CONDO HOTEL

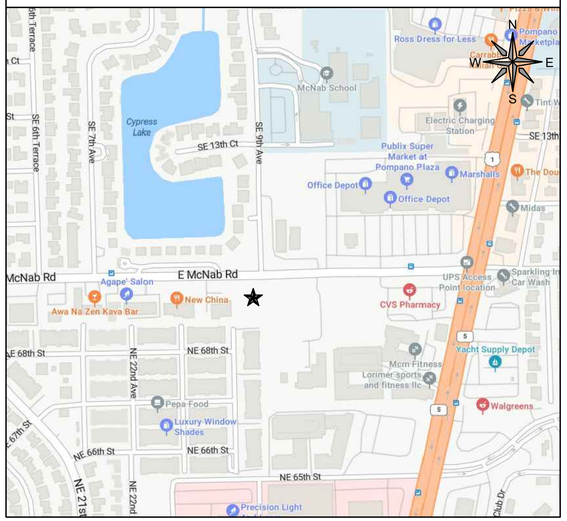
872 E MCNAB ROAD

POMPANO BEACH, BROWARD COUNTY, FLORIDA

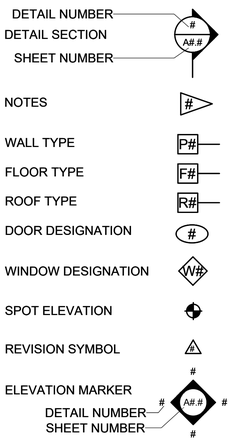
70 GUEST ROOMS

DECEMBER 10, 2024

LOCATION MAP



SYMBOLS



HOTEL BRAND STANDARDS

TBD

PROJECT INFORMATION

SITE DATE -

SITE ZONING: B-2 (COMMERCIAL)

FLOOD ZONE: SEE CIVIL DRAWINGS FOR FLOOD ZONE BOUNDARIES AND BASE ELEVATIONS

SEE CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL SITE INFORMATION

BUILDING DATA -

BUILDINGS: (1) HOTEL BUILDING WITH 70 GUESTROOMS
4 STORY CAST CONCRETE COLUMNS AND FLOOR PLATES
CONSTRUCTION WITH CMU INFILL AND METAL STUD INTERIOR PARTITIONS.
SEE UNIT MATRIX SHEET A1.1 FOR UNIT MIX

CONSTRUCTION CODES AND REGULATIONS -

BUILDING:	2023 (FBC) FLORIDA BUILDING CODE
MECHANICAL:	2023 FBC MECHANICAL
PLUMBING:	2023 FBC PLUMGING
FIRE:	2023 FLORIDA FIRE PREVENTION CODE
ELECTRICAL:	2023 FBC ELECTRICAL
FUEL GAS:	2023 FBC FUEL GAS
ENERGY:	2023 FBC ENERGY CONSERVATION
OTHER:	APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ORDINANCES AND REGULATIONS
ACCESSIBILITY:	2017 FBC ACCESSIBILITY, 2010 ADA STANDARDS (FEDERAL)

BUILDING CODE DATA -

OCCUPANCY USE GROUP: R-1 (HOTEL)
SECONDARY USES INCLUDE:
A-3 - LOBBY, FITNESS
B - OFFICE, WORKROOM, LAUNDRY, EMP. BREAKROOM
ACCESSORY (STORAGE, MECHANICAL,ELECTRICAL)

CONSTRUCTION TYPE: II-A (NONCOMBUSTIBLE, PROTECTED)

FIRE PROTECTION: 2023 NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT. 2023 NFPA 14 STANDPIPE SYSTEM AT EACH STAIRWAY IN COMBINATION WITH THE AUTOMATIC SPRINKLER SYSTEM. 2023 NFPA 72 AUTOMATIC FIRE ALARM SYSTEM INSTALLED THROUGHOUT.

ALLOWABLE HEIGHTS: A-3 - 4 STORIES / 85 FEET
B - 6 STORIES / 85 FEET
R-1 - 5 STORIES / 85 FEET
ROOF STRUCTURES: +20 FEET ABOVE ALLOWABLE

ACTUAL HEIGHT: 4 STORIES - 60.5 FEET
ROOF TOP STRUCTURES - 9 FEET

ALLOWABLE AREA: A-3 - 81,840 = 15,500 SF (TABLE) + 41% (OPEN SPACE) + SPRINKLER
B - 127,875 = 37,500 SF (TABLE) + 41% (OPEN SPACE) + SPRINKLER
R-1 - 81,840 = 24,000 SF (TABLE + 41% (OPEN SPACE) + SPRINKLER

ACTUAL AREA: 1ST FLOOR = 11,749 SF
2ND FLOOR = 11,790 SF
3RD FLOOR = 11,790 SF
4TH FLOOR = 11,790 SF
TOTAL FLOOR AREA = 47,119 SF

HURRICANE ZONE: HIGH VELOCITY HURRICANE ZONE

ALL MATERIALS ON THE EXTERIOR ENVELOPE OF THE BUILDING MUST COMPLY WITH HIGH VELOCITY HURRICANE ZONE REQUIREMENTS PER THE BUILDING CODE. MATERIALS INCLUDE BUT NOT LIMITED TO: EXTERIOR WALLS, CONCRETE, MASONRY, WINDOW GLAZING, WINDOW FRAMES, DOORS, ROOFS, GUTTERS, CANOPIES, SCREENS, FENCES

FINISH CLASS RATING: B FINISH CLASS FOR INTERIOR EXIT STAIRWAYS, C FINISH CLASS FOR CORRIDORS AND EXIT ACCESS, C FINISH FOR ROOMS AND ENCLOSED SPACES.

DRAWING INDEX

REV #	SHT #	SHEET NAME
		ARCHITECTURAL (CENTRAL DESIGN GROUP, LLC)
	A0.0	COVER SHEET
	A1.1	FLOOR PLAN - 1ST FLOOR
	A1.2	FLOOR PLAN - 2ND FLOOR
	A1.3	FLOOR PLAN - 3RD FLOOR
	A1.4	FLOOR PLAN - 4TH FLOOR
	A2.4	ENLARGED PLANS - GUESTROOMS - KING
	A2.5	ENLARGED PLANS - GUESTROOMS - DOUBLE QUEENS
	A6.1	ROOF PLAN
	A7.1	EXTERIOR ELEVATIONS - NORTH & WEST
	A7.2	EXTERIOR ELEVATIONS - SOUTH & EAST
	A7.3	EXTERIOR ELEVATIONS - NORTH & WEST - COLOR
	A7.4	EXTERIOR ELEVATIONS - SOUTH & EAST - COLOR
	A8.1	SECTIONS AND DETAILS - MISC.
	A12.1	ARCHITECTURAL SITE PLAN
	A12.2	CIRCULATION & SIGNAGE SITE PLAN
	A13.1	SITE DETAILS
	A14.1	CPTED PLANS
	A14.2	CPTED NARRATIVE
		SITE LIGHTING (BOYT ENGINEERING)
	SL1.1	SITE LIGHTING PHOTOMETRIC
	SL1.2	SITE LIGHTING SCHEDULE

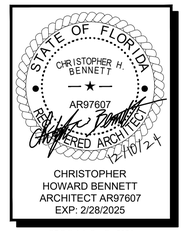
DEFERRED SUBMITTALS: TO BE PROVIDED BY CONTRACTOR FOR REVIEW AND APPROVAL

SHOP DRAWINGS: (w/ Associated Structural Calculations by FL Engineer)
1. RAILINGS
2. MECHANICAL SCREENS
3. COLD-FORMED METAL FRAMING
4. FENCES
5. LINEN CHUTE

PRODUCT APPROVALS: (Florida N.O.A.)
1. WINDOWS
2. DOORS
3. STOREFRONT - (with Wind & Impact Calculations by FL Engr)
4. ROOF TOP EQUIPMENT STANDS
5. ROOF CURBS
6. ROOFING SYSTEMS
7. EXTERIOR LOUVERS AND GRILLES

ENGINEERING: (by Florida Licensed Engineer)
1. EQUIPMENT ANCHORING TO MEET HVHZ REQUIREMENTS.

NOTES:
A. FLORIDA ENGINEER - SHOP DRAWINGS AND/OR CORRESPONDING STRUCTURAL CALCULATIONS SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER.
B. AOR / EOR APPROVAL - SUBMIT TO ARCHITECT AND/OR ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO SUBMISSION TO THE BUILDING DEPARTMENT.



CHRISTOPHER
HOWARD BENNETT
ARCHITECT AR97607
EXP: 2/28/2025

CDG II, L.L.C. © 2024

JOB NUMBER
22031
ISSUE DATE
12/10/24
REVISIONS

Architect:
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F 866.885.0160

AAC

PZ23-12000045

12/16/2024

Digitally signed by Christopher H Bennett
Date: 2025.01.07 14:41:18-06'00'

CODE COMPLIANCE STATEMENT:
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS, PREPARED BY CENTRAL DESIGN GROUP, COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION AND CHAPTER 633, FLORIDA STATUTES.

COVER SHEET

A0.0