

FLAGLER RESIDENCES SOUTH

City of Fort Lauderdale, Broward County, Florida

SITE PLAN

OWNER:
 FLAGLER SIXTH, LLC
 CHARLIE LADD, MANAGER
 627 N FEDERAL HIGHWAY
 FORT LAUDERDALE, FL 33304
 (954) 627-7000
 cladd@barrondev.com

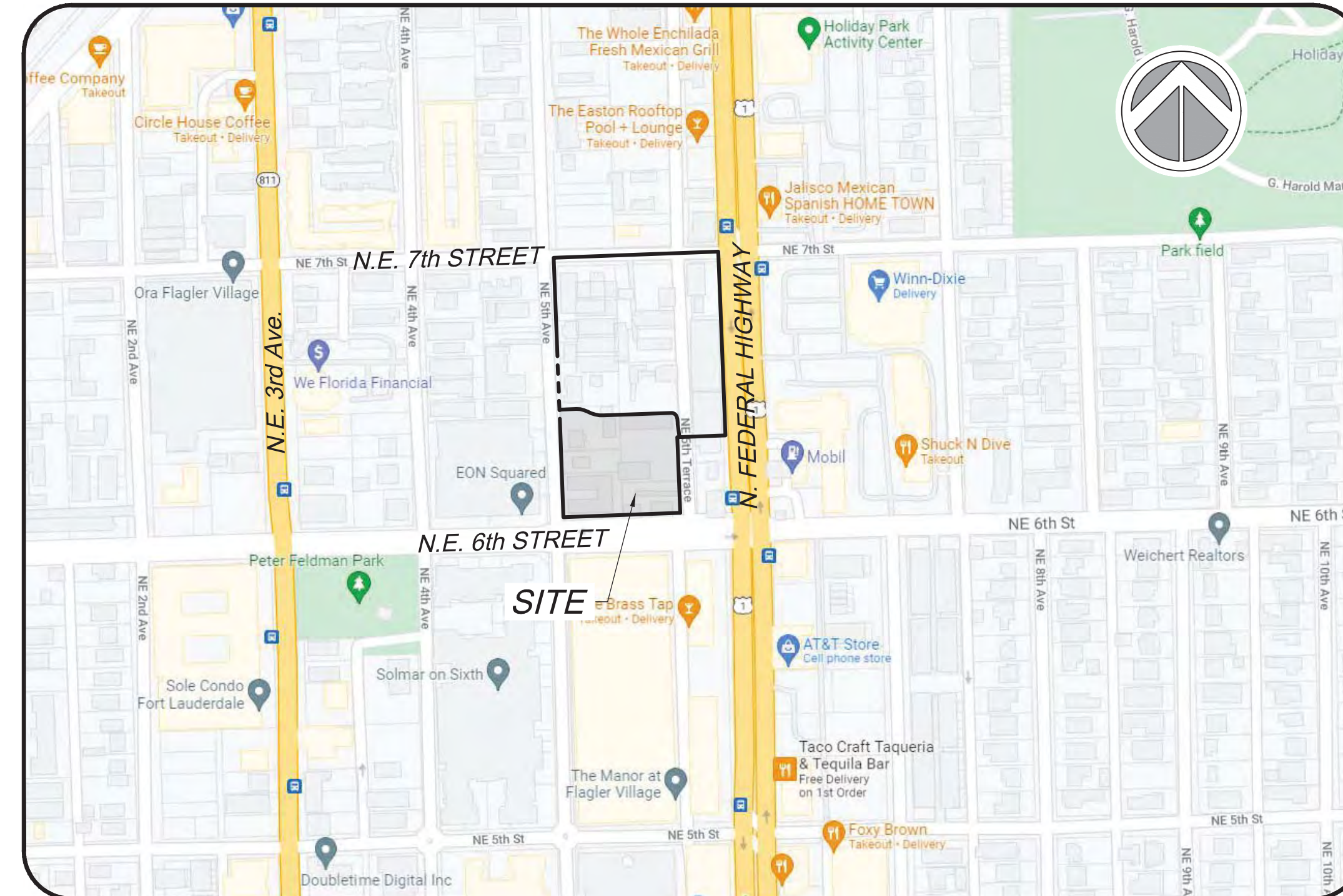
ARCHITECT:
 S B ARCHITECTS
 MIGUEL CAMPO
 2333 PONCE DE LEON SUITE 1000
 CORAL GABLES, FL 33134
 (305) 856-2021
 mcampo@sb-architects.com

LANDSCAPE ARCHITECT:
 ARCHITECTURAL ALLIANCE LADSCAPE
 HUGH JOHNSON, RLA
 612 SW 4TH AVE.
 FORT LAUDERDALE, FL 33315
 (954) 764-8858
 hjohnson@archall.net

CIVIL ENGINEER:
 SUN-TECH ENGINEERING, INC.
 MICHAEL GAI
 4577 NOB HILL ROAD, SUITE 102
 SUNRISE, FL 33351
 (954) 777-3123
 mgai@suntecheng.com

SURVEYOR:
 DJS SURVEYORS, INC.
 DONALD J. SULLIVAN
 20283 STATE ROAD 7, SUITE 200
 BOCA RATON, FL 33498
 (561) 883-0470
 info@djsurveyors.com

MECHANICAL/ELECTRICAL ENGINEER:
 RPJ, INC.
 RAFAEL PENA JR., P.E.
 4977 SW 74TH CT.
 MIAMI, FL 33155
 (305) 666-2131
 rpj@rpjmep.com



SECTION 03, TOWNSHIP 50 SOUTH, RANGE 42 EAST
LOCATION MAP
 N.T.S.

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LEGAL DESCRIPTION:

LOTS 32 THROUGH 48, BLOCK 313, LESS STATE ROAD NO. 5, ALL OF BLOCK 314 AND A PORTION OF NORTHEAST 5TH TERRACE, PROGRESSO, 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 NORTHEAST 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 SOUTHWEST 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 NORTHEAST 5TH TERRACE, A DISTANCE OF 175.00 FEET TO THE SOUTHWEST 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 NORTHEAST 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 NORTHEAST 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.

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



Project Name
FLAGLER RESIDENCES SOUTH

Client
BARRON REAL ESTATE, INC.
 517 NE 6th Street
 Fort Lauderdale, FL 33304

SB ARCHITECTS
 ARCHITECT
 SB ARCHITECTS
 2333 PONCE DE S, FL 33134
 LEON BLVD, #1000
 CORAL GABLES, FL 33134
 MCAMPO@SB-ARCHITECTS.COM
 305-856-2021

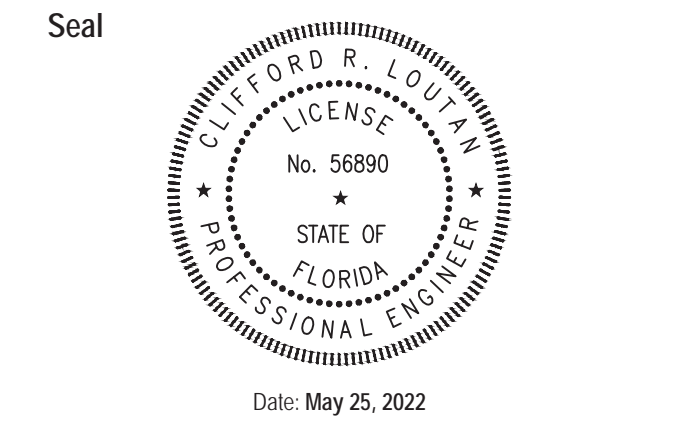
SUN-TECH ENGINEERING, INC.
 CIVIL ENGINEER
 SUN-TECH ENGINEERING, INC.
 4577 N NOB HILL ROAD, SUITE 102
 SUNRISE, FL 33351
 MGAI@SUNTECHENG.COM
 954-777-3123

AAL ARCHITECTURAL ALLIANCE LANDSCAPE
 LANDSCAPE ARCHITECT
 ARCHITECTURAL ALLIANCE LANDSCAPE
 612 SW 4TH AVENUE
 FORT LAUDERDALE, FL 33315
 HJOHNSON@ARCHALL.NET
 954-764-8858

RPJ INC. MEP CONSULTANTS
 MEP ENGINEER
 RPJ INC. MEP CONSULTANTS
 4977 SW 74TH COURT
 MIAMI, FL 33155
 RPJ@RPJMEP.COM
 305-666-2131

Clifford R Loutan
 Digitally signed by Clifford R Loutan
 Date: 2022.06.02 14:23:19 -0400

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COVER SHEET

Sheet No.
CS-1

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BARRON REAL ESTATE, INC.
517 NE 6th Street
Fort Lauderdale, FL 33304

ARCHITECT
SB ARCHITECTS
2333 PONCE DE S. FL 33131 LEON BLVD. #100
CORAL GABLES, FL 33134
MCAMPO@SB-ARCHITECTS.COM
305-856-2021

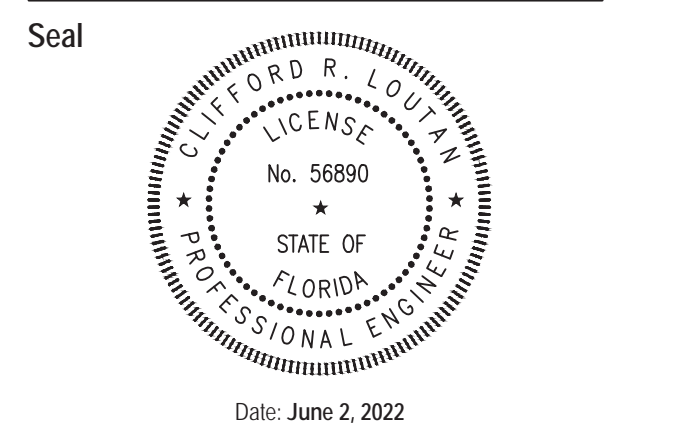
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4577 N NOB HILL ROAD, SUITE 102
SUNRISE, FL 33351
MGAI@SUNTECHENG.COM
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612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315
HJOHNSON@ARCHALL.NET
954-764-8858

MEP ENGINEER
RPJ INC. MEP CONSULTANTS
4977 SW 74TH COURT
MIAMI, FL 33155
RPJ@RPJMEP.COM
305-666-2131

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Date: 2022.06.02
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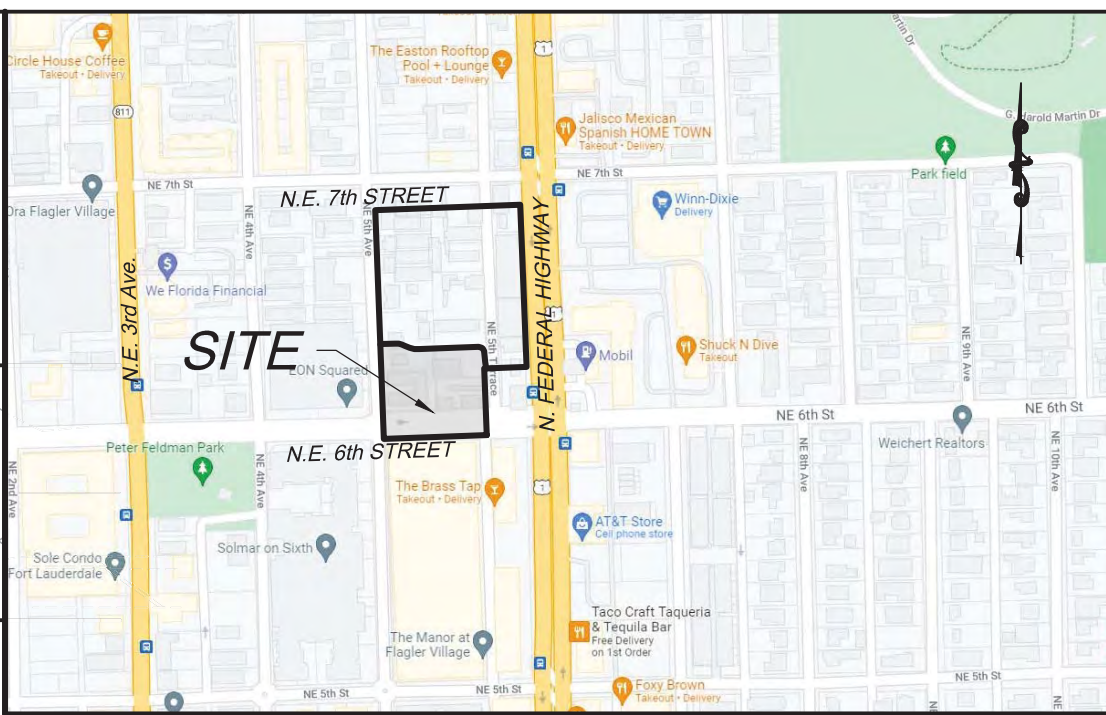
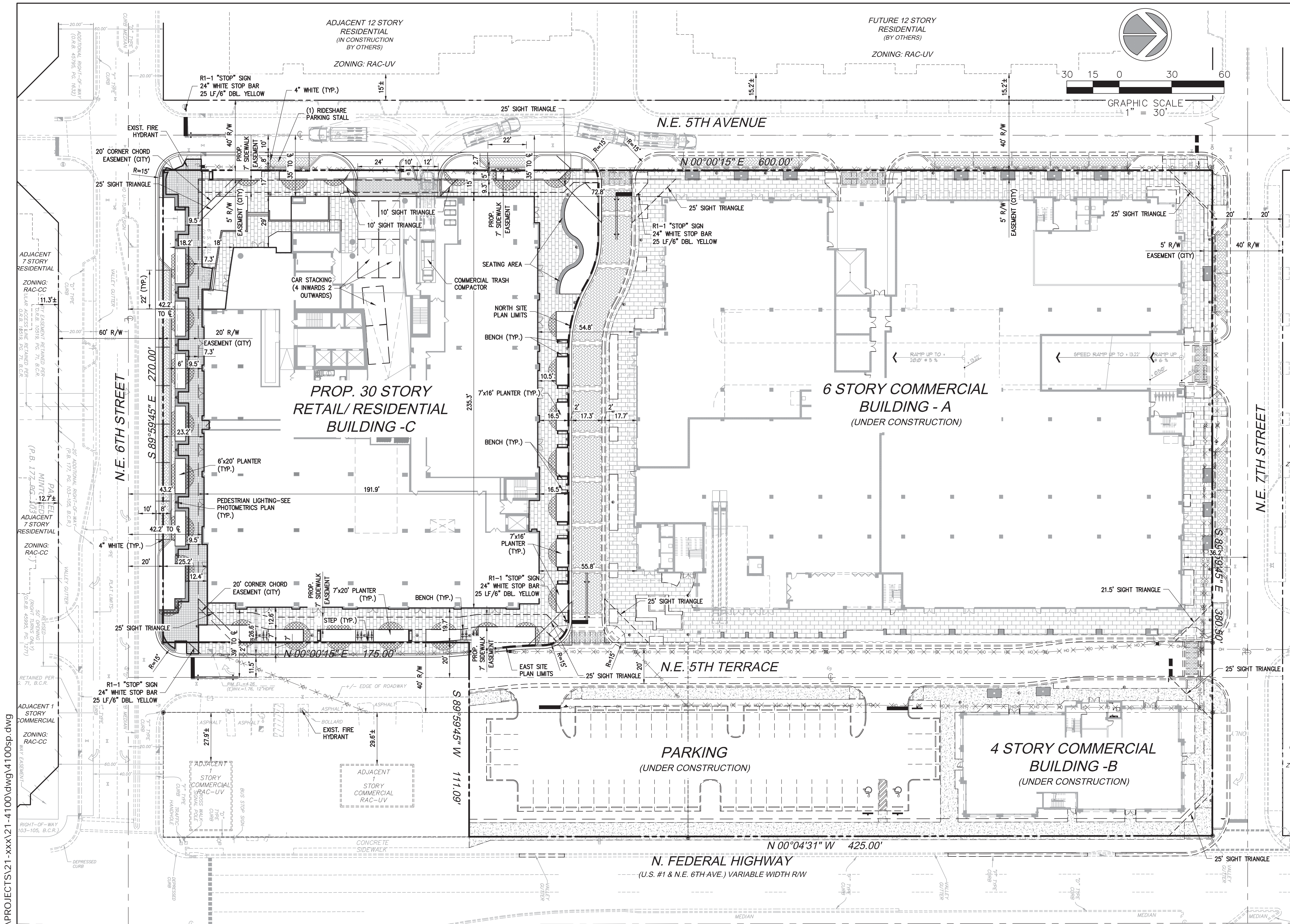
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OVERALL SITE PLAN

Sheet No.

SP-1



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

	209,088 S.F.	4.80 ACRES
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	193,924 S.F.	92.7%
TOTAL IMPERVIOUS EXISTING	150,657 S.F.	
TOTAL BUILDING FOOTPRINT PROPOSED	126,738 S.F.	60.6%
TOTAL BUILDING SQUARE FOOTAGE EXISTING	83,491 S.F.	
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	1,098,718 S.F.	
GROSS BUILDING SQUARE FOOTAGE - BLDG.-A	443,796 S.F.	
GROSS BUILDING SQUARE FOOTAGE - BLDG.-B	28,827 S.F.	
GROSS BUILDING SQUARE FOOTAGE - BLDG.-C	628,095 S.F.	
TOTAL COMMERCIAL SQUARE FOOTAGE PROPOSED	1,745,513 S.F.	
COMMERCIAL SQUARE FOOTAGE BLDG.-A	117,686 S.F.	
COMMERCIAL SQUARE FOOTAGE BLDG.-B	26,055 S.F.	
COMMERCIAL SQUARE FOOTAGE BLDG.-C	30,772 S.F.	
RESIDENTIAL SQUARE FOOTAGE BLDG.-C	386,699 S.F.	
FLOOR AREA RATIO (F.A.R.)	5.25	
TOTAL BUILDING-C RESIDENTIAL UNITS	320 UNITS	
DENSITY	66.67 UNITS PER ACRE	
BUILDING HEIGHT	BLDG. A: 89'-10"; BLDG. B: 62'-0"; BLDG. C: 352'-0"	
NUMBER OF STORES	BLDG. A: 6; BLDG. B: 4; BLDG. C: 30	
BUILDING WIDTH & LENGTH	BLDG. A: 315'-5" x 251'-0"; BLDG. B: 60'-10" x 125'-0"; BLDG. C: 236'-0" x 193'-0"	
PEDESTRIAN WALKS & PLAZAS	37,013 S.F.	17.7%
LOT COVERAGE (BUILDING)	127,091 S.F.	60.8%
VIA AREA	29,819 S.F.	14.3%
OPEN SPACE	15,164 S.F.	7.3%

PARKING DATA

	REQUIRED	PROVIDED
BLDG.-A & BLDG.-B PARKING (INC. 17 ADA PARKING)	N/A	792
BLDG.-A & BLDG.-B LOADING ZONE (TYPE II)	4	3
BLDG.-C PARKING (INC. 12 ADA PARKING)	N/A	436
BLDG.-C LOADING ZONE (TYPE I)	1	1
TOTAL PARKING PROVIDED (INC. 27 ADA PARKING)		1,232
BLDG.-A & BLDG.-B BIKE PARKING PROVIDED	N/A	6
BLDG.-C BIKE PKG. (22 LONG TERM, 12 SHORT TERM)	22	34
TOTAL ON STREET PARKING PROVIDED		22

SETBACK TABLE

	REQUIRED	PROVIDED	REQUIRED TO €	PROVIDED TO €
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 RADIUS TO SHOW CIRCULATION 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.

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REQUIRED PARKING DATA

REQUIRED PARKING DATA	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	320 DU	1.2	384				
RETAIL PARKING REQUIRED	27,200 S.F.	1/250	109				
*RESTAURANT PARKING	2,500 S.F.	1/100	26				
TOTAL			519	497 **	12 ***	10	519

* NOTE 01: RESTAURANT CUSTOMER SERVICE AREA ASSUMED TO BE 70% OF TOTAL RESTAURANT AREA.
** NOTE 02: 73 RETAIL PARKING STALLS ARE PROVIDED ON THE NORTH PARCEL PARKING STRUCTURE.
*** NOTE 03: HANDICAP STALLS PROVIDED ARE 2% OF TOTAL PARKING REQUIRED.

PARKING PROVIDED PER LEVEL

LEVEL	STANDARD**	HANDICAP*	TOTAL
LEVEL 01	0	0	0
LEVEL 02	70	4	74
LEVEL 03	78	8	86
LEVEL 04	92	0	92
LEVEL 05	92	0	92
LEVEL 06	92	0	92
SUBTOTAL	424	12	436

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

ON-STREET PARKING PROVIDED

ON-STREET PARKING PROVIDED	8 STALLS
ON-STREET RIDESHARE SPACES	1 STALLS
TOTAL OFF-STREET PARKING PROVIDED	436 STALLS
TOTAL VEHICLE STALLS PROVIDED	445 STALLS

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

BIKE PARKING REQUIRED: 22 STALLS (1 PER 20 VEHICULAR STALLS)
BIKE PARKING PROVIDED: 34 STALLS (24 LONG TERM 12 SHORT TERM)

BUILDING "C" OPEN SPACE AREAS BREAKDOWN

ROOF IMPERVIOUS	19,718 S.F.
ROOF PERVIOUS	8,693 S.F.
AT-GRADE PERVIOUS	5,883 S.F.
AT-GRADE IMPERVIOUS	13,038 S.F.
BLDG. "C" TOTAL OPEN SPACE	47,332 S.F.

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VIEW OF SOUTH WEST

Project Name

FLAGLER RESIDENCES SOUTH

Developer

BARRON REAL ESTATE, INC.
517 NE 6th Street
Fort Lauderdale, FL 33304



ARCHITECT
SB ARCHITECTS
2333 PONCE DE S, FL 33131 LEON BLVD, #1000
CORAL GABLES, FL 33134
MCAMPO@SB-ARCHITECTS.COM
305-856-2021



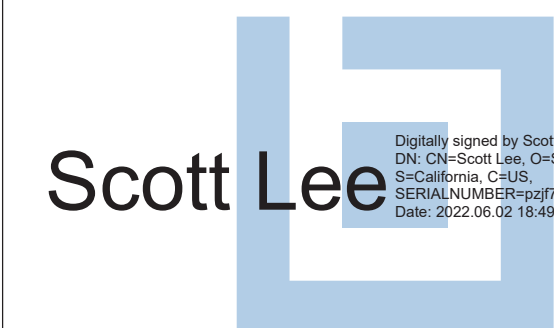
CIVIL ENGINEER
SUN-TECH
ENGINEERING, INC.
4577 N NOB HILL ROAD, SUITE 102
SUNRISE, FL 33351
MGAI@SUNTECHENG.COM
954-777-3123



LANDSCAPE ARCHITECT
ARCHITECTURAL
ALLIANCE LANDSCAPE
612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315
HJOHNSON@ARCHALL.NET
954-764-8858



MEP ENGINEER
RPJ INC. MEP CONSULTANTS
4977 SW 74TH COURT
MIAMI, FL 33155
RPJ@RPJMEP.COM
305-666-2131



Digitally signed by Scott Lee
DN: cn=Scott Lee, o=Scott A. Lee, L=MI Valley,
st=California, ou=SA,
serialNumber=1719A770202382020202
Date: 2022.06.02 18:49:31 -0700

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PROJECT RENDERING

Sheet No.

A-002



VIEW OF NORTH WEST



VIEW OF NORTH EAST



VIEW FROM EAST ABOVE FEDERAL HWY



VIEW FROM NORTH EAST



VIEW OF NORTH EAST RETAIL

Project Name

FLAGLER RESIDENCES SOUTH

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BARRON REAL ESTATE, INC.
517 NE 6th Street,
Fort Lauderdale, FL 33304



ARCHITECT
SB ARCHITECTS
2333 PONCE DE S, FL 33131 LEON BLVD. #1000
CORAL GABLES, FL 33134
MCAMPO@SB-ARCHITECTS.COM
305-856-2021



CIVIL ENGINEER
SUN-TECH ENGINEERING, INC.
4577 N NOB HILL ROAD, SUITE 102
SUNRISE, FL 33351
MGA@SUNTECHENG.COM
954-777-3123



LANDSCAPE ARCHITECT
ARCHITECTURAL ALLIANCE LANDSCAPE
812 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315
HJOHNSON@ARCHALLNET
954-764-8858



MEP ENGINEER
RPI INC. MEP CONSULTANTS
4977 SW 74TH COURT
MIAMI, FL 33155
RPI@RPI-MEP.COM
305-666-2131



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PROJECT RENDERING

Sheet No.

A-003

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VIEW OF SOUTH EAST FROM FEDERAL HIGHWAY



VIEW FROM SOUTH WEST



VIEW FROM SOUTH EAST FROM FEDERAL HIGHWAY

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A-004

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517 NE 6th Street
Fort Lauderdale, FL 33304

ARCHITECT
SB ARCHITECTS
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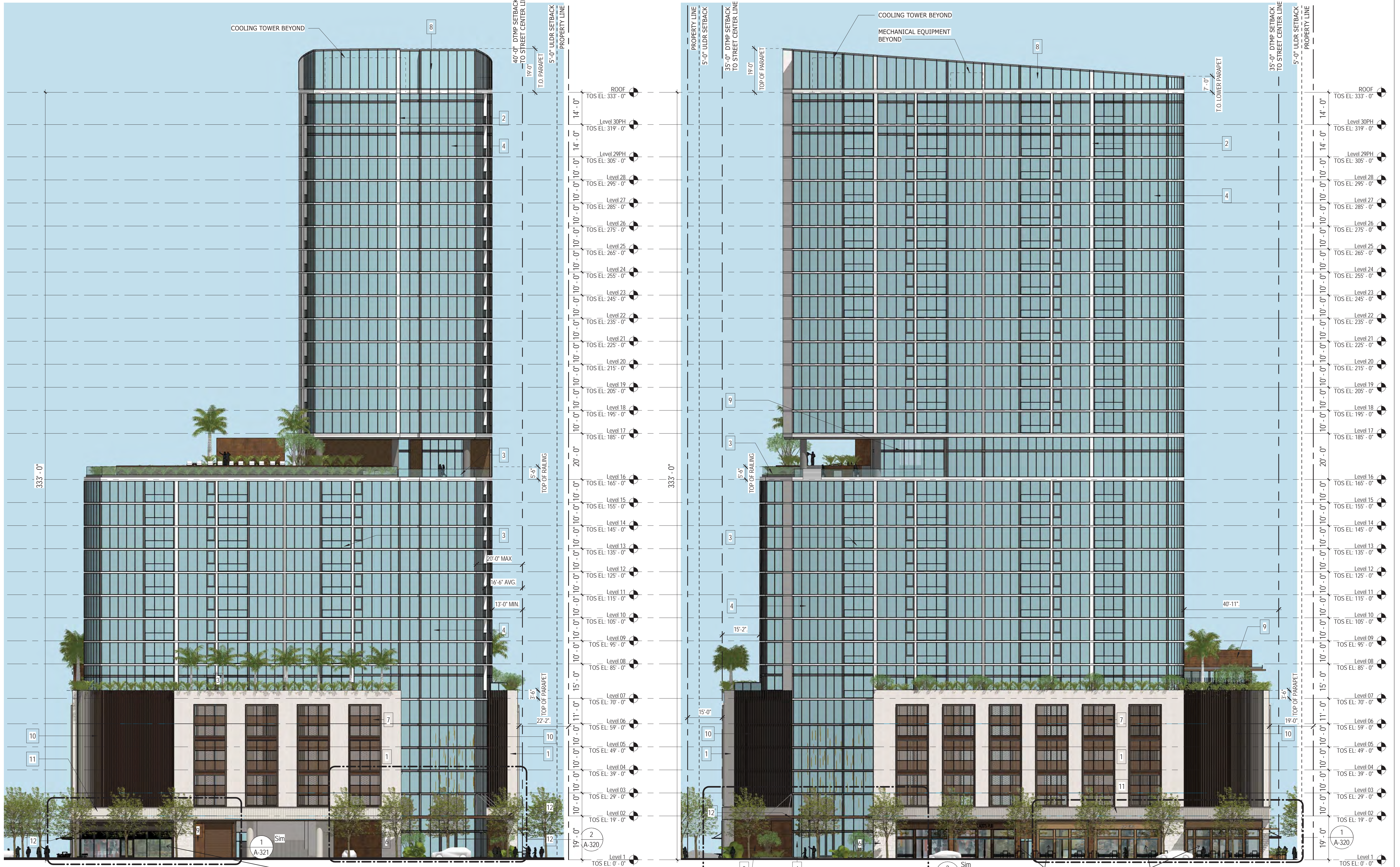
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**BUILDING
ELEVATIONS**

Sheet No.
A-302

MATERIAL LEGEND											
1	SCORED STUCCO	2	STUCCO FINISH - LIGHT	3	RAILING - GLASS	4	STORE FRONT GLASS	5	ALUMINUM CANOPY - DARK BROWN - WOOD	6	CORAL STONE
7	PERFORATED METAL PANEL - BROWN	8	OPAQUE GLASS	9	WEATHERED METAL PANEL - BROWN	10	METAL LOUVER SCREEN - BROWN	11	PRECAST MOLDING - CORAL	12	ALUMINUM AWNING - BROWN



2 BUILDING ELEVATION - WEST
1" = 20'-0"

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

1 BUILDING ELEVATION - SOUTH
1" = 20'-0"

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

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612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315
HJOHNSON@ARCHALL.NET
954-764-8858

RPI INC. MEP CONSULTANTS
4977 SW 74TH COURT
MIAMI, FL 33155
RPJ@RPJMEP.COM
305-666-2131

Scott Lee
Digitally signed by Scott Lee
DN: cn=Scott Lee, o=Scott A. Lee, L=MIAMI Valley,
st=California, c=US,
serialNumber=1, email=lee@thomson.com
Date: 2022.06.03 01:51:23-0400

NOT FOR CONSTRUCTION

Seal



No.	Description	Date
1st	DRC SUBMITTAL	01/05/22
2nd	DRC SUBMITTAL	03/10/22
	SET FOR CC REVIEW	06/02/22

NOT FOR CONSTRUCTION

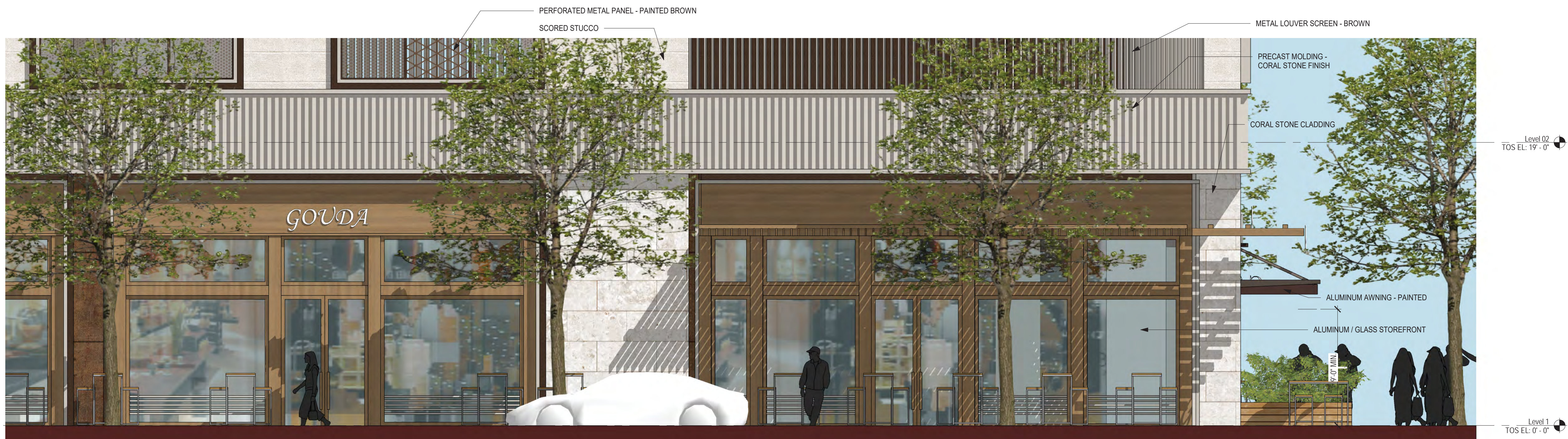
Sheet Title _____ Project No. **22129**

ENLARGED / PARTIAL ELEVATION

Sheet No. **A-320**



2 ENLARGED BUILDING ELEVATION - WEST
1/4" = 1'-0"



1 ENLARGED PARTIAL ELEVATION - SOUTH
1/4" = 1'-0"

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

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1 ENLARGED PARTIAL ELEVATION - WEST

1/4" = 1'-0"

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



2 ENLARGED PARTIAL ELEVATION - SOUTH

1/4" = 1'-0"

Project Name
FLAGLER RESIDENCES SOUTH
 Developer
 BARRON REAL ESTATE, INC.
 517 NE 6th Street
 Fort Lauderdale, FL 33304

SB ARCHITECT
 SB ARCHITECTS
 2333 PONCE DE S, FL 3313LEON BLVD, #1000
 CORAL GABLES, FL 33134
 MCAPO@SB-ARCHITECTS.COM
 305-856-2021

STE Sun-Tech CIVIL ENGINEER
 SUN-TECH ENGINEERING, INC.
 4577 N NOB HILL ROAD, SUITE 102
 SUNRISE, FL 33351
 MGAI@SUNTECHENG.COM
 954-777-3123

AAL LANDSCAPE ARCHITECT
 ARCHITECTURAL ALLIANCE LANDSCAPE
 612 SW 4TH AVENUE
 FORT LAUDERDALE, FL 33315
 HJOHNSON@ARCHALL.NET
 954-764-8858

RPI inc. MEP ENGINEER
 RPJ INC. MEP CONSULTANTS
 4977 SW 74TH COURT
 MIAMI, FL 33155
 RPJ@RPJMEP.COM
 305-666-2131

Scott Lee
Digitally signed by Scott Lee
 DN: cn=Scott Lee, o=Scott A. Lee, L=MIAMI Valley,
 st=California, c=US,
 serialNumber=00000000000000000000000000000000
 Date: 2022.06.03 09:21:30-0400'

NOT FOR CONSTRUCTION



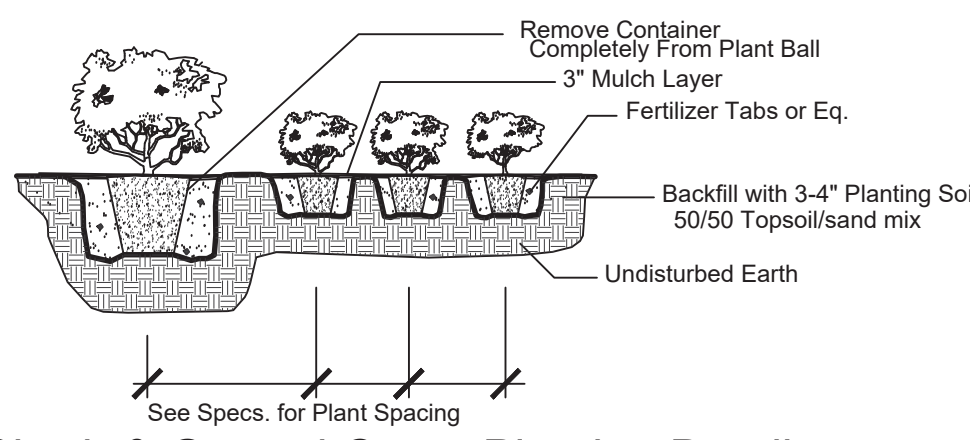
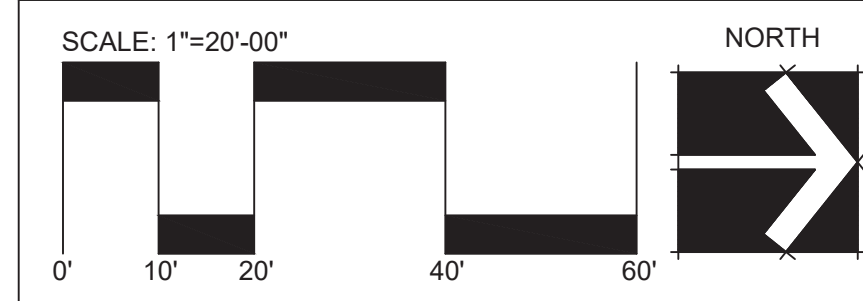
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Sheet Title _____ Project No. **22129**

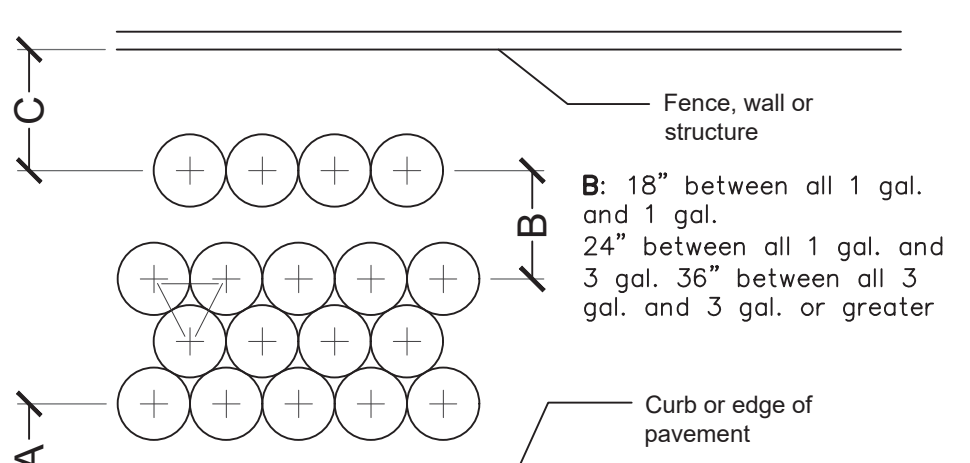
ENLARGED / PARTIAL ELEVATION

Sheet No.
A-321



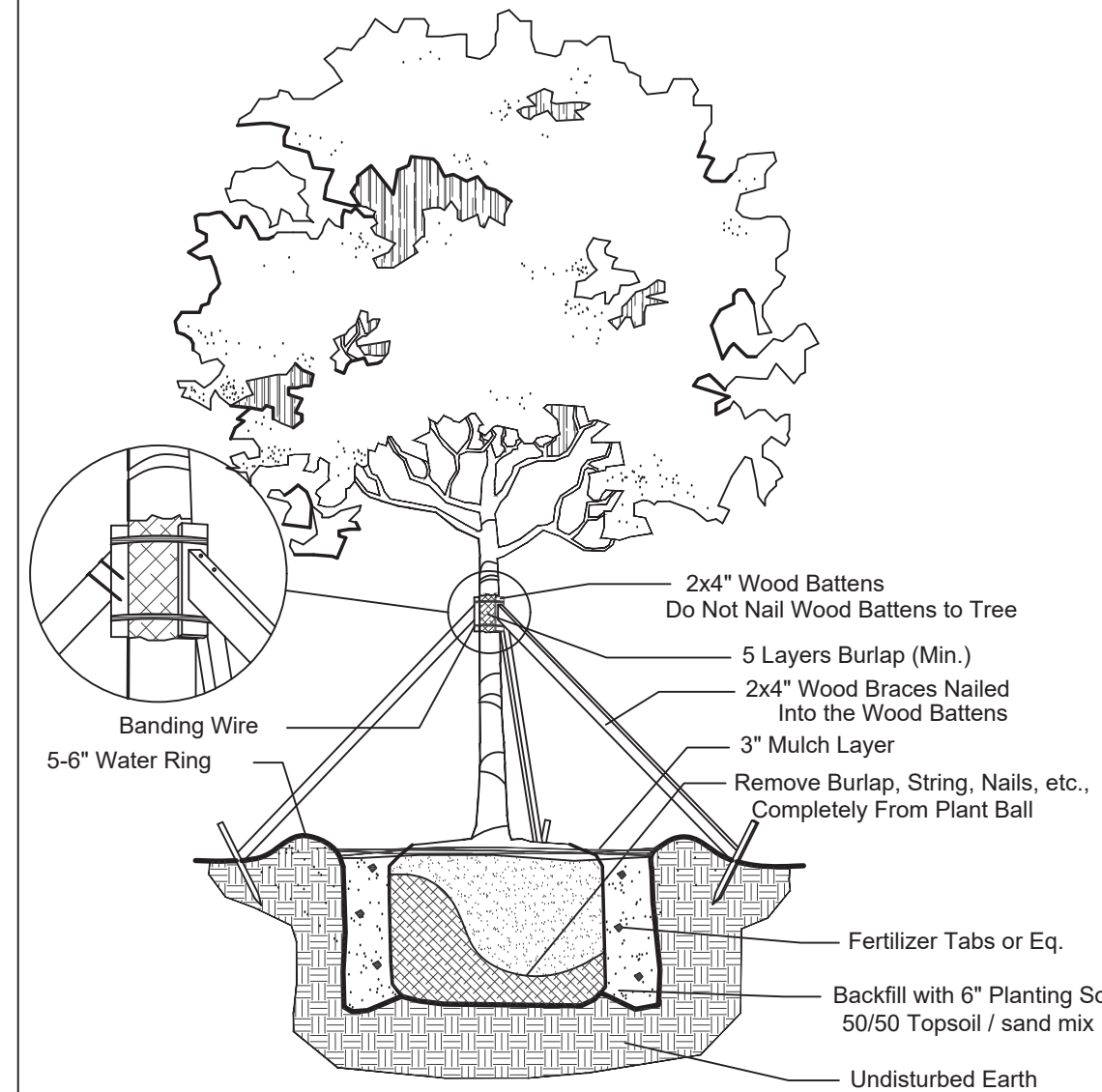
Shrub & Ground Cover Planting Detail

NTS



Typical Plant Spacing

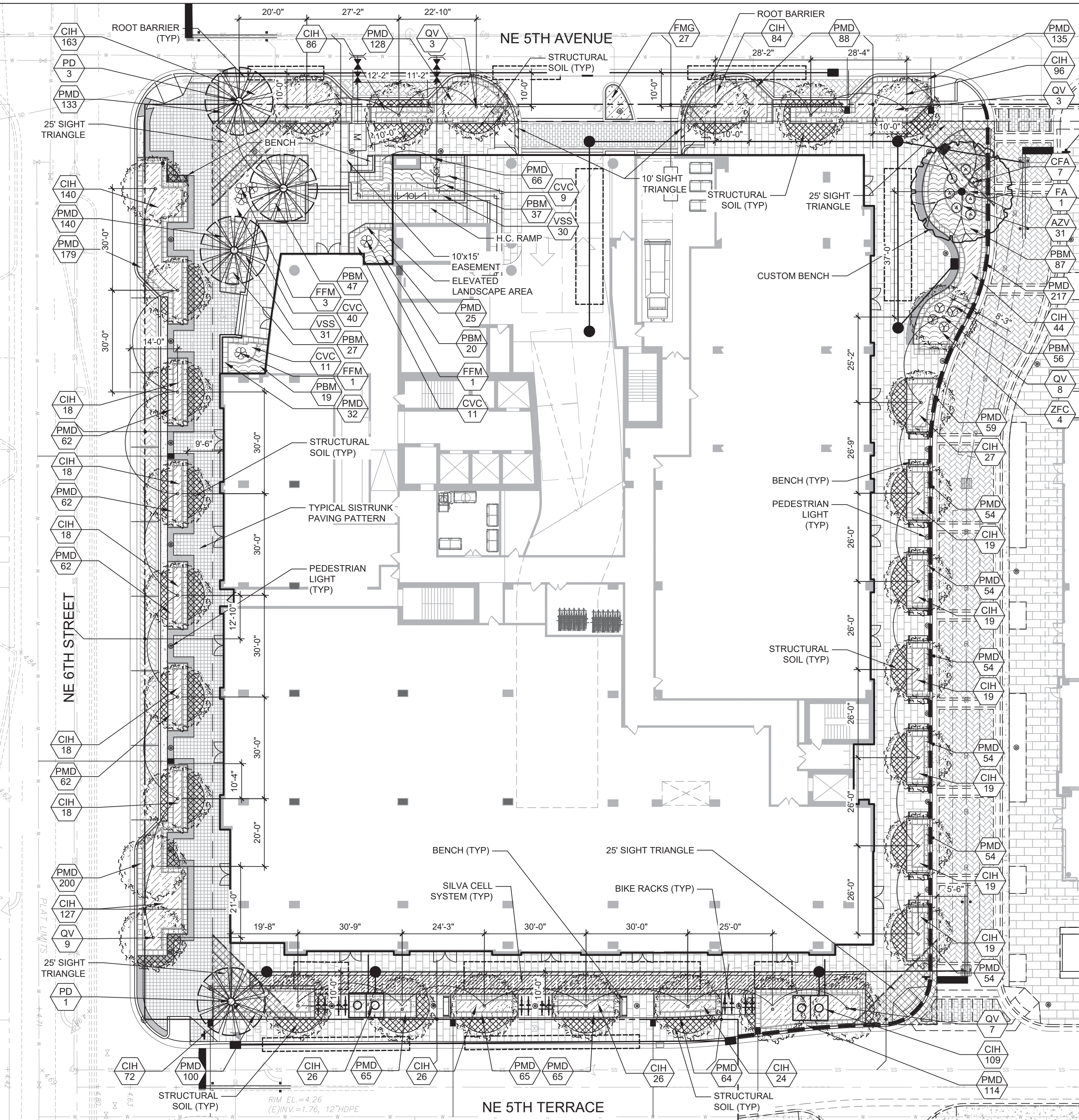
NTS



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

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
FA	1	FICUS AUREA	STRANGLER FIG	B & B FIELD GROWN		20" O.A. SPECIMEN	YES	HIGH	
QV	30	QUERCUS VIRGINIANA	LIVE OAK	300 GAL.	5" CAL.	18" O.A. HEIGHT, 8" CT	YES	HIGH	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
PD	4	PHOENIX DACTYLIFERA 'MEDJOOOL'	MEDJOOOL DATE PALM	FG/B&B		18" -20" CT, MATCHED HEIGHTS	NO	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CFA	7	CORYLYNE FRUTICOSA 'AUNTIE LOU'	AUNTIE LOU TI PLANT			36" H. X 24" SPR.	NO	HIGH	
FFM	5	FURCRAEA FOETIDA	MAURITIUS HEMP			36" SPECIMEN	NO	MEDIUM	
ZFC	4	ZAMIA FURFURACEA	CARDBOARD PALM			30" O.A., SPECIMEN	NO	MEDIUM	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AZV	31	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER			30"HT X 24"SPR	NO	HIGH	24" o.c.
CIH	1,254	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM			18" HT X 18" SPR	YES	HIGH	18" o.c.
CVC	71	CODIAEUM VARIEGATUM 'CURLYBOY'	CURLYBOY CROTON			24"HT X 24"SPR	NO	HIGH	24" o.c.
FMG	27	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS			12"HT X 12"SPR	NO	HIGH	18" o.c.
PBM	293	PHILODENDRON X 'BURL MARX'	PHILODENDRON			16" HT X 16" SPR	NO	MEDIUM	20" o.c.
PMD	2,447	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS			20" HT X 20" SPR	NO	HIGH	12" o.c.
VSS	61	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM			30"HT X 24"SPR	NO	MEDIUM	24" o.c.

BARRON - FLAGLER RESIDENCES - UDP-S21059

LAND USE: RAC-LV

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 250 LF / 30 LF)	9.0	9
N.E. 6TH ST (NO TREE DESIGNATION 270 LF / 30 LF)	9.0	9
N.E. 5TH TER (NO TREE DESIGNATION 230 LF / 30 LF)	8.0	8
INTERNAL PROPERTY STREET (NO TREE DESIGNATION 270 LF / 30 LF)	9.0	9
STREET TREE TOTAL (30 OAKS, 4 DATE PALMS, 1 STRANGLER FIG TREE)	35	35
50% REQUIRED STREET TREES SHALL BE SHADE TREES	18	31
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	35	35
NATIVE TREES		
40% OF REQUIRED TREES MUST BE NATIVE	14	31

FLAGLER RESIDENCES TREE MITIGATION CALCULATIONS

1. 73 INCHES REQUIRED TO BE MITIGATED. (73" x \$65) (SEE SHEET TREE DISPOSITION PLAN AND SCHEDULE SHEET L-200)	\$4,745
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

LUMINIS® 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 RESUBMIT FOR FINAL APPROVAL.

FOR INFO
 FOR APPROVAL

SPECIFICATION:

MATERIALS:
Eclipse is made of corrosion resistant 306 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 fits with a 4" (102) or 6" (152) pole and contains all electrical controls on a removable tray.

ELECTRICAL:
LED DRIVER: Standard driver is 0-10V dimming-ready (dime to 10%) with 120-277 multi-volt compatibility (50-60Hz), optional 347V and 480V 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 / 800Ra. Removable modular LED platform.

LIFE:
75,000hrs (L80B50 based on IESNA TM-30 Test Method and LM-80 data);
145,000hrs L70B50 (exhaustive projection from LM-80 data).

FINISH:
Five-stage preparation process including preheating of cast aluminum parts for an 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: 33lbs (15kg)
EPA: 1.25' max
Eclipse is designed for ease of access and installation.
Standard luminaire mounts on a 4" (102) or 6" (152) pole.
Alternative poles or wall attachments are proposed with high quality components to meet multiple installation conditions.

CERTIFICATION:
Tested to UL 1698 and CSA 22.2 #250. ETL listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 50°C. Luminaire dimensions in accordance with IESNA LM-65 standards. CE certification on request.
Padded IP65.

1- Heavy cast aluminum top cover with integral LED heat dissipating pad.
2- 30" dia. x 0.007" (0.2) 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 W624 luminaire)

OPTIONS INCLUDED:
K27 - 2700K CCT 90 CRI
10100 delivered lumens

PROJECT: City of Fort Lauderdale FOR: SESCO Fort Lauderdale

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

FRSH: TGT WATS: 110W DATE: 14 AUG 2018

TYPE: VOLTS: 120-480V

LUMINIS (Canada) - 260 Labrosse, Pointe Claire, Qc, Canada H9R 5L5 TEL: 514-893-9893 FAX: 514-893-8872 WWW.LUMINIS.COM

REPRODUCED UNLESS SPECIALLY AUTHORIZED BY LUMINIS

TYPICAL PEDESTRIAN LIGHT FIXTURE

- NOTES:
- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 - IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR



FLAGLER RESIDENCES SOUTH

Client
BARRON REAL ESTATE, INC.
517 NE 6th Street
Fort Lauderdale, FL 33304

ARCHITECT
SB ARCHITECTS
2333 PONCE DE S. FL. 33131 LEON BLVD. #1000
CORAL GABLES, FL 33134
MCAMPO@SB-ARCHITECTS.COM
305-856-2021

CIVIL ENGINEER
SUN-TECH ENGINEERING, INC.
4577 N NOB HILL ROAD, SUITE 102
SUNRISE, FL 33351
MGA@SUNTECHENG.COM
954-777-3123

LANDSCAPE ARCHITECT
ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315
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MEP ENGINEER
RPJ INC. MEP CONSULTANTS
4977 SW 74TH COURT
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RPJ@RPJMEP.COM
305-666-2131

Seal

Digitally signed by Hugh Johnson, Date: 2022.08.02 10:04:00 -0400

No.	Description	Date
1st	DRC SUBMITTAL	01/05/22
2nd	DRC SUBMITTAL	03/10/22
3rd	DRC SUBMITTAL	05/26/22
SET	FOR CC REVIEW	06/01/22

Sheet Title Project No. 22129

LANDSCAPE PLAN

Sheet No.

L-210

