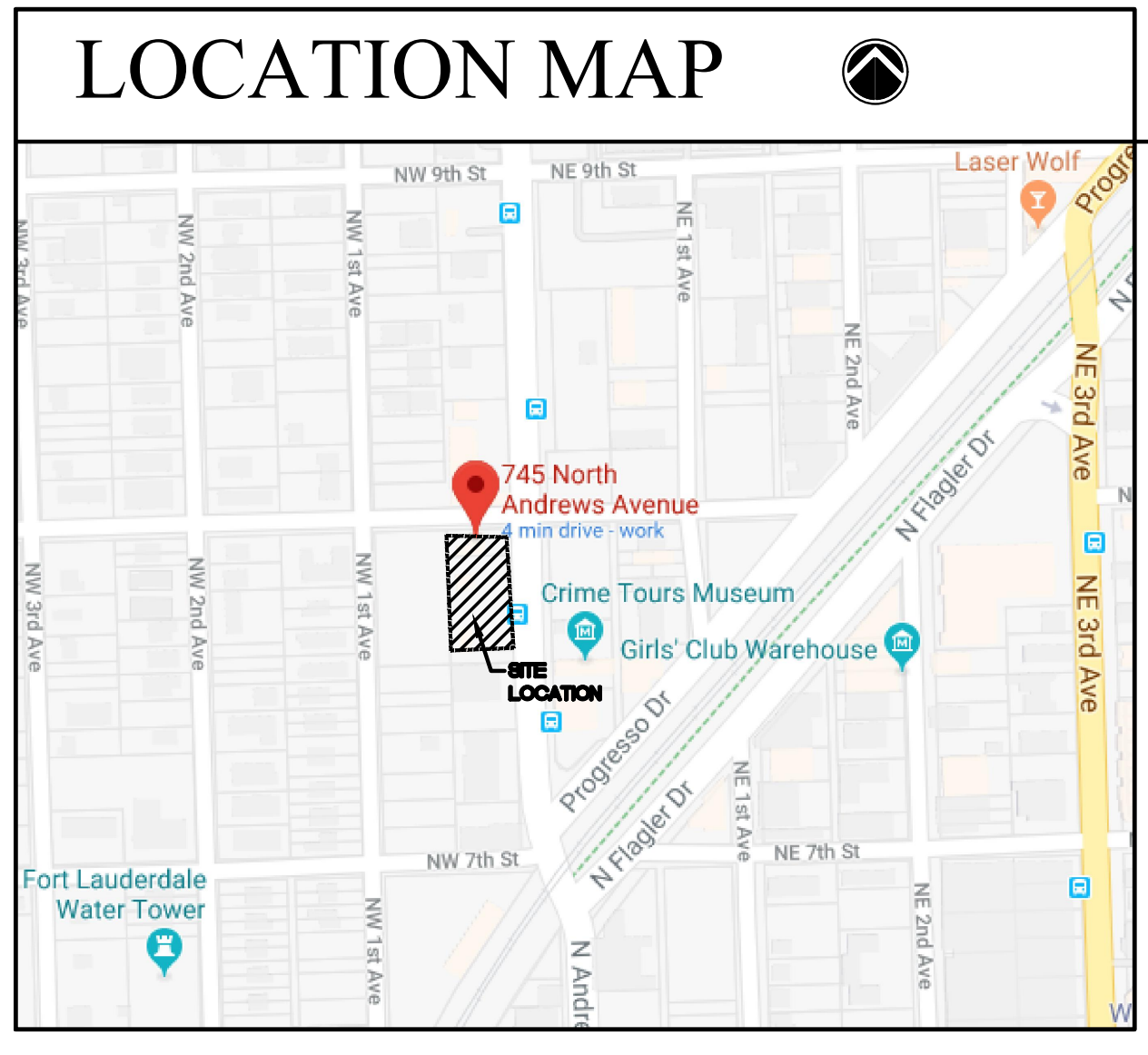


MIXED USE DEVELOPMENT

745 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33304



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PROJECT TEAM

ARCHITECT:



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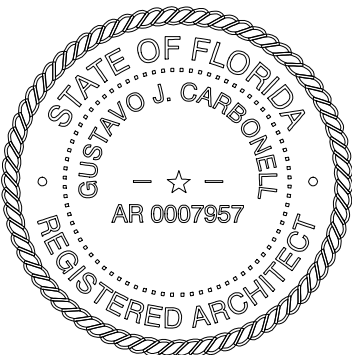
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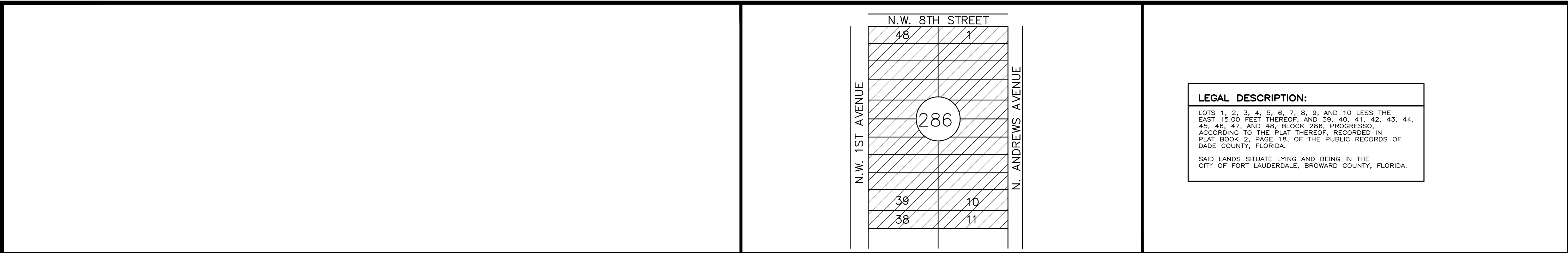
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LANDSCAPE ARCHITECT:

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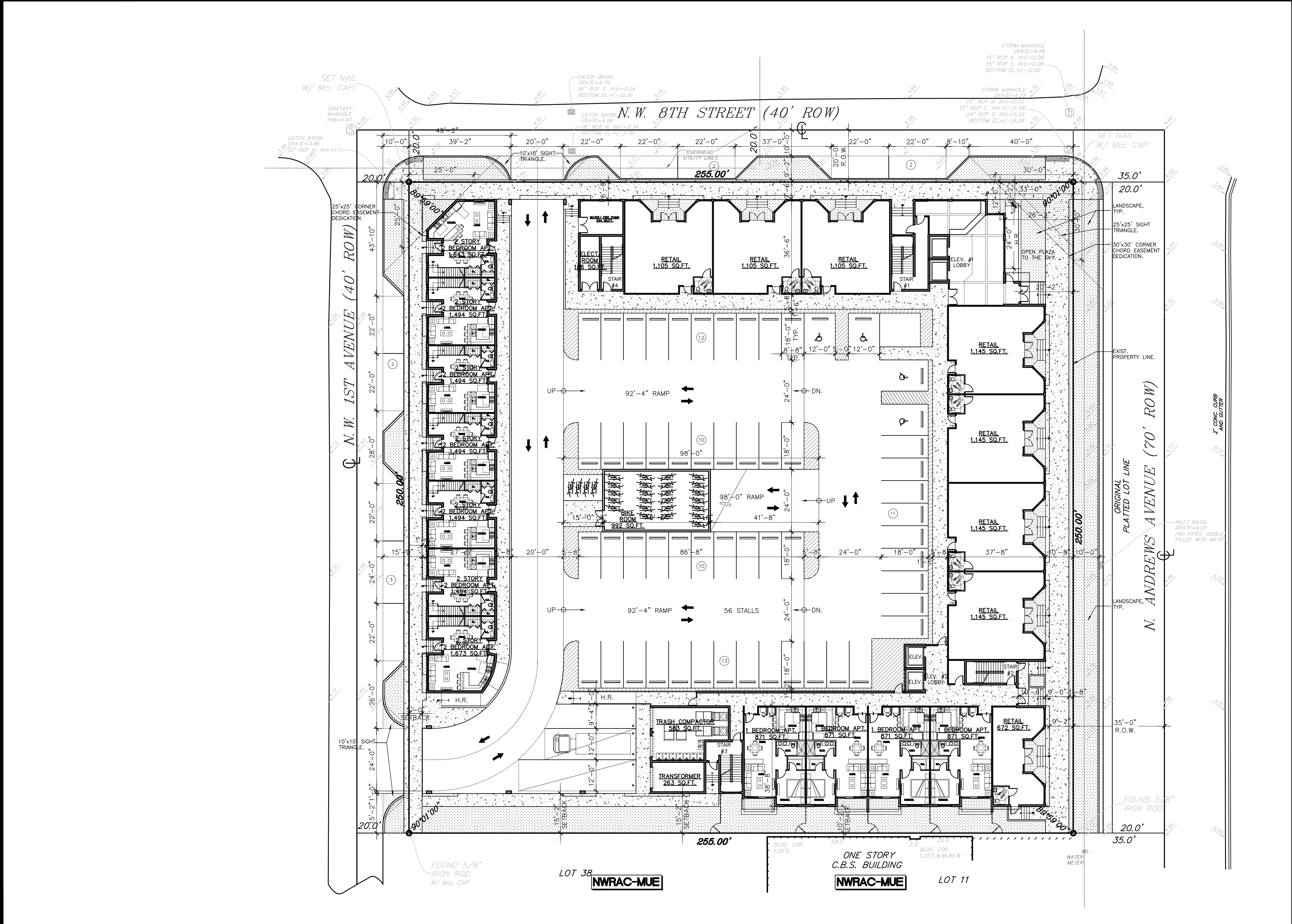
4

LOCATION SKETCH

NORTH

3

LEGAL DESCRIPTION



1

CONCEPTUAL SITE PLAN - GROUND FLOOR PLAN

NORTH

DRC SITE DATA TABLE

SITE INFORMATION :		
PROPERTY ADDRESS:	745 N ANDREWS AVE FORT LAUDERDALE, FL 33311	
DRC CASE #:	-----	
BLDG PERMIT #:		
ZONING AND PROPERTY INFORMATION:		
LAND USE DESIGNATION:	NW REGIONAL ACTIVITY CENTER	
EXISTING ZONING DESIGNATION:	PUD	
PROPOSED ZONING DESIGNATION:	NWRAC-MUa	
CURRENT USE OF PROPERTY:	USED AUTOMOBILE SALES AND VACANT	
PROPOSED USE OF PROPERTY:	MIXED USE MULTIFAMILY AND COMMERCIAL	
FLOOD ZONE:	AH-6.0'	
FINISH FLOOR ELEVATION:	6.0' + 1.0' WATERBOARD = 7.0' NAVD 88	
UTILITIES AND SERVICES:		
WATER PROVIDER:	CITY OF FORT LAUDERDALE	
WASTE WATER PROVIDER:	CITY OF FORT LAUDERDALE	
SOLID WASTE PROVIDER:	PRIVATE WASTE HAULER	
RECYCLING PROVIDER:	PRIVATE RECYCLING HAULER	
DEVELOPMENT DATA:		
NUMBER OF RESIDENTIAL UNITS:	137 APARTMENTS	
UNIT TYPE:	(1) BEDROOM = 35 (2) BEDROOM = 102	
NUMBER OF STORIES:	12	
NON-RESIDENTIAL DEVELOPMENT: (USES / GROSS FLOOR AREA)	RETAIL = 8,565 SQ.FT.	
SITE AND BUILDING DATA:		
	SF	%
LOT SIZE (SF / ACREAGE):	63,750 SQ.FT. (OR) 1.46 ACRES	100.00 %
BUILDING FOOTPRINT:	53,843 SQ.FT.	86.76 %
GROUND FLOOR PLATE:	53,843 SQ.FT.	N/A
2ND FLOOR PLATE:	53,391 SQ.FT.	N/A
3RD FLOOR PLATE:	52,308 SQ.FT.	N/A
4TH FLOOR PLATE:	52,646 SQ.FT.	N/A
5TH FLOOR PLATE:	45,352 SQ.FT.	N/A
TOWER FLOOR PLATE 6TH TO 12TH FLOOR PLATE:	11,858 SQ.FT.	N/A
VEHICULAR USE AREA (VUA):	N/A	N/A
PEDESTRIAN WALKS: (NON-COVERED)	5,365 SQ.FT.	8.41 %
LANDSCAPE AREA AT GRADE: (NON-COVERED)	3,078 SQ.FT.	4.83 %
LANDSCAPE AREA AT GRADE: (COVERED)	879 SQ.FT.	N/A
LANDSCAPE AREA AT UPPER LEVEL:	5,713 SQ.FT.	N/A
ENTRY AREA & H.C. RAMP: (COVERED)	998 SQ.FT.	N/A
BIKE AREA (COVERED):	1,142 SQ.FT.	N/A
POOL AREA:	817 SQ.FT.	N/A
POOL DECK AREA:	8,451 SQ.FT.	N/A
GAZEBO AREA:	1,566 SQ.FT.	N/A
POOL BATHROOMS:	727 SQ.FT.	N/A
GYM AREA:	1,499 SQ.FT.	N/A
MULTIPURPOSE AREA:	2,226 SQ.FT.	N/A
	REQUIRED / ALLOWED	PROVIDED
PARCEL DENSITY: / NET ACRE	N/A	137 D.U.A. / 1.46 AC = 94 U.A.
TOP OF PEDESTAL BLDG. HEIGHT:	65'-0" MAX.	63'-2" / 6 STORIES
TOP OF TOWER BLDG. HEIGHT:	120'-0" MAX.	120'-0" / 12 STORIES
OVERALL HIGHEST FEATURE:	N/A	133'-2" A.F.F.
LOT WIDTH:	N/A	250.00'
STRUCTURE LENGTH:	N/A	237'-8"
FLOOR AREA RATIO (FAR):	N/A	340,378 / 63,750 = 5.34 SQ. FT.
LOT COVERAGE:	N/A	55,307 SQ.FT.
OPEN SPACE:	150 SQ.FT./UNIT = 150x137= 20,550 SQ.FT.	14,863+817+5,365+3,078+879+998= 26,000 SQ.FT.
OPEN SPACE AT GRADE:	40% = 8,460 SQ.FT.	5,365+3,028+879+998 = 10,320 SQ.FT.
LANDSCAPE OPEN SPACE:	N/A	3,078 SQ.FT.
COMMERCIAL PARKING SPACES:	FIRST 2,500 SQ.FT. = NONE 8,565-2,500= 6,065 BALANCE 1/250 SQ.FT. GROSS x 0.60 = SPACES 1/250(6,065)=24.26x0.60= 15 SPACES REQUIRED	30 SPACES - GROUND FLOOR
RESIDENTIAL PARKING SPACES:	1 BEDROOM APT. = 1.75/UNIT 44 x 1.75 = 77 2 BEDROOM APT. = 2.00/UNIT 93 x 2.00 = 186 263 TOTAL SPACES REQUIRED	26 SPACES - GROUND FLOOR 248 SPACES - UPPER LEVELS
	TOTAL REQUIRED: 15+77+186=278 TOTAL PROVIDED INC. 9 OFF SITE = 312 *NOTE: 34 NON REQUIRED STALLS PROVIDED FOR FUTURE COMMERCIAL USES WITH HIGHER PARKING RATIO.	TOTAL PARKING SPACES PROVIDED = 303 PARKING SPACES ON SITE PLUS 9 PARKING SPACES OFF SITE
LOADING ZONE:	N/A	3 LOADING ZONE - GROUND FLOOR
BICYCLE SPACES:	1/10 APT. UNITS 145 UNITS/10 = 14.5 1/20 PARKING SPACES FOR COMMERCIAL USES 15 SPACES/20 = 0.75 16 TOTAL BICYCLES REQUIRED	8 GUEST BICYCLES 42 RESIDENTS BICYCLES
		TOTAL BICYCLE SPACES PROVIDED = 50 BICYCLES SPACES
SETBACKS (INDICATE DIRECTION N, S, E, W) :		
	REQUIRED	PROVIDED
NORTH	10'-0" AND 15'-0" TOWER	10'-2" AND 15'-2" TOWER
SOUTH	0'-0"	10'-2"
EAST	5'-0"	5'-2"
WEST	5'-0"	9'-2"

2

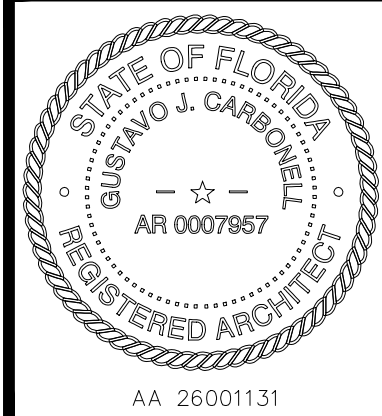
SITE DATA

REVISION	BY:

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AA NO. 26001131

MIXED USE DEVELOPMENT
" 745 N ANDREWS AVENUE "

FORT LAUDERDALE, FL 33304



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	5/19/2017
SCALE	AS NOTED
JOB NO.	17-052
SHEET	SP-1
OF	SHEETS

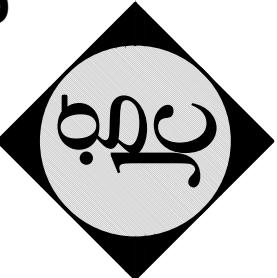


1 CONCEPTUAL NORTH ELEVATION

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

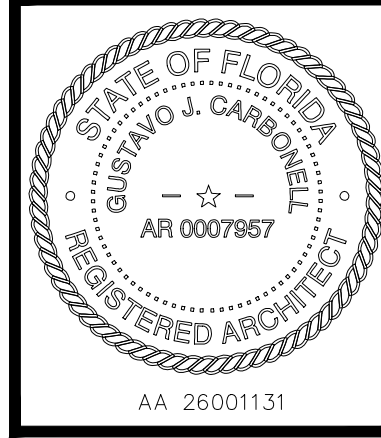
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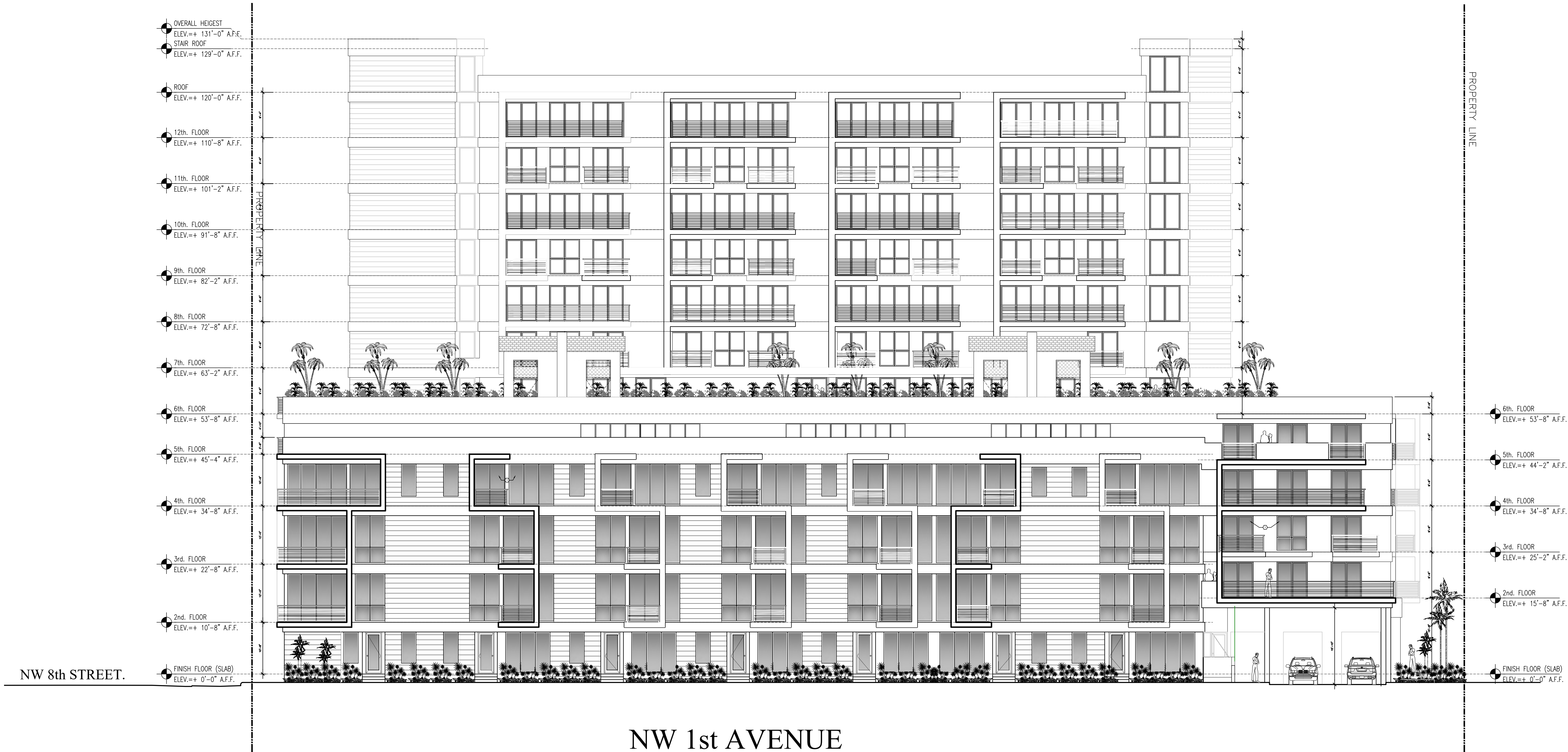


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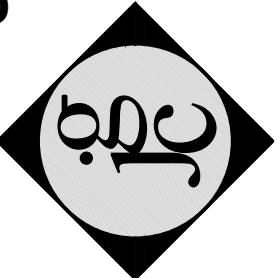
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DATE	5/19/2017
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JOB. NO.	17-052
SHEET	A-10
OF	SHEETS



1 **CONCEPTUAL EAST ELEVATION**
SCALE= 3/32" = 1'-0"

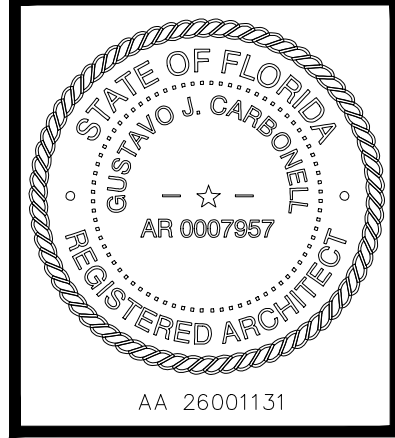
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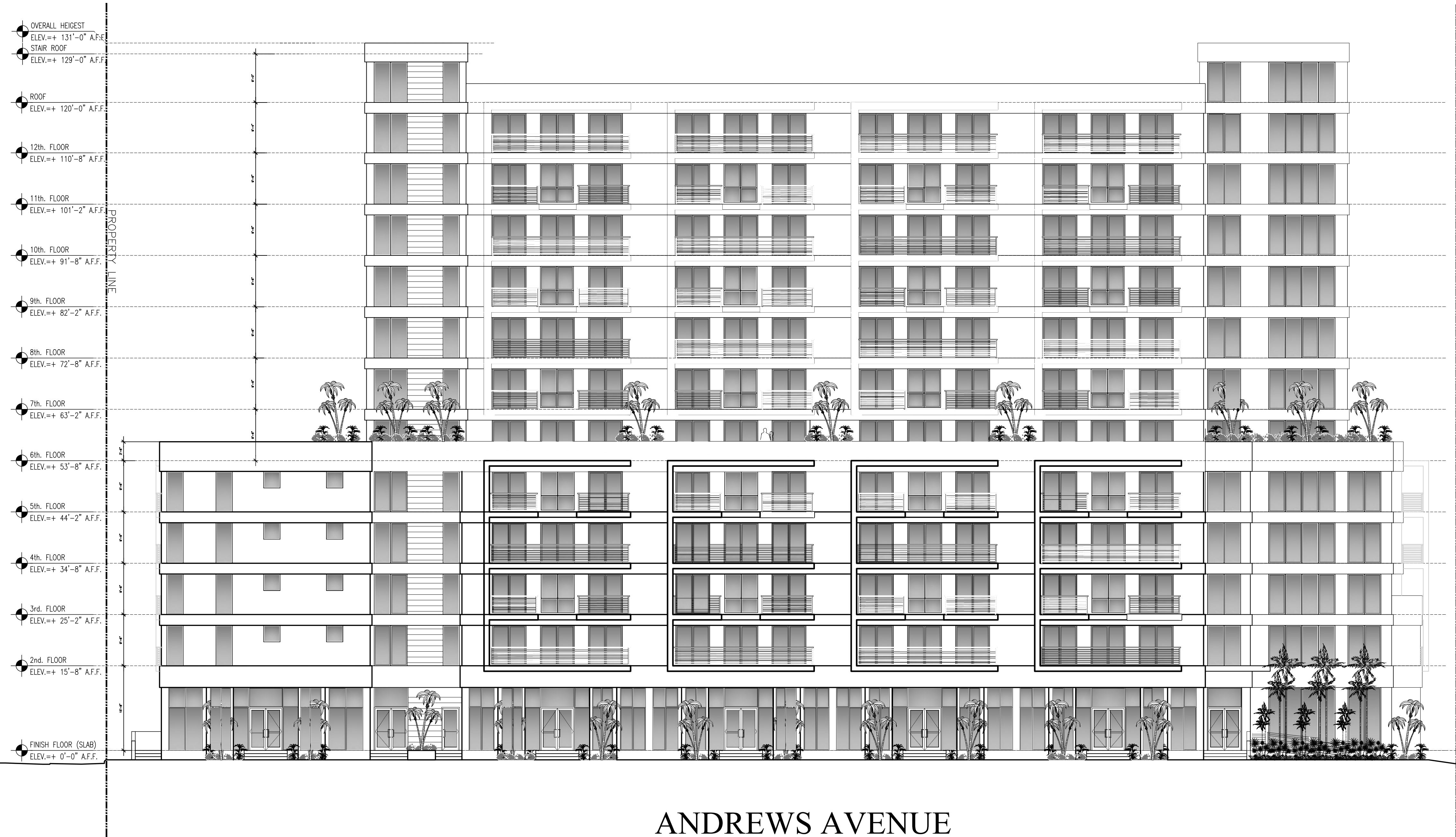


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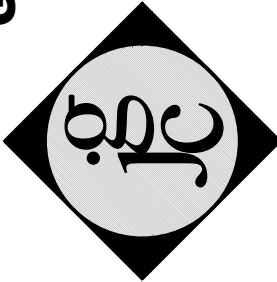
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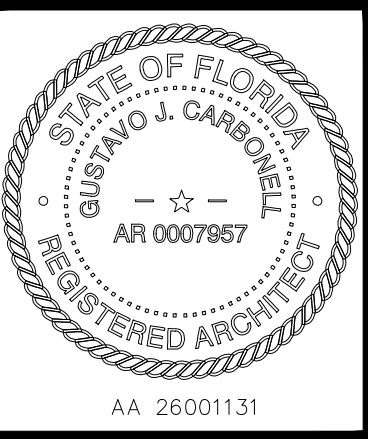
1 CONCEPTUAL EAST ELEVATION

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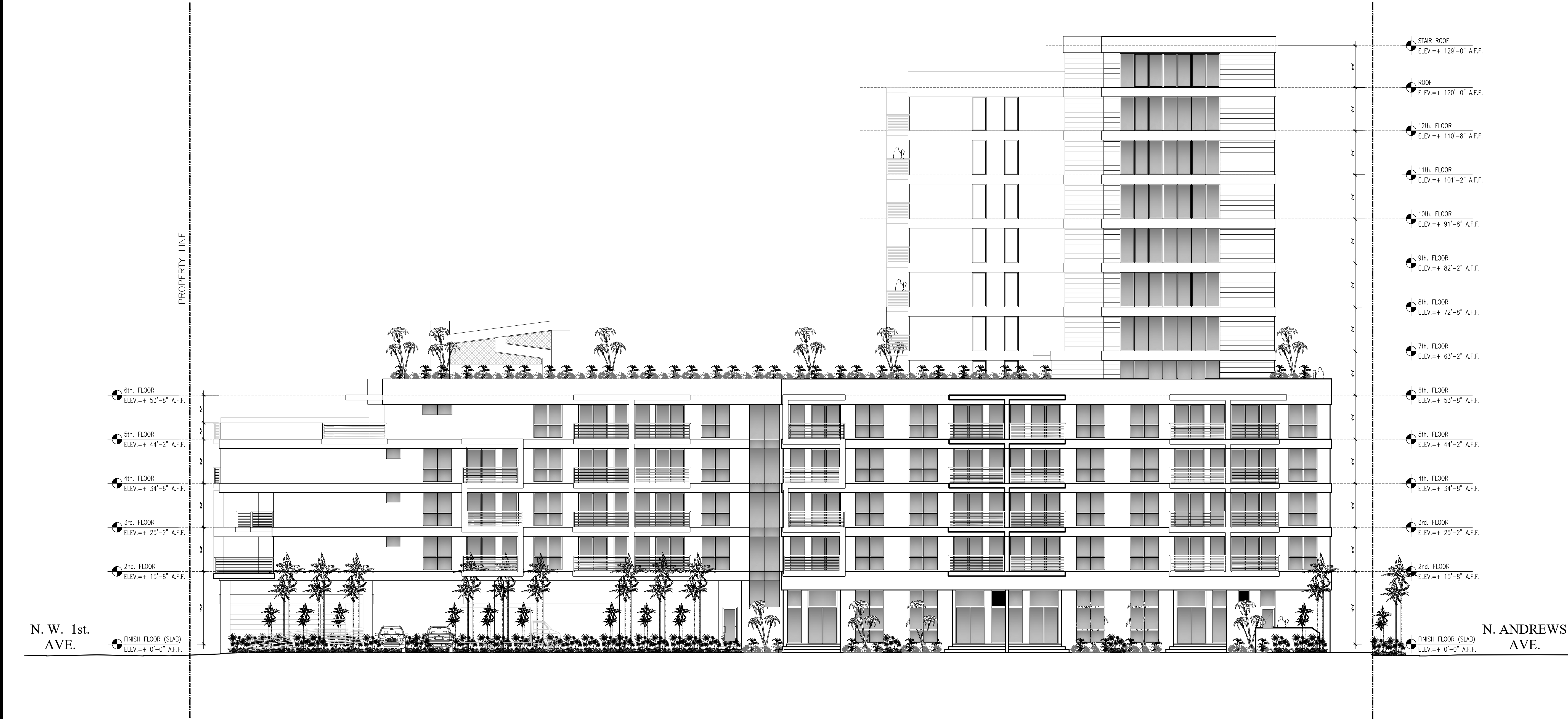
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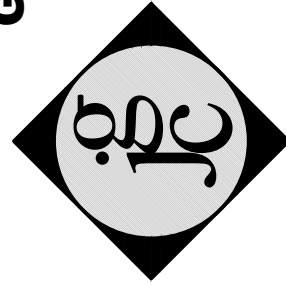


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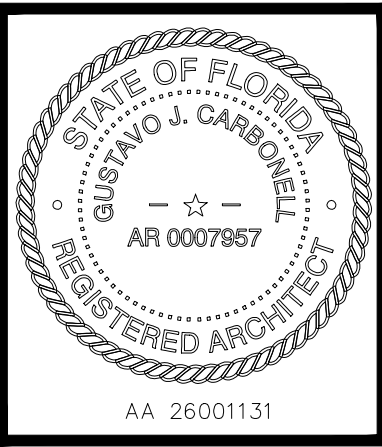


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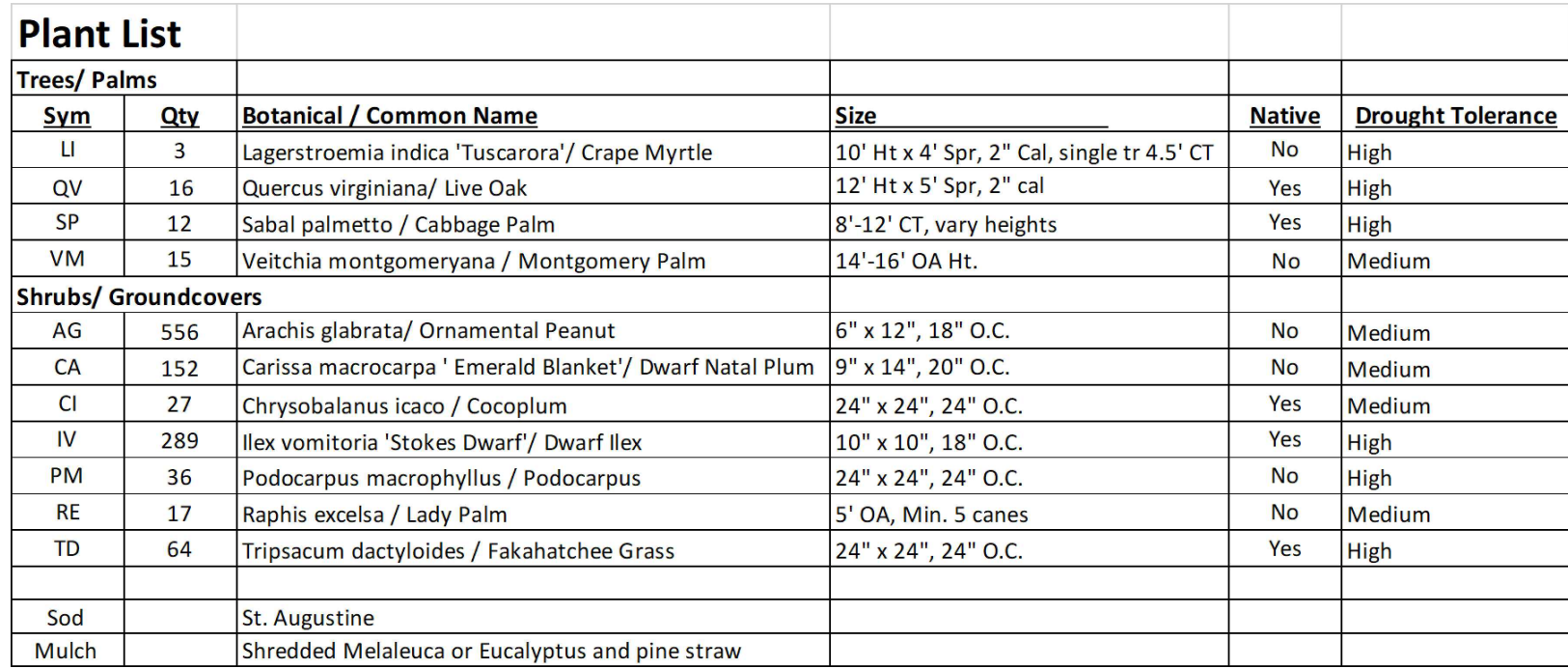
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OF	SHEETS





**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG.**

On 811, 811 first, 811 first. On 811 first.

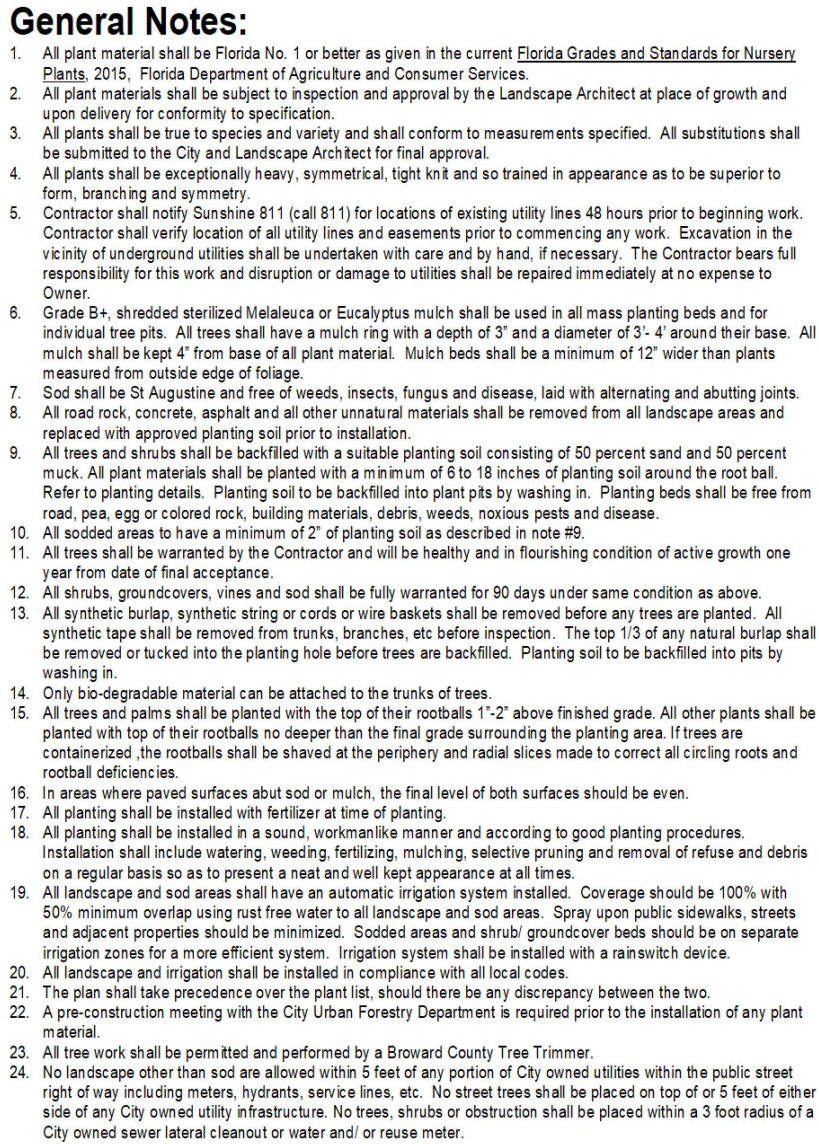
**Call 811 two business days
before digging.**

Scale: 1" = 20'-00"

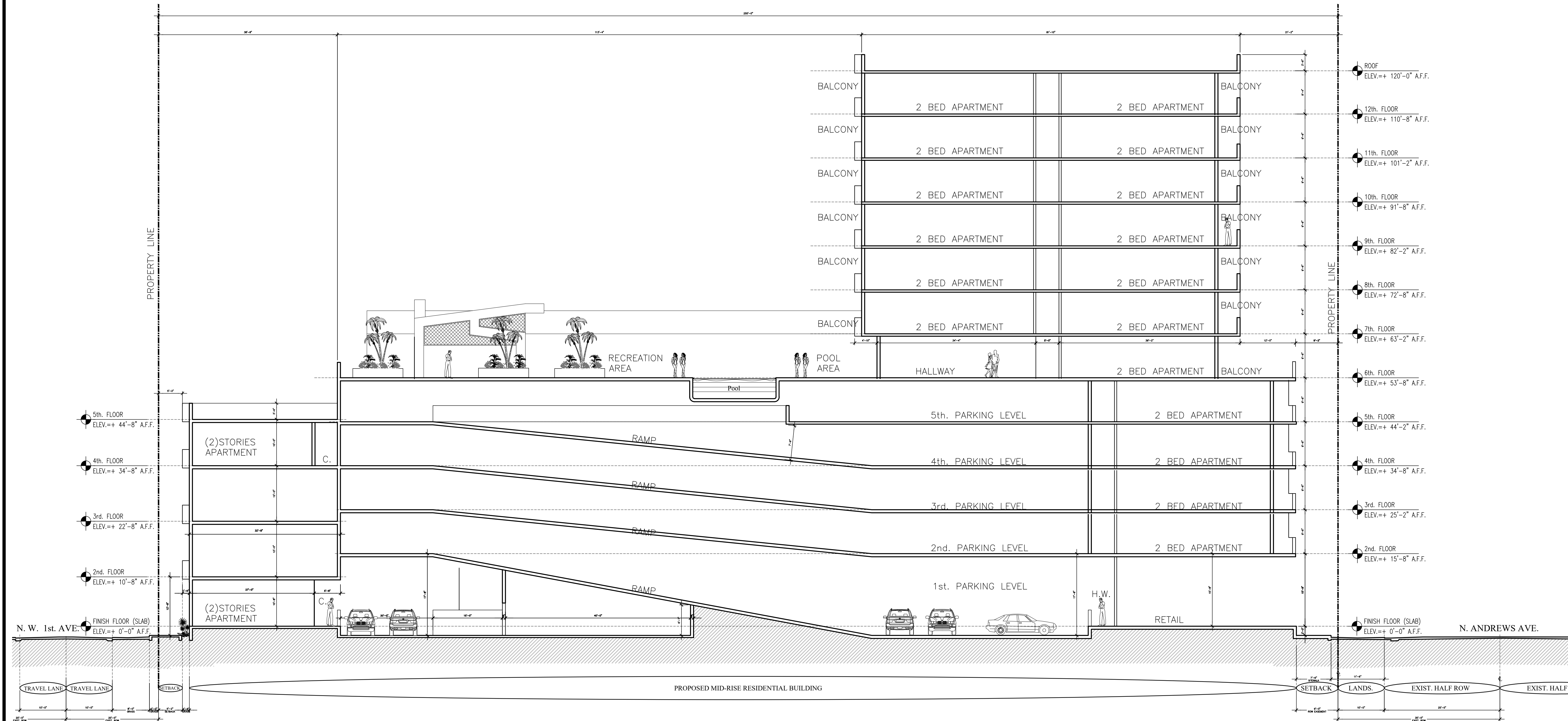


North





CAM # 21-0024
Exhibit 1
Page 7 of 11



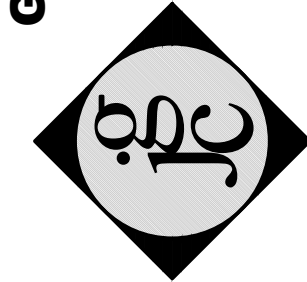
1 CONCEPTUAL SECTION

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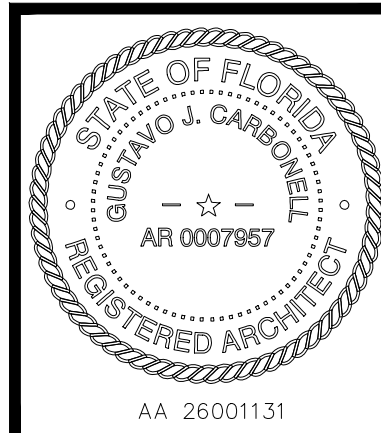
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