

NEW RIVER YACHT CLUB III
FORT LAUDERDALE, FLORIDA

DEVELOPER:

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ARCHITECTURE:

COHEN, FREEDMAN, ENCINOSA & ASSOC.
ARCHITECTS, P.A.
8085 N.W. 155TH STREET
MIAMI, FLORIDA 33016
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LANDSCAPE ARCHITECTURE

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CIVIL ENGINEERING

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INDEX OF SHEETS

ARCHITECTURE

A.0 COVER SHEET
A1.0 LOCATION PLAN &
ZONING MAP
SP.1 SITE PLAN/1st LEVEL/DATA
A2.0 2nd LEVEL PLAN
A2.1 3rd LEVEL PLAN
A2.2 4th LEVEL PLAN
A2.3 5th LEVEL PLAN
A2.4 6th LEVEL PLAN
A2.5 7th LEVEL PLAN
A2.6 8th-20th LEVEL PLAN
A2.7 ROOF PLAN
A2.8 BUILDING DIAGRAMS
A3.0 TYPICAL LOWER LEVEL PLAN
A3.1 TYPICAL UPPER LEVEL PLAN
A4.0 NORTH BUILDING ELEVATION
A4.1 WEST BUILDING ELEVATION
A4.2 EAST BUILDING ELEVATION
A4.3 SOUTH BUILDING ELEVATION
A5.0 BUILDING SECTION
A5.1 BUILDING SECTION
A6.0 EXISTING CONDITIONS
A7.0 BUILDING RENDERINGS
A7.1 BUILDING RENDERINGS
A7.2 BUILDING RENDERINGS
A7.3 BUILDING RENDERINGS
A7.4 BUILDING RENDERINGS
A8.0 DETAILS
A8.1 CONSTRUCTION AND STAGING PLAN

LANDSCAPE

L-1 TREE SURVEY & DISPOSITION PLAN
L-1.1 TREE RELOCATION SPECIFICATIONS & DETAILS
L-2 LANDSCAPE SITE PLAN
L-2.1 SITE DETAILS
L-3 AMENITY DECK PLANTING PLAN
L-4 PLANTING NOTES, PLANT SCHEDULES
& PLANTING DETAILS
L-5 EAST LANDSCAPE ELEVATION
L-6 WEST LANDSCAPE ELEVATION
L-7 SOUTH LANDSCAPE ELEVATION
L-8 NORTH STREET CONDITIONS
L-9 TYPICAL STREET SECTIONS
L-10 TYPICAL STREET SECTIONS
L-R ILLUSTRATIVE LANDSCAPE SITE PLAN
PH-1 PHOTOMETRIC SITE PLAN
PH-2 PARKING GARAGE GROUND LVL PHOTOMETRY PLAN
PH-3 PARKING GARAGE 2ND LEVEL PHOTOMETRY PLAN
PH-4 PARKING GARAGE 3RD-4TH LVL PHOTOMETRY PLAN
PH-5 PARKING GARAGE 5TH LEVEL PHOTOMETRY PLAN

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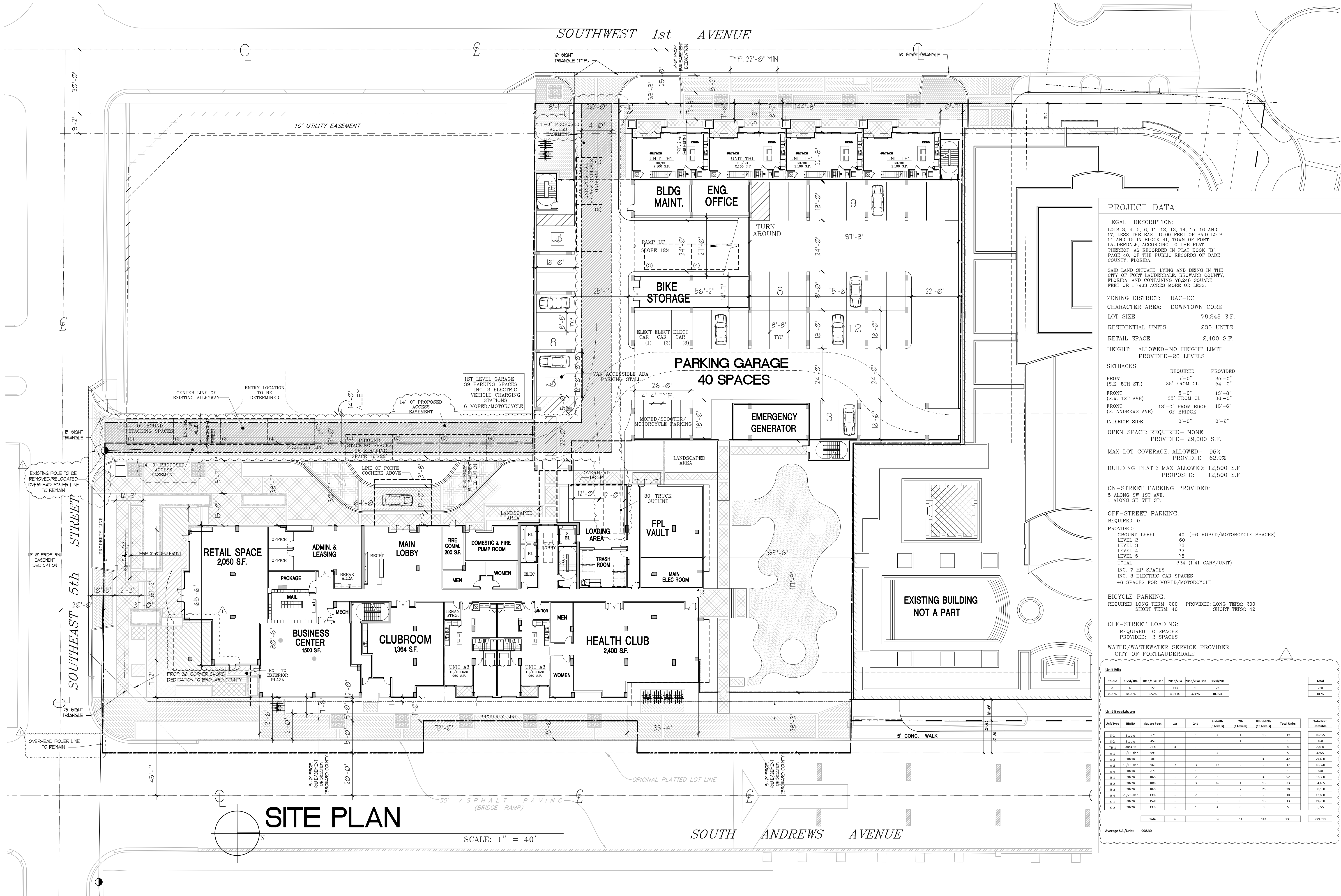
C-0 COVER SHEET
C-1 GENERAL NOTES AND SPECIFICATIONS
C-2 PAVING AND GRADING PLAN
C-2.1 DRAINAGE PLAN
C-3 WATER AND SANITARY SEWER PLAN
C-4 PAVEMENT MARKING AND SIGNAGE PLAN
C-5 PAVING, GRADING, AND DRAINAGE DETAILS
C-5.1 PAVING, GRADING, AND DRAINAGE DETAILS
C-6 CITY OF FORT LAUDERDALE WATER DETAILS
C-6.1 CITY OF FORT LAUDERDALE WATER DETAILS
C-7 CITY OF FORT LAUDERDALE WATER DETAILS
C-8 POLLUTION AND EROSION CONTROL PLAN
C-9 SITE DEMOLITION PLAN

PRELIMINARY DESIGN FOR:

New River Yacht Club III
FORT LAUDERDALE, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

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project:
3327



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: 230 UNITS
RETAIL SPACE: 2,400 S.F.

HEIGHT: ALLOWED-NO HEIGHT LIMIT
PROVIDED-20 LEVELS

SETBACKS:
FRONT (S.E. 5TH ST.) 5'-0" REQUIRED, 35'-0" PROVIDED
FRONT (S.W. 1ST AVE) 5'-0" REQUIRED, 35'-0" PROVIDED
FRONT (S. ANDREWS AVE) 13'-0" FROM EDGE OF BRIDGE, 13'-6" PROVIDED
INTERIOR SIDE 0'-0" REQUIRED, 0'-2" PROVIDED

OPEN SPACE: REQUIRED- NONE
PROVIDED- 29,000 S.F.

MAX LOT COVERAGE: ALLOWED- 95%
PROVIDED- 62.9%

BUILDING PLATE: MAX ALLOWED: 12,500 S.F.
PROPOSED: 12,500 S.F.

ON-STREET PARKING PROVIDED:
5 ALONG SW 1ST AVE.
1 ALONG SE 5TH ST.

OFF-STREET PARKING:
REQUIRED: 0
PROVIDED:
GROUND LEVEL 40 (+6 MOPED/MOTORCYCLE SPACES)
LEVEL 2 60
LEVEL 3 73
LEVEL 4 73
LEVEL 5 78
TOTAL 324 (1.41 CARS/UNIT)
INC. 7 HP SPACES
INC. 3 ELECTRIC CAR SPACES
+6 SPACES FOR MOPED/MOTORCYCLE

BICYCLE PARKING:
REQUIRED LONG TERM: 200
SHORT TERM: 40
PROVIDED LONG TERM: 200
SHORT TERM: 42

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

WATER/WASTEWATER SERVICE PROVIDER
CITY OF FORTLAUDERDALE

Unit Mix	Studio	1Bed/1Ba	1Bed/1.5Ba+Den	2Bed/2Ba	2Bed/2.5Ba+Den	3Bed/3Ba	Total
20	43	22	113	10	10	22	230
8.70%	18.70%	9.57%	49.13%	4.30%	4.30%	9.57%	100%

Unit Breakdown	Unit Type	BR/BA	Square Feet	1st	2nd	2nd GRD (12 Levels)	7th (12 Levels)	8th-10th (20 Levels)	Total Units	Total Net Rentable
S-1	Studio	575	-	1	4	1	13	39	107	107,925
S-2	Studio	620	-	-	-	-	1	1	1	450
T1-1	30/1.5B	1000	4	-	-	-	-	-	4	6,400
A-1	28/2B-den	995	-	1	4	-	-	-	5	4,975
A-2	30/3B	1000	-	-	-	3	-	39	42	29,400
A-3	30/3B-den	990	2	3	12	-	-	-	17	16,320
A-4	30/3B	870	-	1	-	-	-	-	1	870
B-1	28/2B	1025	-	2	8	3	39	52	104	53,300
B-2	28/2B	1045	-	3	16	1	13	29	34	34,485
B-3	28/2B	1025	-	-	2	26	-	28	36	36,500
B-4	28/2B-den	1185	-	2	8	-	-	-	10	11,850
C-1	30/2B	1530	-	-	-	0	13	13	26	19,760
C-2	30/2B	1555	-	1	4	0	0	0	5	6,775
Total			6	56	31	143	230	230		229,610

Average S.F./Unit: 998.30

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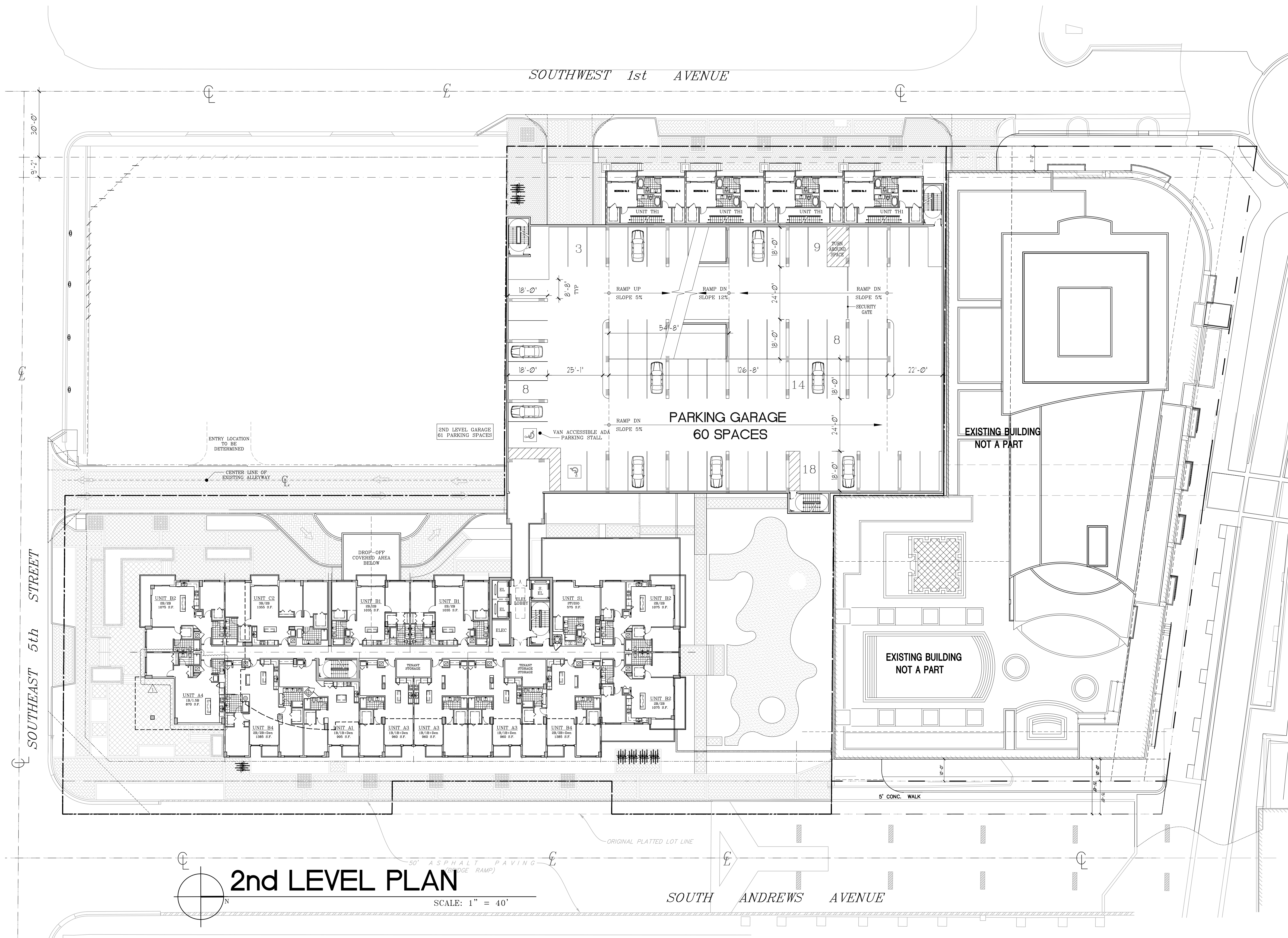
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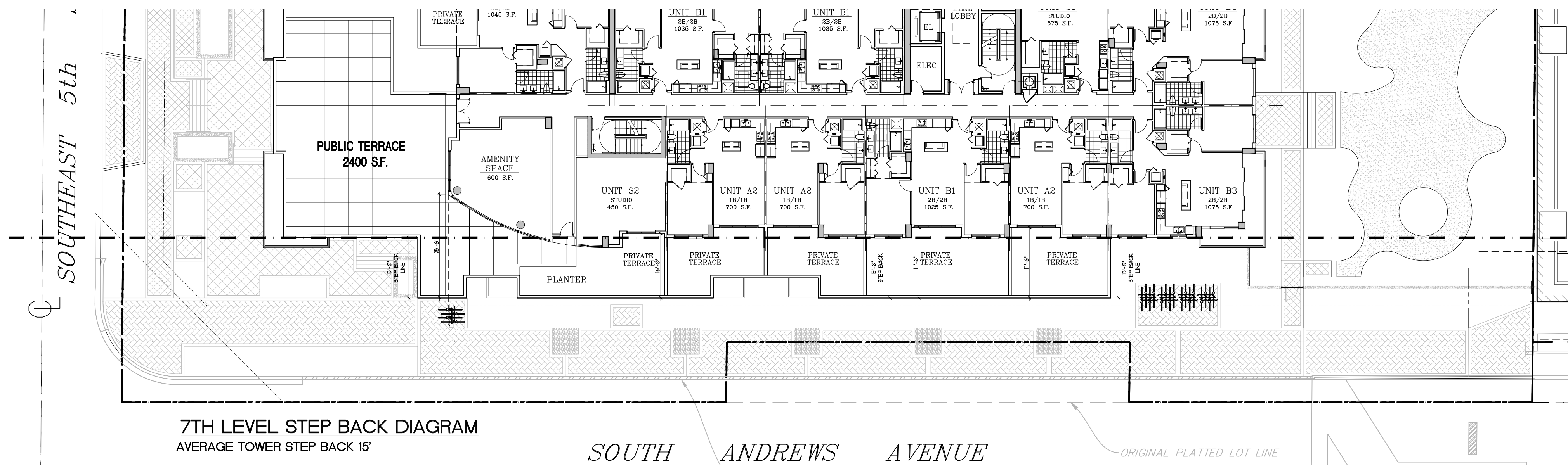
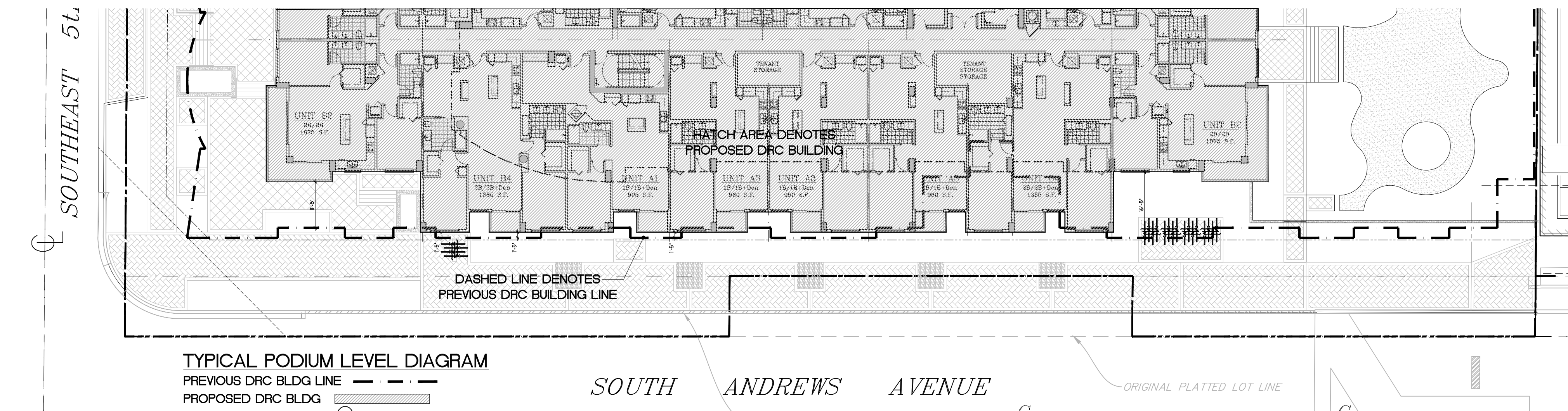
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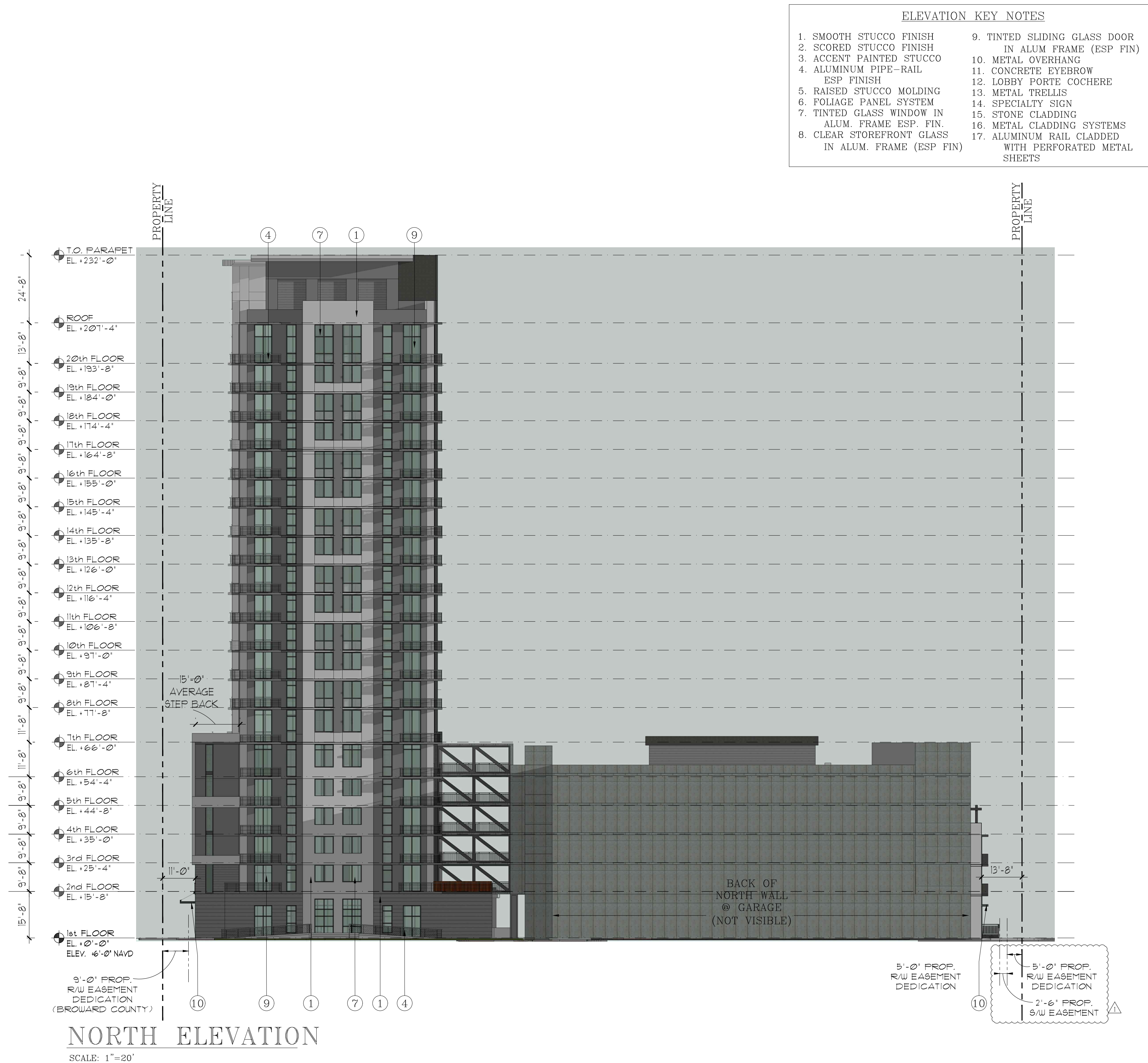
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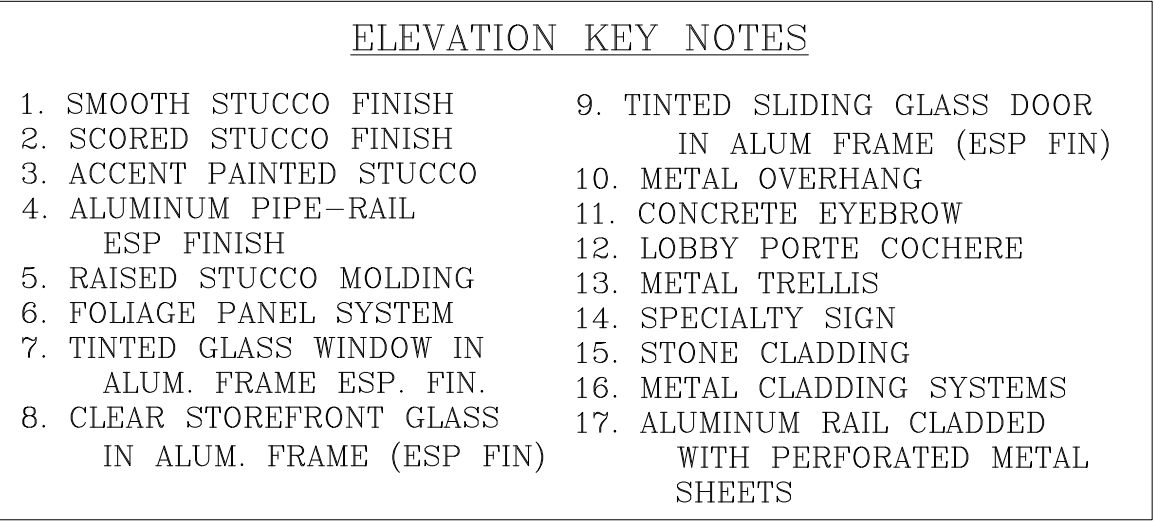
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ELEVATION KEY NOTES	
1. SMOOTH STUCCO FINISH	9. TINTED SLIDING GLASS DOOR
2. SCORED STUCCO FINISH	IN ALUM. FRAME (ESP. FIN.)
3. ACCENT PAINTED STUCCO	10. METAL OVERHANG
4. ALUMINUM PIPE-RAIL	11. CONCRETE EYEBROW
ESP. FINISH	12. LOBBY PORTE COCHERE
5. RAISED STUCCO MOLDING	13. METAL TRELLIS
6. FOLIAGE PANEL SYSTEM	14. SPECIALTY SIGN
7. TINTED GLASS WINDOW IN	15. STONE CLADDING
ALUM. FRAME ESP. FIN.	16. METAL CLADDING SYSTEMS
8. CLEAR STOREFRONT GLASS	17. ALUMINUM RAIL CLADDED
IN ALUM. FRAME (ESP. FIN.)	WITH PERFORATED METAL SHEETS

EAST ELEVATION

SCALE: 1"=20'

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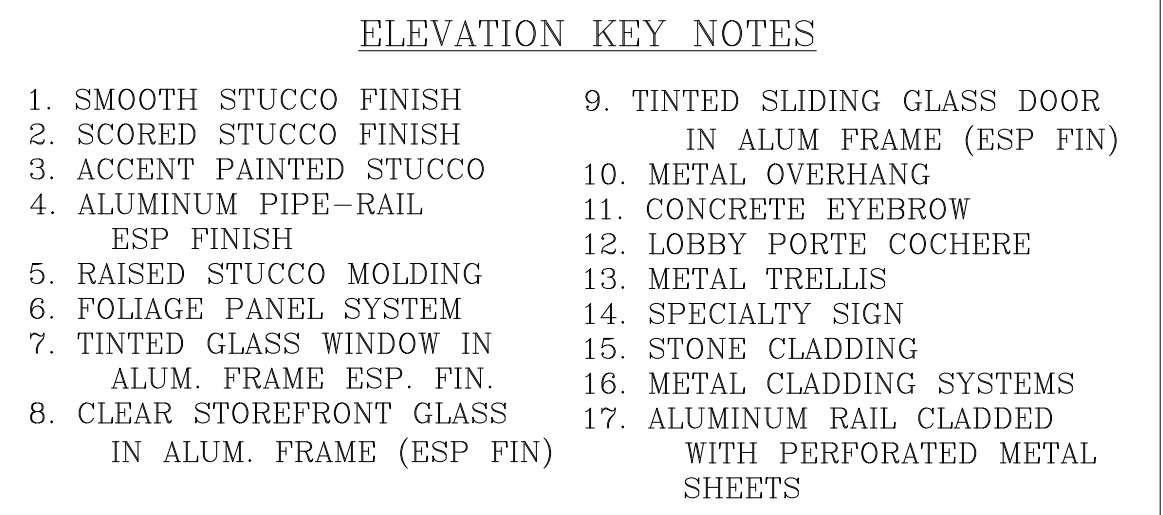
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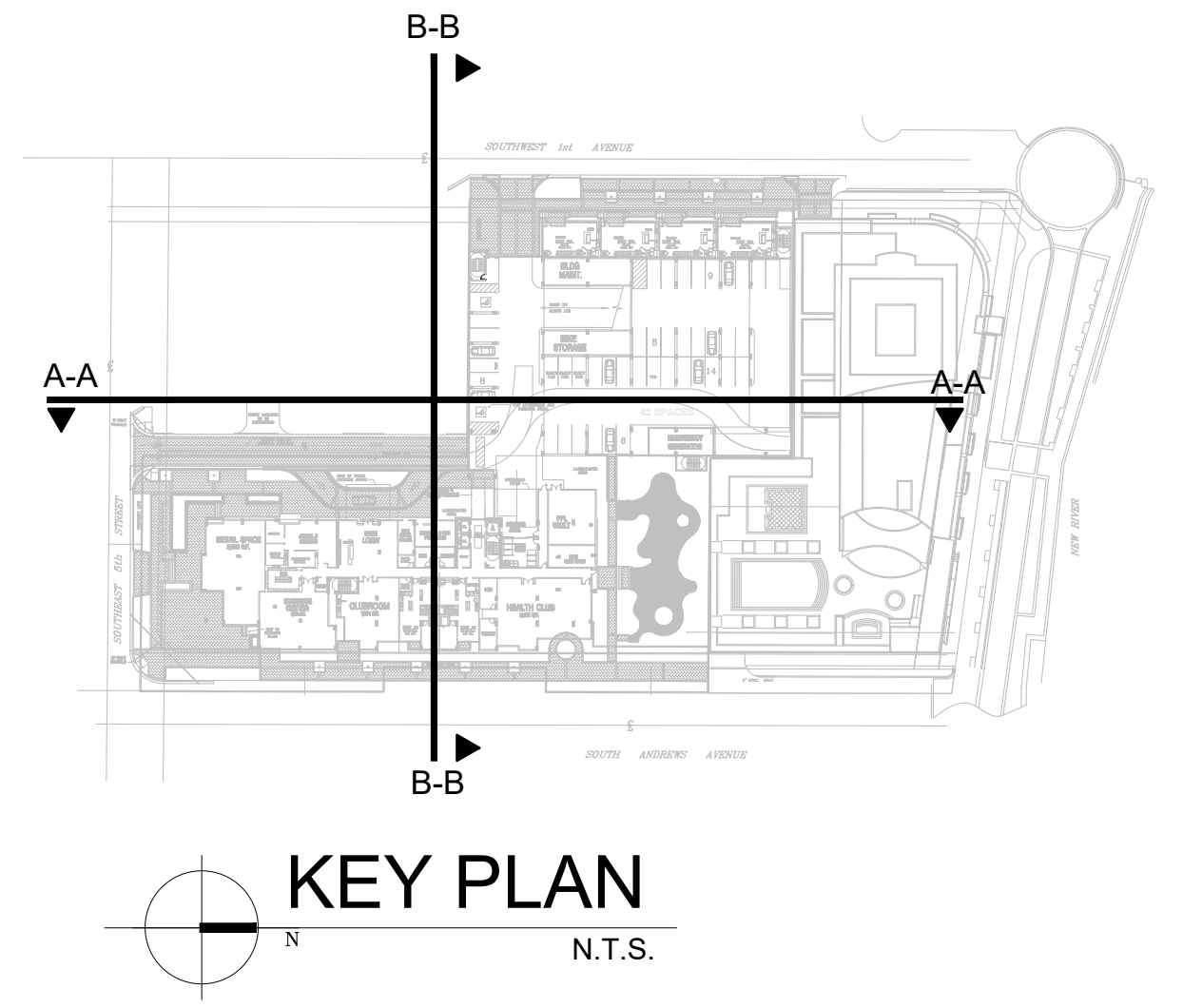
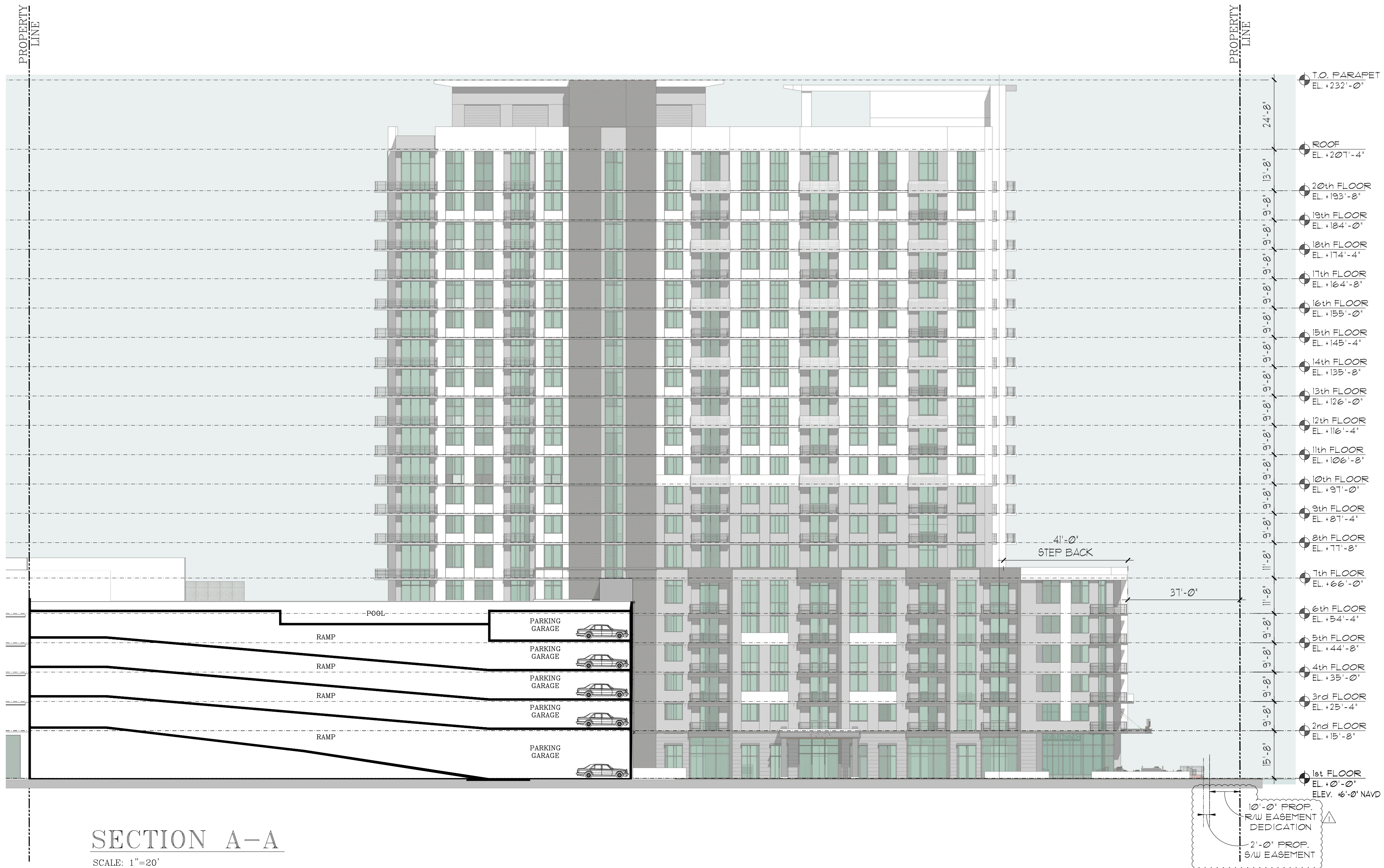
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SCALE: 1"=20'

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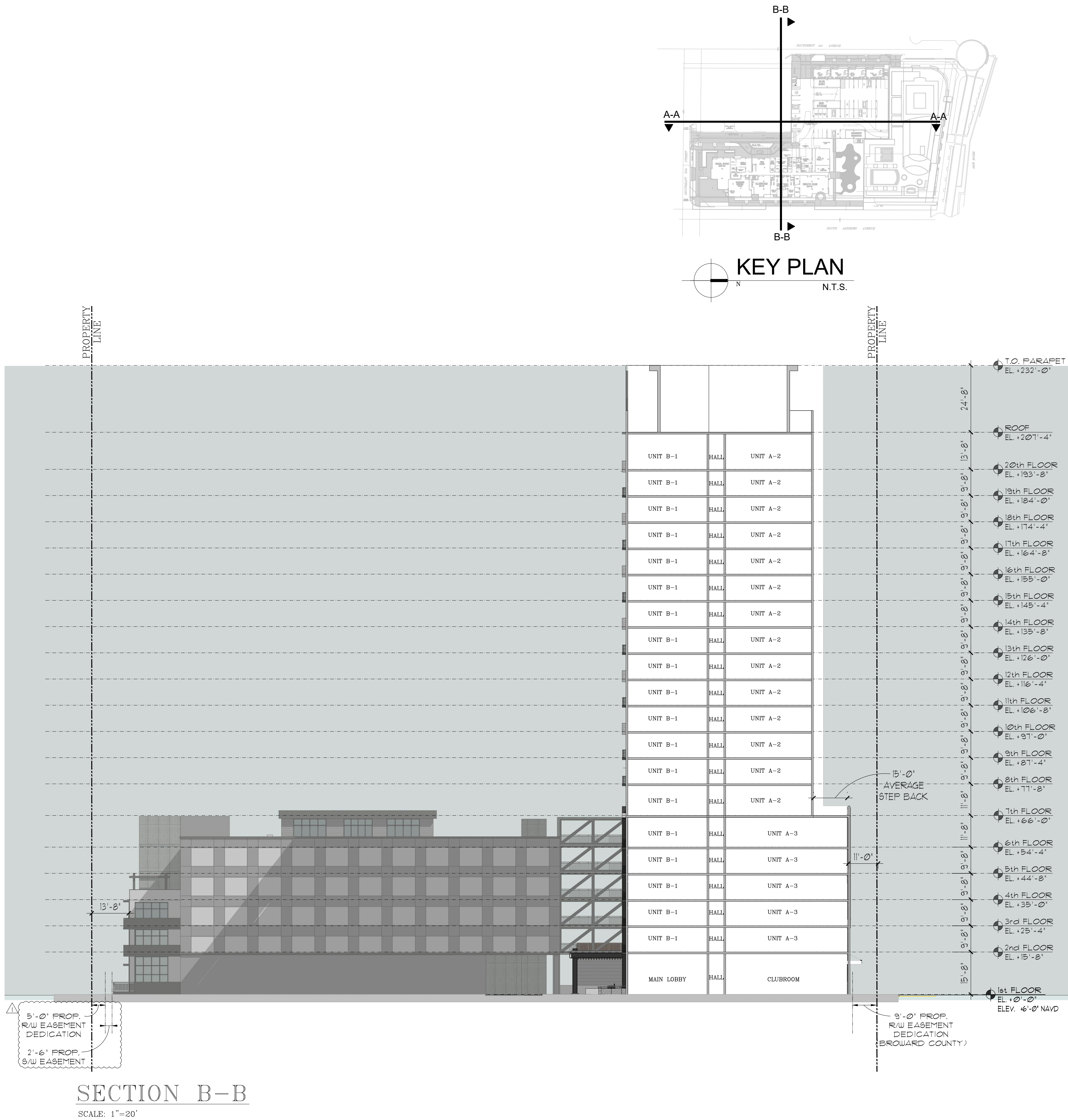
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SECTION B-B
SCALE: 1"=20'

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VIEW LOOKING NORTHEAST ALONG SOUTHWEST 1ST AVENUE



VIEW LOOKING DOWN AT INTERSECTION OF ANDREWS AVENUE AND SOUTHEAST 5TH STREET

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VIEW LOOKING NORTHWEST AT ANDREWS INTERSECTION

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VIEW LOOKING NORTHWEST AT ANDREWS INTERSECTION

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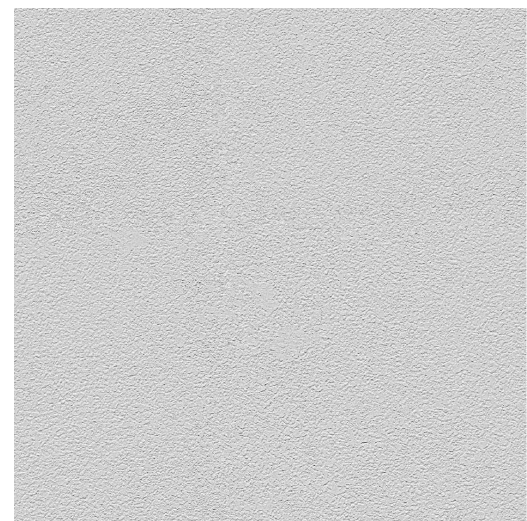
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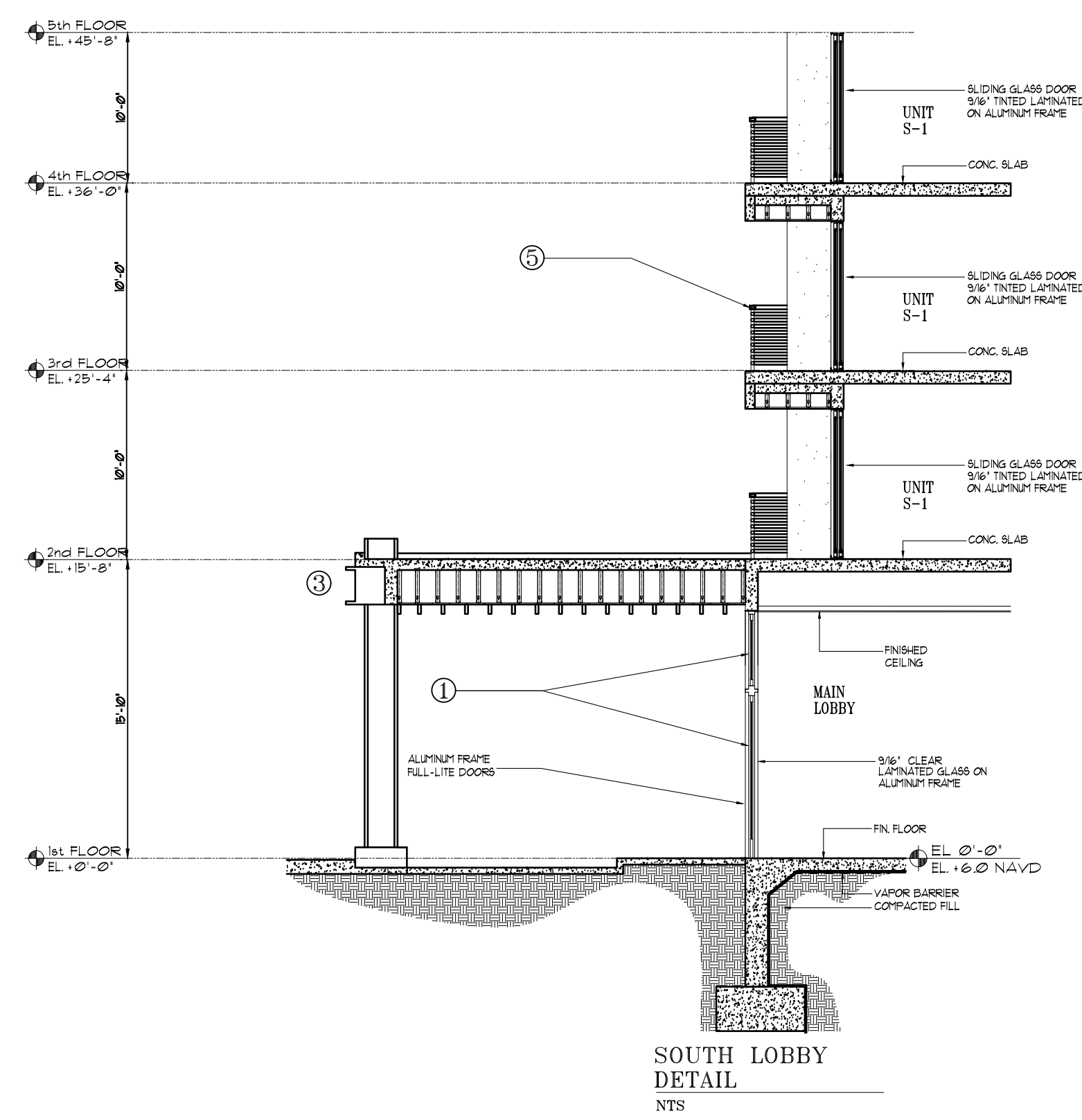
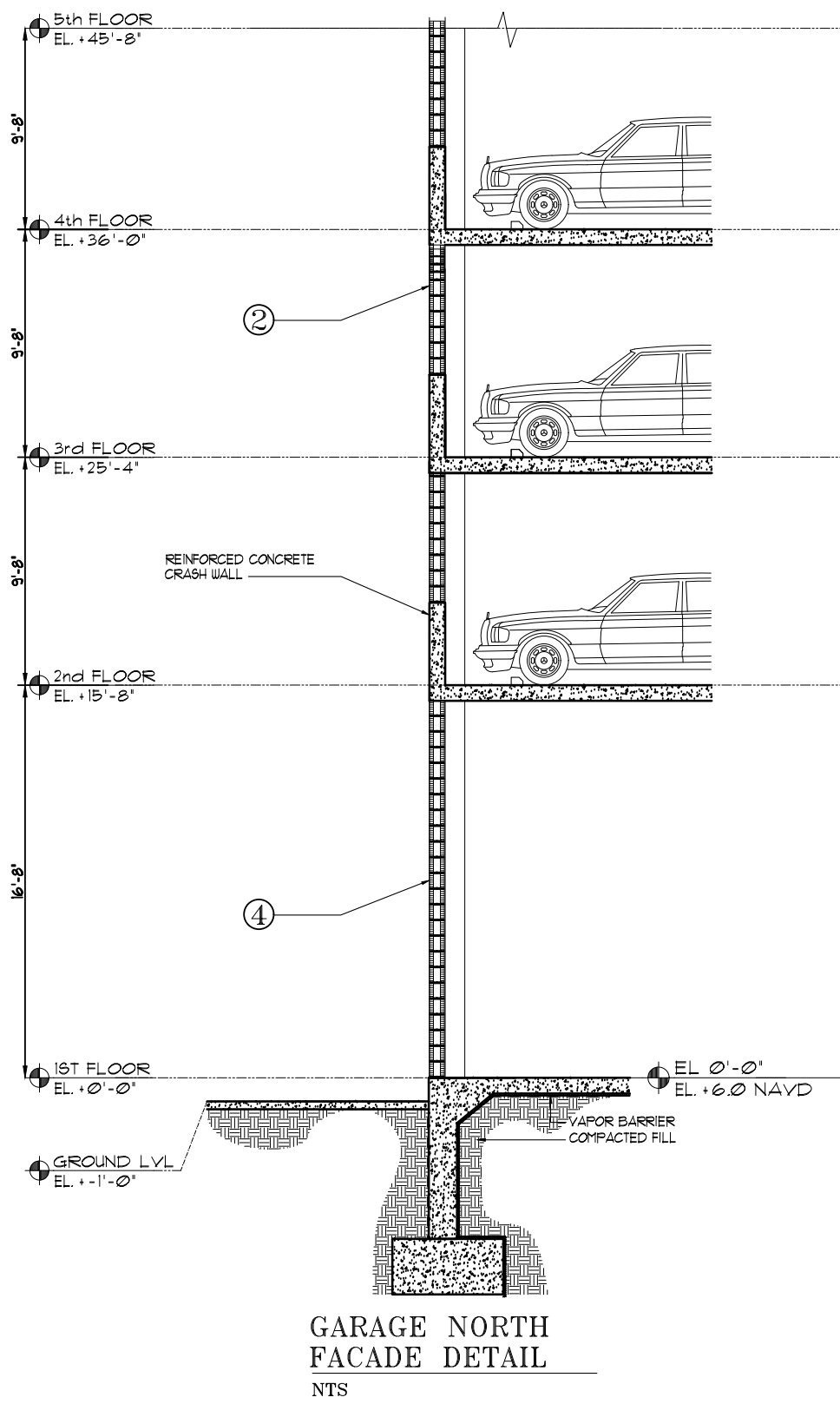
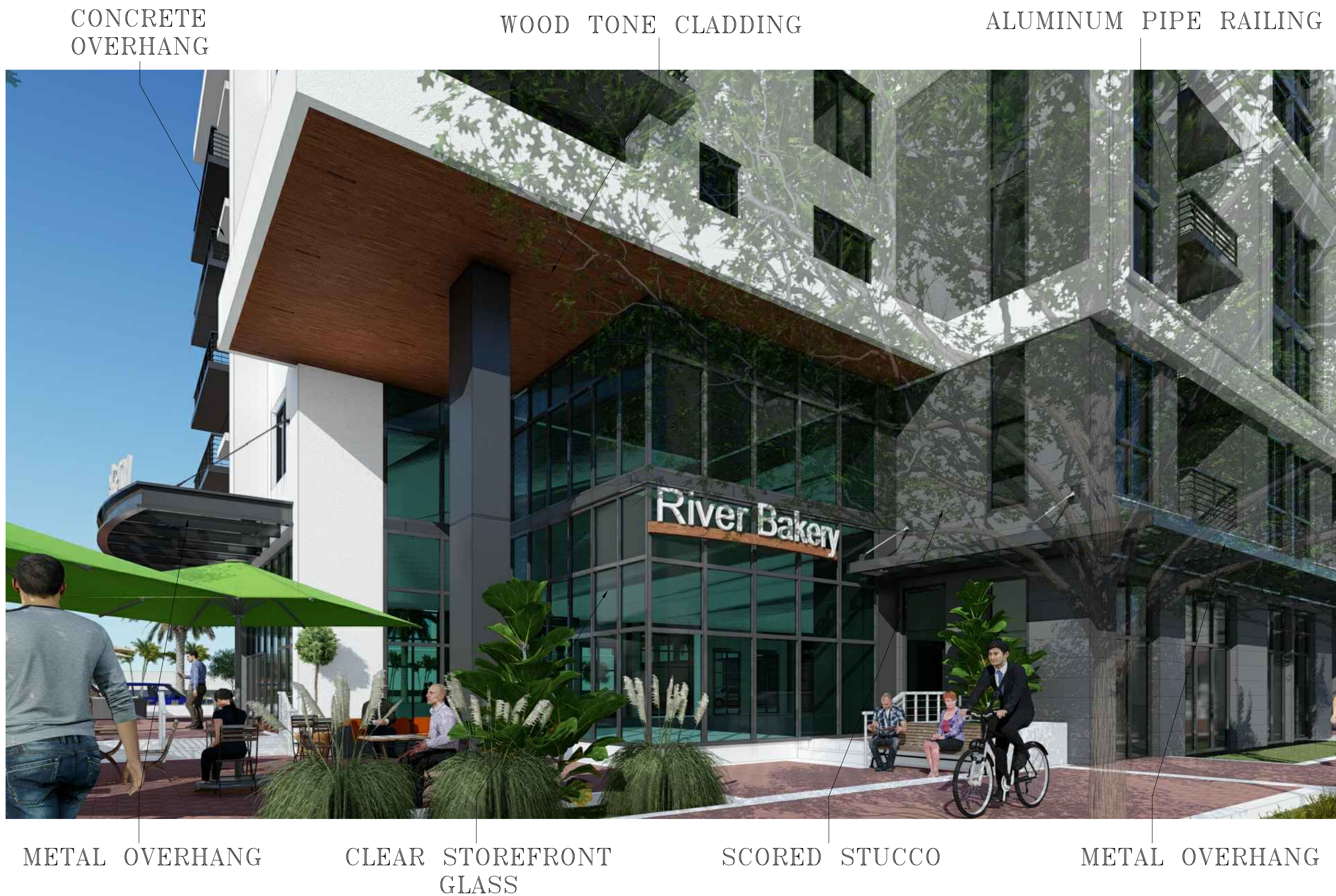
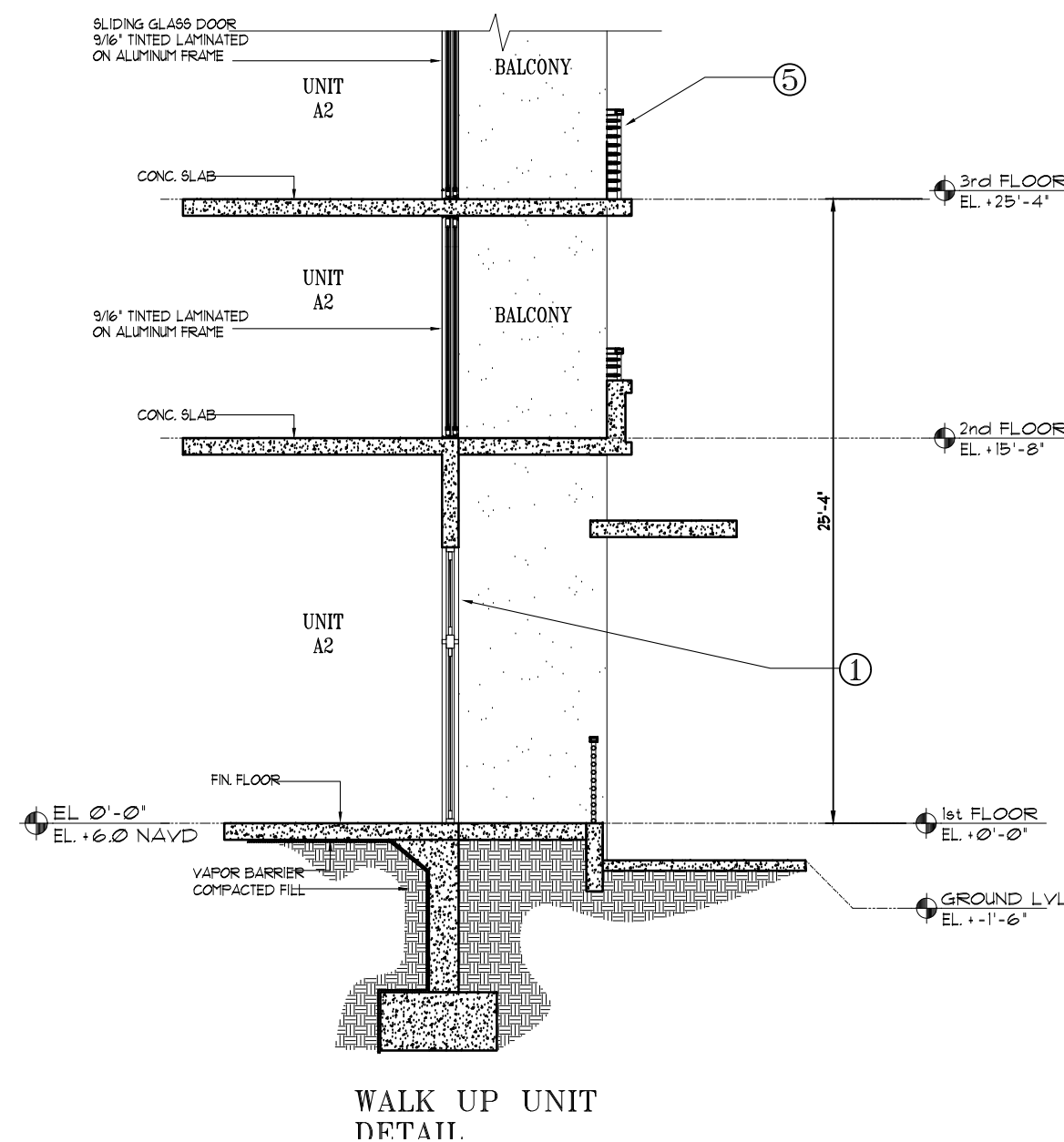
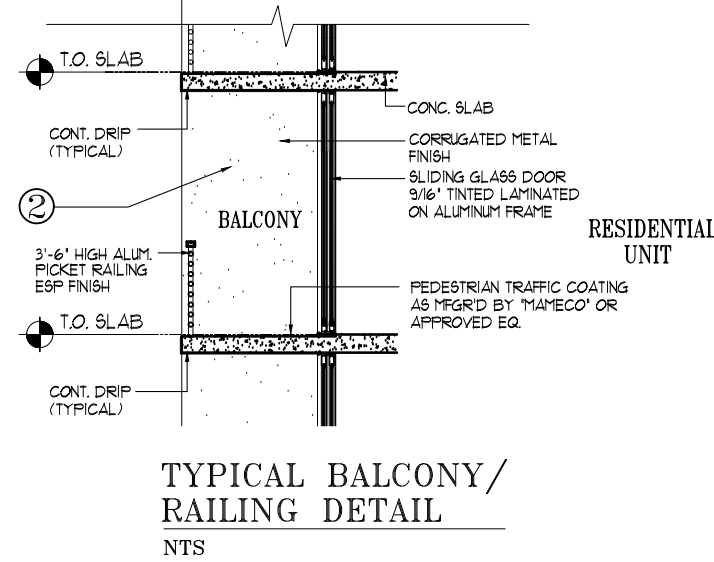
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①
STORE FRONT GLASS



②
SMOOTH STUCCO FINISH



BUILDING SECTIONS



③
PORTE COCHERE



④
SCORED STUCCO



⑤
METAL RAILINGS



⑥
METAL OVERHANG



⑦
WOOD TONE CLADDING

BUILDING MATERIALS

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