STREETSCAPE AGREEMENT
[STEVEN B. GREENFIELD, AS TRUSTEE OF THE FLAGLER VILLAGE LAND TRUST]

This Agreement for Development of Property (the "Agreement") is entered into by and between the Fort Lauderdale Community Redevelopment Agency, a community redevelopment agency created pursuant to Part III, Chapter 163, Florida Statutes (the "Agency") and Steven B. Greenfield, As Trustee of the Flagler Village Land Trust, a Florida Land Trust authorized to transact business in the State of Florida (the "Developer").

WHEREAS, the Agency desires to encourage and assist projects in its area of operation which furthers the purposes and goals of the Community Redevelopment Plan for the Community Redevelopment Area; and

WHEREAS, the Developer has purchased the Property and is constructing the Project in the Community Redevelopment Area; and

WHEREAS, at its June 7, 2016 meeting, the Agency authorized execution of a Streetscape Agreement with the Developer providing for certain grant funds to be paid to the Developer through the Agency's Streetscape Program to cover a portion of the costs related to the construction of streetscape improvements in connection with the development of the Project; and

NOW, THEREFORE, for and in consideration of the recitals, the mutual promises, covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE 1
Definitions

1.1. Agency means the Fort Lauderdale Community Redevelopment Agency.

1.2. Agency Authorized Representative means the Agency's Executive Director.

1.3. Agency Staff means the staff of the Agency, whether employees or contract employees.

1.4. Agreement means this Agreement for development of the Project on the Property.

1.5. Certificate of Occupancy means the CO issued by the City or other appropriate Governmental Authority for the entire Project that allows the Project to be occupied, opened for business and used as contemplated by this Agreement. For purposes of Project Completion Date, a TCO shall not constitute a Certificate

of Occupancy.

1.6. City means the City of Fort Lauderdale, Florida, a Florida municipal corporation.

1.7. Commercially Reasonable Efforts means that level of effort which a prudent business would undertake in circumstances which are the same as or substantially similar to the circumstances referred to or described, but without any obligation to incur any unreasonable or unduly burdensome expenses or obligations or any guaranty of completion or results.

1.8. Community Redevelopment Area means the Northwest/Progresso/Flagler Heights Community Redevelopment Area as described in Resolution No. 95-86 of the City adopted on June 2, 1995 and such other resolutions as may amend the boundaries of such area.

1.9. County means Broward County, Florida, a political subdivision of the State of Florida

1.10. Developer means Steven B. Greenfield, as Trustee of the Flagler Village Land Trust and any successor or assign thereof.

1.11. Developer's Lender means the financial institution or other person which has provided financing to Developer for the acquisition, design, development, construction, ownership, use or operation of the Project or any part thereof, currently Landmark Bank.

1.12. Developer Streetscape Improvements means the following street improvements: Installation of new curbing, pavers, 22 on-street parallel parallel parking spaces, landscape well lights and up-lights along streets, new sidewalk, landscaping decorative pedestrian level slighting along NE 8 Street, NE 5th Terrace, NE 5th Avenue and NE 7th Street, street resurfacing, relocating and upgrading utilities.

All such Developer Streetscape Improvements are as more particularly described on **Exhibit "B"** attached hereto and made a part hereof.

1.13. Plans and Specifications means architectural, engineering and construction documents constituting the concept documents, preliminary plans and drawings, schematic design documents, design development documents and construction documents for the Project as shown on **Exhibit "C"** attached hereto and made a part hereof.

1.14. Effective Date means the date on which this Agreement is executed and delivered by both the Agency and the Developer.

1.15. Governmental Authorities means all state, city, county, administrative or other

governmental authorities which now or hereafter have jurisdiction, review, approval or consent rights relating to the design, development, construction, ownership, occupancy or use of the Property or the Project.

1.16. Permits and Approvals means any and all development, zoning, platting, subdivision, site plan, design, Plans and Specifications, construction permit and other applicable permits and approvals and variances, if necessary, from all applicable Governmental Authorities pertaining to the Project and the Property.

1.17. Person means any individual, corporation, firm, partnership, trust, association, limited liability company or other entity of any nature.

1.18. Project means the development of a 9 story 137 room Marriott Courtyard Hotel with bistro restaurant, fitness center, event space and pool, 337 luxury apartments in two eleven story buildings, a five story parking garage with a green wall and approximately 25,000 square feet of ground floor retail space.

1.19. Project Completion Date means the date on which the construction of the entire Project is substantially complete and the Certificate of Occupancy has been issued by the appropriate Governmental Authority.

1.20. Property means the parcel of land owned by Developer on which the Project will be located as described on **Exhibit "A"** attached hereto and made a part hereof.

1.21. Redevelopment Plan means the Northwest/Progresso/Flagler Heights Redevelopment Area Plan adopted by the City Commission on November 7, 1995, as amended, a copy of which is on file with the Agency.

1.22. Reimbursement Amount means an amount not to exceed the lesser of Five Hundred Thousand and No/100 Dollars ($500,000.00) or 50% of the Developer's costs associated with the Developer Streetscape Improvements of the Project to be paid by the Agency to the Developer in consideration of the installation and construction of the Developer Streetscape Improvements upon Project Completion. For purposes hereof, the term Developer's Costs shall include the Developer's costs and expenses incurred for the making improvements or constructing the Project that are construction costs, costs to bring utilities to the site, site preparation costs, lighting, landscaping, paving and fencing as approved with the Plans and Specifications. No improvements being funded under any other CRA program is eligible for reimbursement.

1.23. TCO means a temporary certificate of occupancy issued by the City or other applicable Governmental Authority for all or a portion of the Project.

ARTICLE 2

Findings

The parties to this Agreement do hereby find and acknowledge the following:

2.1. The City Commission of the City adopted Resolution No. 95-86 on June 2, 1995 finding the existence of blight conditions in the Community Redevelopment Area, as more particularly described in that Resolution, in which the Property is located.

2.2. The Agency for the Area was created by Resolution No. 95-86 adopted by the City Commission of the City on June 20, 1995 pursuant to part III of Chapter 163, Florida Statutes.

2.3. By adoption by the City Commission of Resolution No. 95-170, the Redevelopment Plan was adopted on November 7, 1995.

2.4. By adoption of Resolution No. 95-1084 on November 26, 1995, the Broward County Board of County Commissioners approved the Redevelopment Plan and such plan has been subsequently amended in 2001 and 2013.

2.5. The Redevelopment Plan contemplates redevelopment in the Community Redevelopment Area.

2.6. Pursuant to the Redevelopment Plan, it is contemplated that the Agency will provide funding for certain road improvements in the Community Redevelopment Area.

2.7. Developer owns the Property and has submitted plans for review for the construction of the Project on the Property.

2.8. The Project is consistent with and furthers the provisions of the Redevelopment Plan and the Agency desires to encourage redevelopment of the Property for use for the Project and to encourage Developer in its development, design, construction, use, ownership and operation of the Project.

2.9. Certain street improvements, which will include, but are not limited to, the Developer Streetscape Improvements are required to support the Project and will be necessary for the successful development of the Project.

ARTICLE 3

Project Overview

3.1 Project Development. Developer shall be responsible for all aspects of development of the Project. The only obligations of the Agency shall be as specifically provided herein.

3.2 Determinations by Agency. The Agency hereby determines that the Project is consistent with and furthers the goals and objectives of the Redevelopment Plan and that its design, development, construction, ownership, use and operation will promote the health, safety, morals and welfare of the residents of the Area.

3.3 Termination if Construction not Completed. In the event that the Developer has not completed construction of the Developer Streetscape Improvements as set forth in this Agreement, then this Agreement may be terminated by the Agency.

ARTICLE 4

Obligations of the Parties

4.1 Developer. Developer, with the assistance of the Agency Staff, shall use Commercially Reasonable Efforts to obtain or cause to be obtained all Permits and Approvals, including, without limitation, all permits, consents, replatting (if necessary) and subdivision variances, waivers and other approvals necessary under applicable law for the design, development, construction, operation and use of the Project as described in the Plans and Specifications, which shall include, when applicable, the timely filing of necessary applications, with permit fees when required, the prosecution of the application to the same extent as used by the party charged with the effort as such party has devoted to the approvals, timely follow through with such amendments and revisions or additions to the documentation required by the application or other process as shall be customary with like kind projects of economic magnitude in the Broward County area, and the prompt payment of costs and fees associated therewith. Prior to the issuance of the Certificate of Occupancy, Developer shall not abandon construction of the Project, which shall mean the cessation of meaningful construction work on the Project for a period of ninety (90) days or more. For purposes of this Section 4.1, "meaningful construction work on the Project" shall be the standard set forth in the applicable building code for purposes of maintaining any Permits and Approvals. The Developer shall maintain all Permits and Approvals for the Project–and agrees to observe all applicable laws and requirements of all applicable Governmental Authorities in connection with the Project.

4.2 Developer Streetscape Improvements. Developer shall design, construct and install the Developer Streetscape Improvements as provided herein. The Agency shall be responsible for paying the Reimbursement Amount directly to Developer in one payment no earlier than the Project Completion Date. Developer shall notify the Agency of such completion and send the Agency a request for the Reimbursement Amount along with such documentation as may be reasonably necessary to evidence the actual costs paid by the Developer for the Developer Streetscape Improvements. The CRA agrees to reimburse the Developer up to the Reimbursement Amount subject to the terms and conditions contained herein. In order to be eligible for reimbursement the Developer shall submit paid invoices for all eligible costs, materials and expenses, proof the Developer paid for such invoices and all other documentation required by the CRA (including release of liens, if applicable) and the CRA shall reimburse the Developer for such costs and expenses within forty five (45) days after receipt of the proper paid invoices and other required documentation to the CRA in accordance with Exhibit D. All construction reimbursement costs submitted will be evaluated for reimbursement against the Project Construction Pricing and Material list attached as **Exhibit "D"** to the Development Agreement.

4.3 Permits and Approvals. As of the Effective Date, the Plans and Specifications have been submitted to the City and the Broward County by Developer and are under review.

4.4 Developer Ad Valorem Tax Payments. Developer shall be obligated to pay all ad valorem property taxes due upon the Property and the Project as required by Florida law.

4.5 Approval of Agreement.

4.5.1 The Agency hereby represents and warrants to Developer that the execution and delivery hereof have been approved at duly convened meetings of the Agency and the same is binding upon the Agency.

4.5.2 Developer hereby represents and warrants to the Agency that (i) the execution and delivery hereof have been approved by all parties whose approval is required under the terms of the governing documents creating Developer, (ii) this Agreement does not violate any of the terms or conditions of such governing documents and the same is binding upon Developer and enforceable against it in accordance with its terms; (iii) the Persons executing this Agreement on behalf of Developer are duly authorized and empowered to execute the same for and on behalf of the Developer; (iv) Developer is a Florida Land Trust with Steven B. Greenfield, as Trustee and is duly authorized to transact business in the State of Florida; and (v) this Agreement does not violate the terms of any other agreement to which the Developer is a party.

4.6 Developer shall immediately notify agency in writing of any pending, or to the knowledge of the Developer, threatened actions or proceedings before any court or administrative agency against the Developer, or against any officer, employee, partner or shareholder of the Developer, which question the validity of this Agreement or any Exhibit hereto, or which are likely in any case, or in the aggregate, to materially adversely affect the consummation of the transactions contemplated hereunder or the financial condition of the Developer.

ARTICLE 5

Project Financing

5.1 Developer. Developer shall use its own funds and funds obtained from Developer's Lender to develop the Project for the purposes contemplated by this Agreement. The Agency shall not have any claim to any right, title, or interest in and to the Property under this Agreement and Developer shall be free to arrange other financing in connection with the Property and the Project as Developer may desire, whether using Developer's Lender or any other source for any such financing. Developer shall promptly notify Agency of any changes to Developer's Lender. Developer shall within 5 days' notice from Developer's Lender, notify the agency of the occurrence of any event of default under any such financing. The Developer shall use commercially reasonable efforts to obtain the agreement of Developer's Lender that in the event of a default by the Developer under the financing of the Project by Developer's Lender that Developer's Lender will notify the Agency of such default and what will be necessary, if anything, for the Agency to cure such default at the election of the Agency.

5.2 Developer Streetscape Improvements. The Developer shall construct the Developer Streetscape Improvements as provided herein and in accordance with the applicable standards and specifications for such construction as set forth by the Governmental Authorities.

5.3 Taxes and other charges. Developer shall pay and discharge, or cause to be paid and discharged, prior to delinquency all taxes, charges, liabilities or claims of any type at any time assessed against or incurred by the Property or the Project, provided that nothing in this Section 5.3 shall require the payment of any such sum if Developer contests the same in good faith by appropriate proceedings. The Developer shall not allow any taxes to be delinquent so that the Property is subject to the sale of tax certificates according to Florida law. The Developer shall notify the Agency within 5 days of any notice of tax delinquency on the Property or the Project.

ARTICLE 6

Project Development

6.1 Project Schedule. Developer represents that the Project Completion Date shall occur in accordance with the Project Schedule set forth on Exhibit E. The Agency Authorized Representative may, upon good cause shown by Developer, extend the time for the Project Completion Date for an additional six (6) months.

ARTICLE 7

Developer Defaults; Agency Remedies

7.1 Event of Default. The occurrence of any one or more of the following and the continuance thereof uncured or uncorrected for the period of time hereinafter provided shall constitute an Event of Default hereunder:

7.1.1 The Developer defaults in the performance of any obligation imposed upon it under this Agreement or the Developer fails to complete any item required to be completed by it as provided herein, including constructing the Project substantially in accordance with the final Plans & Specifications, and the Developer does not cure such default within thirty (30) days after delivery of notice of such default from the Agency; or

7.1.2 Any statement, representation or warranty made by the Developer herein or in any writing now or hereafter furnished in connection herewith shall be false in any material respect when made and which materially and adversely affects the rights, duties or obligations of the Agency hereunder; or

7.1.3 (i) an order, judgment or decree is entered by any court of competent jurisdiction adjudicating the Developer bankrupt or insolvent, approving a petition seeking a reorganization or appointing a receiver, trustee or liquidator of the Developer or of all or a substantial part of its assets, or (ii) there is otherwise commenced as to the Developer or any of its assets any proceeding under any bankruptcy, reorganization, arrangement, insolvency, readjustment, receivership or similar law, and if such order, judgment, decree or proceeding continues without being dismissed after any stay thereof expires.

7.2 Remedies. Upon the occurrence and during the continuance of any Event of Default by Developer hereunder, the Agency shall have the following rights (a) to terminate this Agreement, upon which termination Developer agrees upon request by the Agency it shall assign and transfer to the Agency, free of any liens or other obligations or conditions, all plans, specifications and contracts for the

Developer Streetscape Improvements, if any, and (b) to stop any disbursements of funds by the Agency hereunder, including the Reimbursement Amount (c) to recover all funds paid by the Agency under this Agreement (d) to pursue other rights or remedies which are or may be available to Developer at law or in equity to enforce any of the terms of this Agreement.

ARTICLE 8

Agency Defaults, Developer Remedies

8.1. Agency Event of Default. The occurrence of any one or more of the following and the continuance thereof for the period of time hereinafter provided shall constitute an Event of Default hereunder by the Agency:

8.1.1 If for any reason the Agency fails to timely pay, perform or complete any or all of its material obligations under this Agreement as and when required including the obligation to pay the Reimbursement Amount and the Agency does not cure such default within thirty (30) days after delivery of notice of such default from the Developer; or

8.2 Remedies. If at any time there is a default by the Agency which is not cured within any applicable cure period provided herein, Developer shall have the right to terminate this Agreement and/or to pursue other rights or remedies which are or may be available to Developer at law or in equity to enforce any of the terms of this Agreement.

ARTICLE 9

General Provisions

9.1 Non-liability of Agency and City Officials. No member, official or employee of the Agency or the City or the Agency Staff of any employee of the City shall be personally liable to the Developer or to any Person with whom the Developer shall have entered into any contract, or to any other Person in the event of any default or breach by the Agency, or for any amount which may become due to the Developer or any other Person under this Agreement.

9.2 Approval. Whenever this Agreement requires the Agency or the Developer to approve any contract, document, plan, specification, drawing or other matter, such approval shall not be unreasonably withheld, delayed or conditioned. The Developer and the Agency shall perform all obligations imposed upon them under this Agreement in a reasonable and timely fashion.

9.3 Force Majeure. Neither the Developer nor the Agency shall be deemed in default hereunder where such a default is based on a delay in performance as a result of war, insurrection, terrorist activity, strikes, lockouts, riots, floods, earthquakes, fires, casualty, acts of God, acts of public enemy, epidemic, quarantine restrictions or freight embargo; provided, however, that the extension of time granted for any delay caused by any of the foregoing shall not exceed the actual period of such delay and a reasonable time to resume after such delay. The party invoking this Section 9.3 shall deliver notice to the other party as provided in Section 9.4 setting forth the event of Force Majeure and the anticipated delay resulting from such event of Force Majeure. Upon expiration of the event of Force Majeure, either party may notify the other that the event has expired and that the extension of time granted as a result of such delay has ended.

9.4 Notices. All notices to be given hereunder shall be in writing and (a) personally delivered, (b) sent by registered or certified mail, return receipt requested, (c) delivered by a courier service utilizing return receipts or (d) sent by facsimile with confirmation of receipt to the Parties at the following addresses (or to such other or further addresses as any Party may designate by like notice similarly sent). Such notices shall be deemed given and received for all purposes under this Agreement (i) three (3) business days after the date same are deposited in the United States Mail if sent by registered or certified mail, or (ii) the date actually received if sent by personal delivery or courier service, or (iii) the date of transmission of a facsimile, with telephonic or machine confirmation of receipt:

If to the Agency:

Fort Lauderdale Community Redevelopment Agency
914 NW Sixth Street, Suite 200
Fort Lauderdale, FL 33311
Tel: 954-828-4514
Fax: 954-828-4500

If to the Developer:

Prime Group
4651 Sheridan Street, Suite 480
Hollywood, Florida 33021
Attn: Larry Abbo, Manager

And

Steven B. Greenfield, as Trustee of the
Flagler Village Land Trust
6111 Broken Sound Parkway, #350
Boca Raton, FL 33487

Any change to an address shall be given in the same manner as a notice under this Section 9.4.

9.5. Time. Time is of the essence in the performance by any party of its obligations hereunder.

9.5 Entire Agreement. This Agreement constitutes the entire understanding and agreement between the Parties and supersedes all prior negotiations and agreements between them with respect to all or any of the matters contained herein.

9.6 Amendment. This Agreement may be amended by the Parties hereto only upon the execution of a written amendment or modification signed by the Parties.

9.7 Waivers. All waivers, amendments or modifications of this Agreement must be in writing and signed by the party to be obligated. Any failures or delays by any party in asserting any of its rights and remedies as to any default shall not constitute a waiver of any other default or of any such rights or remedies. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties hereto are cumulative, and the exercise by any party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or other default by any other party.

9.8 Assignment. Except as provided below, the rights, duties, obligations and privileges of the parties herein are non-assignable and any purported assignment shall be void and of no force and effect and shall constitute a default of this Agreement, unless there is prior written approval by Agency, which shall not be unreasonably withheld. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties provided that any assignee of Developer shall confirm in writing that it shall be bound as fully as if it had been the Developer hereunder upon completion of any such assignment, which may be effected by delivery to the Agency of a copy of the Assignment and Assumption Agreement.

9.9 Indemnification. Developer agrees to protect, defend, indemnify and hold harmless the Agency, and their officers, employees and agents, from and against any and all lawsuits, penalties, claims, damages, settlements, judgments, decrees, costs, charges and other expenses or liabilities of every kind, sort or description including, but not limited to, attorneys' fees at both the trial and appellate levels, in connection with or arising, directly or indirectly, out of or resulting from this Agreement or the Participant's acts or omissions in performing their obligations under this Agreement. Without limiting the foregoing, any and all such claims, relating to personal injury, death, damage to property, defects in

material or workmanship, actual or alleged infringement or any patent, trademark, copyright or of any other tangible or intangible personal or property right, or any actual or alleged violation of any applicable statute, ordinance administrative order, rule or regulation or decree of any court, are included in the indemnity. The Participant further agrees to investigate, handle, respond to, provide defense for, and defend any such claims, at his sole expense and agrees to bear all other costs and expenses related thereto, even if the claim(s) is groundless, false or fraudulent. This provision shall survive expiration or termination of this Agreement and shall not be limited by any insurance required hereunder.

9.10 Severability. The invalidity, illegality or unenforceability of any one or more of the provisions of this Agreement shall not affect any other provision of this Agreement, but this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

9.11 Contingent Fee. The Developer represents and warrants that it has not employed or retained any Person to solicit or secure this Agreement and that it has not paid or agreed or promised to pay any Person any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the execution of this Agreement, including any broker fee or commission.

9.12 Independent Contractor. In the performance of this Agreement, the Developer will be acting in the capacity of an independent contractor and not as an agent, employee, and partner of the Agency. The Developer and its employees and agents shall be solely responsible for the means, methods, techniques, sequences and procedures utilized by the Developer in the performance of its obligations under this Agreement.

9.13 Timing of Approvals. Each party hereto shall have a period of not more than twenty (20) business days from the date of submission to such party of any item under this Agreement to take any action or give its approval or denial and the failure to take any such action, or give such approval or denial within such period of time shall be deemed approval, provided that no approval by the City shall be governed hereby.

9.14 Not A General Obligation. (a) Neither this Agreement nor the obligations imposed upon the Agency hereunder shall be or constitute an indebtedness or general obligation of the Agency or other Governmental Authority within the meaning of any constitutional, statutory or charter provisions requiring the Agency or other Governmental Authority to levy ad valorem taxes nor a lien upon any properties or funds of the Agency or other Governmental Authority. The Developer agrees that the obligation of the Agency to make any payments by the Agency to the Developer pursuant to this Agreement shall be subordinate to the obligations of the Agency to pay debt service on any bonds to be issued by the Agency up to the principal amount of the first issuance of such bonds.

(b) Nothing contained herein shall be deemed, construed or applied to cause any Governmental Authority, specifically including the Agency, to waive its right to exercise its governmental power and authority or to consider any request causing the exercise of its governmental powers in any manner other than that which is customary for the exercise of such governmental powers.

9.15 Parties to Agreement. This is an agreement solely between the Agency and the Developer. The execution and delivery hereof shall not be deemed to confer any rights or privileges on any Person not a party hereto other than the successors or assigns of the Agency and the Developer.

9.16 Venue; Applicable Law. All legal actions arising out of or connected with this Agreement must be instituted in the Circuit Court of Broward County, Florida, or the United States District Court for the Southern District of Florida. The laws of the State of Florida shall govern the interpretation and enforcement of this Agreement.

9.17 Insurance. During the term of this Agreement, the Developer shall obtain and maintain casualty insurance on the Project in an amount equal to the cost of replacing the Project in the event of a damage or destruction of the Project, including builder's risk insurance during construction. Subject to the prior rights of Developer's Lender, Developer shall use the proceeds of such insurance to rebuild or repair the Project to substantially the same condition as before such damage or destruction. The Developer shall also obtain and maintain liability insurance in such an amount as is customary for a project of the size and scope of the Project. Certificate(s) of insurance evidencing such insurance to the reasonable satisfaction of the Agency shall be provided to the Agency by the Developer.

9.18 Termination. In the event of a termination of this Agreement as provided herein prior to its expiration the party terminating the Agreement shall provide notice to that effect to the other party and upon receipt of such notice and the expiration of any cure period provided herein this Agreement shall then be of no force and effect, neither party will be liable to the other for any payments or other obligations other than any payments or obligations earned or incurred as of such date of termination.

9.19 Term. This Agreement shall take effect upon the Effective Date and, if not earlier terminated as provided herein, shall expire on the date of the payment of the Reimbursement Amount to the Developer by the Agency.

9.20 Records/Right to Audit. Agency shall have the right to audit the books, records, and accounts of Developer that are related to this Agreement. Developer shall keep, and such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement in accordance with

generally accepted accounting practices and standards. All books, records, and accounts of Developer shall be kept in written form, or in a form capable of conversion into written form within a reasonable time, and upon request to do so, Developer shall make same available at no cost to Agency in written form.

Developer shall preserve and make available, at reasonable times for examination and audit by Agency in Broward County, Florida, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for the required retention period of the Florida public records law, Chapter 119, Florida Statutes, as may be amended from time to time, if applicable, or, if the Florida Public Records Act is not applicable, for a minimum period of three (3) years after termination of this Agreement. If any audit, litigation or other action has been initiated and has not been resolved at the end of the retention period or three (3) years, whichever is longer, the books, records, and accounts shall be retained until resolution of the audit findings, litigation or other action. If the Florida public records law is determined by Agency to be applicable, Developer shall comply with all requirements thereof. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for Agency's disallowance and recovery of any payment upon such entry.

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[SIGNATURE PAGES FOLLOW]

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IN WITNESS WHEREOF, this Agreement is executed the day and year above written.

AGENCY:

Witnesses:

Fort Lauderdale Community Redevelopment Agency

_____
Print Name: _____

By: _____
Name: John P. "Jack" Seiler
Title: Chairman

_____
Print Name: _____

_____
Print Name: _____

By: _____
Name: Lee R. Feldman
Title: Executive Director

_____
Print Name: _____

CRA General Counsel
Cynthia A. Everett

ATTEST:

By:_____
Lynn Solomon, Assistant General Counsel

By: _____
CRA Secretary

DEVELOPER:

WITNESSES:

Steven B. Greenfield, as Trustee of the Flagler Village Land Trust

_____
Printed Name:
_____

By:_____
Steven B. Greenfield, Trustee

_____
Printed Name:
_____

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this ____ day of _____ 2016, by Steven B. Greenfield, Trustee of Steven B. Greenfield, as Trustee of the Flagler Village Land Trust. He is personally known to me or has produced _____ as identification.
(SEAL)

_____
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

_____
Name of Notary Typed, Printed or Stamped

My Commission Expires:
Commission Number

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 44, 45, 46, 47, and 48, in Block 292, Lots 25, 26, 27 and 28 and Lots 29 , 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43, less road right-of-way, in Block 293, all in PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, at Page 18, of the Public Records of Miami-Dade County, Florida, said lands now lying and being in Broward County, Florida,

EXHIBIT "B"

Developer Streetscape Improvements (including costs)

1. Project Budget
2. Streetscape Grant Application (see attached)

PROJECT BUDGET

Site Demolition	$	85,980.00
Site Earth Work	$	56,000.00
Plaving	$	116,000.00
Off-Site Undergrouind Utilities	$	275,000.00
(Water,Sewer and Storm)		
Off Site Utilities	$	285,000.00
(Cost of FPL Ductbank and Removal of Overhead Lines)		
Off-Site Utilities	$	14,000.00
(Cost of Comcast Utility Relocation)		
Off-Site Utilities	$	8,000.00
(Cost of TECO Removal of Gas Lines)		
Landscaping	$	250,000.00
Irrigation	$	135,000.00
Pavers	$	126,000.00
Site Furnishings	$	97,000.00
(Bike Racks, Tree Grates)		
Striping and Wheel Stops	$	26,000.00
Electrical	$	185,000.00
Srteet Lights	$	110,000.00
TOTAL	**$**	**1,768,980.00**

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
28% CRA funded on a reimbursement basis	**$500,000**

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

4651 Sheridan Street, Suite 480, Hollywood, Florida 33021
Telephone (954) 392-8788 Ext. 4722 - Facsimile (954) 392-8748
www.primegroupus.com

Flagler Village Land Trust
Request for CRA Streetscape Contribution

November 20, 2015

Owner/Developer:	Flagler Village Land Trust ("Prime")
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 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

4651 Sheridan Street, Suite 480, Hollywood, Florida 33021
Telephone (954) 392-8788 Ext. 4722 - Facsimile (954) 392-8748
www.primegroupus.com

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			
Project	**Estimated Capital Investment**	**Grant**	**Grant Award Percentage**
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.

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Telephone (954) 392-8788 Ext. 4722 - Facsimile (954) 392-8748
www.primegroupus.com

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	540 NE 8 STREET, FORT LAUDERDALE
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2300
Millage	0312
Use	18

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 1 THRU 5 & 44 THRU 48 BLK 292

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

* Click here for old map program *

Site Address	711 NE 5 TERRACE, FORT LAUDERDALE
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2400
Millage	0312
Use	39

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 18 TO 21 BLK 292

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

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	$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

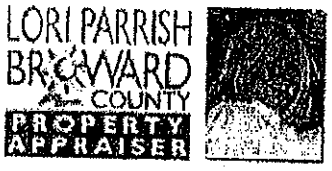
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	$9,012,000	112378624
6/28/2005	WD*	$2,430,000	39993 / 191
12/17/2002	WD*	$610,000	34393 / 687
4/20/1995	WD*	$490,000	23410 / 354
			5092 / 865

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Land Calculations

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



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

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
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

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Land Calculations

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

Site Address	NE 5 AVENUE, FORT LAUDERDALE
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2460
Millage	0312
Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 30 BLK 292

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
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

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Land Calculations

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

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	711 N FEDERAL HIGHWAY, FORT LAUDERDALE
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2640
Millage	0312
Use	39

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 29,30,LESS STATE RD BLK 293

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	$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

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	$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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

* 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

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		$675,000	$675,000	
2015	$675,000		$675,000	$675,000	$13,236.78
2014	$222,750		$222,750	$222,750	$4,449.85

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	$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
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2380
Millage	0312
Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 12,13 BLK 292

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

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
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	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

* Click here for old map program *

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	713 N FEDERAL HIGHWAY, FORT LAUDERDALE
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2650
Millage	0312
Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 31,32,33,LESS ST RD BLK 293

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		$255,000	$255,000	
2015	$255,000		$255,000	$255,000	$5,000.55
2014	$149,180		$149,180	$140,250	$2,868.18

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	$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
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2660
Millage	0312
Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 34 LESS STATE RD BLK 293

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
4/1/1993	WD	$38,000	20622 / 500

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

* Click here for old map program *

Site Address	719 N FEDERAL HIGHWAY, FORT LAUDERDALE
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2670
Millage	0312
Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 35 LESS STATE RD BLK 293

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

* Click here for old map program *

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER

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
		Use	28
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487		

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 6 THRU 11 BLK 292

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

* 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

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

* Click here for old map program *

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

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

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Land Calculations

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

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	727 N FEDERAL HIGHWAY, FORT LAUDERDALE
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2700
Millage	0312
Use	27

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 38 TO 43,LESS ST RD BLK 293

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

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Land Calculations

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

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

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

* Click here for old map program *

Site Address	707 N FEDERAL HIGHWAY, FORT LAUDERDALE
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2630
Millage	0312
Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 28 LESS STATE RD BLK 293

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	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

* Click here for old map program *

Site Address	NE 5 TERRACE, FORT LAUDERDALE
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2420
Millage	0312
Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 23,24 BLK 292

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	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

* 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

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

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
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD,STEVEN B TRSTEE
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487

ID #	4942 34 07 2440
Millage	0312
Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 27,28 BLK 292

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	

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Land Calculations

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

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	$ 389,175.60	$ 424,555.20	$ 389,175.60	$ 283,036.80
			16%	22%	24%	22%	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					

RETAIL HOTEL MULTIFAMILY

The Information contained herein, including, without limitation, all photographs, maps and artwork, as well as any other information (whether written, electronic or verbal) furnished by Prime Hospitality Group (PHG) or their affiliates, or any of their respective officers, directors, shareholders, owners, employees, contractors or agents (collectively, the "Information") is confidential, and is furnished solely for the purpose of a review by parties interested in the property, and is not to be used for any other purpose or made available to any other person without the express written consent of PHG. The Information is based in part upon Information supplied by PHG or their affiliates and in part upon financial Information obtained by PHG from sources that they deem reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate.

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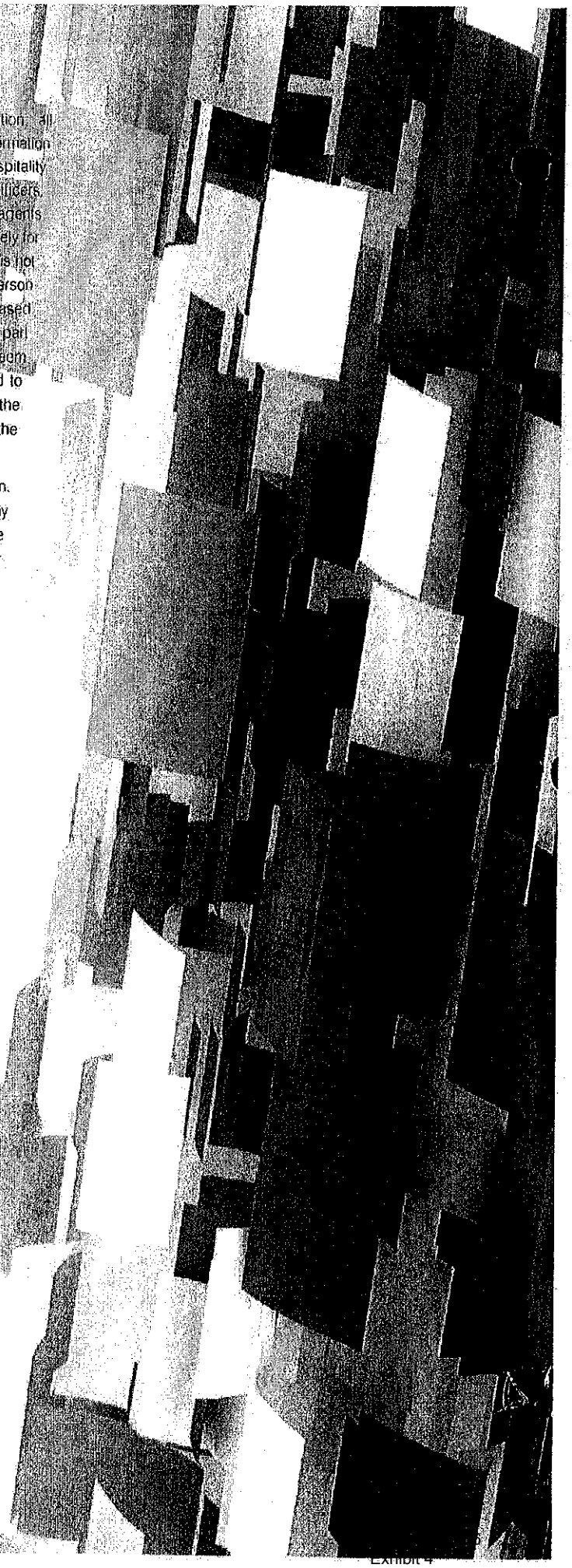
An Interested party's sole and exclusive rights with respect to any prospective transaction, the property, or the Information shall be limited to those expressly provided in an executed Agreement and shall be subject to the terms thereof. In no event shall interested parties have any other claims against 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.

Interested parties are not to construe the contents of this prospective opportunity or any prior or subsequent communications from PHG or their affiliates or any of their respective officers, directors, owners, employees or agents as legal, tax or other advice. Prior to submitting an agreement, interested parties should consult with their own legal counsel, as well as tax and other advisors, to determine the consequences of any agreement in the Property and arrive at an independent evaluation of such investment.



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QUANTUM
FLAGLER VILLAGE

RETAIL HOTEL MULTIFAMILY

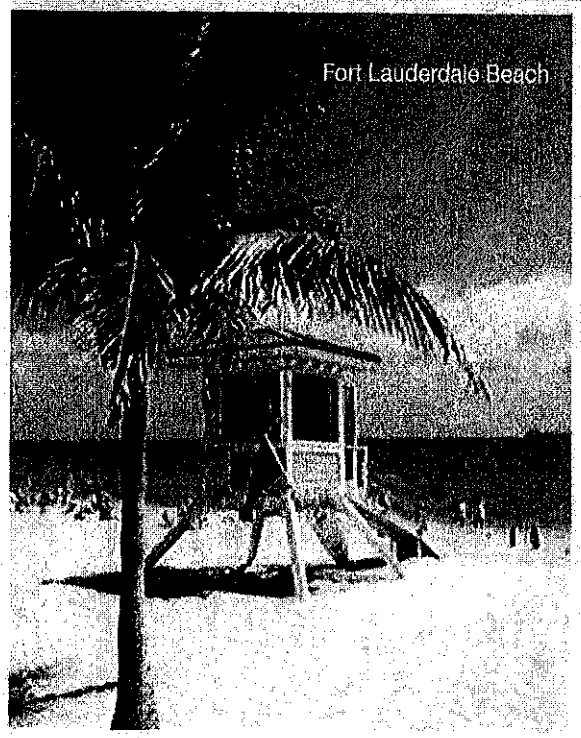
SHANER

PRIMEHOSPITALITYGROUP

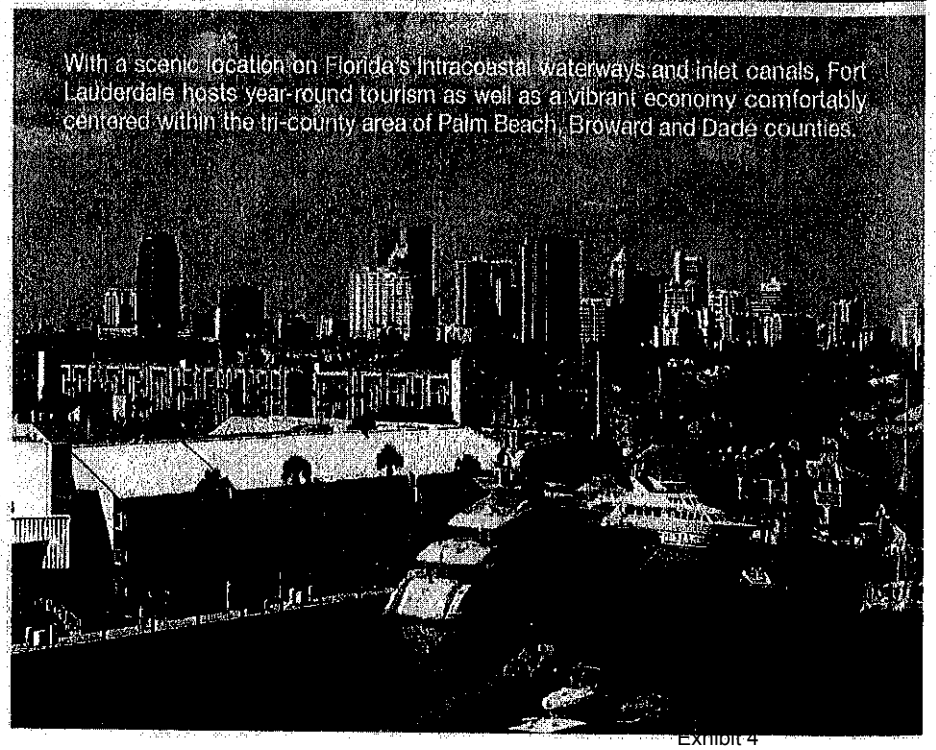
Flagler@PrimeHospitalityGroupUS.com • www.PrimeHospitalityGroupUS.com • 954.392.8788

FORT LAUDERDALE, FLORIDA

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



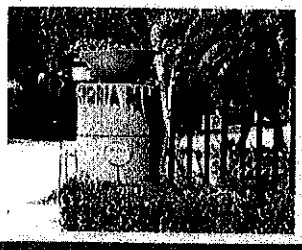
With a scenic location on Florida's Intracoastal waterways and inlet canals, Fort Lauderdale hosts year-round tourism as well as a vibrant economy comfortably centered within the tri-county area of Palm Beach, Broward and Dade counties.

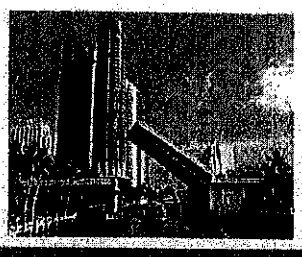
Fort Lauderdale's Most Famous Intersection

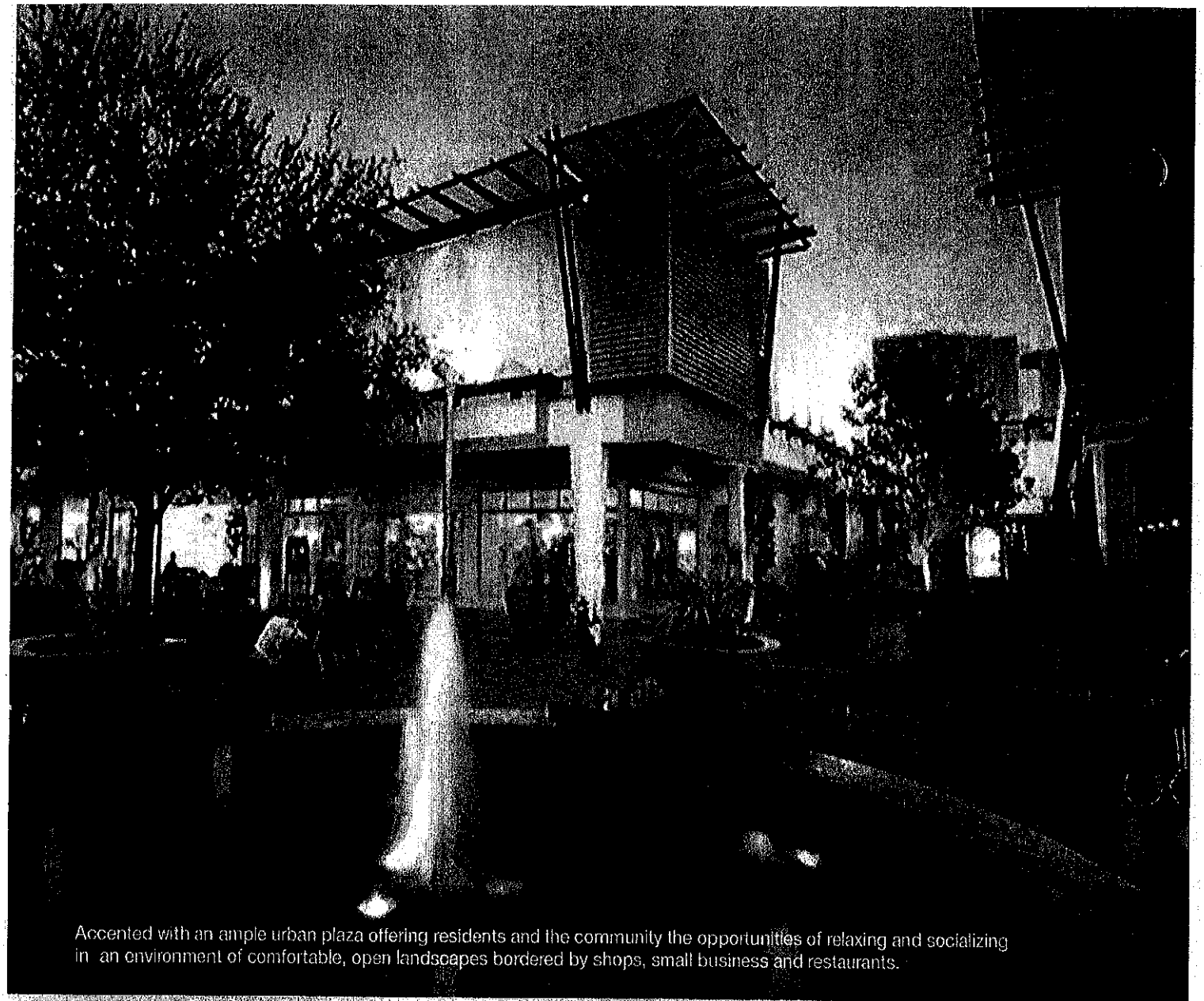
Federal Highway is Fort Lauderdale's main north/south surface corridor offering frontage sites a direct visibility and prestige decades in the making. The intersection of Federal Highway and Sunrise Boulevard marks the convergence of Fort Lauderdale's two most famous boulevards bordering multifamily, 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.

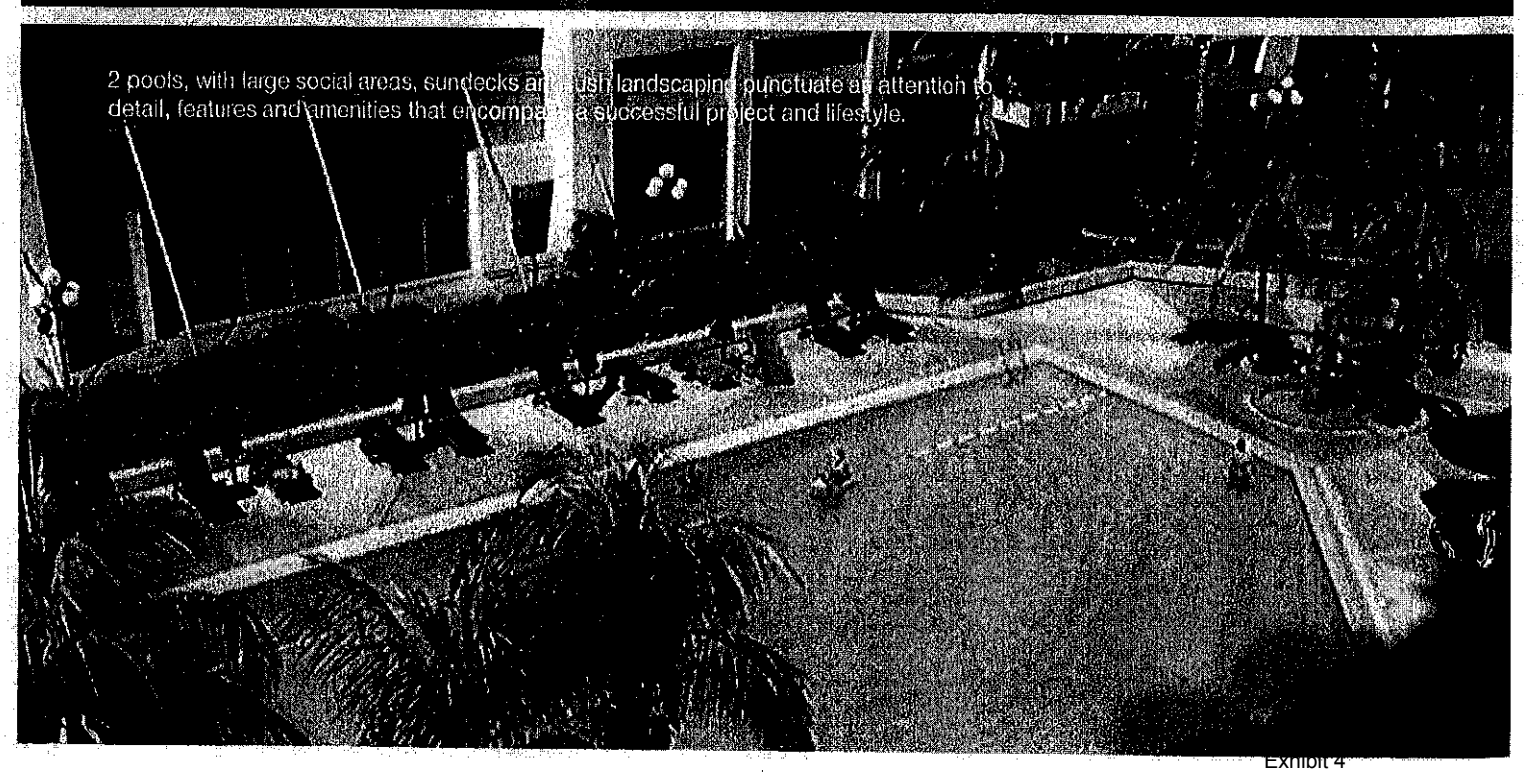
In addition to strong, current demographics and a growing traffic count, this location will continue to perform as Fort Lauderdale's Central Business District experiences unprecedented growth and demand outpaces availability. Projected increases in population demonstrate steadily rising rents in the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







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.



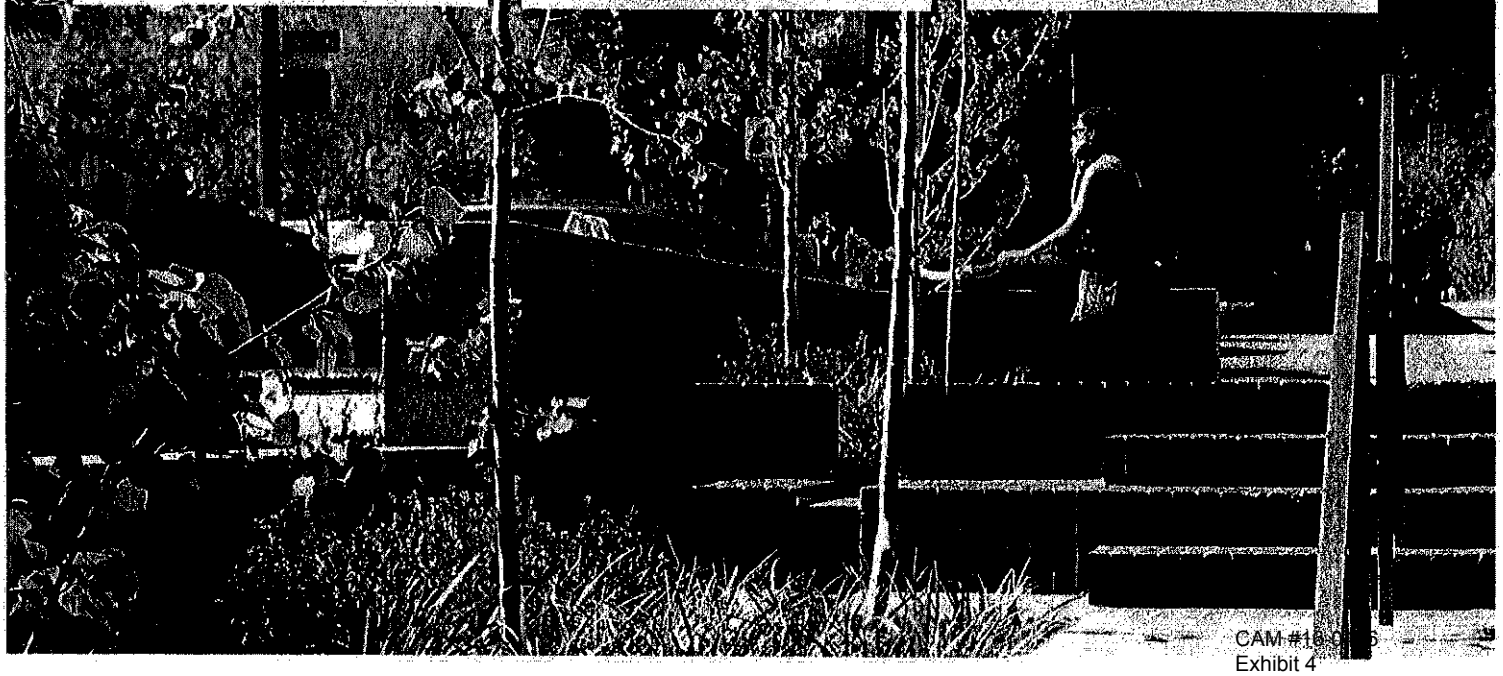
2 pools, with large social areas, sundecks and lush landscaping punctuate an attention to detail, features and amenities that encompass a successful project and lifestyle.

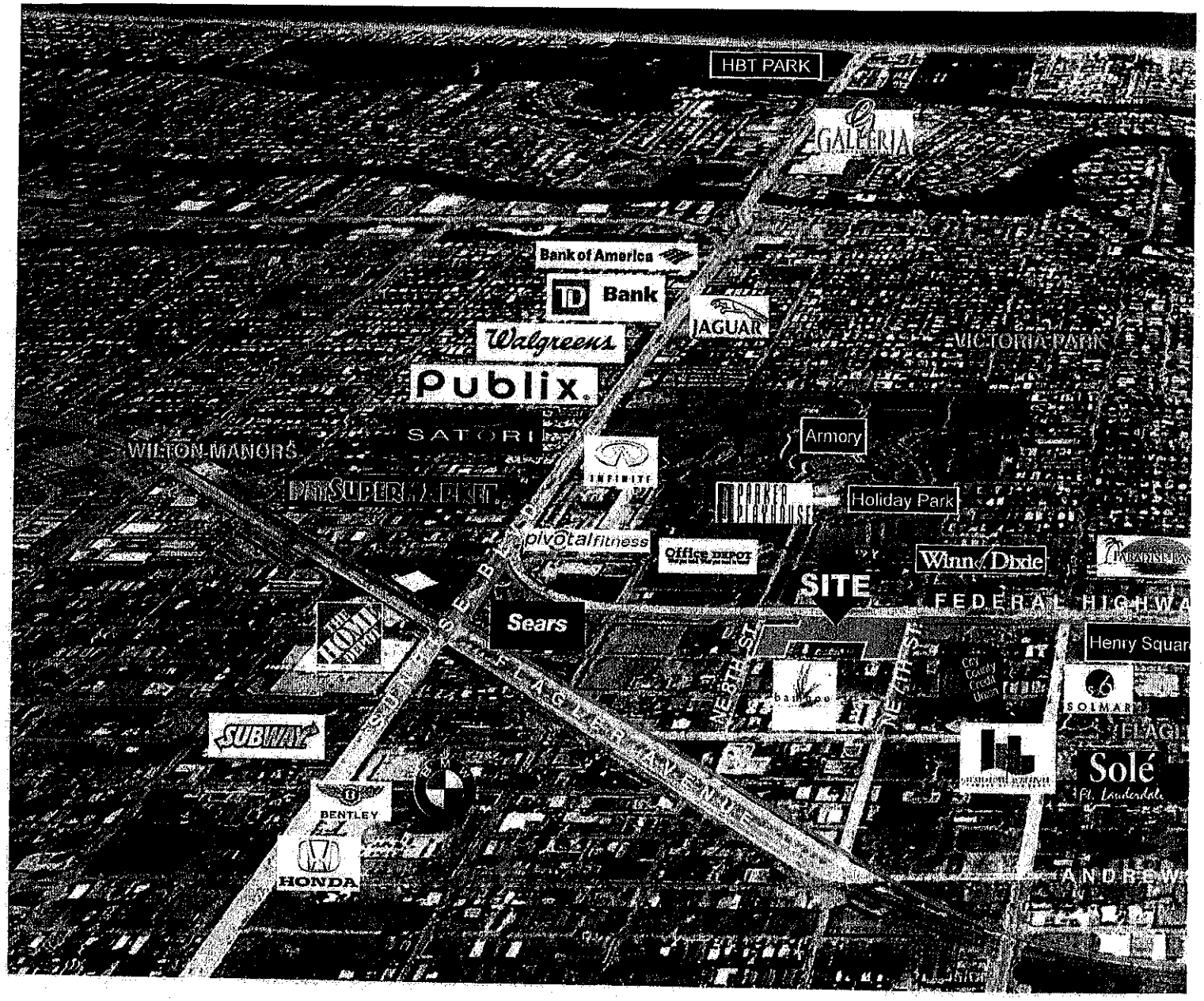
Flagler Village's Finest

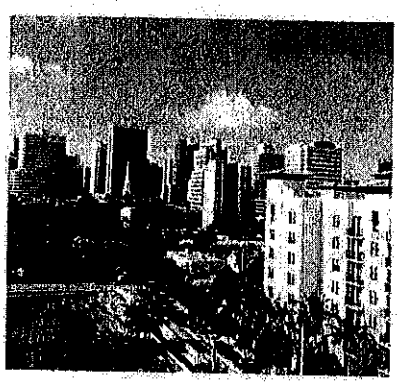
Within the past 36 months, Flagler Village has experienced an amazing renaissance that will only begin to be realized with the construction of Flagler Village's newest retail, hospitality and multifamily center at the intersection of Federal Highway and Sunrise Boulevard. Going beyond Flagler Village's 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.

- 310 APARTMENTS within two 11 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, 120 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.
- 5 FLOOR PARKING GARAGE with approximately 550 parking spaces.



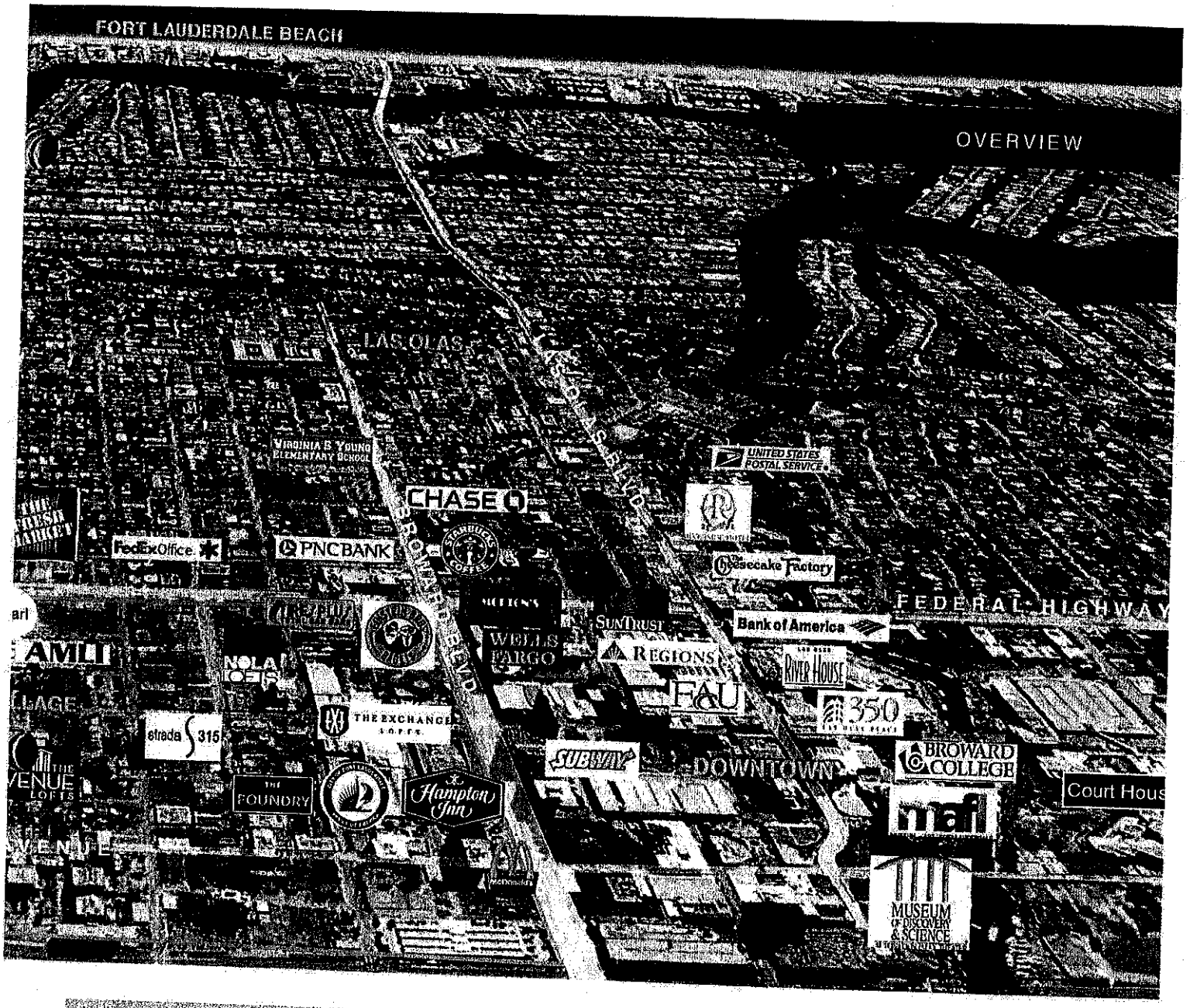




FLAGLER VILLAGE OVERVIEW

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 Rockerfeller Group to name but a few.

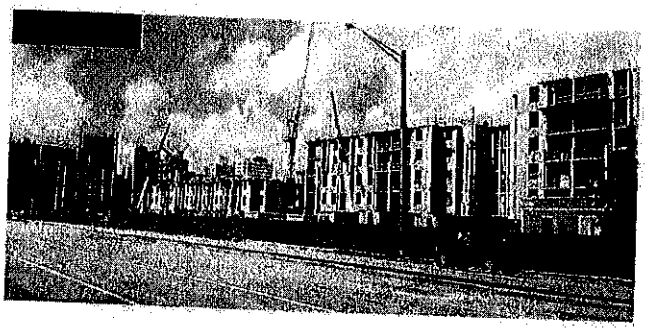
The boundaries of the Village are Broward Boulevard on the south end, north to Sunrise Boulevard on the north end and from US 1 (Federal Highway) west to the East Coast Railway Corridor. The western most section (about 4 blocks) of the neighborhood will be called "FAT Village." This stands for Flagler 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+
Population	33,407
Projected Population Growth 2013 - 2016	2.3%
Total Population	33,407
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

Percent Increase/Decrease in Income Since 1990	122%
Percent Increase/Decrease in Income Since 2000	51%
Average Household Net Worth	$506,348
Median Home Sale Price	$215,050



PRIME HOSPITALITY GROUP

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

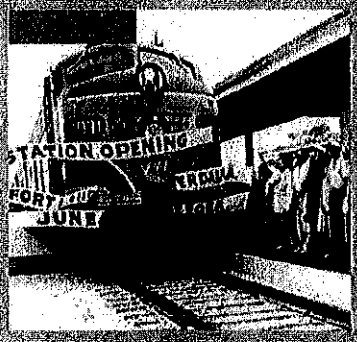
Center	Location	Tenant	Rent	Type
Downtown Marketplace	250-290 N Federal Hwy	Baja Express Restaurant, European Wax, Erik Alan Salon	$37-53 NNN	Strip Center
The Waverly @ Las Olas	100 N Federal Hwy	ETrade, RBC Centura Bank, Posh Restaurant	$26.50-47 NNN	Street Retail
Commercial Center	606 E Broward Blvd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

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 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.



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

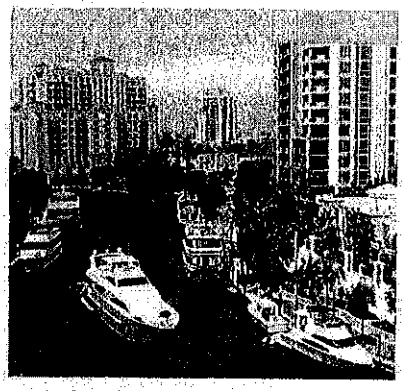
Monday, November 18, 2013 by Sean McCaughan, Curbed Magazine, Miami

All Aboard Florida is planning to announce on November 22nd that their Fort Lauderdale rail 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, 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 85 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 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
- 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.



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 223,892 square feet still under construction at the end of the quarter.

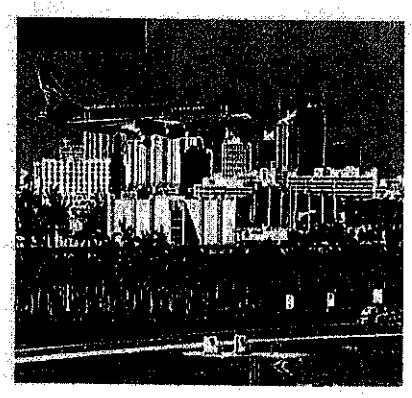
VACANCY

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.

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

Colleges and Universities

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

Labor and Industry Greater Fort Lauderdale / Broward County

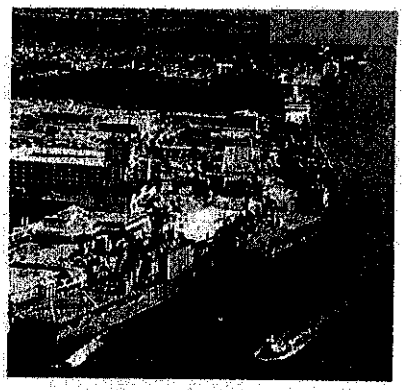
- Labor Force (April 2013) 1,018,789
- Employed (April 2013) 961,946
- Unemployed (April 2013) 56,843
- Unemployment Rate (April 2013) 5.6%

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

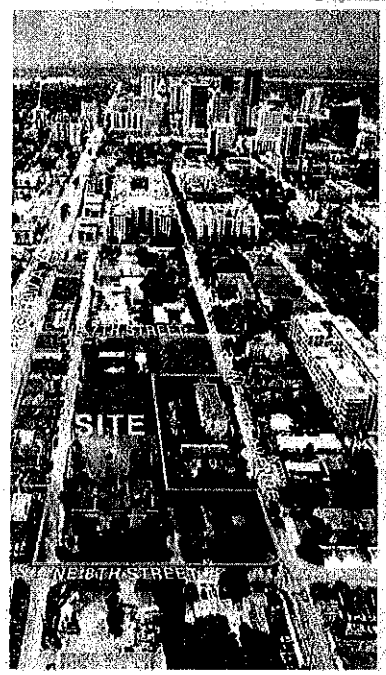
Passenger carriers: Amtrak and Tri-Rail (local commuter service)

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	
[illegible] Count Federal Hwy Site	38,500
[illegible]gler Village Population	33,407
[illegible]jected Population Growth 2013-2016	2.3%
[illegible]dian Age	38.08
[illegible]erage Household Income	$105,370
[illegible]dian Home Sale Price	$215,058

SITE AERIAL



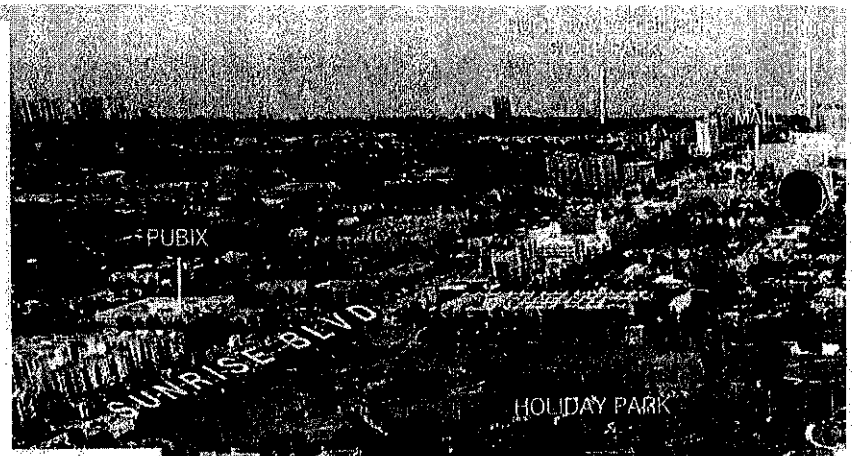
N VIEW of th site, Federal Highway, Flagler Village and Ft. Lauderdale.

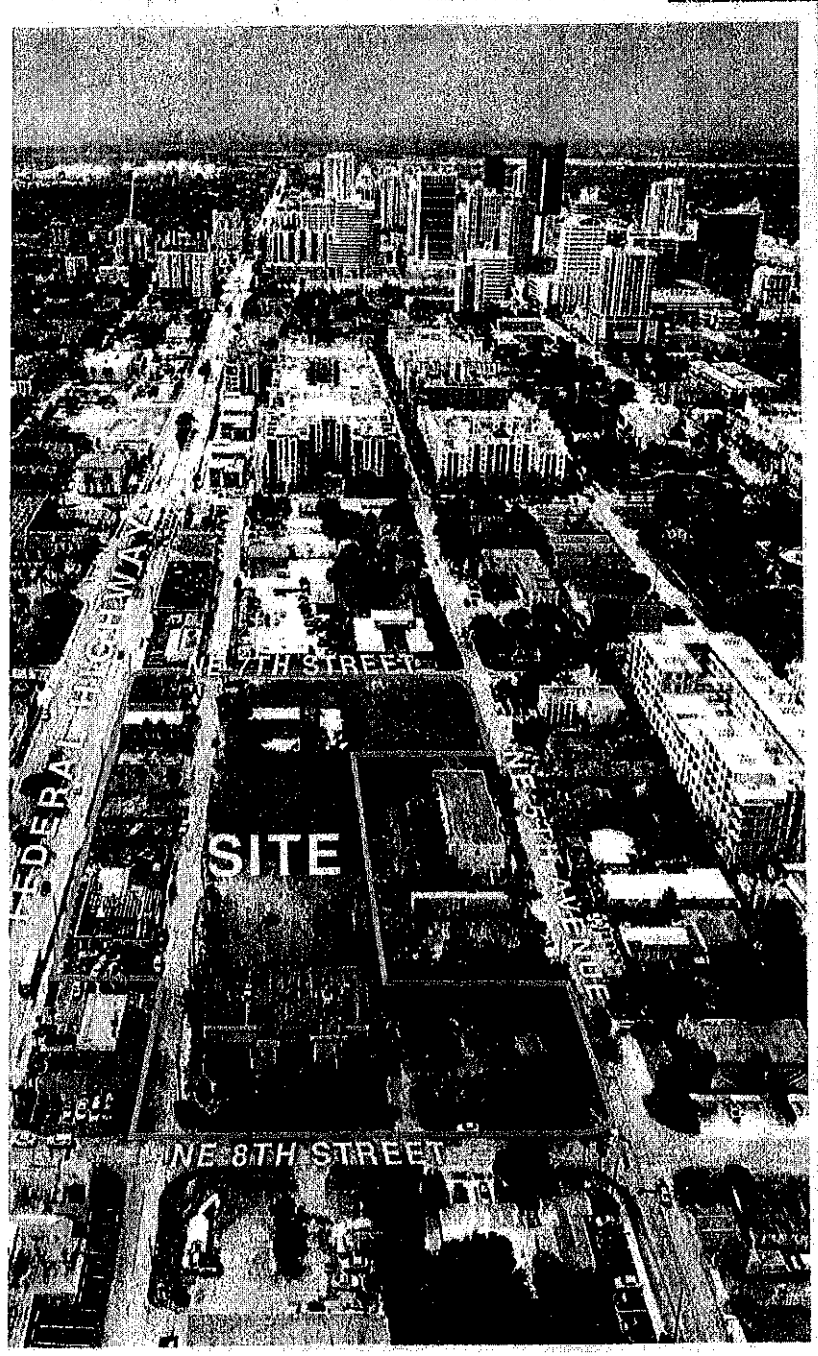
PRIME HOSPITALITY GROUP

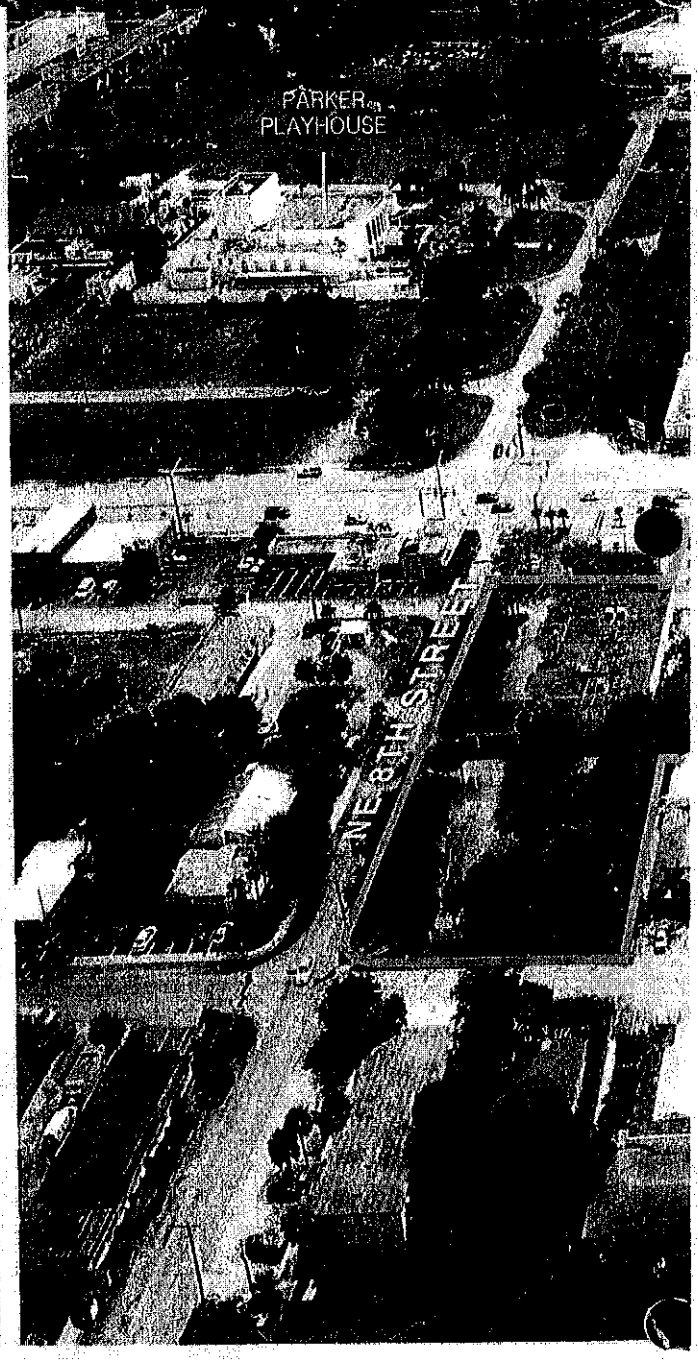
EASTERN VIEW of the site, Federal Highway, Holiday Park, Victoria Park, the Intracoastal waterway and Ft. Lauderdale beaches.

PRIME HOSPITALITY GROUP

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





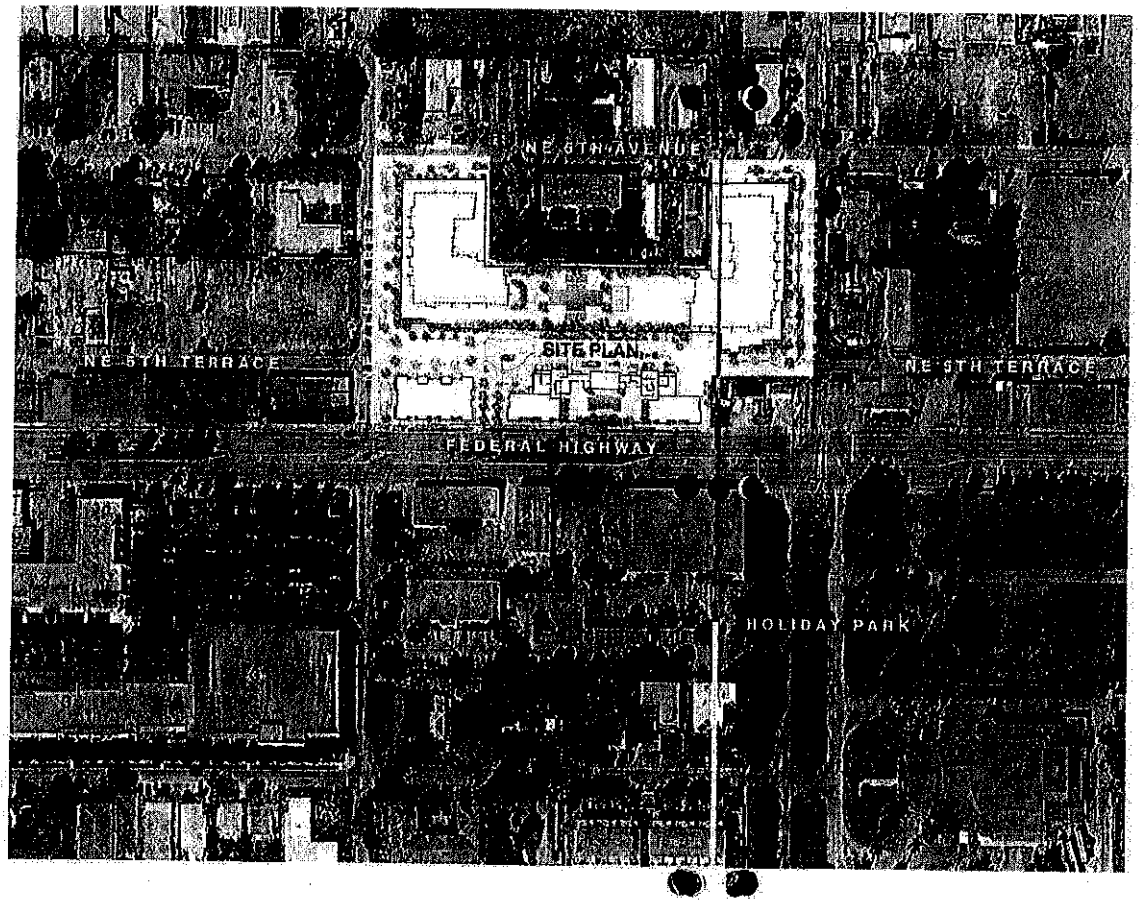


UTHERN VIEW of th site, Federal Highway, Flagler Village and
wntown Ft. Lauderdale.

PRIME HOSPITALITY GROUP

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

PRI



AREA 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

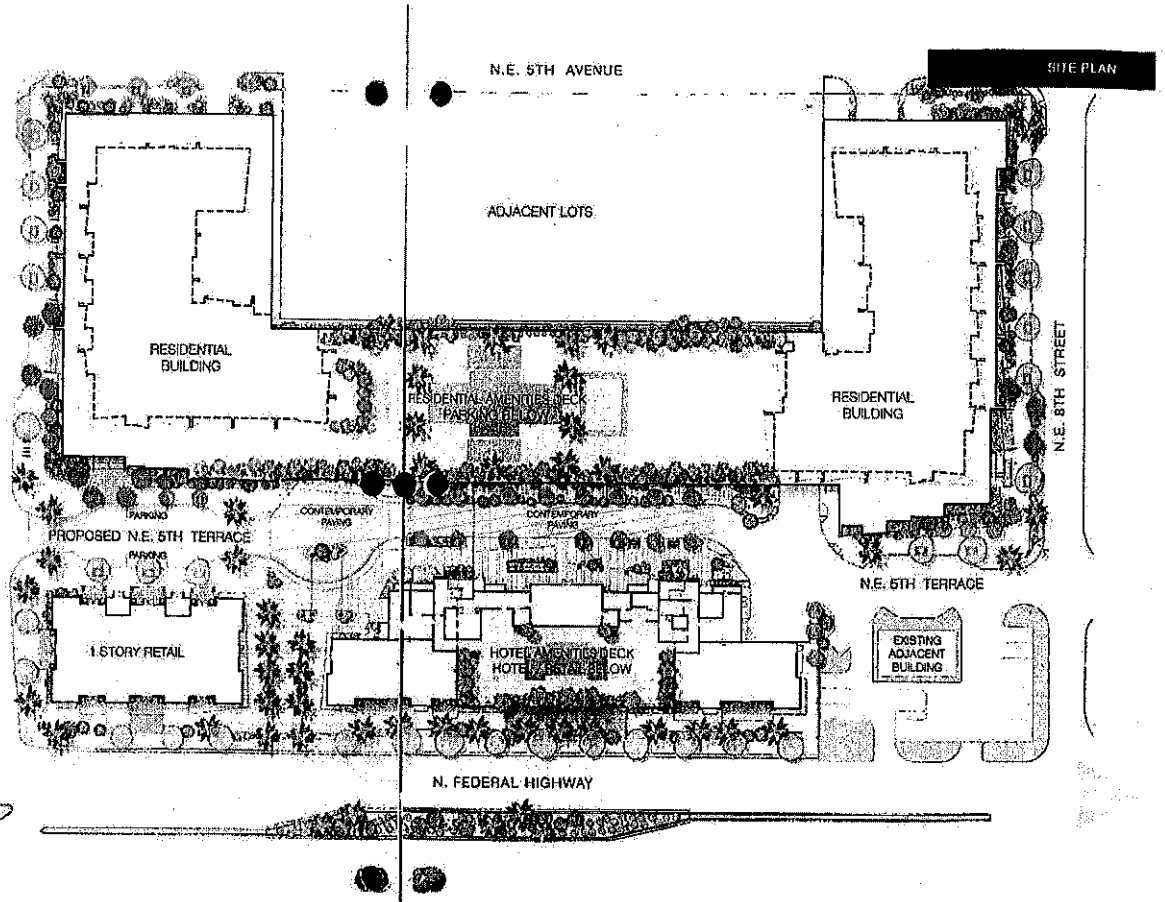
1. RESTAURANT
2. OFFICES
3. COMMERCIAL MIXED USE
4. RECREATION CENTER
5. RESIDENTIAL
6. MULTIFAMILY
7. RETAIL
9. PLAYHOUSE

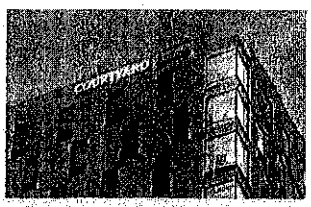
COLOR LEGEND

- APARTMENTS
- RETAIL
- RESIDENTIAL
- SHOPS

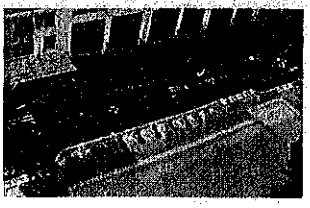
PRELIMINARY AREA BREAKDOWN

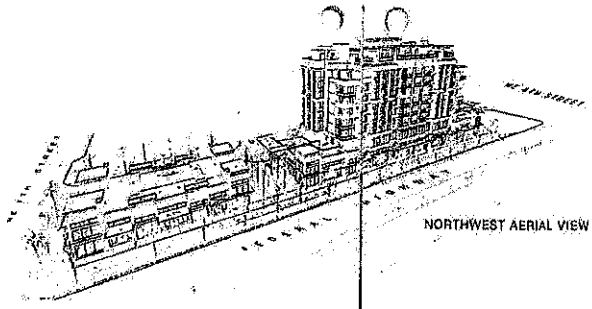
HOTEL	177 ROOMS
MULTI FAMILY	128 APARTMENTS
TOTAL RETAIL SPACE	Approx 25,000 SF
TOTAL PARKING	Approx 1,541 Spaces





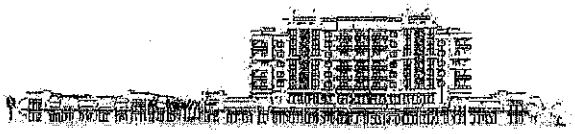
MASS STUDY SITE PLAN



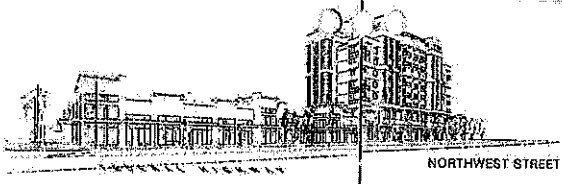


NORTHWEST AERIAL VIEW

SOUTH ELEVATIONS

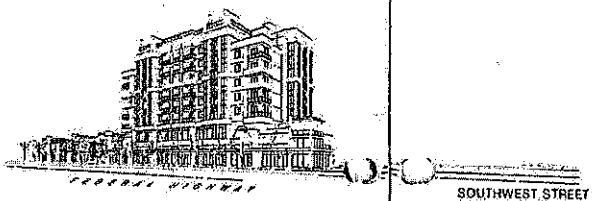


EAST ELEVATIONS

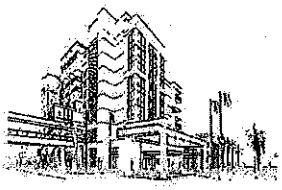


NORTHWEST STREET VIEW

NORTH ELEVATIONS



SOUTHWEST STREET VIEW

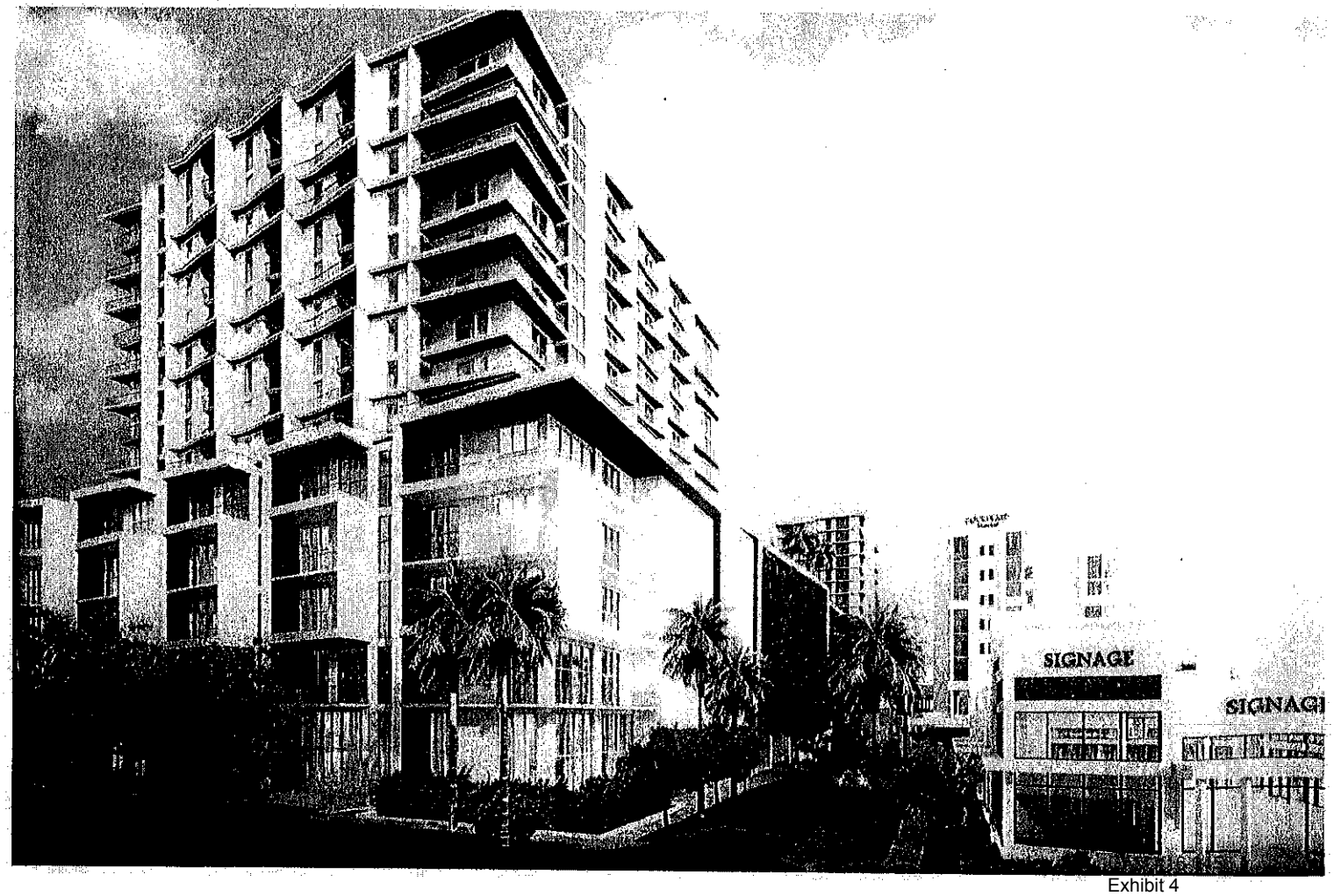


HOTEL ARRIVAL COURT

PRIME HOSPITALITY GROUP

SOUTH ELEVATION

ARTIST'S CONCEPTION
ROOF TOP RECREATIONAL AMENITIES


SIGNAGE

QUANTUM
FLAGLER VILLAGE

RETAIL HOTEL MULTIFAMILY

FORT LAUDERDALE, FLORIDA

1. PROJECT BUDGET

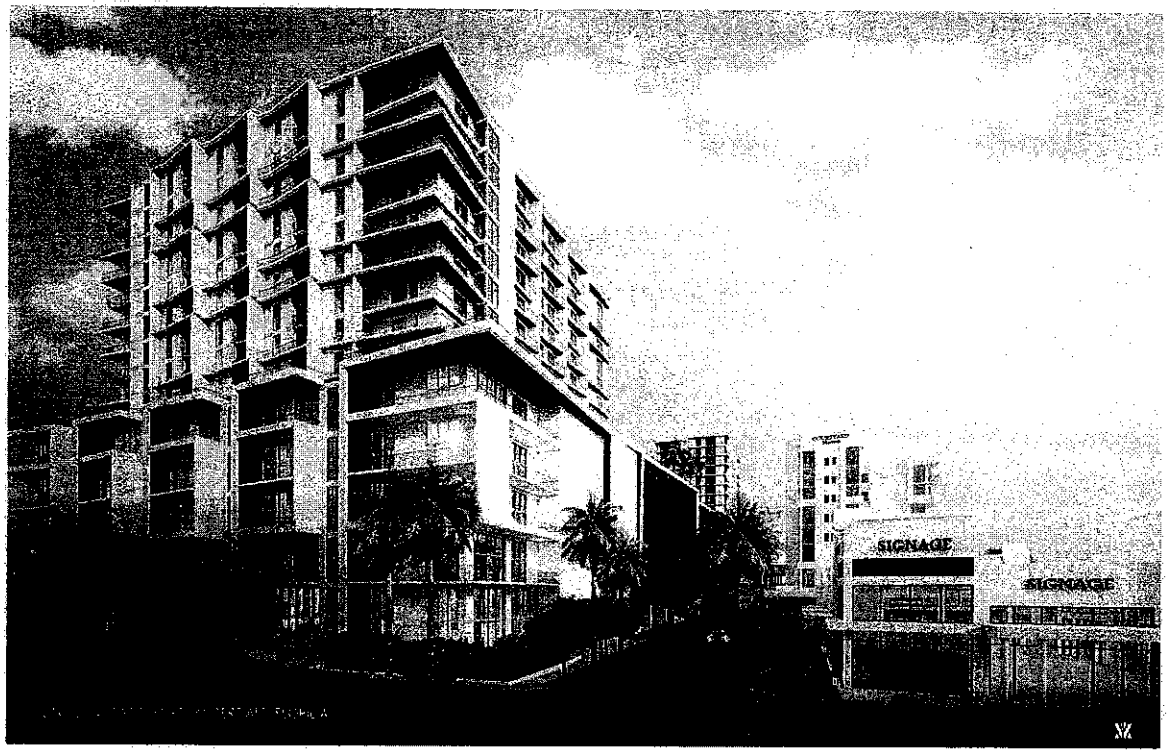
EXHIBIT "C"

Plans and Specifications

1. See plans on file at City's Department of Sustainable Development Case No.

QUANTUM AT FLAGLER VILLAGE

NE 7th Street and North Federal Highway
FT.LAUDERDALE



DRAWING INDEX

SURVEY

ARCHITECTURE (SITE, PARKING & RESIDENTIAL COMPONENT)

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A1.03	ZONING MAP
A2.00	SITE PLAN
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A3.01	LEVEL 2 RESIDENCE-LEVEL 2 PARKING
A3.02	LEVEL 3 RESIDENCE-LEVEL 3 PARKING
A3.03	LEVEL 3 RESIDENCE-LEVEL 4 PARKING
A3.04	LEVEL 4 RESIDENCE-LEVEL 5 PARKING
A3.05	LEVEL 4 RESIDENCE-LEVEL 6 PARKING
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A3.09	LEVEL 8-15 TYPICAL TOWER FLOOR PLAN
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A5.50	AXONOMETRIC SECTION
A5.51	AXONOMETRIC SECTION
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A7.01	RENDER
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A8.00	LEVEL 1-PEDESTRIAN/VEHICULAR EASEMENT EXHIBIT
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LS1.00	LIFE SAFETY PLAN-GROUND FLOOR
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A101	SECOND FLOOR LIFE SAFETY PLAN & WALL TYPE PLAN
A102	THIRD FLOOR LIFE SAFETY PLAN & WALL TYPE PLAN
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A407	PRELIMINARY UNDER COVER PERSPECTIVES
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A409	PRELIMINARY PORTE COCHERE PERSPECTIVES
A500	BUILDING SECTION
A501	BUILDING SECTION
A502	BUILDING SECTION
A503	BUILDING SECTION
A504	BUILDING SECTION
A505	BUILDING SECTION
A506	BUILDING SECTION
A507	BUILDING SECTION
A508	BUILDING SECTION
A509	BUILDING SECTION

ARCHITECTURE (RETAIL COMPONENT)

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A101	ROOF ACCESS PLAN
A102	ROOF PLAN
A300	BUILDING ELEVATIONS
A301	BUILDING ELEVATIONS
A302	PRELIMINARY BUILDING PERSPECTIVES
A500	BUILDING SECTIONS
A501	BUILDING SECTIONS

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L-1	SITE LANDSCAPE PLAN
L-1A	URBAN COURTYARD LANDSCAPE PLAN/SECTIONS, CONCEPT IMAGES
L-2	LANDSCAPE DETAILS AND SCHEDULE
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PD-3	PAVING AND DRAINAGE DETAILS
PM5-1	PAVEMENT MARKING AND SIGNAGE PLAN
WS-1	WATER AND SEWER PLAN
WS-2	WATER AND SEWER DETAILS
WS-3	WATER AND SEWER DETAILS
FT-1	FIRE TRUCK PLAN
SWPP-1	STORM WATER POLLUTION PREVENTION PLAN
SWPP-2	SEDIMENT CONTROL DETAILS
SWPP-3	N.P.D.E.S. NOTES
SS-1	STAGE STORAGE PLAN
MA-1	MAINTENANCE AREA EXHIBIT

KOBI KARP ARCHITECTURE AND INTERIOR DESIGN
2915 BISCAYNE BLVD. SUITE 200
MIAMI FLORIDA 33137
T.305.573.1815

HOTEL/RETAIL ARCHITECT
PRIME DESIGN ASSOCIATES, LLC
4651 Sheridan Street, Suite 460
Hollywood, Florida 33021
T.(954) 392-4185 F.(954) 241-0279

CIVIL ENGINEER
HSQ GROUP, INC.
1499 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
1-(561)-393-8231 Phone
1-(561) 393-0498 Fax

LANDSCAPE ARCHITECT
WITKIN HULTS DESIGN GROUP
107 SOUTH 21ST AVENUE
T.954.923.0681
F.954.923.0689

AA26002234

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

COVER

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012579

ARCHITECTURE INTERIOR DESIGN PLANNING
AIA AIID NCARB
2915 Biscayne Boulevard
Miami, Florida 33137
T. 305 573 1815
F. 305 573 3798
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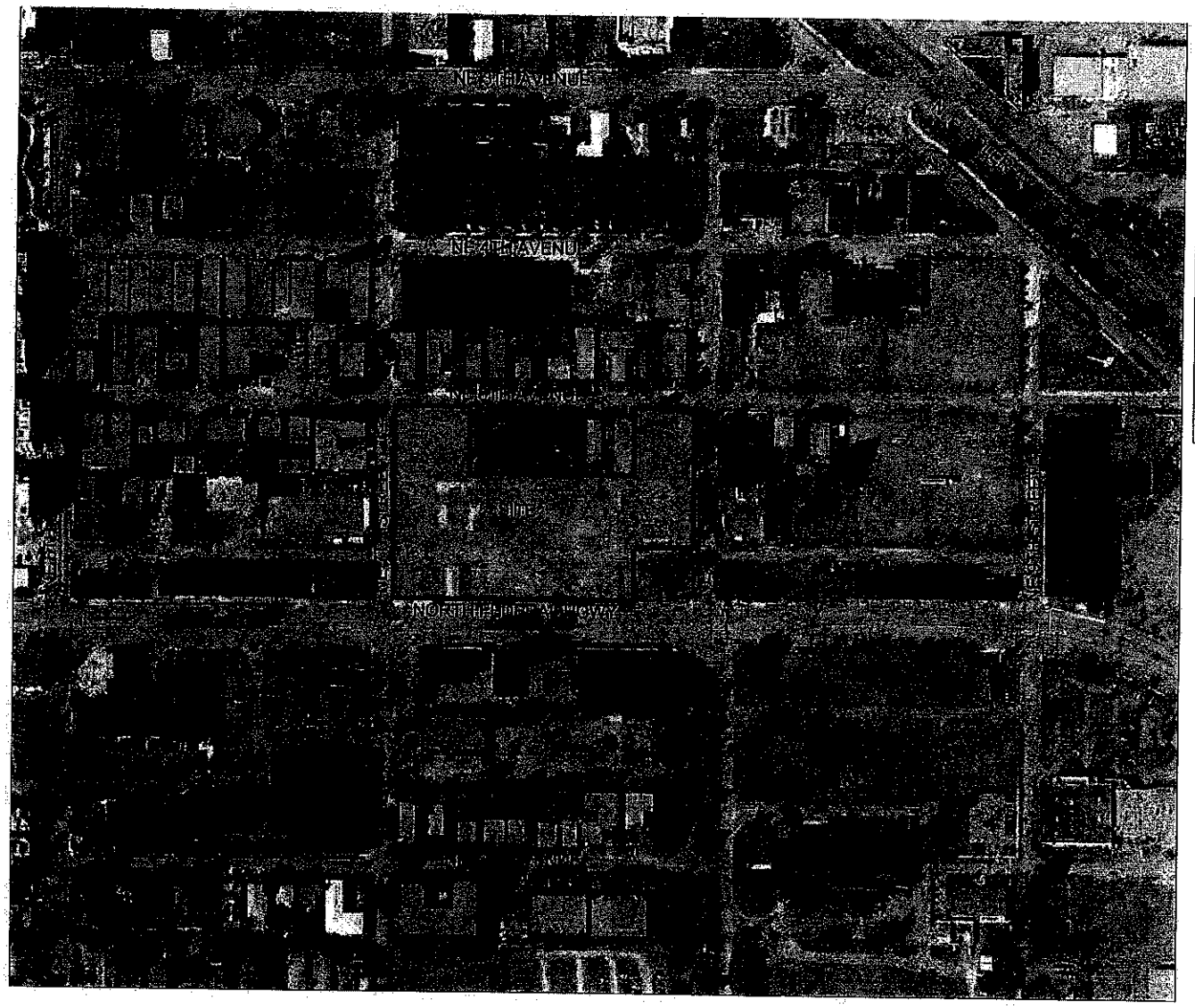
DRAWN BY:
CHECKED BY:
DATE: 09-09-2015

A0.00



CONTEXT USES

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

NORTH

1 CONTEXT PLAN

NTS

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QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

CONTEXT PLAN
SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

3914 Biscayne Boulevard
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T 305.573.1812
F 305.573.1818

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KOBI KARP

DRAWN BY:
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DATE: 06-05-2015

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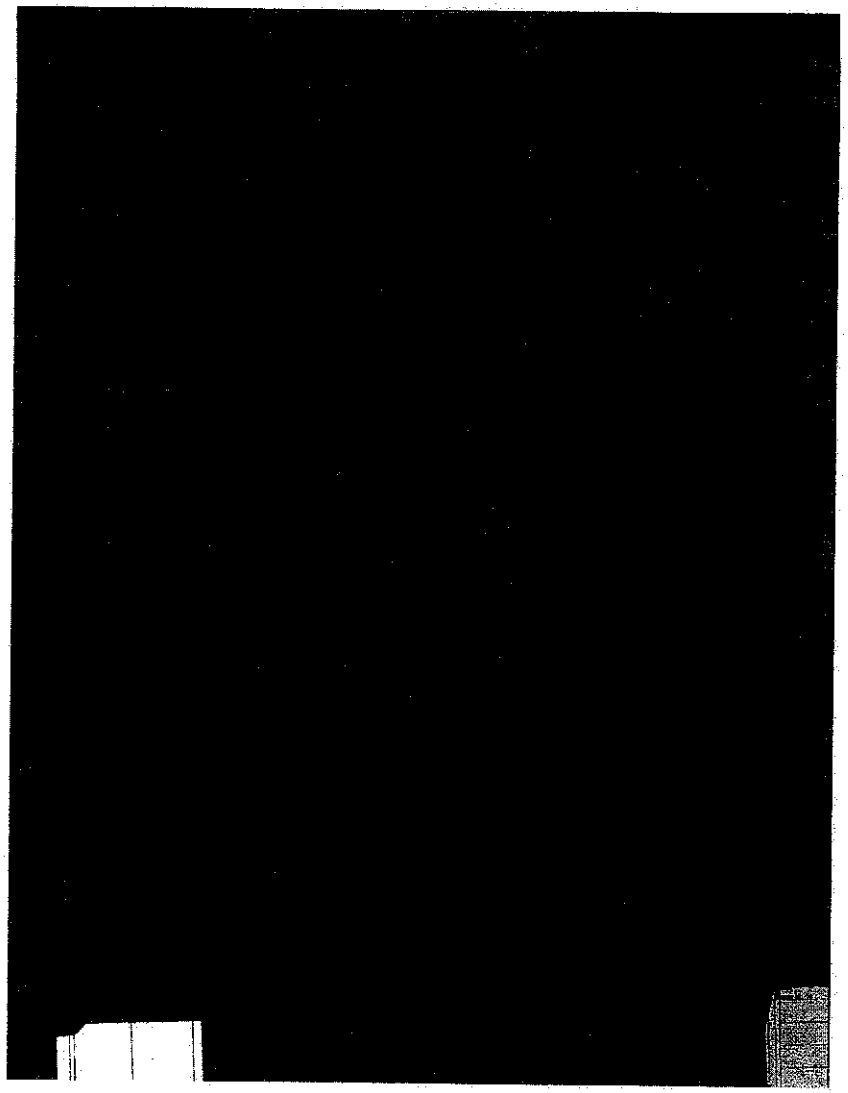

1 LAND USE MAP

NORTH

N/S

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QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

LAND USE MAP
SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012578

ARCHITECTURE INTERIOR DESIGN PLANNING

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DATE: 06-09-2015

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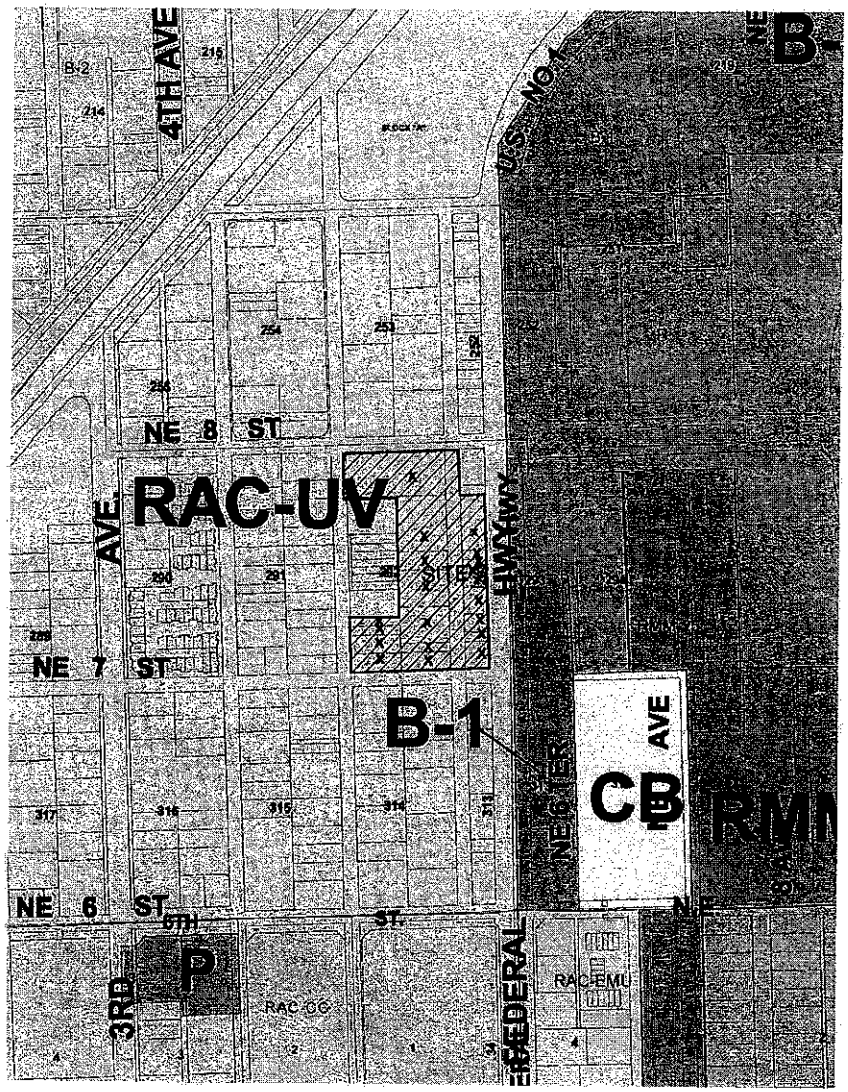

1 ZONING MAP

NORTH

NTS

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QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

ZONING MAP
SITE PLAN

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Lic. # AR0012579

ARCHITECTURE
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Suite 200
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F: 561.833.3936

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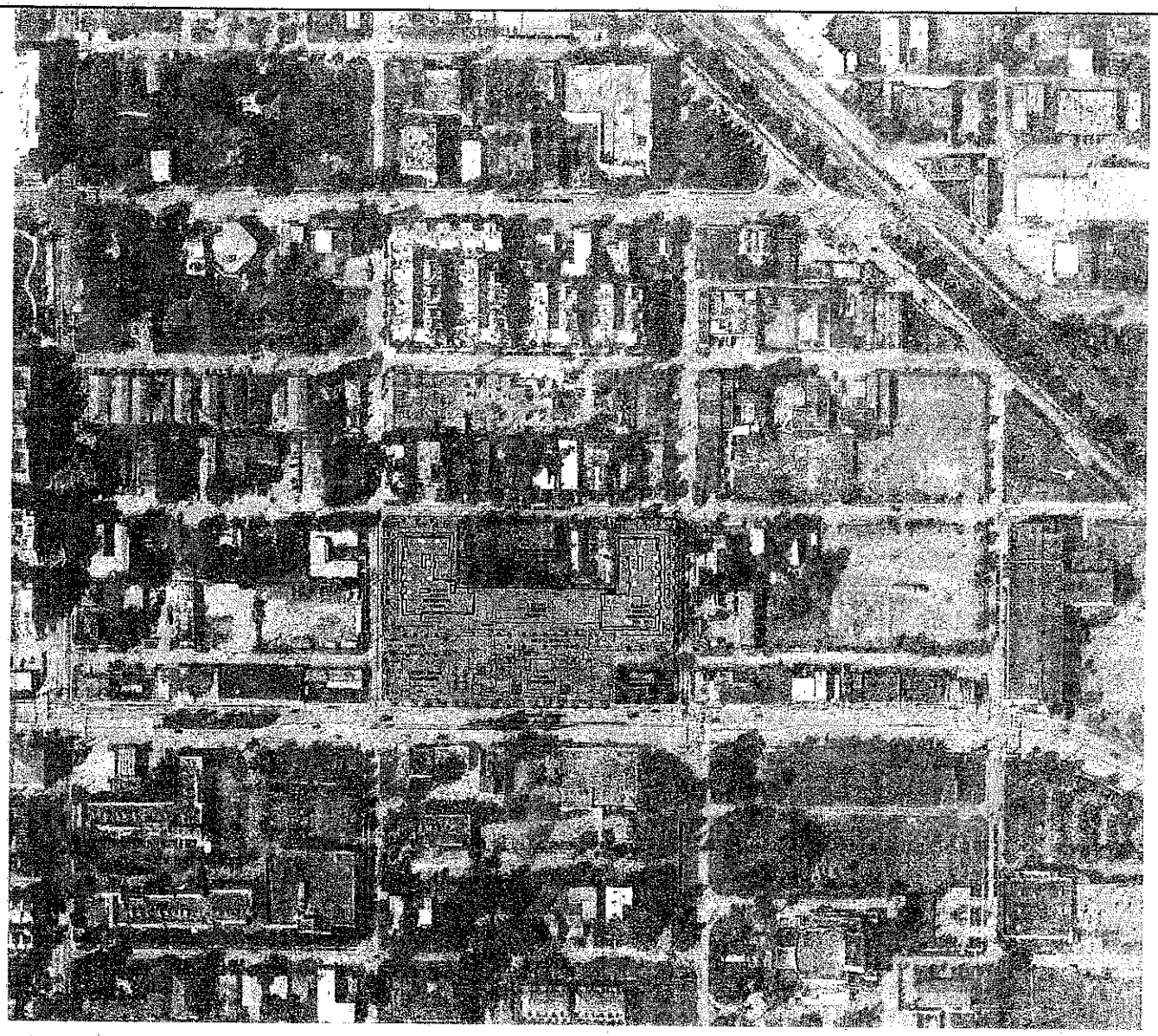

1 AERIAL PLAN

NORTH

Scale: 1"=100'

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QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

AERIAL PLAN
CONTEXT

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012579

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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2915 Biscayne Boulevard
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F: 305.573.1814

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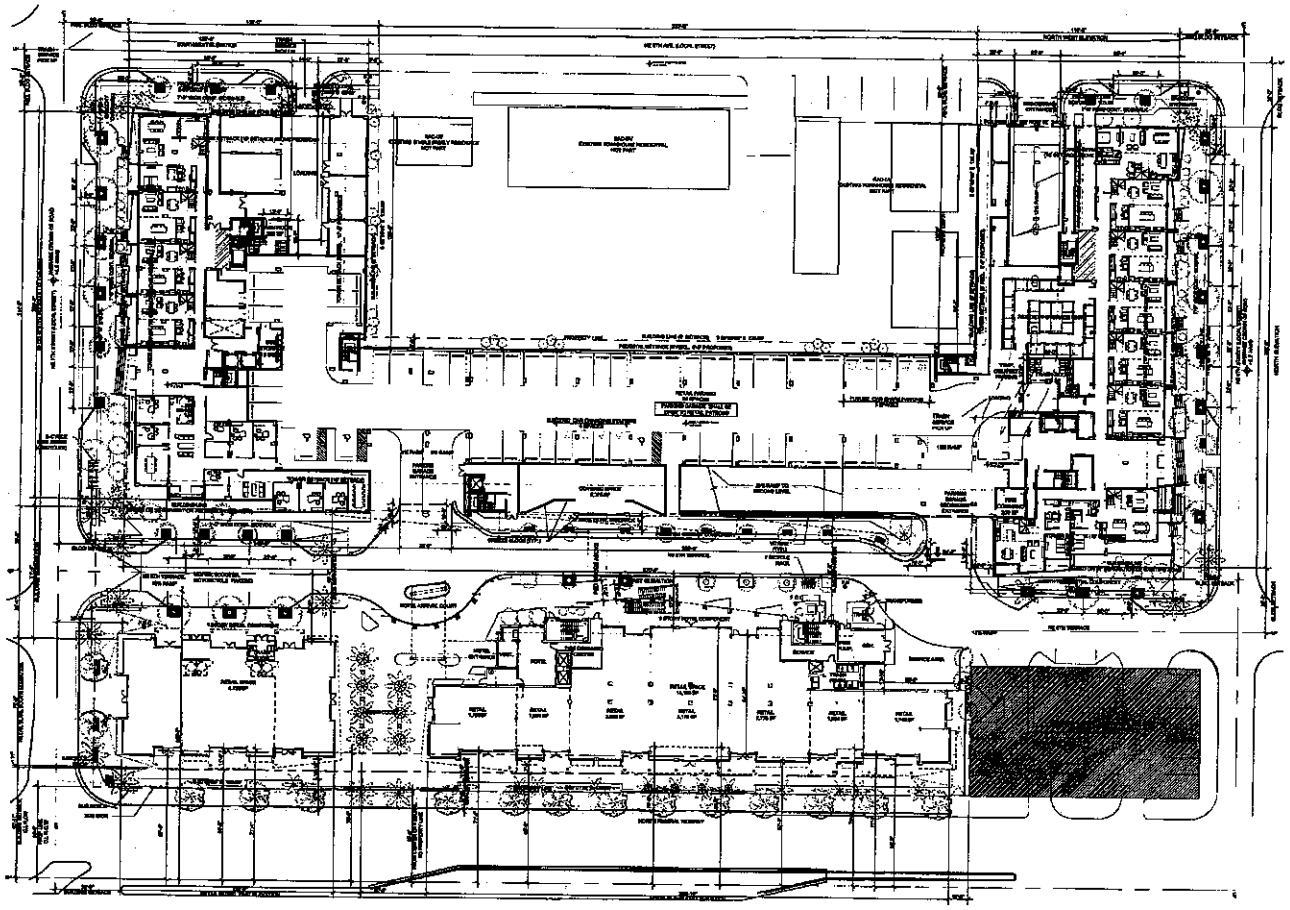
KOBI KARP

DRAWN BY:

CHECKED BY:

DATE: 06-09-2015

A1.00



1 SITE PLAN- GROUND LEVEL FLOOR PLAN

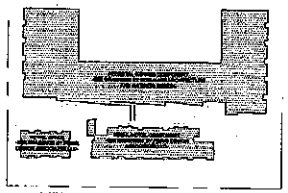
NORTH

Scale: 1"=30'

PROJECT DATA

DESIGN CRITERIA

ZONING DATA



KEYPLAN

Scale: 1"=128'

REVISIONS / SUBMISSIONS

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QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012478

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:
CHECKED BY:
DATE: 06-06-2016

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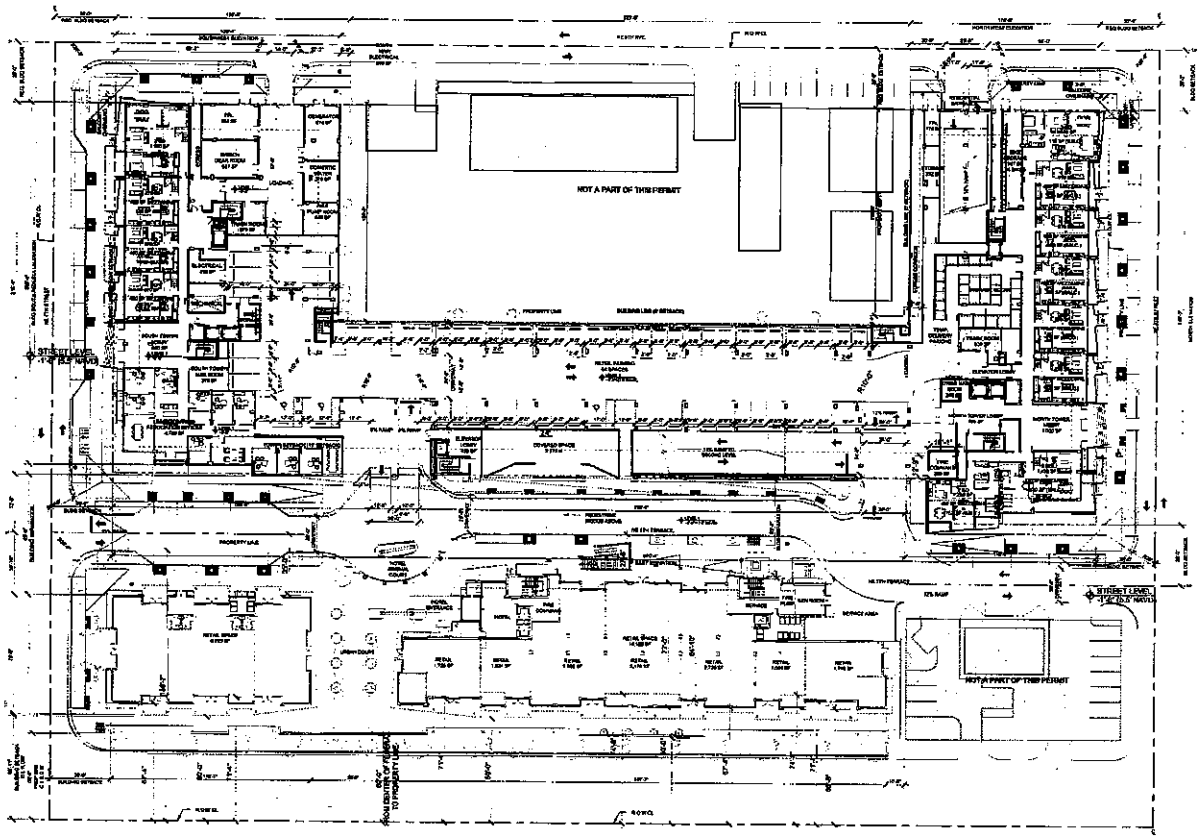
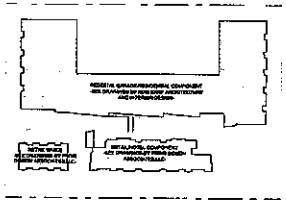


1 GROUND RESIDENTIAL FLOOR PLAN / GROUND PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32=1'-0"

NORTH



1 KEYPLAN

Scale: 1"=128'

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

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

GROUND LEVEL

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
3915 Biscayne Boulevard
Suite 300
Miami, Florida 33137
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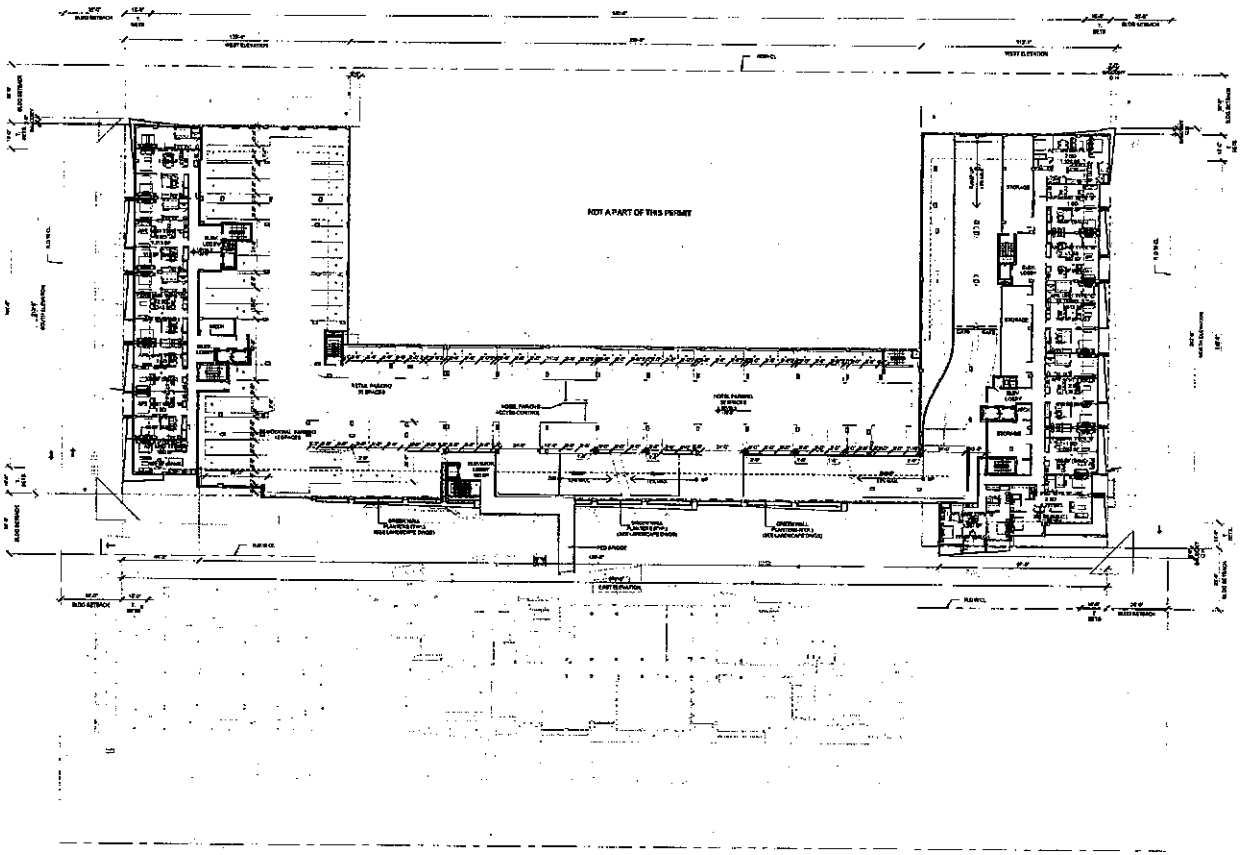
WWW.KOBIKARP.COM

KOBI KARP

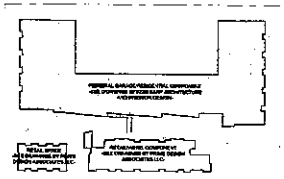
DRAWN BY:
CHECKED BY:
DATE: 06-09-2016

A3.00



1 LEVEL 2 FLOOR PLAN / LEVEL 2 PARKING FLOOR PLAN

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	91 PS.

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

2ND LEVEL PEDESTAL

PRELIMINARY NOT FOR CONSTRUCTION

LIC. # AR0012278

ARCHITECTURE
INTERIOR DESIGN
PLANNING
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KOBI KARP

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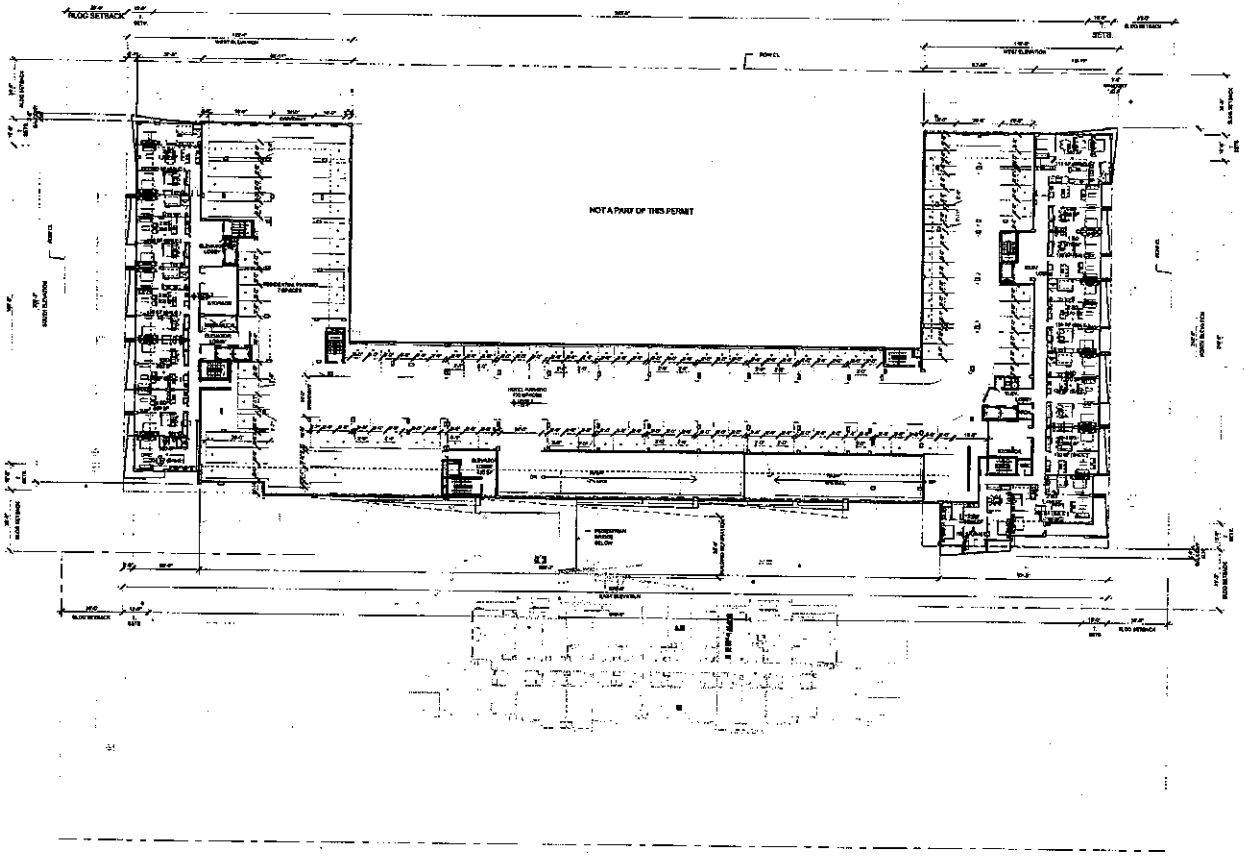
DATE: 06-28-2013

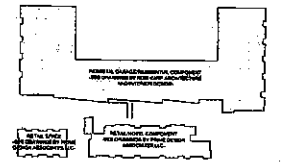
A3.01



1 LEVEL 3 RESIDENTIAL FLOOR PLAN / LEVEL 3 PARKING FLOOR PLAN - PEDESTAL

NORTH

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	112 PS.

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

3RD LEVEL PEDESTAL

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012678

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DATE: 06-09-2015

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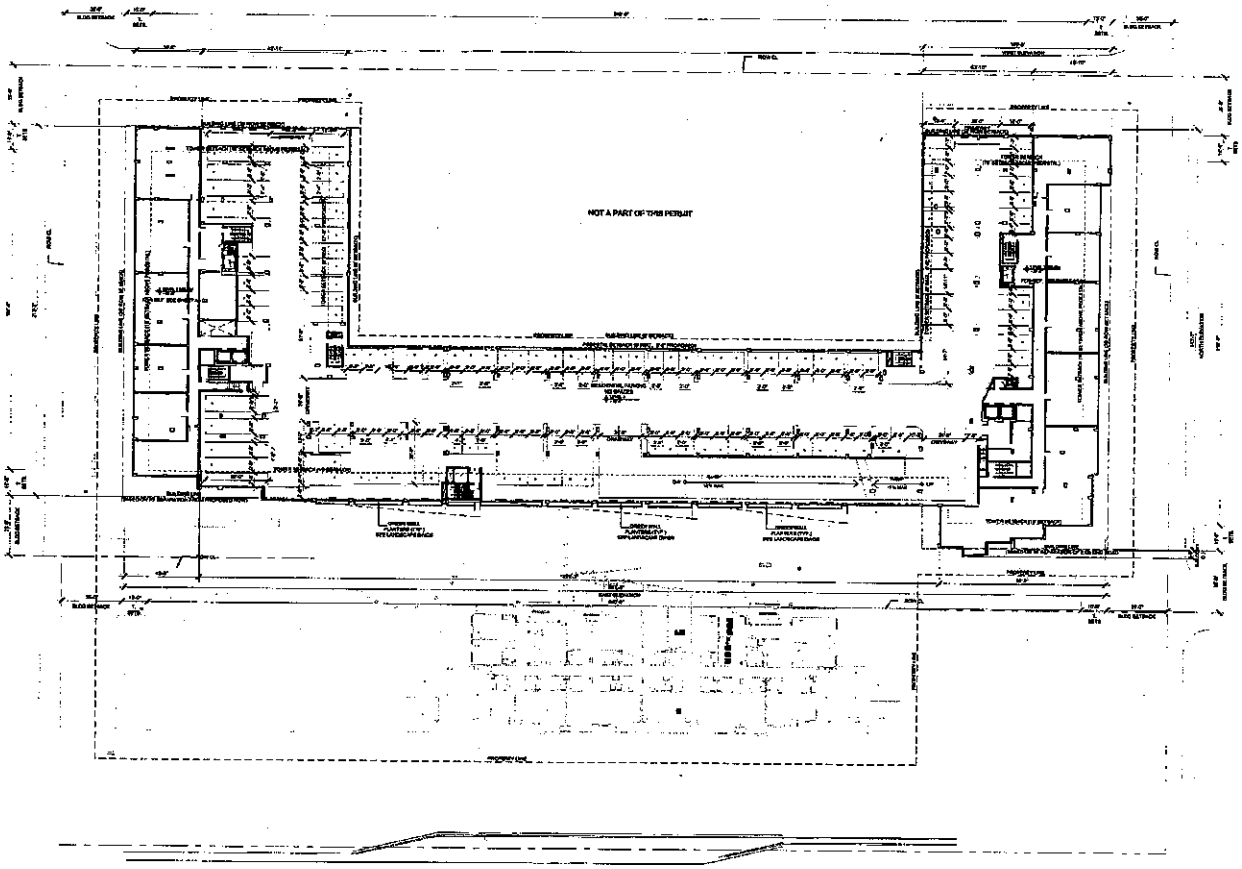
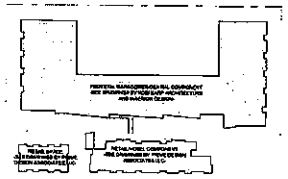


1 LEVEL 3 RESIDENTIAL FLOOR PLAN BELOW / LEVEL 4 PARKING FLOOR PLAN - PEDESTAL

NORTH

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 P.S.

REVISIONS / SUBMISSIONS

1 2 3 4 5 6 7 8 9 10 11 12

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

3RD LEVEL PEDESTAL

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012678

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DATE: 08-09-2016

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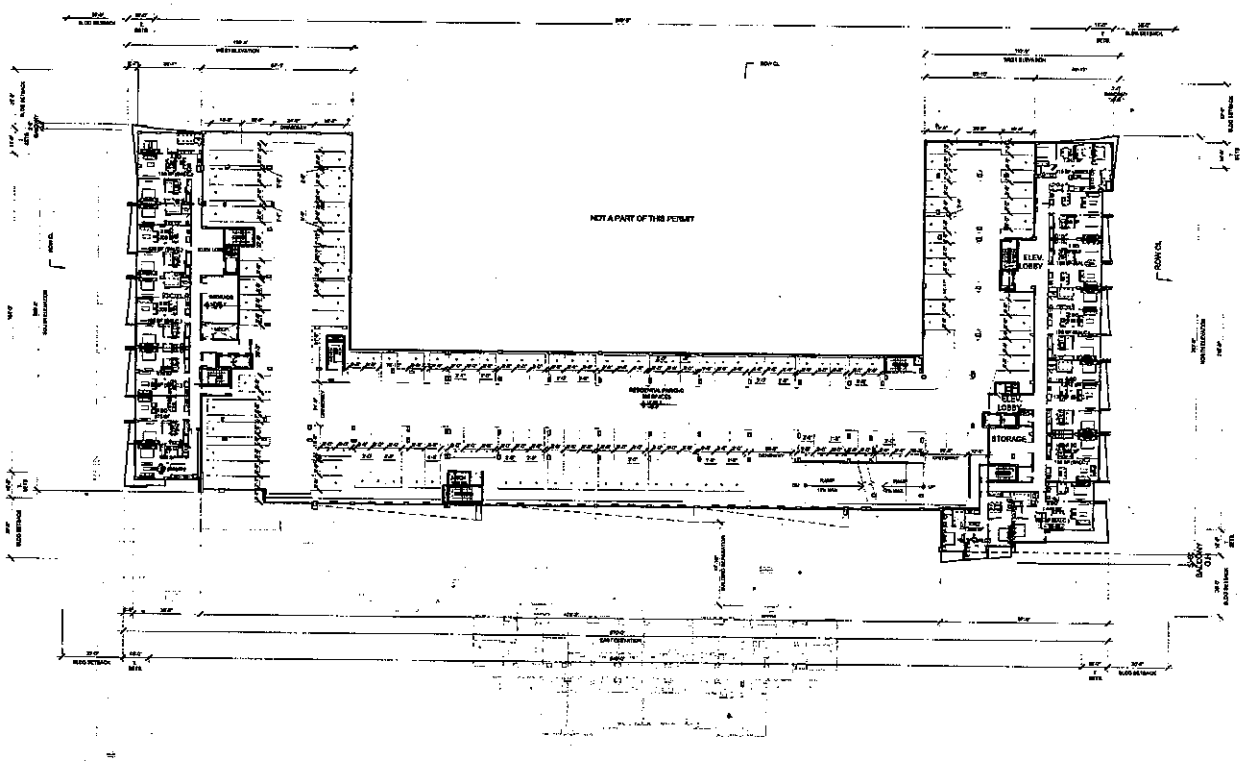
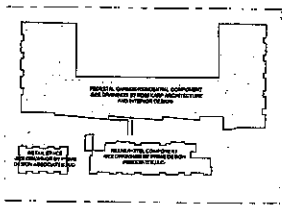


1 LEVEL 4 RESIDENTIAL FLOOR PLAN / LEVEL 5 PARKING FLOOR PLAN - PEDESTAL

NORTH

Scale: 1/32=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
RESIDENTIAL	18,057 SF.
OTHER	53,743 SF.
TOTAL GROSS AREA	81,800 SF.
TOTAL PARKING	105 PS.

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

4TH LEVEL PEDESTAL

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012578

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DATE: 06-08-2015

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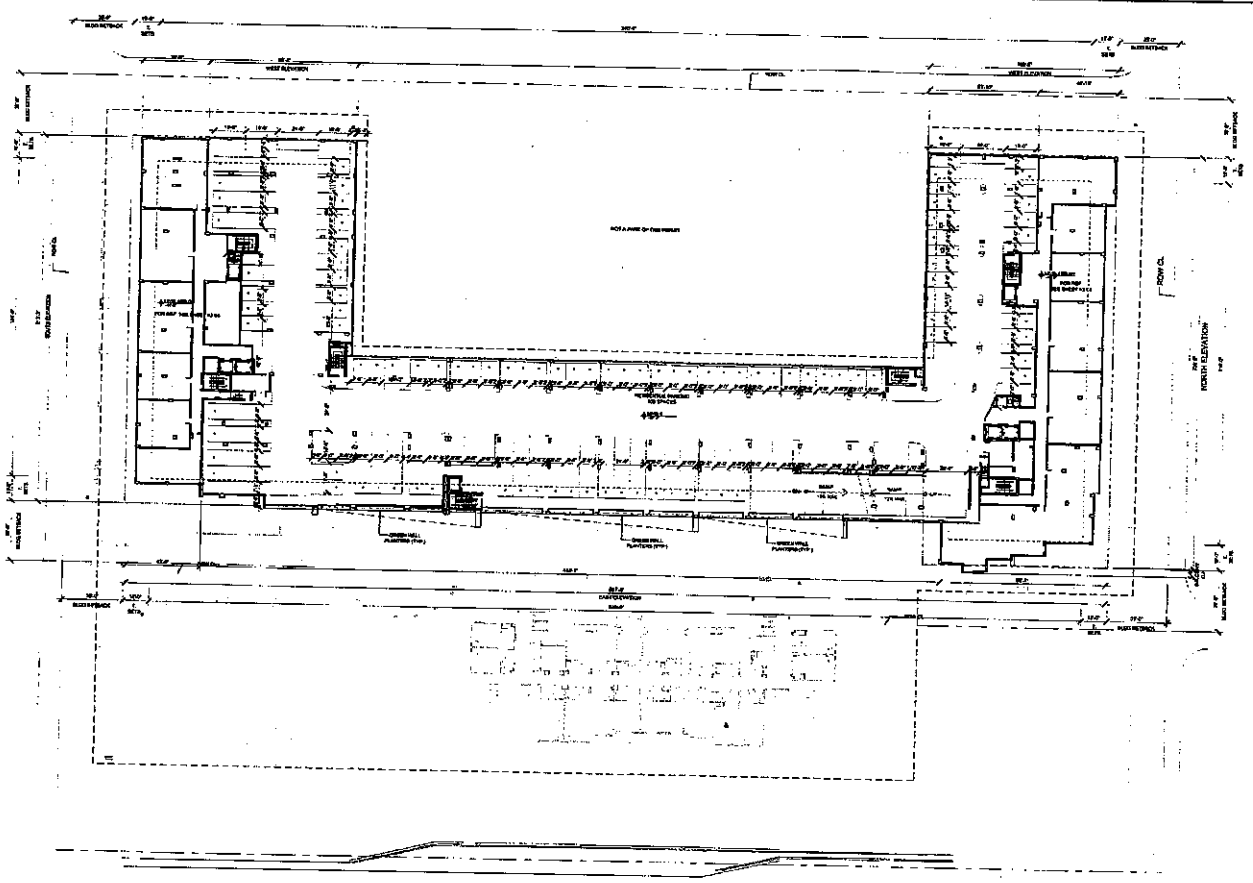
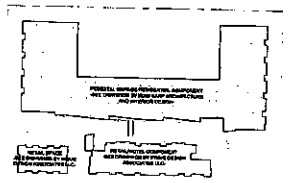


1 LEVEL 4 RESIDENTIAL FLOOR PLAN BELOW / LEVEL 6 PARKING FLOOR PLAN - PEDESTAL

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 P.S.

REVISIONS / SUBMISSIONS

1 2 3 4 5 6 7 8 9 10 11 12

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

4TH LEVEL PEDESTAL

PRELIMINARY NOT FOR CONSTRUCTION

Lic. #AR0012378

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DATE: 06-09-2015

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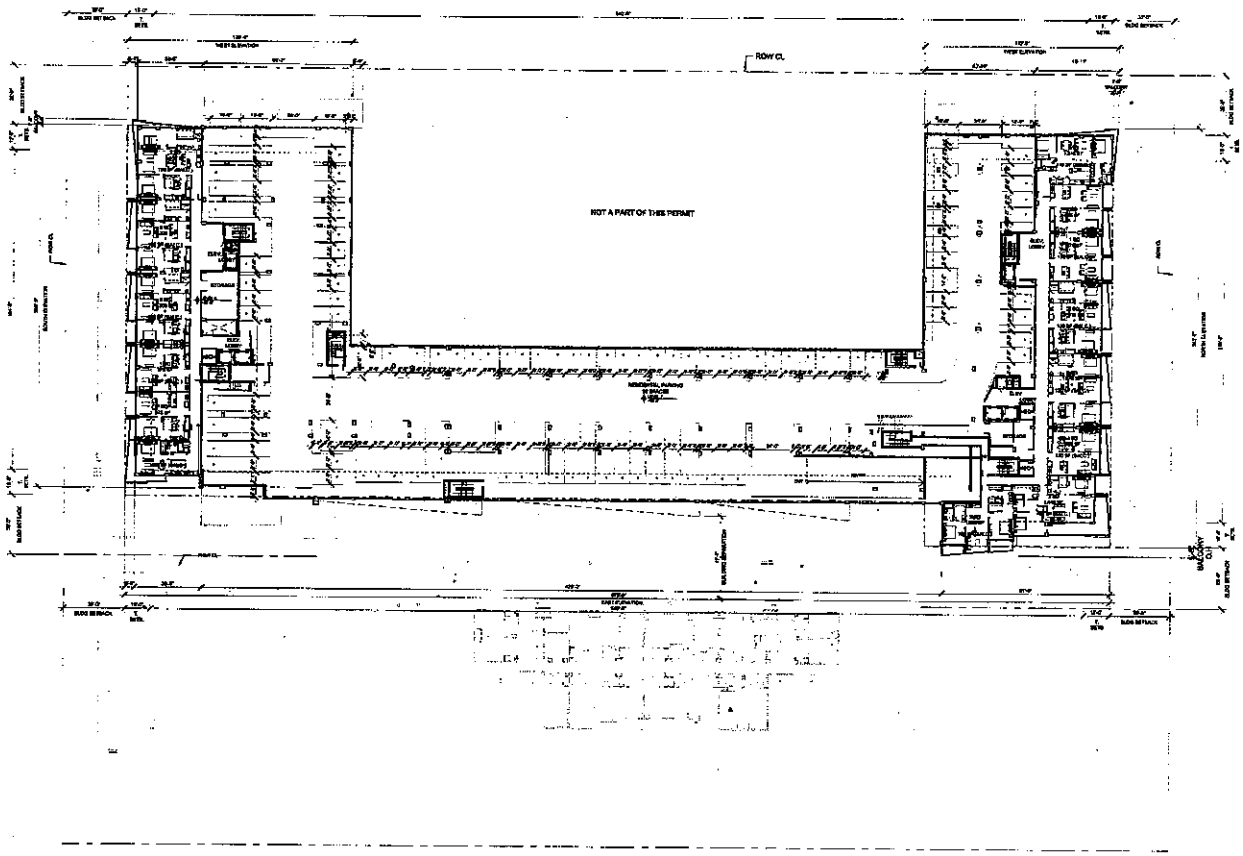
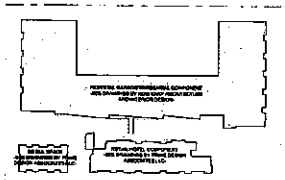


1 LEVEL 5 RESIDENTIAL FLOOR PLAN / LEVEL 7 PARKING FLOOR PLAN - PEDESTAL

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

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

5TH LEVEL PEDESTAL

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012578

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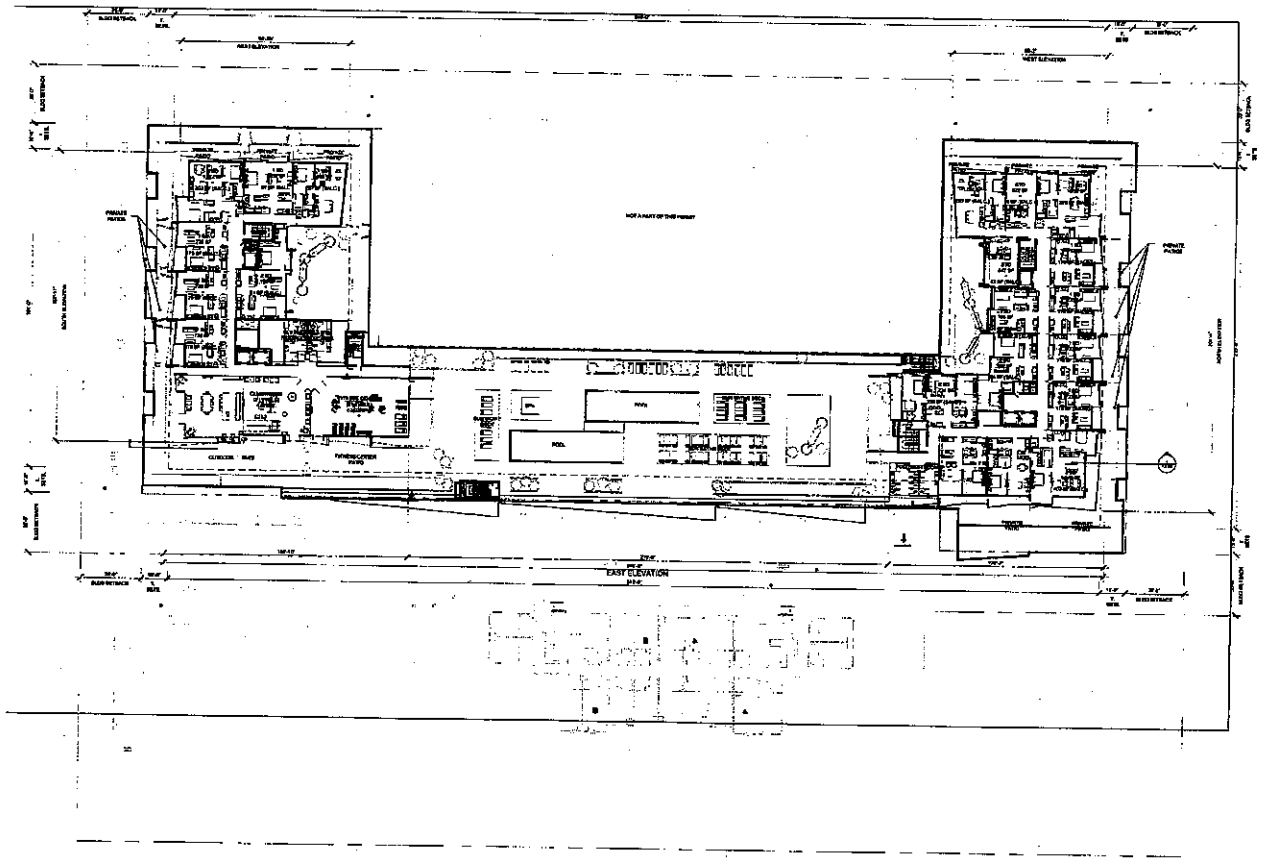
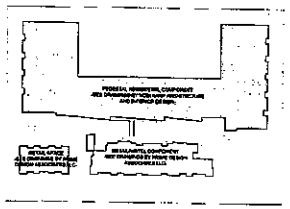


1 LEVEL 6 AMENITY FLOOR PLAN

NORTH

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



1 KEYPLAN

Scale: 1"=128'

AMENITIES OCCUPANCY LOAD		
USE	AREA	LOAD
POOL(1:80)	2,200 SF.	44OCPTS
DECK (1:30)	13,368 SF.	445 OCPTS
GYM(1:50)	3,000 SF.	60 OCPTS
CLUB HOUSE(1:15)	4,078 SF.	271 OCPTS
TOTAL OCCUPANT LOAD		816 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	80,960 SF.

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

AMENITY LEVEL
LEVEL 6

PRELIMINARY NOT FOR CONSTRUCTION

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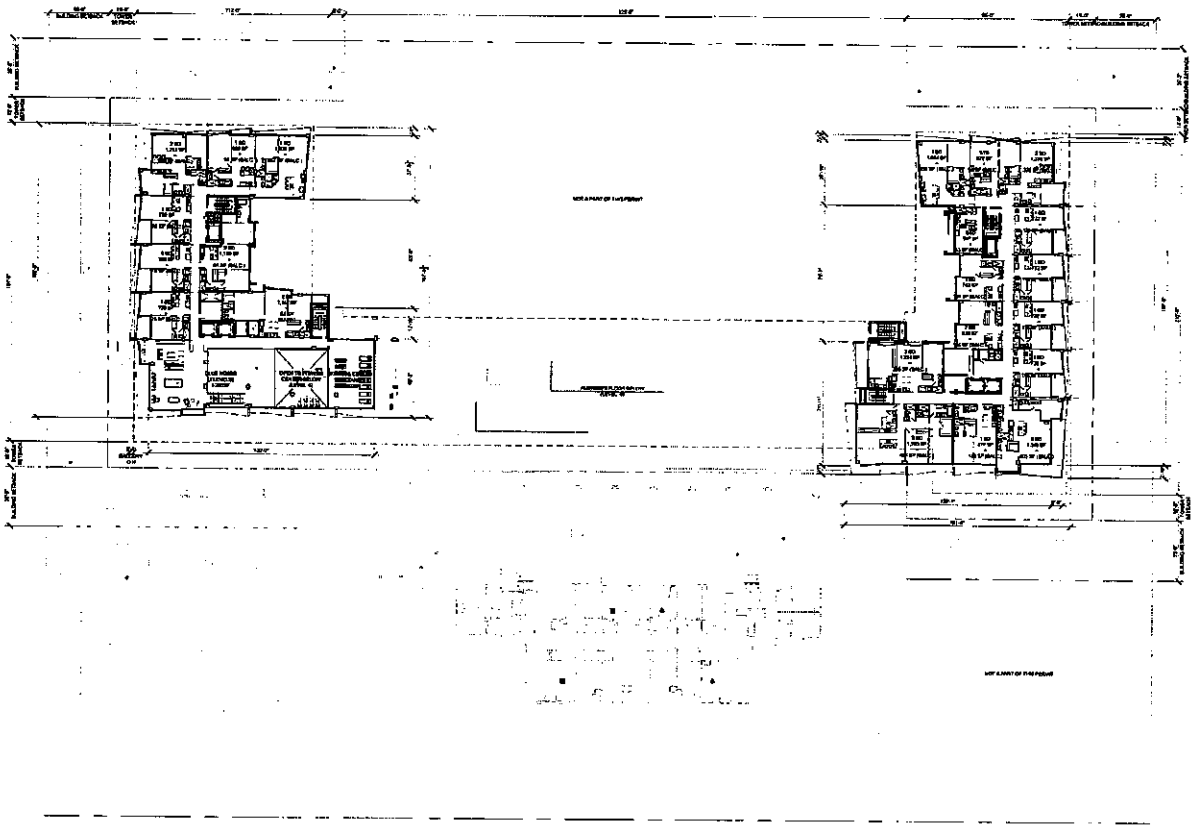
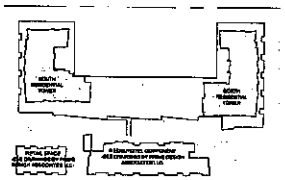


1 LEVEL 7TH FLOOR PLAN

NORTH

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)	13,201 SF.
BALCONY (NORTH TOWER)	2,966 SF.
OTHER (NORTH TOWER)	1,833 SF.
TOTAL GROSS AREA (NORTH TOWER)	18,000 SF.
TOTAL GROSS AREA (NORTH+SOUTH)	35,800 SF.

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

LEVEL 7TH FLOO PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Lic. #AR0012578

ARCHITECTURE
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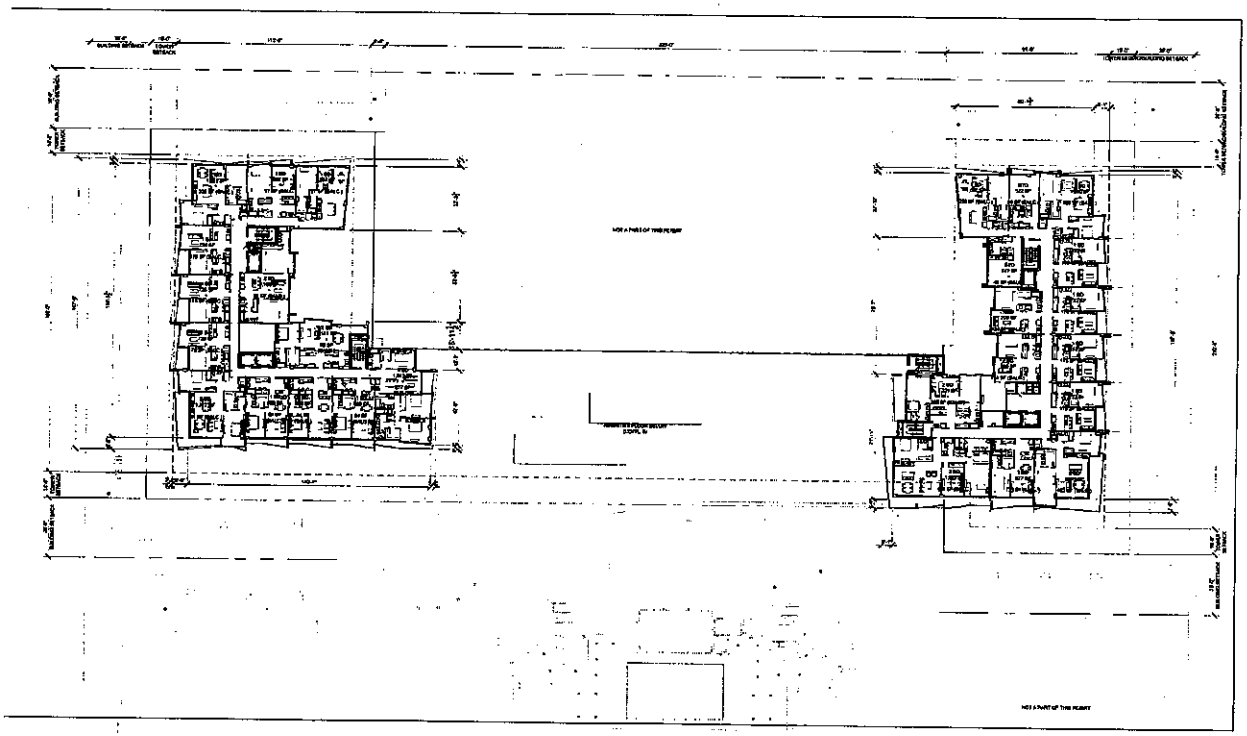
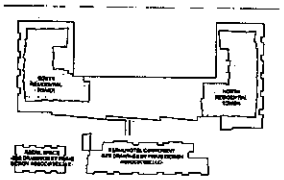
A3.08



1 LEVEL 8-15 TYPICAL TOWER LEVEL FLOOR PLAN

NORTH

Scale: 1/32=1'-0"



1 KEYPLAN

Scale: 1"=128'

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

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

TYP. TOWER LEVEL

PRELIMINARY
NOT FOR CONSTRUCTION

Lic. # AR0012578

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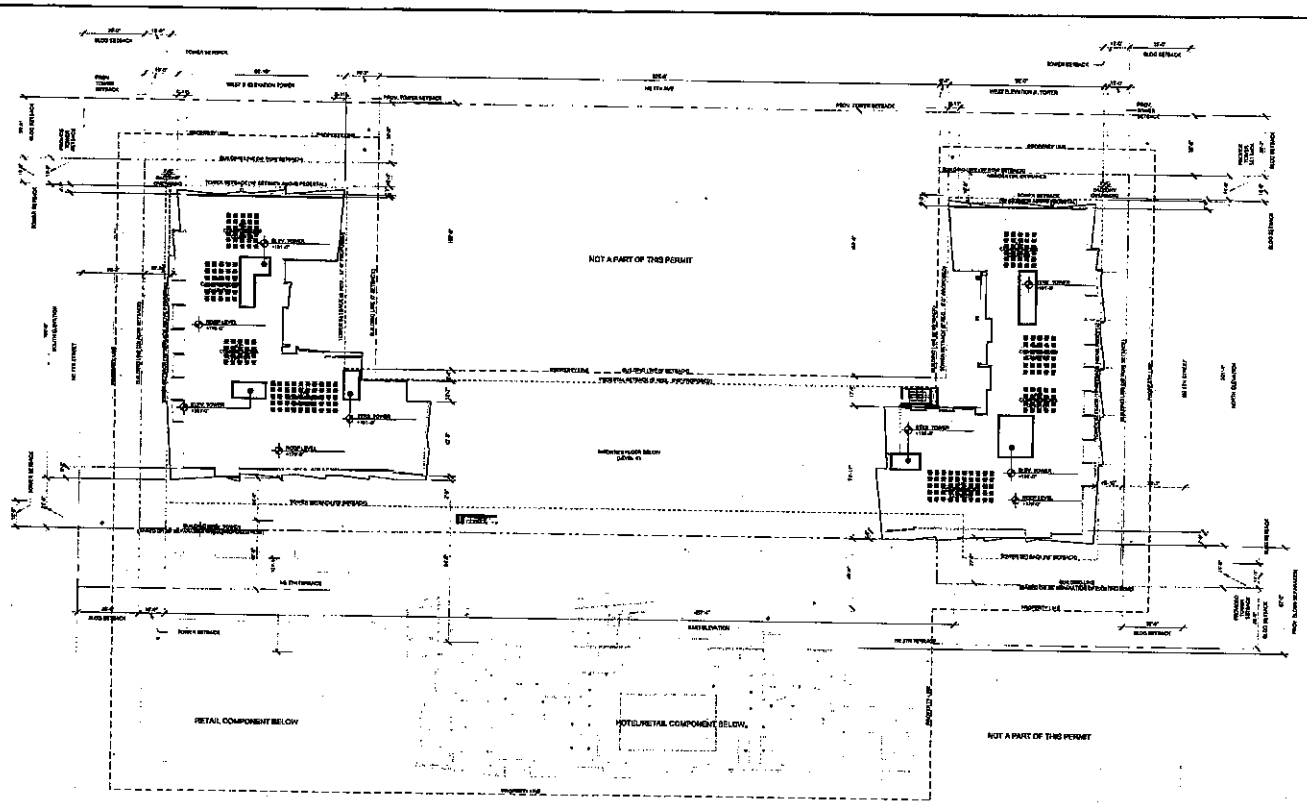
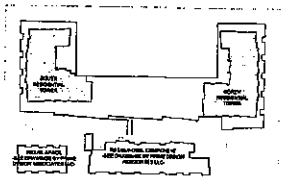
CHECKED BY:
DATE: 08-05-2016

A3.09



1 ROOF PLAN

Scale: 1/32=1'-0"



1 KEYPLAN

Scale: 1"=128'

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

ROOF PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012578

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Hollywood, FL 33312
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Fax 954.315.3398
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KOBI KARP

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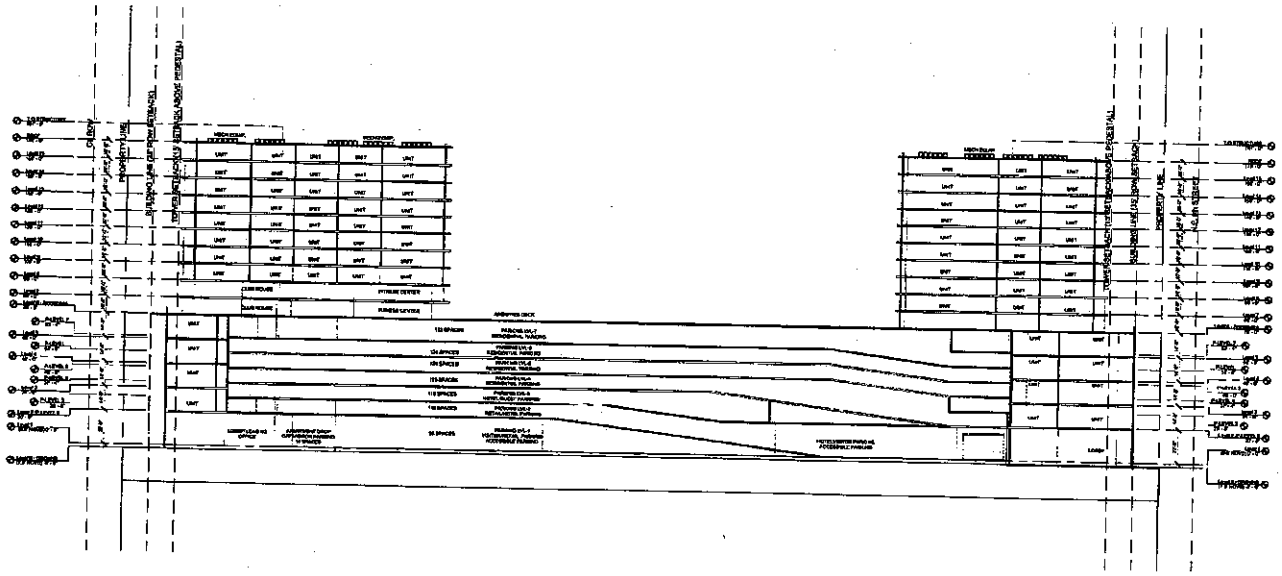
CHECKED BY:
DATE: 06-05-2015

A3.10



1 TYPICAL BUILDING SECTION

Scale: 1/32=1'-0"

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

TYP_BUILDING_SECTION

PRELIMINARY NOT FOR CONSTRUCTION

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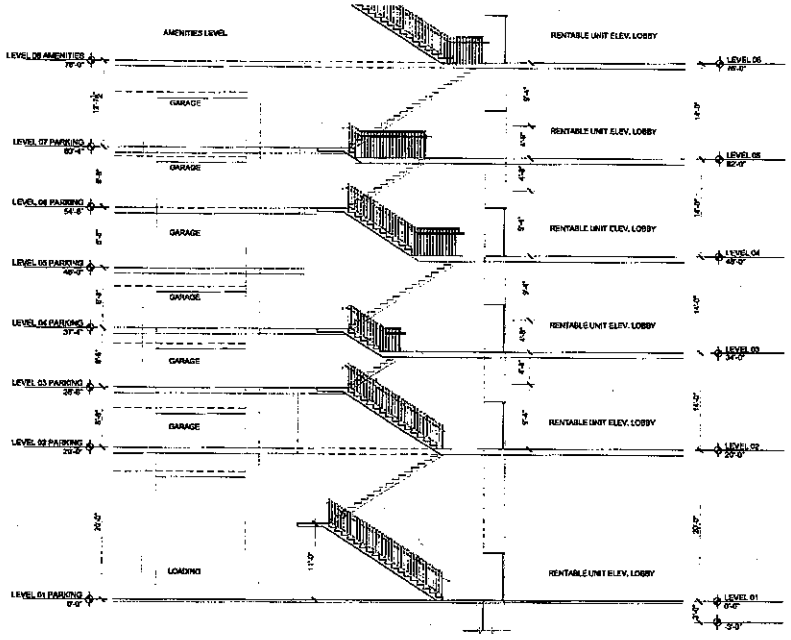
KOBI KARP

DRAWN BY:
CHECKED BY:
DATE: 08-20-2015

A5.00



1 ENLARGED STAIR SECTION

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

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

TYP_STAIR_SECTION

PRELIMINARY NOT FOR CONSTRUCTION

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KOBI KARP

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CHECKED BY:
DATE: 06-09-2015

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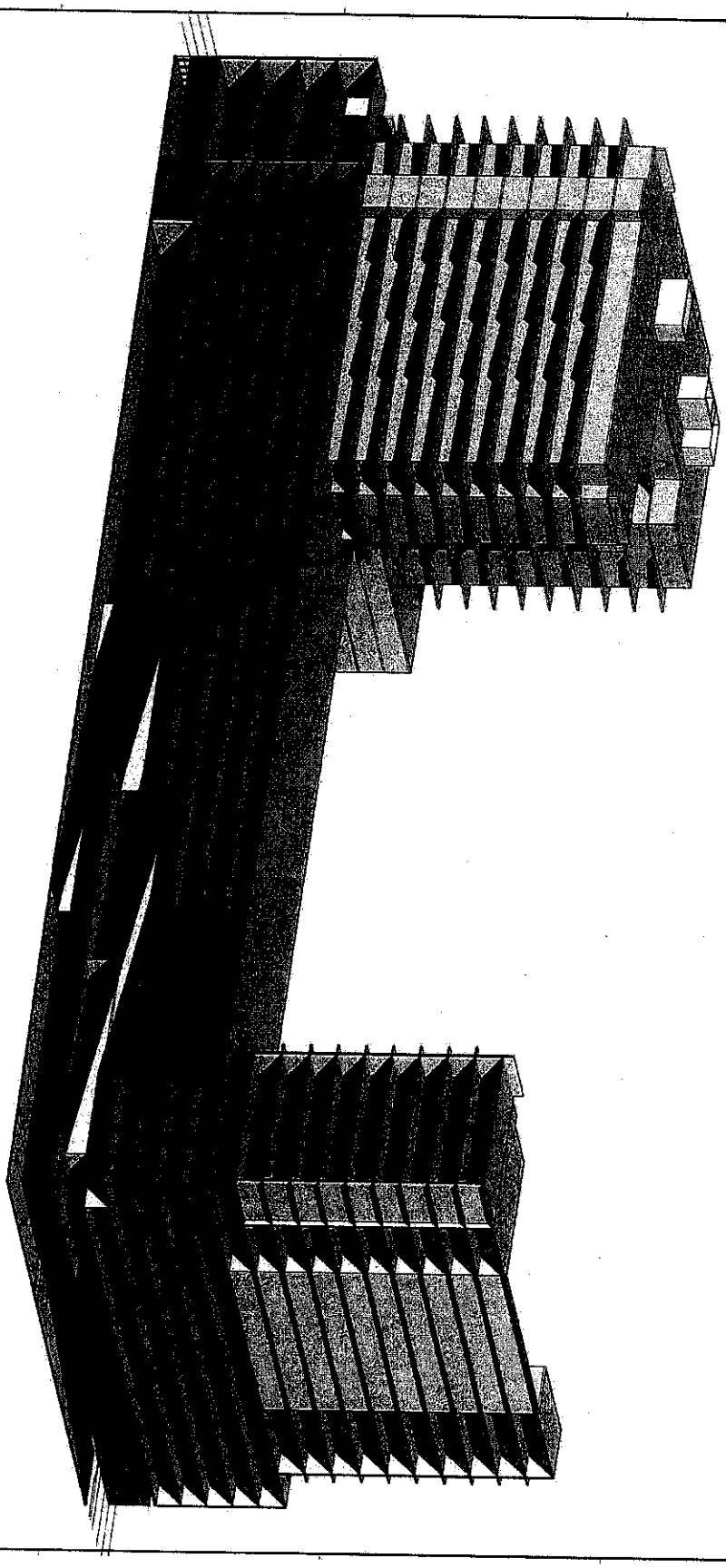

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DATE: 06.09.2015

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PRELIMINARY
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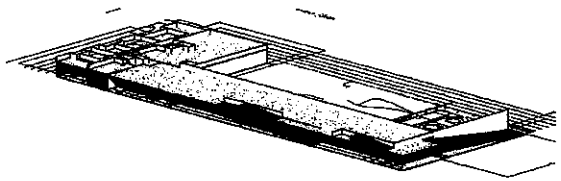
CONSTRUCTION

QUANTUM AT
FLAGLER VILLAGE
FORT LAUDERDALE,FL

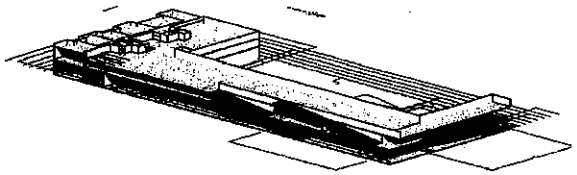
AXO-SECTION

1474

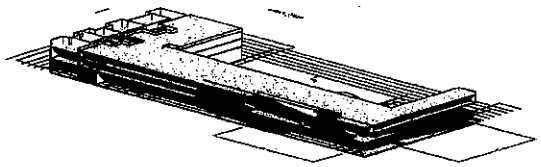
REVISIONS / SUBMISSIONS



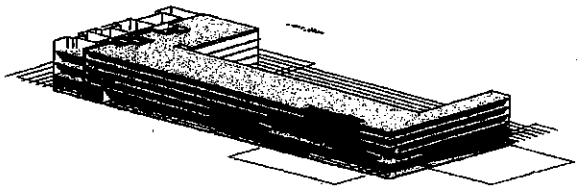
1 P2 PARKING LEVEL



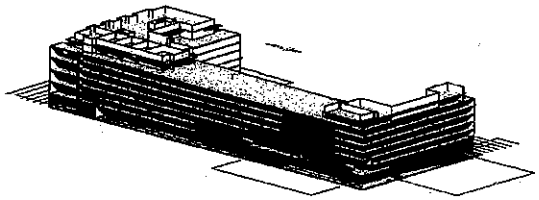
2 P3 PARKING LEVEL



3 P4 PARKING LEVEL



4 P5-7 PARKING LEVEL



5 AMENITIES LEVEL

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

AXO-SECTION

PRELIMINARY NOT FOR CONSTRUCTION

LIC. # AR0012678

ARCHITECTURE INTERIOR DESIGN PLANNING

AIA ASID NCARB

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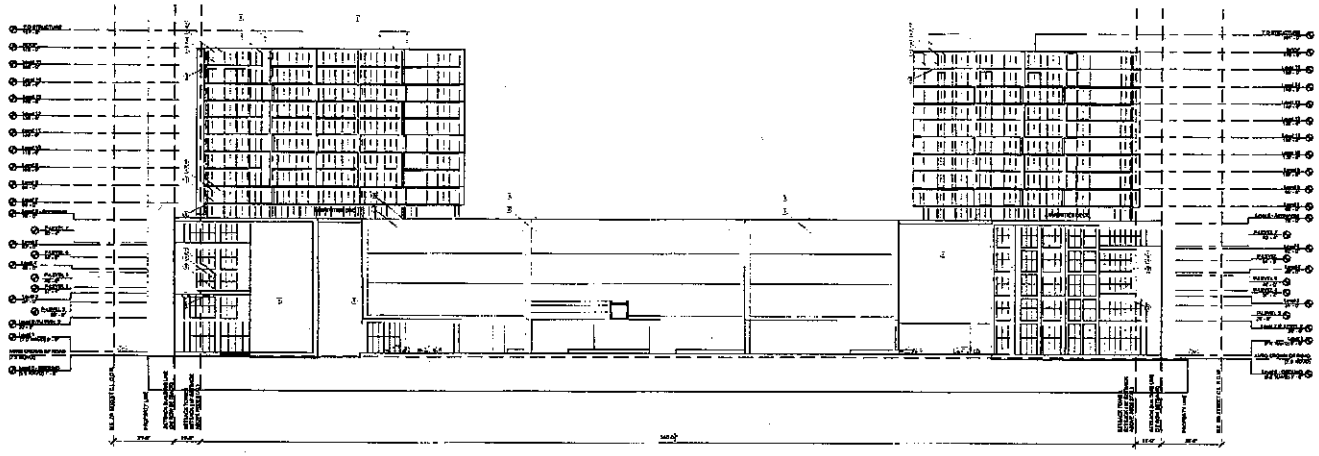
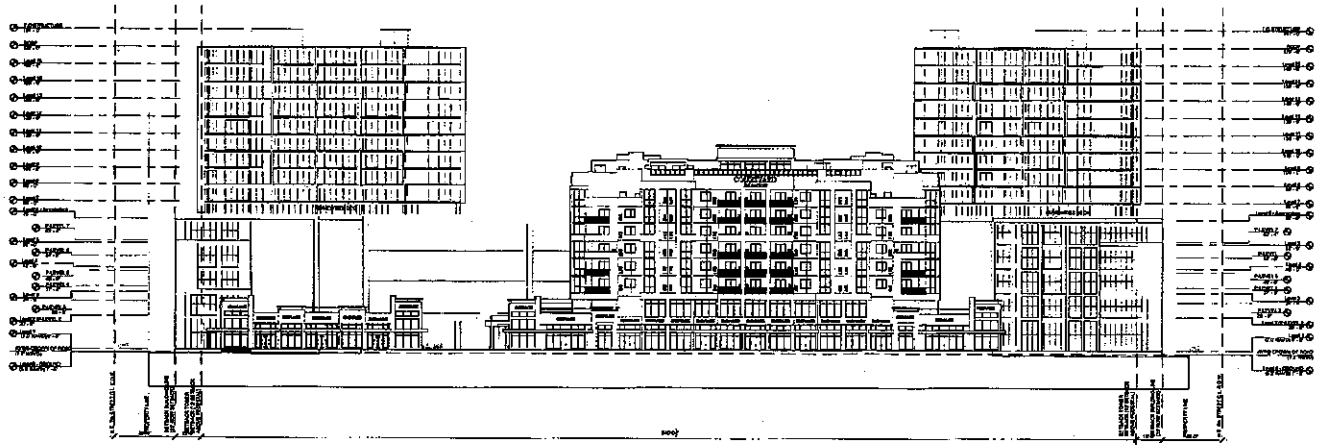
CHECKED BY:
DATE: 06-09-2015

A5.51



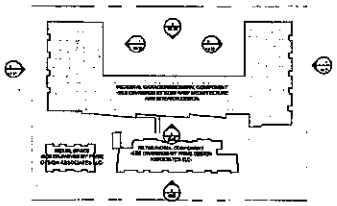
1 EAST ELEVATION

Scale: 1/32=1'-0"



2 SITE EAST ELEVATION

Scale: 1/32=1'-0"



KEYPLAN

Scale: 1"=128'

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

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

EAST ELEVATION

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012579

ARCHITECTURE INTERIOR DESIGN PLANNING
AIA ASID NCARB
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Fort Lauderdale, Florida 33304
P: 954.564.7090
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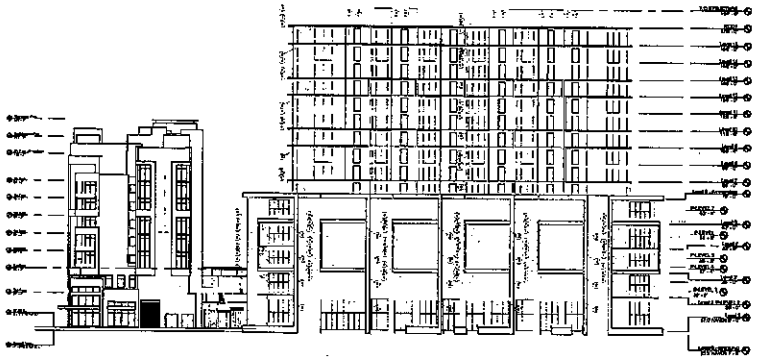
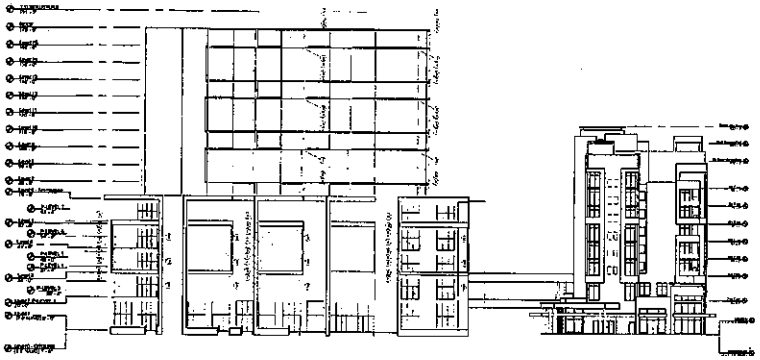
WWW.KOBIKARP.COM
KOBI KARP

DRAWN BY:
CHECKED BY:
DATE: 08-09-2013

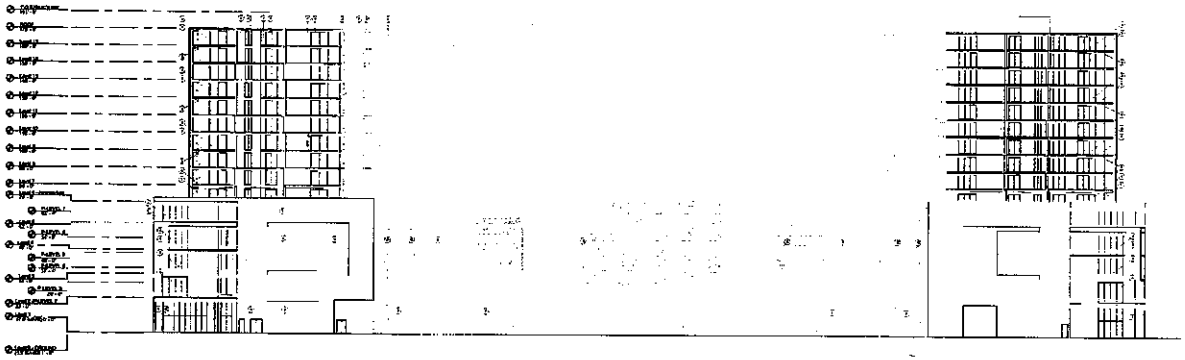
A6.00



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



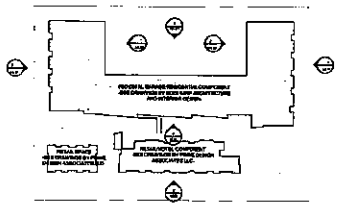
2 SOUTH ELEVATION
Scale: 1/32=1'-0"



3 WEST ELEVATION
Scale: 1/64=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	6'-8"	6,365 SF (25%)	2,800 SF (11%)



KEYPLAN
Scale: 1"=128'

REVISIONS / SUBMISSIONS
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1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

NORHT SOUTH ELEVATIONS

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012578

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KOBI KARP

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DATE: 06-09-2015

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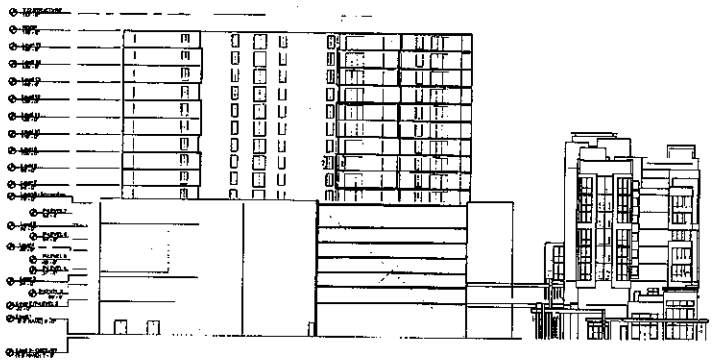
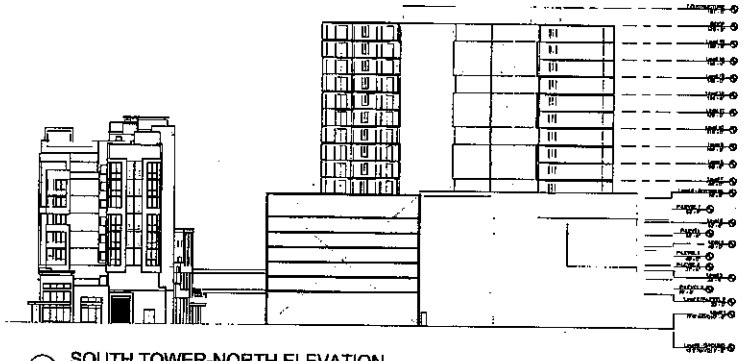


1 NORTH TOWER-SOUTH ELEVATION
Scale: 1/32=1'-0"



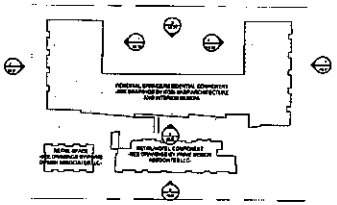
2 SOUTH TOWER-NORTH ELEVATION
Scale: 1/32=1'-0"

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"=120'

REVISIONS / SUBMISSIONS
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1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

NORTH & SOUTH ELEVATIONS

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012379

ARCHITECTURE INTERIOR DESIGN PLANNING
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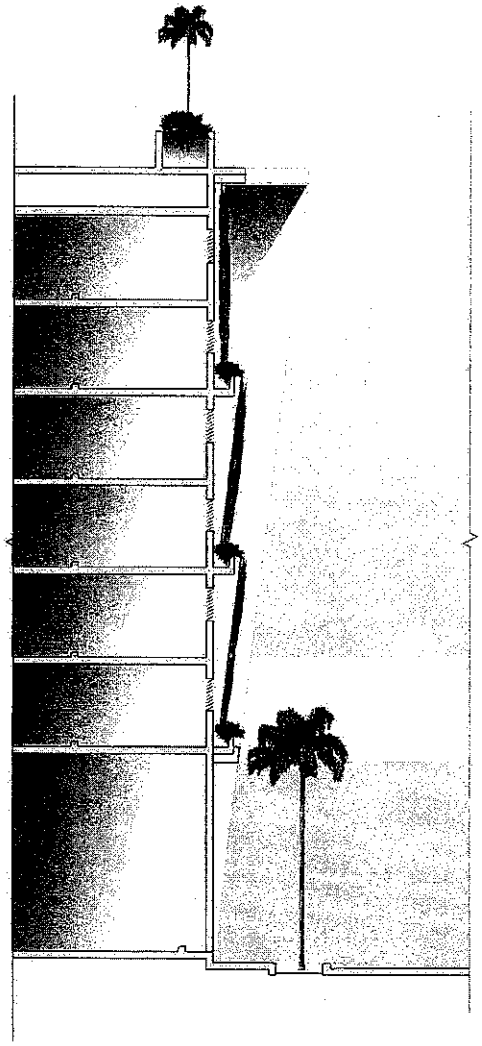
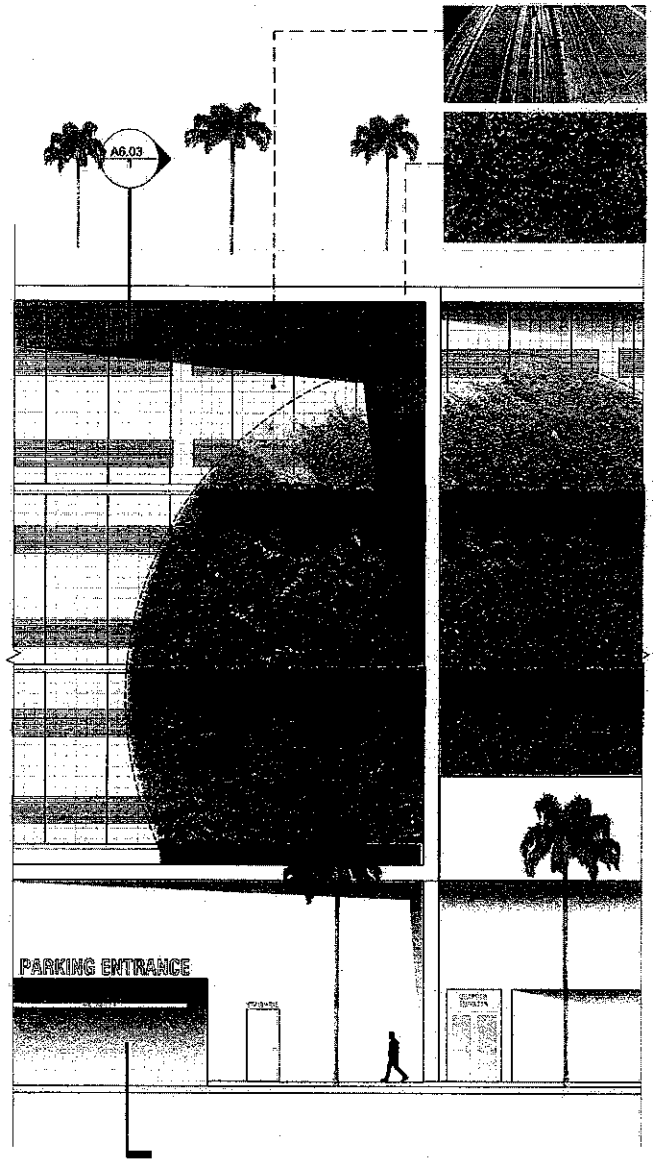


1 SECTION THROUGH GREEN WALL

Scale: 1/32=1'-0"



1 GREEN WALL ELEVATION

Scale: 1/32=1'-0"

REVISIONS / SUBMISSIONS

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QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

GREEN WALL DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

L.C. # AR0012978

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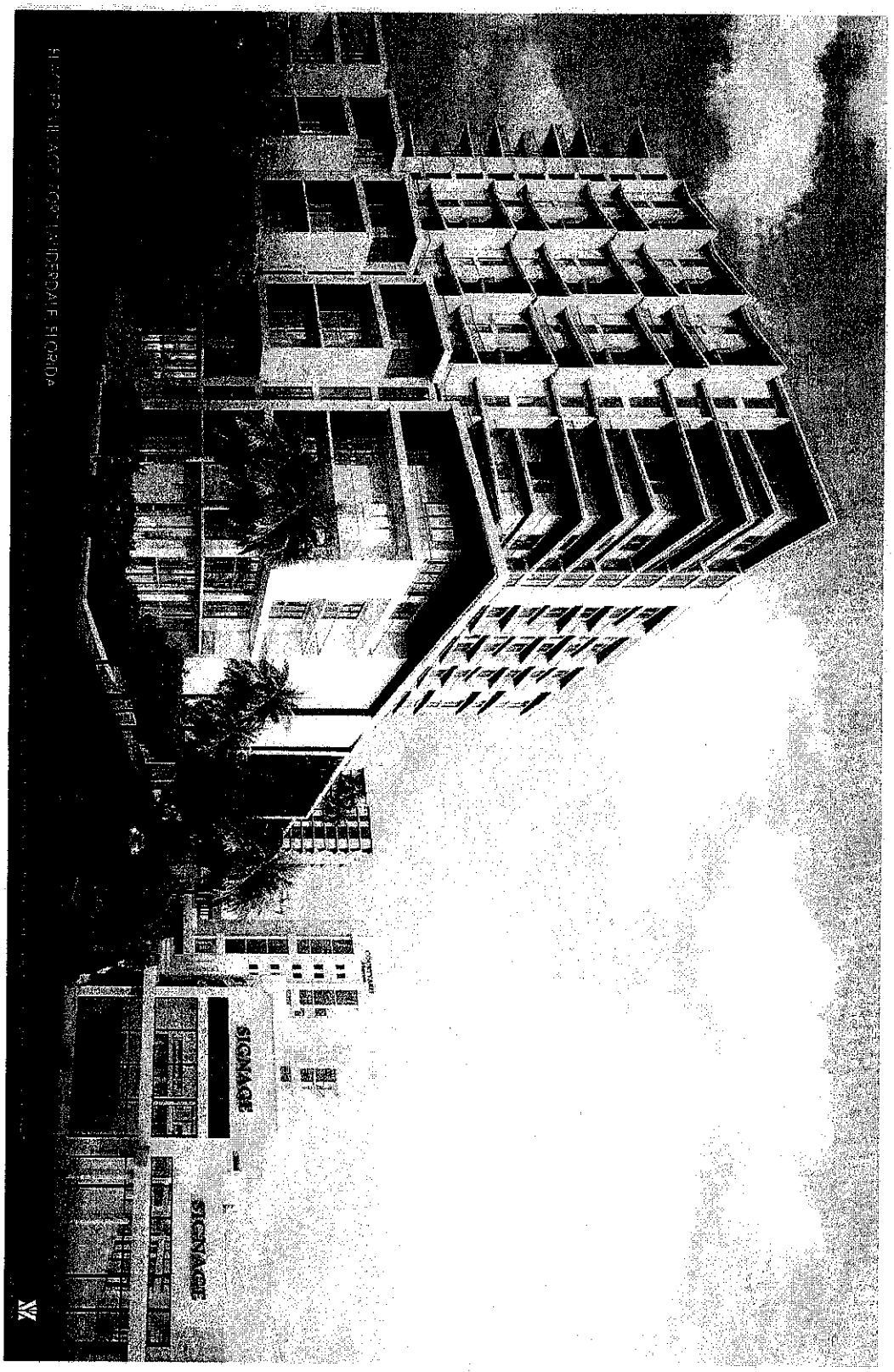

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	CHECKED BY:					
	DATE: 06/09/2015					

1474

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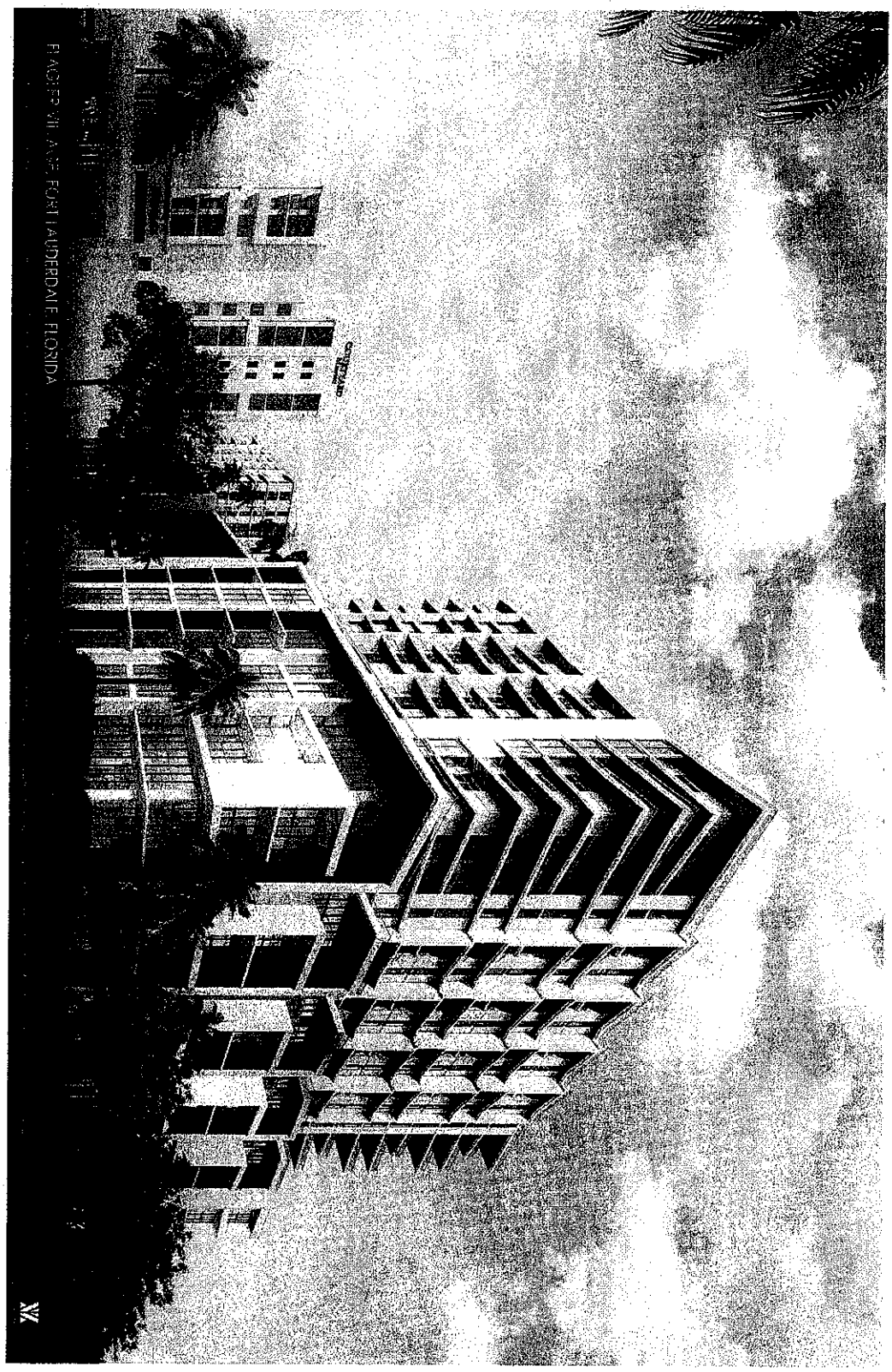

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QUANTUM AT
FLAGLER VILLAGE
FORT LAUDERDALE,FL

RENDER_2

1474

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DATE: 06-01-2016

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Lic. #AR0012578

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QUANTUM AT
FLAGLER VILLAGE
FORT LAUDERDALE,FL

RENDER_3

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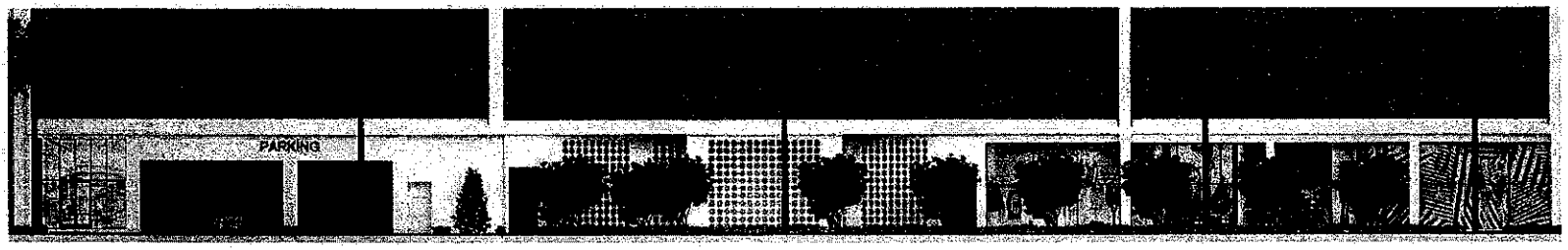

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QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

RENDER_4

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Lic. # AR0012578

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CHECKED BY:
DATE: 06-09-2015

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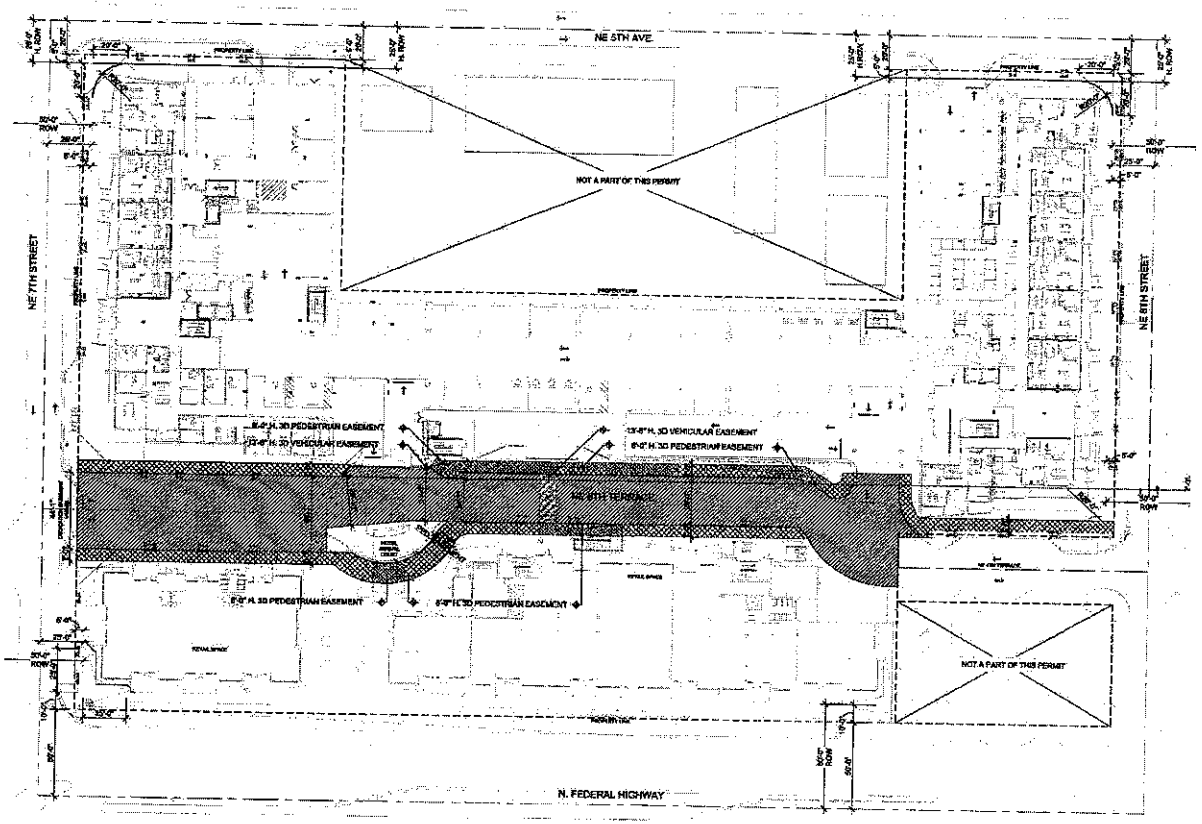


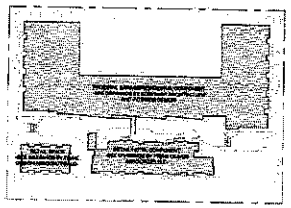
NORTH

1 ROAD/PEDESTRIAN EASEMENT EXHIBIT

Scale: 1/32=1'-0"

LEGEND

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



1 KEYPLAN

Scale: 1"=125'

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

ROAD/PEDESTRAIN
EASEMENT EXHIBIT

PRELIMINARY NOT FOR CONSTRUCTION

LIC. # AR0012976

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INTERIOR DESIGN
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AIA ASID NCARB
2510 Wilton Drive
Wilton Manors, FL 33305
Ph 954.563.1949
F 954.563.3398
WWW.KOBIKARP.COM

KOBI KARP

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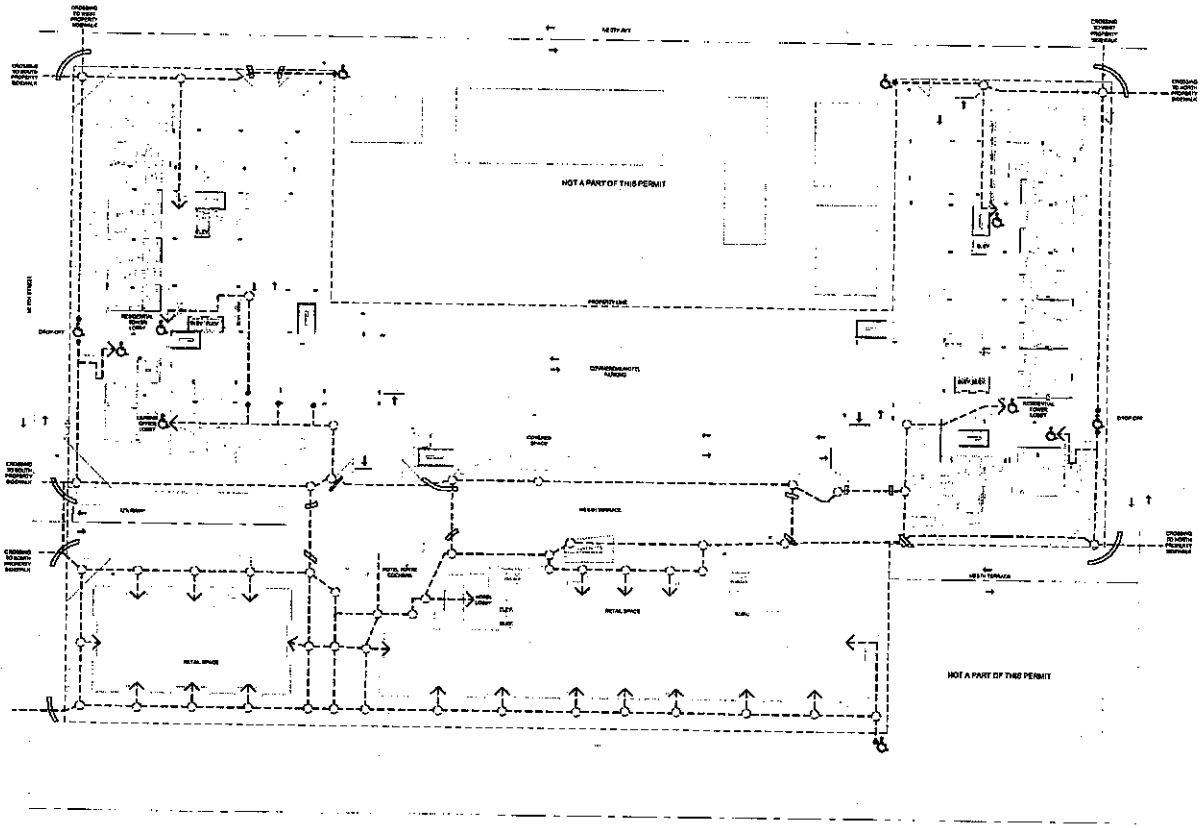
CHECKED BY:
DATE: 06-05-2015

A8.00



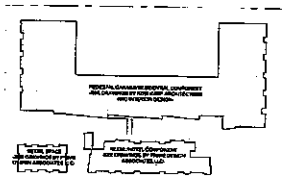
1 GROUND FLOOR ADA ACCESS TO SITE

NORTH

Scale: 1/32=1'-0"

LEGEND	
- - - - - -	DENOTES BARRIER FREE ACCESSIBLE ROUTE

NOTE:
ALL CIRCULATION AROUND THE SITE HAS BEEN DESIGNED WITH CONSIDERATION TO ADA ACCESSIBILITY REQUIREMENTS. THE SITE WILL PROVIDE BARRIER FREE ROUTES AROUND THE SITE



1 KEYPLAN

Scale: 1"=120'

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

ADA ACESS TO SITE
SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012576

ARCHITECTURE
INTERIOR DESIGN
PLANNING
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WWW.KOBIKARP.COM

KOBI KARP

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DATE: 06-09-2015

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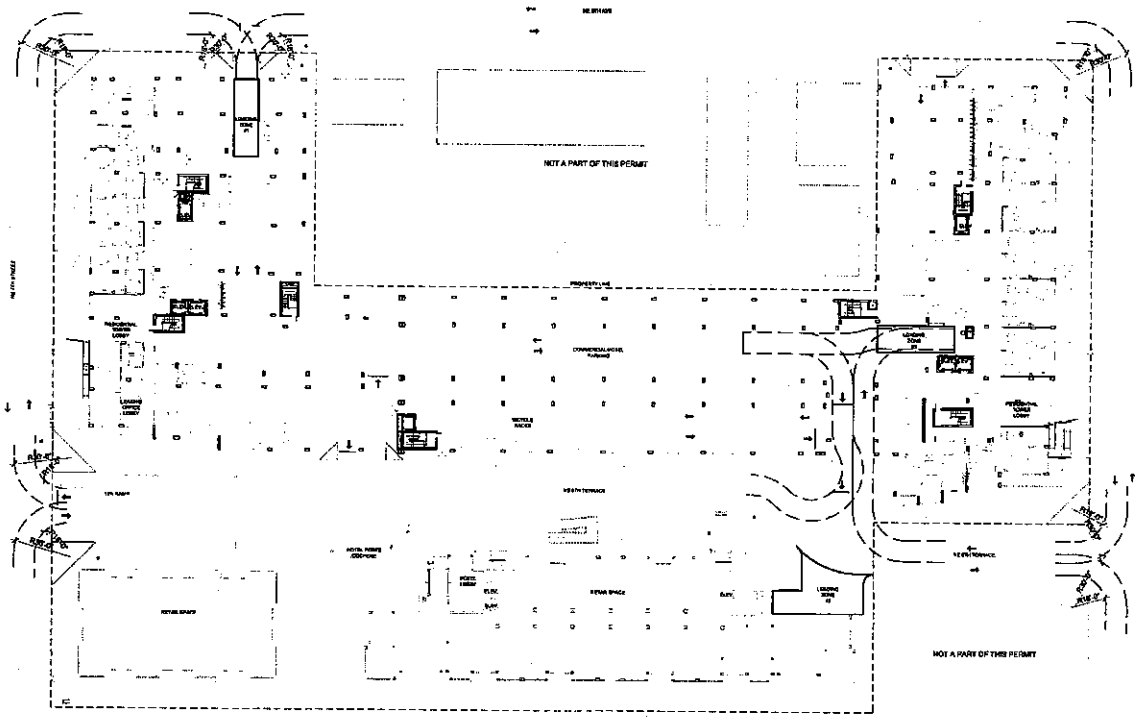
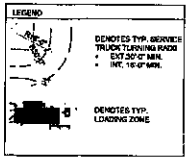
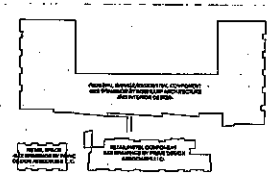


1 GROUND FLOOR LOADING ACCESS

NORTH

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





1 KEYPLAN

Scale: 1"=128'

REVISIONS / SUBMISSIONS

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1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

SERVICE TURNING RADII
SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012575

ARCHITECTURE
INTERIOR DESIGN
PLANNING
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F: 305.375.1616
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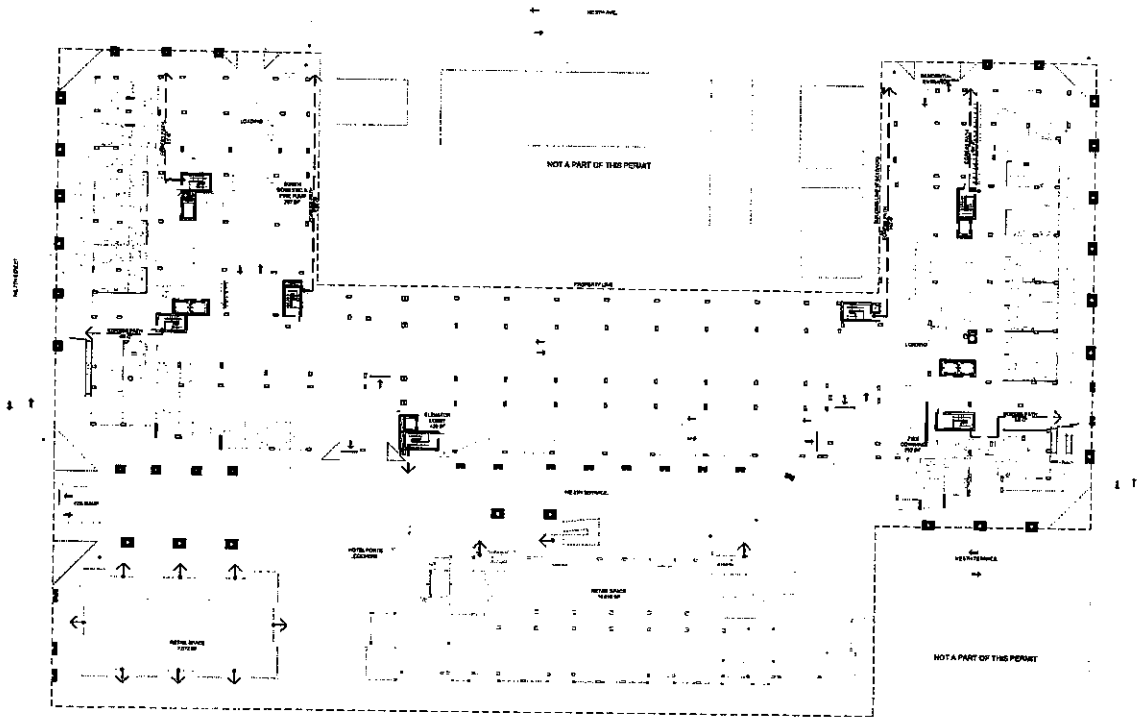
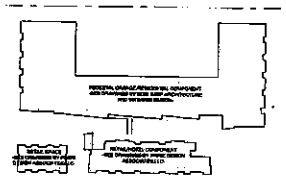


1 GROUND FLOOR LIFE SAFETY PLAN

NORTH

Scale: 1/32=1'-0"



1 KEYPLAN

Scale: 1"=128'

REVISIONS / SUBMISSIONS

1474

QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

LIFE SAFETY PLAN
GROUND LEVEL

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012578

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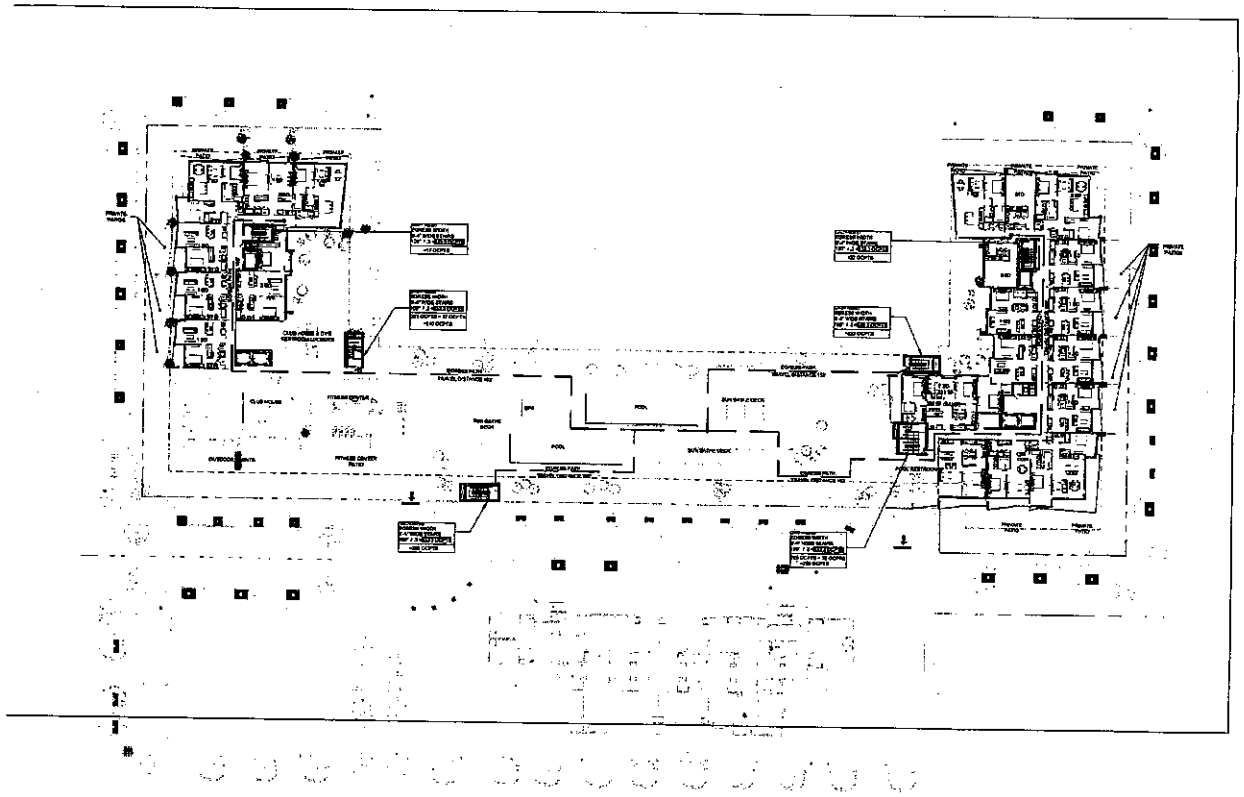
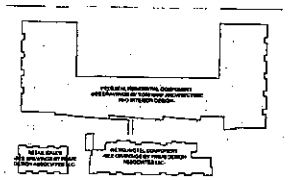


1 LEVEL 6 AMENITY-LIFE SAFETY PLAN

NORTH

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. 5. 6. 7. 8. 9. 10. 11. 12.

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QUANTUM AT FLAGLER VILLAGE
FORT LAUDERDALE, FL

LIFE SAFETY PLAN
AMENITY LEVEL 6

PRELIMINARY NOT FOR CONSTRUCTION

Lic. # AR0012578

ARCHITECTURE INTERIOR DESIGN PLANNING
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KOBI KARP

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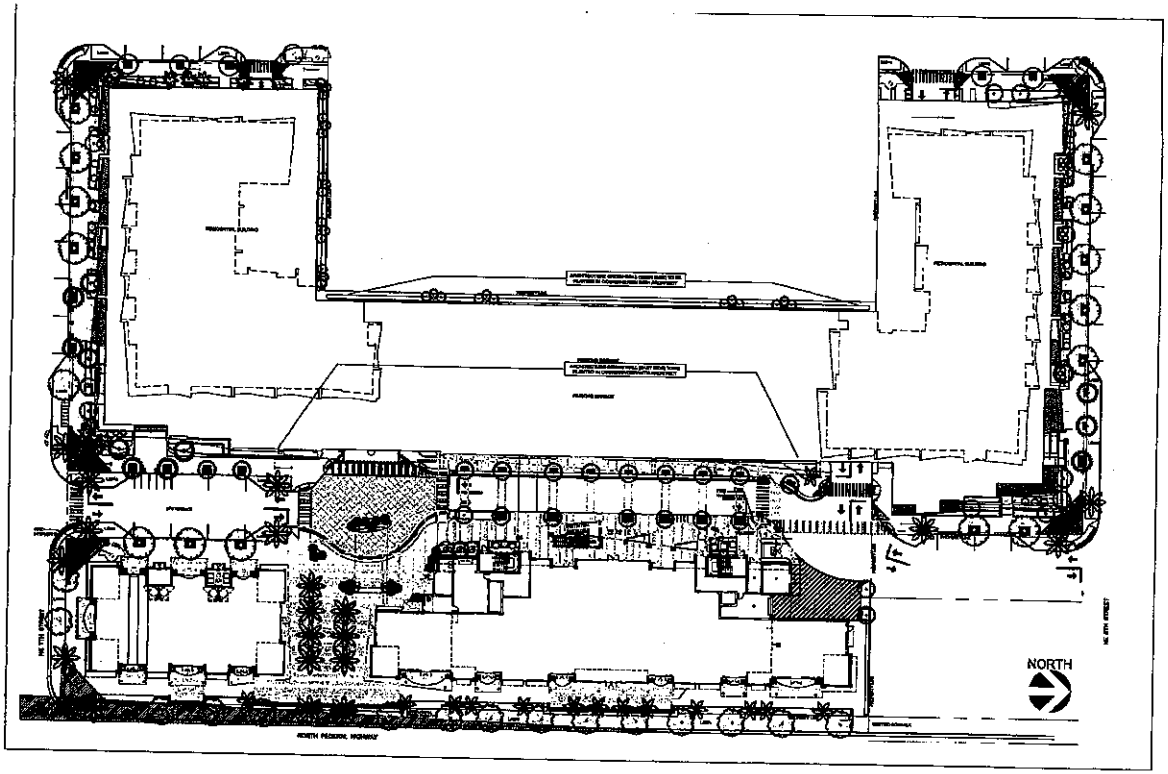
CHECKED BY: -
DATE: 05-28-2015

LS2.00



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: 150,428(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 linear feet	15	3 Palms & 13 Trees	1 Palm & 13 Trees x 2"=26"
Street trees (30' O.C.): NE 7th St. = 284 linear feet	10	4 Palms & 6 Trees	3 Add. Trees x 6"=18" & 6 x 3"=18"
Street trees (30' O.C.): NE 6th St. = 229 linear feet	8	2 Palms & 6 Trees	6 Add. Trees x 6"=12" & 6 x 3"=18"
Street trees (30' O.C.): NE 5th Ave. = 164 linear feet	6	6 Trees & 0 Palms	
Street trees (30' O.C.): NE 5th Terr. (Ends) = 306 linear feet Street Palm trees (22' O.C.) NE 6th Terr. (Center) = 400 linear feet	10 18	10 Trees & 2 Palms 17 Palms*	2 Palms
TOTAL NUMBER OF SHRUBS	0	1726	Total Mitigation from Streetscape = 2 Palms = 108" Caliper
TOTAL NUMBER OF TREES & PALMS @ CORNERS	67	77	
50% Shrub/hedge shall be native species.	0(50%)	405	
50% OF TREES SHALL BE NATIVE & DROUGHT TOLERANT	50 (50%)	82	

* Architecturally conflict precludes (1) required Palm
Note: All perimeter areas shall be landscaped with trees, groundcover, and/or shrubbery.

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	TYPE	MITIGATION
	12	Bursera simaruba VERANICOCO	14' HT. X 6' SPR. 8" CAL. F.G., F.F.	FLOWERING TREE ACCENT	6 x 6" = 36"
	31	*Conocarpus erectus FOXOM PALM	12' HT. X 6' SPR. 3" & 6" CAL. 60 STREET TREES @ 8' CAL.	ORNAMENTAL TREE STREET TREE	13 x 3" = 39" 2 x 2" = 4"
	6	*Conocarpus erectus sericeus SILVER BUTTONWOOD	14' HT. X 6' SPR. 3" CAL. 8' C.T., F.G.	STREET TREE URBAN FOREST	
	18	Hyophorbe verschaffeltii SPINDLE PALM	8 @ 4' - 10 @ 8' & 4 @ 8' C.T.	ORNAMENTAL PALM	4 Palms
	3	Ilex cornuta 'Burfordii' JAPANESE HOLLY	14' HT. X 10' SPR. MULTI	ORNAMENTAL TREE	
	22	Phoenix sylvestris SILVER DATE PALM	18' C.T. F.G. MATCHED	STREET COMMON TREE URBAN COURT TREE	11 Palms
	37	Polyalthia longifolia 'Pendula' ARDKA (SAKI) TREE	12' HT. X 2.5' SPR. 3" CAL.	ACCENT TREE	37 x 2" = 74"
	16	*Quercus virginiana LIVE OAK	30-35' HT. X 6' SPR. 8" CAL. 8' C.T. & F.G.	STREET TREE	5 x 6" = 30" 12 x 3" = 36"
	15	*Quercus virginiana 'High Rise' HIGHRISE LIVE OAK	30-35' HT. X 8' SPR. 8" CAL. 8-9' C.T. & F.G.	STREET TREE	
	18	Veitchia merrillii/montgomeryana MONTGOMERY PALM	18-24' O.A. HT. MIN. 10' G.W. F.G., VARY HTS. IN GROUPS	PALM ORNAMENTAL PALM	18 Palms
	27	*Thrinax radiata FLORIDA THATCH PALM	8@8' / 8@7' & 11@6' C.T.	ORNAMENTAL PALM	9 Palms
	14	Veitchia/Ptychosperma PORTAL PALM	20' O.A. HT. MIN. 8' G.W. F.G., MATCHED HTS.	PALM FEDERAL SIDEWALK	13 Palms
					=57 PALMS = 219"

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AN	100	Asparagus 'Sprengeri Cello Groundcover'	12" HT. X 12" SPR. / 18" O.C.
		Wedelia / Creeping / Summer / Perdita	1 GAL.
CA	24	*Crinum Bagshaw 'Queen Emma'	2' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CG	81	Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CGN	111	Clusia guttifera nana	18" HT. X 30" SPR. / 24" O.C.
		SMALL LEAF DWARF PITCH APPLE	3 GAL.
CI	351	*Chrysobalanus icaco 'Red Tip'	24" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
EF1	12	*Eugenia foetida "ROMAN CONE"	7' O.A. HT. TOPIARY CONE
		SPANISH STOPPER	10 GAL., FULL TO BASE
EF2	10	*Eugenia foetida "SPIRAL CONE"	7' O.A. HT. TOPIARY SPIRAL
		SPANISH STOPPER	10 GAL., 5 POM POM MIN.
EF3	4	*Eugenia foetida "POM POM"	7' O.A. HT. TOPIARY POMPOM
		SPANISH STOPPER	10 GAL., FULL TO BASE
FM	540	Ficus microcarpa 'Green Island'	12" HT. X 15" SPR. / 18" O.C.
		GREEN ISLAND FICUS	3 GAL.
IN	208	Iris 'New Gold'	18" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
NE	145	*Nephrolepis exaltata	18" HT. X 18" SPR. / 18" O.C.
		BOSTON FERN	3 GAL.
PB	86	Philodendron 'Burle Marx'	18" HT. X 18" SPR. / 18" O.C.
		SURLE MARX PHILODENDRON	3 GAL.
PM	439	Podocarpus macrophylla	24" HT. X 24" SPR. / 24" O.C.
		PODOCARPUS	3 GAL.
PV	565	Philodendron bipinnatifidum 'Variegata'	18" HT. X 18" SPR. / 18" O.C.
		PITTOSPORUM VARIEGATA	3 GAL.
PX	765	Philodendron xanadu	18" HT. X 18" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS DESIGN GROUP

QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
INDEX

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

FOR CONSTRUCTION
09-14-15

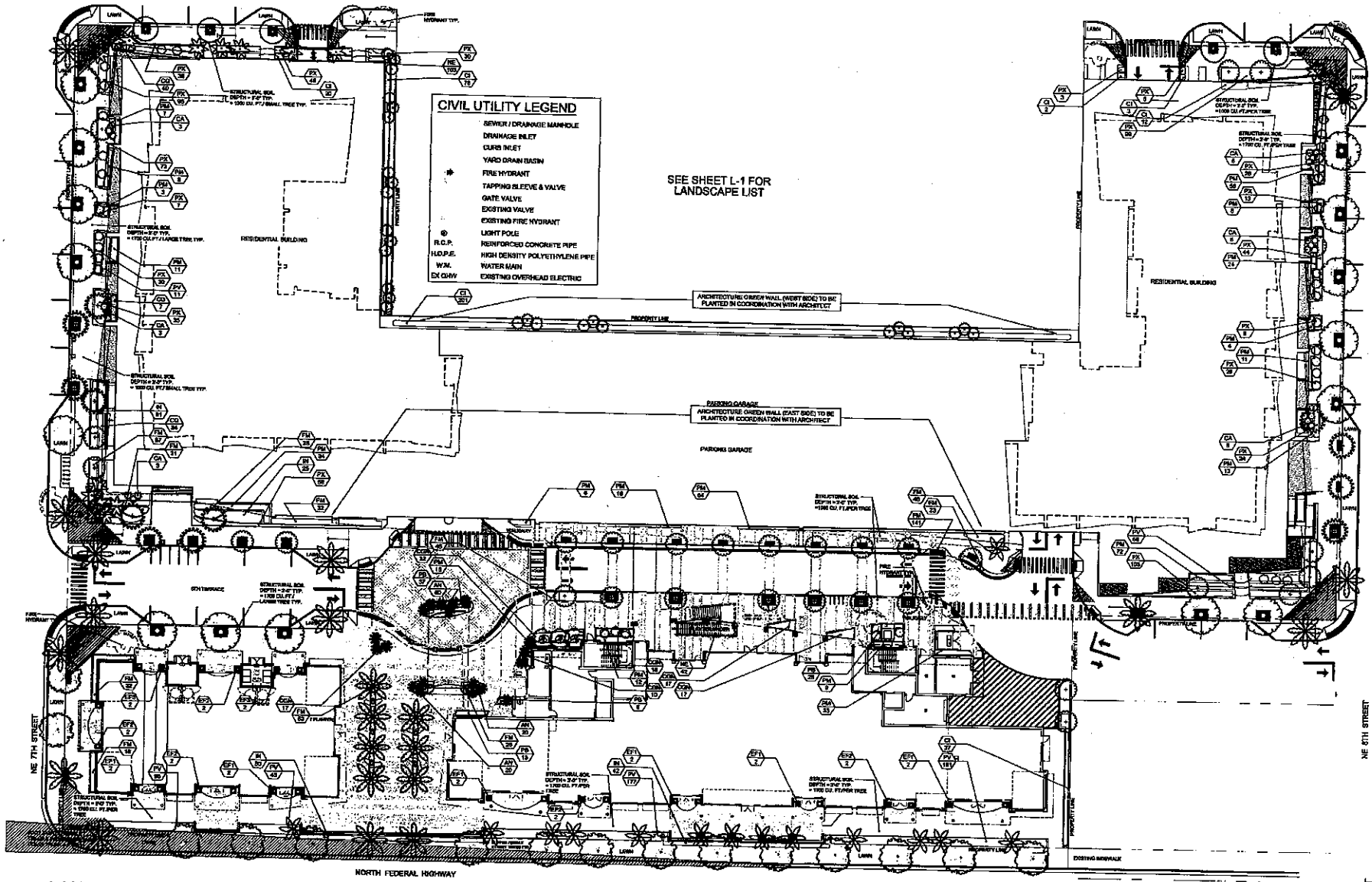
Seal:

Lic. # LA0000666
Member A.S.L.A.

Drawing: Index Sheet
Date: 06/21/2015
Scale: n.t.s.
Drawn by: SCH
Sheet No.:
L-1

Cad M.I.: 2014-001

FOR PERMIT



LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS DESIGN GROUP

QUANTUM @ FLAGLER VILLAGE

FORT LAUDERALE, FLORIDA

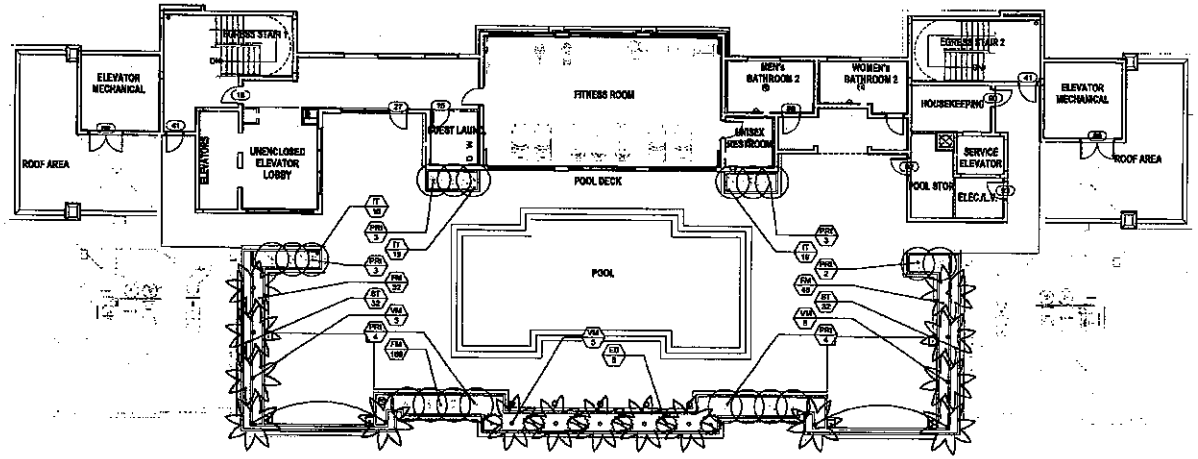
OVERALL SITE LANDSCAPE PLAN

FOR CONSTRUCTION
09-14-15

FOR PERMIT

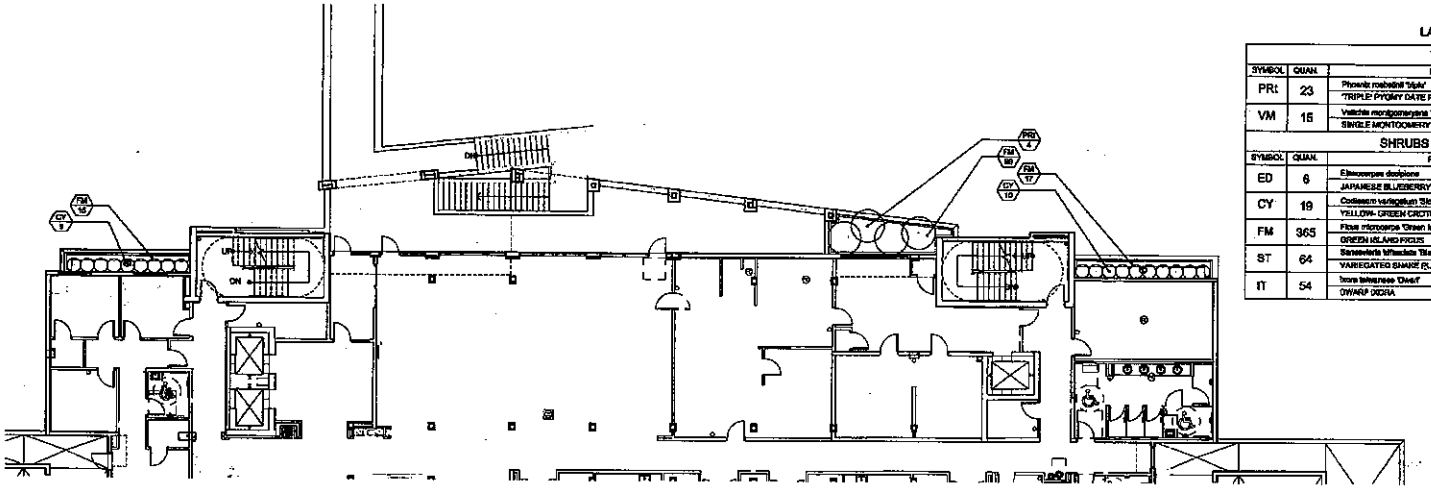
Drawing: LANDSCAPE PLAN
Date: 6 / 26 / 2015
Scale: 1" = 20'-0"
Drawn by: SCH
Sheet No.:

L-2



LEVEL 9 LANDSCAPE PLAN

Scale: 1" = 10'-0"



LEVEL 2 LANDSCAPE PLAN

Scale: 1" = 10'-0"

LANDSCAPE LIST

TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
PR1	23	Phoenix roebelinii 'triple'	9' O.A. HT.
		'TRIPLE' PYGMY DATE PALM	F.G., TRIPLE TRUNK
VM	15	Veitchia 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 18" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
ST	64	Sansevieria trifasciata 'Black Gold'	24" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SNAKE PLANT	3 GAL.
IT	54	Ixora taiwanesa 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.

NORTH

WITKIN HULTS DESIGN GROUP

Project:
QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
LEVEL 2 AND LEVEL 9 LANDSCAPE PLAN

Revisions:
SD Progress Print Permit Submittal 08/14/2015

FOR CONSTRUCTION
08-14-15

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Member A.S.L.A.

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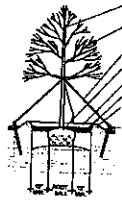
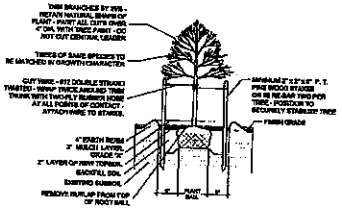
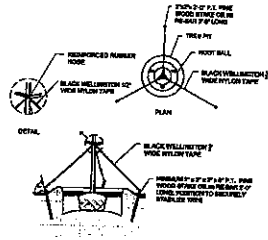
Date: 06/21/2015
Scale: See Left
Drawn by: CE
Sheet No.:
L-3
Cad No. 2014-081



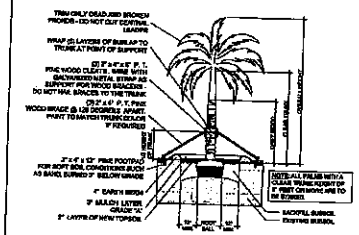
LARGE TREE PLANTING DETAIL



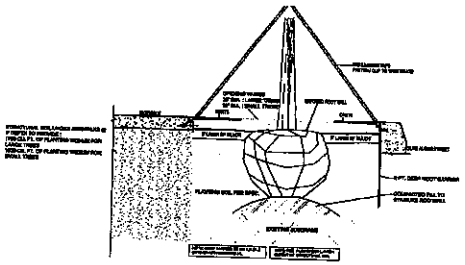
SMALL TREE PLANTING DETAIL



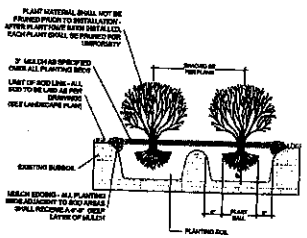
TYPICAL TREE GUYING DETAIL



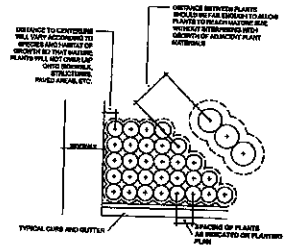
STRAIGHT TRUNK PALM PLANTING DETAIL



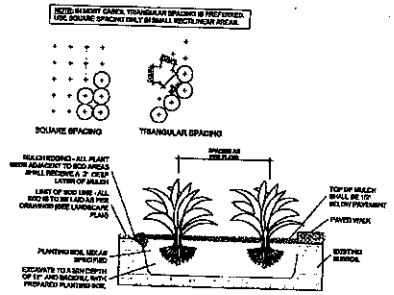
TREE GRATE & STRUCTURAL SOIL / SIDEWALK DETAIL



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, nemetode free. Planting soil for annual beds to be comprised of 60% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pella", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacture'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 sold sodded with St. Augustine 'Floratam' 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.

WITKIN HULTS DESIGN GROUP

QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
LANDSCAPE DETAILS

Revisions:
1 CD Progress Print Permit Submittal 09-11-2014

FOR CONSTRUCTION
09-14-15

Seal:

Lic. # LA0000666
Member: A.S.L.A.

Drawing: LANDSCAPE DETAILS
Date: 08/21/2015
Scale: See Left
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Sheet No.:
L-4
Cert#: 2014-081

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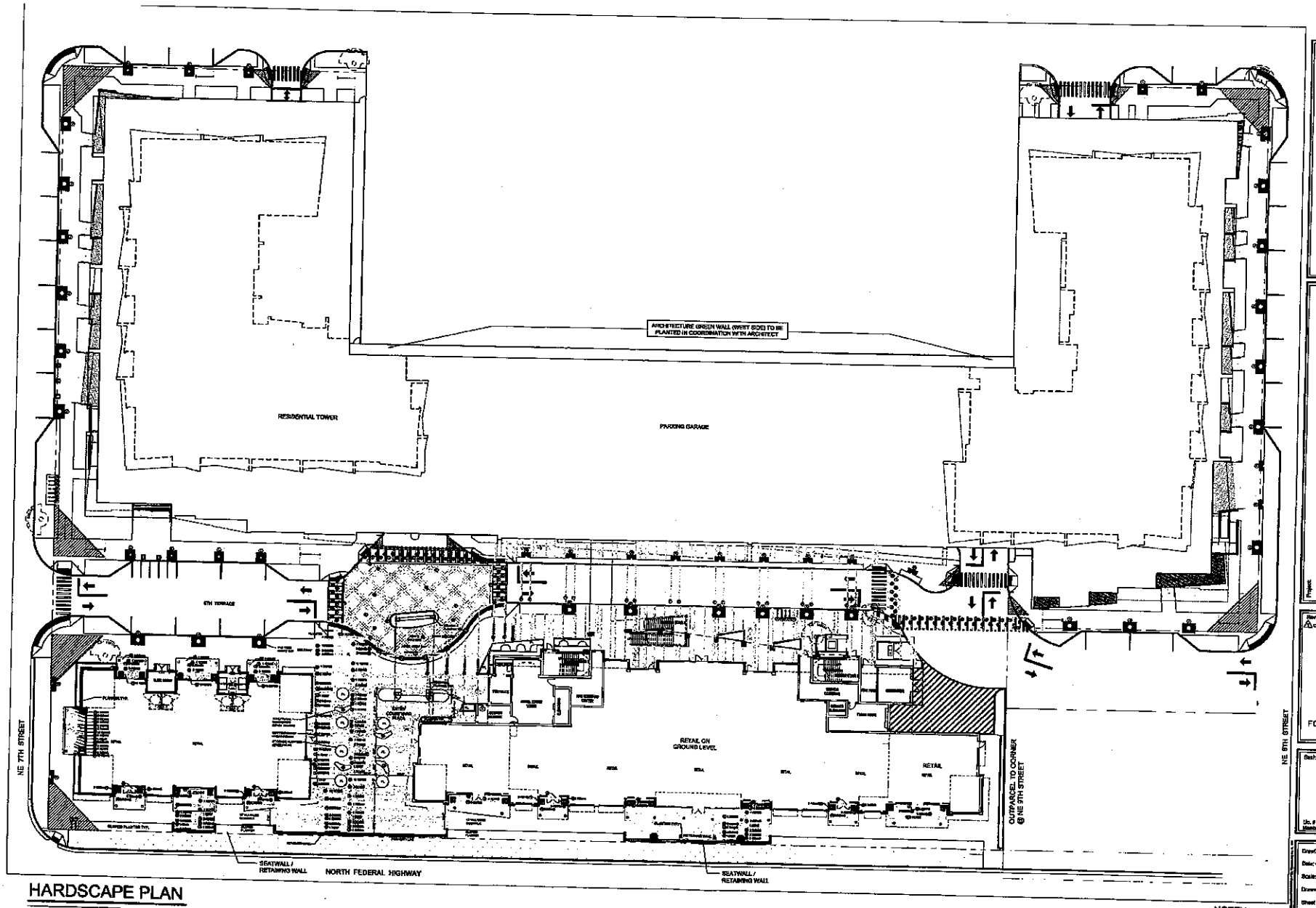

HARDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS DESIGN GROUP

Project: QUANTUM @ FLAGLER VILLAGE
FORT LAUDERDALE, FLORIDA
SITE HARDSCAPE PLAN

Revisions:
CO Progress Pmt Permit Submittal

FOR CONSTRUCTION
09-14-16

Seal:

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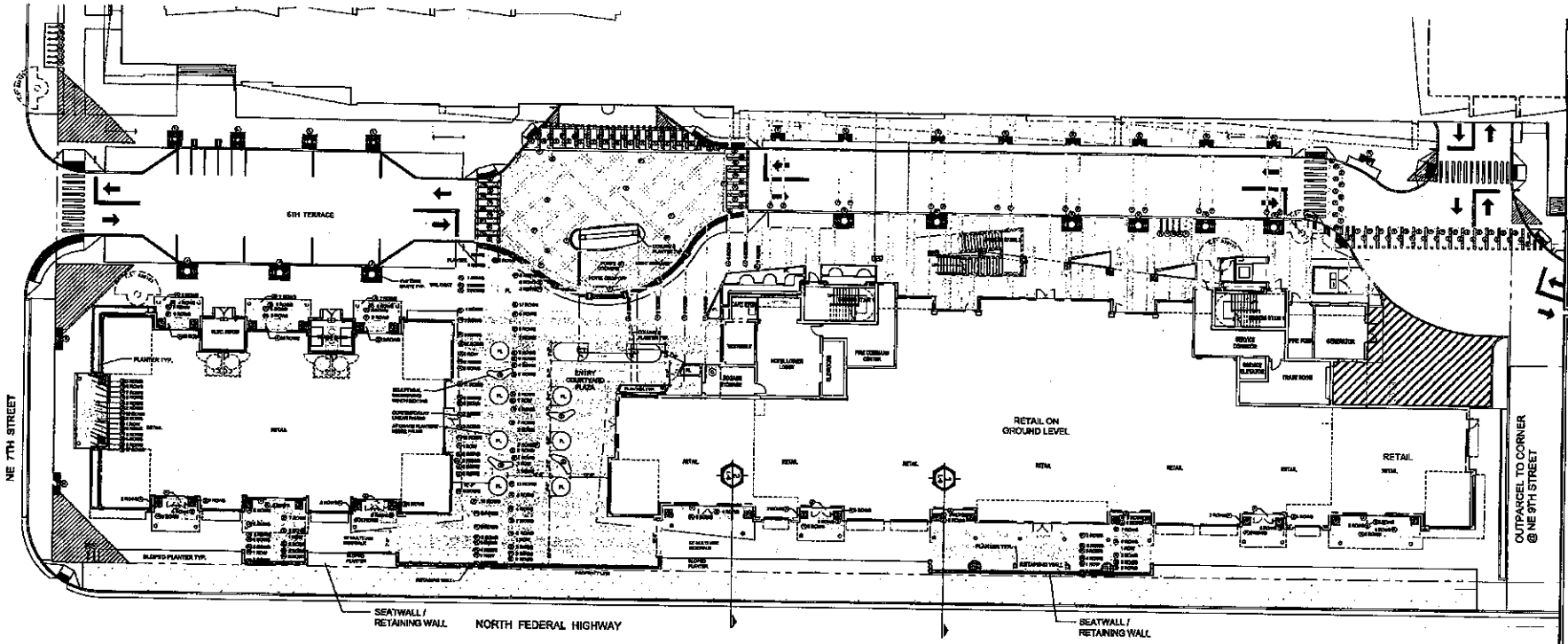
Date: 08/21/2015
Scale: as noted
Drawn by: BCH
Sheet No.:
L-5
Cad Id.: 2014-081



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 3.5" PATTERN: RUNNING BOND	PATTERN / COLOR	E	PAVER STRIPING FOR CROSSWALK MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: DOT REFLECTIVE WHITE SIZE: 4"X 8"X 3.5" PATTERN: RUNNING BOND	PATTERN	J	RECTANGULAR TREE GRATE MANUFACTURER: IRONSMITH STYLE: MARKET COLOR: TBD SIZE: 4'X8' WELL LIGHTS: YES CONTACT: JOANNE CULLINSEN 786.897.0135
B	LIGHT PAVER STRIPING MAINFIELD MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: WHITE SIZE: 4"X 8"X 3.5" PATTERN: RUNNING BOND	PATTERN	F	DARK PAVER STRIPING FOR ROADWAY MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: CHARCOAL SIZE: 4"X 8"X 3.5" PATTERN: RUNNING BOND	PATTERN	K	HALF-SQUARE TREE GRATE MANUFACTURER: IRONSMITH STYLE: MARKET COLOR: TBD SIZE: 2'x4' WELL LIGHTS: YES CONTACT: JOANNE CULLINSEN 786.897.0135
C	BOOMERANG BENCH SEATING MANUFACTURER: TECTURA DESIGNS MATERIAL: CONCRETE WITH WOOD ITEM NUMBER: 07E230 SIZE: 19'10" X 40 1/2" X 18" QUANTITY: 4 CONTACT: TROY DAHLKE 813.334.0018		G	PAVER STRIPING FOR CROSSWALK MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: SLATE SIZE: 6" X 9" X 3.5" PATTERN: HERRINGBONE	PATTERN	L	SQUARE TREE GRATE MANUFACTURER: IRONSMITH STYLE: MARKET COLOR: TBD SIZE: 6'x6' WELL LIGHTS: YES CONTACT: JOANNE CULLINSEN 786.897.0135
D	30INCH TALL GALVANIZED STEEL SQUARE PLANTER MANUFACTURER: A300 MATERIAL: STEEL SIZE: 18"X18"X40" QUANTITY: 28 CONTACT: 954.358.A114		H	BIKE RACK MANUFACTURER: BENSON OUTDOORS STYLE: BENSON F2 BIKES MODEL #: OR99-2-BF-E9 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

WITKIN HULTS GROUP

QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
HOTEL HARDSCAPE PLAN

Revisions:
1 DD Progress Plan Permit Submittal 09/11/2015

FOR CONSTRUCTION
09-14-15

Seal:

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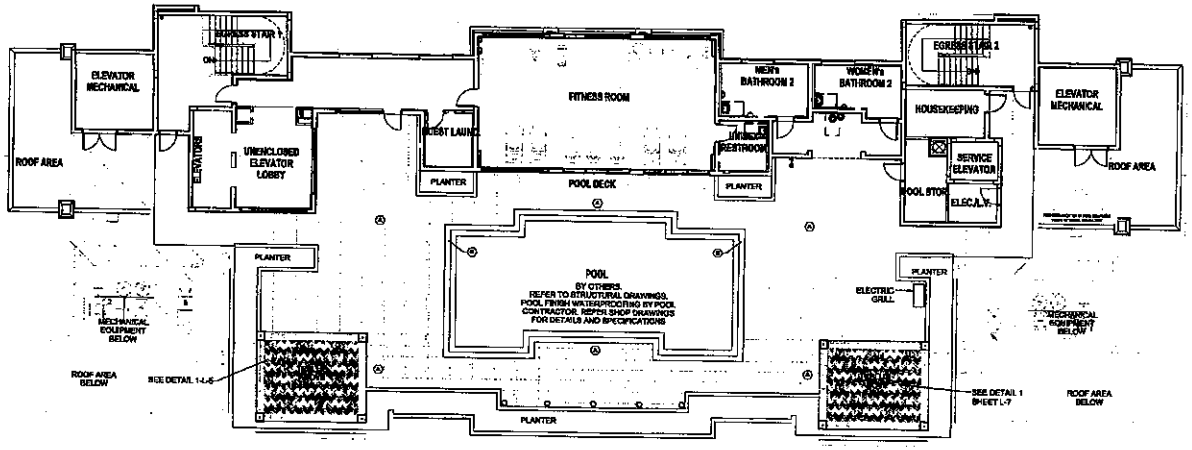
Cad No.: 2014-06

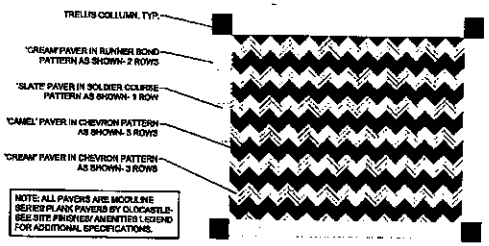


LEVEL 9 HARDSCAPE PLAN

Scale: 1" = 10'-0"

SITE FINISHES/ AMENITIES LEGEND FOR POOL DECK

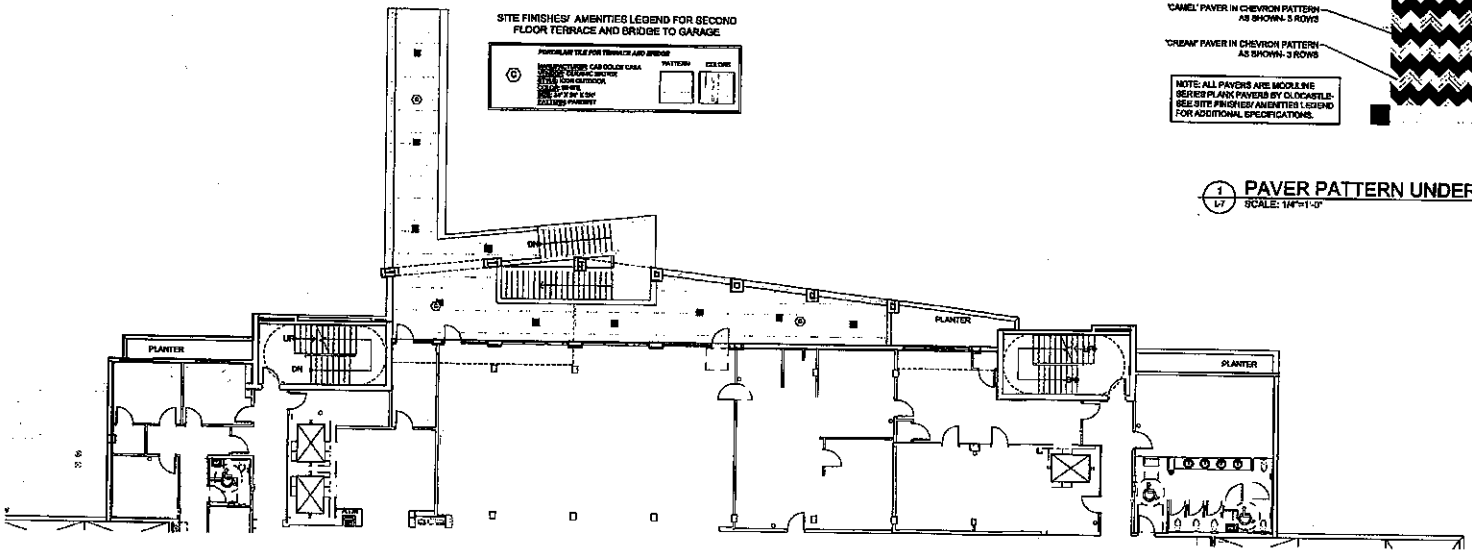
		PATTERN	COLORS
A	POOL DECK PLANK PAVER MANUFACTURED OLDCASTLE PAVERS SERIES: PLANK PAVER COLORS: SLATE, CAMEL & CREAM SIZE: 3" X 12" X 2 3/8" FINISH: RUNNING BOND IN DIRECTION AS SHOWN ON PLANS * USE 1/3 OF EACH COLOR SPECIFIED TO CREATE RANDOM PATTERN AS SHOWN		
B	POOL COPING PAVER MANUFACTURED OLDCASTLE PAVERS SERIES: MODULINE SERIES- PLANK PAVER COLORS: CREAM SIZE: 3" X 12" X 2 3/8" (PALLADIO) FINISH: WOVEN COURSE		



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

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

		PATTERN	COLORS
C	PORCELAIN TILE FOR TERRACE AND BRIDGE MANUFACTURER: CAS COLOR CASA SERIES: CERAMIC BRONZE STYLE: TILE OUTDOOR COLOR: WHITE SIZE: 24" X 24" X 20mm FINISH: PARQUET		



LEVEL 2 HARDSCAPE PLAN

Scale: 1" = 10'-0"

NORTH

WITKIN HULTS DESIGN GROUP

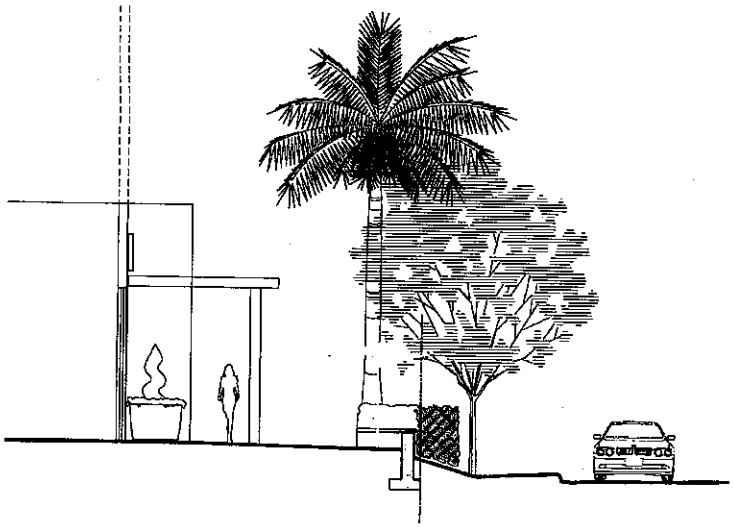
Project: QUANTUM @ FLAGLER VILLAGE
FORT LAUDERDALE, FLORIDA
LEVEL 2 AND LEVEL 9 HARDSCAPE PLAN

Revisions:
CO Progress Print Permit Submittal 09/14/2015

Seal:

Lic. # LA0000288
Monique A.B.L.A.

Drawing: Level 2 & 9 Hardscape Plan
Date: 09/08/2015
Scale: See Left
Drawn by: CE
Sheet No.: L-7
Cad Id.: 2014-081



1 L-8 RETAIL FRONTAGE : SEATING
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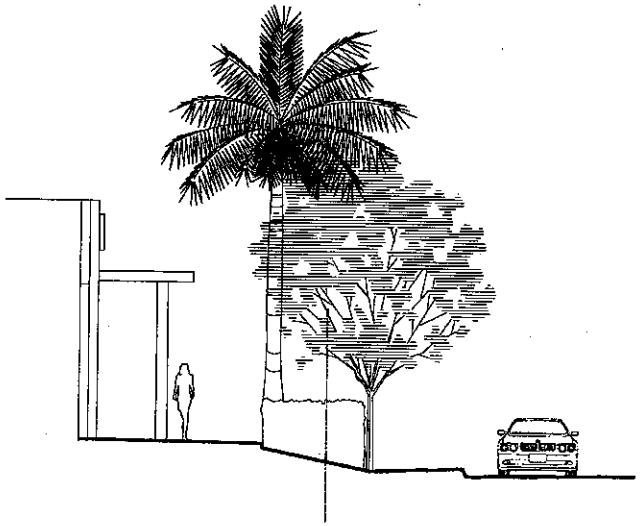
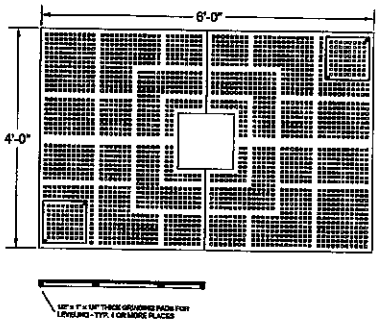


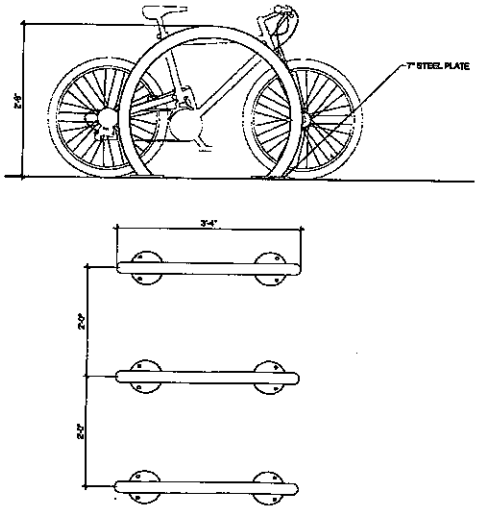
2 L-8 RETAIL FRONTAGE : WALKWAY
SCALE: 1/4"=1'-0"

TREE GRATE 7248
STYLE: MARKET STREET

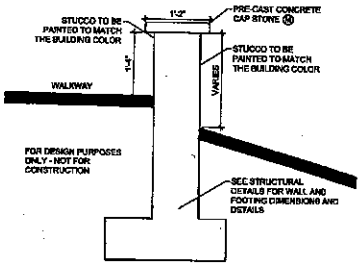
IRONSMITH
41-701 CORPORATE WAY, #5
PALM DESERT, CA 92260
(800) 338-4766



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 L-8 BIKE RACK
SCALE: 1"=1'-0"



3 L-8 SEATING WALL
SCALE: 1"=1'-0"

WITKIN HULTS DESIGN GROUP

Project:
QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
HARDSCAPE DETAILS

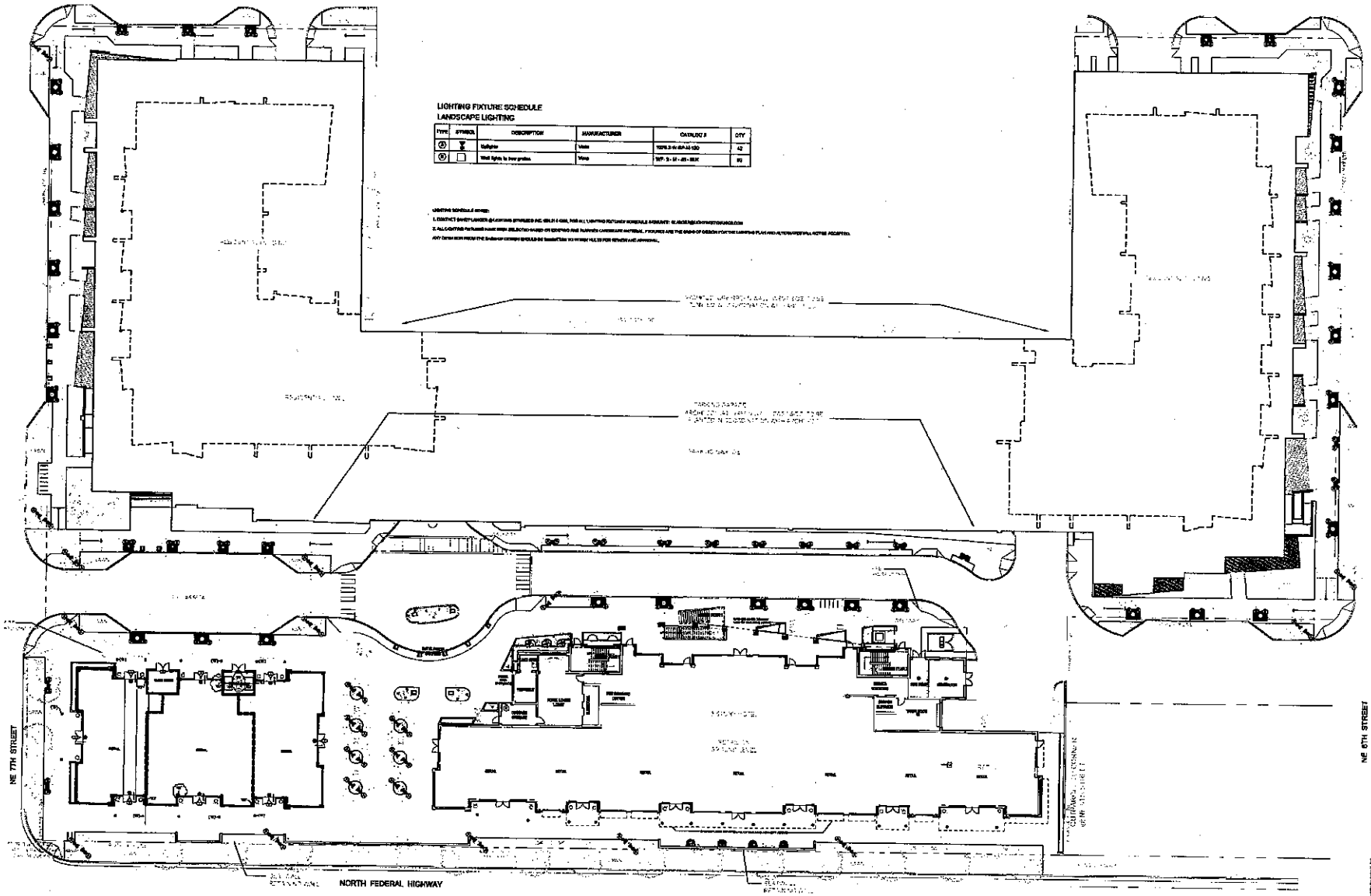
Revisions:
CD Progress Print Permit Submittal 09/15/2014

FOR CONSTRUCTION
09-14-15

Date:

Lic. # LA0000669
Member: A.S.L.A.

Drawing: HARDSCAPE PLAN
Date: 08/21/2015
Scale: See Left
Drawn by: JM
Sheet No.:
L-8
Cad Id.: 2014-081



LIGHTING FIXTURE SCHEDULE
LANDSCAPE LIGHTING

TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG #	QTY
[illegible]	[illegible]	Uplight	[illegible]	[illegible]	42
[illegible]	[illegible]	Wall lights in tree grates	[illegible]	[illegible]	[illegible]

LIGHTING SCHEDULE NOTES:

1. CONTACT SWEETLANDER @ LIGHTING SPECIALIST INC. 954.314.4.666, FOR ALL LIGHTING FIXTURE SCHEDULE AMOUNTS: [illegible]
2. ALL CUTTER Particular lower [illegible] SELECTED BASED ON EXISTING AND PLANNED LANDSCAPE MATERIAL. FIXTURES ARE THE BASIS OF DESIGN FOR THE LIGHTING PLAN AND ALTERNATIVE(S) NOTED ACCEPTED.

ANY DEVIATION FROM THE BASIS OF DESIGN SHOULD BE SUBMITTED TO WITKIN HULTS FOR REVIEW AND APPROVAL.

LANDSCAPE LIGHTING PLAN

Scale: 1"=20'-0"

WITKIN HULTS DESIGN GROUP
207 South Flagler Avenue, Delray Beach, Florida
Phone: 561.276.2483 Fax: 561.276.2486
www.witkinhultsdesigngroup.com

QUANTUM @ FLAGLER VILLAGE

Fort Lauderdale, Florida

LANDSCAPE LIGHTING PLAN

Project:

Revisions:
[illegible]

FOR CONSTRUCTION
09-14-15

Seal:

Lic. # LA0000928
Register: A.S.L.A.

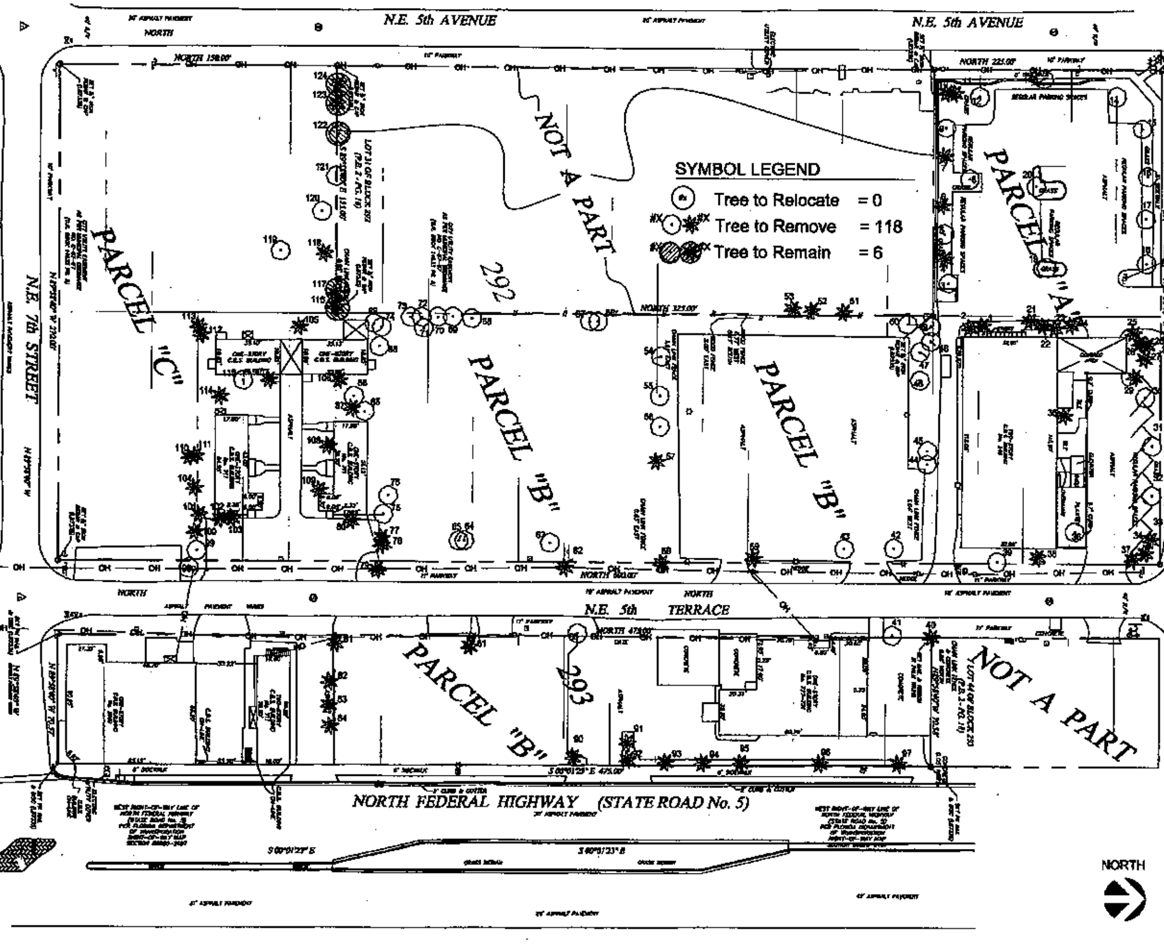
Drawing: Landscape Lighting Plan
Date: 09/21/2015
Scale: See Left
Drawn by: JM
Sheet No.:

L-9

Cad Id.: 2014-081

EXISTING TREE SCHEDULE & MITIGATION

TREE #	COMMON NAME	BOTANICAL NAME	TREE CLASS	HEIGHT FEET	WIDTH FEET	CLEAR TRUNK FT	DBH INCHES	COND. #	DISPOSITION	MITIGATION $ OR "I PALM REPLACEMENT CALCULATION	MITIGATION INCHES
1	Sabal Palm	Sabal palmetto	N/A	30	10	20	11	80	REMOVE	6' MIN. C.T. PALM	
2	Sabal Palm	Sabal palmetto	N/A	25	10	14	9	75	REMOVE	6' MIN. C.T. PALM	
3	Live Oak	Quercus virginiana	A=100%	35	40		28	70	REMOVE	1 x 28" x .7	19.2
4	Coconut Palm	Cocos nucifera	N/A	30	15	22	10	65	REMOVE	6' 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	6' MIN. C.T. PALM	
7	Coconut Palm	Cocos nucifera	N/A	35	25	24	10	70	REMOVE	6' MIN. C.T. PALM	
8	Live Oak	Quercus virginiana	A=100%	33	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 Date Palm	Phoenix canariensis	N/A	5	5	0	10	80	REMOVE	6' 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%	50	40		28	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%	29	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	28	10	20	10	75	REMOVE	6' MIN. C.T. PALM	
23	Sabal Palm	Sabal palmetto	N/A	32	10	24	10	75	REMOVE	6' MIN. C.T. PALM	
24	Sabal Palm	Sabal palmetto	N/A	28	10	20	10	75	REMOVE	6' MIN. C.T. PALM	
25	Sabal Palm	Sabal palmetto	N/A	30	10	24	10	75	REMOVE	6' MIN. C.T. PALM	
26	Sabal Palm	Sabal palmetto	N/A	28	10	20	12	70	REMOVE	6' MIN. C.T. PALM	
27	Sabal Palm	Sabal palmetto	N/A	28	10	20	10	75	REMOVE	6' MIN. C.T. PALM	
28	Fiji Fan Palm	Pritchardia pacifica	N/A	28	6	20	7	75	REMOVE	6' MIN. C.T. PALM	
29	Sabal Palm	Sabal palmetto	N/A	24	5	20	8	30	REMOVE	6' MIN. C.T. PALM	
30	Brazilian Beautyleaf	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	28	10	20	9	65	REMOVE	6' MIN. C.T. PALM	
34	Sabal Palm	Sabal palmetto	N/A	24	8	20	8	55	REMOVE	6' MIN. C.T. PALM	
35	Queen Palm	Syagrus romanzoffiana	N/A	28	10	16	8	65	REMOVE	6' MIN. C.T. PALM	
36	Silver Buttonwood	Conocarpus erectus	C=60%	29	25		14	45	REMOVE	.6 x 14" x .45	3.78
37	DEAD		N/A						REMOVE		
38	Christmas Palm	Adonidia merrillii	N/A	14	8	8	5	80	REMOVE	6' MIN. C.T. PALM	
39	Live Oak	Quercus virginiana	A=100%	25	25		14	40	REMOVE	1 x 14" x .4	5.6
40	Sabal Palm	Sabal palmetto	N/A	12	10	8	3	80	REMOVE	6' MIN. C.T. PALM	
41	Black Olive	Bucida buceras	C=60%	12	8		9	20	REMOVE	.6 x 9" x .2	1.08
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		6	50	REMOVE	1 x 6" x .5	3
46	Silver Trumpet	Tabebuia caraiba	B=40%	14	15		8	50	REMOVE	.4 x 8" x .5	1.6
47	Silver Trumpet	Tabebuia caraiba	B=40%	10	10		7	35	REMOVE	.4 x 7" x .35	0.98
48	Weeping Fig	Ficus benjamina	C=60%	20	15		M	25	REMOVE	.6 X 25" x .25	3.75
49	DEAD								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	8	80	REMAIN		
53	Coconut Palm	Cocos nucifera	N/A	45	20	30	12	75	REMAIN		
54	Strangler Fig	Ficus aurea	C=60%	30	35		26	50	REMAIN		
55	Strangler Fig	Ficus aurea	C=60%	30	25		18	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	6' MIN. C.T. PALM	
58	Sabal Palm	Sabal palmetto	N/A	5	2	0	8	60	REMOVE	6' MIN. C.T. PALM	
59	Sabal Palm	Sabal palmetto	N/A	7	5	2	12	70	REMOVE	6' MIN. C.T. PALM	
60	Brazilian Pepper	Schinus terebinthifolius	N/A						REMOVE	N/A	
61	Sabal Palm	Sabal palmetto	N/A	14	10	6	12	80	REMOVE	6' MIN. C.T. PALM	
62	Sabal Palm	Sabal palmetto	N/A	14	10	10	14	80	REMOVE	6' 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 elliottii	C=60%	40	30		15	50	REMOVE	.6 x 15" x .5	4.5
65	Slash Pine	Pinus elliottii	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	Delonix regia	B=60%	45	30		27	45	REMOVE	.8 x 27" x .45	9.72
68	Surinam Cherry	Eugenia uniflora	D=40%	14	18		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	D=60%	18	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 elliottii	C=60%	50	30		22	70	REMOVE	380.13" x $---	
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	18	12	70	REMOVE	6' MIN. C.T. PALM	
78	Sabal Palm	Sabal palmetto	N/A	14	10	6	12	80	REMOVE	6' MIN. C.T. PALM	
79	Sabal Palm	Sabal palmetto	N/A	24	8	18	12	65	REMOVE	6' MIN. C.T. PALM	
80	Sabal Palm	Sabal palmetto	N/A	16	10	12	12	70	REMOVE	6' MIN. C.T. PALM	
81	Sabal Palm	Sabal palmetto	N/A	16	10	6	12	75	REMOVE	6' MIN. C.T. PALM	
82	Sabal Palm	Sabal palmetto	N/A	30	10	24	18	60	REMOVE	6' MIN. C.T. PALM	
83	Sabal Palm	Sabal palmetto	N/A	30	10	24	12	70	REMOVE	6' MIN. C.T. PALM	
84	Sabal Palm	Sabal palmetto	N/A	28	10	20	12	75	REMOVE	6' MIN. C.T. PALM	
85	Slash Pine	Pinus elliottii	C=60%	30	30		18	50	REMOVE	.6 x 18" x .5	5.4
86	White Bird of Paradise	Strelitzia nicolai	N/A	14	20	8	M	65	REMOVE	N/A	
87	Alexander Palm	Ptychosperma elegans	N/A	24	8	20	4	80	REMOVE	6' 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	8	6	4	65	REMOVE	6' MIN. C.T. PALM	
91	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	30	REMOVE	6' MIN. C.T. PALM	
92	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	30	REMOVE	6' MIN. C.T. PALM	
93	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	6' MIN. C.T. PALM	
94	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	6' MIN. C.T. PALM	
95	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	6' MIN. C.T. PALM	
96	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	6' MIN. C.T. PALM	
97	Queen Palm	Syagrus romanzoffiana	N/A	18	10	14	7	30	REMOVE	6' 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	65	REMOVE	6' MIN. C.T. PALM	
101	Sabal Palm	Sabal palmetto	N/A	20	10	12	12	75	REMOVE	6' MIN. C.T. PALM	
102	Sabal Palm	Sabal palmetto	N/A	24	10	16	14	65	REMOVE	6' MIN. C.T. PALM	
103	Sabal Palm	Sabal palmetto	N/A	20	10	12	14	60	REMOVE	6' MIN. C.T. PALM	
104	Sabal Palm	Sabal palmetto	N/A	20	10	12	12	75	REMOVE	6' MIN. C.T. PALM	
105	Queen Palm	Syagrus romanzoffiana	N/A	16	8	10	6	45	REMOVE	6' MIN. C.T. PALM	
106	Sabal Palm	Sabal palmetto	N/A	24	10	16	14	65	REMOVE	6' MIN. C.T. PALM	
107	Sabal Palm	Sabal palmetto	N/A	24	10	16	12	80	REMOVE	6' MIN. C.T. PALM	
108	Areca Palm	Dypsis lutescens	N/A	14	10	10	M	80	REMOVE	6' MIN. C.T. PALM	
109	Areca Palm	Dypsis lutescens	N/A	14	8	10	M	70	REMOVE	6' MIN. C.T. PALM	
110	Sabal Palm	Sabal palmetto	N/A	7	6	0	0	70	REMOVE	6' MIN. C.T. PALM	
111	Sabal Palm	Sabal palmetto	N/A	22	10	18	14	75	REMOVE	6' MIN. C.T. PALM	
112	Sabal Palm	Sabal palmetto	N/A	12	10	5	15	85	REMOVE	6' MIN. C.T. PALM	
113	Sabal Palm	Sabal palmetto	N/A	10	10	2	12	80	REMOVE	6' MIN. C.T. PALM	
114	Areca Palm	Dypsis lutescens	N/A	18	4	12	3	40	REMOVE	6' MIN. C.T. PALM	
115	White Bird of Paradise	Strelitzia nicolai	N/A	9	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	9	4	2	4	30	REMOVE	2 x $30 = $60	
118	Sabal Palm	Sabal palmetto	N/A	19	10	10	12	80	REMOVE	6' MIN. C.T. PALM	
119	Slash Pine	Pinus elliottii	C=60%	30	25		17	40	REMOVE	.6 x 17" x .4	4.08
120	Powderpuff Tree	Calliandra haematocephala	N/A	6	6		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	16	10	12	12	70	REMAIN		
124	Sabal Palm	Sabal palmetto	N/A	14	10	8	10	75	REMAIN		
										TOTAL $ = $29,381 + 674 PINUS	
										TOTALS = 8' MIN. C.T. PALM = 57	209.97



Project:

QUANTUM @ FLAGLER VILLAGE

FORT LAUDERDALE, FLORIDA

EXISTING TREE DISPOSITION PLAN & SCHEDULE

WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Revisions:

FOR CONSTRUCTION
09-14-15

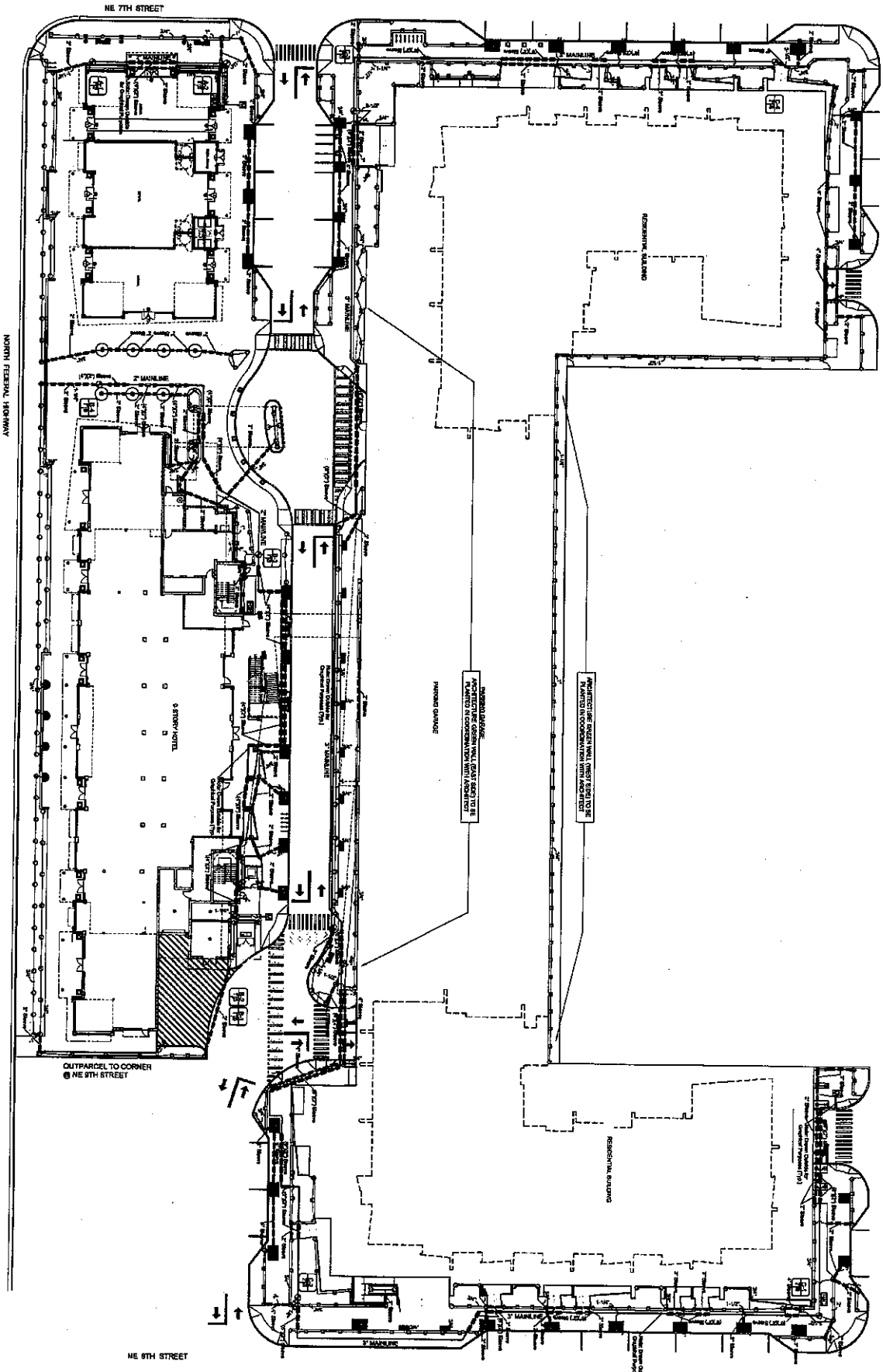
Seal:

Lic. # LA0000880
Member A.S.L.A.

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

TD-1

Cad Id.: 2015-000



IR-1

FOR CONSTRUCTION
03-14-15

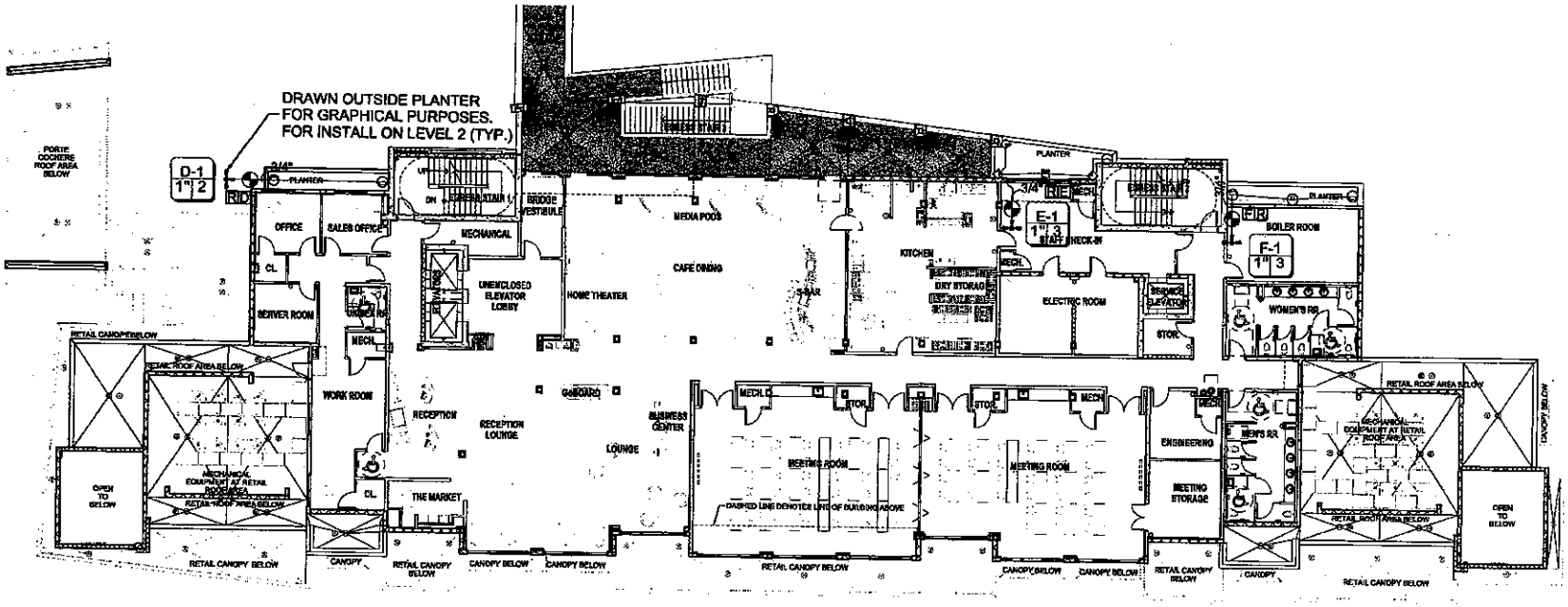
Project:

QUANTUM @ FLAGLER VILLAGE

FORT LAUDERALE, FLORIDA

SITE : IRRIGATION PLAN

WITKIN HULTS DESIGN GROUP



HOTEL LEVEL 2 IRRIGATION PLAN

Scale: 1" = 10'-0"

NORTH

WITKIN HULTS DESIGN GROUP

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

Project

Revisions:
CD Progress Print Permit Submittal 09/15/2015

FOR CONSTRUCTION
08-14-15

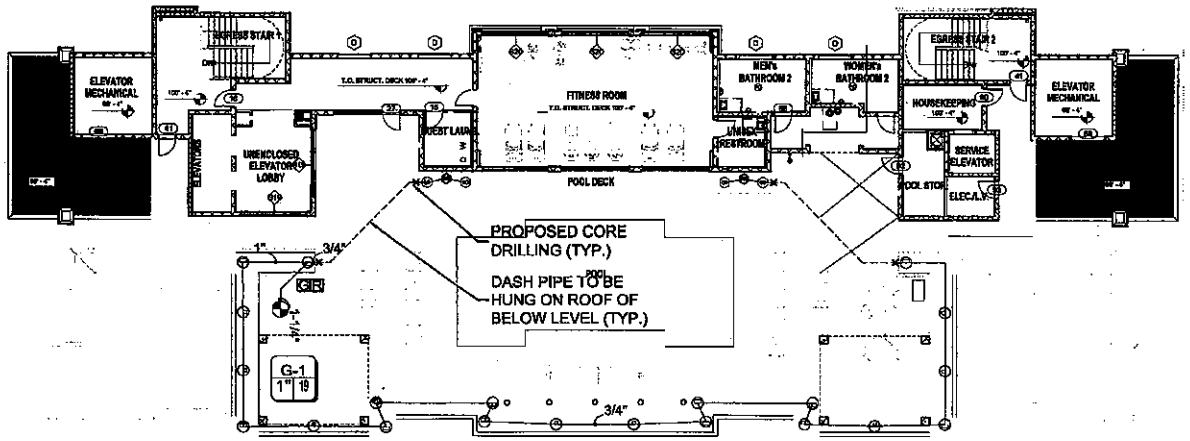
Seal:

Lic. # LA0000669
Member A.S.L.A.

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

IR-2

Cad No.: 2014-361



HOTEL AMENITY LEVEL 9 IRRIGATION PLAN

Scale: 1" = 10'-0"

NORTH

WITKIN HULTS DESIGN GROUP

QUANTUM @ FLAGLER VILLAGE

FORT LAUDERALE, FLORIDA

HOTEL AMENITY LEVEL 9 IRRIGATION PLAN

Revisions:

FOR CONSTRUCTION
09-14-16

Seal:

Lic. # LA0026669
Member: A.S.L.A.

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

IR-3

Cad No.: 2014-081

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 ENSURE 100% COVERAGE AND 100% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 300' 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 UTILITILY 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 VALVESPLICE 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. OBSTRUCTIONS 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. LADEMENT OF THE EXISTING IRRIGATION CONTROLLER IS SUGGESTED.

EQUIPMENT TABLE

Backflow Preventers

Symbol	Description
	Pressure Vacuum Breaker

Controllers

Symbol	Description
A	Rainbird ESP-Me
B	Rainbird ESP-Me
C	Rainbird ESP-Me
D	Rainbird ESP-Me
E	Rainbird ESP-Me
F	Rainbird ESP-Me
G	Rainbird ESP-Me
R	Rain Sensor

Irrigation Heads

Symbol	Description
	RAINBIRD 1300A-F 1300 A-F Rubber 360°
	RAINBIRD 1800 SERIES 8 Series 8" above finish grade trajectory 8 deg 90°
	RAINBIRD 1800 SERIES 8 Series 8" above finish grade trajectory 8 deg 120°
	RAINBIRD 1800 SERIES 8 Series 8" above finish grade trajectory 8 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 90°
	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 5Q Nozzles 4 Feet Throw SST"
	RAINBIRD 5Q Nozzles 8 Feet Half EST"

Pipe (Lateral)

Symbol	Description
	Class 160 PVC (Lateral)

Pipe (Mainline)

Symbol	Description
	Schedule 40 PVC Pipe

Pipe (Sleeve)

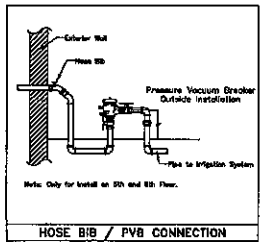
Symbol	Description
	Schedule 40 PVC Pipe

Valves

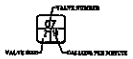
Symbol	Description
	Rainbird PGA Valve
	Hose bib with PVB

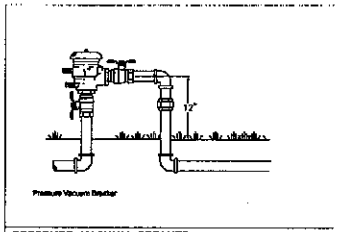
Water Meters

Symbol	Description
M	Proposed 2" Water Meter

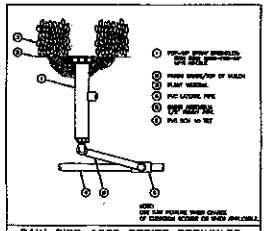


HOSE BIB / PVB CONNECTION

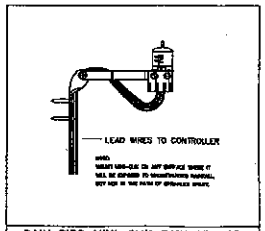




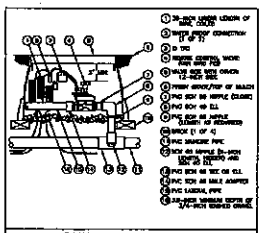
PRESSURE VACUUM BREAKER



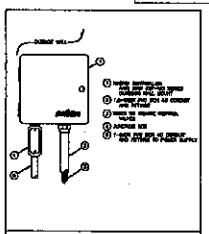
RAIN BIRD 1800 SERIES SPRINKLER



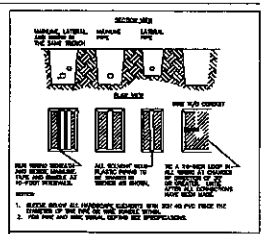
RAIN BIRD MINI-CLIK RAIN SENSOR



RAIN BIRD PGA VALVE



RAIN BIRD CONTROLLER DETAIL



TRENCH DETAIL

WITKIN HULTS DESIGN GROUP

QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
IRRIGATION SCHEDULE DETAILS

Revisions:
CD Program Plan Permit Submittal 09/14/2015

FOR CONSTRUCTION
09-14-15

Seal:

Lic. # LA0000888
Member: A.R.L.A.

Drawing: Hotel Irrigation Details
Date: 09/17/2015
Scale: See Left
Drawn by: EH
Sheet No.:

IR-4

Cad No.: 2014-081

CAM #16-0456
Exhibit 4
Page 115 of 134

PROJECT NUMBER 1402-08
SHEET NUMBER CS-1

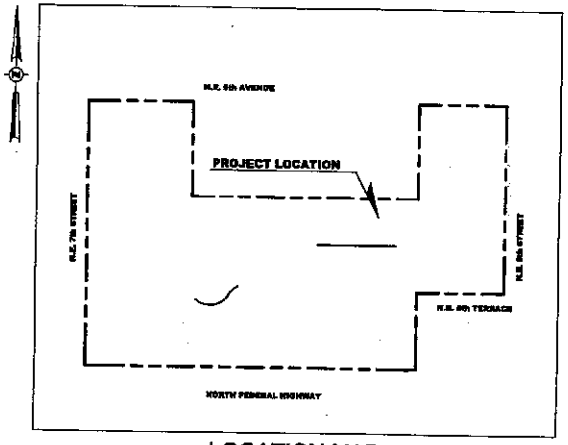
QUANTUM AT FLAGLER VILLAGE

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PRIME MANAGEMENT GROUP, LLC

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
PH-1	PHOTOMETRICS PLAN
DM-1	DEMOLITION PLAN
PD-1	PAVING AND DRAINAGE PLAN
PD-2	PAVING AND DRAINAGE DETAILS
PD-3	PAVING AND DRAINAGE DETAILS
PMS-1	PAVEMENT MARKING AND SIGNAGE PLAN
WS-1	WATER AND SEWER PLAN
WS-2	WATER AND SEWER DETAILS
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:
PRIME MANAGEMENT GROUP, LLC
4651 SHERIDAN STREET
SUITE 460
HOLLYWOOD, FL 33021
(954) 392-8788

LANDSCAPE ARCHITECT:
WITKIN HULTS DSIGN 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

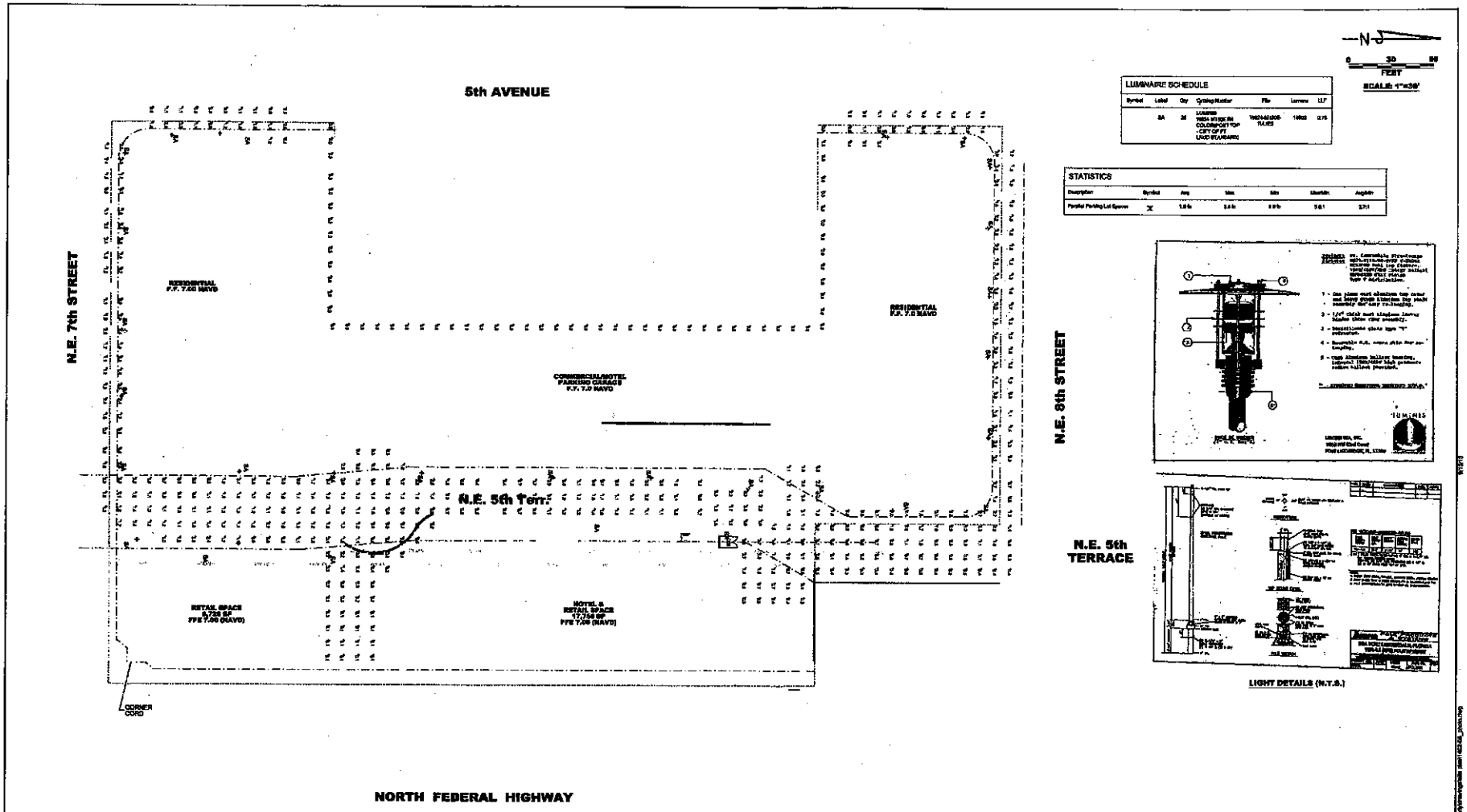
SURVEYOR:
P(3)SM, L.L.C.
3900 N.W. 79TH AVENUE
SUITE 235
DORAL, FLORIDA 33166
(305) 463-0912

CIVIL PLANS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

811 KNOW WHAT'S BELOW CALL 811 BEFORE YOU DIG

Date: 8/15/16 Seal
Approved by: JAY HUEBNER
Registered Engineer Number: 54818
State of Florida



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/16	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/16	JMH	REVISE PER DRC COMMENTS				

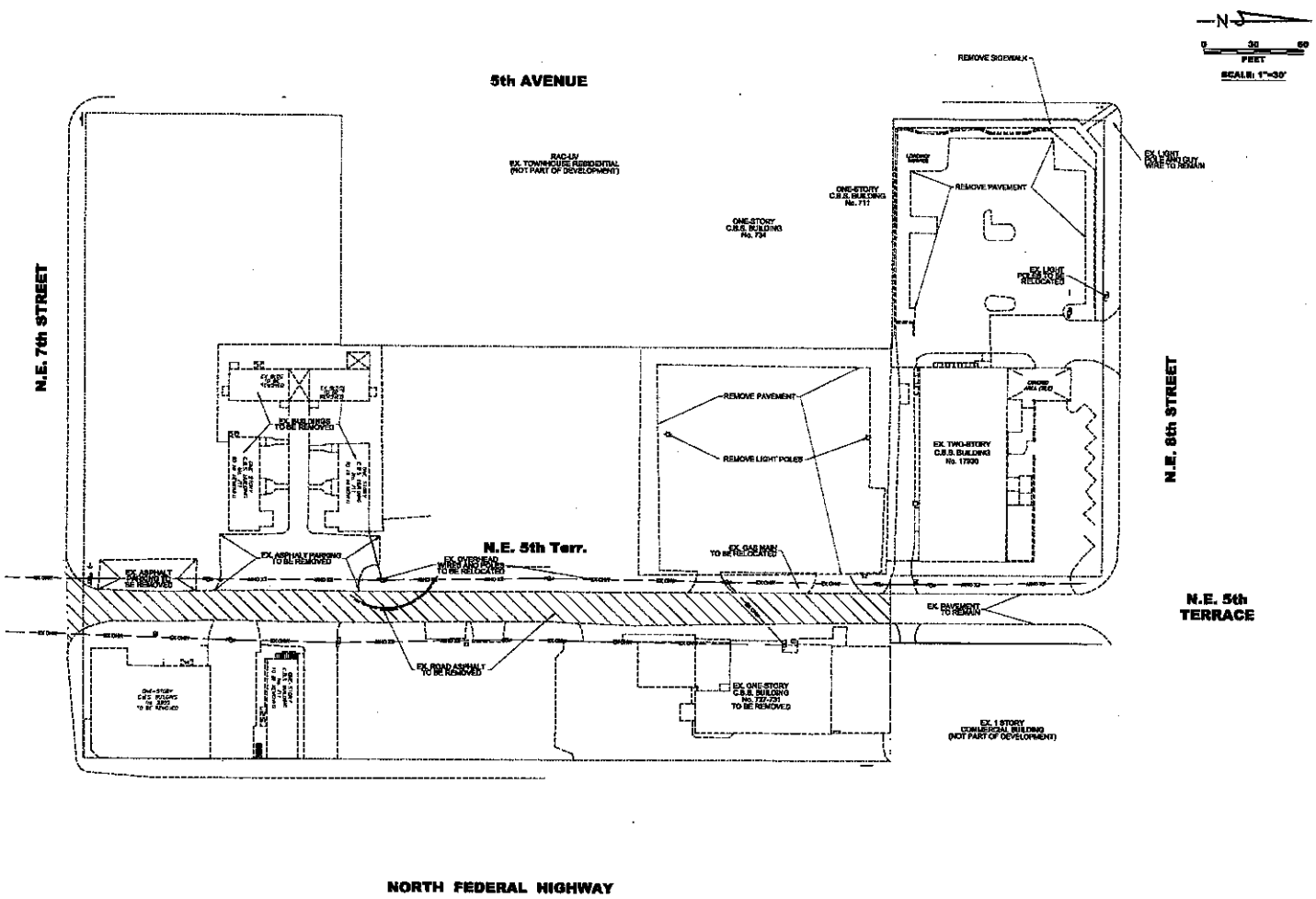
Designed by: J.H. Date: 11/14
Drawn by: J.L.S. Date: 11/14
Checked by: J.H. Date: 11/14

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1499 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C28258 · LB7924

QUANTUM AT FLAGLER VILLAGE

PHOTOMETRICS PLAN

SCALE: 1" = 30'
PROJECT NUMBER: 1402-06
SHEET NUMBER: PH-1



N
0 30 60
FEET
SCALE: 1"=30'

LEGEND

100'-24" R.C.P.	LENGTH - SIZE - MATERIAL
	PAVEMENT FLOW LINE
	PAVEMENT RIDGE LINE
0.00%	PAVEMENT SLOPE & DIRECTION
	FLOW DIRECTION
15.00	PROPOSED GRADE
15.00	EXISTING GRADE
F.F. = +12.00	FINISHED FLOOR ELEVATION
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
1	BACTERIOLOGICAL SAMPLING POINT
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
D.W.E.	DESIGN WATER ELEVATION
	SAWCUT & WIDENING

CONFLICT DESIGN INFORMATION

15" D = +15.00	SIZE & BOTTOM OF PIPE ELEV.
8" S = +13.50	SIZE & TOP OF PIPE ELEVATION

W = WATER MAIN
S = SANITARY SEWER MAIN
D = STORM DRAINAGE LINE

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NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CO 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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Boca Raton, Florida 33486 · 561.392.0221
C26256 · L07924

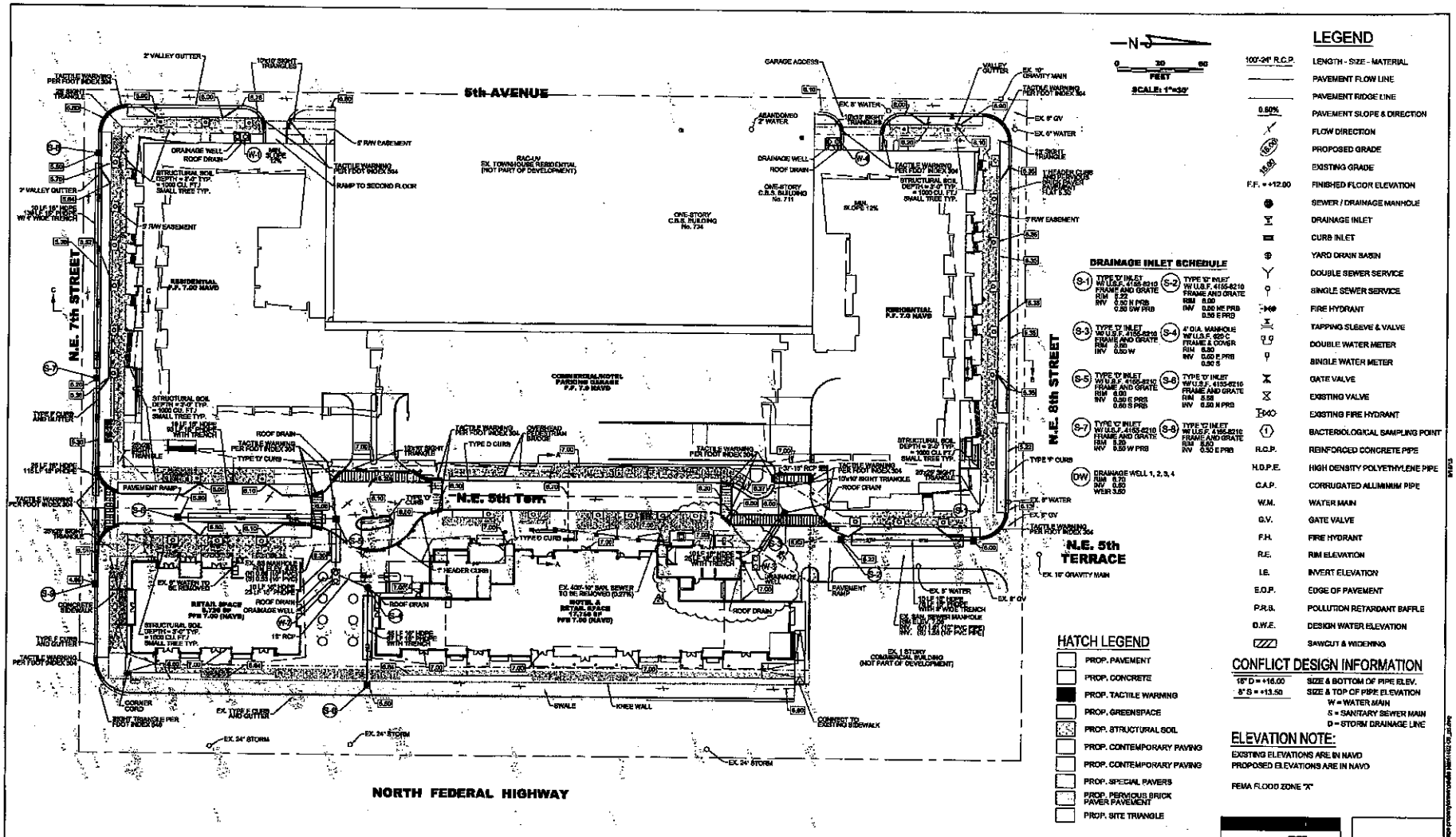
QUANTUM AT FLAGLER VILLAGE

DEMOLITION PLAN

SCALE: 1" = 30'
PROJECT NUMBER: 1402-06
SHEET NUMBER: DM-1

Date: 9/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54618
Date of Seals:

9/15/15



LEGEND

100'-24" R.C.P.	LENGTH - SIZE - MATERIAL
	PAVEMENT FLOW LINE
	PAVEMENT RIDGE LINE
0.60%	PAVEMENT SLOPE & DIRECTION
	FLOW DIRECTION
16.00	PROPOSED GRADE
15.00	EXISTING GRADE
F.F. = +12.00	FINISHED FLOOR ELEVATION
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
1	BACTERIOLOGICAL SAMPLING POINT
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
D.W.E.	DESIGN WATER ELEVATION
	SAWCUT & WIDENING

DRAINAGE INLET SCHEDULE

S-1	TYPE 'D' INLET W/ U.S.F. 4155-8210 FRAME AND GRATE RIM 8.22 INV 0.50 N PRB 0.50 SW PRB	S-2	TYPE 'D' INLET W/ U.S.F. 4155-8210 FRAME AND GRATE RIM 8.00 INV 0.50 NE PRB 0.50 E PRB
S-3	TYPE 'D' INLET W/ U.S.F. 4155-8210 FRAME AND GRATE RIM 8.00 INV 0.50 W	S-4	4' DIA. MANHOLE W/ U.S.F. 420-C FRAME & COVER RIM 8.50 INV 0.50 E PRB 0.50 S
S-5	TYPE 'D' INLET W/ U.S.F. 4155-8210 FRAME AND GRATE RIM 8.00 INV 0.50 E PRB 0.50 S PRB	S-6	TYPE 'D' INLET W/ U.S.F. 4155-8210 FRAME AND GRATE RIM 8.58 INV 0.50 N PRB
S-7	TYPE 'C' INLET W/ U.S.F. 4155-8210 FRAME AND GRATE RIM 8.00 INV 0.50 W PRB	S-8	TYPE 'C' INLET W/ U.S.F. 4155-8210 FRAME AND GRATE RIM 8.00 INV 0.50 E PRB
DW	DRAINAGE WELL 1, 2, 3, 4 RIM 8.70 INV 0.00 WEIR 9.50		

HATCH LEGEND

- PROP. PAVEMENT
- PROP. CONCRETE
- PROP. TACTILE WARNING
- PROP. GREENSPACE
- PROP. STRUCTURAL SOIL
- PROP. CONTEMPORARY PAVING
- PROP. CONTEMPORARY PAVING
- PROP. SPECIAL PAVERS
- PROP. PERVIOUS BRICK PAVER PAVEMENT
- PROP. SITE TRIANGLE

CONFLICT DESIGN INFORMATION

18" D = +16.00	SIZE & BOTTOM OF PIPE ELEV.
8" S = +13.50	SIZE & TOP OF PIPE ELEVATION

W = WATER MAIN
S = SANITARY SEWER MAIN
D = STORM DRAINAGE LINE

ELEVATION NOTE:

EXISTING ELEVATIONS ARE IN NAVD
PROPOSED ELEVATIONS ARE IN NAVD

FEMA FLOOD ZONE "X"

ALL ELEVATIONS ARE PER 1988 NAVD DATUM

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NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CO PROGRESS POST PERMIT SUBMITTAL				
1	04/29/15	JMH	REVISE PER DRC COMMENTS				

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

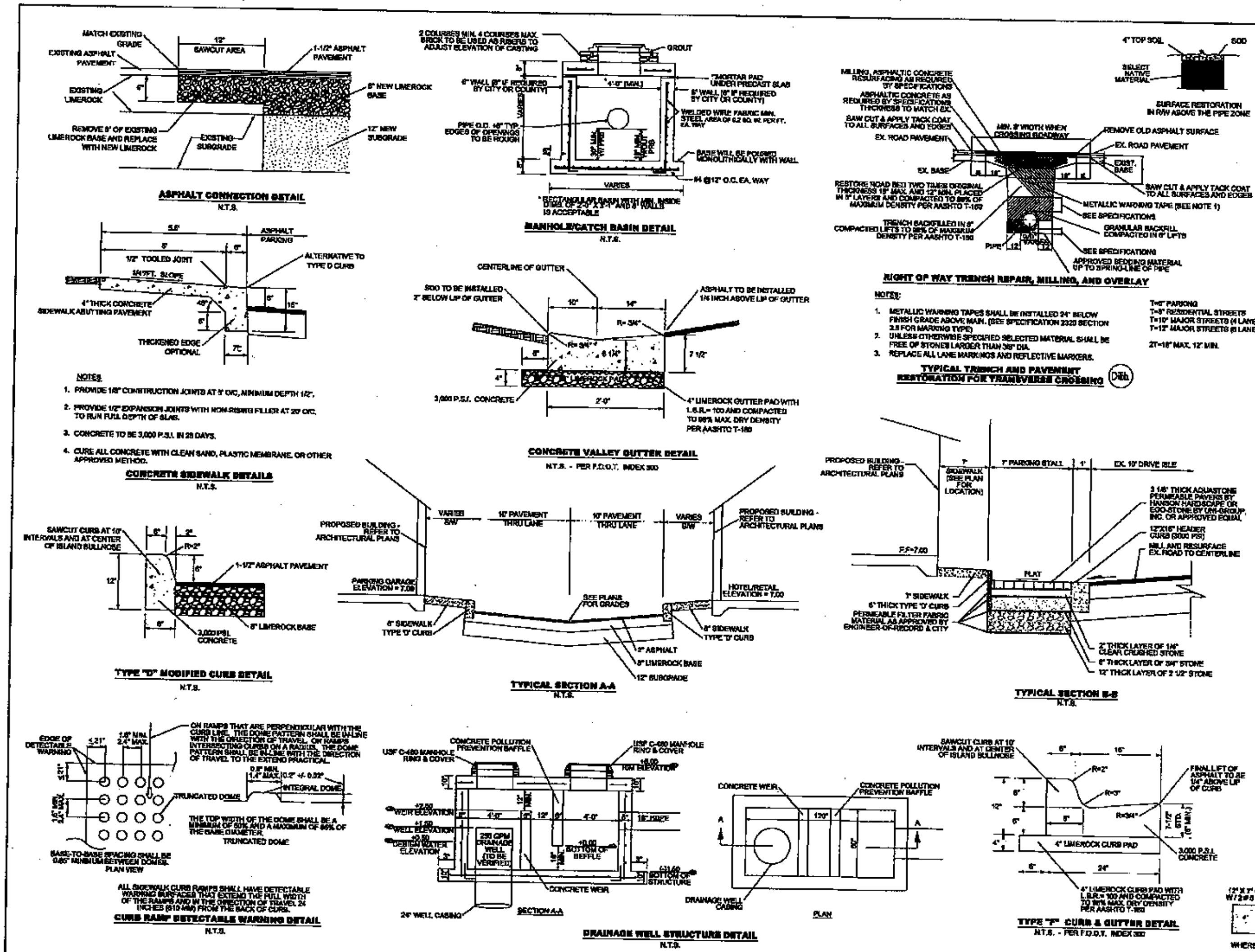
HSQ GROUP, INC.
Engineers - Planners - Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 - 561.392.0221
C26238 - LB7924

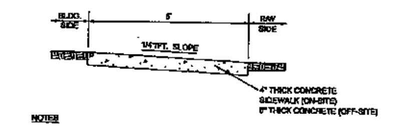
QUANTUM AT FLAGLER VILLAGE

PAVING AND DRAINAGE PLAN

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

Date: 9/15/15
Approved by: JAY HUSBANDS, P.E.
Registered Professional No. 54918
State of Florida





NOTES

1. PROVIDE "CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH
2. PROVIDE 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.
5. SIDEWALK TO BE 6" THICK WHEN ABUTTING DRIVEWAYS AND PARKING LOTS.

CONCRETE SIDEWALK DETAILS
N.T.S.

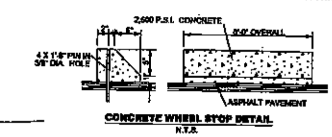
PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1-1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES. ASPHALT MUST BE APPLIED 300°F ± 30.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL 6" THICK LIMEROCK BASE SHALL BE USED IN THE PRIVATE PARKING STALLS, SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE 8" OR 6" ROCK BASE CAN BE SUBSTITUTED WITH 8" OR 6" CRUSHED CONCRETE BASE. THE CRUSHED CONCRETE BASE MUST BE FREE OF ANY ORGANIC MATERIALS AND OF CONSISTENT SIZE WITH NO AGGREGATES LARGER THAN 2" IN SIZE.
   3.1. THE MATERIAL SHOULD BE WELL GRADED AND HAVE A (LBR) OF 100. MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.

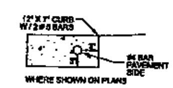
THE CRUSHED CONCRETE GRADATION MUST MEET THE FOLLOWING REQUIREMENTS:

U.S. SIEVE SIZE	PERCENT PASSING
2"	100%
1 1/4"	95-100
3/4"	70-95
3/8"	50-80
No. 4	40-65
No. 10	30-50
No. 50	10-25
No. 200	<10

4. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
5. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
6. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD OF PAVEMENT.
7. PERIODIC DENSITY TESTING SHALL BE CONDUCTED FOR BOTH SUBGRADE AND LIMEROCK BASE COURSES. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT.
8. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED 1/2 INCH BELOW THE LIP OF CURB AND/OR SIDEWALK (IF APPLICABLE). THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB AND/OR SIDEWALK. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
9. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
10. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
11. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.
12. FINAL ASPHALT MUST BE ROLLED AND COMPACTED TO A SMOOTH SURFACE. NO LOOSE ASPHALT OR UNRAVELING PAVEMENT PERMITTED. NO STANDING WATER ALLOWED MORE THAN 1/4".
13. ROCK AS-BUILTS MUST BE REVIEWED AND APPROVED BY ENGINEER AND CITY PRIOR TO PAVING.



CONCRETE WHEEL STOP DETAIL
N.T.S.



HEADER CURB
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: JJS Date: 11/14
Drawn by: JJL.B. Date: 11/14
Checked by: J.H. Date: 11/14

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Boca Raton, Florida 33486 · 561.392.0221
CA6250 · LB7924

QUANTUM AT FLAGLER VILLAGE
PAVING AND DRAINAGE DETAILS

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

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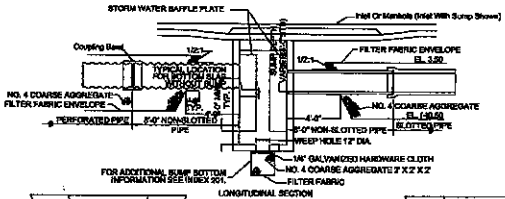
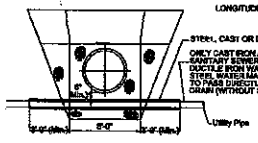
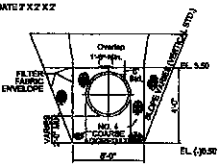


LONGITUDINAL SECTION



ROUND PIPE SHOWN
UTILITY PIPES THRU FRENCH DRAIN

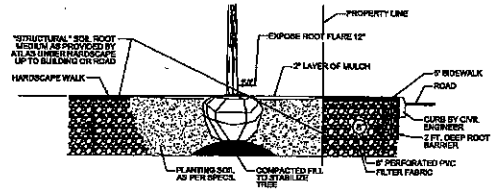


ROUND PIPE SHOWN
STANDARD CROSS SECTION (ENLARGED)

GENERAL NOTES:

1. 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.
2. CONCRETE PIPE SHALL BE PLACED WITH THE SLOTS POSITIONED ON SIDES.
3. THE CONTRACTOR MAY SUBMIT OTHER METHODS OF PROVIDING SLOTS HAVING EQUAL OR GREATER AREA OF OPENING, FOR APPROVAL BY THE ENGINEER.
4. FILTER FABRIC SHALL BE SUBSURFACE DRAINAGE TYPE MEETING THE REQUIREMENTS OF SECTION 985. ALL FILTER FABRIC JOINTS SHALL LAP A MINIMUM OF ONE (1) FOOT.
5. THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTION(S) DESCRIBED OR DETAILED IN THE PLANS.
6. FOR SUPPLEMENTAL DETAILS SEE INDEX NO. 280.
7. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
8. THE 1/2" DIAMETER WEEP HOLE SHALL BE ELIMINATED, WHEN THE BOTTOM OF THE INLET IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN IN THE PLANS. . .
9. EXFILTRATION TRENCH FOLLOWING THE TYPICAL CROSS SECTION SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR FRENCH DRAINS, LF. 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.
10. EXFILTRATION TRENCH WITH A SIGNIFICANTLY DIFFERENT CROSS SECTION SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICES FOR SEPARATE ITEMS AS FOLLOWS:
    (A) SLOTTED OR PERFORATED PIPE CULVERT, LF. UNIT PRICE SHALL INCLUDE COST FOR PIPE, PIPE PLUGS AND FITTINGS IN PLACE.
    (B) 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.
    (C) 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 (EX-1)



NOTES

1. ROOT BARRIER TO BE UB-24-2 (2FT) OR APPROVED EQUAL
2. 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: 14.02-08
SHEET NUMBER: PD-3

Date: 9/15/15
Approved by: JAY HAGEMEIER, P.E.
Registered Engineer No. 38818
State of Florida

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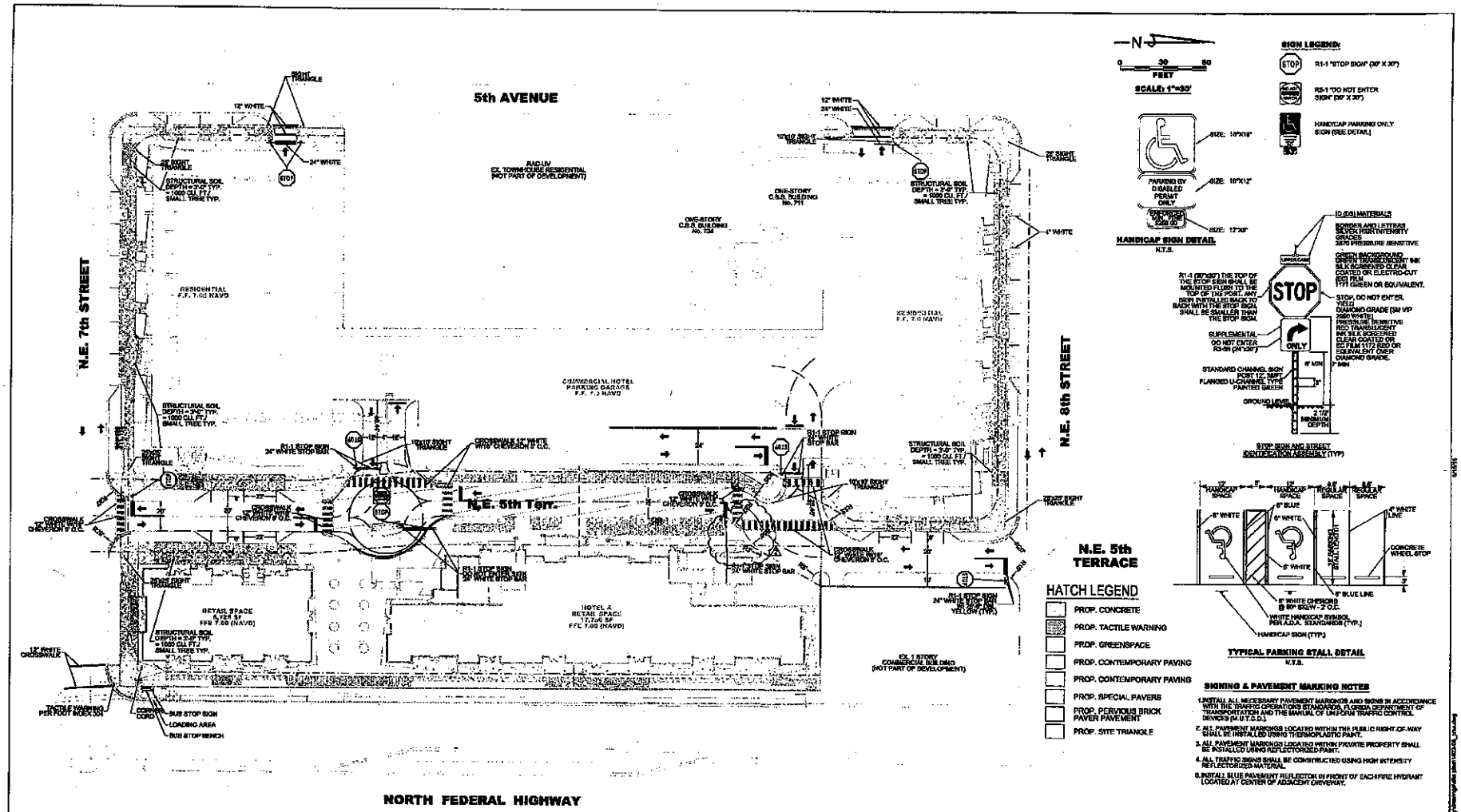
5th AVENUE
N.E. 7th STREET
N.E. 6th STREET
N.E. 5th Ter.
N.E. 5th TERRACE
NORTH FEDERAL HIGHWAY
RESIDENTIAL
COMMERCIAL HOTEL PARKING GARAGE
RETAIL SPACE
HOTEL A RETAIL SPACE
BUS STOP SIGN
LOADING AREA
BUS STOP BENCH
SCALE: 1"=30'
FEET
HATCH LEGEND
PROP. CONCRETE
PROP. TACTILE WARNING
PROP. GREENSPACE
PROP. CONTEMPORARY PAVING
PROP. CONTEMPORARY PAVING
PROP. SPECIAL PAVERS
PROP. PERVIOUS BRICK PAVER PAVEMENT
PROP. SITE TRIANGLE
SIGN LEGEND:
R1-1 "STOP SIGN"
R5-1 "DO NOT ENTER SIGN"
HANDICAP PARKING ONLY SIGN (SEE DETAIL)
HANDICAP SIGN DETAIL
N.T.S.
STOP SIGN AND STREET IDENTIFICATION ASSEMBLY (TYP)
TYPICAL PARKING STALL DETAIL
N.T.S.
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.
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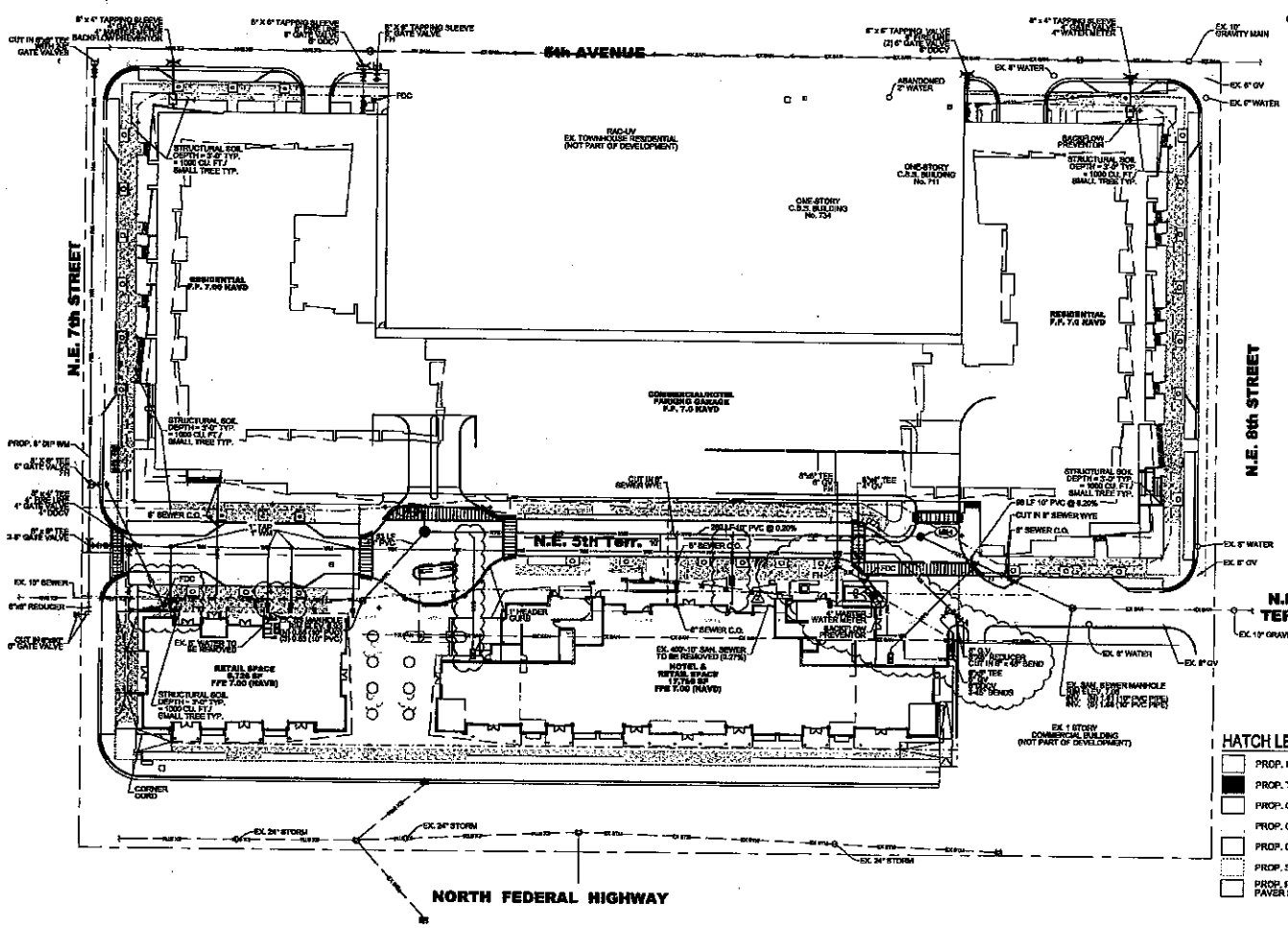
Boca Raton, Florida 33486 · 561.392.6221
C26256 · L07924
QUANTUM AT FLAGLER VILLAGE
PAVEMENT MARKING AND SIGNAGE PLAN
SCALE: 1" = 30'
PROJECT NUMBER: 1402-06
SHEET NUMBER: PMS-1
NO. DATE BY REVISIONS
1 04/13/15 JBR REVISE PER DRC COMMENTS



LEGEND

100'-24" R.C.P.	LENGTH - SIZE - MATERIAL
	PAVEMENT FLOW LINE
	PAVEMENT RIDGE LINE
0.60%	PAVEMENT SLOPE & DIRECTION
	FLOW DIRECTION
15.00	PROPOSED GRADE
15.00	EXISTING GRADE
F.F. = +12.00	FINISHED FLOOR ELEVATION
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
1	BACTERIOLOGICAL SAMPLING POINT
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
D.W.E.	DESIGN WATER ELEVATION
	SAWCUT & WIDENING

HATCH LEGEND

- PROP. CONCRETE
- PROP. TACTILE WARNING
- PROP. GREENSPACE
- PROP. CONTEMPORARY PAVING
- PROP. CONTEMPORARY PAVING
- PROP. SPECIAL PAVERS
- PROP. PERVIOUS BRICK PAVER PAVEMENT

CONFLICT DESIGN INFORMATION

16" D = +15.00	SIZE & BOTTOM OF PIPE ELEV.
8" S = +13.50	SIZE & TOP OF PIPE ELEVATION

W = WATER MAIN
S = SANITARY SEWER MAIN
D = STORM DRAINAGE LINE

SEWER STRUCTURE SCHEDULE

MH-1	SANITARY MANHOLE RIM 6.37 INV. 1.44 NE INV. 1.39 S	MH-2 SANITARY MANHOLE RIM 6.20 INV. 0.77 N 0.72 SE

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

Designed by: JJS Date: 11/14
Drawn by: JLS Date: 11/14
Checked by: AM Date: 11/14

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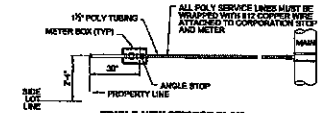
QUANTUM AT FLAGLER VILLAGE
WATER AND SEWER PLAN

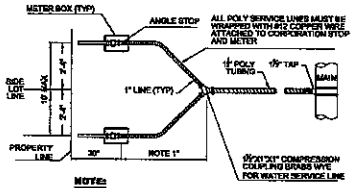
SCALE: 1" = 30'
PROJECT NUMBER: 1402-06
SHEET NUMBER: WS-1

Date: 9/13/13
Approved by: Jon McDonald, P.E.
Registered Engineer No. ___
State of Florida

S:\Projects\1402-06 Flagler Village Development\Engineering\Quantum\Sheet 1-WS-01.dwg



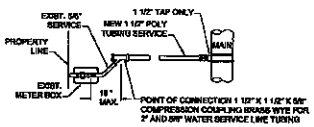
SINGLE NEW SERVICE PLAN



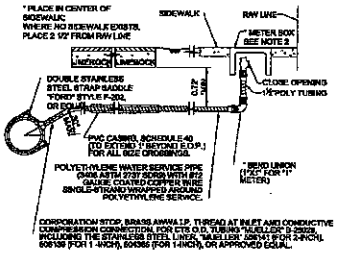
NOTES:

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

DOUBLE NEW SERVICE PLAN



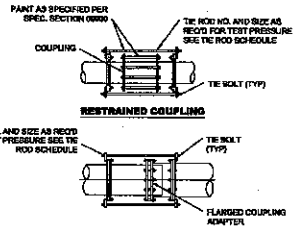
EXISTING SERVICE PLAN TYPICAL WATER SERVICE



NOTES:

1. GROUND KEY ANGLE METER STOP,CONDUCTIVE COMPRESSION FOR CTS O.D. TUBING, X METER FLANGE 180° TURN CHECK-LOCK W/NG "MUELLER" H-14277, FOR 2-INCH INCLUDING THE STAINLESS STEEL LINER, "MUELLER" 606141 (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 ONE DOME #660-40-260202 MEDIUM BOX AND #60-40-260287 MEDIUM LID OR EQUAL.

TYPICAL WATER SERVICE INSTALLATION

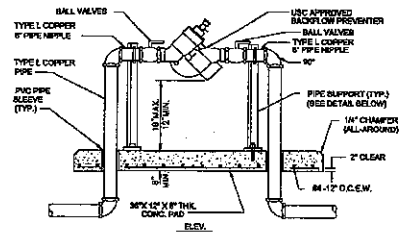


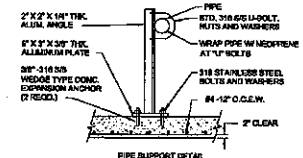
RESTRAINED COUPLING

RESTRAINED FLANGED COUPLING ADAPTER

TIE ROD SCHEDULE													
TEST PRESSURE		20 PSI		50 PSI		100 PSI		150 PSI		225 PSI		375 PSI	
PIPE DIAMETER (IN.)	MINIMUM PIPE WALL THICKNESS (IN.) *	TIE RODS		TIE RODS		TIE RODS		TIE RODS		TIE RODS		TIE RODS	
		DIA. (IN.)	NO. REQ'D	DIA. (IN.)	NO. REQ'D	DIA. (IN.)	NO. REQ'D	DIA. (IN.)	NO. REQ'D	DIA. (IN.)	NO. REQ'D	DIA. (IN.)	NO. REQ'D
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	3/4	2	3/4	2	7/8	4

RESTRAINED COUPLING DETAILS 501



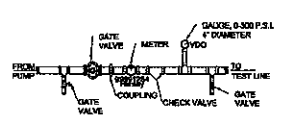


PIPE SUPPORT DETAIL

NOTES:

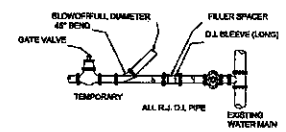
1. FOR ALL SERVICES LESS THAN OR EQUAL TO 2" DIA.
2. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER TUBING.
3. ALL COPPER JOINTS SHALL BE MADE WITH 5/95 SOLDER.
4. RPZ BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE V, CHAPTER 52.60.
5. USE OF OTHER 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



NOTE:
PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.

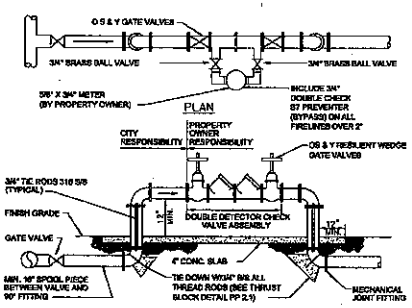
PRESSURE TEST DETAIL



NOTES:

1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE
2. 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 INFLICT 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 205



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 6.2.
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

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 5 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.

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	08/14/15	JMH	CO PROGRESS POST PERMIT SUBMITTAL				
1	04/23/15	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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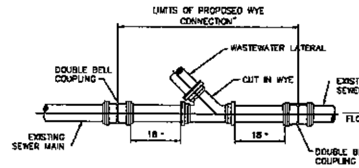
Boca Raton, Florida 33486 - 561.392.0221
C25258 - LB7924

QUANTUM AT FLAGLER VILLAGE
WATER AND SEWER DETAILS

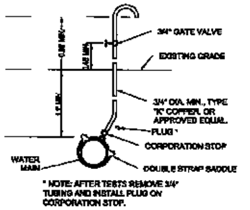
SCALE: N.T.S.
PROJECT NUMBER: 1402-06
SHEET NUMBER: WS-2

Sunshine811.com

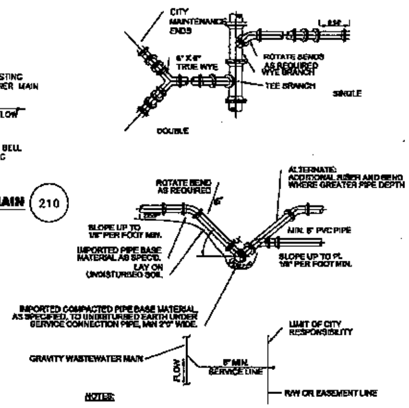
Date: 01/07/15
Approved by: JAY HAGENER, P.E.
Registered Engineer No. ...
State of Florida



NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN (210)



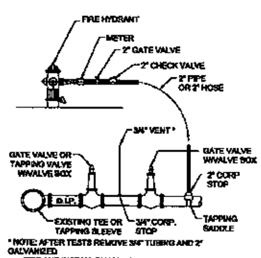
TYPICAL BACTERIOLOGICAL SAMPLING POINT AT INTERMEDIATE POINTS (206)



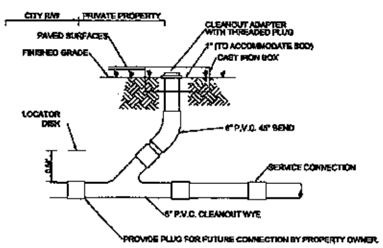
NOTES:

1. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
2. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEANOUT INSTALLATIONS.
3. SERVICE LATERALS SHALL TERMINATE AT 12" INSIDE THE PROPERTY LINE AT A DEPTH OF 3 FEET EXCEPT WHERE A DEEPER INVERT IS REQUIRED BY EXISTING BUILDING CONDITIONS.

TYPICAL WASTEWATER SERVICE CONNECTION (208)



FILLING CONNECTION (305)



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" AND SMALLER PIPE SHALL BE PRESSURE CLASS 350; 24" AND LARGER, PIPE SHALL BE PRESSURE CLASS 250.
2. ALL DIP SHALL HAVE ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION AND IT SHALL BE USED ONLY IF AS DETERMINED BY THE DESIGN ENGINEER, BASED ON FIELD CONDITIONS.
3. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH A.N.S.I./A.W.W.A. C-600-99, OR LATEST REVISION.

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 UNI-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" ABOVE THE WATER MAIN.
7. ALL P.V.C. MAINS MUST HAVE #6 COPPER WIRE, SINGLE STRAND, PLACED ON TOP OF PIPE, SHALL BE ELECTRICALLY CONTINUOUS OVER THE ENTIRE LENGTH OF THE PIPE, AND FASTENED EVERY 10' WITH A #12 WIRE.

FITTINGS

8. FITTINGS SHALL BE DUCTILE IRON MEETING A.N.S.I./A.W.W.A. C153/21.00 AND SHALL BE COATED WITH 6 TO 8 MIL. THICKNESS COAL TAR EPOXY CONFORMING TO THE REQUIREMENTS OF A.N.S.I./A.W.W.A. C550-06 AND C116/A21.09.
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-1058, STANDARD FIRE PROTECTION EQUIPMENT COMPANY, OR APPROVED EQUAL.

VALVES

13. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.
14. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.
15. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
16. GATE VALVES 4" OR LARGER SHALL MEET A.W.W.A. C-500-02 SPECIFICATION (LATEST REVISION). VALVES SHALL BE MUELLER CO. OR APPROVED EQUAL.
17. ALL VALVES SHALL BE FURNISHED WITH EXTENSION TYPE CAST IRON VALVE BOXES OF PROPER LENGTH FOR PIPE DEPTH. ALL BOXES SHALL CONFORM WITH A.W.W.A. SPECIFICATIONS WITH A SHAFT OF NO LESS THAN 5 INCHES AND HAVE THE WORD "WATER" CAST IN THE COVER. BASE OF VALVE BOX SHALL HAVE A FLARED SECTION TO FIT OVER STUFFING BOX OF VALVE.

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" ABOVE FINISHED GRADE.
20. DEAD-END WATER MAINS 8" OR LARGER SHALL TERMINATE WITH A FIRE HYDRANT.

PLACEMENT

21. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" EXCEPT WHERE SHOWN DIFFERENTLY ON PLANS.
22. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS AND/OR CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS, JANUARY 1982. ROCKS OR STONES LARGER THAN 3/4" DIAMETER FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.
23. PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

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" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
25. WHERE SANITARY SEWER FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18" VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6" MUST BE MAINTAINED AT ALL CROSSINGS.
26. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
27. THE PREFERRED SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 10 FEET. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 5 FOOT HORIZONTAL SEPARATION BETWEEN THE WATER MAINS AND SEWER MAINS, ONE OF THE FOLLOWING CONDITIONS MUST BE MET. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 3 FEET:
    - 27.a. THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
    - 27.b. THE SEWER OR FORCE MAIN IS ENCASED IN CONCRETE OR A WATERTIGHT CARRIER PIPE.
    - 27.c. BOTH THE SEWER AND THE WATER MAIN ARE CONSTRUCTED OF PRESSURE PIPE TESTED TO 150 P.S.I.
28. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18" IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP, WITH A MINIMUM VERTICAL CLEARANCE OF 6". THE WATER MAIN SHOULD BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
29. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
30. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18" VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

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 P)/ 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.

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

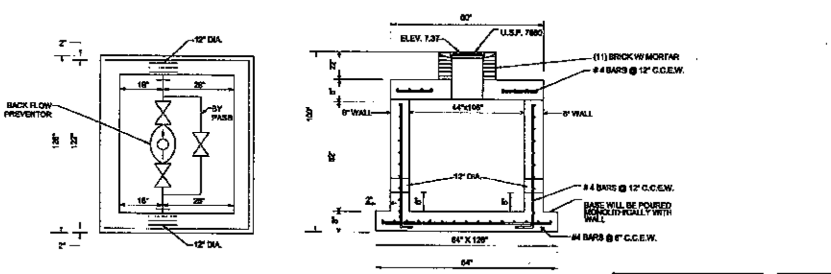
SERVICE CONNECTIONS

36. ALL METER SERVICE CONNECTIONS SHALL BE BRONZE FROM PLUG VALVE. NO GATE VALVES ARE TO BE USED (2" OR LESS).
37. SERVICE SADDLES SHALL BE DUCTILE IRON WITH STAINLESS STEEL STRAPS. SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO A.N.S.I./A.W.W.A. C 111/A-21.11-00 AND A.S.T.M. A588.
38. ALL SERVICE LINES SHALL BE COPPER TUBING, TYPE "K", OR PLASTICIZED POLYETHYLENE 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.

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.



4" COMPOUND METER DETAIL

N.T.S.
REC'D 7-5-04

NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL
1	04/13/16	JMH	REVISE PER DRC COMMENTS

NO.	DATE	BY	REVISIONS

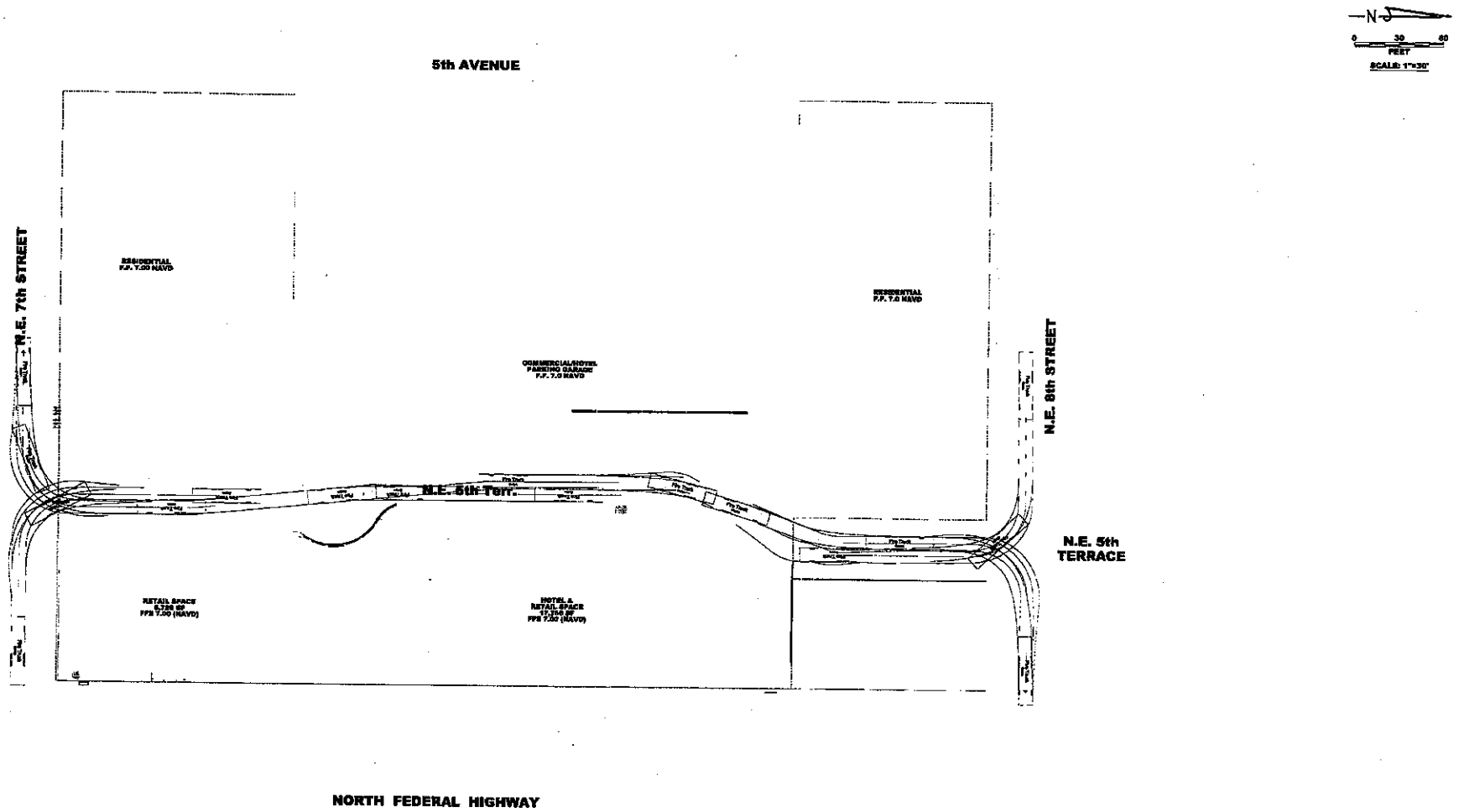
Designed by: J.H. Date: 11/14
Drawn by: J.L.S. Date: 11/14
Checked by: J.H. Date: 11/14

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C28258 · LB7924

QUANTUM AT FLAGLER VILLAGE
WATER AND SEWER DETAILS

Sunshine811.com

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



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

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Boca Raton, Florida 33486 · 561.392.0221
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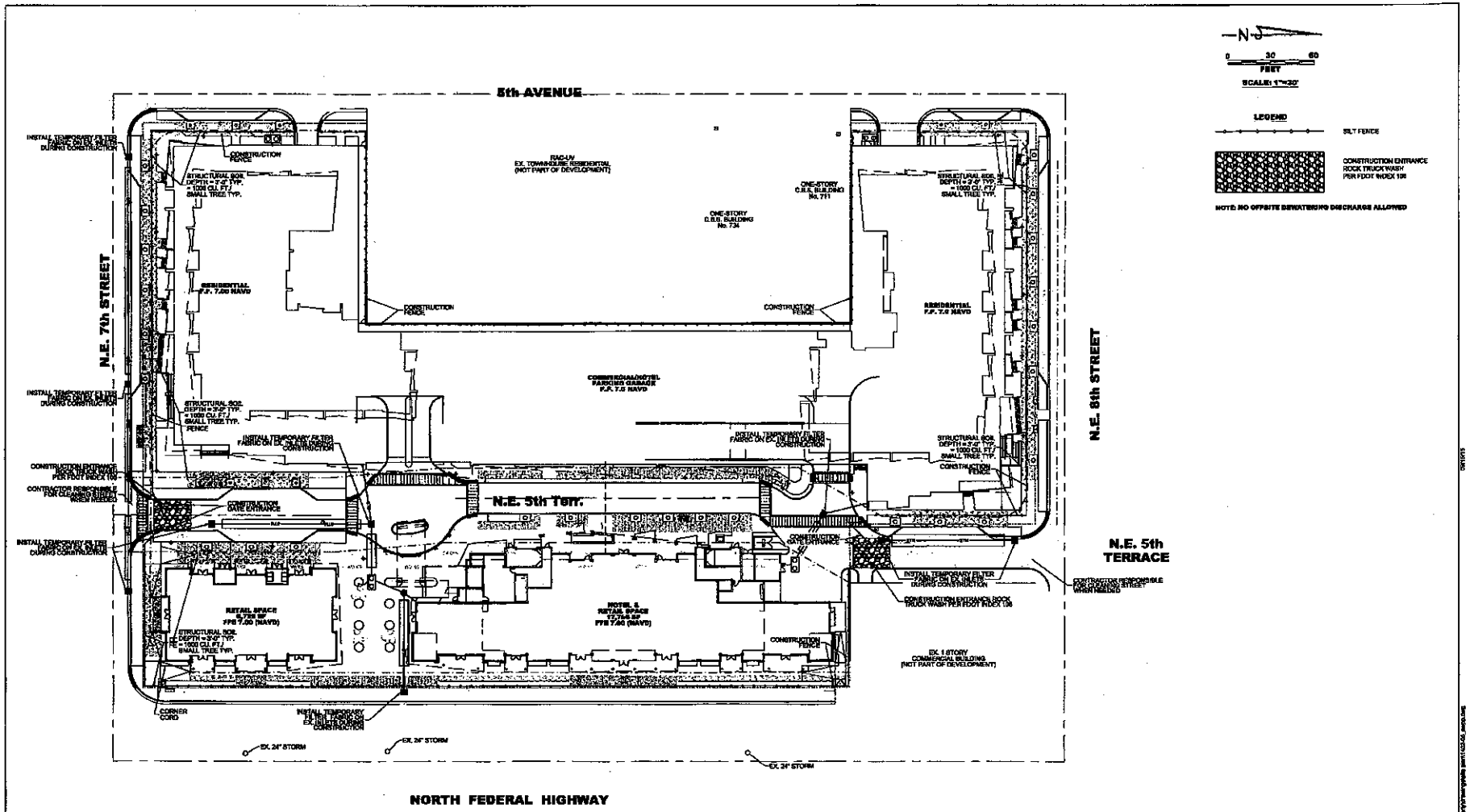
QUANTUM AT FLAGLER VILLAGE

FIRE TRUCK PLAN

SCALE: 1" = 30'
PROJECT NUMBER: 1402-09
SHEET NUMBER: FT-1

Sunshine811.com

Date: 9/14/15
Approved by: JAY HAGANSEN, P.E.
Registered Engineer No. 56918
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: JJL Date: 11/14
Drawn by: JJL Date: 11/14
Checked by: JJL Date: 11/14

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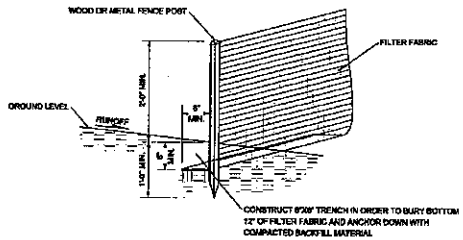
Boca Raton, Florida 33486 · 561.392.0221
C26235 · L87024

QUANTUM AT FLAGLER VILLAGE
STORMWATER POLLUTION PREVENTION PLAN

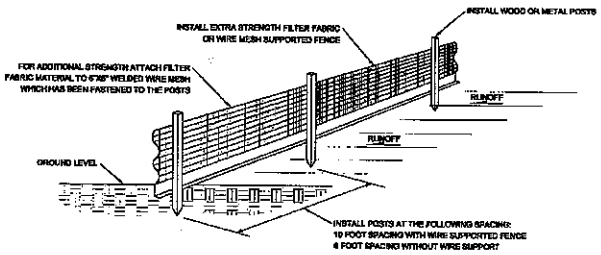
SCALE: 1" = 30'
PROJECT NUMBER: 1402-08
SHEET NUMBER: SWPP-1

Date: 4/13/15
Approved by: JAY HOERNER, P.E.
Registered Engineer No. 38819
State of Florida

Sunshine811.com



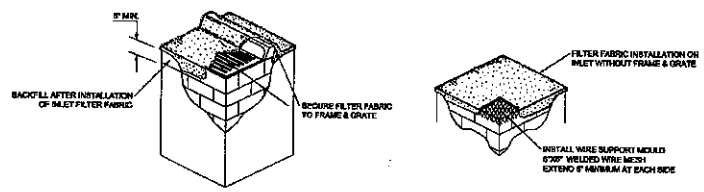
POST & FILTER FABRIC INSTALLATION DETAIL
N.T.S.



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"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
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.



FILTER FABRIC INSTALLATION DETAIL
N.T.S.

FILTER FABRIC INSTALLATION NOTES

1. CONTRACTOR SHALL CLEAR 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	CO PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRD COMMENTS				

Designed by: JH Date: 11/14
Drawn by: J.L.B. Date: 11/14
Checked by: JH Date: 11/14

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QUANTUM AT FLAGLER VILLAGE
EROSION CONTROL DETAILS

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

Date: 11/13/15
Approved by: JAY HUEMMER, P.E.
Registered Engineer No.: 54855
State of Florida

SunshineBIL.com

PROJECT LOCATION: CITY OF FORT LAUDERDALE, BROWARD COUNTY	CITY OF FT LAUDERDALE, BROWARD COUNTY, FLORIDA
TOTAL AREA OF THE SITE:	3.62 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 OPERATIONS.
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 EXISTS:	CONSTRUCT TEMPORARY ENTRANCE OFF OF 10TH AVENUE USING THE SOIL TRACKING PREVENTION DEVICE PER F.D.O.T. INDEX 106
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, CHECKDAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, RIPRAP 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

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NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/16	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/16	JMH	REVISE PER DRC COMMENTS				

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

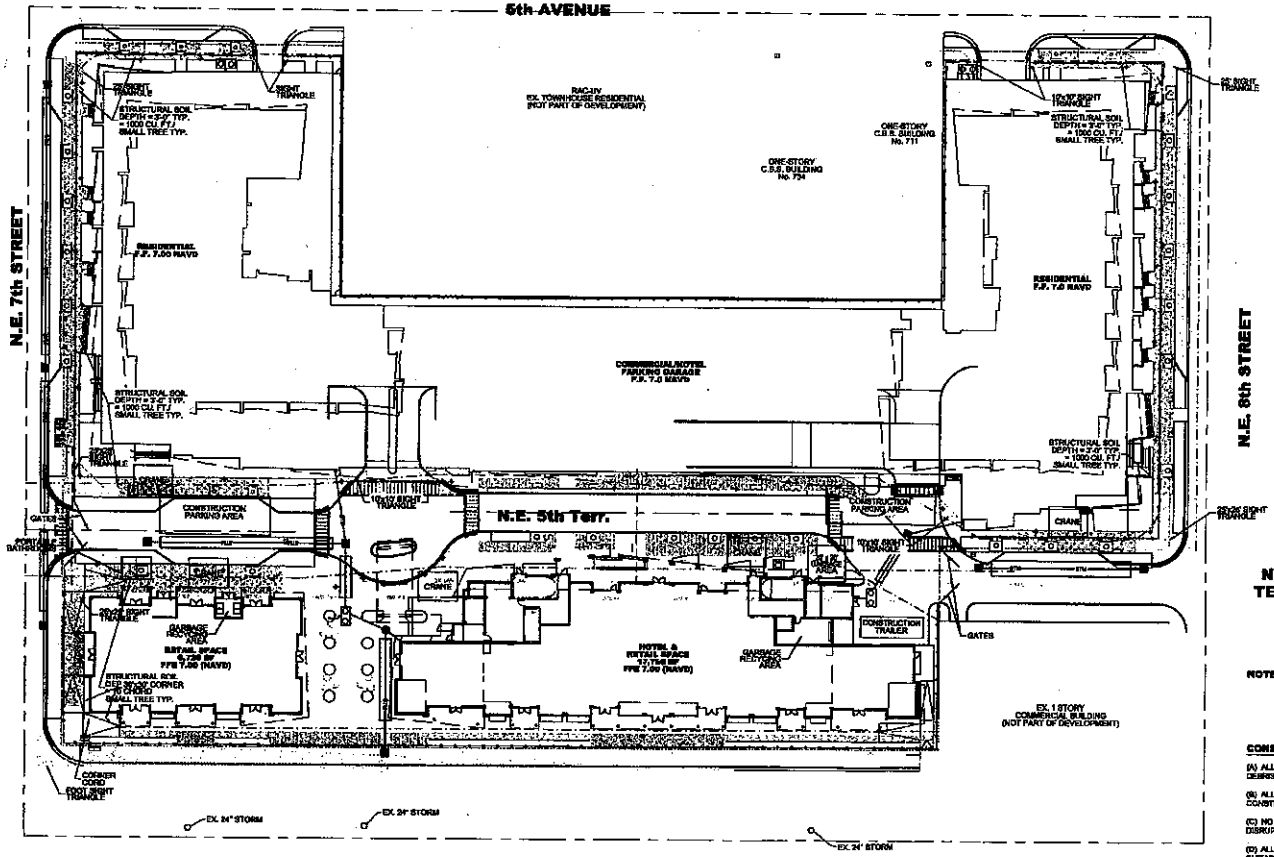
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1499 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C28258 · LB7924

QUANTUM AT FLAGLER VILLAGE

N.P.D.E.S. NOTES

SCALE: 1" = 30'
PROJECT NUMBER: 1402-08
SHEET NUMBER: SWPP-3

Date: 9/14/16
Approved by: JAY HUSSNER, P.E.
Registered Engineer No. ...
Seal 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	09/14/16	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/15/16	JMH	REVISE PER DRC COMMENTS				

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

HSQ GROUP, INC.
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1489 West Palmetto Park Road, Suite 340
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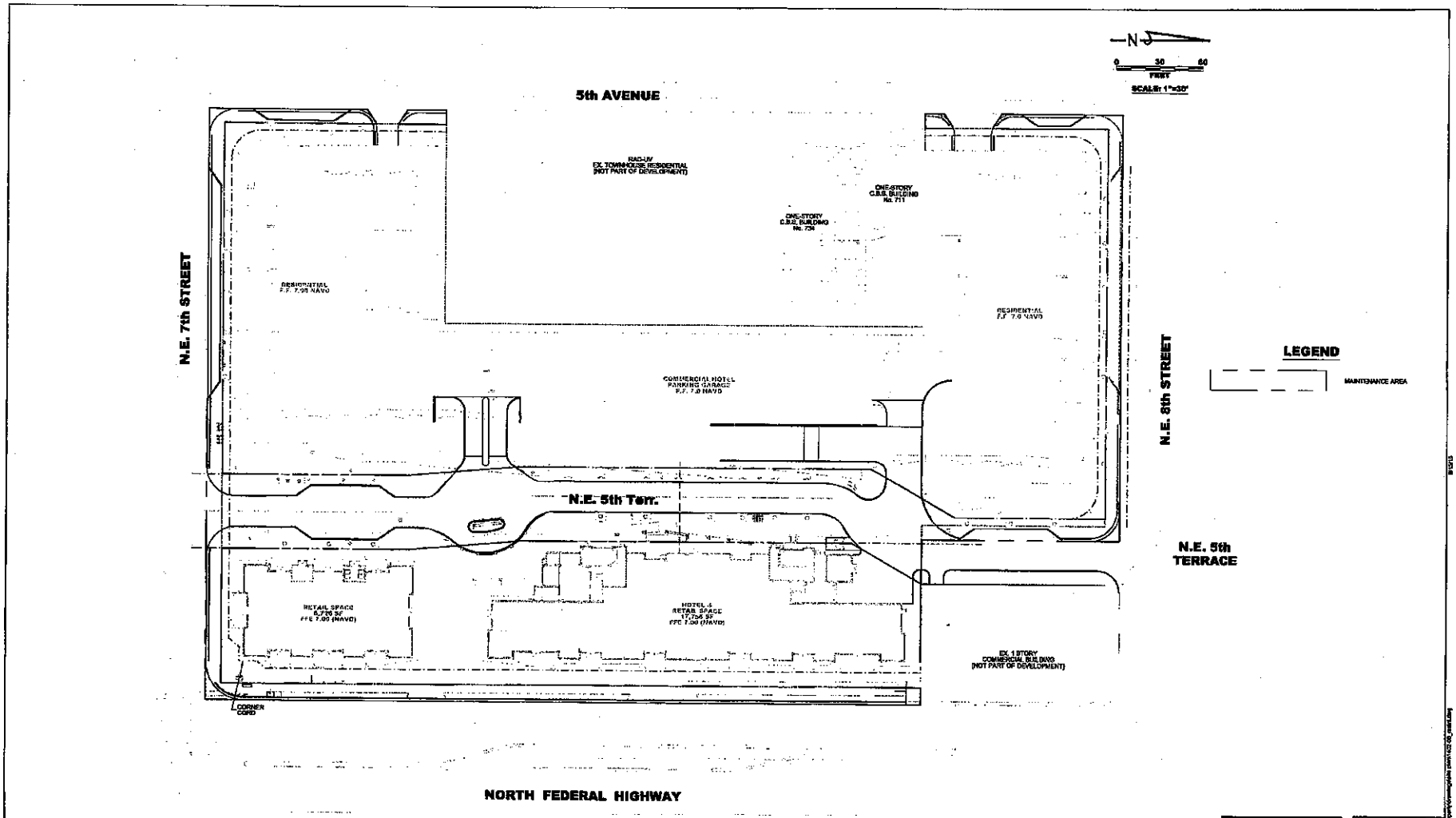
C26258 · LB7924

QUANTUM AT FLAGLER VILLAGE
STAGE STORAGE PLAN

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

Date: 9/19/16
Approved by: JAY HAUBRICH, P.E.
Registered Engineer No. 54818
State of Florida



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NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
3	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: JJ.B. Date: 11/14
Drawn by: J.J.B. Date: 11/14
Checked by: JJ.B. Date: 11/14

HSQ GROUP, INC.
Engineers · Planners · Surveyors
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Boca Raton, Florida 33486 · 561.392.0221
C26256 · LB7924

QUANTUM AT FLAGLER VILLAGE

MAINTENANCE AREA EXHIBIT

SCALE: 1" = 30'
PROJECT NUMBER: 1402-06
SHEET NUMBER: MA-1

Date: 9/1/2015
Approved by: JOY HUSBANDER, P.E.
Registered Engineer No. 58815
State of Florida

EXHIBIT D

Project Construction Pricing and Material list (see attached)

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	$ 389,175.60	$ 424,555.20	$ 389,175.60	$ 283,036.80
			16%	22%	24%	22%	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					

EXHIBIT "E"
PROJECT SCHEDULE

Effective Date	Date on which Agreement is fully executed by both parties.
Participant obtains all governmental approvals and permits	Within 120 days after Effective Date
Commence Project	Within 135 days after the Effective Date
Project Completion Date	Within 30 months of commencing Project
Participant submits reimbursement package to CRA	Within 90 days of Project Completion Date