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PLANNING & ZONING BOARD:

ALTA FLAGLER VILLAGE

FORT LAUDERDALE, FLORIDA

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600 NE 4th AVENUE FORT LAUDERDALE, FL

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date: 4/27/2016

sheet no: A.0

project: 3321

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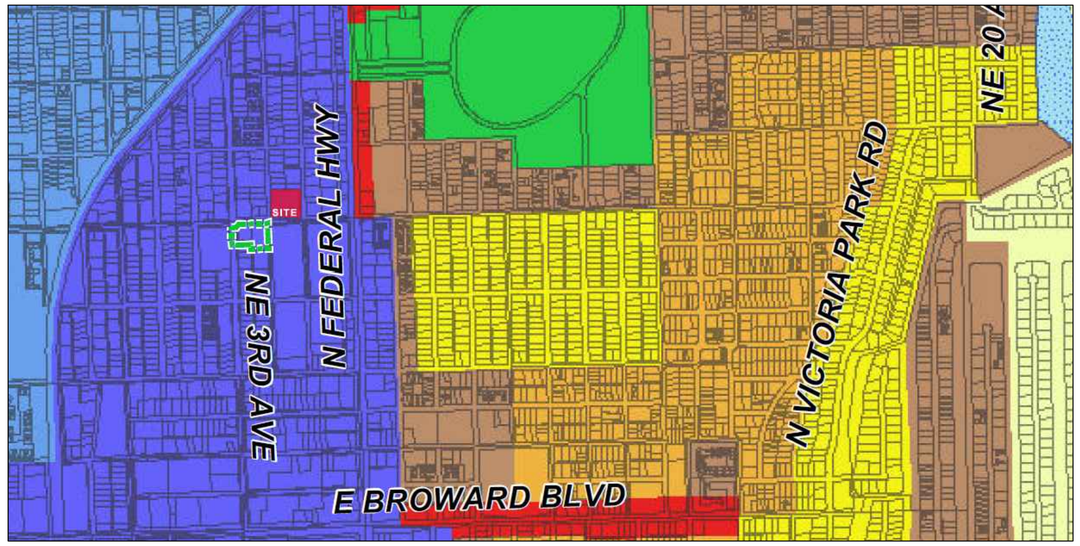

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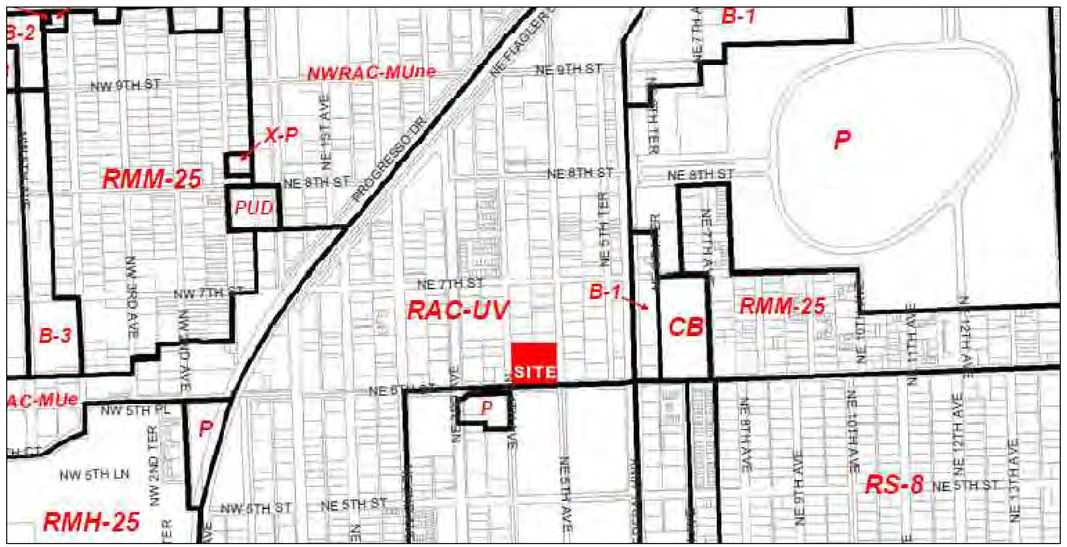
FUTURE LAND USE MAP

N.T.S.



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ZONING MAP

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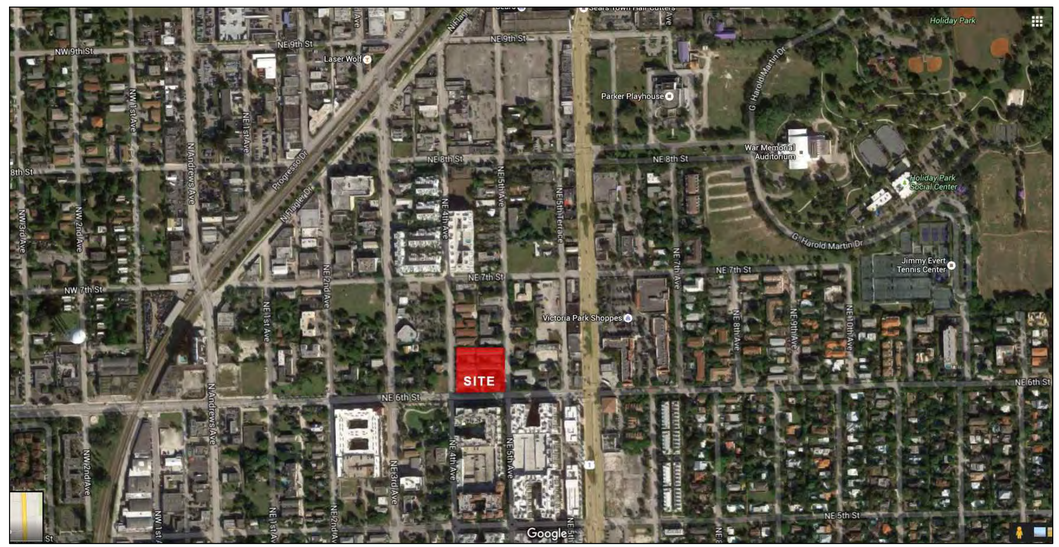

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LOCATION MAP

N.T.S.

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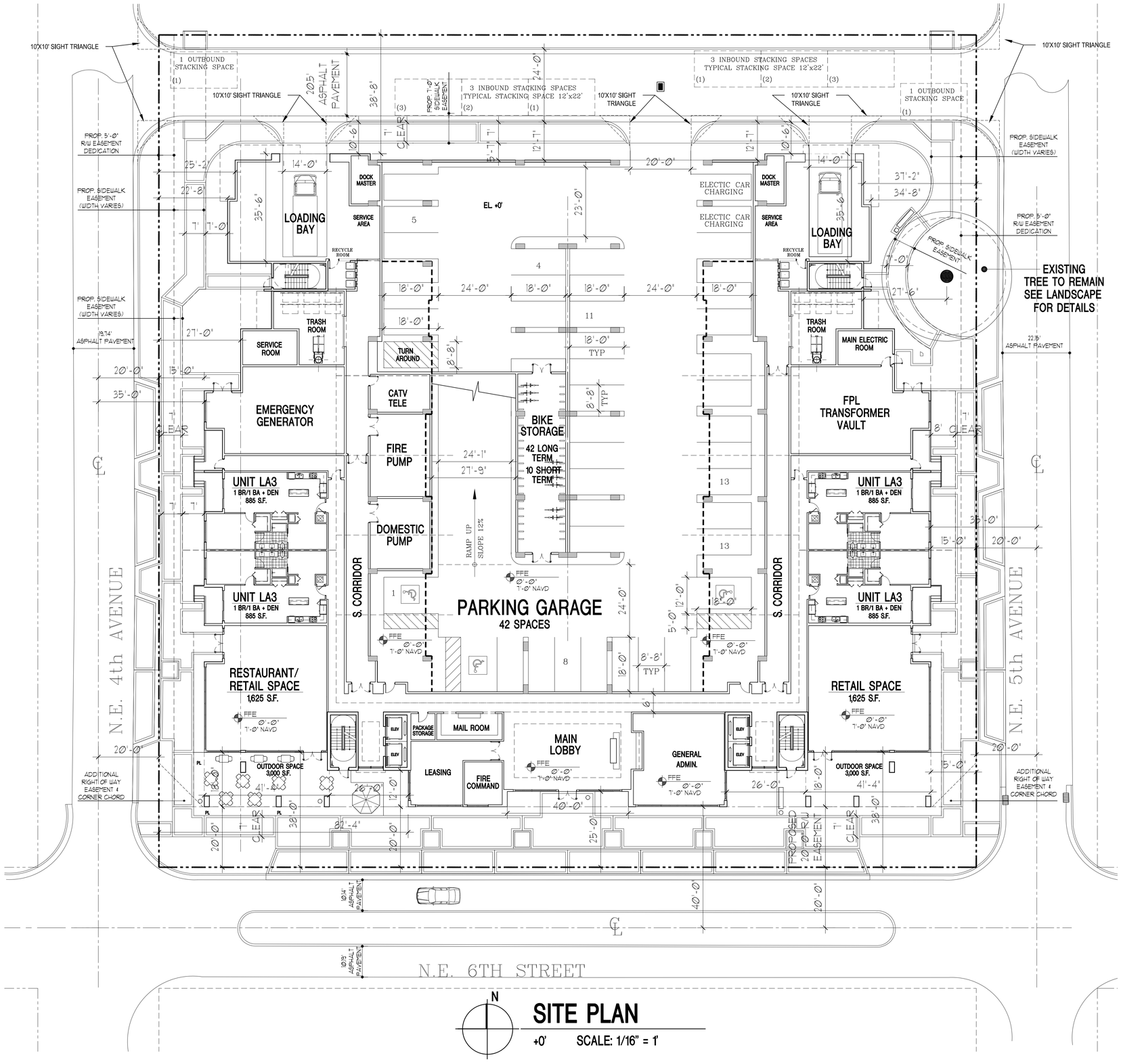

SITE PLAN

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

LEGAL DESCRIPTION:

LOTS 14 THROUGH 35, INCLUSIVE, BLOCK 315, "MAP OF PROGRESSO, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PROJECT DATA:

ZONING DISTRICT: RAC-UV
CHARACTER AREA: URBAN NEIGHBORHOOD

LOT AREA: 74,250 S.F. (1.7045 ACRES)
RESIDENTIAL UNITS: 214 UNITS
RETAIL SPACE: 3,250 S.F.

HEIGHT: ALLOWED- 12 STORIES BY CONDITIONAL USE
PROVIDED- 12 STORIES

SETBACKS:

	REQUIRED	PROVIDED
FRONT (N.E. 6th STREET)	20'-0" 40' FROM CL	20'-0" 40'-0"
FRONT (N.E. 4th AVENUE)	15'-0" 35' FROM CL	15'-0" 35'-0"
FRONT (N.E. 5th AVENUE)	15'-0" 35' FROM CL	15'-0" 35'-0"
SIDE	0'-0"	38'-8"

OPEN SPACE: REQUIRED- 214 UNITS x 100 S.F. = 21,400 S.F.
21,400 S.F. x .4 = 8,560 S.F. @ GRADE
PROVIDED- 16,750 S.F. + 11,800 S.F. = 28,550 S.F.
11,800 S.F. @ GRADE

LOT COVERAGE: ALLOWED- 90%
PROVIDED- 74.8%

OFF-STREET PARKING:

REQUIRED:	RESIDENTIAL: 214 UNITS x 1.2 =	257 SPACES
	750 S.F./100 = (3,250-2,500=750 S.F.)	8 SPACES
	TOTAL	265 SPACES

PROVIDED:	LEVEL 1	42 SPACES
	LEVEL 2	38 SPACES
	LEVEL 3	58 SPACES
	LEVEL 4	58 SPACES
	LEVEL 5	58 SPACES
	LEVEL 5.5	15 SPACES
	TOTAL	269 SPACES

*INCL 7 HP SPACES &
2 ELECTRIC CAR CHARGING

OFF-STREET LOADING:
REQUIRED: 0 SPACES
PROVIDED: 2 SPACES

RESIDENTIAL FLOOR PLATE:
RECOMMENDED- 10,000 S.F.
EAST TOWER- 9,980 S.F.
WEST TOWER- 9,980 S.F.

UNIT MIX

STUDIO	1BD/1BA	1BD/1BA+Den	2BD/2BA	3BD/2BA	TOTAL
2	114	40	53	5	214
1.0%	53.3%	18.7%	24.8%	2.3%	100%

UNIT BREAKDOWN

UNIT TYPE	BR/BA	SQUARE FEET	1st	2nd	3rd	4th	5th	6th	7th-12th	TOTAL UNITS	TOTAL NET RENTABLE
A1	1B/1B	715 SF	–	2	2	2	2	2	2u x 6 lvls = 12	22	15,730 SF
A2	1B/1B	725 SF	–	–	–	–	–	12	12u x 6 lvls = 72	84	60,900 SF
B1	2B/2B	1010 SF	–	–	–	–	–	4	4u x 6 lvls = 24	28	28,280 SF
B2	2B/2B	1020 SF	–	–	–	–	–	2	2u x 6 lvls = 12	14	14,280 SF
LS1	STUDIO	735 SF	–	2	–	–	–	–	–	2	1,470 SF
LA1	1B/1B	795 SF	–	–	–	2	2	–	–	4	3,180 SF
LA2	1B/1B+Den	870 SF	–	2	2	–	–	–	–	4	3,480 SF
LA3	1B/1B+Den	895 SF	4	8	8	8	8	–	–	36	32,220 SF
LA4	1B/1B	900 SF	–	–	–	2	2	–	–	4	3,600 SF
LB1	2B/2B	1110 SF	–	–	–	1	1	–	–	2	2,220 SF
LB2	2B/2B	1150 SF	–	1	1	1	1	1	–	5	5,750 SF
LB3	2B/2B	1245 SF	–	–	2	–	–	–	–	2	2,490 SF
LB4	2B/2B	1255 SF	–	1	1	–	–	–	–	2	2,510 SF
LC1	3B/2B	1550 SF	–	1	1	1	1	1	–	5	7,750 SF
	TOTAL		4	17	17	17	17	22	120	214	183,860 SF

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600 NE 4th AVENUE FORT LAUDERDALE, FL

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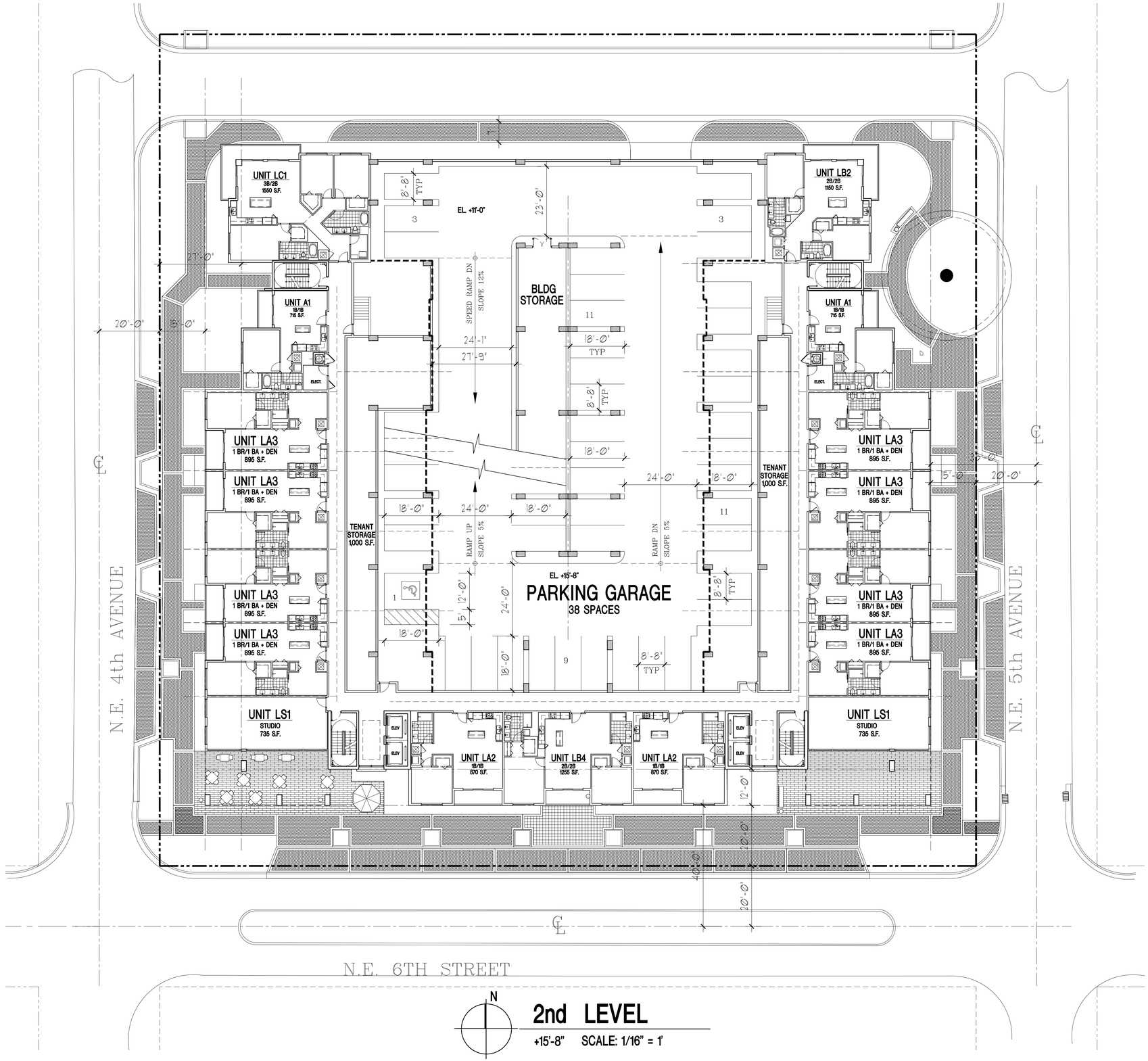

N

2nd LEVEL

+15'-8" SCALE: 1/16" = 1'

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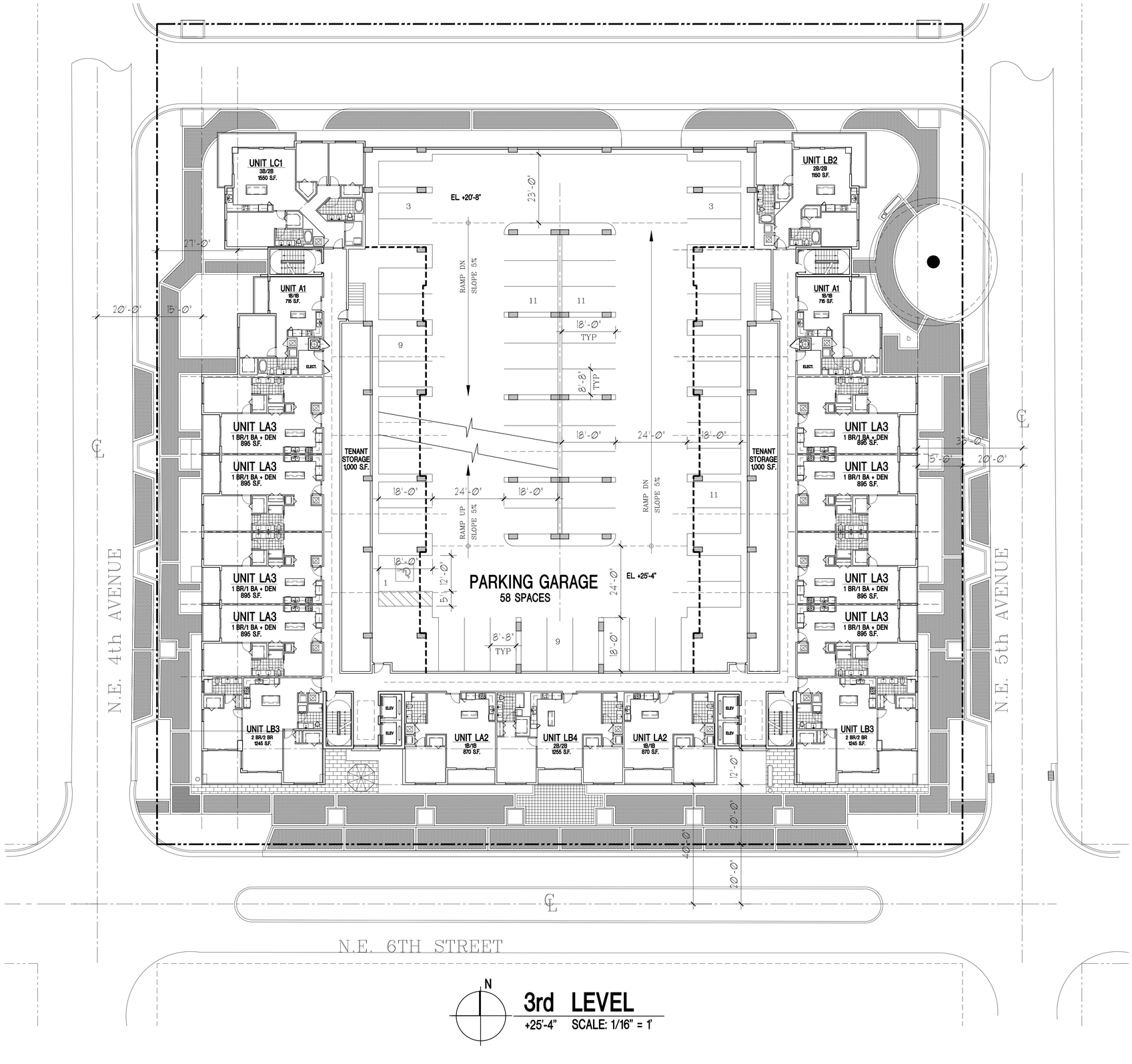

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3rd LEVEL

+25'-4" SCALE: 1/16" = 1'

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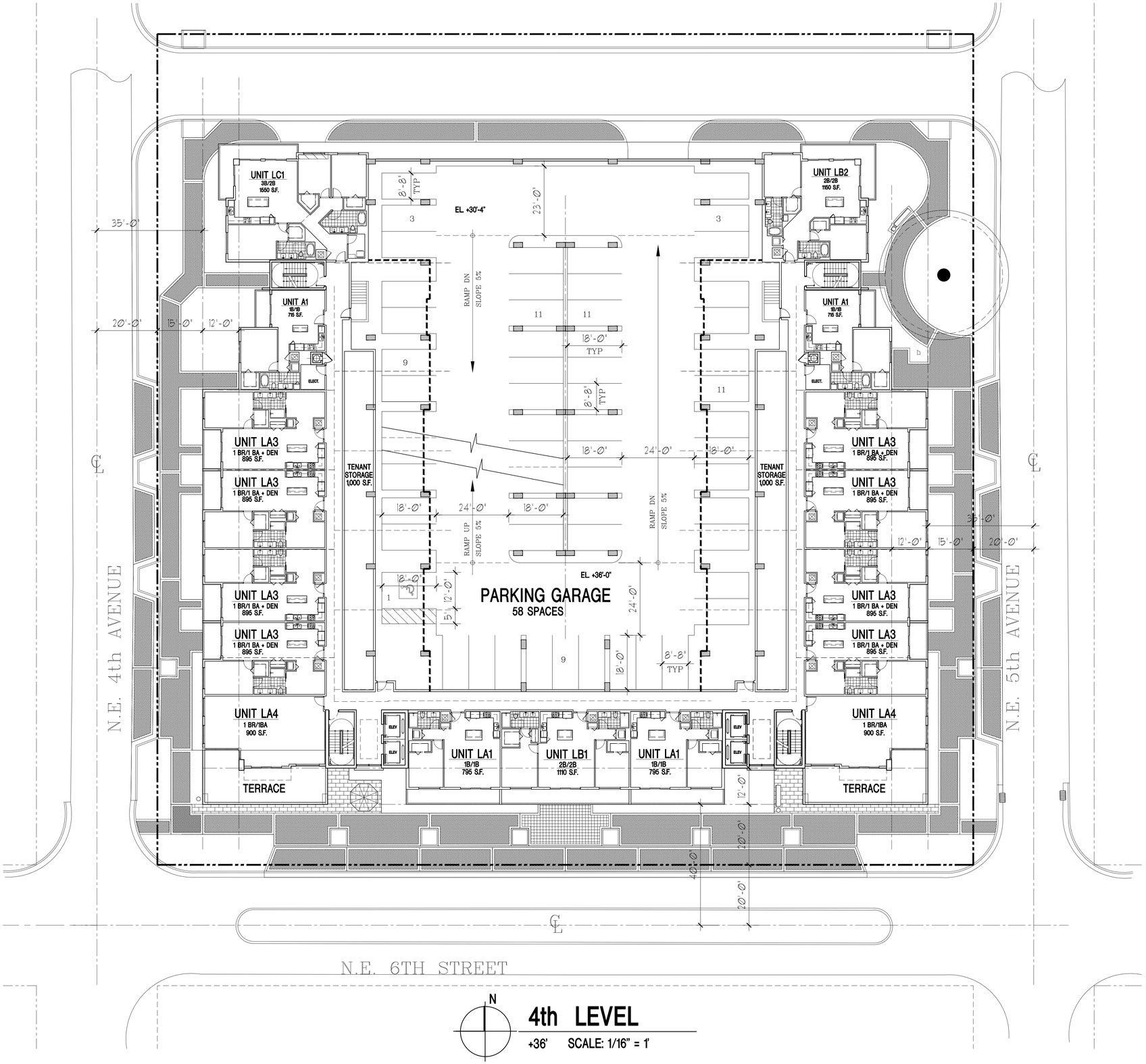

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4th LEVEL

+36' SCALE: 1/16" = 1'

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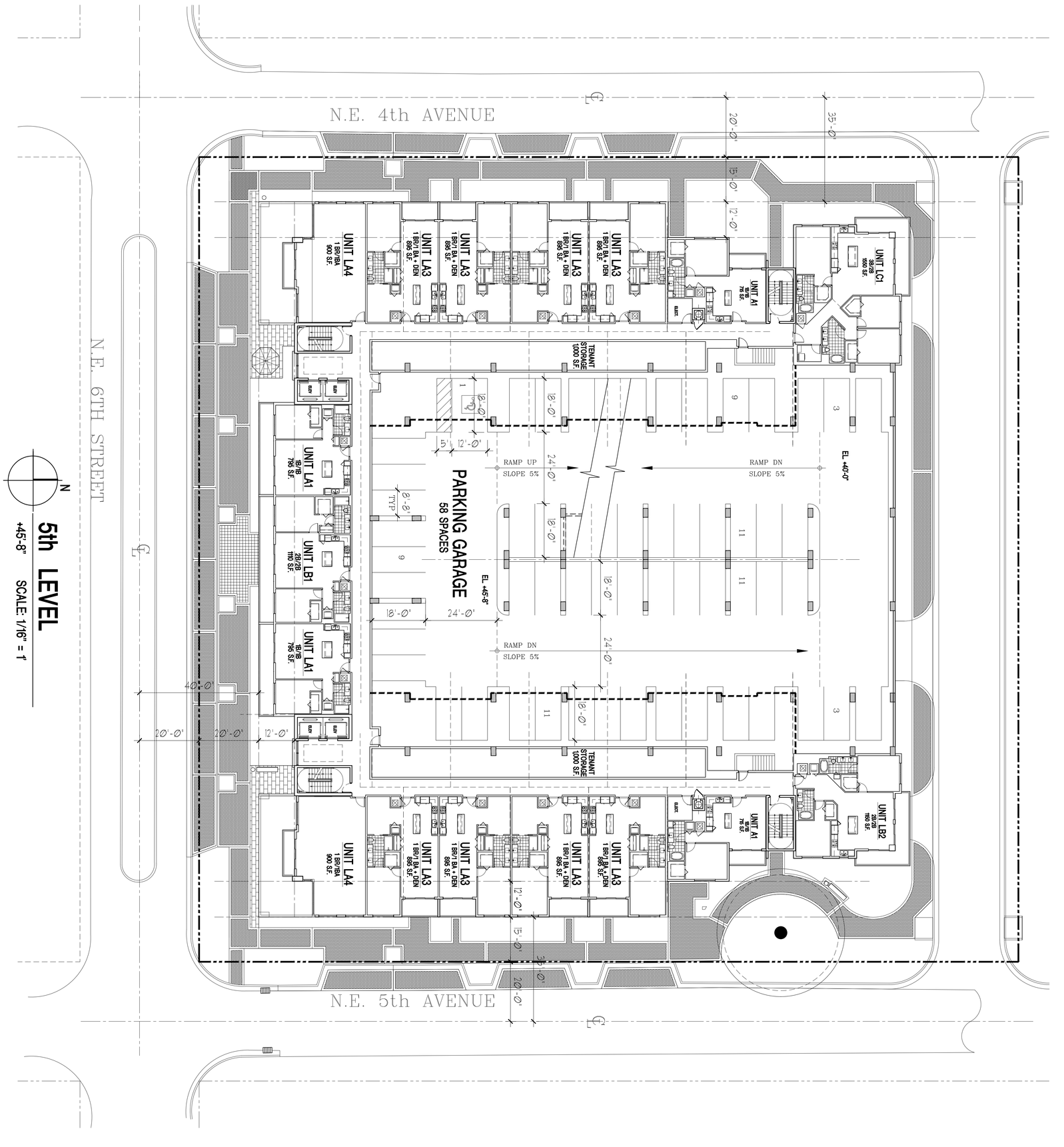

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5th LEVEL

+45'-8" SCALE: 1/16" = 1'

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ALTA FLAGLER VILLAGE

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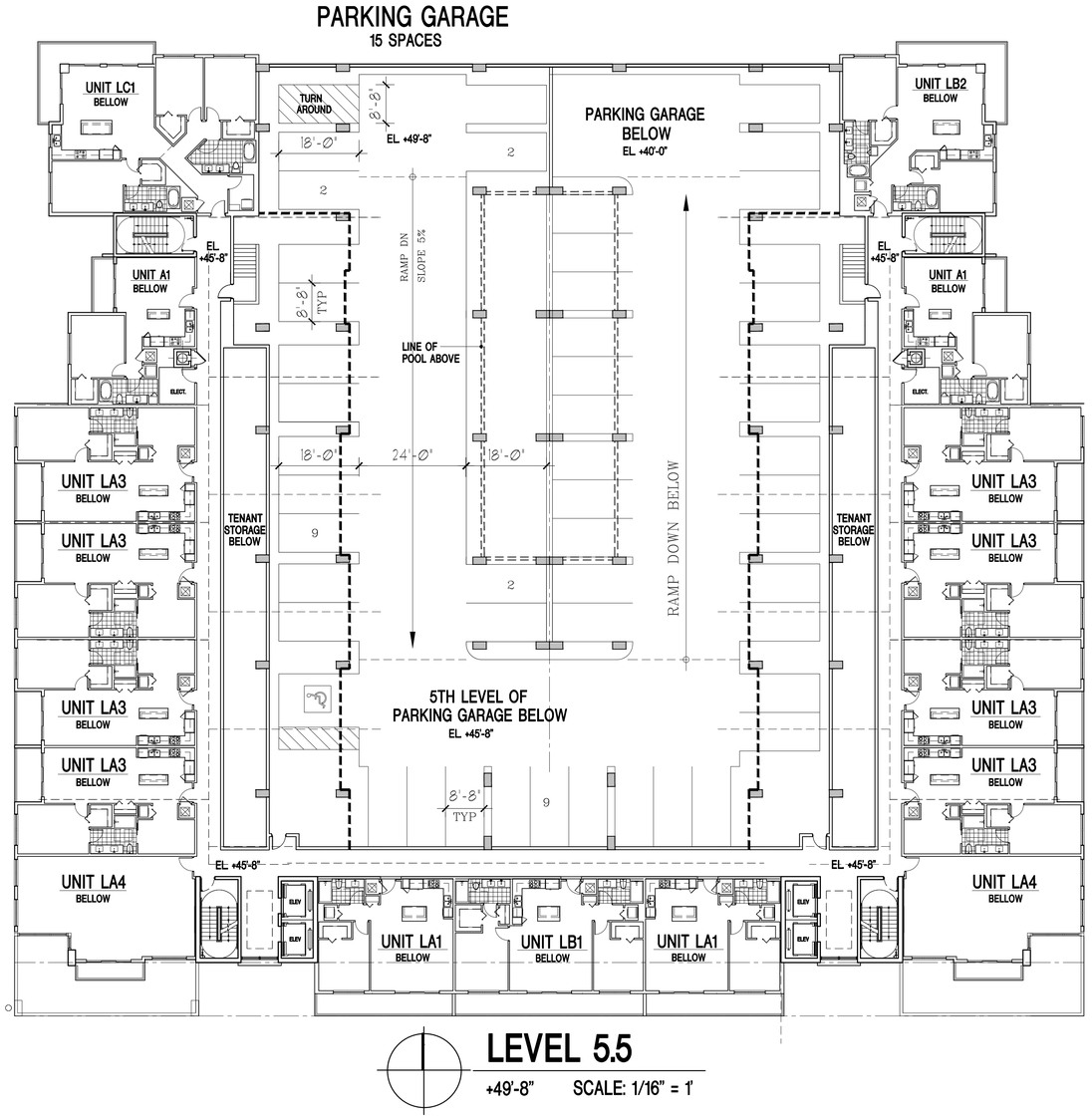

LEVEL 5.5

+49'-8" SCALE: 1/16" = 1'

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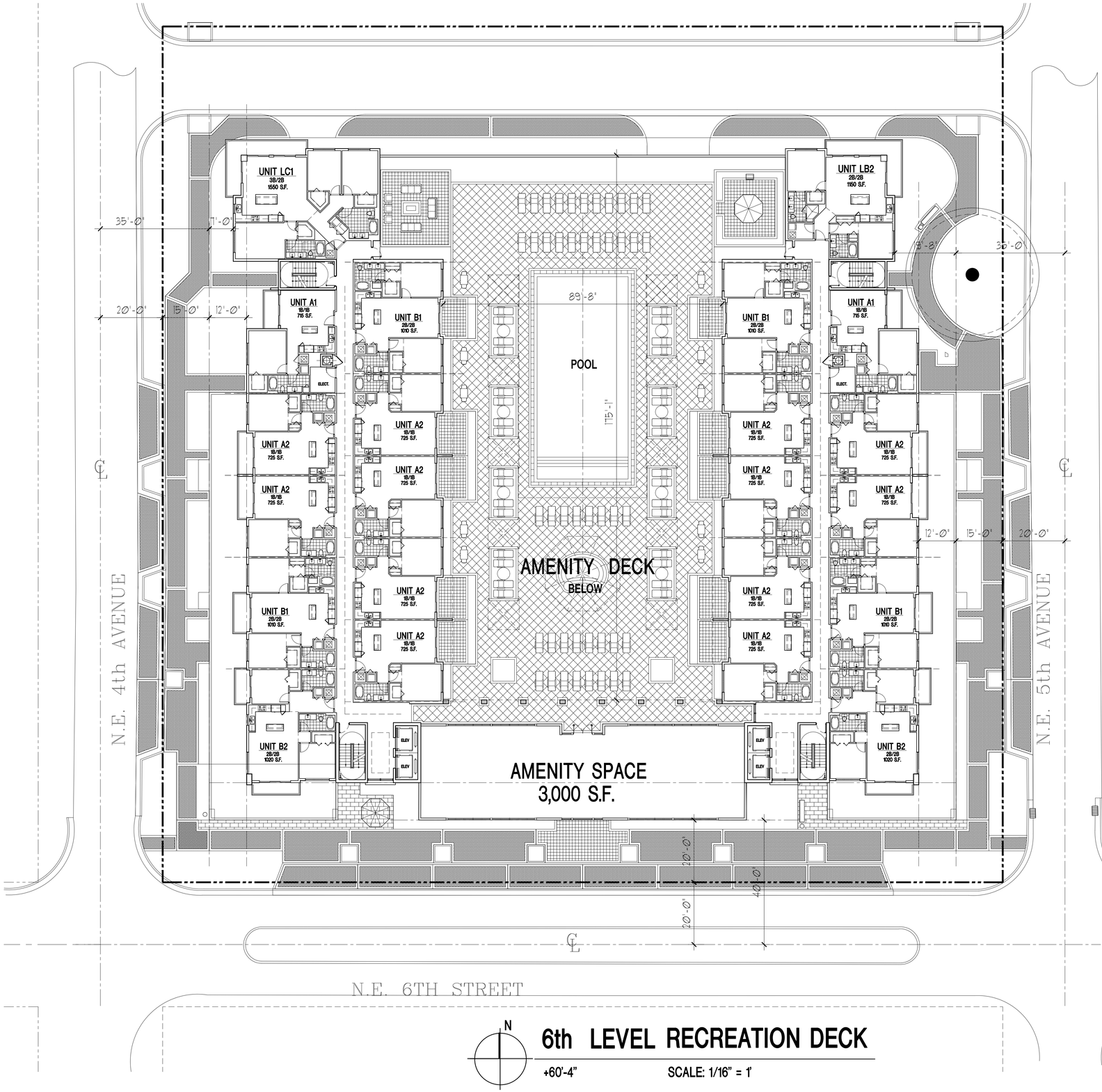

N

6th LEVEL RECREATION DECK

+60'-4" SCALE: 1/16" = 1'

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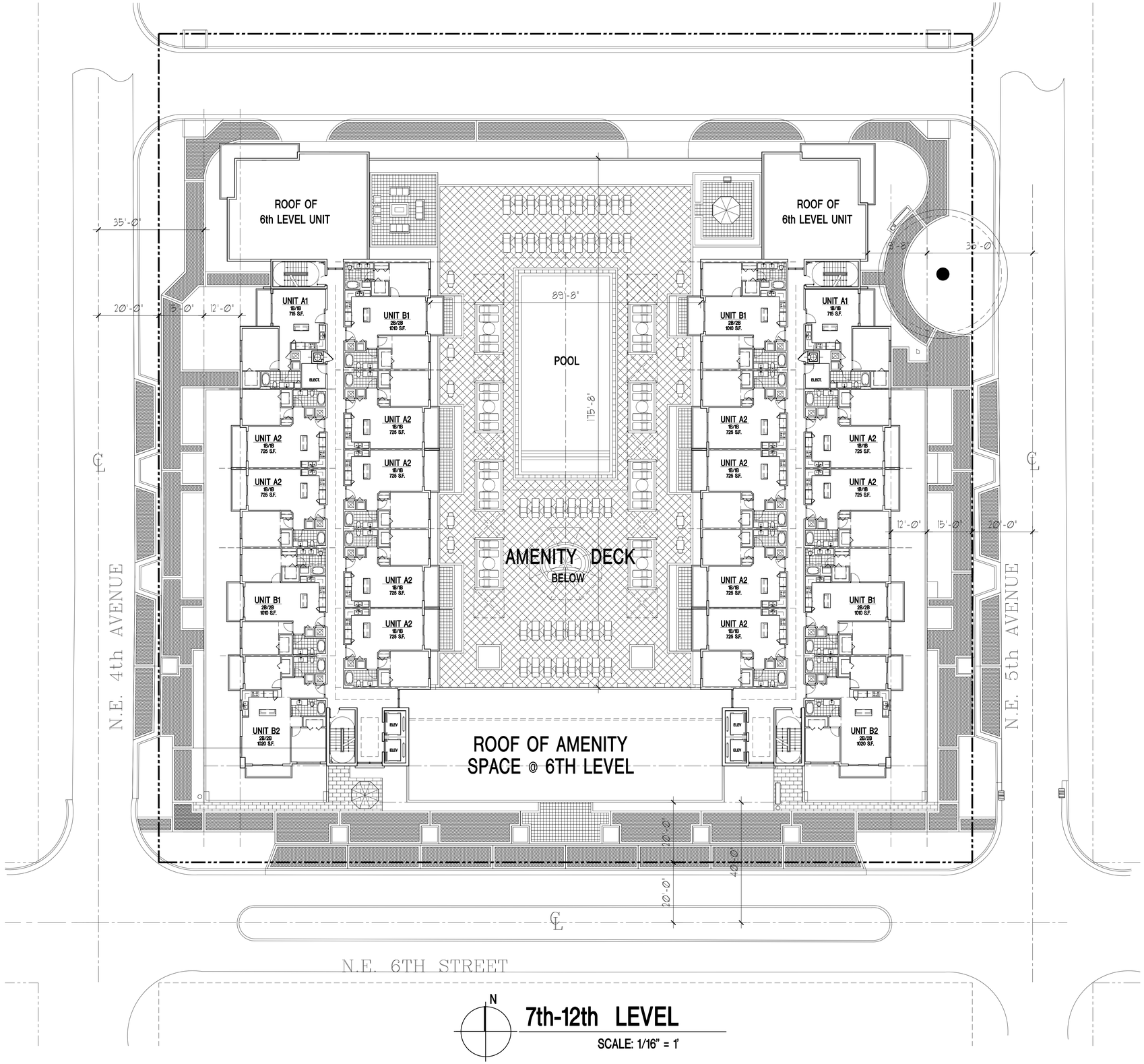

N

7th-12th LEVEL

SCALE: 1/16" = 1'

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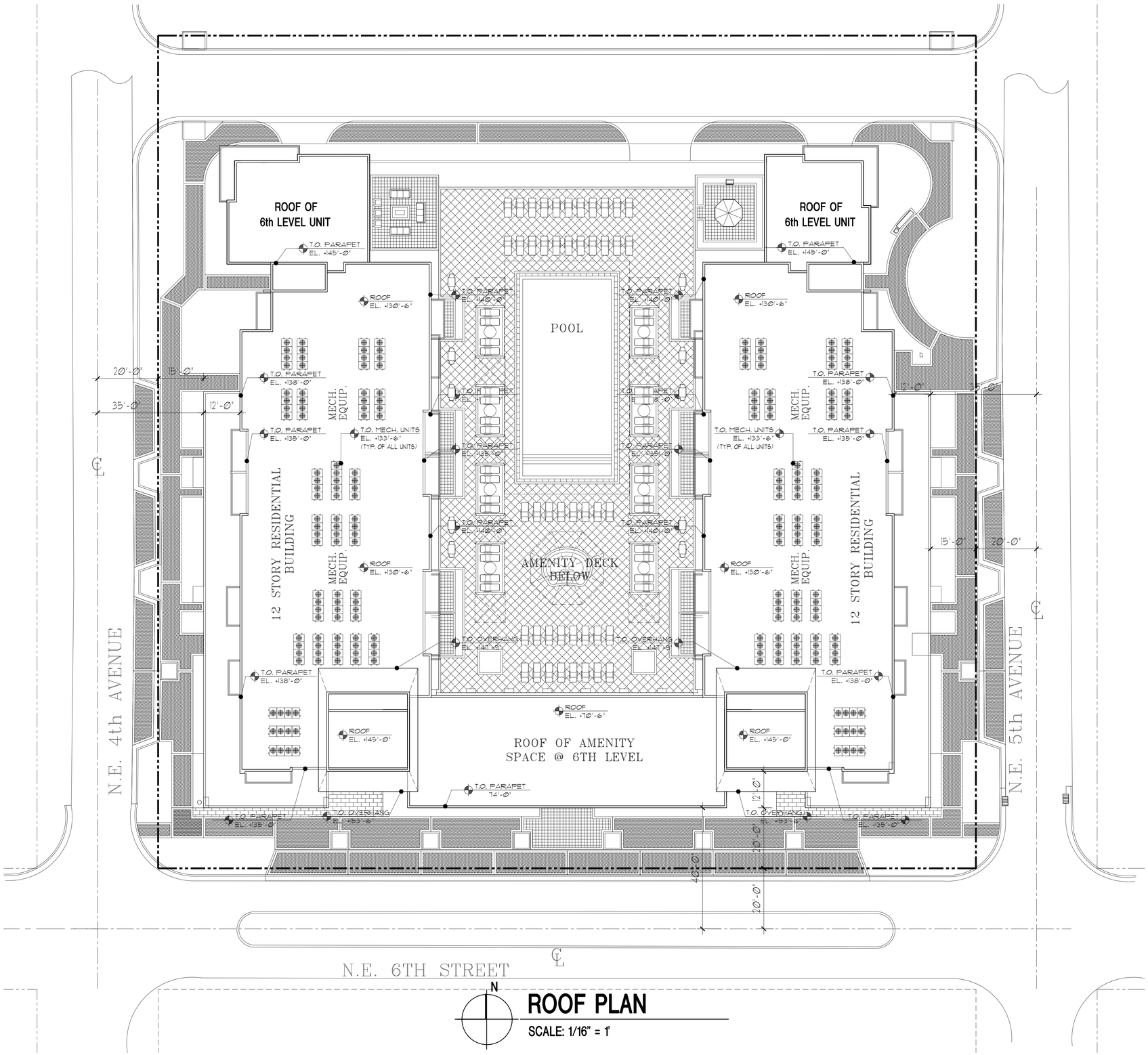

ROOF PLAN

SCALE: 1/16" = 1'

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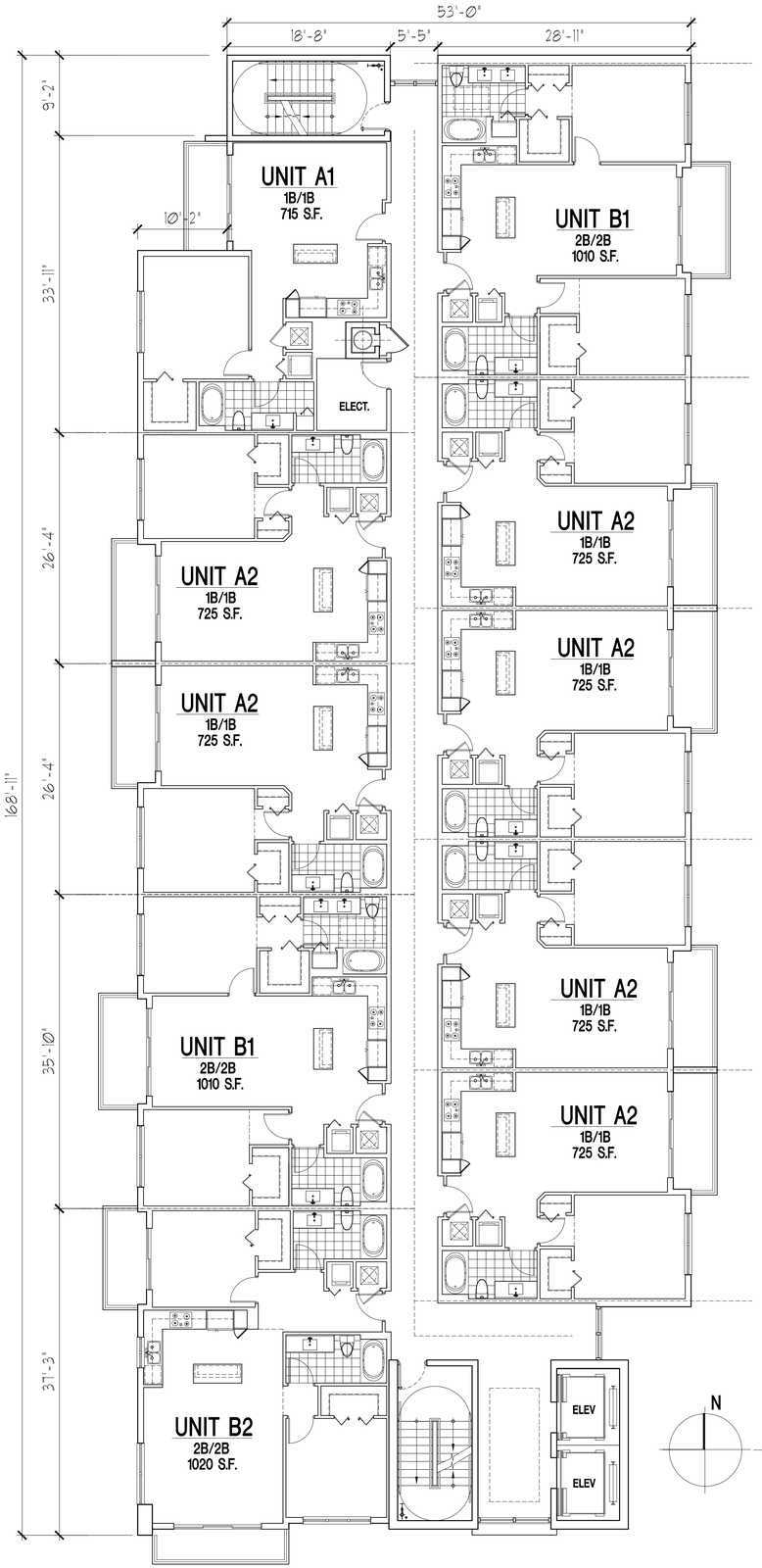
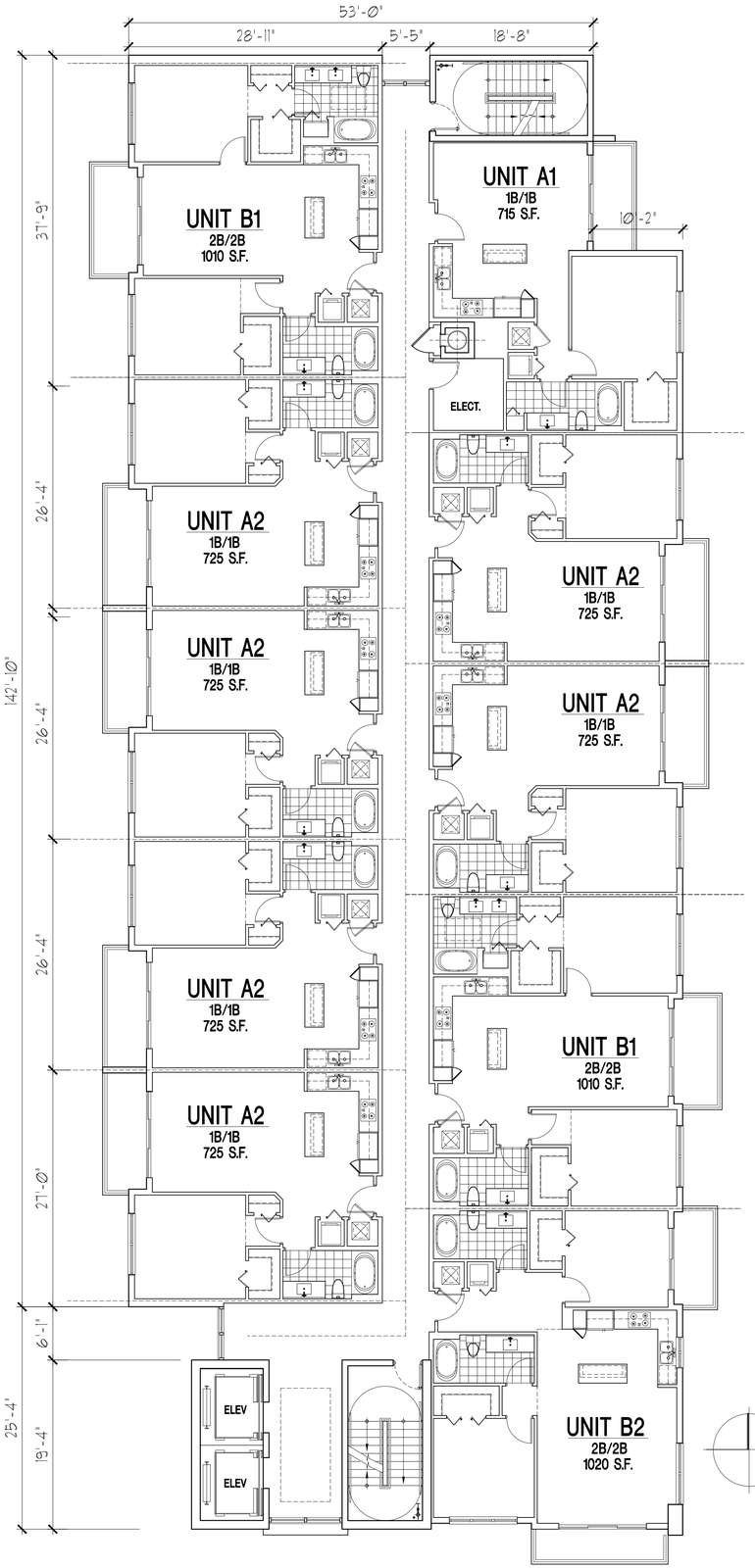


WEST TOWER
7th-12th LEVEL

SCALE: 1" = 20'



EAST TOWER
7th-12th LEVEL

SCALE: 1" = 20'

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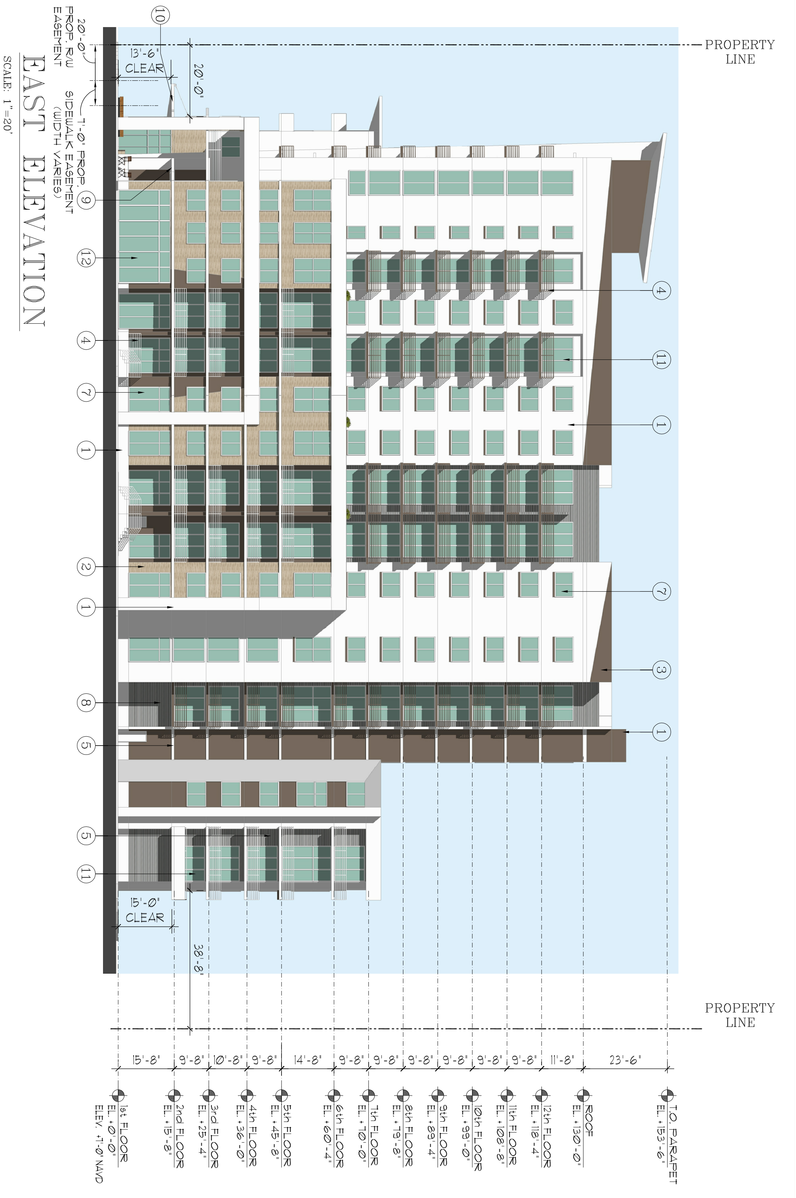
NORTH ELEVATION

SCALE: 1"=20'



EAST ELEVATION

SCALE: 1"=20'

ELEVATION KEY NOTES

1. SMOOTH STUCCO FINISH
2. PAINTED STUCCO
3. ACCENT PAINTED STUCCO
4. ALUMINUM PIPE-RAIL
5. RAISED STUCCO MOLDING
6. LIGHT FIXTURES
7. TINTED GLASS WINDOW IN ALUM. FRAME (ESP. FIN)
8. CORRUGATED MTL
9. PAINTED CANOPY
10. LOBBY ENTRANCE CANOPY
11. TINTED SLIDING GLASS DOOR IN ALUM FRAME (ESP. FIN)
12. CLEAR GLASS WINDOW IN ALUM. FRAME (ESP. FIN)
13. MTL LOUVERS IN MTL FRAME

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WEST ELEVATION

SCALE: 1"=20'

SOUTH ELEVATION

SCALE: 1"=20'

ELEVATION KEY NOTES

1. SMOOTH STUCCO FINISH
2. RUSTIC TEXTURED STUCCO
3. ACCENT PAINTED STUCCO
4. ALUMINUM PIPE-RAIL ESP FINISH
5. RAISED STUCCO MOLDING
6. LIGHT FIXTURES
7. TINTED GLASS WINDOW IN ALUM. FRAME ESP. FIN.
8. CORRUGATED MTL.
9. METAL OVERHANG
10. LOBBY ENTRANCE CANOPY
11. TINTED SLIDING GLASS DOOR IN ALUM FRAME (ESP FIN)
12. CLEAR STOREFRONT GLASS IN ALUM. FRAME (ESP FIN)
13. MTL. LOUVERS IN MTL. FRAME

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SECTION A–A

SCALE: 1"=20'

SECTION B–B

SCALE: 1"=20'

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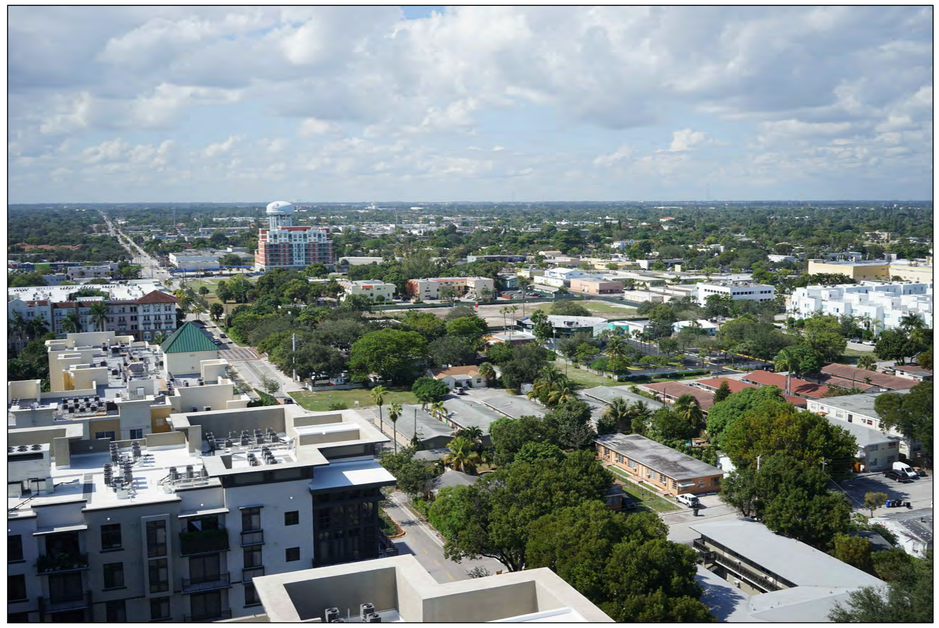
VIEW LOOKING NORTHEAST

VIEW LOOKING WEST

VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST

VIEW LOOKING EAST

EXISTING CONDITIONS

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VIEW LOOKING NORTHWEST

VIEW LOOKING NORTHEAST

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VIEW LOOKING NORTHEAST

VIEW LOOKING NORTHWEST

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600 NE 4th AVENUE FORT LAUDERDALE, FL

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VIEW LOOKING NORTHWEST

VIEW LOOKING NORTHEAST

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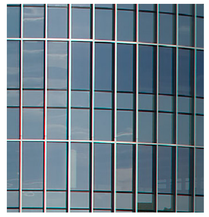
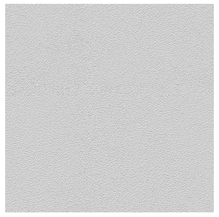


①

STORE FRONT GLASS



②

SMOOTH STUCCO FINISH

③

ENTRANCE CANOPY

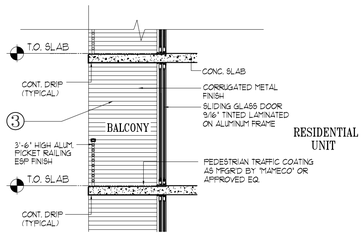
④

CORRUGATED METAL CLADDING

⑤

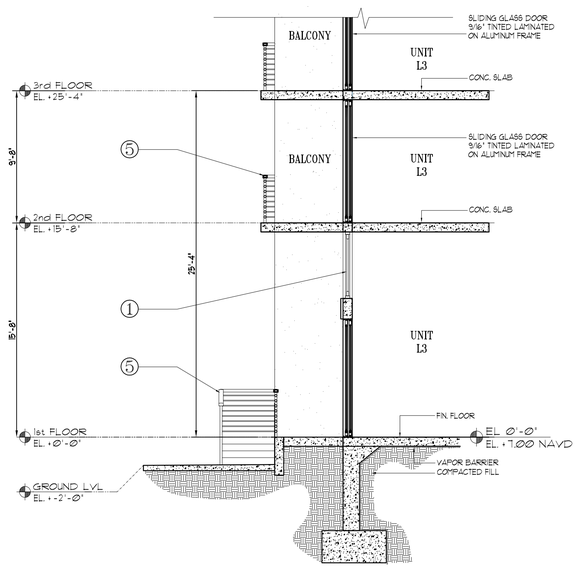
METAL RAILINGS

BUILDING MATERIALS



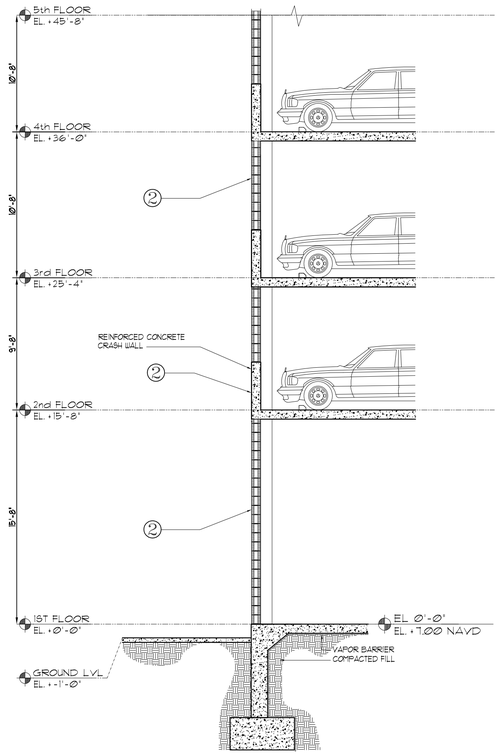
TYPICAL BALCONY/
RAILING DETAIL

3/16" SCALE



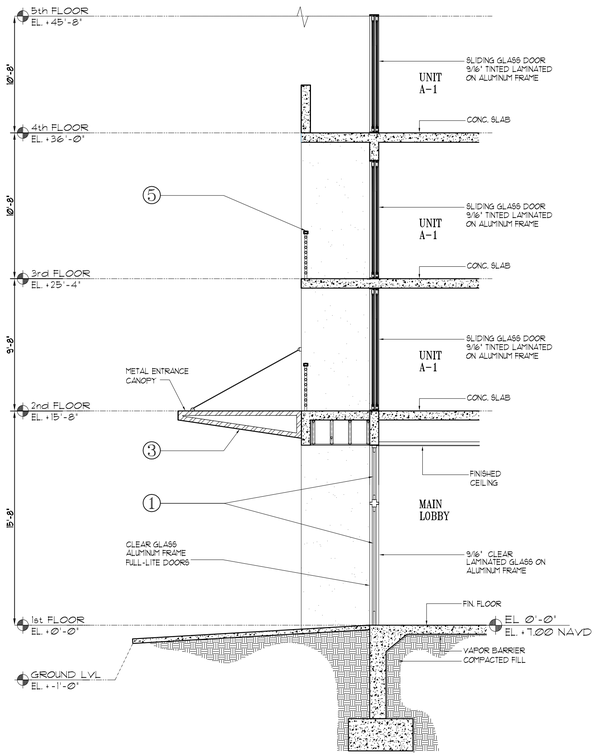
WALK UP UNIT
DETAIL

3/16" SCALE



GARAGE NORTH
FACADE DETAIL

3/16" SCALE



SOUTH LOBBY
DETAIL

3/16" SCALE

BUILDING SECTIONS

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

PRELIMINARY DESIGN FOR:
ALTA FLAGLER VILLAGE
600 NE 4th AVENUE FORT LAUDERDALE, FL

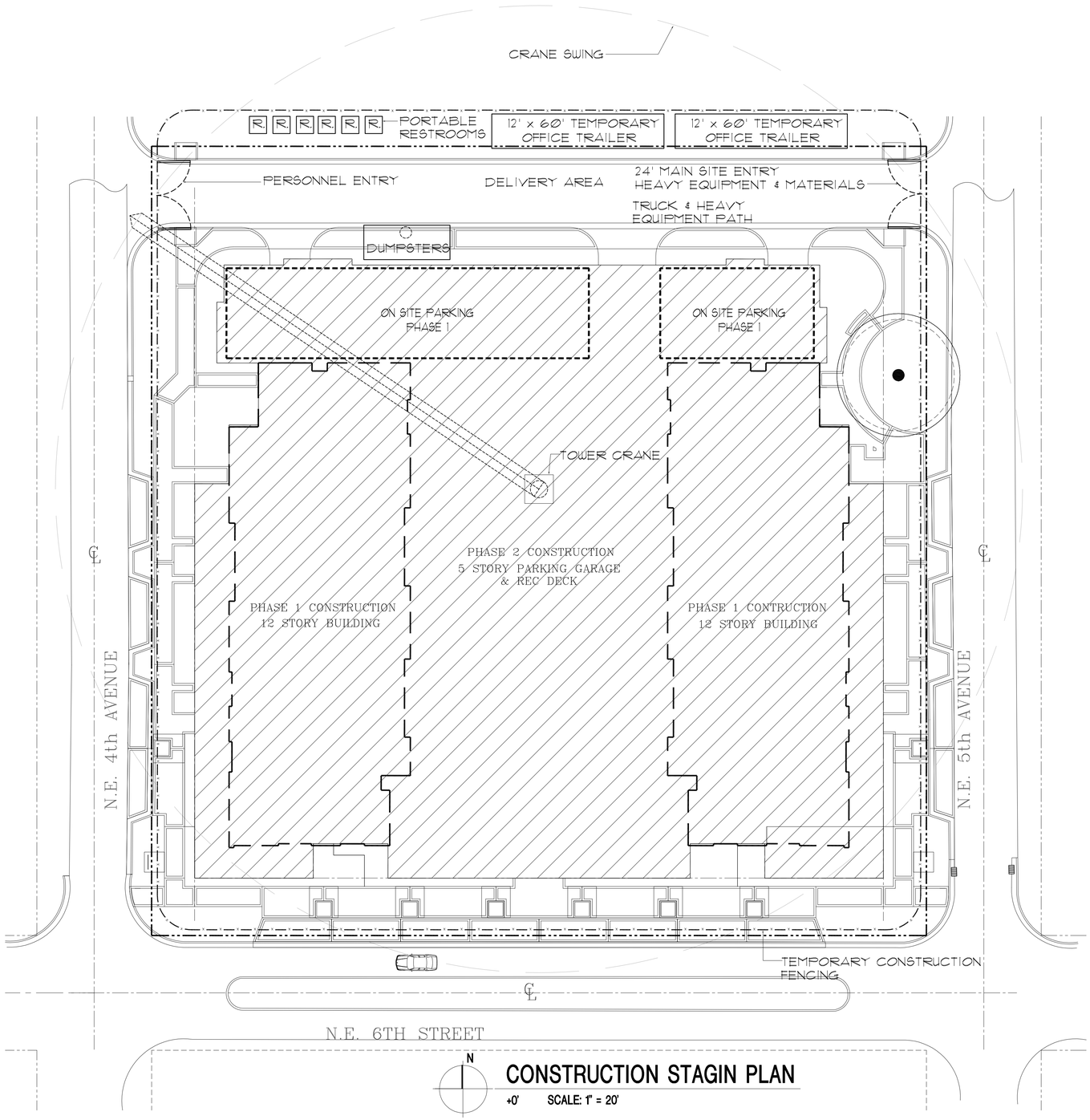
revisions:

drawn by: LF/SP

date: 4/27/2016

sheet no: 8.0

project: 3321



CONSTRUCTION STAGIN PLAN

+0' SCALE: 1" = 20'

Construction Staging Plan Notes:

1. A 6' tall temporary construction chain link fence will be installed with vision screening around the perimeter of the property with two access gates:
   Site Access:
   a. Approximately 24' wide main site access gate off N.E. 5th Avenue will be used for all equipment and material deliveries.
   b. Approximately 24' wide access personnel gate, on N.E 4th avenue will serve as the secondary entrance for all employees.

2. Temporary Structures
   a. Two temporary construction office trailers of about 12' x 60' will be used for contractor management and operations through all phases of construction until landscaping whereby all management activities will be moved into the ground floor of the new parking structure.

3. Staff Parking
   PHASE 1 of construction
   a. General contractor staff vehicles will be parked within the proposed parking structure footprint during phase one.
   b. Owner's representative and site visitor parking will also be located within parking structure footprint during phase one.
   c. Parking for subcontractors will be provided onsite on the northern part of the site as needed .Should additional parking be required, owner shall make arrangements to use adjacent lots in the area.
   d. Parking for the Architect/Engineer will be accommodated in the lot adjacent to the office trailers.

   PHASE 2 of construction
   All previously stated parking arrangements would be relocated into the new parking garage structure for the remainder of construction.

4. Contractor Notes
   a. Permit set of plans will include requirements for the contractor to adhere to all applicable codes and ordinances including:
      i. FBC 3306 - Pedestrian Safety
      ii. Fort Lauderdale Ordinance Section 24-11 - Trash, debris and dumpster containment and management.
5. Crane Plan
   Suggested near mid-block on the north and south side of the lot. To be provided upon approval of designated location by the general contractor.
6. Restrooms
   a. Phase 1: Will be located adjacent to office trailers
   b. Phase 2: Will be relocated inside parking garage structure.
7. Dumpster
   a. Dumpster's will be located on north side of building footprint along the established main personnel entry for easy pickup and disposal.

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PRELIMINARY DESIGN FOR:
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600 NE 4th AVENUE FORT LAUDERDALE, FL

revisions:

drawn by: LF/GP
date: 12/18/2015
sheet no: A8.1
project: 3321

CASE #15-1007