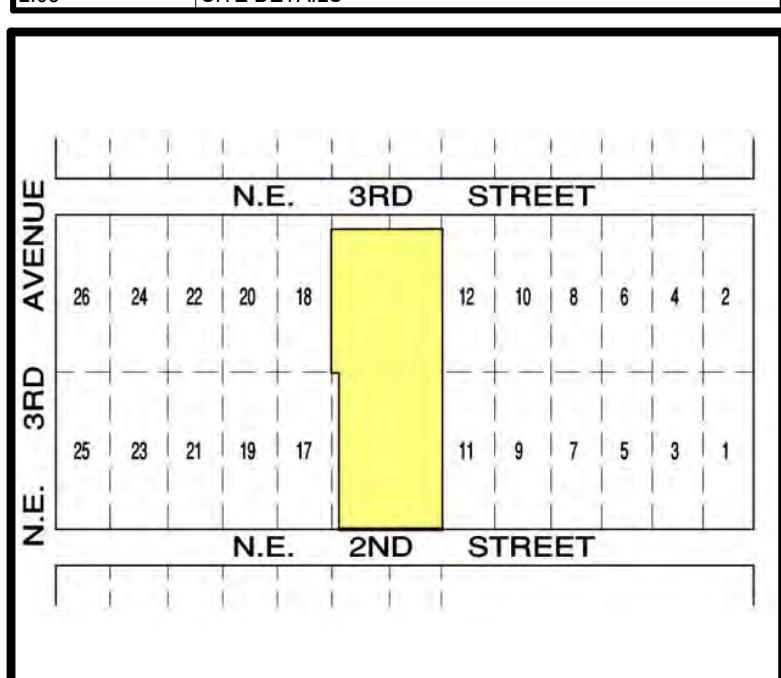


315 NE 3RD STREET

SITE PLAN LEVEL II REVIEW
CASE NO. UDP - 24073

FORT LAUDERDALE, FLORIDA
A NEW DEVELOPMENT
BY AROSA DEVELOPERS

SHEET NUMBER	SHEET NAME
General	COVER SHEET
Survey	SURVEY
-	-
Architectural	-
AR-000_1	FUTURE LAND USE AND ZONING MAPS
AR-001	SITE PLAN
AR-002	OPEN SPACE
AR-003	EASEMENTS
AR-004	DPM - SUMMARY
AR-005	DPM - SUMMARY
AR-006	CONTEXT MAP & AXONOMETRIC
AR-007	SIDEWALK TRANSITION - OH LINES RELOCATION
AR-111	LEVEL 01 AND 02 FLOOR PLAN
AR-112	LEVEL 03 AND 04 FLOOR PLAN
AR-113	LEVEL 05 AND 06 FLOOR PLAN
AR-114	LEVEL 07 AND 08 FLOOR PLAN
AR-115	LEVEL 09 AND 10 FLOOR PLAN
AR-116	LEVEL 11 AND 11.5 FLOOR PLAN
AR-117	LEVEL 12 AND 13 TO 39 FLOOR PLAN
AR-118	LEVEL 40 TO 52 AND 53 TO 54 FLOOR PLAN
AR-119	LEVEL 55 AND ROOF FLOOR PLAN
AR-201	BUILDING ELEVATIONS
AR-202	BUILDING ELEVATIONS
AR-203	BUILDING ELEVATIONS - ENLARGEMENTS
AR-204	BUILDING ELEVATIONS - ENLARGEMENTS
AR-205	CONTEXT ELEVATIONS
AR-206	CONTEXT ELEVATIONS
AR-207	BUILDING ELEVATIONS - OPENINGS CALCULATION
AR-301	STREETSCAPE SECTIONS
AR-311	BUILDING SECTION - ROOF LEVEL
AR-401	LEVEL 01 AND 02 FLOOR PLAN - PHOTOMETRICS
AR-402	LEVEL 03 TO 04 AND 05 TO 08 FLOOR PLAN - PHOTOMETRICS
AR-403	LEVEL 09 AND 10 FLOOR PLAN - PHOTOMETRICS
AR-501	PRELIMINARY CONSTRUCTION STAGING PLAN
AR-601	SHADOW STUDY
AR-801	PERSPECTIVE & RENDERINGS
AR-802	PERSPECTIVE & RENDERINGS
AR-803	PERSPECTIVE & RENDERINGS
AR-804	PERSPECTIVE & RENDERINGS
AR-805	PERSPECTIVE & RENDERINGS
AR-806	PERSPECTIVE & RENDERINGS
AR-807	PERSPECTIVE & RENDERINGS
AR-901	EXISTING SITE PHOTOS - AERIALS
AR-902	EXISTING SITE PHOTOS - STREET VIEW
Civil	-
C1	PAVEMENT MARKING & SIGNAGE PLAN
C2	CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN
C3	CONCEPTUAL WATER & SEWER PLAN
X1	RIGHT-OF-WAY EASEMENT EXHIBIT
X3	Maintenance Agreement
Landscape	-
L01	TREE DISPOSITION
L02	PLANTING PLAN
L03	PLANTING DETAILS
L04	PLANTING NOTES
L05	SITE DETAILS



2 Revision 2 09/05/2025
1 Revision 1 03/28/2025

R E V I S I O N S
DATE: 12/02/2024 COMM: 24020

315 NE 3RD STREET

315 NE 3RD STREET

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AROSA DEVELOPERS

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LAND FORM DESIGN GROUP

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FSMY ARCHITECTS

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LAND USE ATTORNEY:
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TRAFTECH

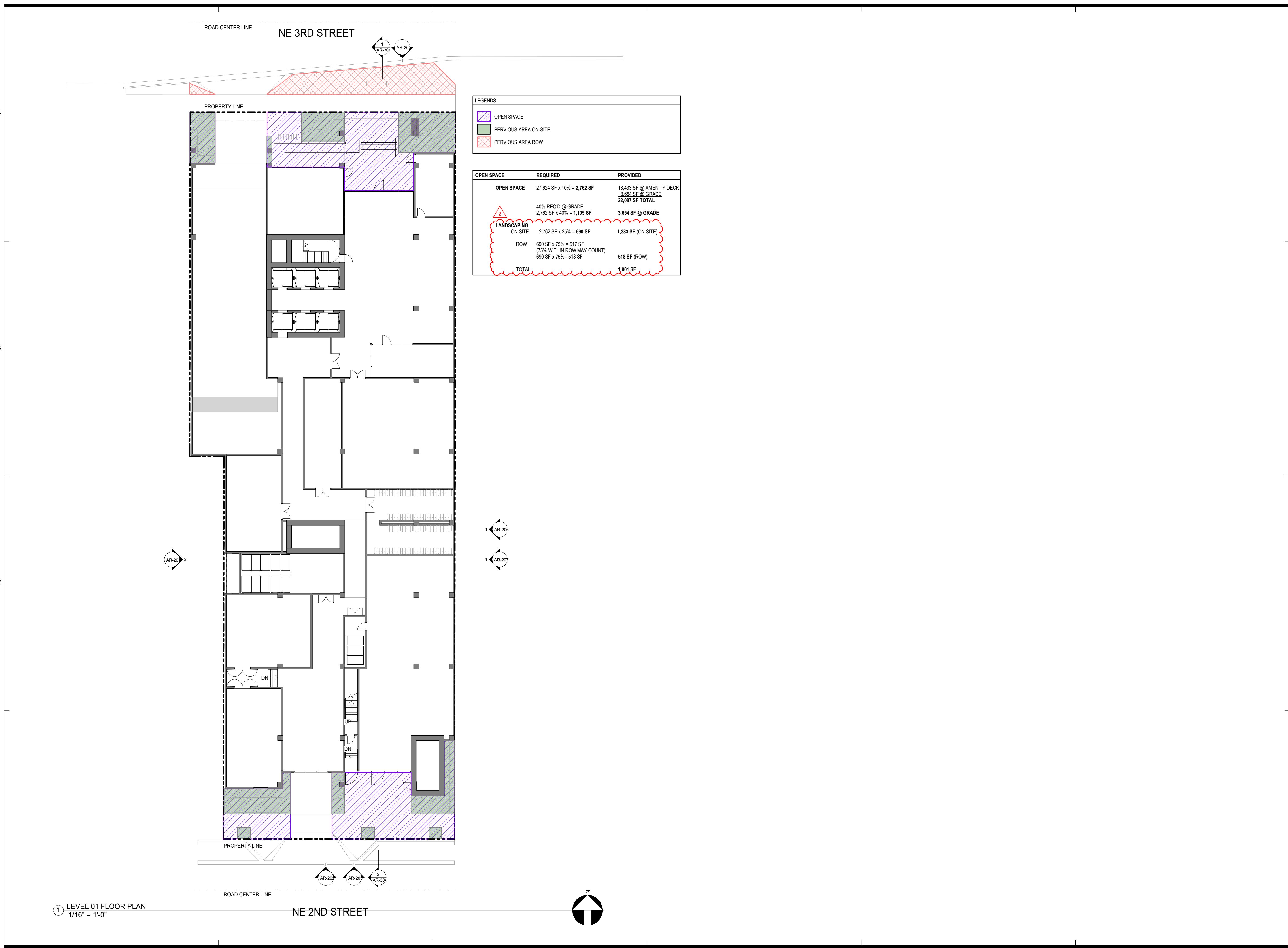
800 N University Drive, Suite 309
Tamarac, FL 33321
954.582.0988

COVER SHEET

SITE PLAN APPROVAL

AR-000

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(4764-6575 FAX:(954)764-8622

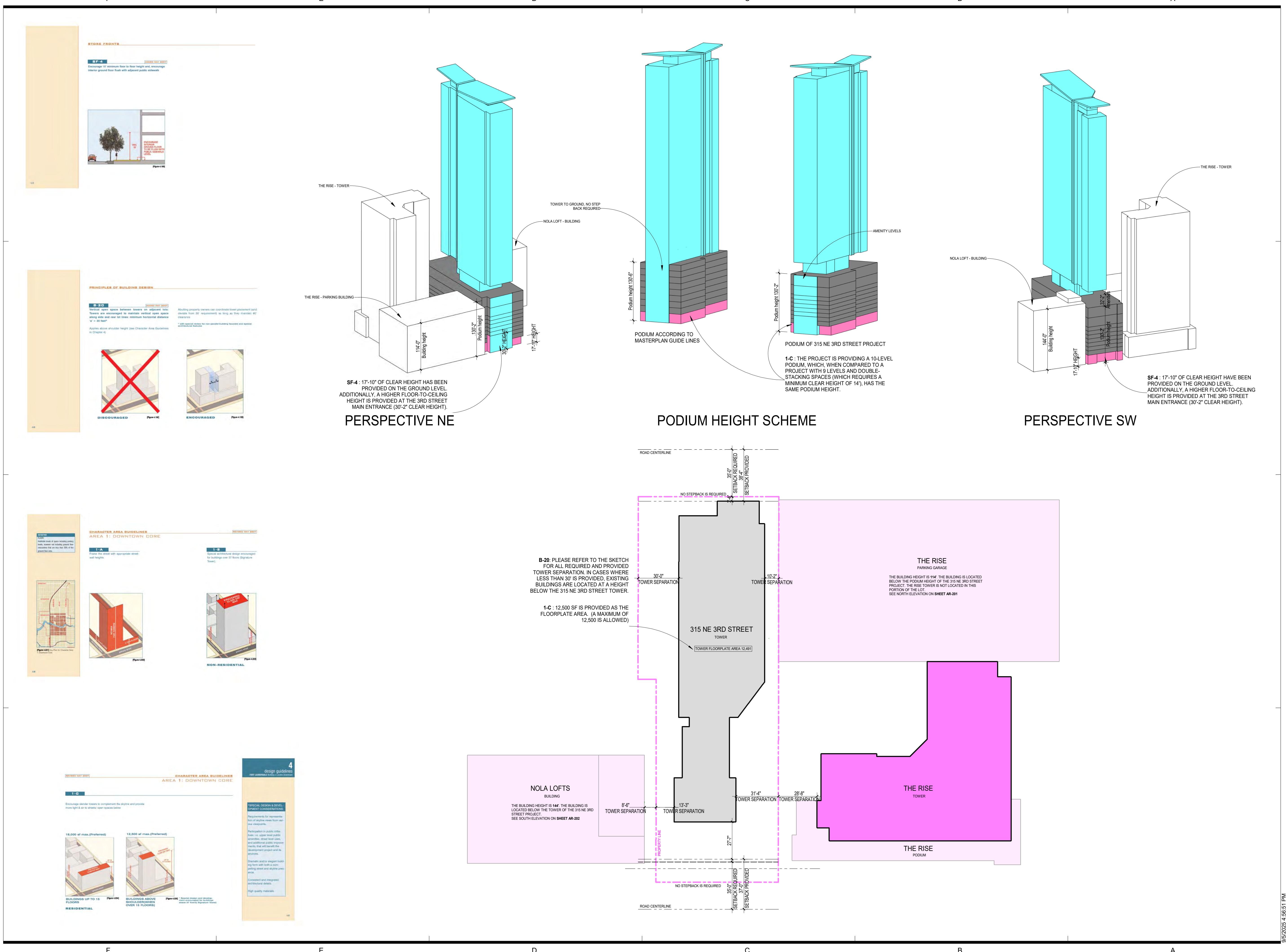
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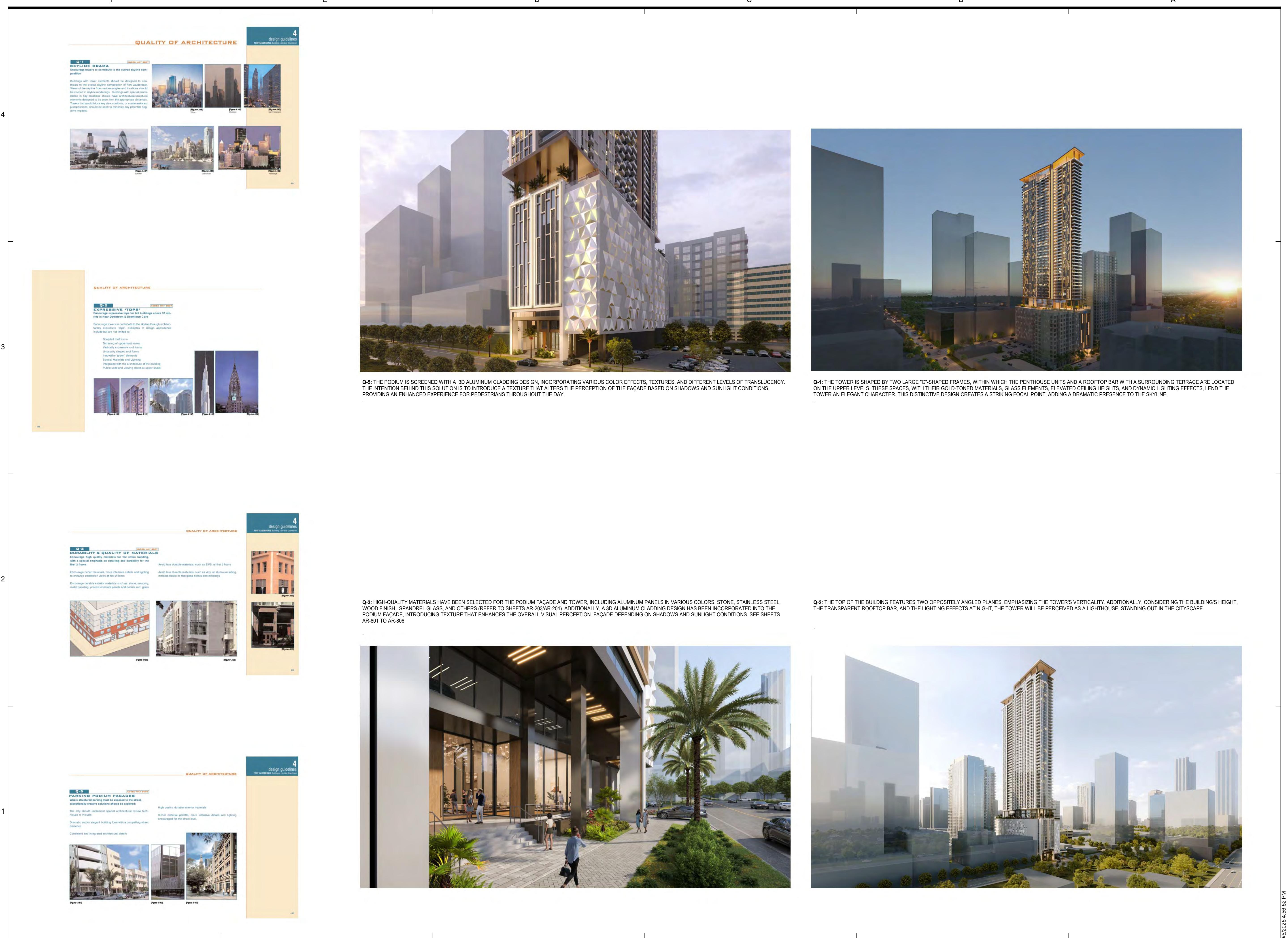
1 LEVEL 01 FLOOR PLAN
1/16" = 1'-0"

10

AR-003

CAM #26-0023
Exhibit 3
Page 4 of 19

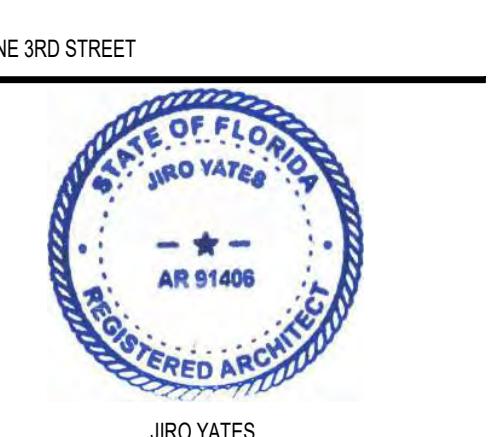




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Designer Author Checker

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DPM - SUMMARY

SITE PLAN APPROVAL

AR-005

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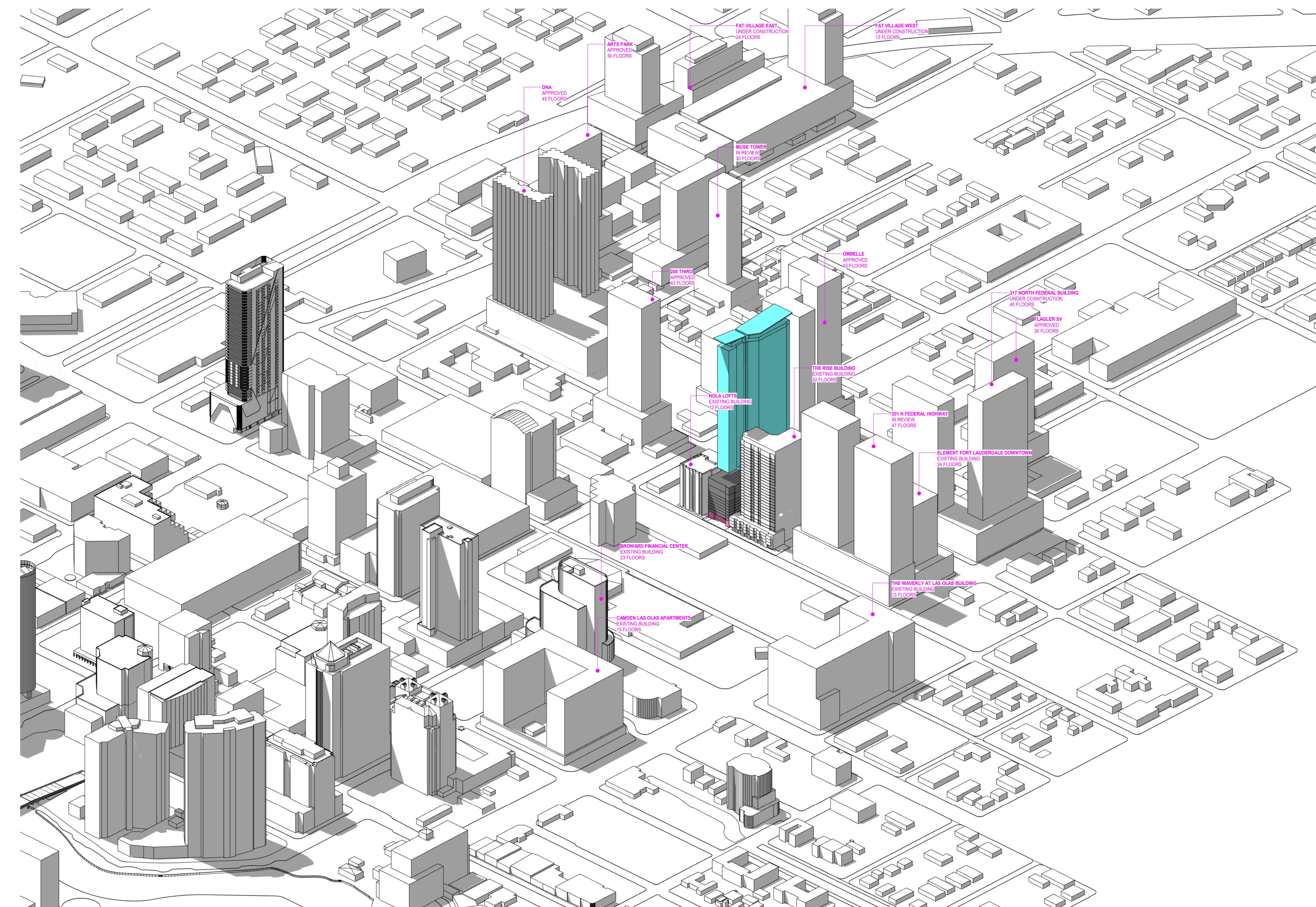
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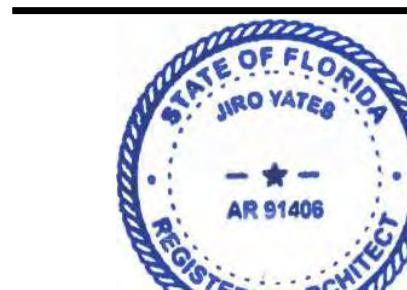
① CONTEXT MAP AXONOMETRIC

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DATE: 12/02/2024 COMM: 24020

315 NE 3RD STREET

315 NE 3RD STREET



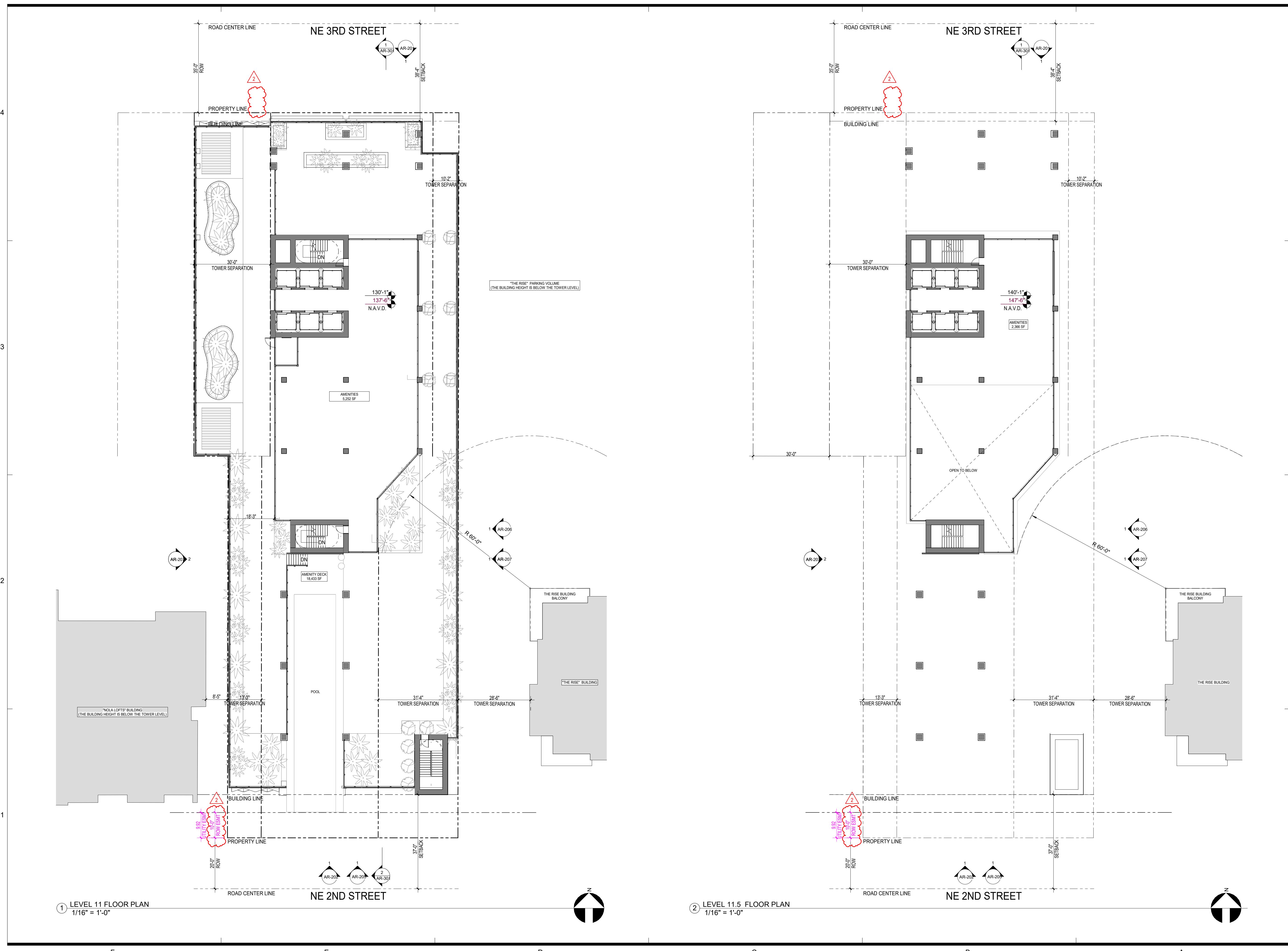
JIRO YATES
AR 91406

CONTEXT MAP AXONOMETRIC

SITE PLAN APPROVAL

AR-006

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E V I S I O N S

15 NE 3RD STREET



JIRO YATES
AR 91406

LEVEL 11 AND 11.5 FLOOR PLAN

5. PLAN APPROVAL

THE PLAN APPROVAL

AP-116

AR-110

113

CAM

Page

AR-116

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4

Level 5
47'-3"

3

Level 4
37'-11"

2

Level 3
28'-7"Level 2
18'-5"

1

Level 1
0'South Sidewalk
1'-11"North Sidewalk
2'-11"

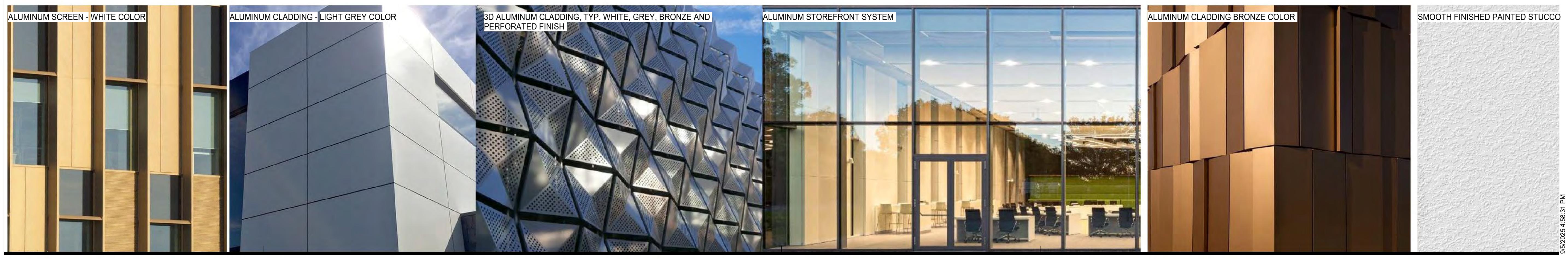
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315 NE 3RD STREET

SOUTH - EXTERIOR ELEVATION - Callout

1
1/4" = 1'-0"

315 NE 3RD STREET

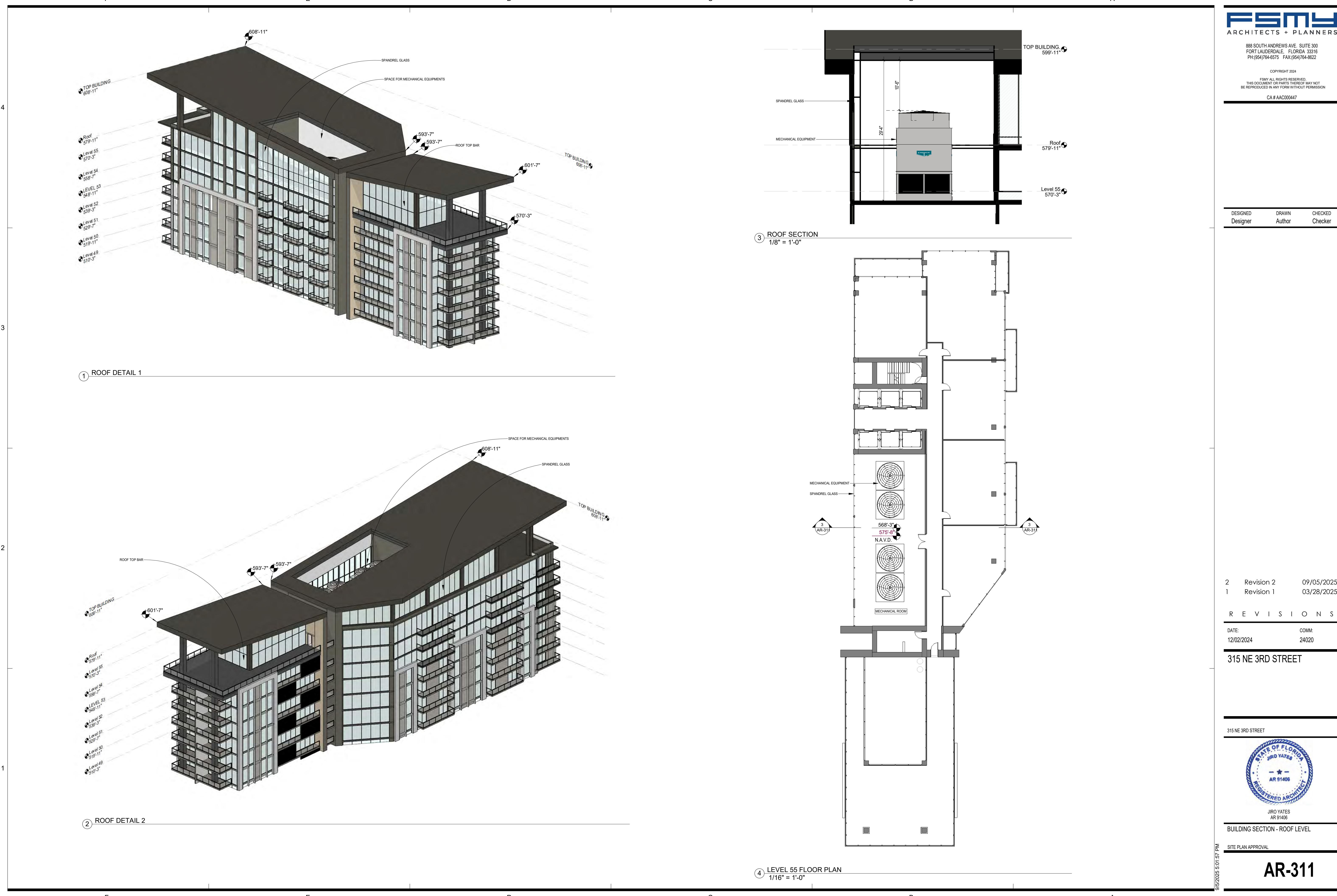


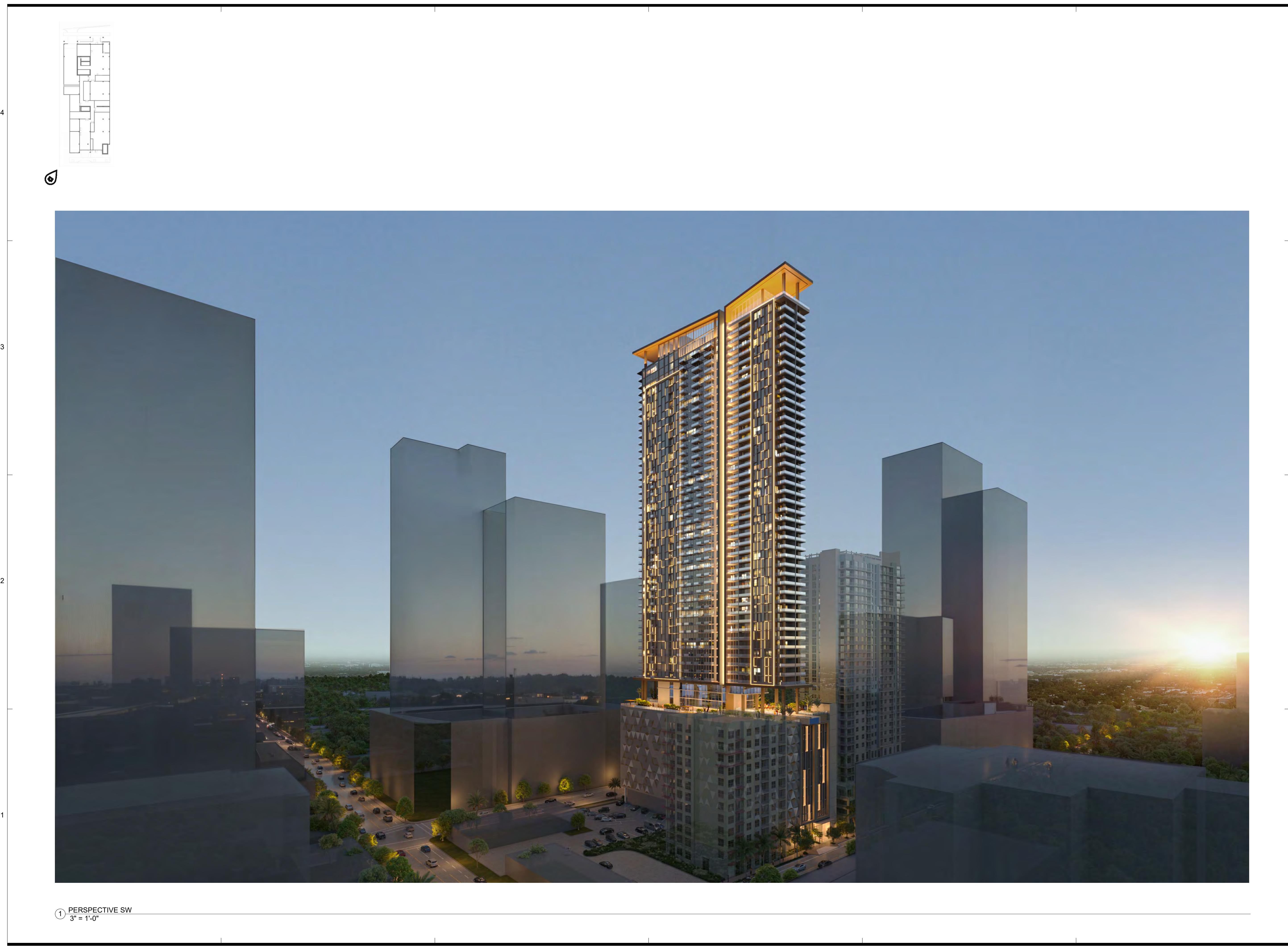
BUILDING ELEVATIONS - ENLARGEMENTS

SITE PLAN APPROVAL

AR-204

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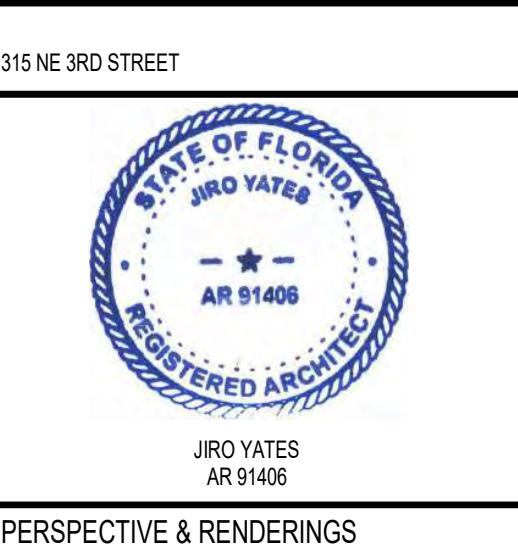
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JV/AM

CHECKED
JY

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315 NE 3RD STREET



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AR 91406

PERSPECTIVE & RENDERINGS

SITE PLAN APPROVAL



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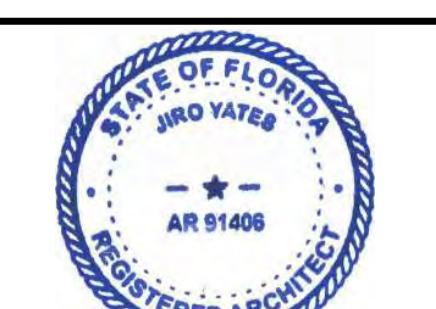
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DATE: 12/02/2024 COMM: 24020

315 NE 3RD STREET

315 NE 3RD STREET

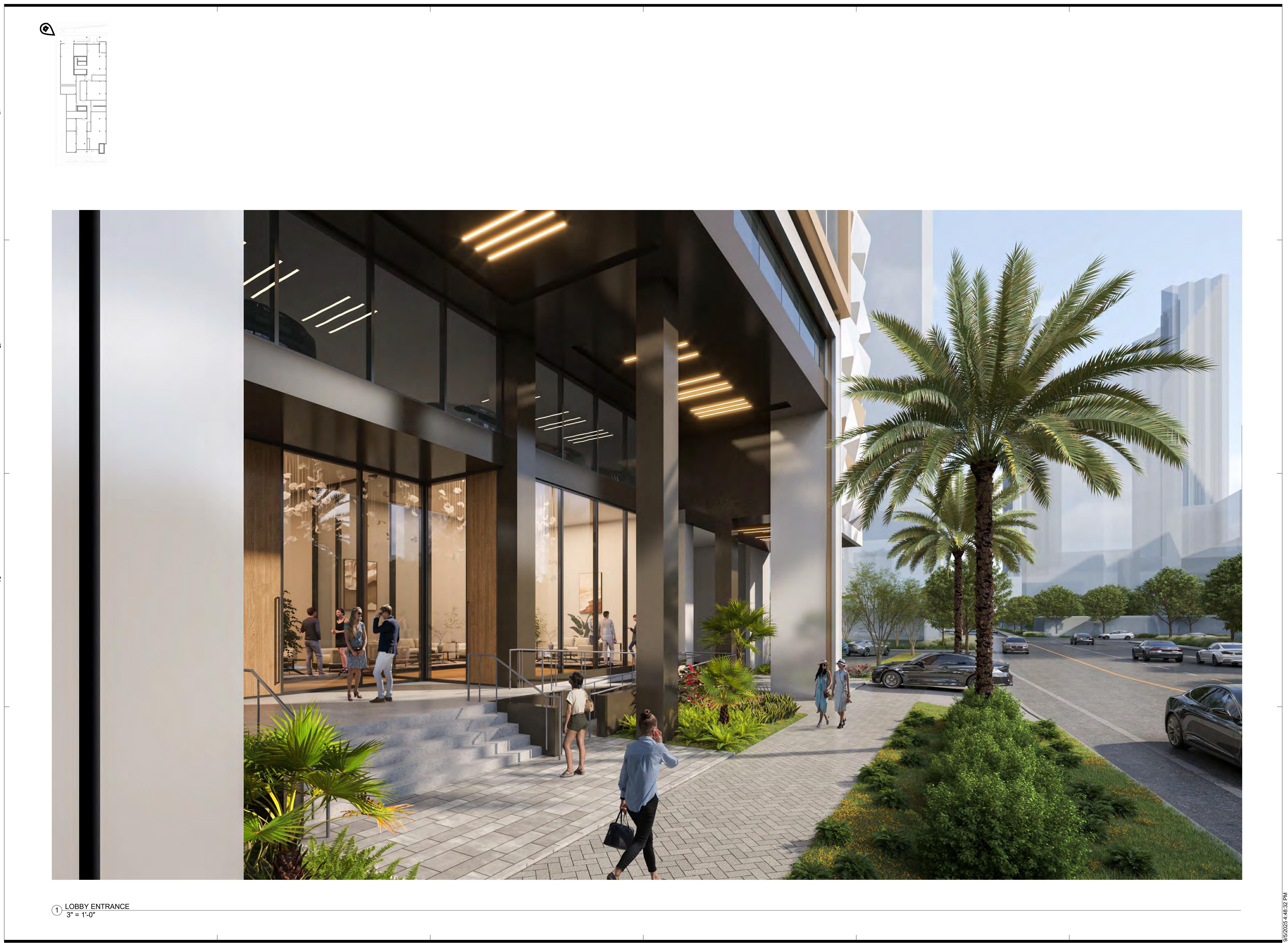


JIRO YATES
AR 91406

PERSPECTIVE & RENDERINGS

SITE PLAN APPROVAL

AR-804



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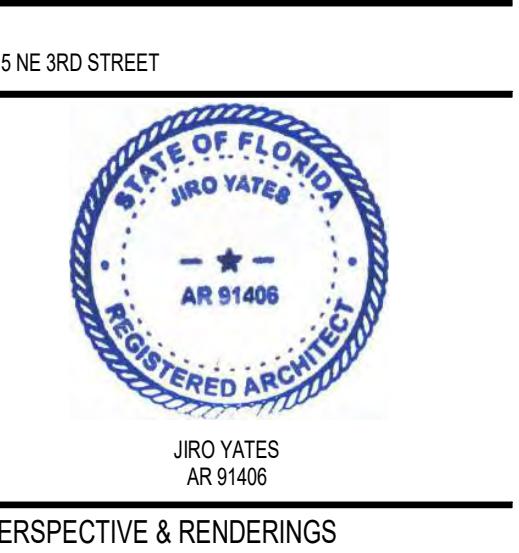
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315 NE 3RD STREET



PERSPECTIVE & RENDERINGS

SITE PLAN APPROVAL



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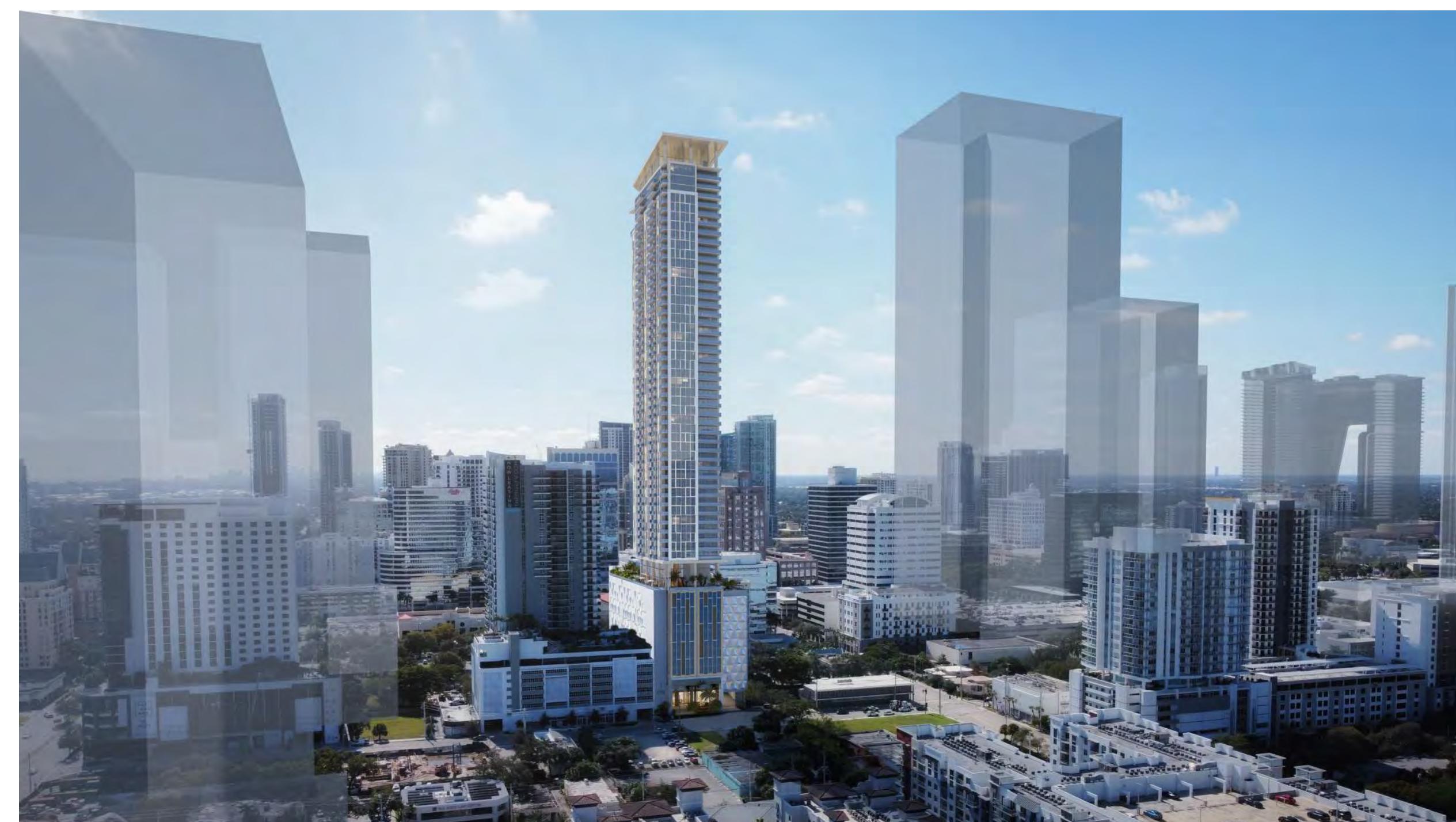
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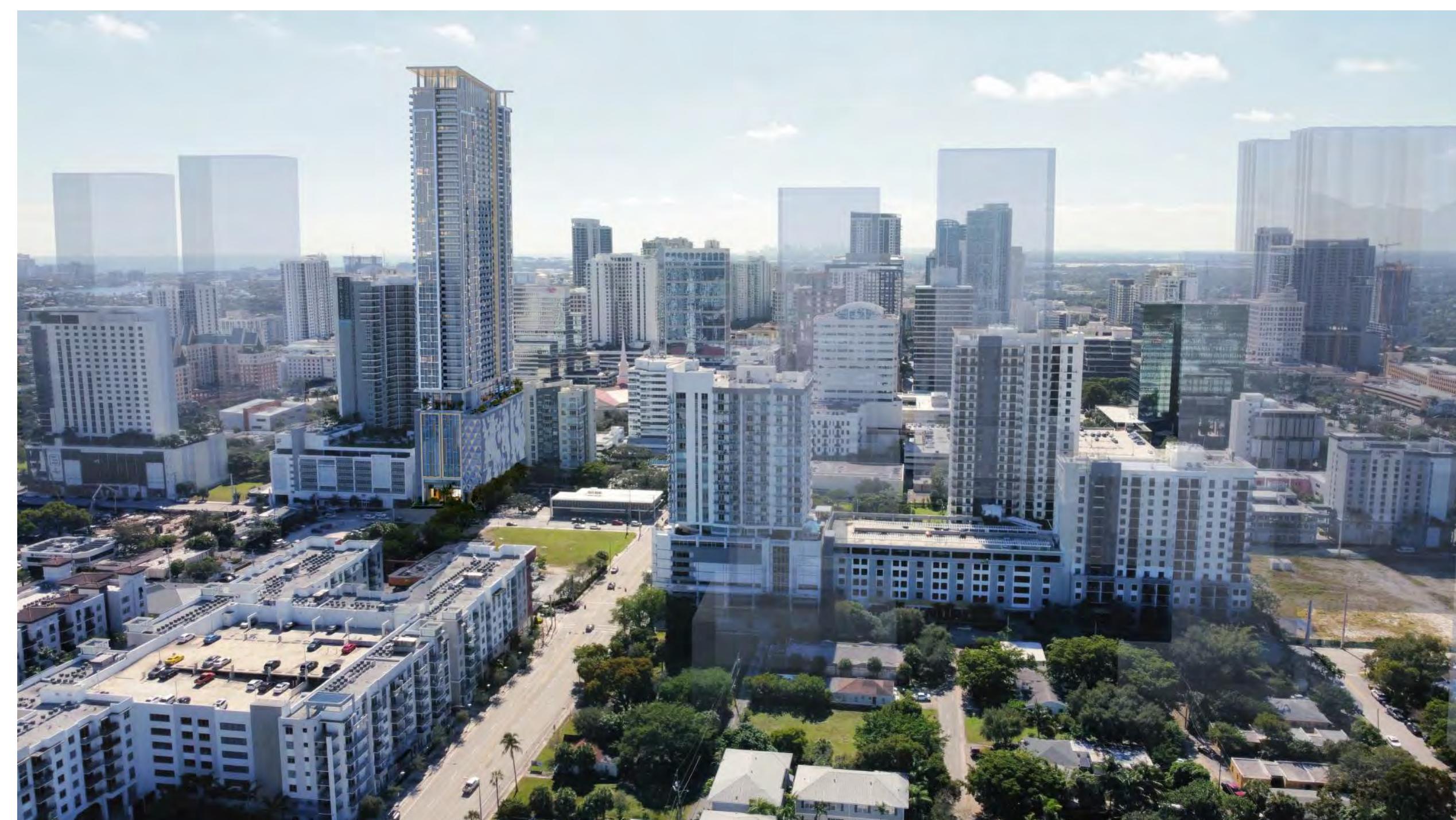
C

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A



① NE CORNER - AERIAL RENDERING
3" = 1'-0"



② NW CORNER - AERIAL RENDERING
3" = 1'-0"



③ SE CORNER - AERIAL RENDERING
3" = 1'-0"



④ SW CORNER - AERIAL RENDERING
3" = 1'-0"

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315 NE 3RD STREET

315 NE 3RD STREET



JIRO YATES
AR 91406

PERSPECTIVE & RENDERINGS

SITE PLAN APPROVAL

AR-807

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