CITY COMMISSION (CC)
General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

☐ **Innovative Development (ID)**	**$ 2,640.00**	
☐ **Site Plan Level IV**	**$ 950.00**	
☐ **Site Plan Level II in DRAC/SRAC-SA** (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	**$ 1,920.00**	
☐ **Plat / Plat Note Amendment**	**$ 540.00**	(includes $90 Final-DRC Fee)
☐ **Easement Vacation**	**$ 560.00**	(includes $90 Final-DRC Fee)
☐ **ROW Vacation**	**$ 830.00**	(includes $100 Final-DRC Fee)
☒ **Rezoning** (In addition to above site plan fee)	**$ 910.00**	(includes $110 Final-DRC Fee)
☐ **Appeal and/or DeNovo Hearing**	**$ 1,180.00**	
☐ **Site Plan Deferral**	**$ 490.00**	
☐ **City Commission Request for Review**	**$ 800.00**	
☐ **City Commission General Review**	**$ 89.00 / Hr.***	

*The above fee is calculated at a rate of $89.00 per hour. Generally thes applications take no more than 3 hours total to review ($267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Approval by: Ella Parker, Urban Design & Planning Manager
Uncontrolled in hard copy unless otherwise marked

WE BUILD COMMUNITY

Page 1: City Commission Submittal Requirements

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: To be filled out by Applicant

Property Owner's Name	Gospel Arena of Faith, Inc. If a signed agent letter is provided, no signature is required on the application by the owner.
Applicant / Agent's Name	Lochrie & Chakas, P.A.
Development / Project Name	Six13
Development / Project Address	**Existing:** 613 NW 3rd Avenue **New:** Same
Current Land Use Designation	NWRAC
Proposed Land Use Designation	NWRAC
Current Zoning Designation	NWRAC/RMM-25
Proposed Zoning Designation	NWRAC
Specific Request	Rezoning from RMM-25 to NWRAC

The following number of Plans:

- ❑ One (1) original signed-off set, signed and sealed at 24" x 36"
- ❑ Two (2) copy sets at 11" x 17"
- ❑ One (1) electronic version* of complete application and plans in PDF format to include only the following:
  - ❑ Cover page
  - ❑ Survey
  - ❑ Site plan with data table
  - ❑ Ground floor plan
  - ❑ Parking garage plan
  - ❑ Typical floor plan for multi-level structure
  - ❑ Roof plan
  - ❑ Building elevations
  - ❑ Landscape plan
  - ❑ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
  - ❑ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT**: Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP**: Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST**: Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES**: The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION**: The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 2: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** for all City Commission hearings of development applications according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE:
_____CITY COMMISSION CASE NO._____

APPLICANT:_____

PROPERTY:_____

PUBLIC HEARING DATE:_____

BEFORE ME, the undersigned authority, personally appeared _____, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.

2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates**.

5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

_____
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of _____, 20__.

(SEAL)

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit._____**(initial here)**
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

March 21, 2017

To Whom It May Concern:

We hereby authorize Affiliated Development and 613 NW 3rd Ave, LLC its representatives, affiliates and/or consultants to act as agents in connection with all land use, zoning and development approvals, including funding approvals to construct the development The SIX13, related to the property located at 613 NW 3rd Avenue, Fort Lauderdale, FL 33311.

Sincerely,
Gospel Arena of Faith, Inc.

By: _____

Printed Name: Thomas Thompson

Title: President

Date: 3-27-17

STATE OF Florida)
) ss
COUNTY OF Broward)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Thomas Thompson the President of Gospel Arena of Faith, Inc. who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of March, 2017.

_____
Notary Public

Bryanna McIntosh
Typed, printed or stamped name of Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
Bryanna McIntosh
Notary Public - State of Florida
Commission #GG 63748
Expires 1/18/2021

March 21, 2017

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

RE: Permitting for property located at 613 NW 3rd Avenue, Fort Lauderdale, FL 33311

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 613 NW 3rd Avenue, Fort Lauderdale, FL 33311.

Sincerely,

613 NW 3rd Ave, LLC

By: _____

Printed Name: Jeff Burns

Title: Manager

Date: 6.29.17

STATE OF Florida)
) ss
COUNTY OF Broward)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by Jeff Burns who is the Manager of 613 NW 3rd Ave, LLC and who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of June, 2017.

Bryanna McIntosh
Notary Public - State of Florida
Commission # GG 63748
Expires 1/18/2021

_____
Notary Public

_____
Typed, printed or stamped name of Notary Public

My Commission Expires:

Owner: **Gospel Arena of Faith, Inc.**
Project: **Six13**
Site Address: **613 NW 6th Street ("Property")**
Request: **Rezoning a Portion of the Property from**
Author: **Andrew Schein, Esq.**

November 13, 2017

Rezoning Narrative

City of Fort Lauderdale ULDR Section 47-24.4.D.

1. The zoning district proposed is consistent with the city's comprehensive plan.

   RESPONSE: The Property is split between two (2) zoning districts: Northwest Regional Activity Center – Mixed Use East ("NWRAC-MUe") and RMM-25. The Property is designated Northwest Regional Activity Center ("NWRAC") under the City's comprehensive plan. The NWRAC land use category was created to permit a wide variety of retail, residential, and office uses, among others. The proposed development consists of residential uses and retail uses, and the Property is surrounded by residential and retail uses. Rezoning the Property to NWRAC-MUe would be consistent with the City's comprehensive plan and the underlying NWRAC land use category.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

   RESPONSE: The character of development in or near the area supports the rezoning. Specifically, the area is characterized by a diverse mixture of uses such as retail, service, and residential uses, including retail uses to the east, south, and west, single family residential uses to the north, and multifamily residential uses to the east. The parcels immediately west of the parcels to be rezoned are zoned B-3, further supporting the rezoning. If approved, the use of this land will be consistent with the pattern of commercial and residential development along the Sistrunk Boulevard corridor. The Project will also satisfy the need for mixed-use developments that are necessary to balance the increase in residents coming to Fort Lauderdale with the need to lessen the transportation impacts of such residents.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

   RESPONSE: The rezoning of the property to NWRAC-MUe is compatible given the mixture of land uses surrounding the Property. The area is characterized by a

variety of commercial uses to the west, south, and east, and multi-family uses to the east. The parcel to be rezoned is surrounded by the following zoning districts:

North – RMM-25
South – NWRAC-MUe
West – NWRAC-MUe and B-3
East – MWRAC-MUe

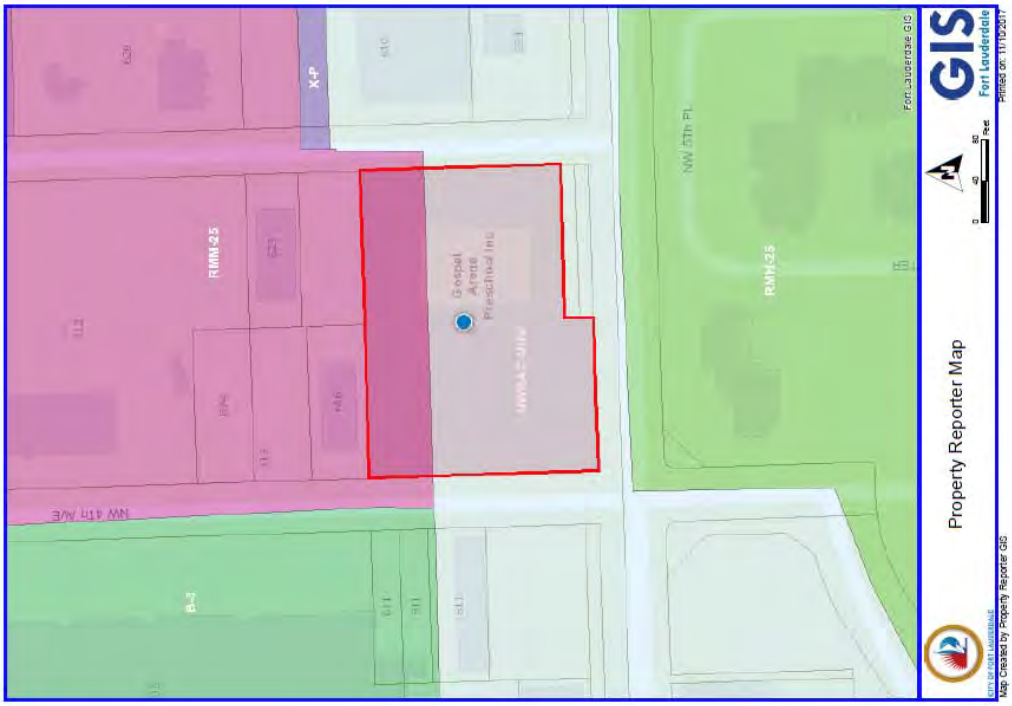
The proposed rezoning to NWRAC-MUe would permit the development site to be unified under the NWRAC-MUe zoning district and developed in accordance with the standards required under the City's ULDR. Additionally, the existing use of the Property is entirely non-residential. The rezoning to NWRAC-MUe is compatible with the surrounding districts and uses as well as the current use of the Property.

SIX13 REZONING

613 NW 3rd Avenue
Fort Lauderdale, FL

Table of Contents

1- Cover Page
2- Land Use and Zoning Maps
3- Survey
4- Plat (1/2)
5- Plat (2/2)
6- Aerial Photo
7- Sketch and Legal Description of Area to be Rezoned


Property Reporter Map
GIS
Fort Lauderdale
Map Created by Property Reporter GIS
Printed on: 11/15/2017
Fort Lauderdale GIS
NW 4th AVE
NW 5th PL
B-2
RMM-25
X-P
RMH-25
Gospel Arena Preschool Inc

Property Reporter Map
GIS
Fort Lauderdale
Map Created by Property Reporter GIS
Printed on: 11/15/2017
Fort Lauderdale GIS
NW 4th AVE
NW 5th PL
NW 2nd TER
Gospel Arena NW REGIONAL ACTIVITY CENTER

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611
FAX: (954) 763-7615

ALTA/NSPS LAND TITLE SURVEY

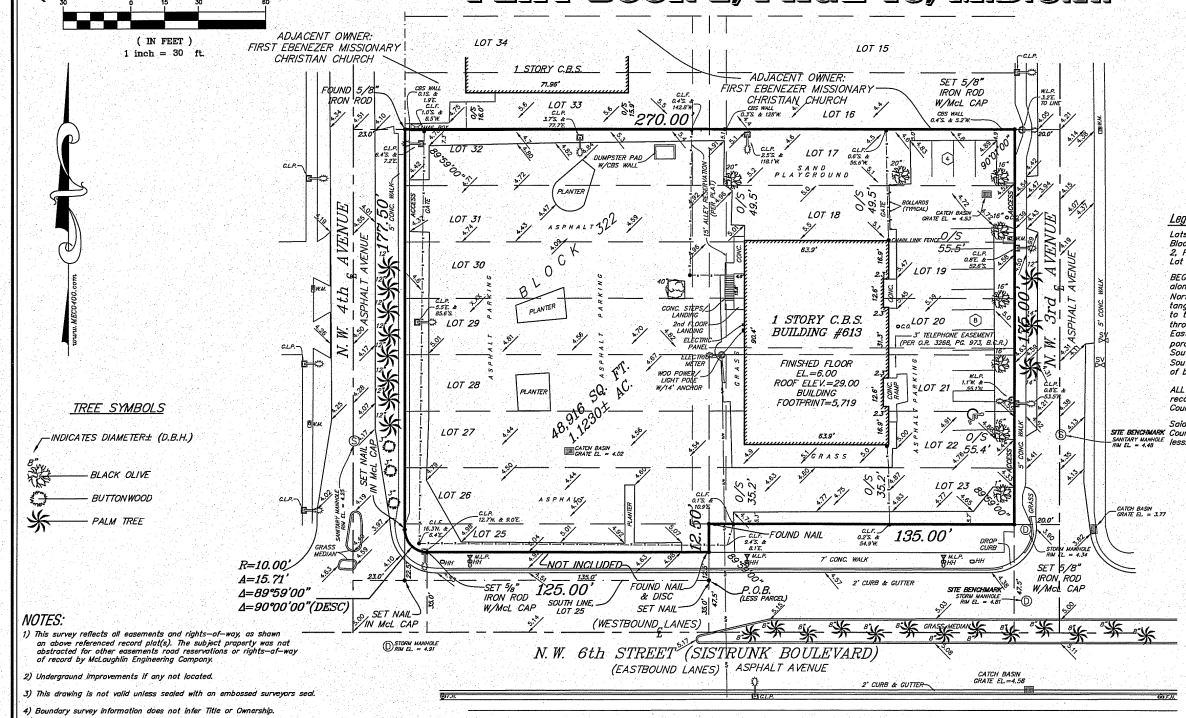
LOTS 17-23 & LOTS 26-32 & PORTION OF LOT 25, BLCOK 322, PROGRESSO

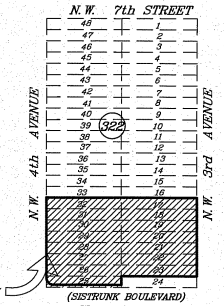
PLAT BOOK 2, PAGE 18, M.D.C.R.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.





Location Sketch

Not To Scale

TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

BLACK OLIVE

BUTTONWOOD

PALM 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: City of Fort Lauderdale Bench Mark #516, Elevation= 6.32 (NGVD29) converted to 4.72 (NAVD88).

7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 5.00; Elev. = 5.00

8) This property lies in Flood Zone "AH", Elev.=6.0 Per Flood Insurance Rate Map No. 12011C0369H, Dated: August 18, 2014. Community Panel No. 125103.

9) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

10) This Property has access to N.W. 4th Avenue & N.W. 3rd Avenue, a paved dedicated right-of-way.

11) There are no visible encroachments across property lines, easements, or across easement boundaries except the following: Building on easement per O.R. Book 3268, Page 973 of the Public Records of Broward County, Florida; Asphalt pavement and chain link fence along South property line.

12) There are no visible monitoring wells located upon this property.

LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.C.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
P.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
HH = HAND HOLE
M.L.P. = METAL LIGHT POLE
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
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
M.D.C.R. = MIAMI-DADE COUNTY RECORDS
P.B.C.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
W.L.P. = WOOD LIGHT POLE
C.L.P. = CONCRETE LIGHT POLE

Legal Description

Lots 17, 18, 19, 20, 21, 22 and 23, and Lots 26, 27, 28, 29, 30, 31 and 32, Block 322, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Miami-Dade County, Florida, Together With Lot 25, Block 322, Less that portion thereof described as follows:

BEGIN at the Southeast corner of said Lot 25; thence go Westerly 135.0 feet along the South line thereof to the Southwest corner of said Lot 25; thence Northerly along the West line thereof 23.55 feet (22.50 feet calculated) to the tangent point of a circular arc having a radius of 10 feet and being concave to the Northeast; thence Southerly to Easterly along said arc 15.71 feet through a central angle of 90 degrees 00' to the end of said arc; thence Easterly and tangent to said arc along a line being 35 feet North of and parallel to the South boundary of the North 1/2 of Section 3, Township 50 South, Range 42 East, 125.0 feet to the East line of said Lot 25; thence Southerly 12.60 feet (12.50 feet calculated) along said East line to the point of beginning.

ALL BEING IN BLOCK 322 OF PROGRESSO, according to the Plat thereof, recorded in Plat Book 2, at Page 18, of the Public Records of Miami-Dade County, Florida, said lands lying and being in Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 48,916 square feet or 1.1230 acres, more or less.

TITLE COMMITMENT NOTES:

There are no other Easements, Road Reservations or Rights-of-ways of record affecting this property per Fidelity National Title Insurance Company Order Number 6451834, effective Date July 24, 2017 at 11:00 PM. Revised August 3, 2017, Revised August 10, 2017.

6) Matters per Plat Book 2, Page 18, Miami-Dade County Records affect this property, and as shown.

7) Agreement per O.R. Book 1304, Page 590 of the Public Records of Broward County, Florida affects this property (nothing plottable).

8) Easement per O.R. Book 3268, Page 973 of the Public Records of Broward County, Florida affects this property as shown.

9) Resolution per O.R. Book 38544, Page 1743 of the Public Records of Broward County, Florida affects this property (nothing plottable).

11) Resolution per O.R. Book 11900, Page 861 of the Public Records of Broward County, Florida and O.R. Book 11900, Page 860 of the Public Records of Broward County, Florida does not affect this property (this property not listed in the streets described).

ALTA/NSPS CERTIFICATION

TO: 613 NW 3rd Avenue, LLC, a Florida limited liability company; Fidelity National Title Insurance Company; Stearns, Weaver, Miller, Weissler, Alhadeff & Sitterson, P.A.; Boston Capital Finance, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16(none apparent), 17(none apparent), 18, (20) 1,000,000 of Table "A" thereof. The fieldwork was done on August 28th, 2017.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" 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 28th day of August, 2017.

McLAUGHLIN ENGINEERING COMPANY

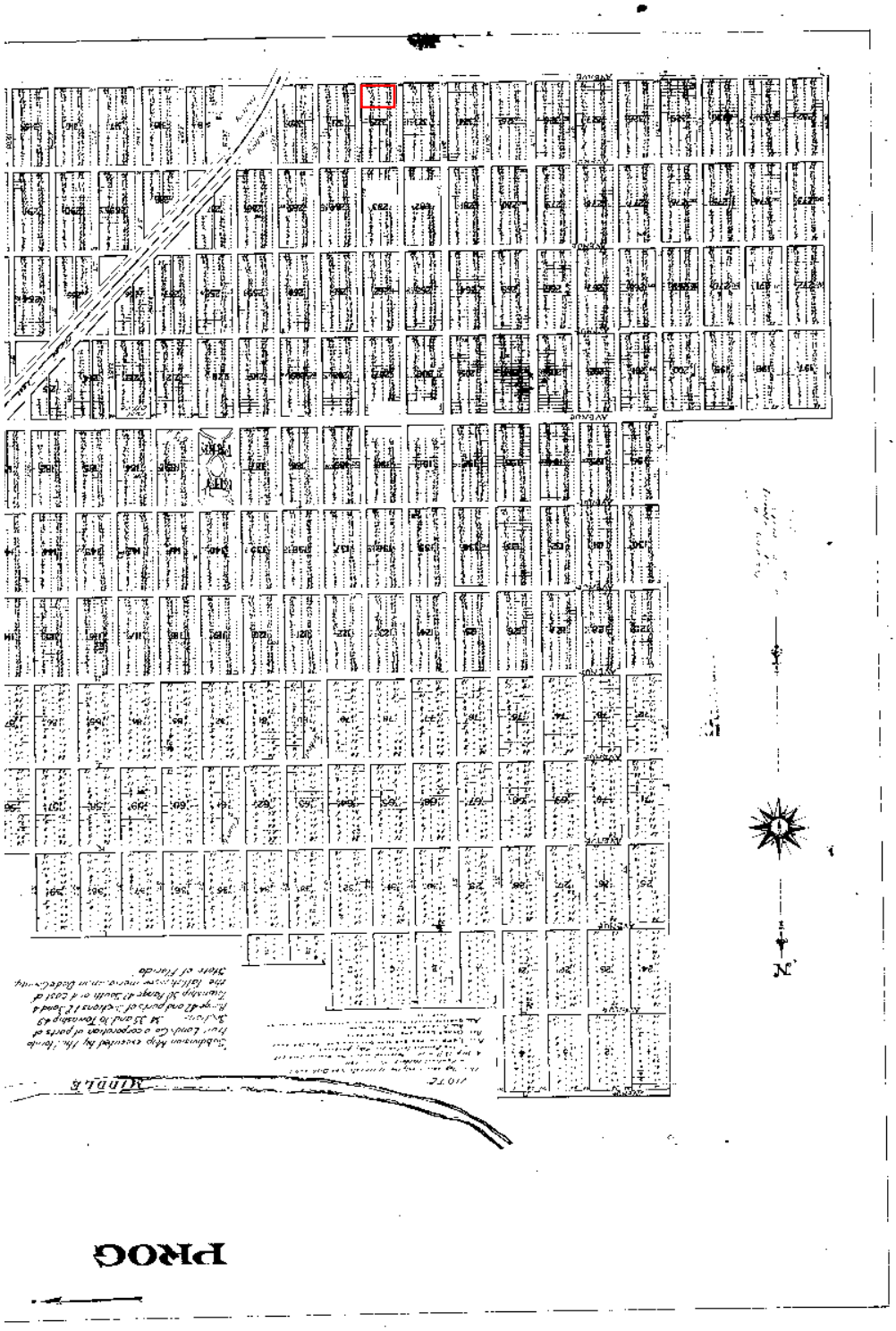
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

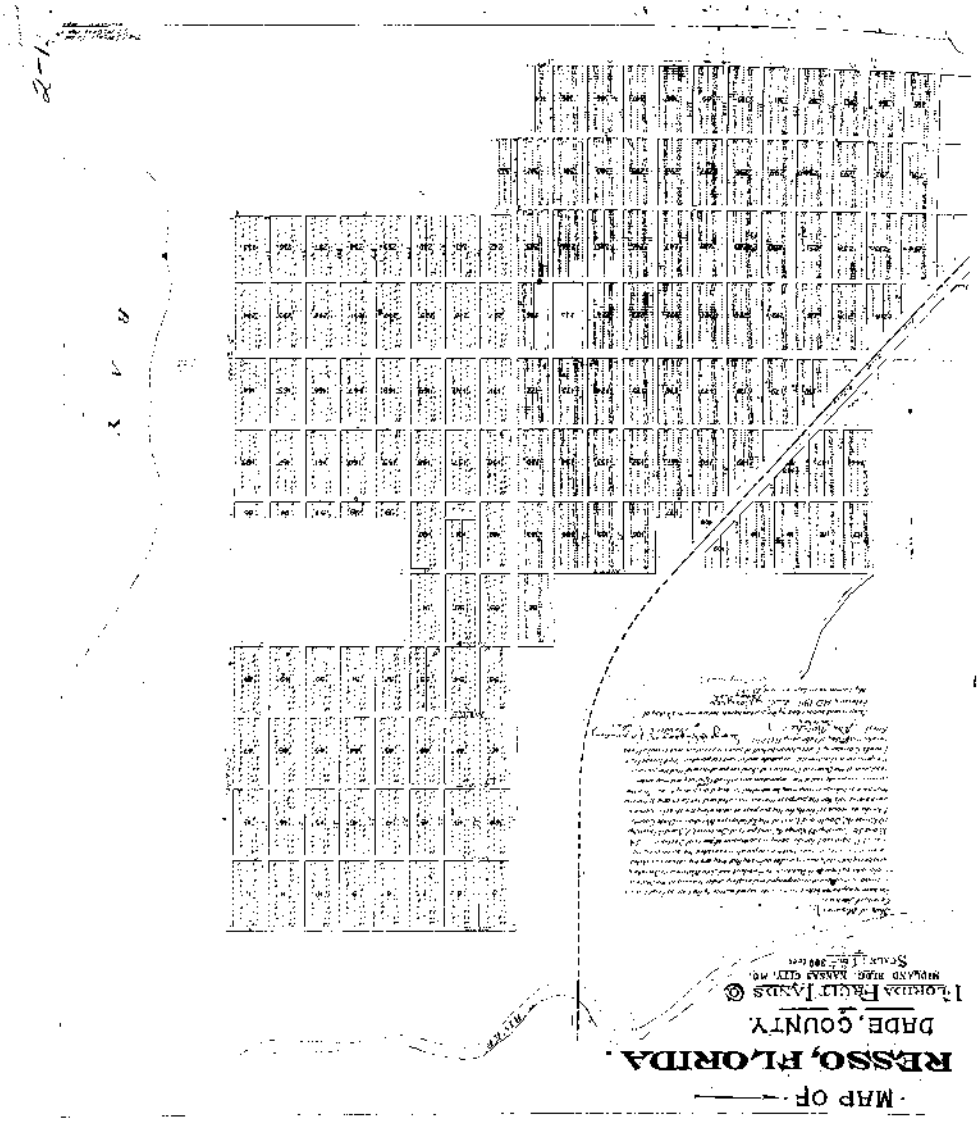
FILE NO.: 17 - 2 - 060

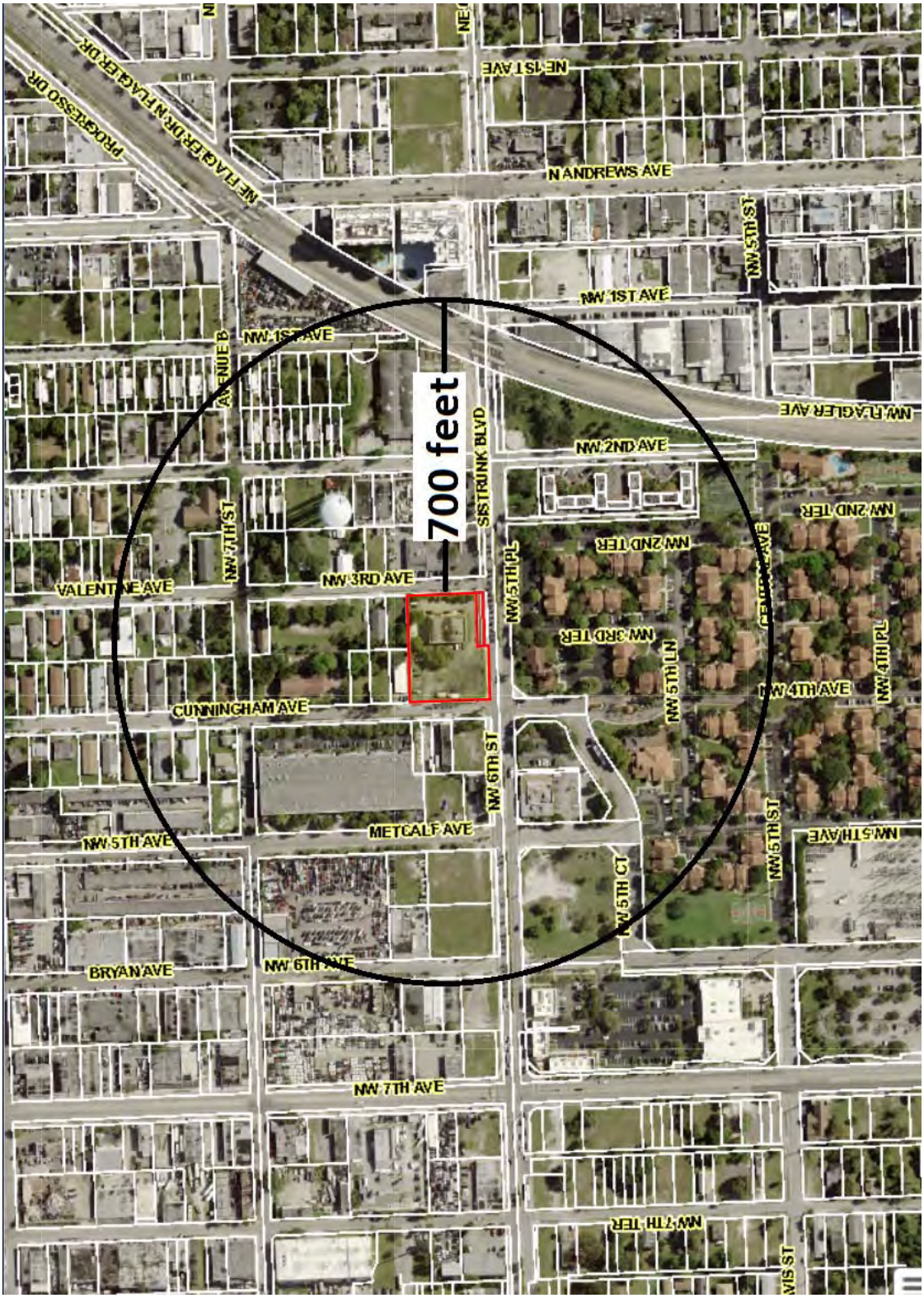
FIELD BOOK NO. TDS LB# 366/6
JOB ORDER NO. V-2598
\\Server-pc1\Dropbox\MECO\Dropbox (MECO)\Dropbox (MECO)\MECO Team Folder\RAY\Ray2017\V2598\V2598.dwg, 10/5/2017 12:08:12 PM

FILE NO.: 17 - 2 - 060

CHECKED BY: _____
DRAWN BY: RT


PROG
N


MAP OF
RESSO, FLORIDA.
DADE, COUNTY.
Florida Fruit Lands
MIDLAND BLDG. KANSAS CITY, MO.


700 feet
NE FLAGLER DR
PROGRESSO DR
NE 1ST AVE
N ANDREWS AVE
NW 1ST AVE
NW 5TH ST
NW FLAGLER AVE
NW 2ND AVE
SISTRUNK BLVD
NW 2ND TER
NW 5TH PL
NW 3RD AVE
VALENTINE AVE
NW 7TH ST
AVENUE B
NW 3RD TER
NW 5TH LN
NW 4TH AVE
NW 4TH PL
CUNNINGHAM AVE
NW 6TH ST
METCALF AVE
NW 5TH AVE
NW 5TH CT
NW 5TH ST
BRYAN AVE
NW 6TH AVE
NW 7TH AVE
NW 7TH TER

McLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA
33309 PHONE (954) 763-7611 * FAX (954) 763-7615

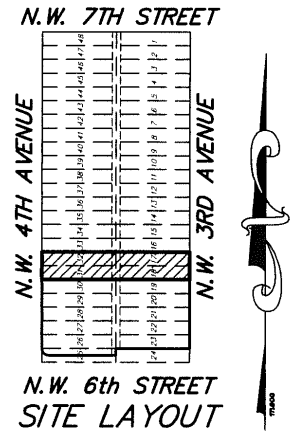
SCALE 1" = 50'

SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM RMM-25 TO NWRAC-MUe
PORTION OF BLOCK 322, PROGRESSO

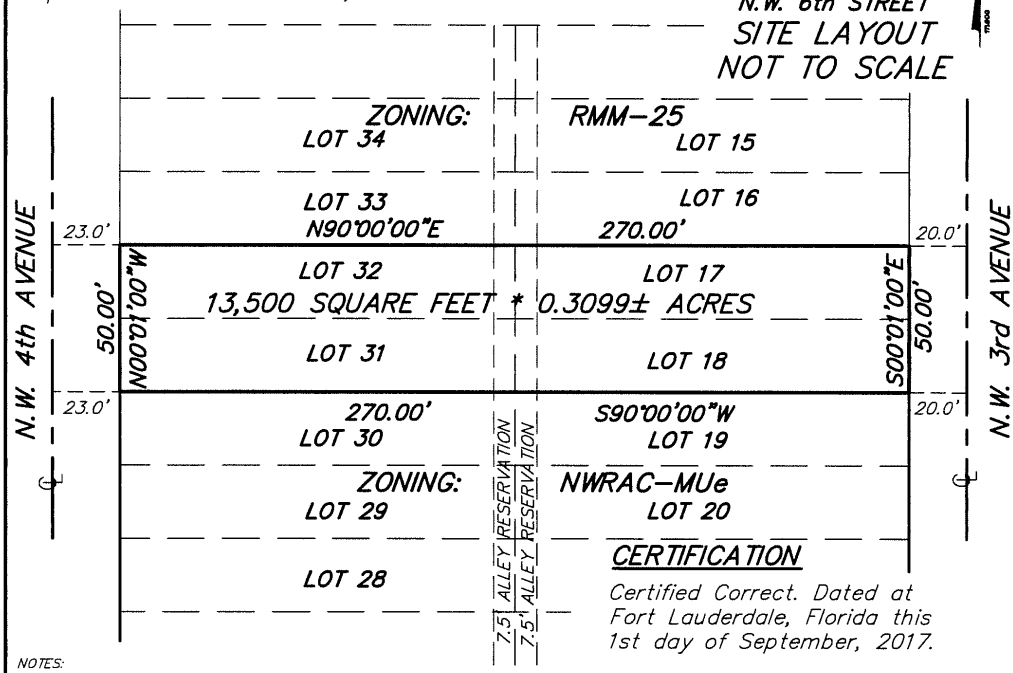
LEGAL DESCRIPTION:

Lots 17, 18, 31 and 32, Block 322, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 13,500 square feet or 0.3099 acre, more or less.



SITE LAYOUT
NOT TO SCALE



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 1st day of September, 2017.

McLAUGHLIN ENGINEERING COMPANY

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

NOTES:

1) This sketch 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) Legal description prepared by McLaughlin Engineering Co.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) THIS IS NOT A BOUNDARY SURVEY.
5) Bearings shown assume the East line of Lots 25 to 32, as North 00°01'00" West.

FIELD BOOK NO. _____ DRAWN BY: JMMjr

JOB ORDER NO. V-2633 CHECKED BY: _____

C: \JMMjr/2017/V2633 (VAC)

THE SIX13

FORT LAUDERDALE, FLORIDA MULTI-FAMILY APARTMENT BUILDING

FSMY ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

DEVELOPER
613 NW 3RD AVE LLC
414 N ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

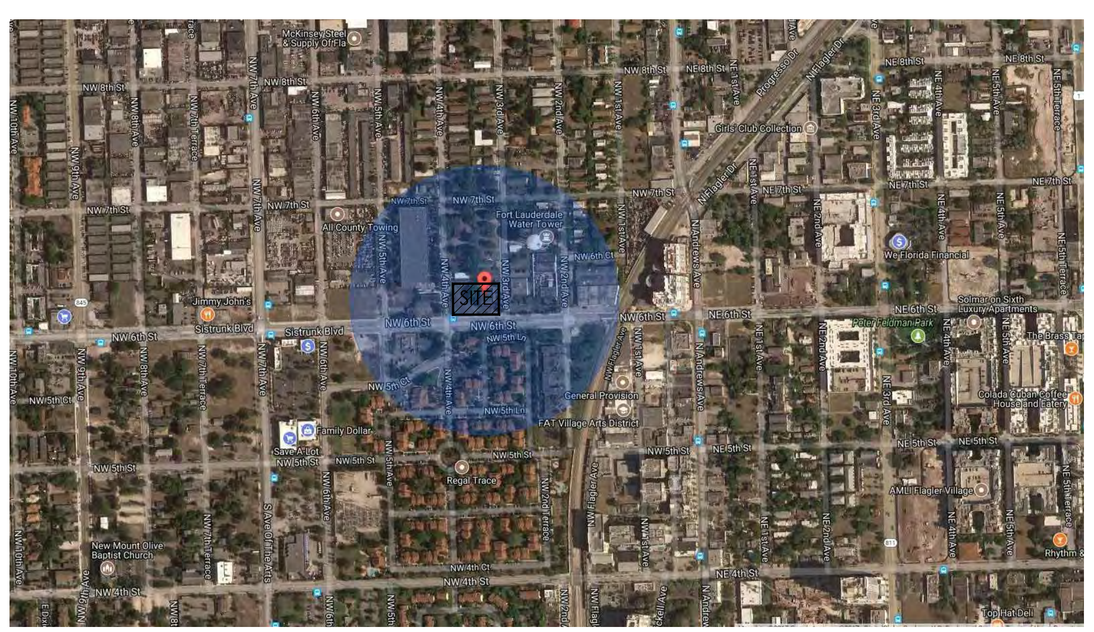
ARCHITECT
FSMY ARCHITECTS & PLANNERS
888 S. ANDREWS AVENUE SUITE 300
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.764.6575

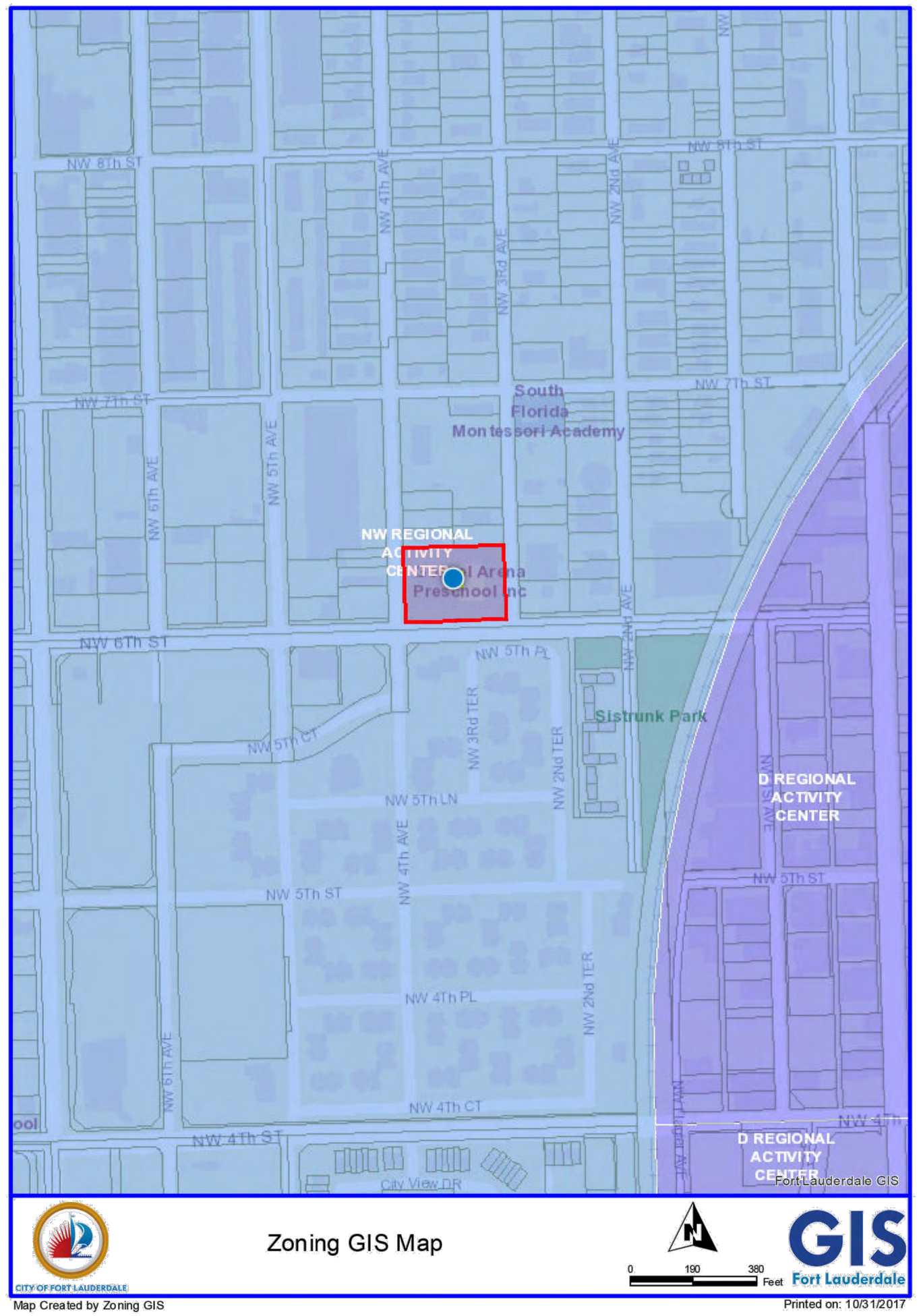
CIVIL ENGINEERING
BOTEK THURLOW ENGINEERING, INC.
3409 NW 9TH AVENUE, SUITE 1102
FORT LAUDERDALE, FLORIDA 33309
TELEPHONE: 954.568.0888
FACSIMILE: 954.261.4094

LANDSCAPE ARCHITECTURE
CADENCE
435 N ANDREWS AVENUE, NO. 2
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE: 954.766.4572
FACSIMILE: 954.261.4094

LAND USE ATTORNEY
LOCHRIE & CHAKAS P.A.
1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE: 954.779.1119
FACSIMILE: 954.779.1117

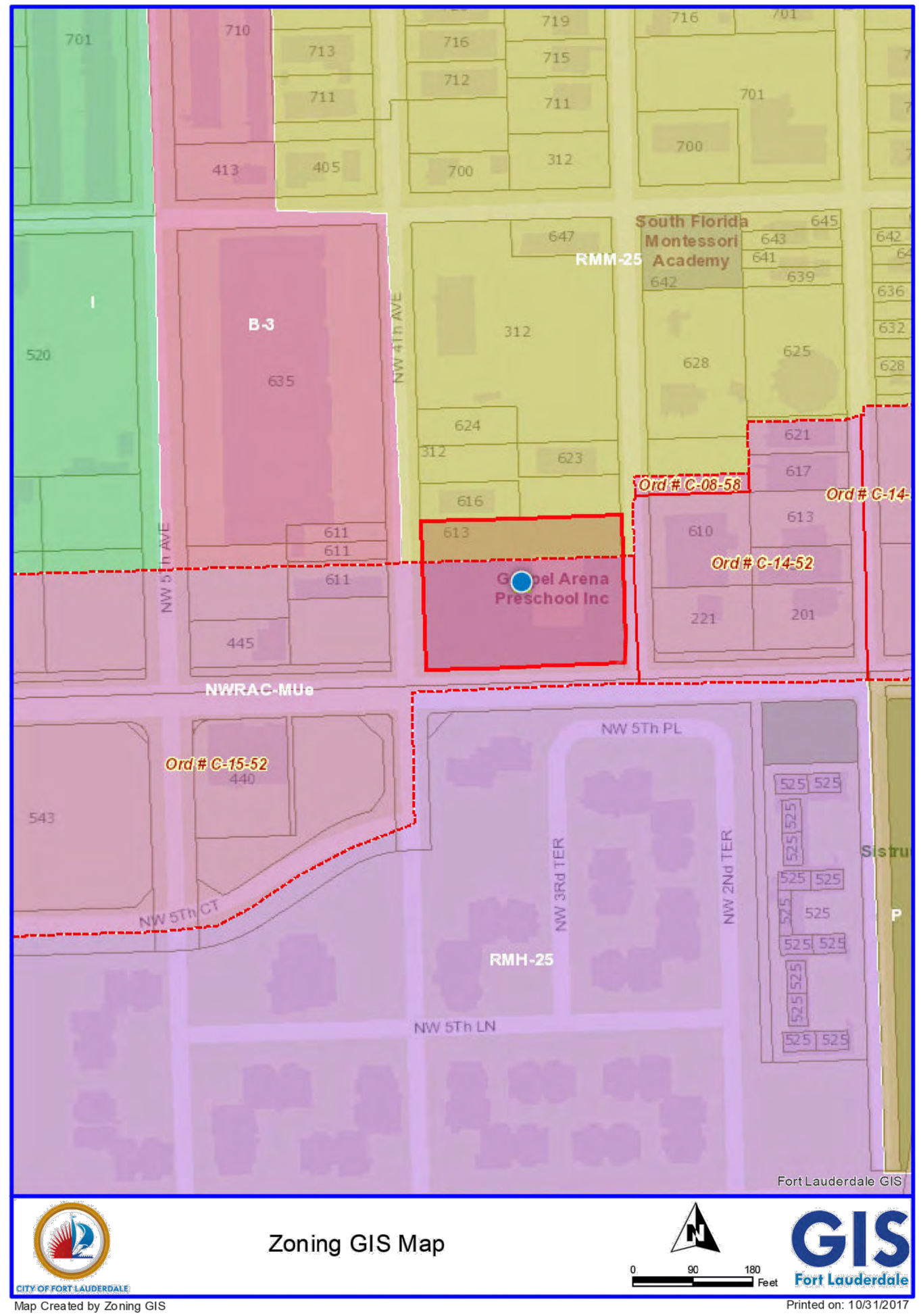
TRAFFIC ENGINEER
DC ENGINEERS, INC.
12743 NW 13TH COURT
CORAL SPRINGS, FLORIDA, 33071
TELEPHONE: 954.798.0926


Site
NW 4th St
NW 3rd St
NW 2nd St
NW 1st St
NW 5th St
NW 6th St
NW 7th St
NW 8th St
NW 9th St
NW 10th St
NW 11th St
NW 12th St
NW 13th St
NW 14th St
NW 15th St
NW 16th St
NW 17th St
NW 18th St
NW 19th St
NW 20th St
NW 21st St
NW 22nd St
NW 23rd St
NW 24th St
NW 25th St
NW 26th St
NW 27th St
NW 28th St
NW 29th St
NW 30th St
NW 31st St
NW 32nd St
NW 33rd St
NW 34th St
NW 35th St
NW 36th St
NW 37th St
NW 38th St
NW 39th St
NW 40th St
NW 41st St
NW 42nd St
NW 43rd St
NW 44th St
NW 45th St
NW 46th St
NW 47th St
NW 48th St
NW 49th St
NW 50th St
NW 51st St
NW 52nd St
NW 53rd St
NW 54th St
NW 55th St
NW 56th St
NW 57th St
NW 58th St
NW 59th St
NW 60th St
NW 61st St
NW 62nd St
NW 63rd St
NW 64th St
NW 65th St
NW 66th St
NW 67th St
NW 68th St
NW 69th St
NW 70th St
NW 71st St
NW 72nd St
NW 73rd St
NW 74th St
NW 75th St
NW 76th St
NW 77th St
NW 78th St
NW 79th St
NW 80th St
NW 81st St
NW 82nd St
NW 83rd St
NW 84th St
NW 85th St
NW 86th St
NW 87th St
NW 88th St
NW 89th St
NW 90th St
NW 91st St
NW 92nd St
NW 93rd St
NW 94th St
NW 95th St
NW 96th St
NW 97th St
NW 98th St
NW 99th St
NW 100th St
NW 101st St
NW 102nd St
NW 103rd St
NW 104th St
NW 105th St
NW 106th St
NW 107th St
NW 108th St
NW 109th St
NW 110th St
NW 111th St
NW 112th St
NW 113th St
NW 114th St
NW 115th St
NW 116th St
NW 117th St
NW 118th St
NW 119th St
NW 120th St
NW 121st St
NW 122nd St
NW 123rd St
NW 124th St
NW 125th St
NW 126th St
NW 127th St
NW 128th St
NW 129th St
NW 130th St
NW 131st St
NW 132nd St
NW 133rd St
NW 134th St
NW 135th St
NW 136th St
NW 137th St
NW 138th St
NW 139th St
NW 140th St
NW 141st St
NW 142nd St
NW 143rd St
NW 144th St
NW 145th St
NW 146th St
NW 147th St
NW 148th St
NW 149th St
NW 150th St
NW 151st St
NW 152nd St
NW 153rd St
NW 154th St
NW 155th St
NW 156th St
NW 157th St
NW 158th St
NW 159th St
NW 160th St
NW 161st St
NW 162nd St
NW 163rd St
NW 164th St
NW 165th St
NW 166th St
NW 167th St
NW 168th St
NW 169th St
NW 170th St
NW 171st St
NW 172nd St
NW 173rd St
NW 174th St
NW 175th St
NW 176th St
NW 177th St
NW 178th St
NW 179th St
NW 180th St
NW 181st St
NW 182nd St
NW 183rd St
NW 184th St
NW 185th St
NW 186th St
NW 187th St
NW 188th St
NW 189th St
NW 190th St
NW 191st St
NW 192nd St
NW 193rd St
NW 194th St
NW 195th St
NW 196th St
NW 197th St
NW 198th St
NW 199th St
NW 200th St
NW 201st St
NW 202nd St
NW 203rd St
NW 204th St
NW 205th St
NW 206th St
NW 207th St
NW 208th St
NW 209th St
NW 210th St
NW 211th St
NW 212th St
NW 213th St
NW 214th St
NW 215th St
NW 216th St
NW 217th St
NW 218th St
NW 219th St
NW 220th St
NW 221st St
NW 222nd St
NW 223rd St
NW 224th St
NW 225th St
NW 226th St
NW 227th St
NW 228th St
NW 229th St
NW 230th St
NW 231st St
NW 232nd St
NW 233rd St
NW 234th St
NW 235th St
NW 236th St
NW 237th St
NW 238th St
NW 239th St
NW 240th St
NW 241st St
NW 242nd St
NW 243rd St
NW 244th St
NW 245th St
NW 246th St
NW 247th St
NW 248th St
NW 249th St
NW 250th St
NW 251st St
NW 252nd St
NW 253rd St
NW 254th St
NW 255th St
NW 256th St
NW 257th St
NW 258th St
NW 259th St
NW 260th St
NW 261st St
NW 262nd St
NW 263rd St
NW 264th St
NW 265th St
NW 266th St
NW 267th St
NW 268th St
NW 269th St
NW 270th St
NW 271st St
NW 272nd St
NW 273rd St
NW 274th St
NW 275th St
NW 276th St
NW 277th St
NW 278th St
NW 279th St
NW 280th St
NW 281st St
NW 282nd St
NW 283rd St
NW 284th St
NW 285th St
NW 286th St
NW 287th St
NW 288th St
NW 289th St
NW 290th St
NW 291st St
NW 292nd St
NW 293rd St
NW 294th St
NW 295th St
NW 296th St
NW 297th St
NW 298th St
NW 299th St
NW 300th St
NW 301st St
NW 302nd St
NW 303rd St
NW 304th St
NW 305th St
NW 306th St
NW 307th St
NW 308th St
NW 309th St
NW 310th St
NW 311th St
NW 312th St
NW 313th St
NW 314th St
NW 315th St
NW 316th St
NW 317th St
NW 318th St
NW 319th St
NW 320th St
NW 321st St
NW 322nd St
NW 323rd St
NW 324th St
NW 325th St
NW 326th St
NW 327th St
NW 328th St
NW 329th St
NW 330th St
NW 331st St
NW 332nd St
NW 333rd St
NW 334th St
NW 335th St
NW 336th St
NW 337th St
NW 338th St
NW 339th St
NW 340th St
NW 341st St
NW 342nd St
NW 343rd St
NW 344th St
NW 345th St
NW 346th St
NW 347th St
NW 348th St
NW 349th St
NW 350th St
NW 351st St
NW 352nd St
NW 353rd St
NW 354th St
NW 355th St
NW 356th St
NW 357th St
NW 358th St
NW 359th St
NW 360th St
NW 361st St
NW 362nd St
NW 363rd St
NW 364th St
NW 365th St
NW 366th St
NW 367th St
NW 368th St
NW 369th St
NW 370th St
NW 371st St
NW 372nd St
NW 373rd St
NW 374th St
NW 375th St
NW 376th St
NW 377th St
NW 378th St
NW 379th St
NW 380th St
NW 381st St
NW 382nd St
NW 383rd St
NW 384th St
NW 385th St
NW 386th St
NW 387th St
NW 388th St
NW 389th St
NW 390th St
NW 391st St
NW 392nd St
NW 393rd St
NW 394th St
NW 395th St
NW 396th St
NW 397th St
NW 398th St
NW 399th St
NW 400th St
NW 401st St
NW 402nd St
NW 403rd St
NW 404th St
NW 405th St
NW 406th St
NW 407th St
NW 408th St
NW 409th St
NW 410th St
NW 411th St
NW 412th St
NW 413th St
NW 414th St
NW 415th St
NW 416th St
NW 417th St
NW 418th St
NW 419th St
NW 420th St
NW 421st St
NW 422nd St
NW 423rd St
NW 424th St
NW 425th St
NW 426th St
NW 427th St
NW 428th St
NW 429th St
NW 430th St
NW 431st St
NW 432nd St
NW 433rd St
NW 434th St
NW 435th St
NW 436th St
NW 437th St
NW 438th St
NW 439th St
NW 440th St
NW 441st St
NW 442nd St
NW 443rd St
NW 444th St
NW 445th St
NW 446th St
NW 447th St
NW 448th St
NW 449th St
NW 450th St
NW 451st St
NW 452nd St
NW 453rd St
NW 454th St
NW 455th St
NW 456th St
NW 457th St
NW 458th St
NW 459th St
NW 460th St
NW 461st St
NW 462nd St
NW 463rd St
NW 464th St
NW 465th St
NW 466th St
NW 467th St
NW 468th St
NW 469th St
NW 470th St
NW 471st St
NW 472nd St
NW 473rd St
NW 474th St
NW 475th St
NW 476th St
NW 477th St
NW 478th St
NW 479th St
NW 480th St
NW 481st St
NW 482nd St
NW 483rd St
NW 484th St
NW 485th St
NW 486th St
NW 487th St
NW 488th St
NW 489th St
NW 490th St
NW 491st St
NW 492nd St
NW 493rd St
NW 494th St
NW 495th St
NW 496th St
NW 497th St
NW 498th St
NW 499th St
NW 500th St
NW 501st St
NW 502nd St
NW 503rd St
NW 504th St
NW 505th St
NW 506th St
NW 507th St
NW 508th St
NW 509th St
NW 510th St
NW 511th St
NW 512th St
NW 513th St
NW 514th St
NW 515th St
NW 516th St
NW 517th St
NW 518th St
NW 519th St
NW 520th St
NW 521st St
NW 522nd St
NW 523rd St
NW 524th St
NW 525th St
NW 526th St
NW 527th St
NW 528th St
NW 529th St
NW 530th St
NW 531st St
NW 532nd St
NW 533rd St
NW 534th St
NW 535th St
NW 536th St
NW 537th St
NW 538th St
NW 539th St
NW 540th St
NW 541st St
NW 542nd St
NW 543rd St
NW 544th St
NW 545th St
NW 546th St
NW 547th St
NW 548th St
NW 549th St
NW 550th St
NW 551st St
NW 552nd St
NW 553rd St
NW 554th St
NW 555th St
NW 556th St
NW 557th St
NW 558th St
NW 559th St
NW 560th St
NW 561st St
NW 562nd St
NW 563rd St
NW 564th St
NW 565th St
NW 566th St
NW 567th St
NW 568th St
NW 569th St
NW 570th St
NW 571st St
NW 572nd St
NW 573rd St
NW 574th St
NW 575th St
NW 576th St
NW 577th St
NW 578th St
NW 579th St
NW 580th St
NW 581st St
NW 582nd St
NW 583rd St
NW 584th St
NW 585th St
NW 586th St
NW 587th St
NW 588th St
NW 589th St
NW 590th St
NW 591st St
NW 592nd St
NW 593rd St
NW 594th St
NW 595th St
NW 596th St
NW 597th St
NW 598th St
NW 599th St
NW 600th St
NW 601st St
NW 602nd St
NW 603rd St
NW 604th St
NW 605th St
NW 606th St
NW 607th St
NW 608th St
NW 609th St
NW 610th St
NW 611th St
NW 612th St
NW 613th St
NW 614th St
NW 615th St
NW 616th St
NW 617th St
NW 618th St
NW 619th St
NW 620th St
NW 621st St
NW 622nd St
NW 623rd St
NW 624th St
NW 625th St
NW 626th St
NW 627th St
NW 628th St
NW 629th St
NW 630th St
NW 631st St
NW 632nd St
NW 633rd St
NW 634th St
NW 635th St
NW 636th St
NW 637th St
NW 638th St
NW 639th St
NW 640th St
NW 641st St
NW 642nd St
NW 643rd St
NW 644th St
NW 645th St
NW 646th St
NW 647th St
NW 648th St
NW 649th St
NW 650th St
NW 651st St
NW 652nd St
NW 653rd St
NW 654th St
NW 655th St
NW 656th St
NW 657th St
NW 658th St
NW 659th St
NW 660th St
NW 661st St
NW 662nd St
NW 663rd St
NW 664th St
NW 665th St
NW 666th St
NW 667th St
NW 668th St
NW 669th St
NW 670th St
NW 671st St
NW 672nd St
NW 673rd St
NW 674th St
NW 675th St
NW 676th St
NW 677th St
NW 678th St
NW 679th St
NW 680th St
NW 681st St
NW 682nd St
NW 683rd St
NW 684th St
NW 685th St
NW 686th St
NW 687th St
NW 688th St
NW 689th St
NW 690th St
NW 691st St
NW 692nd St
NW 693rd St
NW 694th St
NW 695th St
NW 696th St
NW 697th St
NW 698th St
NW 699th St
NW 700th St
NW 701st St
NW 702nd St
NW 703rd St
NW 704th St
NW 705th St
NW 706th St
NW 707th St
NW 708th St
NW 709th St
NW 710th St
NW 711st St
NW 712nd St
NW 713rd St
NW 714th St
NW 715th St
NW 716th St
NW 717th St
NW 718th St
NW 719th St
NW 720th St
NW 721st St
NW 722nd St
NW 723rd St
NW 724th St
NW 725th St
NW 726th St
NW 727th St
NW 728th St
NW 729th St
NW 730th St
NW 731st St
NW 732nd St
NW 733rd St
NW 734th St
NW 735th St
NW 736th St
NW 737th St
NW 738th St
NW 739th St
NW 740th St
NW 741st St
NW 742nd St
NW 743rd St
NW 744th St
NW 745th St
NW 746th St
NW 747th St
NW 748th St
NW 749th St
NW 750th St
NW 751st St
NW 752nd St
NW 753rd St
NW 754th St
NW 755th St
NW 756th St
NW 757th St
NW 758th St
NW 759th St
NW 760th St
NW 761st St
NW 762nd St
NW 763rd St
NW 764th St
NW 765th St
NW 766th St
NW 767th St
NW 768th St
NW 769th St
NW 770th St
NW 771st St
NW 772nd St
NW 773rd St
NW 774th St
NW 775th St
NW 776th St
NW 777th St
NW 778th St
NW 779th St
NW 780th St
NW 781st St
NW 782nd St
NW 783rd St
NW 784th St
NW 785th St
NW 786th St
NW 787th St
NW 788th St
NW 789th St
NW 790th St
NW 791st St
NW 792nd St
NW 793rd St
NW 794th St
NW 795th St
NW 796th St
NW 797th St
NW 798th St
NW 799th St
NW 800th St
NW 801st St
NW 802nd St
NW 803rd St
NW 804th St
NW 805th St
NW 806th St
NW 807th St
NW 808th St
NW 809th St
NW 810th St
NW 811th St
NW 812th St
NW 813th St
NW 814th St
NW 815th St
NW 816th St
NW 817th St
NW 818th St
NW 819th St
NW 820th St
NW 821st St
NW 822nd St
NW 823rd St
NW 824th St
NW 825th St
NW 826th St
NW 827th St
NW 828th St
NW 829th St
NW 830th St
NW 831st St
NW 832nd St
NW 833rd St
NW 834th St
NW 835th St
NW 836th St
NW 837th St
NW 838th St
NW 839th St
NW 840th St
NW 841st St
NW 842nd St
NW 843rd St
NW 844th St
NW 845th St
NW 846th St
NW 847th St
NW 848th St
NW 849th St
NW 850th St
NW 851st St
NW 852nd St
NW 853rd St
NW 854th St
NW 855th St
NW 856th St
NW 857th St
NW 858th St
NW 859th St
NW 860th St
NW 861st St
NW 862nd St
NW 863rd St
NW 864th St
NW 865th St
NW 866th St
NW 867th St
NW 868th St
NW 869th St
NW 870th St
NW 871st St
NW 872nd St
NW 873rd St
NW 874th St
NW 875th St
NW 876th St
NW 877th St
NW 878th St
NW 879th St
NW 880th St
NW 881st St
NW 882nd St
NW 883rd St
NW 884th St
NW 885th St
NW 886th St
NW 887th St
NW 888th St
NW 889th St
NW 890th St
NW 891st St
NW 892nd St
NW 893rd St
NW 894th St
NW 895th St
NW 896th St
NW 897th St
NW 898th St
NW 899th St
NW 900th St
NW 901st St
NW 902nd St
NW 903rd St
NW 904th St
NW 905th St
NW 906th St
NW 907th St
NW 908th St
NW 909th St
NW 910th St
NW 911st St
NW 912nd St
NW 913rd St
NW 914th St
NW 915th St
NW 916th St
NW 917th St
NW 918th St
NW 919th St
NW 920th St
NW 921st St
NW 922nd St
NW 923rd St
NW 924th St
NW 925th St
NW 926th St
NW 927th St
NW 928th St
NW 929th St
NW 930th St
NW 931st St
NW 932nd St
NW 933rd St
NW 934th St
NW 935th St
NW 936th St
NW 937th St
NW 938th St
NW 939th St
NW 940th St
NW 941st St
NW 942nd St
NW 943rd St
NW 944th St
NW 945th St
NW 946th St
NW 947th St
NW 948th St
NW 949th St
NW 950th St
NW 951st St
NW 952nd St
NW 953rd St
NW 954th St
NW 955th St
NW 956th St
NW 957th St
NW 958th St
NW 959th St
NW 960th St
NW 961st St
NW 962nd St
NW 963rd St
NW 964th St
NW 965th St
NW 966th St
NW 967th St
NW 968th St
NW 969th St
NW 970th St
NW 971st St
NW 972nd St
NW 973rd St
NW 974th St
NW 975th St
NW 976th St
NW 977th St
NW 978th St
NW 979th St
NW 980th St
NW 981st St
NW 982nd St
NW 983rd St
NW 984th St
NW 985th St
NW 986th St
NW 987th St
NW 988th St
NW 989th St
NW 990th St
NW 991st St
NW 992nd St
NW 993rd St
NW 994th St
NW 995th St
NW 996th St
NW 997th St
NW 998th St
NW 999th St
NW 1000th St
Site
Fort Lauderdale Wave Field
Wal-Mart
Walgreens
Publix
Sunrise Middle School
Dillard High School
Rhythm Square
Rhythm Square Apartments
Sistrunk Apartments
Sistrunk Village
Sistrunk Village Apartments
Sistrunk Village Apartments
Sistrunk Village Apartments



LAND USE MAP

SCALE: N.T.S.



ZONING MAP

SCALE: N.T.S.

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DATE:	COMM:
11/13/17	17049

THE SIX13

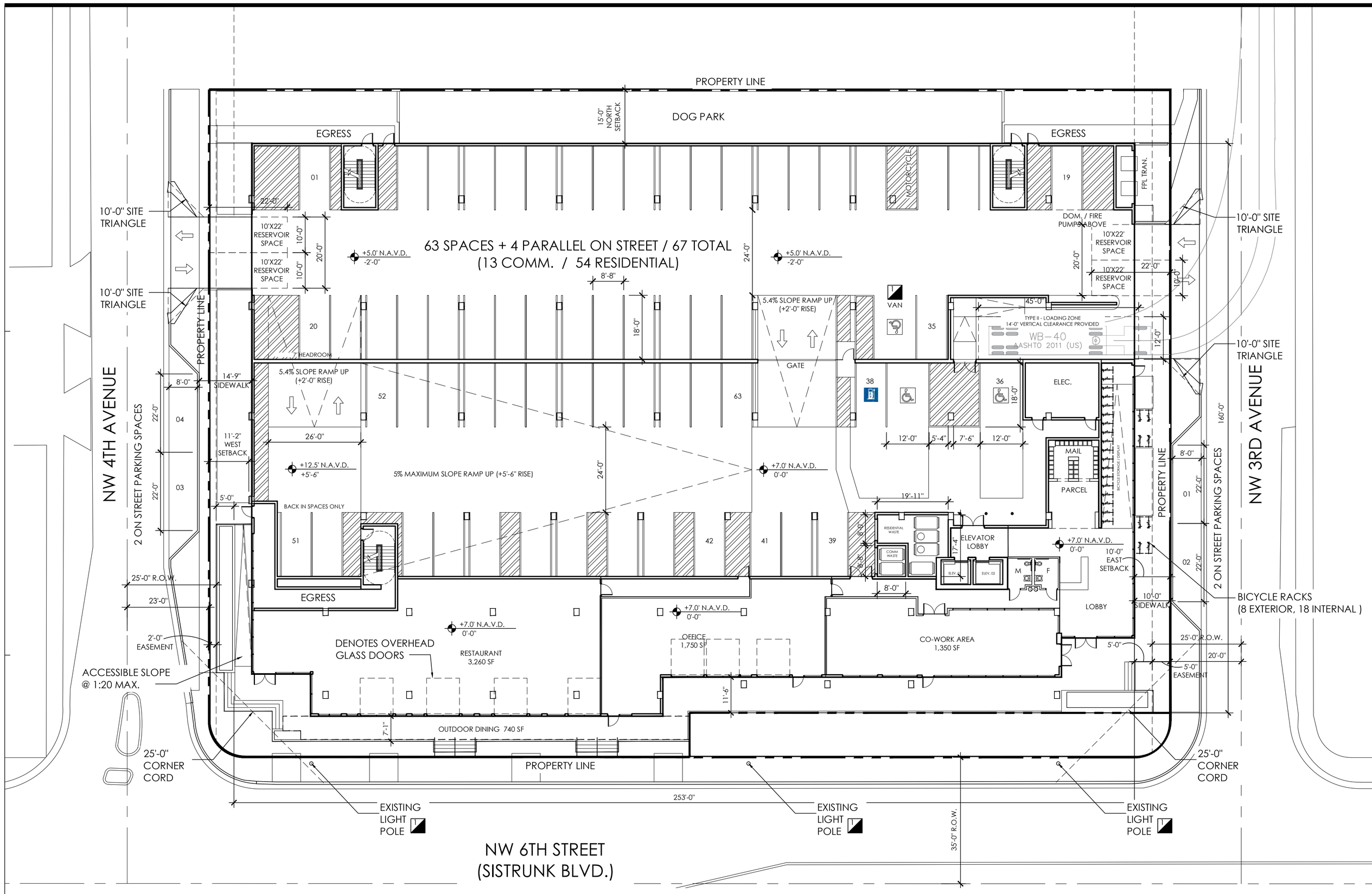
613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

LAND USE & ZONING MAPS

DRC SUBMITTAL

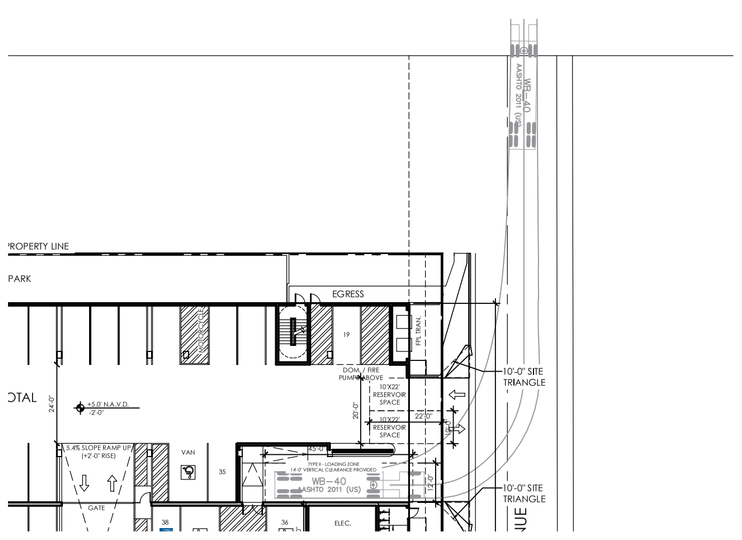
PRINTED ON: 12.21.17

A001



SITE PLAN / 1ST FLOOR PLAN

SCALE: 1" = 16'-0"



LOADING ZONE MANEUVERING CLEARANCE

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

FIRE PROTECTION

PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE

PER FBC 903.2.11.3, BUILDING WILL HAVE FIRE SPRINKLERS.

IN-BUILDING DISTRIBUTED ANTENNA SYSTEM WILL BE PROVIDED.

POLICE

ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED

STAIRWELLS EGRESS ONLY ON FIRST LEVEL

BUILDING TO BE FITTED WITH INTERCOM/VIDEO ACCESS CONTROL SYSTEM AT ENTRY/EXIT POINTS, ELEVATORS, PARKING GARAGE AND COMMON AREAS.

EACH UNIT AND COMMERCIAL UNIT WILL BE PRE WIRED FOR A MONITORED SECURITY SYSTEM AND THE POOL DECK WILL INCORPORATE SAFETY FEATURES TO PREVENT UNSUPERVISED CHILDREN FROM ACCESSING THE POOL .

UNIT ENTRY DOORS SHALL BE SOLID, IMPACT RESISTANT WITH A DEADBOLT AND SHALL BE FITTED WITH 180 DEGREE PEEPHOLE DOOR VIEWERS

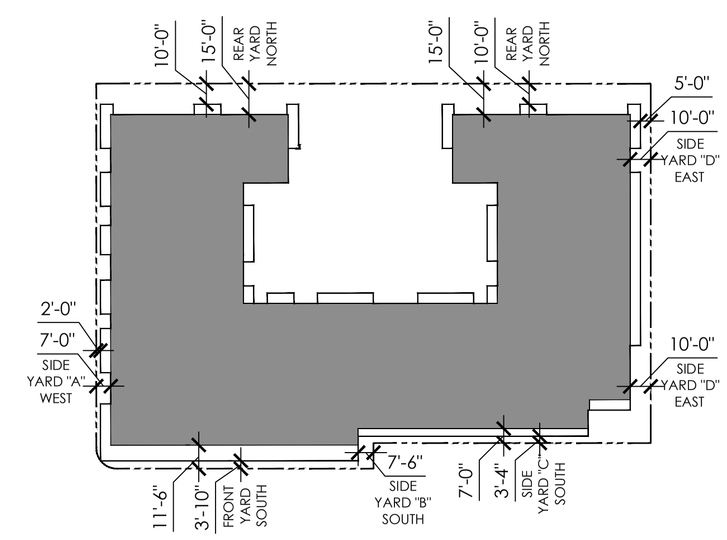
ACCESS CONTROL SHALL BE PROVIDED FOR MECHANICAL, ELECTRICAL AND MAINTENANCE ROOMS WHERE APPLICABLE.

THE INTERIOR OF THE GARAGE WILL BE PAINTED A LIGHT COLOR.

EMERGENCY COMMUNICATION DEVICES SHALL BE PLACED IN THE PARKING GARAGE, POOL AND COMMON AREAS.

PARKING GARAGE WILL PROVIDE ACCESS CONTROL FOR RESIDENTS.

ELEVATORS WILL BE ACCESS CONTROLLED.



BUILDING YARDS

N.T.S.

LEGAL DESCRIPTION

LOTS 17, 18, 19, 20, 21 , 22 AND 23, AND LOTS 25, 26, 27, 28, 29, 30, 31 AND 32, BLOCK 322, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. TOGETHER WITH LOT 25 BLOCK 322, LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 25; THENCE GO WESTERLY 135.0 FEET ALONG THE SOUTH LINE THEREOF TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTHERLY ALONG THE WEST LINE THEREOF 22.55 FEET (22.50 FEET CALCULATED) TO THE TANGENT POINT OF A CIRCULAR ARC HAVING A RADIUS OF 10 FEET AND BEING CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY TO EASTERLY ALONG SAID ARC 15.71 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 00' TO THE END OF SAID ARC; THENCE EASTERLY AND TANGENT TO SAID ARC ALONG A LINE BEING 35 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST, 125.0 FEET TO THE EAST LINE OF SAID LOT 25; THENCE SOUTHERLY 12.60 FEET (12.50 FEET CALCULATED) ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALL BEING IN BLOCK 322 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 48,916 SQUARE FEET OR 1.1230 ACRES, MORE OR LESS.

SITE PLAN DATA

A. LAND USE DESIGNATION	NW REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	NWRAC-MUe
C. SITE AREA - GROSS	48,916 SF (1.1230 ACRES)
D. WATER/WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. RESIDENTIAL DEVELOPMENT	
DWELLING UNIT BREAK DOWN AND TYPE	
JR (STUDIOS)	21 UNITS
1 BEDROOM	83 UNITS
2 BEDROOM	38 UNITS
TOTAL	142 UNITS
F. FLOOR AREAS	
COMMERCIAL	4,000 SQ.FT.
OFFICE	1,750 SQ.FT.
AMENITIES (INTERIOR)	1,321 SQ.FT.
AMENITIES DECK (EXTERIOR)	10,233 SQ.FT.
RENTABLE RESIDENTIAL	106,025 SQ.FT.
PARKING / MECH. / B.O.H.	98,928 SQ.FT.
GROSS SQUARE FOOTAGE	222,257 SQ.FT.
G. PARKING DATA	
RESIDENTIAL PARKING REQUIRED	
JR (STUDIOS)	21 X 1.75 PER UNIT = 36.75 SPACES
1 BEDROOM	83 X 1.75 PER UNIT = 145.25 SPACES
2 BEDROOM	38 X 2 PER UNIT = 76.0 SPACES
TOTAL RESIDENTIAL PARKING REQUIRED	258 SPACES
COMMERCIAL PARKING REQUIRED (FIRST 2,500 SF EXEMPT, BALANCE @ 60%)	
RESTAURANT: 4,000 SF	
4,000 SF -2,500 SF = 1,500 SF @ 1/100 = 15 SPACES X 60% REDUCTION = 9 SPACES	
OFFICE: 1,750 SF	
1,750 SF @ 1/250 = 7 SPACES X 60% REDUCTION = 4 SPACES	
CO-WORK AREA: 1,350 SF	0 SPACES
TOTAL COMMERCIAL PARKING REQUIRED	13 SPACES
TOTAL PARKING REQUIRED	271 SPACES
ON-SITE PARKING PROVIDED	190 SPACES
OFF-SITE PARKING PROVIDED	4 SPACES
TOTAL PARKING PROVIDED	194 SPACES (77 SPACE DEFICIT, 28.4%)
ACCESSIBLE PARKING	
ASSUME 13 SPACES FOR COMMERCIAL	= 13 COMMERCIAL SPACES
ASSUME BALANCE FOR RESIDENTIAL	= 181 RESIDENTIAL SPACES (1.3 SPACES / UNIT)
ADA SPACES REQUIRED (1-25)	1 SPACES
FHA SPACES REQUIRED (2% OF 181)	4 SPACES
SPACES REQUIRED	5 SPACES
SPACES PROVIDED	5 SPACES (1 VAN)
BICYCLE PARKING REQUIRED - RESIDENTIAL	1 PER 10 DWELLING UNITS
REQUIRED - 15 BICYCLES	24 MINIMUM PROVIDED
BICYCLE PARKING REQUIRED - NON-RESIDENTIAL	1 PER 20 PARKING SPACES
REQUIRED - 1 BICYCLE	8 MINIMUM PROVIDED

*NOTE: PARKING REDUCTION IS BEING APPLIED FOR UNDER SEPARATE APPLICATION

H. BUILDING FOOTPRINT COVERAGE	38,034 SF
I. F.A.R	
LEVEL 01 GROUND LEVEL	38,034 SF
LEVEL 02 GARAGE	42,020 SF
LEVEL 03 GARAGE	42,020 SF
LEVEL 04 UNITS / AMENITIES	32,490 SF
LEVEL 05 UNITS	33,077 SF
LEVEL 06 UNITS	33,077 SF
TOTAL F.A.R. SQUARE FOOTAGE	220,718 SF
220,718 SF / 48,916 SF	4.5 F.A.R.
J. BUILDING HEIGHT OVERALL	65'-0"
K. NUMBER OF STORIES	6 LEVELS

L. BUILDING YARDS	REQUIRED	PROVIDED
FRONT - SOUTH	0 FEET	11'-6" TO EXTERIOR ENVELOPE 3'-10" TO OPEN BALCONY
REAR - NORTH	15 FEET	15'-0" TO EXTERIOR ENVELOPE 10'-0" TO OPEN BALCONY
SIDE A - WEST	5 FEET	7'-0" TO EXTERIOR ENVELOPE 2'-0" TO OPEN BALCONY
SIDE B - SOUTH	5 FEET	7'-6" TO EXTERIOR ENVELOPE 7'-6" TO OPEN BALCONY
SIDE C - SOUTH	5 FEET	7'-0" TO EXTERIOR ENVELOPE 3'-4" TO OPEN BALCONY
SIDE D - EAST	5 FEET	10'-0" TO EXTERIOR ENVELOPE 5'-0" TO OPEN BALCONY

M. LOADING ZONES	
LOADING REQUIRED	1 - TYPE I (AASHTO "SU")
LOADING PROVIDED	1 - TYPE II (12' x 45')

SIDEWALKS:
5,138 SF TOTAL
NW 3RD AVENUE = 177 LINEAR FEET
NW 4TH AVENUE = 177 LINEAR FEET
NW 6TH STREET = 270 LINEAR FEET

FSMY
ARCHITECTS • PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

REVISIONS

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

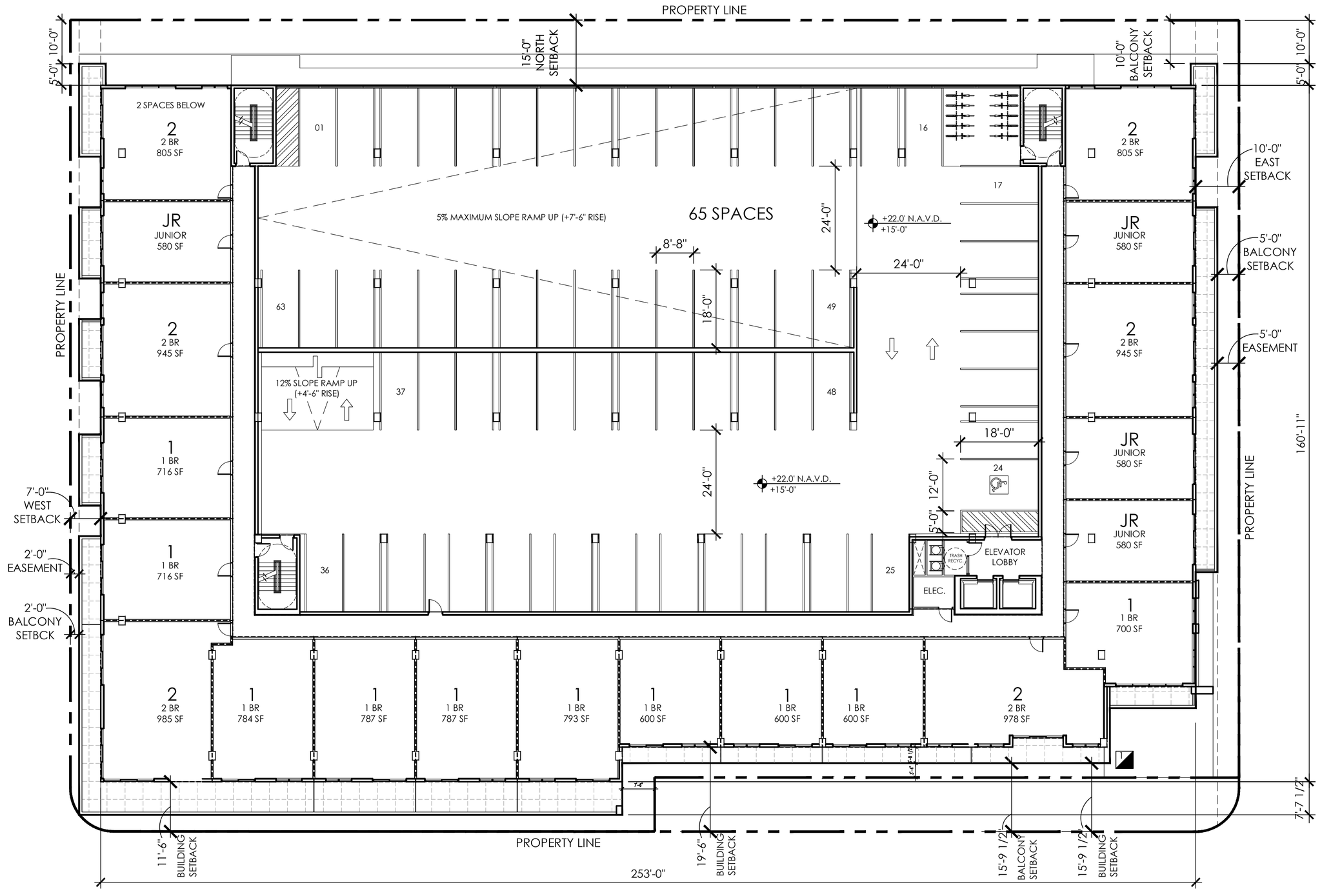
613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

SITE PLAN / FIRST FLOOR PLAN

DRC SUBMITTAL

PRINTED ON: 12.21.17

A111



SECOND FLOOR PLAN

SCALE: 1" = 16'-0"

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

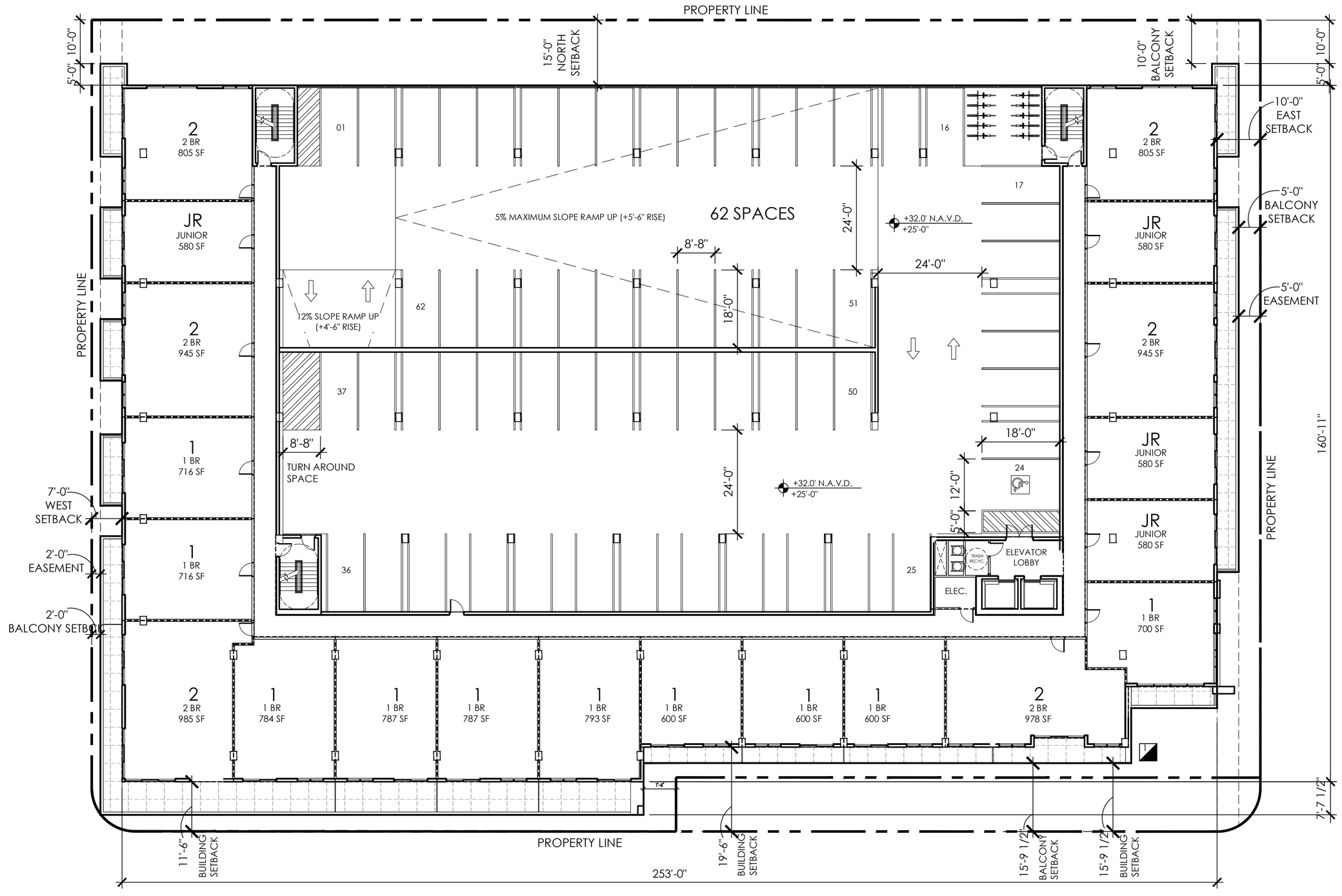
613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

SECOND FLOOR PLAN

DRC SUBMITTAL

PRINTED ON: 12.21.17

A112



THIRD FLOOR PLAN

SCALE: 1" = 16'-0"

FSMY ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES
888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622
JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017
FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

REVISIONS

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

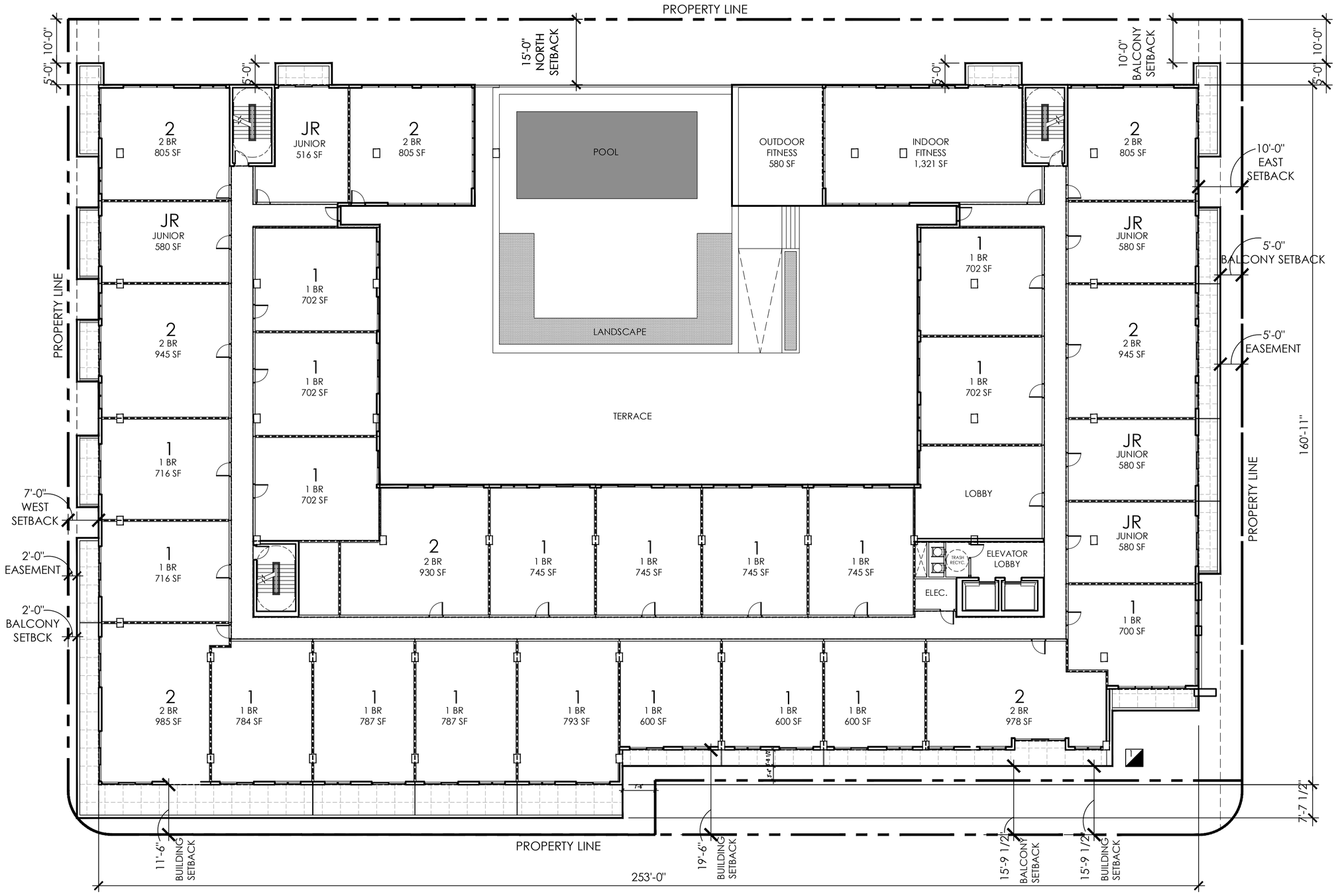
613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

THIRD FLOOR PLAN

DRC SUBMITTAL

PRINTED ON: 12.21.17

A113



FOURTH FLOOR PLAN

SCALE: 1" = 16'-0"

FSMY ARCHITECTS • PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

1 DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

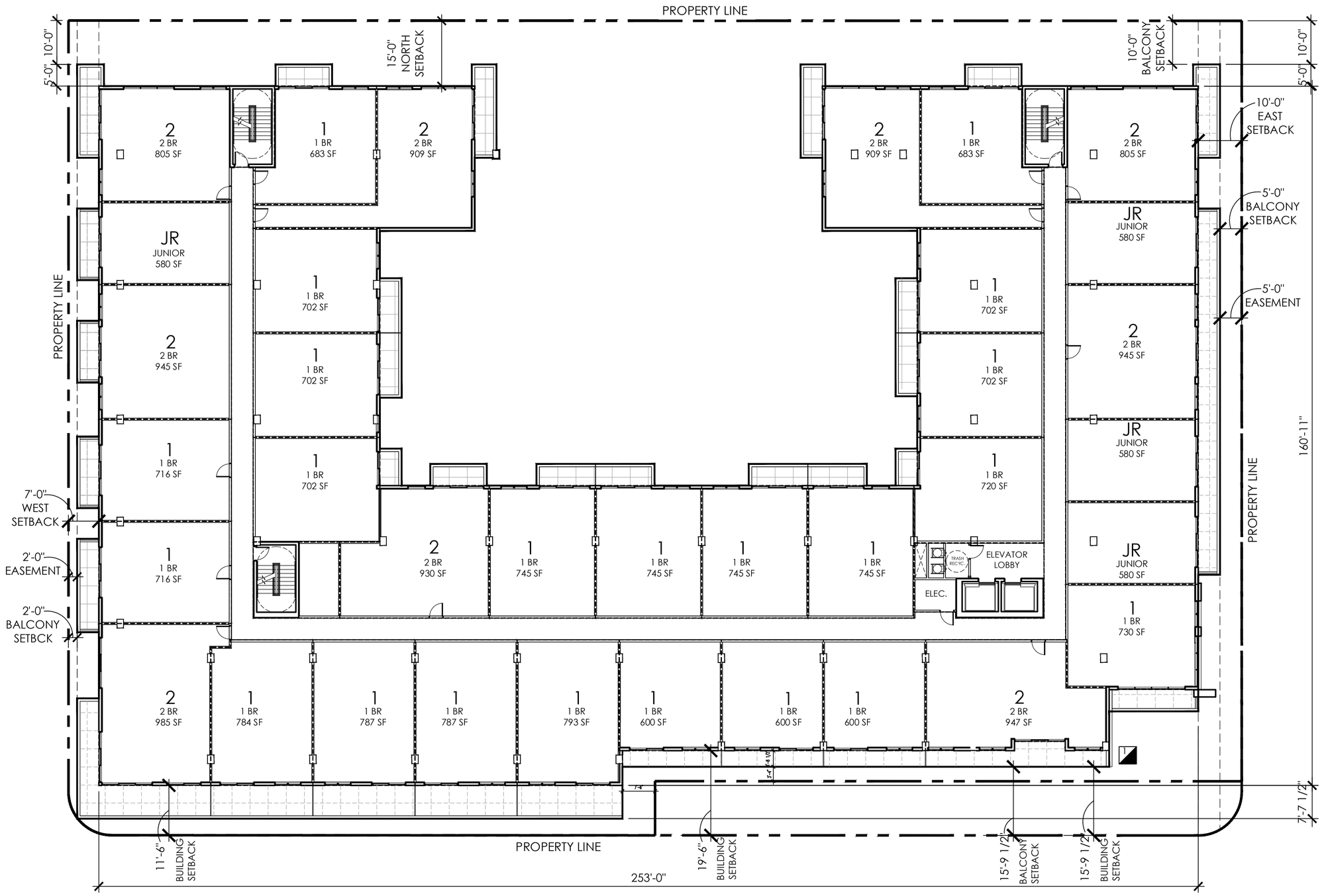
613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

FOURTH FLOOR PLAN

DRC SUBMITTAL

PRINTED ON: 12.21.17

A114



FIFTH & SIXTH FLOOR PLAN

SCALE: 1" = 16'-0"

FSMY
ARCHITECTS • PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

REVISIONS

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

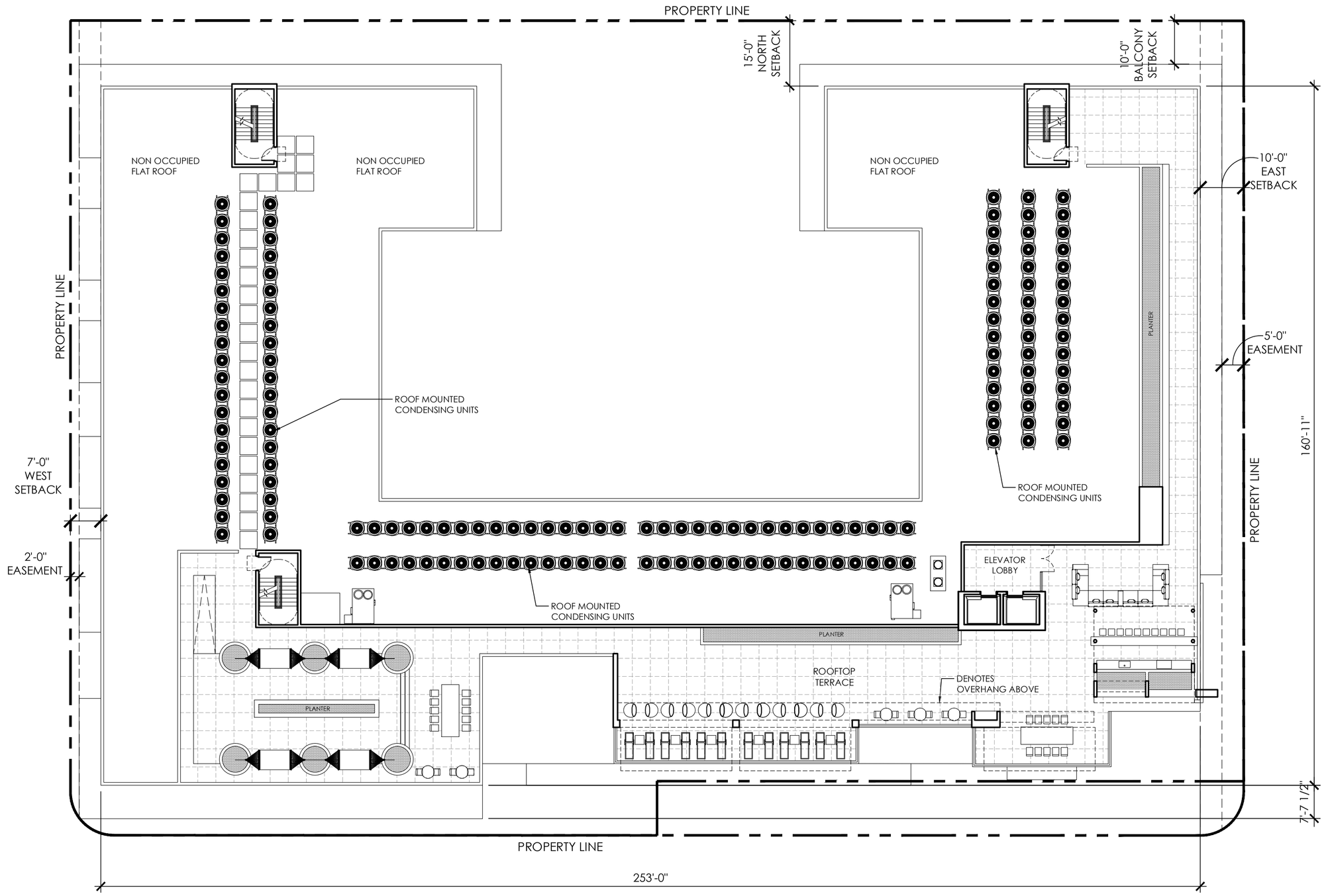
613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

PRINTED ON: 12.21.17

FIFTH & SIXTH FLOOR PLAN

DRC SUBMITTAL

A115



LOWER ROOF PLAN

SCALE: 1" = 16'-0"

FSMY
ARCHITECTS • PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DATE:	COMM:
11/13/17	17049

THE SIX13

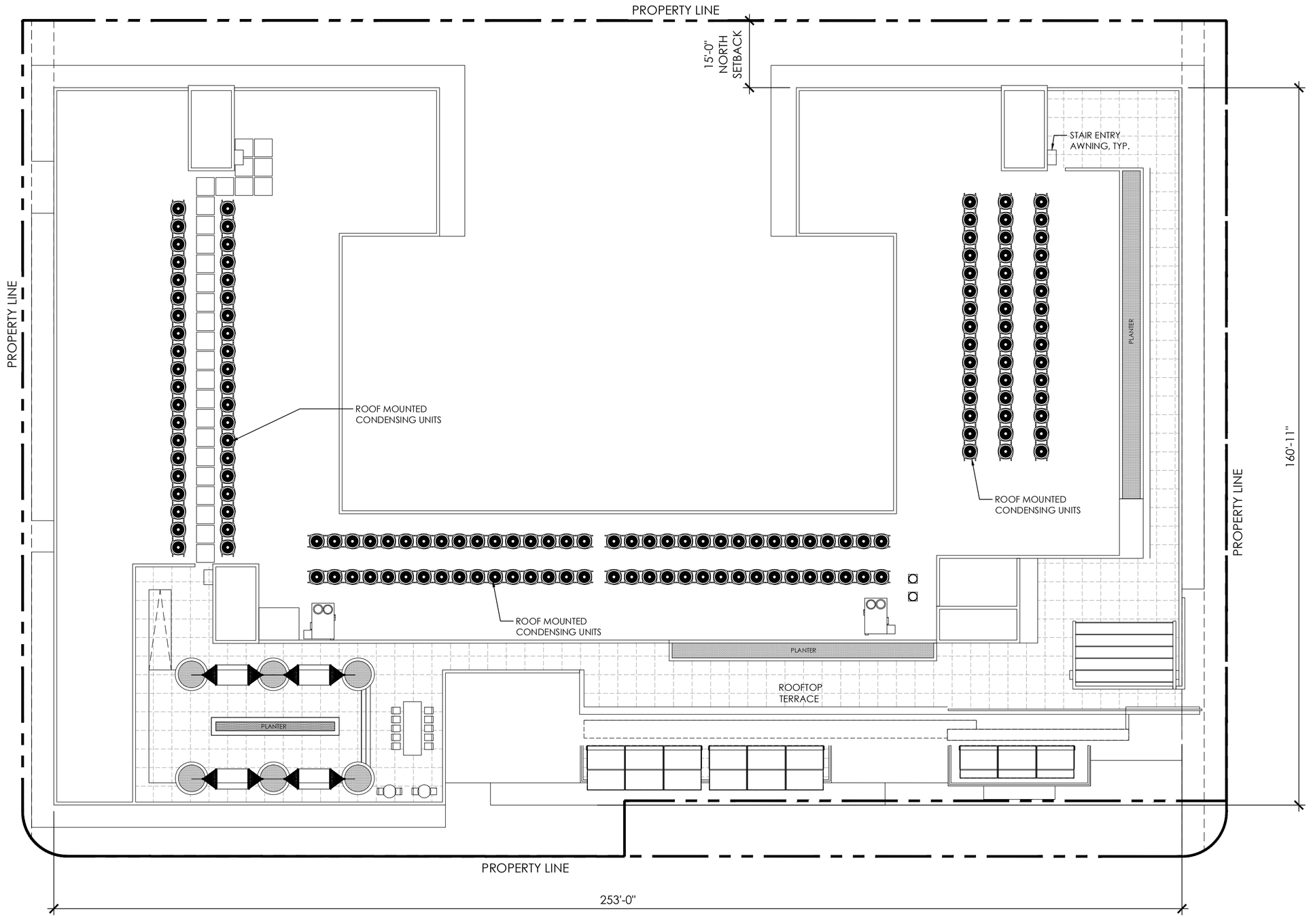
613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

LOWER ROOF PLAN

DRC SUBMITTAL

PRINTED ON: 12.21.17

A116



UPPER ROOF PLAN

SCALE: 1" = 16'-0"

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DATE:	COMM:
11/13/17	17049

THE SIX13

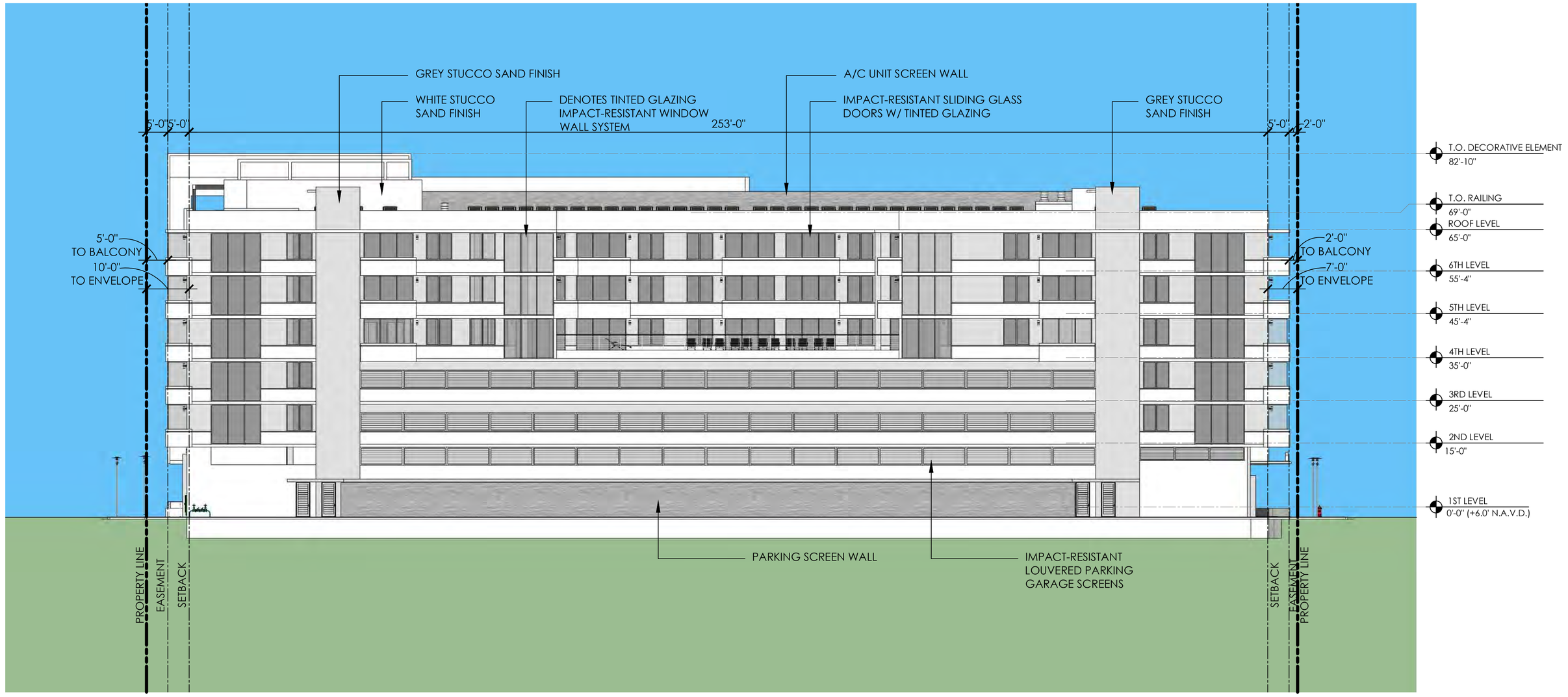
613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

PRINTED ON: 12.21.17

UPPER ROOF PLAN

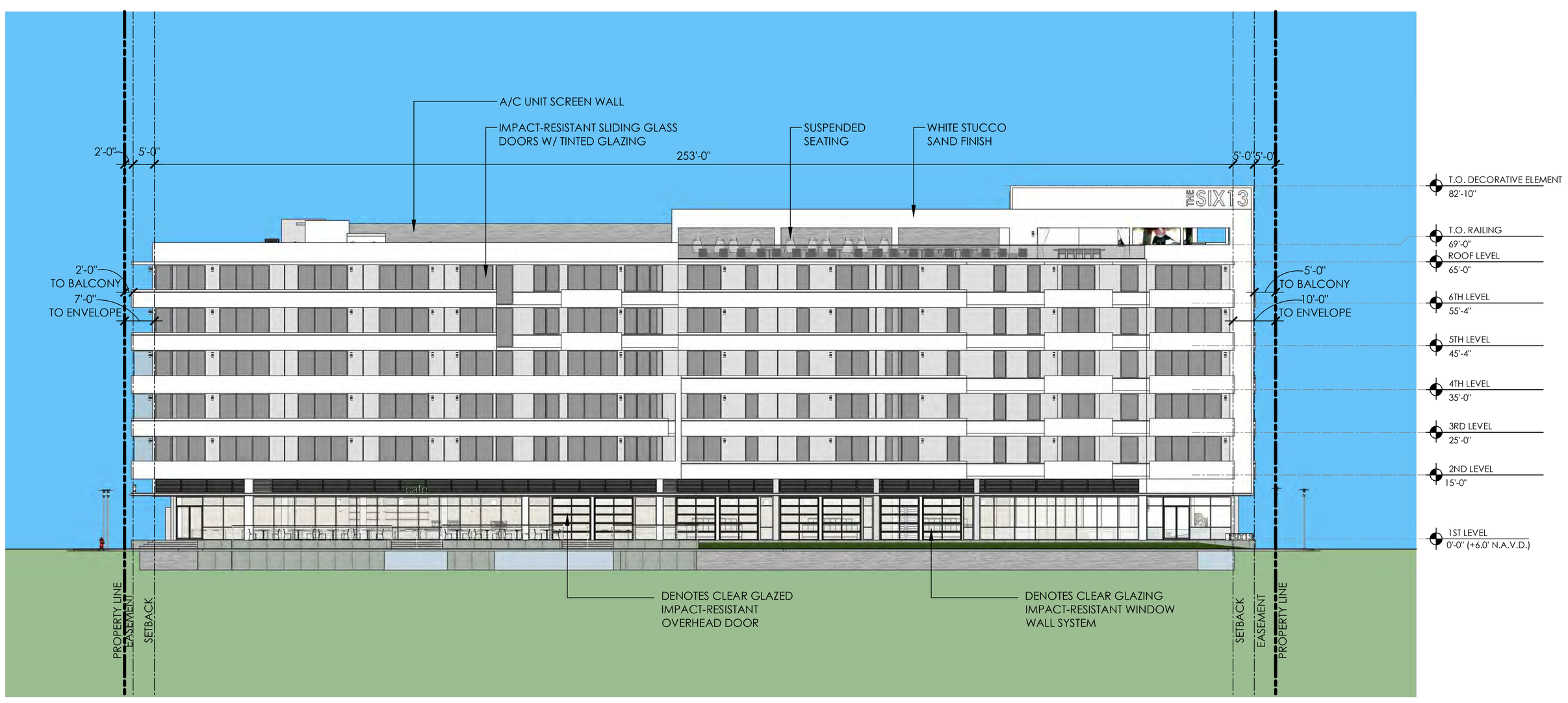
DRC SUBMITTAL

A117



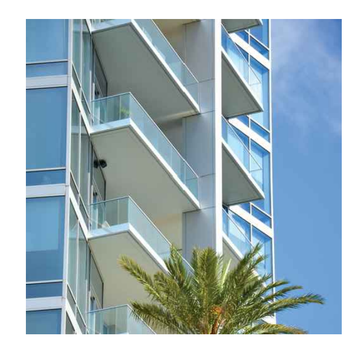
NORTH ELEVATION

SCALE: 1" = 16'-0"



SOUTH ELEVATION

SCALE: 1" = 16'-0"



GLASS RAILING

SCALE: N.T.S.

STOREFRONT

SCALE: N.T.S.

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

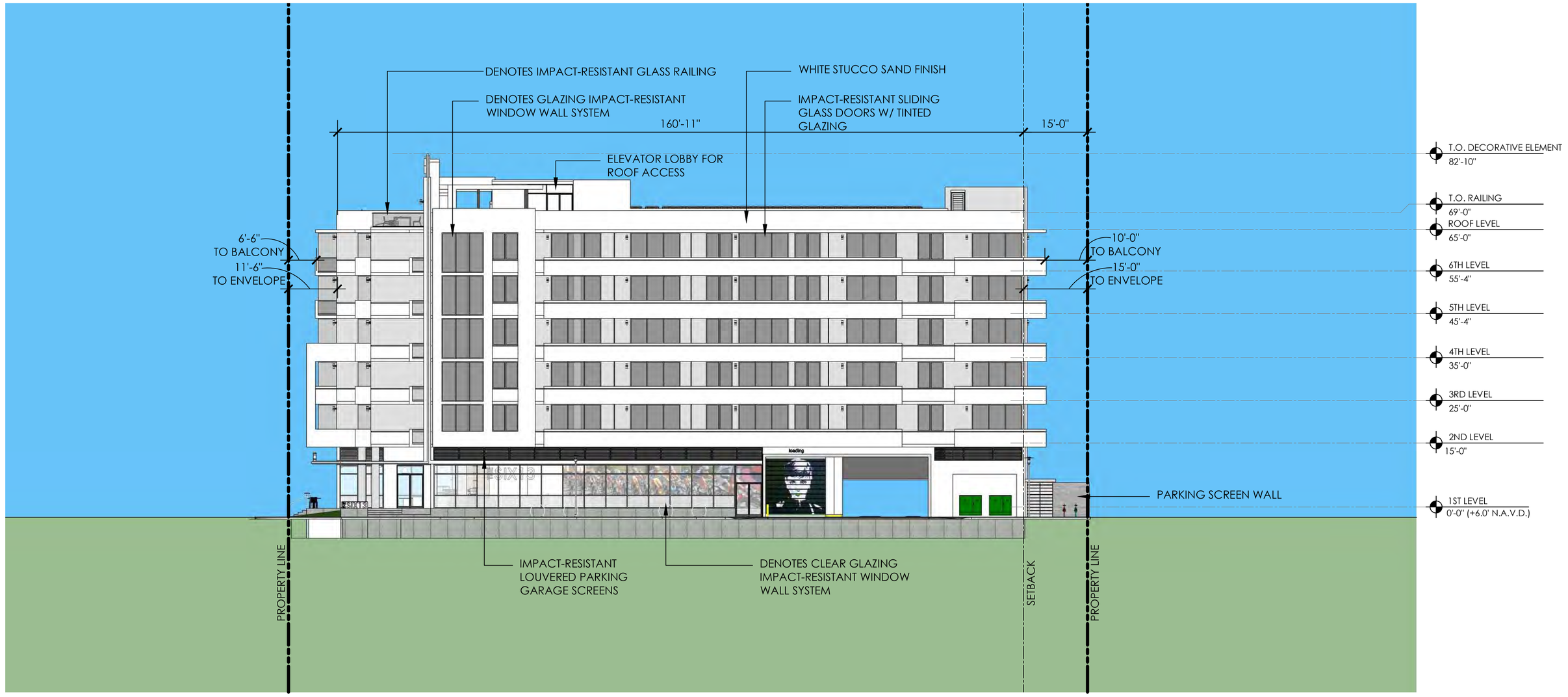
613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

EXTERIOR ELEVATIONS

DRC SUBMITTAL

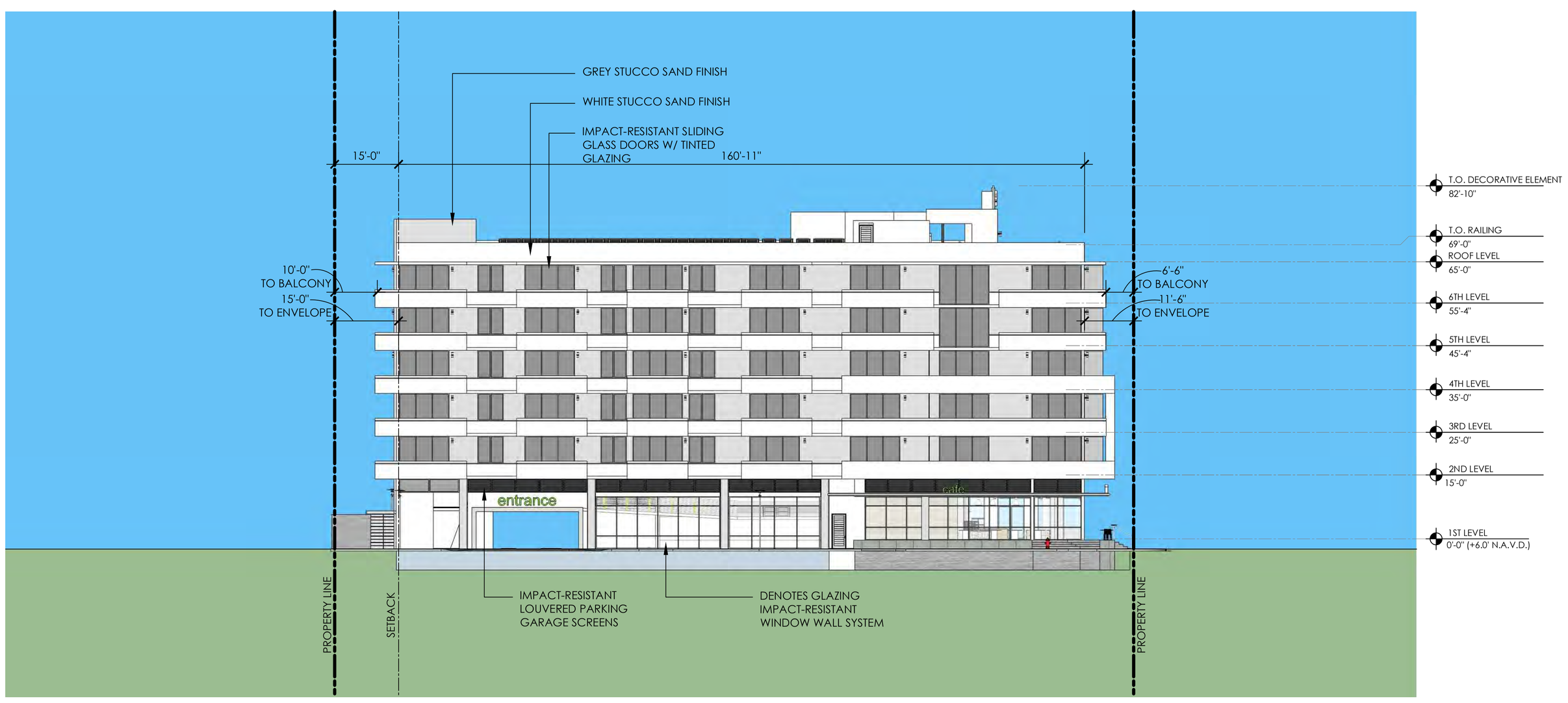
PRINTED ON: 12.21.17

A201



EAST ELEVATION

SCALE: 1" = 16'-0"



WEST ELEVATION

SCALE: 1" = 16'-0"

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

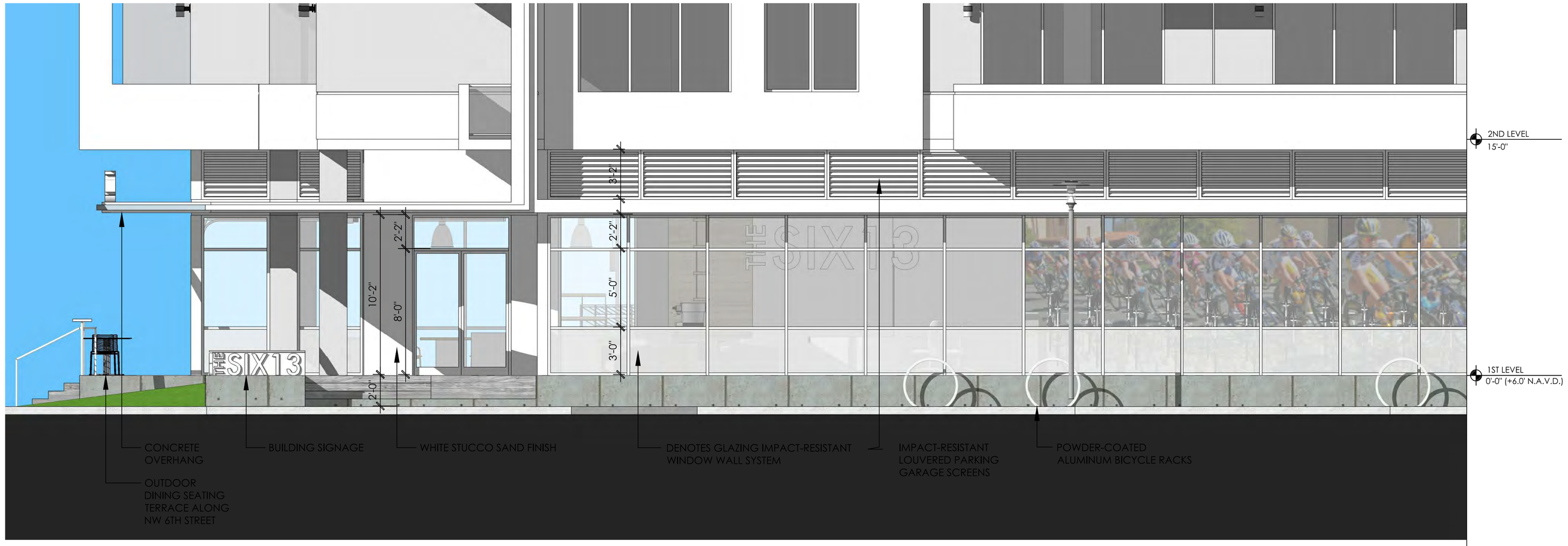
613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

EXTERIOR ELEVATIONS

DRC SUBMITTAL

PRINTED ON: 12.21.17

A202

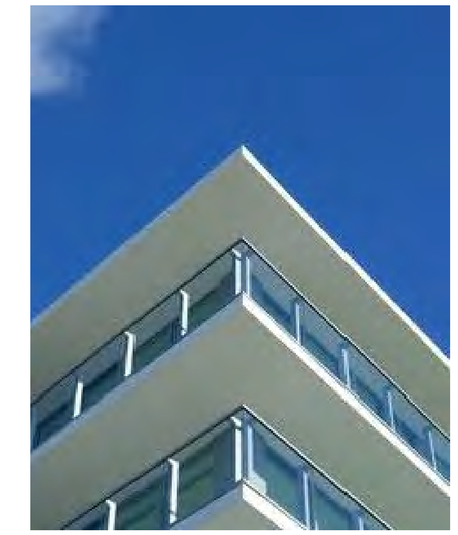


EAST GROUND FLOOR ENLARGED ELEVATION

SCALE: 1/4" = 1'-0"

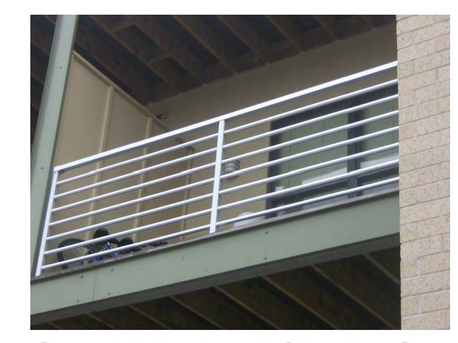
SOUTH GROUND FLOOR ENLARGED ELEVATION

SCALE: 1/4" = 1'-0"



CONCRETE OVERHANG

IMPACT-RESISTANT WINDOW WALL SYSTEM



GUARDRAIL AT SEATING TERRACE

IMPACT-RESISTANT LOUVERED PARKING GARAGE SCREEN

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

ENLARGED ELEVATIONS

DRC SUBMITTAL

PRINTED ON: 12.21.17

A203

NORTH ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"

SOUTH ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

EXTERIOR ELEVATIONS
WITH LANDSCAPING

DRC SUBMITTAL

PRINTED ON: 12.22.17

A204

EAST ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"

WEST ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

PRINTED ON: 12.22.17

EXTERIOR ELEVATIONS
WITH LANDSCAPING

DRC SUBMITTAL

A205

EAST CONTEXT ELEVATION

SCALE: N.T.S.

WEST CONTEXT ELEVATION

SCALE: N.T.S.

NORTH CONTEXT ELEVATION

SCALE: N.T.S.

SOUTH CONTEXT ELEVATION

SCALE: N.T.S.

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

1 DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

PRINTED ON: 12.22.17

CONTEXT ELEVATIONS

DRC SUBMITTAL

A206 1

AERIAL VIEW LOOKING NORTH WEST

AERIAL VIEW LOOKING SOUTH EAST

AERIAL RENDERINGS

SCALE: N.T.S. THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES
888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622
JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017
FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

REVISIONS

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

AERIAL RENDERINGS

DRC SUBMITTAL

PRINTED ON: 12.21.17

A401

VIEW LOOKING NORTH WEST

VIEW LOOKING NORTH EAST

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

1 DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

RENDERINGS

DRC SUBMITTAL

PRINTED ON: 12.21.17

A402

VIEW LOOKING SOUTH EAST

VIEW LOOKING SOUTH WEST

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

RENDERINGS

DRC SUBMITTAL

PRINTED ON: 12.21.17

A403

VIEW LOOKING AT SOUTH EAST CORNER

VIEW LOOKING AT SOUTH WEST CORNER

VIEW LOOKING AT EAST EDGE

VIEW LOOKING AT WEST EDGE

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

RENDERINGS

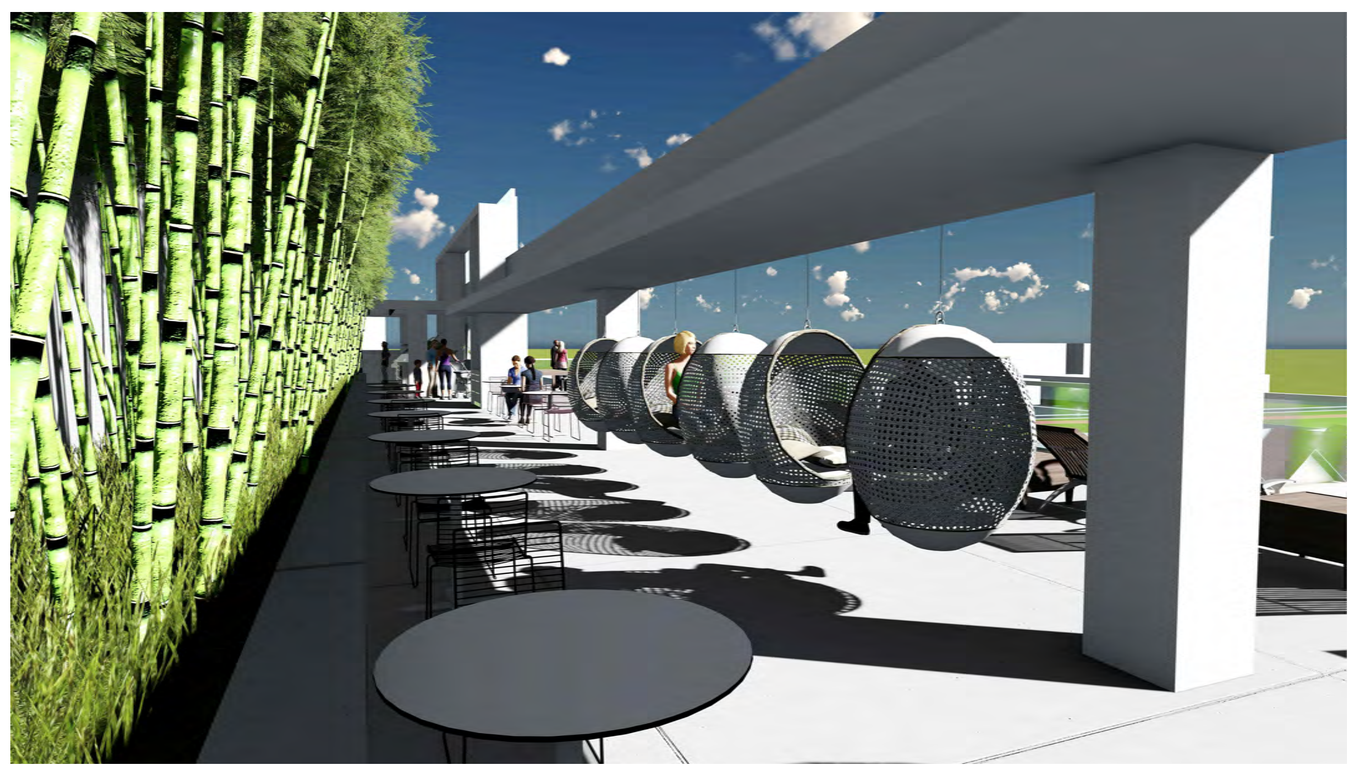
DRC SUBMITTAL

PRINTED ON: 12.21.17

A404

VIEW LOOKING AT SOUTH EAST CORNER

VIEW LOOKING AT SOUTH WEST CORNER



VIEW LOOKING AT EAST EDGE

VIEW LOOKING AT WEST EDGE

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

RENDERINGS

DRC SUBMITTAL

PRINTED ON: 12.21.17

A405

VIEW LOOKING EAST AT SOUTH WEST CORNER

VIEW LOOKING EAST

VIEW LOOKING AT SOUTH COMMERCIAL EDGE

VIEW LOOKING AT EAST EDGE

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2017

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.

AFFILIATED DEVELOPMENT

R E V I S I O N S

DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

RENDERINGS

DRC SUBMITTAL

PRINTED ON: 12.21.17

A406