# 200 THIRD Site Plan Level II IN RAC

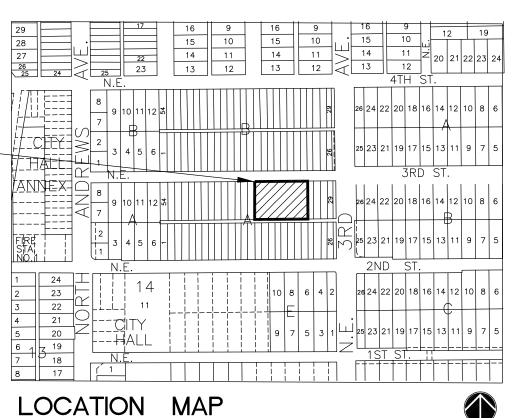
UDP-S21048 UDP-DRT21016

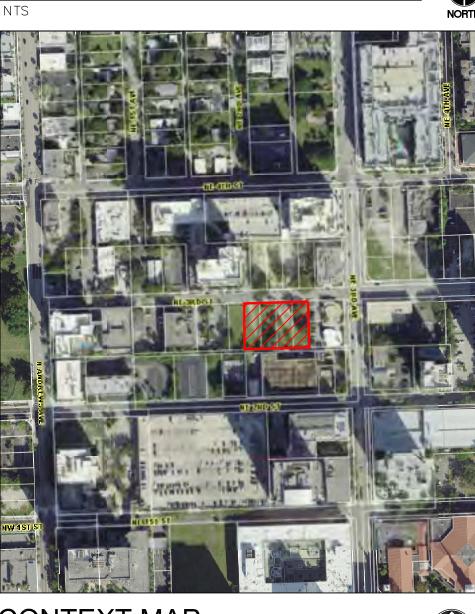
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#### <u>SITE LOCATION</u>





CONTEXT MAP SECTION: 3 TOWNSHIP: 50 RANGE: 42

NORTH

## 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 954.779.1119

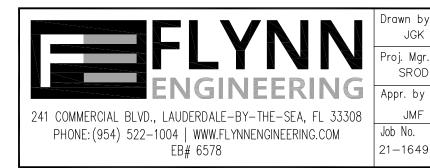
ARCHITECT HUMPHREYS & PARTNERS ARCHITECTS. LP 5339 Alpha Road, Dallas, TX 972.701.9636

CIVIL ENGINEER/LAND PLANNER

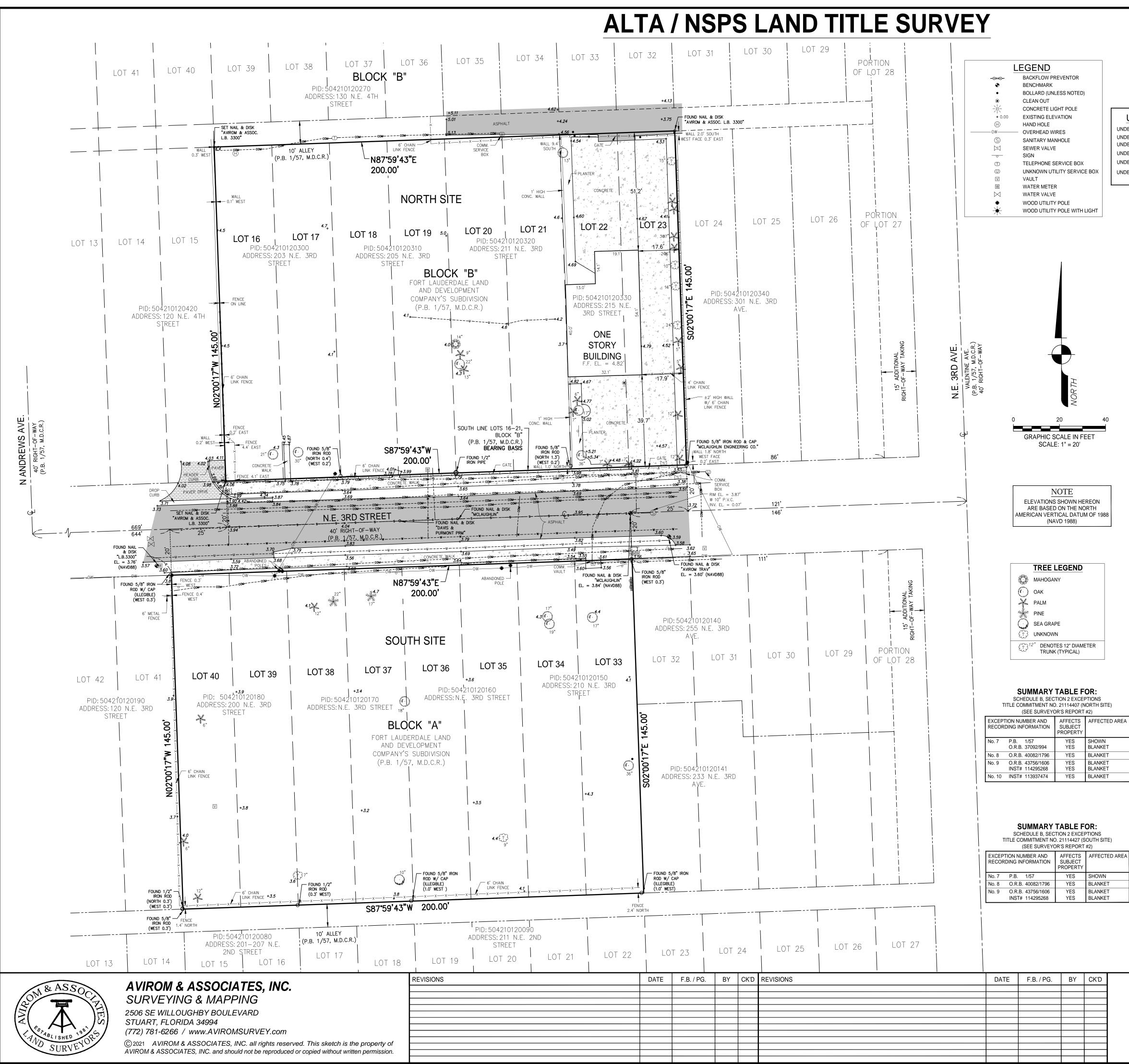
FLYNN ENGINEERING SERVICES, P.A. 241 Commercial Blvd., Lauderdale-by-the-Sea, FL 954.522.1004

LANDSCAPE ARCHITECT

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



Drawn by Date JGK 03/25/22 Proj. Mgr. Plot Date SROD 03/25/22 Appr. by JMF Job No. 21-1649.00



	SECTI	ION 3,	TOWNSHIP 50 SOUTH, RANGE	42 EAST	
	/		N.E. 5TH STREET		
			N.E. 4TH STREET		
UNDERGROUND UTILITY LEGEND      ERGROUND ELECTRIC CABLE      ERGROUND COMMUNICATION LINE      ERGROUND SEWER LINE      ERGROUND SEWER LINE      ERGROUND UNKNOWN LINE      ERGROUND WATER LINE	NW FLAGLER AVE.	N ANDREWS AVE.	N.E. JRD STREET	N.E. 3RD AVE. N FEDFRAL HWY	
ERGROUND UTILITIES SHOWN HEREON WERE FLAGGED BY OTHERS (SEE SURVEYOR'S REPORT NO. 4)			N.E. 2ND STREET		
LAND DESCRIPTION:			BROWARD BLVD.		

#### NORTH SITE:

#### LOCATION SKETCH

(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:

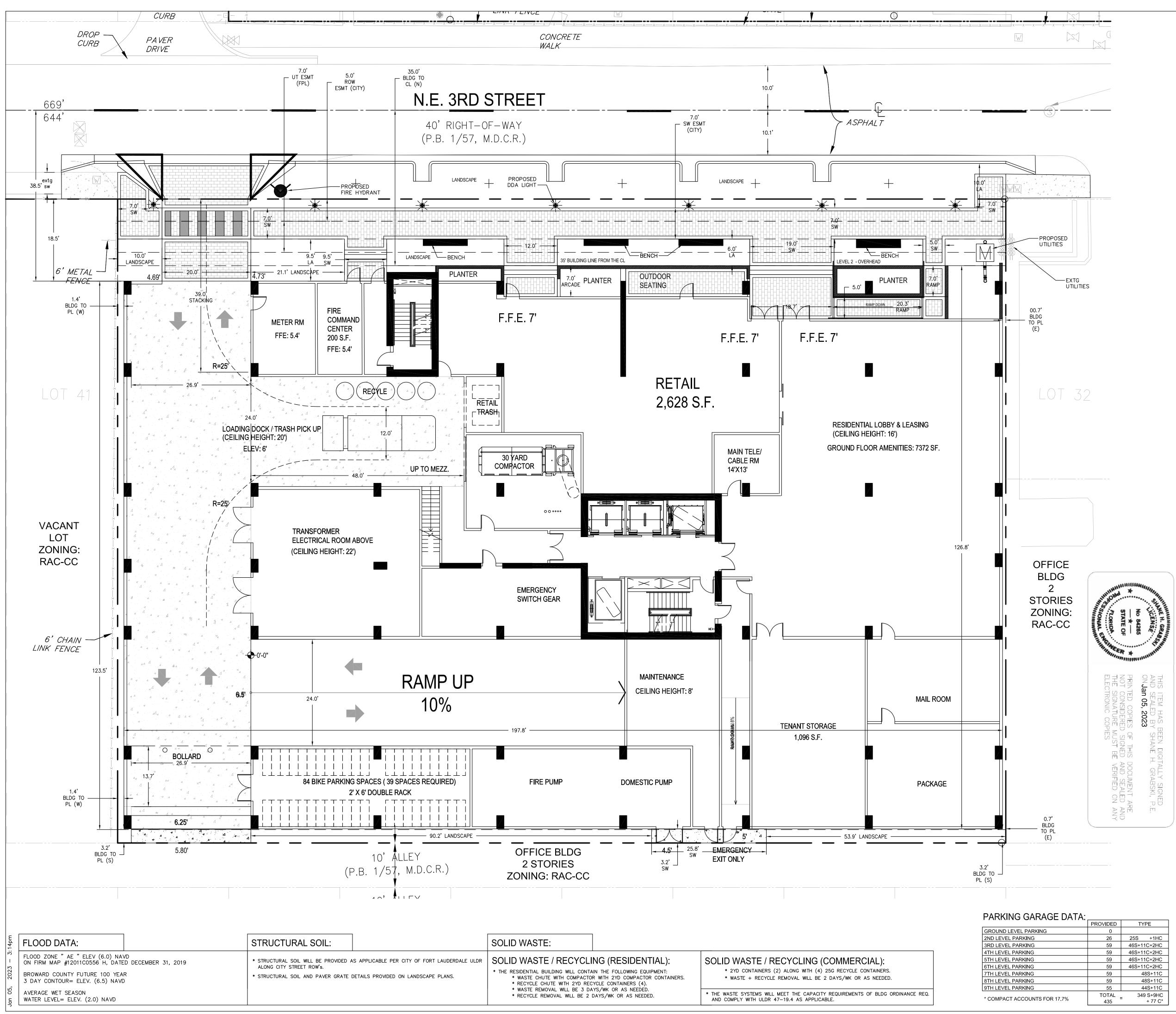
- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the North Site Title Commitment issued by Dunay, Miskel and Backman, LLP, Title Commitment No. 21114407, effective date July 21, 2021 at 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). Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
  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 guaranties that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he 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.
- 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.
  The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood
- Insurance Rate Map Number 12011C0369H and 12011C0557H, Community Panel No. 125105, dated 8/18/2014. 7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- 8. Benchmark Description: National Geodetic Survey Benchmark "872 2937 4", Elevation 2.90 feet (NAVD 1988).
- 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.
  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.
- To the best of the undersigned Surveyor's knowledge and beliefs, all lots are contiguous and there are no gaps, hiatus, gores or overlaps.
  Location of utilities on or serving the surveyed property, as shown hereon, were determined by observed evidence collected pursuant
- to Section 5E.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. Avirom & 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; € = Centerline; COMM. = Communication; CONC. = Concrete; EL. = Elevation; F.F. = Finish Floor Elevation; F.B. = Field Book; F.P.L. = Florida Power & Light Company; INST# = Instrument Number; INV. = Invert; L.B. = Licensed Business; M.D.C.R. = Miami-Dade County Records; NAVD = North American Vertical Datum; NSPS = National Society of Professional Surveyors; OW = Overhead Wires; P.B. = Plat Book; PID = Parcel Identification Number; PG. = Page; P.S.M. = Professional Surveyor & Mapper; P.V.C. = Polyvinyl Chloride; W/ = With; W/CAP = With Surveyors Cap.

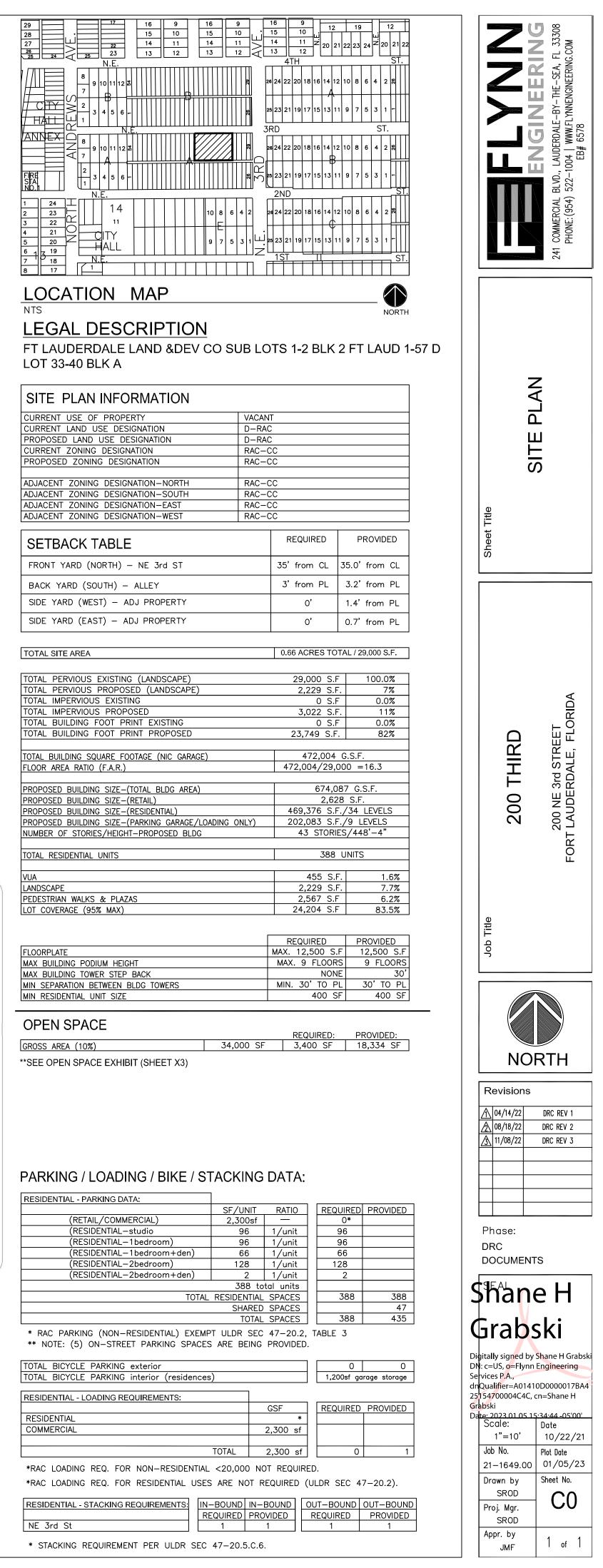
CERTIFICATION: Certify to: Dunay, Miskel and Backman, LLP; Old Republic National Title Insurance Company; National Realty Investment Advisors LLC

FORT

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.

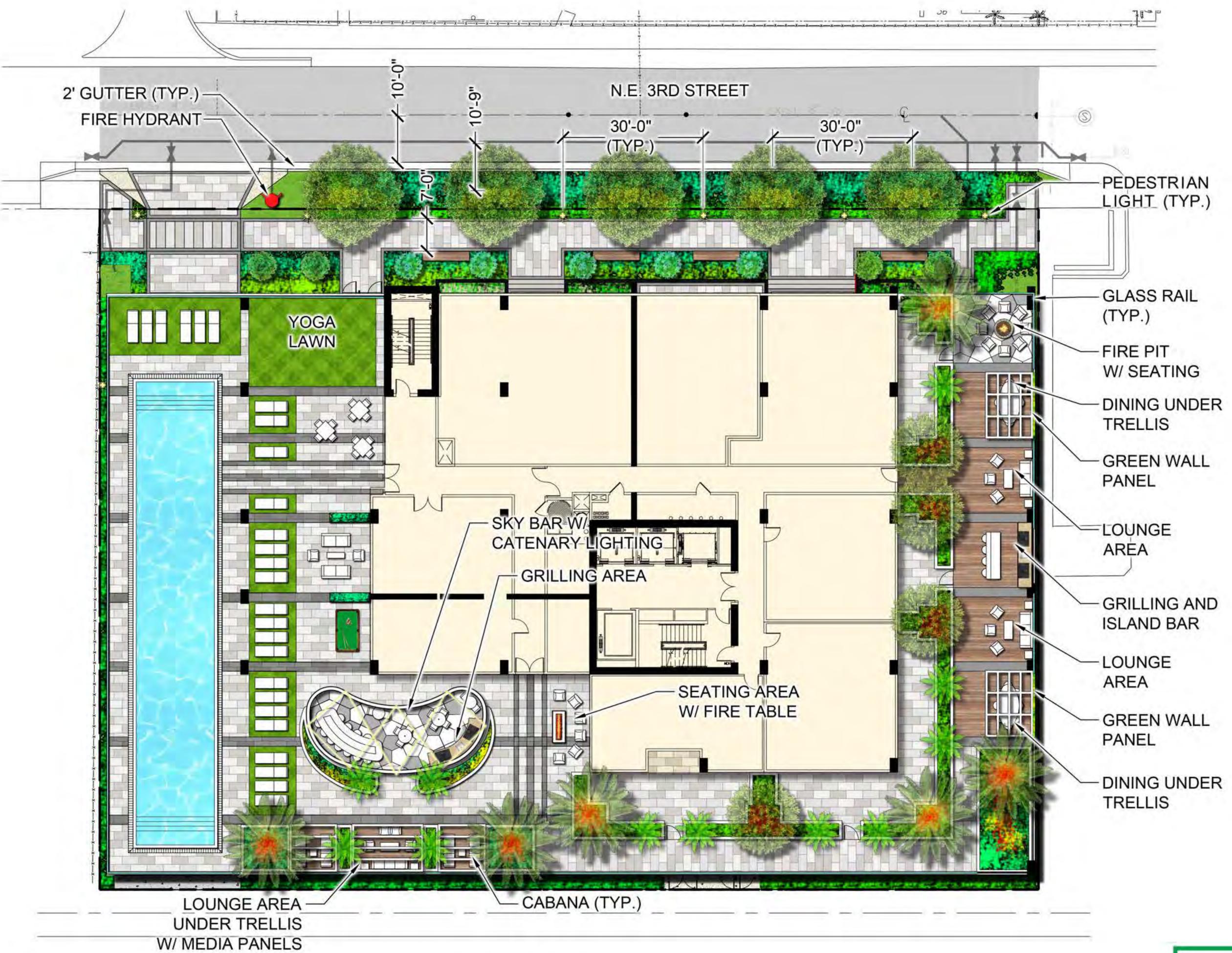
	PAIGE E. ROGOLINO, P.S.M. Florida Registration No. 7287 AVIROM & ASSOCIATES, INC. L.B. No. 3300 EMAIL: progolino@aviromsurvey.com	8/16/2	.021				
ALTA/NSPS LAND T	ITLE SURVEY		JOB #:		10199 <sup>,</sup>	-2	
LOTS 16-23, BLOCK "B" & LOTS 33-40, BLOCK "A"					1" = 20'		
					08/08/20	021	
LAUDERDALE LAND AND DEVELOPMENT COMPANY'S SUBDIVISION (P.B. 1, PG. 57, M.D.C.R.)					P.E.R.		
SECTION 3, TOWNSHIP 50 SC			CHECKE	D:	M.D.A.		
CITY OF FORT LAU			F.B.	2088	PG.	31-37	
BROWARD COUNTY	΄, FLORIDA		SHEET:		1 OF	1	
							_





CAM #23-0068 Exhibit 3 Page 3 of 24

ROVIDED	TYPE
0	
26	25S +1HC
59	46S+11C+2HC
59	48S+11C
59	48S+11C
55	44S+11C
TOTAL	349 S+9HC
435	+ 77 C*







HUMPHREYS & PARTNERS ARCHITECTS, L.P.

ILLUSTRATIVE SITE PLAN 200 THIRD FORT LAUDERDALE, FLORIDA



CAM #23-0068 Exhibit 3 Page 4 of 24









# NRIA NRIA LLC

#### DRC SUBMITTAL PACKAGE 03/28/2022



#### A 422 STREETSCAPE RENDERINGS

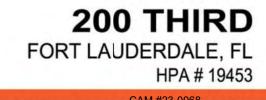
**200 THIRD** FORT LAUDERDALE, FL HPA # 19453





NRIA NRIA LLC

DRC SUBMITTAL PACKAGE 03/28/2022 A 423 BRID-EYED VIEW 1









NRIA LLC

DRC SUBMITTAL PACKAGE 03/28/2022

#### A 424 BRID-EYED VIEW 2





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

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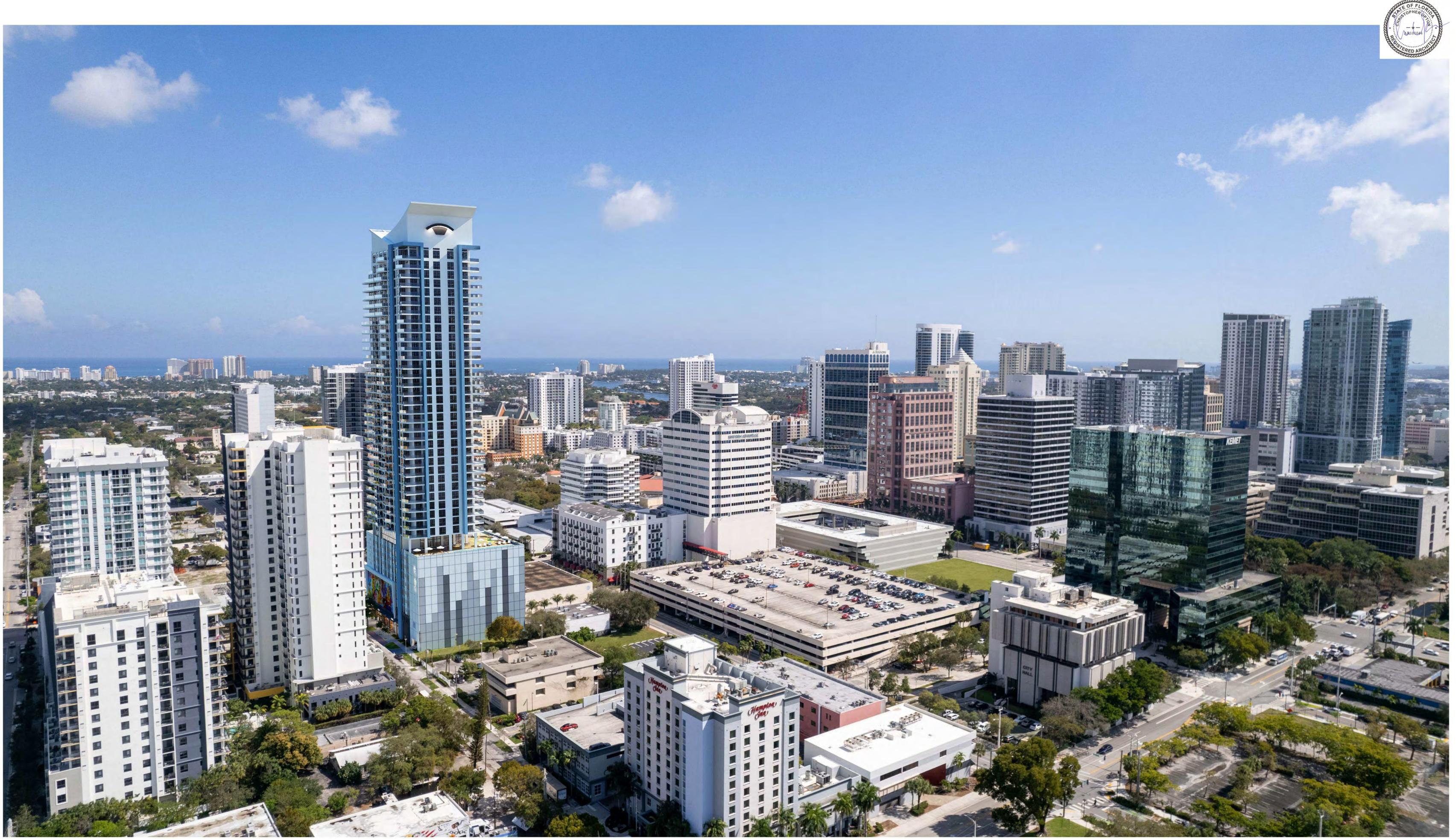
NRIA NRIA LLC

DRC SUBMITTAL PACKAGE 03/28/2022

CANd#23-0068 its written permission. Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and #23-0068 Exhibit 3 Page 8 of 24

#### A 425 BRID-EYED VIEW 3





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NRIA NRIA LLC

#### DRC SUBMITTAL PACKAGE 03/28/2022

### A 426 BRID-EYED VIEW 4





GROUND FLOOR AWNING SECTION (NOT IN SCALE)

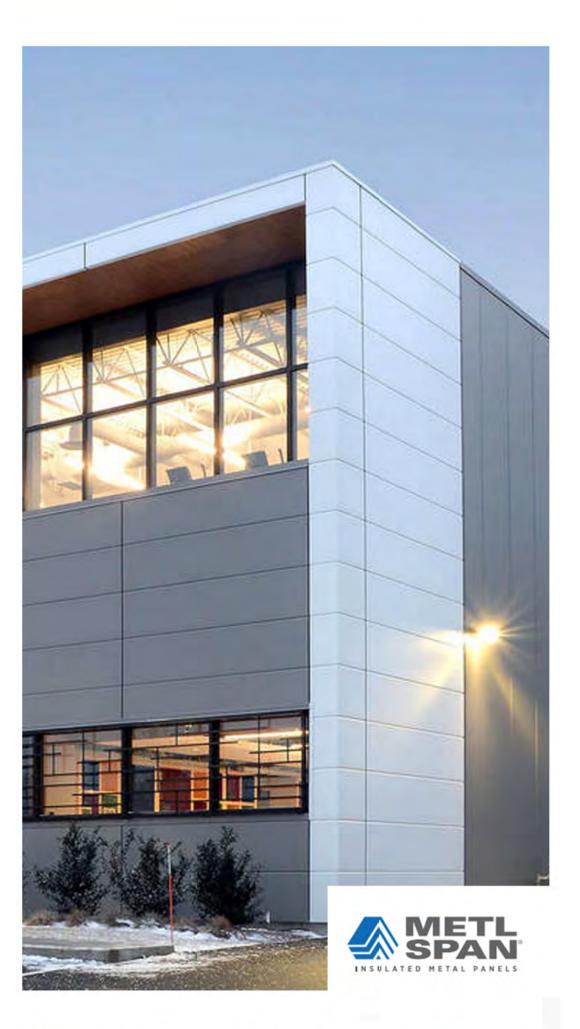
## D3: Stucco with Paint: **Manufacture: Sherwin Williams or Equivalent Color: SW 7036 Origami White**

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



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

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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 Color:

B



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

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

NRIA

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

**NRIA LLC** 

DRC SUBMITTAL PACKAGE 01/10/2023



#### CF ARCHITECTURAL VERTICAL . .

PANEL SPECIFICATIONS Width: 24", 30", 36"

Thickness: 2", 21/2", 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 1/16" deep, embossed or unembossed

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

С

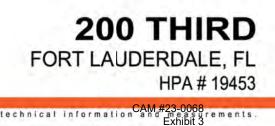
#### Metal composite wall panel. Manufacture: Metal Span. or Equivalent **Regal White**



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



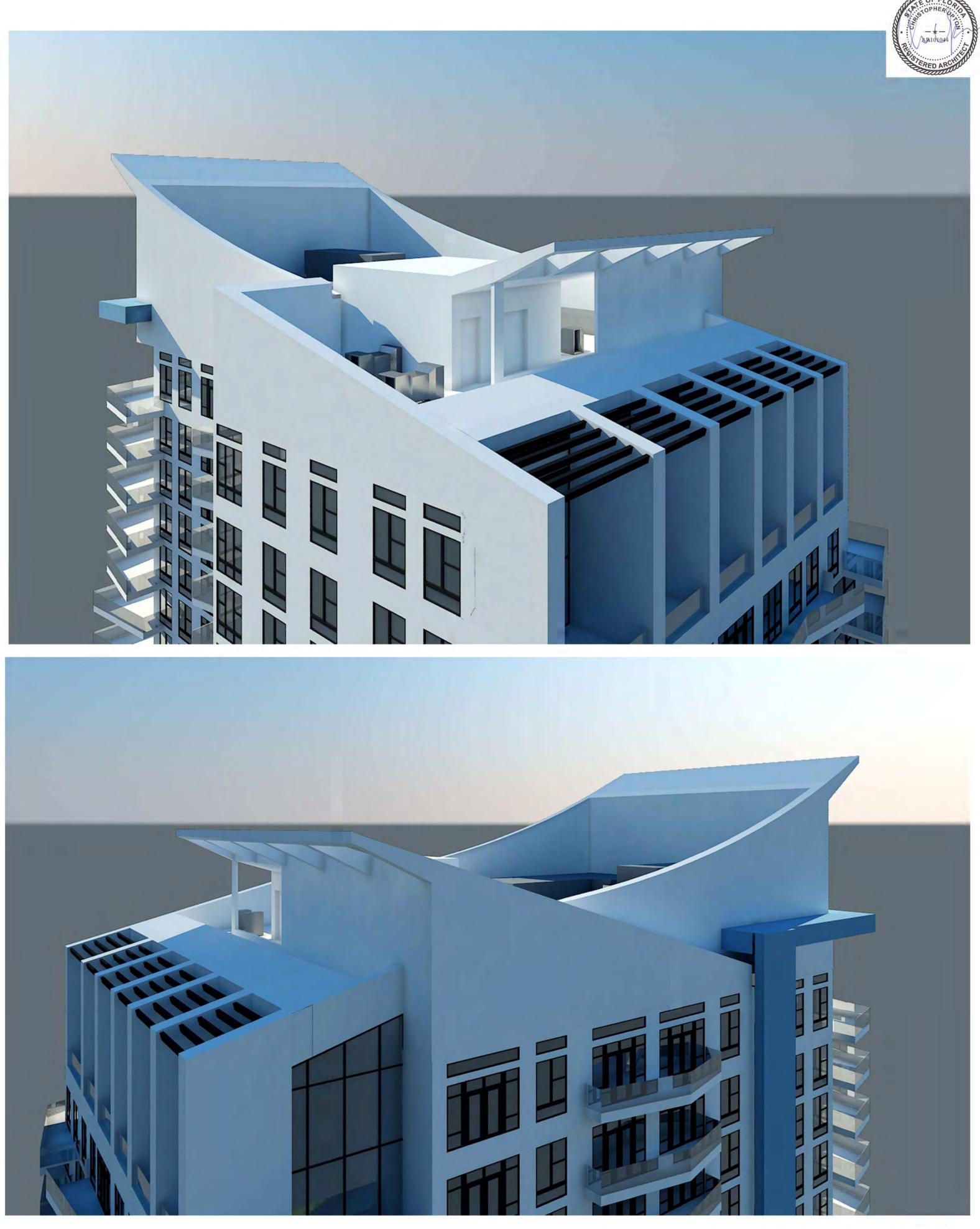
## A 501 MATERIAL BOARD



Page 10 of 24



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# NRIA NRIA LLC

#### DRC SUBMITTAL PACKAGE 03/28/2022

#### A 502 ROOF TOP RENDERINGS





#### TES

		MATE	RIAL/ 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*
			STUCCO WITH PAINT- COLOR 3*
	• PARAPET - EL. + 491'	D3.	
		E.	ROLL UP DOOR
		H.	METAL AWNING - BLACK
	ROOF - EL. + 448'-4"	J.	ALUMINUM WINDOW
•	LEVEL 43EL. + 436'-4"	K.	WINDOW SYSTEM
	LEVEL 42EL. + 424'-4"	М.	GLASS RAILING
	<u>LEVEL 41 -</u> EL. + 414'-4"	N.	STORE FRONT WINDOW
	<u>LEVEL 40 -</u> EL. + 404'-4" LEVEL 39 - EL. + 394'-4"		
	LEVEL 38 - EL. + 384'-4"		TO PAGE 501 MATERIAL BOARD
	LEVEL 37 - EL. + 374'-4"		
	LEVEL 36 - EL. + 364'-4"		
	<u>LEVEL 35 -</u> _EL. + 354'-4"		
	LEVEL 33 - EL. + 344'-4"		
	LEVEL 32 - EL. + 324'-4"		
	LEVEL 31 - EL. + 314'-4"		
	EL. + 304'-4"		
	ELEVEL 29EL. + 294'-4"		
	<u>LEVEL 28 -</u> _EL. + 284'-4"		
	LEVEL 27 - EL. + 274'-4"		
	LEVEL 25 - EL. + 254'-4"		
491'	LEVEL 24EL. + 244'-4"		
	<u>LEVEL 23 -</u> EL. + 234'-4"		
	ELEVEL 22EL. + 224'-4"		
	LEVEL 21 - EL. + 214'-4"		
	LEVEL 19 EL. + 194'-4"		
	LEVEL 18 EL. + 184'-4"		
	<u>LEVEL 17 -</u> EL. + 174'-4"		
	<u>LEVEL 16 -</u> EL. + 164'-4"		
	<u>LEVEL 15 -</u> EL. + 154'-4"		
	<u>LEVEL 14 -</u> EL. + 144'-4" <u>LEVEL 13 -</u> EL. + 134'-4"		
	LEVEL 12 EL. + 124'-4"		
	LEVEL 11EL. + 114'-4"		
	ELEVEL 10EL. + 104'-4"		
	<u>LEVEL 9 -</u> EL. + 92'-8"		
	<u>LEVEL 8 -</u> EL. + 82'-8"		
	LEVEL 7 - EL. + 72'-8"		
	LEVEL 5 EL. + 52'-8"		
	LEVEL 4EL. + 42'-8"		



RE

DRC SUBMITTAL PACKAGE August 9, 2022

STOPHER STOPHER	
AT TOPHER OF P	/
AR101044	
ERED ARCHUR	

D3	30' TOWER SETBACK LINE					Antes
IEP. EQUIPMENT BEHIND		6 MAX BA			PARAPET-	_EL. + 491'
			42'-8"			
			12		9	EL. + 448'-4"
			12		9	EL. + 436'-4"
and the second se					9	EL. + 424'-4"
			10		9	EL. + 414'-4"
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and the second se			- <sup>1</sup>		9	EL. + 394'-4" EL. + 384'-4"
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and the second s			- 1 - 1 - 1		9	
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			- <sup>1</sup> 0		9	EL. + 334'-4"
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			101			EL. + 314'-4"
			- <u>ē</u>		9	EL. + 304'-4"
and the second s			- 10			EL. + 294'-4"
and the second se			PRO P		9	EL. + 284'-4"
AND DESCRIPTION OF A DE			PROPERTY		9	EL. + 274'-4"
					9	EL. + 264'-4"
and the second second second second					-	EL. + 254'-4"
			9	91'	9	EL. + 244'-4"
			1 0	4	9	EL. + 234'-4"
			0, 10, 448'-4"		9	EL. + 224'-4"
			448		9	EL. + 214'-4"
			- - -		9	EL. + 204'-4"
			<b>1</b> 0		LEVEL 19 -	EL. + 194'-4''
			- <del>1</del> 0-		LEVEL 18 -	EL. + 184'-4"
			10'		4	EL. + 174'-4"
			10,		LEVEL 16 -	EL. + 164'-4"
the second			9		LEVEL 15 -	_EL. + 154'-4"
			10-		LEVEL 14 -	_EL. + 144'-4"
			10		LEVEL 13 -	EL. + 134'-4"
			10.		LEVEL 12 -	_EL. + 124'-4"
And the second sec		23'-3" <del>30'</del>			LEVEL 11 -	_EL. + 114'-4"
		00			LEVEL 10 -	EL. + 104'-4"
		-	11-8		LEVEL 9-	EL. + 92'-8"
			<u> </u>		9	EL. + 82'-8"
			-9-		9	EL. + 72'-8"
			- 10		9	_EL. + 62'-8"
		=	<sup>40</sup>		9	EL. + 52'-8"
		-	10		LEVEL 4-	EL. + 42'-8"
		-	10	6	LEVEL 3-	
			- 10		LEVEL 2-	EL. + 22'-8"
						EXISTING BUILDING ( 2-STOP
-			22		GROUND LI	VEL
			1			
D3	C M					

A 420 200 THIRD FORT LAUDERDALE, FL HPA# 19453

(WINDOW OPENING PERCENTAGE ON PODIUM : 24.7%)



60'

30'

#### MATERIAL/ COLOR KEY NOTES

- METAL COMPOSITE WALL PANEL OR EQUIVALENT\* A.
- EXTERIOR PORCELAIN/STONE CLADDING PANELS OR EQUIVALENT\*
- METAL INTAKE / EXHAUST LOUVERS \*
- D1. STUCCO WITH PAINT- MIXED COLOR\*
- D2. STUCCO WITH PAINT- COLOR 2\*
- D3. STUCCO WITH PAINT- COLOR 3\*
  - ROLL UP DOOR

- METAL AWNING BLACK
- ALUMINUM WINDOW
- WINDOW SYSTEM
- GLASS RAILING
- STORE FRONT WINDOW

LACK					6' M	ER SE
N				-		<b>30' TOWER SE</b>
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			-	3' SETBACK LINE ON PODIUM	T	
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EXISTING	BUILDING (2-STOP	RY)	i			
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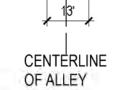
CENTERLINE OF ALLEY

DRC SUBMITTAL PACKAGE

1/10/2023

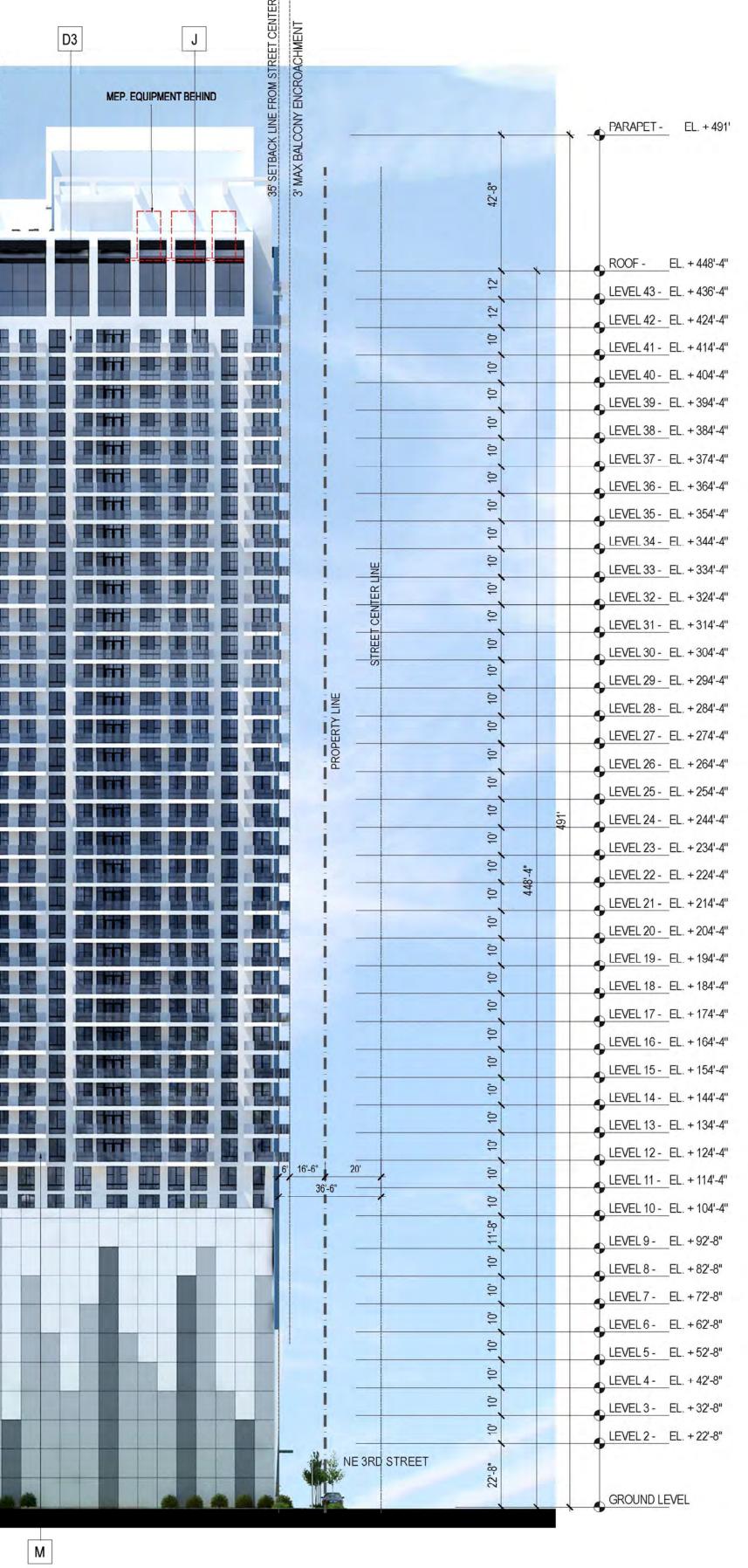
ACK

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20    50    K.      N    ROF- E-440*    M.      10    FUEL42-E-468**    N.      10    FUEL42-E-468**    N.      10    FUEL42-E-468**    N.      10    FUEL42-E-468**    FUEL42-E-468**      10    FUEL42-E-468**    FUEL42-E-468**      10    FUEL32-E-264**    FUEL32-E-264**      10    FUEL32-E-264**    FUEL32	MAX.					PARAPET - EL. + 491'	H.
Image: State of the state	Ō						
No.      M.        22      LEVEL 43. E. + 449.44      N.        23      LEVEL 43. E. + 449.44      N.        24      LEVEL 43. E. + 449.44      LEVEL 43. E. + 449.44        25      LEVEL 40. E. + 404.44      LEVEL 30. E. + 594.44        26      LEVEL 30. E. + 594.44      LEVEL 30. E. + 594.44        29      LEVEL 30. E. + 594.44      LEVEL 30. E. + 594.44        29      LEVEL 30. E. + 594.44      LEVEL 30. E. + 594.44        29      LEVEL 30. E. + 594.44      LEVEL 30. E. + 594.44        29      LEVEL 30. E. + 594.44      LEVEL 30. E. + 594.44        29      LEVEL 20. E. + 284.44      LEVEL 20. E. + 284.44        29      LEVEL 20. E. + 284.44      LEVEL 20. E. + 284.44        29      LEVEL 20. E. + 284.44      LEVEL 20. E. + 284.44        29      LEVEL 20. E. + 284.44      LEVEL 20. E. + 284.44        29      LEVEL 20. E. + 284.44      LEVEL 20. E. + 284.44        29      LEVEL 20. E. + 284.44      LEVEL 20. E. + 284.44        29      LEVEL 20. E. + 284.44      LEVEL 20. E. + 284.44        29      LEVEL 20. E. + 284.44      LEVEL 20. E. + 284.44        29		-	ξο				J.
POCF.  E. + 449-4"    22  LEVEL 42.    23  LEVEL 42.    24  LEVEL 42.    25  LEVEL 42.    26  LEVEL 42.    27  LEVEL 42.    28  LEVEL 42.    29  LEVEL 42.    29  LEVEL 43.    29  LEVEL 43.    29  LEVEL 33.    29  LEVEL 35.    20  LEVEL 35.    20  LEVEL 35.    21  LEVEL 35.    22  LEVEL 35.    20  LEVEL 35.    21  LEVEL 35.    22  LEVEL 35.    23  LEVEL 35.    24  LEVEL 35.    25  LEVEL 35.    26  LEVEL 35.    27  LEVEL 35.    28  LEVEL 25.    29  LEVEL 25.    20  LEVEL 25.    21  LEVEL 25.    22  LEVEL 25.    23  LEVEL 25.    24  LEVEL 25.    29  LEVEL 25.    20  LEVEL 25.    21  LEVEL 25.    22  LEVEL 25.    24  LEVEL 25.    25  LEVEL 26.<			42'-				K.
POCF.  E. + 449-4"    22  LEVEL 42.    23  LEVEL 42.    24  LEVEL 42.    25  LEVEL 42.    26  LEVEL 42.    27  LEVEL 42.    28  LEVEL 42.    29  LEVEL 42.    29  LEVEL 43.    29  LEVEL 43.    29  LEVEL 33.    29  LEVEL 35.    20  LEVEL 35.    20  LEVEL 35.    21  LEVEL 35.    22  LEVEL 35.    20  LEVEL 35.    21  LEVEL 35.    22  LEVEL 35.    23  LEVEL 35.    24  LEVEL 35.    25  LEVEL 35.    26  LEVEL 35.    27  LEVEL 35.    28  LEVEL 25.    29  LEVEL 25.    20  LEVEL 25.    21  LEVEL 25.    22  LEVEL 25.    23  LEVEL 25.    24  LEVEL 25.    29  LEVEL 25.    20  LEVEL 25.    21  LEVEL 25.    22  LEVEL 25.    24  LEVEL 25.    25  LEVEL 26.<		I					М
2      LEVEL 42:      L. 4044        2      LEVEL 42:      L. 4444        2      LEVEL 40:      L. 4444        2      LEVEL 30:      L. 3844        2      LEVEL 20:      <							IVI.
0      EVELUT      ELVEL 7      ELVEL 7        0      EVEL 7      ELVEL 7      ELVEL 7        0			12			LEVEL 43 - EL. + 436'-4"	N.
2      EVEL 11 <sup>-</sup> E. 44444        2      EVEL 40 <sup>-</sup> E. 44444        2      EVEL 30 <sup>-</sup> E. 39444        2      EVEL 30 <sup>-</sup> E. 29444 <td< th=""><th></th><th>1</th><th></th><th></th><th></th><th>LEVEL 42 - EL. + 424'-4"</th><th></th></td<>		1				LEVEL 42 - EL. + 424'-4"	
2      EVEL 30- EL * 304-4*        2      EVEL 30- EL * 304-4*        2      EVEL 37- EL * 374-4*        2      EVEL 37- EL * 374-4*        2      EVEL 37- EL * 374-4*        2      EVEL 37- EL * 384-4*        2      EVEL 37- EL * 374-4*        2      EVEL 37- EL * 384-4*        2      EVEL 37- EL * 334-4*        2      EVEL 37- EL * 394-4*        2      EVEL 37- EL * 244-4*        2      EVEL 27- EL * 244-4*        2      EVEL 17- EL * 144-4*		Ī.				LEVEL 41 - EL. + 414'-4"	
2      EVEL 39- EL * 304-4*        2      EVEL 35- EL + 364-4*        2      EVEL 35- EL + 264-4*        2      EVEL 25- EL + 264-4*        2      EVEL 16- EL + 104-4*        2      EVEL 16- EL + 104-4*        2      EVEL 16- EL + 104-4*		-				LEVEL 40 - EL. + 404'-4"	
2      EVEL 30 <sup>-</sup> E. + 304.4 <sup>+</sup> 2      EVEL 37 E. + 374.4 <sup>+</sup> 2      EVEL 36 E. + 364.4 <sup>+</sup> 2      EVEL 37 E. + 364.4 <sup>+</sup> 2      EVEL 37 E. + 364.4 <sup>+</sup> 2      EVEL 37 E. + 364.4 <sup>+</sup> 2      EVEL 37 E. + 364.4 <sup>+</sup> 2      EVEL 37 E. + 264.4 <sup>+</sup> 2      EVEL 26 E. + 264.4 <sup>+</sup> 2      EVEL 27 E. + 274.4 <sup>+</sup> 2      EVEL 27 E. + 264.4 <sup>+</sup> 2      EVEL 27 E. + 264.4 <sup>+</sup> 2      EVEL 27 E. + 264.4 <sup>+</sup> 2      EVEL 27 E. + 224.4 <sup>+</sup> 2      EVEL 20 E. + 204.4 <sup>+</sup>					_	LEVEL 39 - EL. + 394'-4"	
2    LEVEL 37 - EL + 3/4 - 4      2    LEVEL 35 - EL + 364 - 4'      2    LEVEL 35 - EL + 364 - 4'      2    LEVEL 35 - EL + 364 - 4'      2    LEVEL 35 - EL + 334 - 4'      2    LEVEL 35 - EL + 334 - 4'      2    LEVEL 35 - EL + 344 - 4'      2    LEVEL 35 - EL + 344 - 4'      2    LEVEL 35 - EL + 344 - 4'      2    LEVEL 35 - EL + 344 - 4'      2    LEVEL 35 - EL + 344 - 4'      2    LEVEL 35 - EL + 244 - 4'      2    LEVEL 25 - EL + 244 - 4'      2    LEVEL 25 - EL + 244 - 4'      2    LEVEL 25 - EL + 244 - 4'      2    LEVEL 25 - EL + 244 - 4'      2    LEVEL 25 - EL + 244 - 4'      2    LEVEL 25 - EL + 244 - 4'      2    LEVEL 25 - EL + 244 - 4'      2    LEVEL 26 - EL + 244 - 4'      2    LEVEL 26 - EL + 244 - 4'      2    LEVEL 26 - EL + 244 - 4'      2    LEVEL 26 - EL + 244 - 4'      2    LEVEL 26 - EL + 244 - 4'      2    LEVEL 26 - EL + 244 - 4'      2    LEVEL 26 - EL + 124 - 4'      2    LEVEL 26 - EL + 124 - 4		i .			_	LEVEL 38 - EL. + 384'-4"	
2    LEVEL 30 - EL * 304 4      2    LEVEL 30 - EL * 344 4*      2    LEVEL 31 - EL * 344 4*      2    LEVEL 32 - EL * 324 4*      2    LEVEL 31 - EL * 314 4*      2    LEVEL 30 - EL * 304 4*      2    LEVEL 31 - EL * 314 4*      2    LEVEL 30 - EL * 304 4*      2    LEVEL 30 - EL * 304 4*      2    LEVEL 30 - EL * 304 4*      2    LEVEL 30 - EL * 304 4*      2    LEVEL 30 - EL * 304 4*      2    LEVEL 20 - EL * 224 4*      2    LEVEL 20 - EL * 224 4*      2    LEVEL 25 - EL * 224 4*      2    LEVEL 26 - EL * 224 4*      2    LEVEL 27 - EL * 244 4*      2    LEVEL 20 - EL * 244 4*      2    LEVEL 20 - EL * 244 4*      2    LEVEL 10 - EL * 104 4*      2    LEVEL 10 - EL * 104 4*      2    LEVEL 10 - EL * 104 4*      2    LEVEL 10 - EL * 104 4*      2    LEVEL 10 - EL * 104 4*      2    LEVEL 10 - EL * 104 4*      2    LEVEL 10 - EL * 104 4*      2    LEVEL 10 - EL * 104 4*      2    L		Ì.			_	LEVEL 37 - EL. + 374'-4"	
2    LEVEL 33    E. + 334 - 4      2    LEVEL 33    E. + 344 - 4      2    LEVEL 33    E. + 344 - 4      2    LEVEL 33    E. + 344 - 4      2    LEVEL 33    E. + 344 - 4      2    LEVEL 33    E. + 344 - 4      2    LEVEL 32    E. + 344 - 4      2    LEVEL 30    E. + 344 - 4      2    LEVEL 30    E. + 244 - 4      2    LEVEL 25    E. + 244 - 4      2    2    LEVEL 25    E. + 244 - 4      2    5    LEVEL 25    E. + 244 - 4      2    5    LEVEL 25    E. + 244 - 4      2    5    LEVEL 25    E. + 244 - 4      2    5    LEVEL 26    E. + 244 - 4      2    5    LEVEL 26    E. + 244 - 4      2    5    LEVEL 26    E. + 244 - 4      2    5    LEVEL 26    E. + 244 - 4      2    5    LEVEL 26    E. + 244 - 4      2    5    LEVEL 26    E. + 244 - 4      2    EVEL 20    E. + 244 - 4    LEVEL 26						LEVEL 36 - EL. + 364'-4"	
2    LEVEL 33    E. + 3.44.4      2    LEVEL 33    E. + 3.44.4      2    LEVEL 32    E. + 3.44.4      2    LEVEL 30    E. + 3.44.4      2    LEVEL 20    E. + 2.84.4      2    LEVEL 20    E. + 2.84.4      2    LEVEL 25    E. + 2.84.4      2    LEVEL 26    E. + 2.84.4      2    LEVEL 27    E. + 2.84.4      2    LEVEL 26    E. + 2.84.4      2    <						LEVEL 35 - EL. + 354'-4"	
2    LEVEL 33    EL + 231-4      2    LEVEL 31-    EL + 231-4      2    LEVEL 30-    EL + 301-4      2    LEVEL 30-    EL + 301-4      2    LEVEL 20-    EL + 234-4      2    LEVEL 20-    EL + 234-4      2    LEVEL 27-    EL + 234-4      2    LEVEL 26-    EL + 234-4      2    LEVEL 26-    EL + 244-4      2    LEVEL 17-    EL + 244-4      2    LEVEL 16-    EL + 244-4      2    LEVEL 16-    EL + 194-4      2 <t< th=""><th></th><th>1</th><th></th><th></th><th></th><th>LEVEL 34 - EL. + 344'-4"</th><th></th></t<>		1				LEVEL 34 - EL. + 344'-4"	
20    LEVEL 22    EL * 324 4      20    LEVEL 31-    EL * 344 4*      20    LEVEL 30-    EL * 304 4*      21    LEVEL 29-    EL * 284 4*      22    LEVEL 29-    EL * 284 4*      LEVEL 20-    EL * 284 4*      LEVEL 27-    EL * 284 4*      LEVEL 26-    EL * 284 4*      LEVEL 26-    EL * 284 4*      LEVEL 26-    EL * 284 4*      LEVEL 27-    EL * 284 4*      LEVEL 26-    EL * 284 4*      LEVEL 27-    EL * 284 4*      LEVEL 26-    EL * 284 4*      LEVEL 27-    EL * 284 4*      LEVEL 27-    EL * 284 4*      LEVEL 20-    EL * 284 4*      LEVEL 10-    EL * 184 4*      LEVEL 10-<		I.				LEVEL 33 - EL. + 334'-4"	
24    2    EVEL 31- EL + 318-4      29    EVEL 30- EL + 304-4*      EVEL 29- EL + 284-4*      EVEL 29- EL + 284-4*      EVEL 27- EL + 274-4*      EVEL 26- EL + 284-4*      EVEL 26- EL + 284-4*      EVEL 26- EL + 284-4*      EVEL 27- EL + 274-4*      EVEL 26- EL + 284-4*      EVEL 27- EL + 244-4*      EVEL 27- EL + 244-4*      EVEL 20- EL + 244-4*      EVEL 20- EL + 244-4*      EVEL 20- EL + 244-4*      EVEL 20- EL + 244-4*      EVEL 20- EL + 244-4*      EVEL 20- EL + 244-4*      EVEL 20- EL + 244-4*      EVEL 10- EL + 104-4*		1					
Image: Construction of the second s						LEVEL 31 - EL. + 314'-4"	
Image: Second		1			_	LEVEL 30 - EL. + 304'-4"	
0    LEVEL 28 - EL + 284 - 4*      1    LEVEL 27 - EL + 274 - 4*      1    LEVEL 26 - EL + 284 - 4*      1    LEVEL 26 - EL + 284 - 4*      1    LEVEL 26 - EL + 284 - 4*      1    LEVEL 26 - EL + 284 - 4*      1    LEVEL 27 - EL + 274 - 4*      1    LEVEL 26 - EL + 284 - 4*      1    LEVEL 20 - EL + 224 - 4*      1    LEVEL 20 - EL + 204 - 4*      1    LEVEL 20 - EL + 204 - 4*      1    LEVEL 20 - EL + 204 - 4*      1    LEVEL 10 - EL + 194 - 4*      1    LEVEL 10 - EL + 194 - 4*      1    LEVEL 16 - EL + 164 - 4*      1    LEVEL 16 - EL + 164 - 4*      1    LEVEL 16 - EL + 164 - 4*      1    LEVEL 17 - EL + 174 - 4*      1    LEVEL 16 - EL + 164 - 4*      1    LEVEL 17 - EL + 174 - 4*      1    LEVEL 17 - EL + 174 - 4*      1    LEVEL 18 - EL + 164 - 4*      1    LEVEL 19 - EL + 164 - 4*      1    LEVEL 10 - EL + 104 - 4*      1    LEVEL 10 - EL + 104 - 4*      1    LEVEL 10 - EL + 104 - 4*      1    LEVEL 10 - EL + 104 -		I .				LEVEL 29 - EL. + 294'-4"	
24    24      24    25      24    26      25    12VEL 25- EL + 284'-4"      26    12VEL 25- EL + 284'-4"      27    12VEL 25- EL + 284'-4"      28    12VEL 25- EL + 284'-4"      29    12VEL 26- EL + 194'-4"      29    12VEL 16- EL + 104'-4"      29    12VEL 16- EL + 164'-4"      20    12VEL 16- EL + 164'-4"      21    12VEL 16- EL + 164'-4"      22    12VEL 16- EL + 164'-4"      23    12VEL 16- EL + 104'-4"      24    12VEL 16- EL + 104'-4"      25    12VEL 16- EL + 104'-4"      26    12VEL 10- EL + 104'-4"		PROPI			-	LEVEL 28 - EL. + 284'-4"	
24    24      24    25      24    26      25    12VEL 25- EL + 284'-4"      26    12VEL 25- EL + 284'-4"      27    12VEL 25- EL + 284'-4"      28    12VEL 25- EL + 284'-4"      29    12VEL 26- EL + 194'-4"      29    12VEL 16- EL + 104'-4"      29    12VEL 16- EL + 164'-4"      20    12VEL 16- EL + 164'-4"      21    12VEL 16- EL + 164'-4"      22    12VEL 16- EL + 164'-4"      23    12VEL 16- EL + 104'-4"      24    12VEL 16- EL + 104'-4"      25    12VEL 16- EL + 104'-4"      26    12VEL 10- EL + 104'-4"		BIL			-	LEVEL 27 - EL. + 274'-4"	
24    2      25    2      26    12VEL 23 - EL + 224 - 4"      12VEL 23 - EL + 224 - 4"      12VEL 23 - EL + 224 - 4"      12VEL 20 - EL + 224 - 4"      12VEL 20 - EL + 224 - 4"      12VEL 20 - EL + 224 - 4"      12VEL 20 - EL + 224 - 4"      12VEL 20 - EL + 224 - 4"      12VEL 20 - EL + 224 - 4"      12VEL 20 - EL + 224 - 4"      12VEL 20 - EL + 224 - 4"      12VEL 13 - EL + 184 - 4"      12VEL 14 - EL + 184 - 4"      12VEL 15 - EL + 164 - 4"      12VEL 15 - EL + 164 - 4"      12VEL 13 - EL + 164 - 4"      12VEL 14 - EL + 144 - 4"      12VEL 13 - EL + 134 - 4"      12VEL 14 - EL + 144 - 4"      12VEL 13 - EL + 124 - 4"      12VEL 14 - EL + 144 - 4"      12VEL 10 - EL + 104 - 4"      12VEL 10 - EL + 104 - 4"      12VEL 10 - EL + 104 - 4"      12VEL 10 - EL + 102 - EL + 102 - 8"      12    12VEL 13 - EL + 102 - 8"      12    12VEL 14 - EL + 104 - 4"      12VEL 15 - EL + 62 - 8"    12VEL 2 - EL + 22 - 8"      12    12VEL 5 - EL + 62 - 8"      13    12    12VEL 5 - EL + 22 - 8"		N				LEVEL 26 - EL. + 264'-4"	
24    2    1		I .			_	LEVEL 25 - EL. + 254'-4"	
24    2    4      2    4    2      2    4    1      2    1    1					491'	LEVEL 24 - EL. + 244'-4"	
24    2    1						LEVEL 23 - EL. + 234'-4"	
24    2    EVEL 21 - EL + 214'-4"      2    EVEL 19 - EL + 194'-4"      2    EVEL 19 - EL + 194'-4"      2    EVEL 18 - EL + 184'-4"      2    EVEL 17 - EL + 174'-4"      2    EVEL 16 - EL + 164'-4"      2    EVEL 17 - EL + 174'-4"      2    EVEL 16 - EL + 164'-4"      2    EVEL 17 - EL + 174'-4"      16    3      25    EVEL 12 - EL + 124'-4"      16    EVEL 12 - EL + 124'-4"      17    EVEL 12 - EL + 124'-4"      18    EVEL 12 - EL + 124'-4"      19    EVEL 11 - EL + 114'-4"      10    EVEL 12 - EL + 124'-4"      11    EVEL 10 - EL + 104'-4"      12    EVEL 10 - EL + 104'-4"      14    EVEL 10 - EL + 104'-4"      15    EVEL 2 - EL + 22-8"      16    EVEL 5 - EL + 52-8"      16    EVEL 5 - EL + 52-8"      16    EVEL 3 - EL + 22-8"      16    EVEL 2 - EL + 22-8"      16 <td< th=""><th></th><th>i ·</th><th></th><th>148'-4"</th><th></th><th></th><th></th></td<>		i ·		148'-4"			
24    2    EVEL 20 - EL + 204 - 4"      22    EVEL 19 - EL + 194'-4"      12    EVEL 18 - EL + 184'-4"      12    EVEL 17 - EL + 174'-4"      16    13      26    EVEL 15 - EL + 164'-4"      16    13      27    1      16    13      26    EVEL 16 - EL + 164'-4"      16    14      16    15 - EL + 164'-4"      16    14 - EL + 144'-4"      16    15 - EL + 134'-4"      16    16 - EL + 124'-4"      16    12 - EL + 124'-4"      16    12 - EL + 124'-4"      16    12 - EL + 124'-4"      17    EVEL 10 - EL + 104'-4"      18    EVEL 10 - EL + 104'-4"      19    EVEL 10 - EL + 104'-4"      11    EVEL 8 - EL + 82'-8"      12    EVEL 8 - EL + 62'-8"      14    12 - EL + 124'-4"      15    EVEL 5 - EL + 52'-8"      16    EVEL 5 - EL + 52'-8"      16    EVEL 3 - EL + 22'-8"      16    EVEL 2 - EL + 22'-8"      16    EVEL 2 - EL + 22'-8" </th <th></th> <th>Ī.</th> <th></th> <th>4</th> <th>_</th> <th>LEVEL 21 - EL. + 214'-4"</th> <th></th>		Ī.		4	_	LEVEL 21 - EL. + 214'-4"	
24    0    LEVEL 19- EL. + 194-4*      0    LEVEL 17- EL. + 174'-4*      16    0    LEVEL 16- EL. + 164'-4*      16    0    LEVEL 15- EL. + 164'-4*      16    16    12    LEVEL 13- EL. + 144'-4*      16    16    12    12    12      16    16    12    12    14'-4*      16    16    12    12    14'-4*      16    12    12    14'-4*    12      16    12    12    14'-4*    12      16    14    12    14'-4*    12      16    14    14'-4*    12    14'-4*      16    12    12    14'-4*    12      16    12    12    14'-4*    12      16    12    14'-4*    12    14'-4*      17    14'-4*    12    12    14'-4*      18    12    12    14'-4*    12      19    12    12    12    14'-4*      19    12    12    12    1						LEVEL 20 - EL. + 204'-4"	
24    2    LEVEL 18 - EL. + 184-4"      24    2    LEVEL 16 - EL. + 174-4"      25    2    LEVEL 15 - EL. + 164-4"      16    3    2    LEVEL 14 - EL. + 144-4"      16    3    2    LEVEL 13 - EL. + 134'-4"      26    LEVEL 12 - EL. + 134'-4"    LEVEL 12 - EL. + 134'-4"      16    20    LEVEL 12 - EL. + 124'-4"      16    20    LEVEL 10 - EL. + 144'-4"      16    20    LEVEL 10 - EL. + 144'-4"      16    20    LEVEL 10 - EL. + 144'-4"      17    16    10      27    20    LEVEL 10 - EL. + 144'-4"      18    21    LEVEL 10 - EL. + 104'-4"      19    11    LEVEL 10 - EL. + 104'-4"      19    11    LEVEL 2 - EL. + 22-8"      10    LEVEL 5 - EL. + 52-8"    LEVEL 6 - EL. + 62-8"      10    LEVEL 5 - EL. + 52-8"    LEVEL 3 - EL. + 32-8"      10    LEVEL 3 - EL. + 32-8"    LEVEL 2 - EL. + 22-8"      11    12    LEVEL 2 - EL. + 22-8"      11    12    LEVEL 2 - EL. + 22-8"							
24    24      24    2      24    2      25    16      16    3      25    2      26    12      27    2      28    12      29    12      16    3      29    12      16    13      29    12      16    13      20    12      16    13      20    12      16    13      20    12      12    12      14    14      14    14      15    12      16    13      21    12      14    14      15    12      16    12      17    12      16    12      17    12      18    12      19    12      11    12      12    12      12    12   <		1				· ·	
24    2    LEVEL 10- EL. + 164-4      2    LEVEL 15- EL. + 154'-4"      16    3    2      25    LEVEL 13- EL. + 134'-4"      26    LEVEL 12- EL. + 124'-4"      16    12      26    LEVEL 11- EL. + 114'-4"      27    2      28    LEVEL 10- EL. + 104'-4"      29    LEVEL 8- EL. + 82'-8"      29    LEVEL 8- EL. + 82'-8"      20    LEVEL 6- EL. + 62'-8"      20    LEVEL 5- EL. + 52'-8"      20    LEVEL 5- EL. + 52'-8"      20    LEVEL 4- EL. + 42'-8"      20    LEVEL 2- EL. + 22'-8"      20    LEVEL 2- EL. + 22'-8"      20    LEVEL 2- EL. + 22'-8"							
24 6 16 17 16 17 16 17 16 17 16 17 16 17 16 17 16 17 16 17 16 17 16 17 16 17 16 17 16 17 16 17 17 16 17 17 17 17 17 17 17 17 17 17					-		
16    3    2    LEVEL 13 - EL. + 144-4"      25    2    LEVEL 13 - EL. + 134'-4"      26    LEVEL 12 - EL. + 124'-4"      11    EL. + 124'-4"      12    EL. + 124'-4"      14    14'-4"      15    14'-4"      16    11 - EL. + 114'-4"      16    12 - EL. + 124'-4"      16    12 - EL. + 124'-4"      16    14'-4"      16    12 - EL. + 124'-4"      16    12 - EL. + 104'-4"      16 <th></th> <th></th> <th></th> <th></th> <th>-</th> <th></th> <th></th>					-		
16    .3      25	- 24	T			-	<u>LEVEL 14 -</u> EL. + 144'-4"	
25' 12' 12' 12' 12' 12' 12' 12' 12	, 16'						
01    01 <td< th=""><th>25'</th><th></th><th></th><th></th><th>-</th><th></th><th></th></td<>	25'				-		
Image: Second second		i					
P    LEVEL 8 - EL. + 82'-8"      P    LEVEL 7 - EL. + 72'-8"      P    LEVEL 6 - EL. + 62'-8"      P    LEVEL 5 - EL. + 52'-8"      P    LEVEL 4 - EL. + 42'-8"      P    LEVEL 3 - EL. + 32'-8"      EVEL 3 - EL. + 32'-8"    LEVEL 2 - EL. + 22'-8"      P    LEVEL 2 - EL. + 22'-8"		I I			-	LEVEL 10 - EL. + 104'-4"	
Image: Constraint of the second se					-	LEVEL 9 - EL. + 92'-8"	
intervention  intervention    intervention		ļ,				LEVEL 8 - EL. + 82'-8"	
Image: Construction of the second	_					LEVEL 7 - EL. + 72'-8"	
Image: Second second		1				EL: + 62'-8"	
Image: State of the state o						LEVEL 5 - EL. + 52'-8"	
ALLEY EXISTING BUILDING (2-STORY)						<u>LEVEL 4 -</u> EL. + 42'-8"	
ALLEY EXISTING BUILDING (2-STORY)		i ·				LEVEL 3 - EL. + 32'-8"	
52-8		ALLEY		Ŷ)	_	LEVEL 2 - EL. + 22'-8"	
				.,			
			2			GROUND LEVEL	













					FLAGLER VILLAGE	
UNIT TABUI	ATION -34 STO	DRY RESIDENT	TAL TOWER O	VER 9-LEVEL PODIL	JM	
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREA
S1	EFFICIENCY	581	32	8%	18,592	24
S2	EFFICIENCY	593	32	8%	18,976	24.7
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.
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	10

#### UNIT AVERAGE NET SF :

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPAC INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

# **PROJECT DATA**

UNIT AVERAGE NET SF : ACREAGE: DENSITY:

**RETAIL AREA** 

PARKING REQUIRED: PARKING PROVIDED:

L.P.

RESIDENTIAL

**TOTAL PARK** 





#### 843

	843	S.F.	
	0.66	GROSS ACRES	
	588	UNITS/ACRE	
A	2,628	S.F.	
	1	SPACE/UNIT	
AL PARKING:	436	SPACES	
RKING:	4	SPACES (surface)	
KING PROVIDED:	436	GARAGE SPACES (not Including 4 on-street parking)	
		1.12	

Bactore and building code analysis. Dimensions may accur due to further investigation from regulatory authorities and building code analysis. Dimensions may accur due to further investigation from without its written permission. Architectural conceptual site plans are for feasibility purpose only. Revisions may accur due to further investigation from without its written permission. Architectural conceptual site plans are for feasibility purpose only. Revisions may accur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are a fastralegic intent only. Revisions may accur due to further investigation from regulatory authorities and building code analysis. Dimensions may accur due to further investigation from regulatory authorities and building code analysis. Dimensions may accur due to further investigation from regulatory authorities and building code analysis. Dimensions may accur due to further investigation from regulatory authorities are for feasibility purpose only.

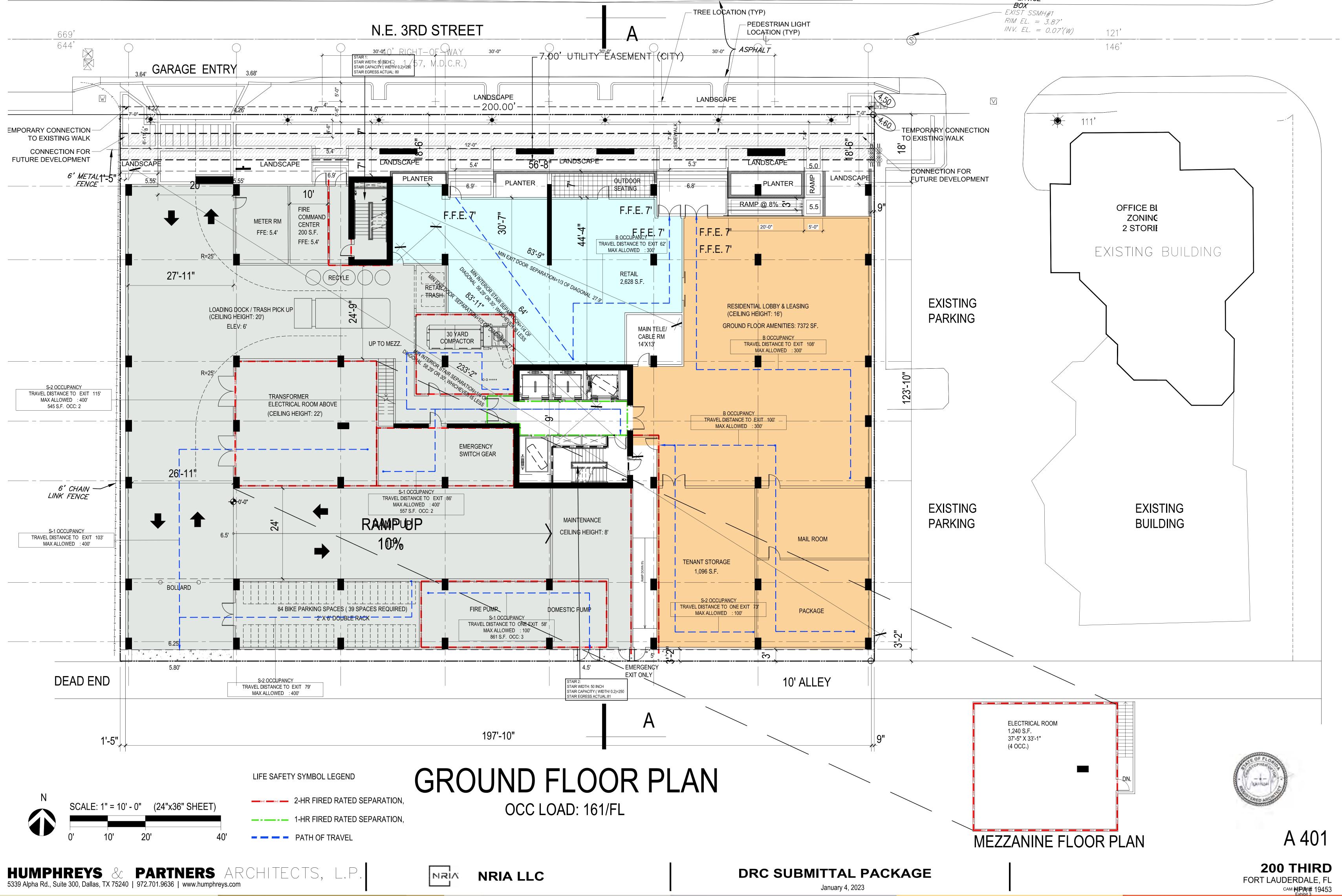
NRIA LLC

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FORT LAUDERDALE, FL

сам #119453

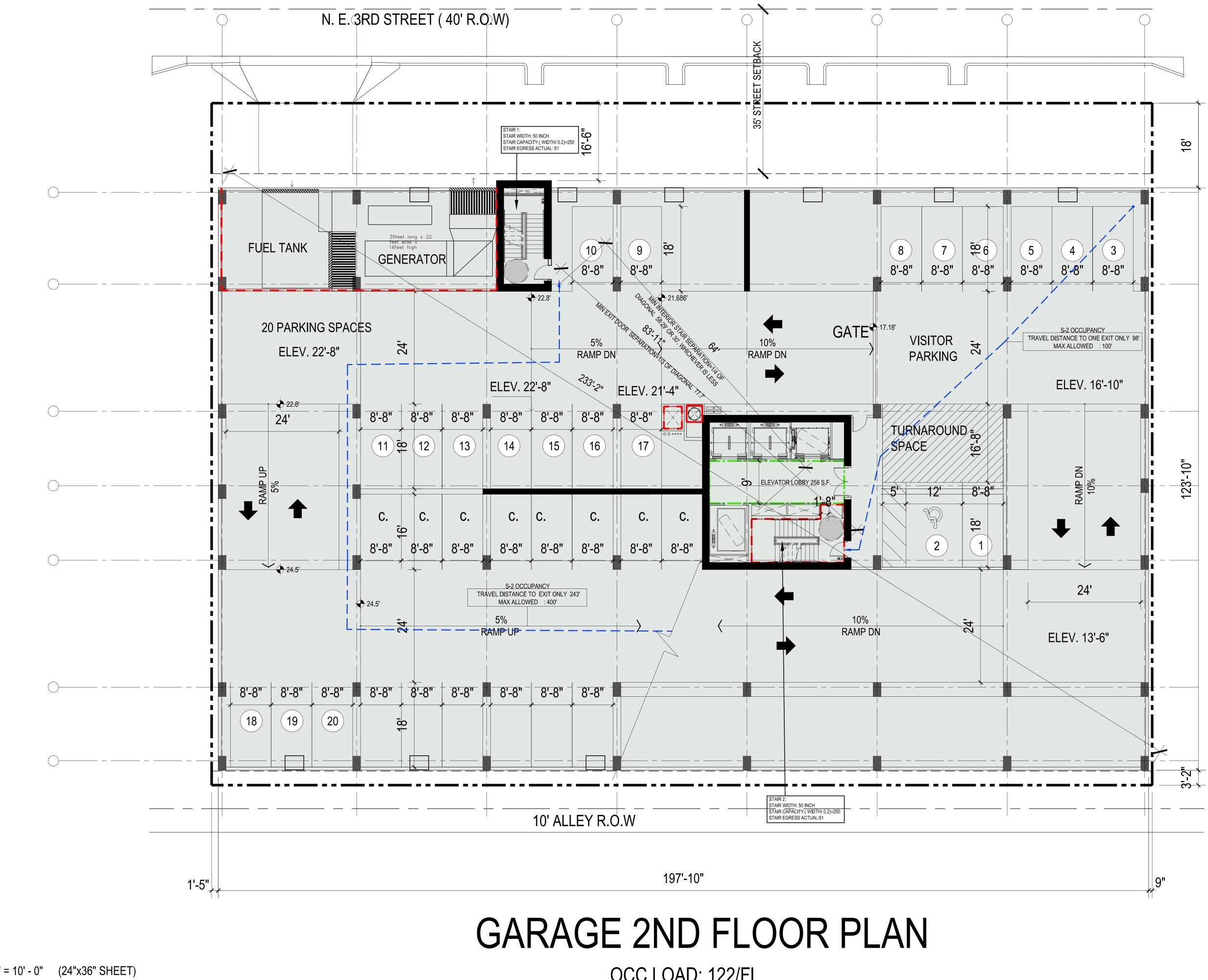


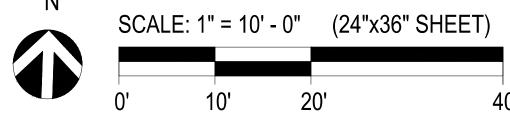
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# OCC LOAD: 122/FL

**NRIA LLC** 

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January 4, 2023

#### LIFE SAFETY SYMBOL LEGEND

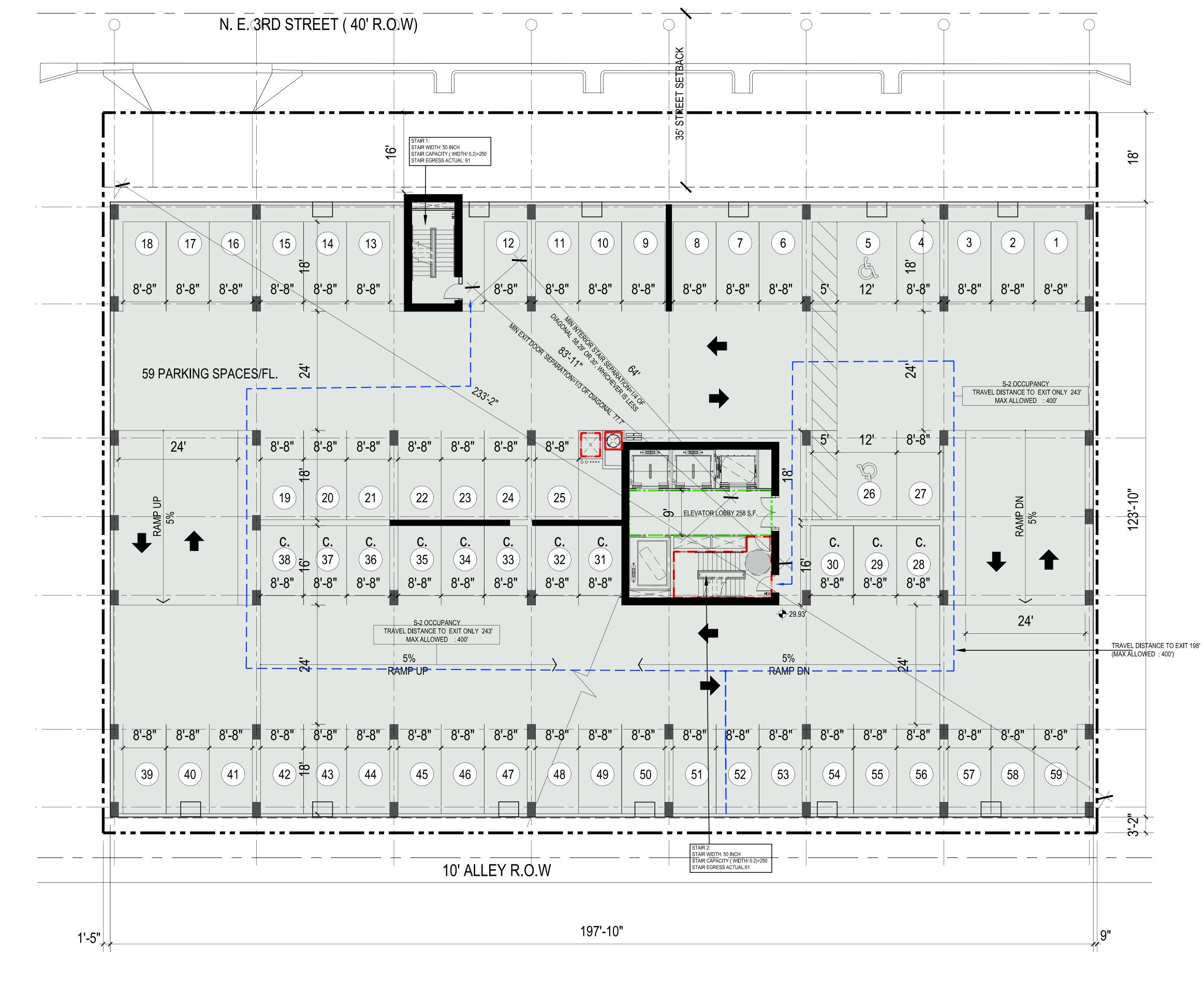
2-HR FIRED RATED SEPARATION, ------ 1-HR FIRED RATED SEPARATION - - - PATH OF TRAVEL



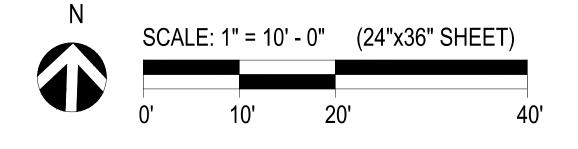
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**200 THIRD** FORT LAUDERDALE, FL сам #4₽%а6# 19453



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#### January 4, 2023

# GARAGE TYPICAL FLOOR PLAN (3RD TO 8TH FL) OCC LOAD: 122/FL



#### LIFE SAFETY SYMBOL LEGEND

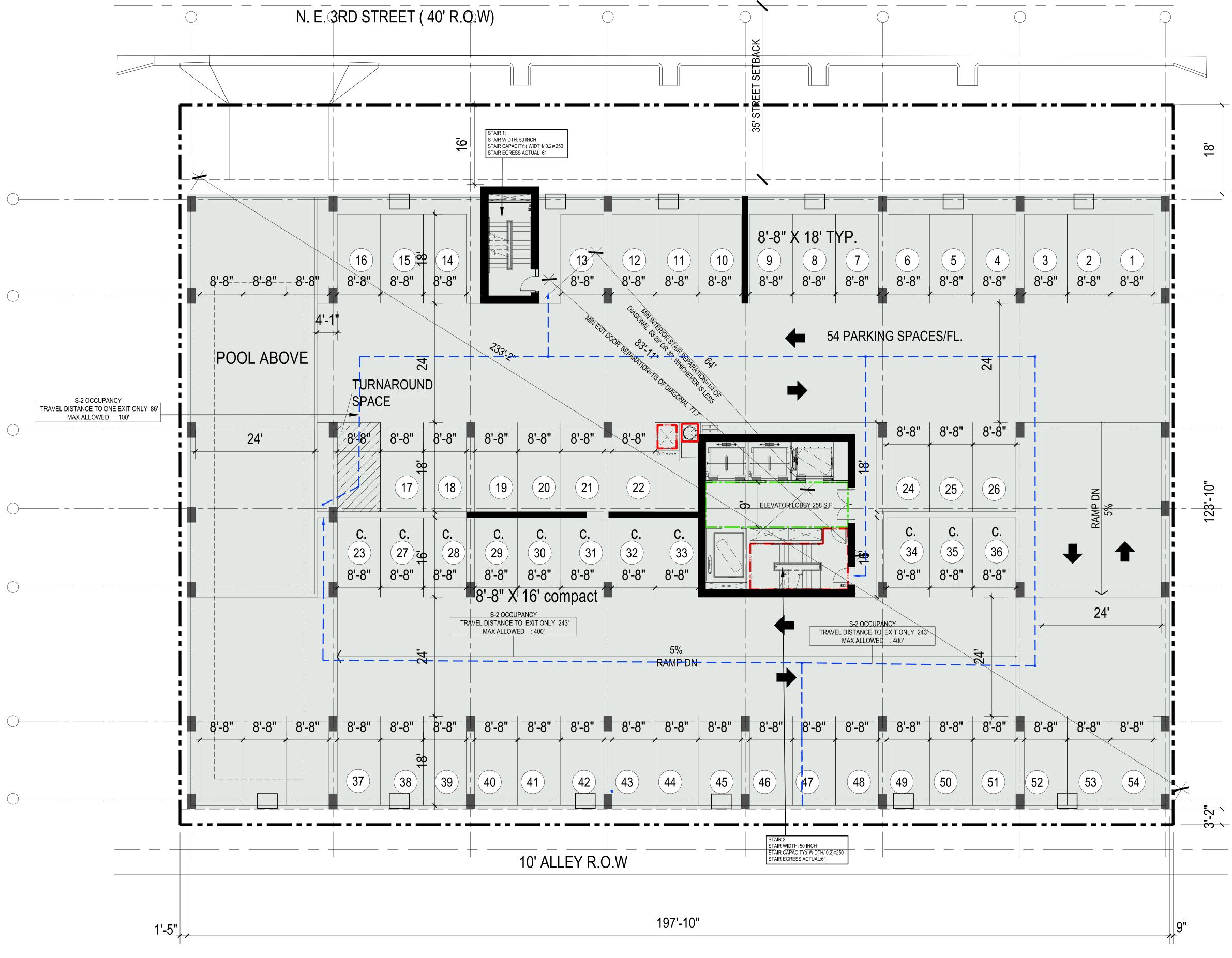
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- PATH OF TRAVEL

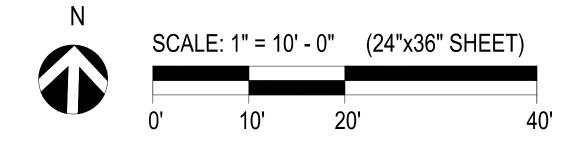
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OCC LOAD: 123/FL.

# GARAGE 9TH FLOOR PLAN



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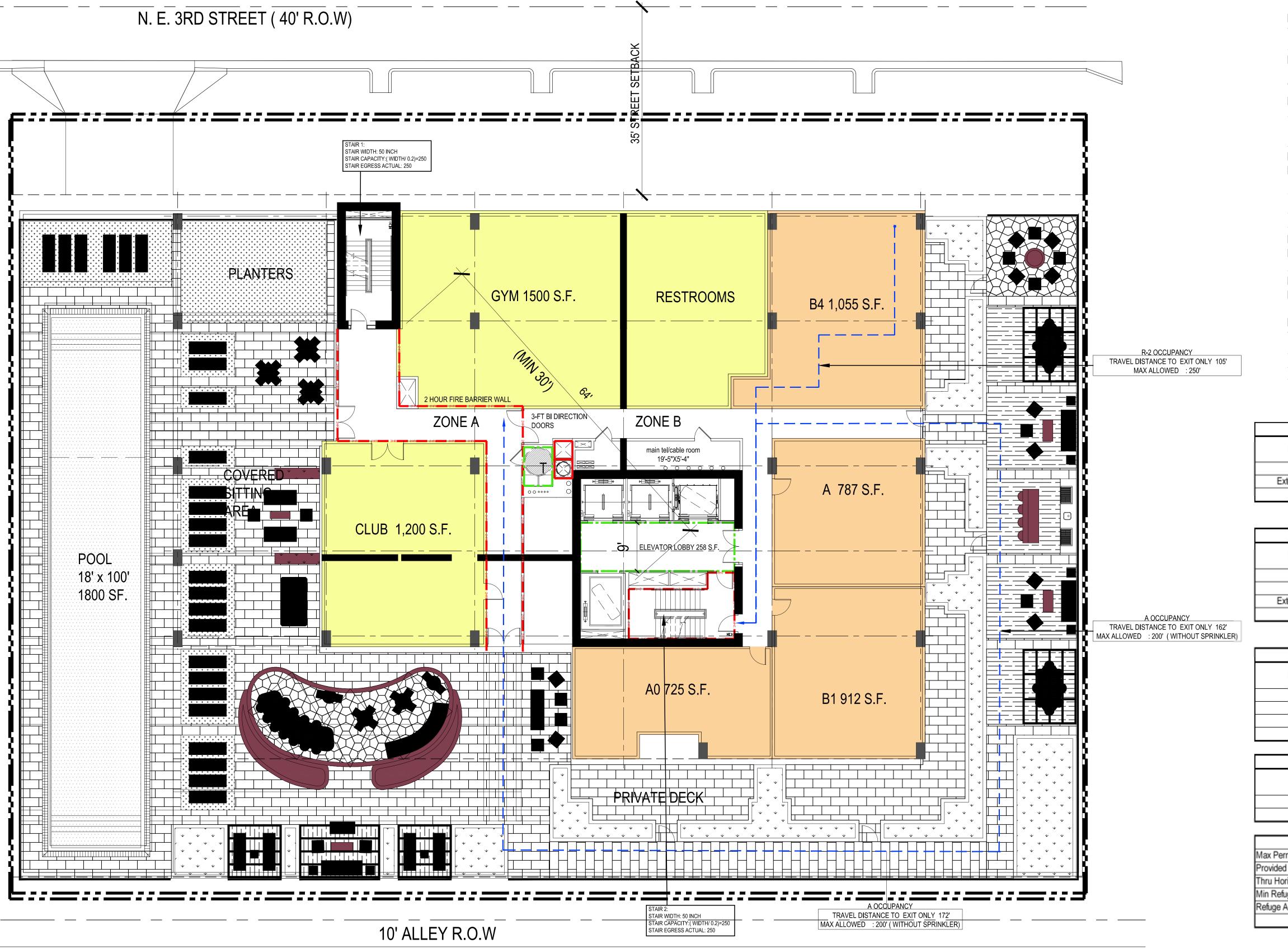
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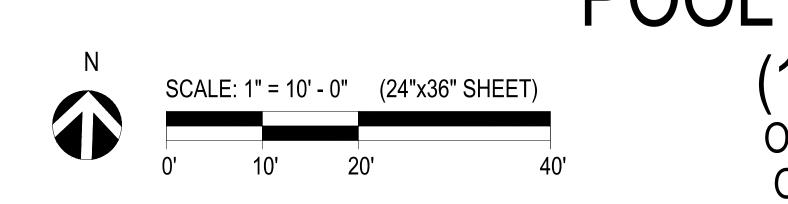
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(10TH FL to 11TH FL) OCC LOAD: 696 /FL @ 10TH FL. OCC LOAD: 37/FL @ 11TH FL.







# POOL DECK FLOOR PLAN

Max Perr Provideo Thru Ho Vin Refu Refuge A

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January 4, 2023

**NRIA LLC** 

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	Aron / CEI		Occupancy	Occupancy Load	Occupancy Load
	Alea (S.P)	Load Factor FBC	Load FBC	Factor FFPC	FFPC
Club room	1200	15	80	15	80
xterior pool deck 1/2			305		192
Total			385		272

			ZONE B		
Name of Area		Occupancy Load Factor FBC			Occupancy Load FFPC
Residential	5153	200	26	200	26
Gym	1500	50	30	50	30
xterior pool deck 1/2		_	305		192
Total			361		248

		I	Exterior Load		
Name of Area			Occupancy	Occupancy Load	Occupancy Load
	. ,	Load Factor FBC	Load FBC	Factor FFPC	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	Door	Stair	Door	Stair	Door
	Engress Width	Engress Width	EC FBC	EC FBC	EC FFPC	EC FFPC
Zone A-Stair	50	38	250	253	174	190
Zone B- Stair	50	38	250	253	174	190

FBC											
ermitted Zone A	500	000	Max Permitted Zone B	500	000						
ed Zone A	385	000	Provided Zone A	361	000						
orizontal Exit	135	000	Thru Horizontal Exit	111	000						
fuge Area Required	405	S.F.	Min Refuge Area Required	333	S.F.						
Area Provided Zone B	601 S.F. Refuge Area Provided Zone A			594	S.F.						

FFPC(Florida Fire Prevention Code)											
ermitted Zone A	d Zone A 348 occ Max Permitted Zone B		348	000							
ed Zone A	272	000	Provided Zone B	248	000						
orizontal Exit	98	000	Thru Horizontal Exit	74	000						
fuge Area Required	294	S.F.	Min Refuge Area Required	222	S.F.						
Area Provided Zone B	601	S.F.	Refuge Area Provided Zone A	594	S.F.						

LIFE SAFETY SYMBOL LEGEND

2-HR FIRED RATED SEPARATION

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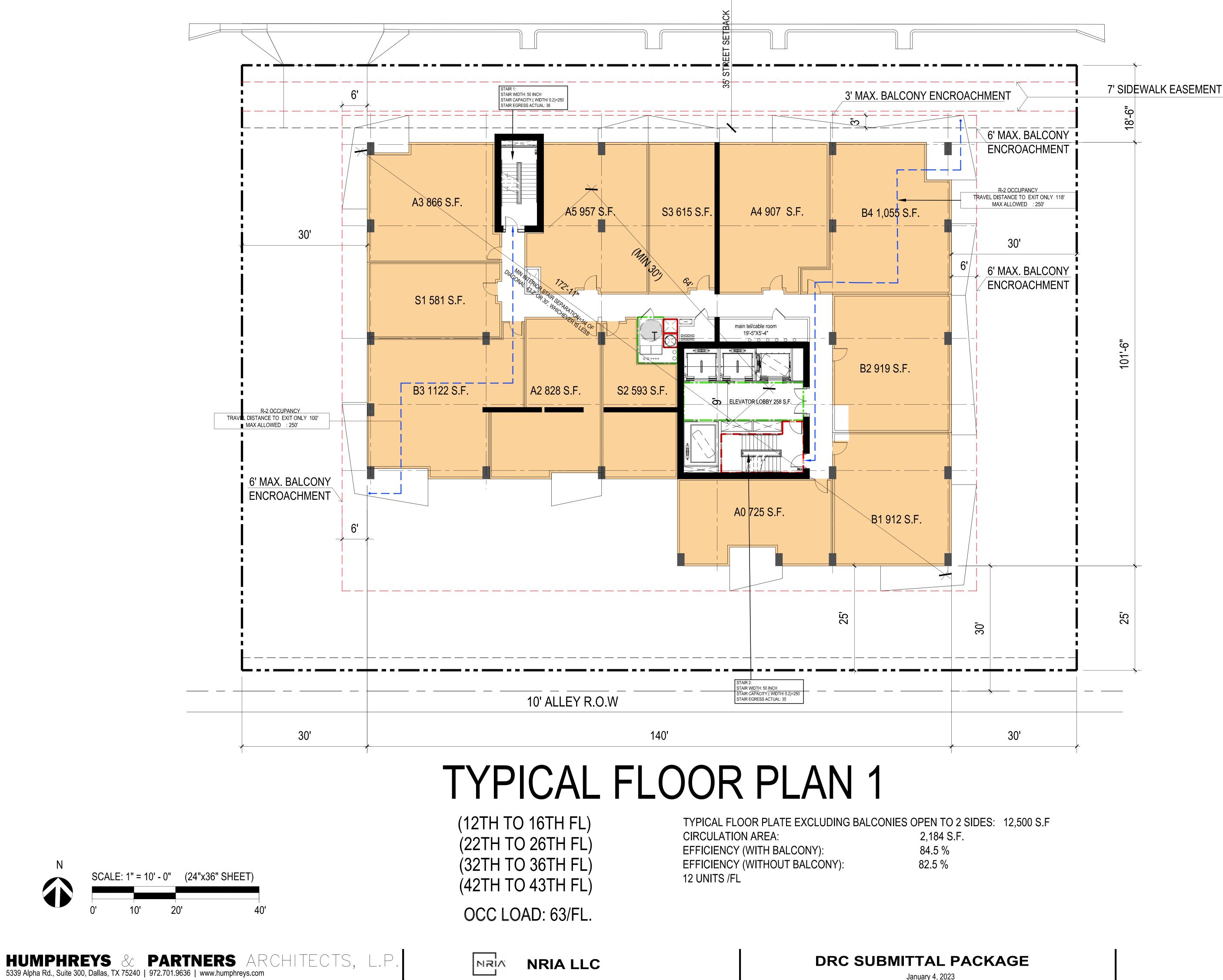
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**200 THIRD** FORT LAUDERDALE, FL

CAM #4₽¢A6# 1945





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LIFE SAFETY SYMBOL LEGEND

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

mensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurem

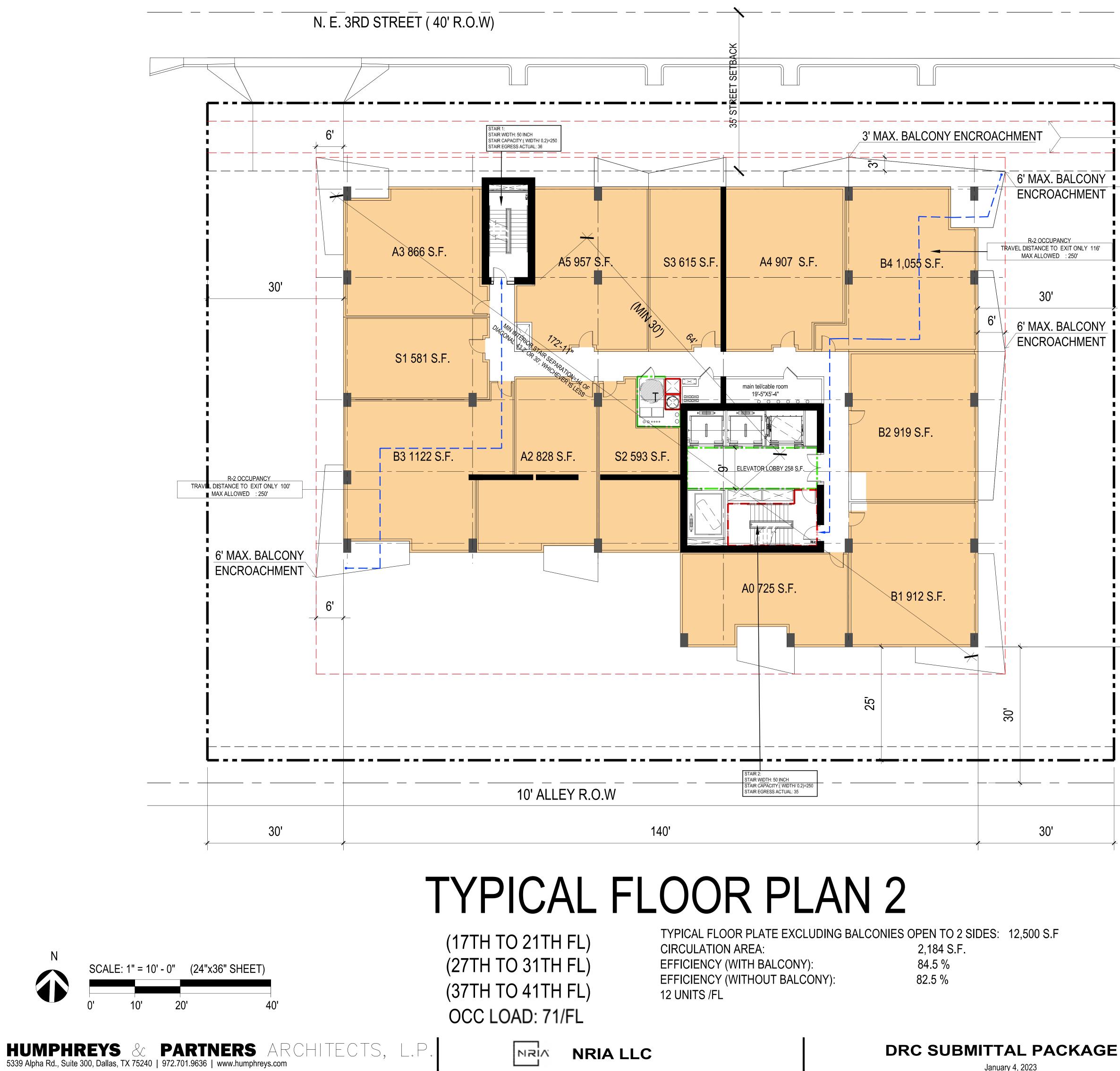


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сам #4₽%а6# 19453

FORT LAUDERDALE, FL



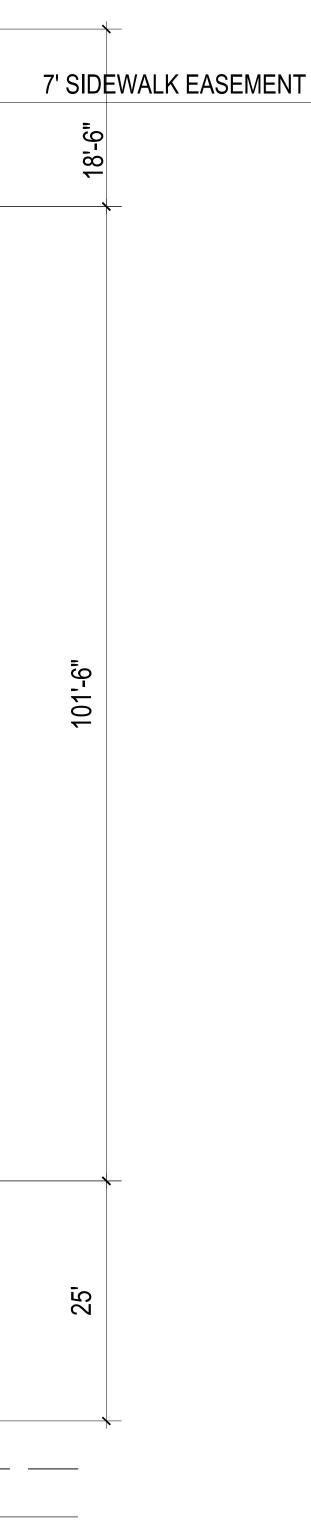
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#### LIFE SAFETY SYMBOL LEGEND

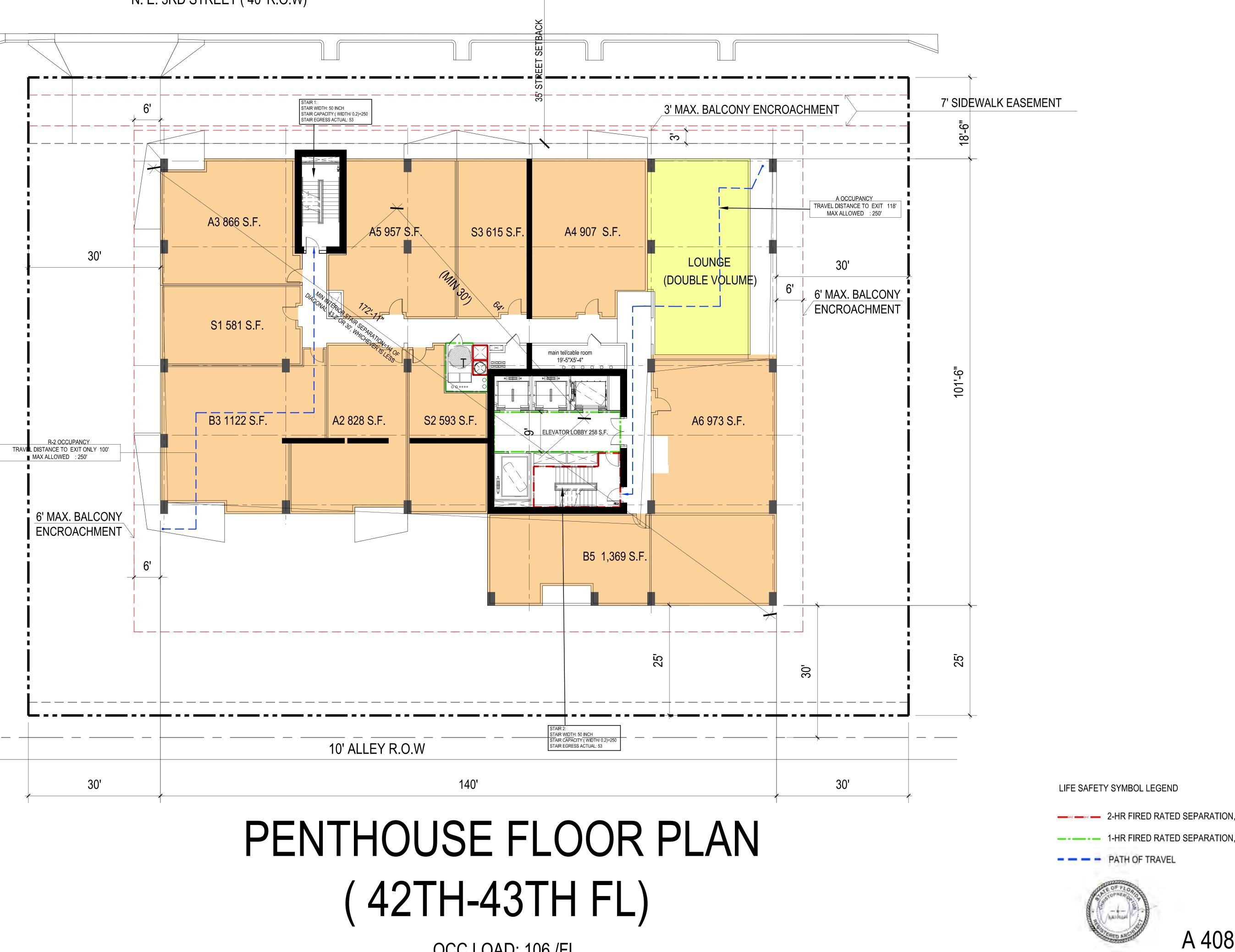
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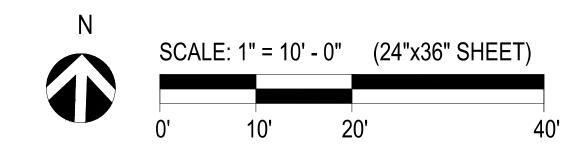
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	1-HR FIRED RATED SEPARATION,
	PATH OF TRAVEL



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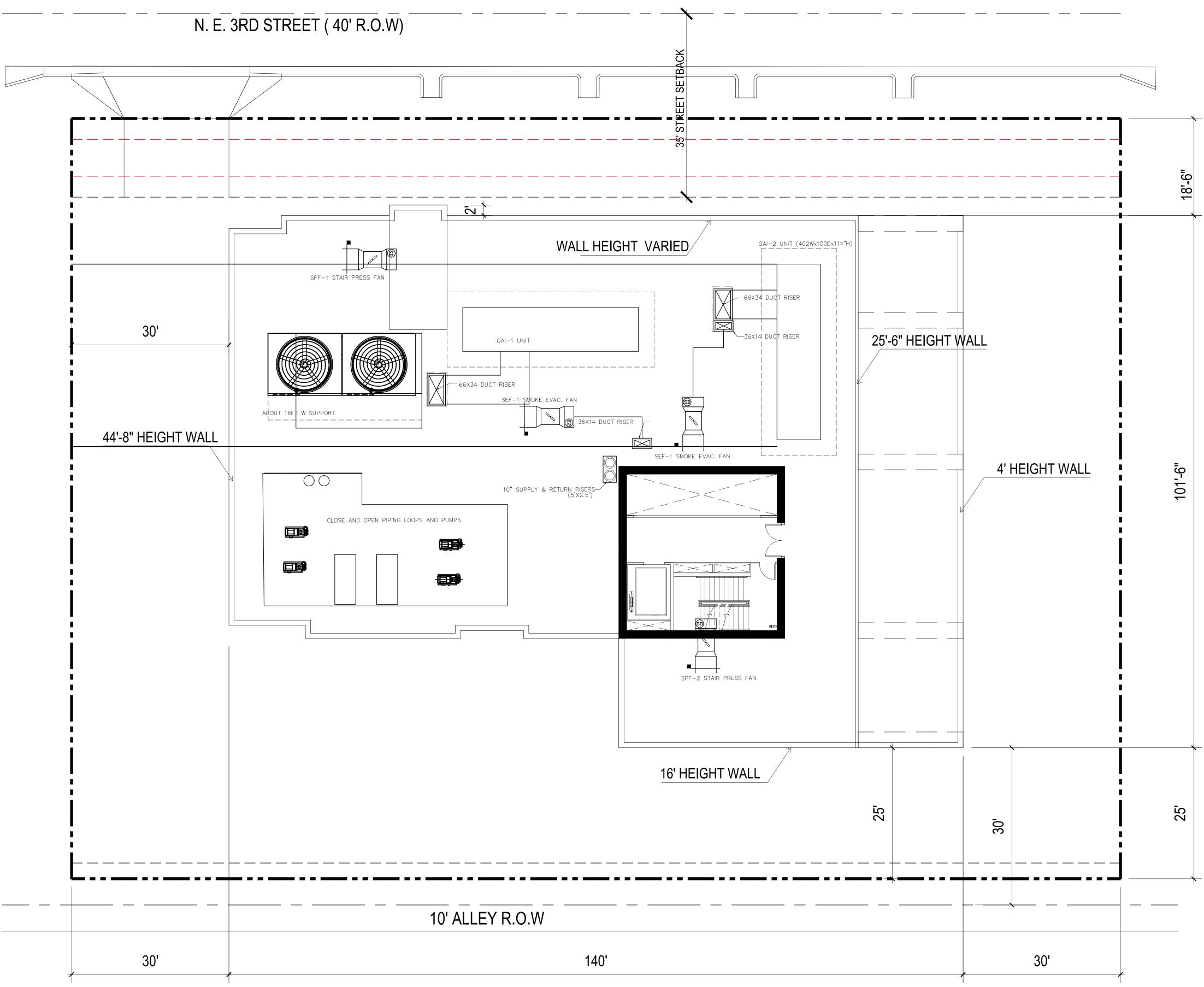
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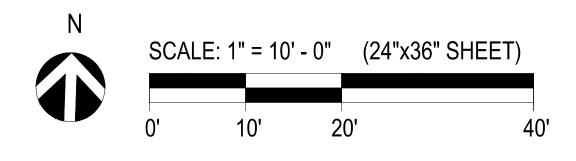
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# **ROOF PLAN**

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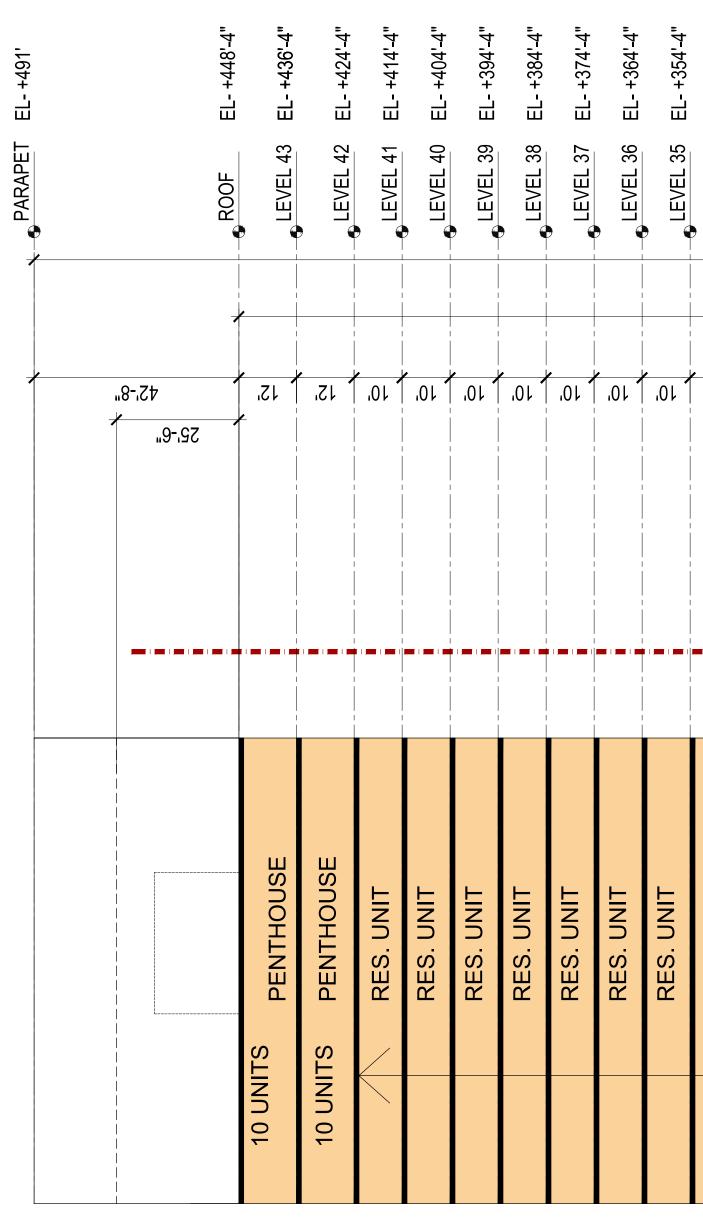
January 4, 2023

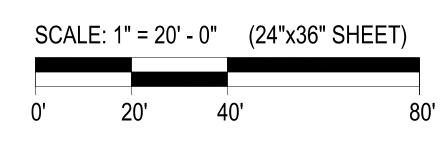
urther investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurem



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LEVEL 34 FI - +344'-4"	33 E			LEVEL 31 EL- +314'-4"	EL-	LEVEL 29 EI - +294'-4"	28	 27 EL-	- 26 EL-	25 EL-	24 EL-	LEVEL 23 EL-	LEVEL 22 EL-	51	LEVEL 20 EL- +204'-4"	LEVEL 19 EL- +194'-4"	LEVEL 18 EL- +184'-4"	LEVEL 17 EL- +174'-4"	16 EL-	15 EL-	14 EL-	LEVEL 13 EL- +134'-4"	LEVEL 12 EL- +124'-4"	LEVEL 11 EL- +114'-4"	10 EL-	TEVEL 9 EL- +92'-8"	LEVEL 8 EL- +82'-8"	TEVEL 7 EL- +72'-8"	TEVEL 6 EL- +62'-8"	5 EL-	4 EL-	LEVEL 3 EL- +32'-8"	LEVEL 2 EL- +22'-8"	,	CROUND LEVEL
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SECTION S A-A



