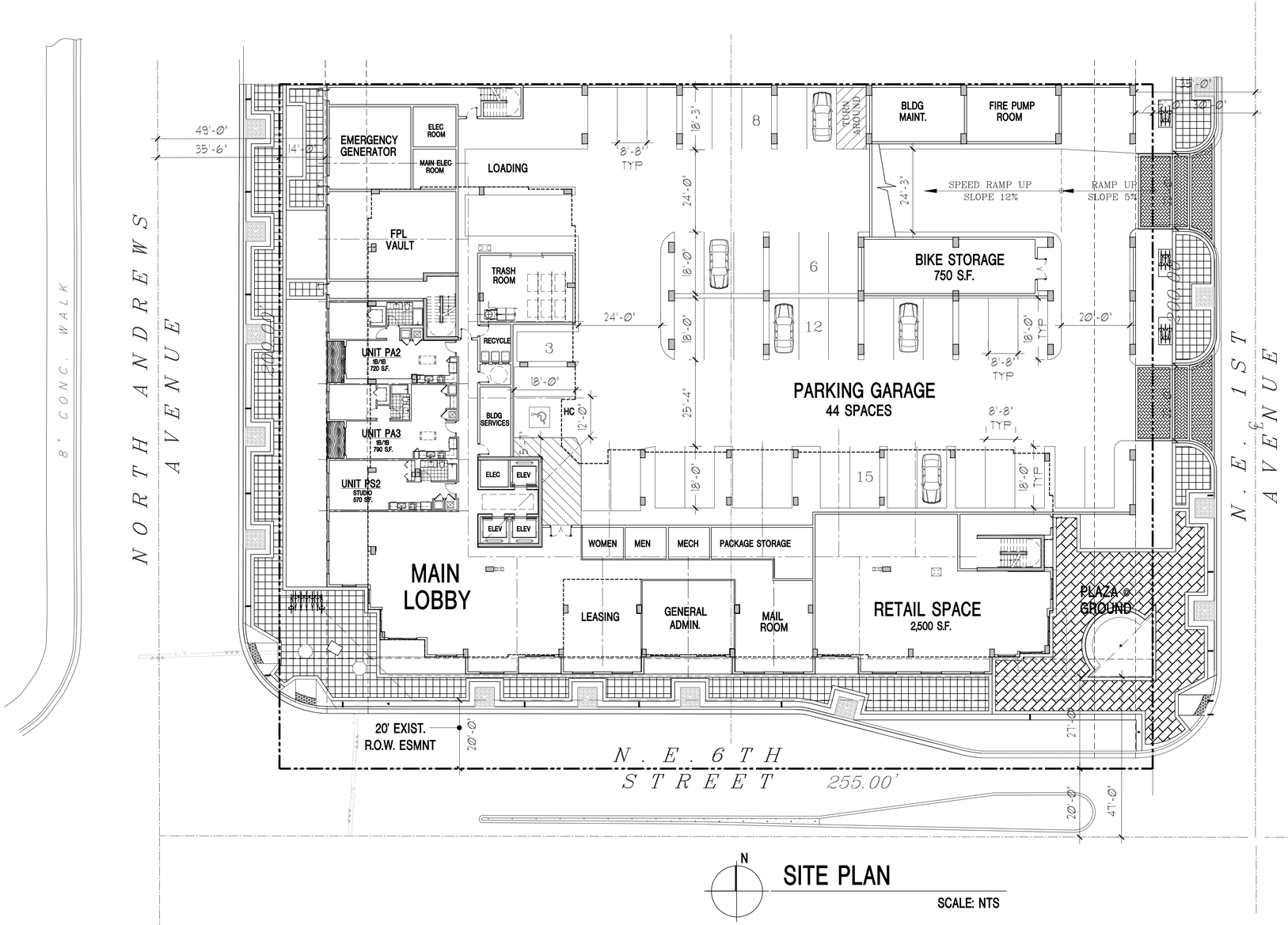

N

SITE PLAN

SCALE: NTS

LEGAL DESCRIPTION:

ZONING DISTRICT: RAC–UV
CHARACTER AREA: URBAN NEIGHBORHOOD

LOT AREA: 1.178 ACRES (51,000 S.F.)

RESIDENTIAL UNITS: 195 UNITS
RETAIL SPACE: 2,500 S.F.

HEIGHT: ALLOWED– 12 STORIES & 150'–0
PROVIDED– 12 STORIES & 149'–8"

SETBACKS:

	REQUIRED	PROVIDED
FRONT (NORTH ANDREWS)	14'–0" 49' FROM CL	14'–0" 49'–0"
FRONT (N.E. 6th STREET)	27'–0" 47' FROM CL	27'–0" 47'–0"
FRONT (N.E 1st AVENUE)	5'–0" 35' FROM CL	5'–0" 35'–0"
SIDE	0'–0"	0'–0"

RECOMMENDED STEPBACK: 12' ABOVE 6TH LEVEL
PROVIDED STEPBACK: 12' @ 6TH LEVEL ON ANDREWS AVE
5' @ 6TH LEVEL ON 6th STREET

OPEN SPACE: REQUIRED: LOT AREA > 1 ACRE = 22,500 S.F.
22,500 S.F. X .4 = 9,000 S.F. @ GRADE
PROVIDED: 14,500 S.F. + 8,150 S.F. = 22,650 S.F.
8,050 S.F. @ GRADE

LOT COVERAGE: ALLOWED: 90%
PROVIDED: 82%

RESIDENTIAL FLOOR PLATE: RECOMMENDED – 10,000 S.F.
PROVIDED – 16,345 S.F.

UNIT MIX

STUDIO	1B/1B	1B/1B+Den	2B/2B	3B/2B	TOTAL
18	124	57	60	12	271
6.6%	45.8%	21.0%	22.1%	4.5%	100%

UNIT BREAKDOWN

UNIT TYPE	S.F.	1st	2nd–4th	5th	6th	7th–12th	TOTAL UNITS	NET SALEABLE
UNIT PS1 (STUDIO)	485	–	2x3L=6	2	2	–	10	4,850
UNIT PS2 (STUDIO)	570	1	1x3L=3	1	1	–	6	3,420
UNIT PS3 (STUDIO)	600	–	1x3L=3	1	1	–	5	3,000
UNIT S1 (STUDIO)	415	–	–	–	1	1x6L=6	7	2,905
UNIT S2 (STUDIO)	485	–	–	–	1	1x6L=6	7	3,395
UNIT PA1 (1BD/1BA)	715	–	4x3L=12	4	4	–	20	14,300
UNIT PA2 (1BD/1BA)	720	1	1x3L=3	1	1	–	6	4,320
UNIT PA3 (1BD/1BA)	790	1	3x3L=9	3	3	–	16	12,640
UNIT A1 (1BD/1BA)	620	–	–	4	5	5x6L=30	39	24,180
UNIT A2 (1BD/1BA+Den)	645	–	–	–	–	4x6L=24	24	15,480
UNIT PB1 (2BD/2BA)	1120	–	1x3L=3	1	1	–	5	5,600
UNIT PB2 (2BD/2BA)	1295	–	1x3L=3	1	1	–	5	6,475
UNIT B1 (2BD/2BA)	1035	–	–	–	–	2x6L=12	12	12,420
UNIT B2 (2BD/2BA)	1035	–	–	1	1	1x6L=6	8	8,280
UNIT B3 (2BD/2BA)	1045	–	–	–	1	1x6L=6	7	7,315
UNIT B4 (2BD/2BA)	1045	–	–	–	–	1x6L=6	6	6,270
UNIT B5 (2BD/2BA)	1060	–	–	–	–	1x6L=6	6	6,360
UNIT B6 (2BD/2BA)	1090	–	–	–	–	1x6L=6	6	6,540
TOTAL		3	42	19	23	108	195	147,750

758.2 S.F./UNIT

TOTAL TENANT STORAGE: 5,250

TENANT STORAGE:
LEVEL 2–4 3Lvls X 1750 = 5250 S.F.

TOTAL NET RENTABLE: 153,000

OFF STREET PARKING REQUIRED:
195 UNITS X 1.0 = 195 SPACES
RETAIL 2,500 S.F. = 0 SPACES
TOTAL 195 SPACES

OFF STREET PARKING PROVIDED:
LEVEL 1 42
LEVEL 2 42
LEVEL 3 64
LEVEL 4 78
TOTAL 226*
* INCLUDES 2 VEHICLE CHARGING STATIONS

LOADING:
REQUIRED: 0 SPACES
PROVIDED: 2 SPACES

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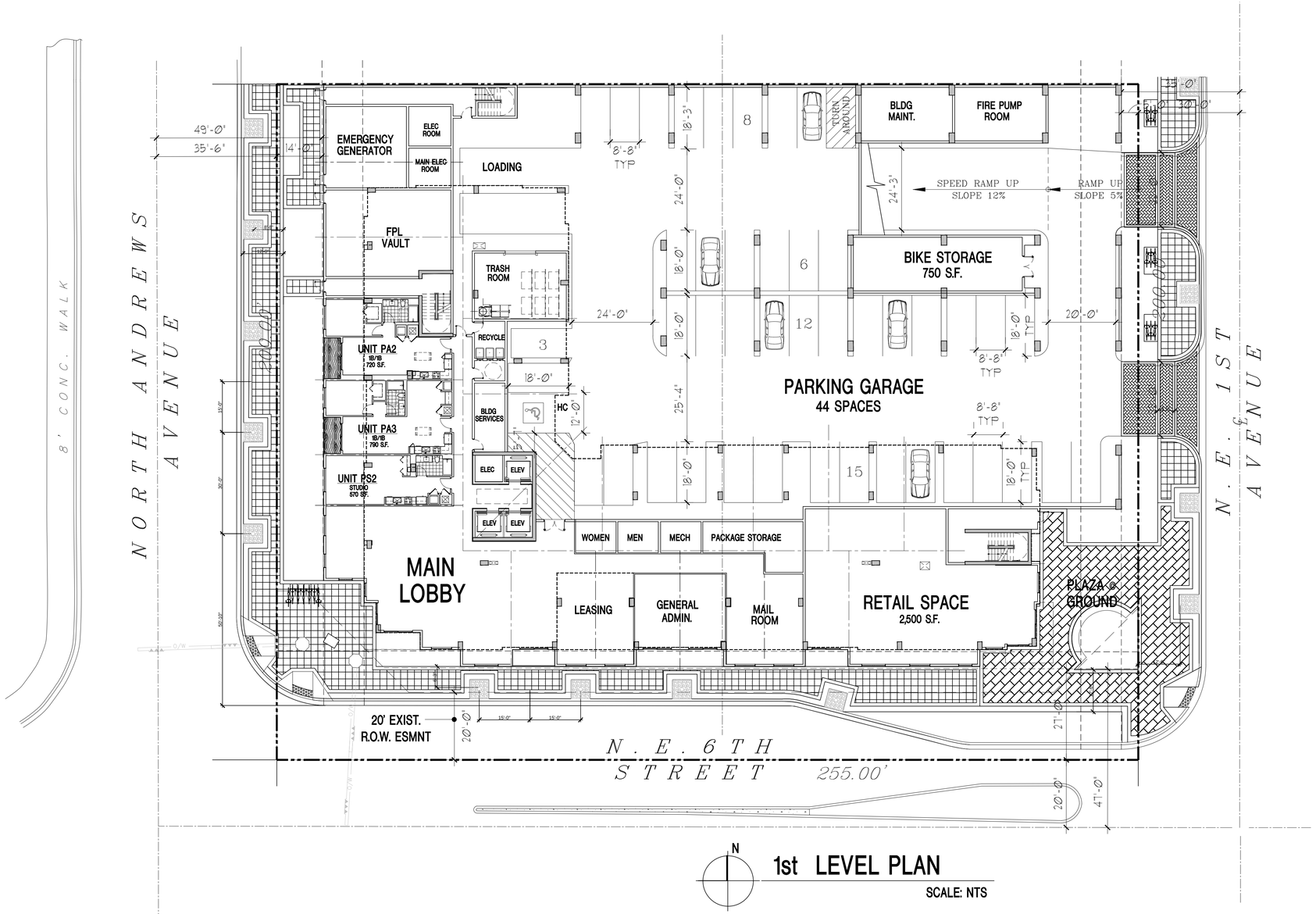
GALLERY OF FAT VILLAGE
FORT LAUDERDALE, FL

revisions:

drawn by: LF/SP/JG
date: 09/14/2020
sheet no: SP-1
project: 3714



N

1st LEVEL PLAN

SCALE: NTS

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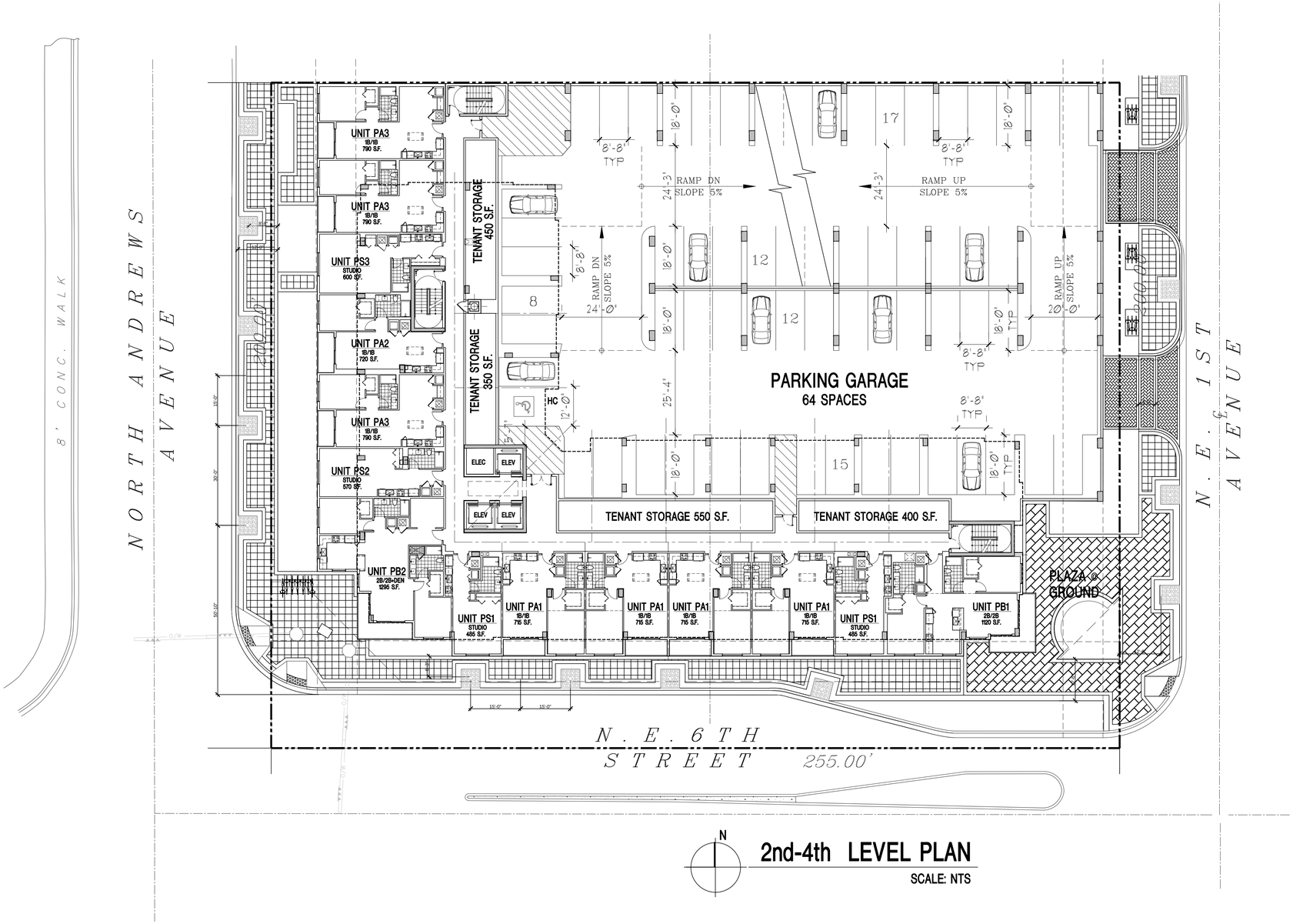
project: 3714



2nd-4th LEVEL PLAN

SCALE: NTS

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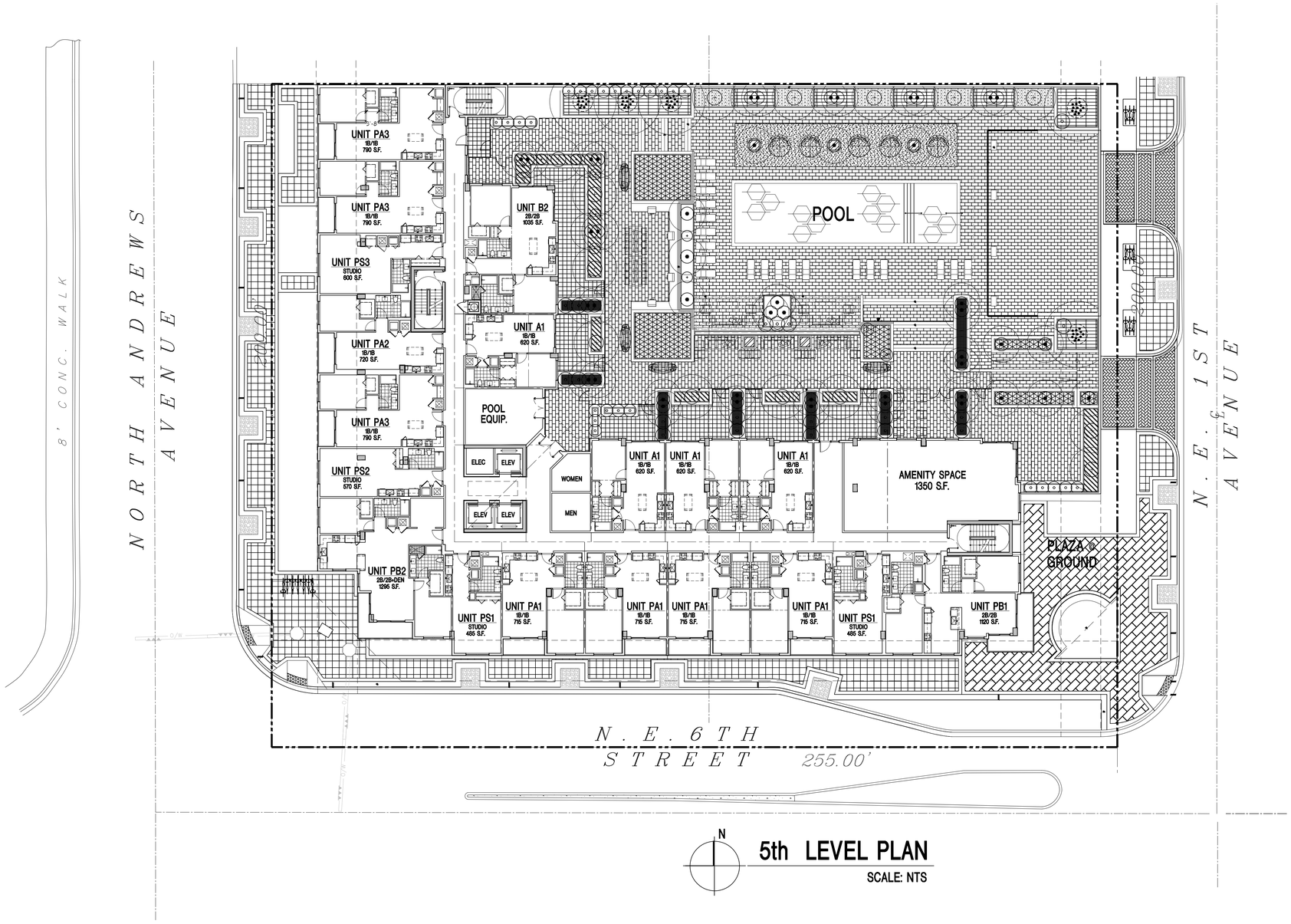
sheet no: A2.1
project: 3714



5th LEVEL PLAN

SCALE: NTS

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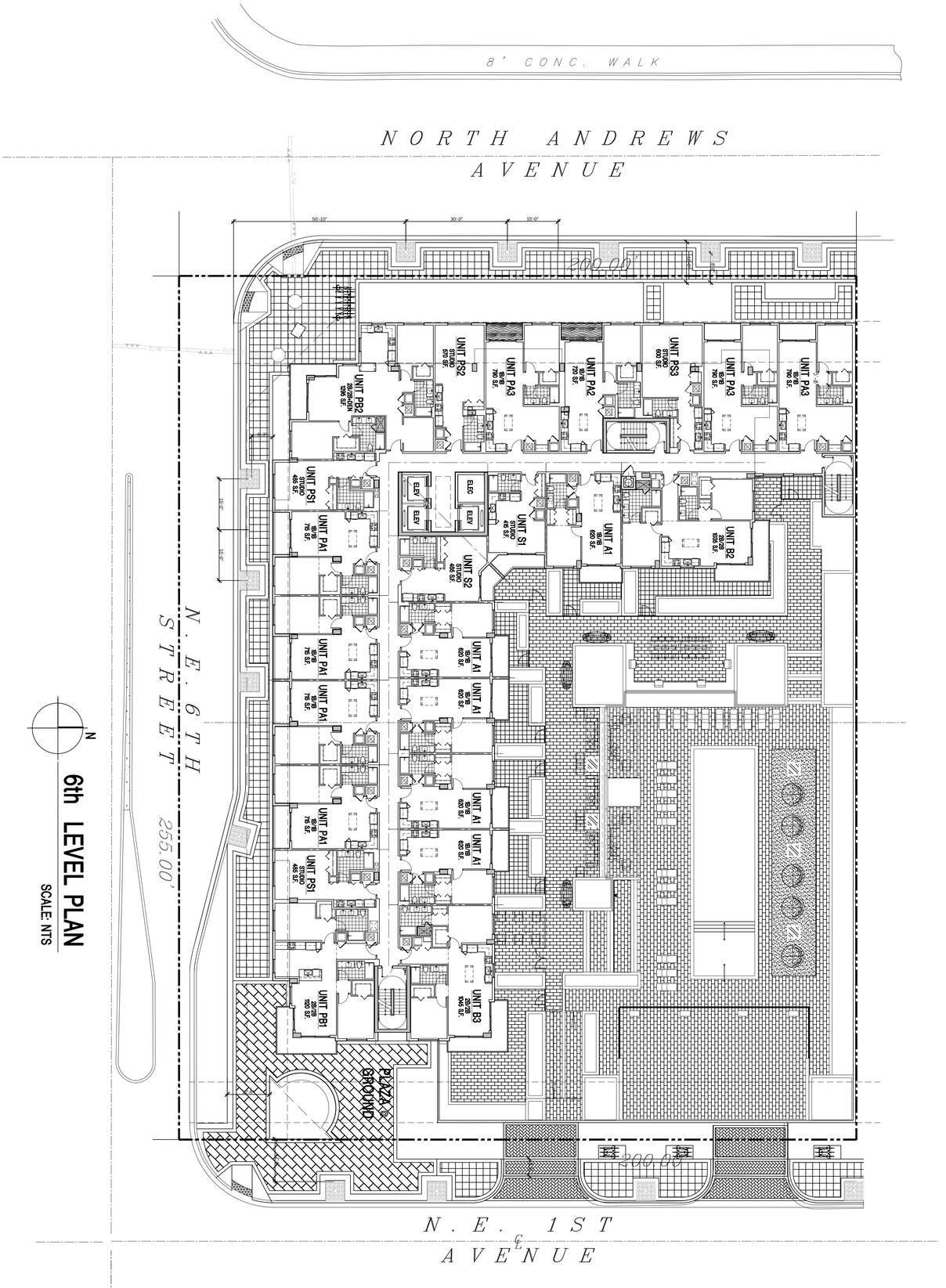
date: 09/14/2020

sheet no: A2.2

project: 3714



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A2.3

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revisions:

CAM #22-0866
Exhibit 3
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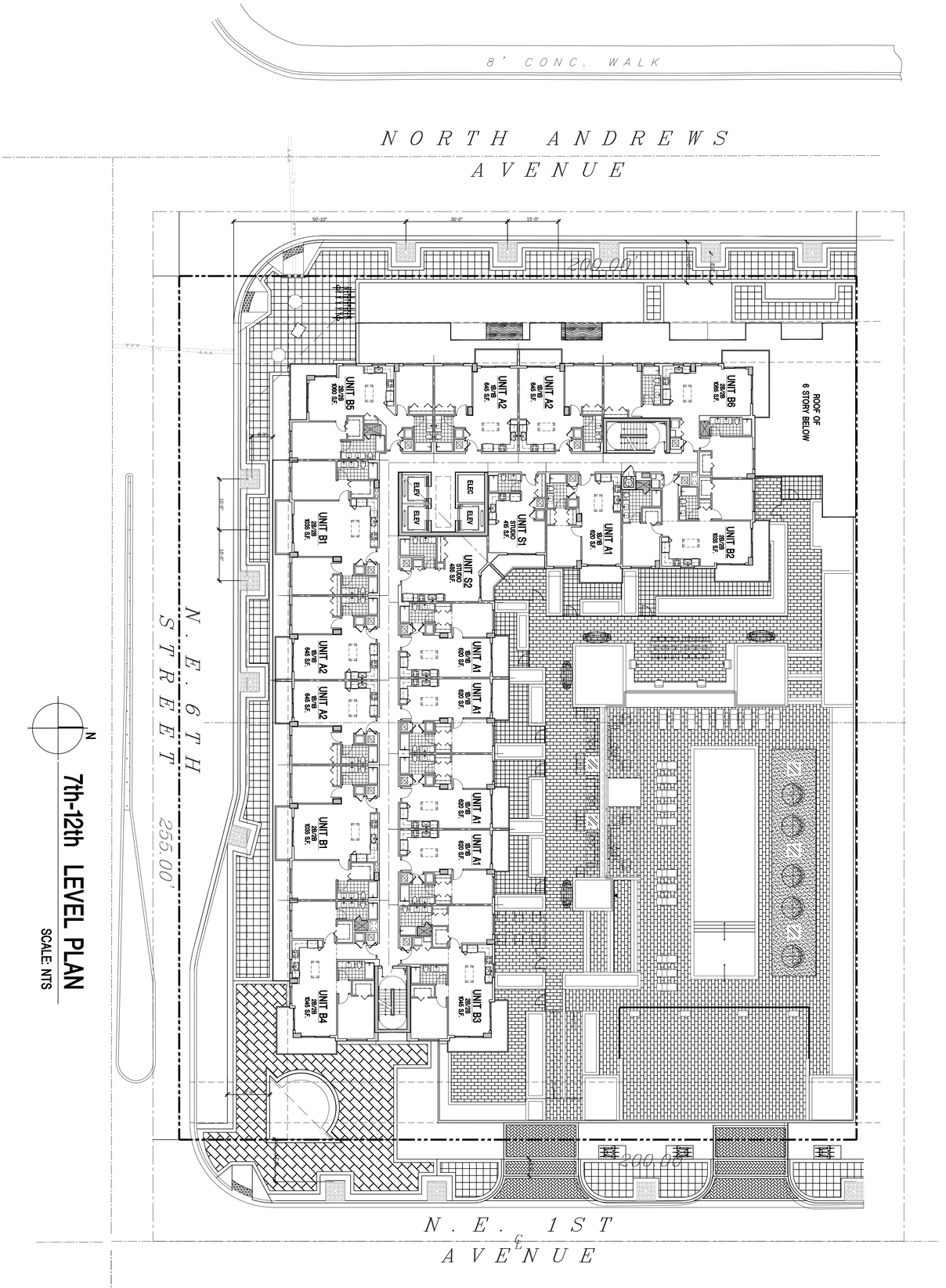

7th-12th LEVEL PLAN

SCALE: NTS

project:	3714
sheet no:	A2.4
date:	09/14/2020
drawn by:	LF/SP/JG
revisions:	

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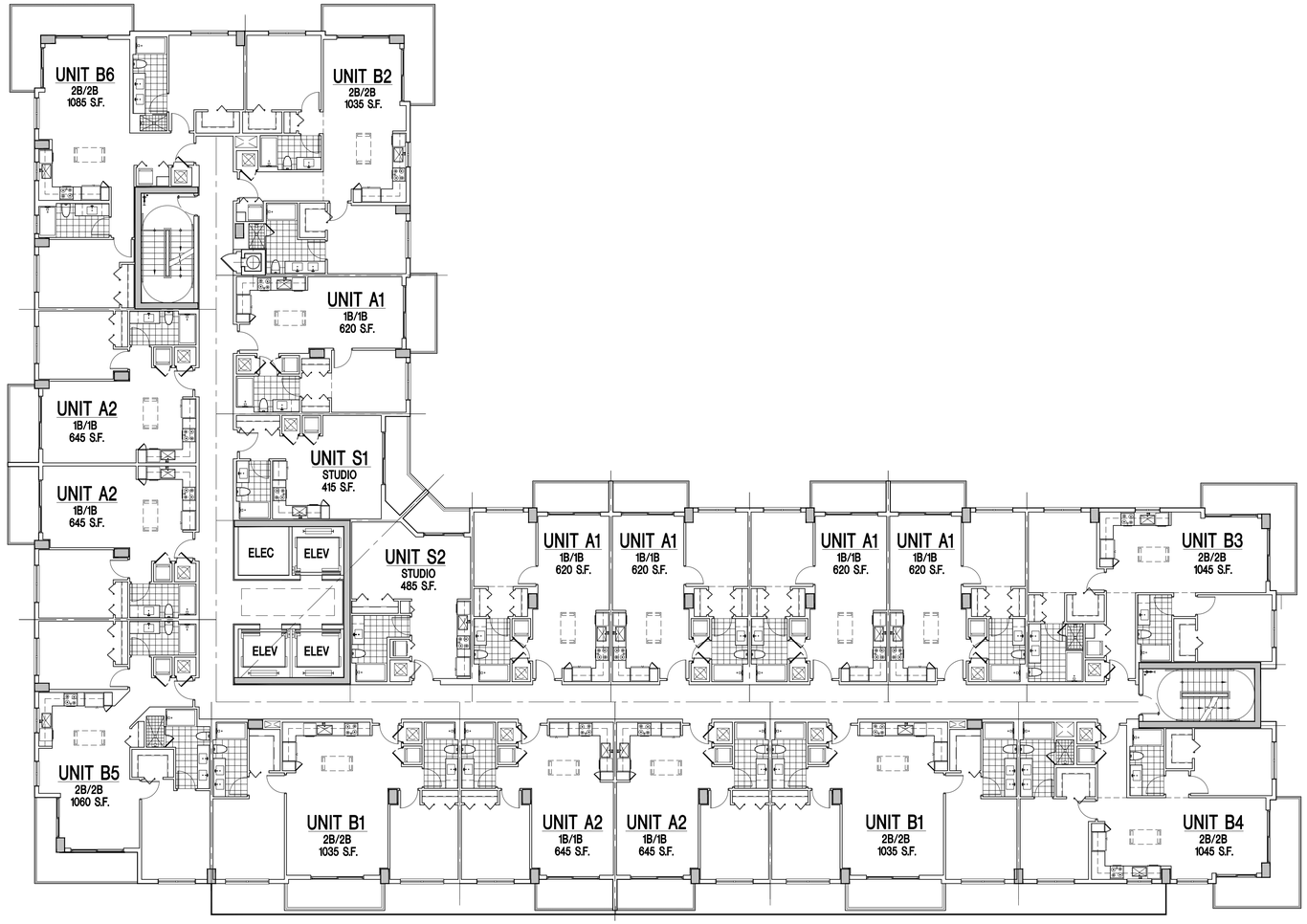

N

TYP. TOWER PLAN

SCALE: NTS

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sheet no: A2.7

project: 3714

SOUTH ELEVATION

SCALE: 1"=20'

NORTH ELEVATION

SCALE: 1"=20'

ELEVATION KEY NOTES

1. SMOOTH STUCCO FINISH
2. TINTED GLASS WINDOW IN ALUM. FRAME ESP. FIN.
3. ALUMINUM PIPE-RAIL ESP FINISH
4. ACCENT PAINTED STUCCO
5. RAISED STUCCO MOLDING
6. MURAL
7. SCORE LINE
8. CONCRETE OVERHANG
9. TINTED SLIDING GLASS DOOR IN ALUM FRAME (ESP FIN)
10. CLEAR STOREFRONT GLASS IN ALUM. FRAME (ESP FIN)
11. MTL. LOUVERS IN MTL. FRAME
12. MTL. PANEL
13. CONCRETE OVERHANG

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NORTH ELEVATION

SCALE: 1"=20'

WEST ELEVATION

SCALE: 1"=20'

ELEVATION KEY NOTES

1. SMOOTH STUCCO FINISH
2. TINTED GLASS WINDOW IN ALUM. FRAME ESP. FIN.
3. ALUMINUM PIPE-RAIL ESP FINISH
4. ACCENT PAINTED STUCCO
5. RAISED STUCCO MOLDING
6. MURAL
7. SCORE LINE
8. CONCRETE OVERHANG
9. TINTED SLIDING GLASS DOOR IN ALUM FRAME (ESP FIN)
10. CLEAR STOREFRONT GLASS IN ALUM. FRAME (ESP FIN)
11. MTL. LOUVERS IN MTL. FRAME
12. MTL. PANEL
13. CONCRETE OVERHANG

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OFF