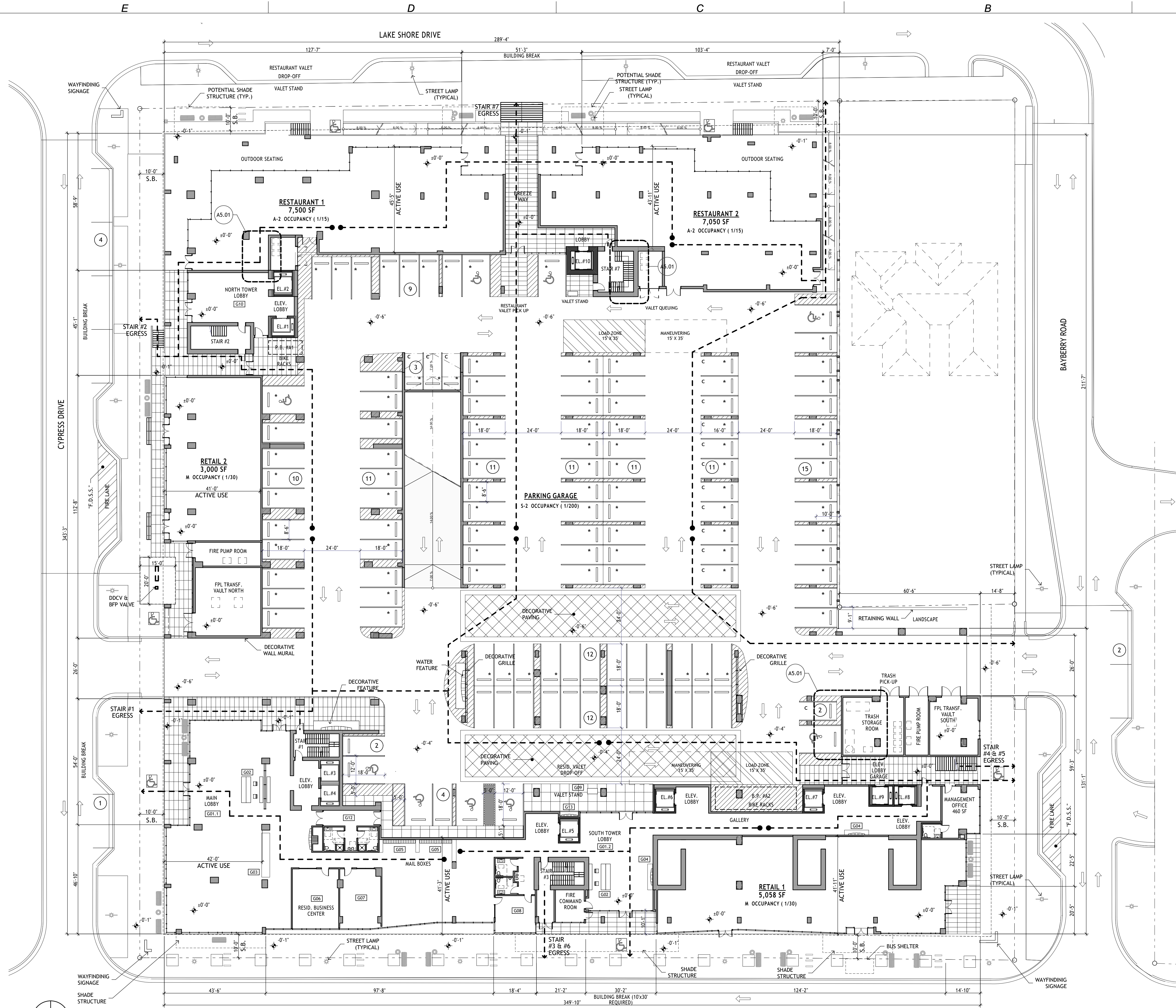


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PARKING LEVEL A - GROUND FLOOR
SCALE: 1" = 20'

PARKING

Garage Levels	Regular	Compact	Tandem	Handicap	Number of Stalls
LEVEL A - P1	100	16	0	8	124

PARKING USE

Parking Location	Surplus	Office	Retail	Restaurant	Residential	Public
LEVEL A - P1			6		18	100

BICYCLE PARKING CALCULATIONS

Location	Bike Rack Area #	# Bicycles	Use
LEVEL A - P1	B.P. #A1	2	Retail
LEVEL A - P1	B.P. #A2	15	Restaur

N211 - RESIDENTIAL CONDOMINIUM COMMON AMENITIES

#	DESCRIPTION	SQ. FT.
G	GROUND FLOOR AMENITIES	13,794
G01.1	NORTH TOWER LOBBY	2,500
G01.2	SOUTH TOWER LOBBY	1,500
G02	CONCIERGE	600
G03	AQUARIUM	700
G04	WATER FEATURE	1,000
G05	MAIL ROOM	265
G06	BUSINESS CENTER	500
G07	MEETING ROOM	500
G08	MANAGEMENT	590
G09	VALET STAND	
G10	LOBBY	1,215
G11	LOUNGE	800
G12	VESTIBULE	200
G13	OUTDOOR WATER FEATURE PARKING	

- GROUND FLOOR PLAN NOTES:**
- STREET ADDRESS FOR THE MIXED USE PROJECT IS TO BE DETERMINED AT THE TIME OF PERMITTING PHASE.
 - "C" DENOTES "COMPACT PARKING SPACE"
 - "T" DENOTES "TANDEM PARKING SPACE"
 - "F.D.S.S." DENOTES LOCATION OF "FIRE DEPARTMENT SET-UP SITE"
 - REFER TO LANDSCAPE DRAWINGS & SITE PLAN FOR LOCATION OF STREET SCAPE FEATURES SUCH AS BENCHES, TRASH RECEPTACLES, WAYFINDING SIGNS.
 - REFER TO PARKING GARAGE PLANS FOR LOCATION OF BICYCLE RACKS AND SECURED BICYCLE STORAGE:
 - BICYCLE PARKING REQUIRED = 1 PER 10 CARS OF REQUIRED PARKING BICYCLE PARKING PROVIDED = 76
 - REFER TO CIVIL DRAWINGS FOR CURB TYPE & DIMENSIONS, CURB RADII, CURB CUTS, PAVING SLOPES, A.D.A. RAMPS & BICYCLE LANES.
 - REFER TO LANDSCAPE DRAWINGS FOR PAVING PATTERN DESIGN @ SIDEWALKS & DIMENSIONS OF LANDSCAPE PLANTERS.
 - OFF-STREET LOADING ZONES HOURS OF OPERATION IS TO BE: 8AM-4PM, MON-FRI
 - ELEVATOR LOBBIES @ PARKING GARAGE TO BE EQUIPPED WITH ELECTRIC CARD SWIPE LOCKS.
 - PROVIDE CENTRAL SECURITY MONITORING SYSTEM FOR GROUND FLOOR & UPPER LEVELS OF PARKING GARAGE THROUGHOUT.
 - EXTERIOR BUILDING LIGHTING IS TO BE PROVIDED FOR ALL ENTRANCES, EXIT WAYS, EMERGENCY EGRESS, STAIRWAYS & UTILITY ROOM DOORS.
 - ALL H.C. PARKING SPACES ON LEVEL-A ARE VAN ACCESSIBLE.
 - PROVIDE DETECTIBLE TACTILE WARNING @ ALL NEW A.D.A. CURB RAMPS @ STREET & DRIVEWAY PEDESTRIAN CROSSWALKS.
 - DROP-OFF/PICK-UP COVERED AREA @ RESIDENTIAL LOBBY IS TO BE CONTINUOUS FLUSH PAVING WITHOUT CURBS.
 - TRAFFIC CALMING MEASURES & DIRECTIONAL SIGNAGE SHALL BE UTILIZED AT DESIGNATED AREAS OF PEDESTRIAN CROSSWALKS. DESIGN DETAILS OF SUCH MEASURES SHALL BE PROVIDED UNDER SEPARATE PERMIT.
 - PROVIDE AN AUTOMATIC WARNING SYSTEM AT SOUTH & NORTH GARAGE EXITS WITH AN AUDIBLE & VISIBLE SIGNAL SUFFICIENT TO WARN PEDESTRIANS FOR EXITING VEHICLES FROM GARAGE. REFER TO ENGINEERING LOW VOLTAGE PLANS WHICH INCLUDE ADEQUATE SIGNAGE, WARNING LIGHTS & WIRING AS REQ. FOR PUBLIC SAFETY.
 - ELEVATOR #9 PROVIDES ACCESS TO OFFICE FLOOR AND PARKING GARAGE.
 - ELEVATOR #1, #2, #3 AND #4 PROVIDE ACCESS TO NORTH RESID. TOWER.
 - ELEVATOR #5, #6, #7 AND #8 PROVIDE ACCESS TO SOUTH RESID. TOWER.
 - H.C. SYMBOL DENOTES A.D.A. ACCESSIBLE ROUTE FROM PUBLIC R.O.W. TO MAIN BUILDING ENTRANCE.
 - BUILDING FINISH FLOOR ELEVATION NOTED AS +/- 0'-0" IS EQUAL TO VERTICAL DATUM OF 7.2' N.A.V.D.
 - PROVIDE FIXED BENCHES WITH ANTI-LOGGING FEATURES.
 - PEDESTRIAN LIGHTING WITHIN PROPERTY LINES IS PROVIDED FROM THE CANOPY STRUCTURES @ BUILDING PERIMETER. REFER TO GROUND FLOOR PHOTOMETRIC PLANS FOR ADDITIONAL LIGHTING INFORMATION.
 - PHOTOMETRIC PLAN FOR STREET LIGHTING IS TO BE PROVIDED IN THE TIME OF PREPARATION FOR PERMIT. FOR STREET LAMP DETAILS REFER TO REGULATING PLAN.
 - PROVIDE IMPACT RESISTANT BOLLARDS @ AREAS WITH MECHANICAL EQUIPMENT INSTALLED IN PARKING GARAGE & AROUND THE BUILDING.
 - *** DENOTES PUBLIC PARKING SPACES.

PROJECT:
Nautilus 211
SITE PLAN SUBMITTAL

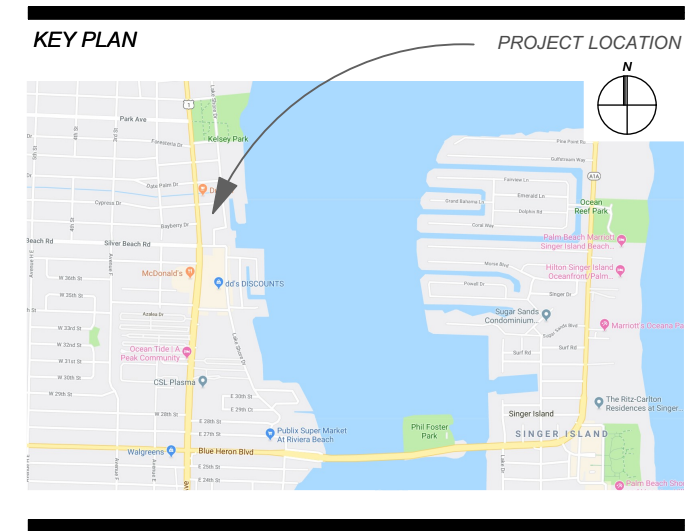
211 US-1 Lake Park Florida 33403

PROJECT OWNER:
Forest Development LLC
1571 NE 45th Street Fort Lauderdale Florida 33334

ARCHITECT OF RECORD:

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CONSULTANT:



SIGNATURE / DATE / SEAL

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Victor H. Rodriguez,
Registered Architect
State of Florida # AR94965

Issue: November 24, 2019 / For: SITE PLAN APPROVAL SET

RDA Project #: 2019-001
Drawn by: O. E. N.
Approved by: V. B. N.
SHEET INDEX

**PARKING LEVEL A
GROUND FLOOR**

SCALE:
SHEET NO.

A1.01

Nautilus 211

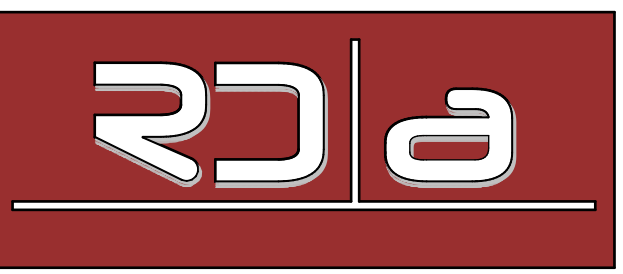
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CONSULTANT:

PARKING LEVEL C RESIDENTIAL UNIT MIX

Type	Description	Unit Area	Terr. Area	Total SF	Unit Count			Bedroom Count				
					NORTH TOWER	SOUTH TOWER	PODIUM	North	South	Podium	Total	
D	TH 3 BDR/2.5 BATH	2,245	270	2,515			1	1			3	3
K	AP 3 BDR/3.5 BATH	2,332	377	2,709			1	1			3	3
L	AP 2 BDR/2.5 BATH-DEN	1,981	221	2,202			1	1			2	2
M	AP 2 BDR/2.5 BATH	1,539	215	1,754			1	1			2	2
N	AP 2 BDR/2.5 BATH-DEN	1,808	171	1,979			1	1			2	2
P	AP 2 BDR/2.5 BATH-DEN	1,980	236	2,216			1	1			2	2
Q	AP 3 BDR/3.5 BATH	2,253	415	2,668			1	1			3	3
Totals							7					17

PARKING LEVEL C PLAN NOTES:

- OFFICE PUBLIC ACCESS IS PROVIDED THROUGH ELEVATOR#9.
- OFFICE TENANT SPACES OCCUPANCY LOAD = 140 OCC. EGRESS PROVIDED THROUGH: STAIR #1 = 46 OCC.; STAIR #3 = 47 OCC.; STAIR #4 = 47 OCC.
- RESIDENTIAL AREA OCCUPANCY LOAD = 66 OCC. EGRESS PROVIDED THROUGH: STAIR #2 = 33 OCC.; STAIR #7 = 33 OCC.
- PARKING LEVEL OCCUPANCY LOAD = 298 OCC. EGRESS PROVIDED THROUGH: STAIR #1 = 75 OCC.; STAIR #2 = 75 OCC.; STAIR #7 = 74 OCC.; STAIR #4 = 74 OCC.
- GARAGE PUBLIC ACCESS IS PROVIDED THROUGH ELEVATOR#9.
- "C" DENOTES "COMPACT PARKING SPACE"
"T" DENOTES "TANDEM PARKING SPACES" UTILIZED BY RESTAURANT AND RESIDENTIAL VALET PARKING SERVICE.

PARKING

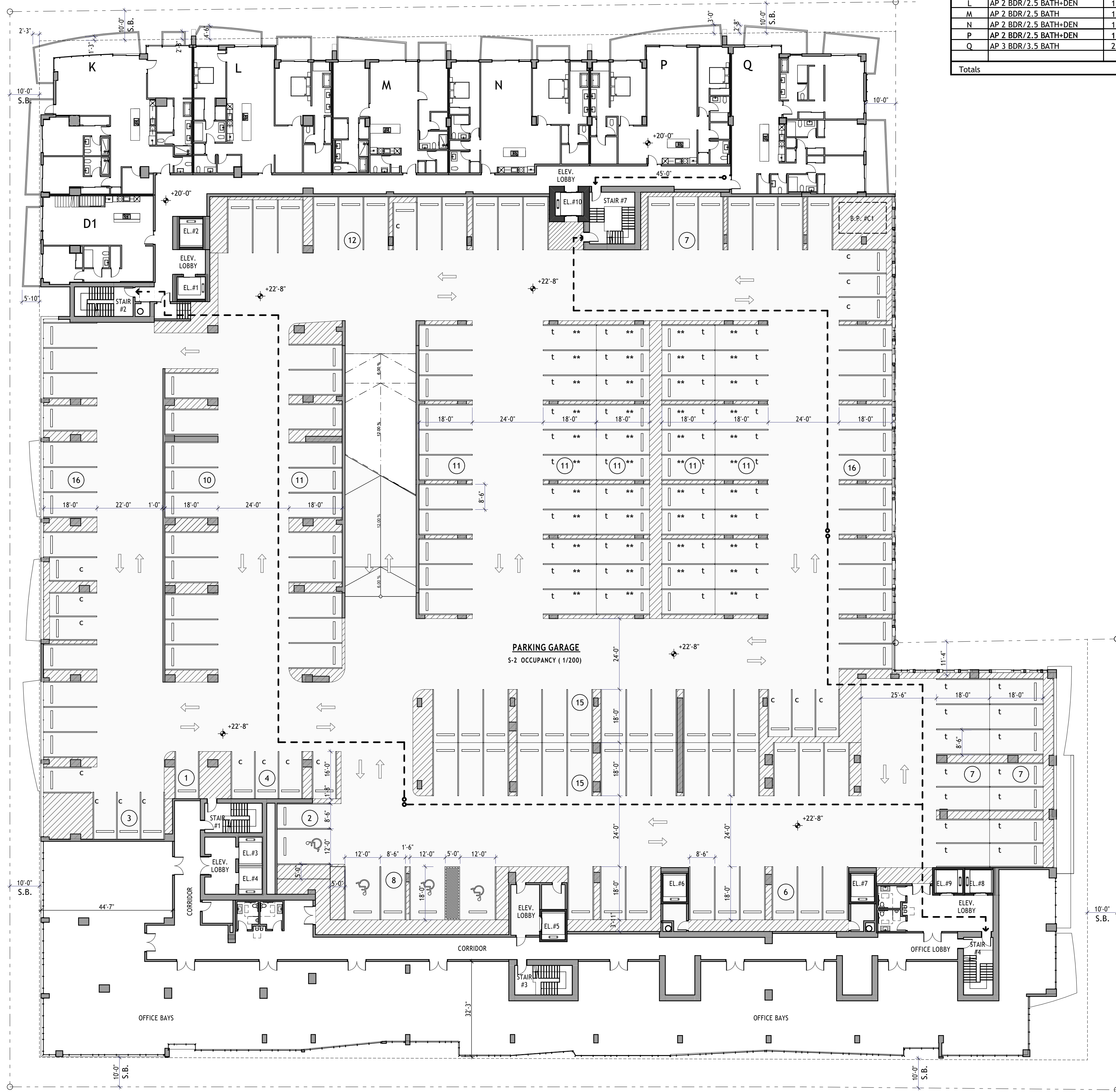
Garage Levels	Regular	Compact	Tandem	Handicap	Number of Stalls
LEVEL C - P3	115	18	58	4	195

PARKING USE

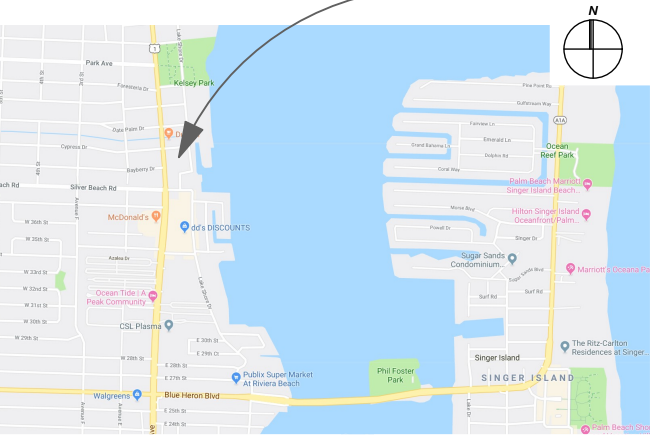
Parking Location	Surplus	Office	Retail	Restaurant	Residential	Public
LEVEL C - P3		18		44	133	

BICYCLE PARKING CALCULATIONS

Location	Bike Rack Area #	# Bicycles	Use
LEVEL C - P3	B.P. #C1	4	Office



KEY PLAN



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State of Florida # AR0094965

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SHEET INDEX

PARKING LEVEL C

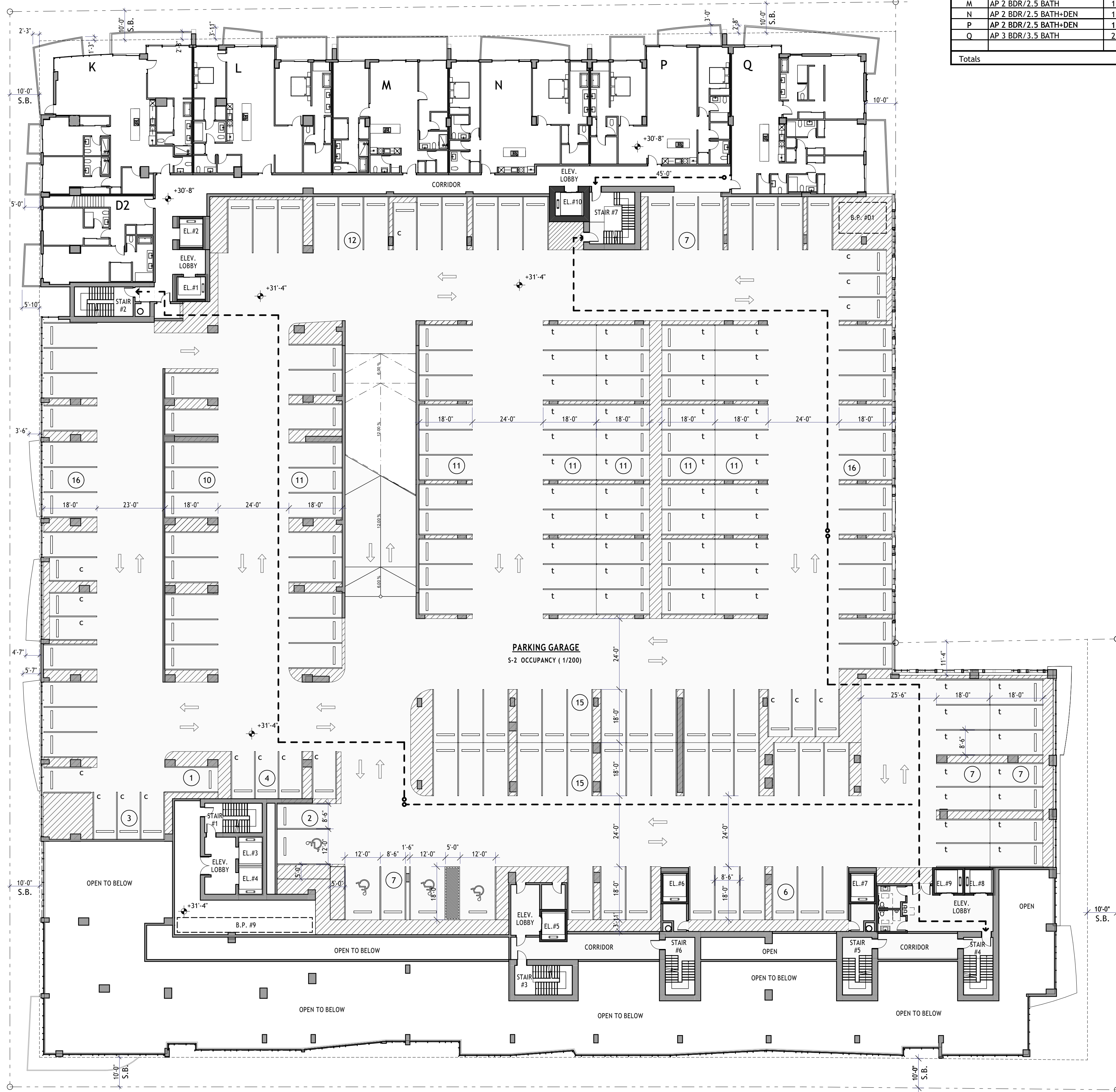
SCALE:

SHEET NO.

A1.03

SITE PLAN SUBMITTAL

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PARKING LEVEL D RESIDENTIAL UNIT MIX

Type	Description	Unit Area	Terr. Area	Total SF	Unit Count			Bedroom Count					
					NORTH TOWER	SOUTH TOWER	PODIUM	Total	North	South	Podium	Total	
D	TH 3 BDR/2.5 BATH	2,245	270	2,709									
K	AP 3 BDR/3.5 BATH	2,332	377	2,709			1	1				3	3
L	AP 2 BDR/2.5 BATH-DEN	1,981	221	2,202			1	1				2	2
M	AP 2 BDR/2.5 BATH	1,539	215	1,754			1	1				2	2
N	AP 2 BDR/2.5 BATH-DEN	1,808	171	1,979			1	1				2	2
P	AP 2 BDR/2.5 BATH-DEN	1,980	236	2,216			1	1				2	2
Q	AP 3 BDR/3.5 BATH	2,253	415	2,668			1	1				3	3
Totals							6	6				14	14

PARKING LEVEL D PLAN NOTES:

- STAIR #6 MERGES WITH STAIR #2 THROUGH 2-HR RATED HORIZONTAL CORRIDOR TRANSITION.
- RESID. STORAGE OCCUPANCY LOAD = 48 OCC. EGRESS PROVIDED THROUGH: STAIR #1 = 16 OCC.; STAIR #3 = 16 OCC.; STAIR #4 = 16 OCC.
- RESIDENTIAL AREA OCCUPANCY LOAD = 66 OCC. EGRESS PROVIDED THROUGH: STAIR #2 = 33 OCC.; STAIR #7 = 33 OCC.
- PARKING LEVEL OCCUPANCY LOAD = 371 OCC. EGRESS PROVIDED THROUGH: STAIR #1 = 93 OCC.; STAIR #2 = 93 OCC.; STAIR #7 = 93 OCC.; STAIR #4 = 92 OCC.
- STAIR #5 TRANSFERS TO STAIR #4 THROUGH 2-HR RATED HORIZONTAL CORRIDOR.
- GARAGE PUBLIC ACCESS IS PROVIDED THROUGH ELEVATOR#9.
- "C" DENOTES "COMPACT PARKING SPACE" DENOTES "TANDEM PARKING SPACES" UTILIZED BY RESIDENTIAL VALET PARKING SERVICE.

PARKING

Garage Levels	Regular	Compact	Tandem	Handicap	Number of Stalls
LEVEL D - P4	114	18	58	4	194

PARKING USE

Parking Location	Surplus	Office	Retail	Restaurant	Residential	Public
LEVEL D - P4					194	

BICYCLE PARKING CALCULATIONS

Location	Bike Rack Area #	# Bicycles	Use
LEVEL D - P4	B.P. #D1	4	Resid.

PROJECT:

Nautilus 211

SITE PLAN SUBMITTAL

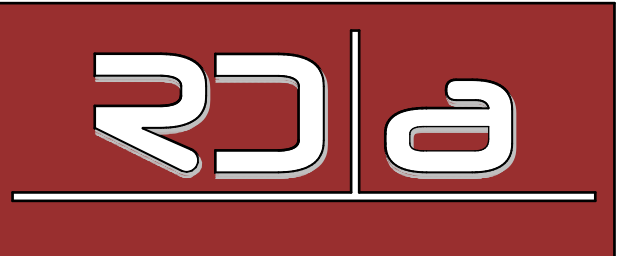
211 US-1 Lake Park Florida 33403

PROJECT OWNER:

Forest Development LLC

1571 NE 45th Street Fort Lauderdale Florida 33334

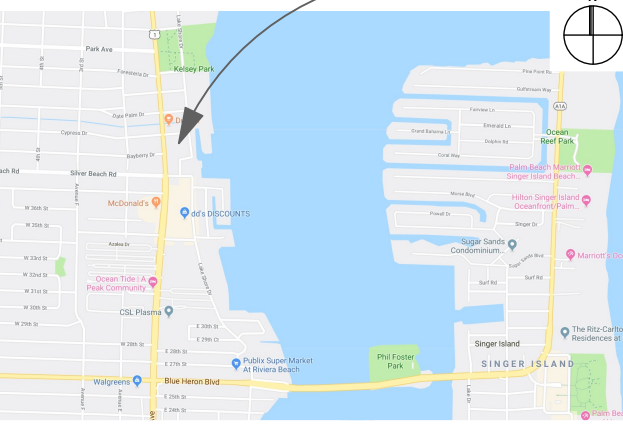
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CONSULTANT:

KEY PLAN



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State of Florida # AR0094965

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RDA Project #: 2019-001

Drawn by: O. E. N.

Approved by: V. B. N.

SHEET INDEX

PARKING LEVEL D

SCALE:

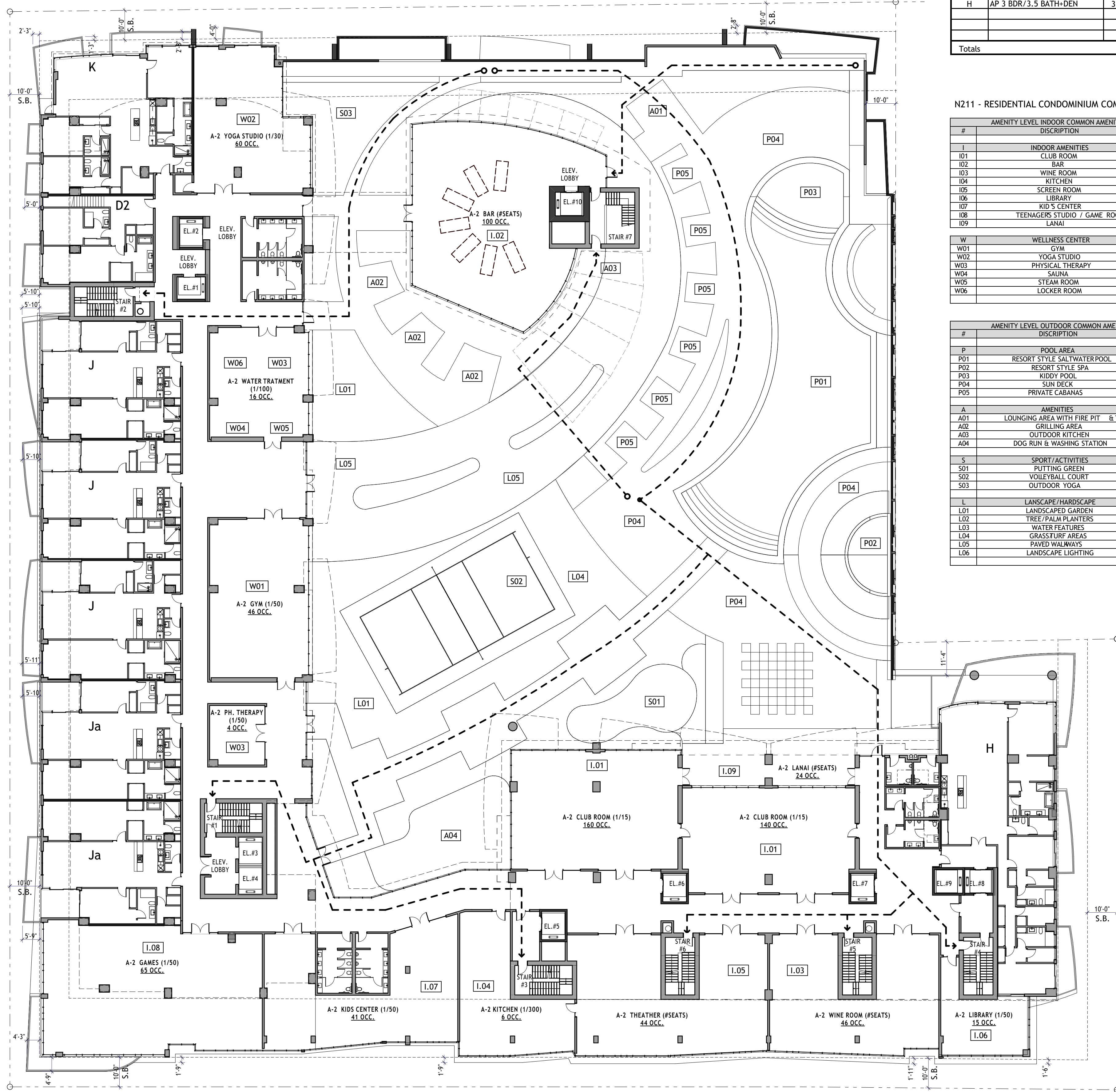
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SITE PLAN SUBMITTAL

PARKING LEVEL D
SCALE: 1" = 20'

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AMENITY LEVEL RESIDENTIAL UNIT MIX

Type	Description	Unit Area	Terr. Area	Total SF	Unit Count			Bedroom Count					
					NORTH TOWER	SOUTH TOWER	PODIUM	Total	North	South	Podium	Total	
D	TH 3 BDR/2.5 BATH	2,245	270										
K	AP 3 BDR/3.5 BATH	2,332	377	2,709			1	1				3	3
J	AP 2 BDR/2.5 BATH	1,829	330	2,159			3	3				6	6
Ja	AP 2 BDR/2.5 BATH	1,820	290	2,110			2	2				4	4
H	AP 3 BDR/3.5 BATH+DEN	3,318	852	4,170			1	1				3	3
Totals							7	7				16	16

N211 - RESIDENTIAL CONDOMINIUM COMMON AMENITIES

AMENITY LEVEL INDOOR COMMON AMENITIES

#	DESCRIPTION	SQ. FT.
I	INDOOR AMENITIES	51,058
I01	CLUB ROOM	3,400
I02	BAR	2,079
I03	WINE ROOM	1,325
I04	KITCHEN	2,357
I05	SCREEN ROOM	713
I06	LIBRARY	2,040
I07	KID'S CENTER	3,220
I08	TEENAGERS STUDIO / GAME ROOM	830
I09	LARAI	

#	DESCRIPTION	SQ. FT.
W	WELLNESS CENTER	2,260
W01	GYM	1,800
W02	YOGA STUDIO	530
W03	PHYSICAL THERAPY	400
W04	SALINA	400
W05	STEAM ROOM	400
W06	LOCKER ROOM	400

AMENITY LEVEL OUTDOOR COMMON AMENITIES

#	DESCRIPTION	SQ. FT.
P	POOL AREA	3,100
P01	RESORT STYLE SALT WATER POOL	280
P02	RESORT STYLE SPA	460
P03	KIDDY POOL	9,550
P04	SUN DECK	1,360
P05	PRIVATE CABANAS	

#	DESCRIPTION	SQ. FT.
A	AMENITIES	300
A01	LOUNGING AREA WITH FIRE PIT & TV'S	1,365
A02	GRILLING AREA	300
A03	OUTDOOR KITCHEN	800
A04	DOG RUN & WASHING STATION	

#	DESCRIPTION	SQ. FT.
S	SPORT/ACTIVITIES	
S01	PUTTING GREEN	2,725
S02	VOLLEYBALL COURT	600
S03	OUTDOOR YOGA	

#	DESCRIPTION	SQ. FT.
L	LANDSCAPE/HARDSCAPE	
L01	LANDSCAPED GARDEN	
L02	TREE/PALM PLANTERS	
L03	WATER FEATURES	
L04	GRASS/TURF AREAS	
L05	PAVED WALKWAYS	
L06	LANDSCAPE LIGHTING	

AMENITY LEVEL PLAN NOTES:

- EMERGENCY EGRESS FROM INDOOR AMENITIES IS PROVIDED THROUGH STAIR #1; STAIR #2; STAIR #3; STAIR #4; STAIR #5; STAIR #6 & STAIR #7.

INDOOR AMENITY AREA OCCUPANCY CALCULATIONS:

ASSEMBLY A-2	1/15	=	300 P.
ASSEMBLY A-2	1/30	=	60 P.
ASSEMBLY WITH EQUIPMENT	1/50	=	171 P.
ASSEMBLY A-2	1/100	=	16 P.
ASSEMBLY PER SEATING		=	214 SEATS
SERVICE AREAS	1/300	=	6 P.
767 P.			
- EMERGENCY EGRESS FROM OUTDOOR AMENITIES IS PROVIDED THROUGH STAIR #1; STAIR #2; STAIR #3; STAIR #4; STAIR #5; STAIR #6 & STAIR #7.

OUTDOOR AMENITY AREA OCCUPANCY CALCULATIONS:

POOL DECK	1/15 (1,000 SQ.FT.)	=	67 P.
LOUNGE AREA POOL		=	104 SEATS
POOL CABANAS		=	12 SEATS
FIRE PIT'S LOUNGES		=	14 SEATS
POOL	1/50 (3,740 SQ.FT.)	=	75 P.
BBQ AREAS		=	24 SEATS
OUTDOOR BAR SEATING		=	44 SEATS
340 OCC.			
- FOR LOCATION, LAYOUT & USE OF SEATING ON AMENITY DECK REFER TO SP-2 PLAN.
- RESIDENTIAL APARTMENTS OCCUPANCY = 15,716 SQ.FT. = 79 P.
- AMENITY LEVEL TOTAL OCCUPANT LOAD = 1,186 P. EGRESS FROM AMENITY LEVEL IS PROVIDED THROUGH STAIRWELLS: STAIR #1 = 169 OCC.; STAIR #2 = 169 OCC.; STAIR #3 = 169 OCC.; STAIR #4 = 169 OCC.; STAIR #5 = 170 OCC.; STAIR #6 = 170 OCC.; & STAIR #7 = 170 OCC.
- DRAINAGE OF DOG-WALK & DOG-WASH AREAS TO BE TIED TO BUILDING SEWER SYSTEM.

PROJECT:
Nautilus 211
 SITE PLAN SUBMITTAL

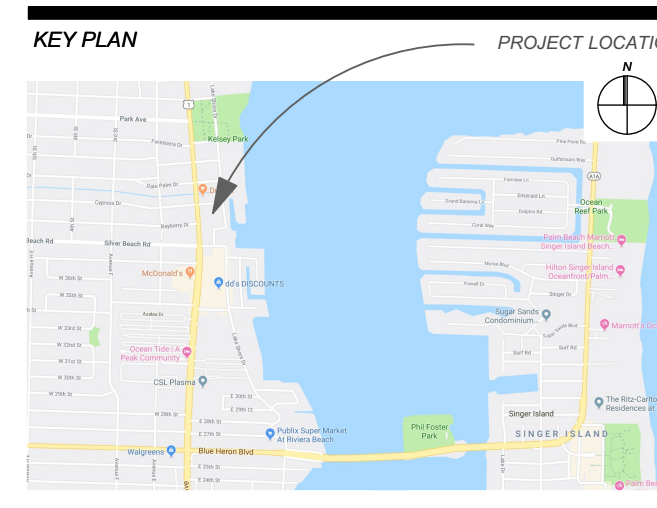
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 SHEET INDEX

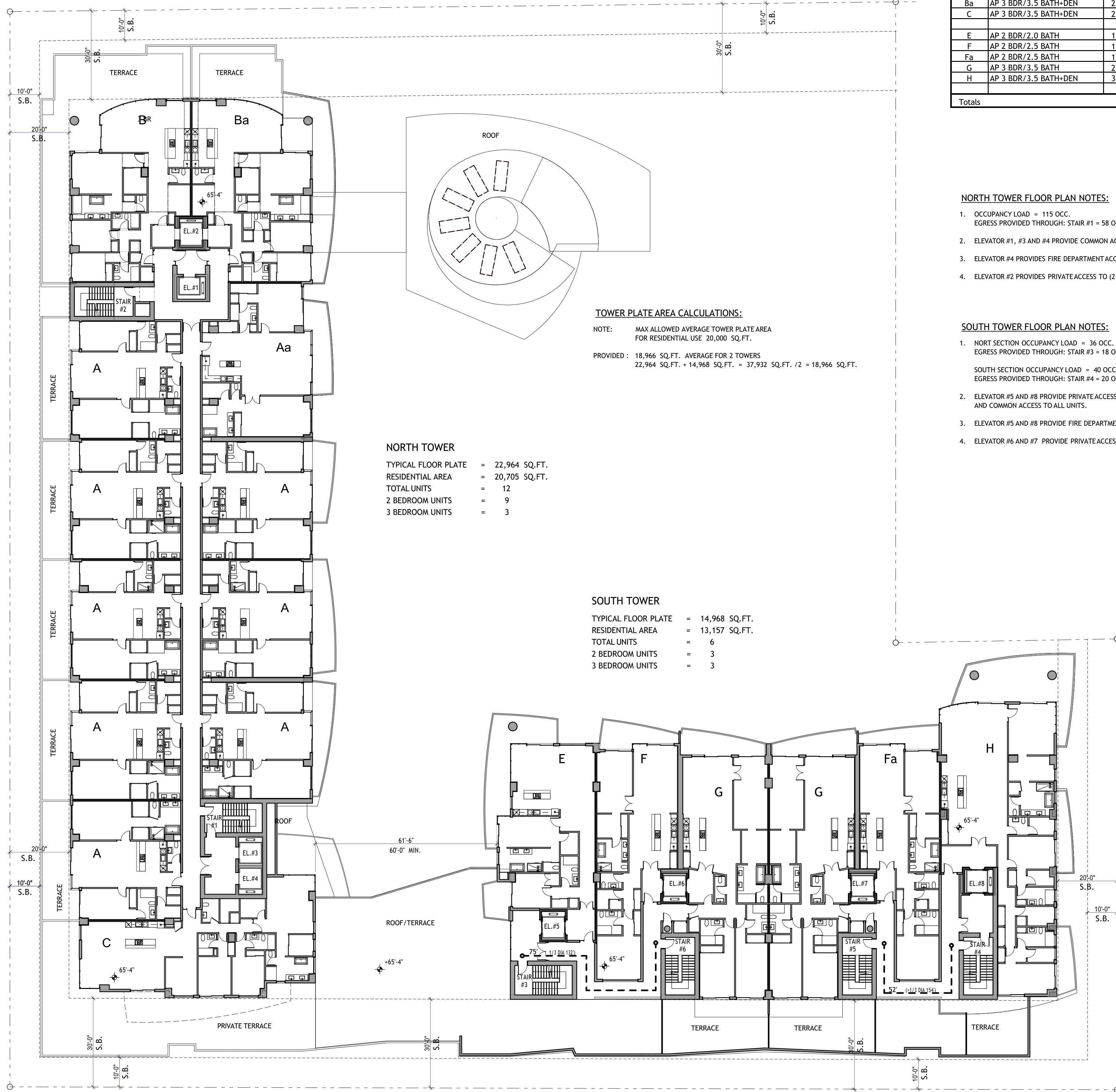
AMENITY LEVEL

SCALE:
 SHEET NO.

A1.06

AMENITY LEVEL
 SCALE: 1" = 20'

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NORTH TOWER
 TYPICAL FLOOR PLATE = 22,964 SQ.FT.
 RESIDENTIAL AREA = 20,705 SQ.FT.
 TOTAL UNITS = 12
 2 BEDROOM UNITS = 9
 3 BEDROOM UNITS = 3

SOUTH TOWER
 TYPICAL FLOOR PLATE = 14,968 SQ.FT.
 RESIDENTIAL AREA = 13,157 SQ.FT.
 TOTAL UNITS = 6
 2 BEDROOM UNITS = 3
 3 BEDROOM UNITS = 3

TOWER PLATE AREA CALCULATIONS:
 NOTE: MAX ALLOWED AVERAGE TOWER PLATE AREA FOR RESIDENTIAL USE 20,000 SQ.FT.
 PROVIDED: 18,966 SQ.FT. AVERAGE FOR 2 TOWERS
 22,964 SQ.FT. + 14,968 SQ.FT. = 37,932 SQ.FT. / 2 = 18,966 SQ.FT.

FLOOR 1 RESIDENTIAL UNIT MIX

Type	Description	Unit Area	Terr. Area	Total SF	Unit Count			Bedroom Count			
					NORTH TOWER	SOUTH TOWER	PODIUM	Total	North	South	Podium
A	AP 2 BDR/2.5 BATH	1,517	280	1,797	8			8	16		16
Aa	AP 2 BDR/2.5 BATH	1,850	238	2,088	1			1	2		2
B	AP 3 BDR/3.5 BATH+DEN	2,162	600	2,762	1			1	3		3
Ba	AP 3 BDR/3.5 BATH+DEN	2,162	600	2,762	1			1	3		3
C	AP 3 BDR/3.5 BATH+DEN	2,392	504	2,896	1			1	3		3
E	AP 2 BDR/2.0 BATH	1,686	600	2,286		1		1		2	2
F	AP 2 BDR/2.5 BATH	1,868	190	2,058		1		1		2	2
Fa	AP 2 BDR/2.5 BATH	1,848	170	2,018		1		1		2	2
G	AP 3 BDR/3.5 BATH	2,210	206	2,416			2	2		6	6
H	AP 3 BDR/3.5 BATH+DEN	3,318	852	4,170			1	1		3	3
Totals								18			42

NORTH TOWER FLOOR PLAN NOTES:

- OCCUPANCY LOAD = 115 OCC. EGRESS PROVIDED THROUGH: STAIR #1 = 58 OCC. & STAIR #2 = 57 OCC.
- ELEVATOR #1, #3 AND #4 PROVIDE COMMON ACCESS TO ALL UNITS.
- ELEVATOR #4 PROVIDES FIRE DEPARTMENT ACCESS.
- ELEVATOR #2 PROVIDES PRIVATE ACCESS TO (2) RESID. UNITS

SOUTH TOWER FLOOR PLAN NOTES:

- NORTH SECTION OCCUPANCY LOAD = 36 OCC. EGRESS PROVIDED THROUGH: STAIR #3 = 18 OCC. & STAIR #6 = 18 OCC.
 SOUTH SECTION OCCUPANCY LOAD = 40 OCC. EGRESS PROVIDED THROUGH: STAIR #4 = 20 OCC. & STAIR #5 = 20 OCC.
- ELEVATOR #5 AND #8 PROVIDE PRIVATE ACCESS EACH TO (1) UNIT AND COMMON ACCESS TO ALL UNITS.
- ELEVATOR #5 AND #8 PROVIDE FIRE DEPARTMENT ACCESS.
- ELEVATOR #6 AND #7 PROVIDE PRIVATE ACCESS EACH TO (2) UNITS

Nautilus 211

SITE PLAN SUBMITTAL

211 US-1 Lake Park Florida 33403

PROJECT OWNER:

Forest Development LLC

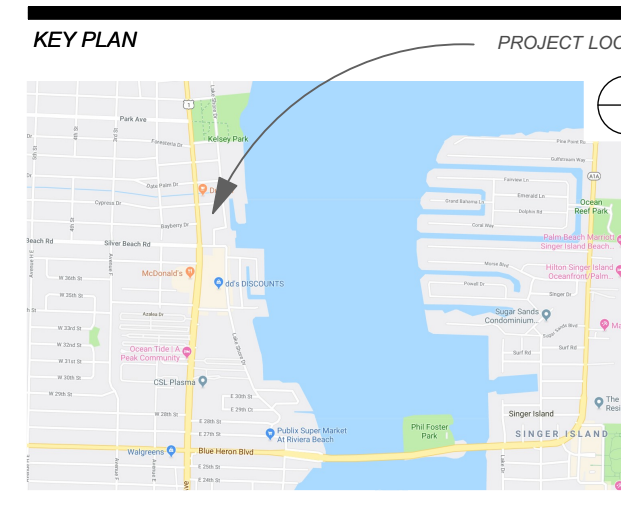
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RDA Project #: 2019-001

Drawn by: O. E. N.

Approved by: V. B. N.

SHEET INDEX

4 FLOOR 1

SCALE:

SHEET NO.

A1.07

SITE PLAN SUBMITTAL

FLOOR 1
 SCALE: 1" = 20'

E

D

C

B

A

PROJECT:

Nautilus 211

SITE PLAN SUBMITTAL

211 US-1 Lake Park Florida 33403

PROJECT OWNER:

Forest Development LLC

1571 NE 45th Street Fort Lauderdale Florida 33334

ARCHITECT OF RECORD:

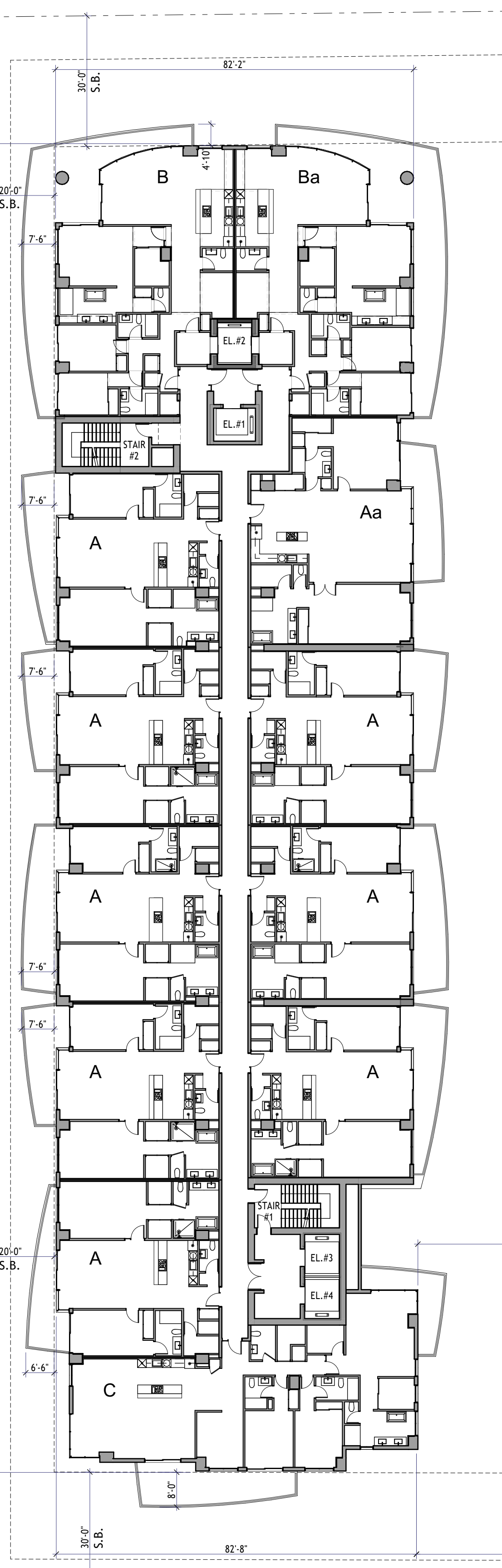


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Miami, Florida 33129
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CONSULTANT:

TYPICAL FLOOR RESIDENTIAL UNIT MIX

Type	Description	Unit Area	Terr. Area	Total SF	Unit Count			Bedroom Count				
					NORTH TOWER	SOUTH TOWER	PODIUM	Total	North	South	Podium	Total
A	AP 2 BDR/2.5 BATH	1,517	280	1,797	8			8	16			16
Aa	AP 2 BDR/2.5 BATH	1,850	238	2,088	1			1	2			2
B	AP 3 BDR/3.5 BATH+DEN	2,162	600	2,762	1			1	3			3
Ba	AP 3 BDR/3.5 BATH+DEN	2,162	600	2,762	1			1	3			3
C	AP 3 BDR/3.5 BATH+DEN	2,392	504	2,896	1			1	3			3
E	AP 2 BDR/2.0 BATH	1,686	600	2,286		1		1		2		2
F	AP 2 BDR/2.5 BATH	1,868	190	2,058		1		1		2		2
Fa	AP 2 BDR/2.5 BATH	1,848	170	2,018		1		1		2		2
G	AP 3 BDR/3.5 BATH	2,210	206	2,416		2		2		6		6
H	AP 3 BDR/3.5 BATH+DEN	3,318	852	4,170		1		1		3		3
Totals								18				42



NORTH TOWER
 TYPICAL FLOOR PLATE = 22,964 SQ.FT.
 RESIDENTIAL AREA = 20,705 SQ.FT.
 TOTAL UNITS = 12
 2 BEDROOM UNITS = 9
 3 BEDROOM UNITS = 3

TOWER PLATE AREA CALCULATIONS:
 NOTE: MAX ALLOWED AVERAGE TOWER PLATE AREA FOR RESIDENTIAL USE 20,000 SQ.FT.
 PROVIDED: 18,966 SQ.FT. AVERAGE FOR 2 TOWERS
 22,964 SQ.FT. + 14,968 SQ.FT. = 37,932 SQ.FT. / 2 = 18,966 SQ.FT.

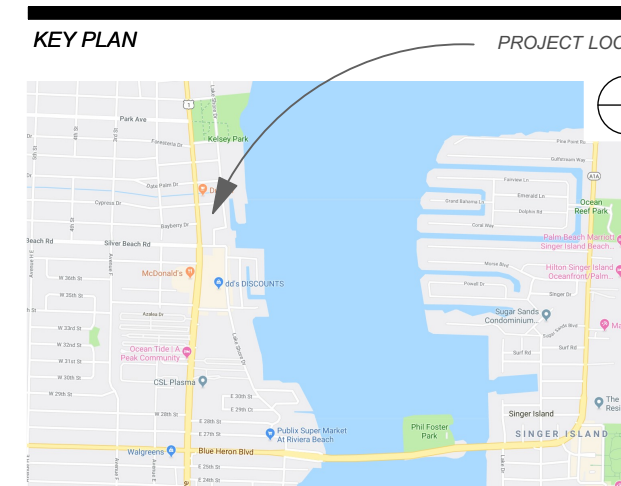
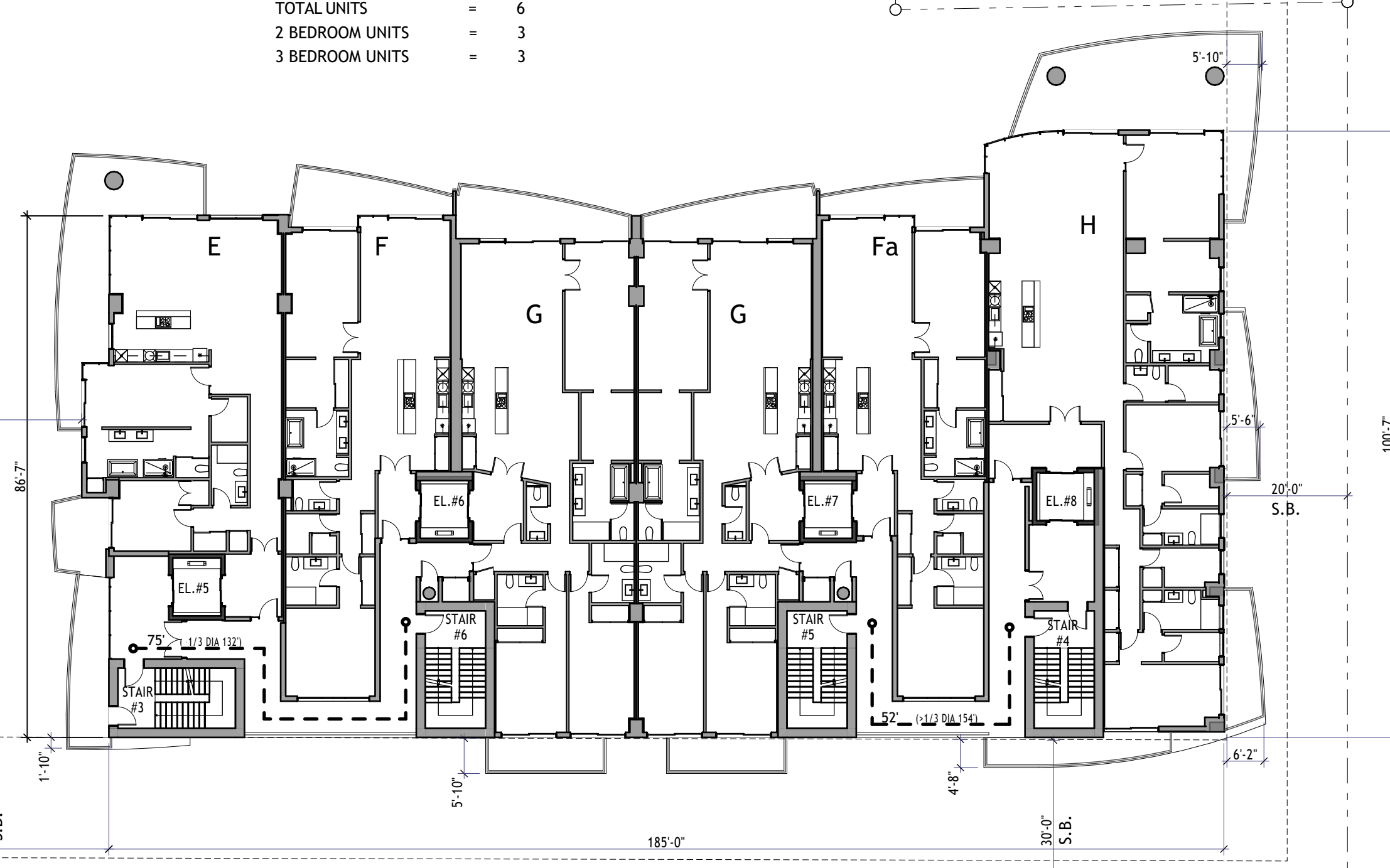
NORTH TOWER FLOOR PLAN NOTES:

- OCCUPANCY LOAD = 115 OCC. EGRESS PROVIDED THROUGH: STAIR #1 = 58 OCC. & STAIR #2 = 57 OCC.
- ELEVATOR #1, #3 AND #4 PROVIDE COMMON ACCESS TO ALL UNITS.
- ELEVATOR #4 PROVIDES FIRE DEPARTMENT ACCESS.
- ELEVATOR #2 PROVIDES PRIVATE ACCESS TO (2) RESID. UNITS

SOUTH TOWER FLOOR PLAN NOTES:

- NORTH SECTION OCCUPANCY LOAD = 36 OCC. EGRESS PROVIDED THROUGH: STAIR #3 = 18 OCC. & STAIR #6 = 18 OCC. SOUTH SECTION OCCUPANCY LOAD = 40 OCC. EGRESS PROVIDED THROUGH: STAIR #4 = 20 OCC. & STAIR #5 = 20 OCC.
- ELEVATOR #5 AND #8 PROVIDE PRIVATE ACCESS EACH TO (1) UNIT AND COMMON ACCESS TO ALL UNITS.
- ELEVATOR #5 AND #8 PROVIDE FIRE DEPARTMENT ACCESS.
- ELEVATOR #6 AND #7 PROVIDE PRIVATE ACCESS EACH TO (2) UNITS

SOUTH TOWER
 TYPICAL FLOOR PLATE = 14,968 SQ.FT.
 RESIDENTIAL AREA = 13,157 SQ.FT.
 TOTAL UNITS = 6
 2 BEDROOM UNITS = 3
 3 BEDROOM UNITS = 3



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Victor H. Rodriguez,
 Registered Architect
 State of Florida # AR0094965

Issue: November 24, 2019 / For: SITE PLAN APPROVAL SET

RDA Project #: 2019-001

Drawn by: O. E. N.

Approved by: V. B. N.

SHEET INDEX

TYPICAL FLOOR

SCALE:

SHEET NO.

A1.08

SITE PLAN SUBMITTAL

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TYPICAL FLOOR
 SCALE: 1" = 20'

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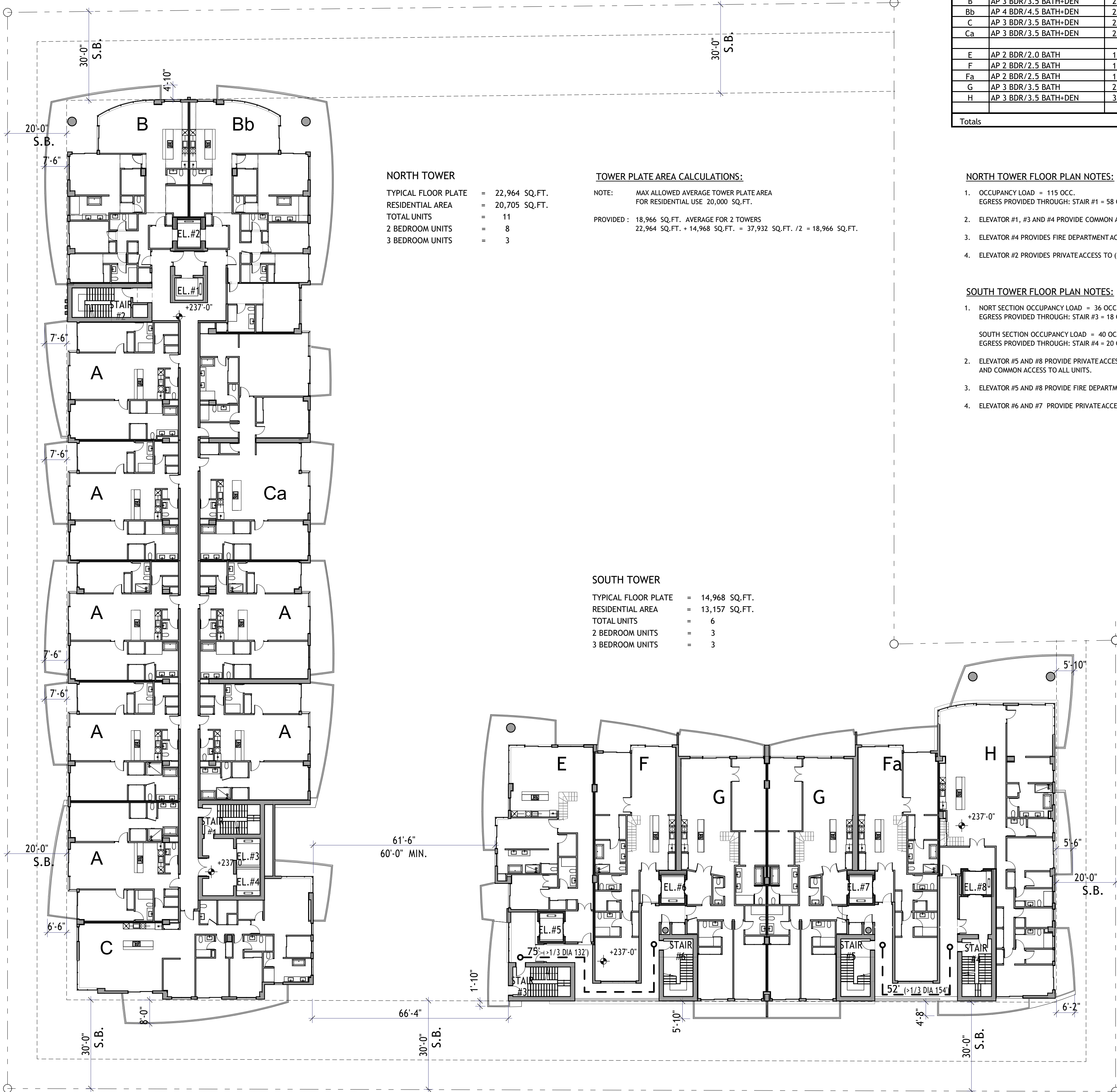
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CONSULTANT:

PENTHOUSE FLOOR RESIDENTIAL UNIT MIX

Type	Description	Unit Area	Terr. Area	Total SF	Unit Count			Bedroom Count				
					NORTH TOWER	SOUTH TOWER	PODIUM	Total	North	South	Podium	Total
A	AP 2 BDR/2.5 BATH	1,517	280	1,797	7			7	14			14
B	AP 3 BDR/3.5 BATH+DEN	2,162	600	2,762	1			1	3			3
Bb	AP 4 BDR/4.5 BATH+DEN	2,576	600	3,176	1			1	4			4
C	AP 3 BDR/3.5 BATH+DEN	2,392	504	2,896	1			1	3			3
Ca	AP 3 BDR/3.5 BATH+DEN	2,925	337	3,262	1			1	3			3
E	AP 2 BDR/2.0 BATH	1,686	600	2,286		1		1		2		2
F	AP 2 BDR/2.5 BATH	1,868	190	2,058		1		1		2		2
Fa	AP 2 BDR/2.5 BATH	1,848	170	2,018		1		1		2		2
G	AP 3 BDR/3.5 BATH	2,210	206	2,416		2		2		6		6
H	AP 3 BDR/3.5 BATH+DEN	3,318	852	4,170		1		1		3		3
Totals								17				42



NORTH TOWER
 TYPICAL FLOOR PLATE = 22,964 SQ.FT.
 RESIDENTIAL AREA = 20,705 SQ.FT.
 TOTAL UNITS = 11
 2 BEDROOM UNITS = 8
 3 BEDROOM UNITS = 3

TOWER PLATE AREA CALCULATIONS:
 NOTE: MAX ALLOWED AVERAGE TOWER PLATE AREA FOR RESIDENTIAL USE 20,000 SQ.FT.
 PROVIDED: 18,966 SQ.FT. AVERAGE FOR 2 TOWERS
 22,964 SQ.FT. + 14,968 SQ.FT. = 37,932 SQ.FT. / 2 = 18,966 SQ.FT.

NORTH TOWER FLOOR PLAN NOTES:

- OCCUPANCY LOAD = 115 OCC. EGRESS PROVIDED THROUGH: STAIR #1 = 58 OCC. & STAIR #2 = 57 OCC.
- ELEVATOR #1, #3 AND #4 PROVIDE COMMON ACCESS TO ALL UNITS.
- ELEVATOR #4 PROVIDES FIRE DEPARTMENT ACCESS.
- ELEVATOR #2 PROVIDES PRIVATE ACCESS TO (2) RESID. UNITS

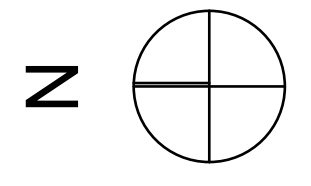
SOUTH TOWER FLOOR PLAN NOTES:

- NORTH SECTION OCCUPANCY LOAD = 36 OCC. EGRESS PROVIDED THROUGH: STAIR #3 = 18 OCC. & STAIR #6 = 18 OCC.
 SOUTH SECTION OCCUPANCY LOAD = 40 OCC. EGRESS PROVIDED THROUGH: STAIR #4 = 20 OCC. & STAIR #5 = 20 OCC.
- ELEVATOR #5 AND #8 PROVIDE PRIVATE ACCESS EACH TO (1) UNIT AND COMMON ACCESS TO ALL UNITS.
- ELEVATOR #5 AND #8 PROVIDE FIRE DEPARTMENT ACCESS.
- ELEVATOR #6 AND #7 PROVIDE PRIVATE ACCESS EACH TO (2) UNITS

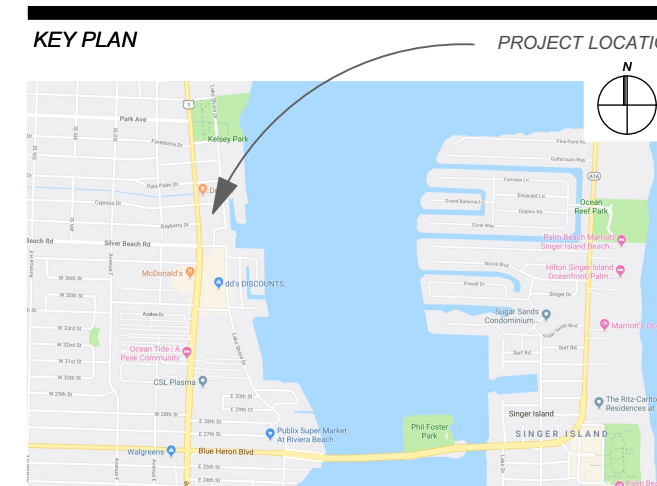
SOUTH TOWER

TYPICAL FLOOR PLATE = 14,968 SQ.FT.
 RESIDENTIAL AREA = 13,157 SQ.FT.
 TOTAL UNITS = 6
 2 BEDROOM UNITS = 3
 3 BEDROOM UNITS = 3

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FLOOR 17
SCALE: 1" = 20'



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Approved by: V. B. N.

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4 FLOOR 17 PENTHOUSE

SCALE:
SHEET NO.

A1.09

SITE PLAN SUBMITTAL

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D

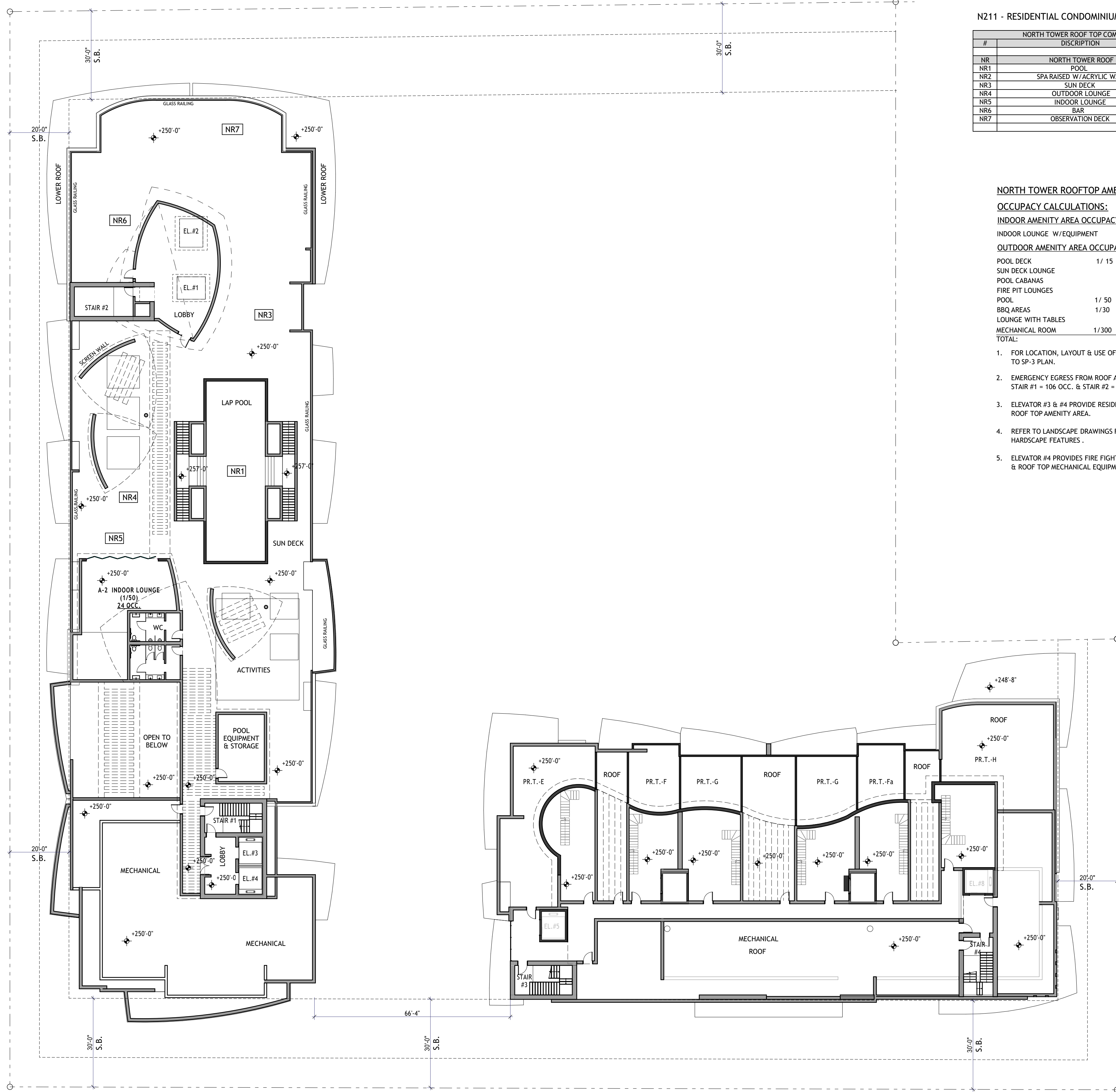
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CONSULTANT:



N211 - RESIDENTIAL CONDOMINIUM COMMON AMENITIES

NORTH TOWER ROOF TOP COMMON AMENITIES		
#	DISCRPTION	SQ.FT.
NR	NORTH TOWER ROOF	
NR1	POOL	1,220
NR2	SPA RAISED W/ ACRYLIC WALLS	1,200
NR3	SUN DECK	3,900
NR4	OUTDOOR LOUNGE	2,300
NR5	INDOOR LOUNGE	1,200
NR6	BAR	1,000
NR7	OBSERVATION DECK	2,800

NORTH TOWER ROOFTOP AMENITY PLAN NOTES:

OCCUPANCY CALCULATIONS:

INDOOR AMENITY AREA OCCUPANCY CALCULATIONS:

INDOOR LOUNGE W/EQUIPMENT 1/ 50 = 24 P.

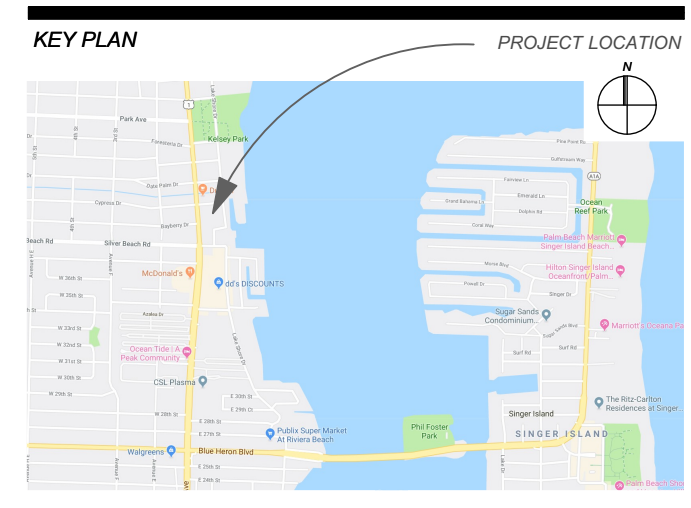
OUTDOOR AMENITY AREA OCCUPANCY CALCULATIONS:

POOL DECK 1/ 15 (500 SQ.FT.) = 34 P.
 SUN DECK LOUNGE = 16 SEATS
 POOL CABANAS = 16 SEATS
 FIRE PIT LOUNGES = 32 SEATS
 POOL 1/ 50 (1,220 SQ.FT.) = 25 P.
 BBQ AREAS 1/30 = 20 SEATS
 LOUNGE WITH TABLES = 43 P.
 MECHANICAL ROOM 1/300 (600 SQ.FT.) = 2 P.
 TOTAL: 212 OCC.

- FOR LOCATION, LAYOUT & USE OF SEATING ON AMENITY DECK REFER TO SP-3 PLAN.
- EMERGENCY EGRESS FROM ROOF AMENITY DECK IS PROVIDED THROUGH STAIR #1 = 106 OCC. & STAIR #2 = 106OCC.
- ELEVATOR #3 & #4 PROVIDE RESIDENTS ACCESS TO ROOF TOP AMENITY AREA.
- REFER TO LANDSCAPE DRAWINGS FOR POOL DECK, LANDSCAPE & HARDSCAPE FEATURES .
- ELEVATOR #4 PROVIDES FIRE FIGHTERS ACCESS TO ROOF & ROOF TOP MECHANICAL EQUIPMENT AREA.

SOUTH TOWER ROOF PLAN NOTES:

- EMERGENCY EGRESS FROM ROOF IS PROVIDED THROUGH STAIR #3 = 1 OCC. & STAIR #4 = 1 OCC.
- ELEVATOR #5 PROVIDES FIRE FIGHTERS ACCESS TO ROOF & TO AREA OF ROOFTOP MECHANICAL EQUIPMENT .
- "PR.T." DENOTES PRIVATE ROOF TOP TERRACCE OF PENTHOUSE UNIT BELOW



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4 ROOF LEVEL

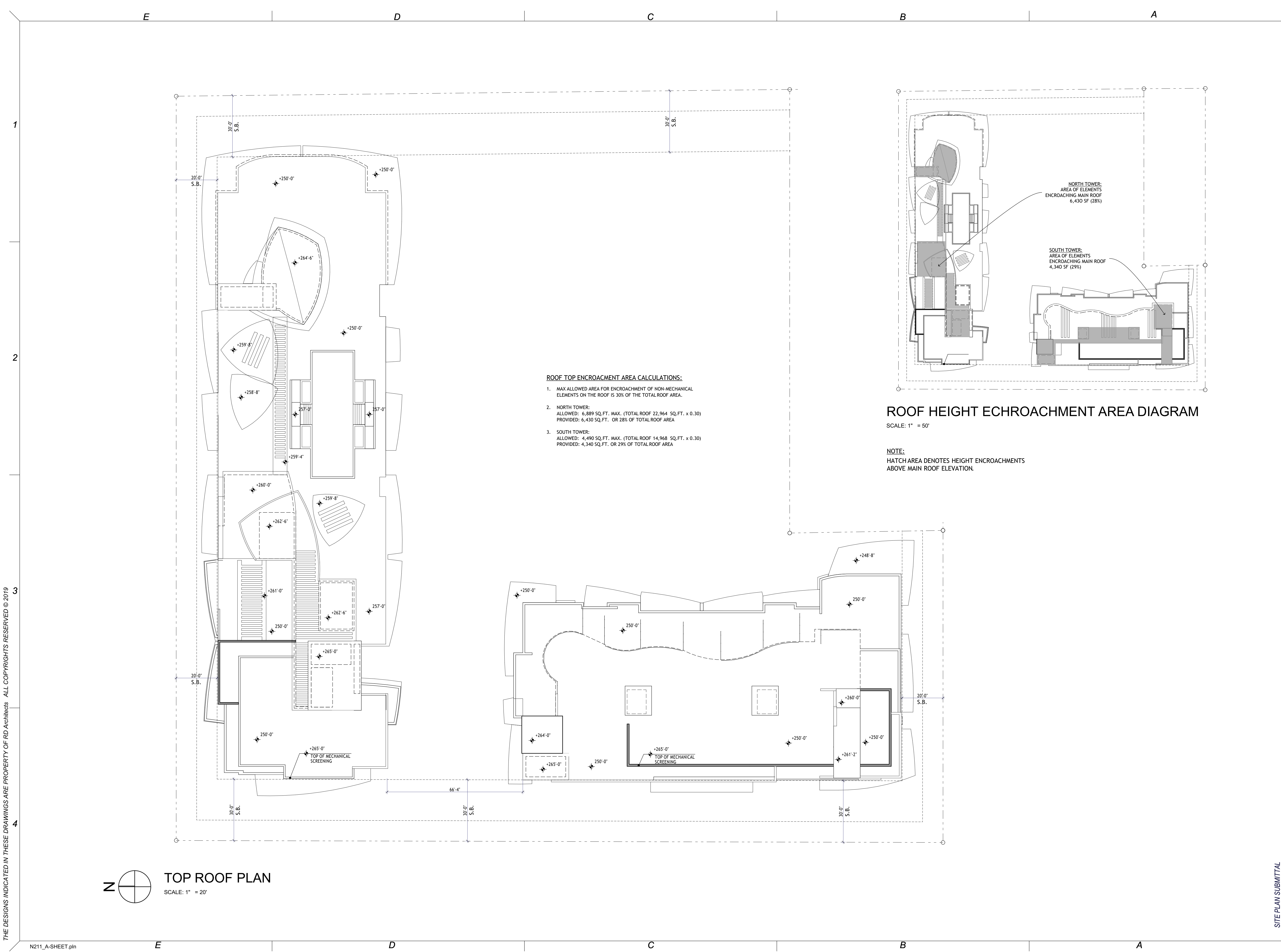
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ROOF LEVEL
 SCALE: 1" = 20'



ROOF TOP ENCROACHMENT AREA CALCULATIONS:

1. MAX ALLOWED AREA FOR ENCROACHMENT OF NON-MECHANICAL ELEMENTS ON THE ROOF IS 30% OF THE TOTAL ROOF AREA.
2. NORTH TOWER:
ALLOWED: 6,889 SQ.FT. MAX. (TOTAL ROOF 22,964 SQ.FT. x 0.30)
PROVIDED: 6,430 SQ.FT. OR 28% OF TOTAL ROOF AREA
3. SOUTH TOWER:
ALLOWED: 4,490 SQ.FT. MAX. (TOTAL ROOF 14,968 SQ.FT. x 0.30)
PROVIDED: 4,340 SQ.FT. OR 29% OF TOTAL ROOF AREA

ROOF HEIGHT ENCROACHMENT AREA DIAGRAM

SCALE: 1" = 50'

NOTE:
HATCH AREA DENOTES HEIGHT ENCROACHMENTS ABOVE MAIN ROOF ELEVATION.

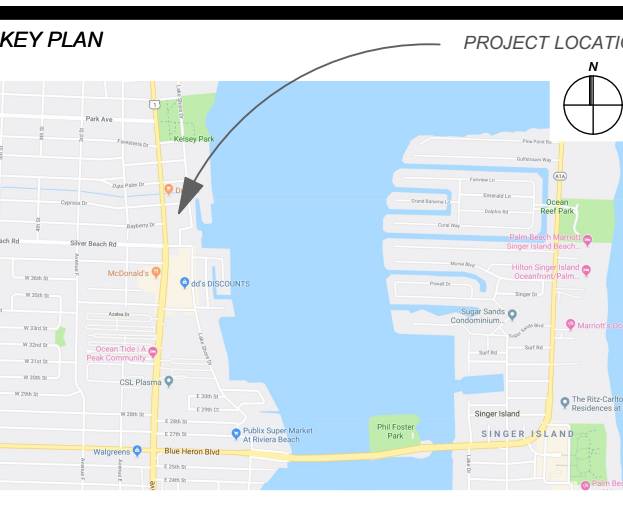
TOP ROOF PLAN
SCALE: 1" = 20'

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SHEET INDEX
4 **TOP ROOF PLAN**

SCALE:
SHEET NO.

A1.11

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