

# SEVEN ON SEVENTH



5101 N.W. 21ST AVENUE, SUITE 360  
FORT LAUDERDALE, FL 33309  
T: (954) 332-0184  
F: (954) 332-0187

AA0002517

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DESIGNED JP

DRAWN LS

CHECKED JP

## SEVEN ON SEVENTH BROWARD PARTNERSHIP

FORT LAUDERDALE, FL. 33311

PROJECT NO. 1802

DATE: 11/07/2018

R E V I S I O N S

CITY SITE PLAN SUBMITTALS  
FOR PROPOSED HEIGHT  
INCREASE & PARKING  
REDUCTION

### DRAWING INDEX

A-0.0 COVER SHEET

**CIVIL:**

SURVEY

**ARCHITECTURAL:**

A-0.1 PHOTOGRAPHS (EXISTING CONDITIONS)

A-1.0 OVERALL SITE PLAN / FIRST FLOOR PLAN - DATA

A-1.1 SITE PLAN / FIRST FLOOR PLAN - DATA

A-1.2 2ND - 4TH FLOOR PLANS

A-1.3 5TH - 8TH FLOOR PLANS

A-1.4 RENDERINGS

A-1.5 SCHEMATIC BUILDING SECTIONS

### PROFESSIONALS

**OWNER:**  
BROWARD PARTNERSHIP  
FORT LAUDERDALE FL 33012

**ARCHITECT:**  
PASQUALE KURITZKY ARCHITECTURE, INC.  
5101 N.W. 21ST AVENUE, SUITE 360  
FORT LAUDERDALE, FL 33309  
PH. (954) 332-0184  
FAX (954) 332-0187

**CIVIL & SURVEY:**  
KEITH & ASSOCIATES INC.  
301 E. ATLANTIC BLVD.  
POMPANO BEACH, FL 33060  
PH. (954)788-3400

### APPLICABLE CODES

#### APPLICABLE CODES:

2017 FLORIDA BUILDING CODE 6TH EDITION (BUILDING, MECHANICAL, ELECTRICAL, PLUMBING), FLORIDA FIRE PREVENTION CODE, 2012 NFPA 101 LIFE SAFETY CODE, FLORIDA ACCESSIBILITY CODE, FAIR HOUSING ACT.

#### FIRE SPRINKLER:

STRUCTURES TO BE PROTECTED BY AN APPROVED, SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE TO FLORIDA BUILDING CODE SECTION 903.3.1.1.1.  
FIRE PREVENTION CODE AND NFPA 13.  
FIRE DEPARTMENT ACCESS MUST COMPLY WITH FFPC 1 18.2.3.4.1

OCCUPANCY: GROUP R2 & S2

TYPE OF CONSTRUCTION: TYPE IIA

PROJECT IS COMPLIANT WITH FBC ACCESSIBILITY CHAPTER 5, 502.5 REQUIRED HEIGHTS

FIRE DEPARTEMENT ACCESS SHALL COMPLY WITH FFPC1 18.2.3.4.1

#### THE PROJECT SHALL CONFORM TO:

1. THE PROJECT MUST CONSIDER SAFEGUARDS DURING THE CONSTRUCTION PROCESS. FLORIDA BUILDING CODE CHAPTER 33 DELINEATES VARIOUS SAFEGUARDS THAT MAY APPLY DURING THE CONSTRUCTION PHASE. ALL STRUCTURES ASSOCIATED WITH THE PROTECTION OF PEDESTRIANS WILL REQUIRE A SEPARATE PERMIT. A LICENSED PROFESSIONAL MUST SIGN AND SEAL THE PLANS AND SPECIFICATIONS.
2. THE PROJECT SHALL CONFORM TO THE CITY OF FORT LAUDERDALE WHICH IS A PARTICIPATING MUNICIPALITY IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP). THE REQUIREMENTS SPECIFIC TO THE CITY OF FORT LAUDERDALE CAN BE FOUND IN CHAPTER 14 - FLOODPLAIN MANAGEMENT OF THE CODE OF ORDINANCES AND ACCESSED AT:  
[HTTPS://WWW.MUNICODE.COM/LIBRARY/FL/FORT\\_LAUDERDALE/CODES/CODE\\_OF\\_ORDINANCES?NODEID=C\\_OOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?NODEID=C_OOR_CH14FLMA)
3. THE PROJECT WILL CONFORM TO THE BDA RADIO SYSTEM.

COVER SHEET

A-0.0

SCHEMATIC DESIGN



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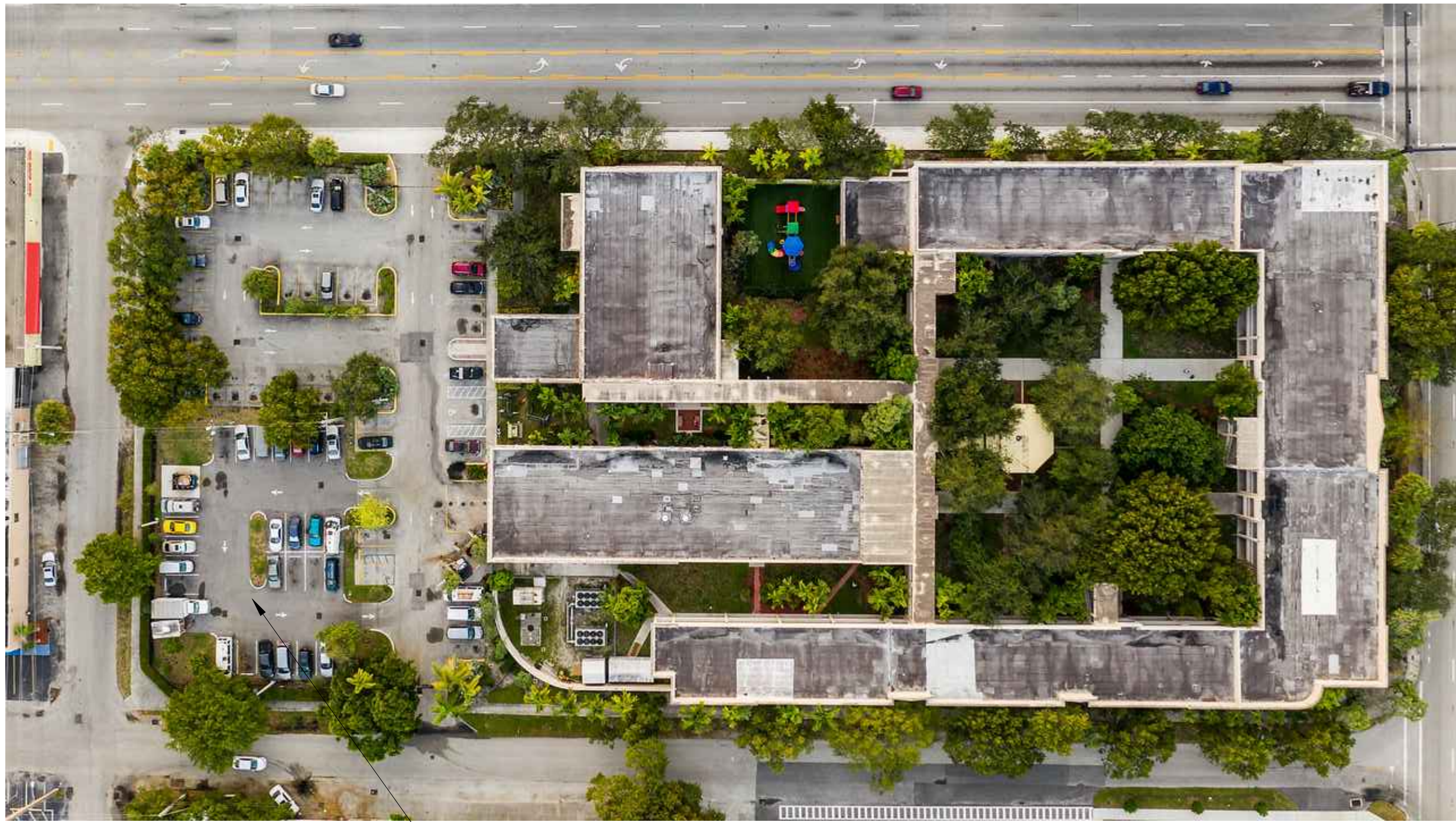
REVISIONS

CITY SITE PLAN SUBMITTALS  
FOR PROPOSED HEIGHT  
INCREASE & PARKING  
REDUCTION

EXISTING CONDITIONS

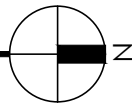
A-0.1

SCHEMATIC DESIGN



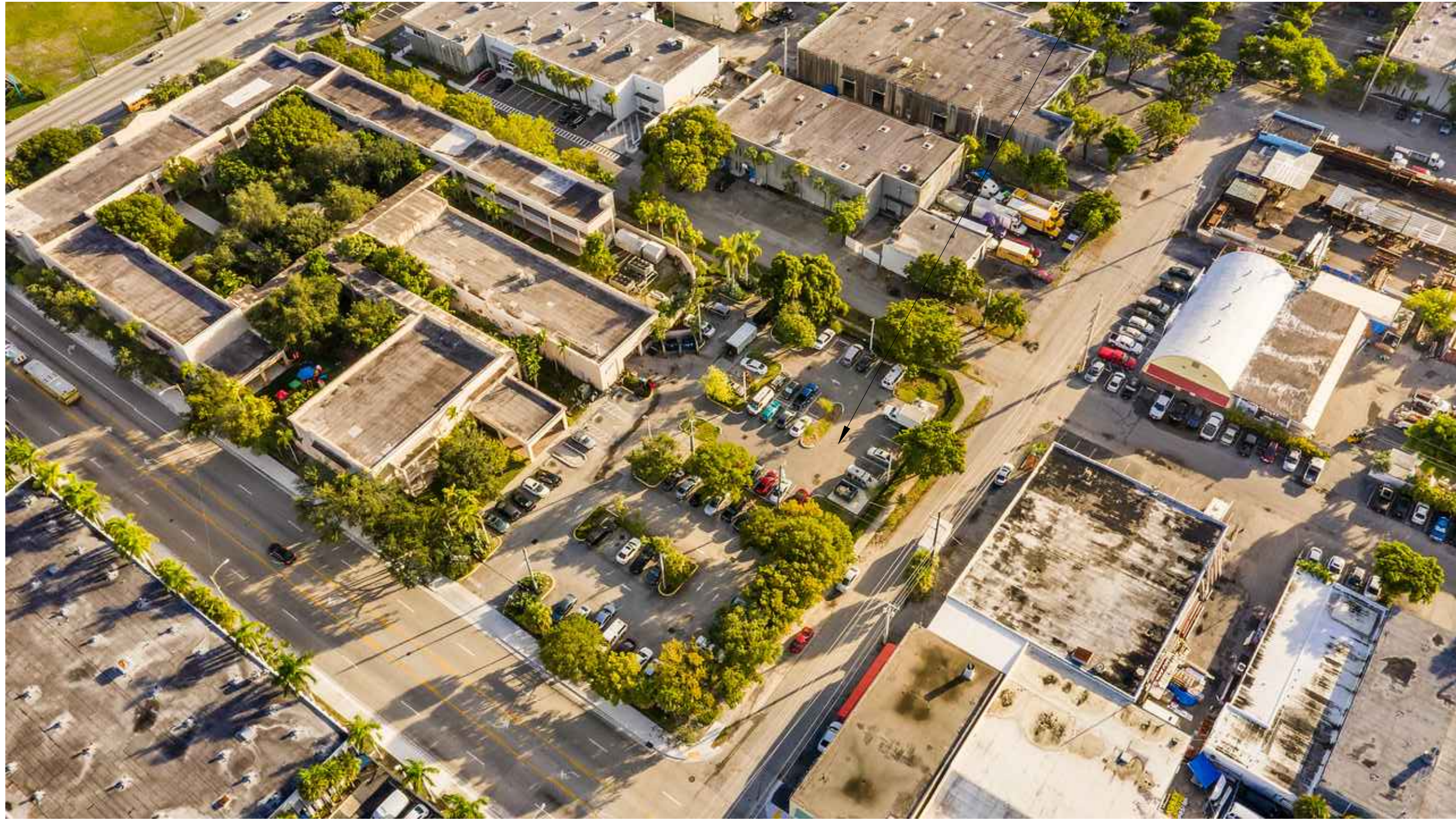
SITE

EXISTING CONDITIONS - AREAL VIEW  
SCALE: N.T.S.



SITE

EXISTING CONDITIONS - LOOKING SOUTHEAST  
SCALE: N.T.S.



SITE

EXISTING CONDITIONS - LOOKING NORTHEAST  
SCALE: N.T.S.



SITE

EXISTING CONDITIONS - LOOKING SOUTHWEST  
SCALE: N.T.S.

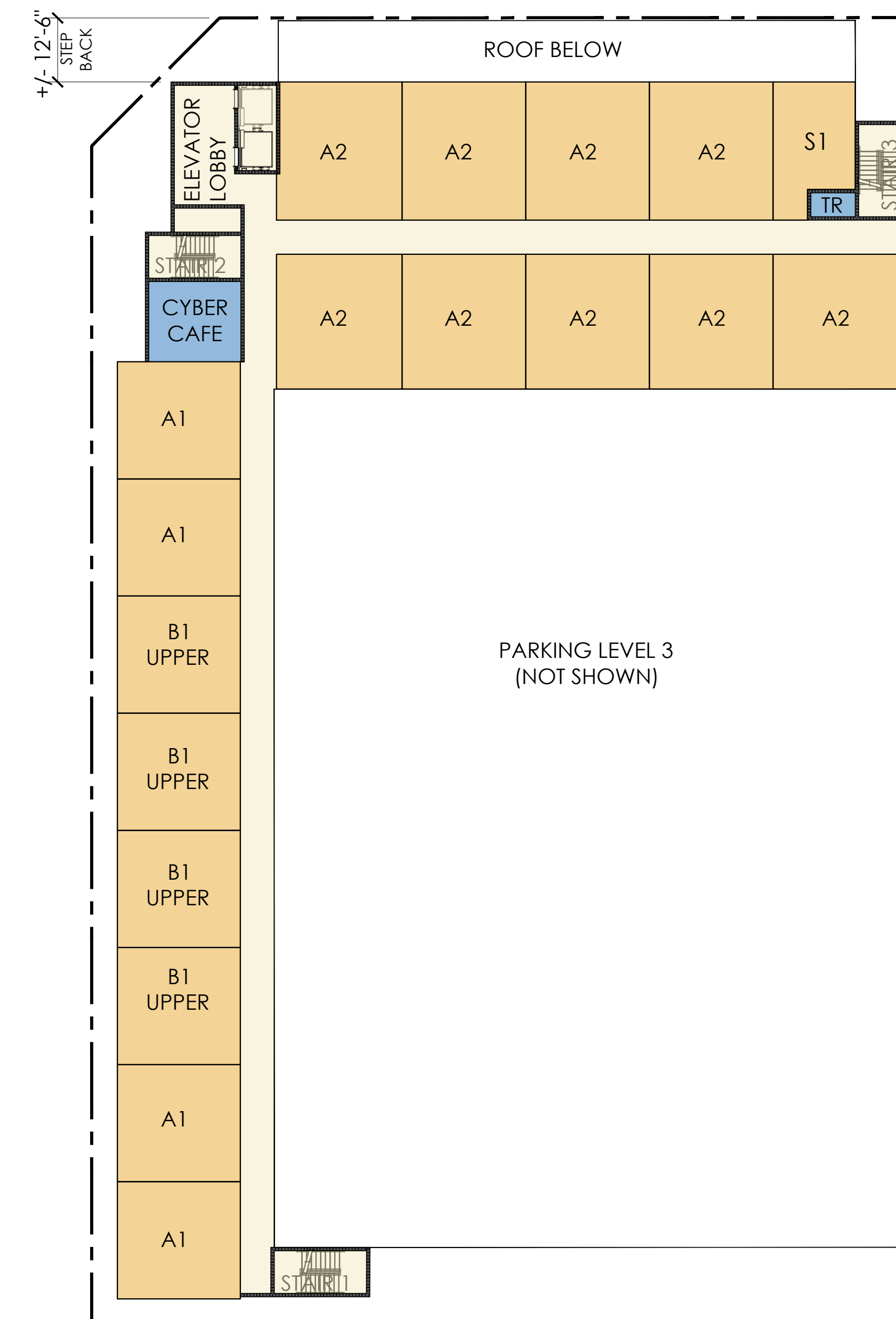
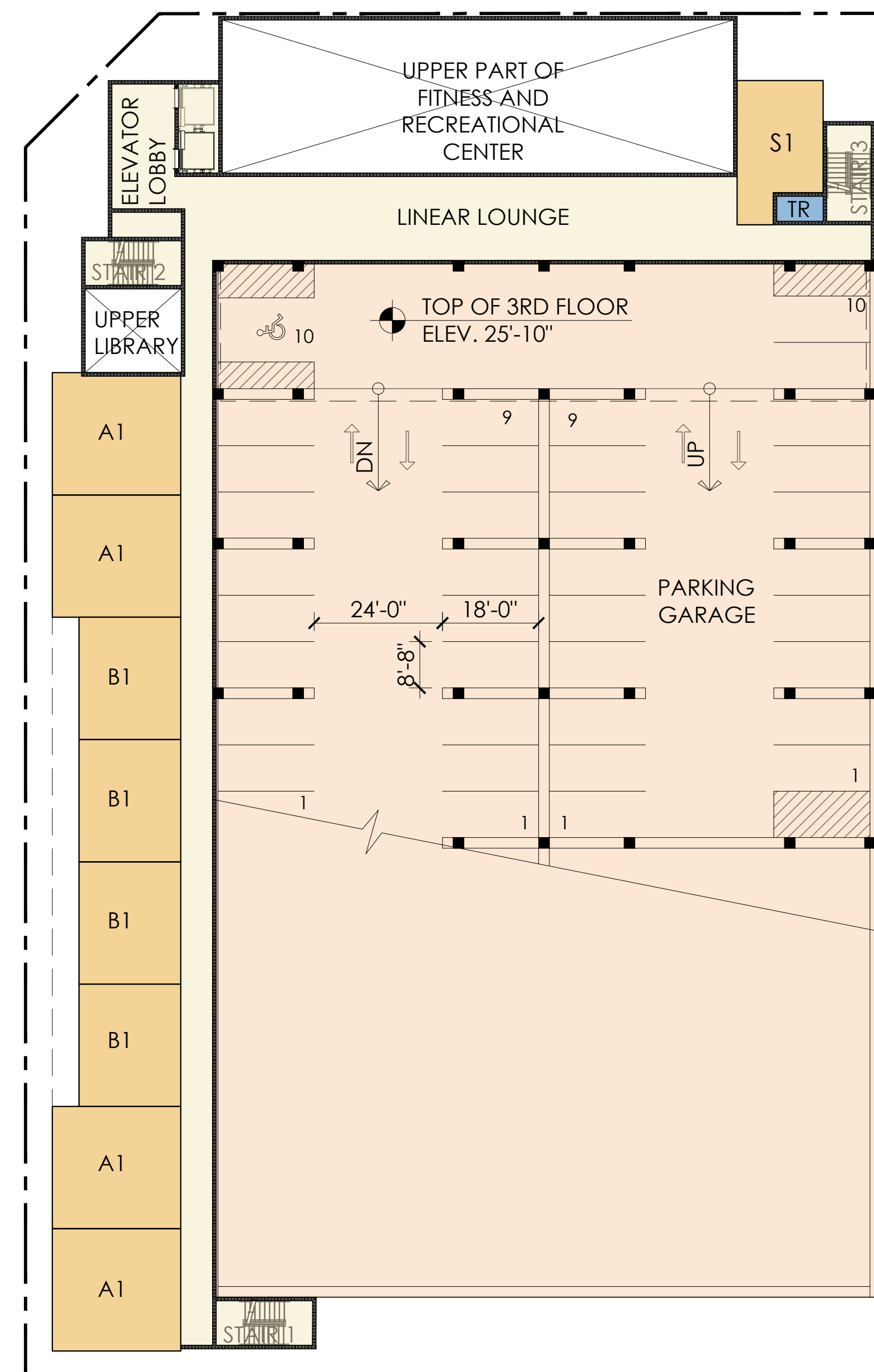
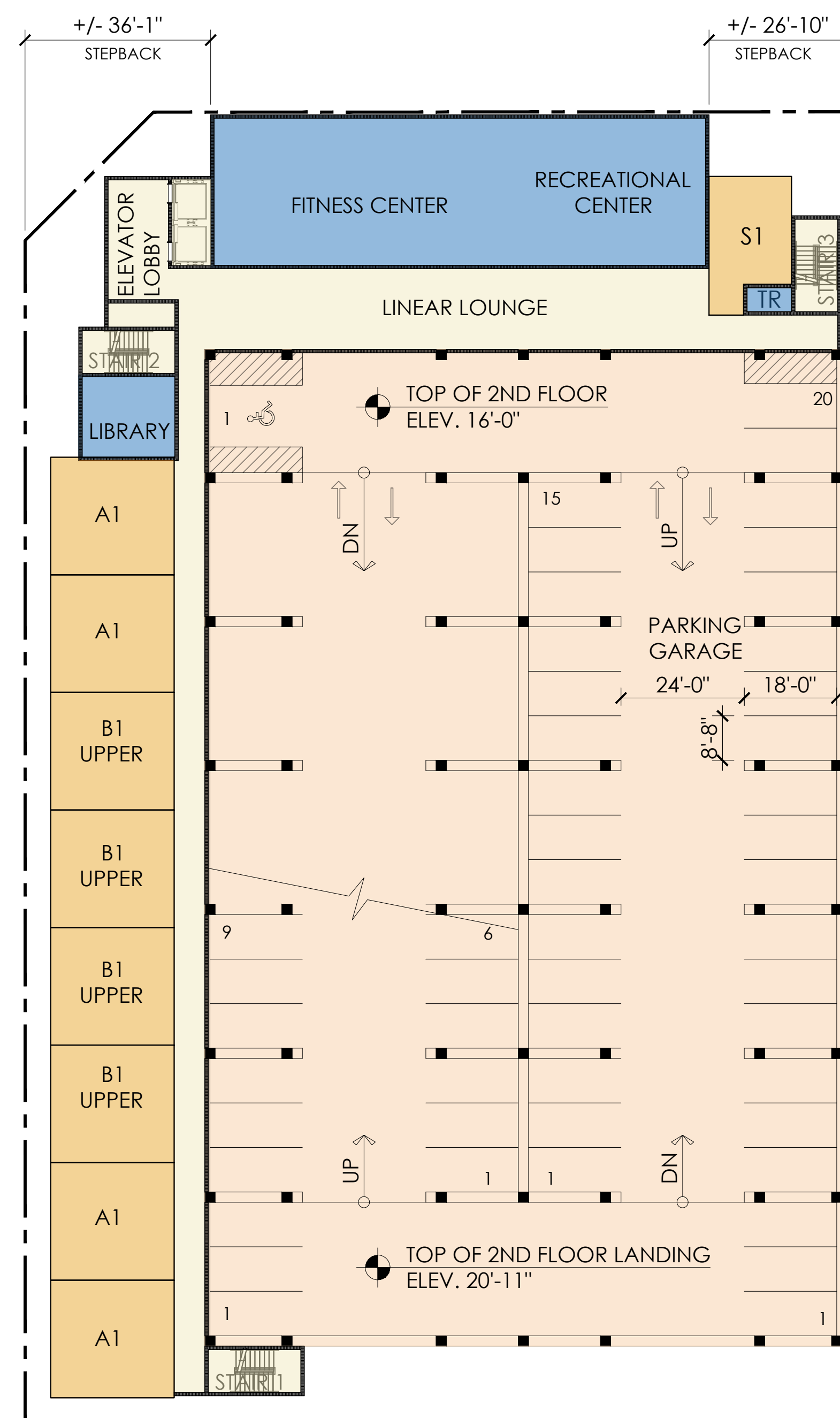












**PASQUALE KURITZKY**  
ARCHITECTURE, INC  
Urban ■ Residential ■ Commercial

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INCREASE & PARKING  
REDUCTION

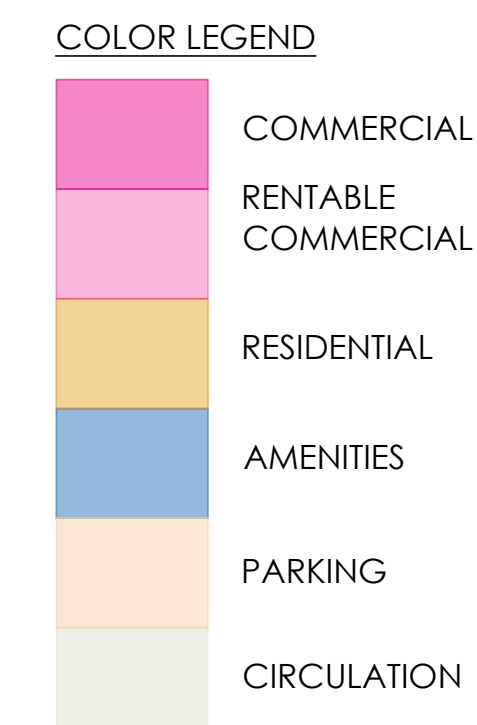
## 2ND - 4TH FLOOR PLANS

A-1.2

## SCHEMATIC DESIGN

COLOR LEGEND

COMMERCIAL	COMMERCIAL
RENTABLE COMMERCIAL	RENTABLE COMMERCIAL
RESIDENTIAL	RESIDENTIAL
AMENITIES	AMENITIES
PARKING	PARKING
CIRCULATION	CIRCULATION







PROPOSED BUILDING - LOOKING SOUTHWEST  
SCALE: N.T.S.



PROPOSED BUILDING - LOOKING SOUTHEAST  
SCALE: N.T.S.



PROPOSED BUILDING - LOOKING NORTHEAST  
SCALE: N.T.S.



PROPOSED BUILDING - LOOKING WEST  
SCALE: N.T.S.

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## RENDERINGS

A-1.4

SCHEMATIC DESIGN



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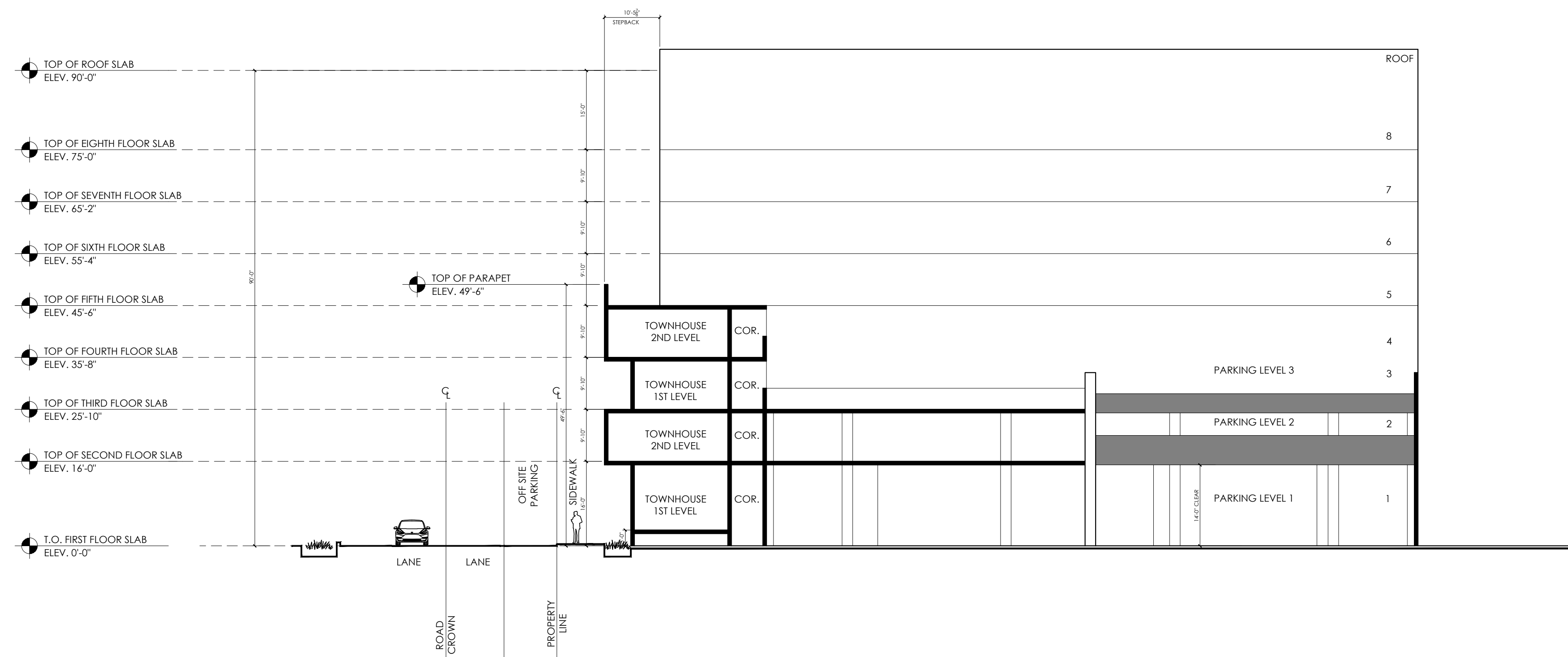
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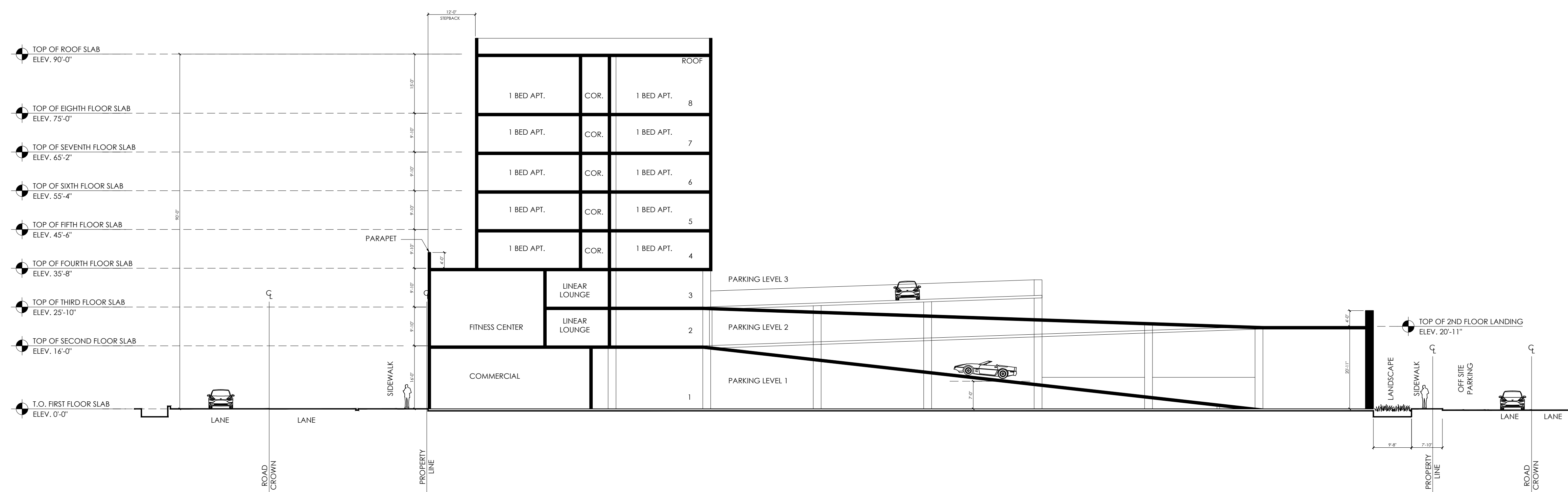
## SCHEMATIC BUILDING SECTIONS

A-1.5

## SCHEMATIC DESIGN



**A SCHEMATIC BUILDING SECTION**  
SCALE: 1/16" = 1'-0"



**B** SCHEMATIC BUILDING SECTION  
SCALE: 1/16" = 1'-0"