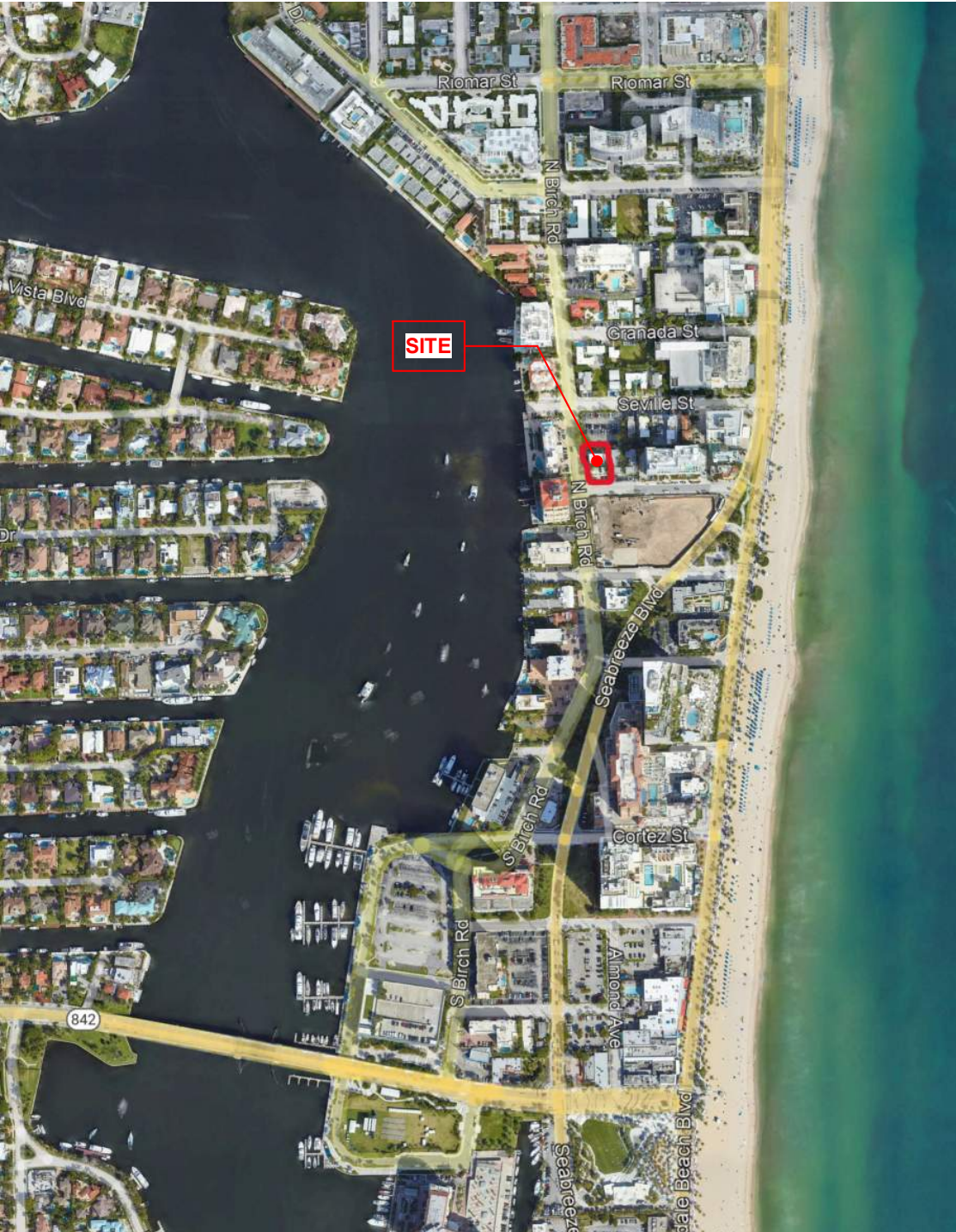


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LOCATION MAP



True and accurate data and preliminary concepts can only result from a thorough design process involving collaboration with engineers and governmental authorities having jurisdiction over this site. All conceptual plans, elevations, and data are based upon assumptions and unconfirmed preliminary information and are subject to change.

OWNER

HARIOM REALTY LLC

23 Hayloft Lane
Roslyn Heights NY 11577

Harsh Patel / Nickul Patel
PH: (630) 408-3090 / (646) 651-8582
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LAND USE ATTORNEY

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401 EAST LAS OLAS BOULEVARD, SUITE 130-134
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Stepahie Toothaker
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KIMLEY-HORN

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LANDSCAPE ARCHITECT

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RGD

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Nave Davenport
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INTERIOR DESIGN

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2665 S. BAYSHORE DR.# 440
COCONUT GROVE, Florida 33131

Andres Escobar
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EMAIL: aedesign2023@gmail.com

UDP-S23035

06/23/2023

REV.1= 09/22/2023

REV.2= 06/24/2024

STRUCTURAL ENGINEERS

BNI

5835 Blue Lagoon Drive - Suite 400
Miami, FL 33126

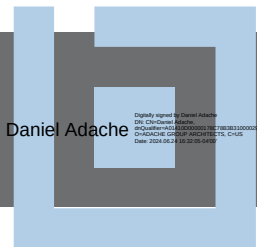
George Khoury
PH: (305) 992-8901
EMAIL: g-khoury@bniengineers.com
www.bniengineers.com

DRC
2023-006
05/02/23

HOTEL 42

3001 Alhambra Street, Fort Lauderdale FL 33304

COVER



A-0.0.00

adache
group architects

NAME	AREA
Not Placed	
DROP-OFF AREA	Not Placed
MECHANICAL	Not Placed
PEDESTRIAN WALKWAY	Not Placed
RECYCLING/ TRASH STOR.	Not Placed
0 SF	
BASEMENT-2	
ELEVATOR	104.86 SF
ELEVATOR MACHINE ROOM	439.56 SF
PARKING	7,683.49 SF
SERVICE ELEVATOR	104.92 SF
STAIR #1	209.78 SF
STAIR #2	193.39 SF
STORAGE	301.56 SF
VESTIBULE	157.33 SF
9,194.88 SF	
BASEMENT-1	
ELEVATOR	104.86 SF
LAUNDRY RM.	301.56 SF
PARKING	7,701.18 SF
SERVICE ELEVATOR	104.92 SF
STAIR #1	209.78 SF
STAIR #2	193.39 SF
STORAGE	348.61 SF
VALET OFFICE	91.11 SF
VESTIBULE	157.33 SF
9,212.73 SF	
GROUND LEVEL	
CORRIDOR	243.28 SF
ELEVATOR	104.89 SF
ENTRANCE LOBBY	231.96 SF
FIRE COMMAND	206.89 SF
FPL	275.63 SF
PARKING LIFT	255.81 SF
PARKING LIFT	233.94 SF
PEDESTRIAN WALKWAY	743.87 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	185.96 SF
TRASH STOR.	222.05 SF
VESTIBULE	157.33 SF
VESTIBULE	79.5 SF
3,255.78 SF	
LEVEL 1.5	
CORRIDOR	205.83 SF
ELECTRICAL	156.03 SF
ELEVATOR	93.42 SF
FIRE PUMP / DOMESTIC WATER	161.2 SF
GENERATOR ROOM	261.4 SF
GUESTS ONLY GYM	727.23 SF
PASS/SERVICE ELEV.	93.42 SF
RESTROOM	67.38 SF
STAIR #1	190.11 SF
STAIR #2	180.19 SF
STORAGE	61.65 SF
VESTIBULE	157.29 SF
VESTIBULE	160.61 SF
2,515.74 SF	
LEVEL 2	
CORRIDOR	283.49 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY	84.14 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	186.64 SF
UNIT 1	396.56 SF
UNIT 2	374 SF
UNIT 3	288.89 SF
UNIT 4	325.62 SF
UNIT 5	341.63 SF
UNIT 6	357.64 SF
UNIT 7	393.68 SF
VESTIBULE	157.33 SF
3,826.59 SF	
LEVEL 3	
CORRIDOR	283.49 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY	84.14 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	186.64 SF
UNIT 1	396.56 SF
UNIT 2	374 SF
UNIT 3	288.89 SF
UNIT 4	325.62 SF
UNIT 5	341.63 SF
UNIT 6	357.64 SF
UNIT 7	393.68 SF
VESTIBULE	157.33 SF
3,826.59 SF	

NAME	AREA
UNIT 4	325.62 SF
UNIT 5	341.63 SF
UNIT 6	357.64 SF
UNIT 7	393.68 SF
VESTIBULE	157.33 SF
3,826.59 SF	
LEVEL 4	
CORRIDOR	283.49 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY	84.14 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	186.64 SF
UNIT 1	396.56 SF
UNIT 2	374 SF
UNIT 3	288.89 SF
UNIT 4	325.62 SF
UNIT 5	341.63 SF
UNIT 6	357.64 SF
UNIT 7	393.68 SF
VESTIBULE	157.33 SF
3,826.59 SF	
LEVEL 5	
BAR	96.18 SF
CORRIDOR	136.26 SF
CORRIDOR	305.96 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.86 SF
GUESTS ONLY RETAIL/COFFEE BAR	263.31 SF
LUGGAGE	85.66 SF
MEN'S	135.3 SF
OFFICE	134.23 SF
OUTDOOR TERRACE	380.12 SF
PANTRY	75.99 SF
SERVICE ELEVATOR	104.89 SF
SKY LOBBY	1,085.02 SF
STAIR #1	209.78 SF
STAIR #2	189.38 SF
STORAGE	84.14 SF
TERRACE	989.64 SF
VESTIBULE	157.33 SF
WOMEN'S	132.62 SF
4,751.83 SF	
LEVEL 6	
CORRIDOR	136.26 SF
CORRIDOR	244.86 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY ROOM	84.14 SF
SERVICE ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	189.39 SF
UNIT 4	339.05 SF
UNIT 5	336.11 SF
UNIT 6	352.12 SF
UNIT 7	385.05 SF
VESTIBULE	157.33 SF
2,725.03 SF	
LEVEL 7	
CORRIDOR	283.49 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY	84.14 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	186.64 SF
UNIT 1	396.56 SF
UNIT 2	374 SF
UNIT 3	288.89 SF
UNIT 4	325.62 SF
UNIT 5	341.63 SF
UNIT 6	357.64 SF
UNIT 7	393.68 SF
VESTIBULE	157.33 SF
3,826.59 SF	
LEVEL 8	
CORRIDOR	283.49 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY	84.14 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	186.64 SF
UNIT 1	396.56 SF
UNIT 2	374 SF
UNIT 3	288.89 SF
UNIT 4	325.62 SF
3,826.59 SF	

NAME	AREA
UNIT 5	341.63 SF
UNIT 6	357.64 SF
UNIT 7	393.68 SF
VESTIBULE	157.33 SF
3,826.59 SF	
LEVEL 9	
CORRIDOR	283.49 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY	84.14 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	186.64 SF
UNIT 1	396.56 SF
UNIT 2	374 SF
UNIT 3	288.89 SF
UNIT 4	325.62 SF
UNIT 5	341.63 SF
UNIT 6	357.64 SF
UNIT 7	393.68 SF
VESTIBULE	157.33 SF
3,826.59 SF	
LEVEL 10	
CORRIDOR	283.49 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY	84.14 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	186.64 SF
UNIT 1	396.56 SF
UNIT 2	374 SF
UNIT 3	288.89 SF
UNIT 4	325.62 SF
UNIT 5	341.63 SF
UNIT 6	357.64 SF
UNIT 7	393.68 SF
VESTIBULE	157.33 SF
3,826.59 SF	
LEVEL 11	
CORRIDOR	283.49 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY	84.14 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	186.64 SF
UNIT 1	396.56 SF
UNIT 2	374 SF
UNIT 3	288.89 SF
UNIT 4	325.62 SF
UNIT 5	341.63 SF
UNIT 6	357.64 SF
UNIT 7	393.68 SF
VESTIBULE	157.33 SF
3,826.59 SF	
LEVEL 12	
CORRIDOR	283.49 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY	84.14 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	186.64 SF
UNIT 1	396.56 SF
UNIT 2	374 SF
UNIT 3	288.89 SF
UNIT 4	325.62 SF
UNIT 5	341.63 SF
UNIT 6	357.64 SF
UNIT 7	393.68 SF
VESTIBULE	157.33 SF
3,826.59 SF	
LEVEL 13	
CORRIDOR	272.75 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY ROOM	84.14 SF
SERV. ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	189.38 SF
SUITE 1	509.02 SF
SUITE 2	557.59 SF
SUITE 3	667.05 SF
SUITE 4	756.32 SF
VESTIBULE	157.33 SF

NAME	AREA
LEVEL 14	3,830.57 SF
CORRIDOR	272.75 SF
CORRIDOR	136.26 SF
ELECTRICAL	81.16 SF
ELEVATOR	104.89 SF
LAUNDRY ROOM	84.14 SF
SERVICE ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	189.38 SF
SUITE 1	509.02 SF
SUITE 2	557.59 SF
SUITE 3	667.05 SF
SUITE 4	756.32 SF
VESTIBULE	157.33 SF
3,830.57 SF	
14.5 POOL EQUIPMENT	
BOILER ROOM	256.23 SF
ELECTRICAL	872.02 SF
ELEV. MACHINE ROOM	70.76 SF
ELEVATOR	104.89 SF
MECHANICAL ROOM	70.76 SF
SERVICE ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STORAGE	272.74 SF
VESTIBULE	157.33 SF
2,119.38 SF	
LEVEL 15 - AMENITIES	
CORRIDOR	136.26 SF
CORRIDOR	239.19 SF
ELECTRICAL	84.14 SF
ELEVATOR	104.89 SF
FOOD CAFE SERVICE AREA	184.62 SF
LOUNGE / CAFE-BREAKFAST	440.36 SF
PANTRY	128.93 SF
POOL	438.83 SF
POOL DECK	2,332.78 SF
REST RM.	49.41 SF
RR	60.44 SF
SERVICE ELEVATOR	104.89 SF
STAIR #1	209.78 SF
STAIR #2	185.72 SF
STORAGE	81.16 SF
VESTIBULE	157.33 SF
4,938.73 SF	
ROOF	
ELECTRICAL	80.83 SF
MECHANICAL YARD	962.78 SF
STAIR #2	202.88 SF
1,246.49 SF	
82,061.05 SF	
NOTE:	
EXCLUDES BALCONIES/ TERRACES/LANDSCAPE AREAS.	

BALCONY/ TERRACE GROSS - BY LEVEL		
Level	NAME	AREA
LEVEL 2	BALCONY	1,040.18 SF
LEVEL 3	BALCONY	1,040.18 SF
LEVEL 4	BALCONY	1,040.18 SF
LEVEL 6	BALCONY	531.01 SF
LEVEL 7	BALCONY	1,040.18 SF
LEVEL 8	BALCONY	1,040.18 SF
LEVEL 9	BALCONY	1,040.18 SF
LEVEL 10	BALCONY	1,040.18 SF
LEVEL 11	BALCONY	1,040.18 SF
LEVEL 12	BALCONY	1,040.18 SF
LEVEL 13	BALCONY	1,035.21 SF
LEVEL 14	BALCONY	1,035.21 SF
		11,963.04 SF

GROUND LEVEL LANDSCAPE	
NAME	AREA
Not Placed	
WATER FEATURE	0 SF
GROUND LEVEL	
LANDSCAPE	1,984.87 SF
WATER FEATURE	50.27 SF
2,035.13 SF	

FAR - GROSS AREA	
LEVEL	AREA
GROUND LEVEL	1,919 SF
LEVEL 1.5	2,538 SF
LEVEL 2	3,805 SF
LEVEL 3	3,805 SF
LEVEL 4	3,805 SF
LEVEL 5	3,354 SF
LEVEL 6	2,698 SF
LEVEL 7	3,805 SF
LEVEL 8	3,805 SF
LEVEL 9	3,805 SF
LEVEL 10	3,805 SF
LEVEL 11	3,805 SF
LEVEL 12	3,805 SF
LEVEL 13	3,805 SF
LEVEL 14	3,805 SF
LEVEL 15 - AMENITIES	1,952 SF
54,312 SF	

NOTE:

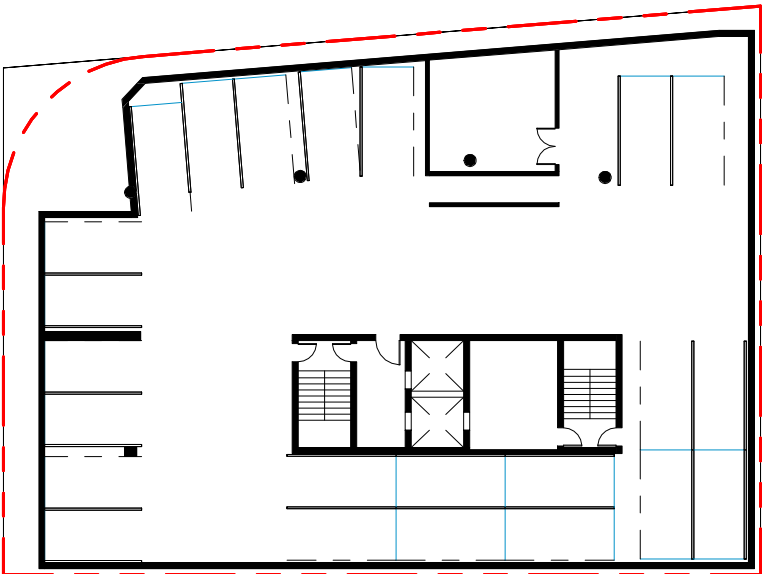
BASEMENT AND POOL EQUIPMENT ARE NOT INCLUDED ON FAR CALCULATIONS.

FAR CALCULATIONS

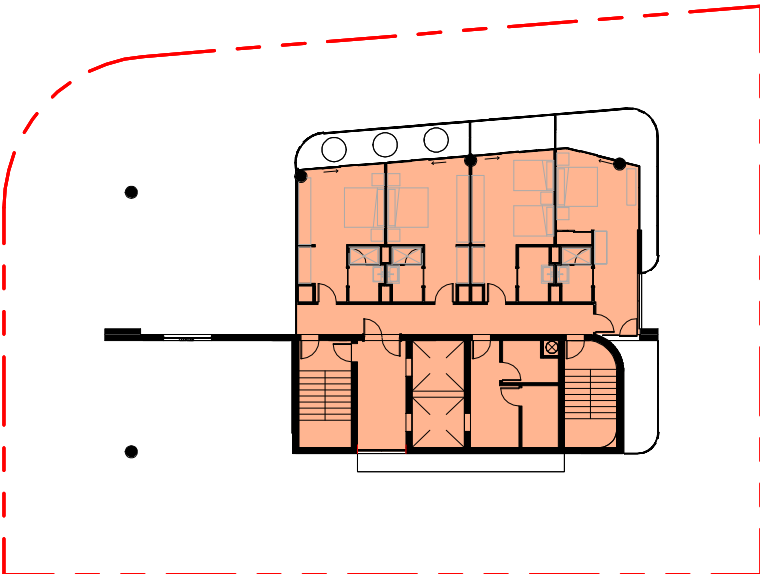
LOT SIZE: 11,100 SF (BASED ON SURVEY)

TOTAL GROSS INTERIOR: 54,312 SF

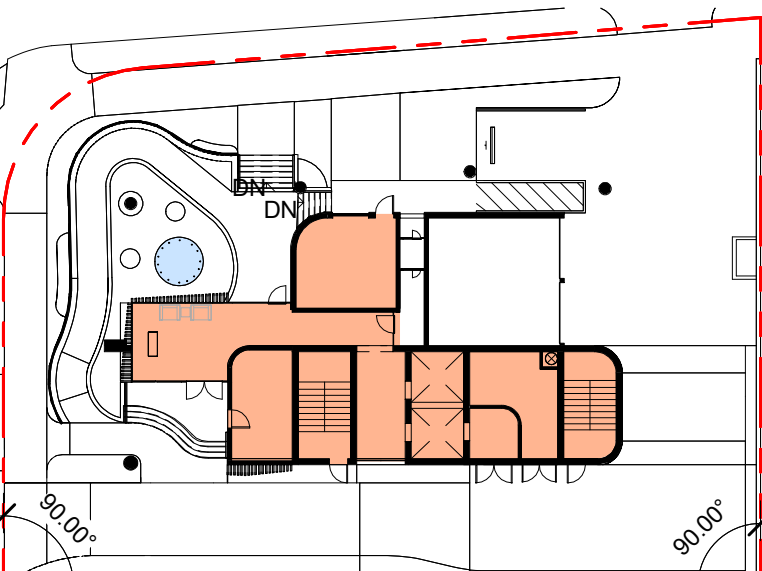
54,312 / 11,100 = 4.8 FAR



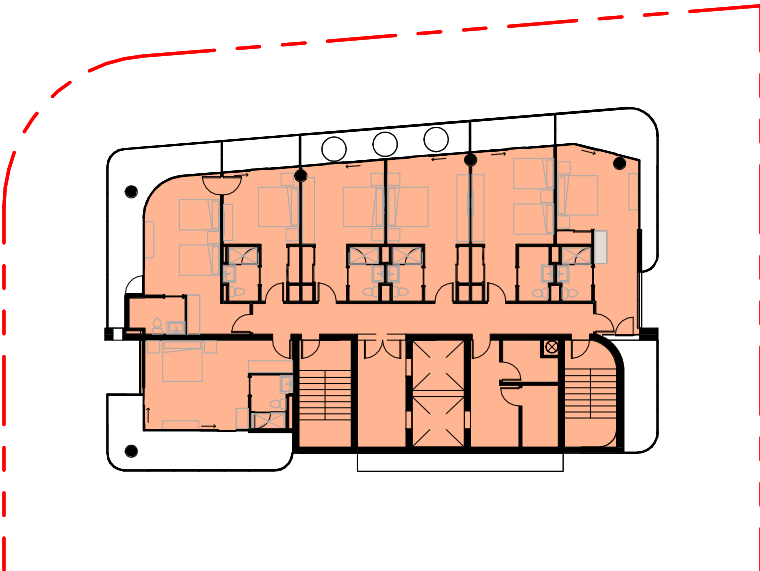
BASEMENT-2



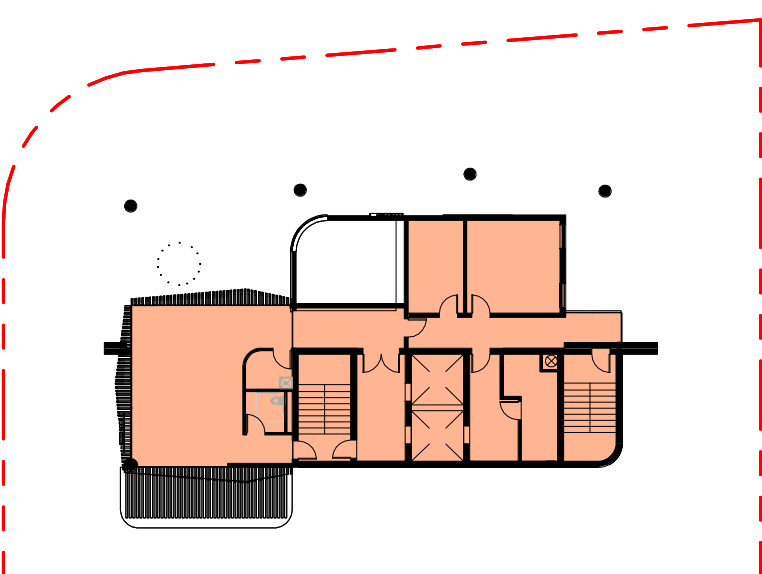
LEVEL 6



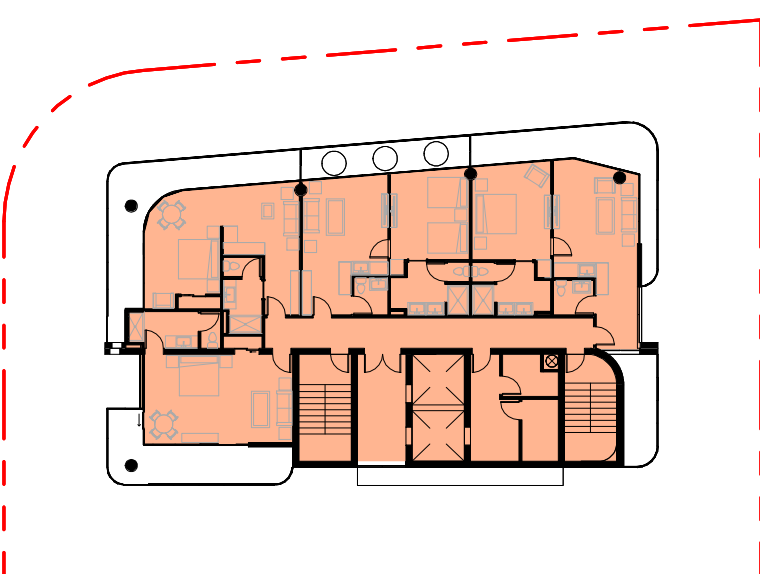
GROUND LEVEL



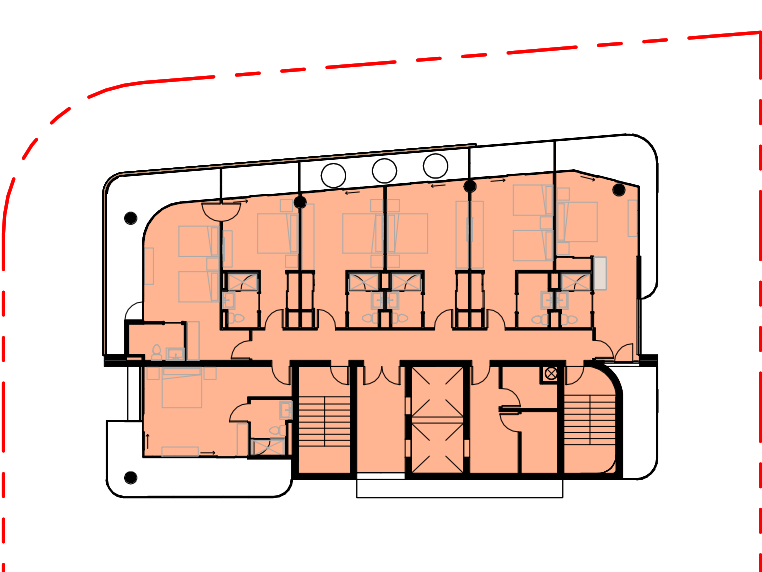
LEVELS 7-12



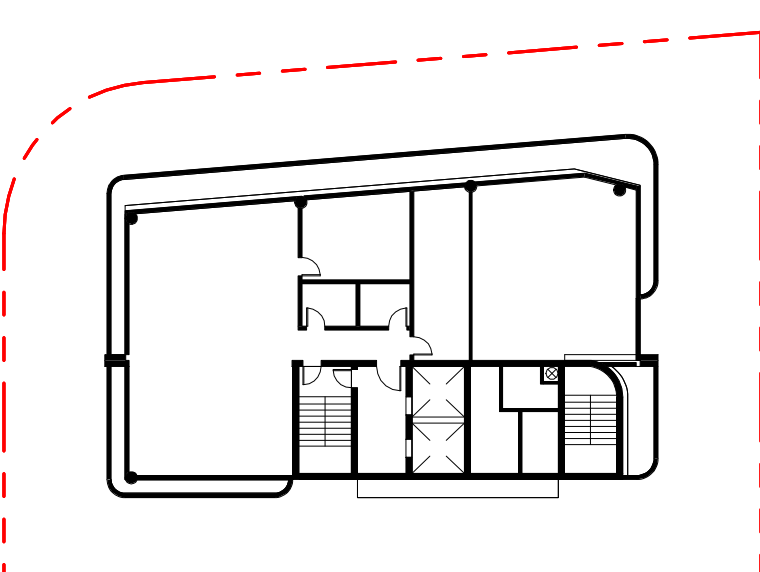
LEVEL 1.5



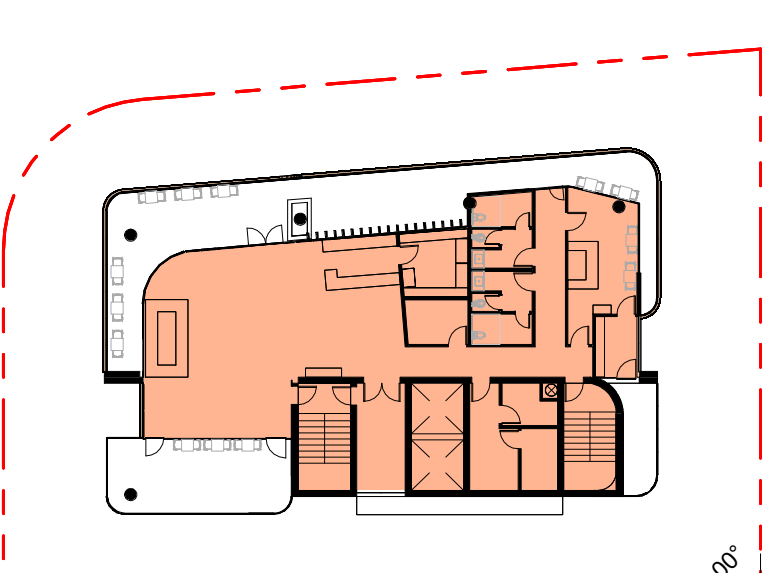
LEVEL 13-14



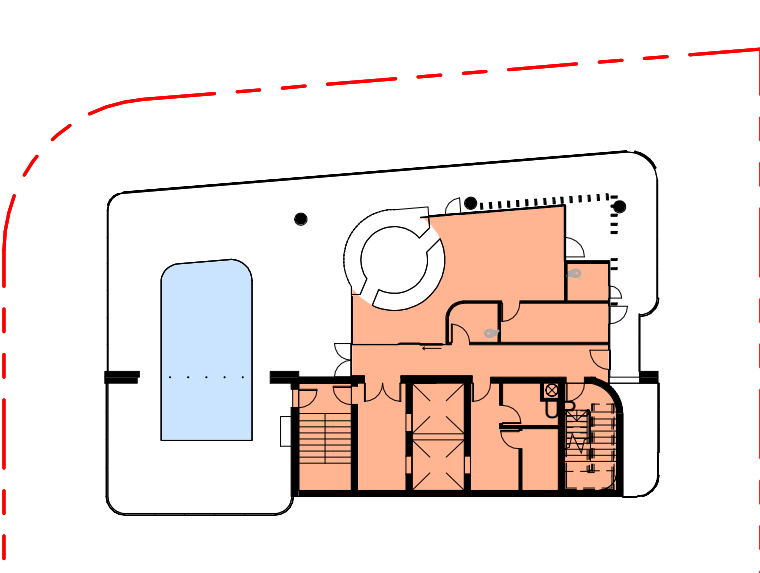
LEVEL 2-4



14.5 POOL EQUIPMENT



LEVEL 5



LEVEL 15 - AMENITIES

LEGEND

A/C = AIR CONDITIONER
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CALCULATED
CH = CHORD
CL = CENTERLINE
C/S = CONCRETE SLAB
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
Δ = DELTA (CENTRAL ANGLE)
ELEV., EL. = ELEVATION
F.F. = FINISHED FLOOR
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
L = ARC LENGTH
L.B. = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
M = MEASURED
NO I.D. = NO IDENTIFICATION
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929

P = PLAT
P.B.C. = PALM BEACH COUNTY
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.K. = PARKER KALON COMPANY
D = DEED
0.00'x = SPOT ELEVATION
P.R.C. = POINT OF REVERSE CURVATURE
PG. = PAGE
R = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
C.L.F. = CHAINLINK FENCE
S.I.R.C. = SET IRON ROD WITH CAP
F.I.R.C. = FOUND IRON ROD WITH CAP
BLK = BLOCK
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR
N/A = NOT APPLICABLE

SYMBOL

CATCH BASIN
WATER METER
UTILITY POLE
LIGHT POLE
FIRE HYDRANT
CABLE BOX
ELECTRIC BOX
TELEPHONE BOX
WATER VALVE

FIRE DEPARTMENT CONNECTION
STORM MANHOLE
SANITARY MANHOLE
LIGHTED CONCRETE UTILITY POLE
OVERHEAD WIRE LINE (OHW)
CHAIN LINK FENCE (C.L.F.)
WOOD FENCE (W.F.)
METAL FENCE (M.F.)
PLASTIC FENCE (P.F.)
WIRE FENCE (W.F.)

SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

THE FOLLOWING ITEMS ARE FROM STEWART TITLE GUARANTY COMPANY;
COMMITMENT NUMBER: 23000150050; ISSUING OFFICE FILE NUMBER:
23000150050; COMMITMENT DATE: FEBRUARY 24, 2023 AT 8:00 A.M.

ITEM	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
5.	PB 7, PG 30	PLAT MATTERS	YES	YES
6.	ORB 9649, PG 196	EASEMENT	NO	NO
7.	ORB 21386, PG 437	EASEMENT	YES	YES
8.	ORB 34308, PG 875	COVENANTS, CONDITIONS, EASEMENTS	YES	NO
9.	ORB 44645, PG 914	AGREEMENT	YES	NO

CERTIFIED TO:

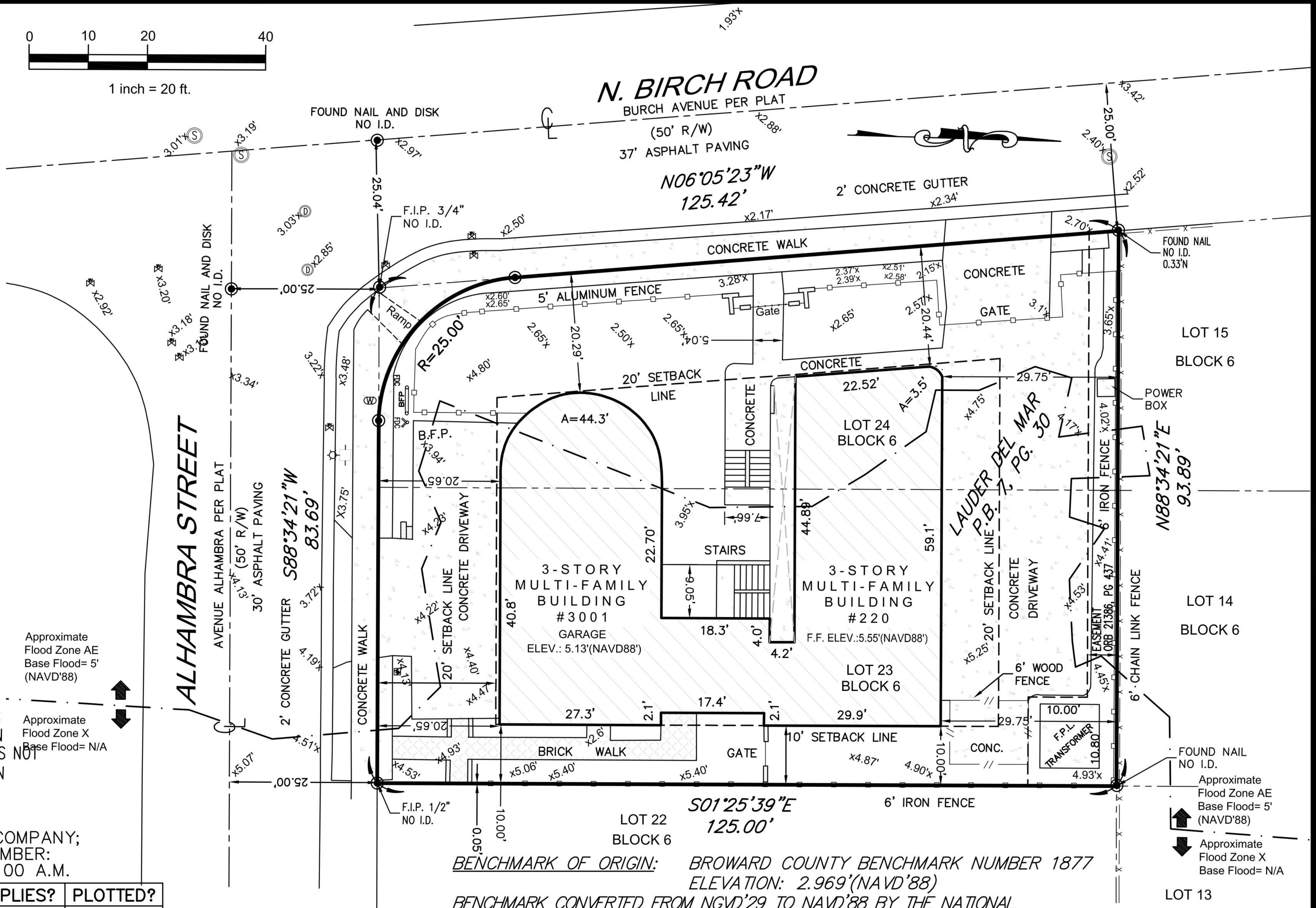
- DNR INVESTMENT GROUP LLC
- FLBP, INC., A FLORIDA CORPORATION
- STEWART TITLE GUARANTY COMPANY
- CITY OF FORT LAUDERDALE

LEGAL DESCRIPTION:

LOTS 23 AND 24, BLOCK 6 OF LAUDER DEL MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'
COMMUNITY PANEL# 125105-0388-H	FLOOD ZONE:	BASE FLOOD EL.:	DRAWN BY: DJM
	X/AE	AE: 5.0'(NAVD'88)	CHECKED BY: J.K.
DATE OF FIRM: 8/18/2014	BASIS OF BEARING: NORTH R/W LINE OF ALHAMBRA STREET, SAID LINE HAVING AN ASSUMED BEARING OF S88°34'21"W		
PROPERTY ADDRESS: 3001 ALHAMBRA STREET & 220 NORTH BIRCH ROAD, FORT LAUDERDALE, FLORIDA 33304			

NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.	 SHEET 1 OF 1
	Digitally signed by John E Kuhar DN: c=US, o=BASELINE LAND SURVEY LLC, dnQualifier=A01410D0000018715027A660005614B, cn=John E Kuhar Date: 03/15/2023 Date: 2023.09.14 10:25:25 -04'00'	
SURVEY UPDATED: 3/15/2023	JOHN E. KUHAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711	JOB NO.: 08-08-026-UPD
PARTY CHIEF: PABLO PERALTA	NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	
SURVEY DATE: 8/21/2008		



BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NUMBER 1877
ELEVATION: 2.969'(NAVD'88)
BENCHMARK CONVERTED FROM NGVD'29 TO NAVD'88 BY THE NATIONAL
GEODETIC SURVEY COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT).



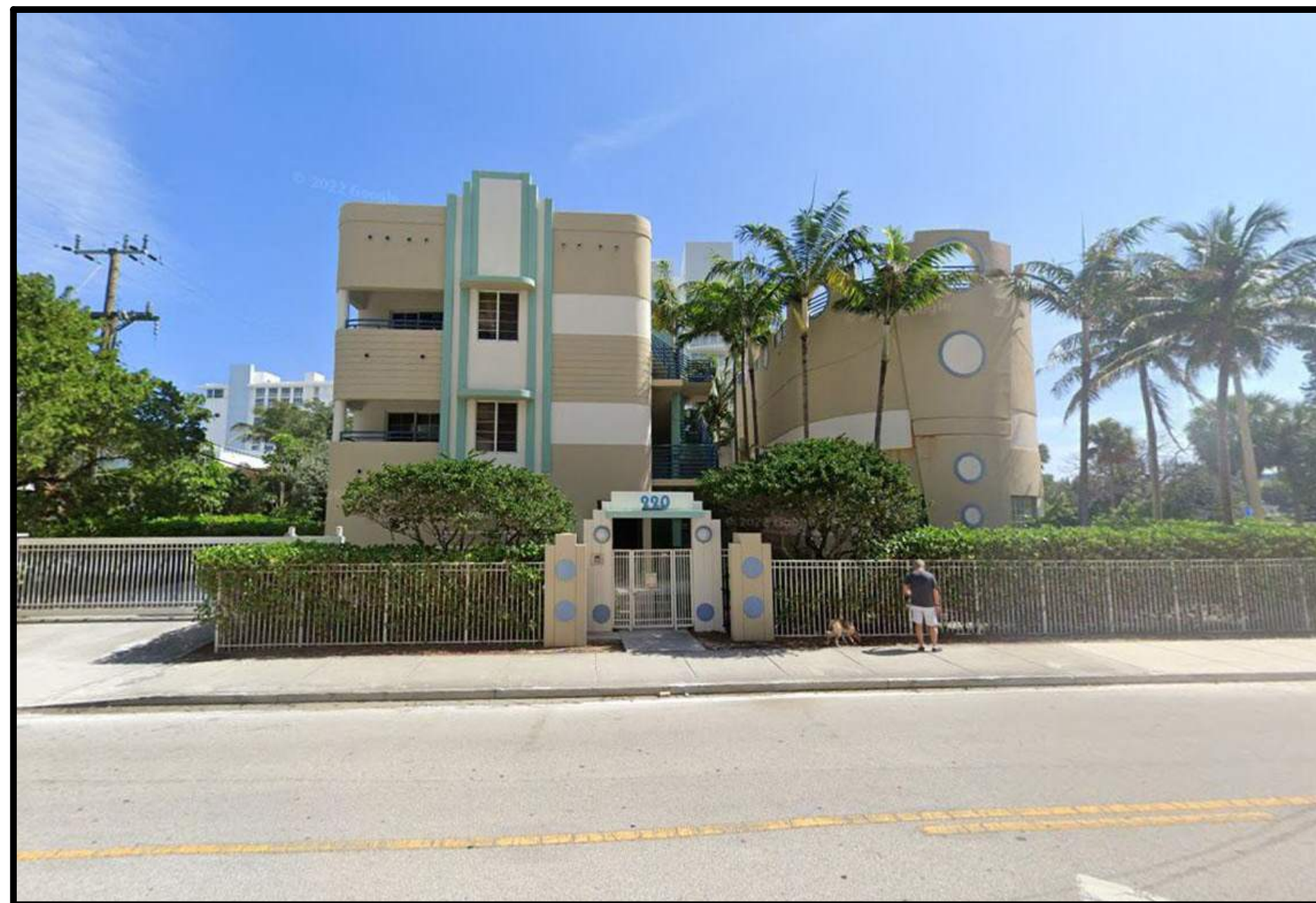
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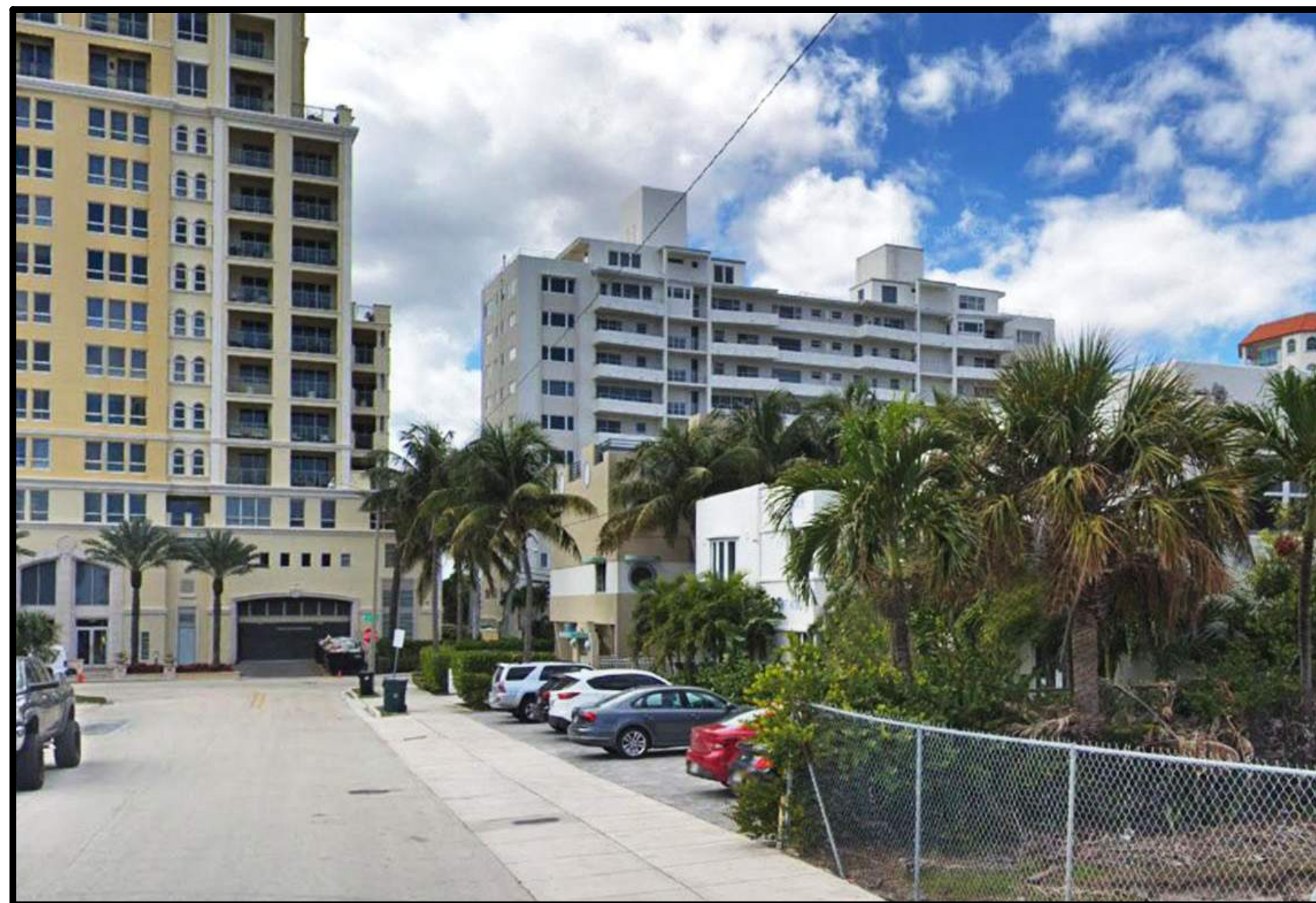
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KEYPLAN



5



6



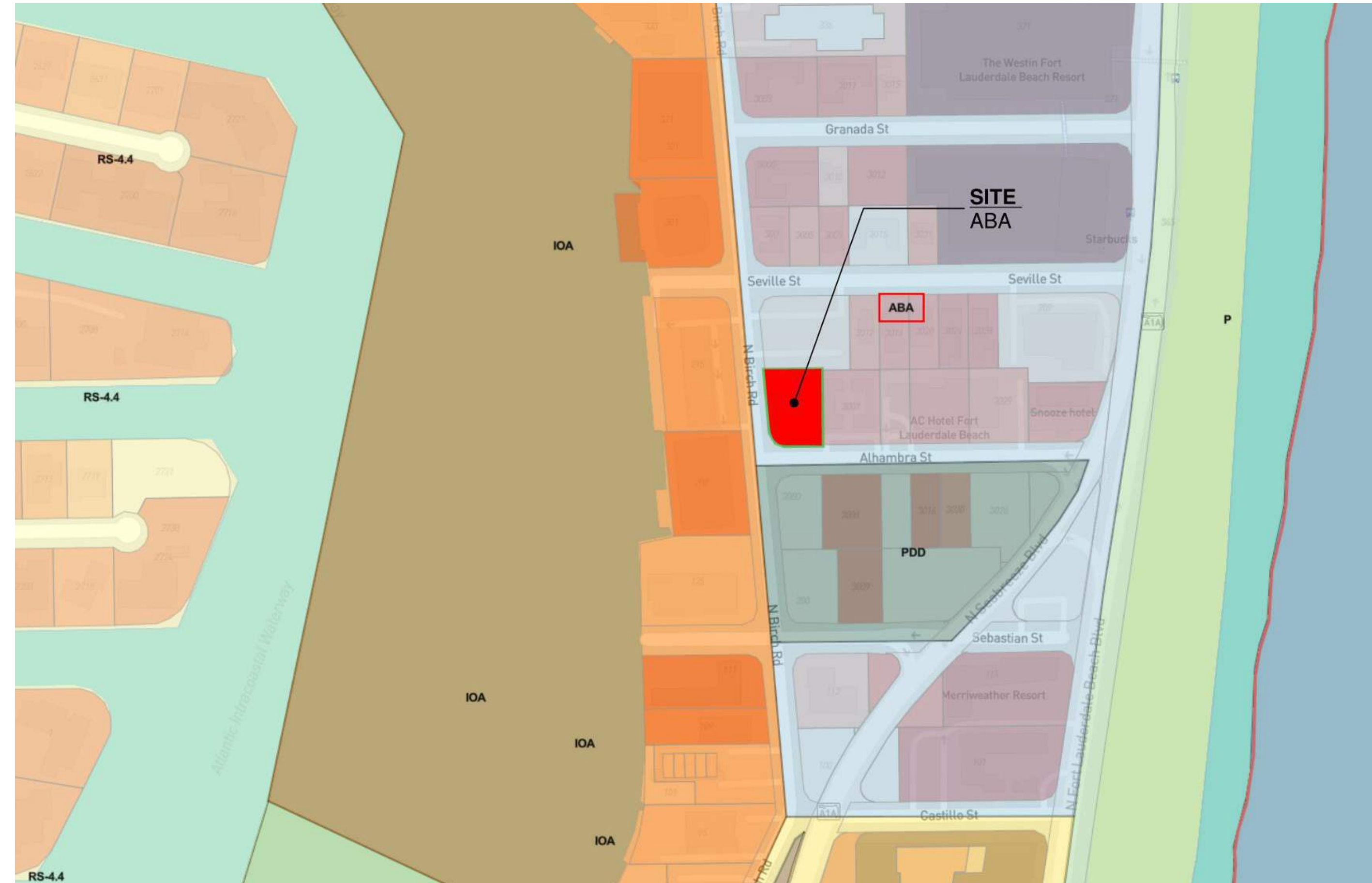
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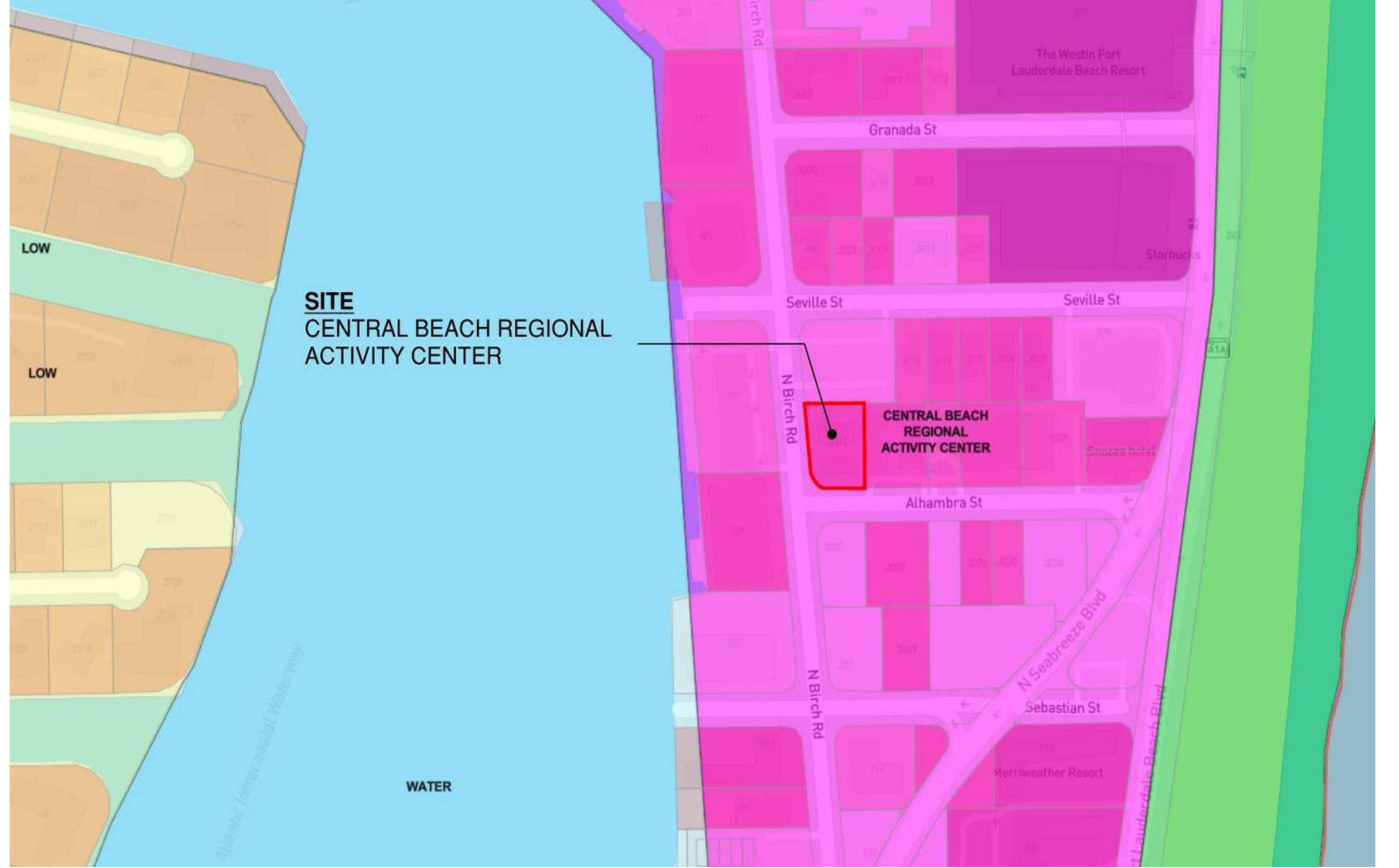
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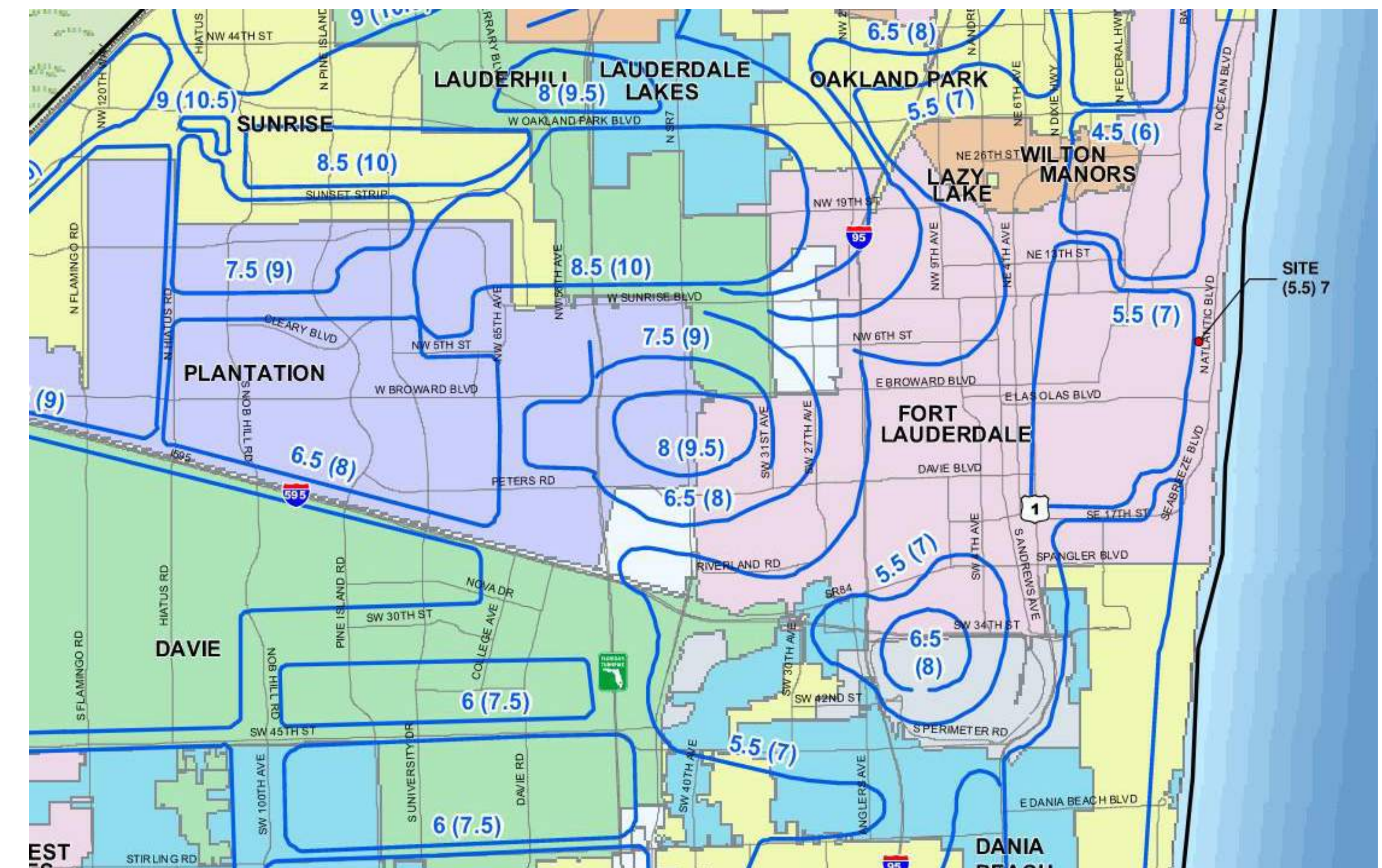
1 AERIAL PHOTOGRAPH
NTS



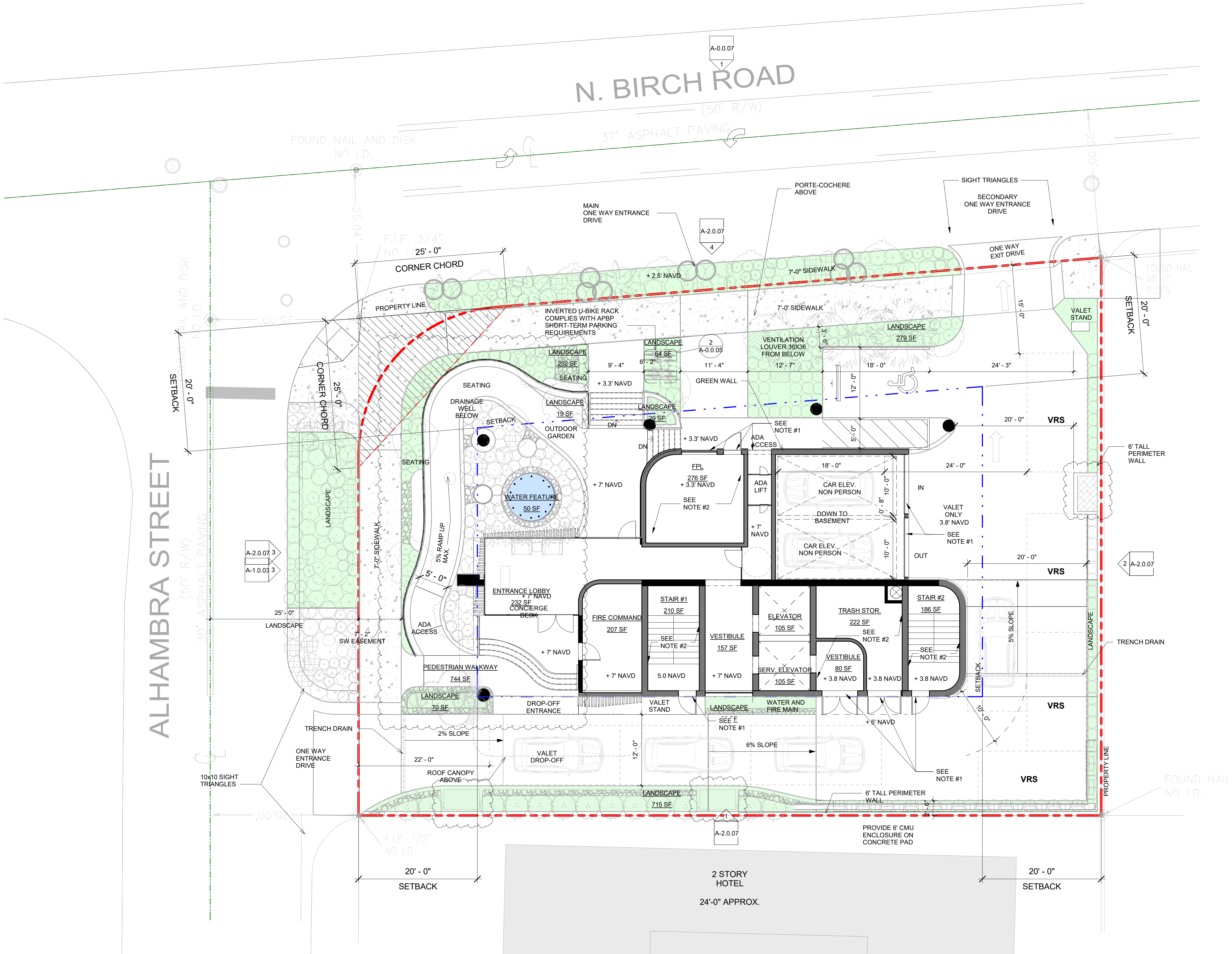
2 ZONING AND CHARACTER AREA MAPS
NTS



3 FUTURE LAND USE
NTS



4 100 YEAR FLOOD MAP
NTS



1 | GROUND LEVEL-SITE PLAN
SCALE: 1/8" = 1'-0"

BUILDING TYPE	TYPE 1-A (FBC-TABLE 504.03a), FULLY SPRINKLED WHERE THE STRUCTURAL FLOORS AND ROOF, AND THEIR SUPPORTS ARE OF NON-COMBUSTIBLE CONSTRUCTION AND WITH A FIRE RATING OF NOT LESS THAN ONE HOUR AND THE FRAMING COMPONENTS ARE PROTECTED WITH SPRAYED FIBERPROOFING. PER CHAPTER 5 & 6 OF THE 2020 FBC.
APPLICABLE CODES	PROJECT TO COMPLY WITH 2020 FLORIDA BUILDING CODE (7TH EDITION) AND ACCESSIBILITY (7TH EDITION)
OCCUPANCY CLASSIFICATION GROUPS	A-2 (BAR & RESTAURANT), A-3 (GYM) B (OFFICES) S (STORAGE) R-1 (HOTEL UNITS) PER CHAPTER 3 OF THE 2020 FBC.
FIRE RESISTANCE RATING REQUIREMENTS:	PRIMARY STRUCTURE = 3 HOUR RATING EXTERIOR BEARING WALL = 3 HOURS RATING INTERIOR BEARING ALLS = 3 HOURS RATING NON BEARING WALLS INTERIOR = 0 HOUR RATING FLOOR CONSTRUCTION AND ASSOCIATED ENBERS = 2 HOURS RATING ROOF CONSTRUCTION AND ASSOCIATED MEMBERS = 1.5 HOUR RATING. PER FBC 2020 CHAPTER 6, TABLE 601 FIRE SEPARATION DISTANCE 10 < FEET < 30 AND OCCUPANCY A, B, S, R = 1 PER FBC CHAPTER 6, TABLE 602

SITE DATA CHART

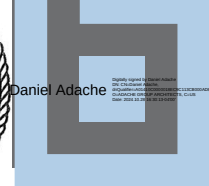
DEVELOPMENT/ PROJECT NAME	42 HOTEL-Fort Lauderdale
DEVELOPMENT/ PROJECT ADDRESS	3001 ALHAMBRA STREET, FORT LAUDERDALE FL 33304
PROJECT LOT SIZE	+/-11,100 S.F. / 0.25 ACRES
CURRENT USE OF PROPERTY	RESIDENTIAL SINGLE HOME
CURRENT LAND USE DESIGNATION	CENTRAL BEACH REGIONAL ACTIVITY CENTER
PROPOSED LAND USE DESIGNATION	CENTRAL BEACH REGIONAL ACTIVITY CENTER
CURRENT ZONING DESIGNATION	ABA
PROPOSED ZONING DESIGNATION	ABA

DESCRIPTION OF PROJECT		
15 Stories / 75 keys boutique hotel located at the corner of N. Birch Road and Alhambra St. the project consist of the followings: Ground Floor: drop-off, garden, concier desk, BOH, and Mechanical Rooms. 2nd to 5th floor: hotel rooms. 6th floor: sky lobby, terraces, cafe, office, BOH,Public Restrooms. 7th to 14th: hotel keys, 15th floor: Pool deck and amenities.		
TOTAL PROJECT GSF	82,111 GSF (INCLUDING ALL BALCONIES AND OUTDOOR AMENITIES)	
FAR	REQUIRED: 4.8 / PROVIDED : 4.8 (54,264 INT. GROSS S.F. / 11,100 LOT S.F.)	
PROPOSED HOTEL S.F.	28,695 S.F. (75 HOTEL KEYS SELLABLE S.F.)	
PROPOSED RETAIL CAFE/BAR S.F.	984 S.F.	
PROPOSED AMENITIES S.F.	3,771 S.F. (NO INCLUDING CIRCULATION NOR CAFE/BAR)	
BASE FLOOD ELEVATION	BASE FLOOD ELEVATION (BFE)= 5.5 NAVD / DESIGN FLOOD ELEVATION (DFE)= 7 NAVD	
SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD (WEST)	20'-0"	20'-0"
REAR YARD (EAST)	20'-0"	20'-0"
SIDE YARD (SOUTH)	20'-0"	20'-0"
SIDE YARD (NORTH)	20'-0"	20'-0"
DRT TABLE	REQUIRED	PROVIDED
MAX. BLDG HEIGHT	200'-0"	200'-0"
MAX. BLDG STREETWALL LENGTH	200'-0"	85'-0" (WEST) AND 45'-3" (SOUTH)
MAX. GSF OF TOWER FLOOR PLATE	16,000 GSF.	3,843 GSF. MAX.
MAX. PODIUM HEIGHT	65 FEET	N/A, BASEMENT PARKING PROVIDED

FLOODPROOFING NOTES:	
1.	PROVIDE MECHANICAL BARRIER SYSTEM ACROSS THE OPENINGS (DOORS/GARAGE DOORS), TO STOP FLOOD WATER FROM ENTERING THE BUILDING.
2.	PROVIDE WATERPROOFING MEMBRANE BEHIND THE EXTERIOR WALL FINISH SYSTEM, ON WALLS WHERE THE INTERIOR FLOOR IS BELOW THE MINIMUM ELEVATION SET BY FEMA (7.0 NAVD).
EXTERIOR LIGHTING NOTE:	
1.	LIGHTING VISIBLE FROM THE BEACH HAS BEEN SPECIFIED AS AMBER COLOR IN ORDER TO COMPLY WITH LOCAL ORDINANCES REGARDING SEA TURTLE HABITATS SEC 6-4B. LIGHTING STANDARDS FOR NEW DEVELOPMENT) REFER TO GENERAL NOTES ON SHEET E-1.1

RACK STYLES	
The majority of manufactured bike racks fall into one of the categories on pages 6-8. Within a given style, there is wide variation among specific racks, resulting in inconsistent usability and durability. APBP recommends testing a rack before committing broadly to it.	
RACKS FOR ALL APPLICATIONS	When properly designed and installed, these rack styles typically meet all performance criteria and are appropriate for use in nearly any application.
INVERTED U also called staple, loop	Common style appropriate for many uses; two points of ground contact. Can be installed in series on rails to create a free-standing parking area in variable quantities. Available in many variations.
POST & RING	Common style appropriate for many uses; one point of ground contact. Compared to inverted-U racks, these are less prone to unintended perpendicular parking. Products exist for converting unused parking meter posts.
WHEELWELL-SECURE	Includes an element that cradles one wheel. Design and performance vary by manufacturer; typically contains takes well, which is desirable for long-term parking and in large-scale installations (e.g. campus). Accommodates fewer bicycle types and attachments than the two styles above.

2 | SHORT-TERM BICYCLE RACK STYLES
SCALE: 1/2" = 1'-0"



SITE PLAN

Max. Density (Hotel Rooms/Net Acre)	Required None	Proposed 75 rooms / 0.25 net acres = 300 rooms/net acre	Request Complies
Max. Floor Area Ratio	4 or 4.8 per ULDR Section 47-12.5 B., Design Comanpability and Community Character Scale	4.8	See design Design Compatibility and Community Character Scale analysis.
Max. Structure Height	200' or 240' per ULDR Section 47-12.5 B., Design Comanpability and Community Character Scale	200'	Complies
Max. Building Streetwall Length and Width	200' or modification pursuant to Section 47-12.6.C.	85'-0" (west) 45'-3" (south)	Complies
Min. Front Yard (West/N. Birch Road)	20' or modification pursuant to Section 47-12.6.C.	20' from face of Tower to PL 5' max. balcony encroachment as permitted by ULDR Section 47-12.5 E	Complies
Min. Side Yard (South/Alhambra Street)		20' from face of Tower to PL 3' max. balcony encroachment as permitted by ULDR Section 47-12.5 E	Complies
Min. Side Yard (North/Adj. Property)			Complies
Min. Rear Yard (East/Adj. Property)			Complies
Min. Distance Between Building on Same Development Site	20' or 20% of tallest building, whichever is greater	N/A	N/A
Building Podium Height	65'	N/A (basement parking provided)	N/A
Tower Stepback (N. Birch Road and Alhambra Street)	15' or modification pursuant to Section 47-12.6.C.	N. Birch Road/Alhambra Street: 0'	Modification requested. See Section 47-12.6.c analysis.
Tower Separation (Between Tower to North/East Property Lines)	30' or modification pursuant to Section 47-12.6.C.	North: 20' from tower face to PL, 3' max. balcony encroachment East: 20' from tower face to PL 3' max. balcony encroachment	Modification requested. See Section 47-12.6.c analysis.
Building Floorplate Floorplate Size Under 65'	No max 16,000 SF	N/A	N/A
Floorplate Size Above 65'	or modification pursuant to Section 47-12.6.C.	3,843 GSF max	Complies

PROJECT DATA TABLE

SCALE: 1" = 1'-0"

BUILDING TYPE	TYPE 1-A (FBC-TABLE 504.03a). FULLY SPRINKLED WHERE THE STRUCTURAL FLOORS AND ROOF, AND THEIR SUPPORTS ARE OF NON-COMBUSTIBLE CONSTRUCTION AND WITH A FIRE RATINGS OF NOT LESS THAN ONE HOUR AND THE FRAMING COMPONENTS ARE PROTECTED WITH SPRAYED FIBERPROOFING. PER CHAPTER 5 & 6 OF THE 2020 FBC.
APPLICABLE CODES	PROJECT TO COMPLY WITH 2020 FLORIDA BUILDING CODE (7TH EDITION) AND ACCESSIBILITY (7TH EDITION)
OCCUPANCY CLASSIFICATION GROUPS	A-2 (BAR & RESTAURANT), A-3 (GYM) B (OFFICES) S (STORAGE) R-1 (HOTEL UNITS) PER CHAPTER 3 OF THE 2020 FBC.
FIRE RESISTANCE RATING REQUIREMENTS:	PRIMARY STRUCTURE = 3 HOUR RATING EXTERIOR BEARING WALLS = 3 HOURS RATING INTERIOR BEARING ALLS = 3 HOURS RATING NON BEARING WALLS INTERIOR = 0 HOUR RATING FLOOR CONSTRUCTION AND ASSOCIATED ENBERS = 2 HOURS RATING ROOF CONSTRUCTION AND ASSOCIATED MEMBERS = 1.5 HOUR RATING. PER FBC 2020 CHAPTER 6 ,TABLE 601 FIRE SEPARATION DISTANCE 10 < FEET < 30 AND OCCUPANCY A, B, S, R = 1 PER FBC CHAPTER 6, TABLE 602

2020 FBC

SCALE: 1" = 1'-0"

TABLE 506.2a ALLOWABLE AREA FACTOR (A = NS, S1, S1R, or SM, as applicable) IN SQUARE FEET										
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV		
		A	B	A	B	A	B	HT	A	B
A-1	NS	UL	UL	15,000	8,500	14,000	8,500	15,000	11,500	9,000
	S1	UL	UL	62,000	34,000	56,000	34,000	60,000	46,000	22,000
	SM	UL	UL	46,000	25,000	42,000	25,000	45,000	34,500	16,000
A-2	NS	UL	UL	15,000	9,500	14,000	9,500	15,000	11,500	9,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,000	28,000	42,000	28,000	45,000	34,500	18,000
A-3	NS	UL	UL	15,000	9,500	14,000	9,500	15,000	11,500	9,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,000	28,000	42,000	28,000	45,000	34,500	18,000
A-4	NS	UL	UL	15,000	9,500	14,000	9,500	15,000	11,500	9,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,000	28,000	42,000	28,000	45,000	34,500	18,000
A-5	NS	UL	UL	15,000	9,500	14,000	9,500	15,000	11,500	9,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,000	28,000	42,000	28,000	45,000	34,500	18,000

B	NS	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000
	S1	UL	UL	150,000	92,000	114,000	76,000	144,000	72,000	36,000
	SM	UL	UL	112,500	69,000	85,500	57,000	108,000	54,000	27,000
E	NS	UL	UL	26,500	14,500	23,500	14,500	25,500	16,500	9,500
	S1	UL	UL	106,000	58,000	94,000	58,000	102,000	74,000	38,000
	SM	UL	UL	79,500	43,000	70,500	43,000	76,500	55,000	29,500
F-1	NS	UL	UL	25,000	15,000	19,000	12,000	33,500	14,000	8,500
	S1	UL	UL	100,000	62,000	76,000	48,000	134,000	56,000	34,000
	SM	UL	UL	75,000	46,000	57,000	36,000	100,500	42,000	29,500
F-2	NS	UL	UL	37,500	23,000	28,500	18,000	50,500	21,000	13,000
	S1	UL	UL	150,000	92,000	114,000	72,000	202,000	84,000	52,000
	SM	UL	UL	112,500	69,000	85,500	54,000	151,500	63,000	39,000
H-1	NS									
	S1			21,000	16,500	11,000	7,000	9,500	7,000	7,500
	NS									
H-2	S1			21,000	16,500	11,000	7,000	9,500	7,000	7,500
	SM									
	NS									
H-3	S1	UL	UL	60,000	28,500	14,000	17,500	13,000	25,500	10,000

TABLE 506.2ab-ALLOWABLE AREA FACTOR

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

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)											
BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V		
	A	B	A	B	A	B	HT	A	B		
Primary structural frame (see Section 202)	3 ^h	2 ^h	1	0	1	0	HT	1	0		
Bearing walls/Exterior ^a /Interior	3 ^h	2 ^h	11	00	21	20	21/HT	11	00		
Nonbearing walls and partitions/Exterior	See Table 602										
Nonbearing walls and partitions/Interior ^d	0	0	0	0	0	0	See Section 2304.11.2	0	0		
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0		
Roof construction and associated secondary members (see Section 202)	1 1/2 ^h	1 ^h	1 ^h	0 ^h	1 ^h	0	HT	1 ^h	0		

For SI: 1 foot = 304.8 mm.
1. a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
2. b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
3. c. In all occupancies, where interior compliance with Section 2304.11 shall be allowed where a 3-hour or less fire-resistance rating is required.
4. d. Not less than the fire-resistance rating required by other sections of this code.
5. e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
6. f. Not less than the fire-resistance rating as referenced in Section 706.10.

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE ^{a, b}				
FIRE SEPARATION DISTANCE =X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H ^c	OCCUPANCY GROUP F-1, M, S-1 ^f	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U ^g
X < 5 ^b	All	3	2	1
5 ≤ X < 10	IA Others	3 2	2 1	1 1
10 ≤ X < 30	IA IB IIB, VB Others	2 1 1	1 0 1	1 ^c 0 1 ^c
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.
1. a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
2. b. See Section 706.1.1 for party walls.
3. c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
4. d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
5. e. For special requirements for Group H occupancies, see Section 415.6.
6. f. For special requirements for Group S aircraft hangars, see Section 412.4.1.
7. g. For Group B occupancies where required to be protected by an automatic sprinkler system in accordance with Section 903.3.1.

M	S1	UL	UL	121,000	106,000	92,000	94,000	92,000	102,000	74,000	38,000
	SM	UL	UL	181,500	79,500	39,000	70,500	39,000	76,500	55,500	27,000
	NS	UL	UL	21,500	12,500	18,500	12,500	20,500	14,000	9,000	
	S1	UL	UL	86,000	60,000	74,000	60,000	82,000	66,000	36,000	
	SM	UL	UL	64,500	37,500	55,500	37,500	61,500	42,000	27,000	
R-1	NS ^a										
	S1R ^b	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
	S1	UL	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000	
	SM	UL	UL	72,000	48,000	72,000	48,000	61,500	36,500	21,000	
	NS ^a										
R-2	S1R ^b	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
	S1	UL	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000	
	SM	UL	UL	72,000	48,000	72,000	48,000	61,500	36,000	21,000	
R-3	NS ^a										
	S1R ^b										
	S1	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL
	SM										
R-4	NS ^a										
	S1R ^b	UL	UL	24,000	16,000	24,000	16,000	20,000	12,000	7,000	

S-1	S1	UL	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000
	SM	UL	UL	72,000	48,000	72,000	48,000	61,500	36,000	21,000
	NS	UL	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000
S-2	S1	UL	UL	102,000	104,000	70,000	104,000	70,000	102,000	56,000
	SM	UL	UL	144,000	76,000	52,500	78,000	52,500	76,500	42,000
	NS	UL	UL	79,000	39,000	26,000	39,000	26,000	38,500	21,000
U	S1	UL	UL	316,000	156,000	104,000	156,000	104,000	164,000	84,000
	SM	UL	UL	237,000	117,000	78,000	117,000	78,000	115,500	63,000
	NS	UL	UL	36,500	19,000	8,500	14,000	8,500	16,000	9,000
U	S1	UL	UL	142,000	76,000	34,500	56,000	34,000	72,000	36,000
	SM	UL	UL	108,500	57,000	29,500	42,000	29,500	54,000	27,000

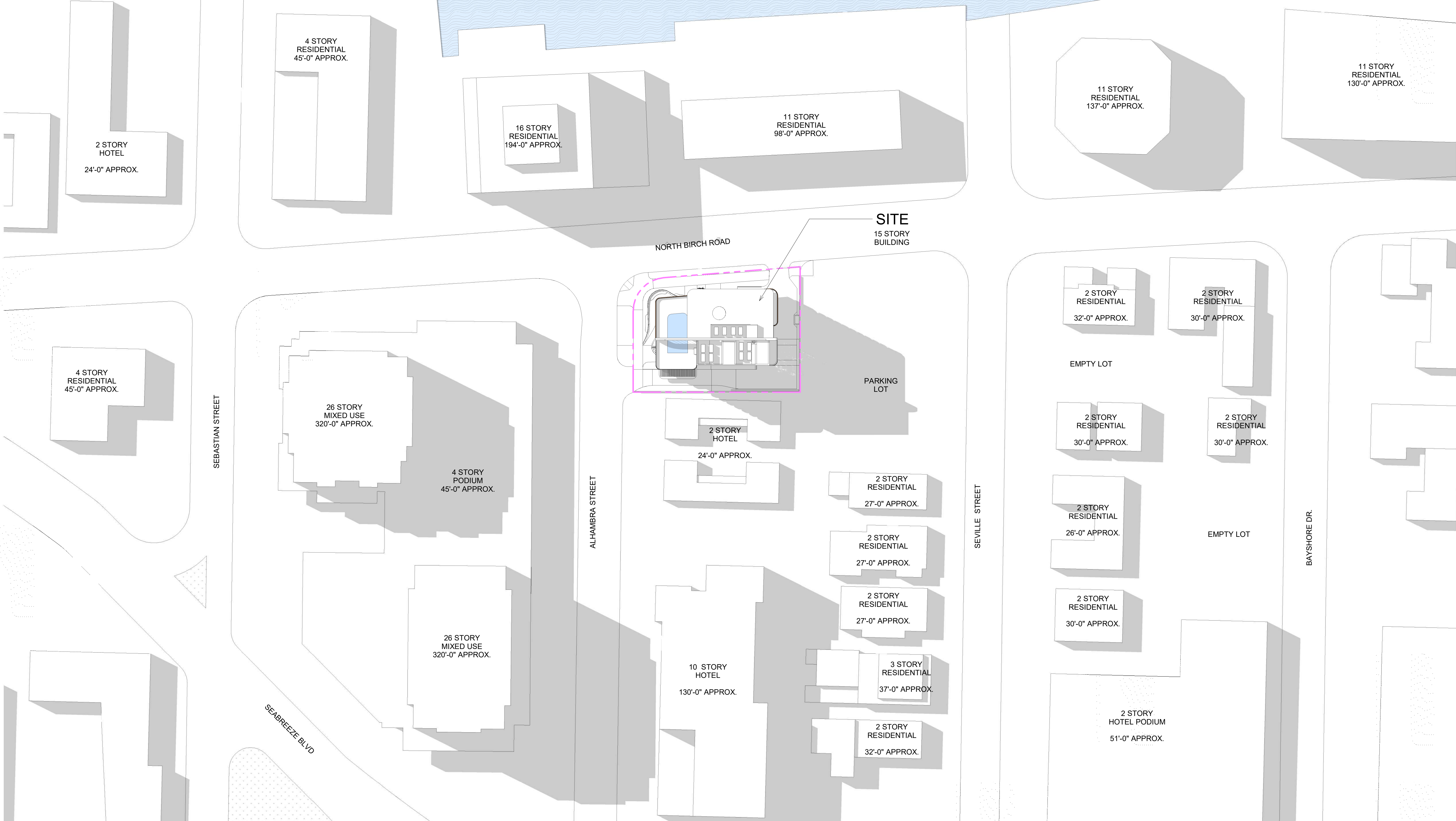
Notes: 1. "Unprotected" shall not be permitted.
For SI: 1 foot = 304.8 mm.
1. a. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
2. b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
3. c. In all occupancies, where interior compliance with Section 2304.11 shall be allowed where a 3-hour or less fire-resistance rating is required.
4. d. Not less than the fire-resistance rating required by other sections of this code.
5. e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
6. f. Not less than the fire-resistance rating as referenced in Section 706.10.
7. g. For Group B occupancies where required to be protected by an automatic sprinkler system in accordance with Section 903.3.1 and the Florida Fire Prevention Code.

705.8Openings.
Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6.

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b, c, d}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^e
	Unprotected, Sprinklered (UP, S)	Not Permitted ^e
	Protected (P)	Not Permitted ^e
3 to less than 6 ^{b, e}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)	15%
	Protected (P)	15%
5 to less than 10 ^{b, c, f}	Unprotected, Nonsprinklered (UP, NS)	10% ^g
	Unprotected, Sprinklered (UP, S)	25%
	Protected (P)	25%
10 to less than 15 ^{b, c, h}	Unprotected, Nonsprinklered (UP, NS)	15% ^g
	Unprotected, Sprinklered (UP, S)	45%
	Protected (P)	45%
15 to less than 20 ^{b, c, i}	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)	75%
	Protected (P)	75%
20 to less than 25 ^{b, c, j}	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit
25 to less than 30 ^{b, c, j}	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit

INTRACOASTAL WATERWAY



1 | SITE - CONTEXT

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

DRC
2023-006
05/22/23

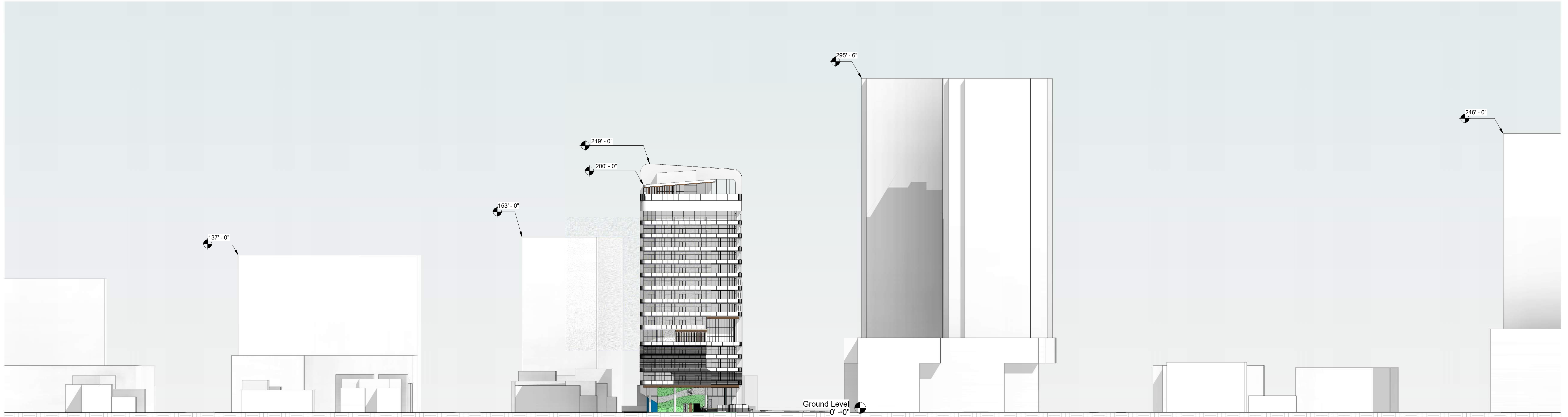
HOTEL 42

3001 Alhambra Street, Fort Lauderdale FL 33304

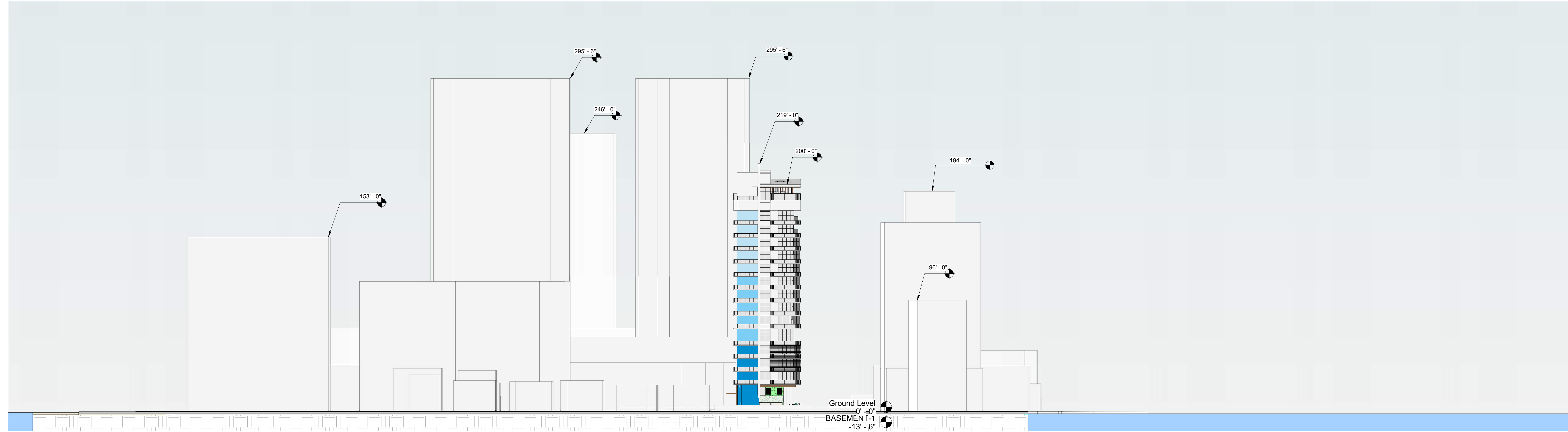
CONTEXT PLAN

A-0.0.06

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1 | BUILDING CHARACTER - WEST
SCALE: 1" = 40'-0"



2 | BUILDING CHARACTER - NORTH
SCALE: 1" = 40'-0"



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AERIAL RENDERINGS

A-0.0.08

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AERIAL RENDERINGS

A-0.0.09

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RENDERINGS

A-0.0.10

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NIGHT RENDERINGS

A-0.0.11

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GROUND RENDERINGS

A-0.0.12

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GROUND RENDERING

A-0.0.13

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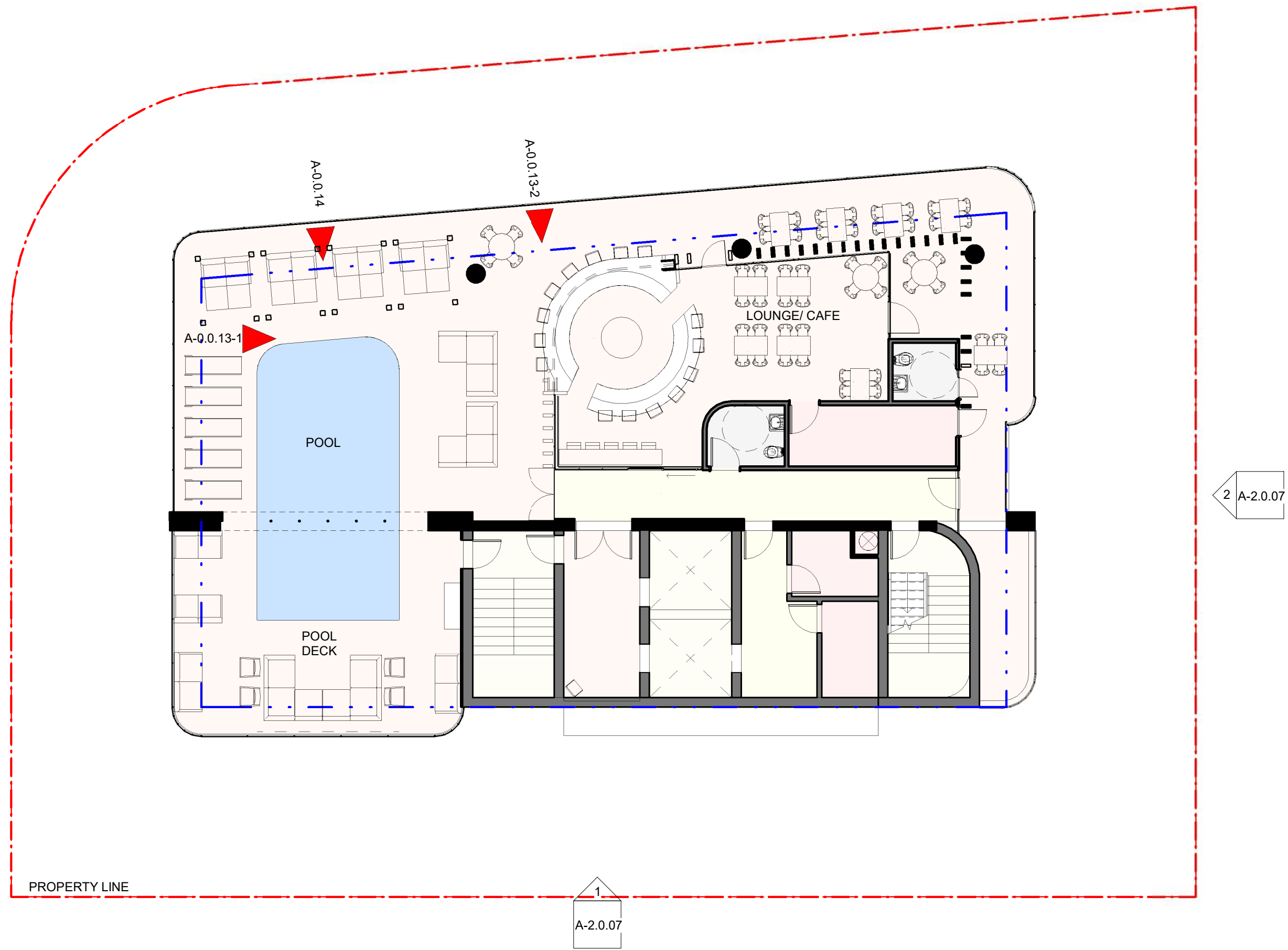
GROUND-RENDERINGS

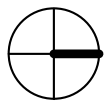


A-0.0.14

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1 | LEVEL 15 - AMENITIES - KEY PLAN 
SCALE: 1" = 10'-0"

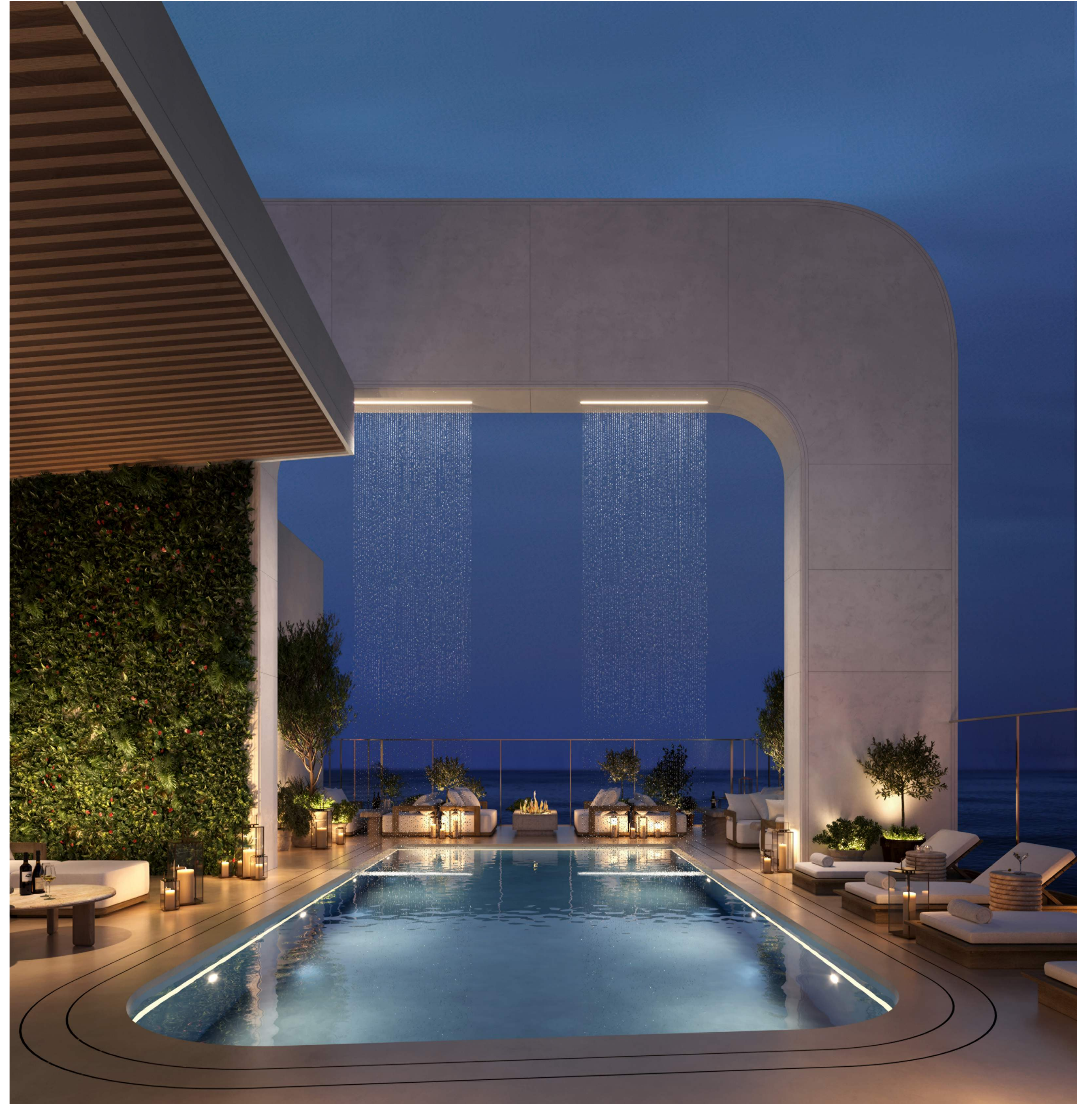
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ROOF TOP LOUNGE RENDERING

A-0.0.16

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ROOF TOP POOL RENDERINGS

A-0.0.17

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1 | SW VIEW
NTS



2 | SE VIEW
NTS



3 | NE VIEW
NTS



4 | NW VIEW
NTS

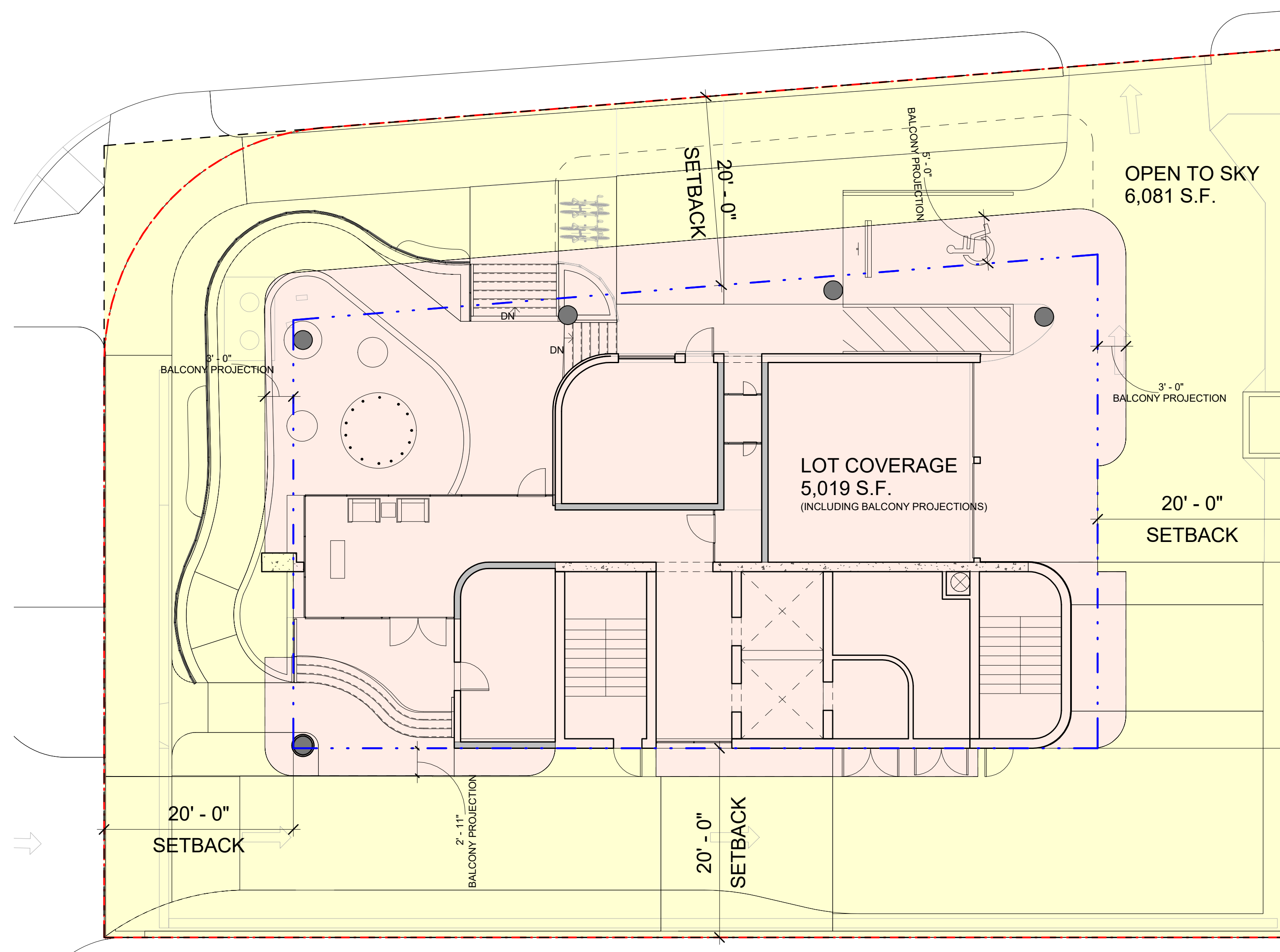
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AERIAL PERSPECTIVES

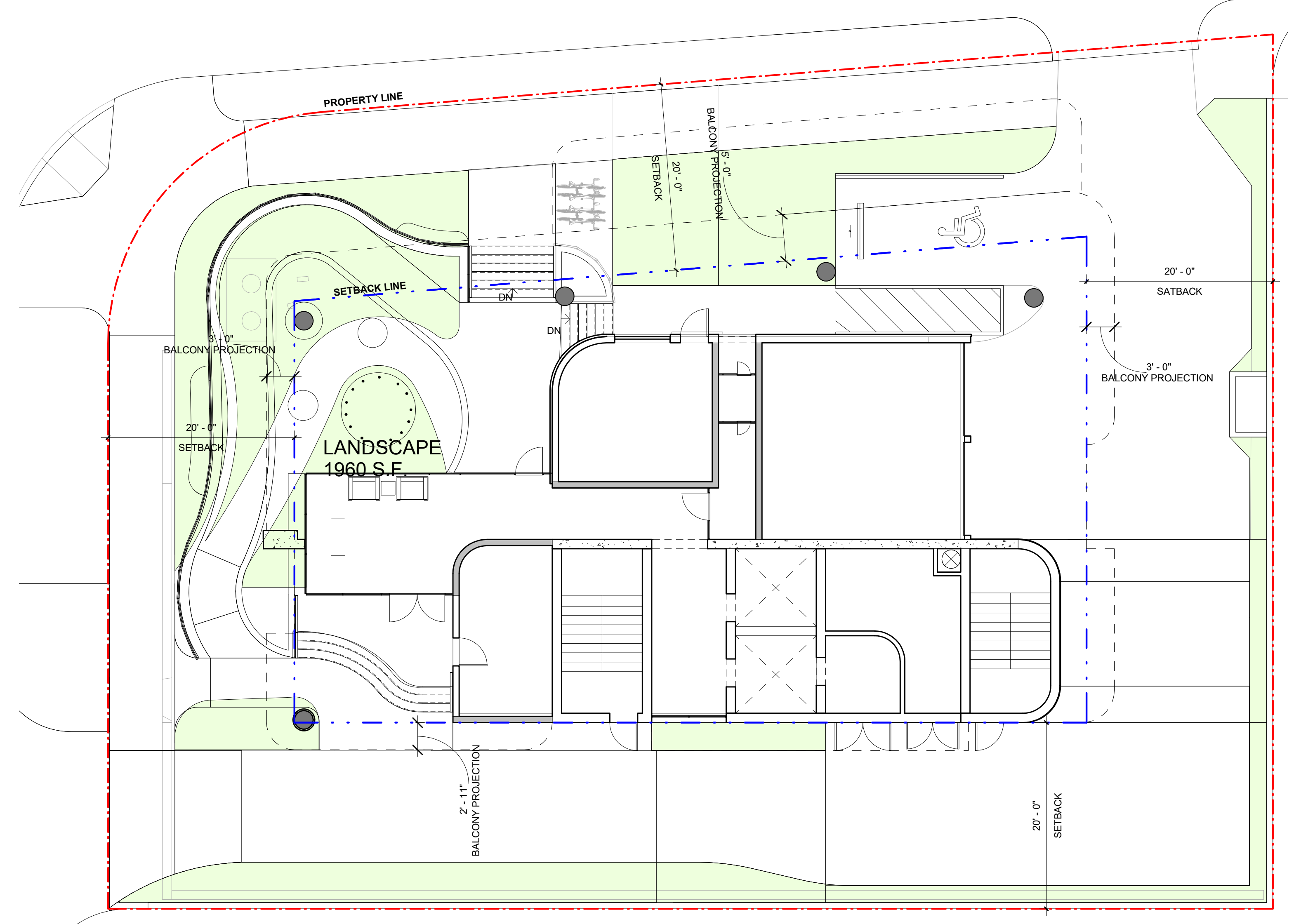
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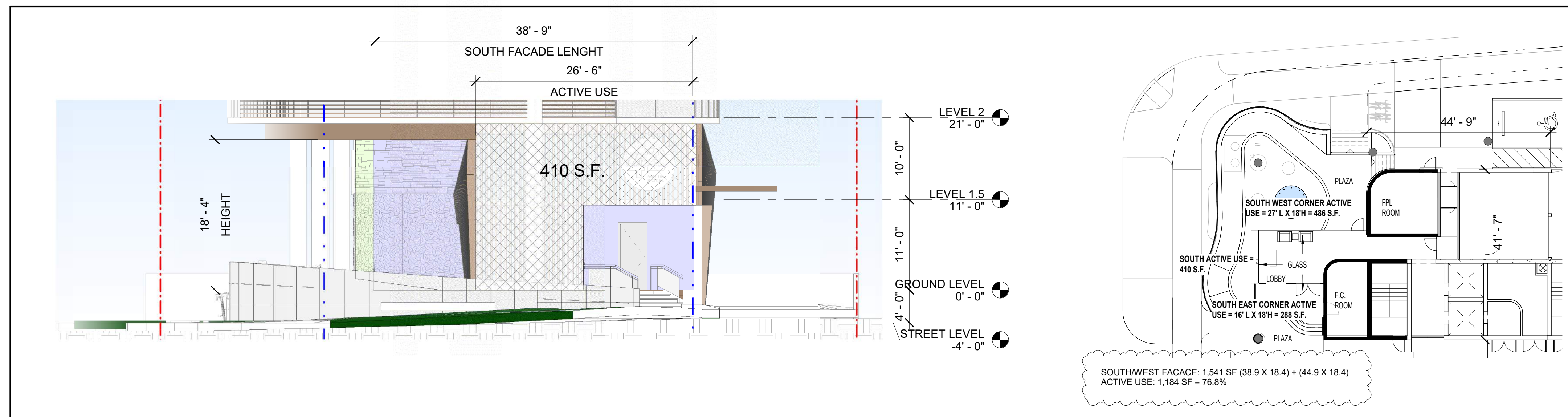
1 LOT COVERAGE - OPEN SPACE

SITE COVERAGE (LOT SIZE: 11,100 SF)	
LOT COVERAGE : 5,019 SF	45.3%
OPEN TO SKY : 6,081 SF	54.7% (REQUIRED 20%)



2 PERVIOUS / IMPERVIOUS

SITE COVERAGE (LOT SIZE: 11,100 SF)	
LANDSCAPE : 1,960 SF	17%



SOUTH ELEVATION-ACTIVE USE DIAGRAM

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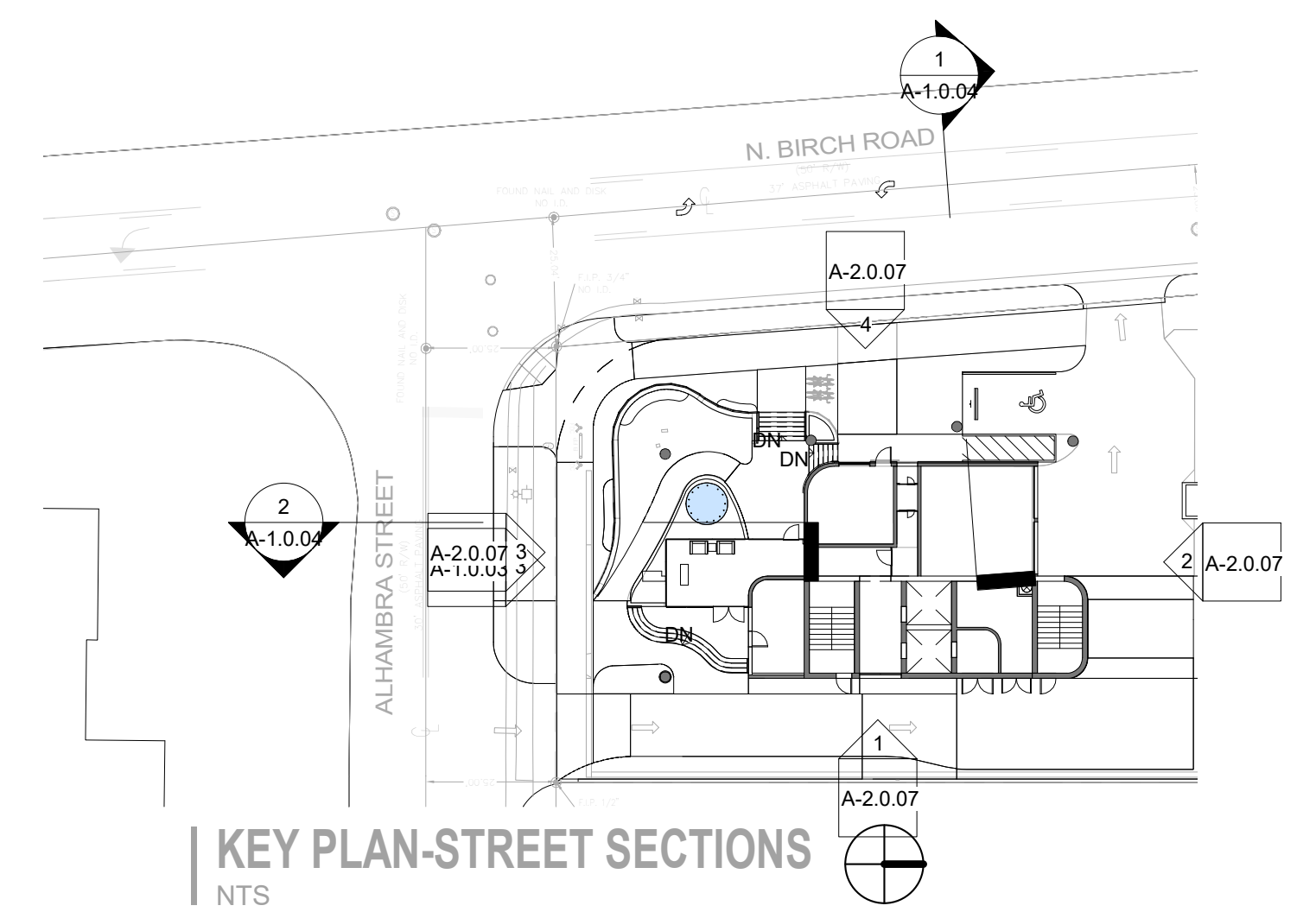
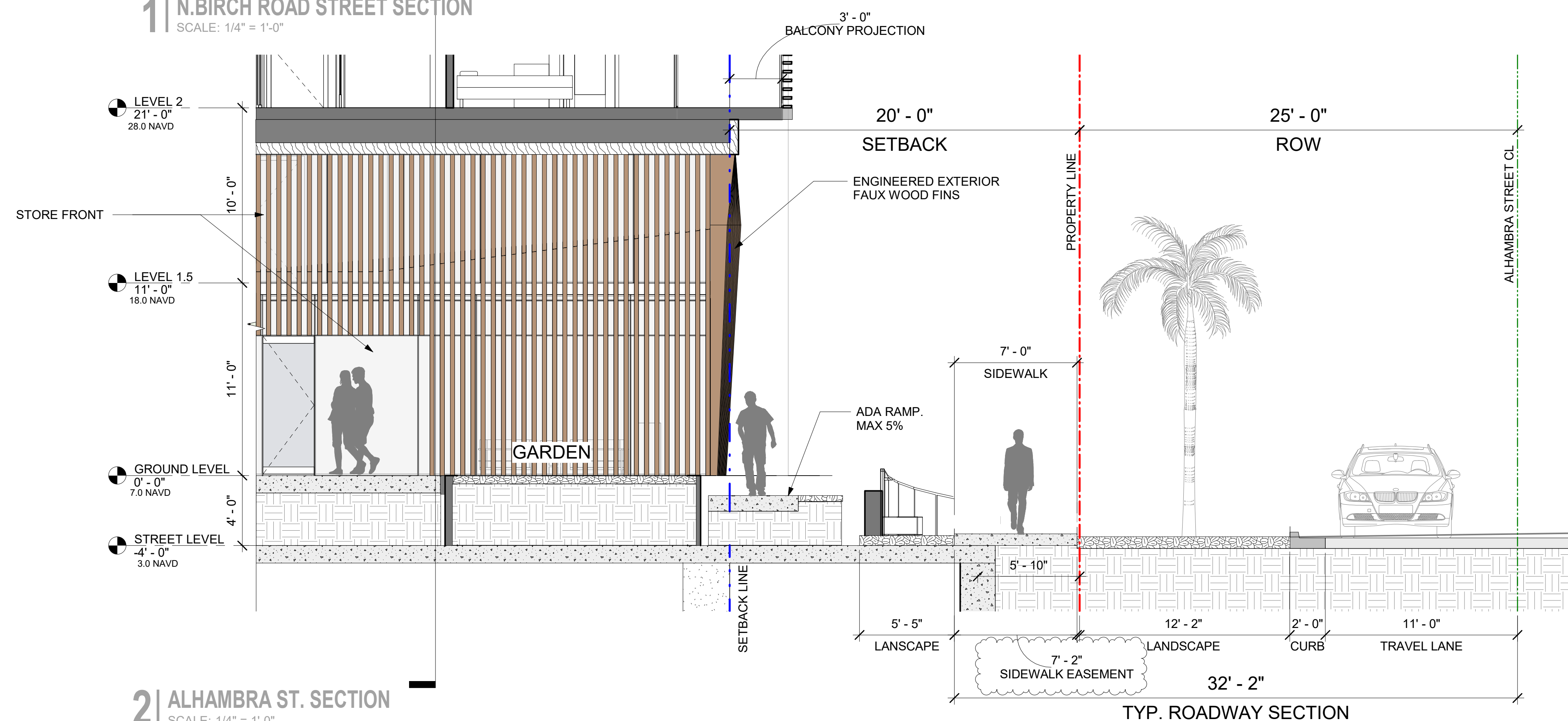
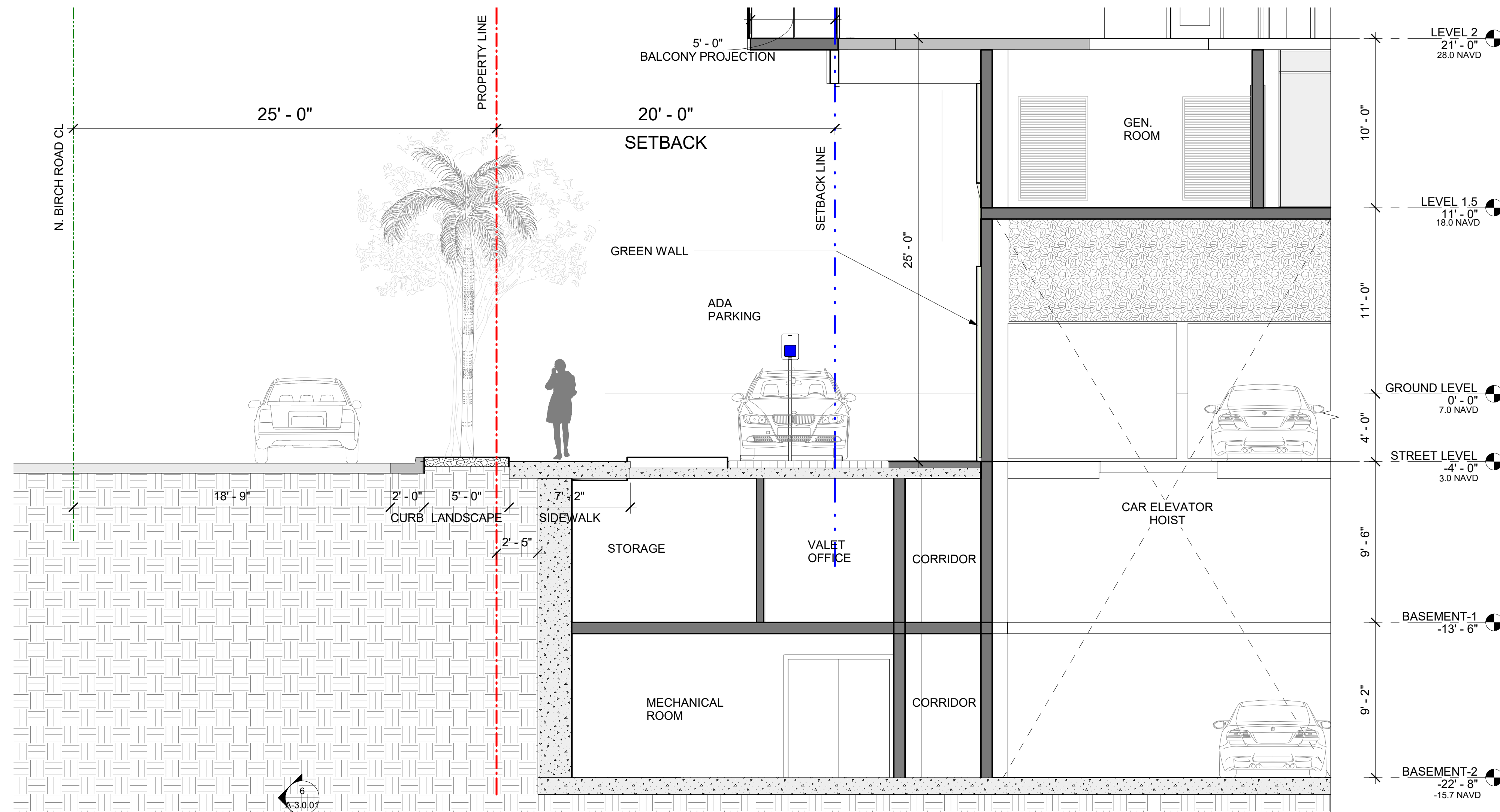
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SETBACKS / LOT COVERAGE



A-1.0.03

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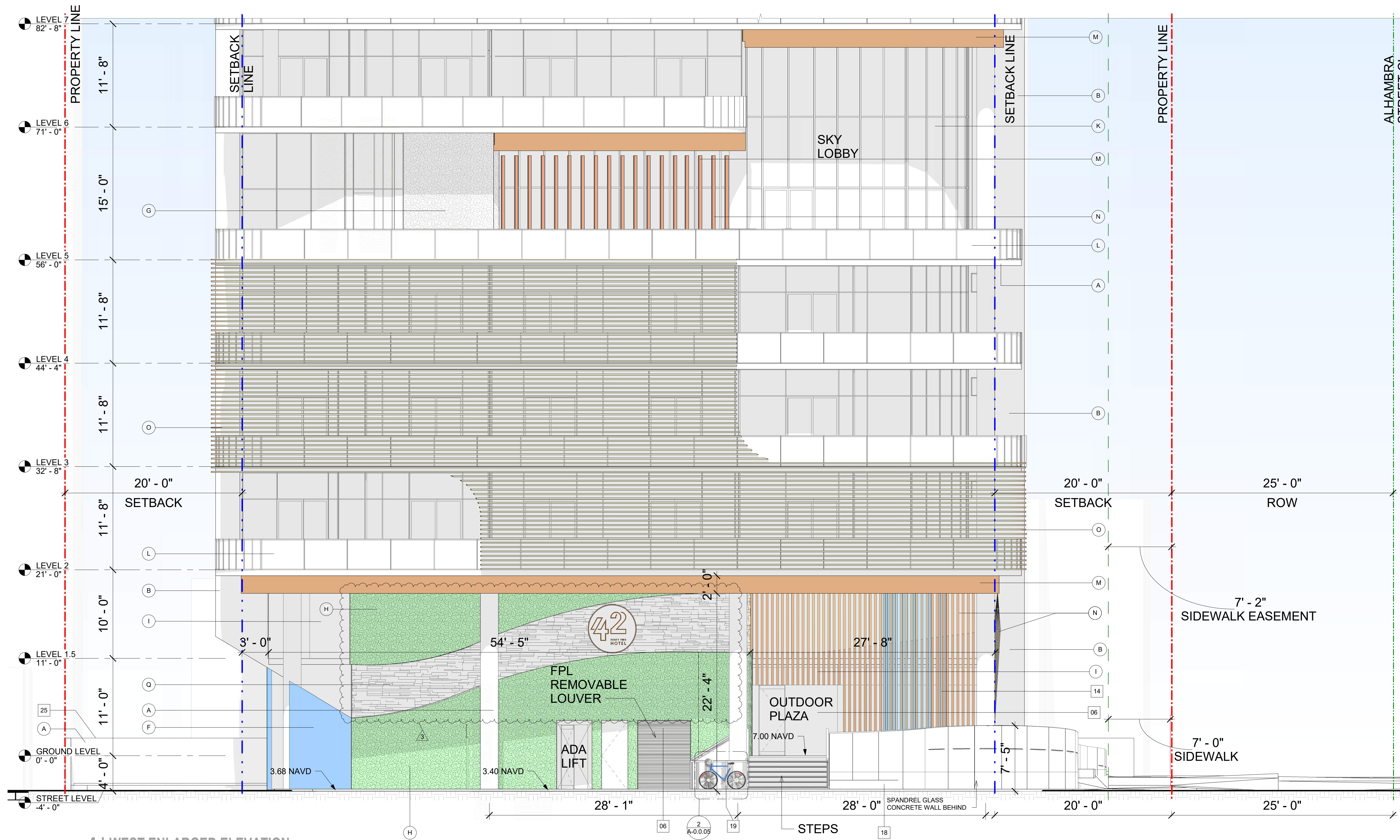
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STREET SECTIONS

A-1.0.04

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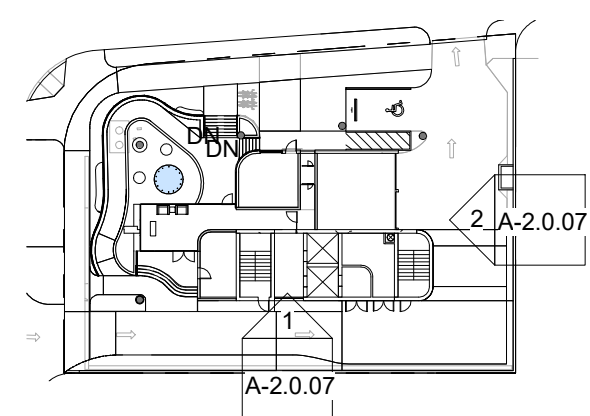


1 | WEST ENLARGED ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATIONS - KEY NOTES	
NUMBER	DESCRIPTION
06	LARGE IMPACT RESISTANT STOREFRONT
14	WATER FEATURE
18	CONCRETE BENCH
19	BIKE RACK
25	6 FEET TALL PERIMETER WALL

NOTE: LIGHTING VISIBLE FROM THE BEACH HAS BEEN SPECIFIED AS AMBER COLOR IN ORDER TO COMPLY WITH LOCAL ORDINANCES REGARDING SEA TURTLE HABITATS (SEC.6-49. LIGHTING STANDARDS FOR NEW DEVELOPMENT.) REFER TO GENERAL NOTES ON SHEET E-1.1

ELEVATIONS -FINISH KEY NOTES	
LABEL	DESCRIPTION
A	EXTRA WHITE (SW7006) - SMOOTH 2 COATS PAINTED STUCCO SYSTEM (EXTERIOR FINISH)
B	REFLECTION (SW7661) - SMOOTH 2 COATS PAINTED STUCCO SYSTEM (EXTERIOR FINISH)
F	BLUE PLATE (SW6796) - SMOOTH 2 COATS PAINTED STUCCO SYSTEM (EXTERIOR FINISH)
G	ARTIFICIAL GREEN WALL - LIGHT GREEN
H	ARTIFICIAL GREEN WALL - DARK GREEN
I	CLEAR GLASS PANEL
K	GRAY TINTED GLASS / WHITE ALUMINUM MULLION
L	CLEAR GLASS PANEL / WHITE ALUMINUM FRAME RAILING
M	ENGINEERED EXTERIOR FAUX WOOD
N	ENGINEERED EXTERIOR FAUX WOOD FINIS
O	ENGINEERED EXTERIOR FAUX WOOD LOUVERS
Q	TRAVERTINE STONE



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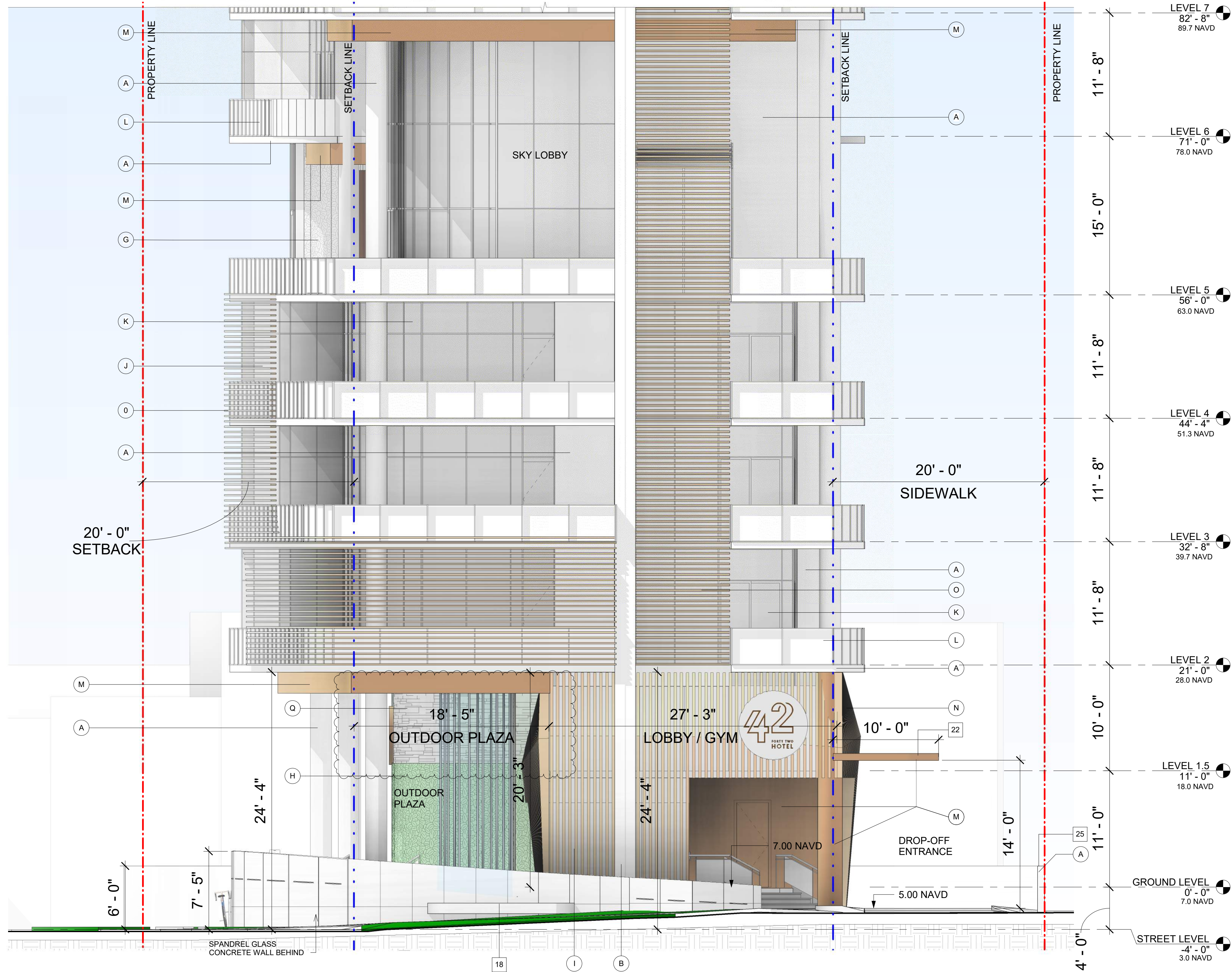
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ENLARGED ELEVATION AT GROUND FLOOR



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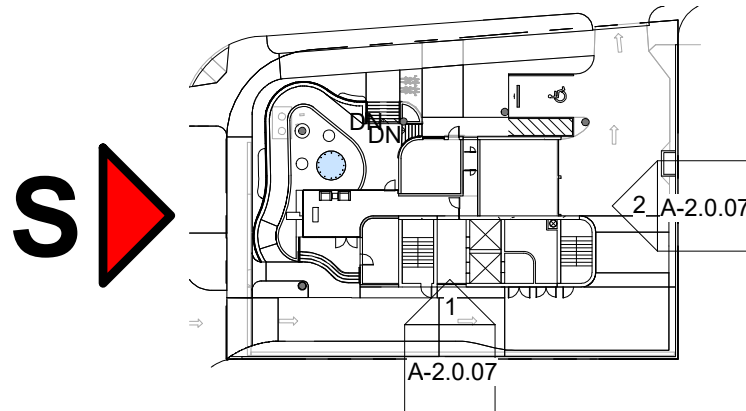
1 | SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATIONS - FINISH KEY NOTES	
LABEL	DESCRIPTION
A	EXTRA WHITE (SW7006) - SMOOTH 2 COATS PAINTED STUCCO SYSTEM (EXTERIOR FINISH)
B	REFLECTION (SW7661) - SMOOTH 2 COATS PAINTED STUCCO SYSTEM (EXTERIOR FINISH)
G	ARTIFICIAL GREEN WALL - LIGHT GREEN
H	ARTIFICIAL GREEN WALL - DARK GREEN
I	CLEAR GLASS PANEL
J	FROSTED GLASS PANEL BALCONY DIVIDER
K	GRAY TINTED GLASS / WHITE ALUMINUM MULLION
L	CLEAR GLASS PANEL / WHITE ALUMINUM FRAME RAILING
M	ENGINEERED EXTERIOR FAUX WOOD
N	ENGINEERED EXTERIOR FAUX WOOD FINIS
O	ENGINEERED EXTERIOR FAUX WOOD LOUVERS
Q	TRAVERTINE STONE

ELEVATIONS - KEY NOTES	
NUMBER	DESCRIPTION
0	
18	CONCRETE BENCH
22	ENTRANCE CANOPY
25	6 FEET TALL PERIMETER WALL



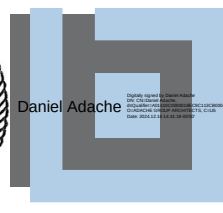
NOTE: LIGHTING VISIBLE FROM THE BEACH HAS BEEN SPECIFIED AS AMBER COLOR IN ORDER TO COMPLY WITH LOCAL ORDINANCES REGARDING SEA TURTLE HABITATS (SEC.6-49, LIGHTING STANDARDS FOR NEW DEVELOPMENT.) REFER TO GENERAL NOTES ON SHEET E-1.1



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05/22/23

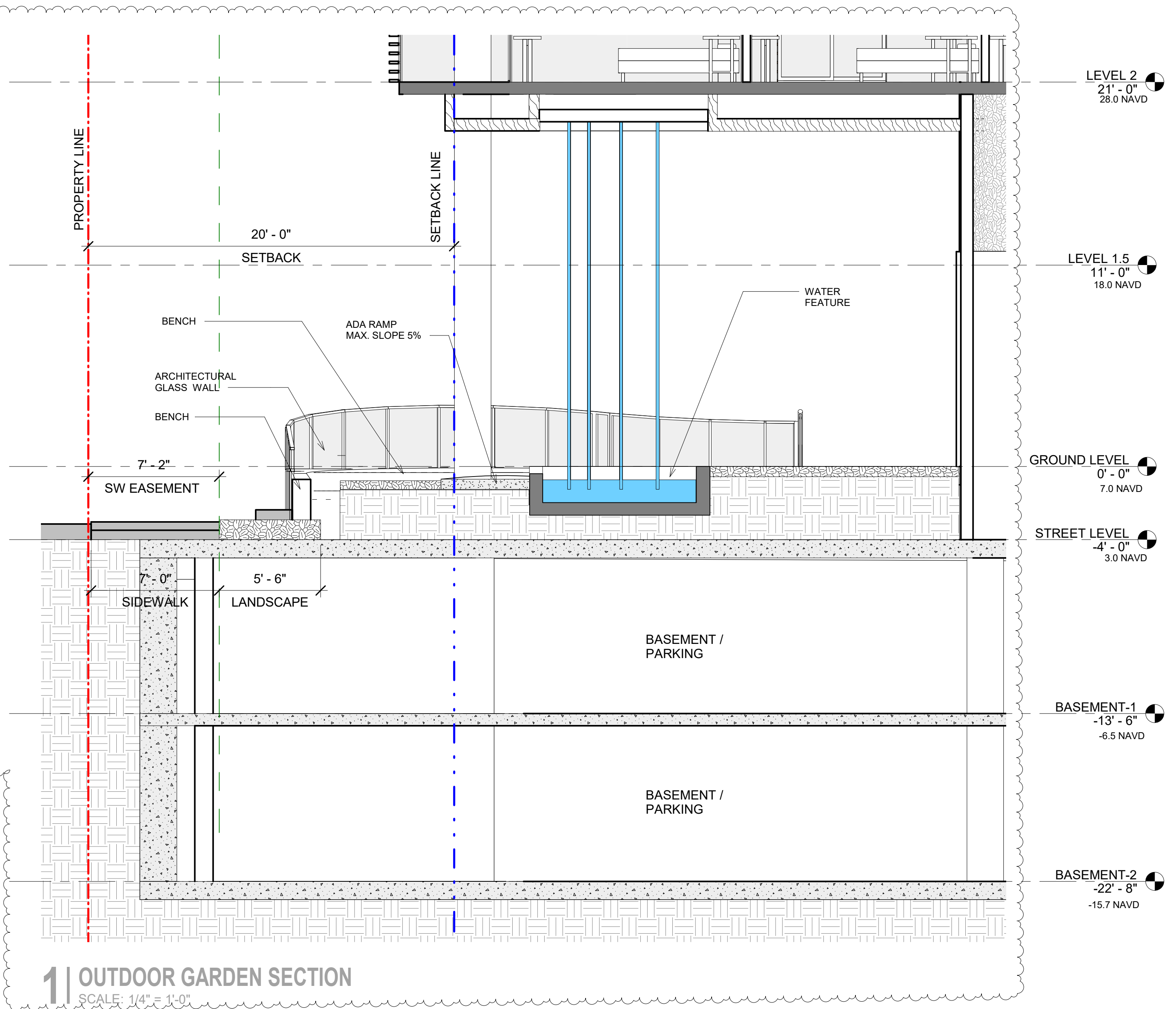
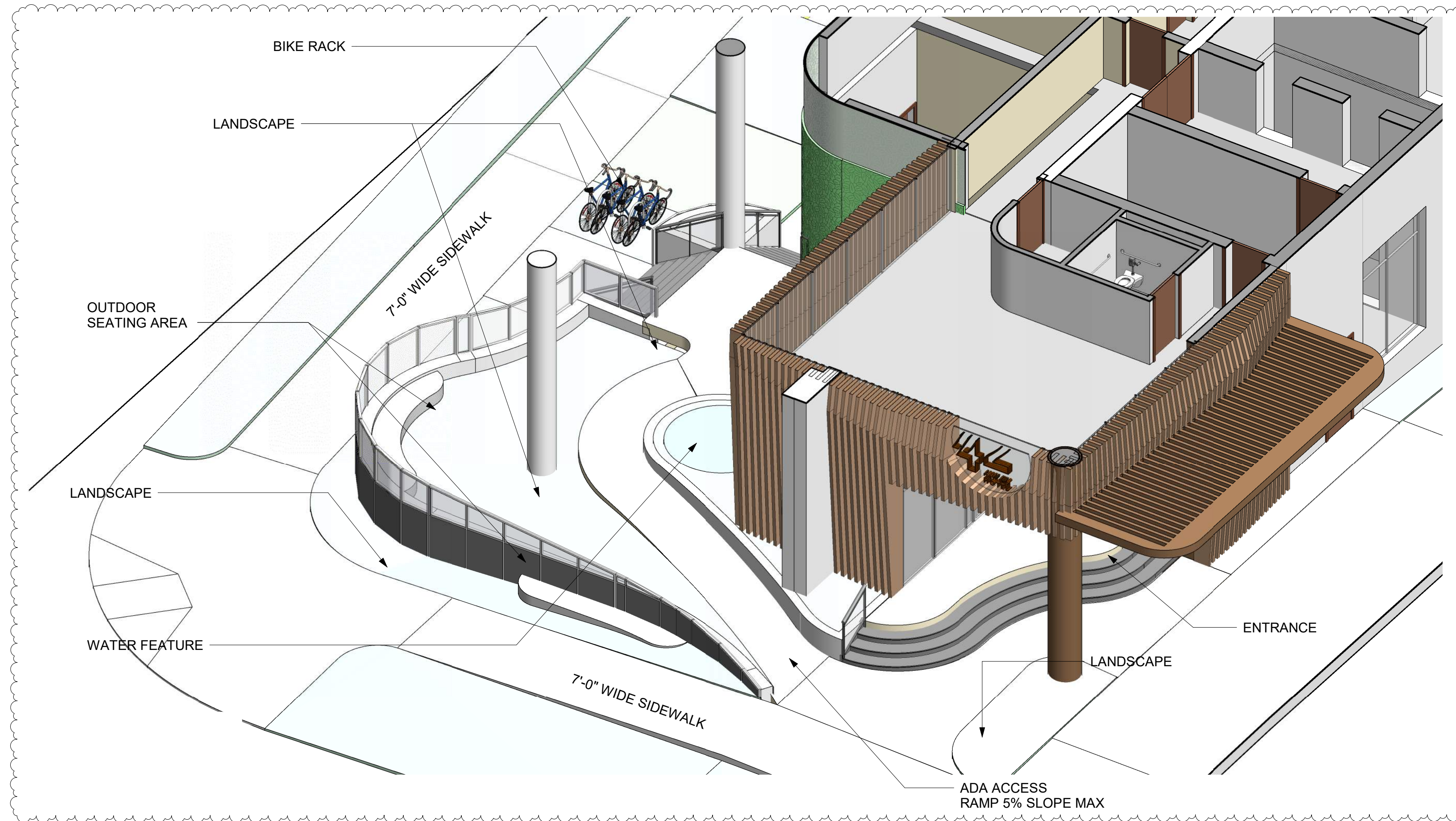
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ENLARGED ELEVATION AT GROUND FLOOR

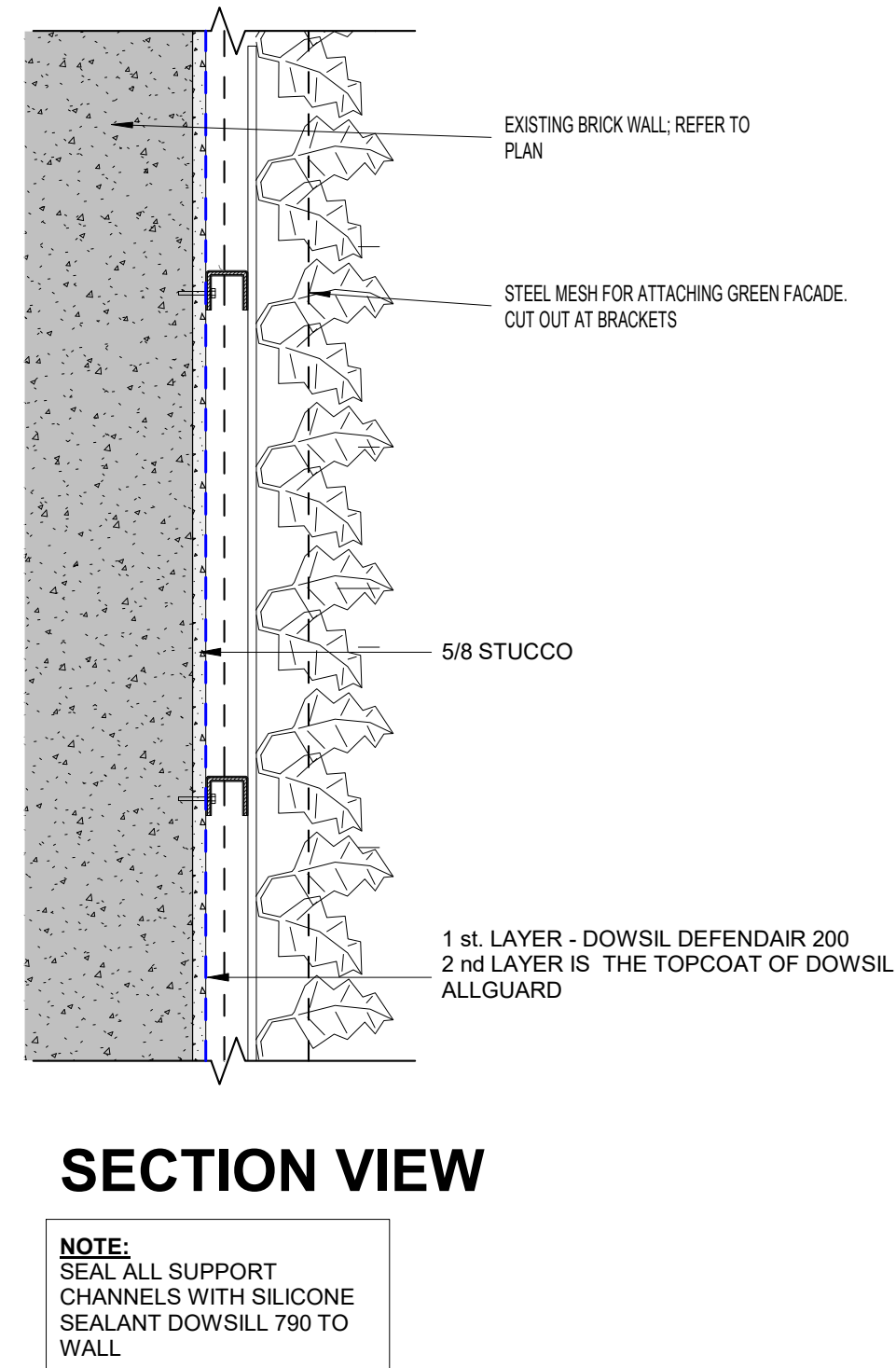
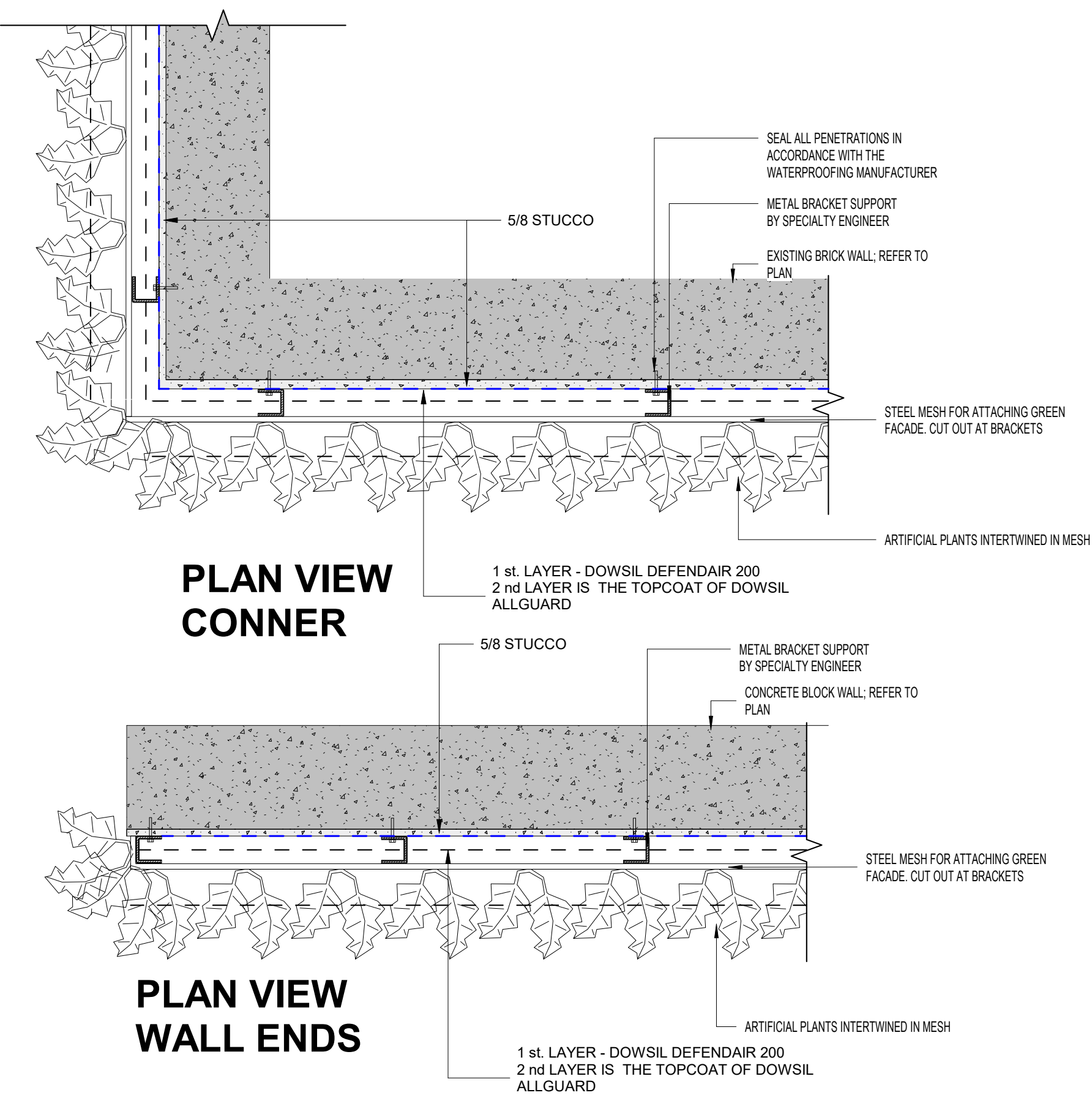


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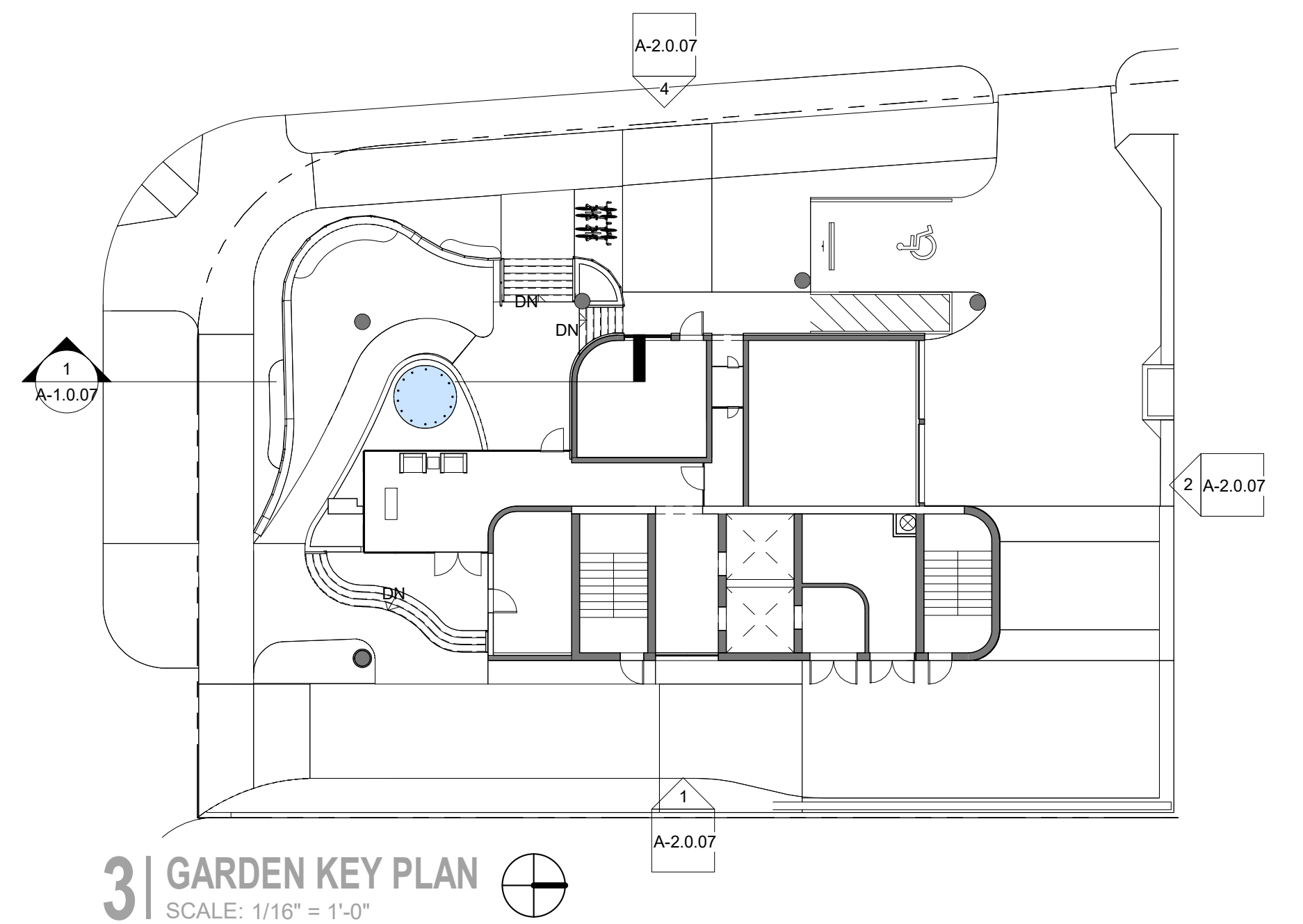
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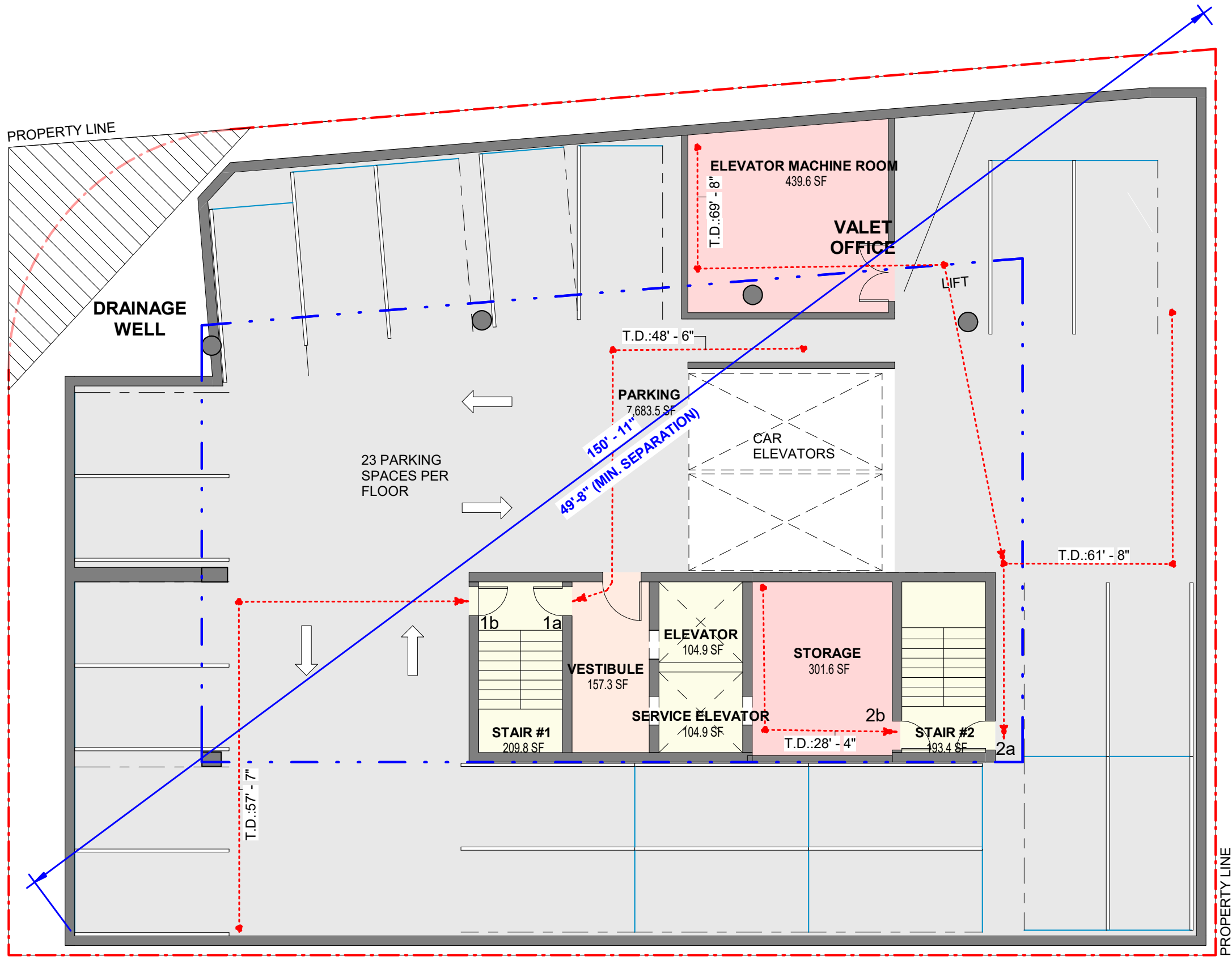
2 | GARDEN 3D VIEW
SCALE:



4 | ARTIFICIAL GREEN WALL DETAIL
SCALE: 1 1/2\"/>



3 | GARDEN KEY PLAN
SCALE: 1/16\"/>

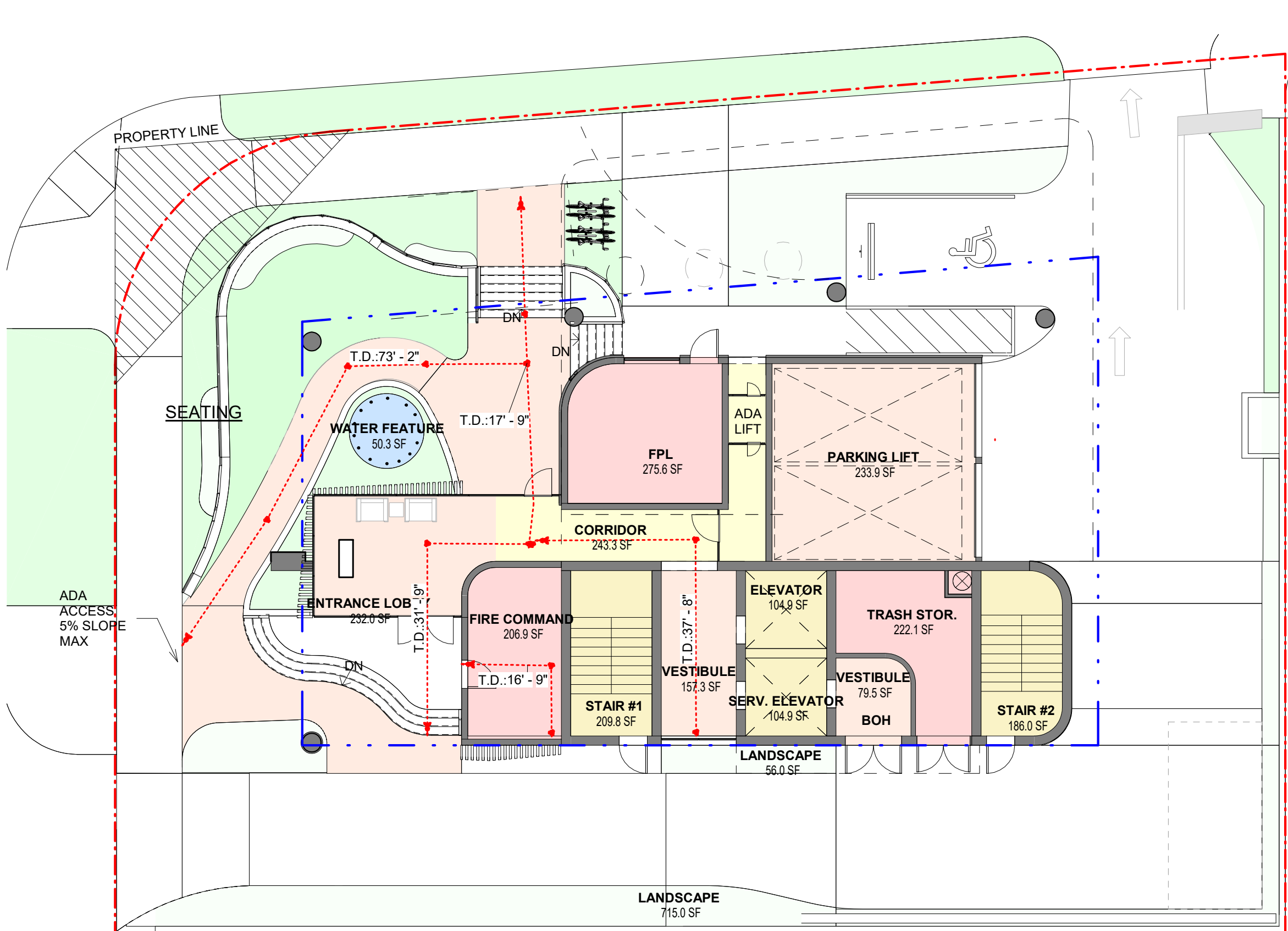


2 | TYPICAL BASEMENT -LIFE SAFETY

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

LIFE SAFETY - BASEMENT				
NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANCY FACTOR	OCCUPANT LOAD
VESTIBULE	157 SF	ASSEMBLY	15	11
ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
SERVICE ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #1	210 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #2	193 SF	CORES & VERTICAL CIRCULATION	300	1
PARKING	7683 SF	GARAGE	200	39
ELEVATOR MACHINE ROOM	440 SF	MEP	300	2
STORAGE	302 SF	STORAGE	300	2
GRAND TOTAL	9195 SF			58

EGRESS	WIDTH	RATIO	CAPACITY	EXIT DISCHARGE
STAIR #1a	36"	0.3	120	19
STAIR #1b	36"	0.3	120	19
STAIR #2a	36"	0.3	120	20
STAIR #2b	36"	0.3	120	2
	144"		480	60



1 | GROUND LEVEL-LIFE SAFETY

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

LIFE SAFETY -GROUND FLOOR				
NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANCY FACTOR	OCCUPANT LOAD
ENTRANCE LOBBY	232 SF	ASSEMBLY	15	16
VESTIBULE	157 SF	ASSEMBLY	15	11
VESTIBULE	80 SF	ASSEMBLY	15	6
CORRIDOR	243 SF	CIRCULATION	100	3
FIRE COMMAND	207 SF	MEP	300	1
FPL	276 SF	MEP	300	1
TRASH STOR.	222 SF	STORAGE	300	1
GRAND TOTAL	1417 SF			39

EGRESS	WIDTH	RATIO	CAPACITY	EXIT DISCHARGE
LOBBY DOOR #1	72"	0.2	360	20
LOBBY DOOR #2	36"	0.2	180	19
	108"		540	39

GENERAL NOTES

- ALL UNIT DEMISING WALLS TO BE 1 HOUR FIRE RATED.
- FLOOR / CEILING ASSEMBLIES TO BE 2 HOUR FIRE RATED.
- VERTICAL SHAFTS AND PENETRATIONS TO BE 2 HOUR FIRE RATED.
- ALL CORRIDOR ROOM DOORS TO BE 20 MINUTES.
- ALL INTERCONNECTING DOORS TO BE 45 MINUTES.
- FOR FIRE RATED DOOR LOCATIONS REFER TO ENLARGED UNIT FLOOR PLANS AND DOOR SCHEDULE.
- THE FIRE SERVICE ACCESS ELEVATOR LOBBY SHALL BE ENCLOSED WITH A SMOKE BARRIER HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR, AND DOORWAY SHALL BE PROVIDED WITH A 3/4 HOUR F.R. DOOR ASSEMBLY COMPLYING WITH SECTION 716.5 WITH THE UL 1784 TEST CONDUCTED WITHOUT ARTIFICIAL BOTTOM SEAL.

LIFE SAFETY NOTES

- COORDINATE FIRE DEVICES AND PANELS WITH FIRE ALARM DRAWINGS.
- REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER HEAD LOCATIONS.
- REFER TO MECHANICAL DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
- ALL EMERGENCY LIGHTS AND EXIT SIGNS SHALL HAVE A BATTERY BACK-UP OR BE CONNECTED TO AN EPSS.
- PROVIDE A TACTILE BRAILLE EXIT SIGN AT EXIT DOORS.
- ALL EXIT SIGNS TO BE ILLUMINATED, INCLUDING EXIT SIGNS AT OUTDOOR LOCATIONS.
- P.E.D. = PANIC EXIT DEVICE
- POST MAX CAP SIGNAGE IN ALL ASSEMBLY ROOMSPACES AT MAIN EXITS.
- FIRE SERVICE ELEVATOR SHALL COMPLY WITH FBC 403 BAND SECTION 3007
- PROVIDE STAIRWAY IDENTIFICATION IN ACCORDANCE WITH NFPA 101-SECTION 7.2.2.5.4 AND SECTION 1024 OF THE F.B.C FOR STAIRS #1-4. (EXIT SIGNS)

MAX. EXIT ACCESS TRAVEL DISTANCES

POOL DECK	-----250'
PUBLIC SPACES/ ASSEMBLY	-----250'
MECHANICAL ROOMS	-----100'
WITHIN GUEST ROOMS	-----125'
RESIDENTIAL UNIT DOOR TO STAIR	-----200'

NOTES

- PROVIDE EXIT STAIR MARKING IN ACCORDANCE WITH NFPA-101 SECTION 7.2.25.5 FOR EGRESS STAIRS E1, E2, E3, AND E4.
- F.E.C. LOCATIONS AND REQUIRED NUMBER WILL BE COORDINATED WITH CONSULTANTS. (TYPICAL: NOT TO EXCEED 75' - 0" TRAVEL DISTANCE)



EGRESS	WIDTH	RATIO	CAPACITY	EXIT DISCHARGE
STAIR #1a	36"	0.3	120	14
STAIR #1b	36"	0.3	120	14
STAIR #2	36"	0.3	120	12
	108"		360	40



EGRESS	WIDTH	RATIO	CAPACITY	EXIT DISCHARGE
STAIR #1	36"	0.3	120	19
STAIR #2	36"	0.3	120	18
	72"		240	37

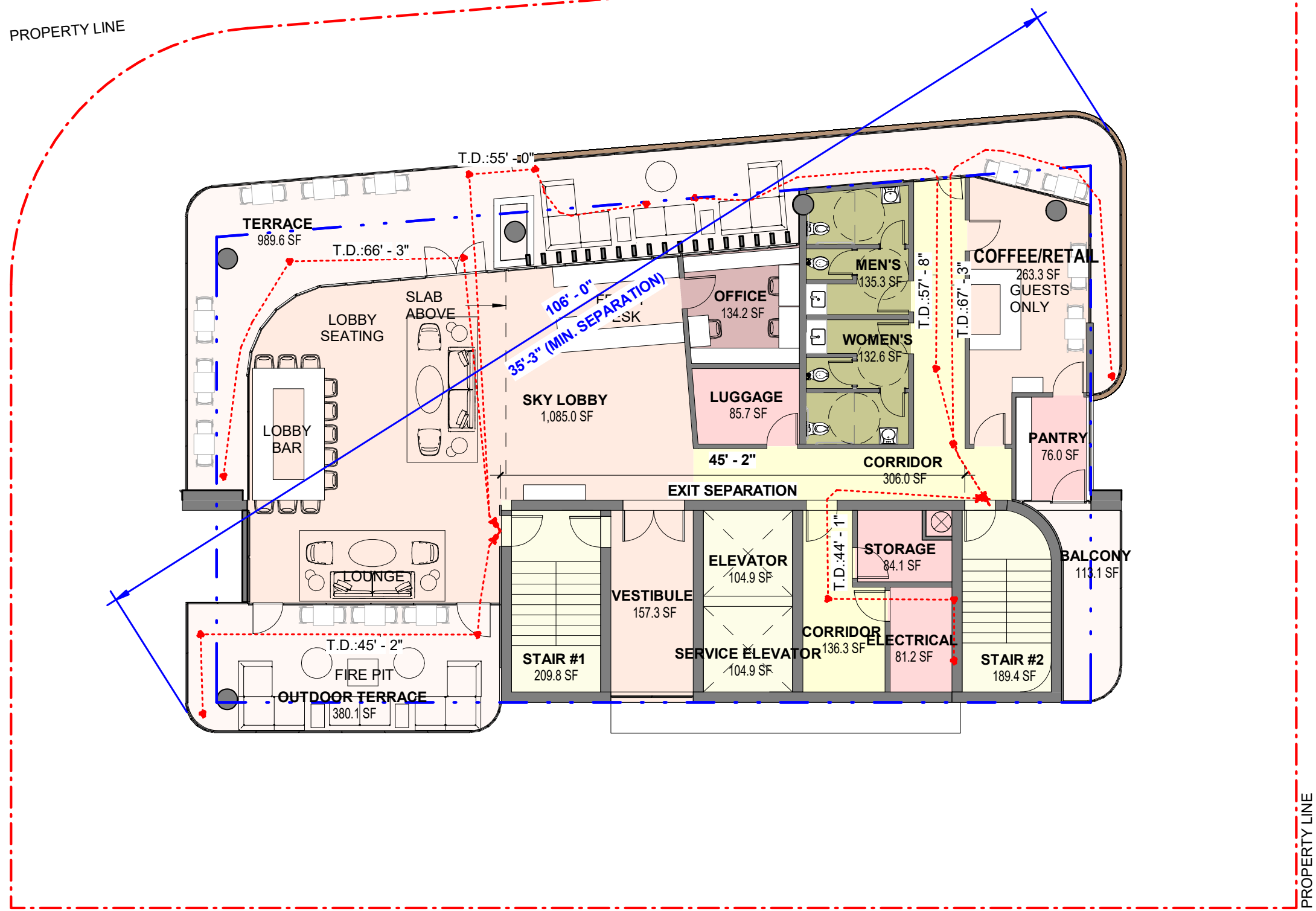
- * ALL UNIT DEMISING WALLS TO BE 1 HOUR FIRE RATED.
- * FLOOR / CEILING ASSEMBLIES TO BE 2 HOUR FIRE RATED.
- * VERTICAL / SHAFTS AND PENETRATIONS TO BE 2 HOUR FIRE RATED.
- * ALL CORRIDOR ROOM DOORS TO BE 20 MINUTES.
- * ALL INTERCONNECTING DOORS TO BE 45 MINUTES.
- * FOR FIRE RATED DOOR LOCATIONS REFER TO ENLARGED UNIT FLOOR PLANS AND DOOR SCHEDULE.
- * FIRE SERVICE ACCESS ELEVATOR LOBBY SHALL BE ENCLOSED WITH A SMOKE BARRIER HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR, AND DOORWAY SHALL BE PROVIDED WITH A 3/4 HOUR F.R. DOOR ASSEMBLY COMPLYING WITH SECTION 716.5 WITH THE UL 1784 TEST CONDUCTED WITHOUT ARTIFICIAL BOTTOM SEAL.

1. COORDINATE FIRE DEVICES AND PANELS WITH FIRE ALARM DRAWINGS.
2. REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER HEAD LOCATIONS.
3. REFER TO MECHANICAL DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
4. ALL EMERGENCY LIGHTS AND EXIT SIGNS SHALL HAVE A BATTERY BACK-UP OR BE CONNECTED TO AN EPS.
5. PROVIDE A TACTILE BRAILLE EXIT SIGN AT EXIT DOORS.
6. ALL EXIT SIGNS TO BE ILLUMINATED, INCLUDING EXIT SIGNS AT OUTDOOR LOCATIONS.
7. P.E.D. = PANIC EXIT DEVICE
8. POST MAX CAP SIGNAGE IN ALL ASSEMBLY ROOMS/SPACES AT MAIN EXITS.
9. FIRE SERVICE ELEVATOR SHALL COMPLY WITH FBC 403.6 AND SECTION 3007
10. PROVIDE STAIRWAY IDENTIFICATION IN ACCORDANCE WITH NFPA 101-SECTION 7.2.2.5.4 AND SECTION 1024 OF THE F.B.C FOR STAIRS #1-4. (EXIT SIGNS)

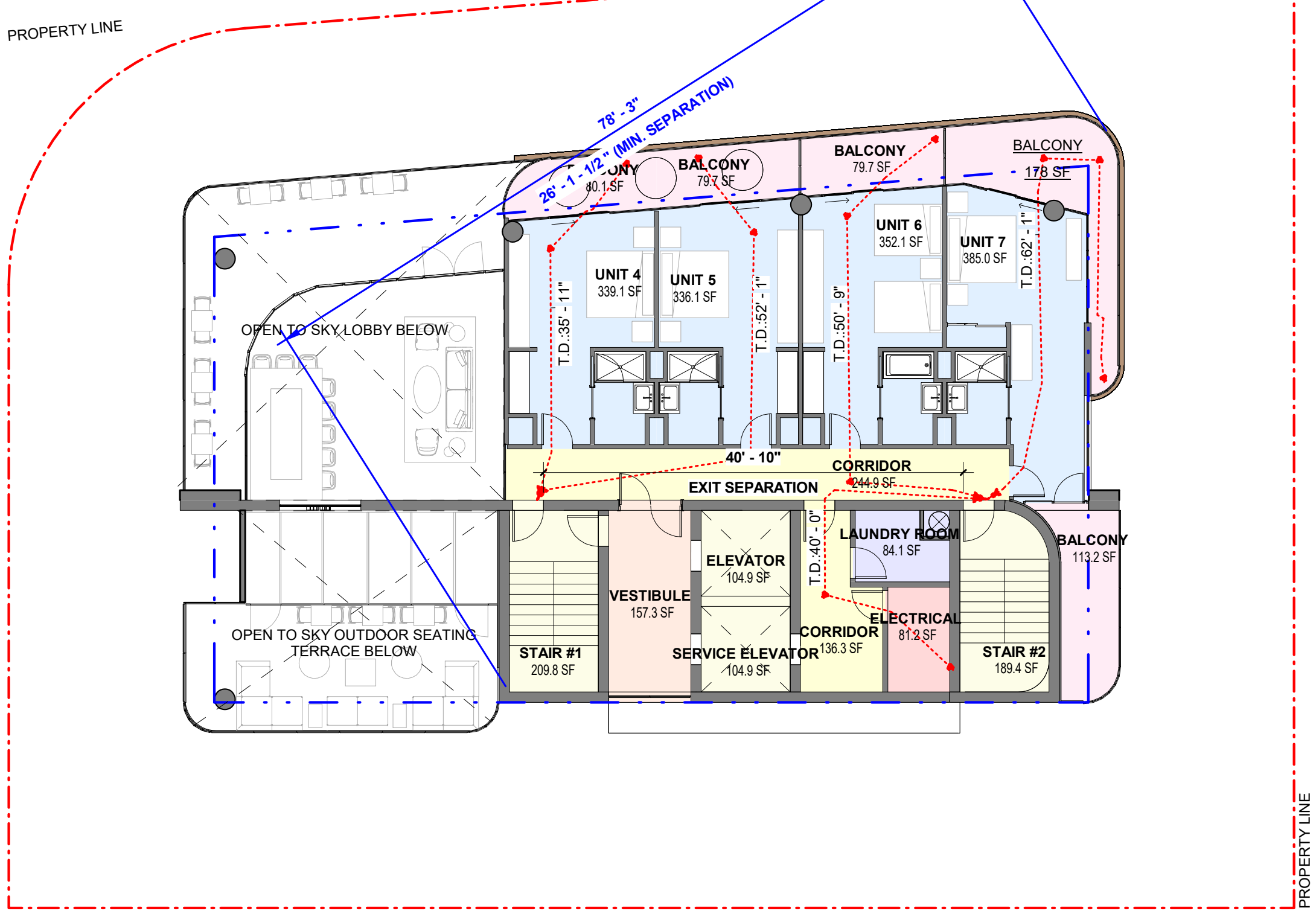
POOL DECK -----	250'
PUBLIC SPACES/ ASSEMBLY -----	250'
MECHANICAL ROOMS -----	100'
WITHIN GUEST ROOMS -----	125'
RESIDENTIAL UNIT DOOR TO STAIR -----	200'

1. PROVIDE EXIT STAIR MARKING IN ACCORDANCE WITH NFPA-101 SECTION 7.2.25.5 FOR EGRESS STAIRS E1, E2, E3, AND E4.
2. F.E.C. LOCATIONS AND REQUIRED NUMBER WILL BE COORDINATED WITH CONSULTANTS. (TYPICAL: NOT TO EXCEED 75' - 0" TRAVEL DISTANCE)

PROPERTY LINE

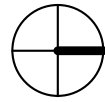


PROPERTY LINE



1 | LEVEL 5 - LIFE SAFETY

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

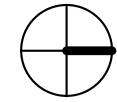


LIFE SAFETY -SKY LOBBY				
NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANCY FACTOR	OCCUPANT LOAD
BALCONY	113 SF	ASSEMBLY	15	8
BAR	96 SF	ASSEMBLY	15	7
GUESTS ONLY	263 SF	ASSEMBLY	15	18
RETAIL/COFFEE BAR	380 SF	ASSEMBLY	15	26
OUTDOOR TERRACE	1085 SF	ASSEMBLY	15	73
SKY LOBBY	990 SF	ASSEMBLY	15	66
TERRACE	157 SF	ASSEMBLY	100	2
VESTIBULE	134 SF	BUSINESS	100	2
OFFICE	136 SF	CIRCULATION	100	2
CORRIDOR	306 SF	CIRCULATION	100	4
ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
SERVICE ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #1	210 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #2	189 SF	CORES & VERTICAL CIRCULATION	300	1
ELECTRICAL	81 SF	MEP	300	1
MEN'S	135 SF	RESTROOMS	100	2
WOMEN'S	133 SF	RESTROOMS	100	2
LUGGAGE	86 SF	STORAGE	300	1
PANTRY	76 SF	STORAGE	300	1
STORAGE	84 SF	STORAGE	300	1
GRAND TOTAL	4865 SF			220

EGRESS	WIDTH	RATIO	CAPACITY	EXIT DISCHARGE
STAIR #1	36"	0.3	120	110
STAIR #2	36"	0.3	120	111
	72"		240	221

2 | LEVEL 6- LIFE SAFETY

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



LIFE SAFETY -6 LEVEL				
NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANCY FACTOR	OCCUPANT LOAD
VESTIBULE	157 SF	ASSEMBLY	100	2
CORRIDOR	136 SF	CIRCULATION	100	2
CORRIDOR	245 SF	CIRCULATION	100	3
LAUNDRY ROOM	84 SF	COMMERCIAL	200	1
ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
SERVICE ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #1	210 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #2	189 SF	CORES & VERTICAL CIRCULATION	300	1
BALCONY	80 SF	HOTEL-BALCONY	200	1
BALCONY	80 SF	HOTEL-BALCONY	200	1
BALCONY	80 SF	HOTEL-BALCONY	200	1
BALCONY	113 SF	HOTEL-BALCONY	200	1
BALCONY	178 SF	HOTEL-BALCONY	200	1
UNIT 4	339 SF	HOTEL-GUESTROOM	200	2
UNIT 5	339 SF	HOTEL-GUESTROOM	200	2
UNIT 6	352 SF	HOTEL-GUESTROOM	200	2
UNIT 7	385 SF	HOTEL-GUESTROOM	200	2
ELECTRICAL	81 SF	MEP	300	1
GRAND TOTAL	3256 SF			26

EGRESS	WIDTH	RATIO	CAPACITY	EXIT DISCHARGE
STAIR #1	36"	0.3	120	13
STAIR #2	36"	0.3	120	13
	72"		240	26

GENERAL NOTES

- ALL UNIT DEMISING WALLS TO BE 1 HOUR FIRE RATED.
- FLOOR / CEILING ASSEMBLIES TO BE 2 HOUR FIRE RATED.
- VERTICAL SHAFTS AND PENETRATIONS TO BE 2 HOUR FIRE RATED.
- ALL CORRIDOR ROOM DOORS TO BE 20 MINUTES.
- ALL INTERCONNECTING DOORS TO BE 45 MINUTES.
- FOR FIRE RATED DOOR LOCATIONS REFER TO ENLARGED UNIT FLOOR PLANS AND DOOR SCHEDULE.
- THE FIRE SERVICE ACCESS ELEVATOR LOBBY SHALL BE ENCLOSED WITH A SMOKE BARRIER HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. AND DOORWAY SHALL BE PROVIDED WITH A 3/4 HOUR F.R. DOOR ASSEMBLY COMPLYING WITH SECTION 716.5 WITH THE UL 1784 TEST CONDUCTED WITHOUT ARTIFICIAL BOTTOM SEAL.

LIFE SAFETY NOTES

- COORDINATE FIRE DEVICES AND PANELS WITH FIRE ALARM DRAWINGS.
- REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER HEAD LOCATIONS.
- REFER TO MECHANICAL DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
- ALL EMERGENCY LIGHTS AND EXIT SIGNS SHALL HAVE A BATTERY BACK-UP OR BE CONNECTED TO AN EPSS.
- PROVIDE A TACTILE BRAILLE EXIT SIGN AT EXIT DOORS.
- ALL EXIT SIGNS TO BE ILLUMINATED, INCLUDING EXIT SIGNS AT OUTDOOR LOCATIONS.
- P.E.D. - PANIC EXIT DEVICE.
- POST MAX CAP SIGNAGE IN ALL ASSEMBLY ROOMS/SPACES AT MAIN EXITS.
- FIRE SERVICE ELEVATOR SHALL COMPLY WITH FBC 403.6 AND SECTION 3007.
- PROVIDE STAIRWAY IDENTIFICATION IN ACCORDANCE WITH NFPA 101-SECTION 7.2.2.5.4 AND SECTION 1024 OF THE F.B.C FOR STAIRS #1-4. (EXIT SIGNS)

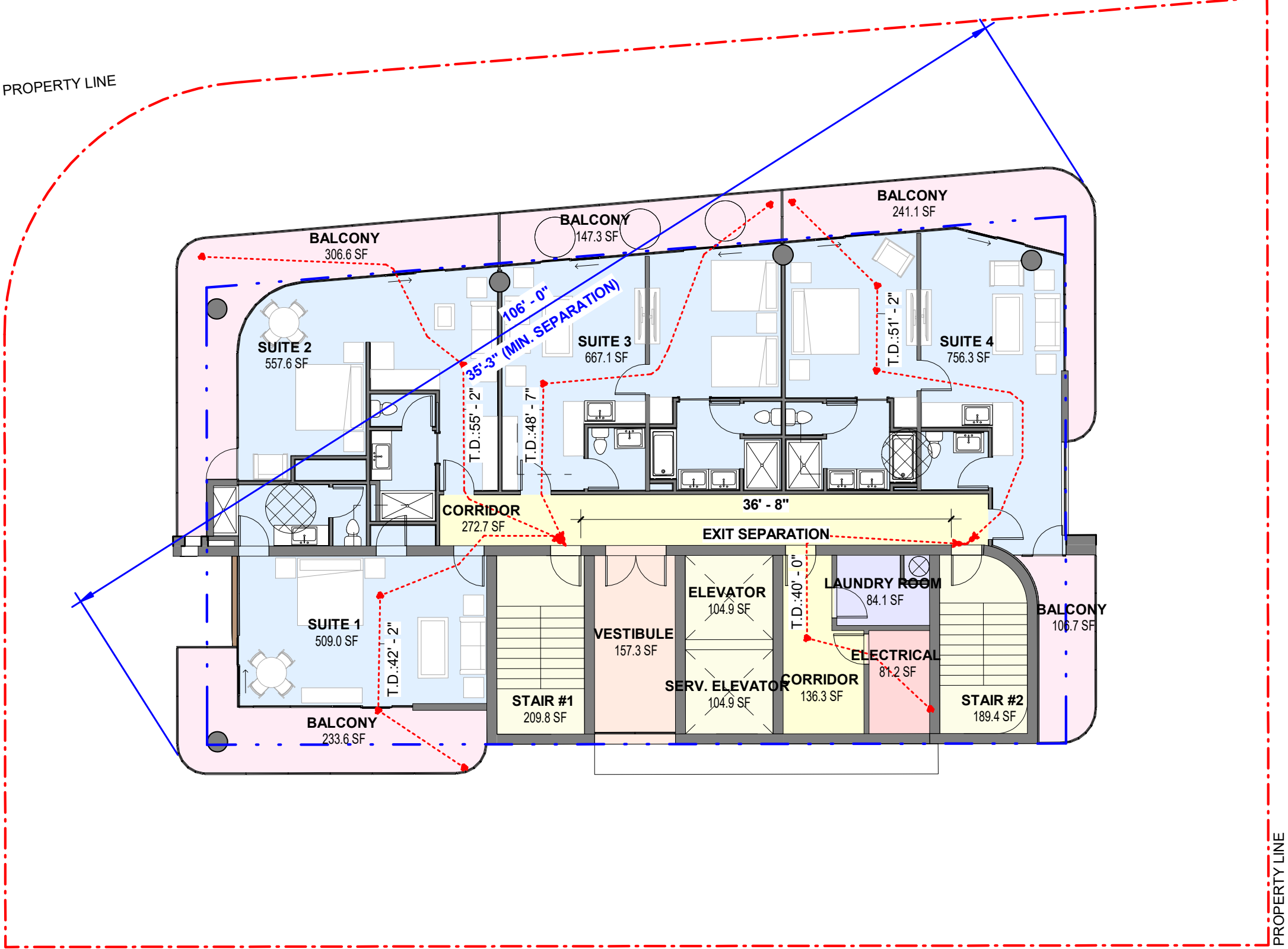
MAX. EXIT ACCESS TRAVEL DISTANCES

POOL DECK	250'
PUBLIC SPACES/ ASSEMBLY	250'
MECHANICAL ROOMS	100'
WITHIN GUEST ROOMS	125'
RESIDENTIAL UNIT DOOR TO STAIR	200'

NOTES

- PROVIDE EXIT STAIR MARKING IN ACCORDANCE WITH NFPA-101 SECTION 7.2.2.5.5 FOR EGRESS STAIRS E1, E2, E3, AND E4.
- F.E.C. LOCATIONS AND REQUIRED NUMBER WILL BE COORDINATED WITH CONSULTANTS. (TYPICAL: NOT TO EXCEED 75' - 0" TRAVEL DISTANCE)

PROPERTY LINE



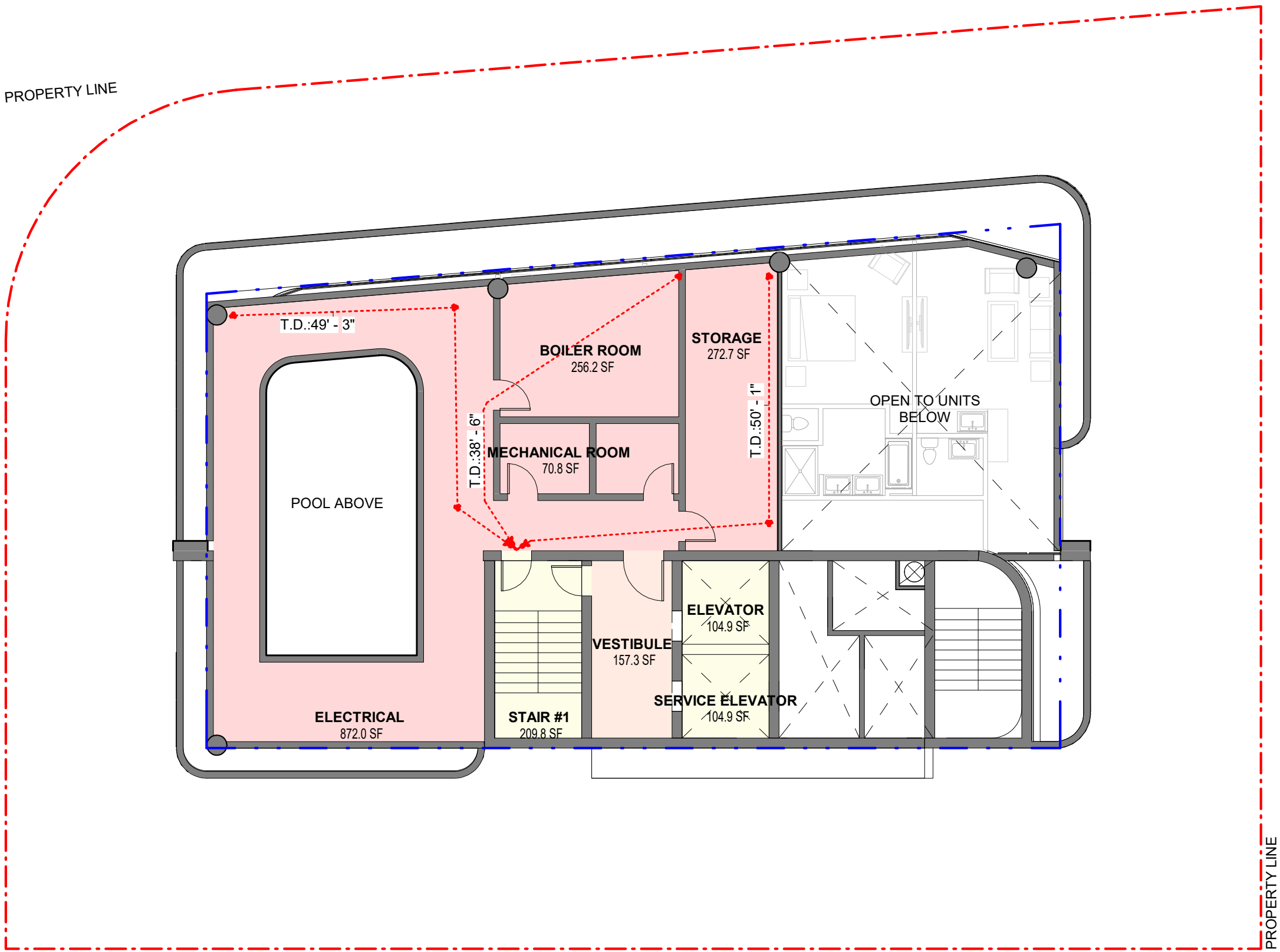
1 | LEVEL 13 - LIFE SAFETY

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

LIFE SAFETY - SUITE FLOOR				
NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANCY FACTOR	OCCUPANT LOAD
VESTIBULE	157 SF	ASSEMBLY	100	2
CORRIDOR	273 SF	CIRCULATION	100	3
CORRIDOR	136 SF	CIRCULATION	100	2
LAUNDRY ROOM	84 SF	COMMERCIAL	200	1
ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
SERV. ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #1	210 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #2	189 SF	CORES & VERTICAL CIRCULATION	300	1
BALCONY	307 SF	HOTEL-BALCONY	200	2
BALCONY	147 SF	HOTEL-BALCONY	200	1
BALCONY	241 SF	HOTEL-BALCONY	200	2
BALCONY	107 SF	HOTEL-BALCONY	200	1
BALCONY	234 SF	HOTEL-BALCONY	200	2
SUITE 1	509 SF	HOTEL-GUESTROOM	200	3
SUITE 2	558 SF	HOTEL-GUESTROOM	200	3
SUITE 3	667 SF	HOTEL-GUESTROOM	200	4
SUITE 4	756 SF	HOTEL-GUESTROOM	200	4
ELECTRICAL	81 SF	MEP	300	1
GRAND TOTAL	4866 SF			35

EGRESS	WIDTH	RATIO	CAPACITY	EXIT DISCHARGE
STAIR #1	36"	0.3	120	17
STAIR #2	36"	0.3	120	18
	72"		240	35

PROPERTY LINE



2 | LEVEL 14.5 - LIFE SAFETY

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

LIFE SAFETY - POOL EQUIPMENT				
NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANCY FACTOR	OCCUPANT LOAD
VESTIBULE	157 SF	ASSEMBLY	100	2
ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
SERVICE ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #1	210 SF	CORES & VERTICAL CIRCULATION	300	1
BOILER ROOM	256 SF	MEP	300	1
ELECTRICAL	872 SF	MEP	300	3
ELEV. MACHINE ROOM	71 SF	MEP	300	1
MECHANICAL ROOM	71 SF	MEP	300	1
STORAGE	273 SF	STORAGE		
GRAND TOTAL	2119 SF			11

EGRESS	WIDTH	RATIO	CAPACITY	EXIT DISCHARGE
STAIR #1	36"	0.3	120	10

GENERAL NOTES

- ALL UNIT DEMISING WALLS TO BE 1 HOUR FIRE RATED.
- FLOOR / CEILING ASSEMBLIES TO BE 2 HOUR FIRE RATED.
- VERTICAL SHAFTS AND PENETRATIONS TO BE 2 HOUR FIRE RATED.
- ALL CORRIDOR ROOM DOORS TO BE 20 MINUTES.
- ALL INTERCONNECTING DOORS TO BE 45 MINUTES.
- FOR FIRE RATED DOOR LOCATIONS REFER TO ENLARGED UNIT FLOOR PLANS AND DOOR SCHEDULE.
- THE FIRE SERVICE ACCESS ELEVATOR LOBBY SHALL BE ENCLOSED WITH A SMOKE BARRIER HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR, AND DOORWAY SHALL BE PROVIDED WITH A 34 HOUR F.R. DOOR ASSEMBLY COMPLYING WITH SECTION 716.5 WITH THE UL 1784 TEST CONDUCTED WITHOUT ARTIFICIAL BOTTOM SEAL.

LIFE SAFETY NOTES

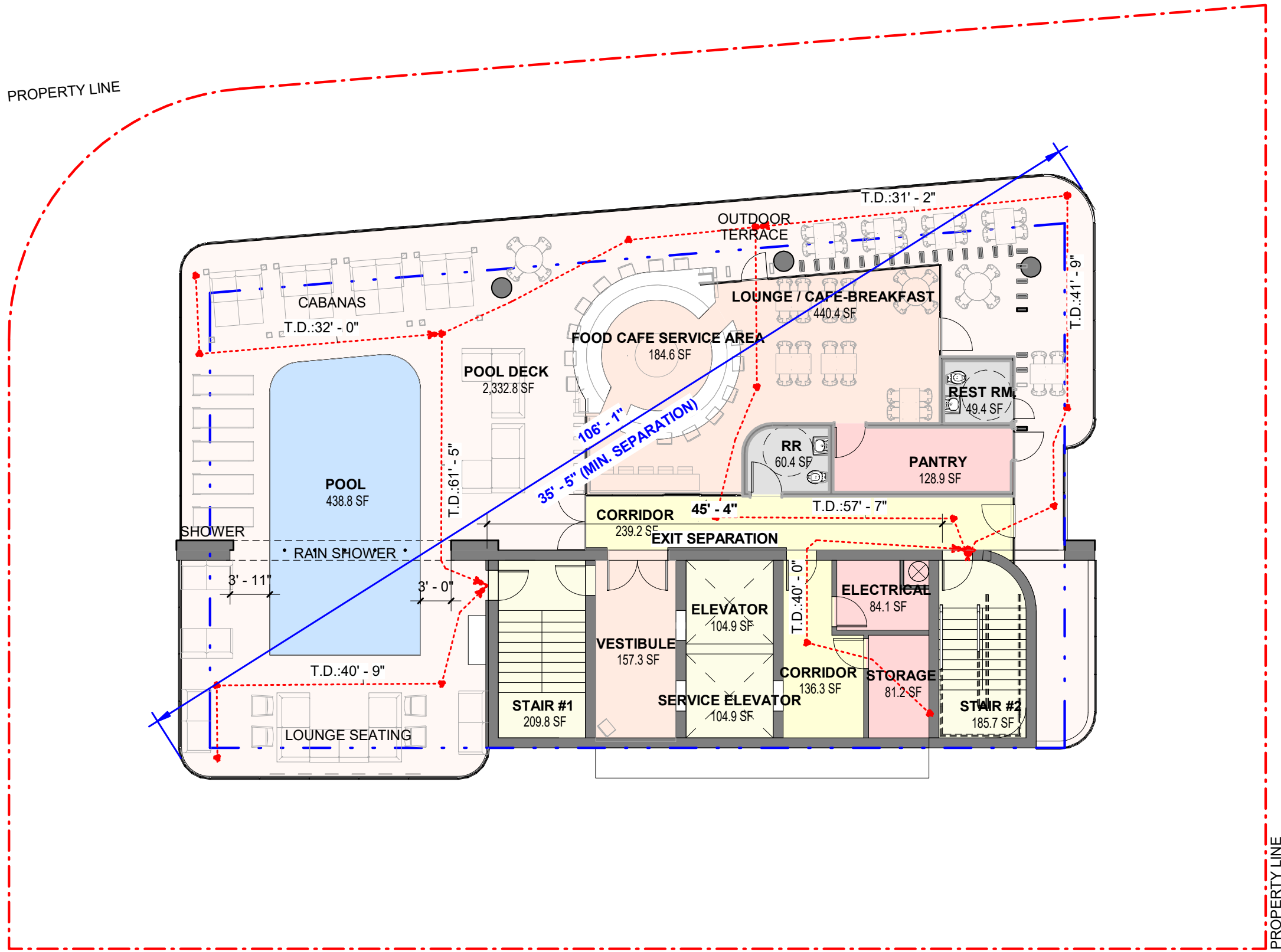
- COORDINATE FIRE DEVICES AND PANELS WITH FIRE ALARM DRAWINGS.
- REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER HEAD LOCATIONS.
- REFER TO MECHANICAL DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
- POST EMERGENCY LIGHTS AND EXIT SIGNS SHALL HAVE A BATTERY BACK-UP OR BE CONNECTED TO AN EPS.
- PROVIDE A TACTILE BRAILLE EXIT SIGN AT EXIT DOORS.
- ALL EXIT SIGNS TO BE ILLUMINATED, INCLUDING EXIT SIGNS AT OUTDOOR LOCATIONS.
- P.E.D. = PANIC EXIT DEVICE
- POST MAX CAP SIGNAGE IN ALL ASSEMBLY ROOMS/SPACES AT MAIN EXITS.
- FIRE SERVICE ELEVATOR SHALL COMPLY WITH FBC 403.6 AND SECTION 3007
- PROVIDE STAIRWAY IDENTIFICATION IN ACCORDANCE WITH NFPA 101-SECTION 7.2.2.5.4 AND SECTION 1024 OF THE F.B.C. FOR STAIRS #1-4. (EXIT SIGNS)

MAX. EXIT ACCESS TRAVEL DISTANCES

POOL DECK	250'
PUBLIC SPACES/ ASSEMBLY	250'
MECHANICAL ROOMS	100'
WITHIN GUEST ROOMS	125'
RESIDENTIAL UNIT DOOR TO STAIR	200'

NOTES

- PROVIDE EXIT STAIR MARKING IN ACCORDANCE WITH NFPA-101 SECTION 7.2.25.5 FOR EGRESS STAIRS E1, E2, E3, AND E4.
- F.E.C. LOCATIONS AND REQUIRED NUMBER WILL BE COORDINATED WITH CONSULTANTS. (TYPICAL: NOT TO EXCEED 75' - 0" TRAVEL DISTANCE)



GENERAL NOTES

- ALL UNIT DEMISING WALLS TO BE 1 HOUR FIRE RATED.
- FLOOR / CEILING ASSEMBLIES TO BE 2 HOUR FIRE RATED.
- VERTICAL SHAFTS AND PENETRATIONS TO BE 2 HOUR FIRE RATED.
- ALL CORRIDOR ROOM DOORS TO BE 20 MINUTES.
- ALL INTERCONNECTING DOORS TO BE 45 MINUTES.
- FOR FIRE RATED DOOR LOCATIONS REFER TO ENLARGED UNIT FLOOR PLANS AND DOOR SCHEDULE
- THE FIRE SERVICE ACCESS ELEVATOR LOBBY SHALL BE ENCLOSED WITH A SMOKE BARRIER HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR, AND DOORWAY SHALL BE PROVIDED WITH A 3/4 HOUR F.R. DOOR ASSEMBLY COMPLYING WITH SECTION 716.5 WITH THE UL 1784 TEST CONDUCTED WITHOUT ARTIFICIAL BOTTOM SEAL.

LIFE SAFETY NOTES

1. COORDINATE FIRE DEVICES AND PANELS WITH FIRE ALARM DRAWINGS.
2. REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER HEAD LOCATIONS.
3. REFER TO MECHANICAL DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
4. ALL EMERGENCY LIGHTS AND EXIT SIGNS SHALL HAVE A BATTERY BACK-UP OR BE CONNECTED TO AN EPSS.
5. PROVIDE A TACTILE BRAILLE EXIT SIGN AT EXIT DOORS.
6. ALL EXIT SIGNS TO BE ILLUMINATED, INCLUDING EXIT SIGNS AT OUTDOOR LOCATIONS.
7. P.E.D. - PANIC EXIT DEVICE
8. POST MAX CAP SIGNAGE IN ALL ASSEMBLY ROOMSPACES AT MAIN EXITS.
9. FIRE SERVICE ELEVATOR SHALL COMPLY WITH FBC 403.6 AND SECTION 3007
10. PROVIDE STAIRWAY IDENTIFICATION IN ACCORDANCE WITH NFPA 101-SECTION 7.2.2.5.4 AND SECTION 1024 OF THE F.B.C FOR STAIRS #1-4. (EXIT SIGNS)

MAX. EXIT ACCESS TRAVEL DISTANCES

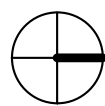
POOL DECK	250'
PUBLIC SPACES/ ASSEMBLY	250'
MECHANICAL ROOMS	100'
WITHIN GUEST ROOMS	125'
RESIDENTIAL UNIT DOOR TO STAIR	200'

NOTES

1. PROVIDE EXIT STAIR MARKING IN ACCORDANCE WITH NFPA-101 SECTION 7.2.25.5 FOR EGRESS STAIRS E1, E2, E3, AND E4.
2. F.E.C. LOCATIONS AND REQUIRED NUMBER WILL BE COORDINATED WITH CONSULTANTS. (TYPICAL: NOT TO EXCEED 75' - 0" TRAVEL DISTANCE)

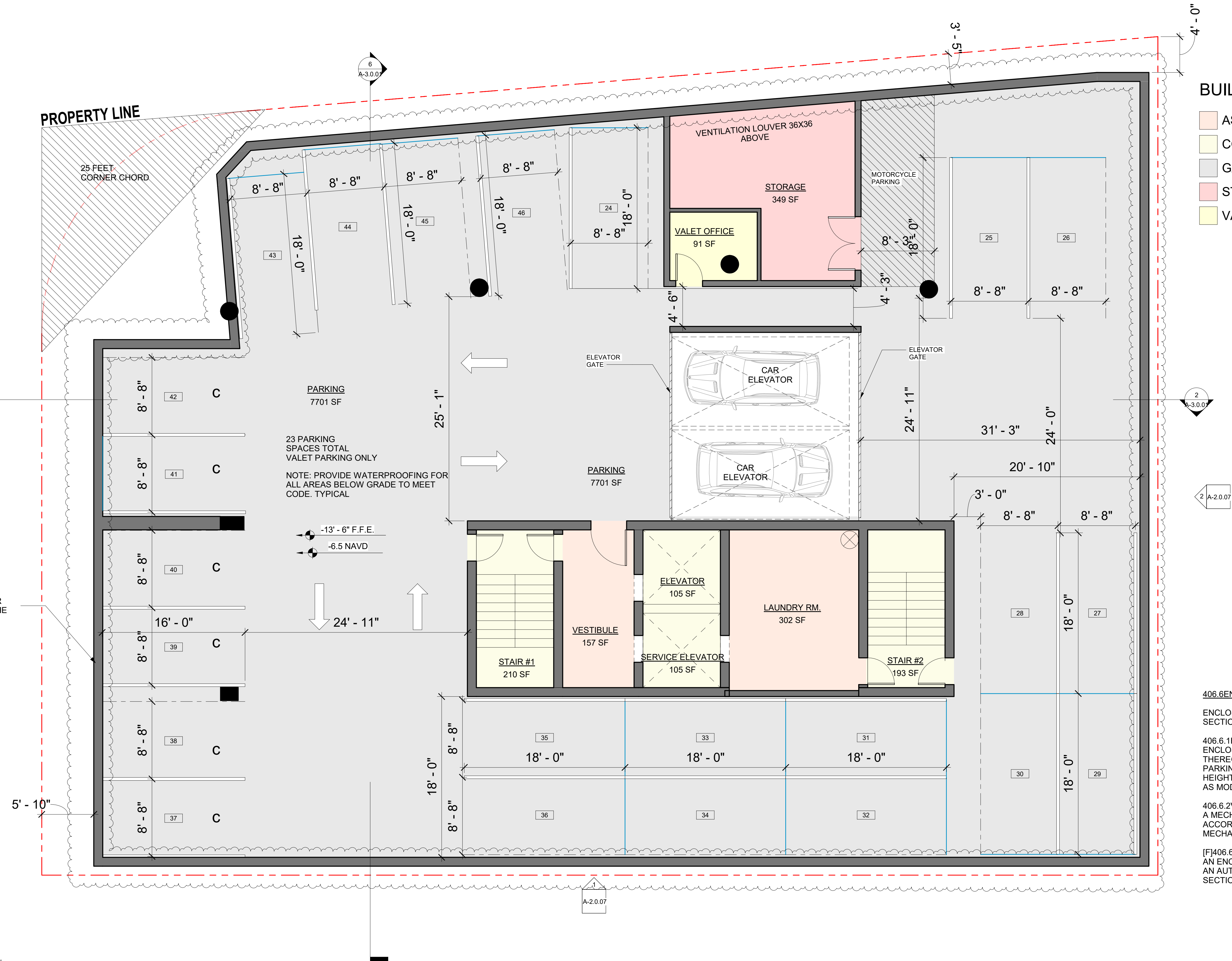
1 | LEVEL 15 - AMENITIES - LIFE SAFETY

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



LIFE SAFETY - ROOF TOP				
NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANCY FACTOR	OCCUPANT LOAD
FOOD CAFE SERVICE AREA	185 SF	ASSEMBLY	15	13
LOUNGE / CAFE-BREAKFAST	440 SF	ASSEMBLY	15	30
POOL	439 SF	ASSEMBLY	50	9
POOL DECK	2333 SF	ASSEMBLY	15	156
VESTIBULE	157 SF	ASSEMBLY	100	2
CORRIDOR	136 SF	CIRCULATION	100	2
CORRIDOR	239 SF	CIRCULATION	100	3
ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
SERVICE ELEVATOR	105 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #1	210 SF	CORES & VERTICAL CIRCULATION	300	1
STAIR #2	186 SF	CORES & VERTICAL CIRCULATION	300	1
ELECTRICAL	84 SF	MEP	300	1
REST RM.	49 SF	RESTROOM	100	1
RR	60 SF	RESTROOM	100	1
PANTRY	129 SF	STORAGE	300	1
STORAGE	81 SF	STORAGE	300	1
GRAND TOTAL	4939 SF			224

EGRESS	WIDTH	RATIO	CAPACITY	EXIT DISCHARGE
STAIR #1	36"	0.3	120	112
STAIR #2	36"	0.3	120	112
	72"		240	224



406.6 ENCLOSED PARKING GARAGES.

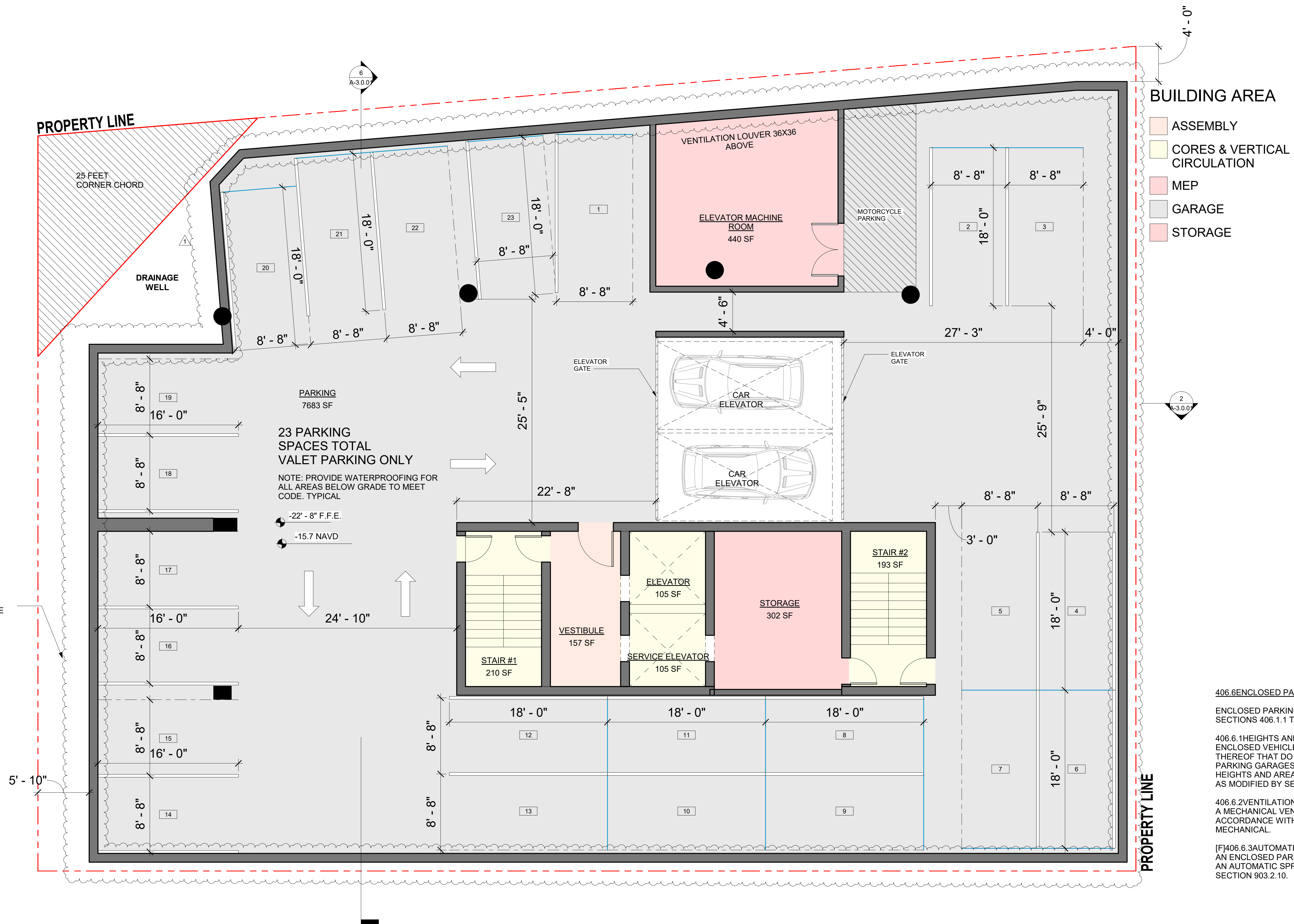
ENCLOSED PARKING GARAGES SHALL COMPLY WITH SECTIONS 406.1.1 THROUGH 406.1.9.3, 406.4 AND 406.6.

406.6.1 HEIGHTS AND AREAS.
ENCLOSED VEHICLE PARKING GARAGES AND PORTIONS THEREOF THAT DO NOT MEET THE DEFINITION OF OPEN PARKING GARAGES SHALL BE LIMITED TO THE ALLOWABLE HEIGHTS AND AREAS SPECIFIED IN SECTIONS 504 AND 506 AS MODIFIED BY SECTION 507. ROOF PARKING IS PERMITTED.

406.6.2 VENTILATION.
A MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, MECHANICAL.

[F]406.6.3 AUTOMATIC SPRINKLER SYSTEM.
AN ENCLOSED PARKING GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.10.

1 BASEMENT-1
SCALE: 3/16" = 1'-0"



1 | BASEMENT-2
SCALE: 3/16" = 1'-0"

DRC
2023-006
05/04/23

HOTEL 42
3001 Alhambra Street, Fort Lauderdale FL 33304

BASEMENT LEVEL 2 - BELOW GRADE - PARKING

A-1.3.00B

adache
group architects

BUILDING AREA

- ASSEMBLY
- CIRCULATION
- STAIR
- MEP
- LANDSCAPE
- STORAGE

ALHAMBRA STREET
(50' R/W)
30' ASPHALT PAVING

N. BIRCH ROAD

FLOODPROOFING NOTES:

- PROVIDE MECHANICAL BARRIER SYSTEM ACROSS THE OPENINGS (DOORS/GARAGE DOORS), TO STOP FLOOD WATER FROM ENTERING THE BUILDING.
- PROVIDE WATERPROOFING MEMBRANE BEHIND THE EXTERIOR WALL FINISH SYSTEM, ON WALLS WHERE THE INTERIOR FLOOR IS BELOW THE MINIMUM ELEVATION SET BY FEMA (7.0 NAVD).

1 | GROUND LEVEL
SCALE: 3/16" = 1'-0"

HOTEL 42

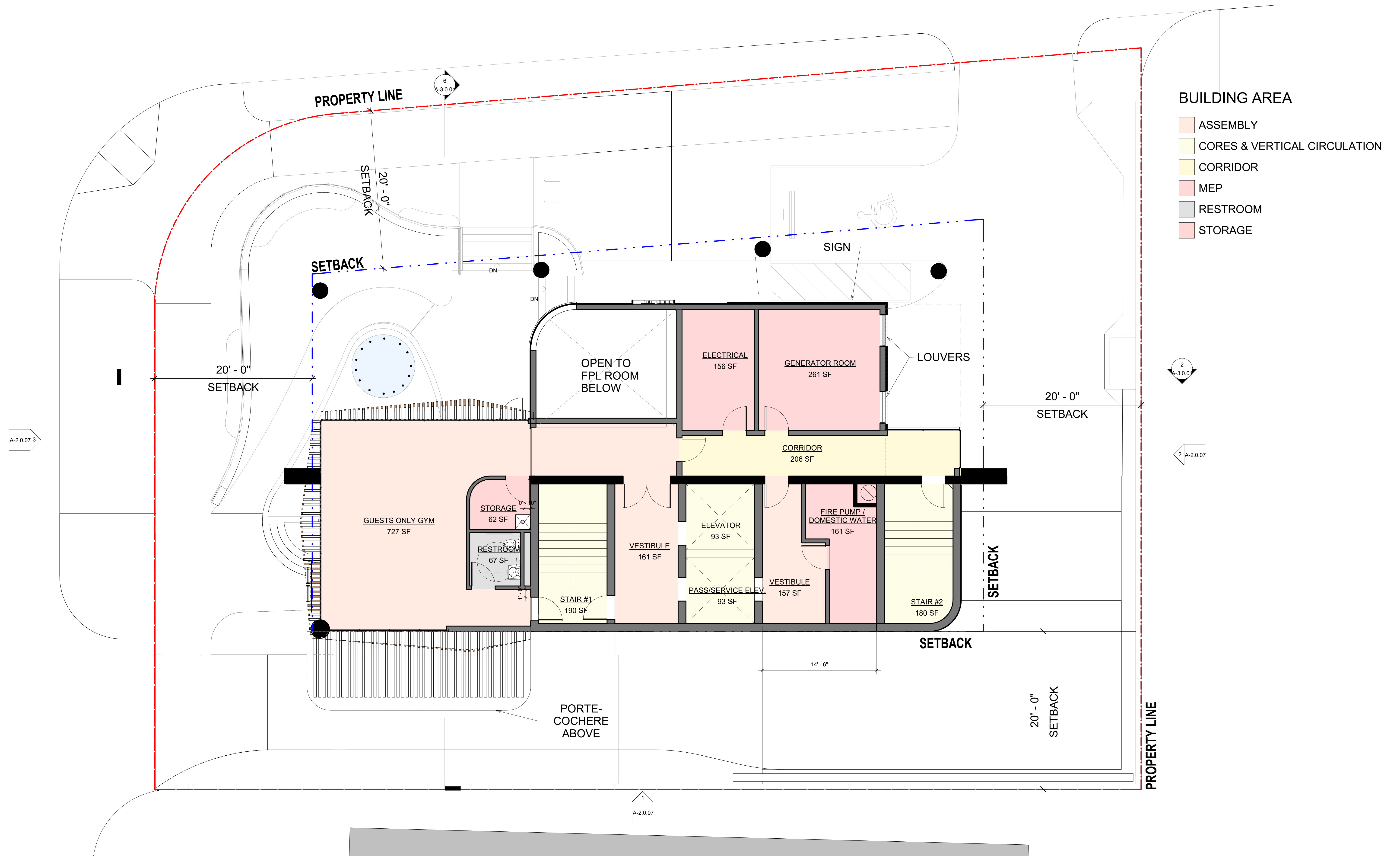
3001 Alhambra Street, Fort Lauderdale FL 33304



GROUND FLOOR - ENTRY

A-1.3.01

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group architects



1 LEVEL 1.5
SCALE: 3/16" = 1'-0"

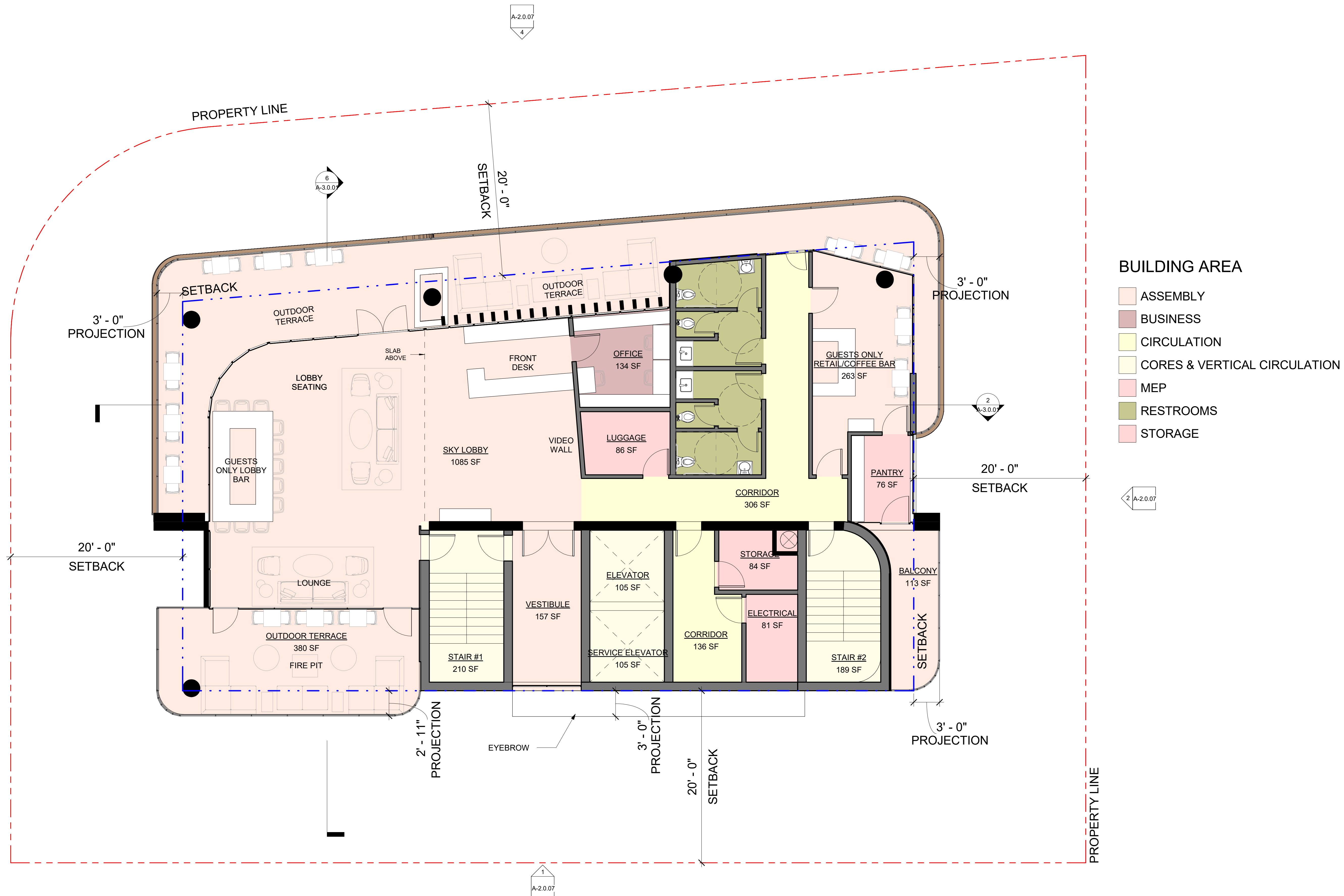
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05/09/23

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LEVEL 1.5 - GYM - SERVICES

A-1.3.02

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1 | LEVEL 5
SCALE: 3/16" = 1'-0"