PROJECT:

1007 E. LAS OLAS

1007 EAST LAS OLAS BLVD.
FORT LAUDERDALE, FL 33301

AMENDMENT TO SITE PLAN LEVEL IV
(PLN-SITE-20080001) / UDP-A21066

SHEET INDEX

C0	SURVEY SITE PLAN	(previously approved & proposed)
A-1	ARCH - FIRST FLOOR PLAN	(previously approved & proposed)
A-2	ARCH - BASEMENT LEVEL PLANS	(previously approved & proposed)
A-3	ARCH - SECOND & THIRD FLOOR PLAN (TYP)	(previously approved & proposed)
A-4	ARCH - LEVELS 4-8 AND LEVEL 9 PLANS	(previously approved)
A-4	ARCH - LEVEL 4 AND LEVELS 5-8 PLAN	(proposed)
A-4.01	ARCH - LEVEL 9 AND LEVEL 10	(proposed)
A-4.1	ARCH - ROOF PLAN	(previously approved & proposed)
A-5	ARCH - SOUTH & EAST ELEVATIONS	(previously approved & proposed)
A-6	ARCH - NORTH & WEST ELEVATIONS	(previously approved & proposed)
A-7	ARCH - CONCEPTUAL SECTION	(previously approved & proposed)
A-8	ARCH - LIFE SAFETY PLANS (B-2, B-1 & GROUND FLOOR)	(previously approved)
A-8	ARCH - LIFE SAFETY PLAN (GROUND FLOOR)	(proposed)
A-8.1	ARCH - LIFE SAFETY PLANS (B-2 & B-1)	(proposed)
A-9	ARCH - LIFE SAFETY PLANS (LEVELS 2-9)	(previously approved)
A-9	ARCH - LIFE SAFETY PLANS (LEVELS 2-3)	(proposed)
A-9.1	ARCH - LIFE SAFETY PLANS (LEVEL 4 & LEVELS 5-8)	(proposed)
A-9.2	ARCH - LIFE SAFETY PLANS (LEVEL 9 & LEVEL 10)	(proposed)
LP-1	LANDSCAPE PLAN	(previously approved & proposed)
SE-1	SITE LIGHTING	(previously approved & proposed)
SE-2	PHOTOMETRIC PLAN (NORMAL POWER)	(previously approved & proposed)
C-1	PAVEMENT MARKING AND SIGNAGE PLAN	(proposed)
C-2	CONCEPTUAL PAVEMENT, GRADING & DRAINAGE PLAN	(previously approved & proposed)
C-3	CONCEPTUAL WATER & SEWER PLAN	(previously approved & proposed)
X4	CIRCULATION EXHIBIT	(previously approved & proposed)

OFF-SITE
PARKING
1017 E Las Olas Blvd
(18 spaces)

LOCATION SKETCH
N.T.S

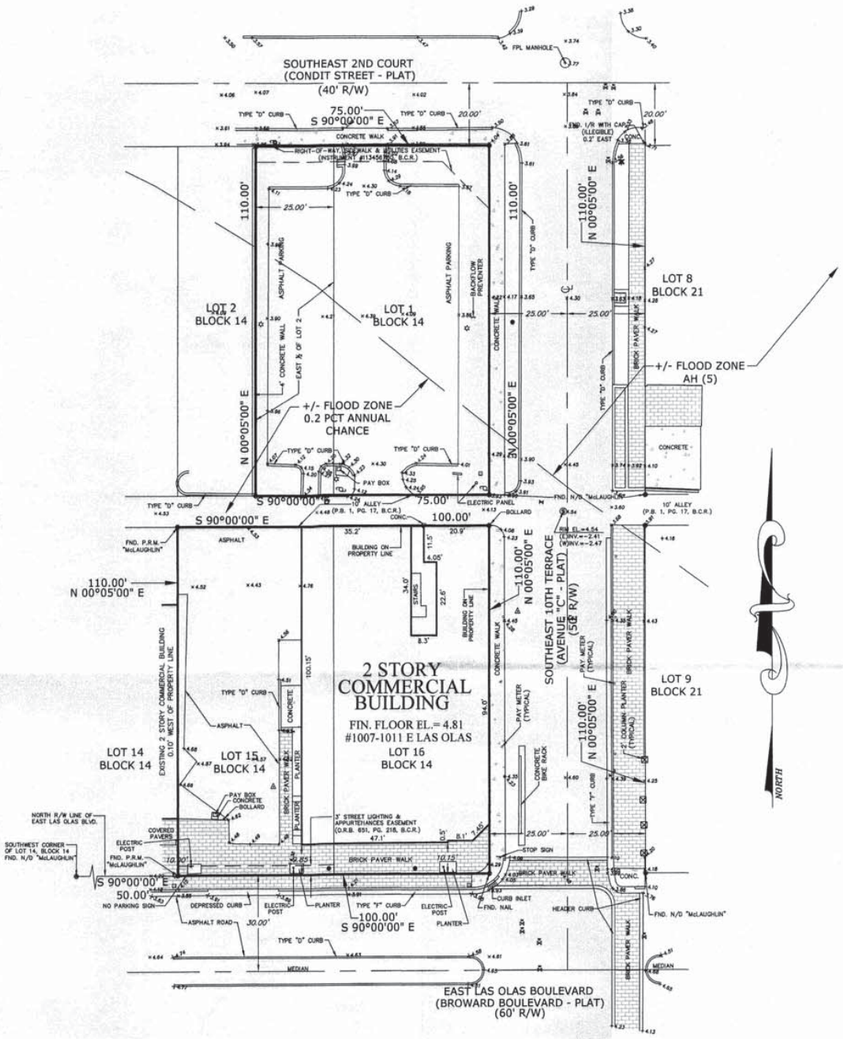
NORTH

LEGAL DESCRIPTION

LOT 1, EAST $\frac{1}{2}$ OF LOT 2, LOT 15, LOT 16 ALL IN BLOCK 14 TOGETHER WITH A PORTION OF 10' ALLEY IN SAID BLOCK 14 BOUNDED ON WEST BY SOUTHERLY EXTENSION OF EAST 25' OF SAID LOT 2 AND BOUNDED ON THE EAST BY EAST LIMIT OF SAID BLOCK 14 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

SCALE:	DRAWN BY:	PROJ ENGR:	
NTS	SROD	DRS	
JOB NO:	PLOT DATE:	APPR. BY:	
17-1364.01	04/06/2022	DRS	



LEGAL DESCRIPTION:

Lot 1, the East one-half (E ½) of Lot 2, Lot 15 and Lot 16, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.

LEGEND:

I/P	DENOTES IRON PIPE
I/R	DENOTES IRON ROD
P.C.P.	DENOTES PERMANENT CONTROL POINT
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK
U.E.	DENOTES UTILITY EASEMENT
B.C.R.	DENOTES BROWARD COUNTY RECORDS
D.C.R.	DENOTES DADE COUNTY RECORDS
COR.	DENOTES CORNER
CLF	DENOTES CHAIN LINK FENCE
℄	DENOTES CENTERLINE
L.B.	DENOTES LICENSES BUSINESS
(M)	DENOTES MEASURED
(C)	DENOTES CALCULATION
(P)	DENOTES PLAT
CONC.	DENOTES CONCRETE
N/D	DENOTES NAIL & DISK
R/W	DENOTES RIGHT-OF-WAY
(TYP.)	DENOTES TYPICAL
E.O.P.	EDGE OF PAVEMENT
F.O.W.	FRONT OF WALK
CMP	CORREGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
HDP	HIGH DENSITY POLYETHYLENE
EL.	ELEVATION
EM	ELECTRIC METER
LP	LIGHT POLE
HH	HANDHOLE
GEN.	GENERATOR
	CONCRETE UTILITY/LIGHT POLE
	WOOD UTILITY POLE
	WATER VALVE
	SANITARY MANHOLE
	UNKNOWN VALVE
	WATER METER
	MONITORING WELL
	LIGHT POLE
	HANDHOLE
	FIRE HYDRANT
x4.48	EXISTING ELEVATION

PREVIOUSLY APPROVED

SURVEY NOTES:

1. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS IF ANY, WERE NOT LOCATED.
2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE PROPERTY INFORMATION REPORT, FILE NO. 7923995, DATED SEPTEMBER 18, 2019 AT 6:00 AM. AND PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND THE PLAT OF COLEE HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE 17, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
5. UNLESS OTHERWISE NOTED ALL PROPERTY CORNERS ARE SET 5/8" IRON RODS WITH CAP STAMPED LB. # 6935.
6. THIS BOUNDARY SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUES, AS AMENDED.
8. THE N.F.I.P. FLOOD MAP HAS DESIGNATED THIS LAND LIE WITHIN ZONES "AH" AND 0.2 PCT ANNUAL CHANCE, COMMUNITY #125105, MAP AND PANEL # 12011C0557-H, BASE FLOOD EL=5 (AH) AND THE DATE OF FIRM 8/18/2014.
9. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF EAST LAS OLAS WITH AN ASSUMED BEARING OF S 90°00'00" E.
10. SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 19,250 SQUARE FEET MORE OR LESS.

MAP OF BOUNDARY SURVEY
FOR: 800 LAS OLAS, LLC

PORTION OF BLOCK 14
(P.B. 1, PG. 17, B.C.R.)

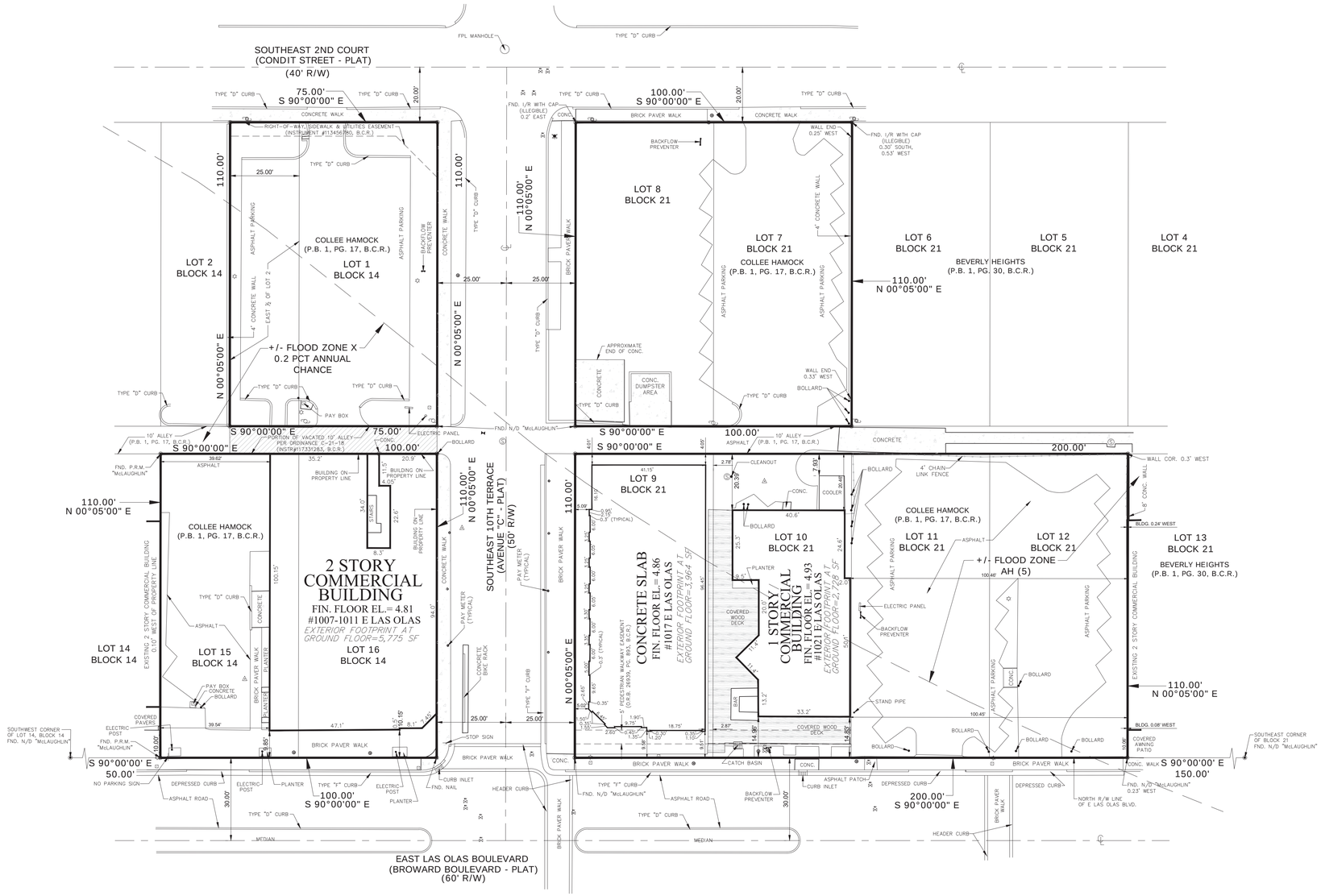
REVISIONS	DATE	BY	CKD	FB/PG
UPDATE SURVEY/REFERENCE PROPERTY INFO. REPORT	7/13/2020	RM	TD	N/A
REVISE ELEVATIONS	7/17/17	RM	TD	N/A
ADD TOPO/STRUCTURE INFO	6/27/17	RM	TD	N/A
REVISE CERTIFICATION	11/17/16	RM	TD	N/A
REFERENCE SURVEY TO TITLE COMMITMENT	7/21/16	RM	TD	N/A

SEAL

THEODORE J. DAVID FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5821
DAVID & GERCHAR, INC. L.B. # 6935
SIGNATURE DATE: 9/23/2020
DATE OF LAST FIELD SURVEY: 7/13/2020

SCALE:	1" = 20'	JOB NO:	16-022 WEST
FB/PG:	N/A	CAD. FILE:	F:\16-jobs\16-022\16-022 survey
DRAWN BY:	RRM	DATE:	7/8/16
CKD. BY:	TD	PROJ. FILE:	16-022

DAVID & GERCHAR,
SURVEYORS AND MAPPERS
12075 NW 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • ted@davidandgerchar.com



LEGAL DESCRIPTION:

Lots 7 through 12, Block 21, and Lot 1, the East one-half (E ½) of Lot 2, Lot 15 and Lot 16, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.

LEGEND:

I/P	DENOTES IRON PIPE
I/R	DENOTES IRON ROD
P.C.P.	DENOTES PERMANENT CONTROL POINT
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
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B.C.R.	DENOTES BROWARD COUNTY RECORDS
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CONC.	DENOTES CONCRETE
N/D	DENOTES NAIL & DISK
R/W	DENOTES RIGHT-OF-WAY
(TYP.)	DENOTES TYPICAL
E.O.P.	EDGE OF PAVEMENT
F.O.W.	FRONT OF WALK
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RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
HDP	HIGH DENSITY POLYETHYLENE
EL.	ELEVATION
EM	ELECTRIC METER
LP	LIGHT POLE
HH	HANDHOLE
GEN.	GENERATOR
	CONCRETE UTILITY/LIGHT POLE
	WOOD UTILITY POLE
	WATER VALVE
	SANITARY MANHOLE
	UNKNOWN VALVE
	WATER METER
	MONITORING WELL
	LIGHT POLE
	HANDHOLE
	FIRE HYDRANT

SURVEY NOTES:

1. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS IF ANY, WERE NOT LOCATED.
2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE COMMITMENT FOR TITLE INSURANCE, FILE NO. 2037-3580935, EFFECTIVE DATE JUNE 17, 2016 AT 8:00 AM, AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THE PLAT OF COLEE HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE 17, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
5. UNLESS OTHERWISE NOTED ALL PROPERTY CORNERS ARE SET 5/8" IRON RODS WITH CAP STAMPED LS #6422.
7. SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUES, AS AMENDED.
8. THE N.F.I.P. FLOOD MAP HAS DESIGNATED THIS LAND LIE WITHIN ZONES "AH" AND X (0.2 PCT ANNUAL CHANCE), COMMUNITY #125105, MAP AND PANEL # 12011C0557-H, BASE FLOOD EL=5 (AH) AND THE DATE OF FIRM 8/18/2014.
9. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF EAST LAS OLAS WITH AN ASSUMED BEARING OF S 90°00'00" E.
10. SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 52,250 SQUARE FEET MORE OR LESS.
11. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE LICENSED SURVEYOR AND MAPPER STATED HEREON.
12. BENCHMARK OF ORIGIN: NATIONAL GEODETIC SURVEY BENCHMARK P 235, ELEVATION 6.01 (N.A.V.D 88).

Donald Sullivan
2022.03.01
10:53:38 -05'00'

NORTH

0 20 40
10 30
SCALE: 1"=20'

DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FAX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

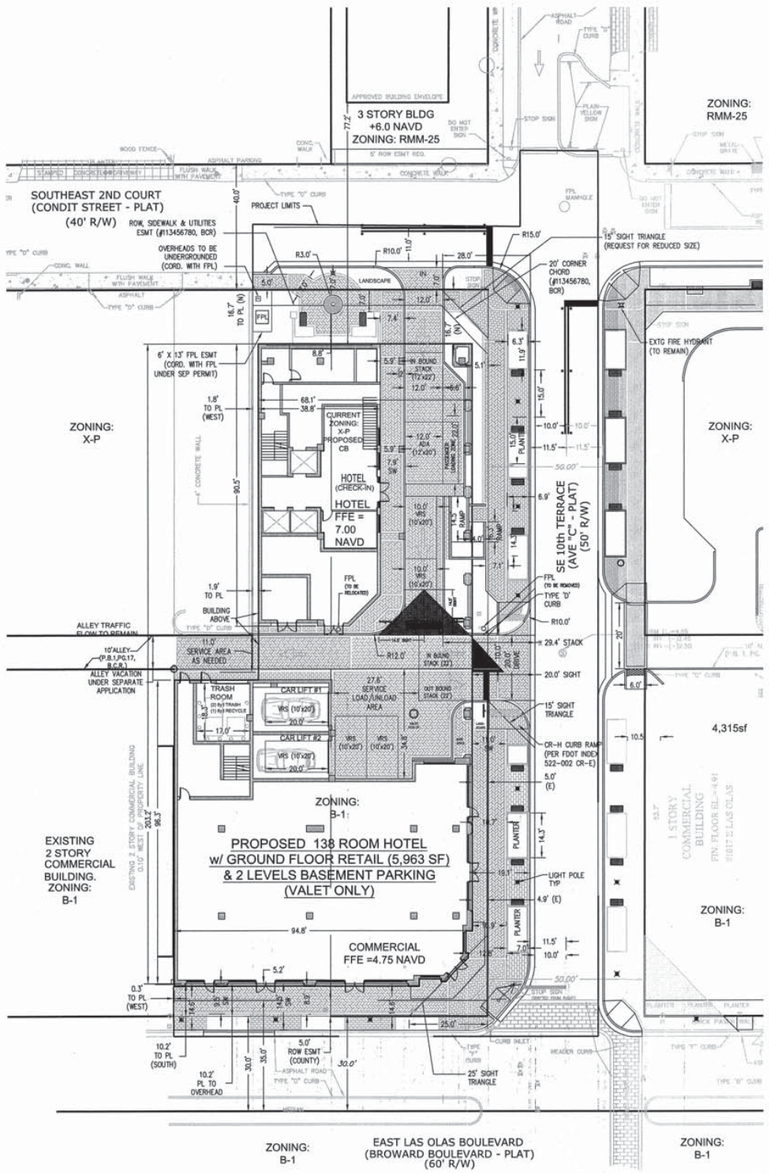
DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
SIGNATURE DATE: 03/01/2022
LAST DATE OF FIELD SURVEY: 06/02/2021

REVISION	DATE	BY	FB / PG
REVISE 1007-1011, 1021 F.F. EL.	2/28/2022	RM	
ADD BLDG SF TO 1007	2/25/2022	RM	
REVISE ADJACENT BUILDING TIES	2/10/2022	RM	
ADD PORTION OF VACATED ALLEY	6/11/2021	RM	34/93
SLAB SURVEY 1017 BUILDING (NO OTHER UPDATES)	6/2/2021	RM	

MAP OF BOUNDARY SURVEY

FOR: 800 LAS OLAS, LLC

DRAWN BY: RM
CHECKED BY: DS
FB / PG: 00/00
SCALE: 1"= 20
DATE: 02 /05/2021
FILE: 21-150 .DWG
JOB NO. 21 - 150
SHEET NO. 01 OF 01



SITE PLAN INFORMATION	
CURRENT USE OF PROPERTY	COMMERCIAL/PARKING LOT
CURRENT LAND USE DESIGNATION	COMMERCIAL & MEDIUM-HIGH
PROPOSED LAND USE DESIGNATION	COMMERCIAL & MEDIUM-HIGH
CURRENT ZONING DESIGNATION	X-P / B-1
PROPOSED ZONING DESIGNATION	CB / B-1
ADJACENT ZONING DESIGNATION-N,E	RMM-25 / X-P
ADJACENT ZONING DESIGNATION-S,W	B-1 / X-P

SETBACK TABLE	REQ. (CB) 47-6.20	PROVIDED
FRONT YARD (NORTH) - SE 2nd Ct.	5'	16.7'
FRONT YARD (EAST) - SE 10th Terr.	5'	5.0'
FRONT YARD (SOUTH) - Las Olas Blvd.	5'	10.2'
SIDE YARD (WEST) - Adjacent Property	0'	0.3'

TOTAL EXISTING SITE AREA (EXCLUDING ALLEY)	0.44 ACRES TOTAL / 19,250 S.F.	
TOTAL PROPOSED SITE AREA (INCLUDING ALLEY)	0.46 ACRES TOTAL / 20,000 S.F.	
TOTAL PERVIOUS EXISTING (LANDSCAPE)	2,942 S.F	15.3 %
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	766 S.F.	3.8 %
TOTAL IMPERVIOUS EXISTING	10,532 S.F	54.7 %
TOTAL IMPERVIOUS PROPOSED	2,831 S.F.	14.2 %
TOTAL BUILDING FOOT PRINT EXISTING	5,776 S.F.	30.0 %
TOTAL BUILDING FOOT PRINT PROPOSED	16,403 S.F.	82.0 %
TOTAL BUILDING WIDTH & LENGTH	95.0' x 220'	
FLOOR AREA RATIO (F.A.R.) - NO MAX.	6.0	
BUILDING SIZE- (TOTAL BLDG AREA) (NIC BASEMENT LEVELS)	120,427 G.S.F.	
(HOTEL)	97,851 S.F.	
(COMMERCIAL)	5,963 S.F.	
(SERVICE/AMENITY/COMMON/RESTAURANT/OTHER)	16,613 S.F.	
NUMBER OF STORIES/HEIGHT BLDG (MAX. 150')	9 STORIES/116'-8"	
(PARKING GARAGE) (NIC IN FAR/BELOW GRADE)	29,432 G.S.F./2 LEVELS	
VUA	250 S.F.	1.2 %
PEDESTRIAN WALKS & PLAZAS	4,842 S.F	24.2 %
LOT COVERAGE	16,403 S.F.	82.0 %
LANDSCAPE @ GRADE	766 S.F.	
LANDSCAPE WITHIN ROW	902 S.F.	
OPEN SPACE (TOTAL ON-SITE)	11,590 S.F	
OPEN SPACE (GROUND LEVEL) - 3,847 S.F.		
OPEN SPACE (9th LEVEL) - 5,693 S.F.		
OPEN SPACE (2nd LEVEL) - 2,050 S.F.		

PARKING DATA:

	SF/UNIT	RATIO	REQUIRED	PROVIDED
COMMERCIAL/RETAIL	5,963 sf	1/250sf	24	
HOTEL	138 units	1/unit	138	
TOTAL SPACES			162	73 = 69 standard spaces, 4 compact spaces

NOTE: DUE TO 10TH TERRACE BEING DESIGNED TO THE MASTER PLAN DESIGN GUIDELINES FOR A 'LOCAL STREET', (3) METERED PARKING SPACES HAVE BEEN REMOVED AND WILL BE MITIGATED PRIOR TO BUILDING PERMIT ISSUANCE.

NOTE: AN EXISTING B-CYCLE STATION WILL BE REMOVED & RELOCATED. THE APPLICANT IS WORKING WITH THE CITY & BROWARD BCYCLE ON AN ALTERNATIVE LOCATION THAT WILL BE IDENTIFIED PRIOR TO THE COMMENCEMENT OF WORK WITHIN THE ROW.

NOTE: A PARKING REDUCTION APPLICATION HAS BEEN SUBMITTED.

NOTE: THE PROJECT WILL COMPLY WITH FBC ACCESSIBILITY SECTION 503 FOR PASSENGER LOADING ZONE.

NOTE: STACKING & VRS REQUIREMENTS ARE PROVIDED ON THE CIRCULATION EXHIBIT (SHEET X4).

NOTE: VALET PARKING WILL BE PROVIDED ON-SITE 100% OF OPERATING HOURS.

SOLID WASTE:

SOLID WASTE / RECYCLING (HOTEL & RETAIL):

- THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
  - WASTE REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED - (2) 2YD CONTAINERS.
  - RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED - (1) 2YD CONTAINER.
- THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

STRUCTURAL SOIL:

- STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR ALONG CITY STREET ROW'S.
- STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

FLOOD DATA:	BUILDING DATA:
FLOOD ZONE AE ELEV: 6.0 FLOOD PANEL #125105, DATE:12/31/2019 BROWARD COUNTY 100 YEAR 3 DAY CONTOUR= ELEV. (5.5) NAVD AVERAGE WET SEASON WATER LEVEL= ELEV. (0.5) NAVD	FBC BUILDING TYPE DESIGNATION: OCCUPANCY: (HOTEL & COMMERCIAL) CODE COMPLIANT SPRINKLER SYSTEM BUILDING AND PARKING GARAGE WILL BE SPRINKLED. PARKING GARAGE AIR QUALITY REQUIREMENTS FBC 406.6 ENCLOSED PROVISIONS

LEGAL DESCRIPTION:

Lot 1, the East one-half (E ½) of Lot 2, Lot 15 and Lot 16, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL. 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: SITE PLAN

PREVIOUSLY APPROVED

Job Title: 1007 EAST LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

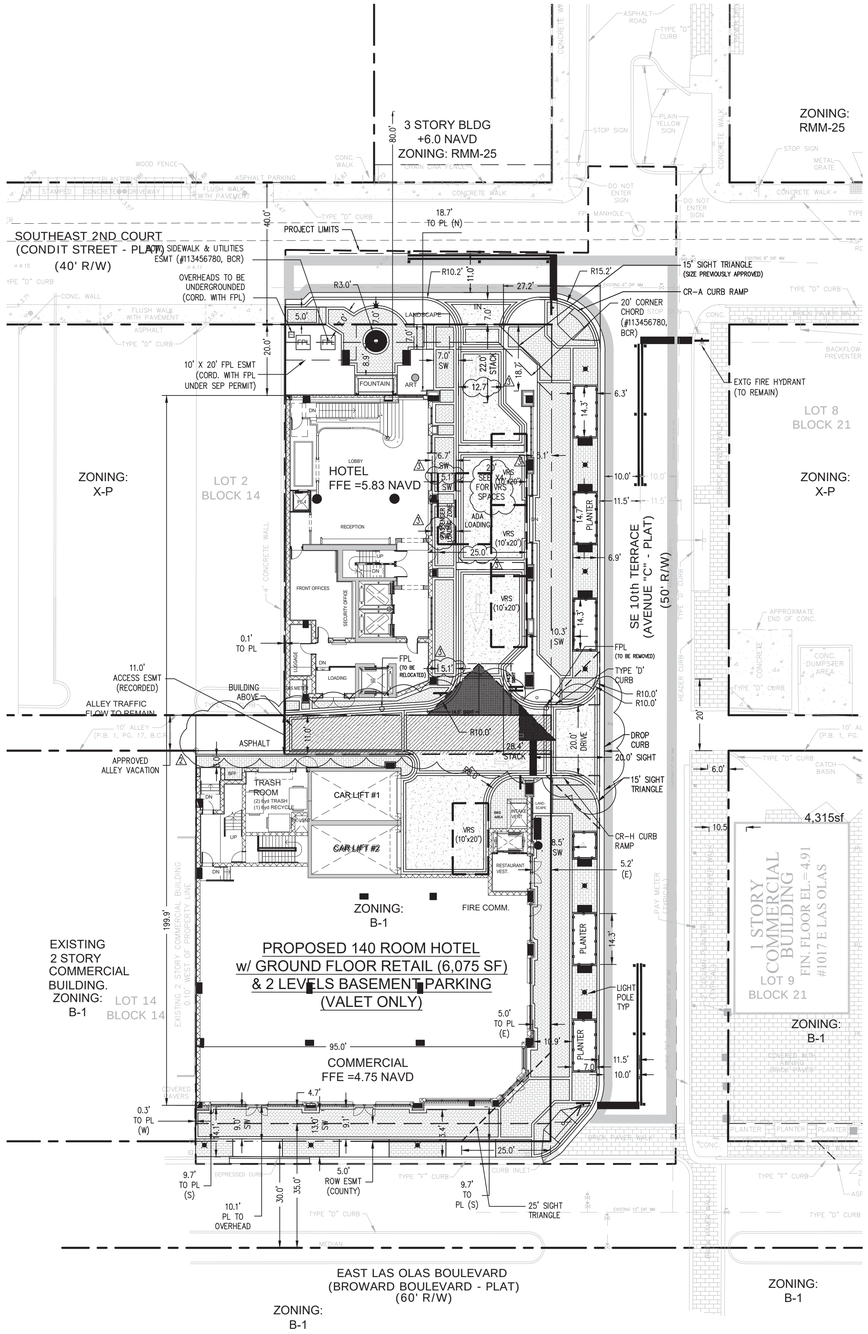
Revisions

Phase:
DRC
DOCUMENTS

SEAL
SUZANNE H. GRABSKI
LICENSE
No. 69225
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Scale: 1"=20'	Date 10/30/20
Job No. 17-1364.01	Plot Date 05/18/21
Drawn by SROD	Sheet No. C0
Proj. Mgr. DRS	
Appr. by JMF	1 of 9

May 18, 2021 - 9:18am



Drawing name: F:\2017 Jobs\17-1364.01 Las Olas HOTEL\17-1364.01 HOTEL SITE.dwg
Mar 08, 2022 - 5:34pm

SITE PLAN INFORMATION	
CURRENT USE OF PROPERTY	COMMERCIAL/PARKING LOT
CURRENT LAND USE DESIGNATION	COMMERCIAL & MEDIUM-HIGH
PROPOSED LAND USE DESIGNATION	COMMERCIAL & MEDIUM-HIGH
CURRENT ZONING DESIGNATION	CB / B-1
PROPOSED ZONING DESIGNATION	CB / B-1
ADJACENT ZONING DESIGNATION-N,E	RMM-25 / X-P
ADJACENT ZONING DESIGNATION-S,W	B-1 / X-P

SETBACK TABLE	REQ. (CB) 47-6.20	PREVIOUSLY APPROVED	PROVIDED
FRONT YARD (NORTH) - SE 2nd Ct.	5'	16.7'	18.7'
FRONT YARD (EAST) - SE 10th Terr.	5'	5.0'	5.0'
FRONT YARD (SOUTH) - Las Olas Blvd.	5'	10.2'	9.7'
SIDE YARD (WEST) - Adjacent Property	0'	0.3'	0.3'

1

TOTAL PROPOSED SITE AREA (INCLUDING ALLEY)	0.46 ACRES TOTAL / 20,000 S.F.	
TOTAL PERVIOUS EXISTING (LANDSCAPE)	2,942 S.F	14.7 %
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	~~766 S.F.~~	~~3.8 %~~
TOTAL IMPERVIOUS EXISTING	11,282 S.F.	56.4 %
TOTAL IMPERVIOUS PROPOSED	2,831 S.F.	14.2 %
TOTAL BUILDING FOOT PRINT EXISTING	5,776 S.F.	28.9 %
TOTAL BUILDING FOOT PRINT PROPOSED	16,403 S.F.	82.0 %
TOTAL BUILDING WIDTH & LENGTH	95' x 200'	
FLOOR AREA RATIO (F.A.R.) - NO MAX. (6.0 PREV APPROVED)	6.69	
BUILDING SIZE- (TOTAL BLDG AREA) (NIC BASEMENT LEVELS)	133,929 G.S.F.	
(HOTEL)	97,851 S.F.	
(COMMERCIAL)	6,075 S.F.	
(SERVICE/AMENITY/COMMON/RESTAURANT/OTHER)	16,613 S.F.	
NUMBER OF STORIES/HEIGHT BLDG (MAX. 150')	10 STORIES/123'-5"	
(PARKING GARAGE) (NIC IN FAR/BELOW GRADE)	29,432 G.S.F./2 LEVELS	
VUA	250 S.F.	1.2 %
PEDESTRIAN WALKS & PLAZAS	4,842 S.F	24.2 %
LOT COVERAGE	16,403 S.F	82.0 %
LANDSCAPE @ GRADE	766 S.F.	
LANDSCAPE WITHIN ROW	941 S.F.	

1 % CHANGED DUE TO APPROVAL OF THE ALLEY VACATION THUS INCREASING THE TOTAL SITE AREA.

	APPROVED	PROVIDED
OPEN SPACE (TOTAL ON-SITE)	11,590 S.F	11,889 S.F
OPEN SPACE (GROUND LEVEL)	3,847 S.F.	3,847 S.F.
OPEN SPACE (10th LEVEL)	5,693 S.F.	6,681 S.F.
OPEN SPACE (2nd LEVEL)	2,050 S.F.	1,361 S.F.

PARKING DATA:

	SF/UNIT	RATIO	REQUIRED	APPROVED	PROVIDED
COMMERCIAL/RETAIL	6,075 sf	1/250sf	24		
HOTEL	140 units	1/unit	140		
TOTAL SPACES			164	73	75 = 57 On-site 18 off-site

3

NOTE: DUE TO 10TH TERRACE BEING DESIGNED TO THE MASTER PLAN DESIGN GUIDELINES FOR A 'LOCAL STREET', (3) METERED PARKING SPACES HAVE BEEN REMOVED AND WILL BE MITIGATED PRIOR TO BUILDING PERMIT ISSUANCE.

NOTE: AN EXISTING B-CYCLE STATION WILL BE REMOVED & RELOCATED. THE APPLICANT IS WORKING WITH THE CITY & BROWARD BCYCLE ON AN ALTERNATIVE LOCATION THAT WILL BE IDENTIFIED PRIOR TO THE COMMENCEMENT OF WORK WITHIN THE ROW.

3

NOTE: A PARKING REDUCTION APPLICATION HAS BEEN APPROVED WITH THE PREVIOUSLY APPROVED SITE PLAN.

NOTE: THE PROJECT WILL COMPLY WITH FBC ACCESSIBILITY SECTION 503 FOR PASSENGER LOADING ZONE.

NOTE: STACKING & VRS REQUIREMENTS ARE PROVIDED ON THE CIRCULATION EXHIBIT (SHEET X4).

NOTE: VALET PARKING WILL BE PROVIDED ON-SITE 100% OF OPERATING HOURS.

NOTE: THE OFF-SITE PARKING SPACES WILL BE PROVIDED ON THE ADJACENT SITE (TO EAST) THAT IS ALSO OWNED BY THE APPLICANT.
AN OFF-SITE PARKING AGREEMENT WILL BE PROVIDED.

SOLID WASTE:

SOLID WASTE / RECYCLING (HOTEL & RETAIL):

- THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
  - WASTE REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED - (2) 2YD CONTAINERS.
  - RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED - (1) 2YD CONTAINER.
- THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

STRUCTURAL SOIL:

- STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR ALONG CITY STREET ROW's.
- STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

FLOOD DATA:

FLOOD ZONE AH ELEV: 5.0
MAP#12011C0554H, DATE:08/18/2014

BROWARD COUNTY 100 YEAR
3 DAY CONTOUR= ELEV. (5.5) NAVD

AVERAGE WET SEASON
WATER LEVEL= ELEV. (1.5) NAVD

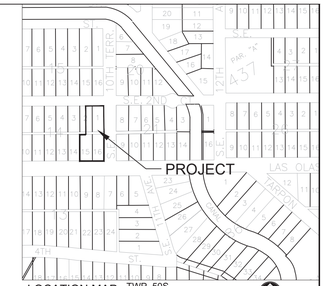
BUILDING DATA:

FBC BUILDING TYPE DESIGNATION:

OCCUPANCY: (HOTEL & COMMERCIAL)

CODE COMPLIANT SPRINKLER SYSTEM
BUILDING AND PARKING GARAGE WILL BE SPRINKLED.

PARKING GARAGE AIR QUALITY REQUIREMENTS
FBC 406.6 ENCLOSED PROVISIONS



LEGAL DESCRIPTION:

LOT 1, EAST 1/2 OF LOT 2, LOT 15, LOT 16 ALL IN BLOCK 14 TOGETHER WITH A PORTION OF 10' ALLEY IN SAID BLOCK 14 BOUNDED ON WEST BY SOUTHERLY EXTENSION OF EAST 25' OF SAID LOT 2 AND BOUNDED ON THE EAST BY EAST LIMIT OF SAID BLOCK 14 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

1 DRC AMENDMENT 1 (10/21/21):

- LEGAL DESCRIPTION UPDATED TO INCLUDE ALLEY VACATION
- SETBACK CHANGES (INDICATED).
- ALLEY ACKNOWLEDGED AS VACATED.
- HOTEL ROOM COUNT INCREASE.
- GSF INCREASE
- FAR INCREASE
- FLOOR ADDED / HEIGHT INCREASE
- LANDSCAPE INCREASE IN ROW
- OPEN SPACE INCREASE
- COMMERCIAL SF INCREASE
- CHANGE IN HOTEL FFE
- THE ADDITION OF 8 OFF-SITE PARKING

2 DRC AMENDMENT 1 (12/10/21):

- ALLEY DRIVEWAY WIDTH INCREASED TO 20'
- OFF-SITE PARKING LABEL ADDED
- LABEL ADJUSTMENTS PER COMMENTS
- BLDG PROJECTIONS REDUCED (#8)
- PL ADDED TO ELEVATIONS (#9)
- DRIVEWAY MATERIAL CHANGED TO CONCRETE.

3 DRC AMENDMENT 1 (02/04/22):

- DRIVEWAY WIDTH ADJUSTED
- BASEMENT ADJUSTMENTS (SEE ARCH PLANS)
- ON-SITE/OFF-SITE PARKING NUMBERS REVISED.

Dennis R Shultz

Digitally signed by Dennis R Shultz
DN: c=US, o=Flynn Engineering Services P.A., dnQualifier=A01410D0000017C2E11FE26000 0C362, cn=Dennis R Shultz
Date: 2022.03.08 18:07:58 -05'00'

DENNIS R. SHULTZ LICENSE No 56159 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON Mar 08, 2022

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: SITE PLAN

Job Title: 1007 EAST LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

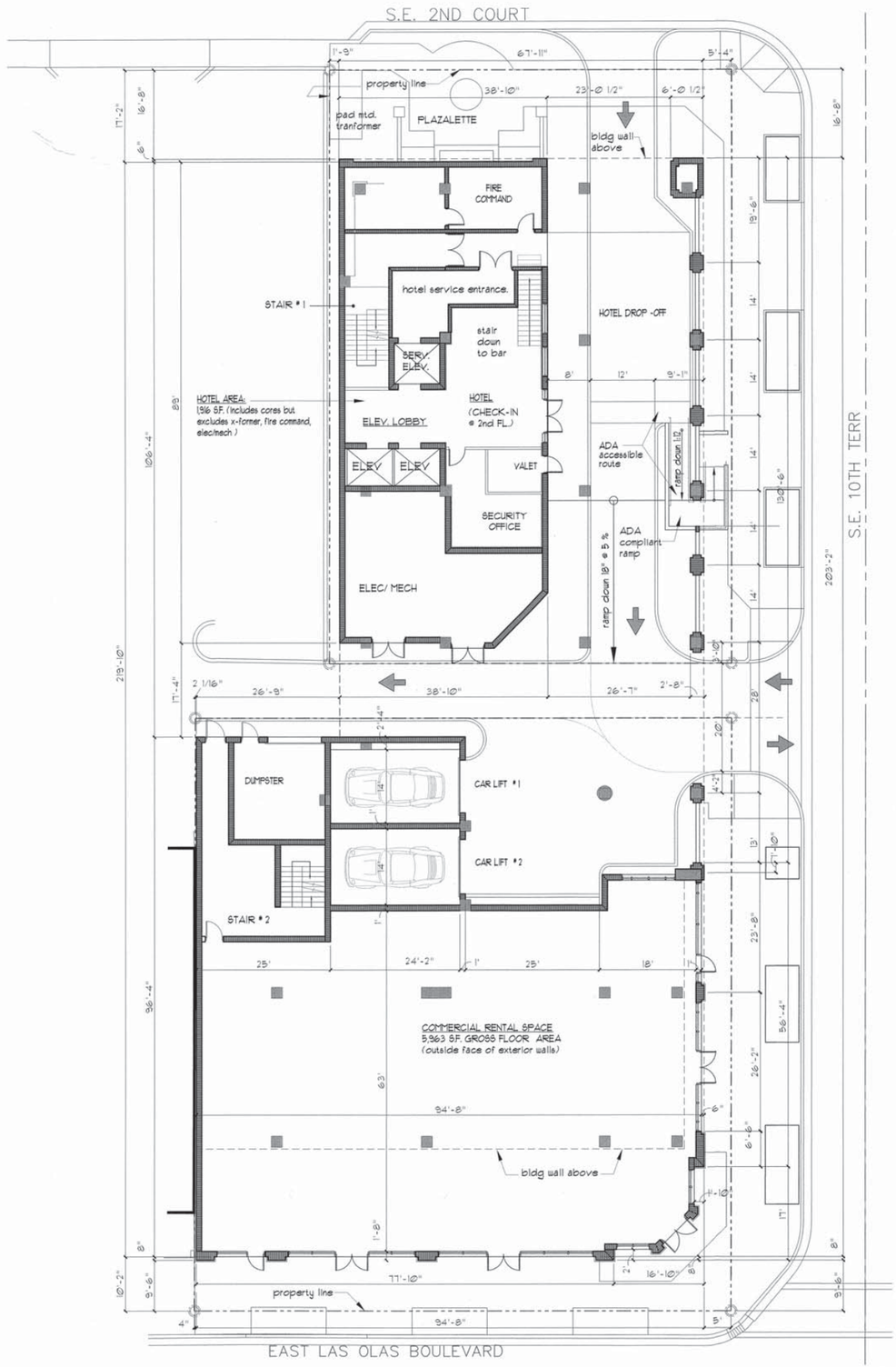
Revisions

1	10/21/21	DRC AMENDMENT
2	12/10/21	DRC AMENDMENT UPDATES
3	02/04/22	DRC AMENDMENT UPDATES

Phase: DRC AMENDMENT DOCUMENTS

SEAL

Scale: 1"=20'	Date 10/21/21
Job No. 17-1364.01	Plot Date 03/08/22
Drawn by SROD	Sheet No. C0
Proj. Mgr. DRS	
Appr. by DRS	1 of 1



SEE SHEET A-8 drc FOR BUILDING DATA

SITE PLAN ELEMENTS ARE FOR REFERENCE ONLY
SEE CIVIL ENGINEERING DRAWINGS FOR SITE IMPROVEMENTS

FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
0 2.5' 5' 10' 20' 35' 50'

FIRST FLOOR PLAN

To the best of the Architect's knowledge, the plans and specifications comply with the applicable minimum building codes.

Vander Ploeg and Associates , Inc.
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architects and planners
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boca raton, florida 33432
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(561) 750-8061 FAX

PREVIOUSLY APPROVED

project : 1007 LAS OLAS EAST MIXED-USE
1007 E. Las Olas Blvd.
Fort Lauderdale, FL 33301

developed by : Hudson Capital Group
Barron Commercial Development, Inc.

comm. no. 16023.2
drawn dvp
date 10 JULY, 2020
sheet no. A-1 drc

©

revision
DRC COMMENTS 10-23-20
DRC COMMENTS : RETAIL AREA 12-15-20
DRC COMMENTS : ALLEY 01-26-21
SITE BACKGROUND TO MATCH SITE PLAN 05-21-21

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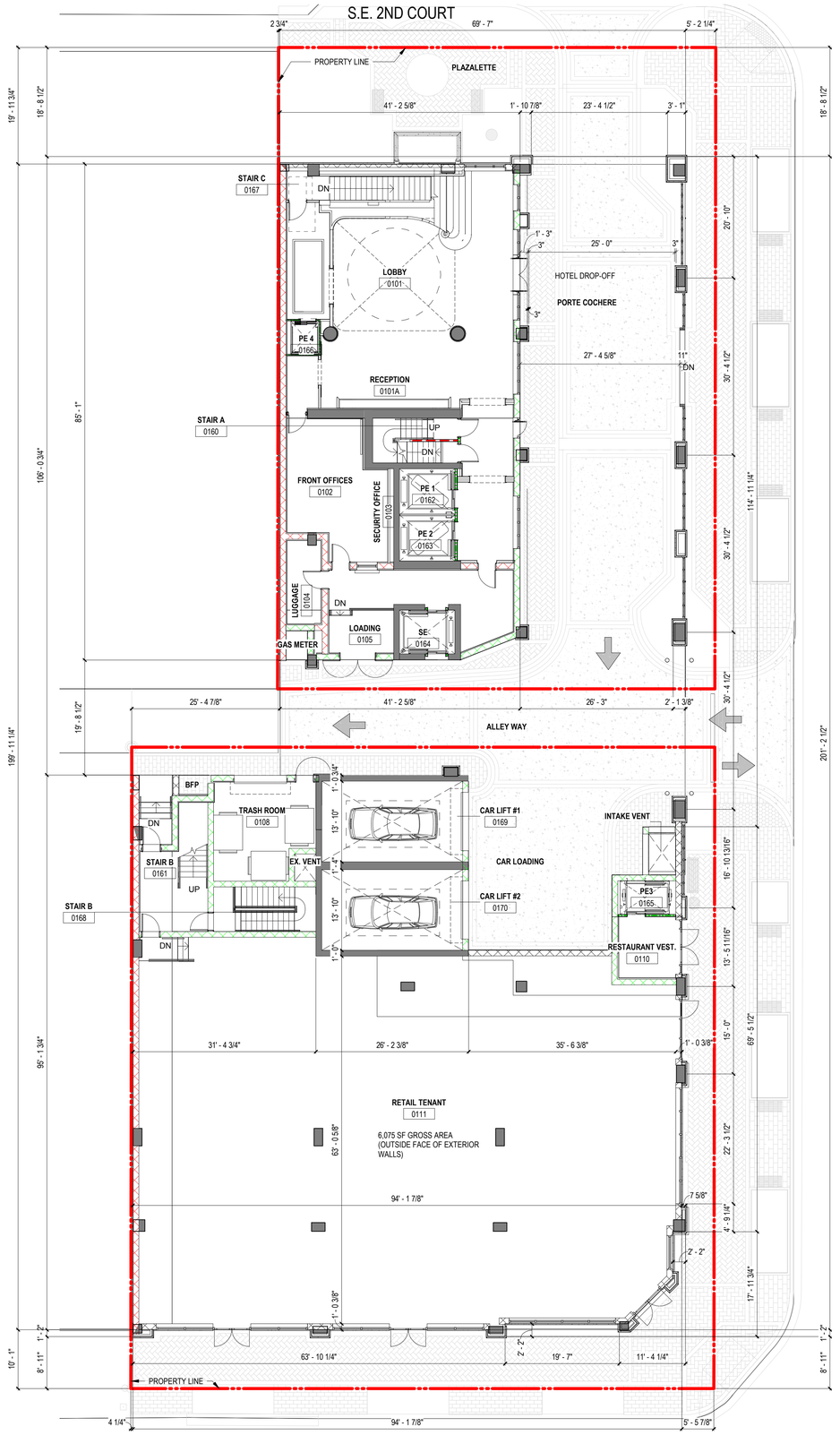

SEE SHEET A-8 DRC FOR BUILDING DATA

SITE PLAN ELEMENTS ARE FOR REFERENCE ONLY. SEE CIVIL ENGINEERING DRAWINGS FOR SITE IMPROVEMENTS.

1 **1ST FLOOR PLAN**
3/32" = 1'-0"

STONEHILL TAYLOR

ISSUE RECORD

08/31/2021 DRC SET

REVISION RECORD

1	DRC RESUBMISSION	10.21.2021
2	DRC RESUBMISSION	12.15.2021

PROJECT TEAM

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PROJECT

WHITFIELD LAS OLAS
1007 EAST LAS OLAS
FORT LAUDERDALE, FL 33301

STATE OF FLORIDA · TAYLOR · 0014308 · REGISTERED ARCHITECT

DRAWING TITLE

1ST FLOOR PLAN

PROJECT NUMBER	22006
SCALE	3/32" = 1'-0"
DATE	Issue Date
DRAWING NUMBER	OF

A-1 DRC

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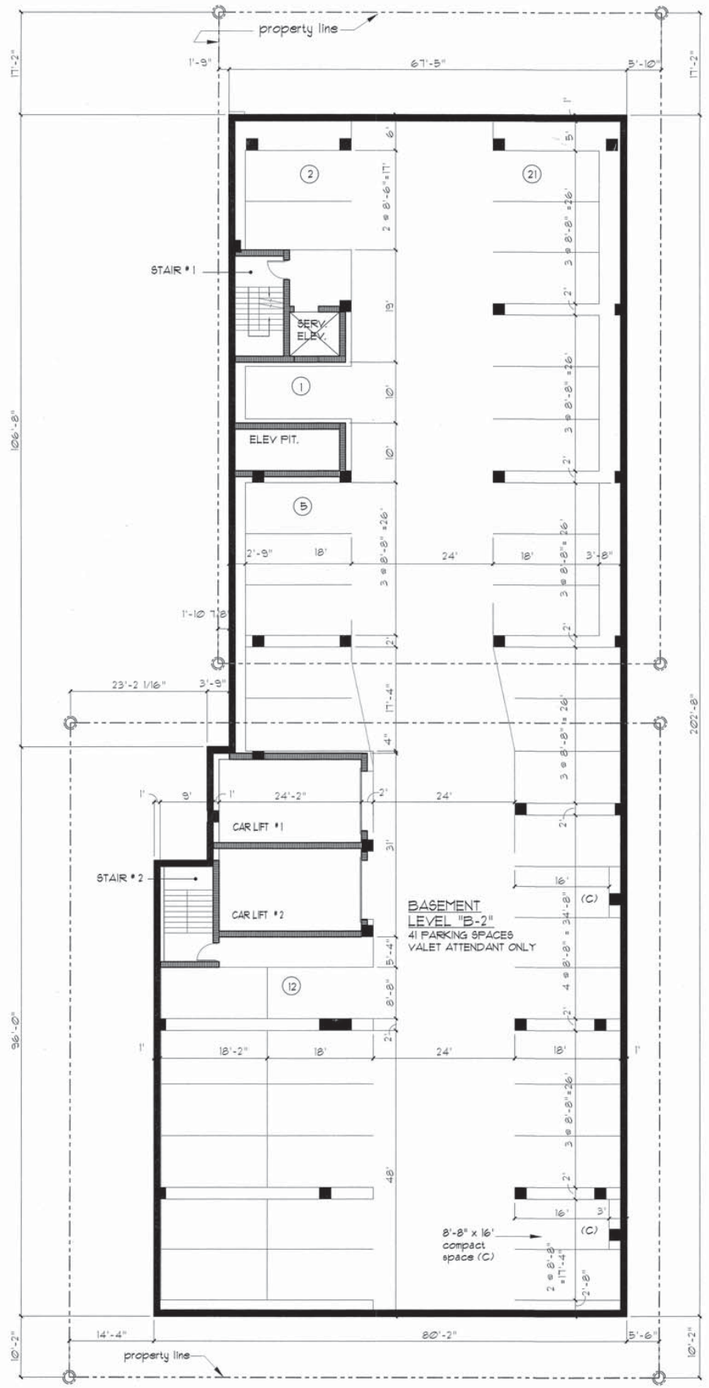
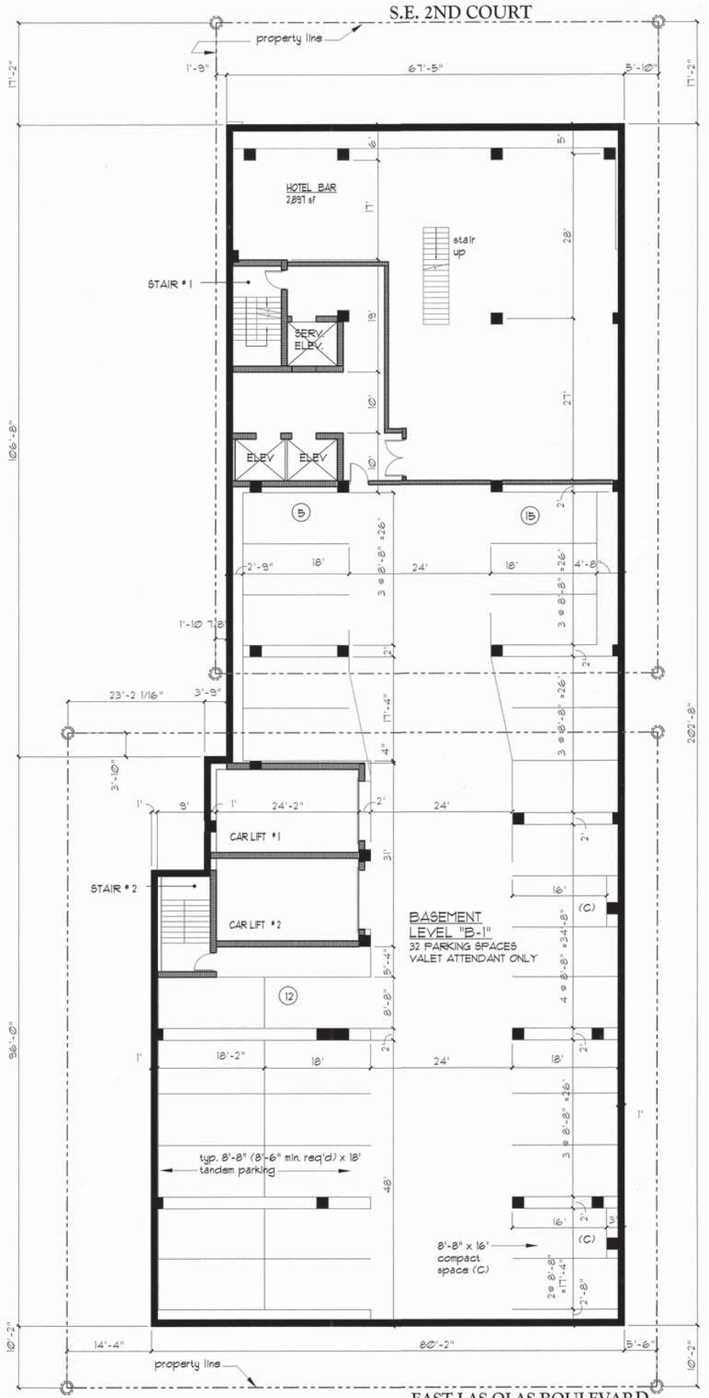


BASEMENT LEVEL PLAN B-2

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

0 2.5' 5' 10' 20' 35' 50'



S.E. 10TH TERR

EAST LAS OLAS BOULEVARD

BASEMENT LEVEL PLAN B-1

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

0 2.5' 5' 10' 20' 35' 50'

PARKING BREAKDOWN:	
LEVEL	SPACES PROVIDED
B-1	32
B-2	41
TOTAL PARKING PROVIDED	73 SPACES

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PREVIOUSLY APPROVED

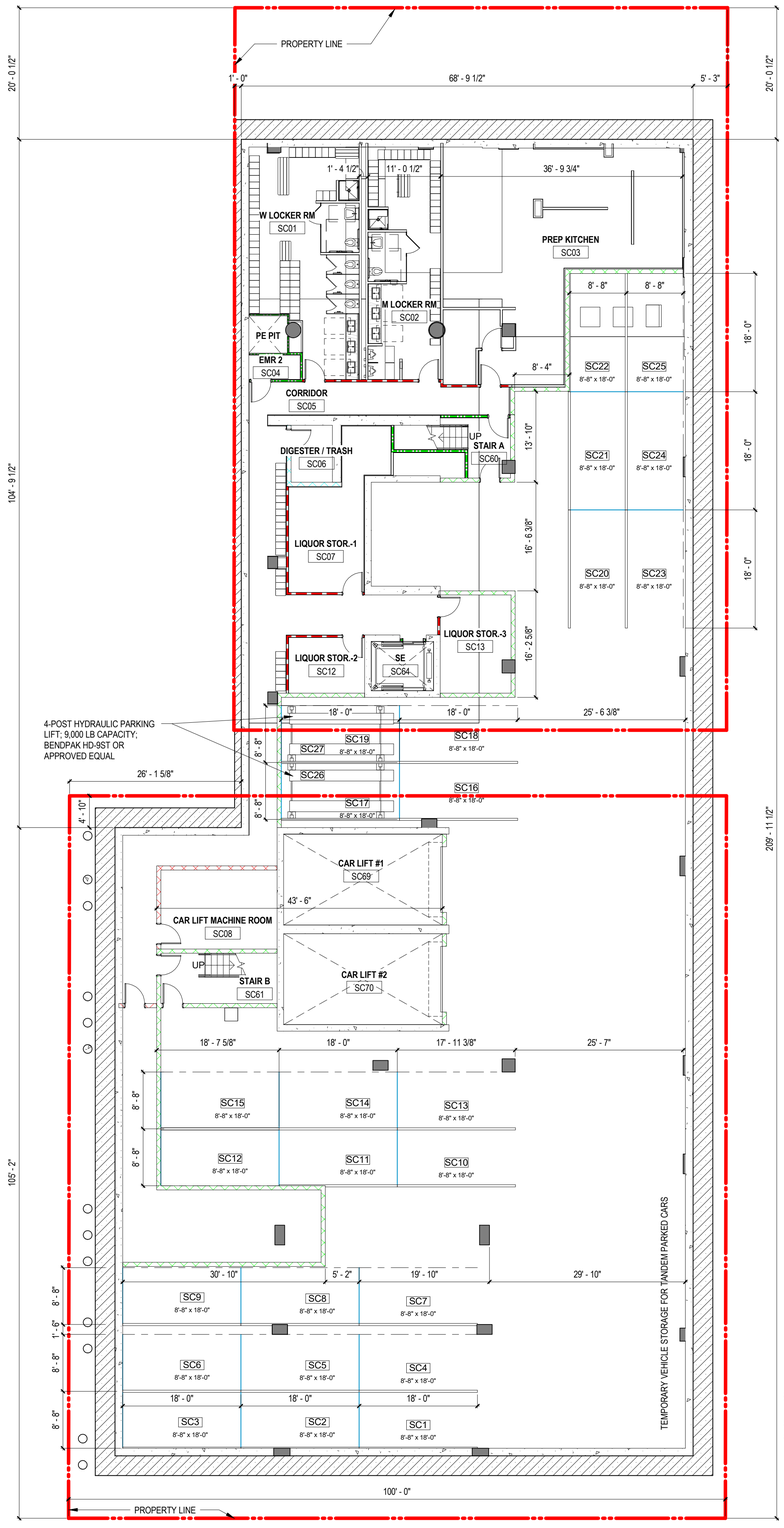
BASEMENT LEVEL PLANS

project : 1007 LAS OLAS EAST MIXED-USE
1007 E. Las Olas Blvd.
Fort Lauderdale, FL 33301

developed by : Hudson Capital Group
Barron Commercial Development, Inc.

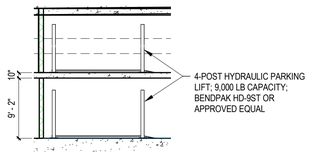
comm. no. 16023.2
drawn dvp
date 10 JULY, 2020
sheet no. A-2 drc

revision
DRC COMMENTS 10-23-20



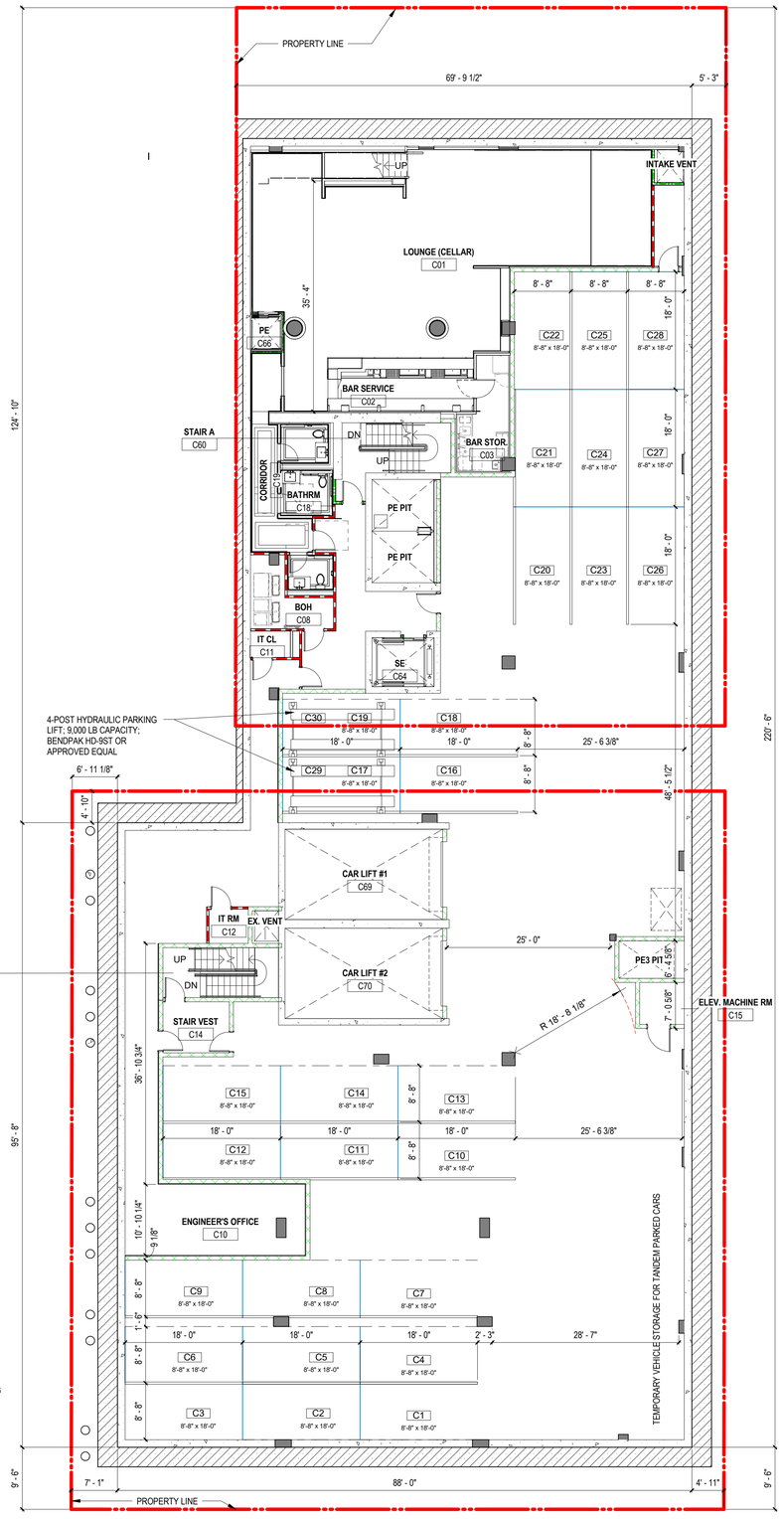
2 SUB-CELLAR
3/32" = 1'-0"

PARKING SCHEDULE - DRC	
LEVEL	PARKING SPACES PROVIDED
T/ CELLAR SLAB	30
T/ SUB-CELLAR SLAB	27
TOTAL PARKING PROVIDED : 57	



3 PARKING STACKER SECTION
3/32" = 1'-0"

S.E. 2ND COURT



1 CELLAR LEVEL PLAN
3/32" = 1'-0"

EAST LAS OLAS BOULEVARD

S.E. 10TH TERRACE

STONEHILL TAYLOR

ISSUE RECORD

08/31/2021 DRC SET

REVISION RECORD

1 DRC RESUBMISSION 10.21.2021

PROJECT TEAM

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PROJECT

WHITFIELD LAS OLAS
1007 EAST LAS OLAS
FORT LAUDERDALE, FL 33301

STATE OF FLORIDA · STONEHILL TAYLOR · No. 14,906 · REGISTERED ARCHITECT

DRAWING TITLE

SUB-CELLAR AND CELLAR PLANS

PROJECT NUMBER	22006
SCALE	3/32" = 1'-0"
DATE	3/8/2022
DRAWING NUMBER	OF

A-2 DRC

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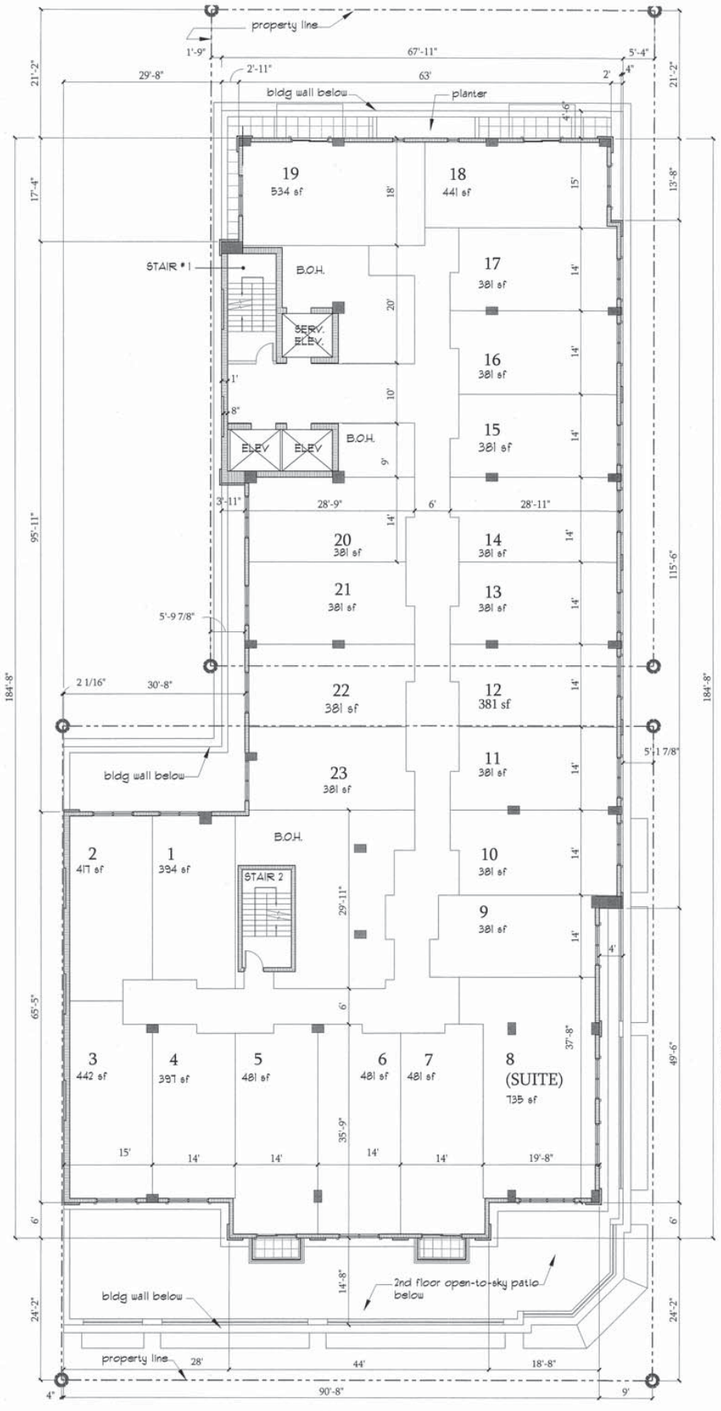


STAIRS & ELEVATORS
to have 2 HR FIRE
RATED ENCLOSURES
incl. DOORS

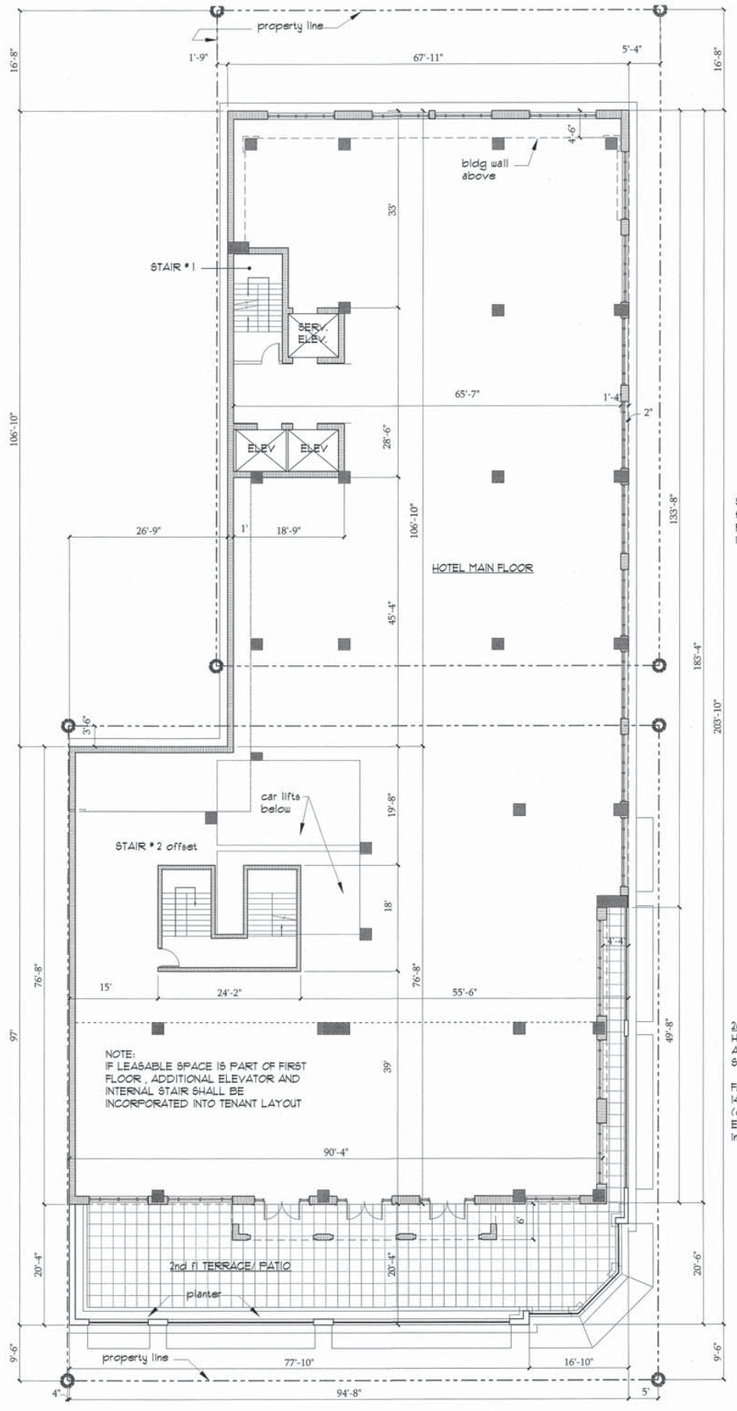
3rd FLOOR PLAN
(FIRST HOTEL ROOM LEVEL)
23 rooms per FL FLOOR

FLOOR PLATE SIZE SHOWN
(outside face of exterior walls)
= 13,591 sf

THIRD FLOOR PLAN

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

0 2.5' 5' 10' 20' 35'



STAIRS & ELEVATORS
to have 2 HR FIRE
RATED ENCLOSURES
incl. DOORS

2nd FLOOR PLAN
HOTEL MAIN FLOOR/ CHECK-IN
AND ANCILLARY USES PLUS
SECOND FLOOR RESTAURANT

FLOOR PLATE SIZE SHOWN =
14,353 sf
(outside face of exterior walls)
EXTERIOR TERRACE = 2,050 sf
Includes planters

SECOND FLOOR PLAN

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

0 2.5' 5' 10' 20' 35'

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To the best of the Architect's knowledge, the plans and specifications comply with the applicable minimum building codes.

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PREVIOUSLY APPROVED

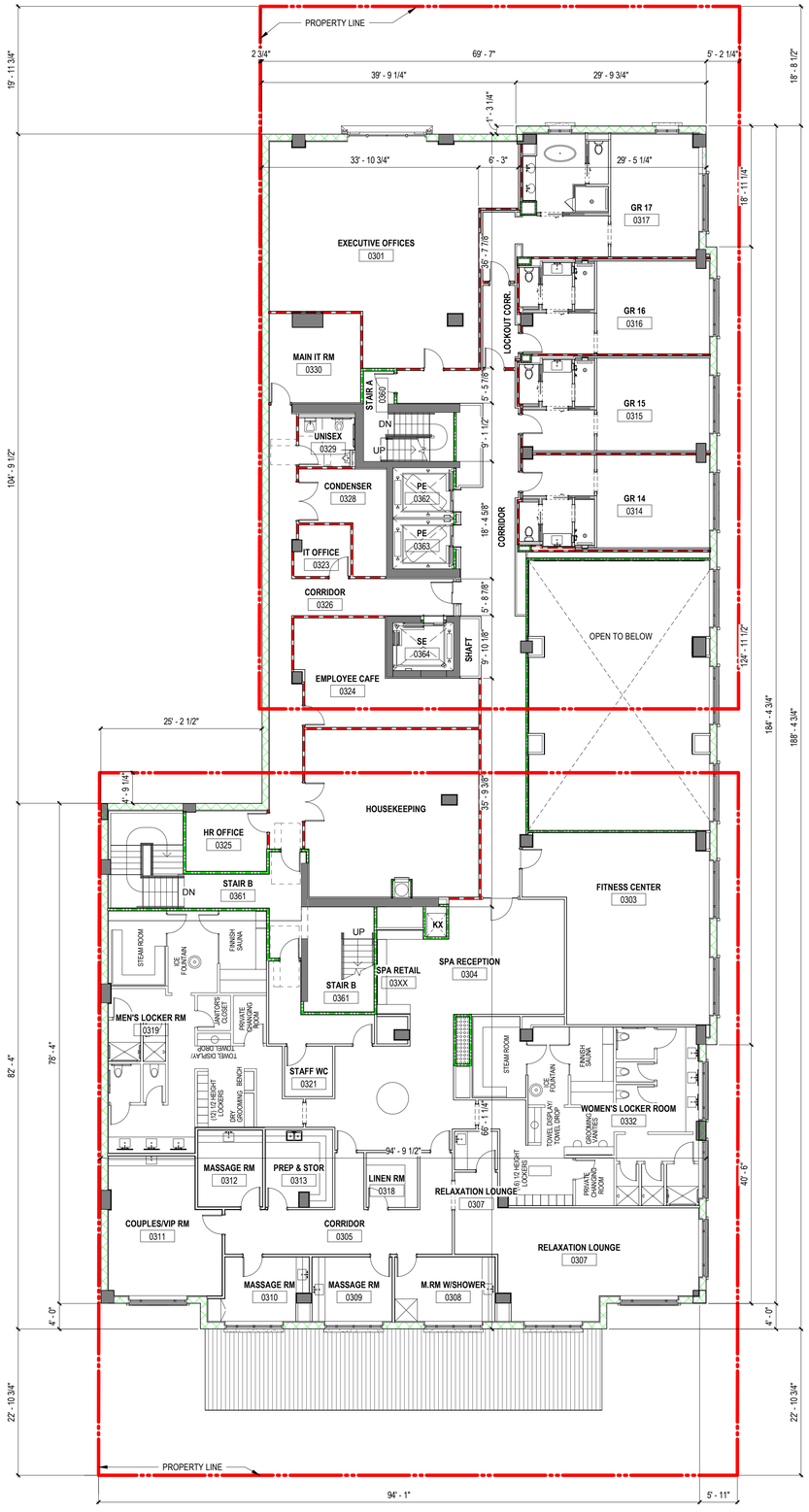
SECOND and THIRD FLOOR PLANS

project: 1007 LAS OLAS EAST MIXED-USE
1007 E. Las Olas Blvd.
Fort Lauderdale, FL 33301

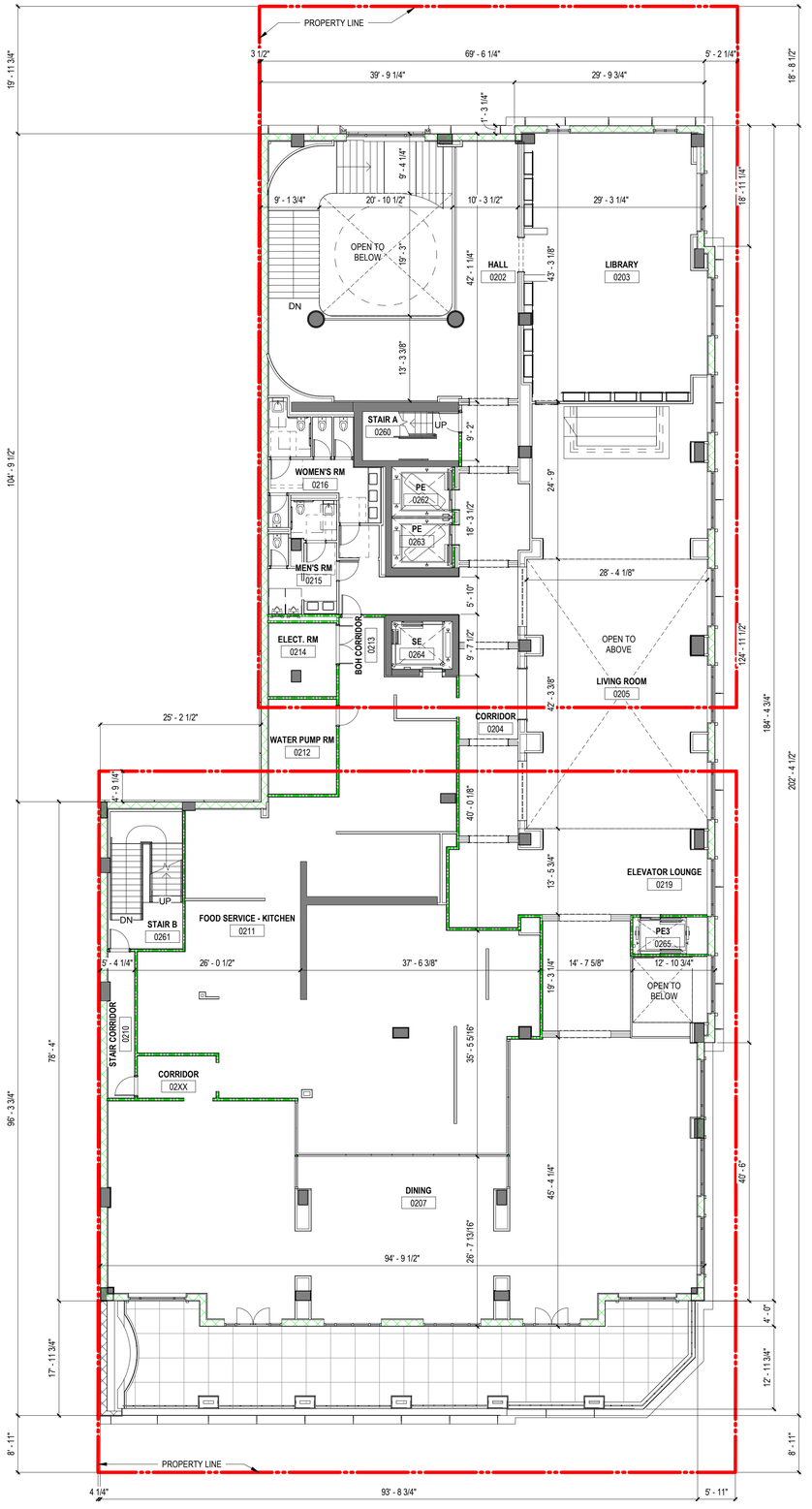
developed by: Hudson Capital Group
Barron Commercial Development, Inc.

comm. no. 16023.2
drawn dvp
date 10 JULY, 2020
sheet no. A-3 drc ©

revision
DRC COMMENTS 10-23-20
DRC COMMENTS : RESTAURANT WORDING 12-15-20



2 **3RD FLOOR PLAN**
3/32" = 1'-0"



1 **2ND FLOOR PLAN**
3/32" = 1'-0"

STONEHILL TAYLOR

ISSUE RECORD

08/31/2021 DRC SET

REVISION RECORD

1	DRC RESUBMISSION	10.21.2021

PROJECT TEAM

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PROJECT

WHITFIELD LAS OLAS

1007 EAST LAS OLAS
FORT LAUDERDALE, FL 33301

STATE OF FLORIDA · STONEHILL TAYLOR · 00014305 · REGISTERED ARCHITECT

DRAWING TITLE

2ND AND 3RD FLOOR PLANS

PROJECT NUMBER	22006
SCALE	3/32" = 1'-0"
DATE	Issue Date
DRAWING NUMBER	OF

A-3 DRC

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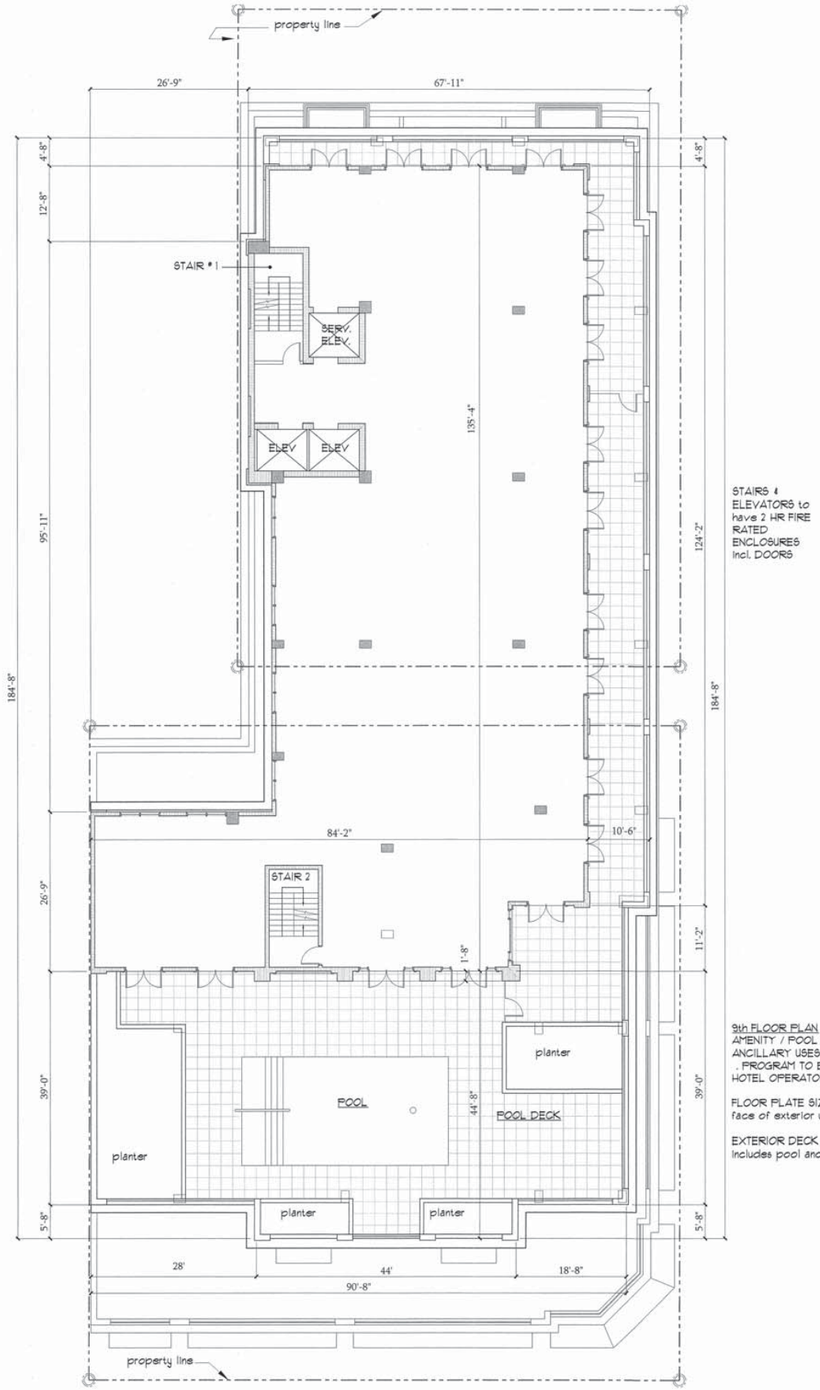


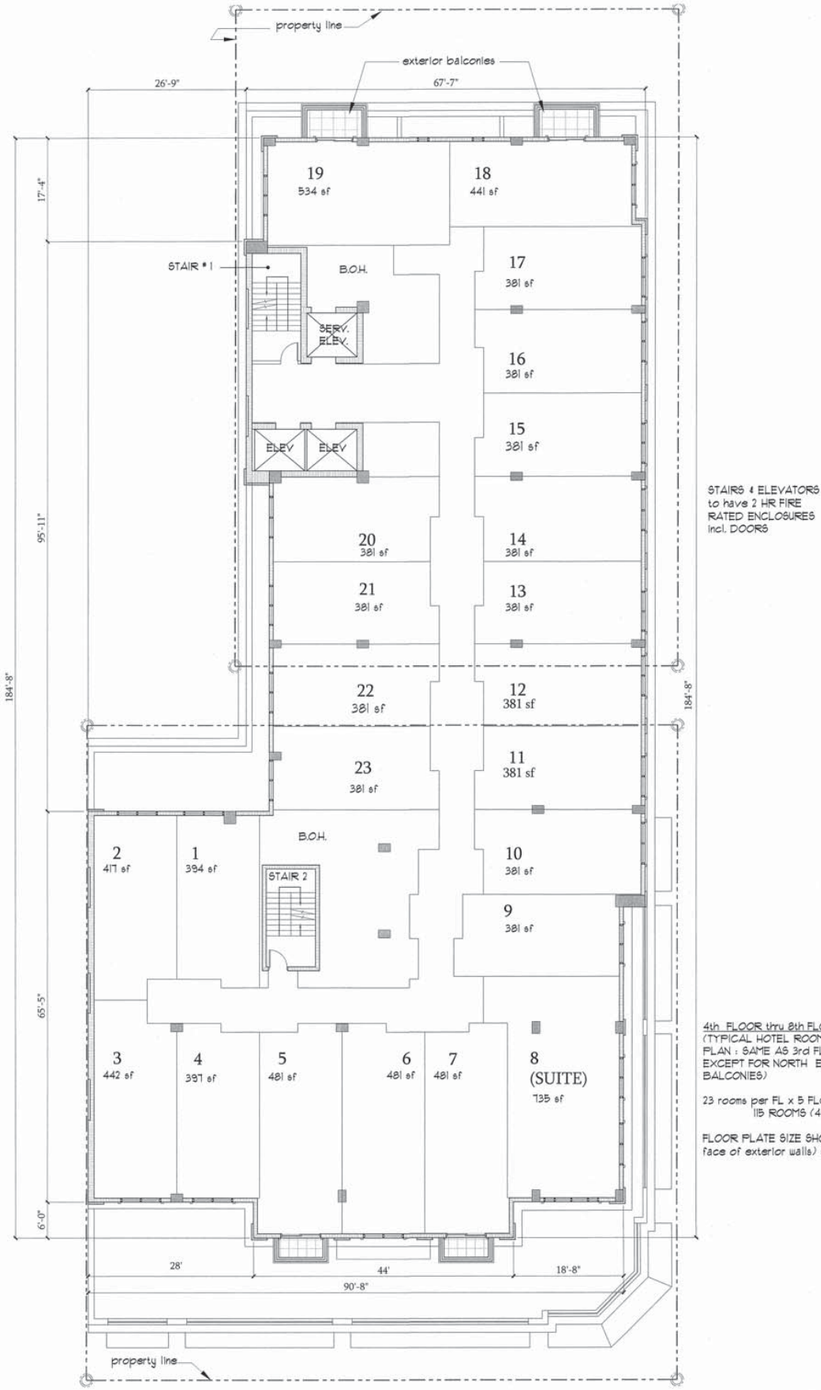
STAIRS & ELEVATORS to have 2 HR FIRE RATED ENCLOSURES incl. DOORS

9th FLOOR PLAN
AMENITY / POOL / FITNESS CENTER/ ANCILLARY USES & CAFÉ
. PROGRAM TO BE DETERMINED BY HOTEL OPERATOR.

FLOOR PLATE SIZE SHOWN (outside face of exterior walls) = 8,088 sf

EXTERIOR DECK AREA = 5,693 sf
Includes pool and planters

NINTH FLOOR PLAN
SCALE: 3/32" = 1'-0"
0 2.5' 5' 10' 20' 35'



STAIRS & ELEVATORS to have 2 HR FIRE RATED ENCLOSURES incl. DOORS

4th FLOOR thru 8th FLOOR PLAN
(TYPICAL HOTEL ROOM FLOOR PLAN ; SAME AS 3rd FLOOR EXCEPT FOR NORTH EXTERIOR BALCONIES)

23 rooms per FL x 5 FLOORS= 115 ROOMS (4th - 8th FL)

FLOOR PLATE SIZE SHOWN (outside face of exterior walls) = 13,597 sf

FOURTH thru EIGHTH FLOOR PLAN
SCALE: 3/32" = 1'-0"
0 2.5' 5' 10' 20' 35'

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To the best of the Architect's knowledge, the plans and specifications comply with the applicable minimum building codes.

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architects and planners
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boca raton, florida 33432
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PREVIOUSLY APPROVED

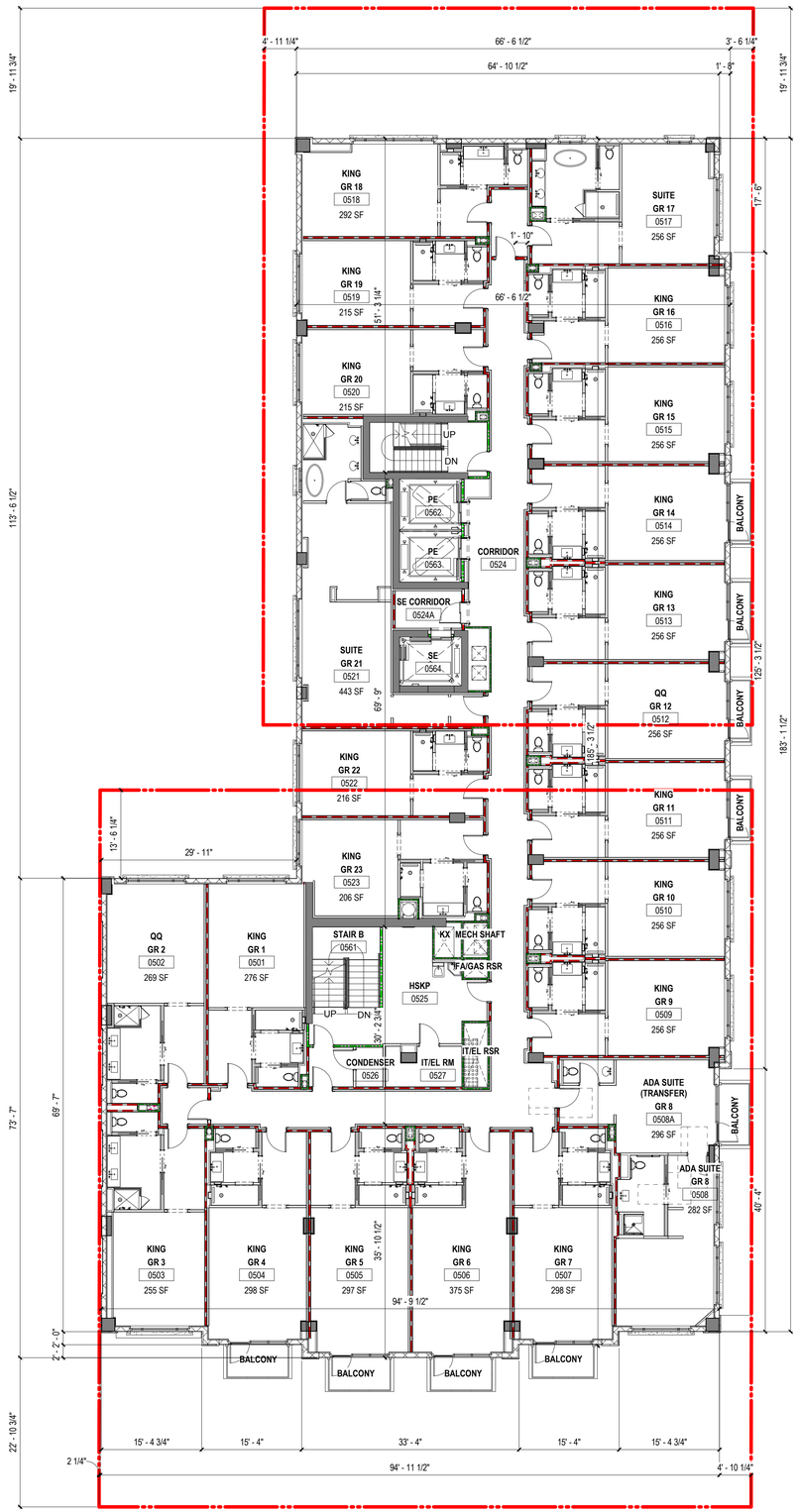
LEVELS 4 - 8 and LEVEL 9 PLANS

project :
1007 LAS OLAS EAST MIXED-USE
1007 E. Las Olas Blvd.
Fort Lauderdale, FL 33301

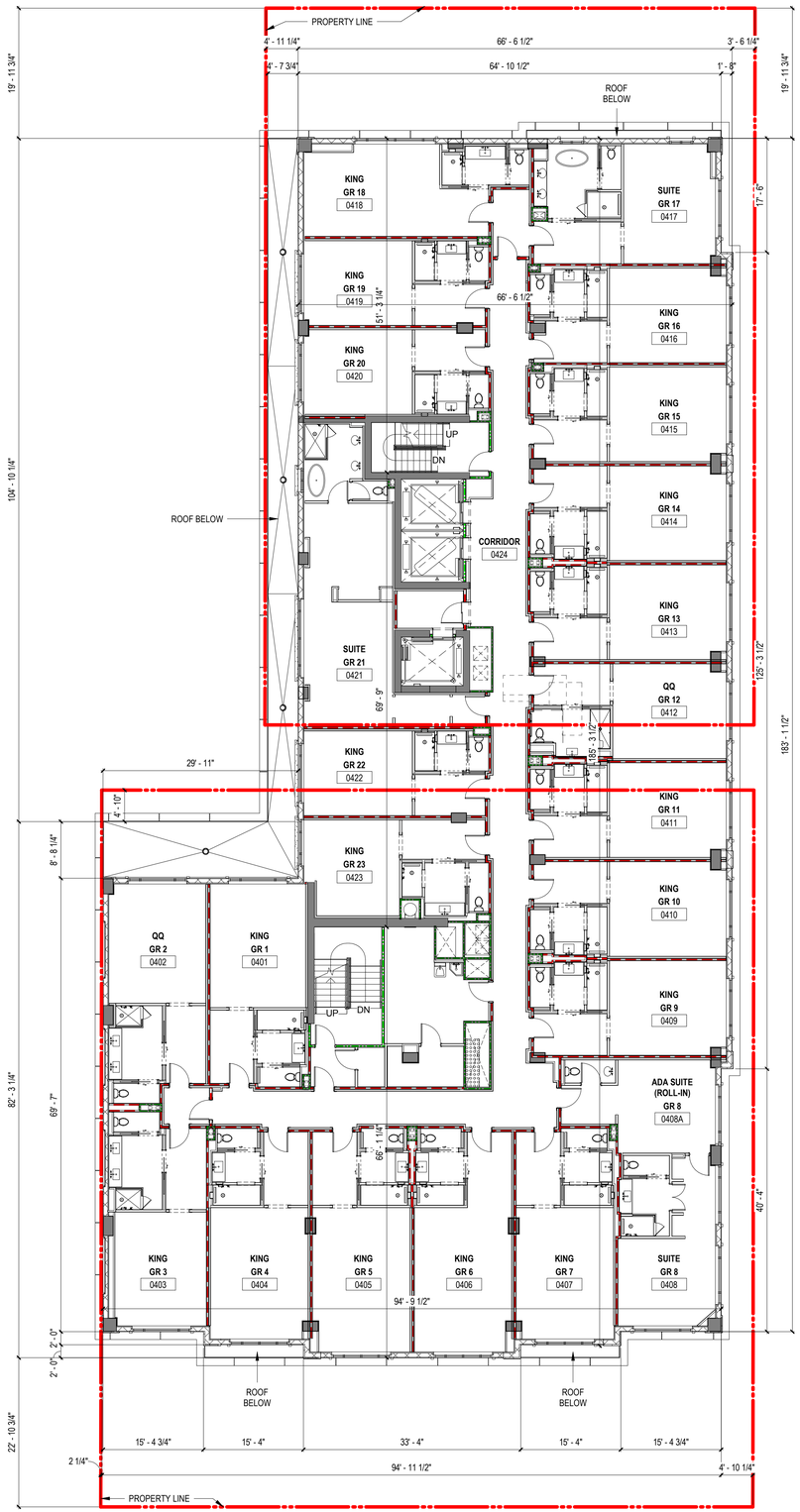
developed by :
Hudson Capital Group
Barron Commercial Development, Inc.

comm. no. 16023.2
drawn dvp
date -
sheet no.
A-4 drc

revision
DRC COMMENTS 10-23-20
DRC COMMENTS 01-08-21



2 5TH THR 8TH FLOOR PLAN
3/32" = 1'-0"



1 4TH FLOOR PLAN
3/32" = 1'-0"

STONEHILL TAYLOR

ISSUE RECORD

08/31/2021 DRC SET

REVISION RECORD

1 DRC RESUBMISSION 10.21.2021

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PROJECT

WHITFIELD LAS OLAS
1007 EAST LAS OLAS
FORT LAUDERDALE, FL 33301

STATE OF FLORIDA — JOHN TAYLOR — 0013368 — REGISTERED ARCHITECT

DRAWING TITLE

4TH AND 5TH THR 8TH FLOOR PLANS

PROJECT NUMBER	22006
SCALE	3/32" = 1'-0"
DATE	Issue Date
DRAWING NUMBER	OF

A-4 DRC

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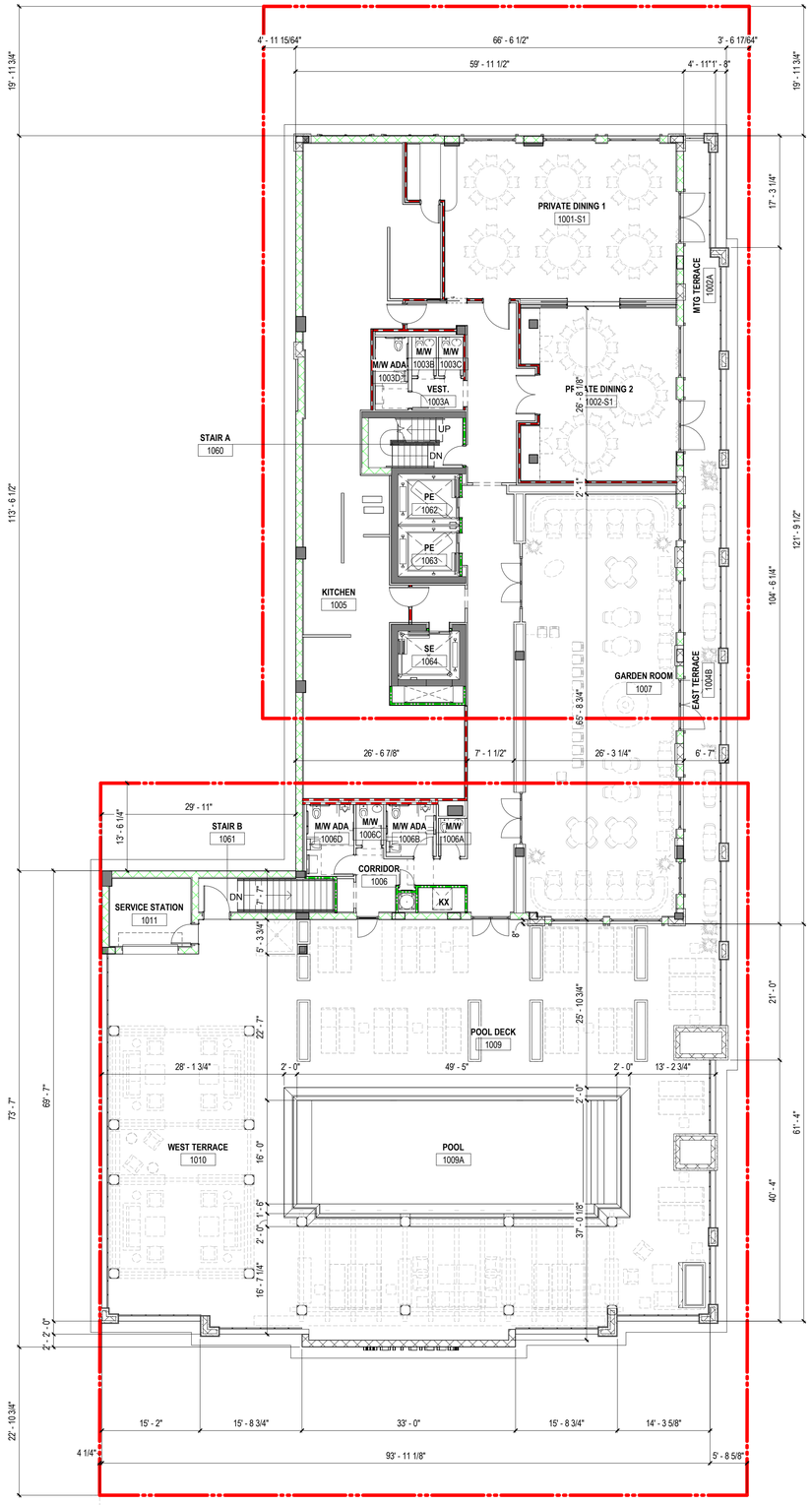
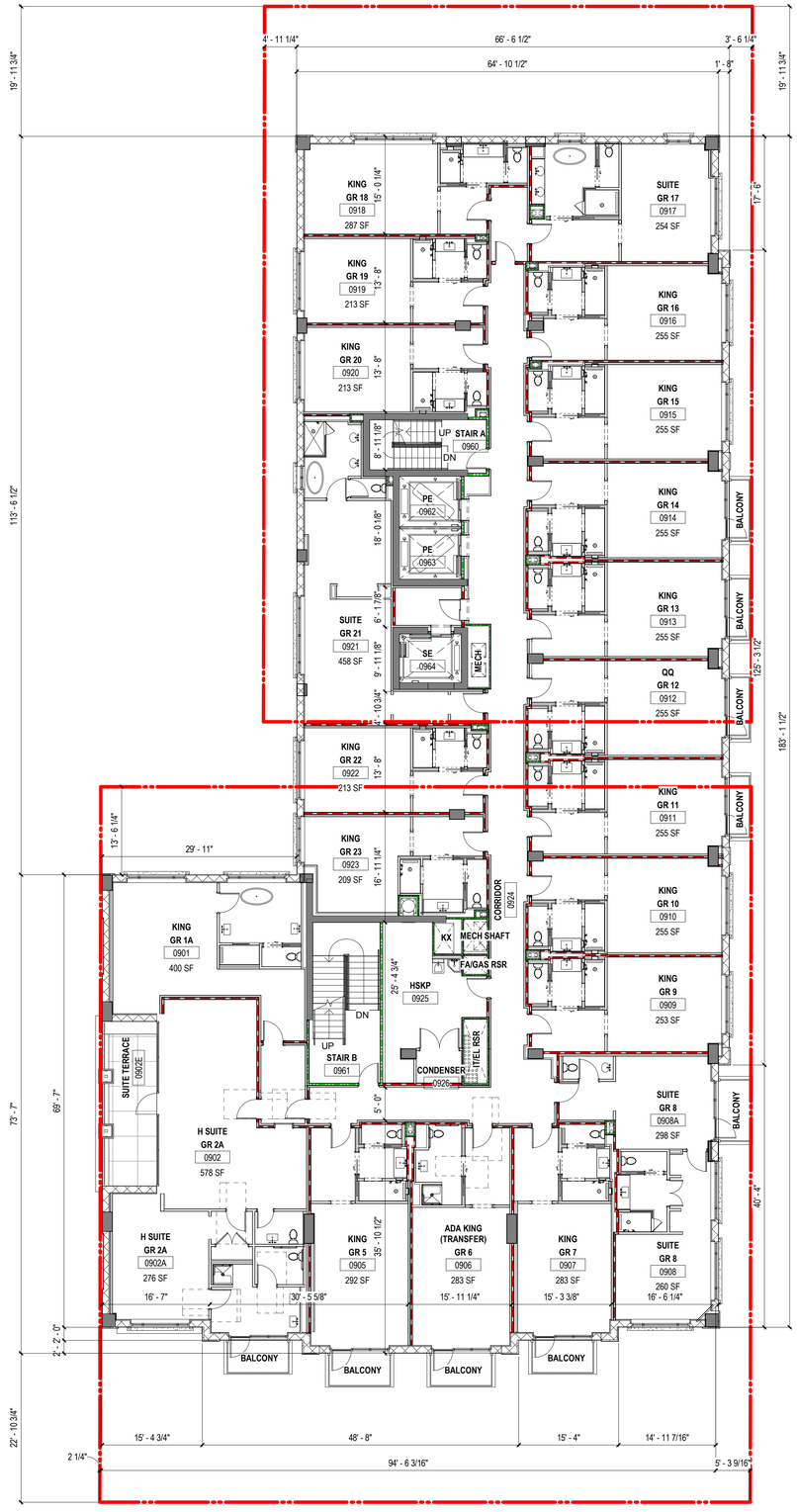


2 **10TH FLOOR PLAN**
3/32" = 1'-0"



1 **9TH FLOOR PLAN**
3/32" = 1'-0"

STONEHILL TAYLOR

ISSUE RECORD

08/31/2021 DRC SET

REVISION RECORD

1 DRC RESUBMISSION 10.21.2021

PROJECT TEAM

OWNER
HUDSON CAPITOL GROUP and BARRON COMMERCIAL DEVELOPMENT

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TEL 212.226.8898

PROJECT

WHITFIELD LAS OLAS
1007 EAST LAS OLAS
FORT LAUDERDALE, FL 33301

DRAWING TITLE

9TH AND 10TH FLOOR PLANS

PROJECT NUMBER	22006
SCALE	3/32" = 1'-0"
DATE	Issue Date
DRAWING NUMBER	OF

A-4.01 DRC

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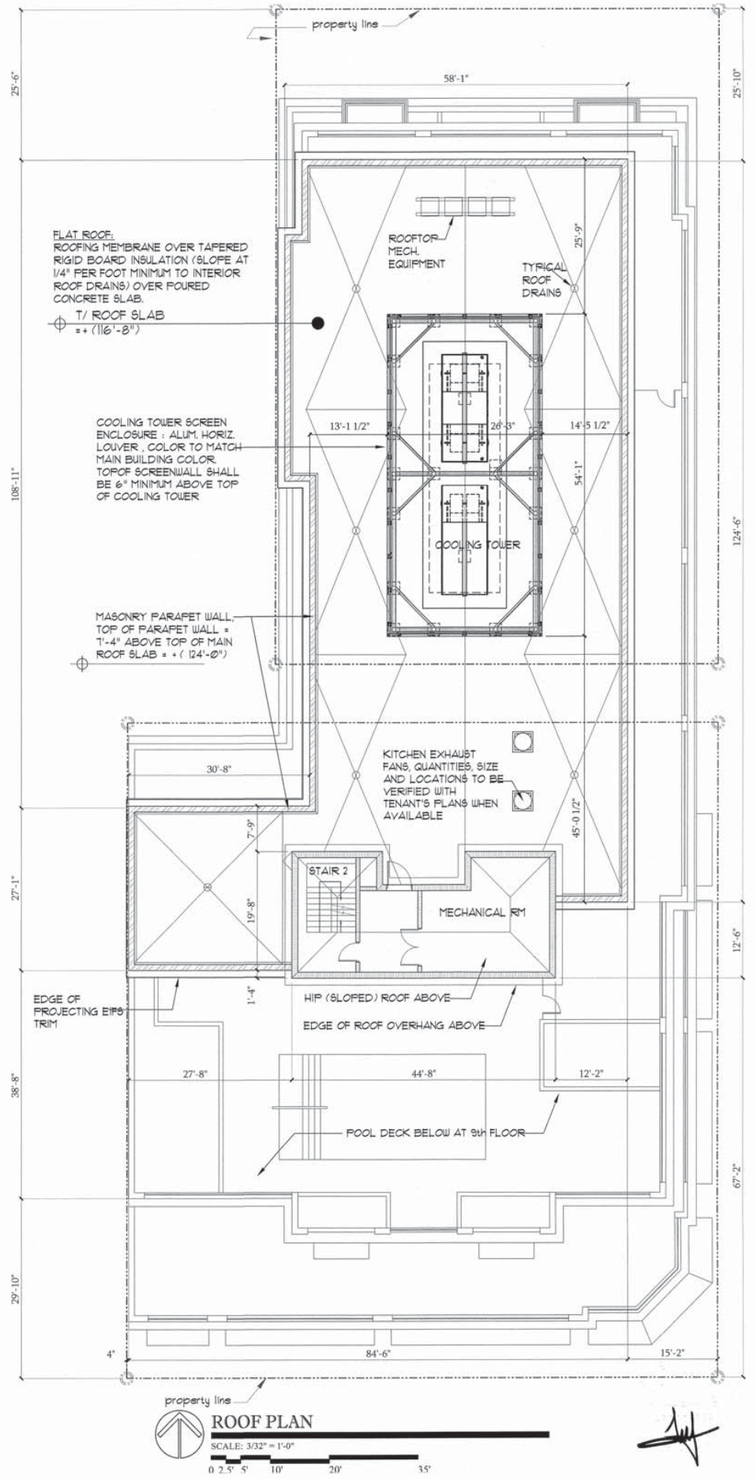

ROOF PLAN
SCALE: 3/32" = 1'-0"
0 2.5' 5' 10' 20' 35'

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To the best of the Architect's knowledge, the plans and specifications comply with the applicable minimum building codes.

Vander Ploeg and Associates , Inc.
AR0008392
architects and planners
400 south dixie highway, suite 220
boca raton, florida 33432
(561) 368-1403 PH
(561) 750-8051 FAX

PREVIOUSLY APPROVED

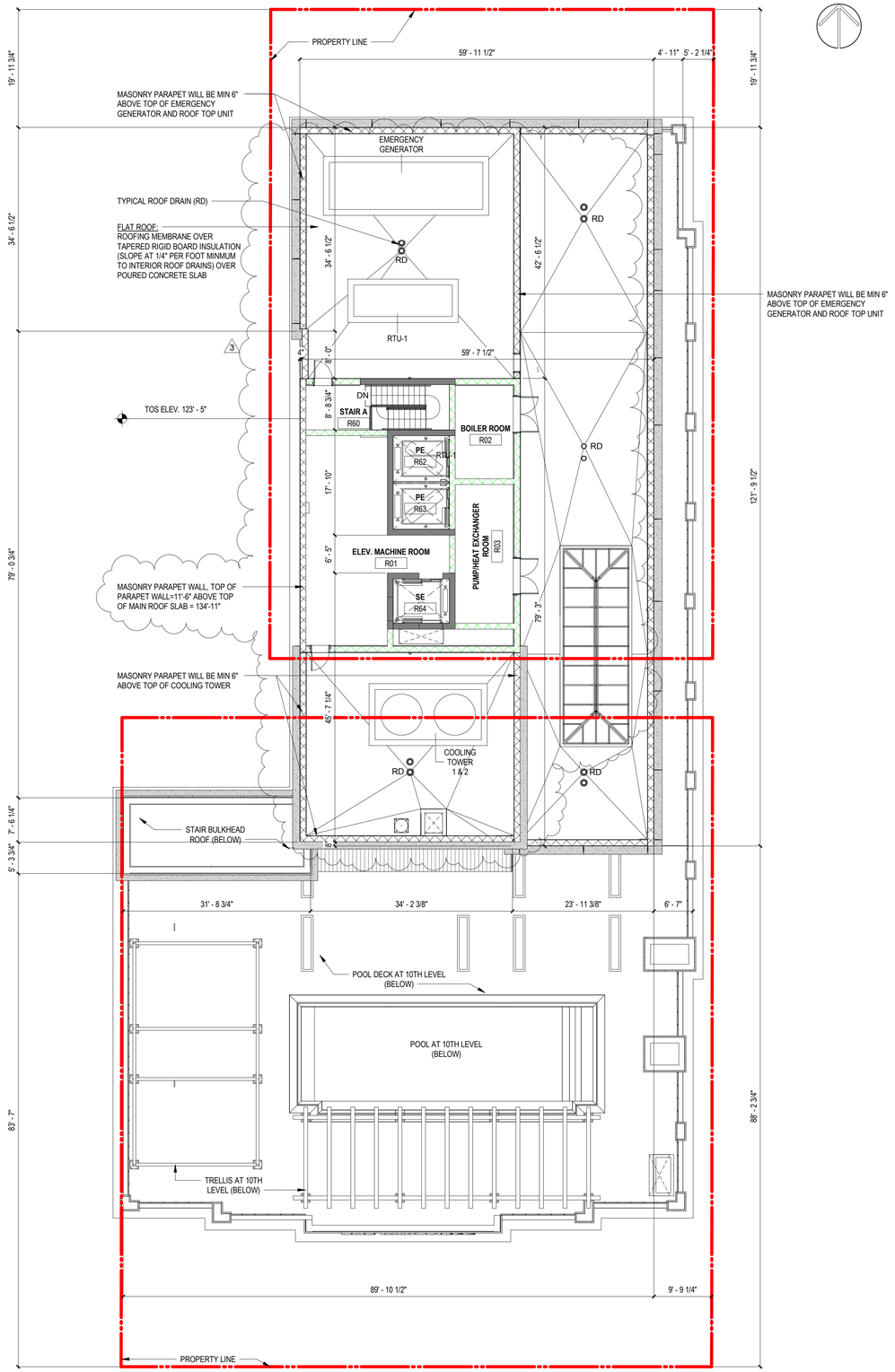
project : 1007 LAS OLAS EAST MIXED-USE
1007 E. Las Olas Blvd.
Fort Lauderdale, FL 33301

developed by : Hudson Capital Group
Barron Commercial Development, Inc.

comm. no. 16023.2
drawn dvp
date 10-23-20
sheet no. A-4.1 drc

revision
DRC COMMENTS 10-23-20
COOL'G TOWER SCREEN 12-28-20

ROOF PLAN



1 **ROOF PLAN**
3/32" = 1'-0"

STONEHILL TAYLOR

ISSUE RECORD

08/31/2021 DRC SET

REVISION RECORD

1	DRC RESUBMISSION	10.21.2021
2	DRC RESUBMISSION	12.15.2021
3	DRC RESUBMISSION	02.02.2022

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PROJECT

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1007 EAST LAS OLAS
FORT LAUDERDALE, FL 33301

DRAWING TITLE

ROOF PLAN

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A-4.1 DRC

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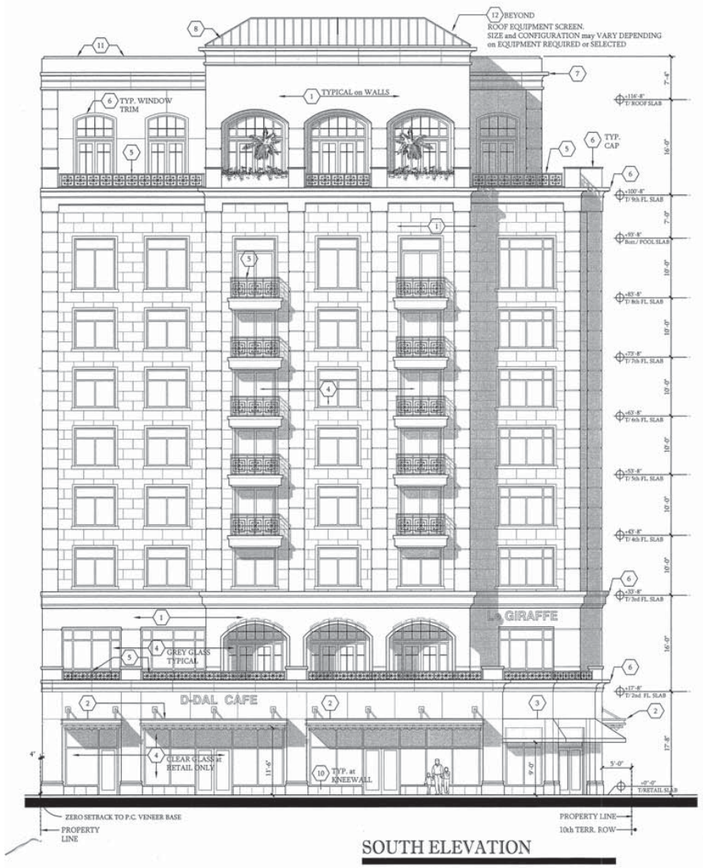

SOUTH ELEVATION

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

EAST ELEVATION

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

MATERIAL SCHEDULE

MK	MATL	NOTES
1	PIGMENTED LIME STUCCO - SMOOTH TEXTURE	THERMOCHROMEX
2	ALUMINUM CANOPY STRUCTURE	-
3	FABRIC AWNING on METAL FRAME	COLORS and PATTERN to be SELECTED
4	ALUMINUM WINDOW SYSTEM	GREY GLASS except CLEAR GLASS at RETAIL
5	ALUMINUM RAIL or GRILLE SYSTEM	-
6	G.F.R.C. TRIM	-
7	E.I.F.S. TRIM	
8	METAL ROOFING SYSTEM	COLOR TO BLEND WITH BLDG. COLORS
9	PLANT MATERIAL on WIRE TRELLIS SYSTEM	
10	STONE or TILE VENEER	
11	METAL CAP FLASHING	
12	EQUIPMENT SCREEN SYSTEM	
13	RECESS NICHES IN EXTERIOR WALL	

MATERIAL MARK — ?!?

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SOUTH & EAST ELEVATIONS

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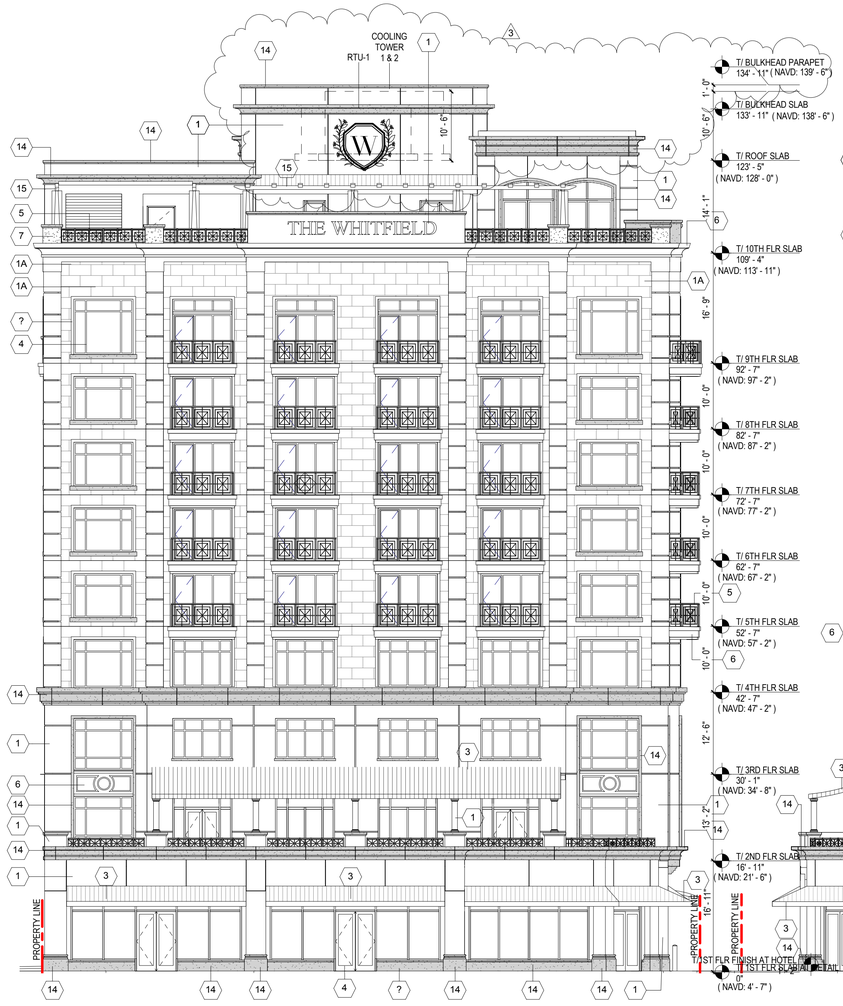
Barron Commercial Development, Inc.

comm. no. 16023.2
drawn dvp
date 10 JULY, 2020
sheet no. A-5 drc

revision
DRC COMMENTS 10-23-20
COOL'G TOWER SCREEN HT. 12-28-20
DRC COMMENTS 01-26-21



1 **SOUTH ELEVATION**
3/32" = 1'-0"

2 **EAST ELEVATION**
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	MATERIAL
1	PIGMENTED LIME STUCCO - SMOOTH TEXTURE - THERMOCHROMEX
1A	PIGMENTED LIME STUCCO - SMOOTH TEXTURE - THERMOCHROMEX (WITH PATTERN)
3	FABRIC AWNING ON METAL FRAME
4	ALUMINUM WINDOW SYSTEM
5	ALUMINUM RAIL OR GRILLE SYSTEM
6	G.F.R.C. TRIM
7	STUCCO OR PRECAST
9	PLANT MATERIAL ON WIRE TRELLIS SYSTEM
11	METAL CAP FLASHING
13	RECESS NICHES IN EXTERIOR WALL
14	PRECAST
15	WOOD TRELLIS

STONEHILL TAYLOR

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08/31/2021 DRC SET

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PROJECT
WHITFIELD LAS OLAS
1007 EAST LAS OLAS
FORT LAUDERDALE, FL 33301

DRAWING TITLE
SOUTH AND EAST ELEVATIONS

PROJECT NUMBER	22006
SCALE	3/32" = 1'-0"
DATE	Issue Date
DRAWING NUMBER	OF

A-5 DRC

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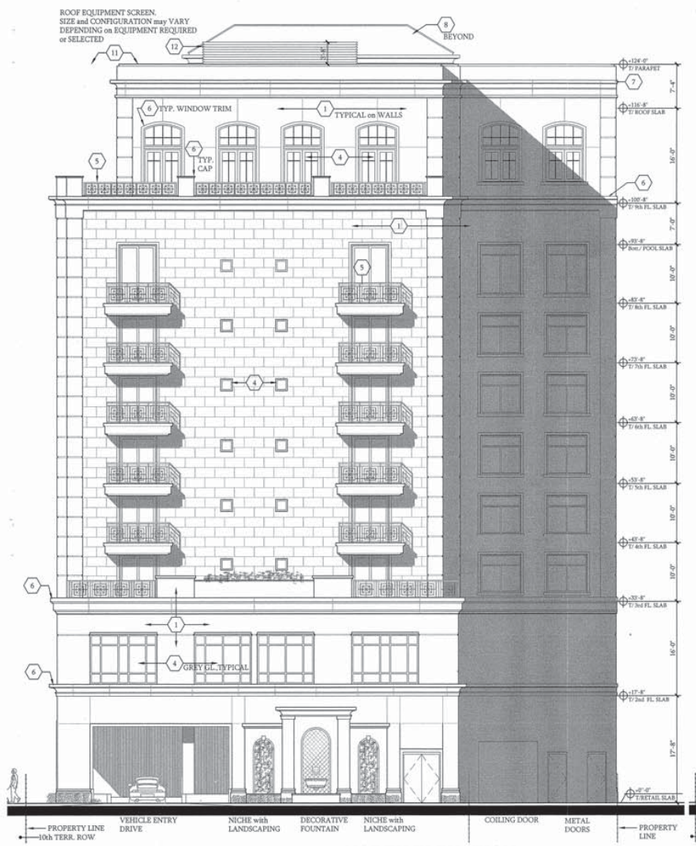
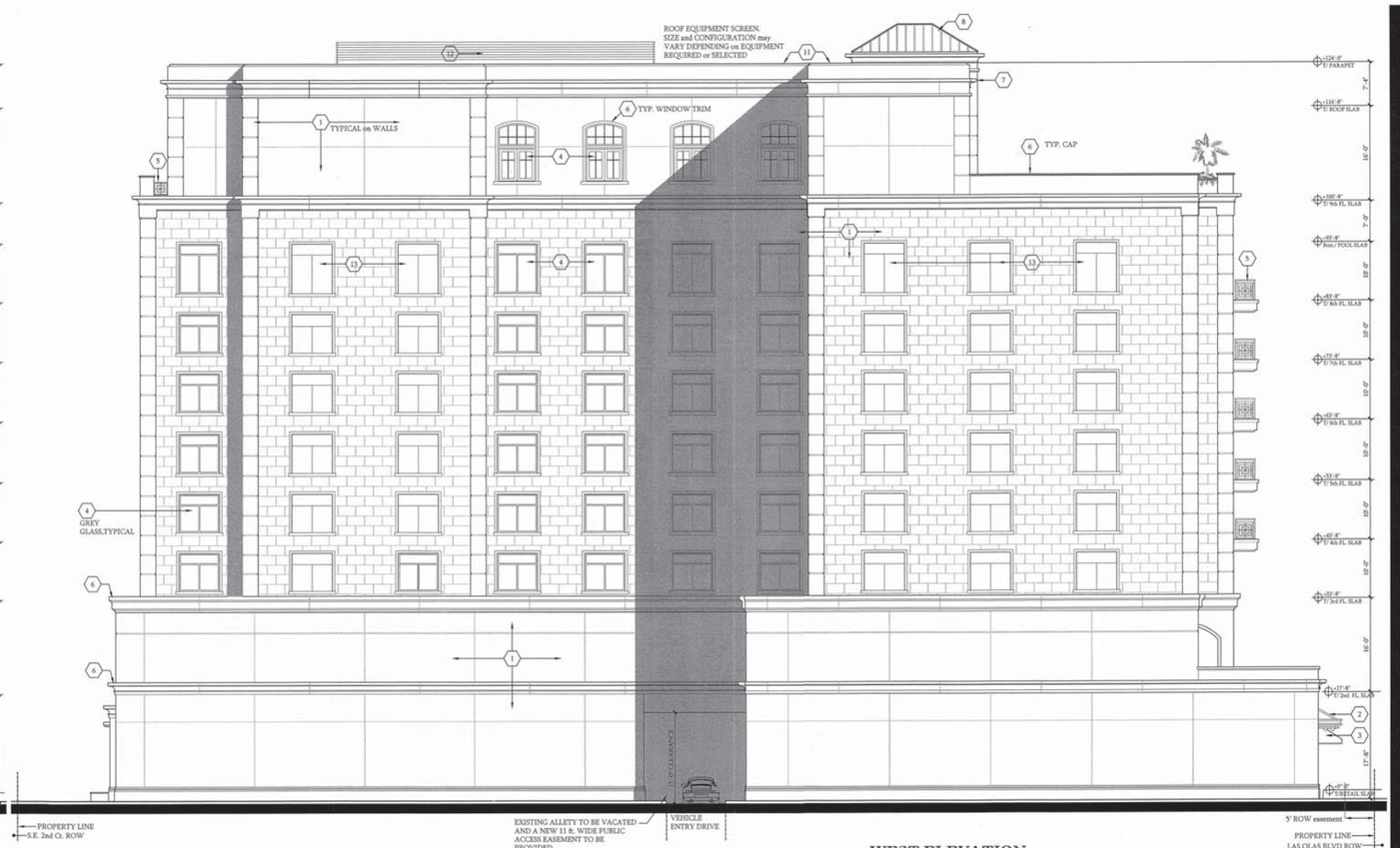


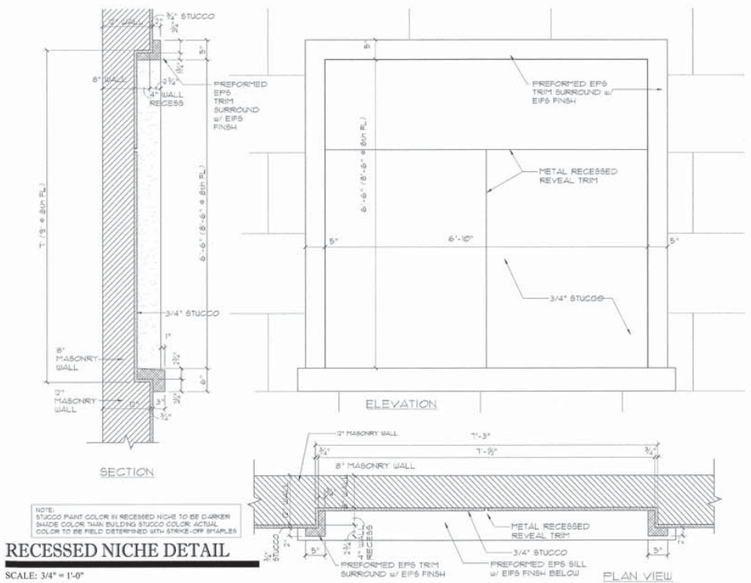
NORTH ELEVATION

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



WEST ELEVATION

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



RECESSED NICHE DETAIL

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

MATERIAL SCHEDULE

MK	MAT'L	NOTES
1	PIGMENTED LIME STUCCO - SMOOTH TEXTURE	THERMOCHROMEX
2	ALUMINUM CANOPY STRUCTURE	-
3	FABRIC AWNING on METAL FRAME	COLORS and PATTERN to be SELECTED
4	ALUMINUM WINDOW SYSTEM	GREY GLASS except CLEAR GLASS at RETAIL
5	ALUMINUM RAIL or GRILLE SYSTEM	-
6	G.F.R.C. TRIM	-
7	E.I.F.S. TRIM	
8	METAL ROOFING SYSTEM	COLOR TO BLEND WITH BLDG. COLORS
9	PLANT MATERIAL on WIRE TRELLIS SYSTEM	
10	STONE or TILE VENEER	
11	METAL CAP FLASHING	
12	EQUIPMENT SCREEN SYSTEM	
13	RECESS NICHES IN EXTERIOR WALL	

MATERIAL MARK — ??

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- SHEET A-7 DRC changed to A-5 DRC

PREVIOUSLY APPROVED

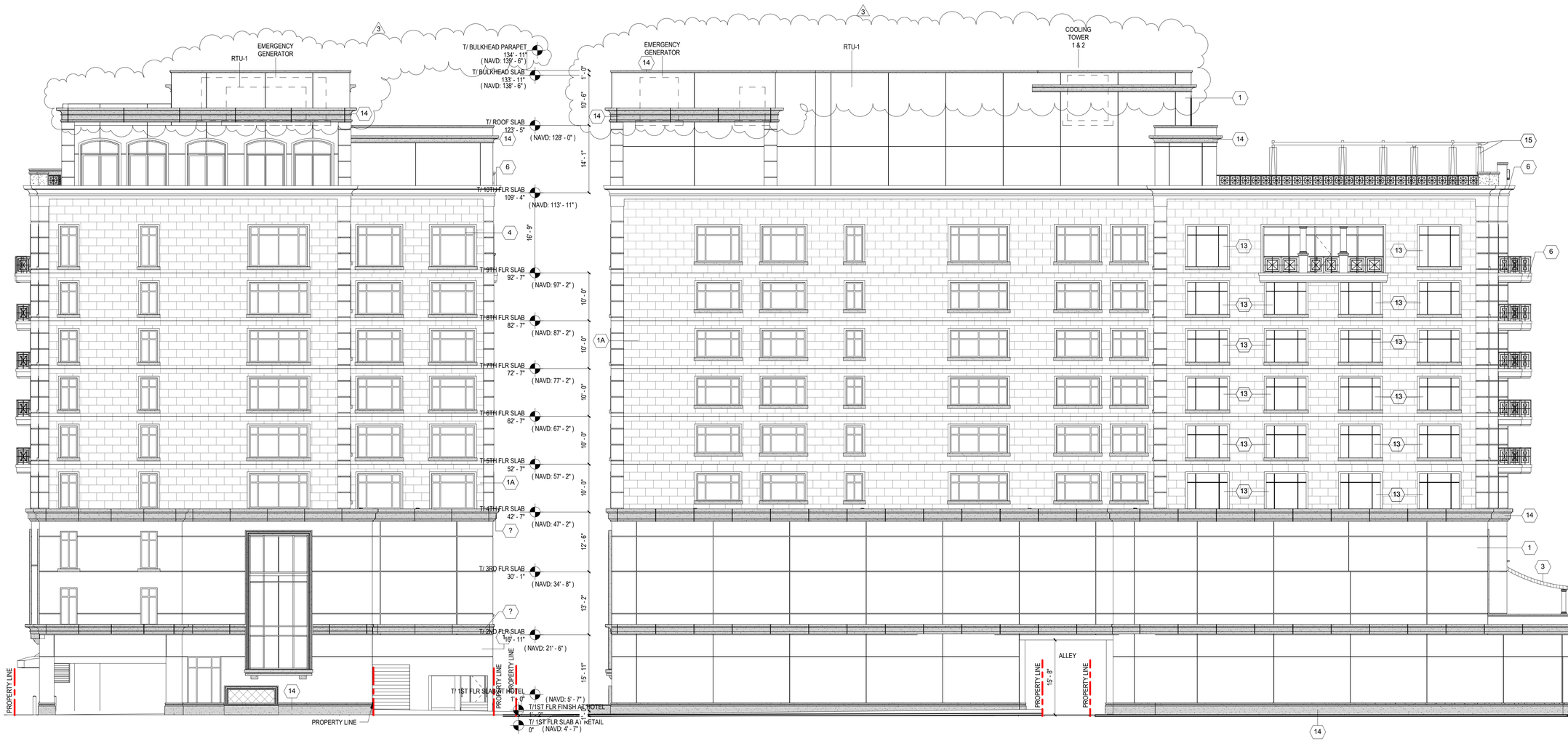
project : 1007 LAS OLAS EAST MIXED-USE
1007 E. Las Olas Blvd.
Fort Lauderdale, FL 33301

developed by : Hudson Capital Group
Barron Commercial Development, Inc.

NORTH & WEST ELEVATIONS

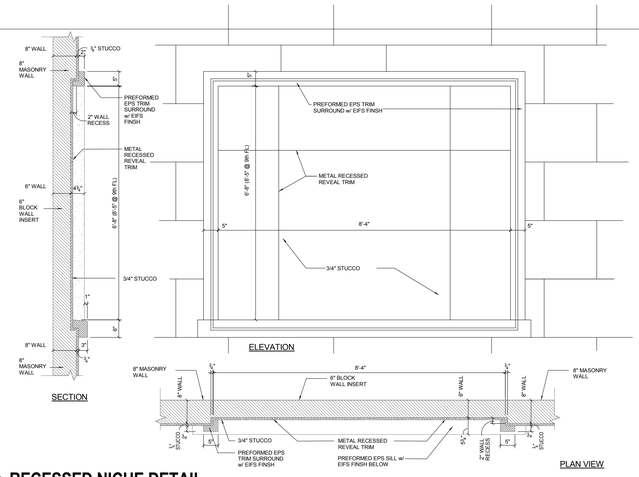
comm. no. 16023.2
drawn dvp
date 10 JULY, 2020
sheet no. A-6 drc

revision
DRC COMMENTS 10-23-20
DRC COMMENTS RECESS. NICHE 11-21-20
COOLG TOWER SCREEN HT., TRIM MATERIAL 12-28-20



1 NORTH ELEVATION
3/32" = 1'-0"

2 WEST ELEVATION
3/32" = 1'-0"



RECESSED NICHE DETAIL
1/2" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	MATERIAL
1	PIGMENTED LIME STUCCO - SMOOTH TEXTURE - THERMOCHROMEX
1A	PIGMENTED LIME STUCCO - SMOOTH TEXTURE - THERMOCHROMEX (WITH PATTERN)
3	FABRIC AWNING ON METAL FRAME
4	ALUMINUM WINDOW SYSTEM
5	ALUMINUM RAIL OR GRILLE SYSTEM
6	G.F.R.C. TRIM
7	STUCCO OR PRECAST
9	PLANT MATERIAL ON WIRE TRELLIS SYSTEM
11	METAL CAP FLASHING
13	RECESS NICHES IN EXTERIOR WALL
14	PRECAST
15	WOOD TRELLIS

STONEHILL TAYLOR

ISSUE RECORD
08/31/2021 DRC SET

REVISION RECORD

1	DRC RESUBMISSION	10.21.2021
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3	DRC RESUBMISSION	02.02.2022

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PROJECT

WHITFIELD LAS OLAS
1007 EAST LAS OLAS
FORT LAUDERDALE, FL 33301

DRAWING TITLE

NORTH AND WEST ELEVATIONS

PROJECT NUMBER	22006
SCALE	As indicated
DATE	Issue Date
DRAWING NUMBER	OF

A-6 DRC

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TOP OF PARAPET WALL SHALL BE A MINIMUM OF 6" ABOVE TOP OF ANY ROOFTOP MOUNTED EQUIPMENT EXCEPT FOR COOLING TOWER WHICH SHALL BE SEPARATELY SCREENED

sightline

COOLING TOWERS

6" MIN. TOP OF COOL'G TOWER TO TOP OF SCREEN WALL

COOLING TOWER SCREEN ENCLOSURE : ALUM. HORIZ. LOUVER , COLOR TO MATCH MAIN BUILDING COLOR

4.65°

3'-8"

8.10°

25'-9"

sightline

ROOFTOP MECH. EQUIPMENT

ROOFTOP MECH. EQUIPMENT

T/ ROOF SLAB
=+(116'-8")

7'-4"

16'-0"

9th FLOOR - AMENITY/ POOL / FITNESS CENTER/ANCILLARY USES & CAFE.
PROGRAM TO BE DETERMINED BY HOTEL OPERATOR.

T/ 9th FL. SLAB
=+(100'-8")

7'-0"

POOL

10'-0"

17'-0"

8th FLOOR -TYP. HOTEL ROOM FLOOR / 23 ROOMS

T/ 8th FL. SLAB
=+(83'-8")

10'-0"

7th FLOOR -TYP. HOTEL ROOM FLOOR / 23 ROOMS

T/ 7th FL. SLAB
=+(73'-8")

10'-0"

6th FLOOR -TYP. HOTEL ROOM FLOOR / 23 ROOMS

T/ 6th FL. SLAB
=+(63'-8")

100'-8"

10'-0"

5th FLOOR -TYP. HOTEL ROOM FLOOR / 23 ROOMS

138 ROOMS

T/ 5th FL. SLAB
=+(53'-8")

83'-8"

10'-0"

4th FLOOR -TYP. HOTEL ROOM FLOOR / 23 ROOMS

T/ 4th FL. SLAB
=+(43'-8")

73'-8"

10'-0"

3rd FLOOR -TYP. HOTEL ROOM FLOOR / 23 ROOMS

T/ 3rd FL. SLAB
=+(33'-8")

16'-0"

2nd FLOOR (COMMERCIAL RENTAL/RESTAURANT & HOTEL MAIN LEVEL/ CHECK-IN & ANCILLARY USES)
PROGRAM TO BE DETERMINED BY HOTEL OPERATOR.

T/ 2nd FL. SLAB
=+(17'-8")

TERRACE

43'-8"

53'-8"

63'-8"

T/ 2nd FL. SLAB
=+(17'-8")

EAST LAS OLAS BOULEVARD

T/1st FL. SLAB @ RETAIL
=0'-0 = (5.50' NAVD)

33'-8"

17'-8"

1st FL/GROUND FLOOR (COMMERCIAL RENTAL & HOTEL STREET ENTRANCE)

SHEET A-8 DRC changed to A-6 DRC

16'-2"

1'-6"

HOTEL LOBBY LEVEL

T/ 1st FL. SLAB @ HOTEL
=+(17'-6") = 7.00' NAVD

℄ S.E. 2ND COURT

10'-0"

BASEMENT LEVEL "B-1" 32 PARKING SPACES

10'-0"

BASEMENT LEVEL "B-2" 41 PARKING SPACES

CONCEPTUAL SECTION

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

0 2.5' 5' 10' 20' 35'

COOLING TOWERS

sightline

sightline

15.61°

13'-1 1/2"

26'-0"

14.23°

14'-5 1/2"

Easty-West Cooling Tower Section

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

0 2.5' 5' 10' 20' 35'

T/ 3rd FL. SLAB
=+(33'-8")

9'

T/ 2nd FL. SLAB
=+(17'-8")

16'-2"

HOTEL LOBBY LEVEL

T/ 1st FL. SLAB @ HOTEL =+(17'-6") = 7.00' NAVD

T/1st FL. SLAB @ RETAIL =0'-0 = (5.50' NAVD)

11'-6"

BASEMENT LEVEL "B-1"

T/SLAB
=+(10'-0")

9'

BASEMENT LEVEL "B-2"

T/SLAB
=+(22'-0")

DATE PALM BEYOND

PROPOSED LIVE OAK TREES ALONG ROW

landscape

proposed 10' sidewalk

5' landscape

2' curb & gutter restripe 10' travel lane

14'-4" exist'g pavt

exist'g 8" curb

5' exist'g sidewalk

4.0%

3.8%

4'-4" HT. WALL BEYOND

GARAGE WALL BEYOND

THE INDUSTRIAL TWO FAMILY DWELLING PROPOSED PROJECT

T/ 1st FL. SLAB
=+7.00' NAVD

8'-2"

10'-7"

8'-11"

5'-0"

5' row easem't

℄ S.E. 2nd Ct.

25'-1"

16'-8"

20'

20'

20'-2"

PROPERTY LINE

40' R.O.W.

PROPERTY LINE

SEE SECTION "B-B" IN SHEET C-2 (CIVIL ENGINEERING PLANS) FOR ADDITIONAL INFORMATION

S.E. 2nd Ct. SECTION

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

0 2.5' 5' 10' 20'

CONCEPTUAL SECTION

Vander Ploeg and Associates , Inc.
architects and planners
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comm. no. 16023.2
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date 10 JULY, 2020
sheet no. A-7 drc

©

revision
DRC COMMENTS 10-23-20
COOL'G TOWER SCREEN HT. 2nd Ct. SECTION 12-28-20
DRC COMMENTS 01-08-21

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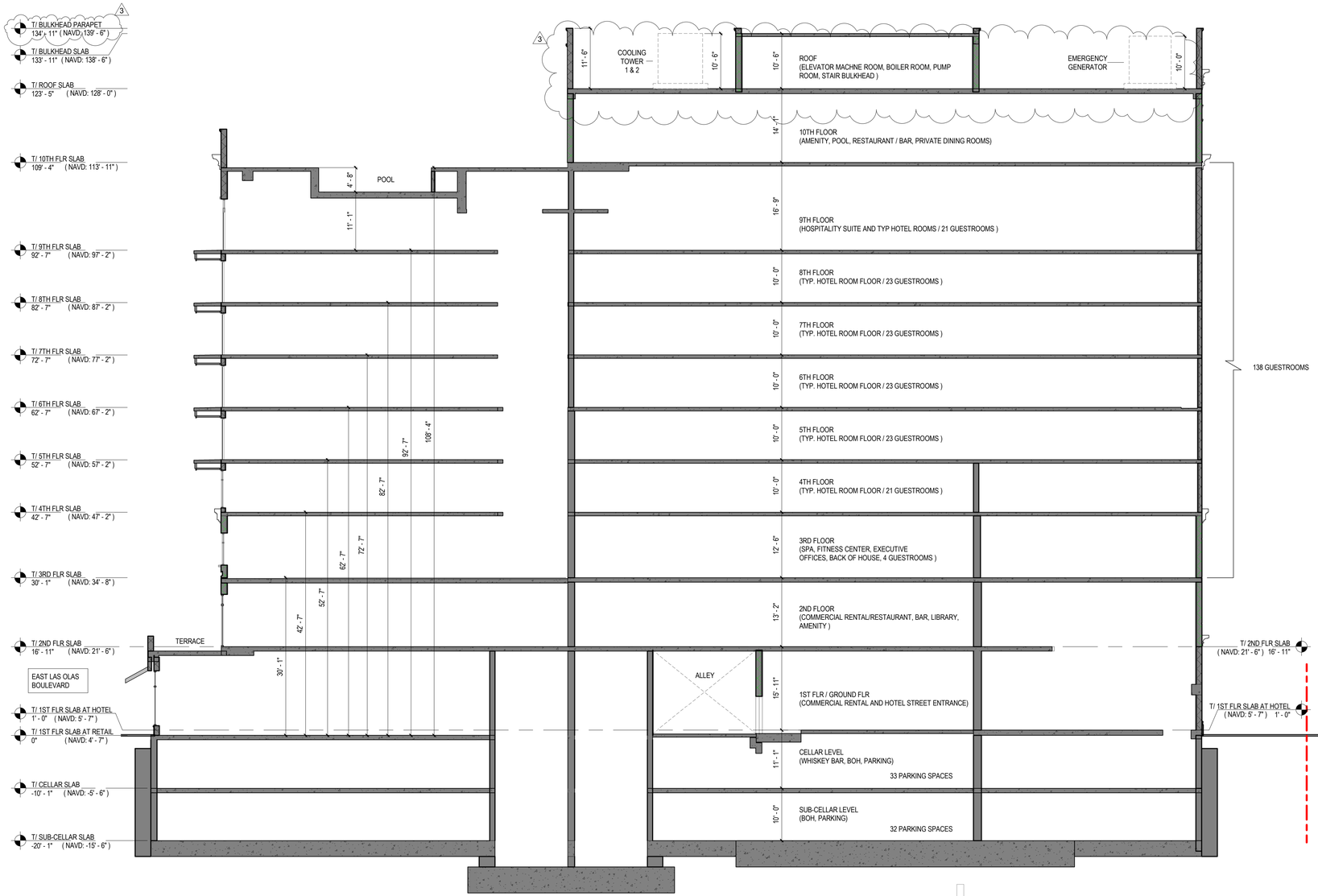
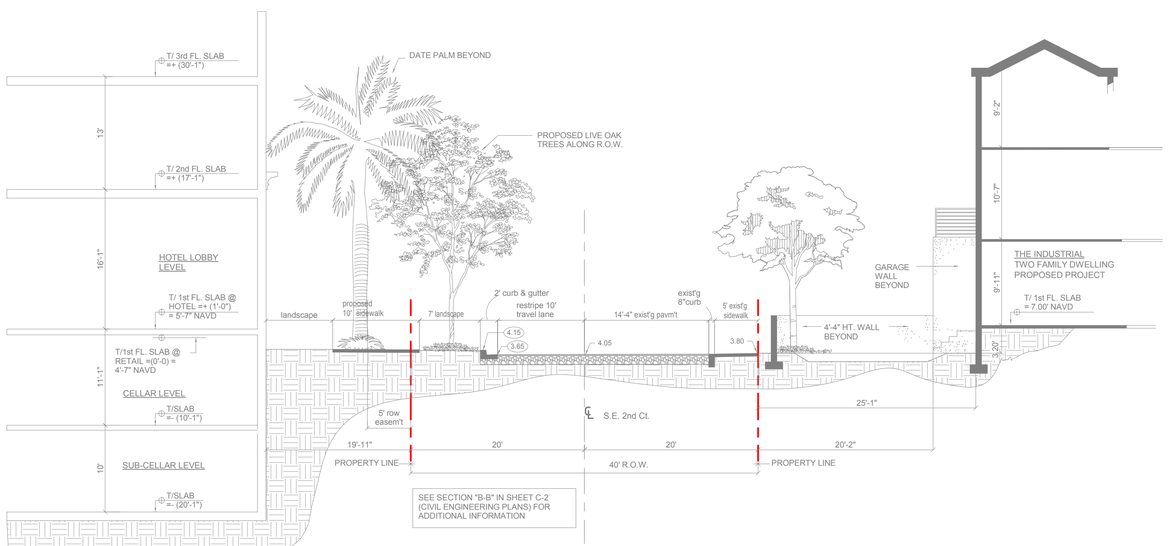


1 BUILDING SECTION
3/32" = 1'-0"



STONEHILL TAYLOR

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DRAWING TITLE

2ND CT BUILDING SECTION

PROJECT NUMBER	22006
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A-7 DRC

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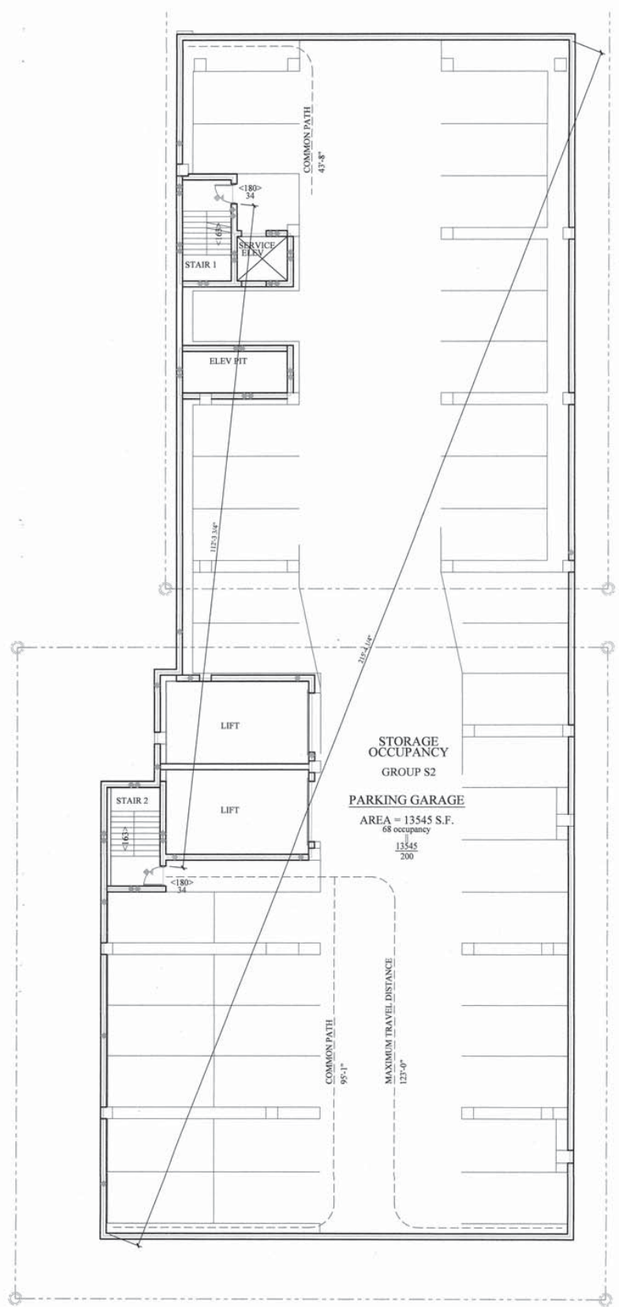
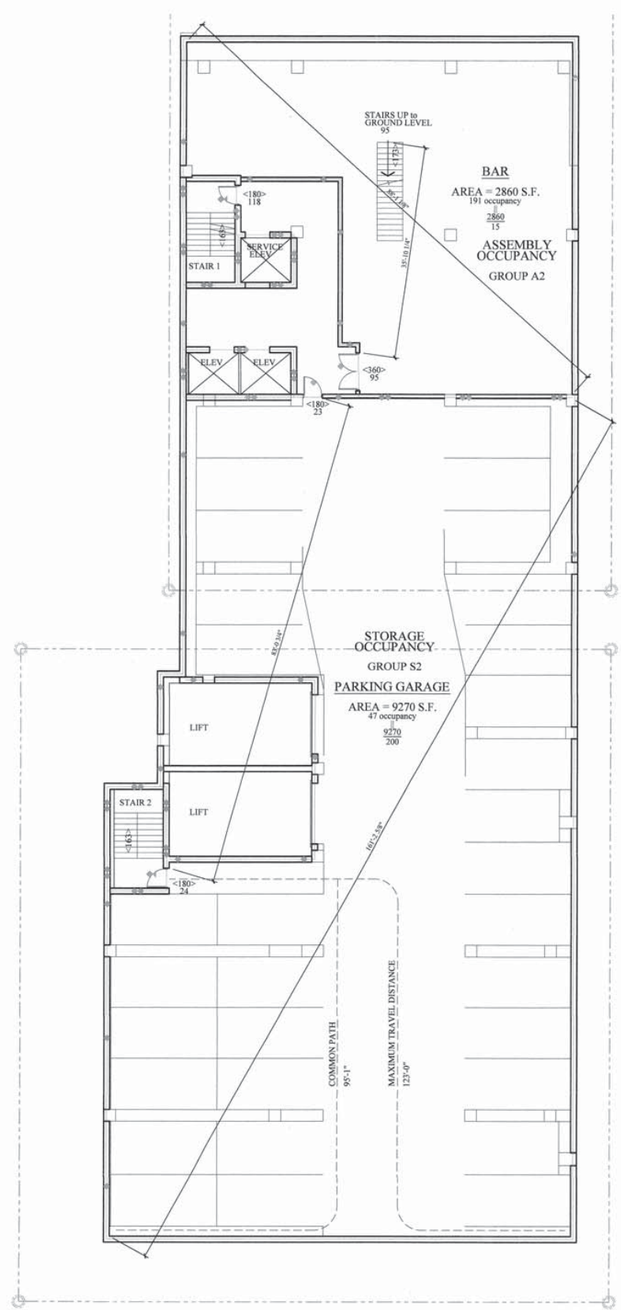


LIFE SAFETY PLAN B-2

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

0 2.5' 5' 10' 20' 35' 50'



LIFE SAFETY PLAN B-1

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

0 2.5' 5' 10' 20' 35' 50'

BLDG FIRE RESISTIVE REQUIREMENTS

BUILDING TYPE OF CONSTRUCTION: TYPE I-B , SPRINKLERED

STRUCTURAL ELEMENT		FIRE RATING REQ'D (HRS)	MINIMUM FIRE RATING PROVIDED (HOURS)
PRIMARY STRUCTURAL FRAME (or as req'd by fire separation, use rating for bearing wall exterior below)		2	not aplicable
BEARING WALLS- EXTERIOR		2	not aplicable
BEARING WALLS- INTERIOR		2	not aplicable
FIRE SEPARATION DISTANCE	X < 5 FT.	1	1
	5 ≤ X < 10 FT.	1	1
	10 ≤ X < 30 FT.	1	1
	X ≥ 30 FT.	0	0
NONBEARING WALLS & PARTITIONS -EXTERIOR		0	0
FLOOR CONSTRUCTION & ASSOC. SECONDARY MEMBERS		2	2
ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS		1	1
NONBEARING WALLS & PARTITIONS -INTERIOR		0	0

FLORIDA FIRE PREVENTION CODE 2017

MAIN OCCUPANCY: NEW HOTEL5 and DORMITORIES

EGRESS WIDTH PER PERSON : LEVEL 0.2", STAIR 0.3"
MINIMUM STAIR WIDTH : 44" (36" if LESS THAN 50 OCCUPANT)

FLORIDA BUILDING CODE 2017

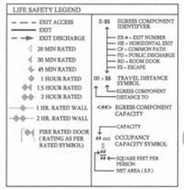
MAIN OCCUPANCY: RESIDENTIAL GROUP R-1

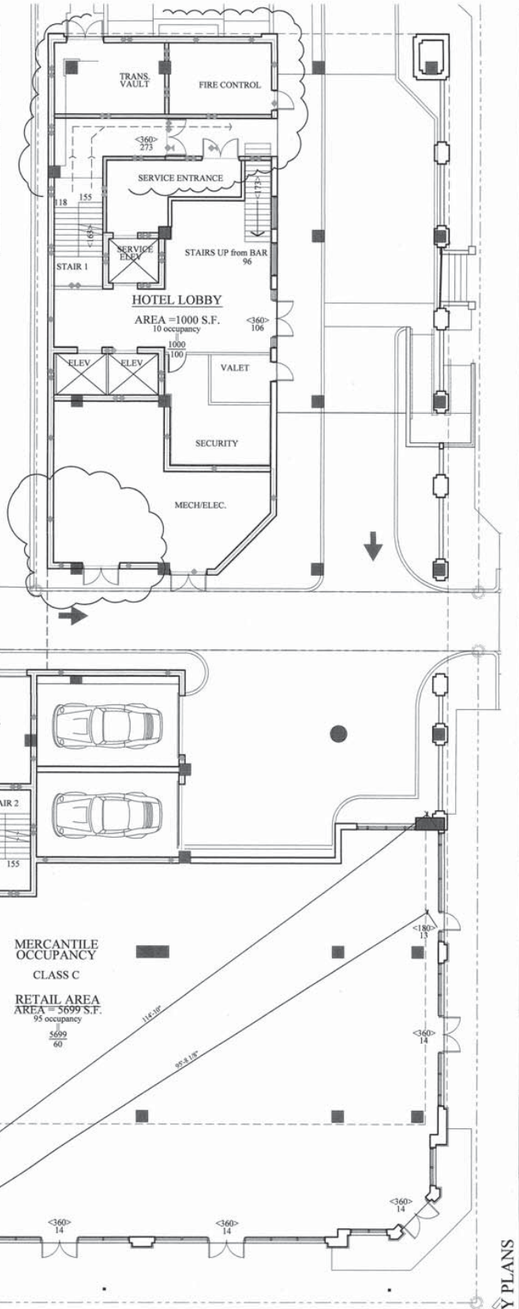
TYPE of CONSTRUCTION: TYPE 1 B

BUILDING HEIGHT: 9 STORIES ABOVE GRADE
2 STORIES BELOW GRADE

EGRESS WIDTH PER PERSON : LEVEL 0.2", STAIR 0.3"
MINIMUM STAIR WIDTH : 44" (36" if LESS THAN 50 OCCUPANT)

LIFE SAFETY LEGEND





LIFE SAFETY PLAN GROUND

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

0 2.5' 5' 10' 20' 35' 50'

BUILDING AREAS

BUILDING ABOVE GRADE (9 STORIES)	113,871 S.F.
BAR (BELOW GRADE)	2,860 S.F.
PARKING GARAGE AREA (2 LEVELS)	22,815 S.F.
TOTAL	139,546 S.F.

Vander Ploeg and Associates , Inc.
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To the best of the Architect's knowledge, the plans and specifications comply with the applicable minimum building codes.

PREVIOUSLY APPROVED

project : 1007 LAS OLAS EAST MIXED-USE
1007 E. Las Olas Blvd.
Fort Lauderdale, FL 33301

developed by : Hudson Capital Group
Barron Commercial Development, Inc.

comm. no. 16023.2
drawn dvp
date 10 JULY, 2020
sheet no. A-8 drc

revision
DRC COMMENTS 10-23-20

LIFE SAFETY PLANS

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GENERAL NOTES

S-2 ENCLOSED PARKING OCCUPANCIES:

1. PARKING GARAGE MUST BE SEPARATED BY OTHER OCCUPANCIES BY A 2-HOUR FIRE BARRIER. NFPA 88A, 5.2.1
2. ENCLOSED PARKING GARAGE REQUIRED TO BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM PER FLORIDA MECHANICAL BUILDING CODE AND SHALL BE FULLY SPRINKLERED. FBC 406.6.2, 406.6.3
3. VEHICLE RAMPS SHALL NOT BE CONSIDERED AS REQUIRED EXITS UNLESS PEDESTRIAN FACILITIES ARE PROVIDED. VEHICLE RAMPS THAT ARE UTILIZED FOR VERTICAL CIRCULATION AS WELL AS FOR PARKING SHALL NOT EXCEED A SLOPE OF 1:15 (6.67%). FBC 406.4.4
4. EXTRA HAZARD GROUP 2 DESIGN DENSITY FOR SPRINKLERS IF CAR LIFTS PER NFPA 13. NFPA 13 11.2.3.1.1
5. EXTRA HAZARD GROUP 2 DESIGN DENSITY FOR SPRINKLERS IF CAR LIFTS PER NFPA 13. 11.2.3.1.1
6. VEHICLE RAMPS SHALL NOT BE CONSIDERED AS REQUIRED EXITS UNLESS PEDESTRIAN FACILITIES ARE PROVIDED. VEHICLE RAMPS THAT ARE UTILIZED FOR VERTICAL CIRCULATION AS WELL AS FOR PARKING SHALL NOT EXCEED A SLOPE OF 1:15 (6.67%). (FBC 406.4.4)

R-1 OCCUPANCIES:

1. CARBON MONOXIDE DETECTORS ARE REQUIRED IN BUILDINGS HAVING FUEL BURNING APPLIANCES, FIREPLACES, ATTACHED GARAGE, OR OTHER ELEMENT THAT EMITS CARBON MONOXIDE AS A BYPRODUCT OF COMBUSTION. CARBON MONOXIDE ALARMS SHALL BE LOCATED WITHIN 10 FT. OF SLEEPING ROOMS. FBC 908.8, FFPC 28.3.4.6, NFPA 720
2. FBC, SECTION 1013.2 REQUIRES FLOOR-LEVEL EXIT SIGNS IN ALL R-1 (HOTEL) OCCUPANCIES. THE BOTTOM OF THE SIGN SHALL NOT BE LESS THAN 10 INCHES AND NO MORE THAN 12 INCHES ABOVE THE FLOOR. THE SIGN SHALL BE FLUSH MOUNTED TO THE DOOR OR WALL. THE EDGE OF THE SIGN SHALL BE WITHIN 4 INCHES OF THE DOOR FRAME ON THE LATCH SIDE.
3. COMMON PATH OF TRAVEL SHALL NOT EXCEED THE FOLLOWING: IN UNIT: 125 FT. , OUTSIDE UNIT: 50 FT.(FFPC) INCLUDING TRAVEL WITHIN UNIT AND CORRIDOR: 75 FT AND SHALL BE MEASURED FROM MOST REMOTE POINT IN UNIT INCLUDING BALCONY. FBC T-1006.2.1, FFPC T-A7.6.
4. SMOKE ALARMS SHALL BE PROVIDED ON THE CEILING OR WALL LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, IN EACH ROOM USED FOR SLEEPING PURPOSES, IN EACH STORY WITHIN A DWELLING UNIT. FBC 907.2.1.11, FFPC 28.3.4.5
5. A CERTAIN NUMBER OF ROOMS MUST BE PROVIDED WITH VISIBLE ALARMS DEPENDING ON THE TOTAL NUMBER OF SLEEPING ROOMS IN THE HOTEL PER FBC T-907.5.2.3.2.
6. DWELLING UNITS SHALL BE SEPARATED BY A 1 HOUR FIRE BARRIER. FBC 420, 708, FFPC 28.3.7.2
7. INTERIOR HOTEL CORRIDORS SHALL BE SEPARATED BY A 1/2 HOUR FIRE BARRIER. FBC 1020.1, FFPC 28.3.6.1.3
8. RESIDENTIAL AREAS SHALL BE CALCULATED AS 200 GSF/OCC. FBC T-1004.1.2, FFPC T-7.3.1.2
9. TRASH AND LINEN CHUTES SHALL BE SEPARATED BY A 2-HOUR FIRE BARRIER. FBC 713.13, FFPC 9.5, NFPA 82

MAIN OCCUPANCY : RESIDENTIAL GROUP R-1
TYPE OF CONSTRUCTION : TYPE 1B
BUILDING HEIGHT : 10 STORIES ABOVE GRADE
2 STORIES BELOW GRADE

LIFE SAFETY LEGEND

- F.E.C. TO F.E.C. DISTANCE 75' MAX
- MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER FOR MODERATE HAZARD AREAS (STORAGE, PARKING GARAGE) IS 50 FT. (FBC 906, NFPA 10)
- EGRESS TRAVEL PATH
- COMMON PATH OF TRAVEL
- NAME 36" / EGRESS TYPE — EGRESS COMPONENT; PROVIDED WIDTH
- EXIT SIGNAGE WALL AND CEILING
- EMERGENCY EXIT LIGHT
- F.E.C. — FIRE EXTINGUISHER CABINET
- EXIT ACCESS SEPARATION
- 1 HR FIRE RATED
- 2 HR FIRE RATED
- 3 HR FIRE RATED
- (C) 3/4 HR RATED DOOR
- (B) 1-1/2 HR RATED DOOR
- DEAD END CORRIDOR

2020 FLORIDA BUILDING CODE

TITLE	CODE REF.	CODE REQUIREMENT	
EGRESS WIDTH	1005.3	STAIRWAYS OTHER EGRESS COMPONENTS	0.3 0.2
COMMON PATH OF EGRESS TRAVEL	1006.2.1	OCC: R, A, M (SPRINKLERED) OCC: B, S-2 (SPRINKLERED)	75'-0" 100'-0"
EXIT ACCESS TRAVEL DISTANCE	1017.2	OCC: R, A, M (SPRINKLERED) OCC: B (SPRINKLERED) OCC: S-2 (SPRINKLERED)	250'-0" 300'-0" 400'-0"
DEAD ENDS	1020.4 EXCEPTION 2	OCC: R, M, B, S-2 (SPRINKLERED) OCC: A (SPRINKLERED)	50'-0" 20'-0"
CORRIDOR WIDTH	1020.2	THE MINIMUM CORRIDOR WIDTH SHALL BE AS DETERMINED IN SECTION 1005.3 BUT NOT LESS THAN 44 INCHES	
EXIT SEPARATION	1007.1.1 EXCEPTION 2	THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.	
STAIR SEPARATION	403.5.1	THE REQUIRED EXIT STAIRWAY ENCLOSURE SHALL BE SEPARATED BY A DISTANCE NOT LESS THAN 30 FT OR 1/4 OF THE LENGTH OF THE MAXIMUM OVERALL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, WHICHEVER IS LESS.	
ILLUMINATION LEVEL	1008.2	THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE (11 LUX) AT THE WALKING SURFACE	

BUILDING FIRE RESISTIVE REQUIREMENTS

BUILDING TYPE OF CONSTRUCTION: TYPE 1B, SPRINKLERED

BUILDING ELEMENT		FIRE RATING REQ'D (HRS)	MINIMUM FIRE RATING PROVIDED (HRS)
PRIMARY STRUCTURAL FRAME			
BEARING WALLS-EXTERIOR		2	NOT APPLICABLE
BEARING WALLS-INTERIOR		2	NOT APPLICABLE
FIRE SEPARATION DISTANCE	X < 5 FT.	1	1
	5 ≤ X < 10 FT.	1	1
	10 ≤ X < 30 FT.	1	1
	X ≥ 30 FT.	0	0
NONBEARING WALLS AND PARTITIONS-EXTERIOR		0	0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS		2	2
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS		1	1
NONBEARING WALLS AND PARTITIONS-INTERIOR		0	0

EGRESS DOOR CAPACITY 1ST FLOOR AT HOTEL

EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT	OCCUPANT CAPACITY
0161B	36"		
0161C	36"	0.2	180
0101B	36 1/2"	0.2	183
0101A	76"	0.2	380
TOTAL EGRESS DOOR CAPACITY			743

EGRESS STAIR CAPACITY GROUND FLOOR

EGRESS STAIR	EGRESS WIDTH	INCH/OCCUPANT	STAIRWAY CAPACITY
STAIR B	44"	0.3	147
TOTAL OCCUPANT CAPACITY			147

EGRESS DOOR CAPACITY 1ST FLOOR AT RETAIL

EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT	OCCUPANT CAPACITY
0111C	72"	0.2	360
0111B	72"	0.2	360
0111D	72"	0.2	360
0111A	72"	0.2	360
TOTAL EGRESS DOOR CAPACITY			1440

EXIT STAIRWAY SEPARATION AT 1ST FLOOR:

OVERALL DIAGONAL DIMENSION OF BUILDING = 213'-8"
MIN SEPARATION DISTANCE OF EXIT STAIRWAYS REQUIRED = 1/4 X 213'-8" OR 30FT, WHICHEVER IS LESS = 55'-3" OR 30' = 30'
THE SEPARATION DISTANCE OF EXIT STAIRWAYS PROVIDED = 58'-2 7/8"

OCCUPANT LOAD ANALYSIS GROUND FLOOR

ROOM NO.	ROOM NAME	OCCUPANCY	NET AREA	GROSS AREA **	FLORIDA BUILDING CODE SF/OCC	GROSS / NET	OCCUPANCY LOAD
0101	LOBBY	ACCESSORY TO R-1	1,453 SF	1,550 SF	200 SF	GROSS	8
0101A	RECEPTION	ACCESSORY TO R-1	103 SF		0 SF	GROSS	2
0102	FRONT OFFICES	ACCESSORY TO R-1	289 SF	341 SF	150 SF	GROSS	3
0105	LOADING	ACCESSORY TO R-1	338 SF	430 SF	300 SF	GROSS	2
GROUND FLOOR TOTAL OCCUPANT LOAD							15

OCCUPANT LOAD ANALYSIS GROUND FLOOR - RETAIL

ROOM NO.	ROOM NAME	OCCUPANCY	NET AREA	GROSS AREA **	FLORIDA BUILDING CODE SF/OCC	GROSS / NET	OCCUPANCY LOAD
0111	RETAIL TENANT	M	5,743 SF	5,773 SF	30 SF	GROSS	193
GROUND FLOOR RETAIL TOTAL OCCUPANT LOAD							193

**** FOR GROSS AREAS REFER TO PROGRAM AREA CALCULATION DRAWINGS**

BUILDING AREAS BELOW GRADE

FLOORS	AREA
T/ SUB-CELLAR SLAB	17,185 SF
T/ CELLAR SLAB	17,185 SF
TOTAL BELOW GRADE GROSS AREA	34,369 SF

BUILDING AREAS ABOVE GRADE

FLOORS	AREA
T/ 1ST FLR SLAB AT HOTEL	11,456 SF
T/ 2ND FLR SLAB	14,687 SF
T/ 3RD FLR SLAB	13,968 SF
T/ 4TH FLR SLAB	14,372 SF
T/ 5TH FLR SLAB	14,372 SF
T/ 6TH FLR SLAB	14,372 SF
T/ 7TH FLR SLAB	14,372 SF
T/ 8TH FLR SLAB	14,372 SF
T/ 9TH FLR SLAB	14,372 SF
T/ 10TH FLR SLAB	7,586 SF
TOTAL ABOVE GRADE GROSS AREA	133,929 SF

TOTAL	168,298 SF

3 **LIFE SAFETY PLAN GROUND**
3/32" = 1'-0"

STONEHILL TAYLOR

ISSUE RECORD

REVISION RECORD

1 DRC RESUBMISSION 10.21.2021

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FORT LAUDERDALE, FL 33301

DRAWING TITLE

LIFE SAFETY PLAN - 1ST FLOOR

PROJECT NUMBER	22006
SCALE	As indicated
DATE	Issue Date
DRAWING NUMBER	OF

A-8 DRC

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OCCUPANT LOAD ANALYSIS CELLAR FLOOR

ROOM NO.	ROOM NAME	OCCUPANCY	NET AREA	GROSS AREA **	FLORIDA BUILDING CODE SF/OCC	GROSS / NET	OCCUPANT LOAD
C01	LOUNGE (CELLAR)	A-2	1,504 SF		15 SF	NET	101
C02	BAR SERVICE	ACCESSORY TO R-1	182 SF		0 SF	BY SEAT COUNT	2
C08	BOH	ACCESSORY TO R-1	104 SF	172 SF	300 SF	GROSS	1
C10	ENGINEER'S OFFICE	ACCESSORY TO R-1	966 SF	1,457 SF	300 SF	GROSS	5
C13	PARKING	ACCESSORY TO R-1	9,134 SF	12,094 SF	200 SF	GROSS	61
C16	BAR		59 SF		0 SF	BY SEAT COUNT	14
CELLAR TOTAL OCCUPANT LOAD							184

EGRESS STAIR CAPACITY CELLAR

EGRESS STAIR	EGRESS WIDTH	INCH/OCCUPANT	STAIRWAY CAPACITY
STAIR B	44"	0.3	147
TOTAL OCCUPANT CAPACITY			147

EGRESS DOOR CAPACITY CELLAR

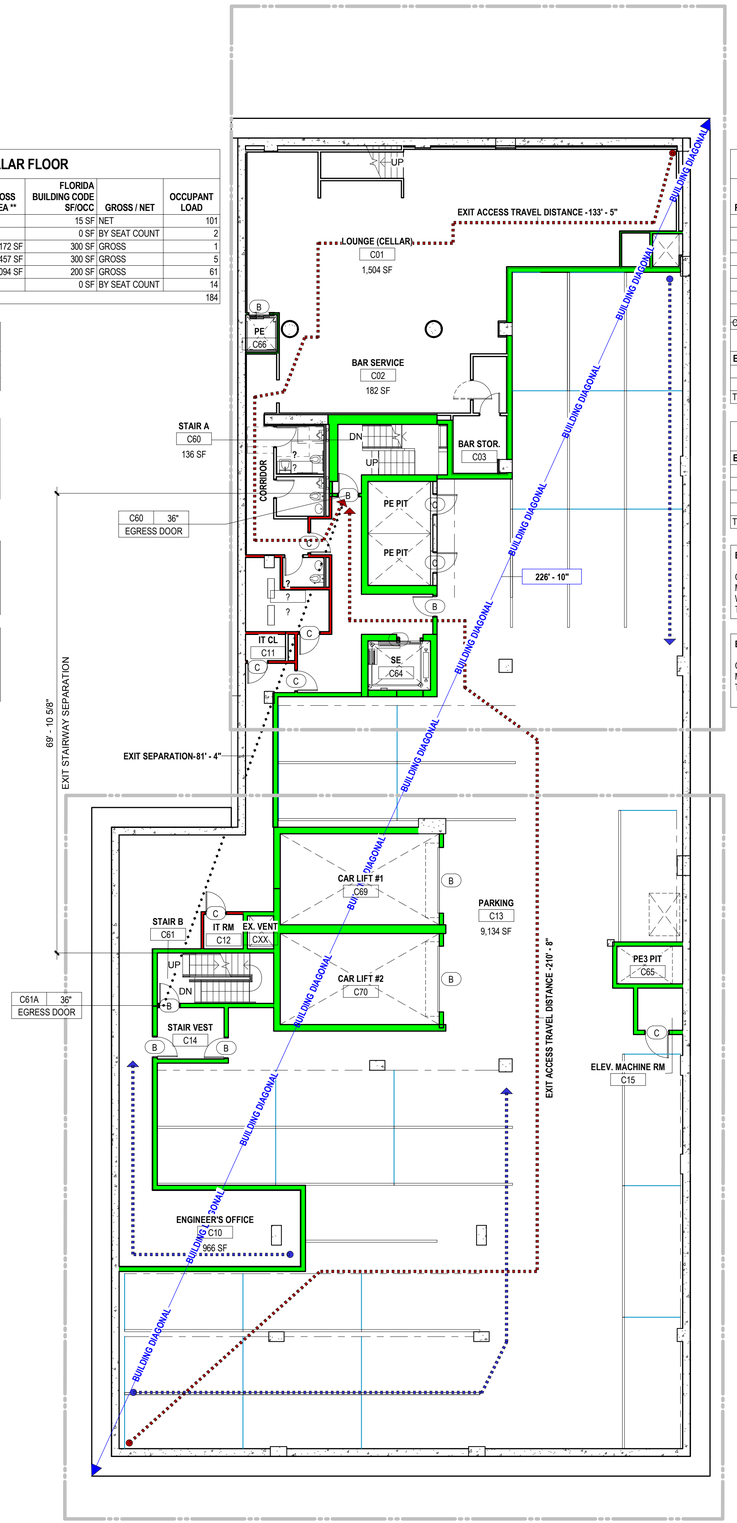
EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT	OCCUPANT CAPACITY
C60	36"	0.2	180
C61A	36"	0.2	180
TOTAL EGRESS DOOR CAPACITY			360

EXIT STAIRWAY SEPARATION AT CELLAR:

OVERALL DIAGONAL DIMENSION OF BUILDING = 226'-10"
MIN SEPARATION DISTANCE OF EXIT STAIRWAYS REQUIRED = 1/4 X 226'-10" OR 30FT, WHICHEVER IS LESS = 56'-8 1/2" OR 30' = 30'
THE SEPARATION DISTANCE OF EXIT STAIRWAYS PROVIDED = 69'-10 5/8"

EXIT SEPARATION AT CELLAR:

OVERALL DIAGONAL DIMENSION OF AREA SERVED = 226'-10"
MIN SEPARATION DISTANCE OF EXIT DOORS REQUIRED = 1/3 X 226'-10" = 75'-7 1/2"
THE SEPARATION DISTANCE OF EXIT DOORS PROVIDED = 81'-4"



1 **LIFE SAFETY PLAN CELLAR**
3/32" = 1'-0"

OCCUPANT LOAD ANALYSIS SUB-CELLAR

ROOM NO.	ROOM NAME	OCCUPANCY	NET AREA	GROSS AREA **	FLORIDA BUILDING CODE SF/OCC *	GROSS / NET	OCCUPANT LOAD
SC01	W LOCKER RM	ACCESSORY TO R-1	516 SF	690 SF	50 SF	GROSS	14
SC02	M LOCKER RM	ACCESSORY TO R-1	412 SF	474 SF	50 SF	GROSS	10
SC03	PREP KITCHEN	ACCESSORY TO R-1	966 SF	1,292 SF	100 SF	GROSS	13
SC07	LIQUOR STOR.-1	ACCESSORY TO R-1	244 SF	669 SF	300 SF	GROSS	3
SC09	UNIFORM ROOM	ACCESSORY TO R-1	514 SF	720 SF	150 SF	GROSS	5
SC11	PARKING	ACCESSORY TO R-1	9,130 SF	10,511 SF	200 SF	GROSS	53
SC12	LIQUOR STOR.-2		98 SF				0
SC13	LIQUOR STOR.-3		158 SF				0
CELLAR TOTAL OCCUPANT LOAD							98

EGRESS STAIR CAPACITY SUB CELLAR

EGRESS STAIR	EGRESS WIDTH	INCH/OCCUPANT	STAIRWAY CAPACITY
STAIR A	44"	0.3	147
STAIR B	44"	0.3	147
TOTAL OCCUPANT CAPACITY			293

EGRESS DOOR CAPACITY SUB CELLAR

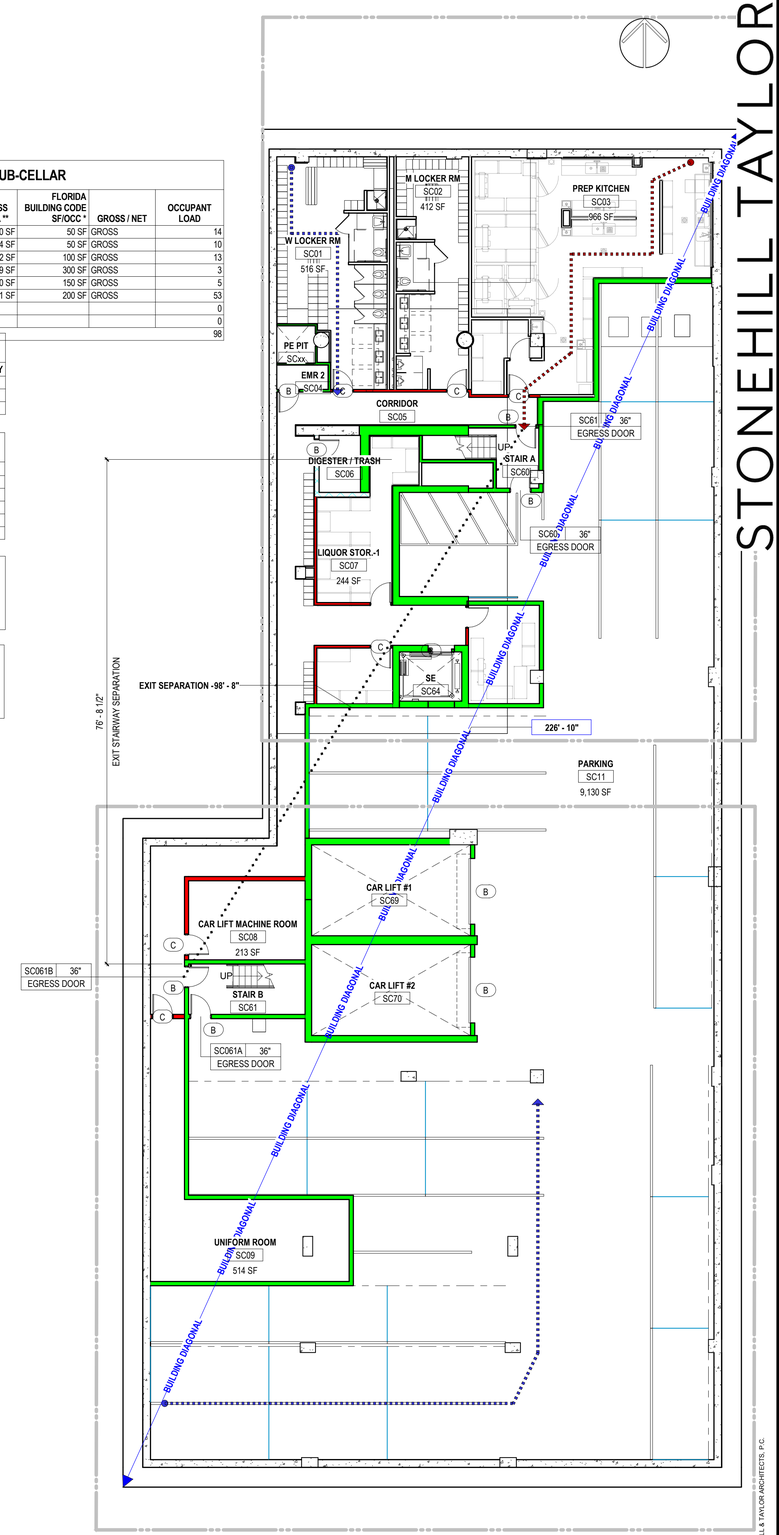
EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT	OCCUPANT CAPACITY
SC061A	36"	0.2	180
SC60	36"	0.2	180
SC061B	36"	0.2	180
SC61	36"	0.2	180
TOTAL EGRESS DOOR CAPACITY			720

EXIT STAIRWAY SEPARATION AT SUBCELLAR:

OVERALL DIAGONAL DIMENSION OF BUILDING = 226'-10"
MIN SEPARATION DISTANCE OF EXIT STAIRWAYS REQUIRED = 1/4 X 226'-10" OR 30FT, WHICHEVER IS LESS = 56'-8 1/2" OR 30' = 30'
THE SEPARATION DISTANCE OF EXIT STAIRWAYS PROVIDED = 76'-8 1/2"

EXIT SEPARATION AT SUBCELLAR:

OVERALL DIAGONAL DIMENSION OF AREA SERVED = 226'-10"
MIN SEPARATION DISTANCE OF EXIT DOORS REQUIRED = 1/3 X 226'-10" = 75'-7 1/2"
THE SEPARATION DISTANCE OF EXIT DOORS PROVIDED = 98'-8"



2 **LIFE SAFETY PLAN SUB-CELLAR**
3/32" = 1'-0"

STONEHILL TAYLOR

ISSUE RECORD

REVISION RECORD

1	DRC RESUBMISSION	10.21.2021

PROJECT TEAM

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STATE OF FLORIDA · TAYLOR · REGISTERED ARCHITECT

DRAWING TITLE

LIFE SAFETY PLANS-SUB-CELLAR AND CELLAR

PROJECT NUMBER	22006
SCALE	As indicated
DATE	Issue Date
DRAWING NUMBER	OF

A-8.1 DRC

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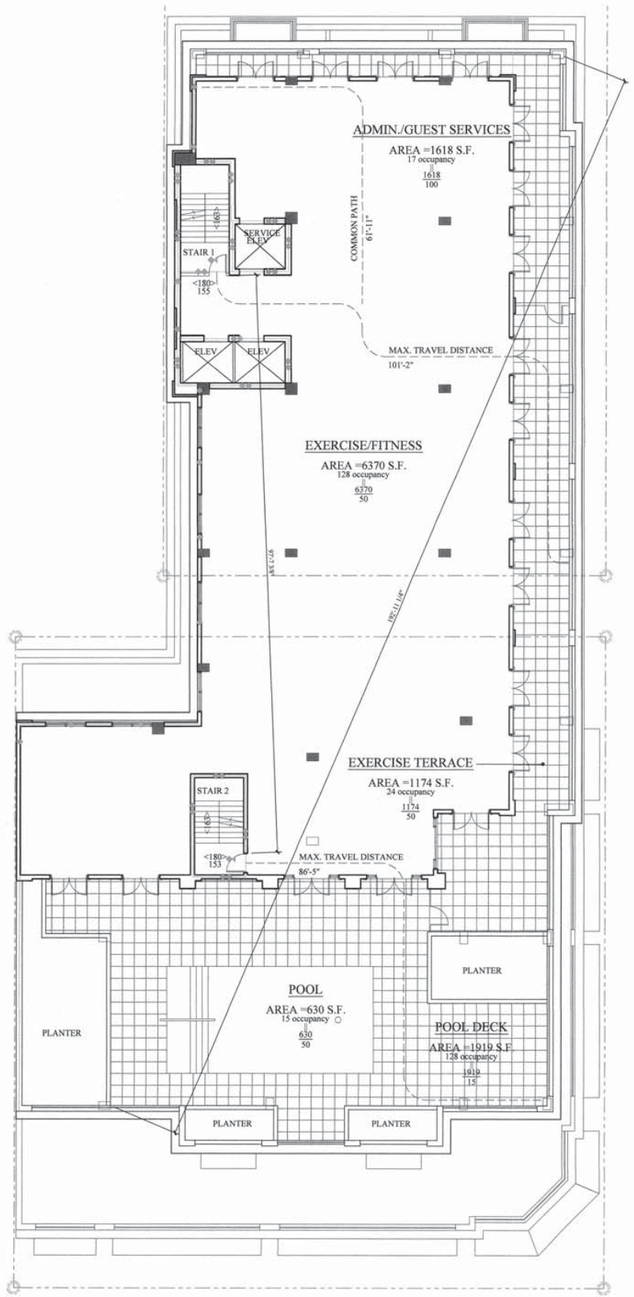
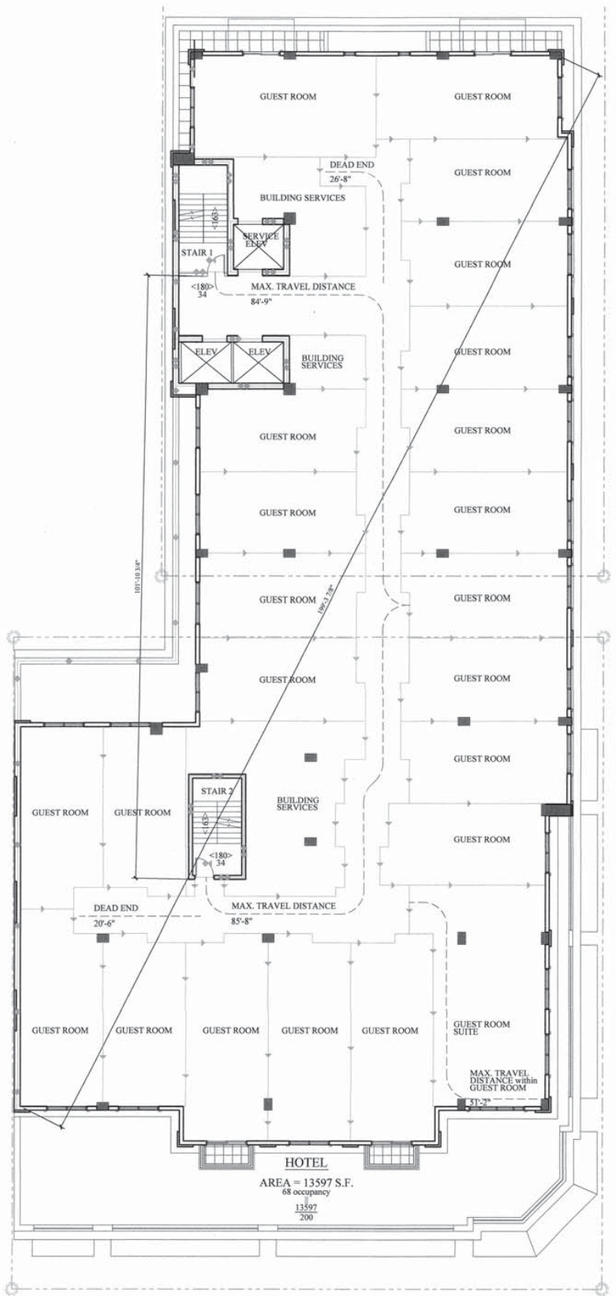


LIFE SAFETY PLAN 9th FL

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

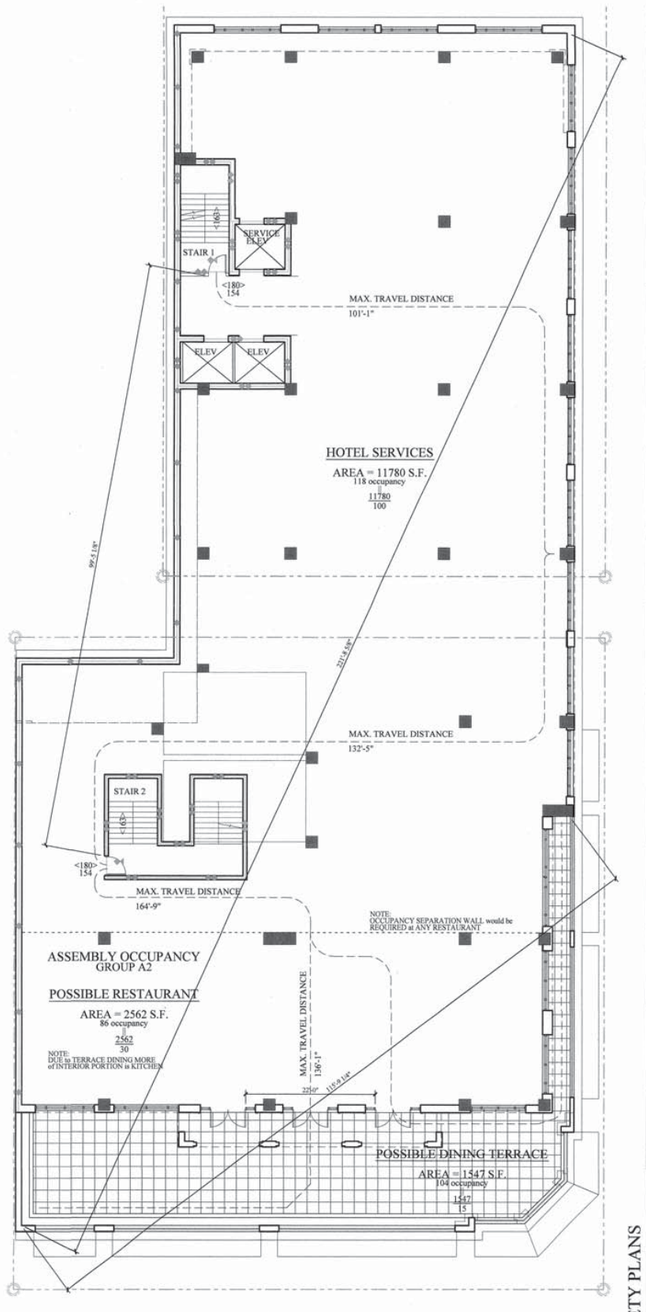
0 2.5' 5' 10' 20' 35' 50'



LIFE SAFETY PLAN 3rd thru 8th FL

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

0 2.5' 5' 10' 20' 35' 50'



LIFE SAFETY PLAN 2nd FL

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

0 2.5' 5' 10' 20' 35' 50'

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To the best of the Architect's knowledge, the plans and specifications comply with the applicable minimum building codes.

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developed by : Hudson Capital Group
Barron Commercial Development, Inc.

comm. no. 16023.2
drawn dvp
date 10 JULY, 2020
sheet no. A-9 drc

revision
DRC COMMENTS 10-23-20

LIFE SAFETY PLANS

OCCUPANT LOAD ANALYSIS 3RD FLOOR

ROOM NO.	ROOM NAME	OCCUPANCY	NET AREA	GROSS AREA **	FLORIDA BUILDING CODE SF/OCC	GROSS / NET	OCCUPANT LOAD
03AAA	LINEN CHUTE		7 SF				0
03XX							0
0301	EXECUTIVE OFFICES	ACCESSORY TO R-1	1,084 SF	1,199 SF	50 SF	GROSS	24
0303	FITNESS CENTER	ACCESSORY TO R-1	729 SF	1,008 SF	50 SF	GROSS	21
0304	SPA RECEPTION	ACCESSORY TO R-1	743 SF	1,501 SF	50 SF	GROSS	31
0307	RELAXATION LOUNGE	ACCESSORY TO R-1	574 SF	653 SF	50 SF	GROSS	14
0308	M.RM W/SHOWER	ACCESSORY TO R-1	157 SF	191 SF	50 SF	GROSS	4
0309	MASSAGE RM	ACCESSORY TO R-1	131 SF	154 SF	50 SF	GROSS	4
0310	MASSAGE RM	ACCESSORY TO R-1	132 SF	170 SF	50 SF	GROSS	4
0311	COUPLES/VIP RM	ACCESSORY TO R-1	350 SF	109 SF	50 SF	GROSS	3
0312	MASSAGE RM	ACCESSORY TO R-1	120 SF	132 SF	50 SF	GROSS	3
0314	GR 14	R-1	252 SF	472 SF	200 SF	GROSS	3
0315	GR 15	R-1	252 SF	472 SF	200 SF	GROSS	3
0316	GR 16	R-1	252 SF	472 SF	200 SF	GROSS	3
0317	GR 17	R-1	262 SF	679 SF	200 SF	GROSS	4
0319	MEN'S LOCKER RM	ACCESSORY TO R-1	934 SF	1,005 SF	50 SF	GROSS	21
0323	IT OFFICE	ACCESSORY TO R-1	67 SF	122 SF	150 SF	GROSS	1
0324	EMPLOYEE CAFE	ACCESSORY TO R-1	340 SF	527 SF	15 SF	NET	23
0325	HR OFFICE	ACCESSORY TO R-1	118 SF	142 SF	150 SF	GROSS	1
0328	CONDENSER	ACCESSORY TO R-1	159 SF	177 SF	300 SF	GROSS	1
0330	MAIN IT RM	ACCESSORY TO R-1	187 SF	230 SF	300 SF	GROSS	1
0332	WOMEN'S LOCKER ROOM	ACCESSORY TO R-1	928 SF	1,031 SF	50 SF	GROSS	21
3RD FLOOR TOTAL OCCUPANT LOAD							190

EGRESS STAIR CAPACITY 3RD FLOOR

EGRESS STAIR	EGRESS WIDTH	INCH/OCCUPANT	STAIRWAY CAPACITY
STAIR A	44"	0.3	147
STAIR B	60"	0.3	200
TOTAL OCCUPANT CAPACITY			347

EGRESS DOOR CAPACITY 3RD FLOOR

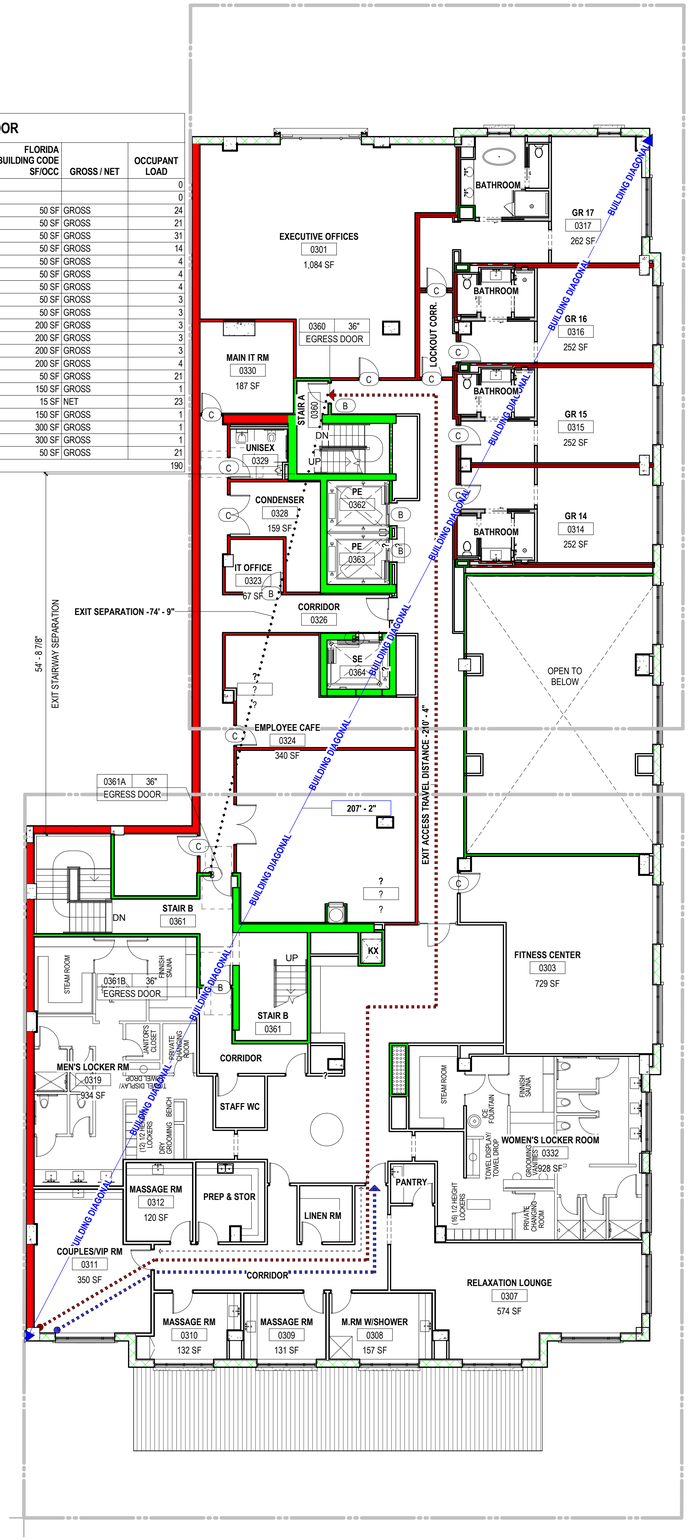
EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT	OCCUPANT CAPACITY
0361B	36"	0.2	180
0360	36"	0.2	180
0361A	36"	0.2	180
TOTAL EGRESS DOOR CAPACITY			540

EXIT STAIRWAY SEPARATION AT 3RD FLOOR:

OVERALL DIAGONAL DIMENSION OF BUILDING = 207'-2"
MIN SEPARATION DISTANCE OF EXIT STAIRWAYS REQUIRED = 1/4 X 207'-2" OR 30FT, WHICHEVER IS LESS = 51'-9 1/2" OR 30' = 30'
THE SEPARATION DISTANCE OF EXIT STAIRWAYS PROVIDED = 54'-8 7/8"

EXIT SEPARATION AT 3RD FLOOR:

OVERALL DIAGONAL DIMENSION OF AREA SERVED = 207'-2"
MIN SEPARATION DISTANCE OF EXIT DOORS REQUIRED = 1/3 X 207'-2" = 69'-3/4"
THE SEPARATION DISTANCE OF EXIT DOORS PROVIDED = 74'-9"



2 LIFE SAFETY PLAN 3RD FLOOR

3/32" = 1'-0"

OCCUPANT LOAD ANALYSIS 2ND FLOOR

ROOM NO.	ROOM NAME	OCCUPANCY	NET AREA	GROSS AREA **	FLORIDA BUILDING CODE SF/OCC *	GROSS / NET	OCCUPANT LOAD
0202	HALL	ACCESSORY TO R-1	766 SF		0 SF	BY SEAT COUNT	15
0203	LIBRARY	A-2	734 SF	1,053 SF	15 SF	NET	49
0205	LIVING ROOM	A-2	1,579 SF		15 SF	NET	106
0205A	BAR SERVICE	A-2	239 SF		0 SF	BY SEAT COUNT	2
0207	DINING	A-2	3,198 SF		15 SF	NET	214
0208	TERRACE (DINING)	A-2	1,107 SF		15 SF	NET	74
0211	FOOD SERVICE - KITCHEN	ACCESSORY TO R-1	2,777 SF	3,080 SF	200 SF	GROSS	16
0212	WATER PUMP RM	ACCESSORY TO R-1	157 SF	185 SF	300 SF	GROSS	1
0214	ELECT. RM	ACCESSORY TO R-1	118 SF	144 SF	300 SF	GROSS	1
0219	ELEVATOR LOUNGE	ACCESSORY TO R-1	444 SF		0 SF	BY SEAT COUNT	8
2ND FLOOR TOTAL OCCUPANT LOAD							486

EGRESS STAIR CAPACITY 2ND FLOOR

EGRESS STAIR	EGRESS WIDTH	INCH/OCCUPANT	STAIRWAY CAPACITY
STAIR A	44"	0.3	147
STAIR B	60"	0.3	200
TOTAL OCCUPANT CAPACITY			347

EGRESS DOOR CAPACITY 2ND FLOOR

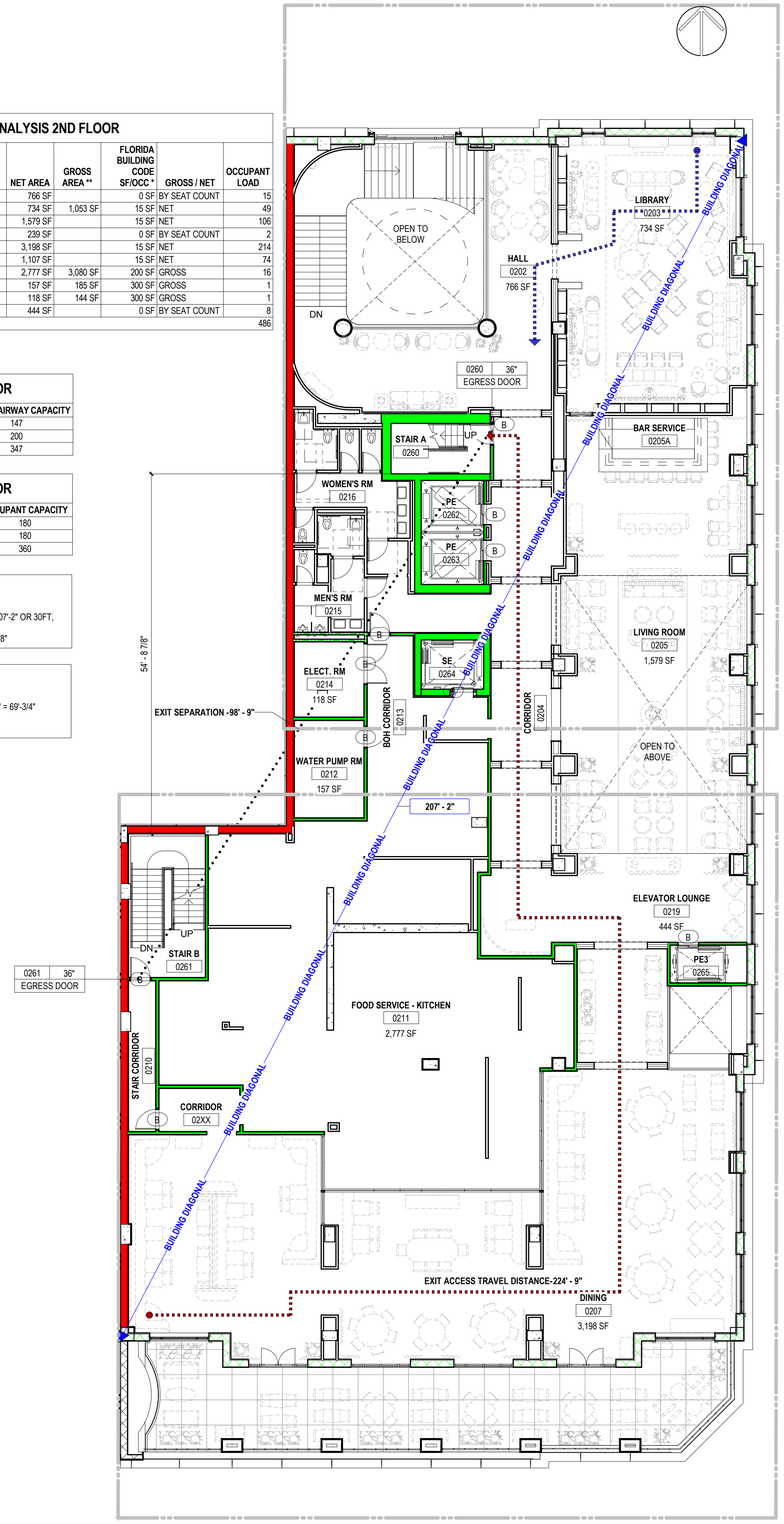
EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT	OCCUPANT CAPACITY
0261	36"	0.2	180
0260	36"	0.2	180
TOTAL EGRESS DOOR CAPACITY			360

EXIT STAIRWAY SEPARATION AT 2ND FLOOR:

OVERALL DIAGONAL DIMENSION OF BUILDING = 207'-2"
MIN SEPARATION DISTANCE OF EXIT STAIRWAYS REQUIRED = 1/4 X 207'-2" OR 30FT, WHICHEVER IS LESS = 51'-9 1/2" OR 30' = 30'
THE SEPARATION DISTANCE OF EXIT STAIRWAYS PROVIDED = 54'-8 7/8"

EXIT SEPARATION AT 2ND FLOOR:

OVERALL DIAGONAL DIMENSION OF AREA SERVED = 207'-2"
MIN SEPARATION DISTANCE OF EXIT DOORS REQUIRED = 1/3 X 207'-2" = 69'-3/4"
THE SEPARATION DISTANCE OF EXIT DOORS PROVIDED = 98'-9"



1 LIFE SAFETY PLAN 2ND FLOOR

3/32" = 1'-0"

STONEHILL TAYLOR

ISSUE RECORD

REVISION RECORD

1	DRC RESUBMISSION	10.21.2021

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DRAWING TITLE

LIFE SAFETY PLANS-2ND AND 3RD FLOORS

PROJECT NUMBER	22006
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DATE	Issue Date
DRAWING NUMBER	OF

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OCCUPANT LOAD ANALYSIS 5TH FLOOR

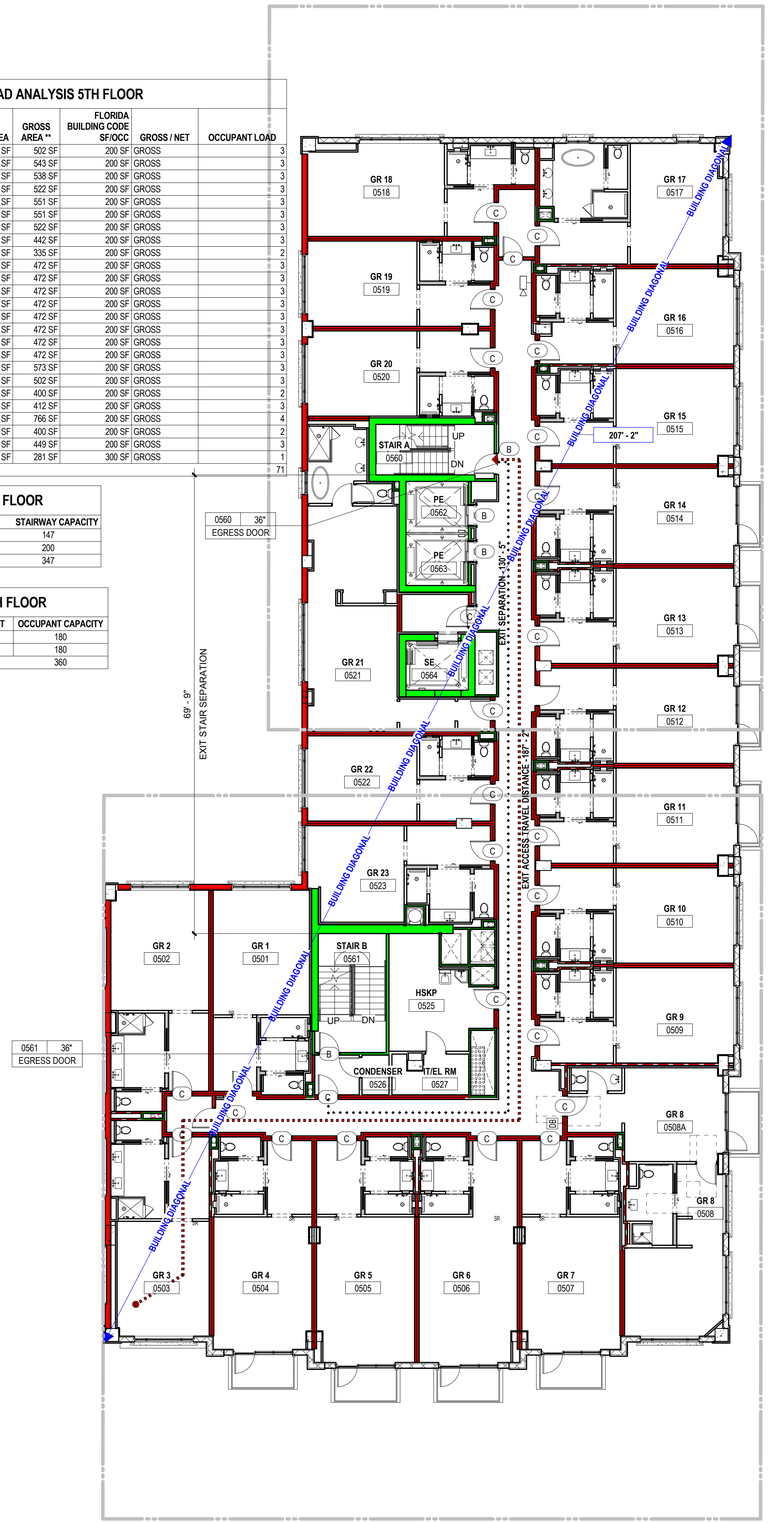
ROOM NO.	ROOM NAME	OCCUPANCY	NET AREA	GROSS AREA **	FLORIDA BUILDING CODE SF/OCC	GROSS / NET	OCCUPANT LOAD
0501	GR 1	R-1	276 SF	502 SF	200 SF	GROSS	3
0502	GR 2	R-1	269 SF	543 SF	200 SF	GROSS	3
0503	GR 3	R-1	255 SF	538 SF	200 SF	GROSS	3
0504	GR 4	R-1	298 SF	522 SF	200 SF	GROSS	3
0505	GR 5	R-1	297 SF	551 SF	200 SF	GROSS	3
0506	GR 6	R-1	375 SF	551 SF	200 SF	GROSS	3
0507	GR 7	R-1	298 SF	522 SF	200 SF	GROSS	3
0508	GR 8	R-1	282 SF	442 SF	200 SF	GROSS	3
0508A	GR 8	R-1	296 SF	335 SF	200 SF	GROSS	2
0509	GR 9	R-1	256 SF	472 SF	200 SF	GROSS	3
0510	GR 10	R-1	256 SF	472 SF	200 SF	GROSS	3
0511	GR 11	R-1	256 SF	472 SF	200 SF	GROSS	3
0512	GR 12	R-1	256 SF	472 SF	200 SF	GROSS	3
0513	GR 13	R-1	256 SF	472 SF	200 SF	GROSS	3
0514	GR 14	R-1	256 SF	472 SF	200 SF	GROSS	3
0515	GR 15	R-1	256 SF	472 SF	200 SF	GROSS	3
0516	GR 16	R-1	256 SF	472 SF	200 SF	GROSS	3
0517	GR 17	R-1	256 SF	573 SF	200 SF	GROSS	3
0518	GR 18	R-1	292 SF	502 SF	200 SF	GROSS	3
0519	GR 19	R-1	215 SF	400 SF	200 SF	GROSS	2
0520	GR 20	R-1	215 SF	412 SF	200 SF	GROSS	3
0521	GR 21	R-1	443 SF	766 SF	200 SF	GROSS	4
0522	GR 22	R-1	216 SF	400 SF	200 SF	GROSS	2
0523	GR 23	R-1	206 SF	449 SF	200 SF	GROSS	3
0525	HSKP	ACCESSORY TO R-1	216 SF	281 SF	300 SF	GROSS	1
2ND FLOOR TOTAL OCCUPANT LOAD							71

EGRESS STAIR CAPACITY 5TH FLOOR

EGRESS STAIR	EGRESS WIDTH	INCH/OCCUPANT	STAIRWAY CAPACITY
STAIR A	44"	0.3	147
STAIR B	60"	0.3	200
TOTAL OCCUPANT CAPACITY			347

EGRESS DOOR CAPACITY 5TH FLOOR

EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT	OCCUPANT CAPACITY
0560	36"	0.2	180
0561	36"	0.2	180
TOTAL EGRESS DOOR CAPACITY			360



1 **LIFE SAFETY PLAN 5TH THR 8TH FLOOR**
3/32" = 1'-0"

OCCUPANT LOAD ANALYSIS 4TH FLOOR

ROOM NO.	ROOM NAME	OCCUPANCY	NET AREA	GROSS AREA **	FLORIDA BUILDING CODE SF/OCC	GROSS / NET	OCCUPANT LOAD
0401	GR 1	R-1	276 SF	502 SF	200 SF	GROSS	3
0402	GR 2	R-1	269 SF	543 SF	200 SF	GROSS	3
0403	GR 3	R-1	255 SF	538 SF	200 SF	GROSS	3
0404	GR 4	R-1	298 SF	522 SF	200 SF	GROSS	3
0405	GR 5	R-1	297 SF	551 SF	200 SF	GROSS	3
0406	GR 6	R-1	375 SF	551 SF	200 SF	GROSS	3
0407	GR 7	R-1	298 SF	522 SF	200 SF	GROSS	3
0408	GR 8	R-1	279 SF	442 SF	200 SF	GROSS	3
0408A	GR 8	R-1	296 SF	335 SF	200 SF	GROSS	2
0409	GR 9	R-1	256 SF	472 SF	200 SF	GROSS	3
0410	GR 10	R-1	256 SF	472 SF	200 SF	GROSS	3
0411	GR 11	R-1	256 SF	472 SF	200 SF	GROSS	3
0412	GR 12	R-1	249 SF	472 SF	200 SF	GROSS	3
0413	GR 13	R-1	256 SF	472 SF	200 SF	GROSS	3
0414	GR 14	R-1	256 SF	472 SF	200 SF	GROSS	3
0415	GR 15	R-1	256 SF	472 SF	200 SF	GROSS	3
0416	GR 16	R-1	256 SF	472 SF	200 SF	GROSS	3
0417	GR 17	R-1	256 SF	573 SF	200 SF	GROSS	3
0418	GR 18	R-1	346 SF	502 SF	200 SF	GROSS	3
0419	GR 19	R-1	215 SF	400 SF	200 SF	GROSS	2
0420	GR 20	R-1	215 SF	412 SF	200 SF	GROSS	3
0421	GR 21	R-1	443 SF	766 SF	200 SF	GROSS	4
0422	GR 22	R-1	216 SF	400 SF	200 SF	GROSS	2
0423	GR 23	R-1	206 SF	449 SF	200 SF	GROSS	3
0812HH	HSKP	ACCESSORY TO R-1	216 SF	281 SF	300 SF	GROSS	1
2ND FLOOR TOTAL OCCUPANT LOAD							71

EGRESS STAIR CAPACITY 4TH FLOOR

EGRESS STAIR	EGRESS WIDTH	INCH/OCCUPANT	STAIRWAY CAPACITY
STAIR A	44"	0.3	147
STAIR B	60"	0.3	200
TOTAL OCCUPANT CAPACITY			347

EGRESS DOOR CAPACITY 4TH FLOOR

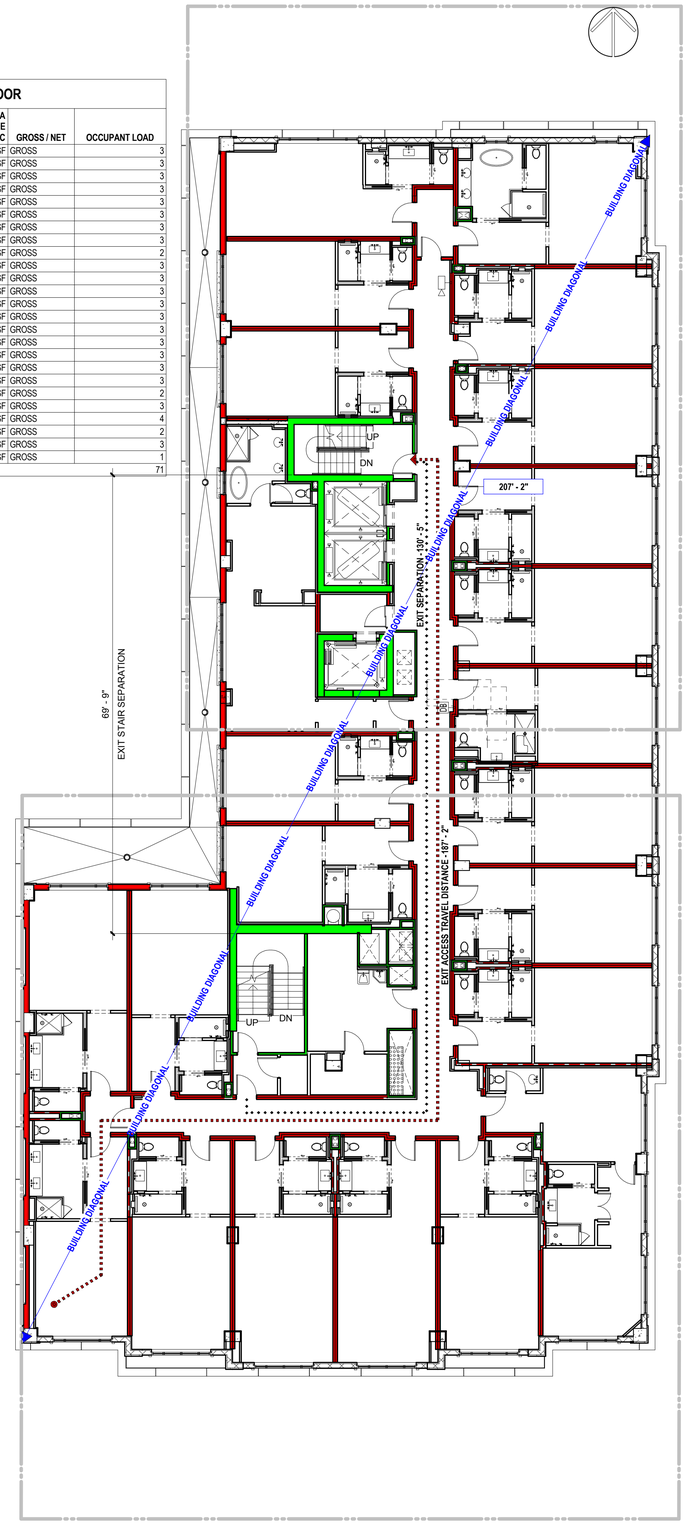
EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT	OCCUPANT CAPACITY
0460	36"	0.2	180
0461	36"	0.2	180
TOTAL EGRESS DOOR CAPACITY			360

EXIT STAIRWAY SEPARATION AT GUESTROOM FLOORS:

OVERALL DIAGONAL DIMENSION OF BUILDING = 207'-2"
MIN SEPARATION DISTANCE OF EXIT STAIRWAYS REQUIRED = 1/4 X 207'-2" OR 30FT, WHICHEVER IS LESS = 51'-9 1/2" OR 30' = 30'
THE SEPARATION DISTANCE OF EXIT STAIRWAYS PROVIDED = 69'-9"

EXIT SEPARATION AT GUESTROOM FLOORS:

OVERALL DIAGONAL DIMENSION OF AREA SERVED = 207'-2"
MIN SEPARATION DISTANCE OF EXIT DOORS REQUIRED = 1/3 X 207'-2" = 69'-3/4"
THE SEPARATION DISTANCE OF EXIT DOORS PROVIDED = 130'-5"



2 **LIFE SAFETY PLAN 4TH FLOOR**
3/32" = 1'-0"

STONEHILL TAYLOR

ISSUE RECORD

REVISION RECORD

1	DRC RESUBMISSION	10.21.2021

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1007 EAST LAS OLAS
FORT LAUDERDALE, FL 33301

DRAWING TITLE

LIFE SAFETY PLANS-4TH AND 5TH THR 8TH FLOORS

PROJECT NUMBER	22006
SCALE	As indicated
DATE	Issue Date
DRAWING NUMBER	OF

A-9.1 DRC

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NET OCCUPANCY WITH FURNISHINGS

(EXCLUSION OF POOL AND POOL DECK)

RM #	ROOM	MAX. OCCUPANCY
1001-S1	PRIVATE DINING 1	48
1002-S1	PRIVATE DINING 2	30
1004B	EAST TERRACE SEATING	12
1005	KITCHEN	15
1007	GARDEN ROOM	36
1007A	GR BAR SERVICE	5
1007B	GARDEN ROOM BAR	13
1010	WEST TERRACE SEATING 1	15
1010-S1	WEST TERRACE SEATING 1	12
1010-S2	WEST TERRACE SEATING 2	5
1010-S3	WEST TERRACE SEATING 3	5
1011	SERVICE STATION	2
TOTAL OCCUPANCY		198

OCCUPANCY BY DECLARED SEATING - POOL AND POOL DECK

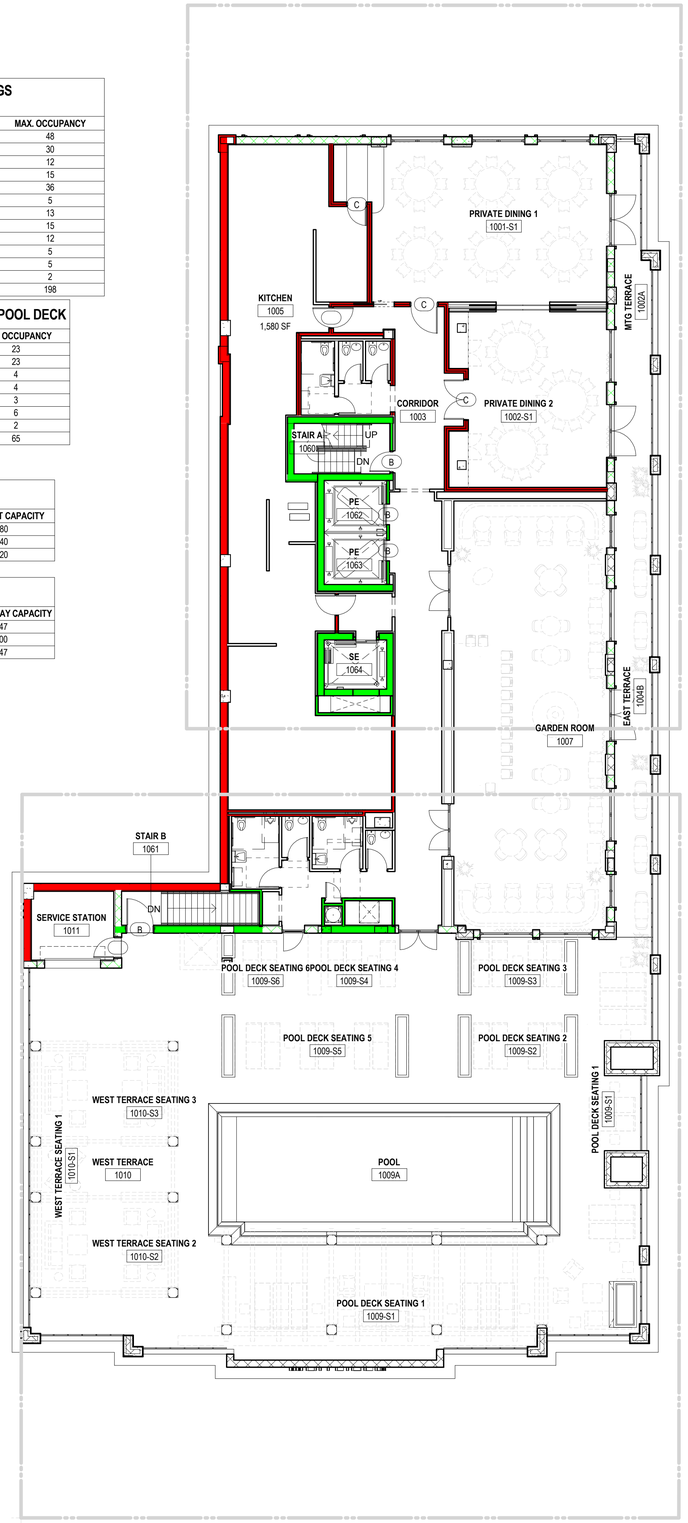
ROOM	MAX. OCCUPANCY
POOL	23
POOL DECK SEATING 1	23
POOL DECK SEATING 2	4
POOL DECK SEATING 3	4
POOL DECK SEATING 4	3
POOL DECK SEATING 5	6
POOL DECK SEATING 6	2
TOTAL OCCUPANCY	65

EGRESS DOOR CAPACITY 10TH FLOOR

EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT	OCCUPANT CAPACITY
1060	36"	0.2	180
1061	48"	0.2	240
TOTAL EGRESS DOOR CAPACITY			420

EGRESS STAIR CAPACITY 10TH FLOOR

EGRESS STAIR	EGRESS WIDTH	INCH/OCCUPANT	STAIRWAY CAPACITY
STAIR A	44"	0.3	147
STAIR B	60"	0.3	200
TOTAL EGRESS STAIR CAPACITY			347



2 **LIFE SAFETY PLAN 10TH FLOOR**
3/32" = 1'-0"

OCCUPANT LOAD ANALYSIS 9TH FLOOR

ROOM NO.	ROOM NAME	OCCUPANCY	NET AREA	GROSS AREA **	FLORIDA BUILDING CODE SF/OCC	GROSS / NET	OCCUPANCY LOAD
0901	GR 1A	R-1	400 SF	688 SF	200 SF	GROSS	4
0902	GR 2A	R-1	578 SF	1,261 SF	200 SF	GROSS	7
0902A	GR 2A	R-1	276 SF		0 SF		2
0905	GR 5	R-1	292 SF	551 SF	200 SF	GROSS	3
0906	GR 6	R-1	283 SF	551 SF	200 SF	GROSS	3
0907	GR 7	R-1	283 SF	522 SF	200 SF	GROSS	3
0908	GR 8	R-1	260 SF	777 SF	200 SF	GROSS	4
0908A	GR 8	R-1	298 SF	472 SF	200 SF	GROSS	3
0909	GR 9	R-1	253 SF	472 SF	200 SF	GROSS	3
0910	GR 10	R-1	255 SF	472 SF	200 SF	GROSS	3
0911	GR 11	R-1	255 SF	472 SF	200 SF	GROSS	3
0912	GR 12	R-1	255 SF	472 SF	200 SF	GROSS	3
0913	GR 13	R-1	255 SF	472 SF	200 SF	GROSS	3
0914	GR 14	R-1	255 SF	472 SF	200 SF	GROSS	3
0915	GR 15	R-1	255 SF	472 SF	200 SF	GROSS	3
0916	GR 16	R-1	255 SF	472 SF	200 SF	GROSS	3
0917	GR 17	R-1	254 SF	573 SF	200 SF	GROSS	3
0918	GR 18	R-1	287 SF	502 SF	200 SF	GROSS	3
0919	GR 19	R-1	213 SF	400 SF	200 SF	GROSS	2
0920	GR 20	R-1	213 SF	412 SF	200 SF	GROSS	3
0921	GR 21	R-1	458 SF	766 SF	200 SF	GROSS	4
0922	GR 22	R-1	213 SF	400 SF	200 SF	GROSS	2
0923	GR 23	R-1	209 SF	449 SF	200 SF	GROSS	3
0925	HSKP	ACCESSORY TO R-1	254 SF	281 SF	300 SF	GROSS	1
9TH FLOOR TOTAL OCCUPANT LOAD							74

EGRESS STAIR CAPACITY 9TH FLOOR

EGRESS STAIR	EGRESS WIDTH	INCH/OCCUPANT	STAIRWAY CAPACITY
STAIR A	44"	0.3	147
STAIR B	60"	0.3	200
TOTAL OCCUPANT CAPACITY			347

EGRESS DOOR CAPACITY 9TH FLOOR

EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT	OCCUPANT CAPACITY
0960	36"	0.2	180
0961	36"	0.2	180
TOTAL EGRESS DOOR CAPACITY			360

EXIT STAIRWAY SEPARATION AT GUESTROOM FLOORS:

OVERALL DIAGONAL DIMENSION OF BUILDING = 207'-2"
MIN SEPARATION DISTANCE OF EXIT STAIRWAYS REQUIRED = 1/4 X 207'-2" OR 30FT,
WHICHEVER IS LESS = 51'-9 1/2" OR 30' = 30'
THE SEPARATION DISTANCE OF EXIT STAIRWAYS PROVIDED = 69'-9"

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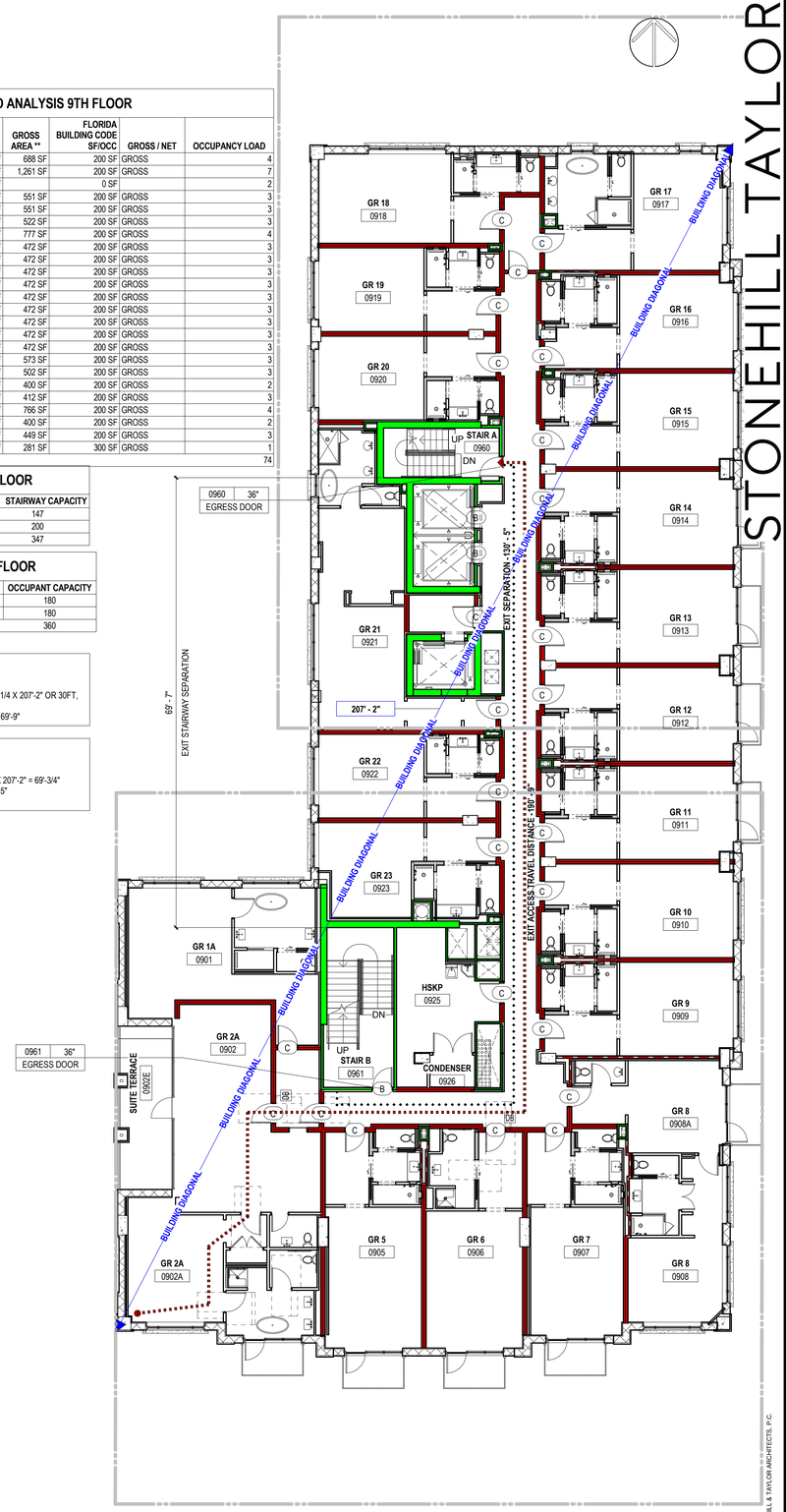

1 **LIFE SAFETY PLAN 9TH FLOOR**
3/32" = 1'-0"

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STONEHILL TAYLOR

ISSUE RECORD

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PROJECT

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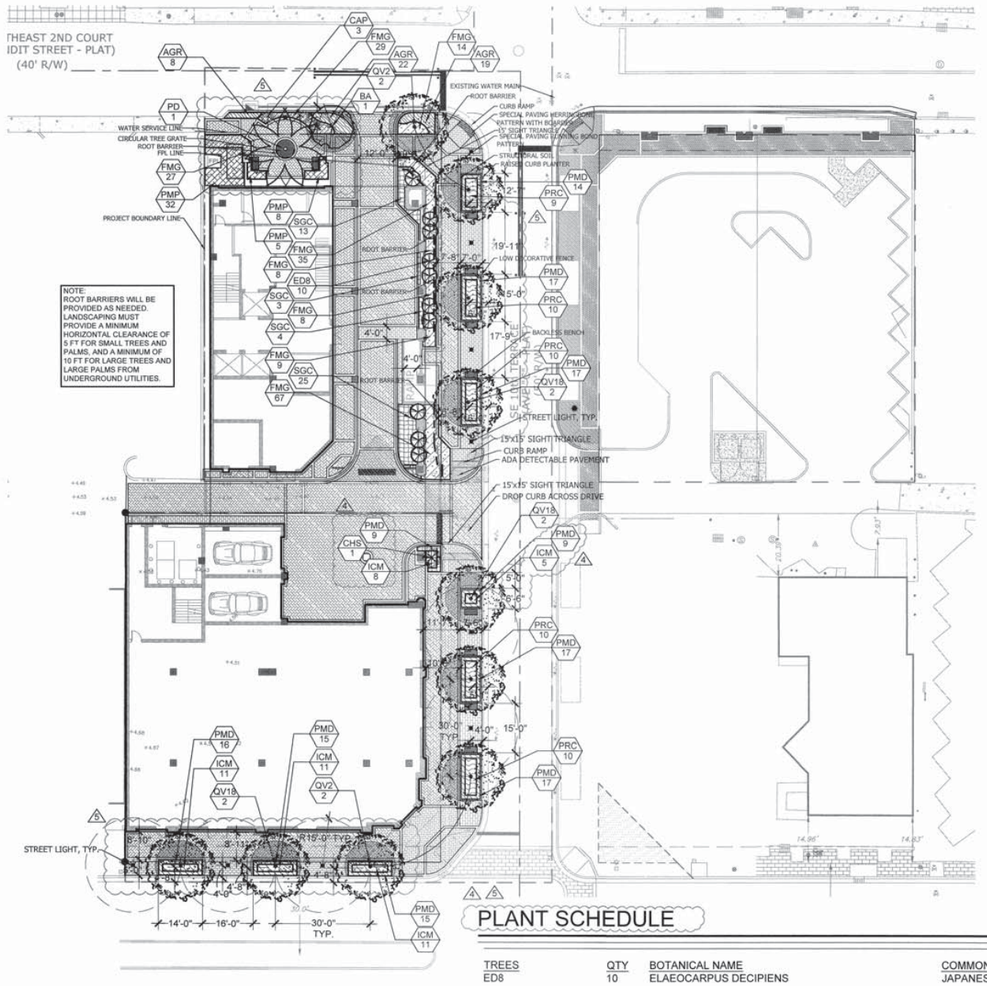
STATE OF FLORIDA — REGISTERED ARCHITECT

DRAWING TITLE

LIFE SAFETY PLANS-9TH AND 10TH FLOORS

PROJECT NUMBER	22006
SCALE	As indicated
DATE	Issue Date
DRAWING NUMBER	OF

A-9.2 DRC

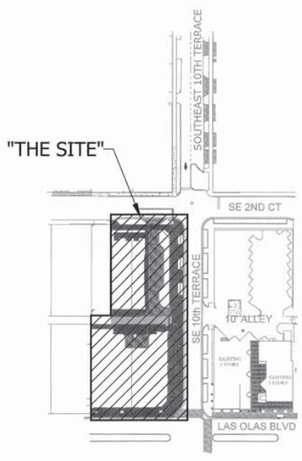


LOCATION MAP

NTS

KEY MAP

NTS



LANDSCAPE DATA

LANDSCAPE CALCULATIONS
CLIENT: BARRON COMMERCIAL DEVELOPMENT, INC.
CURRENT LAND USE: X-P/ B-1
PROPOSED LAND USE: CB/ B-1

LANDSCAPE DATA		SF	AC
SITE AREA (INCLUDING ALLEY)		20,000	0.46
TOTAL LANDSCAPE AREA PROVIDED		566	SF
TOTAL VEHICULAR USE AREA PROVIDED		250	SF
VUA LANDSCAPE AREA PROVIDED (MIN. 20% OF VUA)	**Sec. 47-21.12.A.1**	50	SF
OPEN SPACE		11,590	SF
OPEN SPACE GROUND LEVEL		3,847	SF
OPEN SPACE 2ND LEVEL (DINNING TERRACE)		2,050	SF
OPEN SPACE 9TH LEVEL (POOL DECK)		5,693	SF
CATEGORY	CODE	REQ.	PROV.
VEHICULAR USE AREA (VUA) PLANTING - 250 SF	Sec. 47-21.12.C.1		
TREES	1/1,000 SF OF VUA	0	0
SHRUBS	6/1,000 SF OF VUA	2	2+
NET LOT AREA 516SF= 566SF - 50SF	Sec. 47-21.13.B.1.a		
TREES	1/1,000 SF	1	3
STREET TREES - 88.5 LF @ SE 2nd CT			
TREES	1/40 LF	2	2
STREET TREES - 241.5LF @ SE 10th TERRACE			
TREES	1/40 LF	6	6
STREET TREES - 113.75 LF @ Las Olas			
TREES	1/40 LF	3	3
NATIVE TREES			
TREE NATIVE TREES	40% OF REQ. MIN.	5	10 (43%)
NATIVE OR DROUGHT TOLERANT LANDSCAPING	Sec. 47-21.8.E./S.2		
NATIVE or DROUGHT TREES	50% OF REQ. MIN.	12	22 (100%)
NATIVE or DROUGHT SHRUBS	50% OF REQ. MIN.	72	150 (100%)
NATIVE or DROUGHT GROUNDCOVER	50% OF REQ. MIN.	188	494 (100%)

NOTES:
1. PALMS COUNTED 1:1 DATE/ ROYALS; OTHER PALM TREES 3:1
2. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC
3. IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. IRRIGATION SYSTEM SHALL ALSO BE EQUIPT WITH A RAIN SENSOR.

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Call 811 two business days before digging

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL.	SIZE	NATIVE	DROUGHT		REMARKS
ED8	10	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	25 GAL	2"CAL	8` O.A. FULL TO BASE	NO	HIGH		CONES SHAPE. 5` O.C.
QV2	4	QUERCUS VIRGINIANA	LIVE OAK	B&B FIELD GROWN	6" CAL.	18` - 22` OA HT. X 8` SPR, 8` CT., FULL CANOPY	YES	HIGH		
QV18	6	QUERCUS VIRGINIANA	LIVE OAK	B&B FIELD GROWN	6" CAL.	18` -22` OA HT. X 6` SPR, 5` CT., FULL CANOPY	YES	HIGH		
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL.**	**SIZE**	**NATIVE**	**DROUGHT**		**REMARKS**
BA	1	BULNESIA ARBOREA	VERAWOOD	B&B FIELD GROWN	2.5"CAL	14` HT. X 5` SPR, 5` CT., FULL CANOPY	NO	HIGH		
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL.**	**SIZE**	**NATIVE**	**DROUGHT**		**REMARKS**
PD	1	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	B&B FIELD GROWN	10"-12" CAL	14` CT MIN., 22` OA. HT.	NO	HIGH		
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**		**REMARKS**
CHS	1	CHAMAEROPS HUMILIS CERIFERA `SILVER SELECT`	SILVER MEDITERRANEAN FAN PALM	FG/B&B		6` OA, SINGLE	NO	HIGH		
ACCENT SHRUB	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**		**REMARKS**
CAP	3	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	7 GAL.		36" HT. X 30" SPR.	NO	HIGH		
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**	**SPACING**	**REMARKS**
PMP	45	PODOCARPUS MACROPHYLLUS .	PODOCARPUS	3 GAL.,		24"HT X 24"SPR	NO	MEDIUM	24" o.c.	
SGC	45	SCHEFFLERA ARBORICOLA `GOLD CAPELLA`	GOLD CAPELLA ARBORICOLA	3 GAL.,		24"HT X 24"SPR	NO	HIGH	24" o.c.	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**	**SPACING**	**REMARKS**
AGR	49	ARACHIS GLABRATA	PERENNIAL PEANUT `LARGE LEAF`	1 GAL		6"HT X 12"SPR @	NO	HIGH	18" o.c.	
FMG	197	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL.,		14" HT X 16" SPR	NO	HIGH	18" o.c.	
ICM	46	IXORA COCCINEA `MAUI SUNSET`	MAUI SUNSET DWARF IXORA	3 GAL.,		16" HT X 16" SPR	NO	MEDIUM	18" o.c.	
PRC	49	PHILODENDRON X `ROJO CONGO`	ROJO CONGO PHILODENDRON	-		18" HT X 18" SPR	NO	MEDIUM	24" o.c.	
PMD	146	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL.,		14" HT X 12" SPR	NO	HIGH	18" o.c.	

Architectural Alliance Landscape
812 SW 4th Ave., Ft Lauderdale, FL 33315 LC#AA0002277
954.524.8828
Hjohnson@bellsouth.net

REGISTERED LANDSCAPE ARCHITECT HUNTER JOHNSON FLORIDA

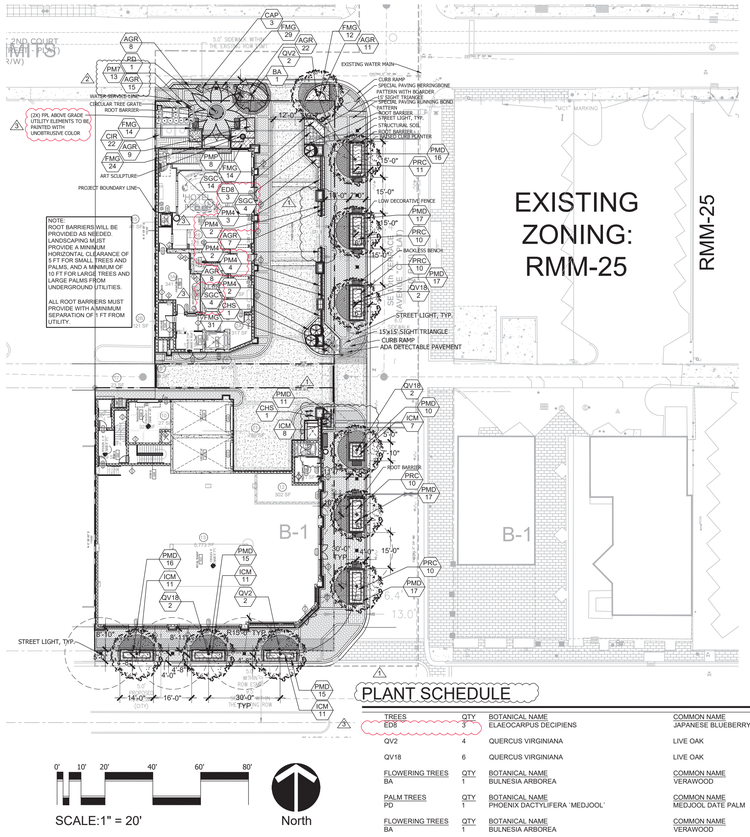
Revision Dates
1. DRC COMMENTS 10/05/20
2. DRC COMMENTS 12/09/20
3. DRC COMMENTS 12/23/20
4. DRC COMMENTS 02/19/21
5. DRC COMMENTS 05/10/21

PREVIOUSLY APPROVED

DRC DOCUMENTS

1007 E. LAS OLAS BLVD
FORT LAUDERDALE, FLORIDA 33301

Sheet Description: LANDSCAPE PLAN
Release Date: 07-22-20
Project Number: 1728B
Drawing Number: LP-1
SHEET 1 OF 2

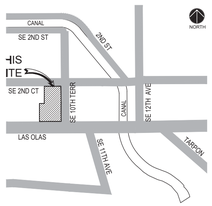


SCALE:1" = 20'

North

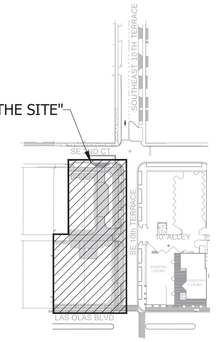
LOCATION MAP

NTS



KEY MAP

NTS



LANDSCAPE DATA

LANDSCAPE CALCULATIONS
CLIENT: BARRON COMMERCIAL DEVELOPMENT, INC.
CURRENT LAND USE: X-P/ B-1
PROPOSED LAND USE: CB/ B-1

LANDSCAPE DATA		SF	AC
SITE AREA (INCLUDING ALLEY)		20,000	0.46
TOTAL LANDSCAPE AREA PROVIDED		566	SF
TOTAL VEHICULAR USE AREA PROVIDED		250	SF
VUA LANDSCAPE AREA PROVIDED (MIN. 20% OF VUA)	**Sec. 47-21.12.A.1**	50	SF
OPEN SPACE		11,590	SF
OPEN SPACE GROUND LEVEL		3,647	SF
OPEN SPACE 2ND LEVEL (DINNING TERRACE)		2,050	SF
OPEN SPACE 9TH LEVEL (POOL DECK)		5,693	SF
CATEGORY	**CODE**	**REQ.**	**PROV.**
VEHICULAR USE AREA (VUA) PLANTING - 250 SF	**Sec. 47-21.12.C.1**		
TREES	1/1,000 SF OF VUA	0	0
SHRUBS	6/1,000 SF OF VUA	2	2+
NET LOT AREA 516SF= 566SF - 50SF	**Sec. 47-21.13.B.1.a**		
TREES	1/1,000 SF	1	3
STREET TREES - 88.5 LF @ SE 2nd CT			
TREES	1/40 LF	2	2
STREET TREES - 241.5LF @ SE 10th TERRACE			
TREES	1/40 LF	6	6
STREET TREES - 113.75 LF @ Las Olas			
TREES	1/40 LF	3	3
NATIVE TREES			
TREE NATIVE TREES	40% OF REQ. MIN.	5	10 (67%)
NATIVE OR DROUGHT TOLERANT LANDSCAPING	**Sec. 47-21.8.E.iS.2**		
NATIVE or DROUGHT TREES	50% OF REQ. MIN.	12	15 (100%)
NATIVE or DROUGHT SHRUBS	50% OF REQ. MIN.	72	150 (100%)
NATIVE or DROUGHT GROUNDCOVER	50% OF REQ. MIN.	188	494 (100%)

NOTES:
1. PALMS COUNTED 1:1 DATE/ ROYALS; OTHER PALM TREES 3:1
2. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC
3. IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
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Call 811 two business days before digging

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS
EDB	3	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	-		2"CAL 8` O.A. FULL TO BASE	NO	HIGH	CONES SHAPE. 5` O.C.
QV2	4	QUERCUS VIRGINIANA	LIVE OAK	B&B FIELD GROWN		6" CAL. 18` - 22` OA HT. X 8` SPR. 5` CT., FULL CANOPY	YES	HIGH	
QV18	6	QUERCUS VIRGINIANA	LIVE OAK	B&B FIELD GROWN		6" CAL. 18` -22` OA HT. X 6` SPR. 5` CT., FULL CANOPY	YES	HIGH	
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**	**REMARKS**
BA	1	BULNESIA ARBOREA	VERAWOOD	B&B FIELD GROWN		2.5"CAL 14` HT. X 5` SPR, 5` CT., FULL CANOPY	NO	HIGH	
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**	**REMARKS**
PD	1	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	B&B FIELD GROWN		10`-12" CAL 14` CT MIN., 22` OA. HT.	NO	HIGH	
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**	**REMARKS**
BA	1	BULNESIA ARBOREA	VERAWOOD	B&B FIELD GROWN		2.5"CAL 14` HT. X 5` SPR, 5` CT., FULL CANOPY	NO	HIGH	
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**	**REMARKS**
PD	1	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	B&B FIELD GROWN		10`-12" CAL 14` CT MIN., 22` OA. HT.	NO	HIGH	
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**	**REMARKS**
CHS	2	CHAMAEROPS HUMILIS CERIFERA `SILVER SELECT`	SILVER MEDITERRANEAN FAN PALM	FG/B&B		6` OA, SINGLE	NO	HIGH	
PM7	13	PODOCARPUS MACROPHYLLUS `MAKI`	JAPANESE YEW	-		5` O.A., FULL	NO	HIGH	
ACCENT SHRUB	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**	**REMARKS**
CAP	3	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	-		36" HT. X 30" SPR.	NO	HIGH	
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**	**SPACING**	**REMARKS**
CIR	22	CHRYSOBALANUS ICACO `REDTIP`	RED TIP COCOPLUM	-		24"HT X 24"SPR	YES	MEDIUM	24" o.c.	
PMP	8	PODOCARPUS MACROPHYLLUS .	PODOCARPUS	-		24"HT X 24"SPR	NO	MEDIUM	24" o.c.	
PM4	13	PODOCARPUS MACROPHYLLUS .	PODOCARPUS	-		48" HT X 24" SPR	NO	MEDIUM	24" o.c.	
SGC	22	SCHEFFLERA ARBORICOLA `GOLD CAPELLA`	GOLD CAPELLA ARBORICOLA	-		24"HT X 24"SPR	NO	HIGH	24" o.c.	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**	**DROUGHT**	**SPACING**	**REMARKS**
AGR	80	ARACHIS GLABRATA	PERENNIAL PEANUT `LARGE LEAF`	-		6"HT X 12"SPR @	NO	HIGH	18" o.c.	
FMG	124	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	-		14" HT X 16" SPR	NO	HIGH	18" o.c.	
ICM	48	IXORA COCCINEA `MAUI SUNSET`	MAUI SUNSET DWARF IXORA	-		16" HT X 16" SPR	NO	MEDIUM	18" o.c.	
PRC	51	PHILODENDRON X `ROJO CONGO`	ROJO CONGO PHILODENDRON	-		18" HT X 18" SPR	NO	MEDIUM	24" o.c.	
PMD	151	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	-		14" HT X 12" SPR	NO	HIGH	18" o.c.	

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632 SW 4th Ave., Fort Lauderdale, FL. 33315 LC0002137
TEL: 954.463.9500 FAX: 954.463.9501

Ralph Harrison — Registered Landscape Architect — 0001177 — STATE OF FLORIDA — Seal

Revision Dates
1. DRC AMENDMENT 10/27/21
2. DRC AMENDMENT 11/22/21
3. DRC AMENDMENT 02/07/22

DRC DOCUMENTS

1007 E. LAS OLAS BLVD

FORT LAUDERDALE, FLORIDA 33301

Sheet Description: LANDSCAPE PLAN

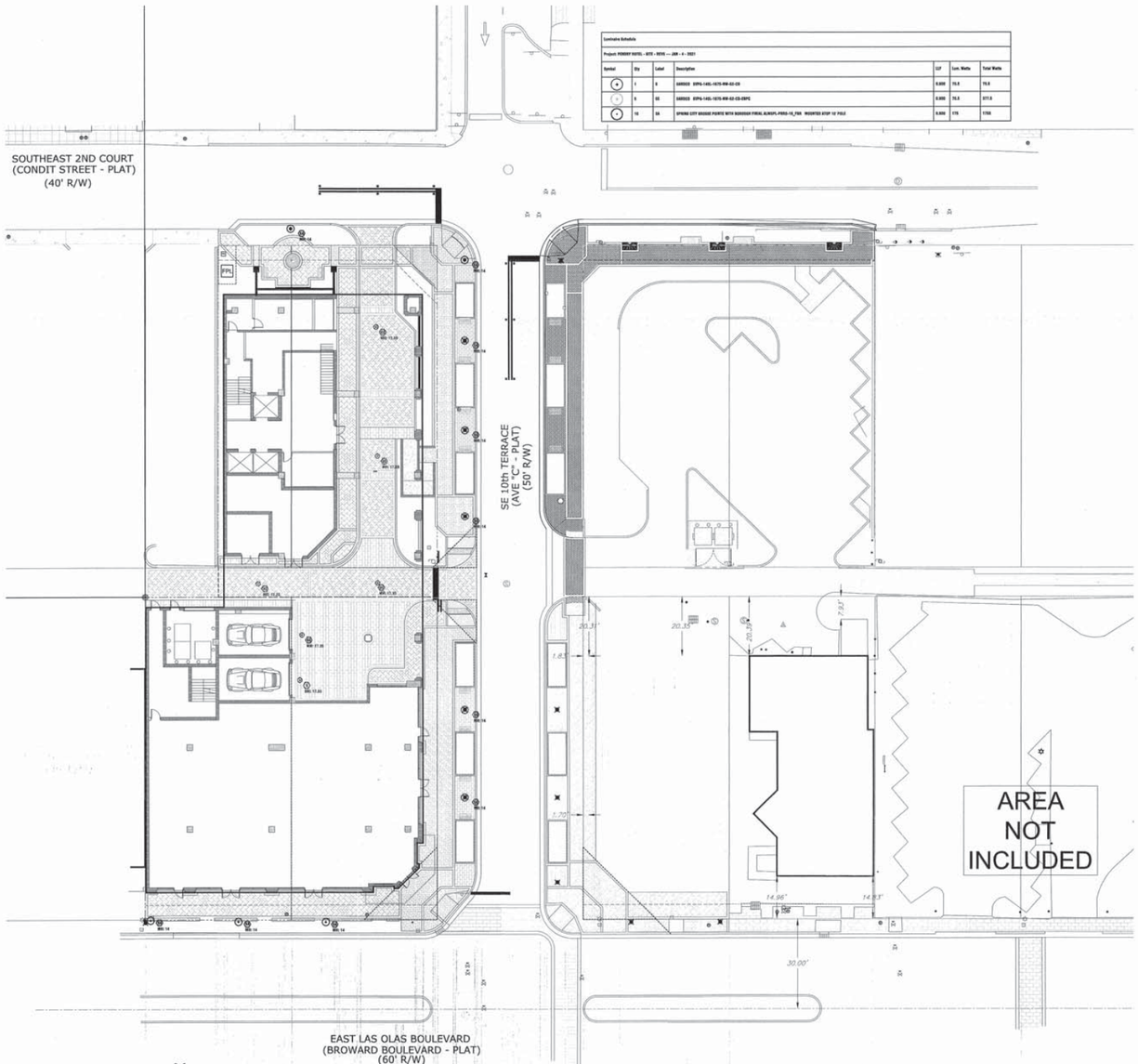
Release Date: 07-22-20

Project Number: 1728B

Drawing Number: LP-1

SHEET 1 OF 2

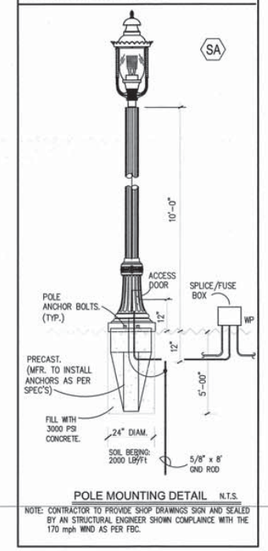
Luminaire Schedule						
Project: PERRY HOTEL - SITE - REVS --- JAN - 4 - 2021						
Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
⊕	1	S	SABOCO D3PG-14SL-1075-RW-02-C0	0.900	75.5	75.5
⊕	9	SD	SABOCO D3PG-14SL-1075-RW-02-C0-D3PC	0.900	75.5	677.5
⊕	10	SA	SPRING CITY GROSSE POINTE WITH BOROUGFH FINIAL ALMGPL-PBRO-16_FBR MOUNTED ATOP 12' POLE	0.900	170	1700



01 SITE PLAN-ELECTRICAL
Scale: 1"= 20'-0"

SPRING CITY GROSSE POINTE WITH BOROUGFH FINIAL ALMGPL-PBRO-16_FBR

SPRING CITY LIGHT POLE
OLDTOWN AP30LD-18-_-E5



POLE MOUNTING DETAIL N.T.S.

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGN AND SEALED BY AN STRUCTURAL ENGINEER SHOWN COMPLAINCE WITH THE 170 mph WIND AS PER FBC.

JOB N0. 2020-030 DRC

RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL CO. NO. (00008513) P.E. NO. (16395)
4077 S.W. 74th COURT
MIAMI, FL. 33155
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241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL. 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 8215

Sheet Title
SITE PLAN-ELECTRICAL

PREVIOUSLY APPROVED

Job Title
1037 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FT LAUDERDALE, FLORIDA 33301

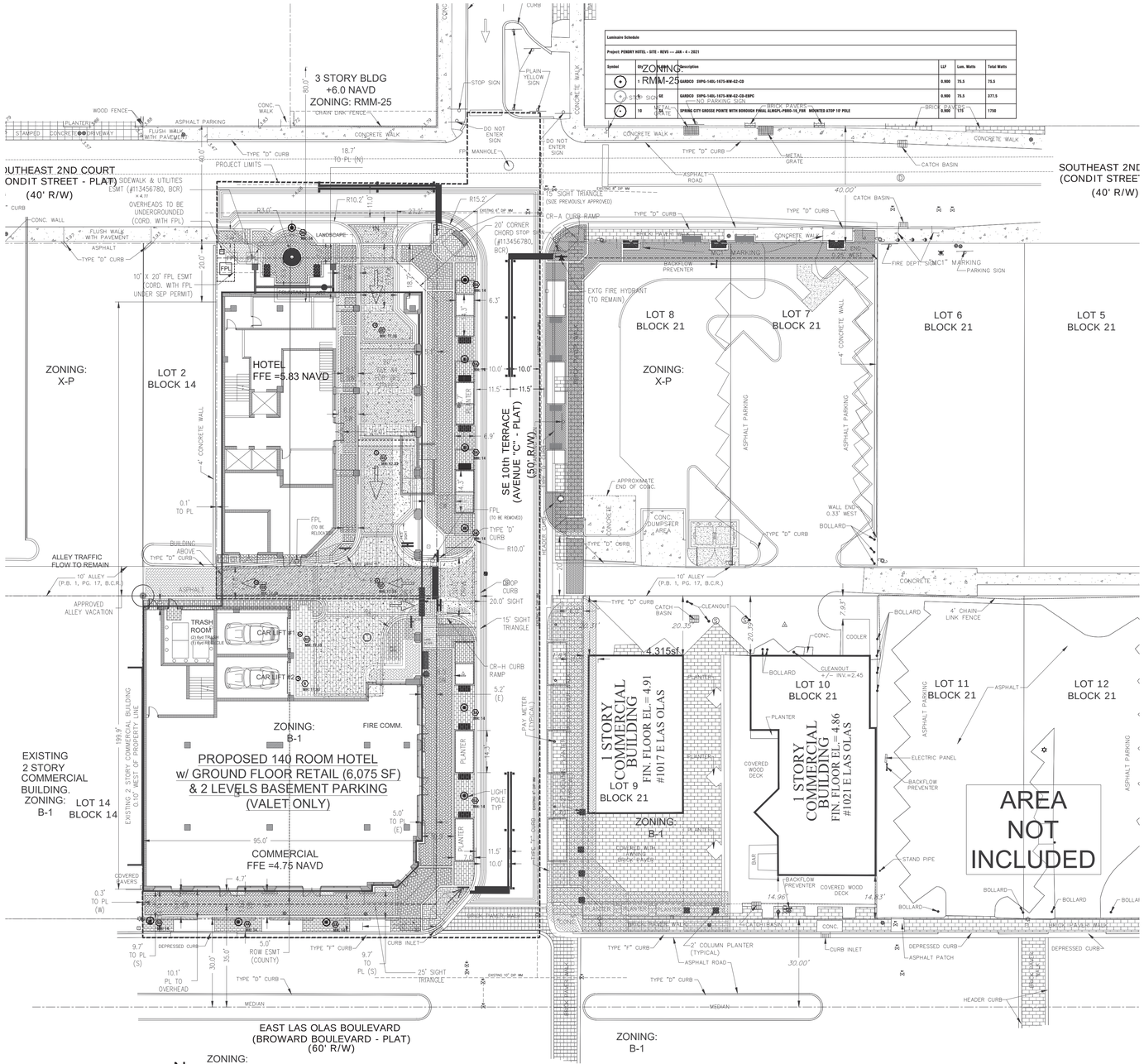
NORTH

Revisions	
1	09.29.20 DRC REVISIONS
2	01.04.21 DRC REVISIONS

Phase:
DRC DOCUMENTS

SEAL
Rafael Pena Jr.
2021.01.04
13:44:06 -05'00'

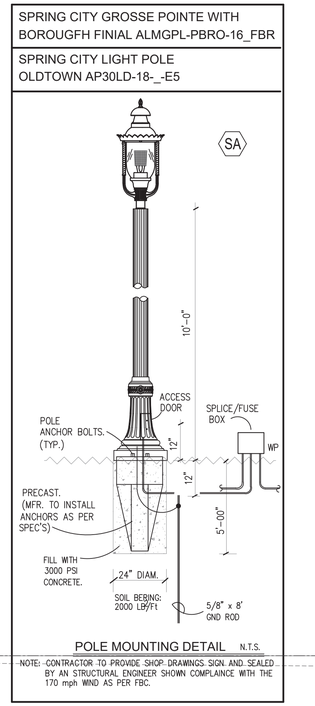
Scale: 1"=20'	Date 11/19/20
Job No. 17-1364.01	Plot Date 01/04/21
Drawn by SIRO	Sheet No. SE-1
Proj. Mgr. RPJ	
Appr. by RPJ	1 of 3



01 SITE PLAN-ELECTRICAL

Scale: 1"= 20'-0"

Luminaire Schedule					
Project: PENDRY HOTEL - SITE - REVS --- JAN - 4 - 2021					
Symbol	Qty	Description	LLF	Lum. Watts	Total Watts
		GARDCO SVPG-14DL-1675-NW-02-CD	0.900	75.5	75.5
		GARDCO SVPG-14DL-1675-NW-02-CD-EBPC	0.900	75.5	377.5
	10	SPRING CITY GROSSE POINTE WITH BOROUGH FINIAL ALMGPL-PBRO-16_FBR MOUNTED ATOP 10' POLE	0.900	170	1750


SPRING CITY GROSSE POINTE WITH
BOROUGFH FINIAL ALMGPL-PBRO-16_FBR
SPRING CITY LIGHT POLE
OLDTOWN AP30LD-18-_-E5

POLE MOUNTING DETAIL N.T.S.

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGN AND SEALED BY AN STRUCTURAL ENGINEER SHOWN COMPLAINCE WITH THE 170 mph WIND AS PER FBC.

JOB NO. 2020-030 DRC

RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL CO. NO. (00006513) P.E. NO. (16395)
4977 S.W. 74th COURT
MIAMI, FL. 33155
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PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title
SITE PLAN-ELECTRICAL

Job Title
1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions

1	09.29.20	DRC REVISIONS
2	01.04.21	DRC REVISIONS
3	10.19.21	DRC REVISIONS
4	02.22.22	COOR. REVISIONS

Phase:
DRC
DOCUMENTS

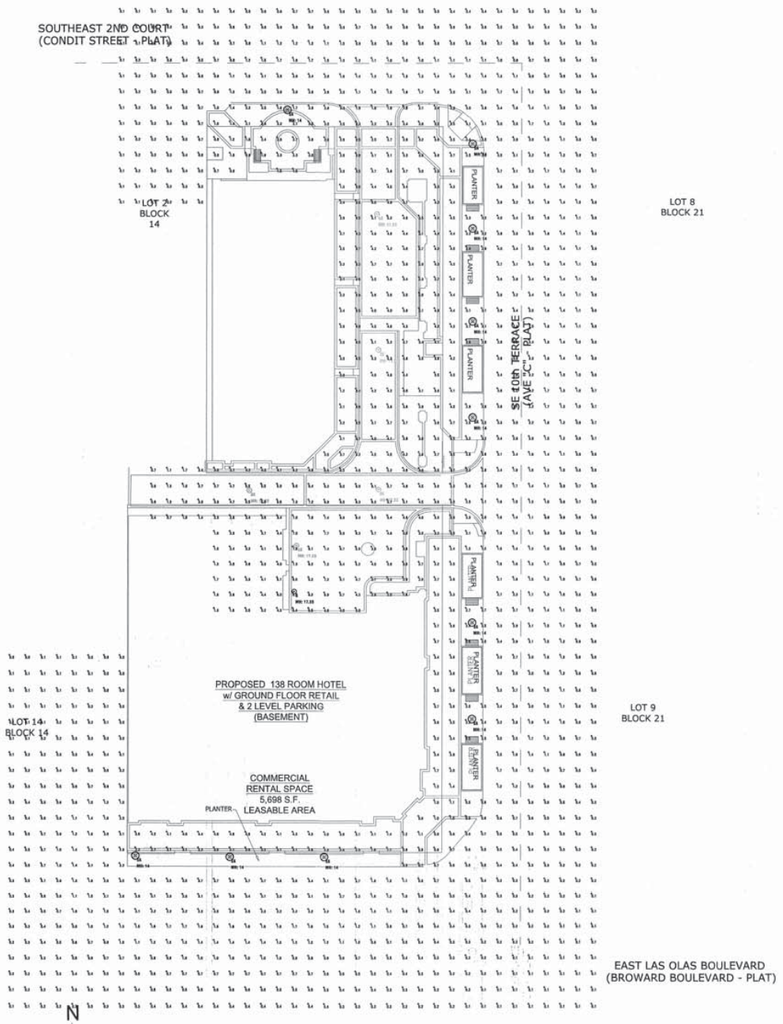
SEAL

Digitally signed by Rafael Pena Jr.
Date: 2022.02.23 11:06:05-05'00'

Scale: 1"=20'	Date 11/19/20
Job No. 17-1364.01	Plot Date 02/23/22
Drawn by SIRO	Sheet No. SE-1
Proj. Mgr. RPJ	
Appr. by RPJ	1 of 3

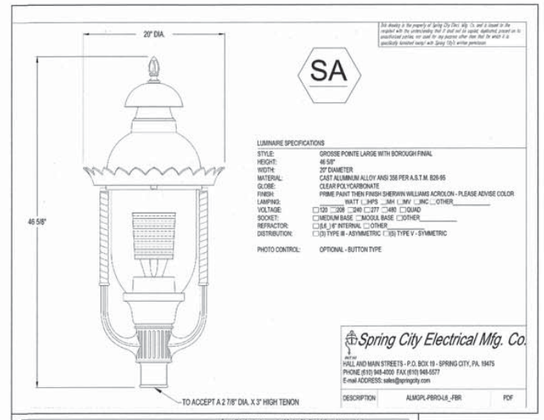
Calculation Summary					
Project: PERRY HOTEL - SITE - NOV5 — 2OR + 4 - 2021					
Label	Avg	Max	Min	Avg/Min	Max/Min
INTERIOR PARK & DRIVE	4.71	8.5	1.0	4.82	8.50
ENTRANCE	2.79	4.8	0.3	8.30	15.33

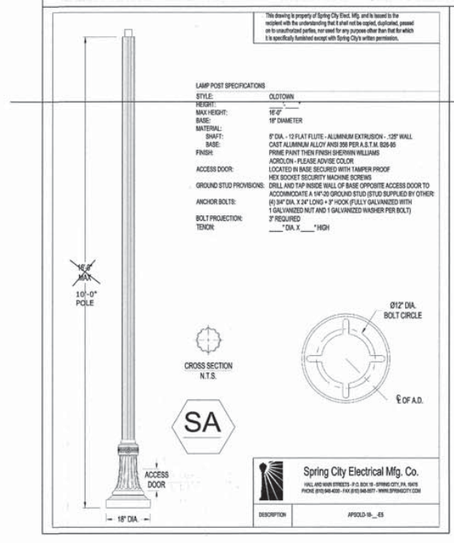
Luminaire Schedule							
Project: PERRY HOTEL - SITE - NOV5 — 2OR + 4 - 2021							
Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
⊕	7	SA	SRR522 ESP0-14SL-1S7S-RW-G3-C0	0.900	75.5	75.5
⊕	8	SE	SRR522 ESP0-14SL-1S7S-RW-G3-C0-RSPC	0.900	75.5	577.0
⊕	15	SS	SPRING CITY GROSSE POINTE WITH BOROUGH FINIAL ALMGPL-PBRO-LG_FBR MOUNTED ATOP 10' POLE	0.900	170	1700



01 SITE PLAN-PHOTOMETRICS (Normal Power)

Scale: 1"= 20'-0"





JOB NO. 2020-030 DRC

RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL CO. NO. (0000513) P.E. NO. (16366)
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EB# 6578

Sheet Title
SITE PHOTOMETRICS PLAN
(Normal Power)

PREVIOUSLY APPROVED

Job Title
1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions	
1	09.29.20 DRC REVISIONS
2	12.18.20 DRC REVISIONS
3	01-04-21 DRC REVISIONS

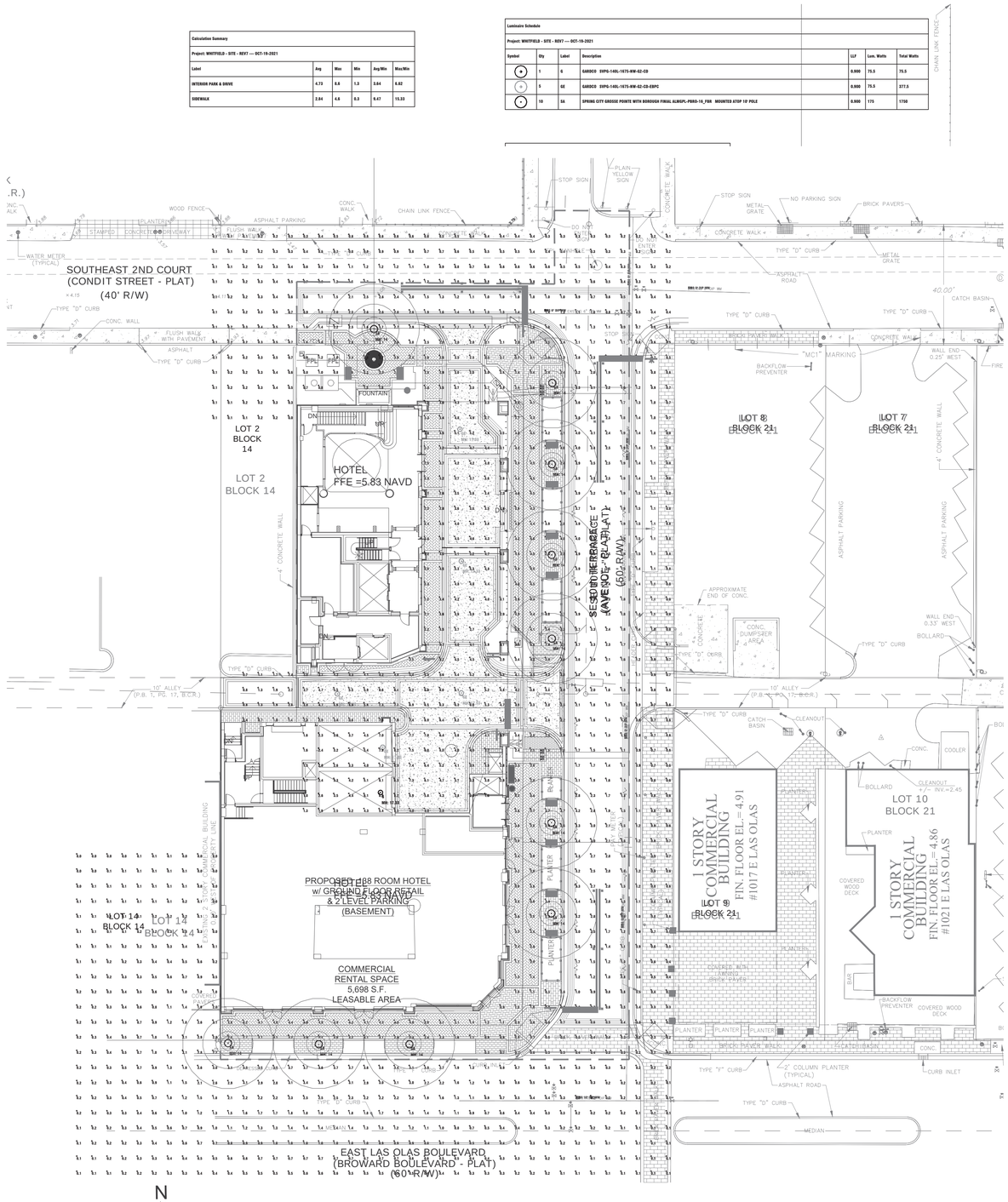
Phase:
DRC
DOCUMENTS

SEAL
Rafael Pena Jr.
2021.01.04
13:44:19 -05'00'

Scale: 1"=20'	Date 11/19/20
Job No. 17-1364.01	Plot Date 01/04/21
Drawn by SIRO	Sheet No. SE-2
Proj. Mgr. RPJ	
Appr. by RPJ	1 of 3

Calculation Summary					
Project: WHITFIELD - SITE - REV7 — OCT-19-2021					
Label	Avg	Max	Min	Avg/Min	Max/Min
INTERIOR PARK & DRIVE	4.73	8.8	1.3	3.64	6.82
SIDEWALK	2.64	4.6	0.3	8.47	15.33

Luminaire Schedule						
Project: WHITFIELD - SITE - REV7 — OCT-19-2021						
Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
⊕	1	G	GARDCO DSPG-140L-1675-RW-G2-CB	0.900	75.5	75.5
⊕	5	GE	GARDCO DSPG-140L-1675-RW-G2-CB-EBPC	0.900	75.5	377.5
⊕	10	SA	SPRING CITY GROSSE POINTE WITH BOROUGH FINIAL ALMGPL-PBRO-16_FBR MOUNTED ATOP 10' POLE	0.900	175	1750



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01 SITE PLAN-PHOTOMETRICS (Normal Power)

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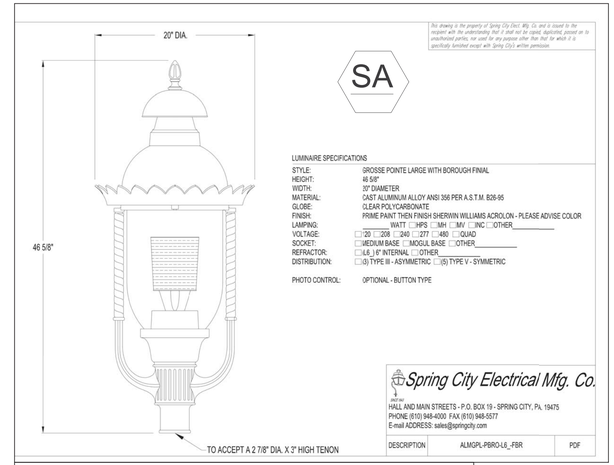

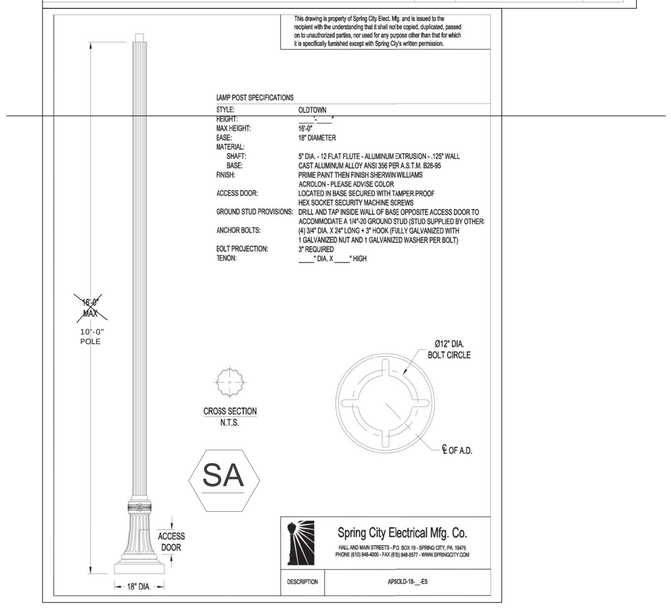

JOB NO. 2020-030 DRC

RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL CO. NO. (00006513) P.E. NO. (16395)
4977 S.W. 74th COURT
MIAMI, FL. 33155
PHONE: (305) 666-2131 FAX: (305) 666-0131
E-Mail: rpj@rpjmep.com

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL. 33308
PHONE (954) 522-1004 WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title
SITE PHOTOMETRICS PLAN
(Normal Power)

Job Title
1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions		
1	09.29.20	DRC REVISIONS
2	12.18.20	DRC REVISIONS
3	01-04-21	DRC REVISIONS
4	10-19-21	DRC REVISIONS

Phase:
DRC
DOCUMENTS

SEAL
Digitally signed by Rafael Pena Jr.
Date: 2022.02.23 11:06:09-05'00'

Scale: 1"=20'	Date 11/19/20
Job No. 17-1364.01	Plot Date 02/23/22
Drawn by SIRO	Sheet No. SE-2
Proj. Mgr. RPJ	
Appr. by RPJ	1 of 3

CAM #22-0375
Exhibit 5
Page 35 of 43

Calculation Summary					
Project: PENDRY HOTEL - SITE - EM MODE - REV1 --- JUL - 17 - 2020					
Label	Avg	Max	Min	Avg/Min	Max/Min
INTERIOR PARK & DRIVE	1.21	2.0	0.1	12.10	20.00

Luminaire Schedule			
Project: PENDRY HOTEL - SITE - EM MODE - REV1 --- JUL - 17 - 2020			
Symbol	Qty	Label	Description
(symbol)	5	GE	GARDCO SVPG-140L-1675-NW-G2-CD-EBPC BATTERY BACKUP

N

01 SITE PLAN-PHOTOMETRICS (Emergency Power)

Scale: 1"= 20'-0"

G SVPG-140L-1675-NW-G2-CD-EBPC
GE SVPG-140L-1675-NW-G2-CD-EBPC WITH BATTERY BACKUP

PHILIPS GARDCO

Garage & Canopy

SoftView

SVPG with comfort optics

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

Philips Gardco SoftView LED parking garage luminaires feature edge lit technology, providing visual comfort with minimal glare to enhance the user experience. An added uplight feature reduces the cave effect for an increased sense of security. SoftView features multiple optical distributions, lumen packages and mounting options providing you with the ideal solution for your garage lighting needs. Optional emergency battery backup available for path of egress lighting and is integral to the luminaire.

Ordering guide

example: SVPG-140L-2100-NW-G2-SM-5 -BL-IMRI2-MGY

Luminaire	Number of LEDs	Drive Current	Color Temperature	Mounting	Distribution	Emergency	Voltage	Options: Dimming controls	Options: Motion sensing	Electrical	Finish
SVPG	140L										
SVPG SoftView Parking Garage	140L 140 LEDs (comfort engine)	450 450mA; 800 800mA; 1200 1200mA; 1675 1675mA; 2100 2100mA	WW-G2 Warm White 3000K (70 CRI) Generation 2; NW-G2 Neutral White 4000K (70 CRI) Generation 2; CW-G2 Cool White 5000K (70 CRI) Generation 2; WY-G2 Warm Yellow 2700K (80 CRI) Generation 2[5]; BW-G2 Balanced White 3500K (80 CRI) Generation 2[5]	SM Surface / Pendant Mount (pendant and junction box by others); T[15] Trunnion Mount (ordered separately, see Accessories); WM Wall Mount (ordered separately, see Accessories)	1R Type IR Rectangular; 3[6] Type III Asymmetric; 5 Type V; CD Concentrated Downlight	NONE Leave Blank; EBP[1,2,7] Emergency Battery pack; EBPC[1,2,4,7,15] Emergency Battery pack cold rated	120 120V; 208 208V; 240 240V; 277 277V; UNV Universal 120-277V; 347 347V; 480 480V; HVU Universal 347-480V	NONE Leave Blank; DD[8,10,13,14] 0-10V Dimming external leads (controls by others); BL[10,11,14] Bi-level with motion sensor; LLC[6,7,10,12,14] Wireless Controls	NONE Leave Blank; IMRI2[12] Integral Motion Response, #2 lens; IMRI3[12] Integral Motion Response, #3 lens (factory customizable, contact factory[3])	Fusing: F1[2] Single Fuse (120, 277, 347V); F2[2] Double Fuse (208, 240, 480V); F3[2] Double Fuse Canadian double pull (208, 240, 480V); Surge Protection: blank SP1 10KV 5KA (standard); SP2 20KV 10KA (option)	BZ Bronze; MGY Medium Gray; WH White; OC Optional Color Specify optional color or RAL ex: OC-LGP or OC-RAL7024; SC Special Color Must supply color chip. Requires factory quote

1. Choose either **EBP** suitable for 0°C (32°F) to +40°C (+104°F) or **EBPC** suitable for -20°C (-4°F) to +40°C (+104°F).
2. Not available with **347V**, **480V** or **HVU**
3. Not available with 1200mA, 1675mA or 2100mA.
4. Not available with 2100mA.
5. Extended lead times apply. Contact factory for details.
6. Not available with Emergency options (**EBP**, **EBPC**).
7. Available with **120V**, **208V**, **240V**, **277V** or **UNV** only.
8. Provide specific input voltage.
9. Luminaire includes 0-10V dimming wires for dimming control by others.
10. 0-10V dimming driver standard.
11. Must be combined with Motion Sensing option (**IMRI2** or **IMRI3**).
12. Must be combined with Dimming Controls option (**BL** or **LLC**).
13. Not available with Motion Sensing.
14. Not available with other Dimming Controls.
15. Trunnion Mount (**T**) not available with both **DD** and **EBP** or **EBPC**; is available with each individually (**DD** or **EBP** or **EPBC**).

PGc-1506SS SoftView SS 04/18 page 1 of 7

SVPG SoftView LED

Parking garage luminaires

Accessories (ordered separately)

FSIR-100 Hand-held programmer (For use with 'IMRI2' and 'IMRI3' motion response when field programming is required). If desired, only one is needed per job.

ES External House Side Shield (field installed)

SVPG-G2-TM-(F) Trunnion Mount kit (field installed)

SVPG-G2-WM-(F) Wall Mount (field installed)

(F) = specify finish

BXC Bird excluding coil (field installed, fits on all mounting options)

BXK Bird excluding spikes (field installed, fits on Pendant, Trunnion, and Wall mounts only)

BXS Bird excluding shroud (field installed, fits on Pendant mount only)

LED wattage and lumen values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 1R Lumen Output	Type 1R Efficacy (LPW)	Type 3 Lumen Output	Type 3 Efficacy (LPW)	Type 5 Lumen Output	Type 5 Efficacy (LPW)	Type CD Lumen Output	Type CD Efficacy (LPW)
SVPG-140L-450-NW-G2-x	140	450	4000K	22	2,223	101	2,366	107	2,395	108	2,522	114
SVPG-140L-800-NW-G2-x	140	800	4000K	37	3,854	105	4,103	111	4,153	113	4,374	119
SVPG-140L-1200-NW-G2-x	140	1200	4000K	54	5,563	103	5,921	110	5,994	111	6,312	117
SVPG-140L-1675-NW-G2-x	140	1675	4000K	76	7,484	99	7,967	106	8,065	107	8,494	112
SVPG-140L-2100-NW-G2-x	140	2100	4000K	95	8,960	95	9,538	101	9,655	102	10,168	107
SVPG-140L-450-WW-G2-x	140	450	3000K	22	2,146	97	2,285	103	2,313	105	2,436	110
SVPG-140L-800-WW-G2-x	140	800	3000K	37	3,722	101	3,962	108	4,010	109	4,223	115
SVPG-140L-1200-WW-G2-x	140	1200	3000K	54	5,371	100	5,718	106	5,788	107	6,095	113
SVPG-140L-1675-WW-G2-x	140	1675	3000K	76	7,227	96	7,693	102	7,788	103	8,202	109
SVPG-140L-2100-WW-G2-x	140	2100	3000K	95	8,652	91	9,210	97	9,323	98	9,818	104
SVPG-140L-450-CW-G2-x	140	450	5000K	22	2,324	105	2,474	112	2,505	113	2,638	119
SVPG-140L-800-CW-G2-x	140	800	5000K	37	4,031	110	4,291	117	4,343	118	4,574	124
SVPG-140L-1200-CW-G2-x	140	1200	5000K	54	5,817	108	6,193	115	6,269	116	6,602	122
SVPG-140L-1675-CW-G2-x	140	1675	5000K	76	7,827	104	8,332	110	8,434	112	8,883	118
SVPG-140L-2100-CW-G2-x	140	2100	5000K	95	9,370	99	9,975	105	10,097	107	10,634	112

Emergency mode:

Ordering Code	Lumen output	Maximum mounting height
SVPG-140L-xxx-NW-G2-5-EBP	1696	14.8 ft
SVPG-140L-xxx-NW-G2-5-EBPC	2293	16.7 ft

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

For emergency **EBP** and **EBPC** options, published values are based on initial lumens. It is highly recommended to confirm with a photometric layout that emergency performance meets your applicable ordinances.

PGc-1506SS SoftView SS 04/18 page 2 of 7

JOB N0. 2020-030 DRC

RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL CO. NO. (00006513) P.E. NO. (16395)
4977 S.W. 74th COURT
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E-Mail: rpj@rpjmep.com

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: SITE PHOTOMETRICS PLAN (Emergency Power)

Job Title: 1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

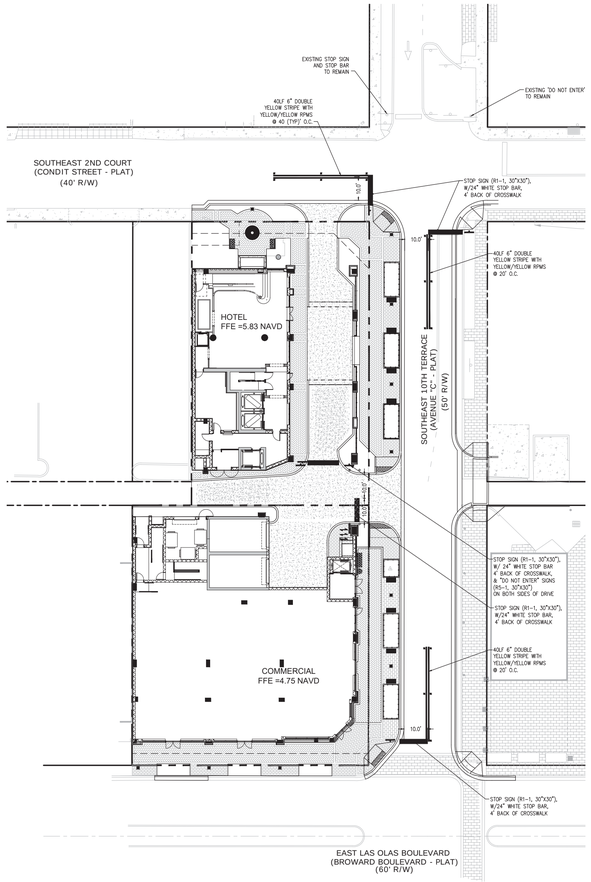
Revisions

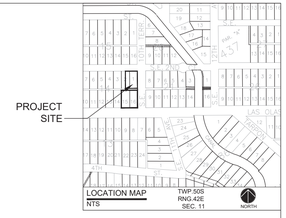
Phase: DRC DOCUMENTS

SEAL

Digitally signed by Rafael Pena Jr.
Date: 2022.02.23 11:06:12-05'00'

Scale: 1"=20'	Date 11/19/20
Job No. 17-1364.01	Plot Date 02/23/22
Drawn by SIRO	Sheet No.
Proj. Mgr. RPJ	SE-3
Appr. by RPJ	1 of 3





ADMINISTRATIVE AMMENDMENT 1 REVISIONS:

1. SITE PLAN BACKGROUND WAS UPDATED.
2. HOTEL FFE WAS LOWERED TO 5.83 NAVD.
3. ONSITE DRAINAGE SYSTEM WAS RECONFIGURED.
4. EXISTING CURB INLET AT 10TH TERR/LAS OLAS WAS REMOVED AND REPLACED WITH NEW JB/CI ON LAS OLAS BLVD AND FOR FULL CURB RAMP.
5. SLOPES WERE ADJUSTED.
6. ADJACENT SOUTH LANE ON 2ND CT. AND ADJACENT 10 TER. WERE REVISED TO BE RECONSTRUCTED AND NOT JUST MILLED AND RESURFACED.

ADMINISTRATIVE AMMENDMENT 1 REVISIONS TO COMMENTS:

1. MAIN DRIVEWAY AND ALLEY WERE CHANGED FROM BRICK PAVERS TO CONCRETE.
2. ALLEY WIDTH WIDENED TO PROVIDE 20' WIDTH WITH 10' ONE WAY ALLEY TO WEST.
3. SLIGHT OFFSET PROVIDED IN ALLEY ALIGNMENT AS REQUIRED PER ITEM 2 ABOVE.

SIGNAGE AND MARKING NOTES:

1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND BCTED STANDARDS (CURRENT EDITION).
2. ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).
3. REMOVAL OF PAVEMENT MARKINGS SHALL BE BY HYDROBLASTING AS REQUIRED BY BCTED.
4. ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPING.
5. ALL SIGN POSTS SHALL BE BCTED STANDARD SQUARE POSTS.

Dennis R Shultz

Digitally signed by Dennis R Shultz
DN: c=US, o=Flynn Engineering Services P.A., ou=LMS, cn=E01=1020000017C2E11FE2660000 CN02, cn=Dennis R Shultz
Date: 2022.03.10 13:46:43 -05'00'

DENNIS R. SHULTZ LICENSE No 56159 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON Mar 10, 2022

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88
N.G.V.D. 29
0'
1.51'
N.A.V.D. 88
N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE:(954) 522-7464 WWW.FLYNNENGINEERING.COM
EB# 6378

Sheet Title: PAVEMENT MARKING AND SIGNAGE PLAN

Job Title: 1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions		
1	10/01/21	ADMIN. AMMEND. 1
2	12/08/21	CITY AA1 REVISIONS
3	01/27/22	UPDATE HOTEL DRIVE

Phase: PERMITTING DOCUMENTS

SEAL

Scale: 1"=20'	Date 08/17/21
Job No. 17-1364.01	Plot Date 01/27/22
Drawn by DRS	Sheet No. C1
Proj. Mgr. DRS	
Appr. by DRS	1 of 6

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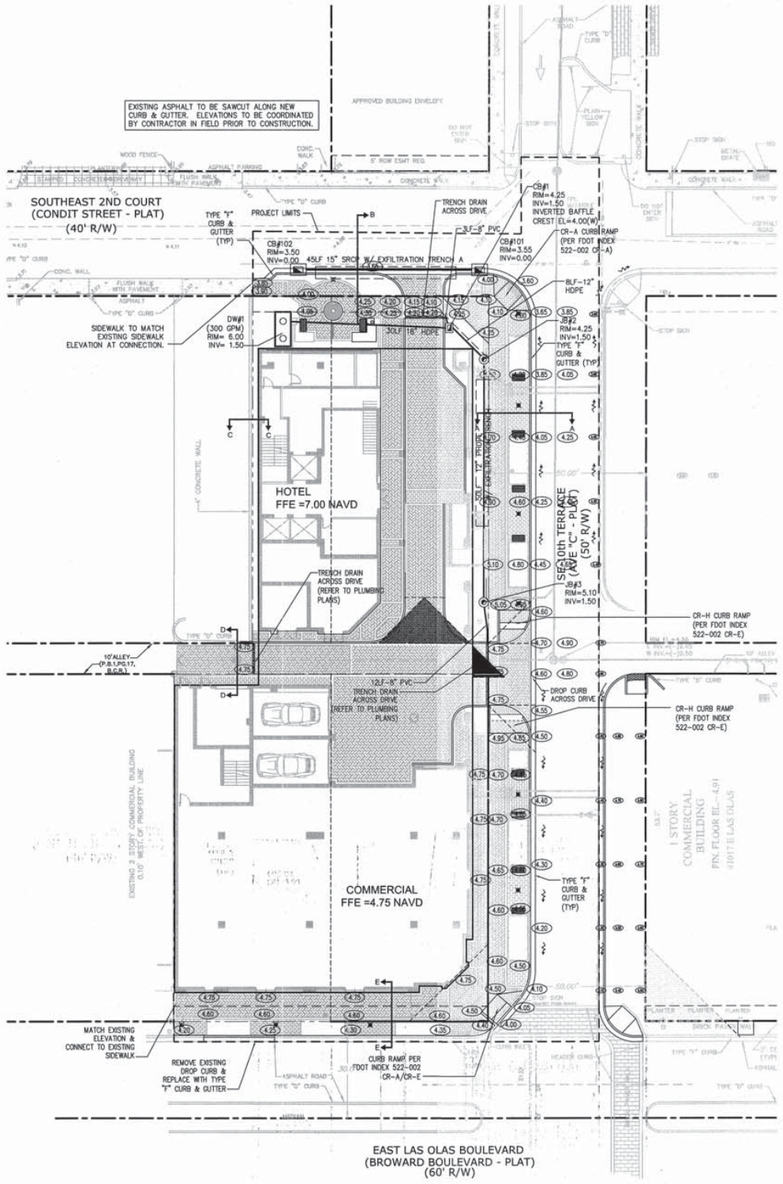
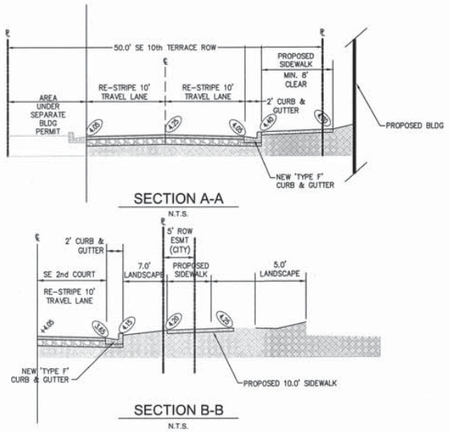
Jan 27, 2022 - 5:42pm





SECTION A-A
N.T.S.

SECTION B-B
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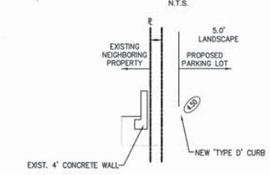

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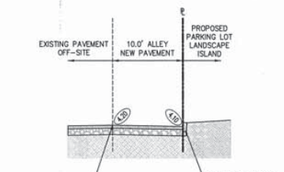

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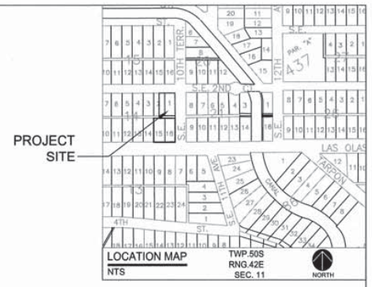

FLOOD ZONE "AH" ELEV 5.00 NAVD AND MAP #12011C0554H, DATE AUGUST 18, 2014

BROWARD COUNTY 100 YEAR 3 DAY CONTOUR= ELEV. 5.50 NAVD

AVERAGE WET SEASON (PER BROWARD COUNTY FUTURE WATER TABLE MAP) WATER LEVEL= ELEV. 1.50 NAVD

GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
4. SLOPE ON SIDEWALKS NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
5. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY DAVID & GERCHAR, SURVEYORS AND MAPPERS DATED JULY 6, 2016.
6. ELEVATIONS SHOWN ARE NAVD88.

LEGEND:

- (0.00) PROPOSED ELEVATION (NAVD)
- 5.25 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DDCVA DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- RPBP REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

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VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
1.5'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL. 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6378

Sheet Title: PAVING, GRADING, AND DRAINAGE PLAN

PREVIOUSLY APPROVED

Job Title: 1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions

Phase:
DRC
DOCUMENTS

SEAL
SUSAN W. FLYNN
LICENSE
No. 34265
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Scale: 1"=20'	Date 07/22/20
Job No. 17-1364.01	Plot Date 05/19/21
Drawn by SROD	Sheet No. C2
Proj. Mgr. DRS	
Appr. by JMF	2 of 5

Drawing name: F:\2017 Jobs\17-1364.01 Las Olas HOTEL\17-1364.01 HOTEL SITE.dwg
May 19, 2021 - 5:56pm

Dennis R Shultz

Digitally signed by Dennis R Shultz
DN: c=US, o=Flynn Engineering Services P.A., dnQualifier=A01410D000000017C2E11FE26000 0C362, cn=Dennis R Shultz
Date: 2022.03.10 13:47:25 -05'00'

DENNIS R. SHULTZ LICENSE No. 56159 STATE OF FLORIDA PROFESSIONAL ENGINEER

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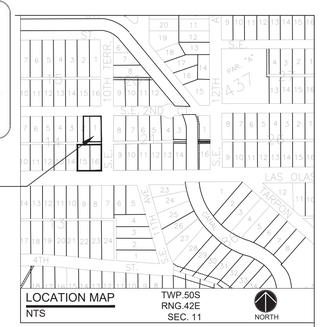

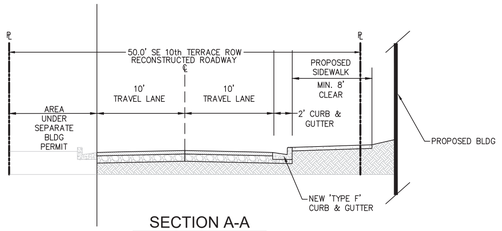

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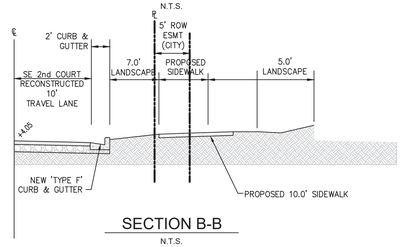

SECTION B-B
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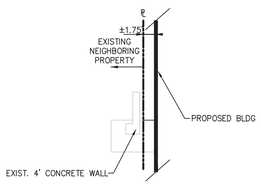

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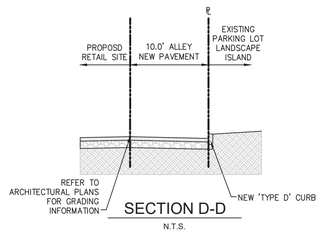
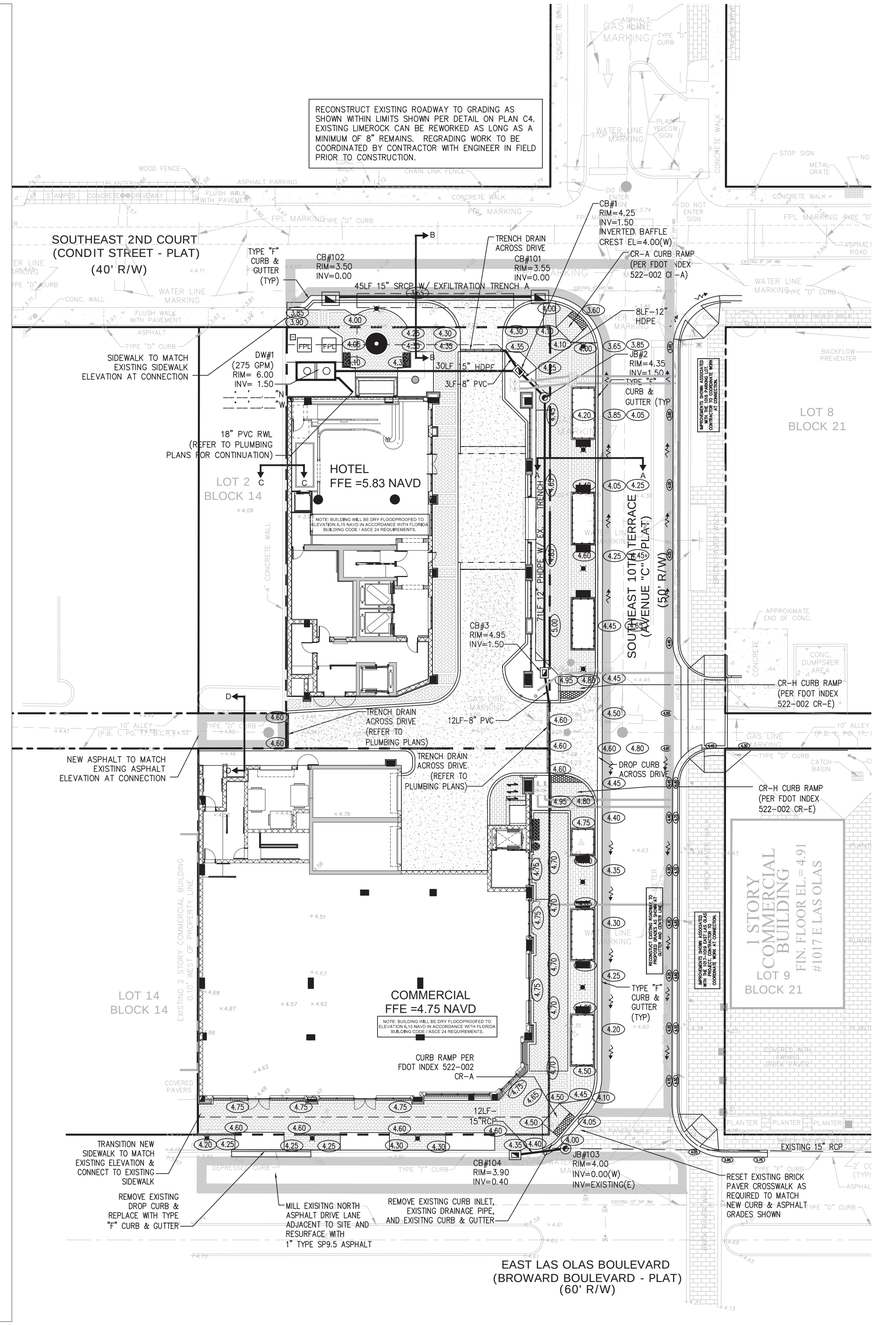


SECTION D-D
N.T.S.



ADMINISTRATIVE AMMENDMENT 1 REVISIONS:

1. SITE PLAN BACKGROUND WAS UPDATED.
2. HOTEL FFE WAS LOWERED TO 5.85 NAVD.
3. ONSITE DRAINAGE SYSTEM WAS RECONFIGURED.
4. EXISTING CURB INLET AT 10TH TERR./LAS OLAS WAS REMOVED AND REPLACED WITH NEW JB/CI ON LAS OLAS TO ALLOW FOR FULL CURB RAMP.
5. SITE WAS REGRADED.
6. ADJACENT SOUTH LANE ON 2ND CT. AND ADJACENT 10 TER. WERE REVISED TO BE RECONSTRUCTED AND NOT JUST MILLED AND RESURFACED.

ADMINISTRATIVE AMMENDMENT 1 REVISIONS TO COMMENTS:

1. MAIN DRIVEWAY AND ALLEY WERE CHANGED FROM BRICK PAVERS TO CONCRETE.
2. ALLEY WIDTH WIDENED TO PROVIDE 20' WIDTH WITH 10' ONE WAY ALLEY TO WEST.
3. SLIGHT OFFSET PROVIDED IN ALLEY ALIGNMENT AS REQUIRED PER ITEM 2 ABOVE.

FLOOD ZONE "AH" ELEV 5.00 NAVD AND MAP #12011C0554H, DATE AUGUST 18, 2014

BROWARD COUNTY 100 YEAR
3 DAY CONTOUR= ELEV. 5.50 NAVD

AVERAGE WET SEASON
(PER BROWARD COUNTY FUTURE WATER TABLE MAP)
WATER LEVEL= ELEV. 1.50 NAVD

GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.

3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.

4. SLOPE ON SIDEWALKS NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

5. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY DAVID & GERCHAR, SURVEYORS AND MAPPERS DATED JULY 6, 2016.

6. ELEVATIONS SHOWN ARE NAVD88.

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VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88
N.G.V.D. 29
+1.51'
N.A.V.D. 88
N.A.V.D. 88 = N.G.V.D. 29 – 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

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241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: PAVING, GRADING, AND DRAINAGE PLAN

Job Title: 1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions

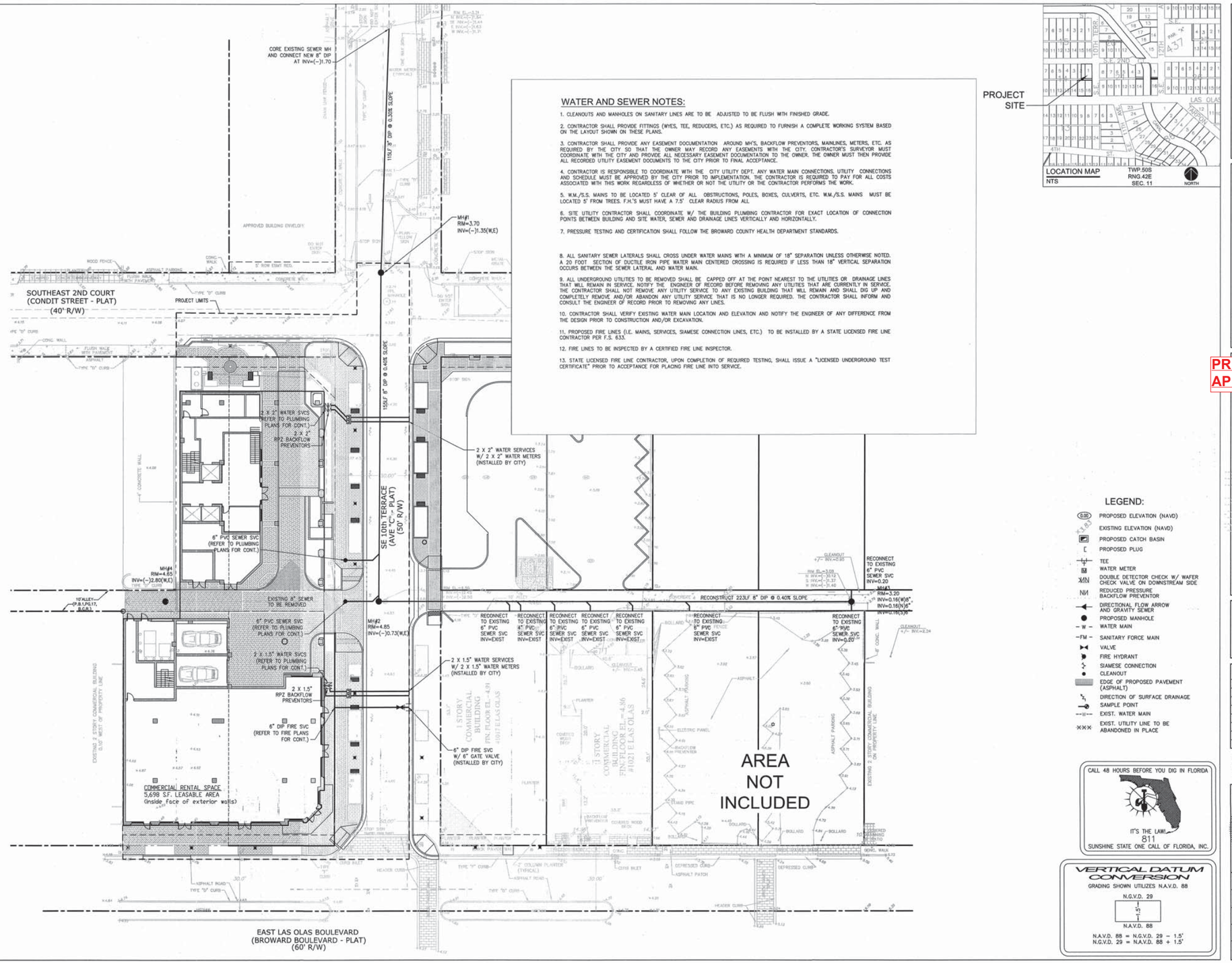
1	10/21/21	ADMIN. AMMEND. 1
2	12/09/21	CITY AA1 REVISIONS
3	01/27/22	UPDATE HOTEL DRIVE

Phase: PERMITTING DOCUMENTS

SEAL

Scale: 1"=20'	Date 08/17/21
Job No. 17-1364.01	Plot Date 01/27/22
Drawn by DRS	Sheet No. C2
Proj. Mgr. DRS	
Appr. by DRS	2 of 6

Drawing name: F:\2017 Jobs\17-1364.01 Las Olas HOTEL\ENGINEERING\17-1364.01 SITE.dwg
Jan 27, 2022 - 5:43pm



WATER AND SEWER NOTES:

1. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.

2. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

3. CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.

4. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS. UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.

5. W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL

6. SITE UTILITY CONTRACTOR SHALL COORDINATE W/ THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES VERTICALLY AND HORIZONTALLY.

7. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.

8. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION UNLESS OTHERWISE NOTED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.

9. ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.

10. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

11. PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.

12. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.

13. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.

LEGEND:

- (9.00) PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W - WATER MAIN
- FM - SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

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VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88
N.G.V.D. 29
-1.5'
N.A.V.D. 88
N.A.V.D. 88 = N.G.V.D. 29 - 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

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EB# 8278

Sheet Title: CONCEPTUAL WATER AND SEWER PLAN

PREVIOUSLY APPROVED

Job Title: 1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

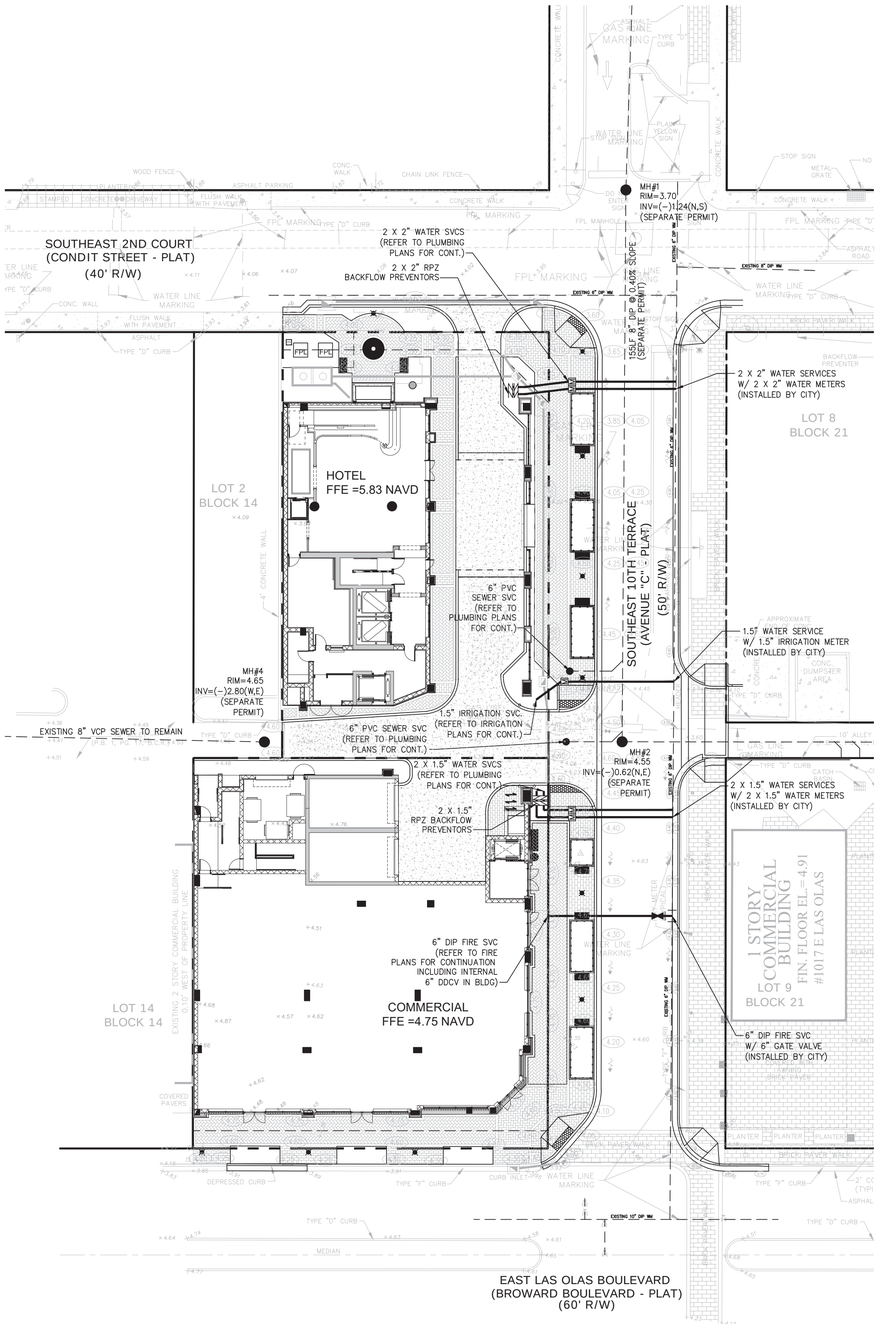
Revisions

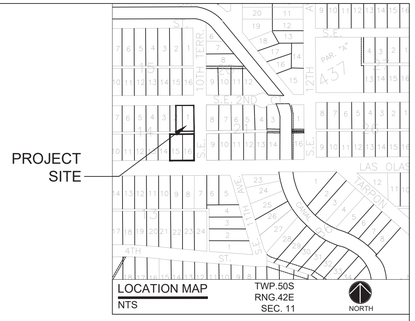
Phase: DRC DOCUMENTS

SEAL
CRAIG M. FLYNN LICENSE 66265 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scale: 1"=20'	Date 07/22/20
Job No. 17-1364.01	Plot Date 05/19/21
Drawn by SROD	Sheet No. C3
Proj. Mgr. DRS	
Appr. by JMF	3 of 5

Drawing name: F:\2017 Jobs\17-1364.01 Las Olas HOTEL\17-1364.01 HOTEL SITE.dwg
May 19, 2021 - 6:00pm





ADMINISTRATIVE AMMENDMENT 1 REVISIONS:

1. SITE PLAN BACKGROUND WAS UPDATED.
2. HOTEL FFE WAS LOWERED TO 5.85 NAVD.
3. ONSITE DRAINAGE SYSTEM WAS RECONFIGURED.
4. EXISTING CURB INLET AT 10TH TERR/LAS OLAS WAS REMOVED AND REPLACED WITH NEW JB/CI ON LAS OLAS TO ALLOW FOR FULL CURB RAMP.
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ADMINISTRATIVE AMMENDMENT 1 REVISIONS TO COMMENTS:

1. MAIN DRIVEWAY AND ALLEY WERE CHANGED FROM BRICK PAVERS TO CONCRETE.
2. ALLEY WIDTH WIDENED TO PROVIDE 20' WIDTH WITH 10' ONE WAY ALLEY TO WEST.
3. SLIGHT OFFSET PROVIDED IN ALLEY ALIGNMENT AS REQUIRED PER ITEM 2 ABOVE.

Dennis R Shultz

Digitally signed by Dennis R Shultz
DN: c=US, o=Flynn Engineering Services P.A., dnQualifier=A01410D0000017C2E11FE260000C362, cn=Dennis R Shultz
Date: 2022.03.10 13:48:01 -05'00'

DENNIS R. SHULTZ LICENSE No 56159 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEGIN DIGITALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON Mar 10, 2022

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WATER NOTES:

1. CLEANOUTS AND MANHOLES ON SANITARY LINES INSTALLED UNDER SEPARATE PERMIT ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.

2. CONTRACTOR IS RESPONSIBLE TO SUBMIT UTILITY SERVICE APPLICATIONS FOR WATER MAIN CONNECTIONS FOR WATER SERVICES, FIRE SERVICES AND WATER METERS. WATER SERVICE CONNECTIONS AND WATER METERS WILL BE INSTALLED BY THE CITY. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.

3. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

4. SITE UTILITY CONTRACTOR SHALL COORDINATE W/ THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES VERTICALLY AND HORIZONTALLY.

5. PRESSURE TESTING OF WATER MAINS SHALL FOLLOW FDEP AND CITY OF FORT LAUDERDALE STANDARDS.

6. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

7. PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.

8. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.

9. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.

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VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
1.51'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 – 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

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241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
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EB# 6378

Sheet Title: WATER AND SEWER PLAN

Job Title: 1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions

1	10/21/21	ADMIN. AMMEND. 1
2	12/09/21	CITY AA1 REVISIONS
3	01/27/22	UPDATE HOTEL DRIVE

Phase: PERMITTING DOCUMENTS

SEAL

Scale: 1"=20'	Date 08/17/21
Job No. 17-1364.01	Plot Date 01/27/22
Drawn by DRS	Sheet No. C3
Proj. Mgr. DRS	
Appr. by DRS	3 of 6

Drawing name: F:\2017 Jobs\17-1364.01 Las Olas HOTEL\ENGINEERING\17-1364.01 SITE.dwg
Jan 27, 2022 - 5:43pm

CIRCULATION EXHIBIT:

VEHICLE PARKING:			
	SQUARE FT. / UNITS	REQUIRED	PROVIDED
COMMERCIAL	5,000 SF @ 1/300SF	17	
HOTEL	125 @ 1/UNIT	125	
	TOTAL SPACES	142	53

STACKING:				
SEGMENT TO MAIN ENTRYWAY / LOT	IN-BOUND ALLEY REQUIRED	IN-BOUND ALLEY PROVIDED	OUT-BOUND ALLEY REQUIRED	OUT-BOUND ALLEY PROVIDED
ALL SEGS. TO SECOND VALET	1	1	N/A	N/A
ALL SEGS. TO SELF-PARKING	1	1	N/A	N/A

* STACKING REQUIREMENT PER ULDR SEC 47-20.5.C.6.

VALET PARKING:

* VALET PARKING WILL BE PROVIDED ON-SITE 100% OF OPERATING HOURS.

VEHICLE RESERVOIR SPACES:				
	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
VALET PARKING (100 SPACES)	5	5	N/A	N/A

* VRS REQUIREMENT PER ULDR SEC 47-20.17.

LOADING:			
	SQF.	REQUIRED	PROVIDED
RESIDENTIAL (SEE NOTE)		0	*
COMMERCIAL (SEE NOTE)		0	*

*THERE ARE NO LOADING REQUIREMENTS FOR HOTEL USE.

*HOTEL SERVICE WILL UTILIZE THE EXISTING ALLEY AREA WHEN NEEDED DURING SPECIFIED TIMES.

DELIVERIES:

** DELIVERY SERVICE WILL UTILIZE THE EXISTING ALLEY AREA.

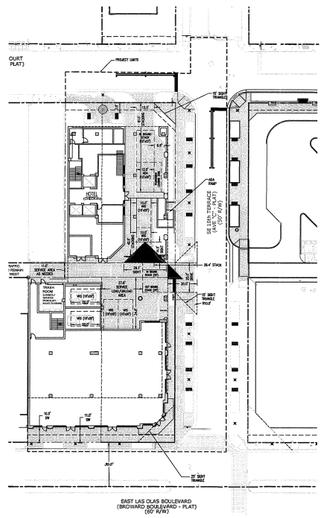
** A PUBLIC ACCESS EASEMENT WILL BE PROVIDED.

PICKUP/DROP:

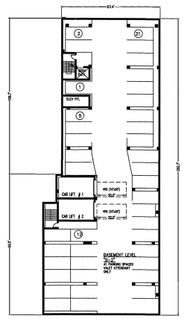
*** PICKUP/DROP OFF IS ESTIMATED TO ACCOUNT FOR A MIN. OF 10% OF THE DAILY TRIPS.

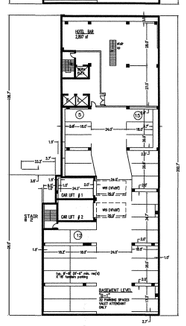
*** PICKUP/DROP OFF WILL UTILIZE THE DRIVEWAY TO PICK UP/DROP OFF AT THE FRONT HOTEL LOBBY AREA.

BICYCLE PARKING:		
	REQUIRED	PROVIDED
TOTAL BICYCLE PARKING	21	*



CIRCULATION EXHIBIT: GROUND LEVEL





CIRCULATION EXHIBIT: BASEMENT LEVELS

LEGAL DESCRIPTION:

Lot 1, the East one-half (E.½) of Lot 2, Lot 15 and Lot 16, Block 14, COLES HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.

Dennis R Shultz

Digitally signed by Dennis R Shultz
DN: c=US, o=Flynn Engineering Services, Inc., ou=Licensed Professional Engineer, cn=Dennis R Shultz
Date: 2021.05.19 12:04:24 -04'00'

DENNIS R. SHULTZ — No. 69118 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. On May 19, 2021

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1410 SE 3rd AVENUE, FORT LAUDERDALE, FL 33316
PHONE: 954.463.9200 WWW.FLYNNENGINEERING.COM

Sheet Title: CIRCULATION EXHIBIT

Job / Title: 1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions:

Phase: DRC DOCUMENTS

SEAL

Scale: 1"=30'	Date: 10/25/20
Job No. 17-1004.00	File No. 05/19/21
Sheet No. of	Sheet No. X4
Plotted: Date	
Plotted: Time	
Xref: To def	1 of 1

PREVIOUS

CIRCULATION EXHIBIT:

VEHICLE PARKING:

	SF/UNIT	RATIO	CODE REQUIRED	PREV. APPROVED	PROVIDED	
COMMERCIAL	6,075 sf	1/250sf	24			
HOTEL	140 units	1/unit	140			
TOTAL SPACES			164	73	75	= 57 On-Site, 18 Off-Site

STACKING:
(ADJACENT TO NON-TRAFFICWAY <100)

	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
SE 2nd Ct. (IN-BOUND ONLY)	1	1+	N/A	N/A
ALLEY (IN/OUT-BOUND)	1	1	N/A	N/A

* STACKING REQUIREMENT PER ULDR SEC 47-20.5.C.6.

VALET PARKING:

* VALET PARKING WILL BE PROVIDED ON-SITE 100% OF OPERATING HOURS.

VEHICLE RESERVOIR SPACES:

	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
VALET PARKING >50 SPACES	6	6+	N/A	N/A

* VRS REQUIREMENT PER ULDR SEC 47-20.17.

LOADING:

	GSF	REQUIRED	PROVIDED
COMMERCIAL USES (HOTEL)		0	*
COMMERCIAL USES (RETAIL)		0	*

*THERE ARE NO LOADING REQUIREMENTS FOR HOTEL USE.

*HOTEL SERVICE WILL UTILIZE THE EXISITNG ALLEY AREA WHEN NEEDED DURING SPECIFIED TIMES.

DELIVERIES:

** DELIVERY SERVICE WILL UTILIZE THE EXISTING ALLEY AREA.

** A PUBLIC ACCESS EASEMENT WILL BE PROVIDED.

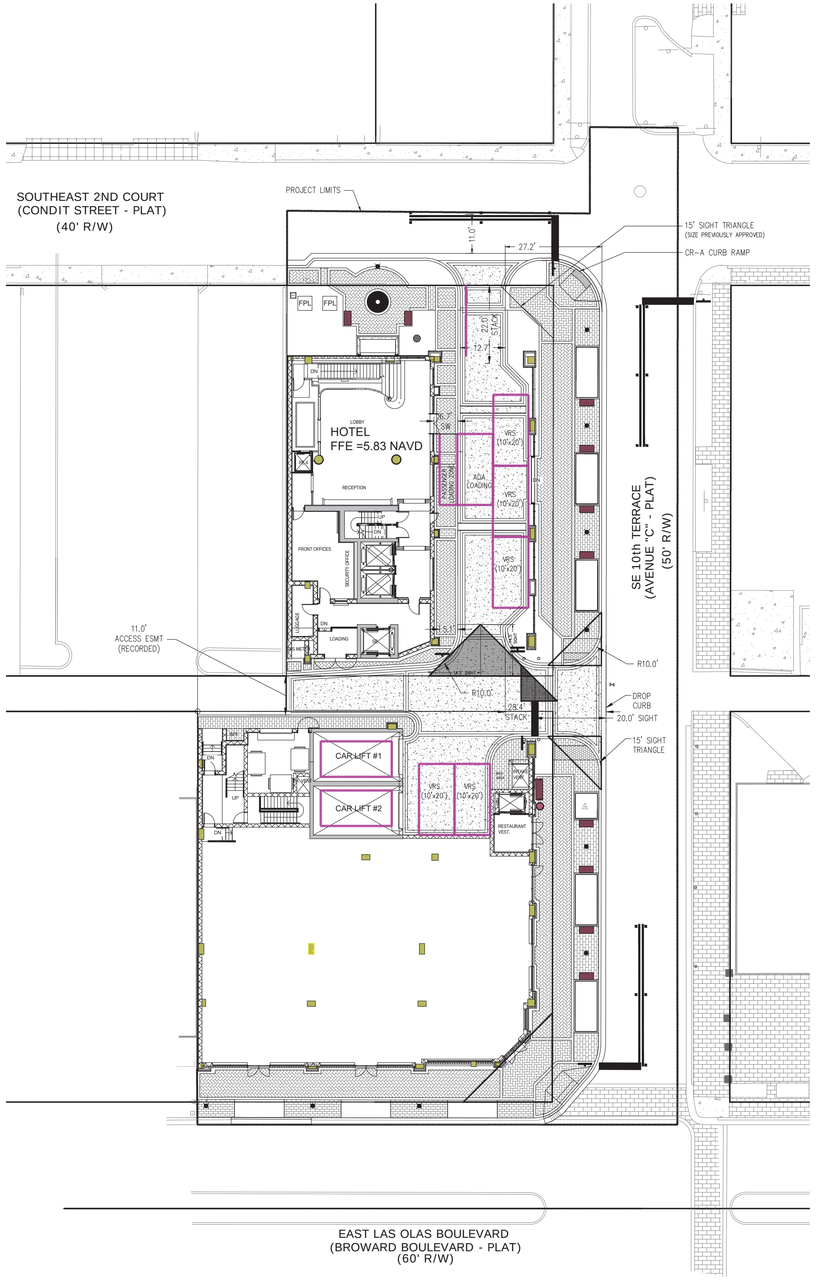
RIDESHARE:

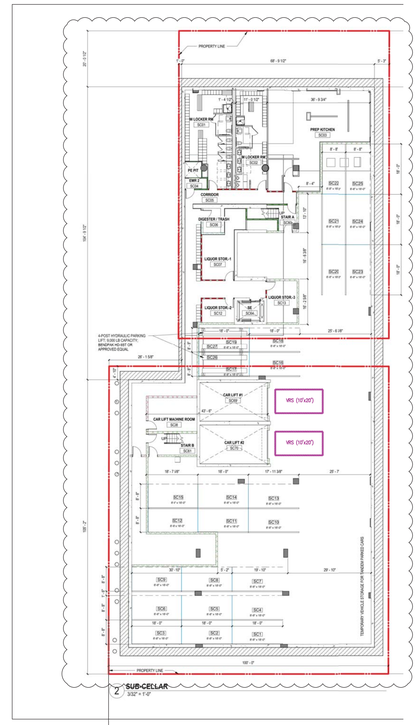
*** RIDESHARE IS ESTIMATED TO ACCOUNT FOR A MIN. OF 12% OF THE DAILY TRIPS.

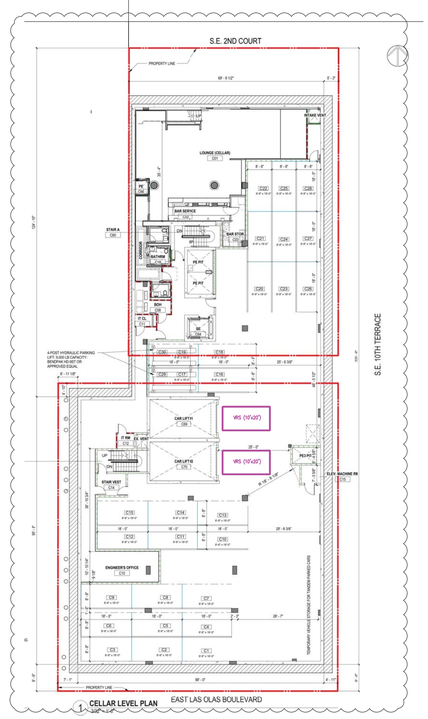
*** RIDESHARE WILL UTILIZE THE DRIVEWAY TO PICK UP/DROP OFF AT THE FRONT HOTEL LOBBY AREA.

BICYCLE PARKING:

	REQUIRED	PROVIDED
TOTAL BICYCLE PARKING	0	6

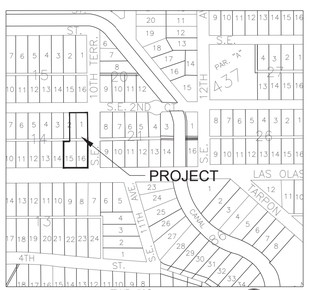






LEGAL DESCRIPTION:

Lot 1, the East one-half (E ½) of Lot 2, Lot 15 and Lot 16, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.



Dennis R Shultz

Digitally signed by Dennis R Shultz
DN: c=US, o=Flynn Engineering Services P.A., dnQualifier=A01410D0000017C2E11FE26 0000C362, cn=Dennis R Shultz
Date: 2022.03.21 09:39:56 -04'00'

DENNIS R. SHULTZ LICENSE No 56159 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON Mar 21, 2022

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CIRCULATION EXHIBIT: GROUND LEVEL

CIRCULATION EXHIBIT: BASEMENT LEVELS

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241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: CIRCULATION EXHIBIT

Job Title: 1007 E. LAS OLAS
1007 E. LAS OLAS BLVD.
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions

1	10/21/21	DRC AMENDMENT
2	12/10/21	DRC AMENDMENT UPDATES
3	02/04/22	DRC AMENDMENT UPDATES
4	03/10/22	DRC AMENDMENT UPDATES

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 10/21/20
Job No. 17-1364.00	Plot Date 03/18/22
Drawn by SROD	Sheet No. X4
Proj. Mgr. DRS	
Appr. by JMF	1 of 1