

OCEAN BANK SITE

200 NE 3rd AVENUE , FORT LAUDERDALE, FL 33301
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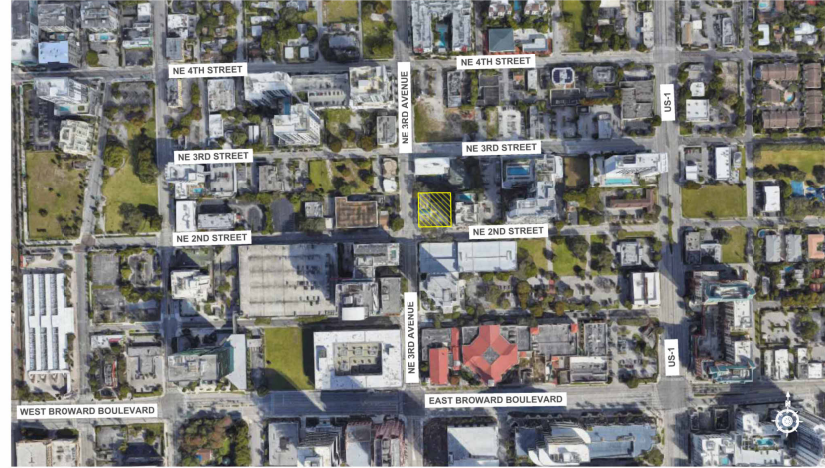
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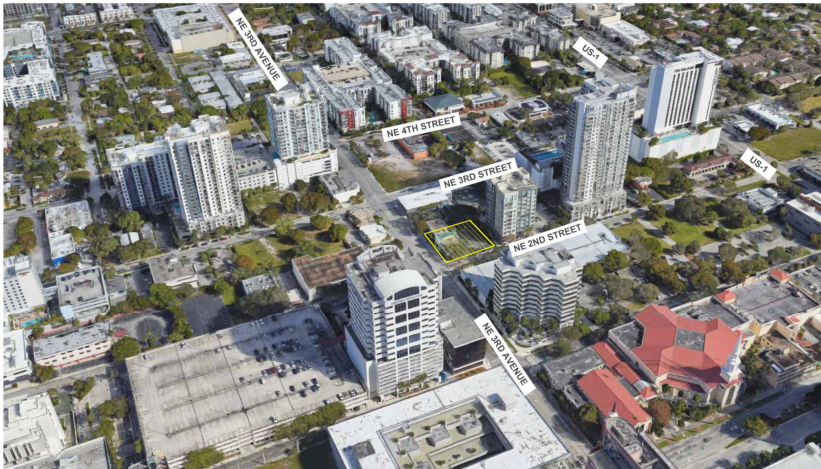
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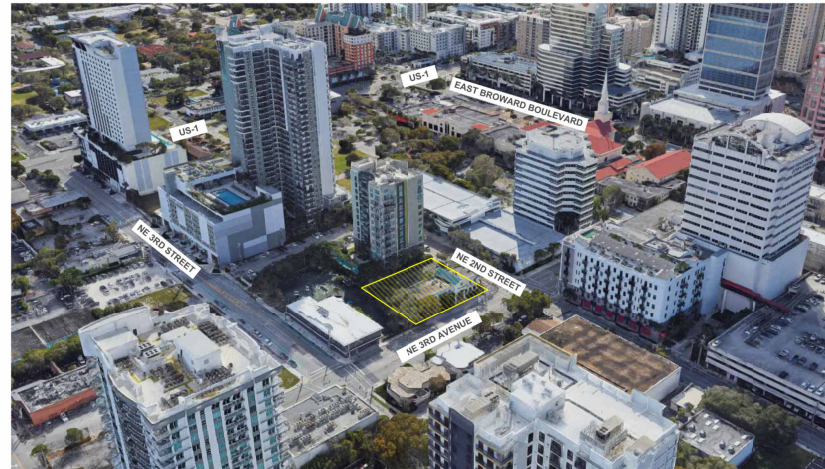
LOCATION MAP - 1 (200 NE 3RD AVENUE, FORT LAUDERDALE, FLORIDA 33301)



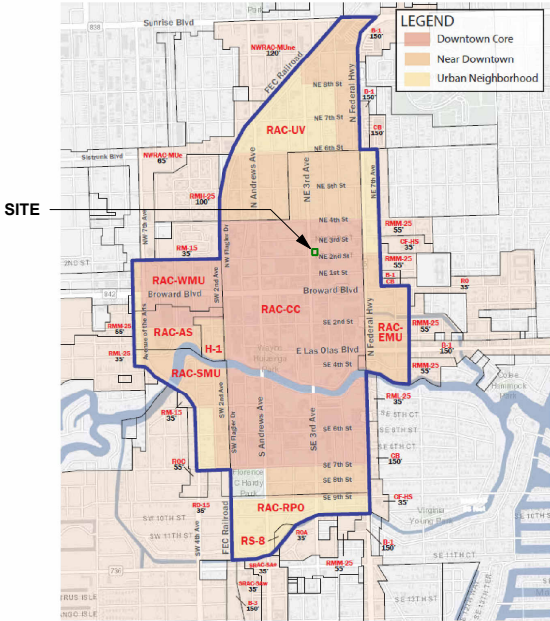
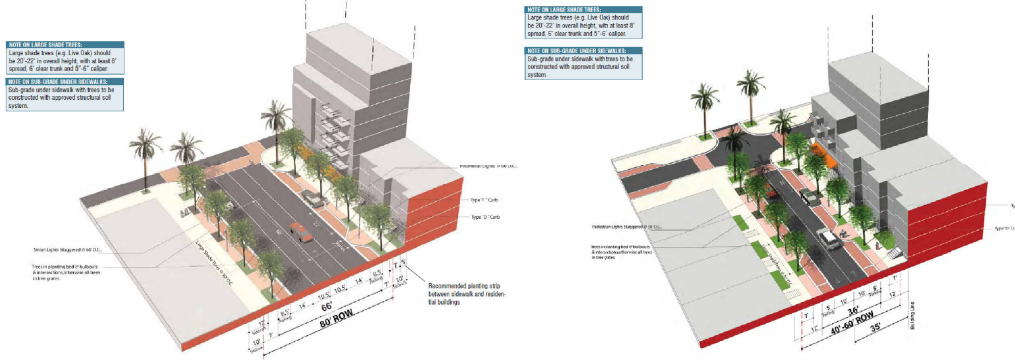
LOCATION MAP - 2 (200 NE 3RD AVENUE, FORT LAUDERDALE, FLORIDA 33301)



LOCATION MAP - 3 (AERIAL VIEW LOOKING NORTH-WEST)



LOCATION MAP - 4 (AERIAL VIEW LOOKING SOUTH-EAST)



1 GENERAL SITE INFORMATION

PARCEL	STREET ADDRESS	FOLIO #	SITE AREA
	200 NE 3RD AVENUE, FORT LAUDERDALE, FLORIDA 33301	FOLIO # 56-4210-110-390	19400 SF - 0.453 AC
		TOTAL	19400 SF - 0.453 AC

2 DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS

DESCRIPTION	VALUE	CODE SECTION	ALLOWED / REQUIRED	PROVIDED
ZONING	RAC-CC CITY CENTER DISTRICT (DOWNTOWN CORE)	CITY OF FORT LAUDERDALE MASTER PLAN FIGURE 3.82	RAC-CC	RAC-CC
PERMITTED USES	The RAC-CC City Center District is the city's high-intensity downtown zoning district, and is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. The RAC-CC zoning district will permit mixed use development including high intensity commercial uses, as well as downtown residential housing. Commercial retail uses will be required on the ground floor of buildings on those streets where pedestrian activity is encouraged.	CITY OF FORT LAUDERDALE ZONING CODE SEC. 47-13.2.1.	COMMERCIAL RETAIL ON THE GROUND FLOOR RESIDENTIAL ABOVE GROUND FLOOR	COMMERCIAL RETAIL ON THE GROUND FLOOR RESIDENTIAL ABOVE GROUND FLOOR
MAXIMUM BUILDING HEIGHT (FT)	The height of buildings and structures shall be measured from grade to the uppermost part of the roof or structure. Parapet walls, machine rooms, elevator towers and the like necessary to the design and function of a building but not designed for human occupancy, shall not be included in the measurement of overall height of a building.	CITY OF FORT LAUDERDALE ZONING CODE SEC. 47-13.2.1.	N/A	572'-0"
MAXIMUM BUILDING HEIGHT (FLOORS)	Maximum number of floors allowed to be built.	CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN P. 4.78	37 FLOORS	50 FLOORS
MAXIMUM BUILDING STREET WALL LENGTH	The street wall of any building shall be located on the street line and extend along the entire street frontage of the zoning lot. Such street wall shall be no more than 300 feet long.	CITY OF FORT LAUDERDALE ZONING CODE SEC. 47-13.2.1.	300 FEET	64 FEET
MAXIMUM DENSITY	The number of Dwelling Units within a standard measure of land area, usually given as units per acre.	CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN P. A.1	N/A	296 DU 126 LU
FLOOR AREA RATIO (F.A.R.)	The floor area ratio is the gross floor area of all buildings or structures on a plot divided by the total plot area.	CITY OF FORT LAUDERDALE ZONING CODE SEC. 47-13.2.1.	N/A	(64000 SF / 19740 SF) = (27.4) FAR
MAXIMUM LOT COVERAGE	That portion of the lot that is covered by all principal and accessory buildings.	CITY OF FORT LAUDERDALE ZONING MAP	95%	81%
MAXIMUM GROSS SQFT OF BUILDING TOWER FLOOR PLATE SIZE	Residential: 18,000 for entirety of building tower up to 15 floors high / 12,500 for entirety of building tower up to 37 floors high	CITY OF FORT LAUDERDALE ZONING CODE SEC. 47-13.2.1.	UP TO 15 FLOORS HIGH 18,000 SF UP TO 37 FLOORS HIGH 12,500 SF	10,712 SF
MINIMUM RESIDENTIAL UNIT SIZE	Minimum gross floor square footage of a dwelling unit.	CITY OF FORT LAUDERDALE ZONING CODE SEC. 47-13.2.1.	400 SF	708 SF
OPEN SPACE	For development within the Downtown Regional Activity Center zoning districts that do not include residential uses or for all development within the RAC-CC, open space shall be required at a minimum equivalent of ten (10) percent of the gross lot area.	CITY OF FORT LAUDERDALE ZONING CODE SEC. 47-13.2.1.	10%	19%
MINIMUM SEPARATION BETWEEN BUILDING TOWERS	- 60 Feet - 30 Feet minimum on subject property if adjacent to abutting lot under separate ownership	CITY OF FORT LAUDERDALE ZONING CODE SEC. 47-13.2.1.	60 FEET FROM EACH PROPERTY LINE	32 FEET FROM PROPERTY LINE
MINIMUM BUILDING TOWER STEP BACK	A building step-back is an architectural design element that is typically applied to the upper-story of a development. Typically, a step-back requires that any portion of a building above a certain height is further pushed-in towards the center of the property.	CITY OF FORT LAUDERDALE ZONING CODE SEC. 47-13.2.1.	N/A	N/A
SETBACKS	PRIMARY FRONTAGE SETBACK (NE 3RD AVE) - 10 FEET SECONDARY FRONTAGE SETBACK (NE 2ND ST) - 10 FEET SIDE SETBACK - NONE REAR SETBACK - NONE	CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN P. A.1	NE 3RD AVE = 10 FEET NE 2ND AVE = 10 FEET SIDE = 0 FEET REAR = 0 FEET	NE 3RD AVE = 10 FEET NE 2ND AVE = 10 FEET SIDE = 0 FEET REAR = 0 FEET



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AREA TYPES TOTAL

THE FLOOR AREA WITHIN THE INTERIOR PERIMETER OF THE EXTERIOR WALLS. EXCLUDES UNOCCUPIED ROOFS.

AREA TYPE	AREA S.F.
BALCONY	77,033 SF
COMMON AREA	51,319 SF
HOTEL AREA	53,533 SF
RESIDENTIAL UNITS AREA	258,918 SF
SELLABLE RETAIL	19,911 SF
SERVICES	16,089 SF
TERRACE	23,963 SF
VERTICAL CIRCULATION	39,635 SF
TOTAL	540,400 SF

GFA TABLE

THE GROSS FLOOR AREA WITHIN THE EXTERIOR PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION. EXCLUDES UNOCCUPIED ROOFS.

NAME	AREA TYPE	AREA S.F.	SALABLE/LEASABLE
LEVEL 1			
CORRIDOR	COMMON AREA	549	SALABLE/LEASABLE
FPL	SERVICES	1,027	NON SALABLE/LEASABLE
LOBBY	COMMON AREA	2,514	SALABLE/LEASABLE
MECHANICAL	SERVICES	26	NON SALABLE/LEASABLE
TRASH	SERVICES	968	NON SALABLE/LEASABLE
VERTICAL CIRCULATION	VERTICAL CIRCULATION	791	NON SALABLE/LEASABLE
TOTAL :		5,875	

LEVEL 2			
CORRIDOR	COMMON AREA	690	SALABLE/LEASABLE
ELEC. ROOM	SERVICES	139	NON SALABLE/LEASABLE
MECHANICAL	SERVICES	87	NON SALABLE/LEASABLE
RESTAURANTS / RETAIL	SELLABLE RETAIL	7,931	SALABLE/LEASABLE
TERRACE	TERRACE	3,943	SALABLE/LEASABLE
TRASH	SERVICES	38	NON SALABLE/LEASABLE
VERTICAL CIRCULATION	VERTICAL CIRCULATION	869	NON SALABLE/LEASABLE
TOTAL :		13,697	

LEVEL 3			
CORRIDOR	COMMON AREA	690	SALABLE/LEASABLE
ELEC. ROOM	SERVICES	139	NON SALABLE/LEASABLE
MECHANICAL	SERVICES	87	NON SALABLE/LEASABLE
RESTAURANTS / RETAIL	SELLABLE RETAIL	6,885	SALABLE/LEASABLE
TERRACE	TERRACE	4,445	SALABLE/LEASABLE

NOTE: ALL AREAS ABOVE ARE SUBJECT TO CHANGE DURING FURTHER DEVELOPMENT PHASES. *DOES NOT INCLUDE THE FUNICULAR SYSTEM *

GFA TABLE

THE GROSS FLOOR AREA WITHIN THE EXTERIOR PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION. EXCLUDES UNOCCUPIED ROOFS.

NAME	AREA TYPE	AREA S.F.	SALABLE/LEASABLE
TRASH	SERVICES	38	NON SALABLE/LEASABLE
VERTICAL CIRCULATION	VERTICAL CIRCULATION	869	NON SALABLE/LEASABLE
TOTAL :		13,153	

LEVEL 4			
CORRIDOR	COMMON AREA	690	SALABLE/LEASABLE
ELEC. ROOM	SERVICES	139	NON SALABLE/LEASABLE
MECHANICAL	SERVICES	87	NON SALABLE/LEASABLE
RESTAURANTS / RETAIL	SELLABLE RETAIL	5,095	SALABLE/LEASABLE
TERRACE	TERRACE	5,703	SALABLE/LEASABLE
TRASH	SERVICES	38	NON SALABLE/LEASABLE
VERTICAL CIRCULATION	VERTICAL CIRCULATION	869	NON SALABLE/LEASABLE
TOTAL :		12,622	

LEVEL 5			
CORRIDOR	COMMON AREA	690	SALABLE/LEASABLE
ELEC. ROOM	SERVICES	139	NON SALABLE/LEASABLE
HOTEL AMENITIES	HOTEL AREA	5,096	SALABLE/LEASABLE
MECHANICAL	SERVICES	87	NON SALABLE/LEASABLE
TERRACE	TERRACE	5,195	SALABLE/LEASABLE
TRASH	SERVICES	38	NON SALABLE/LEASABLE
VERTICAL CIRCULATION	VERTICAL CIRCULATION	869	NON SALABLE/LEASABLE
TOTAL :		12,115	

LEVEL 6			
CORRIDOR	COMMON AREA	690	SALABLE/LEASABLE
ELEC. ROOM	SERVICES	139	NON SALABLE/LEASABLE
HOTEL AMENITIES	HOTEL AREA	5,095	SALABLE/LEASABLE
MECHANICAL	SERVICES	87	NON SALABLE/LEASABLE
TERRACE	TERRACE	4,676	SALABLE/LEASABLE
TRASH	SERVICES	38	NON SALABLE/LEASABLE
VERTICAL CIRCULATION	VERTICAL CIRCULATION	869	NON SALABLE/LEASABLE
TOTAL :		11,595	

GFA TABLE 7 - 13

THE GROSS FLOOR AREA WITHIN THE EXTERIOR PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION. EXCLUDES UNOCCUPIED ROOFS.

NAME	AREA TYPE	AREA S.F.	SALABLE/LEASABLE
LEVEL 7			
BALCONY	BALCONY	1,750	SALABLE/LEASABLE
CORRIDOR	COMMON AREA	1,564	SALABLE/LEASABLE
ELEC. ROOM	SERVICES	139	NON SALABLE/LEASABLE
HOTEL ROOM	HOTEL AREA	6,192	SALABLE/LEASABLE
ICE	SERVICES	79	SALABLE/LEASABLE
MAID	SERVICES	79	SALABLE/LEASABLE
MECHANICAL	SERVICES	87	NON SALABLE/LEASABLE
TRASH	SERVICES	38	NON SALABLE/LEASABLE
VERTICAL CIRCULATION	VERTICAL CIRCULATION	784	NON SALABLE/LEASABLE
TOTAL :		10,712	

GFA TABLE 14 - 50

THE GROSS FLOOR AREA WITHIN THE EXTERIOR PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION. EXCLUDES UNOCCUPIED ROOFS.

NAME	AREA TYPE	AREA S.F.	SALABLE/LEASABLE
LEVEL 14			
BALCONY	BALCONY	1,751	NON SALABLE/LEASABLE
CORRIDOR	COMMON AREA	915	NON SALABLE/LEASABLE
ELEC. ROOM	SERVICES	139	NON SALABLE/LEASABLE
MECHANICAL	SERVICES	87	NON SALABLE/LEASABLE
TRASH	SERVICES	38	NON SALABLE/LEASABLE
UNIT 1	RESIDENTIAL UNITS AREA	2,831	SALABLE/LEASABLE
UNIT 2	RESIDENTIAL UNITS AREA	4,167	SALABLE/LEASABLE
VERTICAL CIRCULATION	VERTICAL CIRCULATION	784	NON SALABLE/LEASABLE
TOTAL :		10,712	



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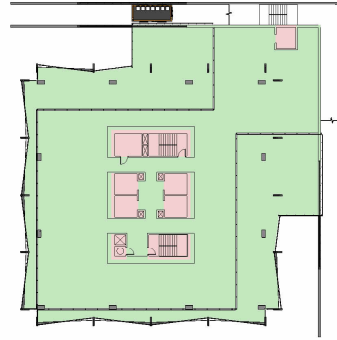
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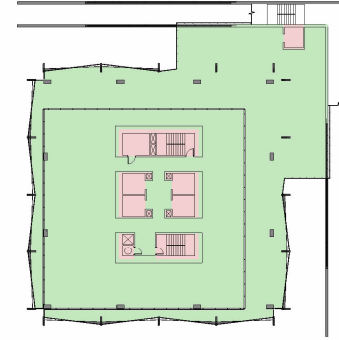
LEVEL 1
SCALE: 1" = 50'-0"



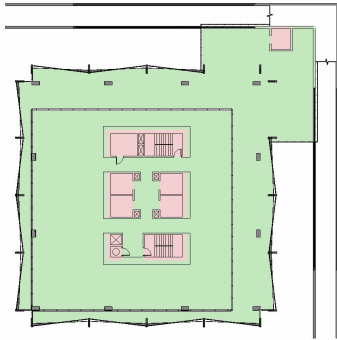
LEVEL 2
SCALE: 1" = 50'-0"



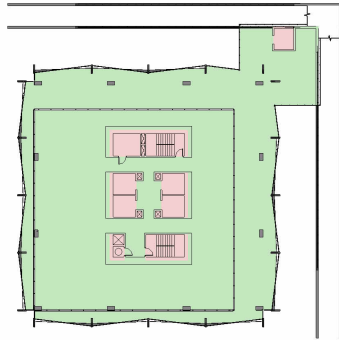
LEVEL 3
SCALE: 1" = 50'-0"



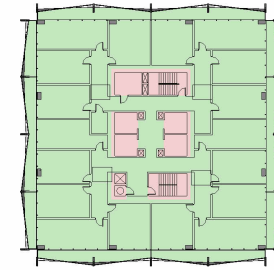
LEVEL 4
SCALE: 1" = 50'-0"



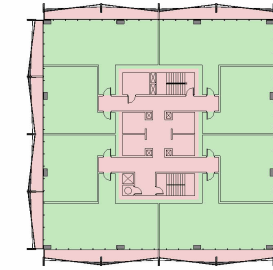
LEVEL 5
SCALE: 1" = 50'-0"



LEVEL 6
SCALE: 1" = 50'-0"



LEVEL 7-13 (HOTEL)
SCALE: 1" = 50'-0"



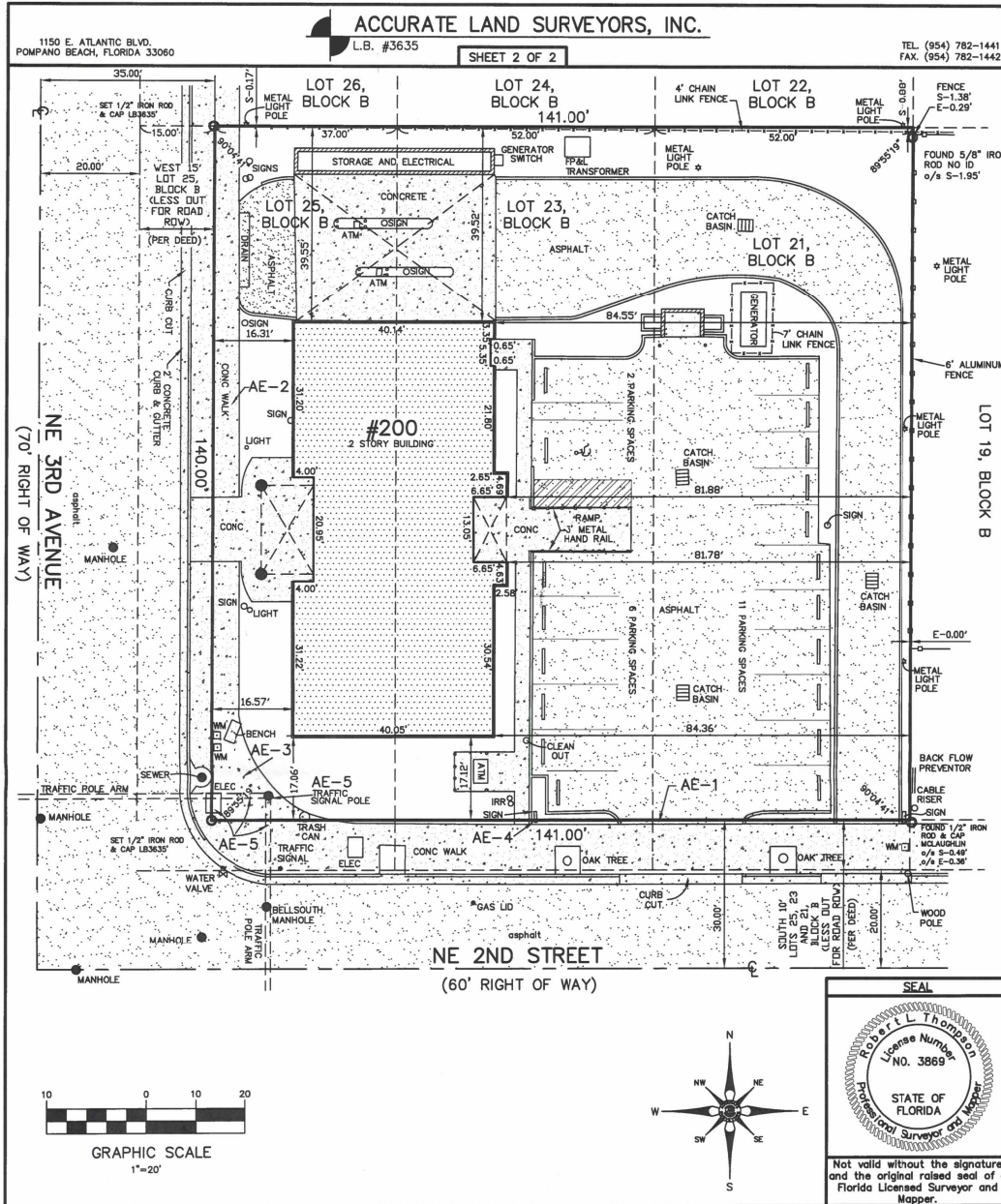
LEVEL 14-50 (CONDO)
SCALE: 1" = 50'-0"

EFFICIENCY CALCULATION

- SALABLE/LEASABLE
- NON SALABLE/LEASABLE

EFFICIENCY CALCULATION (TOTAL)		
SALABLE / FLOOR AREA		
SALABLE/LEASABLE	AREA S.F.	EFFICIENCY %
NON SALABLE/LEASABLE	153,263	28%
SALABLE/LEASABLE	387,137	72%
	540,400	100%

NOTE: ALL AREAS ABOVE ARE SUBJECT TO CHANGE DURING FURTHER DEVELOPMENT PHASES. *DOES NOT INCLUDE THE FUNICULAR SYSTEM *



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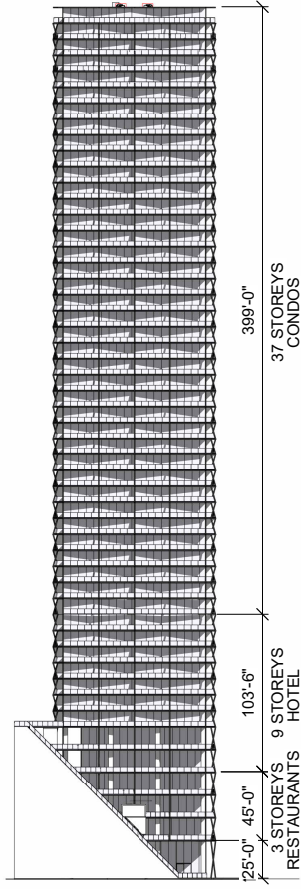
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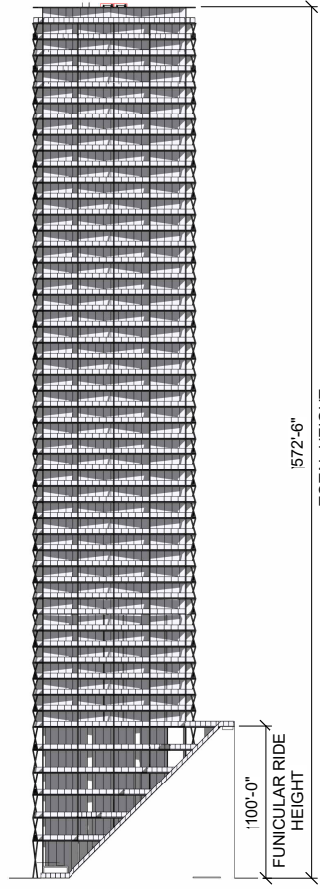
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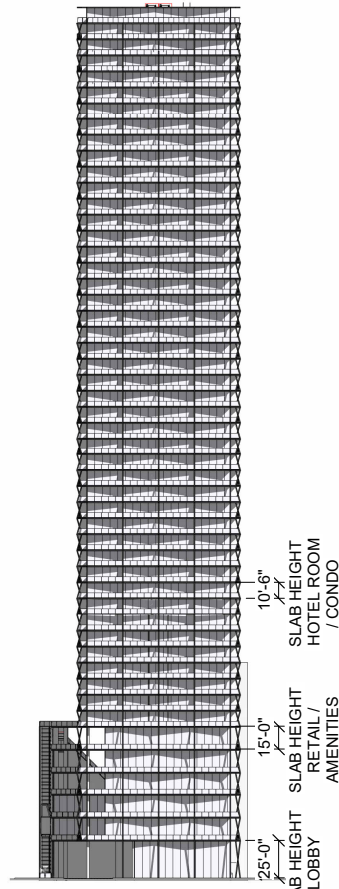
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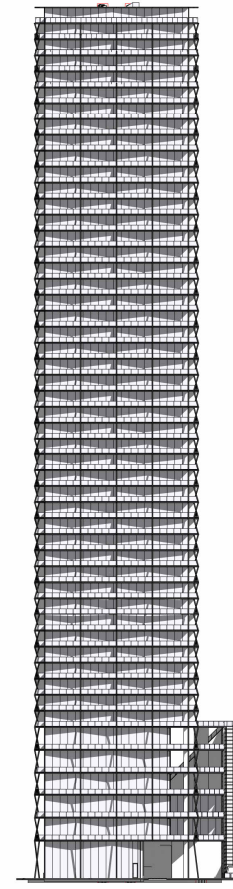
NORTH ELEVATION
SCALE: 1" = 80'-0"



EAST ELEVATION
SCALE: 1" = 80'-0"

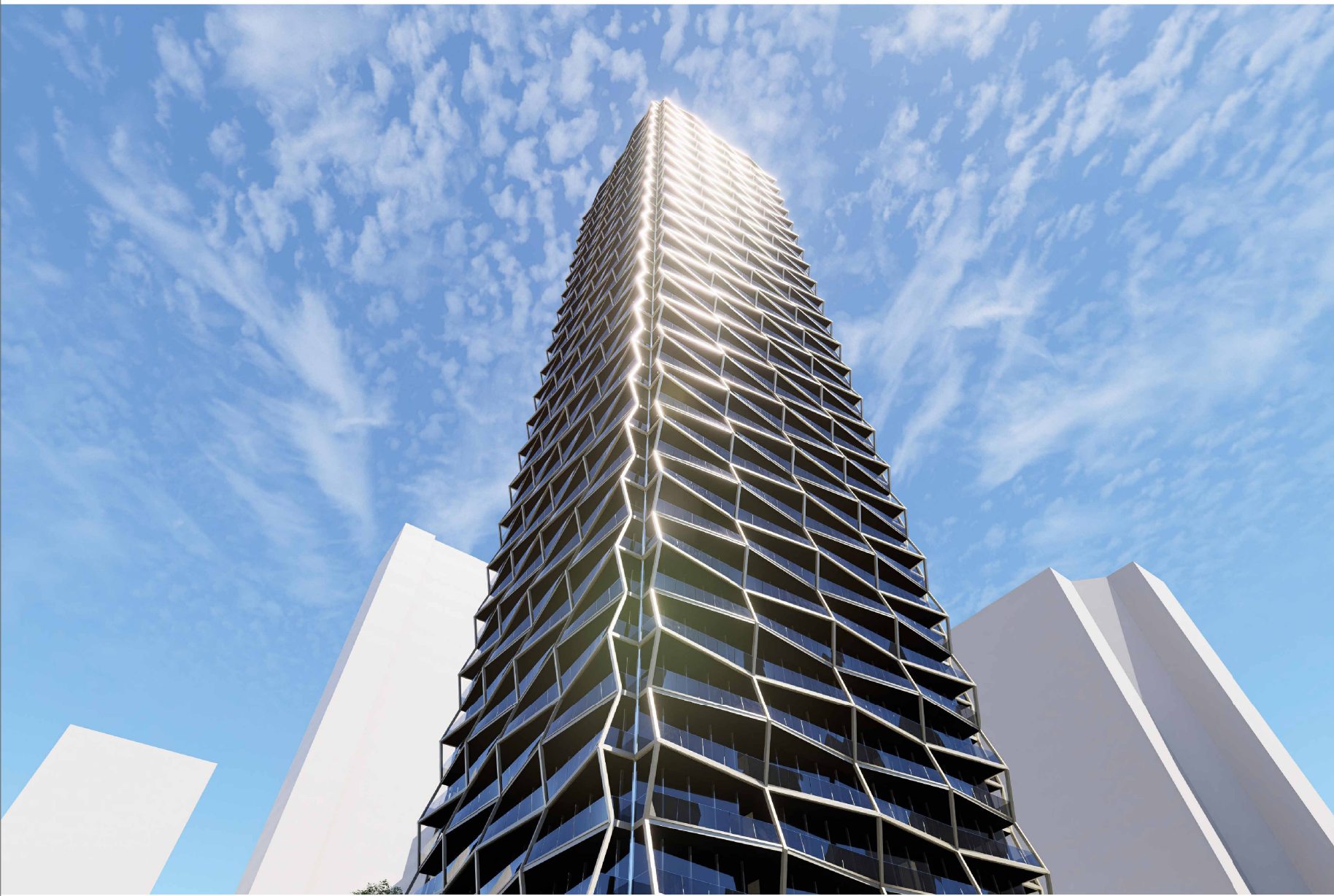


WEST ELEVATION
SCALE: 1" = 80'-0"



SOUTH ELEVATION
SCALE: 1" = 80'-0"





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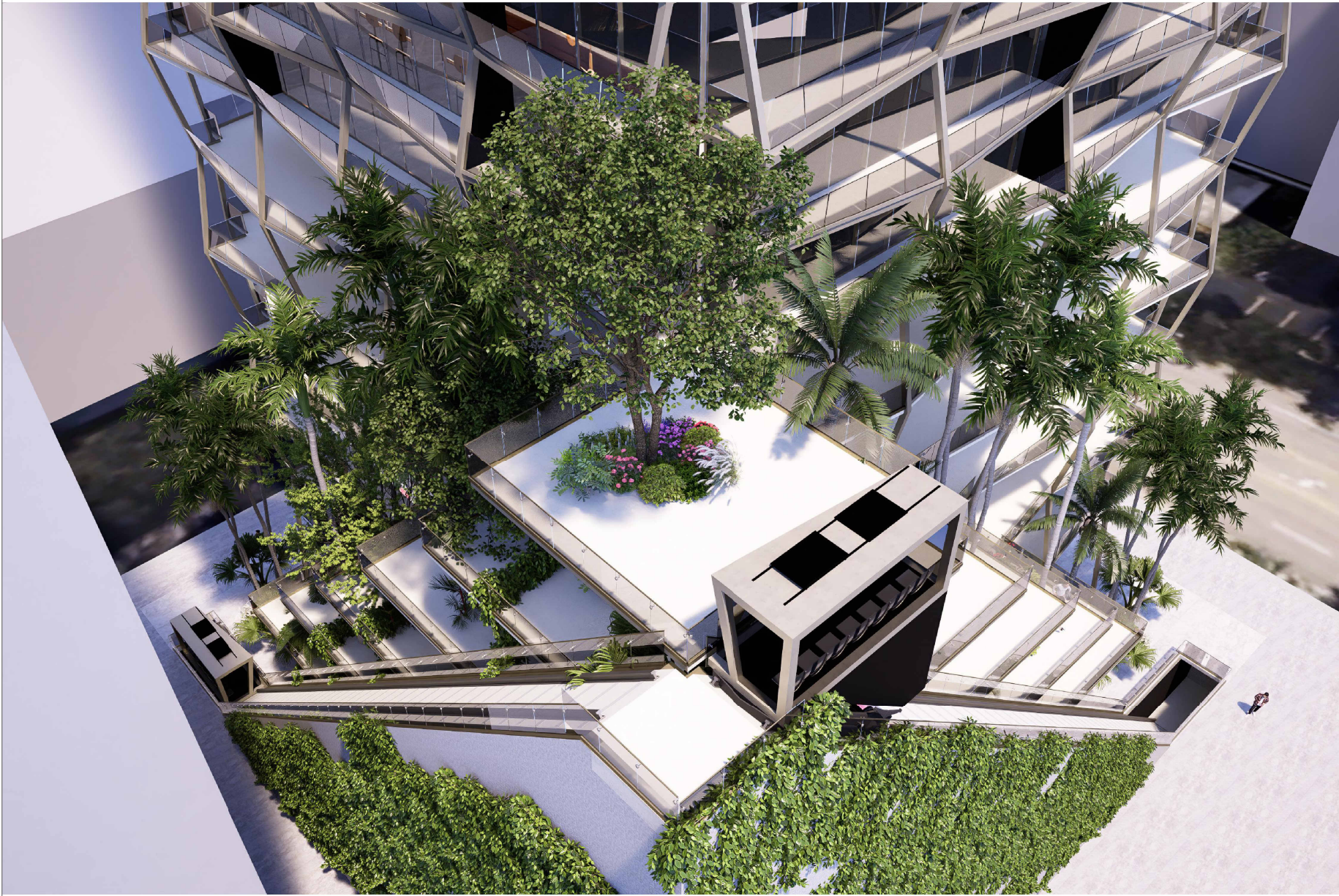
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