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**Vintro Hotel**  
**3029 Alhambra Street**  
**Statement of Compliance with A-1-A Beachfront Area Zoning Regulations**

Vintro Fort Lauderdale, LLC ("Petitioner") proposes to redevelop the +/- .287-acre property located at 3029 Alhambra Street ("Property") with a sixty-nine (69) unit hotel including structured parking, a 500 square foot lobby bar/lounge and a 2,000 square foot restaurant ("Project"). The Property is generally located on the north side of Alhambra Street west of North Atlantic Boulevard/A-1-A ("Property") within the City of Fort Lauderdale ("City"). The Property is currently developed with a +/- 2,763 square foot single-family residential home and zoned ABA, A-1-A Beachfront Area, with an underlying land use designation of Central Beach Regional Activity Center. In order to complete the Project, Petitioner is requesting approval for a hotel within the ABA, which is automatically classified as a Site Plan Level IV approval for a development of significant impact. In fulfillment of the application requirements, Petitioner will demonstrate that the Project complies with the standards for the ABA zoning district set forth in Section 47-12.6.B. of the City's Unified Land Development Regulations ("ULDR"), as follows:

1. *Setbacks.* The Project has been designed to meet the required minimum front (20'), rear (20') and side (10') yard setbacks.
2. *Height.* The proposed height of the Project is 164'4", while the permitted height in the District is 200'.
3. *Floor Area Ratio.* The Project proposes a floor to area ratio of 4.2, which includes a 5% increase based on compliance with the Design Compatibility and Community Character Scale standards set forth in Subsection 6.
4. *Required Parking.* The Project complies with the parking requirements set forth in Section 47-20.
5. *Permitted Uses.* The Project is a permitted use in the ABA District. The ABA District requires hotels, such as the project, to be processed as a Site Plan Level IV Development. The Project, therefore, automatically qualifies as a development of significant impact.
6. *Design Compatibility and Community Character Scale.* Applicant has addressed these standards in a separate narrative for the proposed 4.2 FAR.
7. *Minimum Distance between Buildings.* This criteria is not applicable as there is only one (1) building proposed on the Property.

8. *Length and Width.* The proposed length and width of the Project are substantially below the permitted 200' maximum.

In addition to the foregoing, the Project provides several outdoor amenities for pedestrians and hotel guests. The landscaped front yard area on the ground floor acts as an open plaza to be used by pedestrians as well as hotel guests. Seating, landscape, water feature and shading devices will define the space as an urban oasis where casual breakfast and drinks will be served. The main hotel lobby is located on the third floor. To the east of the lobby is a sculpture plaza surrounded by a tropical landscaped planter that will provide an intimate quiet space for the hotel guests to experience. The space serves as a link between the tower and building's base. The pool is located at the roof level and is connected to the restaurant level below by a circular monumental stair. All lighting will be indirect recess lighting, respecting the turtle lighting guidelines as per ULDR Section 6-49. In addition, speakers will be placed in a manner that will restrict the sound within the property's envelope from disturbing the surrounding urban environment.



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**Vintro Hotel**  
**3029 Alhambra Street**  
**Design Compatibility and Community Character Scale – ABA District**

Vintro Fort Lauderdale, LLC (“Petitioner”) proposes to redevelop the +/- .287-acre property located at 3029 Alhambra Street (“Property”) with a sixty-nine (69) unit hotel including structured parking, a 500 square foot lobby bar/lounge and a 2,000 square foot restaurant (“Project”). The Property is generally located on the north side of Alhambra Street west of North Atlantic Boulevard/A-1-A (“Property”) within the City of Fort Lauderdale (“City”). The Property is currently developed with a +/- 2,763 square foot single-family residential home and zoned ABA, A-1-A Beachfront Area, with an underlying land use designation of Central Beach Regional Activity Center. Petitioner is requesting approval for a hotel within the ABA, which is automatically classified as a Site Plan Level IV approval for a development of significant impact. Petitioner is requesting a five percent (5%) increase in the permitted floor-to-area ratio for the Project pursuant to Section 47-12.5.B.3.b.i. of the City’s Unified Land Development Regulations (“ULDR”). Specifically, Petitioner is requesting to increase the floor-to-area ratio from 4.0 to 4.2. In order to qualify for the requested increase in floor-to-area ratio, Petitioner will demonstrate how the Project complies with the standards established by ULDR Section 47-12.5.B.6, Design Compatibility and Community Character Scale—ABA District, below:

- (i) The Project has a distinctive design that reflects positively on the overall character of the City.

*The Project has a distinctive design that reflects positively on the overall character of the City. The Project establishes a new dialogue between the tropical South Florida location and the urban character of Fort Lauderdale’s Central Beach District. The Project provides an active streetscape and architectural interest through a variety of vertical moderation including balconies, material and color banding and an open-air spiral staircase. The landscaped front yard is covered by a cantilevered roof and acts as an open plaza for pedestrians and hotel guests alike. It includes seating, landscaping, a water feature and shade devices to create a welcoming pedestrian environment. In addition, the ground floor includes a bar and lounge with outdoor seating where breakfast and drinks will be served thus promoting the active pedestrian environment that is essential to a successful and enjoyable beach neighborhood. In addition to the active use, several architectural elements are included to ensure that the Project is compatible with the surrounding area and has a positive effect on the character of the City. Balconies with glass railings are provided along different portions of each building façade creating both architectural appeal and an amenity for hotel guests. A concrete eyebrow runs horizontally along the bottom of the fourth floor on the south, east and north building façade. The concrete eyebrow also runs vertically on the entire length of the west side of the north building façade*

and frames the top two (2) floors of the building. Color banding is employed on the south façade on the southwest portion of the ninth through eleventh stories and the southeast portion of the seventh through tenth floors. A unique open-air spiral staircase is provided from the twelfth to the thirteenth floor on the east façade, a section of which can be seen on the north and south façades. The combination of the active streetscape, glass balconies, concrete eyebrow, and unique spiral staircase create a distinctive design that adds to the character to the City's Central Beach Area skyline. The imaginative adaptation to an evolving contemporary architectural vocabulary found throughout the Central Beach Area has been used to reflect the architecture language of today's urban generation. The result is a design that will energize the Central Beach Area while maintaining compatibility with the existing buildings.

- (ii) The Project has architectural character that reflects a particular sensitivity to the history and culture of South Florida.

*The design of the Project reflects sensitivity to the history and culture of South Florida through the use of MiMo, Miami Modern, design elements. MiMo is a style of architecture that was popular from the 1940s through the 1960s that originated in Miami, Florida as a resort vernacular unique to the South Florida region. The style developed as a popular response to the various modernist and post-world war architectural movements that were popular in other parts of the world. In South Florida, however, architects added glamour, fun, and material excess to what were otherwise stark, minimalist and efficient styles. The MiMo style was frequently applied to hotels in the post war era using elements such as cantilevered roofs, floating planes, glass walls and eyebrows. The Project incorporates this style including elements such as cantilevered roofs, a floating spiral staircase, rooms that appear to be floating above proposed roof gardens, glass walls and decorative screening. The building's design and informal feel is characteristic of the MiMo period apartments and motels found throughout the Central Beach District. The combination of the use of MiMo architectural elements and the chic, boutique nature of the Project strengthen the Fort Lauderdale Central Beach Area's standing as a world-class resort destination while preserving the history and culture of the region.*

- (iii) The Project utilizes the natural colors and composition of South Florida.

*A minimalist design that plays with light contrasting against solid volumes hovering in spaces identified by vibrant tropical colors. The Project is framed in white concrete with splashes of tropical colors added through strategically placed color banding. The Project represents a concept of distinct Modernist forms organized in an asymmetrical composition.*

- (iv) The Project employs an architectural design that represents a deviation from "sameness".

*As described above, the design of the Project is characteristic of the MiMo period hotel design. As such, the Project is compatible with the existing buildings in the Central Beach Area. That said, the design of the Project is an adaptation of the tropical modern architectural language. The Project adapts historical architectural features from the MiMo period to provide several unique building elements that are not generally seen on other buildings in the Central Beach Area or the City. The architecture has been influenced by the modernist traditions, however, the volumetric composition dictated by the program has created a building distinguished amongst its neighbors for its own sculptural identity.*

- (v) The building orientation of the Project relieves the monotony of building massing and scale along A-1-A.


*The building orientation was dictated by a maximizing the views of the natural setting and its proximity to the Atlantic Ocean. The majority of the hotel rooms are oriented to capture the image of the beach that this District has to offer its visitors. Private and public spaces break up the massing respecting the pedestrian scale, as well as the neighboring urban scale of the existing hotel and residential towers.*



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**Vintro Hotel**  
**3029 Alhambra Street**  
**Statement of Compliance with Adequacy Requirements**

Vintro Fort Lauderdale, LLC (“Petitioner”) proposes to redevelop the +/- .287-acre property located at 3029 Alhambra Street (“Property”) with a seventy-two (72) unit hotel including structured parking, a 500 square foot lobby bar/lounge and a 2,000 square foot restaurant (“Project”). The Property is generally located on the north side of Alhambra Street west of North Atlantic Boulevard/A-1-A (“Property”) within the City of Fort Lauderdale (“City”). The Property is currently developed with a +/- 2,763 square foot single-family residential home and zoned ABA, A-1-A Beachfront Area, with an underlying land use designation of Central Beach Regional Activity Center. In order to complete the Project, Petitioner is requesting approval for a hotel within the ABA, which is automatically classified as a Site Plan Level IV approval for a development of significant impact. In order to complete the Project, Petitioner is requesting approval for Site Plan Level IV. In fulfillment of the application requirements, Petitioner will demonstrate that the Project complies with the adequacy requirements set forth in Section 47-25.2 of the City’s Unified Land Development Regulations (“ULDR”), as follows:

A. *Applicability.*

The adequacy requirements set forth in ULDR Section 47-25.2 are applicable to the Project to evaluate the demand it will place on public services and facilities.

B. *Communications network.*

The Project does not interfere with the City’s communication network. A search of the County and City records indicated that there are no communications facilities located adjacent to the Property.

C. *Drainage facilities.*

The Project will be designed to meet the required stormwater retention as required by South Florida Water Management District and Broward County – Development and Environmental Regulation Division. The Property will seek to utilize exfiltration trench and drainage wells to achieve the required water quality and retention and discharge of the runoff generated by the Project.

**Exhibit 1**

**13-0761**

D. *Environmentally sensitive lands.*

The Project will be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, the Project will be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection: Broward County Ordinance No. 89-6, Section 5-198(l), Chapter 5, Article IX of the Broward County Code of Ordinances, and Broward County Ordinance No. 84-60. Petitioner will ensure that the impacts of the Project to any environmentally sensitive lands will be mitigated in accordance with all applicable regulations. In addition to mitigating the impacts pursuant to governmental regulations Petitioner has designed the Project to relocate an existing old growth tree and incorporate it into the Project.

E. *Fire protection.*

The Project will conform will all applicable fire protection codes including access, sprinklers and hydrants. Adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards. The proposed building will be fire sprinklered. An additional fire hydrant has been proposed as well.

F. *Parks and open space.*

Park impact fees will be paid in the manner and amount determined in ULDR Section 47-38.A.

G. *Police protection.*

The Project provides improvements that are compliant with the principles of Crime Prevention through Environmental Design ("CPTED"). A combination of natural surveillance, natural access control, and territorial reinforcement has been used throughout the plans to ensure that the project will be compliant with the CPTED principles. The "See and be Seen" approach to natural surveillance is heavily utilized in the design of this Project with the ultimate design being the integration of residential living and commercial uses providing both seen and perceived surveillance. The use of territorial reinforcement is evident in the proposed pavers and landscaping. The landscaping and water feature promotes a sense of ownership of the Property thereby by increasing the perceived control of the Project.

H. *Potable water.*

Adequate potable water service is available for the needs of the Project, which will meet the requirements of the City Engineering Department as applicable. Initial research of the existing water infrastructure indicates that the existing 6" water mains will be able to handle the additional service demands created by the Project.

a. *Potable water facilities.*

The existing water treatment facilities and systems have sufficient capacity to provide for the needs of the Project. The Project will be tied in to the City's treatment facility. A written

determination of reservation of available capacity has been requested from the City and will be provided upon receipt.

I. *Sanitary sewer.*

The existing sewer treatment facilities and systems have sufficient capacity to provide for the needs of the Project. The Project will be tied in to the City's treatment facility. A written determination of reservation of available capacity has been requested from the City and will be provided upon receipt.

J. *Schools.*

There will be no impact on the school system as there are no residential units proposed.

K. *Solid waste.*

Petitioner will obtain adequate solid waste collection facilities and service in connection with the Project development and will provide evidence to the City demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

a. *Solid waste facilities.*

Petitioner will obtain written assurance confirming the adequacy of the solid waste collection service and facilities and provide it to the City upon receipt.

L. *Storm water.*

Storm water facilities will be designed to provide the required retention and storage of the runoff generated by the Project. The onsite treatment of stormwater will be provided with the design of exfiltration trench and drainage well.

M. *Transportation facilities.*

A licensed traffic engineer has been engaged to complete the required traffic analysis for the Project. A narrative regarding the impact on all transportation facilities is included with the site plan submittal package.

a. *Regional transportation network.*

A licensed traffic engineer has been engaged to complete the required traffic analysis for the Project. A narrative regarding the impact on the regional transportation network is included with the site plan submittal package.

b. *Local streets.*

A licensed traffic engineer has been engaged to complete the required traffic analysis for the Project. A narrative regarding the impact on the local streets is included with the site plan submittal package.



c. *Traffic impact studies.*

A licensed traffic engineer has been engaged to complete the required traffic analysis for the Project. A narrative regarding the traffic impact is included with the site plan submittal package.

d. *Dedication of rights-of-way.*

No dedication of rights-of-way is required for the Project.

e. *Pedestrian facilities.*

Pedestrian Facilities have been provided along Alhambra Street to provide a safe and pedestrian friendly environment for those seeking access to the Project and the Beach.

f. *Primary arterial street frontage.*

The property does not abut a primary arterial street.

g. *Other roadway improvements.*

Based on the traffic analysis submitted with the site plan submittal package Petitioner does not anticipate a requirement for roadway improvements.

h. *Street trees.*

Street trees are proposed along the length of the property abutting Alhambra Street. Overhead electrical wires connecting the existing light poles preclude the use of any large growing tree or palm per FPL guidelines. The Manila Palms proposed are allowed per these guidelines and will be consistent with the design of the hotel landscape and surrounding area. The proposed street trees will be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements.

N. *Wastewater.*

No extension of the gravity wastewater mains is necessary. The Project will utilize the existing system with sanitary sewer laterals connecting to the existing system. It is therefore expected that no extension of the system is necessary. Additionally, capital expansion charges for water and sewer facilities will be paid in accordance with Resolution 85-265 should it be required.

O. *Trash management requirements.*

A trash management plan for trash in connection with nonresidential uses that provide prepackaged food or beverages for off-site consumption will be provided prior to Certificate of Occupancy.

P. *Historic and archaeological resources.*

At this time, the Property has not been identified as having archaeological or historical significance.

Exhibit 1

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Q. *Hurricane evacuation.*

Petitioner will determine the agency with jurisdiction over hurricane evacuation and provide the required agency analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity will be maintained without impairment resulting from the Project or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.



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**Vintro Hotel**  
**3029 Alhambra Street**  
**Statement of Compliance with Neighborhood Compatibility Requirements**

Vintro Fort Lauderdale, LLC ("Petitioner") proposes to redevelop the +/- .287-acre property located at 3029 Alhambra Street ("Property") with a seventy-two (72) unit hotel including structured parking, a 500 square foot lobby bar/lounge and a 2,000 square foot restaurant ("Project"). The Property is generally located on the north side of Alhambra Street west of North Atlantic Boulevard/A-1-A ("Property") within the City of Fort Lauderdale ("City"). The Property is currently developed with a +/- 2,763 square foot single-family residential home and zoned ABA, A-1-A Beachfront Area, with an underlying land use designation of Central Beach Regional Activity Center. In order to complete the Project, Petitioner is requesting approval for a hotel within the ABA, which is automatically classified as a Site Plan Level IV approval for a development of significant impact. In fulfillment of the application requirements, Petitioner will demonstrate that the Project complies with the neighborhood compatibility requirements set forth in Section 47-25.2 of the City's Unified Land Development Regulations ("ULDR"), as follows:

1. *Adequacy requirements.*

Adequacy requirements have been provided under separate cover.

2. *Smoke, odor, emissions of particulate matter and noise.*

The Project does not involve activities that will produce any smoke, odor or emissions of particulate matter and noise. The Project includes seventy-two (72) hotel units, 2,000 square feet of restaurant use, 500 square feet of bar use, and structured parking with forty-eight (48) parking spaces. The hotel and its ancillary uses (lounge and restaurant) will be operated in such a manner to ensure that any activities that may occur within the hotel will not produce unreasonable noise levels or otherwise disturb the surrounding community.

3. *Design and performance standards.*

a. *Lighting.*

The Project is designed such that it is illuminated in compliance with the ULDR. The properties surrounding the Property are developed with primarily commercial uses including hotels, motels and restaurants. That said, there are also a number of multi-family residential developments immediately surrounding the Property. The Alto Brisa apartment complex abuts the Property on the north, Seasons Condominiums abuts the Property on the northeast, and the Casa Alhambra apartment complex is located to the south of the Property across Alhambra Street. The design utilized ensures that these surrounding residential properties are not affected by lighting of the Project on the Property. The north and east sides of the Property, which abut residential properties, are heavily landscaped with a mix of trees, including Silver Button Wood, Orange Geiger, Redburry Stopper, Shrubby Yew and Manila Palm, and shrubs, including Silver Button Wood and Philodendron. In addition, the Project is designed to include a six foot (6') high privacy wall along the north and east portions of the Property abutting the existing residential uses. The parking garage will also be screened from the view of the residential properties by metal screens. The combination of the privacy wall, landscaping and metal screens will provide screening that will eliminate any potential adverse impact of lights from automobiles accessing the Property from the south. Additionally, the light fixtures employed for the Project were chosen to reduce spillage onto adjacent residential properties. Specifically, the fixtures are as low to the ground as possible to reduce the impact of the Project illumination on adjacent residential properties. Please refer to Sheets A-116 and A-117, Ground Floor Photometrics Plan – Day Operation and Night Operation, which are included with this submittal.

b. *Control of appearance.*

The Project is designed to protect the character of the surrounding residential area from any negative visual impact as follows:

i. *Architectural features.*

The Project is designed to complement the surrounding residential structures on all sides of each building. As detailed above, there is lush landscaping and a privacy wall along the north and east property lines. The Project includes structured parking in the north half of the first floor and the entirety of the second floor. The design of the parking garage incorporates a metal screen to improve the aesthetic quality of the Project adjacent to existing residential uses and reduce potential impact on the residential uses. The south building façade on the ground floor includes fenestration including doors and windows serving as the main entrance to the Project and a water feature is proposed to the west of the entrance. The Project also incorporates a roof garden on the eastern half of the third floor of the building that extends vertically such that the eastern half of the fourth floor is open-air. The wall adjacent to the

roof garden is primarily glass thus creating an open and airy ambience. In addition, roof gardens are proposed on the southwest quadrant of the third floor extending vertically to the fourth floor, the southeast quadrant of the seventh floor, the southwest quadrant of the ninth floor and the southeast quadrant of the tenth floor. Balconies with glass railings are provided along the entirety of the southern façade on the fourth floor and along portions of the southern building façade on the seventh through twelfth floors. Balconies with glass railings are provided along the entire length of the eastern building façade on the fourth, eighth, twelfth and fourteenth stories. Balconies with glass railings are also provided along a portion the east building façade of the seventh and tenth floors. Balconies with glass railings are provided along the entirety of the northern building façade on the fourth floor and portions of the north building façade on the fifth through eleventh stories. Color and material banding are also employed in the design of the Project. Specifically, a concrete eyebrow runs horizontally along the bottom of the fourth floor on the south, east and north building façade. The concrete eyebrow also runs vertically on the entire length of the west side of the north building façade and on a portion of the west side of the south building façade. Color banding is employed on the south façade on the southwest portion of the ninth through eleventh stories and the southeast portion of the seventh through tenth floors. An open-air spiral staircase is provided from the twelfth to the thirteenth floor on the east façade, a section of which can be seen on the north and south façades. The combination of the concrete eyebrow, balconies, roof gardens and spiral staircase create variations in building mass including projection and recession and variations in the rooflines..

ii. *Loading facilities.*

The loading facilities for the Project will be located in the parking area, which will be screened from view as described above. As such, no loading area will be visible from the surrounding residential properties.

iii. *Screening of rooftop mechanical equipment.*

The Project is designed to screen all rooftop mechanical equipment. Specifically, the Project's design employs an additional floor of façade as a parapet to screen the required mechanical equipment. As the parapet façade will be screened with the same metal screen as the parking garage, the material screening the equipment will match the material used for the principal structure and is at a minimum six inches (6") above the top most surface of the equipment.

c. *Setback regulations.*

The Project complies with required setbacks on all sides of the Property. The setback along the south Property line is required to be twenty feet (20') for all structures with height greater than thirty-five feet (35'). The Project complies with this provision with the building setback twenty

feet (20') from the south Property line and the tower setback an additional five feet (5'). The side setback requirement is ten feet (10'). The Project complies with this requirement with the building setback ten feet (10') from both the east and west Property lines. The rear setback requirement is twenty feet (20'). The Project complies with this requirement with the building setback twenty feet (20') from the north Property line.

d. *Buffer yard requirements.*

The Project is designed to screen the use from the view of the residential properties to the north, east and south as follows:

i. *Landscape strip requirements.*

A ten foot (10') wide landscape buffer strip is provided along the east and west Property lines and a portion of the north and south Property lines including trees, shrubs, and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements.

ii. *Parking restrictions.*

All parking provided for the Project is located within the structured parking garage that is effectively screened from the view of the surrounding properties through the installation of lush landscaping along the Property lines combined with decorative metal screening on the garage façade.

iii. *Dumpster regulations.*

The dumpster for the Project will be located on the ground floor of the structured parking garage, which, as noted above, will be screened from view through the use of metal screen and lush landscaping.

iv. *Wall requirements.*

The Project provides a six foot (6') high privacy wall along the north and east Property lines abutting residential uses.

v. *Application to existing uses.*

No existing uses will remain on the Property.

*e. Neighborhood compatibility and preservation*

The Project is compatible with the surrounding community. The dynamic design and functional use of the Project add to the overall character and integrity of the neighborhood. The Project scale and varying massing is compatible with surrounding structures and uses and is designed to ensure that neighboring uses are not adversely impacted. The Project will revitalize the north side of Alhambra Street and infill underutilized property with an innovative design meeting the intent and purpose of the ABA, A-1-A Beachfront Area. The architectural style of the Project is innovative and will create an architecturally expressive and unique addition to the Fort Lauderdale Beach skyline, maximizing air and light to the ocean. Overall, the Project is designed to be compatible with the existing neighborhood and provide an example for future redevelopment in the Central Beach Area.



VINTRO HOTEL FORT LAUDERDALE

VINTRO HOTEL FORT LAUDERDALE  
3025 ALHAMBRA STREET  
FT. LAUDERDALE, FL 33304

NO.	DATE	REVISION

△ DATE REVISION

DWG. TITLE  
COVER PAGE

SCALE  
N.T.S.

PROJECT NO.  
2017-16

DATE  
12.16.17

SHEET NUMBER  
1  
13-078-000  
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# SITE PLAN DRAWINGS FOR: VINTRO HOTEL 3029 ALHAMBRA STREET FOR BEILINSON GOMEZ ARCHITECTS CITY OF FORT LAUDERDALE BROWARD COUNTY, FLORIDA SECTION 6, TOWNSHIP 50S, RANGE R43E



REV.	DATE	REVISION	BY
1	8/14/17	DATE SUBMITTED	EMM

PROJECT NO. 17-0001 - VINTRO HOTEL, SECTION 6, TOWNSHIP 50S, RANGE R43E, FORT LAUDERDALE, FLORIDA  
DATE: 8/14/17  
DRAWN BY: J. G. GROSSMIRTH  
CHECKED BY: J. G. GROSSMIRTH  
DATE: 8/14/17

VICINITY AERIAL MAP



LOCATION MAP



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SECTION 57	A-379
SECTION 58	A-380
SECTION 59	A-381
SECTION 60	A-382
SECTION 61	A-383
SECTION 62	A-384
SECTION 63	A-385
SECTION 64	A-386
SECTION 65	A-387
SECTION 66	A-388
SECTION 67	A-389
SECTION 68	A-390
SECTION 69	A-391
SECTION 70	A-392
SECTION 71	A-393
SECTION 72	A-394
SECTION 73	A-395
SECTION 74	A-396
SECTION 75	A-397
SECTION 76	A-398
SECTION 77	A-399
SECTION 78	A-400
SECTION 79	A-401
SECTION 80	A-402

LEGAL DESCRIPTION  
SECTION 6, TOWNSHIP 50S, RANGE R43E, FORT LAUDERDALE, FLORIDA

PREPARED BY



RADICE III  
1000 CORPORATE DRIVE, SUITE 250  
FT. LAUDERDALE, FL 33334  
PH: (954) 202-7000  
FX: (954) 202-7070  
www.BohlerEngineering.com

**CIVIL ENGINEER**  
BOHLER ENGINEERING, LLC  
EDWARD McDONALD, P.E.  
1000 CORPORATE DRIVE, SUITE 250  
FORT LAUDERDALE, FL 33334  
(P) 954-202-7070  
(F) 954-202-7070

**SURVEYOR**  
JOHN IBARRA & ASSOC., INC.  
777 N.W. 72nd AVE., STE 3025  
MIAMI, FLORIDA  
(P) 305-262-0400  
(F) 305-262-0401

**LANDSCAPE ARCHITECT**  
BOHLER ENGINEERING, LLC  
MICHAEL GROSSMIRTH  
1000 CORPORATE DRIVE, SUITE 250  
FORT LAUDERDALE, FL 33334  
(P) 954-202-7070  
(F) 954-202-7070

**ARCHITECT**  
BEILINSON GOMEZ ARCHITECTS  
8101 BISCAYNE BLVD, STE 309  
MIAMI, FL 33138  
(P) 305-559-1250  
(F) 305-559-1740

PROJECT NO.	OWNER	PROJECT
VINTRO HOTEL	FORT LAUDERDALE	

VINTRO HOTEL  
FORT LAUDERDALE

FOR  
BEILINSON GOMEZ ARCHITECTS

CITY OF FORT LAUDERDALE  
BROWARD COUNTY, FLORIDA

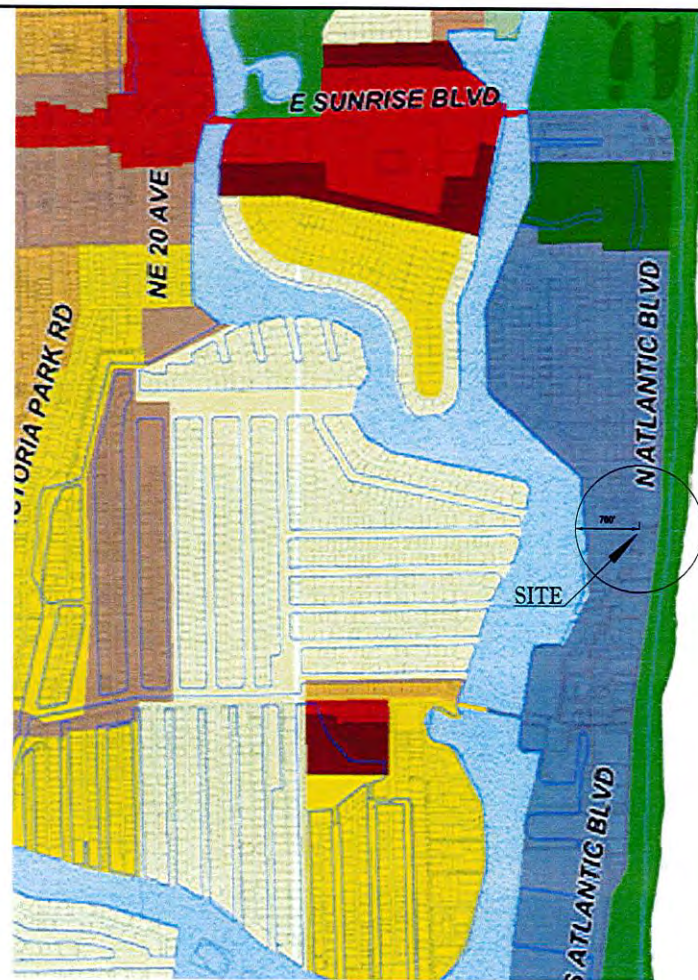
**BOHLER ENGINEERING**  
REGISTERED PROFESSIONAL ENGINEERS  
SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS  
LAND SURVEILLORS  
1000 CORPORATE DRIVE, SUITE 250  
FORT LAUDERDALE, FL 33334  
PH: (954) 202-7000  
FX: (954) 202-7070  
www.BohlerEngineering.com

EDWARD M. McDONALD  
REGISTERED PROFESSIONAL ENGINEER  
December 14, 2012  
FLORIDA LICENSE NO. 12414  
LICENSE EXPIRES ON 12/14/2024

**COVER**  
SHEET NUMBER  
**C-1**  
EXHIBIT 1  
13-0781



ATLANTIC OCEAN



ATLANTIC OCEAN



**OFFICIAL CITY OF FORT LAUDERDALE ZONING MAP**  
 AS ADOPTED JUNE 17, 1997 AND AS AMENDED  
 AS OF NOV 3, 2009

**Map Legend**

	Water
	Utilities
	Conservation
	Community Facilities
	Employment Center
	Office Park
	Industrial
	Transportation
	Park-Open Space
	Irregular
	Low-Medium 5
	Medium 15
	Medium-High 25
	High 50
	Water
	Conservation
	Regional Activity Center
	Downtown Regional Activity Center
	South Regional Activity Center
	Central Beach Regional Activity Center



**CITY OF FORT LAUDERDALE**  
**OFFICIAL FUTURE LAND USE MAP**  
**DECEMBER, 2008**

**LEGEND**

	WATER		IRREGULAR		CONSERVATION
	UTILITIES		LOW-MEDIUM 5		REGIONAL ACTIVITY CENTER
	COMMERCIAL		MEDIUM 15		DOWNTOWN REGIONAL ACTIVITY CENTER
	COMMUNITY FACILITIES		MEDIUM-HIGH 25		SOUTH REGIONAL ACTIVITY CENTER
	EMPLOYMENT CENTER		HIGH 50		CENTRAL BEACH REGIONAL ACTIVITY CENTER
	OFFICE PARK		PARK-OPEN SPACE		
	INDUSTRIAL				
	TRANSPORTATION				

\*ALLOWABLE DENSITY FOR EACH IRREGULAR DISTRICT IS INDICATED ON MAP  
 \*\*NOT A FUTURE LAND USE DESIGNATION

**BOHLER ENGINEERING**  
 4 WASHINGTON ST  
 FORT LAUDERDALE, FL 33304  
 TEL: 772-437-1111  
 FAX: 772-437-1112  
 WWW.BOHLERENGINEERING.COM

REV	DATE	REVISIONS	BY

PROJECT No: 08-001  
 DRAWN BY: CAD  
 CHECKED BY: PBM  
 SCALE: AS SHOWN  
 DATE: 12/15/08

FOR  
**BELLINSON GOMEZ ARCHITECTS**  
 1000 CORNWALL DRIVE, SUITE 200  
 FORT LAUDERDALE, FL 33304  
 TEL: 772-437-1111  
 WWW.BELLINSONGOMEZ.COM

**BOHLER ENGINEERING**  
 1000 CORNWALL DRIVE, SUITE 200  
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 TEL: 772-437-1111  
 FAX: 772-437-1112  
 WWW.BOHLERENGINEERING.COM

**EDWARD M. McDONALD**  
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 TEL: 772-437-1111  
 FAX: 772-437-1112  
 WWW.BELLINSONGOMEZ.COM

**ZONING & LANDUSE MAP**

**EX-1**

EXHIBIT 1  
 13-0761

777 N.W. 72nd AVENUE SUITE 3025  
 MIAMI, FLORIDA 33146  
 TELEPHONE: (305) 262-0400  
 FAX: (305) 262-0401  
 www.ibarralandsurveyors.com  
 DRAWN BY: MCH, D.H.

# JOHN IBARRA & ASSOC., INC.

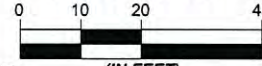
LAND SURVEYORS

SURVEY No. 12-001228-2

SHEET No. 1 OF 1

## BOUNDARY SURVEY

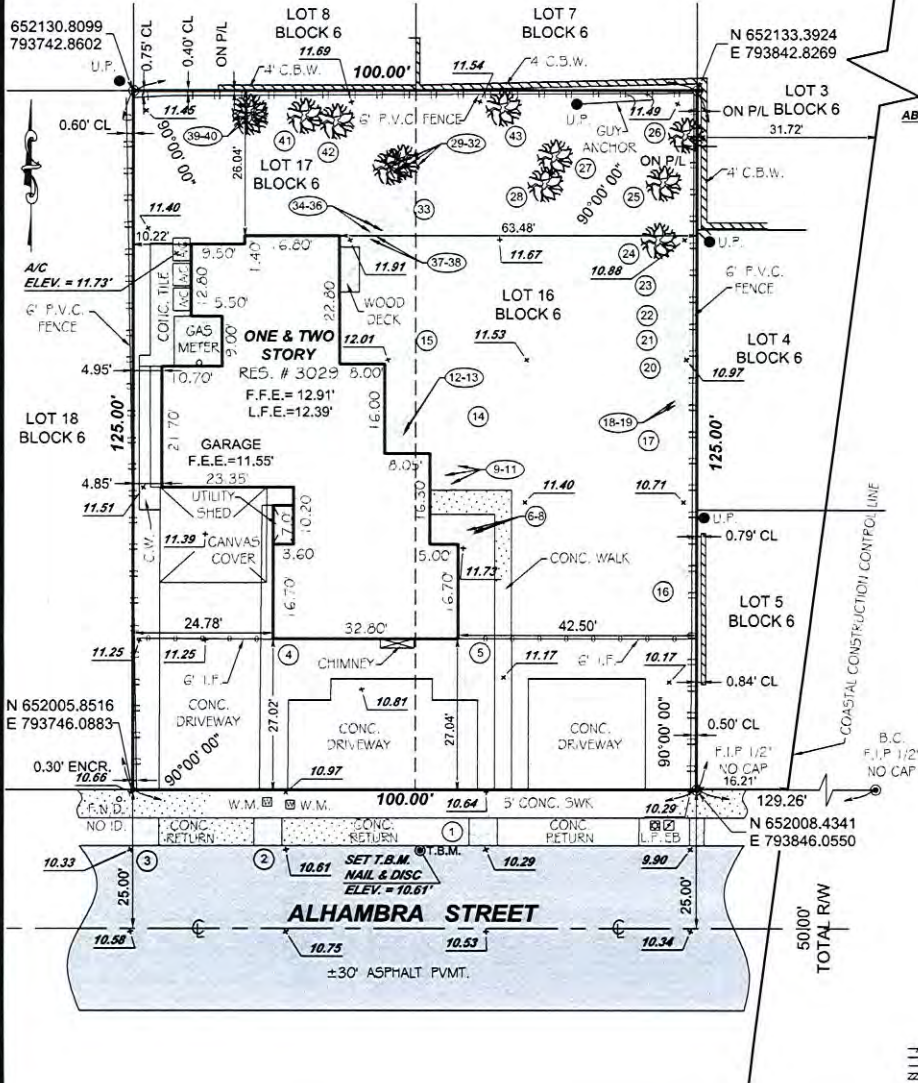
### GRAPHIC SCALE



(IN FEET)  
 1 INCH = 20 FEET



LOCATION SKETCH SCALE: N.T.S.



### ABBREVIATIONS AND MEANINGS

**U.P.** - UNDEVELOPED PORTION  
**W.M.** - WETLANDS  
**NO. ID.** - NO. IDENTIFICATION  
**CONC. DRIVEWAY** - CONCRETE DRIVEWAY  
**CONC. WALK** - CONCRETE WALK  
**WOOD DECK** - WOOD DECK  
**CHIMNEY** - CHIMNEY  
**UTILITY SHED** - UTILITY SHED  
**CANVAS COVER** - CANVAS COVER  
**ENC. RETURN** - ENCLOSURE RETURN  
**SET T.B.M. NAIL & DISC** - SET TEMPORARY BENCHMARK NAIL AND DISC  
**FOUND P.R.M. R-74** - FOUND PROFESSIONAL RECORD MAP R-74  
**B.C. F.I.P. 1/2" NO CAP** - BENCH MARK FOUND IRON PIPE 1/2" NO CAP  
**COASTAL CONSTRUCTION CONTROL LINE** - COASTAL CONSTRUCTION CONTROL LINE

### TREE LEGEND



### TREE TABLE

No.	Name	Height (Ft.)	Diameter (Ft.)	Spread (ft.)
1	PALM	20	1.25	5
2	PALM	20	1.25	5
3	PALM	18	1.25	5
4	PALM	20	0.50	5
5	PALM	20	0.50	5
6	PALM	10	0.50	5
7	PALM	10	0.50	5
8	PALM	10	0.50	5
9	PALM	20	0.80	5
10	PALM	10	0.50	5
11	PALM	35	2.50	10
12	PALM	10	0.50	5
13	PALM	8	0.40	5
14	PALM	5	0.30	3
15	PALM	10	0.50	5
16	PALM	15	0.80	5
17	PALM	12	0.80	5
18	PALM	25	0.70	5
19	PALM	8	0.70	5
20	PALM	15	0.70	10
21	PALM	20	0.70	5
22	PALM	20	0.70	5
23	PALM	20	0.70	5
24	TREE	35	3.00	20
25	TREE	35	1.50	10
26	TREE	25	10.00	10
27	TREE	35	4.00	20
28	TREE	30	20.00	10
29	TREE	30	1.50	10
30	TREE	30	2.50	15
31	PALM	1.5	10.00	5
32	PALM	1.5	10.00	5
33	PALM	1.5	10.00	5
34	PALM	25	10.00	5
35	PALM	25	10.00	5
36	PALM	25	10.00	5
37	PALM	25	10.00	5
38	PALM	25	10.00	5
39	PALM	20	10.00	5
40	PALM	20	10.00	5
41	PALM	25	0.70	5
42	PALM	25	0.70	5
43	PALM	18	0.70	5

**LEGAL DESCRIPTION:**  
 LOTS 6 AND 17 OF BLOCK 6 OF PALMER BL MAP, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

**PROPERTY ADDRESS:**  
 3024 ALHAMBRA STREET  
 FT. LAUDERDALE, FL 33304

**CERTIFICATIONS:**  
 I, CARLOS IBARRA, LICENSE NO. 12000, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA.

**SURVEYOR'S NOTES:**  
 1. THIS SURVEY WAS CONDUCTED ON 05-07-2012.  
 2. THE PROPERTY IS LOCATED IN AN UNDEVELOPED PORTION.  
 3. THE PROPERTY IS LOCATED IN AN UNDEVELOPED PORTION.  
 4. THE PROPERTY IS LOCATED IN AN UNDEVELOPED PORTION.  
 5. THE PROPERTY IS LOCATED IN AN UNDEVELOPED PORTION.

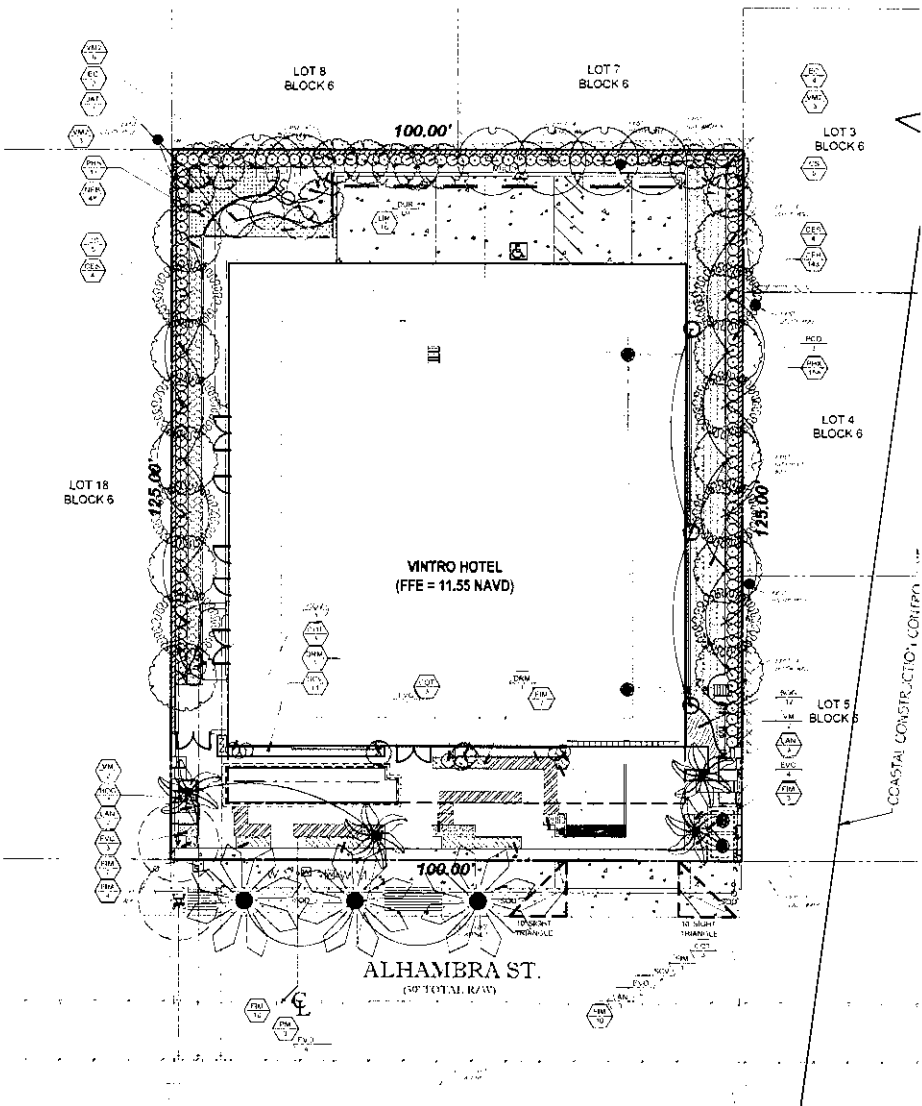
**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):**  
 1. THERE MAY BE EASEMENTS, ENCUMBRANCES, RESTRICTIONS, RESERVATIONS, OR OTHER INTERESTS NOT SHOWN ON THIS SURVEY.  
 2. THE PROPERTY IS LOCATED IN AN UNDEVELOPED PORTION.  
 3. THE PROPERTY IS LOCATED IN AN UNDEVELOPED PORTION.  
 4. THE PROPERTY IS LOCATED IN AN UNDEVELOPED PORTION.  
 5. THE PROPERTY IS LOCATED IN AN UNDEVELOPED PORTION.

BY:   
 CARLOS IBARRA  
 PROFESSIONAL LAND SURVEYOR NO. 12000  
 STATE OF FLORIDA



EXHIBIT 13-076  
 Page 19 of 19  
 UPDATE W / CONSTRUCTION ELEV. AND TREES 07-25-2012  
 SEAL





TREE#	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIBER	HEIGHT	SPREAD	WATER	LEAF	REMARKS
1	1	Star Palm	<i>Centurus reticulatus</i>	10 gal	2 CA	5.5-10	8'	Yes	High	
2	1	Florida Yellow	<i>Flourea parviflora</i>	10 gal	2 CA	5.5-10	8'	Yes	High	S. 1st year
3	1	Redbay	<i>Lythraea salicaria</i>	10 gal	2 CA	5.5-10	8'	Yes	High	S. 1st year
4	1	Redbay	<i>Lythraea salicaria</i>	10 gal	2 CA	5.5-10	8'	Yes	High	S. 1st year
5	1	Redbay	<i>Lythraea salicaria</i>	10 gal	2 CA	5.5-10	8'	Yes	High	S. 1st year
6	1	Redbay	<i>Lythraea salicaria</i>	10 gal	2 CA	5.5-10	8'	Yes	High	S. 1st year

QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIBER	HEIGHT	SPREAD	WATER	LEAF	REMARKS
1	Star Palm	<i>Centurus reticulatus</i>	10 gal	2 CA	5.5-10	8'	Yes	High	
2	Florida Yellow	<i>Flourea parviflora</i>	10 gal	2 CA	5.5-10	8'	Yes	High	S. 1st year
3	Redbay	<i>Lythraea salicaria</i>	10 gal	2 CA	5.5-10	8'	Yes	High	S. 1st year
4	Redbay	<i>Lythraea salicaria</i>	10 gal	2 CA	5.5-10	8'	Yes	High	S. 1st year
5	Redbay	<i>Lythraea salicaria</i>	10 gal	2 CA	5.5-10	8'	Yes	High	S. 1st year
6	Redbay	<i>Lythraea salicaria</i>	10 gal	2 CA	5.5-10	8'	Yes	High	S. 1st year



PLEASE REFER TO SHEET LP-2 FOR PLANTING DETAILS; SHEET LP-3 FOR GENERAL LANDSCAPE NOTES AND; TO SHEET LD-1 FOR EXISTING TREE DISPOSITION PLAN.

NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED FROM A NON-POTABLE WATER SOURCE AND SHALL HAVE A MINIMUM 50% OVERLAP.

ALL ACCESSORY STRUCTURES SUCH AS BUT NOT LIMITED TO IRRIGATION PUMPS, DUMPSTER ENCLOSURES, AND UTILITY BOXES SHALL BE SCREENED WITH SHRUBS ON ALL APPLICABLE SIDES. SHRUBS PLANTED FOR THIS PURPOSE SHALL BE IN ADDITION TO REGULAR CODE REQUIREMENTS



**BOHLER ENGINEERING**

3100 W. UNIVERSITY AVENUE, SUITE 300  
FORT LAUDERDALE, FL 33311  
TEL: 781.483.0000  
WWW.BOHLERENGINEERING.COM

---

NO.	DATE	DESCRIPTION	BY	APP'D
1	12-15-11	REVISED PER COMMENTS	BOHLER	BOHLER
2	12-15-11	REVISED PER COMMENTS	BOHLER	BOHLER

PROJECT: **VINTRO HOTEL, FORT LAUDERDALE**

ARCHITECT: **BEILSON GOMEZ ARCHITECTS**

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

DATE: 11/15/11

PROJECT: **VINTRO HOTEL, FORT LAUDERDALE**

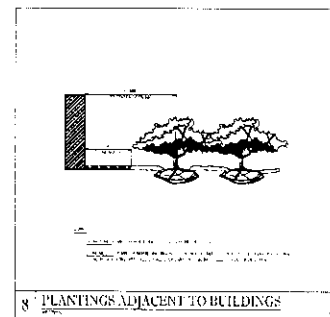
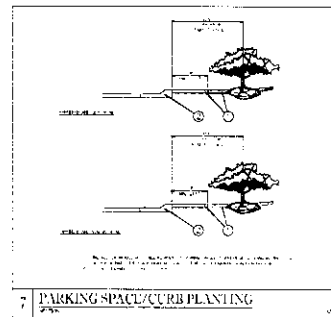
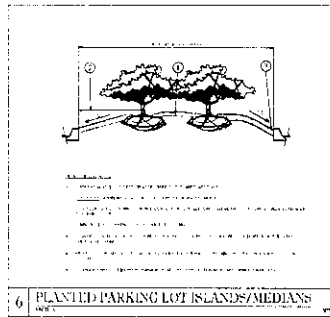
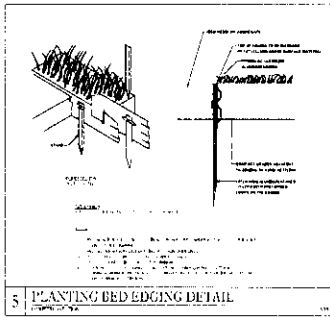
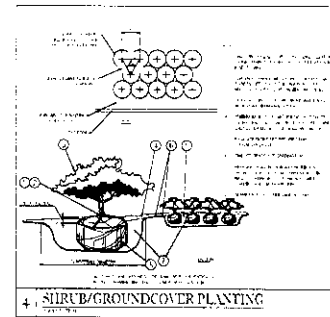
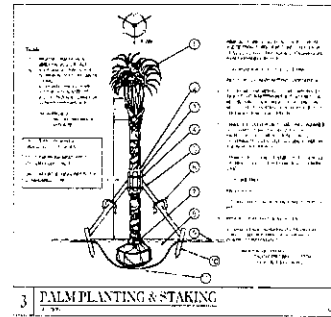
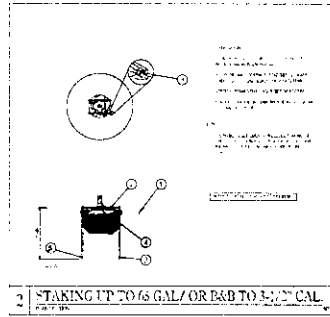
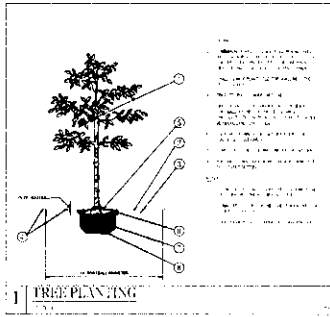
ARCHITECT: **BEILSON GOMEZ ARCHITECTS**

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

DATE: 11/15/11

PROJECT TITLE: **LANDSCAPE PLANTING PLAN**

SHEET NUMBER: **LP-1**



**BOHLER ENGINEERING & ARCHITECTS**  
 1501 CORPORATE DRIVE, SUITE 200  
 FORT LAUDERDALE, FL 33404  
 TEL: 954.263.0000  
 FAX: 954.263.0010  
 WWW.BOHLENERGINEERING.COM

REV.	DATE	REVISION	BY
1	10/10/12	INITIAL	10000
2	10/10/12	REVISED	10000
3	10/10/12	REVISED	10000

PROJECT No. 110000  
 DRAWING No. 750  
 SHEET No. 1000  
 SCALE: AS SHOWN  
 CITY OF FORT LAUDERDALE  
 HERNAND COUNTY, FLORIDA

**FOR**  
**VINTRO HOTEL**  
**FORT LAUDERDALE**

**FOR**  
**BELLINSON GOMEZ**  
**ARCHITECTS**

**BOHLER ENGINEERING & ARCHITECTS**

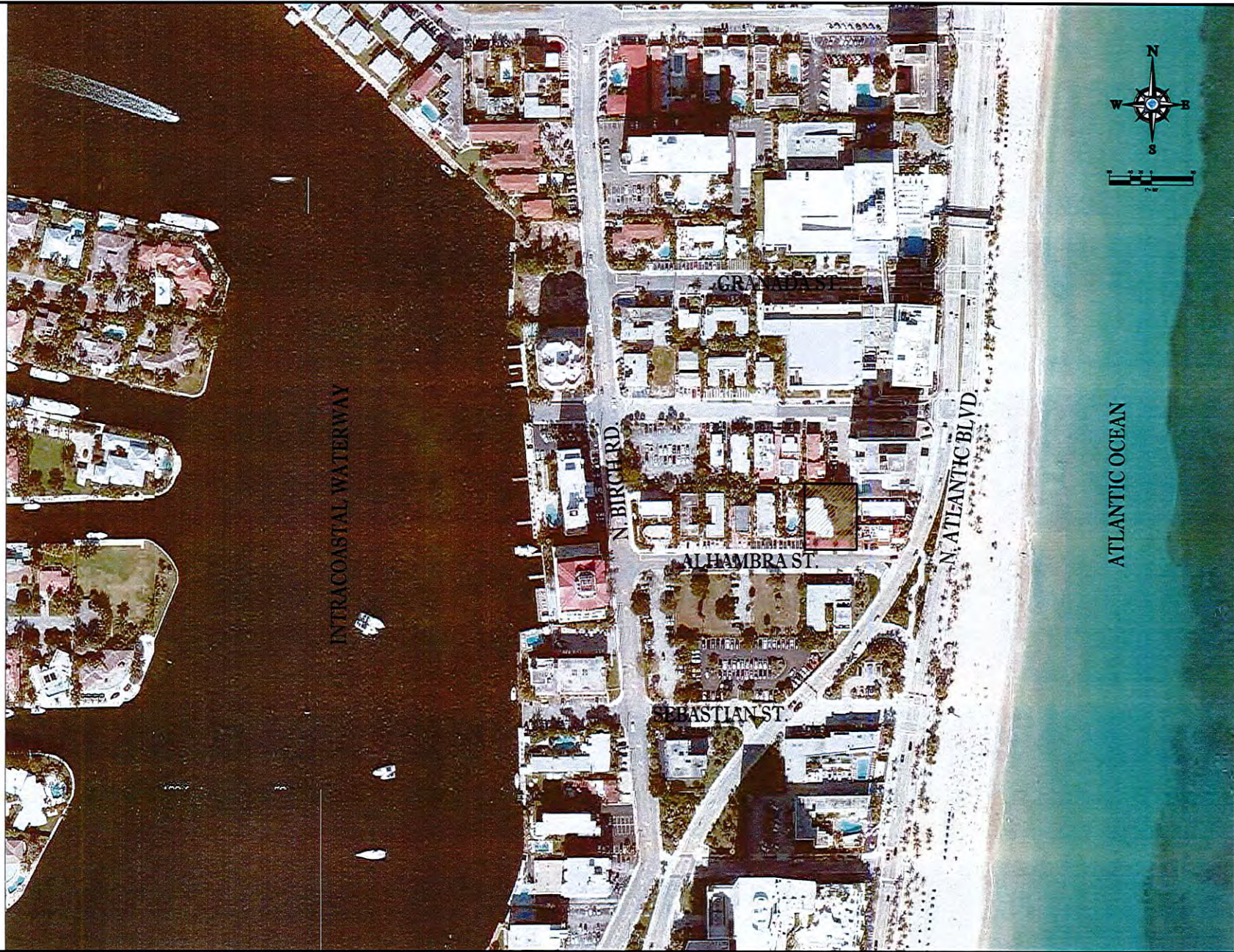
**MICHAEL D. GROSSWIRTH**

DESIGNED BY: MICHAEL D. GROSSWIRTH  
 DRAWN BY: JEFFREY L. GROSSWIRTH  
 CHECKED BY: JEFFREY L. GROSSWIRTH  
 DATE: 10/10/12

**LANDSCAPE PLANTING DETAILS**

**LP-2**





**BOHLER ENGINEERING**

1000 CORPORATE DRIVE, SUITE 200  
FORT LAUDERDALE, FL 33314  
PH (954) 282-7000  
FAX (954) 282-7020  
www.bohlerengineering.com

REGISTERED PROFESSIONAL ENGINEERS  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS  
REGISTERED PROFESSIONAL SURVEYORS  
REGISTERED PROFESSIONAL CIVIL ENGINEERS

REV.	DATE	REVISIONS
1	5/14/13	SUBMITTAL

PROJECT NO.: F10001  
 DRAWN BY: DMG  
 CHECKED BY: DMG  
 DATE: 5/14/13  
 SCALE: AS NOTED  
 CAD ID: 30412006-04080-1-00000

PROJECT

**VINTRO HOTEL**  
**FORT LAUDERDALE**

FOR

**BELLINSON GOMEZ ARCHITECTS**

CITY OF FORT LAUDERDALE  
 BROWARD COUNTY, FLORIDA

**BOHLER ENGINEERING**

1000 CORPORATE DRIVE, SUITE 200  
 FORT LAUDERDALE, FL 33314  
 PH (954) 282-7000  
 FAX (954) 282-7020  
 www.bohlerengineering.com

**EDWARD M. McDONALD**

PROFESSIONAL ENGINEER  
 December 14, 2012  
 10000 UNIVERSITY BLVD., SUITE 100  
 FORT LAUDERDALE, FL 33314  
 PHONE (954) 282-7000 FAX (954) 282-7020

SHEET TITLE

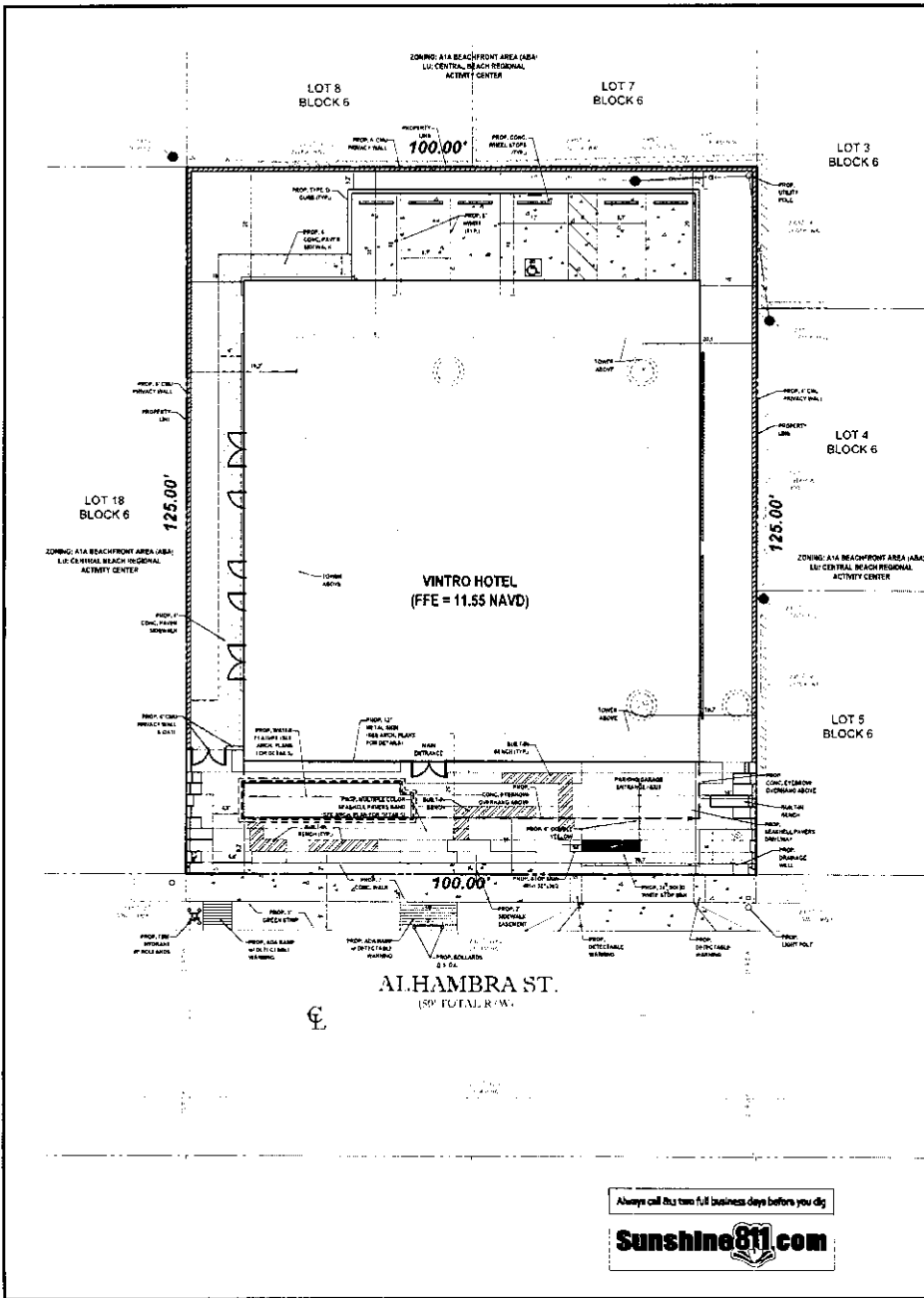
**AERIAL EXHIBIT**

SHEET NUMBER

**C-2**

EXHIBIT 1  
 13-A7621  
 Page 24 of 58



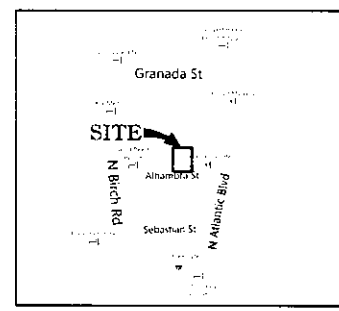


**LEGAL DESCRIPTION**  
 THE LAND CONTAINED HEREIN IS PART OF THE VINTRO HOTEL PROJECT, A SUBDIVISION OF LAND IN THE CITY OF FORT LAUDERDALE, FLORIDA.

**NOTICE**  
 THIS PLAN REFERS TO AN ALTA SURVEY... THE APPLICANT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND ACCURATE...

**HATCH LEGEND**

[Symbol]	PROPOSED EXISTING
[Symbol]	PROPOSED EXISTING
[Symbol]	PROPOSED EXISTING
[Symbol]	PROPOSED EXISTING
[Symbol]	PROPOSED EXISTING
[Symbol]	PROPOSED EXISTING
[Symbol]	PROPOSED EXISTING
[Symbol]	PROPOSED EXISTING



**LOCATION MAP**  
SCALE: 1" = 100'

**DISTRICT REQUIREMENTS & GENERAL NOTES**

- THIS PLAN REFERS TO AN ALTA SURVEY... (SEE LEGAL DESCRIPTION)
- APPLICANT: VINTRO HOTEL FORT LAUDERDALE
- DATA TABLE:
 

CURRENT USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	HOTEL UNITS, RESTAURANT, OFFICE, CONFERENCE ROOM, MEETING ROOM, STORAGE, etc.
LAND USE DESIGNATION:	CIVILIAN BEACH REGIONAL ACTIVITY CENTER
ZONING DESIGNATION:	ALHAMBRA BEACH-FRONT AREA
OWNER (WATER/SEWER SERVICE PROVIDER):	CITY OF FORT LAUDERDALE
TOTAL SITE AREA:	12,345 SF (28.7 AC)
IMPERVIOUS SURFACES:	PAVEMENT: 1,234 SF (10.0%), ROADS: 567 SF (4.6%), BUILDING: 890 SF (7.2%)
PERVIOUS LANDSCAPE:	2,345 SF (19.0%)
VEHICULAR USE AREA:	4,567 SF (37.0%)
OPEN SPACE:	3,789 SF (30.8%)
4. SITE BREAKDOWN:
 

HOTEL UNITS:	10
RESTAURANT:	1,234 SF
OFFICE:	567 SF
CONFERENCE ROOM:	890 SF
TOTAL SQUARE FOOTAGE:	2,691 SF
5. PARKING DATA:
 

REQUIRED:	PARKING RATES PER HOUR: \$4.00
PROVIDED:	47 SPACES (SEE V&E PLAN)
6. DISTRICT REQUIREMENTS:
 

LOADING ZONE:	REQUIRED: NONE	PROVIDED: NONE
MAX. FLOOR AREA RATIO (FAR):	REQUIRED: 4.0	PROVIDED: 4.0
MAX. BLDG. HEIGHT:	REQUIRED: 100' MAX.	PROVIDED: 100'
NUMBER OF STORIES:	REQUIRED: 3	PROVIDED: 3
STRUCTURE LENGTH:	REQUIRED: 275' MAX.	PROVIDED: 275'
STRUCTURE WIDTH:	REQUIRED: 175' MAX.	PROVIDED: 175'
FRONTAL REQUIREMENTS:	FRONTAL ALHAMBRA ST. SOUTH: SHOULDER: 10' TO 15'	FRONT ALHAMBRA ST. NORTH: SHOULDER: 10' TO 15'
REAR REQUIREMENTS:	REAR ALHAMBRA ST. WEST: SHOULDER: 10' TO 15'	REAR ALHAMBRA ST. EAST: SHOULDER: 10' TO 15'

Always call us two full business days before you dig  
**Sunshine811.com**

**BOHLER ENGINEERING**  
 1100 S. UNIVERSITY AVE., SUITE 100  
 FORT LAUDERDALE, FL 33404  
 PHONE: 771-2333  
 FAX: 771-2333  
 WWW: BOHLERENR.COM

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

**PROJECT:**  
 VINTRO HOTEL  
 FORT LAUDERDALE

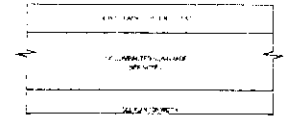
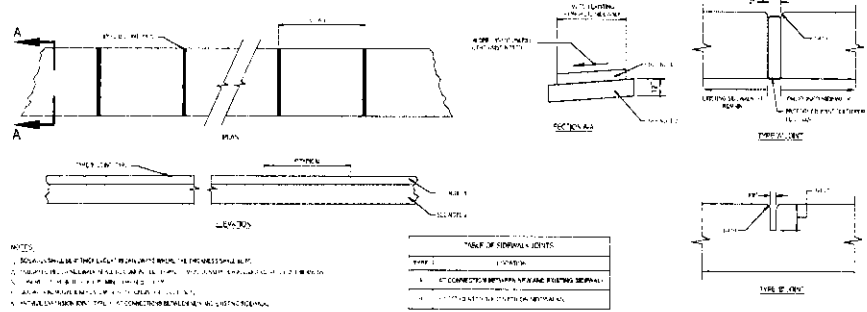
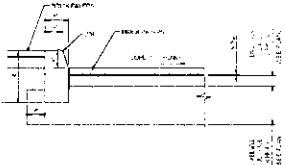
**FOR:**  
**BEILINSON GOMEZ ARCHITECTS**

**CITY OF FORT LAUDERDALE**  
 INCHOWARD COUNTY, FLORIDA

**BOHLER ENGINEERING**  
 PREPARED BY:  
 EDWARD M. McDONALD, P.E.  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 12345  
 FORT LAUDERDALE, FLORIDA  
 WWW: BOHLERENR.COM

**EDWARD M. McDONALD**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 12345  
 FORT LAUDERDALE, FLORIDA  
 WWW: BOHLERENR.COM

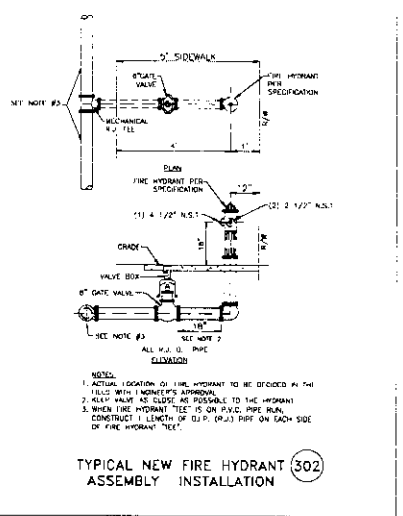
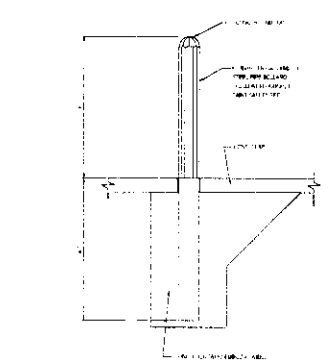
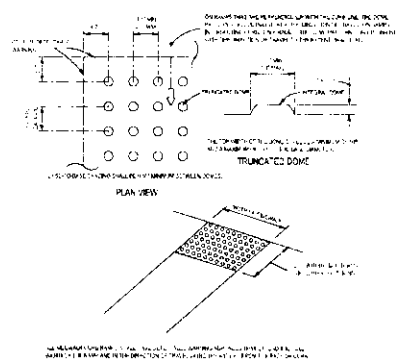
**SITE PLAN**  
 SHEET NO. **C-3**



1 CONCRETE CURB (TYPE 'D') DETAIL  
SCALE: NONE

2 SIDEWALK DETAILS  
SCALE: NONE

3 TYPICAL CONCRETE SIDEWALK SECTION  
SCALE: NONE



4 ADA RAMP DETECTABLE WARNING DETAIL  
SCALE: NONE

5 BOLLARD DETAIL  
SCALE: NONE

TYPICAL NEW FIRE HYDRANT ASSEMBLY INSTALLATION 302

**BOHLER ENGINEERING**  
 1000 UNIVERSITY BLVD., SUITE 100  
 FORT LAUDERDALE, FL 33304  
 TEL: 954.344.2500  
 FAX: 954.344.2501  
 WWW.BOHLERENGINEERING.COM

REV.	DATE	DESCRIPTION	BY
1	01/12/11	ISSUED FOR PERMITS	MM
2	01/12/11	ISSUED FOR PERMITS	MM
3	01/12/11	ISSUED FOR PERMITS	MM
4	01/12/11	ISSUED FOR PERMITS	MM
5	01/12/11	ISSUED FOR PERMITS	MM
6	01/12/11	ISSUED FOR PERMITS	MM
7	01/12/11	ISSUED FOR PERMITS	MM
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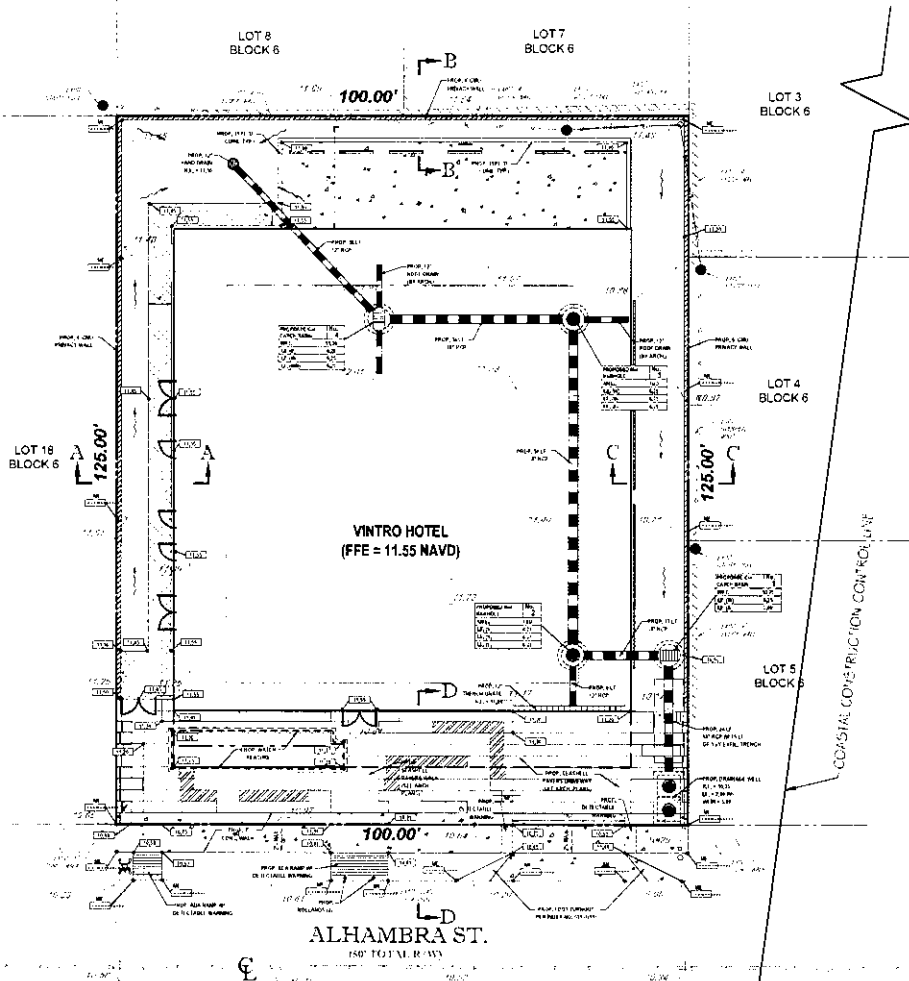
DATE OF THE DRAWING: 01/12/11  
 DRAWN BY: MM  
 CHECKED BY: MM  
 SCALE: AS SHOWN  
 PROJECT: VINTRO HOTEL

**VINTRO HOTEL**  
**FORT LAUDERDALE**  
 FOR  
**BEILLINSON GOMEZ**  
**ARCHITECTS**  
 CITY OF FORT LAUDERDALE  
 BROWARD COUNTY, FLORIDA

**BOHLER ENGINEERING**  
 1000 UNIVERSITY BLVD., SUITE 100  
 FORT LAUDERDALE, FL 33304  
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 FAX: 954.344.2501  
 WWW.BOHLERENGINEERING.COM

**EDWARD M. McDONALD**  
 ENGINEER  
 LICENSE NO. 10000  
 LICENSED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 STATE OF FLORIDA

**SITE DETAILS**  
 SHEET NO. **C-4**  
 EXHIBIT 13.0254



**CONSTRUCTION NOTES:**

- CONTRACTOR TO SURVEY ALL LOCATIONS OF REMOVAL OF IMPROVEMENTS. EXISTING UTILITIES AND SIGNALS MUST BE PROTECTED. ALL BULK AND SURFACE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED SURVAY AREA.
- CONTRACTOR TO MATCH EXISTING GRADES AND TO CONTRACTOR TO MAINTAIN EXISTING FLOOR FINISHES TO REMAIN.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND MAINTAIN LOCAL OPENSPACES.
- CONTRACTOR TO EXPOSE ALL CONSTRUCTION BY NEARBY ADJACENT LOT OWNERS.
- CONTRACTOR TO SOO ALL DISTURBED AREAS, SODDING SHALL BE MAINTAINED UNTIL AND CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL MAINTAIN ALL ADJACENT LOT OWNERS.
- ALL EXISTING TRAFFIC SIGNALS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WITHIN APPROXIMATE BY THE CONTRACTOR.
- THEY OF PLANT REFLECT ADDRESS NUMBER QUANTITY PLANTERIA COMPANY. IN THE EVENT THAT ANY PLANT MATERIALS PROVIDED BY THE CONTRACTOR ARE NOT AVAILABLE OR THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINAGE UTILITIES AND OTHER FACILITIES TO REMAIN AND SHALL MAINTAIN ACCESSIBLE TO THE HEALTH CARE FACILITY ACTIVITIES AT ALL ADDITIONAL COST TO THE OWNER.
- NOTIFY SURVAYING STATE ONE CALL (888)848-4775 PRIOR TO CONSTRUCTION.
- PROJECT GRADES ON DESIGN SHEETS ARE PROVIDED BY OTHERS, DURATIONS OF CONSTRUCTION SHALL NOT EXCEED 180 DAYS (180 DAYS) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOT OBTAIN ANY PERMITS PRIOR TO ANY WORK. PERMITS NECESSARY TO BE OBTAINED PRIOR TO THE WORK.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SIGNALS TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SIGNALS TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SIGNALS TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SIGNALS TO REMAIN.
- ALL EXISTING UTILITIES AND SIGNALS TO REMAIN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SIGNALS TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SIGNALS TO REMAIN.
- ALL EXISTING UTILITIES AND SIGNALS TO REMAIN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SIGNALS TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SIGNALS TO REMAIN.
- ALL EXISTING UTILITIES AND SIGNALS TO REMAIN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SIGNALS TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SIGNALS TO REMAIN.

**PAVING, GRADING & DRAINAGE LEGEND**

EXISTING/NOTE	TYPICAL NOTE TEXT	PROPOSED/TEXT
P	ASPHALT PAVEMENT	ASPHALT PAVEMENT
U	CONCRETE	CONCRETE
...	...	...

**HATCH LEGEND**

[Hatch Pattern]	PROPOSED CONCRET PAVING
[Hatch Pattern]	PROPOSED BLENDED SAND/ST. GRAVEL
[Hatch Pattern]	PROPOSED CONCRETE
[Hatch Pattern]	EXISTING CONCRETE



**BOHLER ENGINEERING**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 PROFESSIONAL LICENSE NO. 13471  
 1100 COLUMBIAN AVENUE, SUITE 200  
 FORT LAUDERDALE, FL 33304  
 TEL: (954) 479-3300  
 WWW.BOHLERENGINEERING.COM

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK
1	11/13/18	ISSUE FOR PERMIT		

**PROJECT INFORMATION**

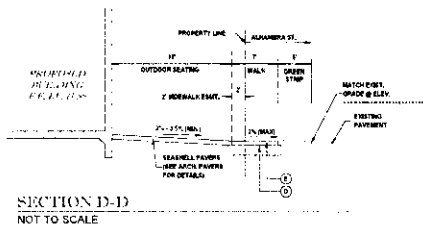
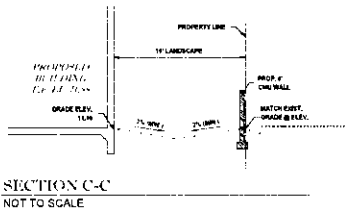
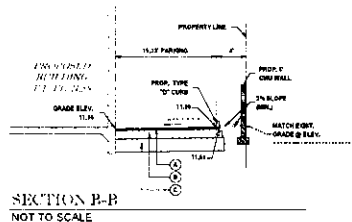
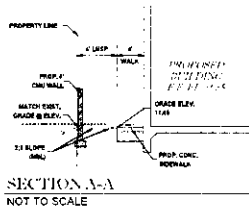
PROJECT NO.	110000
DATE	11/13/18
PROJECT NAME	VINTRO HOTEL
CLIENT	BEILINSON GOMEZ ARCHITECTS

**VINTRO HOTEL**  
**FORT LAUDERDALE**  
 FOR  
**BEILINSON GOMEZ ARCHITECTS**  
 CITY OF FORT LAUDERDALE  
 BROWARD COUNTY, FLORIDA

**BOHLER ENGINEERING**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
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 TEL: (954) 479-3300  
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**EDWARD M. McDONALD**  
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 STATE OF FLORIDA  
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**PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN**  
**C-5**



**PAVEMENT LEGEND**

- (A) WALKING SURFACE: (ASPHALT) (ASPHALT ONLY) INSTALLATION OF THE 1" ASPHALT CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE III ASPHALTIC CONCRETE AND SHALL BE CONSTRUCTED WITH (1) LIFTS OF 1/2" SHAL ASPHALTIC CONCRETE WITH TACK COAT BETWEEN LIFTS. (VIRGIN ASPHALT TO BE USED FOR FINAL LIFT).
- (B) LIME ROCK BASE: (ASPHALT) (VEHICULAR PAVED AREAS) LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM OF 2" THICKNESS AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-99. OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE MIN LSR 100 WITH ENGINEER'S APPROVAL. LIME ROCK SHALL EXTEND 12" BEYOND ASPHALT LIMITS TO BE CONSTRUCTED IN 12" LIFTS.
- (C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 95% OF MAX. DRY DENSITY PER AASHTO T-99. (MIN LSR 40). APPLY TO DUMPSTER AND DRIVE TRAYS BENEATH CONCRETE SLABS. SUBGRADE SHOULD EXTEND 12" BEYOND LIME ROCK/CONCRETE LIMITS.
- (D) COMPACTED SUBGRADE: (WALKWAYS) COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-99.
- (E) CONCRETE SIDEWALK: 4" THICK 3000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS WHERE THICKNESS SHALL BE 6" AND 4000 P.S.I.

ALL ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)



**BOHLER ENGINEERING**  
 REGISTERED PROFESSIONAL ENGINEERS  
 STATE OF FLORIDA  
 1100 UNIVERSITY BLVD, SUITE 100  
 FORT LAUDERDALE, FL 33304  
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 FAX: 754.225.8889  
 WWW.BOHLERENGINEERING.COM

REV.	DATE	COMMENT	BY
1	8/16/17	ISSUE FOR PERMITS	JKM

PROJECT NO.	F20003
DRAWN BY	JKM
CHECKED BY	JKM
SCALE	AS SHOWN
DATE	8/16/2017

VINTRO HOTEL  
 FORT LAUDERDALE  
 FOR  
**BEILLINSON GOMEZ ARCHITECTS**

3371 SW 15TH AVE., FORT LAUDERDALE, FLORIDA

**BOHLER ENGINEERING**  
 LICENSE # 1907  
 1100 UNIVERSITY BLVD, SUITE 100  
 FORT LAUDERDALE, FL 33304  
 PHONE: 754.225.8888  
 FAX: 754.225.8889  
 WWW.BOHLERENGINEERING.COM

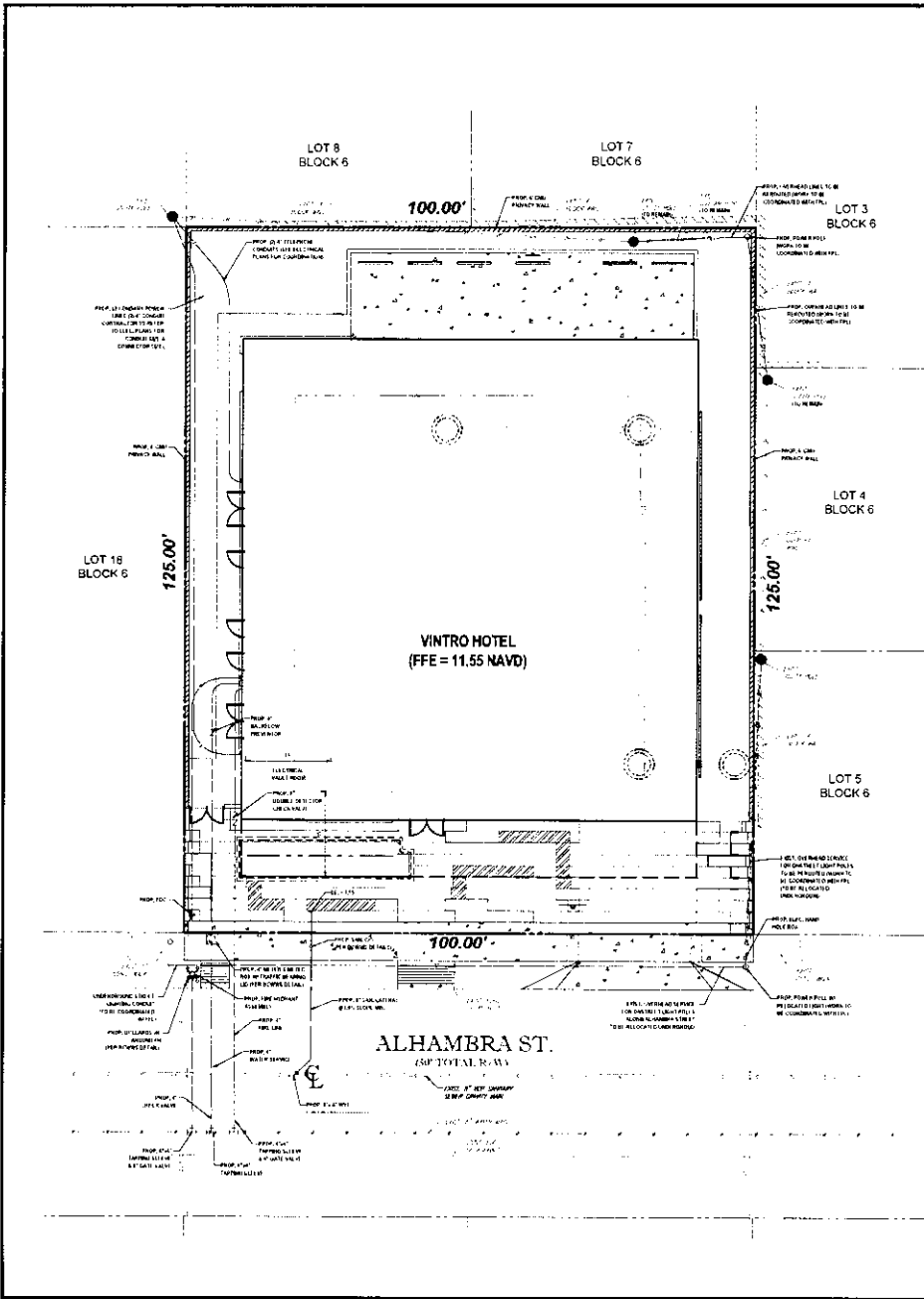
EDWARD M. McDONALD

PROFESSIONAL ENGINEER  
 LICENSE # 10000  
 1100 UNIVERSITY BLVD, SUITE 100  
 FORT LAUDERDALE, FL 33304

CROSS SECTIONS

SHEET NUMBER  
**C-6**

EXHIBIT 1  
 13-0224



**UTILITY LEGEND**

SYMBOL	DESCRIPTION	REMARKS
—	WATER	
—	SEWER	
—	GAS	
—	ELECTRICAL	
—	TELEPHONE	
—	FIRE	
—	RAIN	
—	TELEVISION	
—	OTHER	

**HATCH LEGEND**

[Pattern]	PROPOSED CONCRET
[Pattern]	EXISTING CONCRET
[Pattern]	PROPOSED ASPHALT DRIVEWAY
[Pattern]	EXISTING ASPHALT DRIVEWAY

Always call us 24 hours a day, 7 days a week before you dig.



**BOHLER ENGINEERING**

DATE	BY	REVISION

PROJECT NO.	C-7
DATE	11/11/21

**VINTRO HOTEL**  
FORT LAUDERDALE

ARCHITECTS  
**BEILINSON GOMEZ**

**BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 13,078-1  
BOHLER ENGINEERING, LLC  
1200 S. UNIVERSITY AVENUE, SUITE 100  
FORT LAUDERDALE, FLORIDA 33404  
TEL: 954.485.1234  
FAX: 954.485.1235  
WWW.BEILINSONGOMEZ.COM

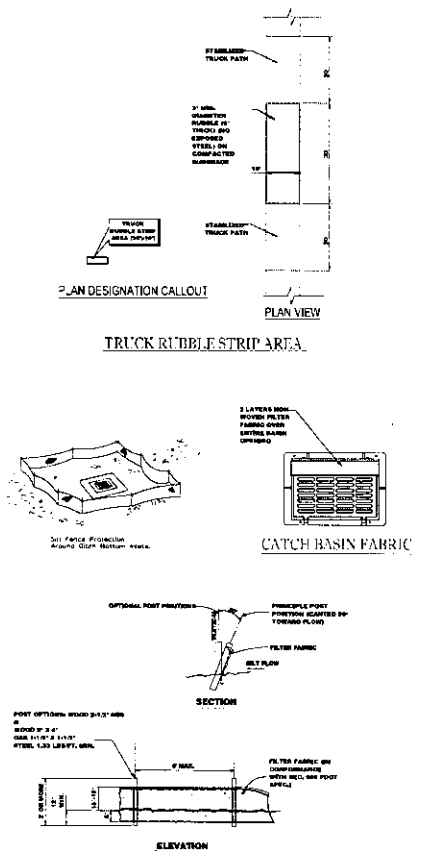
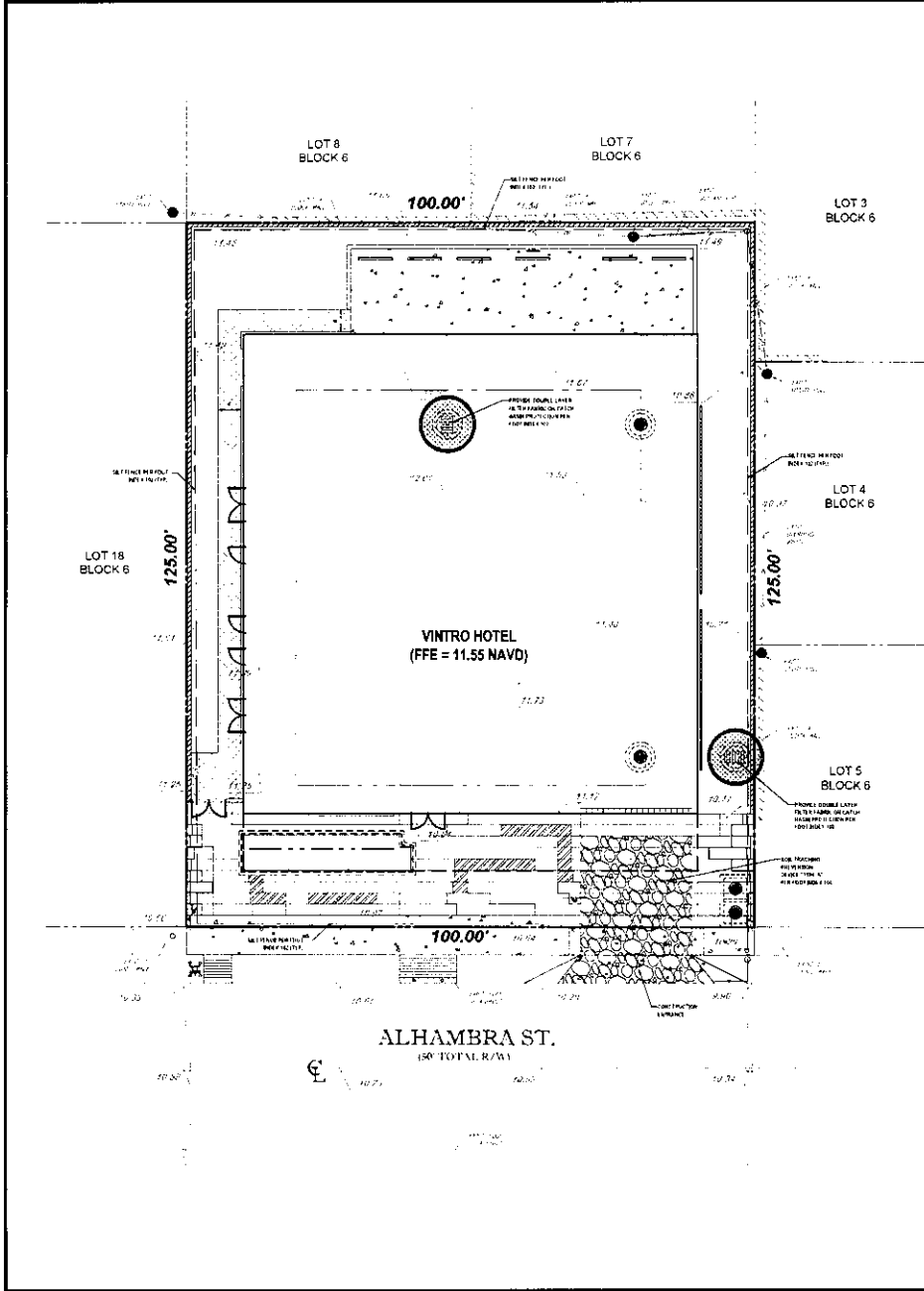
**EDWARD M. McDONALD**

REGISTERED PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 13,078-1  
BOHLER ENGINEERING, LLC

**PRELIMINARY UTILITIES PLAN**

PROJECT NO.  
**C-7**

DATE  
11.11.21



SILT FENCE DETAIL (P.D.O.T. INDEX 102, SHEET 03 OF 03)

- NOTES:**
- 1.) SILT FENCE TO BE CONSTRUCTED WHEREVER OPPOSITE AREAS ARE LOWER THAN ADJACENT ONSITE ELEVATIONS.
  - 2.) CATCH BASIN FABRIC TO BE PLACED ON AREA INLETS SUBJECT TO SEDIMENTATION FROM THIS PROJECT.
  - 3.) ALL EROSION CONTROL DEVICES SUCH AS RUBBLE STRIPS, TURBIDITY BARRIERS, SILT FENCES AND OTHER BARRIERS SHALL BE INSTALLED PRIOR TO DISRUPTION & CONSTRUCTION.

Always call 800 two full business days before you dig

**BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEERS  
FLORIDA LICENSE NO. 12543  
REGISTERED PROFESSIONAL SURVEYORS  
FLORIDA LICENSE NO. 12543

NO.	DATE	REVISION	BY
001	04/12	GEN. DRAWING	ESM

---

PROJECT: **VINTRO HOTEL FORT LAUDERDALE**

FOR: **BELLINSON GOMEZ ARCHITECTS**

CITY OF FORT LAUDERDALE  
BROWARD COUNTY, FLORIDA

---

**BOHLER ENGINEERING**

PROJECT NO. 1908  
DATE: 04/12/2012  
SCALE: AS SHOWN  
DRAWN BY: ESM  
CHECKED BY: JLD  
DATE: 04/12/2012

---

**EDWARD M. McDONALD**

REGISTERED PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 12543  
REGISTERED PROFESSIONAL SURVEYOR  
FLORIDA LICENSE NO. 12543

---

**EROSION CONTROL PLAN**

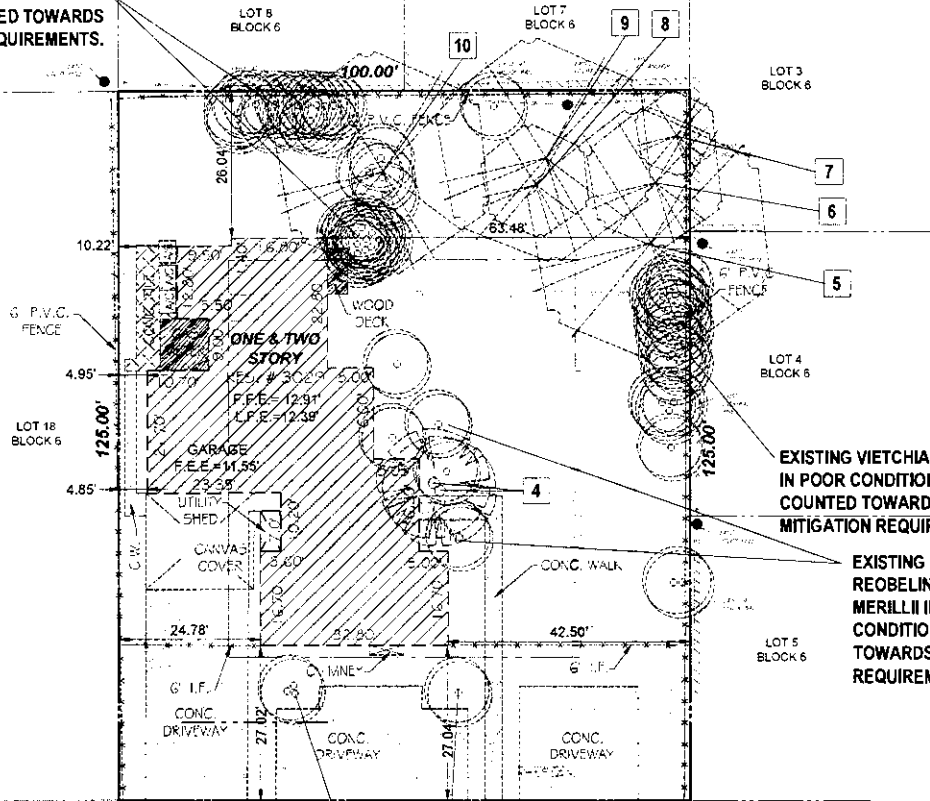
SHEET TITLE

SHEET NUMBER

**C-8**

EXHIBIT 1  
13-0761

EXISTING VIETCHIA MERILLII  
IN POOR CONDITION. NOT  
COUNTED TOWARDS  
MITIGATION REQUIREMENTS.



EXISTING VIETCHIA MERILLII  
IN POOR CONDITION. NOT  
COUNTED TOWARDS  
MITIGATION REQUIREMENTS.

EXISTING PHOENIX  
REOBELINII AND VIETCHIA  
MERILLII IN POOR  
CONDITION. NOT COUNTED  
TOWARDS MITIGATION  
REQUIREMENTS.

EXISTING PTYCHOSPERMA  
ELEGANS IN POOR CONDITION.  
NOT COUNTED TOWARDS  
MITIGATION REQUIREMENTS.

EXISTING TREE DISPOSITION CHART

TREE NO.	BOTANICAL NAME	COMMON NAME	HT.	SPR.	CAL.	CONDITION	COMMENTS	DISPOSITION
1	Sabal palmetto	Cabbage Palm	15'-0"	10'	10"	Fair		remove
2	Sabal palmetto	Cabbage Palm	14'-0"	10'	10"	Fair		remove
3	Sabal palmetto	Cabbage Palm	14'-0"	10'	12"	Fair		remove
4	Roystonea elata	Royal Palm	28'11" ga	20'	18" W	Fair		remove
5	Coccoloba uvifera	Seagrape	35'	40'	38"	Poor	co-dominant trunk; trunk damage; under powerlines	remove
6	Coccoloba uvifera	Seagrape	25'	25'	18"	Poor	co-dominant trunk; trunk damage; under powerlines	remove
7	Coccoloba uvifera	Seagrape	20'	15'	12"	Poor	co-dominant trunk; trunk damage; under powerlines	remove
8	Coccoloba uvifera	Seagrape	20'	20'	22"	Poor	co-dominant trunk; trunk damage; under powerlines	remove
9	Coccoloba uvifera	Seagrape	40'	40'	48"	Poor	co-dominant trunk; trunk damage; under powerlines	remove
10	Coccoloba uvifera	Seagrape	40'	40'	34"	Poor	2 major co-dominant trunks; trunk damage; under powerlines	remove

ALL EXISTING PTYCHOSPERMA ELEGANS, PHOENIX REOBELINII, VIETCHIA, ETC, NOT LISTED IN THE ABOVE TREE CHART SHALL BE REMOVED FROM THE SITE AND ARE NOT COUNTED TOWARDS MITIGATION REQUIREMENTS.

**BOHLER ENGINEERING**  
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 FORT LAUDERDALE, FL 33404  
 PHONE: 954-575-1111  
 FAX: 954-575-1112  
 WWW.BOHLERENGINEERING.COM

NO.	DATE	DESCRIPTION	BY
1	10/12/12	CONCEPTUAL	LDG
2	10/12/12	CONCEPTUAL	LDG

PROJECT NO.	VINTRO
DRAWN BY	LDG
CHECKED BY	LDG
DATE	10/12/12
SCALE	AS SHOWN
CAD FILE	VINTRO TREE DISPOSITION.dwg

VINTRO HOTEL  
FORT LAUDERDALE

FOR

BEILINSON GOMEZ  
ARCHITECTS

CITY OF FORT LAUDERDALE  
BROWARD COUNTY - FLORIDA

**BOHLER ENGINEERING**

RAHEL B.  
 1000 UNIVERSITY BLVD., SUITE 100  
 FORT LAUDERDALE, FL 33404  
 PH: 954-575-1111  
 FX: 954-575-1112  
 WWW.BOHLERENGINEERING.COM

MICHAEL D. GROSSWIRTH

PROFESSIONAL ENGINEER  
 LICENSE NO. 12011  
 FLORIDA LICENSE NO. 12011  
 LICENSE EXPIRES 12/31/15

DATE: 10/12/12

TREE DISPOSITION PLAN

PROJECT NUMBER: LD-1









①



②



③



④



⑤



⑥



⑦



DATE	REVISION



A1 AERIAL VIEW LOOKING SOUTH

SCALE: N.T.S.



A2 AERIAL VIEW LOOKING NORTH

SCALE: N.T.S.



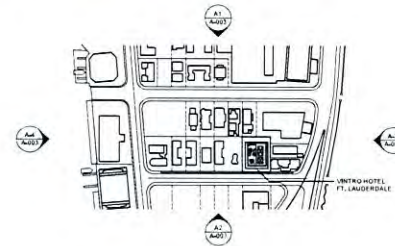
A3 AERIAL VIEW LOOKING WEST

SCALE: N.T.S.



A4 AERIAL VIEW LOOKING EAST

SCALE: N.T.S.



A5 LOCATION MAP KEY PLAN

SCALE: 1=200

DATE	REVISION



C1 VIEW FROM ALHAMBRA STREET LOOKING NORTHEAST

SCALE: N.T.S.



C4 VIEW FROM N. ATLANTIC BLVD. LOOKING NORTHWEST

SCALE: N.T.S.



A1 VIEW FROM SEVILLE STREET LOOKING SOUTHEAST

SCALE: N.T.S.



A4 VIEW FROM N. ATLANTIC BLVD. LOOKING WEST

SCALE: N.T.S.

NO.	DATE	REVISION

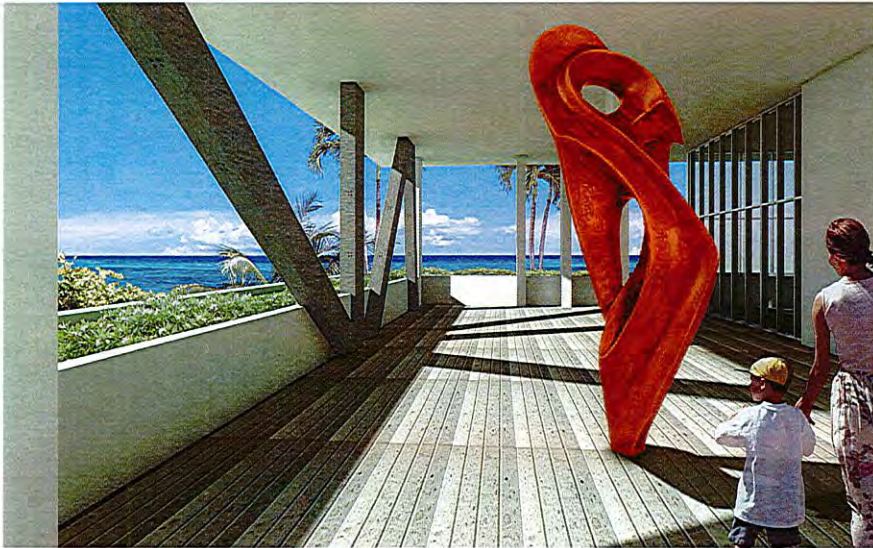
DATE:      REVISION:

DWG. TITLE:      STREET VIEW RENDERING

SCALE:      N.P.S.

PROJECT NO.:      2017-18

DATE:      12-06-12



C1 VIEW FROM SCULPTURE GARDEN AT 3RD FLOOR LOOKING SOUTHEAST

SCALE: N.T.S.



C4 BUILDING MAIN ENTRY VIEW FROM ALHAMBRA STREET

SCALE: N.T.S.



A1 BUILDING MAIN ENTRY AERIAL VIEW



A4 BUILDING MAIN ENTRY VIEW FROM ALHAMBRA STREET

SCALE: N.T.S.

BEILINSON  
GOMEZ

ARCHITECTURAL RENDERING  
LEO BELINSON ARCHITECTS  
3333 ROSCAYNE BLVD. SUITE 100  
MIAMI FL 33134-8664  
TEL: 305.596.1750  
FAX: 305.591.1541  
WWW.BELINSONGOMEZ.COM

VINTRO HOTEL FORT LAUDERDALE  
3025 ALHAMBRA STREET  
FT. LAUDERDALE, FL 33304

DATE	REVISION

SHEET NO. 13-07-005  
Page 36 of 68



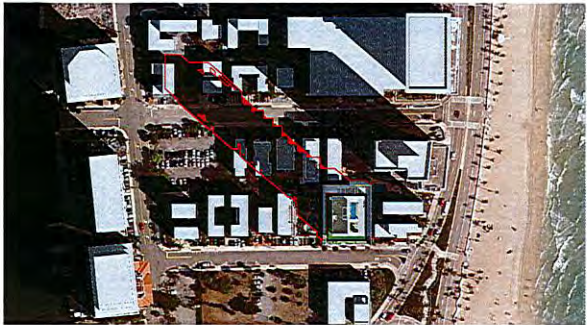
M1 MARCH 21ST 9AM  
SPRING EQUINOX



M2 MARCH 21ND 12PM  
SPRING EQUINOX



M3 MARCH 21ST 5PM  
SPRING EQUINOX



D1 DECEMBER 21ND 9AM  
WINTER SOLSTICE



D2 DECEMBER 21ND 12PM  
WINTER SOLSTICE



D3 DECEMBER 21ND 5PM  
WINTER SOLSTICE



**BEL LINSON**  
**ARQUITECTOS**

ARCHITECTURA ARQUITECTOS  
LES BEL LINSON ARQUITECTOS  
8151 PINE BLVD. SUITE 303  
MIAMI FL 33138  
TEL: 305.556.1250  
FAX: 305.556.1400  
WWW.BEL LINSON.COM

VINTRO HOTEL FORT LAUDERDALE  
FORT LAUDERDALE FL 33304

DATE	REVISION

DRAW. TITLE: SHADOW STUDIES

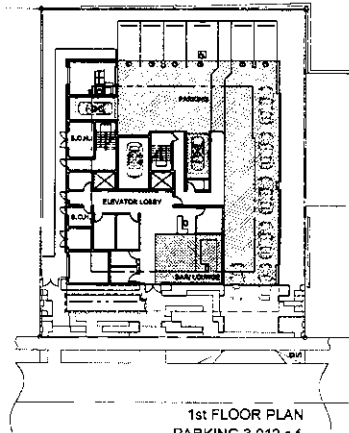
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PROJECT NO.: 13-074-006

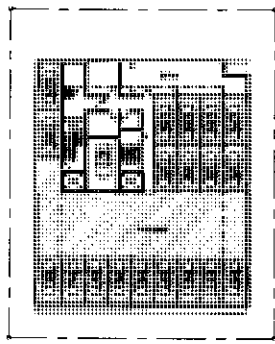
DATE: 12-28-12

SHEET NO.: 37 of 68

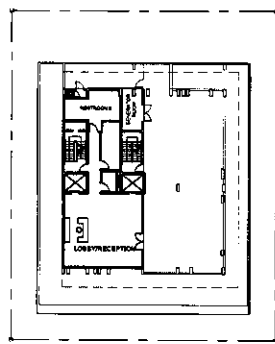




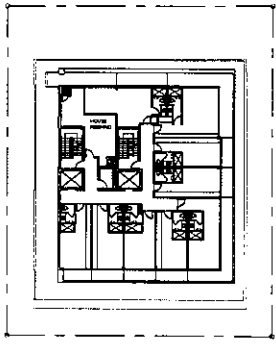
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PARKING 3,012 s.f.  
BAR/ LOUNGE 500 s.f.  
BLDG. 3,288 s.f.  
TOTAL 6,800 s.f.



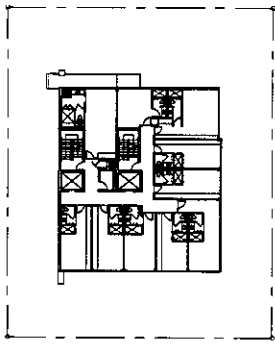
2nd FLOOR PLAN  
PARKING 5,200 s.f.  
BLDG. 2,141 s.f.  
TOTAL 7,341 s.f.



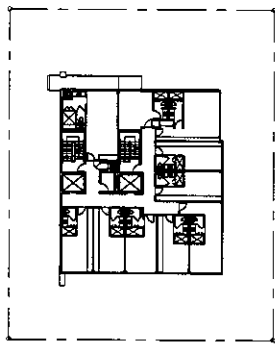
3rd FLOOR PLAN  
2,091 s.f.



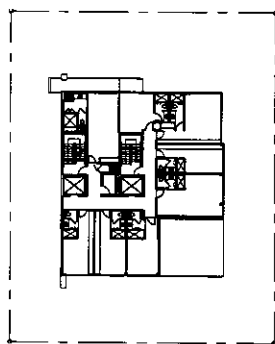
4th FLOOR PLAN  
9 UNITS/ 4,299 s.f.



5th FLOOR PLAN  
10 UNITS/ 4,299 s.f.



6th FLOOR PLAN  
10 UNITS/ 4,299 s.f.



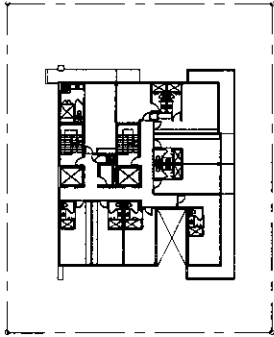
7th FLOOR PLAN  
8 UNITS/ 3,769 s.f.

No	FLOOR DESIGNATION	FUNCTION	# OF UNITS	AREA (S.F.)
1	GROUND FLOOR PLAN	LOBBY, PARKING, BLDG, BAR/ LOUNGE	N/A	6,800
2	2ND FLOOR PLAN	PARKING	N/A	7,341
3	3RD FLOOR PLAN	LOBBY/ RECEPTION/ RESTROOM/ MEN'S/ WOMEN'S	N/A	2,091
4	4TH FLOOR PLAN	HOTEL UNITS (HOUSE # 40000)	9	4,299
5	5TH FLOOR PLAN	HOTEL UNITS	10	4,299
6	6TH FLOOR PLAN	HOTEL UNITS	10	4,299
7	7TH FLOOR PLAN	HOTEL UNITS	8	3,769
8	8TH FLOOR PLAN	HOTEL UNITS	9	4,000
9	9TH FLOOR PLAN	HOTEL UNITS	7	3,520
10	10TH FLOOR PLAN	HOTEL UNITS	7	3,520
11	11TH FLOOR PLAN	HOTEL UNITS	9	4,000
12	12TH FLOOR PLAN	RESTAURANT KITCHEN	N/A	2,044
13	13TH FLOOR PLAN	BLDG. MECHANICAL	N/A	1,400
14	ROOF	STAIR	N/A	111
	TOTAL		88	12,477

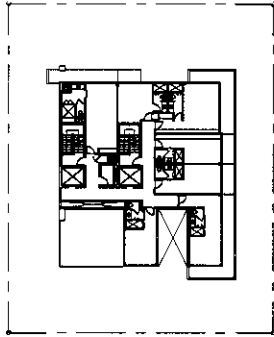
VINTRO HOTEL FORT LAUDERDALE  
13-076-007

DATE	REVISION

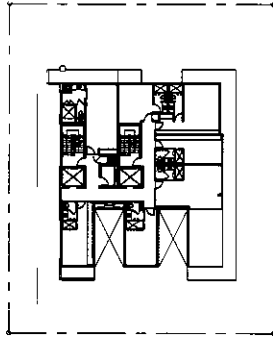
AREA CALCULATION  
TOTAL  
PROJECT NO.  
DATE



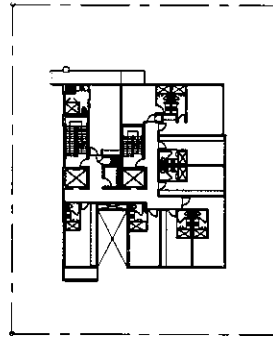
8th FLOOR PLAN  
9 UNITS/ 4,059 s.f.



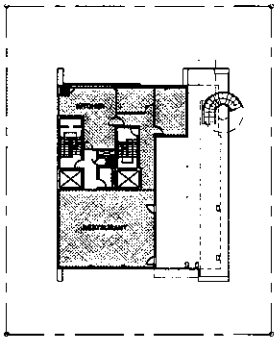
9th FLOOR PLAN  
7 UNITS/ 3,529 s.f.



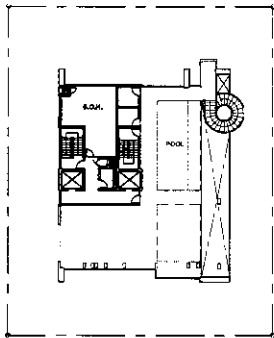
10th FLOOR PLAN  
7 UNITS/ 3,529 s.f.



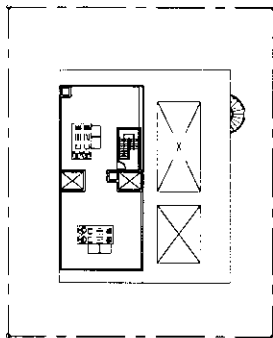
11th FLOOR PLAN  
9 UNITS/ 4,059 s.f.



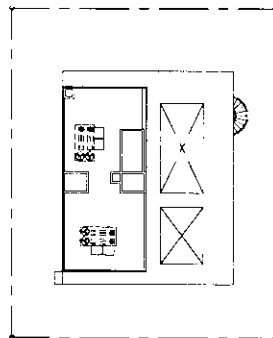
12th FLOOR PLAN  
RESTAURANT/ KITCHEN 2,000 s.f.  
BLDG. 844 s.f.  
TOTAL 2,844 s.f.



13th FLOOR PLAN  
1,406 s.f.



14th ROOF PLAN  
151 s.f.

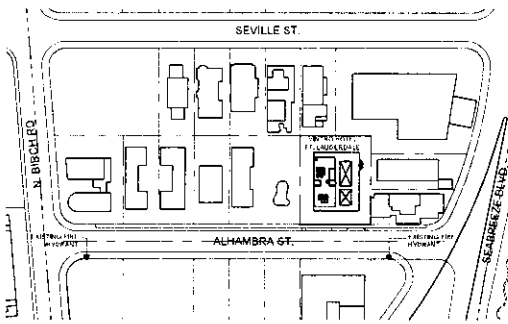


UPPER ROOF

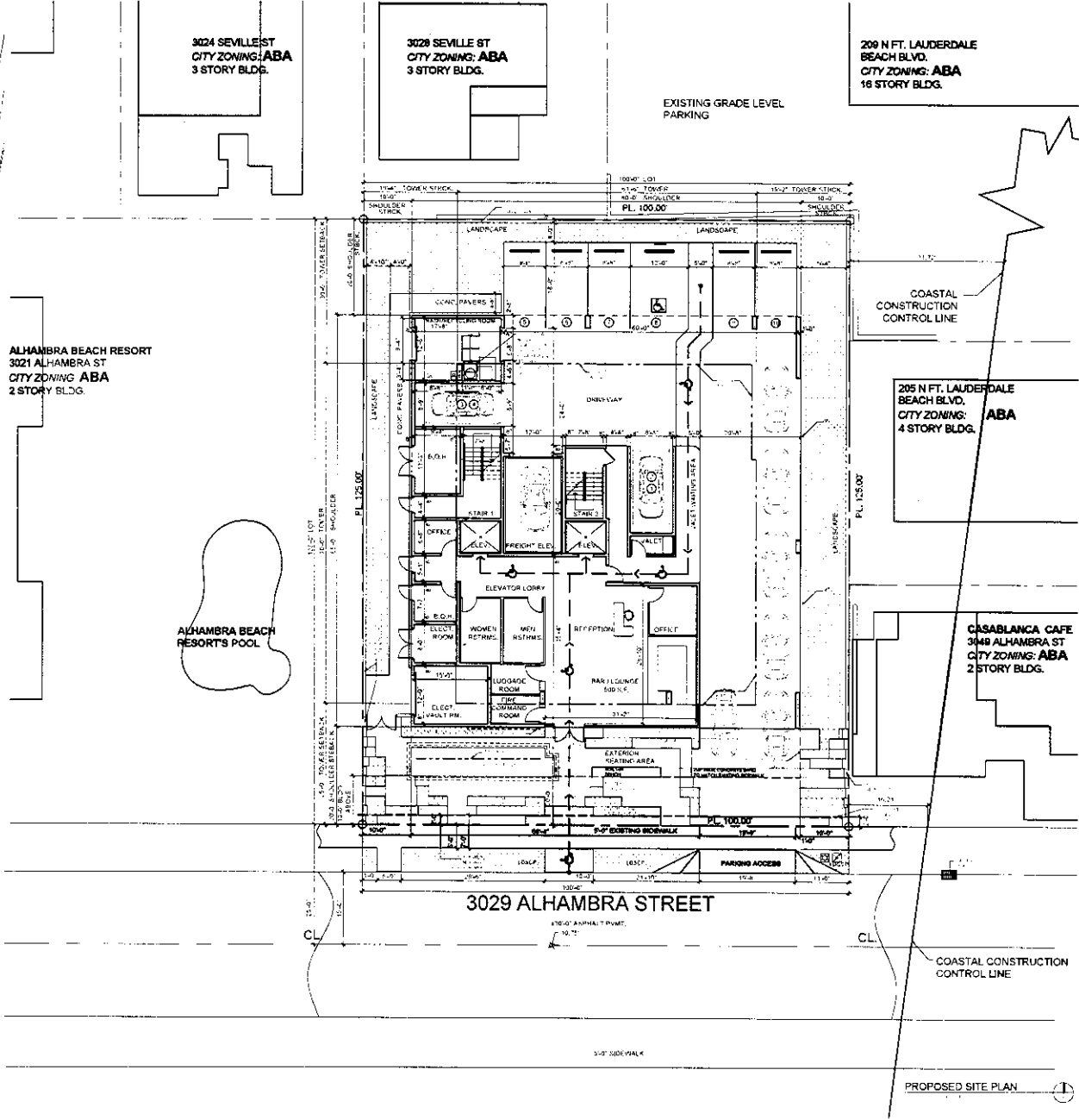

DATE	REVISED







LOCATION MAP



ALHAMBRA BEACH RESORT  
3021 ALHAMBRA ST  
CITY ZONING: ABA  
2 STORY BLDG.

ALHAMBRA BEACH RESORTS POOL

3024 SEVILLE ST  
CITY ZONING: ABA  
3 STORY BLDG.

3028 SEVILLE ST  
CITY ZONING: ABA  
3 STORY BLDG.

209 N FT. LAUDERDALE BEACH BLVD.  
CITY ZONING: ABA  
16 STORY BLDG.

205 N FT. LAUDERDALE BEACH BLVD.  
CITY ZONING: ABA  
4 STORY BLDG.

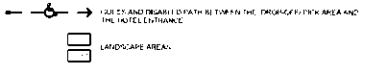
CASABLANCA CAFE  
3049 ALHAMBRA ST  
CITY ZONING: ABA  
2 STORY BLDG.

3029 ALHAMBRA STREET

COASTAL CONSTRUCTION CONTROL LINE

PROPOSED SITE PLAN

SITE PLAN LEGEND



LEGAL DESCRIPTION

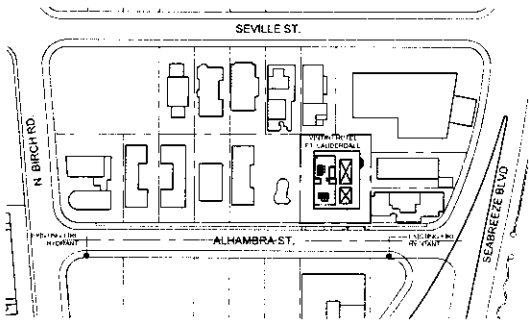
LOTS 18 AND 19, BLOCK 1, OF LAUDERDALE MAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING SUMMARY

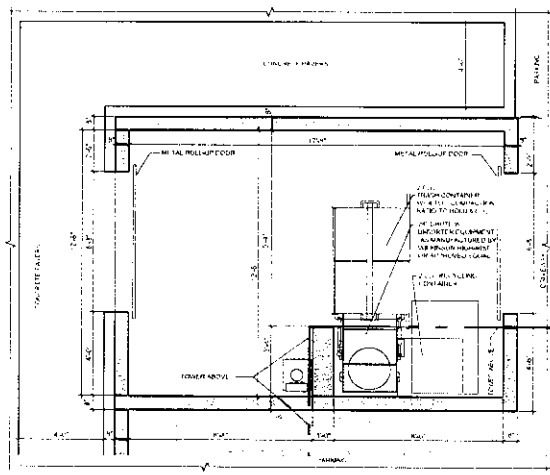
PROJECT ADDRESS:	3029 ALHAMBRA STREET FORT LAUDERDALE, FL 33308
ZONING DISTRICT:	ALHAMBRA BEACH RESORT AREA
PROPERTY ADDRESS:	3029 ALHAMBRA STREET
NET LOT AREA:	12,480 SF
SPREADSHEET AREA:	10,500 SF
EXISTING BUILDING AREA:	2,970 SF
PROPOSED BUILDING AREA:	12,480 SF
EXISTING OFFICE SPACE PROVIDED:	800
SPACE ALLOWED:	42
SPACE PROPOSED:	42
REQUIRED INCLUDES:	LANDSCAPE, WALL, VALET PARKING
SETBACK REQUIREMENTS:	FRONT: 10 FT. (MINIMUM) FROM CURB SIDE: 10 FT. (MINIMUM) FROM CURB REAR: 10 FT. (MINIMUM) FROM CURB TOP: 10 FT. (MINIMUM) FROM CURB
ADDITIONAL NOTES:	SEE ARCHITECTURAL DRAWINGS FOR DETAILED INFORMATION
LANDSCAPE AREA:	2,980 SF
OFFICE SPACE:	5,700 SF

VINTRO HOTEL FORT LAUDERDALE  
3029 ALHAMBRA STREET  
FORT LAUDERDALE, FL 33308

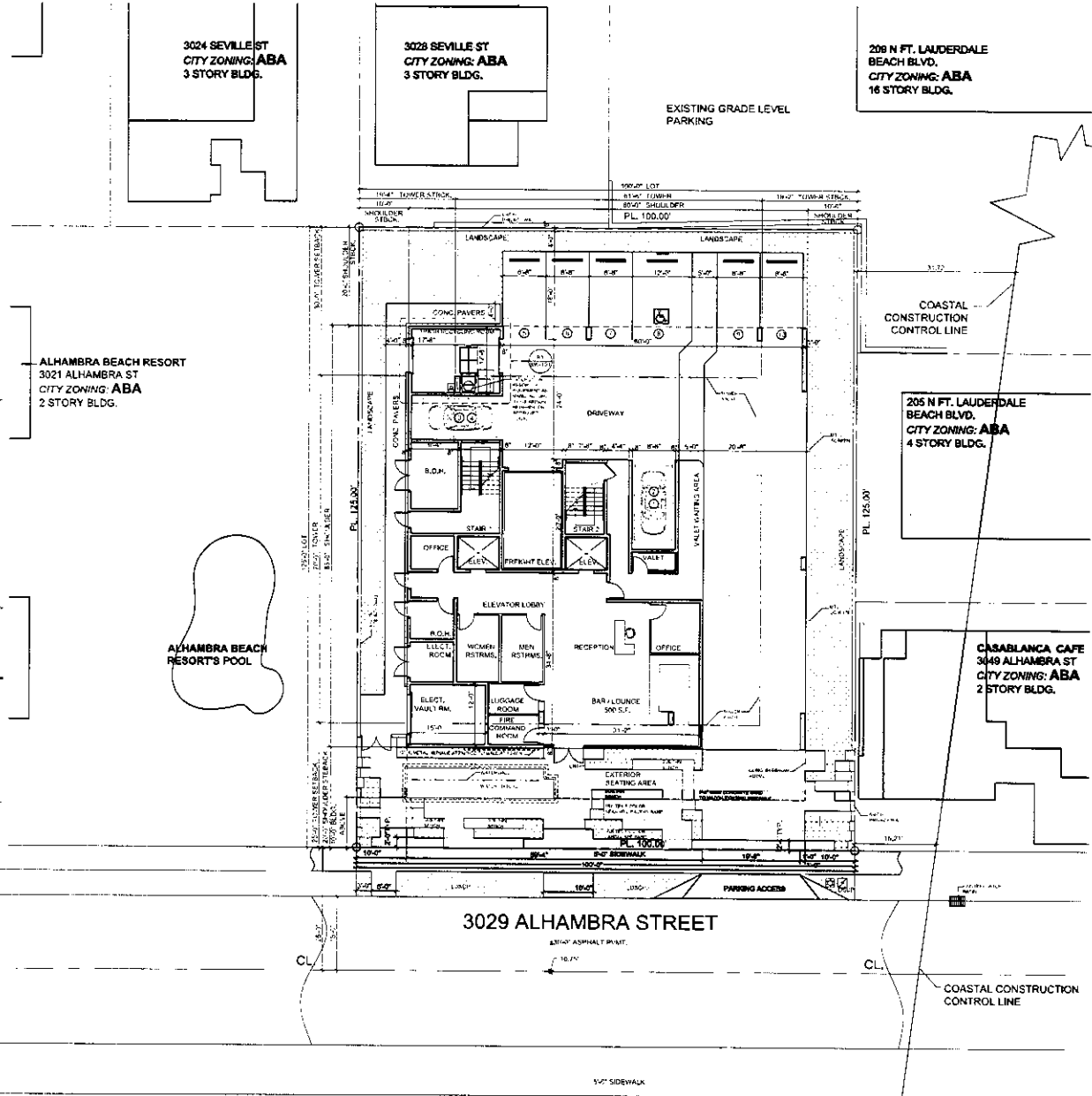
DATE	REVISION



LOCATION MAP



B1 TRASH/RECYCLING ROOM AND BI-SORTER DETAIL SCALE: 3/8" = 1'-0"

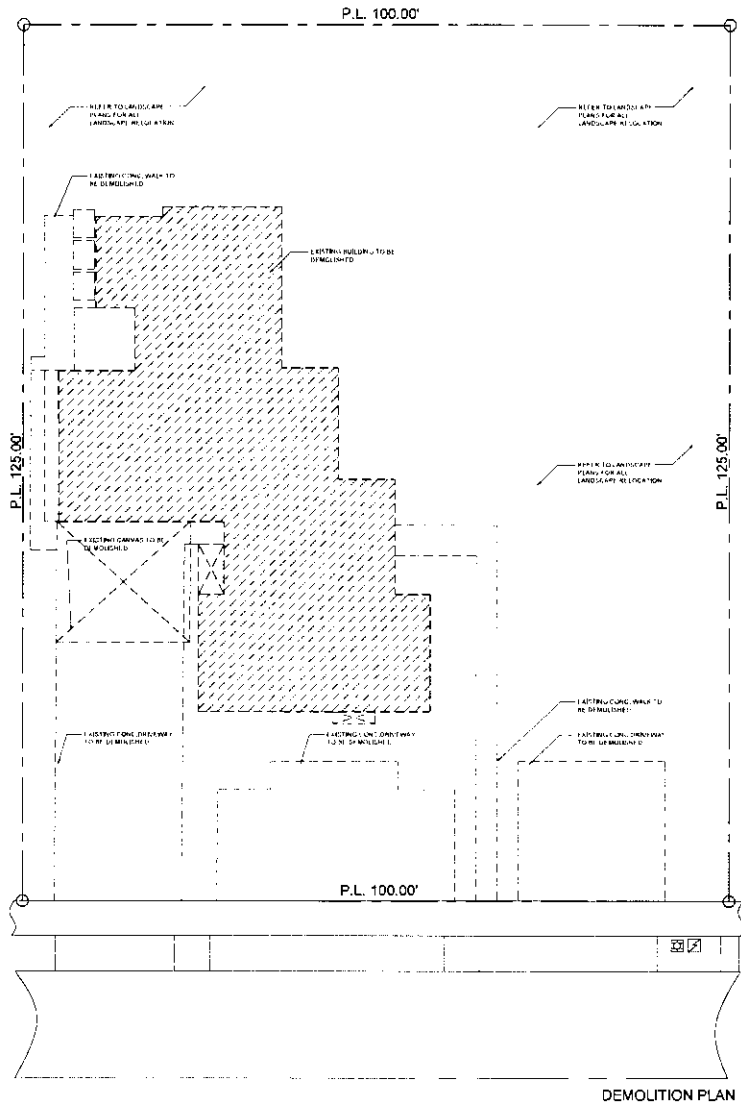


**GENERAL SANITATION NOTES**  
 1. GENERAL WASTE, RECYCLING, AND GREEN TRASH COLLECTION SHALL BE PROVIDED.  
 2. ALL SOLID WASTE MUST BE STORED IN A CONTAINER PROVIDED BY THE CITY OF FORT LAUDERDALE.  
 3. COLLECTION OF WASTE FROM BUSINESSES WITH FOOD HANDLING OPERATIONS.  
 4. ALL COMMERCIAL SANITATION OPERATIONS IN PROGRESS SHALL CEASE AT ALL TIMES TO PREVENT THE FORMING OF ODORS. THE TIME FOR CEASING SHALL BE BEFORE 6:00 A.M. ON MONDAY MORNING. CLEANUP OPERATIONS SHALL BE COMPLETED BY 10:00 A.M. AND 10:00 A.M. ON MONDAY MORNING. OPERATIONS ARE PROHIBITED WITHIN THE HUNDRED FIFTY (150) FEET OF A RESIDENTIAL UNIT.

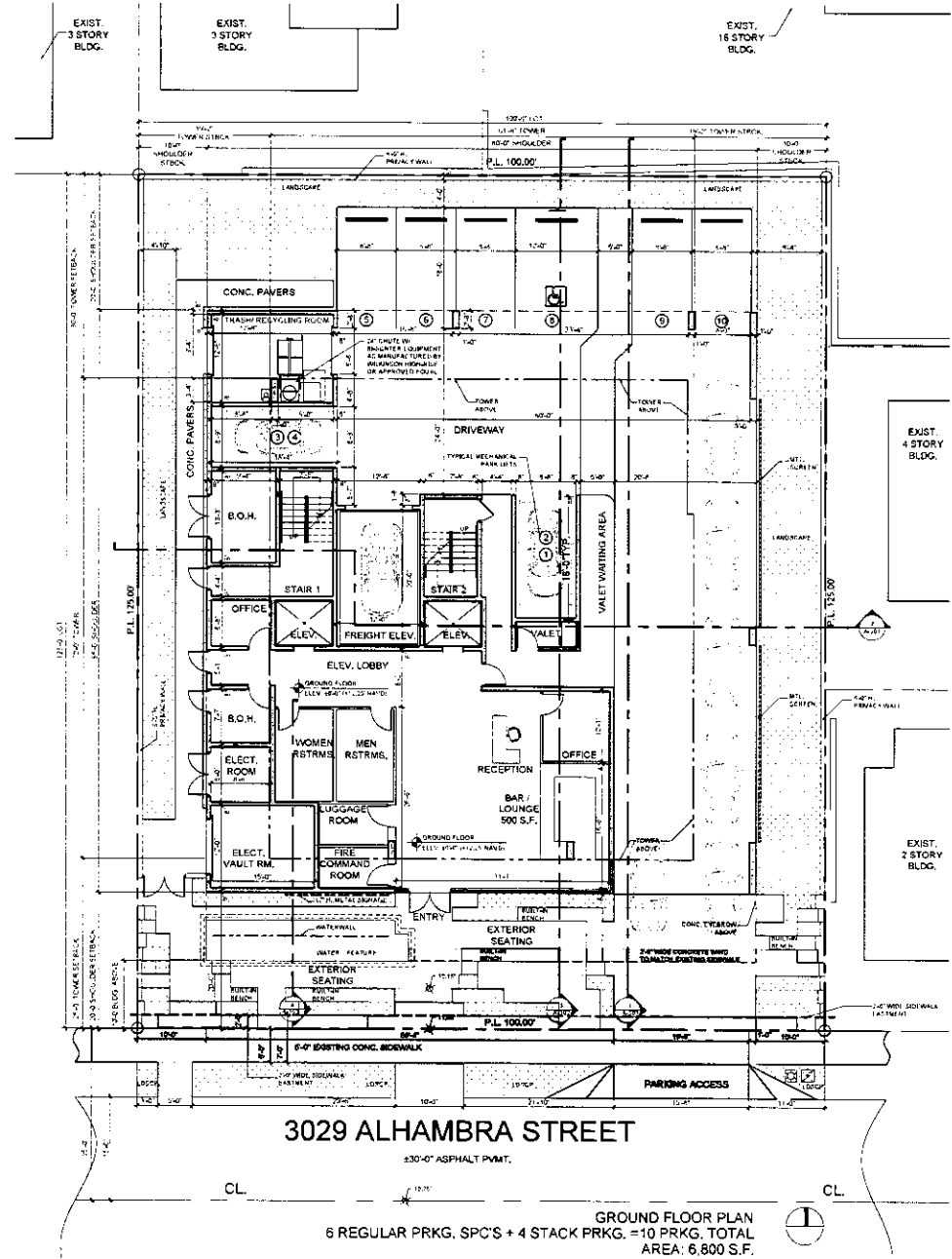
PROPOSED SOLID WASTE MANAGEMENT PLAN

VINTRO HOTEL FORT LAUDERDALE  
 3029 ALHAMBRA STREET  
 FORT LAUDERDALE, FL 33301

DATE	REVISION



DEMOLITION PLAN



3029 ALHAMBRA STREET

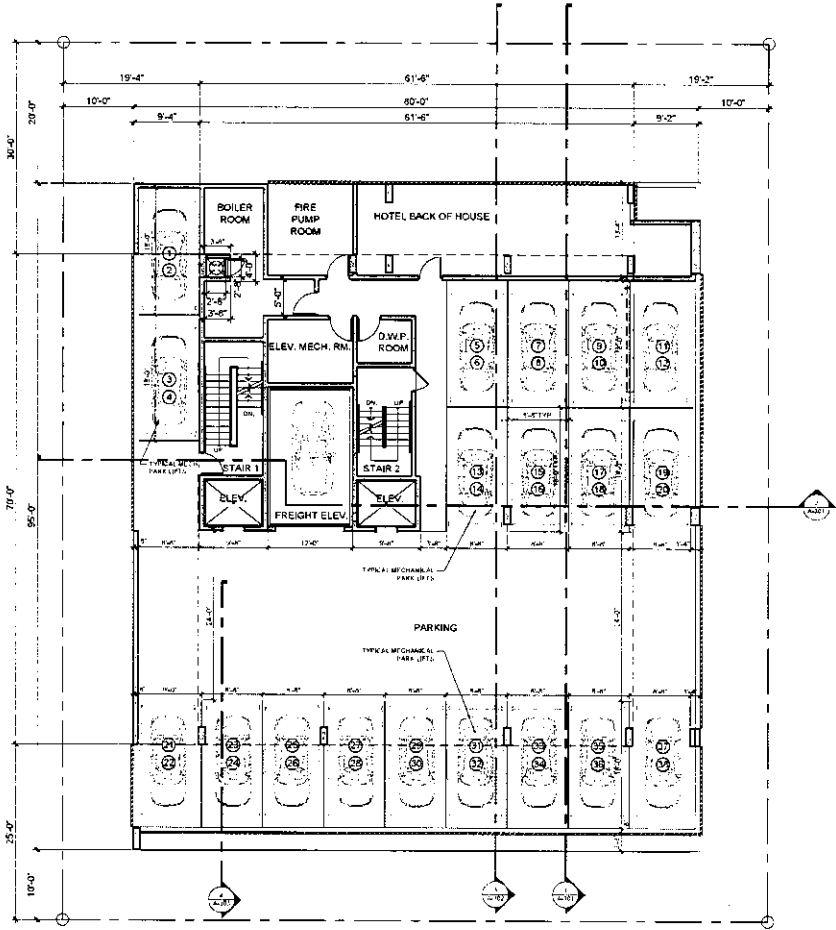
GROUND FLOOR PLAN  
6 REGULAR PRKG. SPC'S + 4 STACK PRKG. = 10 PRKG. TOTAL  
AREA: 6,800 S.F.

BELLINSON CONE

2500 WEST 10TH AVENUE  
FORT LAUDERDALE, FL 33304  
TEL: (954) 447-1234  
FAX: (954) 447-1234  
WWW.BELLINSONCONE.COM

VINTRO HOTEL FORT LAUDERDALE

DATE	REVISION
SCALE	TITLE
PROJECT NO.	DATE
SHEET NO.	DATE
13-078	101

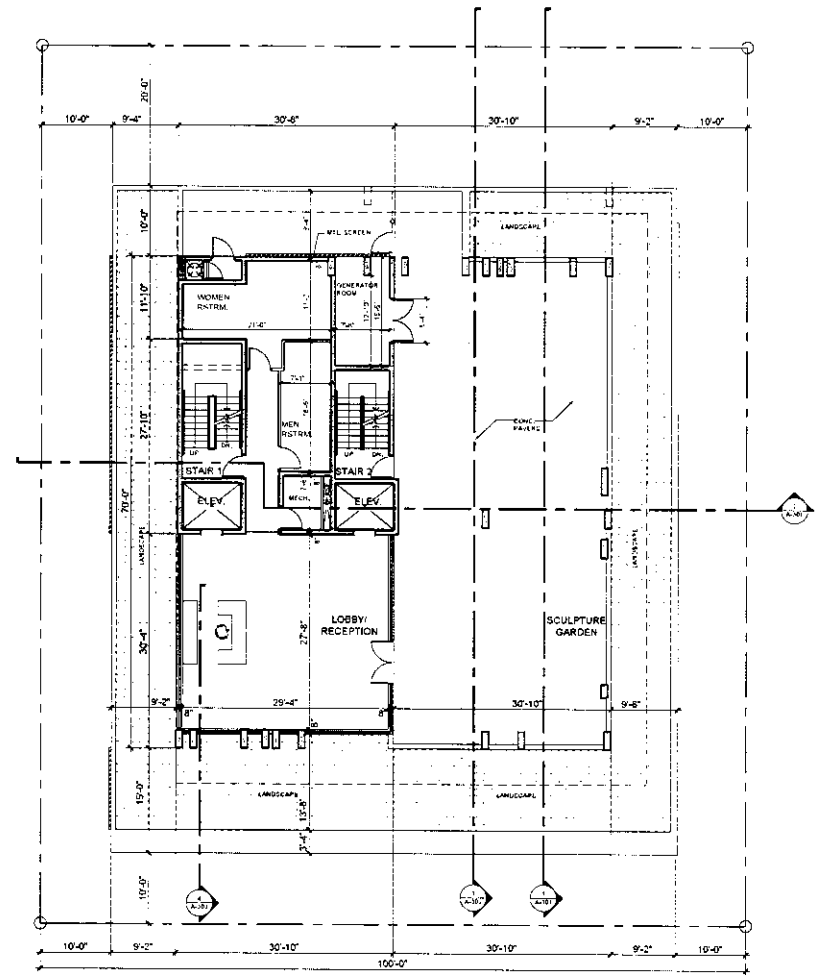


2ND FLOOR PLAN  
38 STACK PRKG. SPC'S. / AREA: 7,341 S.F.



VINTRO HOTEL FORT LAUDERDALE  
300 S. HARNESS STREET  
FORT LAUDERDALE, FL 33304

DATE	REVISION



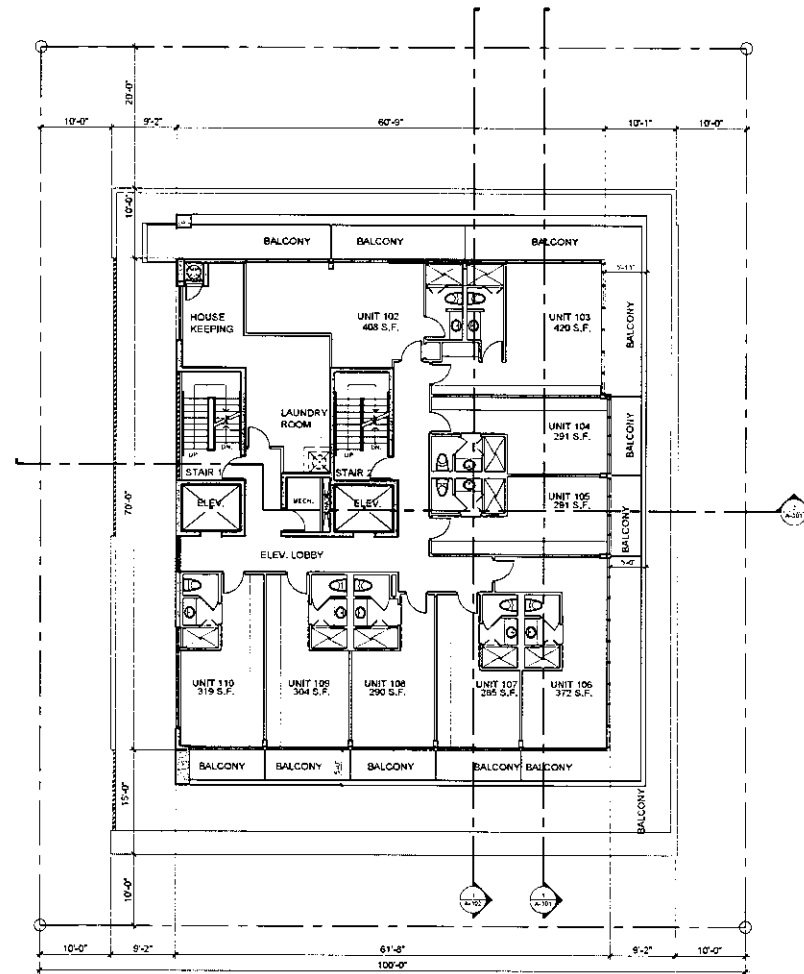
3RD FLOOR PLAN  
2,091 INT. AREA



VINTRO HOTEL FORT LAUDERDALE  
FLOOR PLAN 3/13/14

NO.	DATE	REVISION

DKA: TITLE  
 TWRG #1 001M PLAN  
 SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 1007-16  
 DATE: 12.18.12  
 SHEET NO.: 103  
 13-07-14  
 Page 45 of 68



4TH FLOOR PLAN (TYPICAL PLAN)  
 9 UNITS / FLR. - 4,299 S.F. INT. AREA

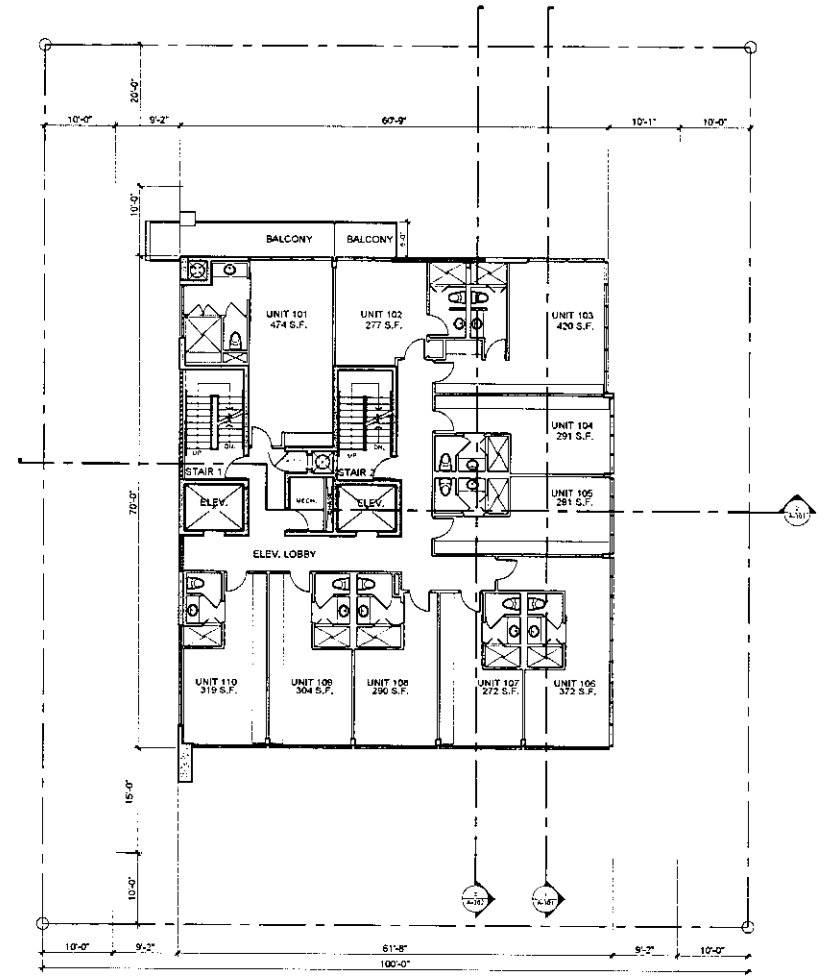


VINTRO HOTEL FORT LAUDERDALE  
 205 S. PALMER STREET  
 FORT LAUDERDALE, FL 33001

DATE	REVISION

DATE	REVISION





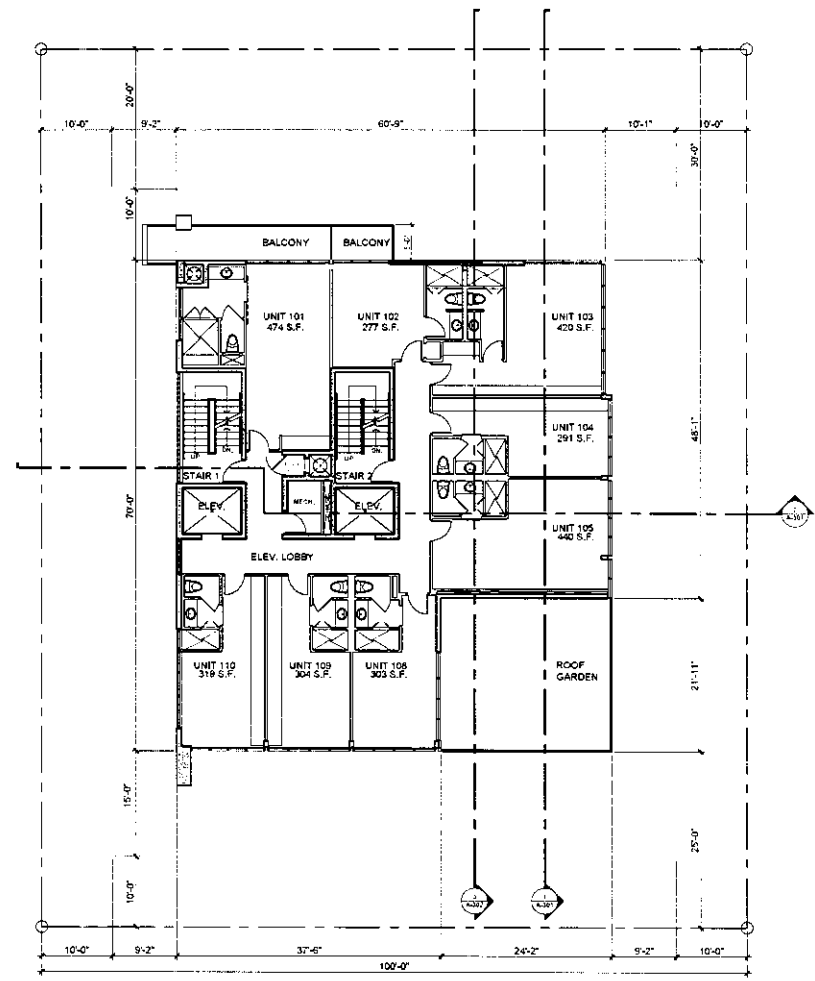
**VINTRO HOTEL FORT LAUDERDALE**  
 3025 PALM BEACH STREET  
 FT. LAUDERDALE, FL 33304

6TH FLOOR PLAN (TYPICAL PLAN)  
 10 UNITS / FLR.- 4,299 S.F. INT. AREA

DATE	REVISION

DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 PROJECT NO.: [ ]  
 SHEET NO.: [ ]



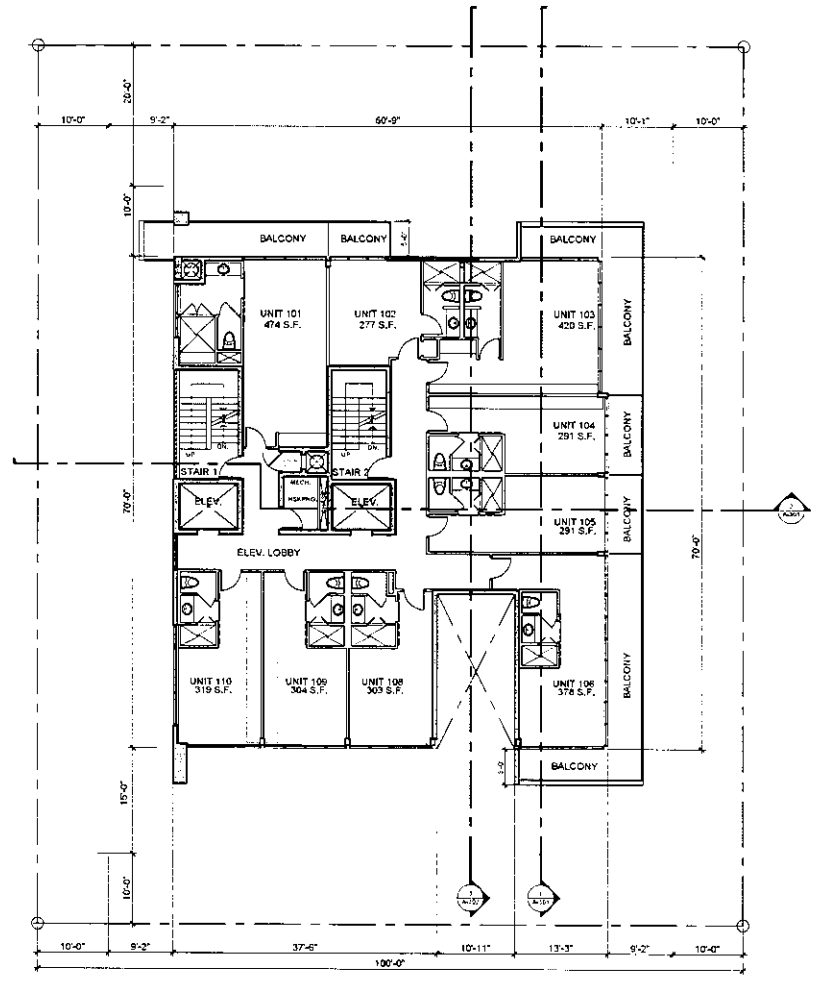


7TH FLOOR PLAN  
8 UNITS / FLR.- 3,769 S.F. INT. AREA

VINTRO HOTEL FORT LAUDERDALE  
2525 HANCOCK STREET  
FORT LAUDERDALE, FL 33309

DATE	REVISED BY

DWG. TITLE	7TH FLOOR PLAN
SCALE	1/8" = 1'-0"
PROJECT NO.	2007-16
DATE	12-20-07

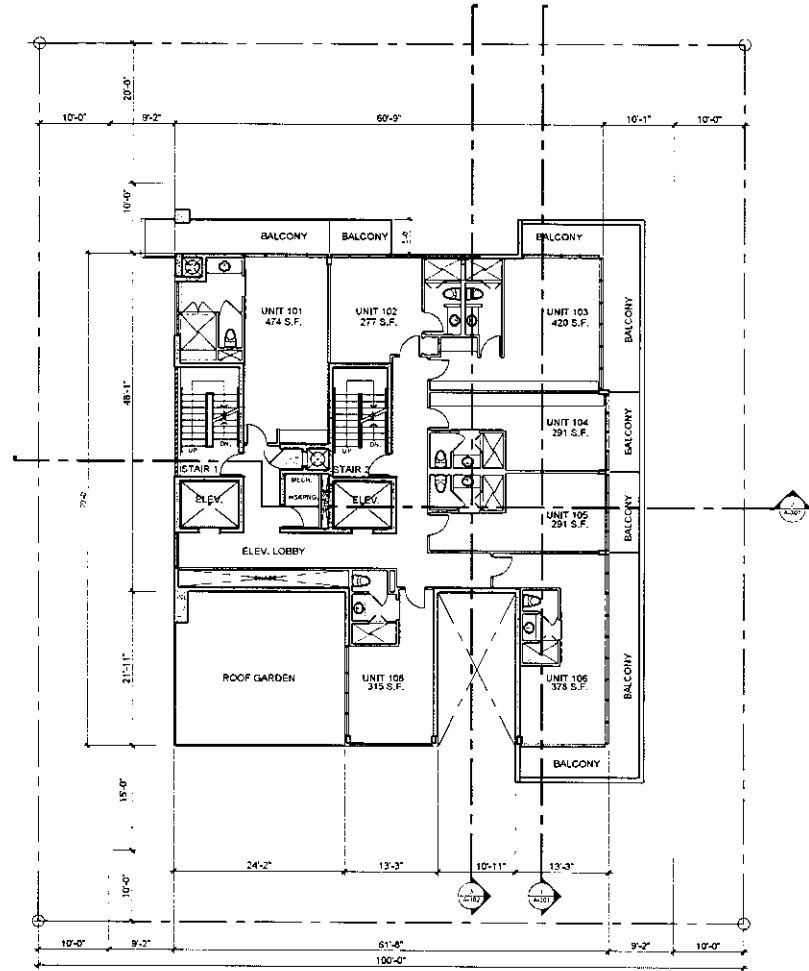


8TH FLOOR PLAN  
9 UNITS / FLR.- 4,059 S.F. INT. AREA



VINTRO HOTEL FORT LAUDERDALE  
3025 UNIVERSITY STREET  
FORT LAUDERDALE, FL 33304


DATE:	03/15/13
DRAWN BY:	
CHECKED BY:	
SCALE:	1/8" = 1'-0"
PROJECT NO.:	13-074-108
SHEET NO.:	108



9TH FLOOR PLAN  
7 UNITS / FLR.- 3,529 S.F. INT. AREA

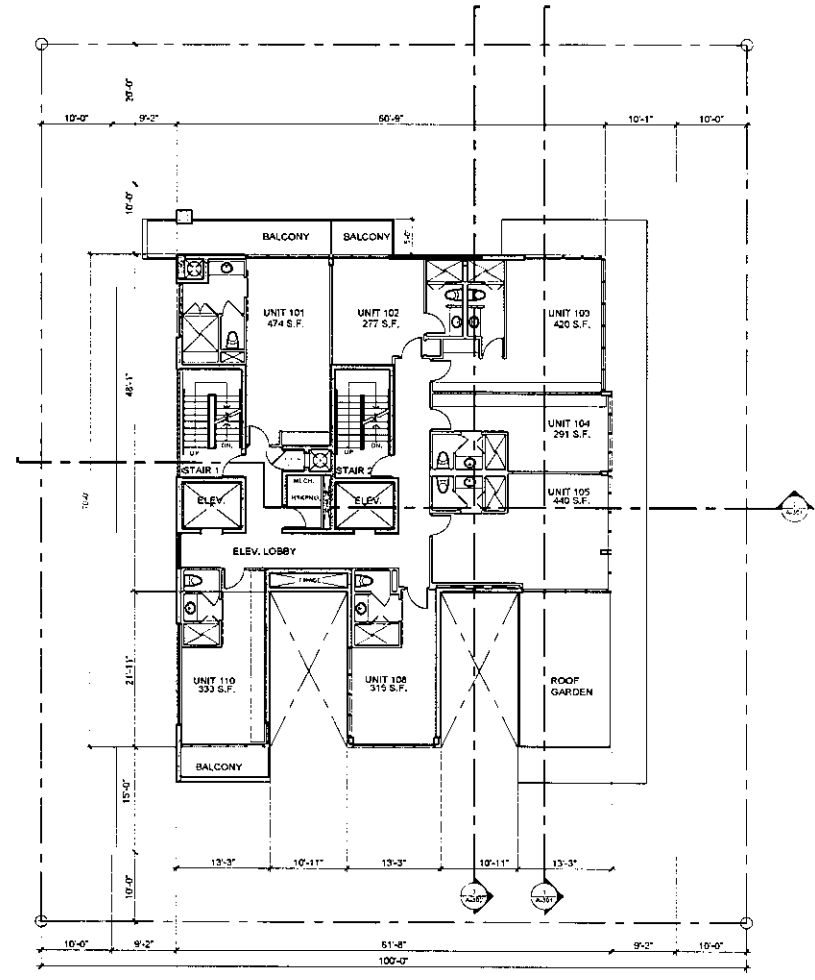


VINTRO HOTEL FORT LAUDERDALE

4075 W. UNIVERSITY STREET  
FORT LAUDERDALE, FL 33304

NO.	DATE	REVISION

DATE	13-07-13
DRWG. TITLE	9TH FLOOR PLAN
SCALE	1/8" = 1'-0"
PROJECT NO.	2012-105
DATE	13-07-13



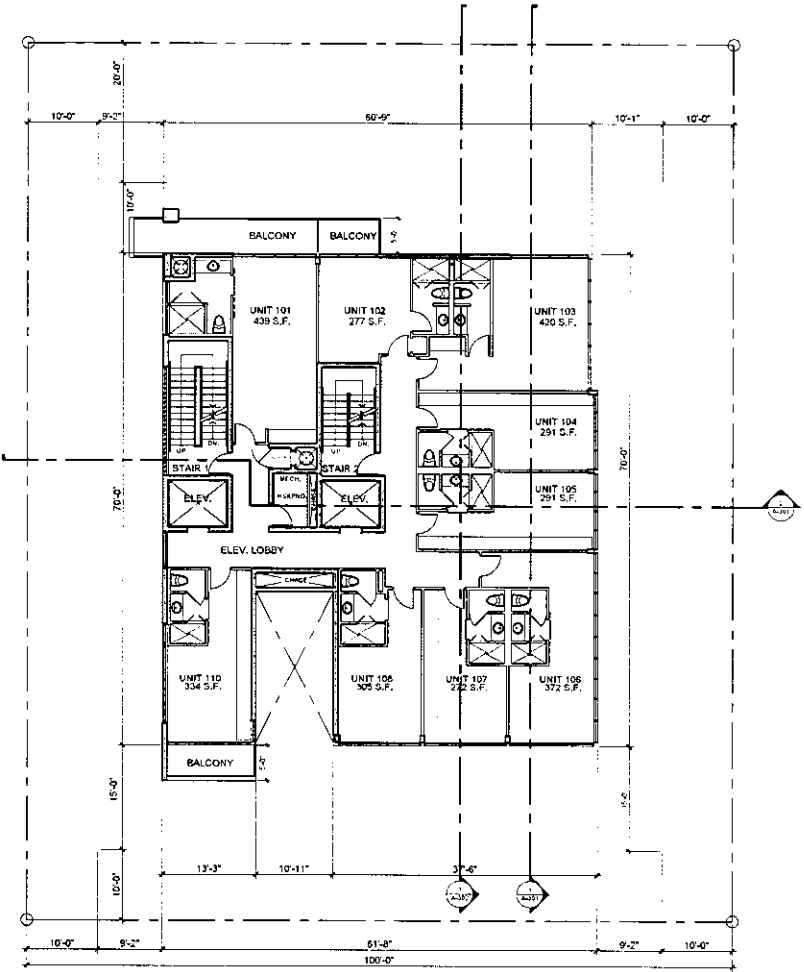
10TH FLOOR PLAN  
 7 UNITS / FLR.- 3,529 S.F. INT. AREA



VINTRO HOTEL FORT LAUDERDALE  
 302 BUNBURY STREET  
 FT. LAUDERDALE, FL 33304

DATE	REVISION

SCALE	TITLE
SCALE	10TH FLOOR PLAN
PROJECT NO.	13-0761
DATE	03/15/16
SHEET NUMBER	07-10-12

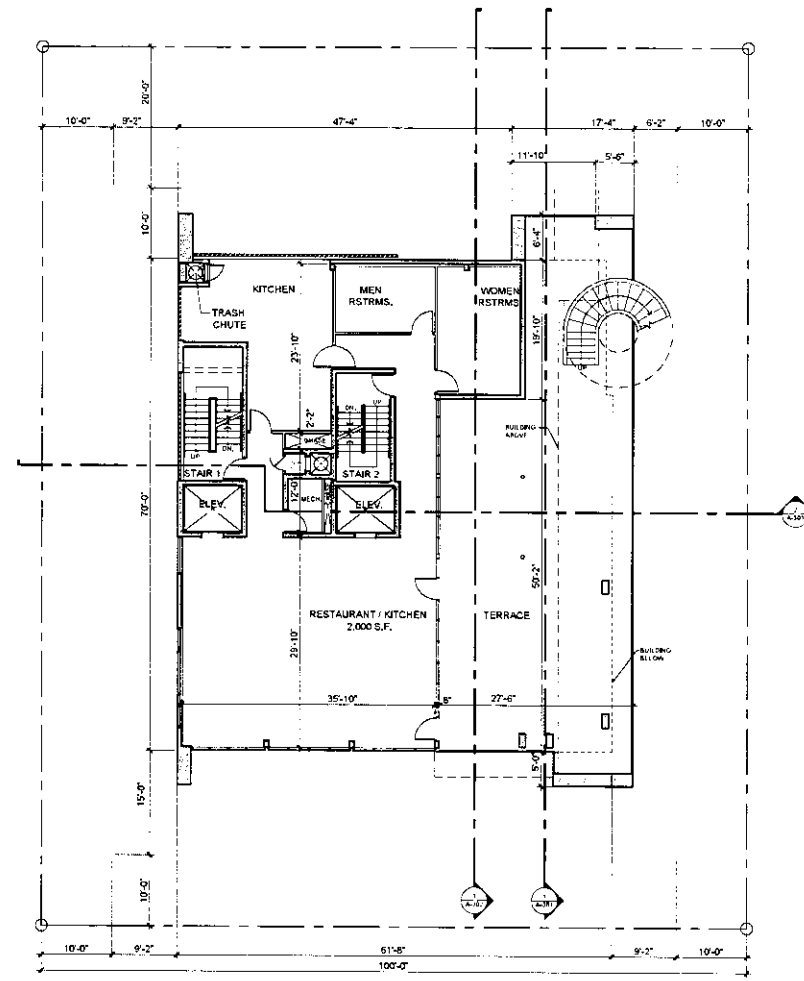


11TH FLOOR PLAN  
9 UNITS / FLR. - 4,059 S.F. INT. AREA

VINTRO HOTEL FORT LAUDERDALE  
3000 N. W. 11TH AVENUE  
FORT LAUDERDALE, FL 33304

NO.	DATE	REVISION

NO.	DATE	REVISION

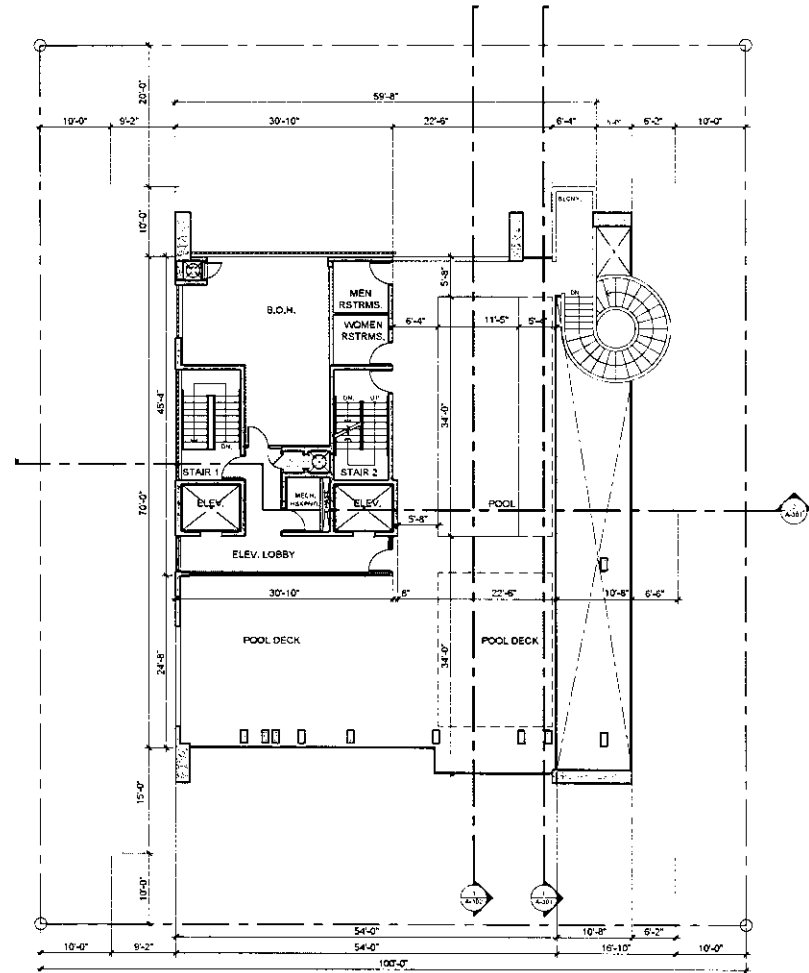


**VINTRO HOTEL FORT LAUDERDALE**  
 77 LAUDERDALE AVENUE  
 FORT LAUDERDALE, FLORIDA

12TH FLOOR PLAN  
 RESTAURANT, KITCHEN AND YOGA - 2,844 S.F. INT. AREA

NO.	DATE	REVISION

DIVISION: 1200 ARCHITECTURE  
 12TH FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 2007.00  
 DATE: 12.18.12  
 SHEET: 13-07A-112  
 Page 54 of 68



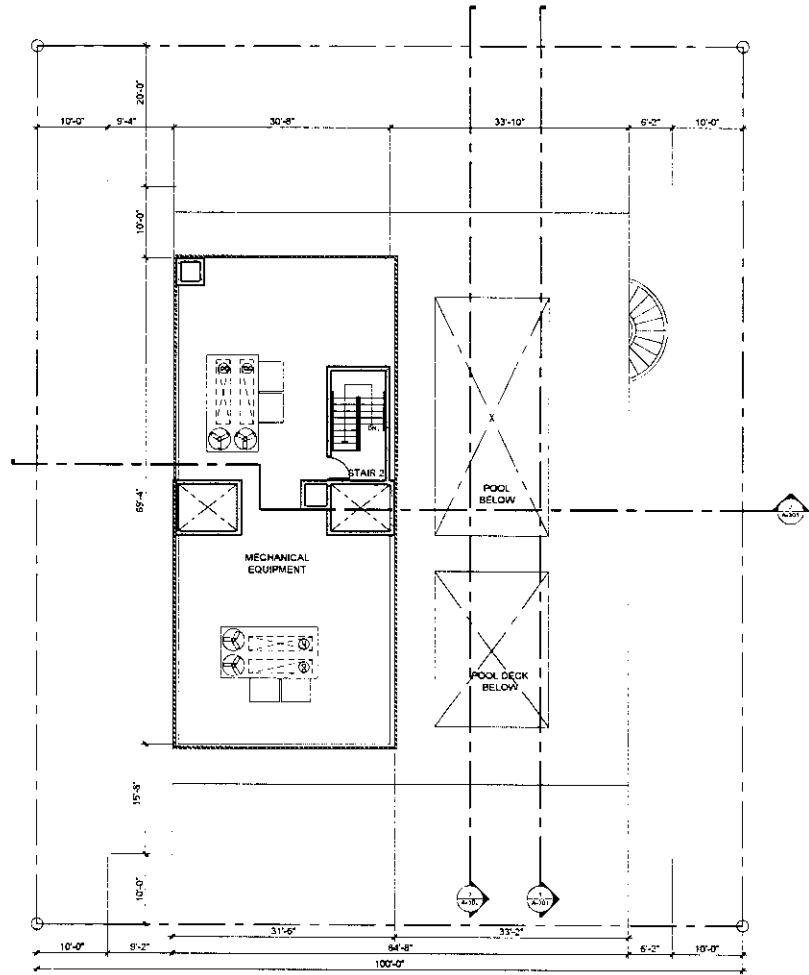
13TH FLOOR PLAN  
 POOL AND POOLDECK - 1,406 S.F. INT. AREA



VINTRO HOTEL FORT LAUDERDALE  
 13TH FLOOR PLAN

NO.	REVISION

DATE: 11/15/05  
 SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 13-078  
 SHEET NUMBER: 113  
 Page 55 of 68



14TH ROOF  
MECHANICAL EQUIPMENT-STAIR-151 S.F. INT. AREA

VINTRO HOTEL FORT LAUDERDALE  
3000 LAUDERDALE BOULEVARD  
FORT LAUDERDALE, FL 33309


DATE: REV: 08/02

DRAWN BY: [ ]

PROJECT NO. 13-07

SCALE: 1/8" = 1'-0"

PROJECT NO. 13-07

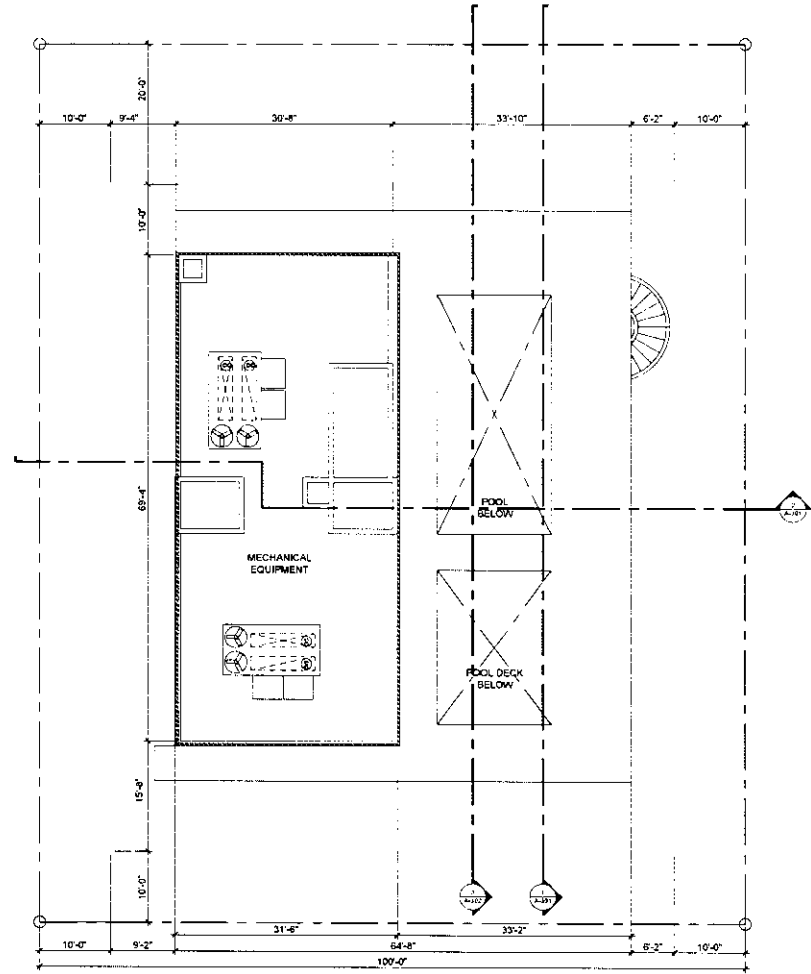
DATE: 08/02/07

DRAWN BY: [ ]

SHEET NUMBER: 13-07-114

Page 56 of 68





ROOF PLAN



VINTRO HOTEL FORT LAUDERDALE  
2050 LAKEWAY STREET  
FORT LAUDERDALE, FL 33304

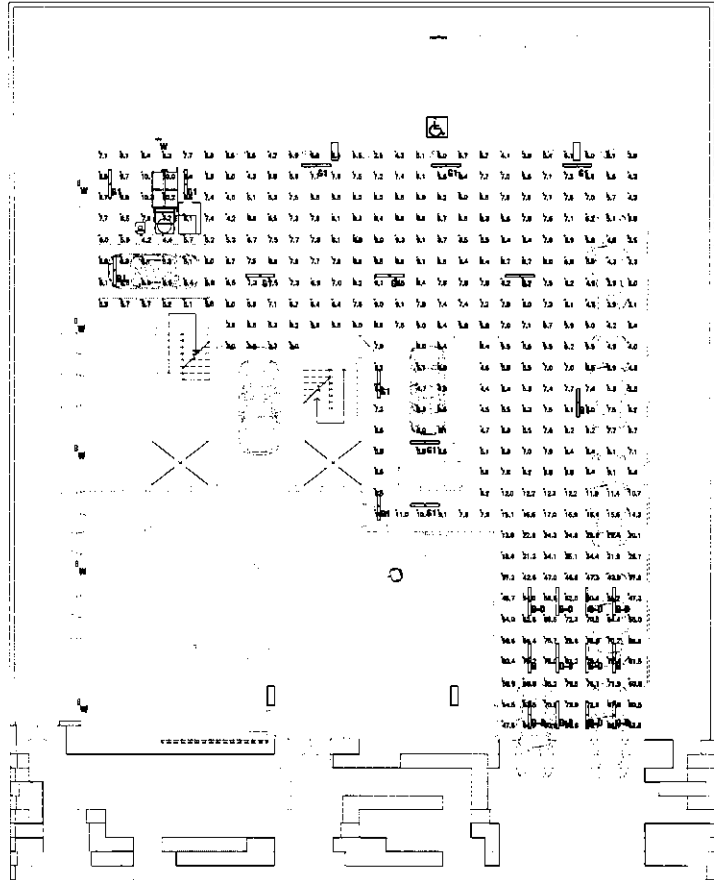
NO.	DATE	REVISION

DATE REVISION

DRAW. TITLE	UPPER ROOF PLAN
SCALE	1/4" = 1'-0"
PROJECT NO.	2010.05
DATE	12.05.07
DRAWN BY	115

Luminaires Schedule						
Project: VINTRO HOTEL, FORT LAUDERDALE, FL, DAY TIME OPERATION						
Symbol	Qty	Label	Description	Luminaire/Label	L10	Total Watts
	14	G1	RECESSED 18 (100-25474)HO OPERATES 24 HOURS A DAY	2450	0.350	5030
	10	G-0	RECESSED 18 (100-25474)HO OPERATES 24 HOURS TO SUNSET	4900	0.360	1764
	2	G	RECESSED 18 (100-25474)HO OPERATES 24 HOURS A DAY	4900	0.360	720
	5	W	RECESSED 11 (1-481-45)HW	2200	0.450	900

Calculation Summary					
Project: VINTRO HOTEL, FORT LAUDERDALE, FL, DAY TIME OPERATION					
Label	Area	Max	Min	Avg	Max/Min
COVERED PARKING	7.08	17.0	2.5	3.82	6.80
ENTRANCE	42.21	81.2	37.3	1.87	2.18
TRAIN ROOM	7.84	10.3	4.2	1.87	2.45



3029 ALHAMBRA STREET

GROUND FLOOR PHOTOMETRIC PLAN  
DAY OPERATION



VINTRO HOTEL FORT LAUDERDALE  
3029 ALHAMBRA STREET  
FT. LAUDERDALE, FL 33309


DATE: REVISION:

SCALE: 1/8" = 1'-0"

PROJECT NO.: 2012-16

DATE: 02-16-12

SHEET NUMBER: 116

13-078

Page 58 of 68

Landscape Schedule

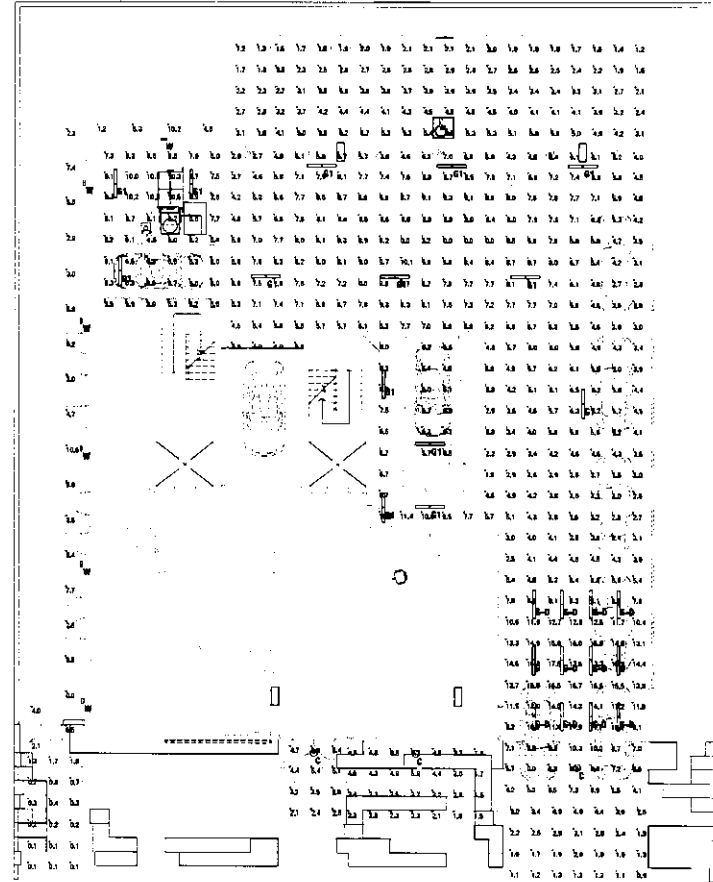
Project: VINTRO HOTEL, FORT LAUDERDALE, FL NIGHT TIME OPERATION

Symbol	Qty	Label	Description	Length/Qty	LD	LD	LD	LD	LD	Total Waste
	14	01	MESH 14' X 41' 15' SHD. OF SPAN 24 HOURS A DAY	2460	0.550	0.500	0.550	0.5	0.5	980
	10	0-0	MESH 10' X 6' 25' SHD. OFF	60	NA	NA	NA	NA	NA	NA
	7	0	MESH 7' X 6' 25' SHD. OF SPAN 24 HOURS A DAY	480	0.550	0.500	0.550	115	0.5	230
	6	W	MESH 6' X 4' 11' 41' 27' W	2550	0.850	0.800	0.785	0.7	0.7	252
	3	C	LUMBER ART 3' X 3' 12' 0' CP 18' 5'	3200	0.850	0.800	0.785	0.6	0.6	130

Deflection Summary

Project: VINTRO HOTEL, FORT LAUDERDALE, FL NIGHT TIME OPERATION

Label	Req	Max	Min	As Bldg	Max/Wth
ENTRY	4.05	3.3	3.1	1.82	0.78
SOUTH ENTRY DRIVE	2.29	4.8	0.9	1.54	5.23
SOUTH LANDSCAPE	0.25	5.7	1.5	2.23	3.80
SPILL	0.00	0.0	0.0	N/A	N/A
COVERED PARKING	7.51	17.6	1.8	3.89	6.24
ENTRANCE PARKING	3.22	6.5	1.7	2.88	4.58
TRASH ROOM	8.15	18.5	4.5	1.71	3.28
WEST SIDE WALKWAY	3.43	13.5	5.1	31.30	105.80



VINTRO HOTEL FORT LAUDERDALE  
 1100 N. UNIVERSITY BLVD.  
 FORT LAUDERDALE, FL 33136

3029 ALHAMBRA STREET

GROUND FLOOR PHOTOMETRIC PLAN  
 NIGHT OPERATION



DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

SHEET NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

SHEET NO.: \_\_\_\_\_

13-076-117

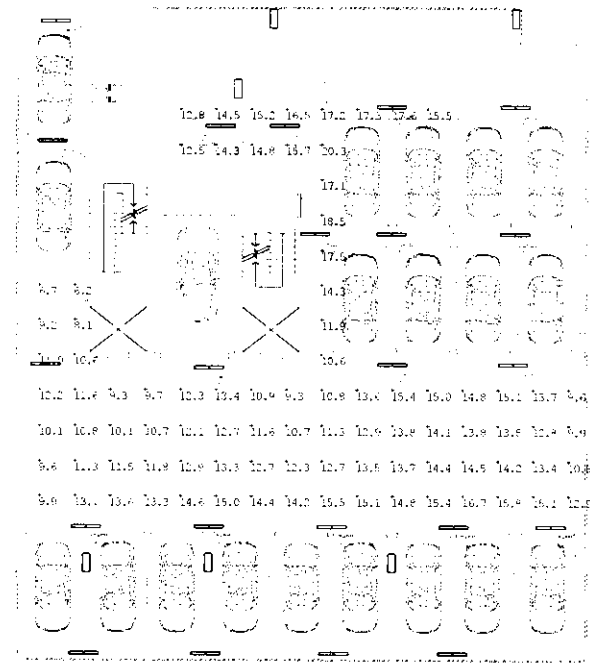
Page 59 of 66

DATE	REVISION

RECORDED FLOOR  
 PHOTO METER 2012 FT 80  
 SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 13-0731  
 DATE: 02/12/14  
 SHEET NUMBER: 118  
 13-0731  
 Page 60 of 66

Luminaire Schedule							
Project: VINTRO FORT LAUDERDALE HOTEL 2ND LEVEL							
Symbol	Qty	Label	Description	Lumens/Comp/110	LOD	UF	Total Watts
	22	G-ON	BS10075x04x125x4W20/277V (DAY AND NIGHT ON)	4430	0.950	0.900	0.855 10R 2
							2380.6

Calculation Summary					
Project: VINTRO FORT LAUDERDALE HOTEL 2ND LEVEL					
Room	Avg	Max	Min	Avg/Min	Max/Min
2ND LEVEL	13.11	20.2	6.9	2.11	3.27
DRIVE PATH	12.81	16.7	9.5	1.38	1.80



2ND FLOOR PHOTOMETRIC PLAN



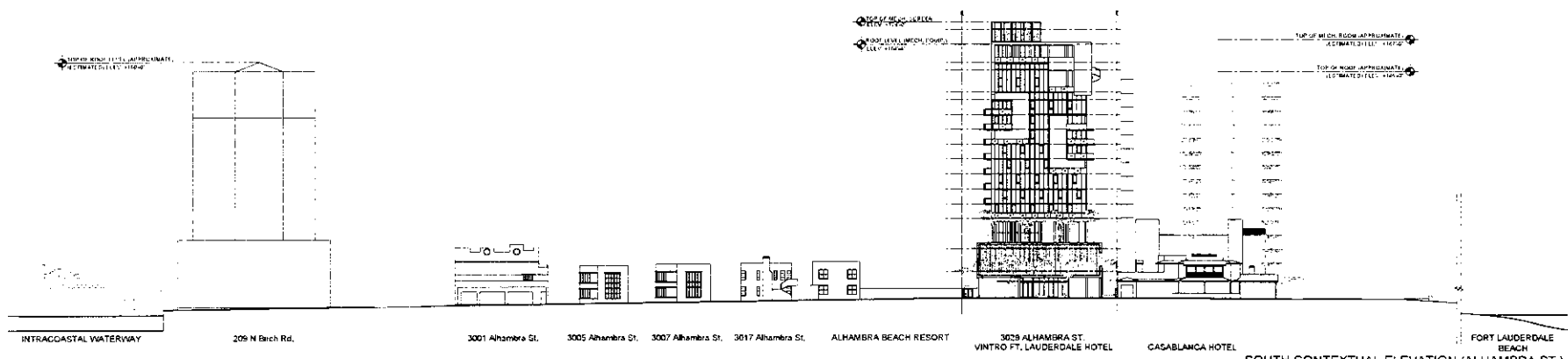
PROJECT NAME: VINTRO FT. LAUDERDALE  
 CITY: FT. LAUDERDALE, FLORIDA  
 1701 INDIAN RIVER BLVD., SUITE 400  
 MIAMI, FL 33133  
 TEL: 305.579.3372  
 FAX: 305.579.3373  
 www.belinsonromez.com

VINTRO HOTEL FT. LAUDERDALE

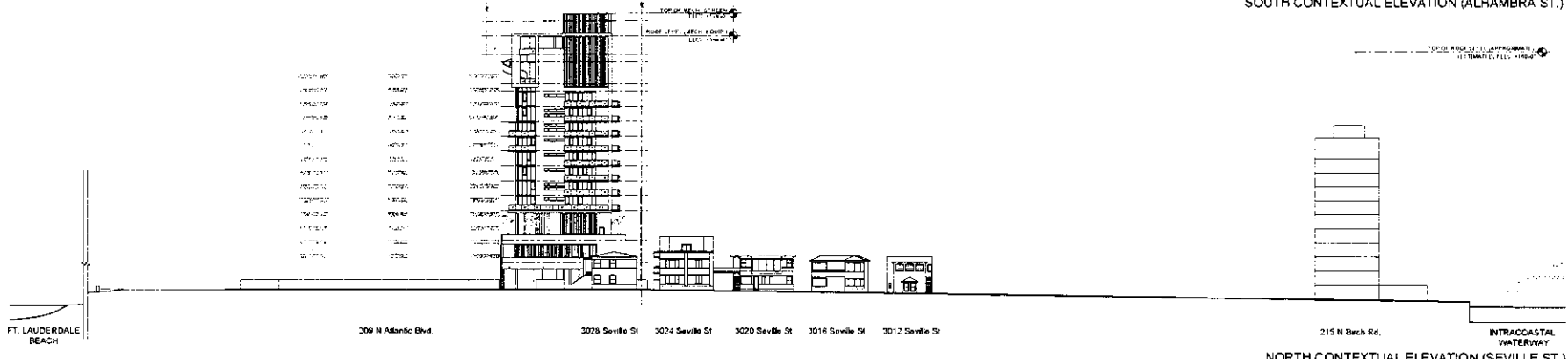
ARCHITECT: BEILINSON ROMEZ  
 1701 INDIAN RIVER BLVD., SUITE 400  
 MIAMI, FL 33133

DATE	REVISION

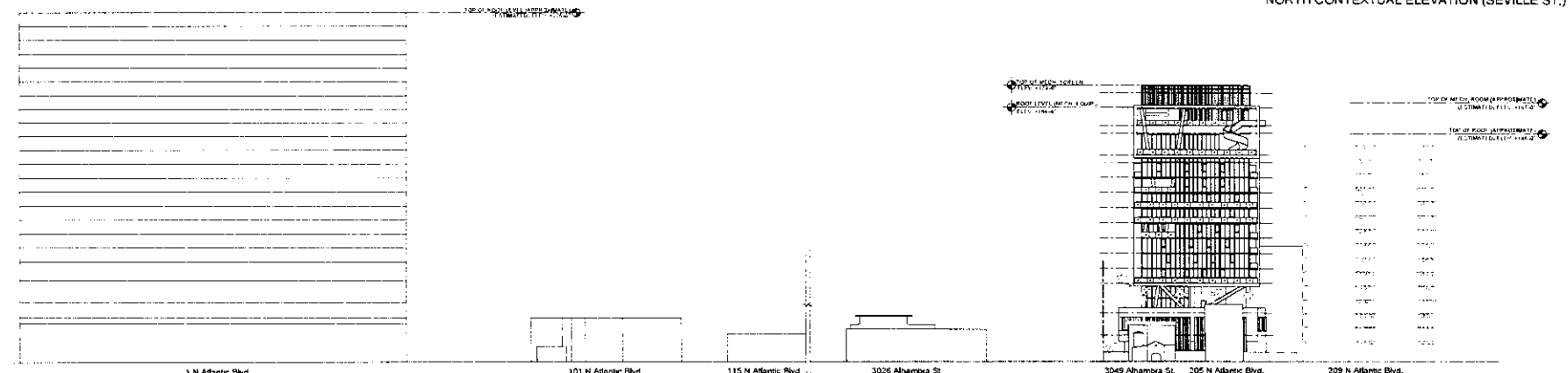
PROJECT NO.: 1701-02  
 DATE: 12-07-2011  
 SHEET NO.: 1-201  
 EXHIBIT 1  
 Page 61 of 68



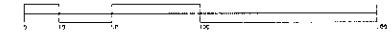
SOUTH CONTEXTUAL ELEVATION (ALHAMBRA ST.)



NORTH CONTEXTUAL ELEVATION (SEVILLE ST.)



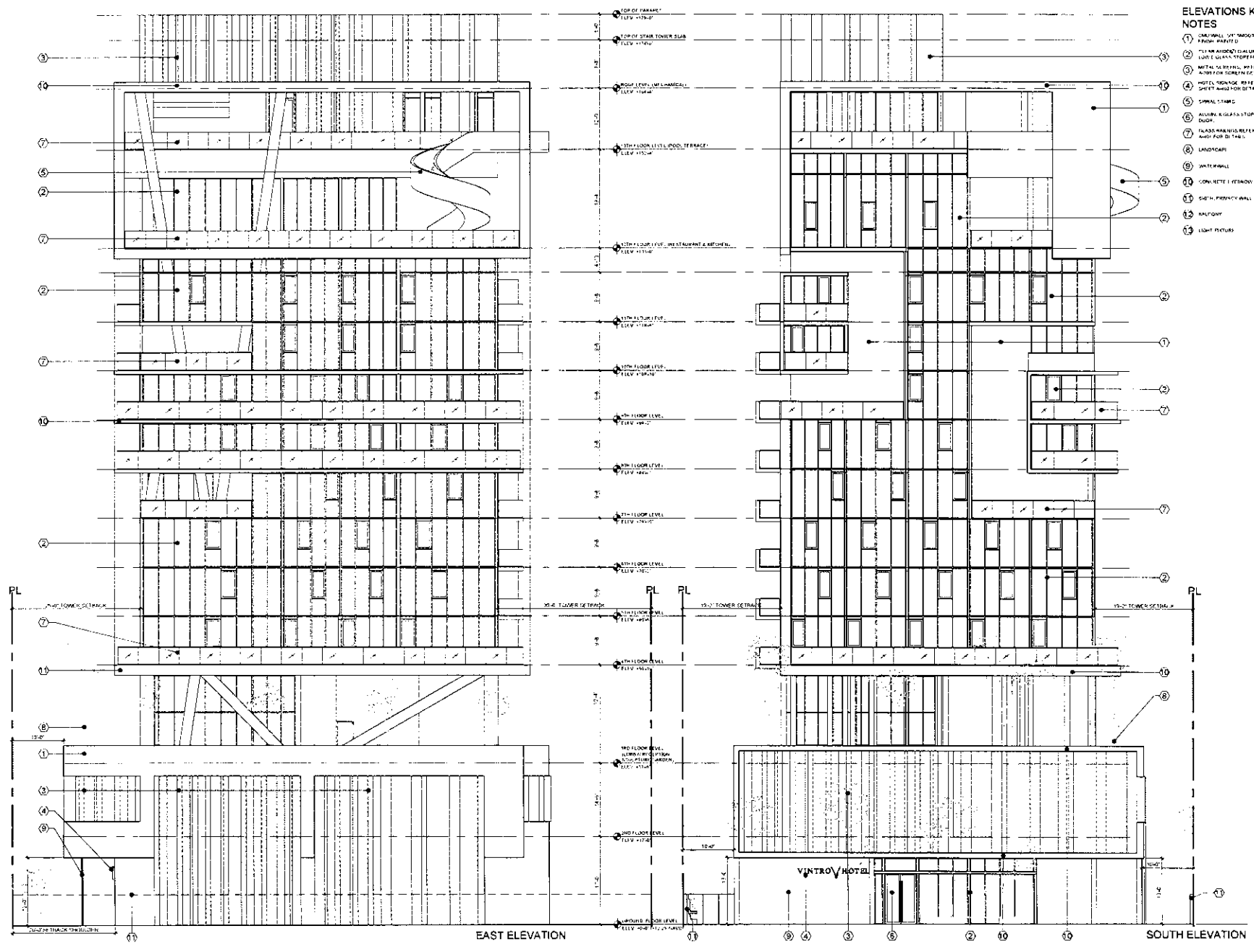
EAST CONTEXTUAL ELEVATION (N. ATLANTIC BLVD.)



ELEVATIONS KEY  
NOTES

- ① 1/2" TOWER DETAIL FROM PART 1
- ② CLEAR ANODIZED ALUMINUM CURTAIN WALL GLAZING SYSTEM FRAME
- ③ METAL SCREWS, REFER TO SHEET 11 FOR SCREEN DETAIL
- ④ METAL SIGNAGE, REFER TO SHEET 11 FOR SIGN DETAIL
- ⑤ SPIRAL STAIR
- ⑥ ALUMINUM GLAZING STOPPUNT DASH
- ⑦ PLANK HANDRAILS REFER TO SHEET 11 AND FAB ID TABLE
- ⑧ LANDSCAPE
- ⑨ WATER WALL
- ⑩ CONCRETE KERNOY
- ⑪ GOTH PROMACH WALL
- ⑫ BALCONY
- ⑬ LIGHT FIXTURE

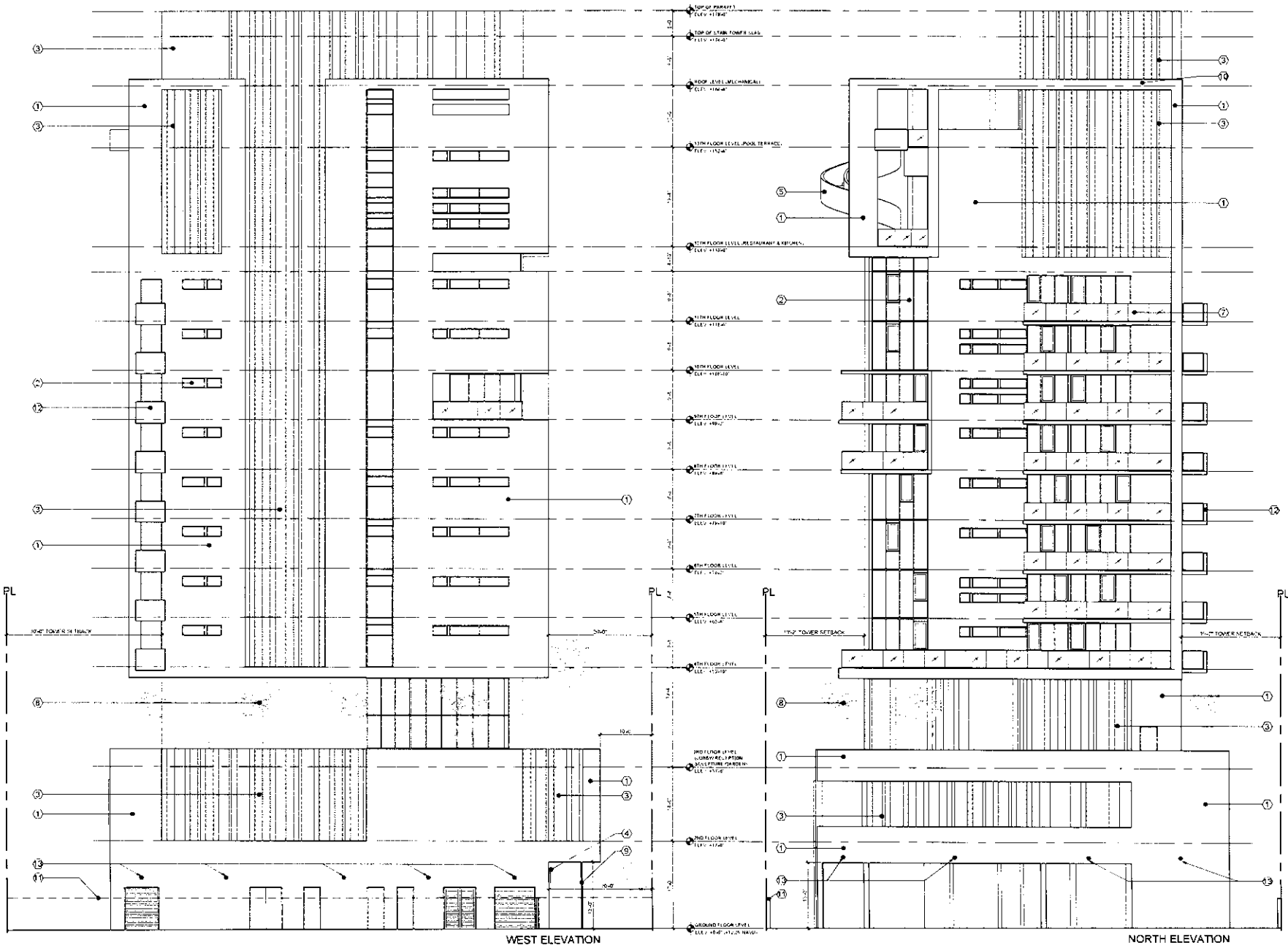
VINTRO HOTEL FORT LAUDERDALE  
801 S HARBOUR STREET  
FORT LAUDERDALE, FL 33304



EAST ELEVATION

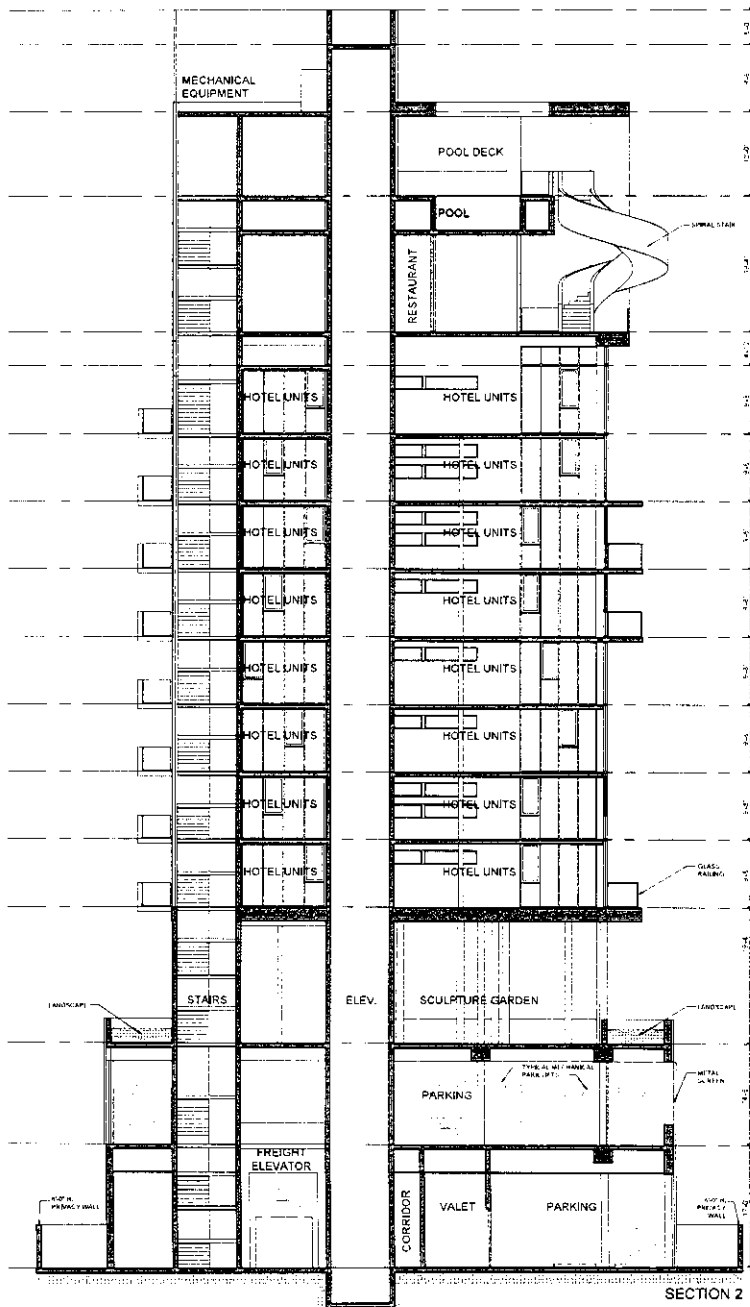
SOUTH ELEVATION

DATE	REVISION

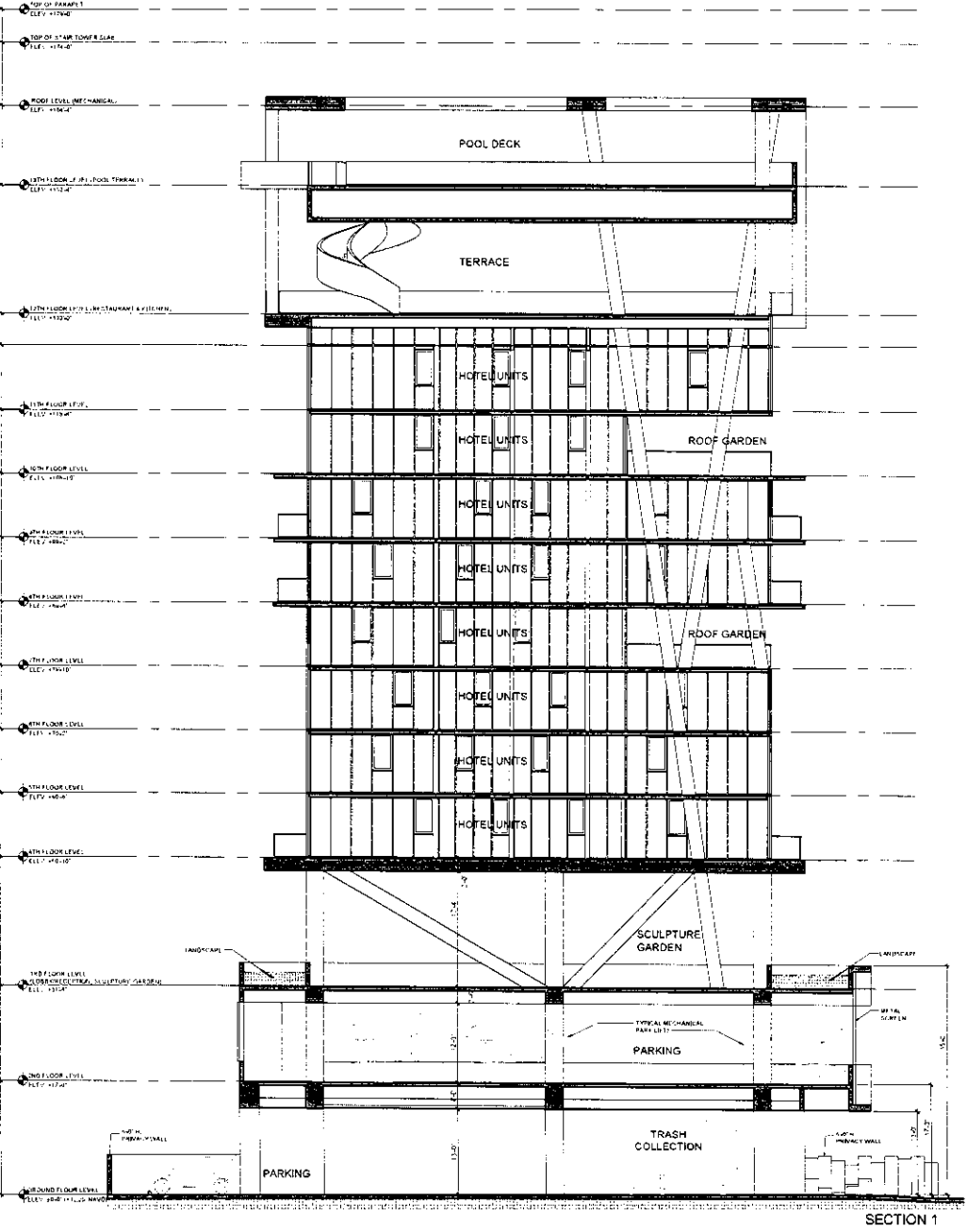


WEST ELEVATION

NORTH ELEVATION



SECTION 2

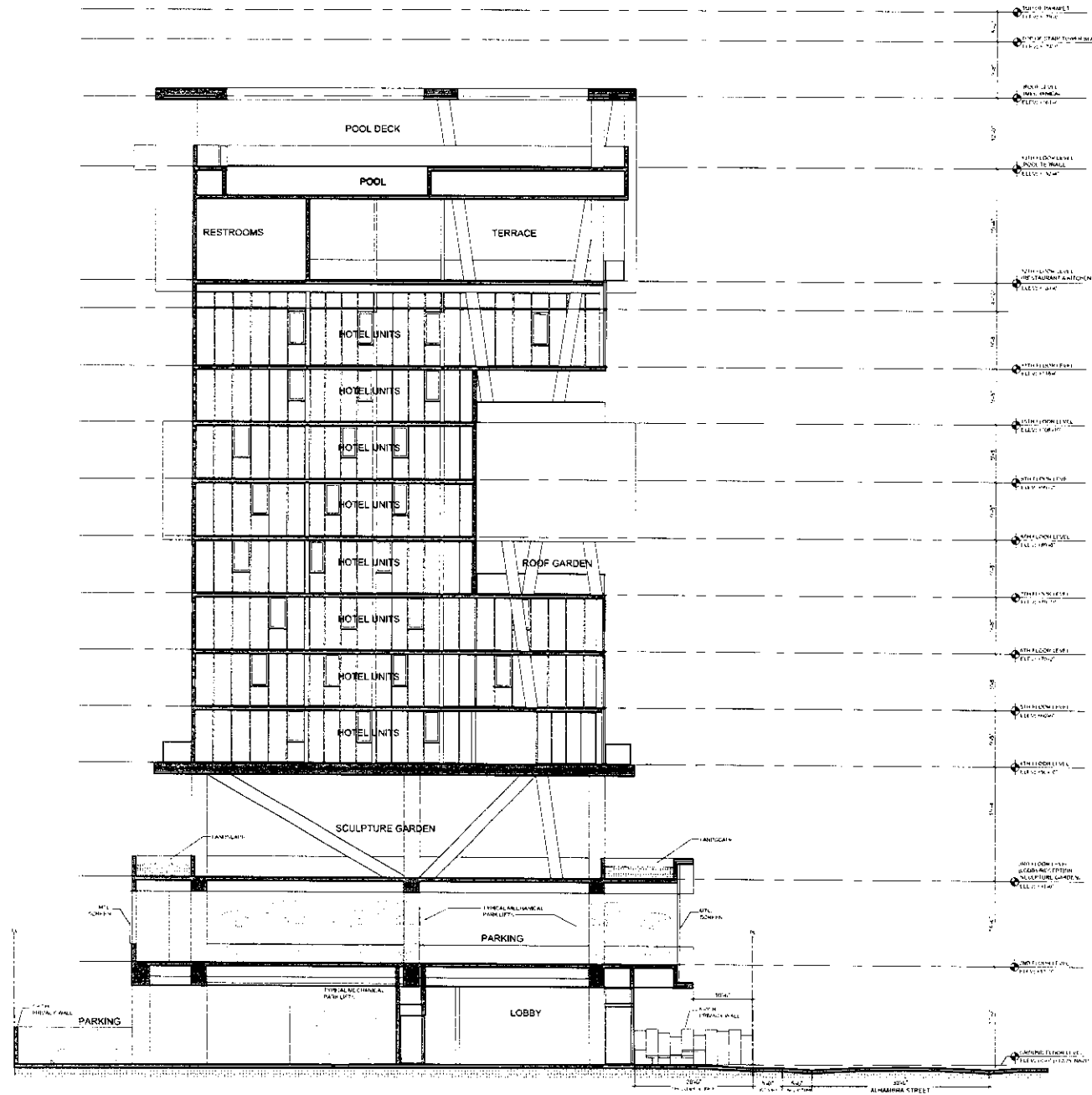


SECTION 1

DATE	REVISION
DATE TITLE	
UNCONFINED CROSS SECTIONS	
SCALE	
PROJECT NO.	
DATE	
SHEET NO.	
TOTAL SHEETS	

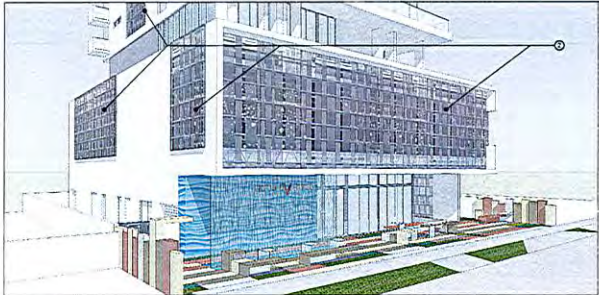


VINTRO HOTEL FORT LAUDERDALE  
N. UNIVERSITY BLVD.  
FORT LAUDERDALE, FL

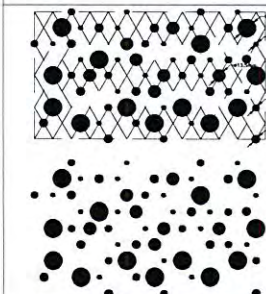
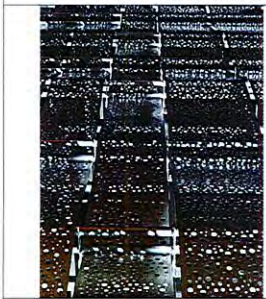


DATE	REVISION

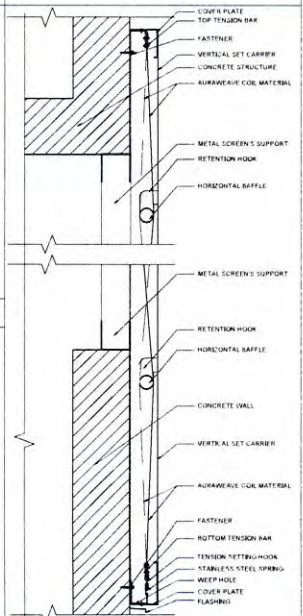
SCALE: 1/8" = 1'-0"  
 PROJECT NO. 13-0731-302  
 DATE: 12/20/13  
 SHEET NO. 302



BUILDING VIEW



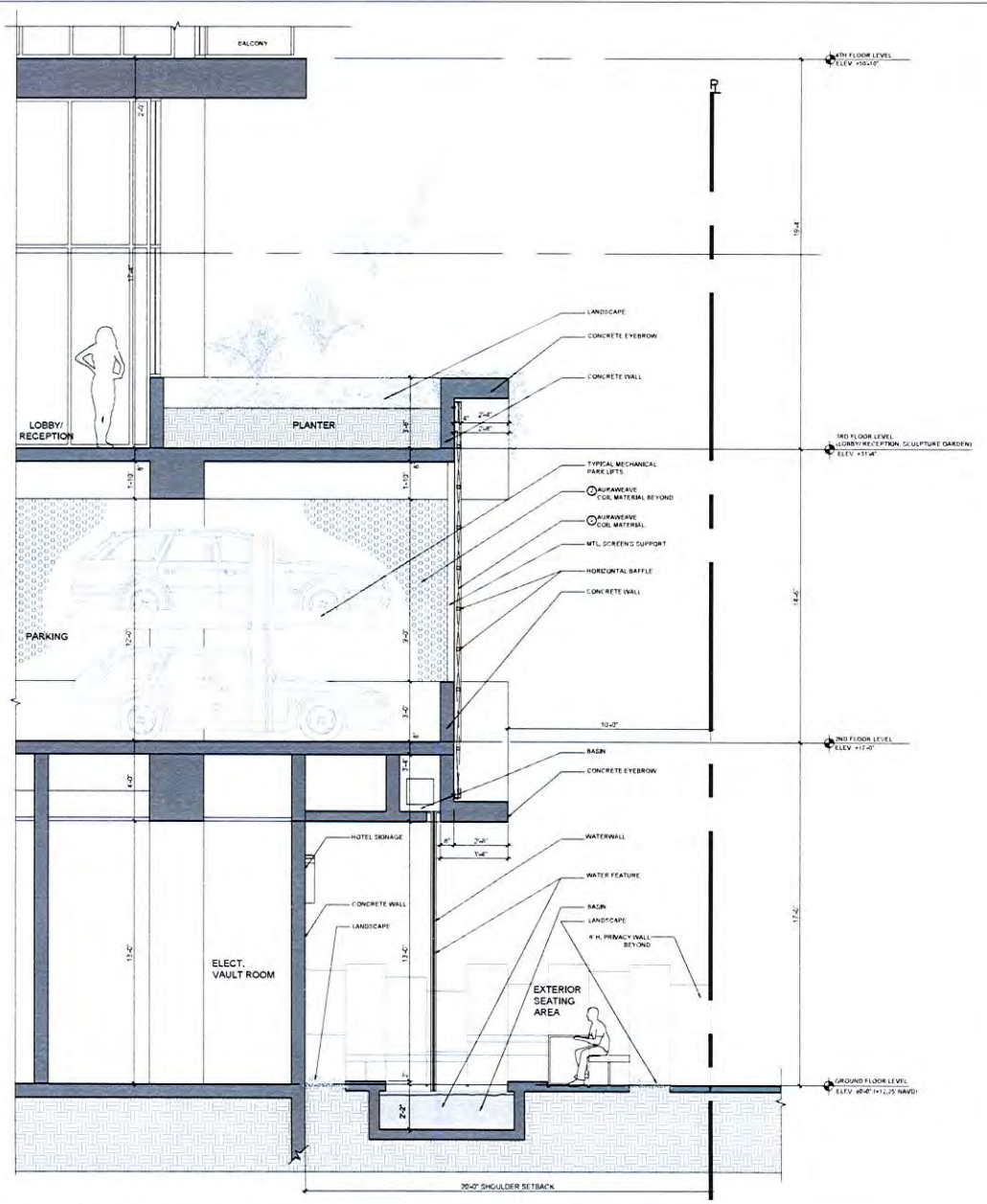
② AURAWAVE, TENSIONED METAL PANELS DETAILS



AURAWAVE DETAIL

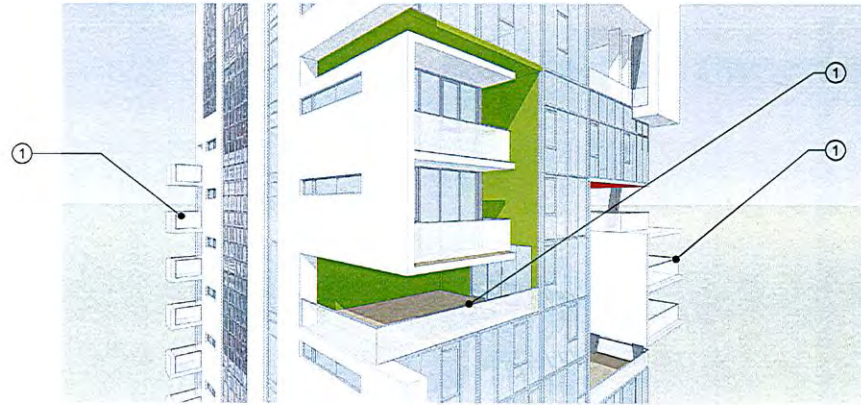
SCALE: 1 1/2"=1'-0"

SECTION 4



SCALE: 3/8"=1'-0"

DATE	REVISION



① GLASS RAILING

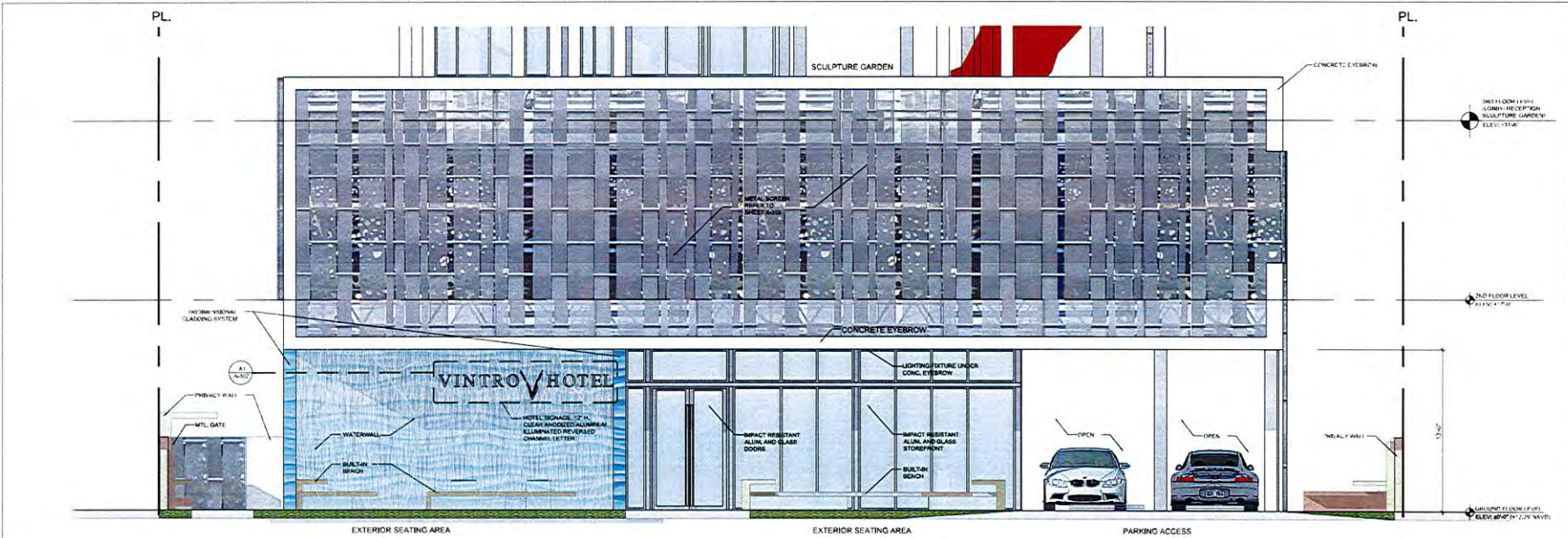
DATE	REVISION

DATE	REVISION

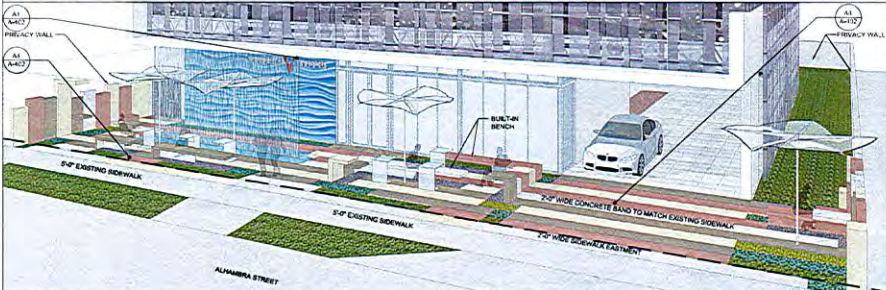
DWG. TITLE  
ELEVATION DETAILS

SCALE: AS SHOWN  
PROJECT NO.: 2012-18  
DATE: 02-14-17

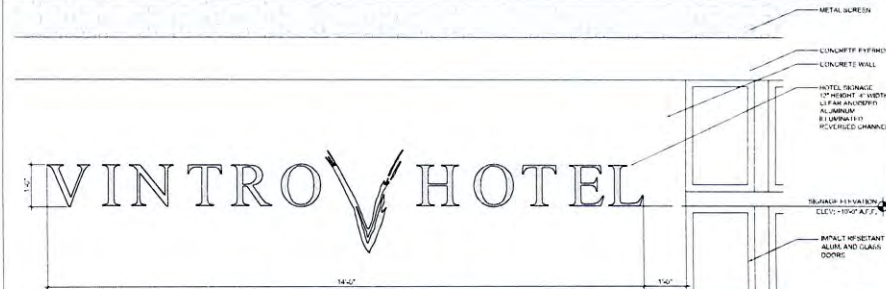
SHEET NO. 13-07-402  
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C1 GROUND ELEVATIONS (SOUTH ELEVATION FRONT OF BUILDING) SCALE: 1/4"=1'-0"



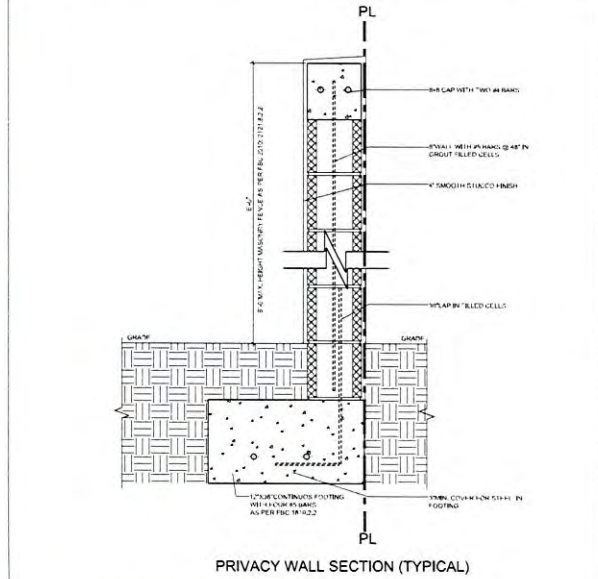
B1 ENTRANCE DETAIL



A1 HOTEL SIGNAGE ELEVATION DETAIL SCALE: 3/4"=1'-0"



A4 MULTIPLE COLOR SEASHELL PAVERS BAND SCALE: N.T.S.



A5 PRIVACY WALL SECTION SCALE: 1 1/2\"/>