



3030 BAYSHORE DR



3030 BAYSHORE DR



3030 BAYSHORE DR



3016 BAYSHORE DR



3008 BAYSHORE DR



3050 N BIRCH

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

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PROJECT TEAM:
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305.667.0453
LIFE SAFETY
SLS CONSULTING INC.
800 PALMDALE AVE
CORAL GABLES, FLORIDA 33134
305.481.0822

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

PROJECT NUMBER
DRAWING NAME:
CONTEXT IMAGES

SCALE:
NTS
DRAWING NUMBER
A-021



STREET VIEW FROM BAYSHORE DR TOWARDS SOUTH



STREET VIEW FROM BAYSHORE DR TOWARDS SOUTH

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

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PROJECT NAME:

BAYSHORE DR HOTEL

3016 BAYSHORE DR.

FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

DRAWING NAME:

STREET FRONT PANORAMAS

SCALE:

NTS

DRAWING NUMBER:

A-022

CAM #21-0955
EXHIBIT 2b
Page 2 of 10



STREET VIEW FROM N. FORT LAUDERDALE BEACH BLVD TOWARDS WEST



STREET VIEW FROM BIRCH RD. TOWARDS EAST

ISSUE DATE: 12.06.2018		
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PROJECT NAME:	
BAYSHORE DR HOTEL	
3016 BAYSHORE DR. FT. LAUDERDALE, FL 33304	

PROJECT NUMBER:	
DRAWING NAME:	
STREET FRONT PANORAMAS	

SCALE:	DRAWING NUMBER:
NTS	A-023



AERIAL VIEW FROM SITE VIEW TO NORTH EAST



AERIAL VIEW FROM SITE TO SOUTH EAST



AERIAL PANORAMIC SITE VIEW

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

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

PROJECT NUMBER	
DRAWING NAME:	
AERIAL IMAGES	

SCALE:	
NTS	DRAWING NUMBER
	A-024



NORTH EAST AERIAL VIEW



SOUTH EAST AERIAL VIEW



NORTH EAST AERIAL VIEW



NORTH EAST AERIAL VIEW - PHOTOMONTAGE



SOUTH EAST AERIAL VIEW - PHOTOMONTAGE



NORTH EAST AERIAL VIEW - PHOTOMONTAGE

VERIFICATION STATEMENT



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

PROJECT NUMBER
DRAWING NAME:
SITE AERIAL VIEWS PHOTOMONTAGE

SCALE
NTS

DRAWING NUMBER
A-025

DIAGRAM



UNOBSTRUCTED OCEAN VIEWS FROM PROPOSED HOTEL

DIAGRAM



UNOBSTRUCTED OCEAN VIEWS FROM ADJACENT PROPERTIES

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REINALDO BORGES, ARCHITECT

AA2000180
AY01026

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PROJECT NAME

**BAYSHORE DR
HOTEL**

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER

DRAWING NAME:
**RESPECTING
PROJECTED
OCEAN VIEWS**

SCALE: NTS

DRAWING NUMBER:
A-026



SOUTH BOUND VIEW ON N BIRCH RD

VERIFICATION STATEMENT

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PROJECT NAME

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

DRAWING NAME:

PHOTOMONTAGE

SCALE: NTS

DRAWING NUMBER: **A-028.B**



SOUTH BOUND VIEW ON N BIRCH RD

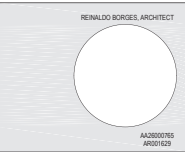
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ISSUE DATE: 11.18.2019		
No.	DATE	DESCRIPTION
1	07.12.21	ADMINISTRATIVE REVIEW
AFTER		

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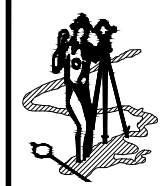
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PROJECT NAME:
BAYSHORE DR HOTEL
 3016 BAYSHORE DR.
 FT. LAUDERDALE, FL 33304

PROJECT NUMBER:
 DRAWING NAME:
PHOTOMONTAGE

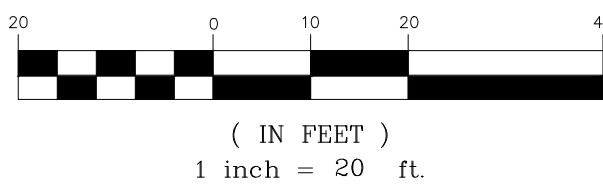
SCALE: NTS
 DRAWING NUMBER:
A-028.B

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



prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615

GRAPHIC SCALE



LEGEND

- A = CENTRAL ANGLE (DELTA)
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- CH. = CHORD
- TAN. = TANGENT
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.I.V. = POST INDICATOR VALVE
- W/MCL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.M. = PERMANENT REFERENCE MONUMENT
- G.T.M. = GREASE TRAP MANHOLE
- C.C. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- R.C.P. = REINFORCED CONCRETE PIPE
- I.C.V. = IRRIGATION CONTROL VALVE
- A.K.A. = ALSO KNOWN AS
- DIA. = DIAMETER
- W.M. = WATER METER
- W.V. = WATER VALVE
- W.L.P. = WOOD STREET LIGHT POLE
- W.L.P.L. = WOOD POWER STREET LIGHT POLE
- M.L.P. = METAL LIGHT POLE
- W.P.P. = WOOD POWER POLE
- B.F.P. = BACK FLOW PREVENTOR
- C.A.T.V. = CABLE TV TERMINAL OR BOX
- ELEC. = ELECTRIC
- S.V. = SEWER VALVE
- FEET
- LB. = LICENSE BUSINESS
- F.H. = FIRE HYDRANT
- S.T.L. = SURVEY TIE LINE
- D.B.H. = DIAMETER AT BREAST HEIGHT
- DESC. = DESCRIPTION FROM FORMER DESCRIPTION
- M.H. = MEAN HIGH WATER
- N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
- NA8888 = NORTH AMERICA VERTICAL DATUM (1988)
- ALTA. = AMERICAN LAND TITLE ASSOCIATION
- ELEV. OR EL. = ELEVATION
- O/S. = OFFSET
- A/C. = AIR CONDITIONING
- C.E. = CENTERLINE OF RIGHT-OF-WAY
- BASE LINE
- MORE AND LESS
- F.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- DEED BOOK
- P.C. = PAGE
- P.O.C. = POINT OF CURVE
- P.O.R. = POINT OF REVERSE CURVE
- R/W. = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- H.H. = HAND HOLE
- C.L.F. = CHAIN LINK FENCE
- C.P.P. = CONCRETE POWER POLE
- A.L.P. = ALUMINUM LIGHT POLE
- C.L.P. = CONCRETE LIGHT POLE
- W.F. = MET FACE
- B.H. = BULKHEAD
- O.V.H. = OVERHEAD UTILITY LINES
- W.W.C. = WITH WITNESS CAP # 285
- C.O. = COMPANY
- NO. = NUMBER
- INV. = INVERT
- M.S. = MANSUET
- MEAS. = MEASURE
- CALC. = CALCULATED
- MISC. = MISCELLANEOUS
- P.C.D. = POLLUTION CONTROL DEVICE
- DIA. = DIAMETER
- NGVD23 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NGS = NATIONAL GEODETIC SURVEY
- P.I. = POINT INTERSECTION
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- P. = PARKING SPACES
- H. = HANDICAPPED PARKING SPACE

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- CITRUS TREE
- FICUS TREE
- PALM TREE
- UMBRELLA

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Broward County Engineering Department, BM #154, Brass disc top of curb West side of A-1-A between Bayshore Dr. & Granada St. Elevation = 8.120 (NGVD29) converted to 6.610 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 3' or 4' Elev. = 4.32
- This property lies in Flood Zones "AE", Elev.=5.0 and "X", 0.2% Annual Chance Of Flood Hazard & "X", and Area of Minimal Flood Hazard Per Flood Insurance Rate Map No. 12011C0398, Dated: August 18, 2014, Community Panel No. 125105.
- Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets, Prints, LB# 273/ 4&5, PRINT

JOB ORDER NO. U-3656, V-0745, V2614, V-3499

CHECKED BY:

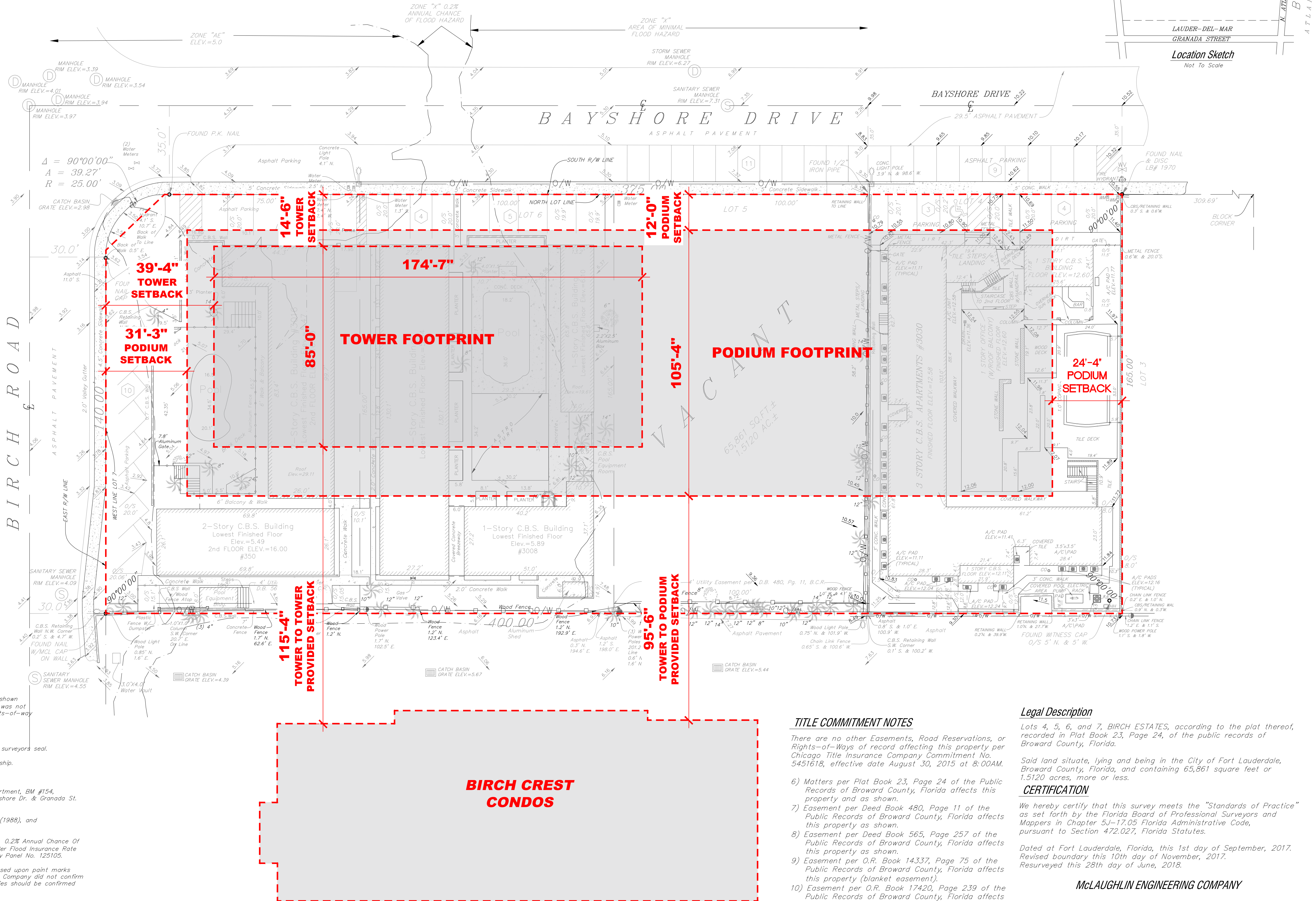
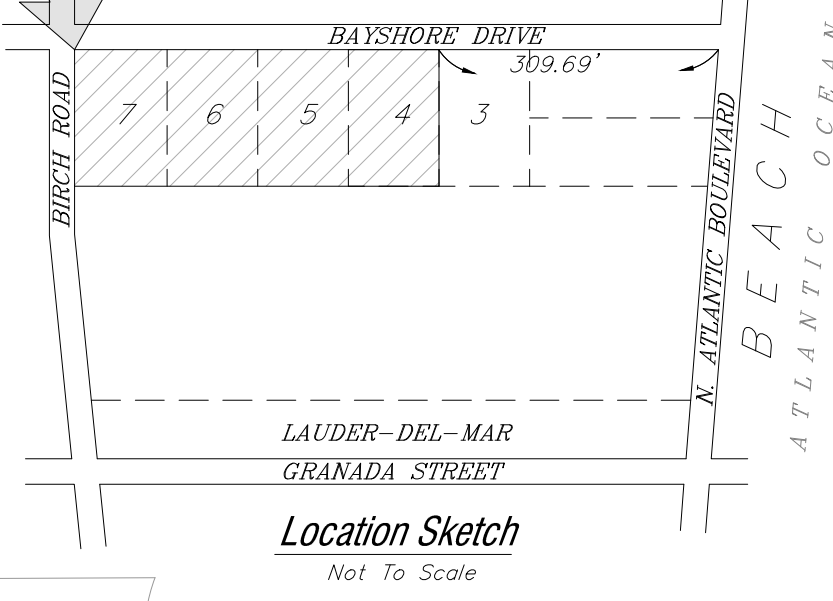
DRAWN BY: SW, RDR, KT, RT, KT

RECORD LAND SURVEY

LOTS 4, 5, 6, AND 7, BIRCH ESTATES

PLAT BOOK 23, PAGE 24, B.C.R.

THIS
SURVEY



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.
- Matters per Plat Book 23, Page 24 of the Public Records of Broward County, Florida affects this property and as shown.
 - Easement per Deed Book 480, Page 11 of the Public Records of Broward County, Florida affects this property as shown.
 - Easement per Deed Book 565, Page 257 of the Public Records of Broward County, Florida affects this property as shown.
 - Easement per O.R. Book 14337, Page 75 of the Public Records of Broward County, Florida affects this property (blanket easement).
 - Easement per O.R. Book 17420, Page 239 of the Public Records of Broward County, Florida affects this property (blanket easement).
 - Agreement per O.R. Book 50543, Page 718 of the Public Records of Broward County, Florida affects this property (nothing plottable).

Legal Description

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

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

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.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION
1	07.12.21	ADMINISTRATIVE REVIEW
AFTER		

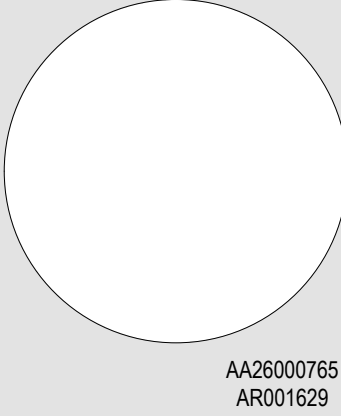
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PROJECT NAME

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

DRAWING NAME:

SURVEY DIAGRAM

SCALE:

AS SHOWN

DRAWING NUMBER

A-030

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



AERIAL PERSPECTIVE OF WEST STREET FACADE

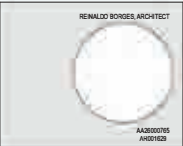
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PROJECT NAME:
 BAYSHORE DR
 HOTEL
 3016 BAYSHORE DR.
 FT. LAUDERDALE, FL 33304

PROJECT NUMBER:
 DRAWING NAME:
 AERIAL PERSPECTIVE

SCALE: NTS	DRAWING NUMBER: A-033
---------------	---------------------------------



AERIAL PERSPECTIVE OF WEST STREET FACADE

VERIFICATION STATEMENT

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AFTER		

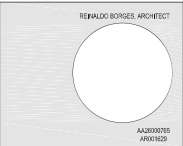
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PROJECT TEAM:

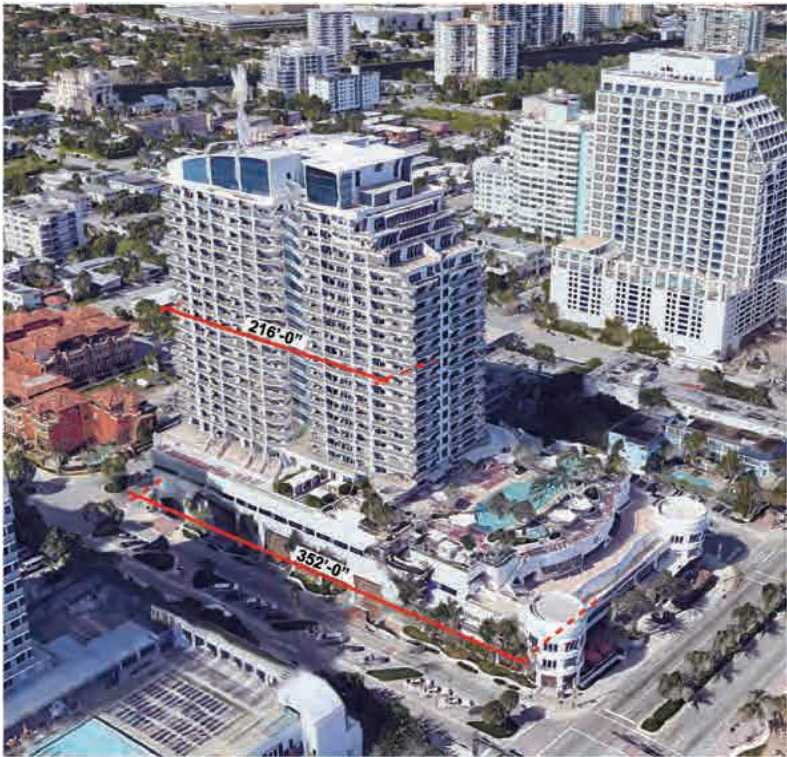
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PROJECT NAME	
BAYSHORE DR HOTEL	
3016 BAYSHORE DR. FT. LAUDERDALE, FL 33304	
PROJECT NUMBER:	
DRAWING NAME: AERIAL PERSPECTIVE	
SCALE:	
NTS	DRAWING NUMBER: A-033



PARAMOUNT FORT LAUDERDALE



HILTON FORT LAUDERDALE BEACH RESORT



ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

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6000 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax



PROJECT TEAM:
 CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH & ASSOCIATES INC.
2160 NW 82 AVE
CORAL GABLES, FL 33109
305.667.0403
 LIFE SAFETY
SLS CONSULTING INC.
800 PALMDALE AVE
CORAL GABLES, FLORIDA 33104
305.481.8822

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

PROJECT NUMBER:
DRAWING NAME:
SITE CONTEXT

SCALE:
NTS
DRAWING NUMBER:
A-034



LAS OLAS BEACH CLUB



THE RITZ CARLTON FORT LAUDERDALE

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

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REINALDO BORGES, ARCHITECT

A20200370
ARCHITECT

PROJECT TEAM:

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KEITH ASSOCIATES INC.
2160 NW 82 AVE
CORAL GABLES, FL 33133
305.667.0403

LIFE SAFETY
SLS CONSULTING INC.
350 FAIRMING AVE
CORAL GABLES, FLORIDA 33134
305.461.8833

PROJECT NAME

**BAYSHORE DR
HOTEL**

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER

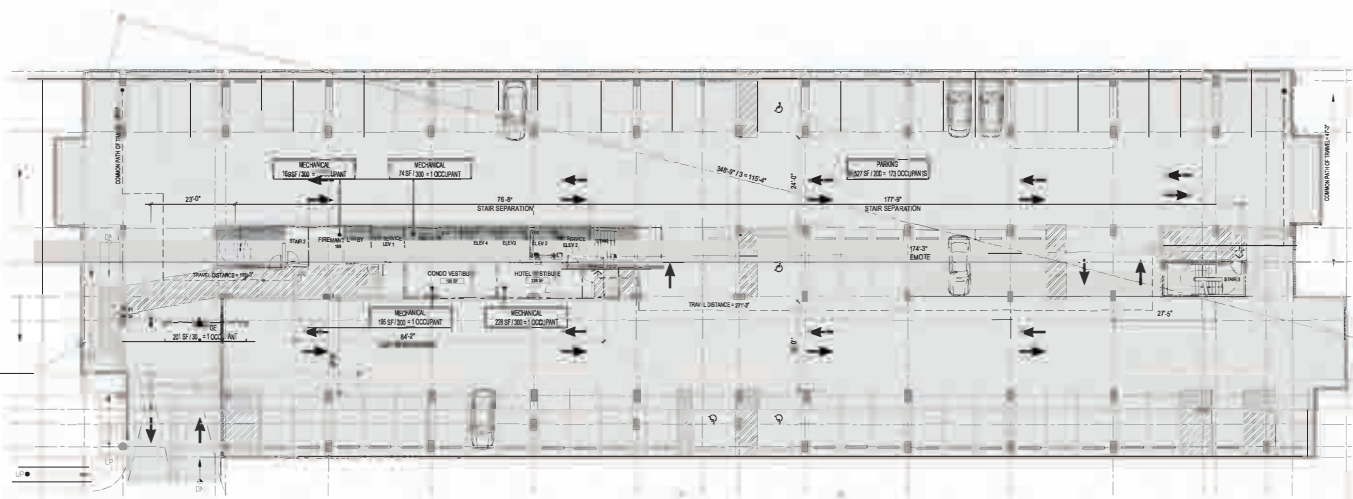
DRAWING NAME:

SITE CONTEXT

SCALE: DRAWING NUMBER

NTS **A-035**

NO CHANGES ON THIS SHEET



BASEMENT LEVEL	
PARKING GARAGE	1 OCCUPANT PER 200 S.F.
AREA 34,095 S.F.	34,095 / 200 S.F. = 170.48 = 171 OCCUPANTS
MECHANICAL	1 OCCUPANT PER 300 S.F.
AREA 867 S.F.	867 / 300 S.F. = 2.89 = 3 OCCUPANTS
TOTAL:	174 OCCUPANTS
STAR # 1	57' / 0.3 = 190 OCCUPANTS
STAR # 2	57' / 0.3 = 190 OCCUPANTS
STAR # 3	57' / 0.3 = 190 OCCUPANTS
190 OCCUPANTS ALLOWED	

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

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305.574.9070 phone • 305.574.9071 fax

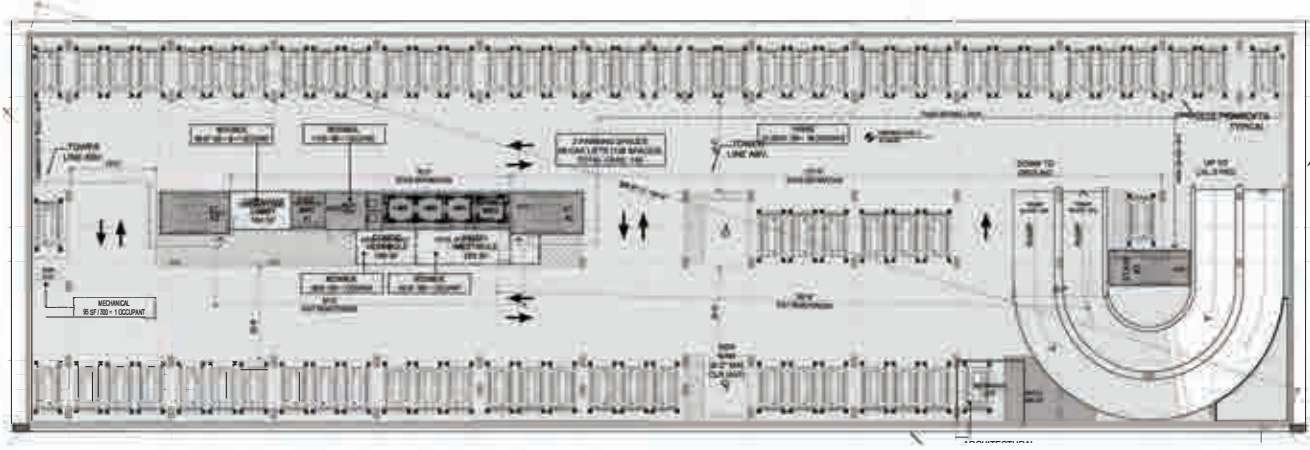


PROJECT TEAM

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH KEITH & ASSOCIATES INC.
 2160 NW 62 AVE
 CORAL FL, 33009
 305.657.5475

LIFE SAFETY
SLS SLS CONSULTING INC.
 200 PALM STREET 402
 CORAL GABLES, FLORIDA 33134
 305.457.1807

01 LIFE SAFETY - BASEMENT LEVEL



2ND LEVEL	
PARKING GARAGE	1 OCCUPANT PER 200 S.F.
AREA 37,051 S.F.	37,051 / 200 S.F. = 185.26 = 186 OCCUPANTS
MECHANICAL	1 OCCUPANT PER 300 S.F.
AREA 858 S.F.	858 / 300 S.F. = 2.86 = 3 OCCUPANTS
TOTAL:	189 OCCUPANTS
STAR # 1	57' / 0.3 = 190 OCCUPANTS
STAR # 2	57' / 0.3 = 190 OCCUPANTS
STAR # 3	57' / 0.3 = 190 OCCUPANTS
190 OCCUPANTS ALLOWED	

ARCH CANOF LINE BELOW

PROJECT NAME

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

DRAWING NAME:
 LIFE SAFETY
 BASEMENT/2nd LEVEL

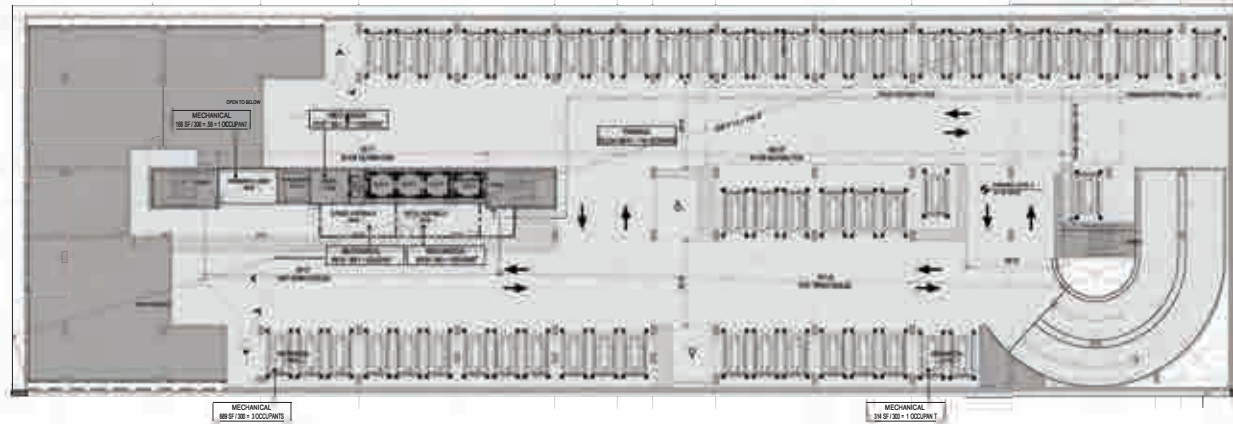
SCALE:
 AS SHOWN

DRAWING NUMBER:
LS-002

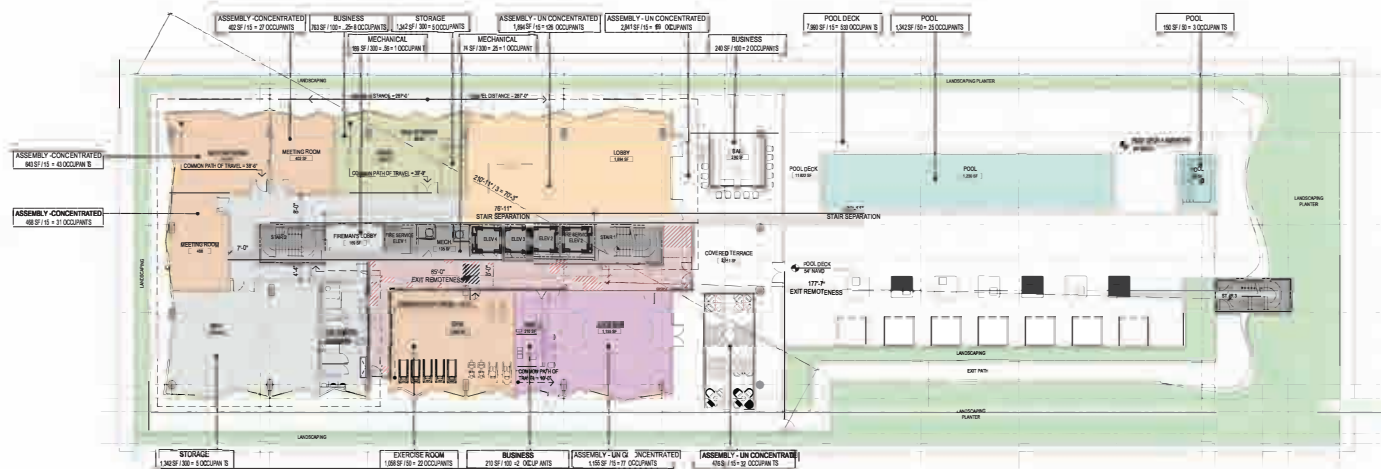
02 LIFE SAFETY - 2nd LEVEL

1/16" = 1'-0"

NO CHANGES ON THIS SHEET



01 LIFE SAFETY - 3RD LEVEL



02 LIFE SAFETY - 4TH LEVEL

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

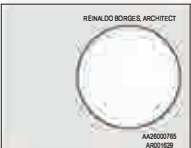
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PROJECT TEAM:

KEITH ARCHITECT
KEITH & ASSOCIATES INC.
2160 NW 82 AVE.
DOWNS, FL 33020
305.557.5475

SLS CONSULTING INC.
LIFE SAFETY
300 N. W. 10TH AVE.
MIAMI, FLORIDA 33136
305.457.1852

PROJECT NAME

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

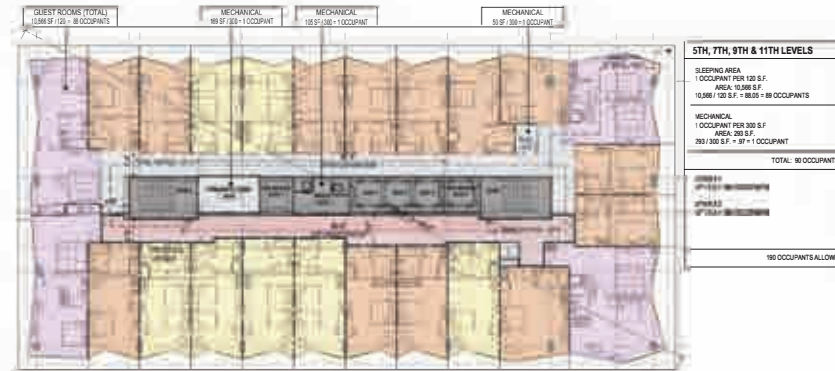
PROJECT NUMBER

DRAWING NAME
LIFE SAFETY LEVELS 3rd/4th LEVELS

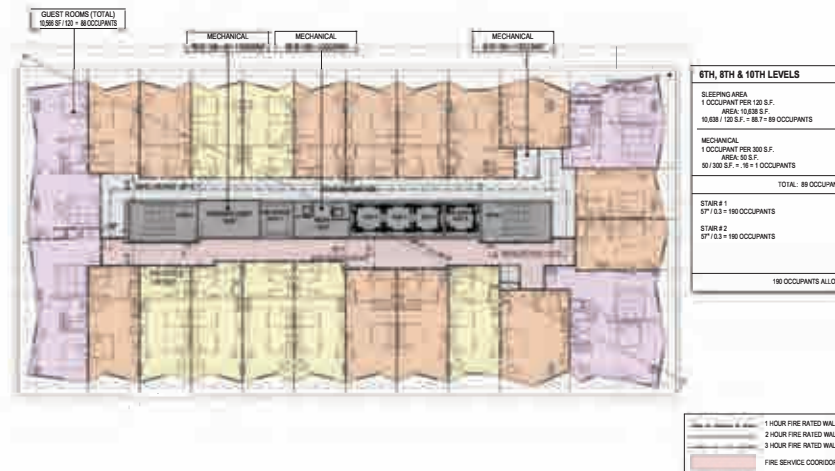
SCALE

1/16" = 1'-0"

DRAWING NUMBER
LS-003



01 LIFE SAFETY - 5TH, 7TH, 9TH & 11TH LEVELS



01 LIFE SAFETY - 6TH, 8TH & 10TH LEVELS

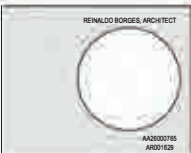
ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

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architects urban planning interior design
300 Birchwood Ave., Suite 100, Miami, Florida 33131
305.374.9216 phone • 305.314.8217 fax



PROJECT TEAM:

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KETH & ASSOCIATES INC.
1915 NW 85 AVE.
DOWNTOWN, FL 33109
305.467.4451

LIFE SAFETY
SLS CONSULTING INC.
200 PALMER RD. #202
CORAL GABLES, FLORIDA 33134
305.461.8822

PROJECT NAME

BAYSHORE DR HOTEL

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

PROJECT NUMBER

**LIFE SAFETY
LEVELS 5-10**

SCALE

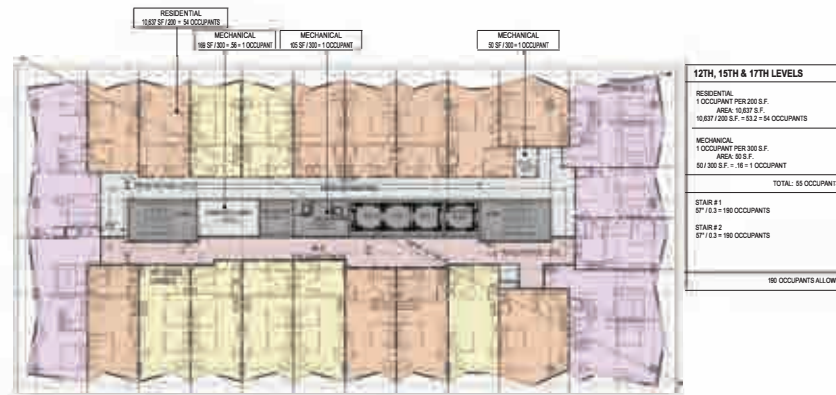
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DRAWING NUMBER

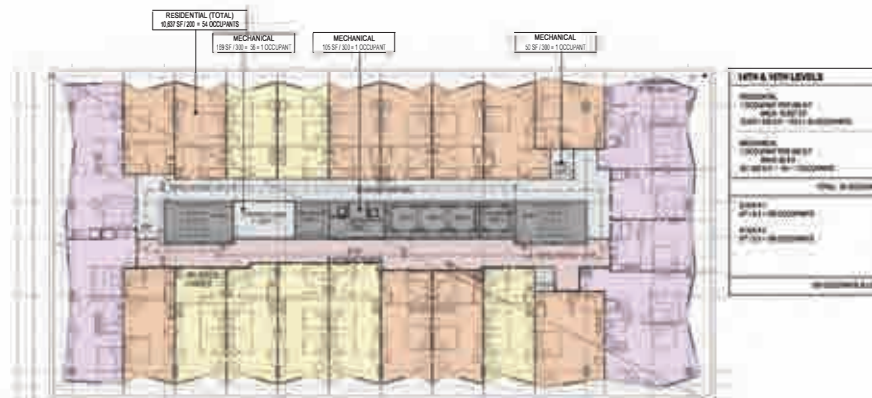
LS-004

NO CHANGES ON THIS SHEET

01 LIFE SAFETY - 12TH, 15TH AND 17TH LEVELS



02 LIFE SAFETY - 14TH AND 16TH LEVELS



ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

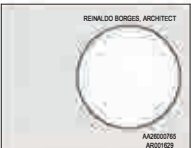
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PROJECT TEAM:

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH & ASSOCIATES, INC.
2160 NW 82 AVE.
DOWNS, FL 33093
305.557.5475

LIFE SAFETY
SLS CONSULTING INC.
100 PALMVIEW AVE
CHICAGO, ILLINOIS, FLORIDA 33034
305.457.1802

PROJECT NAME

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

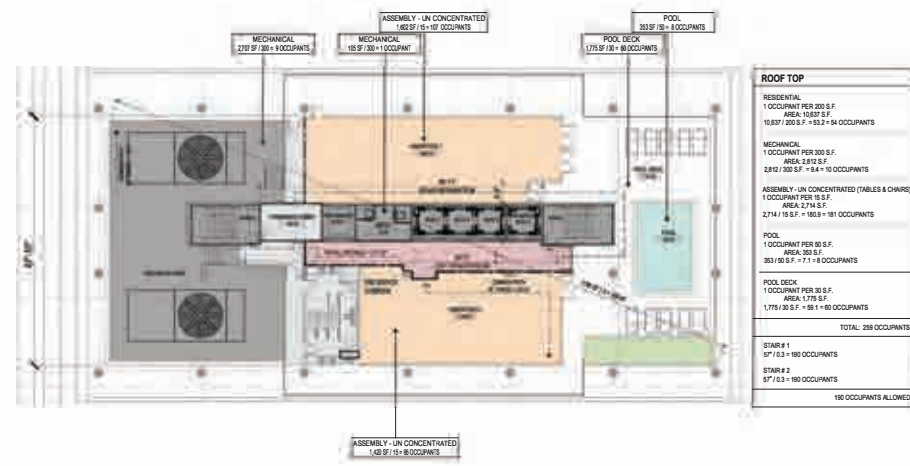
PROJECT NUMBER

DRAWING NAME
LIFE SAFETY
LEVELS 12-16

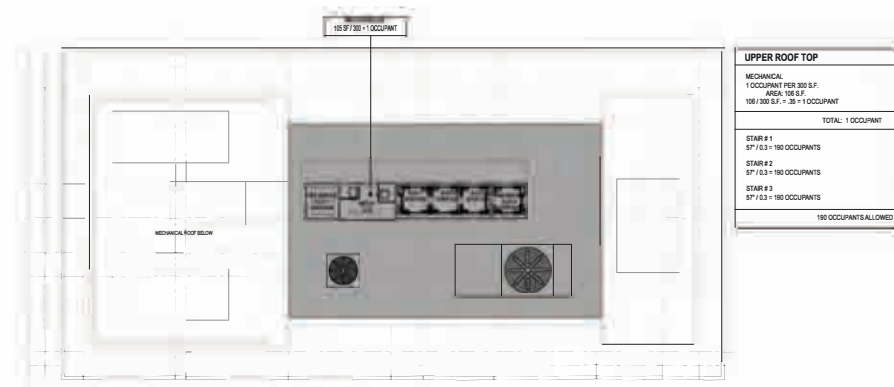
SCALE
1/16" = 1'-0"

DRAWING NUMBER
LS-005

NO CHANGES ON THIS SHEET



01 LIFE SAFETY - ROOF TOP AMMENITIES



02 LIFE SAFETY - UPPER ROOF

ISSUE DATE: 12.06.2018

No.	DATE	DESCRIPTION

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305.574.4278 phone • 305.574.4277 fax



PROJECT TEAM:

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH B. ASSOCIATES INC.
2160 NW 82 AVE.
DADE CO., FL 33150
305.587.5475

LIFE SAFETY
SLS CONSULTING INC.
100 PALM BEACH AVE.
SUITE 1100, FT. LAUDERDALE, FL 33304
305.467.1802

PROJECT NAME

BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

DRAWING NAME

**LIFE SAFETY
ROOF TOP / UPPER ROOF**

SCALE

1/16" = 1'-0"

DRAWING NUMBER

LS-006

PAGE		
Location: 3016 Bayshore Drive, Fort Lauderdale		
Land Use Designation:	Central Beach Regional Activity	
Zoning: ABA		
Lot Area (sqft):	65,861 sqft	(1.51 Acre)

Design Compatibility Criteria Bonus			
	Less than 5: 0%	50%: N/A	7 or more: N/A
Floor Area Ratio: 4	263,444	276,616	289,788
FAR Provided:	263,421		
Max. Height:	200		
Proposed Height:	17 Levels (178 ft @ Main Roof)		
Retail (sqft)	2,858		
Restaurant (sqft)	4,855		
Hotel Keys	168		
Hotel Parking (0.67 per room)	113		
Condo Parking (1.75 per unit)	201		
Retail Parking (1 per 500 sqft)	5.72		
Total Parking Spaces Required	320		
Total Parking Spaces Provided	321		
Handicap Spaces	7 Spaces Required		
	8 Spaces Provided		
Hotel Loading	N/A		
Multi-Family (2 Bedroom) Loading	N/A		
Restaurant (sqft)	(1) Type II		
Total Loading Required	(1) Type II Loading Required		
Total Loading Provided	(2) Type II Provided		
Assumptions:			
Lot Coverage dictated by setback and maximum footprint dimensions. No parcel percentage requirement.			
Unit density dictated by FAR (no maximum density requirement)			

SITE PLAN DATA TABLE			
Current Property Use:	Motel /Apartments		
BLDG Footprint Coverage:	27,119	42% Lot Coverage	
Max Length:	355'-8"		
Landscape Area:	12, 206SF		
Side Walk Length	469LF		
Open Space	8,620SF		
Total Stories:	17 Levels (178 ft @ Main Roof)		

BUILDING SETBACK (SITE PLAN ON A101)	REQUIRED BY ULDC	RECOMMENDED	PROVIDED
a. Front (NORTH)	Section 47'-12.5 (20'-0")		Podium: 12 feet and 0 inch from property line Tower setback 14 feet and 6 inch from property line
b. Front (WEST)	Section 47'-12.5 (20'-0")		Podium:31 feet 3 inch from property line Tower setback: 39 feet 4 inch from property line
c. Side (EAST)	Section 47'-12.5 (10'-0")		Podium: 24 foot and 4 inch from property line Tower setback: 186 feet 2 inch from property line
d. Rear (SOUTH)	Section 47'-12.5 (20'-0")		Podium:47 feet and 2 inch from property line Tower setback: 65 feet and 6 inch.

AREA TABULATION										
LEVEL	RETAIL + GIFT SHOP	RESTAURANT/ LOUNGE/ JUICE BAR	REST. KITCHEN	AMENITIES	MEETING RMS.	PARKING SPACES	FAR AREA	KEYS	TOTAL RENTABLE AREA	EFFCY
B						71	34,377	-	-	0%
G	2,858	3,600	977	4,076	493		27,119	-	12,581	46%
2						140	34,597	-	-	0%
3						110	27,985			
4	-	1,255	-	2,914	1,513	-	11,297	-	1,255	11%
5							13,359	24	10,640	80%
6							13,423	24	10,730	80%
7							13,359	24	10,640	80%
8							13,423	24	10,730	80%
9							13,359	24	10,640	80%
10							13,423	24	10,730	80%
11							13,359	24	10,640	80%
								168	HOTEL TOTAL	
12							13,419	23	10,730	80%
14							13,359	23	10,640	80%
15							13,419	23	10,730	80%
16							13,359	23	10,640	80%
17							13,419	23	10,730	80%
								115	CONDO TOTAL	
18				-			1,743	-	-	0%
TOTAL 17 Levels	2,858	4,855	977	6,990	2,006	321	263,421	283	142,056	54%
AVERAGE UNIT SIZE:								501.96	502 sqft	

CURRENT		263,421	/65861	=	4.00
REQ.		263,444	/65861	=	4.00

UNIT MIX			
LEVEL	Standard	1B Suite	Total
B			
G			
2			
3			
4	0	0	0
5	20	4	24
6	20	4	24
7	20	4	24
8	20	4	24
9	20	4	24
10	20	4	24
11	20	4	24
12	18	5	23
14	18	5	23
15	18	5	23
16	18	5	23
17	18	5	23
18	0	0	0
TOTAL	230	53	283
PERCENT	81%	19%	100%

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION
1	07.12.21	ADMINISTRATIVE REVIEW
NEW SITE DATA		

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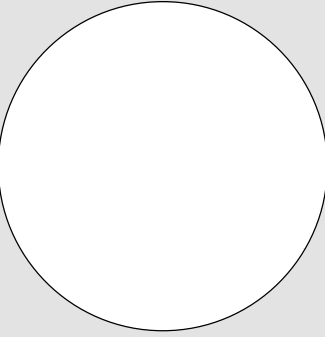
interior-design

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REINALDO BORGES, ARCHITECT




AA26000765
AR001629

PROJECT TEAM:



CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH & ASSOCIATES INC.
2160 NW 82 AVE
DORAL, FL 33122
305.697.5472



LIFE SAFETY
SLS CONSULTING INC.
260 PALERMO AVE
CORAL GABLES, FLORIDA 33134
305.461.8802

PROJECT NAME

BAYSHORE DR
HOTEL

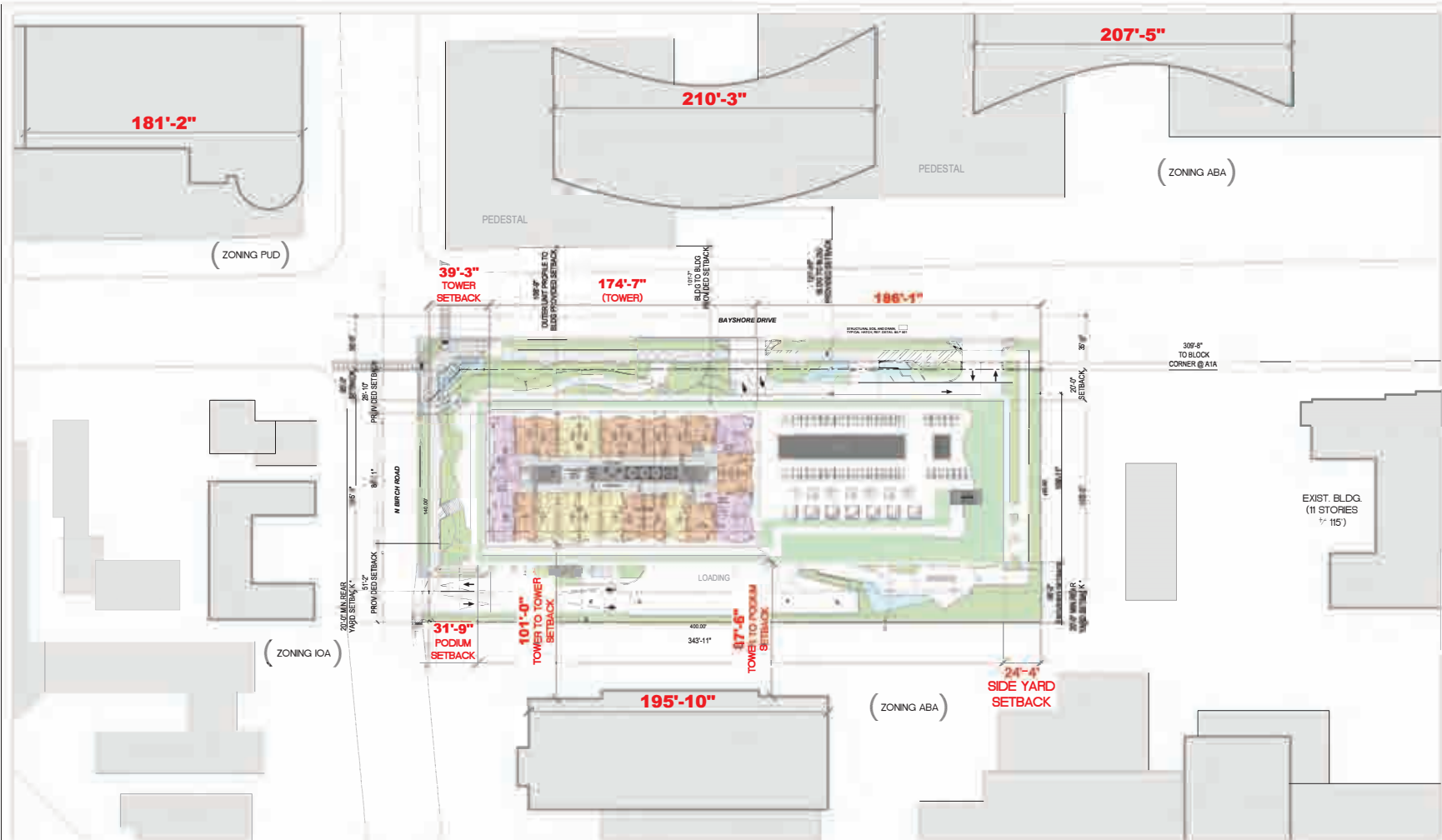
3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

DRAWING NAME:
ZONING TABULATION
UNIT MATRIX DATA

SCALE:
AS SHOWN

DRAWING NUMBER
A-102.A



LEGAL DESCRIPTION:
 LOTS 4, 5, 6, AND 7, BIRCH ESTATES, ACCORDING TO THE PLOT
 THEREOF RECORDED IN PLAT BOOK 23, PAGE 24, OF THE PUBLIC
 RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT
 LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING
 65,861 SQUARE FEET OR 1.5120 ACRES, MORE OR LESS.



ISSUE DATE: 12.06.2018
 No. DATE DESCRIPTION

BEFORE

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 + associates

architecture urban planning interior design
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 305.541.6216 phone • 305.274.6217 fax

REINALDO BORGES, ARCHITECT

AJ0000785
 ARCH1629

PROJECT TEAM:

CIVIL ENGINEER / LANDSCAPE
 ARCHITECT
 KEITH
 2140 NW 82 AVE
 SUITE 111, 33122
 305.527.5475

LIFE SAFETY
 SLS CONSULTING INC.
 255 PALM SPRING AVE
 CORAL GABLES, FLORIDA 33134
 305.441.8800

PROJECT NAME

**BAYSHORE DR
 HOTEL**

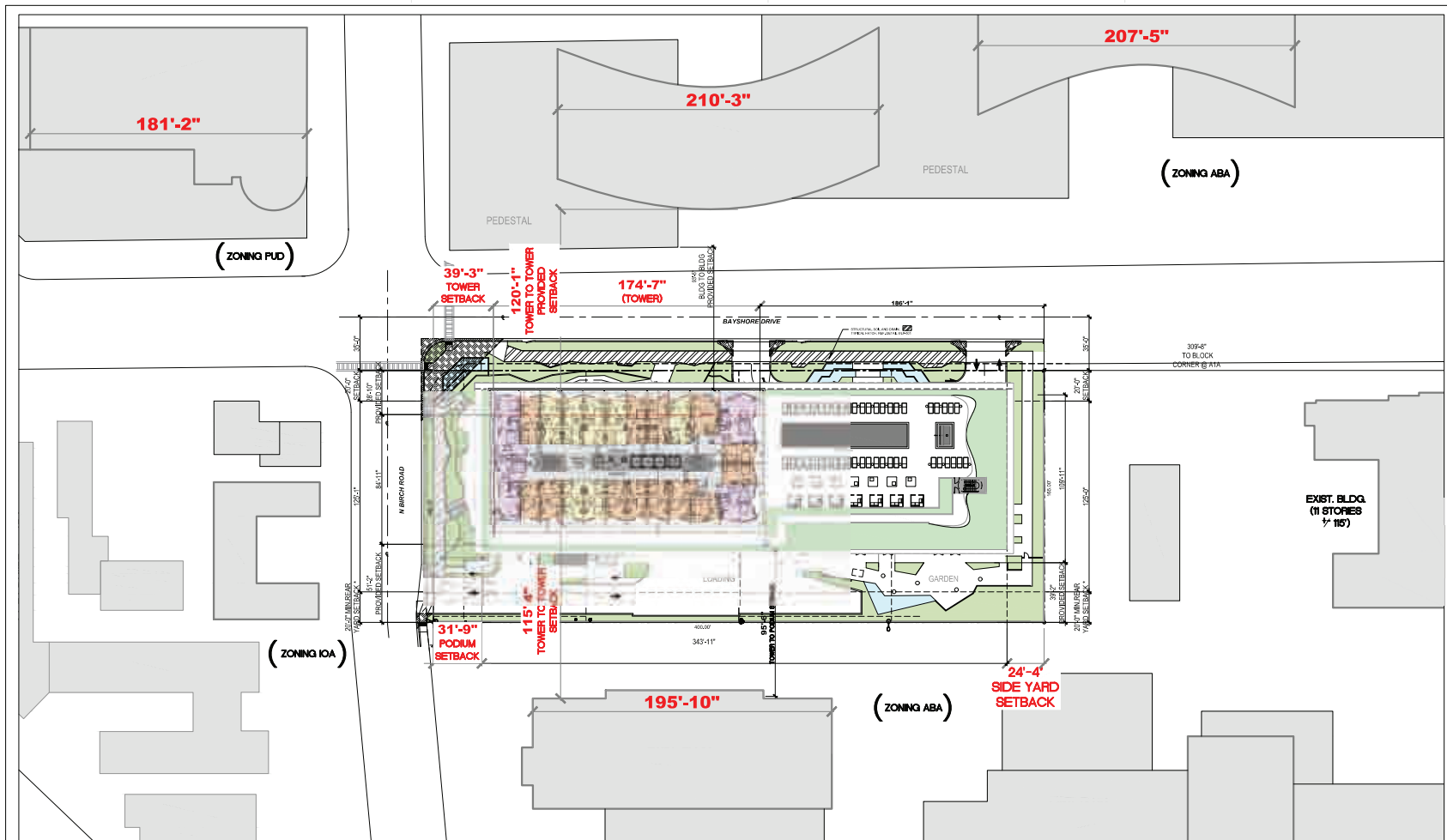
3016 BAYSHORE DR.
 FT. LAUDERDALE, FL 33304

PROJECT NUMBER:

DRAWING NAME:

VICINITY PLAN

SCALE: DRAWING NUMBER
 AS SHOWN **A-100**



LEGAL DESCRIPTION:
 LOTS 4, 5, 6, AND 7, BIRCH ESTATES, ACCORDING TO THE PLOT
 THEREOF RECORDED IN PLAT BOOK 23, PAGE 24, OF THE PUBLIC
 RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT
 LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING
 65,861 SQUARE FEET OR 1.5120 ACRES, MORE OR LESS.

ISSUE DATE: 12.06.2018		
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	
VICINITY PLAN	

SCALE	DRAWING NUMBER
AS SHOWN	A-100

FAR = 27,549 SF

GENERAL NOTES:

1. CCTV WILL BE IN USE AT ALL ENTRY/EXIT POINTS INCLUDING PARKING GARAGE, LOBBY AREAS, STAIRS, ALL ELEVATORS, LOADING DOCK, SERVICE CORRIDORS, POOL AREA, LOCATIONS WHERE MONEY IS STORED OR HANDLED AND COMMON AREAS. CCTV TO BE MONITORED AND RECORDED TO A REMOTE LOCATION.
2. LIGHT REFLECTION TYPE PAINT TO BE APPLIED IN GARAGE.
3. THE SITE WILL INCLUDE CCTV AND SECURITY CONTROLS AND MONITORING AND NATURAL SURVEILLANCE TO PROTECT THE BUILDING RESIDENCE, EMPLOYEES AND VISITORS.
4. PARKING SHALL BE EXCLUSIVELY VALET PARKING

ISSUE DATE: 12.06.2018

No. DATE DESCRIPTION

BEFORE

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3000 Mitchell Avenue, Suite 100, Miami, Florida 33131
305.374.9216 phone • 305.314.9217 fax

REINALDO BORGES, ARCHITECT

ARCHITECTS ASSOCIATES

PROJECT TEAM:

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH
1000 N.W. 10th Ave.
Suite 1000
Fort Lauderdale, FL 33304
305.467.4400

LIFE SAFETY
SLS CONSULTING INC.
200 PALM BEACH BLVD
SUITE 1000
FORT LAUDERDALE, FL 33304
305.467.4400

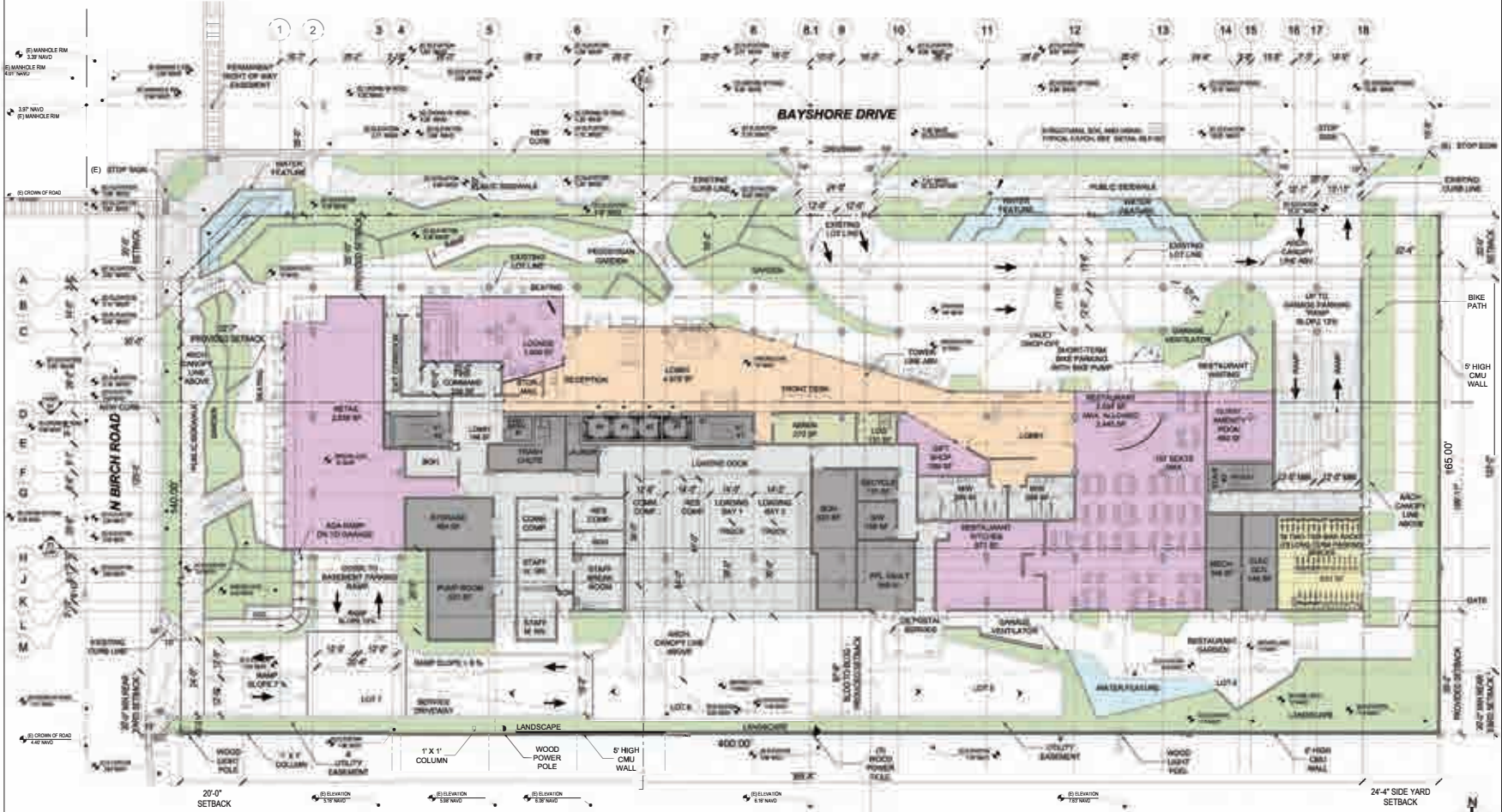
PROJECT NAME

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

PROJECT NUMBER

DRAWING NAME
GROUND LEVEL

SCALE: AS SHOWN
DRAWING NUMBER
A-201



01 GROUND LEVEL - LOBBY AND RETAIL

1/16" = 1'-0"

GENERAL NOTES:

1. CCTV WILL BE IN USE AT ALL ENTRY/EXIT POINTS INCLUDING PARKING GARAGE, LOBBY AREAS, STAIRS, ALL ELEVATORS, LOADING DOCK, SERVICE CORRIDORS, POOL, AREA LOCATIONS WHERE MONEY IS STORED OR HANDLED AND COMMON AREAS. CCTV TO BE MONITORED AND RECORDED TO A REMOTE LOCATION.
2. LIGHT REFLECTION TYPE PAINT TO BE APPLIED IN GARAGE.
3. THE SITE WILL INCLUDE CCTV AND SECURITY CONTROLS AND MONITORING AND NATURAL SURVEILLANCE TO PROTECT THE BUILDING RESIDENCE, EMPLOYEES AND VISITORS.
4. PARKING SHALL BE EXCLUSIVELY VALET PARKING.

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION
1	7.12.21	ADMINISTRATIVE REVIEW

AFTER

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As designed and built by:
borges & associates, P.A.
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Phone: (954) 561-1111
Fax: (954) 561-1112



PROJECT NAME
BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER
GROUND LEVEL

SCALE
AS SHOWN

DRAWING NUMBER
A-201

PROJECT NAME
BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER
GROUND LEVEL

SCALE
AS SHOWN

DRAWING NUMBER
A-201

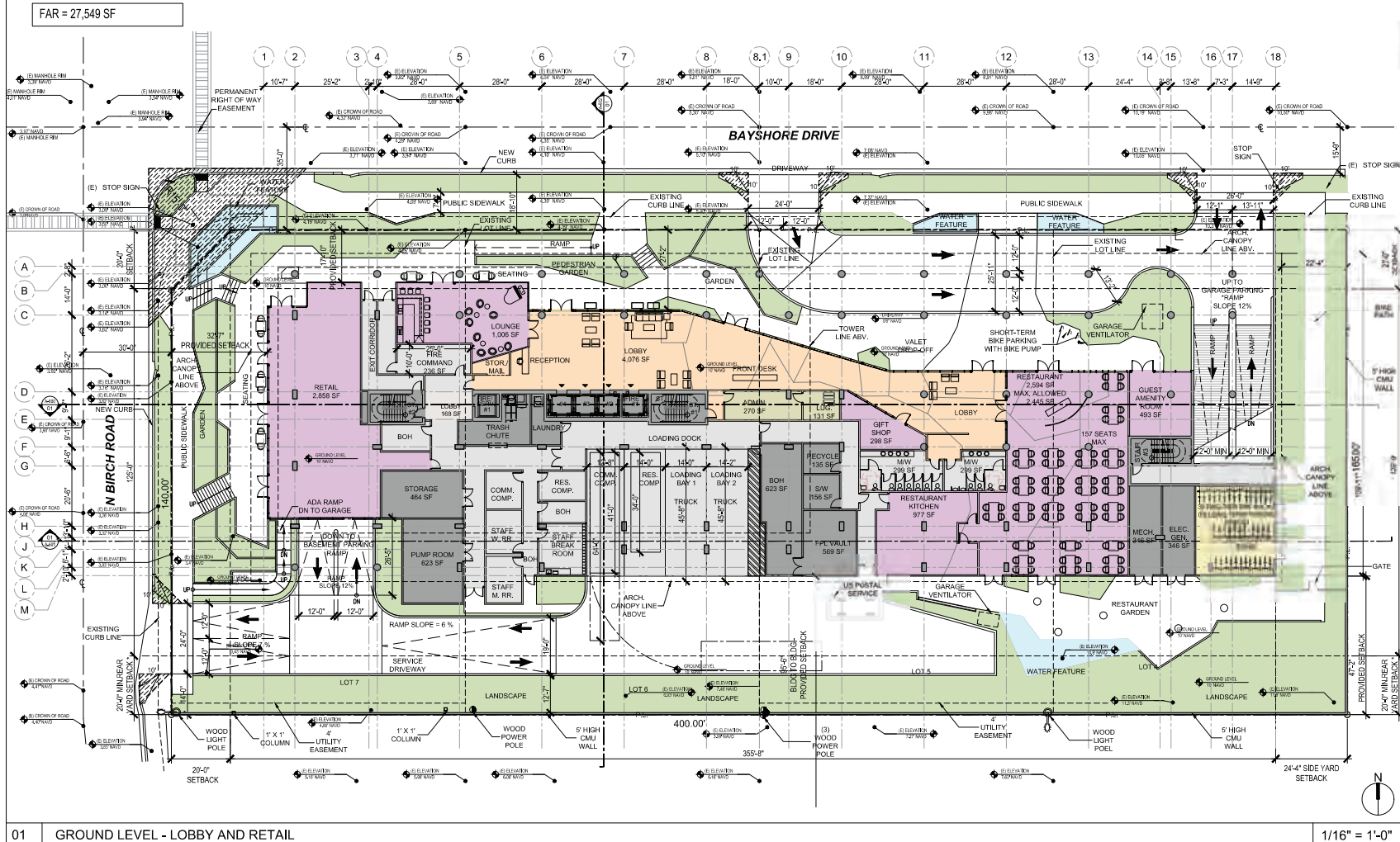
PROJECT NAME
BAYSHORE DR HOTEL

3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER
GROUND LEVEL

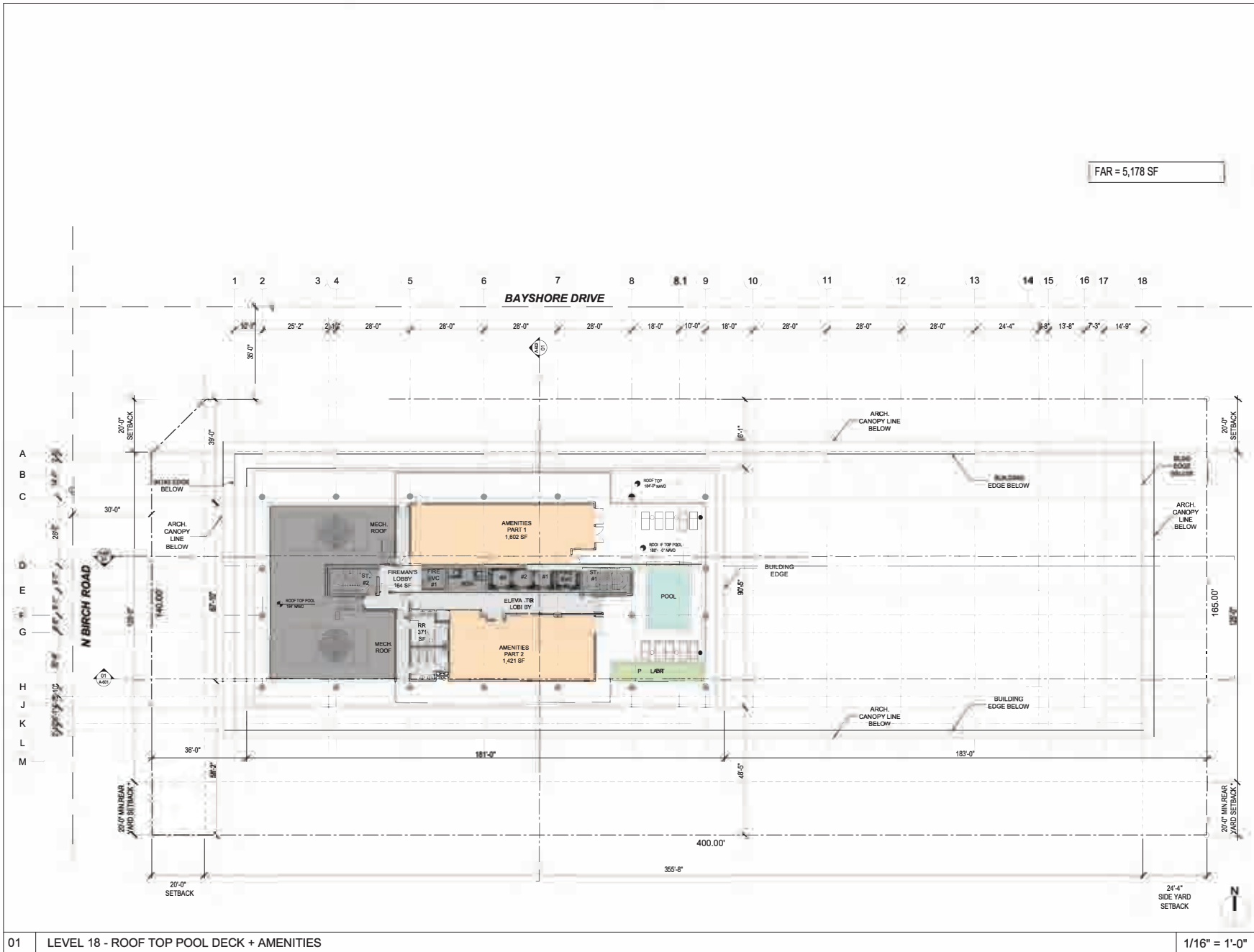
SCALE
AS SHOWN

DRAWING NUMBER
A-201



01 GROUND LEVEL - LOBBY AND RETAIL

1/16" = 1'-0"



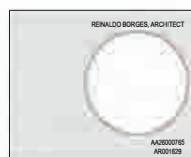
FAR = 5,178 SF

ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION

BEFORE

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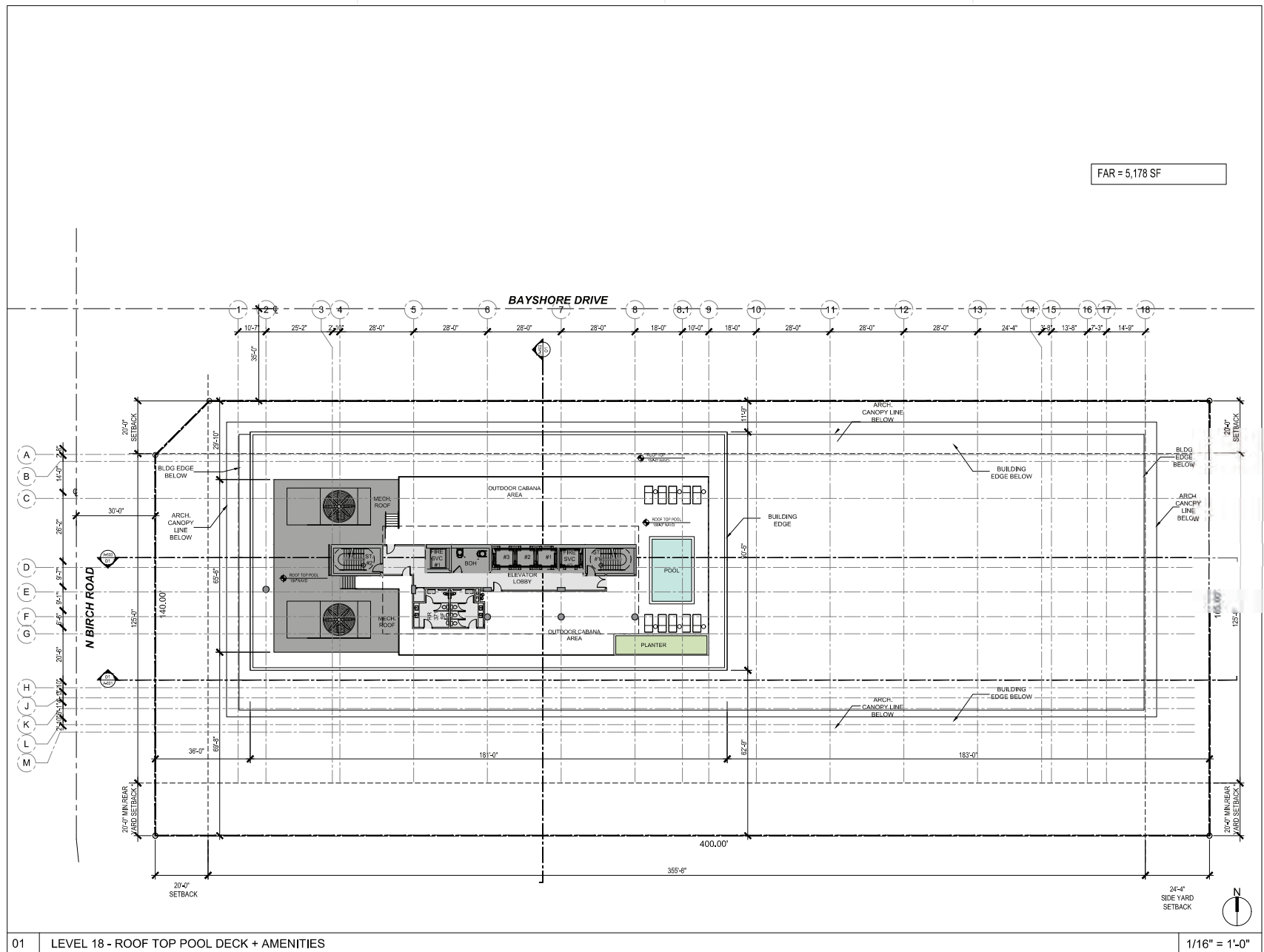


PROJECT TEAM:
 CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH
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 305.557.1450
 LIFE SAFETY
 SLS CONSULTING INC.
 200 PALM BEACH AVE.
 CORP. 1000 US HIGHWAY 301W
 335-41-8802

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

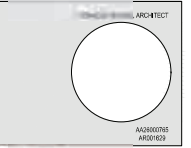
PROJECT NUMBER
 DRAWING NAME
LEVEL 18
ROOF TOP POOL

SCALE: AS SHOWN
 DRAWING NUMBER
A-209



ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION
1	7.12.21	ADMINISTRATIVE REVIEW
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PROJECT NAME

BAYSHORE DR HOTEL

3016 BAYSHORE DR. FT. LAUDERDALE, FL 33304

PROJECT NUMBER

LEVEL 18

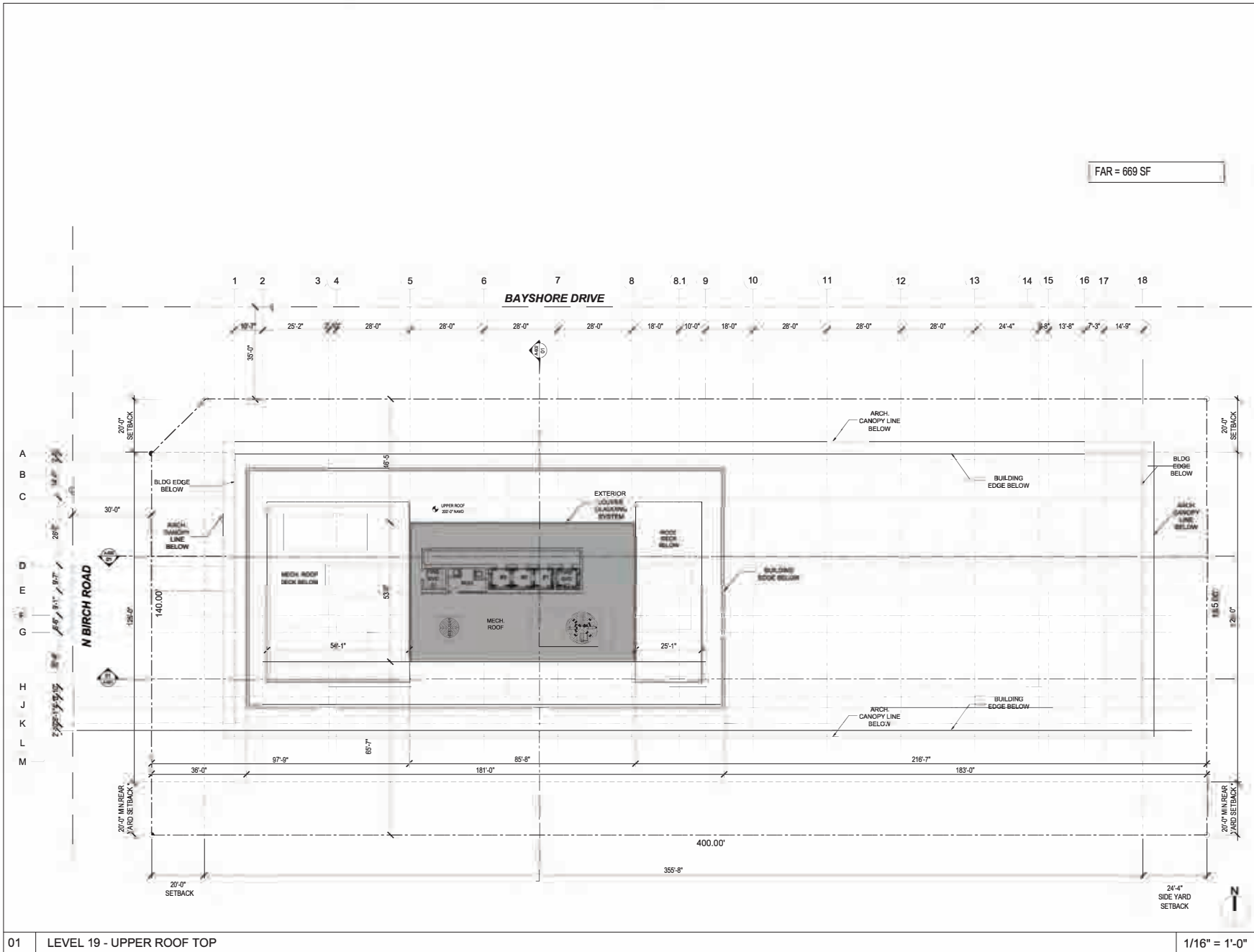
ROOF TOP POOL

SCALE

AS SHOWN

DRAWING NUMBER

A-209



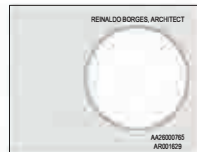
01 LEVEL 19 - UPPER ROOF TOP 1/16" = 1'-0"

ISSUE DATE: 12.08.198		
No.	DATE	DESCRIPTION

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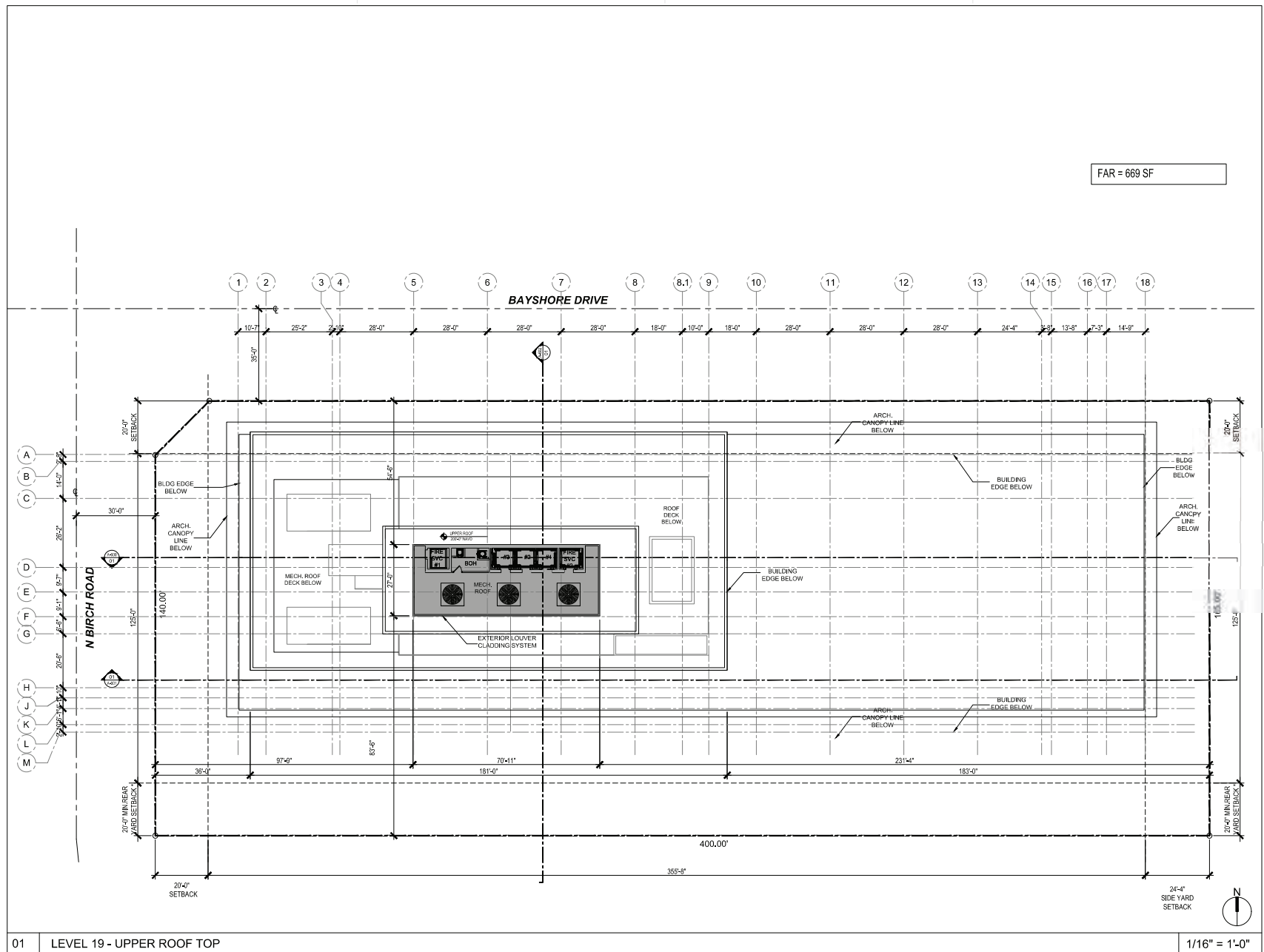
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PROJECT TEAM:
KEITH CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH & ASSOCIATES INC.
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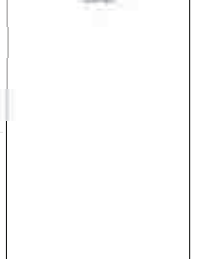
PROJECT NAME
BAYSHORE DR HOTEL
3016 BAYSHORE DR.
FT. LAUDERDALE, FL 33304

PROJECT NUMBER:
DRAWING NAME:
UPPER ROOF TOP
SCALE:
AS SHOWN
DRAWING NUMBER:
A-210



ISSUE DATE: 12.06.2018		
No.	DATE	DESCRIPTION
1	7.12.21	ADMINISTRATIVE REVIEW
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PROJECT NAME	
BAYSHORE DR HOTEL	
3016 BAYSHORE DR. FT. LAUDERDALE, FL 33304	

PROJECT NUMBER	
DRAWING NAME	
UPPER ROOF TOP	
SCALE	DRAWING NUMBER
AS SHOWN	A-210