357 RACQUET CLUB

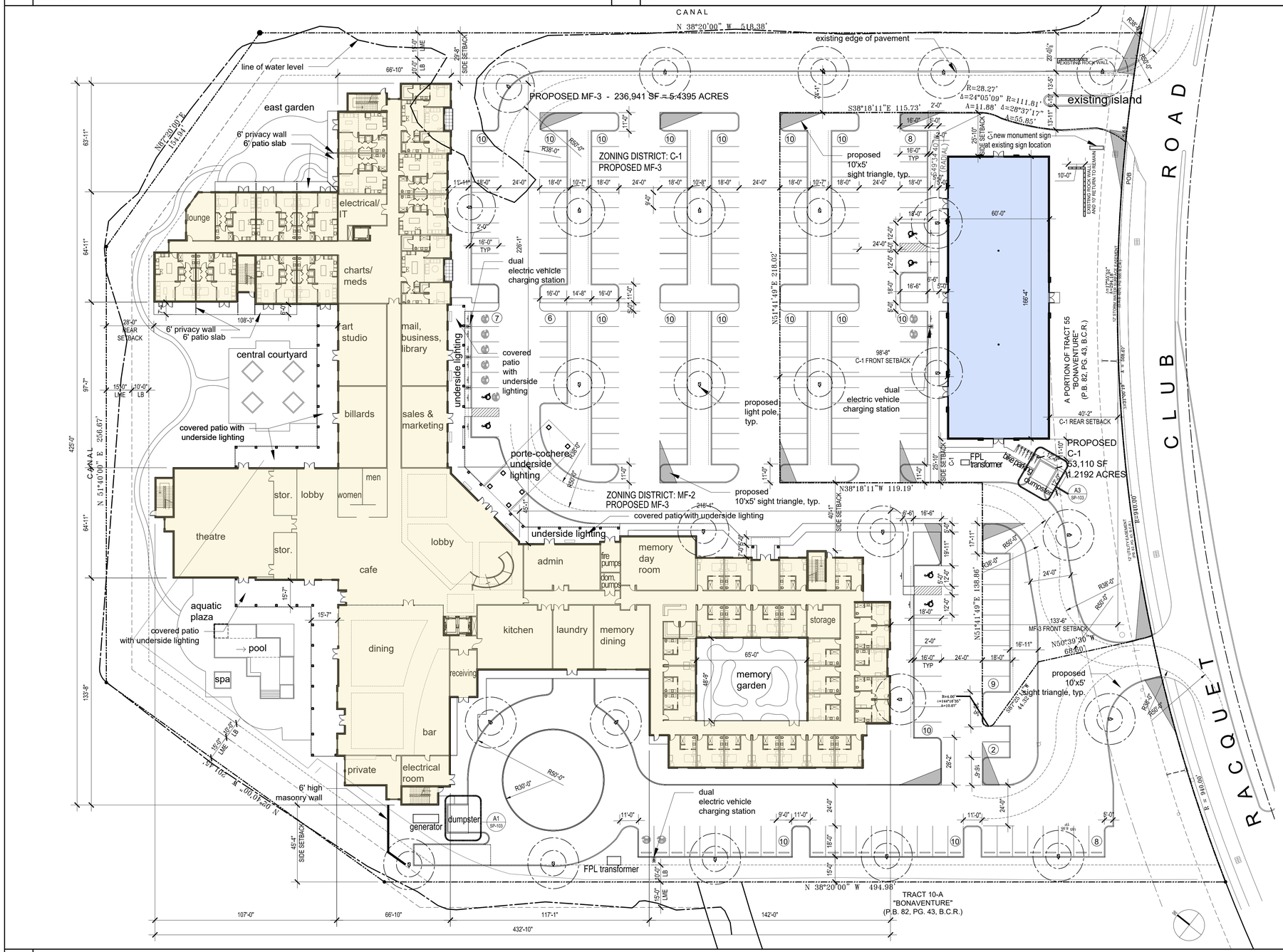
357 RACQUET CLUB ROAD, WESTON, FL 33326

C-1 PARCEL LEGAL DESCRIPTION : A PORTION OF TRACT 55 OF "BONAVENTURE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND BEING THE EASTERLY MOST NORTHEASTERLY CORNER OF SAID TRACT 55; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY LINE OF SAID TRACT 55, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 03°53'10" AND AN ARC DISTANCE OF 63.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHEASTERLY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 17°55'52" AND AN ARC DISTANCE OF 294.18 FEET; THENCE NORTH 50°39'30" WEST, A DISTANCE OF 68.60 FEET; THENCE SOUTH 87°25'14" WEST, A DISTANCE OF 44.32 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE EAST; THENCE WESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 144°16'35" AND AN ARC DISTANCE OF 10.07 FEET; THENCE NORTH 51°41'49" EAST, A DISTANCE OF 138.86 FEET; THENCE NORTH 38°18'11" WEST, A DISTANCE OF 119.19 FEET; THENCE NORTH 51°41'49" EAST, A DISTANCE OF 218.02 FEET; THENCE SOUTH 38°18'11" EAST, A DISTANCE OF 115.73 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°34'40" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.27 FEET, A CENTRAL ANGLE OF 24°05'09" AND AN ARC DISTANCE OF 11.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 111.81 FEET, A CENTRAL ANGLE OF 28°37'17" AND A DISTANCE OF 55.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.82 FEET, A CENTRAL ANGLE OF 47°33'35" AND AN ARC DISTANCE OF 23.09 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 53,110 SQUARE FEET OR 1.2192 ACRES MORE OR LESS.

A2 LAND DESCRIPTION - PROPOSED C-1 PARCEL
NOT TO SCALE

MF-3 PARCEL LEGAL DESCRIPTION : TRACT 55 OF "BONAVENTURE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS: A PORTION OF TRACT 55 OF "BONAVENTURE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND BEING THE EASTERLY MOST NORTHEASTERLY CORNER OF SAID TRACT 55; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY LINE OF SAID TRACT 55, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 03°53'10" AND AN ARC DISTANCE OF 63.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHEASTERLY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 17°55'52" AND AN ARC DISTANCE OF 294.18 FEET; THENCE NORTH 50°39'30" WEST, A DISTANCE OF 68.60 FEET; THENCE SOUTH 87°25'14" WEST, A DISTANCE OF 44.32 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE EAST; THENCE WESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 144°16'35" AND AN ARC DISTANCE OF 10.07 FEET; THENCE NORTH 51°41'49" EAST, A DISTANCE OF 138.86 FEET; THENCE NORTH 38°18'11" WEST, A DISTANCE OF 119.19 FEET; THENCE NORTH 51°41'49" EAST, A DISTANCE OF 218.02 FEET; THENCE SOUTH 38°18'11" EAST, A DISTANCE OF 115.73 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°34'40" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.27 FEET, A CENTRAL ANGLE OF 24°05'09" AND AN ARC DISTANCE OF 11.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 111.81 FEET, A CENTRAL ANGLE OF 28°37'17" AND A DISTANCE OF 55.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.82 FEET, A CENTRAL ANGLE OF 47°33'35" AND AN ARC DISTANCE OF 23.09 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 236,941 SQUARE FEET OR 5.4395 ACRES MORE OR LESS.

A3 LAND DESCRIPTION - PROPOSED MF-3 PARCEL
NOT TO SCALE



A1 SITE PLAN
1"=30'

BUILDING DESIGN DATA

CONSTRUCTION JURISDICTION
CITY OF WESTON, FLORIDA

FLOOD ZONE (BASED ON NAVD88)
COMMUNITY NO: 12011C0320H
ZONE X

BUILDING CODE:
FLORIDA BUILDING CODE 2020 (7TH EDITION)
HIGH VELOCITY WIND ZONE

	C-1	MF-3
TYPE OF OCCUPANCY	BUSINESS	INSTITUTIONAL
TYPE OF CONSTRUCTION	TYPE III-B, UNPROTECTED COMBUSTIBLE	TYPE I-B FIRE RESISTIVE, NON COMBUSTIBLE.
ALLOWED HEIGHT	55', 3 STORIES	180', 10 STORIES
ALLOWED AREA	19,000SF	165,000 SF PER FLOOR

PROPOSED ZONING: C-1

SITE DATA	**53,110 SF (1.2192 ACRE) SQ.FT.AREA**	**100% % OF AREA**
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA	9,980 S.F.	18.79 %
DUMPSTER	144 S.F.	0.27 %
WALKS	1,994 S.F.	3.75 %
DRIVES, PARKING, CURB	19,065 S.F.	35.90 %
TOTAL IMPERVIOUS AREA	31,183 S.F.	58.71 %
PERVIOUS/ GREEN AREA	21,927 S.F.	41.29 %
TOTAL LOT AREA	53,110 S.F.	100.00 %

PARKING

PARKING REQUIRED - 1 SPACE FOR EVERY 150 SF
BUILDING AREA - 9,980 SF
9,980 / 150 = 67 SPACES REQUIRED

PARKING REQUIRED 67 SPACES
PARKING PROVIDED 67 SPACES

DIMENSIONAL REQUIREMENTS

BUILDING SETBACKS	**REQUIRED**	**PROVIDED**
(N)FRONT SETBACK	35' MIN	40'-2"
(E)SIDE SETBACK	25' MIN	25'-10"
(W)SIDE SETBACK	25' MIN	25'-10"
(S)REAR SETBACK	25' MIN	40'-2"

LOADING AREA
REQUIRED 1 LS, 12X45', PROVIDED 0 LS*
*VARIANCE REQUESTED

BICYCLE PARKING
REQUIRED: 7 BIKE RACKS
PROVIDED: 7 BIKE RACKS

PROPOSED ZONING: MF-3

SITE DATA	**236,941 SF (5.4395 ACRE) SQ.FT.AREA**	**100% % OF AREA**
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA	63,874 S.F.	26.96 %
DUMPSTER,POOL,SPA	1,436 S.F.	0.60 %
WALKS + PAVED AREAS	21,532 S.F.	9.09 %
DRIVES & PARKING & CURB	76,594 S.F.	32.33 %
TOTAL IMPERVIOUS AREA	163,436 S.F.	68.98 %
PERVIOUS/ GREEN AREA	73,505 S.F.	31.02 %
TOTAL LOT AREA	236,941 S.F.	100.00 %

PARKING - MF-3

PARKING REQUIRED
1 SPACE FOR EVERY 4 SLEEPING ROOMS FOR ASSISTED LIVING/MEMORY CARE
1 SPACE FOR EVERY 2 UNITS FOR INDEPENDENT LIVING

GROUND FLOOR (ASSISTED + MEMORY CARE)
ONE BEDROOM MC 22 UNITS
TWO BEDROOM MC 2 UNITS
26 BEDS

ONE BEDROOM AL 11 UNITS
TWO BEDROOM AL 2 UNITS
15 BEDS

85 BEDS (MC+ASSISTED)

SECOND FLOOR (ASSISTED)
ONE BEDROOM AL 40 UNITS
TWO BEDROOM AL 2 UNITS
44 BEDS

3RD+4TH FLOOR (INDEPENDENT)
ONE BEDROOM AL 46 UNITS X 2 FLOORS = 92 UNITS
TWO BEDROOM AL 4 UNITS X 2 FLOORS = 8 UNITS

5TH FLOOR (INDEPENDENT)
ONE BEDROOM IL 11 UNITS
TWO BEDROOM IL 22 UNITS

PENTHOUSE (6TH FLOOR-INDEPENDENT)
ONE BEDROOM IL 1 UNITS
TWO BEDROOM IL 11 UNITS

TOTAL ASSISTED LIVING / MEMORY CARE BEDS 85 BEDS/4=22 SPACES
TOTAL INDEPENDENT LIVING UNITS 145 UNITS/2=73 SPACES

CUSTOMER PARKING REQUIRED 95 SPACES
STAFF PARKING 24 SPACES
119 SPACES

TOTAL PARKING REQUIRED 119 SPACES
TOTAL PARKING PROVIDED 133 SPACES

DIMENSIONAL REQUIREMENTS

BUILDING SETBACKS	**REQUIRED**	**PROVIDED**
(N)FRONT SETBACK	45' MIN	133'-6"
(E)SIDE SETBACK	40' MIN	29'-8"
(W)SIDE SETBACK	40' MIN	45'-4"
(S)REAR SETBACK	15' MIN	28'-0"

LOADING AREA
REQUIRED 1 LOADING SPACE, 12'X45', PROVIDED 1 LOADING SPACE 12'X45'

PROPOSED ZONING: MF-3 AND C-1

ACCESSIBLE PARKING

TOTAL PARKING SPACES 133+67=200 PS , REQUIRED 6 ACCESSIBLE SPACES
PROVIDED 6 ACCESSIBLE SPACES

ELECTRIC VEHICLE PARKING

5% EV PS REQUIRED, 10 EV PS REQUIRED, 10 EV PS PROVIDED

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REGISTERED ARCHITECT
LICENSE NO. AA26001863

357 RACQUET CLUB

357 RACQUET CLUB ROAD
WESTON, FLORIDA 33326

CLIENT: SREH-357 Racquet Club, LLC

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: **SITE PLAN**
ISSUE DATE: **05/24/2023**

PROJECT NUMBER: **1626-230412**
DRAWN BY: **MC**
CHECKED BY: **MS**

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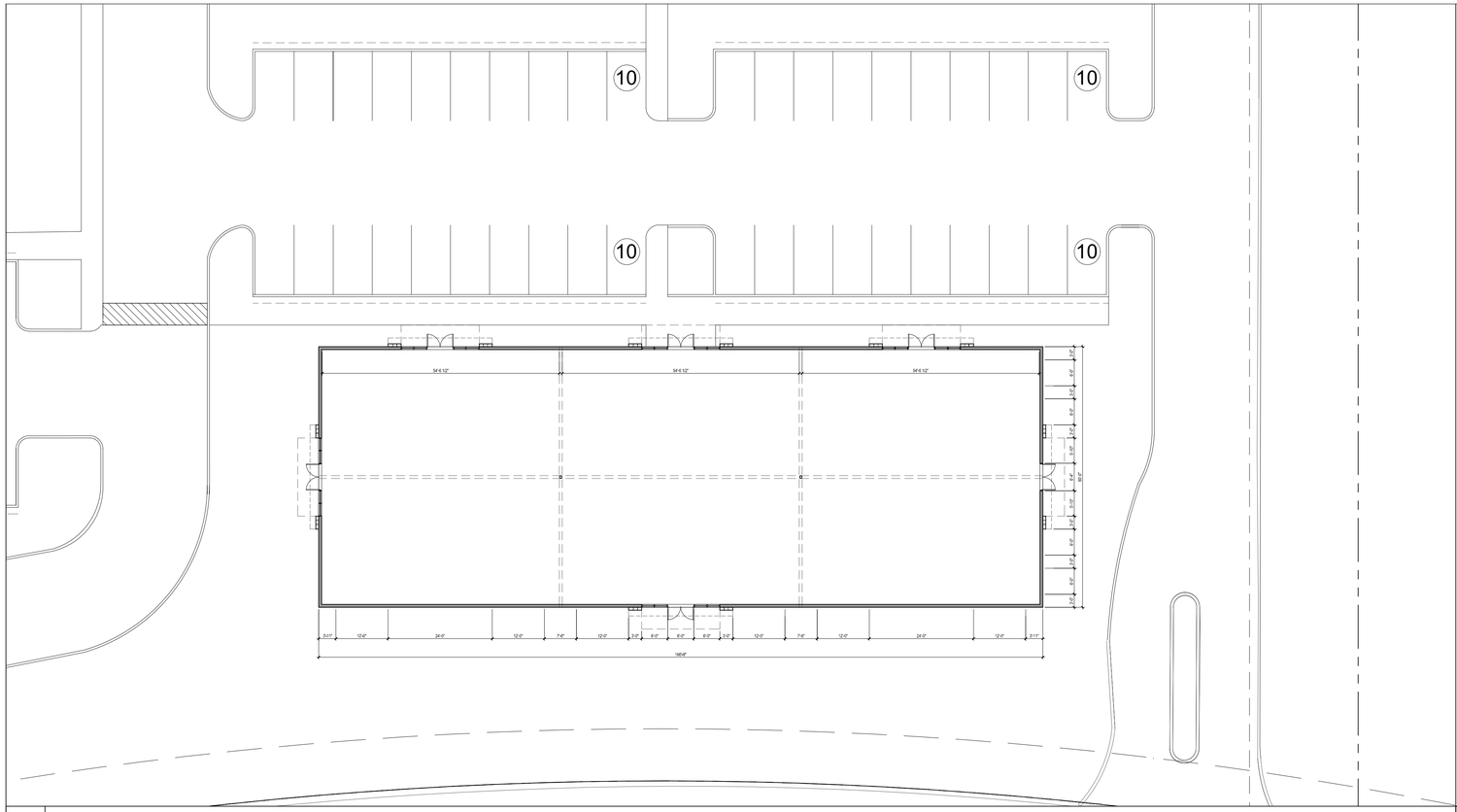
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP-101



A1 MEDICAL OFFICE FLOOR PLAN
1/16"=1'

- (A) ACCENT STUCCO FINISH (COLOR B)
- (B) FIELD STUCCO FINISH (COLOR A)
- (C) STONE CLADDING
- (D) DECORATIVE STUCCO PANEL (COLOR D)
- (E) DECORATIVE STUCCO BAND (COLOR C)
- (F) BLUE TINTED GLAZING IN ANODIZED BRONZE ALUMINUM FRAME
- (G) DECORATIVE WALL SCONCE
- (H) DECORATIVE ALUMINUM PARAPET CAP (COLOR D)
- (I) DECORATIVE STUCCO MEDALLION (COLOR D)
- (J) BALCONY GUARDRAIL (ANODIZED BRONZE ALUMINUM)
- (K) DECORATIVE SHUTTERS (ANODIZED BRONZE ALUMINUM)
- (L) PORTE COCHERE (ANODIZED BRONZE ALUMINUM)
- (M) CANOPY (ANODIZED BRONZE ALUMINUM)
- (N) CEILING FANS

COLOR A - FIELD
SHERWIN WILLIAMS
SW 7000 Ibis White
R:242G:239B:230
Hex Value:#f2ece6
LRV:84
Color Collections: West Elm

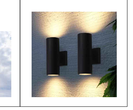
COLOR B - ACCENT
SHERWIN WILLIAMS
SW 7712 Townhouse Tan
R:220G:200B:181
Hex Value:#dfc8b5
LRV:60
Color Collections:Timeless Colors

COLOR D - DARK TRIM
SHERWIN WILLIAMS
SW 6048 Terra Brun
R:90G:56B:45
Hex Value:#5a382d
LRV:5
Color Collections: West Elm

CORONADO PRO-LEDGE
BROOKSIDE STONE CLADDING

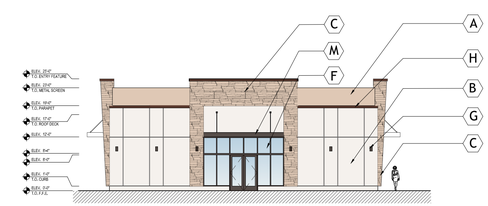
ANODIZED BRONZE
ALUMINUM CANOPY

ALUMINUM LIGHT FIXTURES

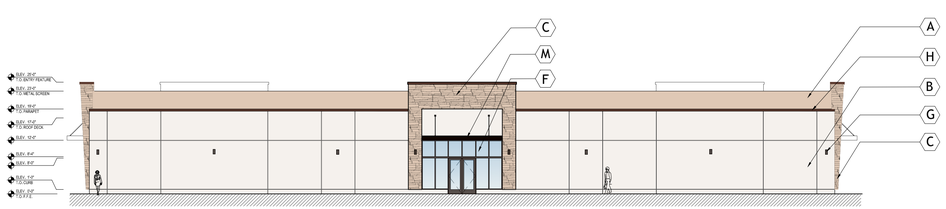


A6 KEY NOTES AND BUILDING FINISHES

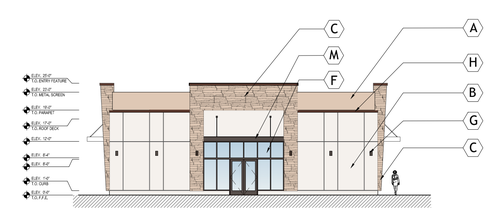
A2 MEDICAL OFFICE NORTH ELEVATION
1/16"=1'



A4 MEDICAL OFFICE EAST ELEVATION
1/16"=1'



A3 MEDICAL OFFICE SOUTH ELEVATION
1/16"=1'



A5 MEDICAL OFFICE WEST ELEVATION
1/16"=1'

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357 RACQUET CLUB

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CLIENT: SREH-357 Racquet Club, LLC

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SHEET TITLE:

MEDICAL OFFICE FLOORPLAN ELEVATIONS KEY NOTES

SHEET NUMBER:

A-106