PROJECT:

1007 EAST LAS OLAS

FORT LAUDERDALE, FL

OWNER:

HUDSON CAPITAL GROUP and
BARRON COMMERCIAL DEVELOPMENT

APPLICATIONS:

SITE PLAN APPLICATION WITH PARKING REDUCTION (LEVEL III) PLN-SITE-20080001

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A-2	ARCH - BASEMENT LEVEL PLANS
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A-4	ARCH - LEVELS 4-8 AND LEVEL 9 PLANS
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X4	CIRCULATION EXHIBIT
X5	ROW EASEMENT (CITY) EXHIBIT (11x17 attachment)
X6	SIDEWALK EASEMENT (CITY) EXHIBIT (11x17 attachment)
X7	MAINTENANCE AGREEMENT (CITY) EXHIBIT (11x17 attachment)
	RENDERINGS & NARRATIVE ATTACHED

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.

along with

That portion of the 10.00 foot alley lying adjacent to Lot 1 and the East 25.00 feet of Lot 2, and lying adjacent to Lot 16 and the East 25.00 feet of Lot 15, 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. Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida. Containing 750 square feet more or less.

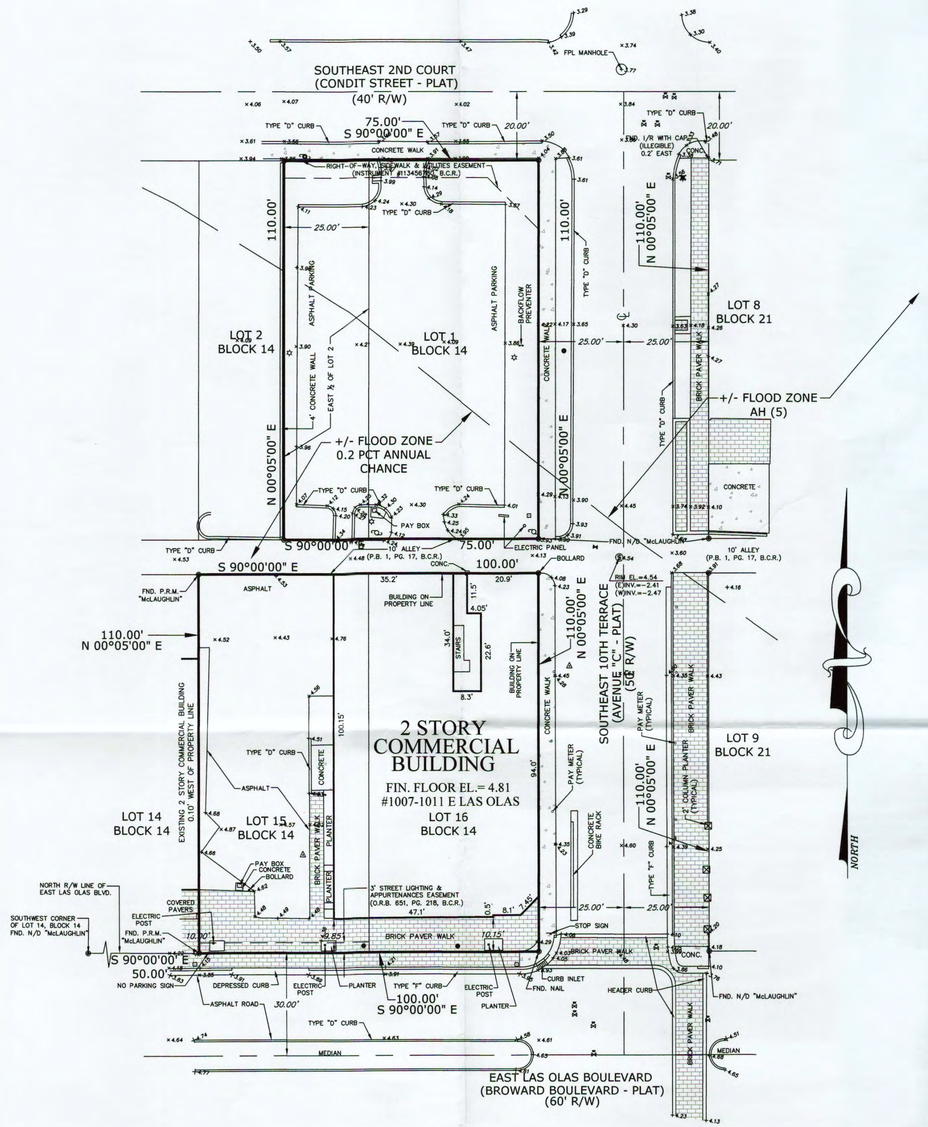
LOCATION SKETCH
N.T.S

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

SCALE:	PROJ PLNR:	PROJ ENGR:
1"=20'	SROD	DRS
JOB NO:	PLOT DATE:	APPR. BY:
17-1364.01	01/07/2021	JMF

NORTH

Jan 07, 2021 – 2:12pm



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
×4.49	EXISTING ELEVATION

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 FLAT 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: 9/29/2020
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: 7/6/16		
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

10070

1-17

17

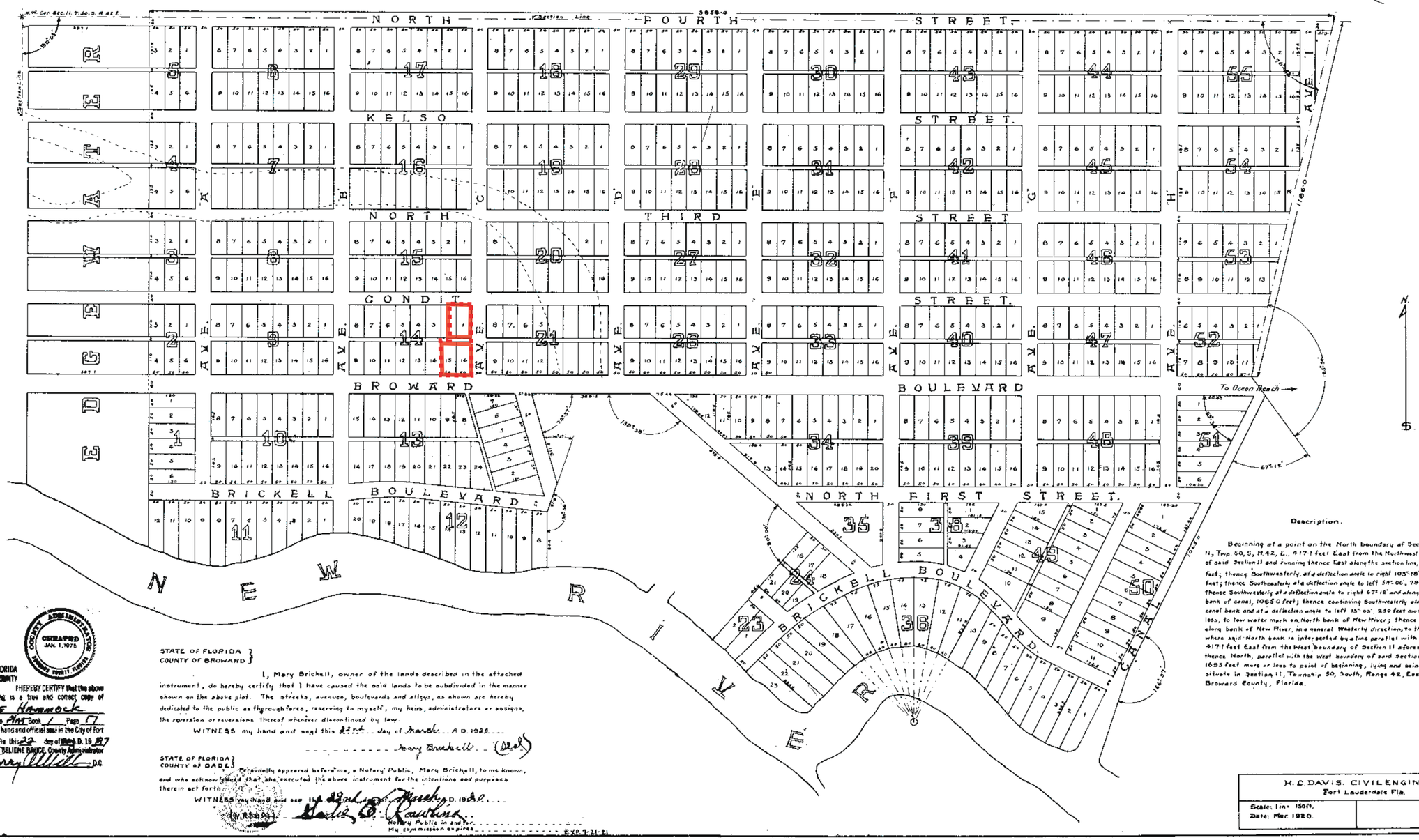
COLEE HAMMOCK

MRS. MARY BRICKELL'S SUBDIVISION

OF

Part of the North ½ of Section 11, Twp. 50, S., R.42, E., Broward Co., Fla.

Index 20 27 Plats



Description.

Beginning at a point on the North boundary of Section 11, Twp. 50, S, R 42, E., 417.1 feet East from the Northwest corner of said Section 11 and running thence East along the section line, 3858.4 feet; thence Southwesterly, at a deflection angle to right 103°-18', 1186.0 feet; thence Southeasterly at a deflection angle to left 58°-06', 79.3 feet; thence Southwesterly at a deflection angle to right 67°-18' and along East bank of canal, 1065.0 feet; thence continuing Southwesterly along the canal bank and at a deflection angle to left 13°-03', 250 feet more or less, to low water mark on North bank of New River; thence meandering along bank of New River, in a general Westerly direction, to the point where said North bank is intersected by a line parallel with and 417.1 feet East from the West boundary of Section 11 aforesaid; thence North, parallel with the West boundary of said Section 11, 1695 feet more or less to point of beginning, lying and being situate in Section 11, Township 50, South, Range 42, East, Broward County, Florida.

STATE OF FLORIDA
COUNTY OF BROWARD }

I, Mary Brickell, owner of the lands described in the attached instrument, do hereby certify that I have caused the said lands to be subdivided in the manner shown on the above plat. The streets, avenues, boulevards and alleys, as shown are hereby dedicated to the public as thoroughfares, reserving to myself, my heirs, administrators or assigns, the reversion or reversions thereof whenever discontinued by law.

WITNESS my hand and seal this 22nd day of March A.D. 1920

Mary Brickell (Seal)

STATE OF FLORIDA }
COUNTY OF DADE }

Personally appeared before me, a Notary Public, Mary Brickell, to me known, and who acknowledged that she executed the above instrument for the intentions and purposes therein set forth.

WITNESS my hand and seal this 22nd day of March A.D. 1920

Notary Public in and for
My commission expires EXP. 7-21-21

CERTIFIED JAN. 1, 1975
COUNTY ADMINISTRATOR
BROWARD COUNTY, FLORIDA

STATE OF FLORIDA
BROWARD COUNTY

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of Colee Hammock as recorded in Plat Book 1 Page 17

WITNESS my hand and official seal in the City of Fort Lauderdale, Fla. this 22 day of March D. 19 57

BELIENE BRUCE, County Administrator

By D.C.

1-17
10070
3-27-70

H. C. DAVIS. CIVIL ENGINEER
Fort Lauderdale Fla.

Scale: 1in = 150ft.
Date: Mar. 1920.

BROWARD COUNTY, FL.

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Feet 300 200 100 0 150 300 Feet

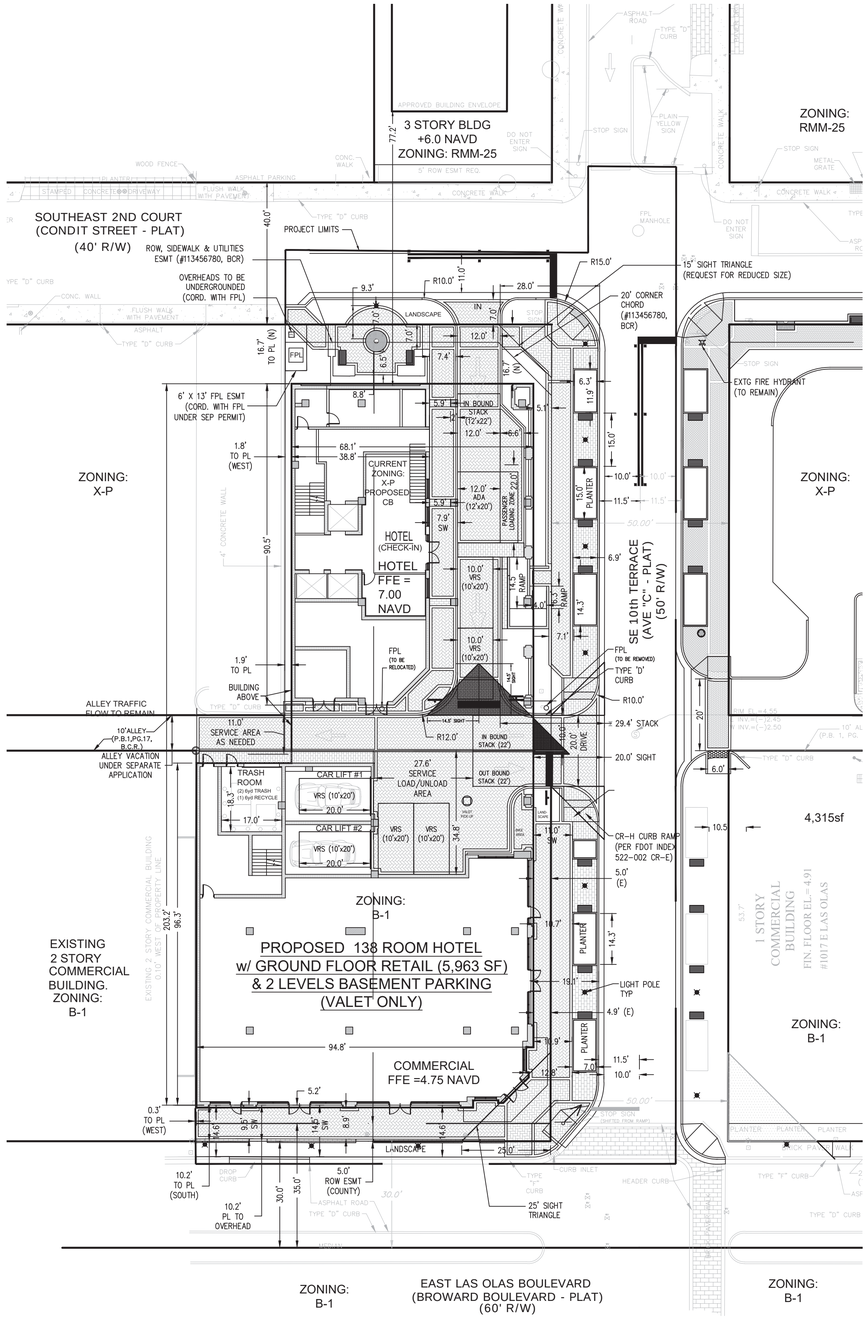
Map Scale: 1 inch = 300 feet

DATE OF FLIGHT	SECTION	TOWNSHIP	RANGE
2015	11	50S	42E

PRINTED ON

MAR 03 2016

BROWARD COUNTY
HIGHWAY CONSTRUCTION AND
ENGINEERING DIVISION



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:

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

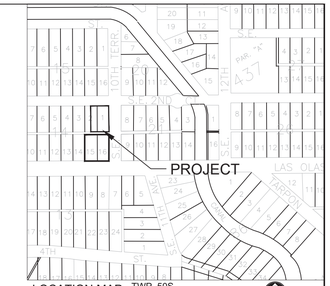
BUILDING DATA:

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



LOCATION MAP
NTS

TWP. 50S
RNG. 42E
SEC. 11

NORTH

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., ou=A01427E00000166A3A0B4E7000020092, cn=Dennis R Shultz
Date: 2021.03.04 14:01:30 -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 04, 2021

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

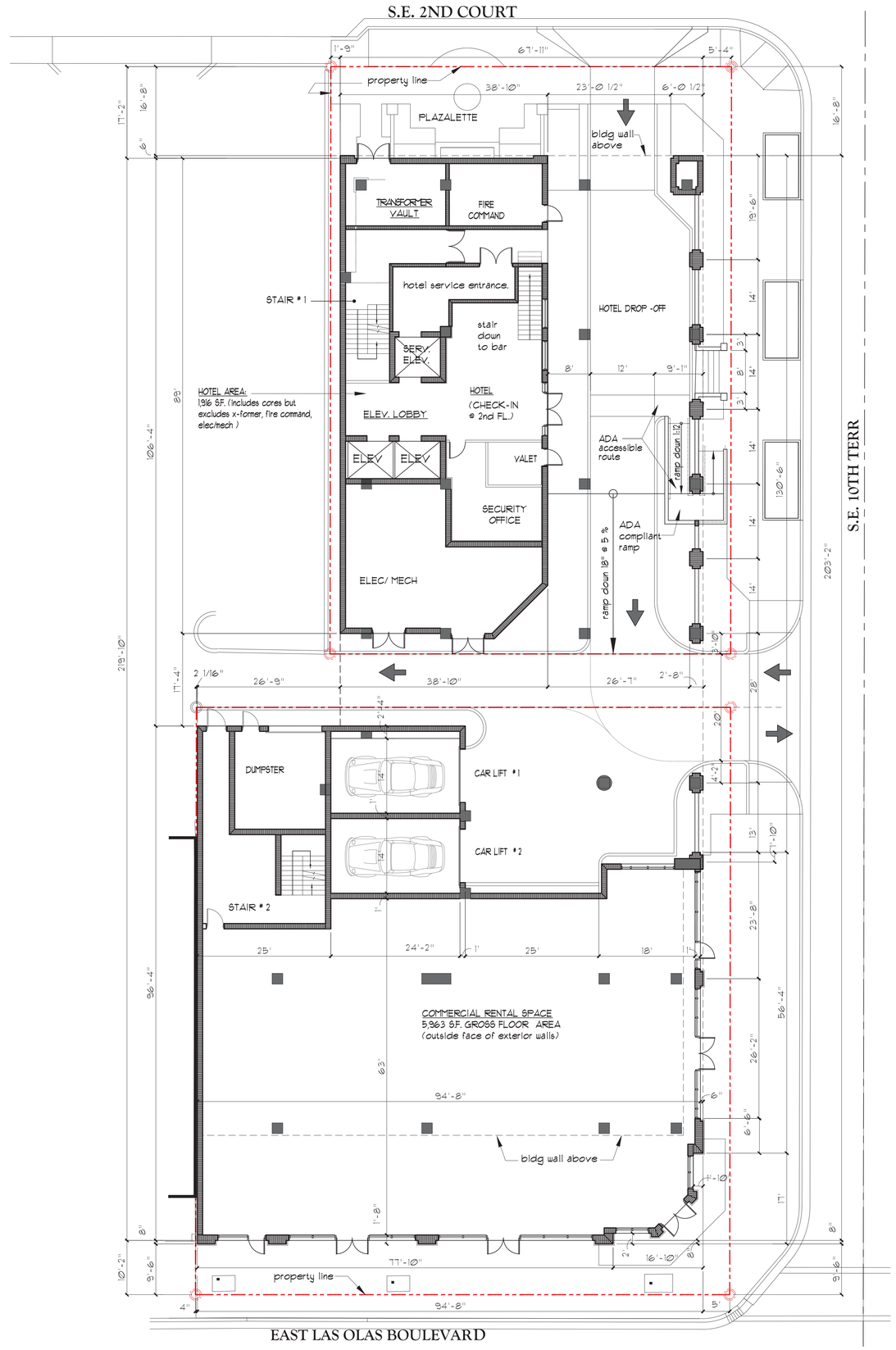
Revisions

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 10/30/20
Job No. 17-1364.01	Plot Date 03/04/21
Drawn by SROD	Sheet No. C0
Proj Mgr. DRS	
Appr. by JMF	1 of 9

Mar 04, 2021 - 1:54pm



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

Derek Vander Ploeg - AA008392
Digitally signed by Derek Vander Ploeg - AA008392
Date: 2021.02.09 19:05:58 -05'00'

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

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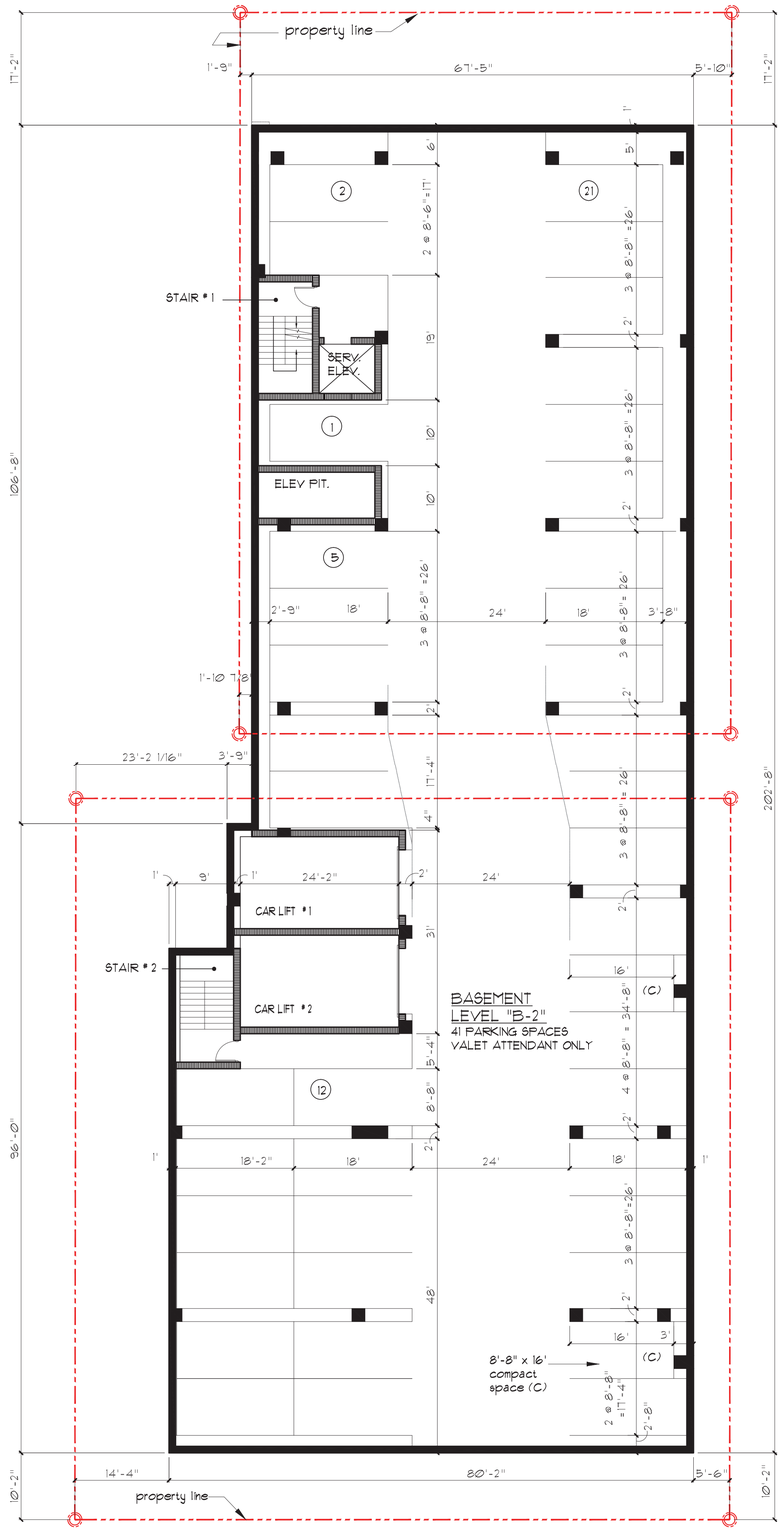
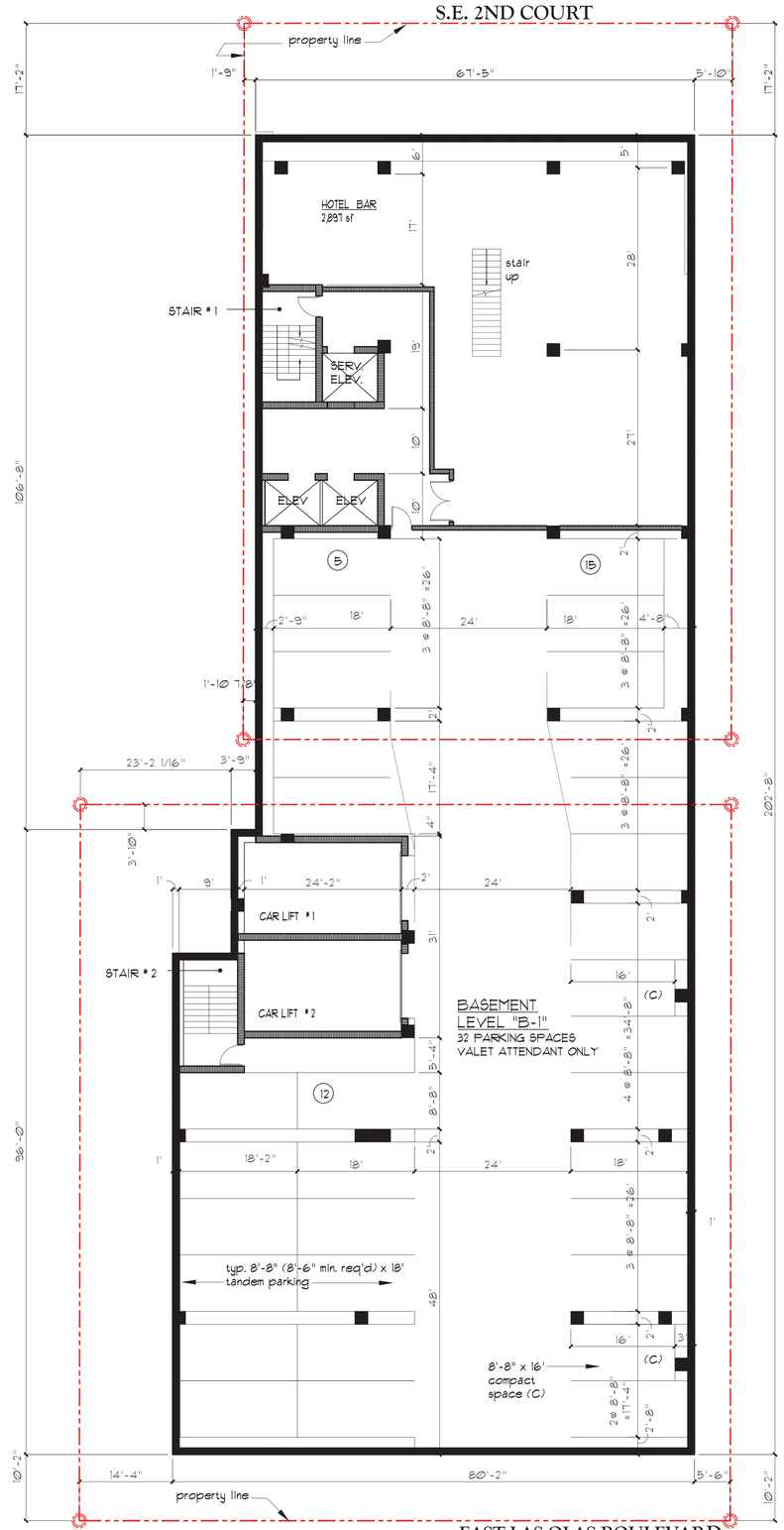


BASEMENT LEVEL PLAN B-2

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

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

S.E. 2ND COURT



BASEMENT LEVEL PLAN B-1

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

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

S.E. 10TH TERR

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

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

Derek Vander Ploeg - AA008392

Digitally signed by Derek Vander Ploeg - AA008392
Date: 2021.01.07 12:35:25 -05'00'

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

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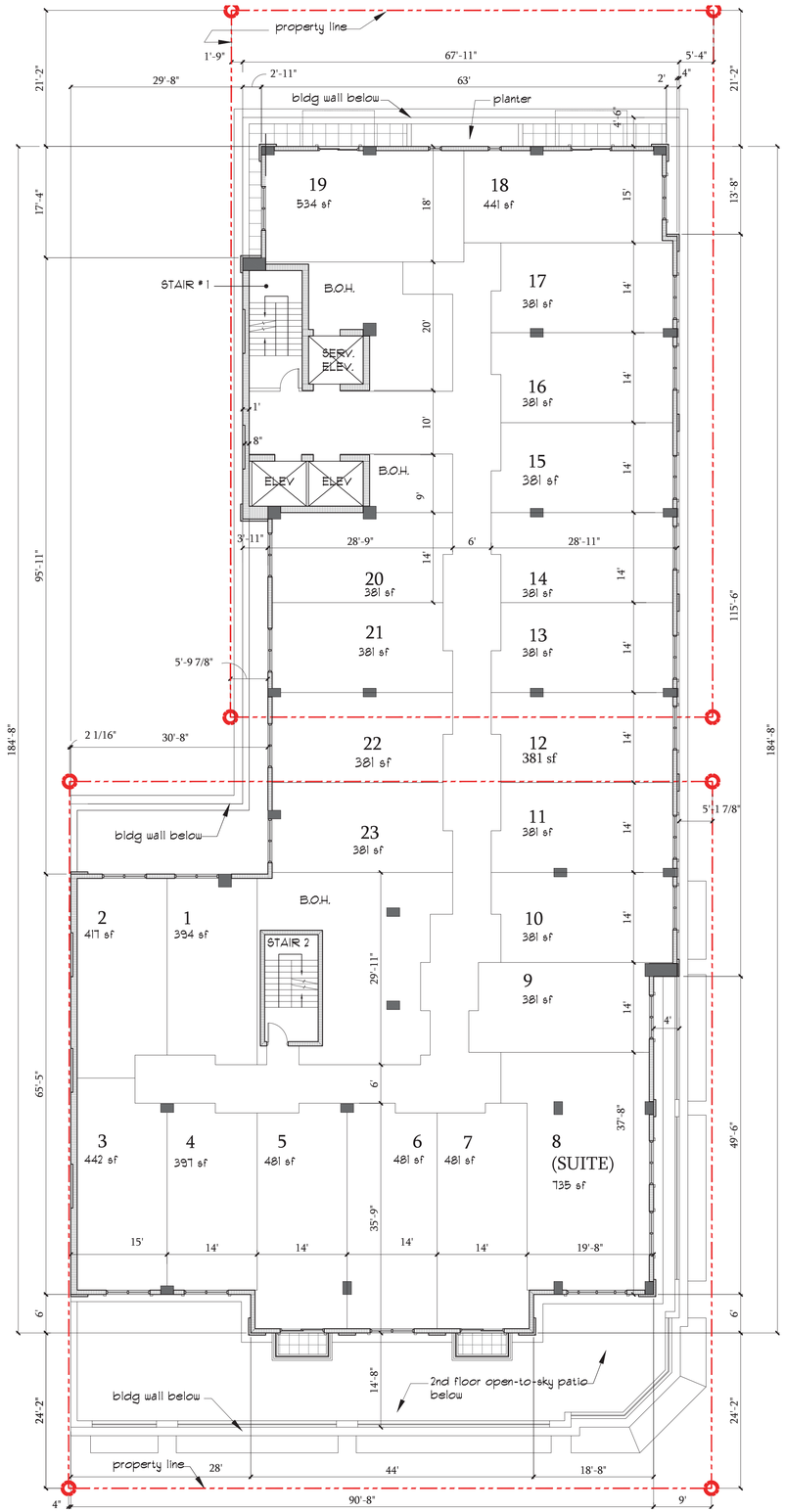


STAIRS & ELEVATORS to have 2 HR FIRE RATED ENCLOSURES incl. DOORS

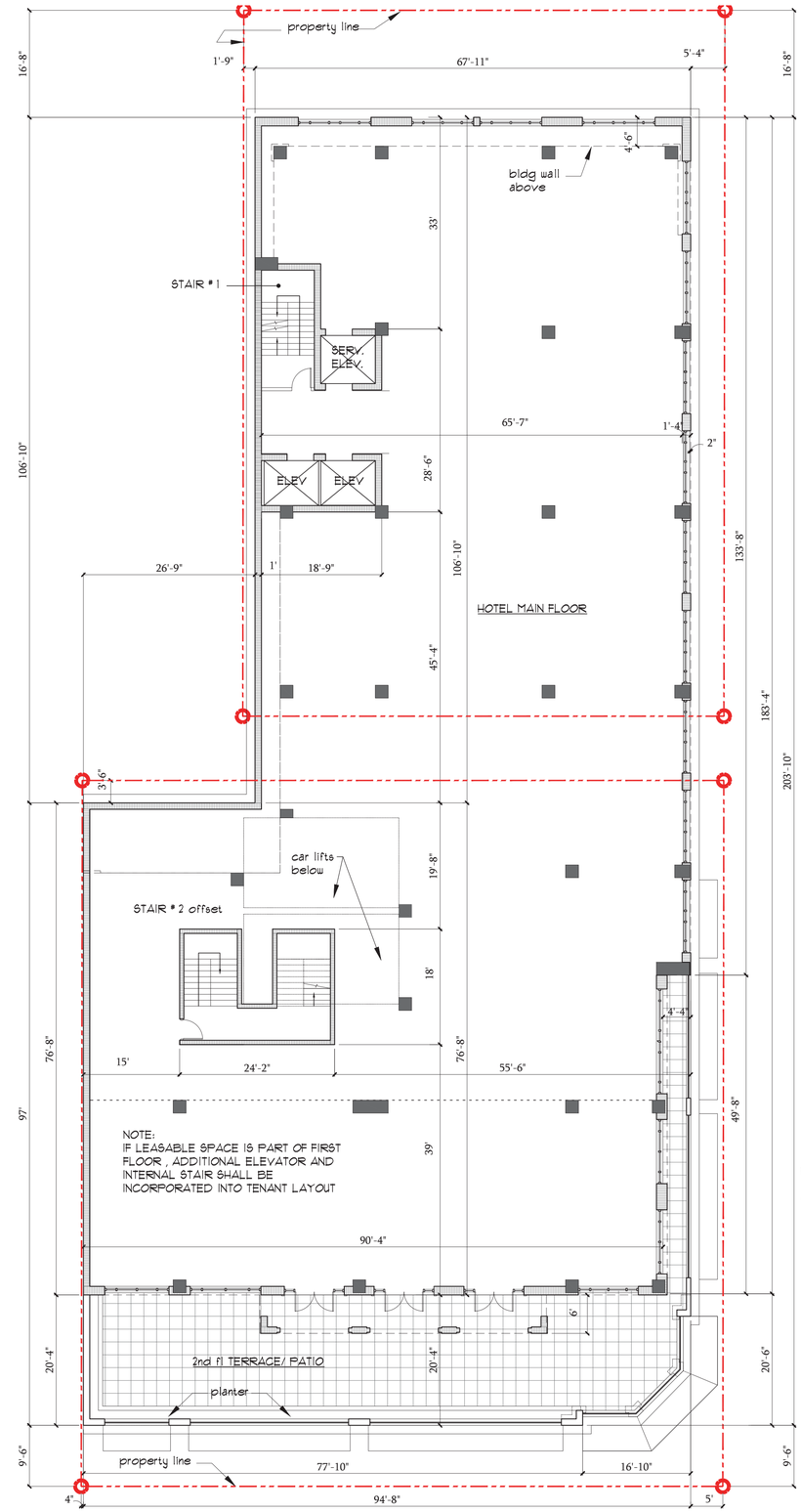
3rd FLOOR PLAN
(FIRST HOTEL ROOM LEVEL)
23 rooms per FL FLOOR

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

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

Derek Vander Ploeg -AA008392

Digitally signed by Derek Vander Ploeg -AA008392
Date: 2020.12.16 10:01:16 -05'00'

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

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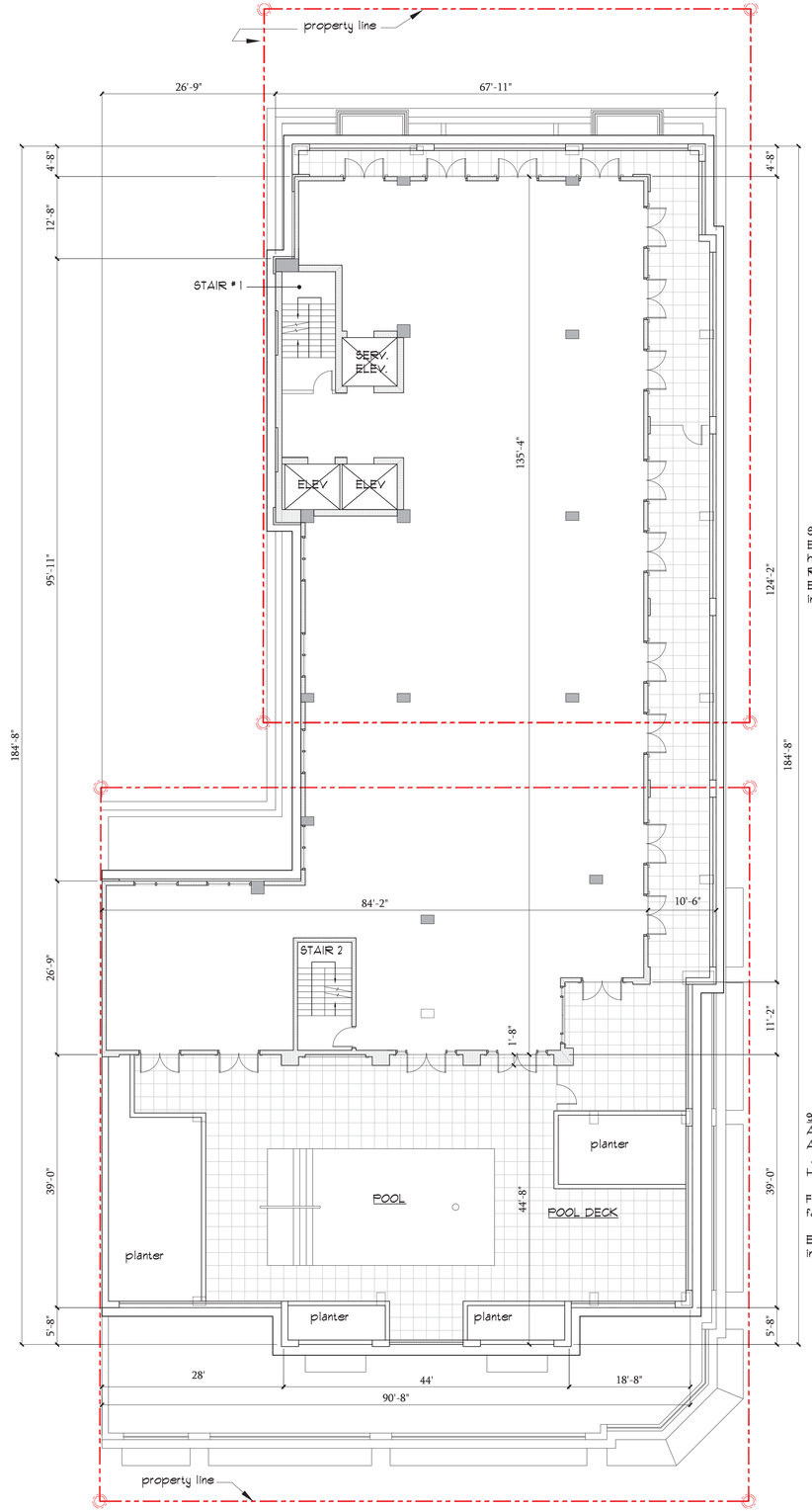


STAIRS & ELEVATORS to have 2 HR FIRE RATED ENCLOSURES incl. DOORS

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

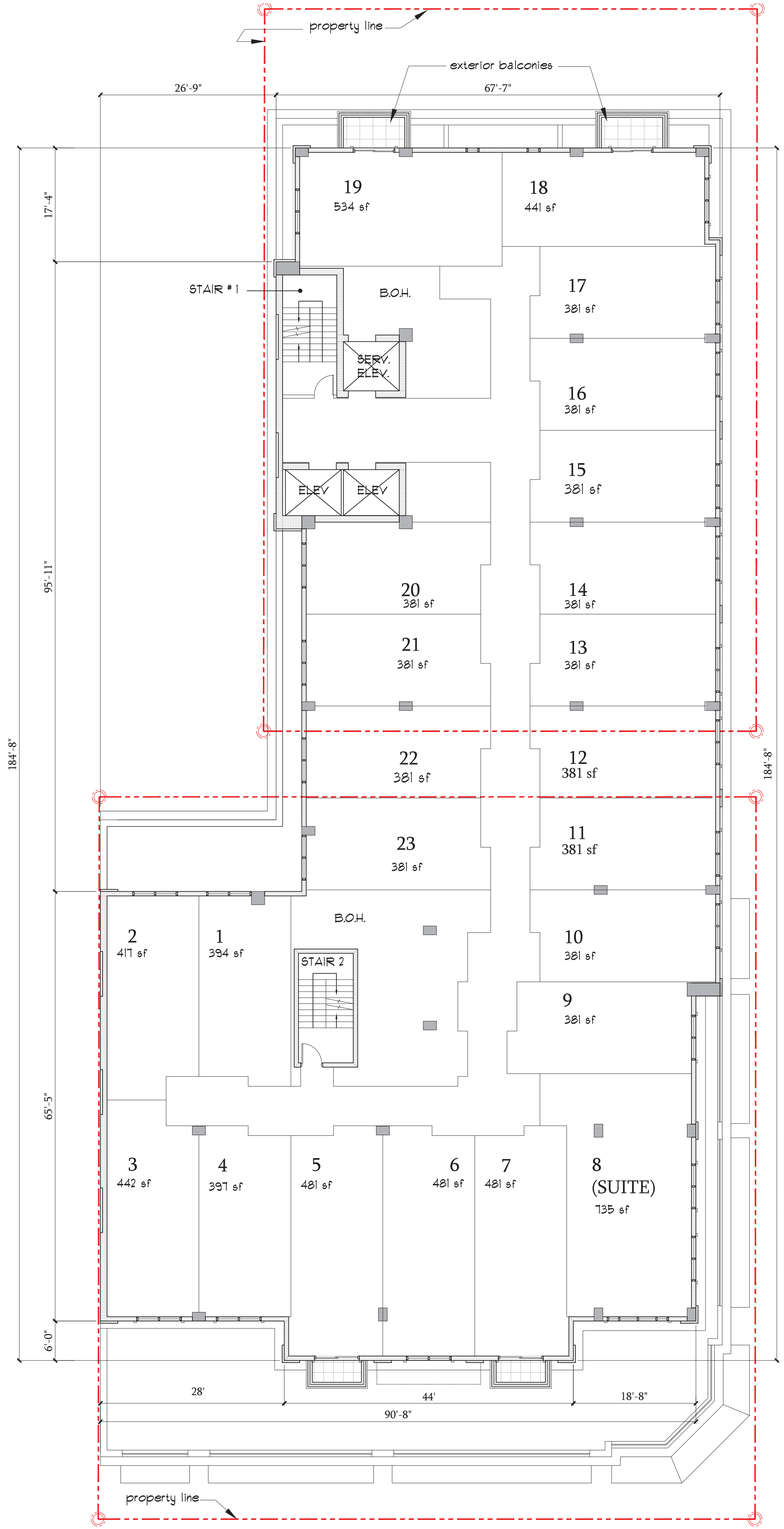
FLOOR PLATE SIZE SHOWN (outside face of exterior walls) = 8,089 sf

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 -8thFL)

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'

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
400 south dixie highway, suite 220
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Derek Vander Ploeg - AA008392

Digitally signed by Derek Vander Ploeg - AA008392
Date: 2021.01.08 10:32:51 -05'00'

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
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date
sheet no.

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DRC COMMENTS 01-08-21

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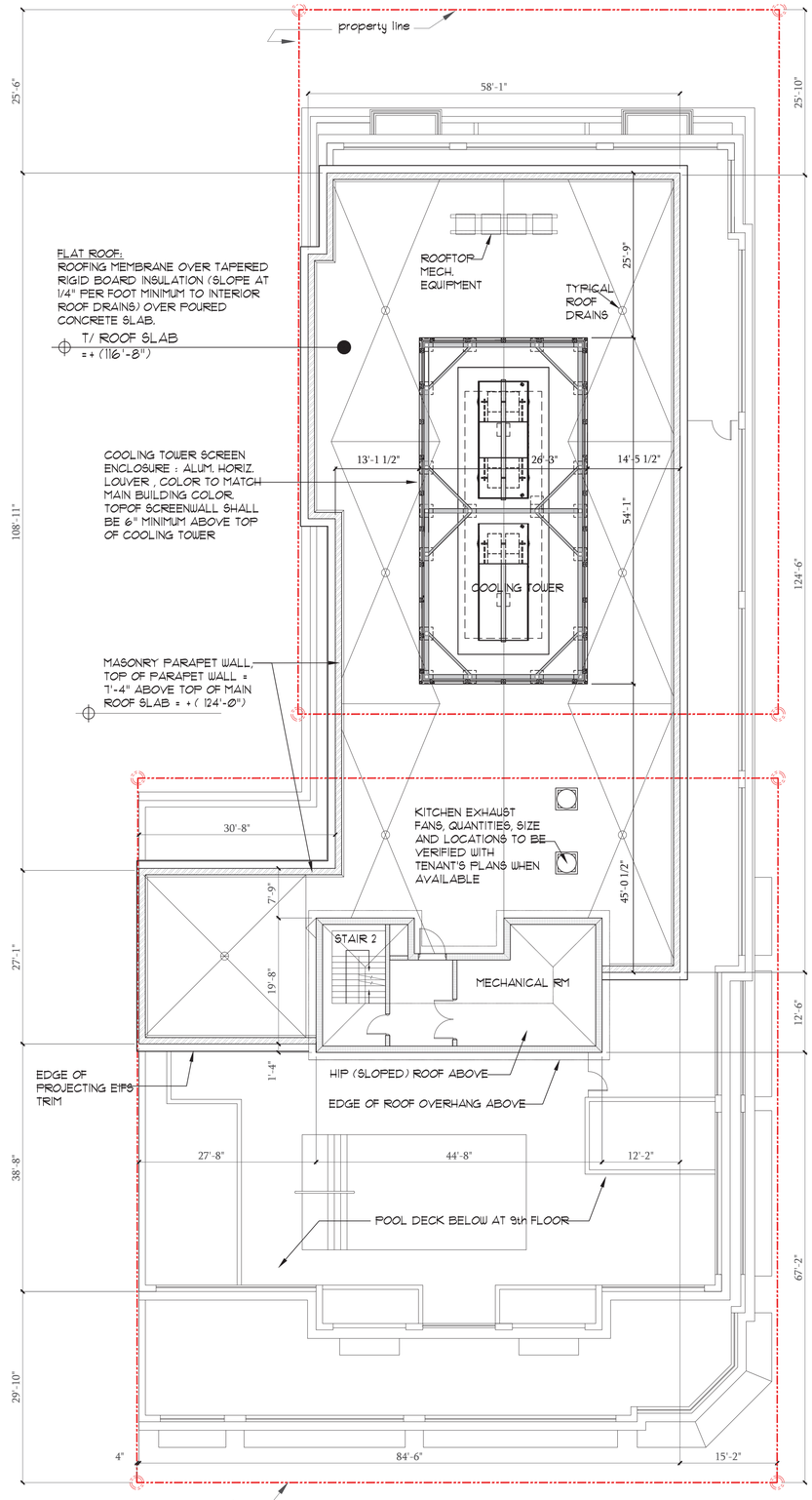

ROOF PLAN

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

0 2.5' 5' 10' 20' 35'

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ROOF PLAN

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drawn dvp
date 10-23-20
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A-4.1 drc

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COOLG TOWER SCREEN 12-28-20

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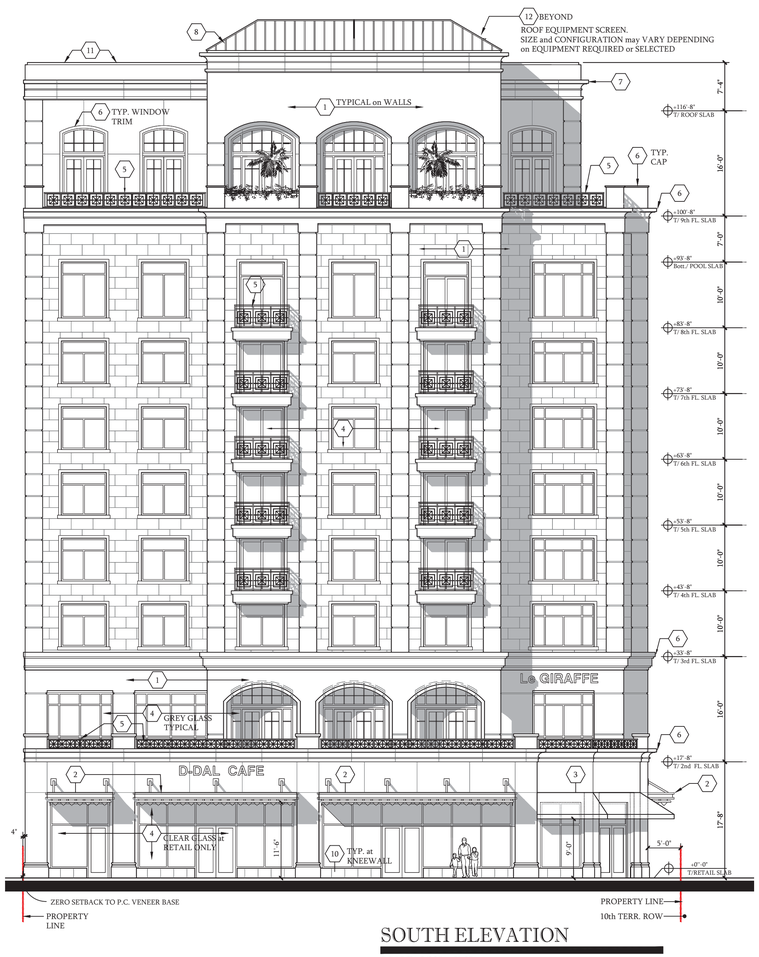

SOUTH ELEVATION

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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1007 E. Las Olas Blvd.
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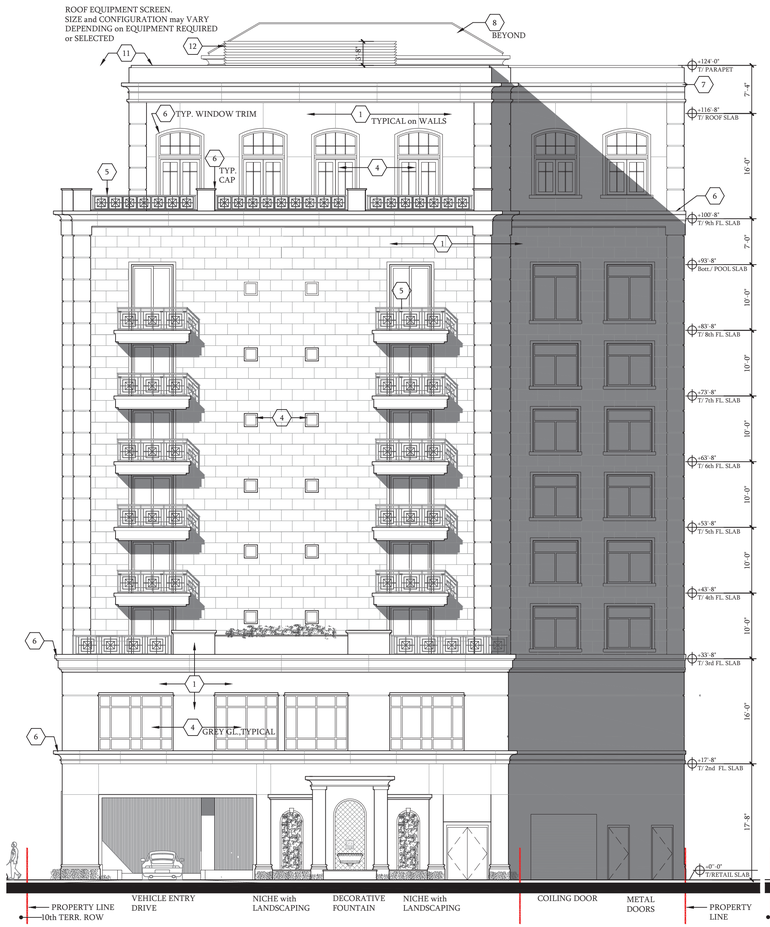
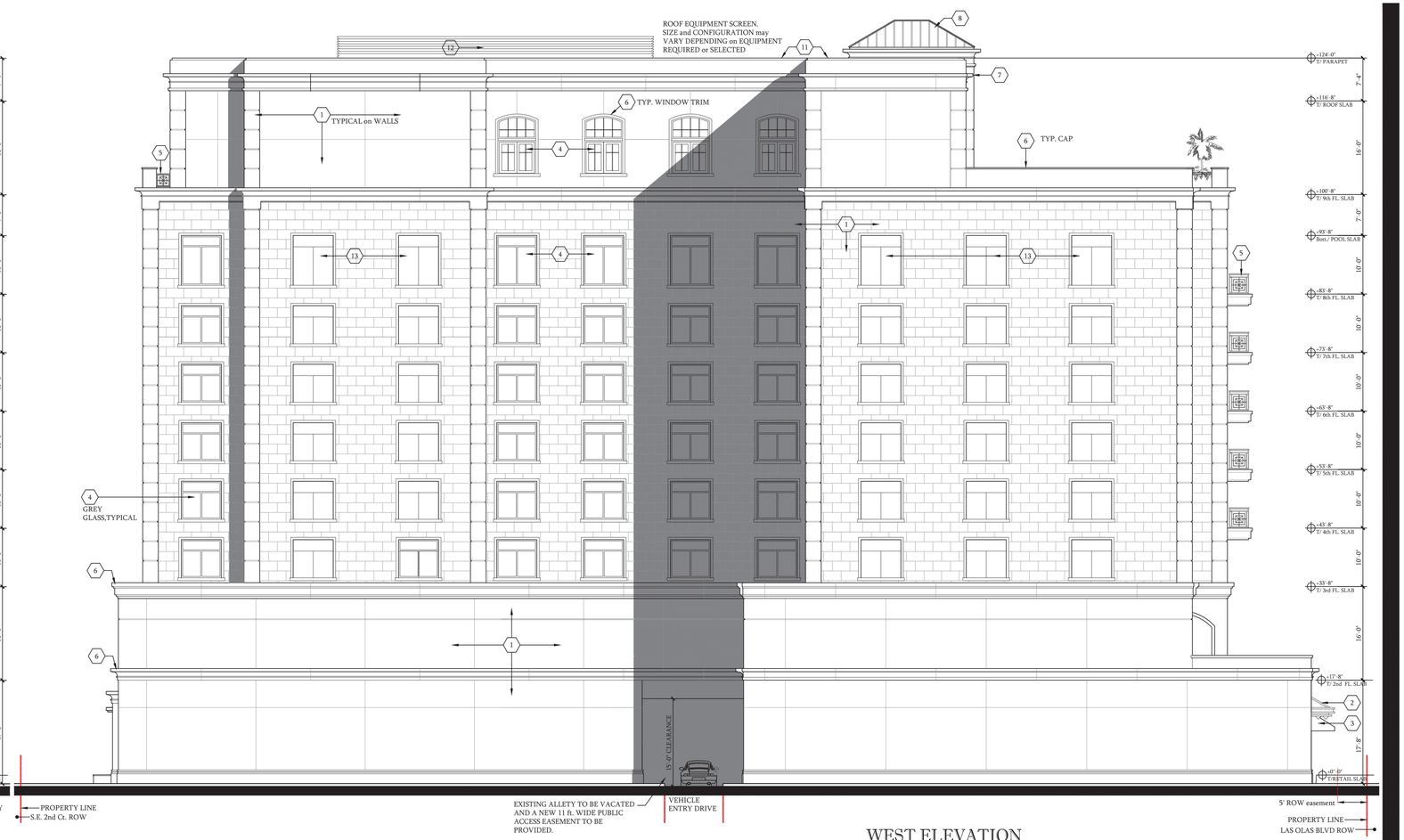
COOLG TOWER SCREEN HT. 12-28-20
DRC COMMENTS 01-26-21



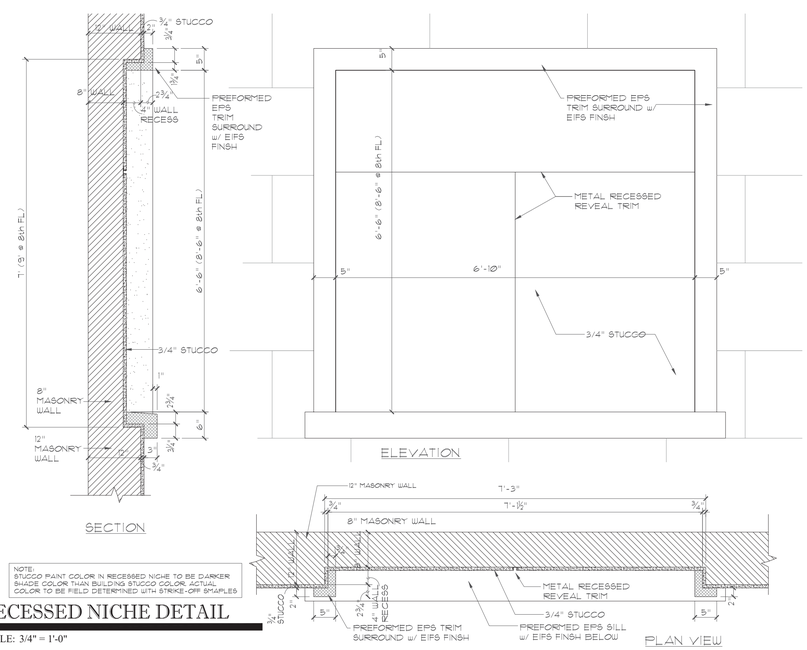
NORTH ELEVATION

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



WEST ELEVATION

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



NOTE:
STUCCO PAINT COLOR IN RECESSED NICHE TO BE DARKER SHADE COLOR THAN BUILDING STUCCO COLOR. ACTUAL COLOR TO BE FIELD DETERMINED w/ STRIKE-OFF SAMPLES

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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NORTH & WEST ELEVATIONS

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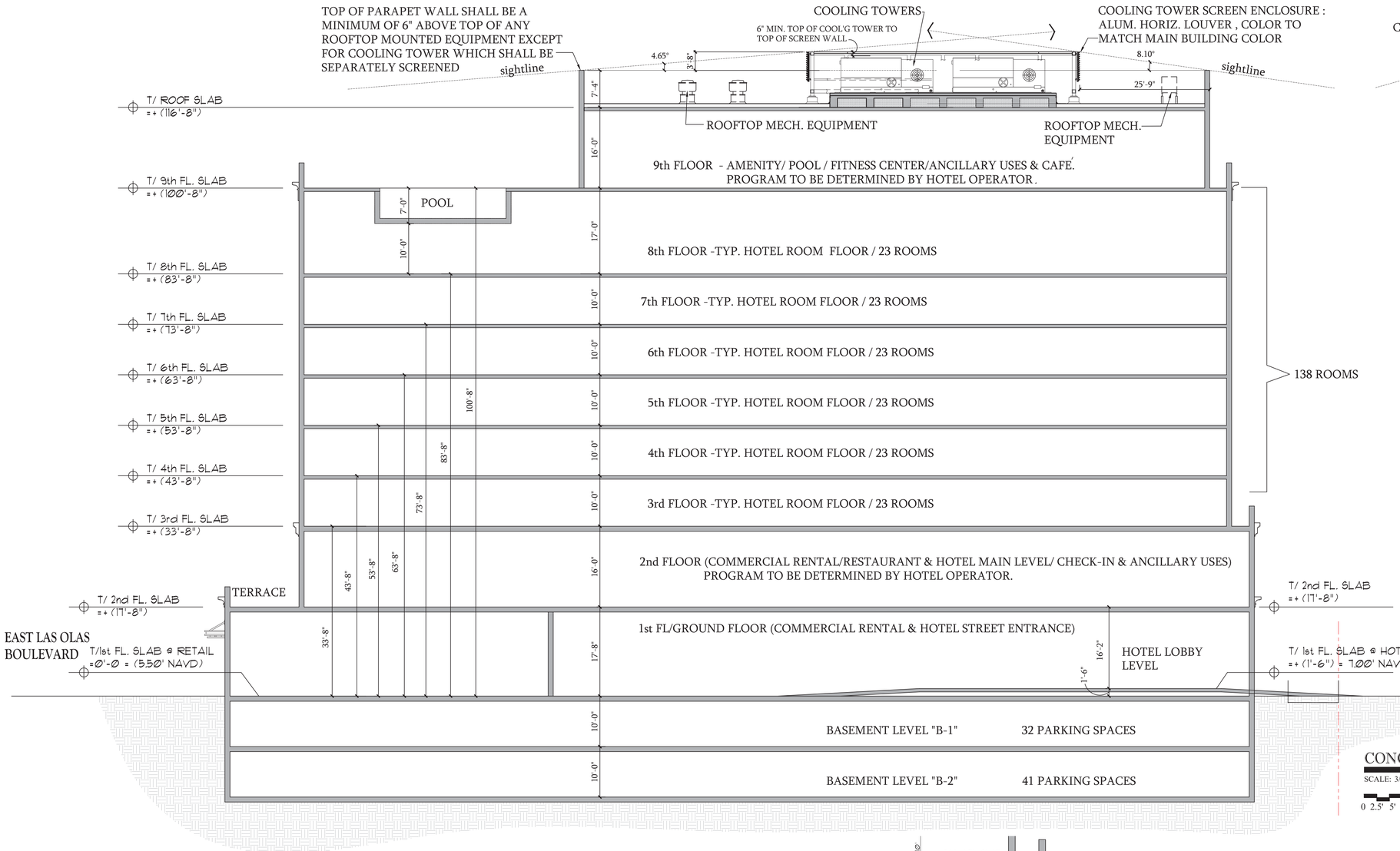
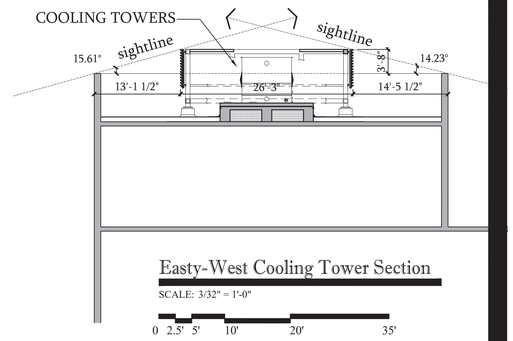
DRC COMMENTS RECESS. NICHE 11-21-20
COOLG TOWER SCREN HT. , TRIM MATERIAL 12-28-20



CONCEPTUAL SECTION

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

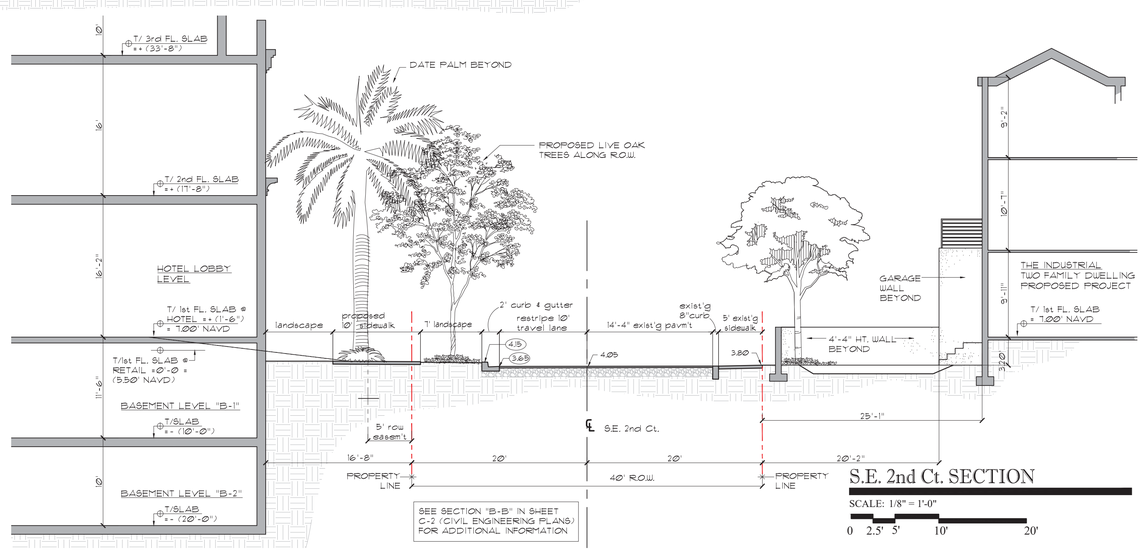
0 2.5' 5' 10' 20' 35'



Easty-West Cooling Tower Section

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

0 2.5' 5' 10' 20' 35'



S.E. 2nd Ct. SECTION

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

0 2.5' 5' 10' 20'

CONCEPTUAL SECTION

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COOL'G TOWER SCREEN HT.,
2nd CU SECTION 12-28-20
DRC COMMENTS 01-08-21

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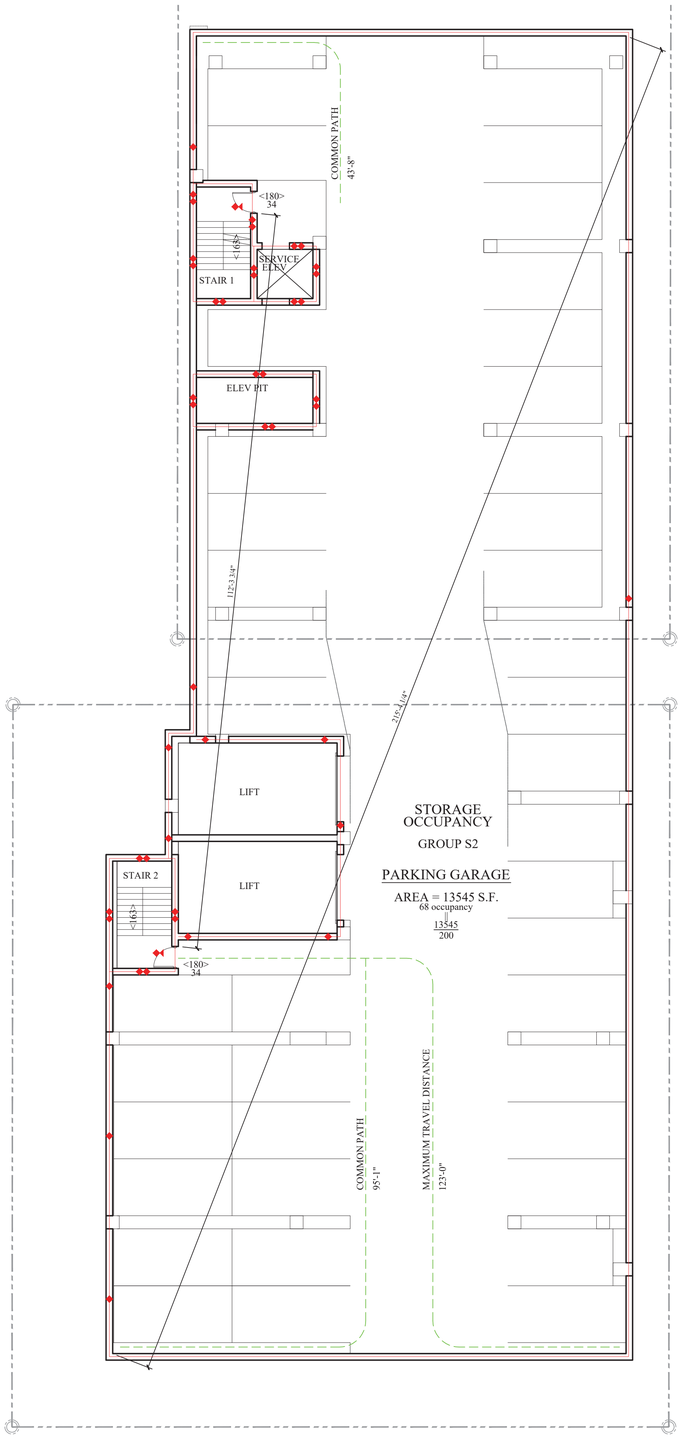
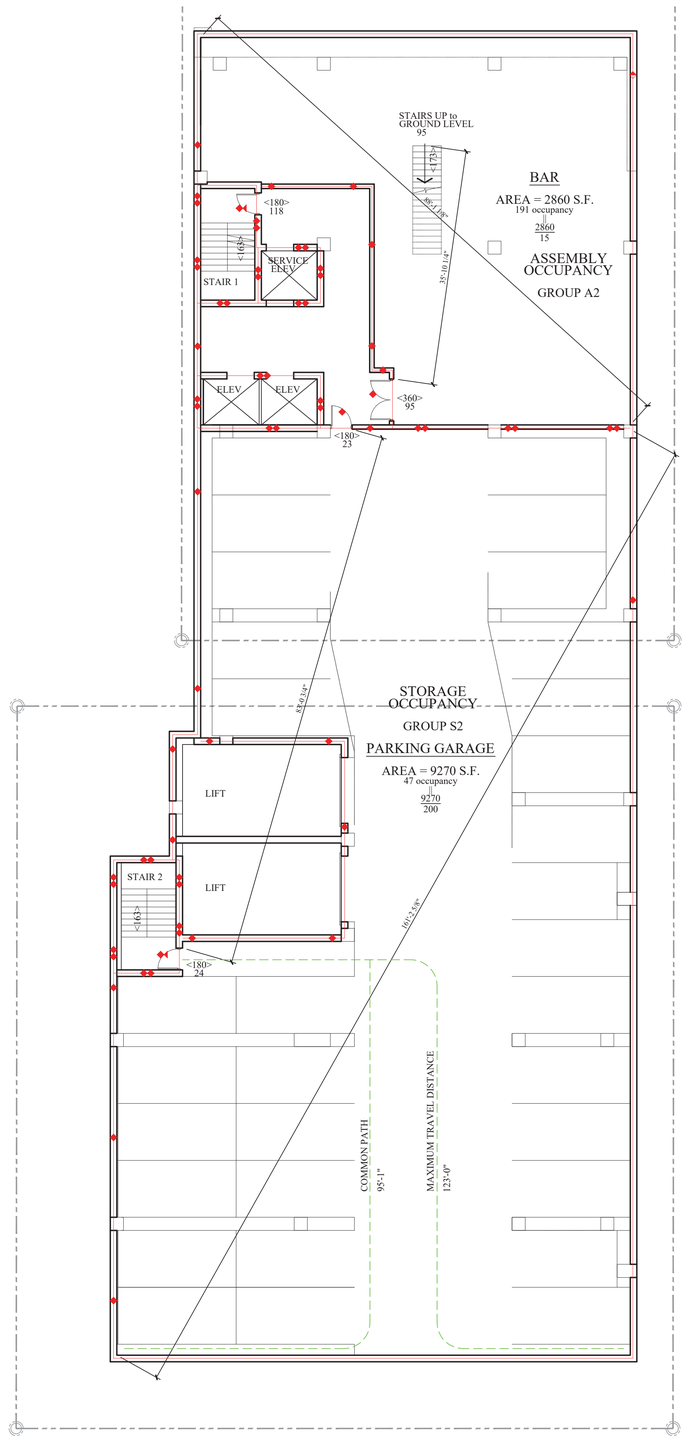


LIFE SAFETY PLAN B-2

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			
PRIMARY STRUCTURAL FRAME (or as req'd by fire separation, use rating for bearing wall exterior below)		FIRE RATING REQ'D (HRS)	MINIMUM FIRE RATING PROVIDED (HOURS)
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 HOTELS 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

- EXIT ACCESS
- EXIT
- EXIT DISCHARGE
- 20 MIN RATED
- 30 MIN RATED
- 45 MIN RATED
- 1 HOUR RATED
- 1.5 HOUR RATED
- 2 HOUR RATED
- 1 HR. RATED WALL
- 2 HR. RATED WALL
- FIRE RATED DOOR (RATING AS PER RATED SYMBOL)

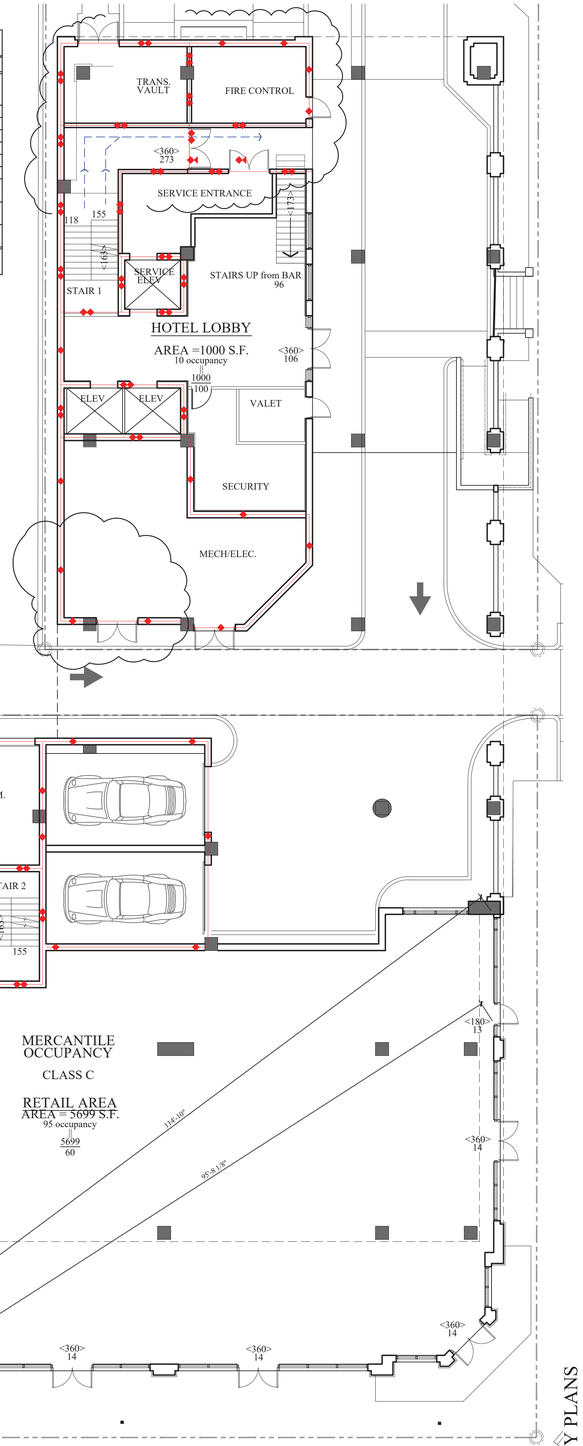
E-$$ EGRESS COMPONENT IDENTIFYER
- ES # - EXIT NUMBER
- HE – HORIZONTAL EXIT
- CP – COMMON PATH
- PD – PUBLIC DISCHARGE
- RD – ROOM DOOR
- ES – ESCAPE

00 - $$ TRAVEL DISTANCE SYMBOL
- EGRESS COMPONENT DISTANCE TO

<##> EGRESS COMPONENT CAPACITY
- CAPACITY

occ OCCUPANCY CAPACITY SYMBOL

SF/## SQUARE FEET PER PERSON
- NET AREA (S.F.)



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.

LIFE SAFETY PLANS

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

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12:37:01 -05'00'

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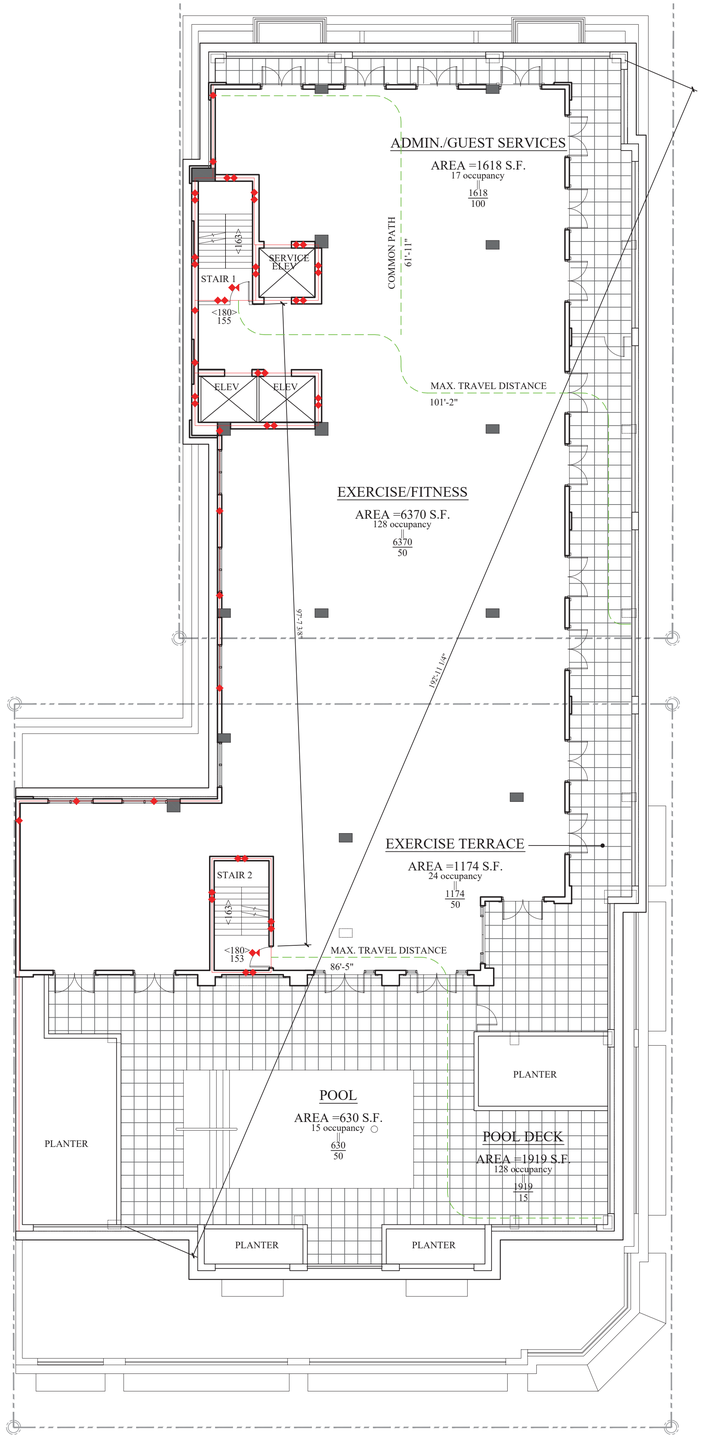
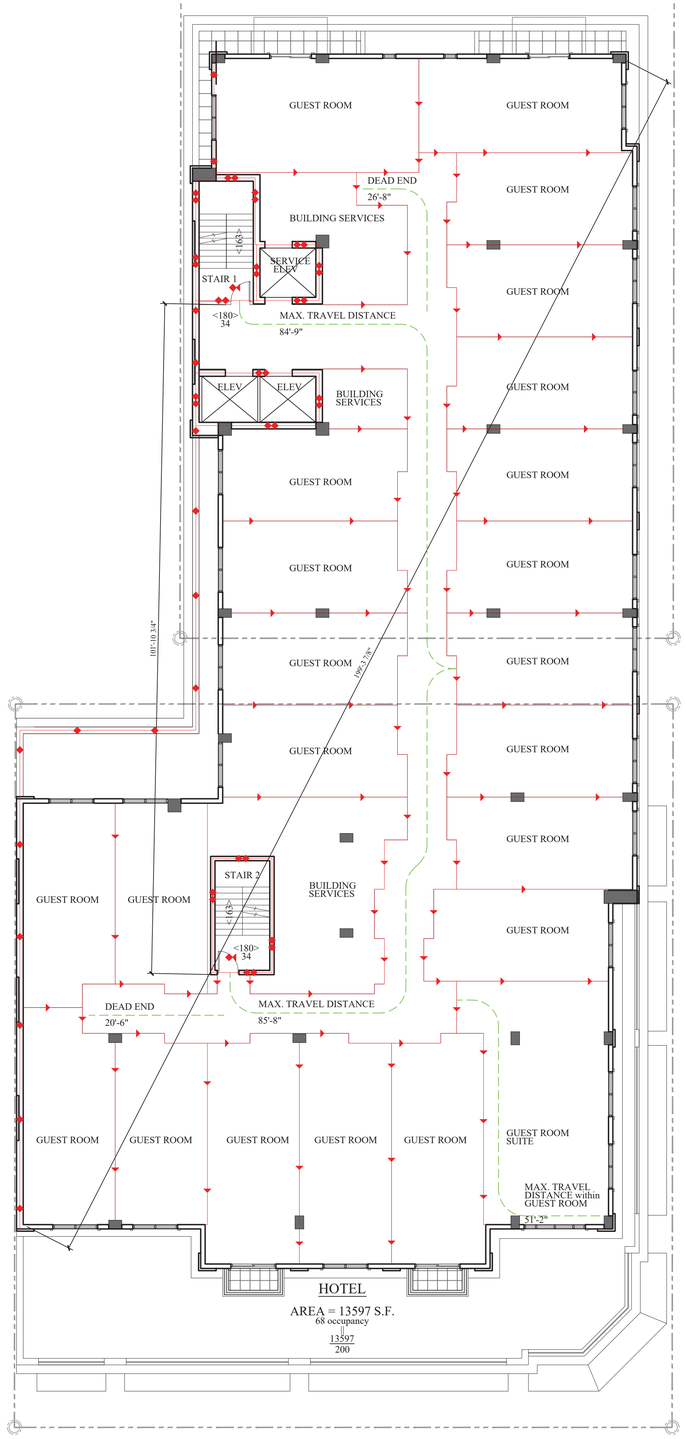


LIFE SAFETY PLAN 9th FL

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

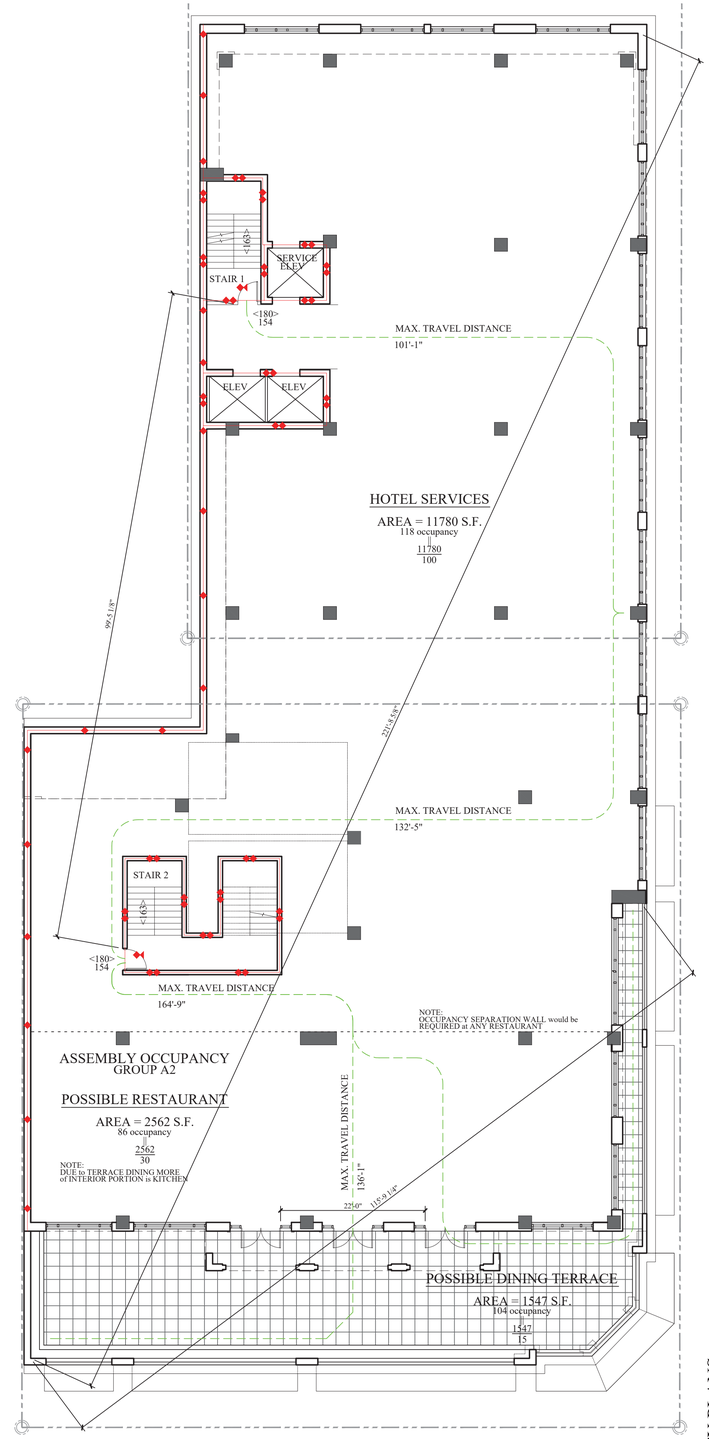
0 2.5' 5' 10' 20' 35' 50'



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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LIFE SAFETY PLANS

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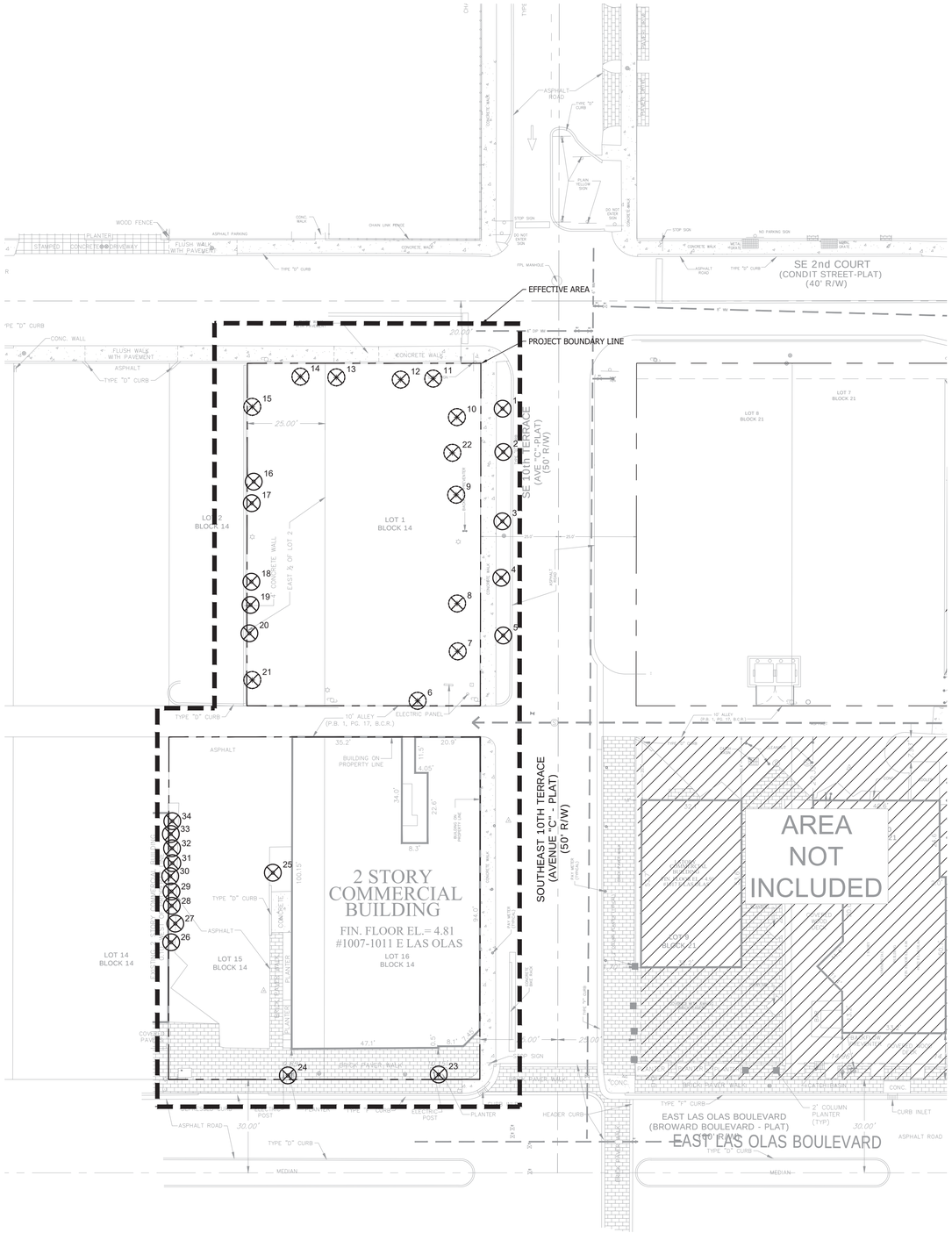
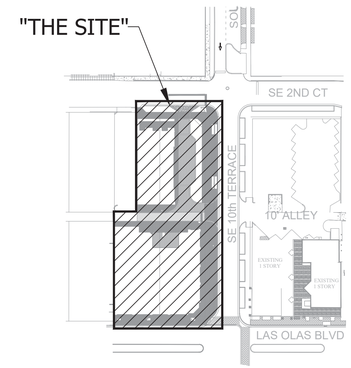
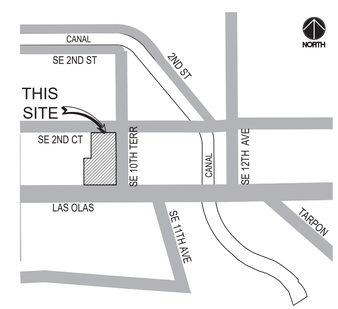


KEY MAP



LOCATION MAP

NTS



TREE LEGEND

- EX. TREE REMOVE
- EX. TREE REMAIN
- EX. PALM REMOVE
- EX. PALM REMAIN

TREE DISPOSITION LIST

1007 E. LAS OLAS BLVD
TREE DISPOSTION LIST

KEY	BOTANTICAL NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CONDITION (%)	DISPOSITION	COMMENT
1	*Veitchia arecina*	Montgomery Palm		18	9	20	Remove	
2	*Veitchia arecina*	Montgomery Palm		18	9	70	Remove	
3	*Veitchia arecina*	Montgomery Palm		18	9	50	Remove	
4	*Veitchia arecina*	Montgomery Palm		18	9	70	Remove	
5	*Veitchia arecina*	Montgomery Palm		18	9	70	Remove	
6	*Conocarpus erectus 'sericeus'*	Silver Buttonwood	4	12	12	50	Remove	
7	*Myrcianthes fragrans*	Simpson's stopper	4	9	6	70	Remove	Multi-trunk
8	*Quercus virginiana*	Live Oak	4	16	10	80	Remove	
9	*Quercus virginiana*	Live Oak	4	16	10	80	Remove	
10	*Quercus virginiana*	Live Oak	4	16	10	80	Remove	
11	*Cordia sebestena*	Orange Geiger	2	8	5	10	Remove	
12	*Cordia sebestena*	Orange Geiger	2	8	5	10	Remove	
13	*Cordia sebestena*	Orange Geiger	2	8	5	30	Remove	
14	*Cordia sebestena*	Orange Geiger	2	8	5	10	Remove	
15	*Quercus virginiana*	Live Oak	38	35	30	50	Remove	2 trunks
16	*Sabal palmetto*	Sabal Palm		22	9	60	Remove	
17	*Sabal palmetto*	Sabal Palm		27	9	70	Remove	
18	*Sabal palmetto*	Sabal Palm		25	9	60	Remove	
19	*Sabal palmetto*	Sabal Palm		20	9	60	Remove	
20	*Sabal palmetto*	Sabal Palm		20	9	60	Remove	
21	*Conocarpus erectus 'sericeus'*	Silver Buttonwood	2	12	7	10	Remove	
22	*Myrcianthes fragrans*	Simpson's stopper	7	10	9	70	Remove	
23	*Sabal palmetto*	Sabal Palm		25	9	80	Remove	
24	*Sabal palmetto*	Sabal Palm		25	9	80	Remove	
25	*Phoenix roebelenii*	Pygmy Date Palm		9 O.A.	6	65	Remove	
26	*Ravenala madagascariensis*	Travellers Palm		25	6	30	Remove	
27	*Ravenala madagascariensis*	Travellers Palm		12	4	30	Remove	
28	*Ravenala madagascariensis*	Travellers Palm		25	6	30	Remove	
29	*Ravenala madagascariensis*	Travellers Palm		25	6	30	Remove	
30	*Ravenala madagascariensis*	Travellers Palm		25	6	30	Remove	
31	*Ravenala madagascariensis*	Travellers Palm		25	6	30	Remove	
32	*Ravenala madagascariensis*	Travellers Palm		25	6	30	Remove	
33	*Ravenala madagascariensis*	Travellers Palm		25	6	30	Remove	
34	*Ravenala madagascariensis*	Travellers Palm		25	6	30	Remove	

TREE MITIGATION

EQUIVALENT REPLACEMENT CALCULATION: (Inches)

KEY	BOTANTICAL NAME	COMMON NAME	Species Category Rating Percentage	Trunk Diameter/ CT Ht. (DBH inces)	Condition Percentage	Caliper Replacement Required (inches)	Status
6	*Conocarpus erectus 'sericeus'*	Silver Buttonwood	100%	4	50%	2.0	Remove
7	*Myrcianthes fragrans*	Simpson's stopper	100%	4	70%	2.8	Remove
8	*Quercus virginiana*	Live Oak	100%	4	80%	3.2	Remove
9	*Quercus virginiana*	Live Oak	100%	4	80%	3.2	Remove
10	*Quercus virginiana*	Live Oak	100%	4	80%	3.2	Remove
11	*Cordia sebestena*	Orange Geiger	100%	2	10%	0.2	Remove
12	*Cordia sebestena*	Orange Geiger	100%	2	10%	0.2	Remove
13	*Cordia sebestena*	Orange Geiger	100%	2	30%	0.6	Remove
14	*Cordia sebestena*	Orange Geiger	100%	2	10%	0.2	Remove
15	*Quercus virginiana*	Live Oak	100%	38	50%	19.0	Remove
21	*Conocarpus erectus 'sericeus'*	Silver Buttonwood	100%	2	10%	0.2	Remove
22	*Myrcianthes fragrans*	Simpson's stopper	100%	7	70%	4.9	Remove

TOTAL CALIPTER ***39.7***

EQUIVALENT REPLACEMENT CALCULATION by Code: Tress Only (No Palms)

Species Category	Rating Percentage	Value	Formula
A	100%	$ 25.00	Calipter Replacement:
B	80%	$ 20.00	(Species Classification Rating %) x (trunk Dia. [DBH inches]) x
C	60%	$ 15.00	(Condition %)
D	40%	$ 10.00	= (Equivalent Replacement [inches])
E	20%	$ 5.00	
F (exotic invasive)	0%	$ -	

MITIGATION

39.7" Inches Required to Mitigated on Site

Replacement	Provided
6" CAT. A	60" CAT A Trees Provided
2.5" CAT. A	5" CAT A Trees Provided

TOTAL CALIPTER $0.00

65" Inches Cat. A Trees Provided on Site
Trees Provided - 10 qty @6" Live Oak & 2 qty @2.5" Verawood (Bulnesia arborea)

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

0' 10' 20' 40' 60' 80'

SCALE:1" = 20'

North

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL. 33315 LCC000257
TEL: 954-764-8858 EMAIL: Hjohnson@archall.net

Hugh Johnson
Digitally signed by Hugh Johnson
Date: 2020.12.23 10:44:40 -05'00'

1: DRC COMMENTS 12/23/20

Revision Dates

DRC DOCUMENTS

1007 E. LAS OLAS BLVD

FORT LAUDERDALE, FLORIDA 33301

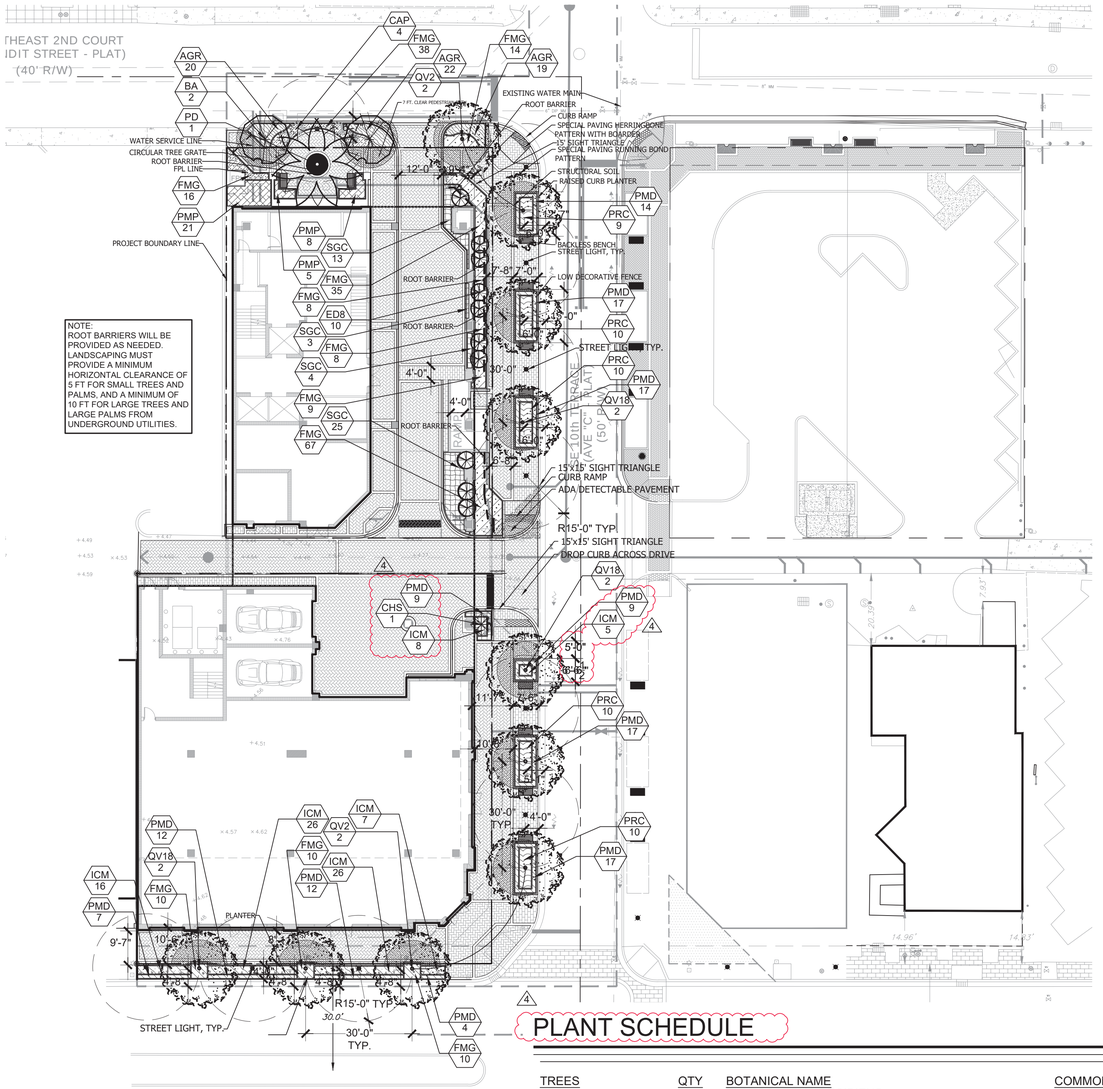
Sheet Description
TREE DISPOSITION PLAN

Release Date
07-22-20

Project Number
1728B

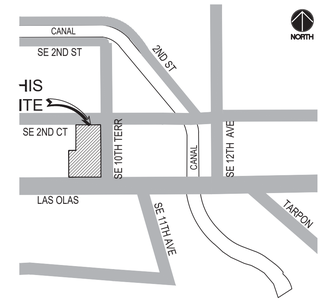
Drawing Number
TS-1

SHEET 1 OF 1



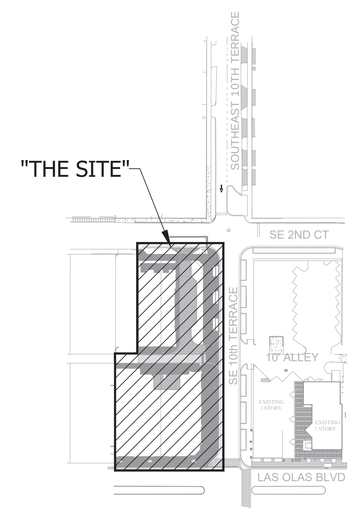
LOCATION MAP

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	24 (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.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
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	2	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	4	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	34	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	61	ARACHIS GLABRATA	PERENNIAL PEANUT `LARGE LEAF`	1 GAL		6"HT X 12"SPR @	NO	HIGH	18" o.c.	
FMG	225	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL.,		14" HT X 16" SPR	NO	HIGH	18" o.c.	
ICM	88	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	135	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL.,		14" HT X 12" SPR	NO	HIGH	18" o.c.	

0' 10' 20' 40' 60' 80'
SCALE:1" = 20'

North

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL. 33315 LC0000257
TEL: 954-764-8858 EMAIL: Hjohnson@archall.net

Digitally signed by Hugh Johnson
Date: 2021.02.26 15:23:14 -05'00'

Revision Dates
1: DRC COMMENTS 10/30/20
2: DRC COMMENTS 12/09/20
3: DRC COMMENTS 12/23/20
4: DRC COMMENTS 02/19/21

DRC DOCUMENTS

1007 E. LAS OLAS BLVD

FORT LAUDERDALE, FLORIDA 33301

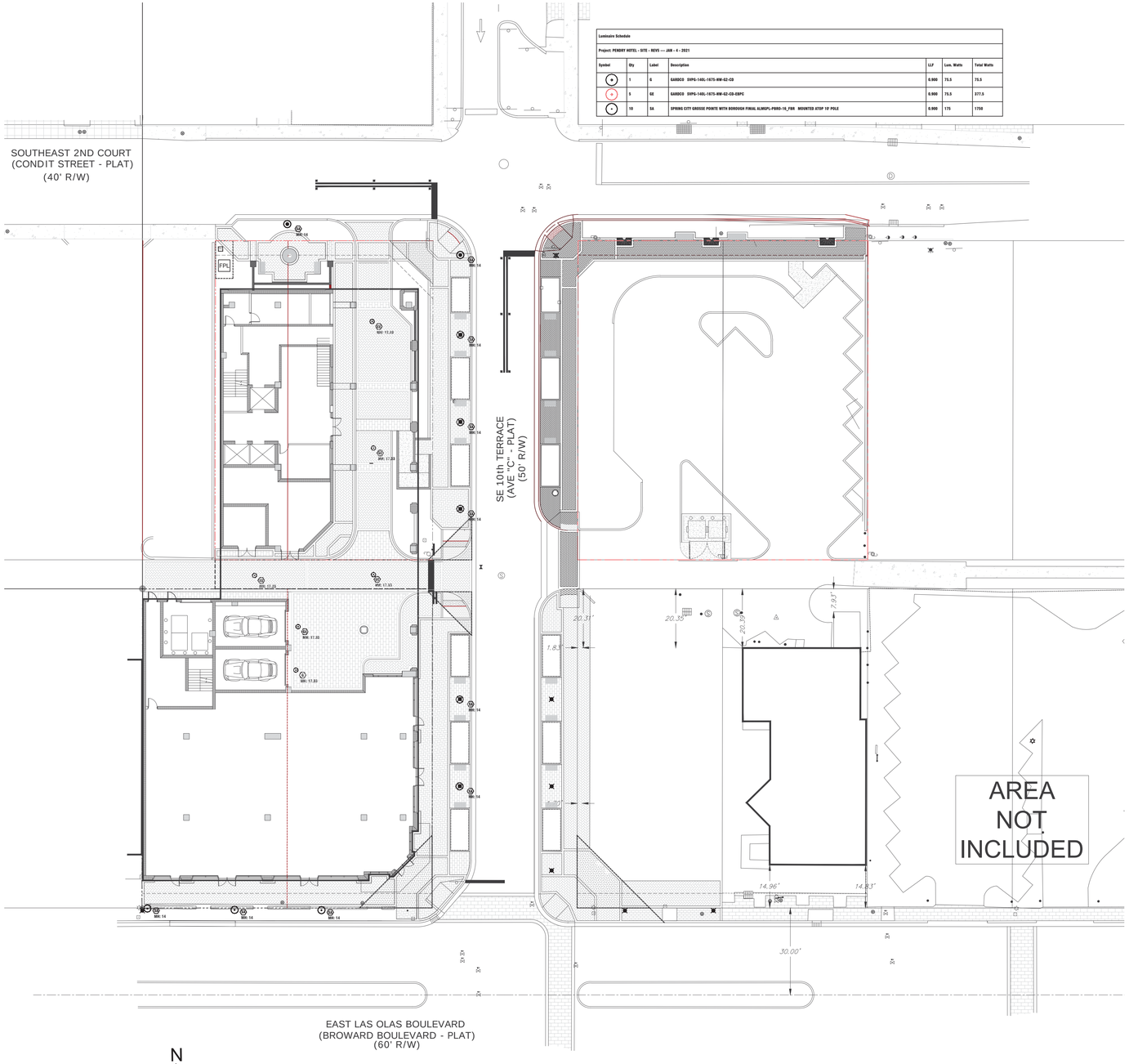
Sheet Description
LANDSCAPE PLAN

Release Date
07-22-20

Project Number
1728B

Drawing Number
LP-1
SHEET 1 OF 2

Luminaire Schedule						
Project: PENDRY HOTEL - SITE - REVS --- JAN - 4 - 2021						
Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
	1	G	GARDCO SVPG-140L-167S-RW-G2-CD	0.900	75.5	75.5
	5	GE	GARDCO SVPG-140L-167S-RW-G2-CD-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

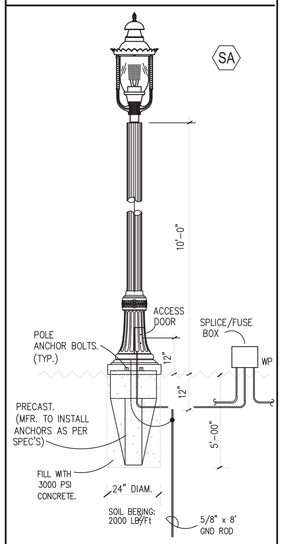


01 SITE PLAN-ELECTRICAL

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. (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 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

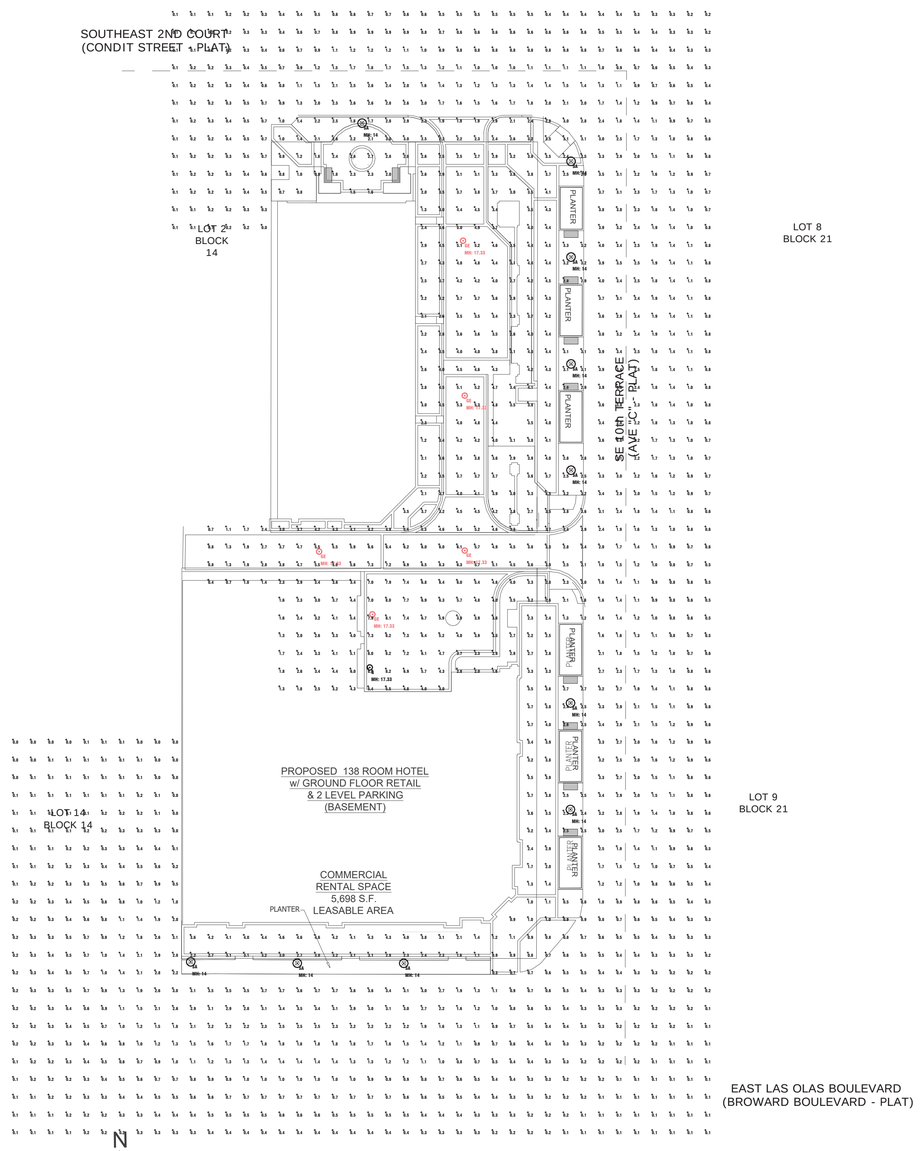
Phase:
DRC
DOCUMENTS

SEAL

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

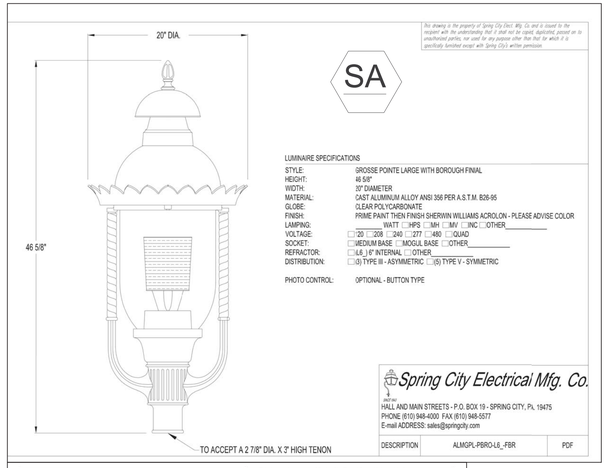
Calculation Summary					
Project: PENDRY HOTEL - SITE - REVS --- JAN - 4 - 2021					
Label	Avg	Max	Min	Avg/Min	Max/Min
INTERIOR PARK & DRIVE	4.71	8.5	1.3	3.62	6.54
SIDEWALK	2.79	4.6	0.3	9.30	15.33

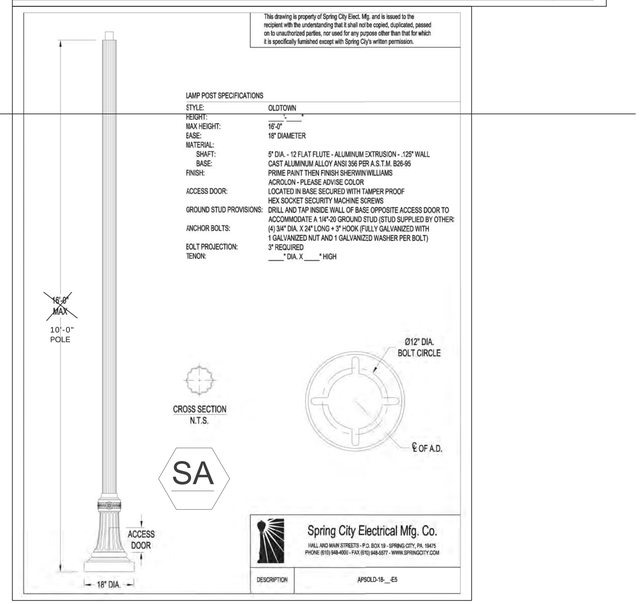
Luminaire Schedule						
Project: PENDRY HOTEL - SITE - REVS --- JAN - 4 - 2021						
Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
	1	G	GARDCO SVPG-140L-1675-NW-G2-CD	0.900	75.5	75.5
	5	GE	GARDCO SVPG-140L-1675-NW-G2-CD-EBPC	0.900	75.5	377.5
	10	SA	SPRING CITY GROSSE POINTE WITH BOROUGH FINIAL ALMGPL-PBRO-16_FBR MOUNTED ATOP 10' POLE	0.900	175	1750



01 SITE PLAN-PHOTOMETRICS (Normal Power)

Scale: 1"= 20'-0"





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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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

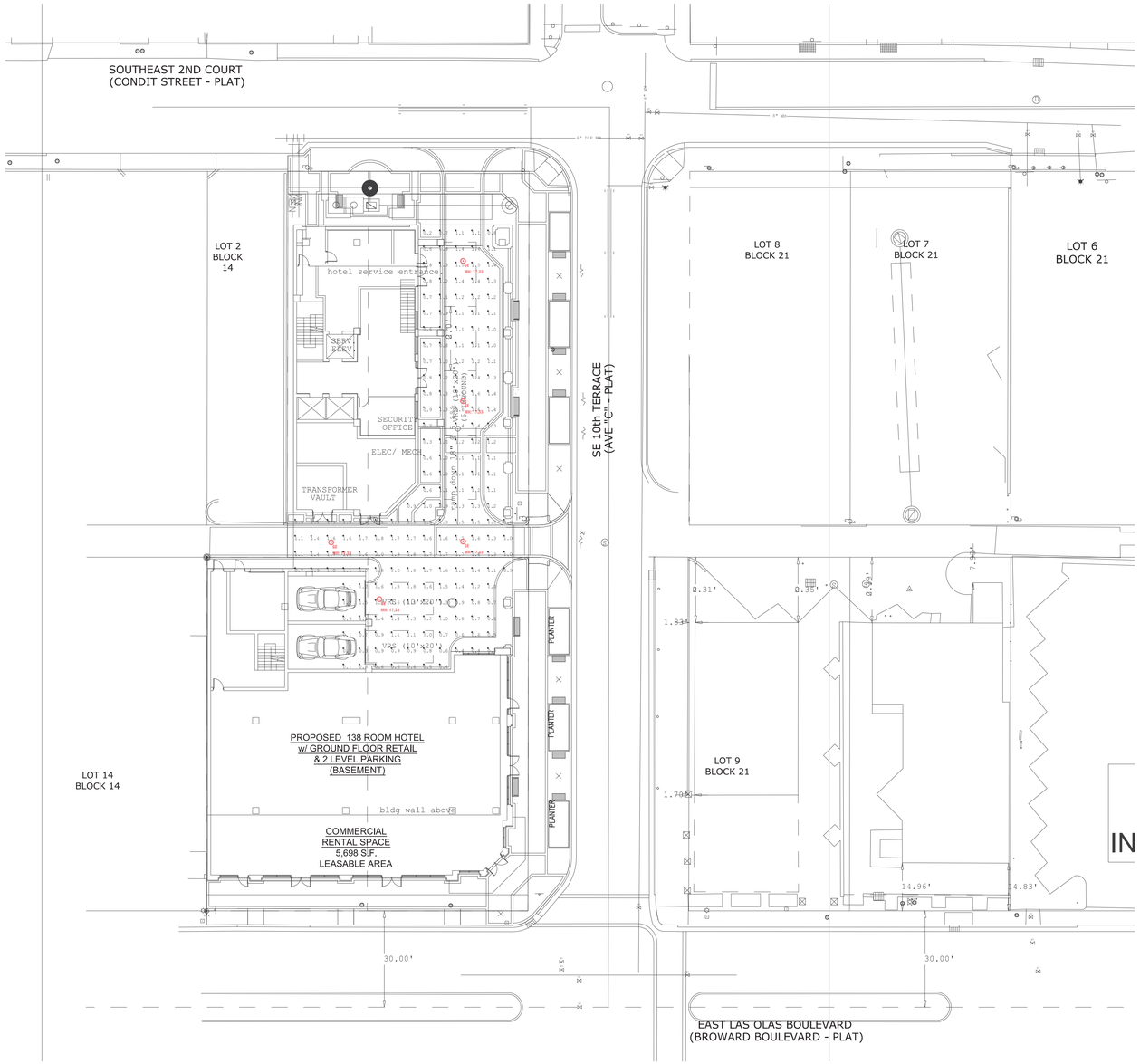
Phase:
DRC
DOCUMENTS

SEAL

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: 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
	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-G2-1AA-5-IRL-IMRD-MGY

Luminaire	Number of LEDs	Drive Current	Color Temperature	Mounting	Distribution	Emergency	Voltage	Options: Dimming controls	Motion sensing	Elec-trical	Finish
SVPG	140L										
SVPG SoftView Parking Garage	140L 140LEDs (comfort engine)	450 450mA 800 800mA 1200 1200mA 1675 1675mA 2100 2100mA	NW-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 RW-G2 Restored White 3000K (80 CRI) Generation 2	SM Surface / Pendant Mount (pendant sold separately or as others) TT Trunnion Mount (ordered separately, see Accessories) WM Wall Mount (ordered separately, see Accessories)	N Type III Rectangular T Type III Asymmetric S Type V CD Concentrated Downlight	NONE Leave Blank EBP[1,2,3] Emergency Battery pack EBPC[1,2,3,4,5] Emergency Battery pack cold-rated	120 120V 208 208V 240 240V 277 277V UNV Universal 120-277V 347 347V 480 480V MVU Universal 347-480V	NONE Leave Blank DD[6,7,8] 0-10V Dimming external leads (Controls by others) DL[6,7,9,10] 0-10V dimming with Dimming Controls option MLC[6,7,11,12] Wireless Controls	NONE Leave Blank IMRD[13] Integral Motion Response, 40 Sens. IMRD7 Integral Motion Response, 40 Sens. (Factory customizable, contact factory*)	Fusing F1 Single Fuse (120,277, 347V) F2 Double Fuse (208,240, 480V) F3 Double Fuse Cartridge Fuse (208,240, 480V) Surge Protection None SP1 10kV 3kA (standard) SP2 20kV 10kA (options)	K1 Bronze MGY Medium Gray WH White XC Customer Color Specify preferred color in URL, or CS1-CS5 RAL or CC RGB/CMYK SC Special Color Must supply color URL 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) ambient operation.
2. Not available with **347V**, **480V** or **MVU**.
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. Is 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 **IMRD**.
12. Must be combined with Dimming Controls option **3RL** 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 **EBPC**).

PGc-150655 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 IMRD7 and IMRD7 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 still (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	2,306	107	2,395	106	2,322	114
SVPG-140L-800-NW-G2-x	140	800	4000K	37	3,854	105	4,003	111	4,153	111	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	7,684	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	2,315	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	4,028	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	111	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	2295	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-150655 SoftView SS 04/18 page 2 of 7

JOB N0. 2020-030 DRC

RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL CO. NO. (0000651.5) 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
(Emergency Power)

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

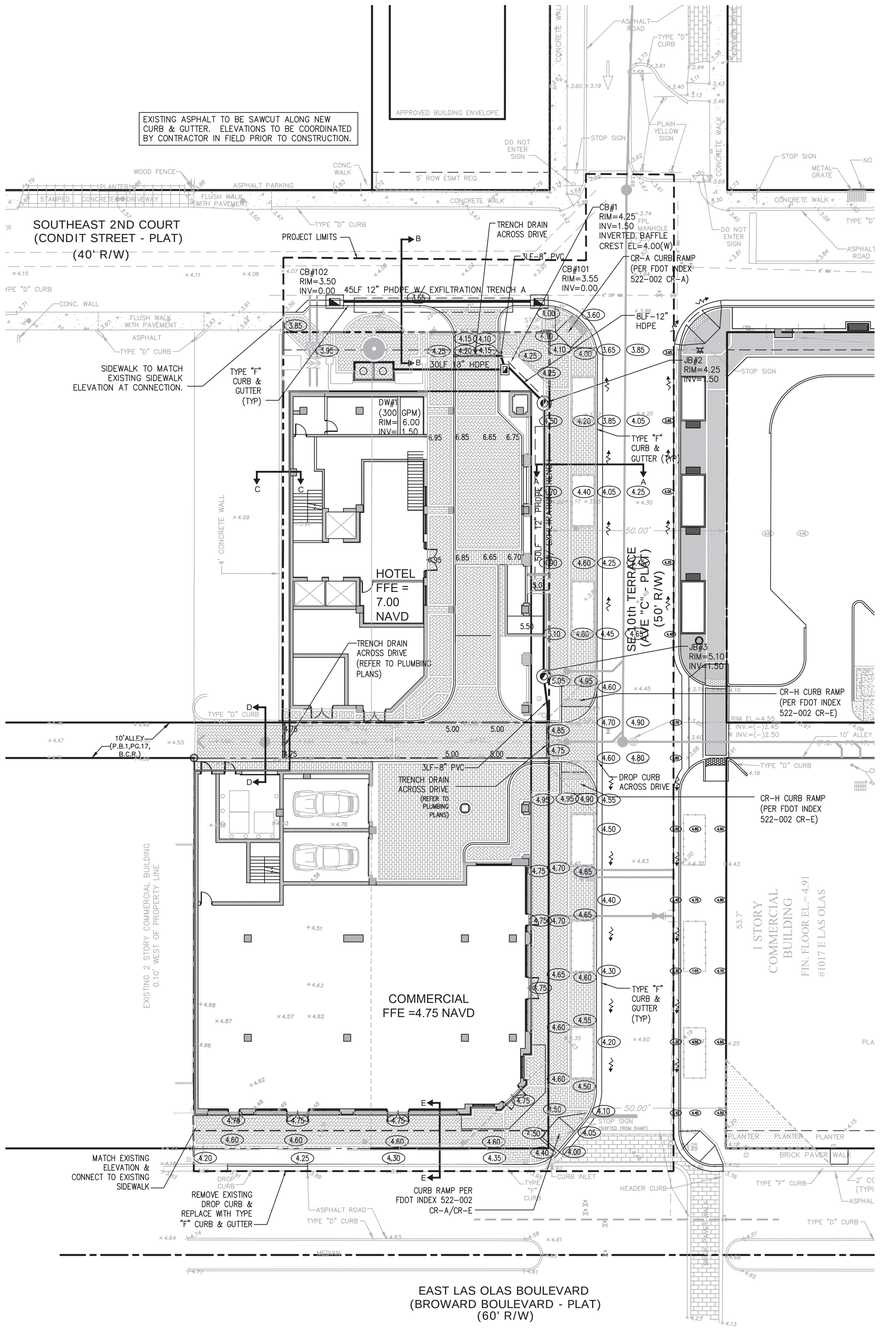
NORTH

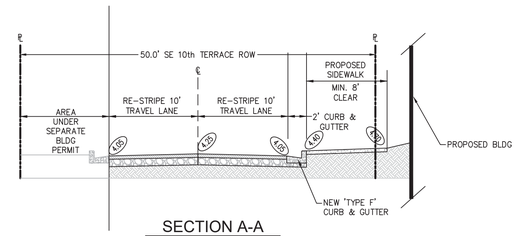
Revisions

Phase:
DRC
DOCUMENTS

SEAL

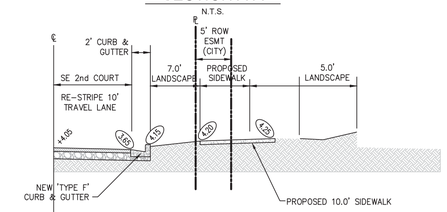
Scale: 1"=20'	Date 11/19/20
Job No. 17-1364.01	Plot Date 11/19/20
Drawn by SIRO	Sheet No. SE-3
Proj. Mgr. RPJ	
Appr. by RPJ	1 of 3





SECTION A-A

N.T.S.



SECTION B-B

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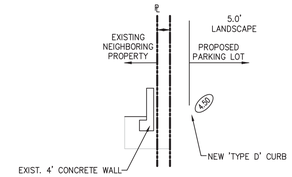

SECTION C-C

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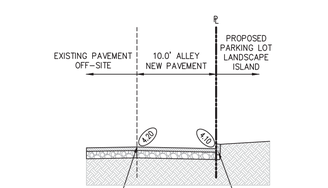

SECTION D-D

N.T.S.

LOCATION MAP
NTS

TWP.50S
RNG.42E
SEC. 11

NORTH

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)
- 3.83 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

Dennis R Shultz

Digitally signed by Dennis R Shultz
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Date: 2021.01.07 12:17:35 -05'00'

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

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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

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

NORTH

Revisions

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 07/22/20
Job No. 17-1364.01	Plot Date 12/16/20
Drawn by SROD	Sheet No.
Proj. Mgr. DRS	C2
Appr. by JMF	2 of 5

Drawing name: F:\2017 Jobs\17-1364.01 Las Olas HOTEL\17-1364.01 HOTEL SITE.dwg
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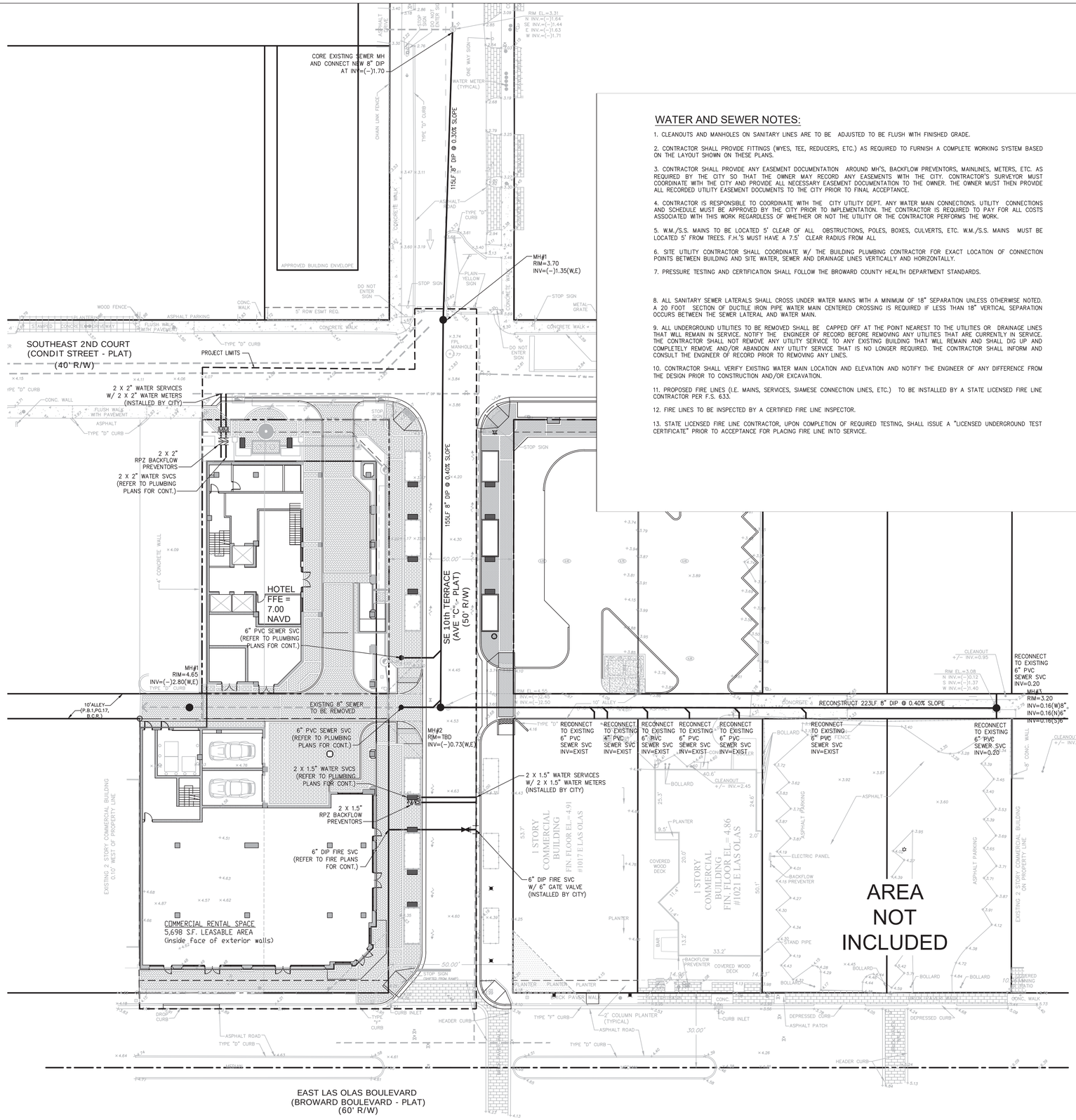


WATER AND SEWER NOTES:

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.

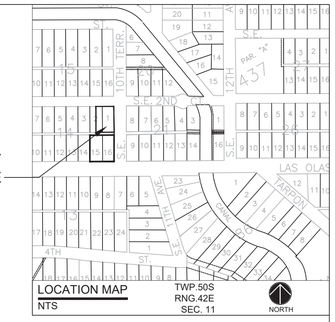
9. ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING 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.



DENNIS R. SHULTZ
No 56159
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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Dennis R Shultz

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Date: 2021.01.07 12:18:11 -05'00'

LEGEND:

- (0.00) PROPOSED ELEVATION (NAVD)
- 3.83 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
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- 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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241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6378

Sheet Title
CONCEPTUAL
WATER AND SEWER PLAN

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

NORTH

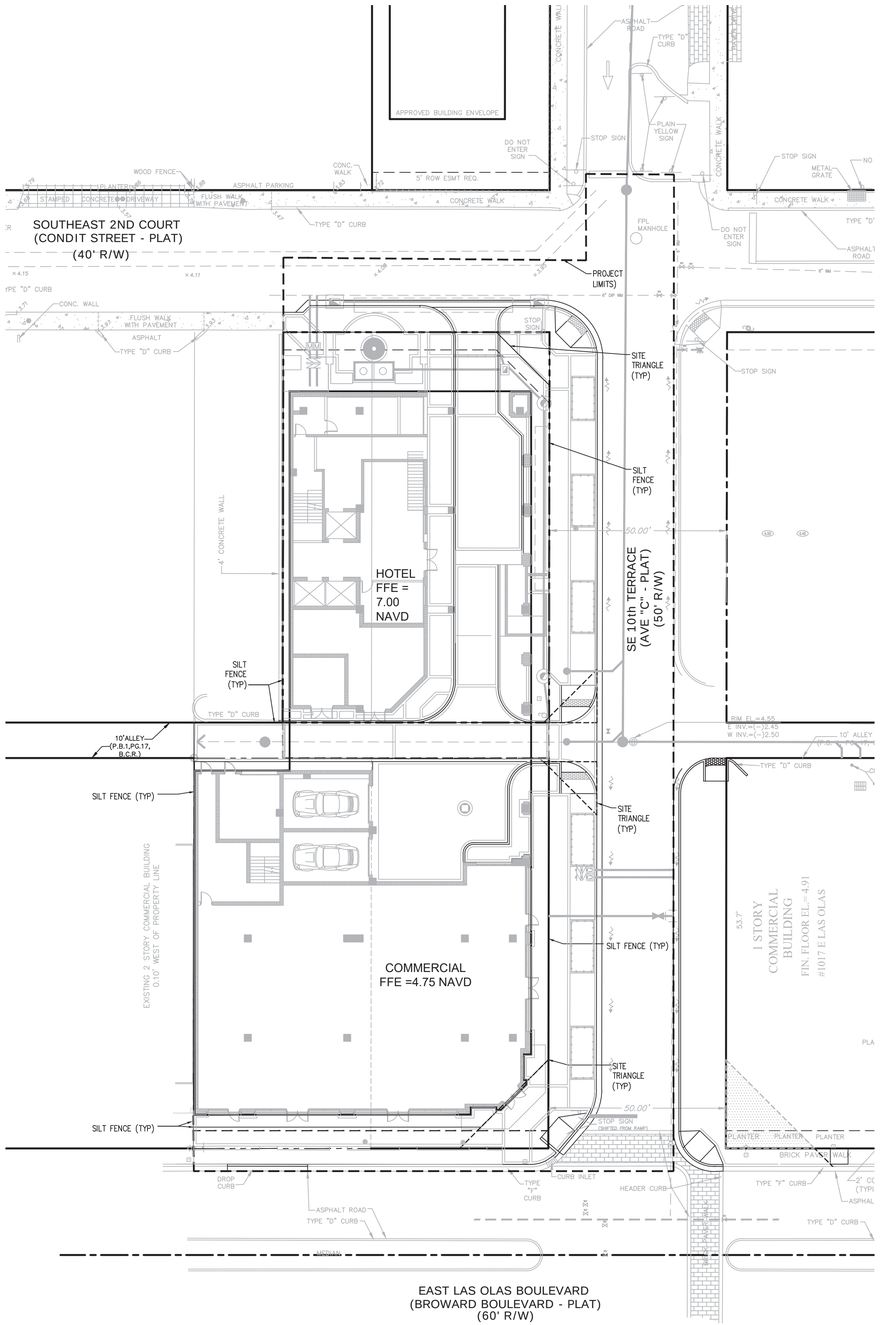
Revisions

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 07/22/20
Job No. 17-1364.01	Plot Date 12/16/20
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
Dec 16, 2020 – 2:17pm



Florida Erosion and Sediment Control Inspector's Manual

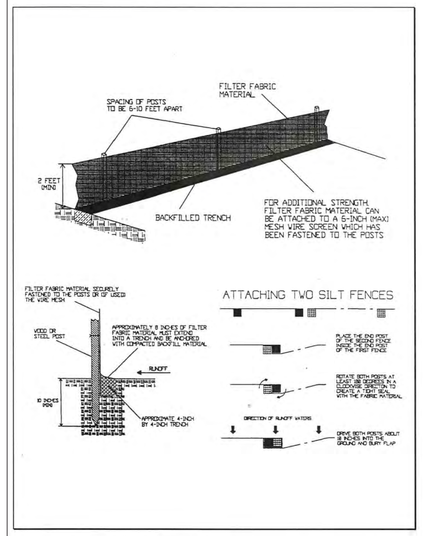


Plate 4.06d Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.

Florida Erosion and Sediment Control Inspector's Manual

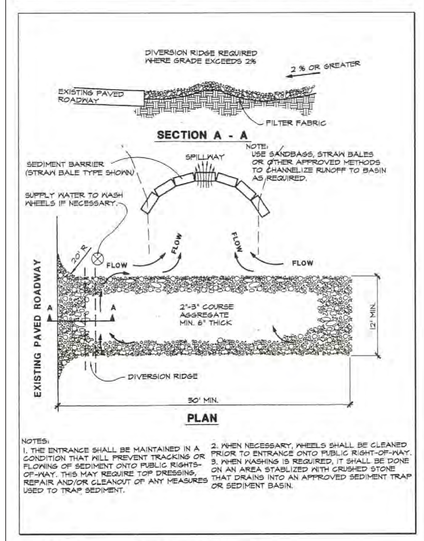
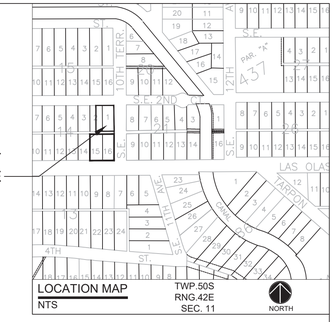


Plate 4.03a Temporary Gravel Construction Entrance
Source: Erosion Draw



ESC NOTES:

1. THIS PLAN REFLECTS THE ENGINEER'S SUGGESTION FOR EROSION AND SEDIMENT CONTROL. SITE OPERATOR TO MODIFY PLAN AS NEEDED TO MAINTAIN "BEST MANAGEMENT PRACTICES" DURING CONSTRUCTION.
2. AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ONSITE. NO DISCHARGE INTO THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES IS ALLOWED.
3. DRAINAGE STRUCTURES INSTALLED TO BE PROTECTED WITH FILTER FABRIC AND/OR PERIMETER SILT FENCE.
4. PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROJECT AREA.
5. ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEPT UP IMMEDIATELY.
6. SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY.
7. PRIOR TO START OF CONSTRUCTION, AN ENGINEERING ROUGH INSPECTION MUST BE SCHEDULED TO VERIFY EROSION AND SEDIMENTATION CONTROL IS SETUP PROPERLY AND SO INSPECTOR CAN MONITOR SITE FOR CONSTRUCTION MITIGATION.
8. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE SHALL BE SPRINKLERED UNTIL THE SURFACE IS WET.

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

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Digitally signed by Dennis R Shultz
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Date: 2021.01.07 12:18:38 -05'00'

NPDES

ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

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

Sheet Title
EROSION AND SEDIMENT CONTROL PLAN

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

NORTH

Revisions

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 07/22/20
Job No. 17-1364.01	Plot Date 12/16/20
Drawn by SROD	Sheet No. ESC
Proj. Mgr. DRS	
Appr. by JMF	5 of 5

Drawing name: F:\2017 Jobs\17-1364.01 Las Olas HOTEL\17-1364.01 HOTEL SITE.dwg
Dec 16, 2020 - 3:01pm

CIRCULATION EXHIBIT:

VEHICLE PARKING:	SF/UNIT	RATIO	REQUIRED	PROVIDED
COMMERCIAL	5,963 sf	1/250sf	24	
HOTEL	138 units	1/unit	138	
TOTAL SPACES			162	73

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	1	1

* 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.

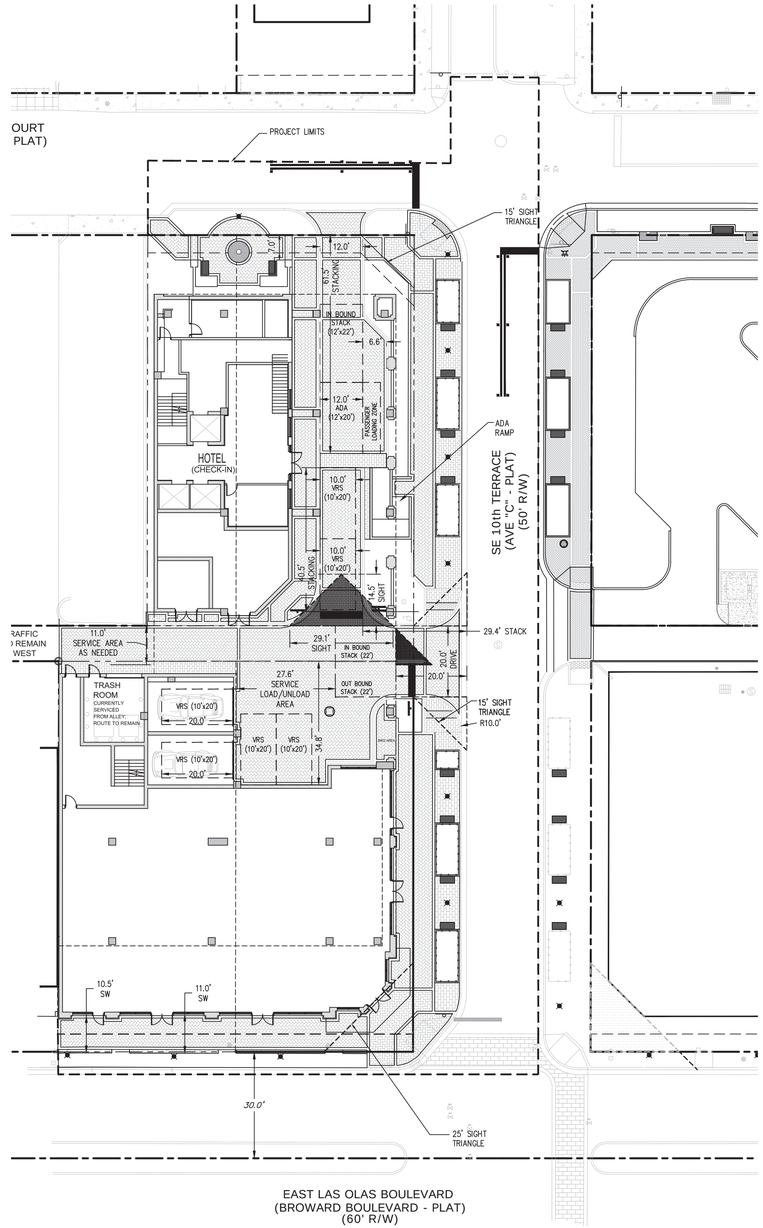
** A PUBLIC ACCESS EASEMENT WILL BE PROVIDED.

RIDESHARE:

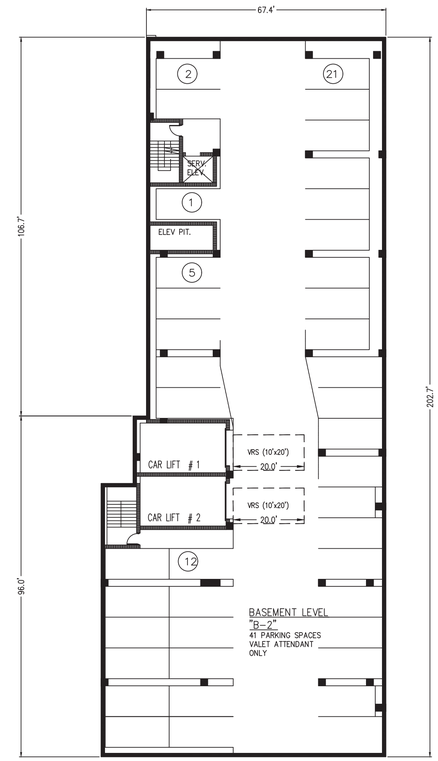
*** RIDESHARE IS ESTIMATED TO ACCOUNT FOR A MIN. OF 12% OF THE DAILY TRIPS.

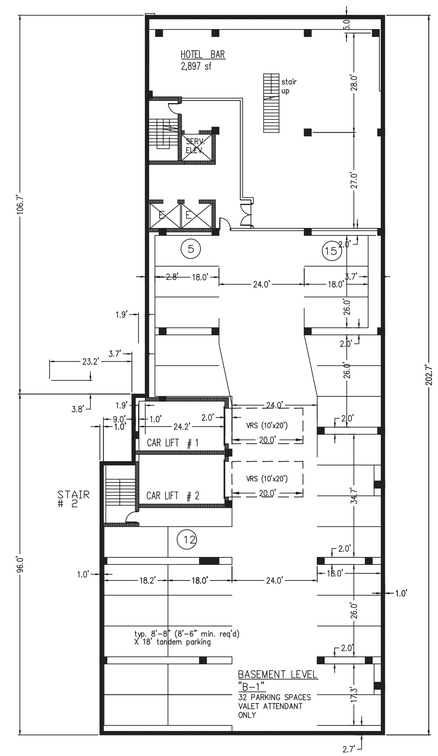
*** RIDESHARE WILL UTILIZE THE DRIVEWAY TO PICK UP/DROP OFF AT THE FRONT HOTEL LOBBY AREA.

BICYCLE PARKING:	REQUIRED	PROVIDED
TOTAL BICYCLE PARKING	0	6



CIRCULATION EXHIBIT: GROUND LEVEL

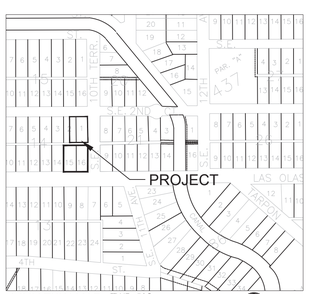




CIRCULATION EXHIBIT: BASEMENT LEVELS

LEGAL DESCRIPTION:

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



LOCATION MAP
NTS

TWP. 50S
RNG. 42E
SEC. 11

NORTH

Dennis R Shultz

Digitally signed by Dennis R Shultz
DN: c=US, o=Flynn Engineering Services P.A., oid.2.16.840.1.113730.3.4.2=1.3.6.1.4.1.37476.9.100.1.1=A01427E00000156653408E7000002092, cn=Dennis R Shultz
Date: 2021.03.04 14:02:17 -05'00'

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

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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

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 10/21/20
Job No. 17-1364.00	Plot Date 03/04/21
Drawn by SROD	Sheet No. X4
Proj. Mgr. DRS	
Appr. by JMF	1 of 1

SE 2nd COURT STREETSCAPE

IMPROVED HARDSCAPE, LANDSCAPE & LIGHTING

LUXURY HOTEL

138 ROOMS
9 STORIES

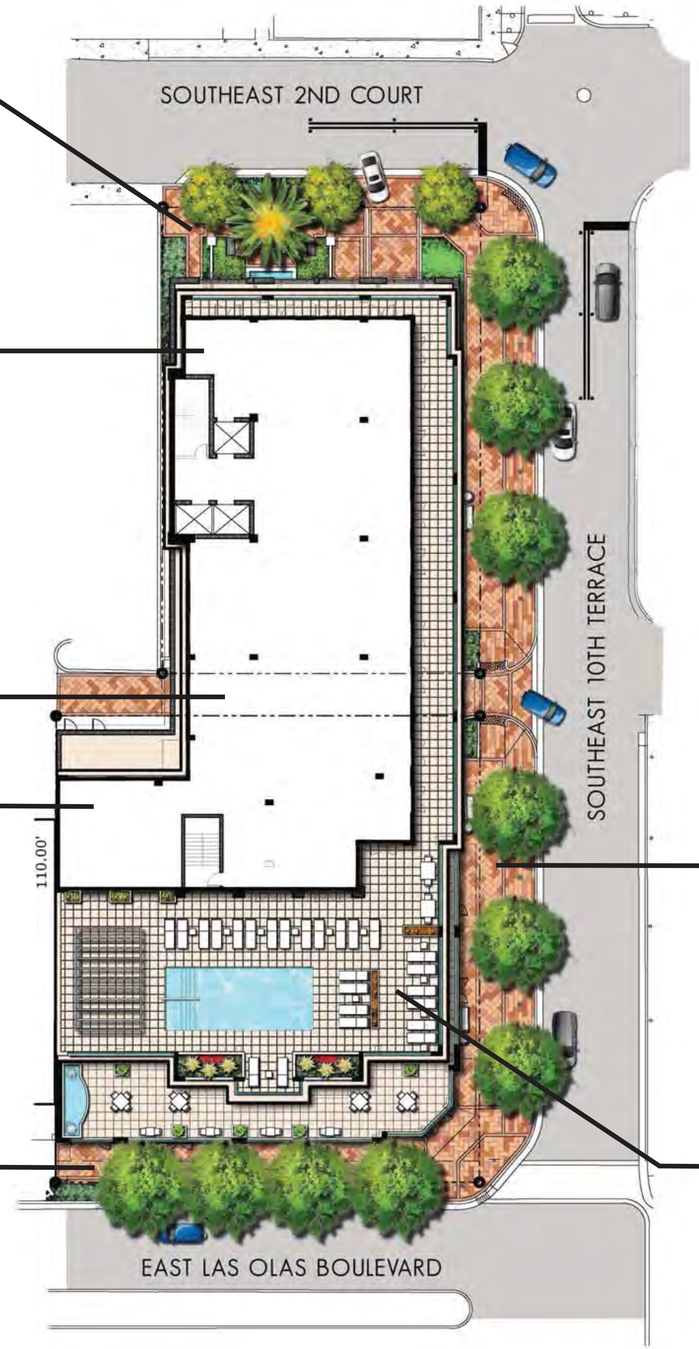
11' ACCESS DRIVE

PARKING

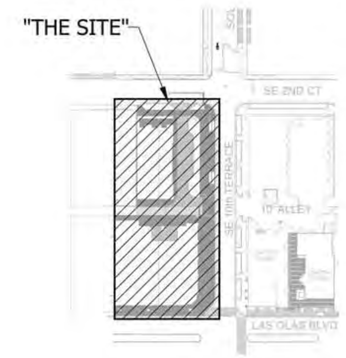
(2) BASEMENT LEVELS
73 VALET SPACES

LAS OLAS STREETSCAPE

IMPROVED HARDSCAPE, LANDSCAPE & LIGHTING



KEY MAP



LOCATION MAP NTS

SE 10th TERR. STREETSCAPE

IMPROVED HARDSCAPE, LANDSCAPE & LIGHTING

HOTEL AMENITY DECK

LEVEL 9

Architectural Alliance Landscape
812 SW 4th Ave., Fort Lauderdale, FL. 33315 LCC000237
TEL: 954-764-8858 EMAIL: Hazelson@archall.net

Revision Dates

DRC DOCUMENTS

1007 E. LAS OLAS BLVD

FORT LAUDERDALE, FLORIDA 33301

Sheet Description
ILLUSTRATIVE SITE PLAN

Release Date
07-10-20

Project Number
1728B

Drawing Number
GP-1

SHEET 1 OF 1

Dennis R Shultz

Digitally signed by Dennis R Shultz
DN: c=US, o=Flynn Engineering Services P.A., ou=A01427E00000166663A0B4E70000209 2, cn=Dennis R Shultz
Date: 2021.01.07 12:15:01 -05'00'

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

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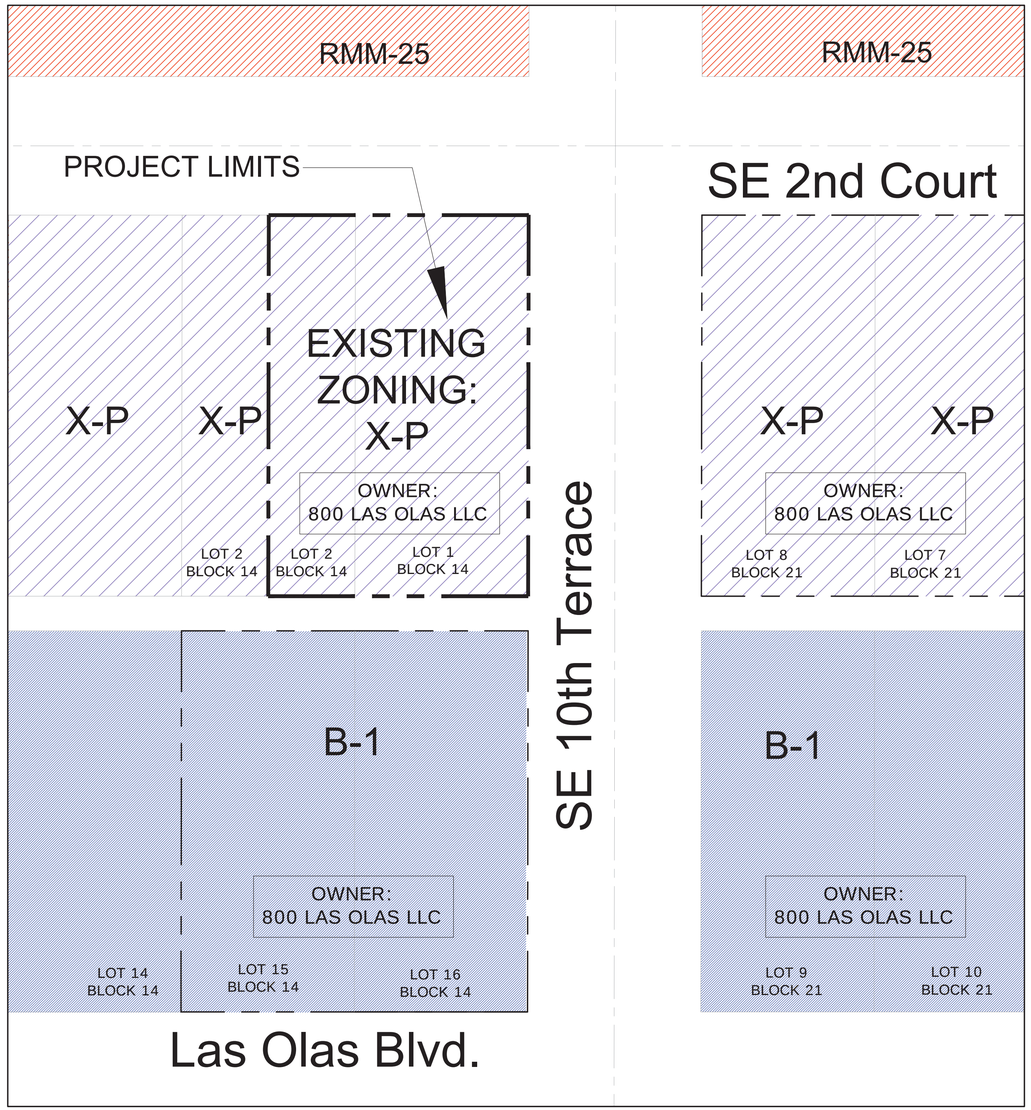

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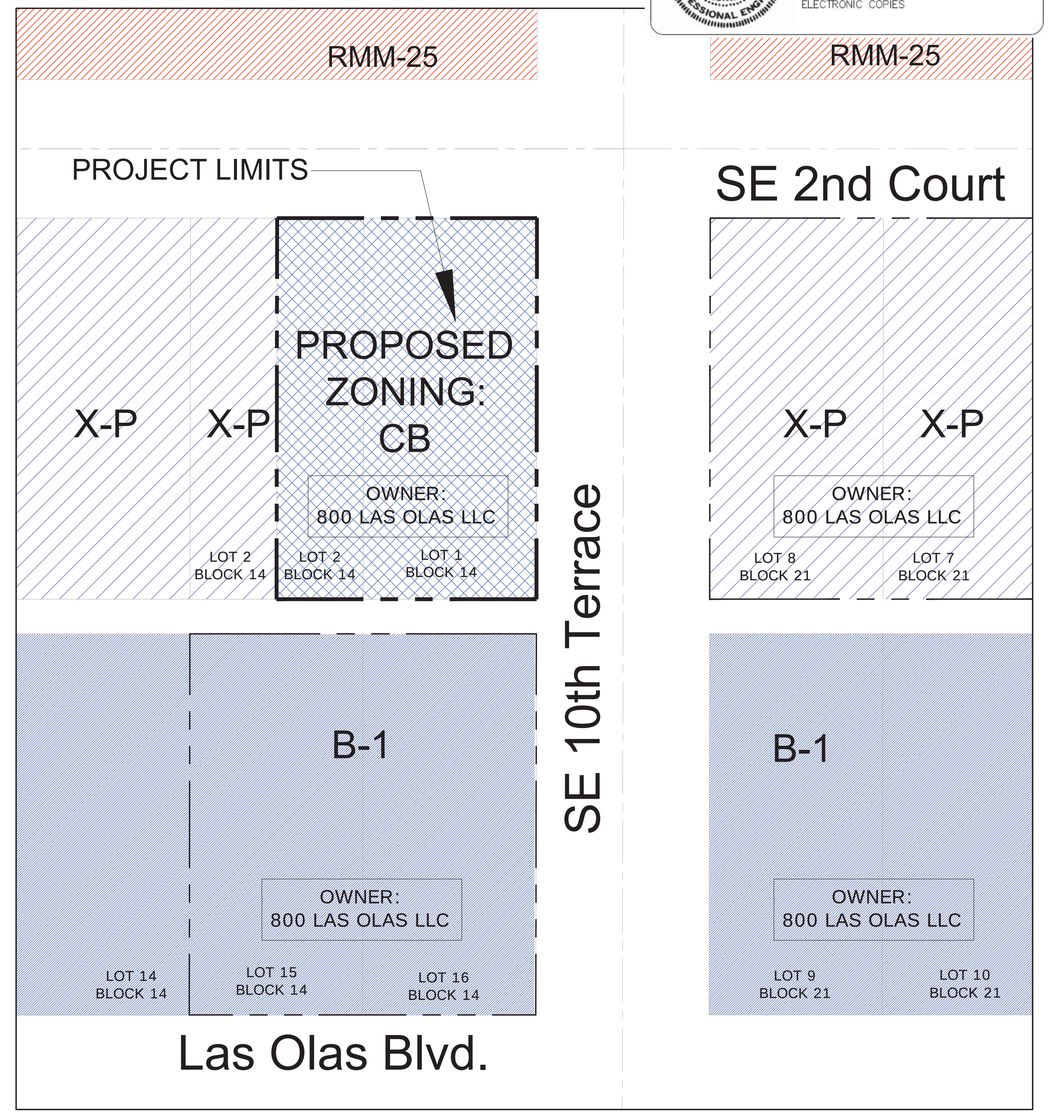

PROPOSED

ZONING LEGEND: B-1 RMM-25 X-P CB

SITE

Jan 07, 2021 – 11:55am

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

Sheet Title: REZONE EXHIBIT

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

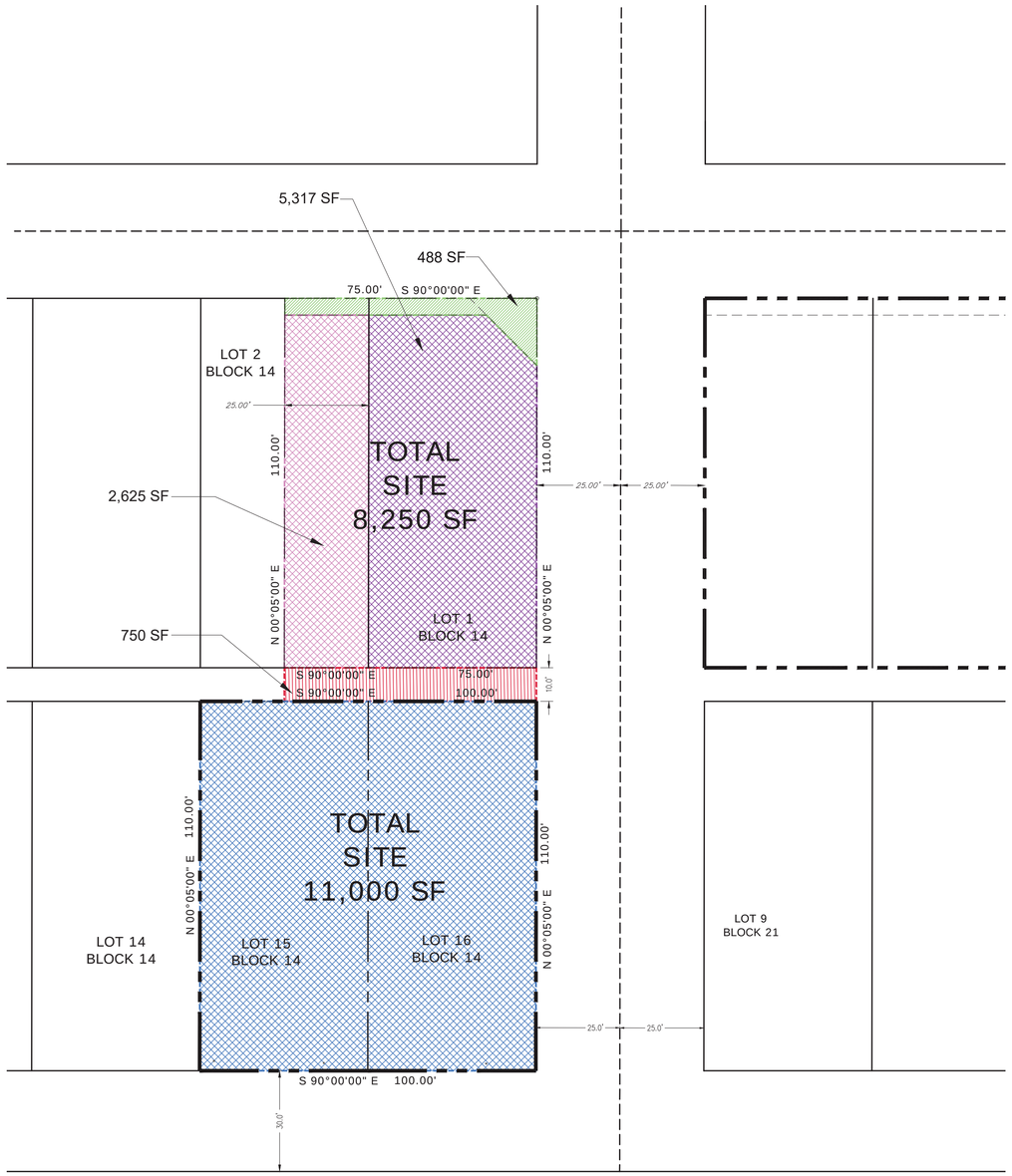
NORTH

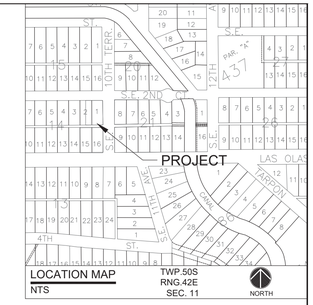
Revisions

Phase: DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 07/09/20
Job No. 17-1364.01	Plot Date 01/07/21
Drawn by SROD	Sheet No. X1
Proj. Mgr. SROD	
Appr. by JMF	1 of 1





LEGAL DESCRIPTION:

LOTS 12 THROUGH 21 AND LOTS 31 THROUGH 38, BLOCK 254 OF "RESUBDIVISION OF BLOCK 254, PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, AT PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE EXHIBIT

	LOT 1 & 2, BLK 14 / R.O.W. ESMT (PREVIOUSLY DEDICATED ROW, SIDEWALK & UTILITIES EASEMENT, INSTRUMENT #113456780, BCR)	488 SF
	LOT 1, BLOCK 14	5,317 SF
	LOT 2, BLOCK 14	2,625 SF
		8,250 SF
	LOT 15 & 16 BLK 14 / SITE	11,000 SF
		11,000 SF
	SITE TOTAL	19,250 SF
	ALLEY	750 SF

Dennis R Shultz

Digitally signed by Dennis R Shultz
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Date: 2021.01.07 12:23:23 -05'00'

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

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Sheet Title
EXHIBIT

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

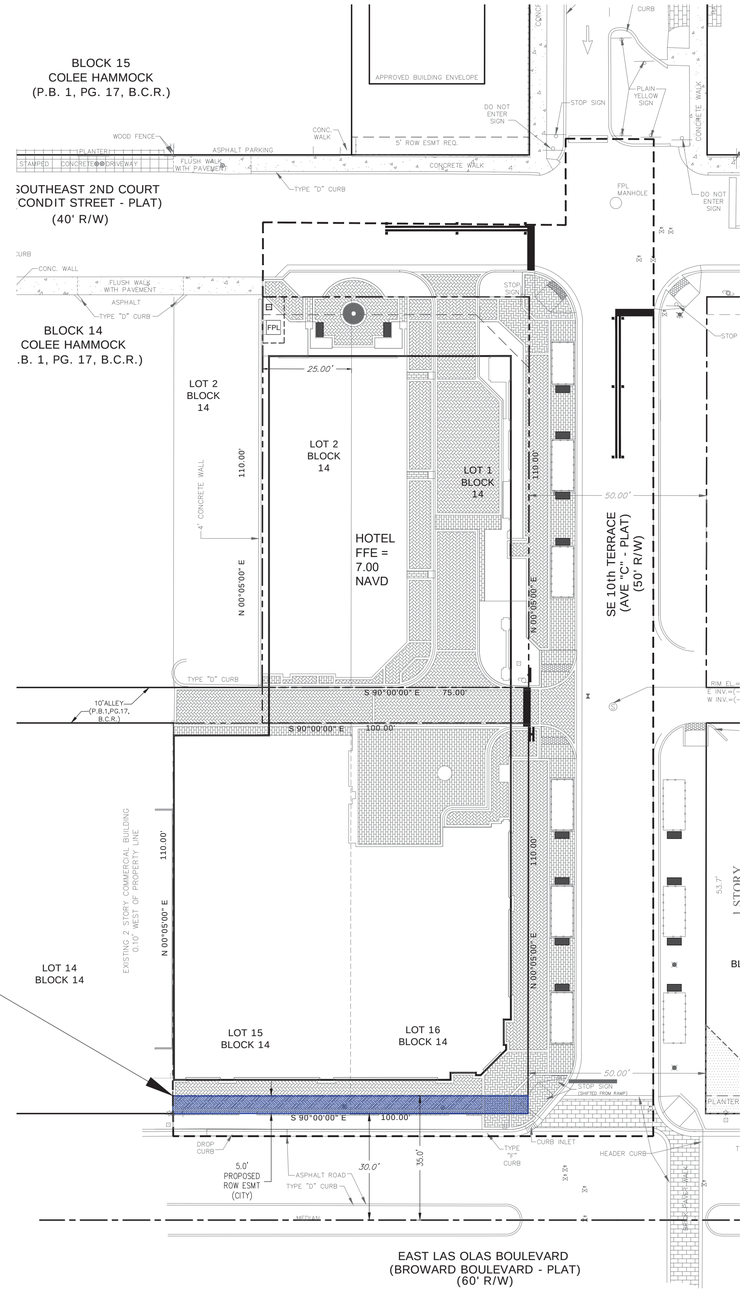
NORTH

Revisions

Phase:
DRC DOCUMENTS

SEAL

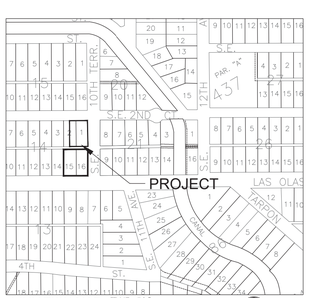
Scale: 1"=10'	Date 06/09/20
Job No. 17-1364.01	Plot Date 06/10/20
Drawn by SROD	Sheet No. X3
Proj. Mgr. DTR	
Appr. by JMF	1 of 1



5' ROW EASEMENT
TO COMPLETE THE
70' LAS OLAS BLVD ROW
REQUIRED BY BC
TRAFFICWAYS PLAN

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.



LOCATION MAP
NTS

TWP. 50S
RNG. 42E
SEC. 11

NORTH

Dennis R Shultz

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Date: 2021.01.07 12:21:18 -05'00'

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Sheet Title
ROW EASEMENT
(CITY) EXHIBIT

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

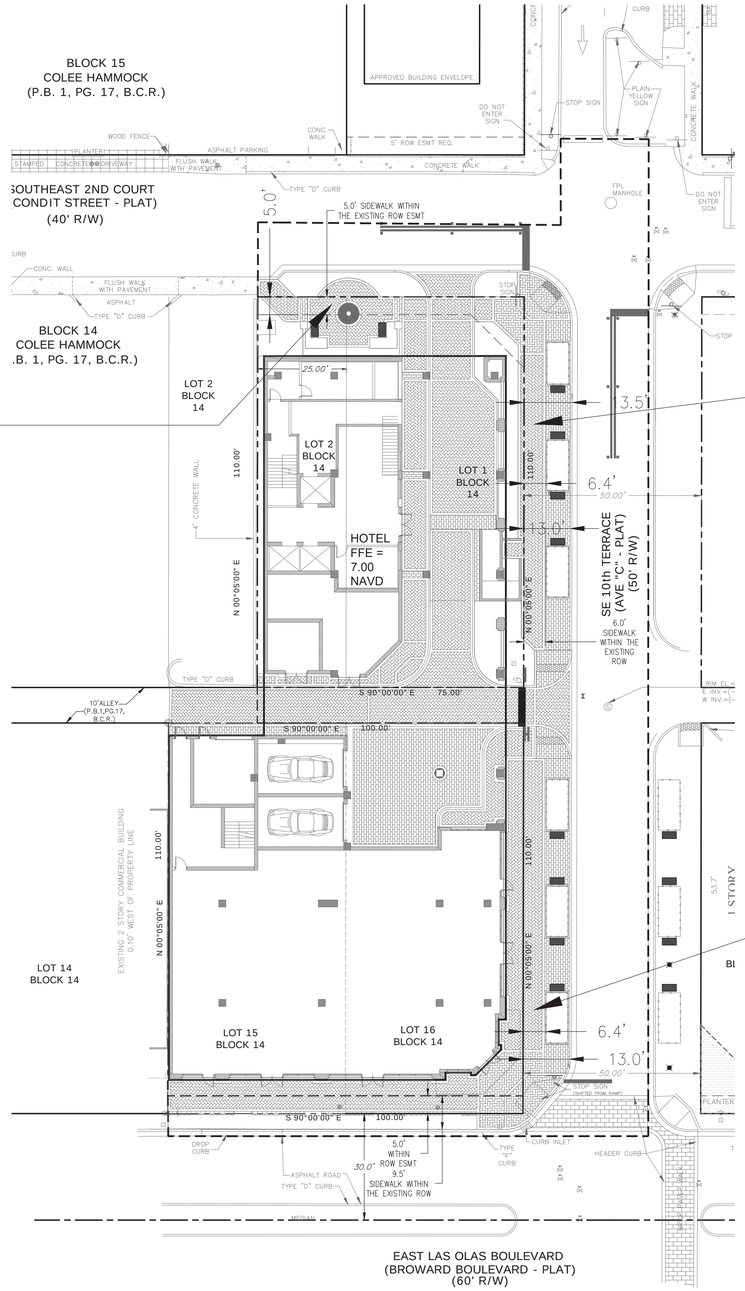
NORTH

Revisions

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 10/21/20
Job No. 17-1364.00	Plot Date 12/16/20
Drawn by SROD	Sheet No. X5
Proj. Mgr. DRS	
Appr. by JMF	5 of 1



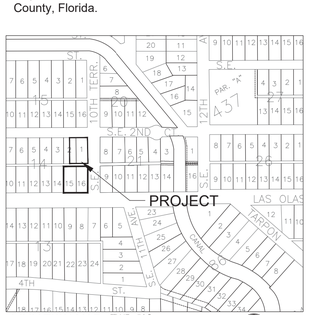
SIDEWALK PROVIDED WITHIN EXISTING CITY EASEMENT

SIDEWALK PROVIDED WITHIN CITY ROW

SIDEWALK PROVIDED WITHIN CITY ROW

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

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DN: c=US, o=Flynn Engineering Services P.A., ou=A01427E0000016663A0B4E7000020092, cn=Dennis R Shultz
Date: 2021.01.07 12:21:51 -05'00'

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Sheet Title
SW EASEMENT (CITY) EXHIBIT

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

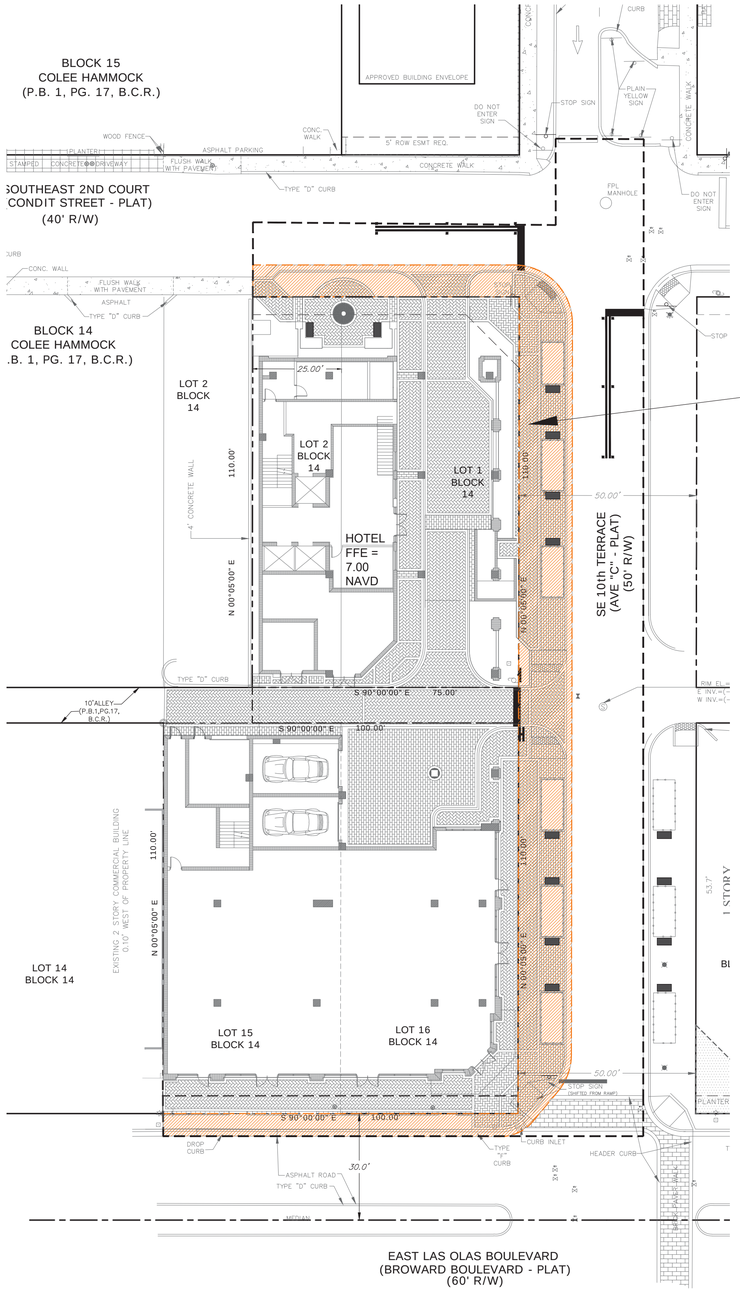
NORTH

Revisions

Phase:
DRC DOCUMENTS

SEAL

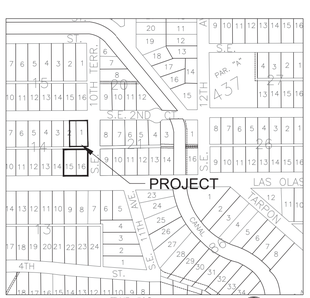
Scale: 1"=20'	Date 10/21/20
Job No. 17-1364.00	Plot Date 12/16/20
Drawn by SROD	Sheet No.
Proj. Mgr. DRS	X6
Appr. by JMF	6 of 1



MAINTENANCE
AGREEMENT AREA
(CITY)

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., ou=A01427E00000166634OB4E700002092, cn=Dennis R Shultz
Date: 2021.01.07 12:22:22 -05'00'

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EB# 6578

Sheet Title
MAINTENANCE AGREEMENT EXHIBIT (CITY)

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

NORTH

Revisions

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 10/21/20
Job No. 17-1364.00	Plot Date 12/16/20
Drawn by SROD	Sheet No. X7
Proj. Mgr. DRS	
Appr. by JMF	7 of 1

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