

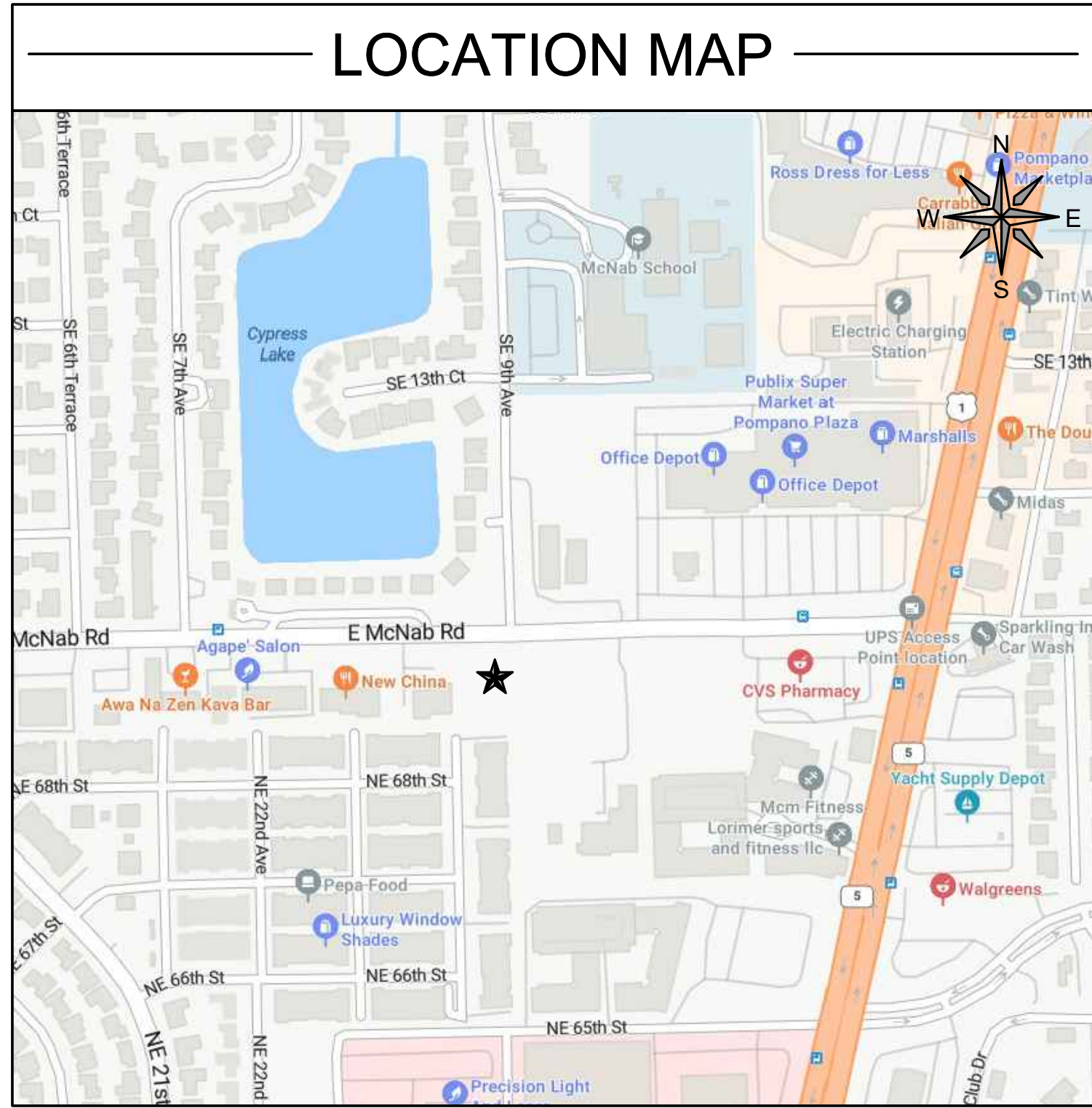
CONDO HOTEL

872 E MCNAB ROAD

POMPAN0 BEACH, BROWARD COUNTY, FLORIDA

70 GUEST ROOMS

DECEMBER 10, 2024



SYMBOLS

DETAIL NUMBER
DETAIL SECTION
SHEET NUMBER

NOTES

WALL TYPE

FLOOR TYPE

ROOF TYPE

DOOR DESIGNATION

WINDOW DESIGNATION

SPOT ELEVATION

REVISION SYMBOL

ELEVATION MARKER
DETAIL NUMBER
SHEET NUMBER

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 PLUMBING
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				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									