

BAYSHORE DR HOTEL FORT LAUDERDALE

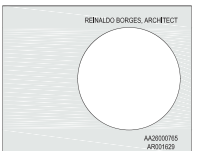
CITY COMMISSION SET
JULY 20 2021



ISSUE DATE: 02.28.2019		
No.	DATE	DESCRIPTION
1	02.28	CITY COMMISSION

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KEITH CIVIL ENGINEER / LANDSCAPE ARCHITECT
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SLS LIFE SAFETY
SLS CONSULTING INC.
300 PALM CIRCLE AVE
CORAL GABLES, FL 33134
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PROJECT NAME
BAYSHORE DR HOTEL
3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER
DRAWING NAME
COVER

SCALE
NTS
DRAWING NUMBER
A-000

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CIVIL

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PROJECT ADDRESS: 3016 BAYSHORE DR.
FORT LAUDERDALE, FL 33304

PROJECT PROGRAM: THIS PROJECT CONSISTS OF THE
DEVELOPMENT IS A 17 - STORY MULTIPLE USE
PROJECT THAT INCLUDES HOTEL AND CONDO
UNITS AND MECHANICAL ROOF, NEW
CONSTRUCTION

TOTAL GROSS AREA : 274,296 SF

ZONING DISTRICT : ABA

CONSTRUCTION TYPE: TYPE 1B

OCCUPANCY GROUP: R-1(HOTEL), R-2(CONDO), M, A-2

CODES IN EFFECT: FLORIDA BUILDING CODE (FBC 2017)
- 6TH EDITION

- BUILDING
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ACCESSIBILITY

NFPA 101 LIFE SAFETY, 2018 EDITION
2017 FAIR HOUSING ACT
FT. LAUDERDALE ZONING ORDINANCES
FLORIDA FIRE PREVENTION CODE, 6TH EDITION
2015 ASHRAE /IES 90.1 COORDINATION

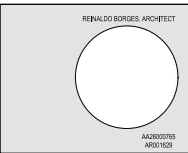
ELEVATION INFORMATION:

FLOOD ZONE: X
BASE FLOOD ELEVATION: AE=5.3' NAVD (8.5' NGVD)
CONTROLLING FFE=6.25' NAVD
ELEVATION REF TO NAVD : AUGUST 2014

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

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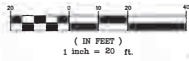
PROJECT TEAM	
	CIVIL ENGINEER / LANDSCAPE ARCHITECT KEITH & ASSOCIATES, INC. 2145 NW 10th Ave. Suite 100, Ft. Lauderdale, FL 33304 (954) 571-1111
	LIFE SAFETY SLS CONSULTING, INC. 200 Westchase Avenue Suite 1000, Fort Lauderdale, FL 33309 (954) 571-1111

PROJECT NAME
**BAYSHORE DR
HOTEL**
**3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304**

PROJECT NUMBER
DRAWING NAME
**SHEET INDEX &
PROJECT DATA**

SCALE: NTS
DRAWING NUMBER
A-001

GRAPHIC SCALE



LAUDER-DEL-MAR
TRSET
Location Sketch
Not To Scale

Legal Description

Lots 4, 5, 6, and 7, BIRCH ESTATES, according to the plot thereof, recorded in Plot Book 23, Page 24, of the public records of Broward County, Florida.

Sold land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 65,861 square feet or 1.5120 acres, more or less.

TITLE COMMITMENT NOTES

There are no other Easements, Road Reservations, or Rights-of-Ways of record affecting this property per Chicago Title Insurance Company Commitment No. 5451618, effective date August 30, 2015 at 8:00AM.

- 6) Matters per Plot Book 23, Page 24 of the Public Records of Broward County, Florida affects this property and as shown.
- 7) Easement per Deed Book 480, Page 11 of the Public Records of Broward County, Florida affects this property as shown.
- 8) Easement per Deed Book 565, Page 257 of the Public Records of Broward County, Florida affects this property as shown.
- 9) Easement per O.R. Book 14337, Page 75 of the Public Records of Broward County, Florida affects this property (blanket easement).
- 10) Easement per O.R. Book 17420, Page 239 of the Public Records of Broward County, Florida affects this property (blanket easement).
- 11) Agreement per O.R. Book 8054, Page 718 of the Public Records of Broward County, Florida affects this property (nothing plottable).

TREE SYMBOLS
INDICATES DIAMETER± (D.B.H.)

-  CITRUS TREE
-  PALM TREE
-  OAK TREE
-  SALAM TREE
-  CINNAMOMUM TREE
-  LUMPUR (LUMPUR) TREE

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 1st day of September, 2017.
Revised boundary this 10th day of November, 2017.
Resurveyed this 28th day of June, 2018.
Resurveyed this 9th day of October, 2018.
Revised Invert Elevations added this 7th day of December, 2018.

MCCARTHY ENGINEERING COMPANY

JERALD J. McLAUGHLIN,
Registered Land Surveyor No. 5269
State of Florida.

OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets, Prints, LB# 273/ 4&5, PRINT
JOB ORDER NO. U-3656, V-0745, V2614, V-3499, V-3733

CHECKED BY: _____
DRAWN BY: SW, RDR, KT, RT, KT, RT

DRAWN BY:

LEGEND

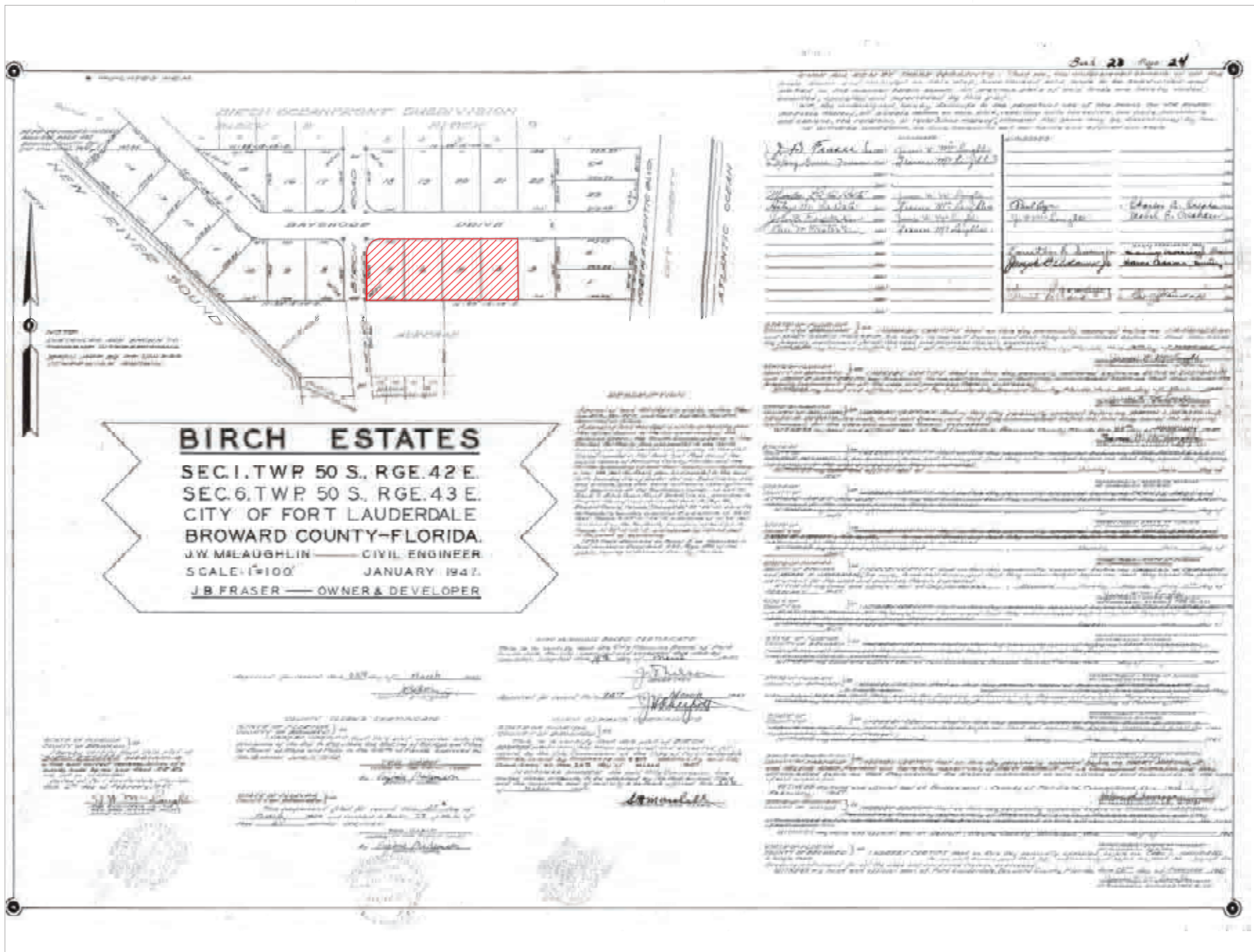
- [illegible]

- [illegible]

NOTES:

- ① This survey reflects all assessments and rights-of-way as shown on above referenced record plat(s). The subject property's easement may differ from other easements or rights-of-way of record by McLaughlin Engineering.
- ② Underground Improvements if any not located.
- ③ This drawing is not valid unless sealed with an embossed surveyor's seal.
- ④ Boundary survey information does not title Easement or Ownership.
- ⑤ All Iron rods 3/8" mesh, otherwise otherwise noted.
- ⑥ Reference Benth Map: Bryant County Engineering Department, RM #254, also see this map at West Virginia State Archives Division, 60 Sprando St., Elkhorn City #120 (WV0202) covered by 6.670 (MAD08).
- ⑦ Elevations shown refer to North American Vertical Datum (1988), and are shown in feet, plus or minus .01.
- ⑧ This property lies in Flood Zones "A", "B", and "X-2" and "C". GLE National Change Of Flood Hazard "X-2" and Areas of Minimal Flood Hazard "H" Flood Insurance Rate Map (FIRM) 15010 C0022E, dated 08/01/2007.
- ⑨ Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering cannot tie nor confirm the location of such existing location of utilities should be confirmed prior to design or construction.
- ⑩ Elevations per North American Vertical Datum (1988) covered from National Geodetic Vertical Datum (1929) 6.670 and converted used by U.S. Army Corps of Engineers (Engineer District No. 10) from <http://www.fws.gov/nvda/>.
- ⑪ Pipe Identification is by Width Excepted Only Pipes are old and have been reported

FILE NO: 06-3-097 (18) (NAVD88)



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AA2000785
AA01029

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PROJECT NAME

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER

DRAWING NAME

PLAT

SCALE

AS SHOWN

DRAWING NUMBER

A-003

DESIGN REFERENCES: The architectural style of The Bayshore pays homage to the architecture of the Central Beach area in its use of quality materials, while creating a modern form. The architecture contrasts from that of its neighboring hotel and residential towers in its clean lines and articulated façade. It compliments the lower scale proximate Mid-Century architecture which celebrates simplicity of form and the blurring of interior to exterior and links Contemporary Architectural use of materials.

MID-CENTURY MODERN



VERSAILLES CONDO



BIRCH TOWER



SUNRISE EAST CONDO



SEA TOWER



YANKEE CLIPPER



FONTAINEBLEAU HOTEL - MORRIS LAPIDUS

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PROJECT NAME	
BAYSHORE DR HOTEL	
3016 BAYSHORE DR. FT. LAUDERDALE, FL 33304	
PROJECT NUMBER	
DRAWING NAME:	
HISTORICAL PRECEDENT	
SCALE:	DRAWING NUMBER
NTS	HR-001

HR0010010001

MID-CENTURY MODERN



EDEN ROC - MORRIS LAPIDUS



ORIGINAL BAYVIEW BUILDING



5225 COLLINS AVE. - MORRIS LAPIDUS



BERLIN HILTON



EDEN ROC - MORRIS LAPIDUS



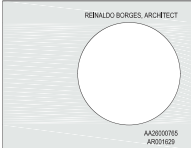
3050 N BIRCH

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PROJECT NAME:
BAYSHORE DR HOTEL
3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:
DRAWING NAME:
HISTORICAL PRECEDENT

SCALE:
NTS
DRAWING NUMBER:
HR-002



PEDESTRIAN GARDEN STREET VIEW - SOUTH WEST VIEW



VERIFICATION STATEMENT

THIS 3-DIMENSIONAL REPRESENTATION OF THE PROPOSED DEVELOPMENT IS TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

ISSUE DATE: 12.06.2018

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BEFORE

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PROJECT NAME

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

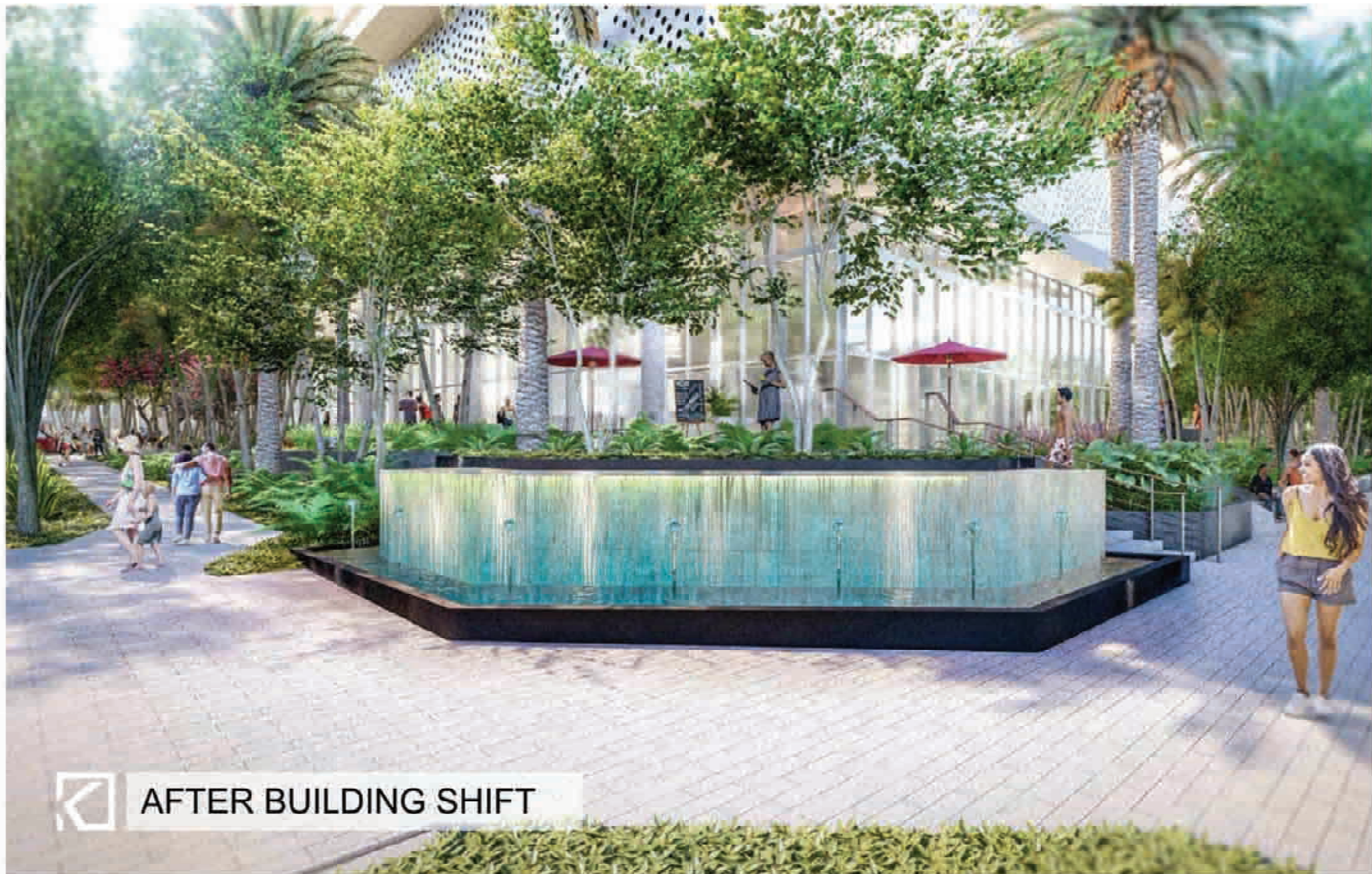
DRAWING NAME:
**SOUTH WEST
PERSPECTIVE**

SCALE:
NTS

DRAWING NUMBER:
A-004



BEFORE BUILDING SHIFT



AFTER BUILDING SHIFT



BEFORE BUILDING SHIFT



AFTER BUILDING SHIFT



BEFORE BUILDING SHIFT



AFTER BUILDING SHIFT



BEFORE BUILDING SHIFT



AFTER BUILDING SHIFT







PEDESTRIAN GARDEN AND GARAGE ENTRANCE - NORTH VIEW

VERIFICATION STATEMENT

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ARCHITECT

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PROJECT NAME

**BAYSHORE DR
HOTEL**

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

DRAWING NAME:
NORTH PERSPECTIVE

SCALE: NTS

DRAWING NUMBER:
A-011



TOWER VIEW

VERIFICATION STATEMENT

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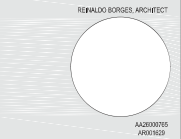
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PROJECT NAME:

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

TOWER VIEW

SCALE:
NTS

DRAWING NUMBER:
A-014



TOWER VIEW

VERIFICATION STATEMENT

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ISSUE DATE: 11.18.2019		
No.	DATE	DESCRIPTION
1	07.12.21	ADMINISTRATIVE REVIEW
AFTER		

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multimedia urban planning interior design

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REINALDO BORGES, ARCHITECT

A23020790
ARCHT-FL

PROJECT TEAM:

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PROJECT NAME:

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

DRAWING NAME:

TOWER VIEW

SCALE:	DRAWING NUMBER:
NTS	A-014



TOWER VIEW

VERIFICATION STATEMENT

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ISSUE DATE: 11.18.2019		
No.	DATE	DESCRIPTION
1	07.12.21	ADMINISTRATIVE REVIEW
AFTER Comparison		

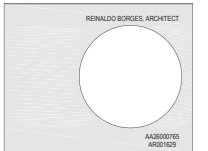
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architecture urban planning interior design

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PROJECT TEAM:

CIVIL ENGINEER / LANDSCAPE ARCHITECT
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 KEITH & ASSOCIATES INC.
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LIFE SAFETY
SLS
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PROJECT NAME:

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
 FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

DRAWING NAME:

TOWER VIEW

SCALE:

NTS

DRAWING NUMBER:

A-014.2



TOP OF TOWER VIEW

VERIFICATION STATEMENT

THIS 3-DIMENSIONAL REPRESENTATION OF THE PROPOSED DEVELOPMENT IS TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

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REINALDO BORGES ARCHITECT

PROJECT TEAM

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305.442.4100

PROJECT NAME

BAYSHORE DR
HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

DRAWING NAME:

TOP OF TOWER VIEW

SCALE:

NTS

DRAWING NUMBER:

A-015



TOP OF TOWER VIEW

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ISSUE DATE: 11.18.2019		
No.	DATE	DESCRIPTION
1	7.12.21	ADMINISTRATIVE REVIEW
AFTER		

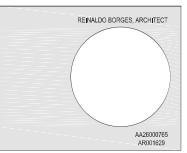
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PROJECT NAME	
BAYSHORE DR HOTEL	
3016 BAYSHORE DR. FT. LAUDERDALE, FL 33304	
PROJECT NUMBER:	
DRAWING NAME:	
TOP OF TOWER VIEW	
SCALE:	DRAWING NUMBER
NTS	A-015



NORTH EAST TOWER FACADE PERSPECTIVE



WEST FACADE PERSPECTIVE

VERIFICATION STATEMENT

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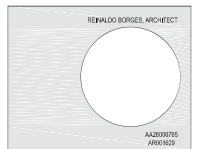
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PROJECT NAME

BAYSHORE DR HOTEL
3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

TOWER PERSPECTIVES

SCALE:
NTS

DRAWING NUMBER:
A-016



NORTH EAST TOWER FACADE PERSPECTIVE



WEST FACADE PERSPECTIVE

VERIFICATION STATEMENT

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No.	DATE	DESCRIPTION

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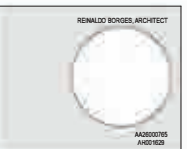
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PROJECT NAME

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

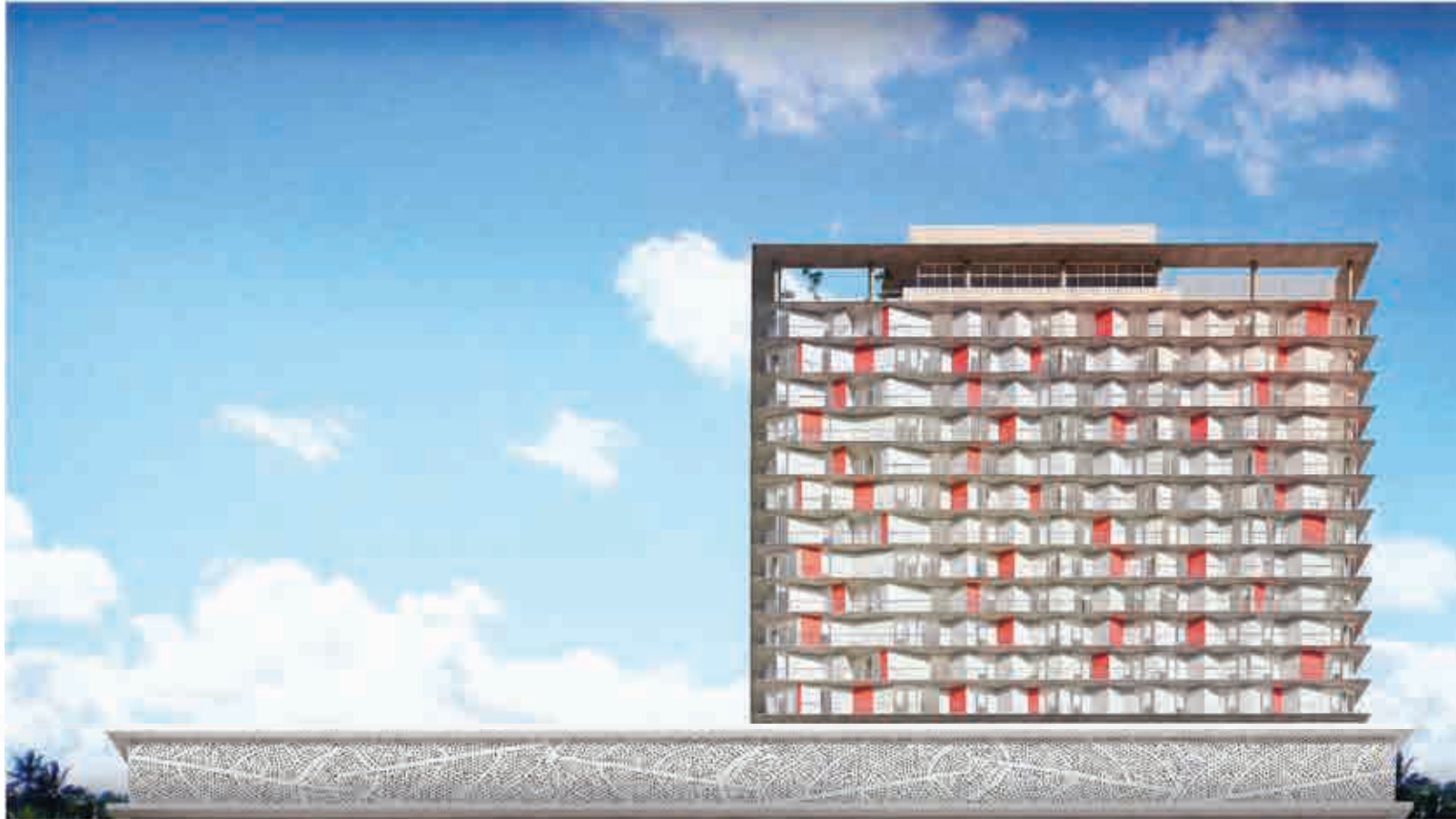
PROJECT NUMBER

DRAWING NAME:

TOWER PERSPECTIVES

SCALE: NTS

DRAWING NUMBER: **A-016**



NORTH FACADE PERSPECTIVE

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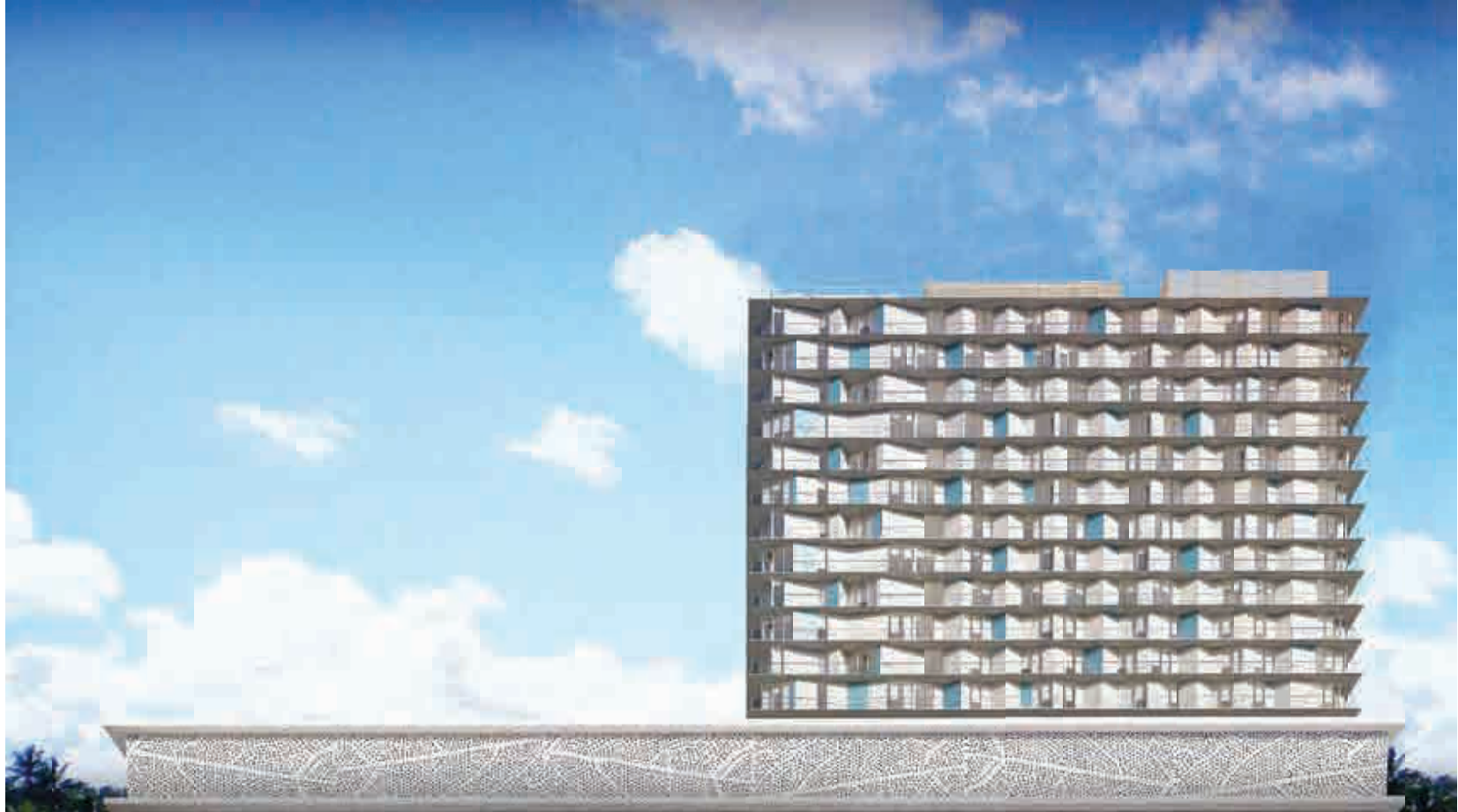
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(954) 571-1111

PROJECT NAME:
BAYSHORE DR HOTEL
3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:
DRAWING NAME:
TOWER PERSPECTIVE

SCALE:
NTS

DRAWING NUMBER:
A-017



NORTH FACADE PERSPECTIVE

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ISSUE DATE: 11.18.2019		
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REINALDO BORGES ARCHITECT

142038076
ARCHITECT

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PROJECT NAME	
BAYSHORE DR HOTEL	
3016 BAYSHORE DR. FT. LAUDERDALE, FL 33304	
PROJECT NUMBER:	
DRAWING NAME:	
TOWER PERSPECTIVE	
SCALE:	DRAWING NUMBER
NTS	A-017



NORTH EAST AERIAL VIEW



SOUTH EAST AERIAL VIEW



SOUTH WEST AERIAL VIEW



NORTH WEST AERIAL VIEW

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PROJECT NAME
BAYSHORE DR HOTEL
3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER
DRAWING NAME:
AERIAL VIEWS

SCALE:
NTS

DRAWING NUMBER
A-018



STREET VIEW FROM BAYSHORE DR. - NORTH WEST VIEW



STREET VIEW FROM BAYSHORE DR. - WEST VIEW



STREET VIEW FROM BAYSHORE DR. - WEST VIEW



STREET VIEW FROM N. BIRCH RD TO BAYSHORE DR. - SOUTH EAST VIEW



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PROJECT NAME
BAYSHORE DR HOTEL
3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER
DRAWING NAME:
CONTEXT IMAGES

SCALE:
NTS
DRAWING NUMBER
A-019

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PROJECT NAME

**BAYSHORE DR
HOTEL**

**3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304**

PROJECT NUMBER

DRAWING NAME:

CONTEXT IMAGES

SCALE:

NTS

DRAWING NUMBER

A-020



STREET VIEW FROM N. FORT LAUDERDALE BEACH BLVD TOWARDS BAYSHORE DR. - WEST VIEW



STREET VIEW FROM N. FORT LAUDERDALE BEACH BLVD TOWARDS BAYSHORE DR. - NORTH EAST VIEW



STREET VIEW FROM N. FORT LAUDERDALE BEACH BLVD TOWARDS BAYSHORE DR. - WEST VIEW



STREET VIEW FROM N. FORT LAUDERDALE BEACH BLVD TOWARDS BAYSHORE DR. - SOUTH WEST VIEW