

PROPOSED

DEVELOPER:



201 E LAS OLAS BLVD, SUITE 1200
FORT LAUDERDALE, FL 33301
TEL. (954) 627-9300

DEVELOPER:



699 N. FEDERAL HIGHWAY, SUITE 200
FORT LAUDERDALE, FL 33304
TEL. (954) 356-5807

ARCHITECTURE:



ARCHITECTS, PA
Lic. No. AA C 000779
8085 NW 155TH STREET
MIAMI-LAKES, FL 33016
P:305.826.3999 F:305.826.4155
www.cfearchitects.com

LANDSCAPE ARCHITECTURE:



612 SW 4TH AVE,
FORT LAUDERDALE, FL 33315
TEL. (954)764-8858

CIVIL ENGINEERING:



4577 NOB HILL ROAD, SUITE 102
SUNRISE, FL 33351
TEL. (954)777-3123

ZONING ATTORNEY:

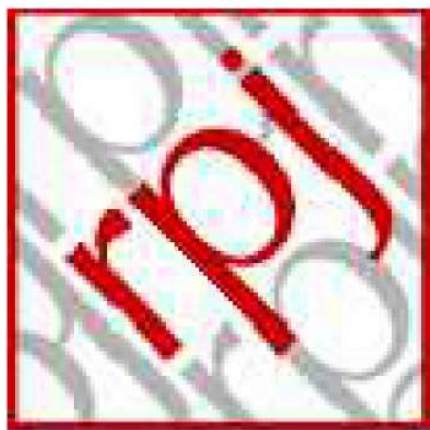


1401 E BROWARD BLVD. SUITE #303
FORT LAUDERDALE, FL 33301
TEL. (954) 779-1119

DEVELOPER:

BARRON REAL ESTATE, INC
517 NE 6TH STREET.
FORT LAUDERDALE, FL 33304

CONSULTING ENGINEERS:



7432 SW 48TH STREEY
MIAMI, FL 33155
TEL.(305) 666-2131

PRELIMINARY DESIGN FOR:
517 NE 6TH STREET

FORT LAUDERDALE, FLORIDA

INDEX OF SHEETS

CS	COVER SHEET	ADDED/PROPOSED	L-000	ILLUSTRATIVE SITE PLAN	UPDATED
CS-1	COVER SHEET	UPDATED	L-200	TREE DISPOSITION PLAN	UPDATED
	SURVEY	PROVIDED	L-210	LANDSCAPE PLAN	UPDATED
SP-1	OVERALL SITE PLAN	UPDATED	L-220	LANDSCAPE DETAILS AND NOTES	UPDATED
SP-2	SITE PLAN	UPDATED			
A-001	CODE SUMMARY	UPDATED	E-200A	LEVEL 01 SITE PHOTOMETRICS ELECTRICAL	UPDATED
A-002	PROJECT RENDERING	UPDATED	E-201A	LEVEL 01 PHOTOMETRICS ELECTRICAL	UPDATED
A-003	PROJECT RENDERING	UPDATED	E-202A	LEVEL 02-06 PHOTOMETRIC PLAN	UPDATED
A-004	PROJECT RENDERING	UPDATED	E-204A	LEVEL 07 PHOTOMETRIC PLAN	UPDATED
A-201	LEVEL 1 -FLOOR PLAN	UPDATED	E-205A	LEVEL 08 PHOTOMETRIC PLAN	UPDATED
A-202	LEVEL 2- FLOOR PLAN	UPDATED	E-300	LIGHTING FIXTURE DETAILS	UPDATED
A-203	LEVEL 3-FLOOR PLAN	UPDATED			
A-203.1	LEVEL 4-FLOOR PLAN	ADDED/PROPOSED	C-1.1	PAVING GRADING AND DRAINAGE PLAN	UPDATED
A-203.2	LEVEL 5-FLOOR PLAN	ADDED/PROPOSED	C-2.1	WATER AND SEWER PLAN	UPDATED
A-204	LEVEL 6-FLOOR PLAN	UPDATED	C-3.1	PAVEMENT MARKINGS AND SIGNAGE PLAN	UPDATED
A-205	LEVEL 7-FLOOR PLAN	UPDATED	SP-3	MAINTENANCE AGREEMENT AREA	UPDATED
A-206	LEVEL 8-FLOOR PLAN	UPDATED	SP-4	EASEMENT PLAN	UPDATED
A-207	LEVEL 9-14TH FLOOR PLAN	UPDATED	SP-5	CONSTRUCTION STAGING PLAN	UPDATED
A-208	LEVEL 15-FLOOR PLAN	UPDATED			
A-209	LEVEL 16-26TH PH-FLOOR PLAN	UPDATED			
A-209.1	LEVEL 27-31ST PH-FLOOR PLAN	ADDED/PROPOSED			
A-210	ROOF LEVEL FLOOR PLAN	UPDATED			
A-211	OPEN SPACE DIAGRAM	UPDATED			
A-212	LOADING AND ENTRY	ADDED/PROPOSED			
A-301	BUILDING ELEVATIONS	UPDATED			
A-302	BUILDING ELEVATIONS	UPDATED			
A-320	ENLARGED PARTIAL ELEVATION	UPDATED			
A-321	ENLARGED PARTIAL ELEVATION	UPDATED			
A-322	BUILDING SECTIONS	UPDATED			
A-323	BUILDING SECTIONS	UPDATED			
A-800	EXTERIOR DETAILS	UPDATED			
A-801	EXTERIOR DETAILS	UPDATED			
A-802	EXTERIOR AND PARKING DETAILS	UPDATED			

COHEN·FREEDMAN·ENCINOSA & ASSOC.

Architects, PA

AA C000779

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:

FLAGLER SIXTH-SOUTH
517 NE. 6TH ST, FT. LAUDERDALE, FL

COVER SHEET

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

Digitally signed
by Sandy Lee
Peaceman
Date:
2024.06.19
09:51:56-04'00'

revisions:

drawn by: LF/SF/JG/NS

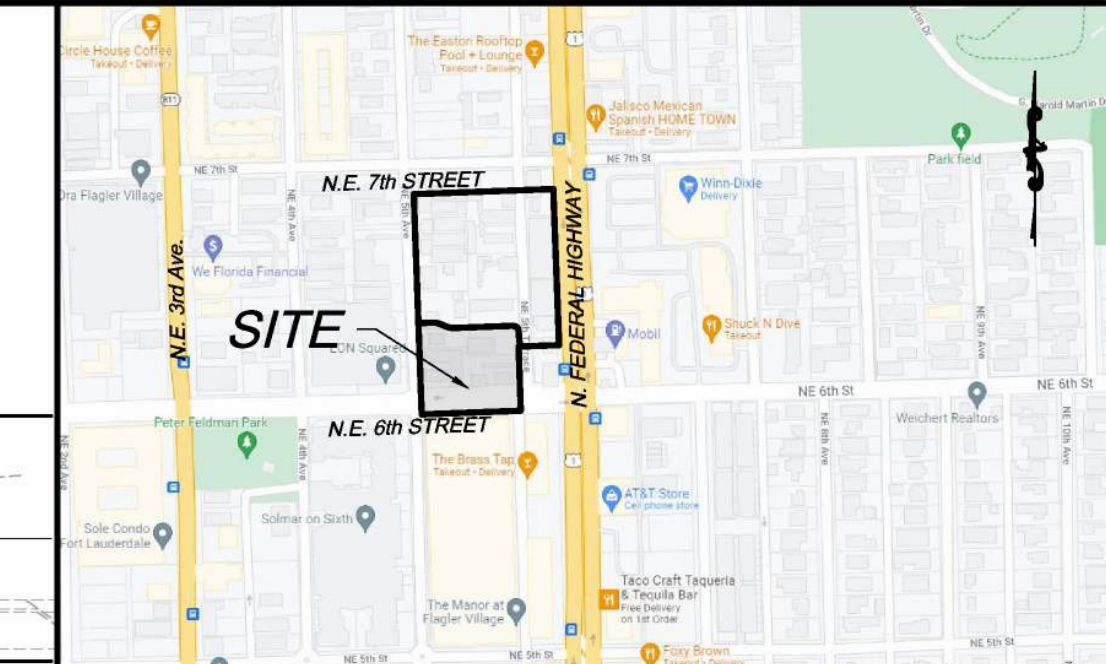
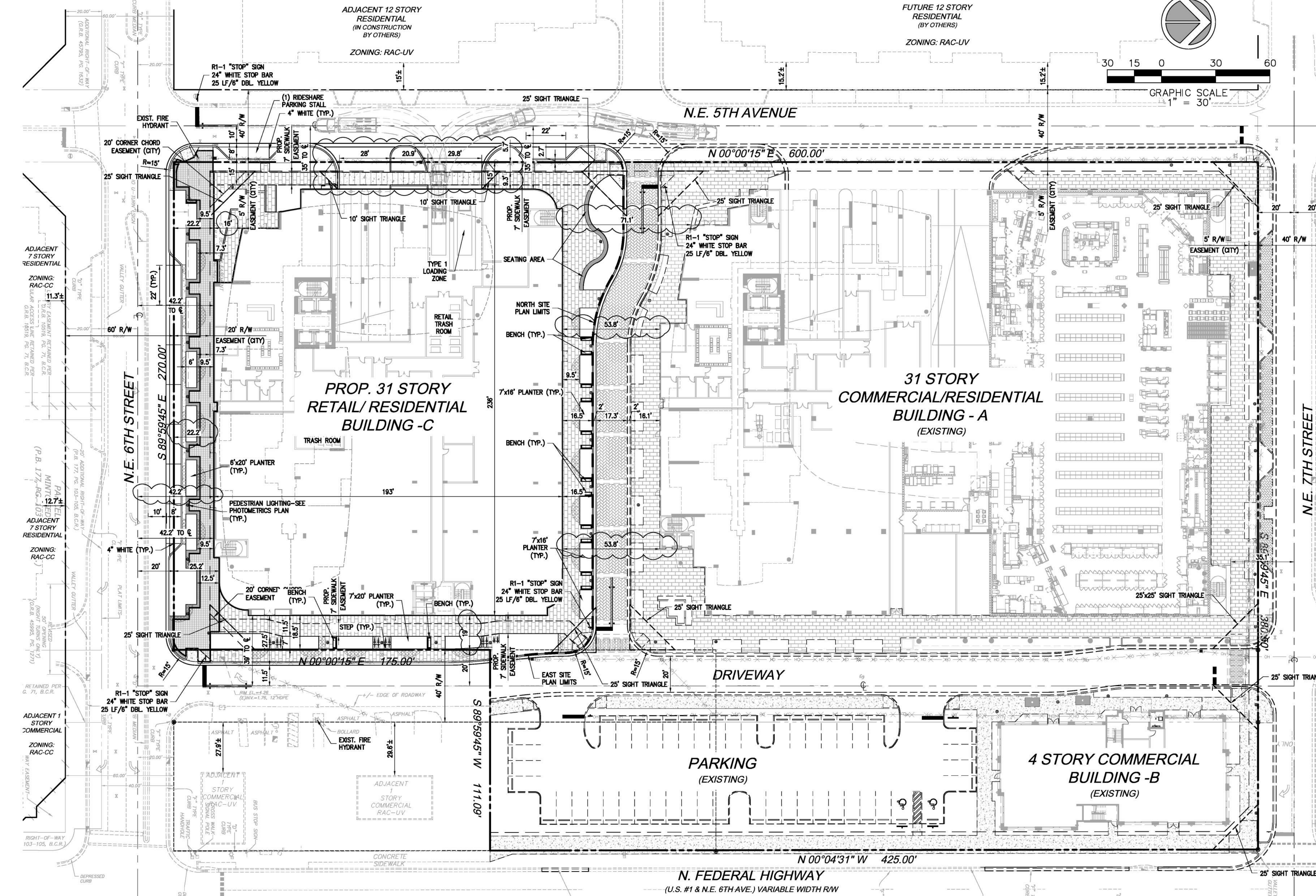
date: 05/14/2024

sheet no:

CS

project: 4007

PROPOSED



LOCATION MAP

SITE PLAN INFORMATION		
CURRENT USE OF PROPERTY	RESIDENTIAL / OFFICE / COMMERCIAL	
CURRENT LAND USE DESIGNATION	D-RAC	
PROPOSED LAND USE DESIGNATION	D-RAC	
CURRENT ZONING DESIGNATION	RAC-UV	
PROPOSED ZONING DESIGNATION	RAC-UV	
ADJACENT ZONING DESIGNATION - EAST	RAC-B1	
ADJACENT ZONING DESIGNATION - SOUTH	RAC-CC	
ADJACENT ZONING DESIGNATION - NORTH & WEST	RAC-UV	
WATER/WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE	
TOTAL SITE AREA	209,088 S.F.	4.80 ACRES
TOTAL PERVIOUS PROPOSED	15,164 S.F.	7.3%
TOTAL PERVIOUS EXISTING	58,503 S.F.	
TOTAL IMPERVIOUS PROPOSED	194,659 S.F.	93.1%
TOTAL IMPERVIOUS EXISTING	100,667 S.F.	
TOTAL BUILDING FOOTPRINT PROPOSED	127,826 S.F.	61.1%
TOTAL BUILDING SQUARE FOOTAGE EXISTING	83,491 S.F.	
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	1,493,155 S.F.	
GROSS BUILDING SQUARE FOOTAGE - BLDG.-A	812,780 S.F.	
GROSS BUILDING SQUARE FOOTAGE - BLDG.-B	27,905 S.F.	
GROSS BUILDING SQUARE FOOTAGE - BLDG.-C	652,470 S.F.	
TOTAL COMMERCIAL SQUARE FOOTAGE PROPOSED	98,515 S.F.	
COMMERCIAL SQUARE FOOTAGE BLDG.-A	47,360 S.F.	
COMMERCIAL SQUARE FOOTAGE BLDG.-B	27,905 S.F.	
COMMERCIAL SQUARE FOOTAGE BLDG.-C	23,250 S.F.	
RESIDENTIAL SQUARE FOOTAGE BLDG.-A	389,420 S.F.	
RESIDENTIAL SQUARE FOOTAGE BLDG.-C	364,500 S.F.	
FLOOR AREA RATIO (F.A.R.)	7.14	
TOTAL BUILDING-A RESIDENTIAL UNITS	301 UNITS	
TOTAL BUILDING-C RESIDENTIAL UNITS	280 UNITS	
DENSITY	116.88 UNITS PER ACRE	
BUILDING HEIGHT	BLDG. A: 33'-8" BLDG. B: 62'-0" BLDG. C: 33'-8"	
NUMBER OF STORIES	BLDG. A: 31 BLDG. B: 4 BLDG. C: 31	
BUILDING WIDTH & LENGTH	BLDG. A: 252'-8" x 231'-5" BLDG. B: 169'-0" x 148'-0" BLDG. C: 236'-0" x 193'-0"	
PEDESTRIAN WALKS & PLAZAS	37,843 S.F.	17.7%
LOT COVERAGE (BUILDING)	127,826 S.F.	61.1%
VIA AREA	29,819 S.F.	14.3%
OPEN SPACE *		
PARKING DATA		
BLDG.-A & BLDG.-B PARKING (INC. 19 ADA PARKING)	590	812
BLDG.-A & BLDG.-B LOADING ZONE (TYPE I)	4	5
BLDG.-C PARKING (INC. 14 ADA PARKING)	477	610
BLDG.-C LOADING ZONE (TYPE I)	1	2
TOTAL PARKING PROVIDED (INC. 33 ADA PARKING)	1,422	
BLDG.-A & BLDG.-B BIKE PARKING PROVIDED	40.6	30
BLDG.-C BIKE PKG. (20 LONG TERM, 12 SHORT TERM)	31	32
TOTAL ON STREET PARKING PROVIDED		15

LEGAL DESCRIPTION:

LOTS 32 THROUGH 48, BLOCK 313, LESS STATE ROAD NO. 5, ALL OF BLOCK 314 AND A PORTION OF NORTHWEST 5TH TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 314; THENCE SOUTH 89°59'45" EAST ALONG THE NORTH LINE OF SAID BLOCKS 313 AND 314 AND THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 7TH STREET, A DISTANCE OF 380.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (N. FEDERAL HIGHWAY); THENCE SOUTH 00°04'31" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 425.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 32, BLOCK 313; THENCE NORTH 89°59'45" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 111.09 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK 314; THENCE SOUTH 00°00'15" WEST ALONG THE EAST LINE OF SAID BLOCK 314 AND THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 5TH TERRACE, A DISTANCE OF 175.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 314; THENCE NORTH 89°59'45" WEST ALONG THE SOUTH LINE OF BLOCK 314 AND THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 6TH STREET, A DISTANCE OF 270.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 314; THENCE NORTH 00°00'15" EAST ALONG THE WEST LINE OF SAID BLOCK 314 AND THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 5TH AVENUE, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE LYING AND BEING IN COUNTY, FLORIDA, CONTAINING 209,088 SQUARE FEET OR (4.80 ACRES), MORE OR LESS.

- REVISION #1
- UPDATED BACKGROUND
 - UPDATED SITE AND PARKING DATA
 - UPDATE DRIVEWAY CONNECTION TO NE 5TH AVE.
 - UPDATE BUILDING SEPARATION BETWEEN BUILDING A AND C

FILE: K:\PROJECTS\21-xxx\21-4100\dwg\4100sp.dwg
PLOT DATE: 5/30/2024 2:46 PM BY: Miguel A. Sosa
LAYOUT: [S-1]

REQUIRED PARKING DATA (BLDG.-C)	AREA/DU	RATIO STALL PER SF/DU	STALLS REQ.	GARAGE SPACES PROVIDED (STANDARD)	GARAGE SPACES PROVIDED (HANDICAP)	ON-STREET STALLS PROVIDED	TOTAL PROVIDED
RESIDENTIAL PARKING REQUIRED	280 DU	1.2	312				
RETAIL PARKING REQUIRED	11,250 S.F.	1/250	45				
*RESTAURANT PARKING	12,000 S.F.	1/100	120				
TOTAL			477	587	14 ***	9	610

* NOTE 01: RESTAURANT CUSTOMER SERVICE AREA ASSUMED TO BE 70% OF TOTAL RESTAURANT AREA.
*** NOTE 03: HANDICAP STALLS PROVIDED ARE 2% OF TOTAL PARKING REQUIRED MINIMUM.

BUILDING "C" OPEN SPACE AREAS BREAKDOWN	
ROOF IMPERVIOUS	16,249 S.F.
ROOF PERVIOUS	2,638 S.F.
AT-GRADE PERVIOUS	5,465 S.F.
AT-GRADE IMPERVIOUS	12,836 S.F.
BLDG. "C" TOTAL OPEN SPACE	37,188 S.F.

BUILDING AREA BY FLOOR		PODIUM						HIGH-RISE						
AREA (GSF)		LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	LEVEL 07	LEVEL 08 AMENITY	LVL. 09-14	LEVEL 15	LVL. 16-28	LVL. 27-31	TOTAL
RESIDENTIAL		885	885	885	885	885	885	885	14,583	18,000	15,200	12,500	12,500	327,883
RES. AMENITY & LEASING	4,628								6,500		2,800			13,928
COMMERCIAL	23,250	230	230	230	230									24,170
MEP & SERVICE	16,038													16,038
PARKING		42,880	42,880	42,880	42,880	43,090	43,090							257,620
TOTAL	43,914	43,975	43,975	43,975	43,975	43,975	43,975	43,975	21,083	108,000	18,000	137,500	62,500	639,782

PARKING PROVIDED PER LEVEL	STANDARD**	HANDICAP*	TOTAL
LEVEL 01	0	0	0
LEVEL 02	80	3	83
LEVEL 03	99	3	102
LEVEL 04	101	2	103
LEVEL 05	101	2	103
LEVEL 06	102	2	104
LEVEL 07	104	2	106
SUBTOTAL	587	14	601

* NOTE: HANDICAP STALLS PROVIDED ARE 2% OF TOTAL PARKING REQUIRED.
** NOTE: NO COMPACT STALLS PROPOSED.

BUILDING - C	
ON-STREET PARKING PROVIDED	8 STALLS
ON-STREET RIDESHARE SPACES	1 STALLS
TOTAL OFF-STREET PARKING PROVIDED	601 STALLS
TOTAL VEHICLE STALLS PROVIDED	610 STALLS

LOADING REQUIRED	1 TYPE 1 (RETAIL AREA LESS THAN 50,000 S.F.)
LOADING PROVIDED	1

BIKE PARKING REQUIRED:	31 STALLS (1 PER 20 VEHICULAR STALLS)
BIKE PARKING PROVIDED:	32 STALLS (20 LONG TERM 12 SHORT TERM)

SETBACK TABLE

	REQUIRED	PROVIDED	REQUIRED TO E	PROVIDED TO E
EAST - N.E. 5TH TERRACE	5'	19'	35'	39'
SOUTH - N.E. 6TH STREET	5'	22.2'	40'	42.2'
WEST - N.E. 5TH AVENUE	5'	15'	35'	35'
NORTH	N/A	N/A	N/A	N/A

SOLID WASTE MANAGEMENT

- THE SOLID WASTE AND RECYCLING WILL BE COLLECTED FROM THE LOADING AREA. THE OPERATOR ANTICIPATES THE COLLECTION BY A PRIVATE LICENSED CONTRACTOR TWO (2) TIMES A PER WEEK OR MORE AS NEEDED.
- THE COLLECTION WILL OCCUR BY ACCESS FROM N.E. 5TH AVENUE SERVICE TURNING RIGHT TO SHOW DISCUSSION PROVIDED.
- THE RESIDENTIAL TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE RESIDENTIAL TRASH ROOM. THE COMMERCIAL TRASH WILL BE PLACED IN THE COMMERCIAL COMPACTOR.
- SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING VIA TRASH CHUTE.
- THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.

STRUCTURAL SOIL

STRUCTURAL SOIL WILL BE USED UNDER THE SIDEWALK IN AN 8' RADIUS FROM THE CENTER OF ALL STREET TREES EXCLUDING PALMS. SEE LANDSCAPE PLANS FOR DETAILS.
* REFER TO ARCHITECT SHEET A-211 FOR DETAILED OPEN SPACE AREAS.

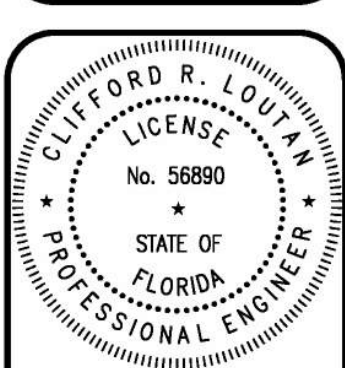
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.sun-tech.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114



REVISIONS			
NO.	DATE	DESCRIPTION	DRG REVIEW #
1	1/9/24		
2	5/24/24		

FLAGLER SIXTH SOUTH
CITY OF FORT LAUDERDALE
OVERALL SITE PLAN

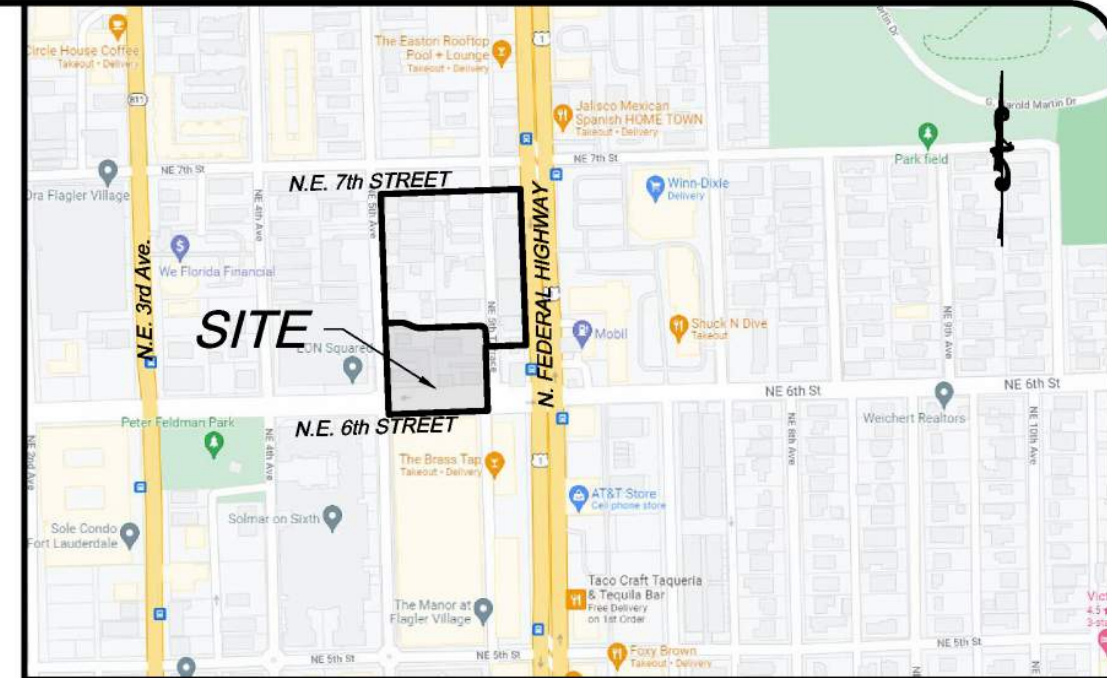
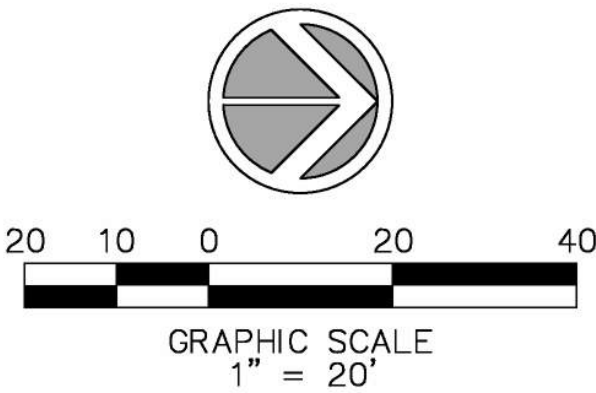
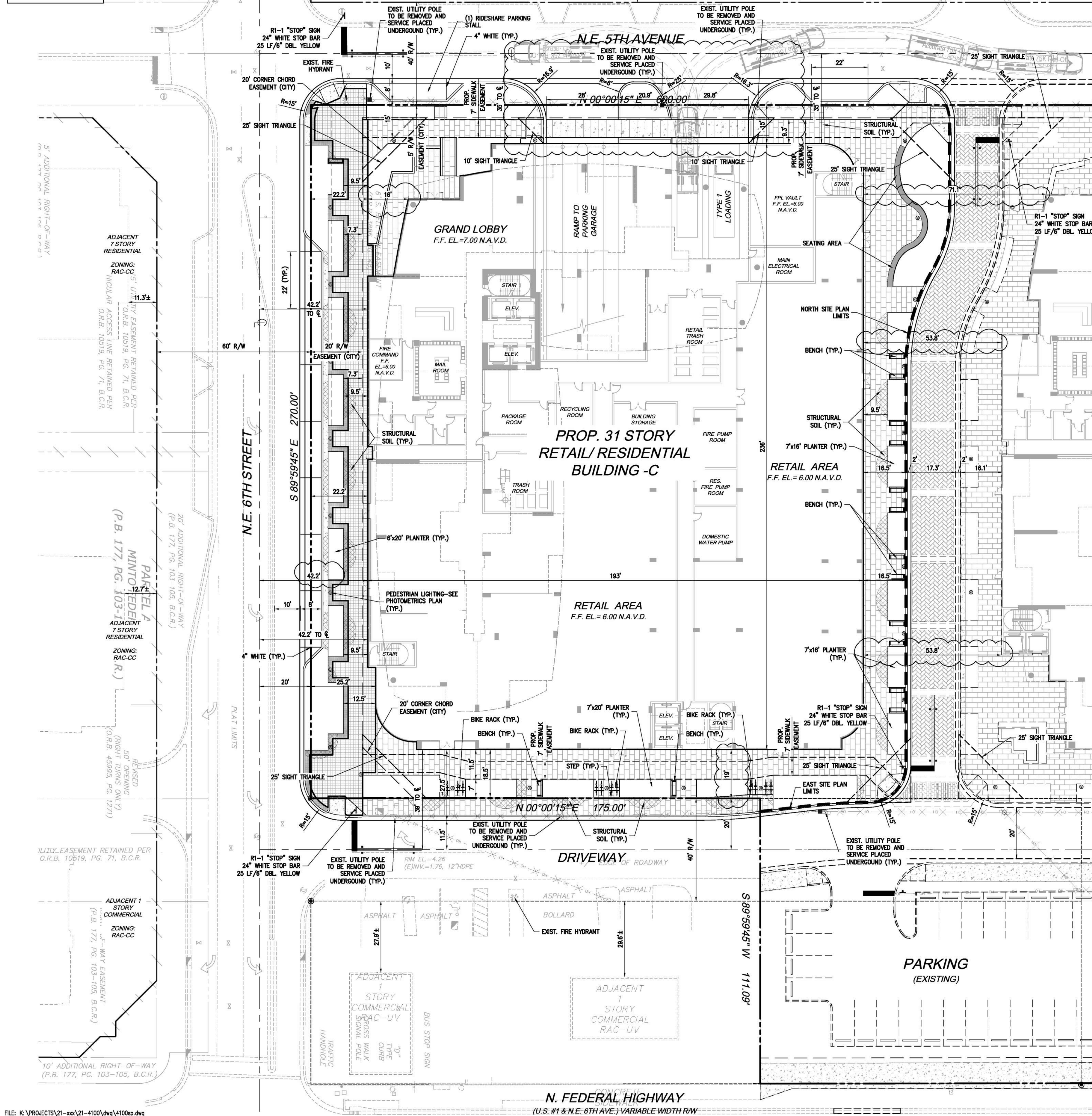
DATE: 05/24/24
SCALE: 1"=30'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 21-4100



Date: May 30, 2024
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
SP-1

PROPOSED



4577 Nob Hill Road, Suite 102
Sumner, FL 33551
www.sun-tech.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors

STE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/9/24	DRG REVIEW #1	
2	5/24/24	DRG REVIEW #2	

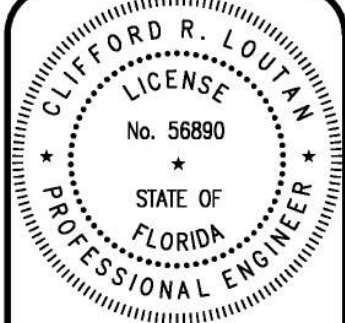
FLAGLER SIXTH SOUTH

CITY OF FORT LAUDERDALE

FLORIDA

SITE PLAN

DATE:	05/24/24
SCALE:	1"=30'
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	21-4100



Date: May 30, 2024
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
SP-2

FILE: K:\PROJECTS\21-4100\dwg\21-4100.dwg
PLOT DATE: 5/30/2024 2:46 PM BY: Miguel A. Sosa
LAYOUT: [SP-2]

PROPOSED



VIEW OF SOUTHWEST

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street
Miami Lakes, Florida 33016
305-826-3999

PRELIMINARY DESIGN FOR:
FLAGLER SIXTH-SOUTH
517 NE. 6TH ST., FT. LAUDERDALE, FL
EXTERIOR DETAILS

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

Digitally signed
by Sandy Lee
Peaceman
Date:
2024.06.19
09:52:10 -0400

revisions:

drawn by: LP/SP/NS

date: 10/19/2023

sheet no:

A-002

project:

4007

PROPOSED



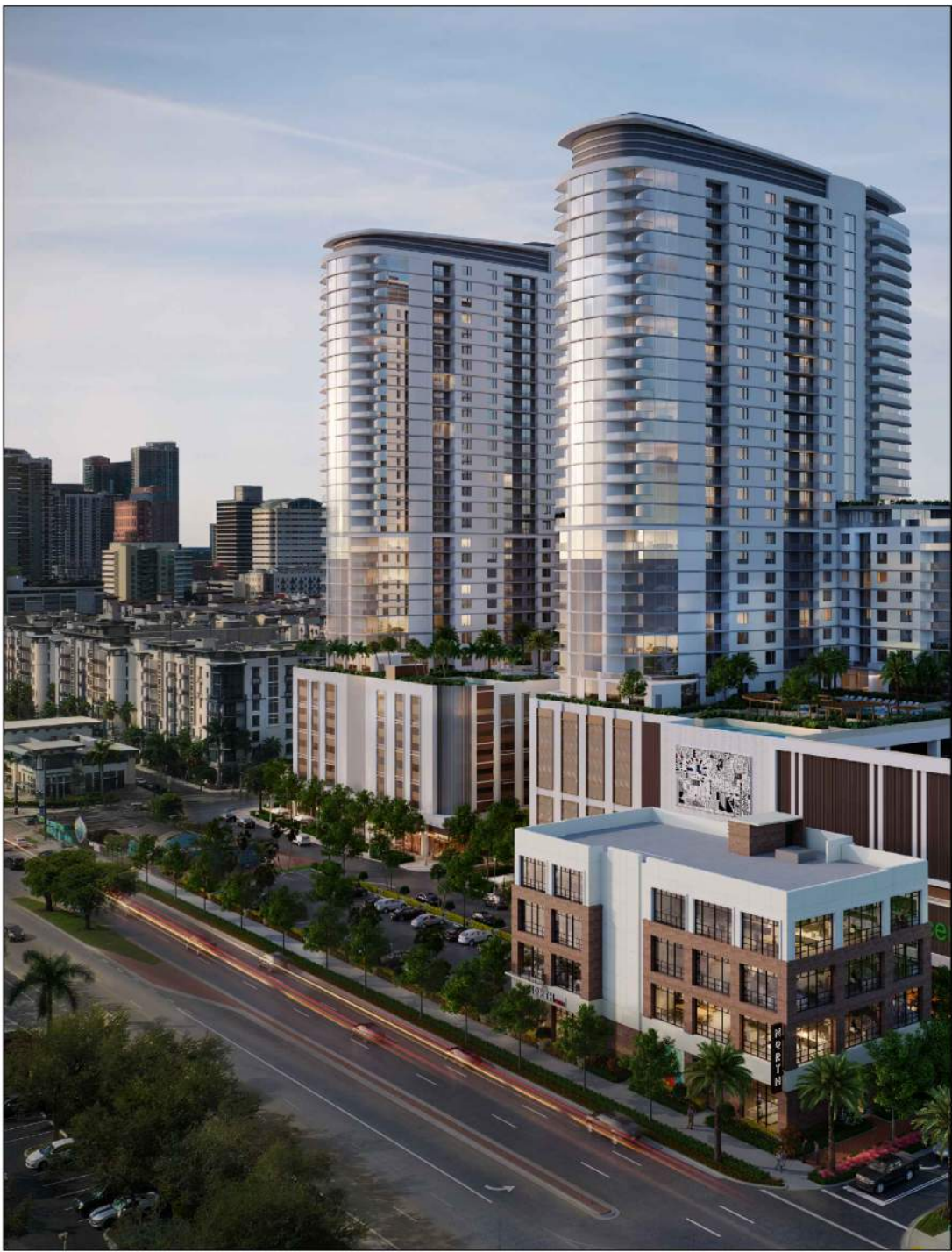
VIEW LOOKING SOUTH EAST



VIEW LOOKING SOUTHWEST FROM FEDERAL HWY



VIEW LOOKING WEST ABOVE FEDERAL HWY



VIEW LOOKING SOUTH WEST



VIEW LOOKING EAST MID-BLOCK

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street
Miami Lakes, Florida 33016
305-826-3999

PRELIMINARY DESIGN FOR:
FLAGLER SIXTH-SOUTH
517 NE. 6TH ST., FT. LAUDERDALE, FL
EXTERIOR DETAILS

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

Digitally signed
by Sandy Lee
Peaceman
Date:
2024.06.19
09:52:19 -0400

drawn by: LP/SP/NS

date: 10/19/2023

sheet no: A-003

project: 4007

PROPOSED



VIEW LOOKING NORTH WEST

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
FLAGLER SIXTH-SOUTH
517 NE. 6TH ST, FT. LAUDERDALE, FL

EXTERIOR DETAILS

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AP# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AP# 0012225

Digitally signed
by Sandy Lee
Peaceman
Date:
2024.06.19
09:52:24 -0400

revisions:

drawn by: LP/SP/NS

date: 10/19/2023

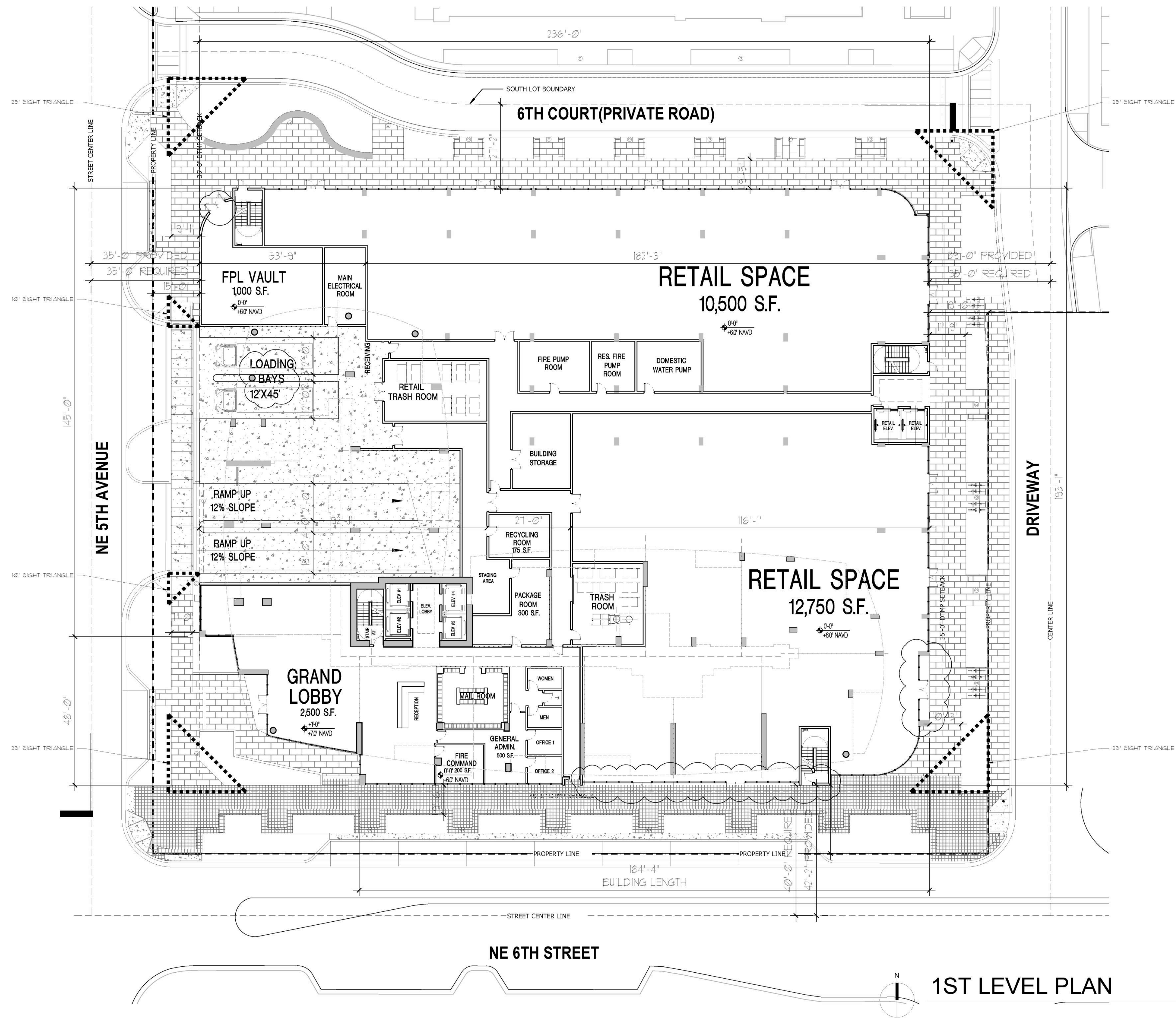
sheet no:

A-004

project:

4007

PROPOSED



1ST LEVEL PLAN

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

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA AA C000779

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:

FLAGLER SIXTH-SOUTH
517 NE. 6TH ST, FT. LAUDERDALE, FL

GROUND FLOOR PLAN

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

The image shows the official seal of the State of Florida Department of Transportation on the left. To its right is a digital signature block. At the top, it says "Digitally signed by Sandy Lee Peaceman". Below this, it says "Date: 2024.06.19 09:52:31-04'00'".

revisions:

drawn by: LF/SP/JG/NS

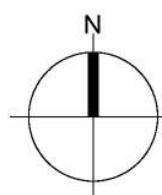
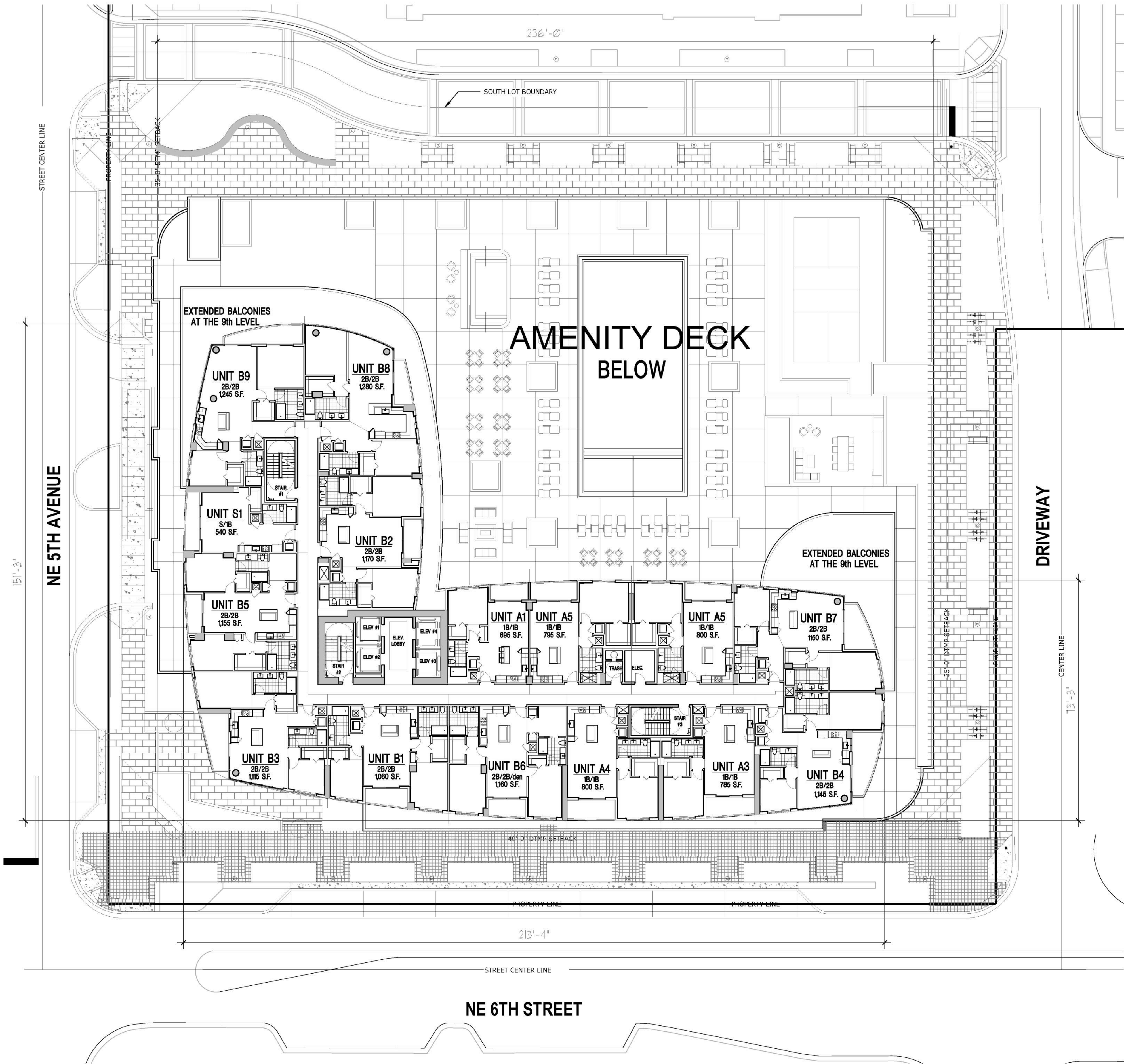
date: 05/14/2024

sheet no:

A-201

project:	4007
----------	------

PROPOSED



TOWER LEVEL PLAN-9-14

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

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

AA 0000779

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:

FLAGLER SIXTH-SOUTH

517 NE. 6TH ST., FT. LAUDERDALE, FL

9TH-14TH LEVEL FLOOR PLAN

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

Digitally signed
by Sandy Lee
Peaceman
Date:
2024.06.19
09:53:27 -0400

revisions:

drawn by: LF/SP/NS

date: 10/19/2023

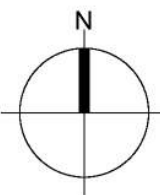
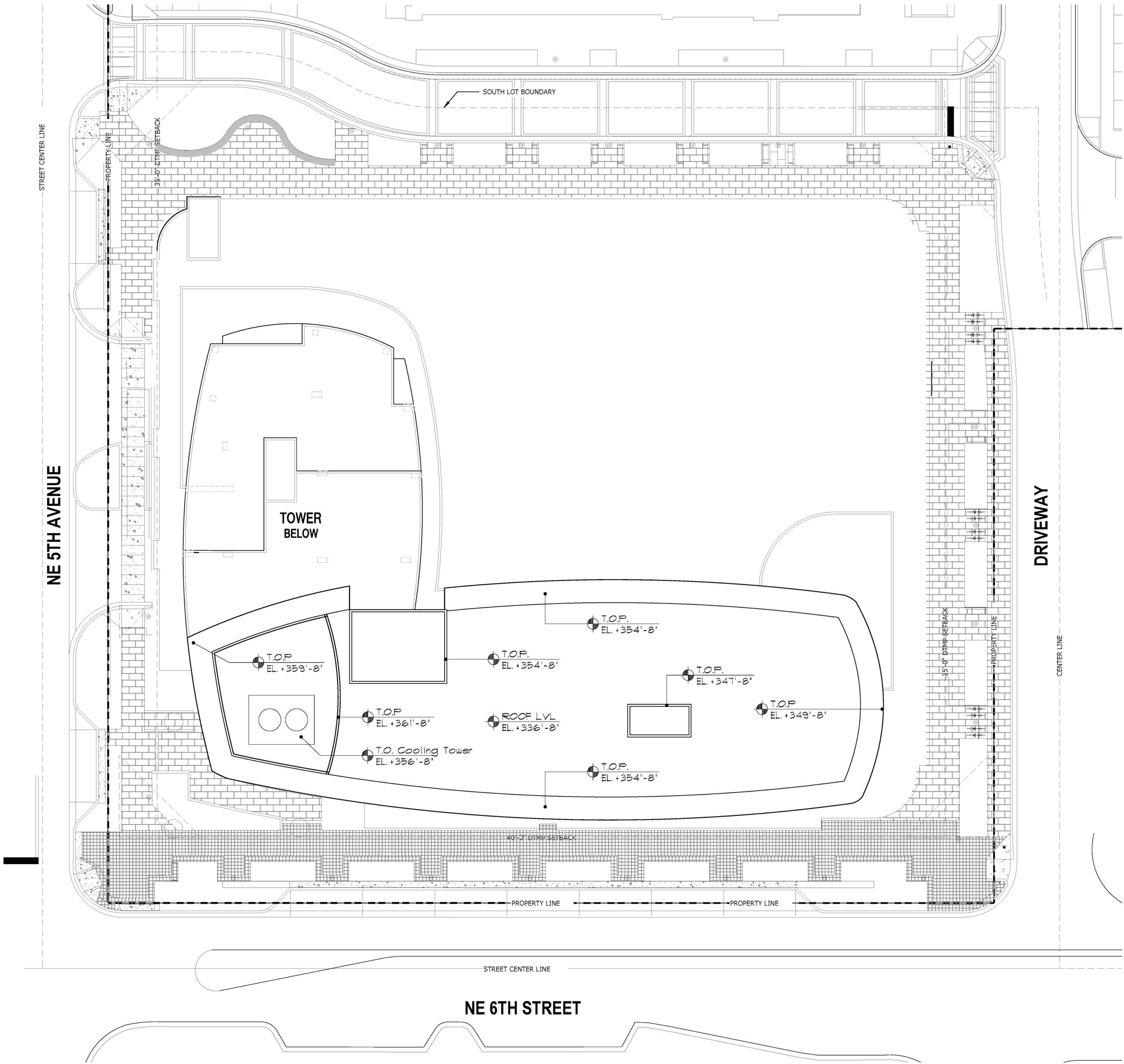
sheet no:

A-207

project:

4007

PROPOSED



ROOF PLAN

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

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA
8085 N.W. 155th Street
Miami Lakes, Florida 33016
305-826-3999

PRELIMINARY DESIGN FOR:
FLAGLER SIXTH-SOUTH
517 NE. 6TH ST., FT. LAUDERDALE, FL
16TH-26TH LEVEL FLOOR PLAN

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

Digitally signed
by Sandy Lee
Peaceman
Date:
2024.06.19
09:53:52-04'00'

revisions:

drawn by: LF/SP/NS

date: 10/19/2023

sheet no:

A-210

project:

4007

PROPOSED



LEGEND

ROOF IMPERVIOUS OPEN SPACE TOTAL:24,349
ROOF PERVIOUS OPEN SPACE TOTAL:2541 SF
AT GRADE PERVIOUS OPEN SPACE TOTAL:5,778 SF
AT GRADE IMPERVIOUS OPEN SPACE TOTAL:14,302

OPEN SPACE-GENERAL	
Site Area (South Lot Only)	67,593 SF
Required Open Space	10% OF SITE AREA
Required Open Space Total	6,759 SF
Provided Open Space Total	46,970 SF
Required Open Space At Grade	2,704 SF 40%
Provided Open Space At Grade	20,080 SF 297%
Req.Pervious Landscape Area	1,690 SF 25%
Prov.Pervious Landscape Area	8,319 SF 123%

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street
Miami Lakes, Florida 33016
305-826-3999

PRELIMINARY DESIGN FOR:
FLAGLER SIXTH-SOUTH
517 NE. 6TH ST., FT. LAUDERDALE, FL
OPEN SPACE DIAGRAM

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

Digitally signed
by Sandy Lee
Peaceman
Date:
2024.06.19
09:53:58 -0400

revisions:

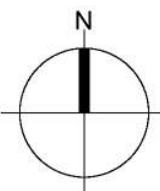
drawn by: LF/SP/NS

date: 10/19/2023

sheet no:

A-211

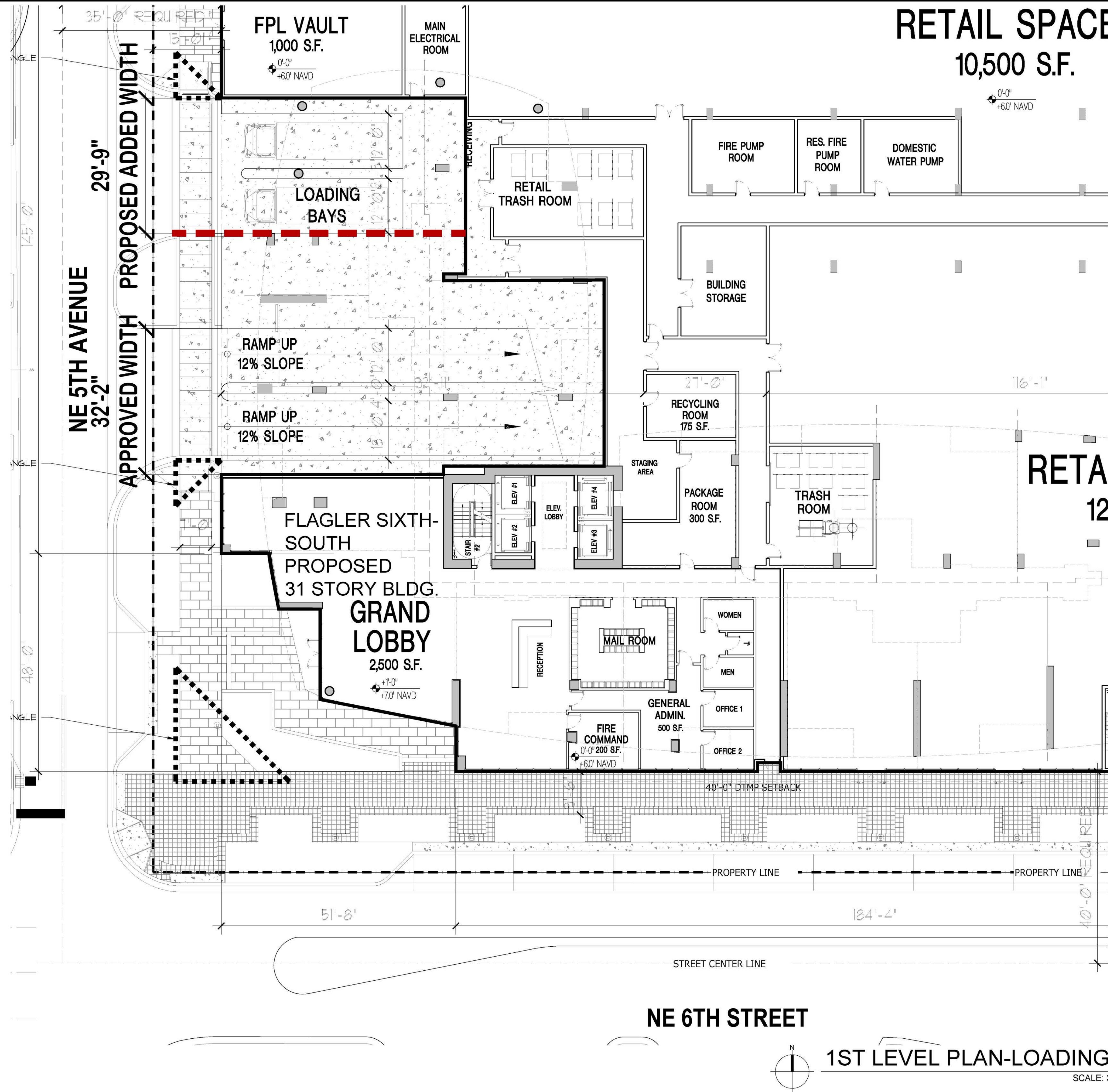
project: 4007



TOWER LEVEL PLAN-27-31

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

PROPOSED



NE 6TH STREET

1ST LEVEL PLAN-LOADING/ENTRY

SCALE: 3/32"=1'-0"

COHEN • FREEDMAN • ENCINOSA & ASSOC.

PRELIMINARY DESIGN FOR:
FLAGLER SIXTH-SOUTH

517 NE. 6TH ST., FT. LAUDERDALE, FL

GROUND FLOOR PLAN-LOADING AND ENTRY AREA

Architects, PA

AA C0000779

Miami Lakes, Florida

8085 N.W. 155th Street

33016 305-826-3999

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AP# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AP# 0012225

Digitally signed
by Sandy Lee
Peaceman
Date:
2024.06.19
09:54:04 -0400

revisions:

drawn by: LP/SP/NS

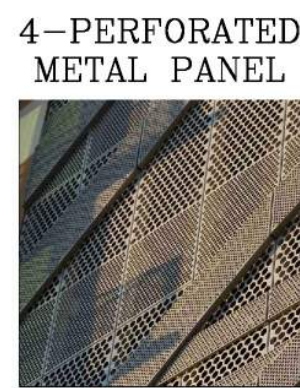
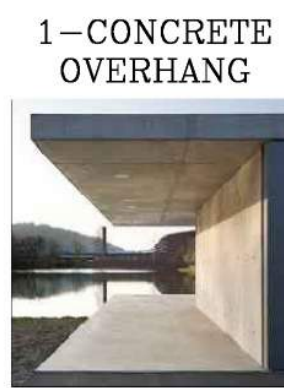
date: 10/19/2023

sheet no:

A-212

project: 4007

PROPOSED



BUILDING ELEVATION

WEST ELEVATION

NOTE: TENANTS STOREFRONT DESIGN VARIES: TO BE DESIGNED BY INDIVIDUAL TENANTS SUBJECT TO LANDLORD'S APPROVAL AND COMPLIANCE TO AHJ AND CITY REGULATIONS.



BUILDING ELEVATION

SOUTH ELEVATION

NOTE: TENANTS STOREFRONT DESIGN VARIES: TO BE DESIGNED BY INDIVIDUAL TENANTS SUBJECT TO LANDLORD'S APPROVAL AND COMPLIANCE TO AHJ AND CITY REGULATIONS.

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
FLAGLER SIXTH-SOUTH
517 NE. 6TH ST, FT. LAUDERDALE, FL
ELEVATIONS, SOUTH TOWER

SANDY L. PEACEMAN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0016169

ARTURO L. ROBINSON
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0012225

Digitally signed
by Sandy Lee
Peaceman
Date:
2024.06.19
09:54:17-0400

revisions:

drawn by:

LF/BP/JG/NS

date:

05/14/2024

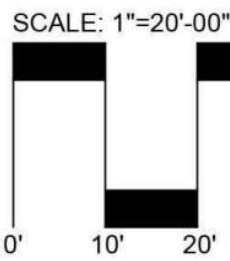
sheet no:

A-302

project:

4007

PROPOSED



SITE PLAN SUBMITTAL

FLAGLER SIXTH - SOUTH

FORT LAUDERDALE, FLORIDA

Sheet Description
ILLUSTRATIVE
SITE
PLAN

Release Date

06-15-2022

Project Number

2328B

Drawing Number

L-000

Sheet 1 OF 1

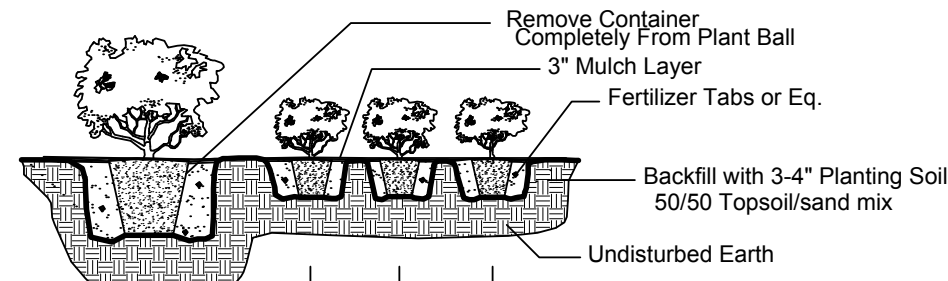
AAL
Architectural Alliance Landscape
400 NW 14th Street, Suite 200
Fort Lauderdale, FL 33311
TEL: 954-744-8858 EMAIL: hjohnson@archall.net



REV 1 - DRG AMENDMENT
12-15-2023

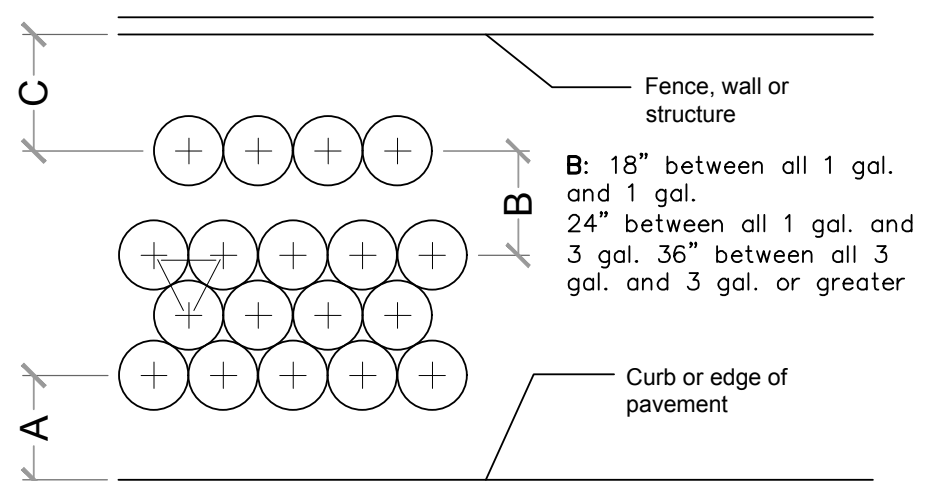
Revision Dates

PROPOSED



Shrub & Ground Cover Planting Detail

NTS



FRONT

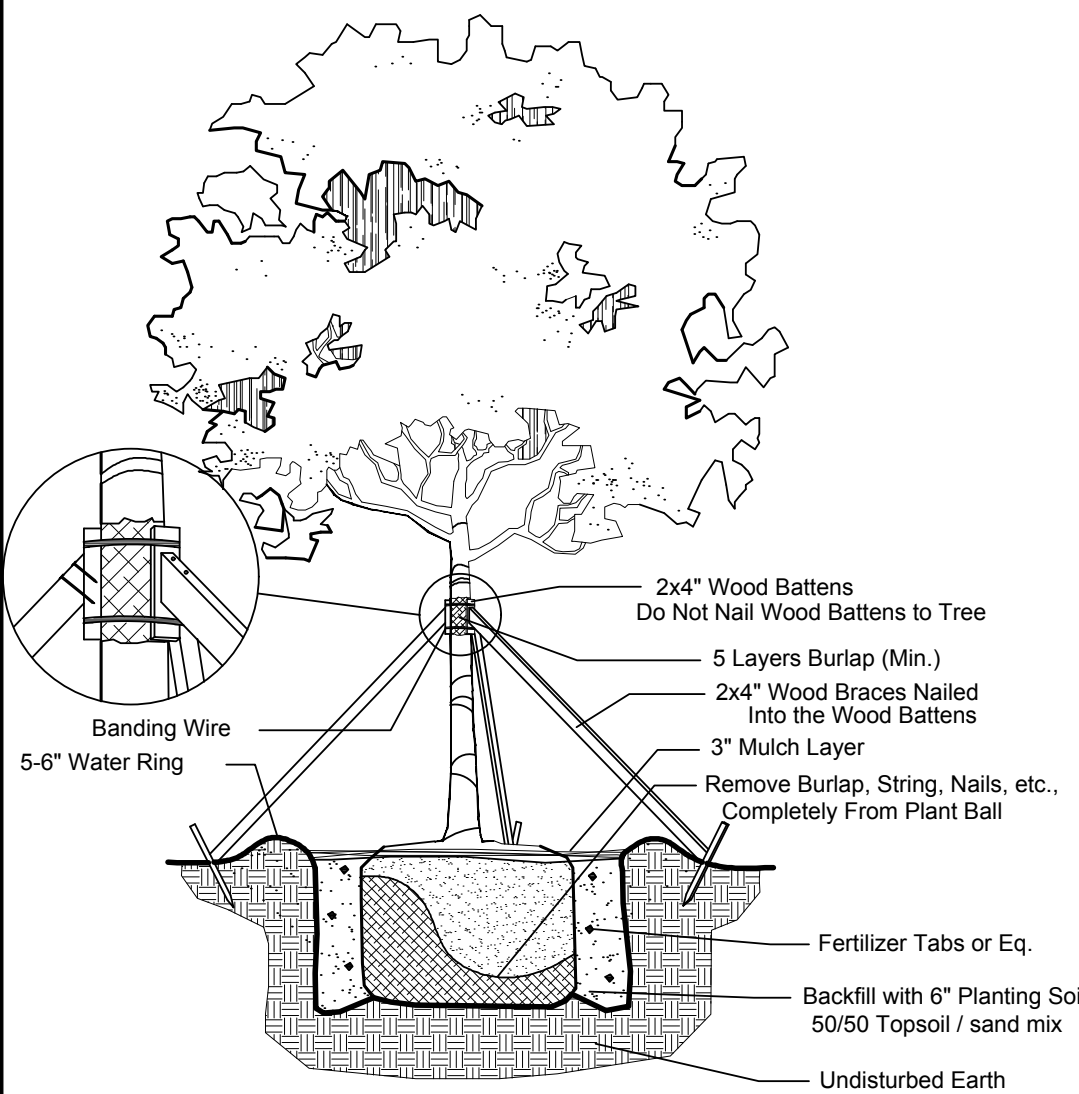
A: 14" for all 1 gal.
24" for all 3 gal. or greater

C: 18" for all 1 gal.
30" for all 3 gal. or greater
wires not included

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

Typical Plant Spacing

NTS

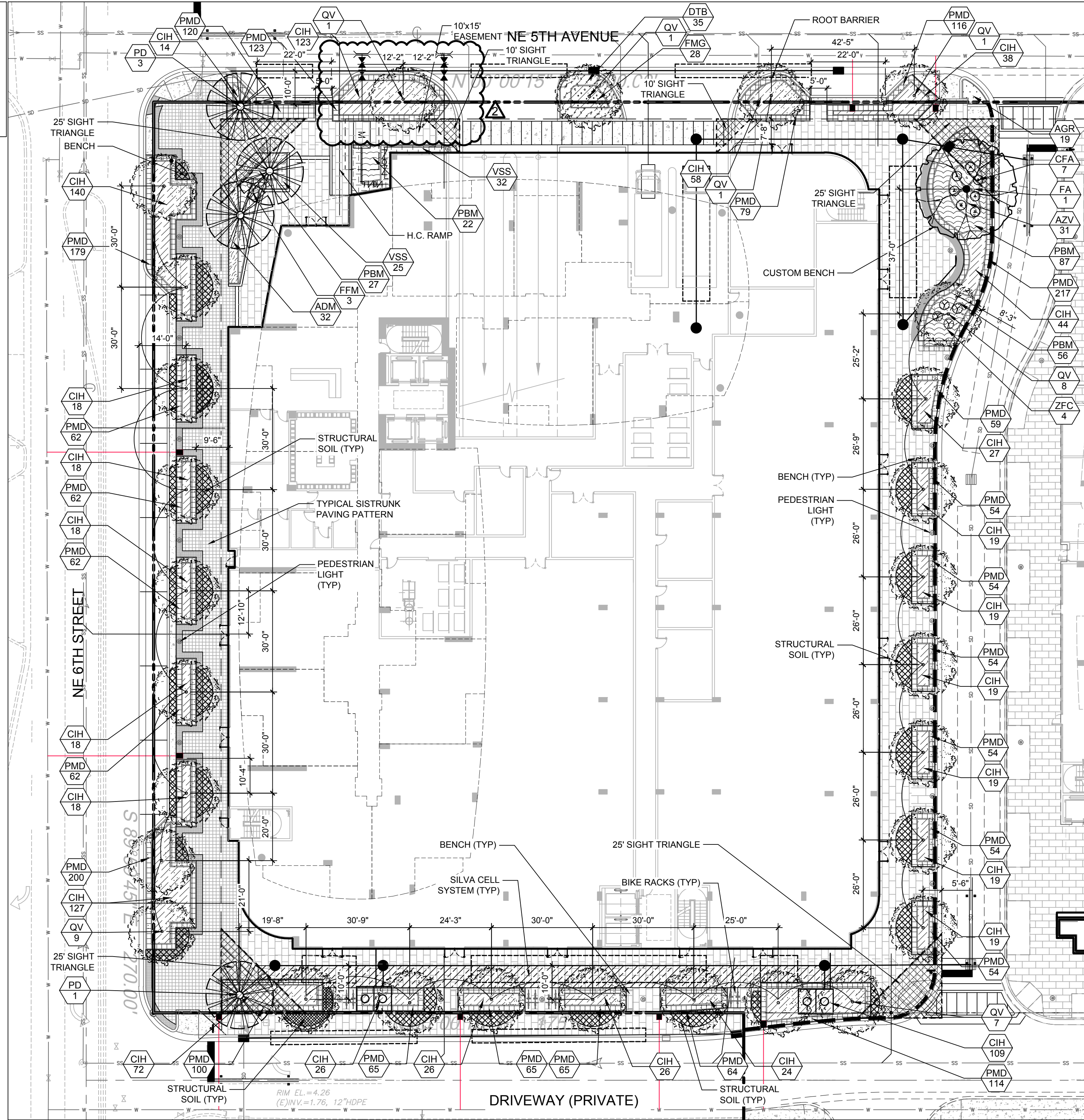


Large Tree Planting Detail

NOTES:

- SEE SHEET L-200 TREE DISPOSITION PLAN.
- SEE SHEET L-210 PLANTING PLAN, LANDSCAPE SCHEDULE AND CALCULATIONS
- SEE SHEET L-220 FOR LANDSCAPE DETAILS AND NOTES
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

NTS



PLANT SCHEDULE GROUND LEVEL

CODE	QTY	AMENITY LEVEL	GROUND LEVEL	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
TREES										
STR	1			FRAX AUREA	STRANGLER FIG	18" O.A. FIELD GROWN		18" O.A. SPECIMEN	YES	HIGH
QV	2			QUERCUS VIRENDA	LIVE OAK	30" O.A.		18" O.A. HEIGHT @ CT	YES	HIGH
PALM TREES										
PD	15	11		PHOENIX DACTYLOPERA 'NEEDJOL'	NEEDJOL DATE PALM	FG66B		18" 20" CT, MATCHED HEIGHTS	NO	HIGH
SHRUBS										
CFA	7			CORYLUS FRUTICOSA 'AUNTIE LOU'	AUNTIE LOU TI PLANT	7 GAL.		38" HT X 24" SPR	NO	HIGH
FFM	3			FRAX AUREA 'FOETIDA'	MAURITIUS TEMP	10 GAL.		38" SPECIMEN	NO	MEDIUM
ZFC	4			ZAMIA FURFURACEA	CARDON PALM	10 GAL.		38" O.A., SPECIMEN	NO	MEDIUM
SHRUB AREAS										
CHI	1,058			ALPINA ZERUMBEY 'VARIEGATA'	VARIATED SHELL GINGER	7 GAL.		30" HT X 24" SPR	NO	HIGH
CHI	1,058			CHRYSOBALANUS 'CACC' 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.		18" HT X 18" SPR	YES	HIGH
FMG	28			FOCUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FOCUS	3 GAL.		12" HT X 12" SPR	NO	HIGH
PBM	182			PHILODENDRON 'BURLIE MARK'	PHILODENDRON	3 GAL.		16" HT X 16" SPR	NO	MEDIUM
PMD	2,138			PODOCARPUS MACROPHYLLUS 'DWARF' PRINGLES	DWARF PODOCARPUS	3 GAL.		20" HT X 20" SPR	NO	HIGH
VSS	57			VIBURNUM SUSPENSUM	SANDANWA VIBURNUM	7 GAL.		30" HT X 24" SPR	NO	MEDIUM
GROUND COVERS										
AGR	19			ARACHIS GLABRATA	PERENNIAL PEANUT	1 GAL.		4" HT. X 12" SPR	NO	HIGH
ADM	32			ASPARAGUS DENSIFLORUS 'WYERS'	WYERS ASPARAGUS	3 GAL.		16" HT X 16" SPR	NO	MEDIUM
DTB	35			DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL.		16" HT X 16" SPR	NO	MEDIUM

BARRON - FLAGLER RESIDENCES - UDP-S21059

LAND USE: RAC-UV

SITE AREA (SF) / (AC)	64,025.00	1.47
VEHICULAR USE AREA (VUA) - PARKING GARAGE		
VUA LANDSCAPE AREA REQUIRED (MIN 20%)	N/A	N/A

RAC STREET TREES

N.E. 5TH AVE (NO TREE DESIGNATION 190 LF / 30 LF)	6	5
N.E. 6TH ST (NO TREE DESIGNATION 270 LF / 30 LF)	9	9
DRIVEWAY - N.E. 5TH TERR (NO TREE DESIGNATION 230 LF / 30 LF)	8	8
INTERNAL PROPERTY STREET (NO TREE DESIGNATION 270 LF / 30 LF)	9	9
STREET TREE TOTAL (28 OAKS, 2 DATE PALMS, 1 STRANGLER FIG TREE)	32	31

50% REQUIRED STREET TREES SHALL BE SHADE TREES

MITIGATION REQUIREMENTS

TREES		
INCHES TO BE MITIGATED ONSITE	73	73
TO BE DEPOSITED INTO TREE CANOPY TRUST FUND ((73" - 73") x \$65)		\$0.00
TOTAL TREES	32	33
NATIVE TREES		
40% OF REQUIRED TREES MUST BE NATIVE	13	29

NOTES:

- DATE PALMS = 1:1

FLAGLER RESIDENCES TREE MITIGATION CALCULATIONS

1. 73 INCHES REQUIRED TO BE MITIGATED, (73" x \$65)	\$4,745
(SEE SHEET TREE DISPOSITION PLAN AND SCHEDULE SHEET L-200)	
2. 73 INCHES PROVIDED ON SITE. (SEE LANDSCAPE PLAN) (73" x \$65)	\$4,745
3. 0 NON SPECIMEN CALIPER INCHES ARE REMAINING TO BE MITIGATED	
4. 3 PALMS TO BE MITIGATED ON SITE AT 1:1 REPLACEMENT	
TOTAL TO BE DEPOSITED INTO TREE CANOPY TRUST FUND	\$0

POLE / WALL MOUNT

ECLIPSE MAXI - LED

NOTE: IN VIEW TO PRODUCE THE CORRECT LUMINARY, THIS DRAWING WILL BE RELEASED TO PRODUCTION WITH A SIGNED APPROVAL, SHOWING ALL APPLICABLE FEATURES. LUMINIS MAY CHOOSE TO REDESIGN FOR FINAL APPROVAL.

☐ FOR INFO
☐ FOR APPROVAL

SPECIFICATION:

MATERIALS:
Eclipse is made of corrosion resistant 3003 aluminum alloy with a copper (CU) content of less than 0.1%.
Light source is enclosed in a high impact clear UV stabilized acrylic sealed diffuser.
Increased impact protection with a set of three aluminum louvers.
The lower cast aluminum housing is with a 4" (102) or 5" (127) pole and contains all electronic controls on a removable tray.

ELECTRICAL:
LED DRIVER Standard driver is 0-10V dimming ready (dms to 105) with: 120-277 multi-volt compatibility (5A/60W), optional 347V and 800V on request, minimum operating temperature of -30°C/-22°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery, and over temperature protection (110°C).
LED 2700K CCT / 80CRI, Removable modular LED platform.

LIFE:
75,000hrs L80B50 (based on IESNA TM-21 Test Method and LM-80 data).
145,000hrs L70B50 (calculated projection from LM-80 data).

FINISH:
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING:
Maximum weight: 30lbs (15kg)
EPA: 1.25 sqft
Eclipse is designed for ease of access and installation.
Standard luminaire mounts on a 4" (102) or 5" (127) pole.
Alternate poles or wall attachments are proposed with high quality components to meet multiple installation conditions.

CERTIFICATION:
Tested to UL1599 and CSA 22.2 #260, ETL listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-09 standards at 25°C. Lumen depreciation in accordance with IESNA LM80 standards. CE certification on request.
Rated IP65.

1- Heavy cast aluminum top cover with integral LED heat dissipating pad.
2- 30" dia. x .090" (2.3) thick hard aluminum top shade. Underside surface is painted white enamel to optimize light performance.
3- Light engine.
4- Set of three aluminum louvers.
5- Set of 4 X 1/2" (13) aluminum struts.
6- High impact clear UV stabilized acrylic diffuser.
7- Cast aluminum upper electrical housing.
8- Cast aluminum lower electrical housing.
9- Glass refractor to match Eclipse Maxi luminaire.

OPTIONS INCLUDED:
K27 - 2700K CCT 80 CRI
10,000 delivered lumens

PROJECT: City of Fort Lauderdale

FOR: SESCO Fort Lauderdale

0

ECLIPSE Maxi / 110W LED / Post-Top with Four Struts / Clear Acrylic Diffuser / 30" Dia. Shade with Underside Painted White Enamel / Three Aluminum Louvers Centered to Match W624 / Glass Refractor to Match W624

CONCEPT DRAWING FOR SUBMITTAL PURPOSES:

FINISH: TGT

WATTS: 110W

DATE: 14 AUG 2018

TYPE: 1

VOLTS: 120-480V

DATE: 14 AUG 2018

LUMINIS [Canada] - 280 Labrosse, Pointe Claire, Qc., Canada H9R 6L5

TEL: 514-683-3883 FAX: 514-683-8872

TOLL FREE: 1-866-586-4647

EC813 XM5087-L2W55

WWW.LUMINIS.COM

TYPICAL PEDESTRIAN LIGHT FIXTURE

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.

2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR

SCALE: 1"=20'-00"

0' 10' 20' 40' 60'

NORTH

SITE PLAN SUBMITTAL

FLAGLER SIXTH - SOUTH

FORT LAUDERDALE, FLORIDA

Sheet Description

GROUND FLOOR LANDSCAPE PLAN

Release Date

06-15-2022

Project Number

2328B

Drawing Number

L-210

Sheet 1 OF 3

AAL
Architectural Alliance Landscape
1000 S. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
TEL: 954-764-8858
EMAIL: HARRISON@archall.net

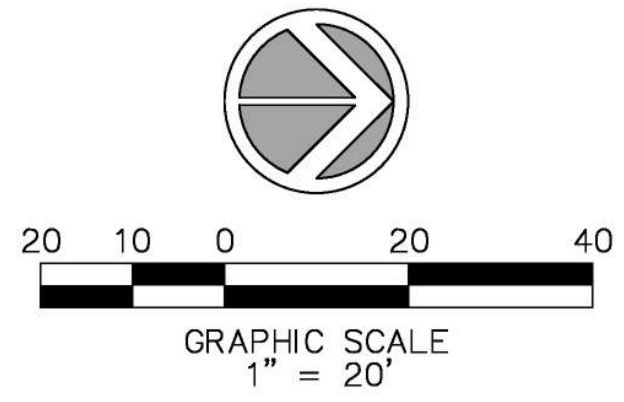
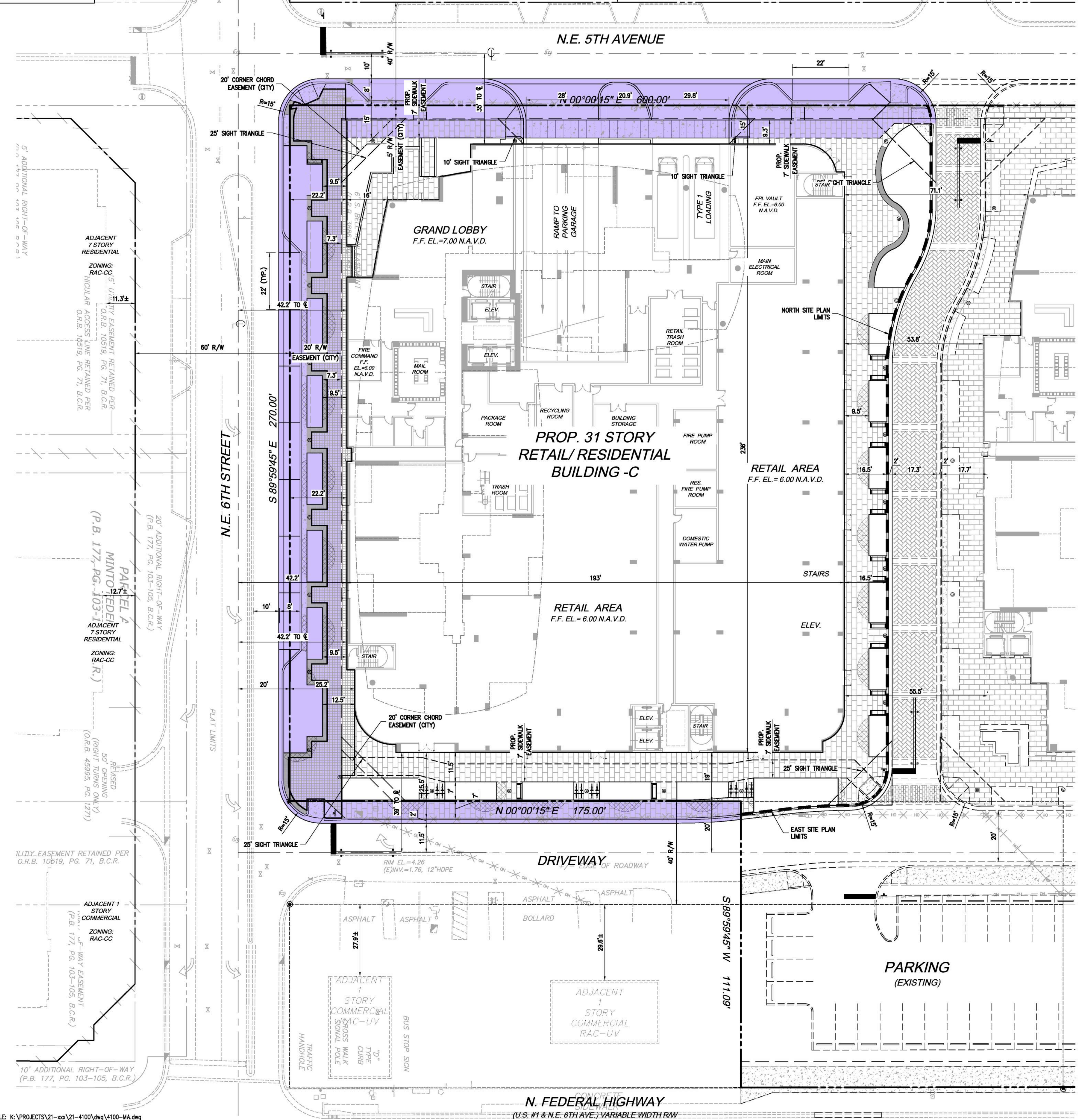
Digitally signed by
Hugh Johnson
Date: 2024.06.11
14:03 -04'00'

REV 1 - DRC AMENDMENT
REV 2 - DRC AMENDMENT
05-17-2024

Revision Dates

CAM #24-0751
Exhibit 3
Page 14 of 16

PROPOSED



MAINTENANCE AGREEMENT AREA



FILE: K:\PROJECTS\21-xxx\21-4100\dwg\4100-MA.dwg
PLOT DATE: 8/14/2024 2:49 PM BY: Miguel A. Sosa
LAYOUT: [SP-3]

4577 Nob Hill Road, Suite 102
Sumner, FL 33551
www.sun-tech.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors

STE

REVISIONS	
NO.	DESCRIPTION

FLORIDA

FLAGLER SIXTH SOUTH

MAINTENANCE

AGREEMENT AREA

CITY OF FORT LAUDERDALE

DATE: 06/24/24

SCALE: 1"=30'

DESIGNED BY: M.G.

DRAWN BY: M.A.S.

JOB #: 21-4100

CLIFFORD R. LOUTAN, P.E.

No. 56890

STATE OF FLORIDA

PROFESSIONAL ENGINEER

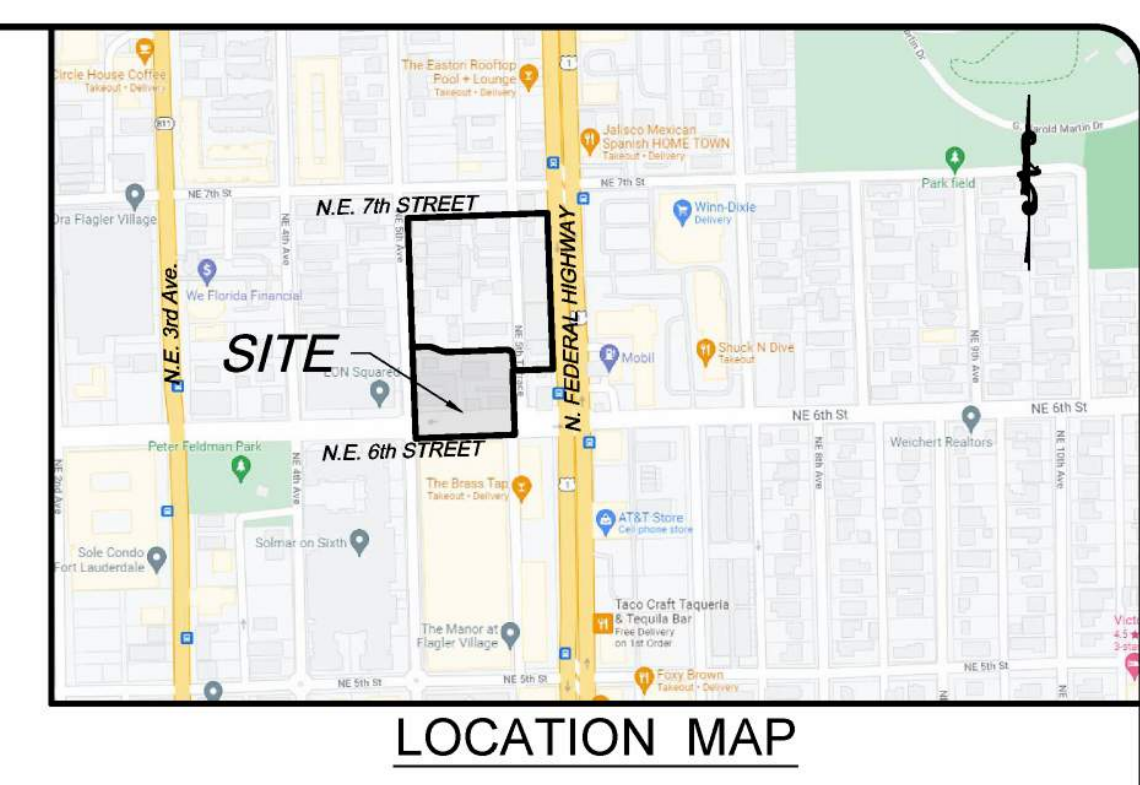
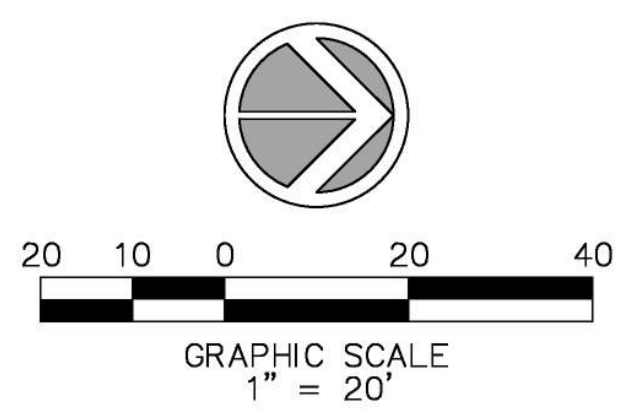
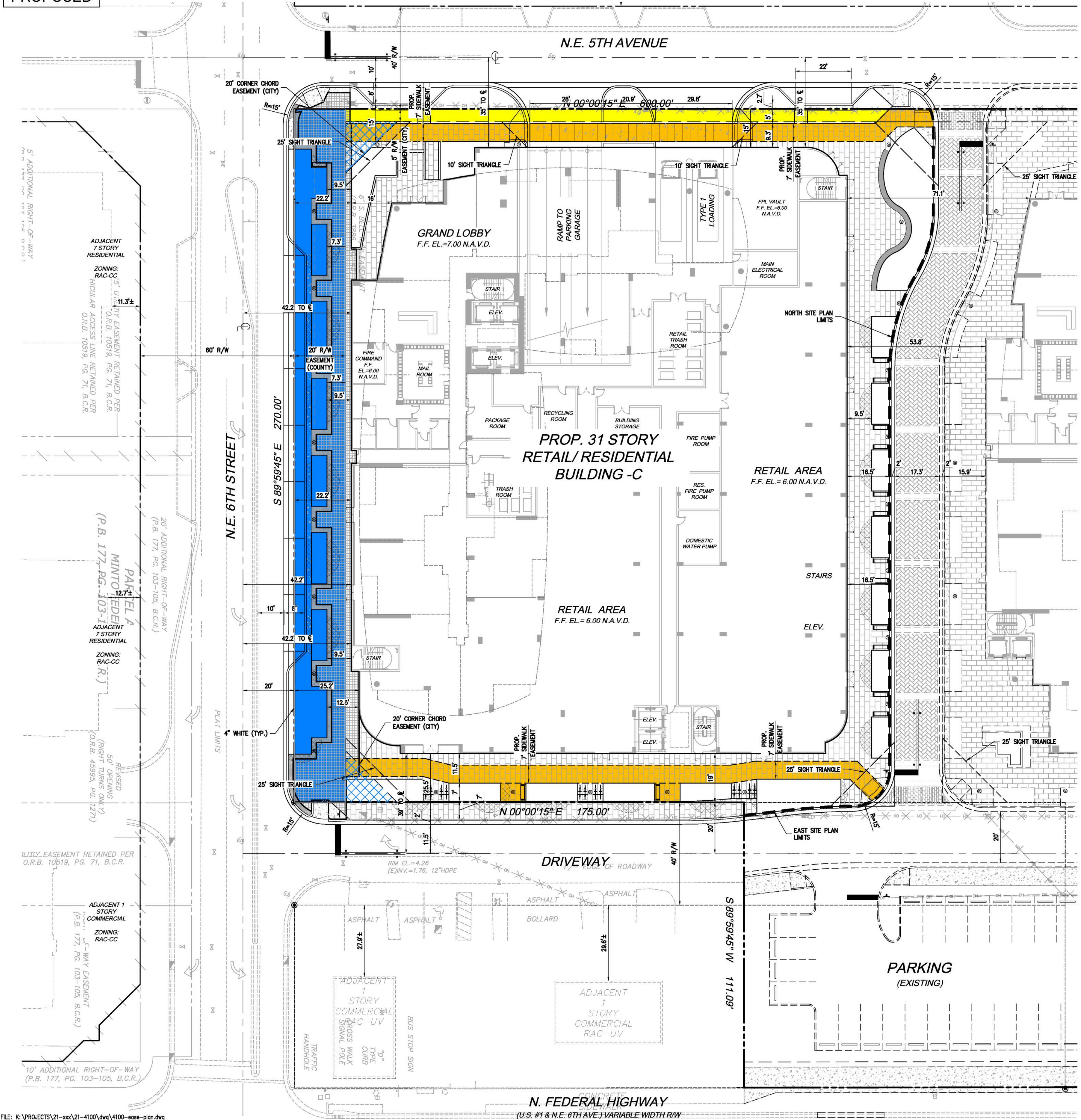
Date: August 14, 2024

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.

SP-3

PROPOSED



STE Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors

4577 Nob-Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097ILB 7019
Phone (954) 777-3123
Fax (954) 777-3114

[illegible]

FLAGLER SIXTH SOUTH

CITY OF FORT LAUDERDALE

EASEMENT PLAN

FLORIDA

DATE:	05/24/24
SCALE:	1"=30'
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	21-4100

Date: August 14, 2024

This item has been digitally signed and sealed by
 CLIFFORD R. LOUTAN, P.E.
 on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
SP-4

K:\PROJECTS21-xxx21-4100.dwg\4100-ease-plan.dwg, SP-4, 8/14/2024 2:49:44 PM, 1:1, Sun-Tech Engineering, Inc. [MAS], Sun-Tech Engineering, Inc. [MAS]

FILE: K:\PROJECTS\21-xxx\21-4100\dwg\4100-ease-plan.dwg
PLOT DATE: 8/14/2024 2:49 PM BY: Miguel A. Sosa
LAYOUT: [SP-4]

CAM #24-0751
Exhibit 3
Page 16 of 16