

LEGAL DESCRIPTION:
 LOTS 2 THROUGH 24, BLOCK 325, PROGRESSO, ACCORDING TO THE PLAN THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. (see survey for full description)

FRONT YARD (SOUTH) - NW 6TH ST (SISTRUNK BLVD.)	REQUIRED PER UIC A	INDUSTRIAL / COMMERCIAL	PROVIDED
FRONT YARD (WEST) - NW 7TH AVE	50.5'	50.5'	51.6'
FRONT YARD (NORTH) - NW 7TH STREET	55'	55'	60.5'
FRONT YARD (EAST) - NW 6TH AVE	5'	5'	15.2'
FRONT YARD (WEST) - NW 7TH AVE	55'	55'	60.5'
FRONT YARD (NORTH) - NW 7TH STREET	5'	5'	15.2'
FRONT YARD (EAST) - NW 6TH AVE	5'	5'	12.0'

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	INDUSTRIAL / COMMERCIAL
CURRENT LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	NWRAC-MiA
PROPOSED ZONING DESIGNATION	NWRAC-MiA
ADJACENT ZONING DESIGNATION - EAST	INDUSTRIAL / NWRAC-MiA
ADJACENT ZONING DESIGNATION - SOUTH	NWRAC-MiA
ADJACENT ZONING DESIGNATION - NORTH	INDUSTRIAL / NWRAC-MiA
ADJACENT ZONING DESIGNATION - WEST	INDUSTRIAL / NWRAC-MiA
WATER / WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE

TOTAL SITE AREA	145,722 SF / 3.345 ACRES
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	20,344 SF / 14%
TOTAL PERVIOUS EXISTING (LANDSCAPE)	85,028 SF / 58%
TOTAL IMPERVIOUS PROPOSED	56,808 SF / 39%
TOTAL IMPERVIOUS EXISTING	135,011 SF / 93%
TOTAL BUILDING FOOTPRINT PROPOSED	68,570 SF / 47%
TOTAL BUILDING FOOTPRINT EXISTING	25,683 SF / 18%

TOTAL GROSS BUILDING SQUARE FOOTAGE PROPOSED	542,089 SF
PROPOSED RESIDENTIAL SF	347,506 SF
PROPOSED COMMERCIAL SF	15,335 SF
PROPOSED SERVICE/LOADING/OTHER SF	179,238 SF
PROPOSED GARAGE PARKING	224,050 SF (N/C)

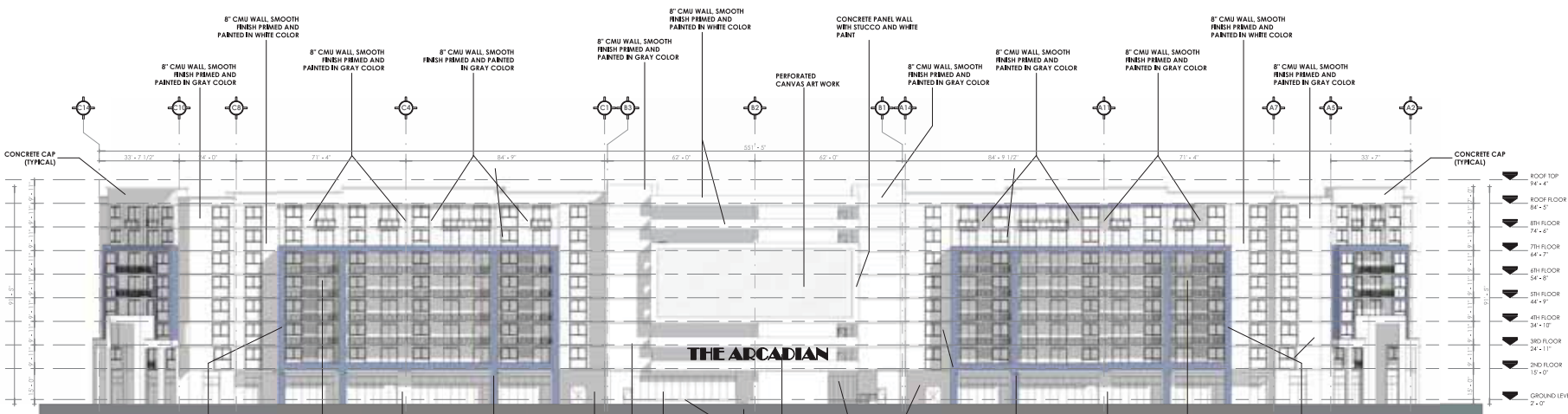
FLOOR AREA RATIO (F.A.R.)	542,089/145,722	3.72
TOTAL NUMBER UNITS	480 UNITS	
TOTAL AFFORDABLE HOUSING UNITS	49/450 UNITS (10%)	

BUILDING HEIGHT PROPOSED (SEE DRT CHART BELOW)	85' (91'-5" TOP)
NUMBER OF STORIES	8 STORIES
BUILDING WIDTH x LENGTH	563' X 231'
LOT COVERAGE (EXCLUDES OPEN AIR GARAGE)	65,280 SF
RVIA AREA	1,971 SF
PROVISIONAL BALCONIES & PLAZAS	53,481 SF
POOL/WATER AREAS	2,318 SF
OPEN SPACE (EXHIBIT PROVIDED ON SHEET 32)	76,206 SF / 52%

PARKING DATA

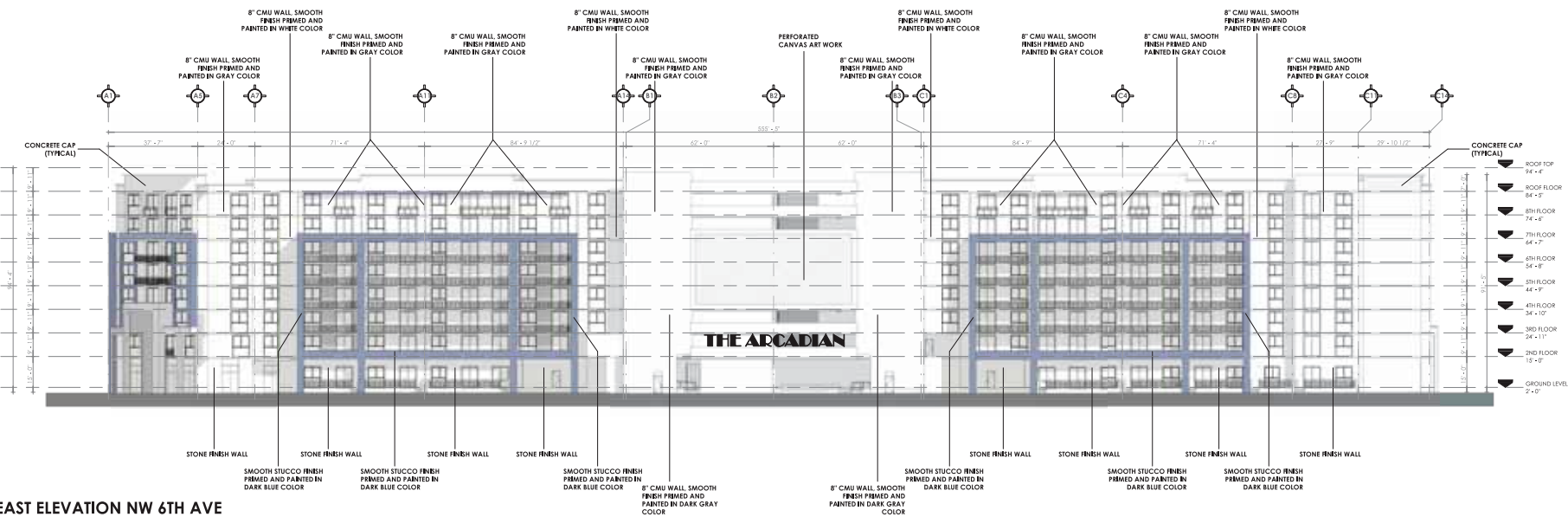
UNITS / AREA	RATIO	REQUIRED	PROVIDED
AFFORDABLE UNITS (48 TOTAL)			
STUDIO	10	1/UNIT	10.0
1 BEDROOM	28	1/UNIT	28.0
2 BEDROOM	10	1/UNIT	10.0
STANDARD UNITS (428 TOTAL)			
STUDIO	77	1.75/UNIT	134.8
1 BEDROOM	260	2/UNIT	520
2 BEDROOM	87	2/UNIT	174
STANDARD UNITS (428 TOTAL)			
STUDIO	3	1.75/UNIT	5.3
1 BEDROOM	4	1.75/UNIT	7.0
2 BEDROOM	1	2/UNIT	2.0
SUB-TOTAL RESIDENTIAL			
STUDIO	1	1.75/UNIT	1.75
1 BEDROOM	2	1.75/UNIT	3.5
2 BEDROOM	1	2/UNIT	2.0
RETAIL			
RESTAURANT MULTIPLE (4,000 SF)	7,215 SF	1/2,000 SF	36.0
RESTAURANT MULTIPLE (4,000 SF)	7,500 SF	1/1,000 SF	75.0
SUB-TOTAL RETAIL			
RESTAURANT MULTIPLE (4,000 SF)	15,215 SF		105.9

RETAIL	REQUIRED	PROVIDED
RESTAURANT MULTIPLE (4,000 SF)	36.0	36.0
RESTAURANT MULTIPLE (4,000 SF)	75.0	75.0
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WEST ELEVATION NW 7TH AVE

3/64" = 1'-0"



EAST ELEVATION NW 6TH AVE

3/64" = 1'-0"

PROPOSED A MIXED USE DEVELOPMENT

THE ARCADIAN

640 NW 7TH AVE
FORT LAUDERDALE, FLORIDA 33311

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DATE: 04-FEB-2022
PROJECT NO.: 20-059
DRAWING NAME:
ARCH-ELE-WST_EST-00
SHEET NO:

A-09



01 - FULL SIZE VIEW FROM SOUTH WEST



02 - CONTEXT VIEW FROM NORTH WEST



03 - BUILDING VIEW FROM SOUTHWEST



04 - BUILDING VIEW FROM SOUTHEAST



05 - CLOSE UP FROM SISTRUNK AND 7TH AVENUE



06 - PEDESTRIAN VIEW OF NW 7TH AVENUE



07 - PEDESTRIAN VIEW OF NW 6TH AVENUE



08 - PASEO VIEW FROM NW 6TH AVENUE

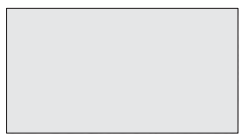
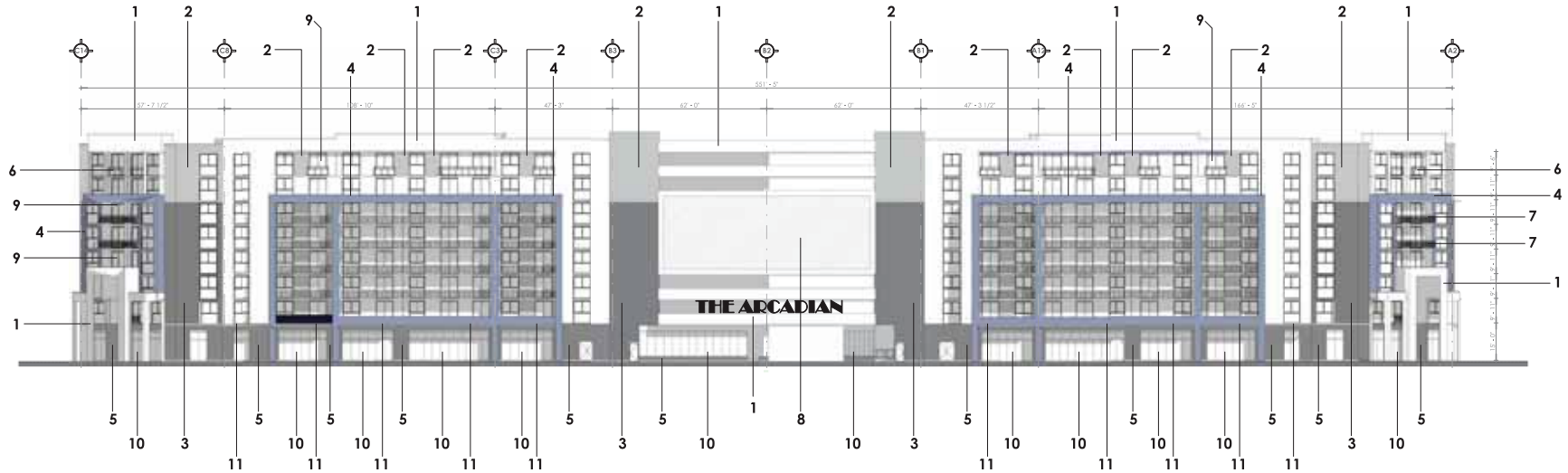


09 - PASEO VIEW FROM NW 7TH AVENUE



10 - INSIDE VIEW OF PASEO

SEAL:
 Digitally signed by
 Javier Font
 Date: 2022.02.10
 17:49:44
 -05'00'
 JAVIER FONT AR No. 12547



**1- PAINTED SMOOTH STUCCO
 FINISH COLOR WHITE**



**2- PAINTED LIGHT TEXTURED STUCCO
 COLOR LIGHT GRAY FINISH**



**3- PAINTED LIGHT TEXTURED STUCCO
 COLOR DARK GRAY**



**4- PAINTED SMOOTH STUCCO
 COLOR DARK BLUE**



5- BLACK LIMESTONE



6- GLASS ALUMINUM RAILING



7- SQUARE STEEL MESH BALCONY



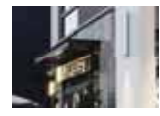
8- PERFORATED CANVAS ART WORK



**9- IMPACT RESISTANT ALUMINUM
 SLIDING GLASS DOOR**



**10- IMPACT RESISTANT STOREFRONT
 SYSTEM**



11- DECORATIVE ALUMINUM TRELLIS

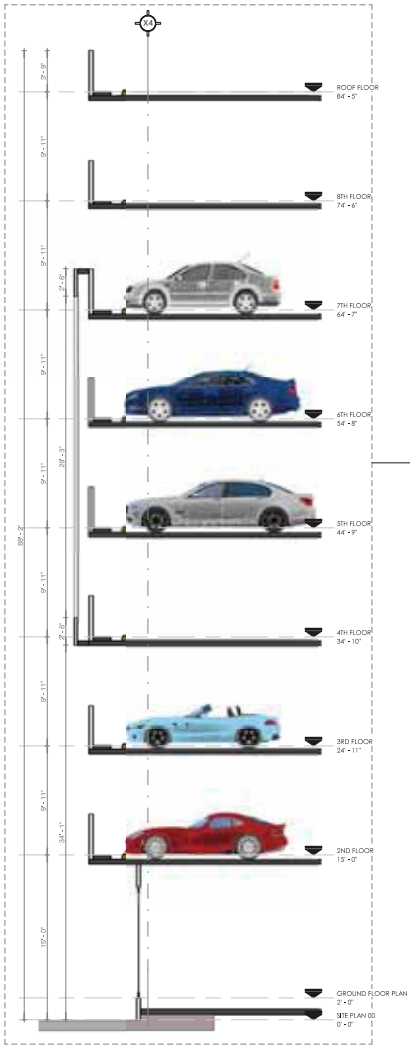
PROPOSED A MIXED USE DEVELOPMENT

THE ARCADIAN

640 NW 7TH AVE
 FORT LAUDERDALE, FLORIDA 33311

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DATE:
 PROJECT NO: 20-059
 DRAWING NAME:
 ARCH-MT-FL-00
 SHEET NO:
A-21



SECTION ART WORK



PERFORATED CANVAS ART WORK



ART WORK EXAMPLE



ART WORK EXAMPLE

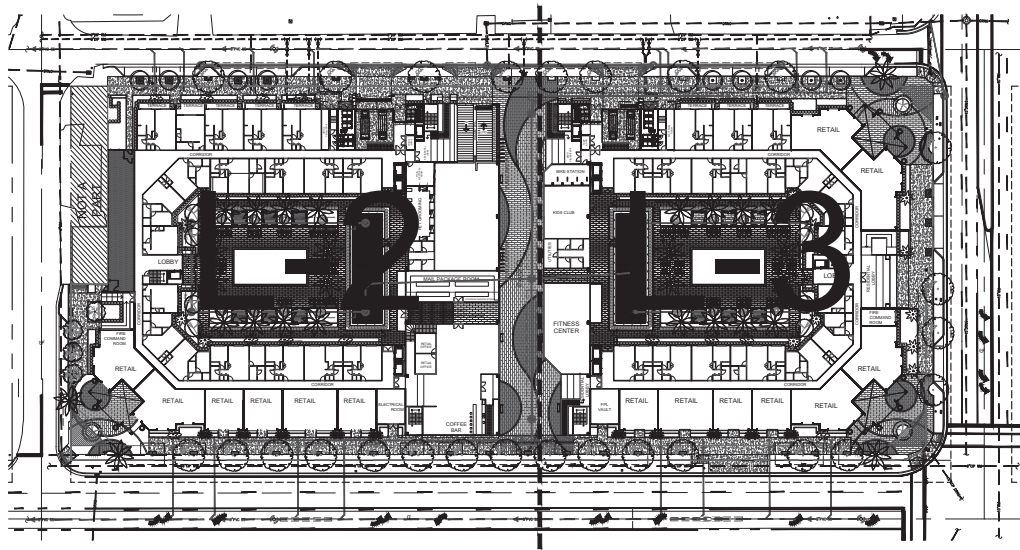


ART WORK EXAMPLE



SECTION PERSPECTIVE

MATERIAL IMAGERY BOARD



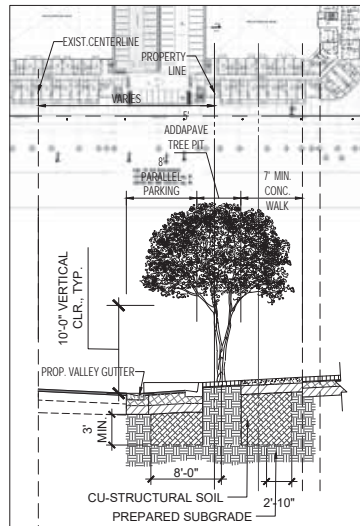
OVERALL KEY PLAN NORTH

Scale: 1" = 40'-0"



SHEET INDEX:

- L-1 OVERALL LANDSCAPE KEY PLAN
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN
- L-4 LANDSCAPE NOTES AND DETAILS
- TD-1 TREE DISPOSITION PLAN



CU-STRUCTURAL SOIL SECTION

Scale: N.T.S.

LANDSCAPE LEGEND		
ZONE DISTRICT: NWRAC-Mu		
Site Area: 145,722 s.f. = 3.345 Acres Water Bodies: 0		
Lot Tree Requirement 145,722 sf - (1 TREE PER 1,000)	REQ.	PROV. 38
Lot Shrub Requirement (10 PER 1,000 SF):	N/A	2,762
Maximum Lawn Area (50% of Landscape Area) 20,335 sf x 50% =	10,167 SF	0 SF
VUA Requirements: (VUA 0 sq ft - driveway under building) 20% of total VUA to be landscape area	0 SF	0 SF
1 tree for every 1,000 sq ft of VUA	0	0
6 shrubs for every 1,000 sq ft of VUA	0	2,762
Street trees (30' O.C.): 1,525 lineal feet = 51 trees	51	51
TOTAL NUMBER OF SHRUBS	0	2,762
TOTAL NUMBER OF TREES (PALMS COUNT 3-1)	51	90
60% Shrubshedge shall be native or drought tolerant species	1,657 (60%)	1,730 (62.6%)
50% OF TREES SHALL BE NATIVE & DROUGHT TOLERANT	42 (50%)	65 (72.2%)

Note: All pervious areas must be landscaped with lawn, groundcover, and/or shrubbery.

This landscape plan was prepared using the principles of Florida Friendly Landscaping in order to reduce the amount of water required. The turf areas are less than 50% of landscaped area & shrubs will be on separate zones than turf areas. Hydrozones will be illustrated on the irrigation plans which will be submitted at time of permitting. Native or naturalized plant material were chosen specifically to reduce watering needs.

MASTER PLANT LIST

LANDSCAPE LIST

TREES/PALMS		
BA	4	Bulnesia arborea VERAWOOD 14' HT. X 5' SPR. 3.5" CAL. F.G.
CB	3	Caesalpinia grandifolia BRIDALVEIL TREE 12' HT. X 5' SPR. 2.5" CAL. F.G.
CD	8	*Coccoloba diversiflora PIGEON PLUM 18' HT. X 6' SPR. 3.5" CAL. F.G.
PEd	13	Psychopasma elegans 'Double' SOLITAIRE PALM 'DOUBLE' 18-20' HT. O.A. F.G. DOUBLES
PD	28	Phoenix sylvestris WILD DATE PALM 12' C.T. TO NUT F.G. MATCHED HTS.
QV	26	*Quercus virginiana 'Highrise' HIGHRISE LIVE OAK 22' HT. X 8' SPR. 6" CAL., 8" CANOPY CLEARANCE HT. FOR SITE TRIANGLES AND 7' FOR STREET TREES, F.G.
TH	7	Tabebuia heterophylla PINK TRUMPET TREE 14-16' HT. X 5' SPR. 3.5" CAL., 7" CANOPY CLEARANCE HT. F.G.
TRd	10	Thrinax radiata 'Double' FLORIDA THATCH PALM 6-8" O.A. HT., DOUBLE F.G.
VM	13	Vellichia montgomeryana 'Triple' TRIPLE MONTGOMERY PALM 18" O.A. HT. MIN., TRIPLE F.G. STAGGERED.
SHRUBS AND GROUNDCOVERS		
SYMBOL	QUAN.	PROPOSED MATERIAL
AG	549	Anacis glabra 'Ecolust' ORNAMENTAL PEANUT 18" O.C. 1 GAL. FULL
CG	397	*Clusia guttifera SMALL LEAF CLUSIA 36" HT. X 24" SPR. / 24" O.C. 7 GAL.
CH	242	*Chrysobalanus icaco 'Horizontalis' HORIZONTAL COCOPLUM 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CI	215	*Chrysobalanus icaco 'Red Tip' RED-TIP COCOPLUM 24" HT. X 24" SPR. / 18" O.C. 3 GAL.
CV	311	Codiaeum variegatum 'Sloppy Painter' YELLOW-GREEN CROTON 24" HT. X 22" SPR. / 24" O.C. 3 GAL.
FM	2,640	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS 15" HT. X 15" SPR. / 15" O.C. 3 GAL.
JP	16	Jatropha integrirama JATROPHA TREE 5-6" HT. X 4" SPR. 15 GAL., STANDARD
NE	543	*Nephrolepis exaltata BOSTON FERN 24" HT. X 18" SPR. / 18" O.C. 3 GAL.
PM	661	Podocarpus macrophyllus PODOCARPUS 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
PMc	11	Podocarpus macrophyllus PODOCARPUS 7" HT. X 36" SPR. 30 GAL., CONE
TF	78	*Tripsacum floridana DWARF FAKAHATCHEE GRASS 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stendaphnum secundatum 'Floratum' ST. AUGUSTINE GRASS SOLID EVEN SOD

* DENOTES NATIVE SPECIES

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WITKIN HULTS + PARTNERS
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www.witkinhultspartners.com

THE ARCADIAN
640 NW 7th Avenue, Fort Lauderdale, Florida 33311
Project

OVERALL LANDSCAPE KEY PLAN

Revisions:	Date:	By:
1	04.10.2022	WHS
2	04.10.2022	WHS
3	04.10.2022	WHS
4	04.10.2022	WHS
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27	04.10.2022	WHS
28	04.10.2022	WHS
29	04.10.2022	WHS
30	04.10.2022	WHS
31	04.10.2022	WHS
32	04.10.2022	WHS
33	04.10.2022	WHS
34	04.10.2022	WHS
35	04.10.2022	WHS
36	04.10.2022	WHS
37	04.10.2022	WHS
38	04.10.2022	WHS
39	04.10.2022	WHS
40	04.10.2022	WHS
41	04.10.2022	WHS
42	04.10.2022	WHS
43	04.10.2022	WHS
44	04.10.2022	WHS
45	04.10.2022	WHS
46	04.10.2022	WHS
47	04.10.2022	WHS
48	04.10.2022	WHS
49	04.10.2022	WHS
50	04.10.2022	WHS

Seal

Digitally signed by Andrew M Witkin
Date: 2022.06.24 12:28:21
Lr: # / A000089
E: # / A.S.I.A. -0400'

Drawing Index

Date: 06/22/2022

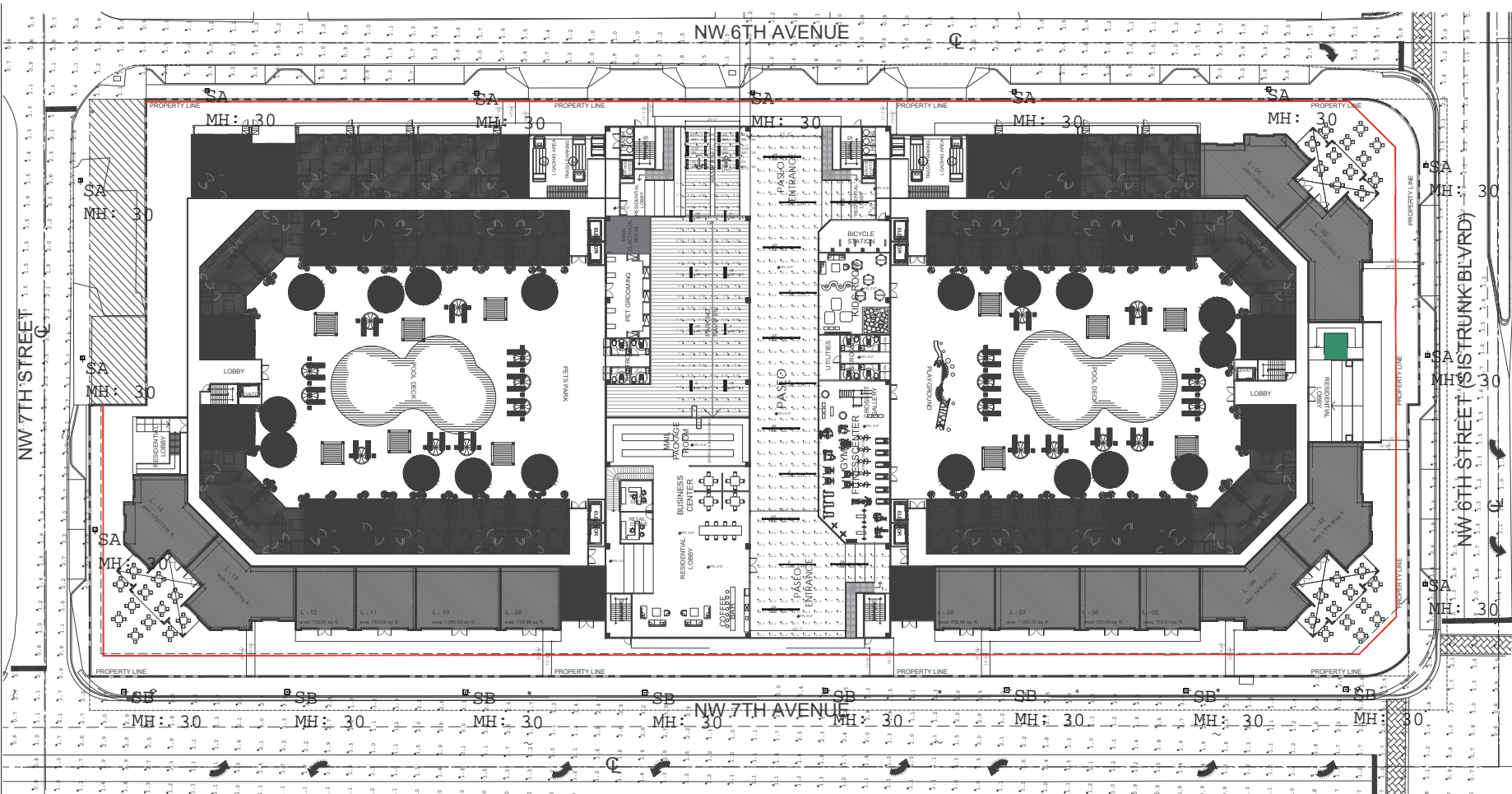
Scale: See Left

Drawn by: SC

Sheet No:

L-1

Cad Id.: 2021-065



Symbol	Qty	Label	Arrangement	LLF	Description
	5	A	16FT CORRECT	0.900	Lux Illuminaires EOS-3.0-R-BAT-1250-16-30K-8-UNV-S1-W
	8	AE	16FT CORRECT	0.900	Lux Illuminaires EOS-3.0-R-BAT-1250-16-30K-8-UNV-S1-W (Connected to Generator)
	4	G	SINGLE	0.900	LA Lighting CIT202-6-4L-LIRAFR-1DRDM-UNV-2-840
	4	GE	SINGLE	0.900	LA Lighting CIT202-6-4L-LIRAFR-1DRDM-UNV-2-840 (Connected to Generator)
	10	G1	SINGLE	0.900	LA Lighting CIT200-8-4L-DRRLFR-1DRDM-UNV-1-840
	2	G1E	SINGLE	0.900	LA Lighting CIT200-8-4L-DRRLFR-1DRDM-UNV-1-840 (Connected to Generator)

Symbol	Qty	Label	Arrangement	LLF	Description
	11	SA	SINGLE	0.900	Lantana LAN-7-48-4-70-T3-1-LT-XX
	8	SB	SINGLE	0.900	Lantana LAN-7-48-4-70-T4-1-LT-XX

GROUND FLOOR SITE LIGHTING
SCALE: 3/64" = 1'-0"

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Entrance	Illuminance	Fc	57.04	71.0	41.6	1.37	1.71	
Paseo_Floor	Illuminance	Fc	26.95	35.6	6.0	4.49	5.93	
Ramp_Planar	Illuminance	Fc	12.20	25.5	6.5	1.88	3.92	

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Roadway	Illuminance	Fc	1.61	3.9	0.6	2.68	6.50	

JOB NO. 21-131

RPJ, Inc.
 Mechanical/Electrical Consulting Engineers
 STATE OF FL. CO. NO. 00000013 P.E. NO. 14630
 4977 S.W. 74th COURT
 MIAMI, FL. 33156
 PHONE: (305) 666-2318 FAX: (305) 666-0131
 E-MAIL: RPJ@RPJ.COM



SEAL:

 Digitally signed by Rafael Peña, Jr.
 Date: 2022.01.28 17:47:19-0500
 RAFAEL PEÑA, JR. (PE 16395)

PROPOSED A MIXED USE DEVELOPMENT
THE ARCADIAN
 640 NW 7TH AVE
 FORT LAUDERDALE, FLORIDA 33311

DATE: 01/28/2022
 PROJECT NO.: 20-059
 DRAWING NAME:
 SHEET NO.:
E-1.0