

GALLERIA LANDINGS

FORT LAUDERDALE, FLORIDA
A NEW PROPOSED DEVELOPMENT BY PREMIER DEVELOPERS V, LLC



DEPARTMENT OF SUSTAINABLE DEVELOPMENT - URBAN DESIGN AND PLANNING
DEVELOPMENT REVIEW COMMITTEE SITE PLAN

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CIVIL ENGINEERING
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DRAWN JY
CHECKED JY

PZ SUBMITTAL

DRC COMMENTS
ADDED SHEET

REVISIONS

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CA # AAC000447

DATE: 04.24.13
COMM: 13012

GALLERIA LANDINGS

1180 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

COVER SHEET
SCHEMATIC DESIGN

G-001

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PZ SUBMITTAL

01 DRC COMMENTS
TURN AROUND LABELED
GARAGE REVISION TO EXTEND PUBLIC
PLAZA AREA
COMMERCIAL TRASH STAGING AREA
ADDED
SECURE BIKE STORAGE AREA ADDED
02 DIMENSION CORRECTED

REVISIONS

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FORT LAUDERDALE, FLORIDA

FLOOR PLAN LEVEL -01

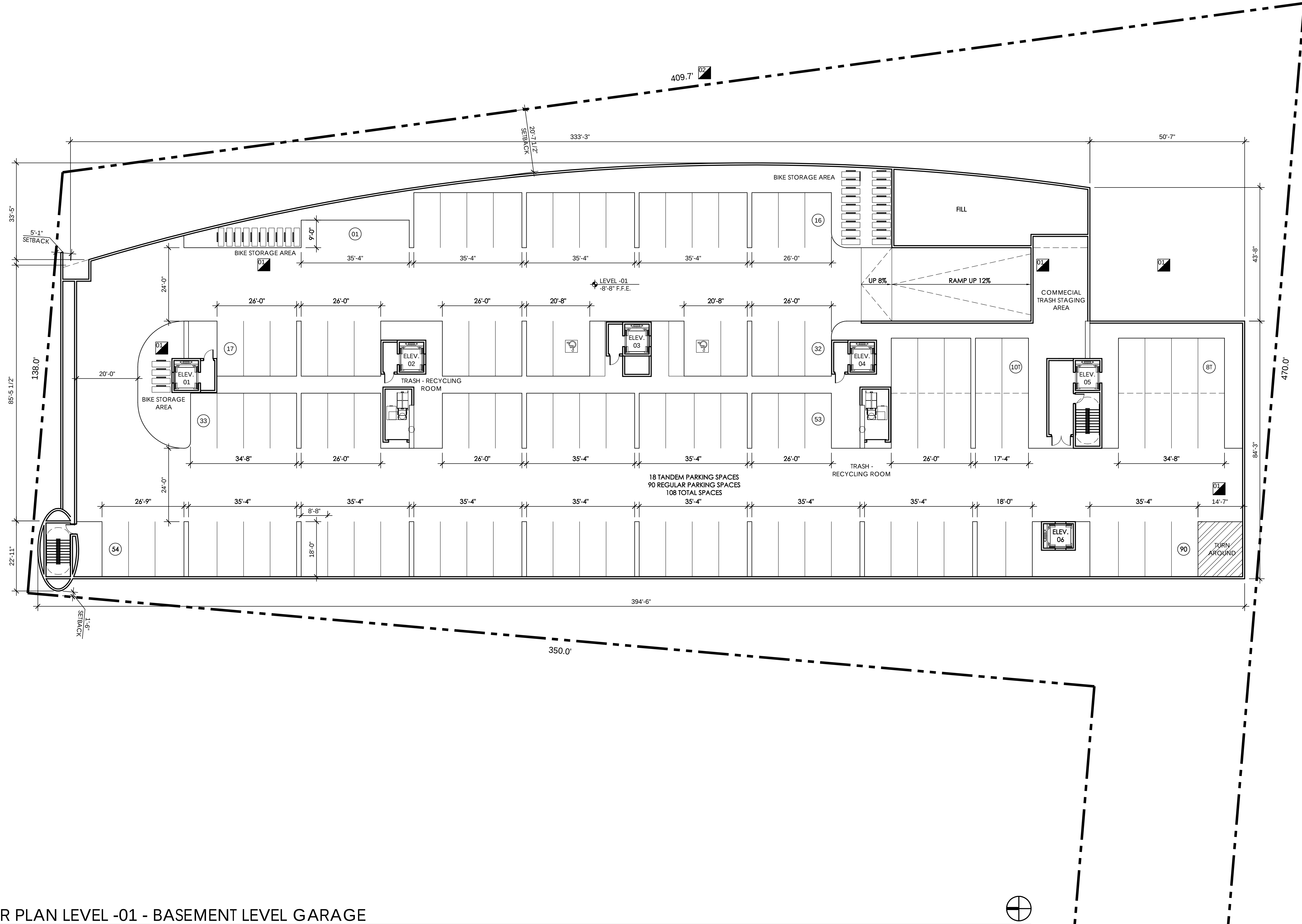
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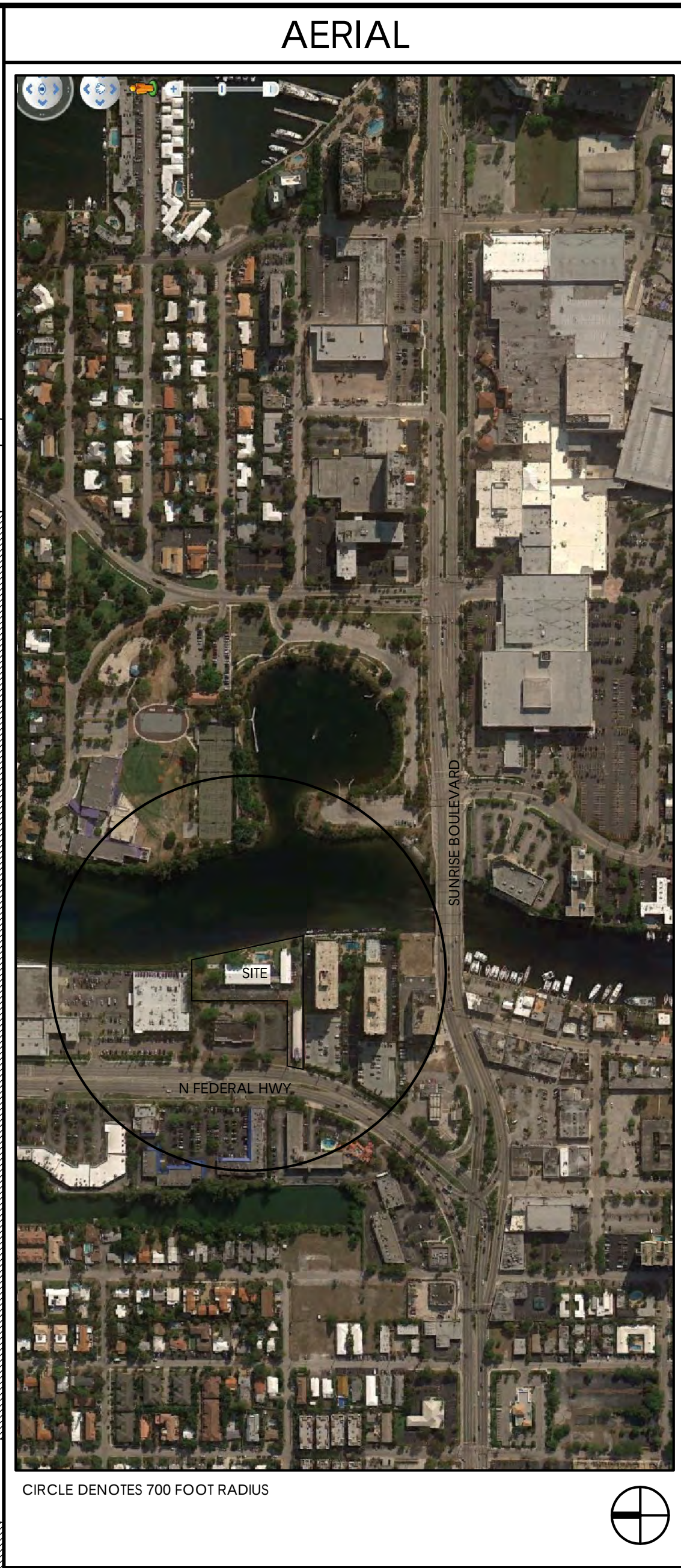
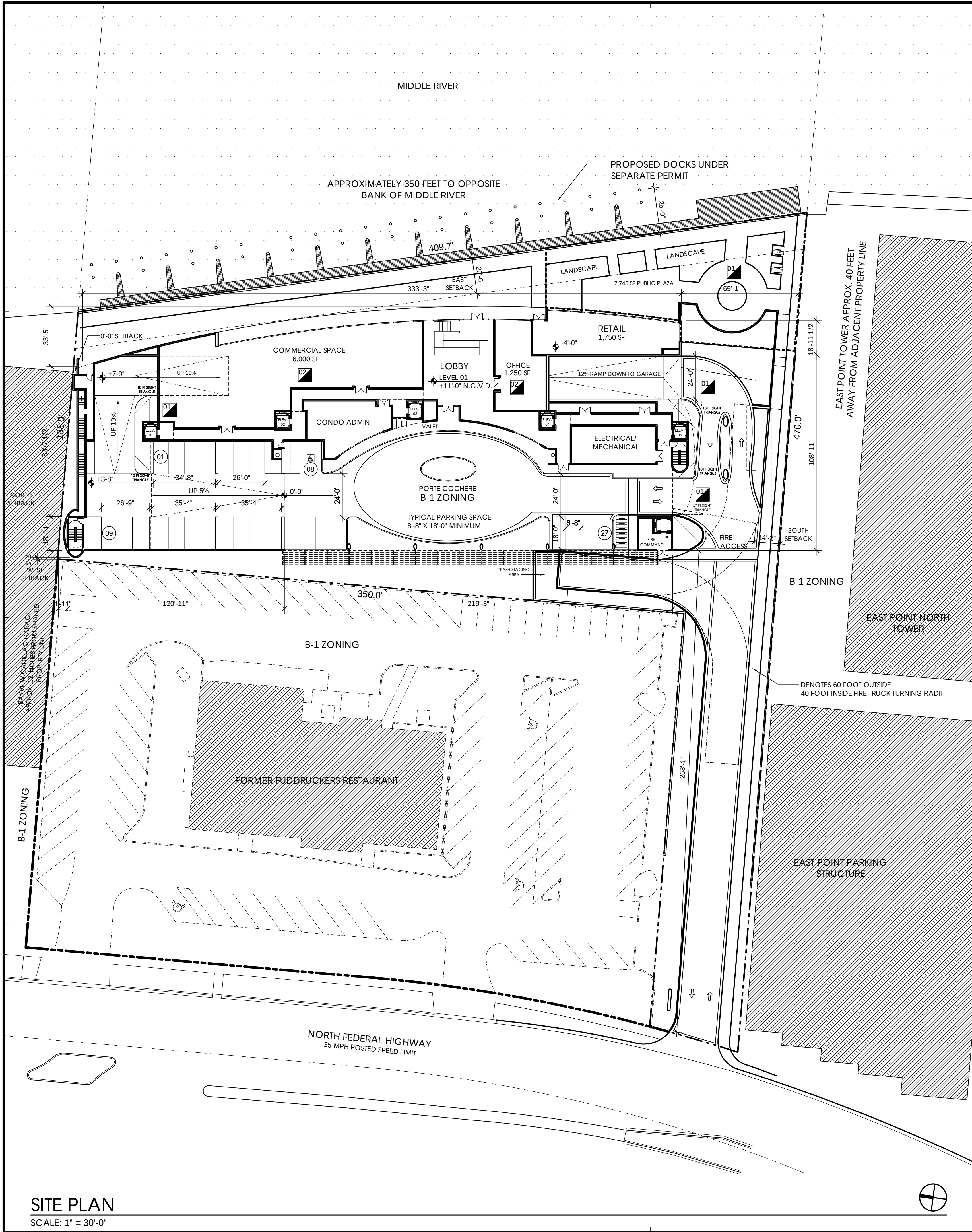
A-110

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FLOOR PLAN LEVEL -01 - BASEMENT LEVEL GARAGE

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





POLICE [Symbol]

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.

ALL FENCING TO BE ACCESS CONTROLLED

EACH UNIT WILL BE WIRED FOR A MONITORED SECURITY SYSTEM

DOCK AREAS WILL HAVE NIGHT LIGHTING

UNIT ENTRY DOORS SHALL BE SOLID, IMPACT RESISTANT WITH A DEADBOLT AND SHALL BE FITTED WITH PEEP HOLE DOOR VIEWERS

ACCESS CONTROL SHALL BE PROVIDED FOR BOTH UNIT DOORS AS WELL AS ELEVATOR DOORS FOR ALL LEVELS.

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.

LEGAL DESCRIPTION		
ALL THAT PORTION OF THE NORTH 400FEET OF THE SOUTH 903.85 FEET OF THE GOVERNMENT LOT 7, SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING EAST OF US. HIGHWAY No1 (FEDERAL HIGHWAY)		
SITE PLAN DATA		
A. LAND USE DESIGNATION	COMMERCIAL	
B. ZONING DESIGNATION	B-1	
C. SITE AREA - NET	85,203 SQ.FT. (1.956 ACRES)	
SITE AREA - GROSS +2,553 SF TO CENTERLINE OF NORTH FEDERAL HIGHWAY		87,756 SQ.FT. (2.015 ACRES)
D. WATER/WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE	
E. RESIDENTIAL DEVELOPMENT	50 UNITS/ACRE MAXIMUM X 2.015 ACRES = 100.75 UNITS	
DWELLING UNIT BREAK DOWN AND TYPE		
3 BEDROOM	60 UNITS	
2 BEDROOM / DEN	35 UNITS	
2 BEDROOM	5 UNITS	
TOTAL	100 UNITS	
F. NON-RESIDENTIAL FLOOR AREA - COMMERCIAL/OFFICE	7,250 SQ.FT.	
NON-RESIDENTIAL FLOOR AREA - RETAIL		1,750 SQ.FT.
NON-RESIDENTIAL FLOOR AREA		9,000 SQ.FT.
G. PARKING DATA		
RESIDENTIAL PARKING REQUIREMENT		
3 BEDROOM UNITS (60 X 2.1 SPACES/UNIT)		126 SPACES
2 BEDROOM / DEN UNITS (35 X 2.1 SPACES/UNIT)		73.5 SPACES
2 BEDROOM UNITS (5 X 2.0 SPACES/UNIT)		10 SPACES
TOTAL RESIDENTIAL PARKING REQUIRED		210 SPACES
GROUND LEVEL RETAIL 1,750 SF / 250		7.0 SPACES
GROUND LEVEL OFFICE 1,250 SF / 250		5.0 SPACES
GROUND LEVEL COMMERCIAL 6,000 SF / 250		24.0 SPACES
TOTAL NON-RESIDENTIAL PARKING REQUIRED		36 SPACES
TOTAL DEVELOPMENT REQUIRED PARKING		246 SPACES
LEVEL -01		108 SPACES
GROUND LEVEL PARKING		27 SPACES
PARKING LEVEL 01		70 SPACES
PARKING LEVEL 02		58 SPACES
TOTAL DEVELOPMENT PARKING PROVIDED		263 SPACES
H. BUILDING FOOTPRINT COVERAGE	48,223 SF	
I. F.A.R	388,939 SQUARE FEET / 85,203 SF 4.56 FLOOR AREA RATIO	
J. BUILDING HEIGHT OVERALL	149'-11"	
BUILDING LENGTH OVERALL		385'-6"
K. NUMBER OF STORIES	16 LEVELS	
L. BUILDING YARDS		
	REQUIRED	PROVIDED
FRONT - WEST TO ADJACENT SITE	0 FEET	1'-6" FEET
FRONT - WEST TO NORTH FEDERAL HIGHWAY	20'-0" FEET ★	268'-1" FEET
REAR - EAST (MIDDLE RIVER)	20'-0" FEET	20'-0" FEET
SIDE - SOUTH	0 FEET	14'-2" FEET
SIDE - NORTH	0 FEET	0 FEET
★ PER 47-23.9 INTERDISTRICT CORRIDOR REQUIREMENTS		

OPEN SPACE	
PER ULDR SECTION 47-18.21 MIXED USE DEVELOPMENT SUBSECTION H.2.b, 200 SQUARE FEET OF OPEN SPACE REQUIRED PER UNIT = 200 SF X 100 UNITS = 20,000 SF OPEN SPACE REQUIRED. SEE LANDSCAPE PLANS FOR OPEN SPACE, PUBLIC PLAZA AND LANDSCAPE AREAS.	
FIRE PROTECTION	
PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE INCLUDING NFPA 303, FIRE PROTECTION STANDARD FOR MARINA AND BOATYARDS.	
PER FBC 903.2.11.3, BUILDING WILL HAVE FIRE SPRINKLERS.	

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JY

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JY

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JY

PZ SUBMITTAL

[Symbol] DRC COMMENTS

SIGHT TRIANGLE LABELS ADDED

ENTRY DRIVE REVISED TO REMOVE MEDIAN PER FIRE COMMENT

PUBLIC PLAZA RELOCATED AND INCREASED IN SIZE

POLICE NOTES ADDED

[Symbol] RESIDENTIAL UNITS RELOCATED.

COMMERCIAL SPACE RELOCATED TO GROUND LEVEL, RETAIL SPACE INCREASED

REVISIONS

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FORT LAUDERDALE, FLORIDA

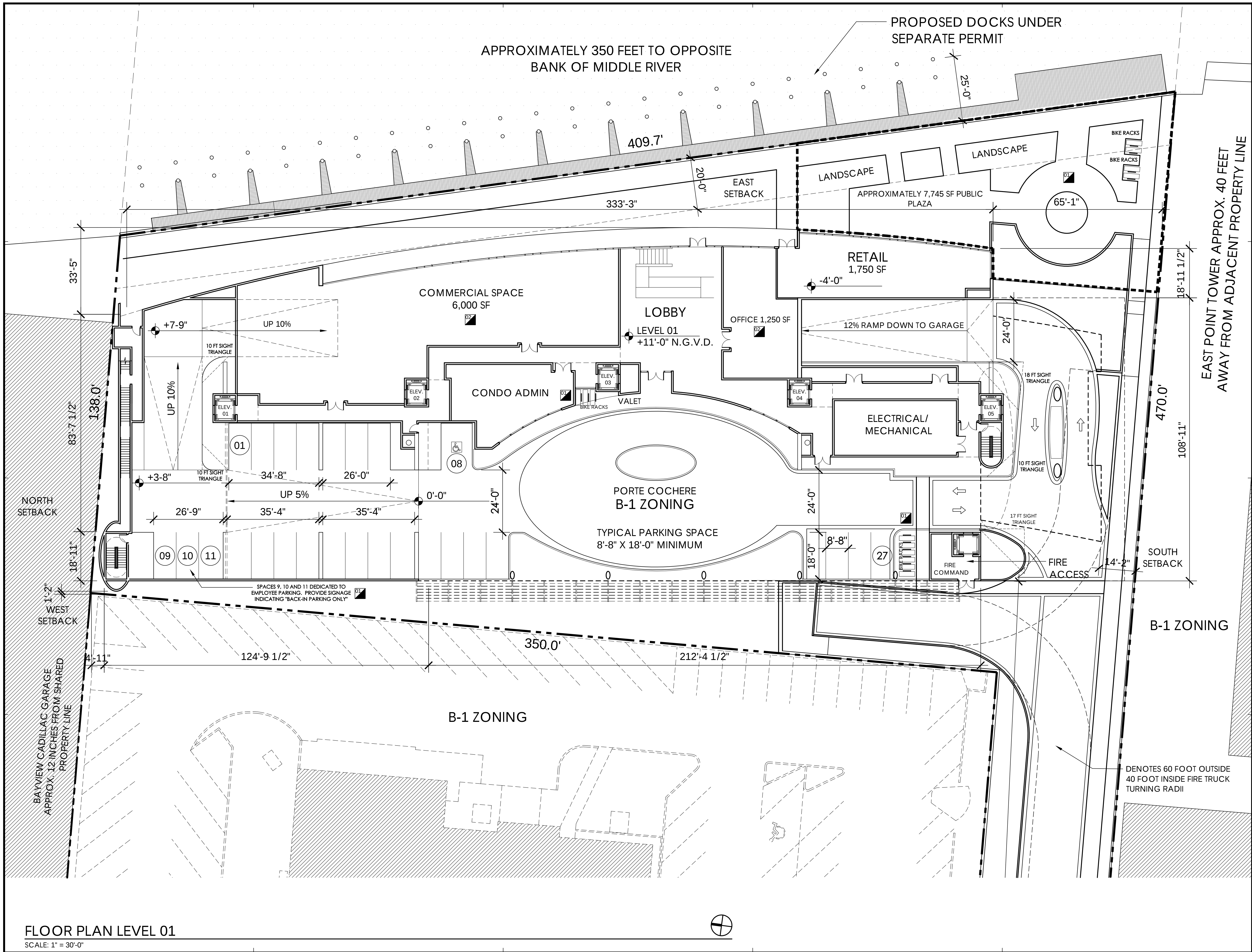
SITE PLAN

SCHEMATIC DESIGN

A-111

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EXHIBIT 1
13-0969
Page 3 of 14



FLOOR PLAN LEVEL 01
SCALE: 1" = 30'-0"

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JY

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01 DRC COMMENTS
SIGHT TRIANGLE LABELS ADDED

02 PUBLIC PLAZA RELOCATED AND
INCREASED IN SIZE

RESIDENTIAL UNITS RELOCATED TO
LEVEL 01

RESIDENTIAL UNITS RELOCATED TO
LEVEL 01

RETAIL RELOCATED TO SOUTH

BIKE RACKS ADDED

RESIDENTIAL UNITS RELOCATED,
COMMERCIAL SPACE RELOCATED TO
GROUND LEVEL

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1180 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

FLOOR PLAN LEVEL 01

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01 DRC COMMENTS
TURN AROUND LABELED
02 COMMERCIAL SPACE REPLACED WITH
RESIDENTIAL UNIT, DIMENSION
CORRECTED.

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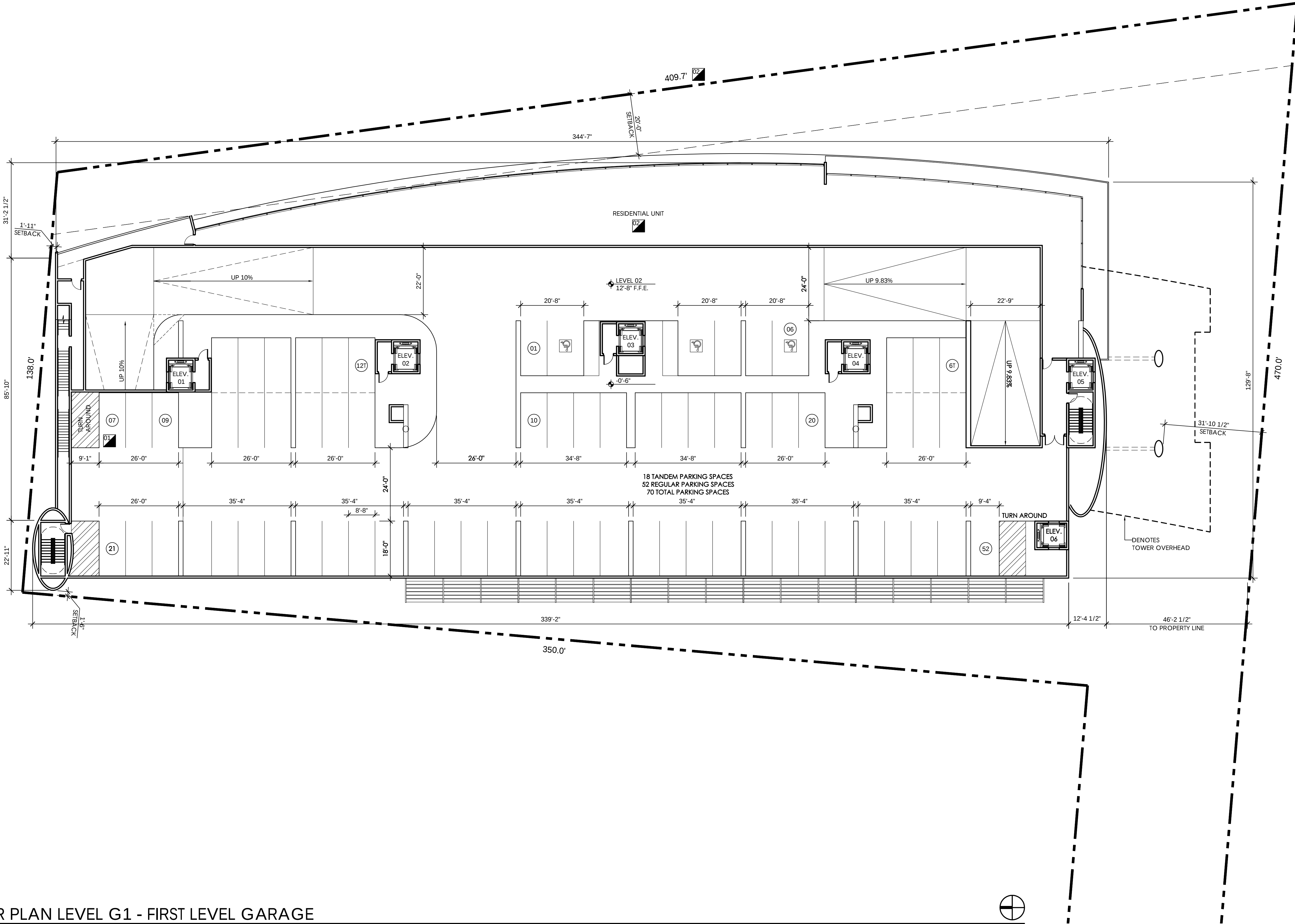
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FLOOR PLAN LEVEL G1

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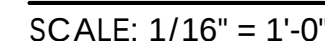
A-112

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FLOOR PLAN LEVEL G1 - FIRST LEVEL GARAGE

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





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01 DRC COMMENTS
RELOCATION OF GROUND LEVEL
POOL TO AMENITIES LEVEL TO
ACCOMMODATE PUBLIC PLAZA
02 POOL ENLARGED AND RELOCATED
DIMENSION CORRECTED

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FORT LAUDERDALE, FLORIDA

FLOOR PLAN LEVEL 03

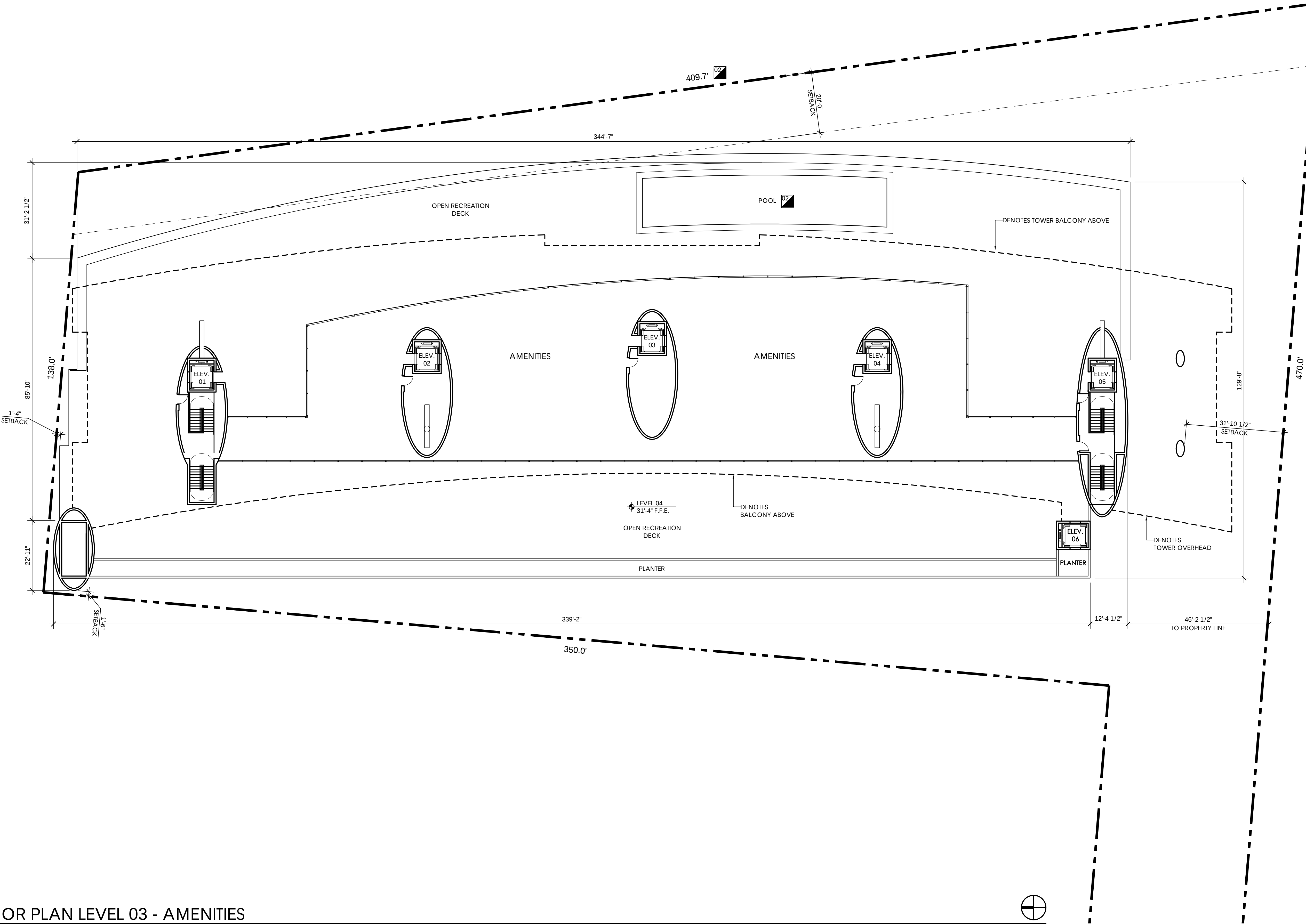
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A-114

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FLOOR PLAN LEVEL 03 - AMENITIES

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





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FORT LAUDERDALE, FLORIDA

RESIDENTIAL FLOOR PLANS

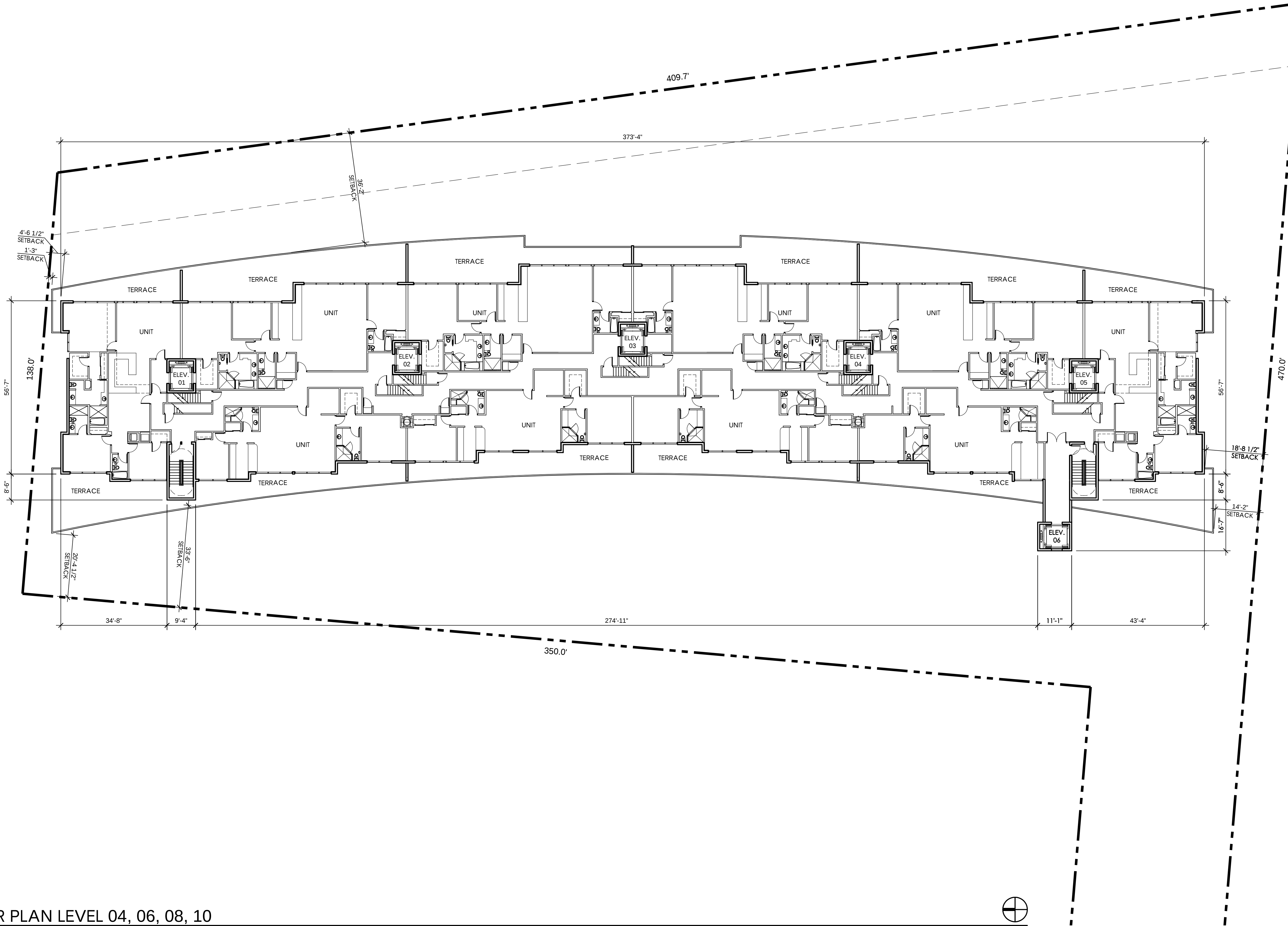
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FLOOR PLAN LEVEL 04, 06, 08, 10

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





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DIMENSION CORRECTED

REVISIONS

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RESIDENTIAL FLOOR PLANS

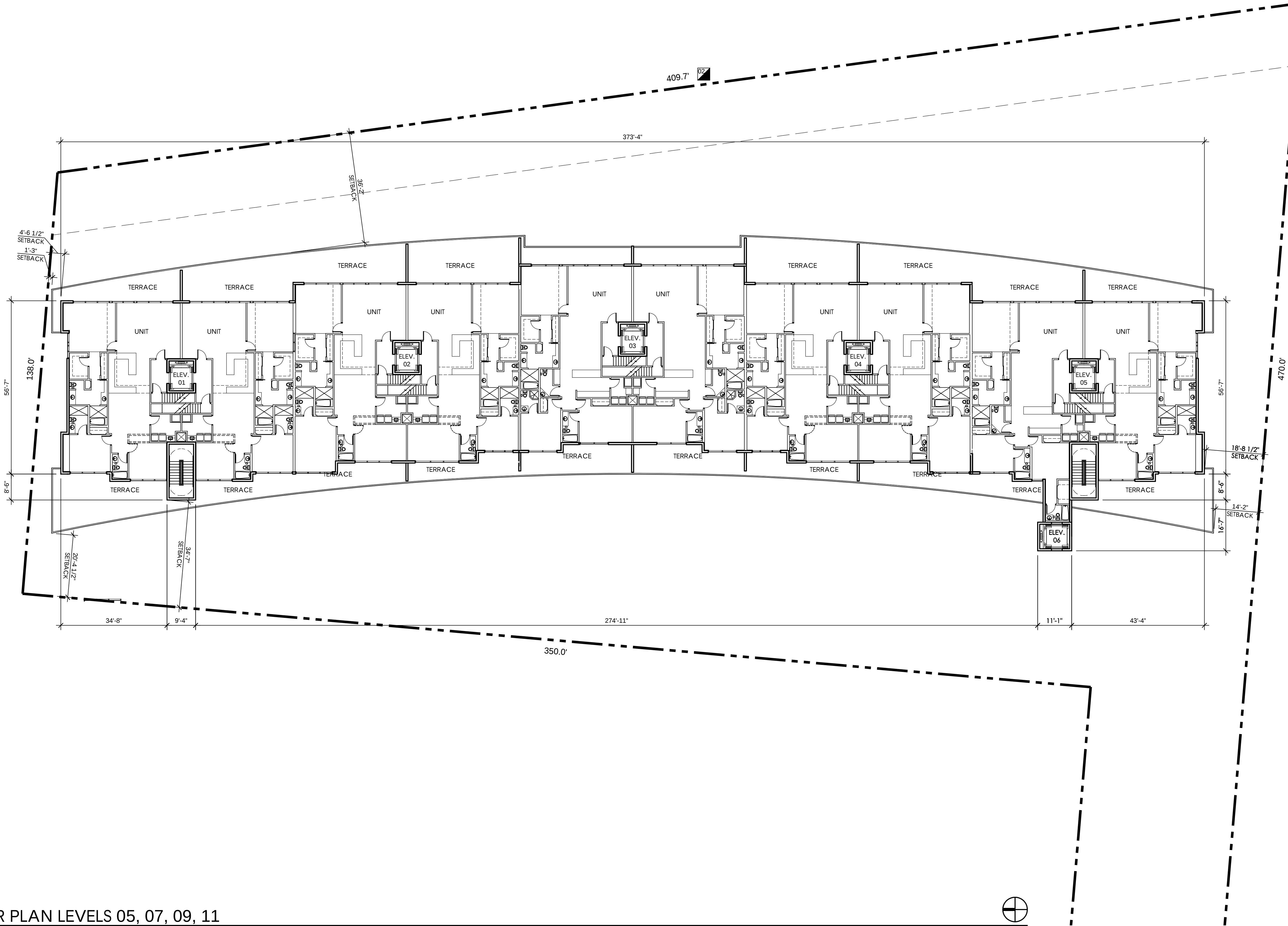
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FLOOR PLAN LEVELS 05, 07, 09, 11

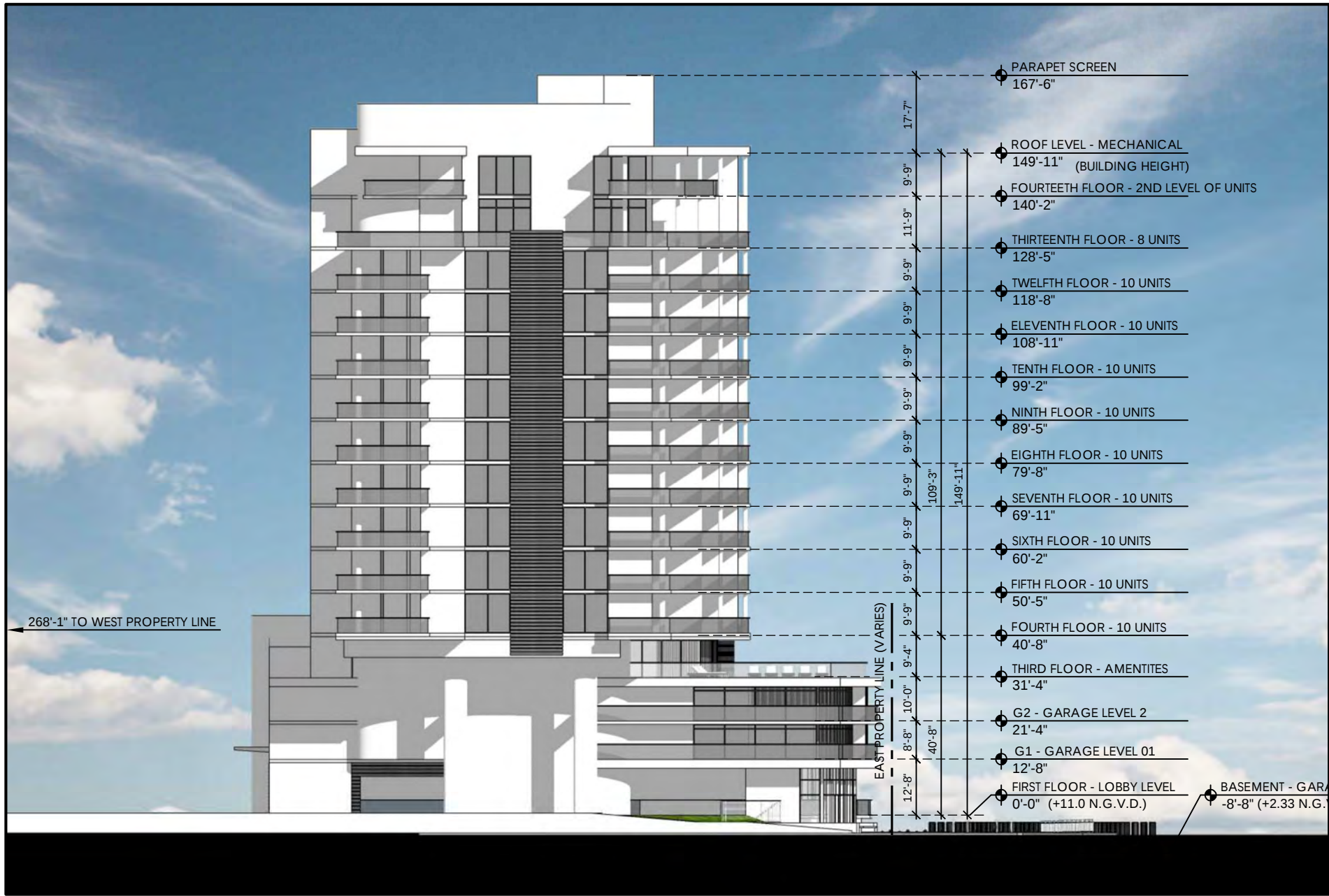
SCALE: 1/16" = 1'-0"





EAST ELEVATION

SCALE: 1" = 30'-0"



SOUTH ELEVATION

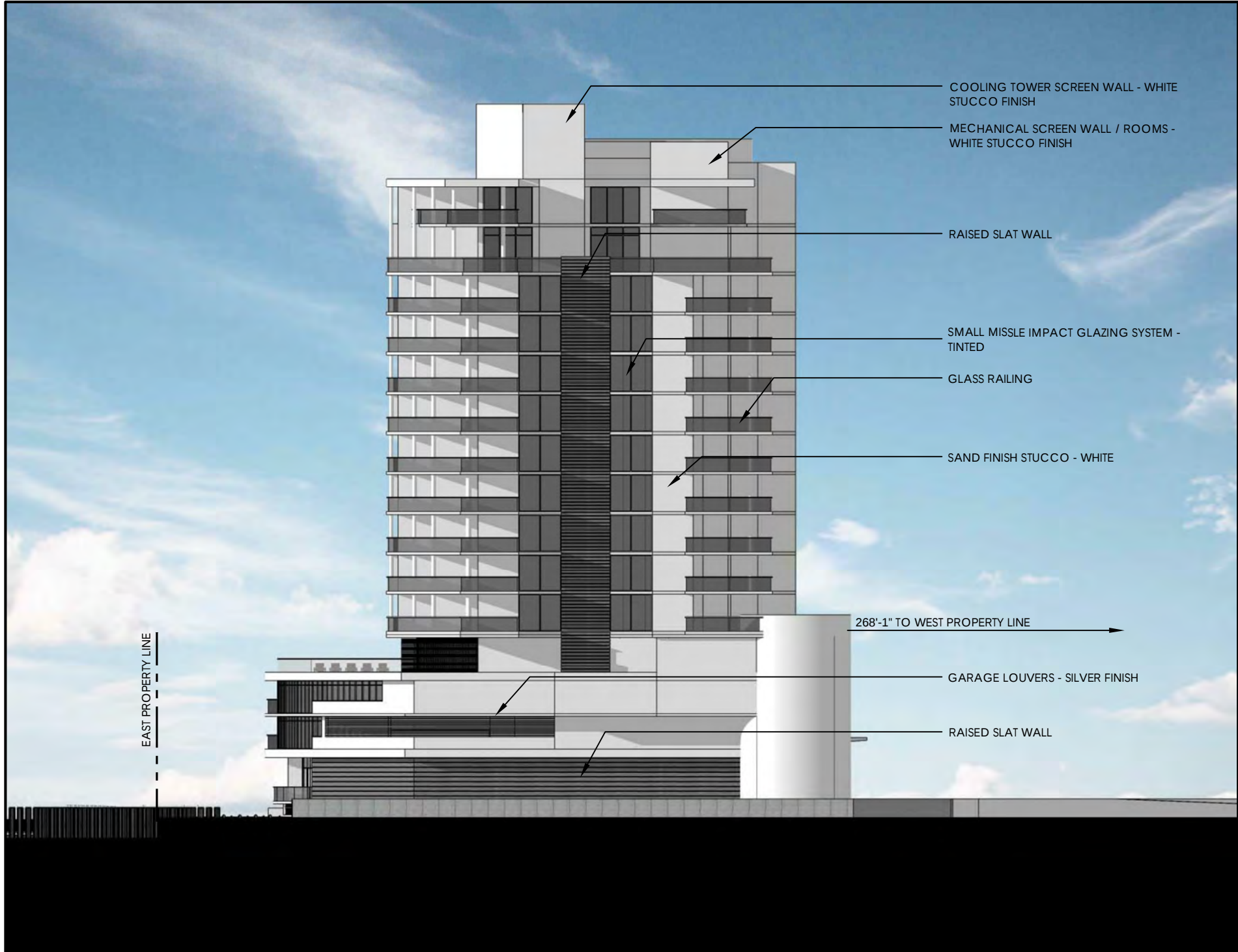
SCALE: 1" = 30'-0"



WEST ELEVATION

SEE EAST ELEVATION ABOVE FOR BUILDING HEIGHTS

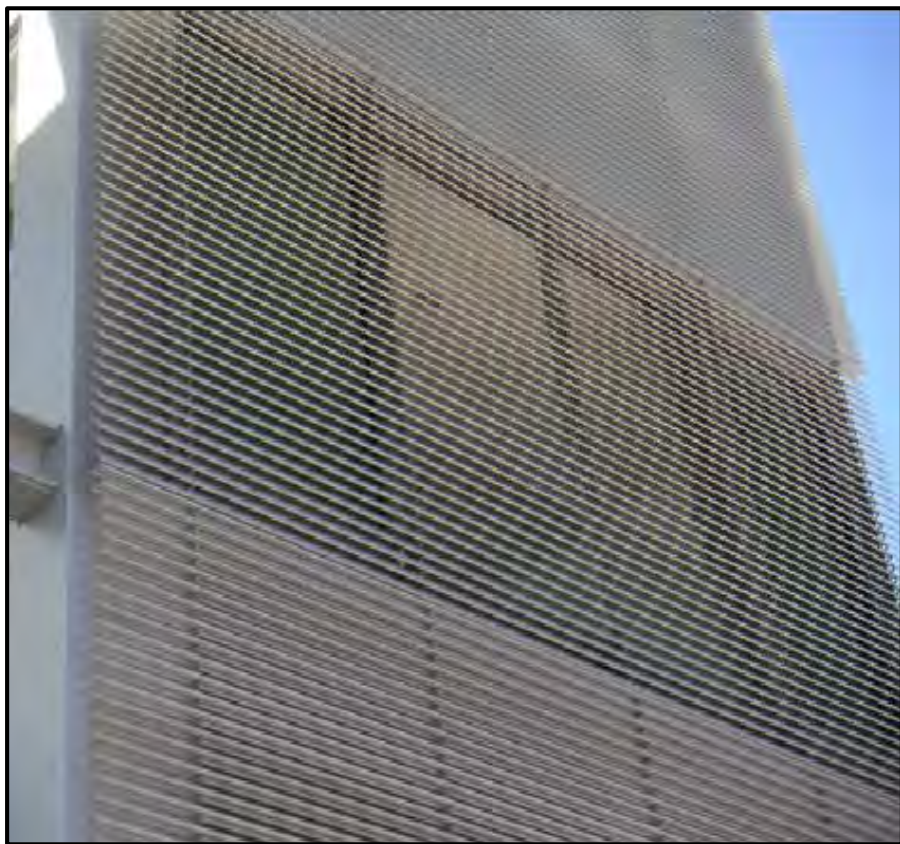
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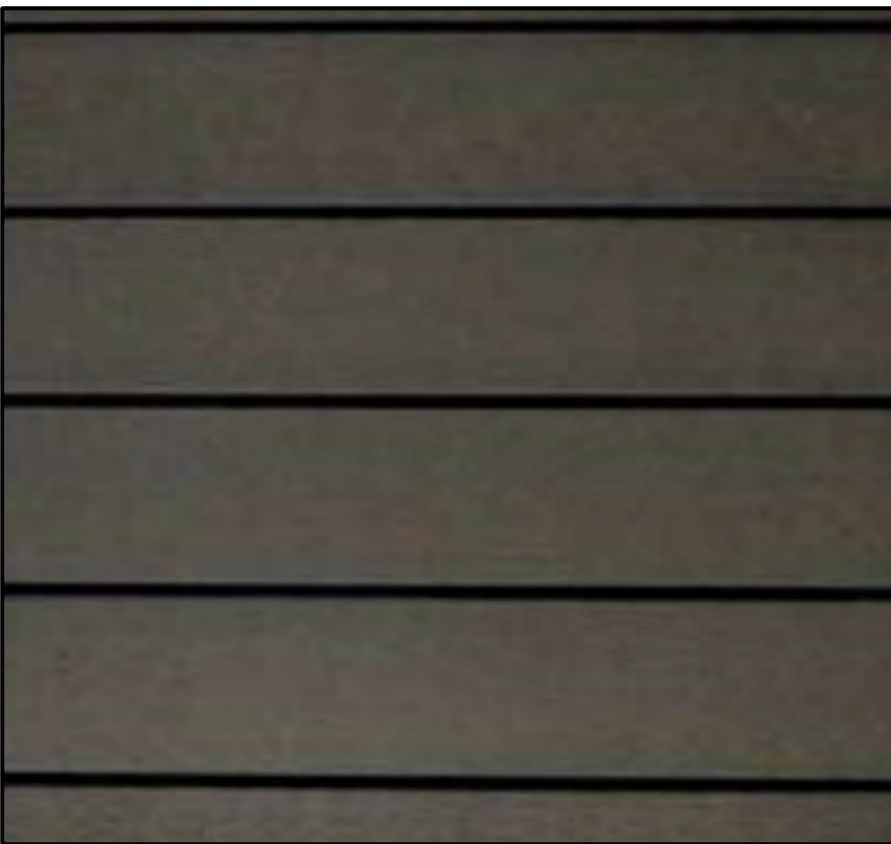
NORTH ELEVATION

SEE SOUTH ELEVATION ABOVE FOR BUILDING HEIGHTS

SCALE: 1" = 30'-0"



DETAIL LOUVERS / SCREEN WALL



DETAIL RAISED SLAT WALL



DETAIL GLASS RAILING



DETAIL OVERHANG SYSTEM

THE 3 DIMENSIONAL REPRESENTATIONS OF THE PROPOSED DEVELOPMENT ON THIS SHEET ARE TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED IN THE SITE AND FLOOR PLANS

DETAILS SHOWN ABOVE ARE REPRESENTATIONS OF THE DESIGN INTENT FOR THE EXTERIOR ENVELOPE - FINAL SPECIFIED PRODUCT MAY VARY



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REVISIONS
DRC COMMENTS
VERTICAL COLUMNS ADDED,
MECHANICAL ROOF PARAPET SPLIT AND
LOWERED, GLASS RAILING CHANGE.

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GALLERIA LANDINGS

1180 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

EXTERIOR ELEVATIONS / DETAILS

SCHEMATIC DESIGN

A-201

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EAST RENDERING

1
A-202

THE 3 DIMENSIONAL REPRESENTATIONS OF THE PROPOSED DEVELOPMENT ON THIS SHEET ARE TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED IN THE SITE AND FLOOR PLANS



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DT DRG COMMENTS
REVISED RENDERING PER STAFF
COMMENTS

R E V I S I O N S

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OVERALL EAST RENDERING
SCHEMATIC DESIGN

A-202

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ENTRY DRIVE - LOOKING NORTH EAST

1
A-203



NORTH EAST VIEW - OVERALL

2
A-203



ENTRY LOOKING EAST

3
A-203



PUBLIC PLAZA - EAST APPROACH

4
A-203



PUBLIC PLAZA - EAST VIEW

5
A-203



PORTE COCHERE

6
A-203



VIEW LOOKING SOUTH WEST

7
A-203

THE 3 DIMENSIONAL REPRESENTATIONS OF THE PROPOSED DEVELOPMENT ON THIS SHEET ARE TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED IN THE SITE AND FLOOR PLANS



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REVISED EAT ELEVATION PER STAFF COMMENTS

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RENDERINGS

SCHEMATIC DESIGN

A-203

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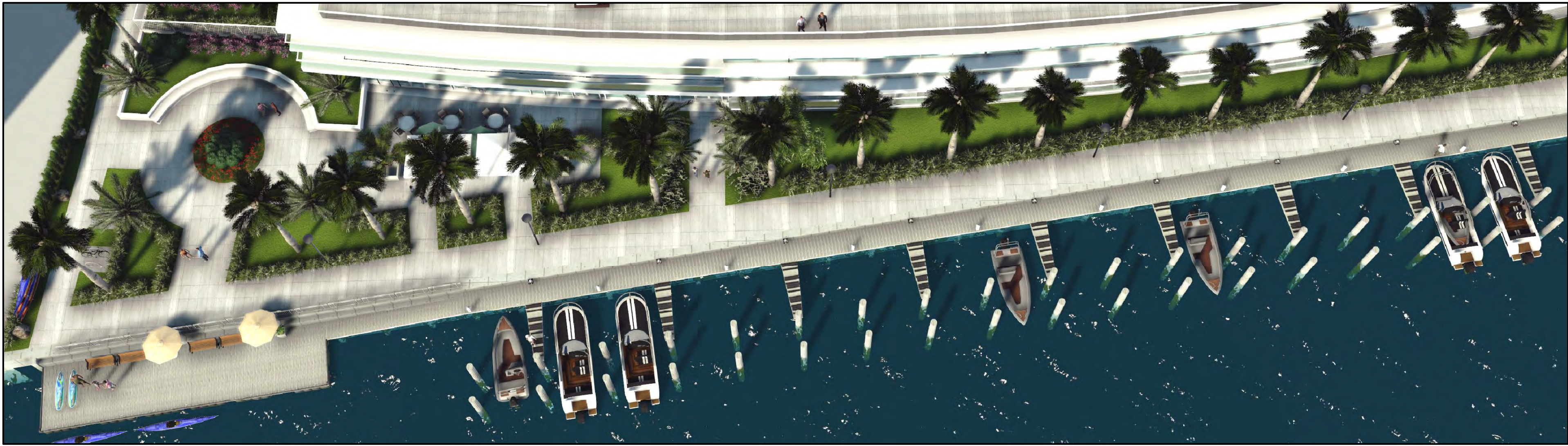
WATERWAY RETAIL - SOUTH END

1
A-204



WATERWAY RETAIL - SOUTH END

2
A-204



WATER WAY - OVERALL

3
A-204



WATERWAY - OVERALL VIEW LOOKING SOUTH

4
A-204



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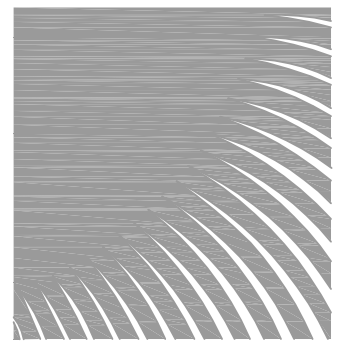
DATE: 04.24.13 COMM: 13012

GALLERIA LANDINGS

1180 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

ENLARGED RENDERINGS
SCHEMATIC DESIGN

A-204



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GALLERIA LANDINGS
1180 NORTH FEDERAL HIGHWAY - FORT LAUDERDALE
PLANTING PLAN - GRADE LEVEL

REVISIONS:
APRIL 24, 2013
DRC COMMENT RESPONSE

APRIL 22, 2013

DATE

P.F./D.M.

DRAWN BY:

M.J.

APPROVED BY:

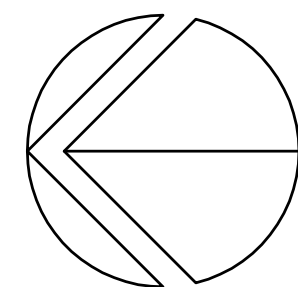
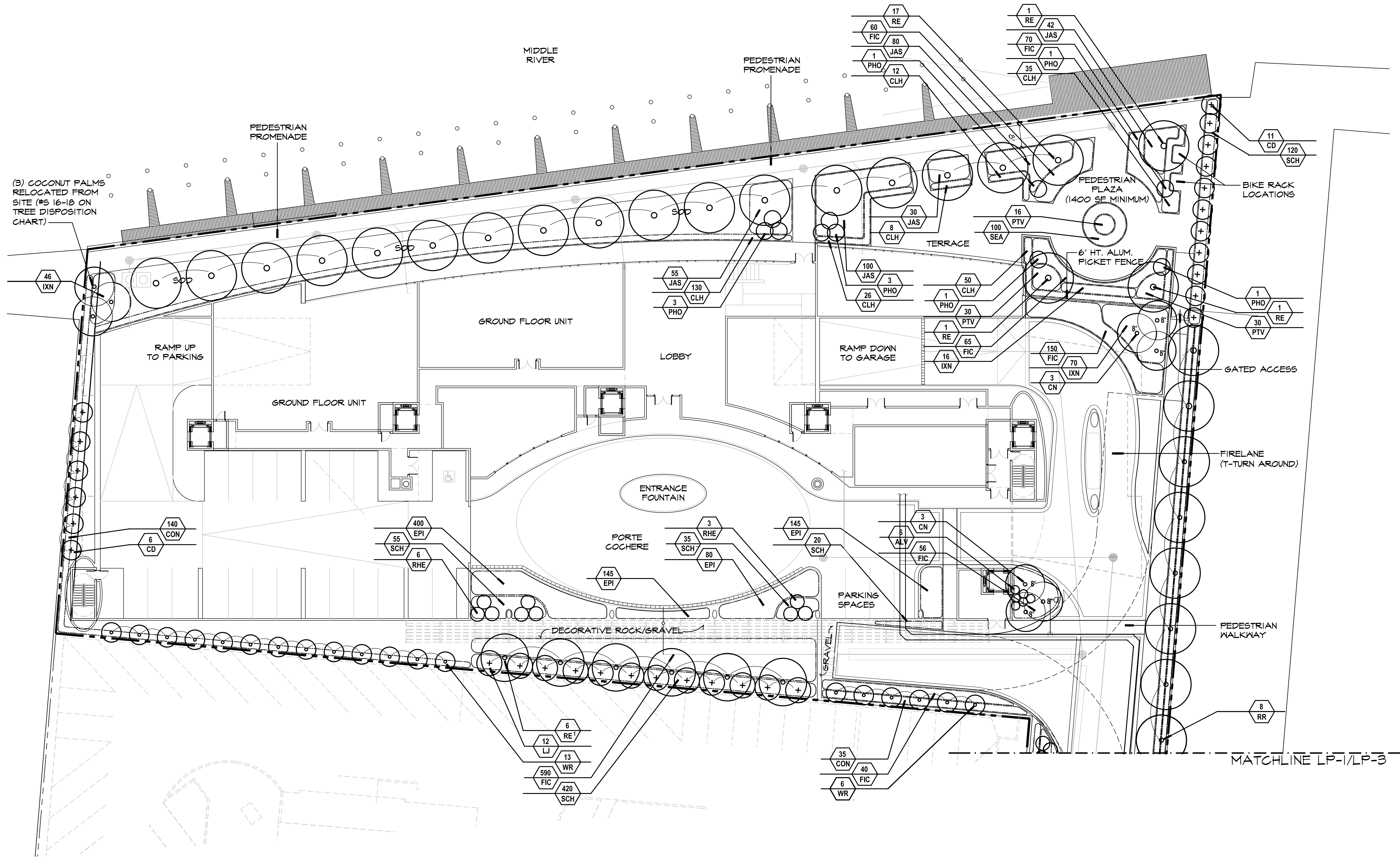
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SHEET

LP-1

D.R.C.
SUBMISSION

EXHIBIT 1
13-0969
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SCALE: 1/16" = 1'-0"