BAYSHORE CONDOS

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LIST OF DRAWINGS

SHEET NO.	SHEET NAME
A-0.0	COVER SHEET
A-0.1	SURVEY
A-0.2	CONTEXT PHOTOS
A-0.3	3D MASSING
A-0.3A	AERIAL VIEWS
A-0.4	RENDERINGS
A-0.5	RENDERINGS
A-0.6	RENDERINGS
A-0.6B	RENDERINGS
A-0.6C	RENDERINGS
A-0.7	RENDERINGS
A-0.8	RENDERINGS
A-0.9	RENDERINGS
A-0.10	RENDERINGS
A-0.11	RENDERINGS
A-0.12	RENDERINGS
A-0.13	SITE PLAN & DATA
A-0.14	OPEN SPACE / PERVIOUS
A-0.15	DIMENSIONED SITE PLAN
A-0.16	TOWER SEPARATION DIAGRAM
A-1.1	LEVEL 1 LOBBY
A-1.2	LEVEL 2 PARKING
A-1.3	LEVEL 3 PARKING
A-1.4	LEVEL 3A PARKING
A-1.5	LEVEL 4 TOWER
A-1.6	LEVEL 5 TOWER
A-1.7	LEVEL 6-11 TOWER
A-1.8	LEVEL 12 TOWER
A-1.9	LEVEL 13 ROOFTOP
A-1.9A	ROOF FURNITURE EVACUATION PLAN
A-2.1	SECTION
A-2.2	SECTION
A-2.3	SECTION
A-2.3A	CONTEXT SECTION
A-2.4	SECTION PERSPECTIVE
A-3.1	NORTH ELEVATION
A-3.2	SOUTH ELEVATION
A-3.3	EAST ELEVATION
A-3.4	WEST ELEVATION
A-3.4A	CONTEXT ELEVATIONS
A-3.4AA	CONTEXT ELEVATIONS
A-3.4B	GROUND ELEVATIONS
A-3.4C	GROUND ELEVATIONS
A-3.5	BUILDING MATERIALS
A-3.6	DETAILS
A-3.7	DETAILS
A-3.8	DETAILS
A-3.9	DETAILS
A-3.10	DETAILS
A.4.1	RENDERINGS
A.4.2	RENDERINGS
A.4.3	RENDERINGS
A.4.4	RENDERINGS
A.4.5	RENDERINGS
A.4.6	RENDERINGS

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COVER SHEET

A-0.0

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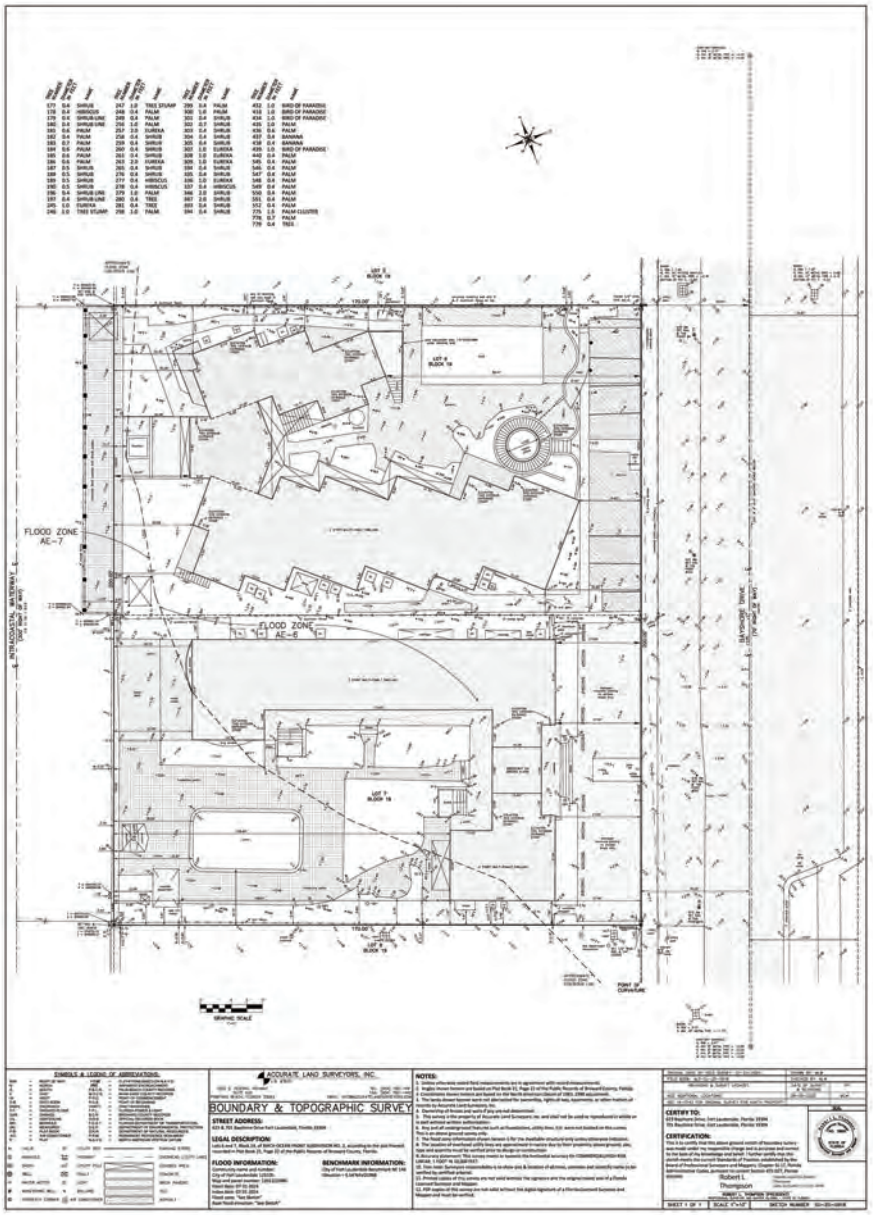

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SURVEY

A-0.1

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1- SOUTH ON BAYSHORE DR. FACING NORTH

2- SOUTH ON BAYSHORE DR. FACING NORTH

3 - BAYSHORE DR. FACING SITE

4 - SOTHWEST CORNER SHOWING NEIGHBORING PROPERTIES

5 - NORTHWEST CORNER SHOWING NEIGHBORING PROPERTIES

6 - SOUTHWEST CORNER SHOWING NEIGHBORING PROPERTIES

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CONTEXT PHOTOS

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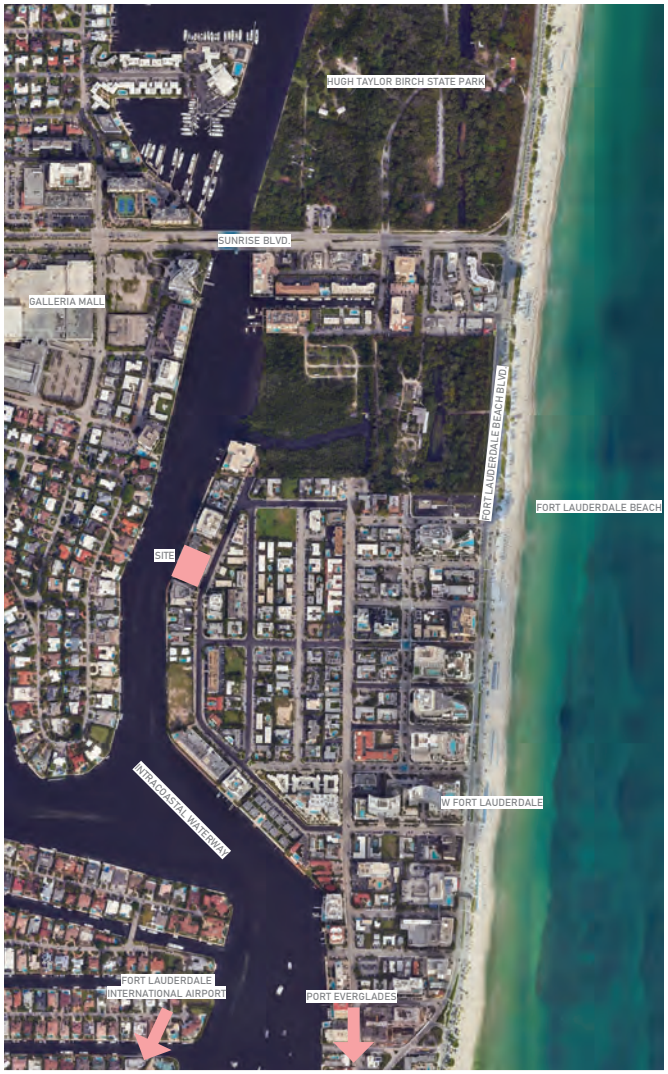

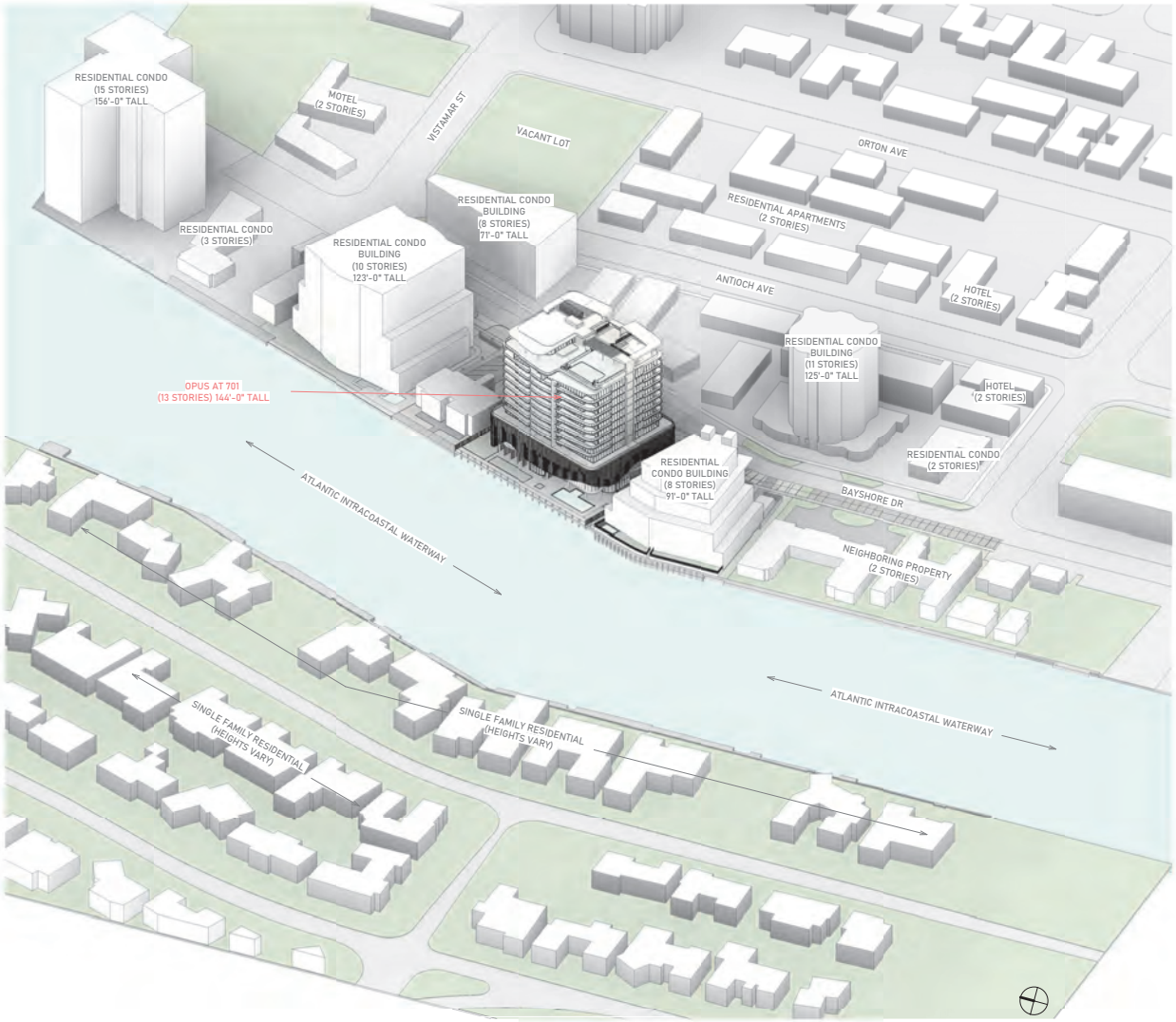

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3D MASSING

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AERIAL VIEWS

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RENDERINGS

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RENDERINGS

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RENDERINGS

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RENDERINGS

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RENDERINGS

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RENDERINGS

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RENDERINGS

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BUILDING DATA TABLE

APPLICABLE CODES

NEW CONSTRUCTION: FLORIDA BUILDING CODE, 8TH EDITION, 2023.
NFPA 10 STANDARD FOR PRTABLE EXTINGUISHERS, 2013 EDITION
NFPA 13 STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, 2013 EDITION
NFPA 101 LIFE SAFETY CODE, 2015 EDITION
NFPA 1 (UNIFORM FIRE CODE) 2012 EDITION

BLDG. TYPE

I-A PROTECTED, NON COMBUSTIBLE MASONRY CONSTRUCTION

FIRE RESISTANCE REQUIREMENTS
(Per FBC 2023,Table 601)

PRIMARY STRUCTURAL FRAME:	1 HR FIRE RATED
BEARING WALLS:	
EXTERIOR	1 HR FIRE RATED
INTERIOR	1 HR FIRE RATED
DWELLING UNIT TO DWELLING UNIT:	1 HR SEPARATION
DWELLING UNIT TO CORRIDOR:	1 HR SEPARATION
VERTICAL SHAFTS:	1 HR FIRE RATED
FIRE EGRESS STAIRS:	2 HR FIRE RATED
GARAGE SEPARATION TO 1ST RESIDENTIAL FLOOR ABOVE:	2 HR SEPARATION
STRUCTURE SUPPORTING RESIDENTIAL SLAB ABOVE GARAGE:	2 HR FIRE RATED
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	1 HR FIRE RATED
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	1 HR FIRE RATED

OCCUPANCY TYPE

RESID. GROUP TYPE R2 / GARAGE, GROUP TYPE S (STORAGE)

BLDG. HEIGHT*	ALLOWABLE	PROVIDED
(*) *as per FBC T504.3a*	UL' (*as per T504.3a*)	144' - 0" (13 STORIES)

BLDG. AREA	ALLOWABLE	PROVIDED
(*) *as per FBC T506.2*	UL.	140,035 SF

SPRINKLER SYSTEM

NFPA 13 SPRINKLER SYSTEM (Per FBC 2020 Section 903.3.1.1)

PARKING GARAGE

GARAGE IS PROPOSED AS ENCLOSED WITH PERFORATED OPENINGS TO ALLOW NATURAL VENTILATION. WILL BE TYPE I OR II CONSTRUCTION AND WILL FOLLOW *as per FBC 406.5 & 406.6,*

FEMA INFORMATION

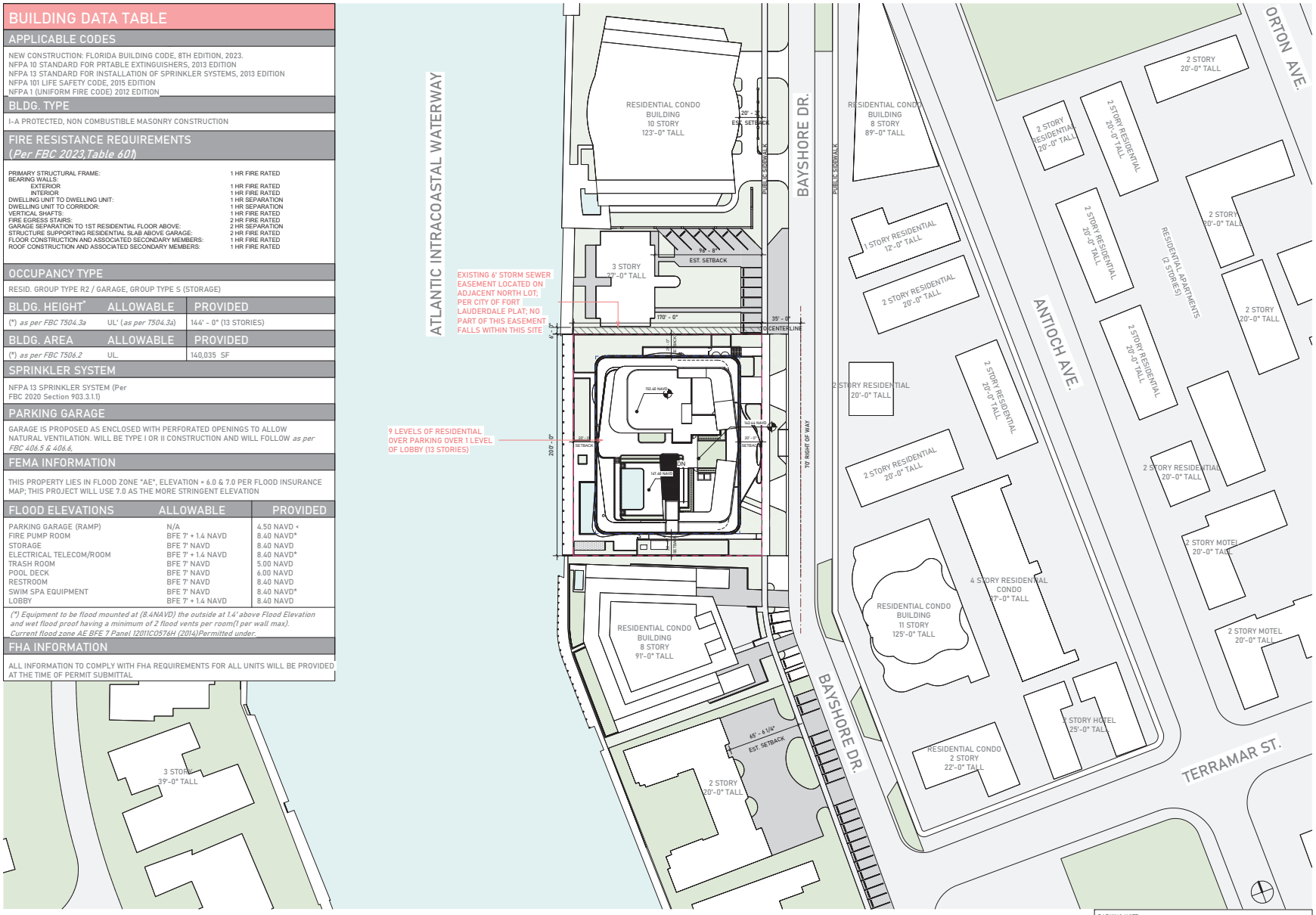
THIS PROPERTY LIES IN FLOOD ZONE "AE", ELEVATION = 6.0 & 7.0 PER FLOOD INSURANCE MAP; THIS PROJECT WILL USE 7.0 AS THE MORE STRINGENT ELEVATION

FLOOD ELEVATIONS	ALLOWABLE	PROVIDED
PARKING GARAGE (RAMP)	N/A	4.50 NAVD <
FIRE PUMP ROOM	BFE 7' + 1.4 NAVD	8.40 NAVD*
STORAGE	BFE 7' NAVD	8.40 NAVD
ELECTRICAL TELECOM/ROOM	BFE 7' + 1.4 NAVD	8.40 NAVD*
TRASH ROOM	BFE 7' NAVD	5.00 NAVD
POOL DECK	BFE 7' NAVD	6.00 NAVD
RESTROOM	BFE 7' NAVD	8.40 NAVD
SWIM SPA EQUIPMENT	BFE 7' NAVD	8.40 NAVD*
LOBBY	BFE 7' + 1.4 NAVD	8.40 NAVD

(*) Equipment to be flood mounted at (8.4NAVD) the outside at 1.4' above Flood Elevation and wet flood proof having a minimum of 2 flood vents per room(1 per wall max). Current flood zone AE BFE 7 Panel 12011C0576H (2014)Permitted under.

FHA INFORMATION

ALL INFORMATION TO COMPLY WITH FHA REQUIREMENTS FOR ALL UNITS WILL BE PROVIDED AT THE TIME OF PERMIT SUBMITTAL



1 SITE PLAN
1" = 40'-0"

PARKING NOTE:

None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be metered or removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking

SITE PLAN DATA TABLE

SITE AREA

GROSS LOT AREA: 33,998 SF = 0.78 ACRES

CURRENT ZONING

IOA — INTRACOASTAL OVERLOOK AREA DISTRICT

CURRENT USE	PROPOSED USE
MULTIFAMILY RESIDENTIAL	MULTIFAMILY RESIDENTIAL

LAND USE

M — MEDIUM DENSITY RESIDENTIAL

DENSITY

MAX ALLOWED / ACRE	70 DU / NET ACRE	54 UNITS ALLOWED
PROPOSED	54 UNITS	

BUILDING HEIGHT*

MAX ALLOWED	WITH BEACH DEVELOPMENT PERMIT	144' - 0"
PROVIDED		144' - 0"

STRUCTURE LENGTH

MAX ALLOWED	200'-0"
PROVIDED	136' - 0"

OPEN SPACE

MIN. REQUIRED**	10,000 SF	150 SF PER DU / 10,000 SF (WHICHEVER IS LARGER)
PROPOSED	11,773 SF	

LANDSCAPE / PERVIOUS

MIN. REQUIRED***	2,945 SF	25% OF PROPOSED OPEN SPACE
PROVIDED	7,082 SF	60% OF PROPOSED OPEN SPACE

FLOOR AREA RATIO

MAX. ALLOWED — N/A

SETBACKS

		MINIMUM	PROVIDED
FRONT	BAYSHORE DR	20'-0"	20'-0"
SIDE	SETBACK FROM SIDES	20'-0"	20'-0"
REAR	SETBACK FROM ATLANTIC INTERCOASTAL WATERWAY	20'-0"	20'-0"
TOWER STEPBACK	ABOVE 65'-0"	12'-0"	12'-0"

UNIT BREAKDOWN

2 BED		4 UNITS	7%
2 BED/DEN		16 UNITS	30%
3 BED		30 UNITS	56%
PENTHOUSE	(3 BED/DEN)	4 UNITS	7%
TOTAL		54 UNITS	100%

TOTAL NET SELLABLE

109,115 SF

TOTAL GROSS SF.

(EXCLUDING BALCONIES, TERRACES, AND GARAGE)

142,509 SF

TOTAL GROSS PARKING SF.

46,895 SF

PARKING****

		REQUIRED*	PROVIDED
2 BED	2 PER UNIT	8	8
2 BED/DEN + 3 BED	2.1PER UNIT	97	97
3 BED/DEN	2.2PER UNIT	9	9 *INCLUDES 7 CAR LIFTS AND 2 TANDEM SPACES
TOTAL REQUIRED		114 SPACES	114 SPACES

FLOORPLATE SIZE

MAX ALLOWED (ABOVE 65 FEET)	16,000 SF
PROVIDED	13,967 SF

* Per the IOA height Section 67-12.6.1, a beach development permit may be issued for a development with a height that exceeds the maximum structure height as provided in Section 67-12.6.1 by up to twenty (20) percent but not exceeding a height of one hundred forty-four (144) feet, provided that the structure has a maximum floorplate of sixteen thousand (16,000) square feet and the development permit is subject to city commission approval pursuant to Section 67-12.6.
**Per section 67-12.5.A, One hundred fifty (150) square feet of open space shall be required for each dwelling unit in a development consisting of between fifty-one (51) and one hundred fifty (150) residential units. In no case shall the minimum open space provided pursuant to this subsection be less than ten thousand (10,000) square feet
*** Per section 67-12.5.A, A minimum of twenty-five (25) percent of the required open space at grade shall be in pervious area. Open space shall be in the form of landscaped areas, recreational areas, or a combination of grade and the remaining open space may be accessible to individual residential units or through common areas, or both.
****Per section 67-20.2.2. table 1, parking and loading zone requirements, multifamily/townhouse 1 bedroom + den or 2 bedroom require 2/dwelling unit. multifamily/townhouse 3 bedroom + den or 3 bedroom require 2.1/dwelling unit. multifamily/townhouse 3bedroom + den or 4 bedroom require 2.2/dwelling unit

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SITE PLAN & DATA

STATE OF FLORIDA #AR7073 REGISTERED ARCHITECT

A-0.13

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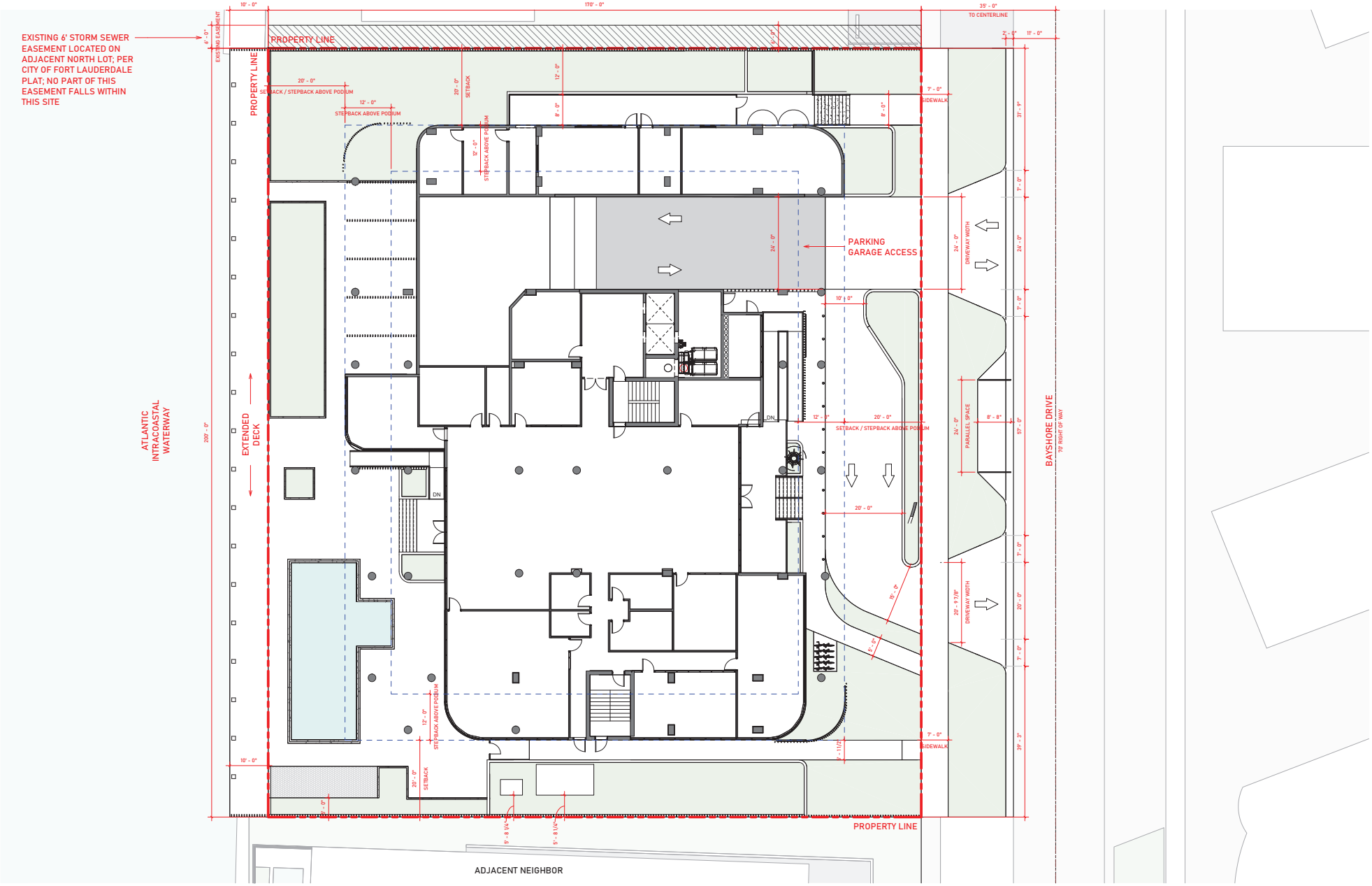

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DIMENSIONED SITE PLAN

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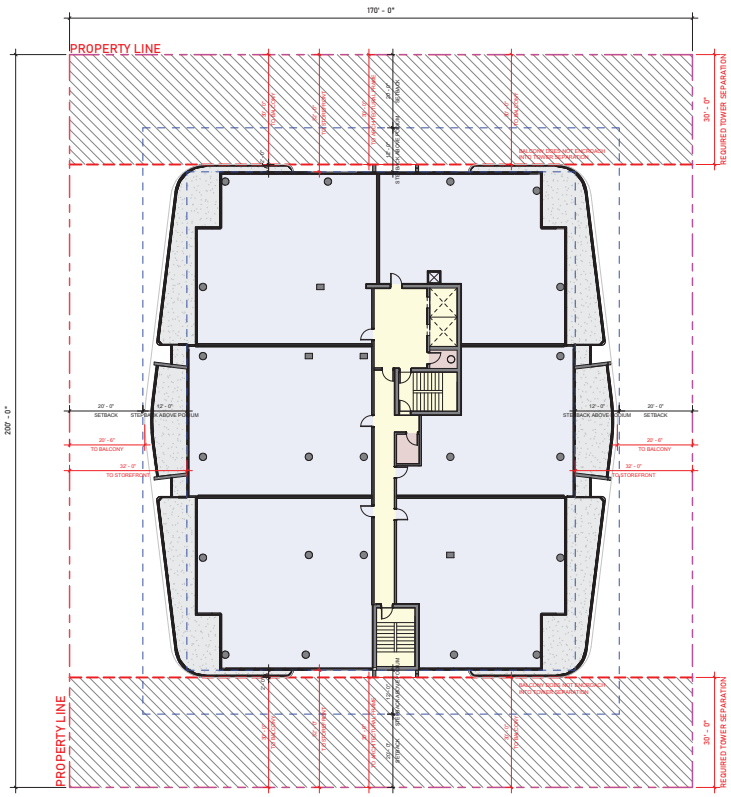
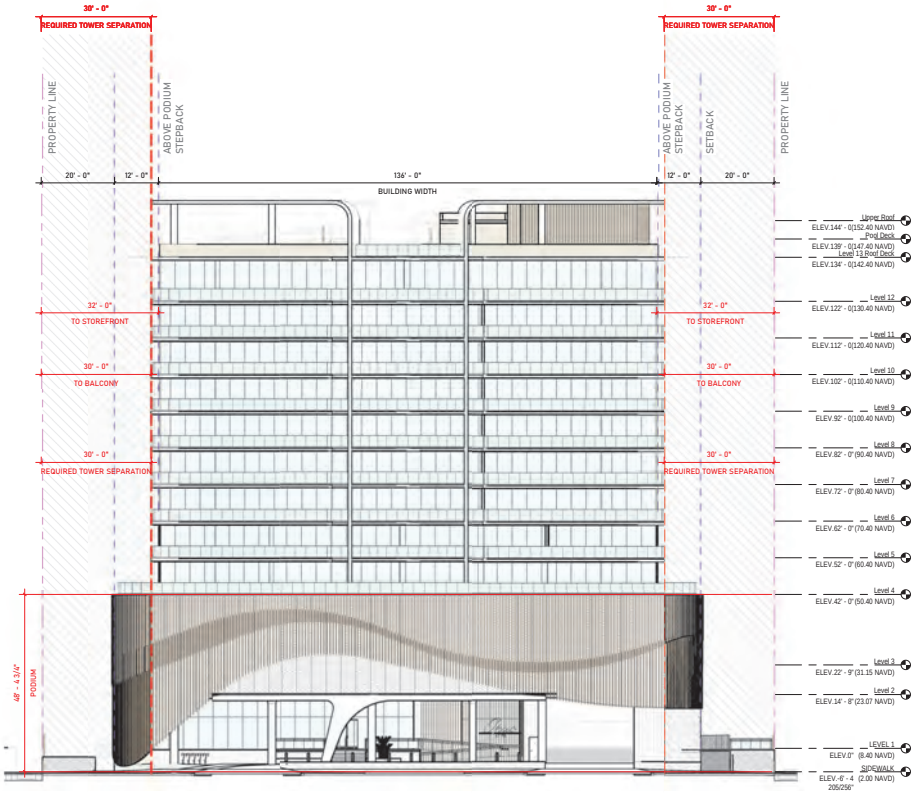


1 TOWER SEPARATION - PLAN
1/16" = 1'-0"



2 TOWER SEPARATION - ELEVATION
1/16" = 1'-0"

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TOWER SEPARATION DIAGRAM

A-0.16

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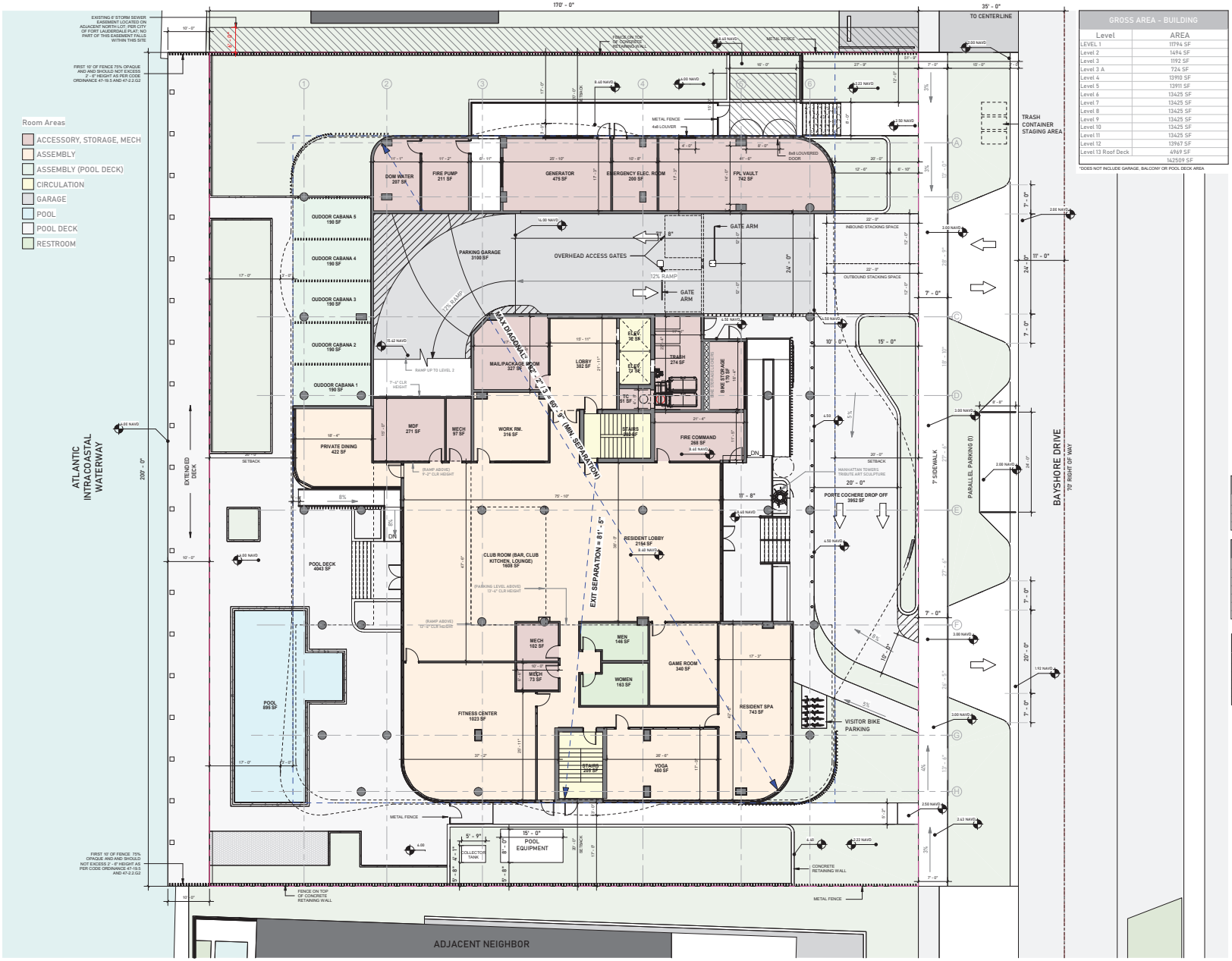
OCCUPANT LOAD - BY LEVEL

NAME	AREA	FBC OCC. FACTOR	FBC OCC. LOAD	NFPA OCC. FACTOR	NFPA OCC. LOAD
LEVEL 1					
BIKE STORAGE	170 SF	300	1	300	1
CLUB ROOM (BAR, CLUB KITCHEN, LOUNGE)	1608 SF	15	108	15	108
DOM WATER	207 SF	300	1	300	1
EMERGENCY ELEC. ROOM	200 SF	300	1	300	1
FIRE COMMAND	268 SF	300	1	300	1
FIRE PUMP	211 SF	300	1	300	1
FITNESS CENTER	1023 SF	50	21	50	21
FPL VAULT	742 SF	300	3	300	3
GAME ROOM	340 SF	15	23	15	23
GENERATOR	475 SF	300	2	300	2
LOBBY	382 SF	15	26	15	26
MAIL/PACKAGE ROOM	327 SF	300	2	300	2
MDF	271 SF	300	1	300	1
MECH	272 SF	300	3	300	3
MEN	146 SF	0	0	0	0
OUDOOR CABANA 1	190 SF	50	4	50	4
OUDOOR CABANA 2	190 SF	50	4	50	4
OUDOOR CABANA 3	190 SF	50	4	50	4
OUDOOR CABANA 4	190 SF	50	4	50	4
OUDOOR CABANA 5	190 SF	50	4	50	4
PARKING GARAGE	3100 SF	200	16	200	16
POOL	895 SF	50	18	50	18
POOL DECK	4043 SF	15	404	30	202
PORTE COCHERE DROP OFF	3952 SF	15	264	15	264
PRIVATE DINING	422 SF	15	29	15	29
RESIDENT LOBBY	2154 SF	15	144	15	144
RESIDENT SPA	743 SF	15	50	15	50
TC	51 SF	300	1	300	1
TRASH	274 SF	300	1	300	1
WOMEN	163 SF	0	0	0	0
WORK RM.	316 SF	15	22	15	22
YOGA	480 SF	50	10	50	10
	26184 SF		1,173		971
Level 2					
MAIN ELEC	326 SF	300	2	300	2
PARKING GARAGE	17600 SF	200	89	200	89
SAT. ELEC	183 SF	300	1	300	1
TC	50 SF	300	1	300	1
	18159 SF		93		93
Level 3					
PARKING GARAGE	19328 SF	200	97	200	97
SAT. ELEC	222 SF	300	1	300	1
TC	50 SF	300	1	300	1
	19599 SF		99		99
Level 3 A					
PARKING GARAGE	6867 SF	200	35	200	35
TC	50 SF	300	1	300	1
	6917 SF		36		36
Level 4					
2 BEDROOM	2581 SF	200	14	200	14
2 BEDROOM/ DEN	3653 SF	200	19	200	19
3 BEDROOM	6162 SF	200	32	200	32
BALCONY	6175 SF	200	35	200	35
ELEC.	58 SF	300	1	300	1
TC	50 SF	300	1	300	1
	18678 SF		102		102
Level 5					
2 BEDROOM	2564 SF	200	14	200	14
2 BEDROOM/ DEN	3654 SF	200	19	200	19
3 BEDROOM	6161 SF	200	32	200	32
BALCONY	2486 SF	200	16	200	16
ELEC.	58 SF	300	1	300	1
TC	50 SF	300	1	300	1
	14973 SF		83		83
Level 6					
2 BEDROOM/ DEN	3683 SF	200	19	200	19
3 BEDROOM	8291 SF	200	43	200	43
BALCONY	2818 SF	200	16	200	16
ELEC.	59 SF	300	1	300	1
TC	50 SF	300	1	300	1
	14900 SF		80		80
Level 7					
2 BEDROOM/ DEN	3683 SF	200	19	200	19
3 BEDROOM	8291 SF	200	43	200	43
BALCONY	2818 SF	200	16	200	16
ELEC.	59 SF	300	1	300	1
TC	50 SF	300	1	300	1
	14900 SF		80		80
Level 8					
2 BEDROOM/ DEN	3683 SF	200	19	200	19
3 BEDROOM	8291 SF	200	43	200	43
BALCONY	2818 SF	200	16	200	16
ELEC.	59 SF	300	1	300	1
TC	50 SF	300	1	300	1
	14900 SF		80		80
Level 9					
2 BEDROOM/ DEN	3683 SF	200	19	200	19
3 BEDROOM	8291 SF	200	43	200	43
BALCONY	2818 SF	200	16	200	16
ELEC.	59 SF	300	1	300	1
TC	50 SF	300	1	300	1
	14900 SF		80		80
Level 10					
2 BEDROOM/ DEN	3683 SF	200	19	200	19
3 BEDROOM	8291 SF	200	43	200	43
BALCONY	2818 SF	200	16	200	16
ELEC.	59 SF	300	1	300	1
TC	50 SF	300	1	300	1
	14900 SF		80		80
Level 11					
2 BEDROOM/ DEN	3683 SF	200	19	200	19
3 BEDROOM	8291 SF	200	43	200	43
BALCONY	2818 SF	200	16	200	16
ELEC.	59 SF	300	1	300	1
TC	50 SF	300	1	300	1
	14900 SF		80		80
Level 12					
3 BEDROOM / DEN (PENTHOUSE)	12495 SF	200	64	200	64
BALCONY	2457 SF	200	16	200	16
ELEC.	57 SF	300	1	300	1
TC	50 SF	300	1	300	1
	15059 SF		82		82
Level 13 Roof Deck					
ELEC.	165 SF	300	1	300	1
LOW ROOFTOP DECK	2933 SF	15	198	30	99
MECH	55 SF	300	1	300	1
MECH. YARD	2628 SF	300	11	300	11
MEN	151 SF	0	0	0	0
POOL	773 SF	50	16	50	16
PREP KITCHEN	395 SF	300	2	300	2
PUMP EQUIPMENT ROOM	359 SF	300	2	300	2
ROOFTOP CLUBHOUSE	1557 SF	15	104	15	104
TC	53 SF	300	1	300	1
UPPER ROOFTOP DECK	1808 SF	15	108	30	54
WOMEN	164 SF	0	0	0	0
	11042 SF		444		291
Grand total: 185	220012 SF		2,592		2,237



1 LEVEL 1
3/32" = 1'-0"

GROSS AREA - BUILDING

Level	AREA
LEVEL 1	11794 SF
Level 2	1494 SF
Level 3	1192 SF
Level 3 A	724 SF
Level 4	13910 SF
Level 5	13911 SF
Level 6	13425 SF
Level 7	13425 SF
Level 8	13425 SF
Level 9	13425 SF
Level 10	13425 SF
Level 11	13425 SF
Level 12	13967 SF
Level 13 Roof Deck	4969 SF
	142509 SF

*DOES NOT INCLUDE GARAGE, BALCONY OR POOL DECK AREA

GROSS AREA - LEVEL 1

NAME	AREA
BIKE STORAGE	170 SF
CLUB ROOM (BAR, CLUB KITCHEN, LOUNGE)	1608 SF
DOM WATER	207 SF
ELEV.	143 SF
EMERGENCY ELEC. ROOM	200 SF
FIRE COMMAND	268 SF
FIRE PUMP	211 SF
FITNESS CENTER	1023 SF
FPL VAULT	742 SF
GAME ROOM	340 SF
GENERATOR	475 SF
LOBBY	382 SF
MAIL/PACKAGE ROOM	327 SF
MDF	271 SF
MECH	272 SF
MEN	146 SF
OUDOOR CABANA 1	190 SF
OUDOOR CABANA 2	190 SF
OUDOOR CABANA 3	190 SF
OUDOOR CABANA 4	190 SF
OUDOOR CABANA 5	190 SF
PARKING GARAGE	3100 SF
PORTE COCHERE DROP OFF	3952 SF
PRIVATE DINING	422 SF
RESIDENT LOBBY	2154 SF
RESIDENT SPA	743 SF
STAIRS	407 SF
TC	51 SF
TRASH	274 SF
WOMEN	163 SF
WORK RM.	316 SF
YOGA	480 SF
TOTAL	19796 SF

NET AREA - SELLABLE

Level	AREA
Level 4	12396 SF
Level 5	12379 SF
Level 6	11974 SF
Level 7	11974 SF
Level 8	11974 SF
Level 9	11974 SF
Level 10	11974 SF
Level 11	11974 SF
Level 12	12495 SF
Sellable Total	109115 SF

NET AREA - AMENITY

Level	AREA
LEVEL 1	11522 SF
Level 13 Roof Deck	5629 SF
	17151 SF

SELLABLE UNIT RATIO MIX

NAME	Count	
UNIT		
2 BEDROOM	4	7%
2 BEDROOM/ DEN	16	30%
3 BEDROOM	30	56%
3 BEDROOM / DEN (PENTHOUSE)	4	7%
TOTAL	54	100%

GROSS AREA - PARKING GARAGE

Level	AREA
LEVEL 1	3100 SF
Level 2	17600 SF
Level 3	19328 SF
Level 3 A	6867 SF
	46895 SF

PARKING MATRIX

PARKING TYPE	Count
EN-BICYCLE: EN-BICYCLE	5
PARKING STALL_ADA: 12'0"x18' ADA	5
PARKING STALL_STANDARD: 8'-8"x18'-0"	109
	119

*INCLUDES 7 CAR LIFTS

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LEVEL 1 LOBBY

A-1.1

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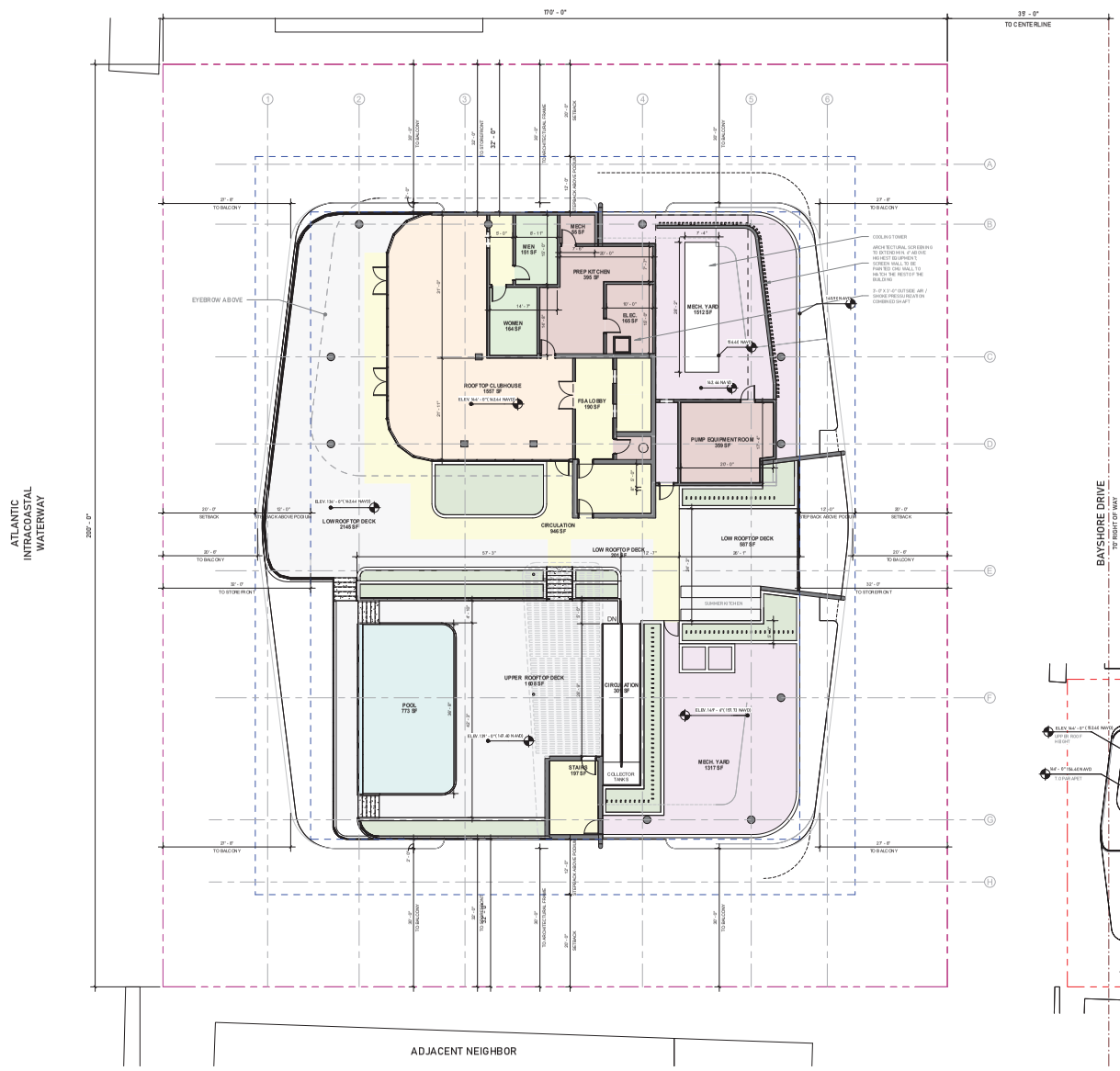
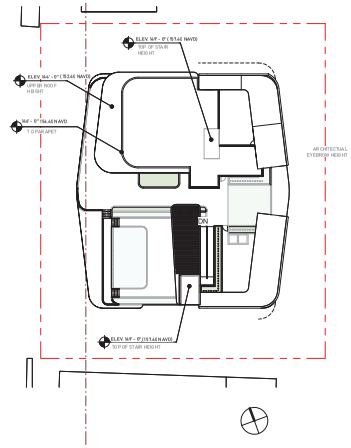


1 Level 13 Roof Deck
3/32" = 1'-0"



2 Upper Roof Heights
1/32" = 1'-0"

Room Areas

- ACCESSORY, STORAGE, MECH
- ASSEMBLY
- CIRCULATION
- MECHANICAL YARD ROOF
- POOL
- POOL DECK
- RESTROOM

GROSS AREA - LEVEL 13 ROOFTOP	
NAME	AREA
Level 13 Roof Deck	
CIRCULATION	1247 SF
CORRIDOR	89 SF
ELEC.	165 SF
ELEV.	149 SF
FSA LOBBY	190 SF
LOW ROOFTOP DECK	2933 SF
MECH	55 SF
MECH. YARD	2828 SF
MEN	151 SF
POOL	773 SF
PREP KITCHEN	395 SF
PUMP EQUIPMENT ROOM	359 SF
ROOFTOP CLUBHOUSE	1557 SF
STAIRS	396 SF
TO	53 SF
UPPER ROOFTOP DECK	1408 SF
WOMEN	164 SF
TOTAL	13112 SF

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LEVEL 13 ROOFTOP

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A-1.9

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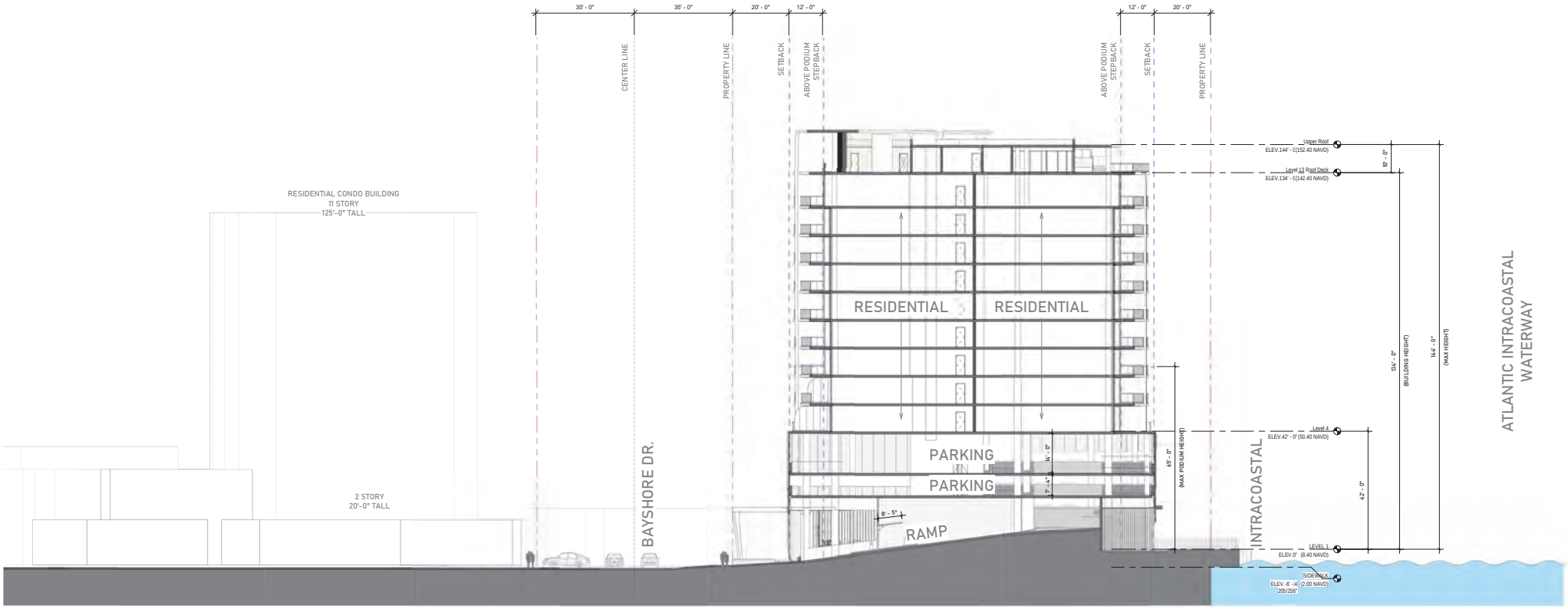

1 CONTEXT SECTION
1/16" = 1'-0"

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CONTEXT SECTION

A-2.3A

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1 Section Perspective
1/8" = 1'-0"

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SECTION PERSPECTIVE

STATE OF FLORIDA #AR7073 REGISTERED ARCHITECT

A-2.4

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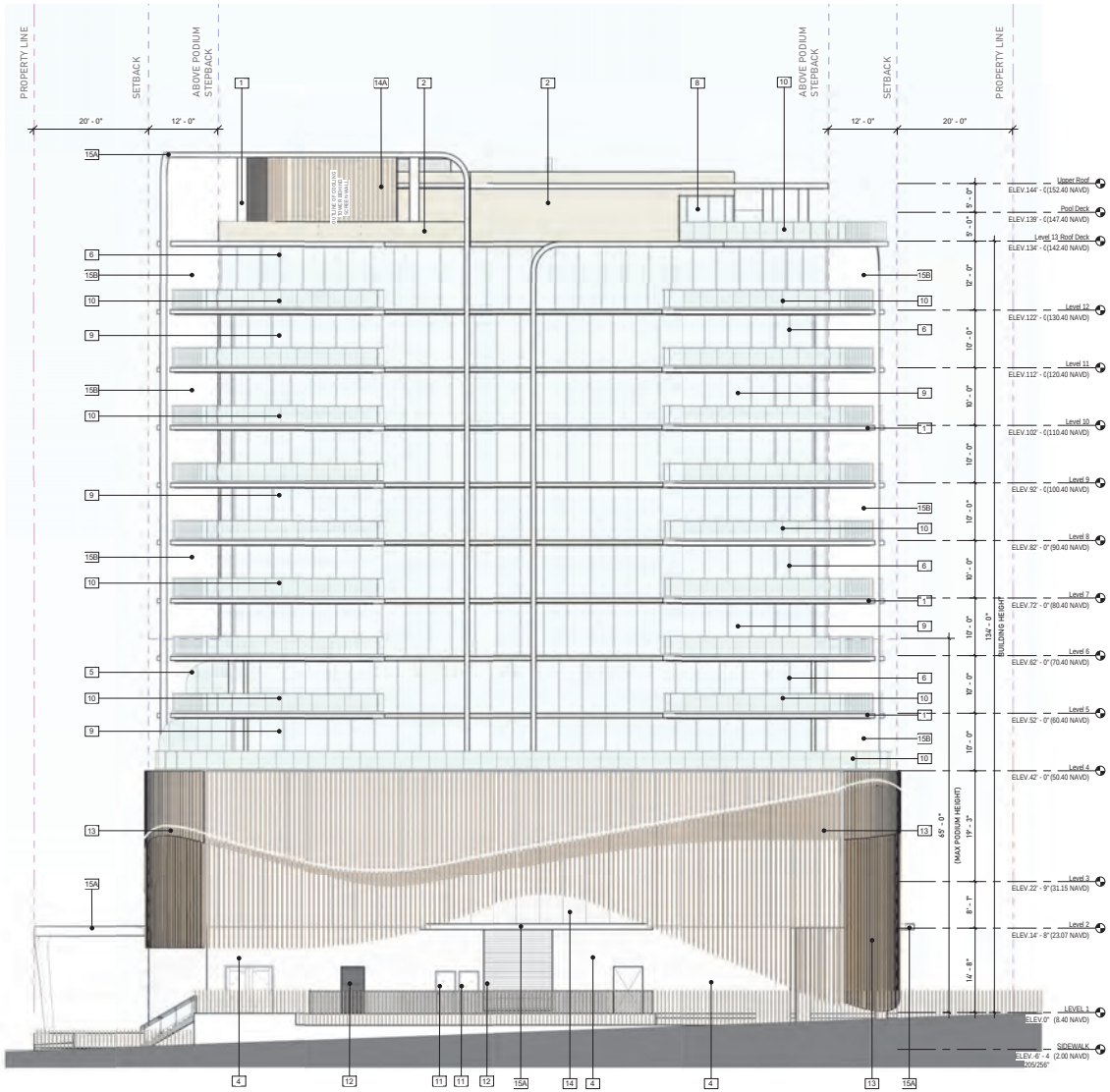
EXTERIOR ELEVATIONS - KEY NOTES	
NUMBER	DESCRIPTION
1	WHITE PAINTED STUCCO FINISH (PURE WHITE SW 7005 SHERWIN WILLIAMS)
2	BEIGE PAINTED STUCCO FINISH (ALABASTER SW 7008 SHERWIN WILLIAMS)
3	TRAVERTINE TILE FINISH
4	WHITE BRICK CLADDING
5	FROSTED GLASS BALCONY DIVIDER
6	CHAMPAGNE COLORED POWDER COATED MULLIONS
7	COPPER LOOK CEILING FINISH
8	CLEAR GLASS STOREFRONT AT LOBBY
9	TINTED WINDOW AT RESIDENTIAL UNITS
10	POST LESS GLASS RAILING
11	HOLLOW METAL DOOR PAINTED TO MATCH SURROUNDING WALLS
12	METAL LOUVERS PAINTED TO MATCH SURROUNDING WALLS.
13	VERTICAL ARCHITECUAL ALUMINUM SLATS WITH CHAMPAGNE FINISH
14	METAL MESH (60% OPAQUE) WITH CHAMPAGNE FINISH
14A	CMU EQUIPMENT SCREENING WITH VERTICAL SLATS
15A	WHITE ACHITECTUAL EYEBROW WITH STUCCO FINISH (PURE WHITE SW 7005 SHERWIN WILLIAMS)
15B	WHITE ACHITECTUAL FRAME WALL WITH STUCCO FINISH (PURE WHITE SW 7005 SHERWIN WILLIAMS)
16	SIGNAGE BY OTHERS
17	MANHATTAN TOWERS TRIBUTE ART SCULPTURE



1 NORTH ELEVATION
1" = 10'-0"

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NORTH ELEVATION

STATE OF FLORIDA #AR7073 REGISTERED ARCHITECT

A-3.1

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EXTERIOR ELEVATIONS - KEY NOTES	
NUMBER	DESCRIPTION
1	WHITE PAINTED STUCCO FINISH (PURE WHITE SW 7005 SHERWIN WILLIAMS)
2	BEIGE PAINTED STUCCO FINISH (ALABASTER SW 7008 SHERWIN WILLIAMS)
3	TRAVERTINE TILE FINISH
4	WHITE BRICK CLADDING
5	FROSTED GLASS BALCONY DIVIDER
6	CHAMPAGNE COLORED POWDER COATED MULLIONS
7	COPPER LOOK CEILING FINISH
8	CLEAR GLASS STOREFRONT AT LOBBY
9	TINTED WINDOW AT RESIDENTIAL UNITS
10	POST LESS GLASS RAILING
11	HOLLOW METAL DOOR PAINTED TO MATCH SURROUNDING WALLS
12	METAL LOUVERS PAINTED TO MATCH SURROUNDING WALLS.
13	VERTICAL ARCHITECUAL ALUMINUM SLATS WITH CHAMPAGNE FINISH
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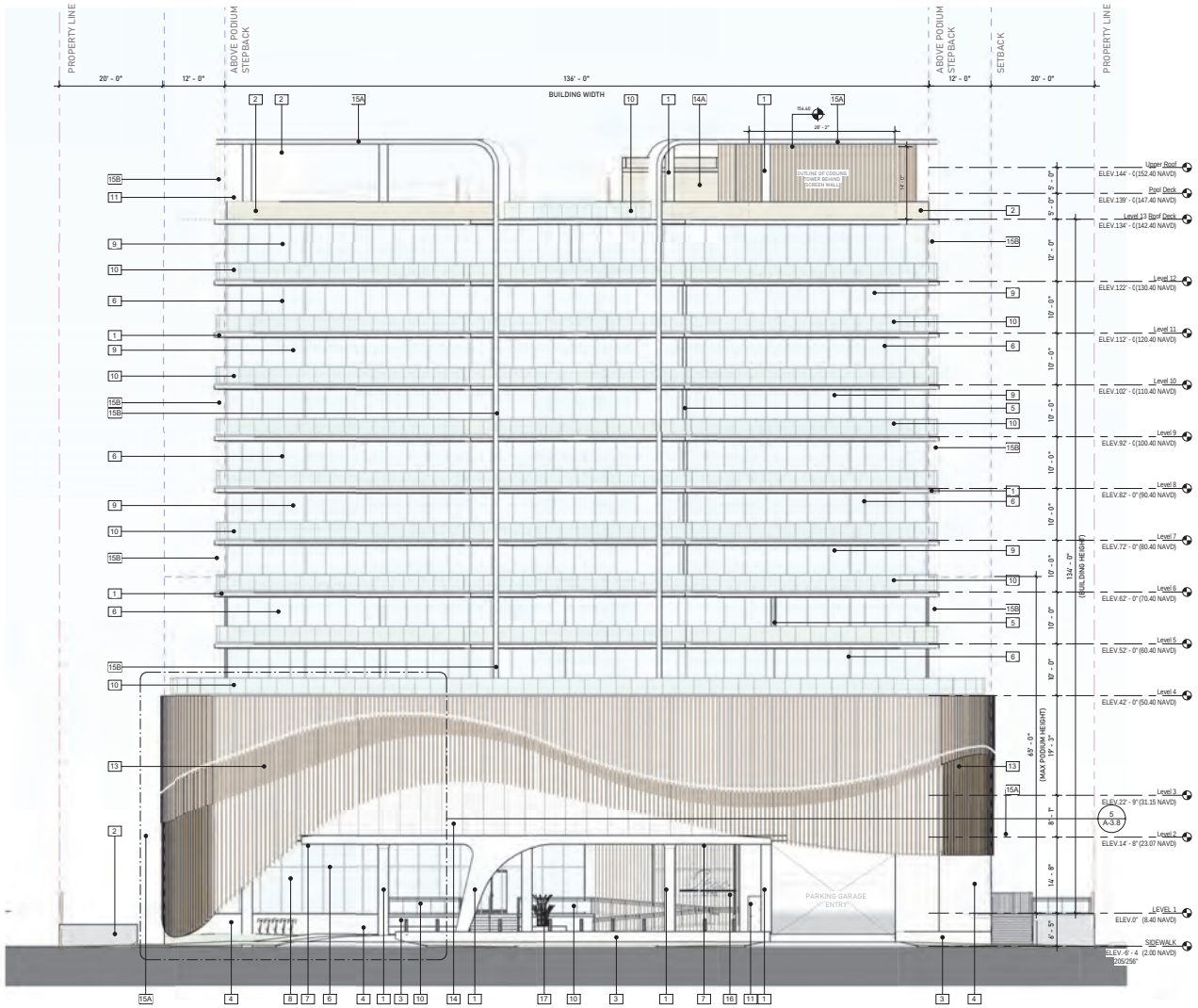
16	SIGNAGE BY OTHERS
17	MANHATTAN TOWERS TRIBUTE ART SCULPTURE



1 EAST ELEVATION
3/32" = 1'-0"

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EAST ELEVATION

A-3.3

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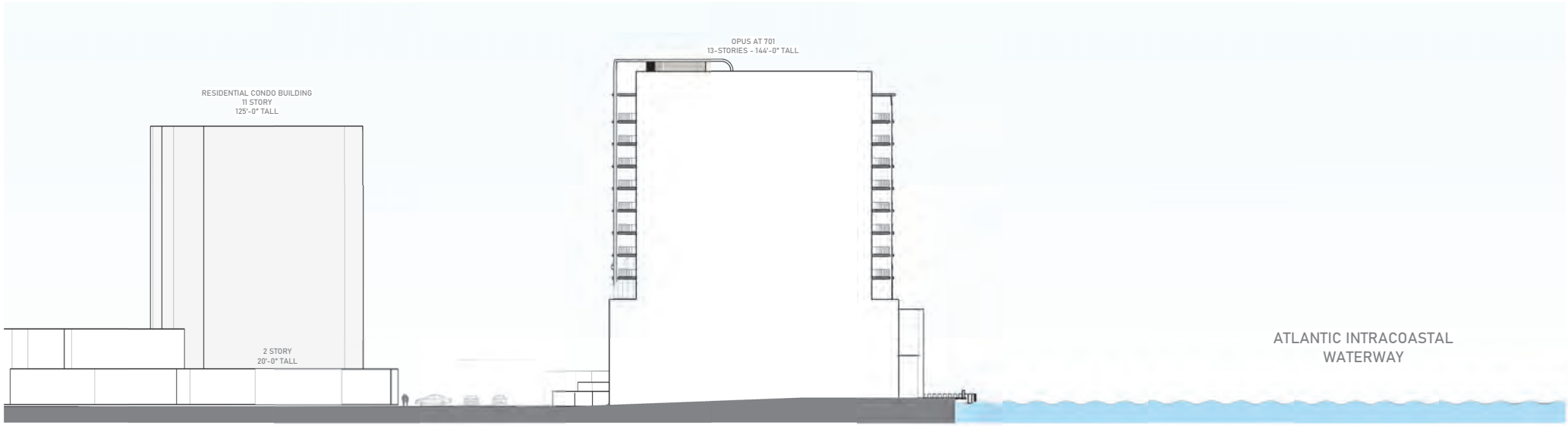

1 NORTH CONTEXT ELEVATION
1" = 20'-0"

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CONTEXT ELEVATIONS

A-3.4A

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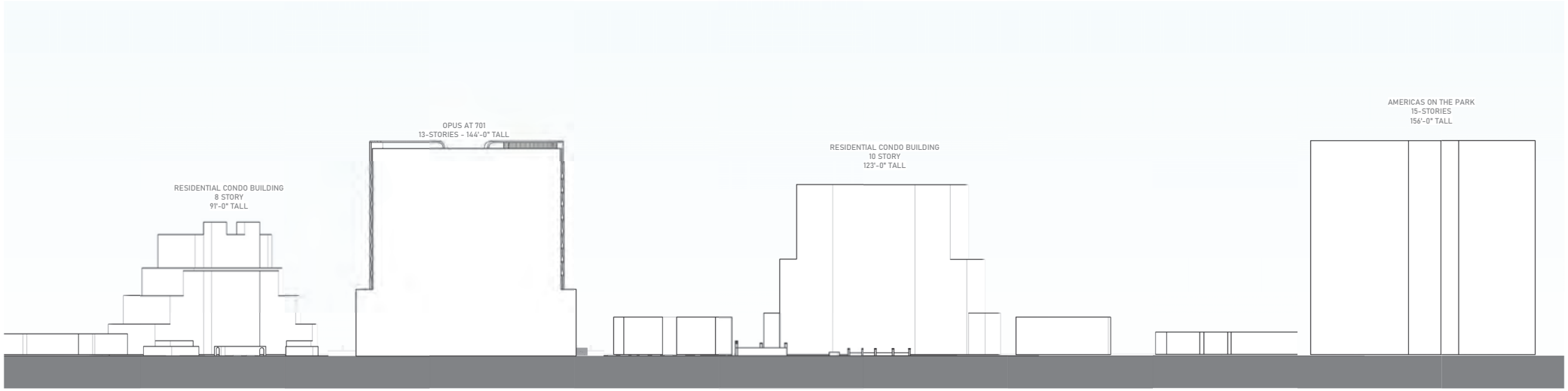

1 EAST CONTEXT ELEVATION
1/32" = 1'-0"

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CONTEXT ELEVATIONS

A-3.4AA

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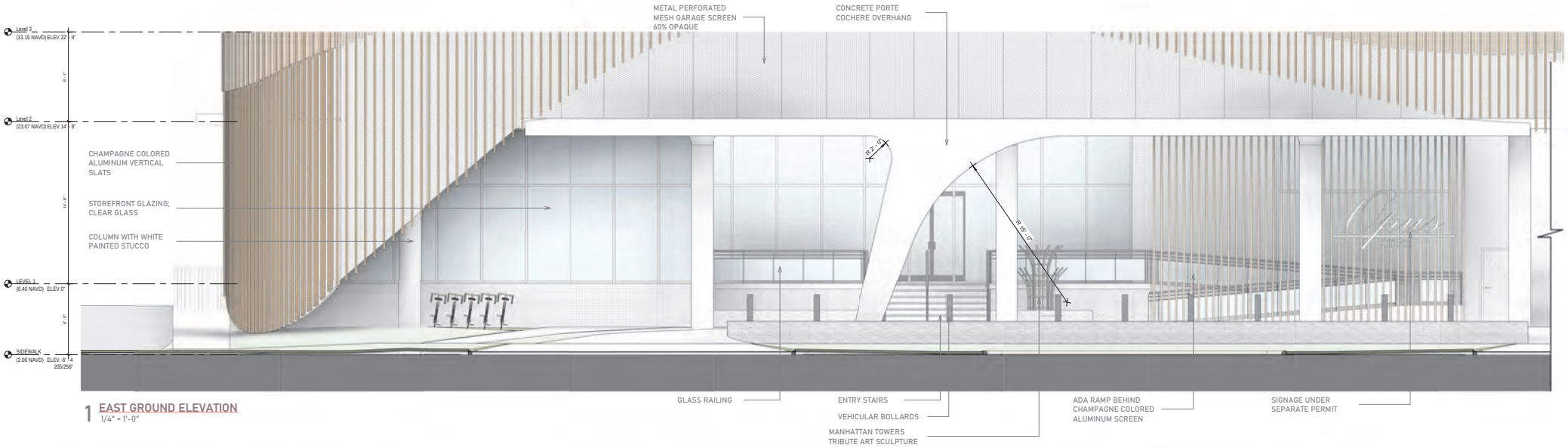
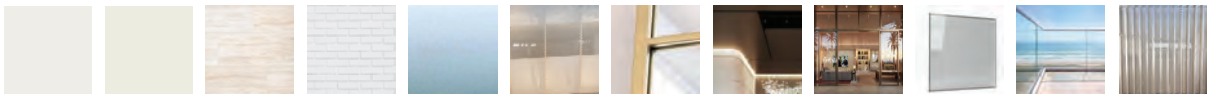


1 EAST GROUND ELEVATION
1/4" = 1'-0"

2 WEST GROUND ELEVATION
1/4" = 1'-0"



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GROUND ELEVATIONS

STATE OF FLORIDA #AR7073 REGISTERED ARCHITECT

A-3.4B

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1 NORTH GROUND ELEVATION
1/4" = 1'-0"

2 SOUTH GROUND ELEVATION
1/4" = 1'-0"

SW 7005 PURE WHITE STUCCO WALL | SW 7008 ALABASTER STUCCO WALL | TRAVERTINE TILE FOR PLANTERS | WHITE BRICK CLADDING | FROSTED GLASS BALCONY DIVIDER | CHAMPAGNE COLORED PERFORATED METAL GARAGE SCREEN PANELS | CHAMPAGNE COLORED POWDER COATED STOREFRONT MULLIONS | COPPER LOOK CEILING FOR PORTE COCHERE | CLEAR GLASS STOREFRONT AT LOBBY | TINTED WINDOW AT RESIDENTIAL UNITS | POST LESS GLASS RAILING | CHAMPAGNE COLORED METAL GARAGE SCREEN SLATS

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GROUND ELEVATIONS

STATE OF FLORIDA REGISTERED ARCHITECT #AR7073

A-3.4C

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RENDERING NOTE:
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES

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RENDERINGS

A.4.1

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RENDERING NOTE:
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RENDERINGS

A.4.2

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RENDERINGS

A.4.3

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LANDSCAPE DATA

LANDSCAPE CALCULATIONS		
OPUS AT 701		
LAND USE: MULTIFAMILY RESIDENTIAL		
ZONING: IOA		
SITE AREA	0.78 AC.	33,998 SF
TOTAL PERVIOUS AREA PROPOSED (25%)		7,482 SF
TOTAL VUA		735 SF
LANDSCAPE VUA AREA (20% OF VUA)	147 SF	
PERIMETER VUA		740 SF
INTERIOR VUA (30 SF EACH SPACE) - NO SPACES		0
	REQUIRED	PROVIDED
VEHICULAR USE AREA (1 TREE PER 1,000 SF)		
TREES (1 TREE PER 1,000 SF OF VUA)	1	4
SHRUBS (12 SHRUBS PER 1,000 SF OF VUA)	9 SHRUBS	9+ SHURBS
NET LOT AREA (1 TREE PER 1,000 SF)		
7,482 SF / 1,000 SF = 7.4 TREES	8 TREES	9 TREES
SHRUBS (12 SHRUBS PER 1,000 SF)		
(7,482 SF / 1,000 SF) X 12	89 SHURBS	89+ SHRUBS
STREET TREES		
1 TREE PER 30 LF		
BAYSHORE DRIVE (SOUTH): 200 LF / 30 LF = 6 Trees	6 TREES	6 TREES
50% of Street Trees shall be trees		50% Trees
TOTAL TREES	22 Trees	14 Trees & 10 Palms
NATIVE TREES		
40% TREES MUST BE NATIVE (22 TREES X 40% = 8.8)	9 Trees	11 Trees
SOD		
50% MAX. SOD FOR PERVIOUS AREA - ON SITE		
7,482 SF Total Pervious / 50% =4,290 SF Max.	50% - 3,741 SF	34% - 2,549 SF
Only providing sod within Street ROW's nothing On-Site		

ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
IRRIGATION SYSTEM SHALL ALSO BE EQUIPT WITH A RAIN SENSOR.

OPUS AT 701-TREE MITIGATION		
	REQUIRED	PROVIDED
1. INCHES REQUIRED TO BE MITIGATED.	N/A	N/A
2. PALM TREES REQUIRED TO BE MITIGATED ON 1:1 BASIS	23	23

TO BE DESPOSITED INTO TREE CANOPY TRUST FUND	
1. TREE MITIGATION COST	$0.0
2. PALM MITIGATION COST	$0
TOTAL TO BE DESPOSITED INTO TREE CANOPY TRUST FUND	$0.00

ALL PALMS ON SITE ARE PROPOSED TO BE REMOVED.

1. ROYAL PALM TO BE MITIGATED FOR 12' CT.

ALL PROPOSED PALMS ARE PLANTED AT 1:1 BASES.

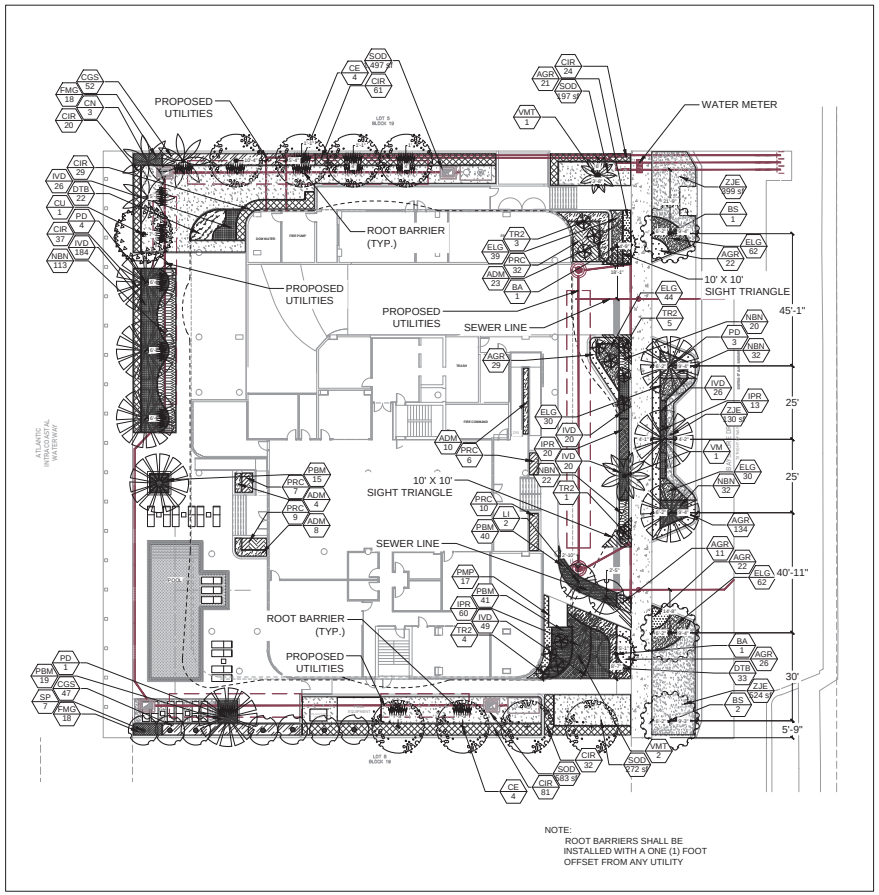
NO TREES ON SITE.

PLANT SCHEDULE

PLANT SCHEDULE											
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT			REMARKS
TREES											
BS	1	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	7"CAL	16' HT. X 6' SPR., 8" CT	YES	HIGH			
CU	5	COCOLOBA UVIFERA	SEA GRAPE	FG/B&B	4" CAL	14' HT. X 7' SPR., 8" CT	YES	HIGH			
EA	8	CONOCARPUS ERECTUS	BUTTONWOOD	FG/B&B	4"CAL	14' HT. X 6' SPR	YES	HIGH			
FLOWERING TREES											
BA	2	BAUHINIA AKROKEA	YEARWOOD	FG/B&B	2"CAL	12' HT. X 6' SPR	NO				
LI	2	LAGERSTROEMIA INDICA 'TUSCARORA	TUSCARORA CRAPE MYRTLE 'STANDARD'	FG/B&B	2"CAL	14 HT. X 6 SPR, STD	NO	MED.			
PALM TREES											
CN	3	COCOS NUCIFERA	COCONUT PALM	FG/B&B		8' CT, 24-28' OA	NO	HIGH			
PD	8	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	FG/B&B		14' CT, NLT INCLUDED, MATCHED	NO	HIGH			
SP	7	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		14'-20' OA, VARY HEIGHTS	YES	HIGH			
TR2	13	THRINAX RADIATA	FLORIDA THATCH PALM	FG/B&B		8'- 8' OA, TRIPLE TRUNKS, MATCHED	YES	HIGH			
VMT	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B		12-16' OA, TRIPLE TRUNK	NO	MEDIUM			
VM	1	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B		16'-18' OA	NO	MEDIUM			
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING		REMARKS
SHRUB AREAS											
CIR	384	CHRYSOBALANUS ICACO 'RECITIF'	RED TIP COCOPLUM	-		30"HT X 24"SPR	YES	HIGH	24" o.c.		
CGS	95	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		30"HT X 24"SPR	NO	HIGH	24" o.c.		
FMG	36	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	-		12"HT X 12"SPR	NO	HIGH	18" o.c.		
IVD	293	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	-		12"HT X 12"SPR	YES	HIGH	18" o.c.		
PBM	115	PHILODENDRON X 'BURLE MARX'	PHILODENDRON	-		18" HT X 18" SPR	NO	MEDIUM	30" o.c.		
PRC	64	PHILODENDRON X 'RIOJO CONGO'	RIOJO CONGO PHILODENDRON	-		18"HT X 24"SPR	NO	MEDIUM	24" o.c.		
PMP	17	PODOCARPUS MACROPHYLLUS	PODOCARPUS	-		24"HT X 24"SPR	NO	MEDIUM	24" o.c.		
GROUND COVERS											
AGR	1128	ARACHIS GLABRATA	PERENNIAL PEANUT			8" HT. X 10" SPR.	NO	HIGH	18" o.c.		
ADM	45	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS			18" HT. X 18" SPR.	NO	MEDIUM	24" o.c.		
DTB	55	DYCHONDRA ARGENTEA	SILVER NIGHT FOXTAIL LILY			18" HT. X 18" SPR.	NO	MEDIUM	18" o.c.		
ELG	189	SPINDSIA LITTORALIS	GOLDEN CREEPER			12" HT. X 10" SPR.	YES	HIGH	18" o.c.		
IPR	87	IXORA X. PETITE TAIWAN RED'	DWARF RED TAIWAN IXORA			18" HT. X 10" SPR.	NO	MEDIUM	18" o.c.		
NBN	312	NEORBEGELIA X. 'BOSSA NOVA'	GREEN & WHITE BROMELIAD			6"RP	NO	HIGH	18" o.c.		
SOD/SEED											
SOD	2,549 SF	STENOTAPHRUM SECURDATUM 'FLORITAM'	FLORITAM ST. AUGUSTINE SOD	SOD			NO	MEDIUM			
CJE	2,552 SF	ZOYSIA JAPONICA 'EMERALD'	EMERALD ZOYSIA GRASS	SOD							

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-200 TREE DISPOSITION PLAN.
4. SEE SHEET L-210 PLANTING PLAN
5. SEE SHEET L-211 FOR HYDROZONE DIAGRAM
6. SEE SHEET L220 LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.



NOTE:
ROOT BARRIERS SHALL BE INSTALLED WITH A ONE (1) FOOT OFFSET FROM ANY UTILITY

SCALE: 1" = 20'-00"
0' 10' 20' 40' 60'
NORTH

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: 954-764-8858 EMAIL: ll@aalandscape.net

Digitally signed by James B Euell
Date: 2026.02.06 11:37:54 -05'00'

1. REV #1: 11-24-25
2. REV #2: 02-05-26

Revision Dates

DRC SUBMITTAL SET
OPUS AT 701
FORT LAUDERDALE, FLORIDA

Sheet Description
GROUND FLOOR PLANTING PLAN

Release Date
09-12-2025

Project Number
2506C

Drawing Number
L-210

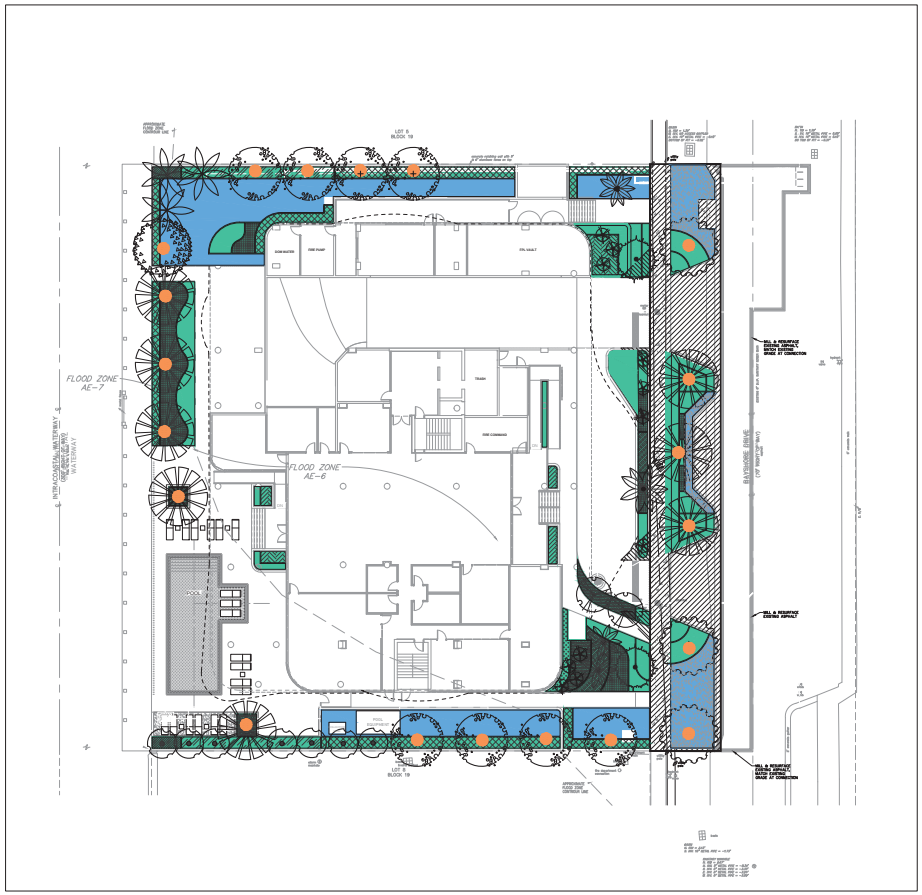
Sheet 2 OF 4

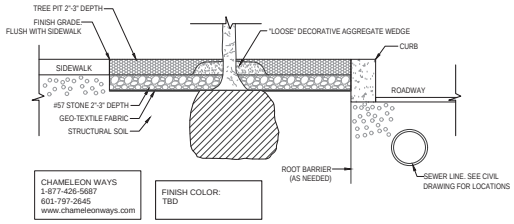
HYDROZONE DIAGRAM

HYDROZONES:
TOTAL IRRIGATED AREA: 8,631 S.F.

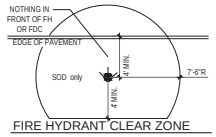
HYDROZONE SCHEDULE				
SYMBOL	DESCRIPTION	QTY	PRECIP	% OF IRRIGATED AREA
	BUBBLER - HIGH WATER USE STREAM BUBBLER 6.0" POPUP WITH CHECK VALVE, PRESSURE COMPENSATING SCREEN.	246.3 SF	1.58 in/h	2%
	SHRUB AREA IRRIGATION - LOW WATER USE SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH PRESSURE REGULATING DEVICE.	5,059 SF	1.7 in/h	57%
	TURF AREA IRRIGATION - MODERATE WATER USE TURF SPRAY 6.0" POP-UP SPRINKLER WITH PRESSURE REGULATING DEVICE.	3,572 SF	1.25 in/h	41%

TOTAL IRRIGATED AREA = TURF AREA SF + SHRUB AREA SF.





NOTES:
1. A SUITABLE STEEL, WOOD, BRICK, STONE OR ALUMINUM EDGING SHOULD BE PROVIDED TO ENSURE A NEAT EDGE DETAIL.
2. ANY ADVICE, RECOMMENDATION OR INFORMATION GIVEN BY CHAMELEON WAYS, INC IS BASED ON PRACTICAL EXPERIENCE AND IS BELIEVED TO BE ACCURATE AT THE TIME OF PUBLICATION, NO LIABILITY OR RESPONSIBILITY OF ANY KIND (INCLUDING LIABILITY FOR NEGLIGENCE) IS ACCEPTED IN THIS RESPECT BY THE COMPANY, ITS EMPLOYEES, OR APPLICATORS.
3. IT IS RECOMMENDED THAT A CERTIFIED PROFESSIONAL ENGINEER DESIGN AND DEVELOP THE PROPER BASE STRUCTURE REQUIREMENTS TO SUPPORT THE EXPECTED LOADS AND TAKING INTO ACCOUNT THE CLIMATE AND SITE SPECIFIC CONDITIONS WHICH MAY EXIST.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



FIRE HYDRANT CLEAR ZONE
N.T.S.
TREE LOCATIONS TO BE COORDINATED IN FIELD AS TO NOT FALL IN CONFLICT WITH FH., FDC's, BFP's AND TRANSFORMERS

FIRE HYDRANT CLEAR ZONE DETAIL

ADDAPAVE DETAIL

NTS

NOTES:
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-200 TREE DISPOSITION PLAN.
4. SEE SHEET L-210 PLANTING PLAN
5. SEE SHEET L-211 FOR HYDROZONE DIAGRAM
6. SEE SHEET L220 LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

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James B Euell
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Date: 2026.02.05 14:59:34 -05'00'

Revision Dates
1. REV #1: 11-24-25
2. REV #2: 02-05-26

DRC SUBMITTAL SET
OPUS AT 701
FORT LAUDERDALE, FLORIDA

Sheet Description: HYDROZONE DIAGRAM & LANDSCAPE NOTES

Release Date: 04-22-2025

Project Number: 2506

Drawing Number: L-211

Sheet 3 OF 4

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law
Call 811 from Anywhere steps before digging

SCALE: 1" = 20'-00"
0' 10' 20' 40' 60'
NORTH