

PRELIMINARY DESIGN FOR:
NEW RIVER YACHT CLUB III
FORT LAUDERDALE, FLORIDA

DEVELOPER:

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ARCHITECTURE:

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8085 N.W. 155TH STREET
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LANDSCAPE ARCHITECTURE

RHETT ROY LANDSCAPE ARCH. & PLANNING
412 NORTH ANDREWS AVENUE
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CIVIL ENGINEERING

BOTEK THURLOW ENGINEERING INC.
3409 NW 9TH AVENUE, SUITE 1102
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CIVIL

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PRELIMINARY DESIGN FOR:
New River Yacht Club III
FORT LAUDERDALE, FL

revisions:

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date: 4/6/2016

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A.0

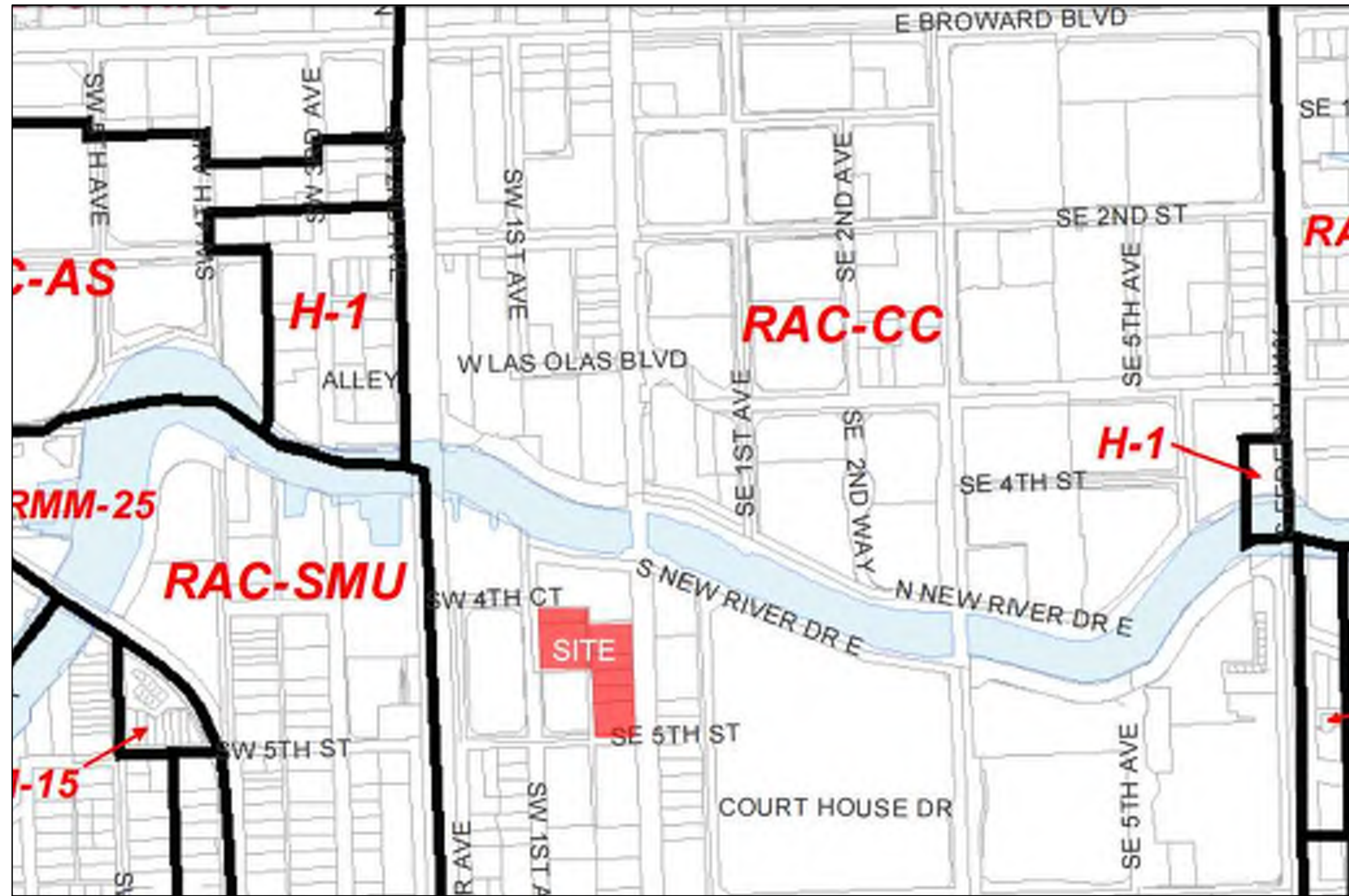
project: 3327

3/21/2016
Exhibit 1
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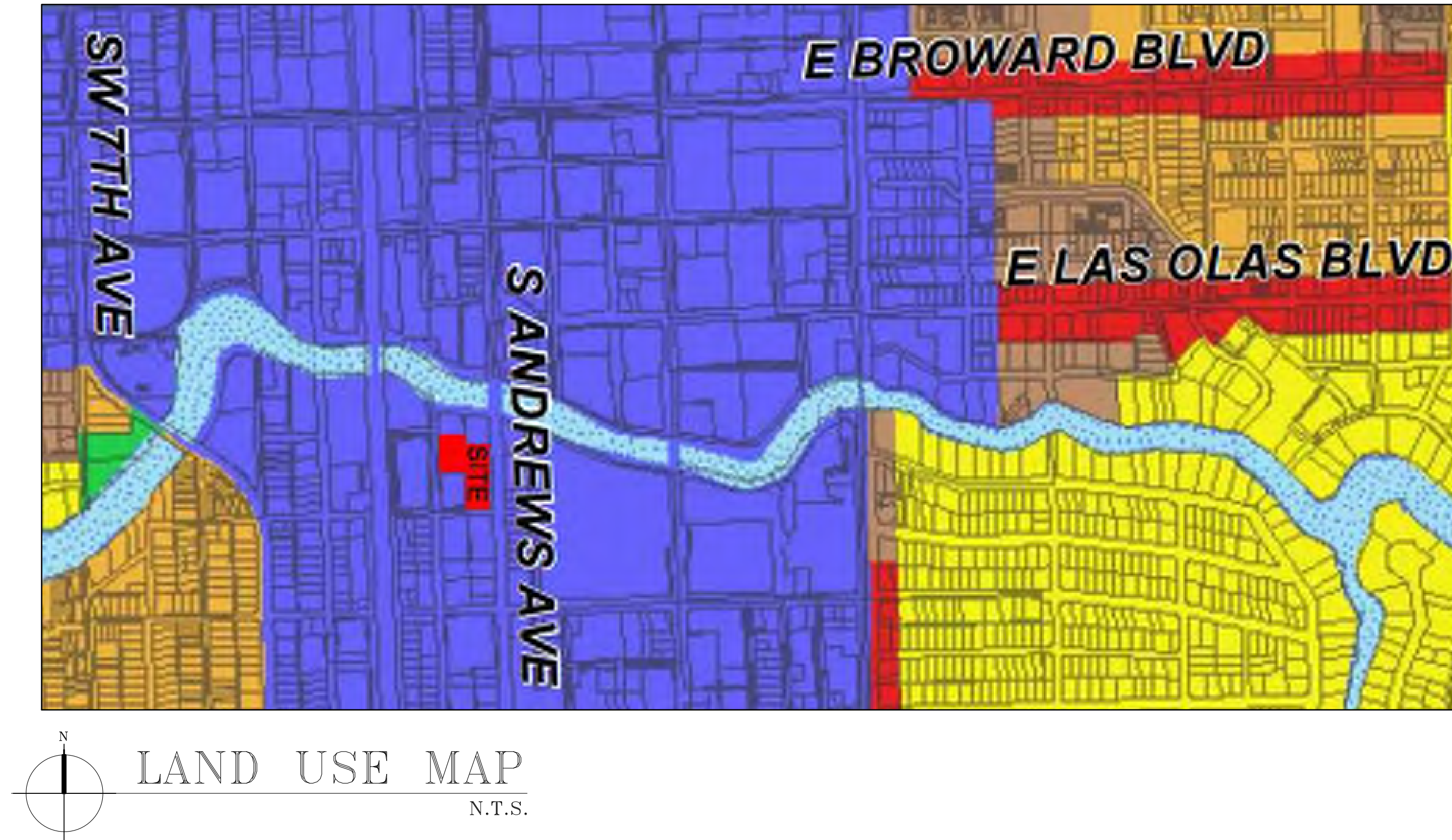
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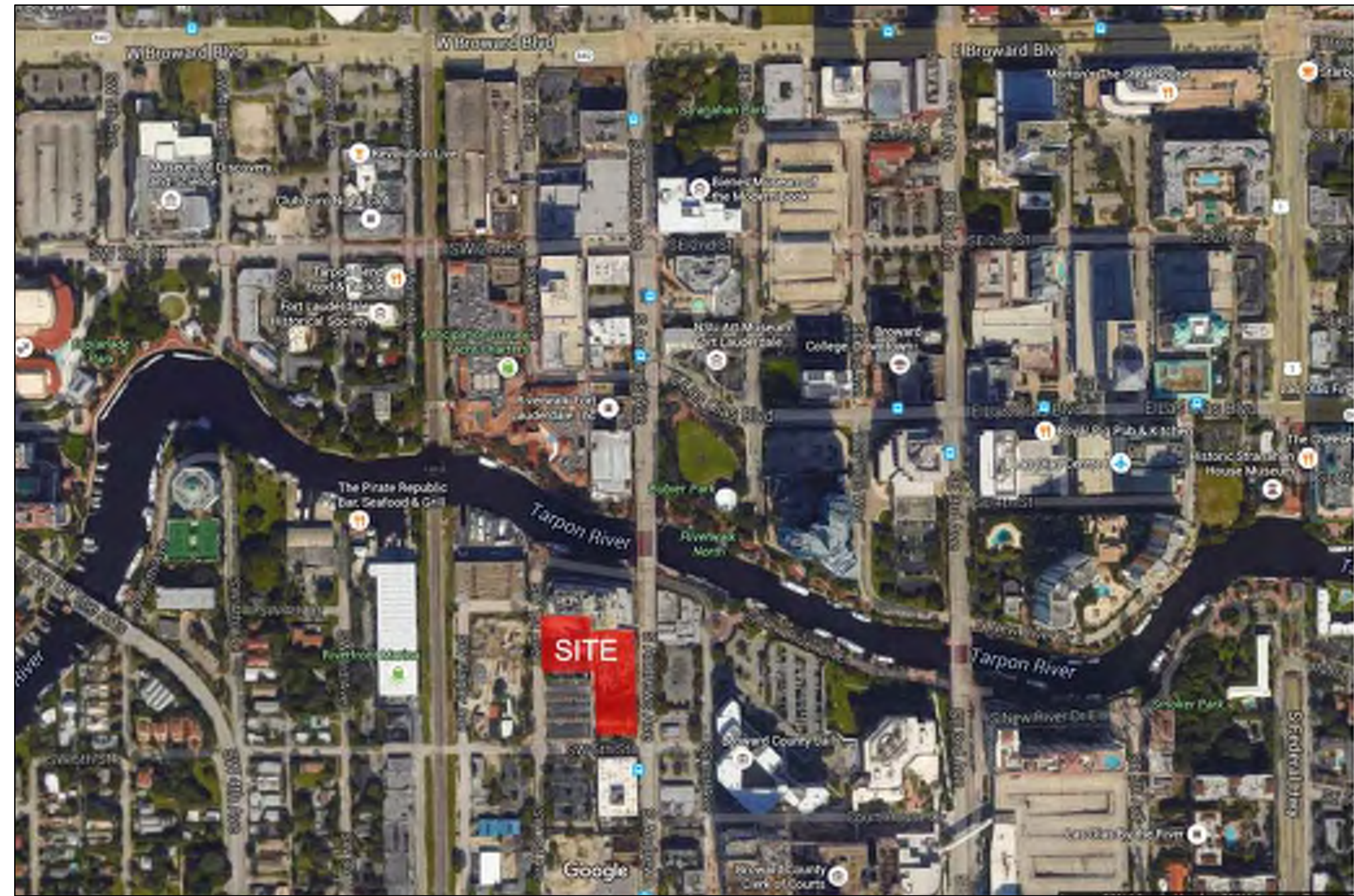
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ZONING MAP
N.T.S.



LAND USE MAP
N.T.S.

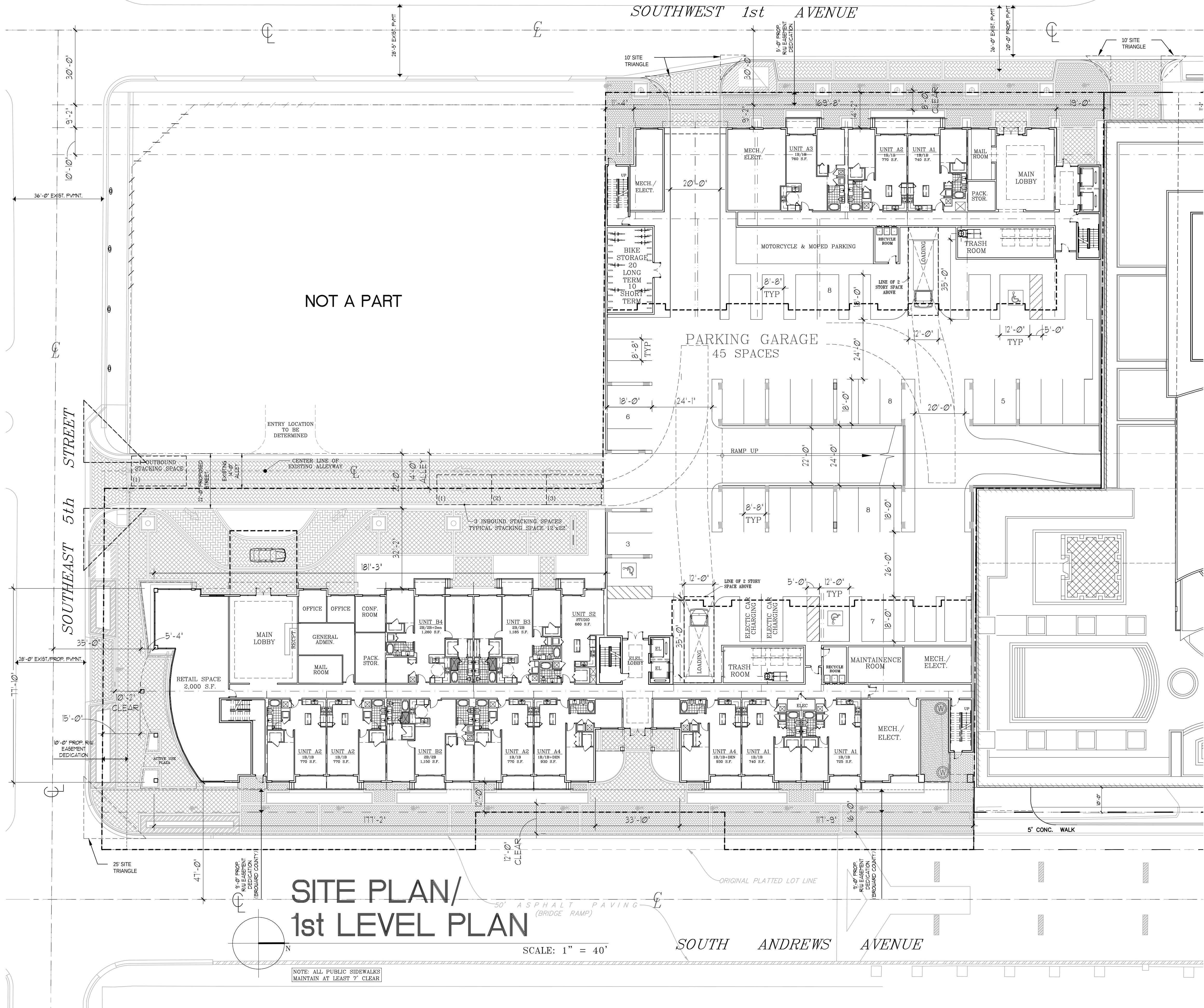


LOCATION MAP
N.T.S.

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PROJECT DATA:

LEGAL DESCRIPTION:
LOTS 3, 4, 5, 6, 11, 12, 13, 14, 15, 16 AND 17, LESS THE EAST 15.00 FEET OF SAID LOTS 14 AND 15 IN BLOCK 41, TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 78,248 SQUARE FEET OR 1.7963 ACRES MORE OR LESS.

ZONING DISTRICT: RAC-CC
CHARACTER AREA: DOWNTOWN CORE
LOT SIZE: 78,248 S.F.
RESIDENTIAL UNITS: 190 UNITS
RETAIL SPACE: 2,000 S.F.
HEIGHT: ALLOWED-NO HEIGHT LIMIT
PROVIDED-8 LEVELS

SETBACKS:	REQUIRED	PROVIDED
FRONT (S.E. 5TH ST.)	5'-0"	15'-0"
FRONT (S.W. 1ST AVE)	5'-0"	14'-2"
FRONT (S. ANDREWS AVE)	13'-0" FROM EDGE OF BRIDGE	35'-0"
INTERIOR SIDE	0'-0"	0'-2"

OPEN SPACE: REQUIRED- NONE
PROVIDED- 7,225 S.F.

MAX LOT COVERAGE: ALLOWED- 95%
PROVIDED- 84.4%

BICYCLE PARKING
LONG TERM: 20
SHORT TERM: 10

OFF-STREET PARKING:
REQUIRED: 0
PROVIDED: 5 ALONG SW 1ST AVE.
1 ALONG SE 5TH ST.

PARKING PROVIDED:	REGULAR
GROUND LEVEL	45
LEVEL 2	56
LEVEL 3	58
LEVEL 4	58
LEVEL 5	60
TOTAL	277
INC. 7 HP SPACES	
INC. 2 ELECTRIC CAR SPACES	

OFF-STREET LOADING:
REQUIRED: 0 SPACES
PROVIDED: 2 SPACES

WATER/WASTEWATER SERVICE PROVIDER
CITY OF FORTLAUDERDALE

UNIT MIX

STUDIO	1B/1B	2B/2B	2B/2B+Den	3B/2B	TOTAL
15	82	66	15	12	190
7.9%	43.1%	34.7%	7.9%	6.4%	100%

UNIT BREAKDOWN

UNIT TYPE	S.F.	1st	2nd-5th	6th	7th	8th	TOTAL UNITS	NET SALEABLE
UNIT S1 (STUDIO)	635	-	1x4L=4	1	1	1	7	4,445
UNIT S2 (STUDIO)	660	1	1x4L=4	1	1	1	8	5,280
UNIT A1 (1BD/1BA)	740	2	3x4L=12	5	5	2	26	19,240
UNIT A2 (1BD/1BA)	770	6	6x4L=24	9	9	3	51	39,270
UNIT A3 (1BD/1BA)	785	1	-	2	-	-	3	2,355
UNIT A4 (1BD/1BA+DEN)	930	2	-	-	-	-	2	1,860
UNIT B1 (2BD/2BA)	1030	-	2x4L=8	2	2	-	12	12,360
UNIT B2 (2BD/2BA)	1150	-	4x4L=16	7	9	5	37	42,550
UNIT B3 (2BD/2BA)	1185	1	1x4L=4	1	1	1	8	9,480
UNIT B4 (2BD/2BA+Den)	1285	1	2x4L=8	2	2	2	15	19,275
UNIT B5 (2BD/2BA)	1150	-	1	-	-	-	1	1,150
UNIT C1 (3BD/2BA)	1435	-	1x3L=3	1	1	-	5	7,175
UNIT C2 (3BD/2BA)	1530	-	1x4L=4	1	1	1	7	10,710
8th Lvl Narrow Units	-	-	-	-	-	8	8	8,310
TOTAL		14	88	32	32	24	190	183,460

TOTAL RENTABLE: 183,460 S.F.
965.5 S.F./UNIT

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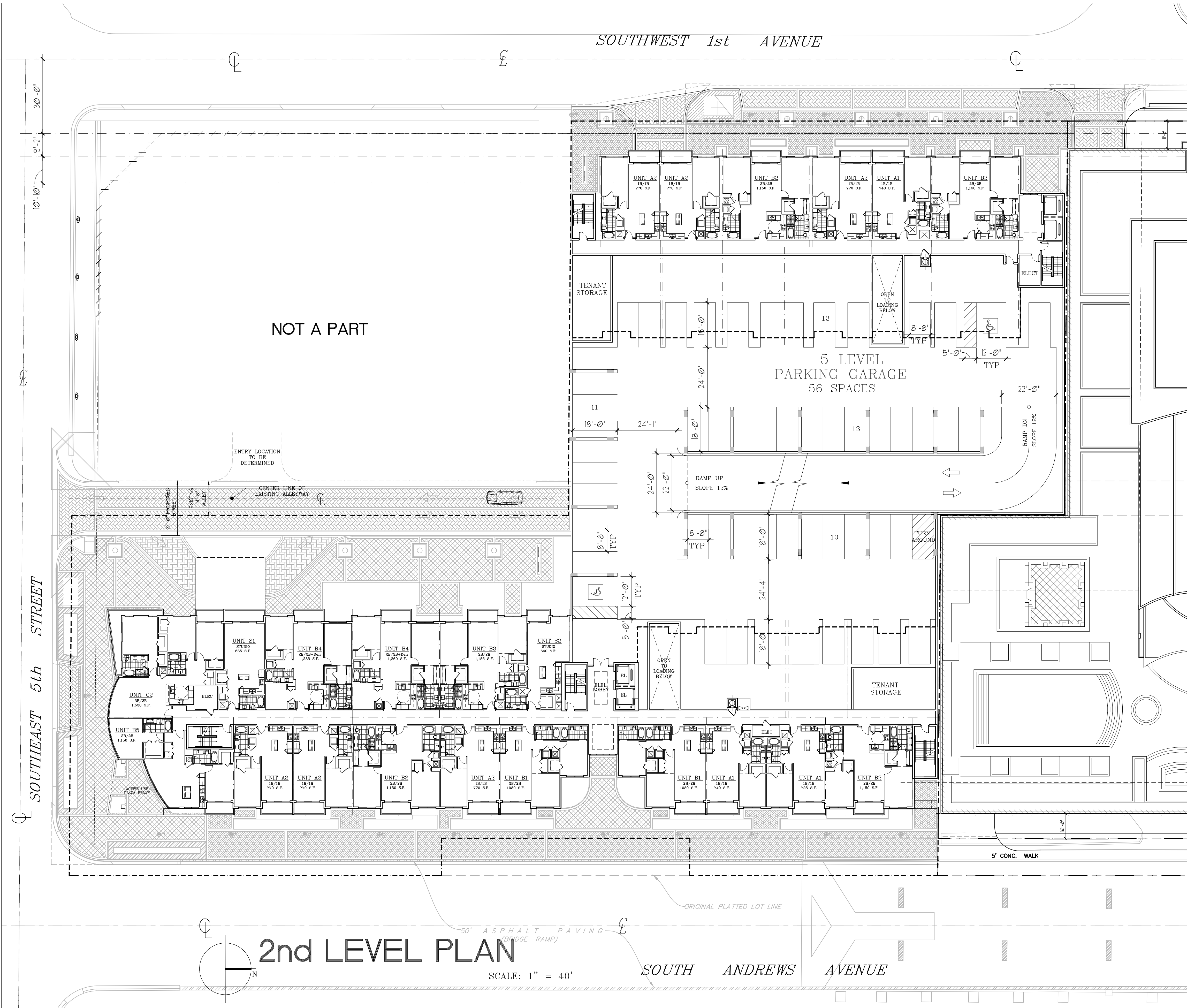
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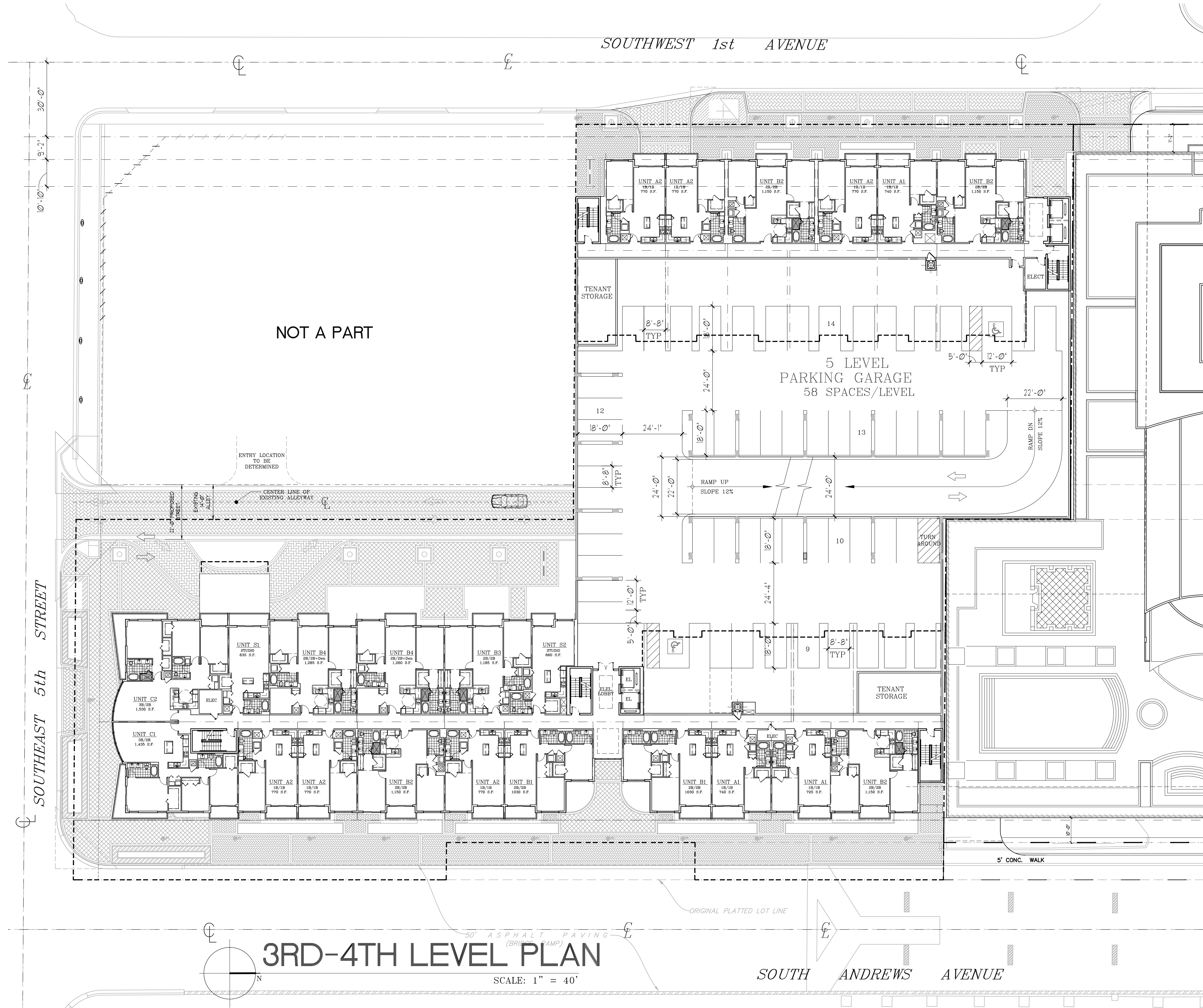
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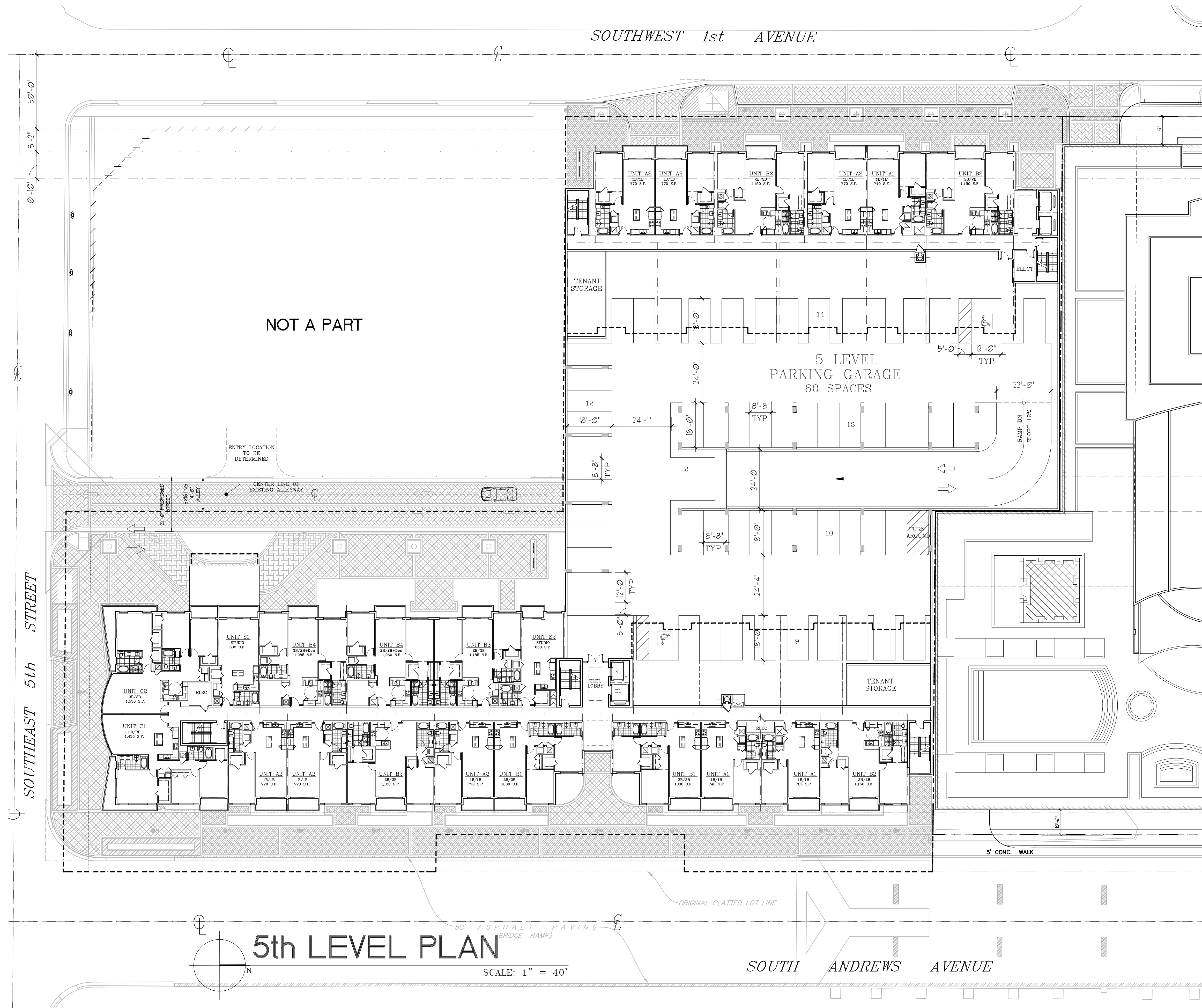
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Exhibit 1
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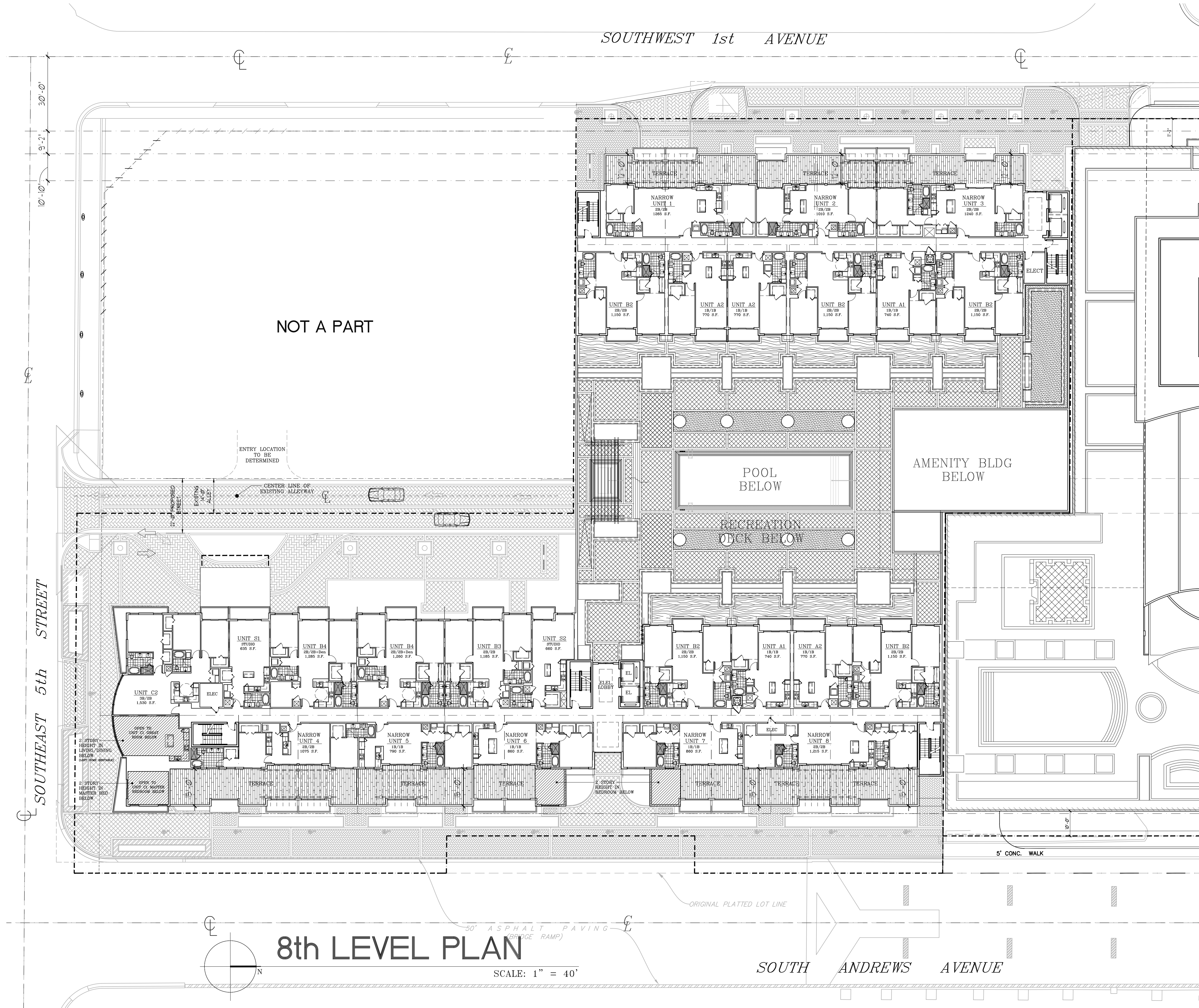
6th LEVEL PLAN

SCALE: 1" = 40'

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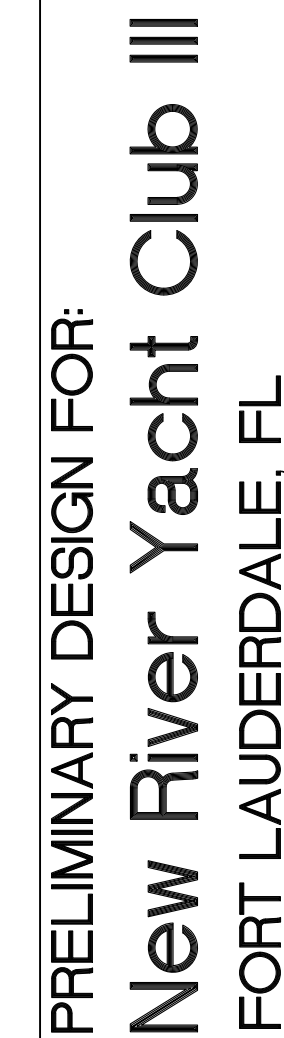
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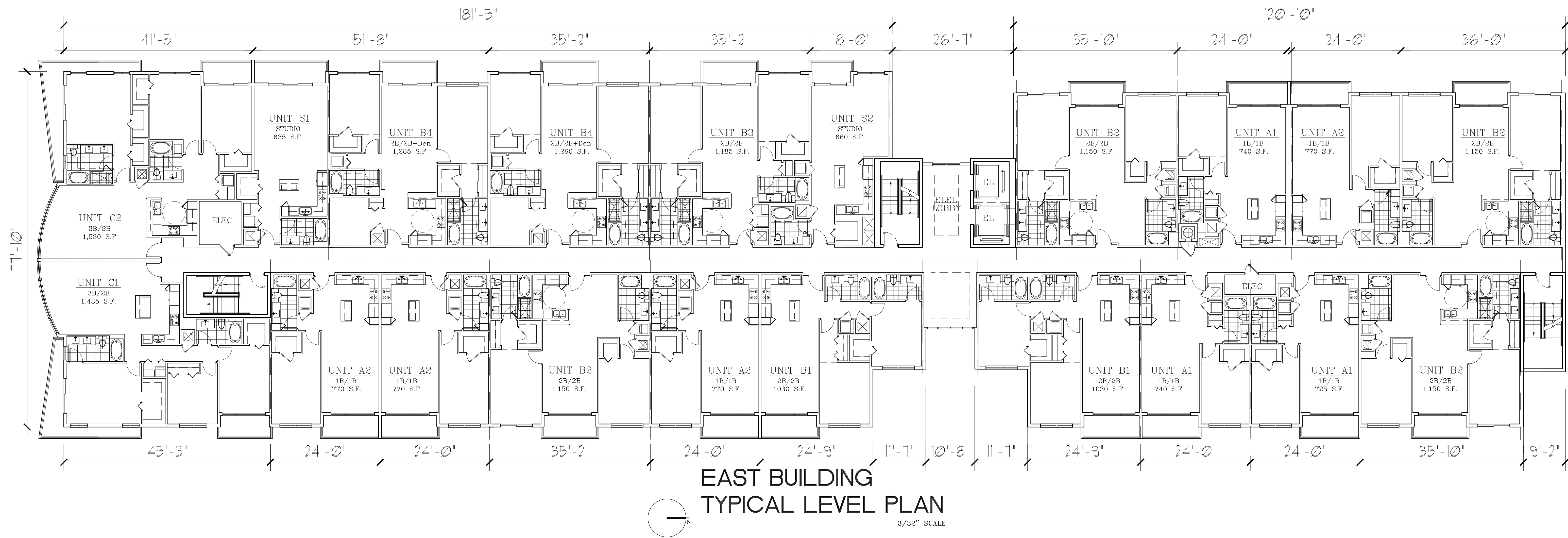
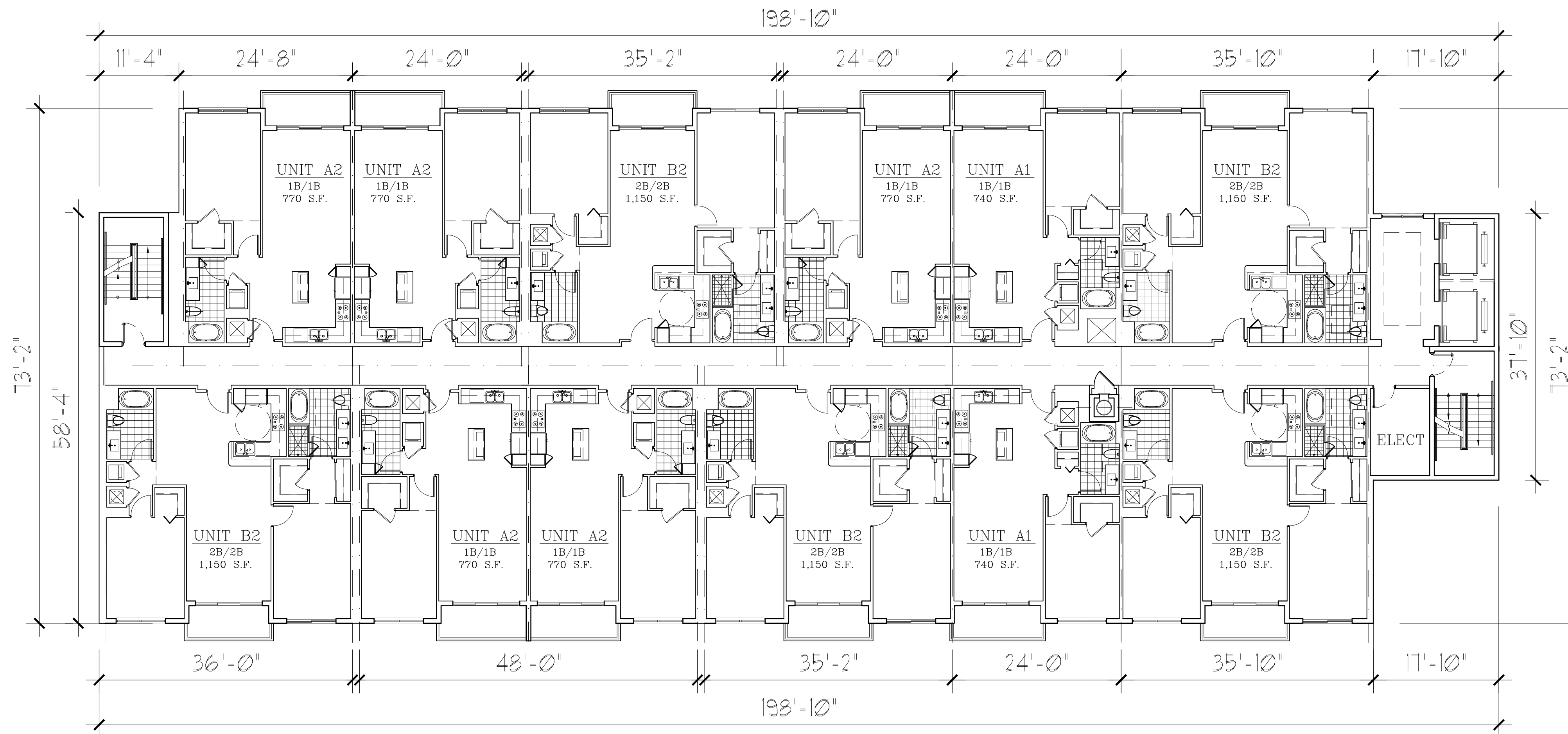
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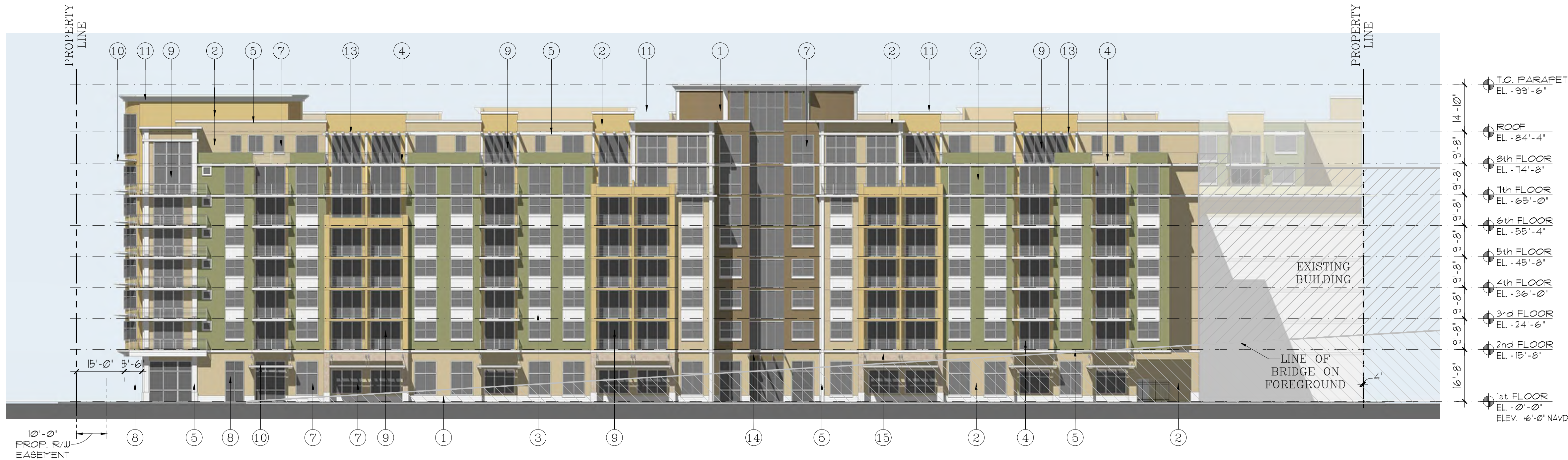
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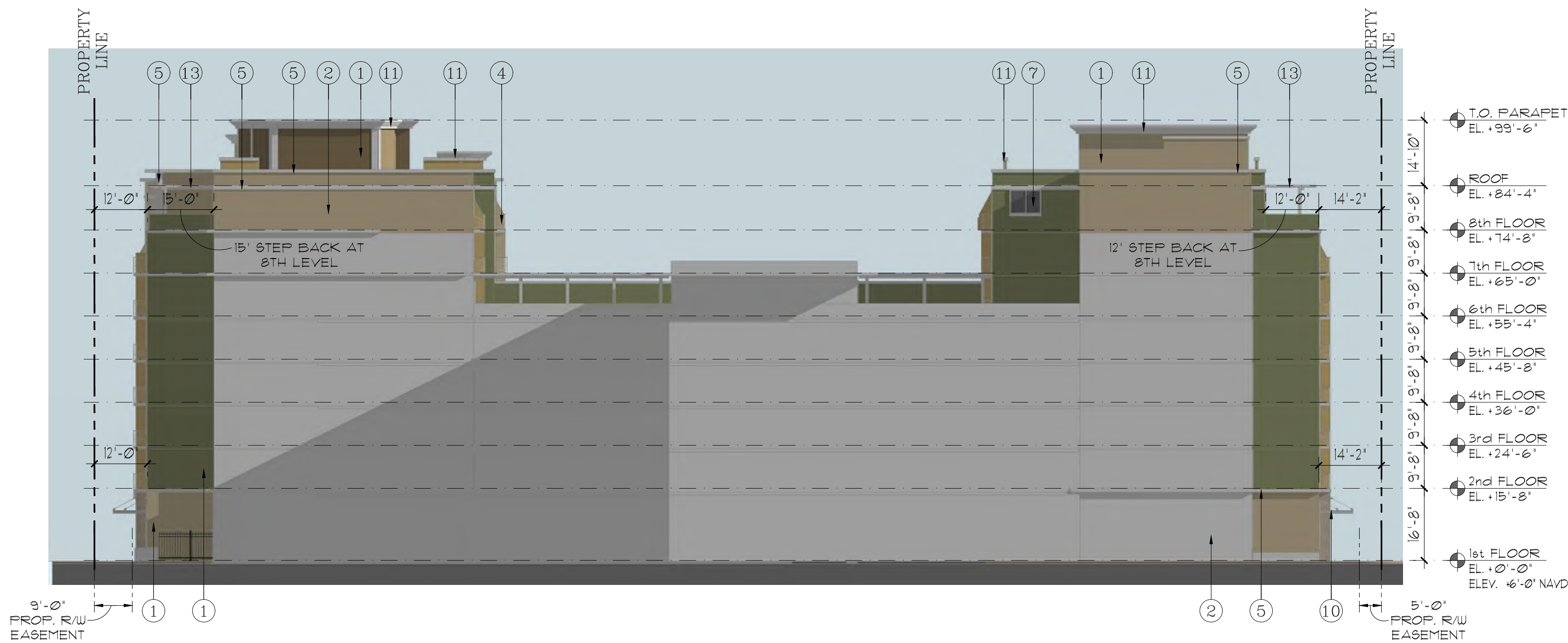
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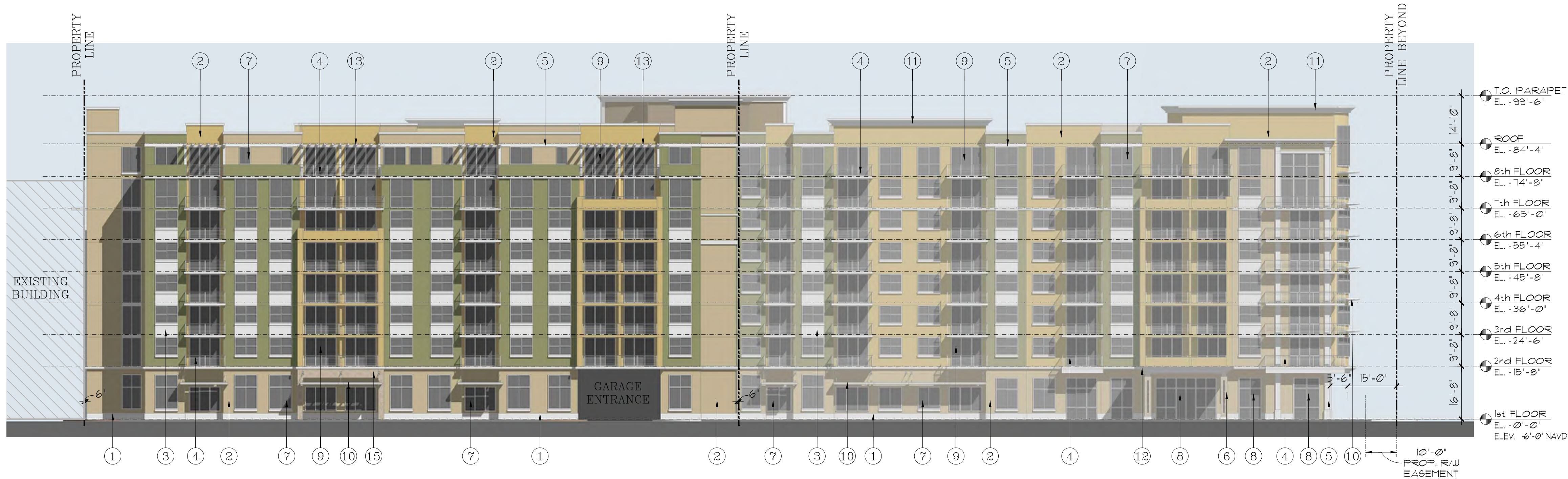


EAST ELEVATION
SCALE: 1"=20'



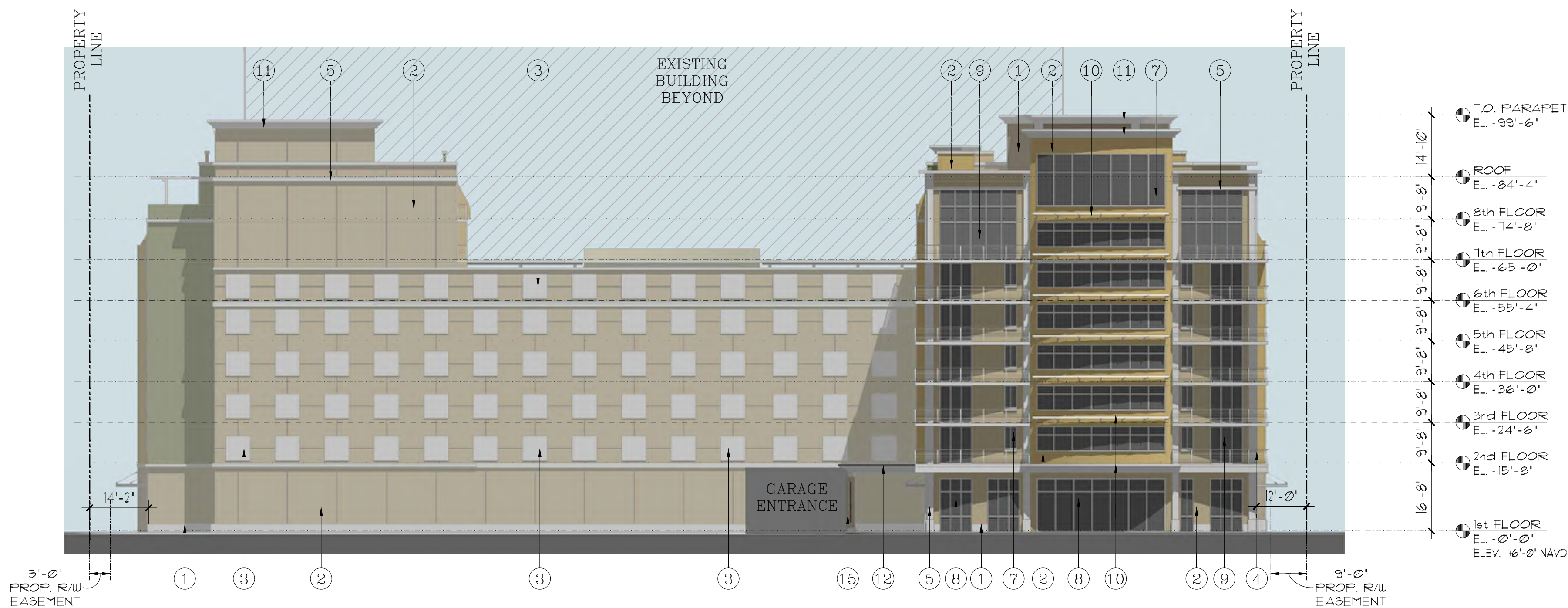
NORTH ELEVATION
SCALE: 1"=20'

ELEVATION KEY NOTES		
1. SMOOTH STUCCO FINISH	9. TINTED SLIDING GLASS DOOR	
2. RUSTIC TEXTURED STUCCO	IN ALUM FRAME (ESP FIN)	
3. ACCENT PAINTED STUCCO	10. METAL FRAME OVERHANG	
4. ALUMINUM PIPE-RAIL	11. CONCRETE EYEBROW	
ESP FINISH	12. LOBBY PORTE COCHERE	
5. RAISED STUCCO MOLDING	13. METAL TRELLIS	
6. LIGHT FIXTURES	14. GLASS OVERHANG ON FRAME	
7. TINTED GLASS WINDOW IN	15. STONE CLADDING	
ALUM. FRAME ESP. FIN.		
8. CLEAR STOREFRONT GLASS		
IN ALUM. FRAME (ESP FIN)		



WEST ELEVATION

SCALE: 1"=20'



SOUTH ELEVATION

SCALE: 1"=20'

ELEVATION KEY NOTES	
1. SMOOTH STUCCO FINISH	9. TINTED SLIDING GLASS DOOR
2. RUSTIC TEXTURED STUCCO	IN ALUM. FRAME (ESP. FIN.)
3. ACCENT PAINTED STUCCO	10. METAL FRAME OVERHANG
4. ALUMINUM PIPE-RAIL	11. CONCRETE EYEBROW
ESP. FINISH	12. LOBBY PORTE-COCHERE
5. RAISED STUCCO MOLDING	13. METAL TRELLIS
6. LIGHT FIXTURES	14. GLASS OVERHANG ON FRAME
7. TINTED GLASS WINDOW IN	15. STONE CLADDING
ALUM. FRAME (ESP. FIN.)	
8. CLEAR STOREFRONT GLASS	
IN ALUM. FRAME (ESP. FIN.)	

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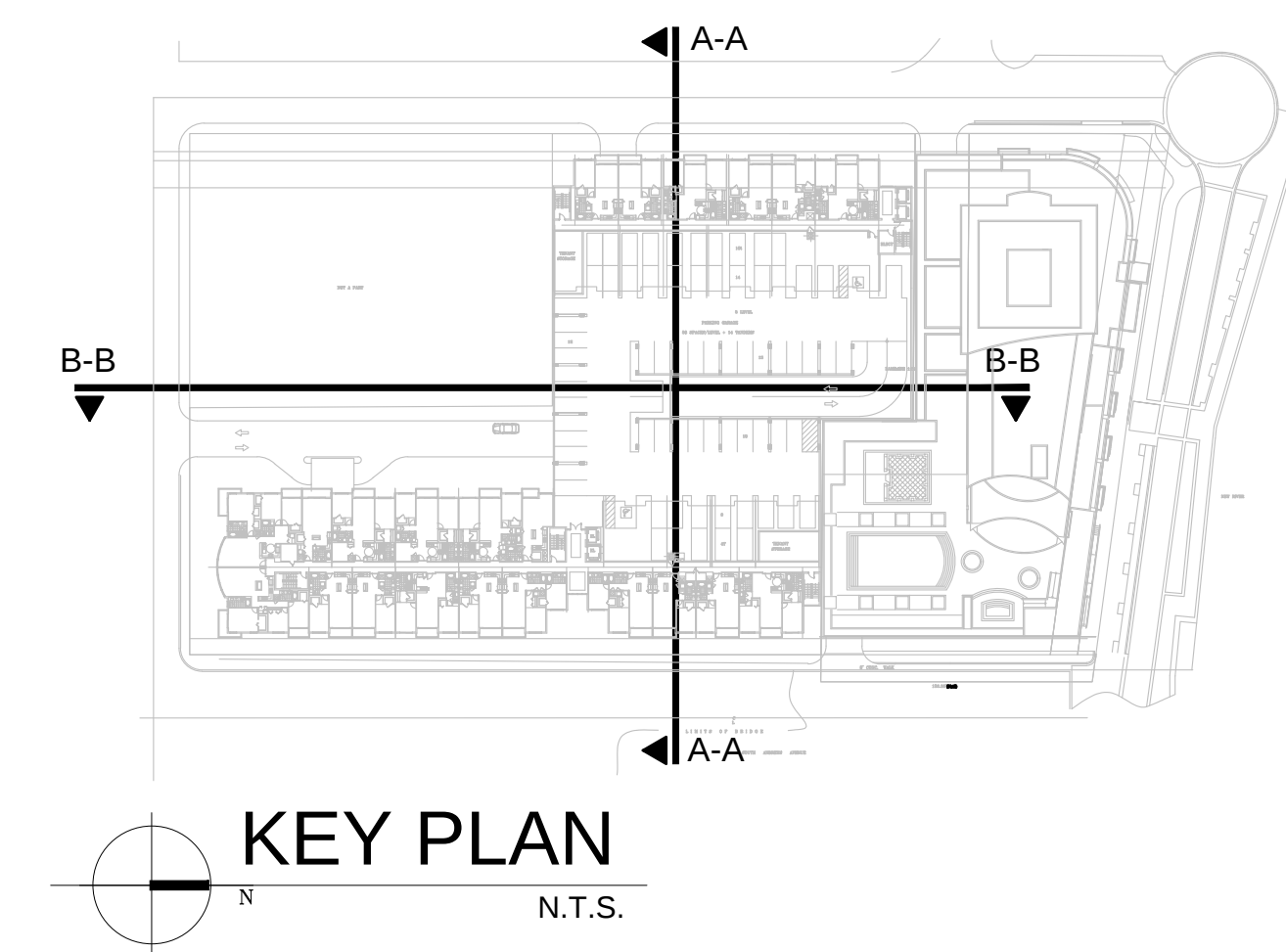
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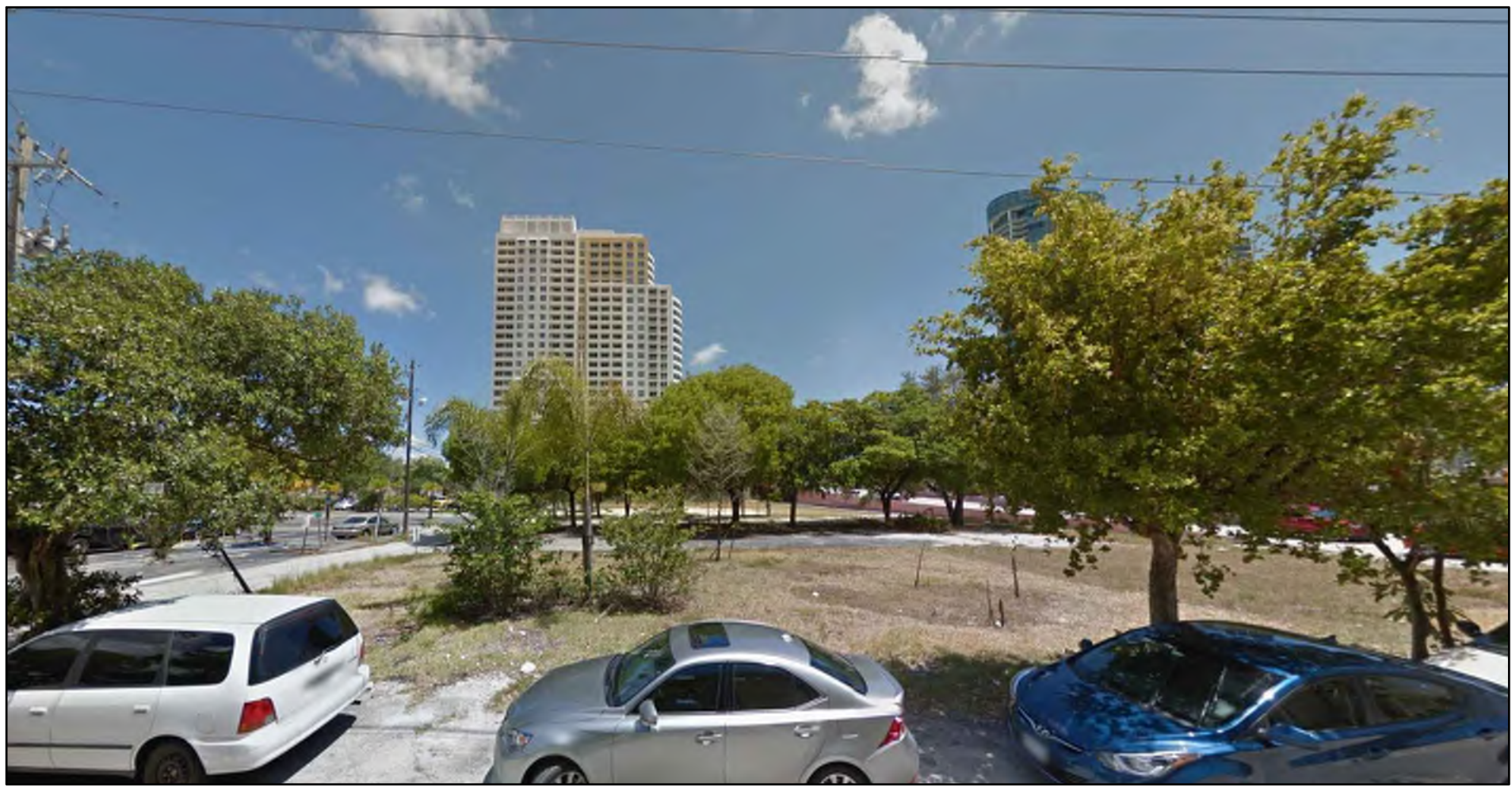
VIEW LOOKING NORTHEAST



VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHEAST



VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST

EXISTING CONDITIONS

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VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTHWEST

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VIEW LOOKING NORTHEAST



VIEW LOOKING NORTHWEST

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VIEW LOOKING NORTHEAST



VIEW LOOKING NORTHWEST

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SOUTHEAST CORNER CONDITION

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NIGHT TIME RENDERING

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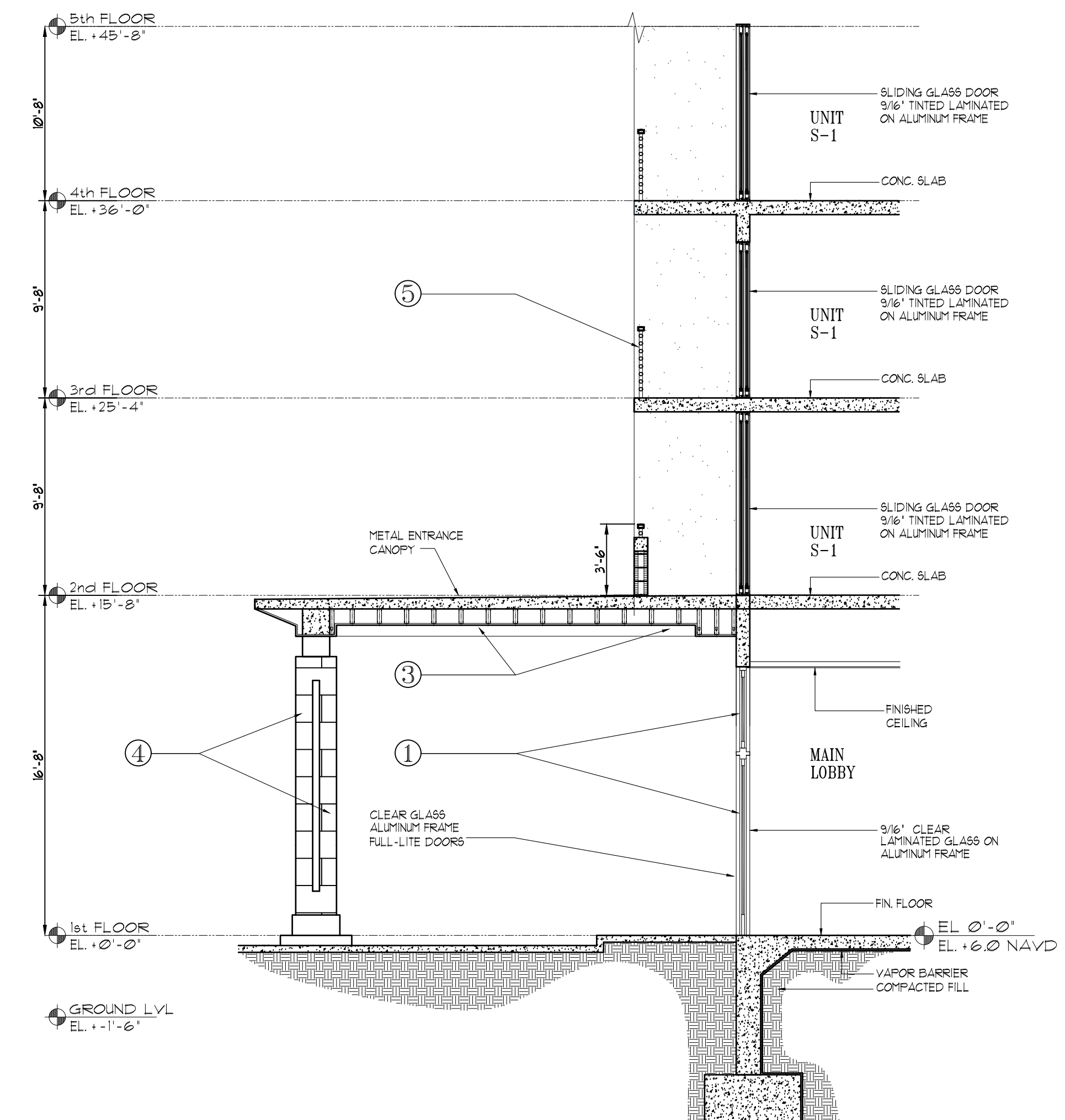
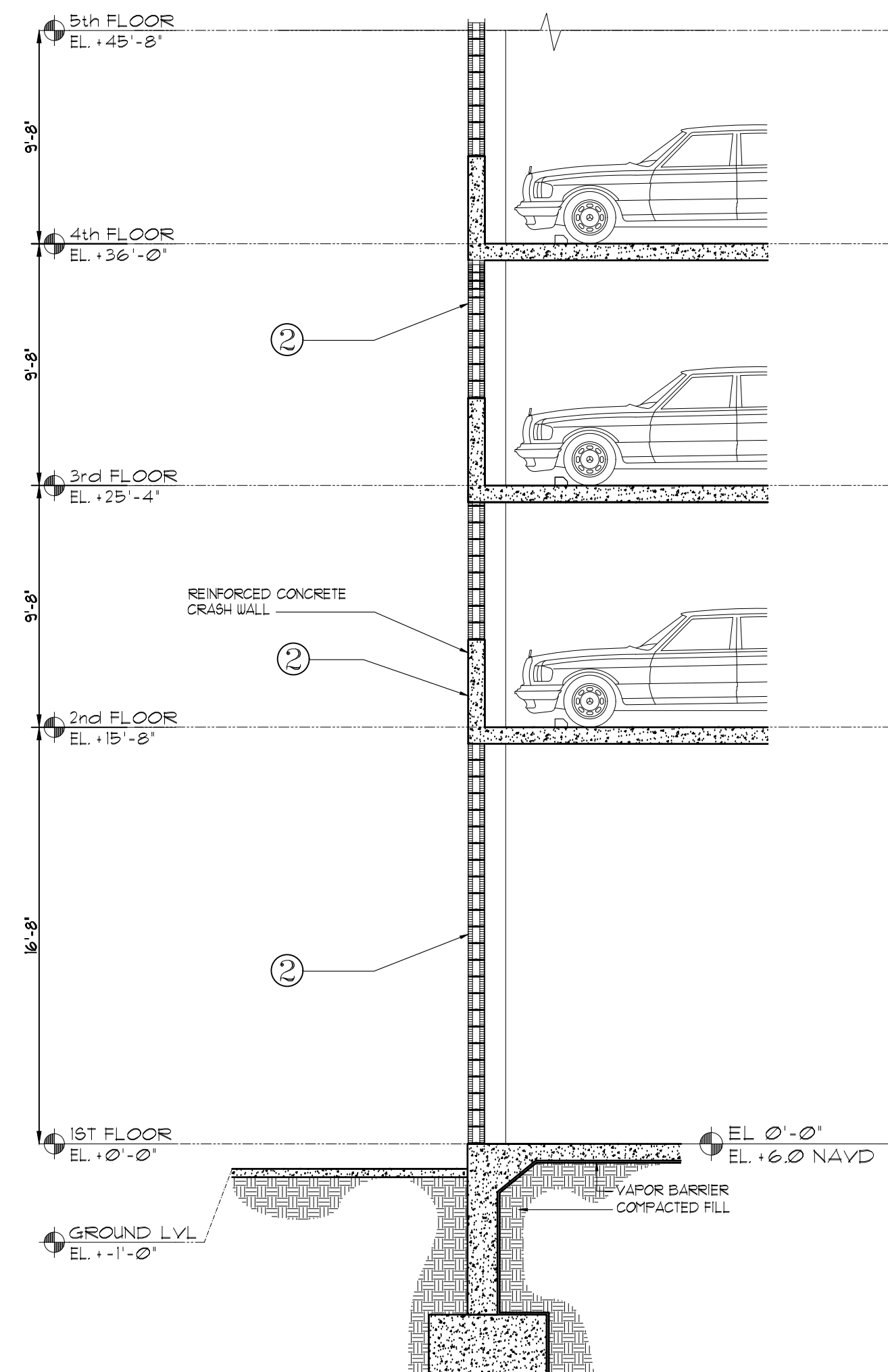
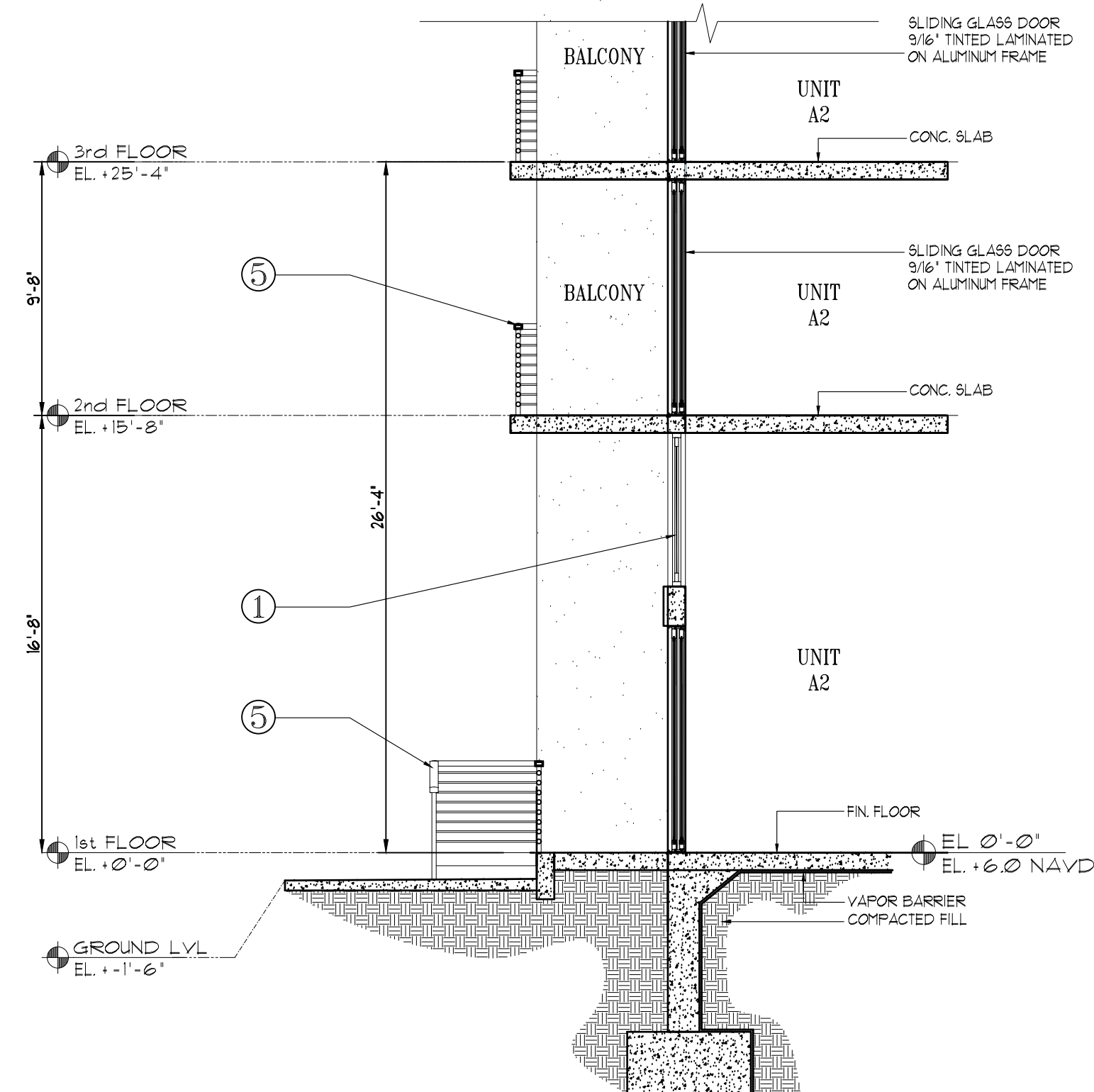
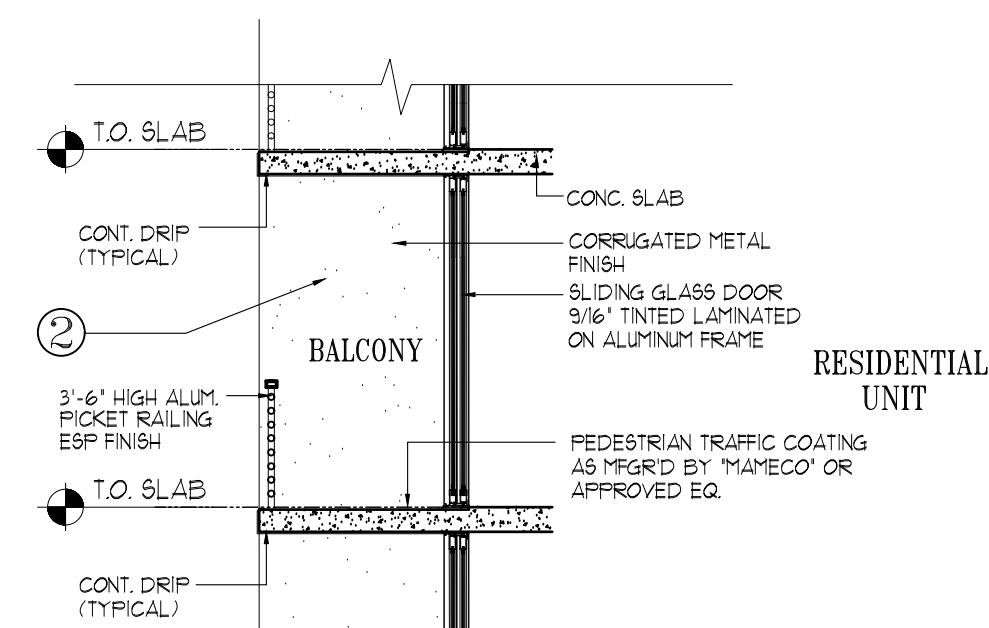
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BUILDING MATERIALS



BUILDING SECTIONS

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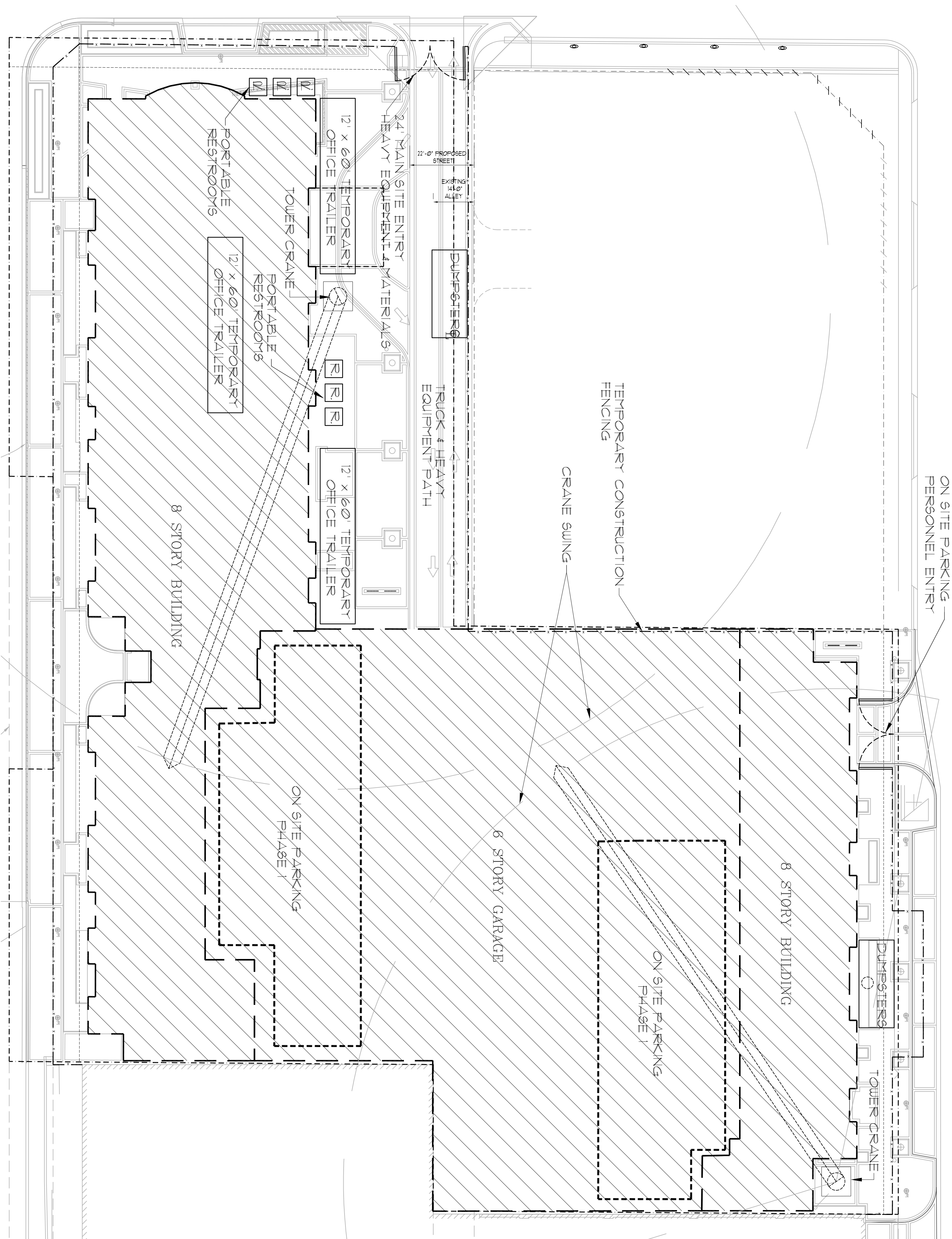
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project CAM #17-0248
3327 Exhibit 1
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Construction Staging Plan Notes:

- A 6' tall temporary construction chain link fence will be installed with vision screening around the perimeter of the property with two access gates:
Site Access:
a. Approximately 24' wide main site access gate off S.W. 5th St will be used for all equipment and material deliveries.
b. Approximately 24' wide access personnel gate, on S.W. 1ST avenue will serve as the secondary entrance for all employees.
- Temporary Structures
a. Two temporary construction office trailers of about 12' x 60' will be used for contractor management and operations through all phases of construction until landscaping whereby all management activities will be moved into the ground floor of the new parking structure.
- Staff Parking
PHASE 1 of construction
a. General contractor staff vehicles will be parked within the proposed parking structure footprint during phase one.
b. Owner's representative and site visitor parking will also be located within parking structure footprint during phase one.
c. Parking for subcontractors will be provided onsite on the northern part of the site as needed. Should additional parking be required, owner shall make arrangements to use adjacent lots in the area.
d. Parking for the Architect/Engineer will be accommodated in the lot adjacent to the office trailers.
- PHASE 2 of construction
All previously stated parking arrangements would be relocated into the new parking garage structure for the remainder of construction.
- Contractor Notes
a. Permit set of plans will include requirements for the contractor to adhere to all applicable codes and ordinances including:
i. FBC 3306 - Pedestrian Safety
ii. Fort Lauderdale Ordinance Section 24-11 - Trash, debris and dumpster containment and management.
- Crane Plan
Suggested near mid-block on the east side and northwest corner of the lot. To be provided upon approval of designated location by the general contractor.
- Restrooms
a. Phase 1: Will be located adjacent to office trailers and worker's entrance
b. Phase 2: Will be relocated inside parking garage structure.
- Dumpster
a. Dumpster's will be located on west side of building footprint along the established main personnel entry for easy pickup and disposal.

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revision

drawn by T.F.G.P.

date: 1/10/2011

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