

DEVELOPER:



3020 NE 32nd AVE # 110  
FORT LAUDERDALE, FLORIDA, FL 33308  
TEL. (954) 563-0550

ZONING ATTORNEY:



1401 E. BROWARD BLVD SUITE 200  
FORT LAUDERDALE, FLORIDA 33301  
TEL. (954) 779-1119 FAX (954) 779-1117

ARCHITECTURE:



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

LANDSCAPE ARCHITECTURE:



Landscape Architecture-Planning, P.A.  
412 North Andrews Avenue  
Fort Lauderdale FL 33301  
Florida License Number LA 393  
Fax 954/462-0722  
Phone 954/462-0704  
Rhett Roy.com

CIVIL ENGINEERING:



Botek Thurlow  
Engineering, Inc.  
Civil & Coastal Engineers  
3409 NW 9th Avenue, Suite 1102, Ft. Lauderdale FL 33309  
Phone: (954) 568-0888 / Fax: (954) 568-0757

# PRELIMINARY DESIGN FOR: 2nd STREET RESIDENCES 411 N.E. 2ND STREET FORT LAUDERDALE, FLORIDA



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COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA AA C000779

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

PRELIMINARY DESIGN FOR:  
2nd STREET RESIDENCES  
411 N.E. 2ND STREET, FT LAUDERDALE, FL

revisions:

drawn by:

issue date: 11-16-12

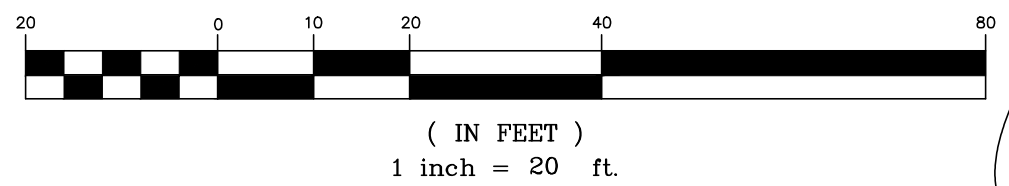
sheet no:

A.0

project: 3116



GRAPHIC SCALE



**LEGEND**

- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- = CENTERLINE OF RIGHT-OF-WAY
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- P.C.D. = POLLUTION CONTROL DEVICE
- (D.B.H.) = DIAMETER BREAST HEIGHT
- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.F.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- I.C.V. = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- B.F.P. = BACK FLOW PREVENTOR
- 6 = NUMBER OF PARKING SPACES

**TREE SYMBOLS**

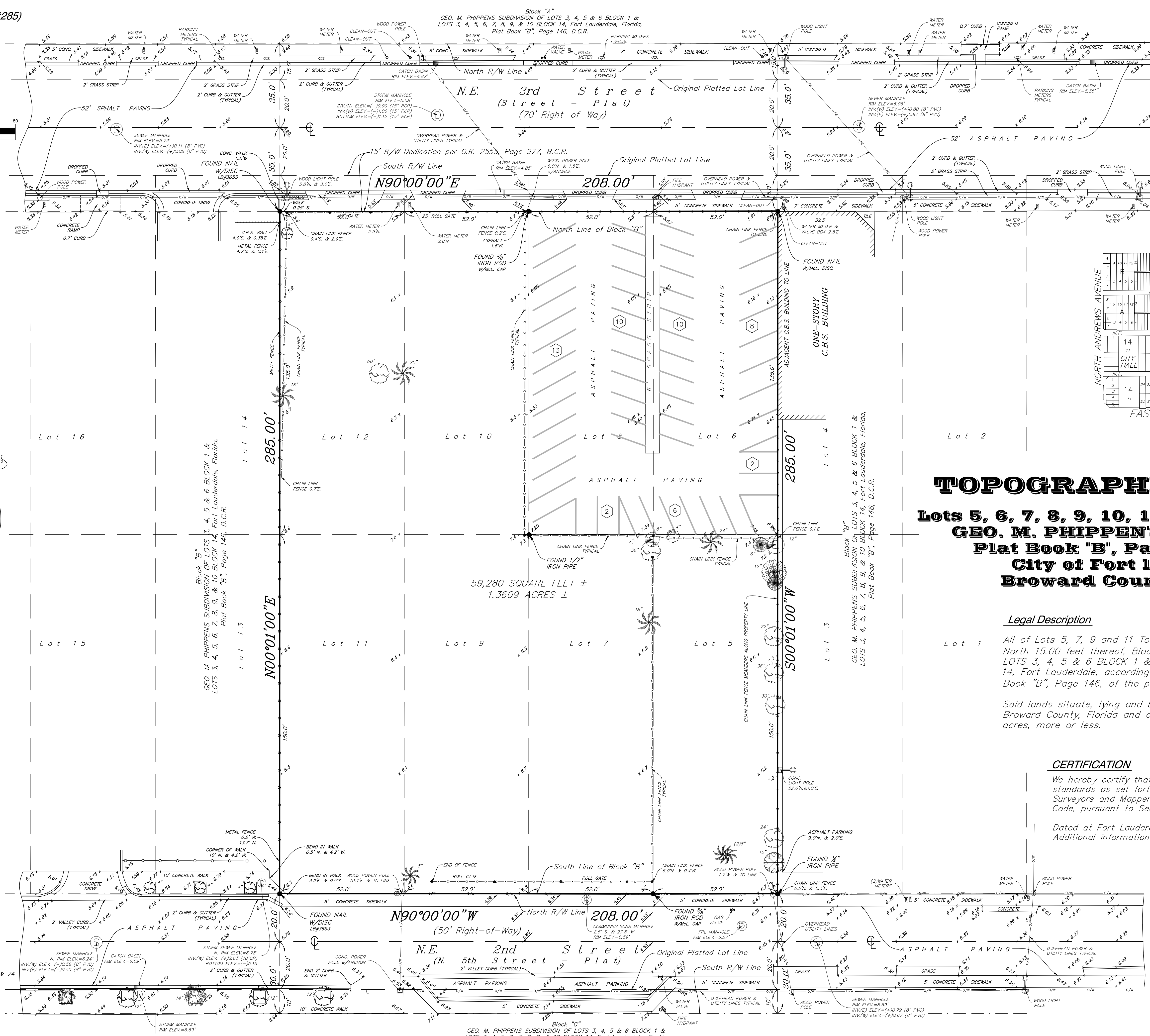
- INDICATES DIAMETER ± (D.B.H.)
- = FIGUS TREE
- = FLORIDA HOLLY TREE
- = OAK TREE
- = PALM TREE
- = TABABUIA
- = UMBRELLA
- = UNKNOWN TREE

**NOTES:**

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Rim of Manhole at intersection of NE 4th Street & NE 4th Ave. ELEVATION = 6.59
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: 1.59
- 8) This property lies in Flood Zone "AE", Elev=7.0', Per Flood Insurance Rate Map No. 120100218 F, Dated: August 18, 1992, Community Panel No. 120105, Index Map Dated: October 2, 1997.
- 9) Bearings shown hereon are assumed datum and assume the North line of Block "B" as North 90°00'00" East.

**OFFICE NOTES**

FIELD BOOK NO. TDS w/Worksheets, Print, 1090/38, 39 & 43 LB#251/66 & 74  
 JOB ORDER NO. U-7665, U7797  
 CHECKED BY: DRP  
 DRAWN BY: DRP  
 REFERENCE DRAWING: 12-1-035, 04-3-138, CERT



This Survey



Location Map  
 Not To Scale

**TOPOGRAPHIC SURVEY**  
**Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block "B",**  
**GEO. M. PHIPPENS SUBDIVISION,**  
**Plat Book "B", Page 146, D.C.R.**  
**City of Fort Lauderdale**  
**Broward County, Florida**

**Legal Description**

All of Lots 5, 7, 9 and 11 Together with Lots 6, 8, 10 and 12 less the North 15.00 feet thereof, Block "B", GEO. M. PHIPPENS SUBDIVISION OF LOTS 3, 4, 5 & 6 BLOCK 1 & LOTS 3, 4, 5, 6, 7, 8, 9, & 10 BLOCK 14, Fort Lauderdale, according to the plat thereof, as recorded in Plat Book "B", Page 146, of the public records of Dade County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 59,280 square feet or 1.3609 acres, more or less.

**CERTIFICATION**

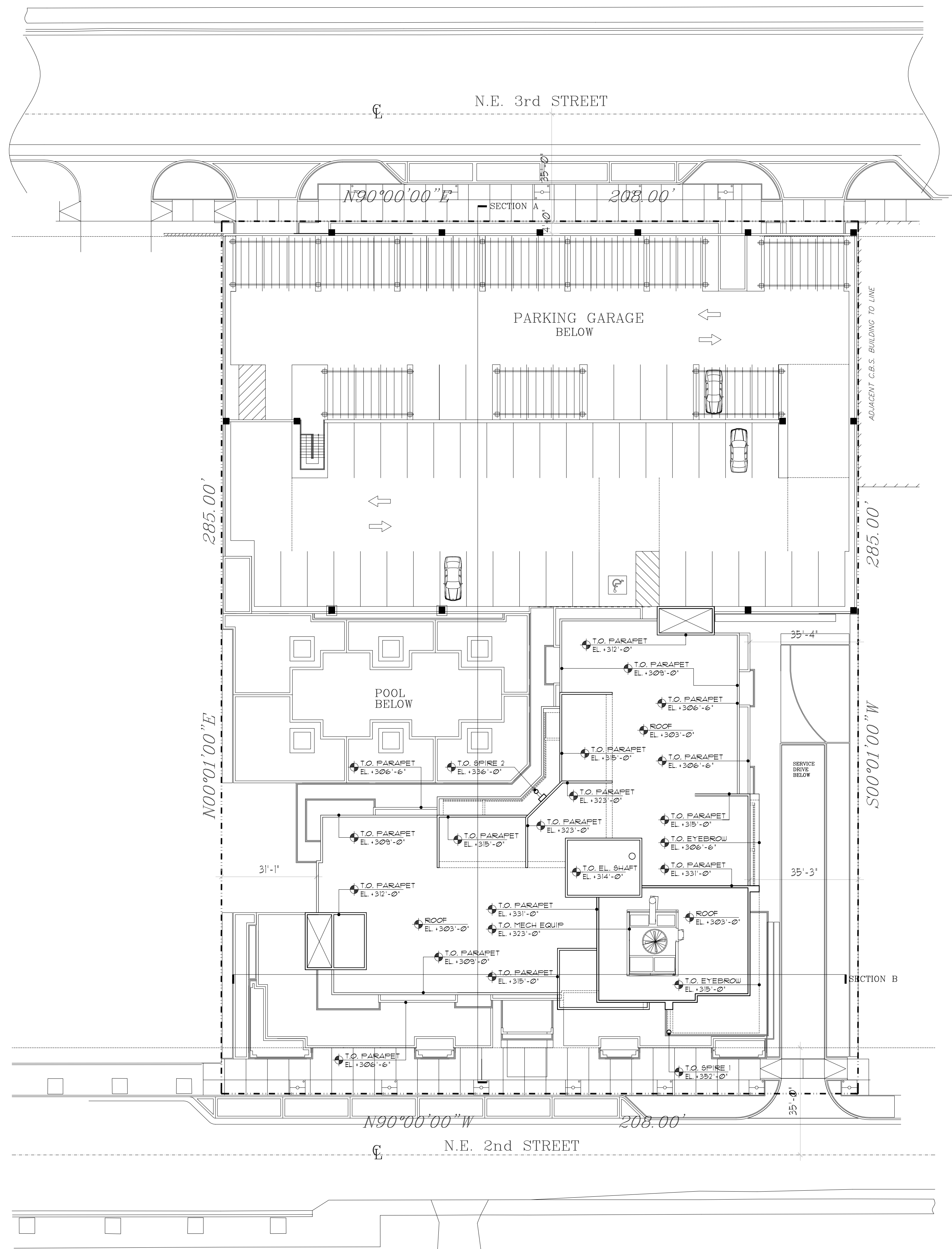
We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 22nd day of October, 2012. Additional information added this 22nd day of December, 2012.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

04 - 3 - 138 (12)




**ROOF PLAN**  
 SCALE: 1" = 20'

**PROJECT DATA:**

LEGAL DESCRIPTION:  
 ALL OF LOTS 5, 7, 9 AND 11 TOGETHER WITH LOTS 6, 8, 10 AND 12 LESS THE NORTH 15.00 FEET THEREOF, BLOCK "B", GEO. M. PHIPPENS SUBDIVISION OF LOTS 3, 4, 5 & 6 BLOCK 1 & LOTS 3, 4, 5, 6, 7, 8, 9, & 10 BLOCK 14, FORT LAUDERDALE, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 146, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 59,280 SQUARE FEET OR 1.3609 ACRES, MORE OR LESS.

ZONING DISTRICT: RAC-CC  
 CHARACTER AREA: NEAR DOWNTOWN  
 LAND USE: DOWNTOWN REGIONAL ACTIVITY CENTER  
 CURRENT USE: VACANT

LOT AREA: 59,280 S.F. (1.3609 ACRES)  
 RESIDENTIAL UNITS: 398 UNITS  
 RETAIL: 2,200 S.F.

HEIGHT: ALLOWED- 30 LEVELS  
 PROPOSED- 30 LEVELS (303'-0")  
 STRUCTURE LENGTH: SOUTH 169'-2"  
 GARAGE 207'-0"

SETBACKS:	REQUIRED	PROVIDED
FRONT (N.E. 2ND STREET)	5'-0" 35' FROM CL	11'-3" 35'-0"
FRONT (N.E. 3RD STREET)	0'-0" 35' FROM CL	0'-0" 40'-0"
SIDE (WEST)	0'-0"	0'-5"
SIDE (EAST)	0'-0"	0'-6"

OPEN SPACE: REQUIRED- NONE  
 PROVIDED- 16,056 S.F.  
 MAX PLOT COVERAGE: ALLOWED- 95% (56,316 S.F.)  
 PROVIDED- 73% (31,553 S.F.)

**PARKING REQUIRED**  
 RESIDENTIAL 0 SPACES

**PARKING PROVIDED**

	REGULAR
LEVEL 1	35
LEVEL 2	78
LEVEL 3-6	78x4=312
LEVEL 7	51
TOTAL	476

OFF-STREET LOADING:  
 REQUIRED: 0  
 PROVIDED: 1 SPACE

RESIDENTIAL FLOOR PLATE:  
 ALLOWED- 12,500 S.F.  
 PROVIDED- 12,495 S.F.  
 WATER/WASTEWATER SERVICE PROVIDER:  
 CITY OF FORT LAUDERDALE

**UNIT MIX**

1BA	1BD/1BA	2BD/2BA	TOTAL
144	108	146	398
36.2%	27.1%	36.7%	100%

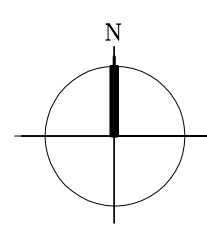
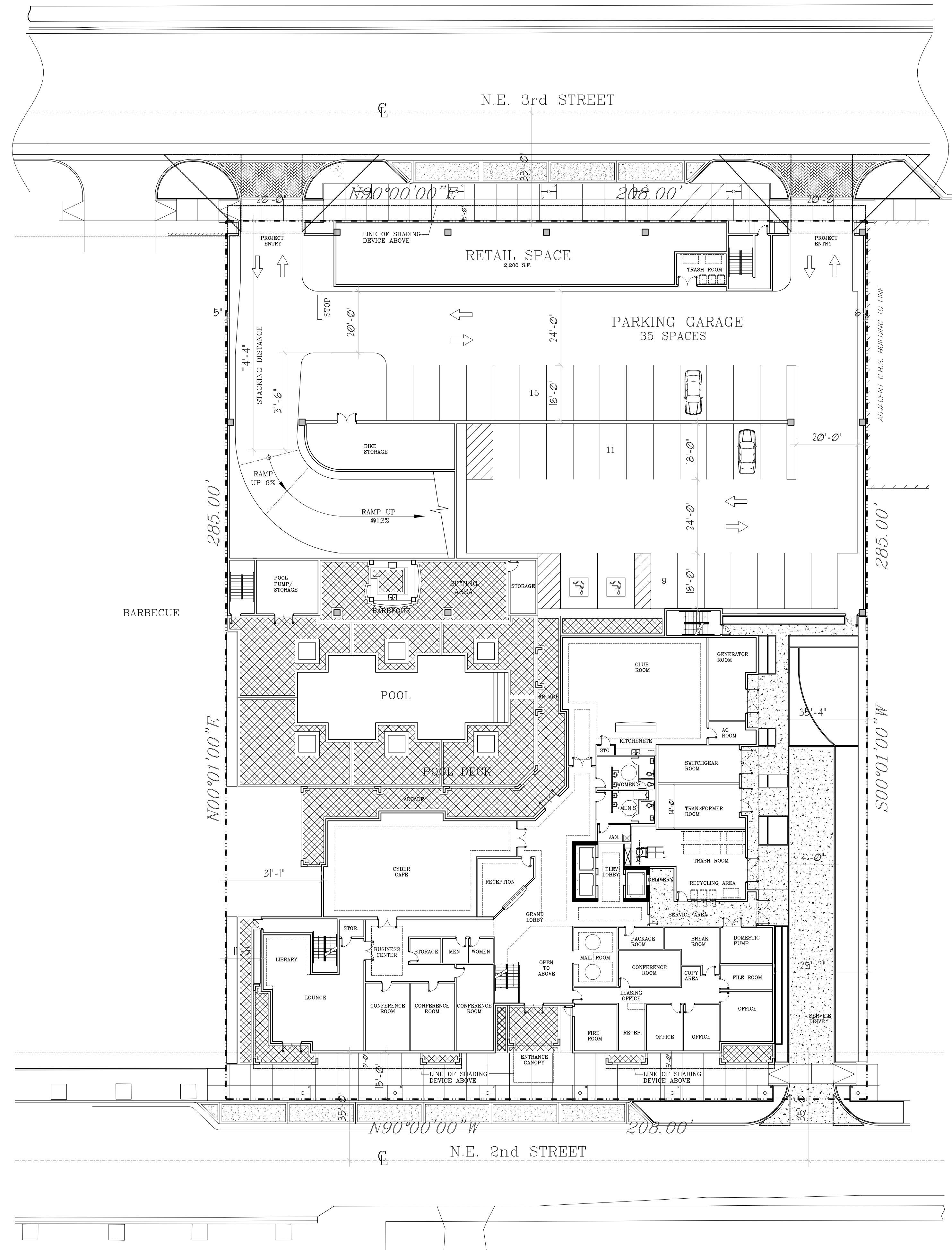
**UNIT BREAKDOWN**

	UNIT TYPE	S.F.	1st	2nd	3rd-4th	5th-30th	TOTAL UNITS
PODIUM	S1 1BA	400	-	1	2Ux2=4	-	5
	S3 1BA	565	-	2	2Ux2=4	-	6
	S4 1BA	600	-	-	1Ux2=2	-	2
	A2 1BD/1BA	795	-	-	2Ux2=4	-	4
	B2 2BD/2BA	1045	-	1	1Ux2=2	-	3
	B3 2BD/2BA	1070	-	-	1Ux2=2	-	2
	B4 2BD/2BA	1320	-	1	1Ux2=2	-	3
TOWER	B5 2BD/2BA	1250	-	1	1Ux2=2	-	3
	B6 2BD/2BA	1240	-	1	1Ux2=2	-	3
	B7 2BD/2BA	1130	-	1	1Ux2=2	-	3
	S1 1BA	400	-	-	-	2Ux26=52	52
	S2 1BA	500	-	-	-	1Ux26=26	26
	S3 1BA	565	-	-	-	2Ux26=52	52
	A1 1BD/1BA	700	-	-	-	1Ux26=26	26
A2 1BD/1BA	795	-	-	-	2Ux26=52	52	
A3 1BD/1BA	795	-	-	-	1Ux26=26	26	
130 UNITS	B1 2BD/2BA	956	-	-	-	2Ux26=52	52
	B2 2BD/2BA	1045	-	-	-	1Ux26=26	26
	B3 2BD/2BA	1070	-	-	-	2Ux26=52	52
TOTAL:			8	26		364	398

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**Architects, PA** AA C000779  
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

**PRELIMINARY DESIGN FOR:**  
**2nd STREET RESIDENCES**  
 411 N.E. 2ND STREET, FT LAUDERDALE, FL

revision:  
 drawn by:  
 issue date: 11-16-12  
 sheet no:  
A2.0  
 project: 3116



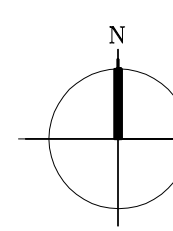
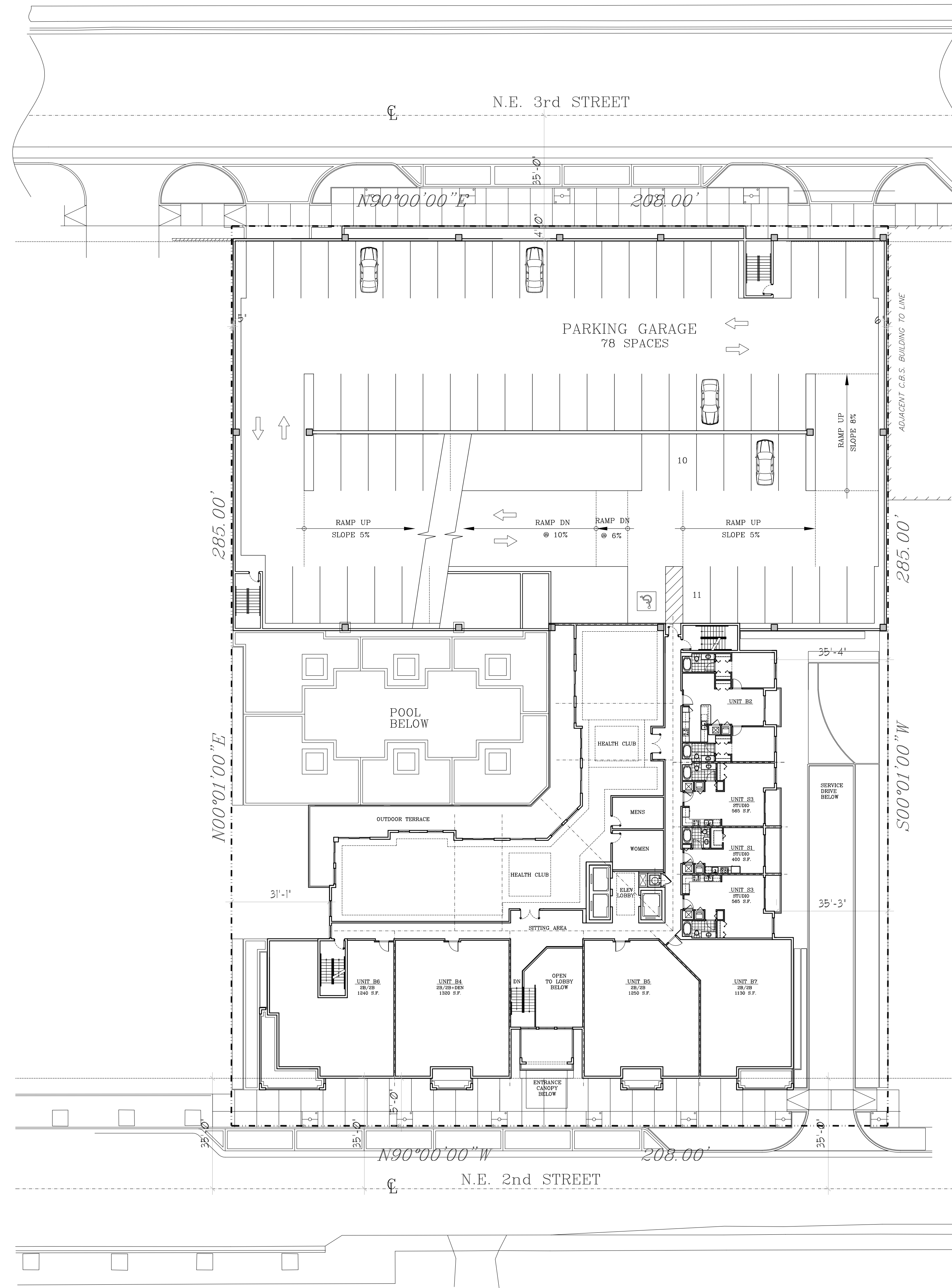
GROUND LEVEL PLAN

SCALE: 1" = 20'

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

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revision:	
drawn by:	
issue date:	11-16-12
sheet no:	<b>A2.1</b>
project:	3116



SECOND LEVEL PLAN

SCALE: 1" = 20'

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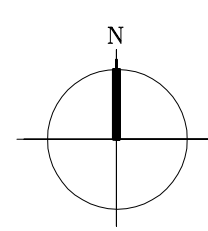
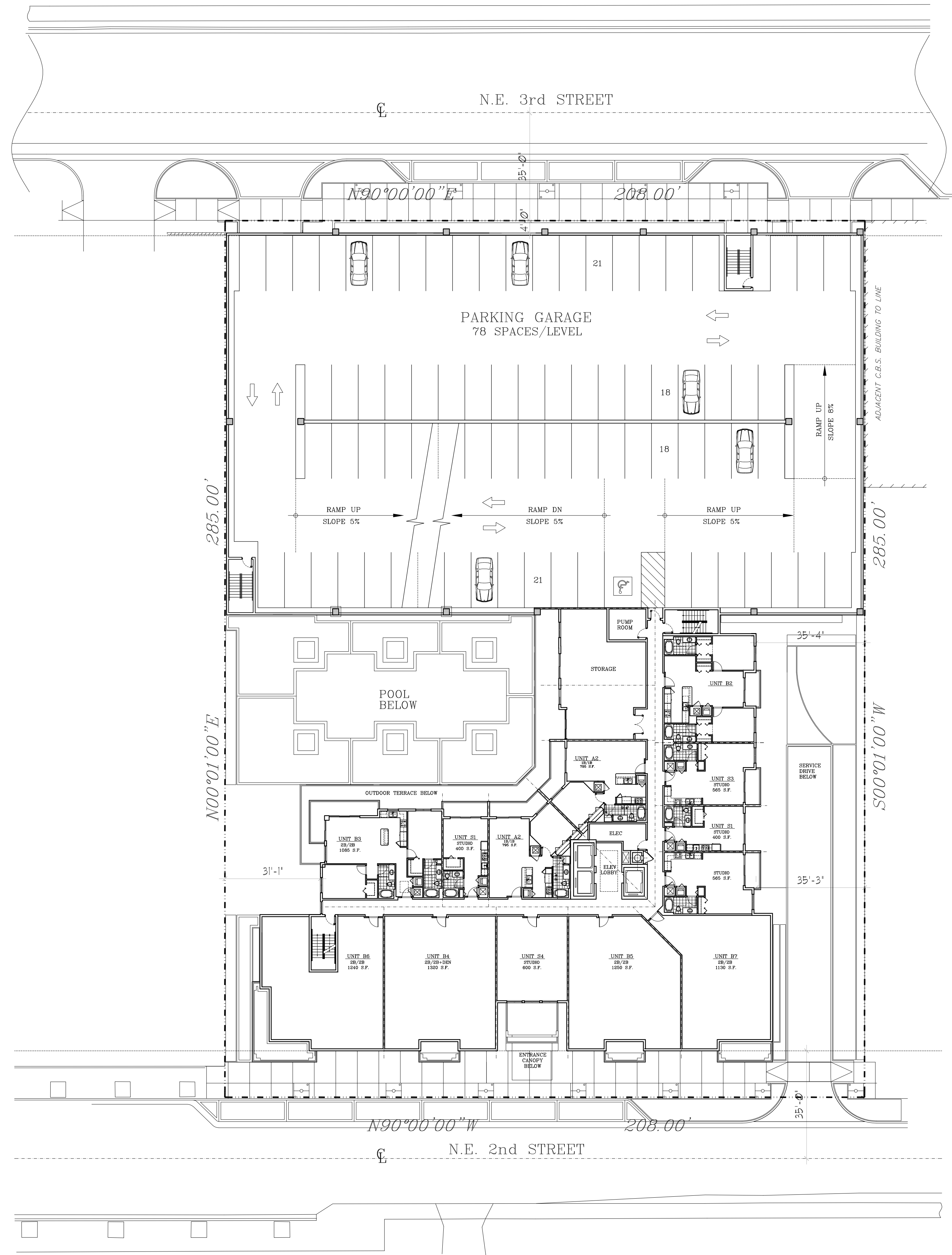
drawn by:

issue date: 11-16-12

sheet no:

**A2.2**

project: 3116



3rd-4th TYPICAL LEVEL PLAN

SCALE: 1" = 20'

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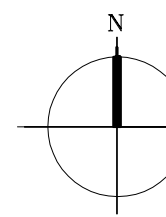
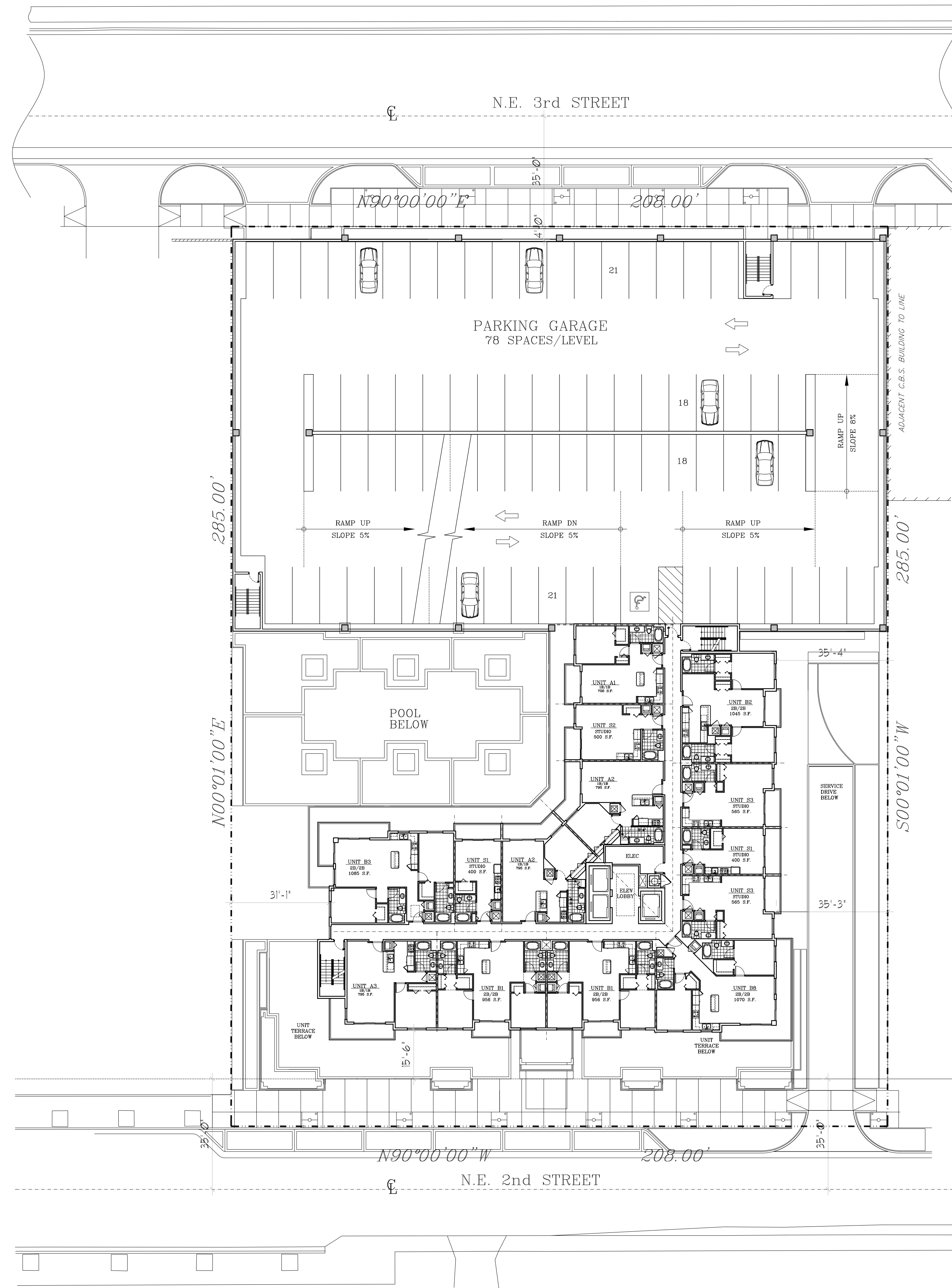
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issue date: 11-16-12

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**A2.3**

project: 3116



5th-6th TYPICAL LEVEL PLAN

SCALE: 1" = 20'

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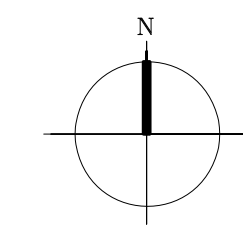
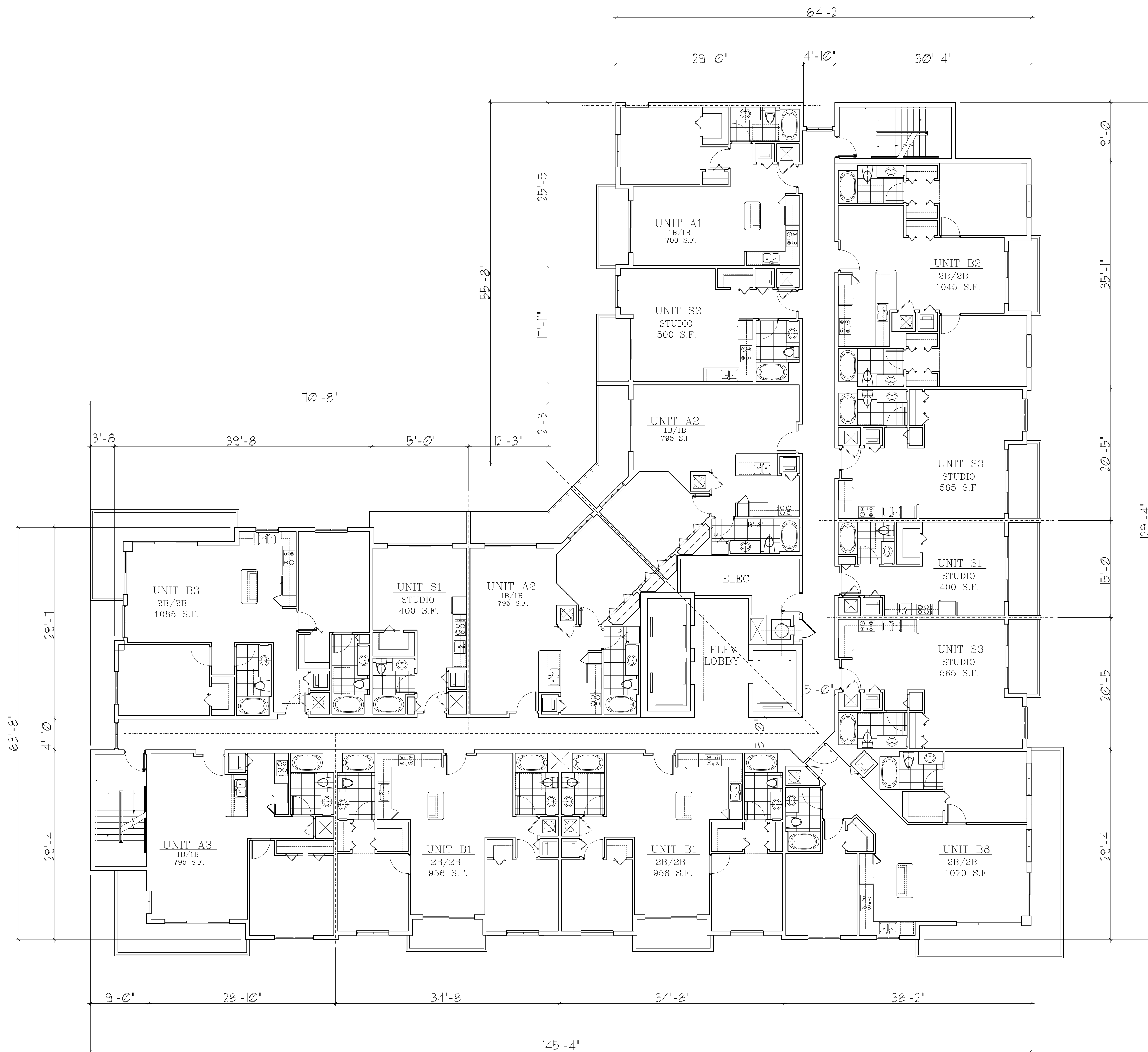
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project: 3116

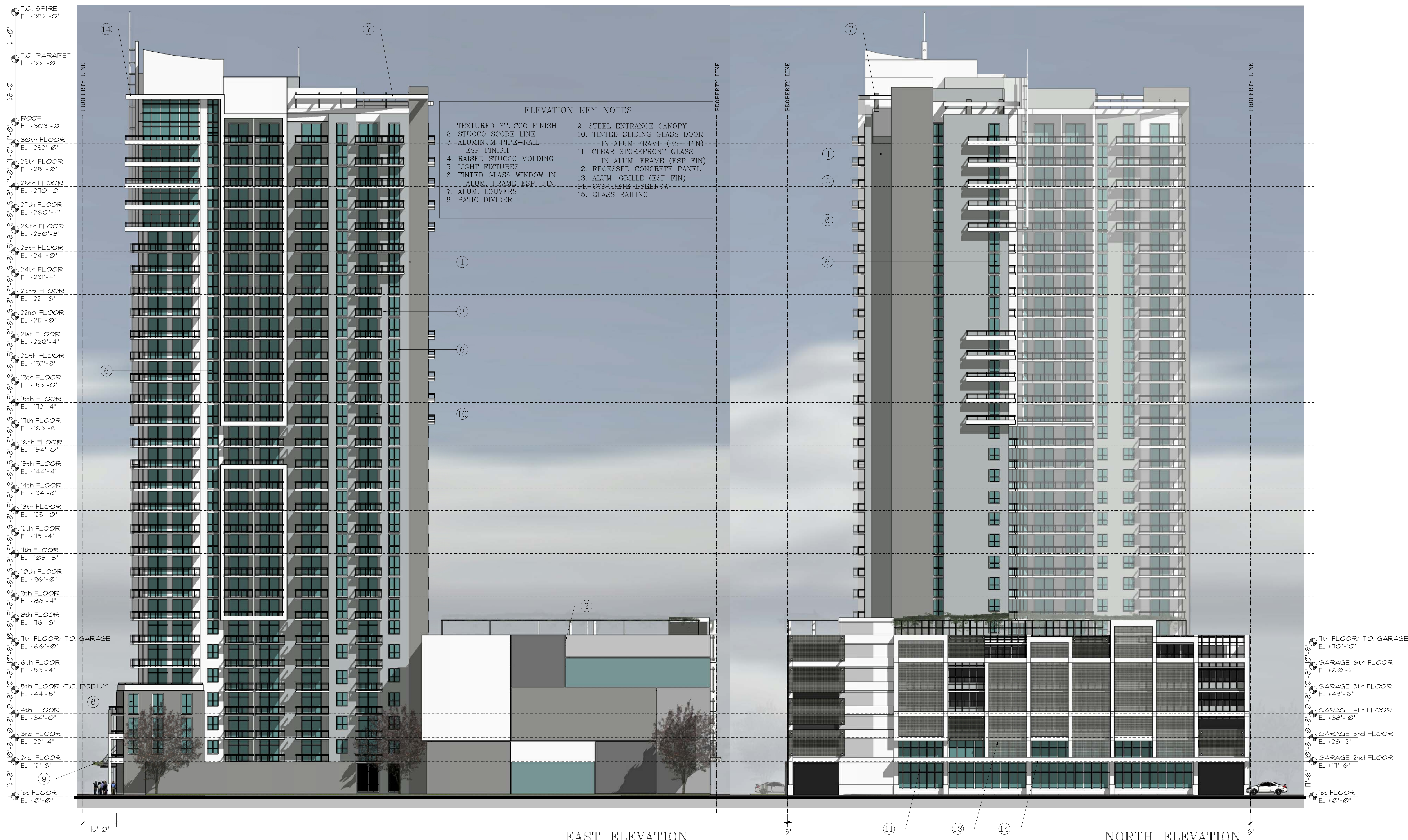


TYPICAL PLAN  
LVLS 5-30 SCALE: 1/8"

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project: 3116





TO SPIRE  
EL. +352'-0"  
 21'-0"  
 TO PARAPET  
EL. +331'-0"  
 28'-0"  
 ROOF  
EL. +303'-0"  
 30th FLOOR  
EL. +292'-0"  
 29th FLOOR  
EL. +281'-0"  
 28th FLOOR  
EL. +270'-0"  
 27th FLOOR  
EL. +260'-4"  
 26th FLOOR  
EL. +250'-8"  
 25th FLOOR  
EL. +241'-0"  
 24th FLOOR  
EL. +231'-4"  
 23rd FLOOR  
EL. +221'-8"  
 22nd FLOOR  
EL. +212'-0"  
 21st FLOOR  
EL. +202'-4"  
 20th FLOOR  
EL. +192'-8"  
 19th FLOOR  
EL. +183'-0"  
 18th FLOOR  
EL. +173'-4"  
 17th FLOOR  
EL. +163'-8"  
 16th FLOOR  
EL. +154'-0"  
 15th FLOOR  
EL. +144'-4"  
 14th FLOOR  
EL. +134'-8"  
 13th FLOOR  
EL. +125'-0"  
 12th FLOOR  
EL. +115'-4"  
 11th FLOOR  
EL. +105'-8"  
 10th FLOOR  
EL. +96'-0"  
 9th FLOOR  
EL. +86'-4"  
 8th FLOOR  
EL. +76'-8"  
 7th FLOOR TO GARAGE  
EL. +66'-0"  
 6th FLOOR  
EL. +55'-4"  
 5th FLOOR TO PODIUM  
EL. +44'-8"  
 4th FLOOR  
EL. +34'-0"  
 3rd FLOOR  
EL. +23'-4"  
 2nd FLOOR  
EL. +12'-8"  
 1st FLOOR  
EL. +0'-0"  
 12'-8"  
 15'-0"

- ELEVATION KEY NOTES**
- |  |   |
|--|---|
| 1. TEXTURED STUCCO FINISH                          | 9. STEEL ENTRANCE CANOPY                                |
| 2. STUCCO SCORE LINE                               | 10. TINTED SLIDING GLASS DOOR                           |
| 3. ALUMINUM PIPE-RAIL<br>ESP FINISH                | 11. CLEAR STOREFRONT GLASS<br>IN ALUM. FRAME (ESP FIN)  |
| 4. RAISED STUCCO MOLDING                           | 12. RECESSED CONCRETE PANEL<br>IN ALUM. FRAME (ESP FIN) |
| 5. LIGHT FIXTURES                                  | 13. ALUM. GRILLE (ESP FIN)                              |
| 6. TINTED GLASS WINDOW IN<br>ALUM. FRAME ESP. FIN. | 14. CONCRETE EYEBROW                                    |
| 7. ALUM. LOUVERS                                   | 15. GLASS RAILING                                       |
| 8. PATIO DIVIDER                                   |   |

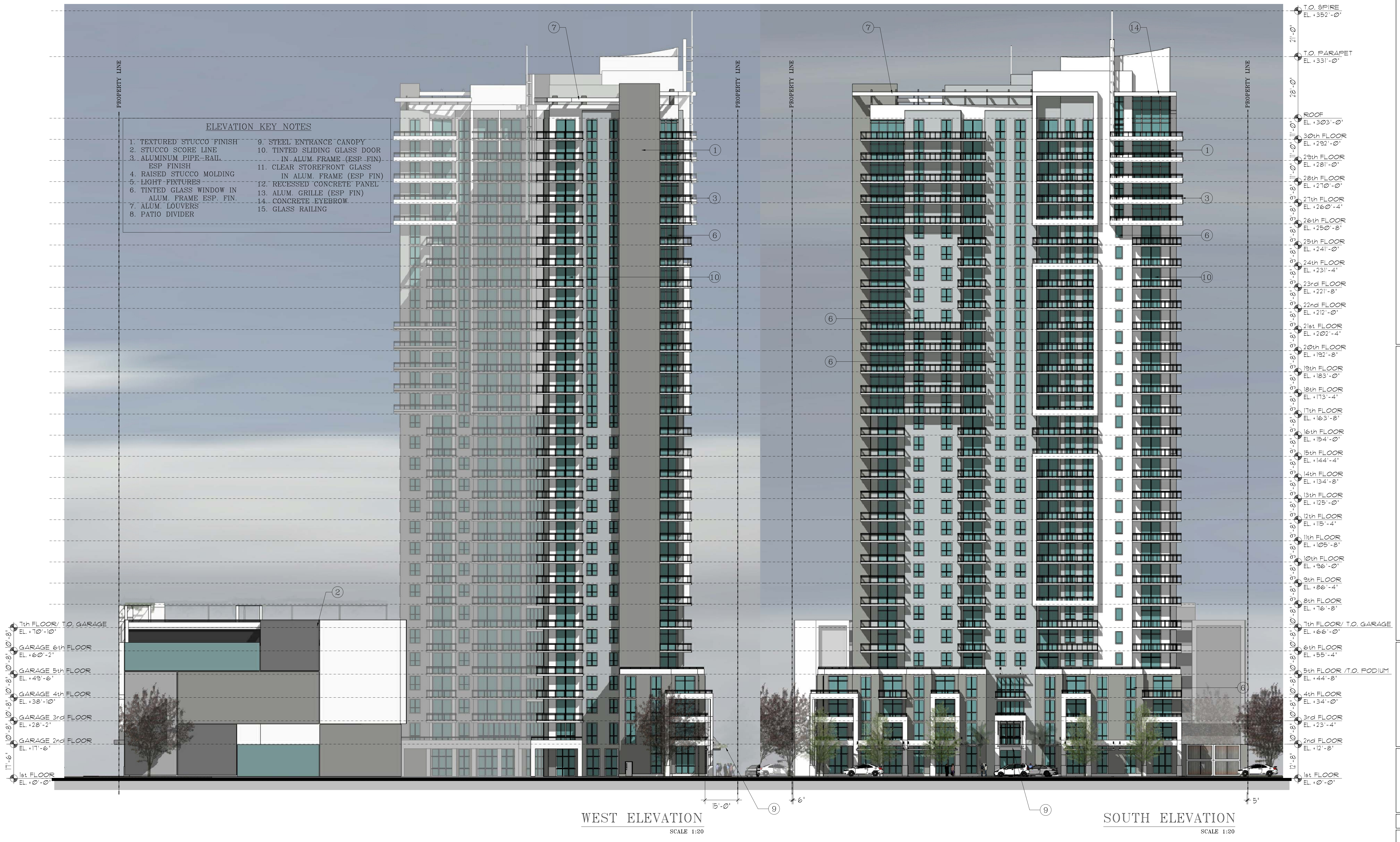
**EAST ELEVATION**  
SCALE 1:20

**NORTH ELEVATION**  
SCALE 1:20

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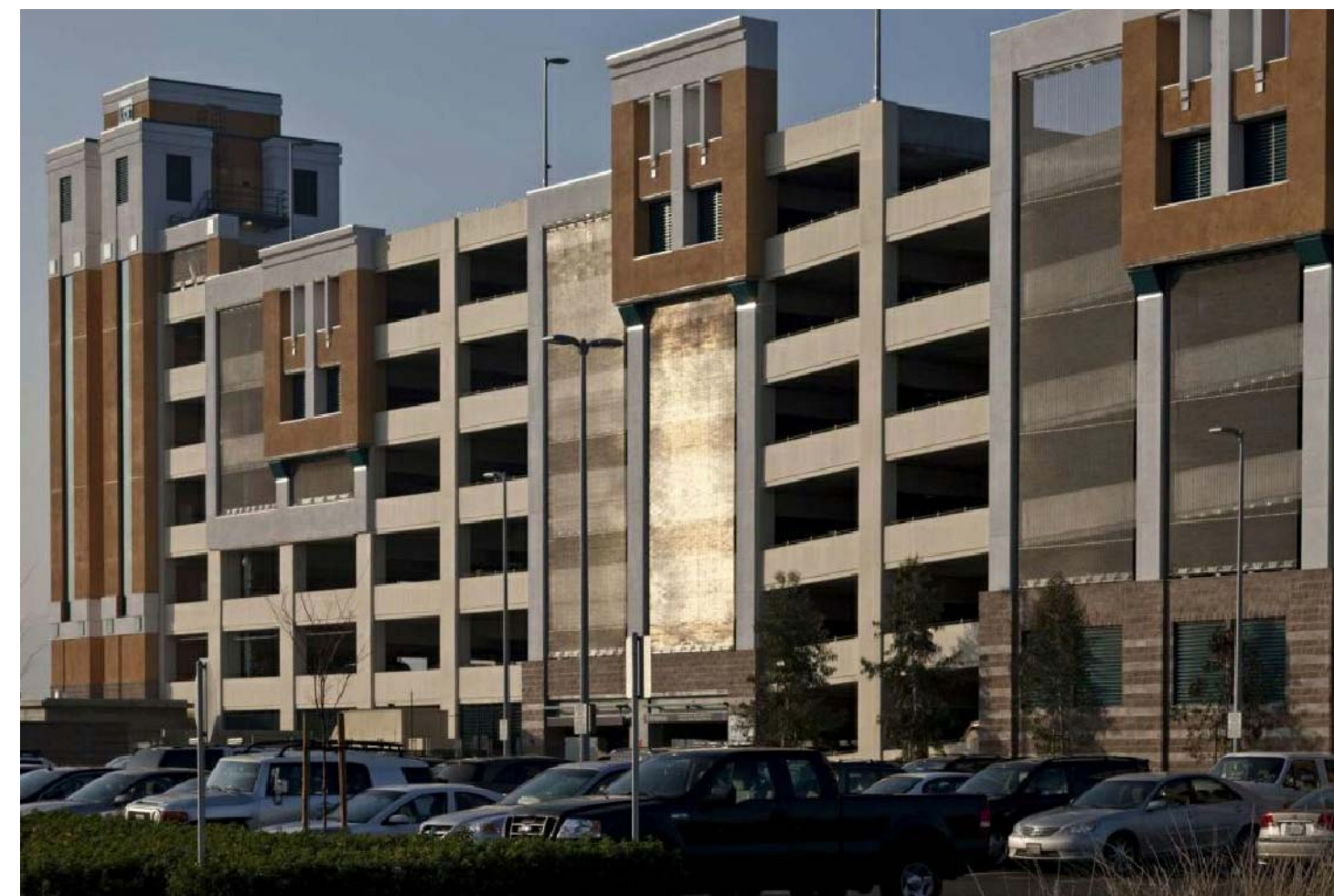
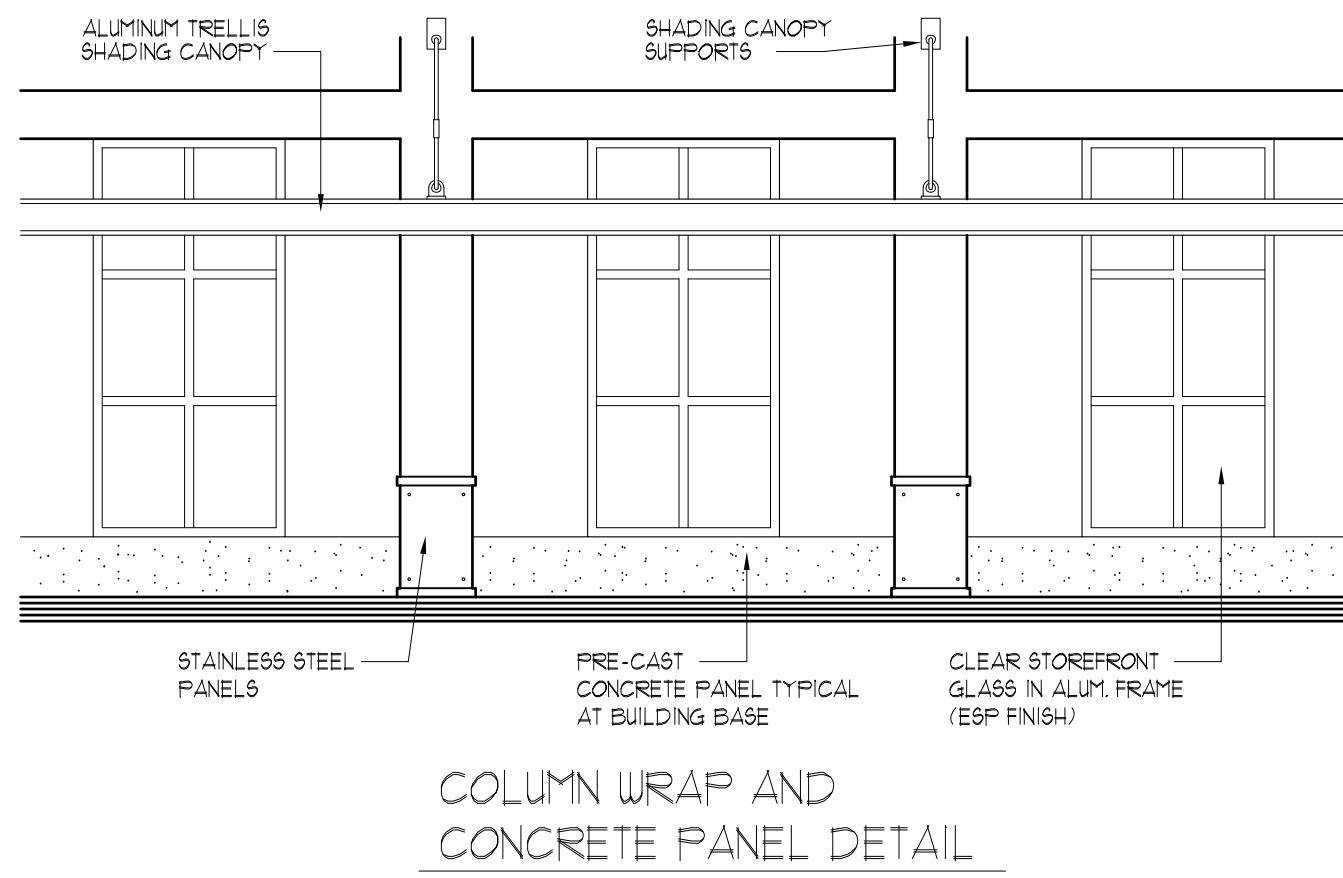
- ELEVATION KEY NOTES**
- |  |   |
|--|---|
| 1. TEXTURED STUCCO FINISH                          | 9. STEEL ENTRANCE CANOPY                                |
| 2. STUCCO SCORE LINE                               | 10. TINTED SLIDING GLASS DOOR                           |
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| 5. LIGHT FIXTURES                                  | 13. ALUM. GRILLE (ESP FIN)                              |
| 6. TINTED GLASS WINDOW IN<br>ALUM. FRAME ESP. FIN. | 14. CONCRETE EYEBROW                                    |
| 7. ALUM. LOUVERS                                   | 15. GLASS RAILING                                       |
| 8. PATIO DIVIDER                                   |   |

- 7th FLOOR/ T.O. GARAGE  
EL. +10'-10"
- GARAGE 6th FLOOR  
EL. +60'-2"
- GARAGE 5th FLOOR  
EL. +49'-6"
- GARAGE 4th FLOOR  
EL. +38'-10"
- GARAGE 3rd FLOOR  
EL. +28'-2"
- GARAGE 2nd FLOOR  
EL. +17'-6"
- 1st FLOOR  
EL. +0'-0"

- 12'-0"
- 1st FLOOR  
EL. +0'-0"
- 2nd FLOOR  
EL. +12'-8"
- 3rd FLOOR  
EL. +23'-4"
- 4th FLOOR  
EL. +34'-0"
- 5th FLOOR (T.O. PODIUM)  
EL. +44'-8"
- 6th FLOOR  
EL. +55'-4"
- 7th FLOOR/ T.O. GARAGE  
EL. +66'-0"
- 8th FLOOR  
EL. +76'-8"
- 9th FLOOR  
EL. +86'-4"
- 10th FLOOR  
EL. +96'-0"
- 11th FLOOR  
EL. +105'-8"
- 12th FLOOR  
EL. +115'-4"
- 13th FLOOR  
EL. +125'-0"
- 14th FLOOR  
EL. +134'-8"
- 15th FLOOR  
EL. +144'-4"
- 16th FLOOR  
EL. +154'-0"
- 17th FLOOR  
EL. +163'-8"
- 18th FLOOR  
EL. +173'-4"
- 18th FLOOR  
EL. +183'-0"
- 19th FLOOR  
EL. +192'-8"
- 20th FLOOR  
EL. +202'-4"
- 21st FLOOR  
EL. +212'-0"
- 22nd FLOOR  
EL. +221'-8"
- 23rd FLOOR  
EL. +231'-4"
- 24th FLOOR  
EL. +241'-0"
- 25th FLOOR  
EL. +250'-8"
- 26th FLOOR  
EL. +259'-4"
- 27th FLOOR  
EL. +268'-0"
- 28th FLOOR  
EL. +277'-8"
- 29th FLOOR  
EL. +286'-4"
- 30th FLOOR  
EL. +295'-0"
- ROOF  
EL. +303'-0"
- 21'-0"
- T.O. PARAPET  
EL. +331'-0"
- T.O. SPIRE  
EL. +352'-0"

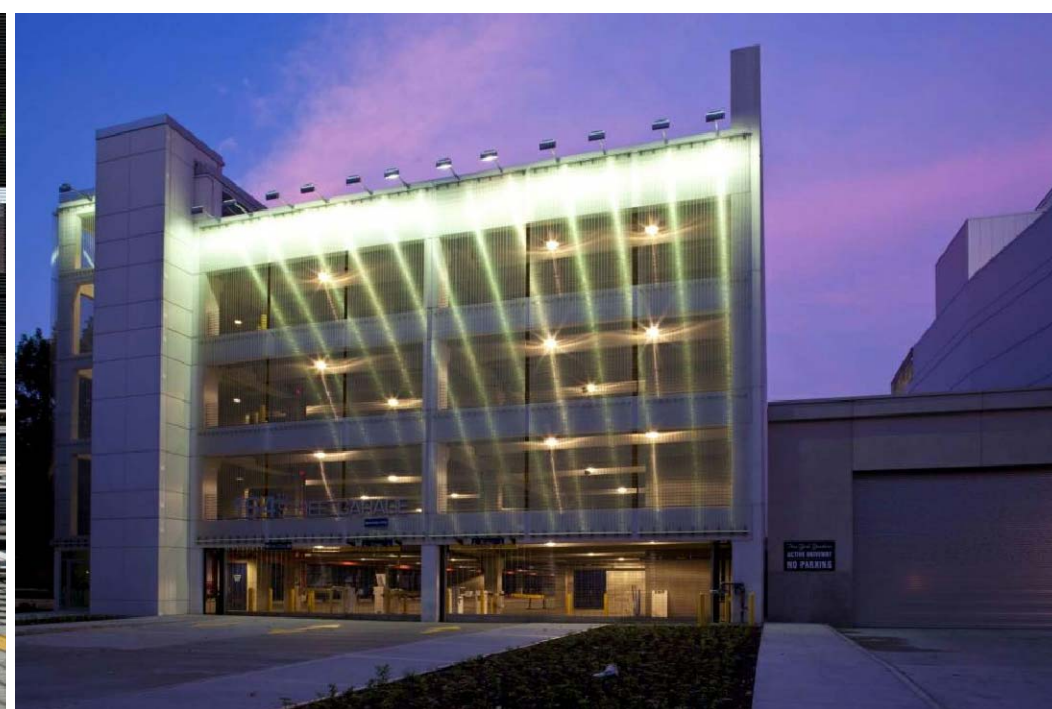
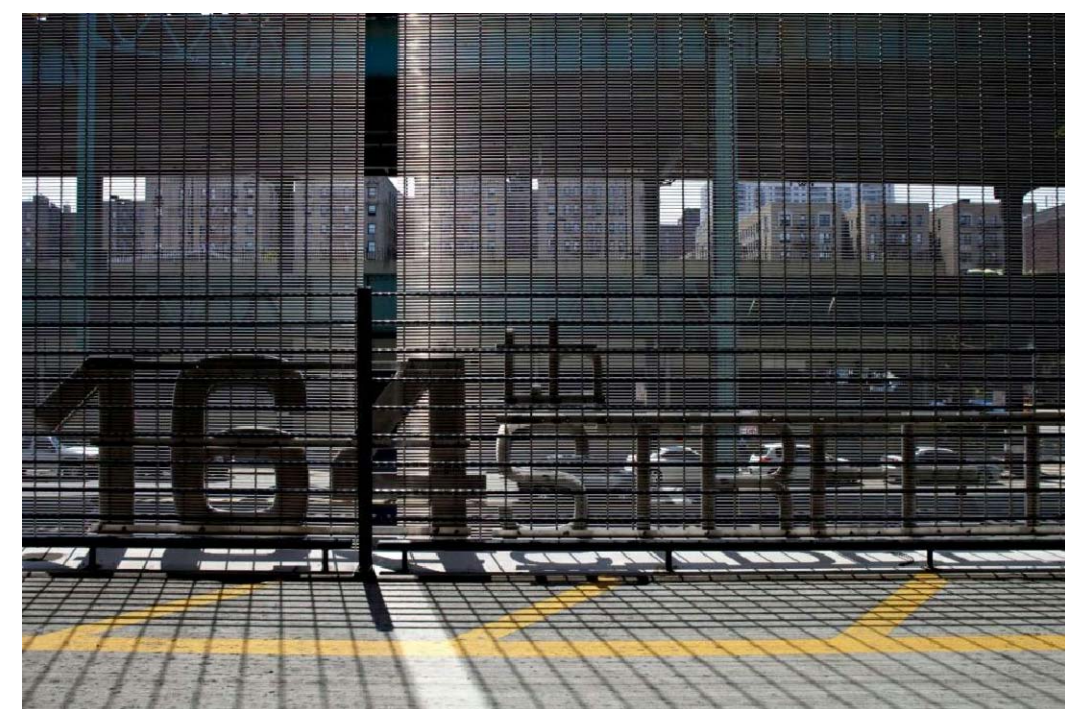
**WEST ELEVATION**  
 SCALE 1:20

**SOUTH ELEVATION**  
 SCALE 1:20



PRECEDENTS

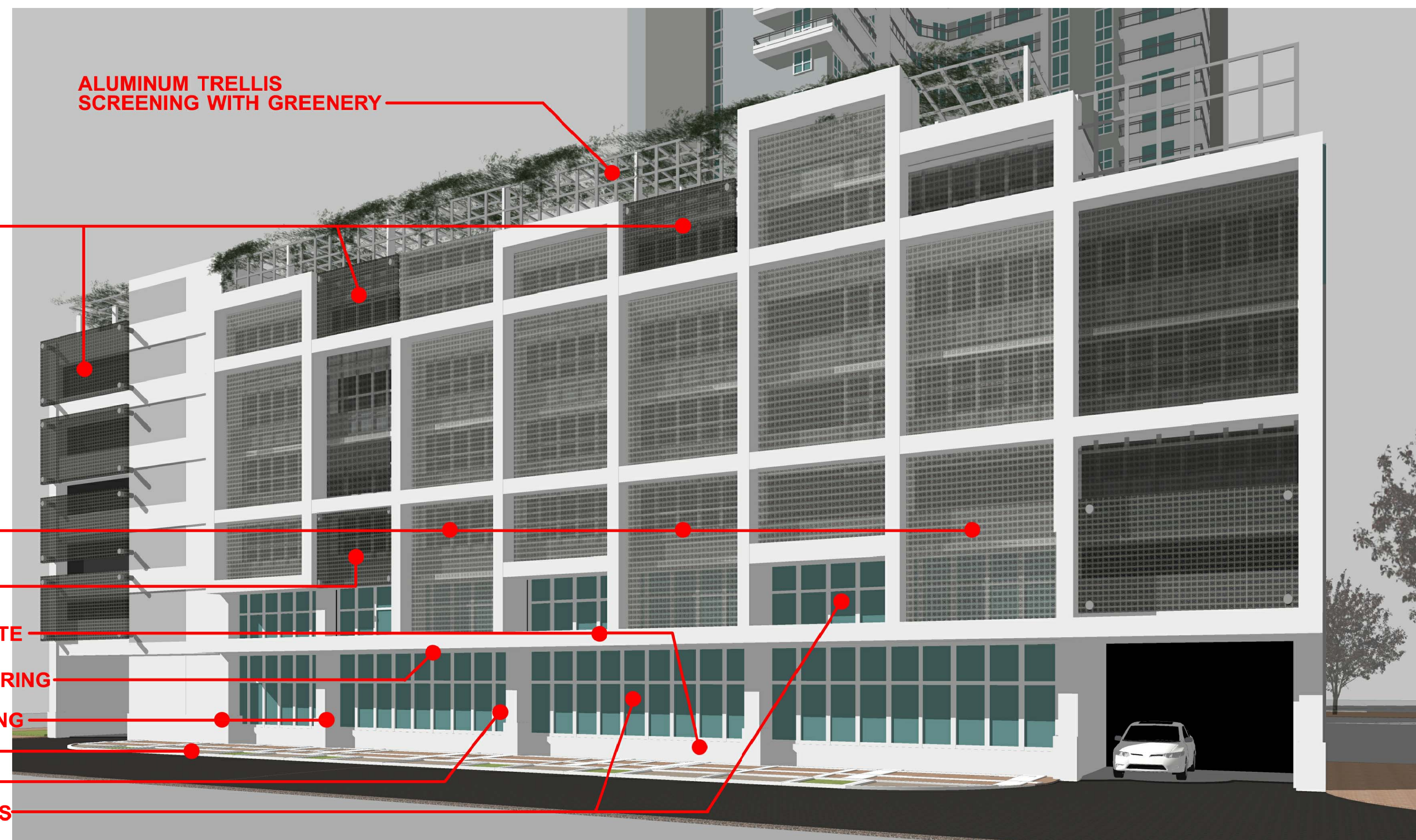
PRECEDENTS



**"BRAID" STAINLESS STEEL MESH** OR APPROVED EQUAL  
**MANUFACTURER:** CAMBRIDGE ARCHITECTURAL  
**MESH TYPE:** FLEXIBLE  
**MATERIAL:** STAINLESS STEEL  
**OPEN AREA:** 65%  
**WEIGHT:** 1.80LBS/SQ. FT./ 8.79 KG/SQM  
**MAXIMUM WIDTH:** 240"/6.1



MATERIALS / STREETScape NTS



MATERIALS / STREETScape

COHEN • FREEDMAN • ENCINOSA & ASSOC.  
 Architects, PA AA C000779

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

PRELIMINARY DESIGN FOR:  
**2nd STREET RESIDENCES**  
 411 N.E. 2ND STREET, FT LAUDERDALE, FL

revisions:

drawn by:

issue date: 11-16-12

sheet no:

**A4.2**



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTH

**COHEN • FREEDMAN • ENCINOSA & ASSOC.**  
*Architects, PA* AA C000779

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

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drawn by:

issue date: 11-16-12

sheet no:

**A7.0**

project: 3116



VIEW LOOKING NORTHEAST



VIEW LOOKING NORTHEAST

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA AA C000779

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revisions:

drawn by:

issue date: 11-16-12

sheet no:

**A7.1**

project: 3116

PROPOSED TREES

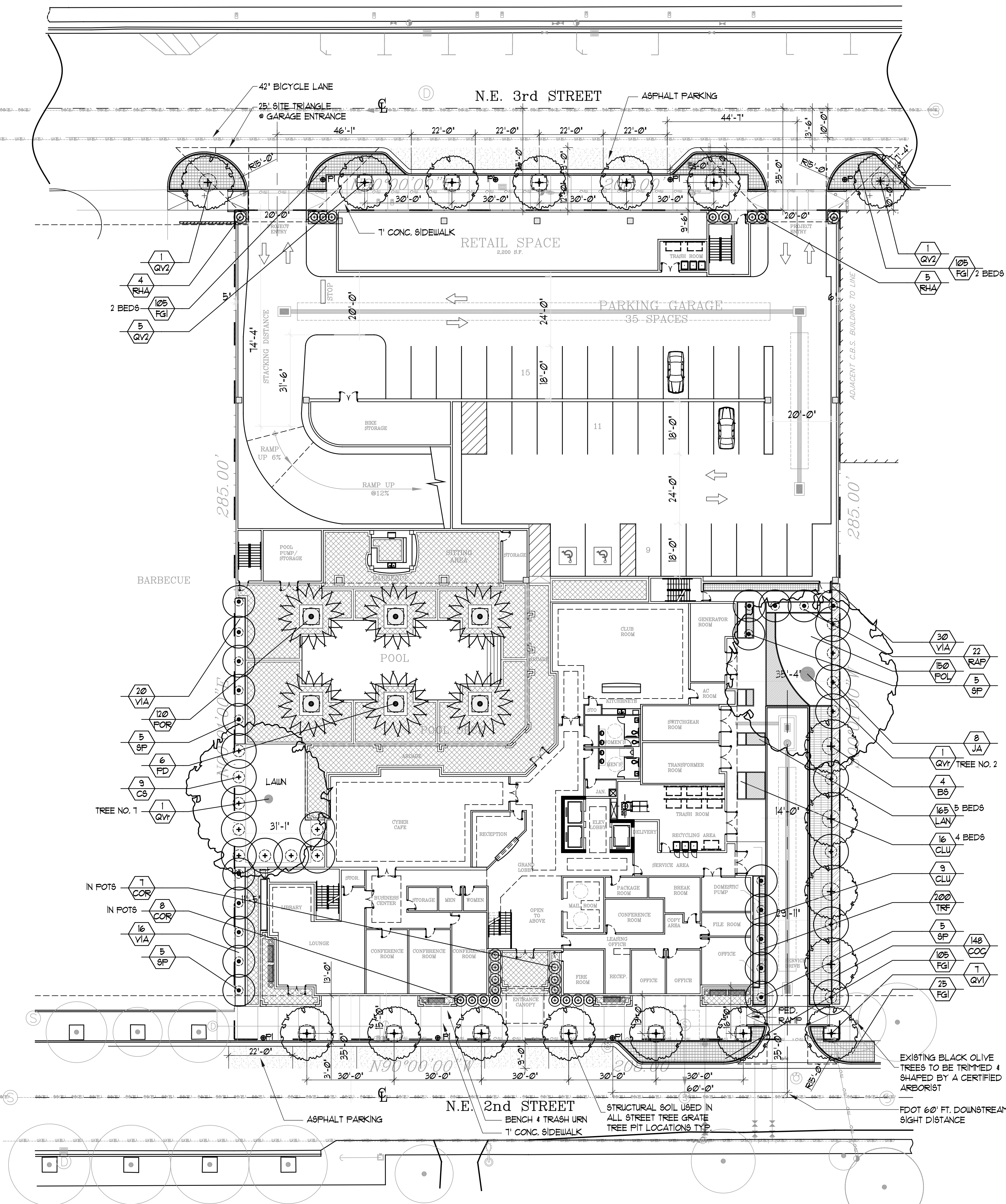
STREET	REQUIRED	PROVIDED
1/1000 S.F. OPEN SPACE 11,920/1,000 SF=11.92	12 TREES	22 TREES PROVIDED 2 CANOPY TREES 8 SMALL TREES 6 SPECIMEN PALMS 6 (3:1) PALMS

STREET TREE REQUIREMENTS

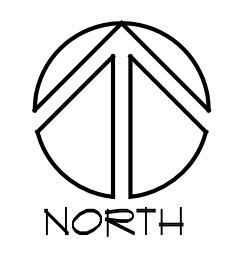
STREET	REQUIRED	PROVIDED
N.E. 3RD STREET (O.H. LINES, FPL APPROVED TREES) (208/40=5.20 TREES)	6	7 STREET TREES
N.E. 2ND STREET (O.H. LINES, FPL APPROVED TREES) (208/40=5.20 TREES)	6	7 STREET TREES

V.U.A. LANDSCAPE REQUIREMENTS

CATEGORY	REQUIRED	PROVIDED
GROSS V.U.A. (2,250 S.F.)		
V.U.A. LANDSCAPE AREA (20% OF GROSS V.U.A. 2,250 S.F.)	450 S.F.	450 S.F.
V.U.A. TOTAL TREES (1 PER 1000 SF)(2,250 /1,000=2.25)	3	11 TREES
V.U.A. TOTAL SHRUBS (6 PER 1000 SF) (6 X 3=24)	18	18+ PROVIDED
V.U.A. SHADE TREES - 3" CAL. (25% VIA TOTAL TREES)	1	5 TREES
V.U.A. SHADE TREES - 2-3" CAL. (25% TOTAL V.U.A. TREES)	1	N/A
V.U.A. FLOWERING TREES (20% TOTAL V.U.A. TREES)	1	6 TREES
V.U.A. PALMS (20% TOTAL V.U.A. TREES)	1	1 (3:1) PALMS



1 L-2 LANDSCAPE PLANTING PLAN (OFF-STREET PARKING SCHEME)



1" = 20'-0"

12/1/12  
DRC REV. REVISIONS  
No.

**DRC - Submission**

**2nd Street Residences**  
411 N.E. 2nd Street, Fort Lauderdale, FL  
Drawing Title

**LANDSCAPE PLAN**

Project Name

**RHETT ROY**  
Landscape Architecture-Planning, P.A.  
412 North Andrews Avenue  
Fort Lauderdale FL 33301  
Florida License Number LA 393  
Fax 954/462-0722  
Phone 954/462-0704

Seal

Florida License No. 0000943

Drawn  
JSC

Project No.  
11042.00

CAD File No.  
11042.00\_L-2

Date  
10/29/2012

Scale  
1" = 20'-0"

Drawing No.  
L-2