

# NEXT LAS OLAS

## FORT LAUDERDALE, FLORIDA



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## DRC SITE PLAN RESUBMITTAL #3

### JANUARY 23rd, 2018

OWNER:  
EDEN MULTIFAMILY

2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FLORIDA 33133  
Ph: 305-416-4950

ARCHITECT:  
MSA ARCHITECTS

8950 S.W. 74TH COURT  
MIAMI, FLORIDA 33156  
Ph: 305-273-9911

CIVIL ENGINEER / SURVEYOR:  
SHAH DROTOS & ASSOCIATES

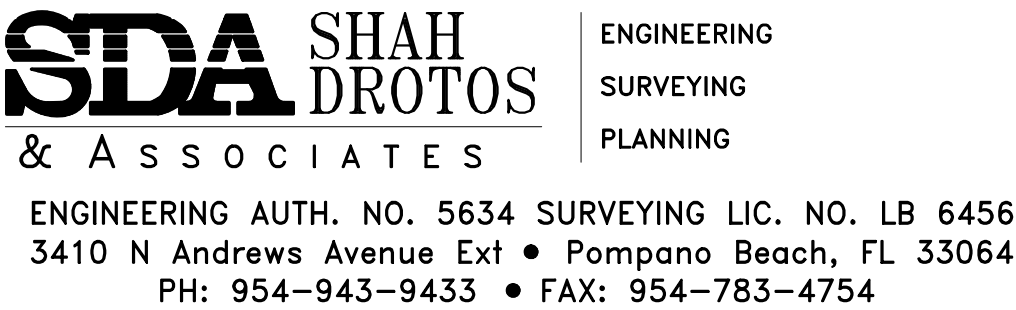
3410 NORTH ANDREWS AVENUE EXTENSION  
POMPANO BEACH, FLORIDA 33064  
Ph: 954-943-9433

MECHANICAL, ELECTRICAL,  
PLUMBING ENGINEER :  
FRANYIE ENGINEERS, INC.

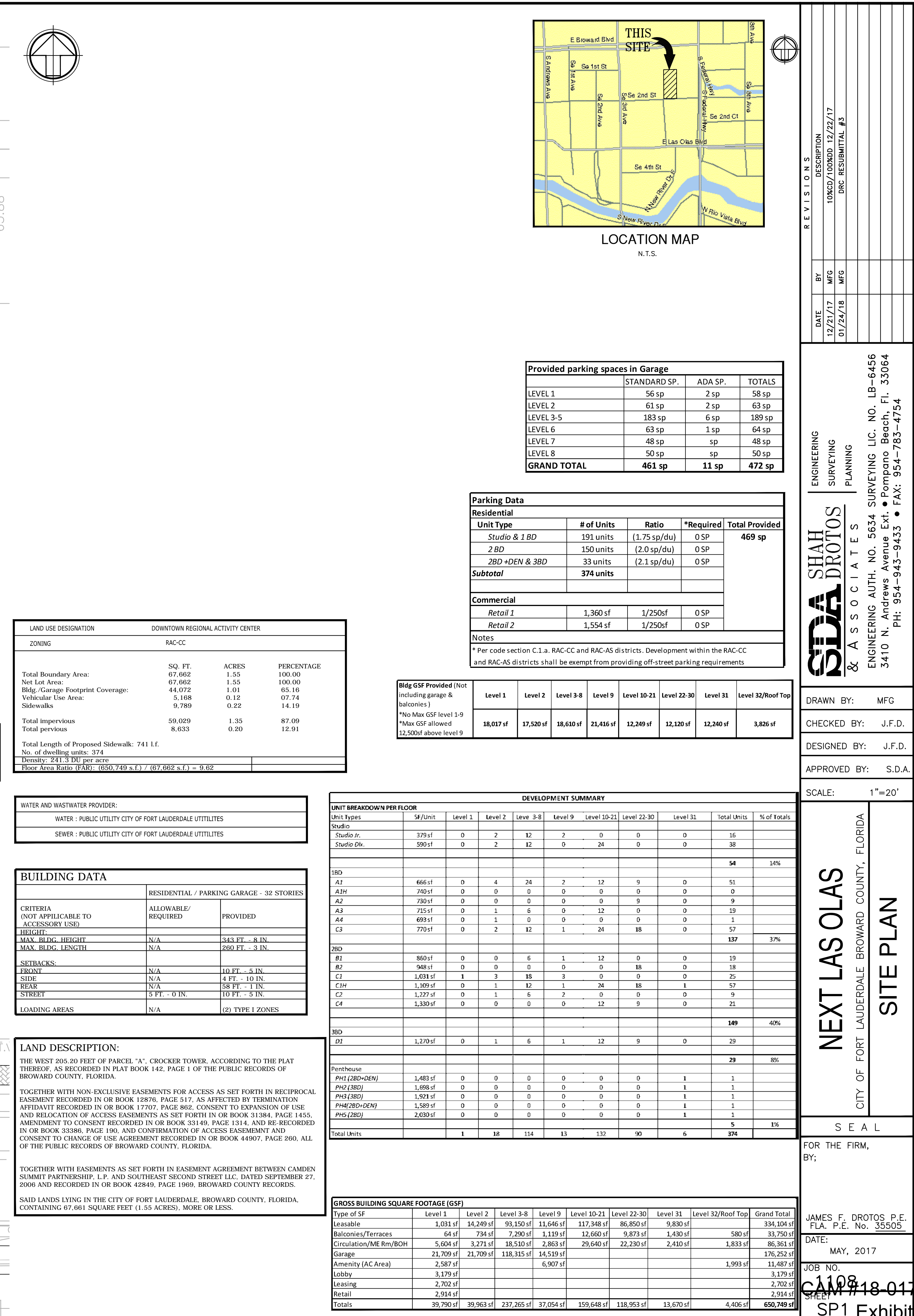
10610 N.W. 27 STREET  
MIAMI, FLORIDA 33172  
Ph: 305-592-1360

LANDSCAPE ARCHITECT:  
ARCHITECTURAL ALLIANCE

612 SOUTHWEST 4TH AVENUE  
FORT LAUDERDALE, FLORIDA 33315  
Ph: 954-764-8858







Parking Data				
<b>Residential</b>				
Unit Type	# of Units	Ratio	*Required	469 sp
<i>Studio &amp; 1 BD</i>	191 units	(1.75 sp/du)	0 SP	
<i>2 BD</i>	150 units	(2.0 sp/du)	0 SP	
<i>2BD +DEN &amp; 3BD</i>	33 units	(2.1 sp/du)	0 SP	
<b>Subtotal</b>	<b>374 units</b>			
<b>Commercial</b>				
<i>Retail 1</i>	1,360 sf.	1/250sf	0 SP	
<i>Retail 2</i>	1,554 sf	1/250sf	0 SP	
<b>Notes</b>				
* Per code section C.1.a. RAC-CC and RAC-AS districts. Development within the RAC-CC and RAC-AS districts shall be exempt from providing off-street parking requirements				

<b>Bldg GSF Provided</b> (Not including garage & balconies )  <b>*No Max GSF level 1-9</b> <b>*Max GSF allowed 12,500sf above level 9</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3-8</b>	<b>Level 9</b>	<b>Level 10-21</b>	<b>Level 22-30</b>	<b>Level 31</b>	<b>Level 32/Roof</b>
	<b>18,017 sf</b>	<b>17,520 sf</b>	<b>18,610 sf</b>	<b>21,416 sf</b>	<b>12,249 sf</b>	<b>12,120 sf</b>	<b>12,240 sf</b>	<b>3,826 sf</b>

LAND USE DESIGNATION	DOWNTOWN REGIONAL ACTIVITY CENTER		
ZONING	RAC-CC		
	SQ. FT.	ACRES	PERCENTAGE
Total Boundary Area:	67,662	1.35	100.00
Net Lot Area:	17,662	1.35	100.00
Bldg./Garage Footprint Coverage:	44,072	1.01	65.16
Vehicular Use Area:	5,168	0.12	07.74
Sidewalks	9,789	0.22	14.19
Total Impervious	59,029	1.35	87.09
Total pervious	8,633	0.20	12.91
Total Length of Proposed Sidewalk: 741 L.F.			
No. of dwelling units: 374			
Density: 241.3 DU per acre			
Floor Area Ratio (FAR): $(650,749 \text{ s.f.}) / (67,662 \text{ s.f.}) = 9.62$			

WATER AND WASTWATER PROVIDER:
WATER : PUBLIC UTILITY CITY OF FORT LAUDERDALE UTILILITES
SEWER : PUBLIC UTILITY CITY OF FORT LAUDERDALE UTILILITES

BUILDING DATA		
	RESIDENTIAL / PARKING GARAGE - 32 STORIES	
CRITERIA (NOT APPLICABLE TO ACCESSORY USE)	ALLOWABLE/ REQUIRED	PROVIDED
HEIGHT:		
MAX. BLDG. HEIGHT	N/A	343 FT. - 8 IN.
MAX. BLDG. LENGTH	N/A	260 FT. - 3 IN.
SETBACKS:		
FRONT	N/A	10 FT. - 5 IN.
SIDE	N/A	4 FT. - 10 IN.
REAR	N/A	58 FT. - 1 IN.
STREET	5 FT. - 0 IN.	10 FT. - 5 IN.
LOADING AREAS	N/A	(2) TYPE 1 ZONES

**LAND DESCRIPTION:**

THE WEST 205.20 FEET OF PARCEL A - CROCKER TOWER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR ACCESS AS SET FORTH IN RECIPROCAL EASEMENT RECORDED IN OR BOOK 12876, PAGE 517, AS AFFECTED BY TERMINATION AFFIDAVIT RECORDED IN OR BOOK 17707, PAGE 802, CONSISTENT TO EXPANSION OF USE OF THE PROPERTY AS SET FORTH IN OR BOOK 51384, PAGE 1314, AND AMENDMENT TO CONSENT RECORDED IN OR BOOK 33149, PAGE 1314, AND RE-RECORD IN OR BOOK 35386, PAGE 190, AND CONFIRMATION OF ACCESS EASEMENT AND AFFIDAVIT OF NON-EXISTENCE OF EASEMENT AGREEMENT RECORDED IN OR BOOK 44907, PAGE 200, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH EASEMENTS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN CAMI SUMMIT PARTNERSHIP, L.P. AND SOUTHEAST SECOND STREET LLC, DATED SEPTEMBER 2006 AND RECORDED IN OR BOOK 4284R, PAGE 1969, BROWARD COUNTY RECORDS.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 67,661 SQUARE FEET (1.55 ACRES), MORE OR LESS.

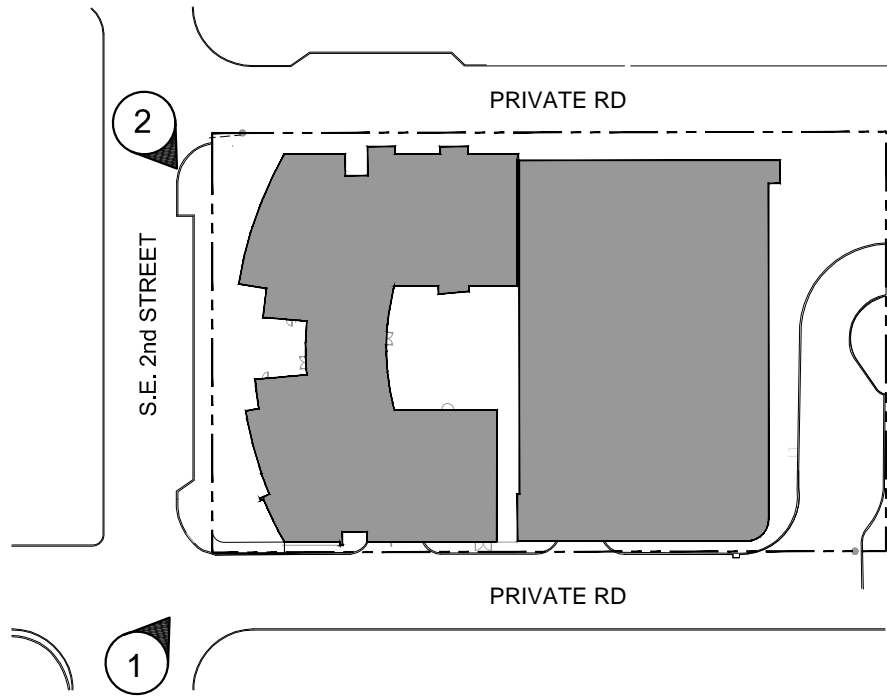
DEVELOPMENT SUMMARY										
UNIT BREAKDOWN PER FLOOR										
Unit Types	SF/unit	Level 1	Level 2	Level 3-8	Level 9	Level 10-21	Level 22-30	Level 31	Total Units	% of Totals
Studio										
Studio Jr.	379sf	0	2	12	2	0	0	0	16	
Studio Dlx.	590sf	0	2	12	0	24	0	0	38	
									54	14%
1BD										
A1	666sf	0	4	24	2	12	9	0	51	
A1H	740sf	0	0	0	0	0	0	0	0	
A2	730sf	0	0	0	0	0	9	0	9	
A3	715sf	0	1	6	0	12	0	0	19	
A4	693sf	0	1	0	0	0	0	0	1	
C3	770sf	0	2	12	1	24	18	0	57	
									137	37%
2BD										
B1	860sf	0	0	6	1	12	0	0	19	
B2	948sf	0	0	0	0	0	18	0	18	
C1	1,031sf	1	3	18	3	0	0	0	25	
C1H	1,109sf	0	2	12	1	24	18	1	57	
C2	1,227sf	0	1	6	2	0	0	0	9	
C4	1,330sf	0	0	0	0	12	9	0	21	
									149	40%
3BD										
D1	1,270sf	0	1	6	1	12	9	0	29	
									29	8%
Penthouse										
PH1 (2BD+DEN)	1,483 sf	0	0	0	0	0	0	1	1	
PH2 (3BD)	1,698 sf	0	0	0	0	0	0	1	1	
PH3 (3BD)	1,921 sf	0	0	0	0	0	0	1	1	
PH4 (3BD+DEN)	1,589 sf	0	0	0	0	0	0	1	1	
PH5 (2BD)	2,030 sf	0	0	0	0	0	0	1	1	
									5	1%
Total Units		1	18	114	13	132	90	6	374	

GROSS BUILDING SQUARE FOOTAGE (GSF)										
Type of SF	Level 1	Level 2	Level 3-8	Level 9	Level 10-21	Level 22-30	Level 31	Level 32/Roof Top	Grand Total	
Leasables	1,031 sf	14,249 sf	93,150 sf	11,646 sf	117,348 sf	86,850 sf	9,830 sf			334,104 sf
Balconies/Terraces	64	734	7,290	1,119	12,660	9,873	1,430	580		33,750 sf
Circulation/ME RM/BOH	5,604 sf	3,271 sf	18,510 sf	2,863 sf	29,640 sf	22,230 sf	2,410 sf	1,833 sf		86,361 sf
Garage	21,709	21,709	118,315	14,519						176,252 sf
Interior (AC Area)				6,907					1,993	11,487 sf
Lobby										3,179 sf
Leasing										2,702 sf
Retail										2,914 sf
Totals	29,940	39,963	237,265	37,054	159,648	118,953	13,670	4,406		650,749 sf





1 SOUTH EAST VIEW



KEY PLAN

RENDERINGS

REVISIONS	BY
DRC SUBMITTAL 06/16/17	
DRC RESUBMITTAL #1 09/22/17	
DRC RESUBMITTAL #3 01/23/18	

GEORGE L. MOURIZ  
AR0007806

**NEXT Las Olas**  
FOR:  
EDEN MULTIFAMILY  
LOCATED AT:  
FT. LAUDERDALE, FLORIDA

MSA ARCHITECTS, INC.  
44C000895  
8950 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911

**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

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DRAWN	
DATE	06/09/17
SCALE	AS SHOWN
JOB NO.	PRJ.1770
SHEET	

A-0.1

CAM #18-0179

OF Exhibit 1 SHEETS

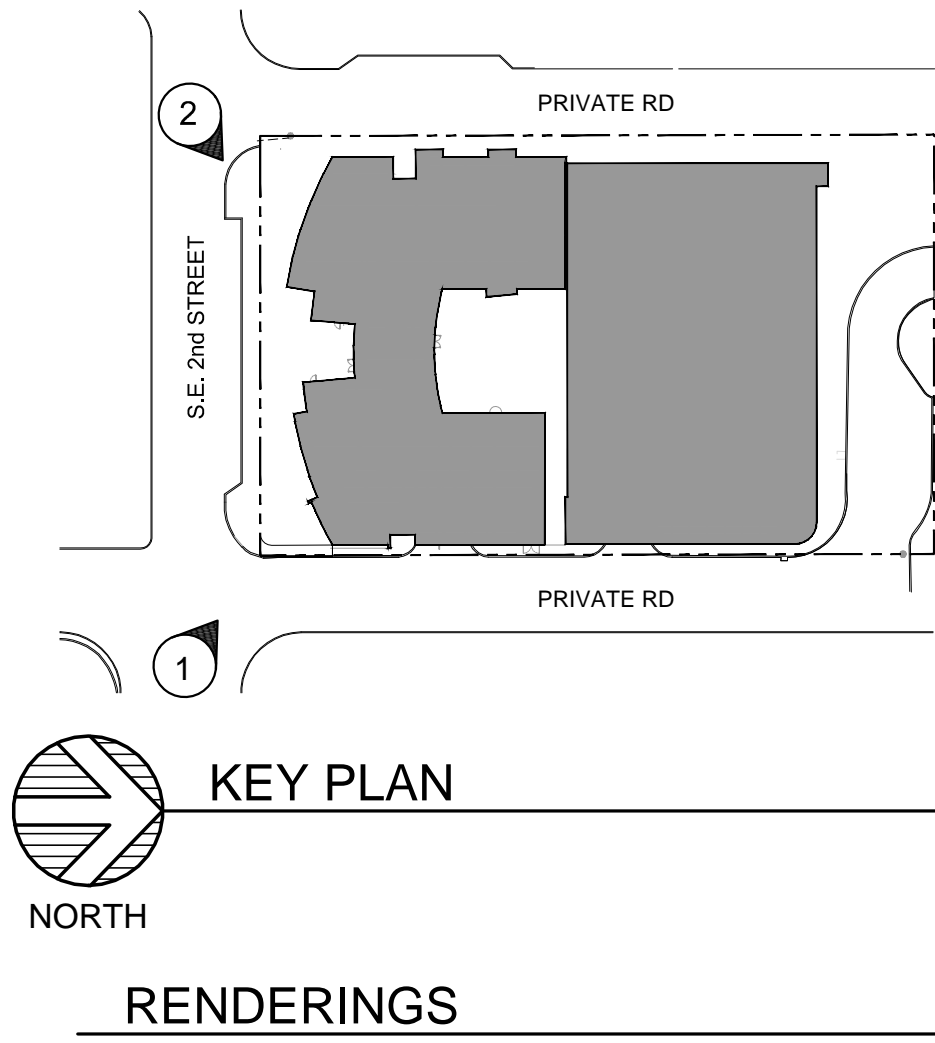


REVISIONS	BY
DRC SUBMITTAL 06/16/17	
DRC RESUBMITTAL #1 09/22/17	
DRC RESUBMITTAL #3 01/23/18	



2

SOUTH WEST VIEW



MSA

ARCHITECTS

ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.  
A4C000895  
8950 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911

FOR:  
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LOCATED AT:  
FT. LAUDERDALE, FLORIDA

GEORGE L. MOURIZ  
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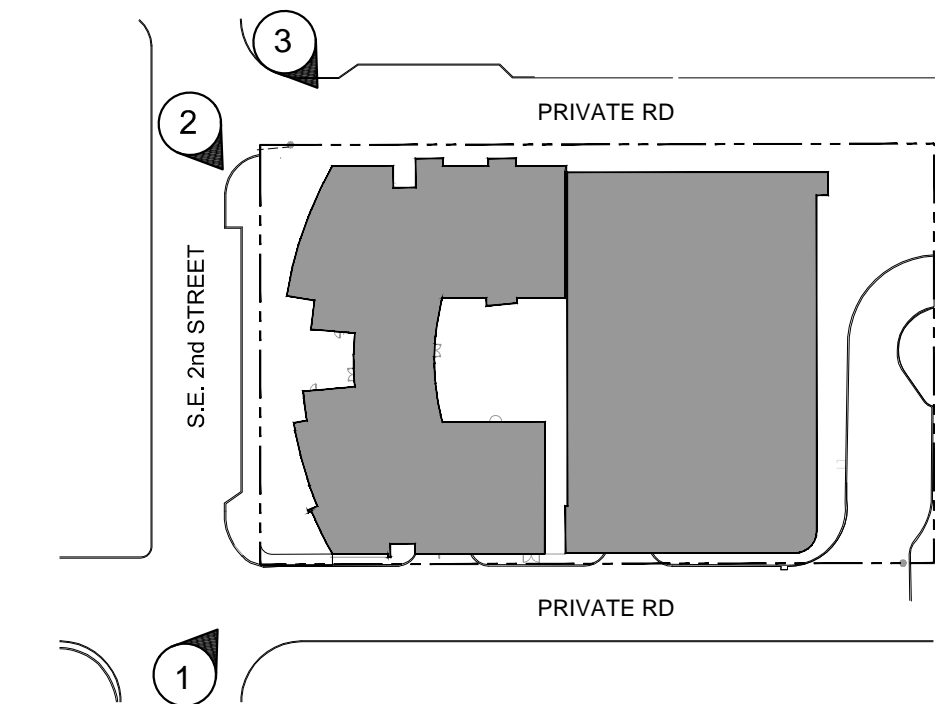
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DATE	06/09/17
SCALE	AS SHOWN
JOB NO.	PRJ.1770
SHEET	

A=0.1.1





3 SOUTH WEST VIEW



KEY PLAN

RENDERINGS

REVISIONS	BY
DRC SUBMITTAL 06/16/17	
DRC RESUBMITTAL #1 09/22/17	
DRC RESUBMITTAL #3 01/23/18	

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SHEET	

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CAM #18-0179

OF Exhibit 1 SHEETS

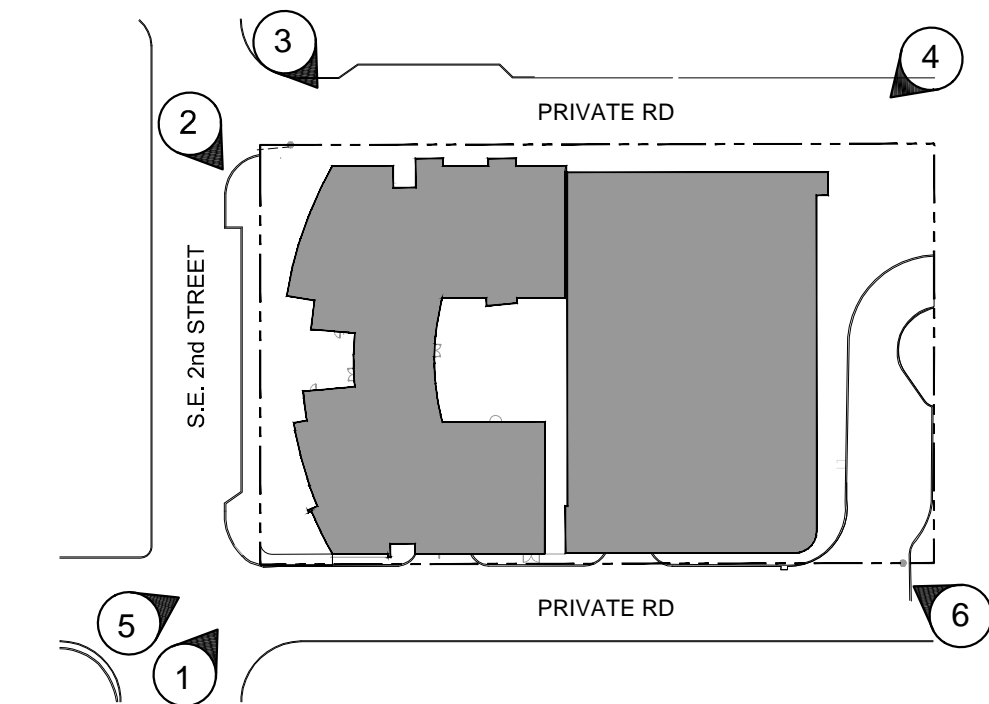




6 NORTH EAST VIEW OF GARAGE WITH STEPBACK



6 NORTH EAST VIEW OF GARAGE IN CONTEXT



KEY PLAN

RENDERINGS

REVISIONS	BY
DRC SUBMITTAL 06/16/17	
DRC RESUBMITTAL #1 09/22/17	
DRC RESUBMITTAL #3 01/23/18	

**NEXT LAS OLAS**

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EDEN MULTIFAMILY  
LOCATED AT:  
FT. LAUDERDALE, FLORIDA

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AR0007806

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(305) 273-9911

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SHEET	

A=0.1.4

CAM #18-0179

OF Exhibit 1 SHEETS

Page 6 of 9



**NEXT Las Olas**  
FOR:  
EDEN MULTIFAMILY  
LOCATED AT:  
FT. LAUDERDALE, FLORIDA

**M&A ARCHITECTS, INC.**  
A4C000895  
8950 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911

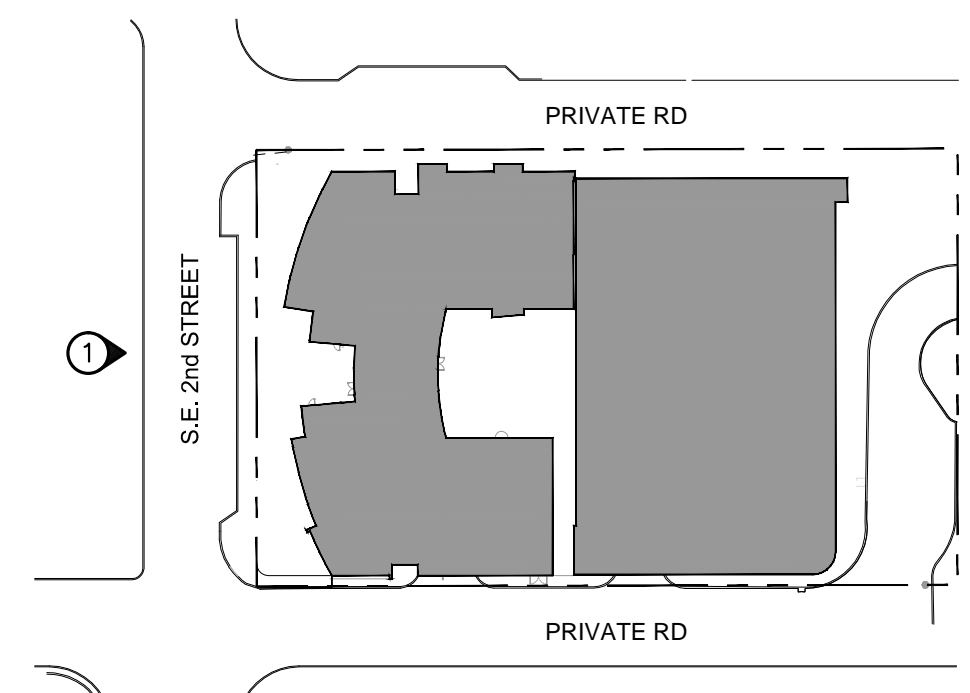
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DATE	06/09/17
SCALE	AS SHOWN
JOB NO.	PRJ.1770
SHEET	1770-A-3.1.DWG

2  
5' = 1'-0"

A-3.1

CAM #18-0179

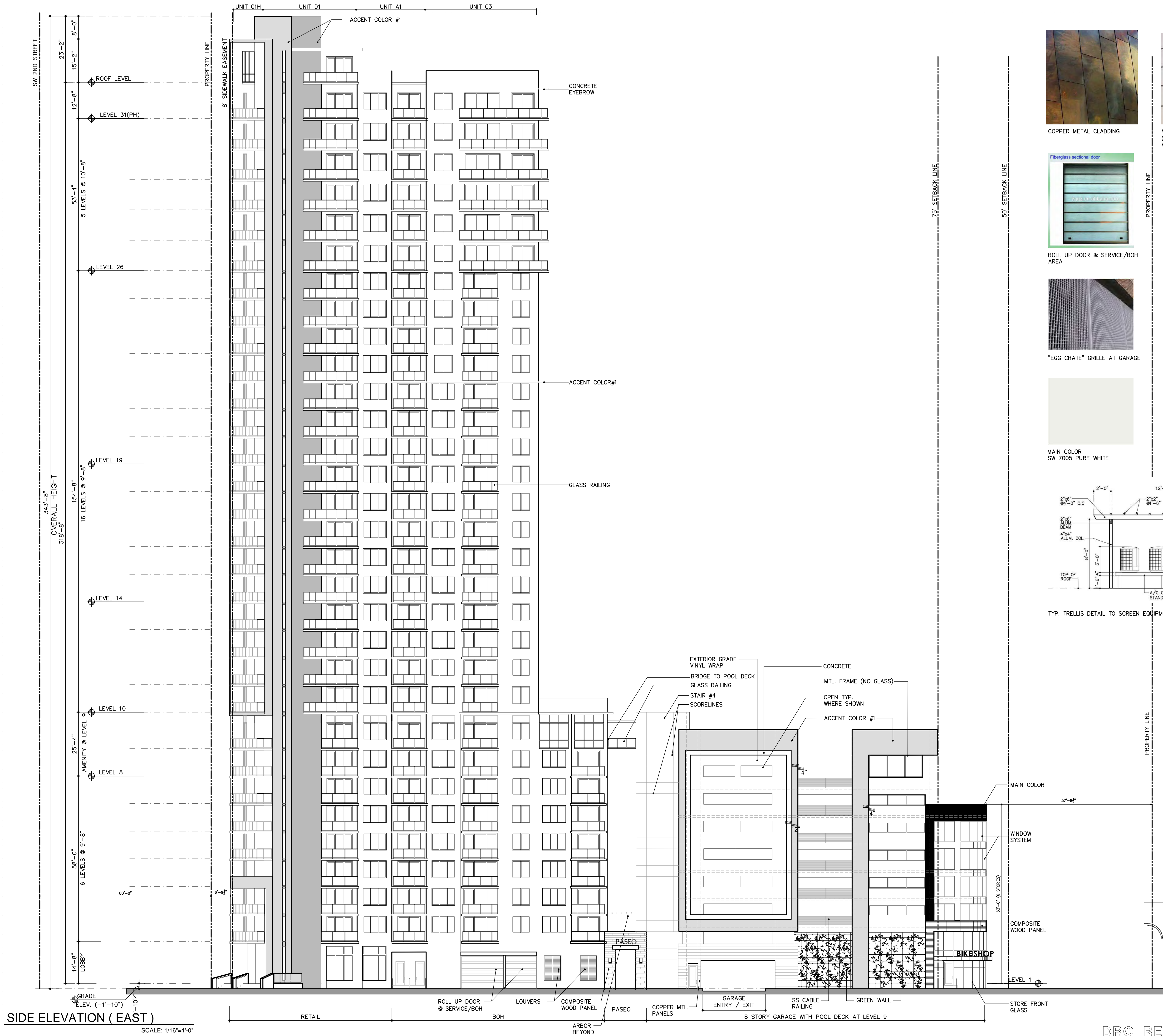
Exhibit 1 SHEETS



DRC RESUBMITTAL #3 01/23/18

Page 7 of 9





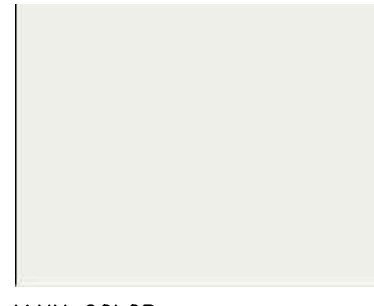
COPPER METAL CLADDING



ROLL UP DOOR & SERVICE/BOH AREA



"EGG CRATE" GRILLE AT GARAGE



MAIN COLOR  
SW 7005 PURE WHITE



METAL CLADDING  
(COLOR: MEDIUM BRONZE  
MANF'R: BERRIDGE)



COMPOSITE WOOD  
PANEL CLADDING SYSTEM



GLASS RAILING & CONCRETE  
EYEBROW



ACCENT COLOR #1  
SW 6537 LUXE BLUE



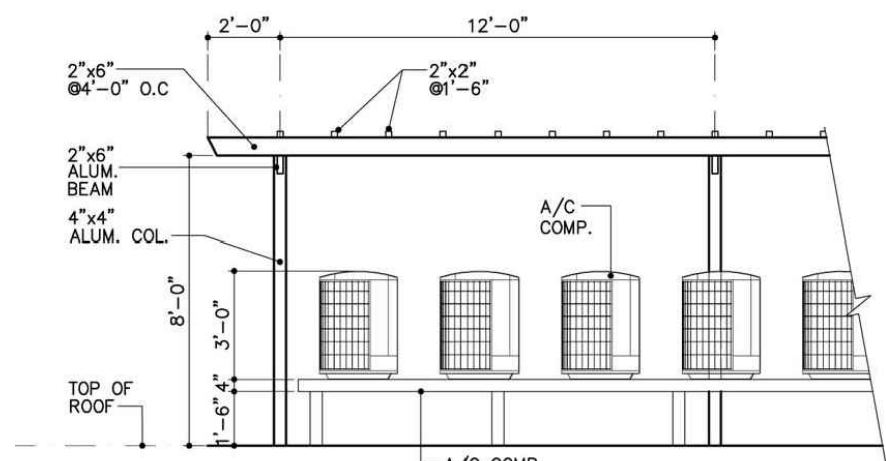
GREEN WALL



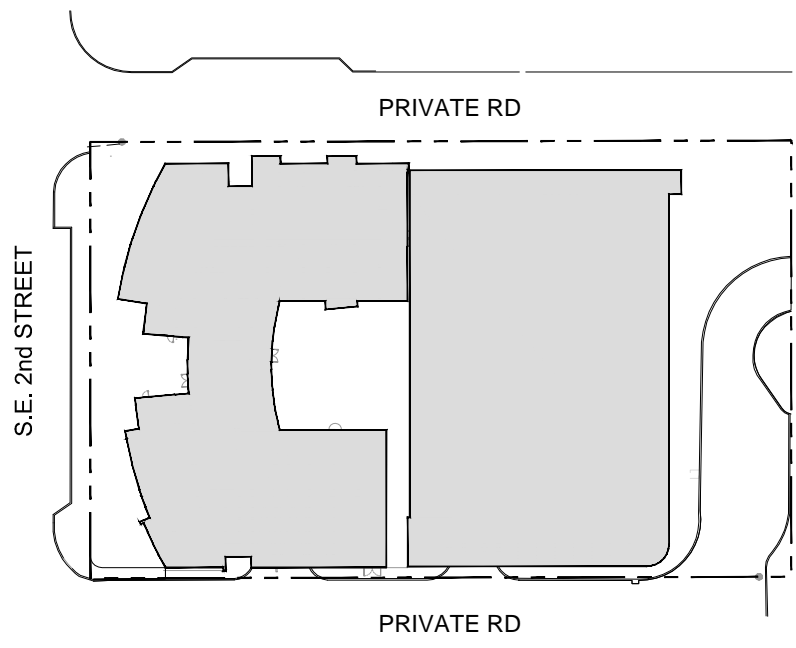
TRELLIS AT POOL DECK



EXTERIOR GRADE VINYL WRAP  
EXPOSEYOURSELFUSA.COM



TYP. TRELLIS DETAIL TO SCREEN EQUIPMENT @ ROOF



DRC RESUBMITTAL #3 01/23/18

REVISIONS	BY
DRC SUBMITTAL 06/16/17	
DRC RESUBMITTAL #1 09/22/17	
DRC RESUBMITTAL #3 01/23/18	

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44000895

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06/09/17  
AS SHOWN  
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1770-A-3.2.DWG

A-3.2  
CAM #18-0179  
Exhibit 1 SHEETS





COPPER METAL CLADDING



METAL CLADDING  
(COLOR: MEDIUM BRONZE  
MAN'FR: BERRIDGE)



COMPOSITE WOOD  
PANEL CLADDING SYSTEM



TRELLIS AT POOL DECK



"EGG CRATE" GRILLE AT GARAGE



GLASS RAILING & CONCRETE  
EYEBROW



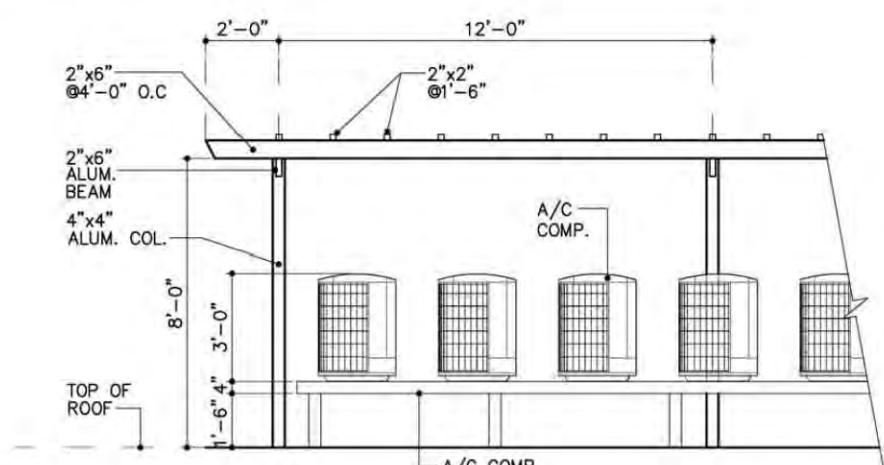
MAIN COLOR  
SW 7005 PURE WHITE



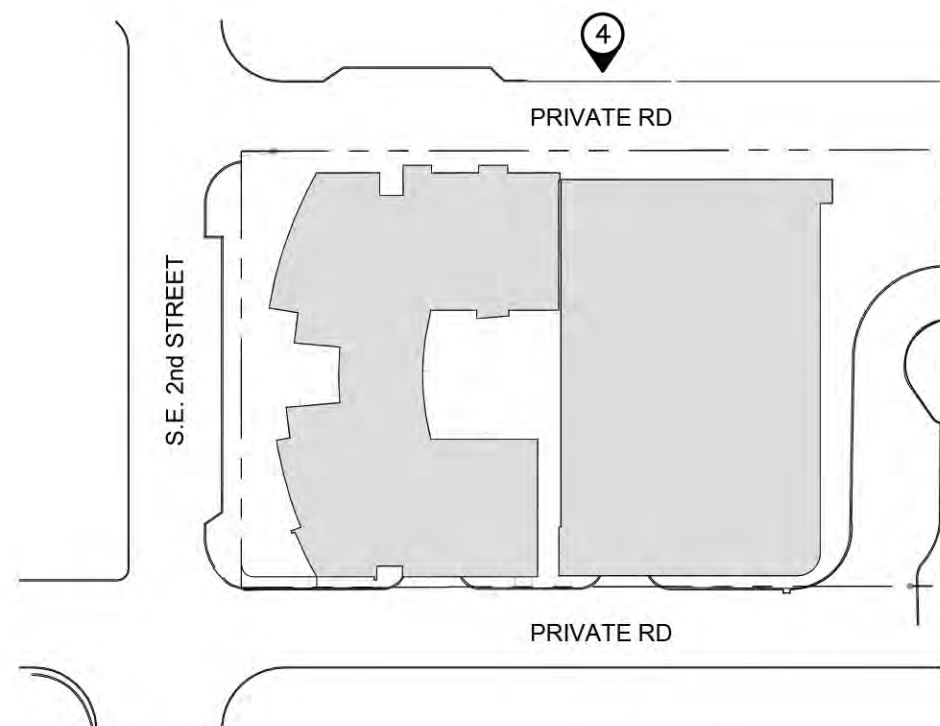
ACCENT COLOR #1  
SW 6537 LUXE BLUE



EXTERIOR GRADE VINYL WRAP  
EXPOSEYOURSELFUSA.COM



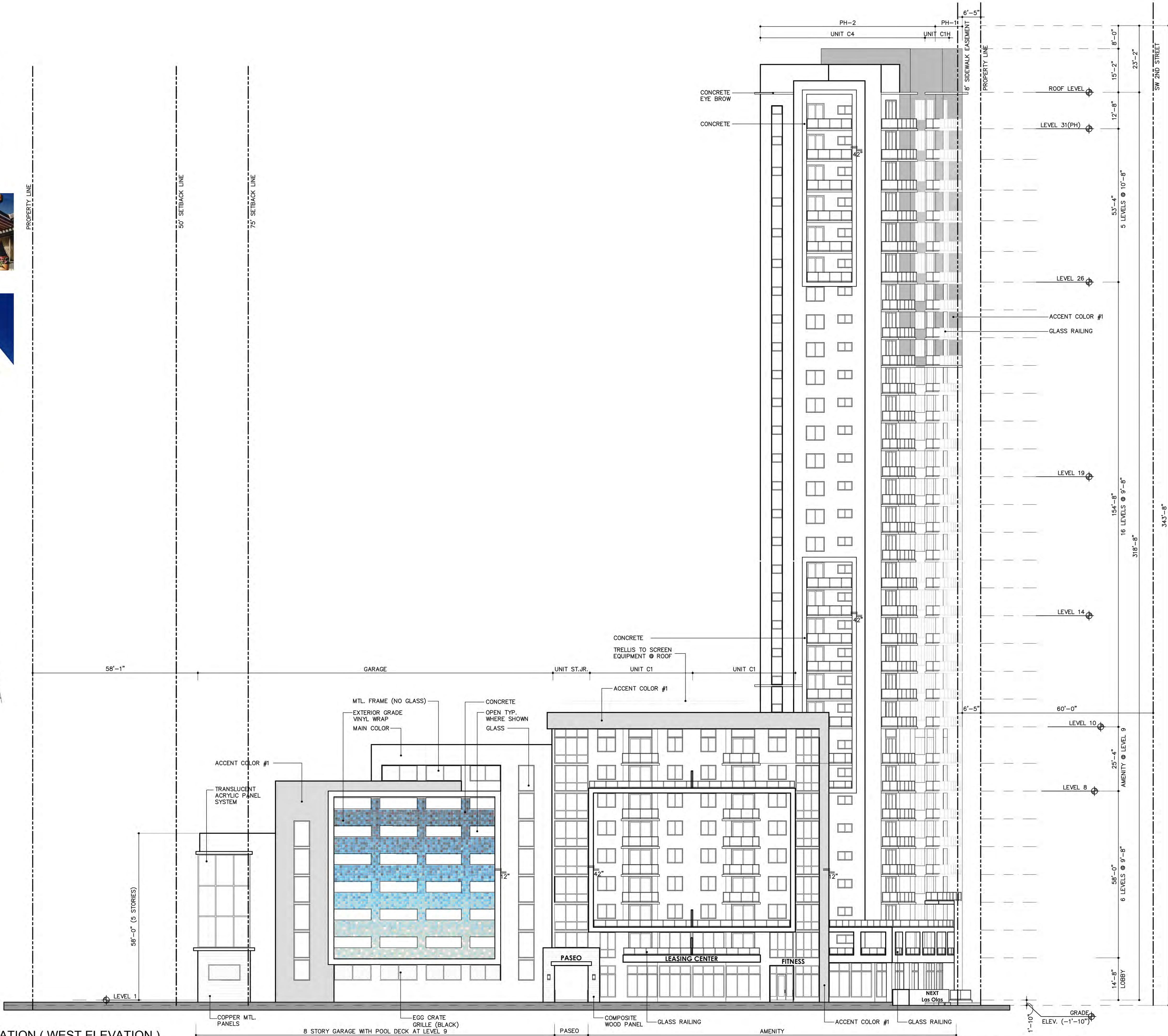
TYP. TRELLIS DETAIL TO SCREEN EQUIPMENT @  
ROOF



N.T.S.

SIDE ELEVATION ( WEST ELEVATION )

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



REVISIONS	BY
DRC SUBMITTAL 06/16/17	
DRC RESUBMITTAL #1	
DRC RESUBMITTAL #3	
01/23/18	

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