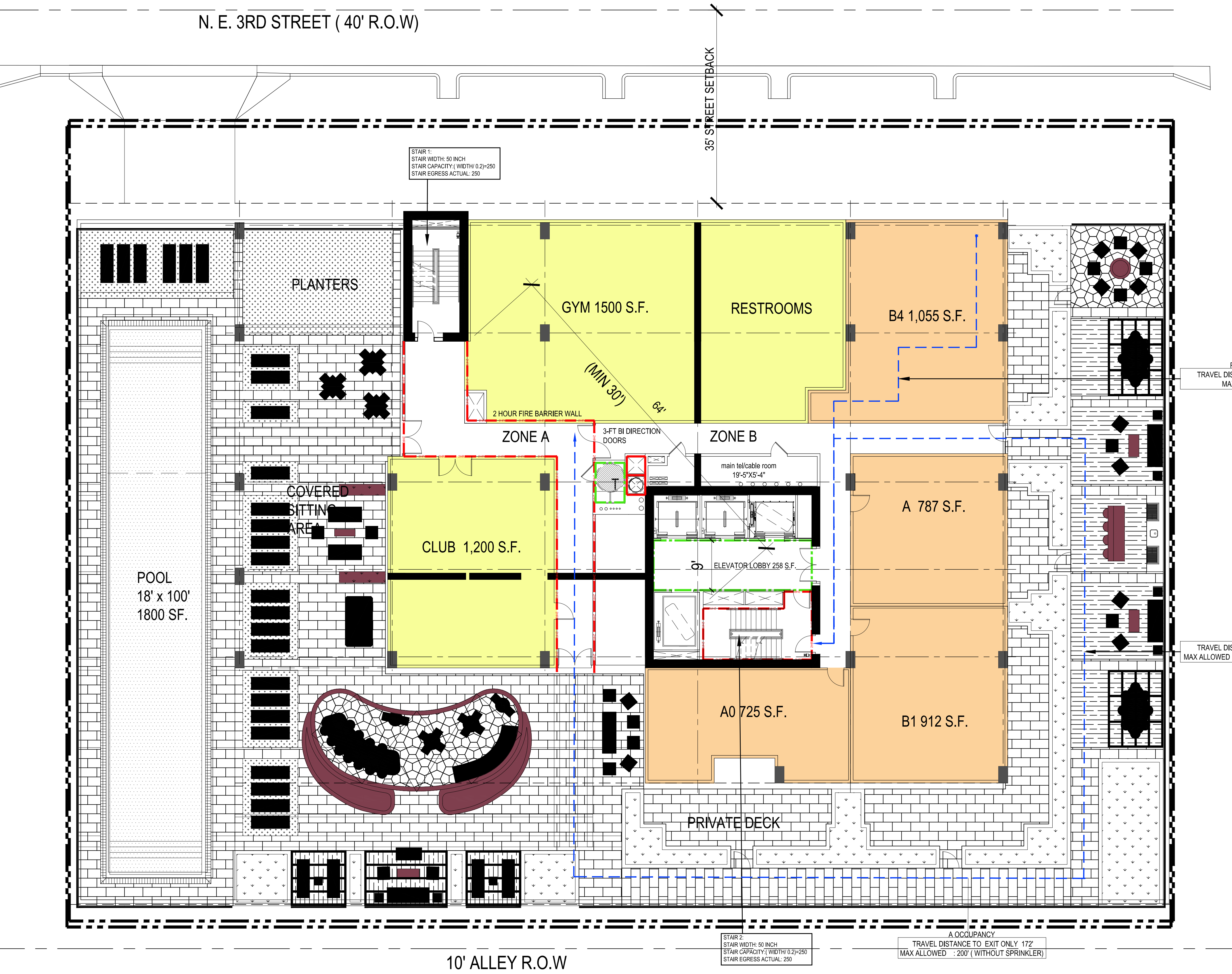


GARAGE 9TH FLOOR PLAN

OCC LOAD: 123/FL.

- LIFE SAFETY SYMBOL LEGEND
- 2-HR FIRED RATED SEPARATION,
 - 1-HR FIRED RATED SEPARATION,
 - PATH OF TRAVEL





HORIZONTAL EXIT SHALL BE PROVIDED WITH A REFUGE AREA THAT SHALL ACCOMODATE TO ACCOMMODATE THE ORIGINAL OCCUPANT LOAD OF THE REFUGE AREA PLUS THE OCCUPANT LOAD ANTICIPATED FROM THE ADJOINING COMPARTMENT. THE CAPACITY OF THE REFUGE AREA SHALL BE CALCULATED BASED ON A NET FLOOR AREA ALLOWANCE OF 3 SF PER EACH OCCUPANT. FBC 1026, FFPC 7.2.4.3.1

"THE SEPARATION BETWEEN REFUGE AREAS CONNECTED BY A HORIZONTAL EXIT SHALL BE PROVIDED BY A FIRE WALL COMPLYING WITH 706 OR A FIRE BARRIER COMPLYING WITH 707. THE MINIMUM FIRE RESISTANCE SEPARATION SHALL BE 2 HOURS. "FBC 1026.2, FFPC 7.2.4.3.1

A HORIZONTAL EXIT SHALL NOT SERVE AS THE ONLY EXIT FROM A PORTION OF THE BUILDING, AND WHERE 2 OR MORE EXITS ARE REQUIRED, NOT MORE THAN 1/2 OF THE TOTAL NUMBER OF EXITS TO TOTAL EXIT WIDTH SHALL BE HORIZONTAL EXITS.FBC 1026.1

WHERE A FIRE BARRIER PROVIDES A HORIZONTAL EXIT IN ANY STORY OF A BUILDING, SUCH FIRE BARRIER SHALL NOT BE REQUIRED ON OTHER STORIES, PROVIDED THAT ALL OF THE FOLLOWING CRITERIAS ARE MET: 1) STORIES ON WHICH THE FIRE BARRIER IS OMITTED AREA SEPARATED FROM THE STORY WITH THE HORIZONTAL EXIT BY CONSTRUCTION HAVING A FIRE RESISTANCE RATING AT LEAST EQUAL TO THAT OF THE HORIZONTAL EXIT. 2) VERTICAL OPENINGS BETWEEN STORY WITH THE HORIZONTAL EXIT AND THE OPEN FIRE AREA STORY ARE ENCLOSED WITH CONSTRUCTION HAVING A FIRE RESISTANCE RATING AT LEAST EQUAL TO THAT OF THE HORIZONTAL EXIT FIRE BARRIER. 3) ALL REQUIRED EXITS, OTHER THAN HORIZONTAL EXITS, DISCHARGE DIRECTLY TO THE OUTSIDE. FFPC 7.2.4.3.3

HORIZONTAL EXIT REFUGE AREA SHALL BE ADEQUATE TO ACCOMMODATE THE ORIGINAL OCCUPANT LOAD PLUS THE OCCUPANT LOAD ANTICIPATED FROM THE ADJOINING COMPARTMENT. THE CAPACITY OF THE REFUGE AREA SHALL BE COMPUTED BASED ON A NET FLOOR AREA ALLOWANCE OF 3 SQ.FT./OCC.FBC 1026.4
A HOSE CONNECTION ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENINGS OF HORIZONTAL EXITS SHALL BE PROVIDED.NFPA 14 7.3.2.2

ZONE A					
Name of Area	Area (S.F)	Occupancy Load Factor FBC	Occupancy Load FBC	Occupancy Load Factor FFPC	Occupancy Load FFPC
Club room	1200	15	80	15	80
Exterior pool deck 1/2			305		192
Total			385		272

ZONE B					
Name of Area	Area (S.F)	Occupancy Load Factor FBC	Occupancy Load FBC	Occupancy Load Factor FFPC	Occupancy Load FFPC
Residential	5153	200	26	200	26
Gym	1500	50	30	50	30
Exterior pool deck 1/2			305		192
Total			361		248

Exterior Load					
Name of Area	Area (S.F)	Occupancy Load Factor FBC	Occupancy Load FBC	Occupancy Load Factor FFPC	Occupancy Load FFPC
Pool	1800	50	36	50	36
Pool Deck	6767	15	451	30	226
Amenity	1828	15	122	15	122
Total			609		383

ZONE A						
	Stair Engress Width	Door Engress Width	Stair EC FBC	Door EC FBC	Stair EC FFPC	Door EC FFPC
Zone A-Stair	50	38	250	253	174	190
Zone B- Stair	50	38	250	253	174	190

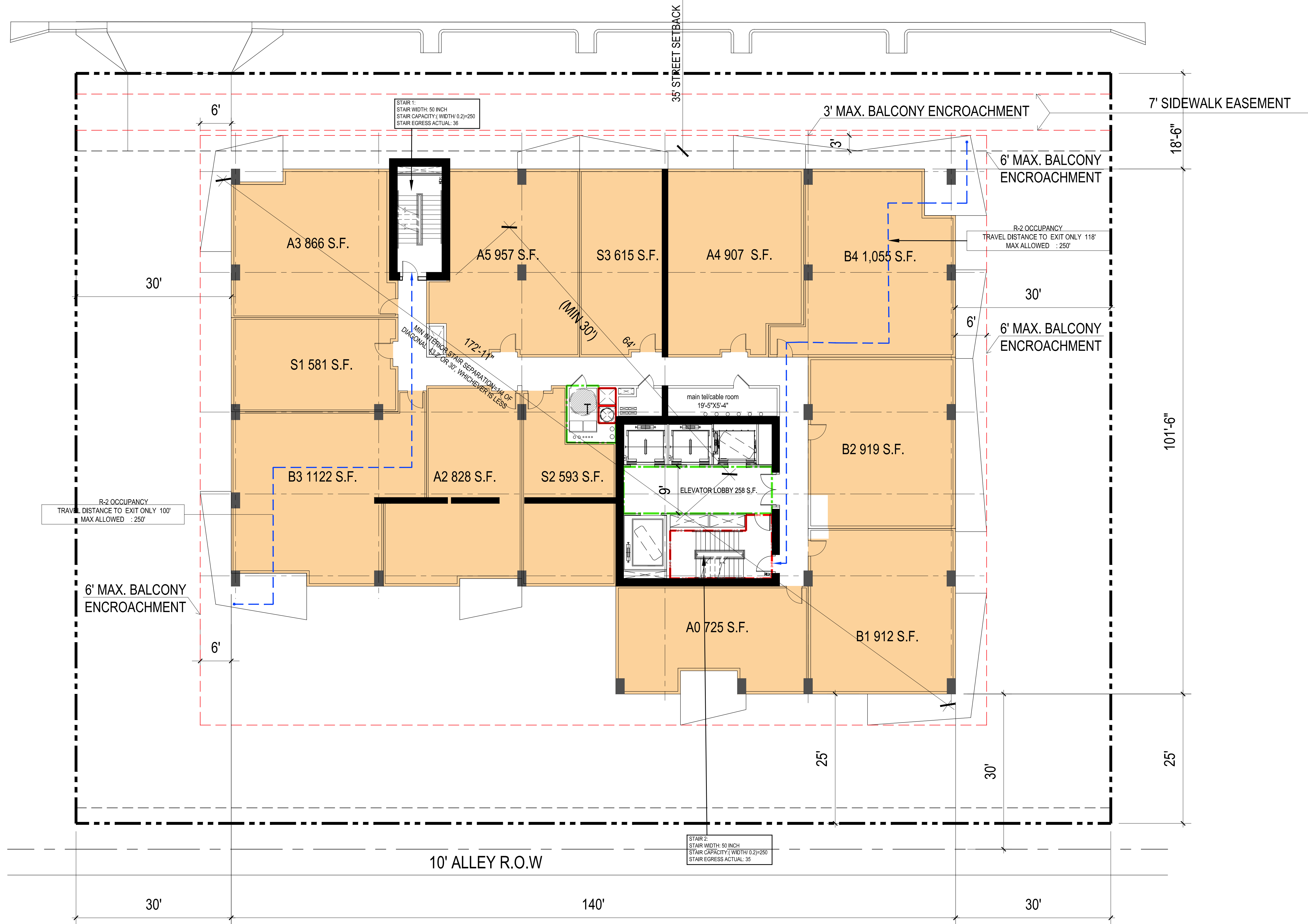
FBC					
Max Permitted Zone A	500	occ	Max Permitted Zone B	500	occ
Provided Zone A	385	occ	Provided Zone A	361	occ
Thru Horizontal Exit	135	occ	Thru Horizontal Exit	111	occ
Min Refuge Area Required	405	S.F.	Min Refuge Area Required	333	S.F.
Refuge Area Provided Zone B	601	S.F.	Refuge Area Provided Zone A	594	S.F.

FFPC(Florida Fire Prevention Code)					
Max Permitted Zone A	348	occ	Max Permitted Zone B	348	occ
Provided Zone A	272	occ	Provided Zone B	248	occ
Thru Horizontal Exit	98	occ	Thru Horizontal Exit	74	occ
Min Refuge Area Required	294	S.F.	Min Refuge Area Required	222	S.F.
Refuge Area Provided Zone B	601	S.F.	Refuge Area Provided Zone A	594	S.F.

- LIFE SAFETY SYMBOL LEGEND
- 2-HR FIRED RATED SEPARATION,
 - 1-HR FIRED RATED SEPARATION,
 - PATH OF TRAVEL



A 405



TYPICAL FLOOR PLAN 1

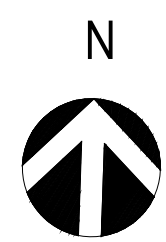
(12TH TO 16TH FL)
(22TH TO 26TH FL)
(32TH TO 36TH FL)
(42TH TO 43TH FL)

OCC LOAD: 63/FL.

TYPICAL FLOOR PLATE EXCLUDING BALCONIES OPEN TO 2 SIDES: 12,500 S.F.
CIRCULATION AREA: 2,184 S.F.
EFFICIENCY (WITH BALCONY): 84.5 %
EFFICIENCY (WITHOUT BALCONY): 82.5 %
12 UNITS /FL

LIFE SAFETY SYMBOL LEGEND

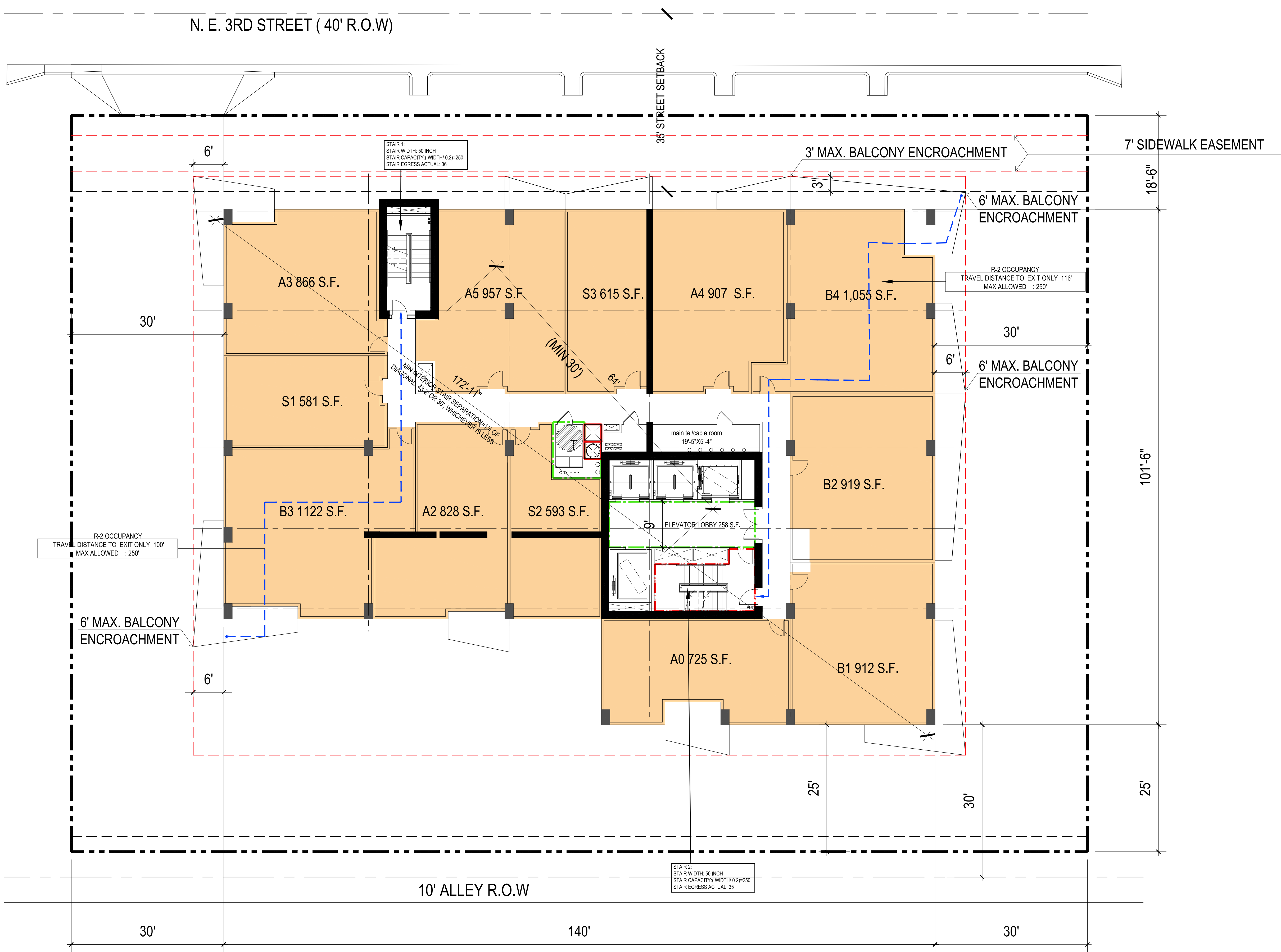
- 2-HR FIRED RATED SEPARATION,
- 1-HR FIRED RATED SEPARATION,
- PATH OF TRAVEL



SCALE: 1" = 10' - 0" (24"x36" SHEET)
0' 10' 20' 40'



A 406



TYPICAL FLOOR PLAN 2

(17TH TO 21TH FL)
(27TH TO 31TH FL)
(37TH TO 41TH FL)
OCC LOAD: 71/FL

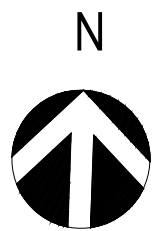
TYPICAL FLOOR PLATE EXCLUDING BALCONIES OPEN TO 2 SIDES: 12,500 S.F.
CIRCULATION AREA: 2,184 S.F.
EFFICIENCY (WITH BALCONY): 84.5 %
EFFICIENCY (WITHOUT BALCONY): 82.5 %
12 UNITS /FL

LIFE SAFETY SYMBOL LEGEND

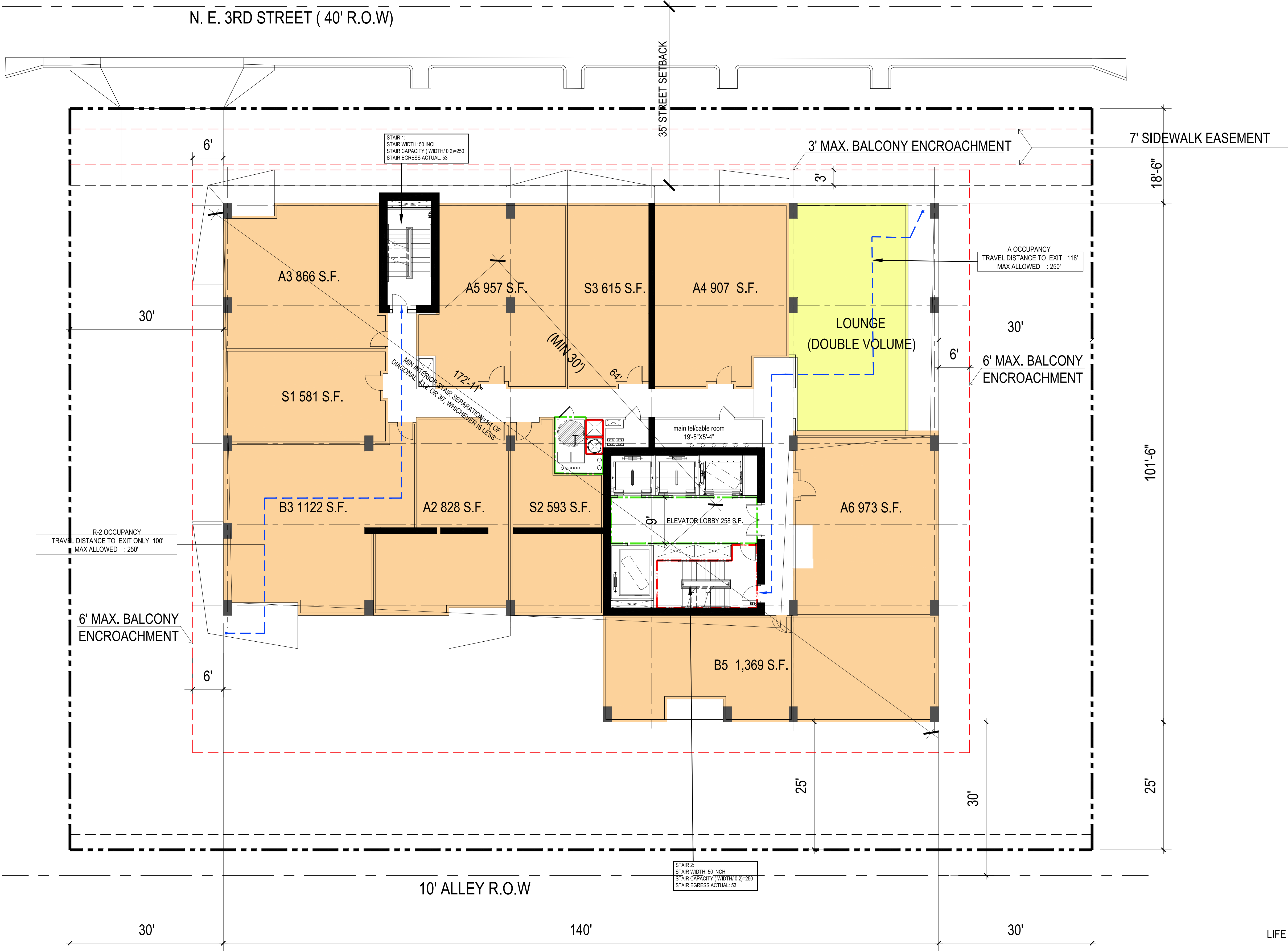
- 2-HR FIRED RATED SEPARATION,
- 1-HR FIRED RATED SEPARATION,
- PATH OF TRAVEL



A 407



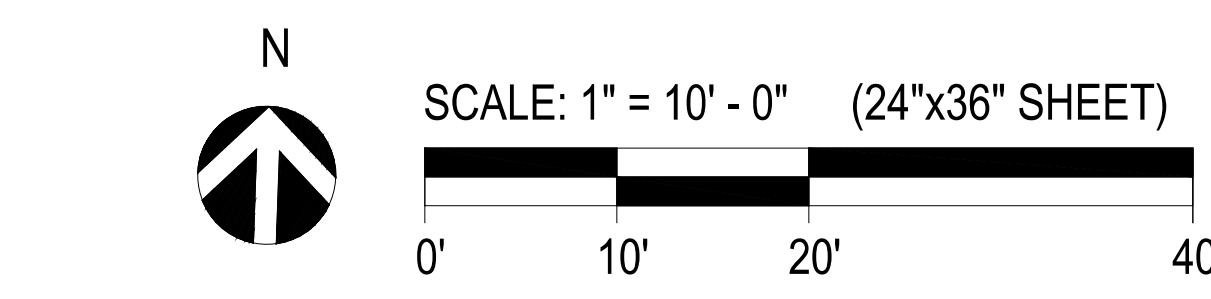
SCALE: 1" = 10' - 0" (24"x36" SHEET)
0' 10' 20' 40'

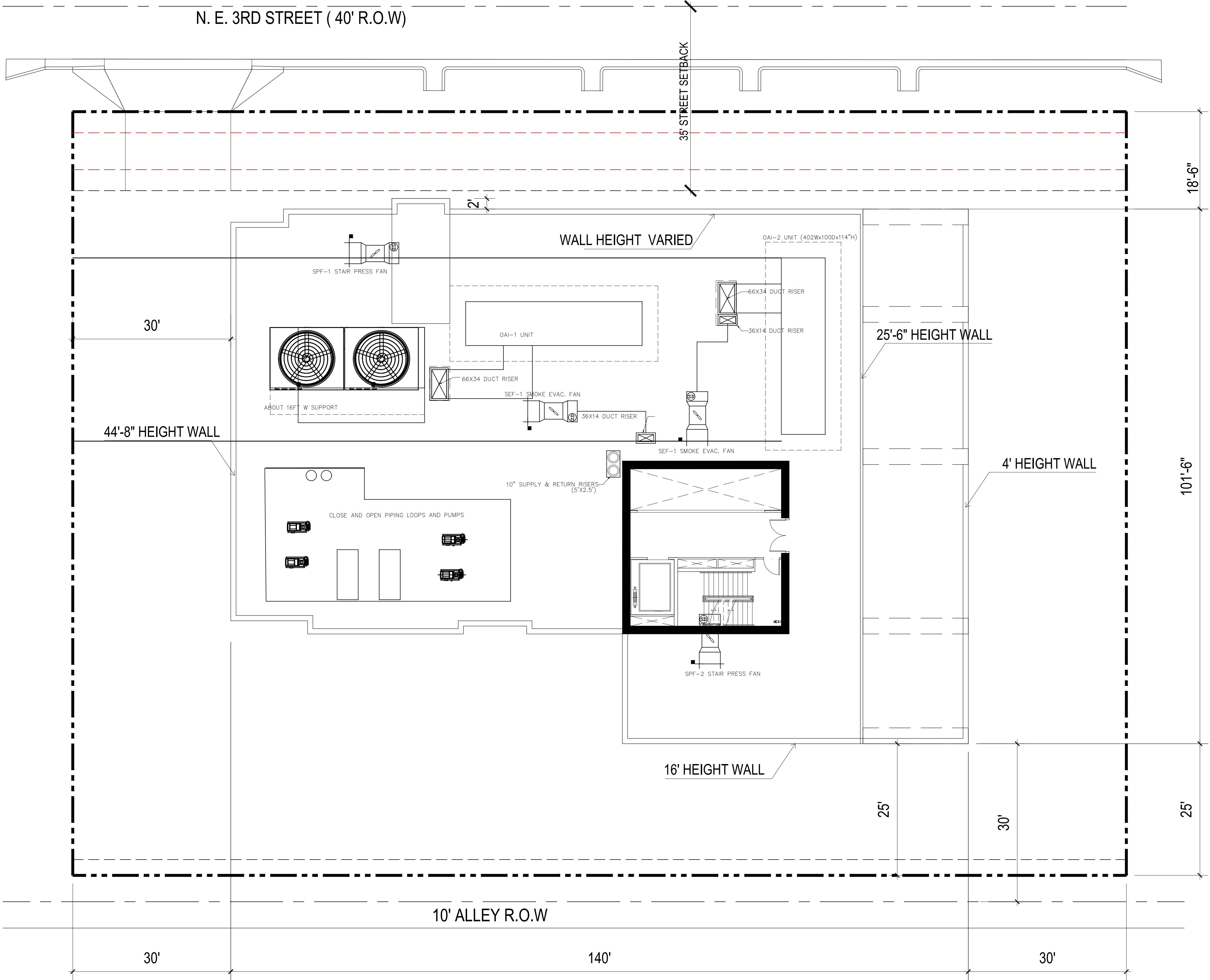


PENTHOUSE FLOOR PLAN
(42TH-43TH FL)

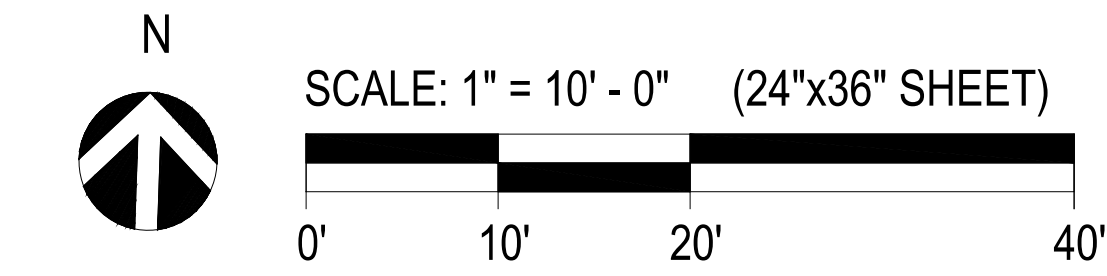
OCC LOAD: 106 /FL.

- LIFE SAFETY SYMBOL LEGEND
- 2-HR FIRED RATED SEPARATION,
 - 1-HR FIRED RATED SEPARATION,
 - PATH OF TRAVEL

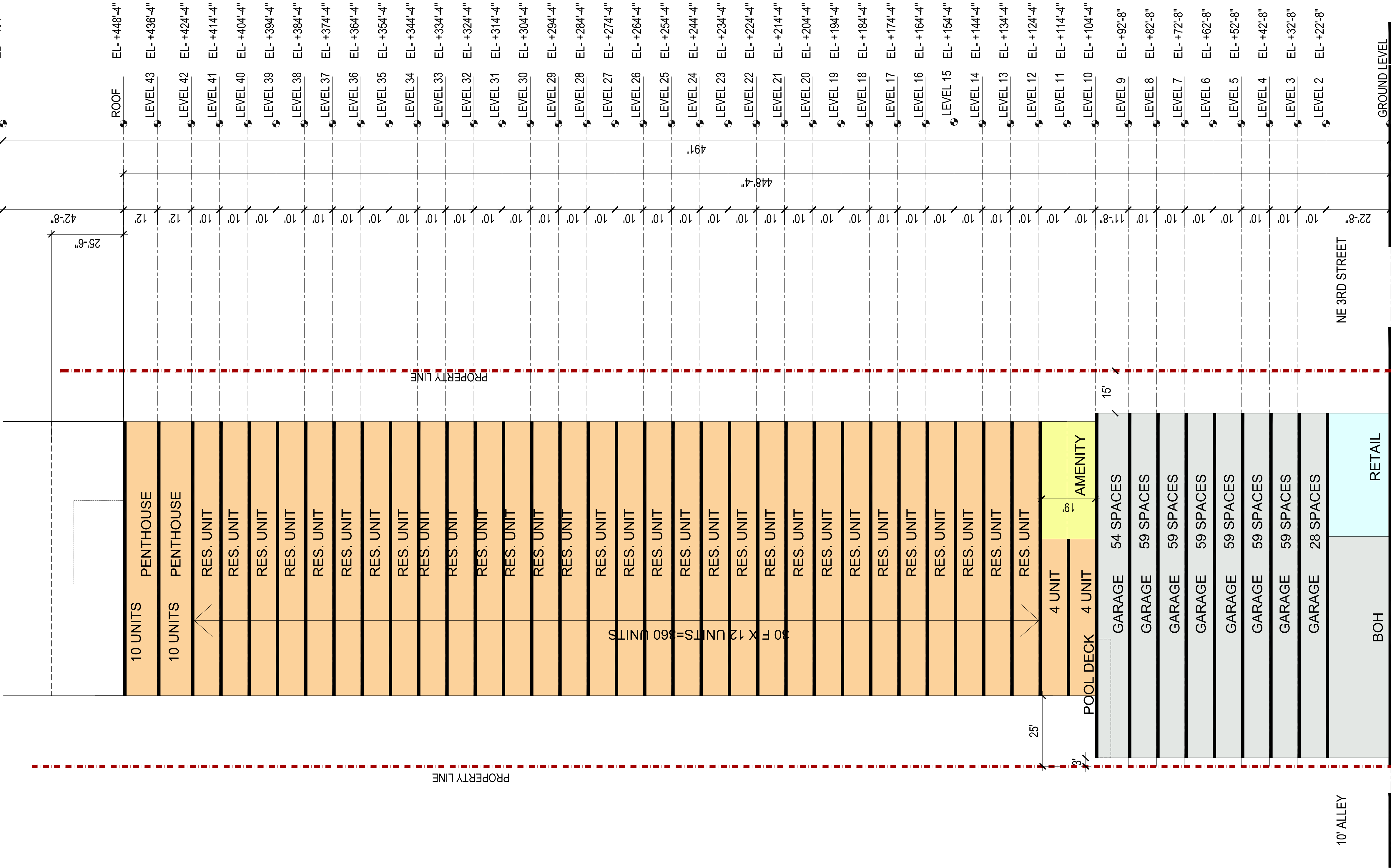
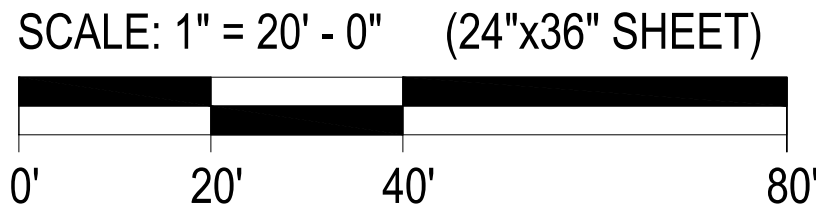




ROOF PLAN



A 409



A-A SECTION

