

3000 WATERSIDE

3000 E. OAKLAND PARK BLVD
FORT LAUDERDALE, FLORIDA 33306

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	2 OF 2	SKETCH OF SURVEY
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Designer	Author	Checker

C	DRC Rev C	10-30-24
B	DRC Rev B	10-09-24
A	DRC Rev A	06-17-24

REVISIONS

DATE:	COMM:
6.14.2024	24001

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3000 E Oakland Park Blvd
Fort Lauderdale FL 33306

COVER SHEET

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AR-000

DEVELOPER
CLARIDGE HOMES,
210 GLADSTONE AVE
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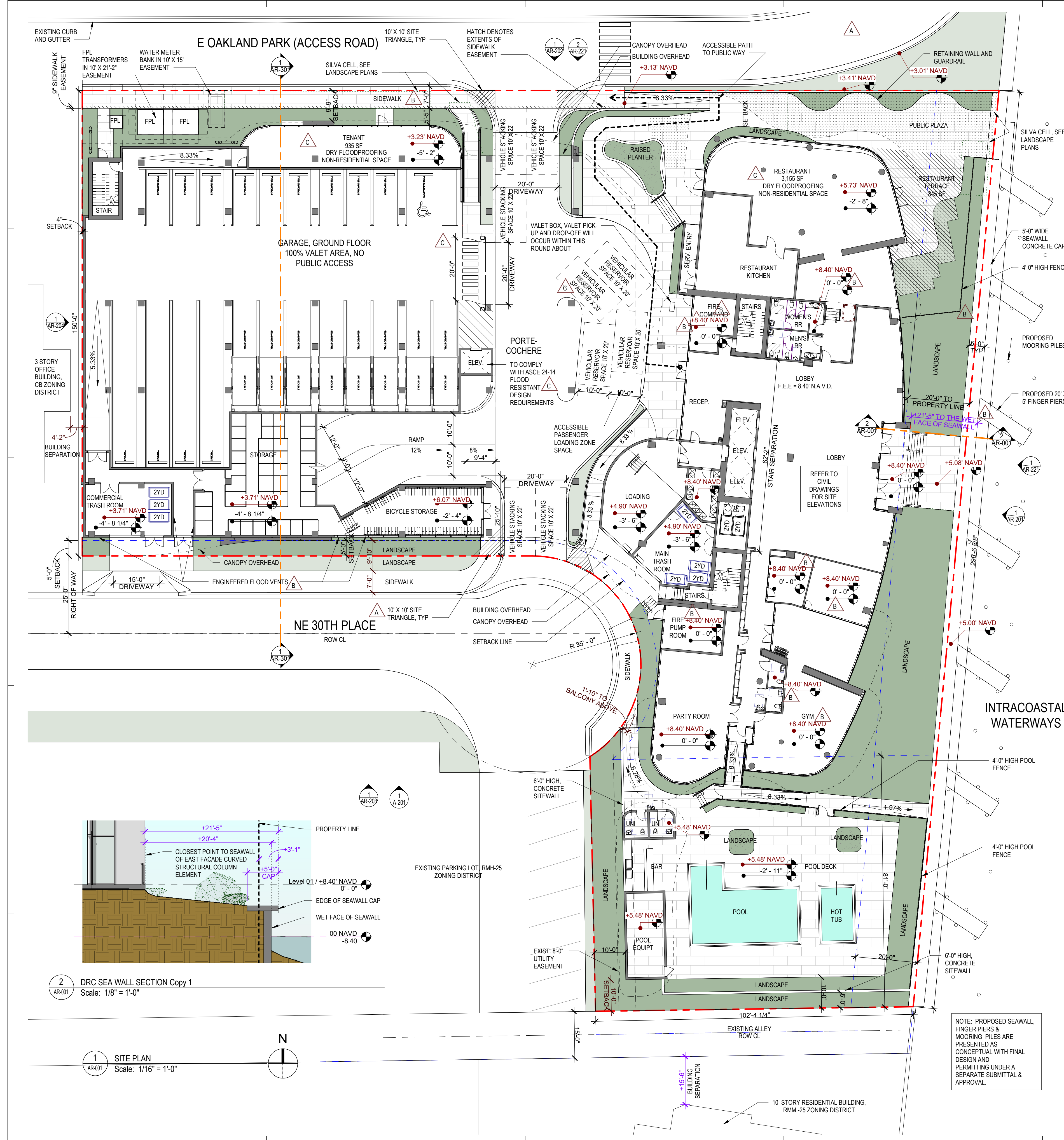
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SITE PLAN DATA

A. LAND USE DESIGNATION	COMMERCIAL MEDIUM-HIGH				
B. ZONING DESIGNATION	CB, COMMUNITY BUSINESS				
C. SITE AREA - GROSS (FLEX CALC'S TO CL OF OAKLAND PARK BLVD)	94,238 SF (2.16 ACRES)				
SITE AREA - NET	58,710 SF (1.35 ACRES)				
D. WATER/WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE				
E. MULTIFAMILY DEVELOPMENT DWELLING UNIT BREAKDOWN AND TYPE:					
2 BEDROOM (1,078 SF - 1,206 SF)	86 UNITS				
3 BEDROOM (1,450 SF)	35 UNITS				
3 BEDROOM + DEN (1,339 SF - 2,648 SF)	8 UNITS				
TOTAL PROVIDED	129 UNITS				
F. UNIT ALLOCATION BREAK DOWN					
FLEX UNITS (PREVIOUSLY ALLOCATED)	103 UNITS				
FLEX UNITS (THIS APPLICATION)	5 UNITS				
TDR UNITS	21 UNITS				
TOTAL PROVIDED	129 UNITS				
G. PARKING DATA					
RESIDENTIAL PARKING REQUIRED (PER SEC 47.20.2 - TABLE 1)					
RESI. 2BR	2.0 PER DWELLING UNIT x 86 UNITS = 172 SPACES				
RESI. 3BR	2.1 PER DWELLING UNIT x 35 UNITS = 73.5 SPACES				
RESI. 3BR + DEN	2.2 PER DWELLING UNIT x 8 UNITS = 17.6 SPACES				
RESI. TOTAL	264 SPACES				
FHA SPACES REQ.	2% (264 * 0.02) = 5.28 SPACES				
COMMERCIAL PARKING REQUIRED					
RETAIL - 935 SF	1/250 * 935 = 4 SPACES				
RESTAURANT - 4,000 SF (INC. TERRACE)	1/100 * 4,000 = 40 SPACES				
ADA SPACES REQ.	100% VALET OPERATED, NO ADA REQ.				
TOTAL REQUIRED	308 PARKING SPACES (6 FHA)				
PARKING PROVIDED					
STANDARD	TRIPLE TANDEM	DOUBLE LIFTS	ADA/FHA SPACES	TOTAL	
COMMERCIAL, 100% VALET, SERVES RETAIL AND RESTAURANT					
LEVEL 01	17	4 (12)	8 (16)	1	46
TOTAL COMMERCIAL PARKING PROVIDED					46 (1 ADA)
RESIDENTIAL, 100% SELF PARK, NO VALET					
LEVEL 02	47	0	0	2	49
LEVEL 03	61	0	0	2	63
LEVEL 04	64	0	0	1	65
LEVEL 05	64	0	0	1	65
LEVEL 06	22	0	0	0	22
TOTAL RESIDENTIAL PROVIDED					264 (6 FHA)
TOTAL PROJECT PROVIDED					310 (7 ADA/FHA)
H. LOADING ZONES					
I. LOT COVERAGE					38,207 SF - 65%
J. GROSS AREAS					
Level 01 / +8.40' NAVD	31,250 SF				
Level 02	33,954 SF				
Level 03	36,172 SF				
Level 04	35,864 SF				
Level 05	14,407 SF				
Level 06	21,373 SF				
Level 07	15,592 SF				
Level 08	15,592 SF				
Level 09	15,591 SF				
Level 10	15,591 SF				
Level 11	15,591 SF				
Level 12	15,591 SF				
Level 14	15,591 SF				
Level 15	15,534 SF				
Level 16	16,039 SF				
Level 17	14,932 SF				
Level 18	14,755 SF				
TOTAL	343,478 SF				
K. NUMBER OF STORIES	19 STORIES				
L. STRUCTURE LENGTH	216'-0"				
M. BUILDING HEIGHT	162'-0"				
N. SETBACKS	REQUIRED	PROVIDED			
(PER SEC 47-6.20)					
(PER SEC 47-25.3)	1/2 HEIGHT OF BLDG (81.0 FT)				
FRONT (NORTH) SETBACK	5'-0"	8'-3"			
SIDE (WEST) SETBACK	0'-0"	0'-4"			
SIDE (EAST) SETBACK	20'-0"	20'-0"			
REAR (SOUTH) SETBACK	5'-0"	5'-0"			
(2910 E OAKLAND PARK BLVD)					
(3000 NE 30TH PLACE)	81'-0" @ 162'-0" HT	83'-9"			
O. OPEN SPACE	REQUIRED	PROVIDED			
UNITS * 150 SF					
129 * 150 SF = 19,350 SF MIN	25,562 SF				
P. LANDSCAPE	REQUIRED	PROVIDED			
(PER SEC 47-18.21.H.2)					
19,350 SF x 50% = 9,675 SF MIN	10,632 SF				
Q. PUBLIC PLAZA	REQUIRED	PROVIDED			
	1,400 SF	1,400 SF			
R. TYPE OF CONSTRUCTION	TYPE 1-A, FULLY SPRINKLERED (# OF STORIES AND AREA "UNLIMITED" TABLES 504.3a AND 504.4)				

LEGAL DESCRIPTION

LOT 11 LESS THE WEST 100.00 FEET AND LESS THE NORTH 50.00 FEET THEREOF OF "OAKLAND OCEAN MILE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND THE WEST 100.00 FEET OF LOT 11 LESS THE NORTH 50.00 FEET THEREOF OF "OAKLAND OCEAN MILE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND LOT 25 OF "OAKLAND OCEAN MILE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

STREET ADDRESS:
2910 E OAKLAND PARK BLVD., FORT LAUDERDALE, FLORIDA
3000 E OAKLAND PARK BLVD., FORT LAUDERDALE, FLORIDA
3000 N.E. 30TH PLACE, FORT LAUDERDALE, FLORIDA

FLOOD INFORMATION:
COMMUNITY NUMBER: 120105
PANEL NUMBER: 0386 H
FLOOD ZONE: AE
BASE FLOOD ELEV: 5
EFFECTIVE DATE: 09/18/14

CODE DATA

- PROJECT SHALL BE PERMITTED UNDER THE 2023 FLORIDA BUILDING CODE, 8TH EDITION, AND COMPLY WITH FAIR HOUSING ACT REQUIREMENTS.
- OCCUPANCIES UNDER THE BUILDING PERMIT SHALL BE CLASSIFIED "B", "S-2", "A-2", AND "R-2" PER FBC 2023 CHAPTER 3.
- PARKING GARAGE SHALL BE "CLOSED" AND MECHANICALLY VENTILATED PER FBC 2023 SECTION 406.6.
- LIFE SAFETY PLANS UNDER THE BUILDING PERMIT SHALL BE SUBJECT TO FBC 2023, CHAPTER 10 MEANS OF EGRESS - TYPICAL ALL FLOORS.
- BUILDING SEPARATIONS SHALL COMPLY WITH FBC 2023 CHAPTER 6, TABLES 601 AND 602.
- EXTERIOR WALL OPENINGS SHALL COMPLY WITH FBC 2023 CHAPTER 7, TABLE 705.8.
- PARKING GARAGE SLOPES SHALL COMPLY WITH ULDR SECTION 47.20.9.A.
- DUMPSTERS SHALL COMPLY WITH ULDR SECTION 47-19.4.
- BUILDING WILL BE DESIGNED TO COMPLY WITH HIGH RISE REQUIREMENTS OF FBC 403
- BUILDING WILL BE DESIGNED TO COMPLY WITH FLOOD PROOFING REQUIREMENTS IN FBC 1612, ASCE 24-14 AND FEMA TECHNICAL BULLETIN 3 JAN 2021 IN APPLICABLE AREAS THAT ARE BELOW BFE.

POLICE

- ALL EXTERIOR WINDOWS AND DOORS SHALL BE IMPACT RATED.
- STAIRWELLS SHALL BE EGRESS ONLY ON GROUND LEVEL.
- BUILDING SHALL BE FITTED WITH INTERCOMVIDEO ACCESS CONTROL SYSTEMS AT ENTRY/EXIT POINTS, ELEVATORS, PARKING GARAGE, AND COMMON AREAS.
- EACH RESIDENTIAL AND COMMERCIAL UNIT SHALL BE WIRED FOR A MONITORED SECURITY SYSTEM AND THE POOL DECK SHALL INCORPORATE SAFETY FEATURES TO PREVENT UNSUPERVISED CHILDREN FROM ACCESSING THE POOL.
- ELEVATORS SHALL BE ACCESS CONTROLLED.
- UNIT ENTRY DOORS SHALL BE SOLID, IMPACT RESISTANT WITH DEADBOLT AND SHALL EACH 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 SHALL BE PAINTED A LIGHT COLOR.
- PARKING GARAGE SHALL PROVIDE ACCESS CONTROL FOR RESIDENTS.
- EMERGENCY COMMUNICATION DEVICES SHOULD BE PLACED IN PARKING GARAGE, AT POOL DECK AND ALL COMMON AREAS.

FIRE PROTECTION

PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA SEVENTH EDITION AND THE FLORIDA BUILDING CODE 2023

PER FBC 903.2.11.3. THE BUILDING SHALL HAVE FIRE SPRINKLERS.

TRANSPORTATION AND MOBILITY

BICYCLE PARKING:

LONG TERM PARKING: 54 SPACES PROVIDED
VERTICALLY HUNG RACK WITHIN BICYCLE STORAGE ROOM ON GROUND FLOOR. RACKS SHALL BE FROM THE PARK APBD FACILITIES CATALOG OR APPROVED EQUAL.

AERIAL

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

C	DRC Rev C	10-30-24
B	DRC Rev B	10-09-24
A	DRC Rev A	06-17-24

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DATE:	COMM:
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SITE PLAN

DRC SET

AR-001

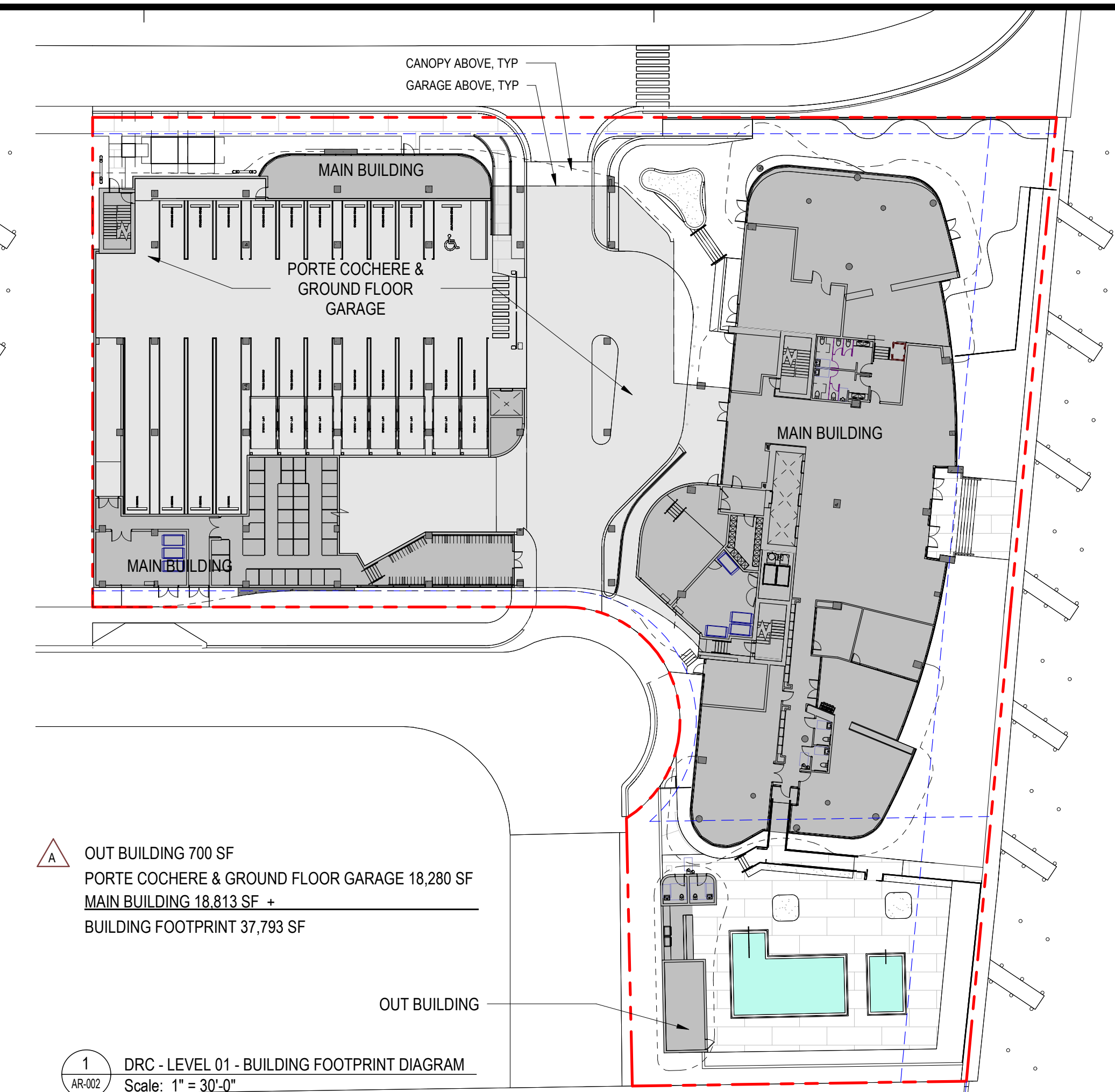
OPEN SPACE AREA REQUIREMENTS

Sec. 47-18.21.H AREA = 129 UNITS * 153 SF/UNIT = 19,350 SF OF OPEN SPACE REQUIRED.
50% OF OPEN SPACE MUST BE LANDSCAPE AT OR ABOVE GRADE.
40% OF OPEN SPACE MUST BE AT GRADE

	REQUIRED	PROPOSED
PUBLIC PLAZA	1,400 SF	1,400 SF
OPEN SPACE AT GRADE	40% MIN = 7,740 SF	18,455 SF
OPEN SPACE ABOVE GRADE	0 SF	8,107 SF
TOTAL OPEN SPACE:	19,350 SF	26,562 SF
LANDSCAPE	50% MIN = 9,675 SF	8,782 SF + 1,850 SF = 10,632 SF

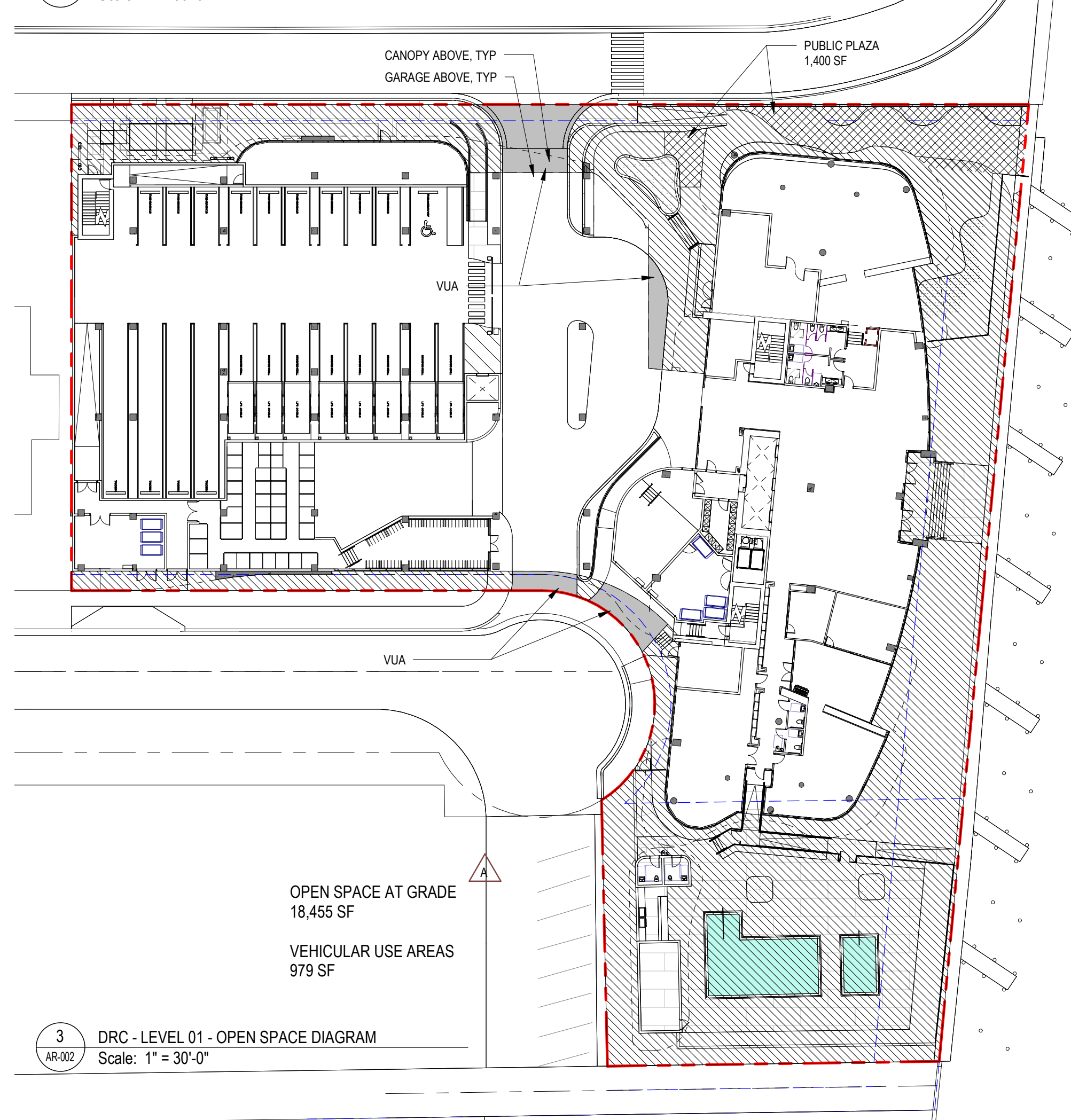


2 DRC - LEVEL 01 - OPEN SPACE DIAGRAM - LANDSCAPE
Scale: 1" = 30'-0"

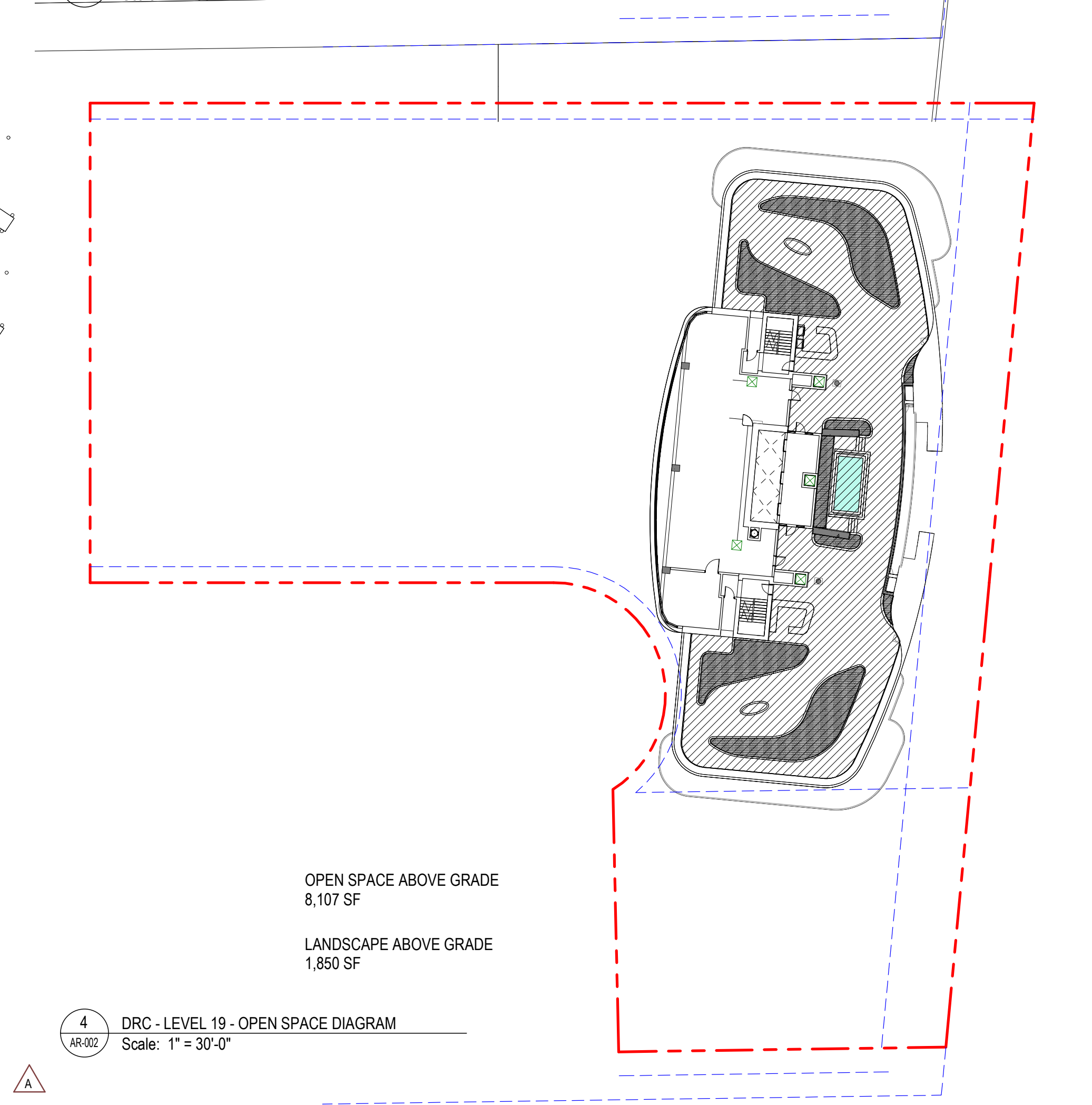


OUT BUILDING 700 SF
PORTE COCHERE & GROUND FLOOR GARAGE 18,280 SF
MAIN BUILDING 18,813 SF +
BUILDING FOOTPRINT 37,793 SF

1 DRC - LEVEL 01 - BUILDING FOOTPRINT DIAGRAM
Scale: 1" = 30'-0"



3 DRC - LEVEL 01 - OPEN SPACE DIAGRAM
Scale: 1" = 30'-0"



4 DRC - LEVEL 19 - OPEN SPACE DIAGRAM
Scale: 1" = 30'-0"

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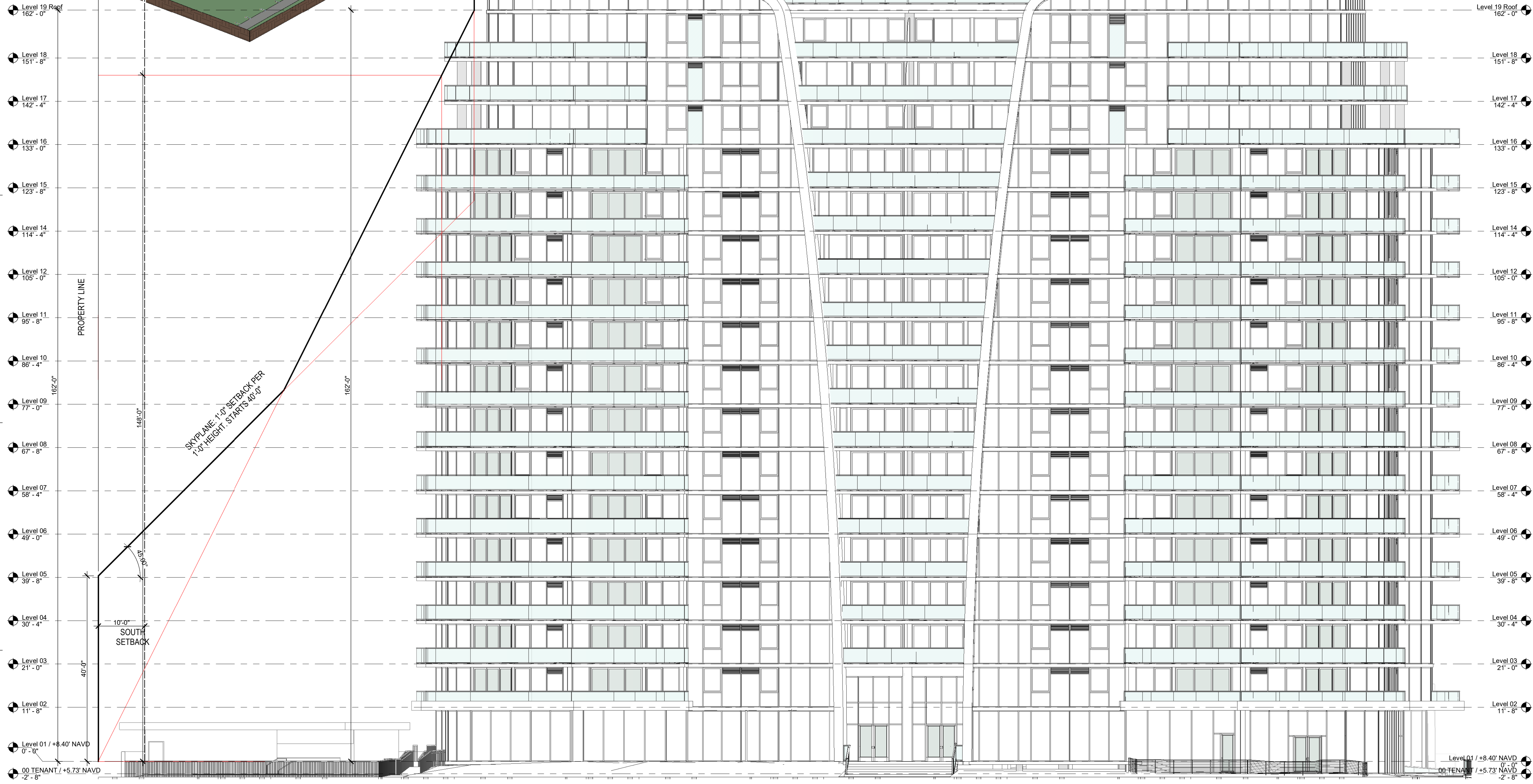
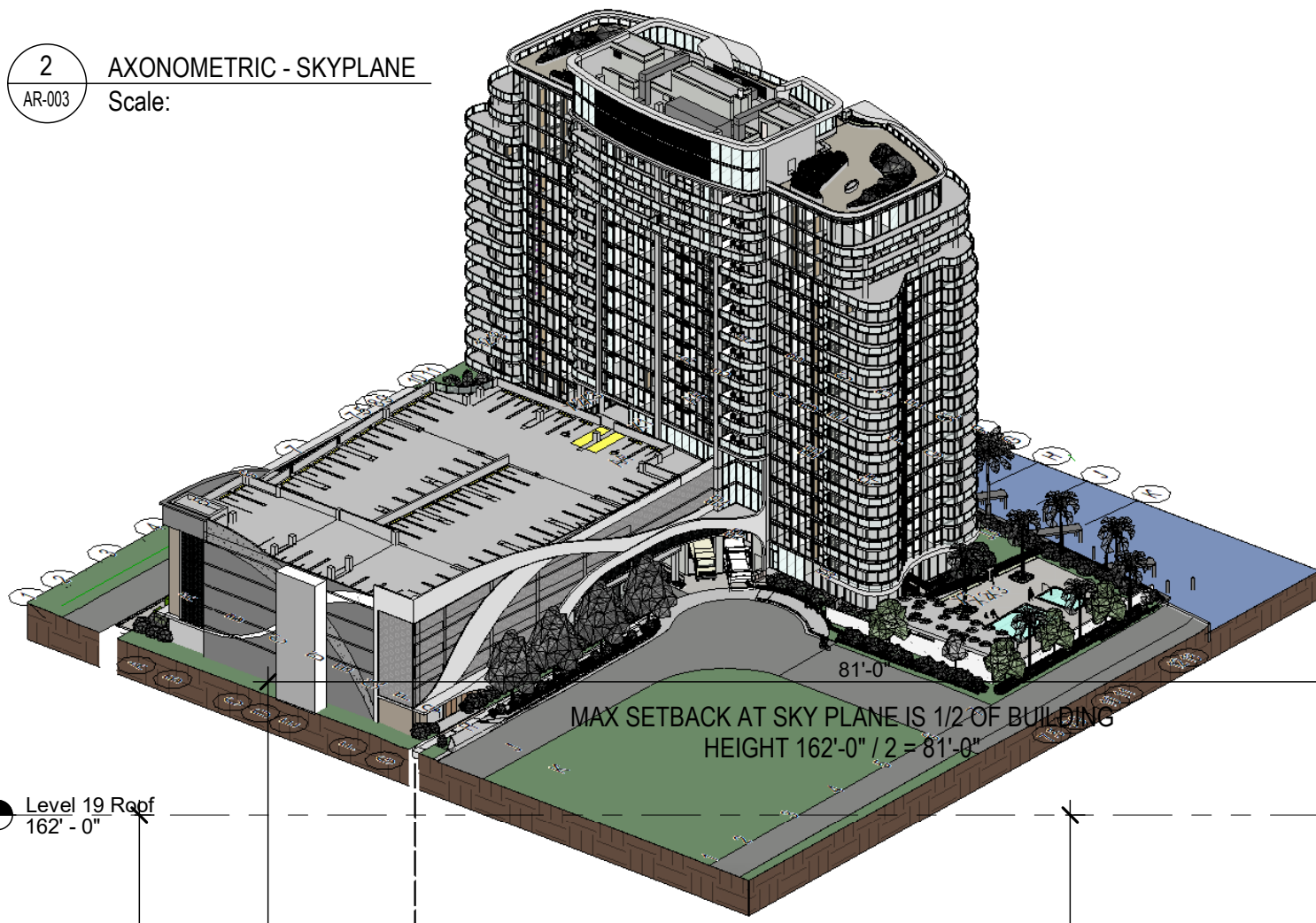
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OPEN SPACE DIAGRAMS

DRC SET

AR-002

2 AXONOMETRIC - SKYPLANE
Scale:



1 SECTION - SOUTH SKY PLAN SETBACK
Scale: 3/32" = 1'-0"

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SETBACK DIAGRAMS-not used

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AR-003

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B	DRC Rev B	10-09-24
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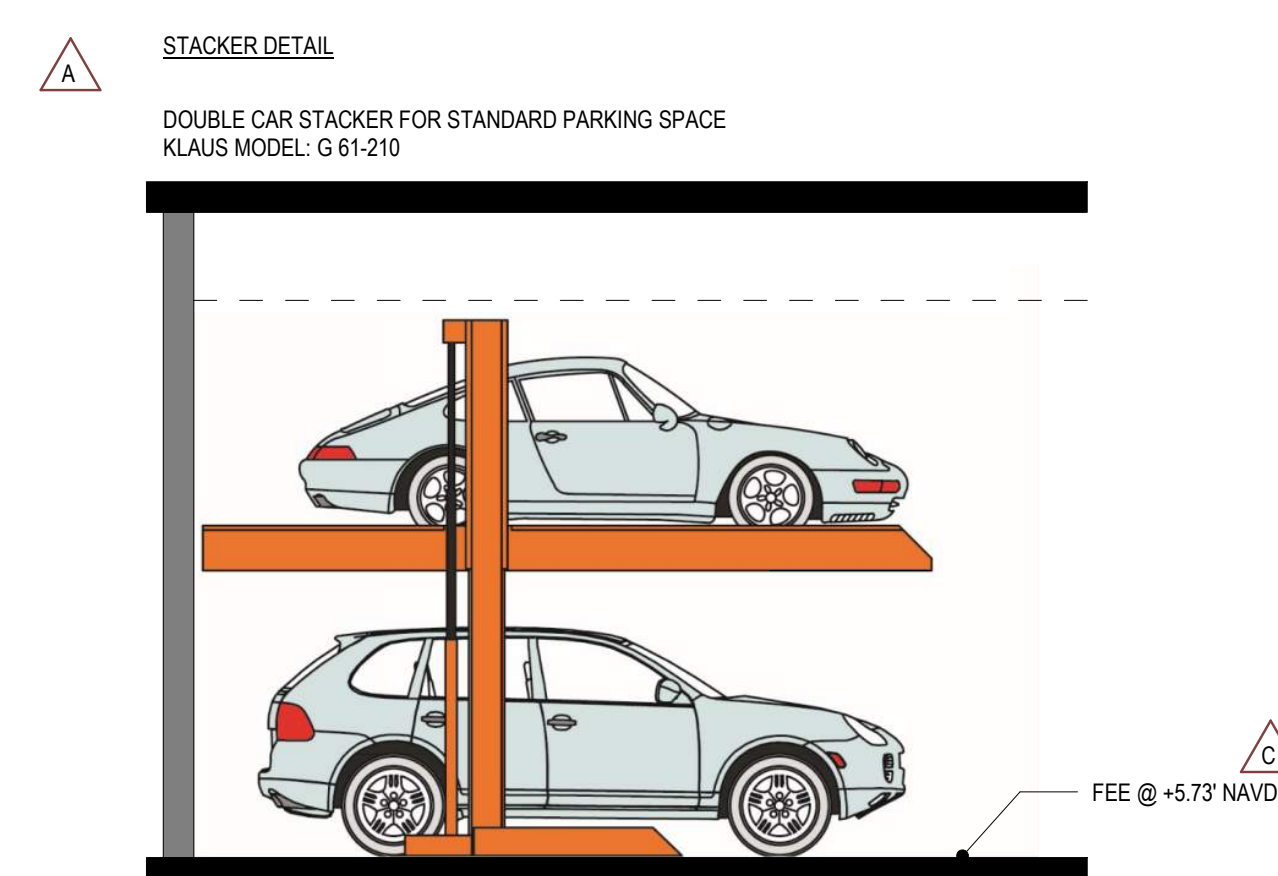
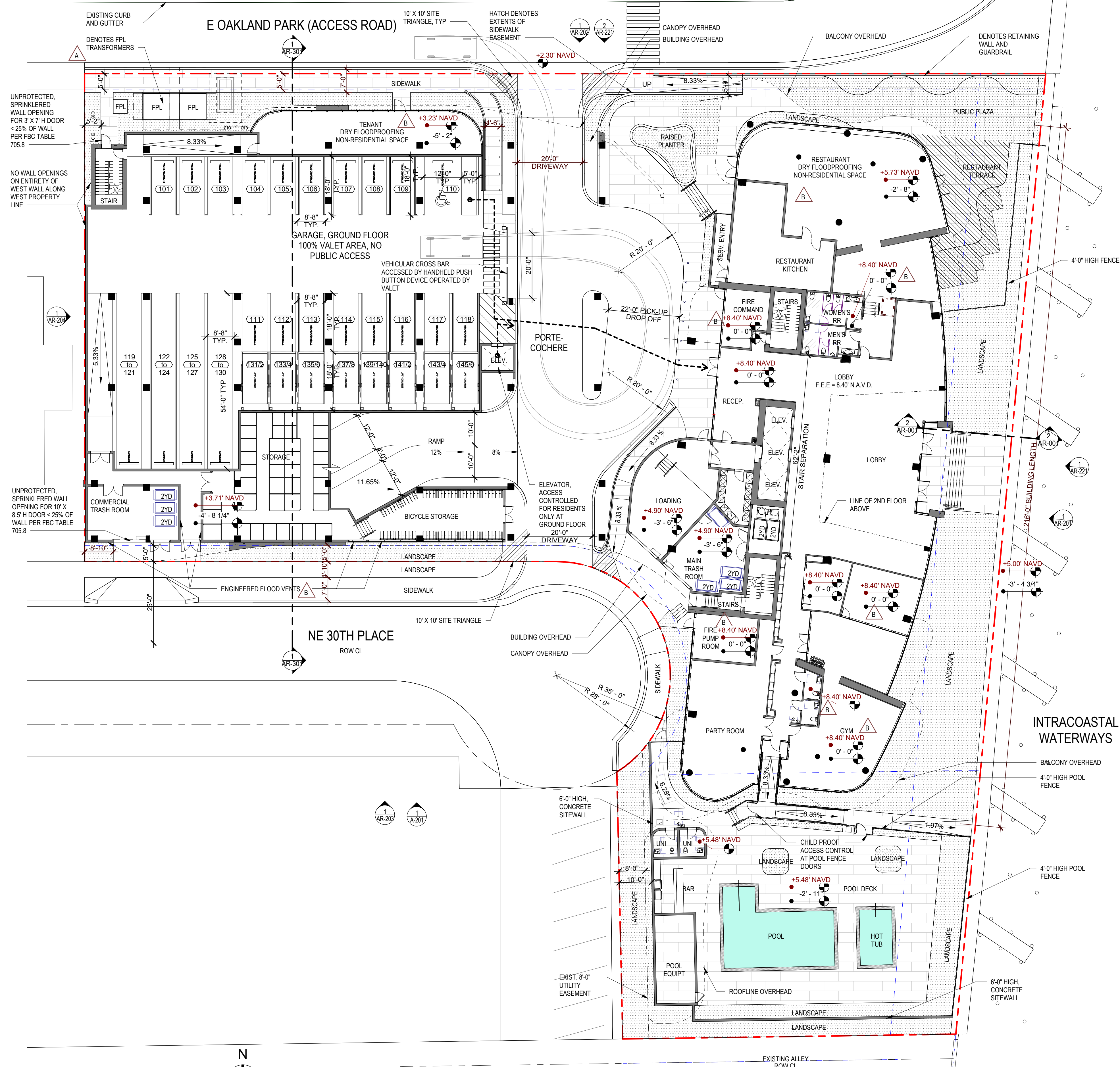
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LEVEL 1 FLOOR PLAN

DRC SET

AR-101



1 AR-101 DRC - LEVEL 01 - FLOOR PLAN
Scale: 1/16" = 1'-0"

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1 DRC - LEVEL 02 - FLOOR PLAN
AR-102 Scale: 1/16" = 1'-0"

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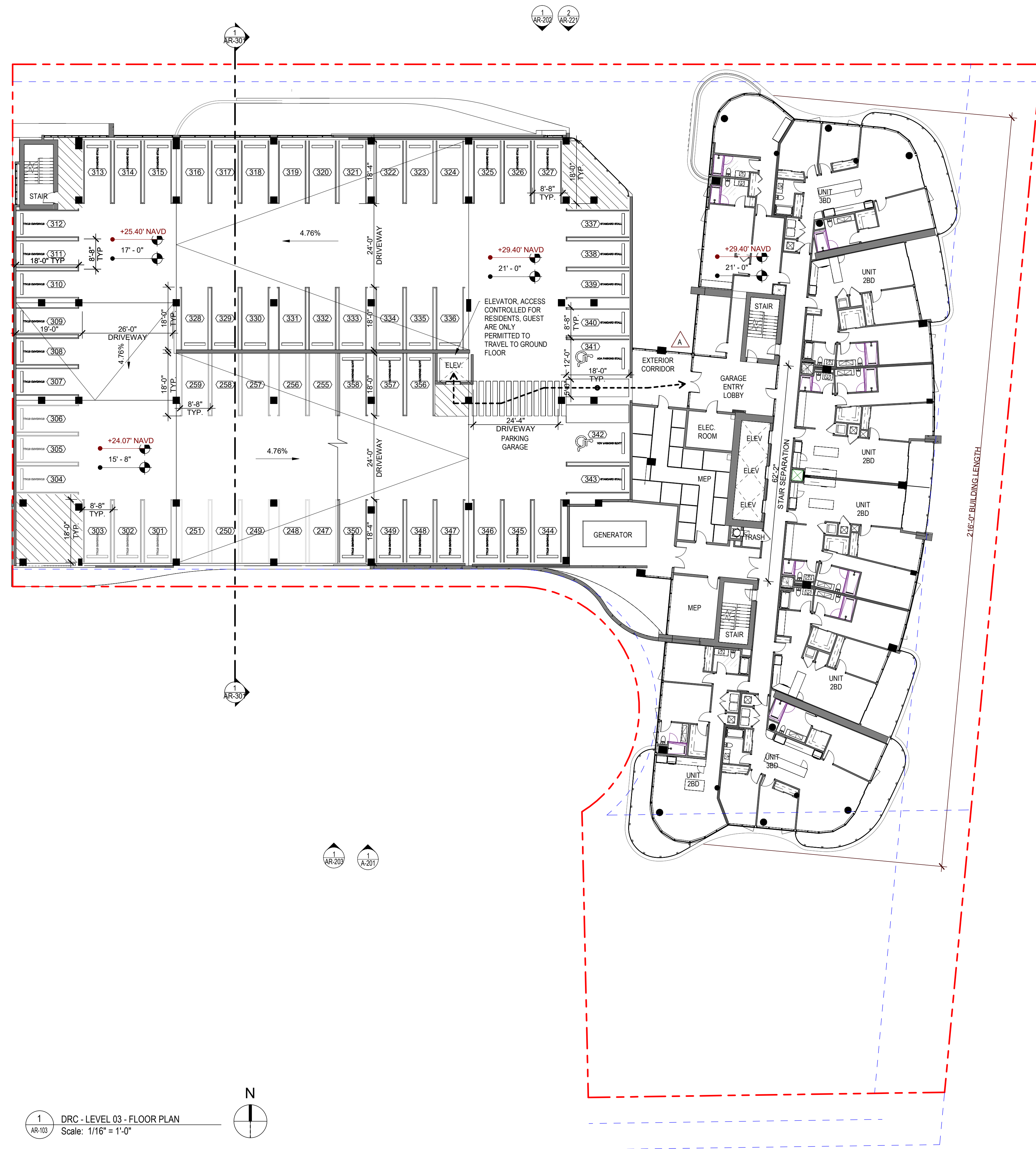
LEVEL 2 FLOOR PLAN

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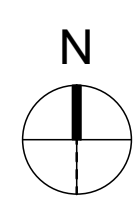
AR-102

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1 DRC - LEVEL 03 - FLOOR PLAN
Scale: 1/16" = 1'-0"



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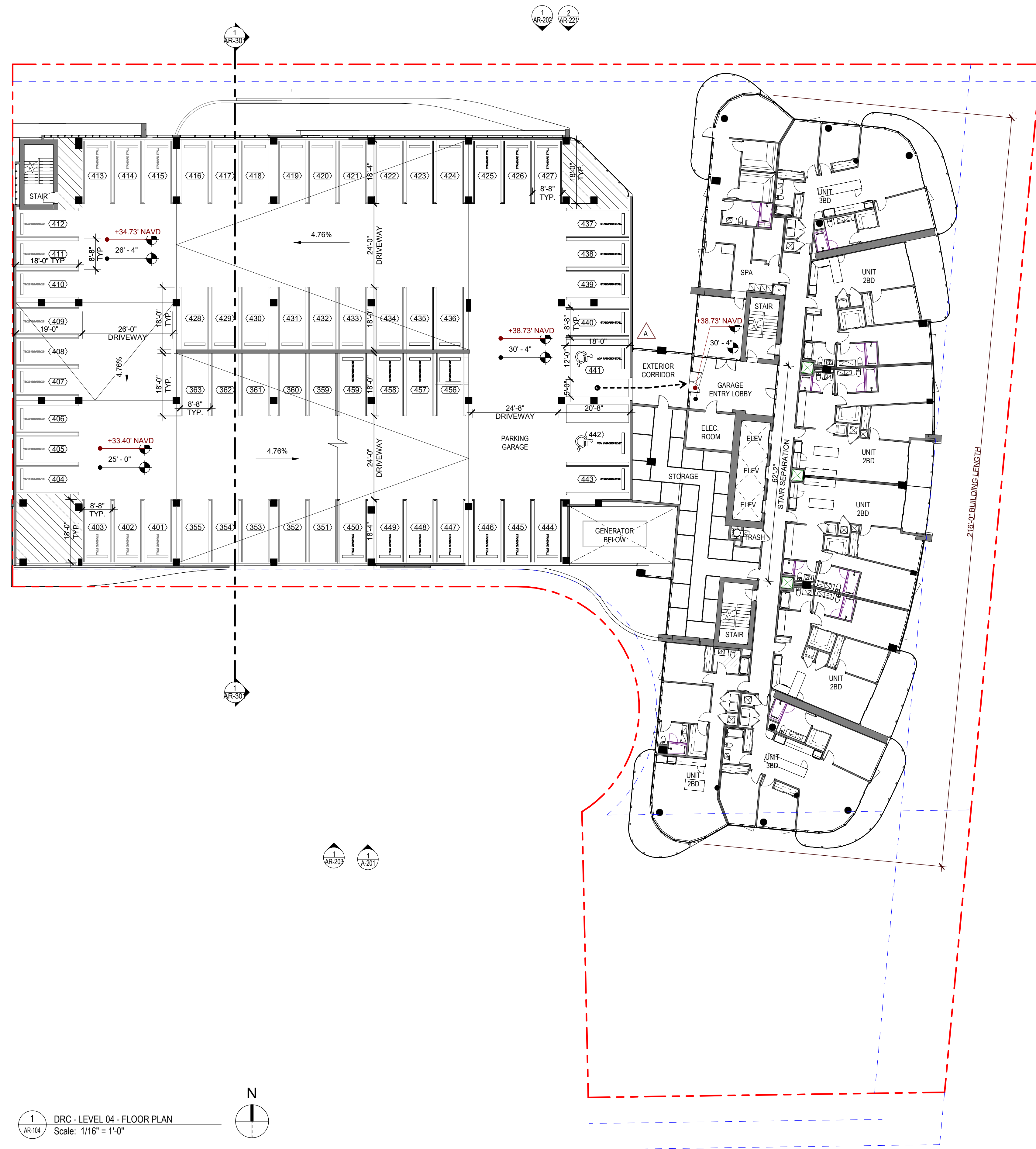
LEVEL 3 FLOOR PLAN

DRC SET

AR-103

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Scale: 1/16" = 1'-0"

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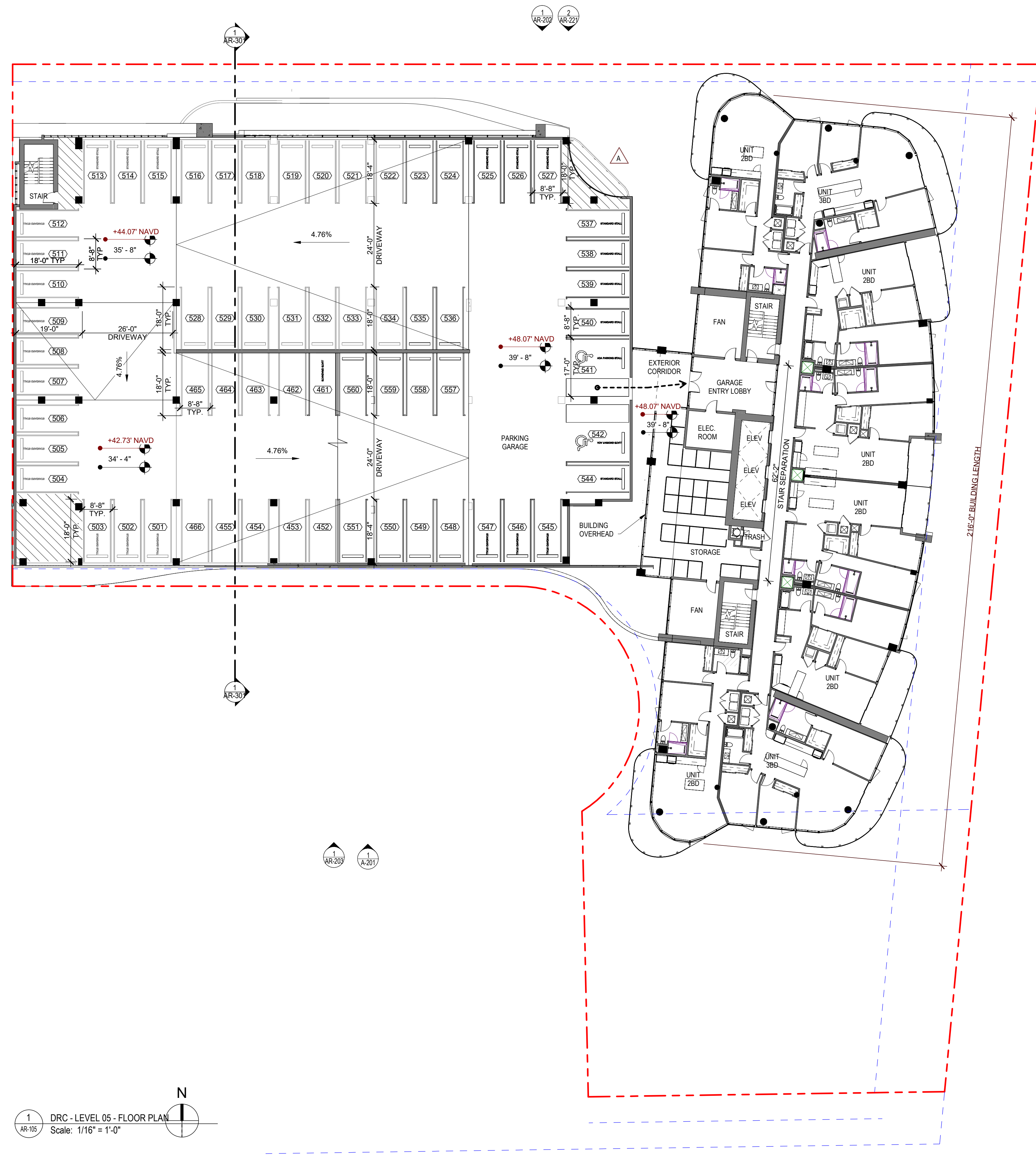
LEVEL 4 FLOOR PLAN

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AR-104

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Scale: 1/16" = 1'-0"
AR-105

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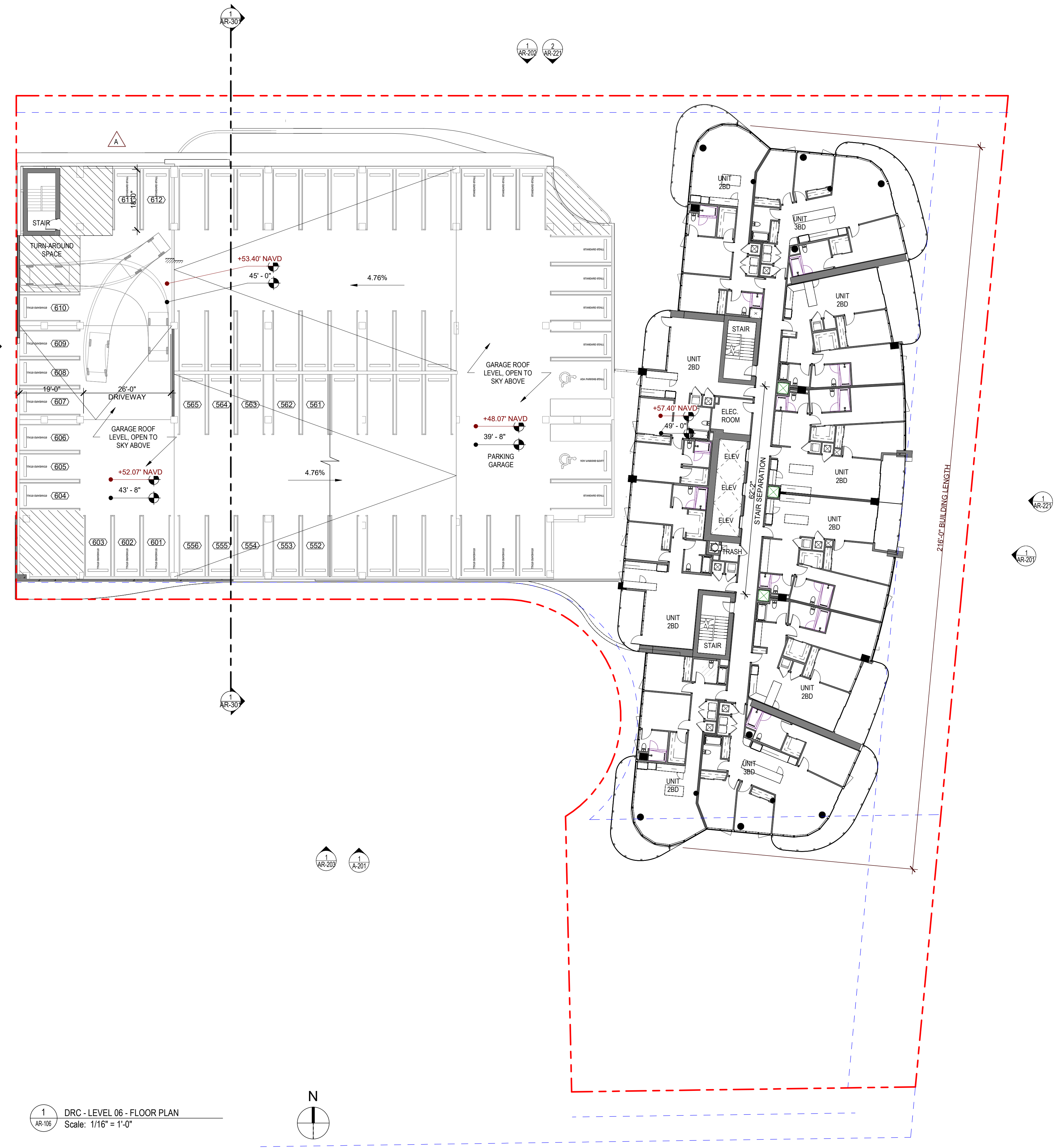
LEVEL 5 FLOOR PLAN

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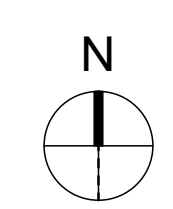
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1 DRC - LEVEL 06 - FLOOR PLAN
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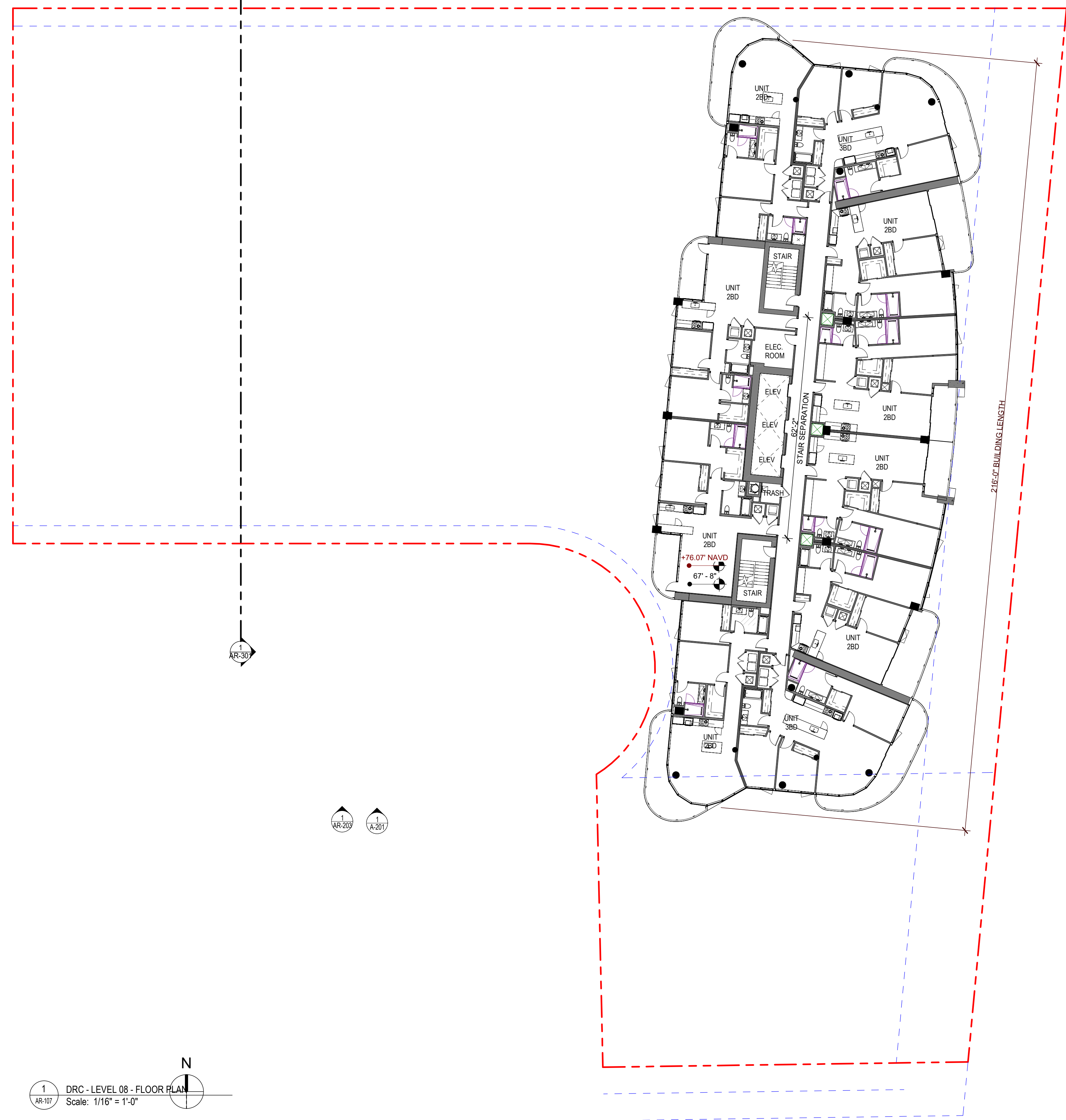
LEVEL 6 FLOOR PLAN

DRC SET

AR-106

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1 AR-107 DRC - LEVEL 08 - FLOOR PLAN
Scale: 1/16" = 1'-0"

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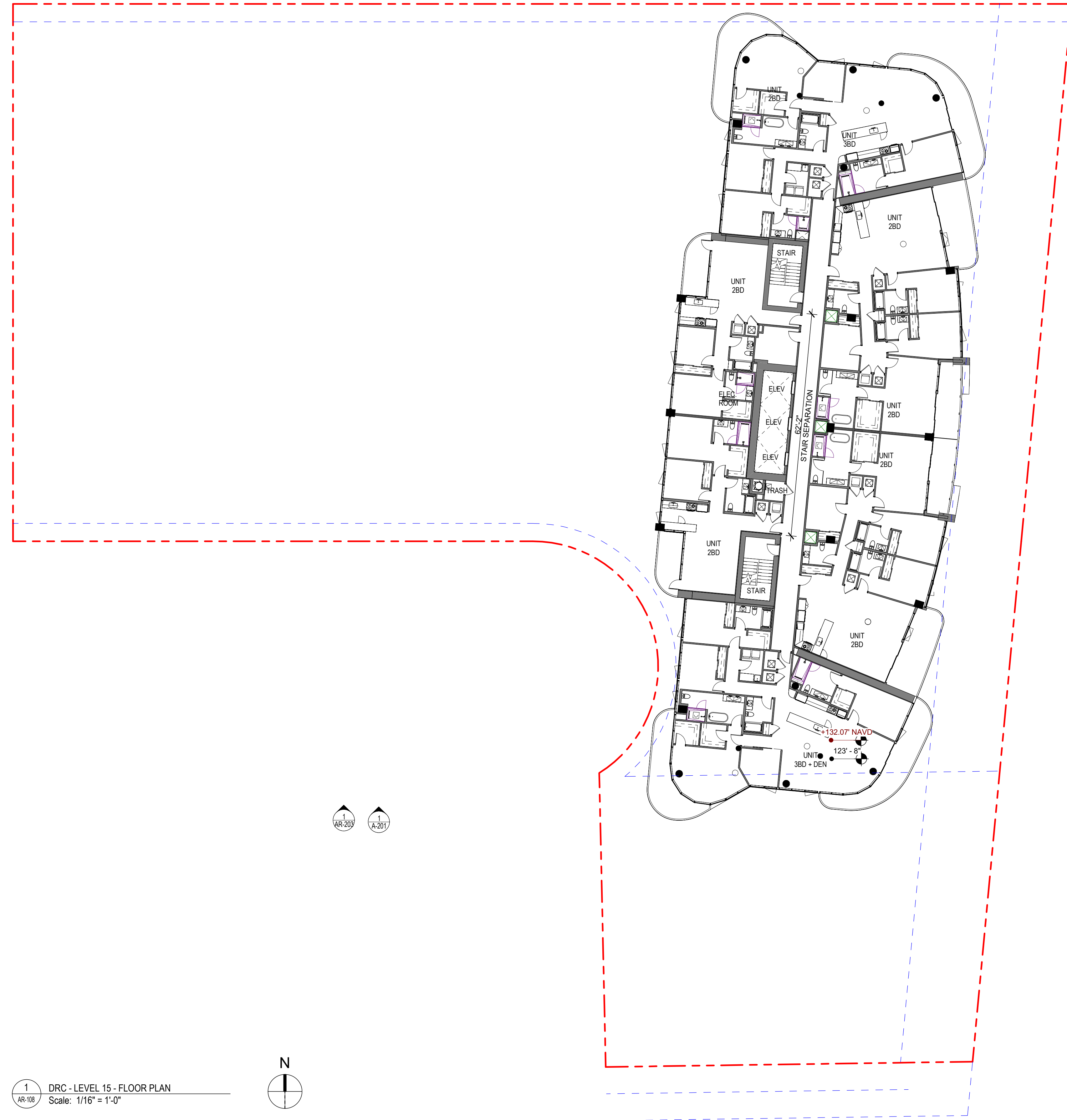
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LEVEL 7-14 FLOORPLAN, TYP. UNIT
LEVEL
DRC SET

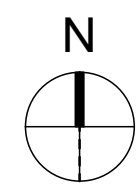
AR-107

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1 DRC - LEVEL 15 - FLOOR PLAN
AR-108 Scale: 1/16" = 1'-0"



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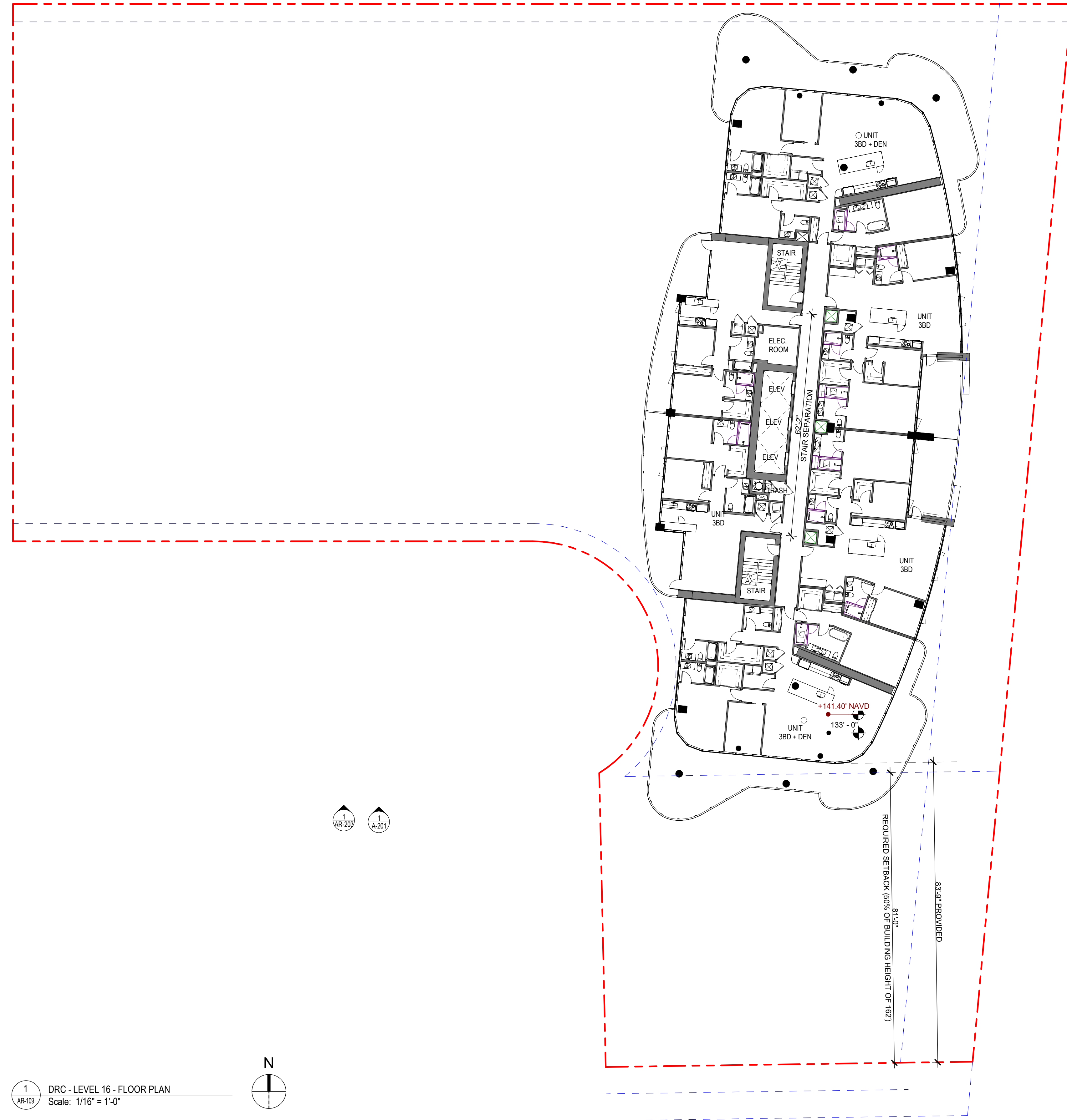
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LEVEL 15 FLOORPLAN, UNIT LEVEL
DRC SET

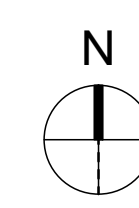
AR-108

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1 DRC - LEVEL 16 - FLOOR PLAN
AR-109 Scale: 1/16" = 1'-0"



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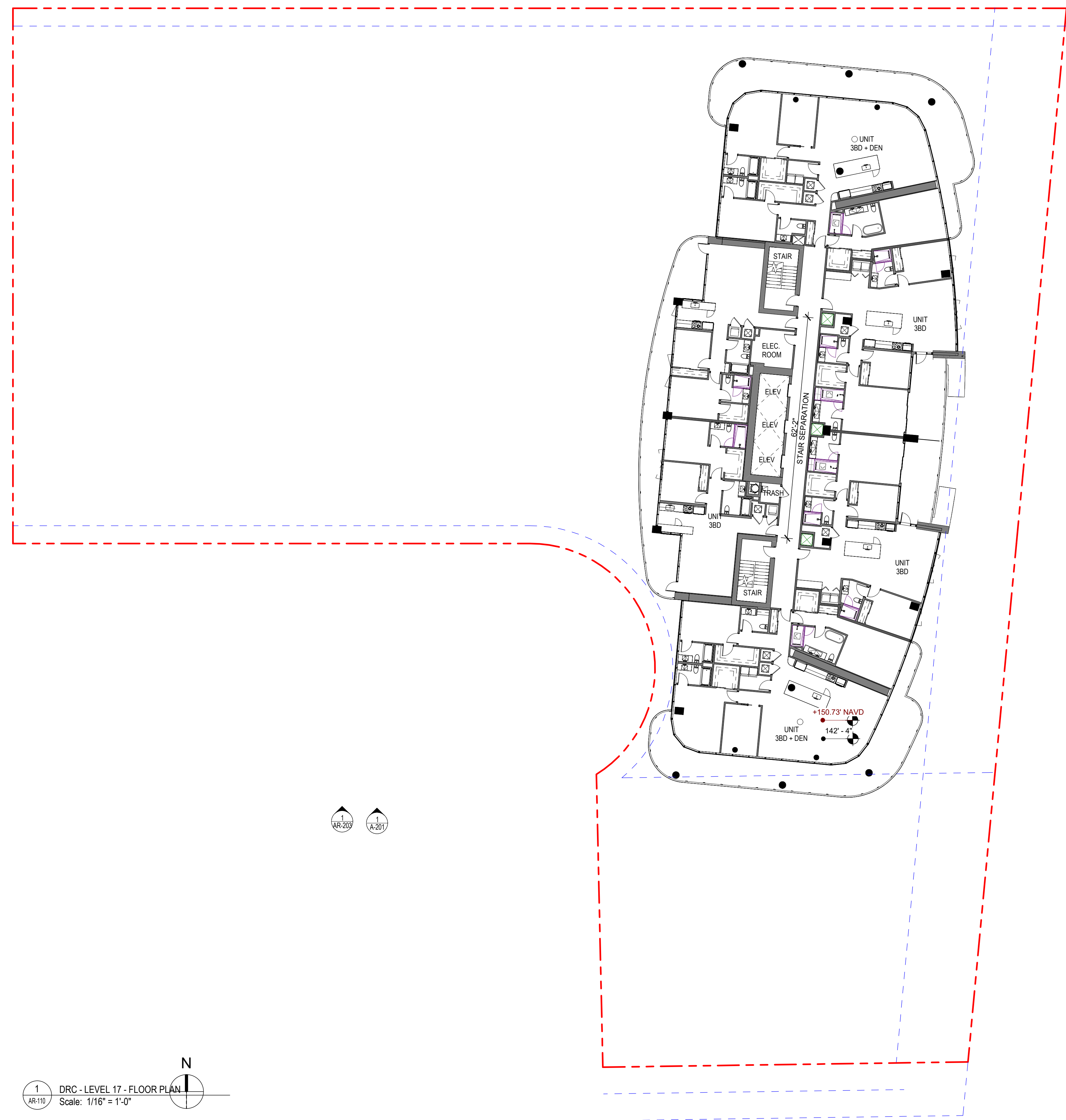
LEVEL 16 FLOORPLAN

DRC SET

AR-109

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1 DRC - LEVEL 17 - FLOOR PLAN
AR-110 Scale: 1/16" = 1'-0"

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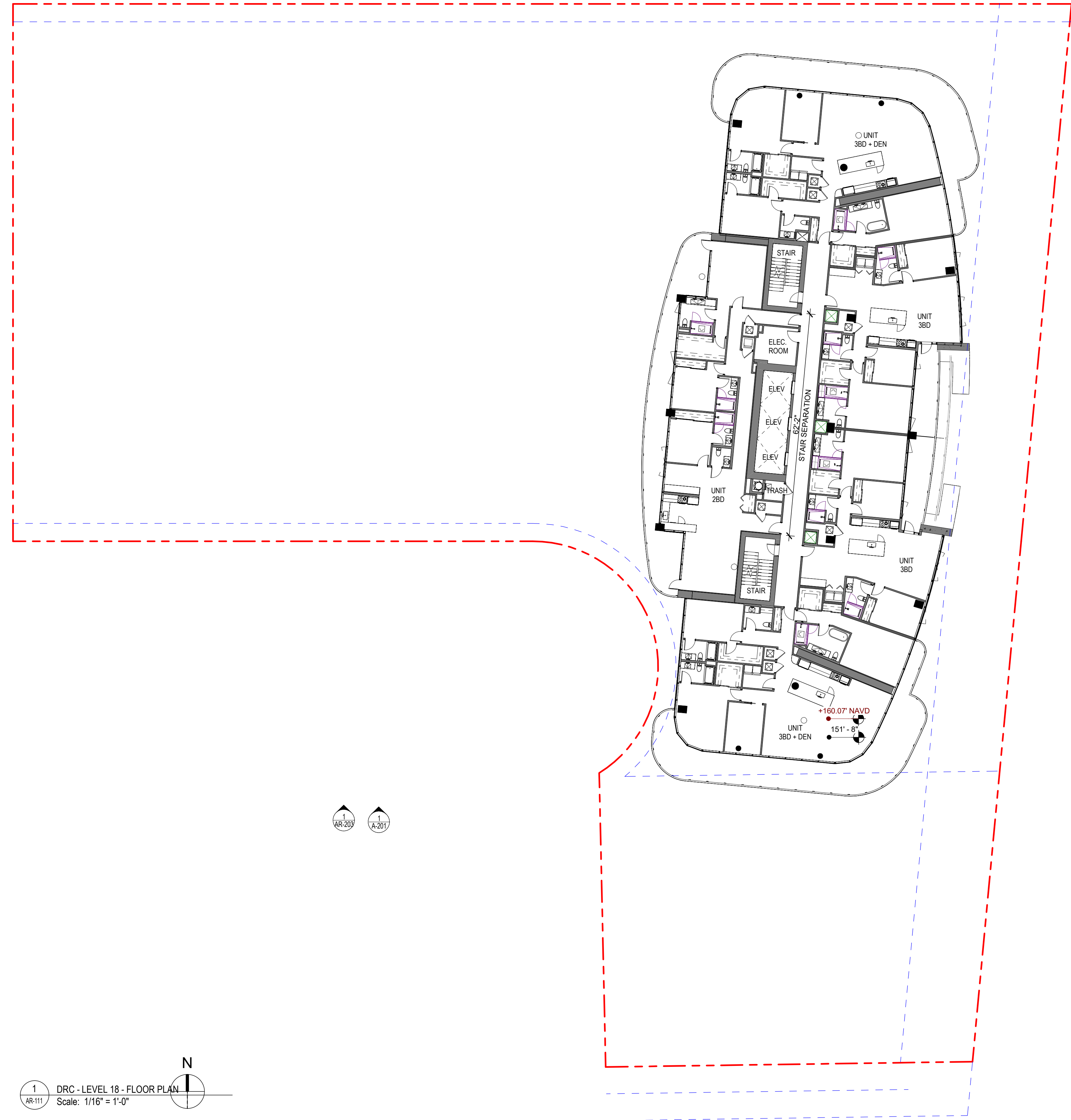
LEVEL 17 FLOORPLAN

DRC SET

AR-110

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1
AR-200

1
AR-200

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AR-221

1
AR-221

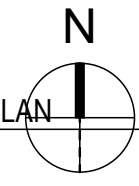
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AR-201

1
AR-200

1
A-201

1
AR-111

DRC - LEVEL 18 - FLOOR PLAN
Scale: 1/16" = 1'-0"



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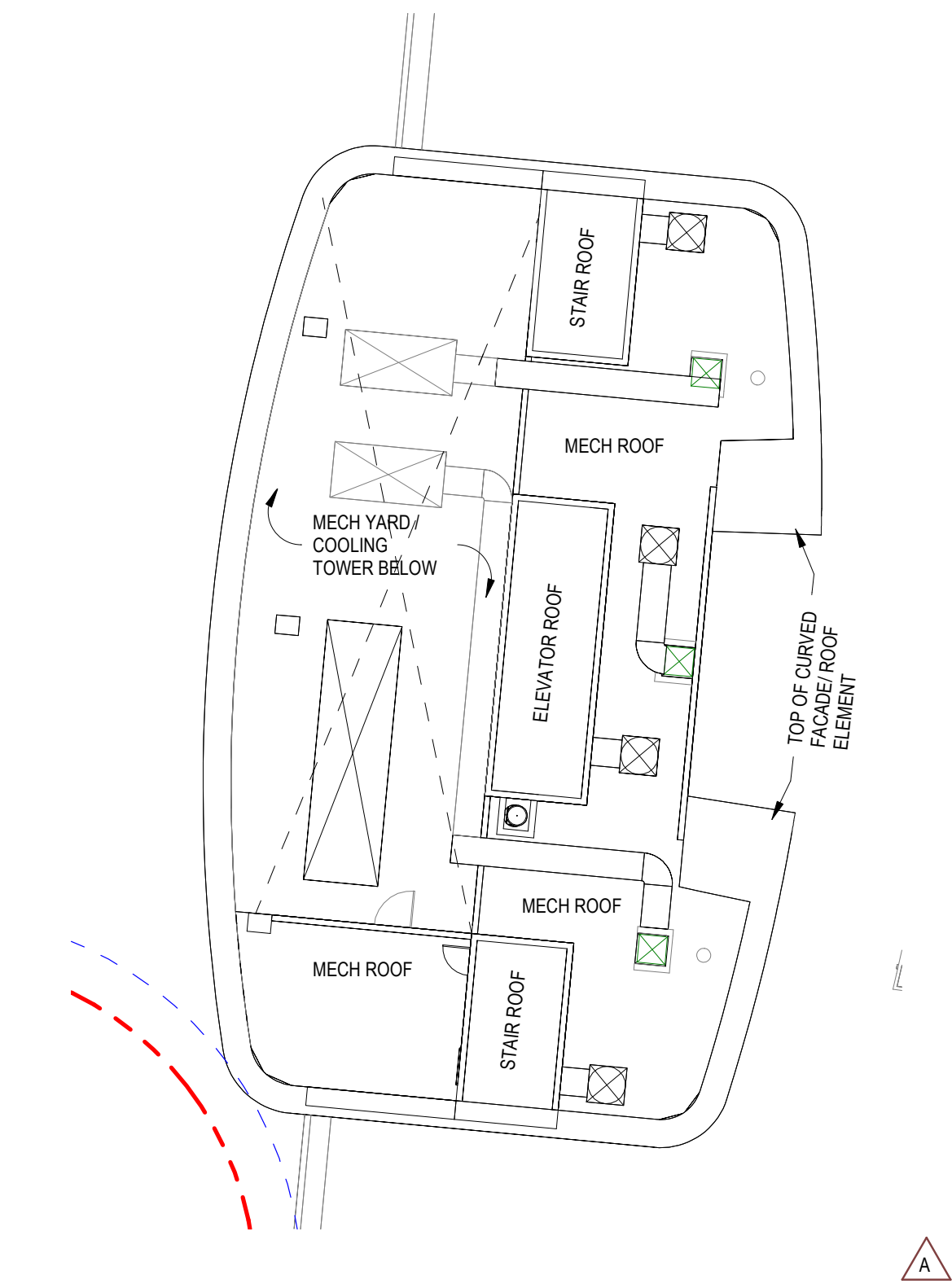
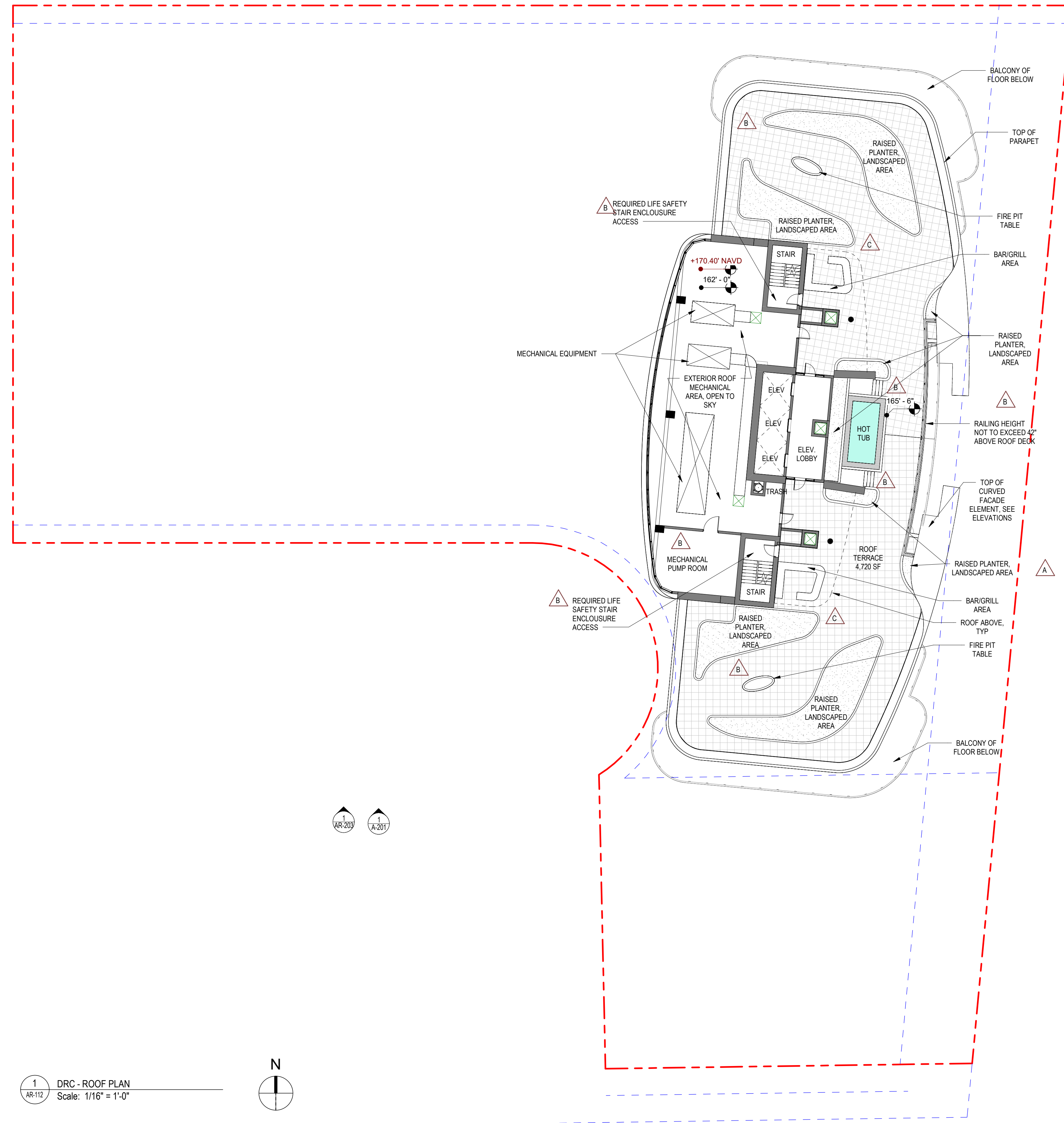
LEVEL 18 FLOORPLAN

DRC SET

AR-111

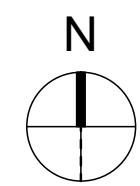
10/30/2024 3:02:17 PM

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Designer	Author	Checker



2 DRC - ROOF PLAN - UPPER
Scale: 1/16" = 1'-0"

1 DRC - ROOF PLAN
Scale: 1/16" = 1'-0"



C	DRC Rev C	01-06-25
B	DRC Rev B	10-09-24
A	DRC Rev A	06-17-24

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LEVEL 19 ROOF

DRC SET

AR-112

1/9/2025 3:08:17 PM

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Designer	Author	Checker

C	DRC Rev C	10-30-24
B	DRC Rev B	10-09-24
A	DRC Rev A	06-17-24

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EXTERIOR ELEVATIONS

DRC SET

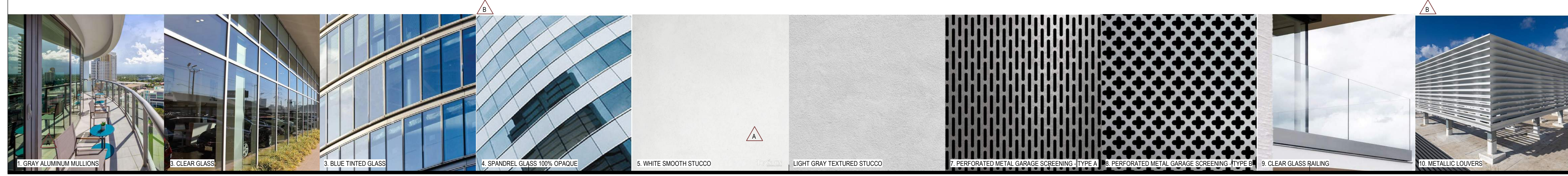
AR-201

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1 EAST ELEVATION
Scale: 3/32" = 1'-0"

MATERIALS



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Designer	Author	Checker

C	DRC Rev C	10-30-24
B	DRC Rev B	10-09-24
A	DRC Rev A	06-17-24

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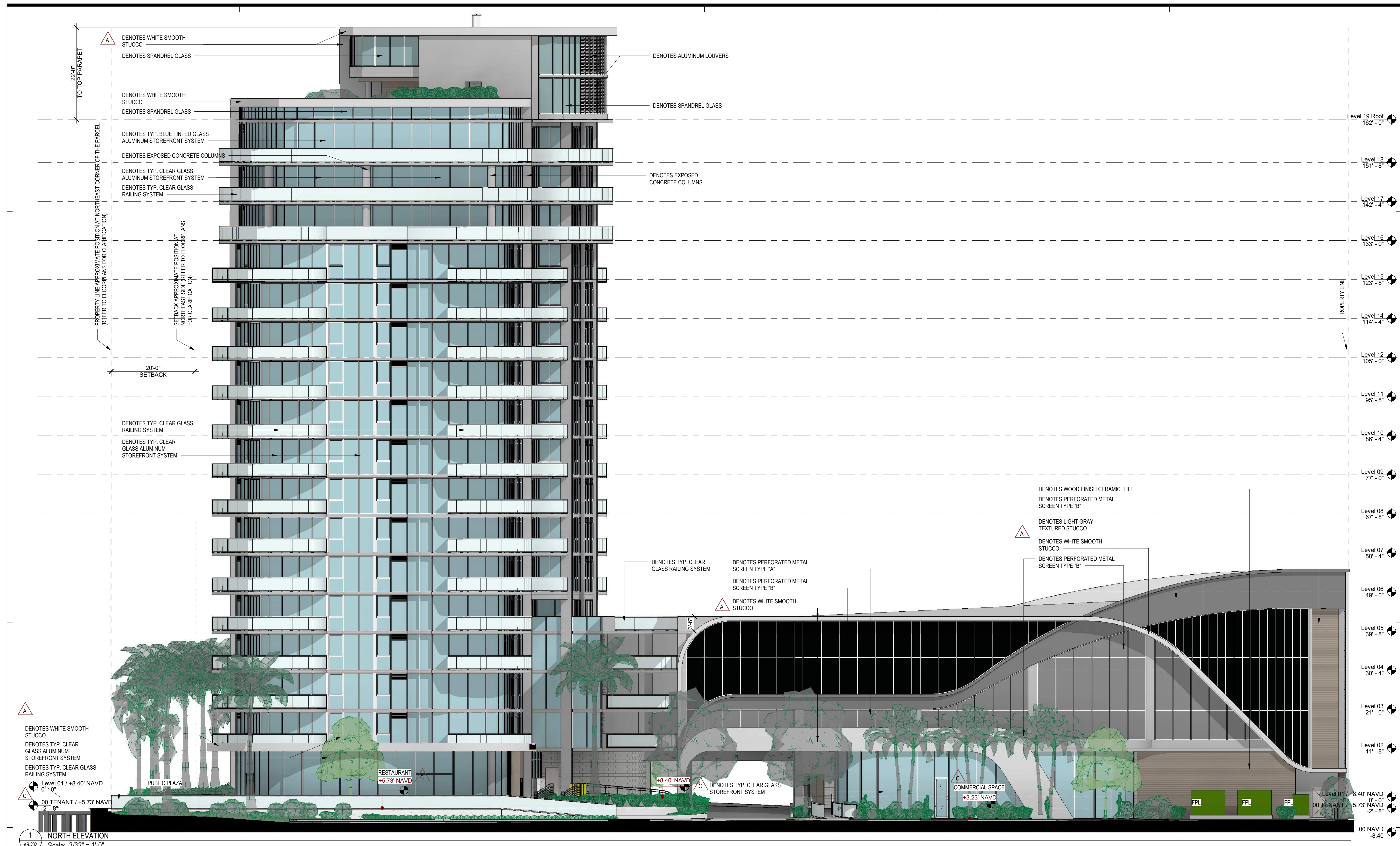
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EXTERIOR ELEVATIONS

DRC SET

AR-202



MATERIALS



DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

C	DRC Rev C	10-30-24
B	DRC Rev B	10-09-24
A	DRC Rev A	06-17-24

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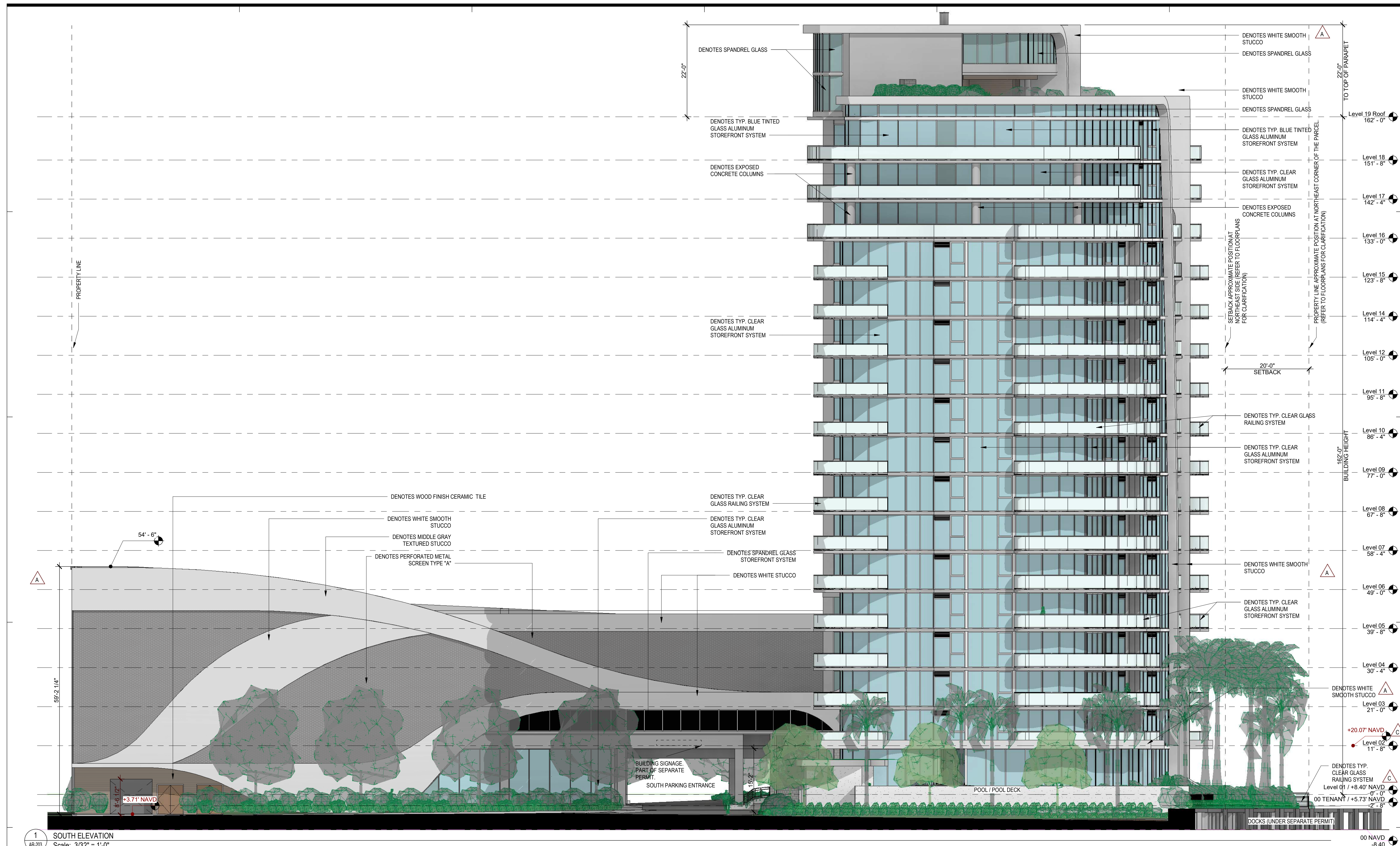
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EXTERIOR ELEVATIONS

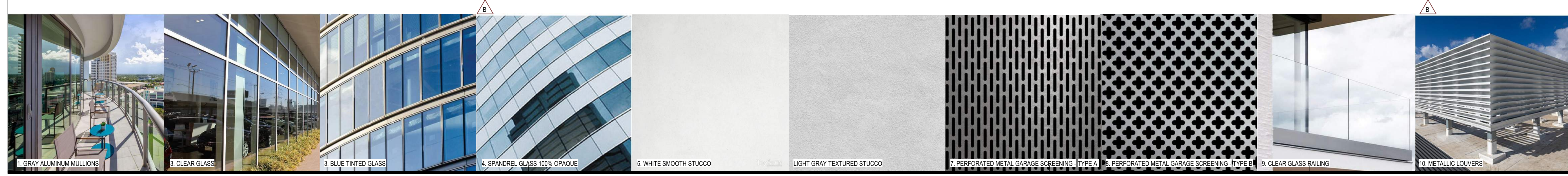
DRC SET

AR-203



1 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

MATERIALS



DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

C	DRC Rev C	10-30-24
B	DRC Rev B	10-09-24
A	DRC Rev A	06-17-24

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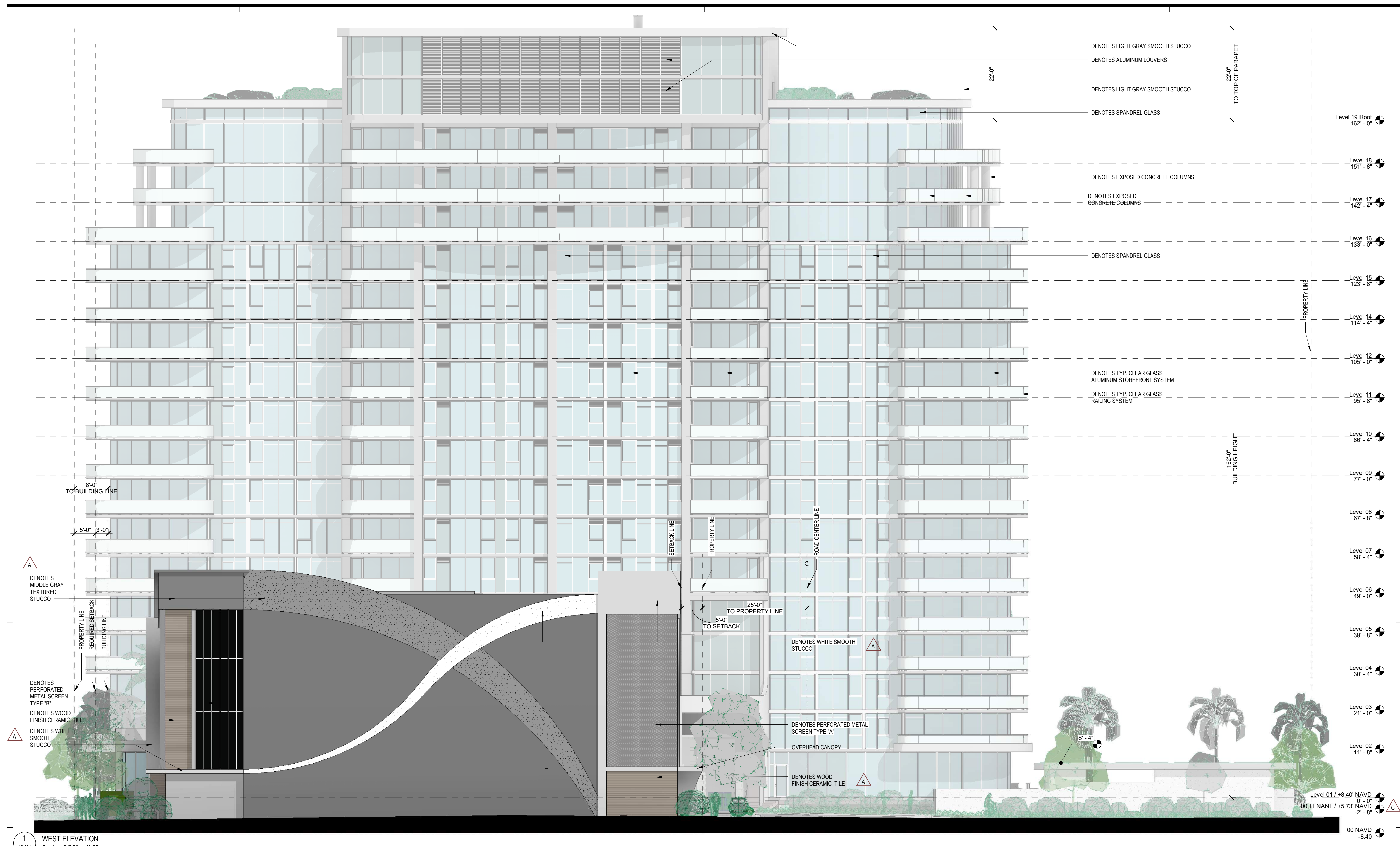
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EXTERIOR ELEVATIONS

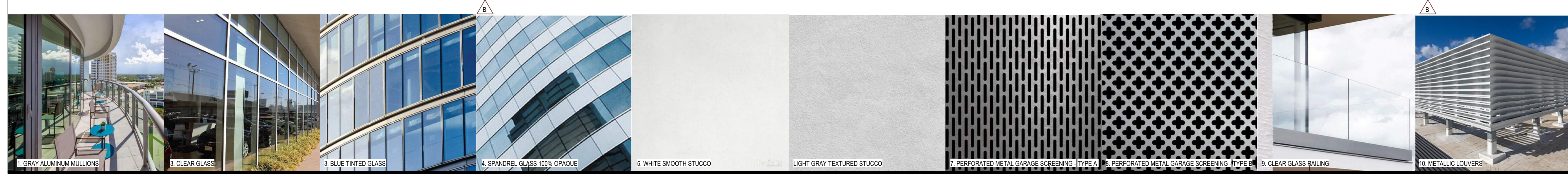
DRC SET

AR-204

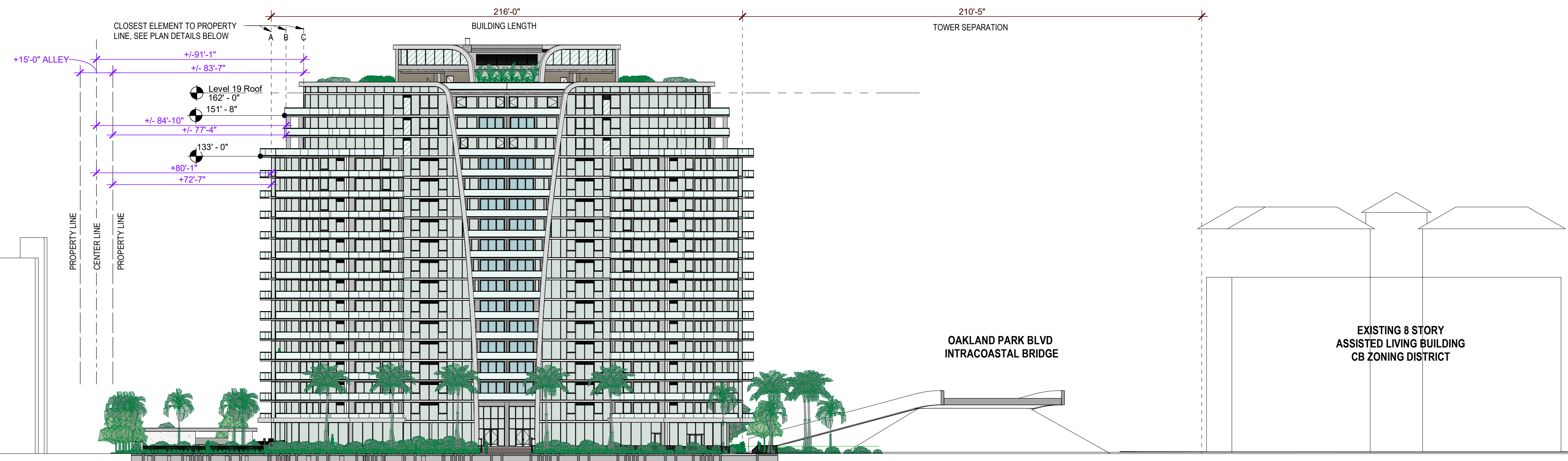


1 WEST ELEVATION
Scale: 3/32" = 1'-0"

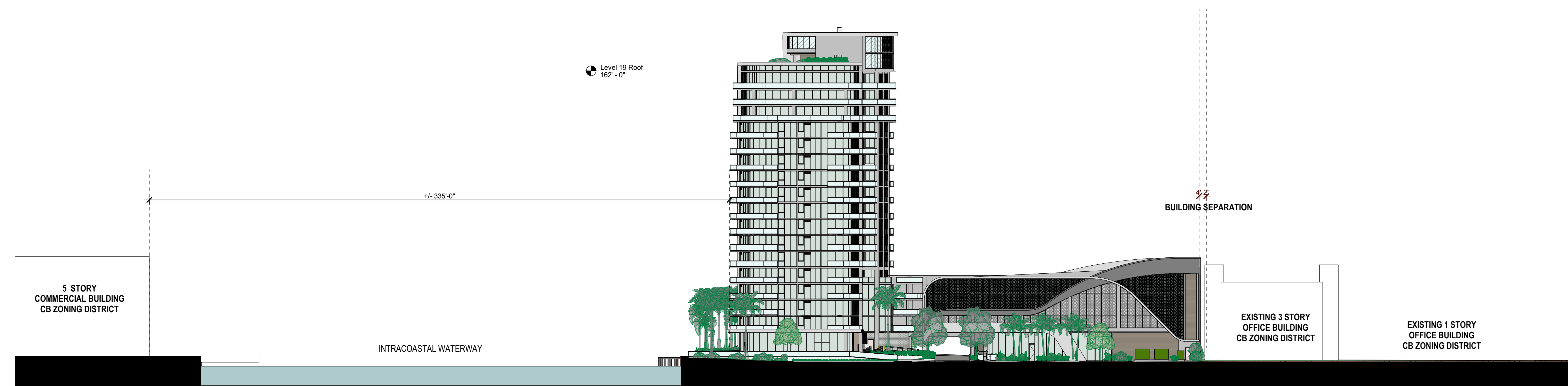
MATERIALS



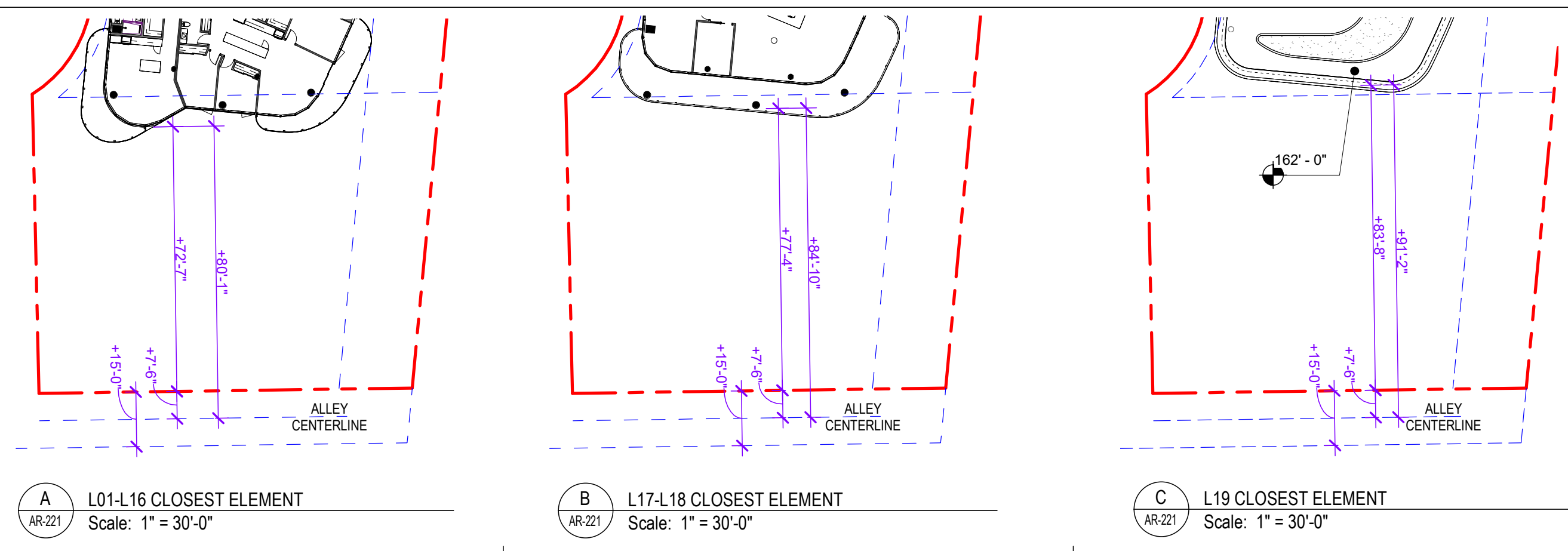
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Designer	Author	Checker



1 EAST ELEVATION - CONTEXT
Scale: 1" = 30'-0"



2 NORTH ELEVATION - CONTEXT
Scale: 1" = 30'-0"



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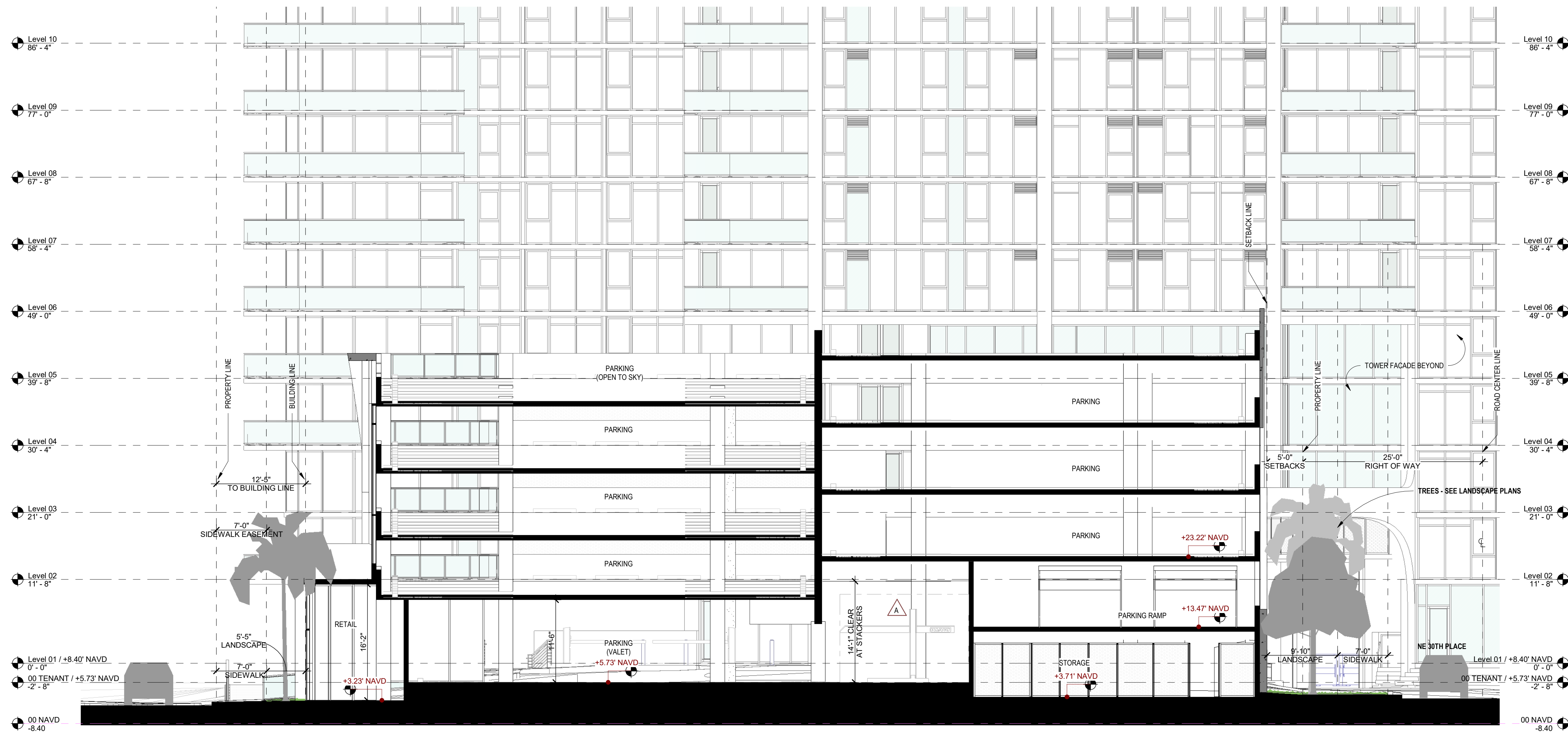
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EXTERIOR ELEVATIONS - CONTEXT

DRC SET

AR-221

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1 SECTION AT NORTH/SOUTH PARKING AREA
Scale: 1/8" = 1'-0"

A DRC Rev A 06-17-24

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STREETSCAPE SECTION

DRC SET

AR-301

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DESIGNED	DRAWN	CHECKED
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A DRC Rev A 06-17-24

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PERSPECTIVES & RENDERINGS

DRC SET

AR-401

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1 SE CORNER - WATER VIEW
AR-401 Scale: 1/16" = 1'-0"



DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



4 SW CORNER 2 - STREET LEVEL
Scale: 1/16" = 1'-0"
AR-402



2 NW CORNER - STREET LEVEL
N.T.S.
AR-402



3 SW CORNER - STREET LEVEL
Scale: 1/16" = 1'-0"
AR-402



1 SE CORNER - STREET LEVEL
N.T.S.
AR-402

A DRC Rev A 06-17-24

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PERSPECTIVES & RENDERINGS

DRC SET



AR-402

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DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



A DRC Rev A 06-17-24

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PERSPECTIVES & RENDERINGS

DRC SET

AR-403

1
AR-403
LOOKING WEST - WATER VIEW
Scale: 1/16" = 1'-0"

10/30/2024 3:08:35 PM

DESIGNED	DRAWN	CHECKED
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1 NW CORNER - AERIAL
AR-404 Scale: 1/16" = 1'-0"



2 SW CORNER - AERIAL
AR-404 Scale: 1/16" = 1'-0"

A DRC Rev A 06-17-24

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RENDERINGS & PERSPECTIVES -
AERIAL
DRC SET

AR-404

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DESIGNED	DRAWN	CHECKED
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1 NE CORNER - AERIAL
AR-405 Scale: 1/16" = 1'-0"



2 SE CORNER - AERIAL
AR-405 Scale: 1/16" = 1'-0"

A DRC Rev A 06-17-24

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RENDERINGS & PERSPECTIVES -
AERIAL
DRC SET

AR-405

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