

(The project lies in Flood Zone X, Ele
The minimum FFE is designed per th
determined in the attached Storm I

OCEAN WAVE

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LIC. NO. LC26000466



SHEET INDEX

C-100	SITE PLAN
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LEGAL DESCRIPTION

PARCEL 1:
THE NORTH 100 FEET OF THE WEST 150 FEET OF BLOCK "C", BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
THE EAST 75 FEET OF THE WEST 150 FEET OF THE SOUTH 100 FEET IN BLOCK "C", BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

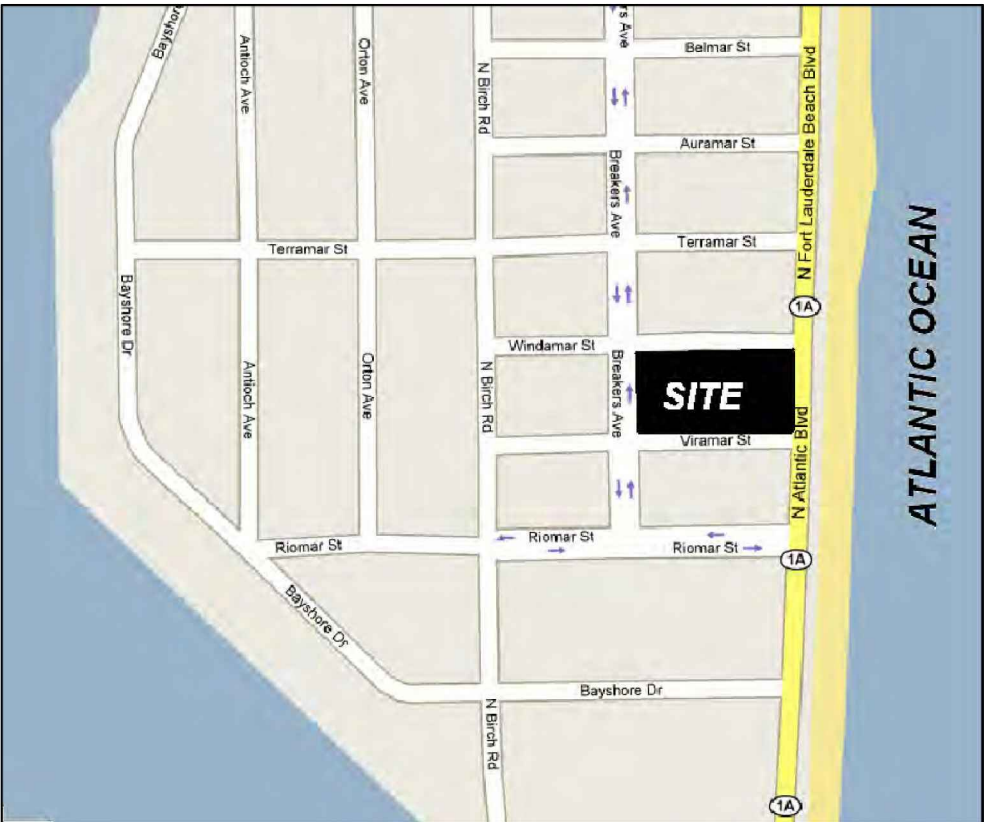
PARCEL 3:
THE NORTH 100 FEET LESS THE WEST 150 FEET THEREOF, IN BLOCK "C", BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:
THE WEST 75 FEET OF THE SOUTH 100 FEET OF BLOCK "C", BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:
THE SOUTH 100 FEET LESS THE WEST 150 FEET OF BLOCK "C", BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: WHEN THE ABOVE 5 PARCELS ARE COMBINED THEY WOULD BE ONE PARCEL OF LAND WITH NO GAPS, GORES OR HIATUSES CONTAINED THEREIN AND WOULD COMPRISE ALL OF SAID BLOCK "C", BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

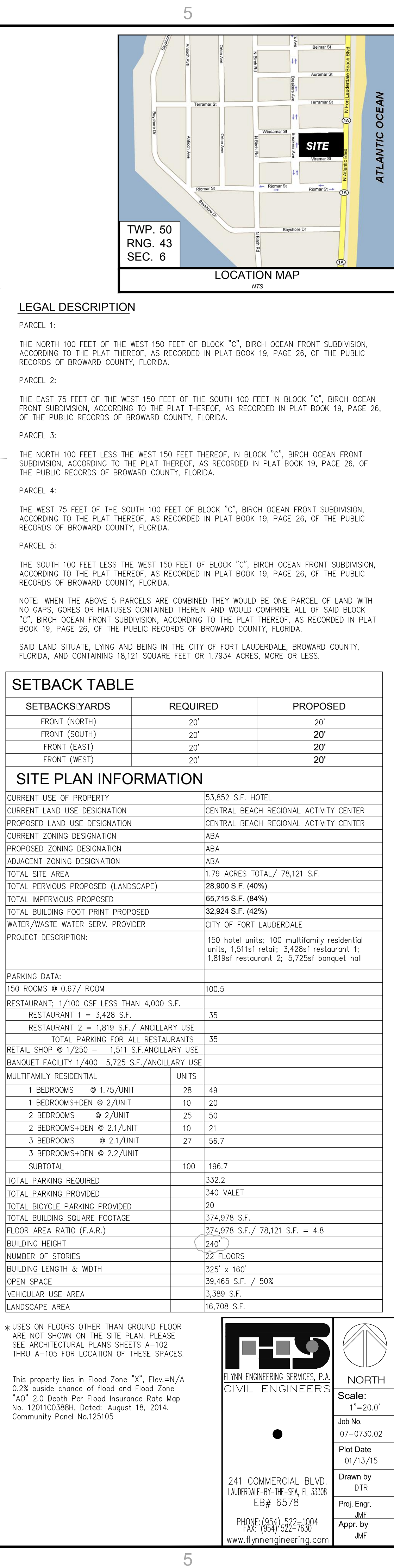
SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 18,121 SQUARE FEET OR 1.7934 ACRES, MORE OR LESS.

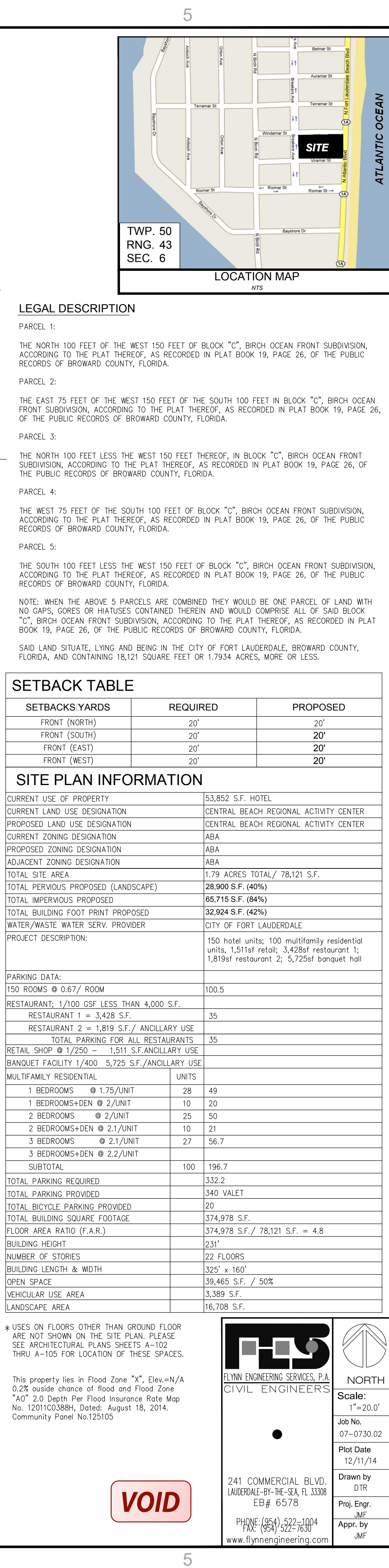


LOCATION SKETCH

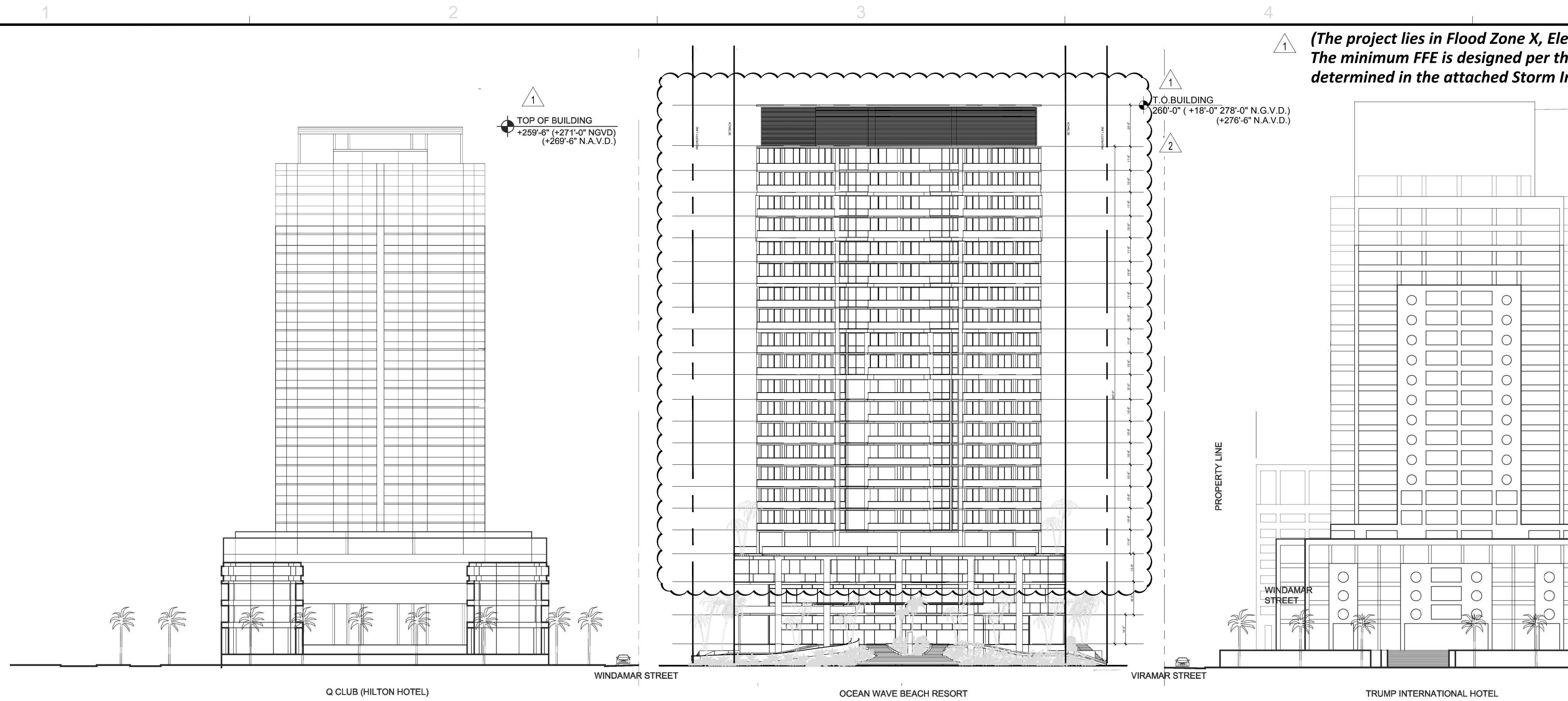


TWP. 50, RNG. 43, SEC. 6

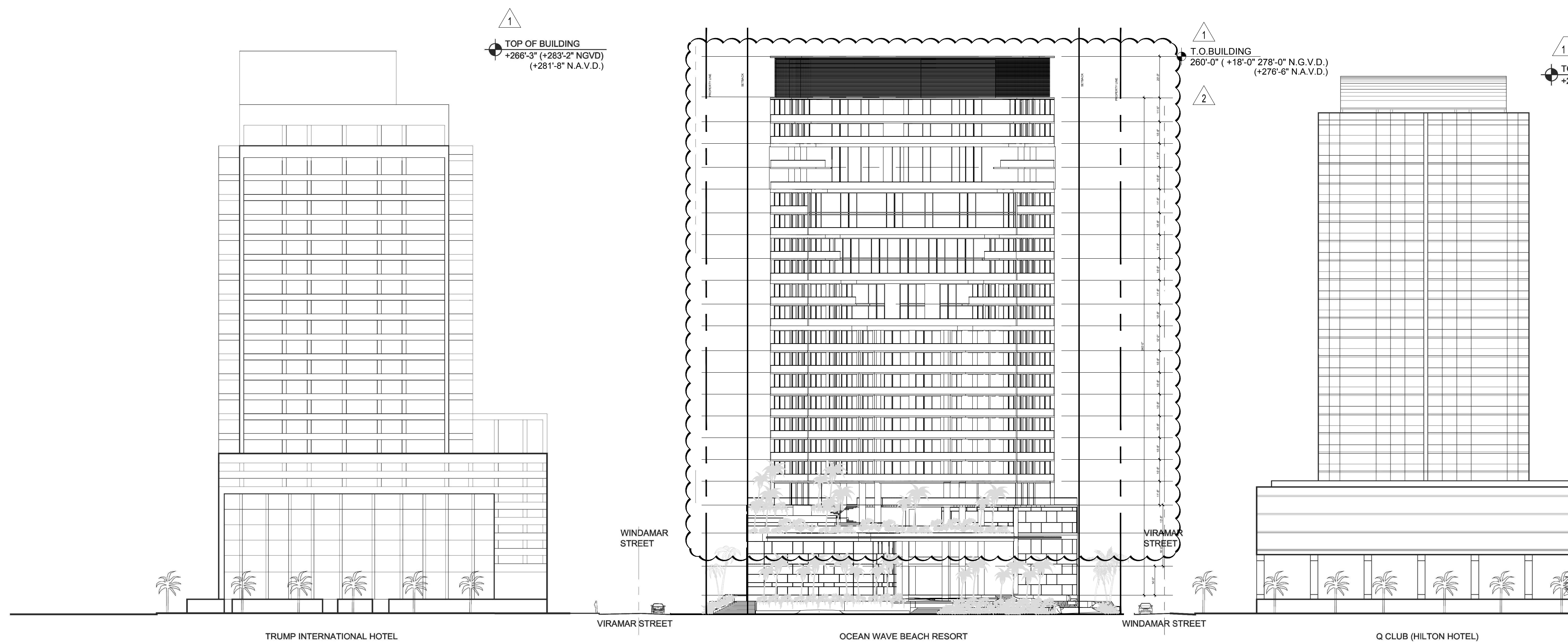
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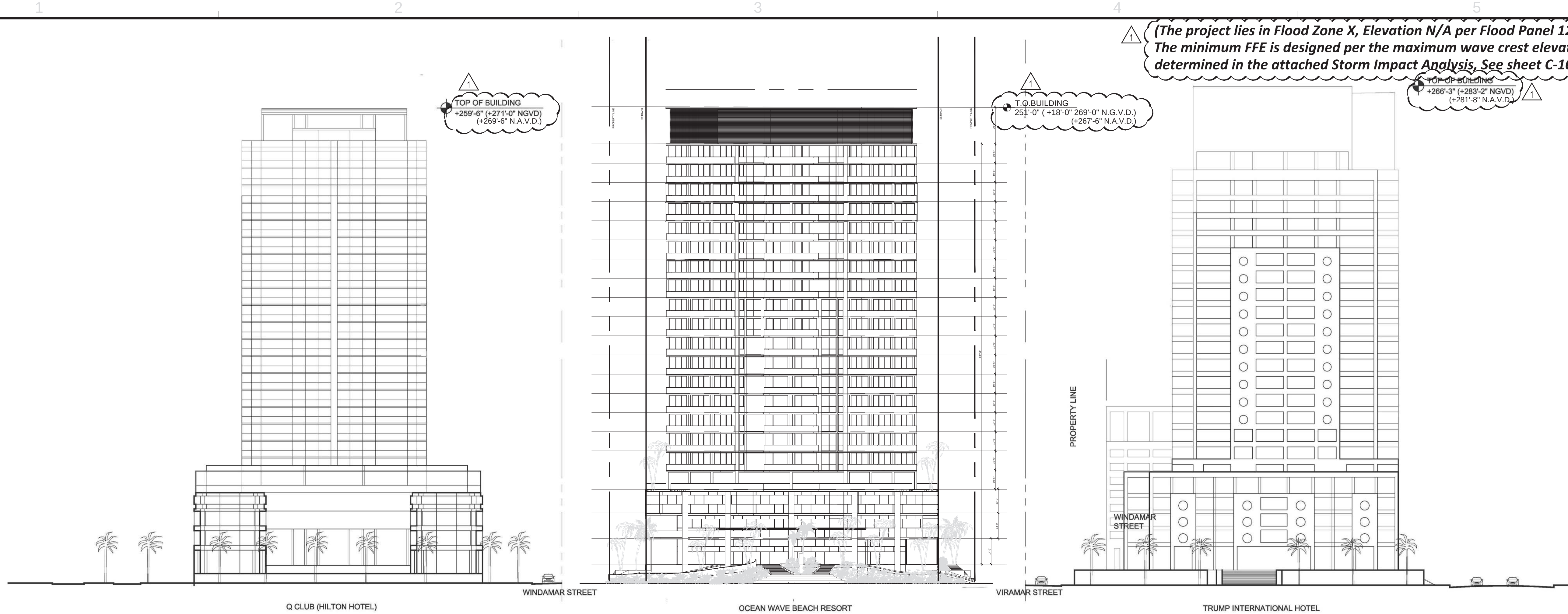
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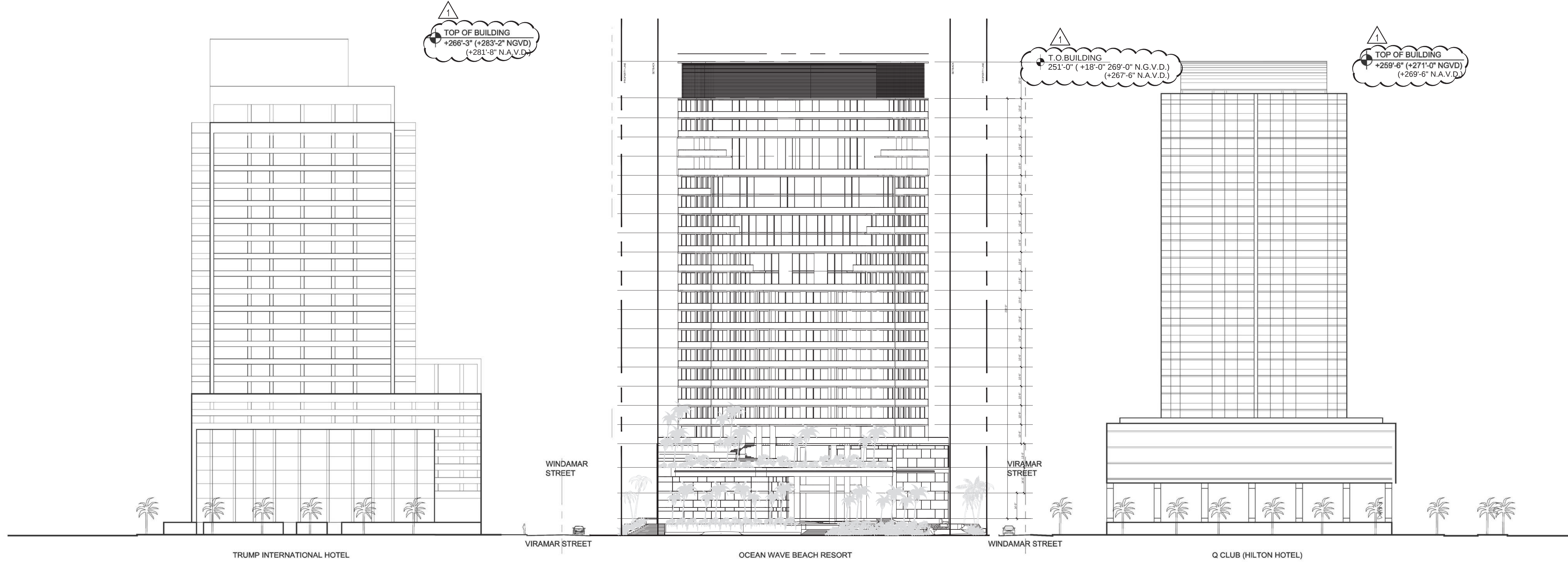
EAST CONTEXT ELEVATION
1/32" = 1'-0"



WEST CONTEXT ELEVATION
1/32" = 1'-0"



EAST CONTEXT ELEVATION
1/32" = 1'-0"



WEST CONTEXT ELEVATION
1/32" = 1'-0"

VOID

SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS		
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1437

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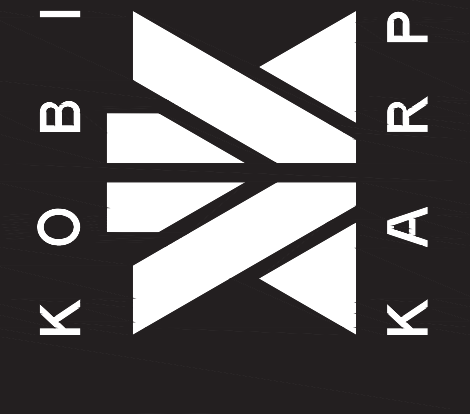
OCEAN WAVE
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FORT LAUDERDALE, FLORIDA

CONTEXT ELEVATIONS

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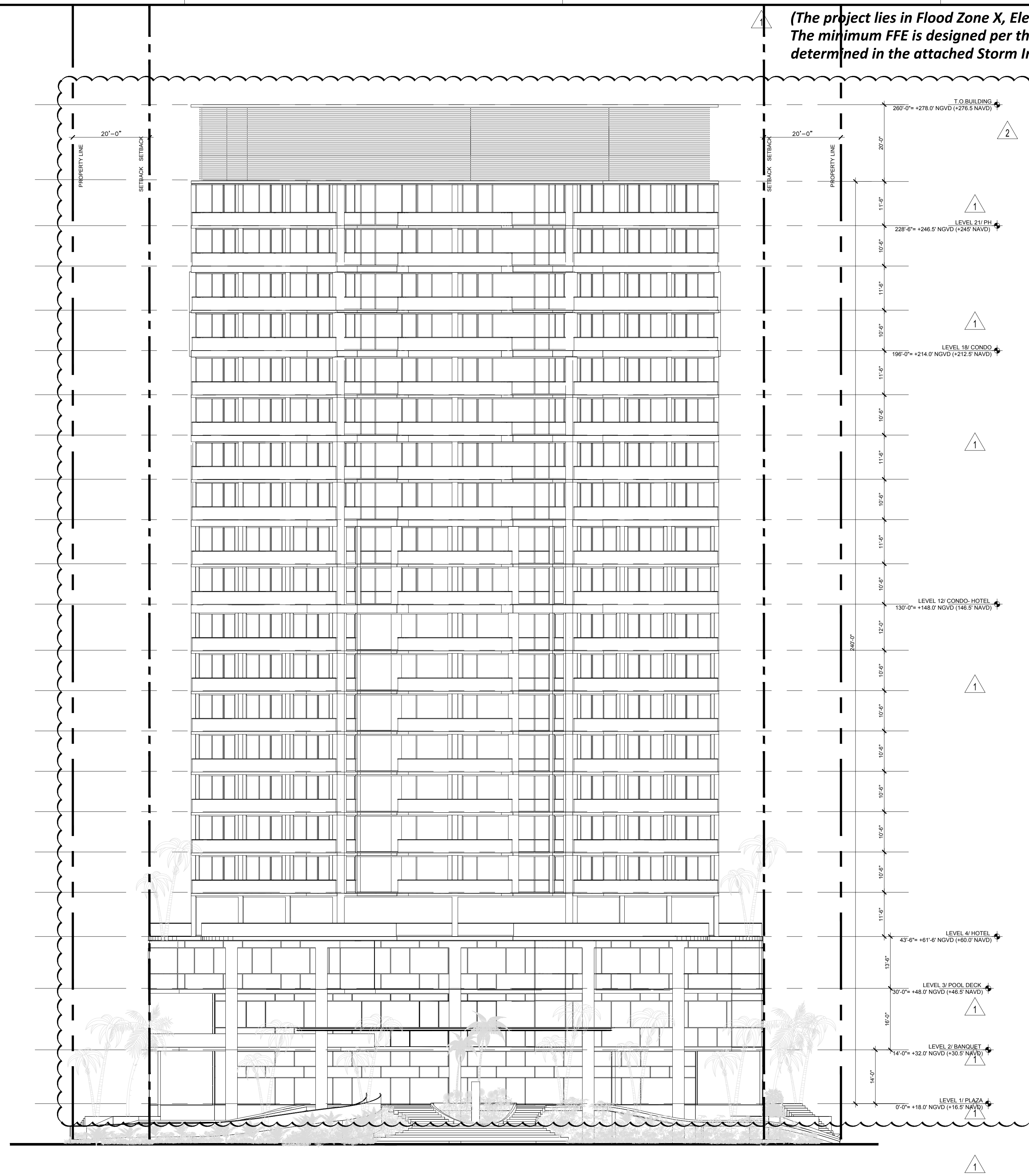
Lic. # AR0012578

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15-0118
A-200
Page 3 of 19



(The project lies in Flood Zone X, Ele
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WEST ELEVATION

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WEST ELEVATION

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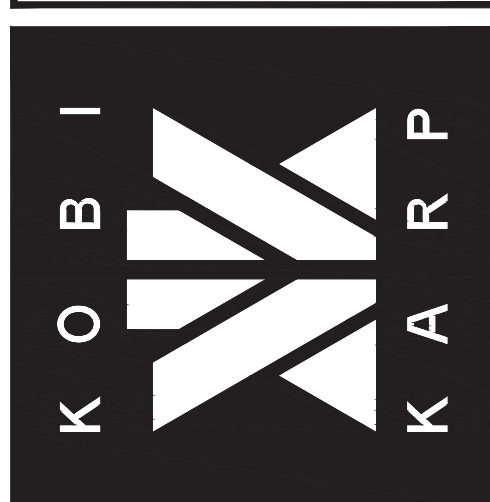
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Exhibit
Page 7 of 19

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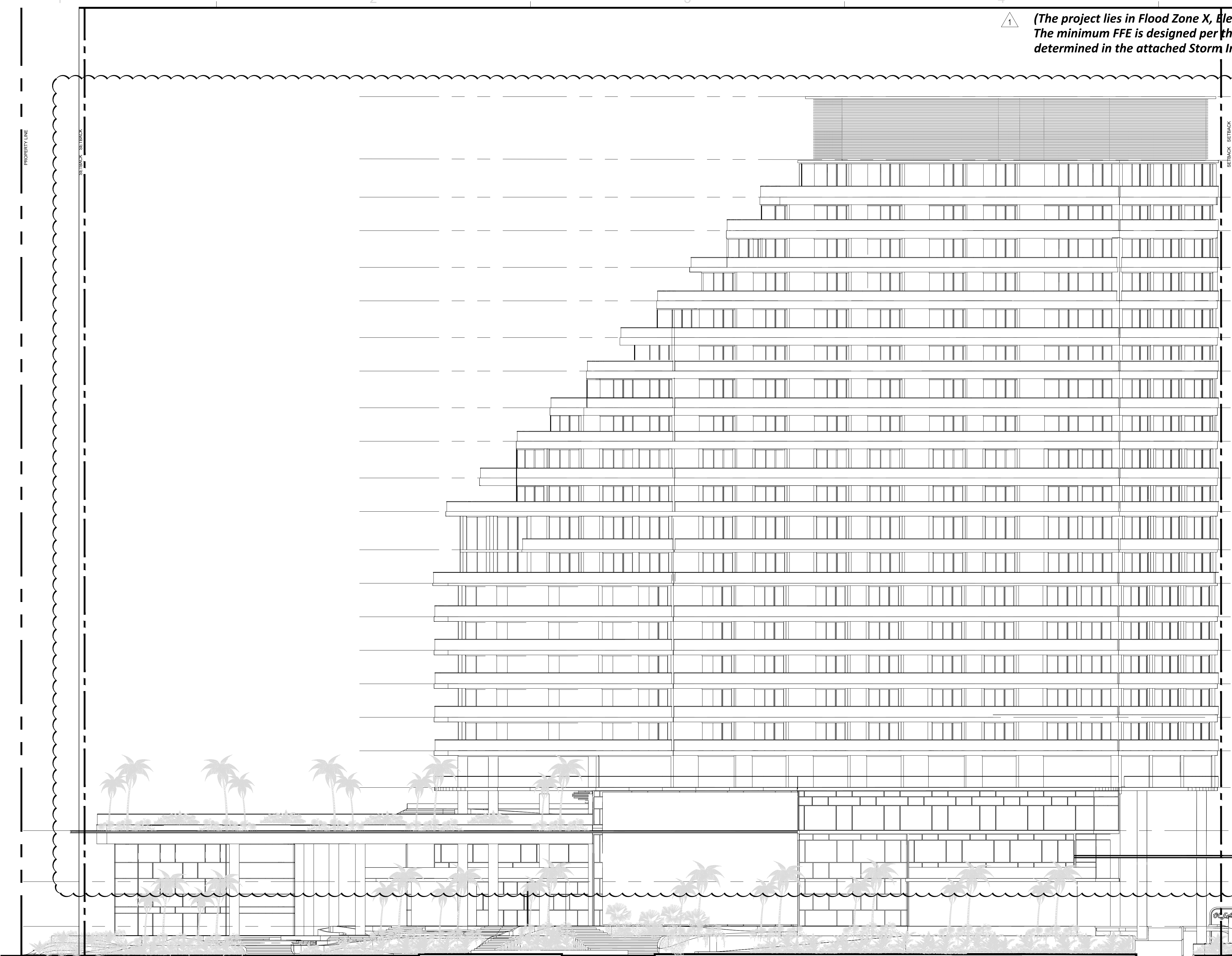
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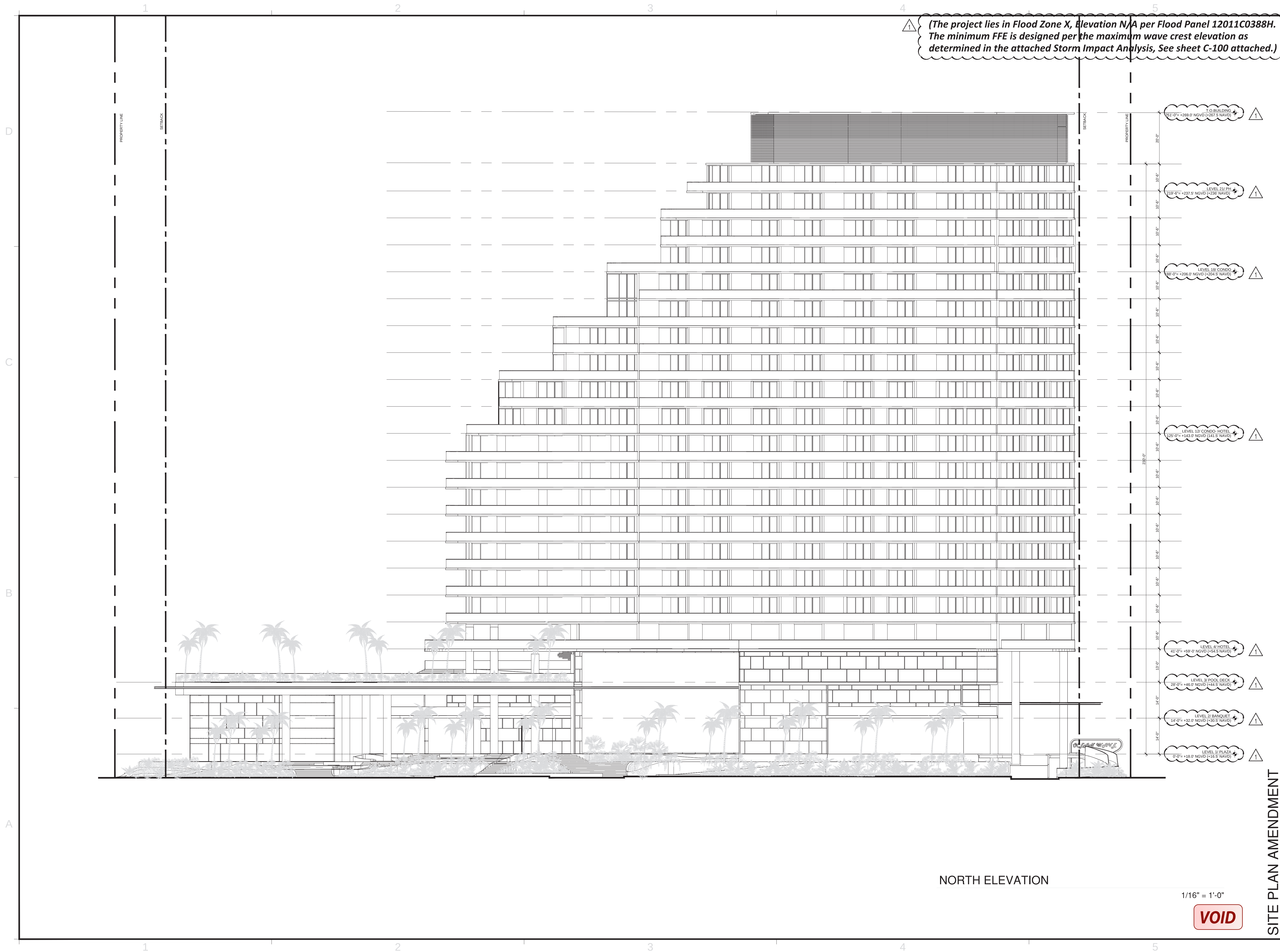
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NORTH ELEVATION



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NORTH ELEVATION

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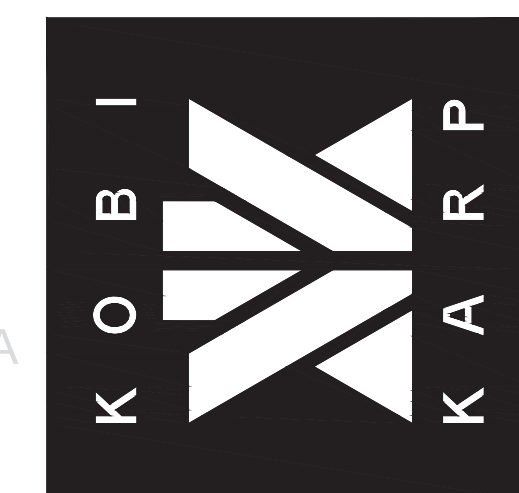
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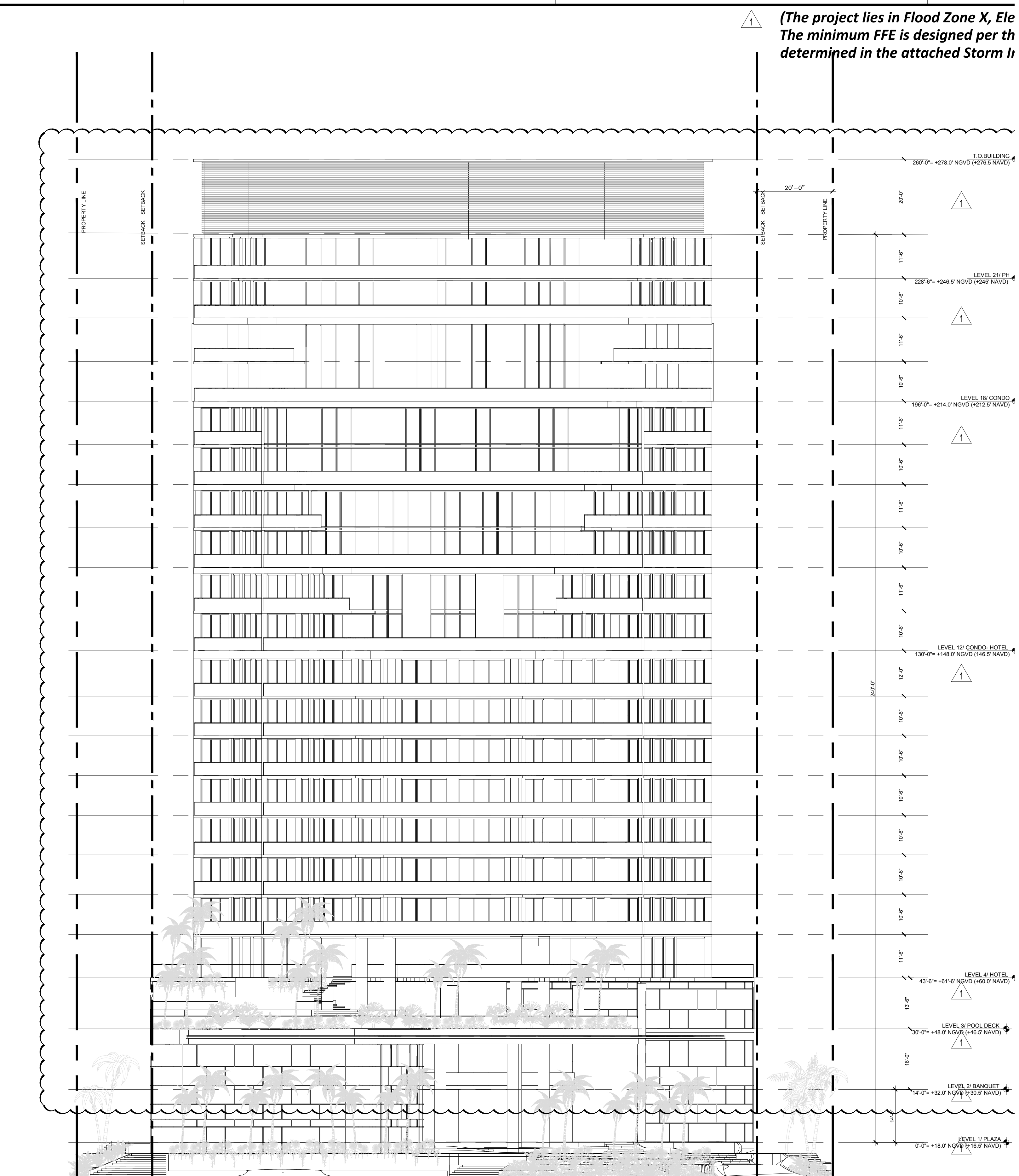
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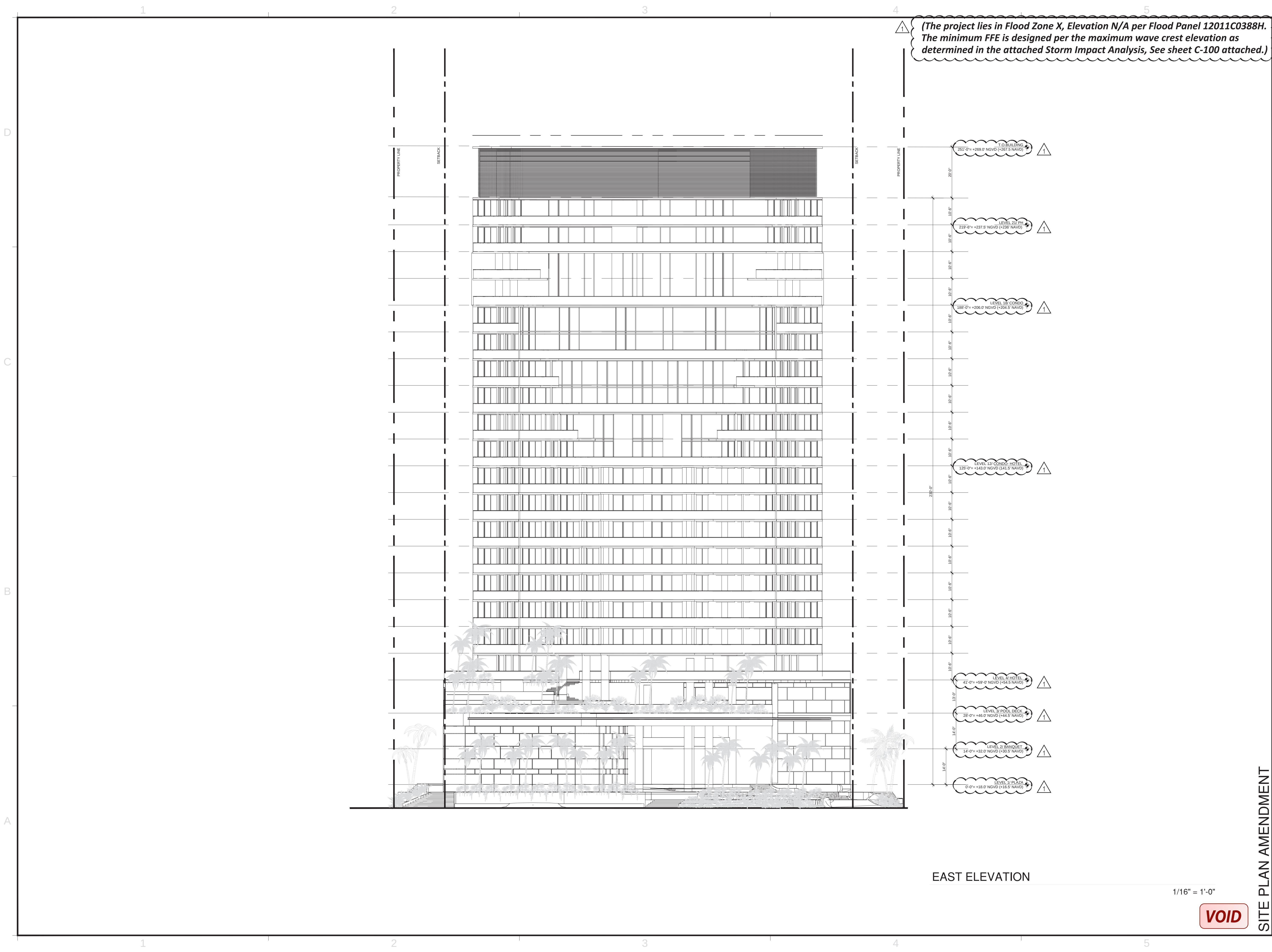


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15-0118 Exhibit A-202 Page 8 of 19	



EAST ELEVATION

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EAST ELEVATION

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15-0118
A-203
Page 1 of 19

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SOUTH ELEVATION

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(The project lies in Flood Zone X, Elevation N/A per Flood Panel 12011C0388H. The minimum FFE is designed per the maximum wave crest elevation as determined in the attached Storm Impact Analysis, See sheet C-100 attached.)

T.O BUILDING
+269.0' NGVD (+267.5' NAVD)

LEVEL 21/PH
+237.5' NGVD (+236' NAVD)

LEVEL 18/ CONDO
+206.0' NGVD (+204.5' NAVD)

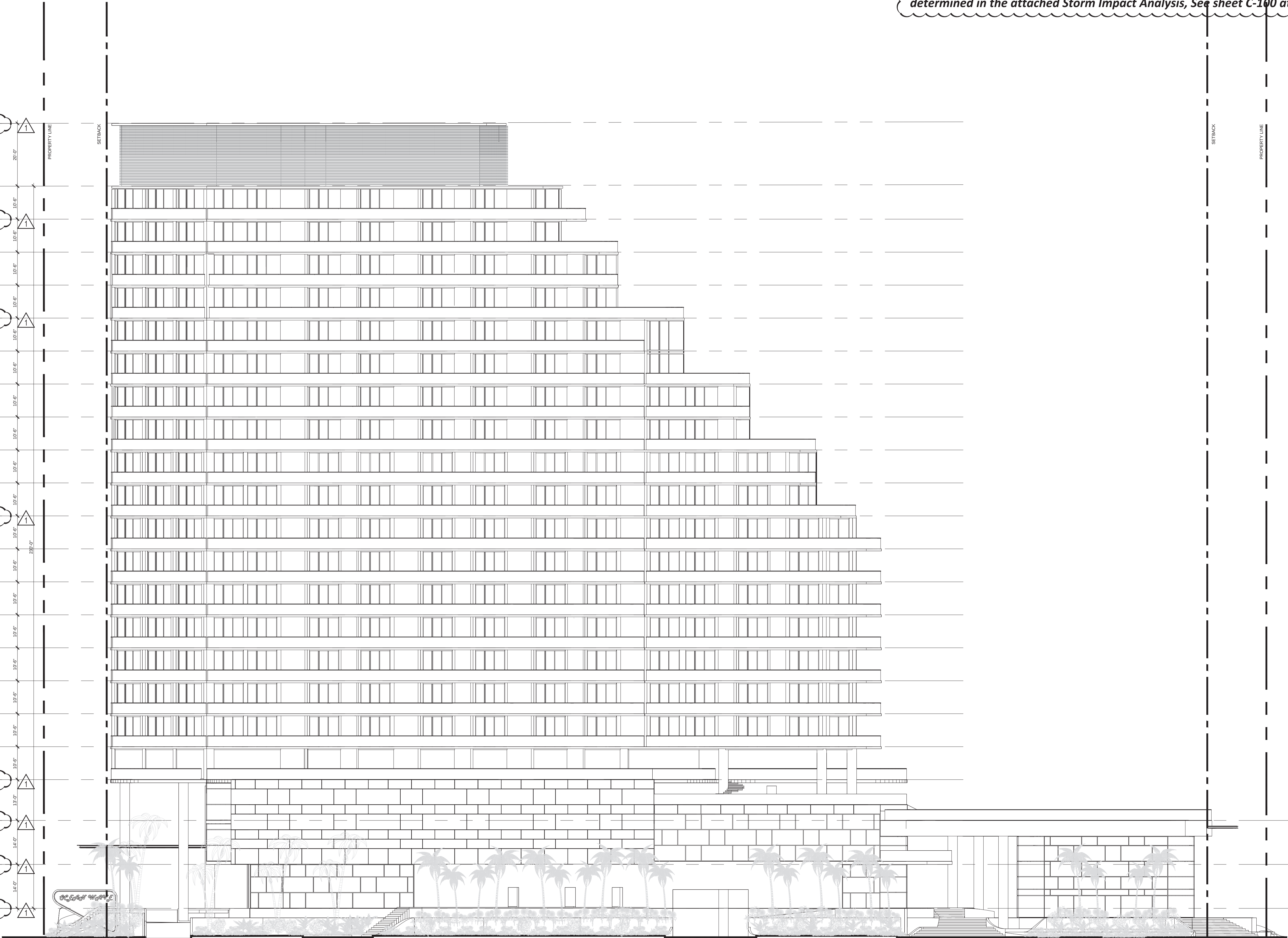
LEVEL 12/ CONDO-HOTEL
+143.0' NGVD (+41.5' NAVD)

LEVEL 4/ HOTEL
+59.0' NGVD (+54.5' NAVD)

LEVEL 3/ POOL DECK
+46.0' NGVD (+44.5' NAVD)

LEVEL 2/ BANQUET
+32.0' NGVD (+30.5' NAVD)

LEVEL 1/ PLAZA
+18.0' NGVD (+16.5' NAVD)



SOUTH ELEVATION

1/16" = 1'-0"

VOID

SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS		
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SOUTH ELEVATION

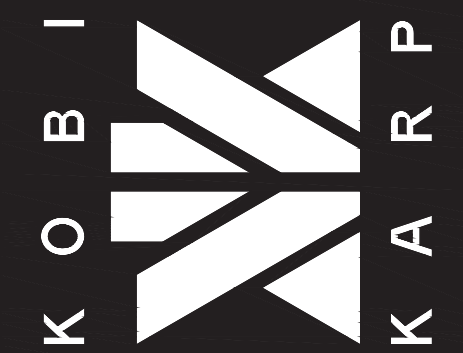
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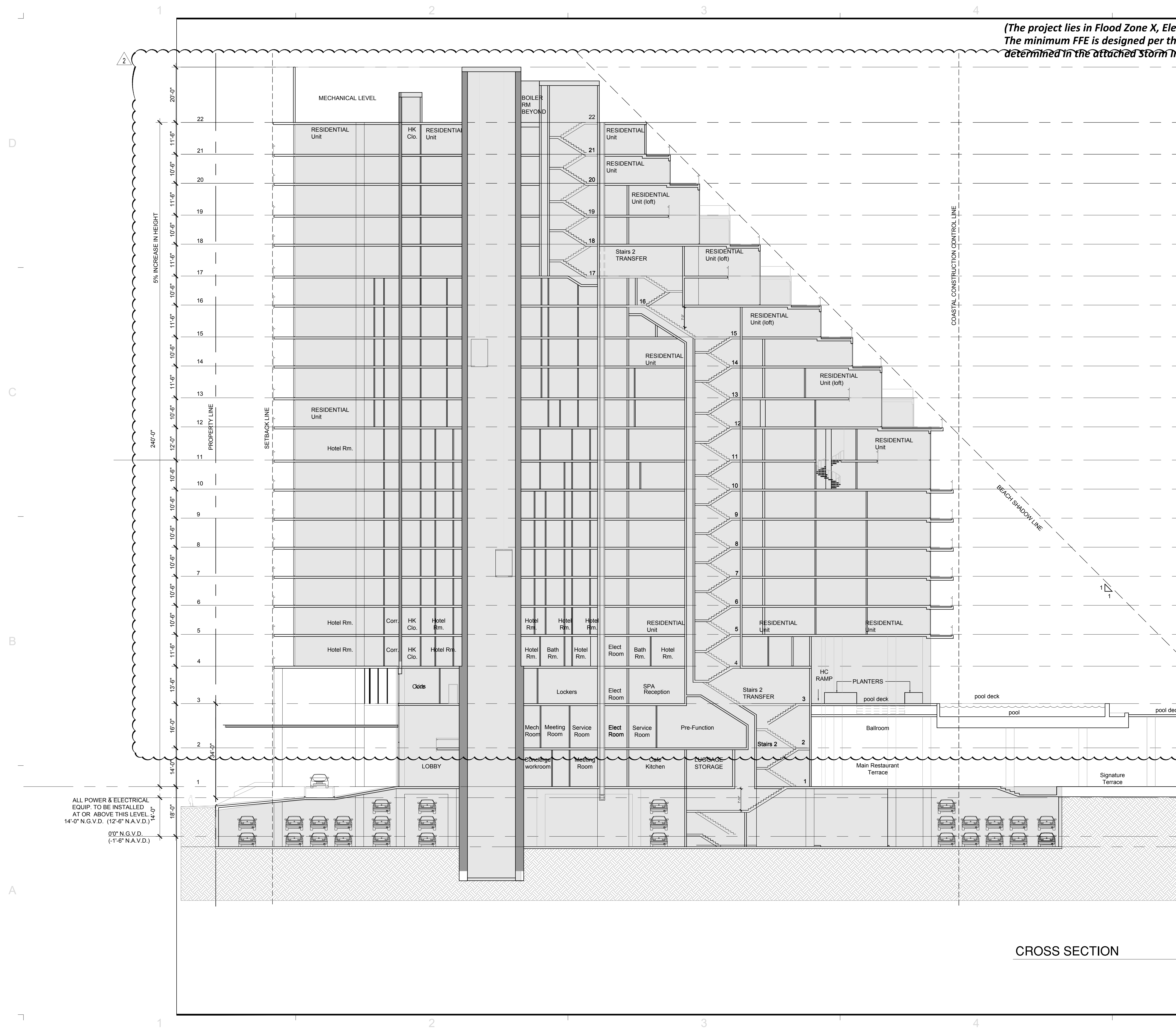
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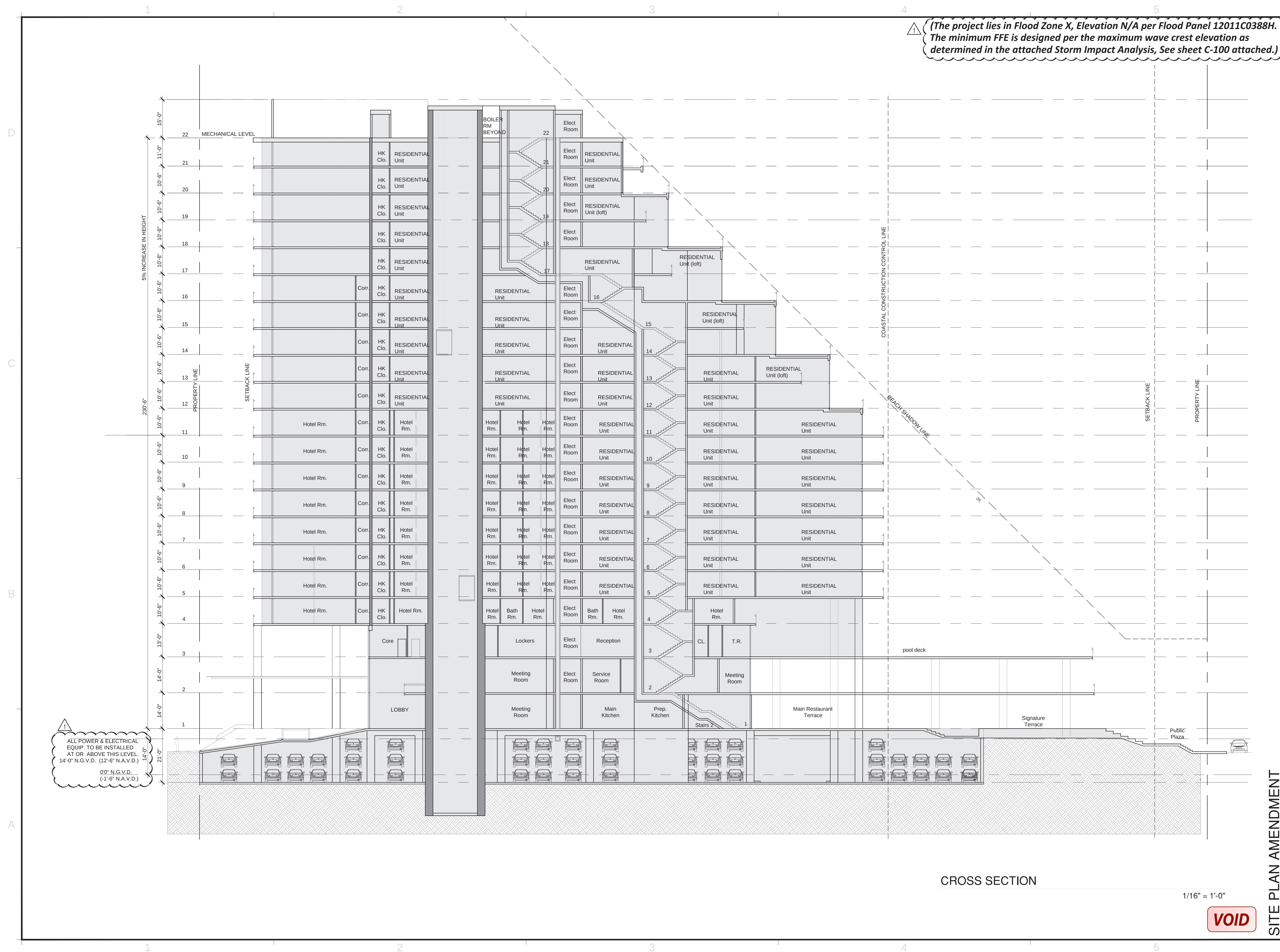


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A-204
Page 13 of 19

(The project lies in Flood Zone X, Ele
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CROSS SECTION

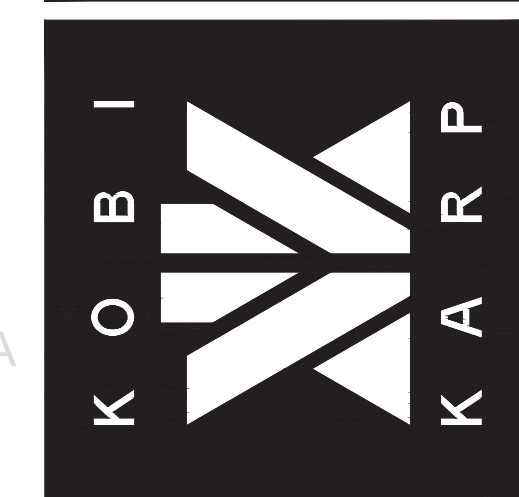
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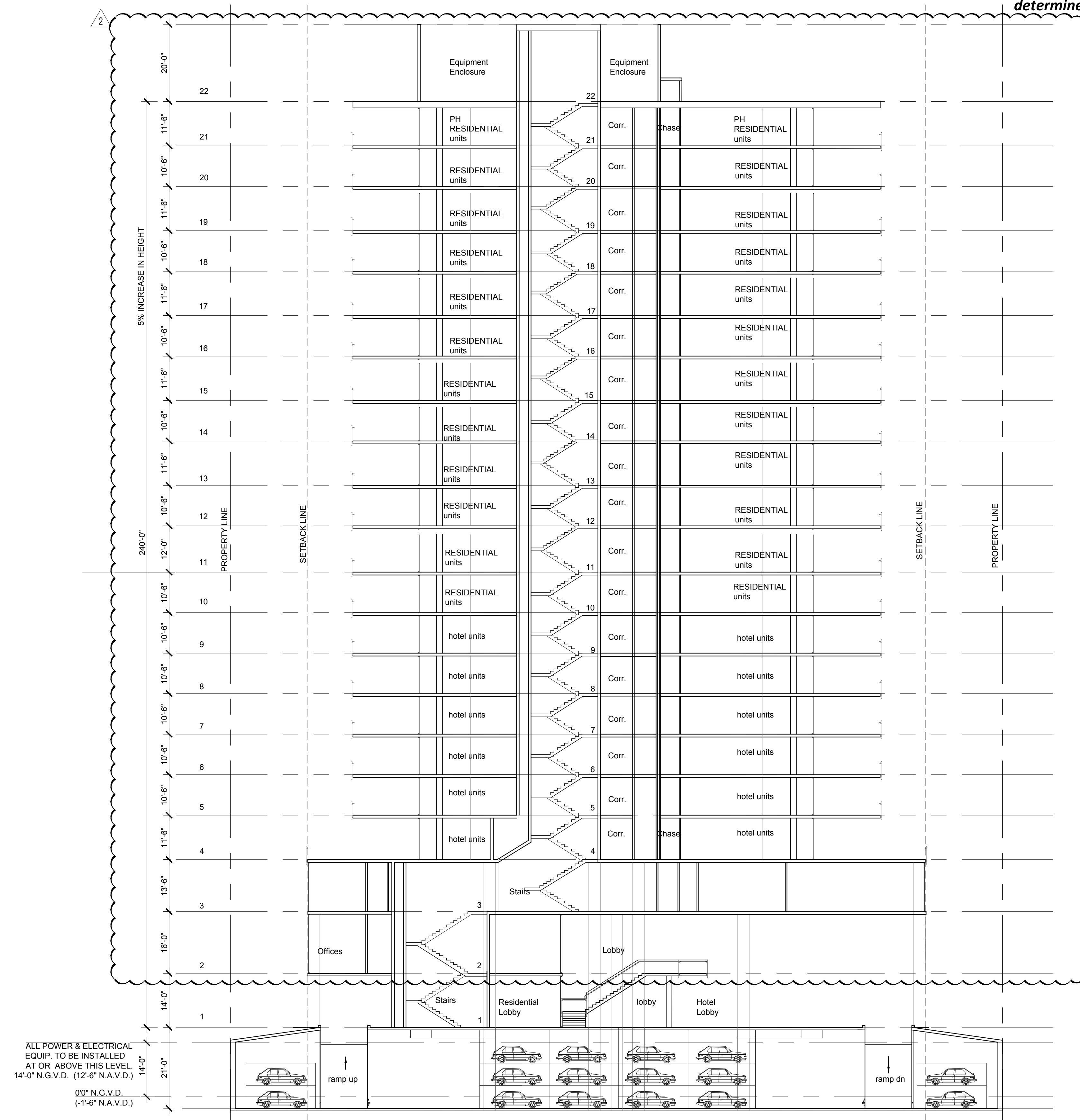
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Exhibit 1
A-210
Page 15 of 19

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CROSS SECTION

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ALL POWER & ELECTRICAL
EQUIP. TO BE INSTALLED
AT OR ABOVE THIS LEVEL.
14'-0" N.G.V.D. (12'-6" N.A.V.D.)
0'0" N.G.V.D.
(-1'-6" N.A.V.D.)

(The project lies in Flood Zone X, Elevation N/A per Flood Panel 12011C0388H.
The minimum FFE is designed per the maximum wave crest elevation as
determined in the attached Storm Impact Analysis, See sheet C-100 attached.)



CROSS SECTION

1/16" = 1'-0"

VOID

SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS		
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CROSS
SECTION

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15-0118
Exhibit 1
A-2
Page 17 of 19

January 14, 2015

OCEAN WAVE BEACH RESORT
DRC # 122-R-07**Site Plan Amendment**
Site Plan Level IV**1. General project information.**

MW Lauderdale, LP and Latrobe, Ruth W % Hamedani, Said Hamid TR et al (the "Applicant") is the owner of the Ocean Wave Beach Resort approved as DRC Case # 122-R-07 ("Site Plan"). The Site Plan was approved by the City of Fort Lauderdale ("City") as a Site Plan Level IV and received nine (9) points on the Design Compatibility and Community Character Scale of Section 47-12.5.B.6 of the City's Unified Land Development Regulations ("ULDR"). The determination that a project meets these requirements allows for a maximum building height of 240' and a maximum Floor Area Ratio of 4.8. The project recently received approval to make certain modifications to the approved Site Plan including aesthetic enhancements and upgrades, reducing the number of hotel rooms, adding residential uses, reducing the number of floors and increasing height by 5%. In addition, the modifications incorporated an enlarged plaza area on the east side, a reduced podium pedestal, increased tower setbacks on the north and south of the property and a narrower tower. At this time, the Applicant is requesting an amendment to the Site Plan to increase height by 9'6" in order to accommodate necessary mechanical equipment.

2. Amendment.

In order to incorporate mechanical equipment and the proper transitioning of equipment between the floors, the applicant is requesting a change in height of 9'6" in the building to provide for a height of 240' as permitted by the City's Unified Land Development Regulations (ULDR). The increase is distributed throughout the building as more particularly described below.

<u>Level</u>	<u>Previous Height</u>	<u>Proposed Height</u>	<u>Height Increase</u>
Level 2-3	14'-0"	16'-0"	2'-0"
Increase interstitial space for pool mechanical equipment and meet height clearance in habitable space below pool deck, i.e. Ballroom, meeting rooms.			
Level 3-4	13'-0"	13'-6"	0'-6"
Increase to allow for collection of all mechanical, electrical and plumbing equipment from guestrooms and condominiums in tower above.			

15-0118

Exhibit 1

Page 18 of 19

Level 4-5	10'-6"	11'-6"	1'-0"
Increase to allow for collection of all mechanical, electrical and plumbing equipment from guestrooms and condominiums in tower above.			
Level 11-12	10'-6"	12'-0"	1'-6"
Transition space for mechanical and plumbing equipment between guestrooms and condominiums.			
Level 13-14	10'-6"	11'-6"	1'-0"
Transition space to accommodate rearrangement of mechanical and plumbing equipment due to the stepping back of the tower cause by the Beach Shadow Line.			
Level 15-16	10'-6"	11'-6"	1'-0"
Transition space to accommodate rearrangement of mechanical and plumbing equipment due to the stepping back of the tower cause by the Beach Shadow Line.			
Level 17-18	10'-6"	11'-6"	1'-0"
Transition space to accommodate rearrangement of mechanical and plumbing equipment due to the stepping back of the tower cause by the Beach Shadow Line.			
Level 19-20	10'-6"	11'-6"	1'-0"
Transition space to accommodate rearrangement of mechanical and plumbing equipment due to the stepping back of the tower cause by the Beach Shadow Line.			
Level 21-22	11'-0"	11'-6"	0'-6"
Increase to accommodate mechanical equipment for large condominium units at top floor.			

3. **Amendment procedure.**

The ULDR provides that the Site Plan may be amended pursuant to the terms of ULDR Section 47-24.2. The Applicant's modifications qualify under Section 47-24.2.A.5.c. for "Other Amendments" and will be reviewed by the body that gave final approval to the original development permit which, in this case, was the City Commission.