

315 NE 3RD STREET

SITE PLAN LEVEL II REVIEW FORT LAUDERDALE, FLORIDA
CASE NO. UDP - 24073 A NEW DEVELOPMENT
BY AROSA DEVELOPERS

FSMY
ARCHITECTS + PLANNERS

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CA # AAC000447

DESIGNED DRAWN CHECKED
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2 Revision 2 09/05/2025
1 Revision 1 03/28/2025

REVISIONS

DATE: 12/02/2024 COMM: 24020

315 NE 3RD STREET

315 NE 3RD STREET

COVER SHEET

SITE PLAN APPROVAL

AR-000



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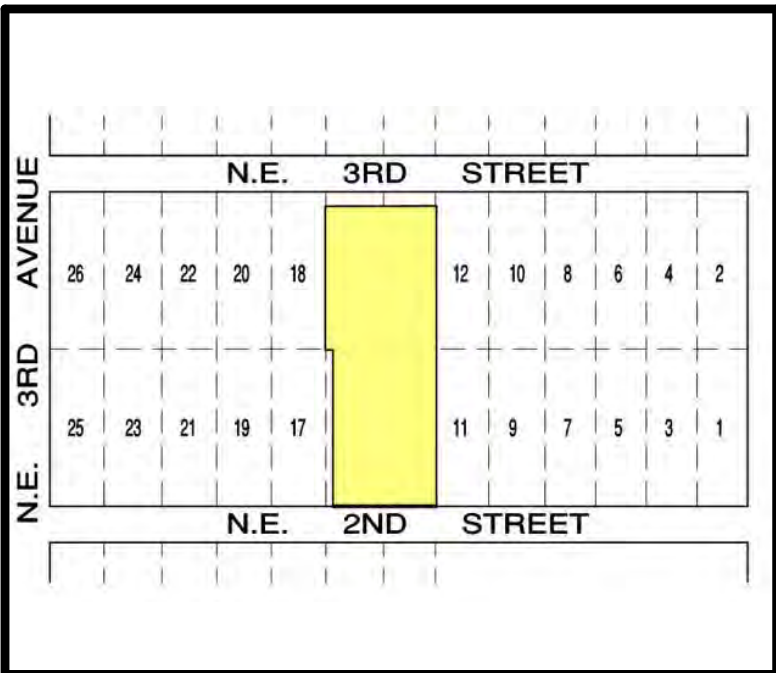
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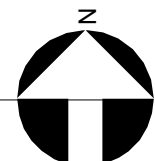
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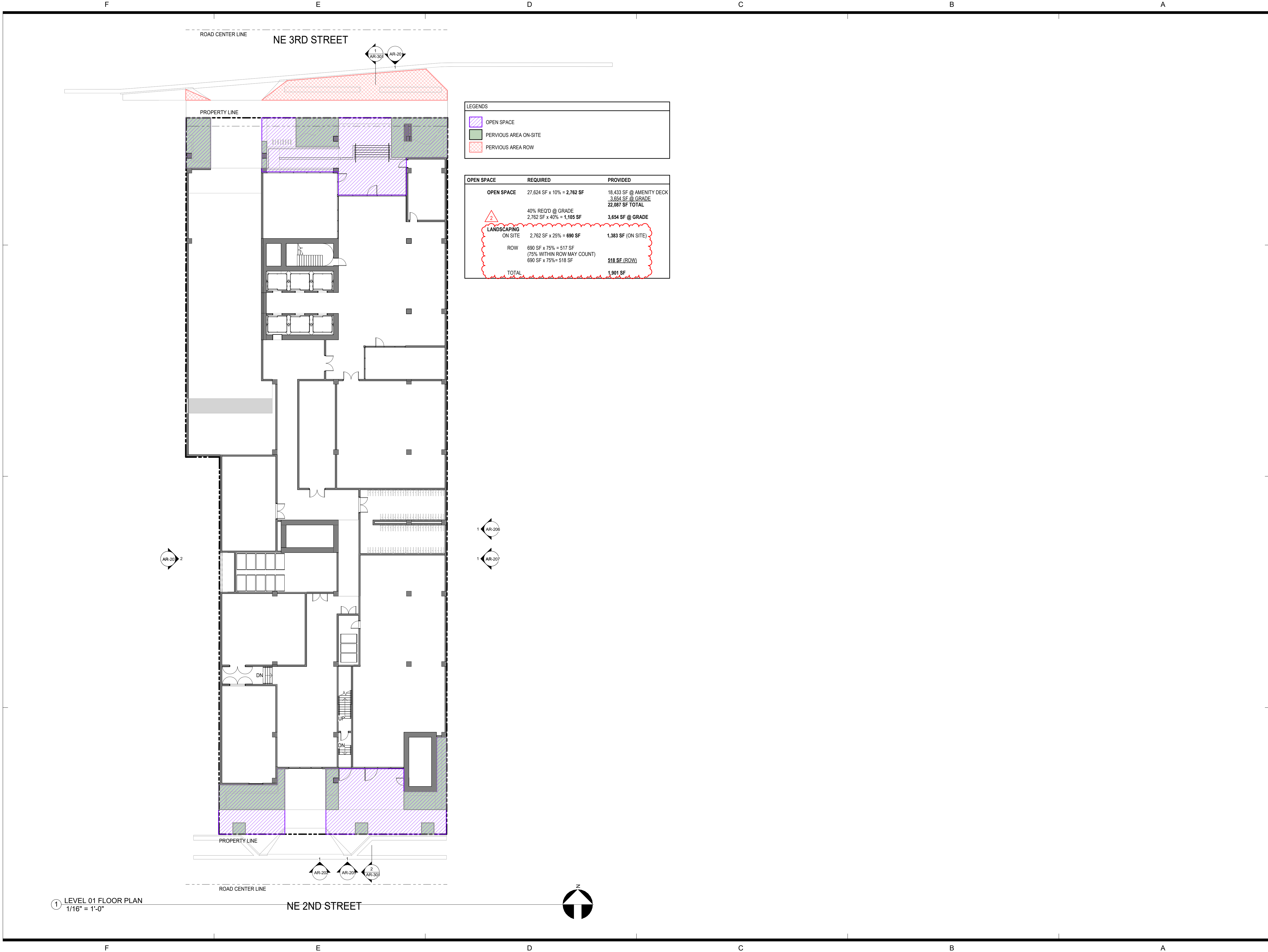
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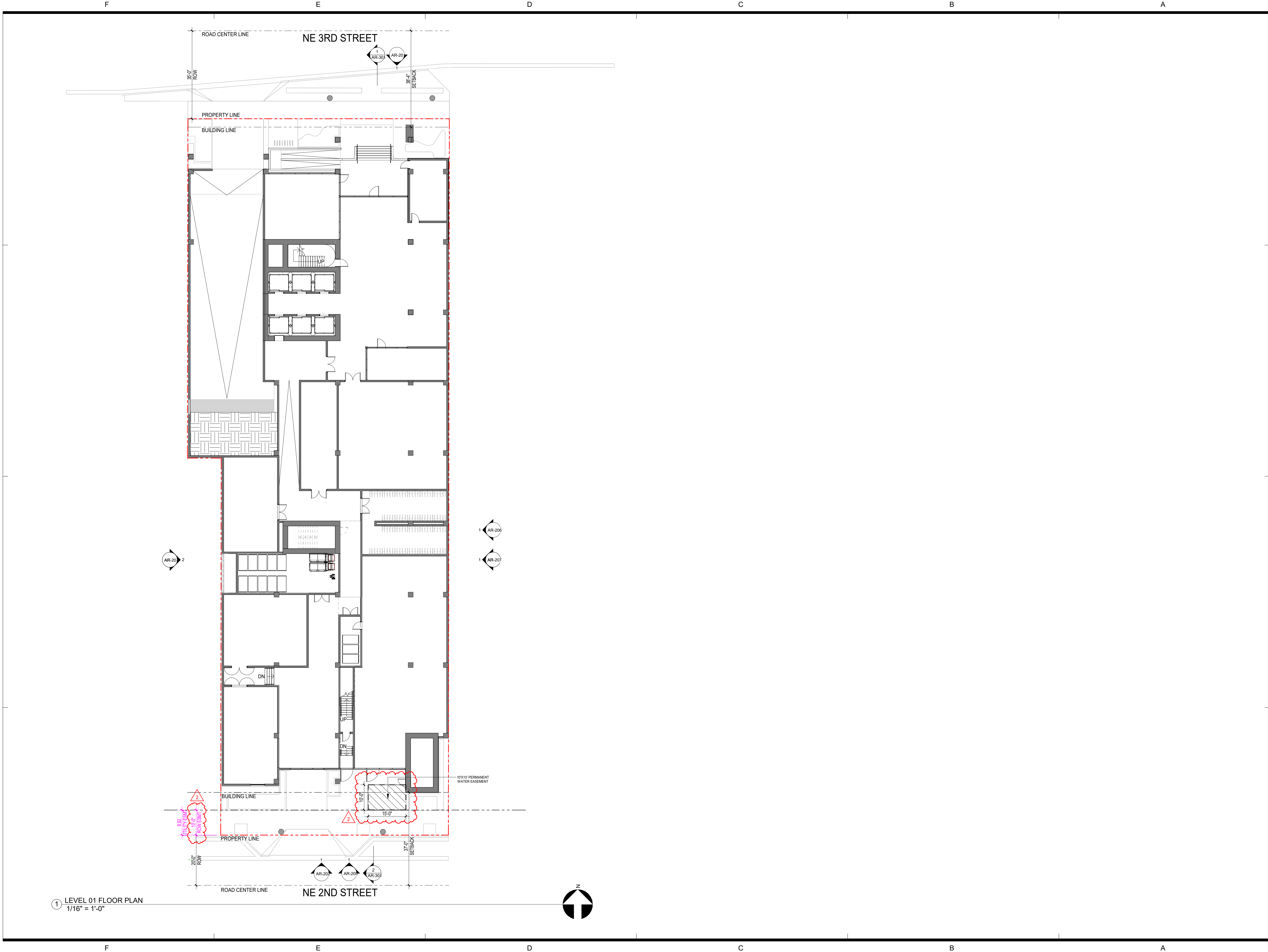
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954.582.0988

SHEET NUMBER	SHEET NAME
General	
AR-000	COVER SHEET
Survey	
-	SURVEY
Architectural	
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AR-002	OPEN SPACE
AR-003	EASEMENTS
AR-004	DPM - SUMMARY
AR-005	DPM - SUMMARY
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C3	CONCEPTUAL WATER & SEWER PLAN
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L.02	PLANTING PLAN
L.03	PLANTING DETAILS
L.04	PLANTING NOTES
L.05	SITE DETAILS









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

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AR 91406

EASEMENTS

SITE PLAN APPROVAL

AR-003

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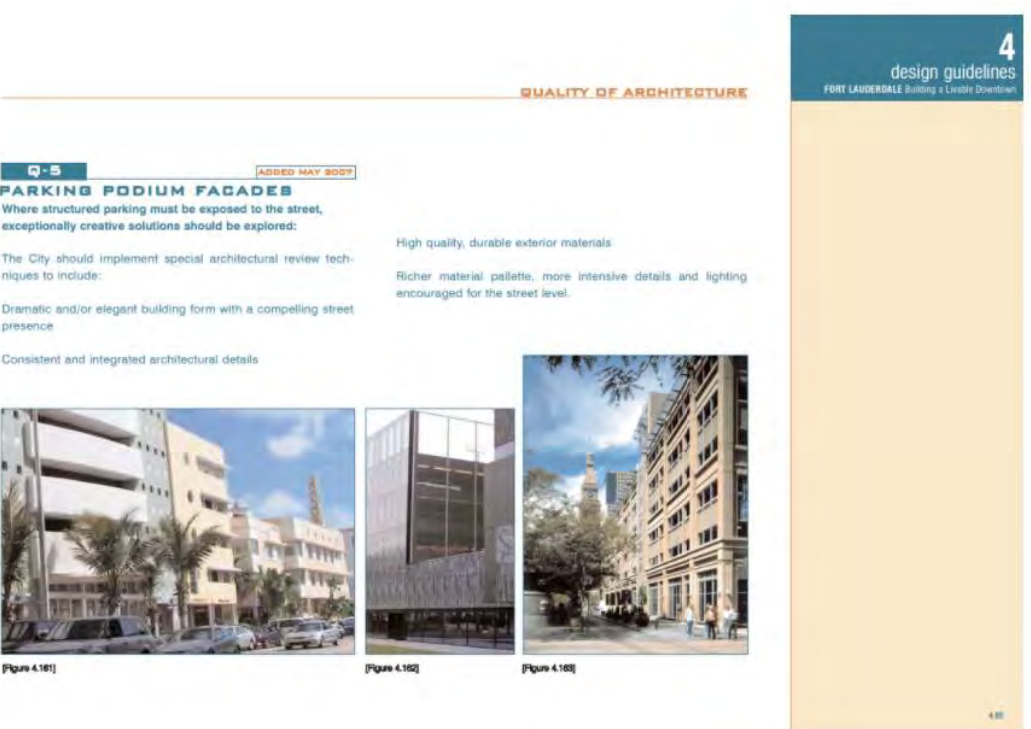
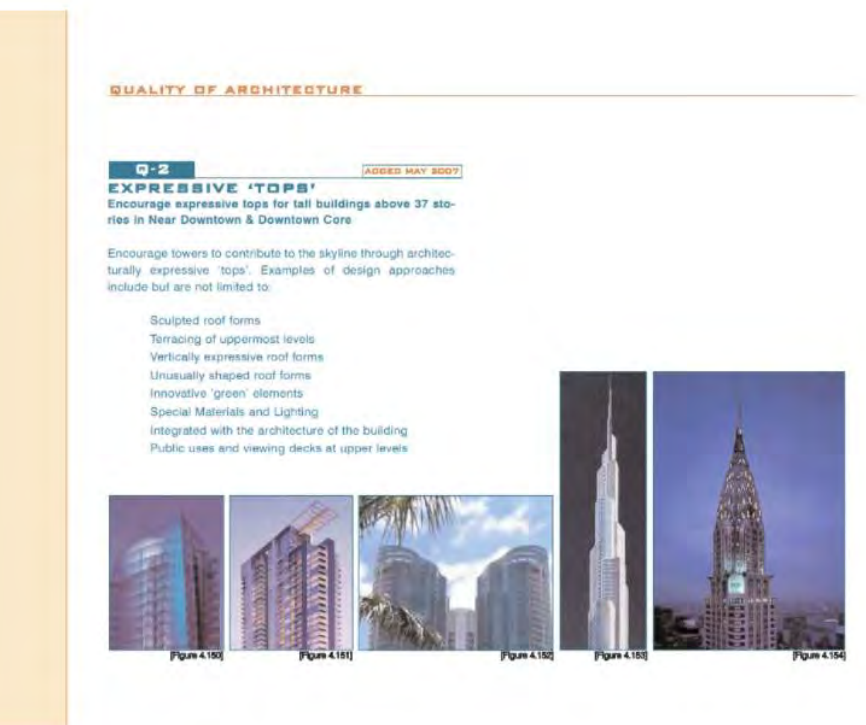
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Q1: THE TOWER IS SHAPED BY TWO LARGE "C"-SHAPED FRAMES, WITHIN WHICH THE PENTHOUSE UNITS AND A ROOFTOP BAR WITH A SURROUNDING TERRACE ARE LOCATED ON THE UPPER LEVELS. THESE SPACES, WITH THEIR GOLD-TONED MATERIALS, GLASS ELEMENTS, ELEVATED CEILING HEIGHTS, AND DYNAMIC LIGHTING EFFECTS, LEND THE TOWER AN ELEGANT CHARACTER. THIS DISTINCTIVE DESIGN CREATES A STRIKING FOCAL POINT, ADDING A DRAMATIC PRESENCE TO THE SKYLINE.



Q-5: THE PODIUM IS SCREENED WITH A 3D ALUMINUM CLADDING DESIGN, INCORPORATING VARIOUS COLOR EFFECTS, TEXTURES, AND DIFFERENT LEVELS OF TRANSLUCENCY. THE INTENTION BEHIND THIS SOLUTION IS TO INTRODUCE A TEXTURE THAT ALTERS THE PERCEPTION OF THE FAÇADE BASED ON SHADOWS AND SUNLIGHT CONDITIONS, PROVIDING AN ENHANCED EXPERIENCE FOR PEDESTRIANS THROUGHOUT THE DAY.





1 CONTEXT MAP AXONOMETRIC

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CONTEXT MAP AXONOMETRIC

SITE PLAN APPROVAL

AR-006

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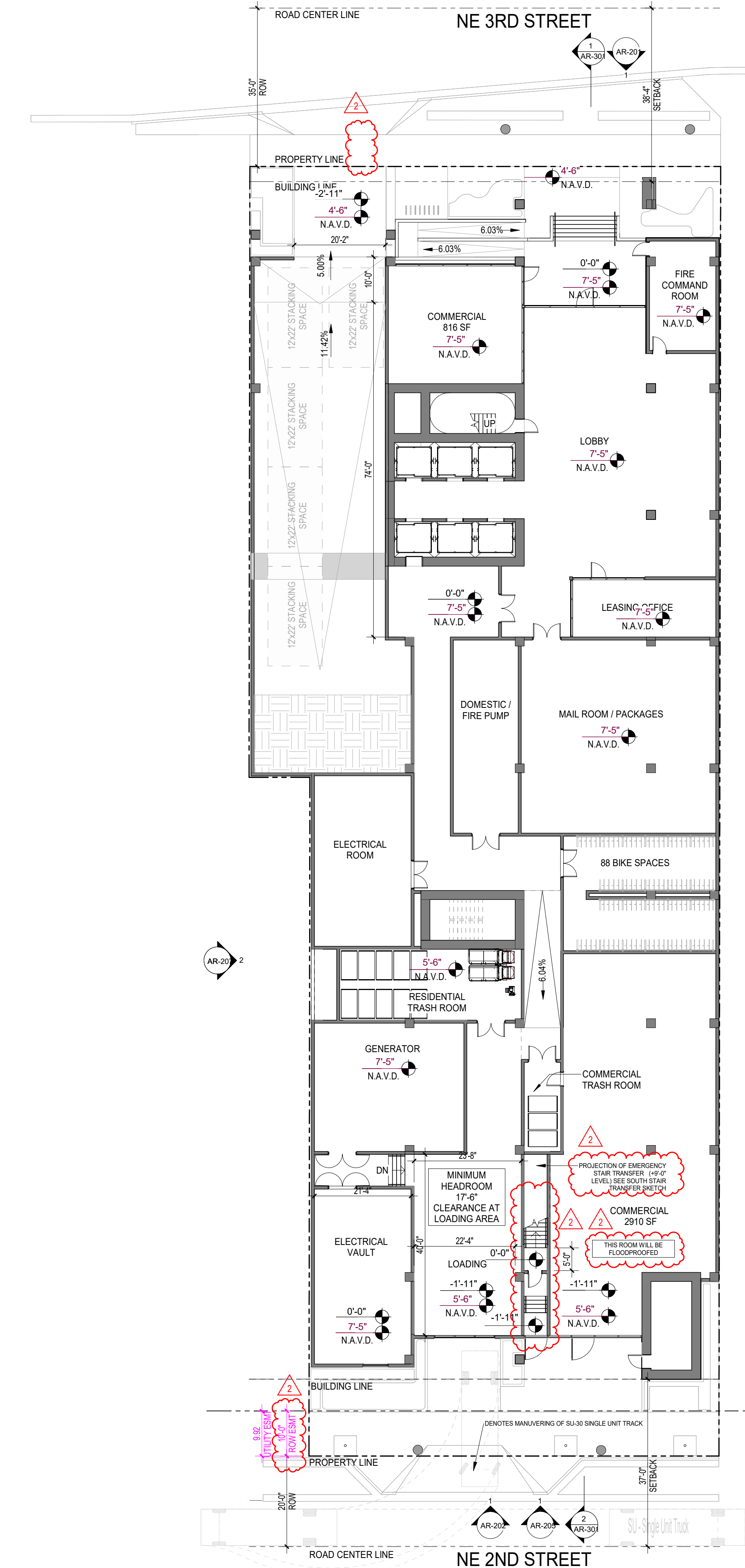


PRO YATES
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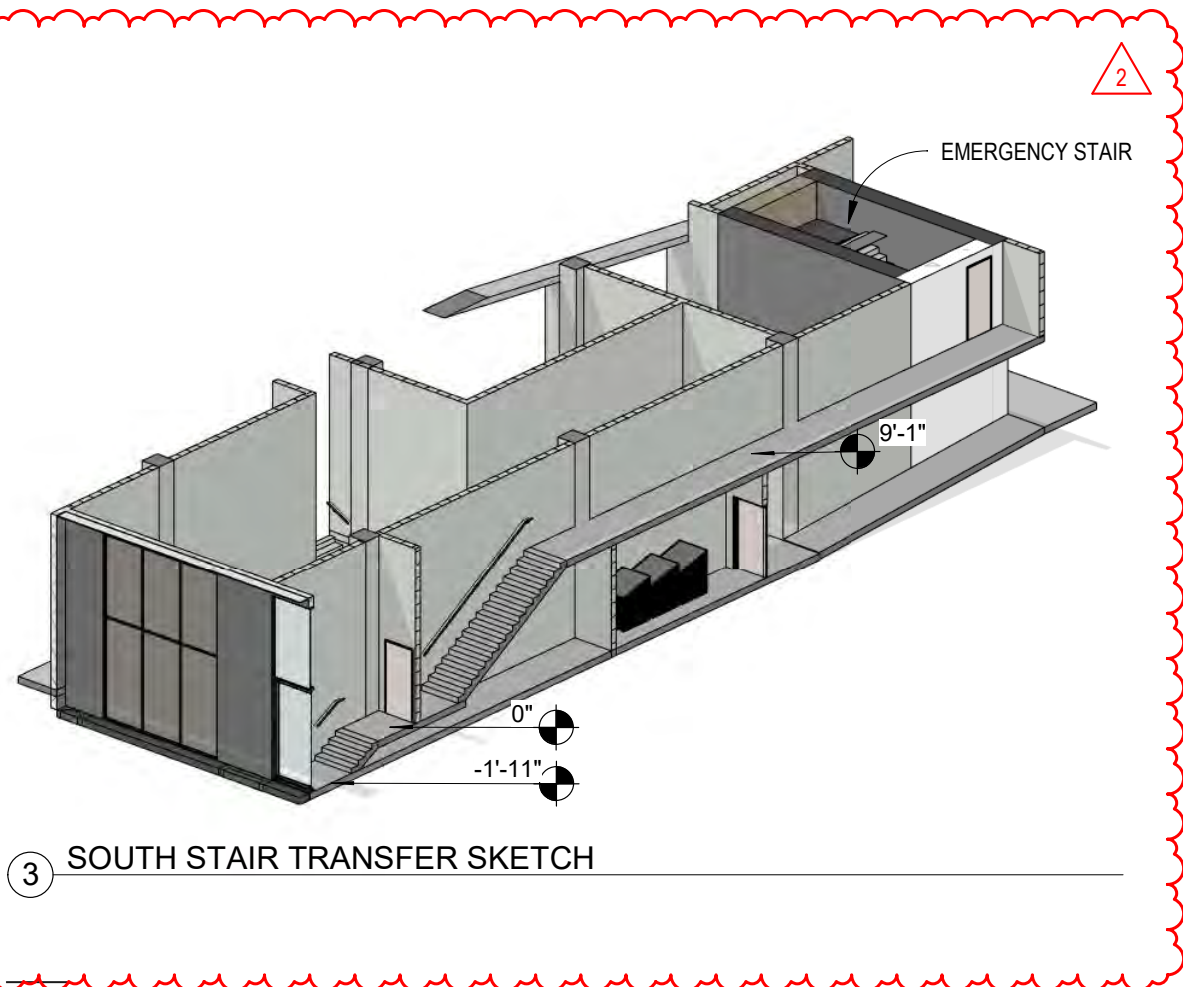
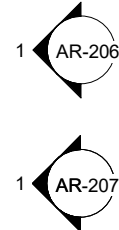
SIDEWALK TRANSITION - OH LINES RELOCATION

SITE PLAN APPROVAL

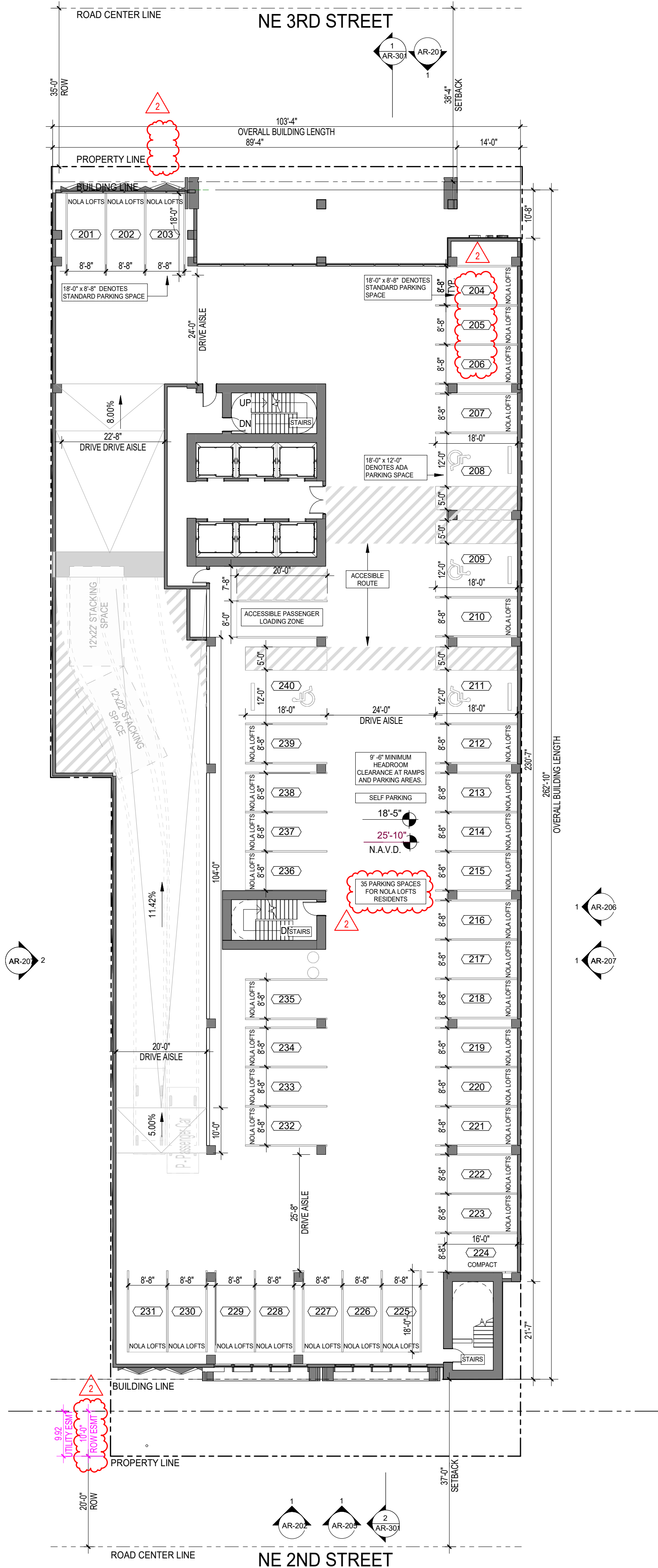
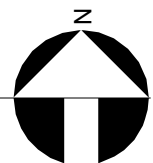
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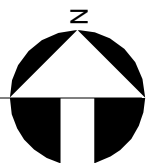
① LEVEL 01 FLOOR PLAN
1/16" = 1'-0"



③ SOUTH STAIR TRANSFER SKETCH



② LEVEL 02 FLOOR PLAN
1/16" = 1'-0"



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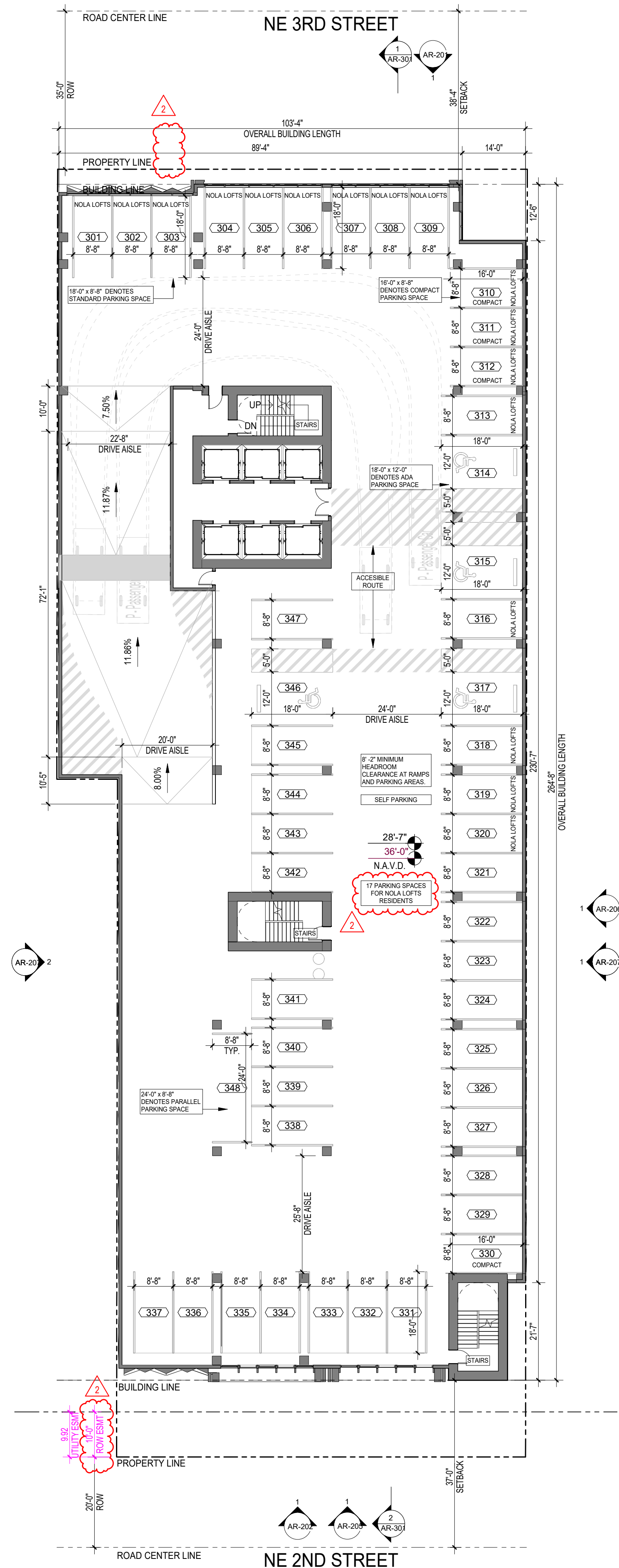
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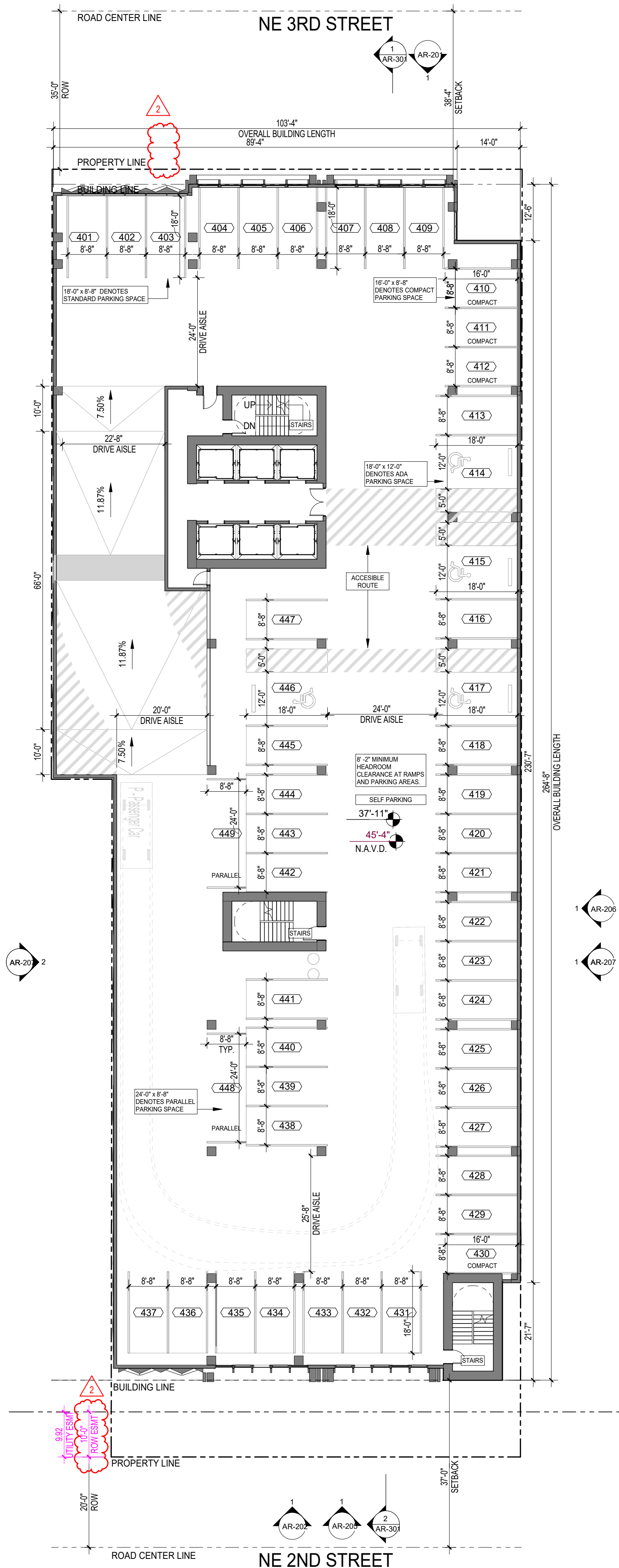
B

A

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① LEVEL 03 FLOOR PLAN
1/16" = 1'-0"



② LEVEL 04 FLOOR PLAN
1/16" = 1'-0"

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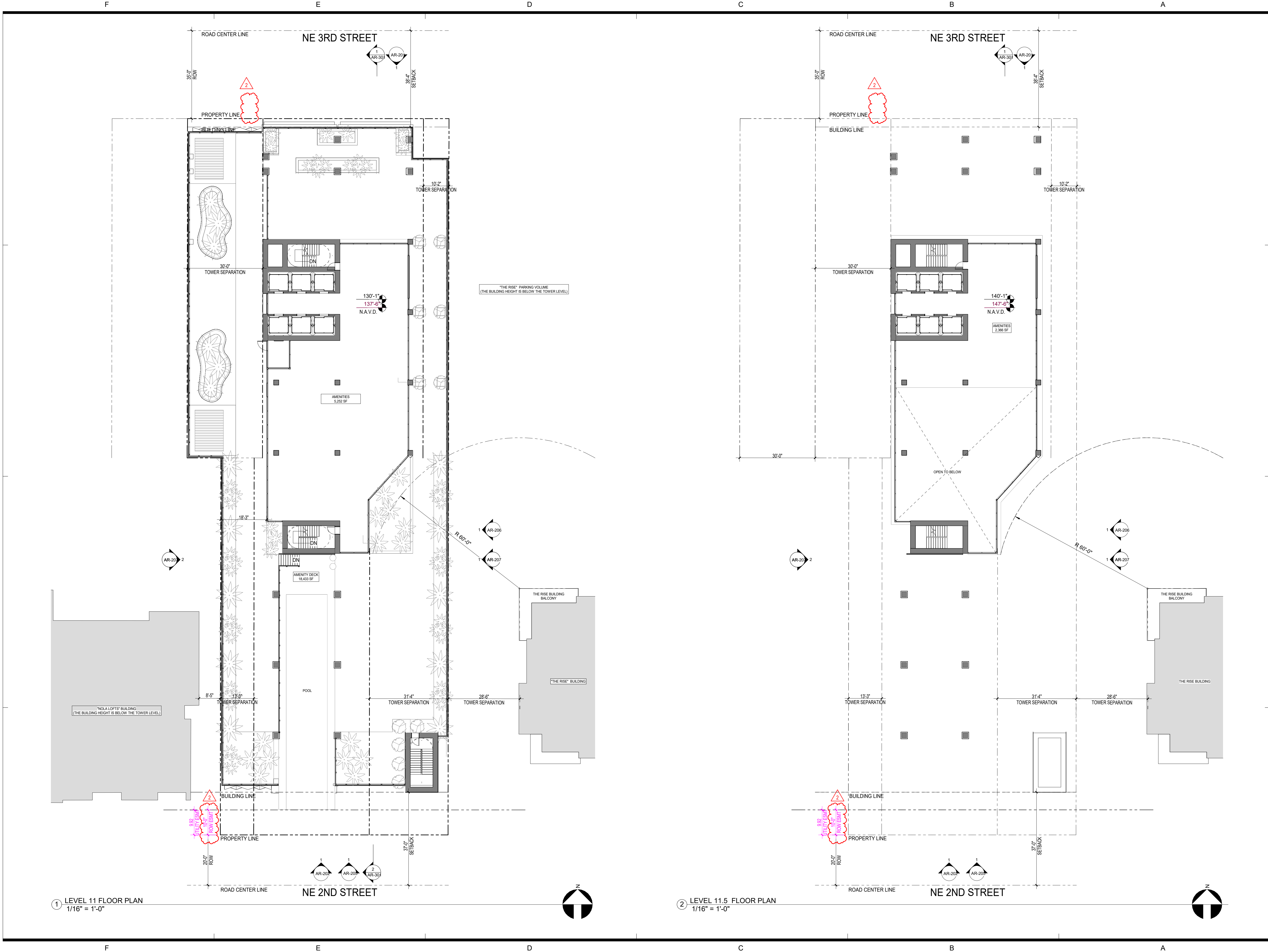
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LEVEL 03 AND 04 FLOOR PLAN

SITE PLAN APPROVAL

AR-112

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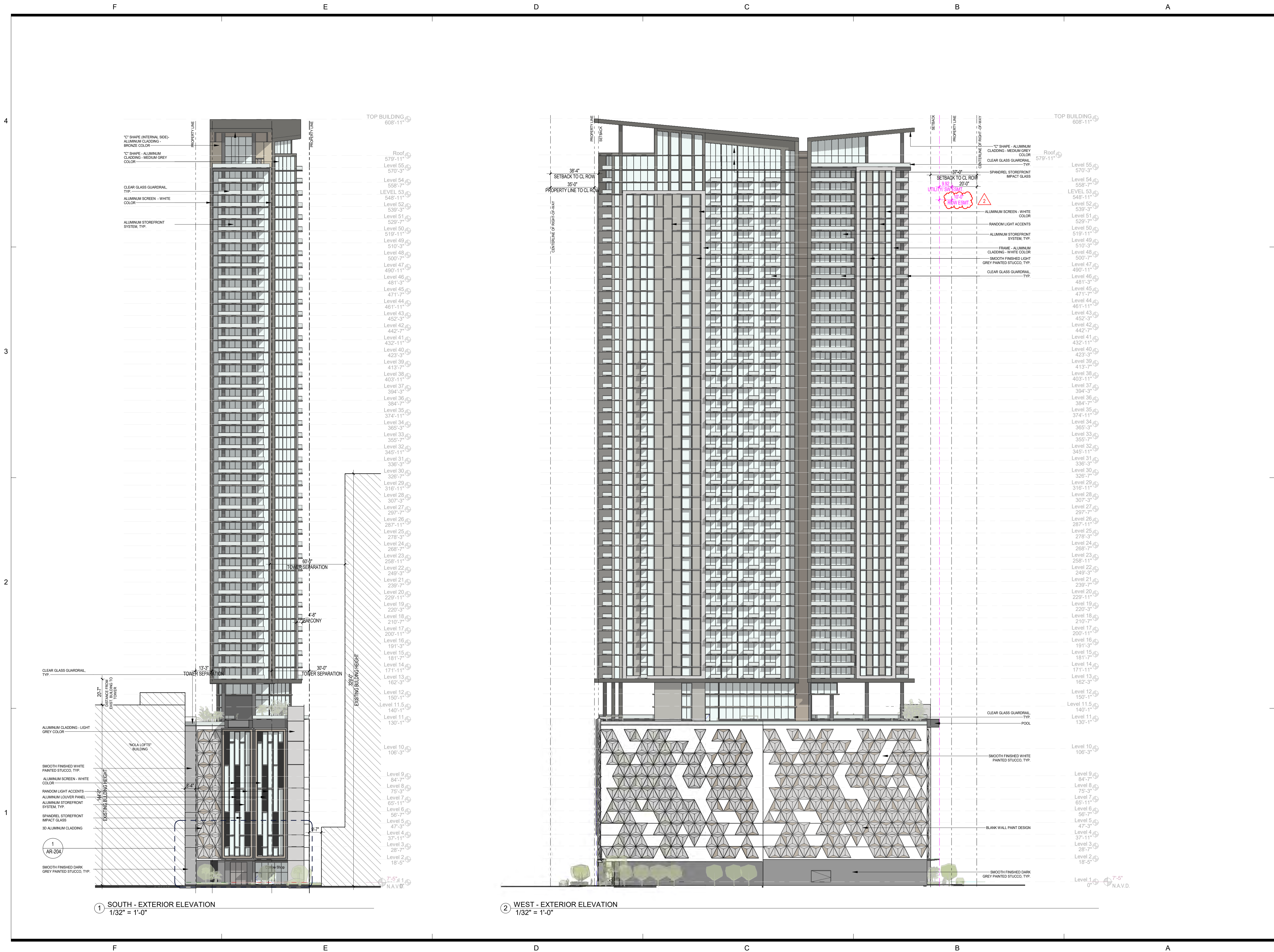
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LEVEL 11 AND 11.5 FLOOR PLAN

SITE PLAN APPROVAL

AR-116

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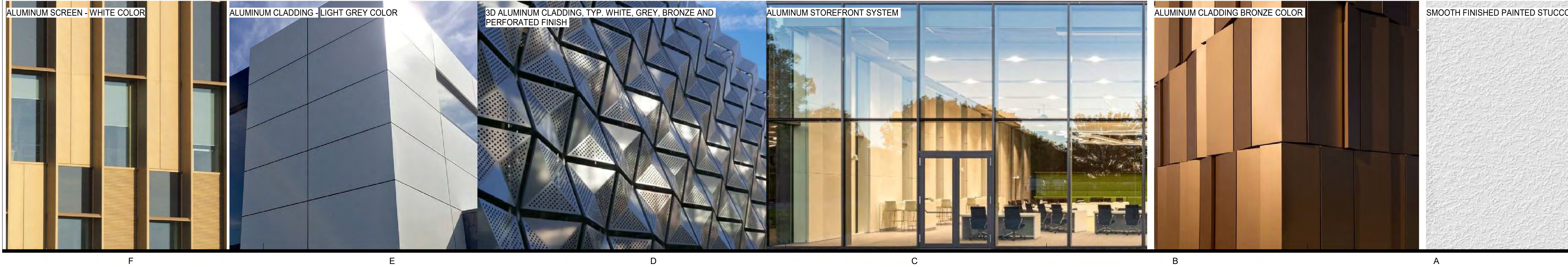
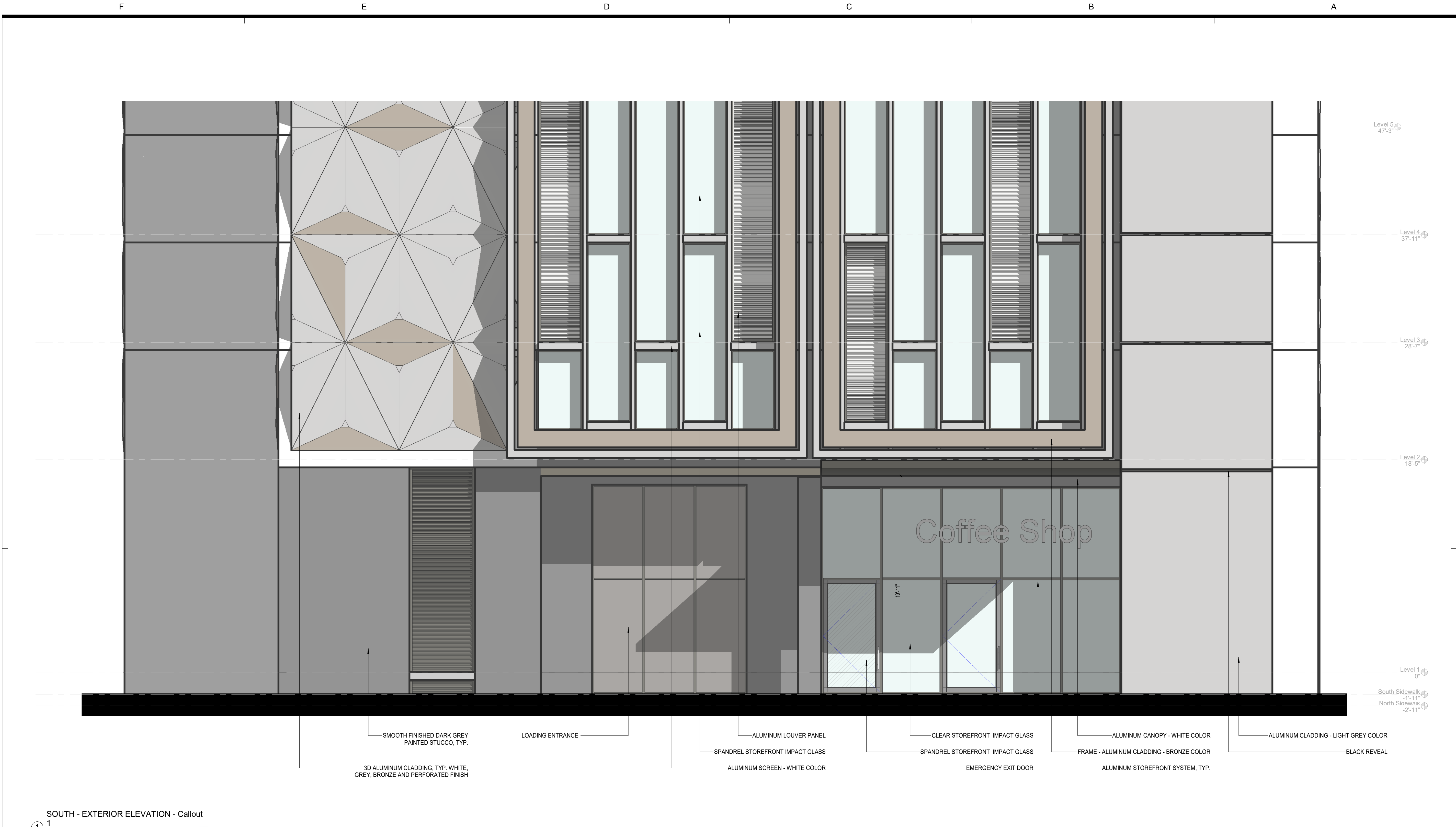
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BUILDING ELEVATIONS

SITE PLAN APPROVAL

AR-202

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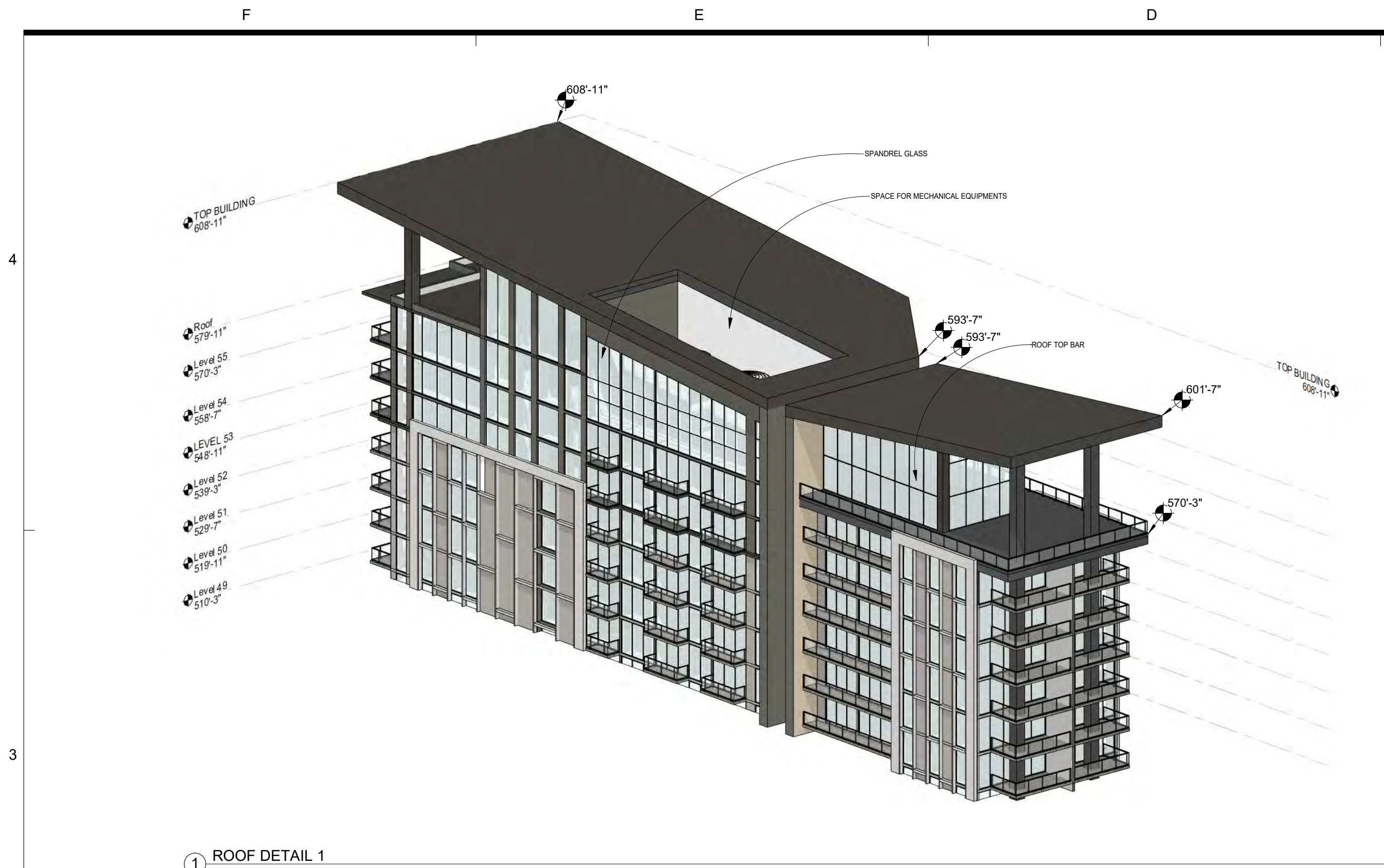


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BUILDING ELEVATIONS - ENLARGEMENTS

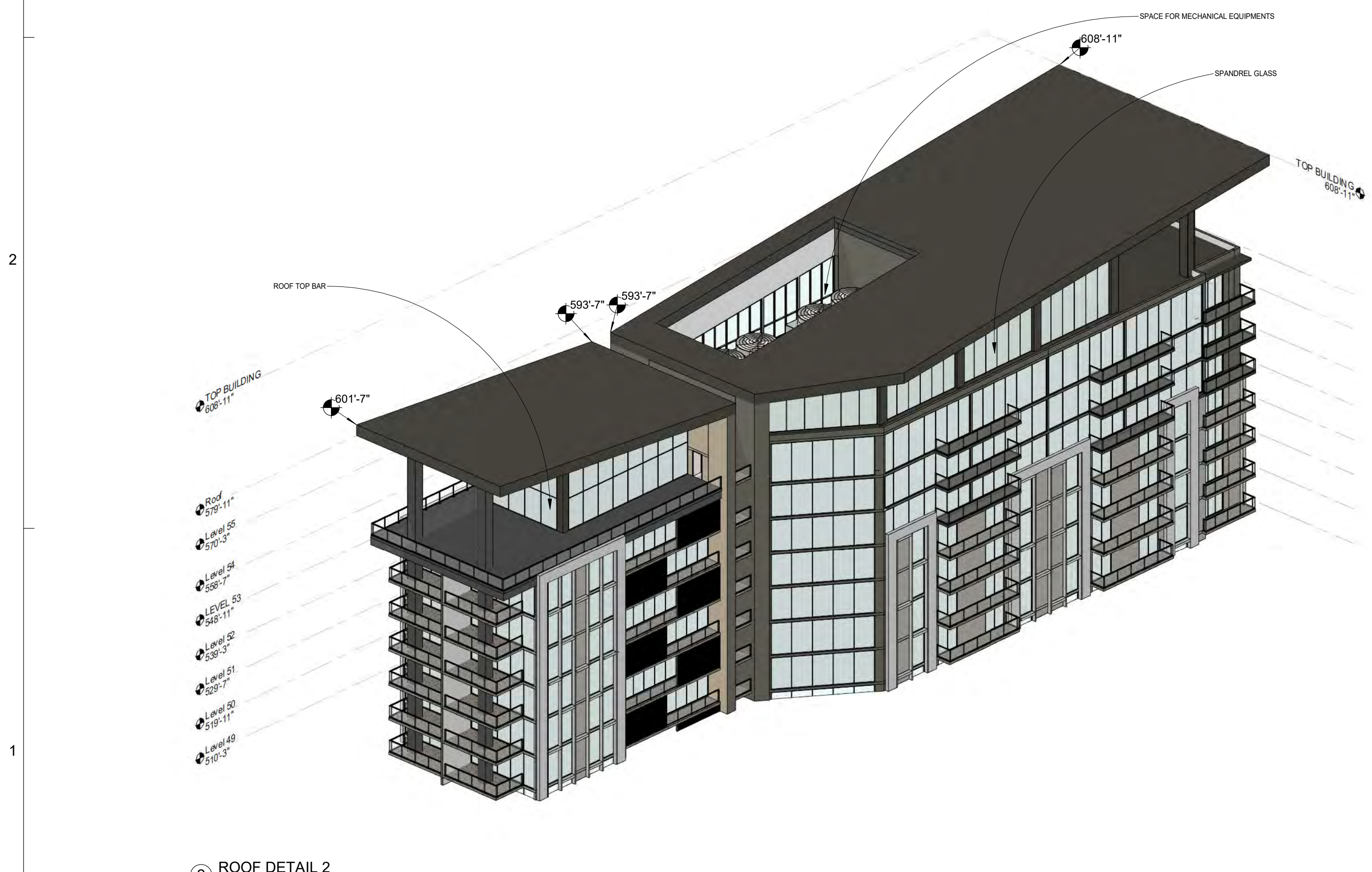
SITE PLAN APPROVAL

AR-204

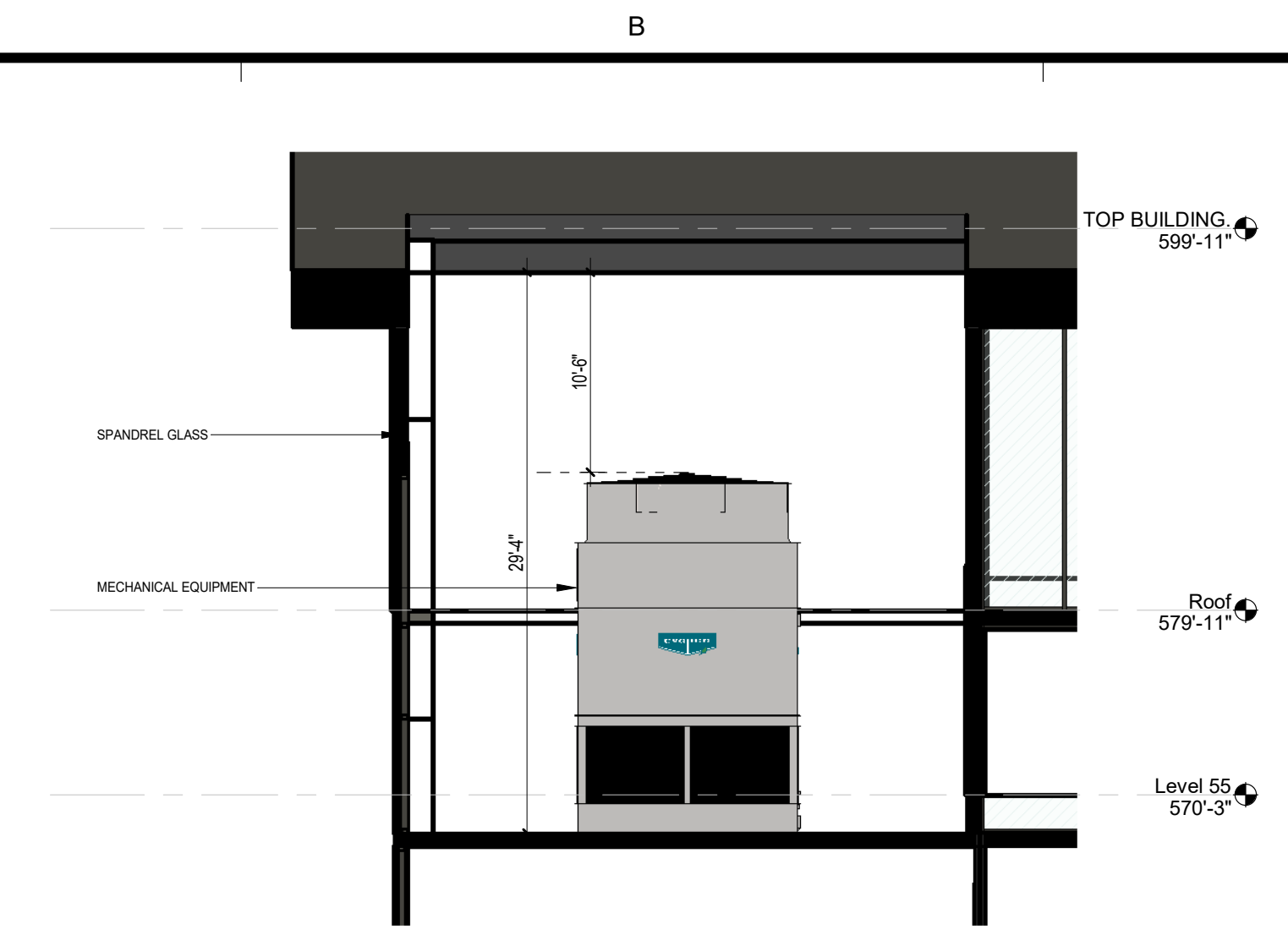
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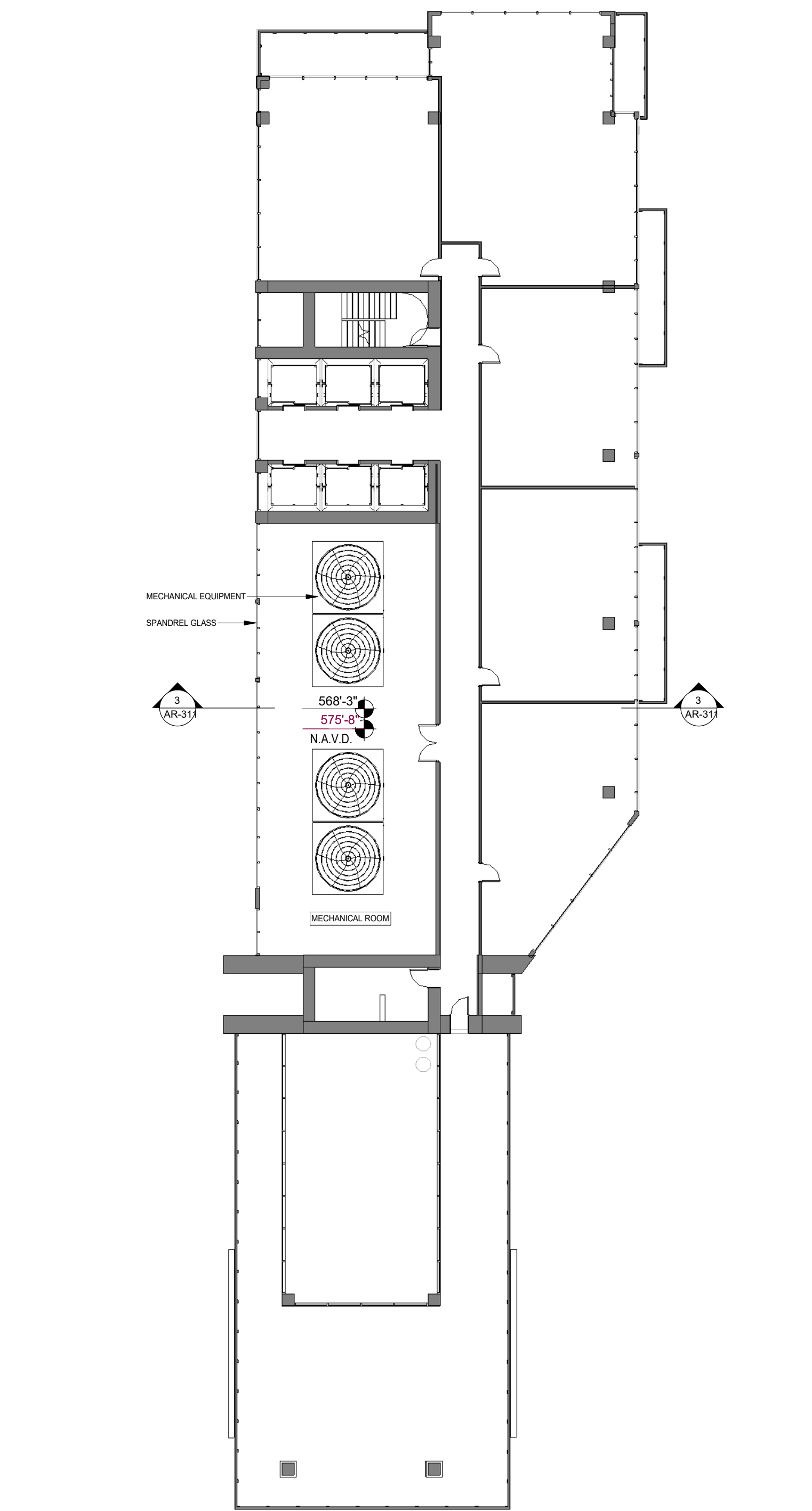
1 ROOF DETAIL 1



2 ROOF DETAIL 2



3 ROOF SECTION
1/8" = 1'-0"



4 LEVEL 55 FLOOR PLAN
1/16" = 1'-0"

F

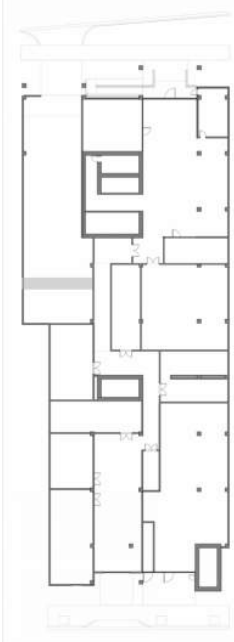
E

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① PERSPECTIVE SW
3" = 1'-0"

F

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PERSPECTIVE & RENDERINGS

SITE PLAN APPROVAL

AR-801

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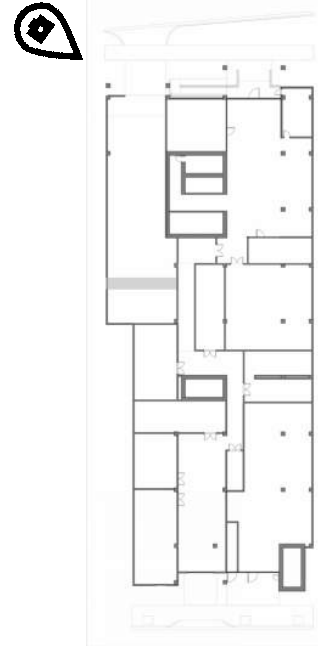
E

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① PODIUM NORTH
3" = 1'-0"

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PERSPECTIVE & RENDERINGS

SITE PLAN APPROVAL

AR-804

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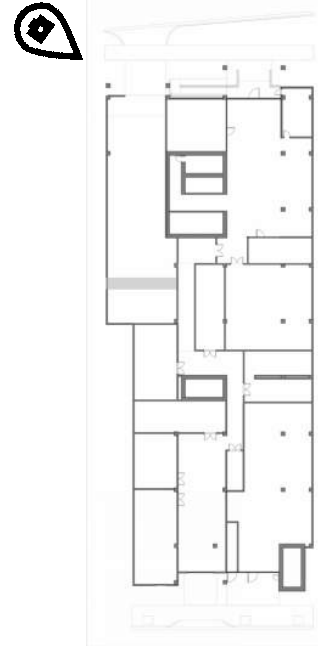
E

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① LOBBY ENTRANCE
3" = 1'-0"

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PERSPECTIVE & RENDERINGS

SITE PLAN APPROVAL

AR-805

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F

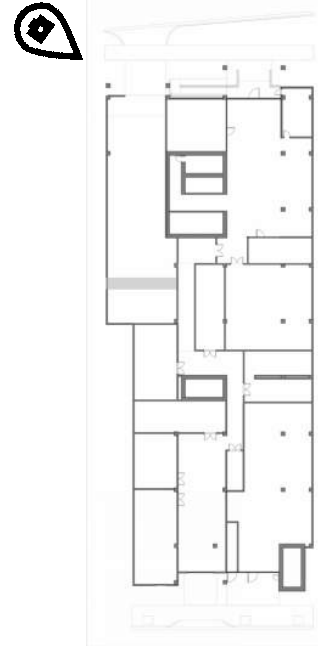
E

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1 COMMERCIAL ENTRANCE
3" = 1'-0"

F

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JIRO YATES
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PERSPECTIVE & RENDERINGS

SITE PLAN APPROVAL

AR-806

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F

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JY/JV	JV/AM	JY



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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PERSPECTIVE & RENDERINGS

SITE PLAN APPROVAL

AR-807

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