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**Vintro Hotel  
3029 Alhambra Street  
Statement of Compliance with Central Beach Development  
Permitting and Approval Design Criteria**

Vintro Fort Lauderdale, LLC (“Petitioner”) proposes to redevelop the +/- .287-acre property located at 3029 Alhambra Street (“Property”) with a sixty-one (61) 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 Central Beach Development Permitting and Approval Design Criteria requirements set forth in Section 47-12.6.A. of the City’s Unified Land Development Regulations (“ULDR”), as follows:

1. *The Project is compatible with the character of the overall plan of development contemplated by the revitalization plan for the Central Beach Area.*

The Project is compatible with the goals and design criteria established by the July 1990 *Fort Lauderdale Beach Revitalization Design Guidelines* (“Revitalization Plan”). The Project meets the goals of the Revitalization Plan by improving the overall physical environment and appearance of the Central Beach Area, complimenting other projects in the area and supporting the overall image of Fort Lauderdale Beach as a tropical resort destination. The Project enhances the public realm by upgrading and improving Alhambra Street in accordance with the most recent Community Redevelopment Agency (“CRA”) right-of-way improvement plans. In addition, the Project is compatible with the scale and design of other projects located in the Central Beach Area while providing historical architectural interest through the use of Miami Modern (“MiMo”) design elements such as cantilevers, spiral stair motifs, glass walls and decorative screening that were introduced in south Florida in the 1940s. 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.

In addition to meeting the goals of the Revitalization Plan the Project complies with the design objectives as follows:

1. *Bulk Controls.*

- a. *Density.* No residential development is proposed. Therefore, this criteria is not applicable.
- b. *Floor Area Ratio.* The proposed floor area ratio is 4.0, which is consistent and compatible with adjacent development and the ULDR.
- c. *Maximum Height.* The building height proposed is consistent and compatible with surrounding development and the requirements of the ULDC. The maximum building height permitted by the regulations of the ULDC is two hundred feet (200'). The proposed building height is approximately one hundred sixty-four feet and four inches (+/- 164'-4").

2. *Massing Guidelines.*

- a. *Overall Height.* The overall height of the Project varies. The first two (2) story pedestal containing the parking garage has a maximum height of approximately twenty-nine feet (+/- 29'). The tower is then setback between five feet (5') and ten feet (10') from the edge of the top of the second floor and is a maximum height of approximately one hundred sixty-four feet and four inches (+/- 164'-4").
- b. *Cornice Height.* The Project does not front on A-1-A, a "people street" or a significant corridor and as such this guideline is not applicable.
- c. *Vertical Plane Moderation.* The Project's vertical plane is moderated through the use of balconies, fenestration, a roof garden and eyebrow projections throughout the façade on each side of the building. At least one form of moderation is used every three (3) stories. The various moderations employed are not repetitive and provide a unique structure from all directions.
- d. *Façade Treatment.* The first thirty-five feet (35') of the exterior façade vertical plane enhances the pedestrian environment by incorporating appropriate architectural features. The south building façade 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. 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.

**3. Street Level Guidelines.**

- a. Active Use.* The landscaped front yard 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 an active pedestrian environment.
  - b. Fenestration.* Approximately fifty percent (50%) percent of the first floor of the southern building façade is a mixture of transparent fenestration including doors and windows. In addition, a water feature is provided, which adds variety to the streetscape.
  - c. Arcades/Canopies.* The Property does not border directly on SR A1A northbound or Las Olas Boulevard and therefore this provision is not applicable. However, the Project incorporates a pedestrian arcade on the ground floor by cantilevering the remainder of the building over the Project's entrance.
  - d. Trash/Loading Facilities.* The trash and loading facilities for the Project will be located in the parking area, which is screened by a metal screen to improve the aesthetic quality of the Project adjacent to existing residential uses and reduce potential impact on the residential uses. As such, no trash or loading will occur within the Alhambra Street right-of-way.
- 4. Energy Conservation.** The Project is oriented to take advantage of southeasterly breezes for summer cooling and to withstand strong northeasterly winds. In addition, the roof and exterior wall finishes are white to encourage maximum reflection and minimum transmission of heat loadings.
- 5. Building Separation.** The Project provides the required ten foot (10') setbacks on both sides of the building allowing for the passage of natural breezes.
- 6. Parking.** Parking for the Project is provided consistent with the proposed use and adjacent development. The Project is designed to provide forty-eight (48) parking spaces where forty-seven (47) parking spaces are required by the ULDR. There is one (1) access drive proposed on the south side of the Property, which provides access to the structured parking and is designed to minimize conflict between pedestrian and automotive traffic. The structured parking is located on the first two (2) floors of the Project and all circulation is internal to the garage. The parking structure is screened on all sides with decorative metal screening in addition to the landscape buffers required along the perimeter of the Property.

7. **Screening.** All trash, loading and equipment storage facilities are located within the structured parking discussed above and are thus screened from the view of adjoining public corridors. All mechanical equipment located on the roof of the Project is screened from view by a decorative parapet.
  8. **Landscape.** Landscaping proposed for the Project is designed to be consistent with the proposed use, adjacent development and the requirements of the City's ULDRs. The landscaping proposed along the south Property line includes Manila Palm and Montgomery Palm combined with various shrubs and ground cover to create a lush, tropical environment in keeping with the visual quality of the beach. 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 Phildendron.
  9. **Site Furnishings.** The site furnishings proposed for the Project are designed to be an integral part of the urban streetscape along the south Property line. Built-in benches are provided in the lushly landscaped plaza. In addition, shade devices are provided to create a welcoming pedestrian environment.
  10. **Signage.** The signage proposed for the Project is consistent with the proposed use, adjacent development and the City's ULDRs. One sign is proposed with a sign area of approximately fourteen (14) square feet. The proposed signage identifies the branding of the Project while maintaining integration with the building architecture. The proposed sign is located on the ground floor to the west of the Project entrance.
  11. **Lighting.** The lighting proposed for the Project is consistent with the theme of the immediate context and compatible with the lighting of adjacent parcels. 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.
  12. **Utilities.** The utilities proposed for the Project are consistent with the proposed use, adjacent development and the City's ULDRs. Petitioner is coordinating with all local utility companies in an effort to place all overhead lines underground for the Project.
2. **The architectural design of the Project is compatible with the design guidelines provided in Section 47-25.3, Neighborhood Compatibility Requirements, of the City's ULDR as follows:**
    - 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 Phildendron. 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



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.

3. *The Central Beach Development Permitting Design Criteria are not intended to be exclusive. Alternative architectural and design concepts outlined in the development application will be considered during review of the development application.*

This section is not applicable as the Project is consistent with the Central Beach Development Permitting Design Criteria as demonstrated herein.

4. *The Project incorporates design and architectural elements which mitigate the impacts, if any, on existing uses in the immediate vicinity of the proposed development.*

As described above, the Project includes a six foot (6') high privacy wall along the north and east Property lines abutting residential uses. In addition, 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. 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. These design elements mitigate any potential impacts of the Project on the surrounding properties.

5. *Approval of the Project will facilitate development of the Central Beach Area as a world-class destination resort.*

As described above, the Project is a chic boutique hotel designed in the MiMo architectural vernacular commonly used in south Florida from the 1940s through the 1970s. Specifically, the Project features cantilevers, spiral stair motifs, glass walls and splashes of tropical color. The combination of the tropical modern architecture and the high quality lodgings that will be provided facilitate development of the Central Beach Area as a world-class resort destination.





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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 sixty-one (61) 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 sixty-one (61) 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 activity will occur within the Alhambra Street right-of-way.

*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.*

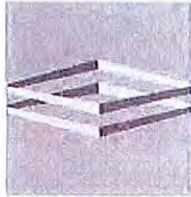
The Project provides a six foot (6') high privacy wall along the north and east Property lines abutting residential uses.


*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.



Prepared by:   
Scott E. Backman, Esq.

**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 sixty-one (61) 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.

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 is attached hereto as Exhibit "A".

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 is attached hereto as Exhibit "A".

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.*

Written determination confirming the adequacy of the solid waste collection service and facilities is attached hereto as Exhibit "B".

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.

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.

**Exhibit "A"**

**Water and Wastewater Adequacy Determination**



CITY OF  
**FORT LAUDERDALE**

*Venice of America*

November 28, 2012

Eric McDonald, P.E.  
Bohler Engineering, Inc.  
1000 Corporate Drive, Suite 250  
Fort Lauderdale, Florida 33334

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**  
**Vintro Hotel, DRC 70-R12, 3029 Alhambra Street, Ft. Lauderdale, Florida**

Dear Mr. McDonald:

You have submitted information indicating that the abovementioned project area would include redevelopment of the site to construct a 72 units hotel, 500 SF bar and 2,000 SF restaurant. The anticipated demand will be approximately 11,600 GPD (Average Day). We approve the proposed fire and drinking water service connections to our existing 6-inch water main and the proposed sewer connections to our existing 8-inch sewer main along Alhambra St.

The water distribution system surrounding the project is comprised of 6, 12 and 20-inch water mains which have enough capacity for the intended use. Pump Station D-31 and the gravity sewer collection system comprised of 8 and 15-inch mains have enough capacity to accommodate the projected sewer flow contribution.

The City of Fort Lauderdale owns and operates George T. Lohmeyer Regional Wastewater Treatment Plant (GTLWWTP), which provides wastewater treatment for the City of Fort Lauderdale. The GTLWWTP three-month average daily flow is 56.6 MGD. Additionally, the City owns and operates two Water Treatment Plants, namely Fiveash and Peele Dixie, and they are permitted for 70 mgd and 12 mgd treatment capacities, respectively. The wastewater and water treatment plants have enough capacity to provide service for this project.

Inquiries concerning charges for connection and consumption should be directed to the City of Fort Lauderdale as utility owner. Appropriate Permit Applications should be routed through the City's One-Stop-Shop Permitting Division, 700 NW 19th Avenue, Fort Lauderdale, Florida 33311-7834 (Denis Girisgen, P.E.).

Should you have any questions or require any additional information, please contact me at (954) 828-5675 (jorgeh@fortlauderdale.gov).

PUBLIC WORKS DEPARTMENT (ENGINEERING AND ARCHITECTURAL SERVICES)  
100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33301

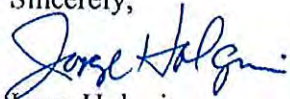
EQUAL OPPORTUNITY EMPLOYER

TELEPHONE (954) 828-5772  
ENGINEERING FAX (954) 828-5074 • ARCHITECTURE FAX (954) 828-5070  
WWW.FORTLAUDERDALE.GOV

**Exhibit 4** PRINTED ON RECYCLED PAPER  
**13-0761**

**Page 20 of 81**

Sincerely,



Jorge Holguin  
Project Engineer

C: Dennis Girisgen, P.E.  
File sewer connection letters

**Exhibit "B"**

**Solid Waste Adequacy Determination**



November 13, 2012

Jose Gomes  
C/O Vintro Fort Lauderdale, LLC  
Vintro Hotel  
3029 Alhambra Street  
Fort Lauderdale FL 33304

Dear Jose,

This is to confirm the information we spoke about concerning the solid waste and recycling services required for "Vintro Hotel located at 3029 Alhambra Street Fort Lauderdale, Florida 33304

Base on the site plans we reviewed together, we suggest the following, to be serviced by a rear load truck.

1. 2yd compacted container for MSW (solid waste) to be serviced 3 times per week.
2. 2yd compacted container for Single Stream Recycling to be serviced 3 times per week.

Please free to call me if you have any questions – 954 -439-4214

Waste Management Inc. looks forward to working with you in the near future. Should you have any questions please contact Lee Chayet at 954-439-4214 at the numbers below.

Sincerely,

Lee Chayet  
Territory Manager  
Waste Management  
954-439-4214 cell  
lchayet@wm.com



**Wilkinson Hi-Rise®**

Via Fax: 305-551-1740

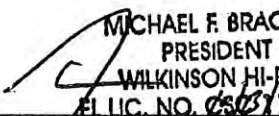
November 13, 2012

Jose L. Gomez, A1A  
8101 Biscayne Blvd. Suite 309  
Miami, Fl. 33138-4664

**PROJECT REF: Vintro Ft. Lauderdale, LLC Project: Vintro Hotel  
3029 Alhambra St.  
Ft. Lauderdale, Fl.**

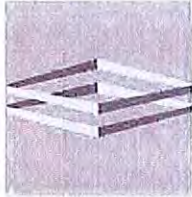
The above project will include (1) Wilkinson Hi-Rise Waste/Recycling Chute Model BSE-2RUC. The BSE-2RUC Model includes a Bi-Sorter and Model 350-C5 Compactor. The Waste Recycling System will meet the capacity requirements of the building and will meet the city recycling ordinance requirements. (See drawings attached).

If you have any further questions please contact me at (954) 342-4400.

  
**MICHAEL F. BRACKEN**  
PRESIDENT  
WILKINSON HI-RISE  
FL LIC. NO. ~~CS05710263~~  
Michael F. Bracken  
President

MFB/cw





**DUNAY  
MISKEL  
BACKMAN  
BLATTNER** LLP

Gary S. Dunay  
Bonnie Miskel  
Scott Backman  
David K. Blattner

Marissa A. Faerber

Prepared by: 

Scott E. Backman, Esq.

**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-one (61) 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 proposed floor to area ratio for the Project is 4.0, which is the permitted maximum floor to area ratio within the ABA zoning district.
4. *Required Parking.* The Project complies with the parking requirements set forth in Section 47-20. Specifically, the Project provides forty-eight (48) parking spaces where forty-seven (47) parking spaces are required.
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.* The Project is designed to comply with the requirements of the ABA zoning district. As such, this section is not applicable.
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.



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

THIS IS THE FINAL SITE PLAN DRAWING FOR THE VINTRO HOTEL PROJECT.  
 ALL INFORMATION SHOWN HEREON IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR.  
 BOHLER ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE SURVEYOR.

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 FX: (954) 202-7070  
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REV.	DATE	REVISION	BY
1	06-10-12	SUBMITTAL	EMM
2	07-11-12	GENERAL REVISION	EMM
3	08-15-12	CITY COMMISSION SUBMITTAL	EMM

PROJECT NO.:	F12090
DRAWN BY:	CSO
CHECKED BY:	EMM
DATE:	
SCALE:	AS NOTED
SHEET NO.:	01412008-COVER

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

**BOHLER ENGINEERING**  
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 FORT LAUDERDALE, FL 33334  
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 FX: (954) 202-7070  
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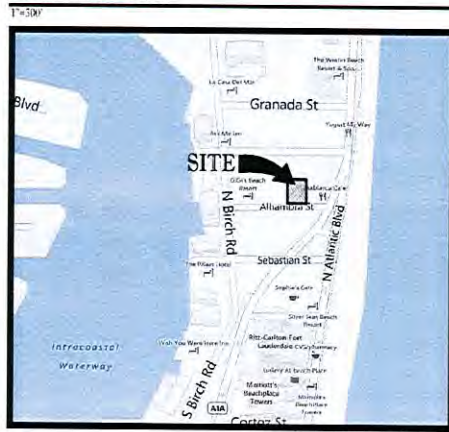
**EDWARD M. McDONALD**  
 PROFESSIONAL ENGINEER  
 No. 111  
 FLORIDA LICENSE NO. 12431  
 MEMBER, AMERICAN SOCIETY OF CIVIL ENGINEERS

SHEET TITLE  
**COVER**  
 SHEET NUMBER  
**C-1**

VICINITY AERIAL MAP



LOCATION MAP



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<b>CIVIL ENGINEER</b> BOHLER ENGINEERING, LLC EDWARD McDONALD, P.E. 1000 CORPORATE DRIVE, SUITE 250 FORT LAUDERDALE, FL 33334 (P) 954.202.7000 (F) 954.202.7070	<b>SURVEYOR</b> JOHN IBARRA & ASSOC., INC. 777 N.W. 72nd AVE., STE 3025 MIAMI, FLORIDA (P) 305.262.0400 (F) 305.262.0401
<b>LANDSCAPE ARCHITECT</b> BOHLER ENGINEERING, LLC MICHAEL GROSSMIRTH 1000 CORPORATE DRIVE, SUITE 250 FORT LAUDERDALE, FL 33334 (P) 954.202.7000 (F) 954.202.7070	<b>ARCHITECT</b> BEILINSON GOMEZ ARCHITECTS 3101 BISCAYNE BLVD, STE 509 MIAMI, FL 33138 (P) 305.559.1250 (F) 305.551.1740

LEGAL DESCRIPTION  
 LOT 10, SUBDIVISION 10, TOWNSHIP 50S, RANGE R43E, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

PREPARED BY  
**BOHLER ENGINEERING**

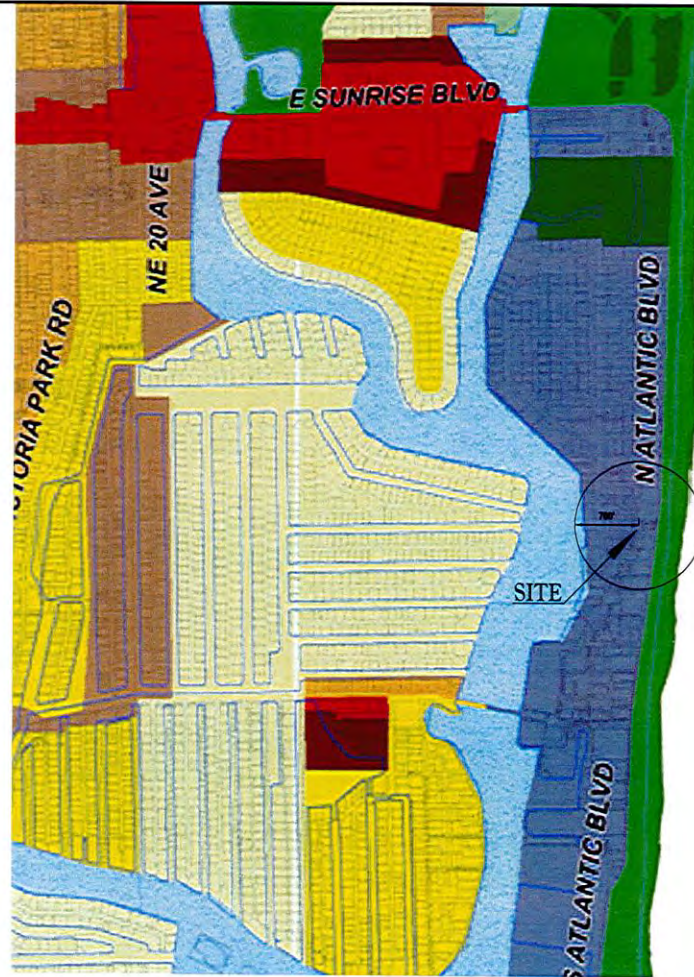


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13-0751 Page 28 of 81



ATLANTIC OCEAN



ATLANTIC OCEAN

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 CONSULTING ENGINEERS  
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 PHONE: 954-343-7300  
 FAX: 954-343-7302  
 WWW: bohlere.com

REV.	DATE	REVISIONS	COMMENTS	BY

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

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

**BOHLER ENGINEERING**  
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EDWARD M. McDONALD  
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SHEET TITLE: ZONING & LANDUSE MAP  
 SHEET NUMBER: EX-1



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

**Map Legend**

- Corporate Limits
- Zones\*\*
- Zoning Designations

\*\*Some City zoning designations are not shown on this map as they are not applicable to the site. \*\*Some zoning designations are not shown on this map as they are not applicable to the site. \*\*Some zoning designations are not shown on this map as they are not applicable to the site.



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

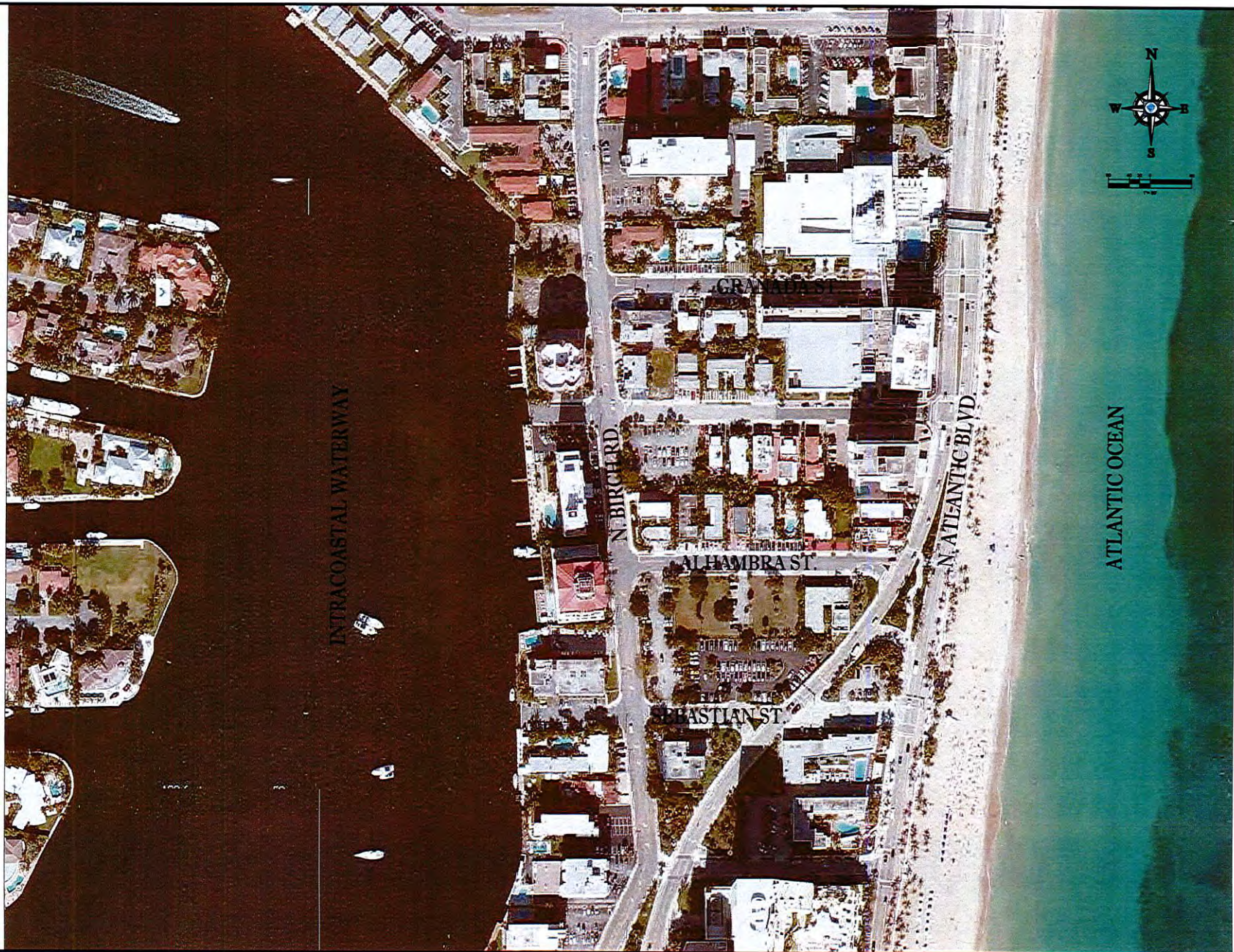
**LEGEND**

- WATER\*\*
- UTILITIES
- COMMERCIAL
- COMMUNITY FACILITIES
- EMPLOYMENT CENTER
- OFFICE PARK
- INDUSTRIAL
- TRANSPORTATION
- IRREGULAR\*
- LOW 4.4
- LOW-MEDIUM D
- MEDIUM 15
- MEDIUM-HIGH 25
- HIGH 90
- PARK-OPEN SPACE
- COMMERCIAL RECREATION
- CONSERVATION
- NW REGIONAL ACTIVITY CENTER
- DOWNTOWN REGIONAL ACTIVITY CENTER
- SOUTH REGIONAL ACTIVITY CENTER
- CENTRAL BEACH REGIONAL ACTIVITY CENTER

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







**BOHLER ENGINEERING**  
 TITLE & CONSULTING ENGINEERS  
 ARCHITECTS  
 PROFESSIONAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

CONTRACT CODE  
 & NUMBER

REV.	DATE	DESCRIPTION	BY
1	10/18/12	ISSUE FOR SUBMITTAL	EMM
2	01/11/13	GENERAL REVISION	EMM
3	04/13	CITY COMMISSION SUBMITTAL	EMM

PROJECT NO.	F10061
DRAWN BY	EMM
CHECKED BY	EMM
DATE	4/30/13
SCALE	AS NOTED
FIELD	EMP/2008/ARCH/000007

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

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

CITY OF FORT LAUDERDALE  
 BROWARD COUNTY, FLORIDA

**BOHLER ENGINEERING**

OFFICE:  
 1500 CORPORATE DRIVE, SUITE 200  
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 FAX: (954) 352-7020  
[www.bohler-engineering.com](http://www.bohler-engineering.com)

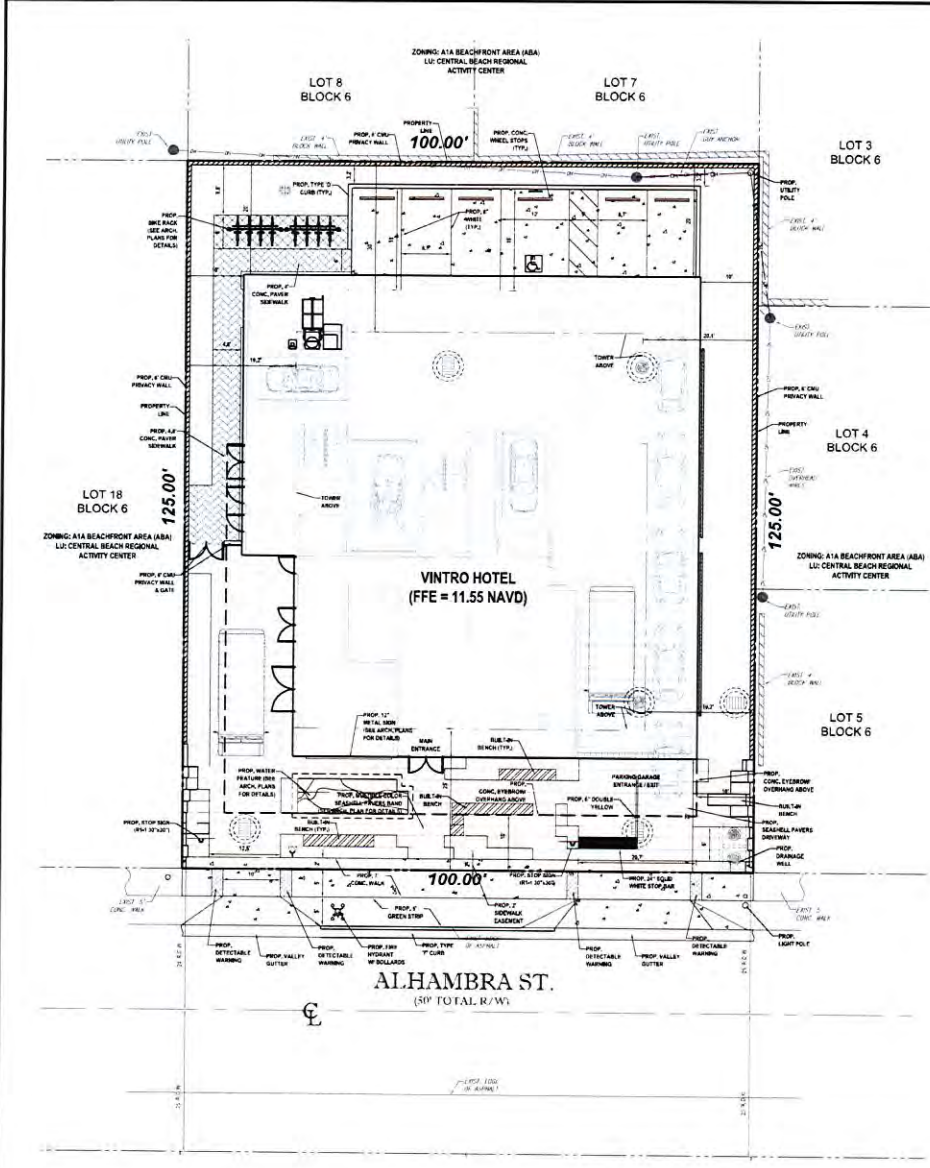
**EDWARD M. McDONALD**

PROFESSIONAL ENGINEER  
 April 30, 2013  
 FLORIDA REGISTRATION NO. 7746  
 FLORESA #B046435 (S) OF 14/11/11, No. 2728

**SHEET TITLE**  
**AERIAL EXHIBIT**

**SHEET NUMBER**  
**C-2**



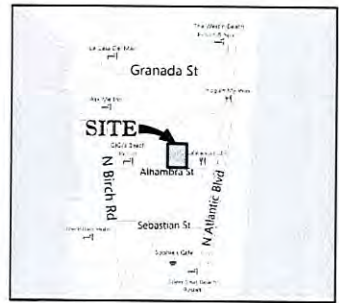


**LEGAL DESCRIPTION**  
 CITY OF FORT LAUDERDALE, FLORIDA, THE PART OF THE MAP ACCORDING TO THE PLAT NUMBER AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA, WHICH IS:

**NOTED:**  
 ALL PUBLIC UTILITIES SHALL BE AS SHOWN ON THE RECORD PLANS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FORT LAUDERDALE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FORT LAUDERDALE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO CONSTRUCTION.

**HATCH LEGEND**

	PROPOSED CONCRETE (PAVING, CURB)
	PROPOSED ASPHALT (PAVING, DRIVEWAY)
	PROPOSED GREEN STRIP
	EXISTING CONCRETE



**LOCATION MAP**  
 SCALE: 1" = 300'

**DISTRICT REQUIREMENTS & GENERAL NOTES**

- THIS PLAN REFERENCES AN ALTA ACRES LAND TITLE SURVEY BY: JOHN BARBER & ASSOC., INC. 777 NW 75th AVENUE, SUITE 205 TELEPHONE: (954) 264-9055 FAX: 305-262-0771 (LBM07)
- APPLICANT: VINTRO HOTEL FORT LAUDERDALE
- DATA TABLE:
 

CURRENT USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	51 UNITS HOTEL, ACCESSORY USES: GROUND FLOOR BAR/LOUNGE (600 SF), PENTHOUSE RESTAURANT (2,000 SF)
LAND USE DESIGNATION:	CENTRAL BEACH REGIONAL ACTIVITY CENTER
ZONING DESIGNATION:	ABA (A-1A) BEACH-FRONT AREA
WATER/WASTEWATER SERVICE PROVIDER:	CITY OF FORT LAUDERDALE
- |                  |                     |            |                |                |
|------------------|---------------------|------------|----------------|----------------|
| TOTAL SITE AREA: | 13,580 SF           | (12.93 AC) | 100%           |                |
| IMPERVIOUS:      | SIDEWALK/PAVED:     | 2,899 SF   | 0.062 AC 21.5% |                |
|                  | PAVEMENT:           | 187 SF     | 0.003 AC 7.9%  |                |
|                  | BLDG:               | 6,478 SF   | 0.156 AC 51.8% |                |
|                  | PERVIOUS:           | LANDSCAPE: | 7,347 SF       | 0.554 AC 18.7% |
|                  | VEHICULAR USE AREA: | 2,133 SF   | 0.049 AC 11.1% |                |
|                  | OPEN SPACE:         | 6,624 SF   | 0.156 AC 48.2% |                |
- |                       |           |
|-----------------------|-----------|
| HOTEL UNITS:          | 51        |
| BUILDING:             | 34,944 SF |
| PARKING:              | 2,386 SF  |
| BAR/LOUNGE:           | 600 SF    |
| RESTAURANT:           | 2,000 SF  |
| TOTAL SQUARE FOOTAGE: | 49,930 SF |
- |                        |                     |            |
|------------------------|---------------------|------------|
| HOTEL (51 ROOMS):      | 6.87 SPACES / ROOM  | 43.87      |
| RESTAURANT (2,000 SF): | N/A                 | N/A        |
| BAR/LOUNGE (600 SF):   | 13.12 SPACES / ROOM | 8.58       |
| TOTAL REQUIRED PERIOD: |                     | 47.45 ± 47 |

PROVIDED: 48 SPACES (ALL VEHICLE PARKING)
- |                               |           |           |
|-------------------------------|-----------|-----------|
| DISTRICT REQUIREMENTS:        | REQUIRED: | PROPOSED: |
| LOADING ZONE:                 | N/A       | N/A       |
| MAX. FLOOR AREA RATION (FAR): | 4.0       | 4.0       |
| MAX. BLDG. HEIGHT:            | 25' MAX.  | 14'-0"    |
| NUMBER OF STORIES:            | N/A       | 3         |
| STRUCTURE LENGTH:             | 75' MAX.  | 85'       |
| STRUCTURE WIDTH:              | 25' MAX.  | 45'       |
- |                              |           |                |
|------------------------------|-----------|----------------|
| SETBACK REQUIREMENTS:        |           |                |
| FRONT (ALHAMBRA ST. SOUTH):  | SHOULDER: | 0'-0" TO P.L.  |
|                              | LINE:     | 25'-0" TO P.L. |
| SIDE INTERIOR (EAST & WEST): | SHOULDER: | 10'-0" TO S.L. |
|                              | LINE:     | 10'-0" TO S.L. |
| REAR (NORTH):                | SHOULDER: | 20'-0" TO P.L. |
|                              | LINE:     | 40'-0" TO P.L. |

Always call 822 two full business days before you dig  
**sunshine811.com**

**BOHLER ENGINEERING**  
 CIVIL & CONSTRUCTION CONSULTANTS  
 1000 CORPORATE CENTER, SUITE 200  
 FORT LAUDERDALE, FL 33304  
 (954) 344-0000  
 WWW.BOHLERENGINEERING.COM

REVISIONS:

REV.	DATE	COMMENT	BY
1	10/16/22	FINAL SUBMITTAL	EMM
2	01/11/23	GENERAL REVISION	EMM
3	02/13/23	CITY COMMISSION SUBMITTAL	EMM

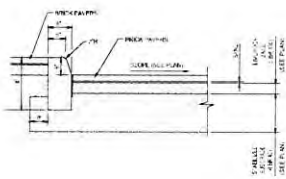
PROJECT NO.:  
 DRAWING NO.:  
 DATE:  
 SCALE:  
 LAYOUT:

PROJECT:  
**VINTRO HOTEL FORT LAUDERDALE**  
 FOR:  
**BELLINSON GOMEZ ARCHITECTS**  
 CITY OF FORT LAUDERDALE, FLORIDA  
 BROWARD COUNTY, FLORIDA

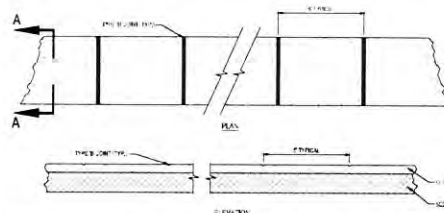
**BOHLER ENGINEERING**  
 1000 CORPORATE CENTER, SUITE 200  
 FORT LAUDERDALE, FL 33304  
 (954) 344-0000  
 WWW.BOHLERENGINEERING.COM

**EDWARD M. McDONALD**  
 PROFESSIONAL ENGINEER  
 No. 1281  
 FLORIDA LICENSE NO. 1281  
 CIVIL ENGINEER  
 1000 CORPORATE CENTER, SUITE 200  
 FORT LAUDERDALE, FL 33304  
 (954) 344-0000  
 WWW.BOHLERENGINEERING.COM

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

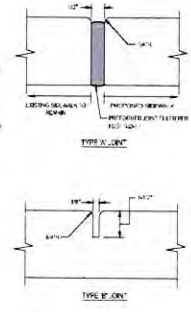


1 CONCRETE CURB (TYPE 'D') DETAIL  
SCALE: NONE



NOTES:  
1. SIDEWALK SHALL BE 1/2" THICK UNLESS OTHERWISE SPECIFIED. THE FINISH SHALL BE SMOOTH.  
2. TYPICAL CURB HEIGHT SHALL BE 4" UNLESS OTHERWISE SPECIFIED. THE FINISH SHALL BE SMOOTH.  
3. CURB SHALL BE 1/2" WIDE UNLESS OTHERWISE SPECIFIED.  
4. SIDEWALK SHALL BE 1/2" WIDE UNLESS OTHERWISE SPECIFIED.  
5. PROVIDE 1/2" EXPANSION JOINTS AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
A	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
B	1/2" CENTER TO CENTER BETWEEN SIDEWALK



NOTE:  
1. SIDEWALK SHALL BE 1/2" THICK UNLESS OTHERWISE SPECIFIED. THE FINISH SHALL BE SMOOTH.  
2. TYPICAL CURB HEIGHT SHALL BE 4" UNLESS OTHERWISE SPECIFIED. THE FINISH SHALL BE SMOOTH.  
3. CURB SHALL BE 1/2" WIDE UNLESS OTHERWISE SPECIFIED.  
4. SIDEWALK SHALL BE 1/2" WIDE UNLESS OTHERWISE SPECIFIED.  
5. PROVIDE 1/2" EXPANSION JOINTS AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

3 TYPICAL CONCRETE SIDEWALK SECTION  
SCALE: NONE

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WWW.BOHLENERGINEERING.COM

REV.	DATE	REVISION	BY
1	01/14/12	SUBMITTAL	EMM
2	01/14/12	GENERAL REVISION	EMM
3	03/13	CITY COMMISSION SUBMITTAL	EMM

PROJECT NO. F10080  
DRAWN BY CAD  
CHECKED BY EMM  
DATE 03/13/13  
SCALE AS NOTED  
CADD: SHI LUBOW-SITE DETAILS

PROJECT: VINTRO HOTEL FORT LAUDERDALE  
FOR: BELLINSON GOMEZ ARCHITECTS  
CITY OF FORT LAUDERDALE BROWARD COUNTY, FLORIDA

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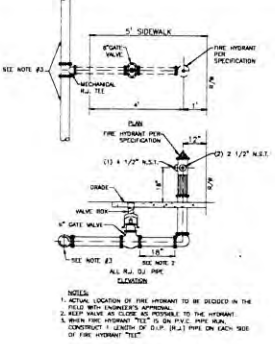
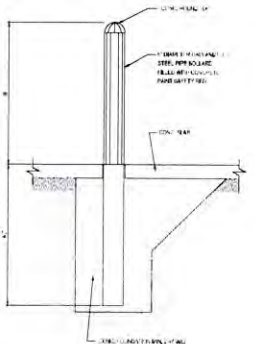
EDWARD M. McDONALD  
PROFESSIONAL ENGINEER - 60630  
FLORIDA LICENSE NO. 7118  
LICENSED AS A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA

SHEET TITLE: SITE DETAILS

SHEET NUMBER: C-4

2 SIDEWALK DETAILS  
SCALE: NONE

4 BOLLARD DETAIL  
SCALE: NONE



TYPICAL NEW FIRE HYDRANT ASSEMBLY INSTALLATION (302)

**CITY OF FORT LAUDERDALE**  
OFFICE OF THE CITY ENGINEER

1" WIDE, 1" DEEP VANGUARDS @ 8" O.C. (TYP.)  
1/4" EXPANSION JOINT @ 20' O.C.

SECTION A-A

NO.	DATE	REV.	BY	DESCRIPTION
1	JAN 92			DRIVEWAY WITH CURB
2	MARCH '09			

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

**CITY OF FORT LAUDERDALE**  
OFFICE OF THE CITY ENGINEER

SECTION A-A

NO.	DATE	REV.	BY	DESCRIPTION
1	JAN 92			STANDARD CURB DETAILS
2	MARCH '09			

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

**CITY OF FORT LAUDERDALE**  
OFFICE OF THE CITY ENGINEER

SECTION A-A

NO.	DATE	REV.	BY	DESCRIPTION
1	JAN 92			STANDARD CURB DETAILS
2	MARCH '09			

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

**CITY OF FORT LAUDERDALE**  
OFFICE OF THE CITY ENGINEER

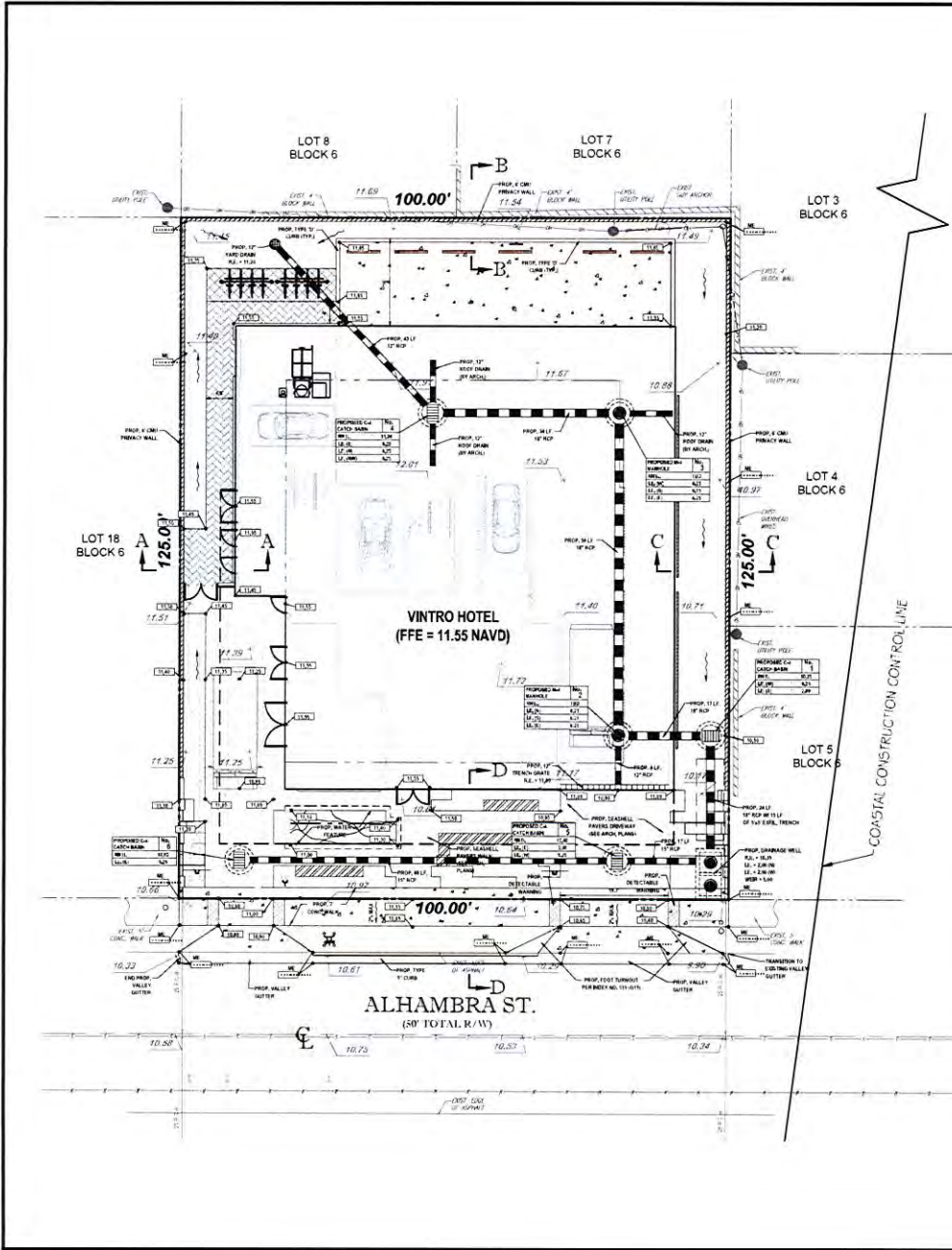
PLAN VIEW

NOTE:  
1. ALL SIDEWALK CURB RAMP RAMP SHALL HAVE DETECTABLE WARNING SURFACE THAT EXTEND THE FULL WIDTH OF RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES FROM THE BACK OF THE CURB.  
\* AMENDED FROM FOOT INDEX 304

NO.	DATE	REV.	BY	DESCRIPTION
1	JAN 92			CURB RAMP DETECTABLE WARNING DETAIL
2	MARCH '09			

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

DRAWN BY: EMM, CHECKED BY: EMM, DATE: 03/13/13, 1:07 PM, BY: EMM, PROJECT: F10080



**CONSTRUCTION NOTES:**

1. CONTRACTOR TO SMOOTH AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. (SEEKING CONC. CURB AND ADJACENT UNLESS OTHERWISE NOTED). ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING PAVED TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DEPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOO ALL DISTURBED AREAS. SOODING INCLUDES MAINTAINING SLOW AND SOO UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED (TWO-YEAR GROWTH LAST).
6. ALL EXISTING TRAFFIC (SIGN) DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OF THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAIN, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HISHER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (888)334-7171 PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS. DURATION OF CONSTRUCTION IN ACCORDANCE WITH FSOT STANDARD INDEX NO. 502.
11. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PROPERTY DAMAGE WITHOUT AGREEMENT NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY ADJACENT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
14. 2% MINIMUM SLOPE ON HANG-UP SPACES AND ADA ACCESS WAYS.
15. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
16. ALL GRADE SHOTS ARE TO BE EDGE OF PAVEMENT (EOP) UNLESS OTHERWISE NOTED.
17. ALL ELEVATIONS REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) FROM CITY OF FORT LAUDERDALE BENCHMARK P.A. 1048.8 BENCHMARK LOCATED AT 418 & ALHAMBRA ST., ELEVATION 11.04 M OF NAVD (1988). (ADD 1.80 TO CONVERT TO MVD 1929).
18. ALL ROOF DRAIN ARE TO BE CONNECTED FROM THE INTERIOR OF THE PARKING GARAGE. ROOF DRAIN CONNECTIONS TO BE COORDINATED AT TIME OF THE FINISH SUBMITTAL.

**PAVING, GRADING & DRAINAGE LEGEND**

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	UNDER PAVEMENT	
	UNDERGROUND	
	ELECTRIC LINE	
	UNDER PAVEMENT	
	TELEPHONE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	A
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	WATER METER	
	CLEAN OUT	
	GRADE BROT SHOT	
	FLOW ARROWS	
	TOP OF CURB	
	BOTTOM OF CURB	
	LIGHT POLE	
	WEDGE LINE	

**HATCH LEGEND**

- PROPOSED CONCRETE PAVEMENT (W/SET)
- PROPOSED SEASHELL PAVEMENT (FRONT)
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED GRADE BLOCK PAVERS



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FORT LAUDERDALE, FL 33404  
TEL: (954) 252-7000  
FAX: (954) 252-7070  
www.BohlerEngineering.com

REV.	DATE	REVISION	BY
1	8/18/12	GEN. COMMENTS	EMM
2	8/15/13	GENERAL REVISION	EMM
3	5/5/13	CITY COMMISSION SURVEY	EMM

PROJECT NO.	F10085
DRAWN BY	LAC
CHECKED BY	EMM
SCALE	AS NOTED
DATE	05/13/2013

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

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

CITY OF FORT LAUDERDALE  
BROWARD COUNTY, FLORIDA

**BOHLER ENGINEERING**

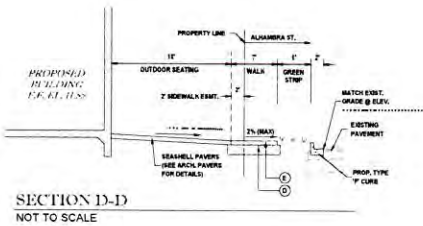
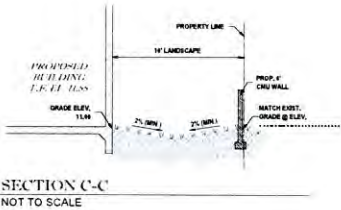
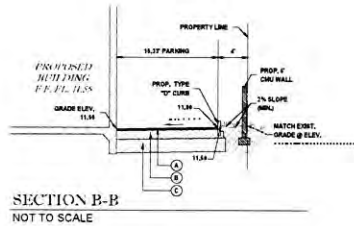
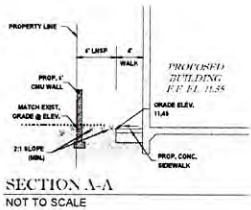
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1800 CORPORATE DRIVE, SUITE 200  
FORT LAUDERDALE, FL 33414  
TEL: (954) 252-7000  
FAX: (954) 252-7070  
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**EDWARD M. McDONALD**

PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 12458  
April 20, 2013  
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FORT LAUDERDALE, FL 33404  
TEL: (954) 252-7000  
FAX: (954) 252-7070

**PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN**

**C-5**



### PAVEMENT LEGEND

- (A) WEARING SURFACE: (ASPHALT AREAS ONLY)  
INSTALLATION OF THE 1" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED WITH (2) LIFTS OF 7" S-III 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 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-192 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100) WITH ENGINEER'S APPROVAL. LIME ROCK SHALL EXTEND 12" BEYOND ASPHALT LIMITS TO BE CONSTRUCTED IN (2) 4" LIFTS
- (C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-192 (MIN LBR 40). (APPLY TO DUMPSTER AND DRIVE THRU BENEATH CONCRETE SLAB). SUBGRADE SHOULD EXTEND 12" BEYOND LIME ROCK/CONCRETE LIMITS.
- (D) COMPACTED SUBGRADE (WALKWAYS)  
COMPACTED TO 98% 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 5" AND 4,000 P.S.I.

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

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PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

REV.	DATE	DESCRIPTION	BY
1	6-18-12	GEN. SUBMITTAL	EMW
2	01-11-13	GENERAL REVISION	EMW
3	3-3-13	CITY COMMISSION SUBMITTAL	EMW

PROJECT NO.	F10082
DRAWN BY	CHG
CHECKED BY	EMW
DATE	
SCALE	AS NOTED
NOTED	NO FURTHER REVISIONS

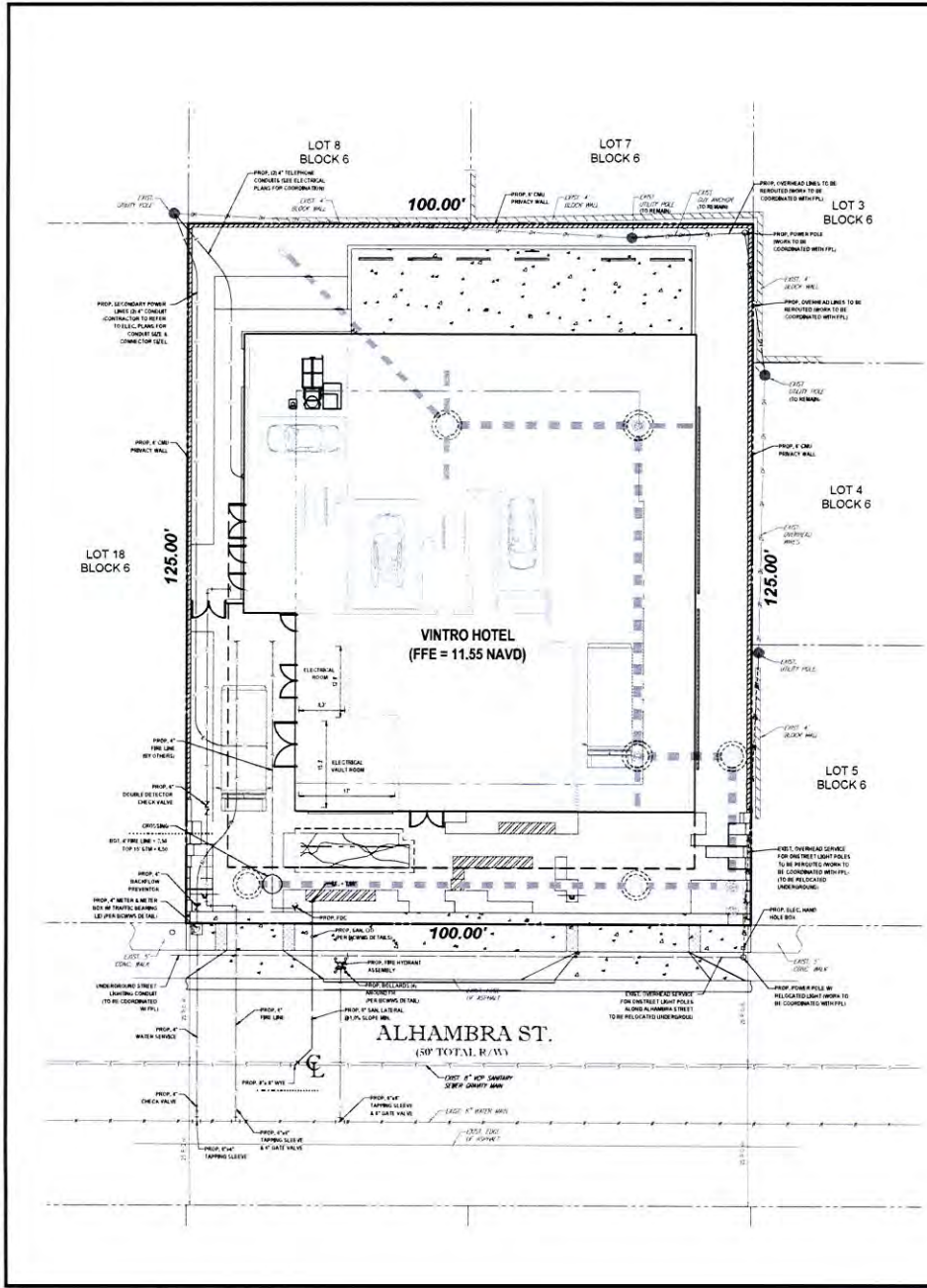
PROJECT  
**VINTRO HOTEL  
FORT LAUDERDALE**  
FOR  
**BELINSON GOMEZ  
ARCHITECTS**

CITY OF FORT LAUDERDALE  
BROWARD COUNTY, FLORIDA

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**EDWARD M. McDONALD**  
PROFESSIONAL ENGINEER  
April 26, 2011  
FLORIDA LICENSE NO. 7141  
NORTH BROADWAY SUITE 2000 FORT LAUDERDALE, FL 33304

**CROSS SECTIONS**  
SHEET NUMBER  
**C-6**



**UTILITY LEGEND**

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND TELEPHONE LINE	---
---	STORM SEWER	---
---	SEWERY SEWER MAIN	---
---	HYDRANT	▲
○	SEWERY MANHOLE	○
○	STORM MANHOLE	○
○	CATCH BASIN	○
○	WATER METER	○
○	CLEAN OUT	○
○	LIGHT POLE	⊕

**HATCH LEGEND**

[Pattern]	PROPOSED CONCRETE
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED GRAVEL
[Pattern]	PROPOSED SAND

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 FAX (954) 343-2179  
 www.bohlerengineering.com

**REVISIONS**

REV.	DATE	REVISION	BY	CHK.
1	11/18/12	GEN. SUBMITTAL	EMW	
2	01/11/13	GENERAL REVISION	EMW	
3	5/6/13	CITY COMMISSION SUBMITTAL	EMW	

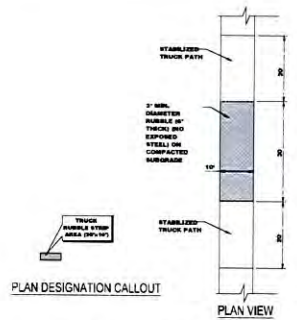
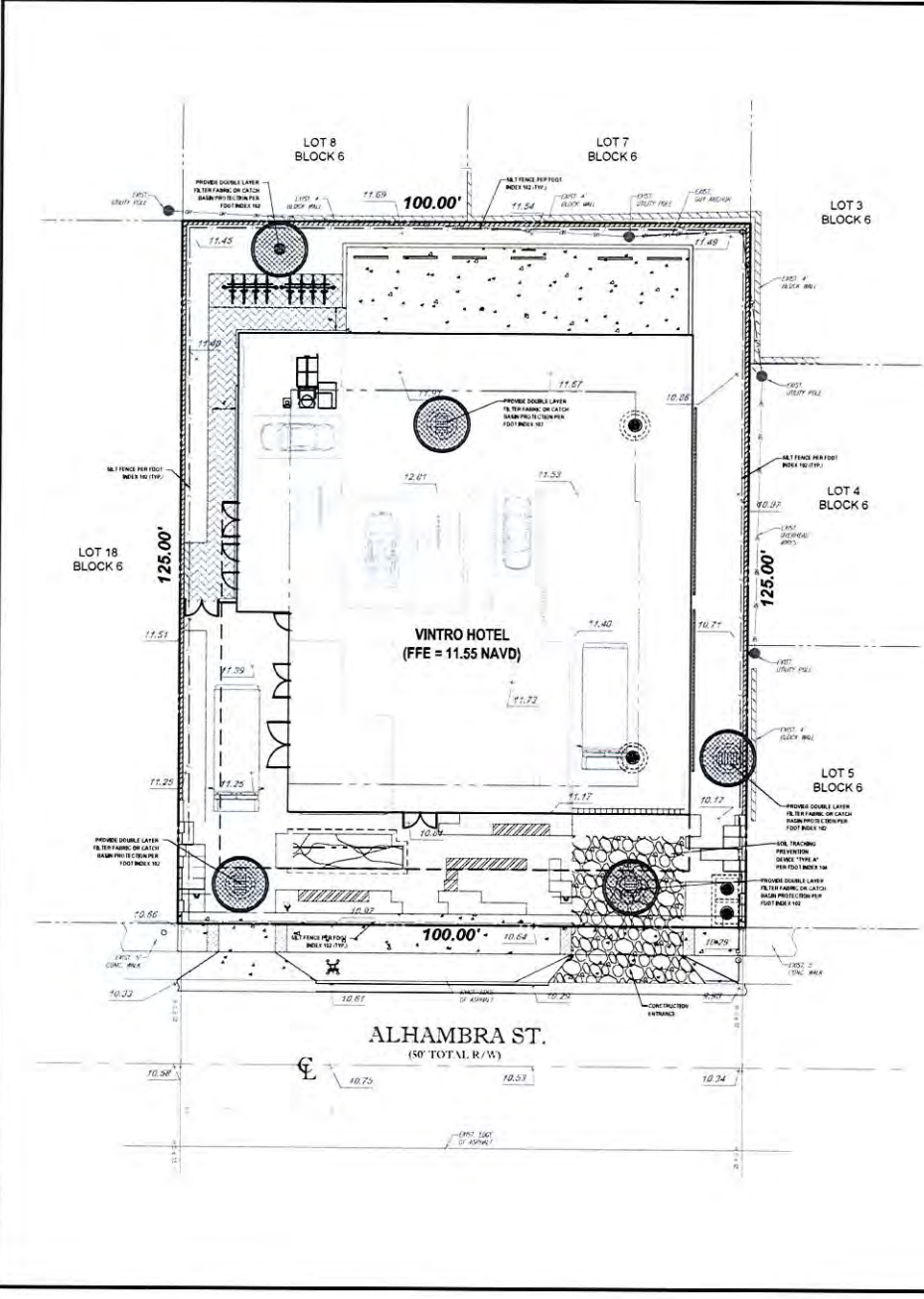
PROJECT NO. 13-0761  
 DRAWN BY: [Blank]  
 DATE: 5/6/13  
 SCALE: AS SHOWN  
 CHECKED BY: [Blank]  
 DATE: 5/6/13

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

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**EDWARD M. McDONALD**  
 PROFESSIONAL ENGINEER  
 April 28, 2013  
 FLORIDA LICENSE NO. 73448  
 NORTHWEST CORNER OF 13TH ST. & 27TH ST.

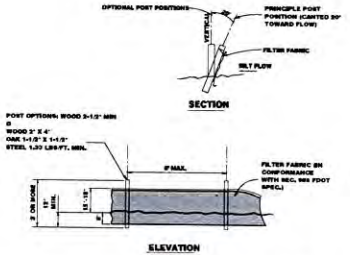
**PRELIMINARY UTILITIES PLAN**  
 SHEET NUMBER  
**C-7**



TRUCK RUBBLE STRIP AREA



CATCH BASIN FABRIC



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

- NOTES:
- 1.) SILT FENCE TO BE CONSTRUCTED WHENEVER OFFSITE 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 FENCE AND OTHER BMPs SHALL BE INSTALLED PRIOR TO DEMOLITION & CONSTRUCTION.

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 FORT LAUDERDALE, FL 33304  
 PHONE: (954) 222-7875  
 FAX: (954) 222-7876  
 WWW: WWW.BOHLENGEN.COM

REV.	DATE	DESCRIPTION	BY
1	04-18-13	ISSUE FOR PERMIT	EMM
2	05-15-13	GENERAL REVISION	EMM
3	05-17-13	CITY COMMENTARY	EMM

PROJECT NO.	F10086
DRAWN BY	CAD
CHECKED BY	EMM
DATE	04/18/13
SCALE	AS NOTED
CAD FILE	04110086.DWG

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

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

CITY OF FORT LAUDERDALE  
 BROWARD COUNTY, FLORIDA

**BOHLER ENGINEERING**

SCALE: AS NOTED

PROJECT NO. F10086

DATE: 04/18/13

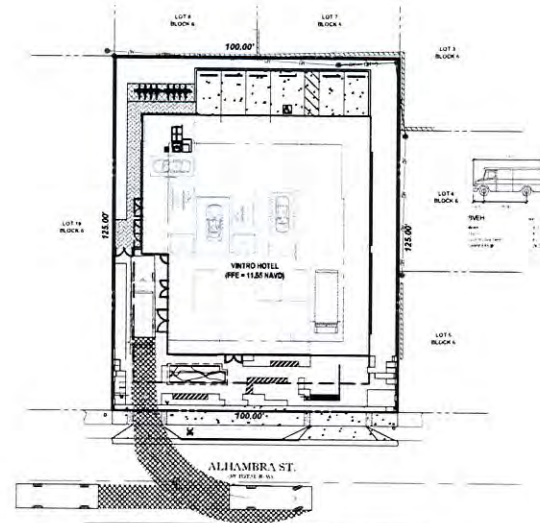
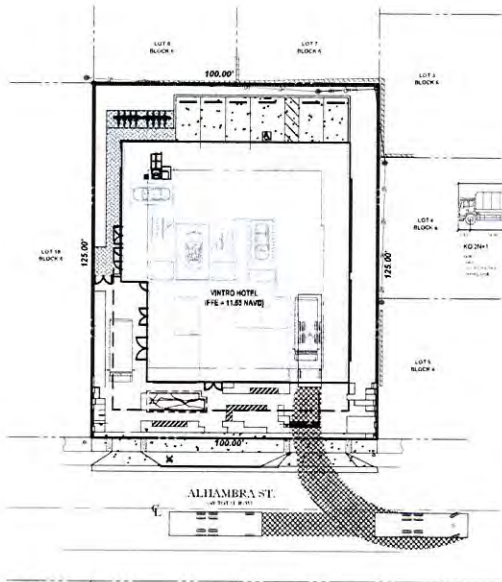
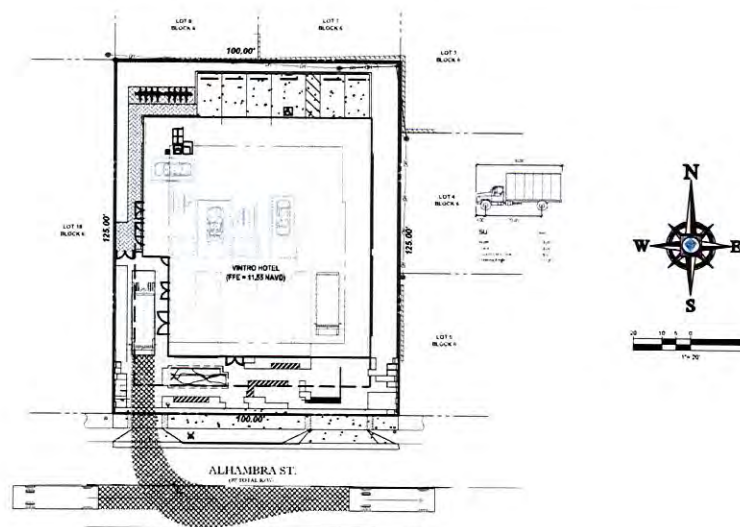
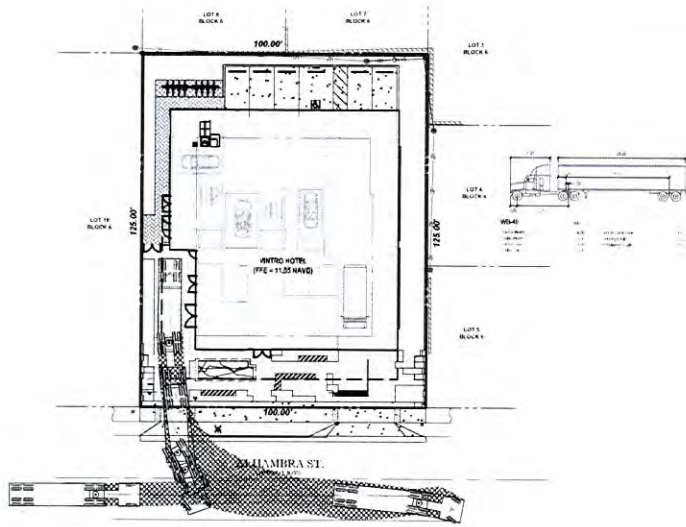
PROJECT: VINTRO HOTEL, FORT LAUDERDALE, FL

**EDWARD M. McDONALD**

PROFESSIONAL ENGINEER  
 P.E. NO. 2001  
 FLORIDA LICENSE NO. 7184  
 FLOIDA REGISTERED DATE OF BIRTH: 01/23

SHEET TITLE  
**EROSION CONTROL PLAN**

SHEET NUMBER  
**C-8**



**BOHLER ENGINEERING**  
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FOR: BEILLINSON GOMEZ ARCHITECTS  
 PROJECT: VINTRO HOTEL  
 CITY OF FORT LAUDERDALE  
 BROWARD COUNTY, FLORIDA

REV.	DATE	DESCRIPTION	BY
1	6/16/12	DATE SUBMITTED	EMG
2	05/11/13	GENERAL REVISION	EMG
3	6/5/13	CITY COMMISION SUBMITTED	EMG

PROJECT NO. 121212  
 DRAWN BY: JAG  
 CHECKED BY: EMG  
 DATE: 6/5/13  
 SCALE: AS NOTED  
 CAD/DL: DMF/DOB/CAR/MOVEMENT

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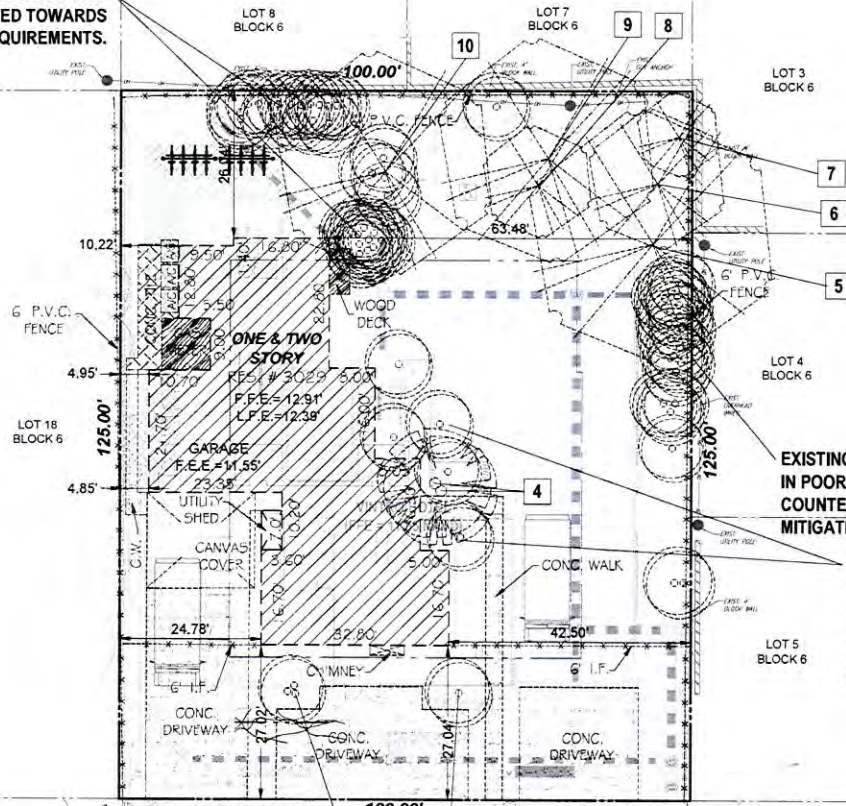
EDWARD M. McDONALD  
 PROFESSIONAL CIVIL ENGINEER  
 No. 1 2812  
 FLORIDA LICENSE No. 71435  
 LICENSEd BUSINESS OFFICE OF NO. 21208

SHEET TITLE: TRUCK MOVEMENT  
 SHEET NUMBER: C-9

13-0751  
 Page 39 of 81

Project: Vintro Hotel, Rev. 07/2013, 1:15 PM, P. 39 of 81

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



LOT 3  
BLOCK 6

LOT 7  
BLOCK 6

LOT 8  
BLOCK 6

LOT 4  
BLOCK 6

LOT 5  
BLOCK 6

LOT 18  
BLOCK 6

ALHAMBRA ST.  
(50' TOTAL R/W)

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

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

EXISTING PHOENIX  
ROEBELINII AND VIETCHIA  
MERILLI IN POOR  
CONDITION. NOT COUNTED  
TOWARDS MITIGATION  
REQUIREMENTS.

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

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FOR & CONSULTANTS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

REV.	DATE	DESCRIPTION	BY
1	01/18/17	GENERAL	MODS
2	01/11/2017	GENERAL REVISIONS	MODS
3	04/24/2013	CITY COMMISSION SUBMITTAL	MODS

PROJECT NO.	F12086
DRAWN BY	CAG
CHECKED BY	EMM
DATE	AS NOTED
SCALE	AS NOTED
NOTED	F12086-TREE DISPOSITION PLAN

PROJECT  
**VINTRO HOTEL  
FORT LAUDERDALE**

FOR  
**BELLINSON GOMEZ  
ARCHITECTS**

CITY OF FORT LAUDERDALE  
BROWARD COUNTY, FLORIDA

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**MICHAEL D. GROSSWIRTH**

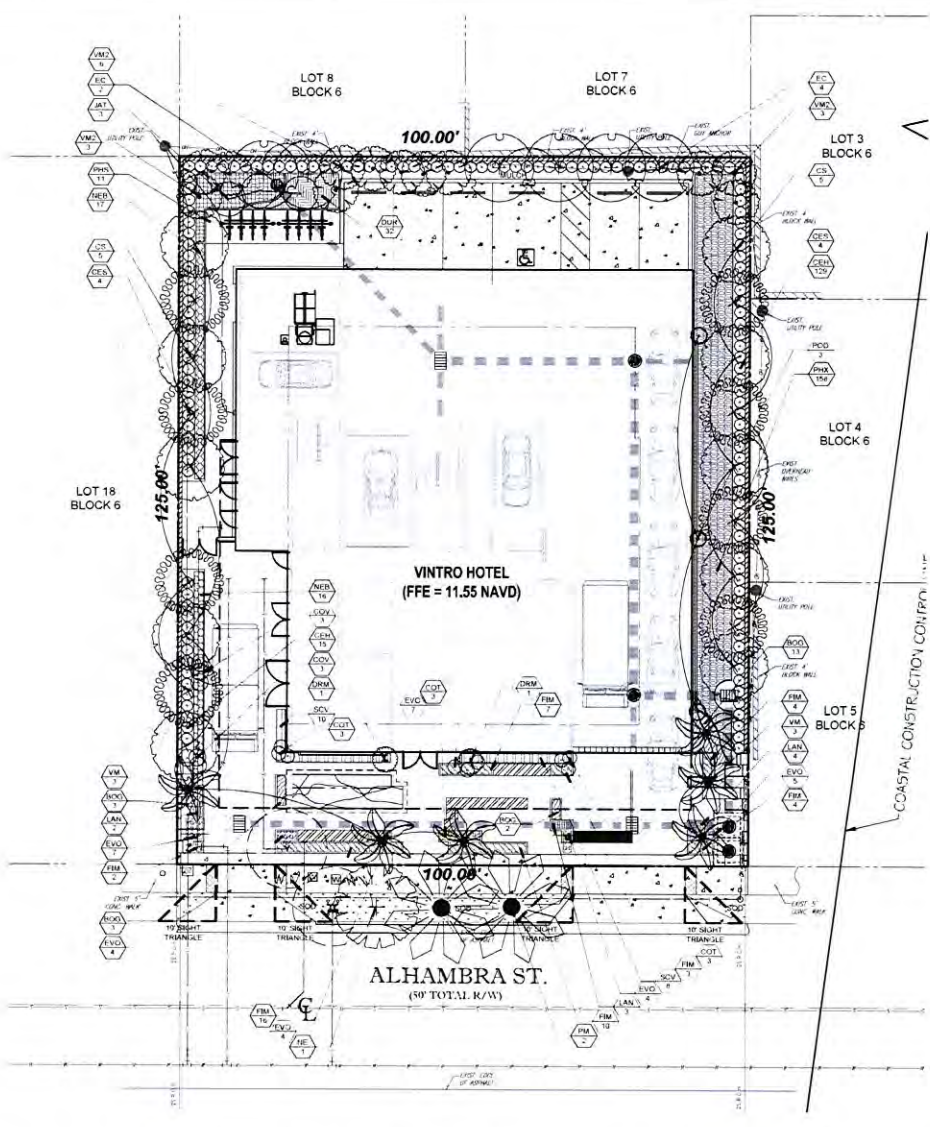
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
FLORIDA LICENSE NO. 1048811  
NORTH BRUNNEN DRIVE, SUITE 100, FORT LAUDERDALE, FL 33304

SHEET TITLE  
**TREE  
DISPOSITION  
PLAN**

SHEET NUMBER  
**LD-1**







### PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIPER	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CE5	8	Silver Button Wood	<i>Conocarpus eriodia latens</i>	60 gal	2" Cal	8-10'	4'	Yes	High	4-5' deep trees
ED	10	Orange Limb Tree	<i>Cordia sepioides</i>	60 gal	2" Cal	8-10'	4'	Yes	High	4-5' deep trees
EG	6	Redbay Shrimp	<i>Laguncularia racemosa</i>	45 gal	2" Cal	10-12'	4-5'	Yes	High	
ME	1	Mediterranean Olive	<i>Nerium oleander</i>	7" Cal	14-16"	6-7'	6"	No	High	

ACCENT TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIPER	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
POD	3	Shrubby Yucca	<i>Yucca macrocarpa</i>	25 gal	As Shown	36"	16"	2-3'	No	Shrubby column

PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIPER	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
FM	2	Date Palm	<i>Phoenix dactyloides</i>	Midland	B & B	10'	11'	No	High	
VM	6	Mediterranean Palm	<i>Washingtonia robusta</i>	B & B	24"	24'	10-12'	No	High	min. 16' dbh match
VM2	12	Maria Palm	<i>Washingtonia merrittii</i>		45 gal	14-16"	16"	No	High	6-10' grey wood

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CEH	144	Silver Button Wood	<i>Conocarpus eriodia latens</i>	3 gal	24"	24"	24"	Yes	High	18" to base
COV	3	Black Magic T. Plant	<i>Cordallone integrifolia</i>	Black Magic	3 gal	As Shown	30"	24"	No	Medium
COV	5	Coron	<i>Cordia alliodora</i>	Plum	7 gal	As Shown	18"	24"	No	Medium
DRM	2	Red Edged Dracana	<i>Dracaena marginata</i>	10 gal	As Shown	54"	36"	No	High	5.00 min.
JAT	1	Paragony Zanthoxia	<i>Zanthoxia integrifolia</i>	25 gal	As Shown	54"	36"	No	High	3' CT. Fall

SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS	
BOG	21	Paper Flower	<i>Hougenilla glabra</i>	3 gal	24"	18"	18"	Yes	High	Full to base	
DAR	32	Sky Filices	<i>Soraria rigida</i>	Drift Garden	3 gal	18"	18"	18"	Yes	High	Full
NOR	33	Boxer Fern	<i>Nephrolepis exaltata</i>	Boston Fern	3 gal	24"	18"	18"	Yes	High	Full
PHS	11	Salt Leaf Philodendron	<i>Philodendron saltum</i>		3 gal	30"	30"	24"	No	Medium	Full to base
PHS	158	Philodendron	<i>Philodendron v. carolin.</i>		2 gal	24"	20"	20"	No	Medium	Full to base
SCV	18	Vernon's Star Fern	<i>Schlereria v. carolin.</i>		3 gal	24"	24"	18"	Yes	High	Full to base

GROUND COVER	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS	
EVO	31	Bracken Dwarf Morning Glory	<i>Evolvulus glomeratus</i>	Blue Daze	1 gal	16"	12"	12"	Yes	High	
FBI	46	Green Manis Ficus	<i>Ficus microcarpa</i>	Green Manis	1 gal	18"	16"	16"	Yes	Medium	
LAV	8	Cashmere Lavender	<i>Lantana camara</i>	Cashmere	1 gal	18"	16"	16"	Yes	High	variegated species

SO/GREEN	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
SOD	295	St. Augustine Grass	<i>Stenotaphrum secundatum</i>	grass						

NOTE: GALLON SIZES ARE SHOWN AS AN AID TO BIDDERS. SIZE SPECIFICATIONS PREVAIL. UNLESS OTHERWISE NOTED, ALL SOD TO BE STENOTAPHRUM SECUNDATUM, V. FLORIDAM, ST. AUGUSTINE SOLID SOD.

### CITY OF FORT LAUDERDALE, FLORIDA VINTRO HOTEL LANDSCAPE CODE REQUIREMENTS

ZONING:	ABA
PROPOSED USE:	HOTEL
NET SITE AREA:	12,500 sq. ft. (0.29 Acres)
VEHICULAR USE AREA:	2,133 sq. ft.

REQUIRED	PROVIDED
Required VUA Landscape Area	
A. Minimum 20% of VUA	426.6 sq. ft.
B. 20% of VUA + 20% =	2,347 sq. ft.
C. Interior Landscape Area (20% of VUA) + 20% =	15 Trees
D. Interior Landscape Area (20% of VUA) + 20% =	180 sq. ft.

REQUIRED	PROVIDED
Required VUA Trees	
A. 2 trees/1000 sq. ft. of VUA	5 Trees
B. VUA Shade Trees @ 2" caliper	18 Trees
C. VUA Shade Trees @ 3" caliper	15 Trees
D. VUA Flowering Trees	4.5 Trees
E. VUA Palms	7 Trees
F. VUA Other Trees/Palms	4 Trees
G. VUA Other Trees/Palms	3 Trees
H. VUA Other Trees/Palms	6 Palms
I. VUA Other Trees/Palms	3 Trees

REQUIRED	PROVIDED
Required VUA Shrubs	
A. 3 Shrubs/1000 sq. ft. of VUA	13 Shrubs
B. 20% of VUA + 20% =	Exceeds

REQUIRED	PROVIDED
Required VUA Shrubs	
A. 1 Tree/1000 sq. ft. of Net Lot Area	13 Trees
B. 20% of Provided Interior Trees Must Be Shade Trees	7 Trees
C. 33 Provided Interior Trees x 20% =	7 Trees

<b>TOTAL: 23 TREES</b>	<b>24 TREES</b>
------------------------	-----------------

REQUIRED	PROVIDED
Required VUA Shrubs	
A. 10% Minimum of Required Trees Shall be Native	14 TREES
B. 33 Provided Trees x 40% =	26 Trees



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.

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

LANDSCAPING SHALL BE WATERED VIA UNDERGROUND IRRIGATION SYSTEM FROM METERED CONNECTION. IRRIGATION SHALL PROVIDE 100% COVERAGE AND 50% OVERLAP.



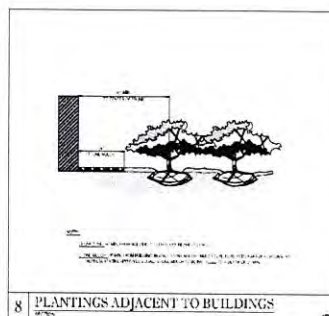
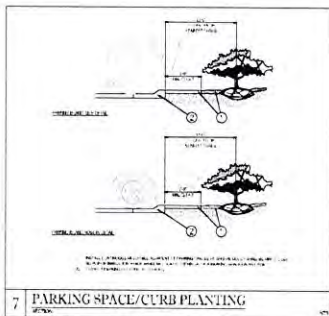
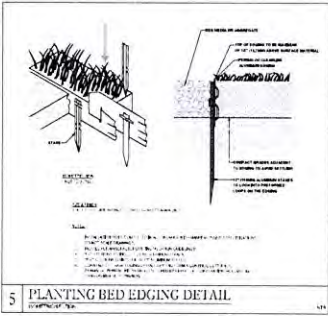
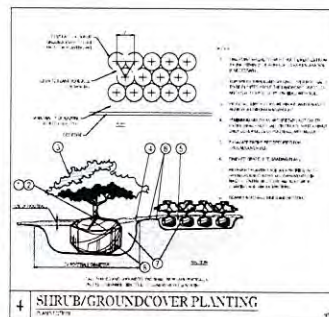
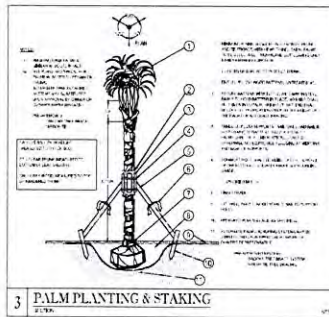
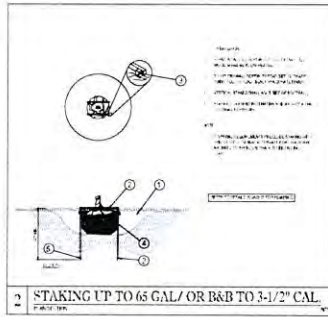
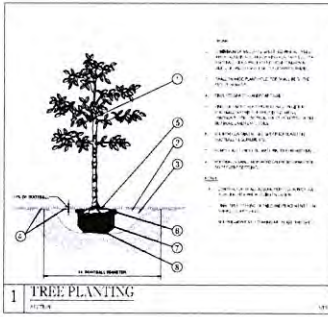
REV.	DATE	REVISIONS	COMMENTS	BY
1	8/16/12	DRG	SUBMITTAL	MOG
2	10/11/2013	GENERAL	REVISIONS	MOG
3	10/25/2013	CITY COMMISSION	SUBMITTAL	MOG

PROJECT NO. F13090  
 DRAWN BY: CAC  
 CHECKED BY: EMM  
 SCALE: AS SHOWN  
 DATE: F13090LANDSCAPING

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



MICHAEL D. GROSSWIRTH  
 PROJECT: VINTRO HOTEL (SEE SHEET 1)  
 FORT LAUDERDALE, FL 33304  
 PROJECT NO.: F13090  
 SHEET TITLE: LANDSCAPE PLANTING PLAN  
 SHEET NUMBER: LP-1



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CONSULTING ENGINEERS  
 & ARCHITECTS

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PROJECT MANAGER  
 LANDSCAPE ARCHITECT

REV.	DATE	COMMENT	BY
1	11/11/12	FOR SUBMITTAL	MEGS
2	01/14/2013	GENERAL REVISIONS	MEGS
3	04/26/2013	CITY COMMISSION SUBMITTAL	MEGS
4			
5			
6			
7			
8			
9			
10			

PROJECT NO.	PROJECT NAME	DATE	SCALE	STATUS
110001	VINTRO HOTEL	11/11/12	AS NOTED	FOR SUBMITTAL

PROJECT

**VINTRO HOTEL  
FORT LAUDERDALE**

FOR

**BEILINSON GOMEZ  
ARCHITECTS**

CITY OF FORT LAUDERDALE  
BROWARD COUNTY, FLORIDA

**BOHLER ENGINEERING**

1900 CORPORATE DRIVE, SUITE 200  
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[www.bohlereng.com](http://www.bohlereng.com)

**MICHAEL D. GROSSWIRTH**

PROF. (LANDSCAPE ARCHITECTURE) 11/11/2012  
 APR 08 2011  
 FLORIDA LICENSE NO. 68621  
 FORT LAUDERDALE, FL 33304

SHEET TITLE

**LANDSCAPE  
PLANTING  
DETAILS**

SHEET NUMBER

**LP-2**



<b>A</b> ADGCS. ACQUISITION A.D. AREA DRAIN AGG. AGGREGATE AL. ALUMINUM APPROX. APPROXIMATE ARCH. ARCHITECTURAL ASH. ASBESTOS ASPH. ASPHALT  <b>B</b> B.T.M. BUTT Joints B.L.G. BLOCK B.K.G. BLOCKING B.H.D. BULKHEAD B.M. BENT B.O.T. BOTTOM  <b>C</b> C.A.B. CABINET C.A.R.P. CARPET C.B. CATCH BASIN C.E.M. CEMENT C.E.K. CEKAMIC C.I. CAST IRON C.C.G. CORNER GUARD C.L.G. CEILING C.L.G. CALLING C.C.D. CLOSET C.L.C. CLEAR C.M.L.U. CASED OPENING C.O.L. COLUMN C.C.C. CONCRETE CONNECTION C.C.O.N. CONNECTION C.C.O.N.R. CONSTRUCTION C.C.O.N.R. CONTINUOUS C.C.O.R.R. CORRIDOR C.O.U.N.T.E.R. COUNTERTOP C.N.T.R. COUNTER C.T. CERAMIC TILE C.T.R. CENTER  <b>D</b> D.B.L. DOUBLE D.F.T. DEPARTMENT D.F.T. DIMENSIONING D.F.T. DETAIL D.M. DIAMETER D.M. DIMENSION D.S.P. DISPENSER D.W. DOWN D.O. DOOR OPENING D.O. DOOR D.W.R. DRAWER D.S. DOWN SPOUT D.S.P. DRY STANDPIPE D.W.G. DRAWING  <b>E</b> E. EAST E.A. EACH E.L. EXPANSION JOINT E.L. ELEVATION E.L.E.C. ELECTRICAL E.L.V. ELEVATOR E.M.R. EMERGENCY E.N.C.L. ENCLOSURE E.P. ELECTRICAL PANEL BOARD E.Q. EQUAL E.Q.P.T. EQUIPMENT E.O. EMERGENCY OVERFLOW E.S. SCUPPER E.W.C. ELECTRIC WATER COOLER E.X.S.T. EXISTING E.X.P. EXPOSED E.X.T. EXTERIOR  <b>F</b> F.A. FIRE ALARM F.B. FLAT BAR F.D. FLOOR DRAIN F.D.N. FOUNDATION F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CAB. F.H.C. FIRE HOSE CABINET F.H. FINISH F.L. FLOOR F.L.A.S.H. FLASHING F.L.F. FLOOR F.L.A.S.H. FLASHING F.L.O. FLOOR F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.S. FACE OF STUDS F.P.R.F. FIREPROOF F.S. FALL SIZE F.T. FOOT OR FEET F.T.C. FOOTING F.U.R.R. FURRING F.U.T. FUTURE F.V. FIELD VERIFY F.V.C. FIRE VALVE CABINET	G.A. GALV. G.B. GIBBS G.C. GENERAL CONTRACTOR G.L. GLASS G.R. GRADE G.V.P. GYPSUM G.W.B. GYPSUM WALLBOARD  <b>H</b> H.B. HOSE BIB H.C. HOLLOW CORE H.W.D. HARD WOOD H.W. HOWE H.K. HARDWARE H.M. HOLLOW METAL H.H.Z. HORIZONTAL H.R. HOUR H.C.T. HEIGHT  <b>I</b> I.D. INSIDE DIAMETER (DIM.) I.V. INSULATION I.N.T. INTERIOR I.N.V. INVERT I.C.I. CAST IRON I.C.T. JOINT I.C.T. JOINT I.C.T. JOINT I.C.T. JOINT I.K.P. KITCHEN  <b>L</b> L.A.B. LABORATORY L.A.M. LAMINATE L.A.V. LAVATORY L.F. LINEAR FEET L.V. LOCKER L.T. LIGHT L.T. LIGHT L.F.C. LIGHT WEIGHT L.T.W. LIGHT WEIGHT  <b>M</b> M.A. MAXIMUM M.C. MEDICINE CABINET M.C.H. MACHINE M.E.C.H. MECHANICAL M.E.M.B. MEMBRANE M.F.T. METAL M.F.R. MANUFACTURER M.H.L. MAXIMUM M.I.N. MINIMUM M.R. MIRROR M.S.C. MISCELLANEOUS M.L. MATCH LINE M.L. MASONRY OPENING M.O. MOUNTED M.L. MULLION  <b>N</b> N. NORTH N.C. NOT IN CONTRACT N.D. OR # NUMBER N.O.M. NORMAL N.T.S. NOT TO SCALE  <b>O</b> O.A.S. OVERALL O.D. OUTSIDE DIMENSION O.H. ON CENTER O.C. OFFICE O.P. OPENING O.P.P. OPPOSITE HAND O.P.P. OPPOSITE  <b>P</b> P.C.S.T. PRE-CAST P.L. PROPERTY LINE P.T. PRESSURE TREATED P.L. PLATE P.L.A.M. PLASTIC LAMINATE P.L.C. PLASTER P.L.W.O.D. PLYWOOD P.O.L. POLISHED P.A.I.R. PAIR P.T. POINT P.T.D. PAPER TOWEL DISPENSER P.T.N. PARTITION P.T.R. PAPER TOWEL RECEIPTACLE  <b>Q</b> Q.T. QUARRY TILE
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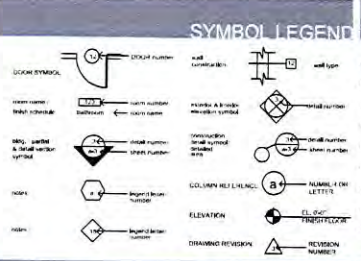
**PROJECT TEAM**

**GENERAL REFERENCE DRAWINGS**

DESIGNED BY	REVISION NUMBER	DATE
PROJECT NO.	PROJECT NAME	PROJECT LOCATION
OWNER	ARCHITECT	ENGINEER

**CIVIL**

E-1	GENERAL NOTES
E-2	LAND USE AND ZONING MAPS
E-3	PROPERTY LINES
E-4	PLANNING
E-5	SETBACKS
E-6	EXISTING UTILITIES
E-7	PROPOSED UTILITIES
E-8	PROPOSED GRADE
E-9	PROPOSED DRIVEWAY
E-10	PROPOSED SIDEWALK
E-11	PROPOSED PAVEMENT
E-12	PROPOSED CURBS
E-13	PROPOSED STAIRS
E-14	PROPOSED RAMP
E-15	PROPOSED DRIVE



**APPLICABLE CODES**

GOVERNING ZONING CODE	FLORIDA BUILDING CODE 2018
BUILDING CODE	FLORIDA BUILDING CODE 2018
PLANNING	FLORIDA BUILDING CODE 2018 - PLANNING
Mechanical	FLORIDA BUILDING CODE 2018 - MECHANICAL
Electrical	FLORIDA BUILDING CODE 2018 - ELECTRICAL
Accessibility	FLORIDA BUILDING CODE 2018 - ACCESSIBILITY
Fire Protection	FLORIDA BUILDING CODE 2018 - FIRE PROTECTION

**ARCHITECTURAL**

A-101	GENERAL NOTES
A-102	FOUNDATION
A-103	FLOOR PLAN
A-104	ELEVATION
A-105	SECTION
A-106	MECHANICAL
A-107	ELECTRICAL
A-108	ACCESSIBILITY
A-109	FINISH
A-110	DETAIL
A-111	SECTION
A-112	SECTION
A-113	SECTION
A-114	SECTION
A-115	SECTION
A-116	SECTION
A-117	SECTION
A-118	SECTION
A-119	SECTION
A-120	SECTION

**PROJECT INFORMATION**

**SCOPE OF WORK**

**LEGAL DESCRIPTION**

**ZONING SUMMARY**

**GENERAL NOTES**

**SAFETY AND SECURITY NOTES**

<p>PROJECT IDENTIFY:</p> <p>OWNER:</p> <p>DESIGNER:</p> <p>DATE:</p> <p>SCALE:</p> <p>SHEET NO.:</p> <p>TOTAL SHEETS:</p>	<p>NOTES:</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2018 EDITION, UNLESS OTHERWISE NOTED.</p> <p>2. ALL MEASUREMENTS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.</p> <p>3. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.</p> <p>4. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.</p> <p>5. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.</p>
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**PROPOSED FINISHES**

REQUIREMENT	FINISH	REMARKS
CEILING	PLASTER	
FLOOR	CONCRETE	
WALL	GYPSON WALLBOARD	

**REVISIONS**

NO.	DATE	DESCRIPTION



①



②



③



④



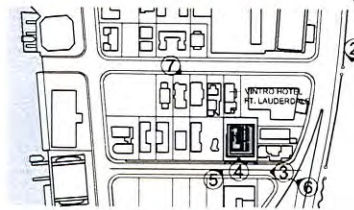
⑤



⑥



⑦



BEILINSON  
GOMEZ

ARCHITECTS  
ARCHITECTURE AND PLANNING  
115 BEILINSON DRIVE  
1101 BISCAYNE BLVD. SUITE 305  
MIAMI FL 33132-4664  
TEL: (305) 586-1250  
FAX: (305) 581-1749  
beilinson@gomaz.com

VINTRO HOTEL FORT LAUDERDALE  
1870 N. HAMBA STREET  
FORT LAUDERDALE, FL 33404

DATE	REVISION

OWNER TITLE \_\_\_\_\_  
 ACTUAL CONDITIONS \_\_\_\_\_  
 SCALE \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
 DATE: 2012.12  
 SHEET NUMBER: 08-03-12



A1 AERIAL VIEW LOOKING SOUTH

SCALE: N.T.S.



A2 AERIAL VIEW LOOKING NORTH

SCALE: N.T.S.



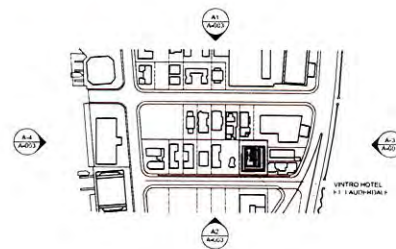
A3 AERIAL VIEW LOOKING WEST

SCALE: N.T.S.



A4 AERIAL VIEW LOOKING EAST

SCALE: N.T.S.



A5 LOCATION MAP/KEY PLAN

SCALE: 1=200

BEILINSON  
GOMEZ  
ARCHITECTS

APORTE TRUJILLO ANCO 162  
LEE BEILINSON AVENUE 1715  
8101 INSCAYNE BLVD.  
MIAMI FL 33156-4666  
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FAX: (305) 561-1740  
b@beilinsongomez.com

VINTRO HOTEL FORT LAUDERDALE  
307 PALMWOOD STREET  
FT. LAUDERDALE, FL 33304

DATE	REVISION
DWG. TITLE	SITE AS-BUILTS
SCALE	N.T.S.
PROJECT NO.	2017-35
DATE	08-03-17
SHEET NUMBER	003
EXP. NO.	13-0761
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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.

BEIJLSON  
GOMEZ

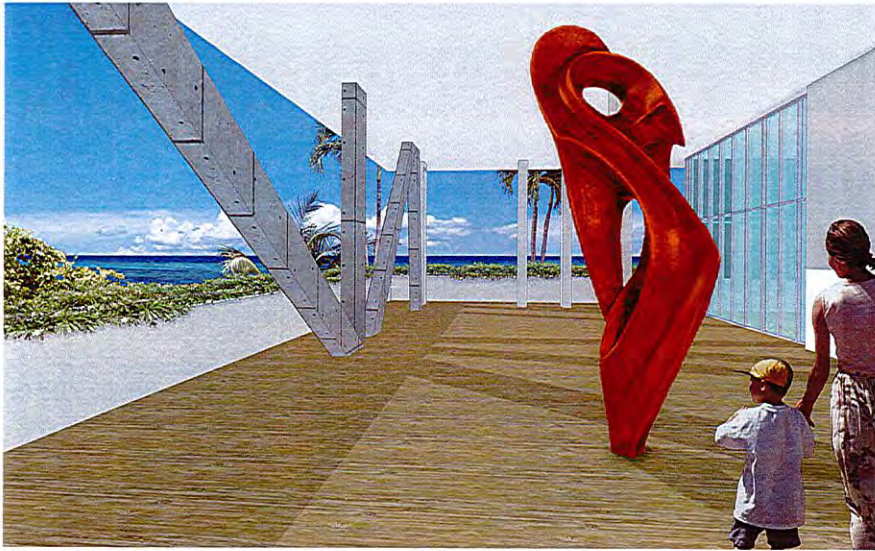
ARCHITECTURE AND PLANNING  
L.L.C. BEIJLSON GOMEZ ARCHITECTS  
8101 BISCAYNE BLVD., SUITE 302  
MIAMI FL 33135-4668  
TEL: (305) 566-1200  
FAX: (305) 561-1761  
beijlson@gbz.com

VINTRO HOTEL FORT LAUDERDALE  
3330 ALHAMBRA STREET  
FT. LAUDERDALE, FL 33304

DATE	REVISION

DWG. TITLE: 5 STORY 1.5 UNIT HOV 400 APARTMENTS  
SCALE: N.T.S.  
PROJECT NO.:  
DATE: 2012.12  
SHEET NUMBER: 05-03-13

A-004  
13-0781  
Page 47 of 81



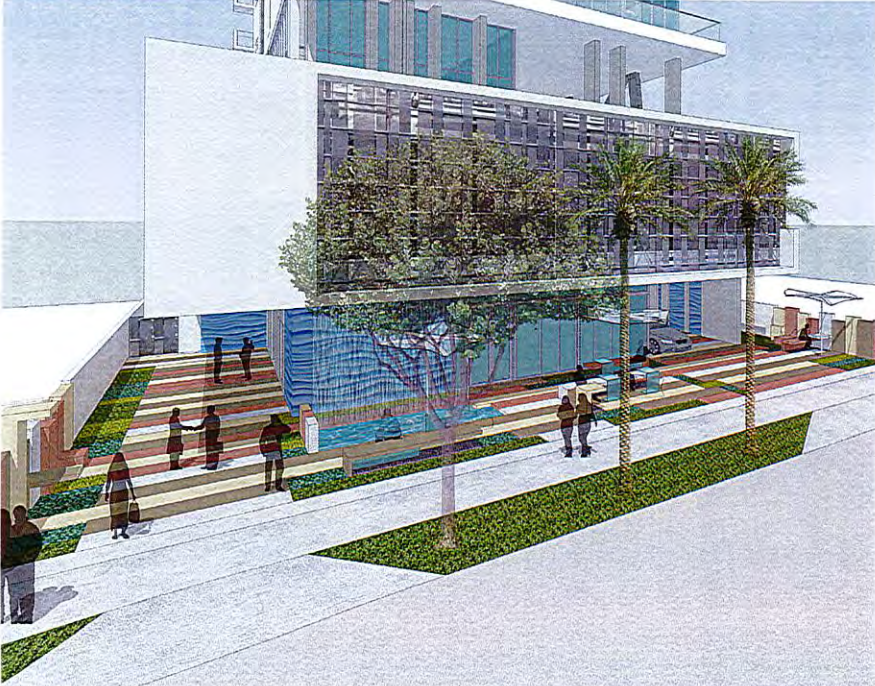
C1 VIEW FROM SCULPTURE GARDEN AT 3RD FLOOR LOOKING SOUTHEAST

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.

Δ	DATE	REVISION

DRAWN TITLE  
BUILDING REFERENCING  
SCALE: N.T.S.  
PROJECT NO. 2012-28  
DATE: 05-03-12





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



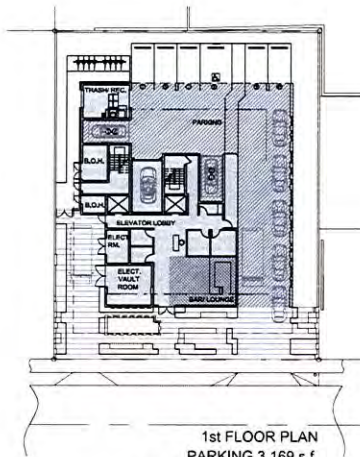
BEILINSON  
ROMEZ  
ARCHITECTS  
ARCHITECTURE AND INTERIOR  
DESIGN  
1910 W. GAYNE BLVD.  
SUITE 300  
MIAMI FL 33135-4644  
TEL: (305) 566-1200  
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307 ALHAMBRA STREET  
FORT LAUDERDALE, FL 33604

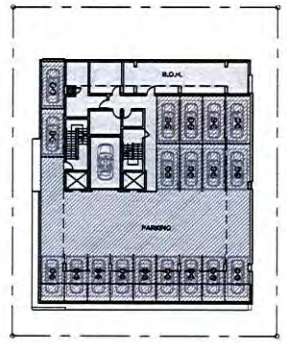
DATE	REVISION



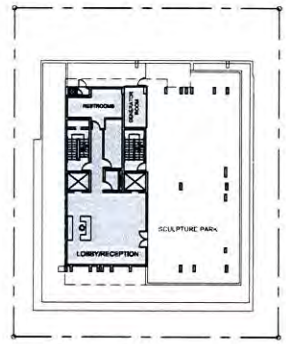
SHEET NUMBER  
E13-0761  
4.006  
Page 49 of 81



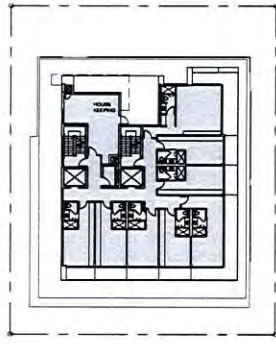
1st FLOOR PLAN  
PARKING 3,169 s.f.  
BAR/ LOUNGE 500 s.f.  
BLDG. 2,807 s.f.  
TOTAL 6,476 s.f.



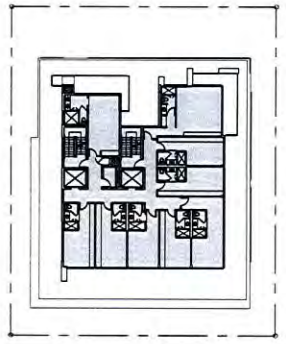
2nd FLOOR PLAN  
PARKING 5,200 s.f.  
BLDG. 2,187 s.f.  
TOTAL 7,387 s.f.



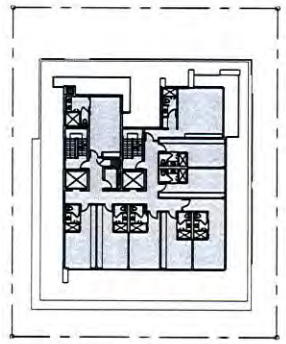
3rd FLOOR PLAN  
2,098 s.f.



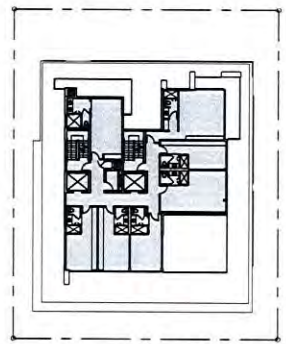
4th FLOOR PLAN  
8 UNITS/4,020 s.f.



5th FLOOR PLAN  
9 UNITS/ 4,020 s.f.

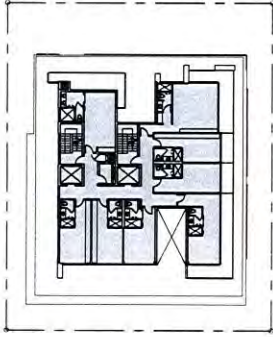


6th FLOOR PLAN  
9 UNITS/ 4,020 s.f.

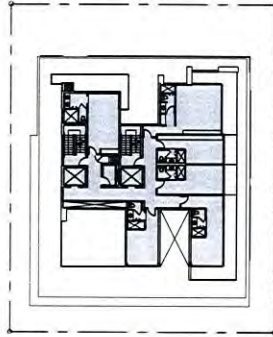


7th FLOOR PLAN  
7 UNITS/ 3,489 s.f.

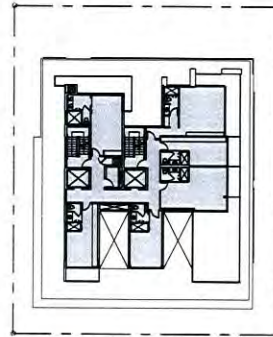
No	FLOOR DESIGNATION	FUNCTION	# OF UNITS	AREA (S.F.)
1	GROUND FLOOR PLAN	LOBBY PARKING, B.G.H., BAR, LOUNGE	N/A	6,476
2	2ND FLOOR PLAN	PARKING	N/A	5,200
3	3RD FLOOR PLAN	LOBBY/RECEPTION, RESTROOMS, SERVICE/STORAGE ROOM	N/A	2,098
4	4TH FLOOR PLAN	HOTEL UNITS HOUSE KEEPING	8	4,020
5	5TH FLOOR PLAN	HOTEL UNITS	9	4,020
6	6TH FLOOR PLAN	HOTEL UNITS	9	4,020
7	7TH FLOOR PLAN	HOTEL UNITS	7	3,489
8	8TH FLOOR PLAN	HOTEL UNITS	8	3,780
9	9TH FLOOR PLAN	HOTEL UNITS	6	3,780
10	10TH FLOOR PLAN	HOTEL UNITS	8	3,780
11	11TH FLOOR PLAN	HOTEL UNITS	8	3,780
12	12TH FLOOR PLAN	RESTAURANT KITCHEN	N/A	2,864
13	13TH FLOOR PLAN	B.G.H./RESTROOMS	N/A	1,764
14	ROOF	STAIR	N/A	551
	TOTAL		61	46,863



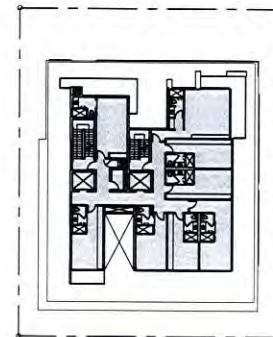
8th FLOOR PLAN  
8 UNITS/ 3,780 s.f.



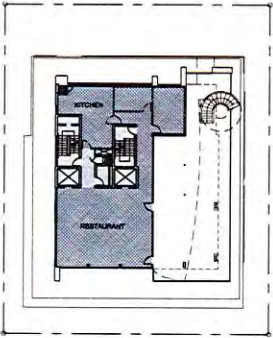
9th FLOOR PLAN  
6 UNITS/ 3,250 s.f.



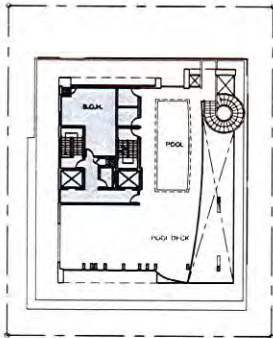
10th FLOOR PLAN  
6 UNITS/ 3,250 s.f.



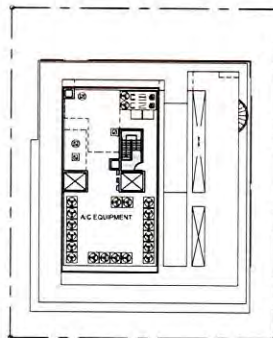
11th FLOOR PLAN  
8 UNITS/ 3,780 s.f.



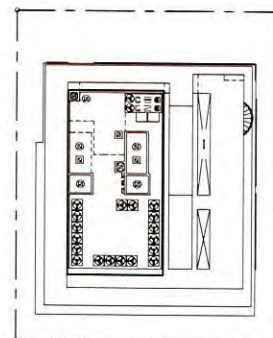
12th FLOOR PLAN  
RESTAURANT/ KITCHEN 2,000 s.f.  
BLDG. 844 s.f.  
TOTAL 2,844 s.f.



13th FLOOR PLAN  
1,398 s.f.



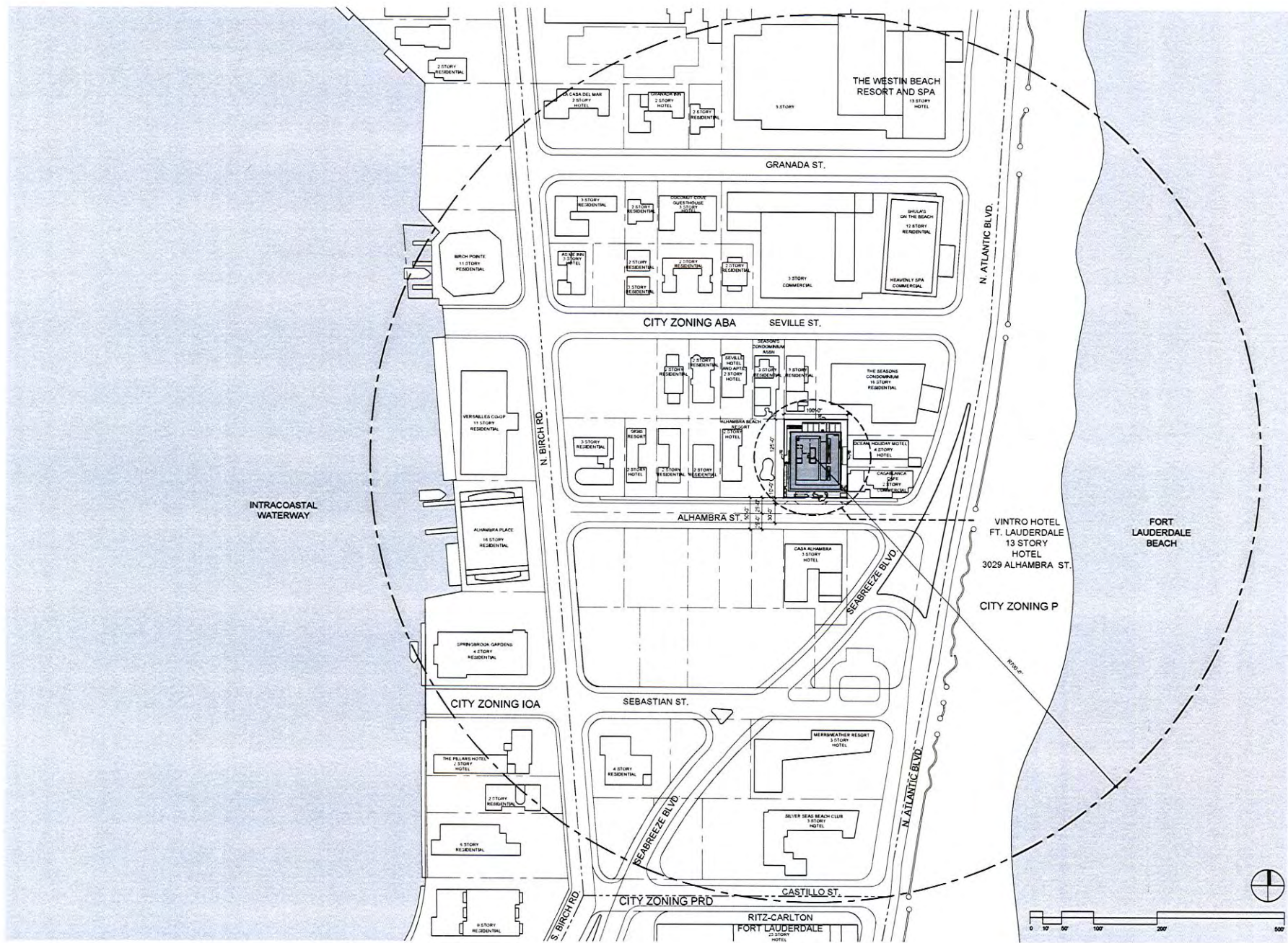
14th ROOF PLAN  
151 s.f.



UPPER ROOF


△ DATE	REVISION

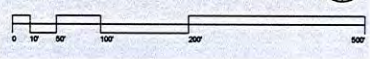
SHEET NUMBER  
**A-008**  
EINSTEIN  
13-0761  
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VINTRO HOTEL FORT LAUDERDALE  
3029 ALHAMBRA STREET  
FT. LAUDERDALE FL 33304

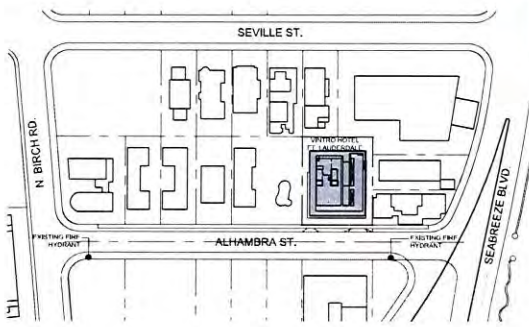
DATE	REVISION

PKG. TITLE: LOCATION MAP  
 SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 2017-16  
 DATE: 05-03-17  
 SHEET NUMBER: SP-101  
 13-0181  
 Page 52 of 81



DATE	REVISION

SCALE: AS SHOWN  
PROJECT NO.: 2022.16  
DATE: 05-03-23  
SHEET NUMBER: SE-102  
Page 53 of 81



LOCATION MAP

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

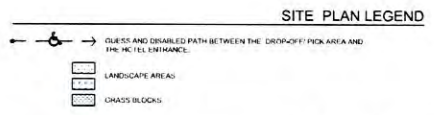
3024 SEVILLE ST  
CITY ZONING: ABA  
3 STORY BLDG.

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.



SITE PLAN LEGEND

**LEGAL DESCRIPTION**  
LOTS 16 AND 17 OF BLOCK 6, OF LAUDER DEL MAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ZONING SUMMARY**

PROJECT ADDRESS:	3029 ALHAMBRA STREET FORT LAUDERDALE, FL 33304
ZONING DISTRICT:	A-1A BEACHFRONT AREA (ABA) CENTRAL BEACH MASTER PLAN - MID BEACH DISTRICT
PERMITTED / PROPOSED OCCUPANCY:	HOTEL / FAMILY RESIDENCES / 41 UNITS HOTELS ACCESSORY USES: GROUND FLOOR (BAR / LOUNGE) (300 S.F.) PENTHOUSE / RESTAURANT (2,000 S.F.)
NET I.T. AREA:	17,700 S.F.
GROSS LOT AREA:	15,400 S.F.
T. EXIST. BLDG. AREA:	2,163 S.F.
PROPOSED BLDG. AREA:	48,961 S.F.
EXISTING OPEN SPACE REQUIRE (MAY VARY):	NA
F.A.R. IN: OVER:	4.0
F.A.R. PROPOSED:	4.0
EXISTING PARKING PROVIDED:	NA

PROPOSED USES	COUNT	REQUIREMENTS	SPACES REQUIRED
HOTEL	41 ROOMS	0.67 SPACES / ROOM	46.7
RESTAURANT	2,000 S.F.	NA	NA
BAR / LOUNGE	500 S.F.	1.25 SPACES / 1000 S.F.	6.25
TOTAL REQUIRED PER CODE RATES			47.45 - 47
ON-SITE PARKING PROVIDED (ALL VALET PARKING)			48

**SETBACK REQUIREMENTS:**

FRONT (OUT) OF ALHAMBRA STREET: SHOULDER: 2'-0" TO PL. + 3'-0" TO CL. OF R.O.W.  
TOWER: 25'-0" TO PL.

SIDE (EAST & WEST): SHOULDER: 10'-0" TOWER: 16'-0"  
REAR (SOUTH): SHOULDER: 20'-0" TOWER: 16'-0"

**BUILDING HEIGHT PROPOSED:**

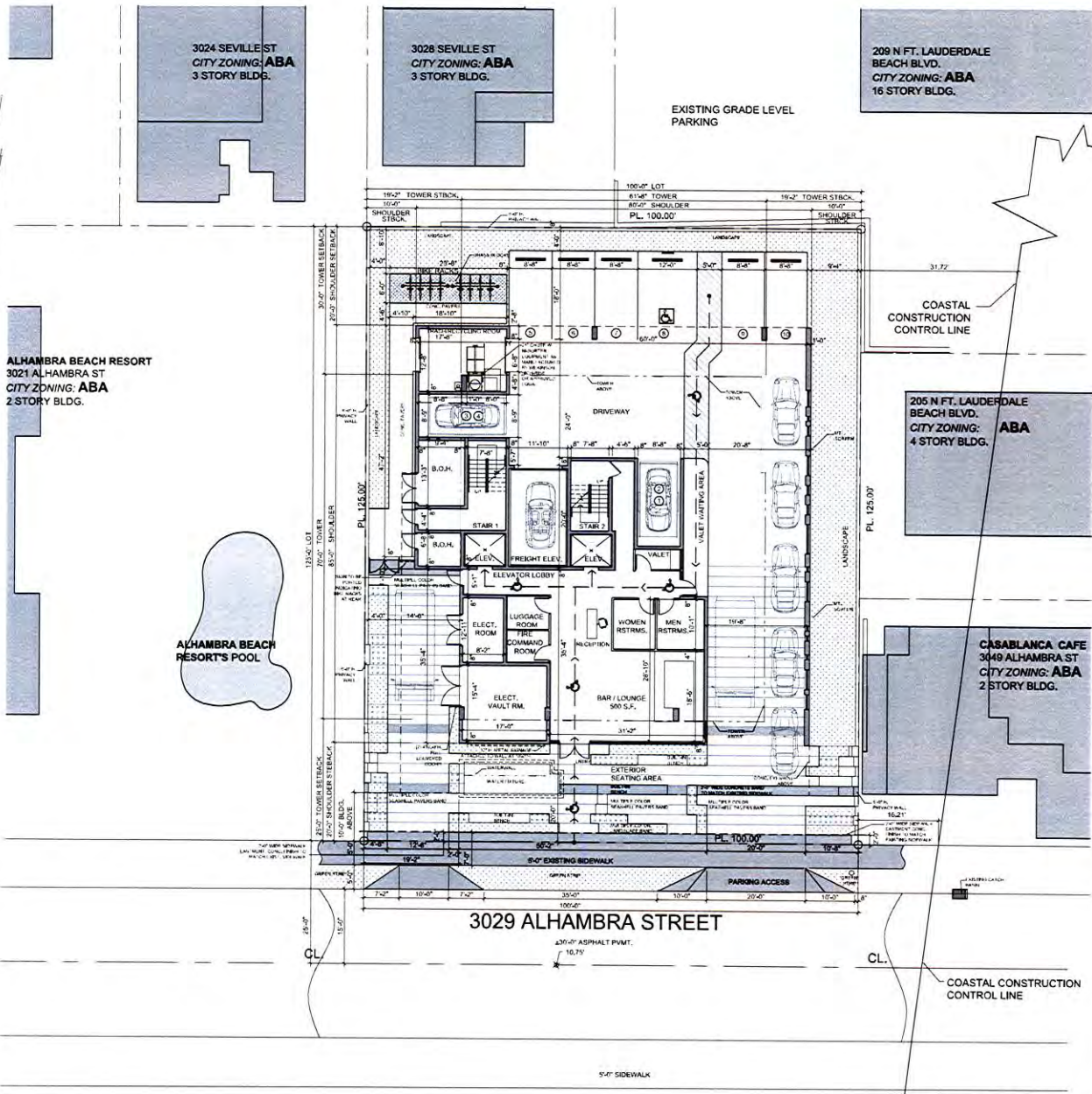
13 STOREY PENT. TERRACE: 152'-0"  
HOTEL: 174'-0"  
100% WALKWAY: 14'-10" (4")

**LANDSCAPE AREA:** 2,347 S.F.

**OPEN SPACE:** 9,024 S.F.

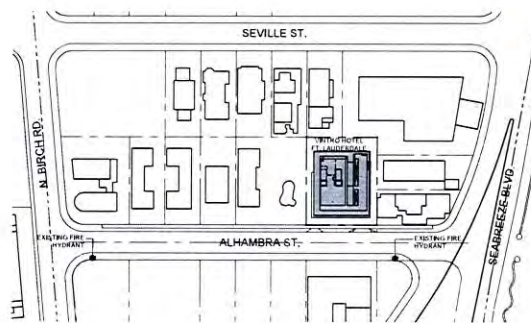


ALHAMBRA BEACH  
RESORT'S POOL

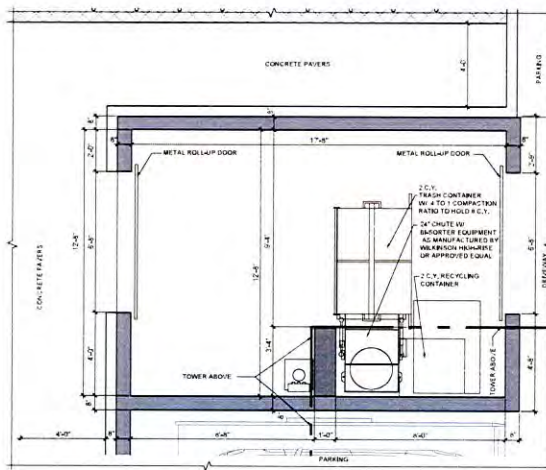


3029 ALHAMBRA STREET

PROPOSED SITE PLAN



LOCATION MAP

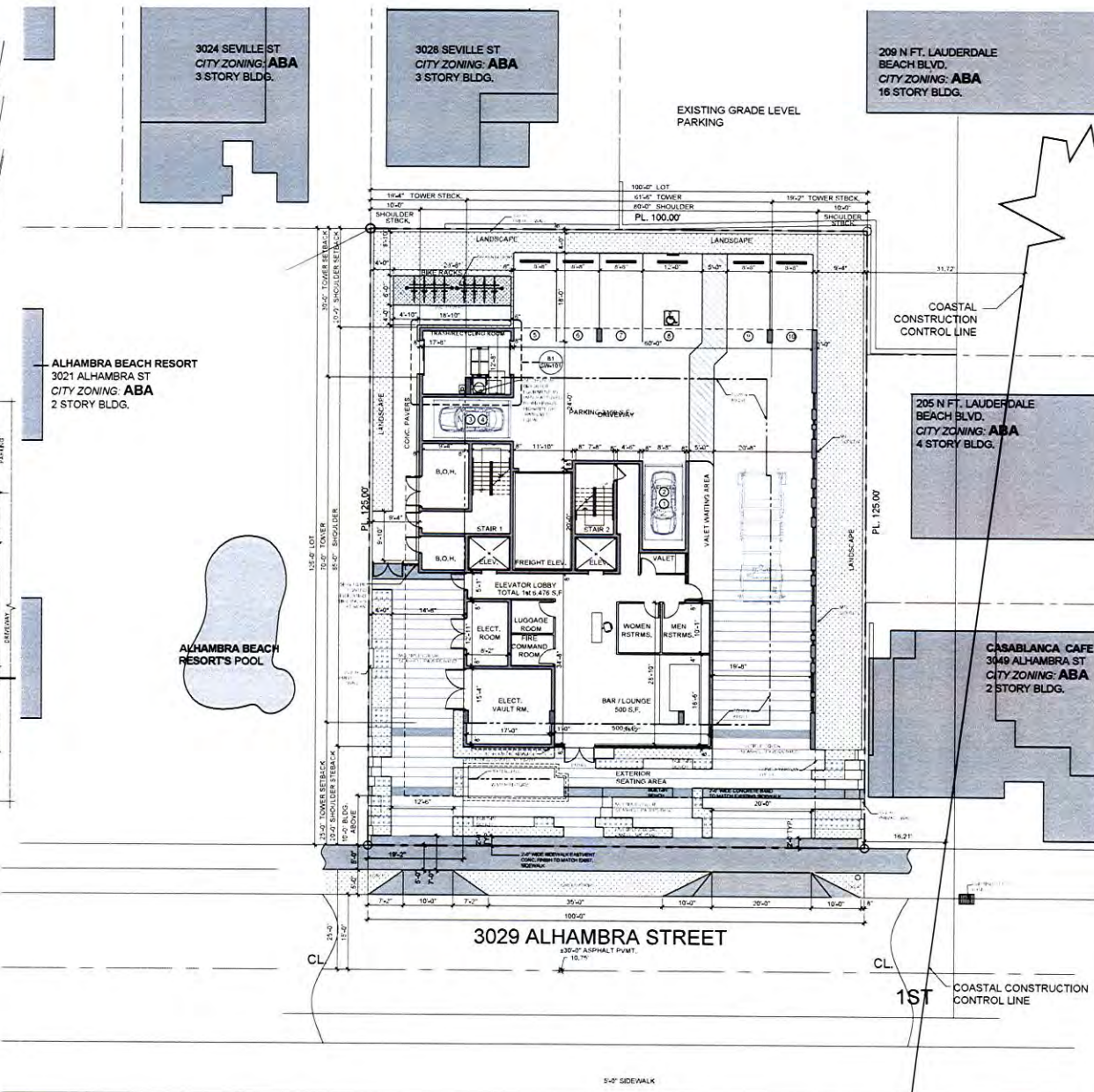


B1 TRASH/RECYCLING ROOM AND BI-SORTER DETAIL

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

**GENERAL SANITATION NOTES**

- 1- CURBAGE, RECYCLING AND BULK TRASH COLLECTION SHALL BE PROVIDED.
- 2- SOLID WASTE SERVICES MUST BE OBTAINED FROM A COMPANY LICENSED BY THE CITY OF FORT LAUDERDALE.
- 3- SECTION 43-100(7), DUMPISTERS FOR BUSINESSES WITH FOOD HANDLING OPERATIONS.
- 4- SECTION 17.7.0 COMMERCIAL SANITATION OPERATIONS, NO PERSONS SHALL CAUSE, ALLOW OR PERMIT THE LOADING, UNLOADING, OPENING OR OTHERWISE HANDLING OF BULK, CHUTES, CONTAINERS, GARbage CANS OR RECYCLABLE CONTAINERS, BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M. DAILY WHEN SUCH OPERATIONS ARE CONDUCTED ON A PROPERTY LOCATED WITHIN TWO HUNDRED FIFTY (250) FEET OF A RESIDENTIAL USE.



3029 ALHAMBRA STREET  
335'-0" ASPHALT PAVT.  
10.7%

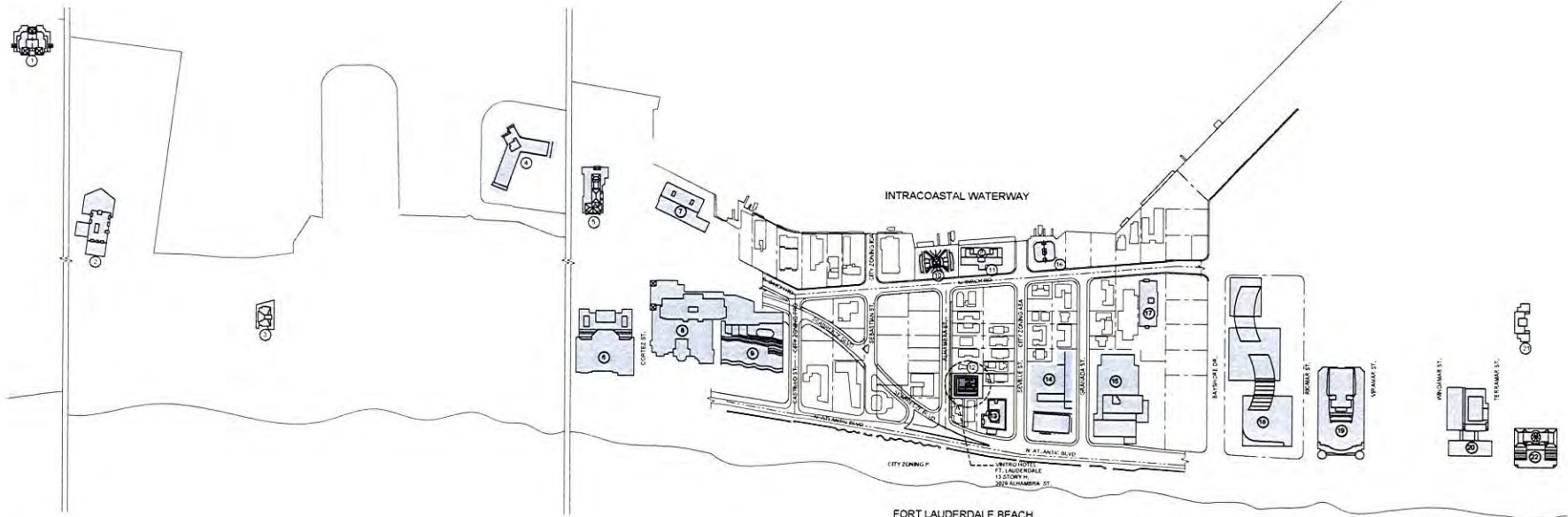
**PROPOSED SOLID WASTE MANAGEMENT PLAN**

**BELLINSON**  
ARCHITECTURAL  
1301 INDIAN BLVD.  
SUITE 100  
MIAMI FL 33136  
TEL: 305.594.1500  
FAX: 305.594.1749  
www.bellinson.com

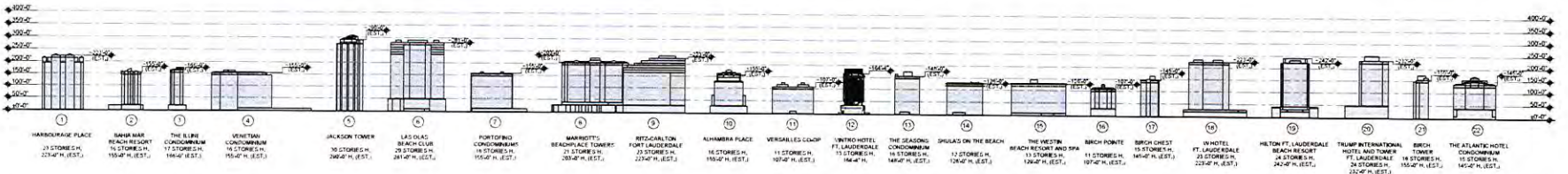
**VINTRO HOTEL FORT LAUDERDALE**  
302 ALHAMBRA STREET  
FORT LAUDERDALE FL 33304

DATE	REVISION

SHEET NUMBER  
**SM-101**  
13-0761  
Page 54 of 81



LOCATION MAP



EAST ELEVATION\_BUILDING HEIGHTS STUDY


DATE REVISION

DWG. TITLE

BUILDING HEIGHTS STUDY

SCALE 1"=200'-0"

PROJECT NO. 2642-18

DATE 05.03.13

SHEET NUMBER

4.009

13-0761

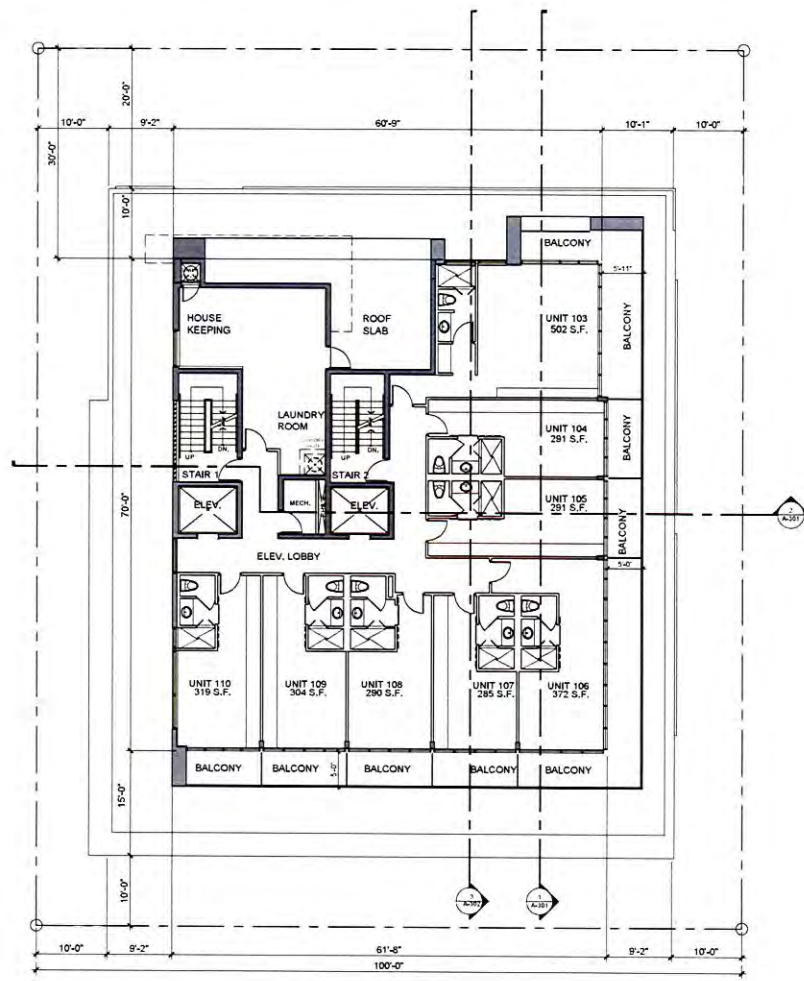
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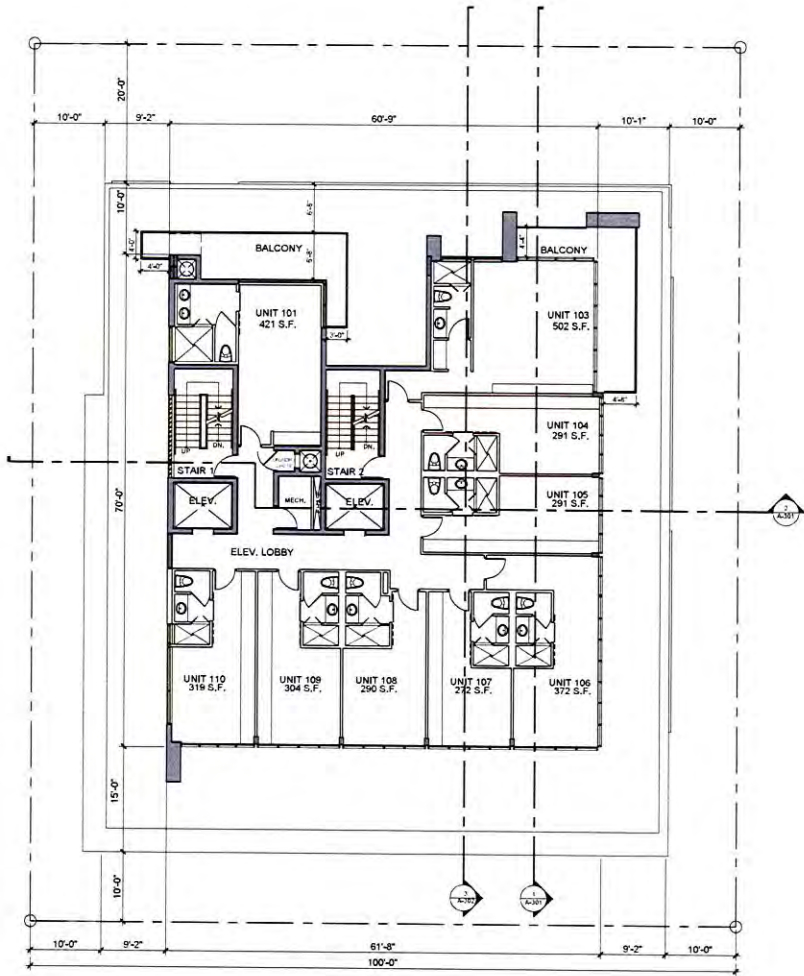






**4TH FLOOR PLAN**  
8 UNITS / FLR.- 4,020 S.F. INT. AREA


DATE	REVISION



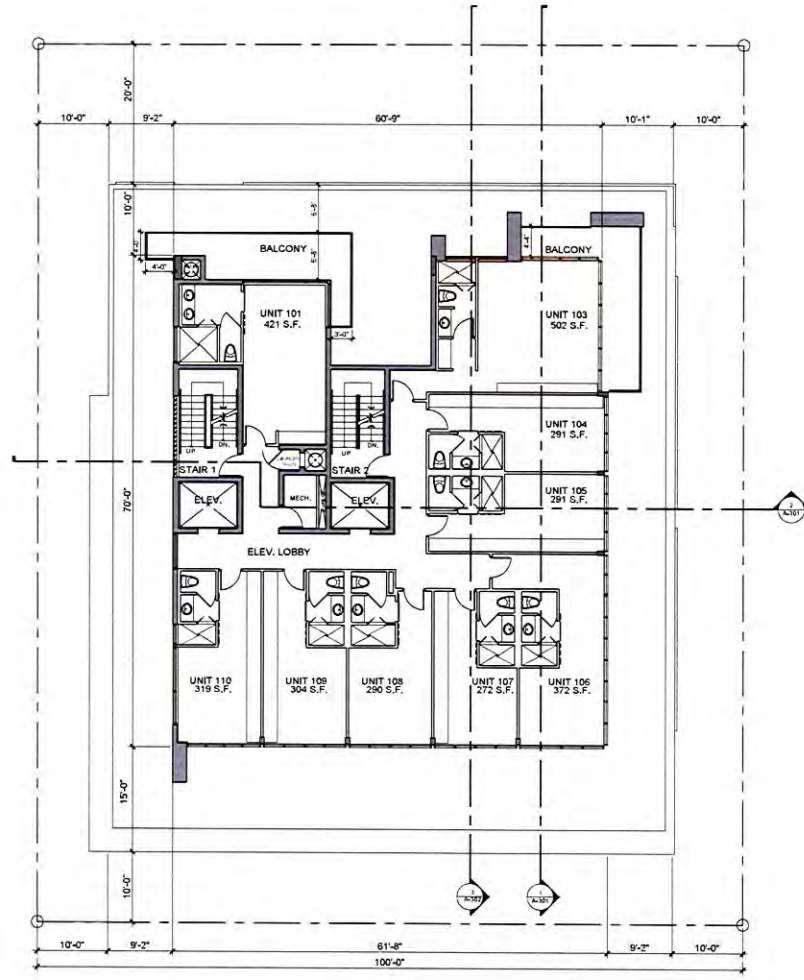
5TH FLOOR PLAN (TYPICAL PLAN)  
9 UNITS / FLR.- 4,020 S.F. INT. AREA



VINTRO HOTEL FORT LAUDERDALE  
2029 ALHAMBRA STREET  
FT. LAUDERDALE, FL 33304

DATE	REVISION

DWG. TITLE  
5TH FLOOR PLAN  
SCALE  
MP - 1/8"  
PROJECT NO.  
DATE  
SHEET NUMBER  
105  
13-0761  
Page 60 of 81



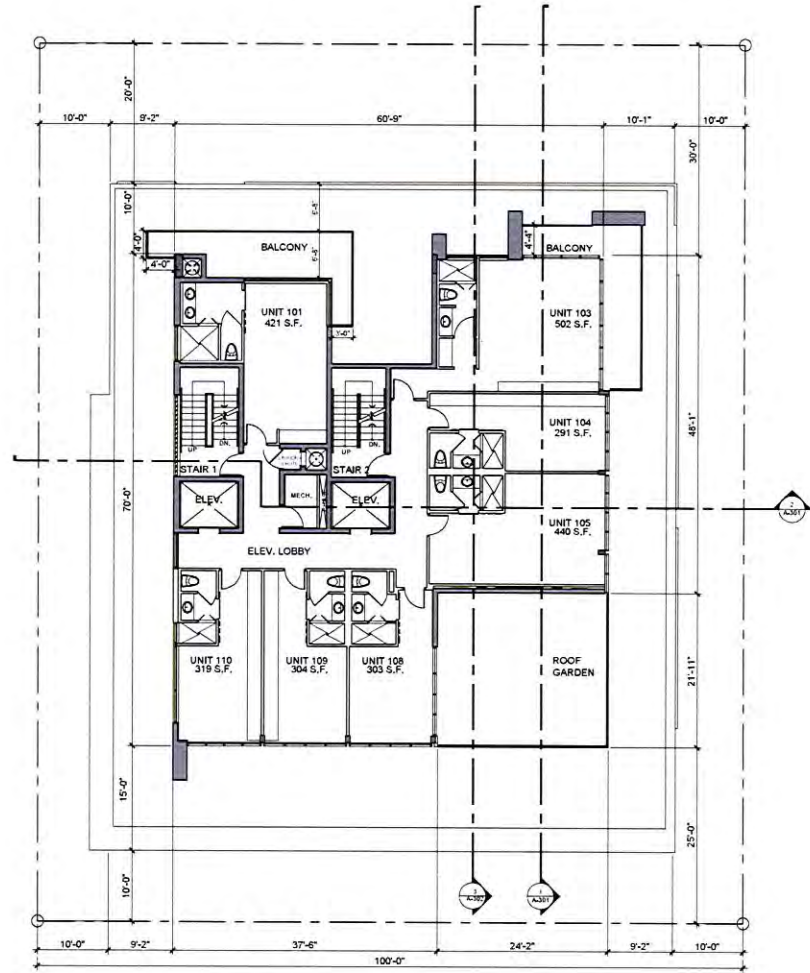
6TH FLOOR PLAN (TYPICAL PLAN)  
9 UNITS / FLR. - 4,020 S.F. INT. AREA



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


DATE	REVISION

SHEET NUMBER  
**A-106**  
EXHIBIT  
13-0761  
Page 61 of 61



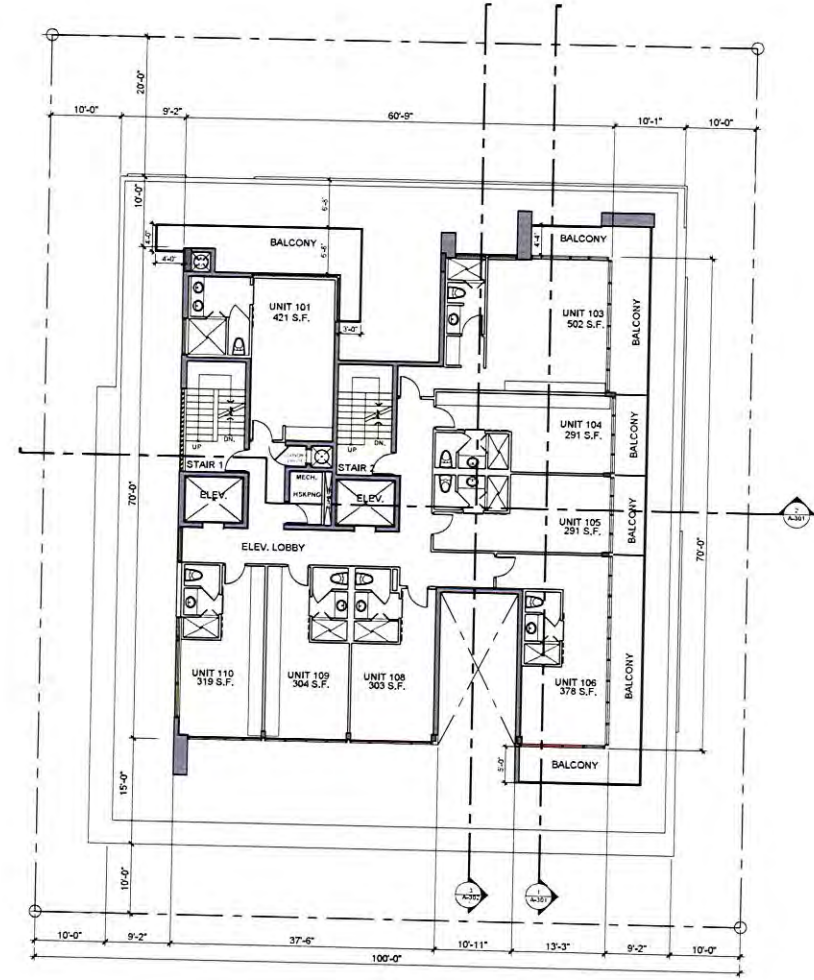
7TH FLOOR PLAN  
7 UNITS / FLR. - 3,489 S.F. INT. AREA



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


DATE	REVISION

SHEET NUMBER  
**A-107**  
Exhibits  
13-0761  
Page 62 of 81



VINTRO HOTEL FORT LAUDERDALE  
 2024 LAMARCA CIRCLE E  
 FT. LAUDERDALE, FL 33304

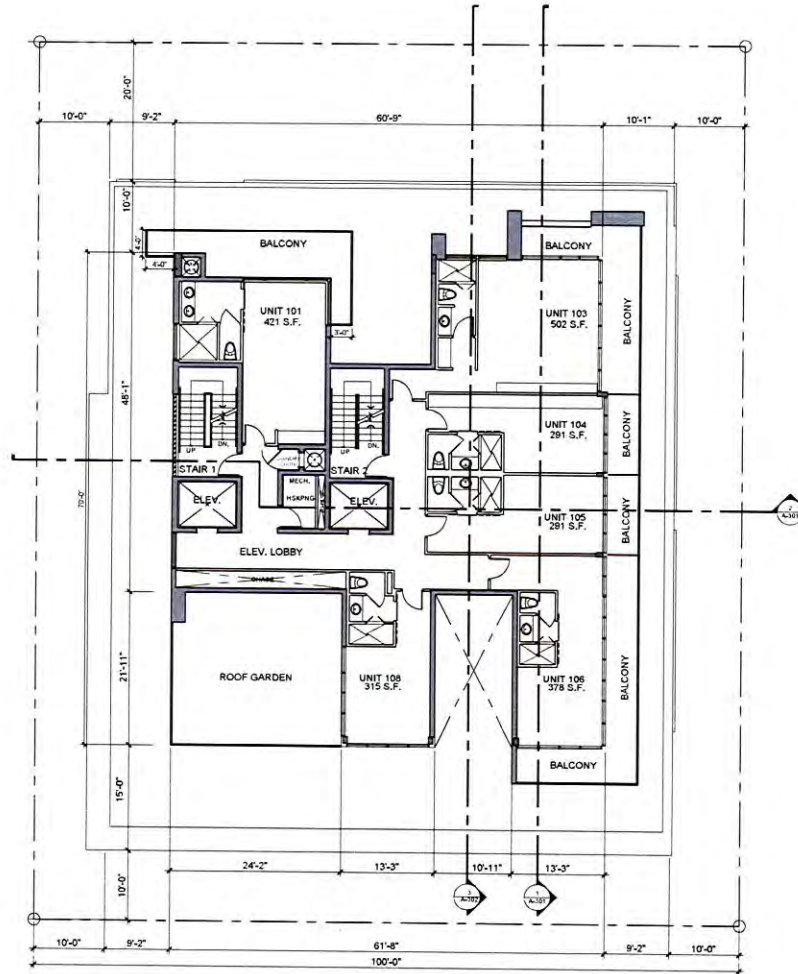
8TH FLOOR PLAN  
 8 UNITS / FLR. - 3,780 S.F. INT. AREA



NO.	DATE	REVISION

DATE	REVISION
DWG. TITLE	
8TH FLOOR PLAN	
SCALE	1/8" = 1'-0"
PROJECT NO.	2047-16
DATE	05-03-13
SHEET NUMBER	A-108

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



9TH FLOOR PLAN  
6 UNITS / FLR. - 3,250 S.F. INT. AREA



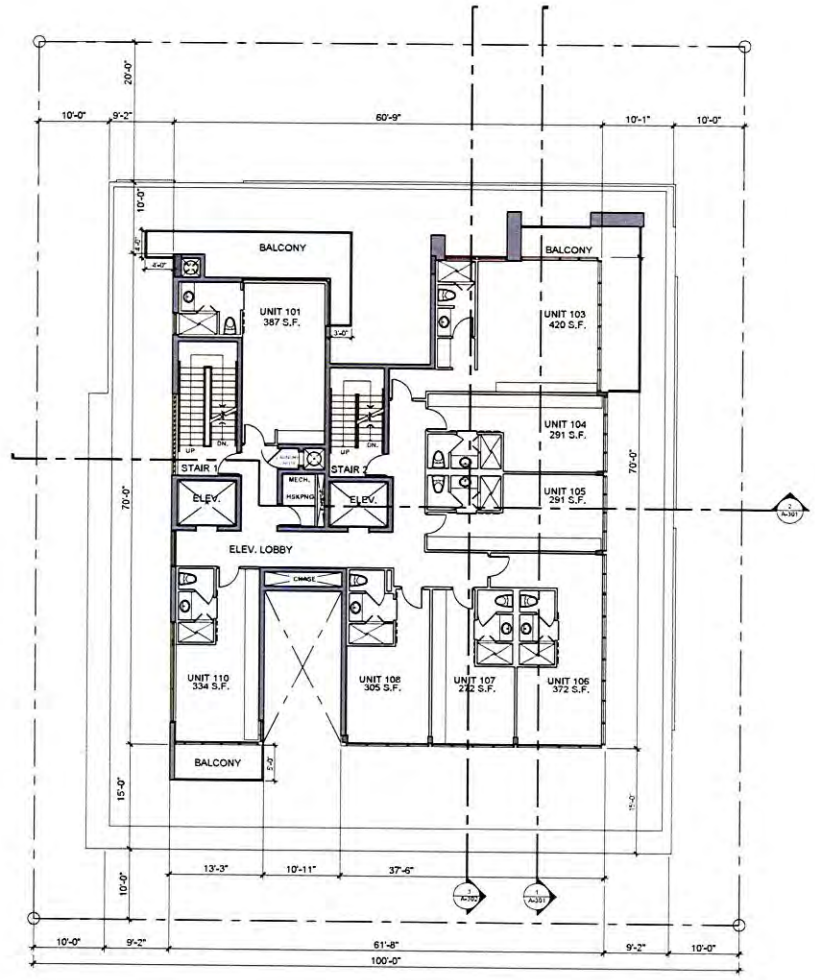
NO.	DATE	REVISION

DATE	REVISION

DWG. TITLE: 9TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 2012-16  
DATE: 05-03-13  
SHEET NUMBER: 4-109







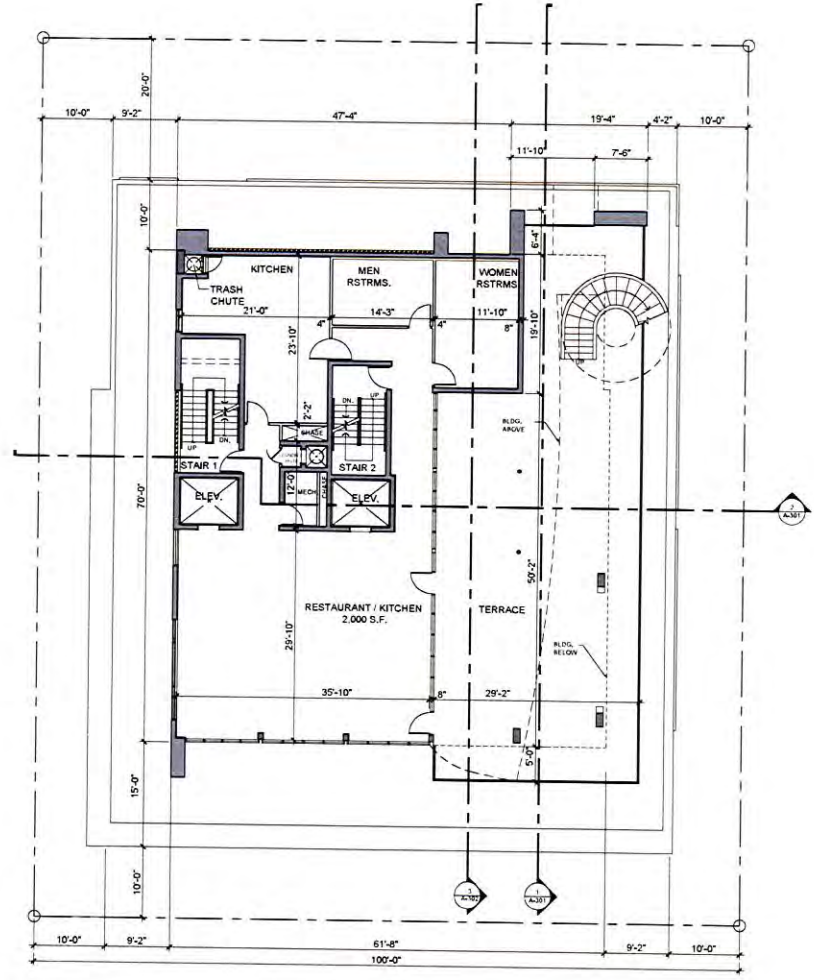
11TH FLOOR PLAN  
8 UNITS / FLR. - 3,780 S.F. INT. AREA

VINTRO HOTEL FORT LAUDERDALE  
2025 ALHAMBRA STREET  
FORT LAUDERDALE, FL 33304

DATE	REVISION

DRAWN TITLE  
11TH FLOOR PLAN  
SCALE  
PROJECT NO. 18F-V-07  
DATE 2012.10  
SHEET NUMBER 05-09-13  
E# 111  
13-0761  
Page 66 of 81





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

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

DATE	REVISION

DWG. TITLE  
12TH FLOOR PLAN

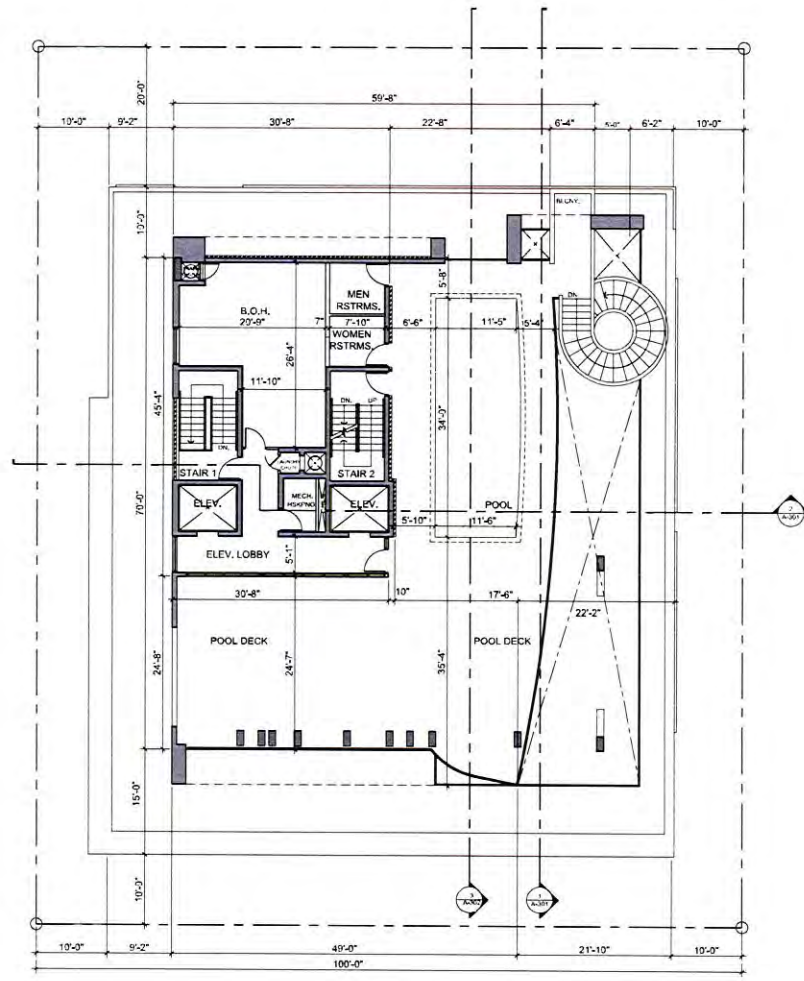
SCALE  
1/8" = 1'-0"

PROJECT NO.  
2007-15

DATE  
05.09.12

SHEET NUMBER  
A-112

EX-112  
13-0761  
Page 67 of 81



13TH FLOOR PLAN  
POOL AND POOLDECK - 1,398 S.F. INT. AREA



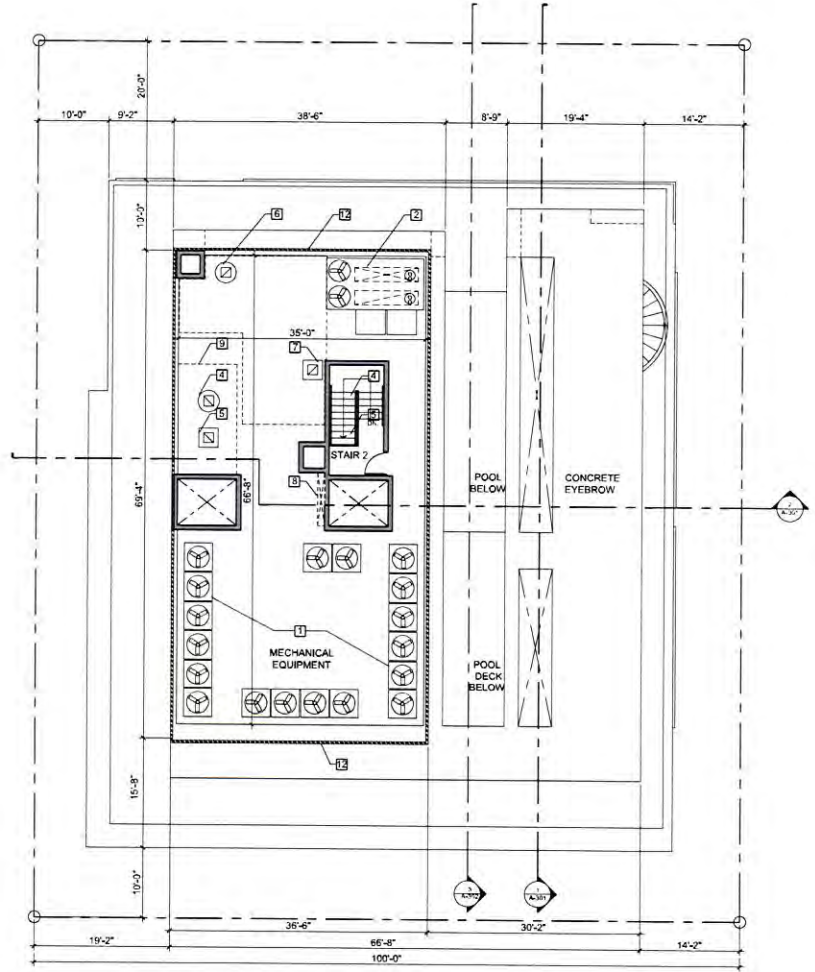
VINTRO HOTEL FORT LAUDERDALE  
205 ALUMBA STREET  
FORT LAUDERDALE, FL 33304

DATE	REVISION

DWG. TITLE  
13TH FLOOR PLAN  
SCALE  
PROJECT NO.  
DATE  
SHEET NUMBER

VINTRO HOTEL FORT LAUDERDALE  
822 N. HAMBA STREET  
FORT LAUDERDALE FL 33304

- PLAN LEGEND**
- 1 VRF CONDENSERS
  - 2 100% OIA RTU UNIT
  - 3 ELEVATOR PRESSURIZATION FAN
  - 4 STAIR PRESSURIZATION FAN
  - 5 STAIR BAROMETRIC RELIEF DAMPER
  - 6 KITCHEN EXHAUST FAN
  - 7 KITCHEN HOOD WAKE UP AIR
  - 8 CHASE BELOW
  - 9 STAIR BELOW
  - 10 TRASH CHUTE VENT
  - 11 LAUNDRY CHUTE VENT

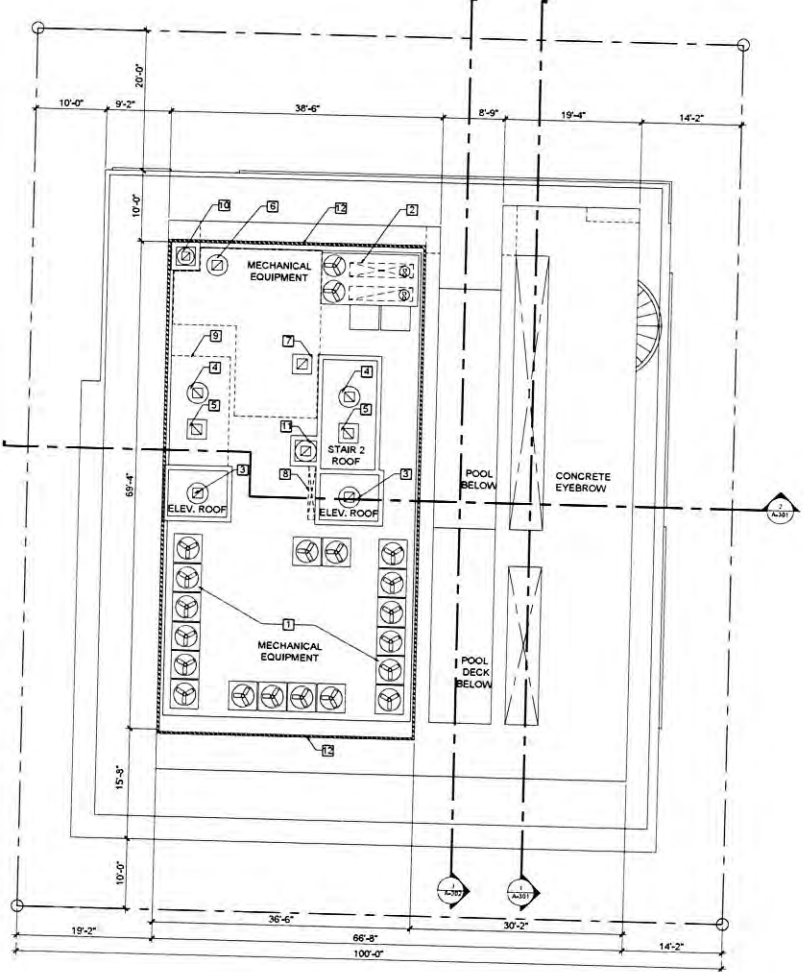


ROOF PLAN  
MECHANICAL EQUIPMENT-STAIR-151 S.F. INT. AREA



NO.	DATE	REVISION

DATE	REVISION
DWG. TITLE	ROOF PLAN
SCALE	1/8"=1'-0"
PROJECT NO.	2012-15
DATE	08.03.12
SHEET NUMBER	



- PLAN LEGEND
- 1 VRF CONDENSERS
  - 2 100 % O/A RTU UNIT
  - 3 ELEVATOR PRESSURIZATION FAN
  - 4 STAIR PRESSURIZATION FAN
  - 5 STAIR BAROMETRIC RELIEF DAMPER
  - 6 KITCHEN EXHAUST FAN
  - 7 KITCHEN HOOD WAKE UP AIR
  - 8 CHASE BELOW
  - 9 STAIR BELOW
  - 10 TRASH CHUTE VENT
  - 11 LAUNDRY CHUTE VENT

UPPER ROOF PLAN



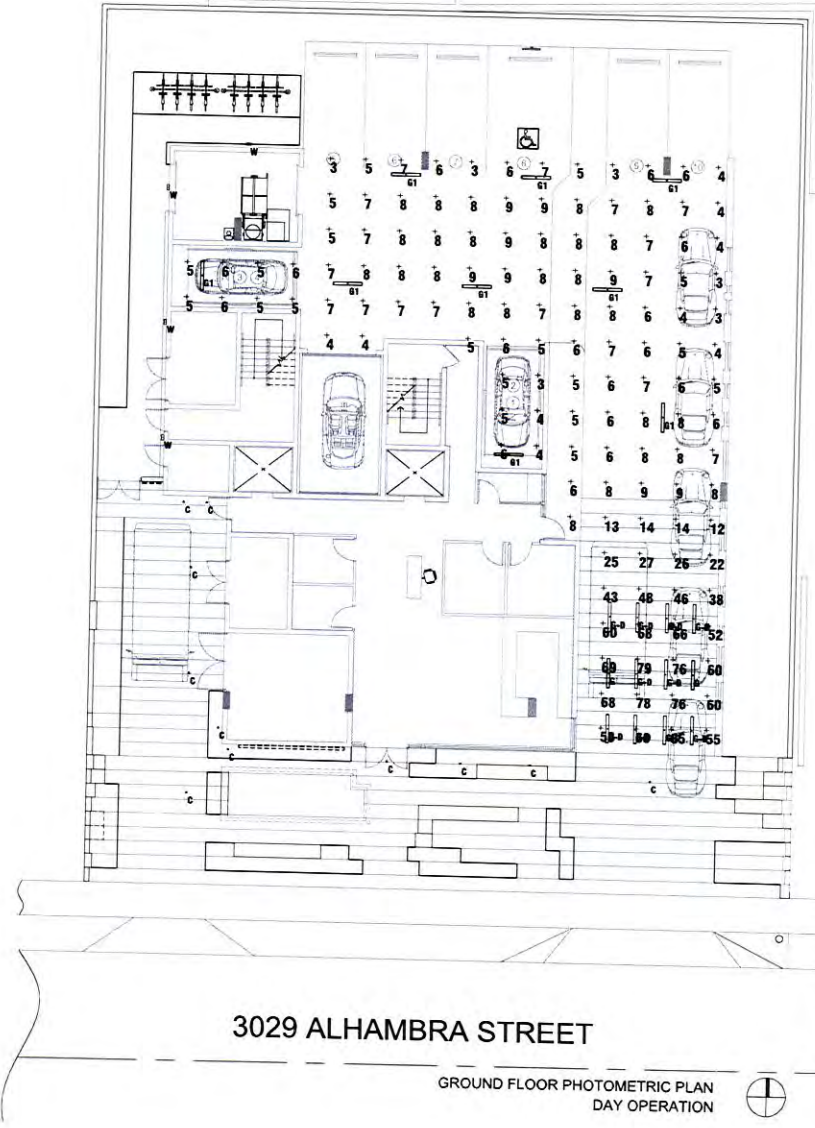
VINTRO HOTEL FORT LAUDERDALE  
 3025 LAUDERDALE BLVD  
 FT. LAUDERDALE, FL 33304

DATE	REVISION

DIAG. TITLE  
 UPPER ROOF PLAN  
 SCALE  
 1/8" = 1'-0"  
 PROJECT NO.  
 13-0761  
 DATE  
 05-03-13  
 SHEET NUMBER  
 115  
 EX. 115  
 13-0761  
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Symbol	Qty	Label	Description	Cumulative Lamp	LER	LDH	LF	Len. Walls	Total Walls
⊙	11	C	D-W LIGHTING 200-90-LED-322-F, OFF	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
—	2	S	REHABILITATE 00100-7547700 OPERATES 24 HOURS A DAY	4800	0.350	0.000	0.055	115	230
—	10	S-B	REHABILITATE 00100-7547700 OPERATES SUNNED TO SUNSET	4800	0.350	0.000	0.055	115	1150
—	9	S1	REHABILITATE 00100-7547700 OPERATES 24 HOURS A DAY	4800	0.350	0.000	0.055	57	958
—	4	W	BRANCH 111-407-4210V OFF	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Calculative Summary					
Project: VINTRO HOTEL FORT LAUDERDALE, FL. SUNNED TO SUNSET OPERATION					
Label	Avg	Min	Max	Avg W/m²	Max W/m²
COVERED PARKING	6.43	14.0	3.0	2.21	4.67
ENTRANCE	95.04	74.0	22.0	3.32	3.59



VINTRO HOTEL FORT LAUDERDALE  
 FT. LAUDERDALE, FL 33304

3029 ALHAMBRA STREET

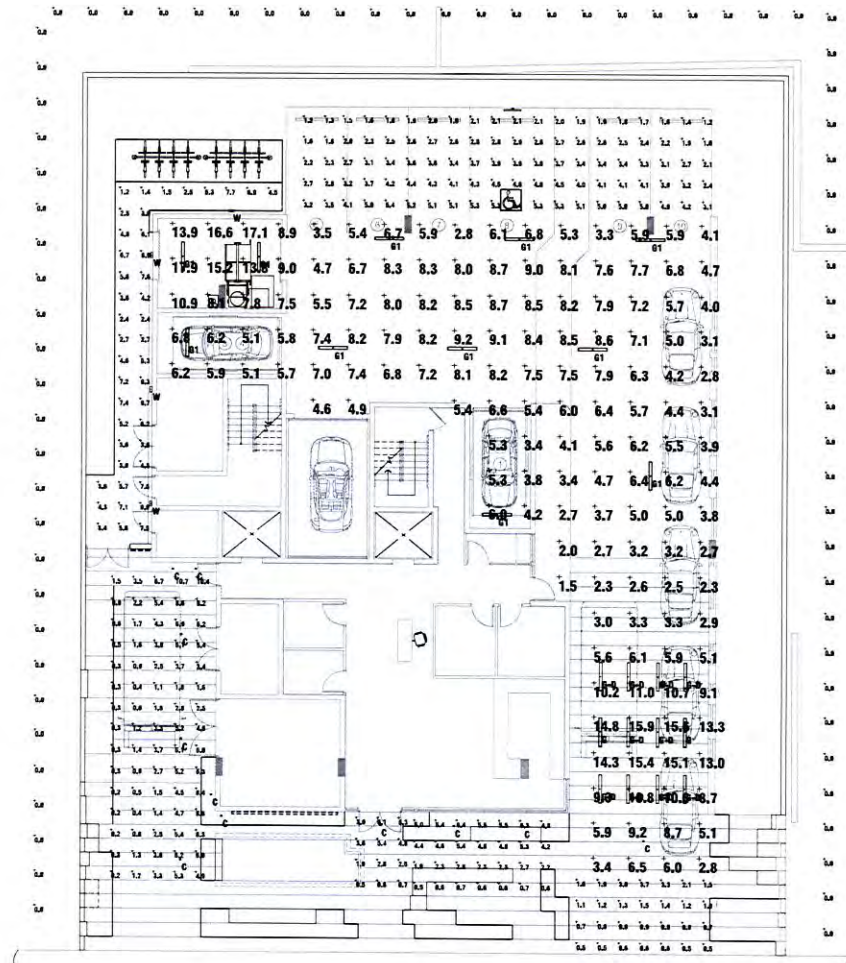
GROUND FLOOR PHOTOMETRIC PLAN  
 DAY OPERATION

DATE	REVISION

DWG. TITLE  
 GROUND FLOOR PHOTOMETRIC PLAN DAY OPERATION  
 SCALE: 1/8"=1'-0"  
 PROJECT NO.: 2012-05  
 DATE: 09.03.13  
 SHEET NUMBER: 13-0761  
 A-116  
 Page 71 of 81

Luminaires Schedule									
Project: VINTRO HOTEL FORT LAUDERDALE, FL. NIGHT TIME OPERATION									
Symbol	Qty	Label	Description	Lumens/Comp	LLB	LBD	LF	Leak. Watts	Total Watts
	11	C	6-6 LIGHTING 06-05-LED-227-FL	N.A.	1,000	1,000	0,909	16	168
	2	E	BEIGHELLI 85106-2547580 OPERATES 24 HOURS A DAY	4500	0,950	8,900	8,950	115	230
	10	E-D	BEIGHELLI 85106-2547580 OFF	0.1	0,950	8,900	8,950	115	1150
	11	E1	BEIGHELLI 85106-1647580 OPERATES 24 HOURS A DAY	2450	0,950	8,900	8,950	82	662
	4	W	BAROCO 111-8614-227F	2100	0,900	8,900	8,795	42	168

Calculative Summary					
Project: VINTRO HOTEL FORT LAUDERDALE, FL. NIGHT TIME OPERATION					
Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRY	2.19	6.1	0.5	6.38	12.20
LOBBY	2.38	18.7	0.2	16.58	93.58
SOUTH ENTRY DRIVE	1.25	3.7	0.5	2.58	7.40
SOUTH LANDSCAPE	3.33	6.4	0.5	8.90	12.80
SPILL	8.08	8.8	8.0	N.A.	N.A.
WALKWAY	6.11	8.8	1.2	4.78	6.35
COVERED PARKING	6.51	15.8	1.8	6.54	10.80
EXTENDED PARKING	3.71	5.4	1.2	2.68	4.50
TRUCK BOOTH	12.23	17.0	7.8	1.83	2.38



3029 ALHAMBRA STREET

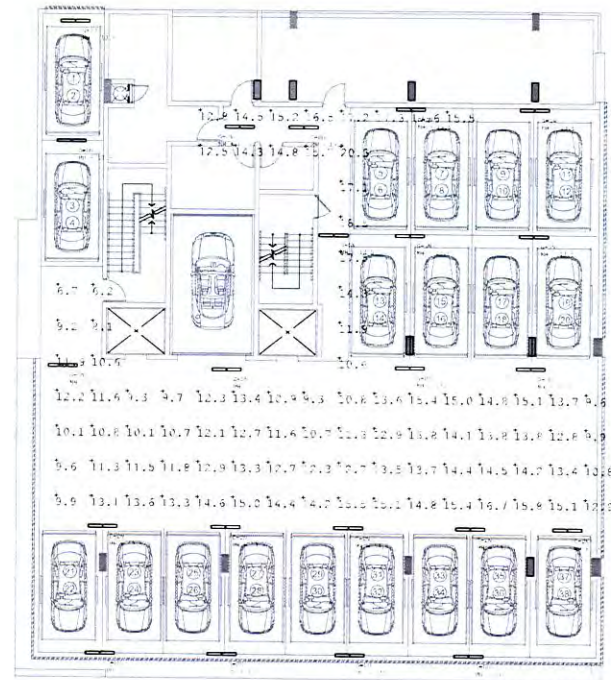
GROUND FLOOR PHOTOMETRIC PLAN  
NIGHT OPERATION





Luminaire Schedule									
Project: VINTRO FORT LAUDERDALE HOTEL 2ND LEVEL									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lum. Watts	Total Watts
	22	O-DN	B510075H04H1254W120/277V (DAY AND NIGHT ON)	4450	0.950	0.900	0.850	108.3	2382.6

Calculation Summary						
Project: VINTRO FORT LAUDERDALE HOTEL 2ND LEVEL						
Label	Avg	Max	Min	Avg/Min	Max/Min	
2ND LEVEL	13.11	20.3	8.2	2.11	3.27	
DRIVE PATH	12.81	16.7	9.3	1.38	1.80	



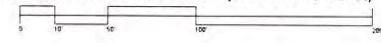
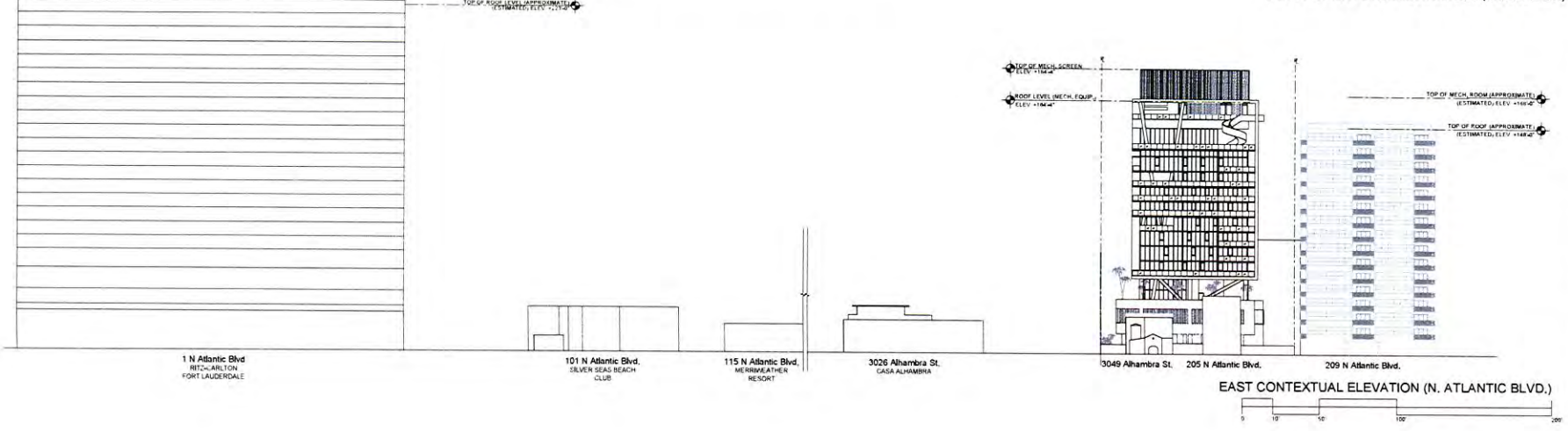
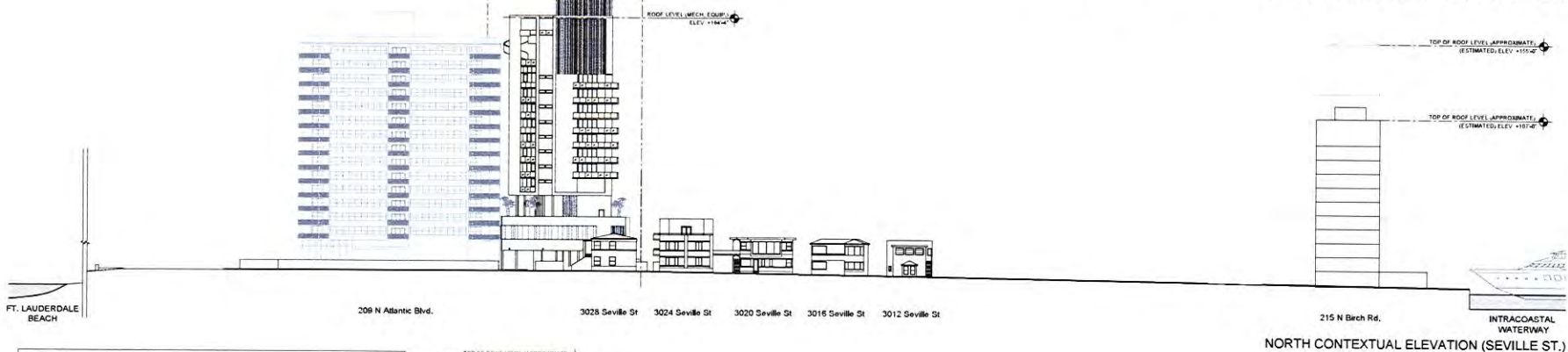
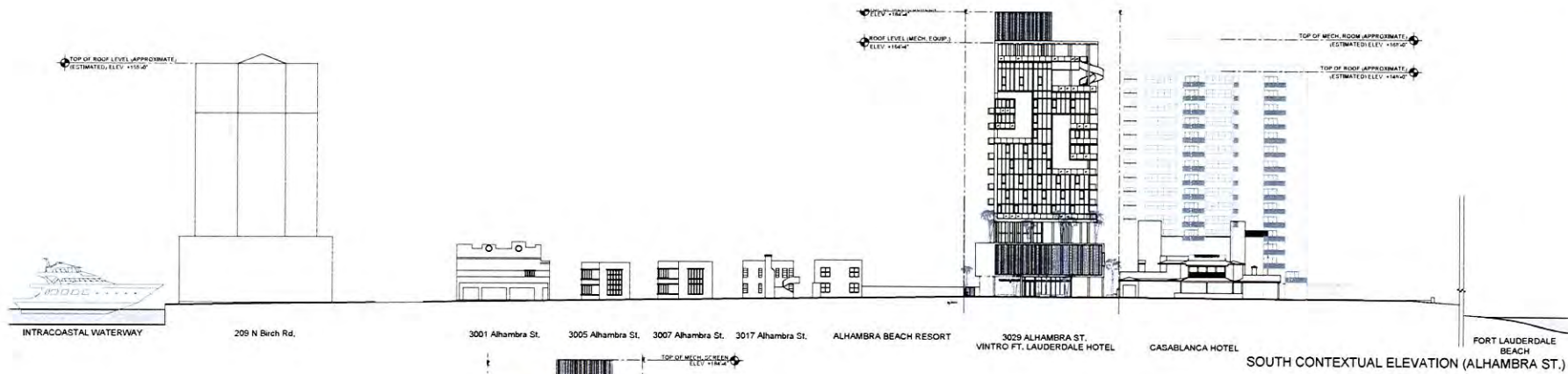
2ND FLOOR PHOTOMETRIC PLAN



VINTRO HOTEL FORT LAUDERDALE  
400 ALHAMBRA STREET  
FORT LAUDERDALE, FL 33304

DATE	REVISION

OWAL TITLE  
 SECOND FLOOR  
 PHOTOMETRIC PLAN  
 SCALE: 1/8"=1'-0"  
 PROJECT NO.: 2013-18  
 DATE: 05-03-13  
 SHEET NUMBER: 18  
 EX: 13-0781  
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**VINTRO HOTEL FORT LAUDERDALE**  
3029 ALHAMBRA STREET  
FORT LAUDERDALE, FL 33304

DATE	REVISION

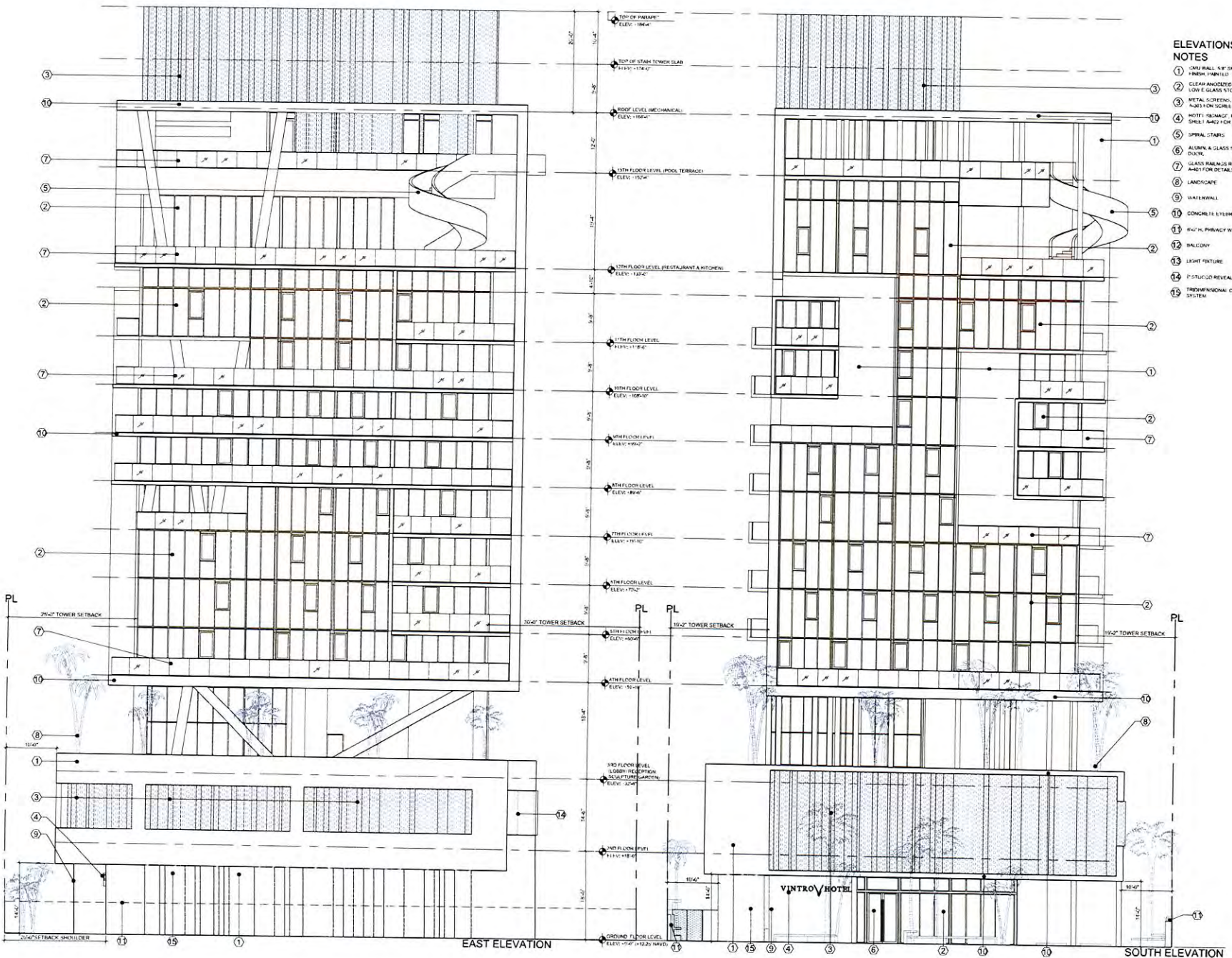
DWG. TITLE: CONTEXTUAL ELEVATIONS  
 SCALE: 1/8"=1'-0"  
 PROJECT NO.: 13-07-147  
 DATE: 05/11/13  
 SHEET NUMBER: 201  
 13-0761  
 Page 74 of 81



BEILINSON GOMEZ ARCHITECTS  
 ARCHITECTURAL ARCHITECTS  
 1510 BISCAYNE BLVD., SUITE 300  
 MIAMI FL 33134  
 TEL: (305) 364-1200  
 FAX: (305) 364-1400  
 beilinsongomez.com

**ELEVATIONS KEY NOTES**

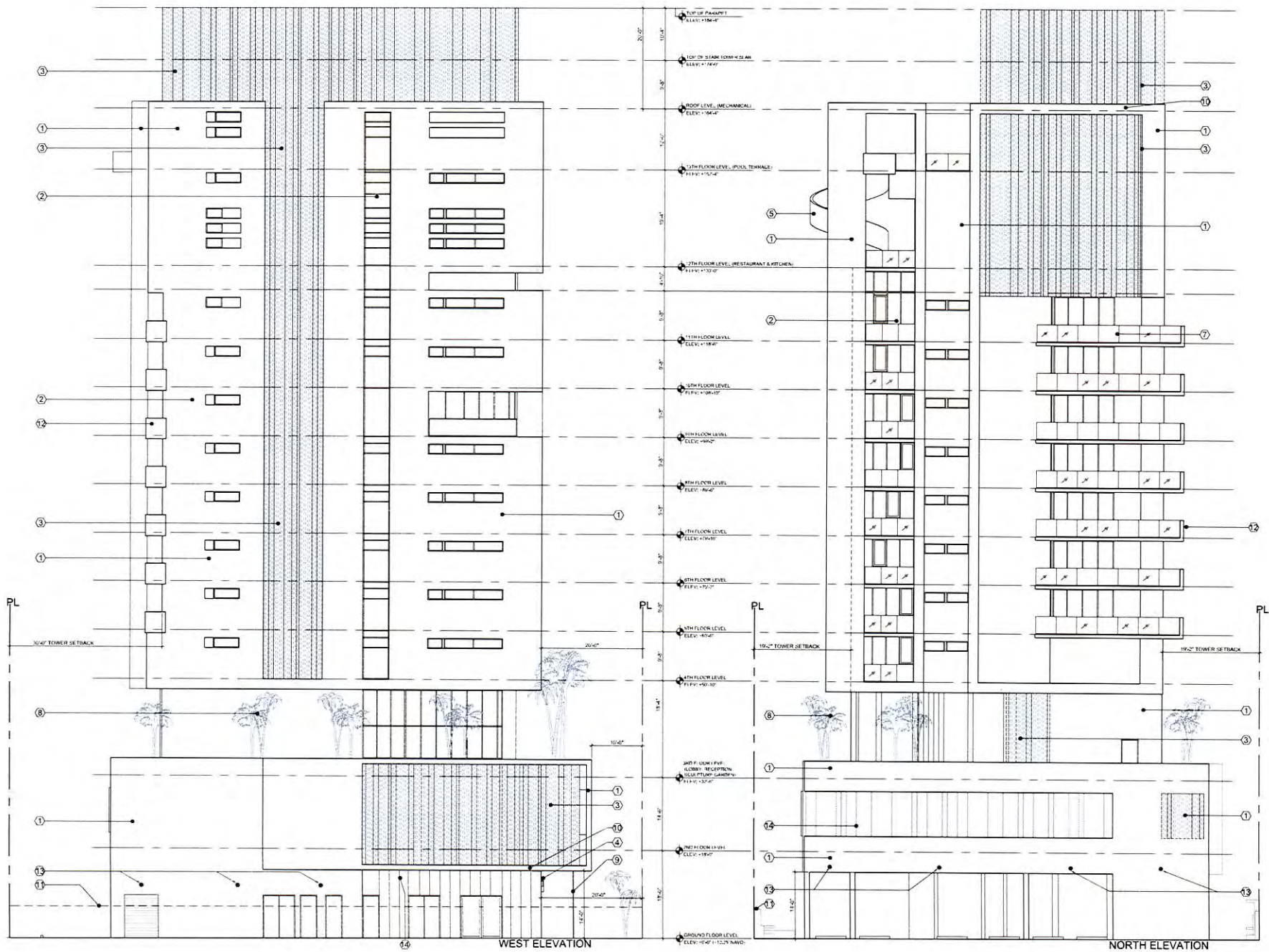
- 1 1/2" WALL, 6" SMOOTH STUCCO (FINISH: PARVUS)
- 2 CLEAR ANODIZED ALUMINUM & CLEAR LOW E GLASS STOREFRONT SYSTEM
- 3 METAL SCREENS, REFER TO SHEET 1300 FOR SCREEN DETAILS
- 4 HOTEL SIGNAGE, REFER TO SHEET 1401 FOR DETAILS
- 5 SPIRAL STAIRS
- 6 ALUMINUM & GLASS STOREFRONT SYSTEM
- 7 GLASS BALCONY REFER TO SHEET 1401 FOR DETAILS
- 8 LANDSCAPE
- 9 WATERWALL
- 10 CONCRETE EYEBROW
- 11 6" H. PRIVACY WALL
- 12 BALCONY
- 13 LIGHT FEATURE
- 14 PICTURED REVEAL
- 15 3D DIMENSIONAL CEILING SYSTEM



**VINTRO HOTEL FORT LAUDERDALE**  
 FT. LAUDERDALE, FL 33304

DATE	REVISION
11/04/11	REV. REV

DWG. TITLE: EAST & SOUTH ELEVATIONS  
 SCALE:  
 PROJECT NO.: 144747  
 DATE: 2012.10  
 SHEET NUMBER: 04.01.13

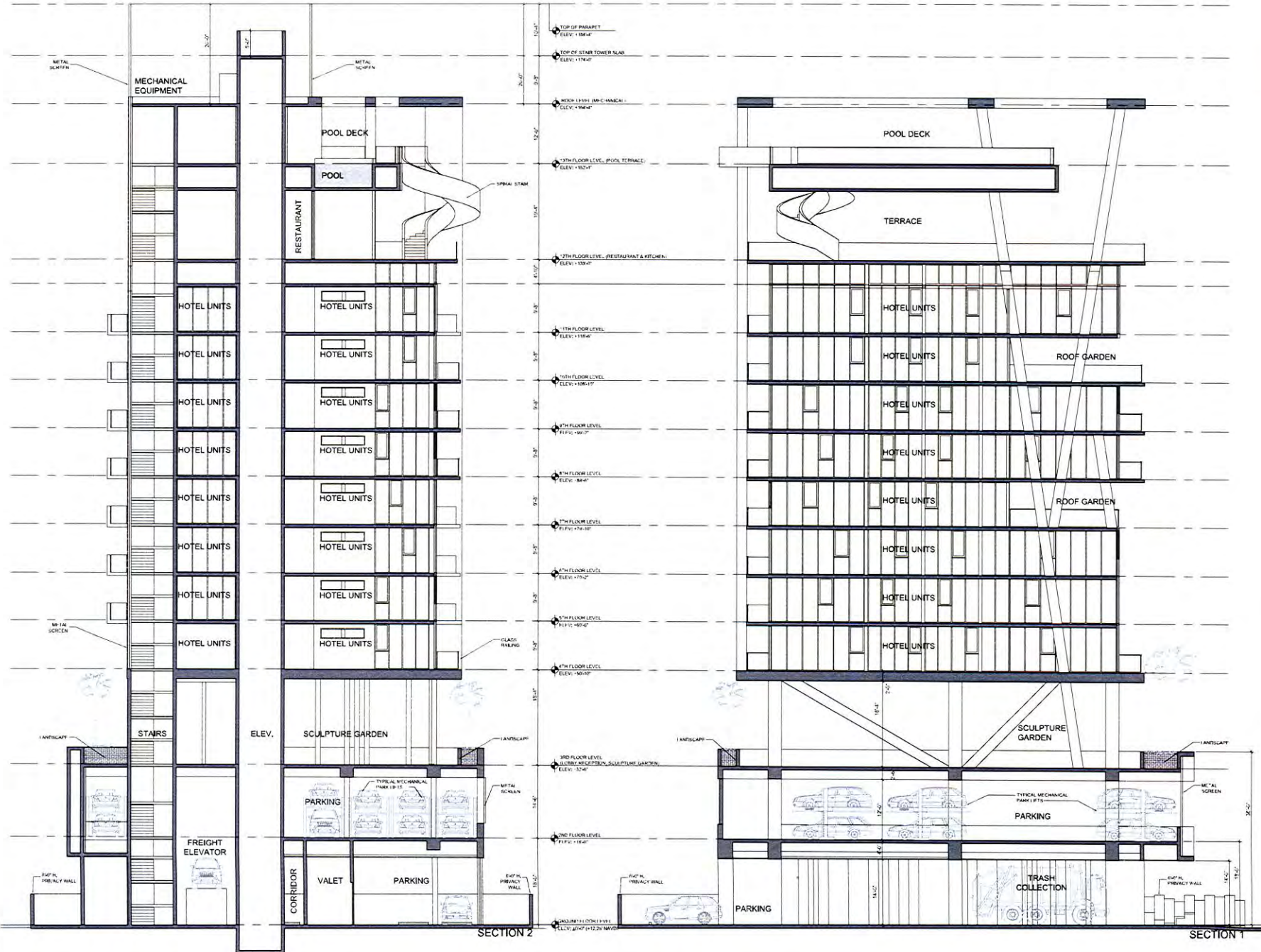


VINTRO HOTEL FORT LAUDERDALE  
FT. LAUDERDALE, FL 33304

NO.	DATE	REVISION
1	08-08-13	GEN. REV.

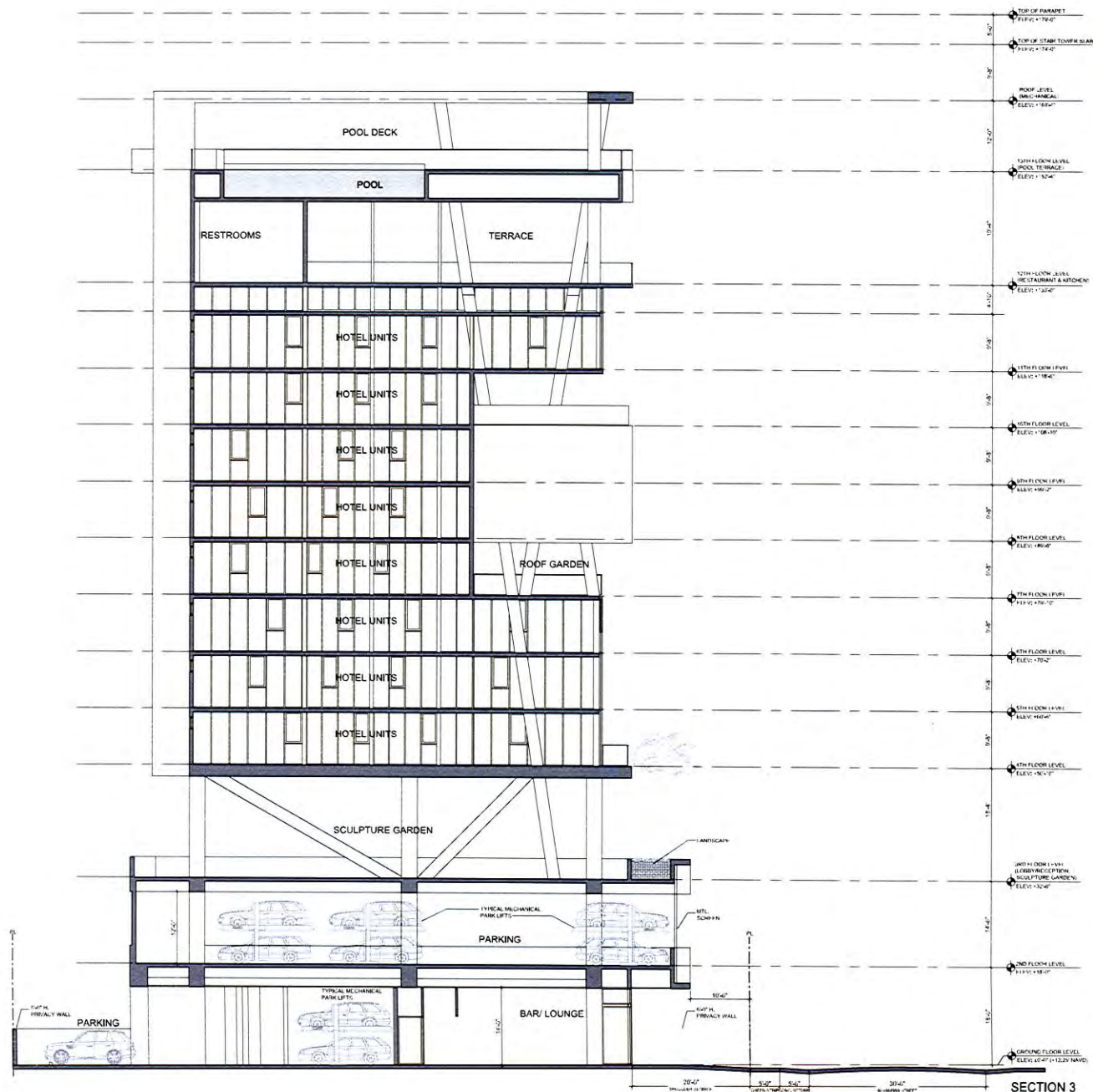
DWG. TITLE: WEST & NORTH ELEVATIONS  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 2012-28  
DATE: 08-02-13  
SHEET NUMBER: A-203

VINTRO HOTEL FORT LAUDERDALE  
FT. LAUDERDALE, FL 33404



DATE	REVISION
11/06/13	GEN. REV.

DWG. TITLE: LOW/FOURNAL & CROSS SECTIONS  
SCALE: 1/8"=1'-0"  
PROJECT NO.: 2012-15  
DATE: 05/22/13  
SHEET NUMBER: 13-0781



**BEILINSON  
ROMEZ**  
ARCHITECTS

ARCHITECTURE: AAC2152  
L101 BIRMGTON AVENUE  
SUITE 300  
MIAMI FL 33135-4664  
TEL: (305) 556-1200  
FAX: (305) 551-1740  
be@beilinsonromez.com

**VINTRO HOTEL FORT LAUDERDALE**  
150 N. WILSON STREET  
FORT LAUDERDALE, FL 33304

NO.	DATE	REVISED	BY

DWG. TITLE: LONGI/SECTION

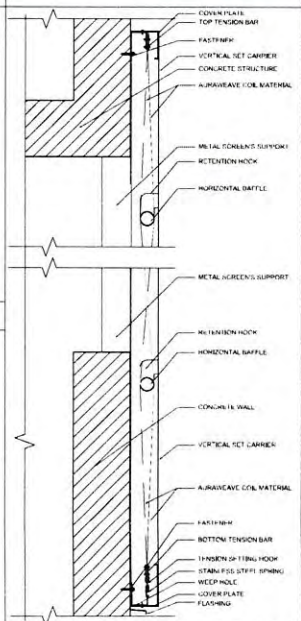
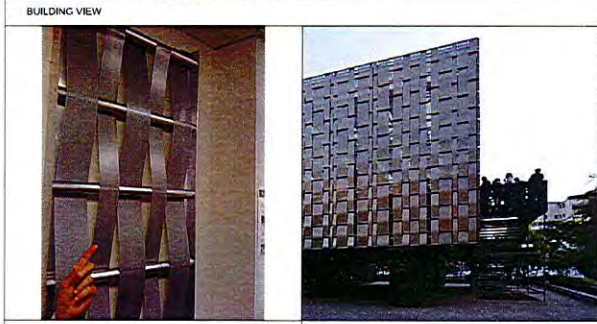
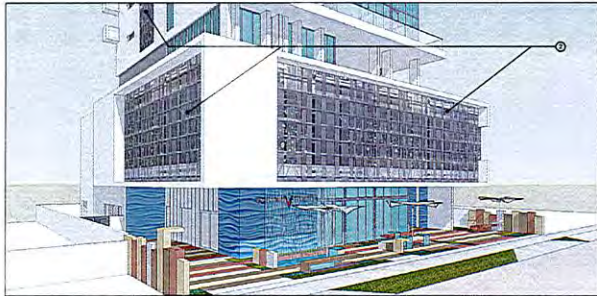
SCALE: 1/8" = 1'-0"

PROJECT NO.: 2013.15

DATE: 08/03/13

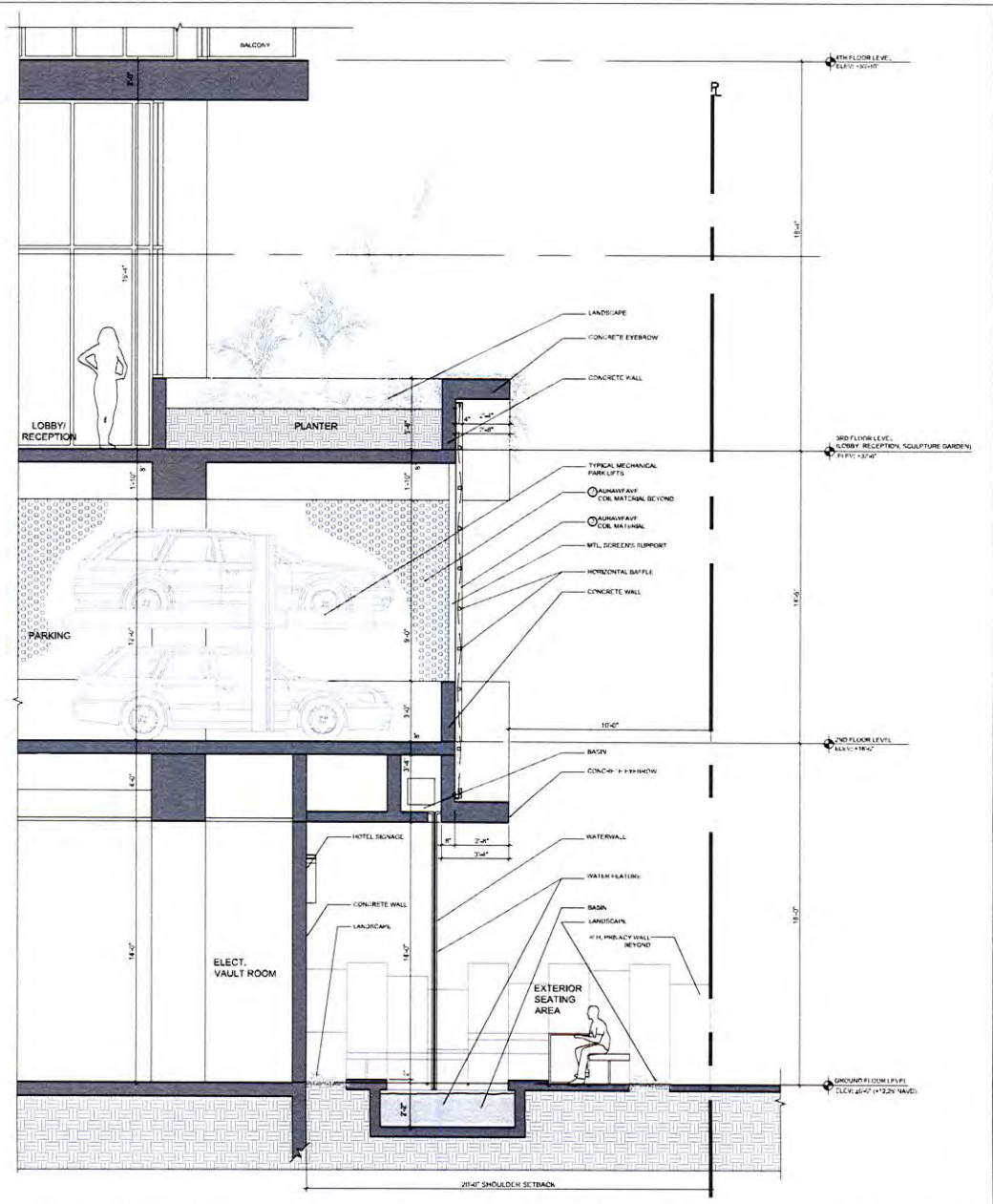
SHEET NUMBER: 302

**SECTION 3**



2 AURAWAVE, TENSIONED METAL PANELS DETAILS

AURAWAVE DETAIL SCALE: 1 1/2"=1'-0" SECTION 4



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

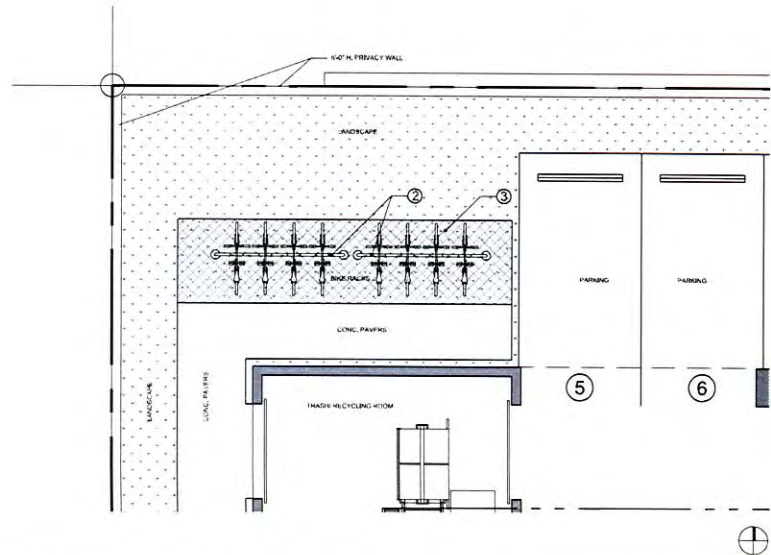
NO.	DATE	REV.	DESCRIPTION

DWG. TITLE: SECTION 4 AND DETAILS  
 SCALE: 3/8"=1'-0"  
 PROJECT NO.: 2012-19  
 DATE: 05-03-13  
 SHEET NUMBER: 13-0761



1 GLASS RAILING DETAILS

SCALE: N.T.S.



PARTIAL FLOOR PLAN

SCALE: 1/4"=1'-0"



2 BIKE RACKS SCALE: N.T.S.



3 GRASS BLOCKS SCALE: N.T.S.

VINTRO HOTEL FORT LAUDERDALE  
202 N. LAUDERDALE STREET  
FORT LAUDERDALE, FL 33304

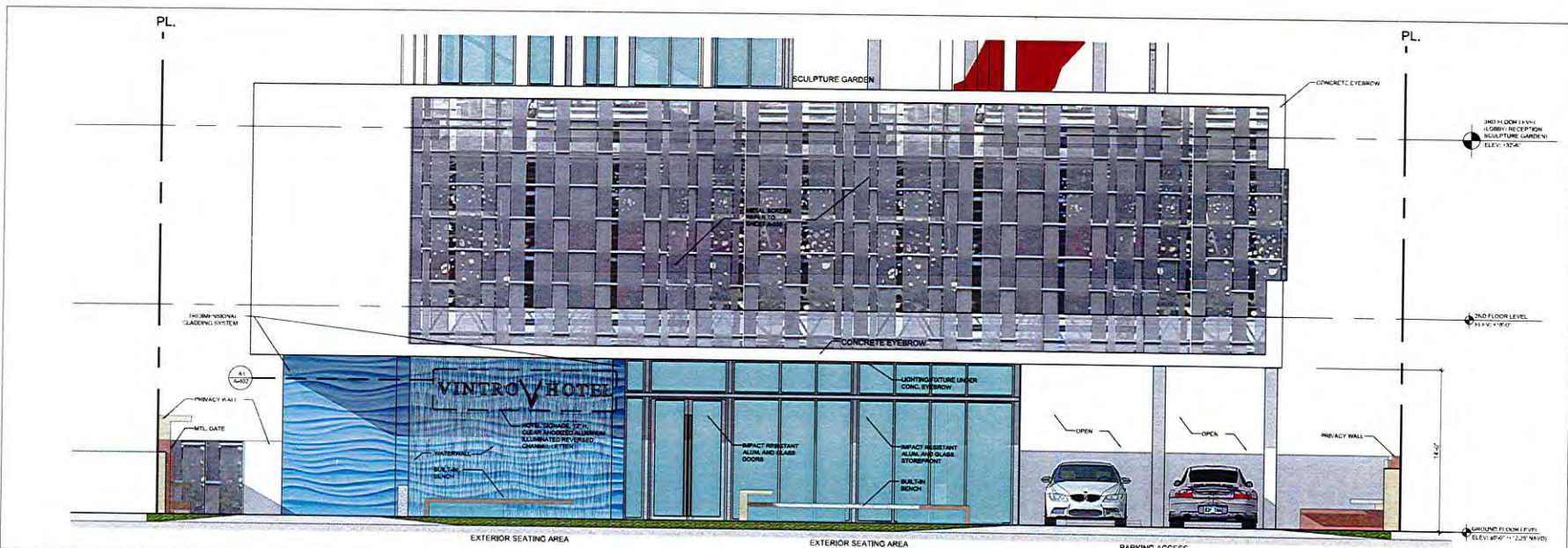
DATE	REVISION

SHEET NUMBER  
A-401  
EXHIBIT  
13-0761  
Page 80 of 81

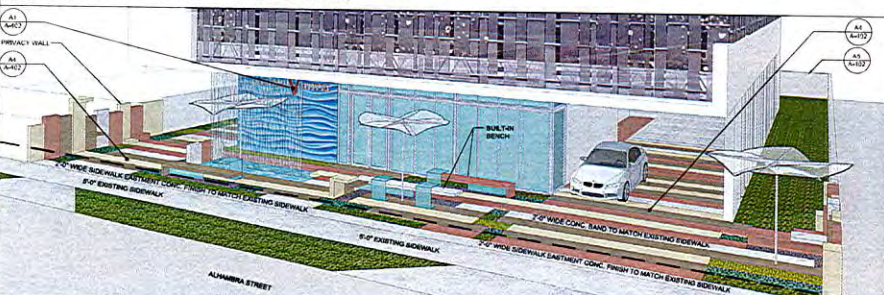


NO.	DATE	DESCRIPTION
1	10-02-12	GEN. REV.
2	05-22-13	REVISION

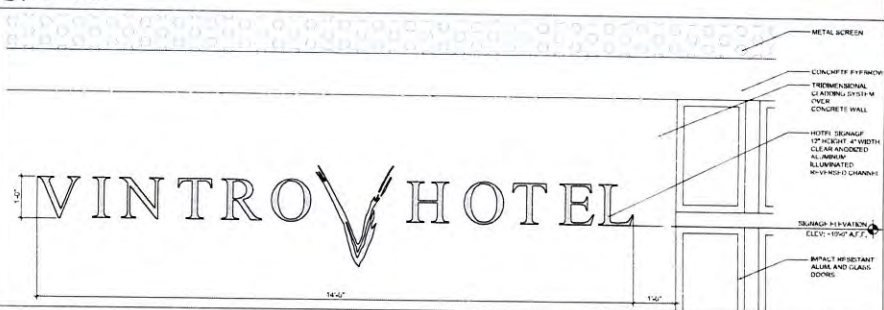
DRAWING TITLE: ELEVATION OF FAÇADE  
SCALE: AS SHOWN  
PROJECT NO.: 13-0761  
DATE: 05-22-13  
SHEET NUMBER: 4/02  
Page 81 of 81



C1 GROUND ELEVATIONS (SOUTH ELEVATION FRONT OF BUILDING)

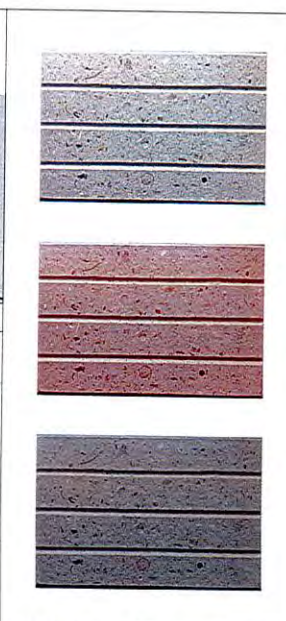


B1 ENTRANCE DETAIL



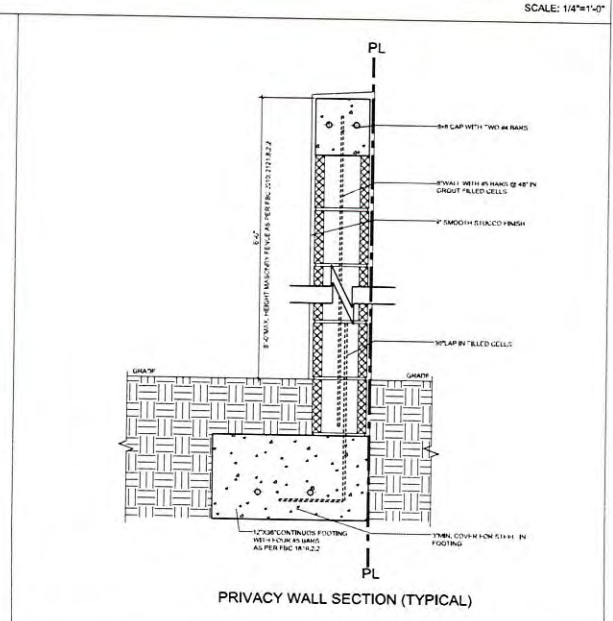
A1 HOTEL SIGNAGE ELEVATION DETAIL

SCALE: 3/4"=1'-0"



A4 MULTIPLE COLOR SEASHELL PAVERS BAND

SCALE: N.T.S.



A5 PRIVACY WALL SECTION

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