

FORT LAUDERDALE
FLORIDA

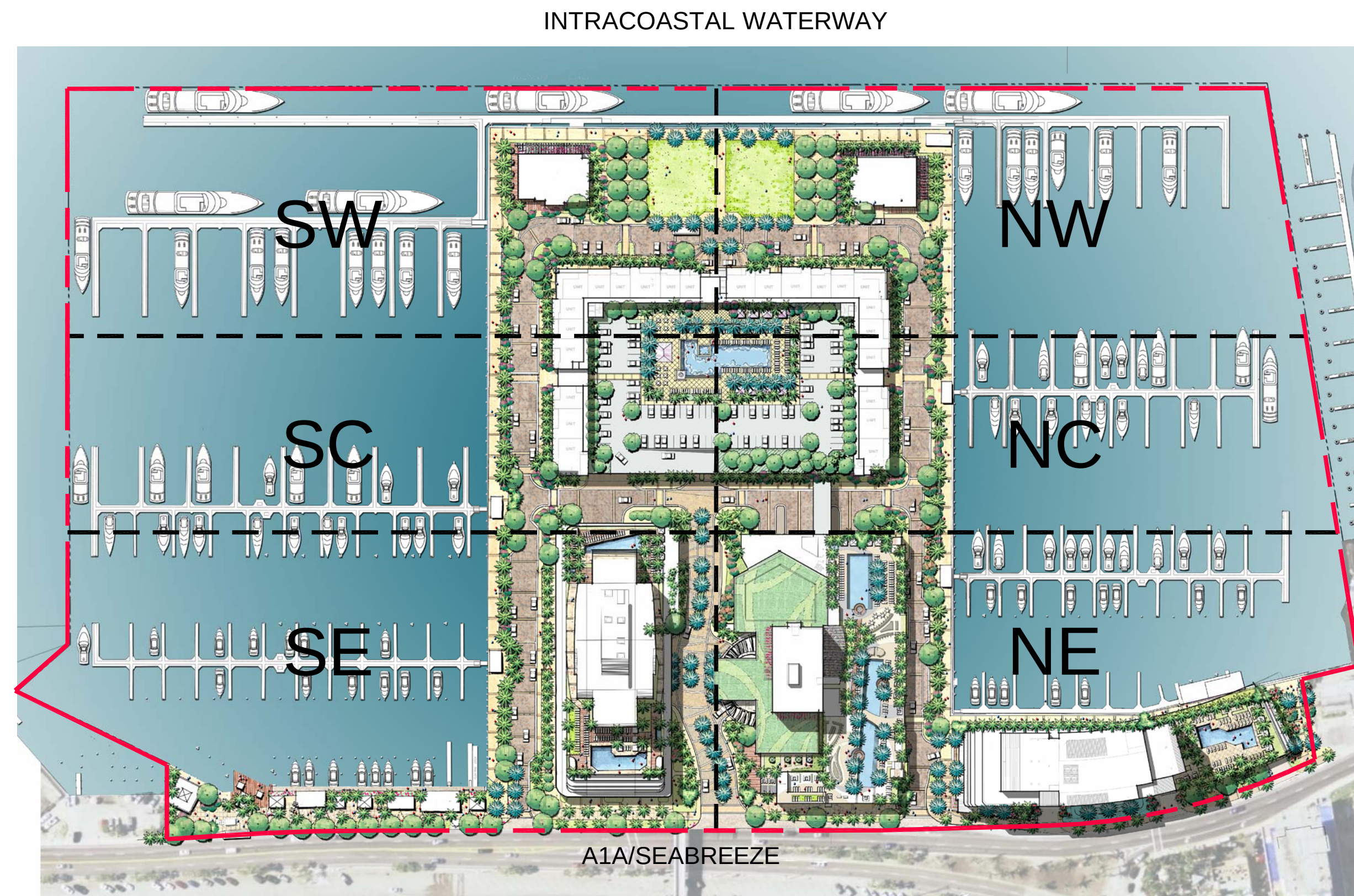
INNOVATIVE DEVELOPMENT SUBMITTAL
... SUBMITTED: JUNE 15, 2015
... RESUBMITTED: SEPTEMBER 23, 2015
... RESUBMITTED: March 31, 2016

PREPARED FOR:
TRR BAHIA MAR LLC

TRR BAHIA MAR LLC
1175 NE 125 Street, Suite102
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PROJECT LOCATION MAP N.T.S.
801 Seabreeze Boulevard
Fort Lauderdale, Broward County, Florida



OVERALL SITE MAP NORTH

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TRAFFIC:



ARCHITECT:



INTERIOR DESIGN:



LAND PLANNER/LANDSCAPE ARCHITECT:



PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN GRAPHIC DESIGN

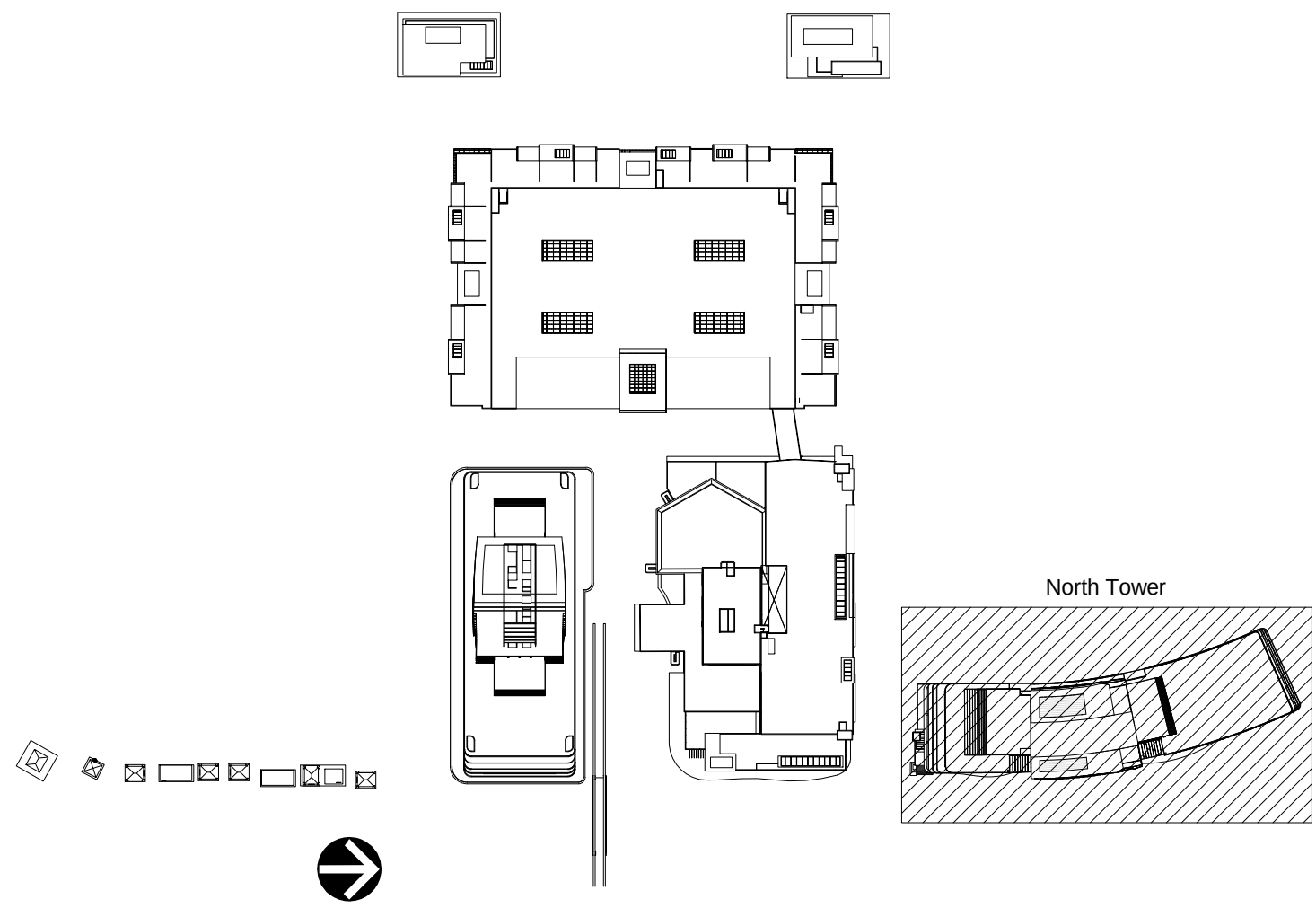
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1 000 LEVEL FLOOR PLAN
A3.0
1/16" = 1'-0"
0 16' 32' 64'

Parking Schedule - STANDARD		
N Level 0		
V	VALET PARKING	81
N Level 2		
P	ASSIGNED PARKING	46
V	ASSIGNED PARKING	18
N Level 3		
P	ASSIGNED PARKING	43
V	ASSIGNED PARKING	18
N Level 4		
P	ASSIGNED PARKING	6
S	STACKED PARKING	148
Grand total		360
Grand total: 382		

Parking Schedule - ADA		
N Level 2		
H	ASSIGNED PARKING	5
N Level 3		
H	ASSIGNED PARKING	5
Grand total		10
Parking Schedule - EV		
N Level 2		
EV	ASSIGNED PARKING	4
N Level 3		
EV	ASSIGNED PARKING	4
N Level 4		
EV	STACKED PARKING	4
Grand total		12



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NORTH TOWER
000 LEVEL FLOOR PLAN

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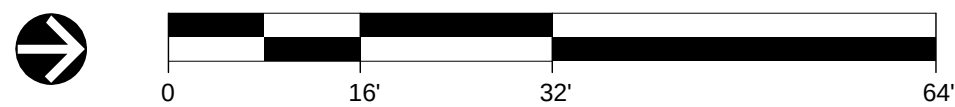
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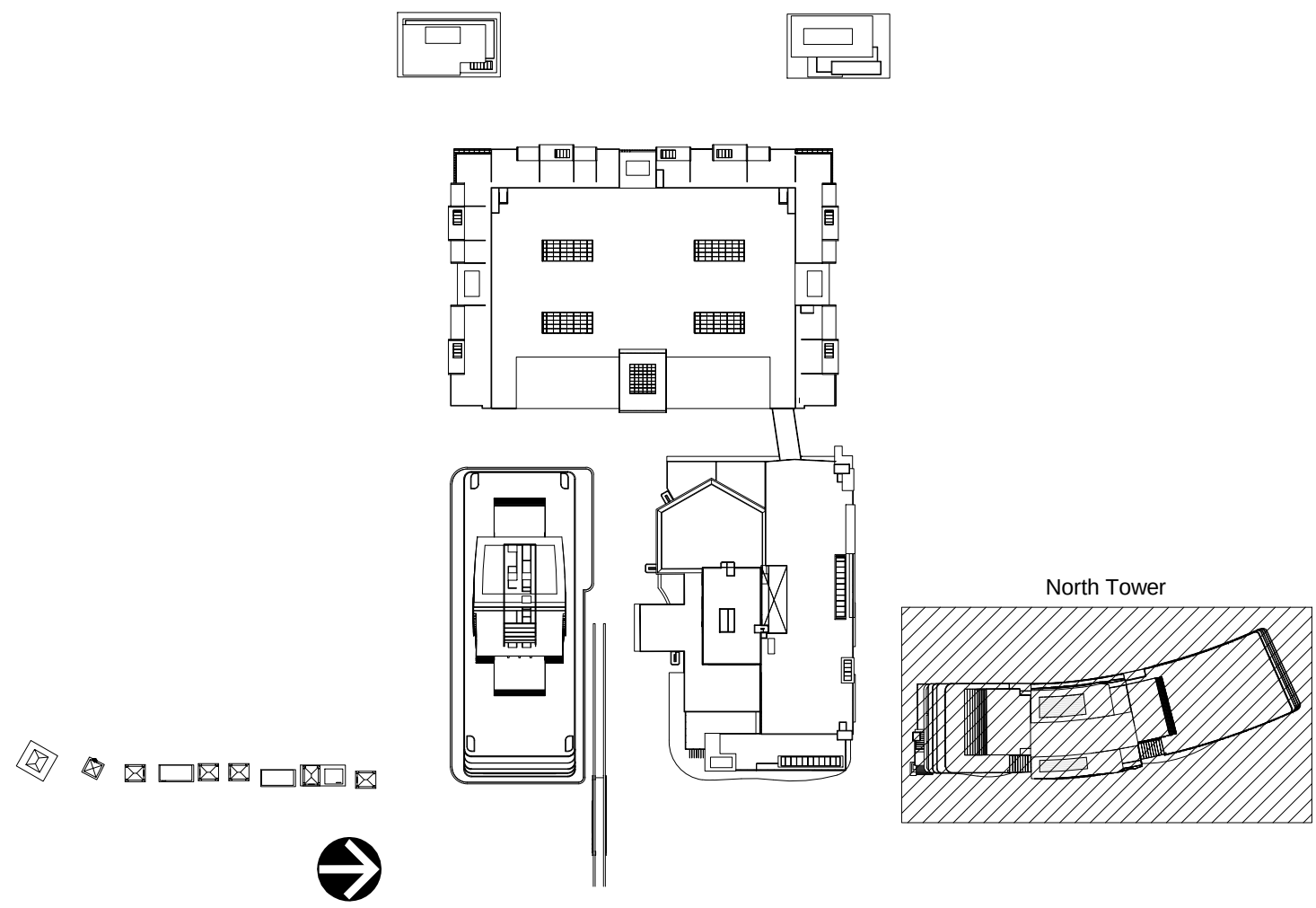


1 100 LEVEL FLOOR PLAN
A3.1 1/16" = 1'-0"



Parking Schedule - STANDARD		
N Level 0		
V	VALET PARKING	81
N Level 2		
P	ASSIGNED PARKING	46
V	ASSIGNED PARKING	18
N Level 3		
P	ASSIGNED PARKING	43
V	ASSIGNED PARKING	18
N Level 4		
P	ASSIGNED PARKING	6
S	STACKED PARKING	148
Grand total		360
Grand total: 382		

Parking Schedule - ADA		
N Level 2		
H	ASSIGNED PARKING	5
N Level 3		
H	ASSIGNED PARKING	5
Grand total		10
Parking Schedule - EV		
N Level 2		
EV	ASSIGNED PARKING	4
N Level 3		
EV	ASSIGNED PARKING	4
N Level 4		
EV	STACKED PARKING	4
Grand total		12



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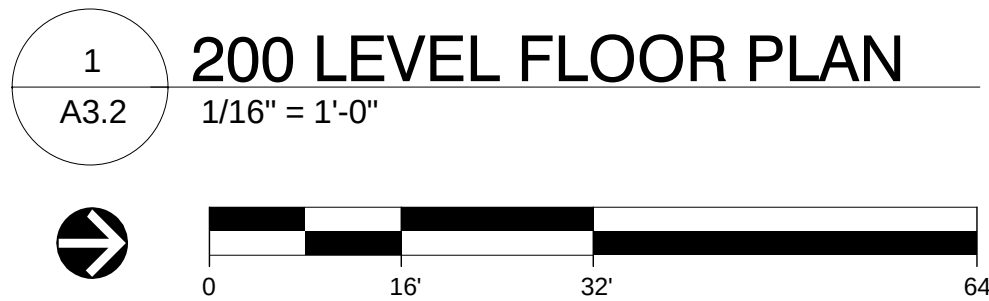
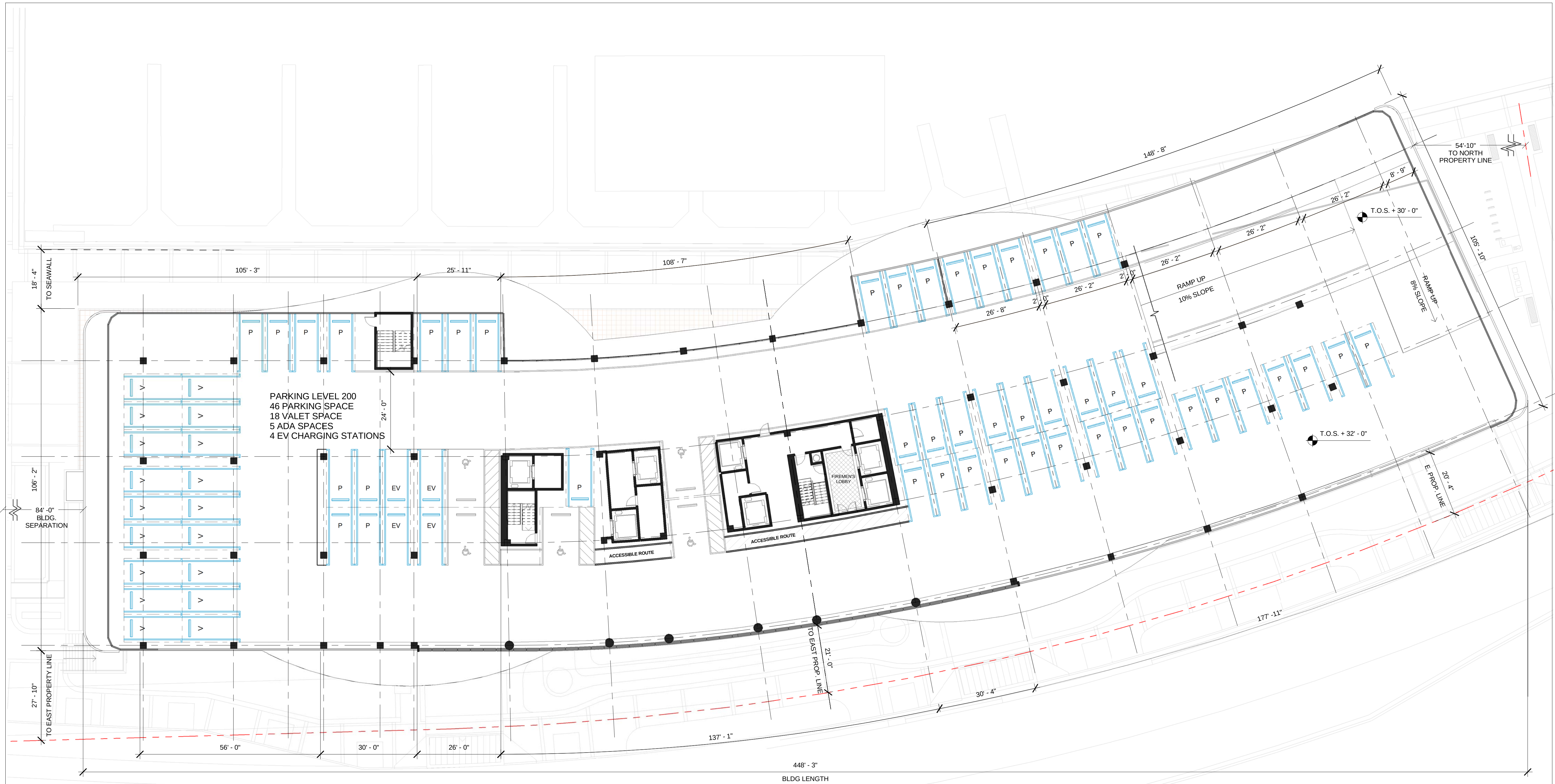
NORTH TOWER
100 LEVEL FLOOR PLAN

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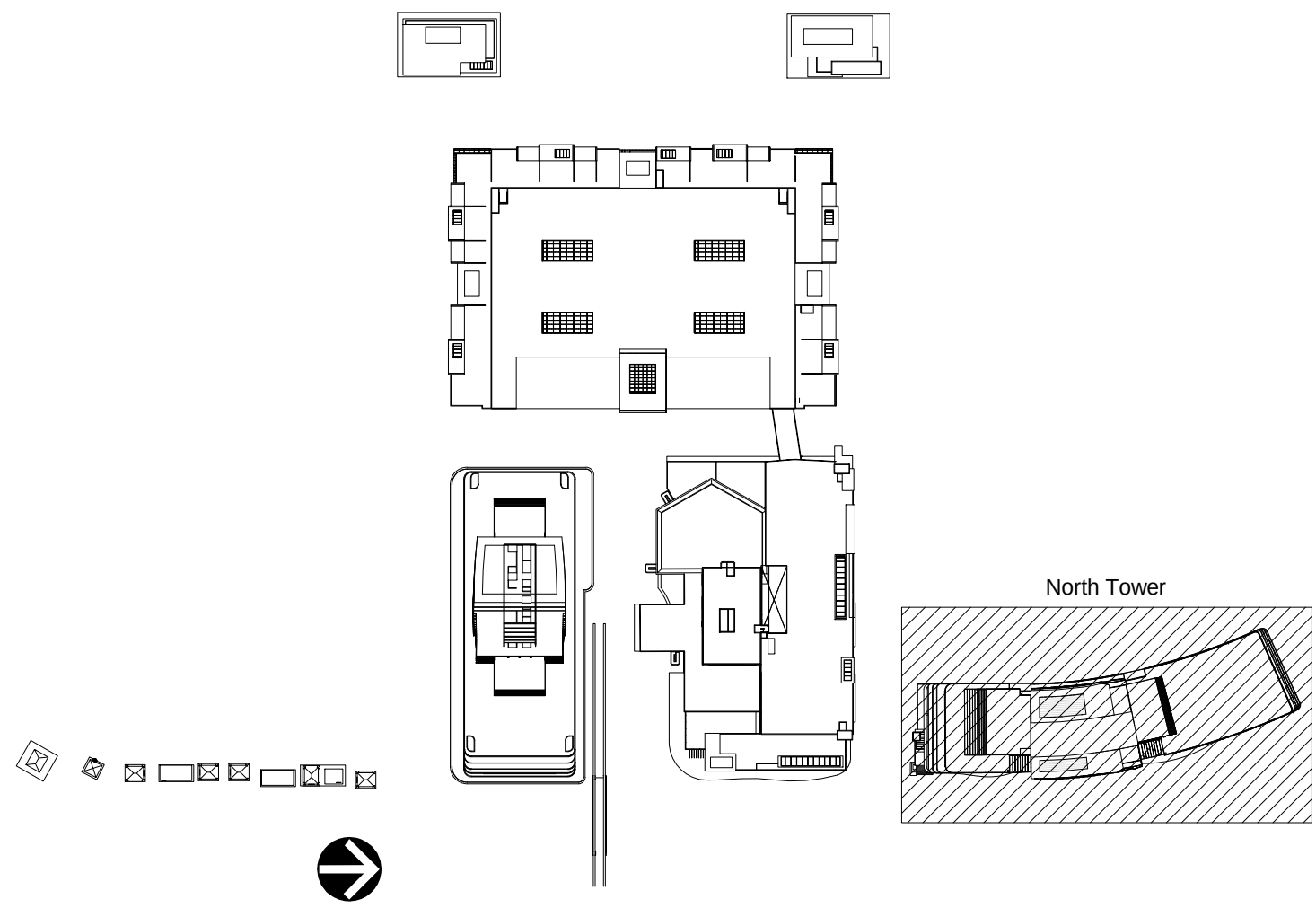
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Parking Schedule - STANDARD		
N Level 0		
V	VALET PARKING	81
N Level 2		
P	ASSIGNED PARKING	46
V	ASSIGNED PARKING	18
N Level 3		
P	ASSIGNED PARKING	43
V	ASSIGNED PARKING	18
N Level 4		
P	ASSIGNED PARKING	6
S	STACKED PARKING	148
Grand total		360
Grand total: 382		

Parking Schedule - ADA		
N Level 2		
H	ASSIGNED PARKING	5
N Level 3		
H	ASSIGNED PARKING	5
Grand total		10
Parking Schedule - EV		
N Level 2		
EV	ASSIGNED PARKING	4
N Level 3		
EV	ASSIGNED PARKING	4
N Level 4		
EV	STACKED PARKING	4
Grand total		12



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NORTH TOWER
200 LEVEL FLOOR PLAN

Date:	06/12/2015	Project #:	14036
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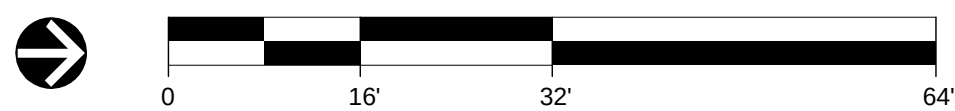
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1 300 LEVEL FLOOR PLAN - TYP. PARKING
A3.3 1/16" = 1'-0"



Parking Schedule - STANDARD

N Level 0		
V	VALET PARKING	81
N Level 2		
P	ASSIGNED PARKING	46
V	ASSIGNED PARKING	18
N Level 3		
P	ASSIGNED PARKING	43
V	ASSIGNED PARKING	18
N Level 4		
P	ASSIGNED PARKING	6
S	STACKED PARKING	148
Grand total		360

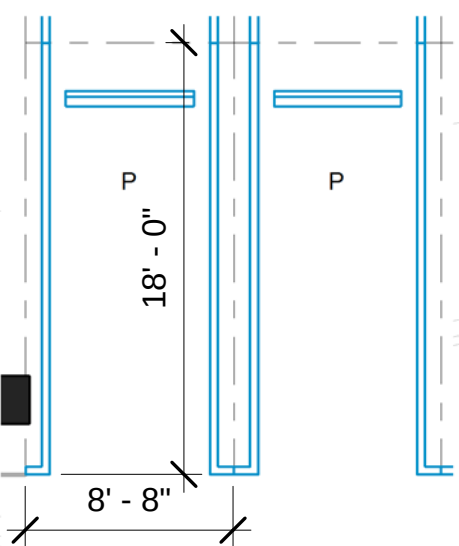
Parking Schedule - ADA

N Level 2		
H	ASSIGNED PARKING	5
N Level 3		
H	ASSIGNED PARKING	5
Grand total		10

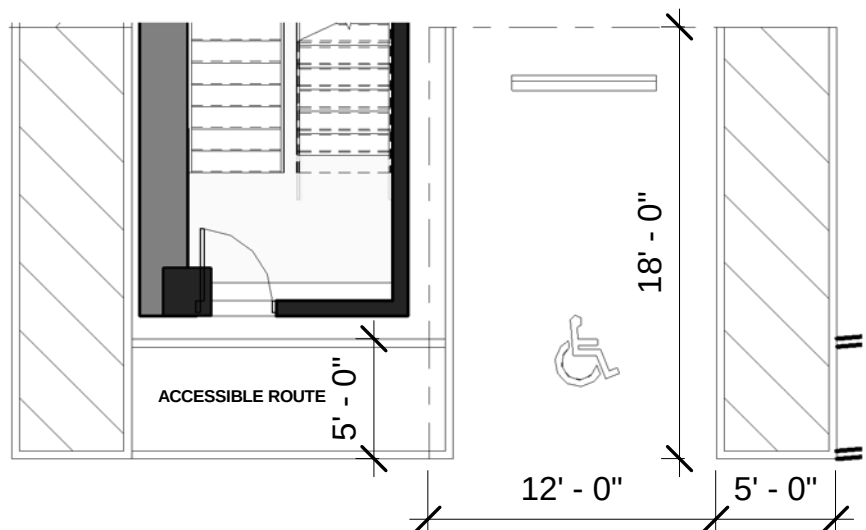
Parking Schedule - EV

N Level 2		
EV	ASSIGNED PARKING	4
N Level 3		
EV	ASSIGNED PARKING	4
N Level 4		
EV	STACKED PARKING	4
Grand total		12

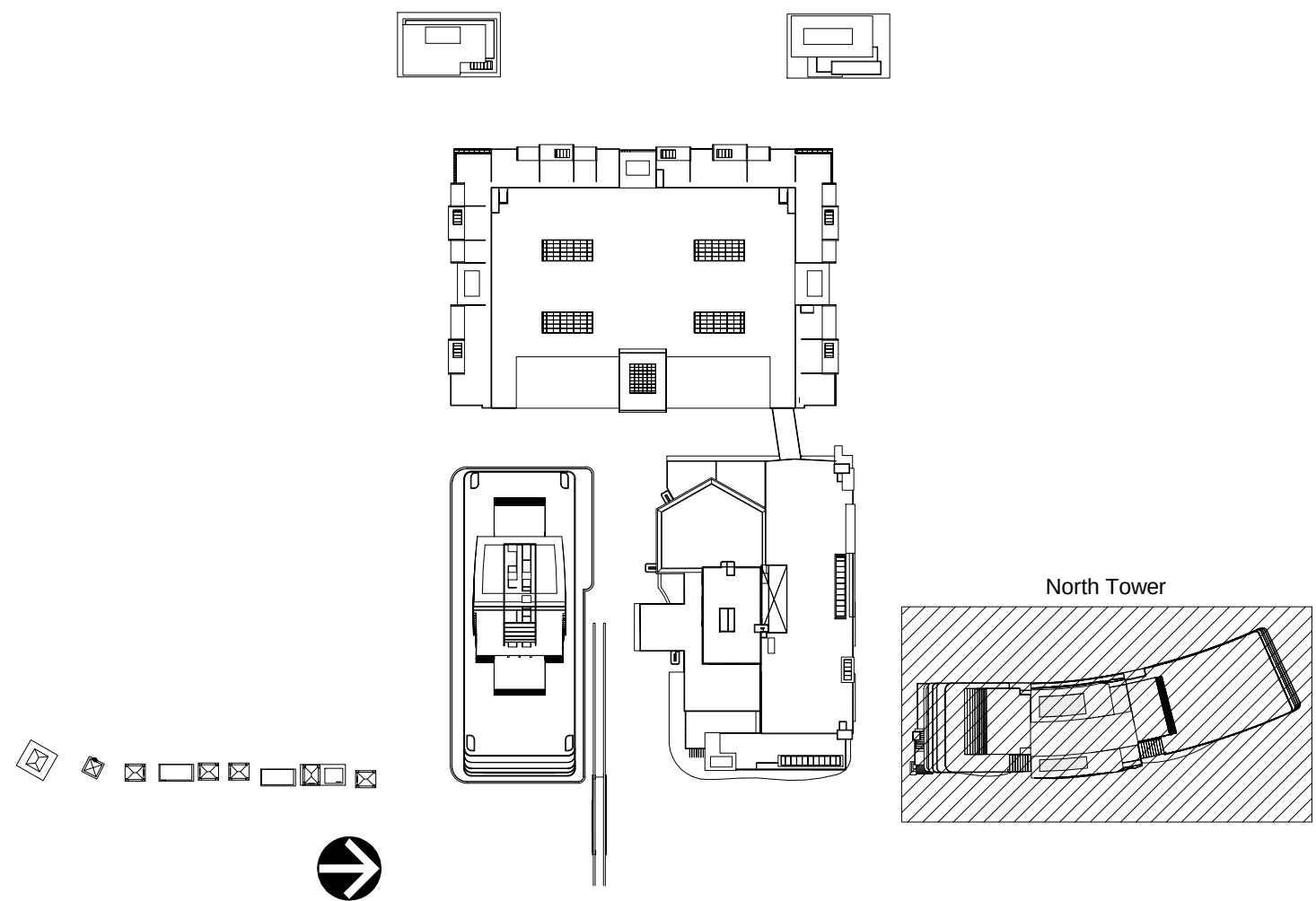
Grand total: 382



3 TYP. PARKING STALL
A3.3 1/8" = 1'-0"



2 TYP. HANDICAP STALL
A3.3 1/8" = 1'-0"



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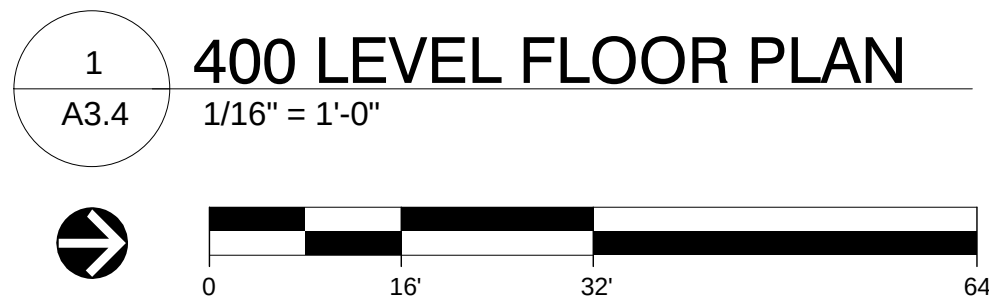
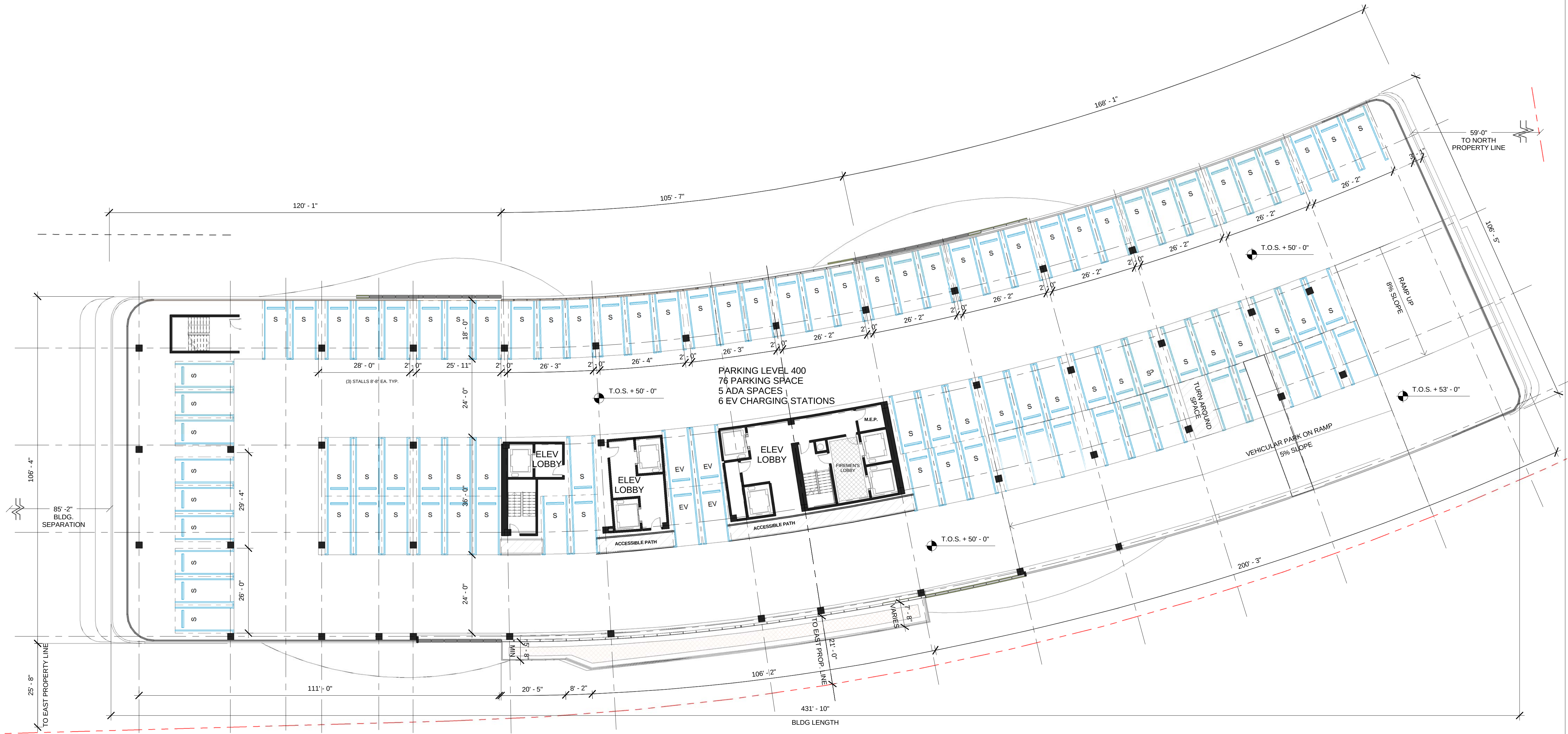
NORTH TOWER 300 LEVEL FLOOR PLAN

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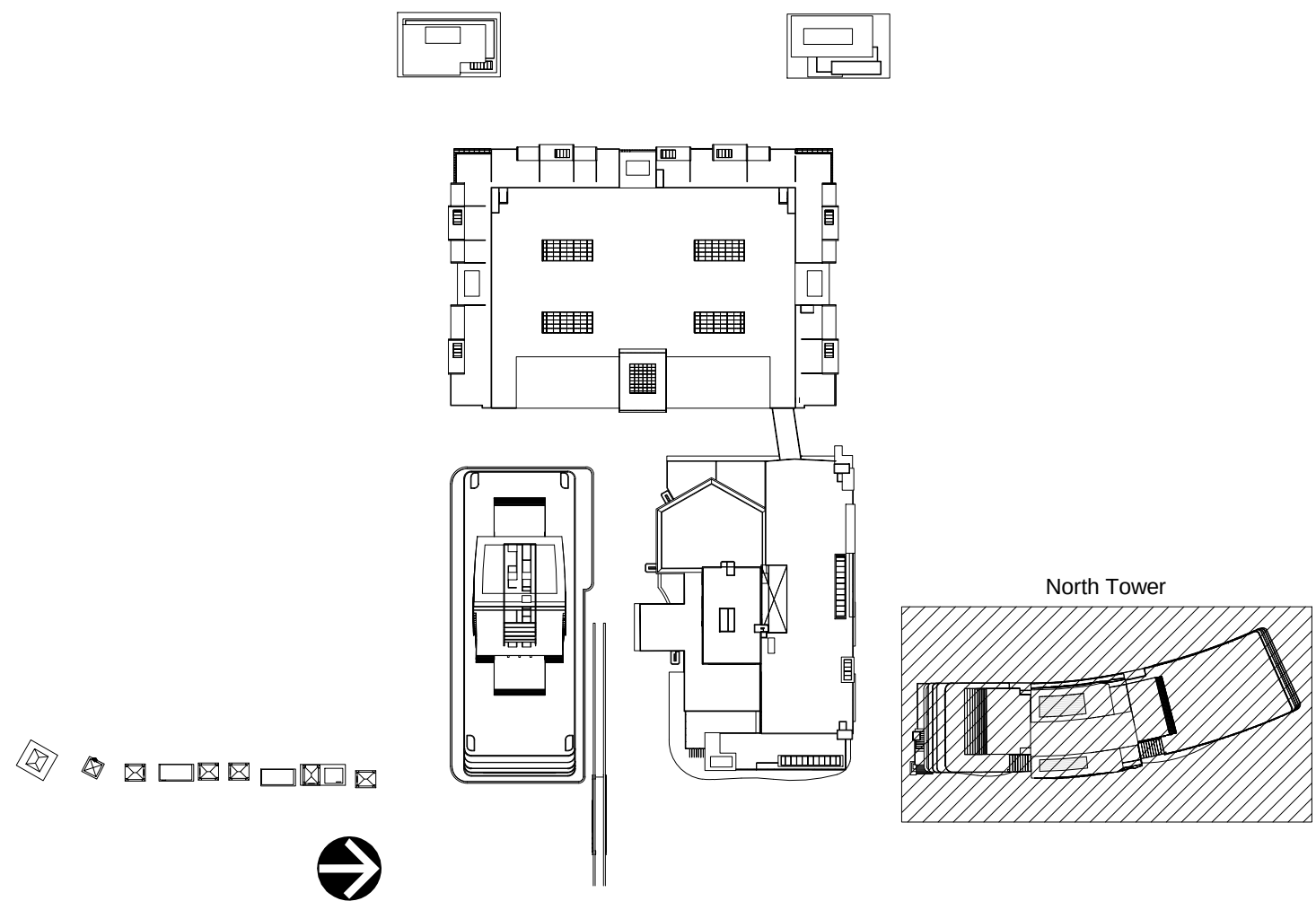
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Parking Schedule - STANDARD		
N Level 0		
V	VALET PARKING	81
N Level 2		
P	ASSIGNED PARKING	46
V	ASSIGNED PARKING	18
N Level 3		
P	ASSIGNED PARKING	43
V	ASSIGNED PARKING	18
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Grand total		360
Grand total: 382		

Parking Schedule - ADA		
N Level 2		
H	ASSIGNED PARKING	5
N Level 3		
H	ASSIGNED PARKING	5
Grand total		10
Parking Schedule - EV		
N Level 2		
EV	ASSIGNED PARKING	4
N Level 3		
EV	ASSIGNED PARKING	4
N Level 4		
EV	STACKED PARKING	4
Grand total		12



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Rev:	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

**NORTH TOWER
400 LEVEL FLOOR PLAN**

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

Sheet Number:

A3.4

Rev:	Date:	Description:	By:
①	9/23/15	DRC COMMENTS #1	RD
②	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

NORTH TOWER
500 LEVEL FLOOR PLAN

Date: 06/12/2015	Project #:14036
Drawn:	Scale: AS SHOWN
Approved By:	

Sheet Number:

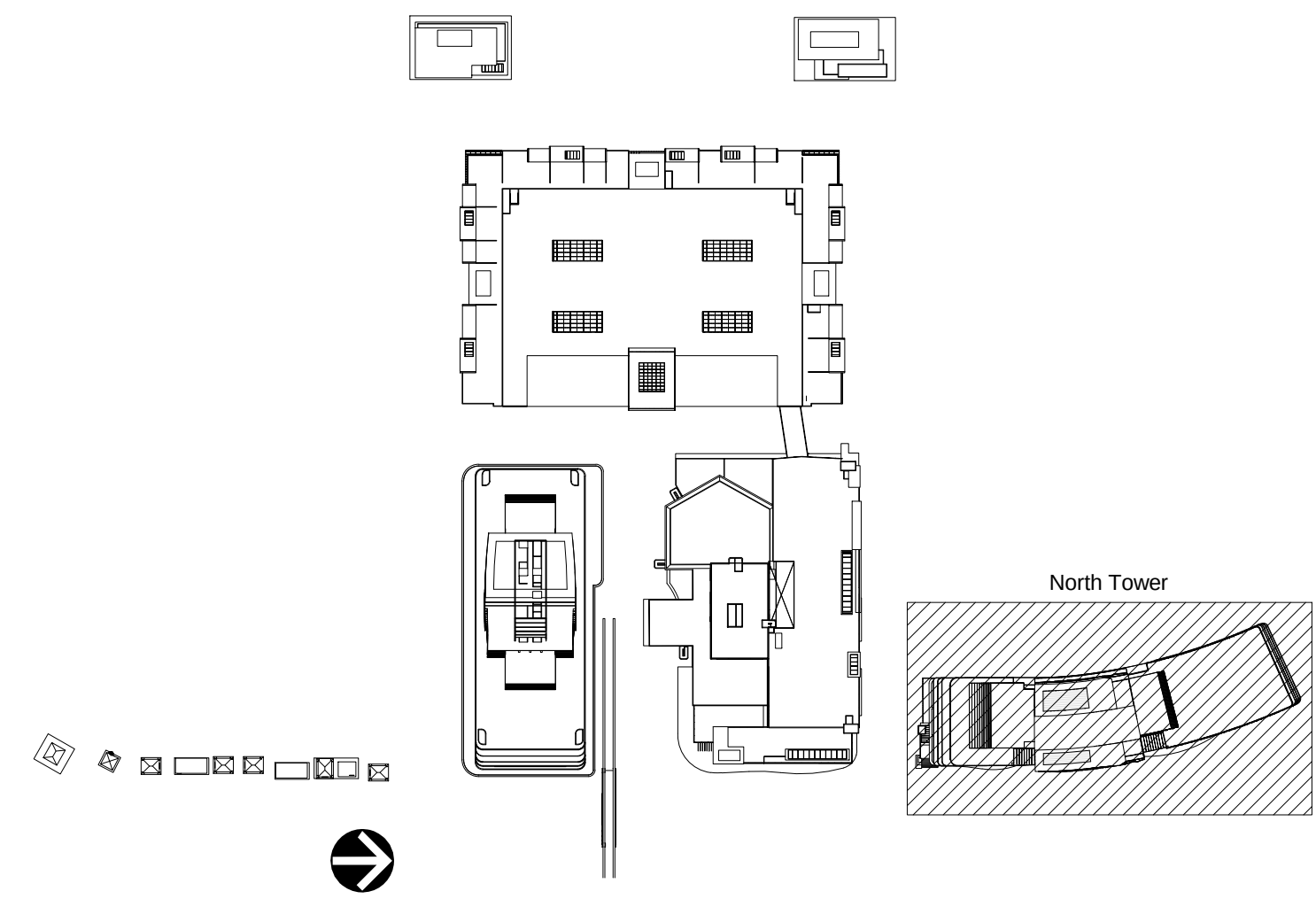
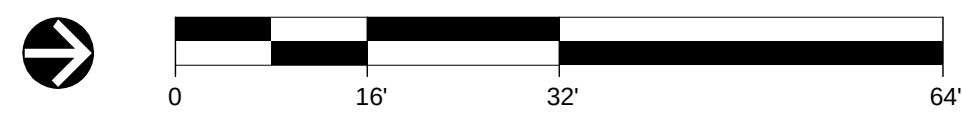
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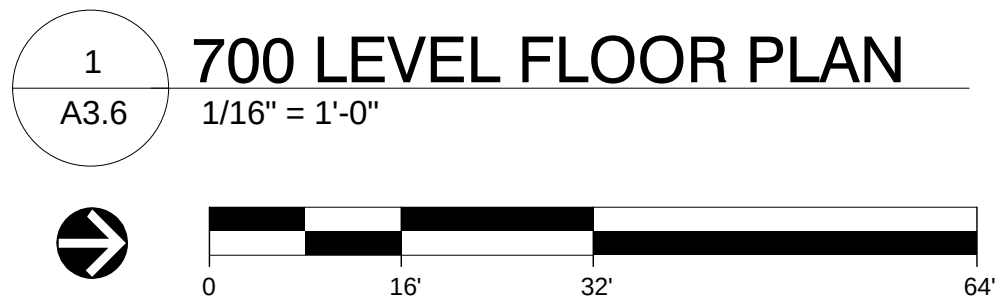
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A3.5

500 LEVEL FLOOR PLAN - POOL DECK

1/16" = 1'-0"



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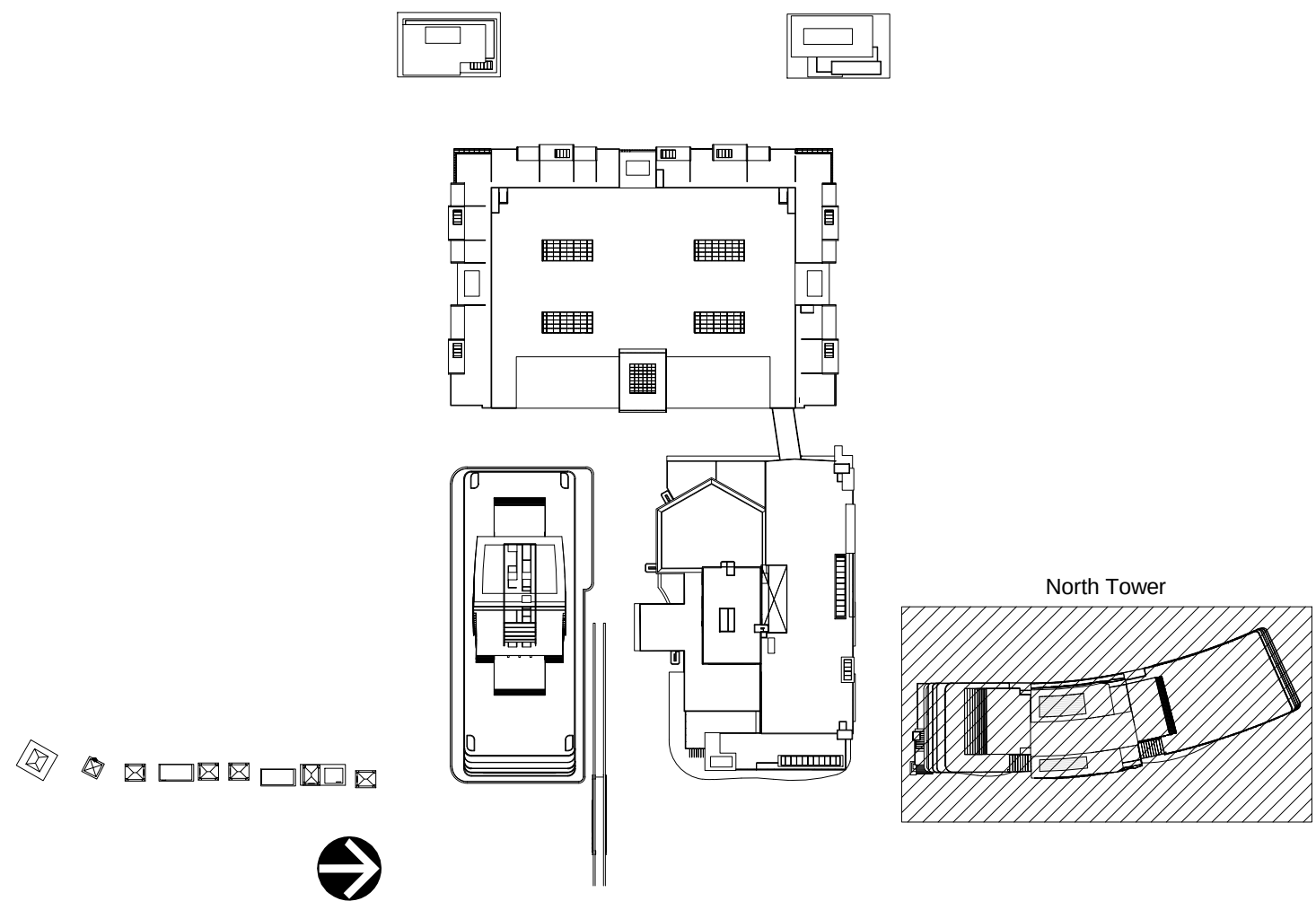


NORTH TOWER UNIT BREAKDOWN:
LEVELS 600-2600 (TYPICAL)

1	UNIT A
1	UNIT B
1	UNIT C
1	UNIT D
1	UNIT E
1	UNIT F
1	UNIT G
1	UNIT H
1	UNIT I
1	UNIT J
1	UNIT K

TOTAL NUMBER OF UNITS PER LEVEL = 11

TOTAL NUMBER OF UNITS = 239



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1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

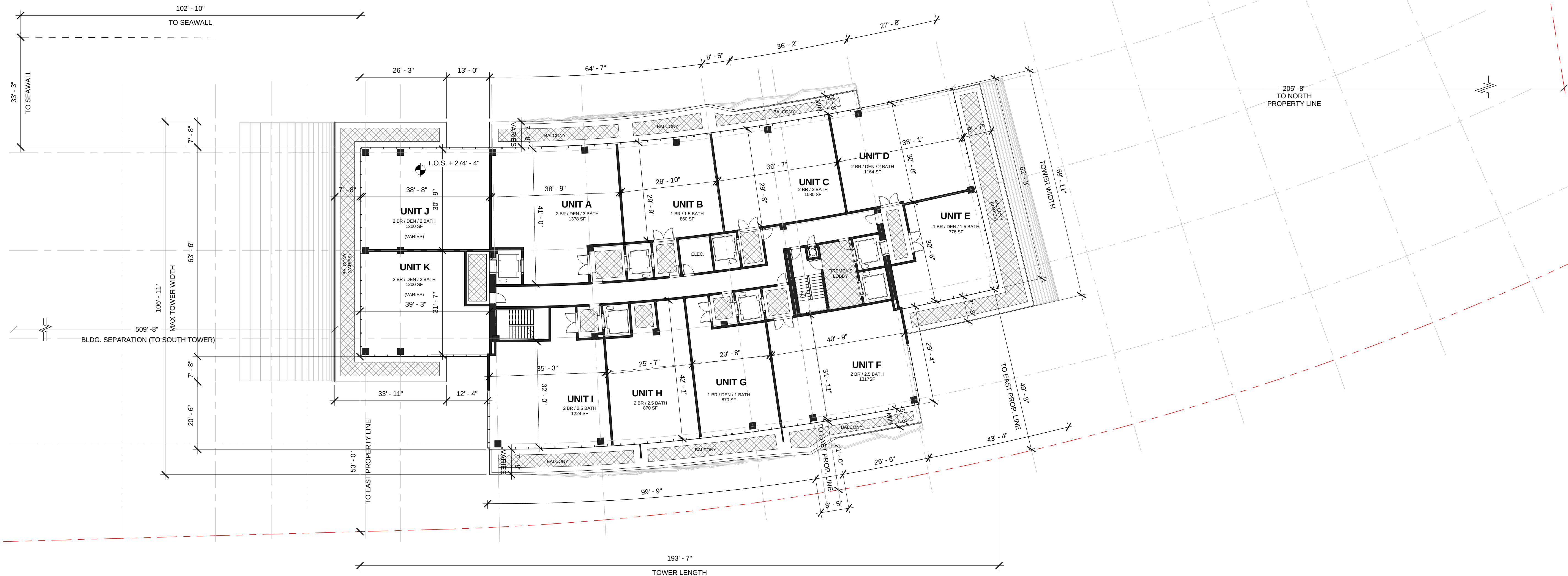
NORTH TOWER
600-2000 LEVEL FLOOR
PLAN

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

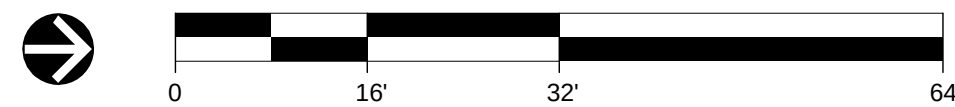
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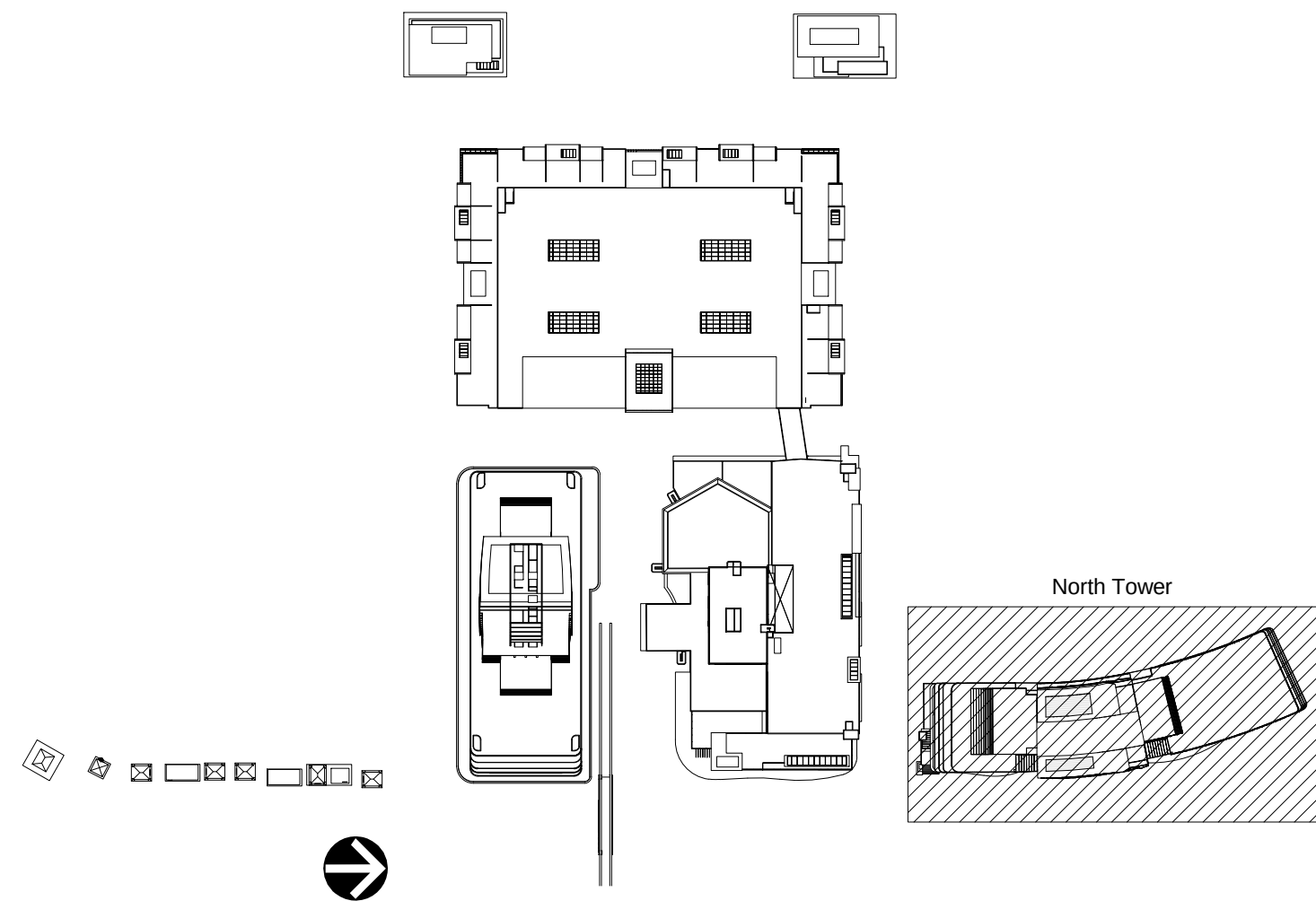
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1
A3.7
2100-2600 LEVEL FLOOR PLAN
1/16" = 1'-0"



NORTH TOWER UNIT BREAKDOWN: LEVELS 600-2600 (TYPICAL)	
1	UNIT A
1	UNIT B
1	UNIT C
1	UNIT D
1	UNIT E
1	UNIT F
1	UNIT G
1	UNIT H
1	UNIT I
1	UNIT J
1	UNIT K
TOTAL NUMBER OF UNITS PER LEVEL = 11	
TOTAL NUMBER OF UNITS = 239	



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1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

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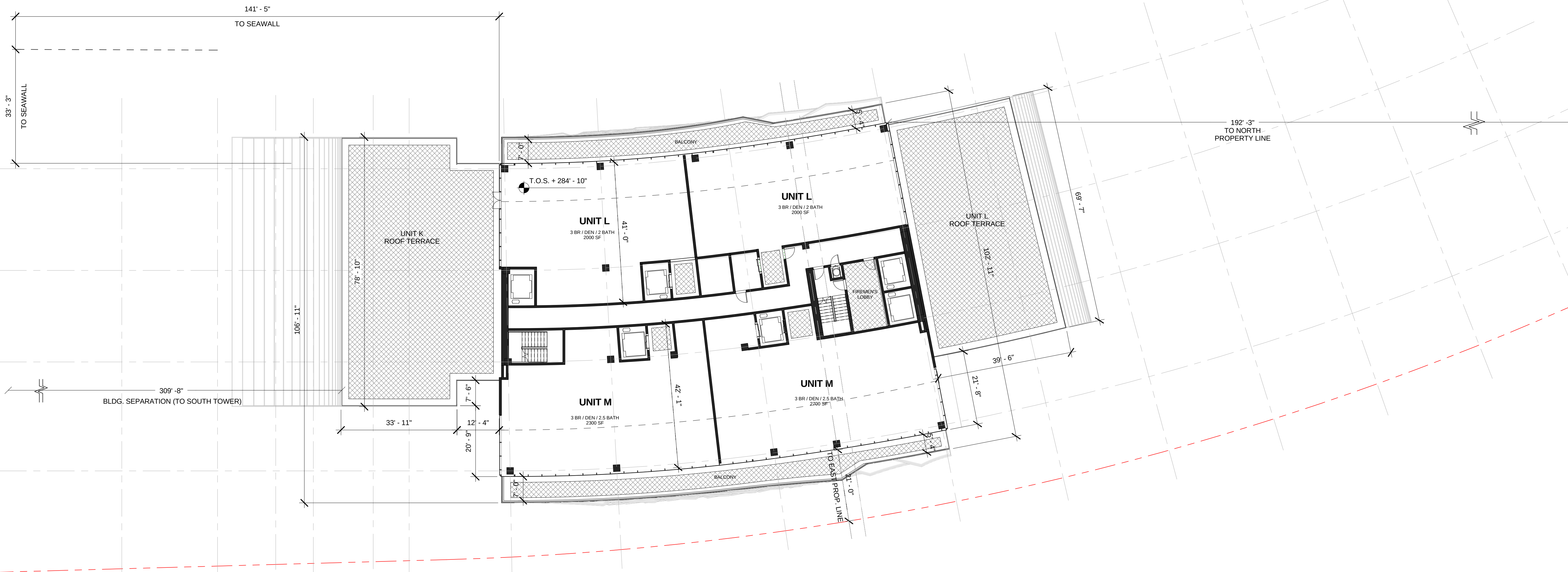
NORTH TOWER
2100-2600 LEVEL FLOOR
PLAN

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

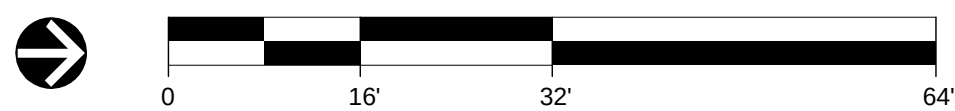
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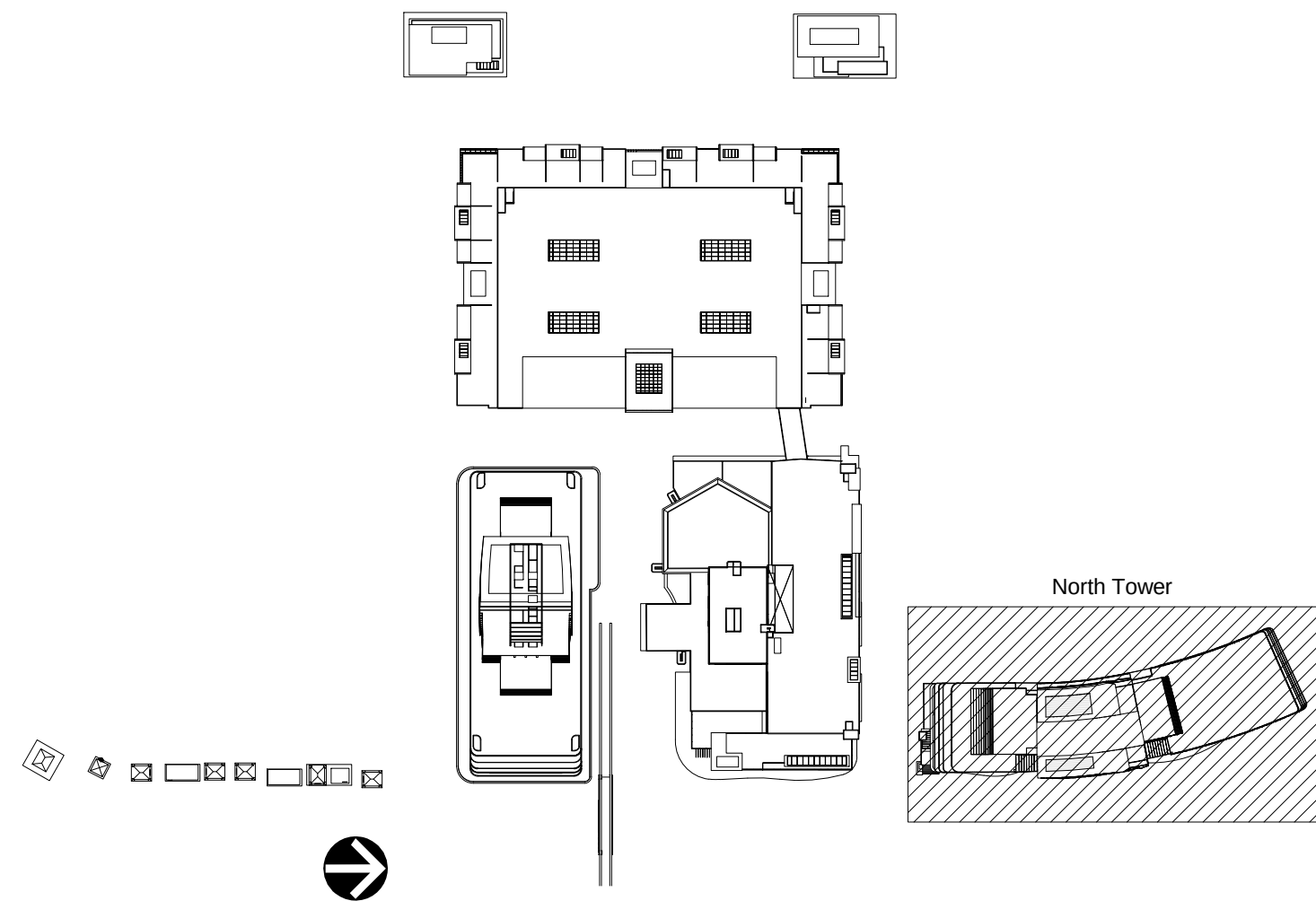
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1 2700-2800 LEVEL FLOOR PLAN
A3.8 1/16" = 1'-0"



NORTH TOWER UNIT BREAKDOWN: LEVEL 2700-2800	
2	UNIT L
2	UNIT M
TOTAL NUMBER OF UNITS PER LEVEL = 4	
TOTAL NUMBER OF UNITS = 239	



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1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

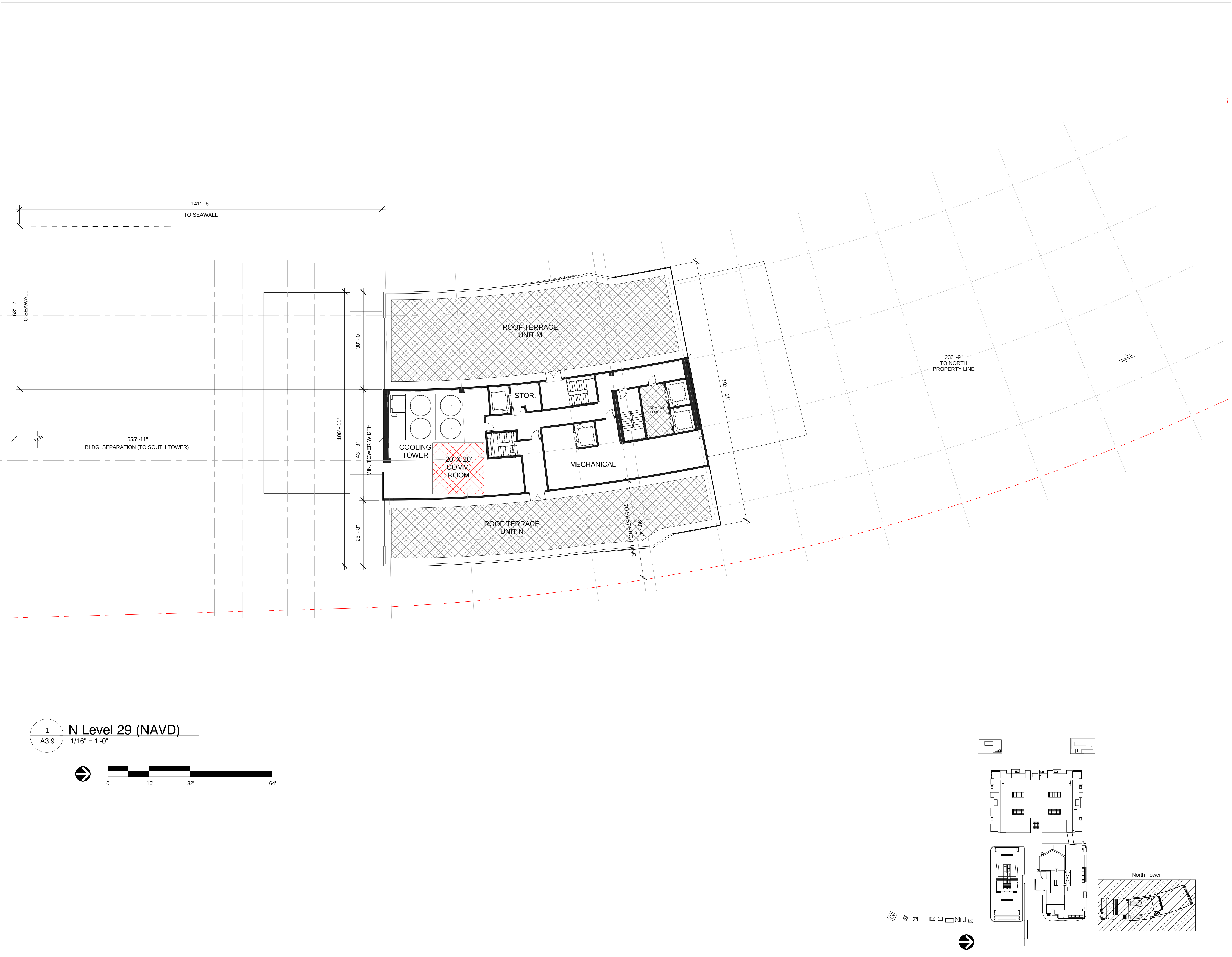
**NORTH TOWER
2700-2800 LEVEL FLOOR
PLAN**

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

Sheet Number:

A3.8

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Rev:	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

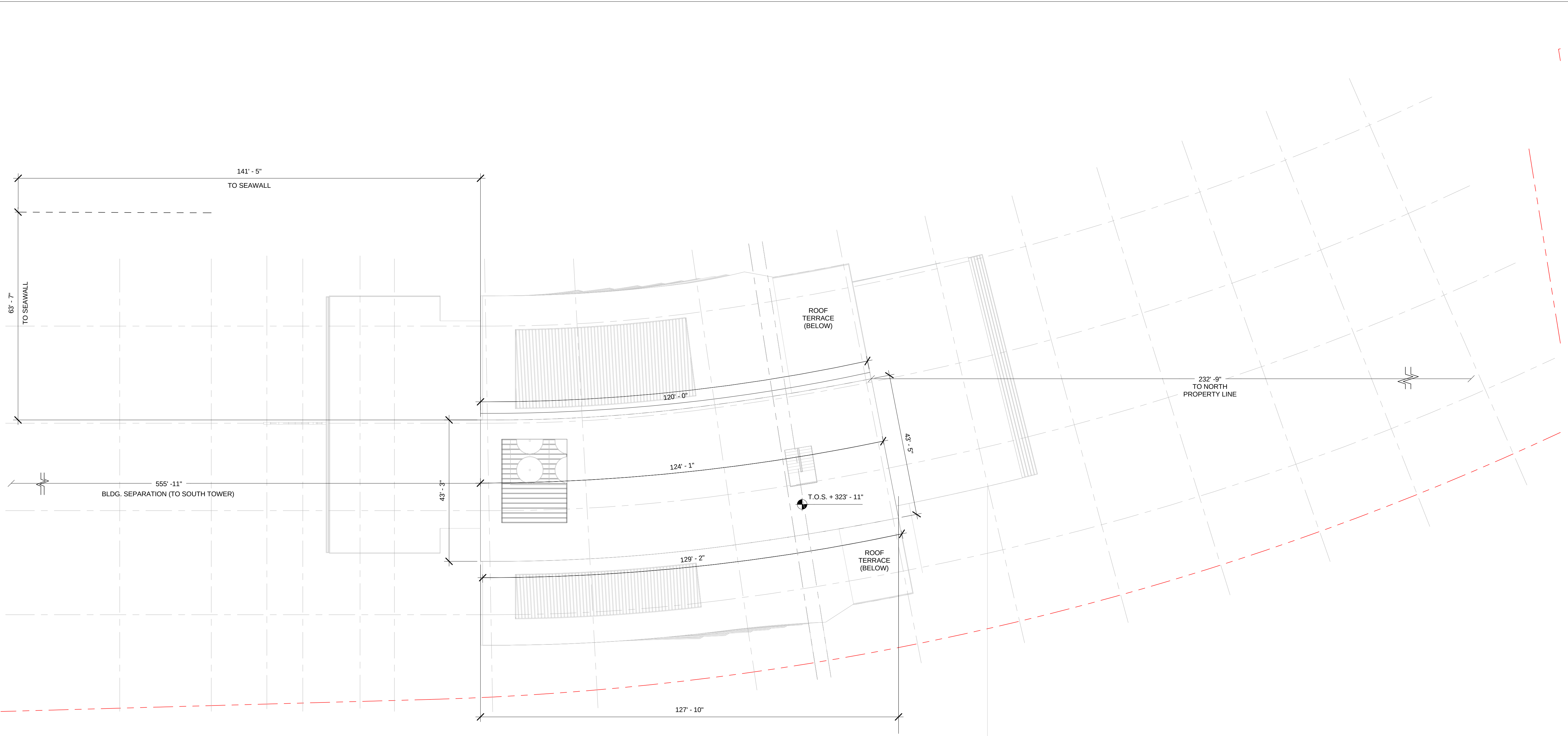
NORTH TOWER 2900 LEVEL FLOOR PLAN (ULDR)

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

Sheet Number:

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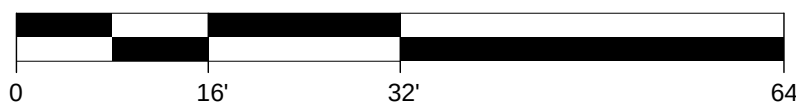


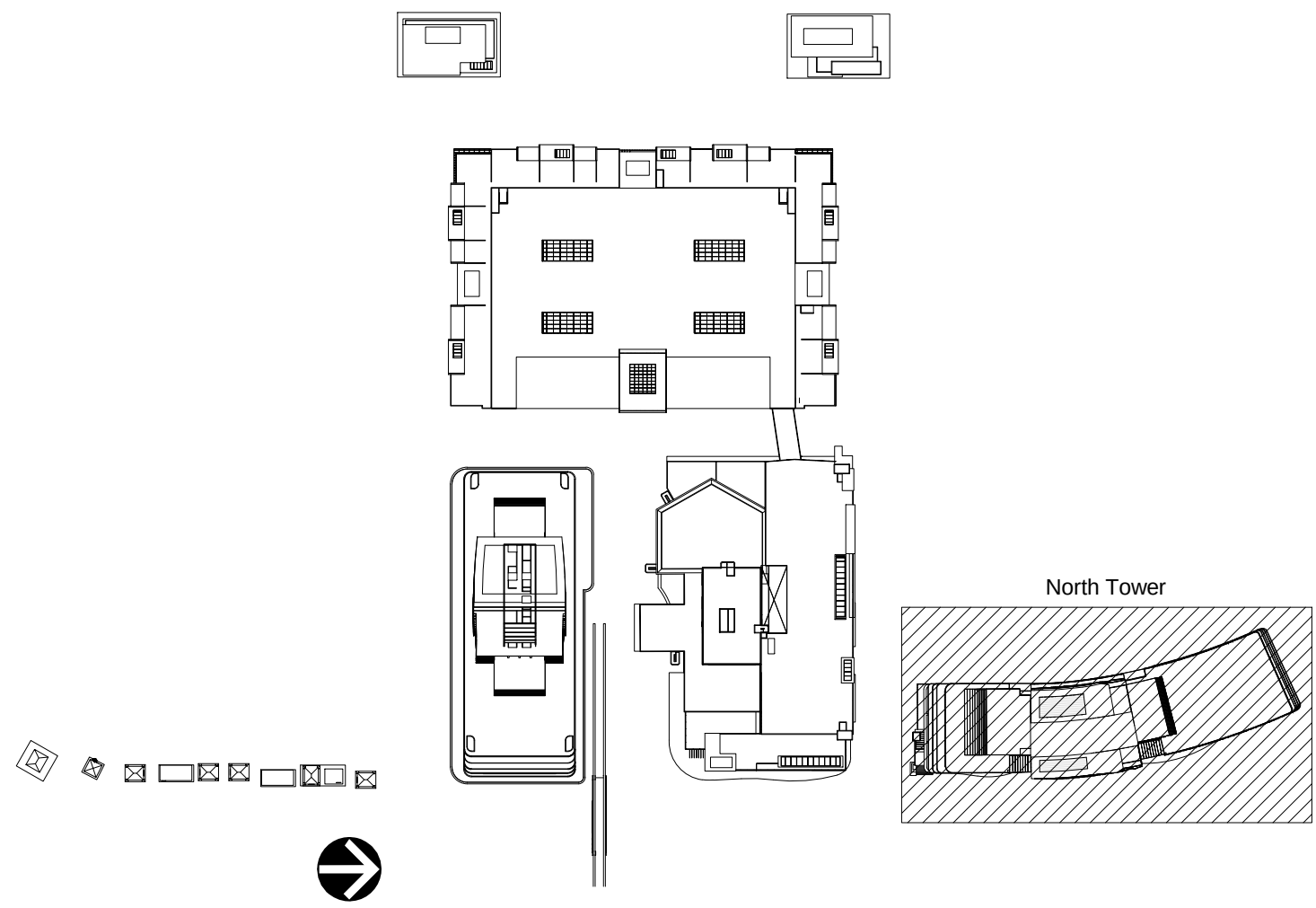
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A3.10

ROOF LEVEL FLOOR PLAN

1/16" = 1'-0"





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1	9/23/15	DRC COMMENTS #1	RD
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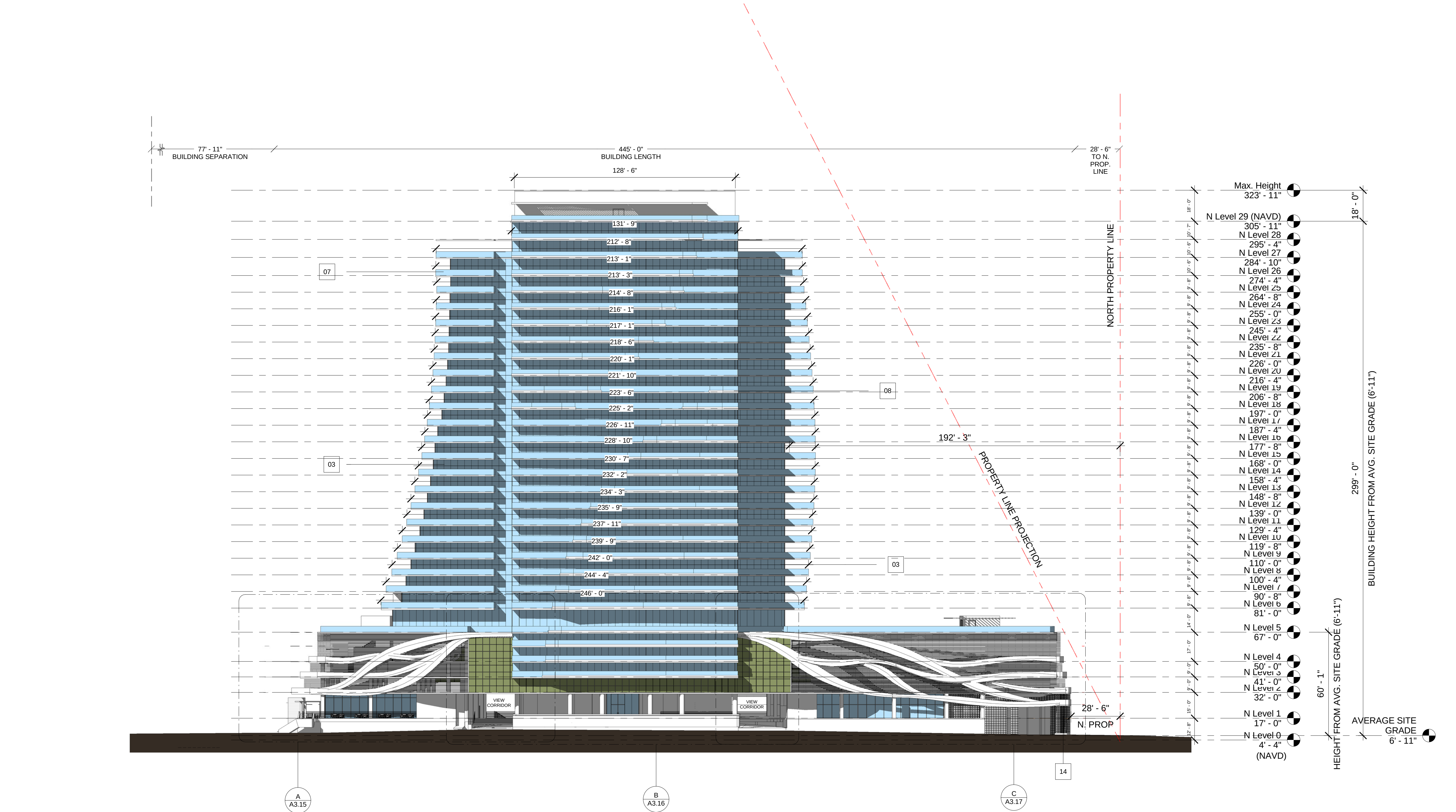
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NORTH TOWER
ROOF LEVEL PLAN

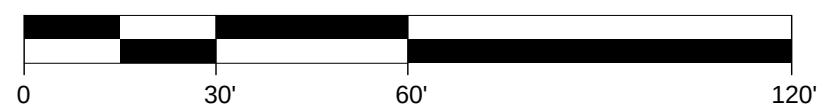
Date:	06/12/2015	Project #:	14036
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Approved By:			

Sheet Number:
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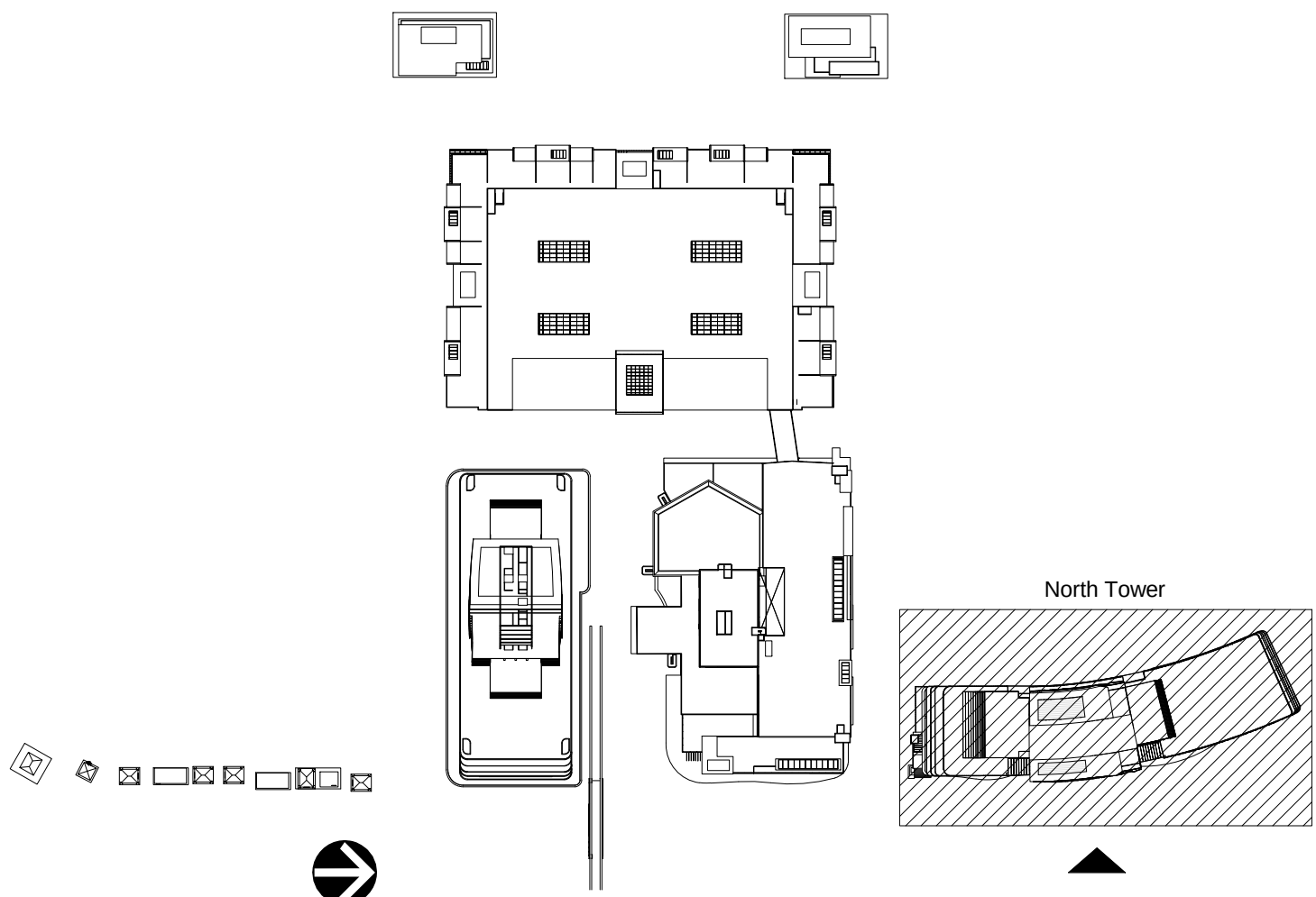


1 NORTH TOWER - EAST ELEVATION
A3.11 1" = 30'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



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1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

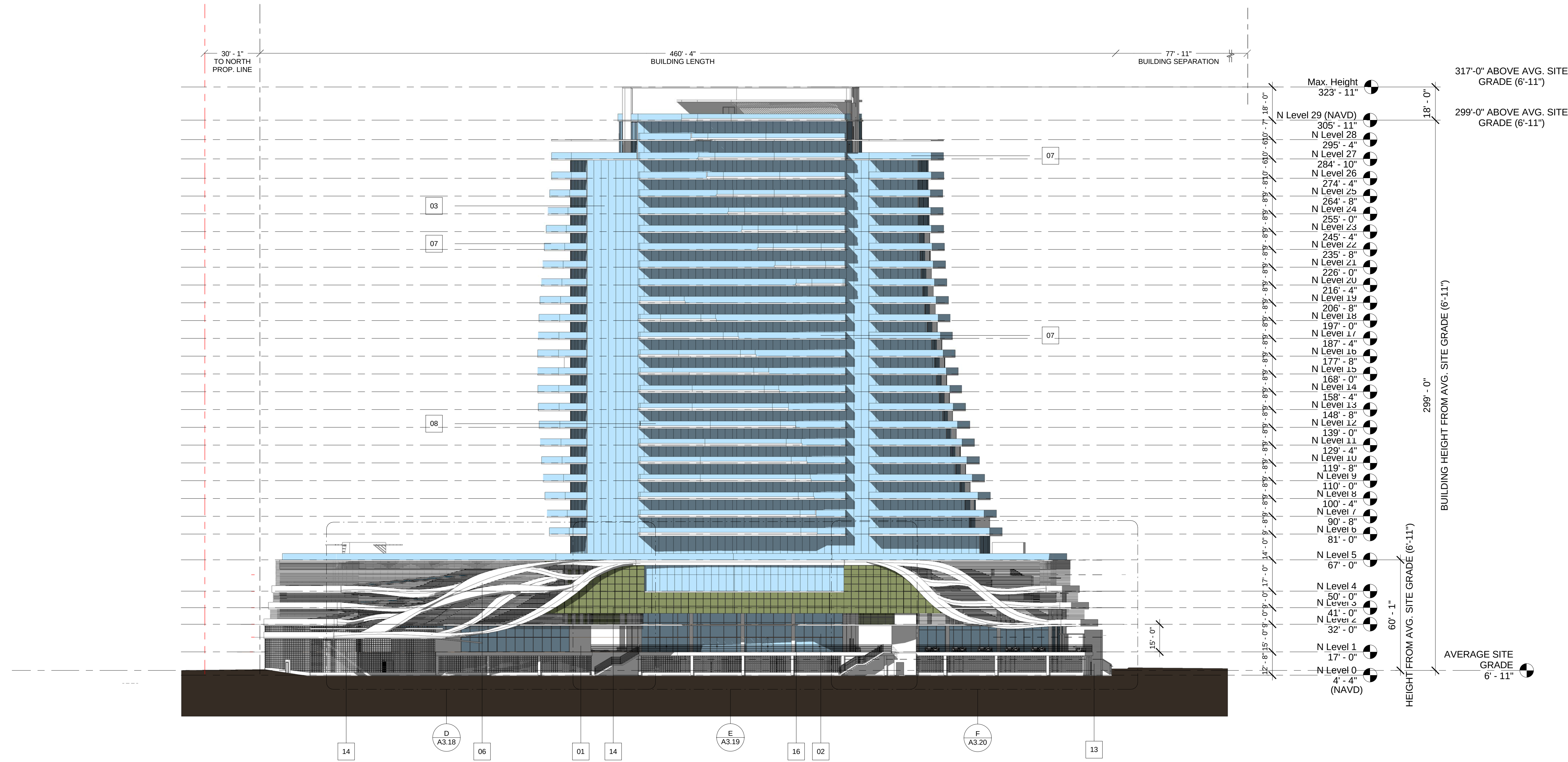
NORTH TOWER
EAST ELEVATION

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

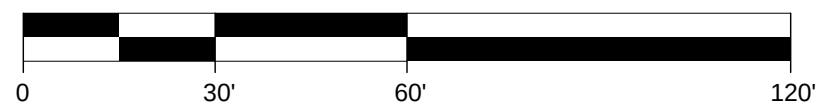
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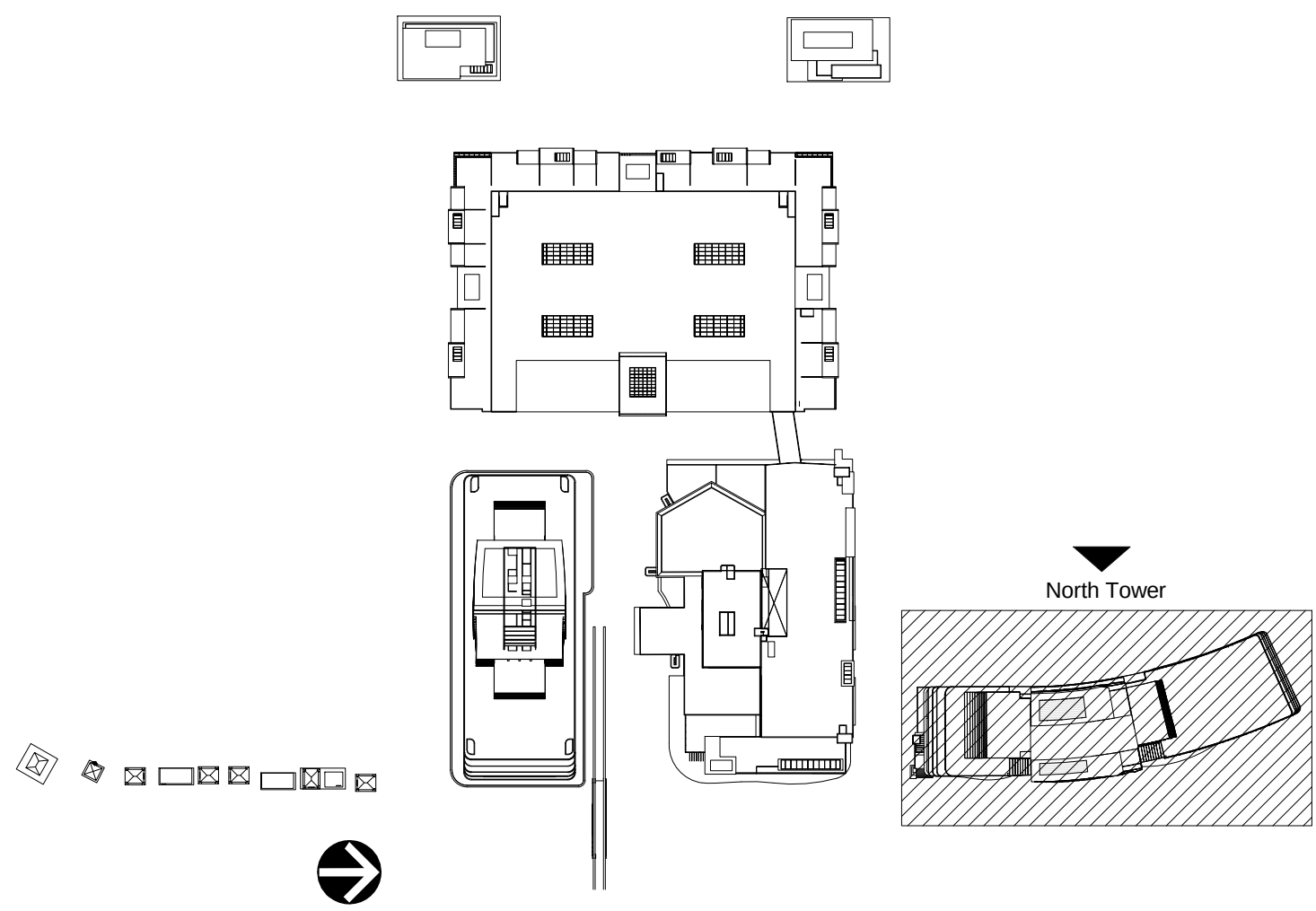
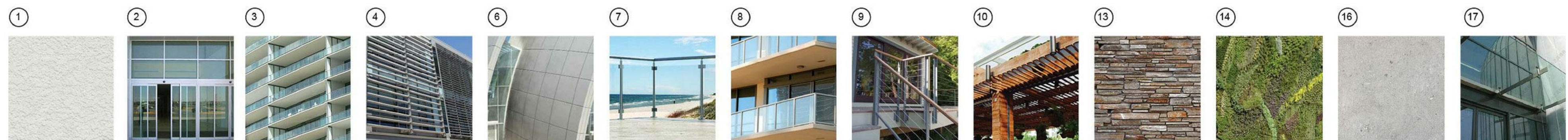


1 NORTH TOWER - WEST ELEVATION
A3.12 1" = 30'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
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02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



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Rev.	Date:	Description:	By:
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2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

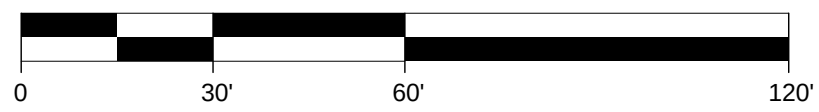
NORTH TOWER
WEST ELEVATION

Date:	06/12/2015	Project #:	14036
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Sheet Number:
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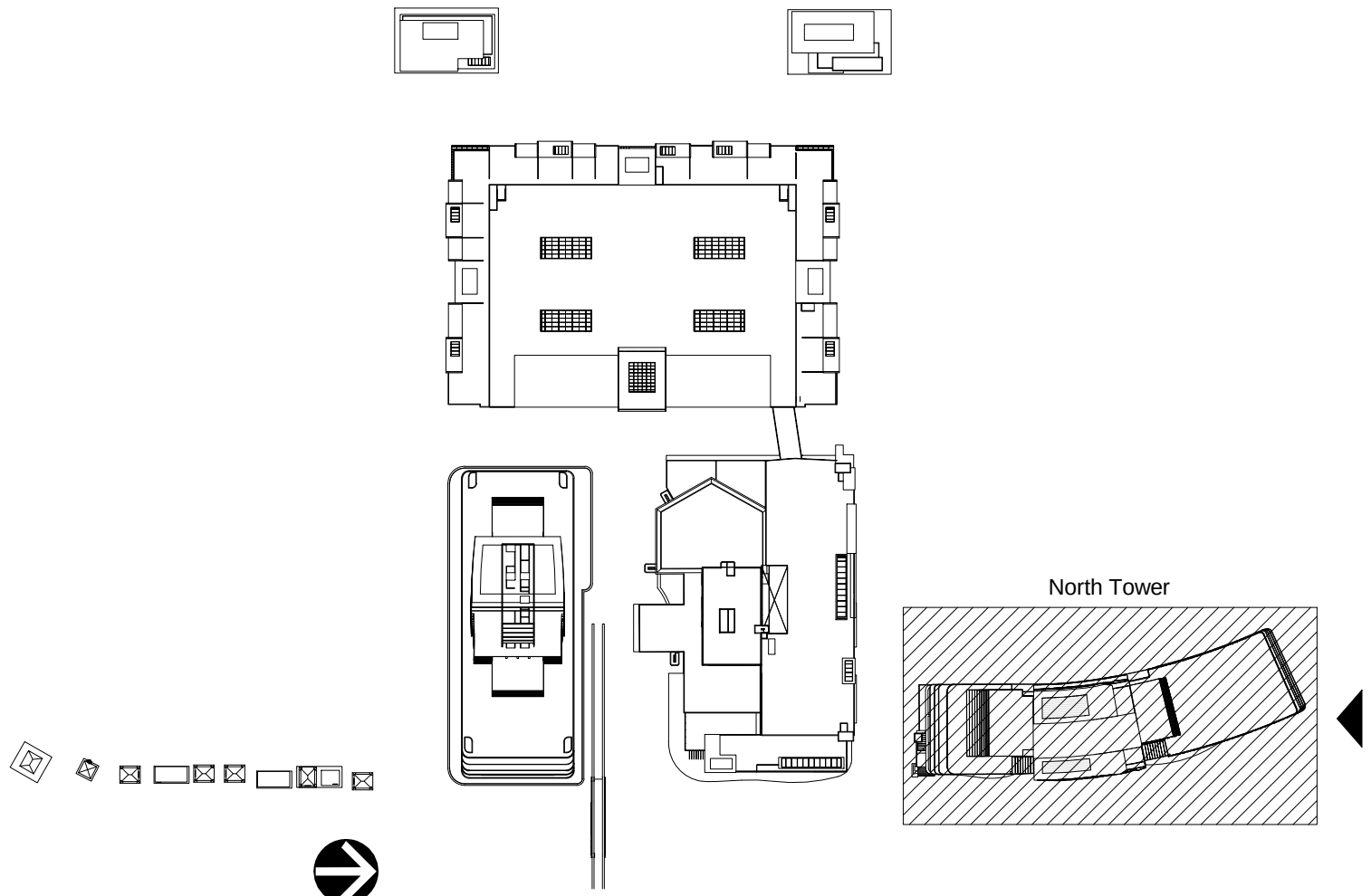
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1 NORTH TOWER - NORTH ELEVATION
A3.13 1" = 30'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



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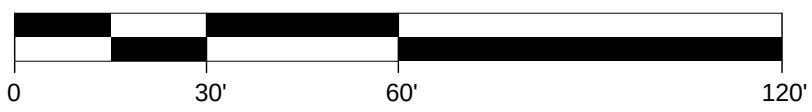
NORTH TOWER
NORTH ELEVATION

Date:	06/12/2015	Project #:	14036
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Approved By:			

Sheet Number:
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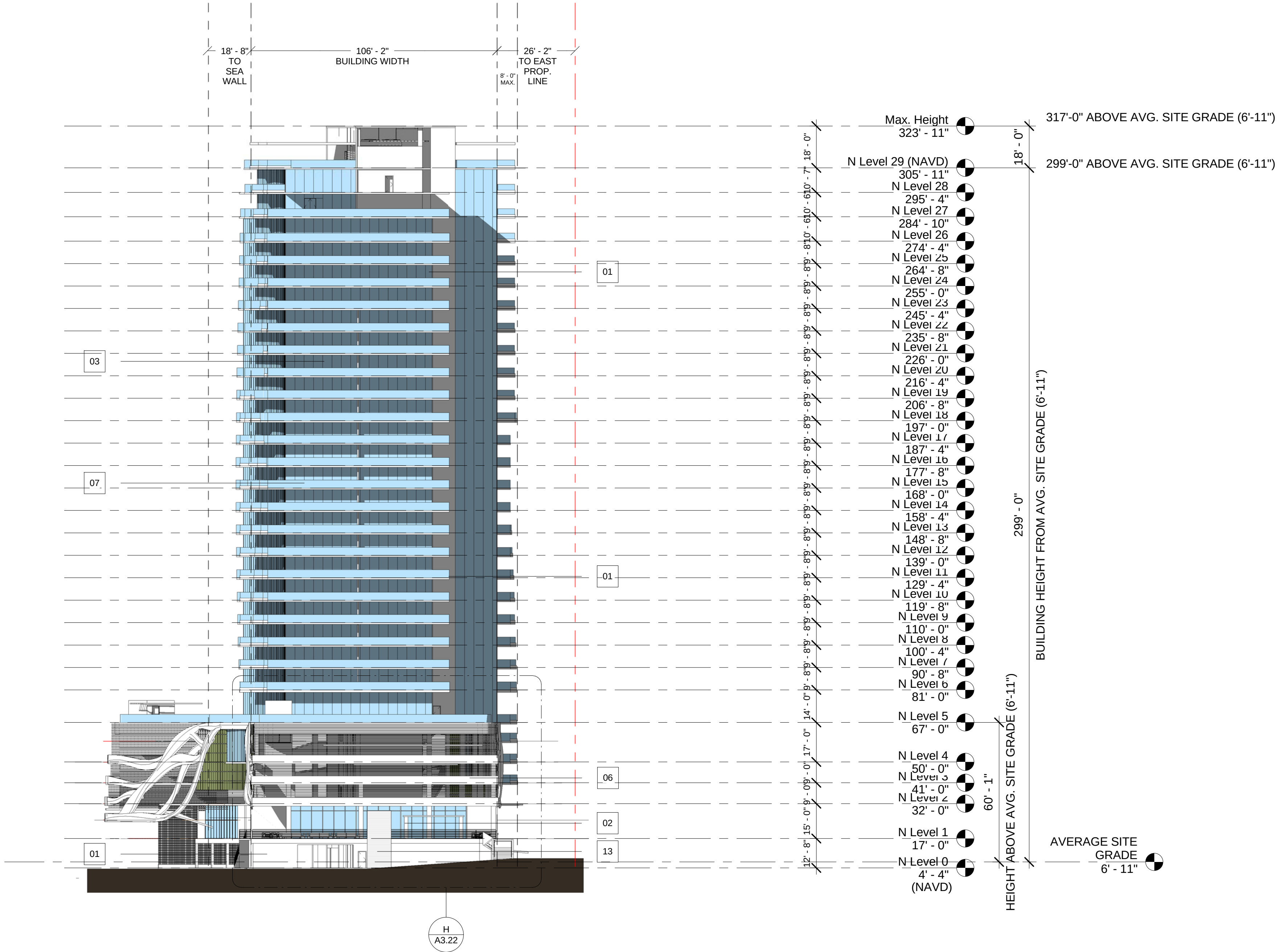
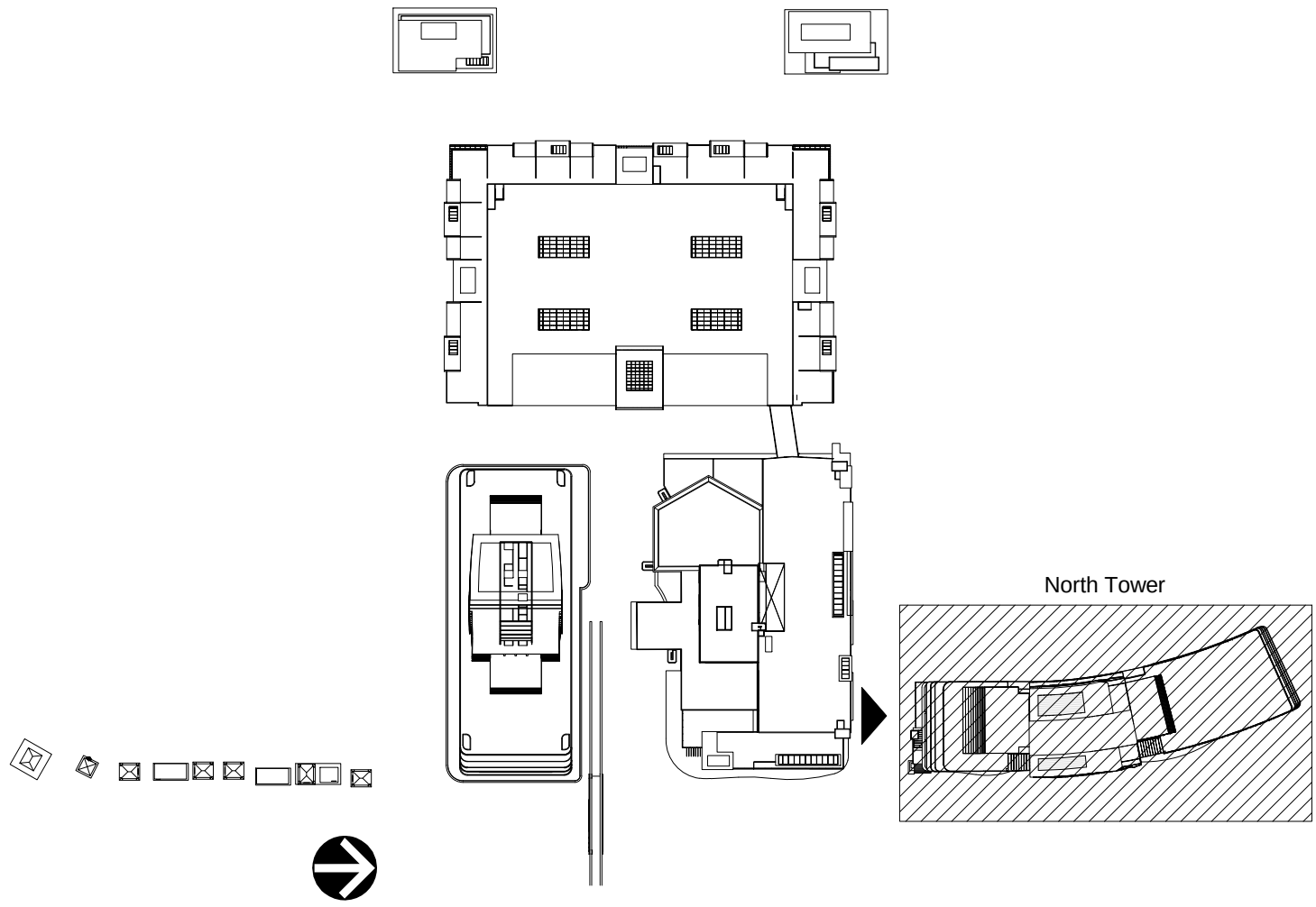
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1 NORTH TOWER - SOUTH ELEVATION
A3.14 1" = 30'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



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Rev:	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

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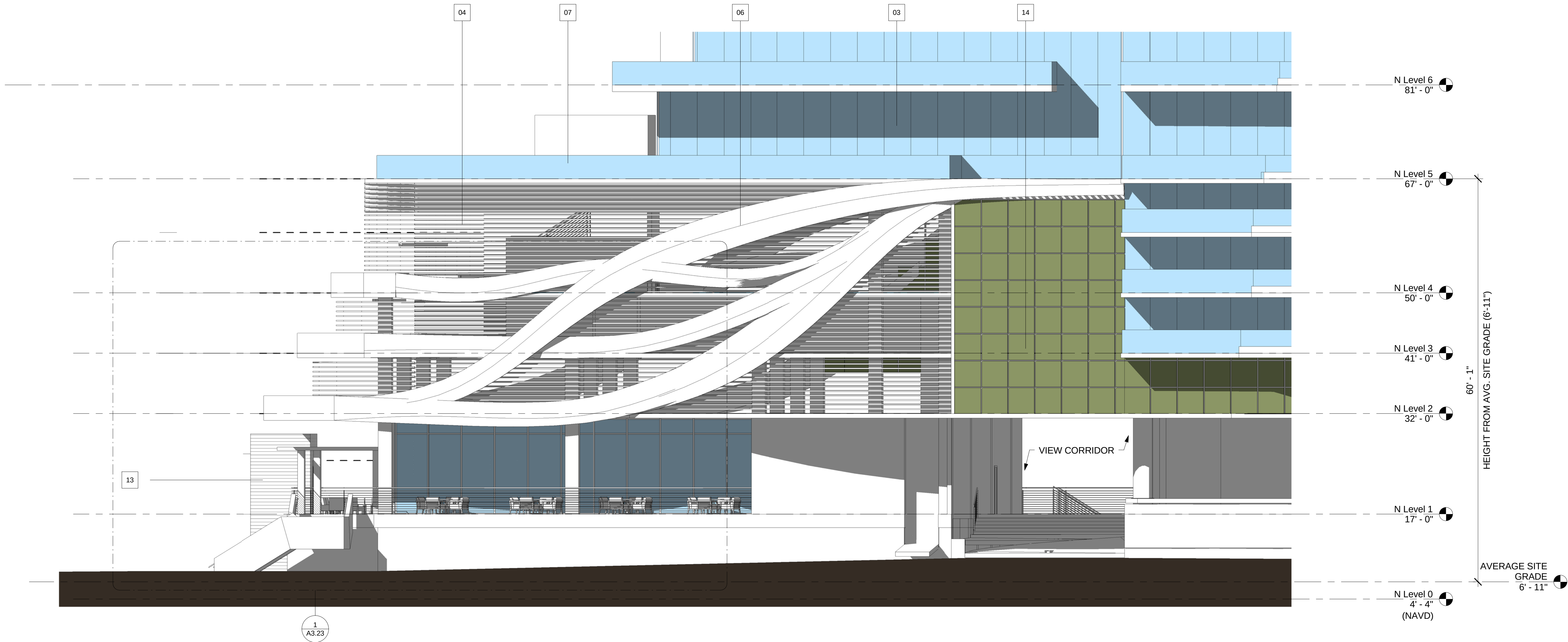
NORTH TOWER
SOUTH ELEVATION

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

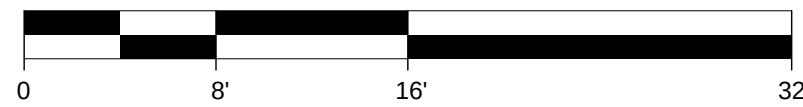
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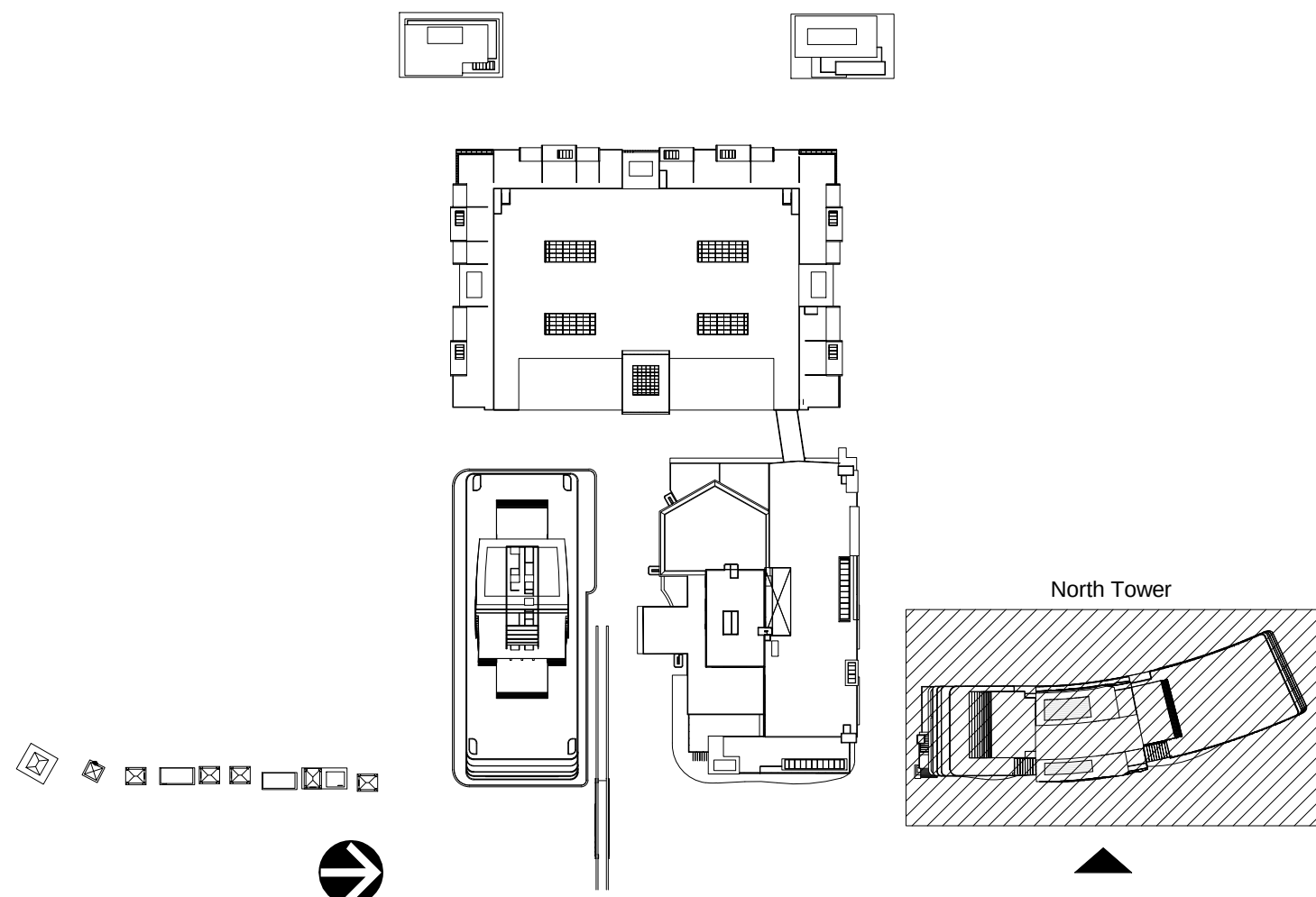
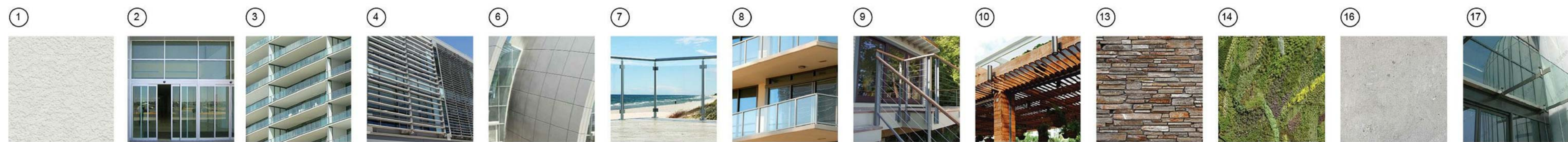


A
A3.15
A - NORTH TOWER PARTIAL EAST ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

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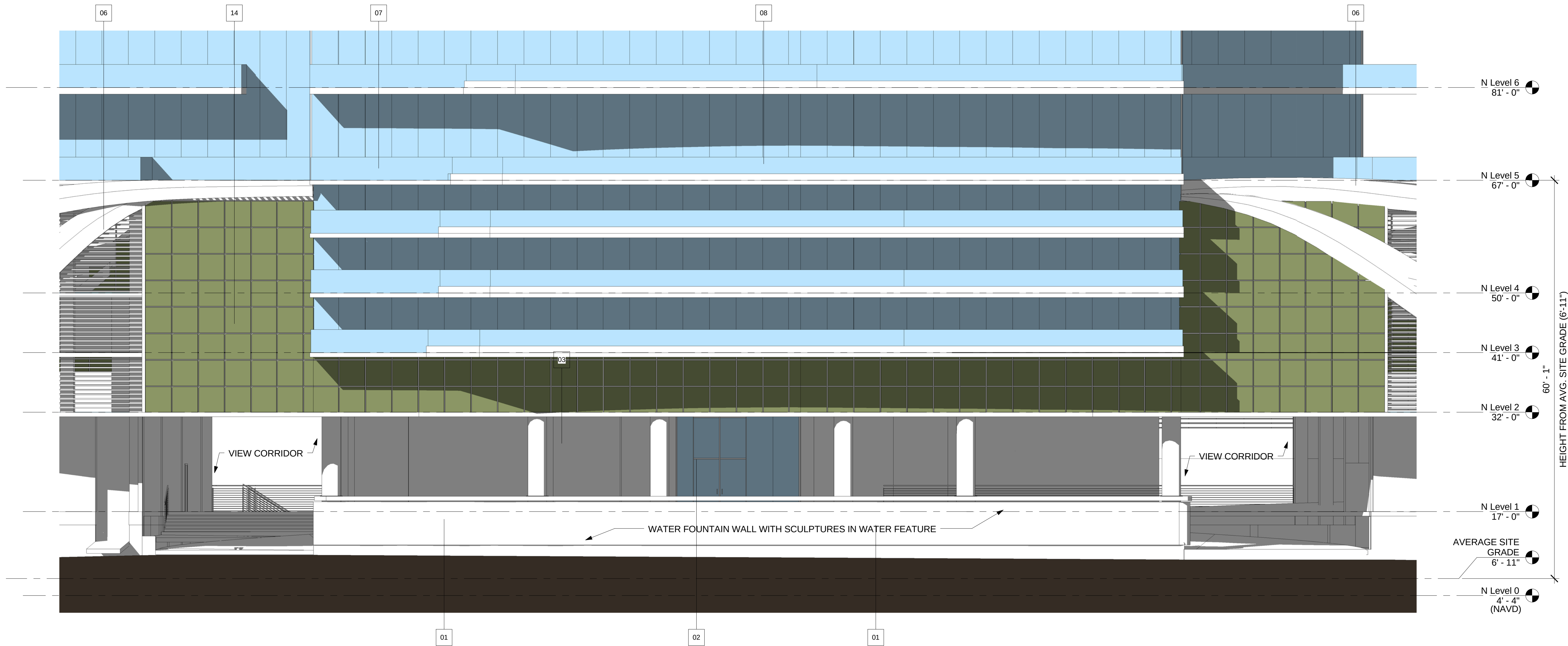
NORTH TOWER
PARTIAL ELEVATIONS

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
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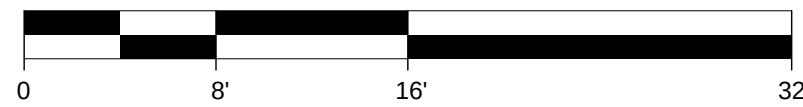
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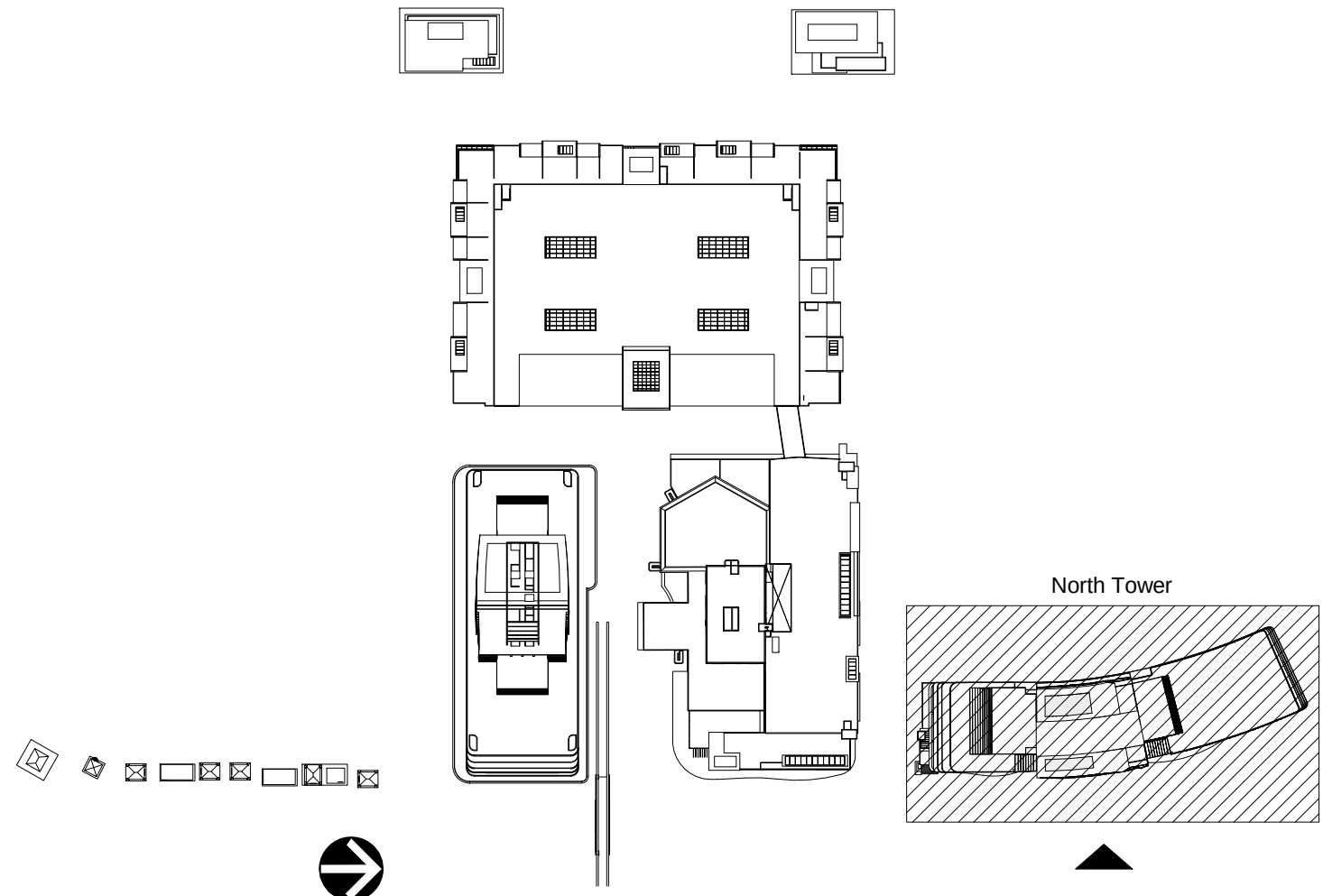


B - NORTH TOWER PARTIAL EAST ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



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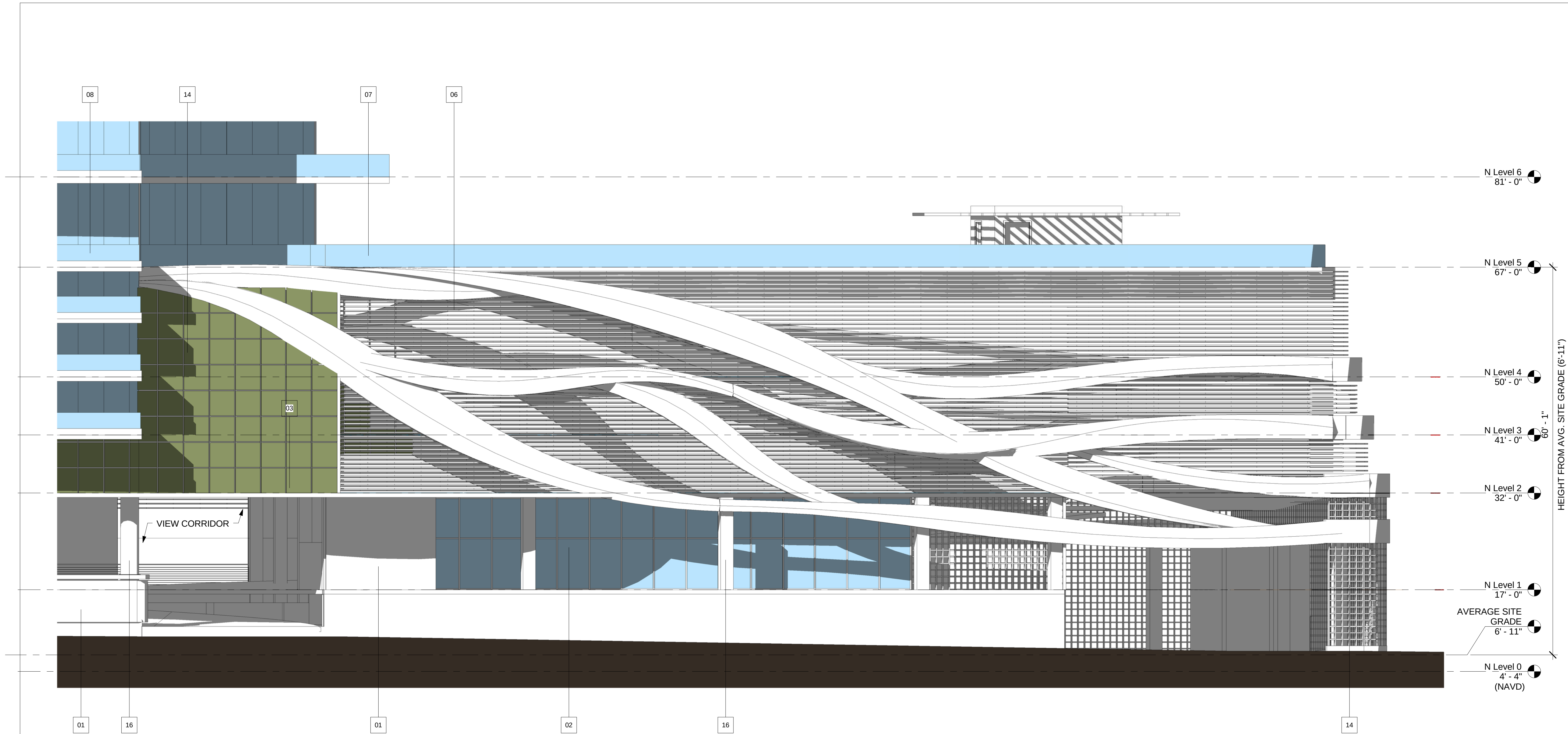
**NORTH TOWER
PARTIAL ELEVATIONS**

Date:	06/12/2015	Project #:	14036
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Approved By:			

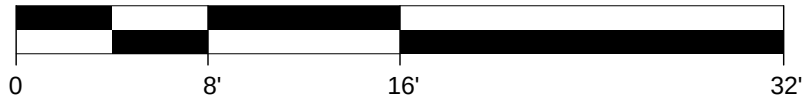
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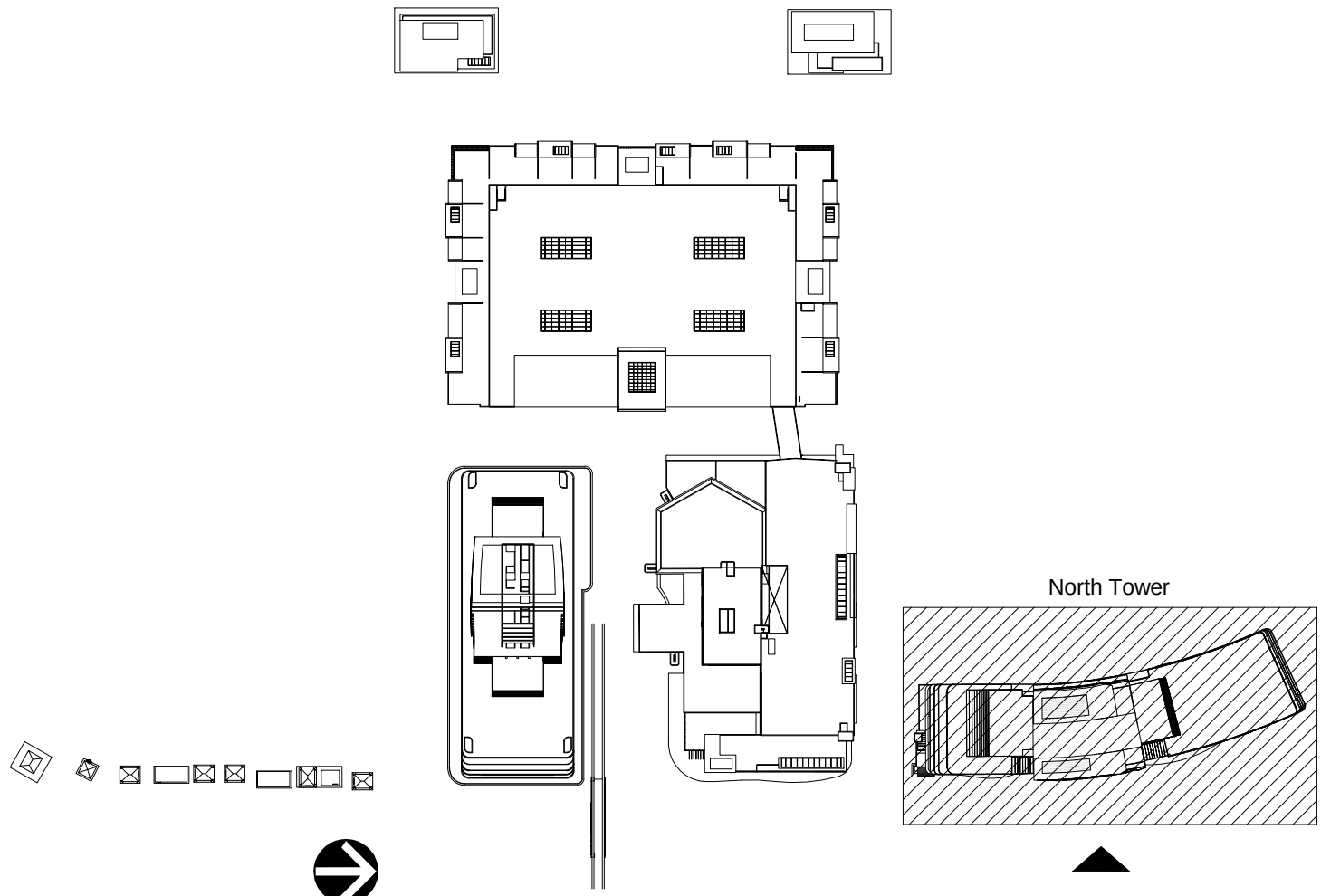


C - NORTH TOWER PARTIAL EAST ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



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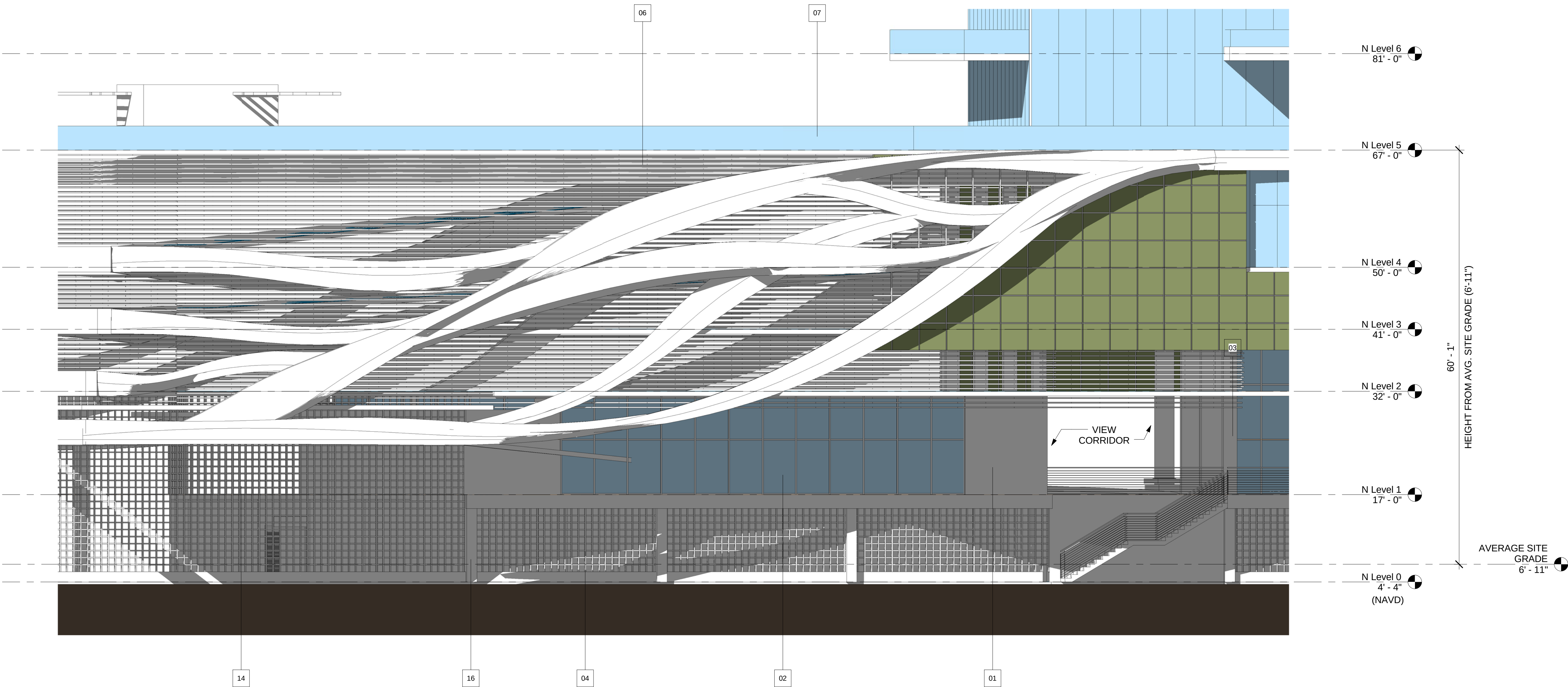
NORTH TOWER
PARTIAL ELEVATIONS

Date:	06/12/2015	Project #:	14036
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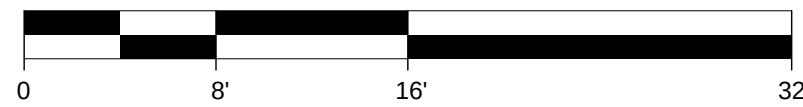
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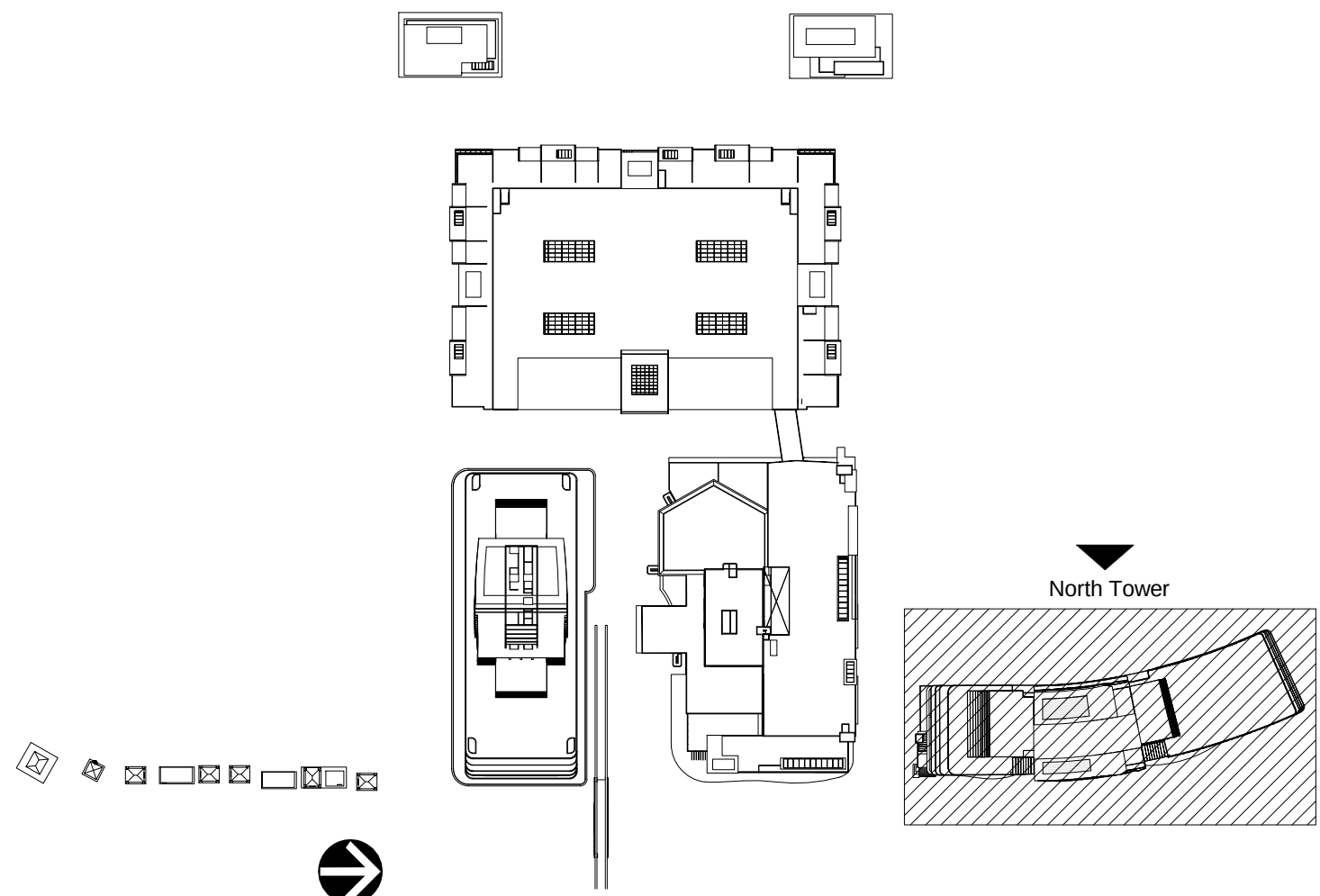
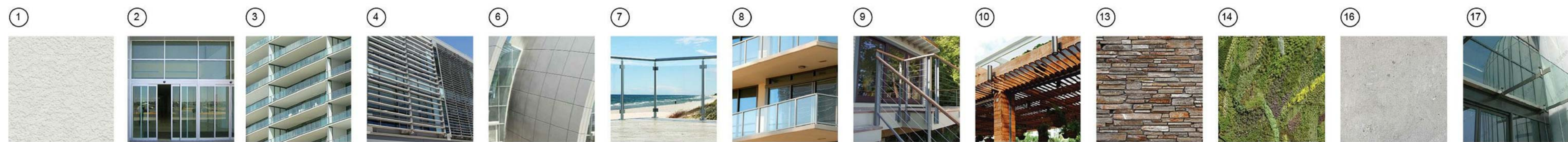


D - NORTH TOWER PARTIAL WEST ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
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04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



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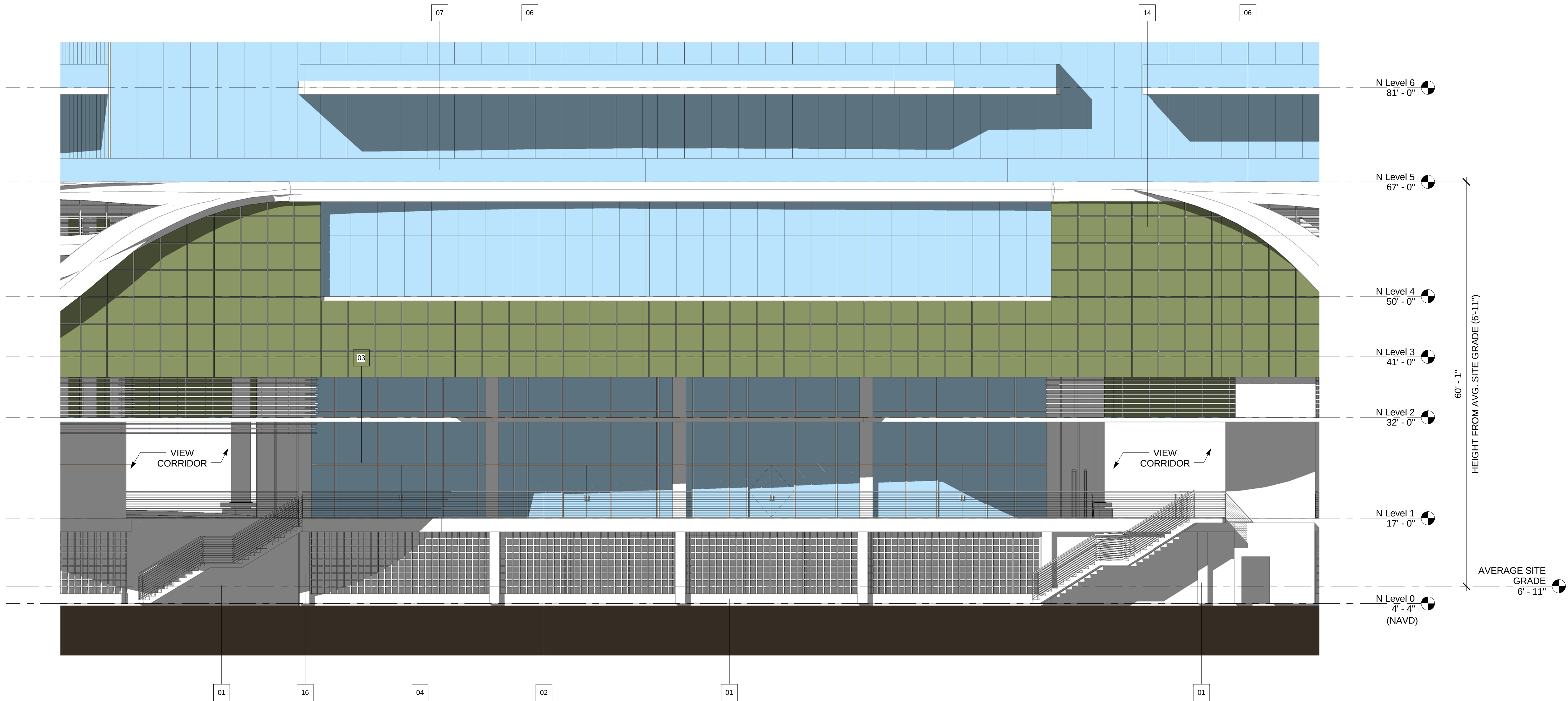
NORTH TOWER
PARTIAL ELEVATIONS

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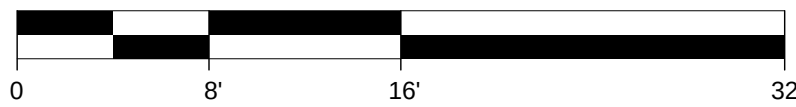
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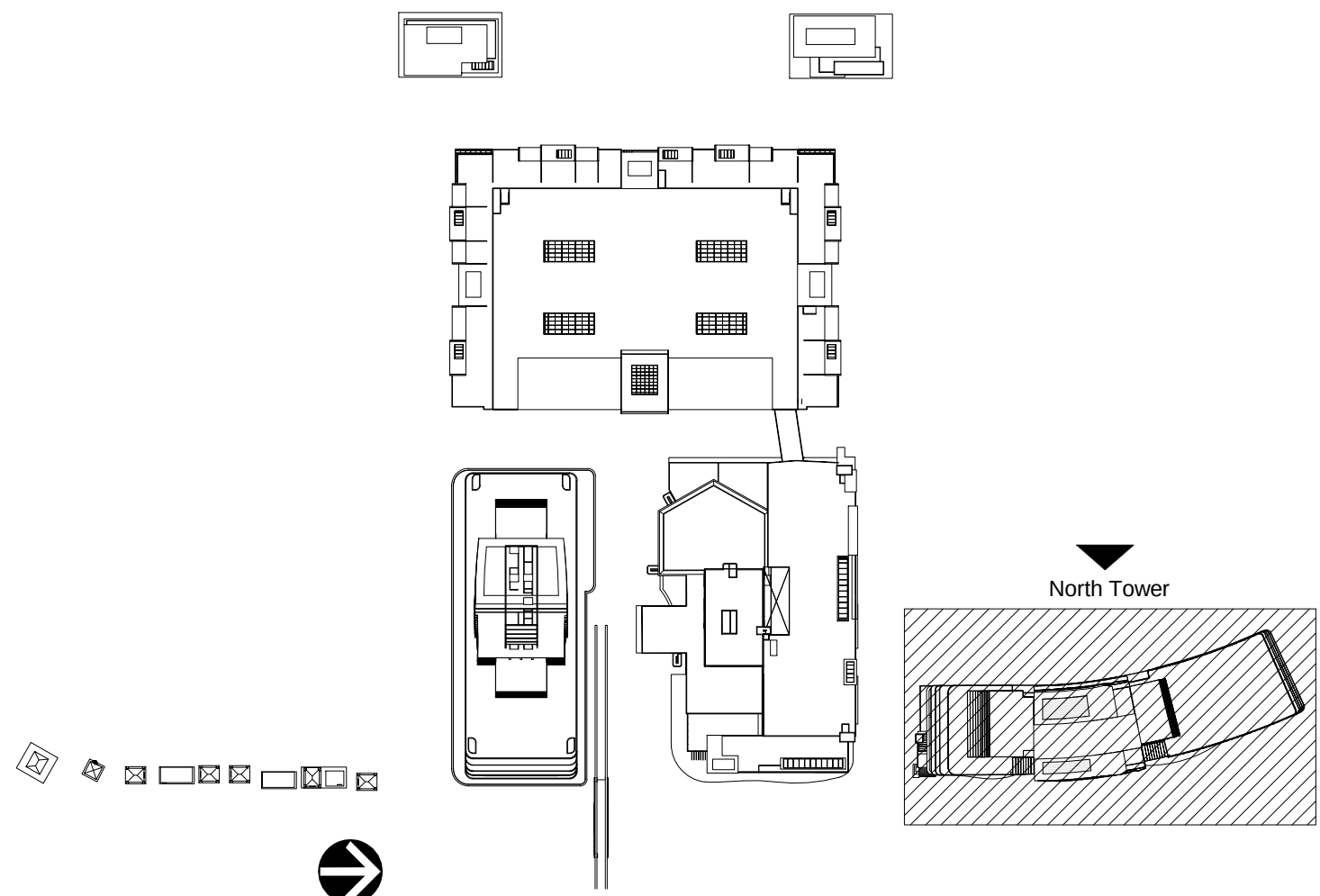


E
A3.19
E - NORTH TOWER PARTIAL WEST ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



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NORTH TOWER
PARTIAL ELEVATIONS

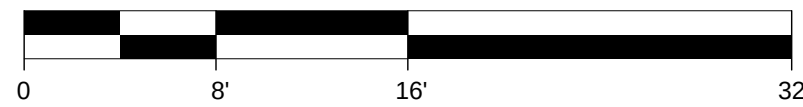
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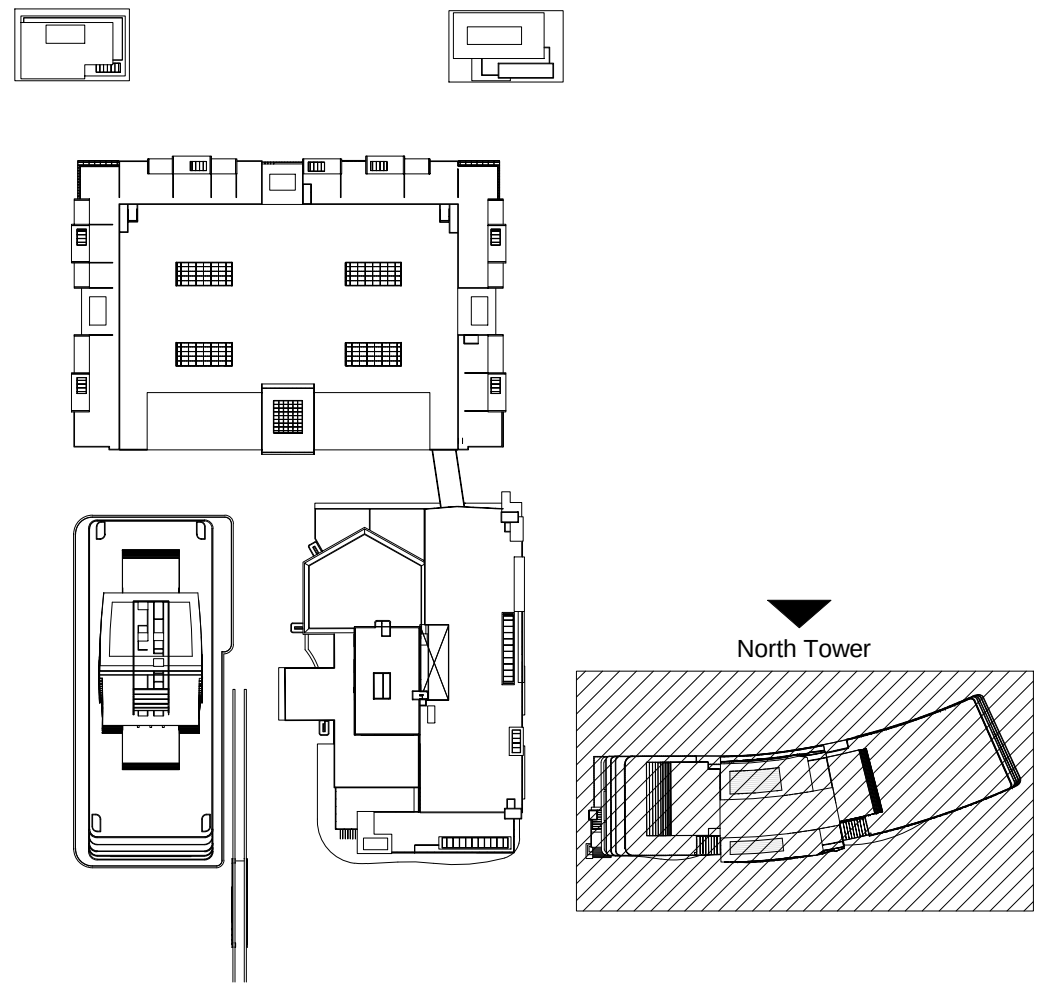
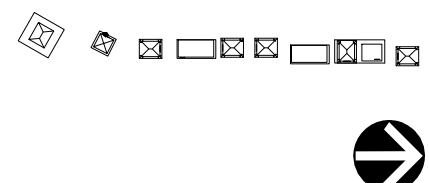
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F - NORTH TOWER PARTIAL WEST ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



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NORTH TOWER
PARTIAL ELEVATIONS

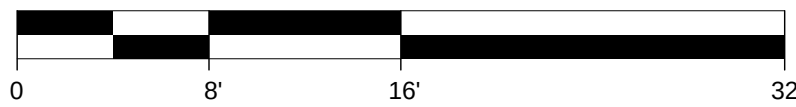
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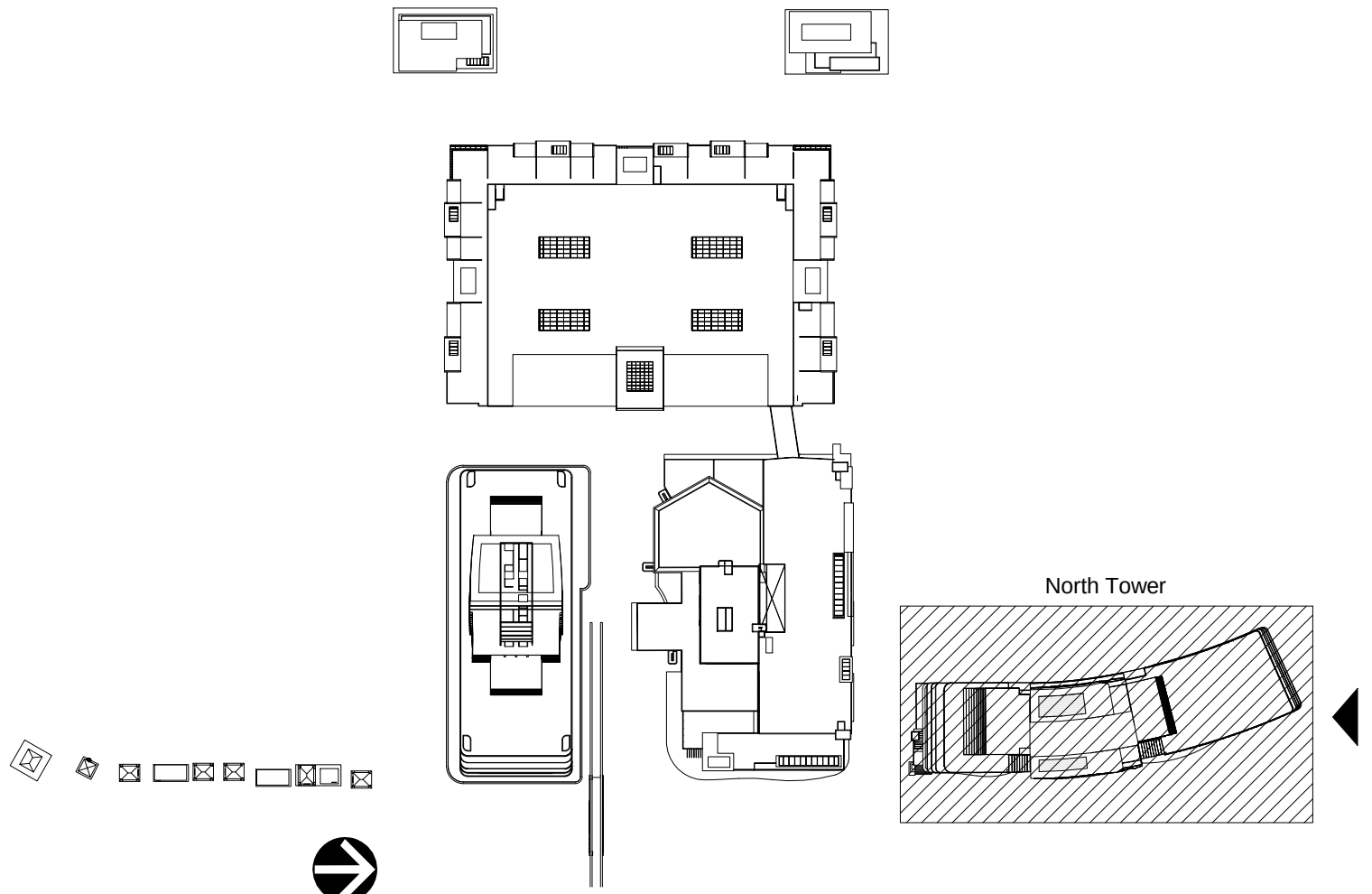
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G
A3.21
G - NORTH TOWER PARTIAL NORTH ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
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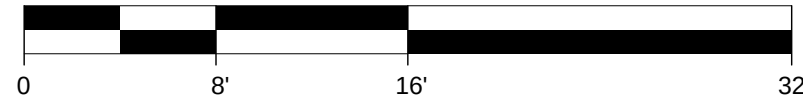
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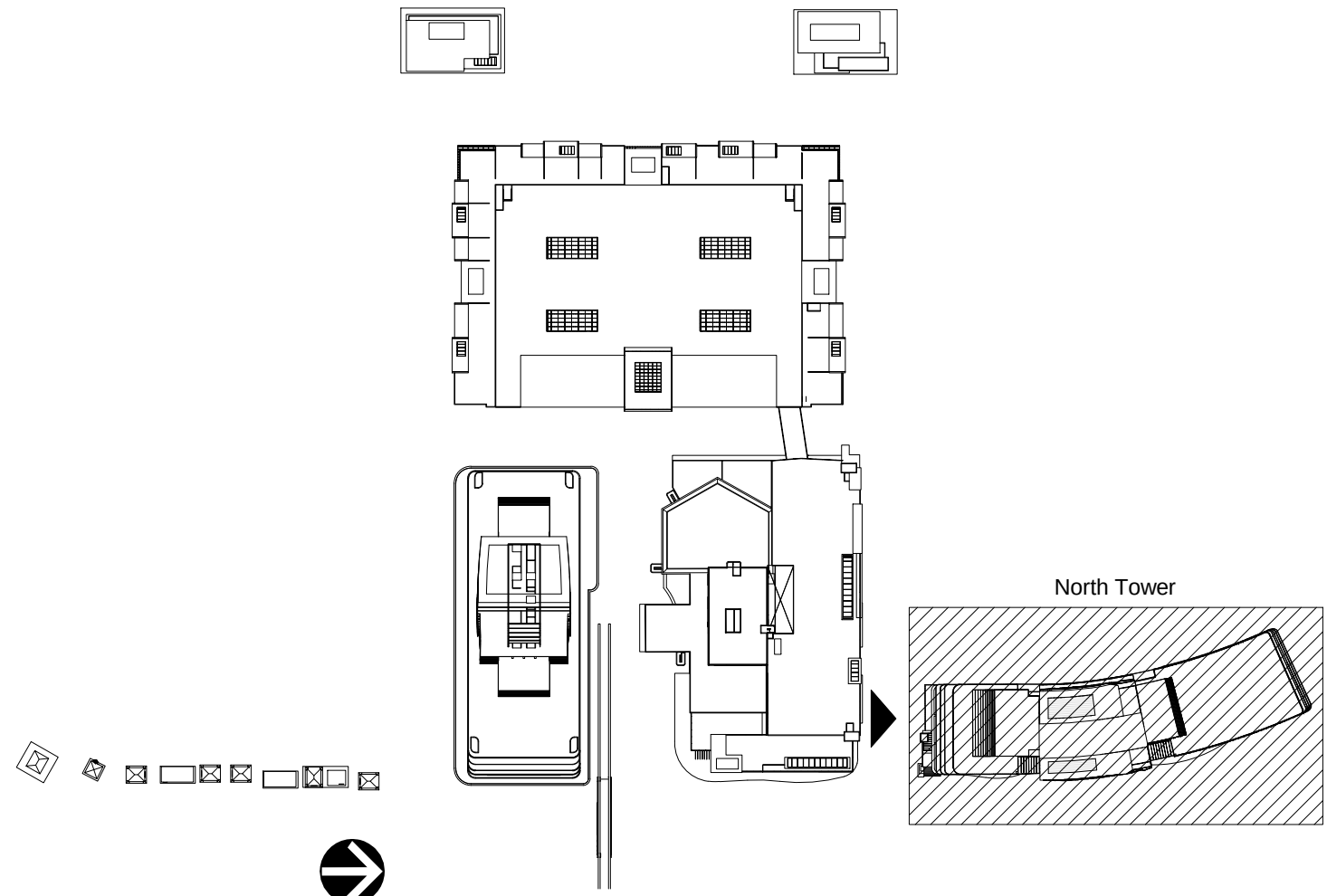
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H
A3.22
H - NORTH TOWER PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.



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Developer:

TRR BAHIA MAR LLC

TRR BAHIA MAR LLC
1175 NE 125 Street, Suite 102
North Miami, FL 33161

Consultants:



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Rev.	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

NORTH TOWER
PARTIAL ELEVATIONS

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

Sheet Number:

A3.22

Developer:

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Rev:	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

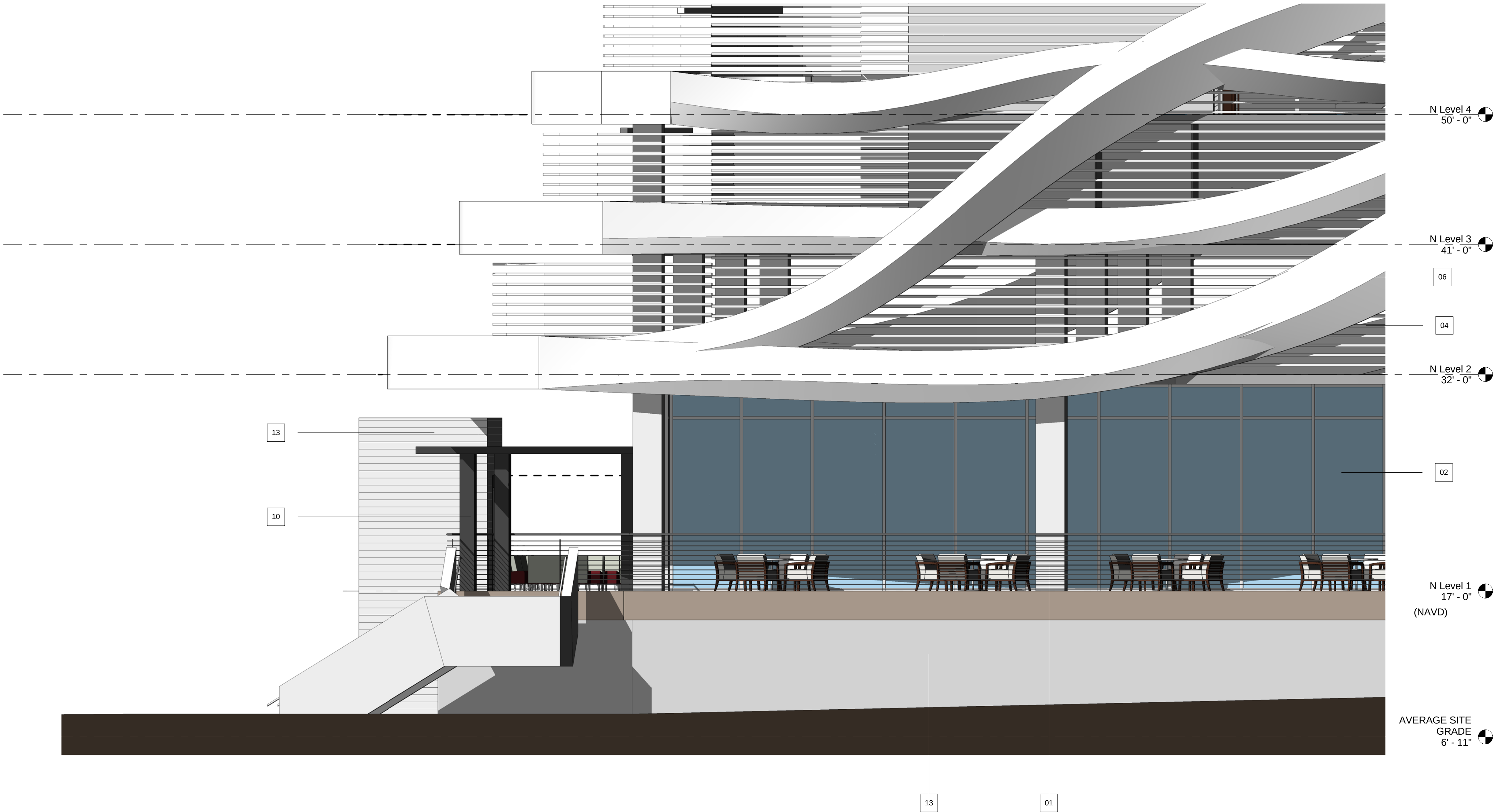
Sheet Title:

NORTH TOWER
GROUND LEVEL
ELEVATION

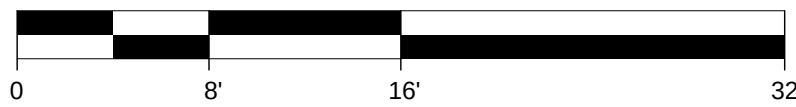
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Approved By:			

Sheet Number:

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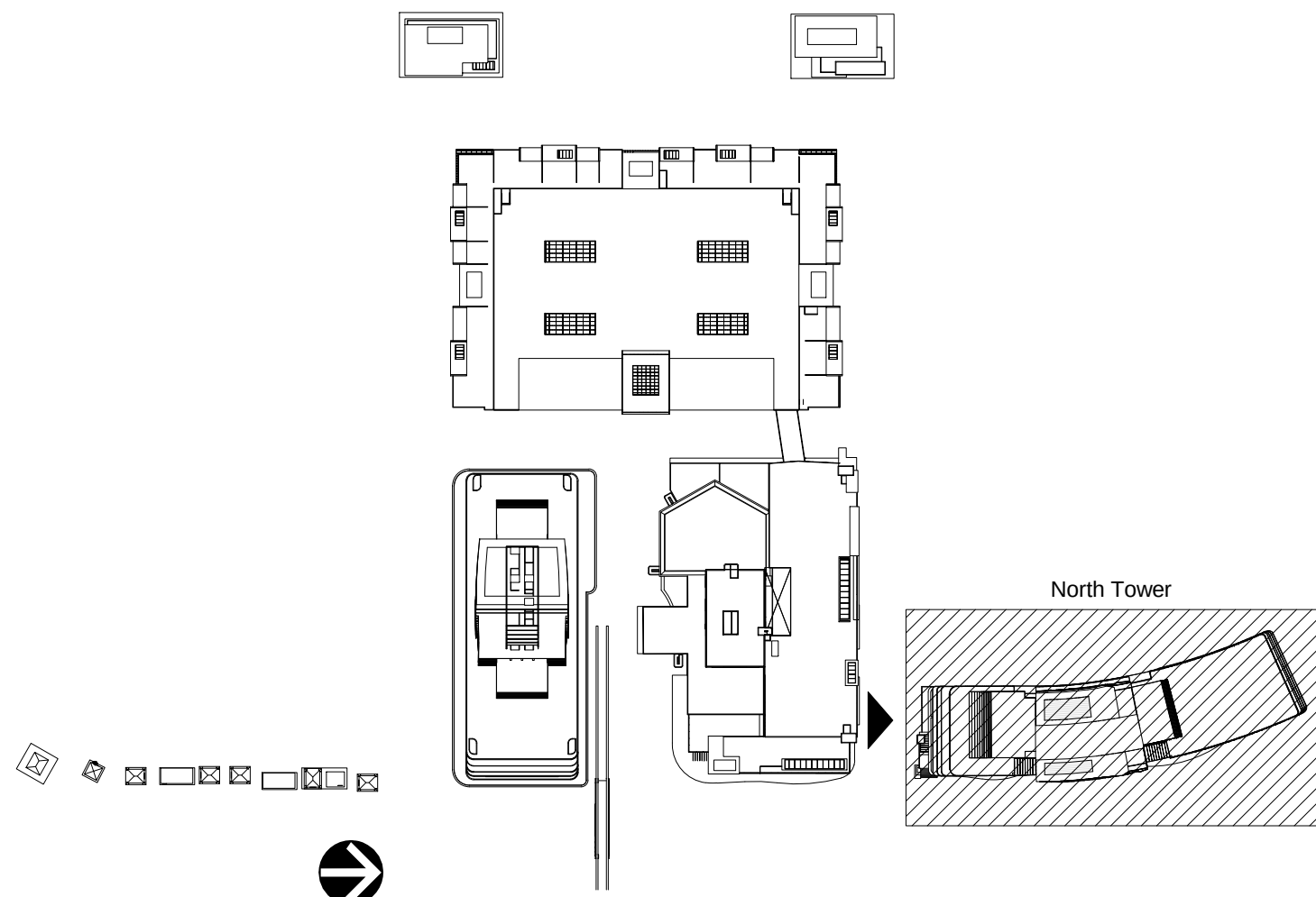


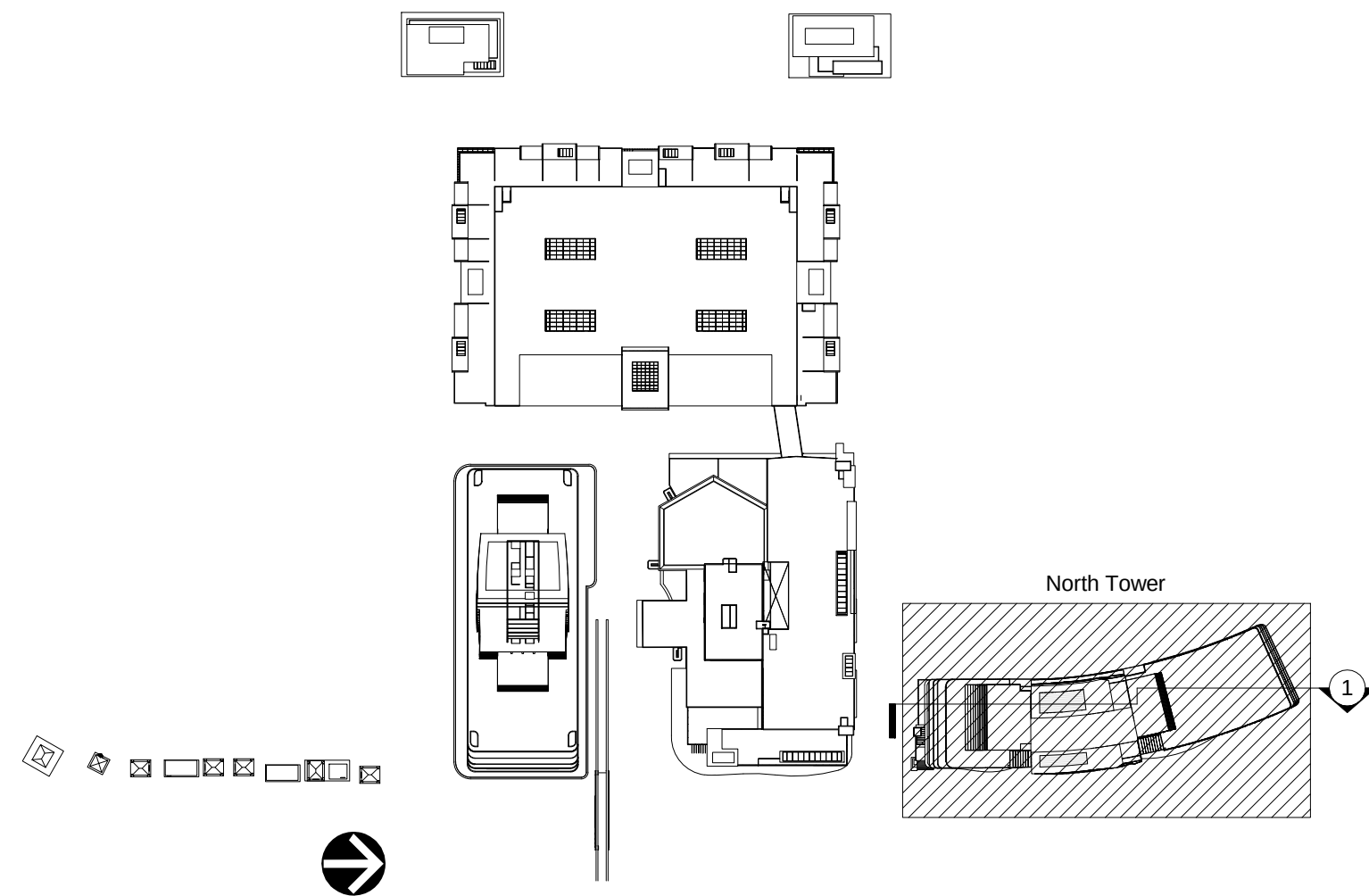
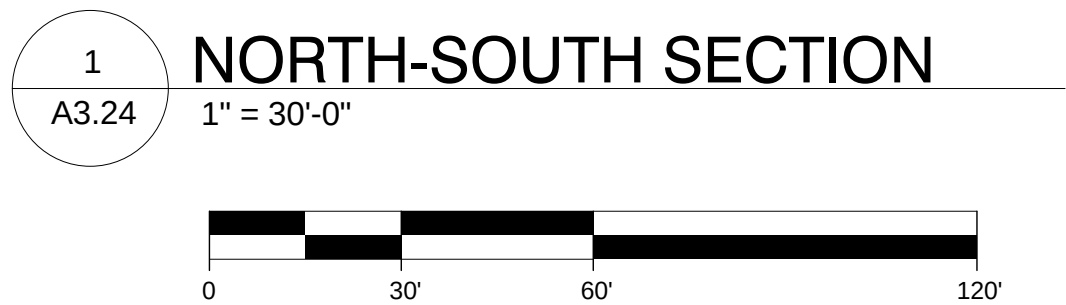
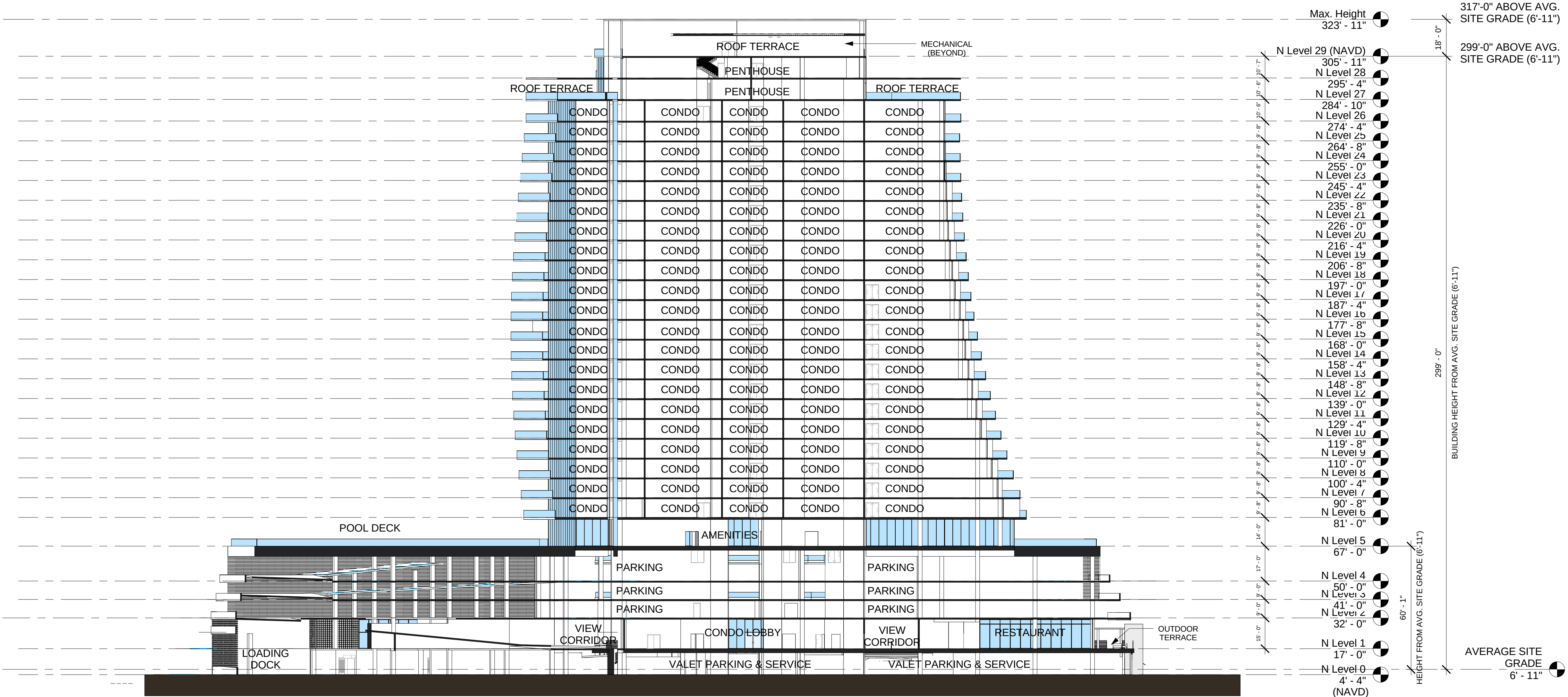
1 GROUND LEVEL ELEV. - NORTH TOWER RESTAURANT
A3.23 1/4" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.

MATERIAL LEGEND	
Key Value	Keynote Text
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
10	TEAK WOOD OR RESYSTA TRELLIS.
13	STONE VENEER.
14	GREEN WALL SYSTEM.
16	CONCRETE EXPOSED FINISH.





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Rev:	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

NORTH TOWER
SECTIONS

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

Sheet Number:

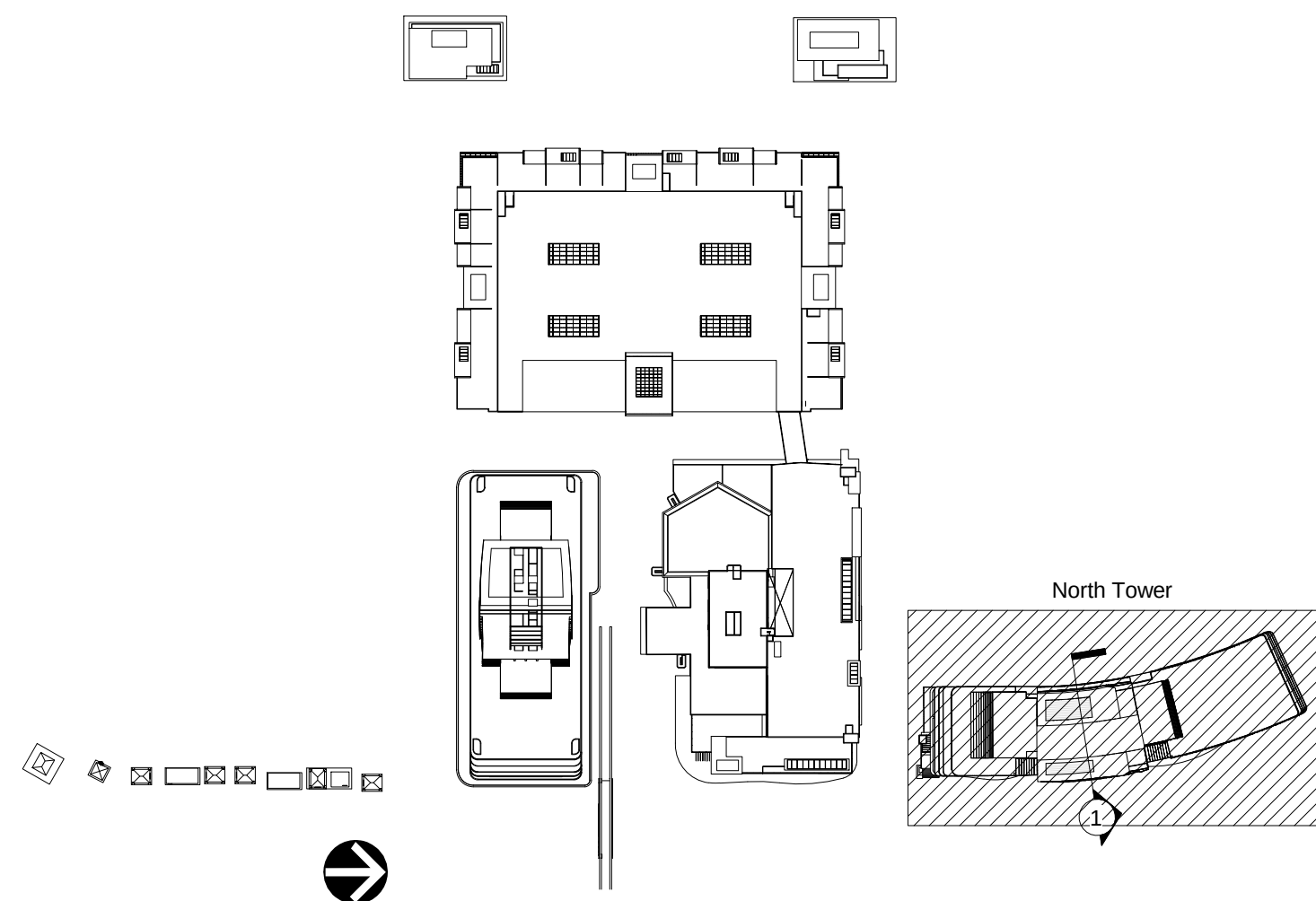
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Sheet Title:

NORTH TOWER
SECTIONS

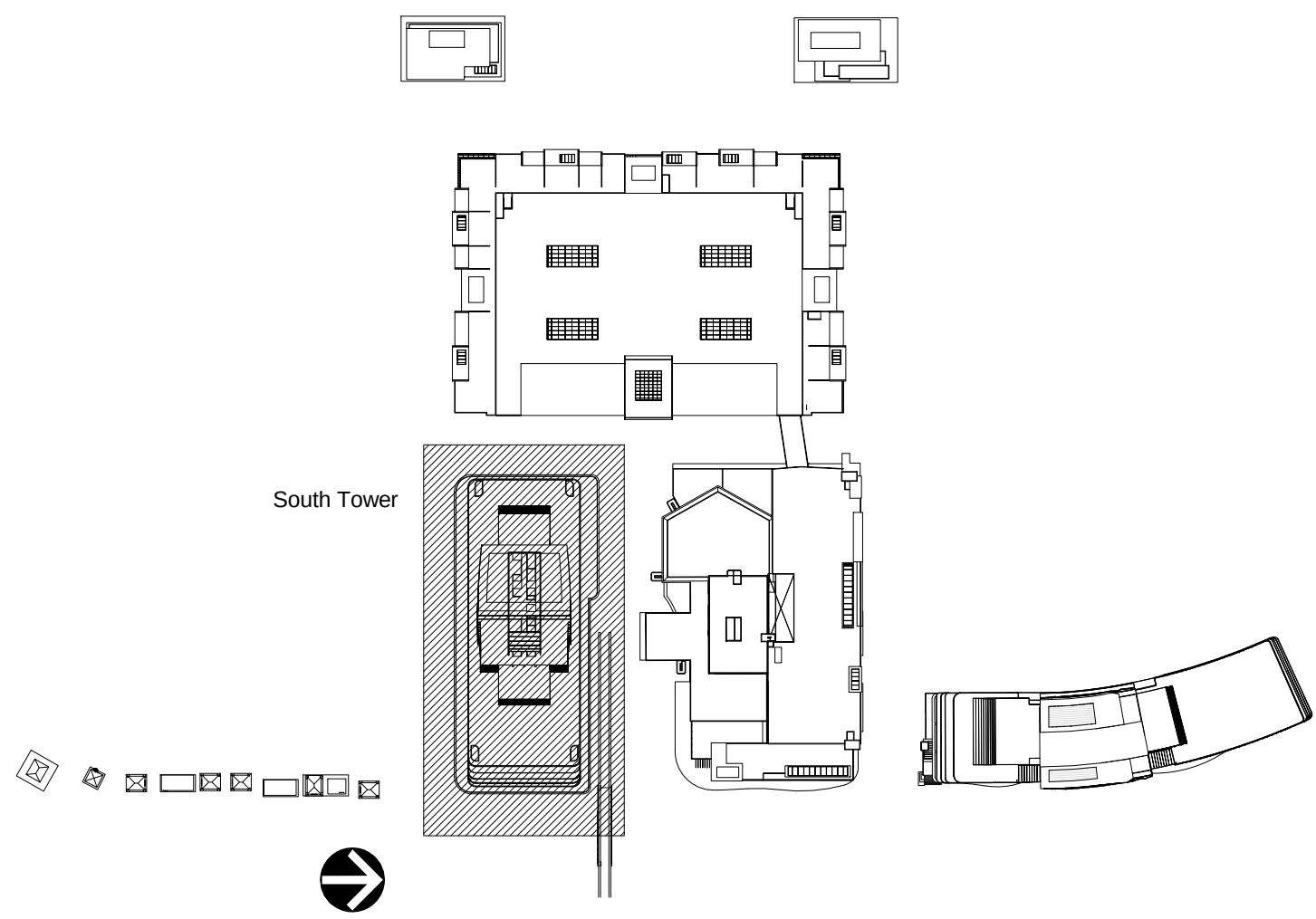
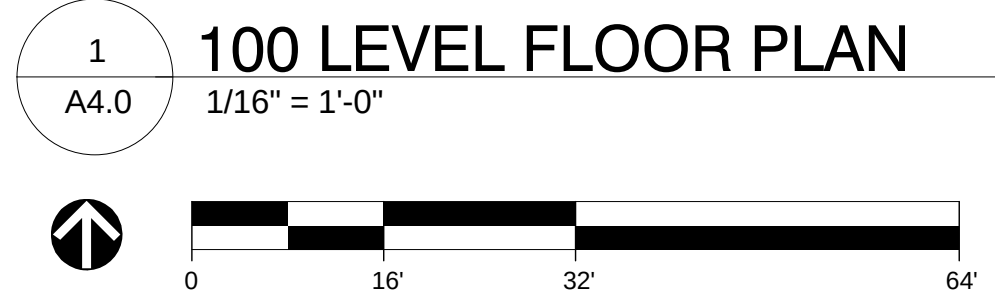
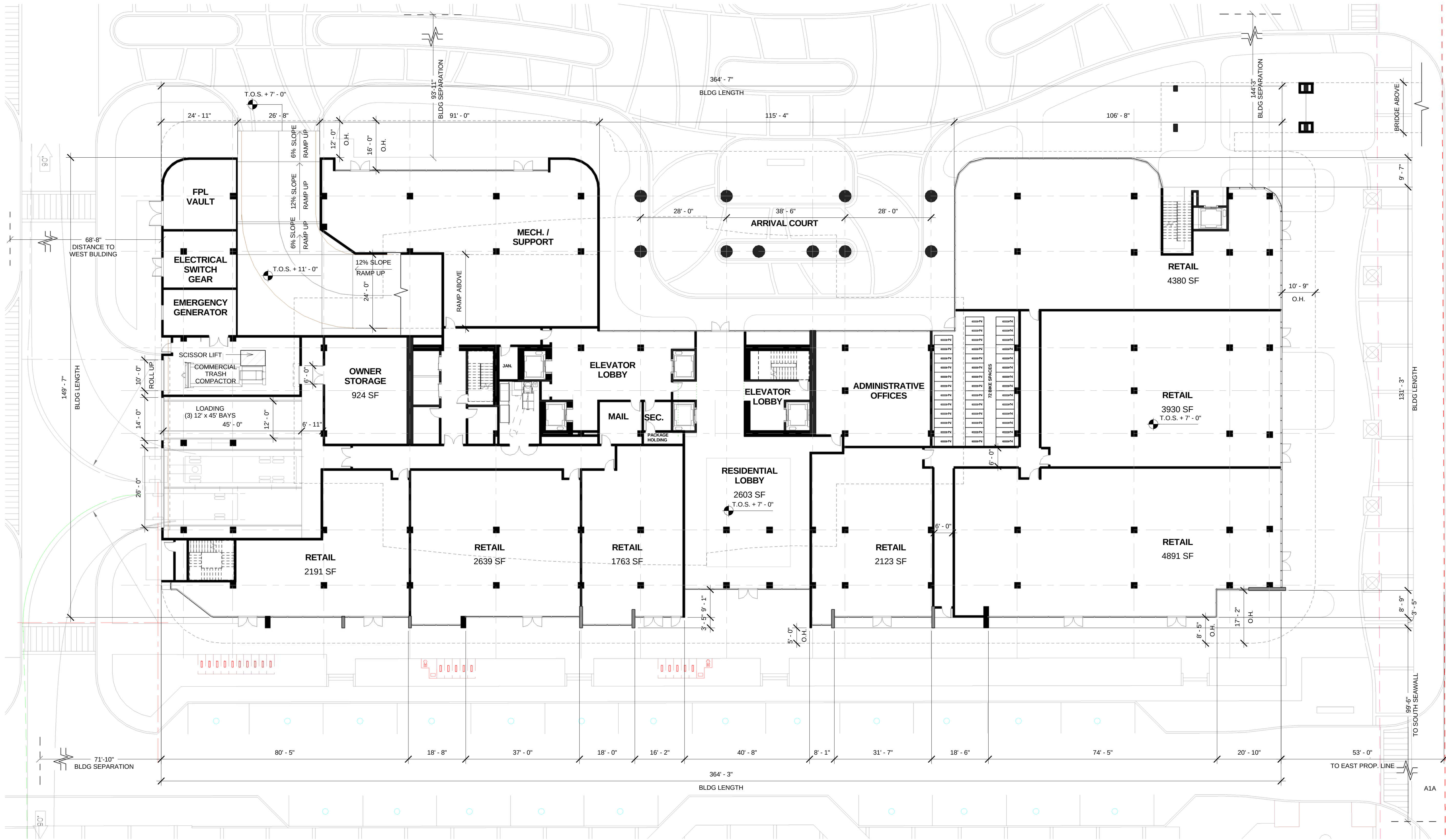
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FORT LAUDERDALE BEACH
A DOUBLE TREE BY HILTON

Developer:

TRR BAHIA MAR LLC

TRR BAHIA MAR LLC
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Consultants:

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Rev:	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

SOUTH TOWER
100 LEVEL FLOOR PLAN

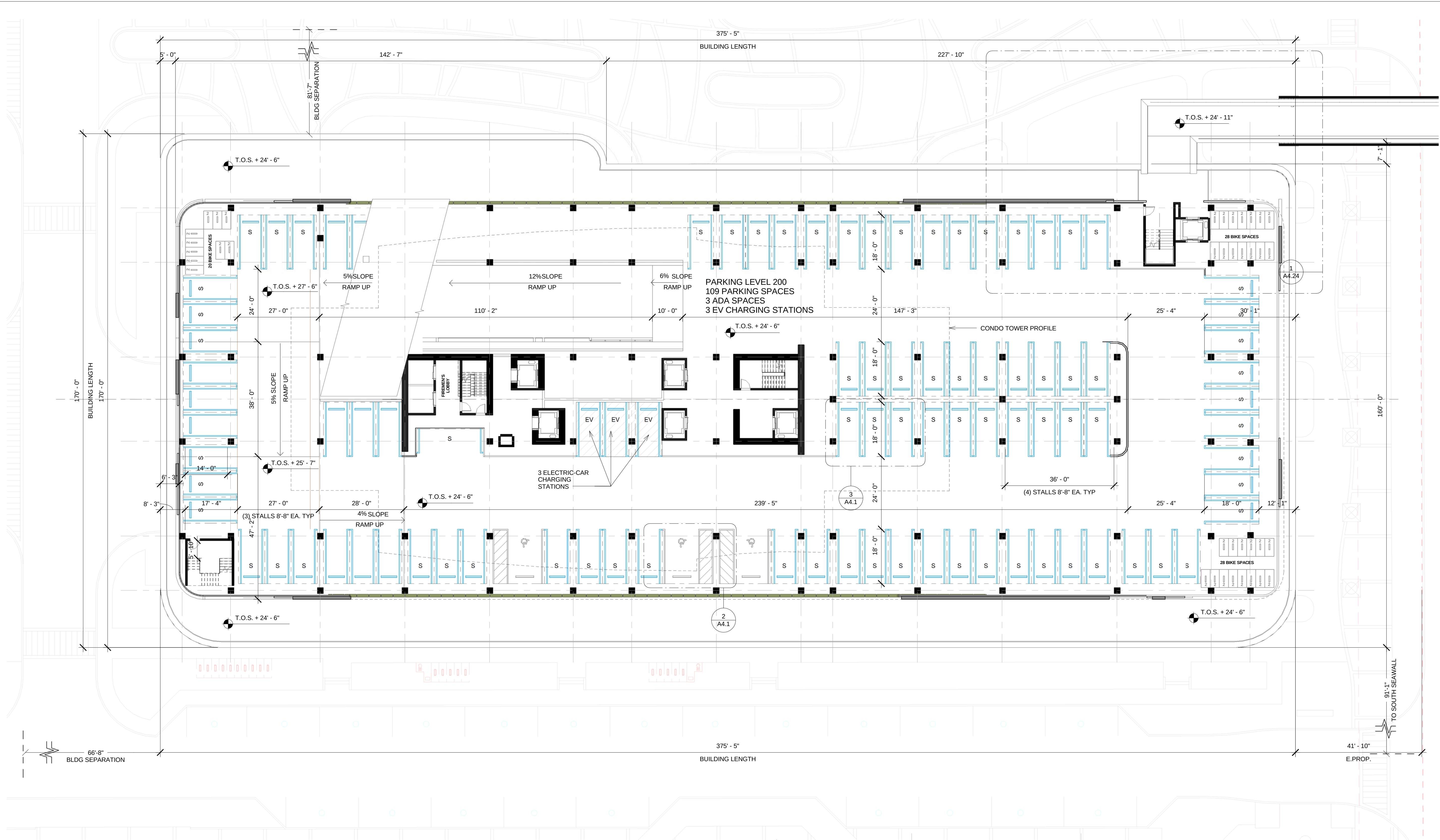
Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

Sheet Number:

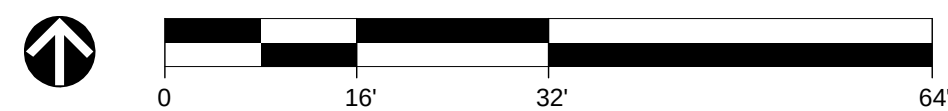
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CAM #16-0604 - Exhibit 5C, Part 3 - Page 26 of 52

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1
A4.1
200 LEVEL FLOOR PLAN
1/16" = 1'-0"



Parking Schedule - Standard

S.Level 2	107
S.Level 3	106
S.Level 4	107
S.Level 5	96
Grand total	416

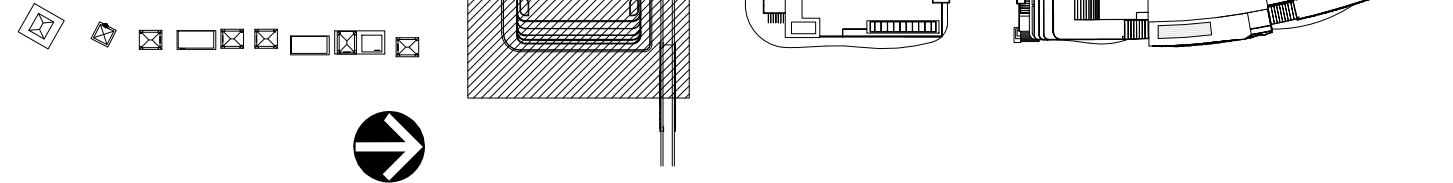
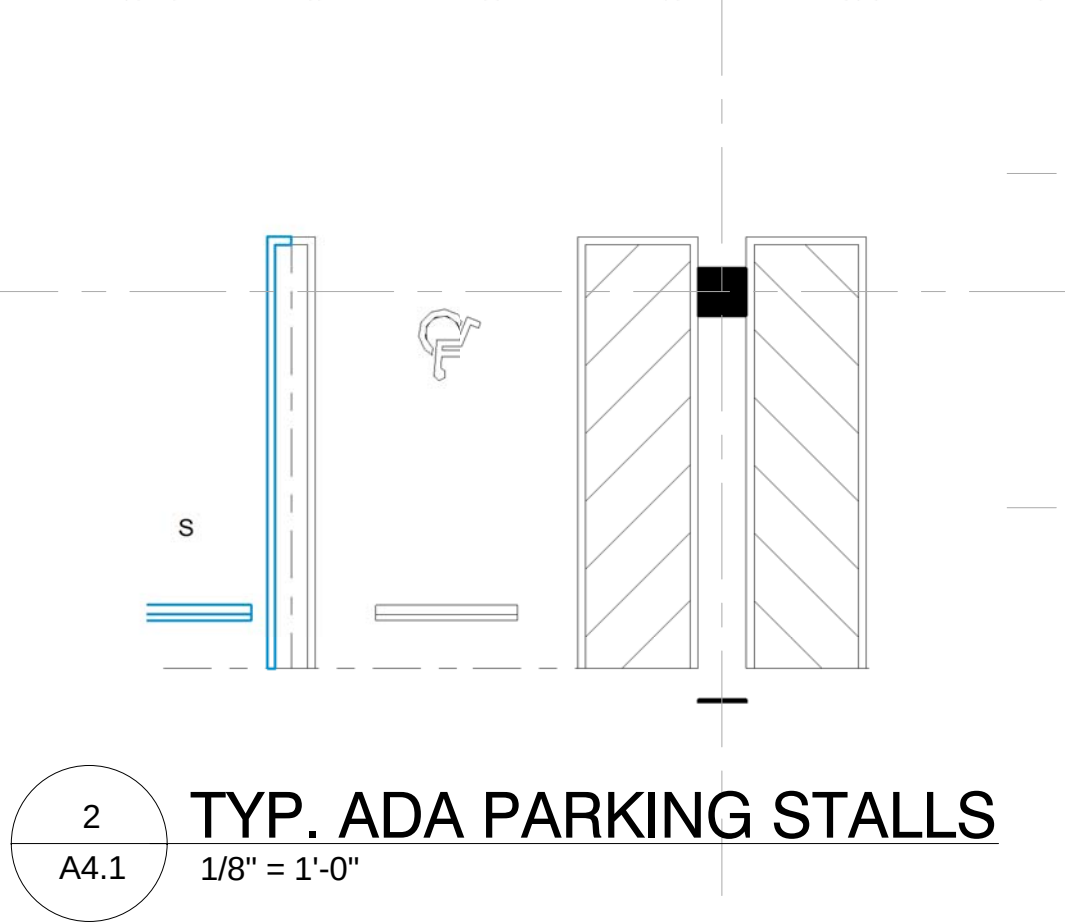
Parking Schedule - Accessible

S.Level 2	3
S.Level 3	3
S.Level 4	3
S.Level 5	1
Grand total	10

Parking Schedule - EV

S.Level 2	3
S.Level 3	3
S.Level 4	3
S.Level 5	3
Grand total	12

Grand total: 438



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Rev.	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

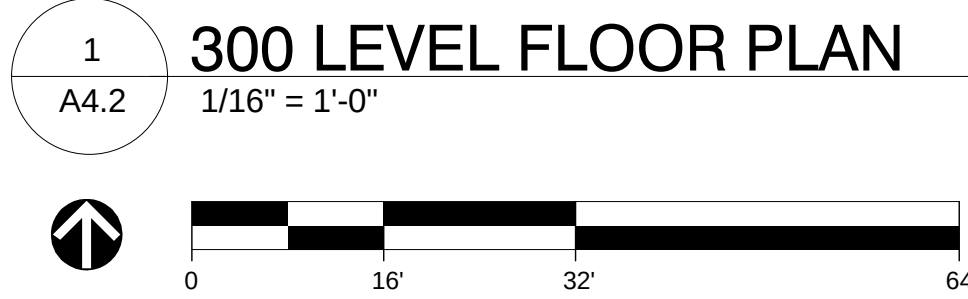
SOUTH TOWER
200 LEVEL FLOOR PLAN

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

Sheet Number:

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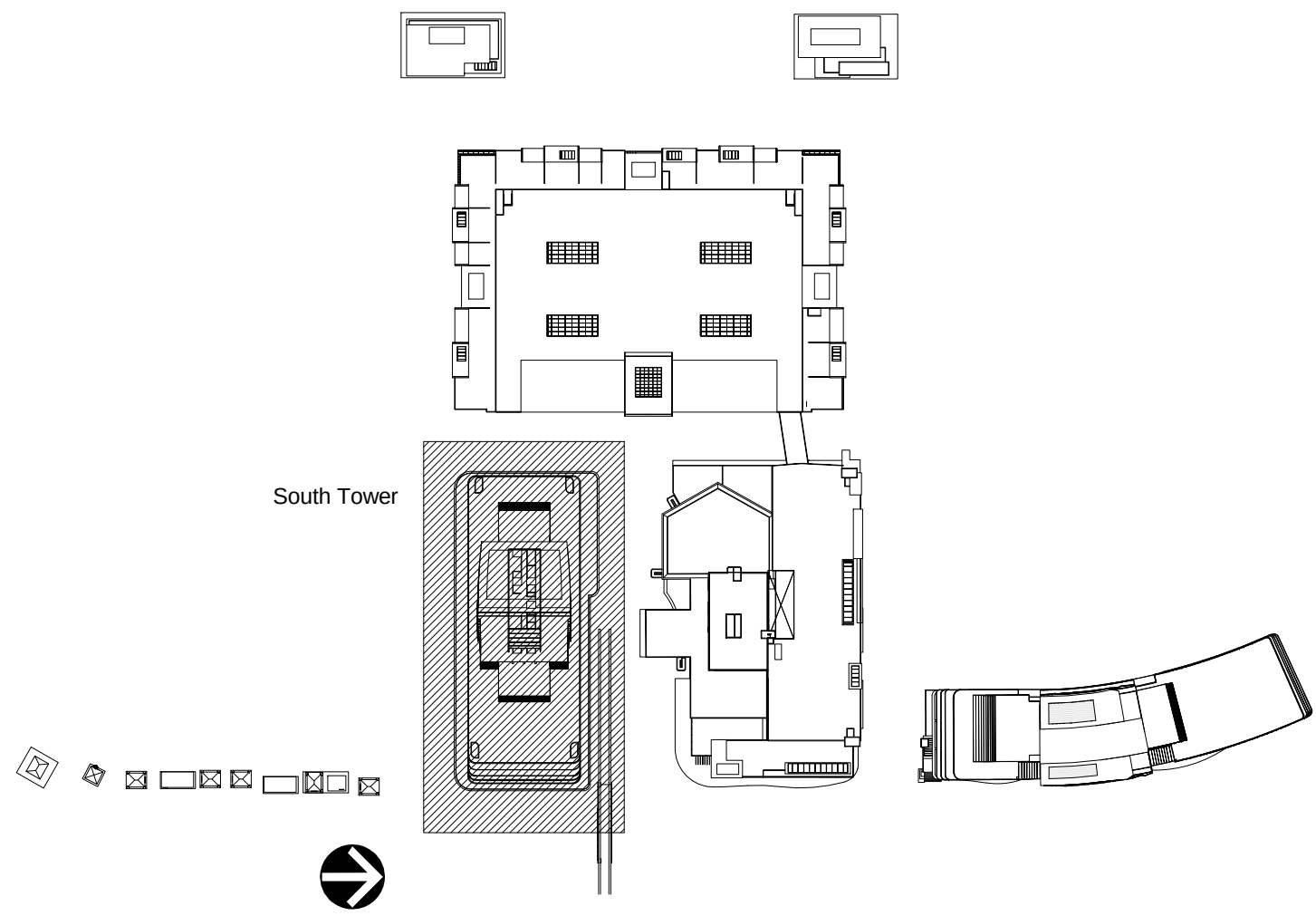


Parking Schedule - Standard	
S.Level 2	107
S.Level 3	106
S.Level 4	107
S.Level 5	96
Grand total	416

Parking Schedule - Accessible	
S.Level 2	3
S.Level 3	3
S.Level 4	3
S.Level 5	1
Grand total	10

Parking Schedule - EV	
S.Level 2	3
S.Level 3	3
S.Level 4	3
S.Level 5	3
Grand total	12

Grand total: 438



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Developer:

TRR BAHIA MAR LLC

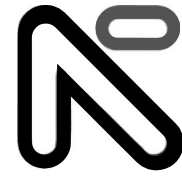
TRR BAHIA MAR LLC
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Consultants:



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Rev.	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

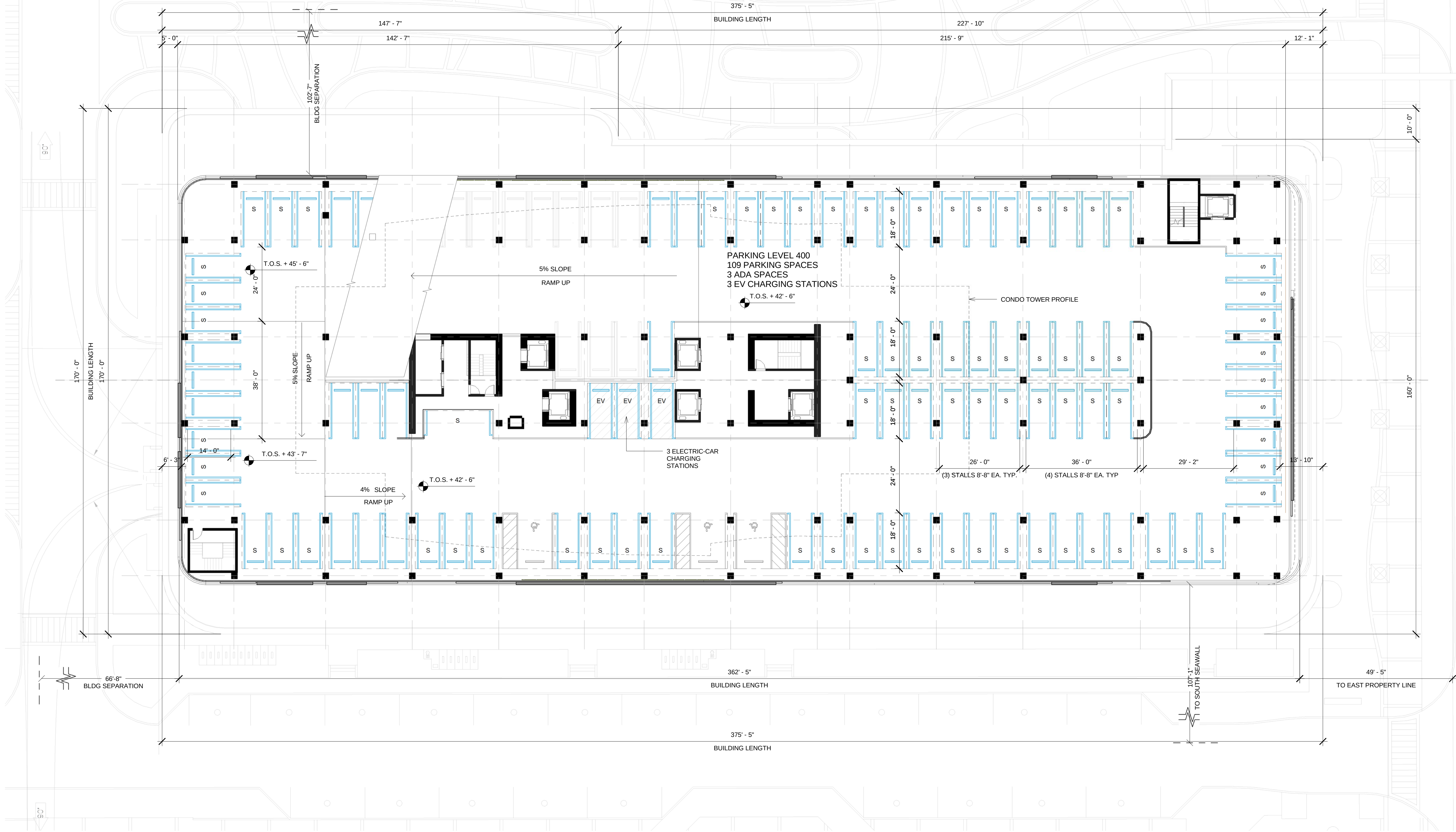
SOUTH TOWER
300 LEVEL FLOOR PLAN

Date:	06/12/2015	Project #:	14036
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Sheet Number:

A4.2

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1

A4.3

400 LEVEL FLOOR PLAN

1/16" = 1'-0"

0

16'

32'

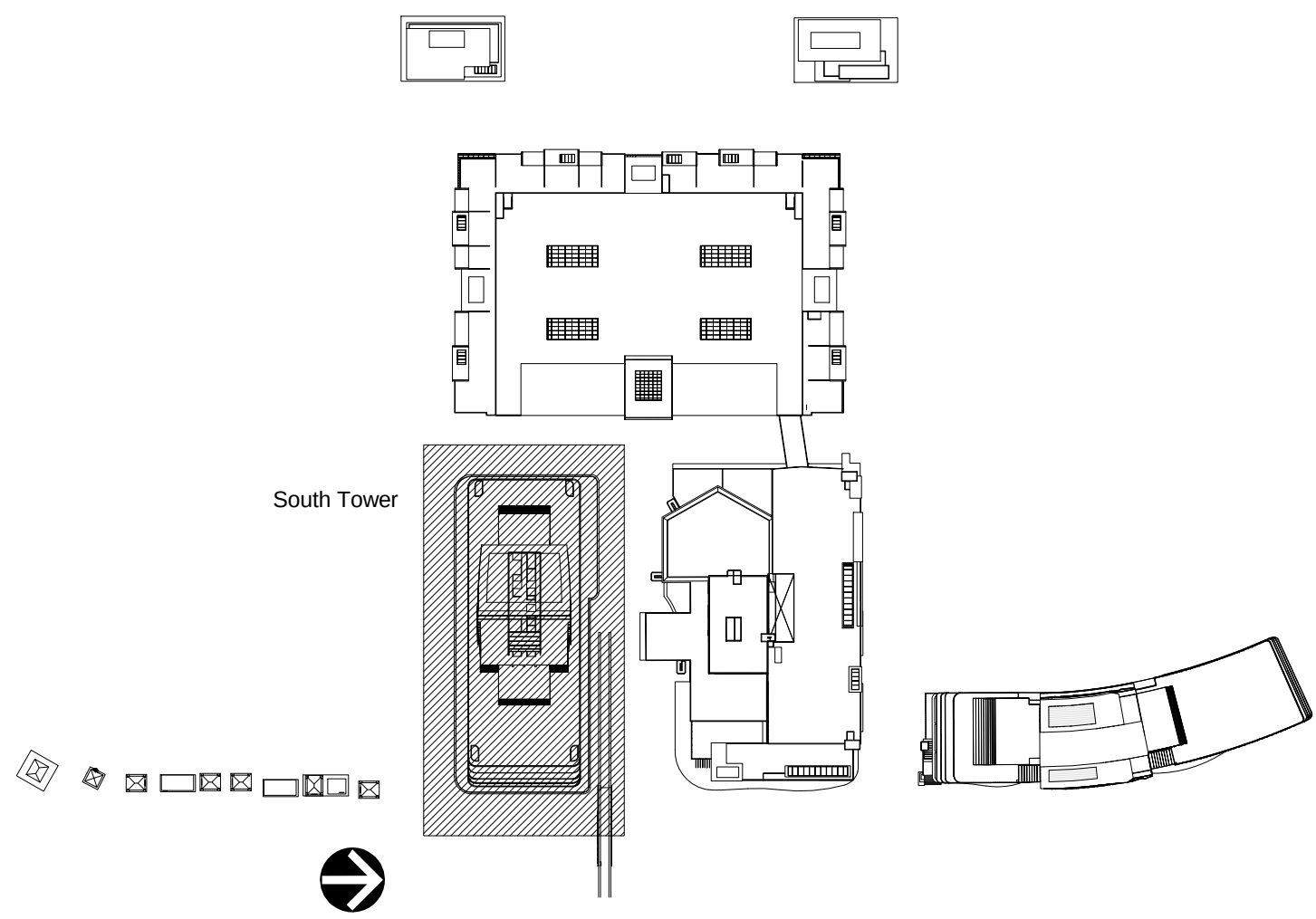
64'

Parking Schedule - Standard	
S.Level 2	107
S.Level 3	106
S.Level 4	107
S.Level 5	96
Grand total	416

Parking Schedule - Accessible	
S.Level 2	3
S.Level 3	3
S.Level 4	3
S.Level 5	1
Grand total	10

Parking Schedule - EV	
S.Level 2	3
S.Level 3	3
S.Level 4	3
S.Level 5	3
Grand total	12

Grand total: 438



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BahiaMar

FORT LAUDERDALE BEACH

A DOUBLE TREE BY HILTON

Developer:

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Rev:

Date:

Description:

By:

1

9/23/15

DRC COMMENTS #1

RD

2

3/31/16

CITY COMMISSION
RESUBMITTAL

RD

Sheet Title:

SOUTH TOWER
400 LEVEL FLOOR PLAN

Date:

06/12/2015

Project #:

14036

Drawn:

Scale:

AS SHOWN

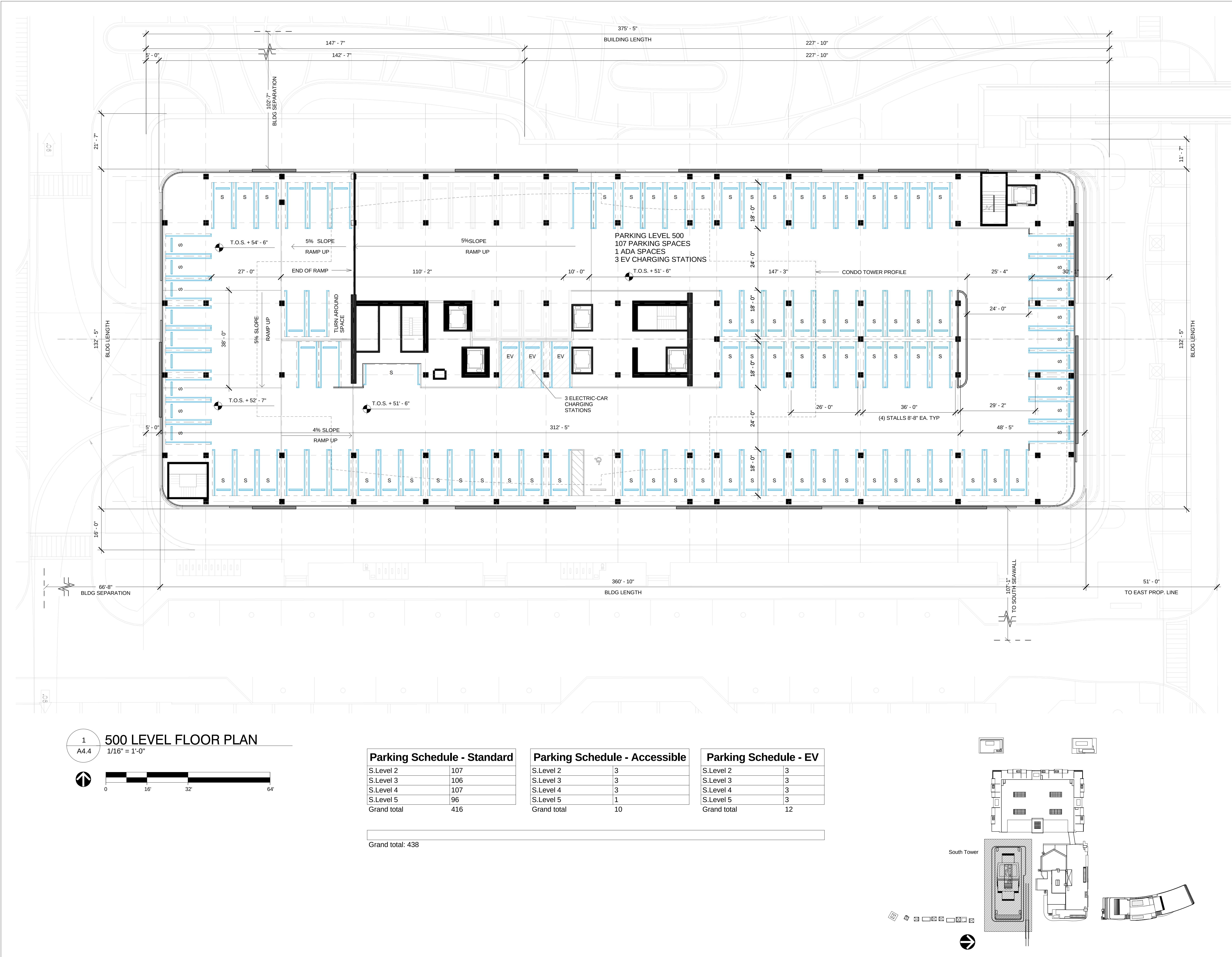
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CAM #16:0604 - Exhibit 5C, Part 3 - Page 31 of 52

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Developer:

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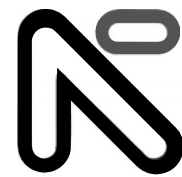
TRR BAHIA MAR LLC
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1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

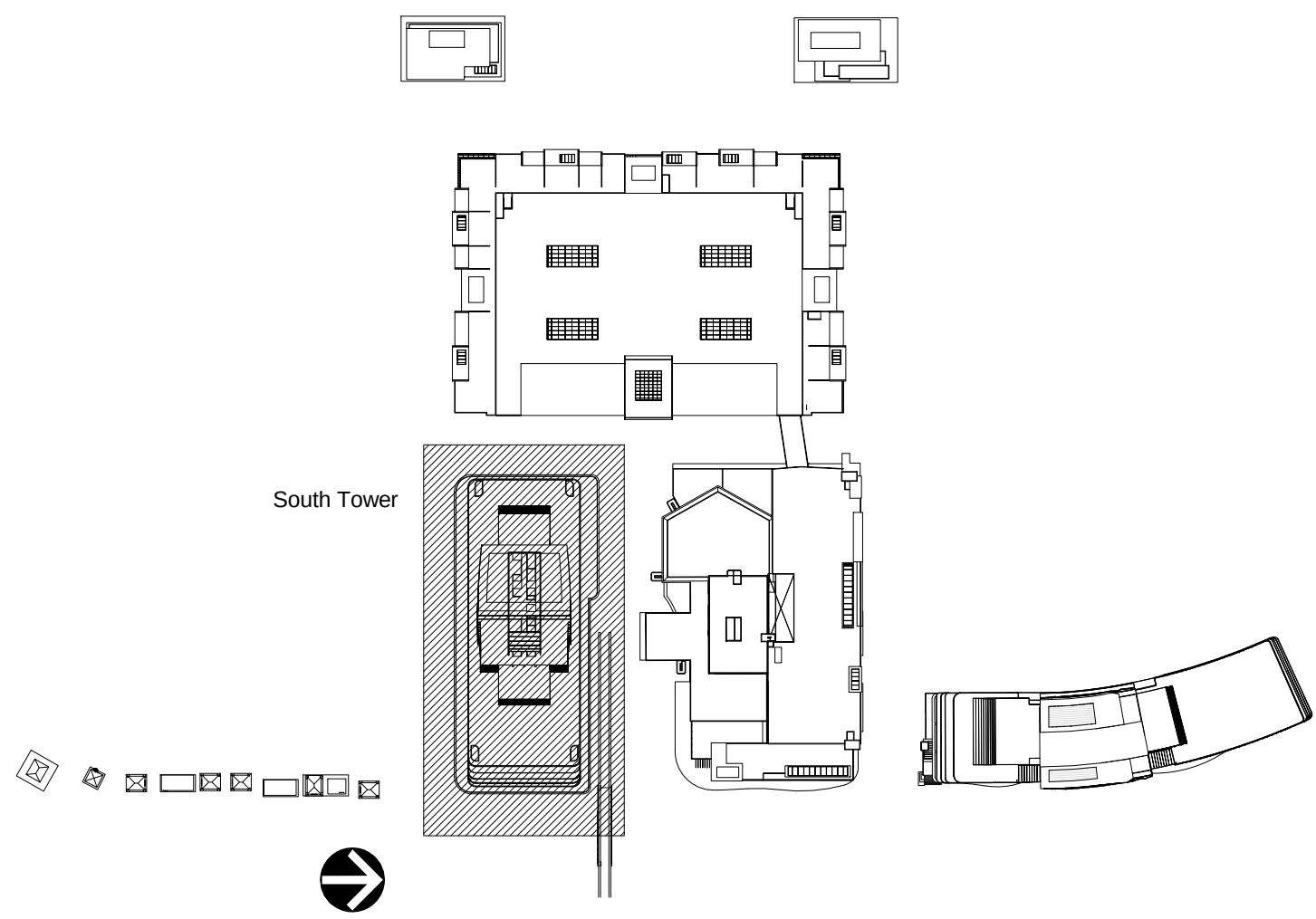
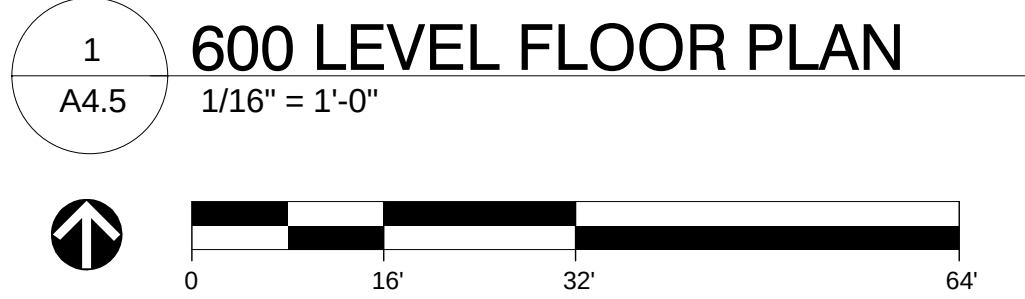
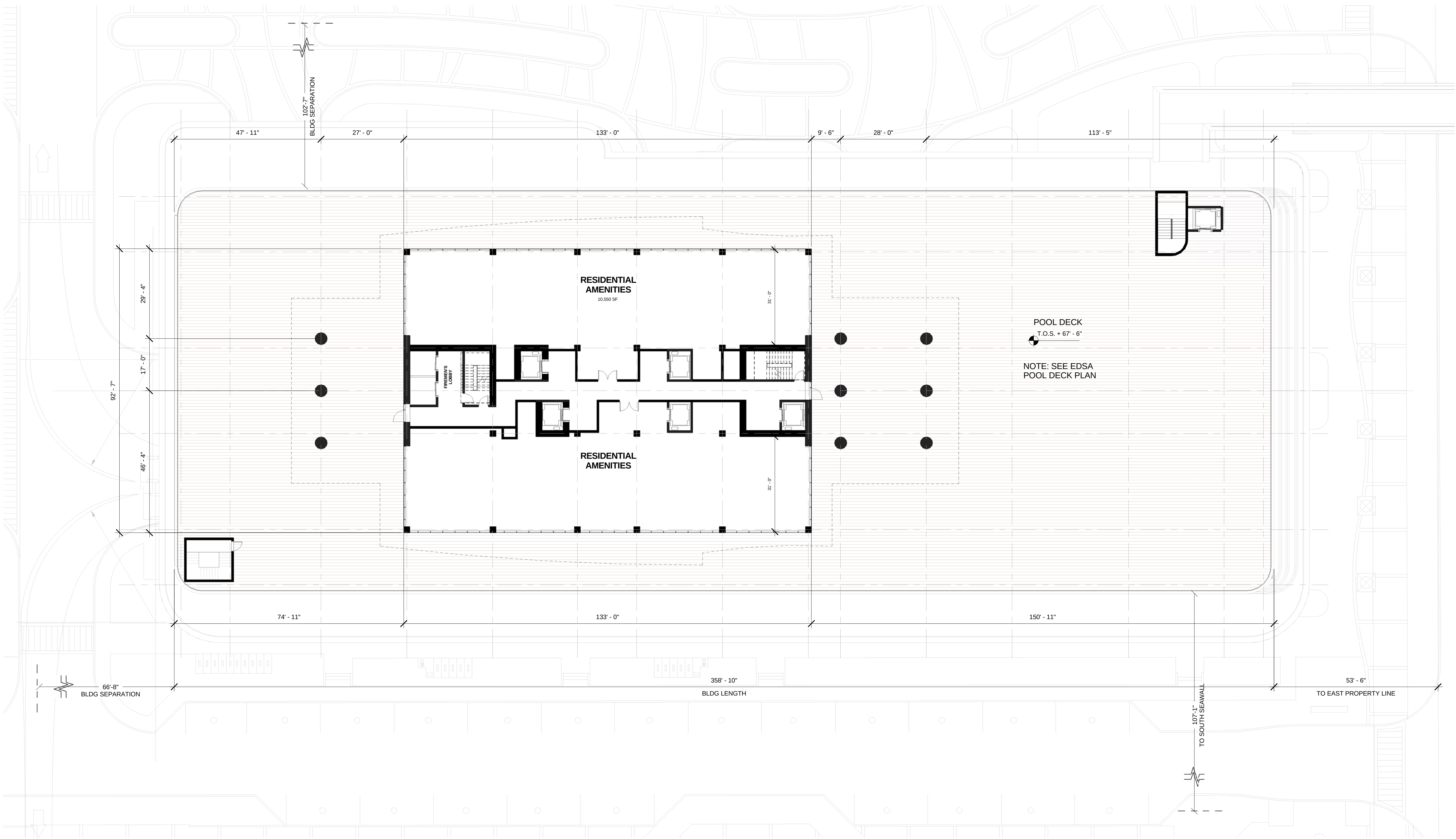
SOUTH TOWER
500 LEVEL FLOOR PLAN

Date:	06/12/2015	Project #:	14036
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Sheet Number:

A4.4

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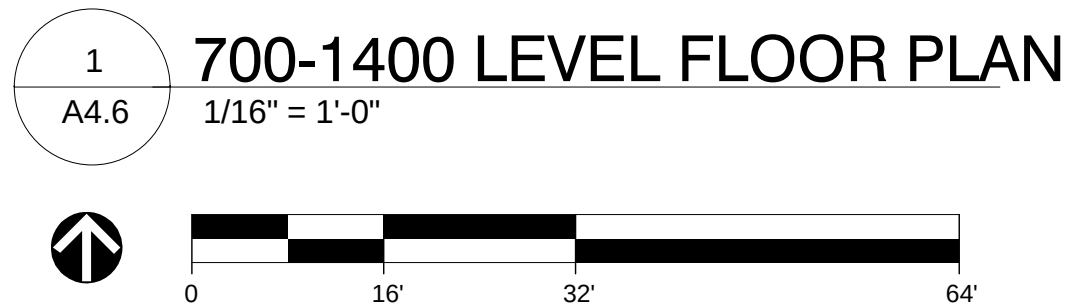
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2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:
SOUTH TOWER
600 LEVEL FLOOR PLAN

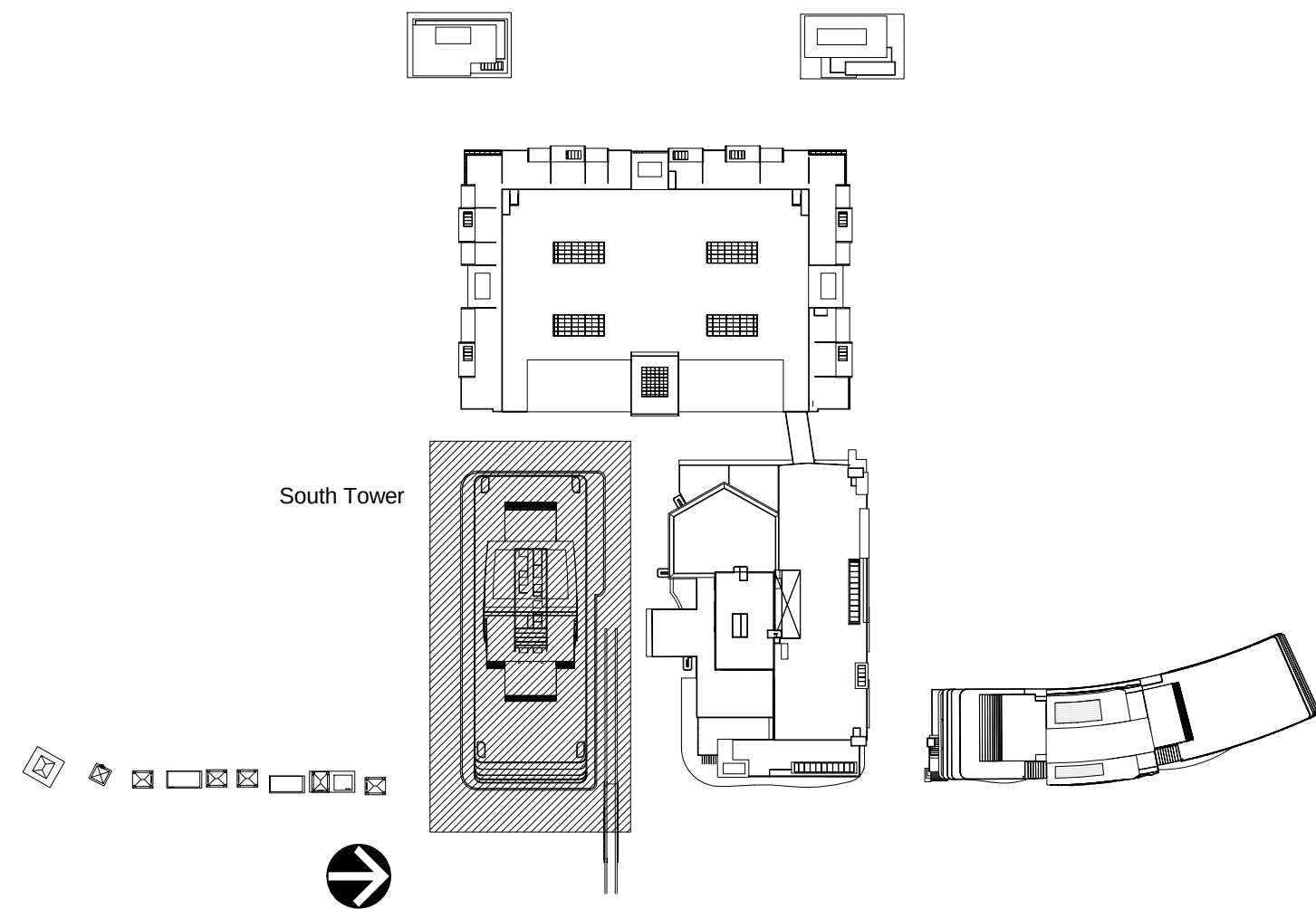
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Sheet Number:
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SOUTH TOWER UNIT BREAKDOWN: LEVELS 700-2600 (TYPICAL)	
1	UNIT A
1	UNIT B
1	UNIT C
1	UNIT D
1	UNIT E
1	UNIT F
1	UNIT G
1	UNIT H
1	UNIT I
1	UNIT J
1	UNIT K
TOTAL NUMBER OF UNITS PER LEVEL = 11	
TOTAL NUMBER OF UNITS = 232	



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Developer:

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TRR BAHIA MAR LLC
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Consultants:



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Rev:	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

SOUTH TOWER
700-1400 LEVEL FLOOR
PLAN

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

Sheet Number:

A4.6

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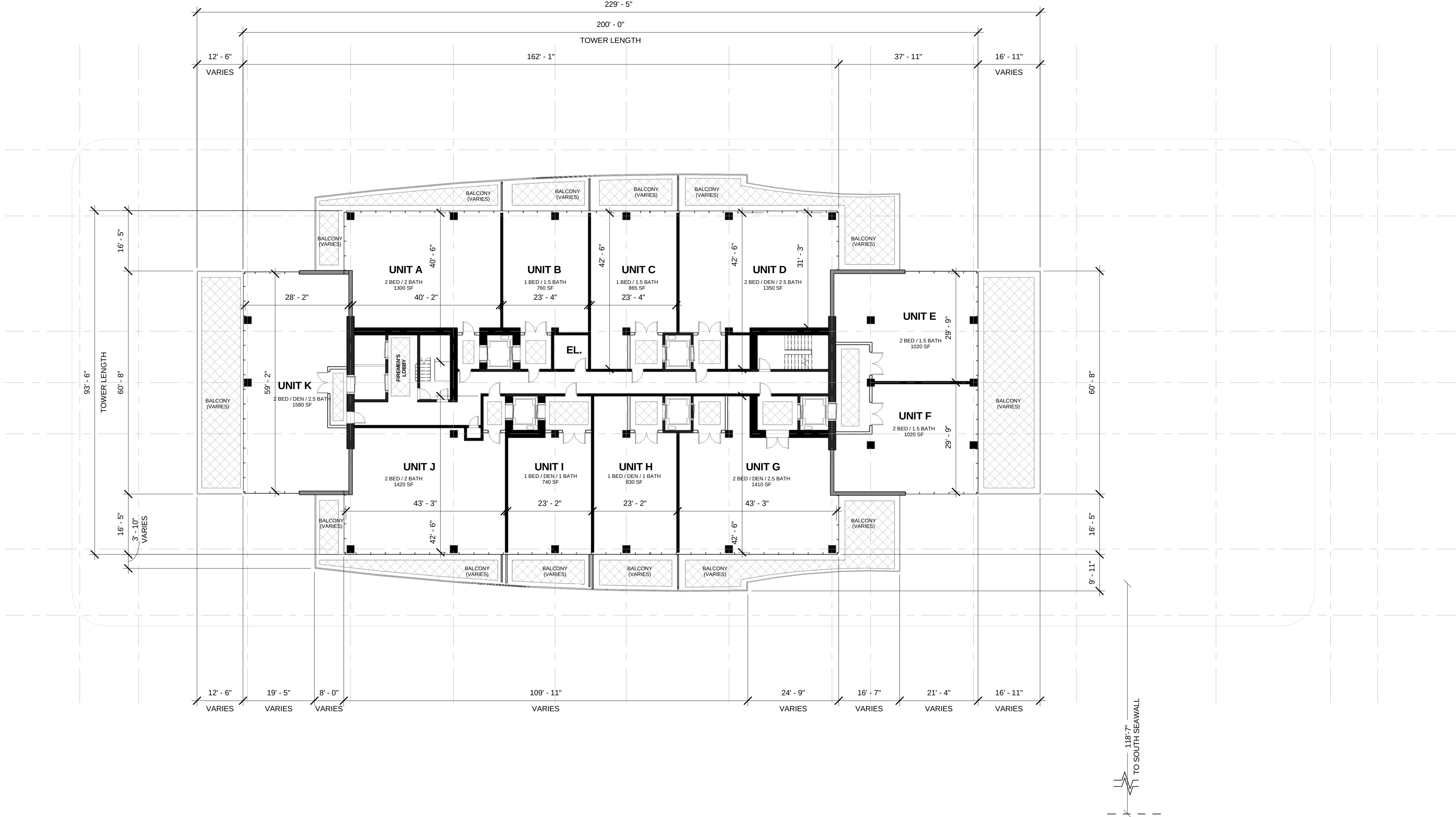
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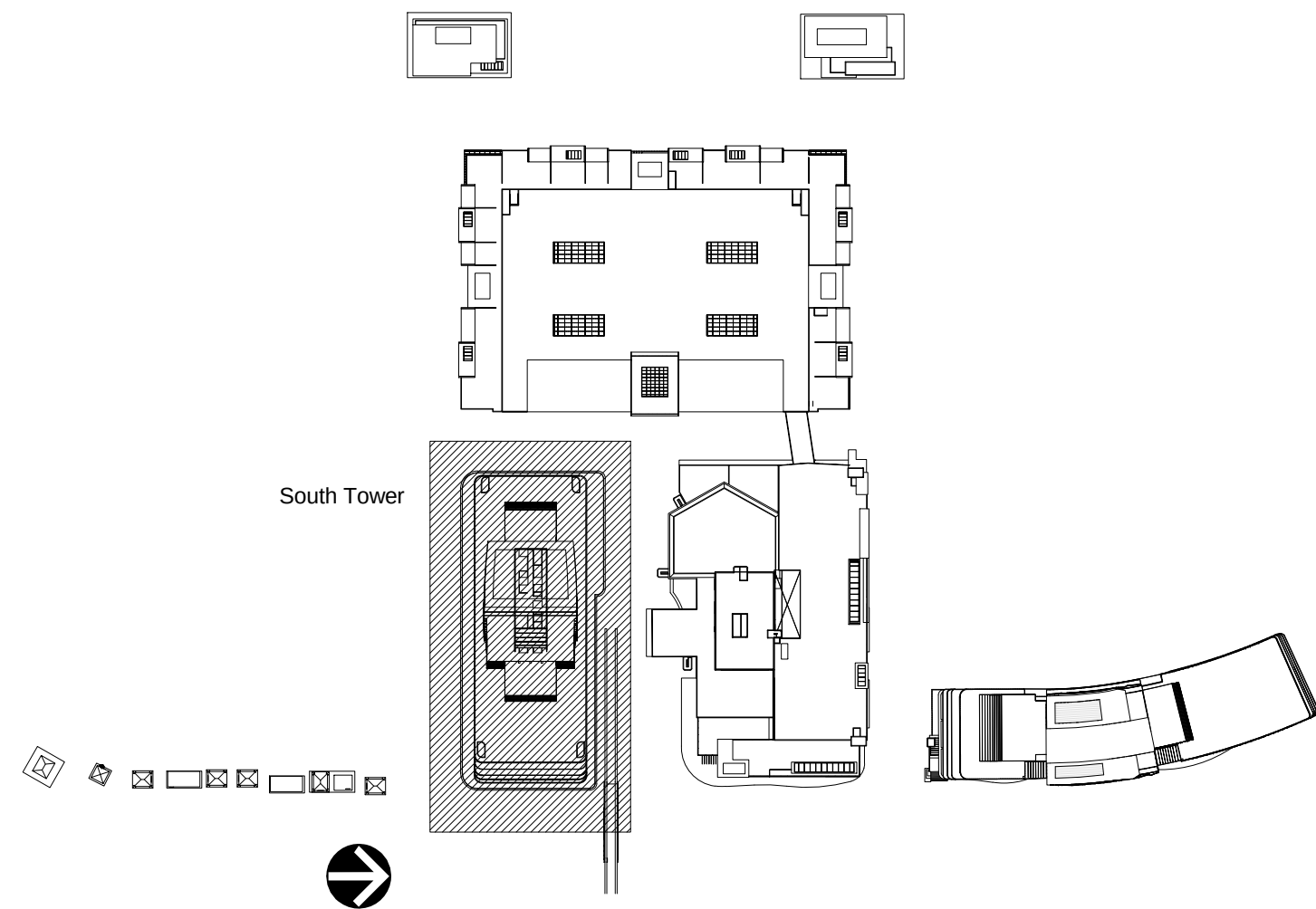
1500-2600 LEVEL FLOOR PLAN

1/16" = 1'-0"

0163264



SOUTH TOWER UNIT BREAKDOWN: LEVELS 700-2600 (TYPICAL)	
1	UNIT A
1	UNIT B
1	UNIT C
1	UNIT D
1	UNIT E
1	UNIT F
1	UNIT G
1	UNIT H
1	UNIT I
1	UNIT J
1	UNIT K
TOTAL NUMBER OF UNITS PER LEVEL = 11	
TOTAL NUMBER OF UNITS = 232	



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Developer:

TRR BAHIA MAR LLC

TRR BAHIA MAR LLC
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Consultants:



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2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

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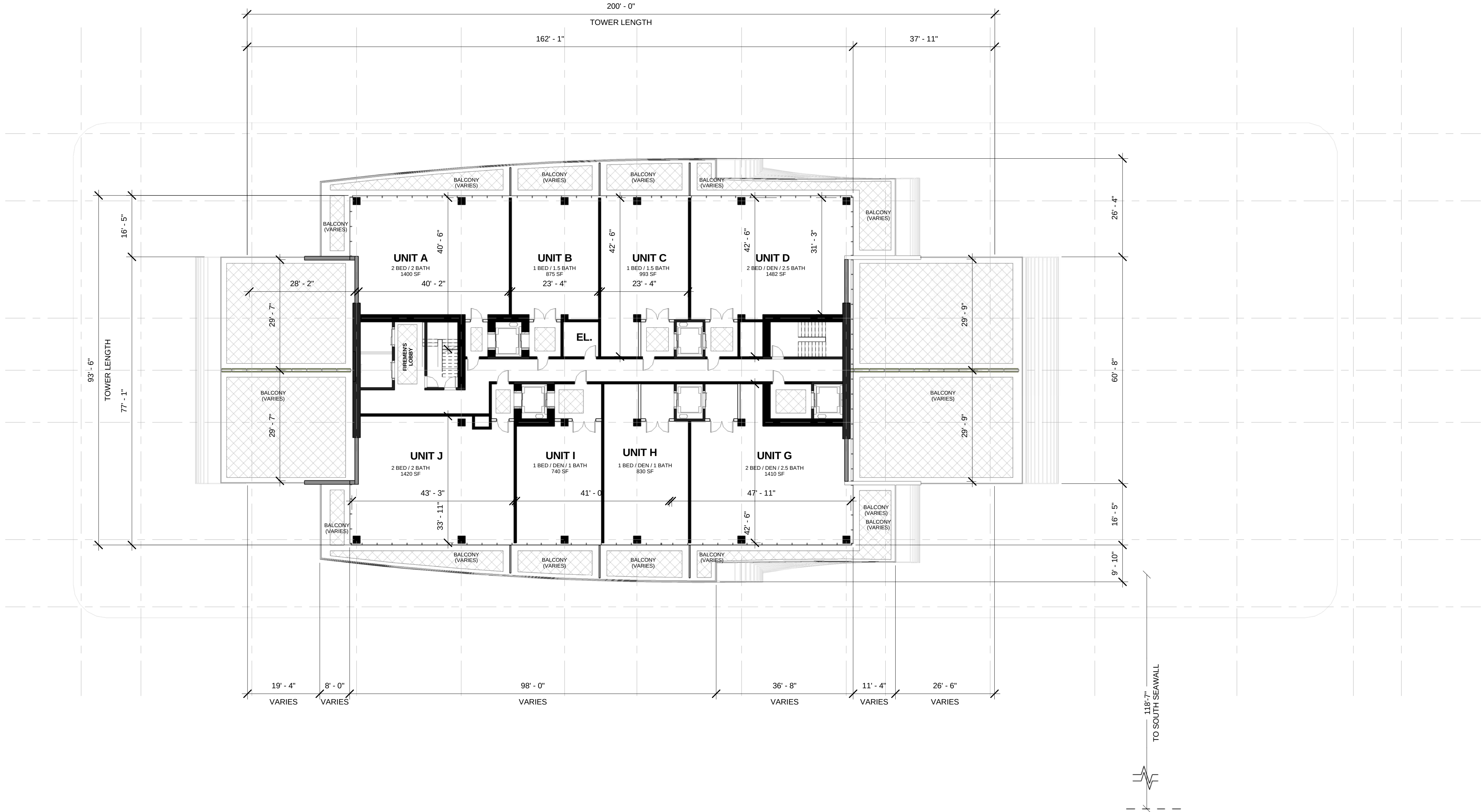
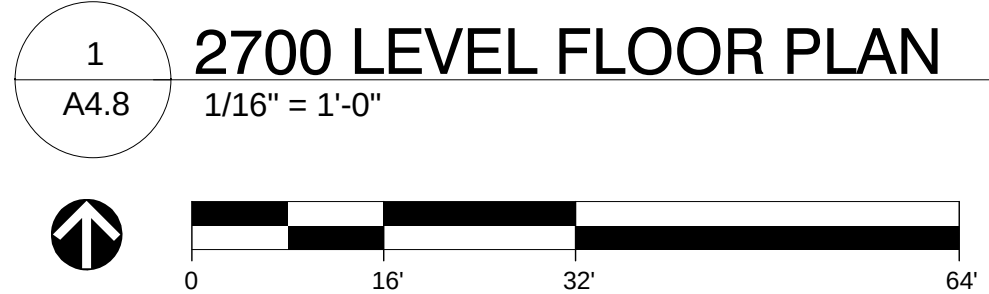
SOUTH TOWER
1500-2600 LEVEL FLOOR
PLAN

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

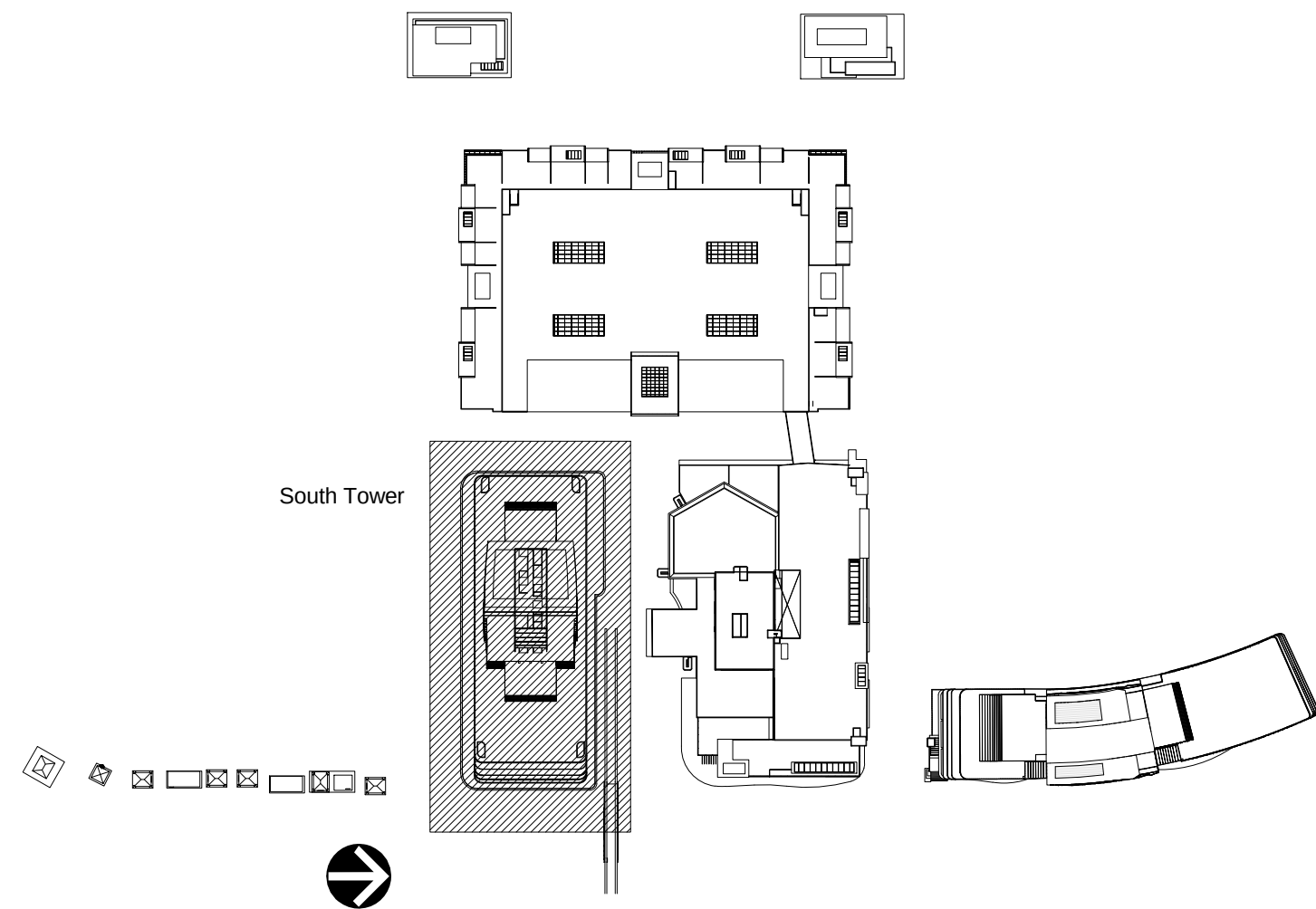
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SOUTH TOWER UNIT BREAKDOWN: LEVELS 2700	
1	UNIT A
1	UNIT B
1	UNIT C
1	UNIT D
1	UNIT G
1	UNIT H
1	UNIT I
1	UNIT J
TOTAL NUMBER OF UNITS PER LEVEL = 8	
TOTAL NUMBER OF UNITS = 232	



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1	9/23/15	DRC COMMENTS #1	RD
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Sheet Title:

SOUTH TOWER
2700 LEVEL FLOOR PLAN

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

Sheet Number:

A4.8

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1
A4.9

2800-2900 LEVEL FLOOR PLAN
1/16" = 1'-0"

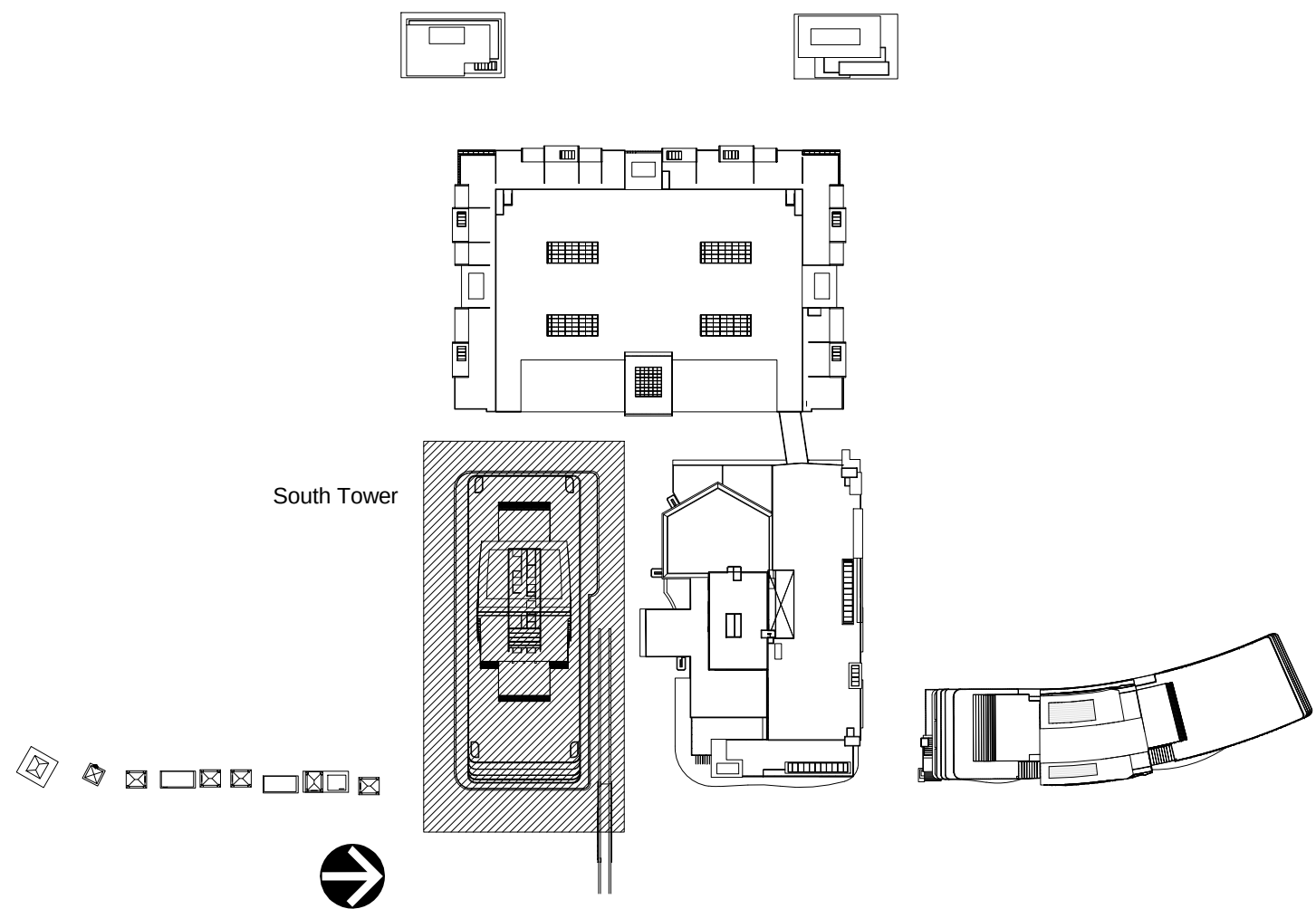
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16'

32'

64'

SOUTH TOWER UNIT BREAKDOWN: LEVELS 2800-2900	
2	UNIT L
2	UNIT M
TOTAL NUMBER OF UNITS PER LEVEL = 4	
TOTAL NUMBER OF UNITS = 232	



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Rev:	Date:	Description:	By:
1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

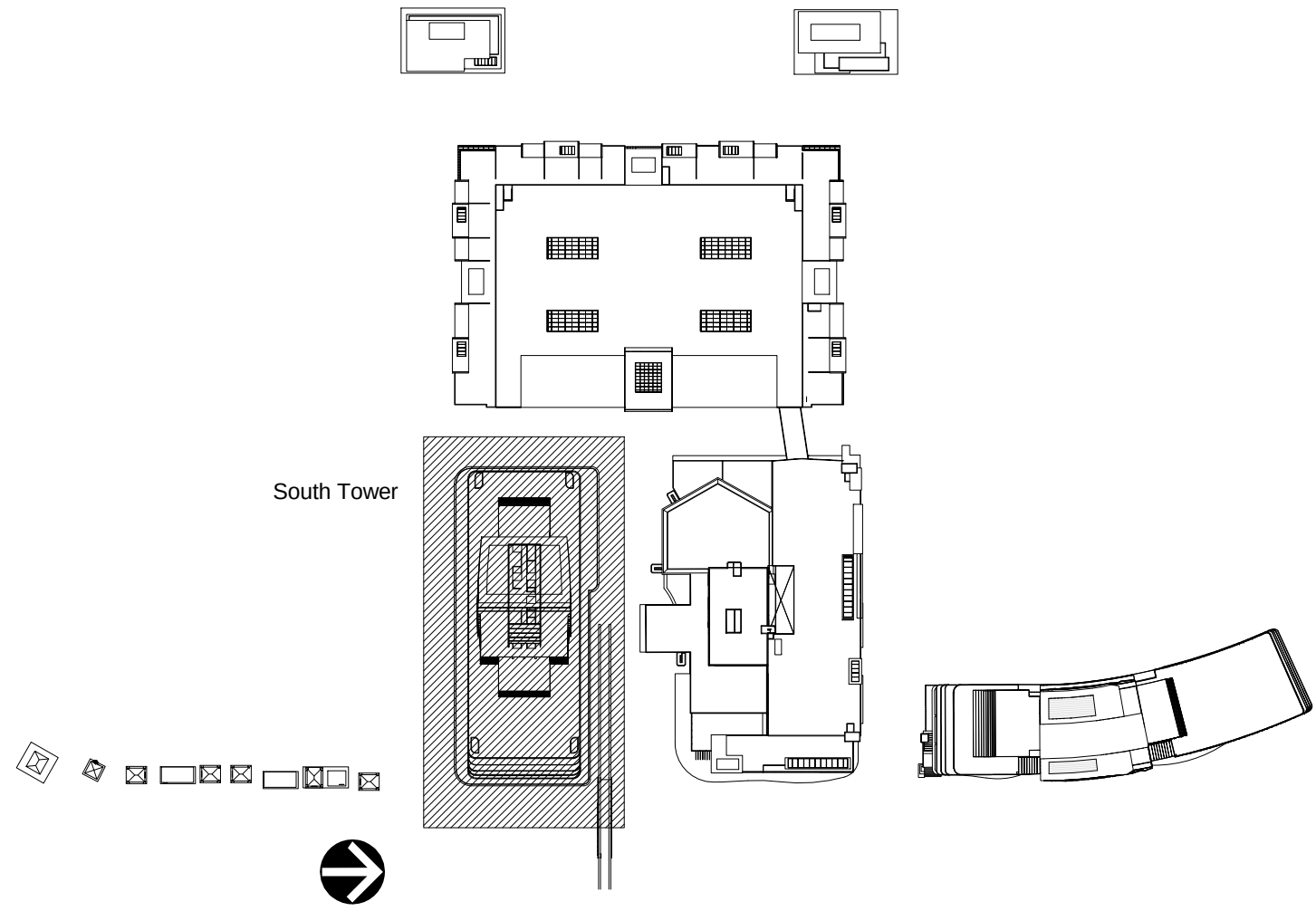
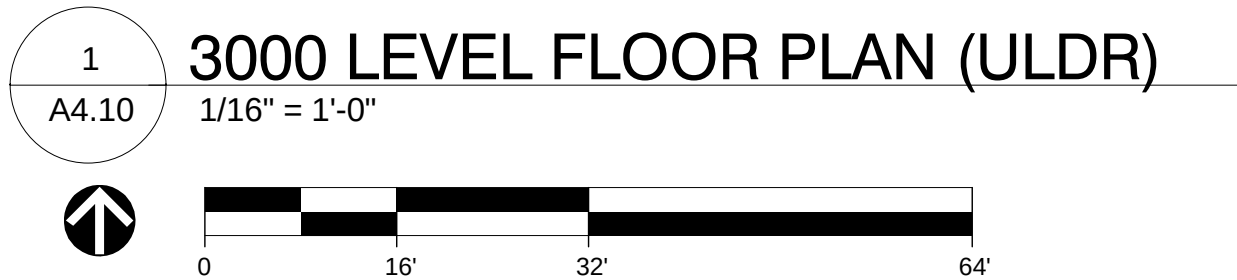
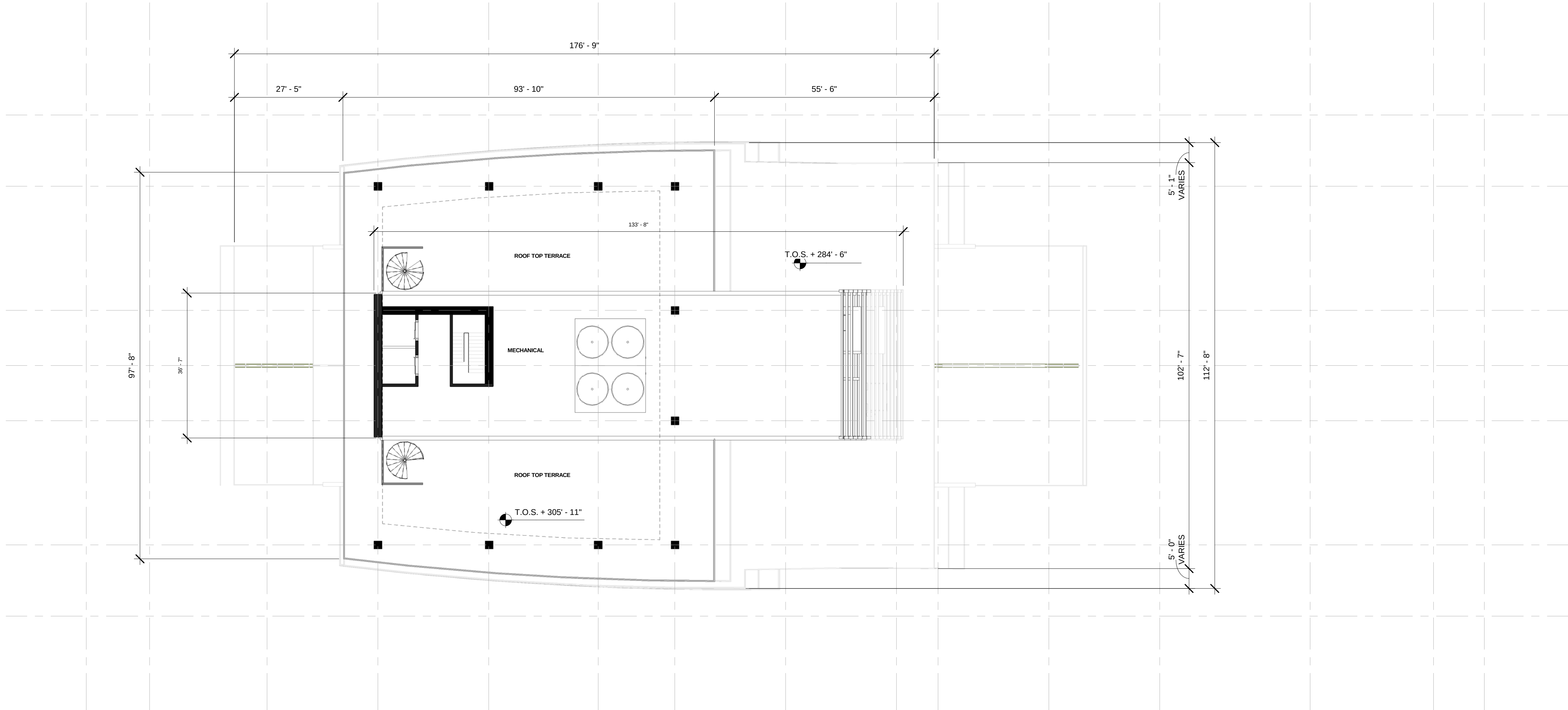
SOUTH TOWER
2800-2900 LEVEL FLOOR
PLAN

Date:	06/12/2015	Project #:	14036
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Approved By:			

Sheet Number:

A4.9

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1	9/23/15	DRC COMMENTS #1	RD
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Sheet Title:

SOUTH TOWER

3000 LEVEL FLOOR PLAN (ULDR)

Date:	06/12/2015	Project #:	14036
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A4.10



Developer:

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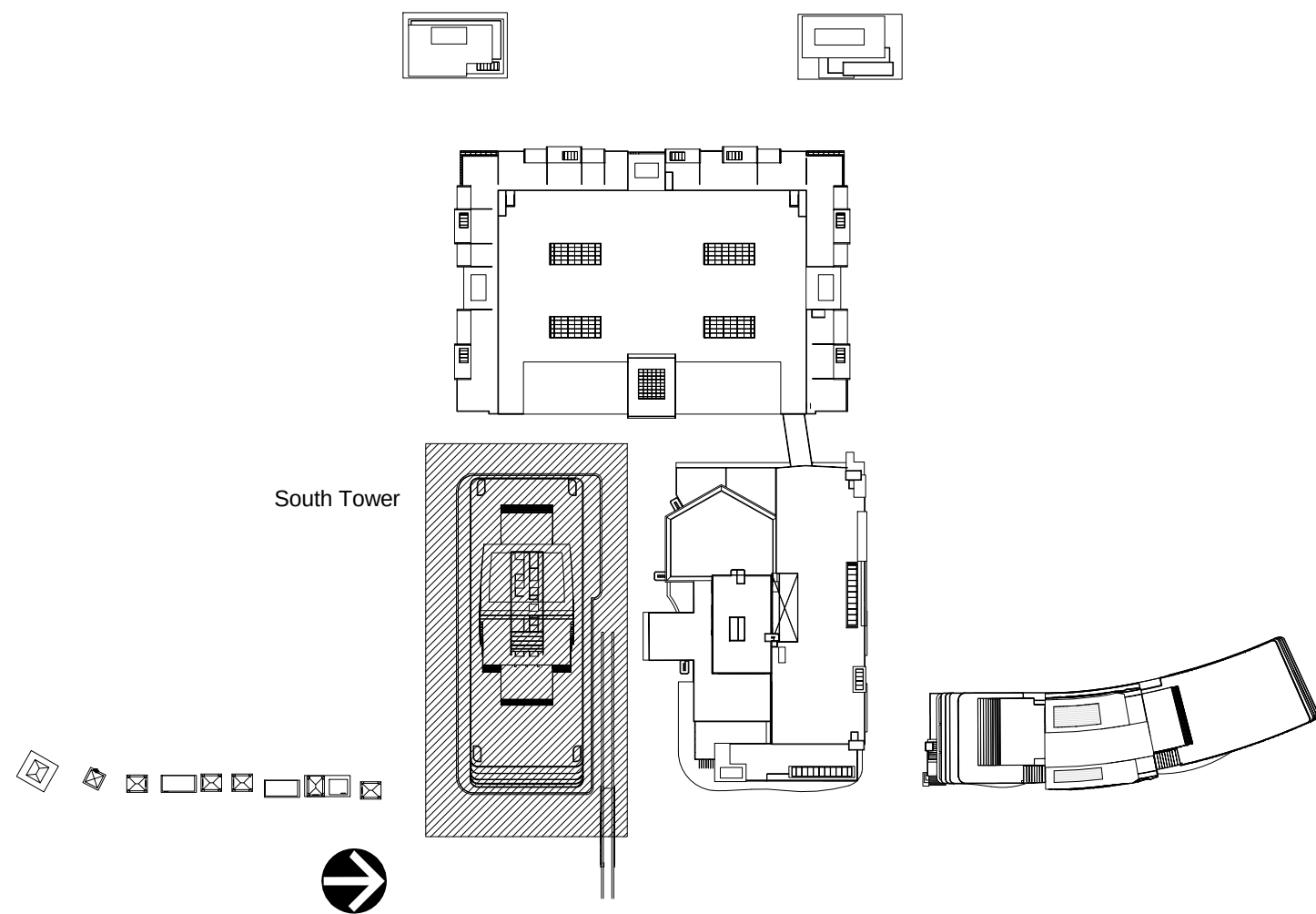
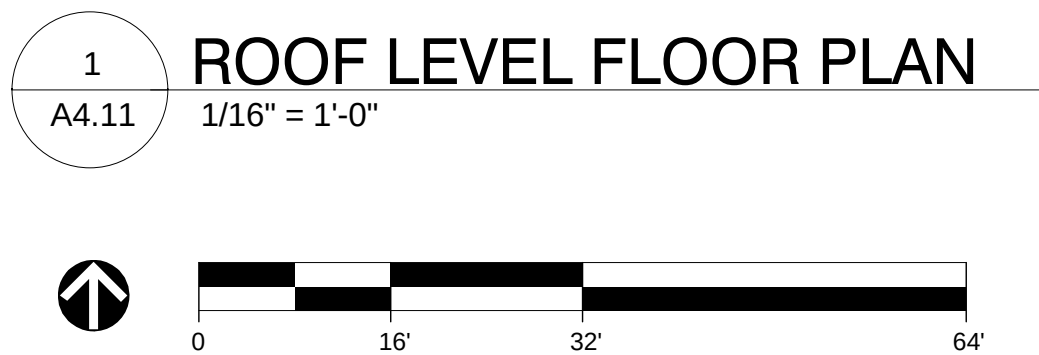
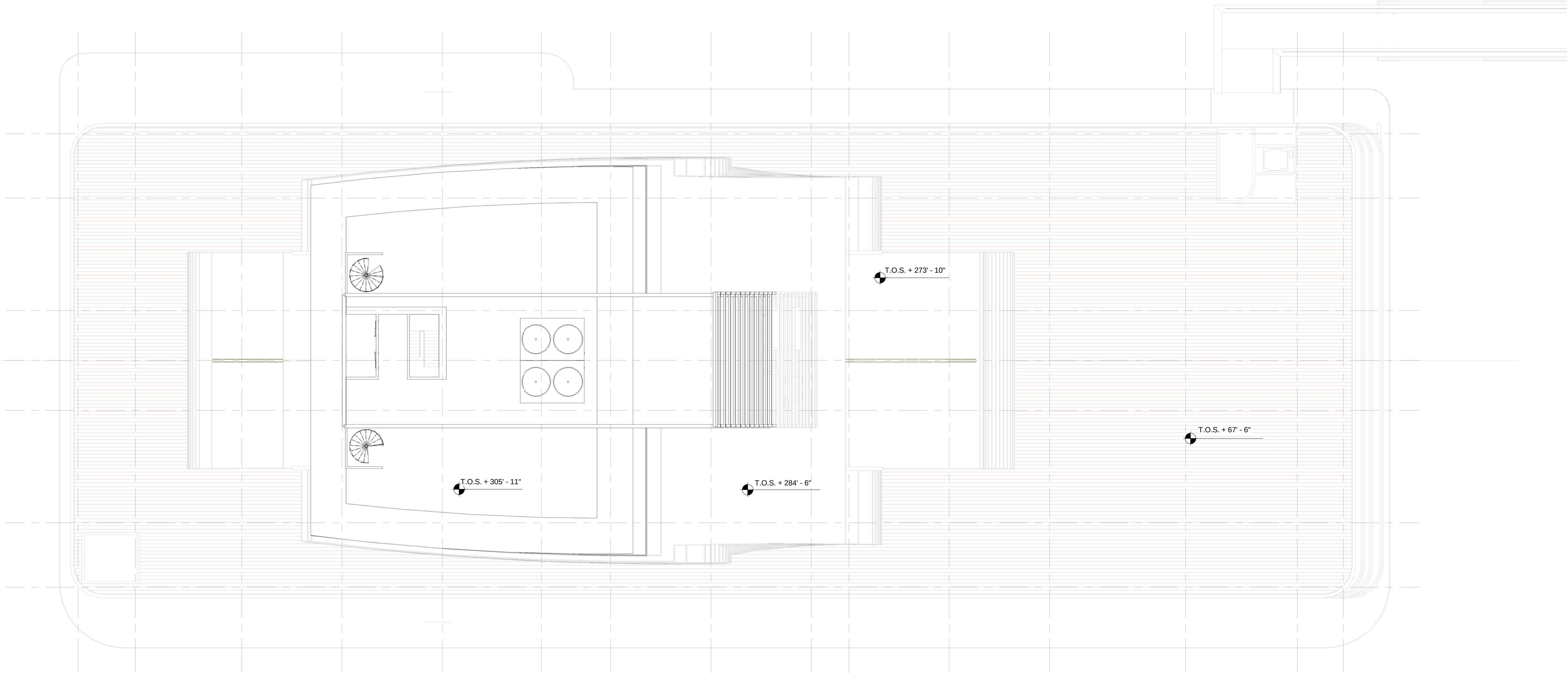
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1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

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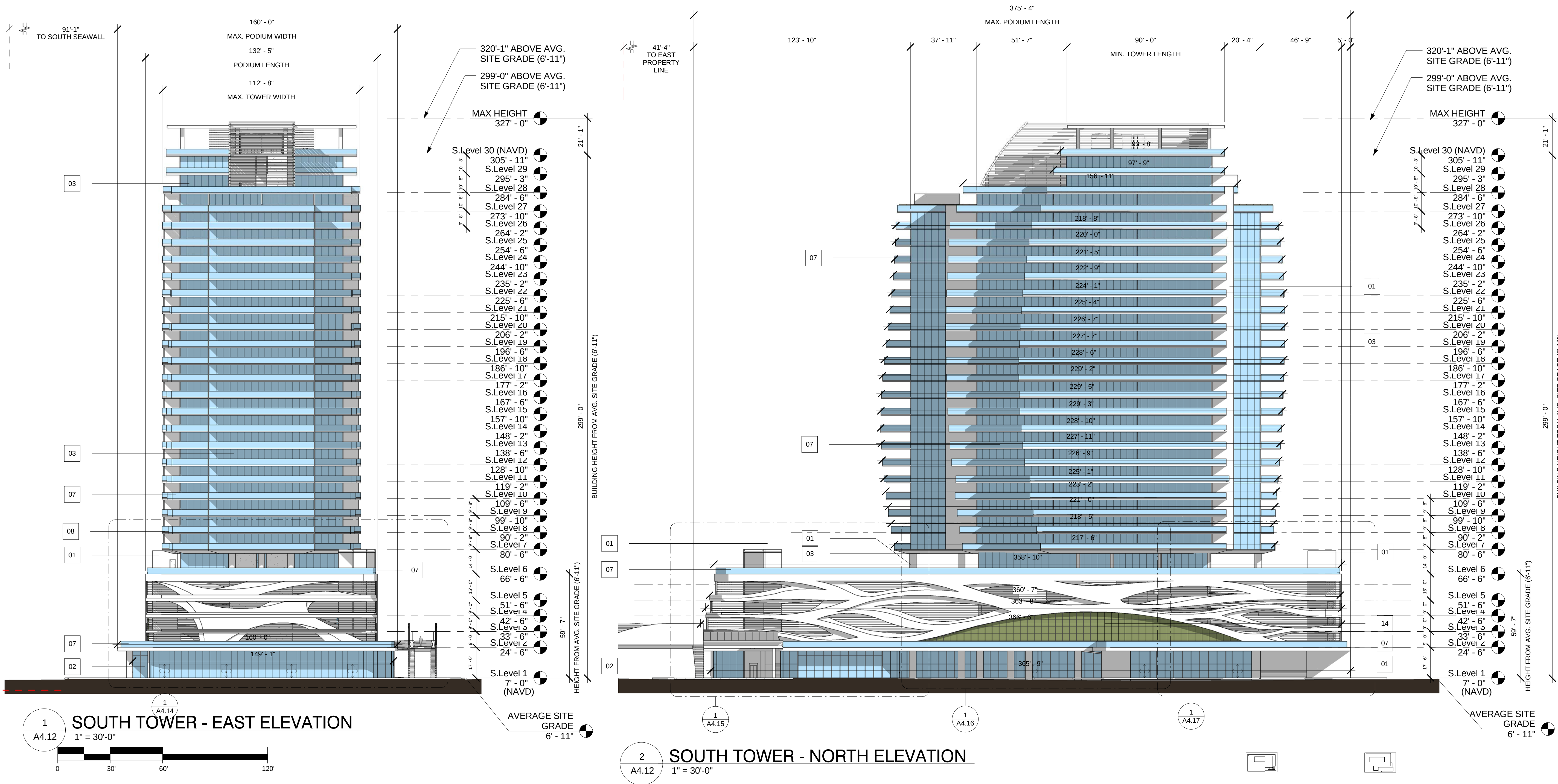
**SOUTH TOWER
ROOF LEVEL PLAN**

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

Sheet Number:

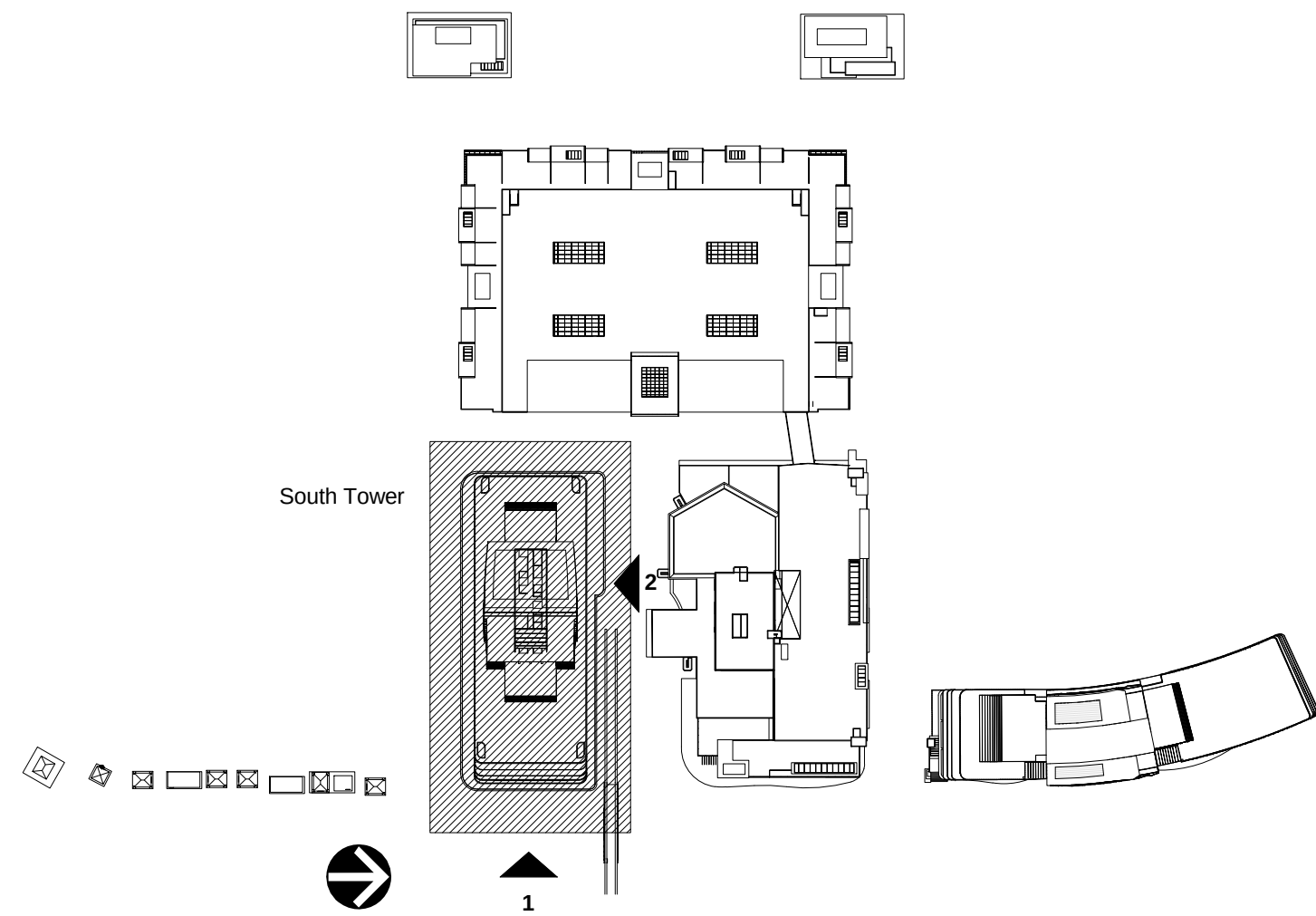
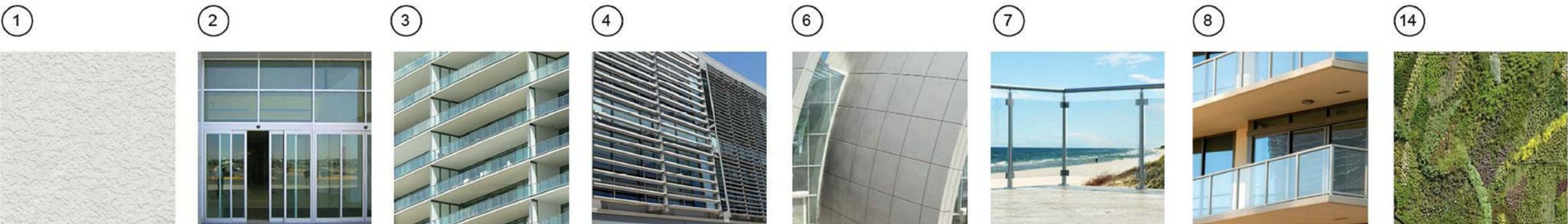
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MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.

MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
14	GREEN WALL SYSTEM.



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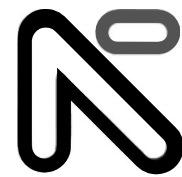
TRR BAHIA MAR LLC

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North Miami, FL 33161

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1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

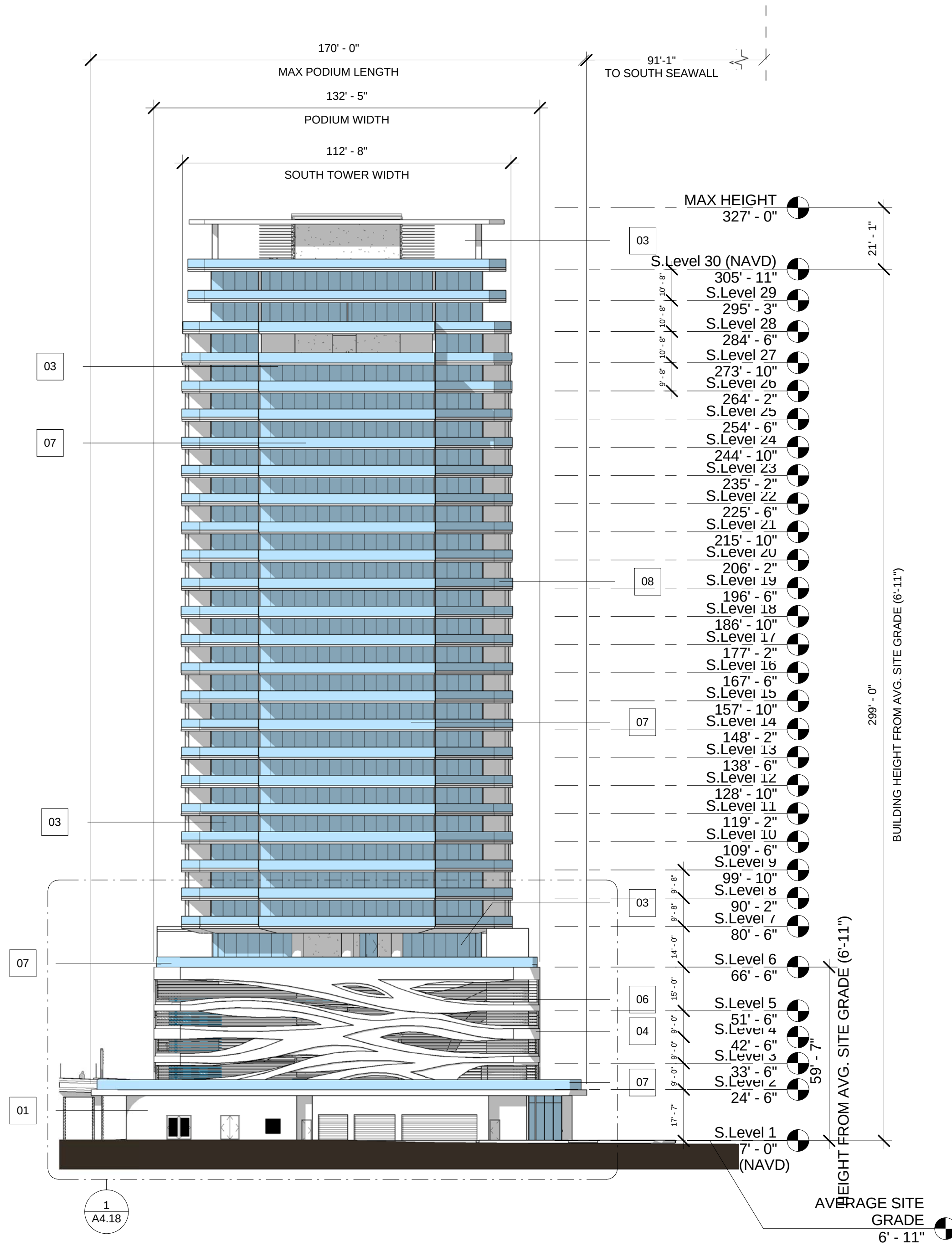
**SOUTH TOWER
EAST & NORTH
ELEVATION**

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

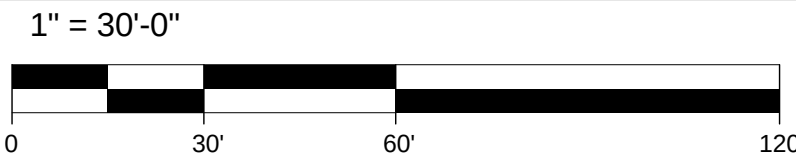
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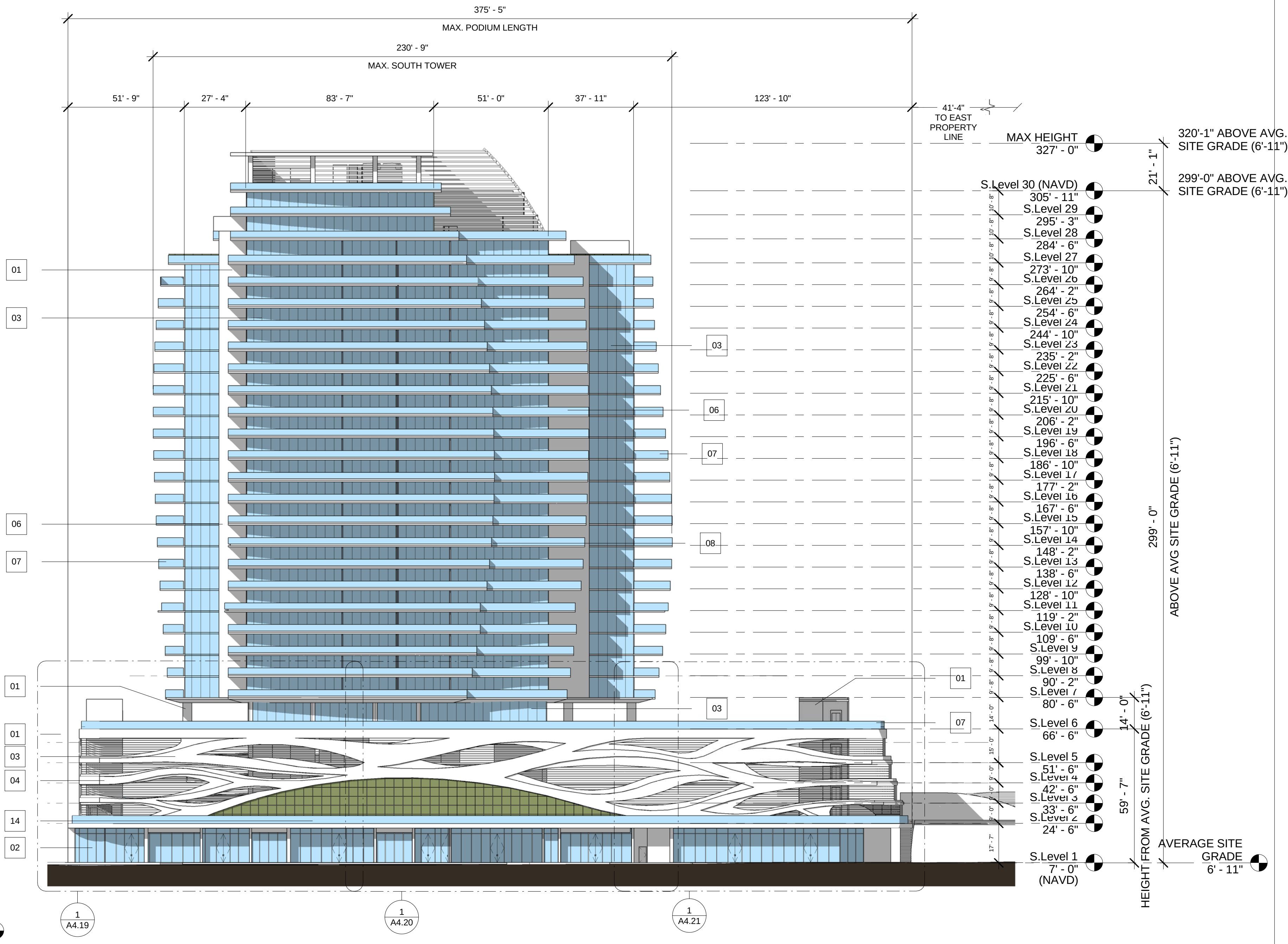
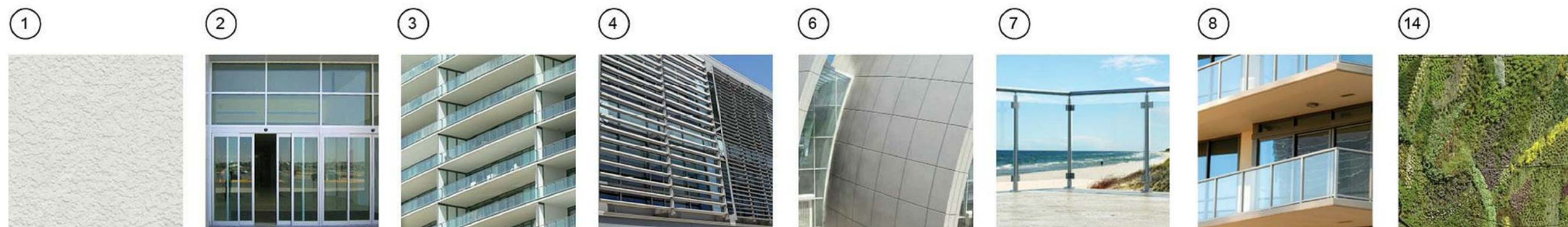
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1 SOUTH TOWER - WEST ELEVATION



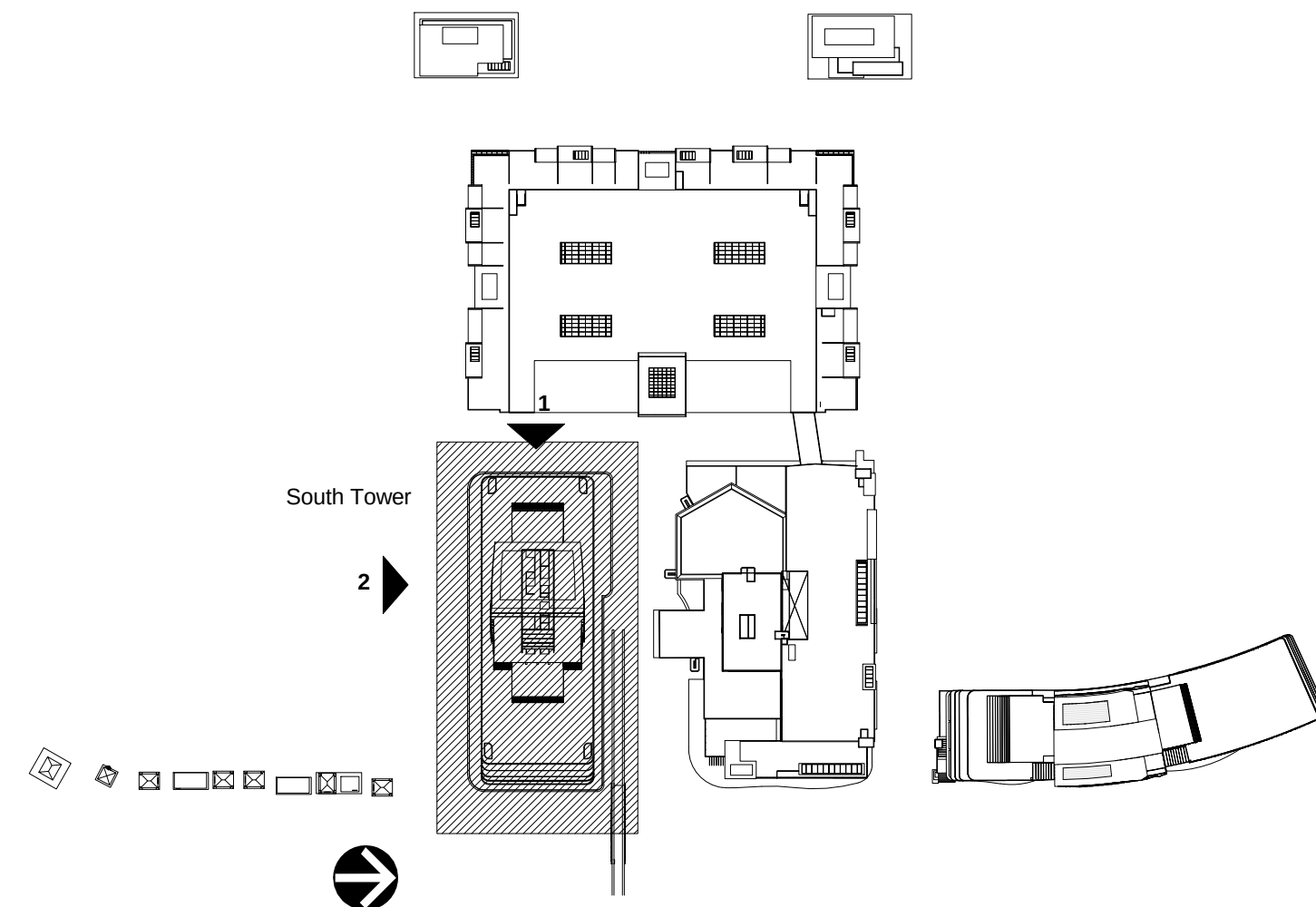
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Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.



2 SOUTH TOWER - SOUTH ELEVATION



MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
14	GREEN WALL SYSTEM.



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1	9/23/15	DRC COMMENTS #1	RD
2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

Sheet Title:

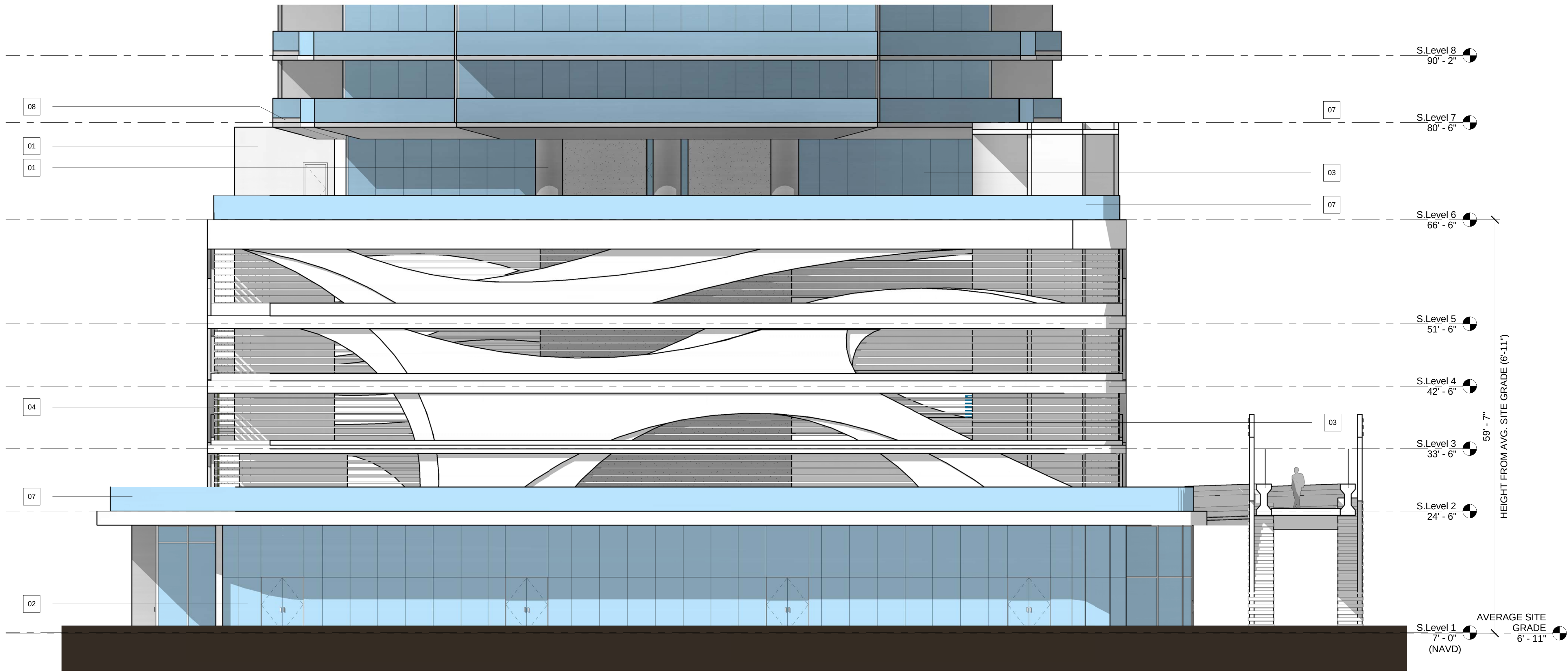
SOUTH TOWER
WEST & SOUTH
ELEVATION

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

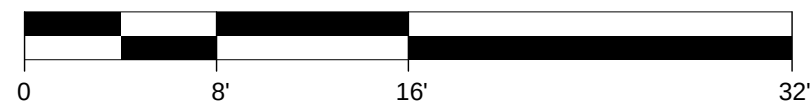
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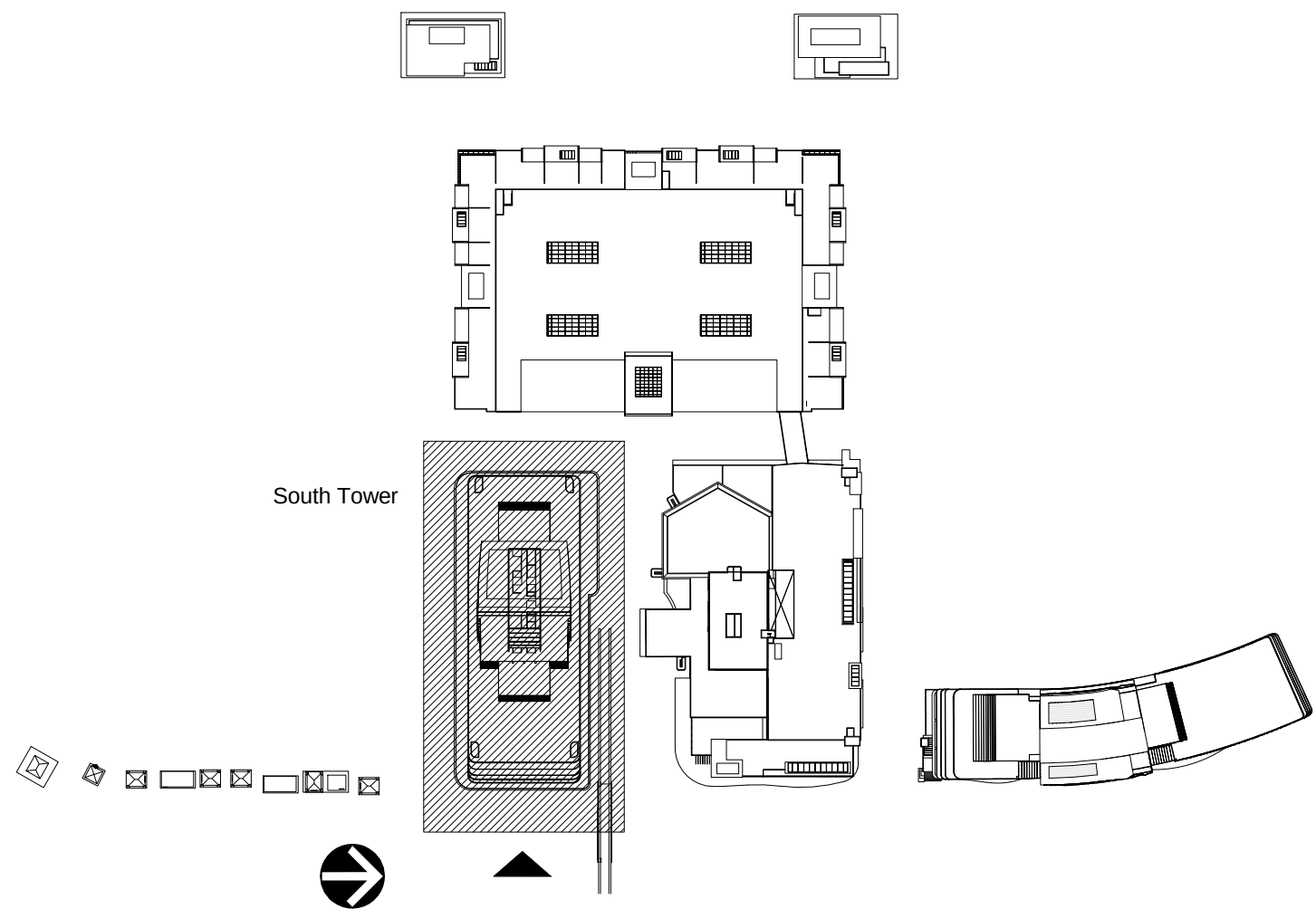
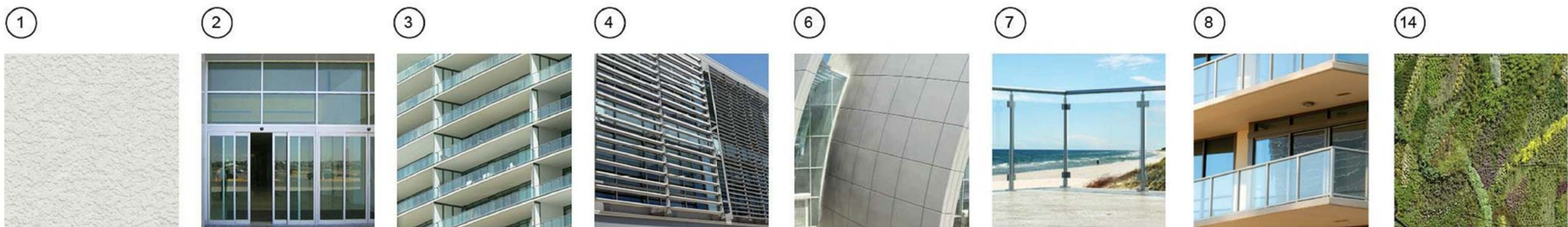


1 A - SOUTH TOWER PARTIAL EAST ELEVATION
A4.14 1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.

MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
14	GREEN WALL SYSTEM.



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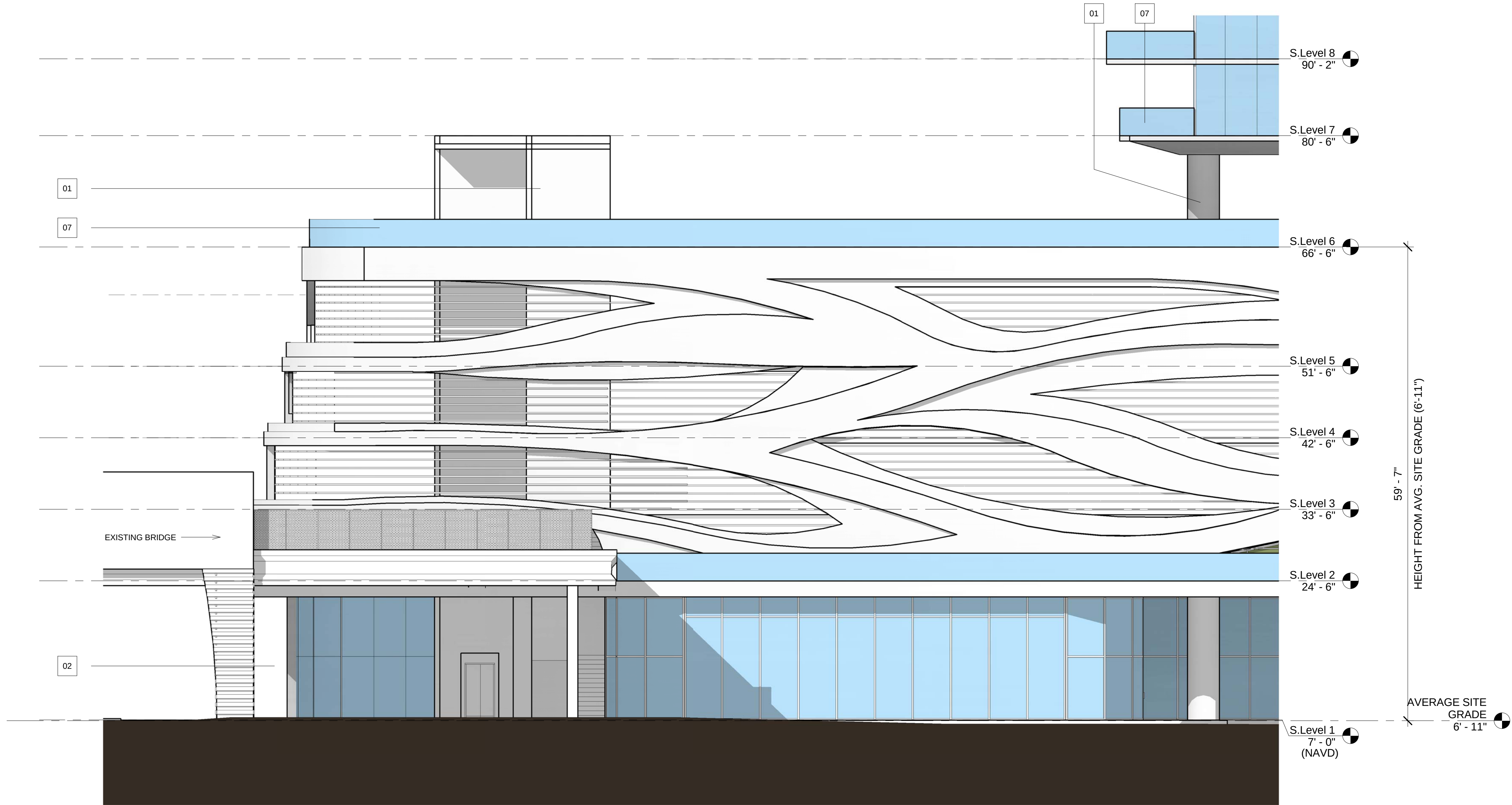
SOUTH TOWER
PARTIAL ELEVATIONS

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

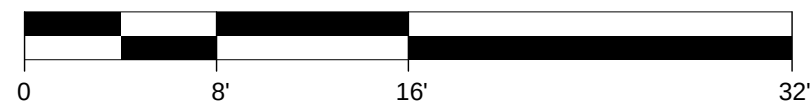
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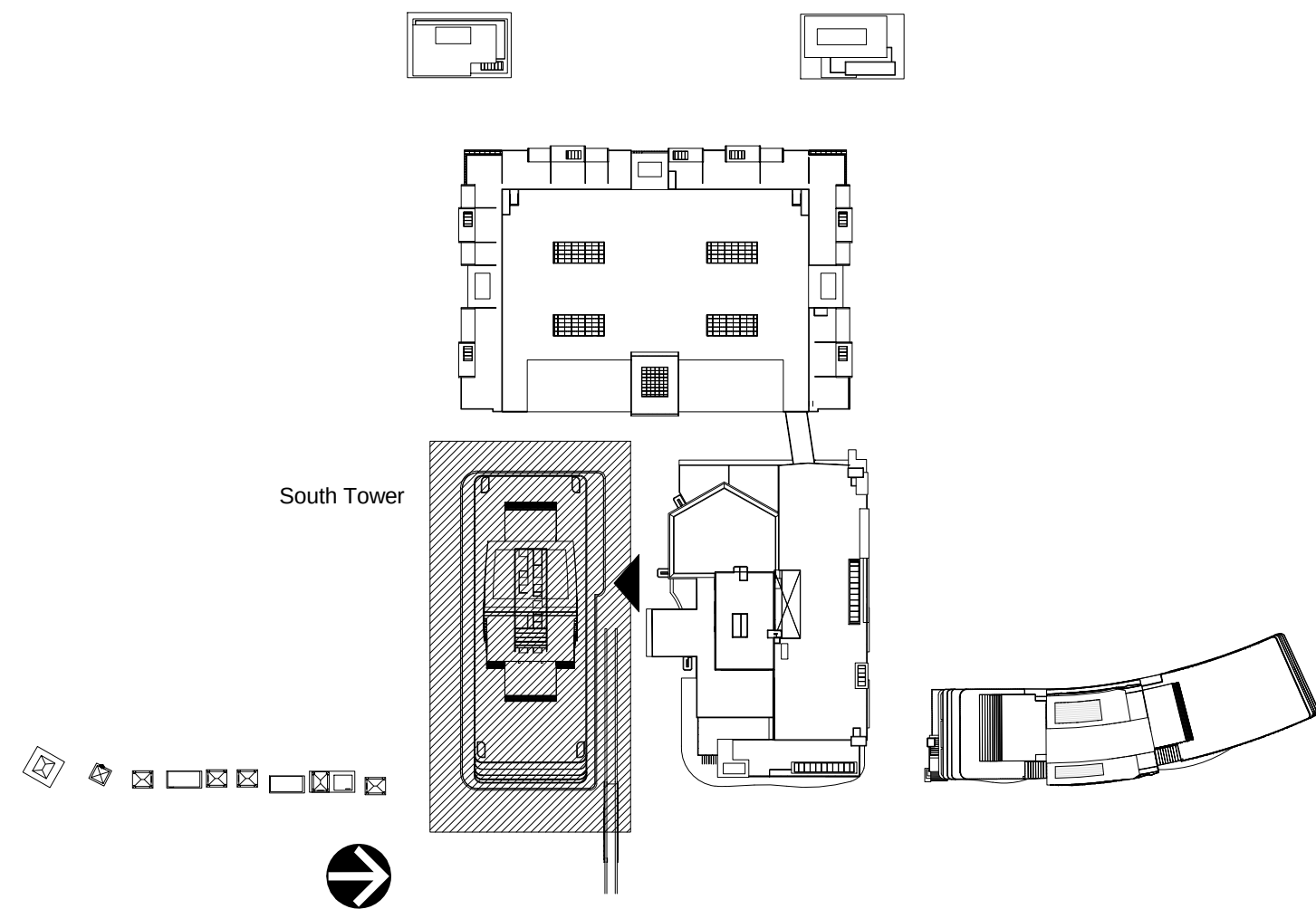
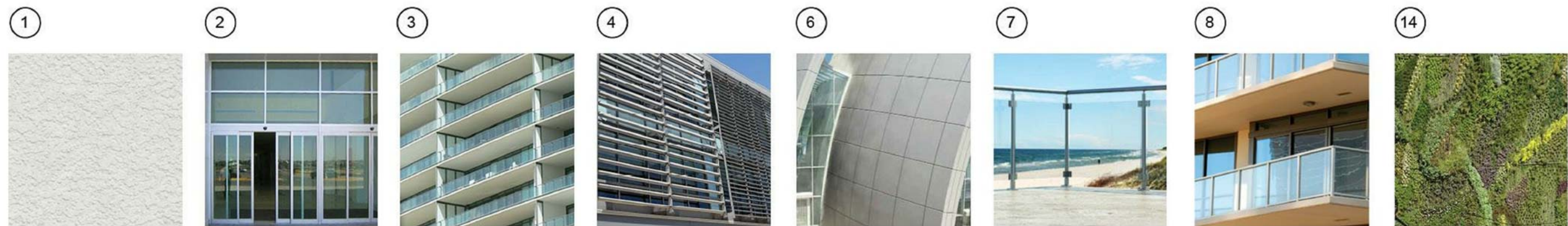


1
A4.15
B - SOUTH TOWER PARTIAL NORTH ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.

MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
14	GREEN WALL SYSTEM.



FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

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2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

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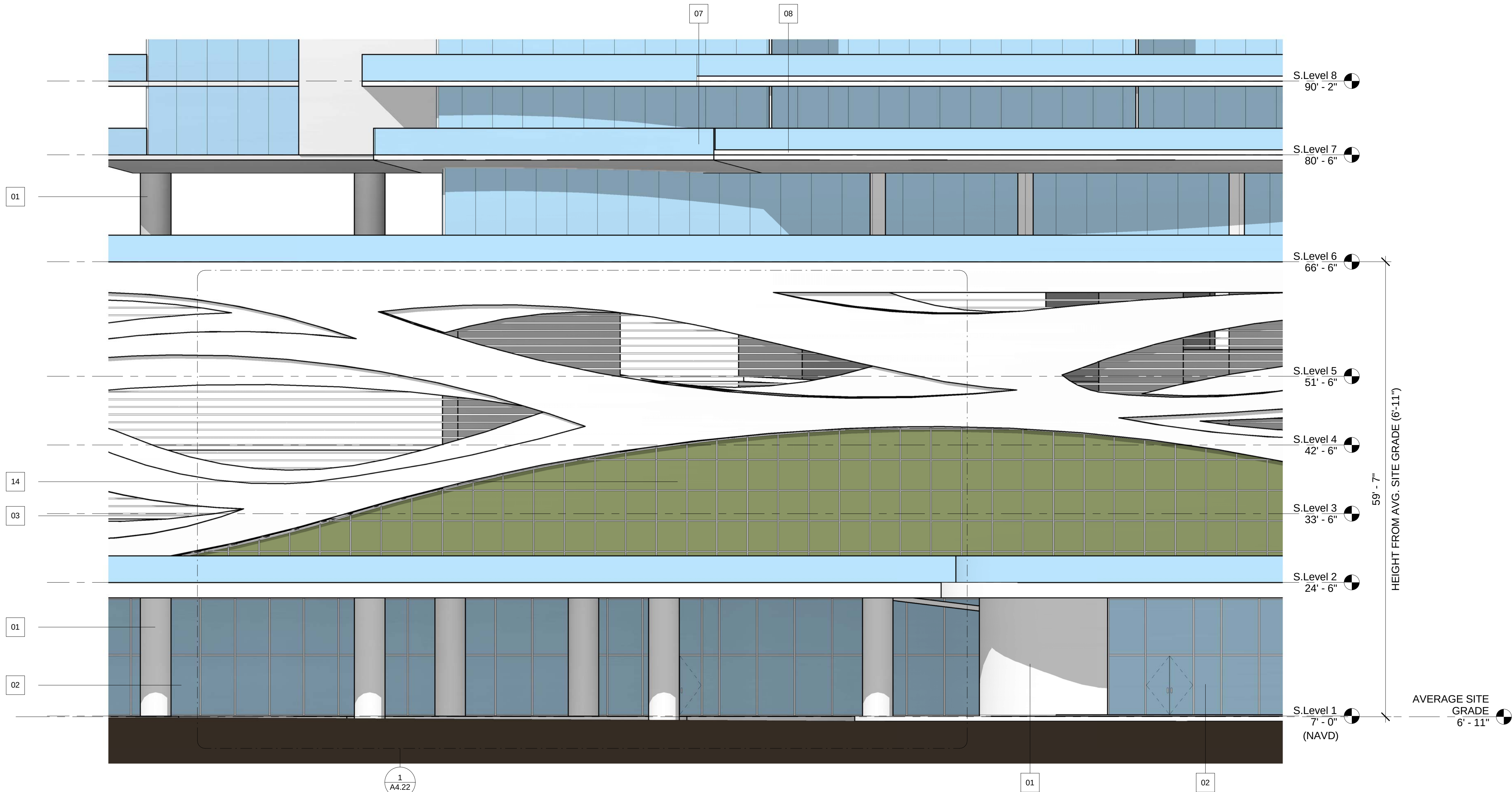
SOUTH TOWER
PARTIAL ELEVATIONS

Date:	06/12/2015	Project #:	14036
Drawn:		Scale:	AS SHOWN
Approved By:			

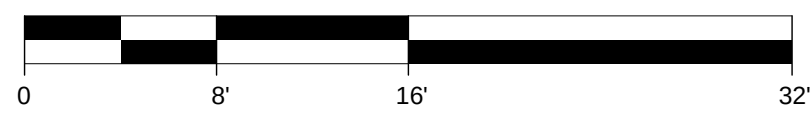
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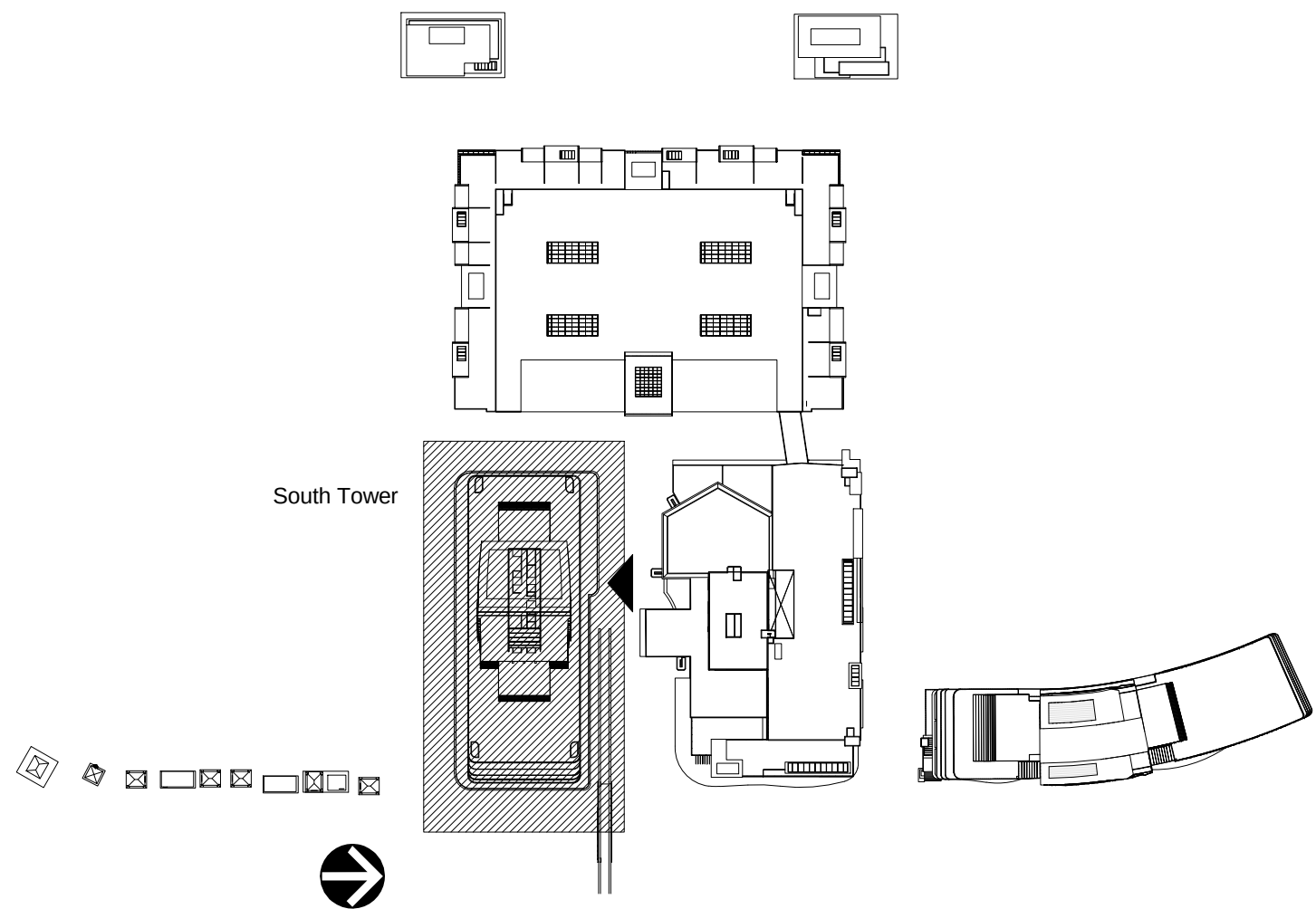
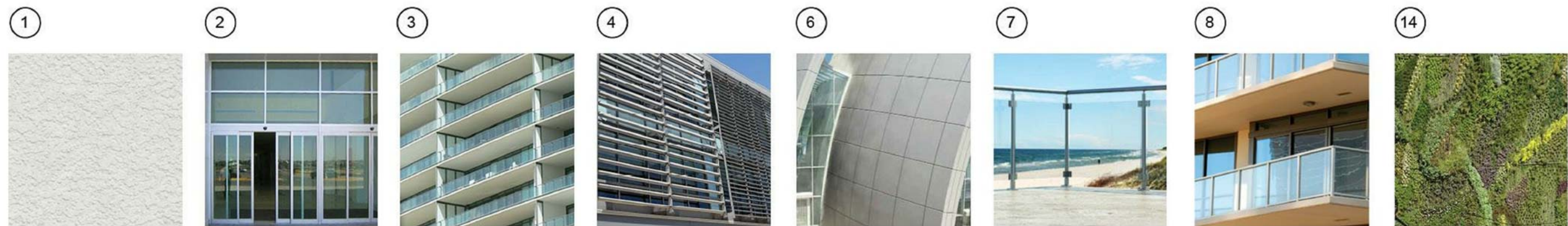


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A4.16 C - SOUTH TOWER PARTIAL NORTH ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.

MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
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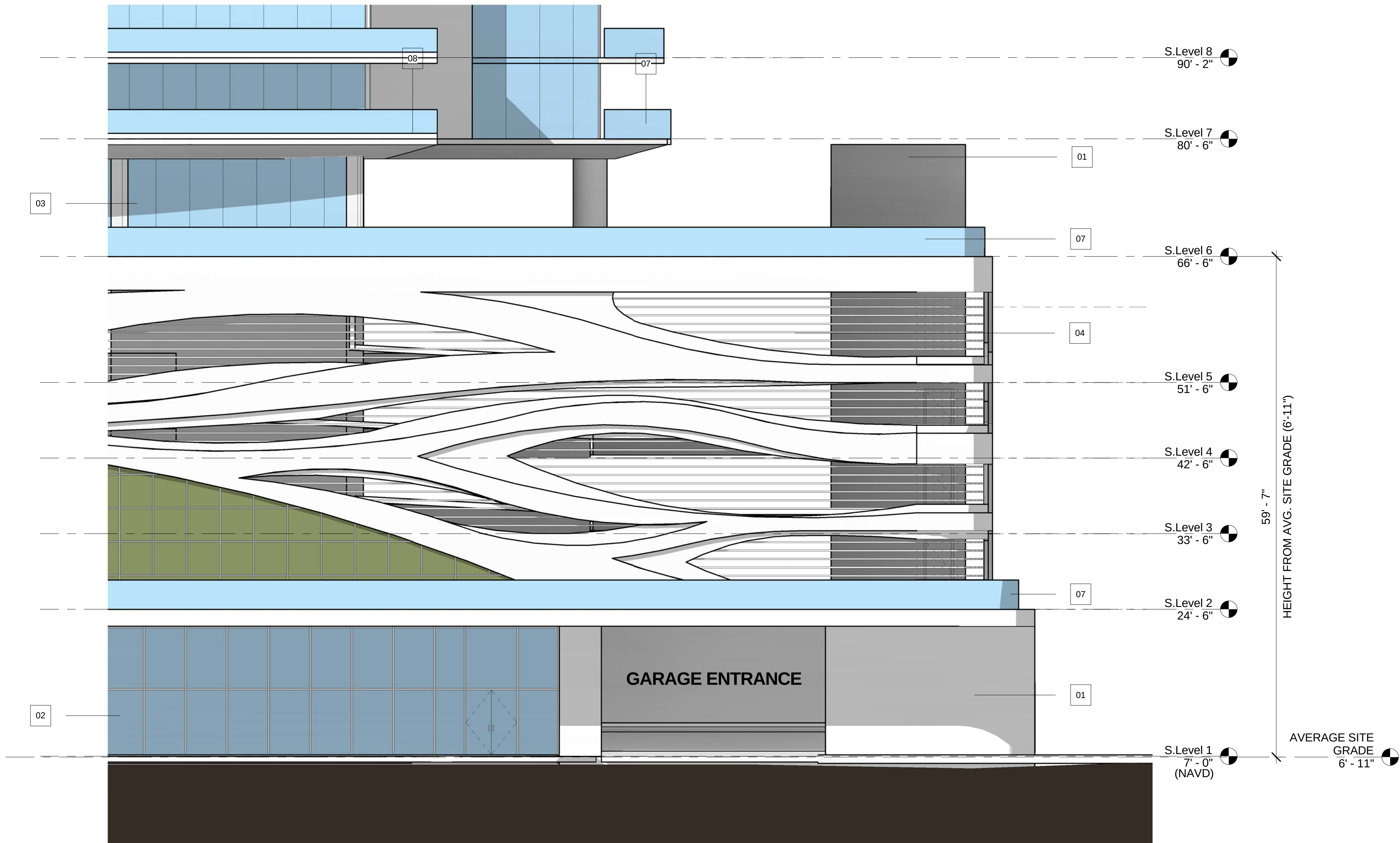
SOUTH TOWER
PARTIAL ELEVATIONS

Date:	06/12/2015	Project #:	14036
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Approved By:			

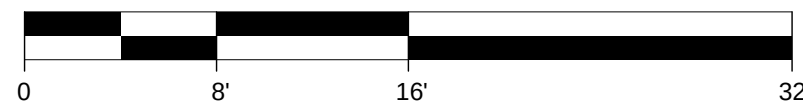
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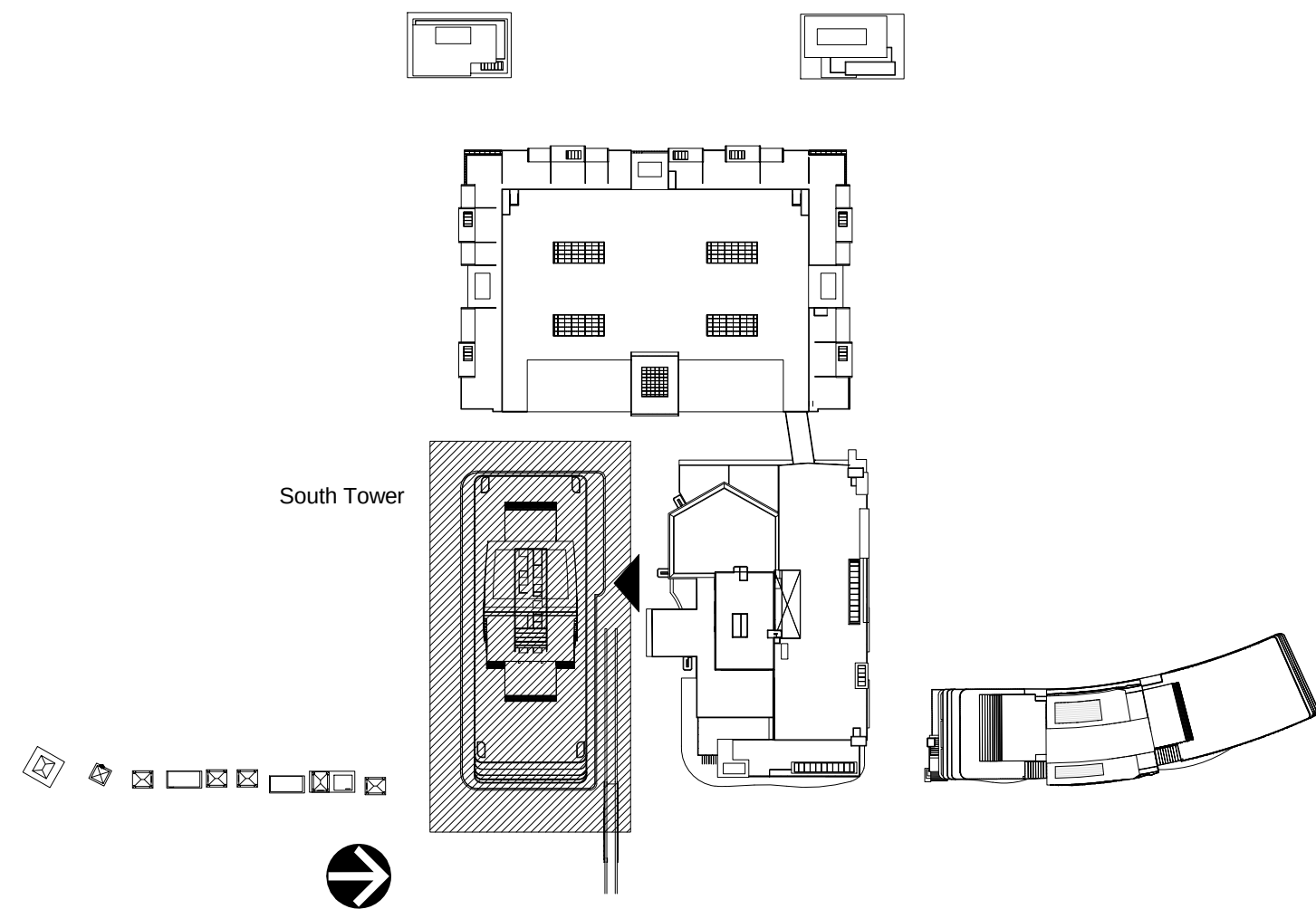
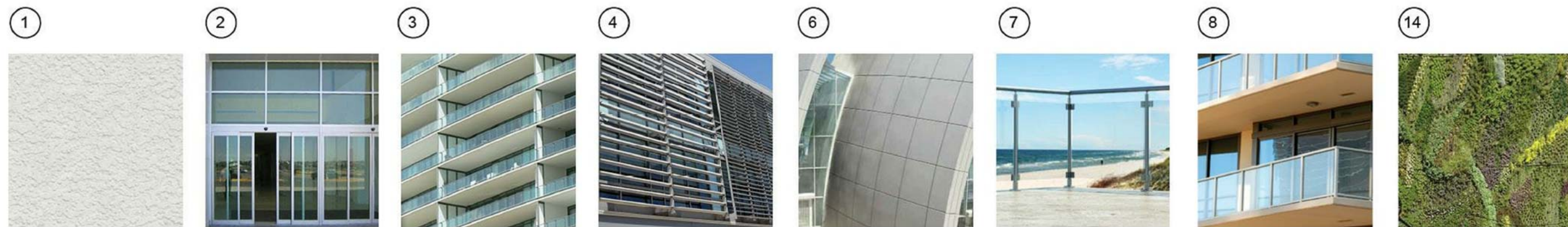


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D - SOUTH TOWER PARTIAL NORTH ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.

MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
14	GREEN WALL SYSTEM.



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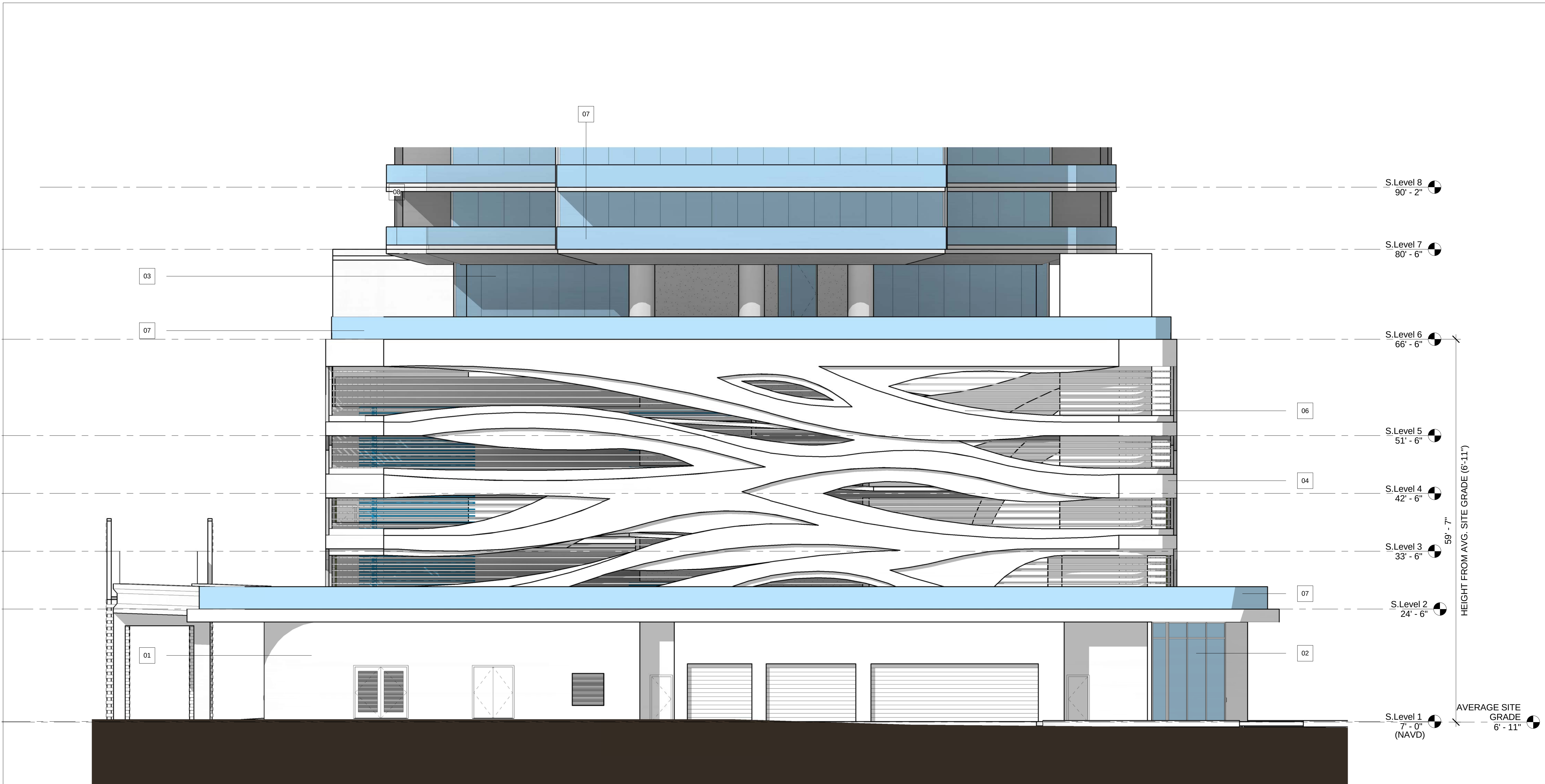
SOUTH TOWER
PARTIAL ELEVATIONS

Date:	06/12/2015	Project #:	14036
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Approved By:			

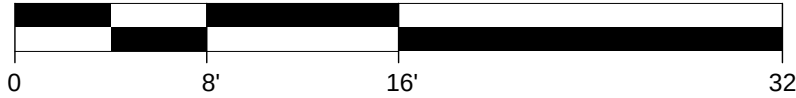
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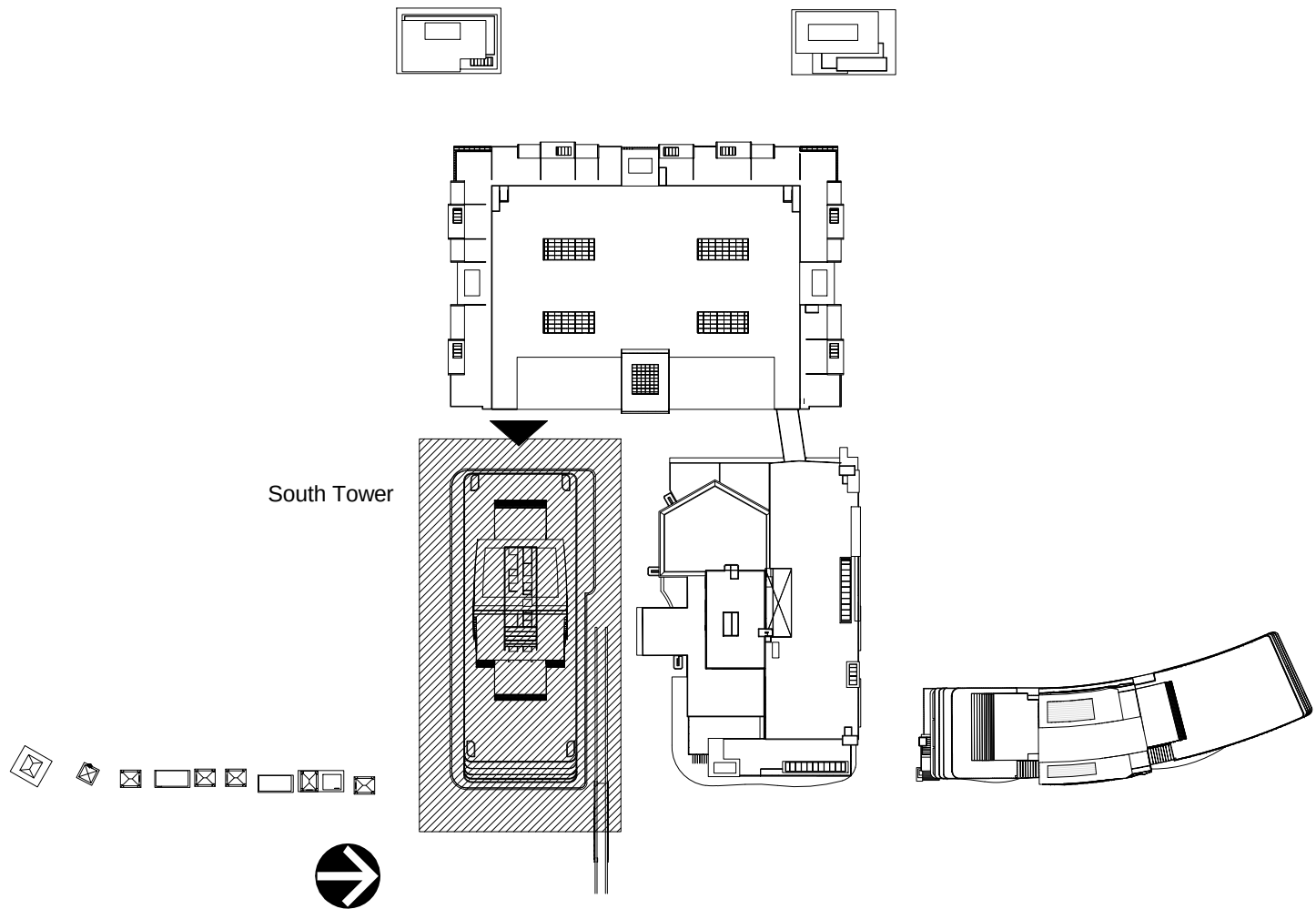
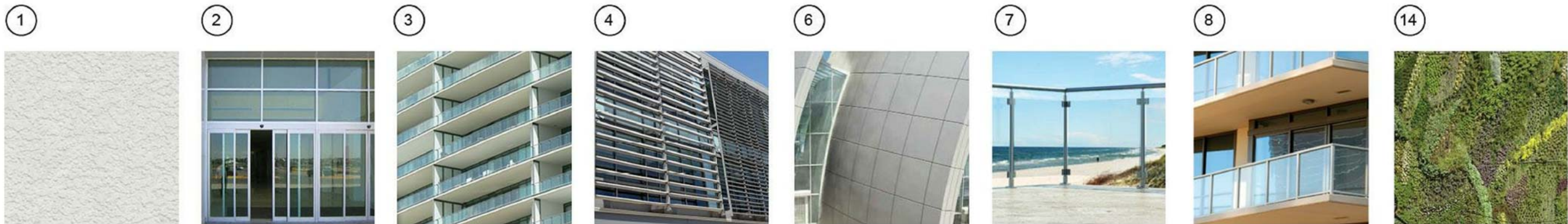


1 E - SOUTH TOWER PARTIAL WEST ELEVATION
A4.18 1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.

MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
07	ALUMINUM AND GLASS RAILING.
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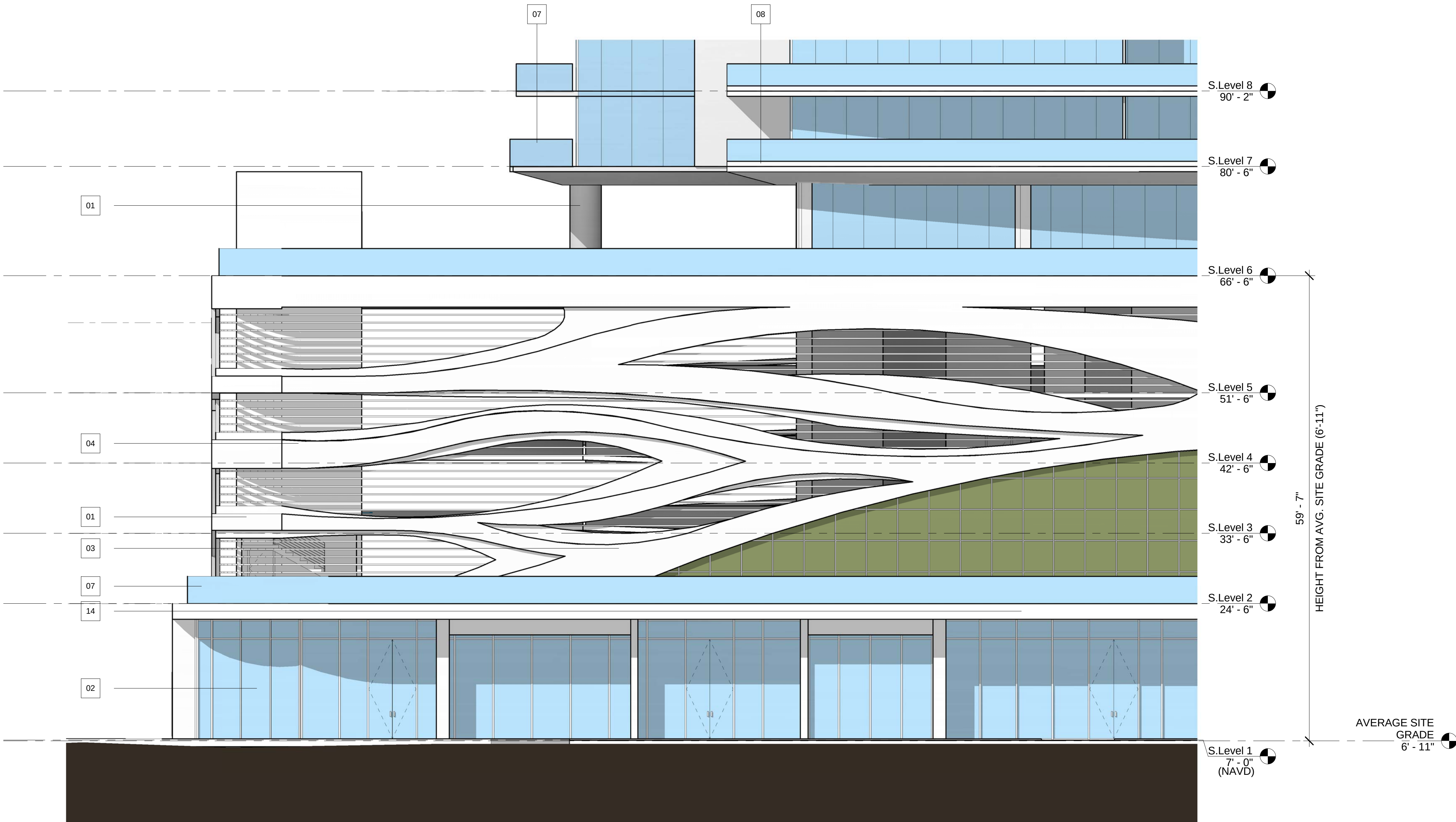
SOUTH TOWER
PARTIAL ELEVATIONS

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Approved By:			

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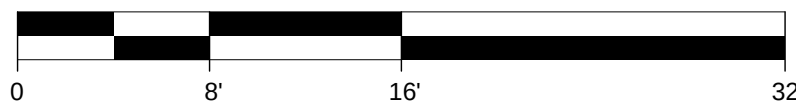
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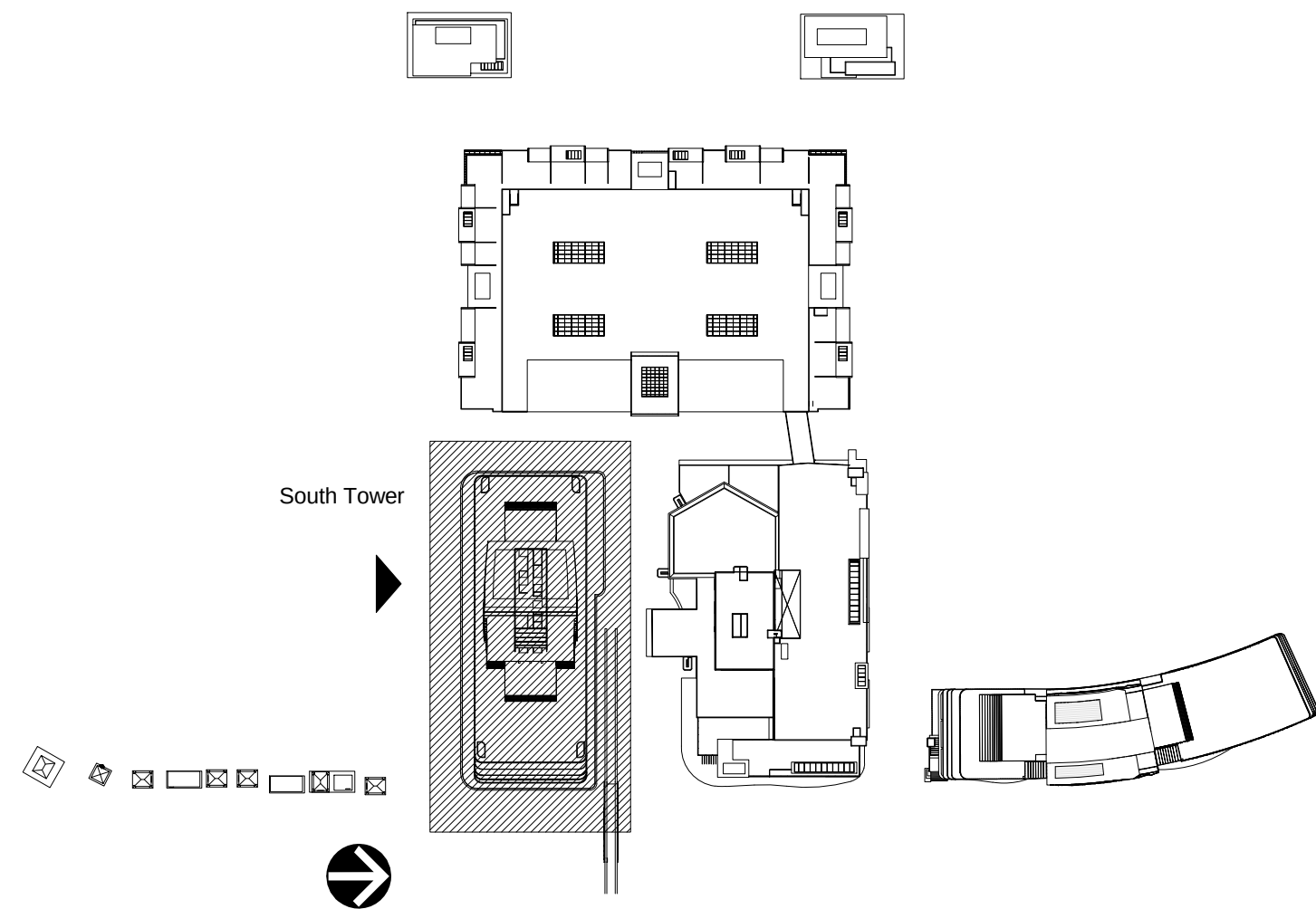
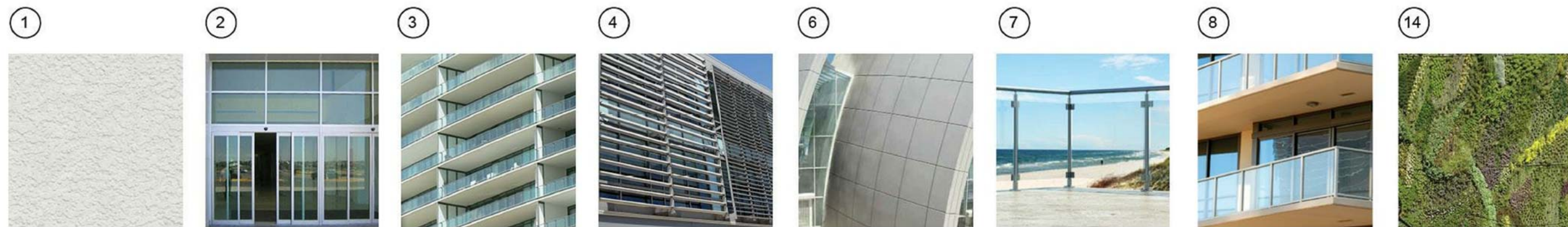
F - SOUTH TOWER PARTIAL SOUTH ELEVATION

1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.

MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
14	GREEN WALL SYSTEM.



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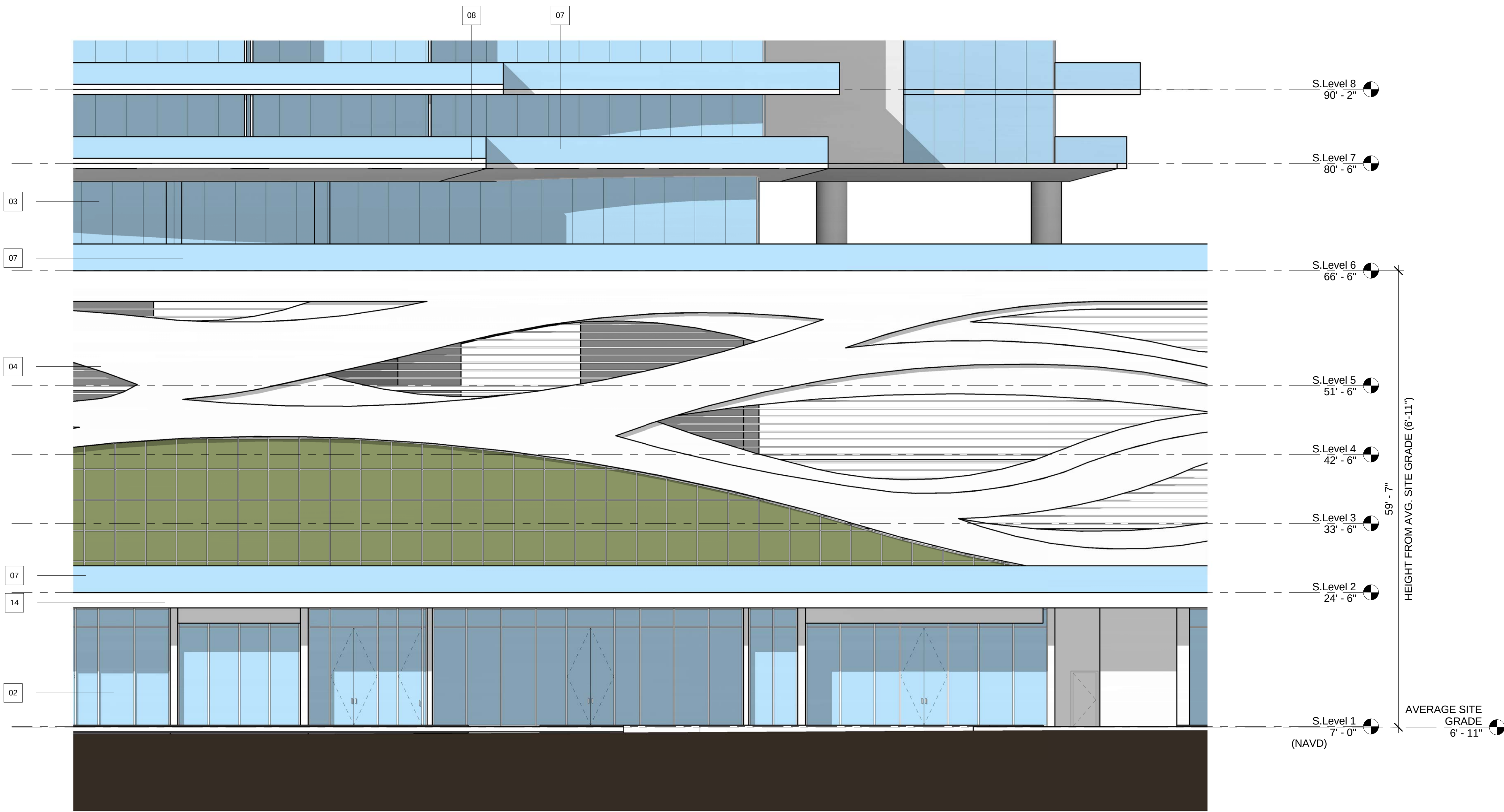
SOUTH TOWER PARTIAL ELEVATIONS

Date:	06/12/2015	Project #:	14036
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Approved By:			

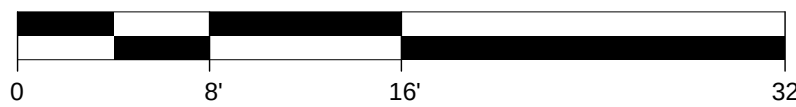
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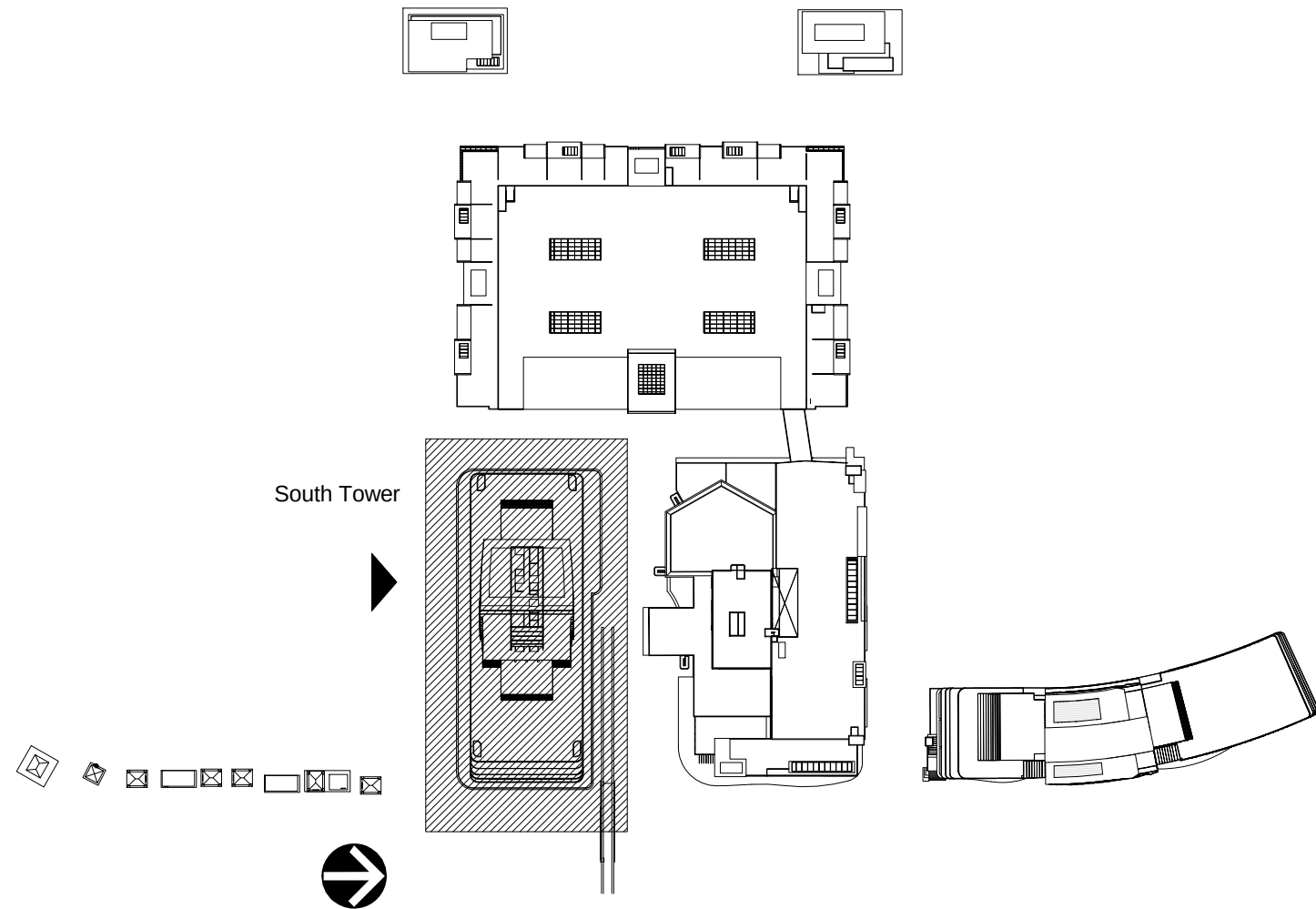
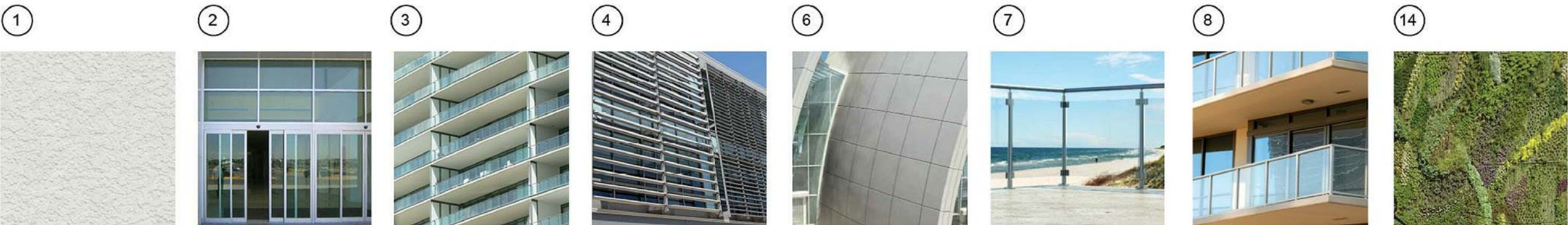


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G - SOUTH TOWER PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.

MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
07	ALUMINUM AND GLASS RAILING.
08	ALUMINUM AND GLASS RAILING ON CONCRETE CURB W/ STUCCO FINISH.
14	GREEN WALL SYSTEM.



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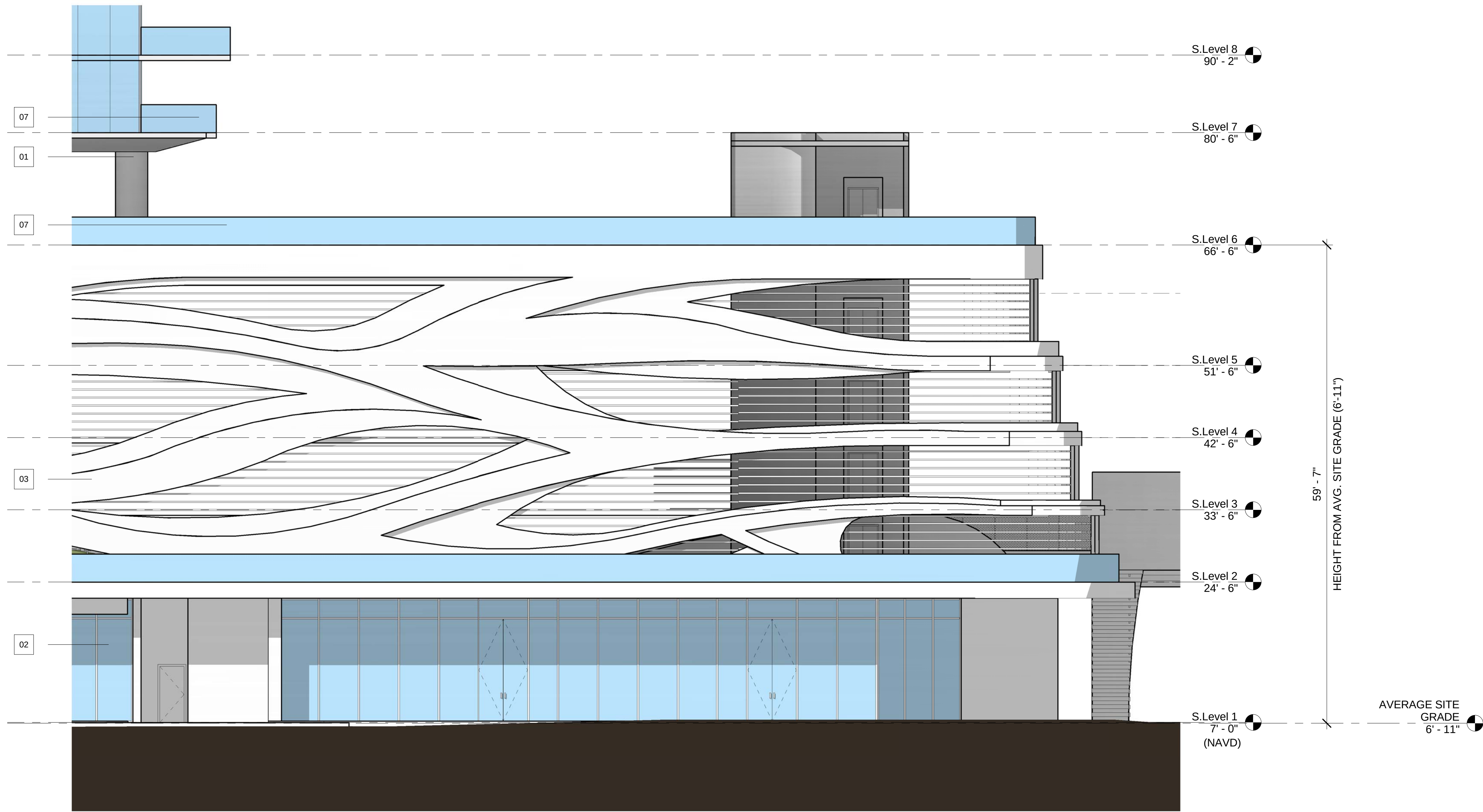
SOUTH TOWER
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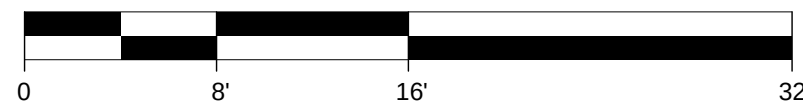
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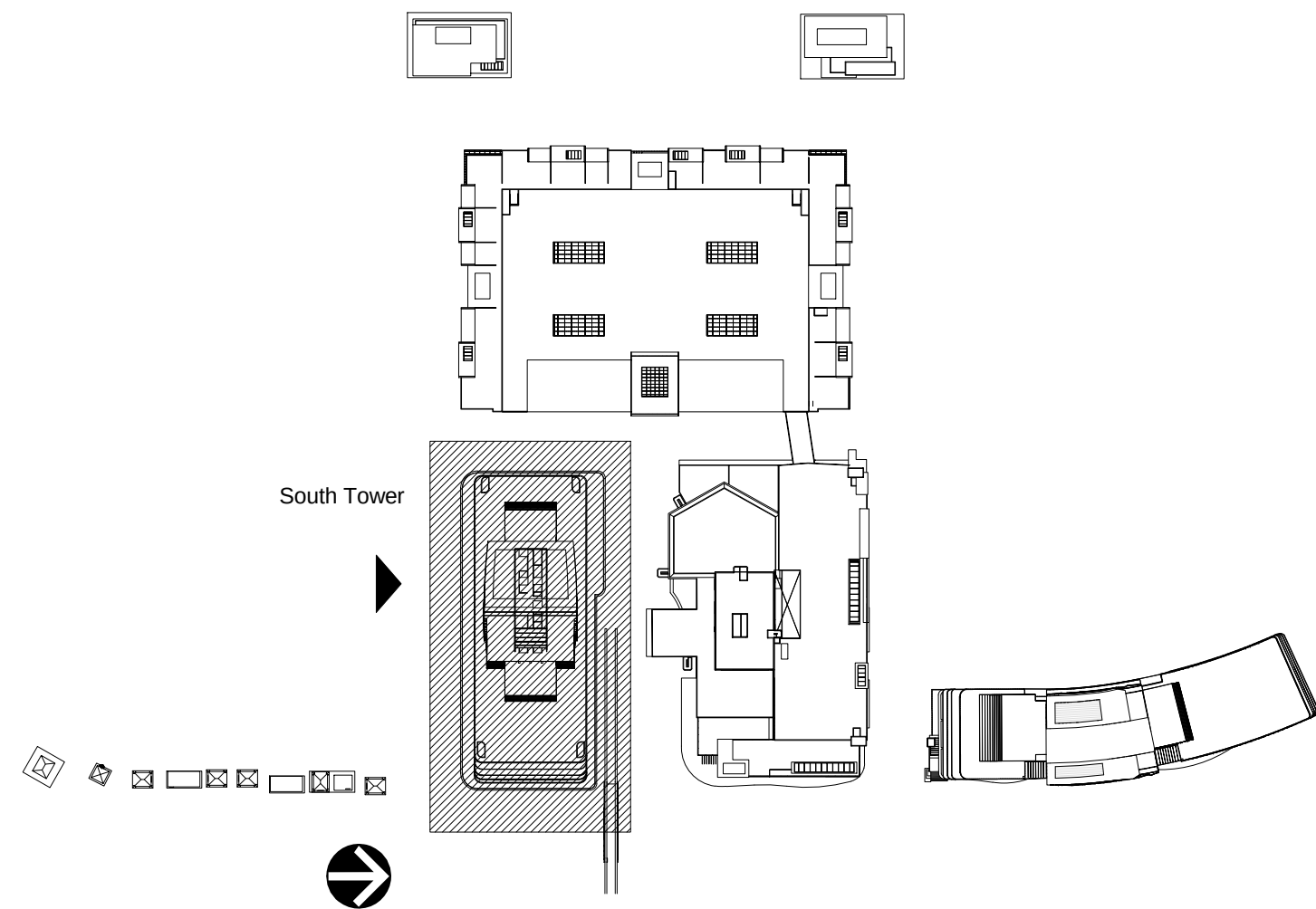
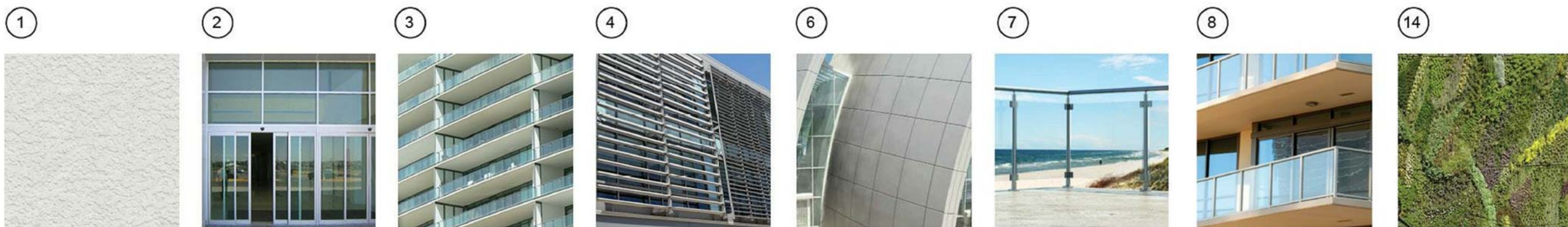


1 H - SOUTH TOWER PARTIAL SOUTH ELEVATION
A4.21 1/8" = 1'-0"



MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.

MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
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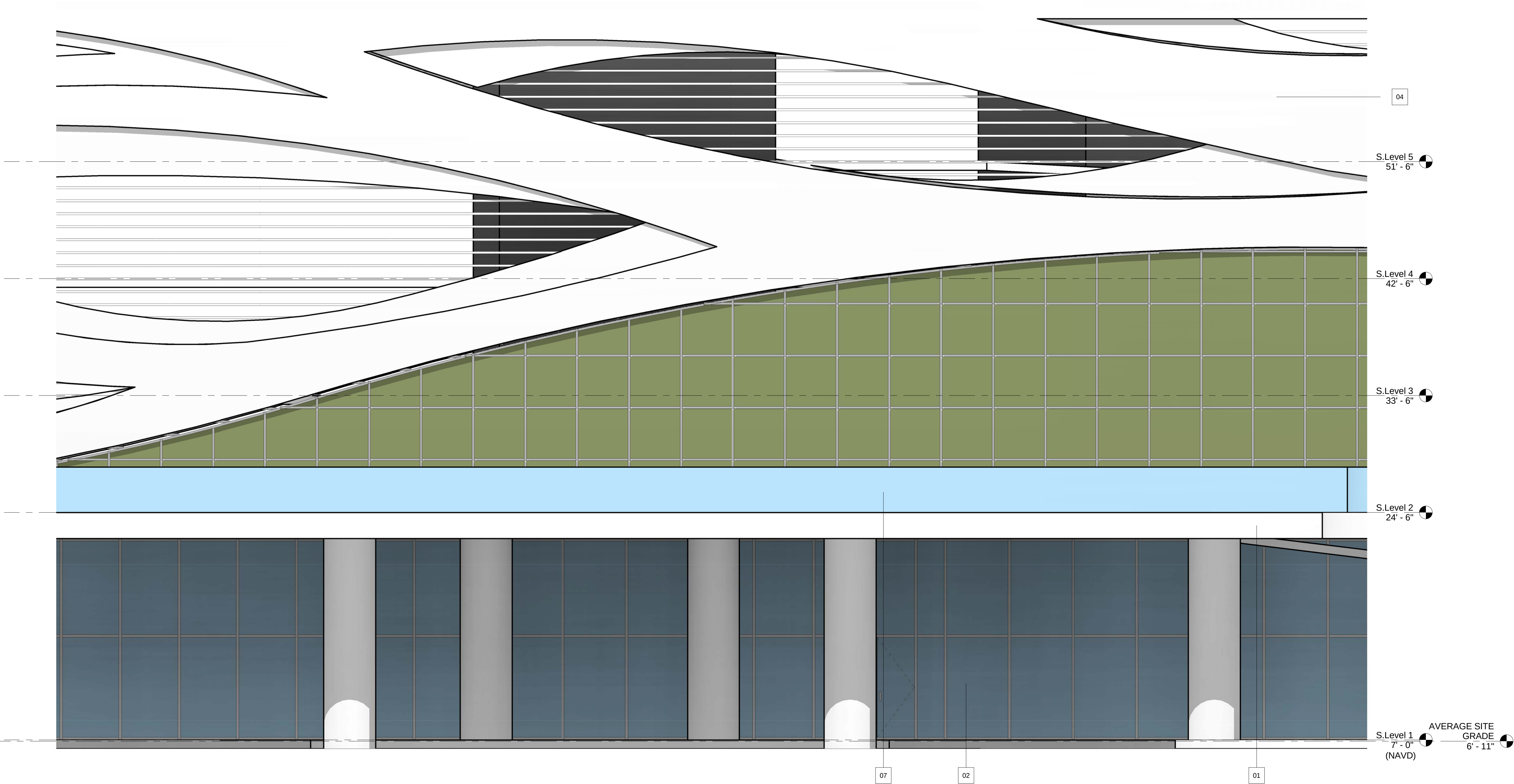
SOUTH TOWER
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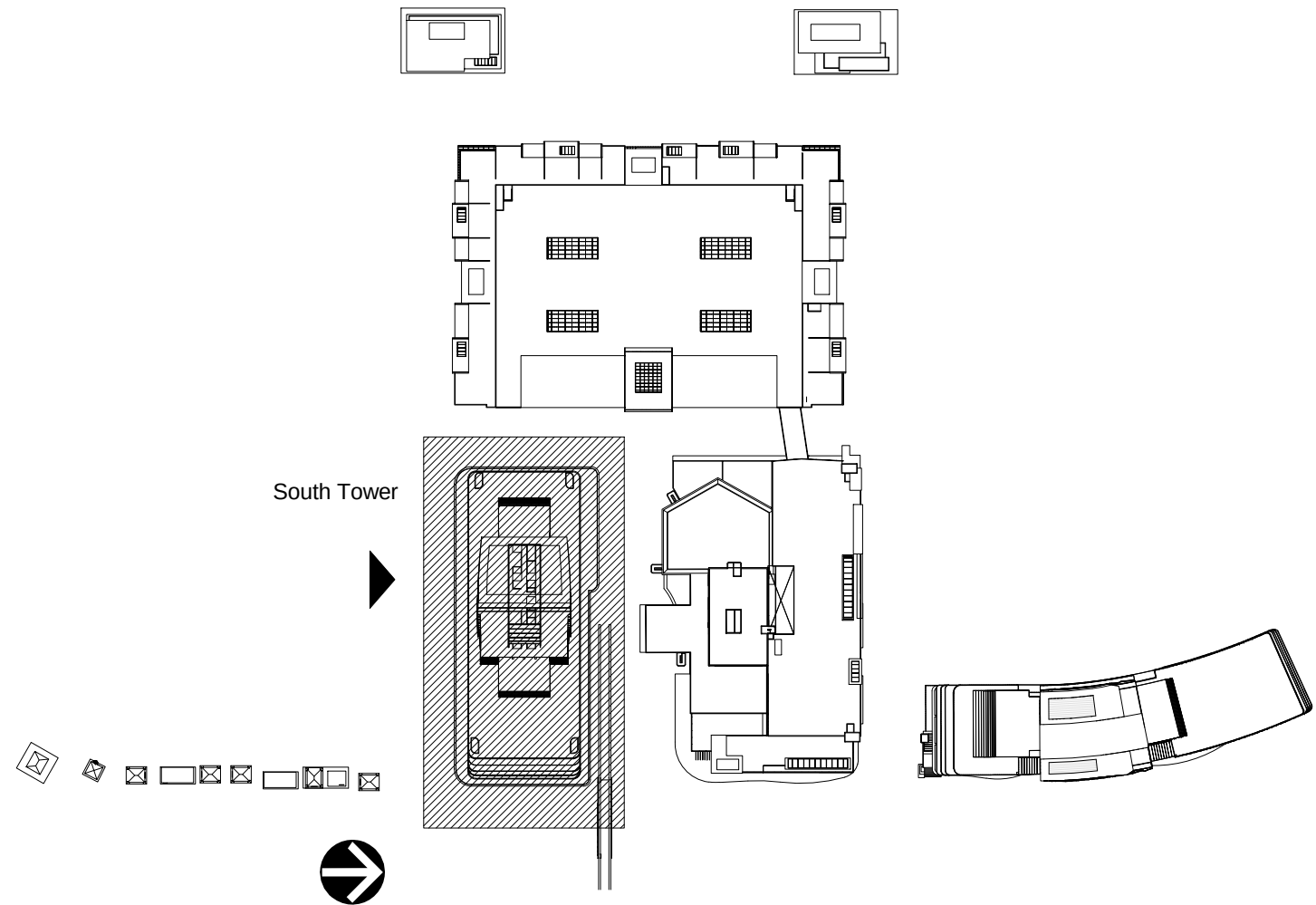
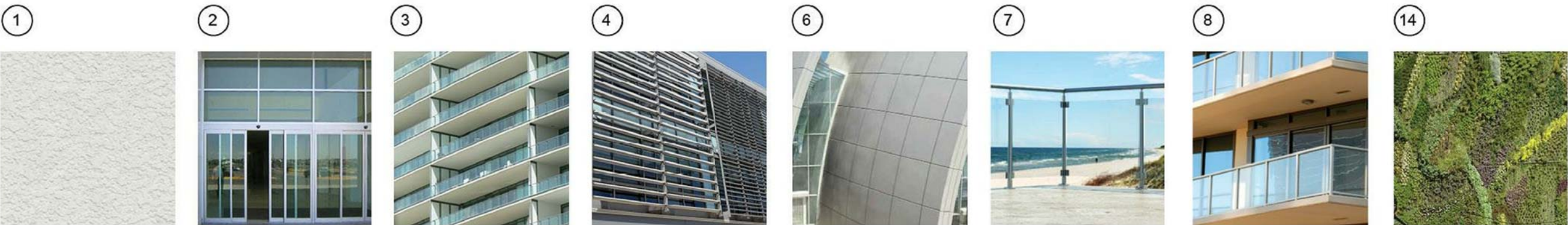
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A4.22
GROUND LEVEL ELEVATION - NORTH ENTRY
1/4" = 1'-0"

MATERIAL LEGEND	
Key Value	Keynote Text
01	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH.
02	ALUMINUM STOREFRONT ASSEMBLY W/CLEAR GLASS LOW-E GLASS.
03	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FINISH.
04	ALUMINUM LOUVER SCREEN.

MATERIAL LEGEND	
Key Value	Keynote Text
06	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL SYSTEM.
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2	3/31/16	CITY COMMISSION RESUBMITTAL	RD

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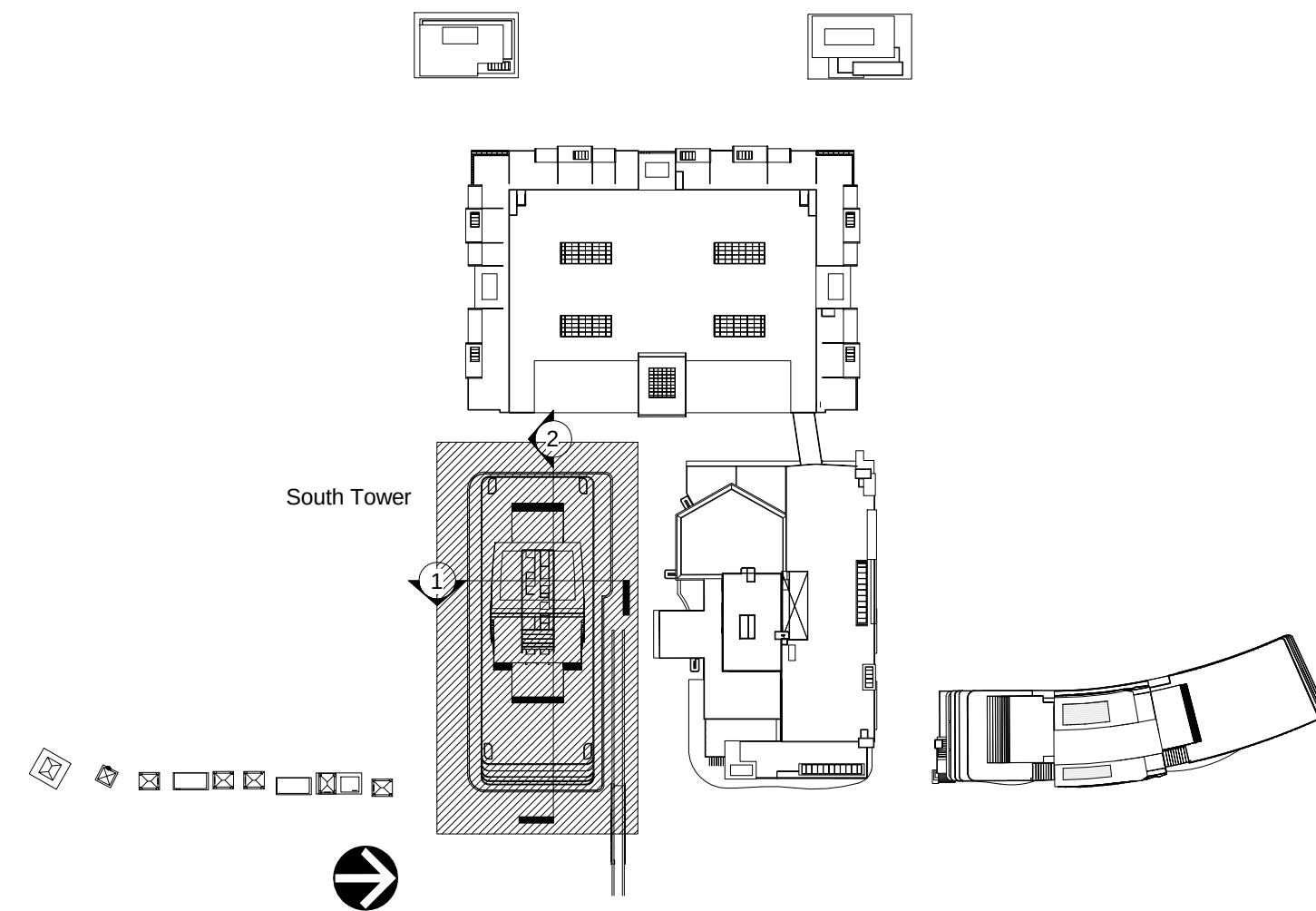
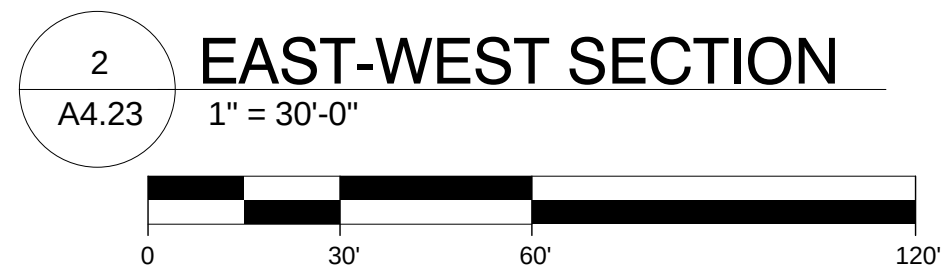
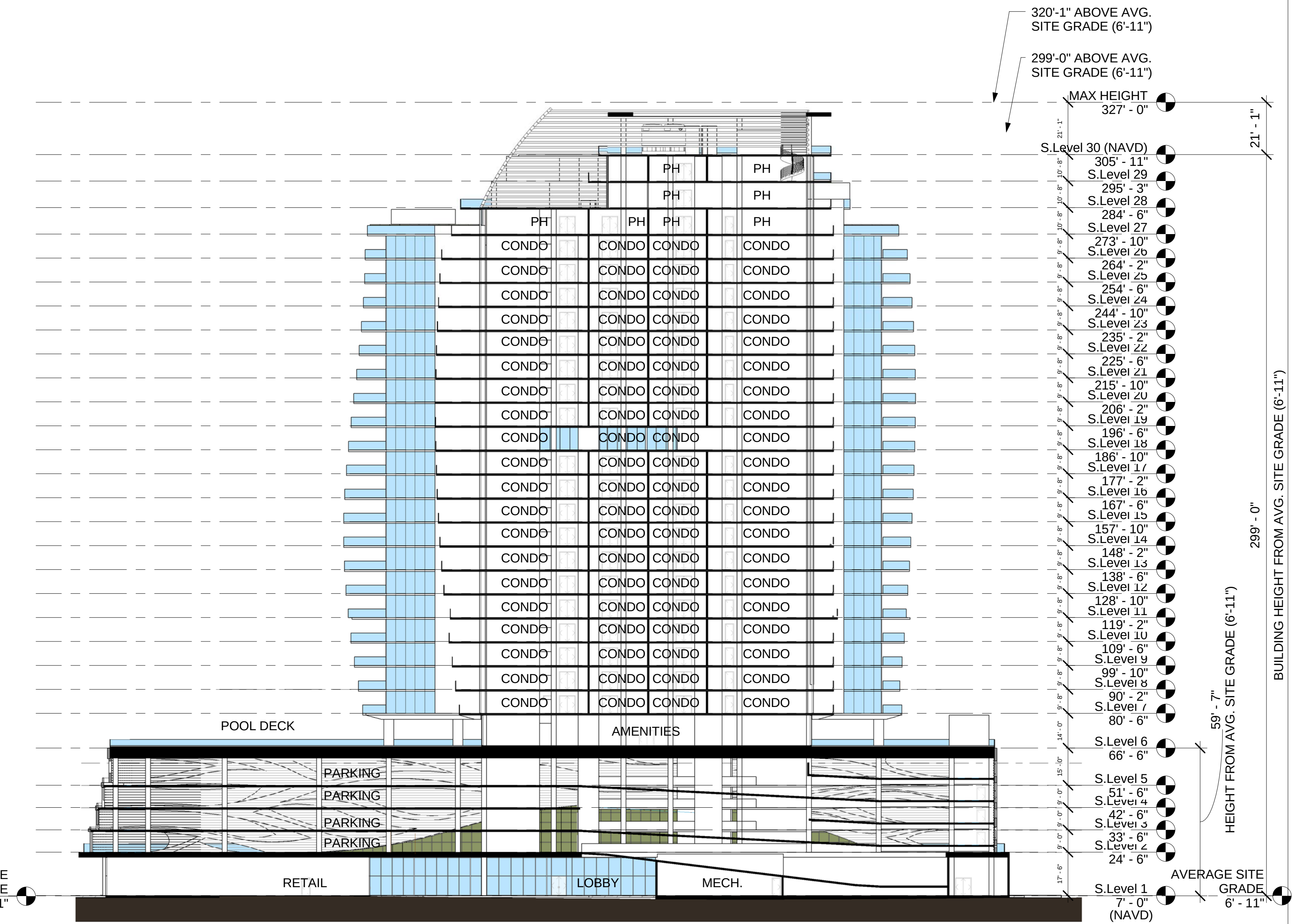
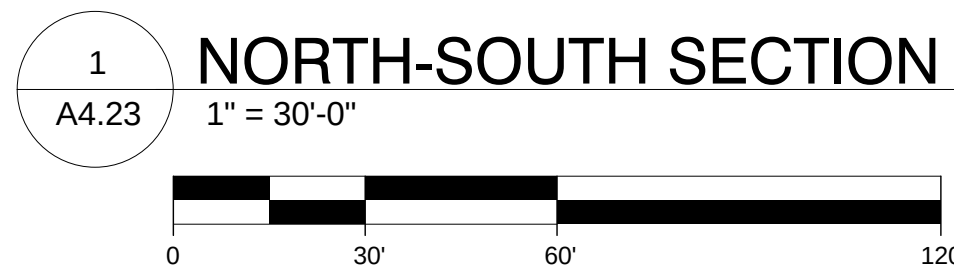
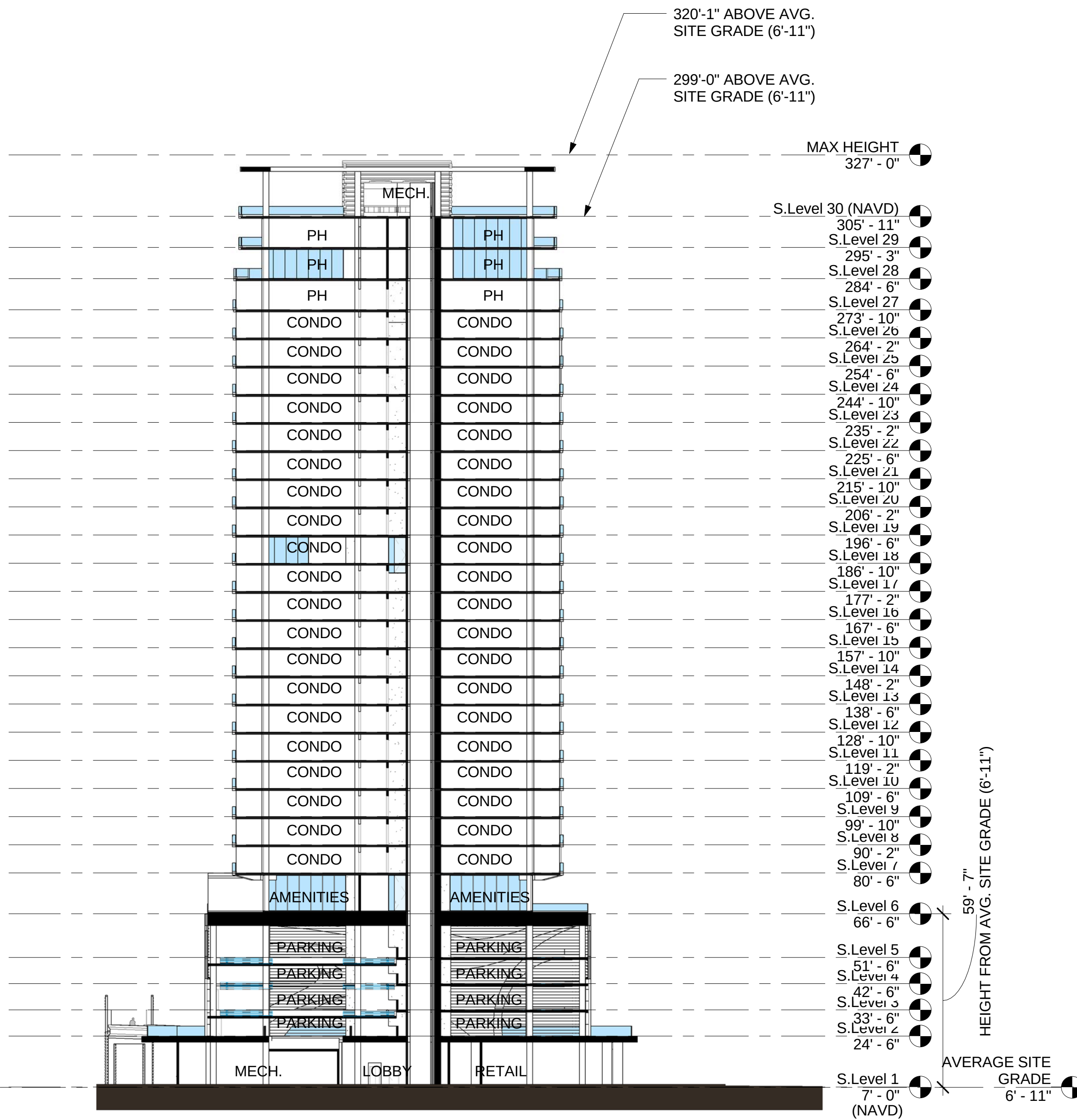
SOUTH TOWER
GROUND LEVEL ELEV.

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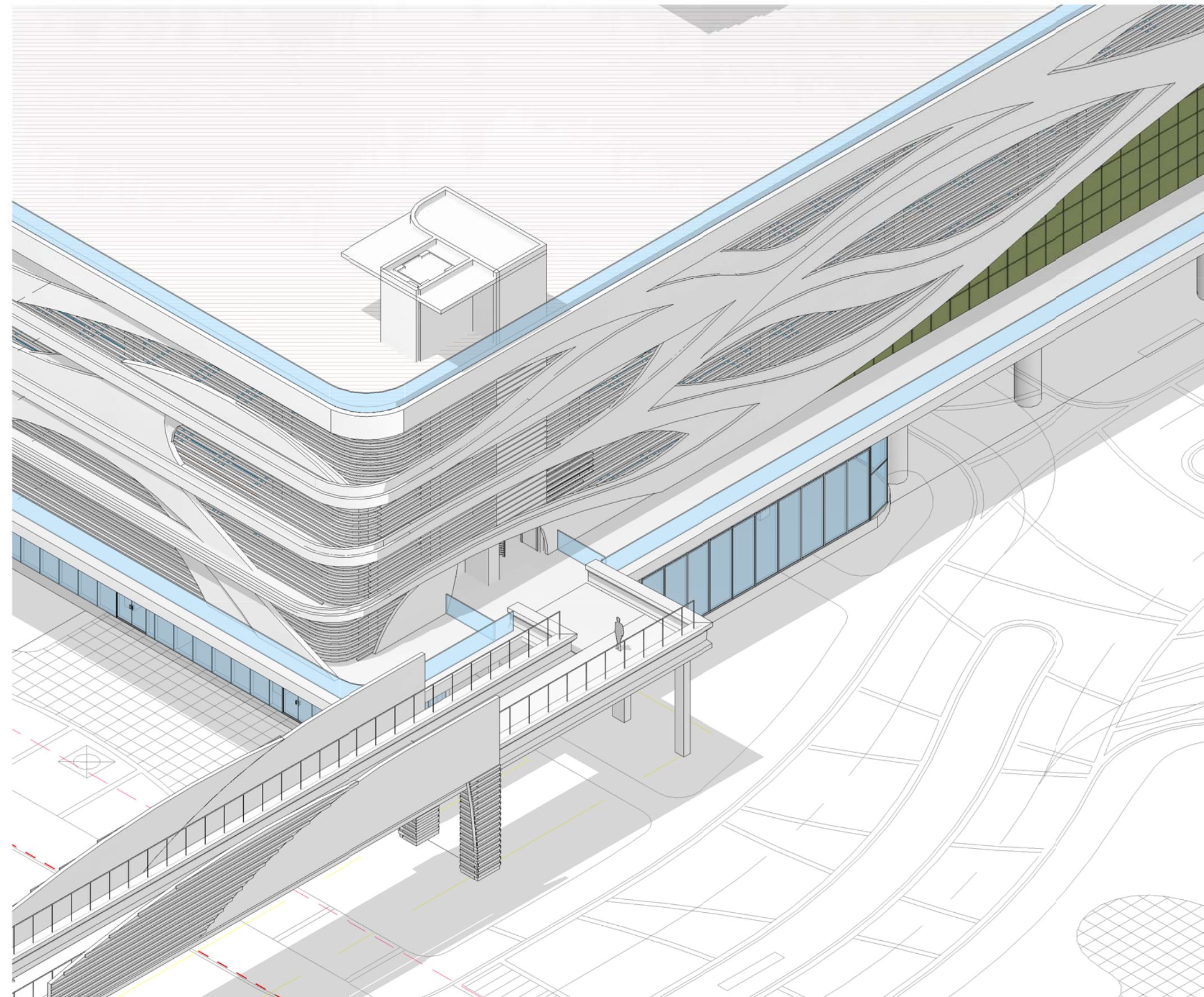
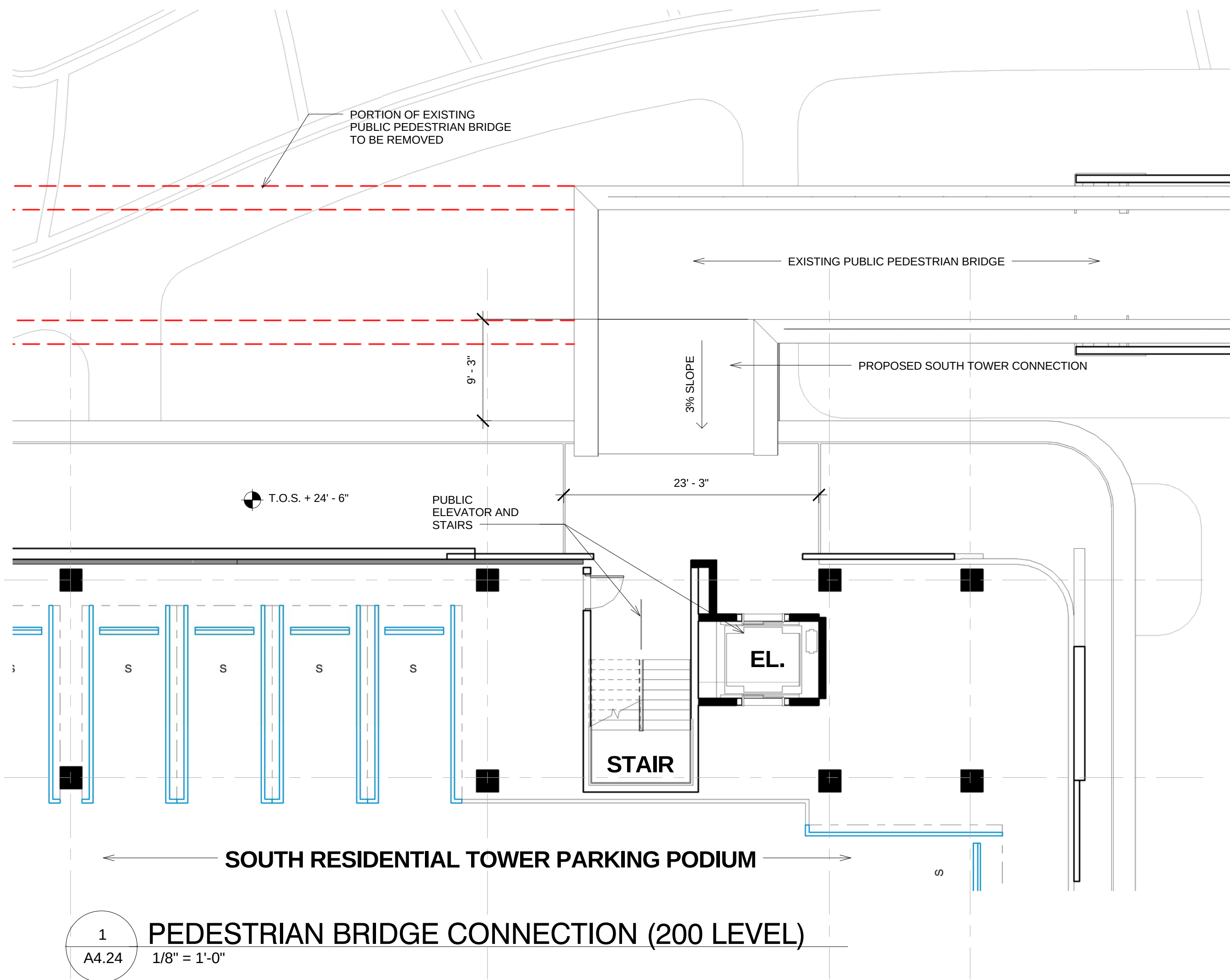
SOUTH TOWER
SECTIONS

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2
A4.24
BRIDGE AXO

S Level 7
80' - 6"

S Level 6
66' - 6"

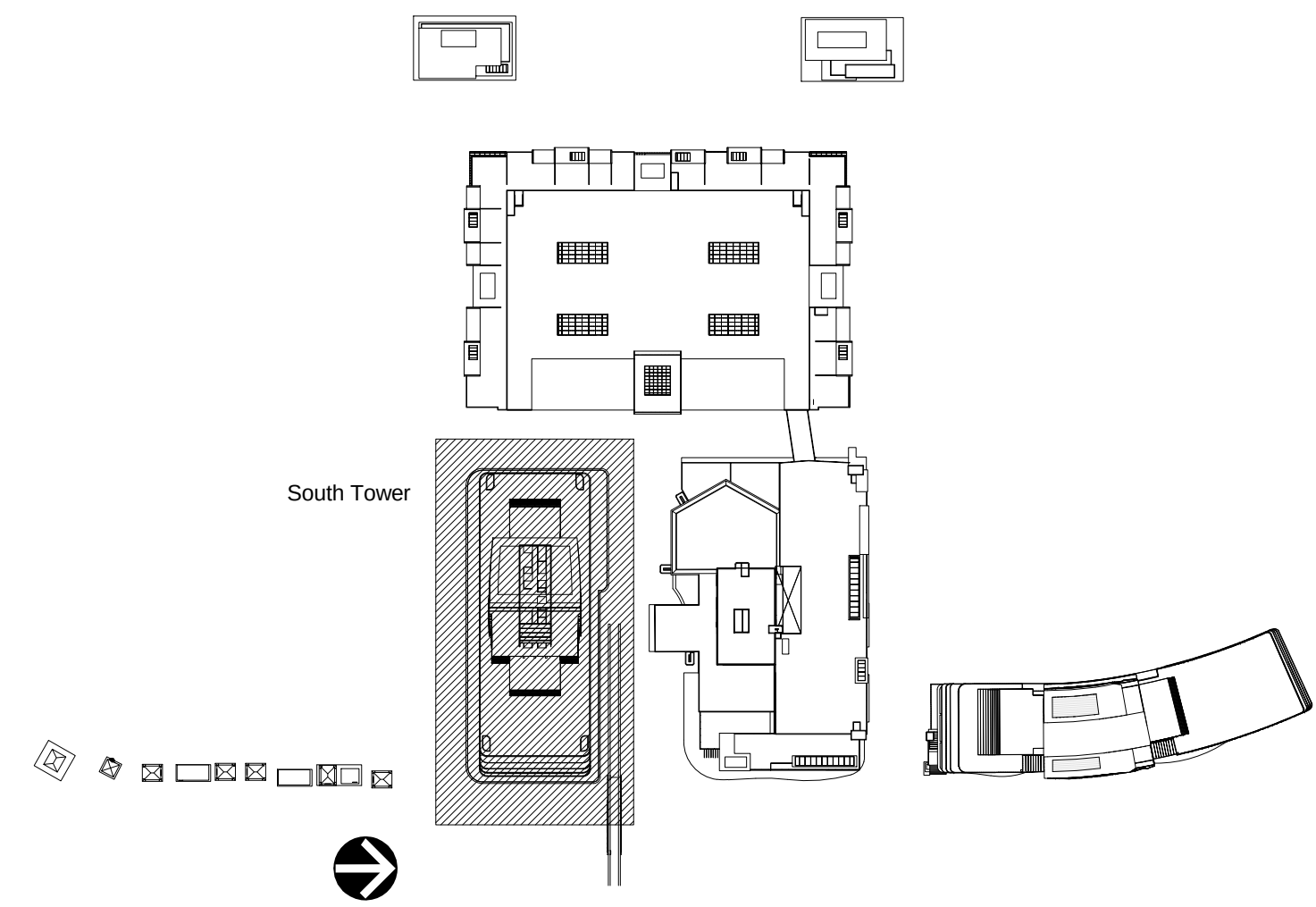
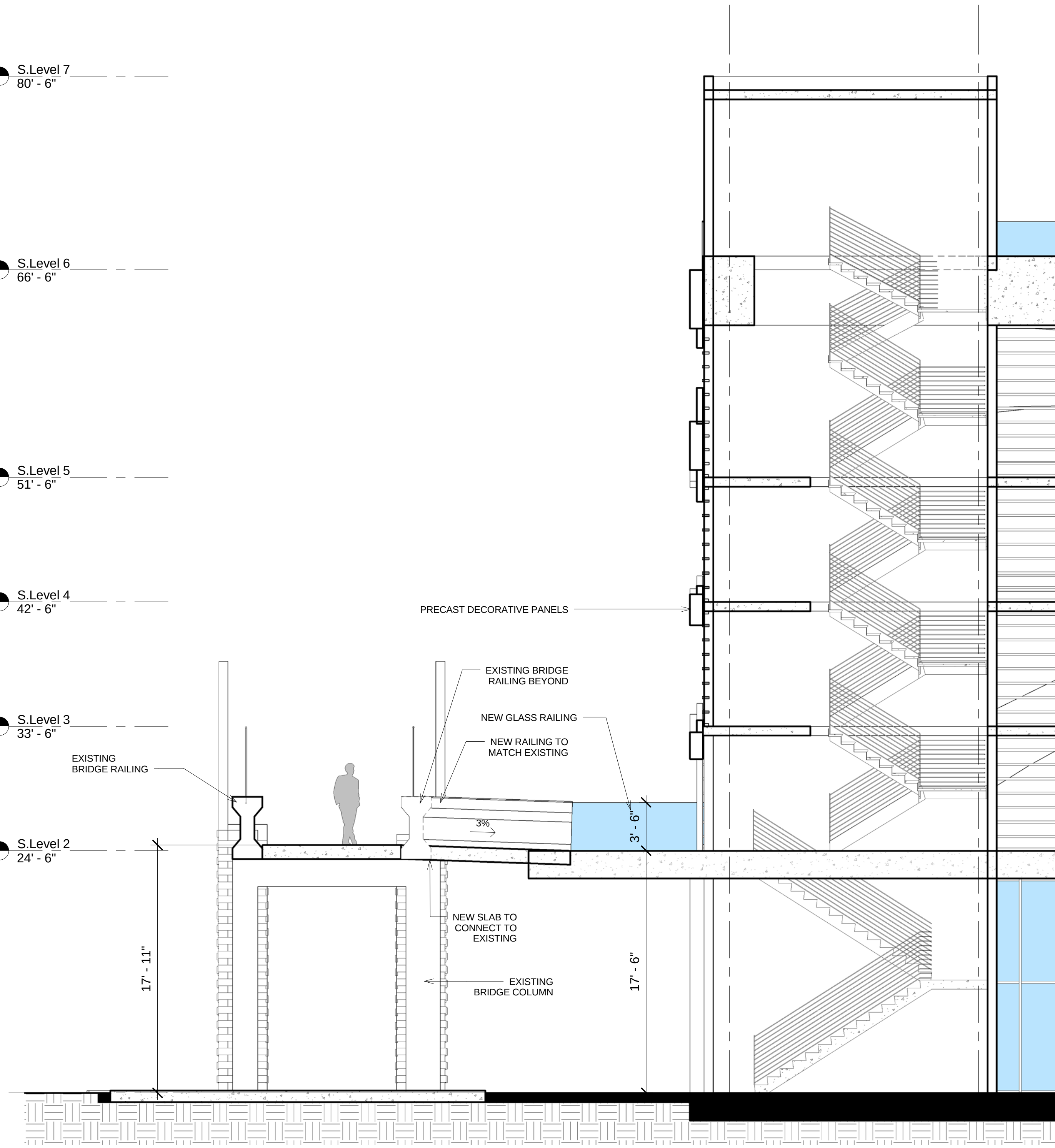
S Level 5
51' - 6"

S Level 4
42' - 6"

S Level 3
33' - 6"

S Level 2
24' - 6"

3
A4.24
BRIDGE CONNECTION - WEST



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**SOUTH TOWER
PEDESTRIAN BRIDGE
DETAILS**

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