



01 AERIAL SKYLINE LOOKING NORTH



02 AERIAL PHOTOMONTAGE SITE VIEW LOOKING NORTH

ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges+associates

architectureurban-planninginterior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

AA26000765
AR001629

OWNER

PROJECT TEAM:

CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

STEVEN FELLER PE, LLC
MEP ENGINEERS
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.467.1402

LANGAN
CIVIL ENGINEER
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100

SLS CONSULTING, INC.
LIFE SAFETY
1825 PONCE DE LEON BLVD., #965
CORAL GABLES, FL 33134
786.536.7611

cadence
LANDSCAPE ARCHITECT
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

RIVERWALK
RESIDENCES
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER: 161050

DRAWING NAME:

CAM #17-1127
AERIAL
SKYLINE VIEW
Exhibit 1b
Page 1 of 15

SCALE: NTS

DRAWING NUMBER
A-016



01 AERIAL SKYLINE LOOKING NORTHEAST

02 AERIAL SKYLINE PHOTOMONTAGE LOOKING NORTHEAST



03 AERIAL SITE VIEW LOOKING EAST

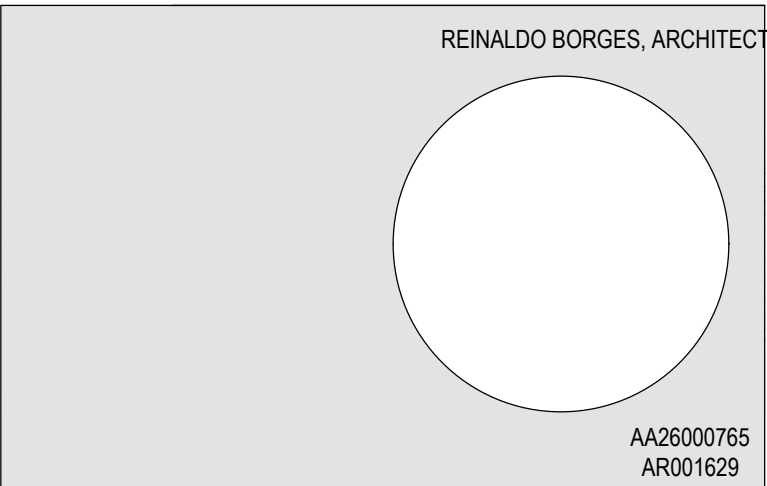
04 AERIAL SKYLINE PHOTOMONTAGE LOOKING EAST

ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges/architects
+ associates
architecture urban-planning interior-design
999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax



OWNER

PROJECT TEAM:

CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

STEVEN FELLER P.E., LLC
MEP ENGINEERS
STEVEN FELLER
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.467.1402

LANGAN CIVIL ENGINEER
LANGAN
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100

SLS CONSULTING, INC.
LIFE SAFETY
SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611

cadence LANDSCAPE ARCHITECT
cadence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME
**RIVERWALK
RESIDENCES**
OF LAS OLAS
333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER: 161050
DRAWING NAME:

CAM #17-1127
AERIAL
SKYLINE VIEW
Exhibit 1b
Page 2 of 15

SCALE: NTS
DRAWING NUMBER: **A-017**



01 AERIAL VIEW LOOKING NORTHEAST

02 AERIAL VIEW PHOTOMONTAGE LOOKING NORTHEAST



03 CONTEXT VIEW LOOKING NORTHEAST

04 CONTEXT VIEW PHOTOMONTAGE LOOKING NORTH EAST

ISSUE DATE: 02 24 2017		
No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges/architects
+ associates

architectureurban-planninginterior-design
999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

AA26000765
AR001629

OWNER

PROJECT TEAM:

CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

STEVEN FELLER PE, LLC
Total Engineering Expertise
MEP ENGINEERS
STEVEN FELLER
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.467.1402

LANGAN
CIVIL ENGINEER
LANGAN
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100

SLS CONSULTING, INC.
The Professional Engineers
LIFE SAFETY
SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611

cadence
planning • designing living environments
LANDSCAPE ARCHITECT
cadence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

**RIVERWALK
RESIDENCES**
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER: 161050

DRAWING NAME:

CAM #17-1127
Exhibit 1b
Page 3 of 15

CONTEXT VIEWS

SCALE: NTS

DRAWING NUMBER
A-018



01 RIVER VIEW LOOKING EAST

02 RIVER VIEW LOOKING EAST



03 RIVER VIEW LOOKING EAST

04 RIVER WALK VIEW LOOKING WEST

ISSUE DATE: 02/24/2017		
No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges/architects

architectureurban-planninginterior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

AA26000765
AR001629

OWNER

PROJECT TEAM:

CHM

STRUCTURAL ENGINEERS
CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

STEVEN FELLER PE, LLC
Total Engineering Expertise

MEP ENGINEERS
STEVEN FELLER
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.487.1402

LANGAN

CIVIL ENGINEER
LANGAN
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100

SLS

LIFE SAFETY
SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611

cadence
planning • designing living environments

LANDSCAPE ARCHITECT
cadence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

RIVERWALK
RESIDENCES
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

161050

DRAWING NAME:

CAM #17-1127
NEIGHBORHOOD
LIFESTYLE CONTEXT
Exhibit 1b
Page 4 of 15

SCALE:

NTS

DRAWING NUMBER

A-019



01 RIVER WALK LIFESTYLE

02 RIVER WALK LIFESTYLE



03 RIVER WALK VIEW LIFESTYLE LOOKING WEST

04 RIVER WALK LIFESTYLE LOOKING EAST

ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges/architects

architectureurban-planninginterior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

AA26000765
AR001629

OWNER

PROJECT TEAM:

STRUCTURAL ENGINEERS
CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

MEP ENGINEERS
STEVEN FELLER PE, LLC
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.467.1402

CIVIL ENGINEER
LANGAN
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100

LIFE SAFETY
SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611

LANDSCAPE ARCHITECT
cadence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

**RIVERWALK
RESIDENCES**
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

161050

DRAWING NAME:

CAM #17-1127
NEIGHBORHOOD
LIFESTYLE CONTEXT
Exhibit 1b
Page 5 of 15

SCALE:

NTS

DRAWING NUMBER

A-020



ISSUE DATE: 02/24/2017		
No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges/architects
+ associates

architecture urban-planning interior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

AA26000765
AR001629

OWNER

PROJECT TEAM:

- STRUCTURAL ENGINEERS
CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338
- MEP ENGINEERS
STEVEN FELLER PE, LLC
Total Engineering Expertise
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.487.1402
- CIVIL ENGINEER
LANGAN
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100
- LIFE SAFETY
SLS CONSULTING, INC.
1525 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611
- LANDSCAPE ARCHITECT
cadence
planning • designing living environments
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

**RIVERWALK
RESIDENCES**
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

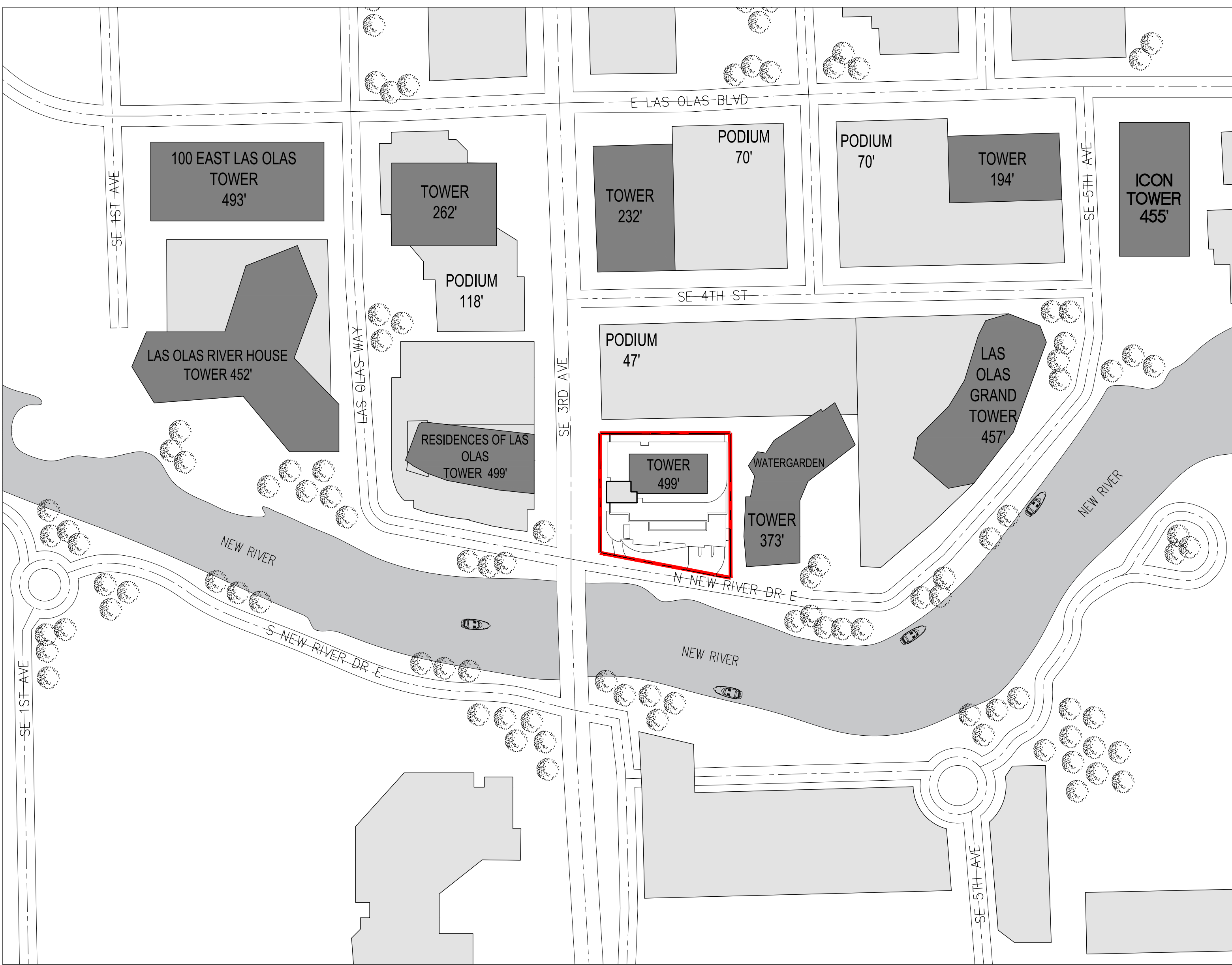
PROJECT NUMBER: 161050

DRAWING NAME:

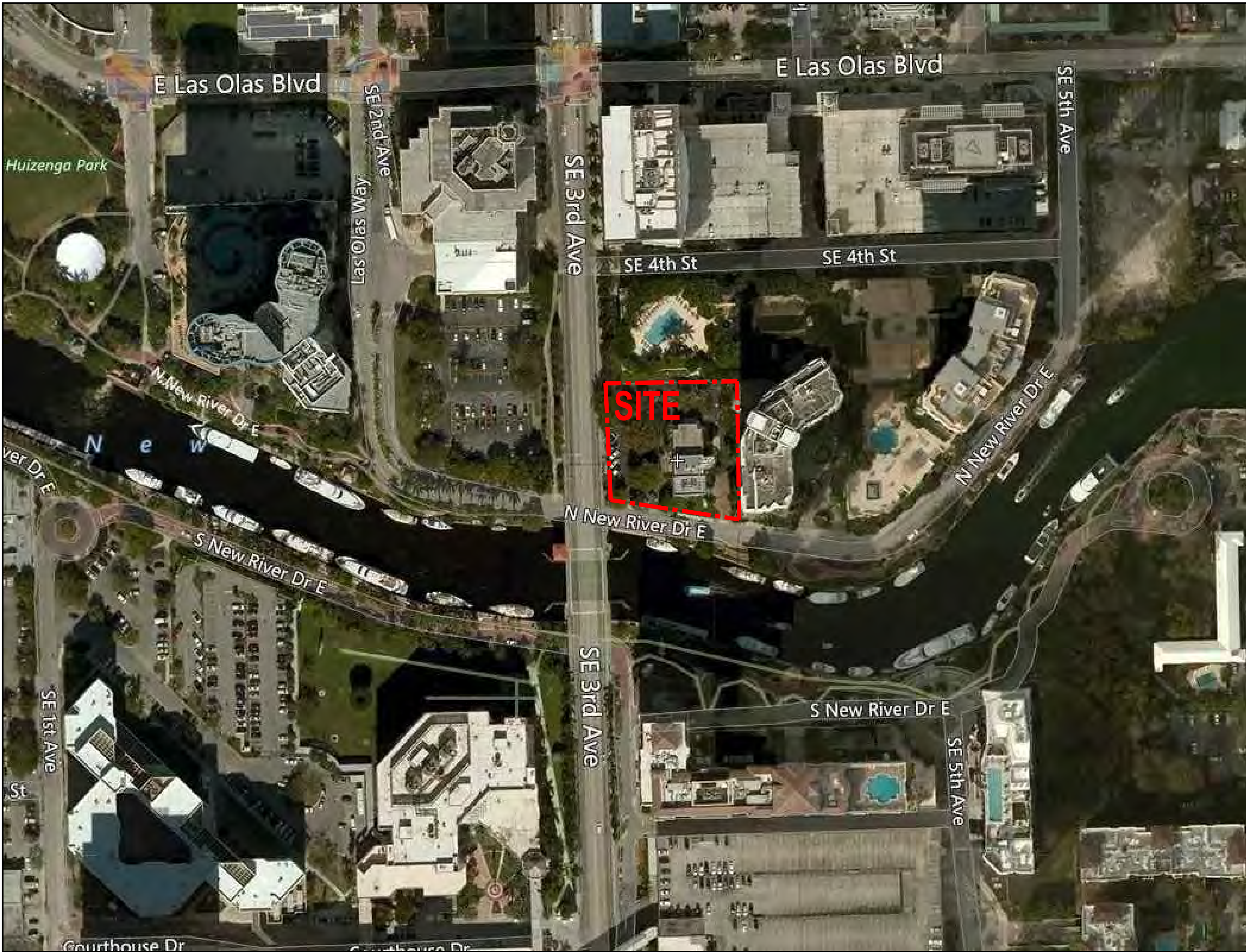
CAM #17-1127
VIEWS FROM BRIDGE
Exhibit 1b
Page 6 of 15

SCALE: NTS

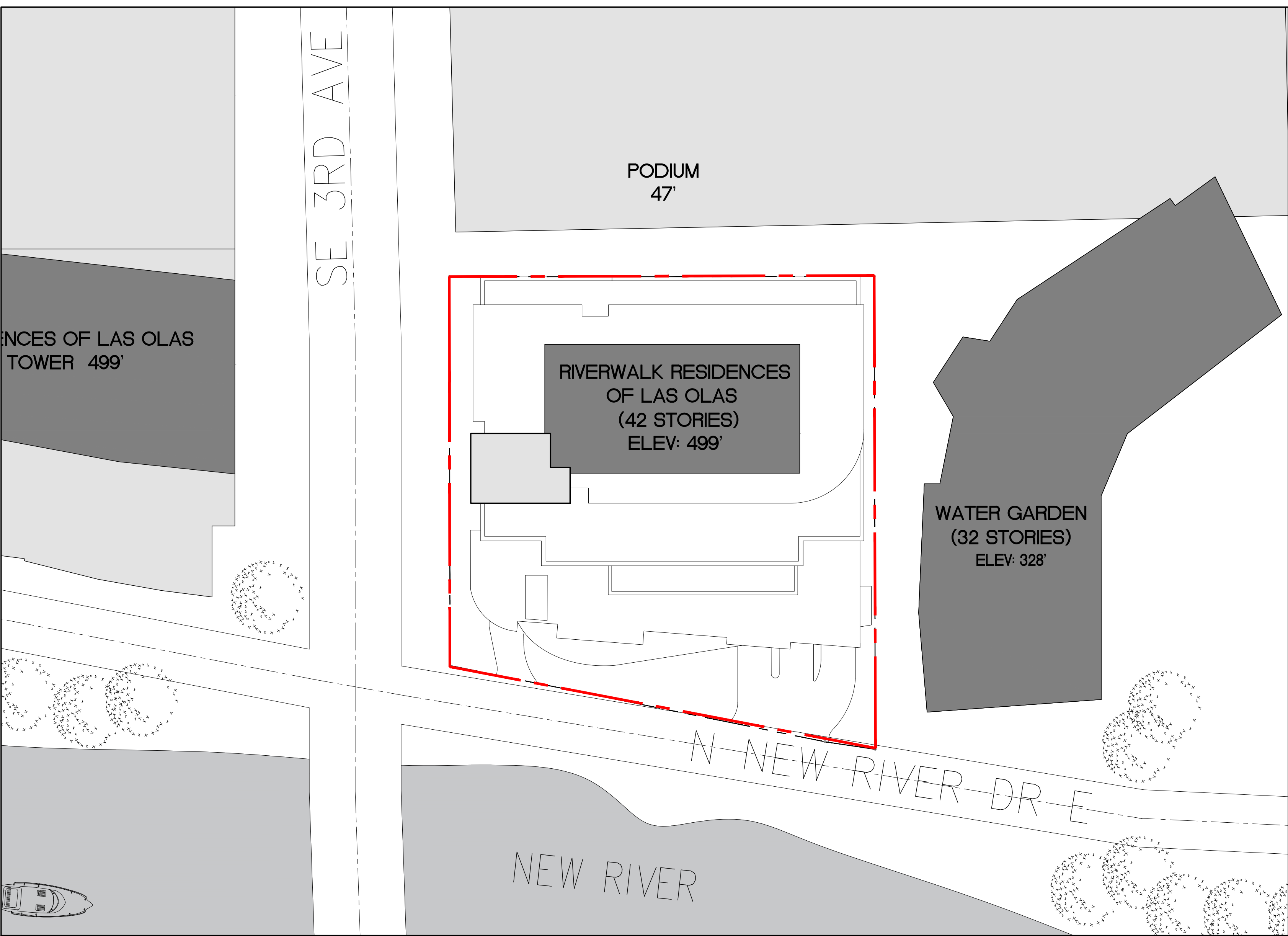
DRAWING NUMBER
A-021



02 PROPERTY LOCATION NTS



04 PROPERTY LOCATION – AERIAL VIEW NTS



01 LOCATION PLAN NTS



03 LOCATION PLAN – AERIAL VIEW NTS

ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

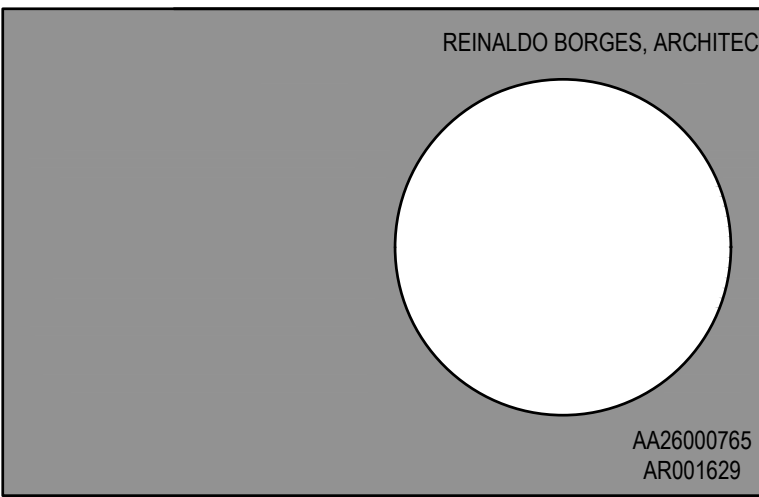
All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges architects + associates

architecture urban-planning interior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax



OWNER

PROJECT TEAM:

STRUCTURAL ENGINEERS

CHM STRUCTURAL ENGINEERS

7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

MEP ENGINEERS

STEVEN FELLER RE, LLC

STEVEN FELLER
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.487.1402

CIVIL ENGINEER

LANGAN

LANGAN
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100

LIFE SAFETY

SLS CONSULTING, INC.

1825 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611

LANDSCAPE ARCHITECT

cadence

cadence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

RIVERWALK RESIDENCES OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

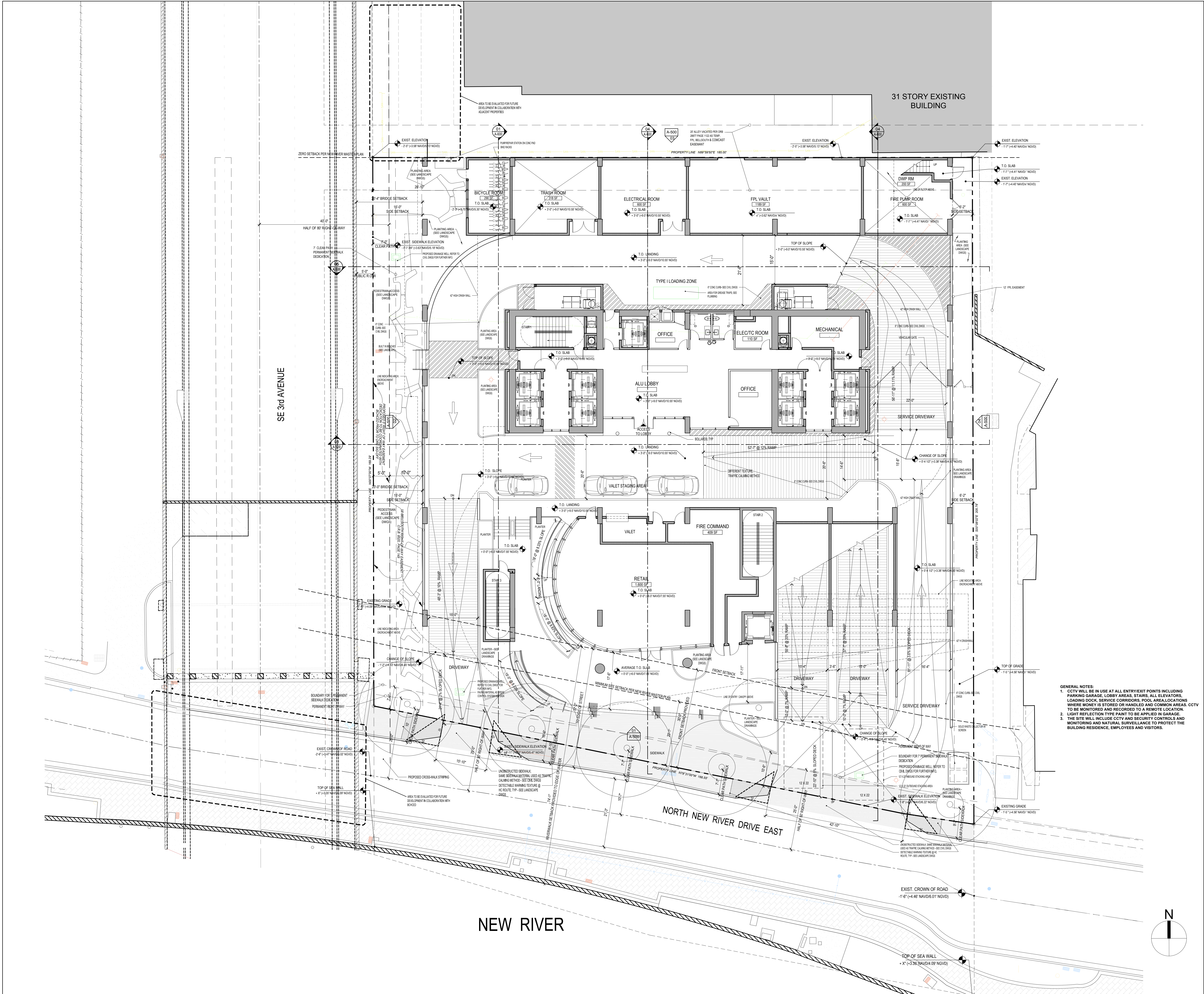
PROJECT NUMBER: 161050

DRAWING NAME:

ZONING MAPS
CAM #17-1127
INFORMATION
Exhibit 1b
Page 7 of 15

SCALE: NTS

DRAWING NUMBER: A-100



ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges/architects
+ associates

architecture urban-planning interior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

A426000765
AR001629

OWNER

PROJECT TEAM:

CHM STRUCTURAL ENGINEERS
7990 SW 11TH AVE #132
MIAMI, FL 33183
305.279.2338

STEVEN FELLER RE, LLC
MEP ENGINEERS
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.467.1402

LANGAN CIVIL ENGINEER
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100

SLS LIFE SAFETY
SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611

cadence LANDSCAPE ARCHITECT
cadence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

GENERAL NOTES:
1. CCTV WILL BE IN USE AT ALL ENTRY/EXIT POINTS INCLUDING PARKING GARAGE, LOBBY AREAS, STAIRS, ALL ELEVATORS, LOADING DOCK, SERVICE CORRIDORS, POOL AREA LOCATIONS WHERE MONEY IS STORED OR HANDLED AND COMMON AREAS. CCTV TO BE MONITORED AND RECORDED TO A REMOTE LOCATION.
2. LIGHT REFLECTION TYPE PAINT TO BE APPLIED IN GARAGE.
3. THE SITE WILL INCLUDE CCTV AND SECURITY CONTROLS AND MONITORING AND NATURAL SURVEILLANCE TO PROTECT THE BUILDING RESIDENCE, EMPLOYEES AND VISITORS.

PROJECT NAME

**RIVERWALK
RESIDENCES**
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

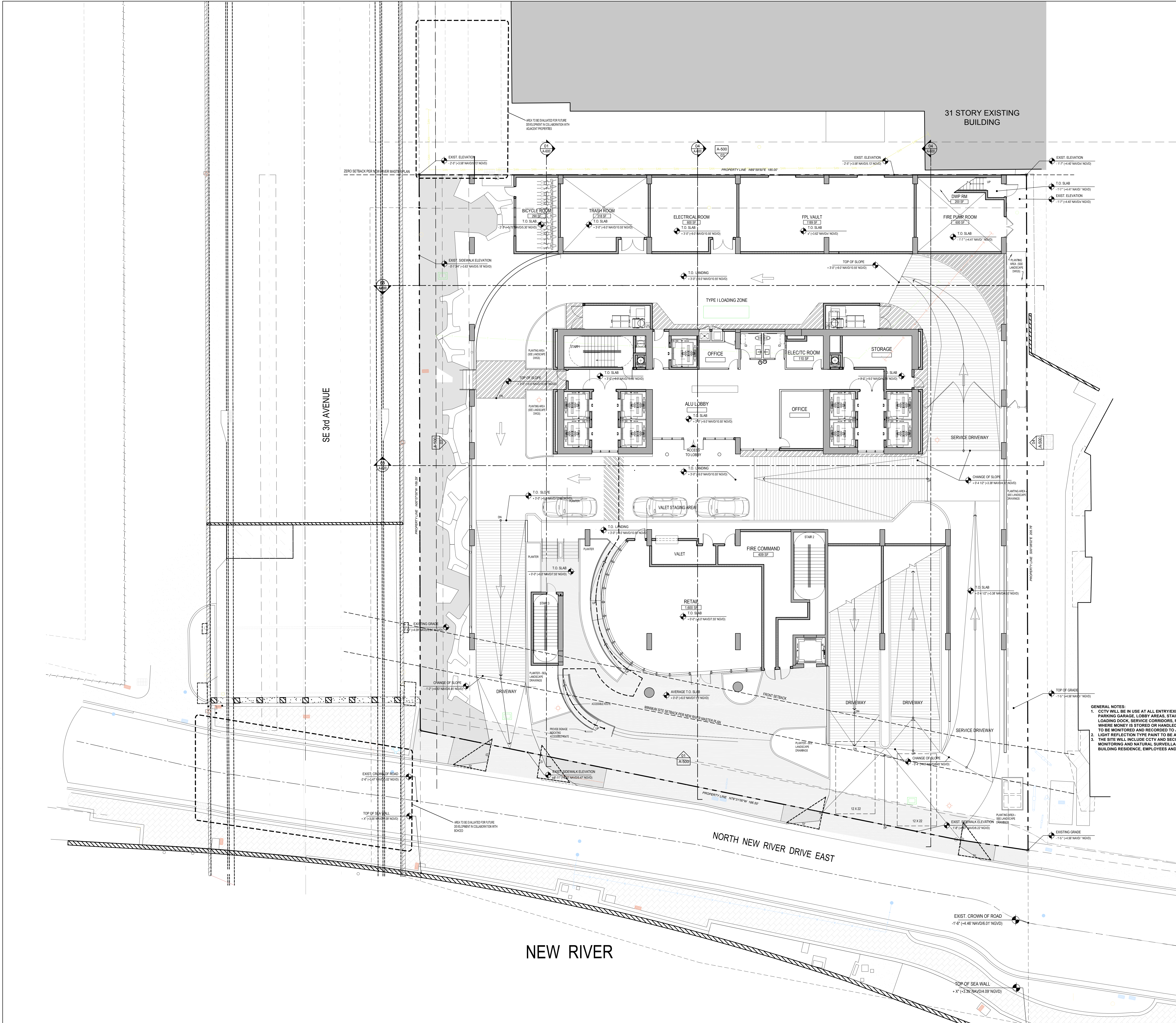
PROJECT NUMBER: 161050

DRAWING NAME:

SCALE: 3/32" = 1'-0"

DRAWING NUMBER: **A-101**

CAM #17-1127
Exhibit 1b
Page 8 of 15



ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges/architects
+ associates

architecture urban-planning interior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

A426000765
AR001629

OWNER

PROJECT TEAM:

CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

STEVEN FELLER RE, LLC
MEP ENGINEERS
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.487.1402

LANGAN CIVIL ENGINEER
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100

SLS LIFE SAFETY
SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD, #505
CORAL GABLES, FL 33134
786.536.7611

cadence LANDSCAPE ARCHITECT
cadence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

GENERAL NOTES:
1. CCTV WILL BE IN USE AT ALL ENTRY/EXIT POINTS INCLUDING PARKING GARAGE, LOBBY AREAS, STAIRS, ALL ELEVATORS, LOADING DOCK, SERVICE CORRIDORS, POOL AREA LOCATIONS WHERE MONEY IS STORED OR HANDLED AND COMMON AREAS. CCTV TO BE MONITORED AND RECORDED TO A REMOTE LOCATION.
2. LIGHT REFLECTION TYPE PAINT TO BE APPLIED IN GARAGE.
3. THE SITE WILL INCLUDE CCTV AND SECURITY CONTROLS AND MONITORING AND NATURAL SURVEILLANCE TO PROTECT THE BUILDING RESIDENCE, EMPLOYEES AND VISITORS.

PROJECT NAME

**RIVERWALK
RESIDENCES
OF LAS OLAS**

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER: 161050

DRAWING NAME:

CA# 17-1127
ACCESSIBILITY ROUTE
Exhibit 1b
Page 9 of 15

SCALE: 3/32" = 1'-0"

DRAWING NUMBER: A-101a

SHEET No.	FLOOR LEVEL	DENOMINATION	STUDIOS	1 BEDROOM	2 BEDROOMS
			QTY.	QTY.	QTY.
A-220	43	ILU AMENITIES			
A-219	42	ILU AMENITIES			
A-218	41	ILU AMENITIES			
A-217	40	ILU SUITES	5	5	2
A-216	39	ILU SUITES	5	5	2
	38	ILU SUITES	5	5	2
	37	ILU SUITES	5	5	2
	36	ILU SUITES	5	5	2
	35	ILU SUITES	5	5	2
	34	ILU SUITES	5	5	2
	33	ILU SUITES	5	5	2
	32	ILU SUITES	5	5	2
	31	ILU SUITES	5	5	2
	30	ILU SUITES	5	5	2
	29	ILU SUITES	5	5	2
	28	ILU SUITES	5	5	2
	27	ILU SUITES	5	5	2
	26	ILU SUITES	5	5	2
	25	ILU SUITES	5	5	2
SUB-TOTAL			80	80	32
				ILU TOTAL	192
A-212	24	ALU UNITS	11	3	0
	23	ALU UNITS	11	3	0
	22	ALU UNITS	11	3	0
	21	ALU UNITS	11	3	0
	20	ALU UNITS	11	3	0
A-215	19	ALU UNITS	11	2	0
	18	ALU UNITS	11	2	0
A-214	17	HOTEL + AMENITIES	8 Rooms		
A-213	16	ALU AMENITIES			
A-212	15	ALU UNITS	11	3	0
	14	ALU UNITS	11	3	0
	12	ALU UNITS	11	3	0
A-211	11	ALU UNITS	11	3	0
SUB-TOTAL			121	31	0
				ALU TOTAL	152
			ROOMS	BEDS	
A-210	10	MEMORY CARE (ROOMS)	18	24	
A-209	9	MEMORY CARE (ROOMS)	18	24	
A-208	8	MEMORY CARE (ROOMS)	21	38	
SUB-TOTAL			57	86	
				MC TOTAL	57
CHART SUMMARY					
TOTAL		STUDIOS	1BEDROOM	2 BEDROOMS	
# ILU	192	80	80	32	
# ALU	152	121	31	0	
# MEM UNITS	57				
# UNITS (as per Application count)	296.5				
A-207	7	ILU AMENITIES			
A-206	6	ILU AMENITIES			
A-205	5	OFFICES/PARKING			
A-204	4	ELDERCARE/PARKING			
A-203	3	OFFICES/PARKING			
A-202	2	OFFICES/PARKING			
A-201	1	ILU ARRIVAL LOBBY			
A-200	0	ALU ARRIVAL/AL LOBBY			

ZONING DISTRICT		RAC-CC (ADJACENT BUILDING:RAC-CC)	
LOT OCCUPATION			
		REQUIRED / ALLOWED	FORMULA / PROVIDED
a. Lot Area		34,791 SF (0.7987 ACRES)	
b. Lot dimensions		185 f.(N) / 205.76 f.(E) /166.55 f. (S) /169.29 f. (W)	
c.Lot Coverage		MAX 95% 34,791= 33,051.45 SF	26,208 SF (75.32%)
d.Residential density		NONE	192 ILU Units 152 ALU Units X 0.5 =76 units 57 MC units X 0.5 = 28.5 units
			296.5 RESIDENTAIL UNITS
			DENSITY=371.2 DU / Net Acre
e. Open space (on L1-1.00)		NONE	6,205 SF (18%)
f. Landscape area (on L1-1.00)		NONE	2,358 SF (7%)
GROSS AREA		FORMULA / BREAK DOWN DATA	SF
LEVEL 1. ASSISTED LIVING UNITS LOBBY	Ac Area	4162.2	28,559.0
	Non AC Area	22780.2	
	Retail	1616.6	
LEVEL 1.5. INDEPENDENT UNITS LOBBY	Ac Area	2830.5	17,898.8
	Non AC Area	15068.3	
LEVEL 2 PARKING / OFFICE	Ac Area	491.5	24,296.7
	Non AC Area	19186.8	
	Adult care	4618.4	
LEVEL 3 PARKING /OFFICE	Ac Area	491.5	26,252.4
	Non AC Area	21567	
	physical therapy Office	4193.9	
LEVEL 4 PARKING /OFFICE	Ac Area	491.5	26,234.4
	Non AC Area	21549	
	physical therapy Office	4193.9	
LEVEL 5 PARKING /OFFICE	Ac Area	491.5	27,516.8
	Non AC Area	23160.9	
	physical therapy Office	3864.4	
	TOTAL OFFICE SQF (SUMMARY)	16870.6	
LEVEL 6. COMMON AMENITIES	Ac Area	22014.4	26,293.2
	Non AC Area	4278.8	
		12747.4	
LEVEL 7. ILU AMENITIES / POOL	Ac Area	12355.2	25,102.6
	Non AC Area	15137.1	
LEVEL 8. MEMORY CARE I	Ac Area	5274.3	20,411.4
	Non AC Area	11312.1	
LEVEL 9 MEMORY CARE II	Ac Area	6287	17,599.1
	Non AC Area	11292.7	
LEVEL 10. MEMORY CARE III	Ac Area	1854.9	13,147.6
	Non AC Area	10174.1	
LEVEL 11. ALU RESIDENCES	Ac Area	5619.2	15,793.3
	Non AC Area	10161.1	
LEVEL 12 THRU 15 (NO 13 FL) 20 THRU 24 (X8) ALU RESIDENCES	Ac Area	3607.9	110,152.0
	Non AC Area	9601.3	
LEVEL 16. ALU AMENITIES/SKY GARDEN	Ac Area	4232.6	13,833.9
	Non AC Area	9599	
LEVEL 17 HOTEL/AMENITIES	Ac Area	2851.2	12,450.2
	Non AC Area	9579.7	
LEVEL 18/19. ALU RESIDENCES	Ac Area	2878.8	24,917.0
	Non AC Area	10157.3	
LEVEL 25 THRU 40 ILU RESIDENCES (X16)	Ac Area	3840.7	223,968.0
	Non AC Area	10451.3	
LEVEL 41 ILU AMENITIES	Ac Area	3875.9	14,327.2
	Non AC Area	10451.3	
LEVEL 42 ILU AMENITIES	Ac Area	3884.6	14,335.9
	Non AC Area	10472.5	
LEVEL 43 ILU AMENITIES / RESTAURANT	Ac Area	3875.9	14,348.4
	Non AC Area	3944.8	
LEVEL 44.MECHANICAL ROOF	Ac Area	6530.1	10,474.9
	Non AC Area	4457.4	
LEVEL 45. ROOF UPPER SLAB	Non AC Area		4457.4
TOTAL GROSS SQF		712,370.2 / 34,791= 20.4 FLR	712,370.2
TOTAL AC SPACE			423,978.7
TOTAL AC RESIDENTIAL SPACE			252,380.2
TOTAL AC NON-RESIDENTIAL SPACE			171,598.5
Parking requirement		NONE	Parking level 2: 32 spaces
			Parking level 3: 48 spaces
			Parking level 3: 48 spaces
			Parking level 3: 50 spaces
			TOTAL: 178 parking spaces VALET PARKING ONLY
ADA parking spaces		151 to 200 = 6 ADA SPACES	6
Loding docks		TYPE 1	NA
Residential floor efficiency			75.3%
Average apartment size			795 SF
BUILDING SETBACK (SEE SITE PLAN ON A101)		REQUIRED BY ULDC	RECOMMEDED (DMP/NRMP)
			PROVIDED
a. Principal Front (SOUTH)	Section 47-13-13 (RESERVED) 10 FEET	19 FEET MIN. FROM STREET (NRMP) 60 FEET MIN. FROM RIVER EDGE TOWER STEPBACK: MIN 30 FEET	37 FEET AND 2 INCH FROM STREET 74 FEET AND 1 INCH FROM RIVER EDGE TOWER STEPBACK:27 FEET AND 2 INCH 30 FEET AND 9 INCH FROM PROPERTY LINE
b. Side (WEST)	None, unless otherwise provided for in Section 47-13.13 (RESERVED)	PODIUM:35 FEET FROM BRIDGE (NRMP) TOWER STEPBACK: MIN. 30' WITHIN 200' OF RIVER-FACING PROPERTY LINE (NRMP)	PODIUM:20 FEET 4 INCH FROM BRIDGE PODIUM SIDE SETBACK: 15 FEET TOWER STEPBACK: NONE
c. Side (EAST)		PODIUM: NONE TOWER STEPBACK: 30 FEET	PODIUM: 6 FOOT AND 2 INCH TOWER STEPBACK: NONE
d. Rear (NORTH)		PODIUM:NONE TOWER STEPBACK: 30 FEET (DMP)	PODIUM:NONE TOWER STEPBACK: 13 FEET AND 11 INCH.
BUILDING HEIGHT			
b. Max Height		NONE	465' 6" ft / 42 stories
NOTES:			
		(*) Height of the buildings is measured from the established grade (100 years flood) to the highest top of slab designed for human occupancy.	

ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

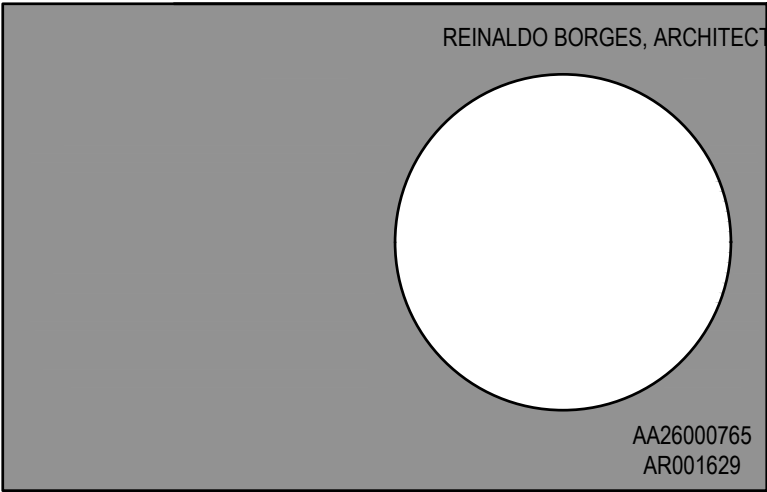
All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges architects + associates

architectureurban-planninginterior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax



OWNER

PROJECT TEAM:

STRUCTURAL ENGINEERS

CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

STEVEN FELLER P.E., LLC
Total Engineering Experiences

MEP ENGINEERS
STEVEN FELLER
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.467.1402

LANGAN

CIVIL ENGINEER
LANGAN
110 EAST BROWARD BLVD. #1500
FT. LAUDERDALE, FL 33301
954.320.2100

SLS CONSULTING, INC.

LIFE SAFETY
SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611

cadence
Planning + Designing Living Environments

LANDSCAPE ARCHITECT
cadence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

RIVERWALK
RESIDENCES
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER: 161050

DRAWING NAME:

ZONING TABULATION
UNIT MATRIX DATA

CAM #17-1127
Exhibit 1b
Page 10 of 15

SCALE: NTS

DRAWING NUMBER: A-102

[illegible]

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of

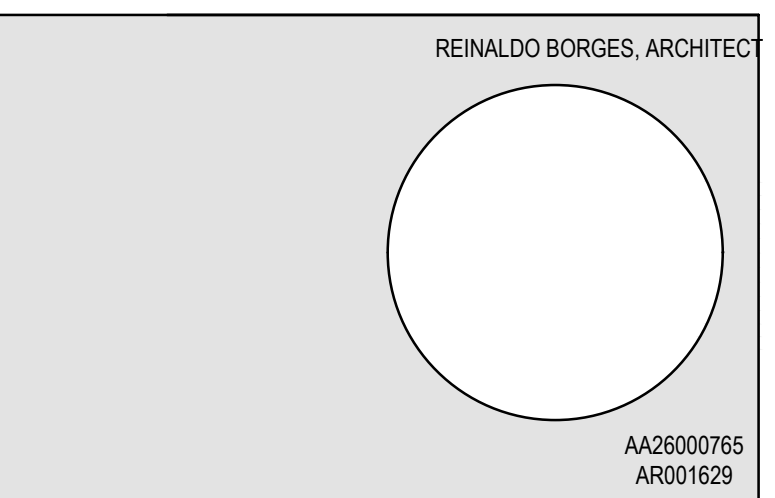
B o r g e s + A s s o c i a t e s , P . A .

All copyrights reserved © 2017

borges/architects
+ associates

architecture urban-planning interior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax



OWNER

PROJECT TEAM:



STRUCTURAL ENGINEERS
CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338



MEP ENGINEERS

STEVEN FELLER
500 NE 3RD AVE
FT. LAUDERDALE, FL. 33301
954.467.1402



CIVIL ENGINEER
LANGAN
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100



LIFE SAFETY
SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611



LANDSCAPE ARCHITECT
cādence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

RIVERWALK
RESIDENCES
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER: 161050

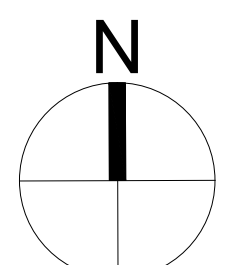
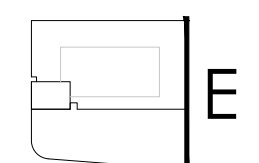
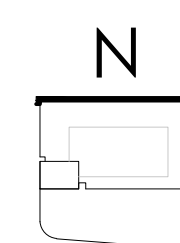
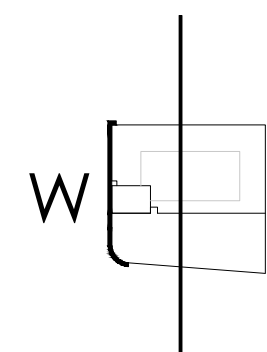
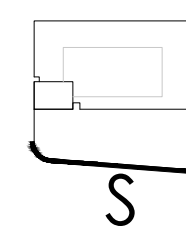
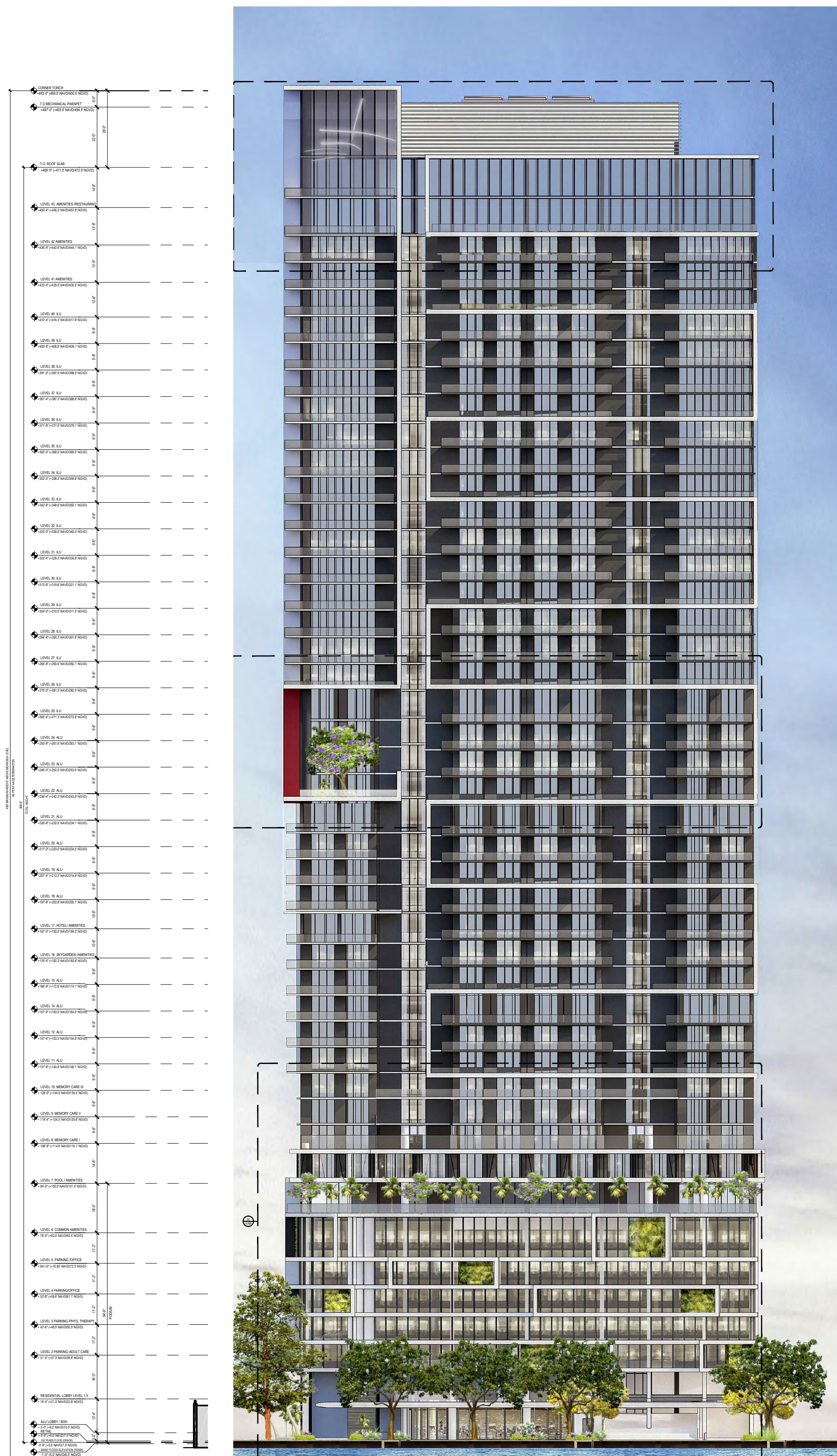
DRAWING NAME:

SOUTH; WEST; NORTH; EAST
ELEVATIONS

SCALE:	DRAWING NUMBER
--------	----------------

$$1/32'' = 1'-0''$$

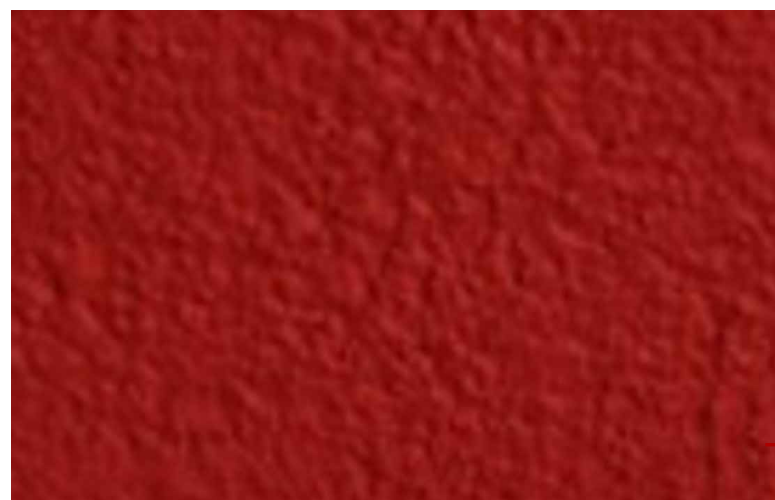
A-505





Light Pendant

LED Strip light



Red Smooth Stucco



Sky Garden



Decorative Aluminum Louvers



Pool Deck Garden



Light Gray Concrete



Basaltina Stone



Storefront Glass



01 SOUTH ELEVATION UPPER LEVELS

02 SOUTH ELEVATION TOWER "SKY GARDEN" LEVELS

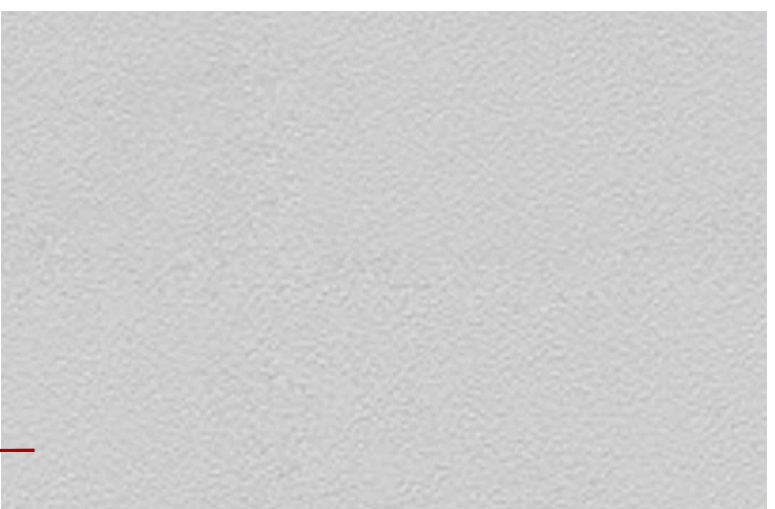
03 PARTIAL SOUTH ELEVATION LOWER LEVELS



Aluminum Louvers



Privacy Glass wall Sliding Glass Doors



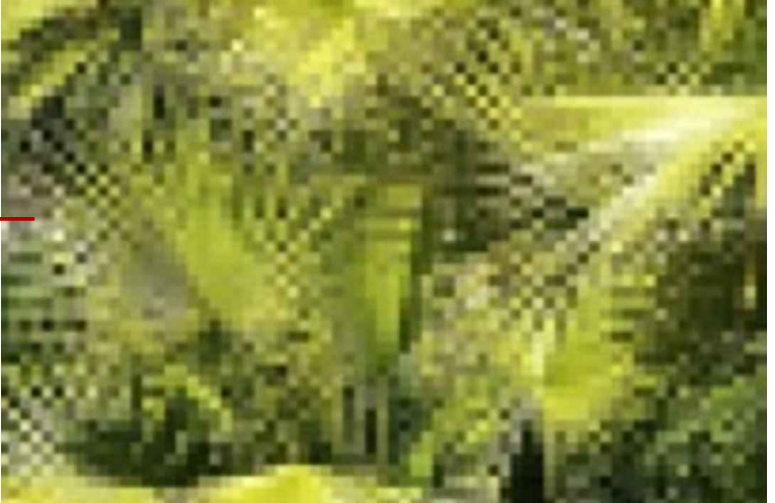
White Smooth Stucco



Glass Aluminum Railings



Dark Gray Smooth Stucco



Abstracted Nature Mosaic



Clear Glass with painted Mullions



Driveway/Sidewalk Stone

ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

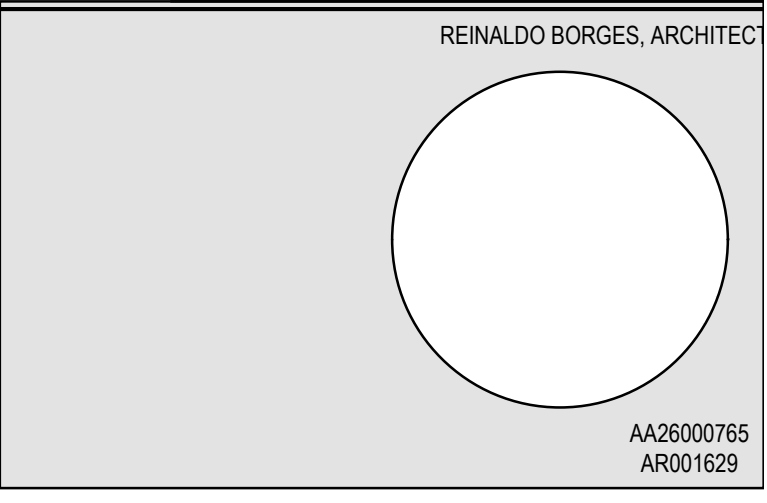
All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges/architects
+ associates

architectureurban-planninginterior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax



OWNER

PROJECT TEAM:

CHM
STRUCTURAL ENGINEERS, LLC

STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

STEVEN FELLER P.E., LLC
Total Engineering Expertise

MEP ENGINEERS
STEVEN FELLER
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.487.1402

LANGAN

CIVIL ENGINEER
LANGAN
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100

SLS
SLS CONSULTING, INC.

LIFE SAFETY
SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD., #505
CORAL GABLES, FL 33134
786.536.7611

cadence
planning • designing living environments

LANDSCAPE ARCHITECT
cadence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

**RIVERWALK
RESIDENCES**
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

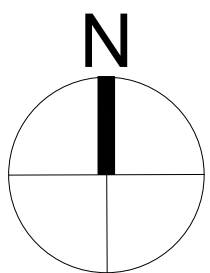
PROJECT NUMBER: 161050

DRAWING NAME:

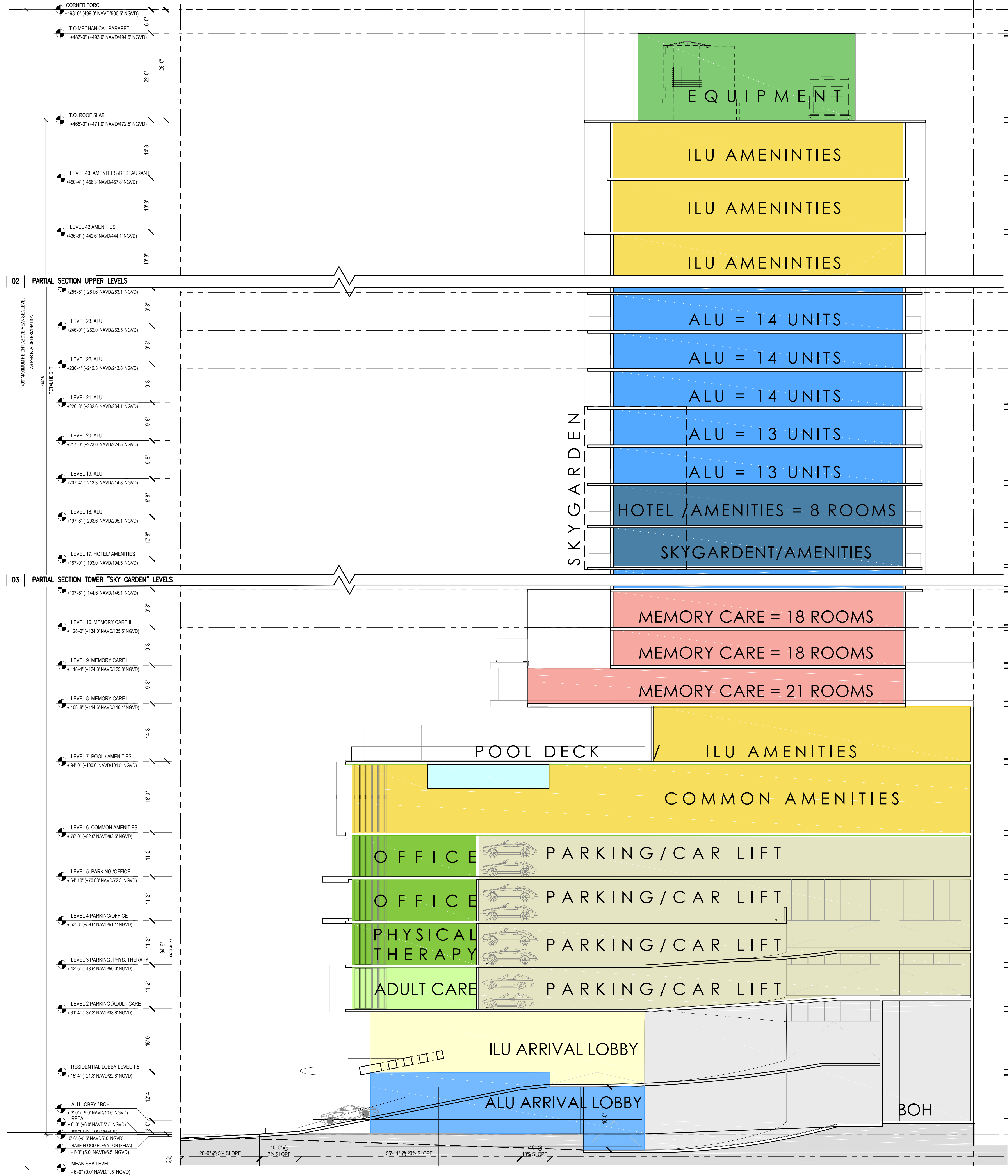
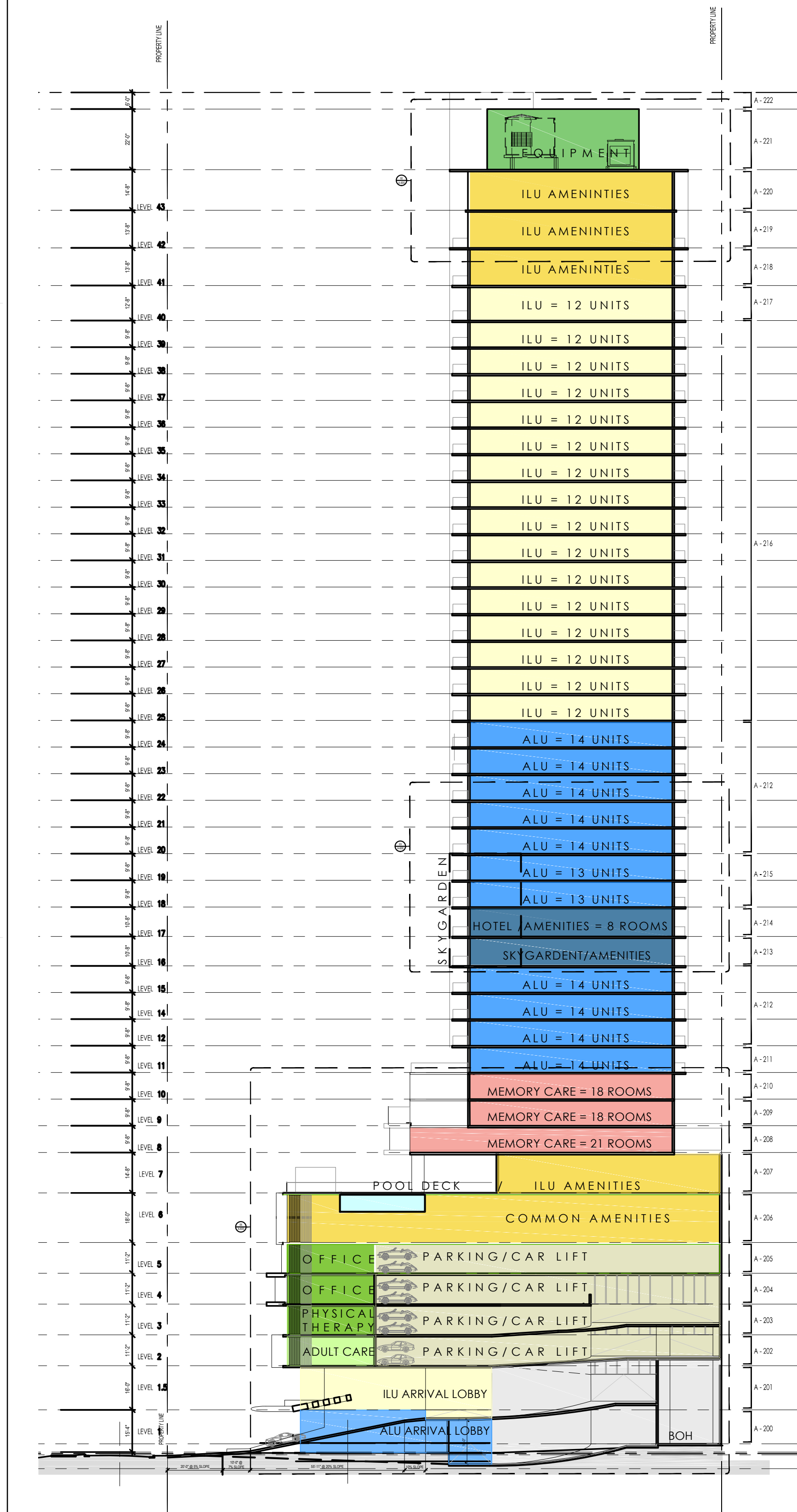
**PARTIAL SOUTH
ELEVATION MATERIALS**

SCALE: 1/8" = 1'-0"

DRAWING NUMBER: **A-506**



CAM #17-1127
Exhibit 1b
Page 12 of 15



ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

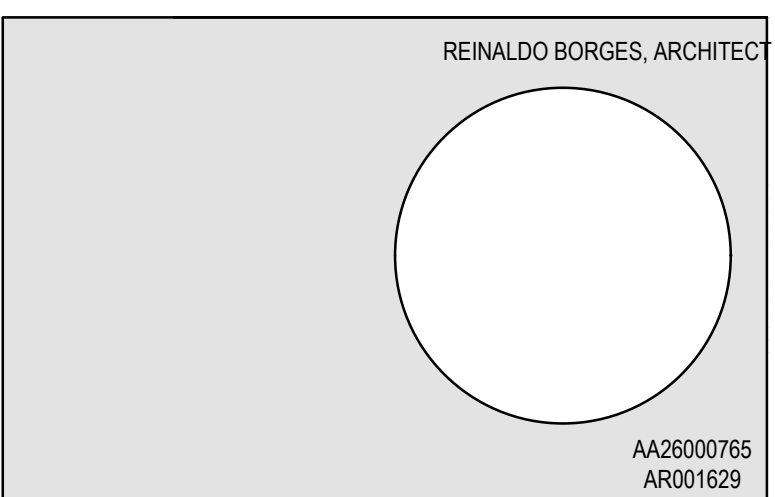
All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges/architects
+ associates

architecture urban-planning interior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax



OWNER

PROJECT TEAM:

STRUCTURAL ENGINEERS

CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

MEP ENGINEERS

STEVEN FELLER P.E., LLC
Total Engineering Expertise
500 NE SRD AVE
FT. LAUDERDALE, FL 33301
954.467.1402

CIVIL ENGINEER

LANGAN
110 EAST BROWARD BLVD, #1500
FT. LAUDERDALE, FL 33301
954.320.2100

LIFE SAFETY

SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD., #505
CORAL GABLES, FL 33134
786.536.7611

LANDSCAPE ARCHITECT

cadence
planning • designing living environments
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

**RIVERWALK
RESIDENCES
OF LAS OLAS**

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER: 161050

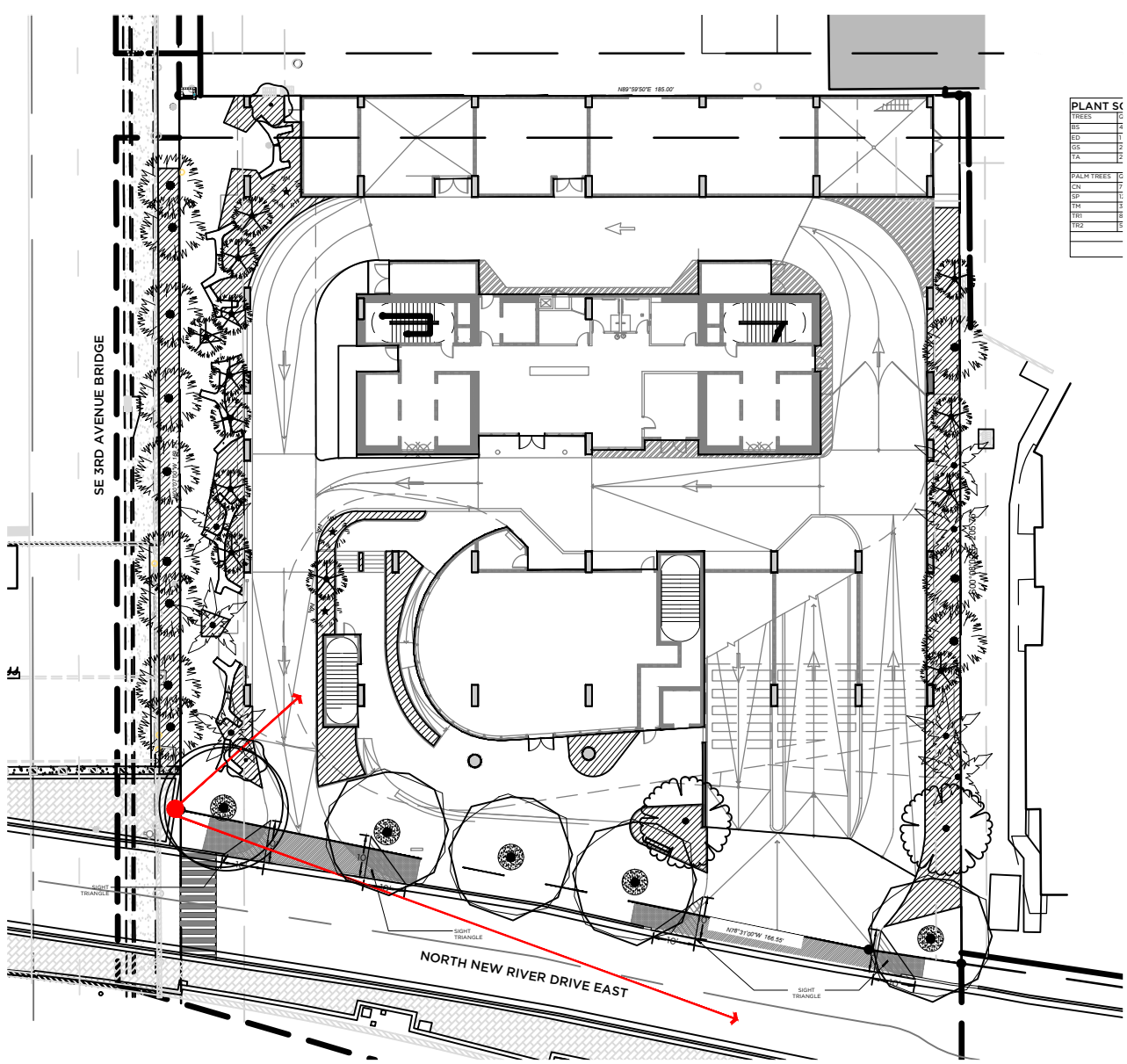
DRAWING NAME:

SOUTH & WEST
SECTION

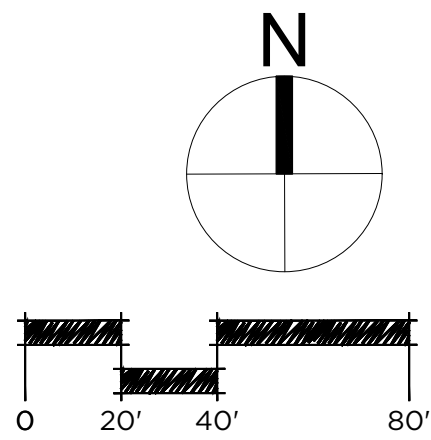
CAM #17-1127
Exhibit 1b
Page 13 of 15

SCALE: 1/32" = 1'-0"

DRAWING NUMBER: **A-600**



CONTEXT MAP



ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borges architects
+ associates

architecture urban-planning interior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

A226000765
AR001629

OWNER

RIVERWALK RESIDENCES
OF LAS OLAS, LLC

PROJECT TEAM:

CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

STEVEN FELLER PE, LLC
MEP ENGINEERS
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.467.1402

LANGAN
CIVIL ENGINEER
15150 NW 79TH COURT, # 200
MIAMI LAKES, FL 33016
786.264.7200

SLS CONSULTING, INC.
LIFE SAFETY
1825 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611

Cadence
LANDSCAPE ARCHITECT
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

RIVERWALK
RESIDENCES
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

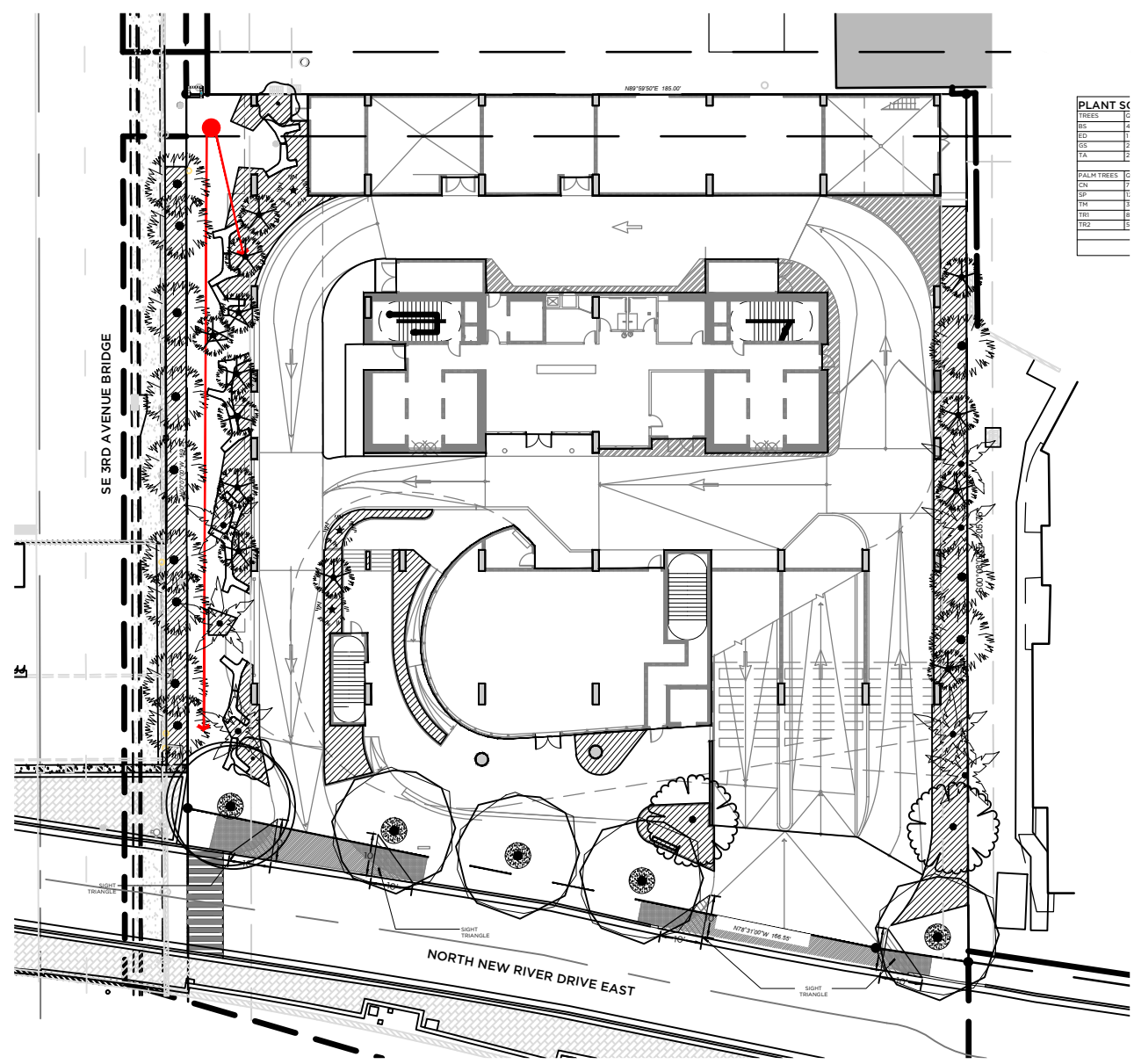
PROJECT NUMBER: 161050

DRAWING NAME:

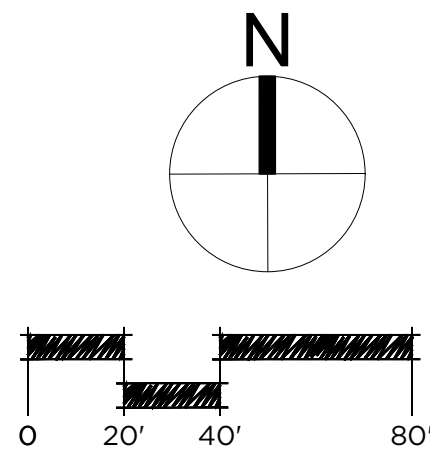
CAM #17-1127
PEDESTRIAN VIEW
RENDERING
Exhibit 1b
Page 14 of 15

SCALE: 1" = 40'-0"

DRAWING NUMBER: L2-1.00



CONTEXT MAP



ISSUE DATE: 02 24 2017		
No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2017

borgesarchitects

+ associates

architectureurban-planninginterior-design

999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

A226000765
AR001629

OWNER

RIVERWALK RESIDENCES
OF LAS OLAS, LLC

PROJECT TEAM:

STRUCTURAL ENGINEERS
CHM STRUCTURAL ENGINEERS
7990 SW 117TH AVE #132
MIAMI, FL 33183
305.279.2338

MEP ENGINEERS
STEVEN FELLER
500 NE 3RD AVE
FT. LAUDERDALE, FL 33301
954.467.1402

CIVIL ENGINEER
LANGAN
15150 NW 79TH COURT, # 200
MIAMI LAKES, FL 33016
786.264.7200

LIFE SAFETY
SLS CONSULTING, INC.
1825 PONCE DE LEON BLVD., #565
CORAL GABLES, FL 33134
786.536.7611

LANDSCAPE ARCHITECT
Cadence
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

RIVERWALK
RESIDENCES

OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER: 161050

DRAWING NAME:

PEDESTRIAN VIEW
RENDERING

SCALE: 1" = 40'-0"

DRAWING NUMBER
L2-1.01