

QUANTUM

FLAGLER VILLAGE



ERDALE, FLORIDA

RETAIL HOTEL MULTIFAMILY

Application for:
Fort Lauderdale CRA
Streetscape Funding Contribution

Submitted by:
Flagler Village Land Trust

1. Letter to CRA
2. Streetscape Program Application
3. Streetscape Build Cost Summary
4. Architecture, Landscape, and Civil Plans
5. Project Brochure



Letter to CRA





November 20, 2015

Jeremy Earle
Deputy Director
NPF CRA
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

RE: Owner: Flagler Village Land Trust
Developer: Prime Group
Project: Quantum at Flagler Village
Request: CRA Streetscape Funding Contribution

Dear Mr. Earle:

Please accept this letter on behalf of Flagler Village Land Trust as a formal request of Northwest Progresso-Flagler Heights (NPF) CRA funds to assist with project related and off-site improvements in the Flagler Heights area of the NPF CRA. The request is for a total commitment from the CRA of \$500,000 for the streetscape program. That amount represents 28% of the total amount of improvements.

The summary of the cost breakdown and proposed sharing of the funding between the CRA and the Developer/Property Owner is:

Cost Sharing

Total offsite construction	\$1,768,980
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28% CRA funded on a reimbursement basis	\$500,000
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Attached please find the required application form and supportive documents. Please call me with any questions.

Sincerely,

Jim Dupre
Flagler Village Land Trust
Prime Group

Streetscape Program Application





Flagler Village Land Trust
Request for CRA Streetscape Contribution

November 20, 2015

Owner/Developer: Flagler Village Land Trust (öPrimeö)
Project Name: Quantum at Flagler Village
Contact: Jim Dupre or Jorge Cepero
Development: 337 apartments, 25,000 SF of commercial uses, and a 137 room hotel
Request: Funding request for streetscape improvements in the amount of **\$500,000**
(28% of \$1,768,980)

1. **Developer information.** Prime is recognized leader in the development, construction, and management of hotels, single-family and multi-family residential homes, and commercial real estate throughout Florida. In South Florida, Prime has developed numerous well known projects such as: Portofino Plaza with 60,000 SF of office and 30,000 SF of retail; Villa Portofino East which is a mixed-use project in Homestead, Florida that includes a Hampton Inn by Hilton and Courtyard Marriott, multi-family residential, and varied commercial uses; and the Marriott Fairfield Inn on Atlantic Avenue in Delray Beach, just to name a few.

2. **Description of proposed development.** Prime will be developing Quantum at Flagler Village, a 337-unit luxury multi-family community with 25,000 SF of ground floor commercial uses and 137 rooms Marriott Courtyard Hotel on Federal Highway in Ft. Lauderdale. The apartment component consists of a variety of one, two, and three bedroom floor plans together with amenities such as a resort-style swimming pool, a fitness center and other resident amenities typically associated with luxury apartment communities. The hotel component will have 137 rooms and include a bistro restaurant in the lobby, a fitness center, and a rooftop pool.

3. **Financial information.**

a. **Investment and Estimated Assessment.** The development site has been partially developed with some old structures that need to be demolished. The assessed value is based on partially improved property. With the development of Quantum at Flagler Village, the assessment will substantially increase and therefore increase the revenue generated for the CRA. The breakdown of the investment and estimated assessment are as follows:

Current Assessed Value:	\$8,754,480
New Capital Investment Dollars:	\$86,000,000
Total Estimated new Assessment:	\$86,000,000

b. Mortgage information. Prime is presently in the process of obtaining a construction loan.

c. Requested contribution. Prime is requesting 28% contribution towards the cost of the streetscape improvements:

Total cost of streetscape: \$1,768,980
28% CRA Contribution: \$500,000

This request is consistent with other streetscape funding requests that have been granted by the CRA in the Flagler Heights area. Below is a list of other streetscape awards granted by the CRA (the last project on the list is the application for Quantum):

Previous Streetscape Grant Awards			
<u>Project</u>	<u>Estimated Capital Investment</u>	<u>Grant</u>	<u>Grant Award Percentage</u>
Avenue Lofts/Sole Condo	\$20M	\$499,000	60%
Jefferson Place	\$27M	\$710,620	80%
Foundry/Mill	\$25M	\$356,949	50%
Bamboo Flats	\$16.5M	\$230,681	50%
Specialty Automotive	\$4M	\$161,500	50%
Alexan and 440 Flagler	\$150M	\$875,032.50	50%
Pearl Flagler Village	\$72.5M	\$451,707.50	50%
Related – Henry Square	\$85.8M	\$359,375.50	50%
Quantum at Flagler Village	\$86M	\$500,000	28%

4. Description of improvements included in streetscape. The project fronts four streets (Federal Highway, NE 7th Street, NE 8th Street, and NE 5th Avenue), and is transversed by NE 5th Terrace. The development plan proposes several improvements that will enhance the functionality, aesthetics, and overall pedestrian experience in this area. The improvements are:

Relocation of 5th Terrace, including new water, sewer, and drainage; upgrading of underground utilities (water, sewer, storm) on 7th and 8th Street, as well as milling and resurfacing portions of those streets; installation around the site of new sidewalks, curbing, pavers, on street parallel parking, parking in a 5-story garage, landscaping, and street lighting.

5. Project construction schedule. Construction will commence within the next three months.

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	540 NE 8 STREET, FORT LAUDERDALE	ID #	4942 34 07 2300
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	18

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 1 THRU 5 & 44 THRU 48 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$1,687,550	\$509,840	\$2,197,390	\$2,197,390	
2015	\$1,687,550	\$509,840	\$2,197,390	\$2,197,390	\$46,542.83
2014	\$413,450	\$1,970,340	\$2,383,790	\$2,383,790	\$51,072.74

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390
Portability	0	0	0	0
Assessed/SOH	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
7/27/2007	WD-Q	\$6,900,000	44727 / 1300
1/31/2006	QCD		41397 / 54
1/31/2006	WD	\$6,700,000	41397 / 52
11/3/2005	WD	\$4,050,000	40851 / 642

Land Calculations		
Price	Factor	Type
\$50.00	33,751	SF
Adj. Bldg. S.F. (Card, Sketch)		16702

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	711 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2400
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	39

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 18 TO 21 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$675,000	\$151,490	\$826,490	\$826,490	
2015	\$675,000	\$151,490	\$826,490	\$826,490	\$16,898.46
2014	\$162,000	\$268,100	\$430,100	\$430,100	\$9,283.06

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$826,490	\$826,490	\$826,490	\$826,490
Portability	0	0	0	0
Assessed/SOH	\$826,490	\$826,490	\$826,490	\$826,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$826,490	\$826,490	\$826,490	\$826,490

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354
			5092 / 865

Land Calculations		
Price	Factor	Type
\$50.00	13,500	SF
Adj. Bldg. S.F. (Card, Sketch)		3448
Units		12

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2450
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 29 BLK 292
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Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
8/18/2015	DR*-T		113178964
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2460
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 30 BLK 292
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Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354
			5092 / 865

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	711 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2640
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	39

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 29,30,LESS STATE RD BLK 293
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Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$170,000	\$152,060	\$322,060	\$322,060	
2015	\$170,000	\$152,060	\$322,060	\$322,060	\$7,006.61
2014	\$85,000	\$160,800	\$245,800	\$245,800	\$5,601.31

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$322,060	\$322,060	\$322,060	\$322,060
Portability	0	0	0	0
Assessed/SOH	\$322,060	\$322,060	\$322,060	\$322,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$322,060	\$322,060	\$322,060	\$322,060

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354

Land Calculations		
Price	Factor	Type
\$50.00	3,400	SF
Adj. Bldg. S.F. (Card, Sketch)		2167
Units		9

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	719 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2390
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 14 TO 17 BLK 292
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Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$675,000		\$675,000	\$675,000	
2015	\$675,000		\$675,000	\$675,000	\$13,236.78
2014	\$222,750		\$222,750	\$222,750	\$4,449.85

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$675,000	\$675,000	\$675,000	\$675,000
Portability	0	0	0	0
Assessed/SOH	\$675,000	\$675,000	\$675,000	\$675,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$675,000	\$675,000	\$675,000	\$675,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
2/1/1990	WD	\$65,000	17150 / 582

Land Calculations		
Price	Factor	Type
\$50.00	13,500	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	721 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2380
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 12,13 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$111,370	\$2,224.89

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
6/1/1994	WD	\$80,000	22371 / 56
4/1/1980	WD	\$80,000	
11/1/1968	WD	\$15,000	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD COUNTY
PROPERTY
APPRAISER



Site Address	713 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2650
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 31,32,33,LESS ST RD BLK 293
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Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$255,000		\$255,000	\$255,000	
2015	\$255,000		\$255,000	\$255,000	\$5,000.55
2014	\$149,180		\$149,180	\$140,250	\$2,868.18

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$255,000	\$255,000	\$255,000	\$255,000
Portability	0	0	0	0
Assessed/SOH	\$255,000	\$255,000	\$255,000	\$255,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$255,000	\$255,000	\$255,000	\$255,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
12/1/1986	WD	\$122,500	14006 / 738

Land Calculations		
Price	Factor	Type
\$50.00	5,100	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	719 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2660
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 34 LESS STATE RD BLK 293
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Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$46,750	\$956.07

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
4/1/1993	WD	\$38,000	20622 / 500

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	719 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2670
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 35 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$46,750	\$956.07

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
6/15/1994	WD*	\$80,000	22371 / 56
5/1/1971	WD	\$38,000	8868 / 445

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	727 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2320
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 6 THRU 11 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$1,012,500	\$13,820	\$1,026,320	\$1,026,320	
2015	\$1,012,500	\$13,820	\$1,026,320	\$1,026,320	\$20,126.14
2014	\$243,000	\$13,820	\$256,820	\$256,820	\$5,130.48

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320
Portability	0	0	0	0
Assessed/SOH	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
12/1/1989	QCD		17113 / 164

Land Calculations		
Price	Factor	Type
\$50.00	20,250	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	723 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2680
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 36 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000	\$3,030	\$88,030	\$88,030	
2015	\$85,000	\$3,030	\$88,030	\$88,030	\$1,726.26
2014	\$42,500	\$3,030	\$45,530	\$41,720	\$861.78

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$88,030	\$88,030	\$88,030	\$88,030
Portability	0	0	0	0
Assessed/SOH	\$88,030	\$88,030	\$88,030	\$88,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$88,030	\$88,030	\$88,030	\$88,030

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
4/1/1991	WD		18313 / 92

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Site Address	723 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2690
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 37 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000	\$3,030	\$88,030	\$88,030	
2015	\$85,000	\$3,030	\$88,030	\$88,030	\$1,726.26
2014	\$42,500	\$3,030	\$45,530	\$41,720	\$861.78

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$88,030	\$88,030	\$88,030	\$88,030
Portability	0	0	0	0
Assessed/SOH	\$88,030	\$88,030	\$88,030	\$88,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$88,030	\$88,030	\$88,030	\$88,030

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
1/1/1991	WD		18313 / 92

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	727 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2700
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	27

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 38 TO 43, LESS ST RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$510,000	\$142,060	\$652,060	\$652,060	
2015	\$510,000	\$142,060	\$652,060	\$652,060	\$13,995.92
2014	\$255,000	\$153,430	\$408,430	\$408,430	\$9,368.17

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$652,060	\$652,060	\$652,060	\$652,060
Portability	0	0	0	0
Assessed/SOH	\$652,060	\$652,060	\$652,060	\$652,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$652,060	\$652,060	\$652,060	\$652,060

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
12/1/1989	QCD		17113 / 164

Land Calculations		
Price	Factor	Type
\$50.00	10,200	SF
Adj. Bldg. S.F. (Card, Sketch)		3824

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Site Address	701 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2620
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	11

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 25,26,27, LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$255,000	\$257,850	\$512,850	\$512,850	
2015	\$255,000	\$257,850	\$512,850	\$512,850	\$11,265.98
2014	\$127,500	\$347,640	\$475,140	\$475,140	\$10,700.81

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$512,850	\$512,850	\$512,850	\$512,850
Portability	0	0	0	0
Assessed/SOH	\$512,850	\$512,850	\$512,850	\$512,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$512,850	\$512,850	\$512,850	\$512,850

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
8/31/2000	WD	\$425,600	30817 / 748
4/18/1995	WD	\$250,000	23386 / 941
10/1/1974	WD	\$75,000	5982 / 404

Land Calculations		
Price	Factor	Type
\$50.00	5,100	SF
Adj. Bldg. S.F. (Card, Sketch)		4066

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	707 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2630
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 28 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$41,050	\$884.62

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652
7/1/1973	WD	\$5,000	

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2420
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 23,24 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$98,050	\$2,057.88

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652
6/1/1967	WD	\$3,300	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2410
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 22 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
			32151 / 411
9/18/2001	TD*	\$315,000	32151 / 411

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2430
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 25,26 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$98,050	\$2,057.88

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	706 NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2440
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 27,28 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$90,000	\$1,956.94

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD	\$105,000	32151 / 413
3/1/1994	QCD	\$100	21827 / 951
12/1/1990	WD	\$50,000	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Streetscape Build Cost Summary





Quantum at Flagler Village

Offsite Cost of Work Summary

Owner: Flagler Village Land Trust

Contractor: Prime Homebuilders

Date: 11/12/15

No.	Trade Item	Associated Cost	NE 7th Street	NE 5th Avenue	NE 5th Terrace	Federal Hwy	NE 8th Street
1.1	General Requirements						
2.1	Demolition	Included in 2.3					
2.2	Dewatering (Allowance)						
2.3	Site Demolition Clearing	\$ 85,980.00	\$ 13,756.80	\$ 18,915.60	\$ 20,635.20	\$ 18,915.60	\$ 13,756.80
2.4	Site Earthwork	\$ 56,000.00	\$ 8,960.00	\$ 12,320.00	\$ 13,440.00	\$ 12,320.00	\$ 8,960.00
2.5	Paving	\$ 116,000.00	\$ 18,560.00	\$ 25,520.00	\$ 27,840.00	\$ 25,520.00	\$ 18,560.00
2.6	Off-site Underground Utilities (Water, Sewer & Storm)	\$ 275,000.00	\$ 44,000.00	\$ 60,500.00	\$ 66,000.00	\$ 60,500.00	\$ 44,000.00
2.6	Off-site Utilities - Cost for FPL Ductbank & Removal of OH Lines (Allowance)	\$ 285,000.00	\$ 45,600.00	\$ 62,700.00	\$ 68,400.00	\$ 62,700.00	\$ 45,600.00
2.6	Off-site Utilities - Cost for Comcast Utility Relocation (Allowance)	\$ 14,000.00	\$ 2,240.00	\$ 3,080.00	\$ 3,360.00	\$ 3,080.00	\$ 2,240.00
2.6	Off-site Utilities - Cost for TECO Removal of Gas Lines (Allowance)	\$ 8,000.00	\$ 1,280.00	\$ 1,760.00	\$ 1,920.00	\$ 1,760.00	\$ 1,280.00
2.7	Vibrocompaction		\$ -	\$ -	\$ -	\$ -	\$ -
2.8	Landscaping	\$ 250,000.00	\$ 40,000.00	\$ 55,000.00	\$ 60,000.00	\$ 55,000.00	\$ 40,000.00
2.8	Irrigation	\$ 135,000.00	\$ 21,600.00	\$ 29,700.00	\$ 32,400.00	\$ 29,700.00	\$ 21,600.00
2.9	Pavers	\$ 126,000.00	\$ 20,160.00	\$ 27,720.00	\$ 30,240.00	\$ 27,720.00	\$ 20,160.00
2.10	Site Furnishing - Bike Racks, Tree Grates (Allowance)	\$ 97,000.00	\$ 15,520.00	\$ 21,340.00	\$ 23,280.00	\$ 21,340.00	\$ 15,520.00
2.11	Striping & Wheel Stops	\$ 26,000.00	\$ 4,160.00	\$ 5,720.00	\$ 6,240.00	\$ 5,720.00	\$ 4,160.00
2.12	Chain Link Fencing		\$ -	\$ -	\$ -	\$ -	\$ -
2.13	Final Survey/Formboard Survey/Final Elevation Certificate		\$ -	\$ -	\$ -	\$ -	\$ -
3.1A	CIP & Masonry Shell - Residential & Garage						
4.1	Masonry						
5.1	Miscellaneous Metal Fabrications & Structural Steel						
6.1	Rough Carpentry						
7.1	Waterproofing & Windows						
8.1	Windows & Doors						
9.1	Finishes						
10.1	Specialties						
11.1	Appliances						
12.1	Furnishings						
13.1	Swimming Pools, Spas & Fountains						
14.1	Elevators						
15.1	Fire Protection Sprinkler System	Included in 2.6					
15.2	Plumbing	Included in 2.6					
15.3	HVAC						
16.1	Electrical	\$ 185,000.00	\$ 29,600.00	\$ 40,700.00	\$ 44,400.00	\$ 40,700.00	\$ 29,600.00
16.1	Street Lights	\$ 110,000.00	\$ 17,600.00	\$ 24,200.00	\$ 26,400.00	\$ 24,200.00	\$ 17,600.00
SUBTOTAL: COST OF WORK		\$ 1,768,980.00	\$ 283,036.80 16%	\$ 389,175.60 22%	\$ 424,555.20 24%	\$ 389,175.60 22%	\$ 283,036.80 16%
	Construction Contingency						
	Escalation Contingency	By Owner					
	Sub-Guard/Subcontractor Bonds						
	General Conditions						
SUBTOTAL: DIRECT WORK		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Building Permit	By Owner					
	General Liability Wrap						
	New Code Impact Allowance	By Owner					
	Builders Risk Insurance	By Owner					
SUBTOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	CM Payment and Performance Bond						
	Fee						
TOTAL OFFSITE CONSTRUCTION COST		\$ 1,768,980.00	\$ 283,036.80	\$ 389,175.60	\$ 424,555.20	\$ 389,175.60	\$ 283,036.80
CRA CONTRIBUTION		\$ 500,000.00					

Architecture, Landscape, and Civil Plans



QUANTUM AT FLAGLER VILLAGE

NE 7th Street and North Federal Highway
FT.LAUDERDALE



FLAGLER VILLAGE, FORT LAUDERDALE, FLORIDA

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A509	BUILDING SECTION

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SWPP-3	N.P.D.E.S. NOTES
SS-1	STAGE STORAGE PLAN
MA-1	MAINTENANCE AREA EXHIBIT

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QUANTUM AT
FLAGLER VILLAGE
FORT LAUDERDALE, FL

COVER

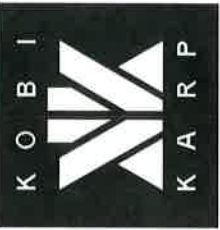
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PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
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Exhibit 3



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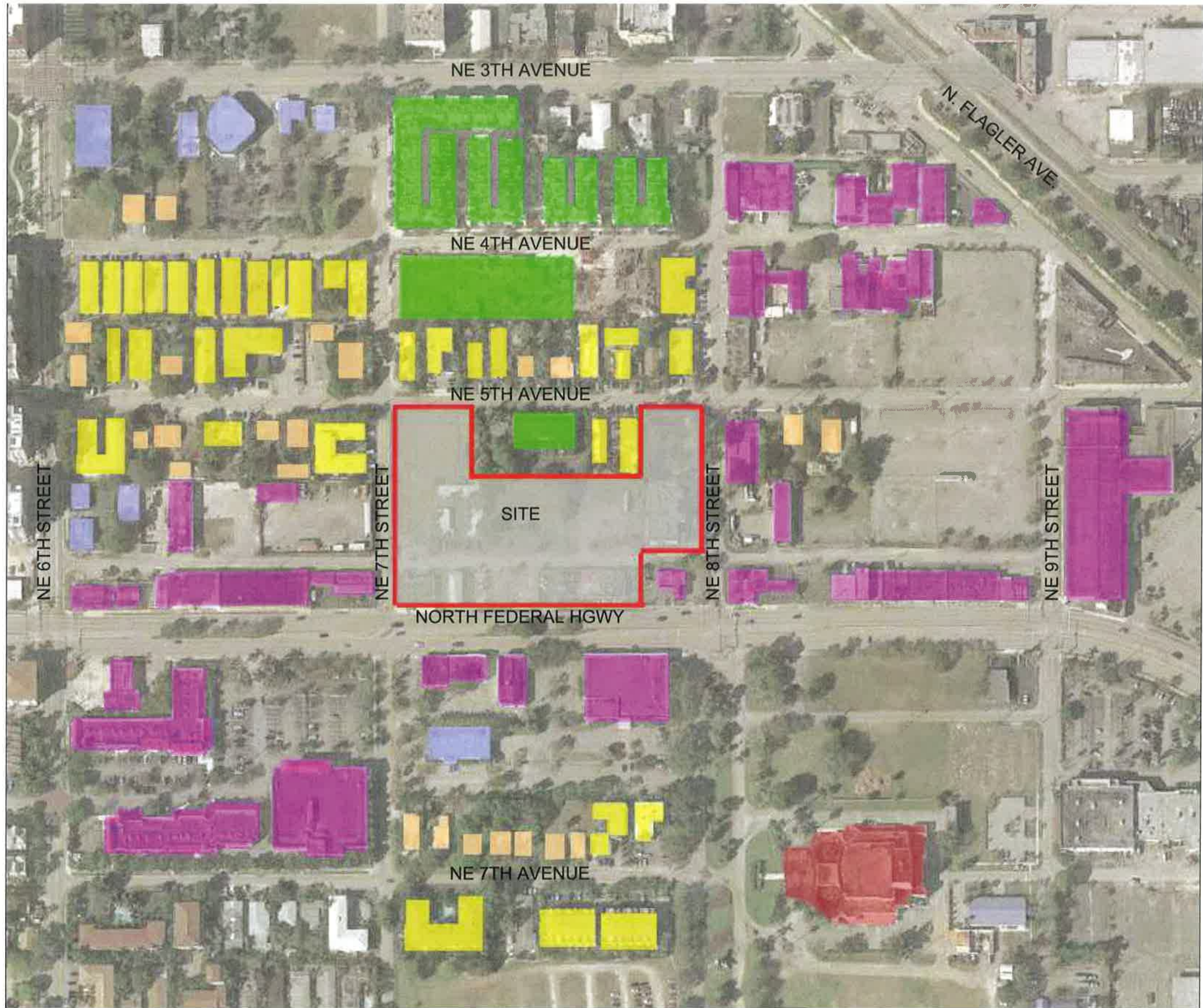
HOTEL/RETAIL ARCHITECT
PRIME DESIGN ASSOCIATES, LLC
4651 Sheridan Street, Suite 460
Hollywood, Florida 33021
T: (954) 392-8788 F: (954) 241-0278



CIVIL ENGINEER
HSQ GROUP, INC.
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
T: (561) 392-0221 Phone
T: (561) 392-6458 Fax



LANDSCAPE ARCHITECT
WITKIN HULTS DESIGN GROUP
307 SOUTH 21ST, AVENUE
T: 954.923.9681
F: 954.923.9689



CONTEXT USES

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL - LOW DENSITY
- MULTI-FAMILY RESIDENTIAL - HIGH DENSITY
- OFFICES
- COMMERCIAL
- CIVIC

1 CONTEXT PLAN

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CONTEXT PLAN
SITE PLAN

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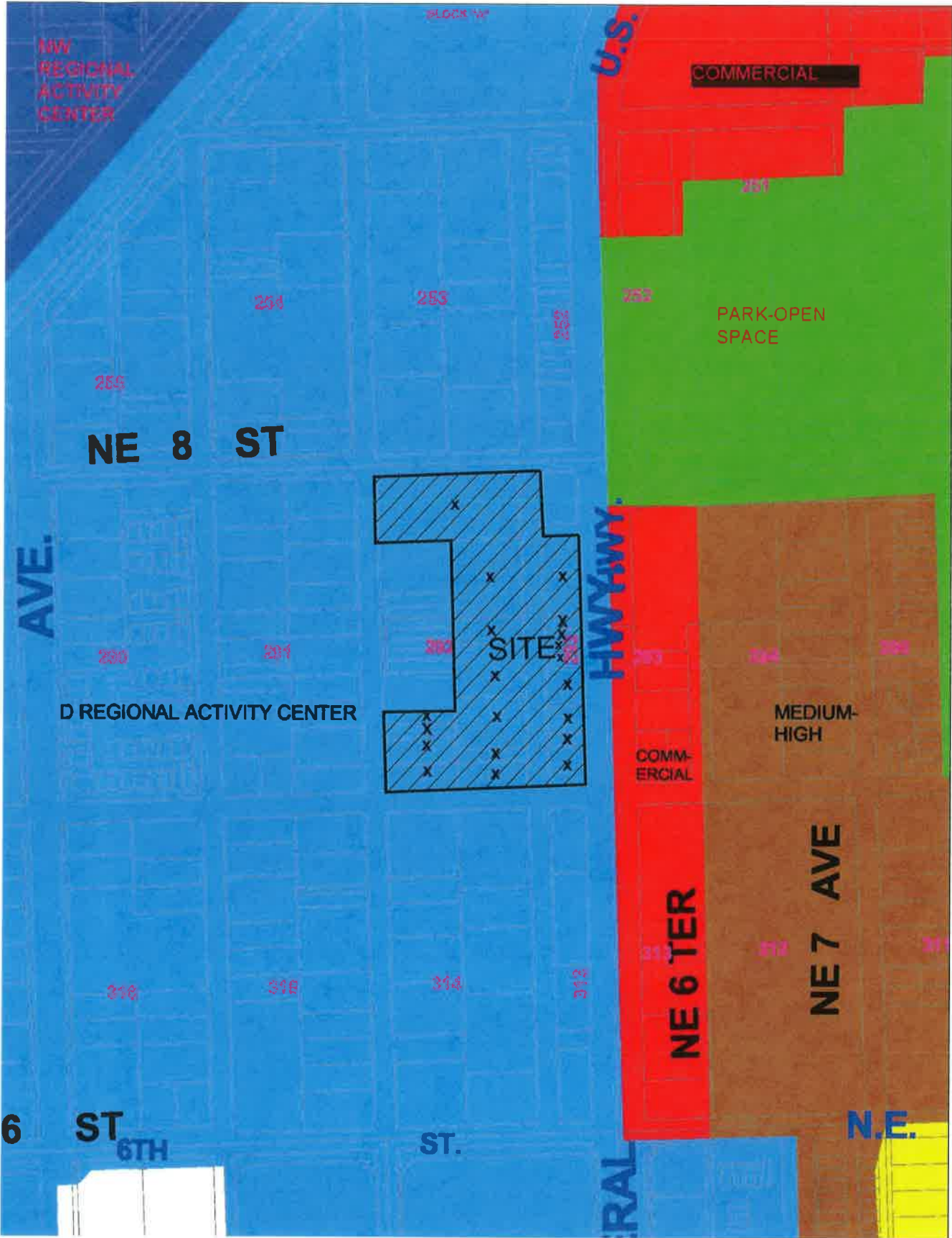


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1 LAND USE MAP

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LAND USE MAP
SITE PLAN

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FORT LAUDERDALE, FL

ZONING MAP

SITE PLAN

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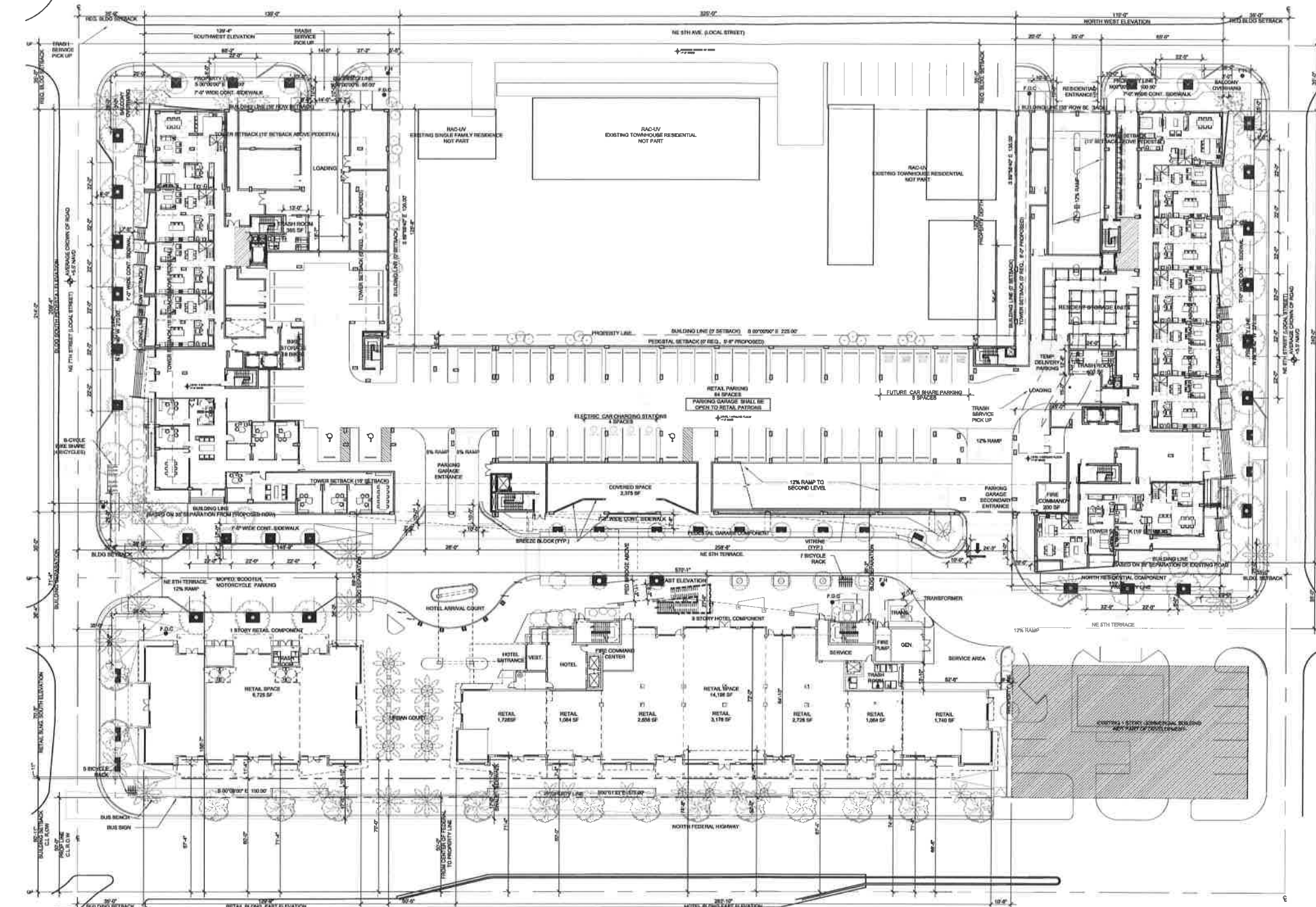
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1 SITE PLAN- GROUND LEVEL FLOOR PLAN

Scale: 1"=30'

PROJECT DATA

LEGAL DESCRIPTION:
ALL OF LOTS 8 THRU 28 IN BLOCK 282 TOGETHER WITH LOTS 29 THRU 43 IN BLOCK 285 (LESS RIGHT OF WAY FOR FEDERAL HIGHWAY LANE) OF PROPOSED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, SAID LANDS BEING LOTS 29 THRU 43 BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 185,180.51 SF AND/OR 3.79 ACRES MORE OR LESS.

DESIGN CRITERIA

TYPE OF CONSTRUCTION: TYPE I (RESIDENTIAL AND PARKING COMP.)
TYPE I (HOTEL-RETAIL, COM-P)
TYPE I (8-STORY ALONG RETAIL BUILDING)

TYPE OF OCCUPANCY GROUP: MIXED USE
R-1A(2)
MISC/CANTILE
CATEGORY "C"

EXPOSURE CATEGORY: RISK CATEGORY II
ULTIMATE DESIGN WIND SPEED: 175 MPH
BUILDING DESIGN LOADS: ASCE7-10

ZONING DATA

ZONING DISTRICT: RAC-IV
CHARACTER AREA: NEAR DOWNTOWN
LAND USE: REGIONAL ACTIVITY CENTER-URBAN VILLAGE
CURRENT USE: COMMERCIAL, RESIDENTIAL VACANT

LOT AREA: 185,428 SF / 4.25 ACRES
RESIDENTIAL UNITS: 328 UNITS
HEIGHT: 30 LEVELS

STREET FRONTAGE:
ALLOWED: 300'-0" MAX.
BETACAGE: ALLOWED

PRIMARY: NORTH: 8TH STREET
BLOD LINE UP TO LEVEL 7: 35FT FROM ROW CENTER LINE
ABOVE LEVEL 7: 18FT FROM BLOD LINE

PRIMARY: SOUTH: 7TH STREET
BLOD LINE UP TO LEVEL 7: 35FT FROM ROW CENTER LINE
ABOVE LEVEL 7: 18FT FROM BLOD LINE

PRIMARY: EAST: NORTH FEDERAL HIGHWAY
BLOD LINE UP TO LEVEL 7: 60FT FROM ROW CENTER LINE
ABOVE LEVEL 7: 18FT FROM BLOD LINE

SECONDARY: WEST: 8TH AVENUE
BLOD LINE UP TO LEVEL 7: 35FT FROM ROW CENTER LINE
ABOVE LEVEL 7: 18FT FROM BLOD LINE

SIDE: WEST: ADJUTING FLAGLER PROPERTY
BLOD LINE UP TO LEVEL 7: 0FT
ABOVE LEVEL 7: 0FT

OPEN SPACE (17-33,200 SQ FT)
MIN. REQUIRED: 31,400 SF
PROVIDED: 30,972 SF

LOT COVERAGE (AT 100%):
ALLOWED: 52.0% (76,238 SF)
PROVIDED: 52.0% (76,238 SF)
TOTAL: 52.0% (76,238 SF)

OFF-STREET PARKING (AT 1.5 TABLE 1)
HOTEL (180A)
RETAIL/COMMERCIAL
RETAIL
TOTAL: 614 SPACES REQUIRED

PARKING PROVIDED: RETAIL HOTEL RESIDENCE TOTAL
LEVEL P1: 64 0 0 64
LEVEL P2: 25 32 12 79
LEVEL P3: 0 106 7 112
LEVEL P4: 0 0 102 102
LEVEL P5: 0 0 108 108
LEVEL P6: 0 0 102 102
LEVEL P7: 0 0 82 82
TOTAL: 99 137 427 663

DETAILS: BICYCLE PARKING
1 SPACE PER 2,000 SF
30,972 / 2,000 = 15.48
SHORT TERM: 10.48 SPACES
LONG TERM: 11 SPACES
72 SPACES

LOADING

RESIDENTIAL: ALLOWED (1) TYPE E - 12' x 46' (2) TYPE H (3) TYPE X
HOTEL: PROVIDED

FLOOR PLATE

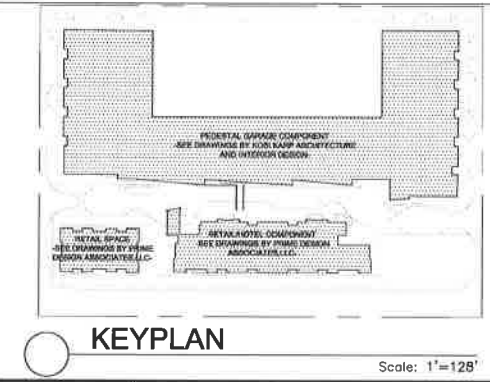
RESIDENTIAL: UP TO LEVEL 7: NO MAX 79,760 SF
TOWER UP TO 15 LEVELS: 18,000 SF
NORTH TOWER: 18,000 SF
SOUTH TOWER: 17,800 SF
HOTEL/RETAIL: NO MAX 17,786 SF
RETAIL: NO MAX 6,728 SF

RESIDENTIAL UNIT MIX

LEVELS	STUDIO	1 BED	2 BED	3 BED	TOTAL
1	0	8	4	0	12
2	1	8	8	0	16
3	1	8	8	0	16
4	1	8	8	0	16
5	1	8	8	0	16
6	2	11	7	0	20
7	2	12	7	0	21
8	2	10	8	0	20
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100	2	10	8	0	20

BUILDING AREA: 1,087,822 / 160,438 = 7.03

FLOOR AREA RATIO (FAR): 1,087,822 / 160,438 = 7.03



KEYPLAN

Scale: 1"=128'

REVISIONS / SUBMISSIONS

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QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 S. Broward Blvd.
Suite 200
Fort Lauderdale, FL 33316
Tel: 305.573.1818
Fax: 305.573.3786
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KOB & KARP

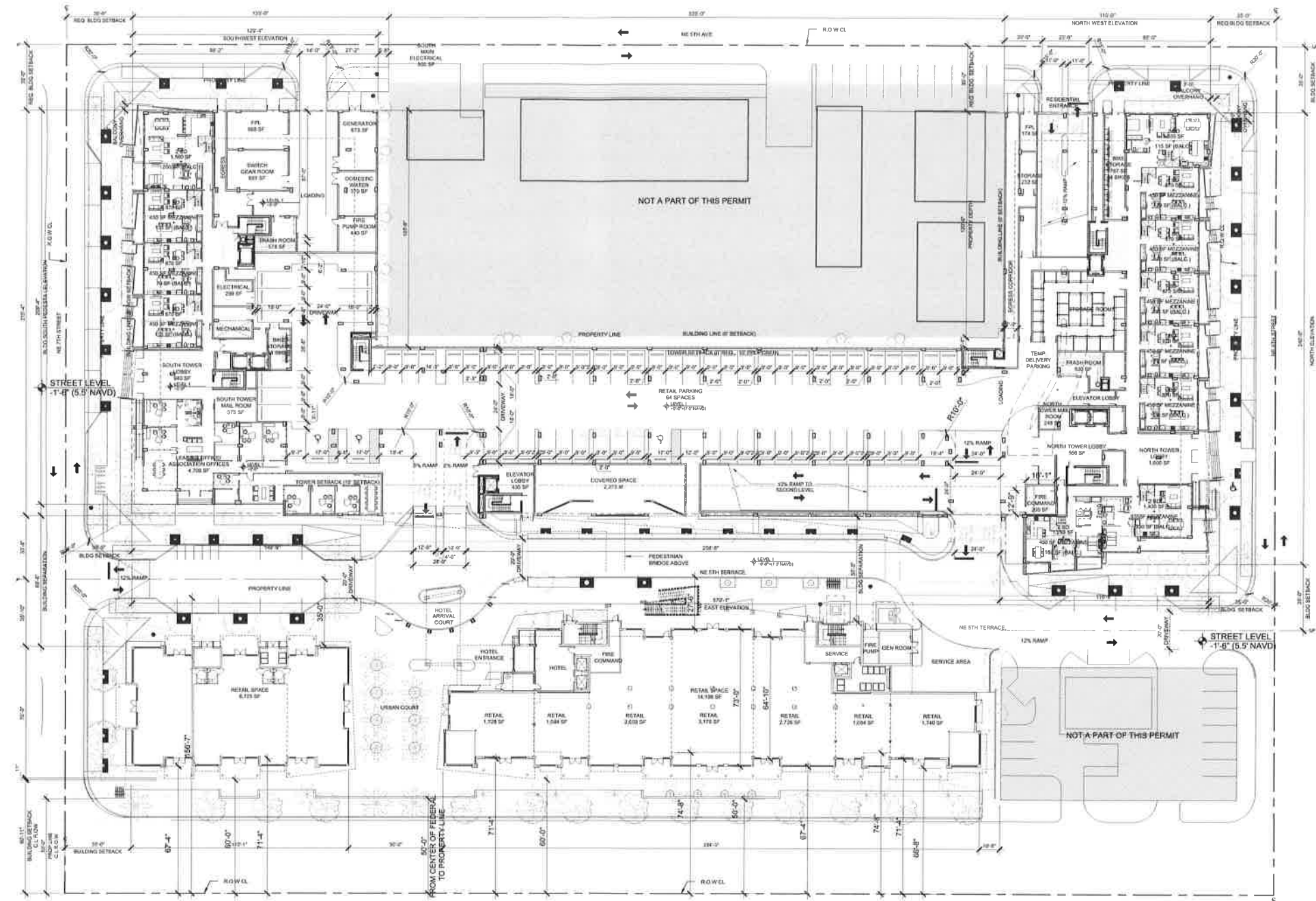
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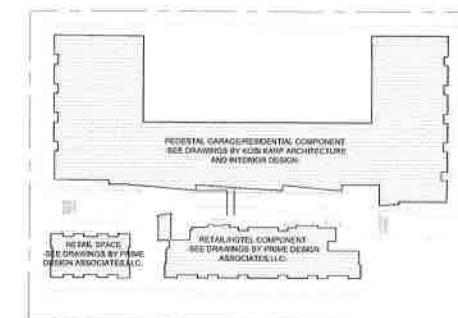
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CAM 16-0456



1 GROUND RESIDENTIAL FLOOR PLAN / GROUND PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32"=1'-0"



Scale: 1"=128'

AREA CALCULATION	
USE	AREA
RESIDENTIAL	21,670 SF.
OTHER	60,130 SF.
TOTAL GROSS AREA	81,800 SF.
TOTAL PARKING	64 PS.

REVISIONS / SUBMISSIONS	
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QUANTUM AT
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FORT LAUDERDALE, FL

GROUND LEVEL

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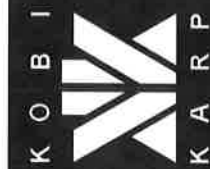
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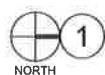
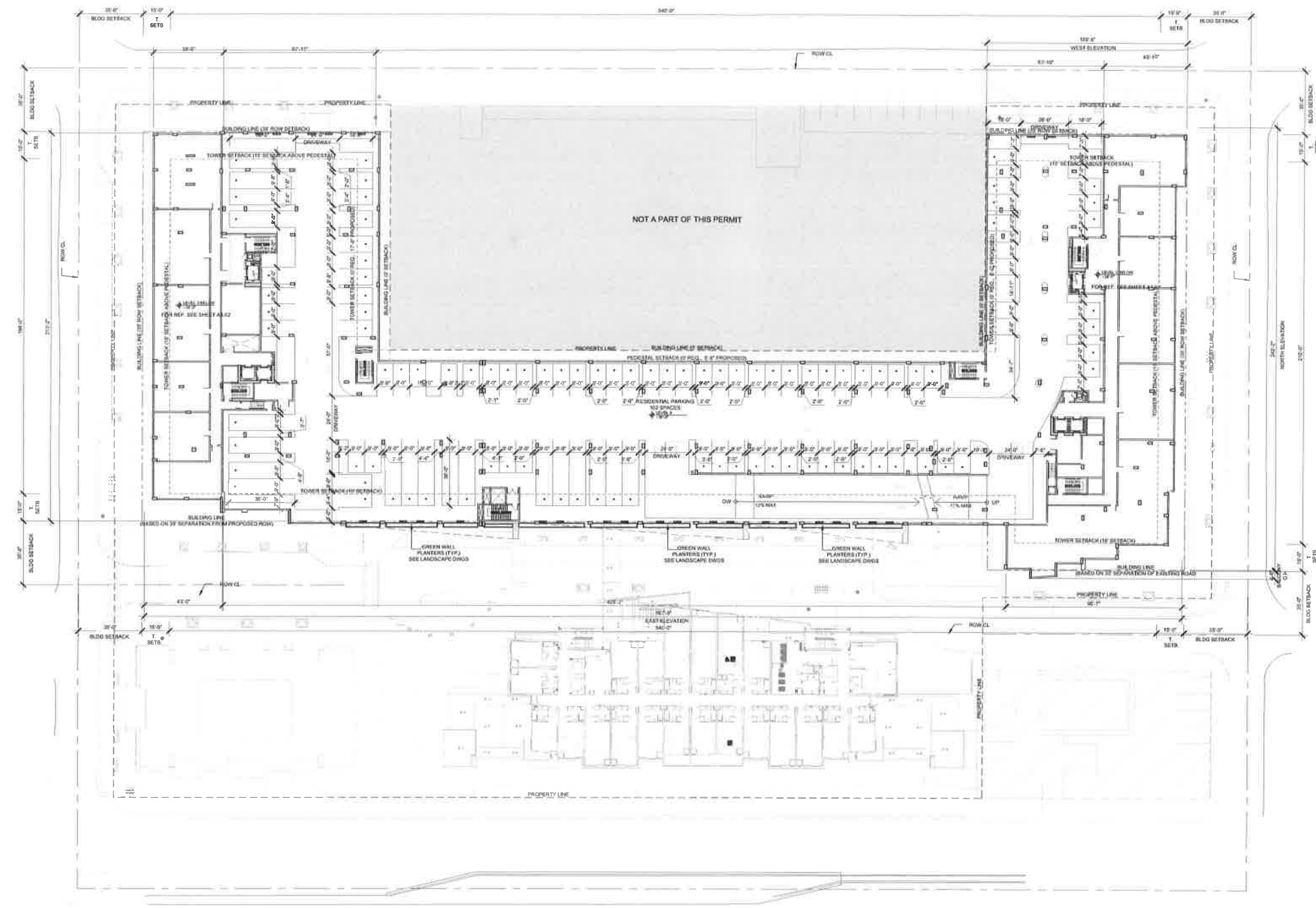
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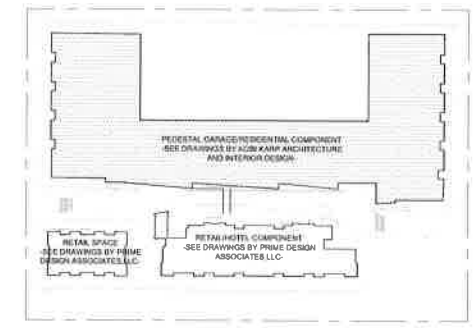
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CAM 16-0456



LEVEL 3 RESIDENTIAL FLOOR PLAN BELOW / LEVEL 4 PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
PARKING	55,900 SF.
TOTAL GROSS AREA	55,900 SF.
TOTAL PARKING	102 PS.

REVISIONS / SUBMISSIONS	
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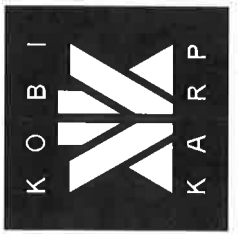
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3RD LEVEL PEDESTAL

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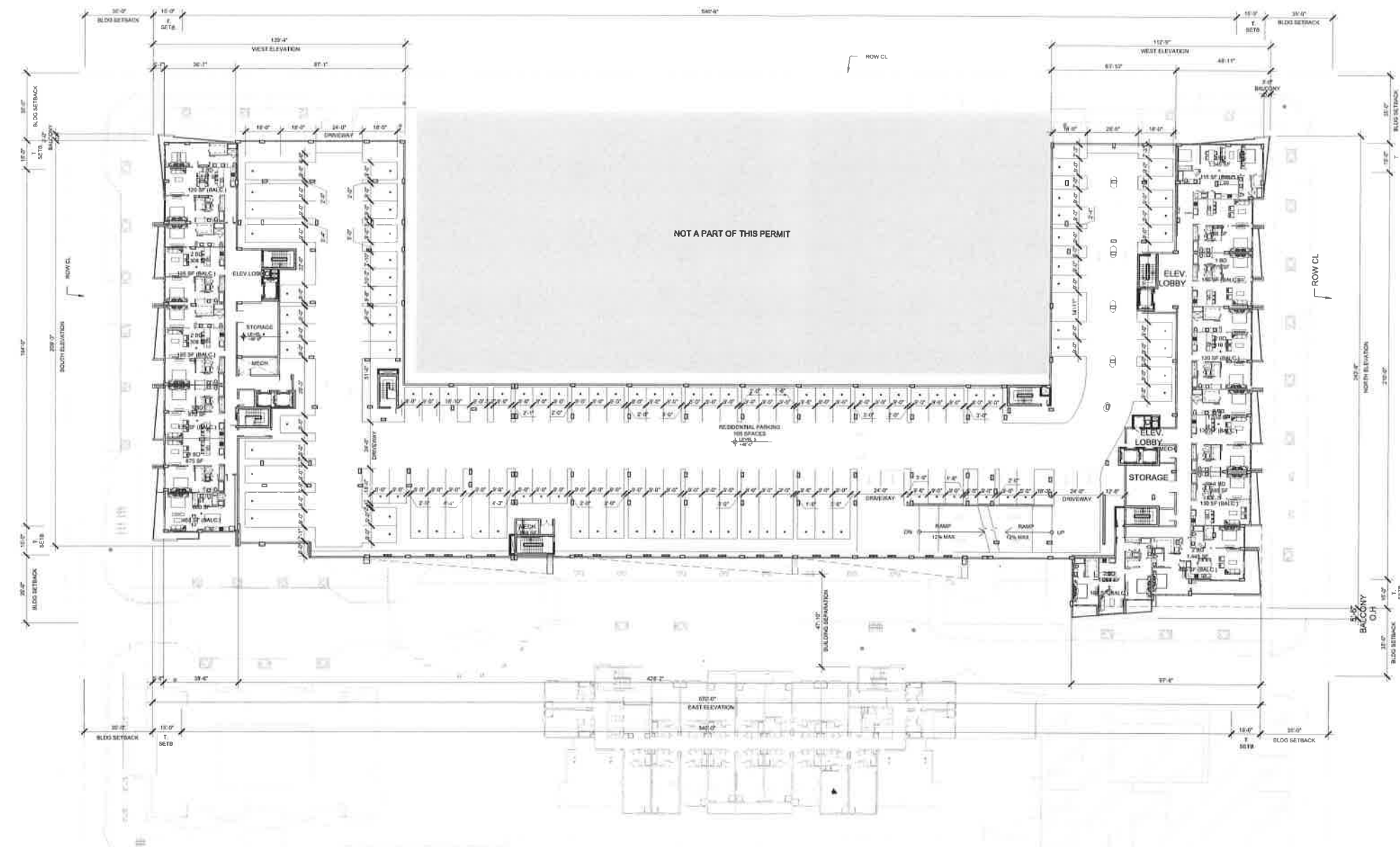
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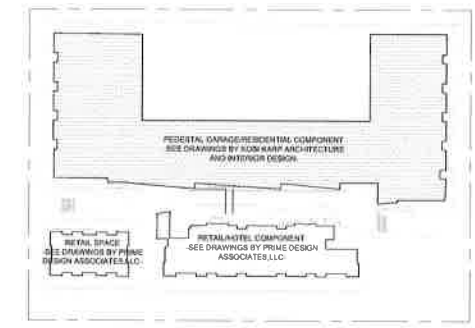
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DATE: 06-09-2015

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CAM 16-0456



1 LEVEL 4 RESIDENTIAL FLOOR PLAN / LEVEL 5 PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
RESIDENTIAL	18,057 SF.
OTHER	63,743 SF.
TOTAL GROSS AREA	81,800 SF.
TOTAL PARKING	105 PS.

REVISIONS / SUBMISSIONS	
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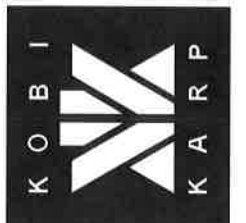
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FORT LAUDERDALE, FL

4TH LEVEL PEDESTAL

PRELIMINARY
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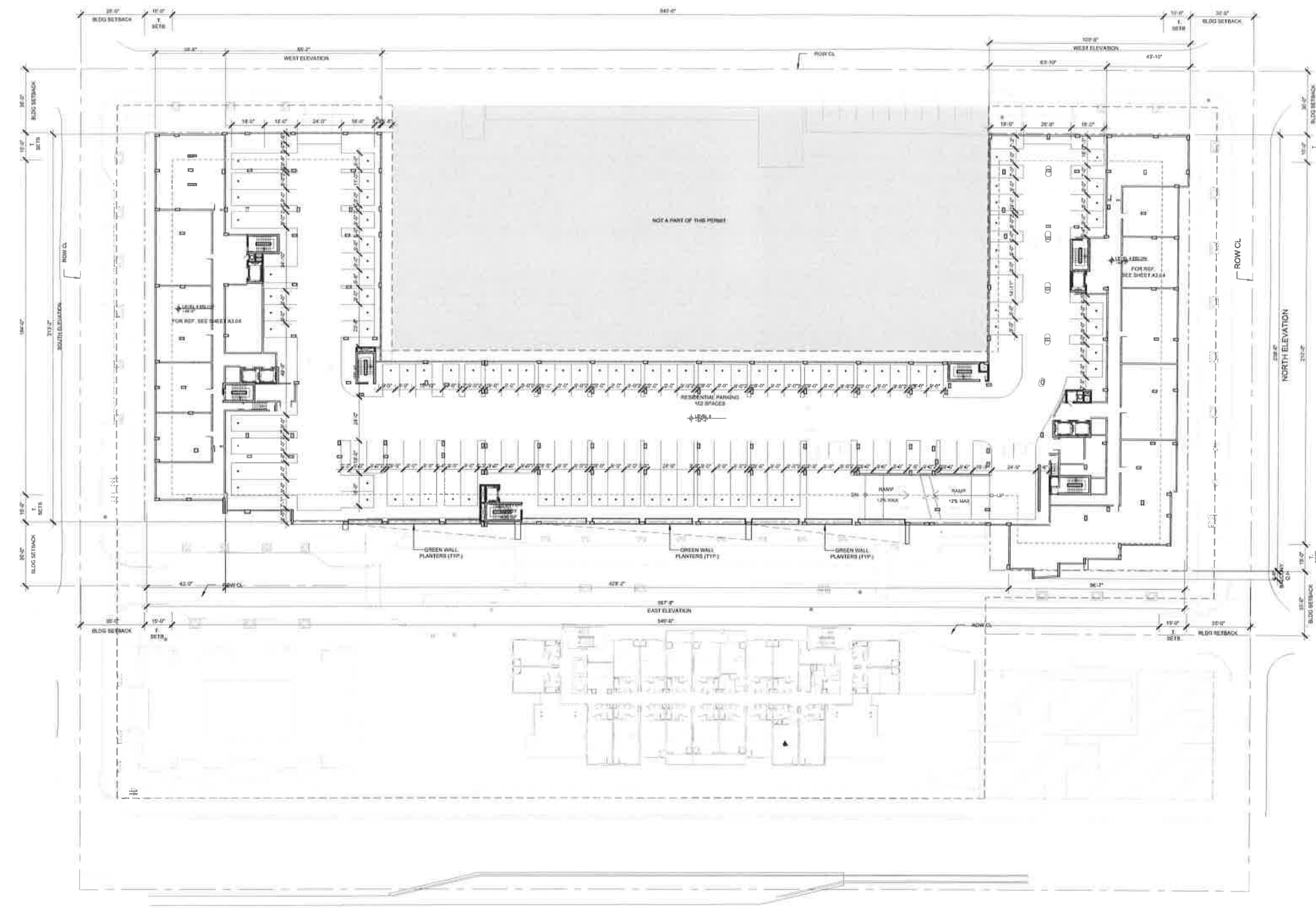
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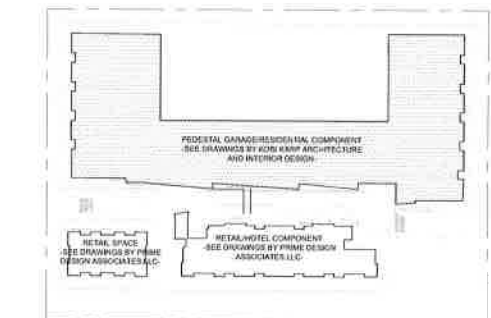
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1 LEVEL 4 RESIDENTIAL FLOOR PLAN BELOW / LEVEL 6 PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
PARKING	55,900 SF.
TOTAL GROSS AREA	55,900 SF.
TOTAL PARKING	102 PS.

REVISIONS / SUBMISSIONS	
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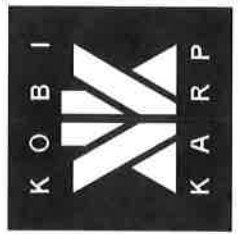
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4TH LEVEL PEDESTAL

PRELIMINARY
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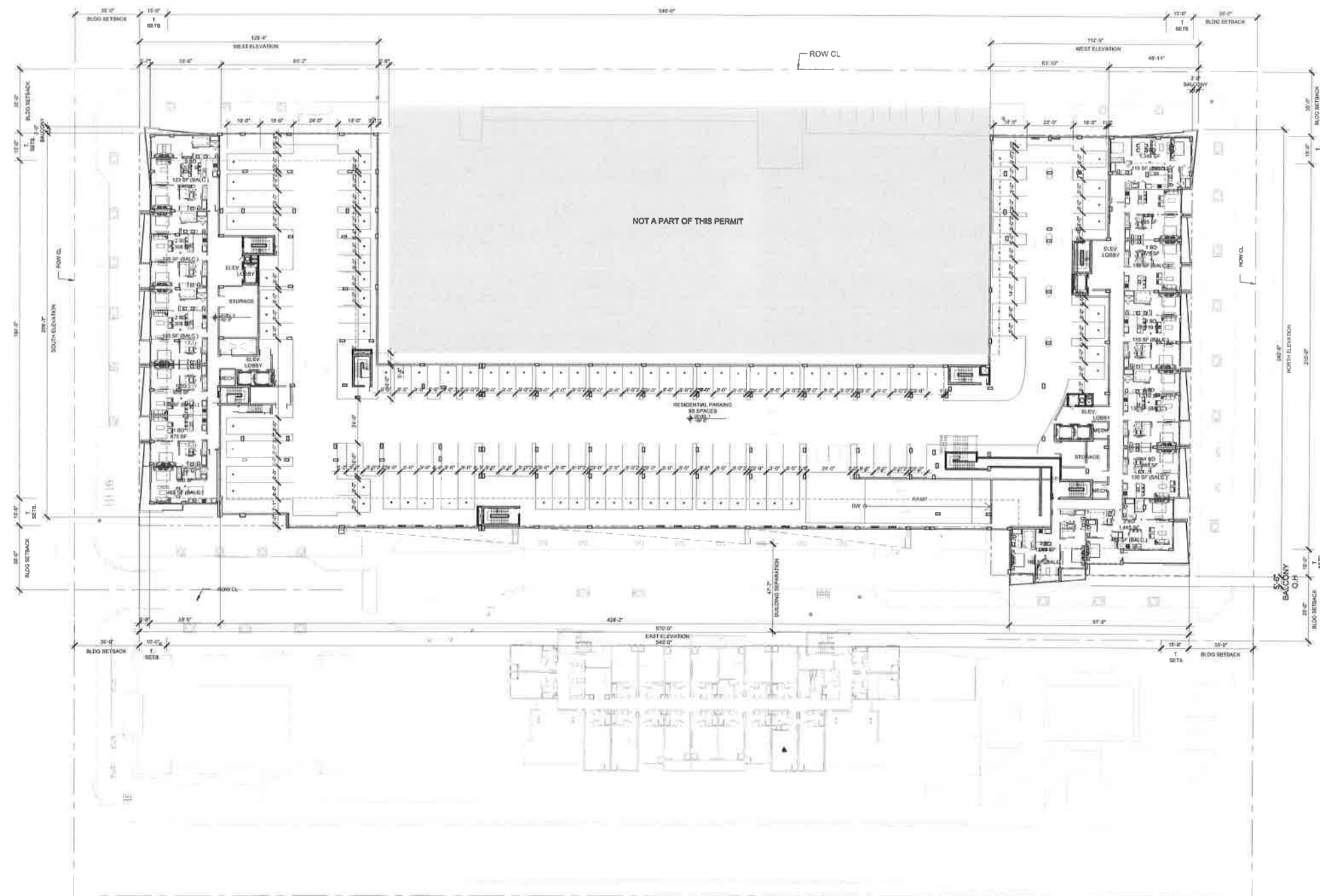
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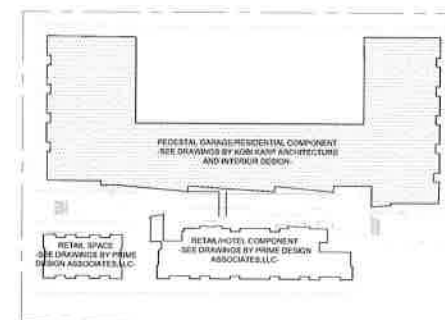
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CAM 16-0456



1 LEVEL 5 RESIDENTIAL FLOOR PLAN / LEVEL 7 PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
RESIDENTIAL	18,057 SF.
OTHER	63,743 SF.
TOTAL GROSS AREA	81,800 SF.
TOTAL PARKING	99 PS.

REVISIONS / SUBMISSIONS	
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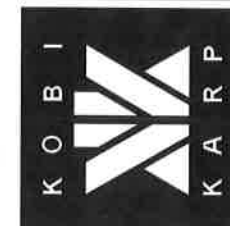
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5TH LEVEL PEDESTAL

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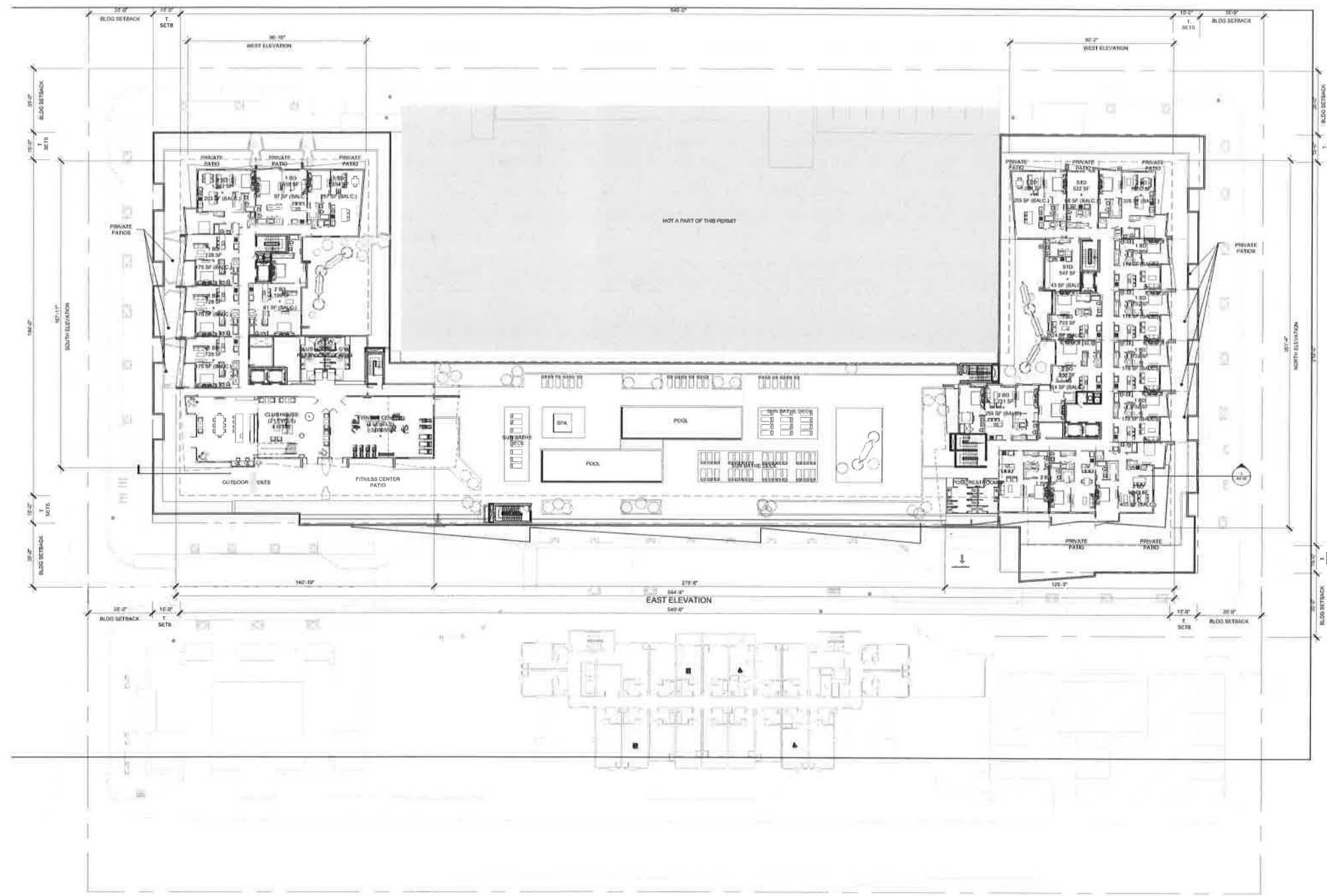
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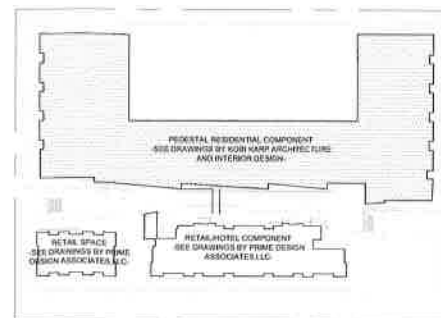
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CAM 16-0456



LEVEL 6 AMENITY FLOOR PLAN

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AMENITIES OCCUPANCY LOAD		
USE	AREA	LOAD
POOL(1:50)	2,200 SF.	44 OCPTS
DECK (1:30)	13,360 SF.	445 OCPTS
GYM(1:50)	3,000 SF.	60 OCPTS
CLUB HOUSE(1:15)	4,076 SF.	271 OCPTS
TOTAL OCCUPANT LOAD		895 OCPTS

AMENITIES PLUMBING FIXTURE COUNT		
USE	MALE	FEMALE
POOL (M-1:75; F-1:40)	1	1
POOL DECK (M-1:75; F-1:40)	3	5
GYM (M-1:125; F-1:65)	1	1
CLUB HOUSE(M-1:40;F-1:40)	5	5
TOTAL	10	12

AREA CALCULATION	
USE	AREA
RESIDENTIAL	22,407 SF.
AMENITIES	42,993SF.
POOL & POOL DECK	15,560 SF.
TOTAL GROSS AREA	80,900 SF.

REVISIONS / SUBMISSIONS

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QUANTUM AT
FLAGLER VILLAGE
FORT LAUDERDALE, FL

AMENITY LEVEL
LEVEL 6

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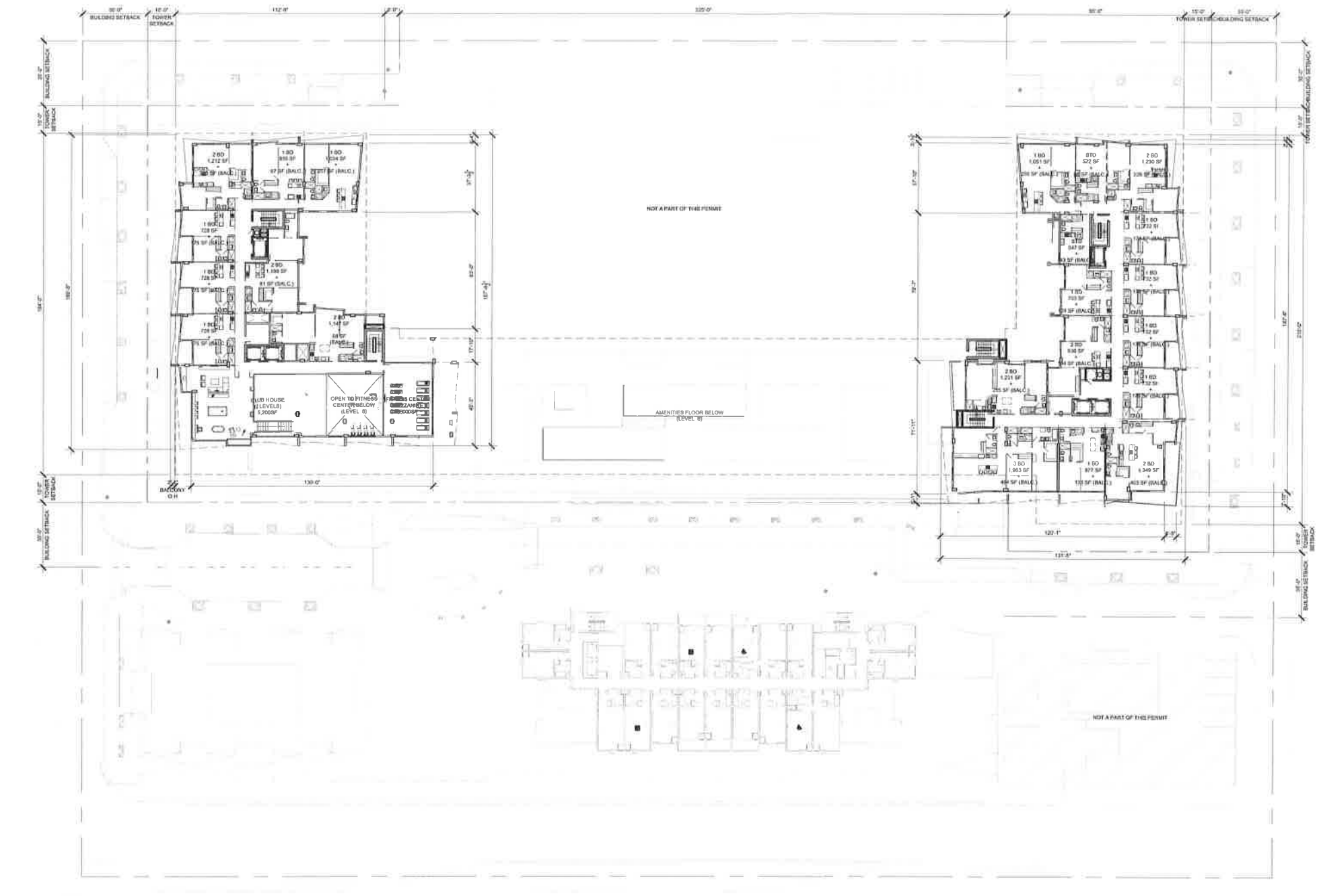
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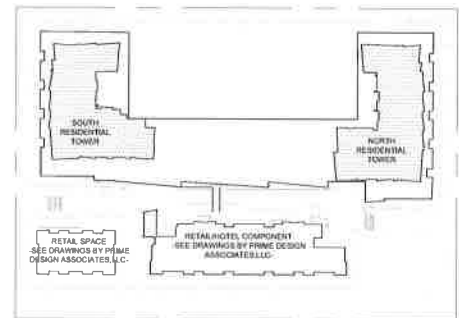
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1 LEVEL 7TH FLOOR PLAN

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
RESIDENTIAL (SOUTH TOWER)	8,639 SF.
BALCONY (SOUTH TOWER)	2,160 SF.
OTHER (SOUTH TOWER)	7,001 SF.
TOTAL GROSS AREA (SOUTH TOWER)	17,800 SF.
RESIDENTIAL (NORTH TOWER)	13,381 SF.
BALCONY (NORTH TOWER)	2,986 SF.
OTHER (NORTH TOWER)	1,633 SF.
TOTAL GROSS AREA (NORTH TOWER)	18,000 SF.
TOTAL GROSS AREA (NORTH+ SOUTH)	35,800 SF.

REVISIONS / SUBMISSIONS	
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FORT LAUDERDALE, FL

LEVEL 7TH FLOOR PLAN

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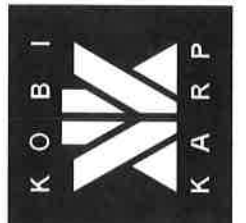
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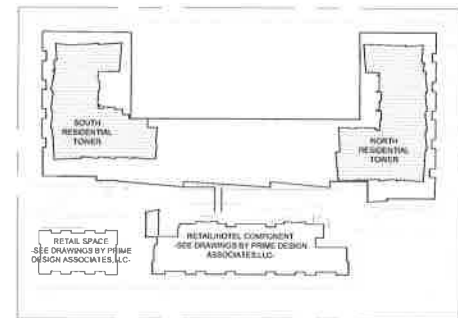
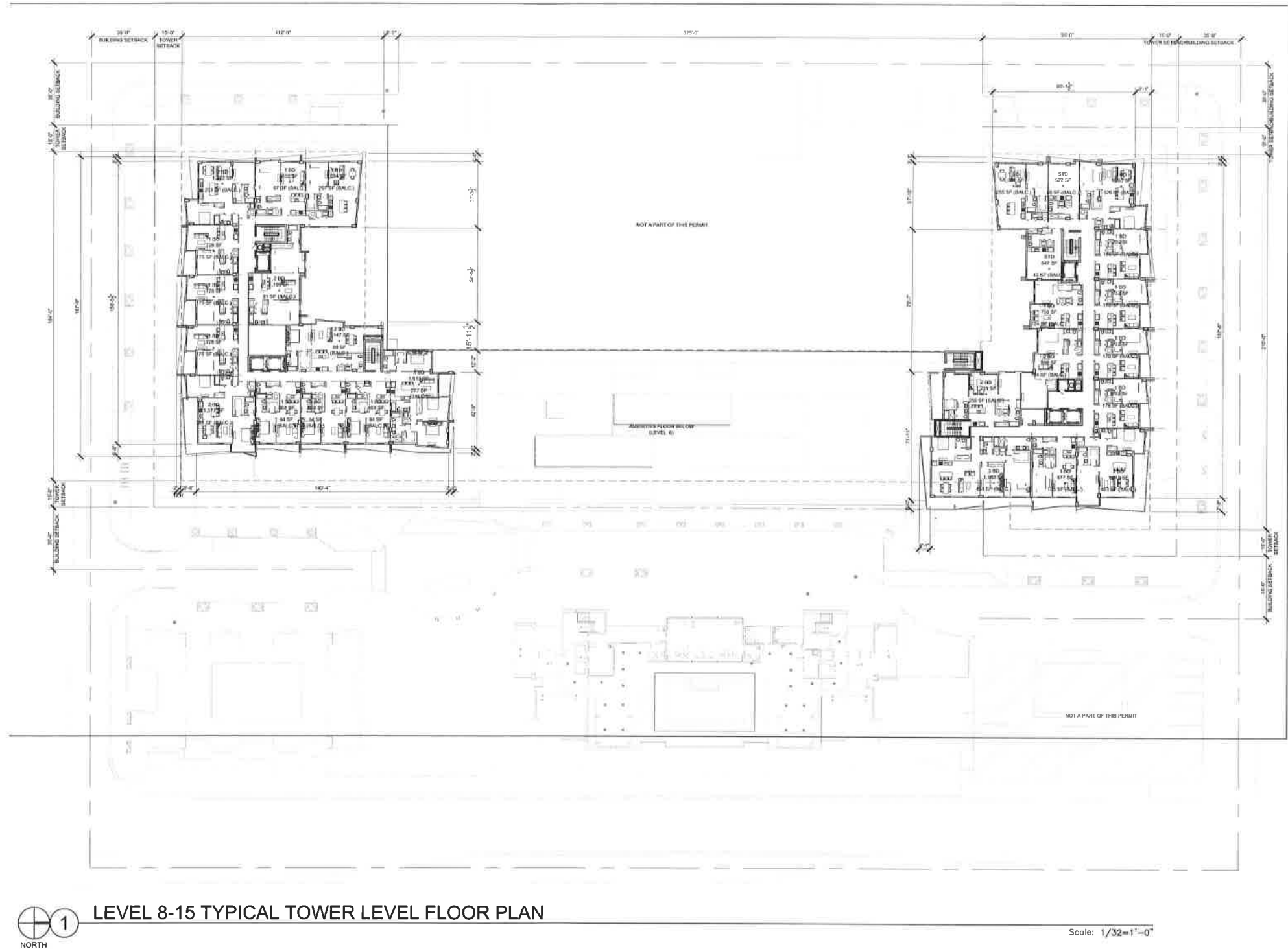
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DATE: 06-09-2015

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AREA CALCULATION	
USE	AREA
RESIDENTIAL (SOUTH TOWER)	13,239 SF.
BALCONY (SOUTH TOWER)	2,160 SF.
OTHER (SOUTH TOWER)	2,401 SF.
TOTAL GROSS AREA (SOUTH TOWER)	17,800 SF.
RESIDENTIAL (NORTH TOWER)	13,381 SF.
BALCONY (NORTH TOWER)	2,986 SF.
OTHER (NORTH TOWER)	1,633 SF.
TOTAL GROSS AREA (NORTH TOWER)	18,000 SF.
TOTAL GROSS AREA (NORTH+ SOUTH)	35,800 SF.

REVISIONS / SUBMISSIONS	
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TYP. TOWER LEVEL

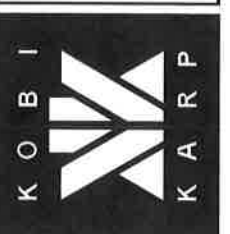
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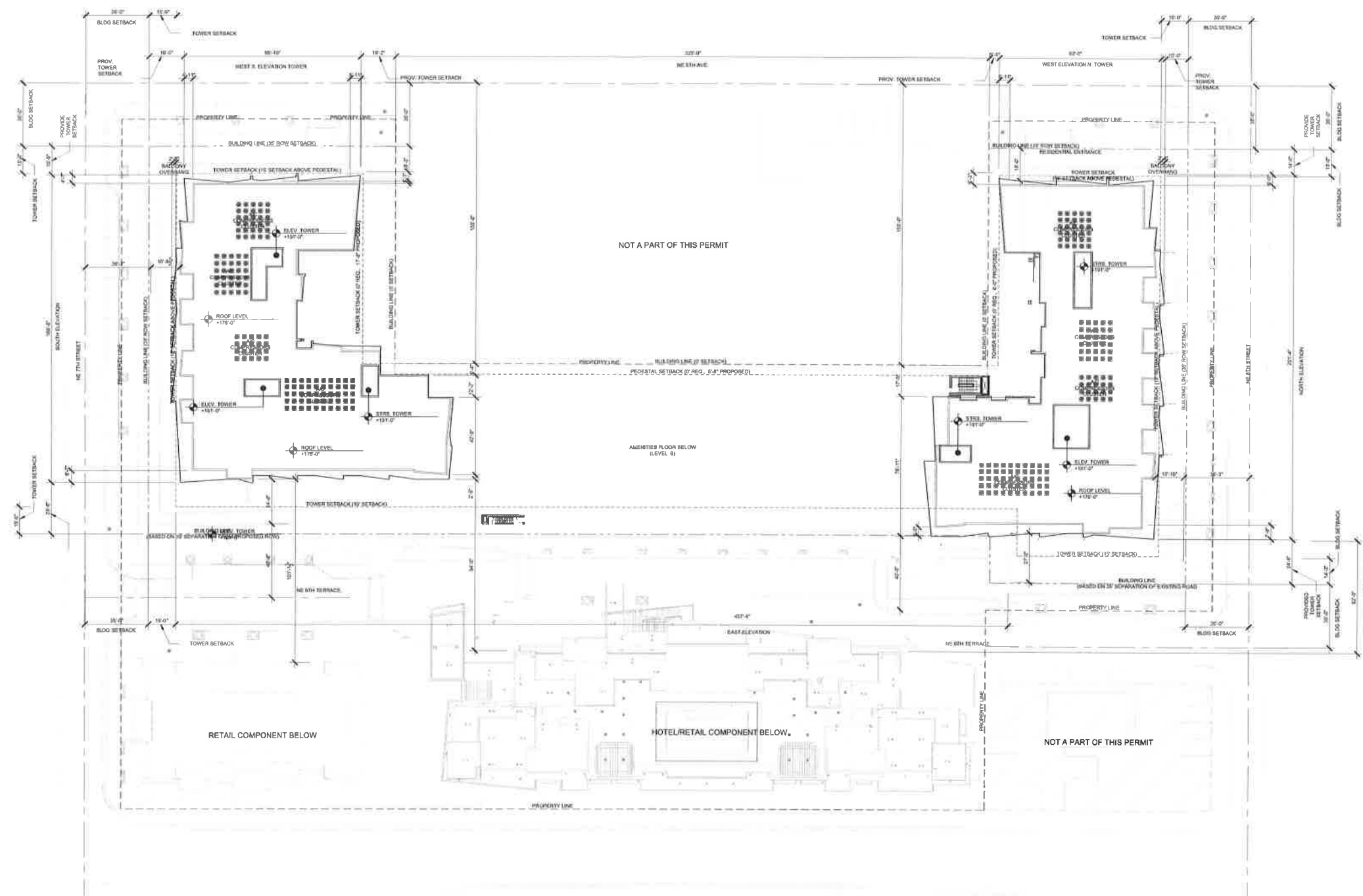
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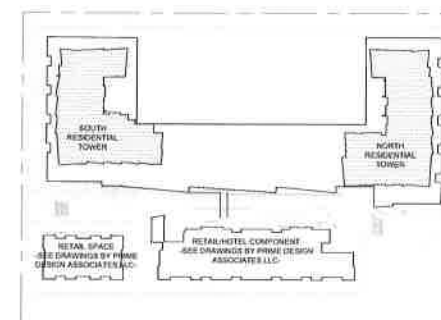
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CAM 16-0456



1 ROOF PLAN

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1' = 128'

REVISIONS / SUBMISSIONS	
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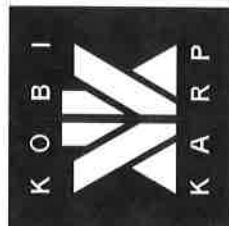
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FORT LAUDERDALE, FL

ROOF PLAN

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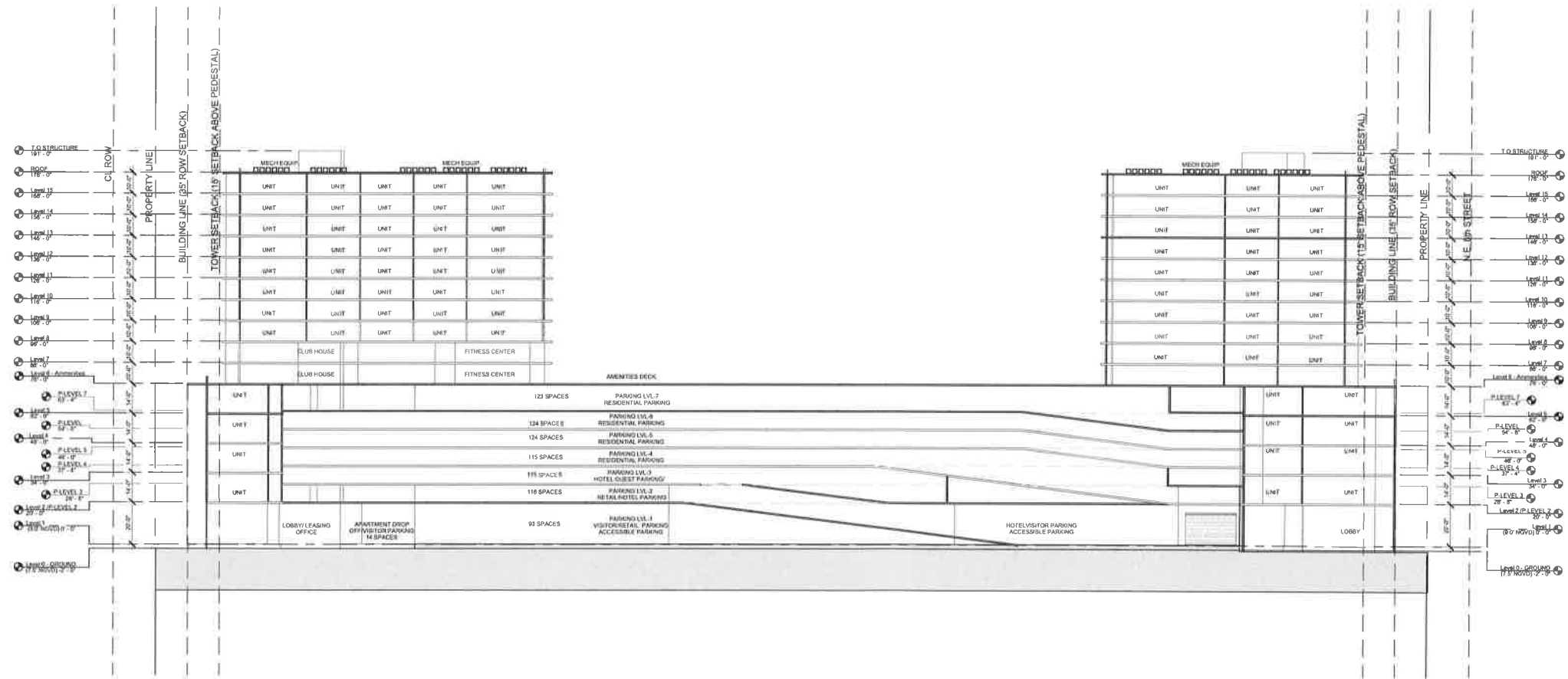
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A3.10



1 TYPICAL BUILDING SECTION

Scale: 1/32=1'-0"

REVISIONS / SUBMISSIONS		
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TYP_BUILDING_SECTION

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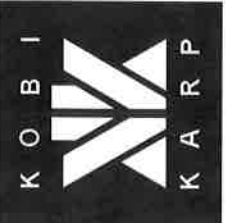
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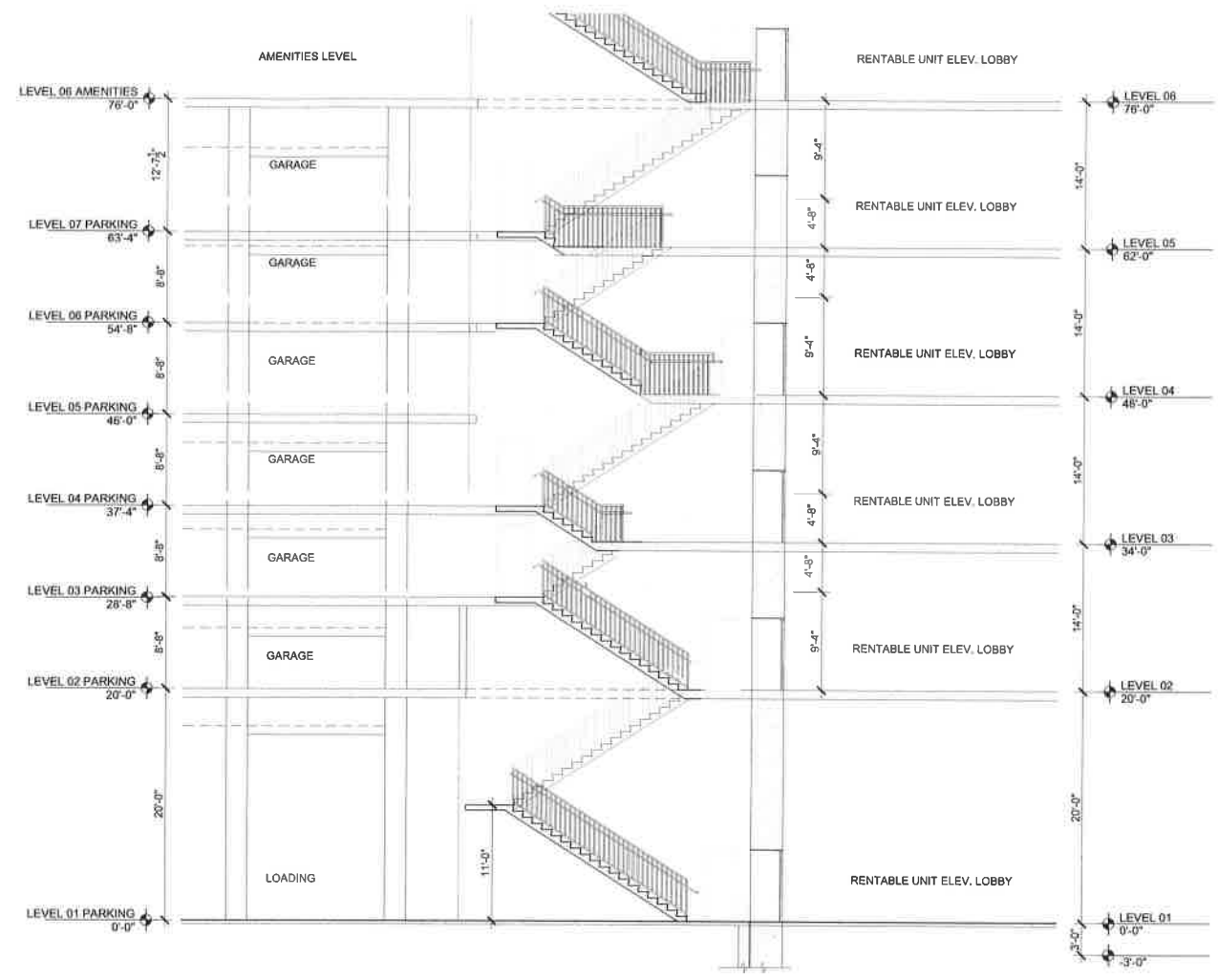
DATE: 06-09-2015

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CAM 16-0456

Exhibit 3

Page 48 of 108



1 ENLARGED STAIR SECTION

Scale: 1/8"=1'-0"

REVISIONS / SUBMISSIONS	
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TYP_STAIR_SECTION

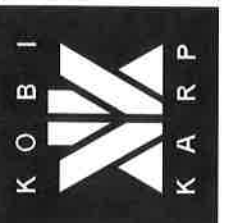
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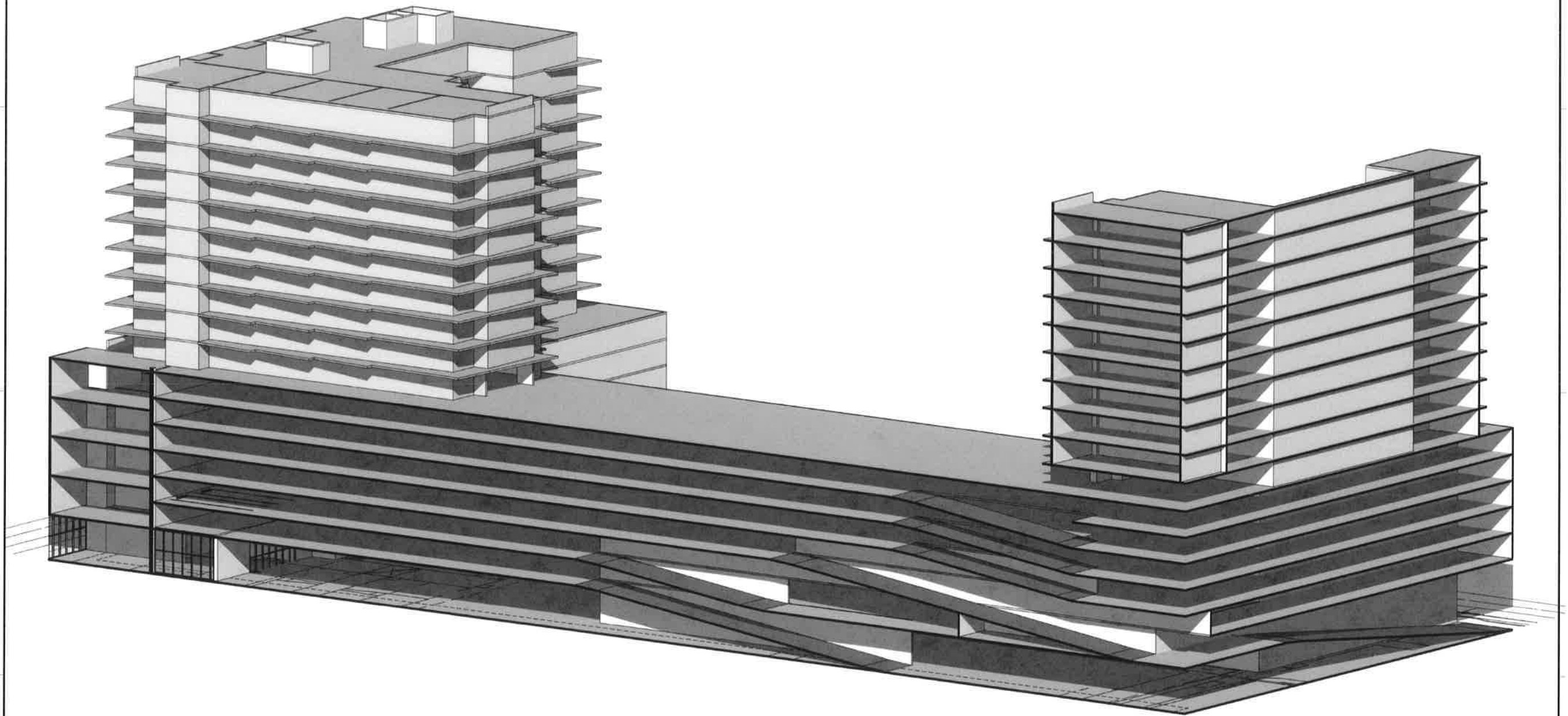
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REVISIONS / SUBMISSIONS		
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AXO-SECTION

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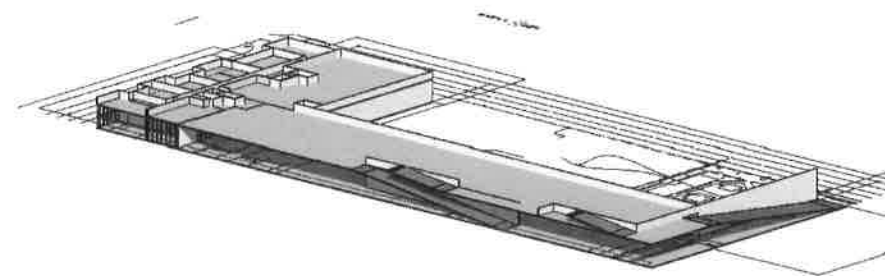
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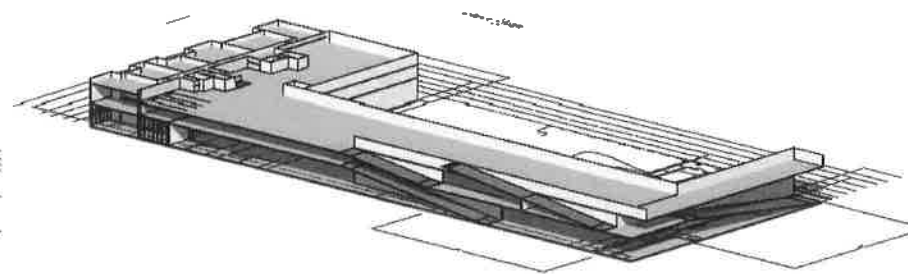
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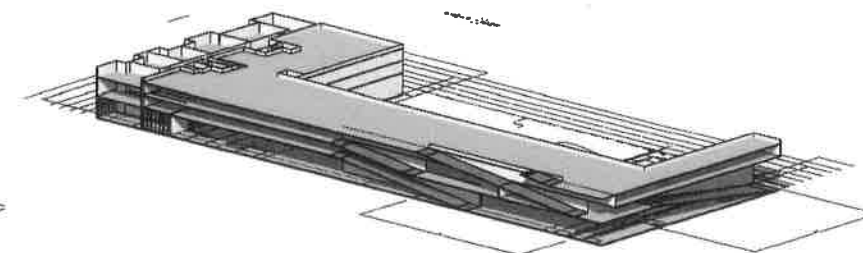
Exhibit 3



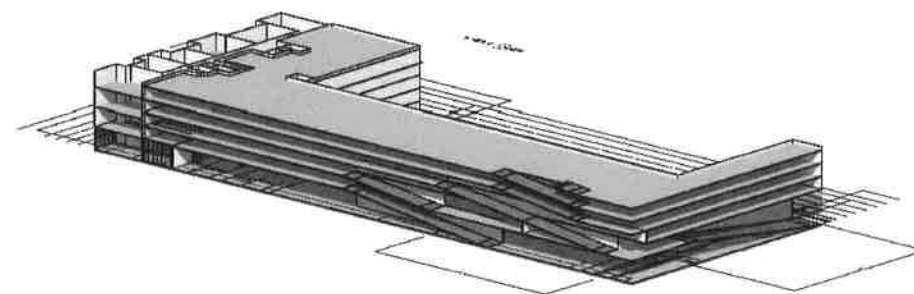
1 P2 PARKING LEVEL
Scale: 1/32=1'-0"



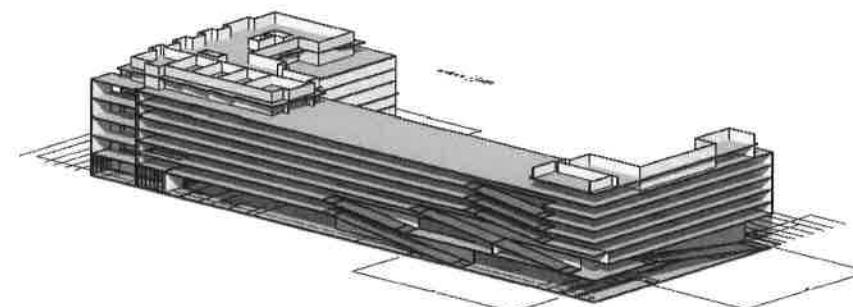
2 P3 PARKING LEVEL
Scale: 1/32=1'-0"



3 P4 PARKING LEVEL
Scale: 1/32=1'-0"



4 P5-7 PARKING LEVEL
Scale: 1/32=1'-0"



5 AMENITIES LEVEL
Scale: 1/32=1'-0"

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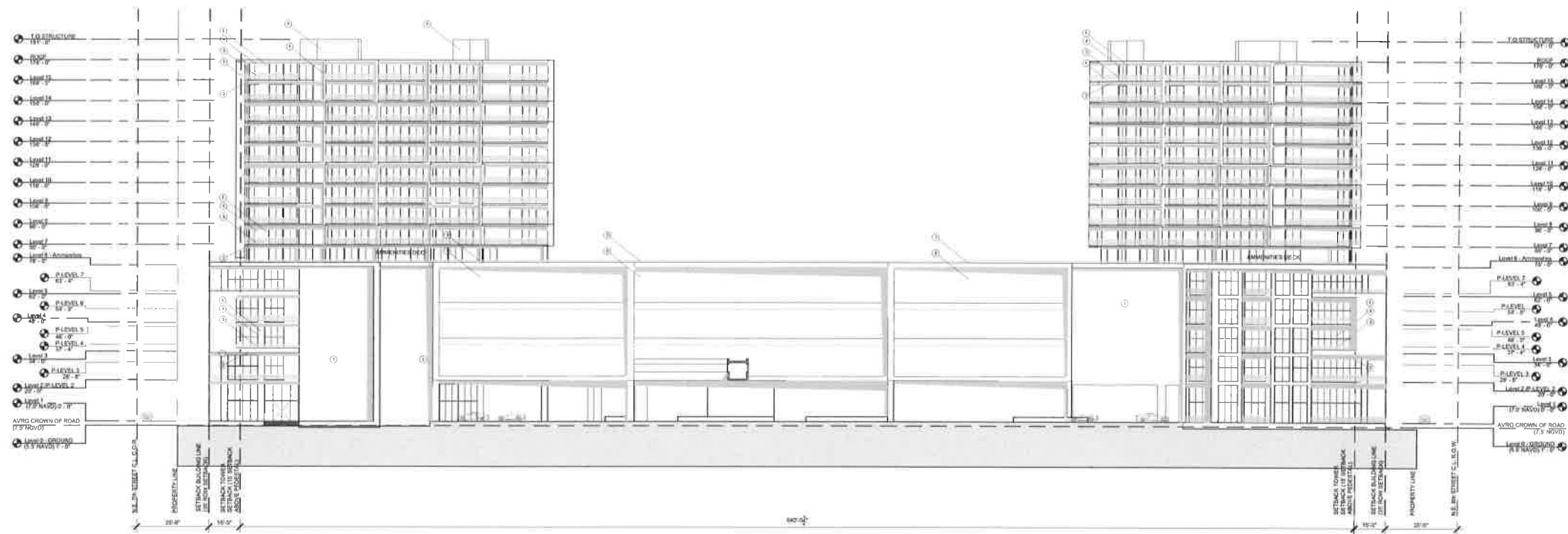
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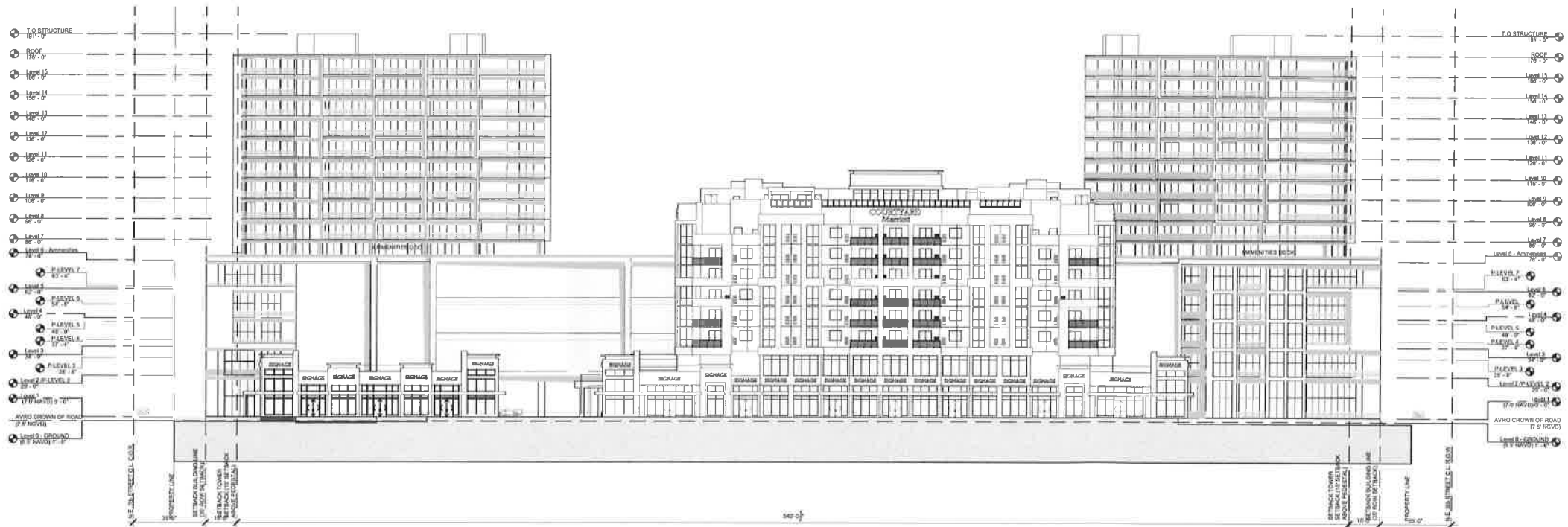
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DATE: 06-09-2015

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CAM 16-0456



1 EAST ELEVATION

Scale: 1/32"=1'-0"

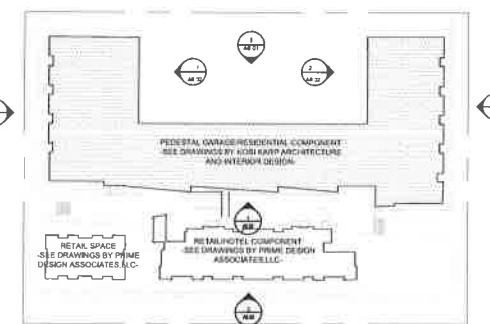


2 SITE EAST ELEVATION

Scale: 1/32"=1'-0"

ELEVATION MATERIAL LEGEND	
1	SMOOTH WHITE CEMENTITIOUS FINISH
2	SCORED SMOOTH CEMENTITIOUS FINISH (COLOR TBS) (TYP. OF UNDERSIDE OF BALCONIES)
3	42" HIGH HORIZONTAL ALUMN. RAILING WITH CLIMB BARRIER
4	IMPACT RESISTANT ALUMINUM WINDOW/DOOR FRAME (TYP.)
5	GREEN SHADING ELEMENT/ WIRE MESH AND VINES-SEE LANDSCAPE DRAWINGS

NOTE: ALL WALL SURFACES SHALL BE PAINTED USING A 3. COAT SYSTEM FLAT LATEX OVER PRIMER HAVING A MIN. 7-YEAR WARRANTY AGAINST FADING AND PEELING



KEYPLAN

Scale: 1"=128'

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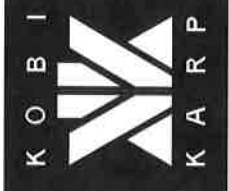
EAST ELEVATION

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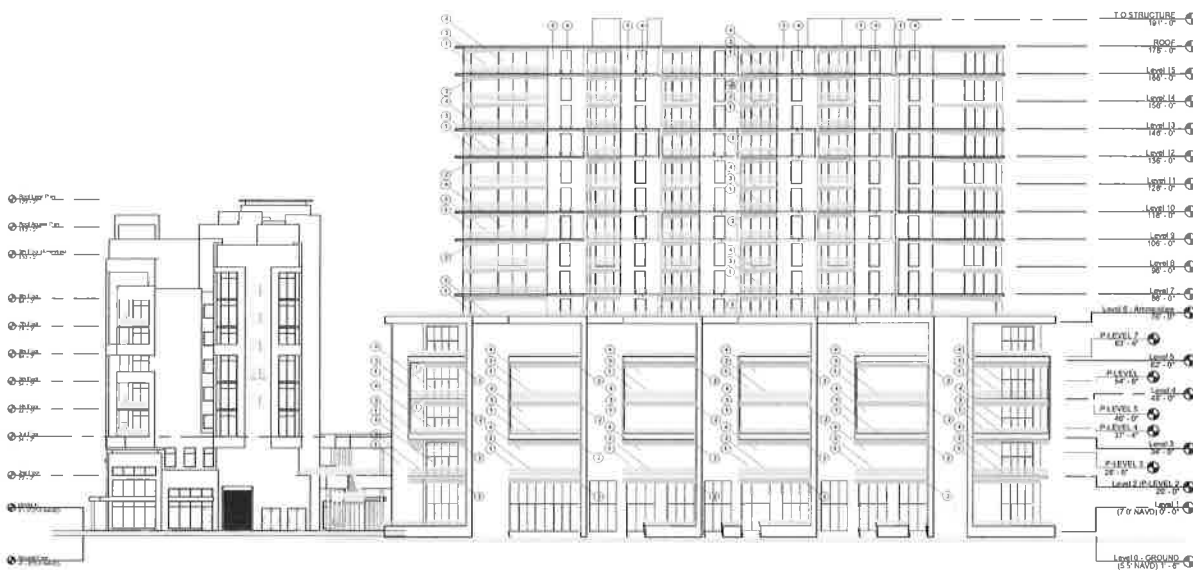
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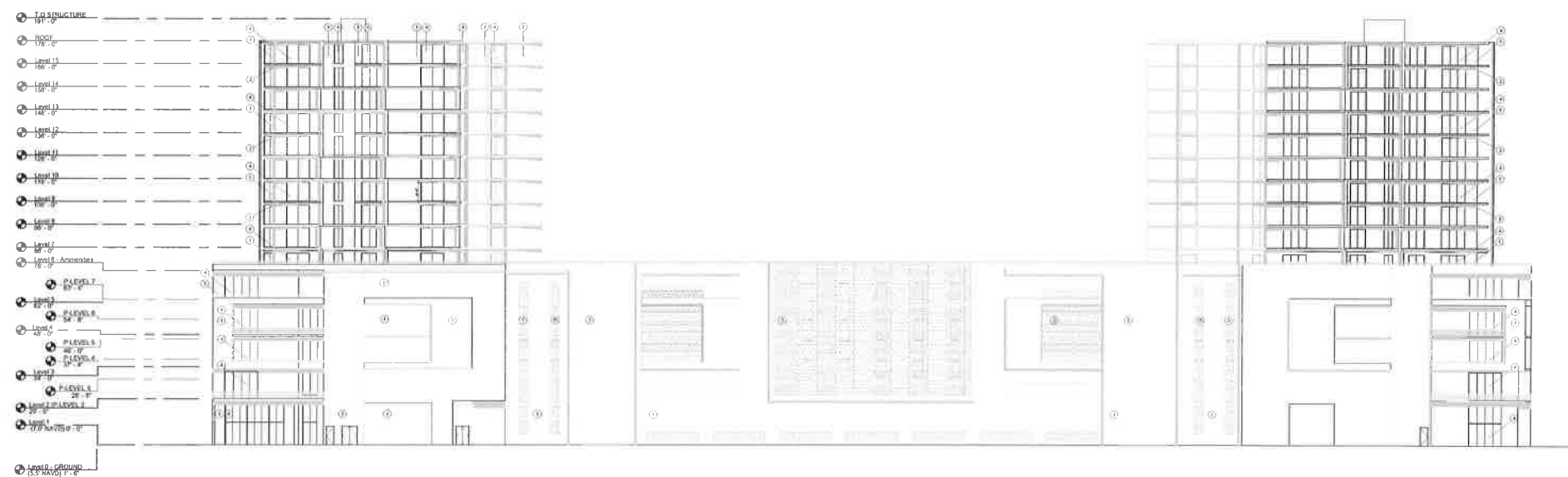


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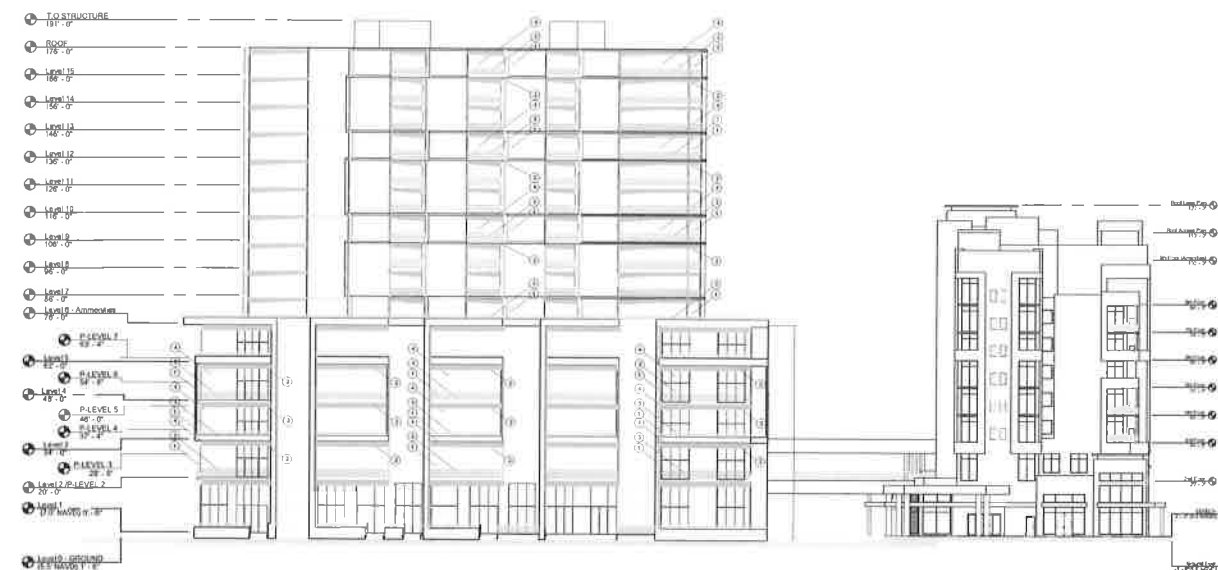
A6.00
CAM 16-0456



1 NORTH ELEVATION
Scale: 1/32=1'-0"



3 WEST ELEVATION
Scale: 1/64=1'-0"



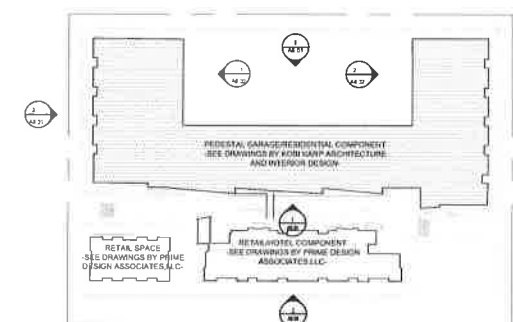
2 SOUTH ELEVATION
Scale: 1/32=1'-0"

ELEVATION MATERIAL LEGEND

- 1 — SMOOTH WHITE CEMENTITIOUS FINISH
- 2 — SCORED SMOOTH CEMENTITIOUS FINISH (COLOR TBS) (TYP. OF UNDERSIDE OF BALCONIES)
- 3 — 42" HIGH HORIZONTAL RAILING WITH CLIMB BARRIER
- 4 — IMPACT RESISTANT ALUMINUM WINDOW/DOOR FRAME (TYP.)
- 5 — GREEN SHADING ELEMENT/ WIRE MESH AND VINES-SEE LANDSCAPE DRAWINGS

NOTE: ALL WALL SURFACES SHALL BE PAINTED USING A 3. COAT SYSTEM FLAT LATEX OVER PRIMER HAVING A MIN. 7-YEAR WARRANTY AGAINST FADING AND PEELING

ALLOWABLE EXTERIOR WALL OPENINGS ON WEST BUILDING PERIMETER AS PER 2010 FBC TABLE 705.8				
	AREA	BLDG PROPERTY LINE SEPARATION	ALLOWABLE	PROVIDED
ELEVATION "3"	25,460 SF	5'-8"	6,365 SF (25%)	2,800 SF (11%)



KEYPLAN
Scale: 1"=128'

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NORTH SOUTH ELEVATIONS

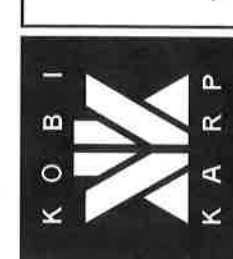
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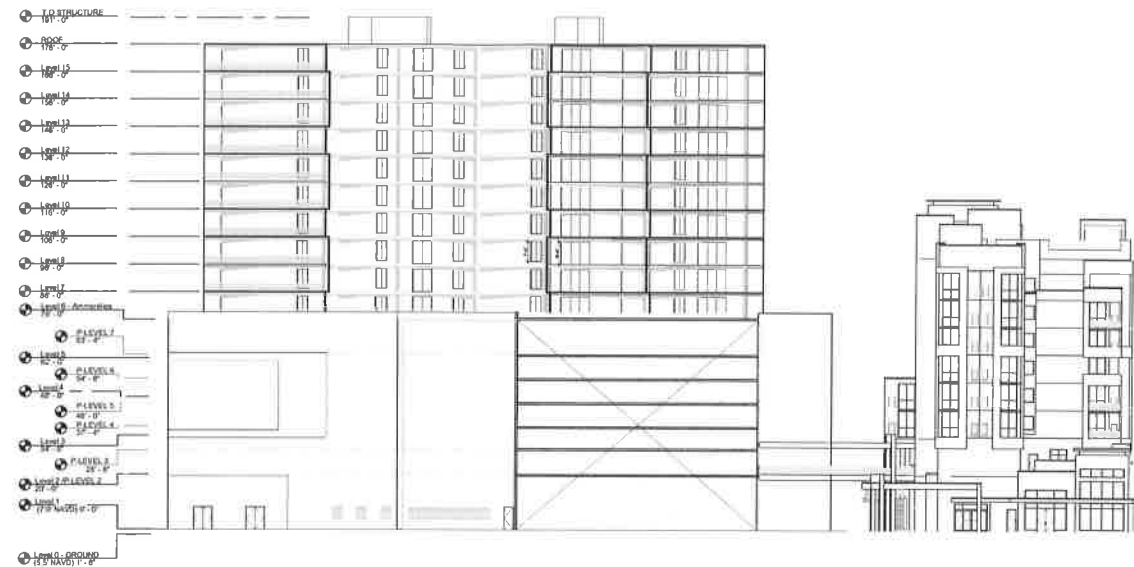
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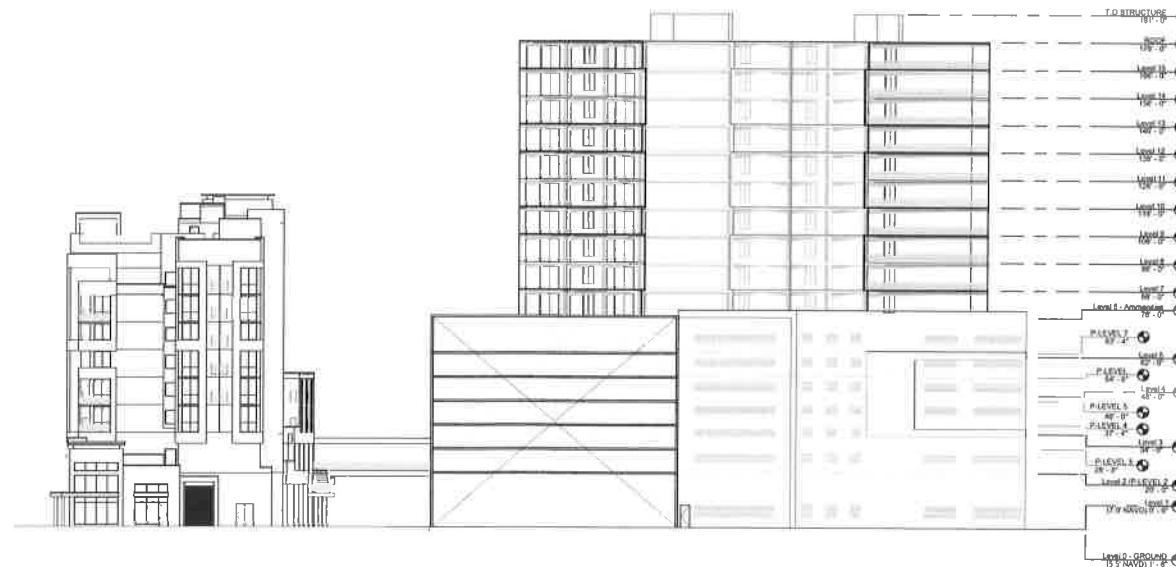


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CAM 16-0456



1 NORTH TOWER-SOUTH ELEVATION
Scale: 1/32"=1'-0"



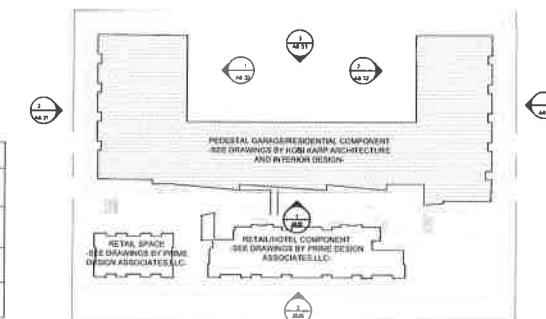
2 SOUTH TOWER-NORTH ELEVATION
Scale: 1/32"=1'-0"

ELEVATION MATERIAL LEGEND

- 1 SMOOTH WHITE CEMENTITIOUS FINISH
- 2 SCORED SMOOTH CEMENTITIOUS FINISH (COLOR TBS) (TYP. OF UNDERSIDE OF BALCONIES)
- 3 42" HIGH HORIZONTAL RAILING WITH CLIMB BARRIER
- 4 IMPACT RESISTANT ALUMINUM WINDOW/DOOR FRAME (TYP.)
- 5 GREEN SHADING ELEMENT/ WIRE MESH AND VINES-SEE LANDSCAPE DRAWINGS

NOTE: ALL WALL SURFACES SHALL BE PAINTED USING A 3. COAT SYSTEM FLAT LATEX OVER PRIMER HAVING A MIN. 7-YEAR WARRANTY AGAINST FADING AND PEELING

ALLOWABLE EXTERIOR WALL				
OPENINGS ON WEST BUILDING PERIMETER AS PER 2010 FBC TABLE 705.8				
	AREA	BLDG PROPERTY LINE SEPARATION	ALLOWABLE	PROVIDED
ELEVATION "1"	9,031 SF	0	0%	0%
ELEVATION "2"	9,938 SF	5'-8"	2,484 SF (25%)	1,660 SF (16%)



KEYPLAN
Scale: 1"=128'

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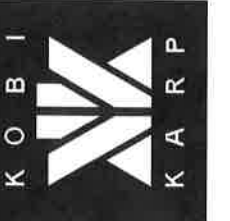
NORTH & SOUTH ELEVATIONS

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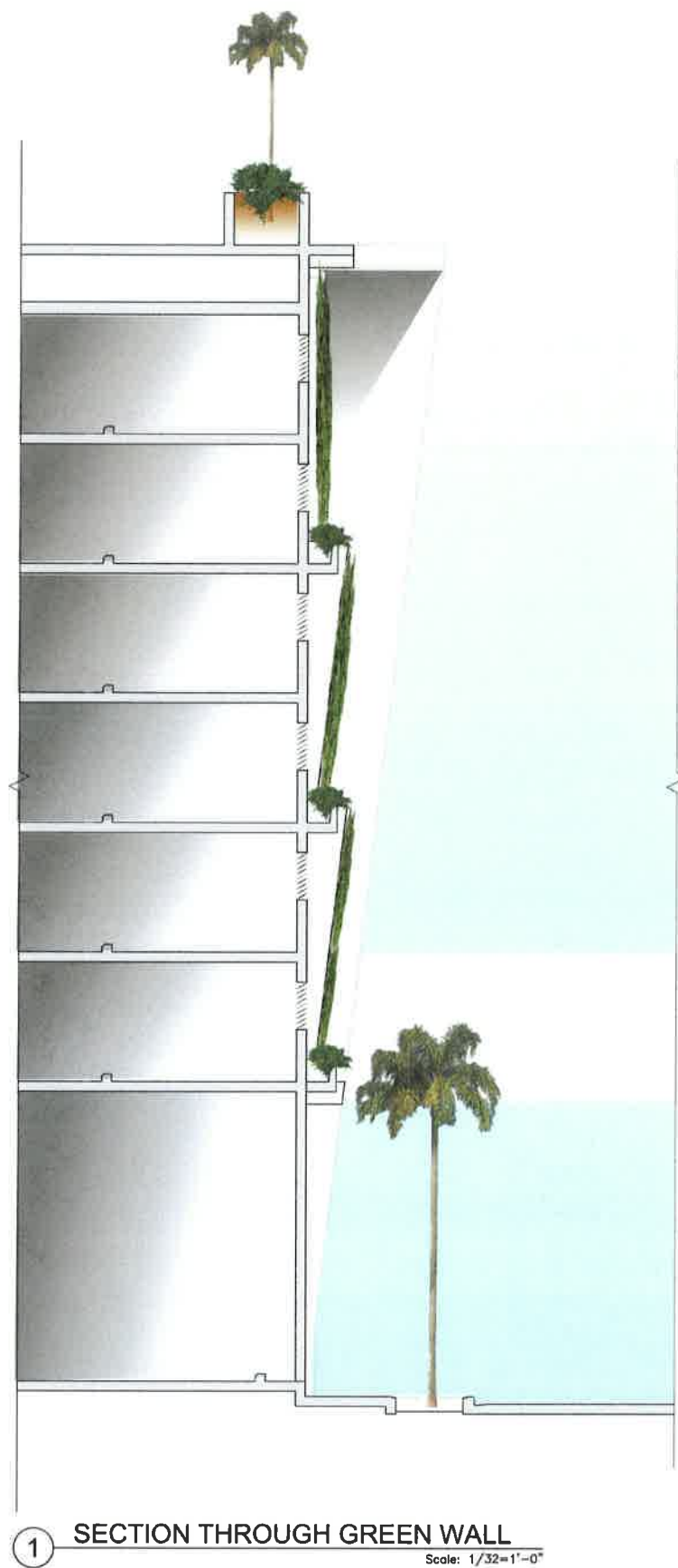
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A6.02
CAM 16-0456



1 SECTION THROUGH GREEN WALL
Scale: 1/32"=1'-0"



1 GREEN WALL ELEVATION
Scale: 1/32"=1'-0"

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GREEN WALL DETAILS

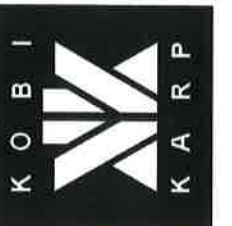
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Exhibit 3

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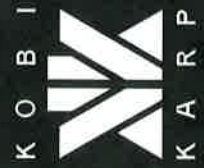
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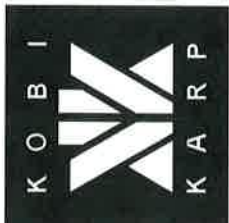
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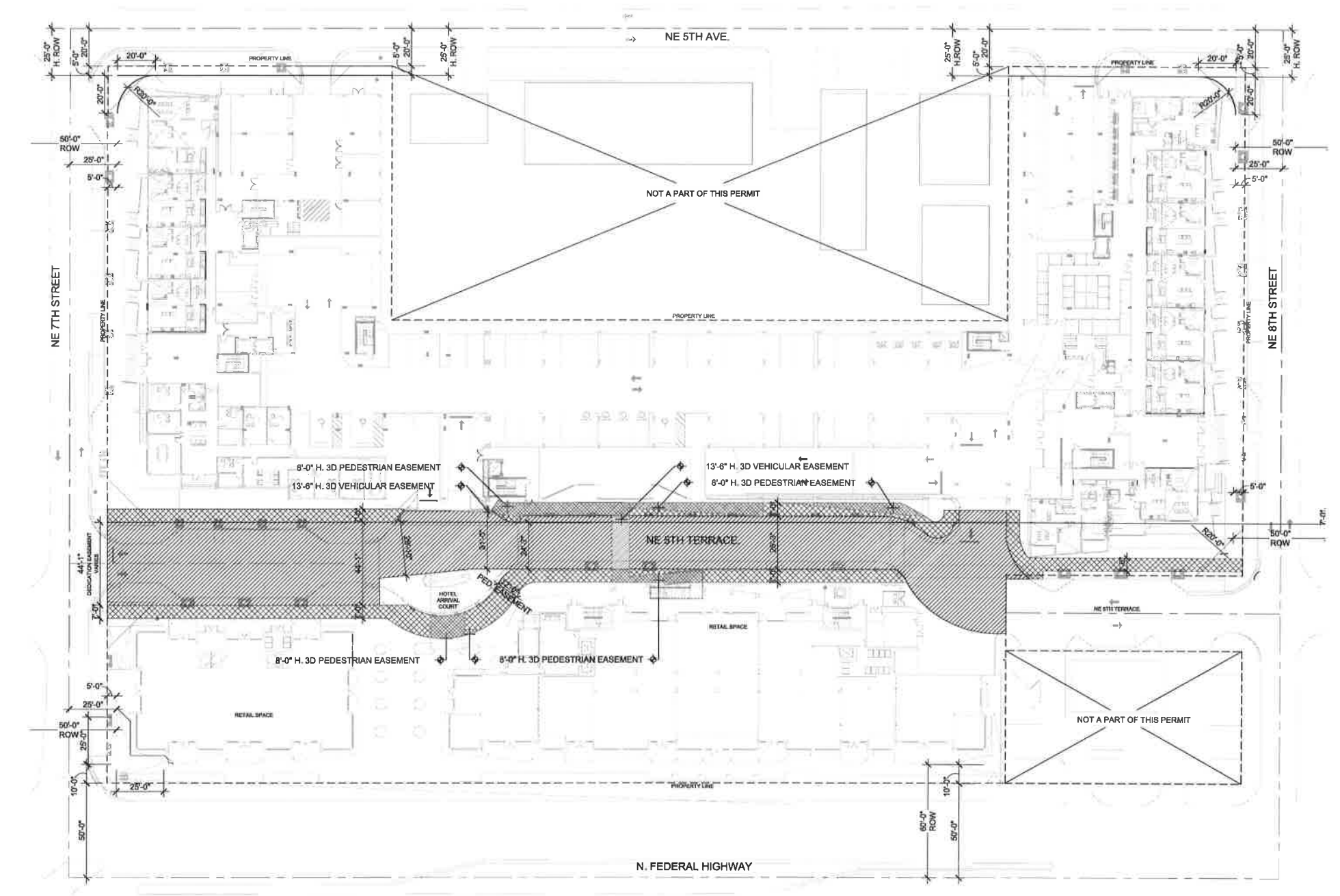
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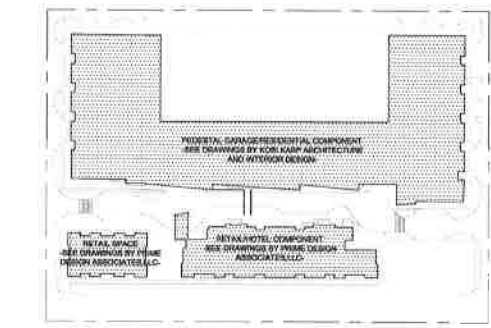
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1 ROAD/PEDESTRIAN EASEMENT EXHIBIT

LEGEND

- VEHICULAR DEDICATION EASEMENT
- 3 DIMENSIONAL VEHICULAR EASEMENT (13'-6" HIGH)
- CONTINUOUS PEDESTRIAN EASEMENT (VARIES FROM 7'-0" WIDE TO 12'-0" WIDE)
- 3 DIMENSIONAL PEDESTRIAN EASEMENT (8'-0" HIGH)



1 KEYPLAN

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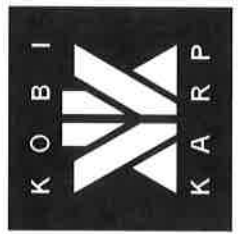
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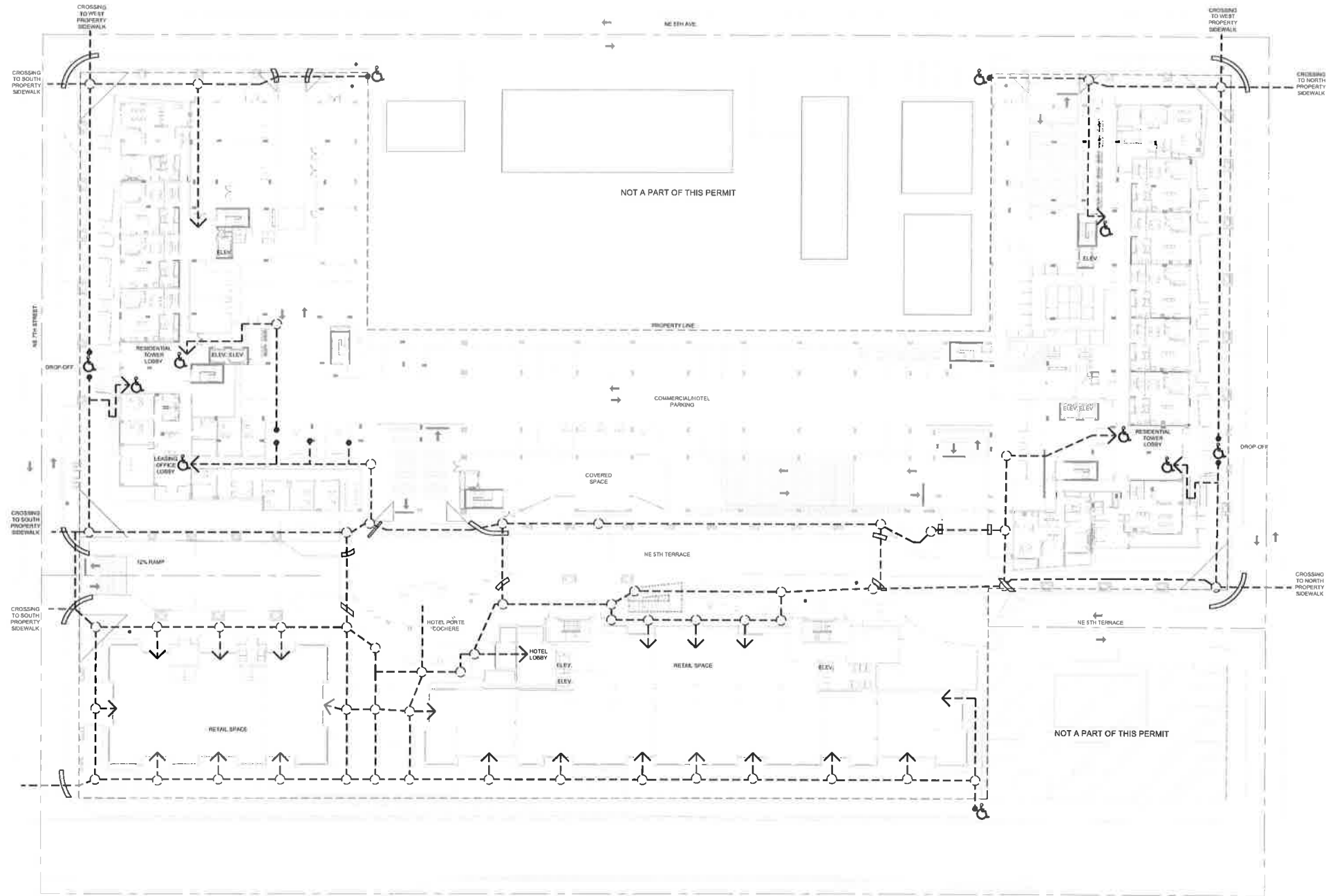
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ADA ACCESS TO SITE
SITE PLAN

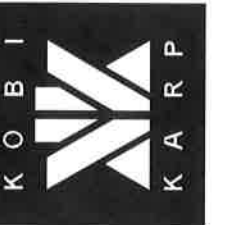
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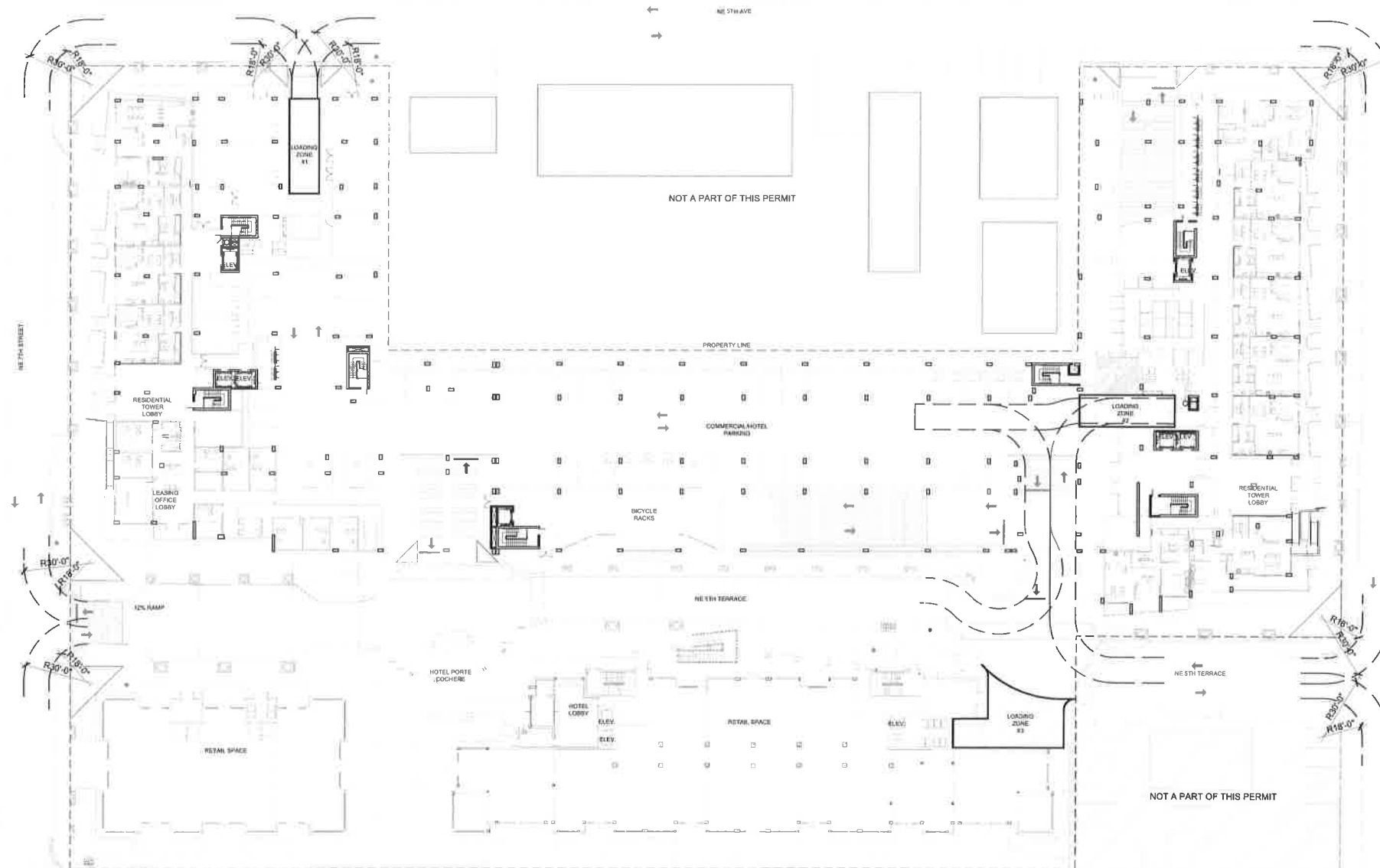
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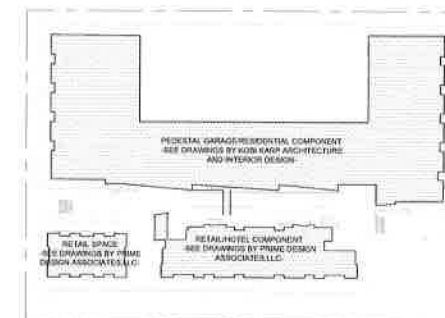
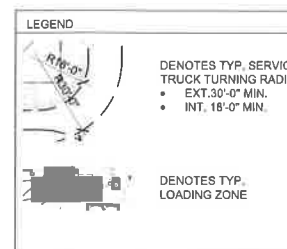
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Exhibit 3



1 GROUND FLOOR LOADING ACCESS



1 KEYPLAN

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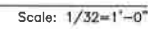
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Exhibit 3

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Scale: 1"=128'

1474

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LIFE SAFETY PLAN
GROUND LEVEL

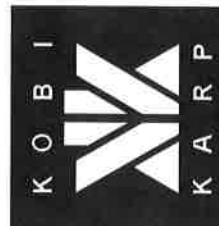
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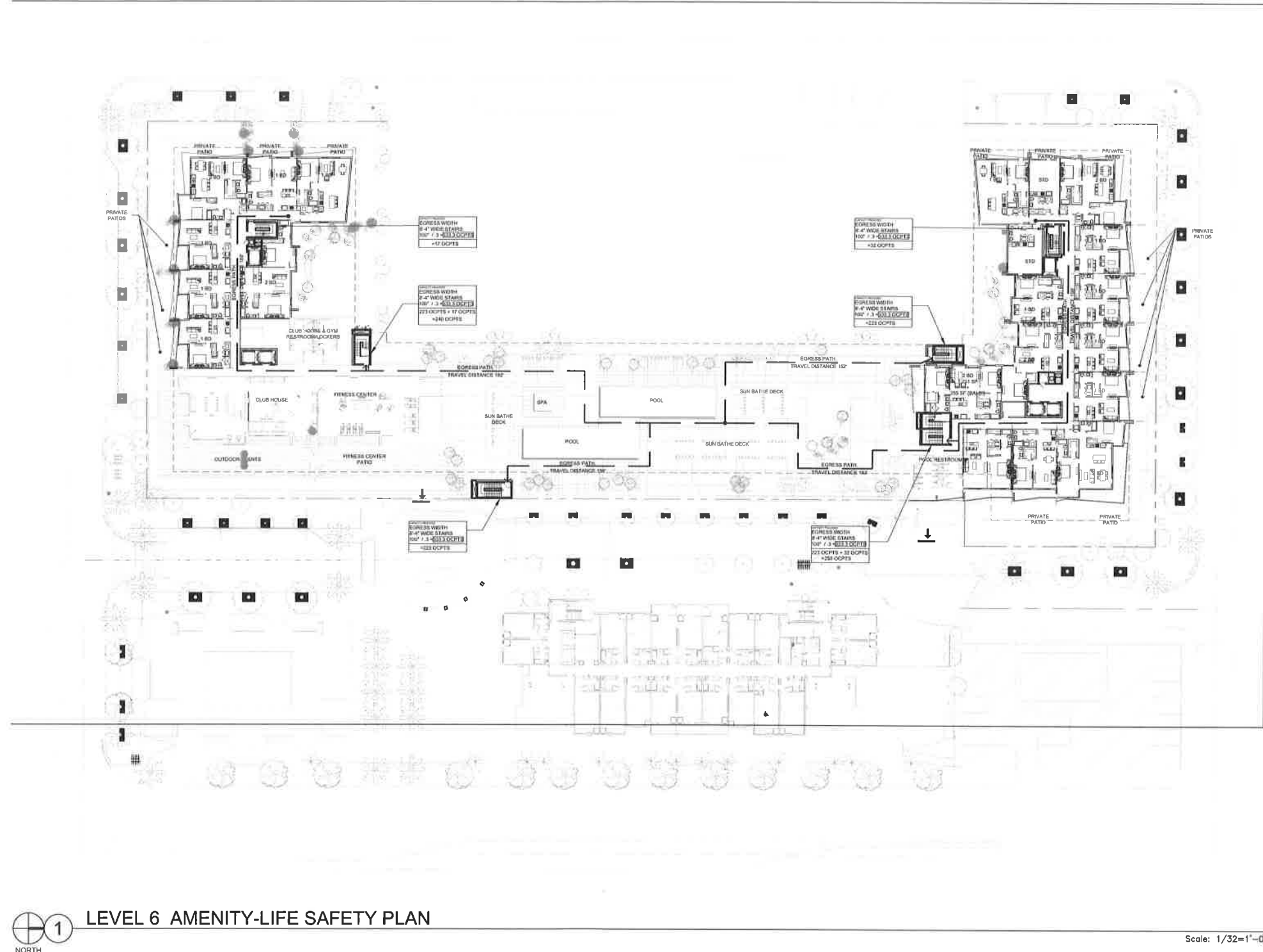
ARCHITECTURE
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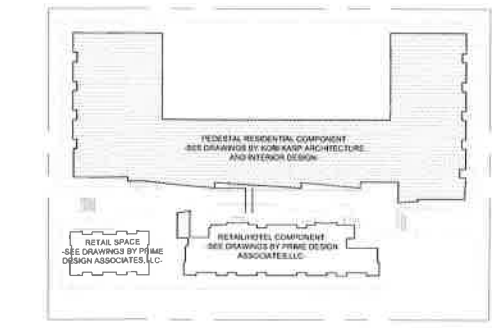


LS1.00
CAM 16-0456



1 LEVEL 6 AMENITY-LIFE SAFETY PLAN

Scale: 1/32"=1'-0"



1 KEYPLAN Scale: 1"=128'

AMENITIES OCCUPANCY LOAD		
USE	AREA	LOAD
POOL(1:50)	2,200 SF.	44OCPTS
DECK(1:30)	13,360 SF.	445 OCPTS
GYM(1:50)	3,000 SF.	60 OCPTS
CLUB HOUSE(1:15)	5,200 SF.	346 OCPTS
TOTAL OCCUPANT LOAD		895 OCPTS

AMENITIES PLUMBING FIXTURE COUNT		
USE	MALE	FEMALE
POOL (M-1:75; F-1:40)	1	1
POOL DECK (M-1:75; F-1:40)	3	5
GYM (M-1:125; F-1:65)	1	1
CLUB HOUSE(M-1:40;F-1:40)	5	5
TOTAL	10	12

AREA CALCULATION	
USE	AREA
RESIDENTIAL	22,407 SF.
AMENITIES	42,993SF.
POOL & POOL DECK	15,560 SF.
TOTAL GROSS AREA	80,900 SF.

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
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12	

1474

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QUANTUM AT
FLAGLER VILLAGE
FORT LAUDERDALE, FL

LIFE SAFETY PLAN
AMENITY LEVEL 6

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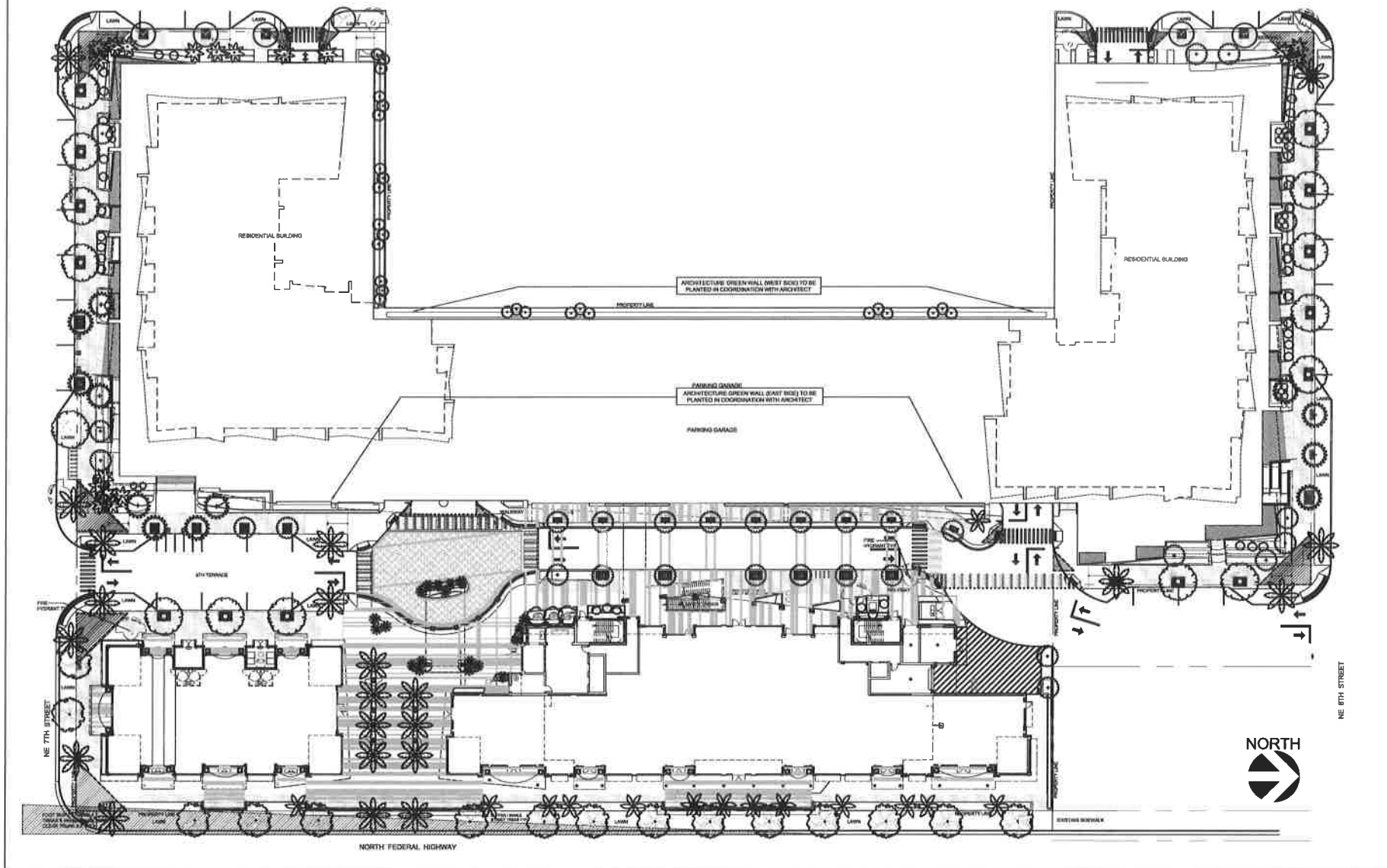
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CHECKED BY:
DATE: 06-09-2015

LS2.00
CAM 16-0456
Exhibit 3



SHEET INDEX:

- L-1 INDEX
- L-2 SITE LANDSCAPE PLAN
- L-3 2ND AND 9TH FLOOR LANDSCAPE PLAN
- L-4 LANDSCAPE DETAILS
- L-5 SITE HARDSCAPE PLAN
- L-6 HOTEL HARDSCAPE PLAN
- L-7 2ND AND 9TH FLOOR HARDSCAPE PLAN
- L-8 HARDSCAPE DETAILS
- L-9 LANDSCAPE LIGHTING PLAN
- TD-1 TREE DISPOSITION PLAN
- IR-1 OVERALL IRRIGATION PLAN
- IR-2 IRRIGATION PLAN
- IR-3 2ND AND 9TH FLOOR IRRIGATION PLAN
- IR-4 IRRIGATION DETAILS

LANDSCAPE LEGEND

ZONE DISTRICT: RAC - UV			
Gross Land: 150,426(s.f.)		Net Land: 39,072(s.f.)	Water Bodies: 0
	REQ.	PROV.	MITIGATION
Lot Tree Requirement - N/A	0	61	
Lot Shrub Requirement - N/A	0	793	
VUA Requirements: (VUA 0 sq ft) 20% of total VUA to be landscape area	(0)	(0)	Calculation based on Palm quantity above required & Tree cal. above required 3" cal.
Street trees (30' O.C.): Federal Hwy. = 447 lineal feet	15	3 Palms & 13 Trees	1 Palm & +13 Trees x 3"=30"
Street trees (30' O.C.): NE 7th St. = 284 lineal feet	10	4 Palms & 8 Trees	3 Add. Trees x 6"=18" & 6 x 3"=18"
Street trees (30' O.C.): NE 8th St. = 229 lineal feet	8	2 Palms & 8 Trees	2 Add. Trees x 6"=12" & 6 x 3"=18"
Street trees (30' O.C.): NE 5th Ave. = 184 lineal feet	6	6 Trees & 0 Palms	
Street trees (30' O.C.): NE 5th Terr. (Ends) = 308 lineal feet	10	10 Trees & 5 Palms	5 Palms
Street Palm trees (22' O.C.) NE 5th Terr. (Center) = 400 lineal feet	18	17 Palms*	
TOTAL NUMBER OF SHRUBS	0	1728	Total Mitigation from Streetscape = 6 Palms = 105" Caliper
TOTAL NUMBER OF TREES & PALMS @ CORNERS	67	77	
60% Shrubs/hedge shall be native species.	0(60%)	405	
50% OF TREES SHALL BE NATIVE & DROUGHT TOLERANT	90 (50%)	82	

* Architecture conflict precludes (1) required Palm
Note: All previous areas must be landscaped with lawn, groundcover, and/or shrubbery.

LANDSCAPE LIST

TREES				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	TYPE
12	12	Bulnesia arborea	14' HT. X 6" SPR. 6" CAL.	FLOWERING TREE
31	31	VERAWOOD	F.G., F.F.	ACCENT
6	6	"Coccoloba diversiflora"	12' HT. X 6" SPR. 3" & 5" CAL.	ORNAMENTAL TREE
19	19	"Pigeon Plum"	(2) STREET TREES @ 6" CAL.	STREET TREE
3	3	"Conocarpus erectus sericeus"	14' HT. X 6" SPR. 3" CAL.	STREET TREE
22	22	SILVER BUTTWOOD	6" C.T., F. G.	UNDER POWERLINES
37	37	Hypophorbe verschaffeltii	5 @ 4' - 10 @ 6" & 4 @ 8" C.T.	ORNAMENTAL PALM
16	16	SPINDLE PALM		
15	15	Ligustrum japonicum	14' HT. X 10" SPR. MULTI	ORNAMENTAL TREE
18	18	JAPANESE PRIVET	7" C.T.	
27	27	Phoenix syriensis	10" C.T.	STREET CORNER TREE
14	14	SILVER DATE PALM	F.G. MATCHED	URBAN COURT TREE
15	15	Polyalthia longifolia "Pendula"	12' HT. X 2.5" SPR. 2" CAL.	ACCENT TREE
16	16	ASOKA (MAST) TREE		
15	15	"Quercus virginiana"	20"-22" HT. X 6" SPR. 6" CAL.	STREET TREE
15	15	LIVE OAK	6" C.T. & F.G.	
18	18	"Quercus virginiana 'High Rise'"	20"-22" HT. X 6" SPR. 6" CAL.	STREET TREE
18	18	HIGH RISE LIVE OAK	6"-8" C.T. & F.G.	
27	27	Vallicia montgomeryana	18"-24" O.A. HT. MIN. 10" G.W.	PALM
14	14	MONTGOMERY PALM	F.G., VARY HTS. IN GROUPS	ORNAMENTAL PALM
14	14	"Thrinax radiata"	9 @ 6' / 9 @ 7' & 9 @ 8" C.T.	ORNAMENTAL PALM
14	14	FLORIDA THATCH PALM	F.G.	
14	14	Wodyetia bifurcata	20" O.A. HT. MIN. 8" G.W.	PALM
14	14	FOXTAIL PALM	F.G., MATCHED HTS.	FEDERAL SIDEWALK

=57 PALMS
= 219"

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AN	100	Annuals "Seasonal Color Groundcover"	12" HT. X 12" SPR. / 12" O.C.
CA	24	Winter: Cleome / Summer: Pentas	1 GAL.
CG	81	"Crinum augustum 'Queen Emma'"	3" O.A. HT.
CGN	111	PURPLE CRINUM LILY	7 GAL.
CI	351	Clusia guilfoya	24" HT. X 24" SPR. / 24" O.C.
EF1	12	SMALL LEAF CLUSIA	3 GAL.
EF2	10	Clusia guilfoya 'nana'	18" HT. X 20" SPR. / 24" O.C.
EF3	4	SMALL LEAF DWARF PITCH APPLE	3 GAL.
FM	540	"Chrysanthemum leucum 'Red Tip'"	24" HT. X 18" SPR. / 24" O.C.
IN	208	RED TIP COCOPLUM	3 GAL.
NE	145	"Eugenia foetida 'TOPIARY CONE'"	7" O.A. HT. TOPIARY CONE
PB	86	SPANISH STOPPER	10 GAL., FULL TO BASE
PM	439	"Eugenia foetida 'SPIRAL CONE'"	7" O.A. HT. TOPIARY SPIRAL
PV	565	SPANISH STOPPER	10 GAL., 5 POM POM MIN.
PX	765	"Eugenia foetida 'POM POM'"	7" O.A. HT. TOPIARY POMPOM
LAWN	As Required	SPANISH STOPPER	10 GAL., FULL TO BASE
		Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 18" O.C.
		GREEN ISLAND FICUS	3 GAL.
		Ixora 'Nova Grant'	18" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
		"Nephrolepis exaltata"	15" HT. X 15" SPR. / 18" O.C.
		BOSTON FERN	3 GAL.
		Philodendron 'Burle Marx'	18" HT. X 18" SPR. / 18" O.C.
		BURLE MARX PHILODENDRON	3 GAL.
		Podocarpus macrophyllus	24" HT. X 24" SPR. / 24" O.C.
		PODOCARPUS	3 GAL.
		Pittosporum tobira 'Variegata'	18" HT. X 18" SPR. / 18" O.C.
		PITTOSPORUM VARIEGATA	3 GAL.
		Philodendron xanadu	15" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
		Stenotaphrum secundatum 'Floritan'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES



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QUANTUM @ FLAGLER VILLAGE

FORT LAUDERALE, FLORIDA

INDEX

Project:

Revisions:

CD Progress Post Permit Submittal 09/11/2015

FOR CONSTRUCTION
09-14-15

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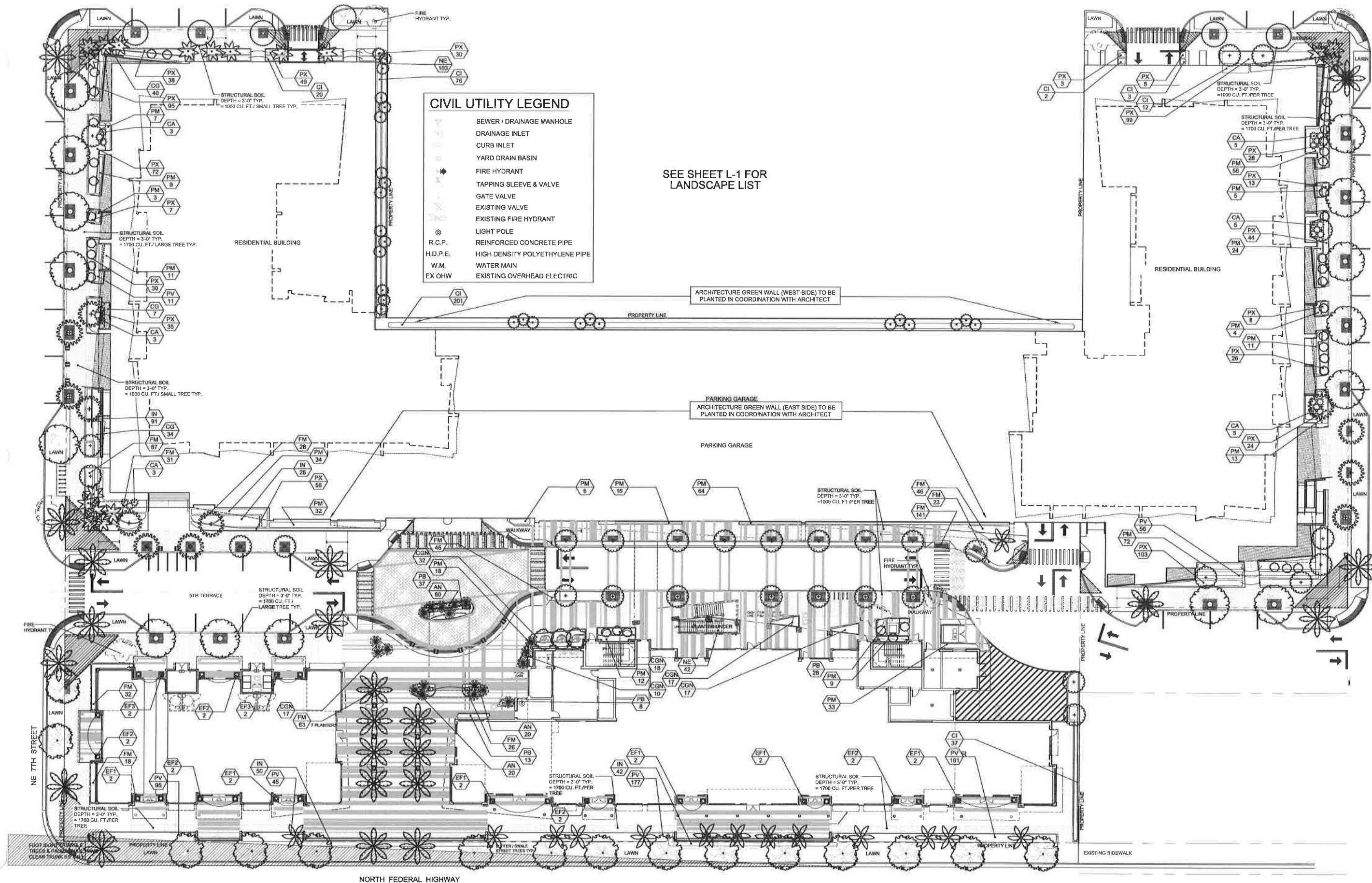
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Date: 08/21/2015
Scale: n.t.s.
Drawn by: SCH
Sheet No.:



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CIVIL UTILITY LEGEND	
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	LIGHT POLE
	R.C.P.
	H.D.P.E.
	W.M.
	EX OHW
	REINFORCED CONCRETE PIPE
	HIGH DENSITY POLYETHYLENE PIPE
	WATER MAIN
	EXISTING OVERHEAD ELECTRIC

SEE SHEET L-1 FOR
LANDSCAPE LIST

ARCHITECTURE GREEN WALL (WEST SIDE) TO BE
PLANTED IN COORDINATION WITH ARCHITECT

ARCHITECTURE GREEN WALL (EAST SIDE) TO BE
PLANTED IN COORDINATION WITH ARCHITECT

LANDSCAPE PLAN

Scale: 1"=20'-0"



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QUANTUM @ FLAGLER VILLAGE
FORT LAUDERDALE, FLORIDA
OVERALL SITE LANDSCAPE PLAN

Project:

Revisions:
1. CD Progress Post Permit Submittal 09/14/15

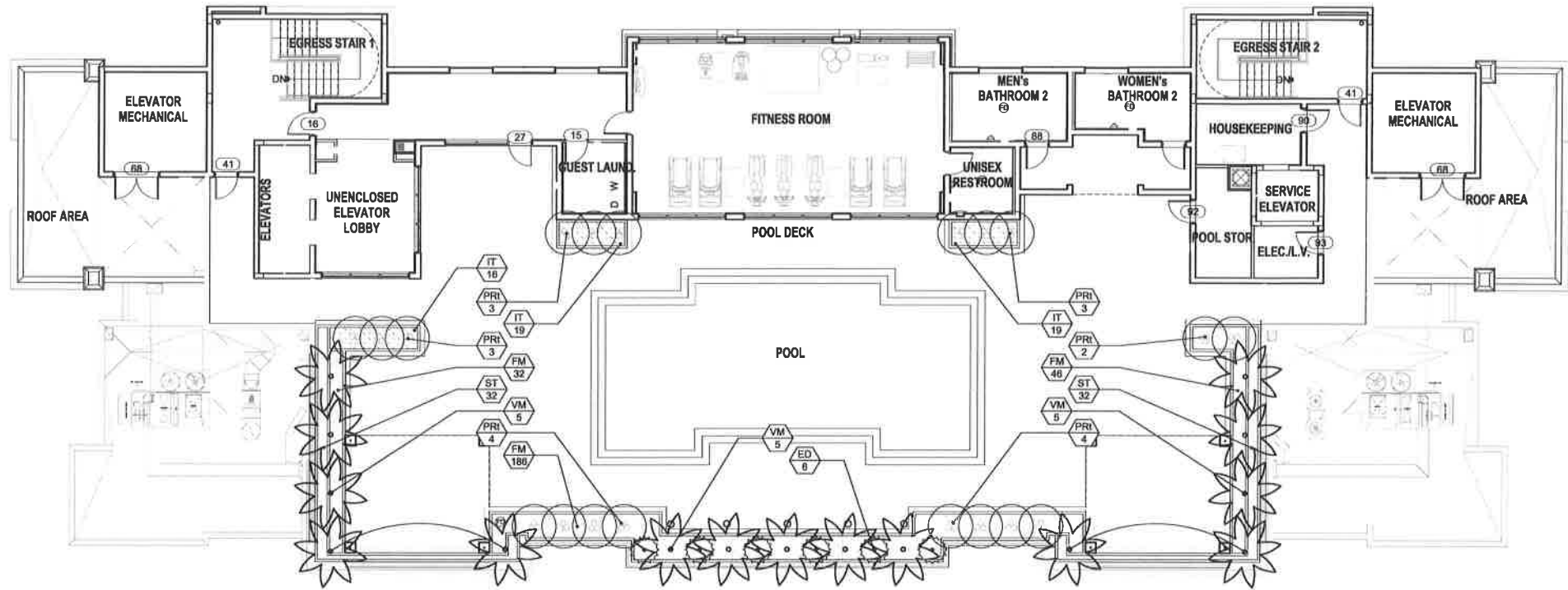
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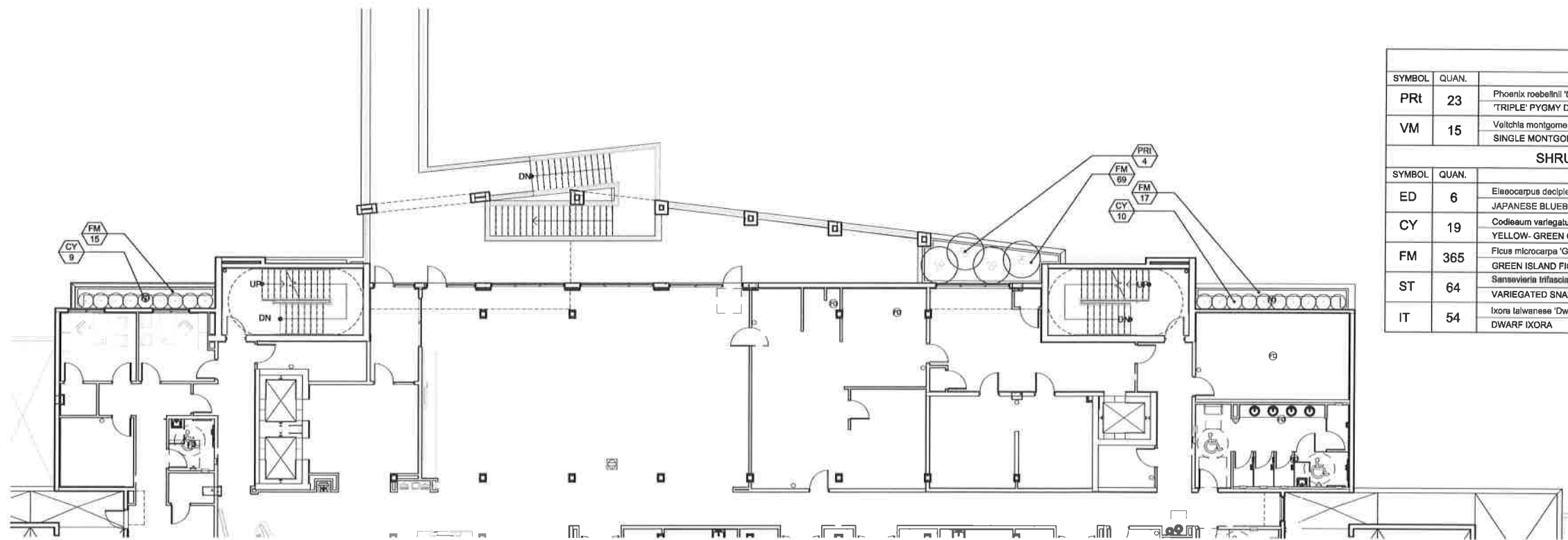
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Date: 8 / 29 / 2015
Scale: 1" = 20'-0"
Drawn by: SCH
Sheet No.:
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FORM 16.0456
Exhibit 3

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LEVEL 9 LANDSCAPE PLAN

Scale: 1" = 10'-0"

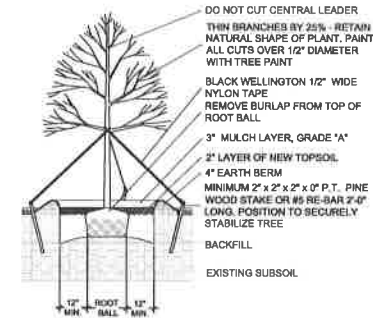


LEVEL 2 LANDSCAPE PLAN

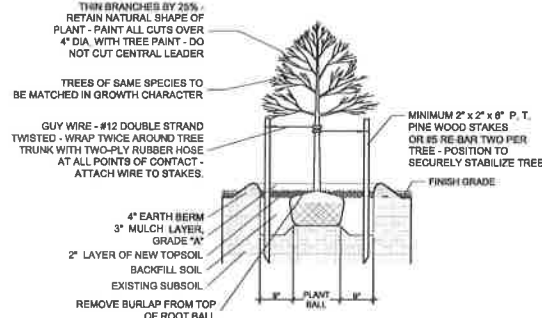
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LANDSCAPE LIST			
TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
PRI	23	Phoenix roebellii 'triple'	5' O.A. HT.
		'TRIPLE' PYGMY DATE PALM	F.G., TRIPLE TRUNK
VM	15	Volatilia montgomeryana 'single'	22' O.A. HT.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
ED	6	Elaeocarpus decipiens	6-7' O.A. HT. CONE
		JAPANESE BLUEBERRY TREE	25 GAL., STANDARD
CY	19	Codiaeum variegatum 'Sloppy Painter'	30" HT. X 30" SPR. / 30" O.C.
		YELLOW-GREEN CROTON	7 GAL.
FM	365	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FIGUS	3 GAL.
ST	64	Sansevieria trifasciata 'Black Gold'	24" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SNAKE PLANT	3 GAL.
IT	54	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.

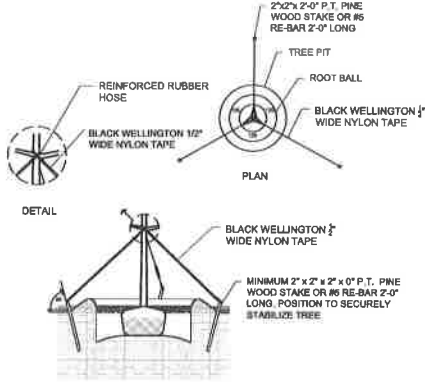




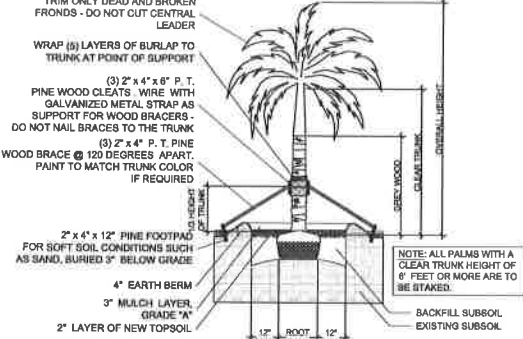
LARGE TREE PLANTING DETAIL



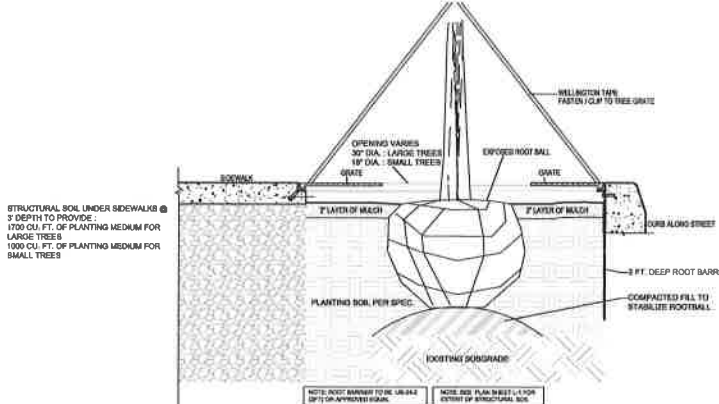
SMALL TREE PLANTING DETAIL



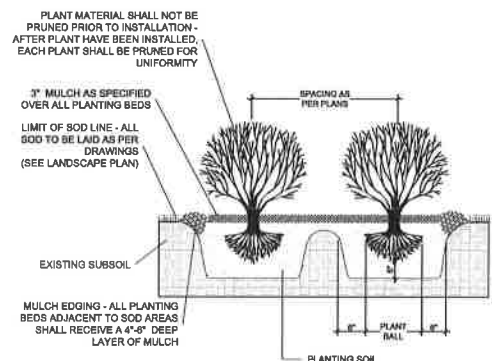
TYPICAL TREE GUYING DETAIL



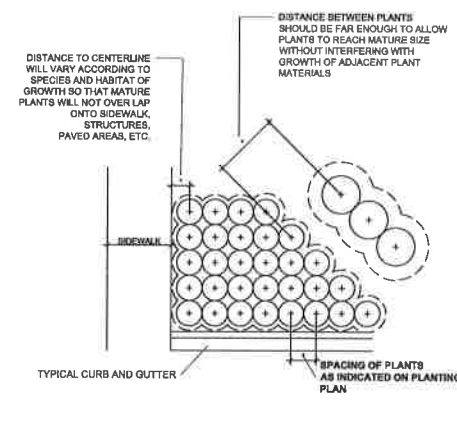
STRAIGHT TRUNK PALM PLANTING DETAIL



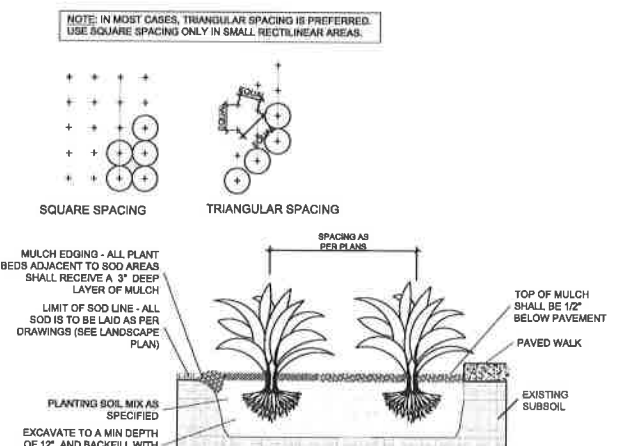
TREE GRATE & STRUCTURAL SOIL / SIDEWALK DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pellets", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
LANDSCAPE DETAILS

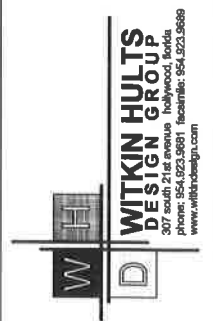
Revisions:
CD Progress Post Permit Submittal 09/11/2015

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L-4

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QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
SITE HARDSCAPE PLAN

Project

Revisions:

1 CD Progress Post Permit Submittal 09/11/2015

FOR CONSTRUCTION
09-14-15

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Lic. # LA0000889
Member: A.B.L.A.

Drawing: HARDCAPE PLAN

Date: 08/21/2015

Scale: see left

Drawn by: SCH

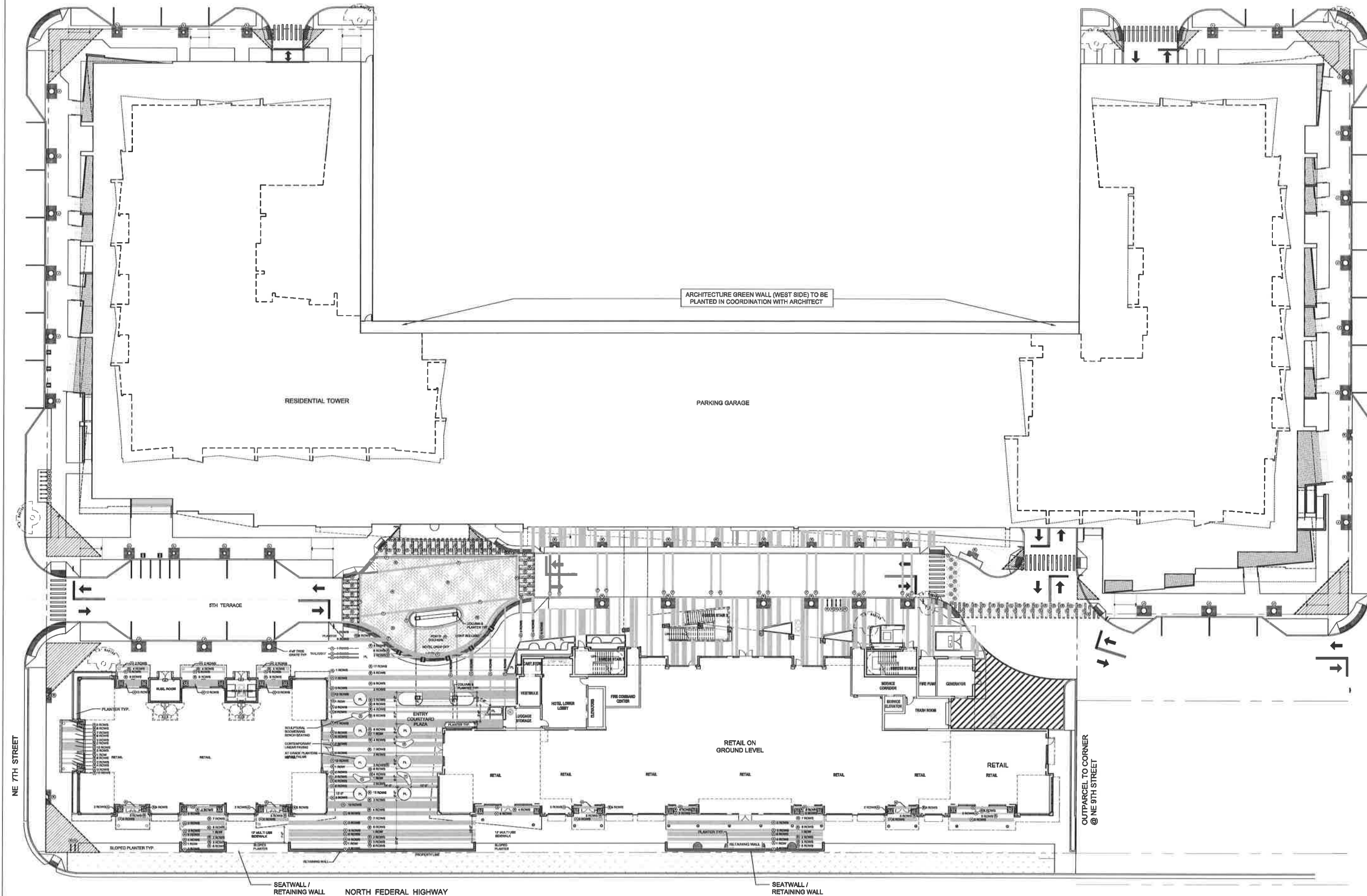
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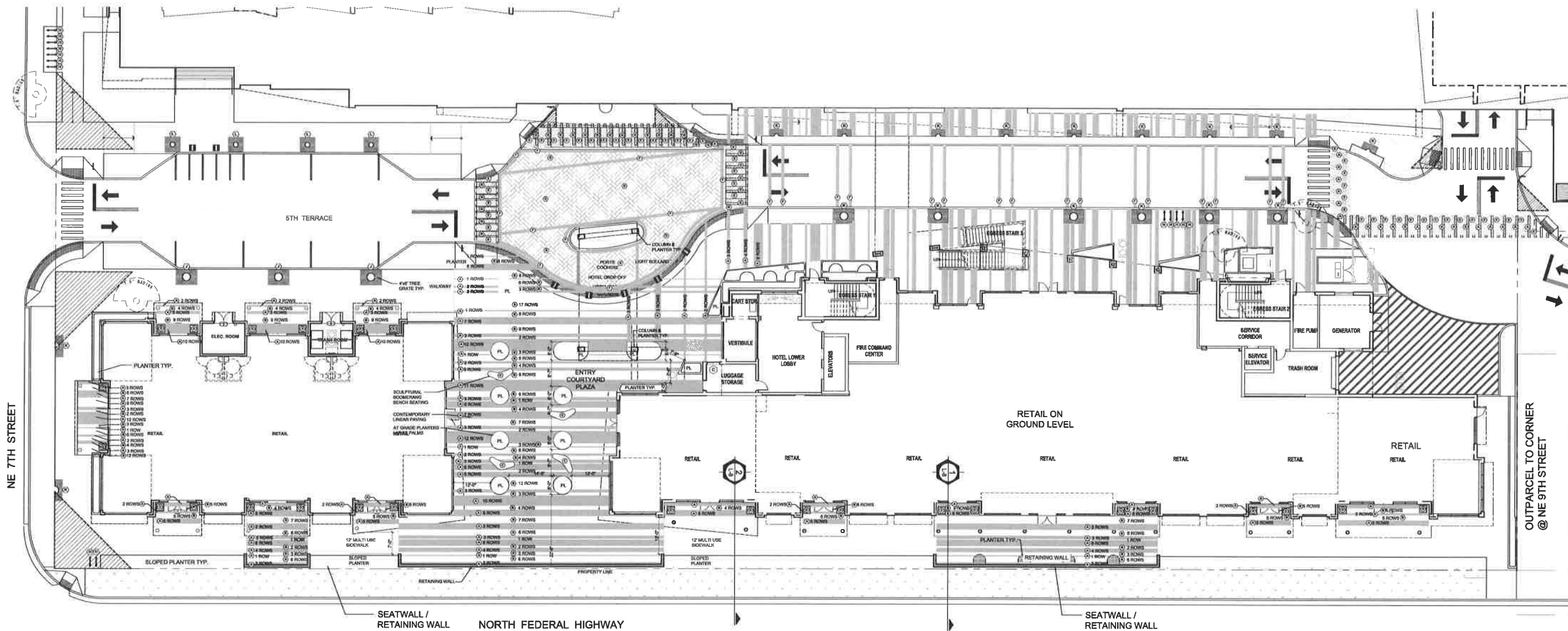
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Exhibit 3

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QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
HOTEL HARDSCAPE PLAN

Project:

Revisions:
CD Program Post Permit Submittal 06/11/2015

FOR CONSTRUCTION
09-14-15

Seal:

Lo. # LA0000889
Member: A.S.L.A.

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L-6

HARDSCAPE PLAN

NORTH

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

NOTE: ALL IMAGES ARE FOR REFERENCE ONLY



BOOMERANG SEATING



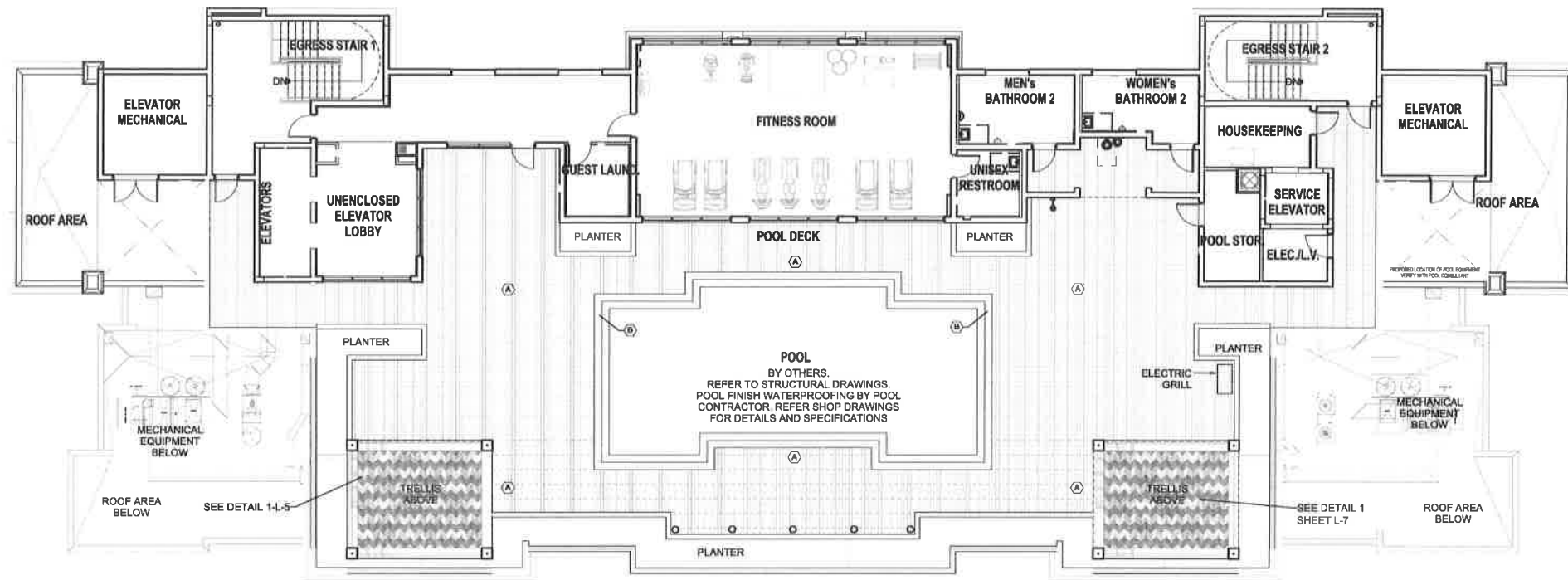
CONTEMPORARY LINEAR PAVING

SITE FINISHES/ AMENITIES LEGEND

A DARK PAVER STRIPING MAINFIELD MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: CHARCOAL SIZE: 4" X 8" X 2" PATTERN: RUNNING BOND			E PAVER STRIPING FOR CROSSWALK MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: DOT REFLECTIVE WHITE SIZE: 4" X 8" X 3 1/4" PATTERN: RUNNING BOND		J RECTANGULAR TREE GRATE MANUFACTURER: IRONSMITH STYLE: MARKET COLOR: T8D SIZE: 4'X8' WELL LIGHTS: YES CONTACT: JOANNE GULLIKSEN 786.897.0138
B LIGHT PAVER STRIPING MAINFIELD MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: WHITE SIZE: 4" X 8" X 2" PATTERN: RUNNING BOND			F DARK PAVER STRIPING FOR ROADWAY MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: CHARCOAL SIZE: 4" X 8" X 3 1/4" PATTERN: RUNNING BOND		K HALF-SQUARE TREE GRATE MANUFACTURER: IRONSMITH STYLE: MARKET COLOR: T8D SIZE: 2'X8' WELL LIGHTS: YES CONTACT: JOANNE GULLIKSEN 786.897.0138
C BOOMERANG BENCH SEATING MANUFACTURER: TECTURA DESIGNS MATERIAL: CONCRETE WITH WOOD ITEM NUMBER: DF5330 SIZE: 991/2" X 40 1/2" X 18" QUANTITY: 4 CONTACT: TROY DAHLKE 813.334.0016			G PAVER STRIPING FOR CROSSWALK MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: SLATE SIZE: 4" X 8" X 3 1/4" PATTERN: HERRINGBONE		L SQUARE TREE GRATE MANUFACTURER: IRONSMITH STYLE: MARKET COLOR: T8D SIZE: 8'X8' WELL LIGHTS: YES CONTACT: JOANNE GULLIKSEN 786.897.0138
D SOHO TALL GALVANIZED STEEL SQUARE PLANTER MANUFACTURER: AXIS MATERIAL: STEEL SIZE: 16"X15"X40" QUANTITY: 28 CONTACT: 954.588.4114			H BIKE RACK MANUFACTURER: BENSON OUTDOORS STYLE: ORION / 2 BIKES MODEL #: ORNS-2-SF-ES COLOR: STEEL FINISH QUANTITY: 17		M PRE-CAST CONCRETE CAP STYLE: KEYSTONE COLOR: WHITE SIZE: 14" WIDE BY 2" THICK SEE WALL DETAIL ON SHEET L-8

CAM 16.0456

Exhibit 3



SITE FINISHES/ AMENITIES LEGEND FOR POOL DECK

POOL DECK PLANK PAVES	PATTERN	COLORS
(A) MANUFACTURER: OLDCASTLE PAVES STYLE: MODULINE SERIES- PLANK PAVE COLOR: SLATE, CAMEL, & CREAM SIZE: 3" X 12" X 2" PATTERN: RUNNING BOND IN DIRECTION AS SHOWN (NO PERIM. BANDING) * USE 1/3 OF EACH COLOR SPECIFIED TO CREATE RANDOM PATTERN AS SHOWN		
(B) MANUFACTURER: OLDCASTLE PAVES STYLE: MODULINE SERIES- PLANK PAVE COLOR: CREAM SIZE: 3" X 12" X 2" (BULLNOSE) PATTERN: SOLDIER COURSE		

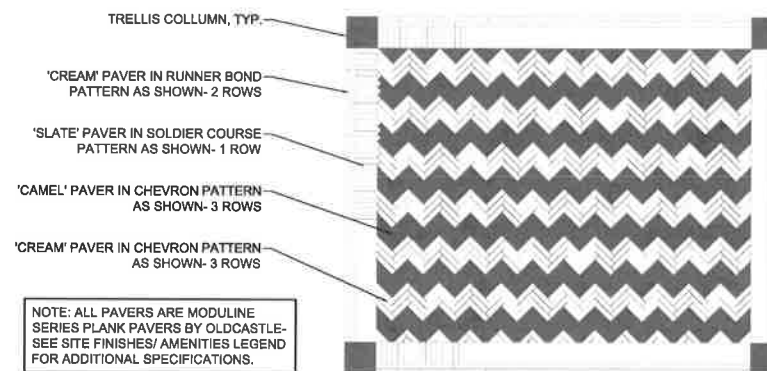
LEVEL 9 HARDSCAPE PLAN

Scale: 1" = 10'-0"

SITE FINISHES/ AMENITIES LEGEND FOR SECOND FLOOR TERRACE AND BRIDGE TO GARAGE

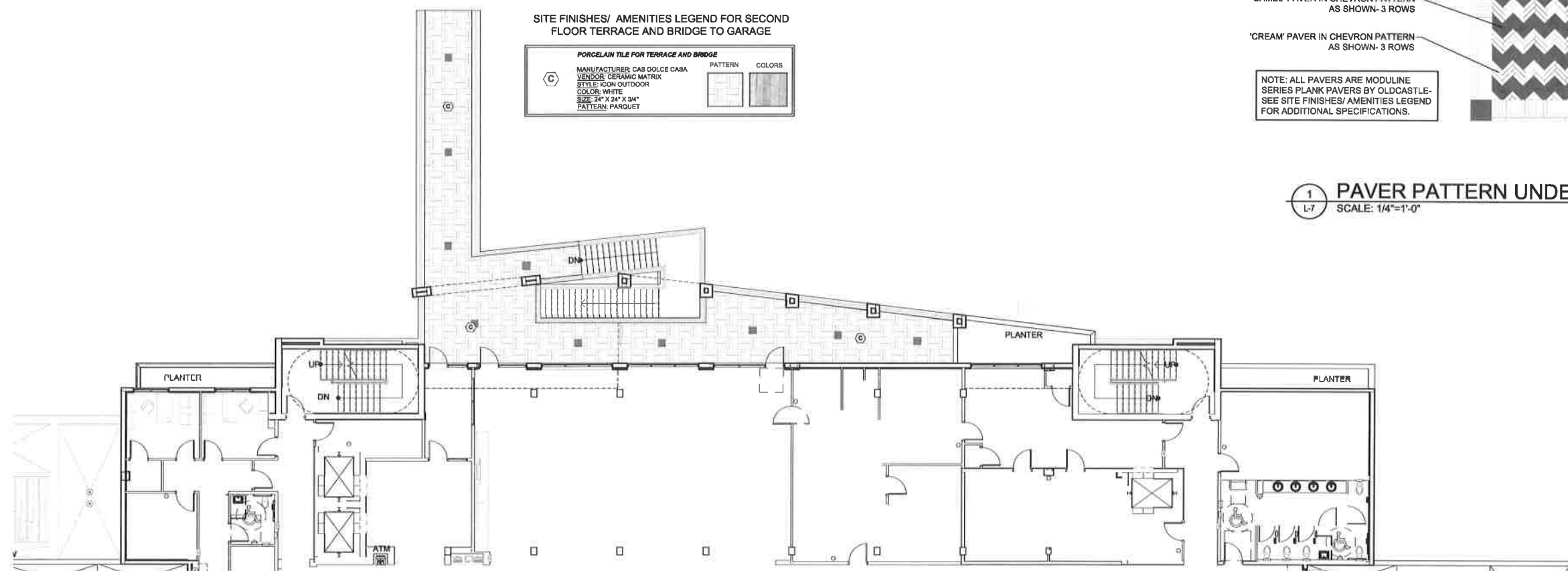
PORCELAIN TILE FOR TERRACE AND BRIDGE

	PATTERN	COLORS
(C) MANUFACTURER: CAS DOLCE CASA VENUE: CERAMIC MATRIX STYLE: ICON OUTDOOR COLOR: WHITE SIZE: 24" X 24" X 3/4" PATTERN: PARQUET		



NOTE: ALL PAVES ARE MODULINE SERIES PLANK PAVES BY OLDCASTLE-SEE SITE FINISHES/ AMENITIES LEGEND FOR ADDITIONAL SPECIFICATIONS.

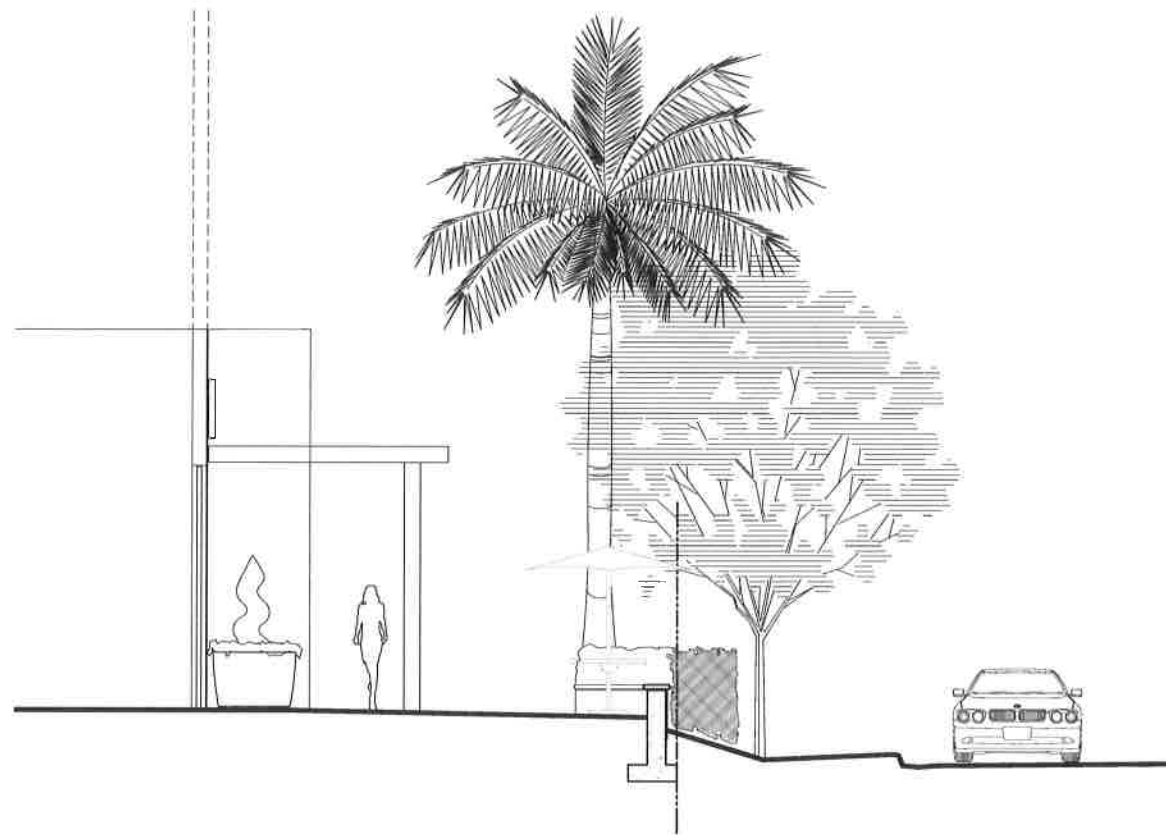
1 PAVER PATTERN UNDER TRELLIS DETAIL L-7 SCALE: 1/4"=1'-0"



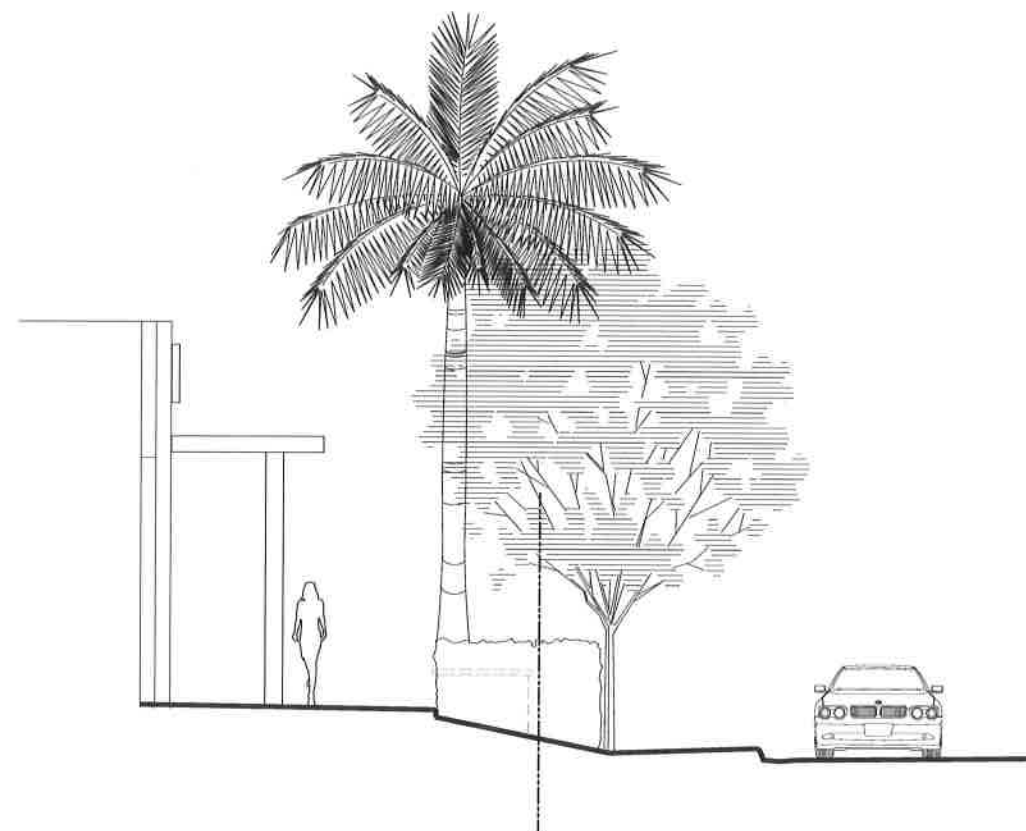
LEVEL 2 HARDSCAPE PLAN

Scale: 1" = 10'-0"





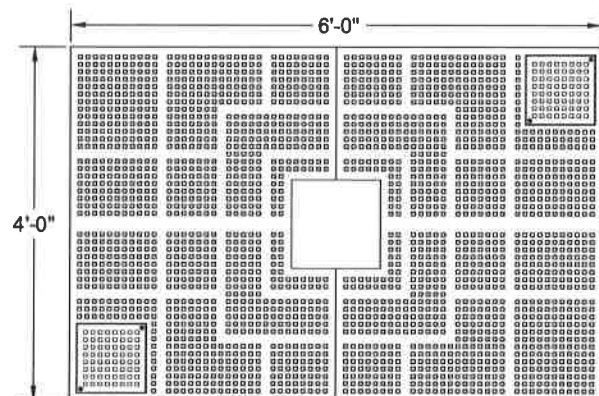
1 RETAIL FRONTAGE : SEATING
L-6 SCALE: 1/4"=1'-0"



2 RETAIL FRONTAGE : WALKWAY
L-6 SCALE: 1/4"=1'-0"

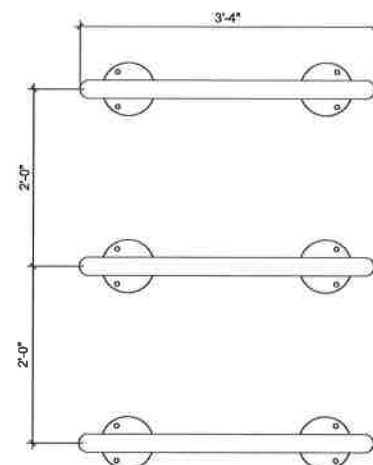
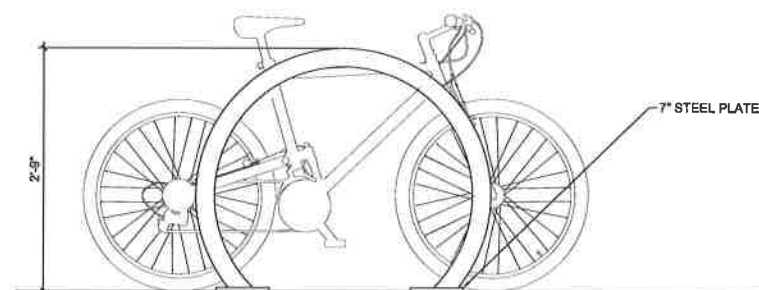
TREE GRATE 7248
STYLE: MARKET STREET

IRONSMT
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
(800) 338-4766
© IRONSMT

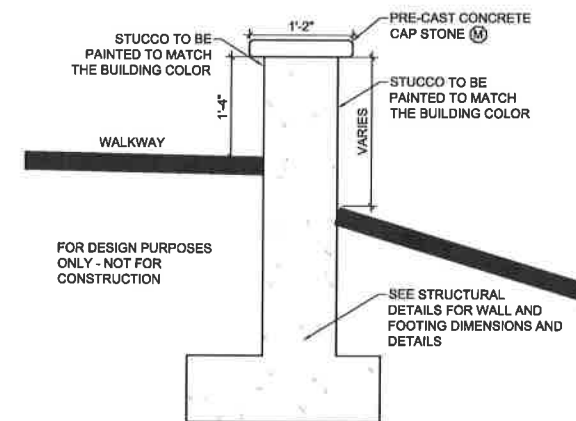


1/2" x 1" x 1/4" THICK GRINDING PADS FOR
LEVELING - TYP. 4 OR MORE PLACES

SLOT WIDTH IS 1/2" MAXIMUM, MEETS ADA COMPLIANCE.
GRATE CAST FROM IRON
TREE OPENING SIZE: 18"
STEEL ANGLE FRAME REQUIRED
FOR INSTALLATION USE MODEL 48X72F
OUTER FRAME DIM. IS 3/4" ± 1/8"
GREATER THAN GRATE.



H BIKE RACK
L-5 SCALE: 1"=1'-0"



3 SEATING WALL
L-6 SCALE: 1"=1'-0"

QUANTUM @ FLAGLER VILLAGE FORT LAUDERDALE, FLORIDA HARDSCAPE DETAILS

Project:

Revisions:
C/D Program Post Permit Submittal 09/11/2015

FOR CONSTRUCTION
09-14-15

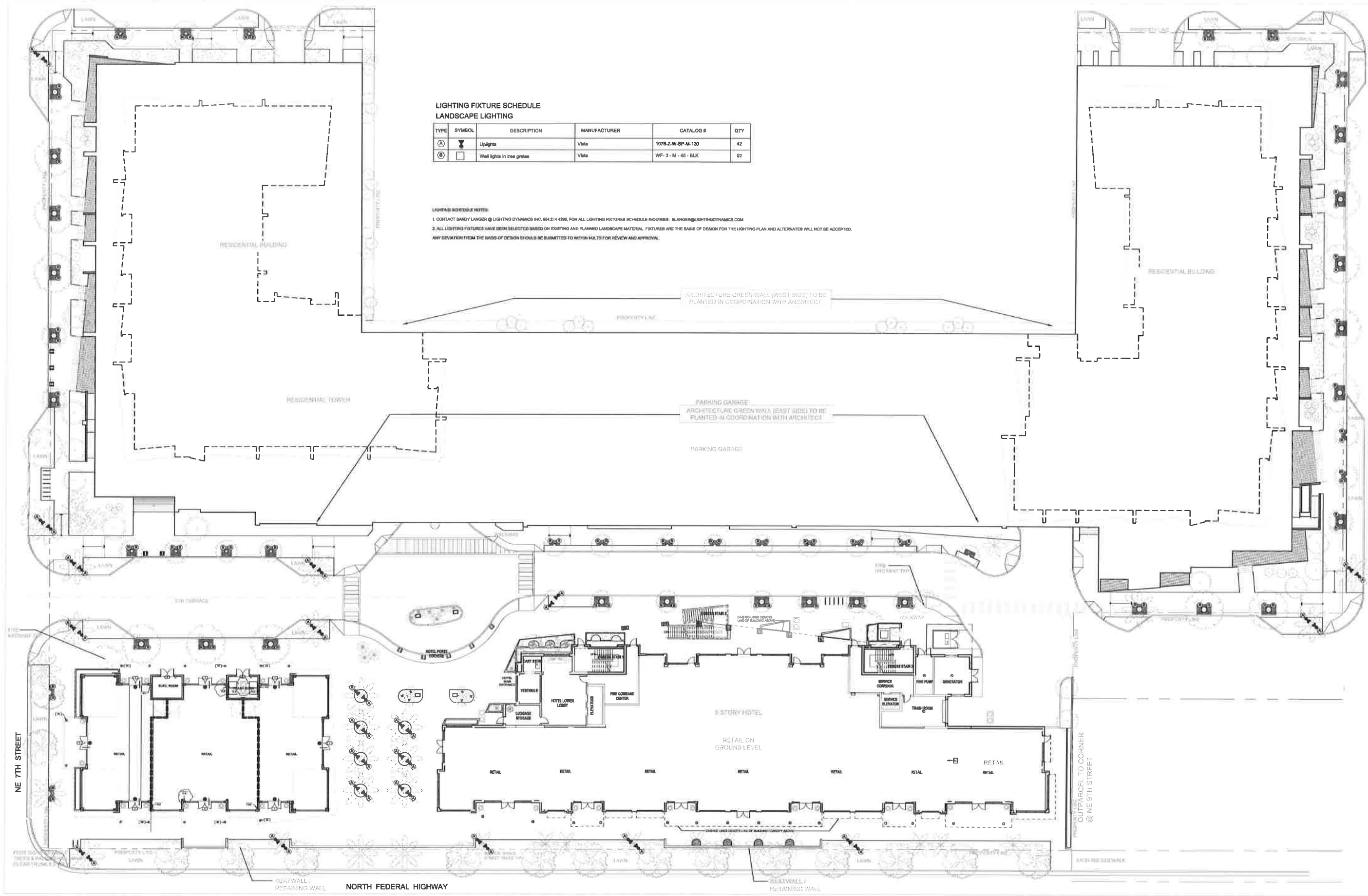
Seal:

Lic. # LA0000689
Member: A.S.L.A.

Drawing: HARDSCAPE PLAN
Date: 08/21/2015
Scale: See Left
Drawn by: JM
Sheet No.:

L-8

CAM 16-0456
Exhibit 3



LIGHTING FIXTURE SCHEDULE
LANDSCAPE LIGHTING

TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG #	QTY
(A)		Upights	Vista	1078-Z-W-SP-M-120	42
(B)		Wall lights in tree groves	Vista	WF-3-M-45-BLK	02

LIGHTING SCHEDULE NOTES:
1. CONTACT BANDY LANGER @ LIGHTING DYNAMICS INC. 864.214.4286, FOR ALL LIGHTING FIXTURES SCHEDULE INQUIRIES: BLANGER@LIGHTINGDYNAMICS.COM
2. ALL LIGHTING FIXTURES HAVE BEEN SELECTED BASED ON EXISTING AND PLANNED LANDSCAPE MATERIAL. FIXTURES ARE THE BASIS OF DESIGN FOR THE LIGHTING PLAN AND ALTERNATES WILL NOT BE ACCEPTED.
ANY DEVIATION FROM THE BASIS OF DESIGN SHOULD BE SUBMITTED TO WITKIN HULTS FOR REVIEW AND APPROVAL.



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QUANTUM @ FLAGLER VILLAGE
Fort Lauderdale, Florida
LANDSCAPE LIGHTING PLAN

Project:
Revisions:
CD Progress Post Permit Submitted 08/11/2015
FOR CONSTRUCTION
09-14-15

Seal:
Lic: # LA0000889
Member: A.S.L.A.

Drawing: Landscape Lighting Plan
Date: 08/21/2015
Scale: See Left
Drawn by: JM
Sheet No.:
CAM 16-0456
Exhibit 3
L-9

LANDSCAPE LIGHTING PLAN
Scale: 1"=20'-0"

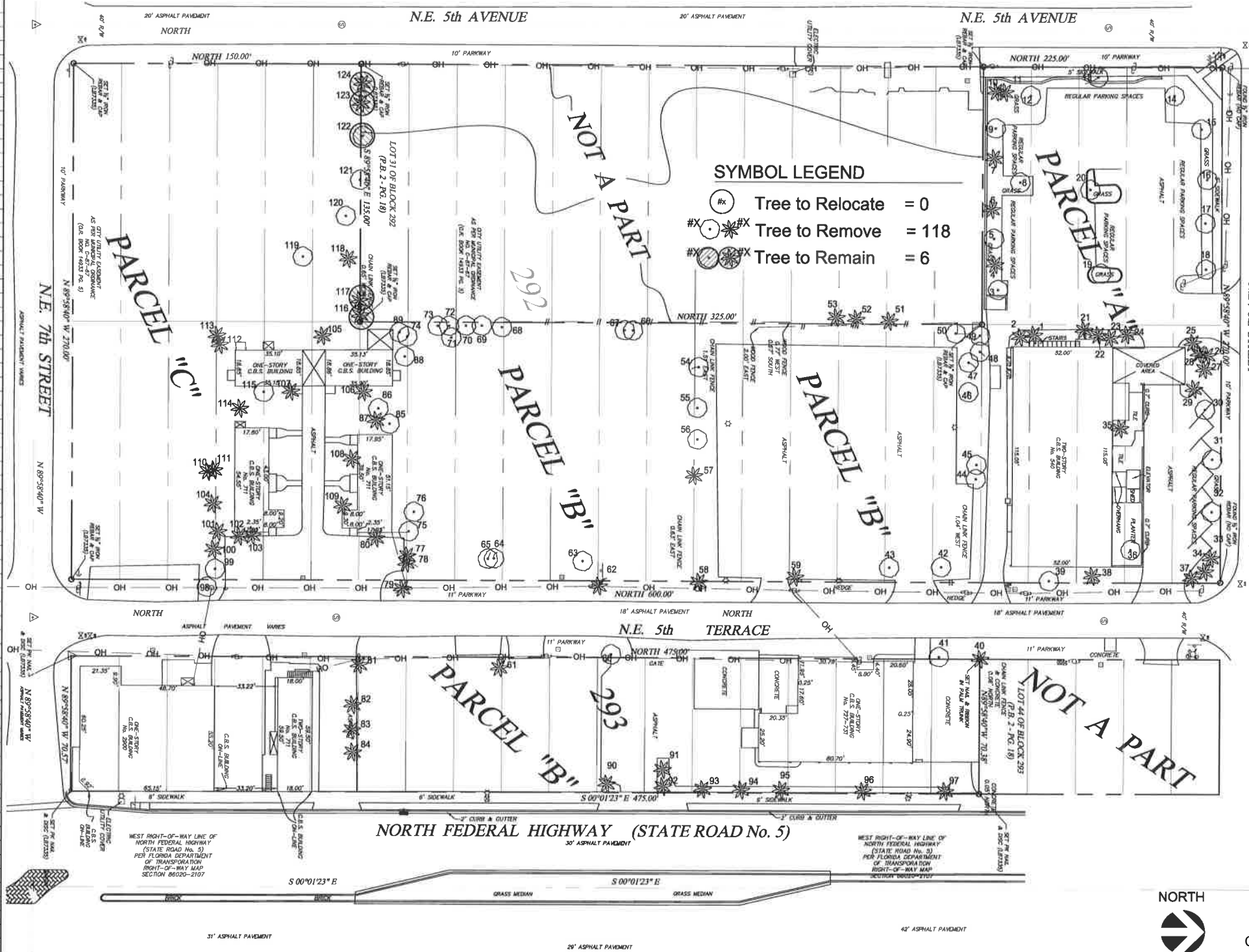


EXISTING TREE SCHEDULE & MITIGATION

TREE #	COMMON NAME	BOTANICAL NAME	TREE CLASS	HEIGHT FEET	WIDTH FEET	CLEAR TRUNK FT	DBH INCHES	COND. #	DISPOSITION	MITIGATION \$ OR T/ PALM REPLACEMENT CALCULATION	MITIGATION INCHES
1	Sabal Palm	Sabal palmetto	N/A	30	10	20	11	80	REMOVE	8' MIN. C.T. PALM	
2	Sabal Palm	Sabal palmetto	N/A	28	10	14	9	75	REMOVE	8' MIN. C.T. PALM	
3	Live Oak	Quercus virginiana	A=100%	35	40		26	70	REMOVE	1 x 26" x 7	18.2
4	Coconut Palm	Cocos nucifera	N/A	30	15	22	10	65	REMOVE	8' MIN. C.T. PALM	
5	Live Oak	Quercus virginiana	A=100%	26	20		9	45	REMOVE	1 x 9" x 45	4.05
6	Coconut Palm	Cocos nucifera	N/A	35	20	24	9	75	REMOVE	8' MIN. C.T. PALM	
7	Coconut Palm	Cocos nucifera	N/A	35	20	24	10	70	REMOVE	8' MIN. C.T. PALM	
8	Live Oak	Quercus virginiana	A=100%	35	40		25	70	REMOVE	490 87" x \$25=\$12,272	
9	Live Oak	Quercus virginiana	A=100%	30	15		14	50	REMOVE	1 x 9" x 5	4.5
10	Canary Island Palm	Phoenix canariensis	N/A	5	5	0	10	60	REMOVE	8' MIN. C.T. PALM	
11	Brazilian Pepper	Schinus terebinthifolius	N/A						REMOVE	N/A	
12	Live Oak	Quercus virginiana	A=100%	35	35		17	70	REMOVE	1 x 17" x 7	11.9
13	Black Olive	Bucida buceras	C=60%	30	40		20	50	REMOVE	6 x 20" x 5	6
14	Live Oak	Quercus virginiana	A=100%	25	15		11	50	REMOVE	1 x 11" x 5	5.5
15	Live Oak	Quercus virginiana	A=100%	30	30		17	70	REMOVE	1 x 17" x 7	11.9
16	Live Oak	Quercus virginiana	A=100%	30	30		17	70	REMOVE	1 x 17" x 7	11.9
17	Live Oak	Quercus virginiana	A=100%	20	20		10	40	REMOVE	1 x 10" x 4	4
18	Live Oak	Quercus virginiana	A=100%	25	25		13	45	REMOVE	1 x 13" x 45	5.85
19	Live Oak	Quercus virginiana	A=100%	25	35		21	40	REMOVE	1 x 21" x 4	8.4
20	Mahogany	Swietenia mahagoni	A=100%	25	30		21	30	REMOVE	1 x 21" x 3	6.3
21	NOT FOUND	N/A							REMOVE	N/A	
22	Sabal Palm	Sabal palmetto	N/A	26	10	20	10	75	REMOVE	8' MIN. C.T. PALM	
23	Sabal Palm	Sabal palmetto	N/A	32	10	24	10	75	REMOVE	8' MIN. C.T. PALM	
24	Sabal Palm	Sabal palmetto	N/A	26	10	20	10	75	REMOVE	8' MIN. C.T. PALM	
25	Sabal Palm	Sabal palmetto	N/A	30	10	24	10	75	REMOVE	8' MIN. C.T. PALM	
26	Sabal Palm	Sabal palmetto	N/A	26	10	20	12	70	REMOVE	8' MIN. C.T. PALM	
27	Sabal Palm	Sabal palmetto	N/A	26	10	20	10	75	REMOVE	8' MIN. C.T. PALM	
28	Fij Fan Palm	Pritchardia pacifica	N/A	28	8	20	7	75	REMOVE	8' MIN. C.T. PALM	
29	Sabal Palm	Sabal palmetto	N/A	24	5	20	8	30	REMOVE	8' MIN. C.T. PALM	
30	Brazilian Beauty Leaf	Calophyllum brasiliense	A=100%	30	25		24	40	REMOVE	1 x 24" x 4	9.6
31	Live Oak	Quercus virginiana	A=100%	30	30		18	70	REMOVE	254 47" x \$25=\$6362	
32	Live Oak	Quercus virginiana	A=100%	30	30		14	50	REMOVE	1 x 14" x 5	7
33	Sabal Palm	Sabal palmetto	N/A	26	10	20	9	65	REMOVE	8' MIN. C.T. PALM	
34	Sabal Palm	Sabal palmetto	N/A	24	8	20	8	55	REMOVE	8' MIN. C.T. PALM	
35	Queen Palm	Syagrus romanzoffiana	N/A	26	10	16	8	65	REMOVE	8' MIN. C.T. PALM	
36	Silver Buttonwood	Conocarpus erectus	C=60%	24	25		14	45	REMOVE	6 x 14" x 45	3.78
37	DEAD	N/A							REMOVE		
38	Christmas Palm	Adonidia merrillii	N/A	14	6	8	5	80	REMOVE	8' MIN. C.T. PALM	
39	Live Oak	Quercus virginiana	A=100%	25	25		14	40	REMOVE	1 x 14" x 4	5.8
40	Sabal Palm	Sabal palmetto	N/A	12	10	6	3	80	REMOVE	8' MIN. C.T. PALM	
41	Black Olive	Bucida buceras	C=60%	12	8		9	20	REMOVE	6 x 9" x 2	1.06
42	Mahogany	Swietenia mahagoni	A=100%	20	25		14	30	REMOVE	1 x 14" x 3	4.2
43	Mahogany	Swietenia mahagoni	A=100%	18	15		8	40	REMOVE	1 x 8" x 4	3.2
44	Carrotwood	Cupaniopsis	N/A						REMOVE	N/A	
45	Mahogany	Swietenia mahagoni	A=100%	20	20		8	50	REMOVE	1 x 8" x 5	3
46	Silver Trumpet	Tabebuia caraba	D=40%	14	15		8	50	REMOVE	4 x 8" x 5	1.8
47	Silver Trumpet	Tabebuia caraba	D=40%	10	10		7	35	REMOVE	4 x 7" x 35	0.98
48	Weeping Fig	Ficus benjamina	C=60%	20	15		11	25	REMOVE	6 x 25" x 25	3.75
49	DEAD	N/A							REMOVE	N/A	
50	Gumbo Limbo	Bursera simaruba	A=100%	20	20		10	45	REMOVE	1 x 10" x 45	4.5
51	Sabal Palm	Sabal palmetto	N/A	18	10	12	14	80	REMAIN		
52	Queen Palm	Syagrus romanzoffiana	N/A	14	10	8	6	60	REMAIN		
53	Coconut Palm	Cocos nucifera	N/A	45	20	30	12	75	REMAIN		
54	Strangler Fig	Ficus aurea	C=60%	30	35		28	50	REMAIN		
55	Strangler Fig	Ficus aurea	C=60%	30	25		16	30	REMOVE	6 x 16" x 3	2.88
56	Brazilian Pepper	Schinus terebinthifolius	N/A						REMOVE	N/A	
57	Sabal Palm	Sabal palmetto	N/A	24	12	12	14	80	REMOVE	8' MIN. C.T. PALM	
58	Sabal Palm	Sabal palmetto	N/A	5	2	0	6	60	REMOVE	8' MIN. C.T. PALM	
59	Sabal Palm	Sabal palmetto	N/A	7	5	2	12	70	REMOVE	8' MIN. C.T. PALM	
60	Brazilian Pepper	Schinus terebinthifolius	N/A						REMOVE	N/A	
61	Sabal Palm	Sabal palmetto	N/A	14	10	8	12	80	REMOVE	8' MIN. C.T. PALM	
62	Sabal Palm	Sabal palmetto	N/A	14	10	10	14	80	REMOVE	8' MIN. C.T. PALM	
63	Laurel Fig	Ficus microcarpa	C=60%	20	20		30	20	REMOVE	6 x 30" x 2	3.6
64	Slash Pine	Pinus elliotii	C=60%	40	30		15	50	REMOVE	6 x 15" x 5	4.5
65	Slash Pine	Pinus elliotii	C=60%	35	20		12	40	REMOVE	6 x 12" x 4	2.88
66	Gumbo Limbo	Bursera simaruba	A=100%	35	30		23	70	REMOVE	415 47" x \$25=\$10387	
67	Royal Poinciana	Debonix regia	B=60%	45	30		27	45	REMOVE	8 x 27" x 45	9.72
68	Surinam Cherry	Eugenia uniflora	D=40%	14	15		9	50	REMOVE	4 x 9" x 5	1.8
69	Paperbark Tree	Melaleuca quinquenervia	N/A						REMOVE	N/A	
70	Paperbark Tree	Melaleuca quinquenervia	N/A						REMOVE	N/A	
71	African Tulip Tree	Spathodea campanulata	C=60%	16	8		5	45	REMOVE	4 x 5" x 45	0.9
72	Paperbark Tree	Melaleuca quinquenervia	N/A						REMOVE	N/A	
73	Paperbark Tree	Melaleuca quinquenervia	N/A						REMOVE	N/A	
74	Slash Pine	Pinus elliotii	C=60%	50	30		22	70	REMOVE	360 13" x 5" =	
75	Paperbark Tree	Melaleuca quinquenervia	N/A						REMOVE	N/A	
76	Mahogany	Swietenia mahagoni	A=100%	40	45		29	45	REMOVE	1 x 29" x 45	13.05
77	Sabal Palm	Sabal palmetto	N/A	24	10	16	12	70	REMOVE	8' MIN. C.T. PALM	
78	Sabal Palm	Sabal palmetto	N/A	14	10	6	12	60	REMOVE	8' MIN. C.T. PALM	
79	Sabal Palm	Sabal palmetto	N/A	24	8	18	12	65	REMOVE	8' MIN. C.T. PALM	
80	Sabal Palm	Sabal palmetto	N/A	16	10	12	12	70	REMOVE	8' MIN. C.T. PALM	
81	Sabal Palm	Sabal palmetto	N/A	16	10	6	12	75	REMOVE	8' MIN. C.T. PALM	
82	Sabal Palm	Sabal palmetto	N/A	30	10	24	10	60	REMOVE	8' MIN. C.T. PALM	
83	Sabal Palm	Sabal palmetto	N/A	30	10	24	12	70	REMOVE	8' MIN. C.T. PALM	
84	Sabal Palm	Sabal palmetto	N/A	28	10	20	12	75	REMOVE	8' MIN. C.T. PALM	
85	Slash Pine	Pinus elliotii	C=60%	30	30		18	50	REMOVE	6 x 18" x 5	5.4
86	White Bird of Paradise	Strelitzia nicotai	N/A	14	20	8	11	85	REMOVE	N/A	
87	Alexander Palm	Ptychosperma elegans	N/A	24	8	20	4	85	REMOVE	8' MIN. C.T. PALM	
88	African Tulip Tree	Spathodea campanulata	D=40%	25	20		15	20	REMOVE	4 x 15" x 2	1.2
89	African Tulip Tree	Spathodea campanulata	D=40%	30	20		20	45	REMOVE	4 x 20" x 45	3.6

90	Foxtail Palm	Wodyetia bifurcata	N/A	10	6	6	4	85	REMOVE	8' MIN. C.T. PALM	
91	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	30	REMOVE	8' MIN. C.T. PALM	
92	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	35	REMOVE	8' MIN. C.T. PALM	
93	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	8' MIN. C.T. PALM	
94	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	8' MIN. C.T. PALM	
95	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	8' MIN. C.T. PALM	
96	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	8' MIN. C.T. PALM	
97	Queen Palm	Syagrus romanzoffiana	N/A	18	10	14	7	50	REMOVE	8' MIN. C.T. PALM	
98	Gumbo Limbo	Bursera simaruba	A=100%	20	20		12	55	REMOVE	1 x 12" x 55	6.6
99	Strangler Fig	Ficus aurea	C=60%	20	25		9	50	REMOVE	6 x 9" x 5	2.97
100	Sabal Palm	Sabal palmetto	N/A	20	10	12	14	85	REMOVE	8' MIN. C.T. PALM	
101	Sabal Palm	Sabal palmetto	N/A	20	10	12	12	75	REMOVE	8' MIN. C.T. PALM	
102	Sabal Palm	Sabal palmetto	N/A	24	10	16	14	85	REMOVE	8' MIN. C.T. PALM	
103	Sabal Palm	Sabal palmetto	N/A	20	10	12	14	80	REMOVE	8' MIN. C.T. PALM	
104	Sabal Palm	Sabal palmetto	N/A	20	10	12	12	75	REMOVE	8' MIN. C.T. PALM	
105	Queen Palm	Syagrus romanzoffiana	N/A	16	8	10	6	45	REMOVE	8' MIN. C.T. PALM	
106	Sabal Palm	Sabal palmetto	N/A	24	10	16	14	85	REMOVE	8' MIN. C.T. PALM	
107	Sabal Palm	Sabal palmetto	N/A	24	10	16	12	80	REMOVE	8' MIN. C.T. PALM	
108	Areca Palm	Dypsis lutescens	N/A	14	10	10	M	80	REMOVE	8' MIN. C.T. PALM	
109	Areca Palm	Dypsis lutescens	N/A	14	8	10	M	70	REMOVE	8' MIN. C.T. PALM	

110	Sabal Palm	Sabal palmetto	N/A	7	8	0	0	70	REMOVE	8' MIN. C.T. PALM	
111	Sabal Palm	Sabal palmetto	N/A	22	10	16	14	75	REMOVE	8' MIN. C.T. PALM	
112	Sabal Palm	Sabal palmetto	N/A	12	10	5	16	85	REMOVE	8' MIN. C.T. PALM	
113	Sabal Palm	Sabal palmetto	N/A	10	10	2	12	80	REMOVE	8' MIN. C.T. PALM	
114	Areca Palm	Dypsis lutescens	N/A	16	4	12	3	40	REMOVE	8' MIN. C.T. PALM	
115	White Bird of Paradise	Strelitzia nicotai	N/A	8	10	4	M	80	REMOVE	N/A	
116	Royal Palm	Roystonea elata	N/A	18	15	10	7	60	REMOVE	10' x \$30 = \$300	
117	Royal Palm	Roystonea elata	N/A	5	4	2	4	30	REMOVE	2' x \$30 = \$60	
118	Sabal Palm	Sabal palmetto	N/A	18	10	10	12	80	REMOVE	8' MIN. C.T. PALM	
119	Slash Pine	Pinus elliotii	C=60%	30	25		17	40	REMOVE	6 x 17" x 4	4.08
120	Powderpuff Tree	Calliandra haematocephala	N/A	8	8		2	45	REMOVE	N/A	
121	Yellow Elder	Tecoma stans	N/A	7	5		2	40	REMAIN	N/A	
122	Yellow Elder	Tecoma stans	N/A	7	5		2	45	REMAIN	N/A	
123	Sabal Palm	Sabal palmetto	N/A	18	10	12	12	70	REMAIN		
124	Sabal Palm	Sabal palmetto	N/A	14	10	8	10	75	REMAIN		
TOTAL \$ = \$29,381 + #74 PINUS											
TOTALS = 8' MIN. C.T. PALM = 57										209.97	



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QUANTUM @ FLAGLER VILLAGE
FORT LAUDERDALE, FLORIDA
EXISTING TREE DISPOSITION PLAN & SCHEDULE

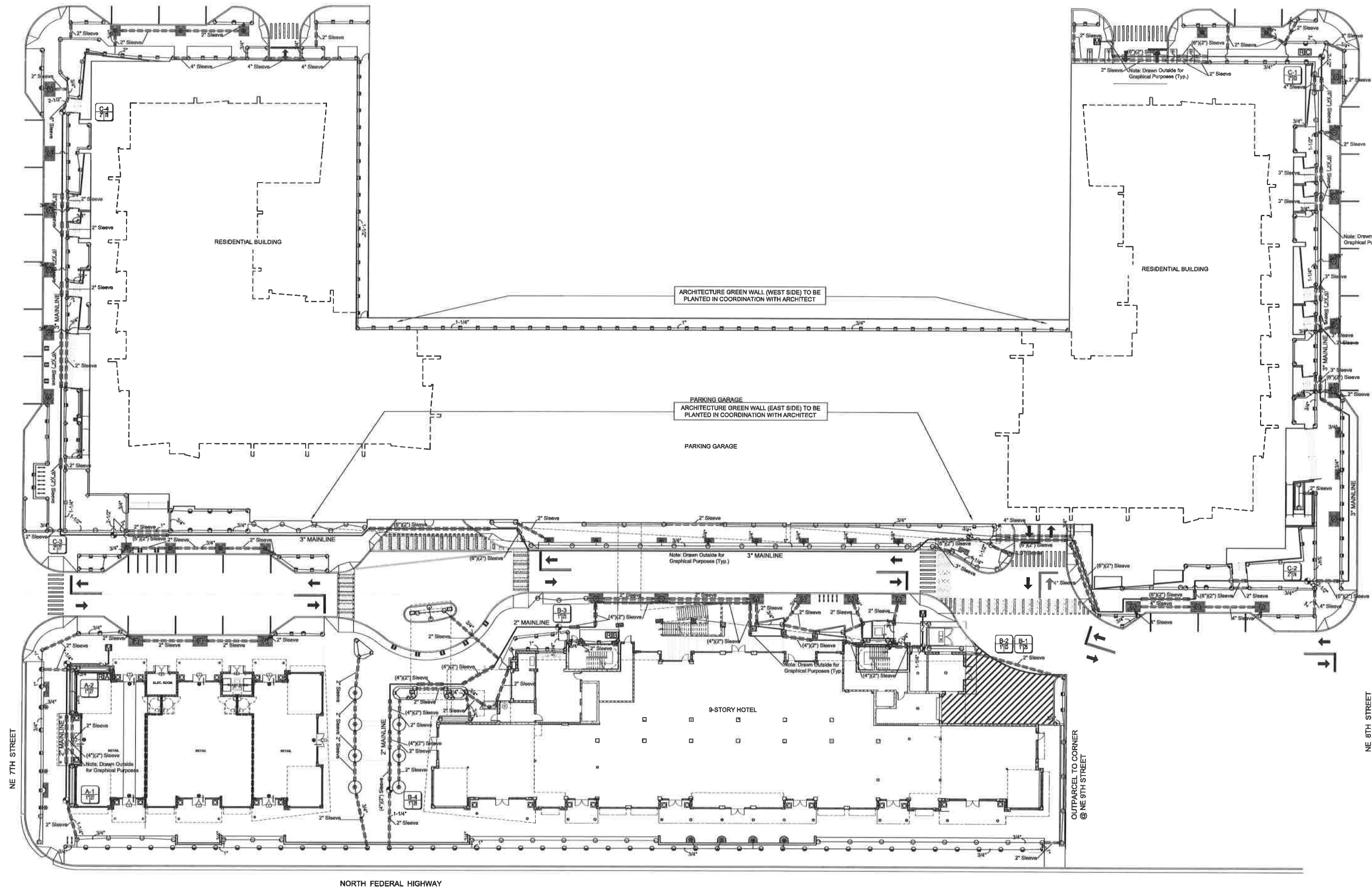
Project: FOR CONSTRUCTION 09-14-15

Revisions:

Seal:

Lo: # LA0000889
Member: A.S.L.A.

Drawing: SITE PERMIT
Date: 4/13/2015
Scale: See Left
Drawn by: SCH
Sheet No: TD-1



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QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
SITE - IRRIGATION PLAN

Revisions:
1. CD Progress Post Permit Submittal 08/11/2015

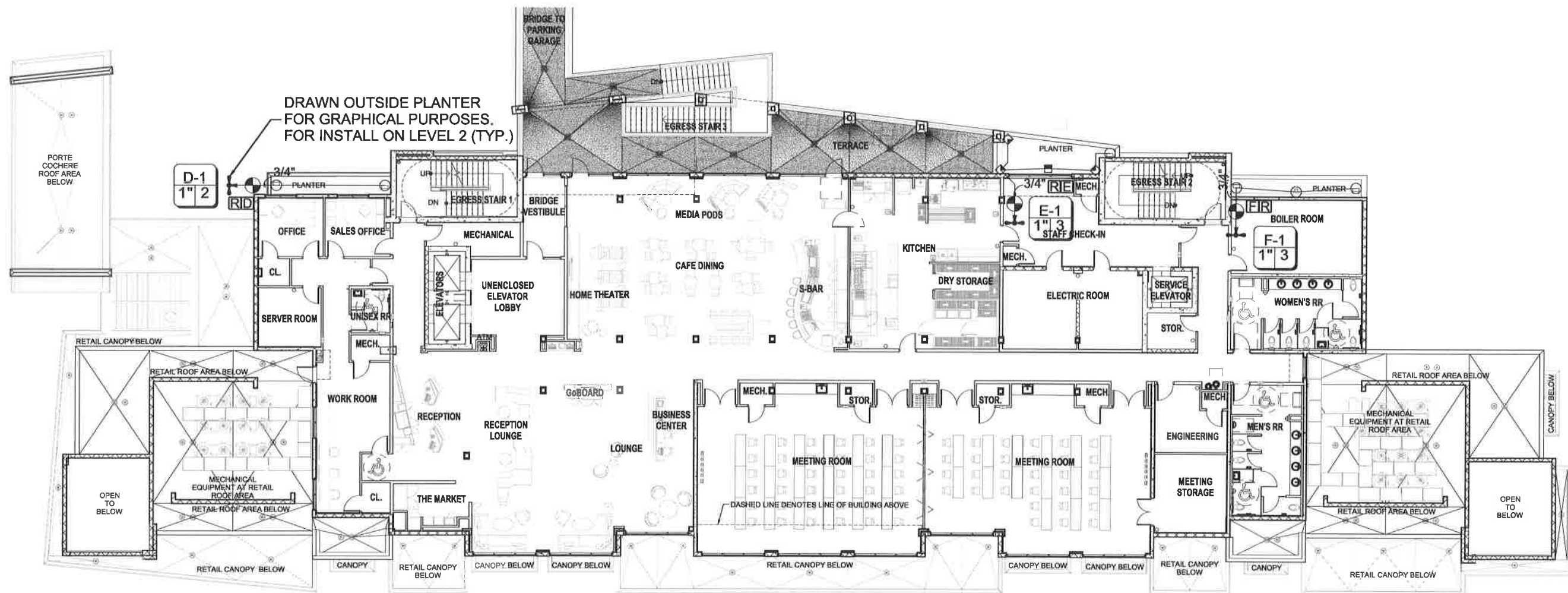
FOR CONSTRUCTION
09-14-15

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Site Plan Permit
Date: 6 / 25 / 2015
Scale: 1" = 20'-0"
Drawn by: EH
Sheet No.:

IR-1



HOTEL LEVEL 2 IRRIGATION PLAN

Scale: 1" = 10'-0"



QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
HOTEL LEVEL 2 IRRIGATION PLAN

Revisions:
CD Progress (Post Permit) Submittal 08/11/2015

FOR CONSTRUCTION
09-14-15

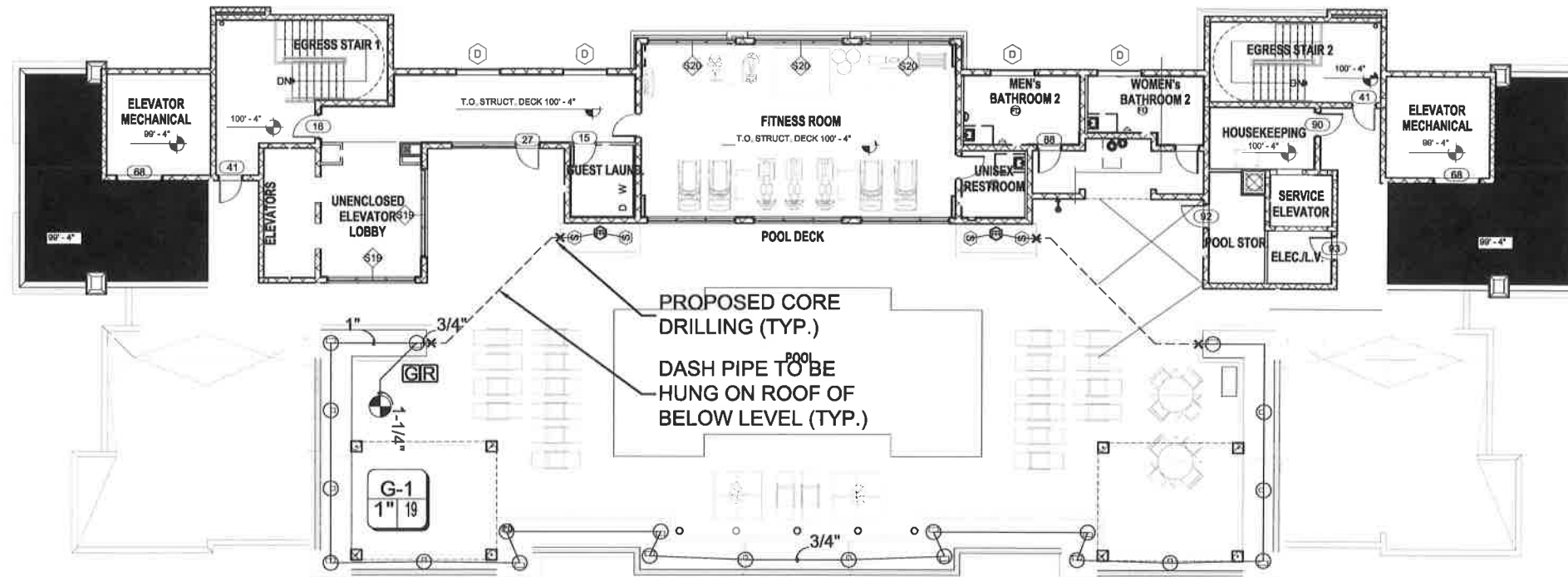
Seal:

Lic. # LA0000889
Member, A.S.L.A.

Drawing: Hotel Level 2 Irrigation Plan
Date: 08/17/2015
Scale: See List
Drawn by: EH
Sheet No.:

IR-2

CAM 16 0456
Exhibit 3



HOTEL AMENITY LEVEL 9 IRRIGATION PLAN

Scale: 1" = 10'-0"



Revisions:
 CD Progress Post Permit Submittal 08/11/2015

FOR CONSTRUCTION
 09-14-15

Lic. # LA0000889
 Member: A.S.L.A.

Drawing: Hotel Level 9 Irrigation Plan
 Date: 08/17/2015
 Scale: See Left
 Drawn by: EH
 Sheet No.:

IR-3

Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 100% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS TO BE USED ON ALL GASKETED 'O' RING PIPES AT TURNING LOCATIONS.

- *SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
- *INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPERATION FROM OTHER PIPING OR UTILITLY SERVICES. AN 18" VERTICAL SEPERATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

- WIRE SIZED AND COLORED AS FOLLOWS:
- #12 WHITE FOR COMMON
 - #12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
 - #14 RED HOT WIRES
 - #14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

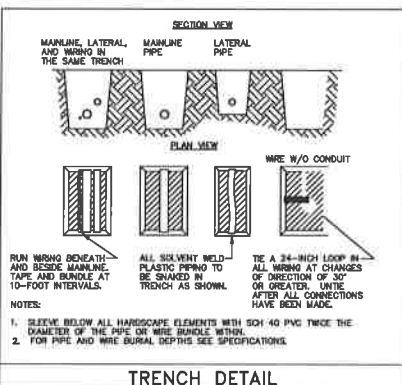
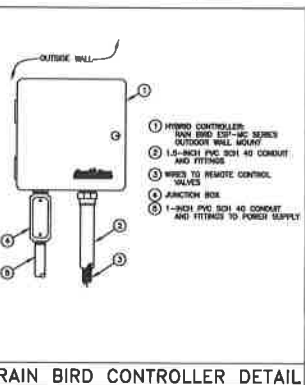
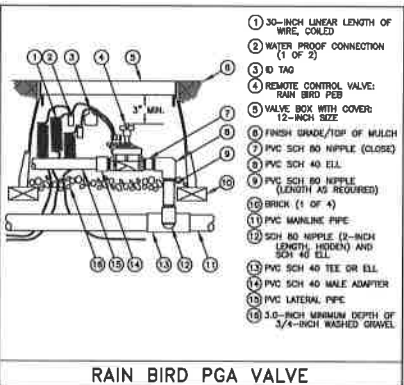
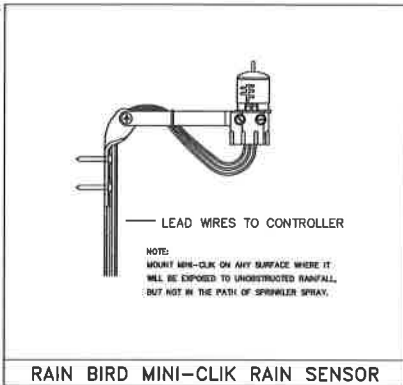
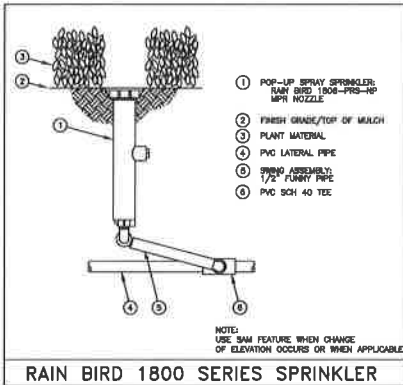
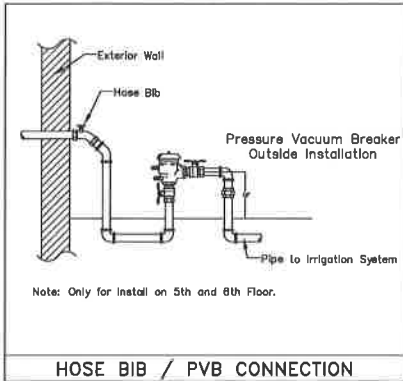
DESIGN

THIS DESIGN IS DIAGRAMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

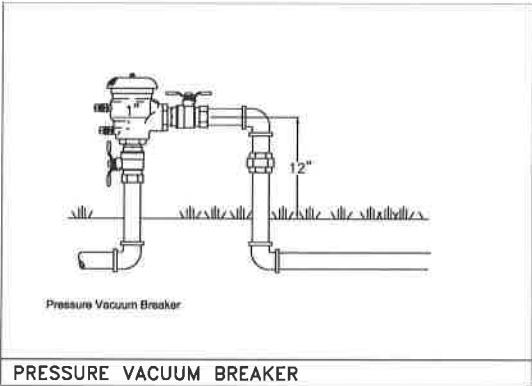
THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARISE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTURCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY. LACEMENT OF THE EXISTING IRRIGATION CONTROLLER IS SUGGESTED.



EQUIPMENT TABLE	
Backflow Preventers	
Symbol	Description
	Pressure Vacuum Breaker
Controllers	
Symbol	Description
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rain Sensor
Irrigation Heads	
Symbol	Description
	RAINBIRD 1300A-F 1300 A-F Bubbler 360"
	RAINBIRD 1800 SERIES 8 Series 6" above finish grade trajectory 5 deg 90"
	RAINBIRD 1800 SERIES 8 Series 6" above finish grade trajectory 5 deg 120"
	RAINBIRD 1800 SERIES 8 Series 6" above finish grade trajectory 5 deg 180"
	RAINBIRD 1800 SERIES 10 Series trajectory 15 deg 90"
	RAINBIRD 1800 SERIES 10 Series trajectory 15 deg 120"
	RAINBIRD 1800 SERIES 10 Series trajectory 15 deg 180"
	RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 90"
	RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 120"
	RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 180"
	RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 270"
	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 80"
	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 180"
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg EST"
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg SST"
	RAINBIRD SQ Nozzles 4 Foot Throw SST*
	RAINBIRD SQ Nozzles 8 Foot Half EST*
Pipe (Lateral)	
Symbol	Description
	Class 160 PVC (Lateral)
Pipe (Mainline)	
Symbol	Description
	Schedule 40 PVC Pipe
Pipe (Sleeve)	
Symbol	Description
	Schedule 40 PVC Pipe
Valves	
Symbol	Description
	Rainbird PGA Valve
	HOSE BIB with PVB
Water Meters	
Symbol	Description
	Proposed 2" Water Meter



WITKIN HULTS
DESIGN GROUP

307 South 21st Avenue
Hollywood, Florida
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QUANTUM @ FLAGLER VILLAGE

FORT LAUDERALE, FLORIDA

IRRIGATION SCHEDULE DETAILS

Revisions:
cd Progress Post Permit Submittal 08/11/2015

FOR CONSTRUCTION
09-14-15

Lic. # LA0000689
Member: A.S.L.A.

Drawing: Hotel Irrigation Details

Date: 08/17/2015

Scale: See Left

Drawn by: EH

Sheet No.:

IR-4

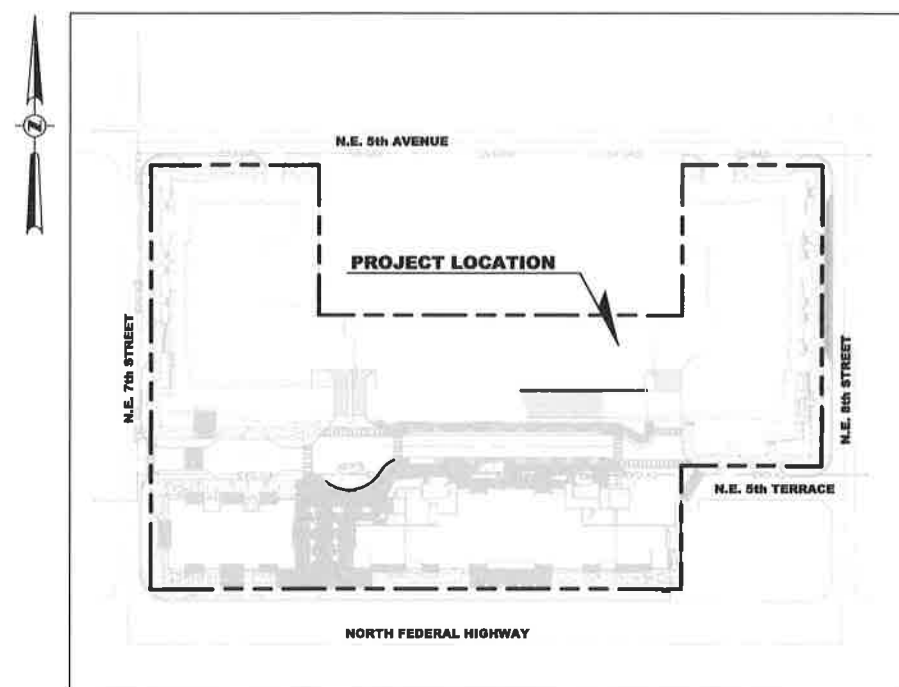
QUANTUM AT FLAGGLER VILLAGE

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PRIME MANAGEMENT GROUP, LLC

INDEX OF PLANS

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PD-3	PAVING AND DRAINAGE DETAILS
PMS-1	PAVEMENT MARKING AND SIGNAGE PLAN
WS-1	WATER AND SEWER PLAN
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WS-3	WATER AND SEWER DETAILS
FT-1	FIRE TRUCK PLAN
SWPP-1	STORM WATER POLLUTION PREVENTION PLAN
SWPP-2	EROSION CONTROL DETAILS
SWPP-3	N.P.D.E.S. NOTES
SS-1	STAGE STORAGE PLAN
MA-1	MAINTENANCE AREA EXHIBIT



LOCATION MAP

SCALE: N.T.S.

APPLICANT:

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4651 SHERIDAN STREET
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(954) 392-8788

LANDSCAPE ARCHITECT:

WITKIN HULTS DESIGN GROUP
307 S. 21ST. AVENUE
HOLLYWOOD, FL 33020
(954) 923 9681

ARCHITECT:

KOBI KARPARCHITECTURE
AND INTERIOR DESIGN
2915 BISCAYNE BOULEVARD
SUITE 200
MIAMI, FLORIDA 33137
(305) 573-1818

CIVIL ENGINEER:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FLORIDA 33486
(561) 392-0221

HOTEL/RETAIL ARCHITECT:

PRIME DESIGN & ASSOCIATES, LLC
4651 SHERIDAN STREET
SUITE 460
HOLLYWOOD, FL 33021
(954) 392-8788

SURVEYOR:

P(3)SM, L.L.C.
3900 N.W. 79TH AVENUE
SUITE 235
DORAL, FLORIDA 33166
(305) 463-0912

CIVIL PLANS

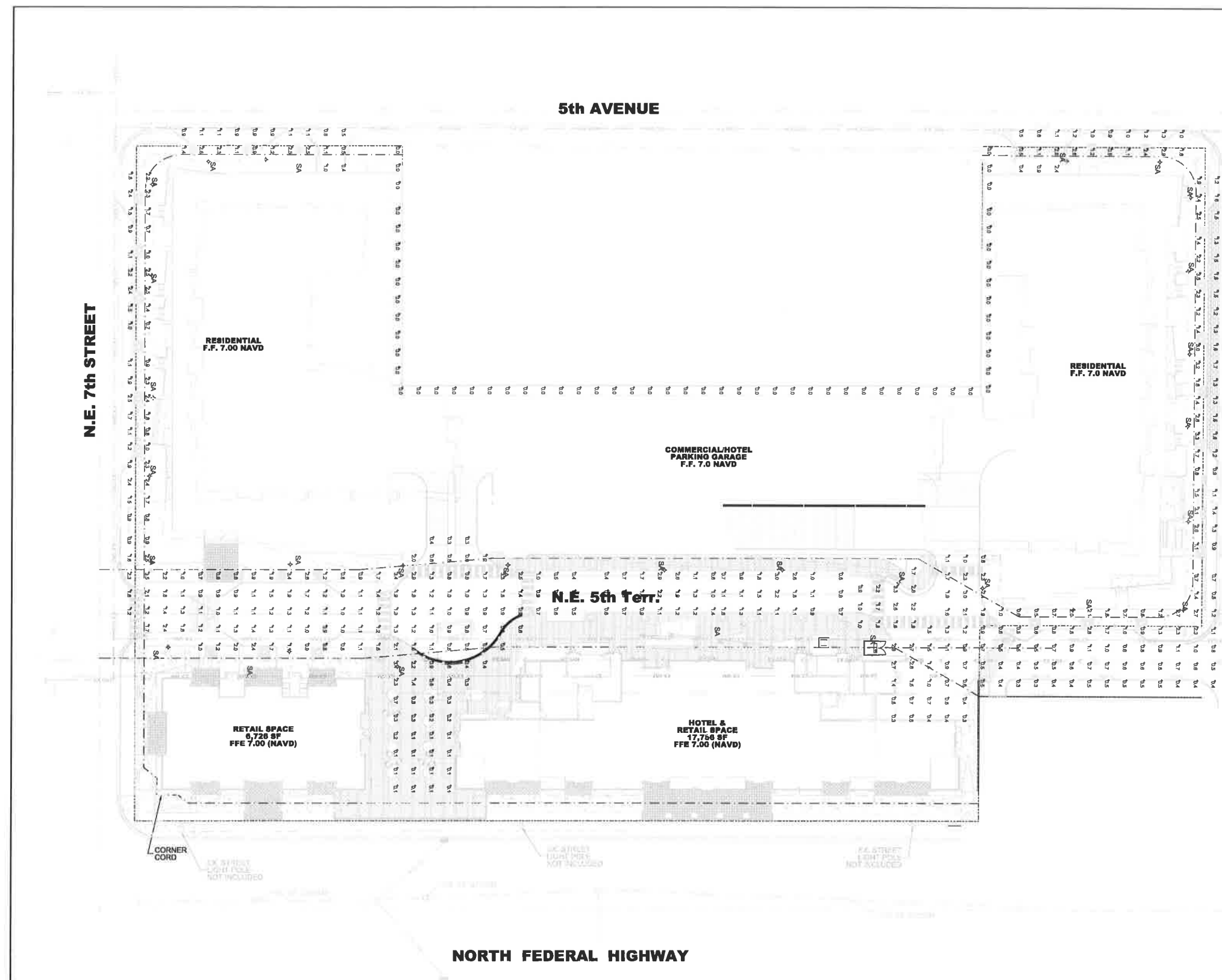


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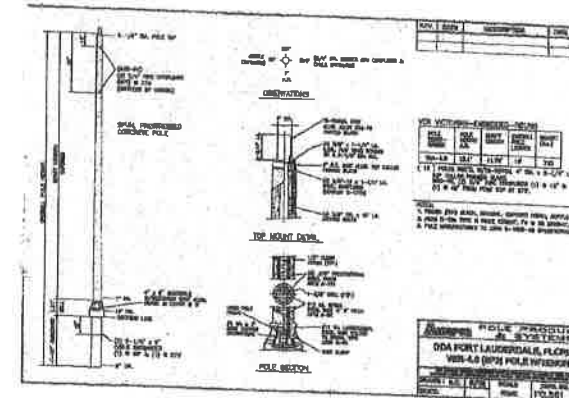
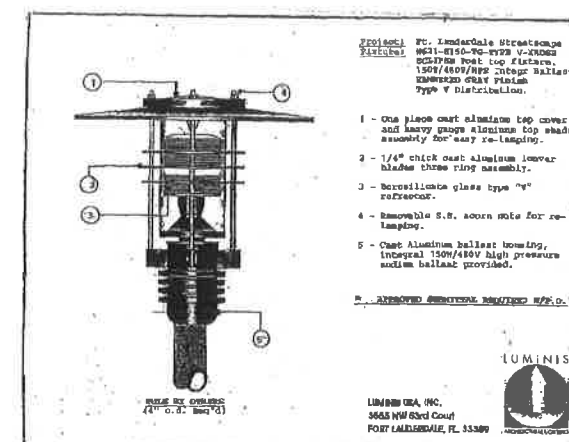


Date: 9/15/15	Seal
Approved by: JAY HUEBNER	
Registered Engineer Number: 54615	
State of Florida	



LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	File	Lumens	LL
	SA	20	LUMINIS W824 M150E R4 COLOR(POST TOP - CITY OF FT LAUD STANDARD)	W824-M150E- R4.IES	14000	0.7

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parallel Parking Lot Spaces	X	1.6 fc	3.5 fc	0.6 fc	5.8:1	2.7:1



LIGHT DETAILS (N.T.S.)

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14

Drawn by: J.L.S. Date: 11/14

Checked by: J.H. Date: 11/14



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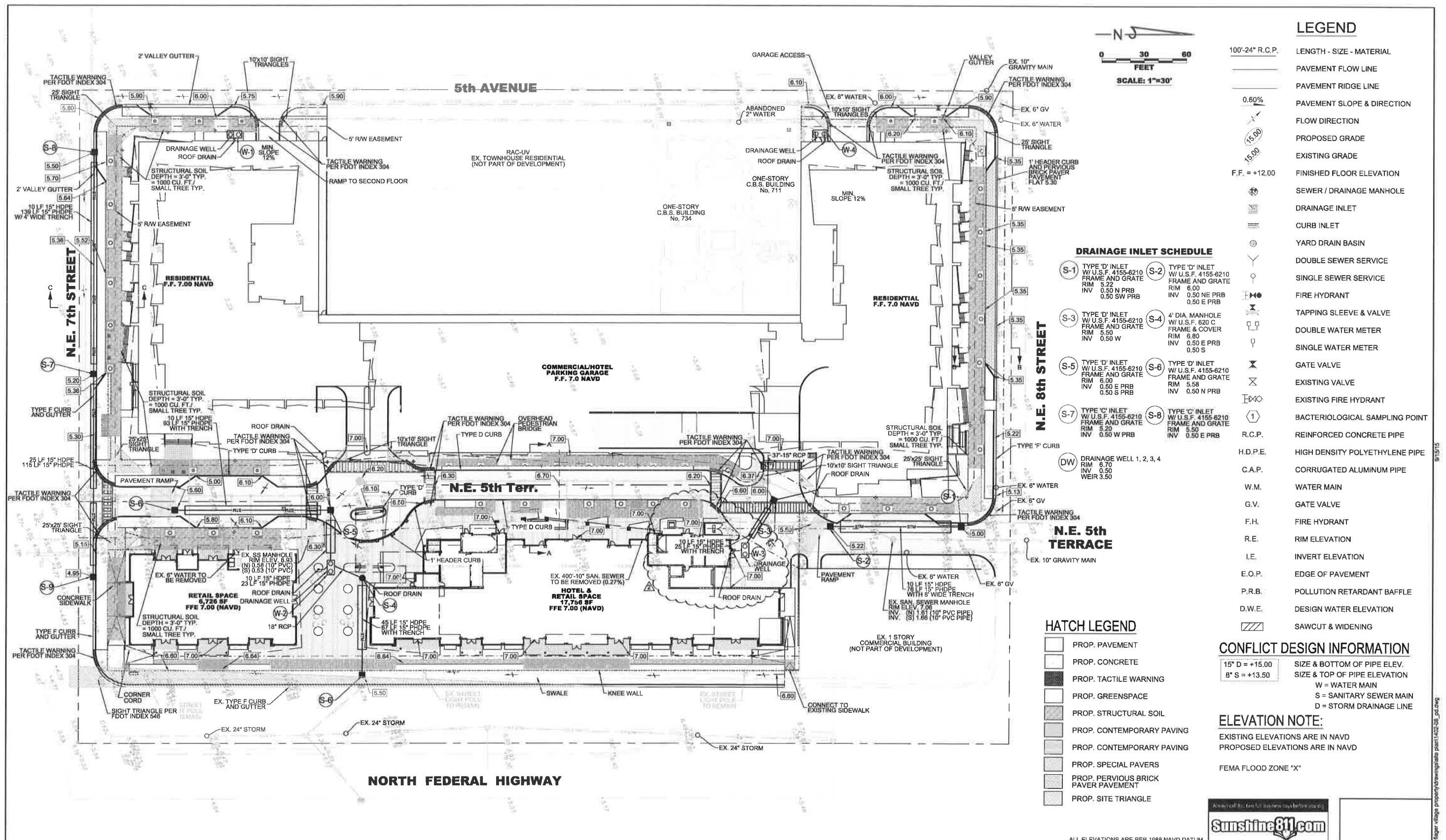
QUANTUM AT FLAGLER VILLAGE

PHOTOMETRICS PLAN

Sunshine811.com

SCALE:	1" = 30'
PROJECT NUMBER:	1402-08
SHEET NUMBER:	PH-1

Date: 01/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 64611
State of Florida



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
2	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H.	Date: 11/14
Drawn by: J.L.S.	Date: 11/14
Checked by: J.H.	Date: 11/14



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QUANTUM AT FLAGLER VILLAGE

PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'
PROJECT NUMBER: 1402-08
SHEET NUMBER: PD-1

Date: 9/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54815
State of Florida



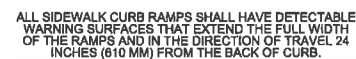
1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK DETAILS

N.T.S.



N.T.S.



CURB RAMP DETECTABLE WARNING DETAIL

N.T.S.



N.T.S.



N.T.S. - PER F.D.O.T. INDEX 300



N.T.S.



NTS



NOTES:

NOTES.

1. METALLIC WARNING TAPES SHALL BE INSTALLED 24" BELOW FINISH GRADE ABOVE MAIN. (SEE SPECIFICATION 2320 SECTION 3.8 FOR MARKING TYPE)
2. UNLESS OTHERWISE SPECIFIED SELECTED MATERIAL SHALL BE FREE OF STONES LARGER THAN 3/8" DIA.
3. REPLACE ALL LANE MARKINGS AND REFLECTIVE MARKERS.

T=6" PARKING
T=8" RESIDENTIAL STREETS
T=10" MAJOR STREETS (4 LANE)
T=12" MAJOR STREETS (6 LANE)
2T=18" MAX. 12" MIN.

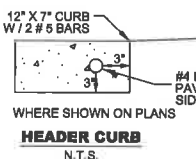
TYPICAL TRENCH AND PAVEMENT RESTORATION FOR TRANSVERSE CROSSING



N.T.S.



N.T.S. - PER F.D.O.T. INDEX 300



HEADER CURB
N.T.S.

N.T.S.



N.T.S.



Designed by: J.H. Date: 11/14
 Drawn by: J.L.S. Date: 11/14
 Checked by: J.H. Date: 11/14

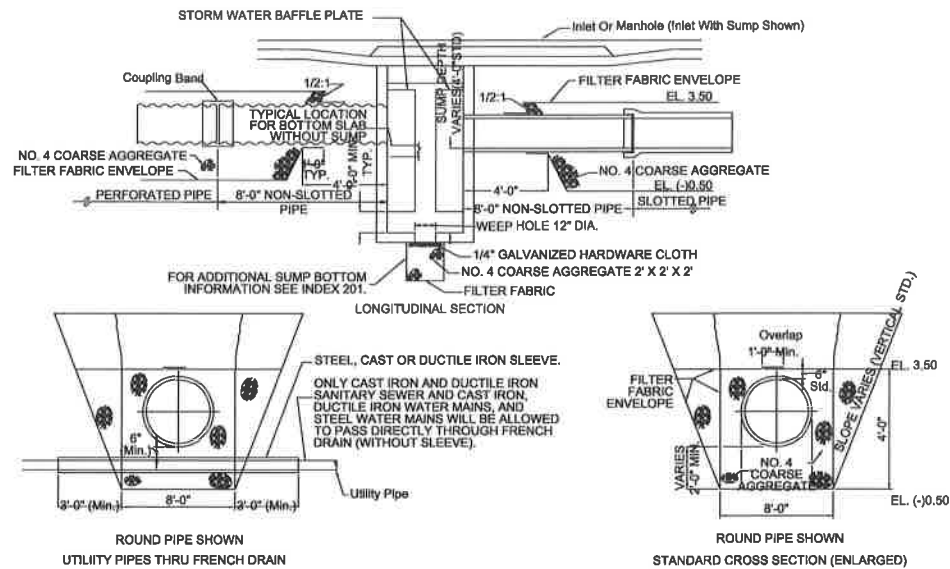


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QUANTUM AT FLAGLER VILLAGE

SCALE:	N.T.S.
PROJECT NUMBER:	1402-08
SHEET NUMBER:	RD-2

Date: 9/15/15
Approved by: JAY HUEDNER, P.E.
Registered Engineer No: 54010
State of Florida

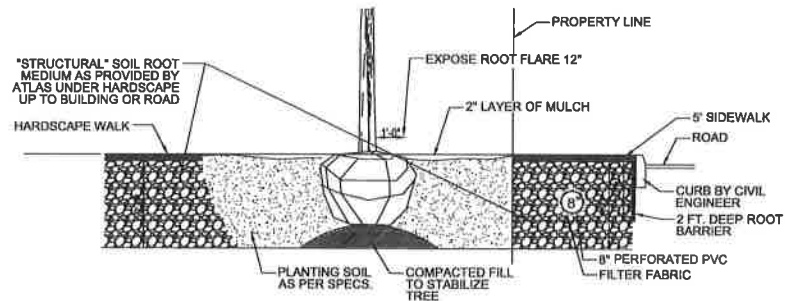


GENERAL NOTES:

- PIPE SHALL BE ANY OF THE OPTIONAL TYPES PERMITTED IN SECTION 443 OF THE SPECIFICATIONS UNLESS OTHERWISE RESTRICTED IN THE PLANS. DISSIMILAR TYPES OF PIPE WILL NOT BE PERMITTED IN A CONTINUOUS RUN OF PIPE.
- CONCRETE PIPE SHALL BE PLACED WITH THE SLOTS POSITIONED ON SIDES.
- THE CONTRACTOR MAY SUBMIT OTHER METHODS OF PROVIDING SLOTS HAVING EQUAL OR GREATER AREA OF OPENING, FOR APPROVAL BY THE ENGINEER.
- FILTER FABRIC SHALL BE SUBSURFACE DRAINAGE TYPE MEETING THE REQUIREMENTS OF SECTION 095. ALL FILTER FABRIC JOINTS SHALL LAP A MINIMUM OF ONE (1) FOOT.
- THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTION(S) DESCRIBED OR DETAILED IN THE PLANS.
- FOR SUPPLEMENTAL DETAILS SEE INDEX NO. 280.
- THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
- THE 12" DIAMETER WEEP HOLE SHALL BE ELIMINATED, WHEN THE BOTTOM OF THE INLET IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN IN THE PLANS.
- EXFILTRATION TRENCH FOLLOWING THE TYPICAL CROSS SECTION SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR FRENCH DRAINS, I.F. THE UNIT PRICE SHALL INCLUDE THE COST OF PIPE, PIPE PLUGS, PIPE FITTINGS, COARSE AGGREGATE AND FILTER FABRIC IN PLACE, AND THE COST FOR TRENCH EXCAVATION, BACKFILL AND COMPACTION. THE UNIT PRICE SHALL ALSO INCLUDE THE COST FOR DISPOSAL OF SURPLUS EXCAVATED MATERIALS AND COST FOR RESTORATION OF PAVEMENT REMOVED OR DAMAGED BY FRENCH DRAIN CONSTRUCTION, BUT SHALL NOT INCLUDE PAYMENTS FOR ITEMS PAID FOR ELSEWHERE.
- EXFILTRATION TRENCH WITH A SIGNIFICANTLY DIFFERENT CROSS SECTION SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICES FOR SEPARATE ITEMS AS FOLLOWS:
 - SLOTTED OR PERFORATED PIPE CULVERT, LF. UNIT PRICE SHALL INCLUDE COST FOR PIPE, PIPE PLUGS AND FITTINGS IN PLACE.
 - BALLAST ROCK (FRENCH DRAIN AGGREGATE), CY. UNIT PRICE SHALL INCLUDE COST FOR COARSE AGGREGATE IN PLACE, AND COST FOR TRENCH EXCAVATION, BACKFILL AND COMPACTION. THE UNIT PRICE SHALL ALSO INCLUDE THE COST FOR DISPOSAL OF SURPLUS EXCAVATED MATERIALS AND COST FOR RESTORATION OF PAVEMENT REMOVED OR DAMAGED BY FRENCH DRAIN CONSTRUCTION, BUT SHALL NOT INCLUDE PAYMENT FOR ITEMS PAID FOR ELSEWHERE.
 - PLASTIC FILTER FABRIC (SUBSURFACE), SY. UNIT PRICE SHALL BE FOR COST OF FABRIC IN PLACE. QUANTITY SHALL BE DETERMINED BY PLAN NEAT DIMENSIONS OF THE FABRIC ENVELOPE.

EXFILTRATION TRENCH

(D7L)



NOTES

- ROOT BARRIER TO BE UB-24-2 (2FT) OR APPROVED EQUAL.
- SEE LAYOUT PLAN FOR EXTENT OF STRUCTURAL SOIL AND DETAILS

STRUCTURAL SOIL / SIDEWALK DETAIL

N.T.S.

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14

Drawn by: J.L.S. Date: 11/14

Checked by: J.H. Date: 11/14



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QUANTUM AT FLAGLER VILLAGE

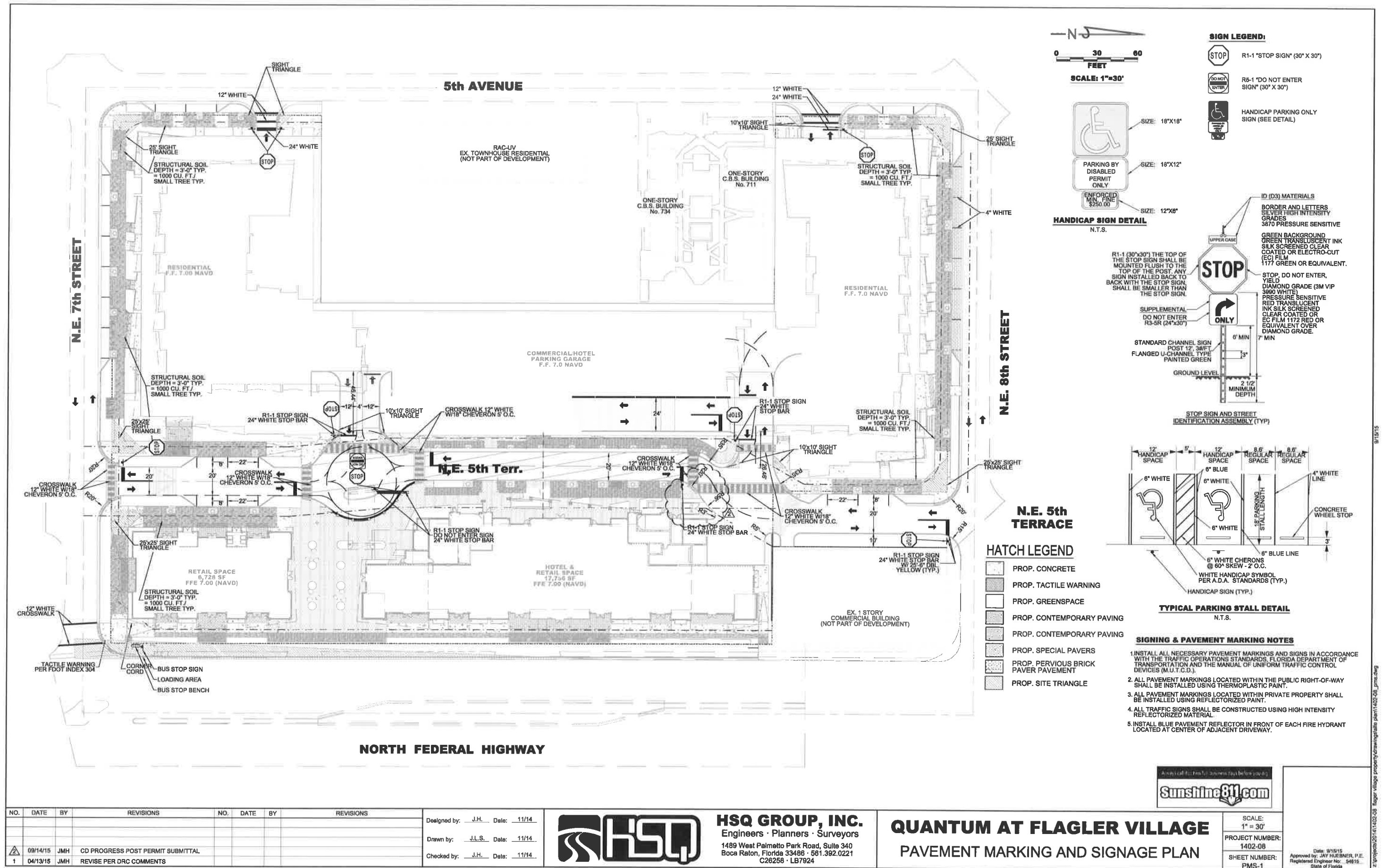
PAVING AND DRAINAGE DETAILS

SCALE:
N.T.S.

PROJECT NUMBER:
1402-08

SHEET NUMBER:
PD-3

Date: 8/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No. 54616
State of Florida



- SIGN LEGEND:**
- R1-1 "STOP SIGN" (30" X 30")
 - R6-1 "DO NOT ENTER SIGN" (30" X 30")
 - HANDICAP PARKING ONLY SIGN (SEE DETAIL)

- HANDICAP SIGN DETAIL**
N.T.S.
- SIZE: 18"X18"
 - SIZE: 18"X12"
 - SIZE: 12"X8"

- STOP SIGN AND STREET IDENTIFICATION ASSEMBLY (TYP.)**
N.T.S.
- STOP SIGN:** R1-1 (30"x30") THE TOP OF THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.
 - SUPPLEMENTAL DO NOT ENTER:** R3-5R (24"x30")
 - STANDARD CHANNEL SIGN POST:** 12" 38/FT FLANGED U-CHANNEL TYPE PAINTED GREEN
 - GROUND LEVEL:** 2 1/2" MINIMUM DEPTH
 - STOP SIGN AND STREET IDENTIFICATION ASSEMBLY (TYP.)**
 - STOP SIGN MATERIALS:** BORDER AND LETTERS: SILVER HIGH INTENSITY GRADES 3870 PRESSURE SENSITIVE GREEN BACKGROUND GREEN TRANSLUCENT INK SILK SCREENED CLEAR COATED OR ELECTRO-CUT (EC) FILM 1177 GREEN OR EQUIVALENT.
 - STOP, DO NOT ENTER, YIELD DIAMOND GRADE:** (3M V/P 3890 WHITE) PRESSURE SENSITIVE RED TRANSLUCENT INK SILK SCREENED CLEAR COATED OR EC FILM 1172 RED OR EQUIVALENT OVER DIAMOND GRADE.

- TYPICAL PARKING STALL DETAIL**
N.T.S.
- 12" HANDICAP SPACE:** 6" WHITE
 - 12" HANDICAP SPACE:** 6" BLUE
 - 8'6" REGULAR SPACE:** 6" WHITE
 - 8'6" REGULAR SPACE:** 6" BLUE LINE
 - 6" WHITE CHEROONS @ 60° SKEW - 2" O.C.**
 - WHITE HANDICAP SYMBOL PER A.D.A. STANDARDS (TYP.)**
 - HANDICAP SIGN (TYP.)**
 - CONCRETE WHEEL STOP**

- N.E. 5th TERRACE**
- HATCH LEGEND**
- PROP. CONCRETE
 - PROP. TACTILE WARNING
 - PROP. GREENSPACE
 - PROP. CONTEMPORARY PAVING
 - PROP. CONTEMPORARY PAVING
 - PROP. SPECIAL PAVERS
 - PROP. PERVIOUS BRICK PAVER PAVEMENT
 - PROP. SITE TRIANGLE

- SIGNING & PAVEMENT MARKING NOTES**
1. INSTALL ALL NECESSARY PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH THE TRAFFIC OPERATIONS STANDARDS, FLORIDA DEPARTMENT OF TRANSPORTATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
 2. ALL PAVEMENT MARKINGS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED USING THERMOPLASTIC PAINT.
 3. ALL PAVEMENT MARKINGS LOCATED WITHIN PRIVATE PROPERTY SHALL BE INSTALLED USING REFLECTORIZED PAINT.
 4. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED USING HIGH INTENSITY REFLECTORIZED MATERIAL.
 5. INSTALL BLUE PAVEMENT REFLECTOR IN FRONT OF EACH FIRE HYDRANT LOCATED AT CENTER OF ADJACENT DRIVEWAY.

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	04/13/15	JMH	REVISE PER DRG COMMENTS				

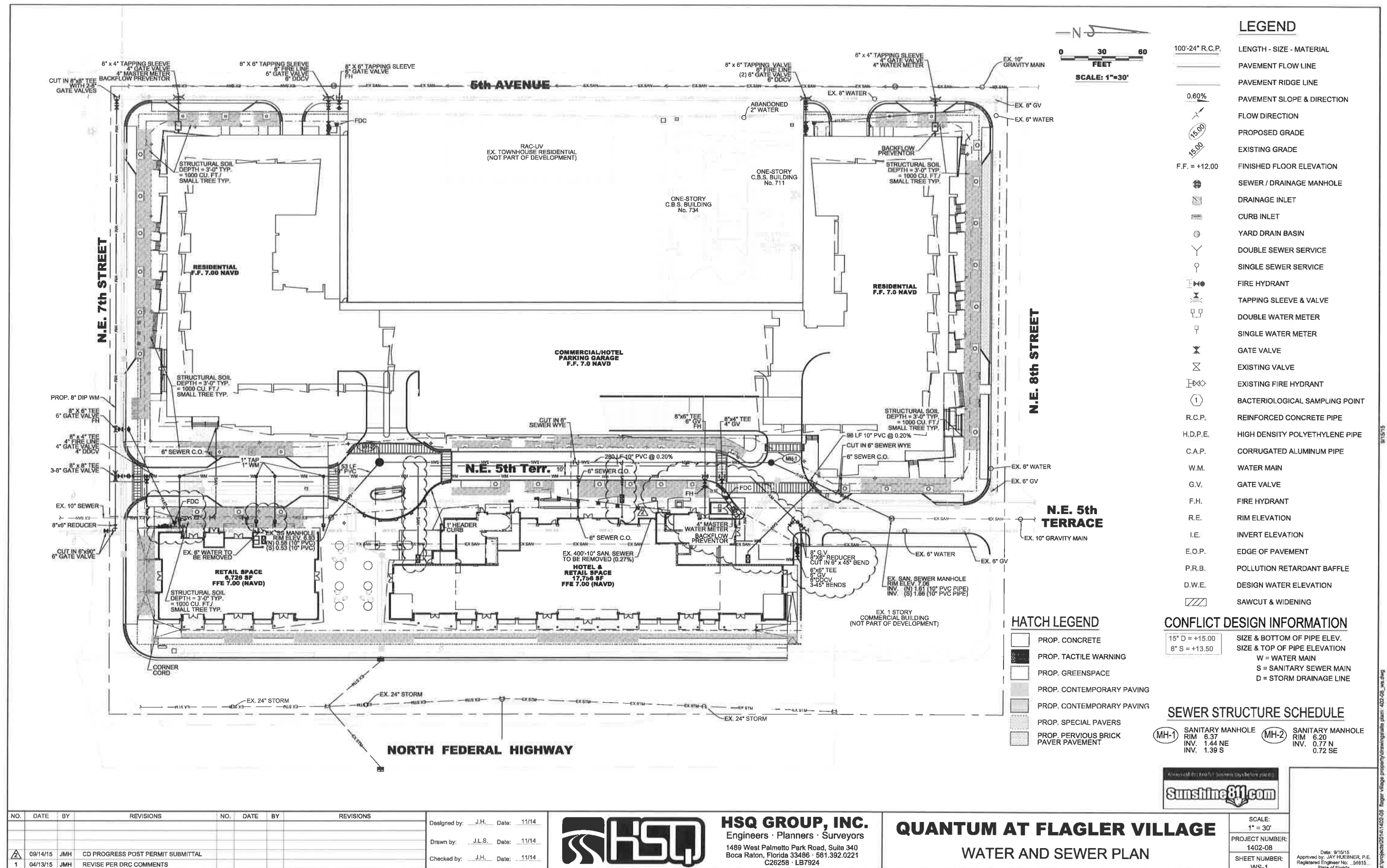
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 Drawn by: J.L.S. Date: 11/14
 Checked by: J.H. Date: 11/14

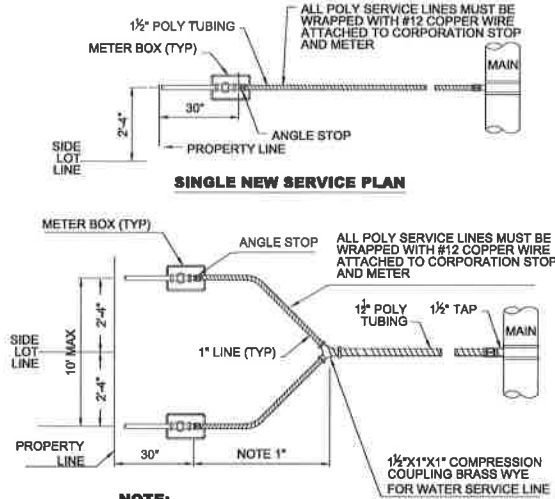
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QUANTUM AT FLAGLER VILLAGE
 PAVEMENT MARKING AND SIGNAGE PLAN

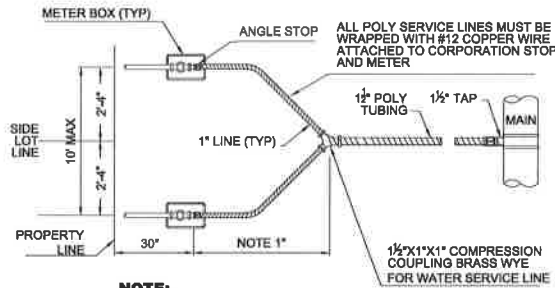
SCALE: 1" = 30'
 PROJECT NUMBER: 1402-08
 SHEET NUMBER: PMS-1

Date: 11/15/15
 Registered Engineer No.: 54815
 State of Florida





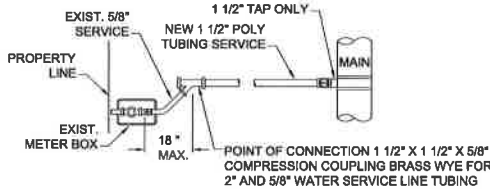
SINGLE NEW SERVICE PLAN



DOUBLE NEW SERVICE PLAN

NOTE:

1. KEEP 1 1/2" WYE AS CLOSE AS POSSIBLE TO METER BOX.



EXISTING SERVICE PLAN TYPICAL WATER SERVICE

POTABLE WATER-SANITARY SEWER-REUSE WATER SEPARATION NOTES

VERTICAL CROSSINGS

SANITARY SEWER SYSTEMS AND/OR REUSE WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWERS SYSTEMS AND/OR REUSE WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE (2)

HORIZONTAL SEPARATIONS

WHEREVER IT IS PHYSICALLY POSSIBLE:

SANITARY SEWER SYSTEMS REQUIRE A MINIMUM OF A 10-FOOT HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.

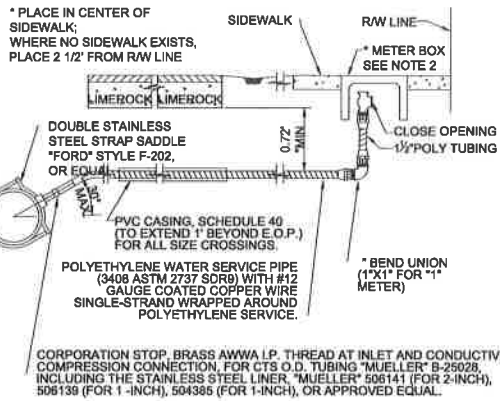
REUSE WATER MAINS REQUIRE A MINIMUM OF A 5 FOOT CENTER TO CENTER (ABSOLUTE MINIMUM OF 3 FOOT OUTSIDE TO OUTSIDE OF PIPE) HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS.

WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID:
A) IN A SEPARATE TRENCH;
B) ON AN UNDISTURBED EARTH SHELF;

WITH A MINIMUM VERTICAL SEPARATION DISTANCE OF 18 INCHES PROVIDED BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE, THUS CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1),3)

CONFLICTS

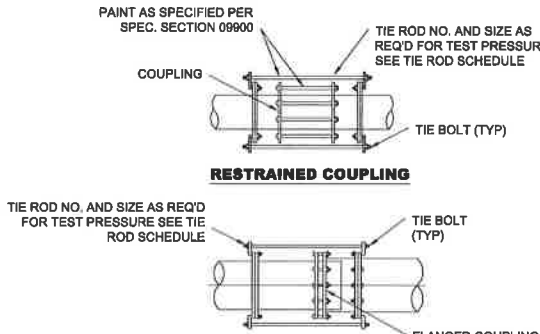
WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1) AND 2), THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, ALL JOINTS ON THE POTABLE WATER MAIN, WITHIN 20 FEET OF THE CONFLICT, SHALL BE MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.



NOTES:

1. GROUND KEY ANGLE METER STOP, CONDUCTIVE COMPRESSION FOR CTS O.D. TUBING, X METER FLANGE 180° TURN CHECK-LOCK WING "MUELLER" H-14277, FOR 2-INCH INCLUDING THE STAINLESS STEEL LINER, "MUELLER" 506141 (FOR 2-INCH) OR APPROVED EQUAL, AND MUELLER 110 COMPRESSION CONNECTION.
2. METER BOXES FOR 5/8, 3/4, AND 1 INCH METERS SHALL BE THE OKIE DOKIE #890-40-280282 MEDIUM BOX AND 890-40-280287 MEDIUM LID OR EQUAL.

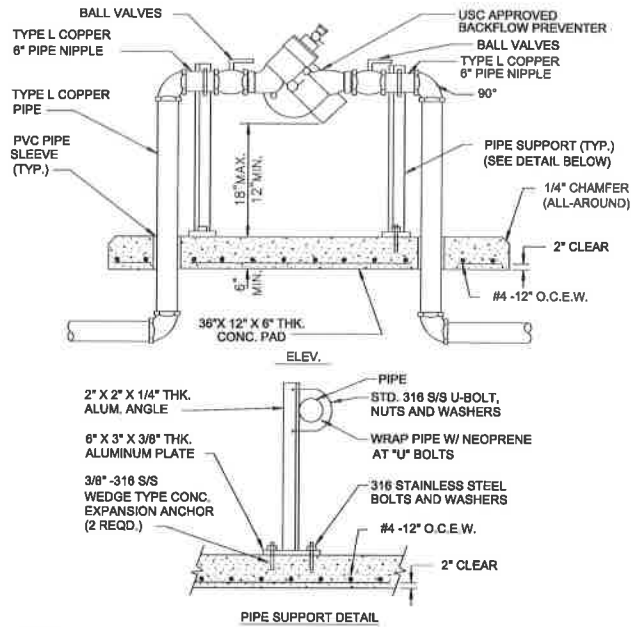
TYPICAL WATER SERVICE INSTALLATION



RESTRAINED FLANGED COUPLING ADAPTER

		TIE ROD SCHEDULE											
TEST PRESSURE		25 PSI		50 PSI		100 PSI		150 PSI		225 PSI		375 PSI	
PIPE DIAMETER (IN.)	MINIMUM PIPE WALL THICKNESS (IN.)	TIE RODS (IN.)	TIE RODS (REQD.)	TIE RODS (IN.)	TIE RODS (REQD.)	TIE RODS (IN.)	TIE RODS (REQD.)	TIE RODS (IN.)	TIE RODS (REQD.)	TIE RODS (IN.)	TIE RODS (REQD.)	TIE RODS (IN.)	TIE RODS (REQD.)
6	3/16	—	—	—	—	5/8	2	5/8	2	5/8	2	5/8	2
8	3/16	—	—	—	—	5/8	2	5/8	2	5/8	2	3/4	2
10	3/16	—	—	—	—	5/8	2	5/8	2	3/4	2	7/8	2
12	3/16	5/8	2	5/8	2	5/8	2	5/8	2	3/4	2	7/8	4

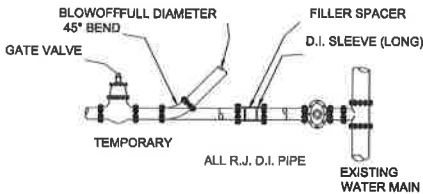
RESTRAINED COUPLING DETAILS



NOTES:

1. FOR ALL SERVICES LESS THAN OR EQUAL TO 2" DIA.
2. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER TUBING.
3. ALL COPPER JOINTS SHALL BE MADE WITH 95/5 SOLDER.
4. RPZ BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE V, CHAPTER 52.80.
5. USE OF OTHER PIPE MATERIALS WITH APPROVAL OF DEPUTY DIRECTOR OF UTILITIES.
4. RPZ BACKFLOW PREVENTER IS REQUIRED FOR ALL COMMERCIAL PROPERTIES AND ALL RESIDENTIAL PROPERTIES WITH FIRE SPRINKLER SYSTEMS.

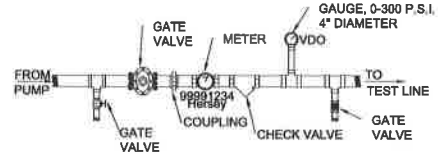
REDUCED PRESSURE ZONE BACKFLOW PREVENTER PW 10.2



NOTES:

1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAINS SHALL BE SWABBED AND FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 2.5 FEET PER SECOND IN THE PIPE. TEMPORARY FITTINGS, PIPE, ETC. MAY BE NEEDED TO FACILITATE FLUSHING. INSTALL A 45° BEND AND ASSOCIATED PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLECT PROPERTY DAMAGE.
3. BENDS AND PIPING SHALL BE THE SAME SIZE AS THE LINE TO BE FLUSHED.
4. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL PROPERLY NOTIFY THE CITY INSPECTOR OF SUCH INTENDED WATER USE.
5. NO EXISTING VALVES SHALL BE TURNED ON OR OFF, EXCEPT BY AUTHORIZED CITY PERSONNEL.
6. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE CITY INSPECTOR.
7. AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED.
8. THERE MAY BE SPECIAL REQUIREMENTS FOR FLUSHING PIPE LARGER THAN 12" DIAMETER.

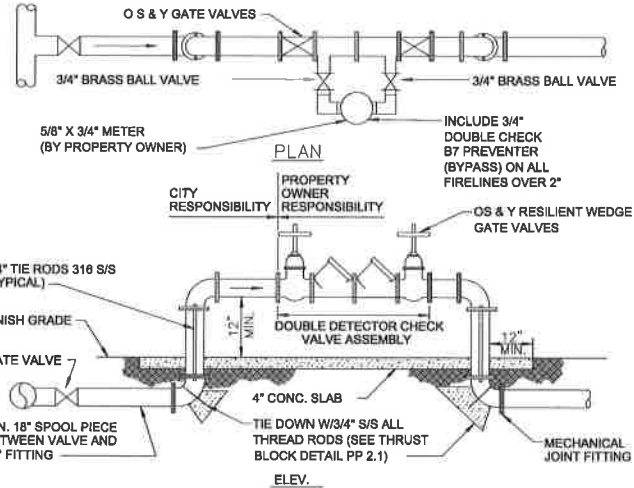
FLUSHING CONNECTION AND BLOW OFF DETAIL



NOTE:

PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.

PRESSURE TEST DETAIL



NOTES:

1. FOR ALL SERVICES GREATER THAN 2" DIA.
2. ALL PIPE AND FITTINGS SHALL BE CLASS 52 DUCTILE IRON CEMENT LINED WITH CEMENT LINED DUCTILE IRON FLANGE FITTINGS FOR ABOVE GROUND USE. MECHANICAL JOINT SHALL BE USED UNDERGROUND IN ACCORDANCE WITH AWWA STANDARDS.
3. THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHALL MEET AWWA C511-89, AND APPROVAL OF ENVIRONMENTAL SERVICES DEPARTMENT.
4. CERTIFICATION OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED FROM A CERTIFIED BACKFLOW PREVENTION TECHNICIAN PRIOR TO WATER MAIN ACCEPTANCE BY THE CITY OF DELRAY BEACH.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND TESTING OF THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
6. BOLLARDS TO BE USED IF THE ASSEMBLY IS WITHIN 5' OF THE PAVEMENT, REFER TO BOLLARD DETAIL PW 5.2.
7. ALL TWO INCH DOUBLE DETECTOR CHECK VALVE, SHALL BE BRASS OR TYPE "L" COPPER TUBING
8. USE OF OTHER PIPE MATERIALS WITH APPROVAL OF WATER SEWER MANAGER.
9. CITY MAINTAINS UP TO THE FIRST O S & Y VALVE.

DOUBLE DETECTOR CHECK VALVE PW 10.1

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
 Drawn by: J.L.S. Date: 11/14
 Checked by: J.H. Date: 11/14

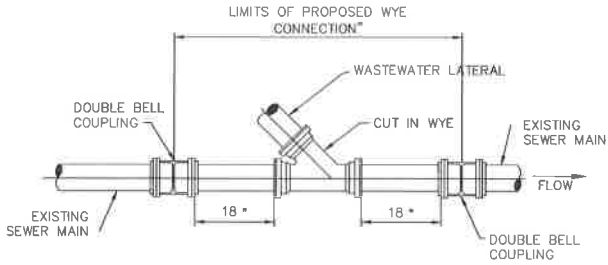


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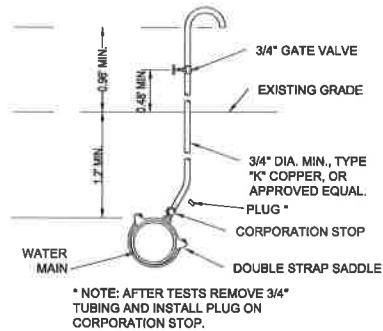
QUANTUM AT FLAGLER VILLAGE
 WATER AND SEWER DETAILS

SCALE:
 N.T.S.
 PROJECT NUMBER:
 1402-08
 SHEET NUMBER:
 WS-2

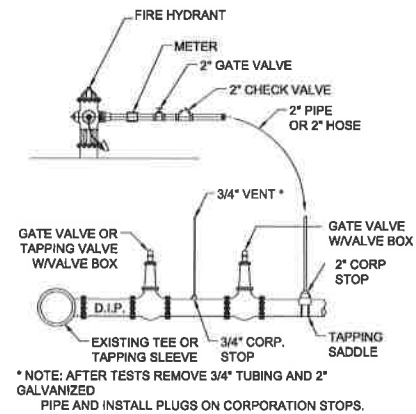
Date: 9/15/15
 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No.: 54519
 State of Florida



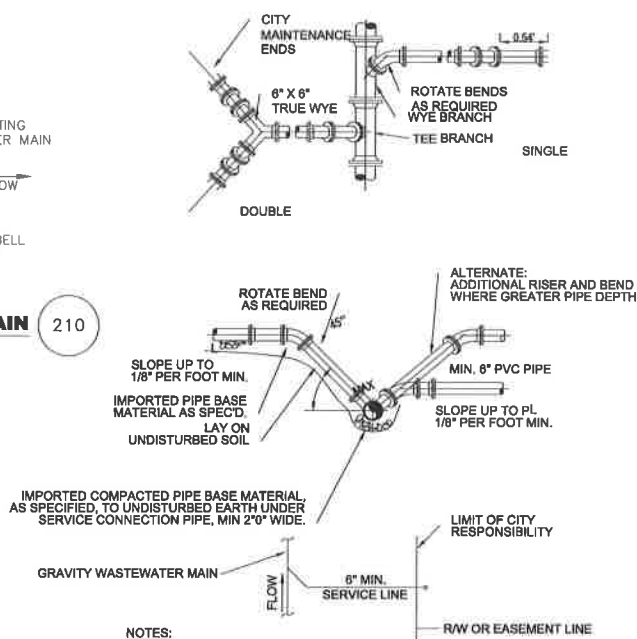
NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN 210



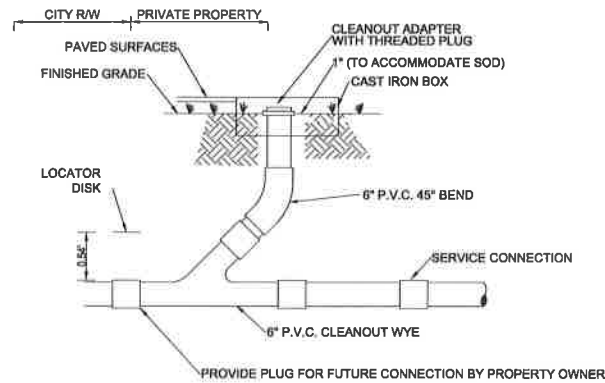
TYPICAL BACTERIOLOGICAL SAMPLING POINT AT INTERMEDIATE POINTS 206



FILLING CONNECTION 305



TYPICAL WASTEWATER SERVICE CONNECTION 208



- NOTES:**
1. PROVIDE APPROVED PLUG OR JOINT FOR DISSIMILAR GRAVITY SEWER PIPE FOR SERVICE CONNECTION.
 2. CLEAN-OUT ASSEMBLY SHALL BE INSTALLED BY PROPERTY OWNER.

TYPICAL CLEANOUT INSTALLATION 209

WATER SYSTEM NOTES:

PIPE D.I.P.

1. DUCTILE IRON WATER MAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF A.N.S.I./A.W.W.A. C-151/A 21.51-02 AND LINED AND COATED PER A.N.S.I./A.W.W.A. C-104/A-214-03. 20\"/>

PIPE P.V.C.

4. ALL P.V.C. MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE, CONFORMING TO A.N.S.I./A.W.W.A. C-900-97, OR LATEST REVISION, AND SHALL HAVE PUSH ON JOINTS, AND IRON PIPE O.D.
5. ALL P.V.C. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UN-BELL PLASTIC PIPE ASSOCIATION'S "GUIDE FOR INSTALLATION OF P.V.C. PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM". WATER DISTRIBUTION PIPE SHALL BE OF "BLUE" COLOR. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C. (FLORIDA ADMINISTRATIVE CODE).
6. DETECTOR TAPE ON ALL P.V.C. MAINS SHALL BE INSTALLED 18\"/>

FITTINGS

8. FITTINGS SHALL BE DUCTILE IRON MEETING A.N.S.I./A.W.W.A. C153/21.00 AND SHALL BE COATED WITH 8 TO 8 MIL. THICKNESS COAL TAR EPOXY CONFORMING TO THE REQUIREMENTS OF A.N.S.I./A.W.W.A. C550-05 AND C116/A21.03.
9. RESTRAINED JOINT PIPE SHALL BE USED FOR ALL BENDS, TEES, CROSSES, PLUGS, AND FIRE HYDRANTS. THRUST BLOCKS SHALL NOT BE ALLOWED.
10. RETAINER GLANDS/MECHANICAL JOINT RESTRAINT SHALL BE USED ONLY IF AUTHORIZED BY THE ENGINEER AND SHALL CONFORM TO A.N.S.I./A.W.W.A. STANDARDS C 111/A-21.11-00, OR LATEST REVISION.
11. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITER'S LABORATORY FOR 250 P.S.I. MINIMUM WATER PRESSURE RATING.
12. GLANDS SHALL BE CLOW CORPORATION MODEL F-1056, STANDARD FIRE PROTECTION EQUIPMENT COMPANY, OR APPROVED EQUAL.

VALVES

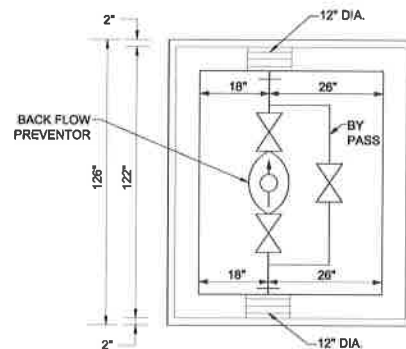
13. TAPPING VALVES SHALL BE MUELLER H867 OR APPROVED EQUAL.
14. TAPPING SLEEVES SHALL BE MUELLER H815 OR APPROVED EQUAL.
15. GATE VALVES 3\"/>

HYDRANTS

18. FIRE HYDRANTS SHALL BE BREAKAWAY MUELLER CO. CENTURION MODEL #A-423, OR METROPOLITAN 250 EDDY COMPRESSION TYPE F.H. OR APPROVED EQUAL.
19. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE NOZZLE 18\"/>

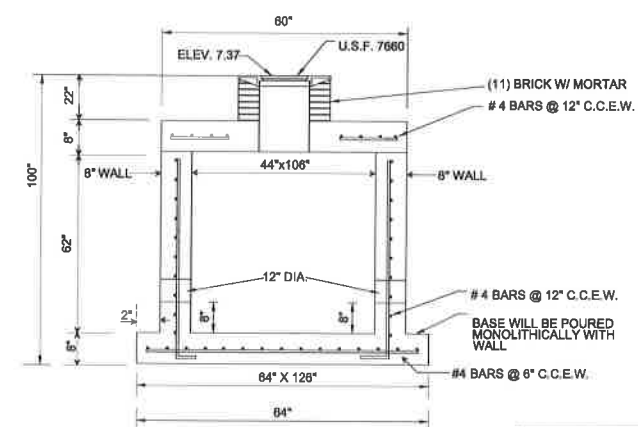
PLACEMENT

21. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30\"/>



4\"/>

N.T.S.
REC'D 7-5-94



4\"/>

SEPARATION

24. SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18\"/>

TESTING, DISINFECTION

31. PIPE SHALL BE TESTED UNDER CONSTANT PRESSURE OF 150 P.S.I. FOR A MINIMUM TEST PERIOD OF 2 HOURS AND SHALL NOT EXCEED THE LEAKAGE REQUIREMENTS AS PER A.N.S.I./A.W.W.A. SPECIFICATIONS OF C-600-05 LEAKAGE FORMULA: $Q = (SD)^{1.75} / 133,200$ Q = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR D = DIAMETER OF THE PIPE TESTED, IN INCHES. S = TOTAL LENGTH OF PIPE TESTED, IN FEET. P = AVERAGE TEST PRESSURE, IN POUNDS PER SQUARE INCH.
32. THE CITY OF FORT LAUDERDALE PUBLIC SERVICES DEPARTMENT WILL TAKE ALL BACTERIOLOGICAL TESTS, TO BE SCHEDULED VIA INSPECTOR, IF OTHERWISE SPECIFIED IN CONTRACT DETAILED SPECIFICATION AND/OR AUTHORIZED BY THE ENGINEER OF RECORD. BACTERIOLOGICAL TESTS MAY BE PERFORMED BY A CERTIFIED ENVIRONMENTAL TESTING LABORATORY.
33. DISINFECTION OF MAINS SHALL COMPLY WITH A.N.S.I./A.W.W.A. C-651-05 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE DESIGNATED ON THE ENGINEERING PLANS. MINIMUM ONE SAMPLING POINT AT EACH END. MAXIMUM SPACE BETWEEN SAMPLING POINTS IS 1200 FEET.

CONNECTION

34. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE CITY OF FORT LAUDERDALE.
35. THERE SHALL BE NO CONNECTION TO AN EXISTING WATER MAIN UNTIL PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN CONDUCTED AND THE RESULTS ARE APPROVED AND ACCEPTED BY THE CITY OF FORT LAUDERDALE.

SERVICE CONNECTIONS

36. ALL METER SERVICE CONNECTIONS SHALL BE BRONZE FROM PLUG VALVE. NO GATE VALVES ARE TO BE USED (2\"/>

GENERAL NOTES:

- ALL EXISTING WATER MAINS ARE TO BE CAPPED AND ABANDONED IN PLACE.
- NEW WATER SERVICE LINES SHALL BE INSTALLED TO SERVICE THE EXISTING PROPERTIES.

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
 Drawn by: J.L.S. Date: 11/14
 Checked by: J.H. Date: 11/14



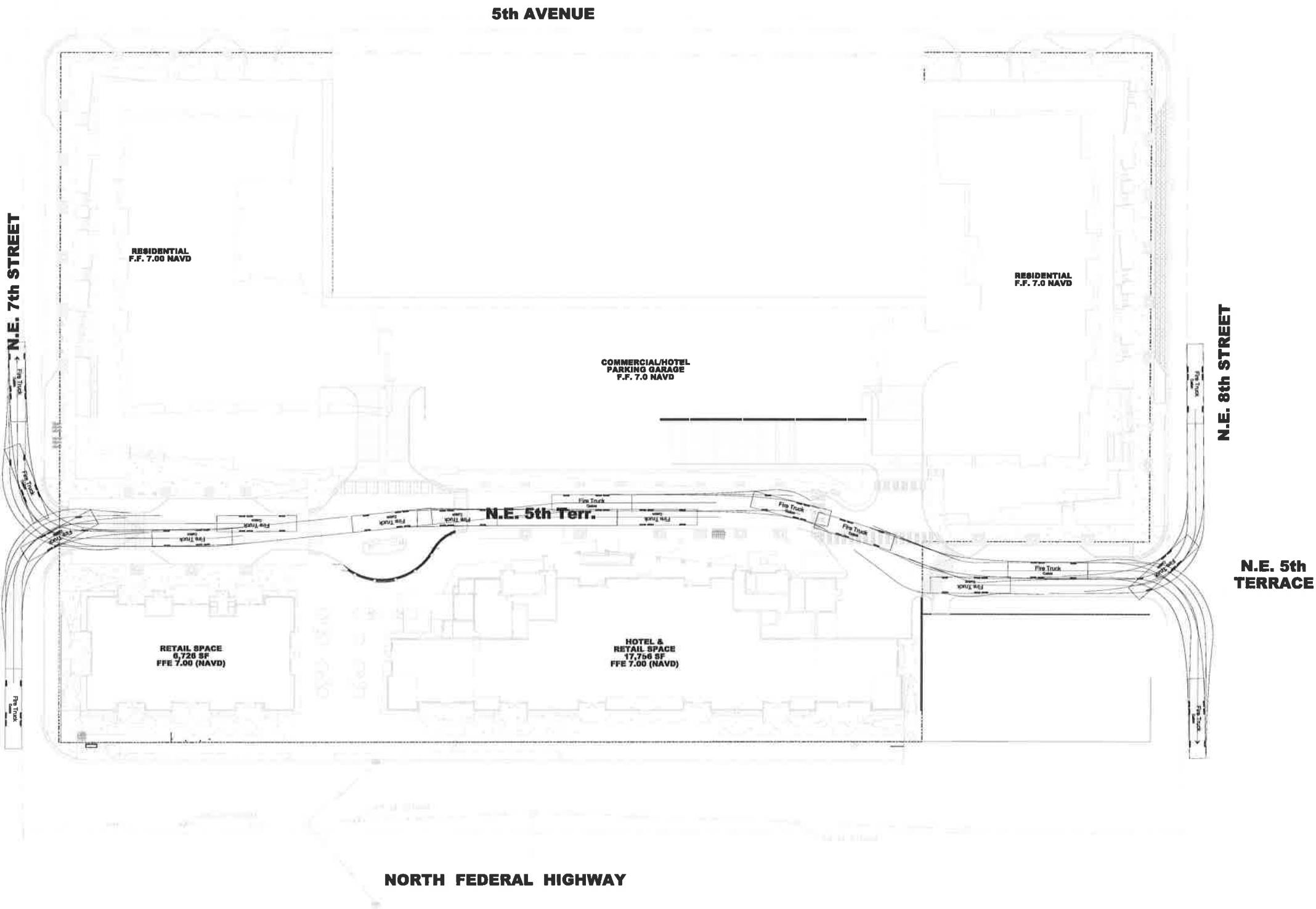
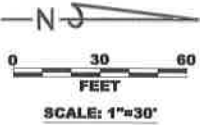
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QUANTUM AT FLAGLER VILLAGE

WATER AND SEWER DETAILS

SCALE:
N.T.S.
PROJECT NUMBER:
1402-08
SHEET NUMBER:
WS-3

Date: 9/15/15
 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No.: 54615
 State of Florida



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

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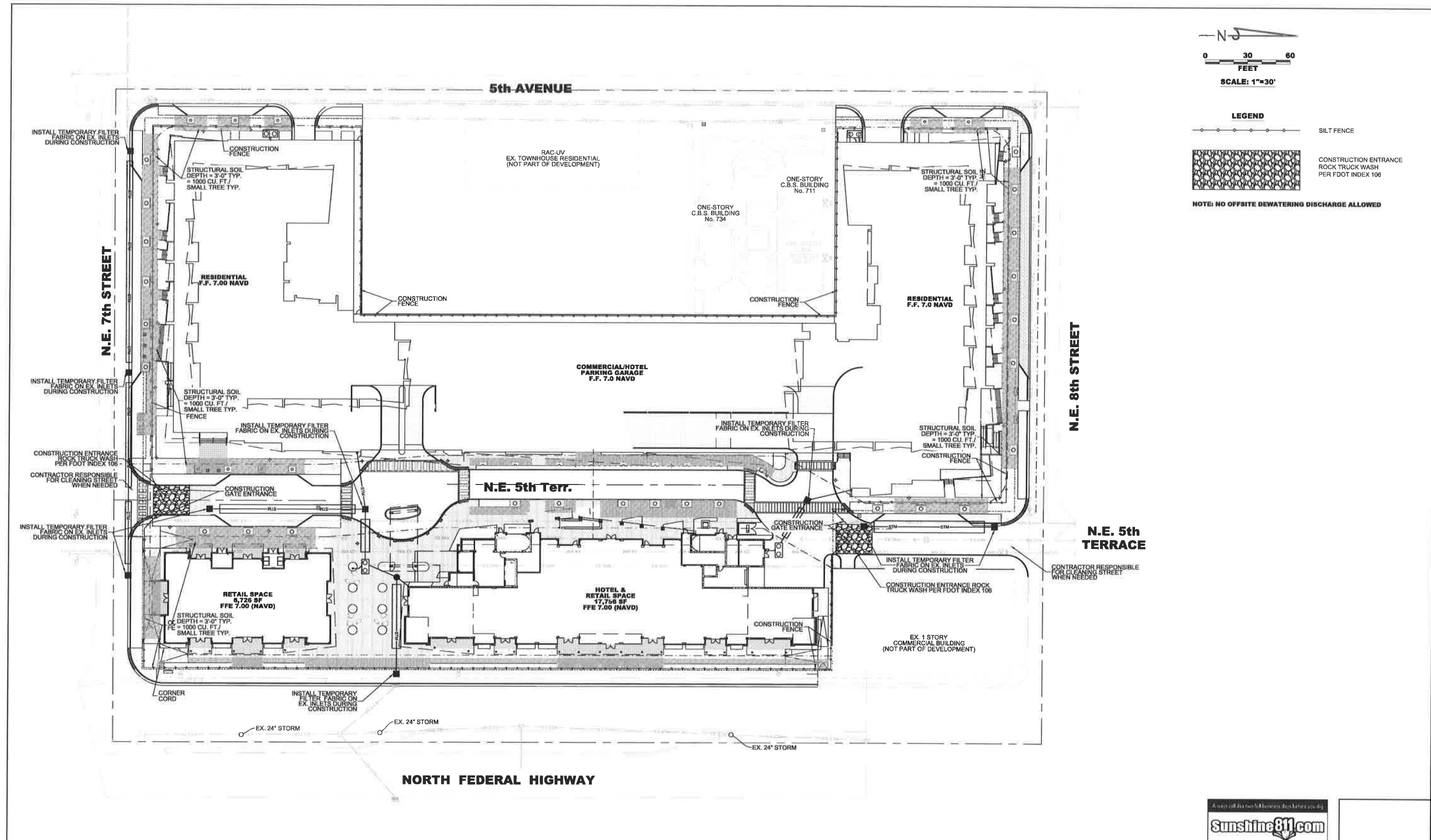
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QUANTUM AT FLAGLER VILLAGE
FIRE TRUCK PLAN



SCALE:
1" = 30'
PROJECT NUMBER:
1402-08
SHEET NUMBER:
FT-1

Date: 9/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54615
State of Florida



NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL
1	04/13/15	JMH	REVISE PER DRC COMMENTS

NO.	DATE	BY	REVISIONS

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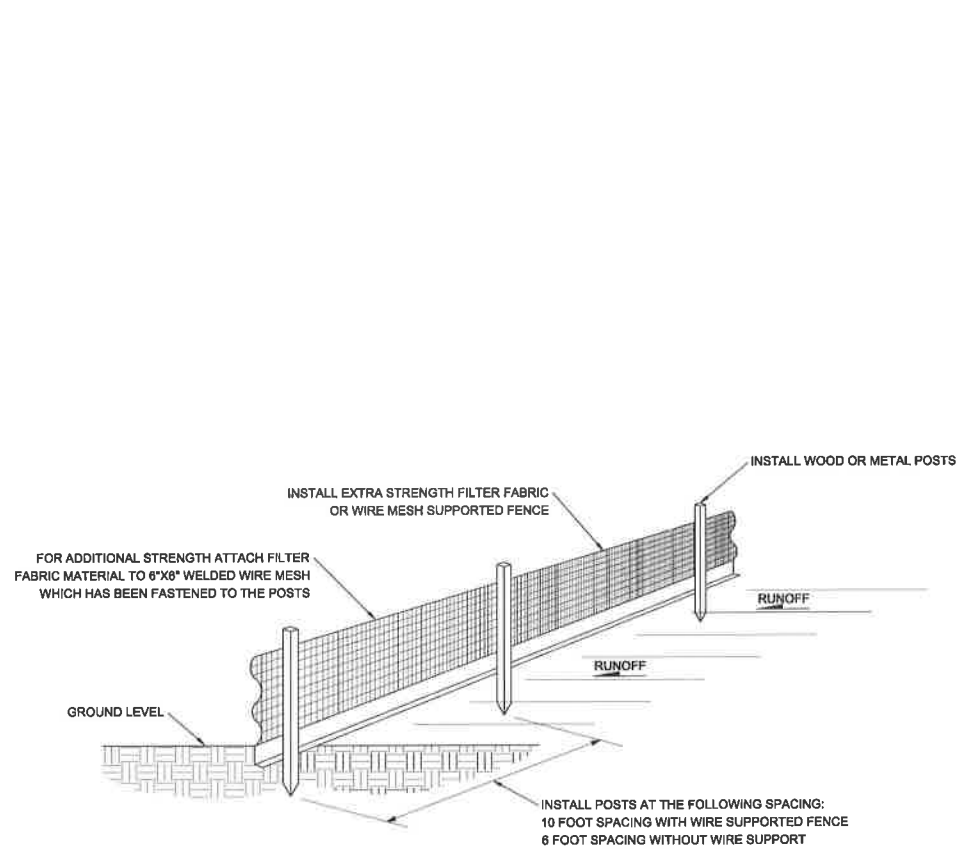
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QUANTUM AT FLAGLER VILLAGE

STORMWATER POLLUTION PREVENTION PLAN

SCALE:
 1" = 30'
 PROJECT NUMBER:
 1402-08
 SHEET NUMBER:
 SWPP-1

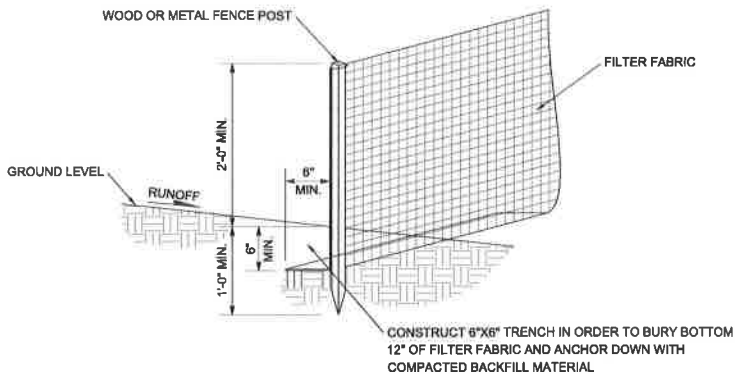
Date: 9/15/15
 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No. 54815
 State of Florida



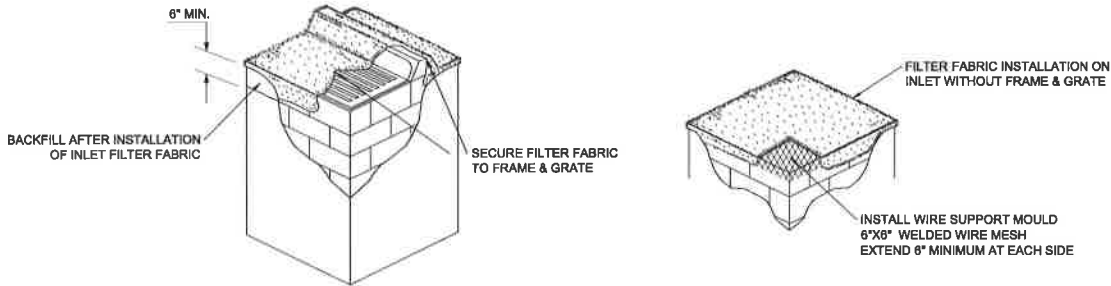
SILT FENCE INSTALLATION DETAIL
N.T.S.

SILT FENCE & POST INSTALLATION NOTES

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6\"/>
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 10 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



POST & FILTER FABRIC INSTALLATION DETAIL
N.T.S.



FILTER FABRIC INSTALLATION DETAIL
N.T.S.

FILTER FABRIC INSTALLATION NOTES

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
Drawn by: J.L.S. Date: 11/14
Checked by: J.H. Date: 11/14



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

QUANTUM AT FLAGLER VILLAGE
EROSION CONTROL DETAILS



SCALE:
1" = 30'
PROJECT NUMBER:
1402-08
SHEET NUMBER:
SWPP-2

Date: 9/15/15
Approved by: JAY HUESNER, P.E.
Registered Engineer No.: 58019
State of Florida

PROJECT LOCATION: CITY OF FORT LAUDERDALE, BROWARD COUNTY	CITY OF FT LAUDERDALE, BROWARD COUNTY, FLORIDA
TOTAL AREA OF THE SITE:	3.92 AC
TOTAL AREA OF THE SITE TO BE DISTURBED:	4.25 AC INCLUDES SURROUNDING STREETS
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:	CONSTRUCTION OF APARTMENT UNITS, HOTEL AND RETAIL WITHIN A 4.25 ACRE PROPERTY. THE SITE IS CURRENTLY OCCUPIED WITH EXISTING ROAD, BUILDINGS AND PARKING LOTS.
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	1. CLEAR & GRUB EXISTING VEGETATION WITHIN THE SITE. 2. HAUL OFF SITE CLEARED MATERIAL. 3. IMPORT FILL ONTO SITE. 4. START SITE EARTHWORK GRADING
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	NO DISCHARGE FROM THE SITE PROJECT IS WITHIN THE COASTAL RIDGE AND SANDY RIDGES
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	NO DISCHARGE FROM THE SITE TOTAL DRY RETENTION
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	NOT APPLICABLE SEE ABOVE

THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDE AND PESTICIDES USED AT THE CONSTRUCTION SITE:	NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATOINS.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.
WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY. CONTRACTOR TO DISPOSE OFF ANY MATERIAL AS APPLICABLE AND MUST COMPLY WITH LOCAL STATE & FEDERAL LAWS
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:	CONSTRUCT TEMPORARY ENTRANCE OFF OF 10TH AVENUE USING THE SOIL TRACKING PREVENTION DEVICE PER F.D.O.T. INDEX 108
OTHER:	N/A

GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C. , THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.

1. A PERIMETER SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE.

2. FILTER FABRIC MATERIAL SHALL BE INSTALLED ON ALL OPEN GRATE DRAINAGE INTETS.

DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.

THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTIL THE PERMANENT PERIMETER BERM HAS BEEN CONSTRUCTED AND STABILIZED.

DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SI OPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.

1. SILT FENCES

2. FILTER FABRIC MATERIAL

INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF TH PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER (SEE ATTACHED FORM).

1. PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS.

2. SITE CIVIL INSPECTOR WILL CONDUCT WEEKLY INSPECTIONS.

3. INSPECTION REPORTS WILL BE MAINTAINED ON -SITE BY PROJECT/DEVELOPER SUPERINTENDENT.

IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.

NONE

DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.

TEMPORARY SEDIMENT BASINS WILL BE CONSTRUCTED AS REQUIRED WITHIN THE SITE DURING UNDERGROUND UTILITY INSTALLATION OPERATIONS.

DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.

A PERMANENT PERIMETER BERM WILL BE CONSTRUCTED AROUND ENTIRE SITE AS PART OF THE PROPOSED STORM WATER MANAGEMENT SYSTEM.

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.

1. THE EROSION AND TURBIDITY CONTROL DEVICES WILL BE INSPECTED BY THE PROJECT/DEVELOPER SUPERINTENDENT ON A DAILY BASIS.

2. THE SITE CIVIL INSPECTOR WILL INSPECT THE EROSION AND TURBIDITY CONTROL DEVICES DURING EACH SCHEDULED INSPECTION AND/OR AFTER EACH HEAVY STORM EVENT AS REQUIRED.

3. ALL REQUIRED REPAIRS TO THE EROSION AND TURBIDITY CONTROL DEVICES SHALL BE MADE BY THE CONTRACTOR AND/OR DEVELOPER WITHIN A 24 HOUR PERIOD.

CONTRACTOR CERTIFICATION STATEMENT			
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."			
NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT			
"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST O MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."			
NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14

Drawn by: J.L.S. Date: 11/14

Checked by: J.H. Date: 11/14



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QUANTUM AT FLAGLER VILLAGE

N.P.D.E.S. NOTES

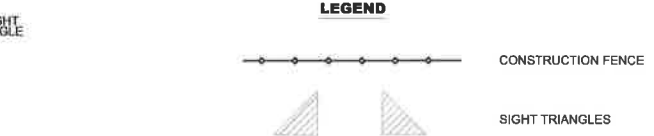
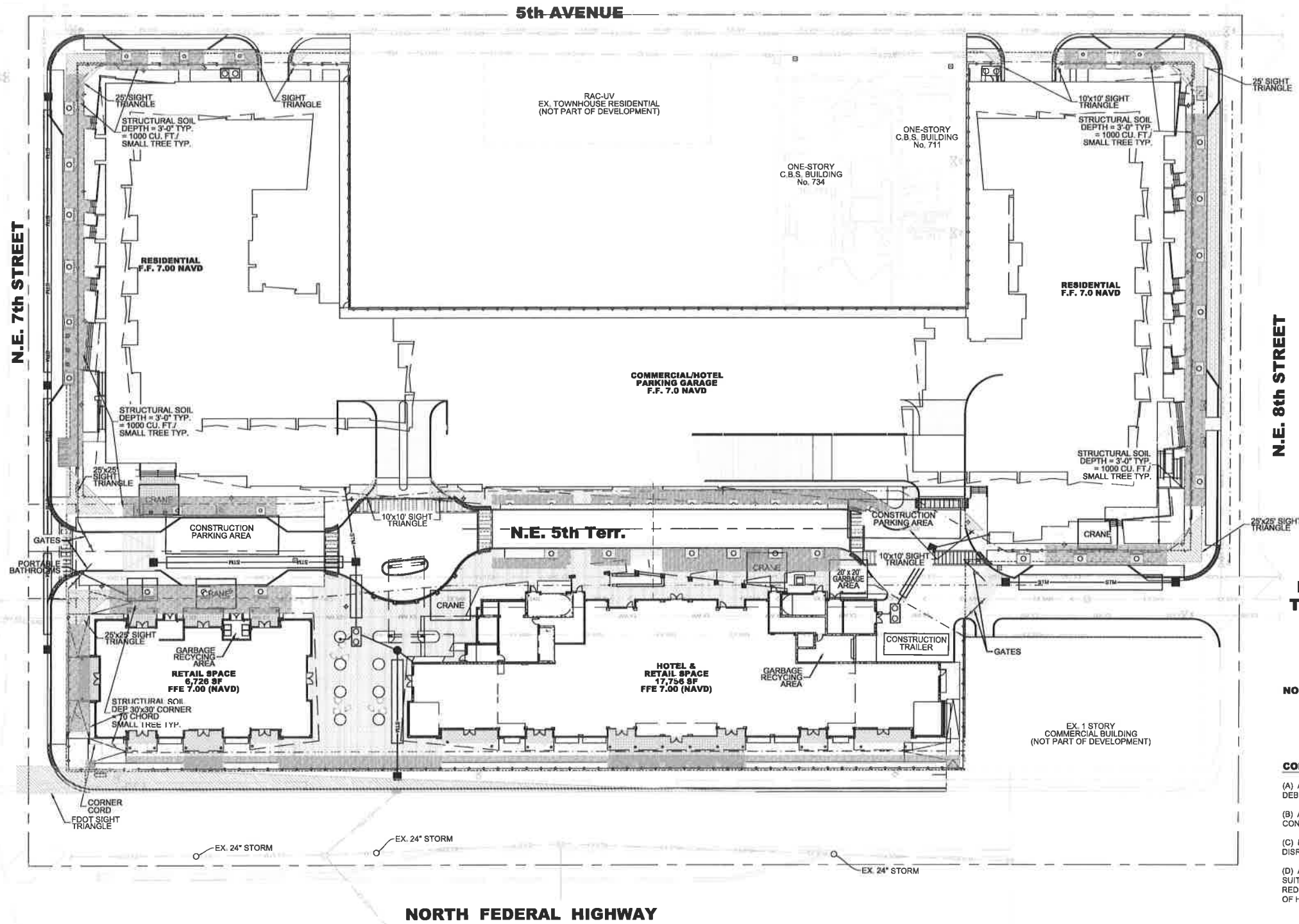


SCALE:
1" = 30'

PROJECT NUMBER:
1402-08

SHEET NUMBER:
SWPP-3

Date: 9/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54615
State of Florida



NOTE: CONSTRUCTED IN ONE PHASE

- CONSTRUCTION SITE NOTES:**
- (A) ALL CONSTRUCTION SITES SHALL PROVIDE SUITABLE CONTAINERS FOR SOLID WASTE AND CONSTRUCTION DEBRIS GENERATED BY CONSTRUCTION ACTIVITY.
 - (B) ALL SUCH SOLID WASTE AND CONSTRUCTION DEBRIS SHALL BE MAINTAINED SECURELY. NO SUCH CONSTRUCTION DEBRIS OR SOLID WASTE SHALL REMAIN LOOSE OR UNSECURED AT ANY TIME.
 - (C) NO SUCH CONSTRUCTION DEBRIS OR SOLID WASTE SHALL BECOME AIRBORNE OR CAUSE A NUISANCE OR DISRUPTION TO THE HEALTH, SAFETY OR WELFARE OF THE SURROUNDING NEIGHBORS.
 - (D) ALL SUCH SOLID WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE OR PLACE IN A SUITABLE CONTAINER WITHIN TWENTY-FOUR (24) HOURS. THE TWENTY-FOUR (24) HOUR PERIOD MAY BE REDUCE, AT THE DISCRETION OF THE CITY CODE INSPECTOR, WHERE IT IS NECESSARY FOR THE PROTECTION OF HUMAN HEATH, WELFARE OR SAFETY, OR WHERE IT IS NECESSARY TO PROTECT THE ENVIRONMENT.



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
Drawn by: J.L.S. Date: 11/14
Checked by: J.H. Date: 11/14

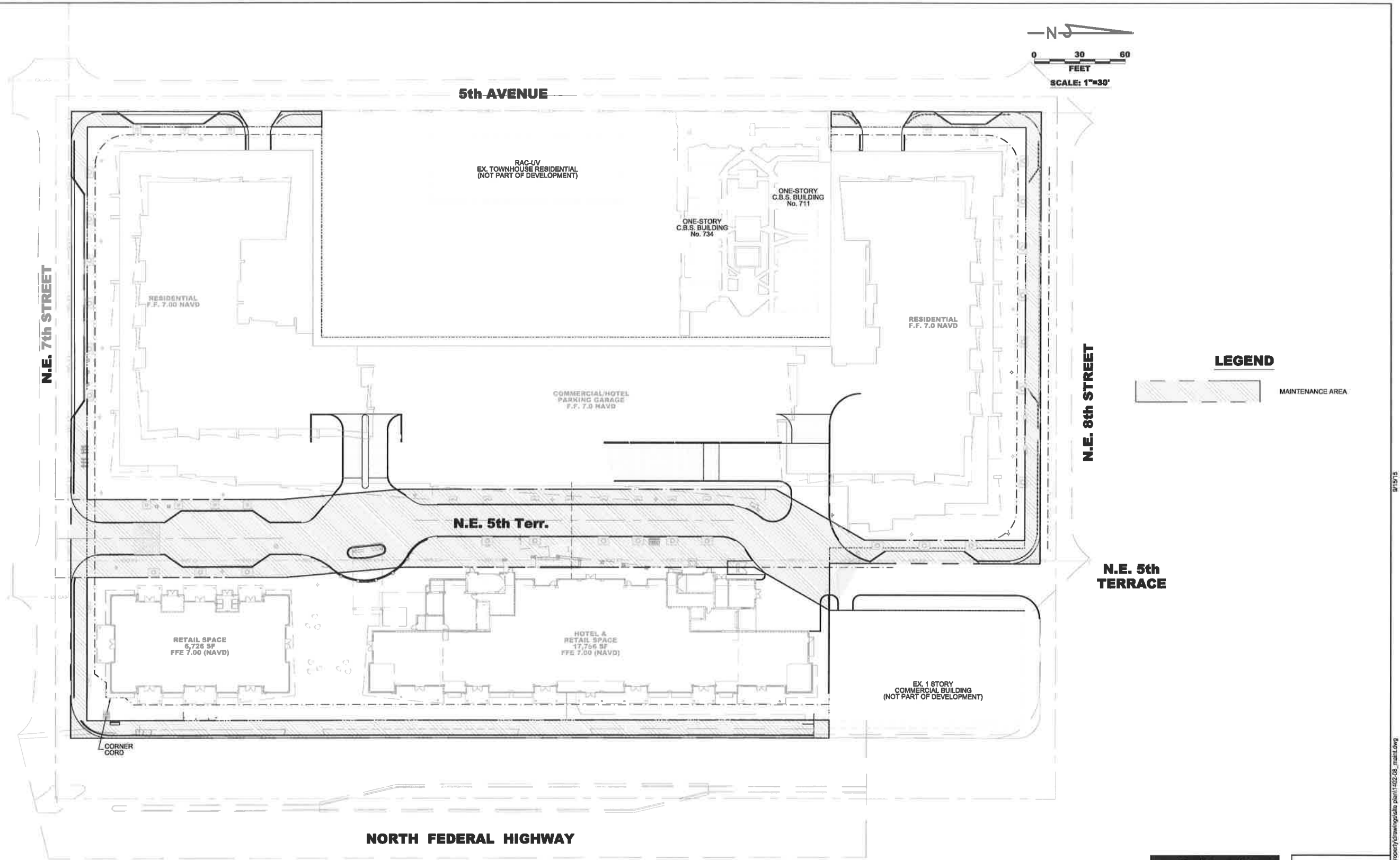


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QUANTUM AT FLAGLER VILLAGE
STAGE STORAGE PLAN

SCALE:
1" = 30'
PROJECT NUMBER:
1402-08
SHEET NUMBER:
SS-1

Date: 9/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54819
State of Florida



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
 Drawn by: J.L.S. Date: 11/14
 Checked by: J.H. Date: 11/14



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QUANTUM AT FLAGLER VILLAGE

MAINTENANCE AREA EXHIBIT

SCALE:
 1" = 30'
 PROJECT NUMBER:
 1402-08
 SHEET NUMBER:
 MA-1

Date: 9/15/15
 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No.: 54619
 State of Florida

Project Brochure





FLAGLER VILLAGE, FORT LAUDERDALE, FLORIDA

RETAIL HOTEL MULTIFAMILY

RETAIL HOTEL MULTIFAMILY

RETAIL HOTEL MULTIFAMILY

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An interested party's sole and exclusive rights with respect to any prospective transaction, the property, or the Information shall be limited to those expressly provided in an executed Agreement and shall be subject to the terms thereof. In no event shall interested parties have any other claims against PHG or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this informational process or the marketing or sale of the Property.

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RETAIL HOTEL MULTIFAMILY



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FORT LAUDERDALE, FLORIDA

Fort Lauderdale's Most Famous Intersection

Federal Highway is Fort Lauderdale's main north/south surface corridor offering frontage sites a direct visibility and prestige decades in the making. The intersection of Federal Highway and Sunrise Boulevard marks the convergence of Fort Lauderdale's two most famous boulevards bordering multifamily, retail, arts and recreation space to further strengthen this site's desirability and access. Just a short 3 to 5 minute drive to Downtown, Las Olas, Interstate 95, Victoria Park, A1A and the area's affluent, waterfront neighborhoods illustrates the reason for the renaissance of Flagler Village. Additionally, Flagler Village is less than a 10 minute drive from the Fort Lauderdale/Hollywood International Airport, Port Everglades Cruiseport, the Florida Turnpike and Interstate 75 - Alligator Alley.

Other landmark features and next door neighbors

include War Memorial Auditorium, Parker Playhouse, Fort Lauderdale Library and Holiday Park with it's gymnasium, football and baseball fields, bike paths, sports courts and social center which offer residents exceptional access to the arts and events. With such geographic, business, arts and recreational offerings it's easy to realize the neighborhood marked revitalized and growing demand for stylish, upscale residential and hospitality destinations.

In addition to strong, current demographics and a growing traffic count, this location will continue to perform as Fort Lauderdale's Central Business District experiences unprecedented growth and demand outpaces availability. Projected increases in population demonstrate steadily rising rents in the immediate area with many at the highest achieved lease rates in Broward County for that area to date.

Fort Lauderdale is the playground for the world and has captured the imagination of the nation with it's laid-back combination of natural elements of a Florida lifestyle combined with exciting natural beauty, recreation and entertainment. It's also a favorite for it's mild, year-round climate.

Fort Lauderdale Beach

With a scenic location on Florida's Intracoastal waterways and inlet canals, Fort Lauderdale hosts year-round tourism as well as a vibrant economy comfortably centered within the tri-county area of Palm Beach, Broward and Dade counties.



Flagler Village's Finest

Within the past 36 months, Flagler Village has experienced an amazing renaissance that will only begin to be realized with the construction of Flagler Village's newest retail, hospitality and multifamily center at the intersection of Federal Highway and Sunrise Boulevard. Going beyond Flagler Village's existing multifamily communities to adequately encompass every aspect of today's active lifestyle requires a location and scope not yet developed in the neighborhood. It is this project that will engage the neighborhood to enjoy as a true "village" environment of shops, restaurants, homes and the area's first Courtyard by Marriott.

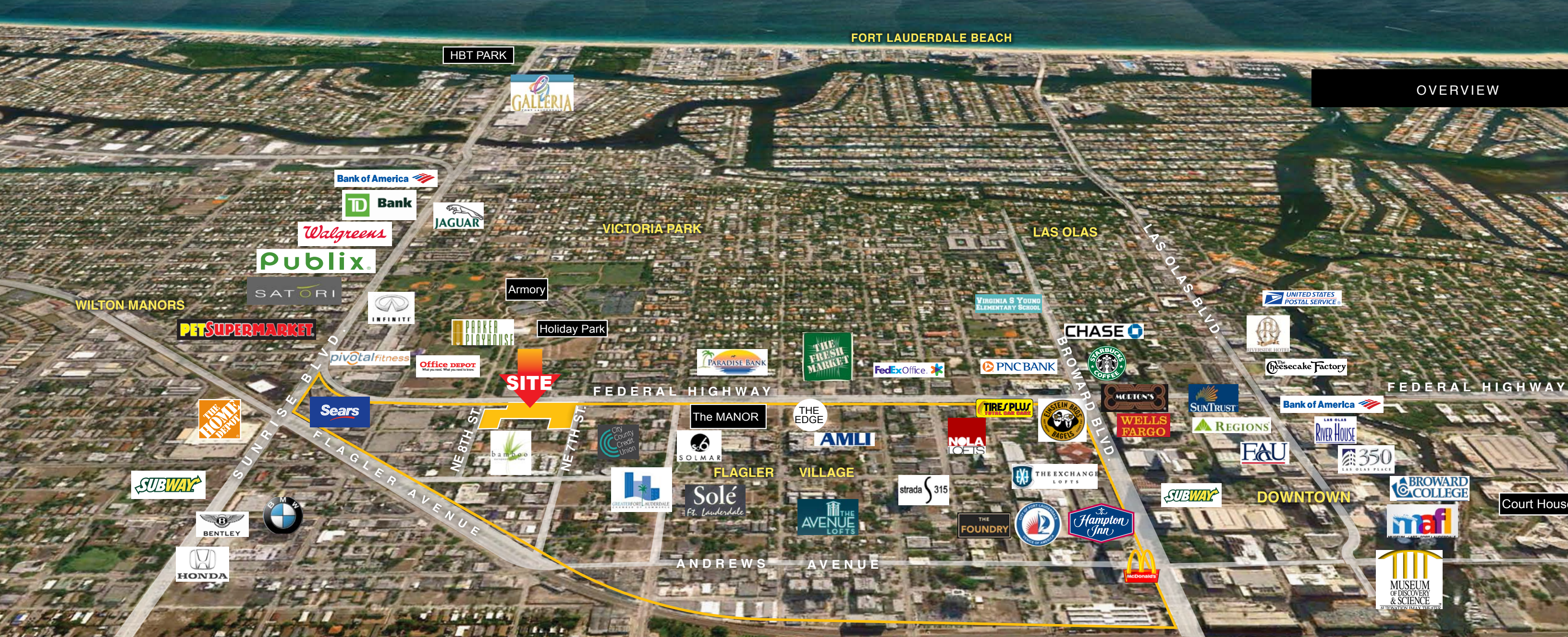
Added amenities such as resort pools, spa and fitness amenities, food and beverage outlets, conference space, and retail shopping will position this property to meet and exceed all current and proposed surrounding developments.

- 338 APARTMENTS within two 13 story towers encompassing a five-story garage, expanded recreation amenities, pools, gym, spa and event and dining spaces.
- 25,000 SF Retail consisting of flexible, urban spaces with ample street access, notable accents and convenient service accesses.
- COURTYARD BY MARRIOTT rising 8 stories with ground floor lobby, Bistro concept restaurant and bar, 138 guest rooms and suites with rooftop pool and amenities.
- URBAN PLAZA with open, pedestrian friendly spaces, lush landscaping and water features separating ground floor retail from the parking garage.
- 3 FLOOR PARKING GARAGE with approximately 780 parking spaces.

Accented with an ample urban plaza offering residents and the community the opportunities of relaxing and socializing in an environment of comfortable, open landscapes bordered by shops, small business and restaurants.

2 pools, with large social areas, sundecks and lush landscaping punctuate an attention to detail, features and amenities that encompass a successful project and lifestyle.





OVERVIEW



FLAGLER VILLAGE OVERVIEW

Only steps to downtown Fort Lauderdale, Las Olas Boulevard, and the historic Riverfront area, a landmark revival is happening as historic Flagler Heights is undergoing major renovation coupled with explosive, new construction to become one of the most innovative and trend setting areas of Broward County. Newly named Flagler Village this project that encompasses 151 acres of what is the eastern portion of the City of Fort Lauderdale’s Community Redevelopment Area, was merely a dream to the developers who began to purchase and assemble properties in the downtrodden area. The area has since attracted such major developers such as the Related Group, the Morgan Group and the Rockefeller Group to name but a few.

The boundaries of the Village are Broward Boulevard on the south end, north to Sunrise Boulevard on the north end and from US 1 (Federal Highway) west to the East Coast Railway Corridor. The western most section (about 4 blocks) of the neighborhood will be called “FAT Village.” This stands for Flagler Art & Technology Village. The borders will be NW 6th Street on the north side, to NW 4th Street on the south side, and from North Andrews Avenue on the east side, to the railroad tracks on the west side.

Flagler Village Retail, Hotel & Multifamily Residential

Traffic Count AADT/Federal Hwy. Site #865157	38,500+	Percent Increase/Decrease in Income Since 1990	122%
Population	33,407	Percent Increase/Decrease in Income Since 2000	51%
Projected Population Growth 2013 - 2016	2.3%	Average Household Net Worth	\$506,348
Total Population	33,407	Median Home Sale Price	\$215,050
Male Population	19,623		
Female Population	13,784		
Percent Change Since 1990	9.0 %		
Percent Change Since 2000	10.0 %		
Median Age	38.98		
Average Household Income	\$105,370		
Median Household Income	\$62,654		



Flagler Village Hotel Comp Set			
HOTEL	LOCATION	Date Opened	Units
Hampton Inn, Fort Lauderdale-City Ctr Downtown	Fort Lauderdale, FL	Feb 2002	156
Riverside Hotel	Fort Lauderdale, FL	Jun 1936	219
Hyatt Place, Fort Lauderdale-17th Street Convention Center	Fort Lauderdale, FL	Jul 1997	126
Holiday Inn Express, Ft Lauderdale-Convention Ctr Cruise	Fort Lauderdale, FL	Dec 1997	78
Comfort Suites, Airport & Cruise Port	Fort Lauderdale, FL	Jan 1991	111

Retail Comparable Chart – Flagler Village				
Center	Location	Tenant	Rent	Type
Downtown Marketplace	250-290 N Federal Hwy	Baja Express Restaurant, European Wax, Erik Alan Salon	\$37-53 NNN	Strip Center
The Waverly @ Las Olas	100 N Federal Hwy	ETrade, RBC Centura Bank, Posh Restaurant	\$26.50-47 NNN	Street Retail
Commercial Center	606 E Broward Blvd	Starbucks, Sprint	\$45 NNN	Street Retail
Victoria Shoppes	622-680 N Federal Hwy	Winn Dixie, Jamba Juice	\$25-35 NNN	Strip Center



service from Miami to Orlando, which would include a stop in downtown Fort Lauderdale, and Tri-Rail’s Fast Start commuter rail concept for the FEC.



West Palm Beach, and Orlando.

Also in the environmental assessment report, the station, which will be designed by firms Skidmore, Owings & Merrill and Zyscovich, will be centered around a great hall with an elevated waiting room and concourse above the tracks connecting to a 35 foot wide central platform. Sure, it won’t be as monumental as the Miami station, but it won’t exactly be small either.

Flagler Village to be Well Connected on the WAVE

Kevin Gale, Editor in Chief, South Florida Business Journal

Federal transportation officials are expected to announce \$18 million in funding for the 2.7-mile WAVE Street Car System in Fort Lauderdale, the Sun Sentinel reported.

The system is arguably the glue needed to expand the boundaries of the city’s downtown core to the urban revitalization just north of downtown in the emerging Flagler Village, which is home to burgeoning growth. The Wave would go right through the heart of Flagler Village and the area has already seen a surge of residential projects which the Wave would link to other pending projects including the FEC’s All Aboard passenger

All Aboard Florida’s Ft. Laud. Station In Flagler Village

Monday, November 18, 2013, by Sean McCaughan, Curbed Magazine - Miami

All Aboard Florida is planning to announce on November 22nd that their Fort Lauderdale train station will be just north of Broward Boulevard, in Flagler Village. The Las Olas Riverfront site is out. It will likely span the tracks from the empty Florida Power & Light lot on the west side of the railroad tracks between Broward and NW 2nd Avenue to the Broward Central Terminal bus depot on the east side of the tracks, a location that was established as the preferred spot on the railroad’s environmental assessment report. This completes selection of the project’s four station locations in Miami, Fort Lauderdale,



Columbian and West African art, as well as 20th Century paintings attracting more than 1.5 million visitors in the last four years

- Riverwalk - A 1.5-mile linear park along downtown’s New River with brick walkways, lush greenery and pedestrian amenities that attracts more than 1.5 million visitors each year with it’s spectacular city views, restaurants, entertainment, water taxis and guided waterway tours.



VACANCY

Broward County’s retail vacancy rate decreased in the third quarter 2013, ending the quarter at 6.9%. Over the past four quarters, the market has seen an overall decrease in the vacancy rate, with the rate going from 7.3% in the fourth quarter 2012, to 7.2% at the end of the first quarter 2013, 7.1% at the end of the second quarter 2013, to 6.9% in the current quarter.

SALES ACTIVITY

Tallying retail building sales of 15,000 square feet or larger, Broward County retail sales figures rose during the second quarter 2013 in terms of dollar volume compared to the first quarter of 2013. In the second quarter, 18 retail transactions closed with a total volume of \$249,124,000. The 18 buildings totaled 841,494 square feet and the average price per square foot equated to \$296.05 per square foot. That compares to 15 transactions totaling \$108,515,000 in the first quarter 2013. The total square footage in the first quarter was 855,674 square feet for an average price per square foot of \$126.82.

Total retail center sales activity in 2013 was up compared to 2012. In the first six months of 2013, the market saw 33 retail sales transactions with a total volume of \$357,639,000. The price per square foot averaged \$210.73. In the same first six months of 2012, the market posted 27 transactions with a total volume of \$134,574,400. The price per square foot averaged \$98.45. Cap rates have been higher in 2013, averaging 7.30% compared to the same period in 2012 when they averaged 6.21%. One of the largest transactions that has occurred within the last four quarters in the Broward County market is the sale of The Shops at Pembroke Gardens in Pembroke Pines. This 367,024 square foot retail center sold for \$188,000,000, or \$512.23 per square foot. The property sold on 5/1/2013.

ACCESSIBLE LOCATION

Flagler Village is located directly north of downtown Fort Lauderdale, three miles from Port Everglades, Fort Lauderdale / Hollywood International Airport, the Amtrak Railway, I-95, I-595, the Tri-Rail commuter train.

FLAGLER VILLAGE ATTRACTIONS (within 1 -2 miles)

- Museum of Discovery and Science - 85,000 square feet of interactive science exhibits, classrooms, café, store and grand atrium hosting more than 450,000 people annually
- IMAX \$30.6 million facilitiy featuring 2D and 3D five-story, 300 seat theatre
- Broward Center for the Performing Arts hosting more than 700,000 patrons and over 700 performances annually. Home to the Florida Grand Opera, Miami City Ballet, Symphony of the Americas, Gold Coast Jazz Society. A \$55 million project featuring two acoustically perfect theaters.
- Museum of Art - Permanent home of a \$6 million collection including CoBrA, Pre-Columbian and West African art, as well as 20th Century paintings attracting more than 1.5 million visitors in the last four years

MARKET OVERVIEW

BROWARD VACANCY FALLS TO 6.9% NET ABSORPTION POSITIVE 274,024 SF IN THE QUARTER.

The Broward County retail market did not experience much change in market conditions in the third quarter 2013. The vacancy rate went from 7.1% in the previous quarter to 6.9% in the current quarter. Net absorption was positive 274,024 square feet and vacant sublease space increased by 3,053 square feet. Quoted rental rates increased from second quarter 2013 levels, ending at \$17.99 per square foot per year. A total of 1 retail buildings with 5,835 square feet of retail space were delivered to the market in the quarter, with 223,392 square feet still under construction at the end of the quarter.



Tourism

- Greater Fort Lauderdale hosted 12 million visitors in 2012 who spent \$9.8 billion
- Hotel occupancy averaged 72.7%
- Tourism generated tax revenues of \$43.8 million (derived from 5% bed tax collected by area hotels)
- Greater Fort Lauderdale attracted 2.8 million international visitors in 2012 including 992,813 from Canada, 729,114 from Latin America, 392,482 from Europe, 253,652 from Scandinavia, 197,589 from the United Kingdom and 253,652 from various other foreign countries

Major Corporations and Employers

- | | | |
|----------------------------------|---------------------------------|----------------------------------|
| • AutoNation | • Ed Morse Automotive Group | • Seacor Holdings, Inc. |
| • BankAtlantic | • Home Diagnostics Inc. | • South African Airways |
| • Bank of America | • Holy Cross Hospital, Inc. | • Sun-Sentinel (Tribune Company) |
| • Broward County School Board | • Imperial Point Medical Center | • Spherion Corporation |
| • Broward County Government | • Kaplan University | • Stiles Corporation |
| • Broward General Medical Center | • Microsoft Latin America HQ | |
| • Citrix Systems | • National Beverage Corporation | |
| • ECI Telecom Inc. | • Republic Services Inc. | |

Colleges and Universities

- | | | |
|------------------------------------|--|---|
| • Broward College | • Nova Southeastern University | • Atlantic, McFatter and Sheridan Technical Centers |
| • City College of Fort Lauderdale | • Strayer University | |
| • Florida Atlantic University | • University of Phoenix | • Florida Language Center |
| • Florida International University | • Broward College | • Florida Ocean Sciences Institute |
| • Kaplan University | • The Art Institute of Fort Lauderdale | • Keiser Career College |

Labor and Industry Greater Fort Lauderdale / Broward County

- | | |
|--------------------------------------|---------------------------------------|
| • Labor Force (April 2013) 1,018,789 | • Unemployed (April 2013) 56,843 |
| • Employed (April 2013) 961,946 | • Unemployment Rate (April 2013) 5.6% |

Fort Lauderdale Hollywood International Airport

35 - 40 minutes to Miami or Palm Beach International Airports

Access to most major U.S. cities and international markets including Africa, Latin America, the Caribbean, Canada, Europe and the Pacific Rim

One of the fastest-growing airports in the United States and second-largest carrier of international passengers in Florida

Contributes more than \$2.7 billion to the local economy, more than 8,900 jobs and 28,000 jobs through ancillary services

Served 23.5 million passengers in 2012 with an average 621 flights per day

Fort Lauderdale Executive Airport

One of the 10 busiest general aviation airports in the U.S. in a 200-acre Industrial Airpark with 2 million square feet of space

Handles approximately 150,000 takeoffs and landings per year with 700 aircraft, 115 jets and 40 helicopters

Generates approximately \$7 million in annual revenue and \$3 million in annual tax revenues from airport leases

Total Annual Economic Activity is \$815,788,400 as determined by the Florida Department of Transportation

Generates Total Employment of 5,090 jobs

Operates the Downtown John Fuhrer Helistop



Port Everglades

Generates approx. \$26 billion and 200,000 jobs statewide annually

Home to the world's two largest cruise ships, Royal Caribbean International's Oasis of the Seas and Allure of the Seas

World record 53,365 cruise guests sailed in and out of the Port in a single day

The top container port in Florida, handling more than 5.9 million tons of containerized cargo annually that generates \$31.3 million in revenue

Home to Florida's first and largest Foreign-Trade Zone, which moves more than 1,000 different commodities from 75 countries of origin annually

Launched a 20-year, \$2 billion expansion to prepare for increases in cargo, fuel and cruise passenger traffic over the next 20 years

Major capital projects recently completed or currently underway are creating 3,200 new construction jobs and generating \$239.5 million in state and local taxes

The nation's deepest commercial port south of Norfolk, Virginia that serves more than 150 ports and 70 countries

Land Transportation

Major Roadways: I-95, I-595, I-75 and Florida Turnpike

Railway System

Freight carriers: Florida East Coast (FEC) Railroad and CXS Transportation

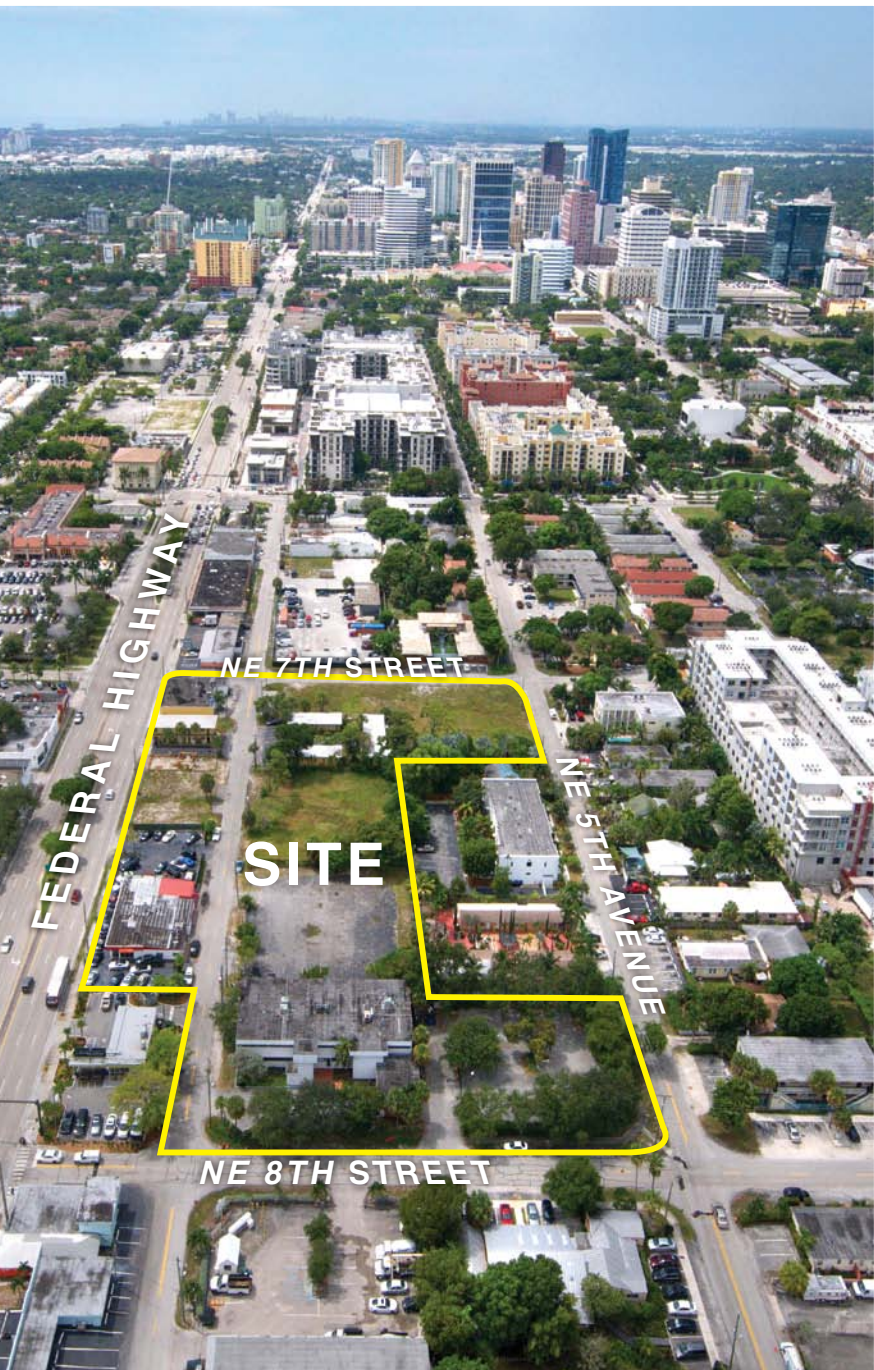
Passenger carriers: Amtrak and Tri-Rail (local commuter service)



BUSINESS ADVANTAGES

- A stable, business-friendly local government, strong base of existing businesses, a well-educated labor force, diverse housing options, and excellent quality of life
- Numerous tax advantages -- no state or local personal income tax, no county or city sales tax, no state ad valorem, franchise or inventory tax, no gift tax
- Numerous economic development opportunities, business assistance and incentive programs
- Advanced global communications network featuring 700 miles of fiber optic cables and a state-of-the-art switching station in Fort Lauderdale
- One of the fastest growing markets for global trade, with more than 40 percent of local businesses engaged in or supporting some type of international commerce
- A downtown area that includes city and county government centers, federal and county courthouses, school district offices, a state regional complex, legal services and professional offices
- A marine industry that generates 134,539 jobs and gross wages and earnings of \$3.7 billion in Broward County, along with 162,209 jobs and \$13.6 billion in total economic impact in South Florida
- More than 300 miles of waterways, marinas and marine manufacturing and repair facilities make Greater Fort Lauderdale a world-class port of call for the yachting industry
- Home of the Greater Fort Lauderdale International Boat Show, the world's largest boat show, which generates an annual economic impact of half a billion dollars

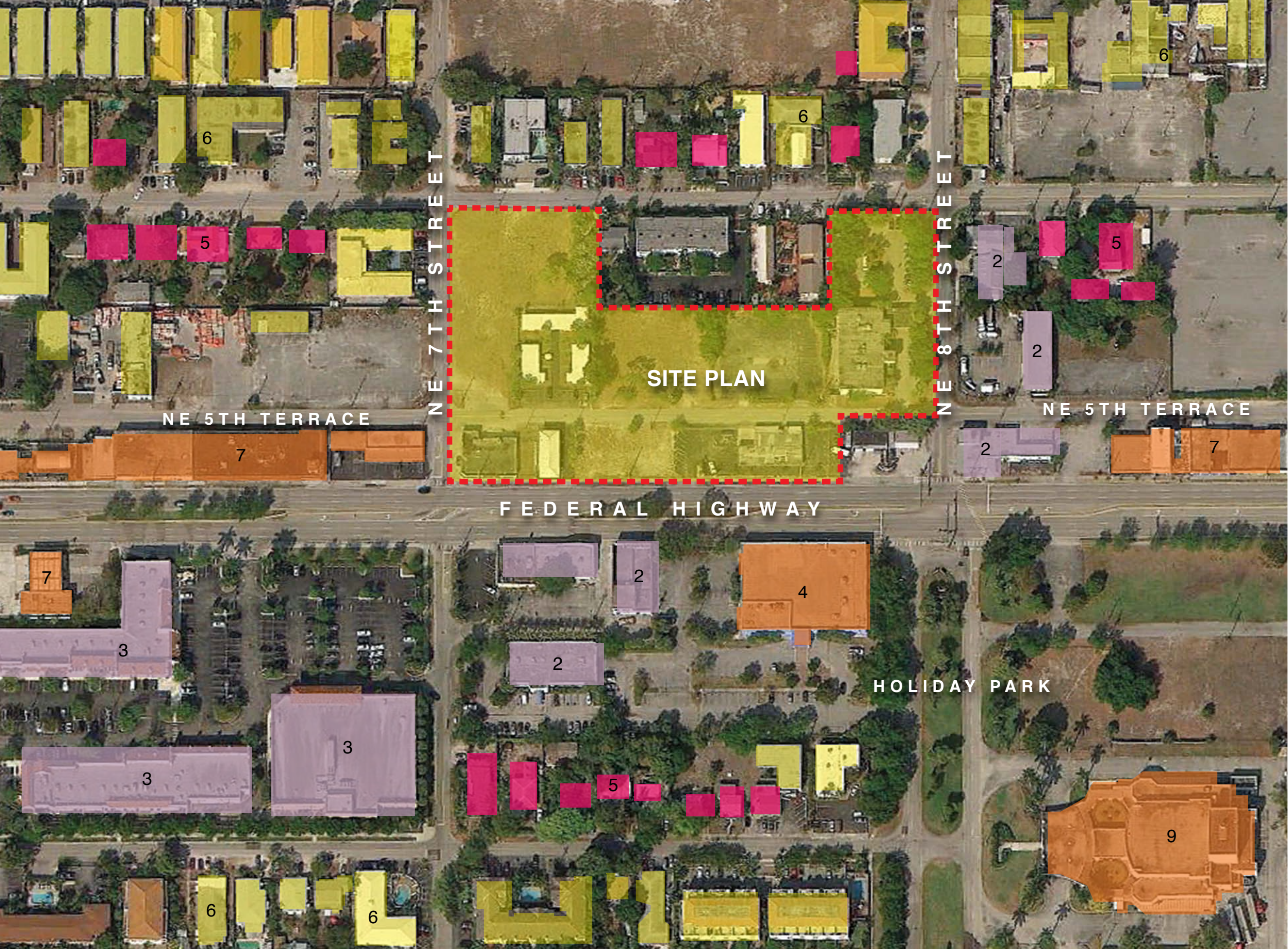
AREA FACTS	
Traffic Count Federal Hwy. Site	38,500+
Flagler Village Population	33,407
Projected Population Growth 2013 - 2016	2.3%
Median Age	38.98
Average Household Income	\$105,370
Median Home Sale Price	\$215,050



SOUTHERN VIEW of th site, Federal Highway, Flagler Village and downtown Ft. Lauderdale.



EASTERN VIEW of the site, Federal Highway, Holiday Park, Victoria Park, the intracoastal waterway and Ft. Lauderdale beaches.



SITE PLAN

Flagler Village, Fort Lauderdale's blossoming neighborhood of walkable, mid-rise urbanity just north of Broward Boulevard is booming, with innovative architecture surrounded by parks, restaurants, shopping and easy transportation to all of south Florida.

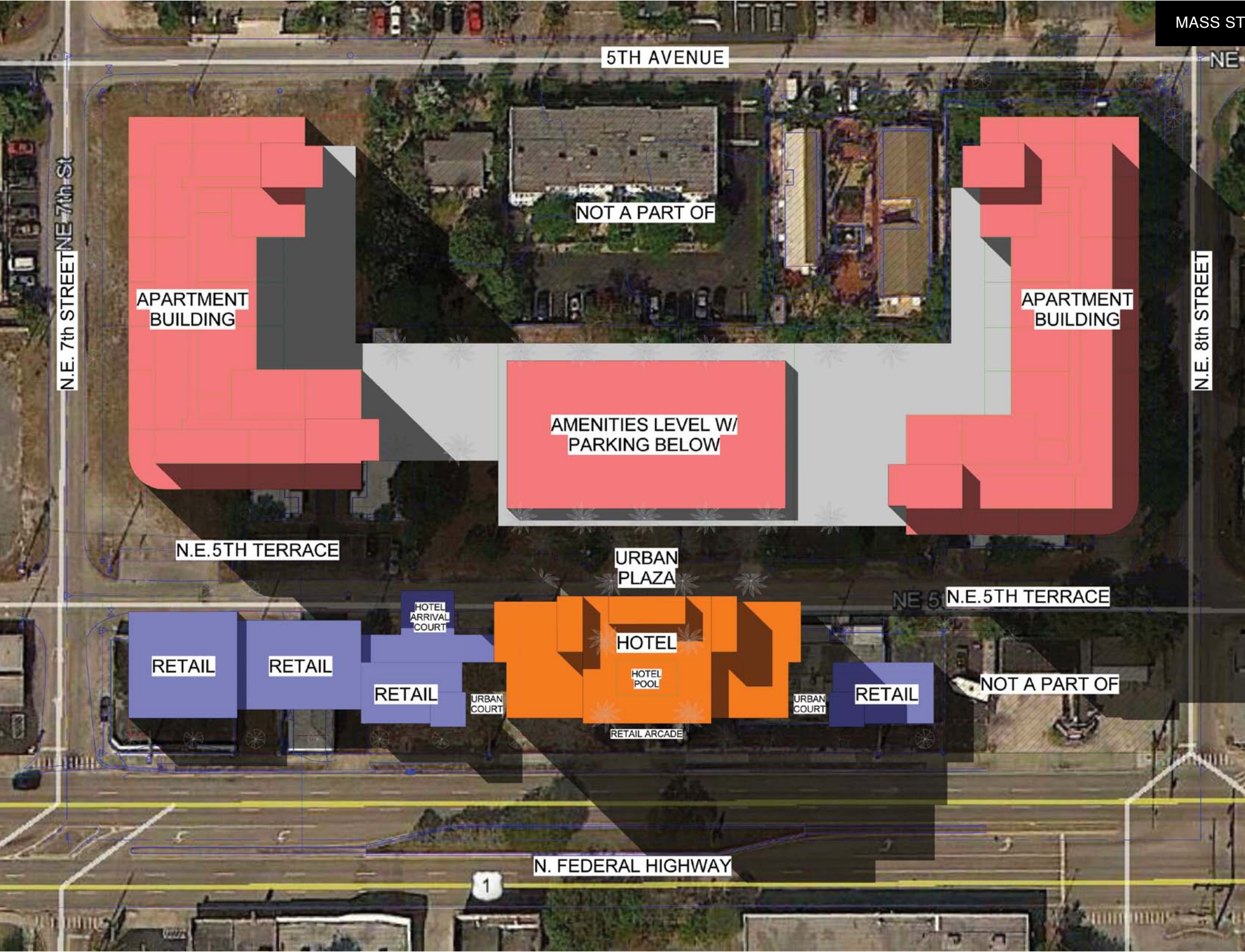
Flagler Village is bordered by Federal Highway on the east, Sunrise Blvd. to the north, Flagler Avenue to the west and Broward Blvd. to the south.

- LEGEND
- 1. RESTAURANT
 - 2. OFFICES
 - 3. COMMERCIAL MIXED USE
 - 4. RECREATION CENTER
 - 5. RESIDENTIAL
 - 6. MULTIFAMILY
 - 7. RETAIL
 - 9. PLAYHOUSE

- COLOR LEGEND
- APARTMENTS
 - RETAIL
 - RESIDENTIAL
 - SHOPS

PRELIMINARY AREA BREAKDOWN:

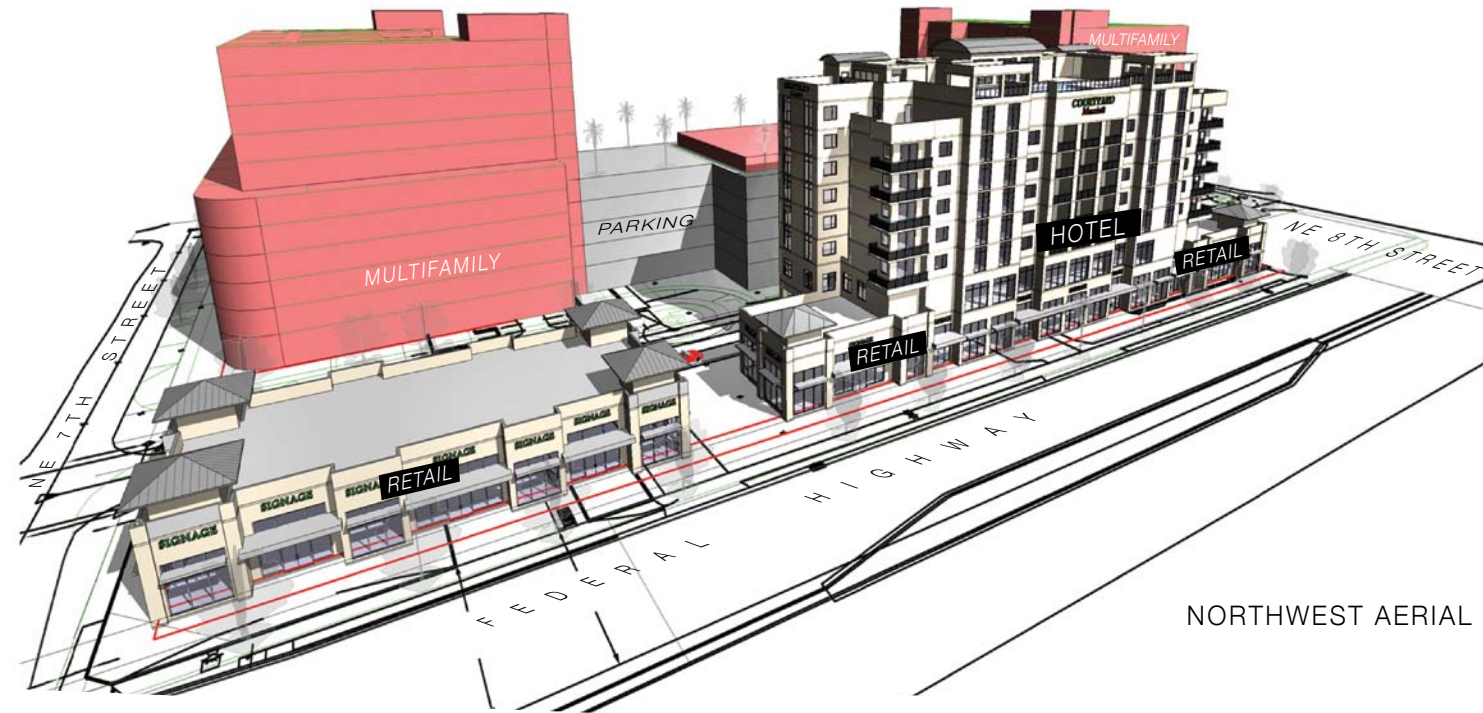
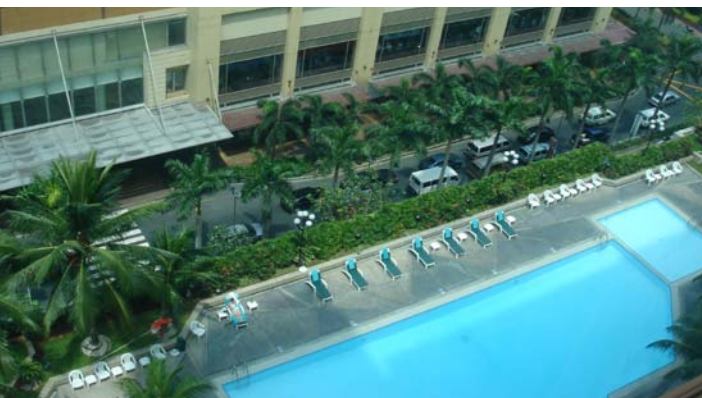
HOTEL	App. 95,000 SF
MULTIFAMILY BLDG. 1	App. 200,000 SF
MULTIFAMILY BLDG. 2	App. 200,000 SF
TOTAL RETAIL SPACE	App. 25,000 SF
TOTAL PARKING	App. 550 Spaces





MASS STUDY SITE PLAN

The Flagler Village hotel, retail and multifamily project incorporates the best possible site design into an innovative mixed use of retail, multifamily and hospitality products.



NORTHWEST AERIAL VIEW

MASS STUDY • ELEVATION



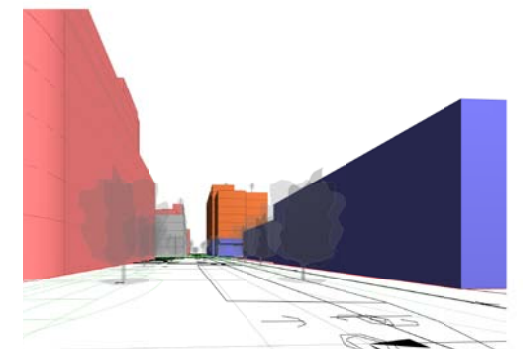
SOUTH ELEVATIONS



NORTHWEST STREET VIEW



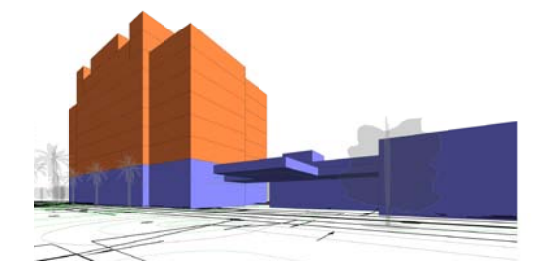
EAST ELEVATIONS



NORTH ELEVATIONS



SOUTHWEST STREET VIEW



HOTEL ARRIVAL COURT



SOUTH ELEVATION
QUANTUM AT FLAGLER VILLAGE

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ARTIST'S CONCEPTION

FLAGLER VILLAGE, FORT LAUDERDALE, FLORIDA

ROOF TOP RECREATIONAL AMENITIES

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FLAGLER VILLAGE, FORT LAUDERDALE, FLORIDA

SOUTH ELEVATION

EAST ELEVATION

WWW.KORIKARP.COM

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RETAIL HOTEL MULTIFAMILY

FORT LAUDERDALE, FLORIDA