CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION

DATE: July 13, 2017 **FILE:** 17-D-30

TO: Planning and Development Board

VIA: Alexandra Carcamo, Principal Planner

FROM: Jean-Paul W. Perez, Planning Administrator

SUBJECT: Broward County Board of County Commissioners requests Design Review for the expansion of Terminal 25 at 2025 Eller Drive; generally located at the northeast corner of Access Road and Eller Drive for the property (Port Everglades Development District).

REQUEST

Design Review for the expansion of Terminal 25 (Port Everglades Development District).

RECOMMENDATION

Design: Approval

BACKGROUND

Port Everglades is a major regional facility located within multiple cities in Broward County – City of Hollywood, City of Dania Beach, and City of Fort Lauderdale, with approximately 70 percent located in the City of Hollywood. Port Everglades is essential to the continued economic vitality of the cities and the county as it includes multiple industries (i.e. import/export of goods, tourism, petroleum storage, etc.). As a key economic agent for the City of Hollywood and region, the Zoning District recognizes the need to accommodate these uses. As the facilities are located in multiple cities, a consistent zoning district was created so that all Port activities and projects would require the same review. For facilities located within Port Everglades Development District (PEDD) Site Plan approvals are not required and **only Design approvals are necessary.**

REQUEST

Broward County Board of Commissioners requests design review for the renovation of Terminal 25 which includes an approximate 97,000 square foot addition, located on an approximate 593,736 square foot site. The site is generally located within Port Everglades at the eastern terminus of Eller Drive at the northeastern peninsula of Parcel "A."

As an extension of the expanding brand of Celebrity Cruises, Terminal 25 is proposed to be renovated, updating many of the cruise terminal's dated facilities, including a second floor addition to the existing facility as well as a two-story addition. The second floor addition floor plan is primarily devoted to seating and circulation. Several supporting function offices are provided at the south part of the addition where check in facilities and queuing lines are located along the east part of the addition.

The new two-story addition provides main entrance to the facility for visitors. The first floor has multifarious uses such as baggage claim, support offices, storage, luggage staging areas and administration offices. The second floor provides for essential functions such as security screening stations that access the second floor addition where visitors will check-in. Also located on the second floor of the new addition are bathrooms, bar, and lounge areas.

Part of the rebranding of Terminal 25, beyond the proposed additions, includes an overhaul to the exterior of the structure. Modern materials, such as perforated metal panels, green wall, media wall and other contemporary appliqués are proposed in the exterior renovations. These materials will update the existing facilities shell while accentuating the contemporary design proposed for the new two-story addition. Large volumes, including generous signage, super graphics, off-set metal finishes and shadows, and expansive glassed opening at the entrance to the facility contribute to the new form of the facility which provides for an obvious extension of its function.

SITE INFORMATION

Owner:	Broward County Board of County Commissioners
Address/Location:	2025 Eller Drive
Net Size of Property:	593,736 square feet
Present Zoning:	Port Everglades Development District (PEDD)
Future Land Use Designation:	Transportation
Current Use of Land:	Cruise Terminals/Port Uses

ADJACENT LAND USE

North: Transportation
South: Transportation
East: Transportation
West: Transportation

ADJACENT ZONING

North: Port Everglades Development District (PEDD)
South: Port Everglades Development District (PEDD)
East: Port Everglades Development District (PEDD)
West: Port Everglades Development District (PEDD)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transportation Land Use designation, the site is surrounded by both commercial and industrial uses including multi-story garages, fuel drums and cargo facilities. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. Development of this site will increase the capacity of the port to serve as a major economic engine for the City as well as the region.

<u>Land Use Element</u>
Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

<u>Transportation Element</u>
Policy 5.2.2 *The City shall coordinate land uses with the transportation system through implementation of, but not limited to, the following programs, activities or actions:*

Industrial uses shall be located with access to major transportation facilities, including roads, airports, seaports, rail, and intermodal facilities.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 5, which includes Port Everglades, the north portion of West Lake Park and John U. Lloyd State Park. This Sub-Area is defined by Atlantic Ocean to the east, Sheridan Street to the south, SR 84 to the north with an irregular boundary to the west.

The Port Jurisdictional Area (PJA) includes the Cities of Dania Beach, Fort Lauderdale, Hollywood and Unincorporated Broward. The majority of the PJA, 71.3 percent to be exact, is located within the City of Hollywood's municipal borders. Additionally, this area of the Port includes several cruise passenger terminals, cargo facilities and container facilities that provide for dockside emptying for numerous shipping companies.

The City-Wide Master Plan identifies Port Everglades as a key economic agent by providing a full range of facilities and services related to the cargo, warehousing and cruising industries. In addition, Port Everglades' physical advantages to economic expansion include proximity to several transportation hubs, the deepest port in Florida and a short entry channel.

According to the City-Wide Master Plan, Port Everglades is a multi-million dollar business that has continued to increase revenues annually. Its diversity of maritime businesses includes cargo and passenger cruise lines, as well as other supporting businesses. Cruising activities have expanded at Port Everglades, one of the busiest cruise ports in the world. Port Everglades takes in more than 2 million passengers annually and there are approximately 1,550 cruise ships that dock throughout the year.

The City-Wide Master Plan supports the economic expansion of Port Everglades and the protection of environmental sensitive land and parks. Site improvements and renovations of the existing terminals are consistent with its vision based upon the following policy:

Policy 5.5: *Support and promote projects that will increase fees or revenues to the City of Hollywood from Port Everglades.*

The proposed facility will allow for improved functionality better servicing the existing uses and the proposed Port Expansion. Therefore, the project is consistent with those existing within the Port Everglades.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: Expansion of Terminal 25 proposes a fresh design with interesting composition of forms including angled roofs and cantilevered elements which serve to highlight geometries and shade openings. The color palette is neutral including shades of gray with blue and orange accents. The Applicant purports the "… renovation and addition blends both existing and new structures in a seamless manner generating a striking

aesthetic." Furthermore, the new addition creates a cognizable entrance to the facility, creating a relationship between the limited pedestrian areas and a intuitive flow of vehicle and pedestrian traffic into the facility, while creating a logical and manageable flow of interior operations.

FINDING: Consistent.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The Design Guidelines state *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility*. Although the terminal differs with structural elements and accents of other terminals in the port, it is establishing an elevated standard for design by which other facilities shall be held. It maintains a similar rectangular footprint; however, massing of the structure intentionally directs users of the site to the proposed lobby. The color palette and materials also lends to elevated design standards while maintaining the industrial texture and language of the port.

FINDING: Consistent.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The Design Guidelines state, *Building Heights for additions and new construction are recommended to relate to the height of abutting buildings.* While the building is freestanding and ultimately independent from a major portion of the port, the terminal shall serve large cruise ships, which in scale shall provide a relatable transition for users transition from the entrance to the cruise ships. The Design Guidelines further state, *Building footprints should take into account pedestrian and vehicular circulation.* The architecture of the structure relates directly to the vessels servicing the port, and provide a logical access to the entrance of the facility for vehicles dropping off site users. Its overall mass is similar with the other buildings that are currently built around the area as purported by the Applicant, "This is consistent with all existing cruise terminal structures within the port property as all contextual structures are tow story cruise terminals."

FINDING: Consistent.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

FINDING: Not applicable within the PEDD Zoning Designation.

ATTACHMENTS

ATTACHMENT A:	Application Package
ATTACHMENT B:	Land Use and Zoning Map

ATTACHMENT A

Application Package

PLANNING DIVISION

File No. (internal use only):_____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

http://www.hollywoodfl.org/DocumentCenter/Home/View/21

APPLICATION TYPE (CHECK ONE):

☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development Board

Date of Application:_____

Location Address: 2025 ELLER DRIVE, HOLLYWOOD, FL, 33316

Lot(s):_____ Block(s): _____ Subdivision: _____

Folio Number(s): 504224050010

Zoning Classification: PEDD Land Use Classification: 86

Existing Property Use: CRUISE PASSENGER TERMINAL Sq Ft/Number of Units: 148,414 SF

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): No

☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development

Explanation of Request: _____

Number of units/rooms: N/A Sq Ft: NEW CONST-96,611SF ALTERATION TO EXISTING -51,803SF

Value of Improvement: 76,000,000 Estimated Date of Completion: NOVEMBER 2018

Will Project be Phased? ( ) Yes (X)No If Phased, Estimated Completion of Each Phase

_____

Name of Current Property Owner: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

Address of Property Owner: 115 S ANDREWS AVE. RM 501-RP, FORT LAUDERDALE, FL, 33301-1801

Telephone: 9544580198 Fax: 9544683436 Email Address: IROZENTAL@BROWARD.ORG

Name of Consultant/Representative/Tenant (circle one): BERMELLO AJAMIL AND PARTNERS

Address: 900 SE 3RD AVE. STE 203, FORT LAUDERDALE FLORIDA, 33316 Telephone: 9544671113

Fax: 9544671116 Email Address: JBOWERS@BERMELLOAJAMIL.COM

Date of Purchase: N/A Is there an option to purchase the Property? Yes ( ) No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Martha Montoya

Address: 1850 Eller Dr. Room 603 Ft. Lauderdale, FL 33316-4201

Email Address: MMANTOYA@BROWARD.ORG

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: 5/25/17

PRINT NAME: John Foglesong, P.E. Date: _____

Signature of Consultant/Representative: _____ Date: 5/29/17

PRINT NAME: James Bowers, AIA, NCARB, LEED AP Date: _____

Signature of Tenant: N / A Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

_____
Signature of Current Owner

_____
Notary Public
State of Florida

_____
Print Name

My Commission Expires: _____ (Check One) ___ Personally known to me; OR ___ Produced Identification _____

Bermello Ajamil & Partners, Inc.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture

Jean-Paul Perez
Principal Planner
City of Hollywood, Florida
2600 Hollywood Blvd., Rm 315
33022

May 30th, 2017

RE: Port Everglades Terminal 25 Renovation and Addition

Terminal 25 located at Port Everglades, Florida is an existing one story cruise terminal positioned on the most eastern portion of the port peninsula adjacent to the intracoastal and port inlet. As the cruise ships increase in capacity, terminals must as well. This is achieved by demolishing approximately 30,000sf of the existing roof, in-filling it with a 2nd level and creating a new roof which will reach approximately 48' in height. Additionally, 45,000sf of new construction will adjoin the existing renovation. The overall design intent is to create an architectural icon at the tip of the peninsula that will create a design standard for any future cruise terminal at Port Everglades.

The Terminal 25 renovation and addition blends both existing and new structures in a seamless manner generating a striking aesthetic design. The north and west facades provide a perforated metal panel screen structure that frames and emphasizes a grand entry to the structure on the north side of the terminal. This is reinforced with a 4 story tall clear glazing storefront system that intuitively generates a grand statement as you approach the terminal.

The south façade with its screened veneer is visually and volumetrically united through the use of perforated metal panels to the grand entry on the north side of the structure. This bookending condition is connected by the existing structure, where a blend of painted smooth stucco finishes in a neutral color will accentuate "pops" of color at the base of the structure and at various location throughout the facade.

With the renovation and addition of Terminal 25, a ground transportation area (GTA) will be provided. A reconfiguration of the existing GTA entails demolishing Terminal 22 and 24 and relocating the current FPL vault to the north portion of Terminal 21. A seamless vehicular path will be provided for buses, taxis and personal vehicles. The GTA will integrate landscaping that will create an inviting environment with an effort to enhance the site with tropical plants and native trees.

The conjunction of all of these conditions generate an impactful design that will intrinsically provide the user an enjoyable experience.

James Bowers, AIA, NCARB, LEED AP
Partner

Cc: Mark Ittel
Jim Rowe
Ulises Torres

Bermello Ajamil & Partners, Inc.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture

LEGAL DESCRIPTION:

All of tract "A", Port Everglades Plat No. 10, according to the plat thereof, as recorded in Plat Book 149, at page 26

Together with a portion of parcel A, Port Everglades Plat No. 6, according to the plate thereof, as recorded in plat book 133, at page 13

Together with a portion of parcel A, Port Everglades – plat 9, according to the plat thereof, as recorded in plat book 144, at page 24, all as recorded in the public records of Broward County, Florida.

Said Lands situate, lying and being in the City of Hollywood Broward County Florida.

900 SE Third Ave · Ft Lauderdale · Florida · 33316 · Main 954 467 1113 · Fax 954 467 1116

www.bermelloajamil.com

Bermello Ajamil & Partners, Inc.

Architecture
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Interior Design
Landscape Architecture

Jean-Paul Perez
Principal Planner
City of Hollywood, Florida
2600 Hollywood Blvd., Rm 315
33022

May 30th, 2017

RE: Criteria Statement

1. Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural detail should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The Terminal 25 renovation and addition blends both existing and new structures in a seamless manner generating a striking aesthetic design. The north and west facades provide a perforated metal panel screen that frames and emphasize a grand entry to the structure on the north side of the terminal. This is reinforced with a 4 story tall clear glazing storefront system that intuitively generates a grand statement.

The south façade with its screened veneer is visually and volumetrically connected through the use of perforated metal panels to the grand entry on the north side of the structure. This bookending condition is connected by the existing structure, where a blend of painted smooth stucco finishes in a neutral color will accentuate “pops” of color at the base of the structure and at various location throughout the facade.

Furthermore, the conjunction of all of these conditions generate an impactful design that will intrinsically provide the user an enjoyable experience.

2. Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

Terminal 25 is an existing one story cruise terminal located on the most eastern portion of the port peninsula adjacent to the intracoastal and port inlet. Terminal 21 is also located on the peninsula, both Terminal 25 and 21 are separated by a ground transportation area and are two story structures. Port Everglades is a cruise and cargo facility and there are no surrounding neighborhoods for compatibility comparison. The intent is to create an architectural icon at the tip of the peninsula that will create a design standard for any future cruise terminal.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

Terminal 25 is an addition and renovation and as such there are limitations in relation to existing structures. The existing roof will be demolished and the structure will be increased in height to accommodate a second level and a new roof. The new addition will be approximately 45' in height, and a new roof structure at the existing terminal will be at approximately 40'. This is consistent with all existing cruise terminal structures within the port property as all contextual structures are two story cruise terminals.

4. Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

The landscape for Terminal 25 integrates various plants and vegetation with extensive vehicular and pedestrian pavement to create an inviting environment for the end users. The site land use is "Transportation" and does not have specific landscape requirements. An effort has been made to create and enhance the site with tropical plants. The major landscape statement consists of various palm trees within a vehicular median that separates Terminal 25 from Terminal 21. The proposed palms ranging from 20' to 30' in height will be located on the median terminating at each end with large Bismarck Palms. The mass of tree canopy helps to break up the expansive pavement and complements the adjacent buildings. Nearly all of the Coconut Palms on site will be relocated into the new design. The vast majority of all other proposed plants are native's that adapt and thrive in this coastal location.

James Bowers, AIA, NCARB, LEED AP
Partner

Cc: Mark Ittel
Jim Rowe
Ulises Torres

PLANNING & DEVELOPMENT BOARD

MAY 22, 2017

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WWW.CRAENGINEERING.COM

TERMINAL 25
PORT EVERGLADES

PORT EVERGLADES
BROWARD COUNTY, FLORIDA

PORT EVERGLADES AUTHORITY

SITE DATA INFORMATION

CITY OF HOLLYWOOD ZONING
PEDD: PORT EVERGLADES DEVELOPMENT DISTRICT

DEVELOPMENT STANDARDS:

BUILDING HEIGHT: NO BUILDING OR STRUCTURE HALL EXCEED A HEIGHT PRESCRIBED BY THE FEDERAL AVIATION ADMINISTRATION

MINIMUM LOT SIZE: NONE
MINIMUM LOT WIDTH: NONE
MINIMUM SETBACK: NONE

PARKING:
- PARKING WILL BE PROVIDED IN THE EXISTING MIDPORT GARAGE
- HANDICAP PARKING: PARKING SPACES FOR THE HANDICAP SHALL BE PROVIDED AS REQUIRED BY STATE, COUNTY, OR CITY REGULATIONS AND THE SOUTH FLORIDA BUILDING CODE

LANDSCAPING
ALL PARCELS DEVELOPED UNDER THESE REGULATIONS SHALL PROVIDE WELL MAINTAINED PROFESSIONALLY LANDSCAPED AREAS EQUAL TO 10% OF THE TOTAL PARCEL AREA EXCEPT THOSE PARCELS USED FOR THE FOLLOWING PURPOSES:
- SHIP BIRTHING

SIGNAGE
15% OF THE FRONT WALL 10% OF THE SIDE (STREET FACING) WALLS 200 SQUARE FEET MINIMUM

BUILDING AREAS

GROUND LEVEL

EXISTING CONDITIONS TO REMAIN WITH ALTERATIONS	43306 SF

NEW CONDITIONS	32836 SF
GROUND LEVEL: 4	76141 SF

2ND LEVEL(EXISTING)

EXISTING CONDITIONS TO REMAIN WITH ALTERATIONS	8497 SF

NEW CONDITIONS	29817 SF

NEW INFILL FLOOR AND ROOF IN EXISTING SHELL	33958 SF
2ND LEVEL(EXISTING): 3	72273 SF
	148414 SF

SIGNAGE AREAS

SOUTH ELEVATION

MEDIA MESH	717 SF

WEST ELEVATION

MEDIA MESH	1,159 SF
SIGN BETWEEN GRIDS 16-18	248 SF
SIGN BETWEEN GRIDS 14-15	465 SF
SIGN BETWEEN GRIDS 10-12	166 SF
SIGN BETWEEN GRIDS 6-8	465 SF
SIGN BETWEEN GRIDS 2-4	311 SF
TOTAL	3,531 SF

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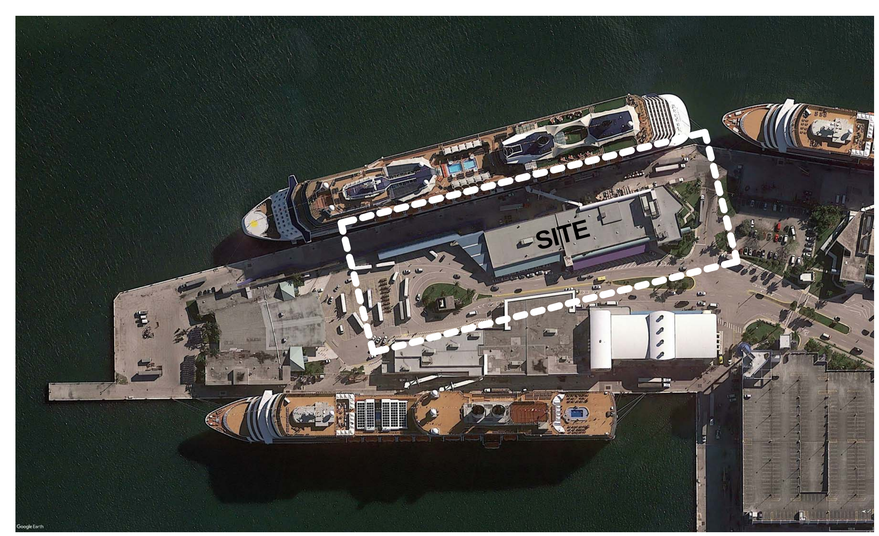

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TERMINAL 25
PORT EVERGLADES
PORT EVERGLADES
BROWARD COUNTY, FLORIDA

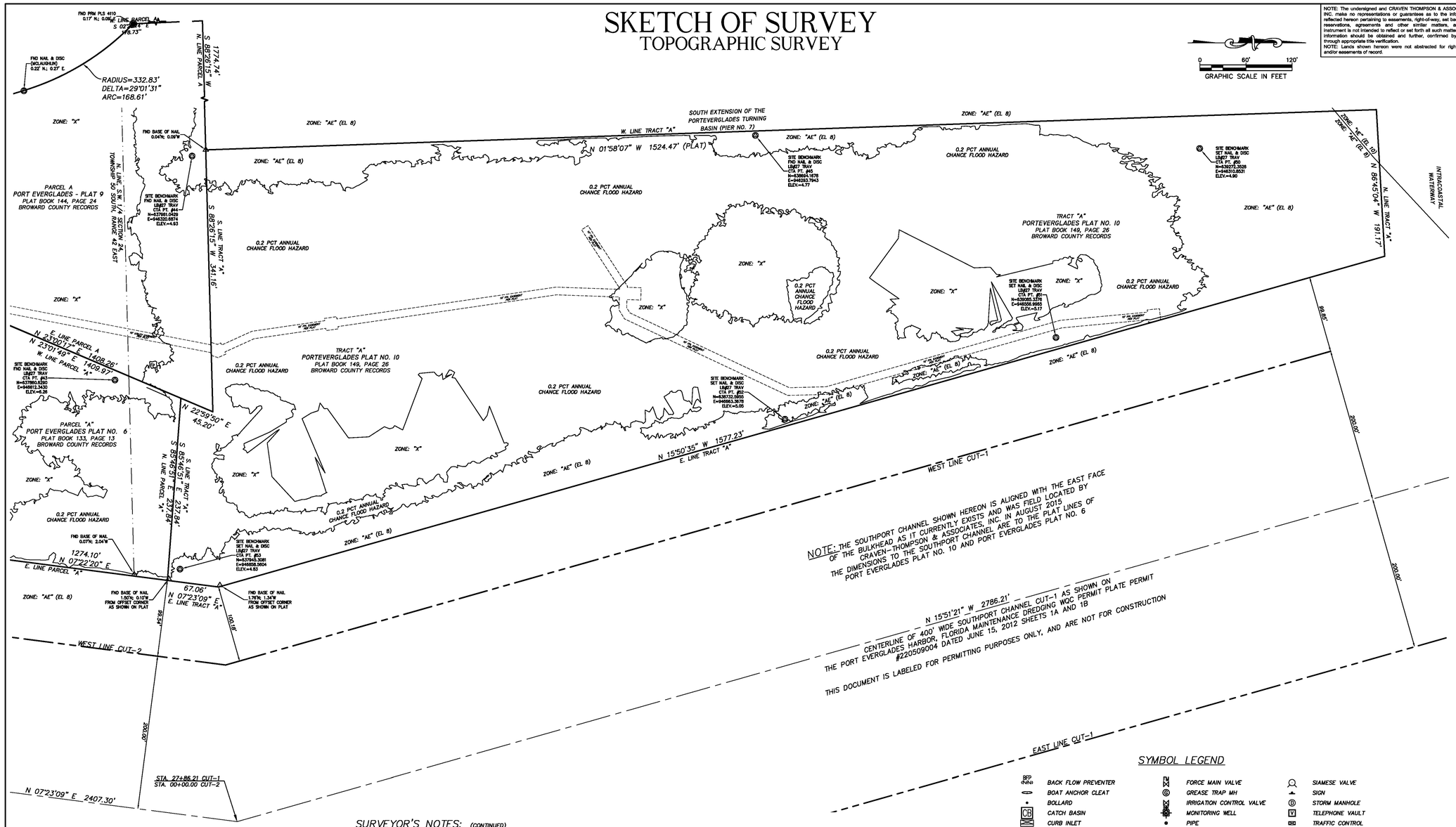
STATE OF FLORIDA
A R 94133
REGISTERED ARCHITECT
JAMES ROBERTO BOWERS, R.A.
FL. ARCHITECT REG. NO. 94133

PDB SUBMITTAL
MAY 22, 2017

A 1
INDEX / PROJECT DESCRIPTION

SKETCH OF SURVEY
TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.



SURVEYOR'S NOTES:

1) THE HORIZONTAL CONTROL MEASUREMENTS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE) AND WERE OBTAINED BY UTILIZING "TRIMBLE R8 GNSS AND TRIMBLE 5700 SERIES" CELLULAR REAL TIME KINEMATICS SYSTEMS. THE ACCURACY OF MEASUREMENTS AND CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS AND PROCESSED, CALIBRATED AND ADJUSTED TO THE FOLLOWING EASTERN BROWARD HORIZONTAL GPS NETWORK CONTROL POINTS, AS ESTABLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT (BCED), SURVEY SECTION.

GPS PT#	EASTINGS	NORTHINGS	DESCRIPTION
201	944306.134	636426.132	NAIL AND DISC "BCED GPS"
208	944899.029	637874.508	NAIL AND DISC "BCED GPS"
216	942326.186	637688.859	NAIL AND DISC "BCED GPS"
K37	945281.789	629923.274	NAIL AND DISC "BCED GPS"

THE LEAST SQUARE ADJUSTMENT IS BASED ON A HORIZONTAL BEST FIT MODEL USING TRIMBLE BUSINESS CENTER SOFTWARE. THE MAXIMUM HORIZONTAL RESIDUAL ERROR OF 0.042'+/', THE HORIZONTAL ADJUSTMENT SCALE FACTOR VALUE WAS CALCULATED TO BE 1.000005155.
2) THE BEARINGS SHOWN HEREON ON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (1990).
3) THE BOUNDARY DESCRIPTION SHOWN HEREON WAS PREPARED BY CRAVEN-THOMPSON & ASSOCIATES, INC.
4) THIS SURVEY MEETS AND EXCEEDS THE LINEAR CLOSURE OF 1 IN 10,000 FEET FOR COMMERCIAL/HIGH RISK SURVEYS AS DEFINED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17.051AND 5J-17.052, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THEREFORE ONLY THOSE EASEMENTS ON THE RECORD PLAT ARE SHOWN UNLESS OTHERWISE NOTED. INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WAS NOT PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST. THIS SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
6) BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES AND DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 OF A FOOT.

SURVEYOR'S NOTES: (CONTINUED)

7) THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
8) BURIED UTILITY LOCATIONS SHOWN HEREON WERE OBTAINED FROM PROVIDED AS-BUILT PLANS, WITH THE EXCEPTION OF STRUCTURE RIM ELEVATIONS, VERTICAL INFORMATION WAS NOT FIELD VERIFIED.
9) THE TOPOGRAPHICAL MEASUREMENTS SHOWN HEREON WERE OBTAINED USING A "LEICA TC-700 SERIES" TOTAL STATION AND "SPECTRA PRECISION" SURVEY PRO DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
10) THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF BERMELLO AJAMIL & PARTNERS, INC. FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT. REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
11) SHEET V-1 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' OR SMALLER. SHEETS V-2 THRU V-5 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
12) ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE UNDERSIGNED. THIS DOCUMENT CONSISTS OF 5 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
13) THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN THAT SHOWN HEREON AND DO NOT DETERMINE SUBSURFACE CONDITIONS.
14) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND REFERENCED TO THE FOLLOWING BENCHMARK, BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 215, ELEVATION = 5.332.
15) FLOOD ELEVATION INFORMATION – COMMUNITY NUMBER 125113; DATE OF FIRM INDEX AUGUST 18, 2014; DATE OF FIRM MAP AUGUST 18, 2014; FIRM ZONE X, AE (EL 8), VE (EL 10), 0.2 PCT ANNUAL CHANCE FLOOD HAZARD; PANEL NUMBER 0578; SUFFIX H; BASE FLOOD ELEVATION 8 & 10.

DESCRIPTION:

ALL OF TRACT "A", PORT EVERGLADES PLAT NO. 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, AT PAGE 26.

TOGETHER WITH A PORTION OF PARCEL A, PORT EVERGLADES PLAT NO. 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 13.

TOGETHER WITH A PORTION OF PARCEL A, PORT EVERGLADES – PLAT 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, AT PAGE 24, ALL AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTROL LEGEND

- NAIL&TAB
- 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT

SYMBOL LEGEND

2'C&G	2' CURB & GUTTER
CLF	CHAIN LINK FENCE
COMM.	COMMUNICATIONS
CONC.	CONCRETE
CBS	CONCRETE BLOCK STRUCTURE
DIA.	DIAMETER
ELEC.	ELECTRIC
ELEV.	ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
FPL	FLORIDA POWER & LIGHT COMPANY
INFO.	INFORMATION
R.E.	RIM ELEVATION

SYMBOL LEGEND

BFP (NNN) BACK FLOW PREVENTER
BOAT ANCHOR CLEAT
BOLLARD
CB CATCH BASIN
CI CURB INLET
DDCV (NN) DOUBLE DETECTOR CHECK VALVE
DECORATIVE/YARD LIGHT POLE
ELECTRICAL PULL BOX
E ELECTRICAL MANHOLE
FIRE HYDRANT
FM FORCE MAIN VALVE
GT GREASE TRAP MH
IRRIGATION CONTROL VALVE
MONITORING WELL
PIPE
PARKING LIGHT 2 BULBS
PARKING LIGHT 3 BULBS
PARKING LIGHT 4 BULBS
POST INDICATOR VALVE
CO SANITARY CLEAN OUT
S SANITARY MANHOLE
SIAMESE VALVE
SIGN
D STORM MANHOLE
V TELEPHONE VAULT
TC TRAFFIC CONTROL
TRAFFIC POLE
WATER METER
WV WATER VALVE
YD YARD DRAIN
CHAIN LINK FENCE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.051 AND 5J-17.052, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN AUGUST 2015.

LAST DATE OF FIELD WORK: August 28, 2015

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

THOMAS C. SHAHAN–FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 4387
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

DATE:	08/28/15
SCALE:	1"=60'
DRAWN BY:	T.S.
CHECKED BY:	R.Y.
FIELDBOOK:	2876; 2704 2712
PAGE(S):	56-66; 43-79 24-25
BY: DATE: DESCRIPTION:	

CRAVEN · THOMPSON AND ASSOCIATES, INC.
ENGINEERS · PLANNERS · SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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PORT EVERGLADES TERMINAL 25
CITY OF FORT LAUDERDALE-BROWARD COUNTY-FLORIDA
PREPARED FOR: Bermello Ajamil & Partners, Inc.
BOUNDARY SURVEY

SEAL
PROJECT NO. 06-0016-002
V-1
SHEET 1 OF 5

Bermello Ajamil & Partners, Inc.
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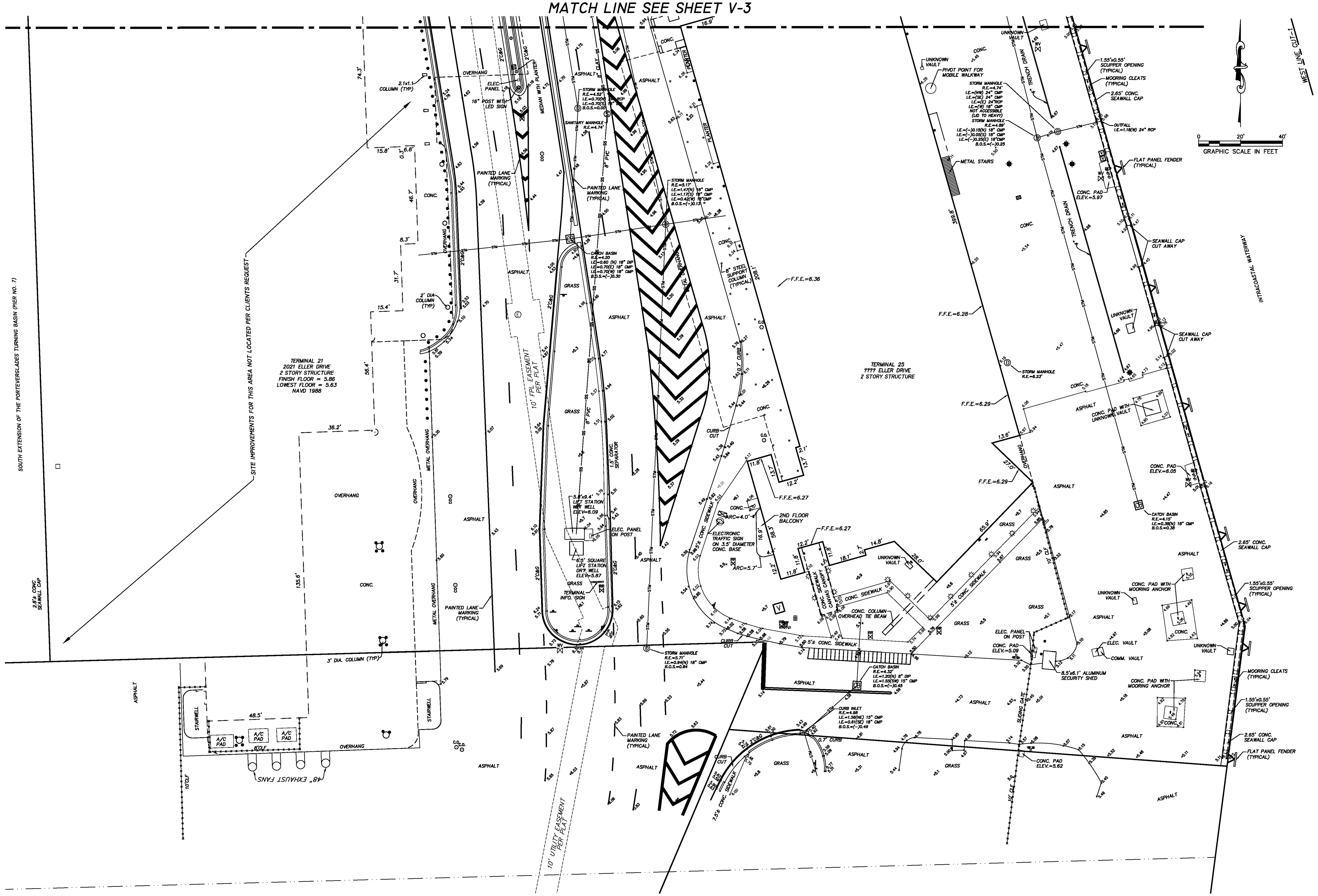
TERMINAL 25
PORT EVERGLADES
BROWARD COUNTY, FLORIDA

STATE OF FLORIDA
A R 94133
REGISTERED ARCHITECT
JAMES ROBERTO BOWERS, R.A.
FL. ARCHITECT REG. NO. 94133

PDB SUBMITTAL
MAY 22, 2017

A 2.1
SURVEY

SKETCH OF SURVEY
TOPOGRAPHIC SURVEY



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NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

DATE:	08/28/15
SCALE:	1"=20'
DRAWN BY:	T.S.
CHECKED BY:	R.Y.
FIELDBOOK:	2679; 2704 2712
PAGE(S):	59-66; 43-79 24-25

DESCRIPTION:	BY:	DATE:

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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PORT EVERGLADES TERMINAL 25
CITY OF FORT LAUDERDALE-BROWARD COUNTY-FLORIDA
PREPARED FOR:
Bermello Ajamil & Partners, Inc.
BOUNDARY SURVEY

SEAL

PROJECT NO.
06-0016-002

V-2
SHEET 2 OF 5

G:\2006\06-0016-002 Port Everglades Cruise Terminal 25\Drawings\Basecalc-CTA BORDER.dwg [V-2] May 03, 2017 9:39am TSHAHAN

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TERMINAL 25
PORT EVERGLADES

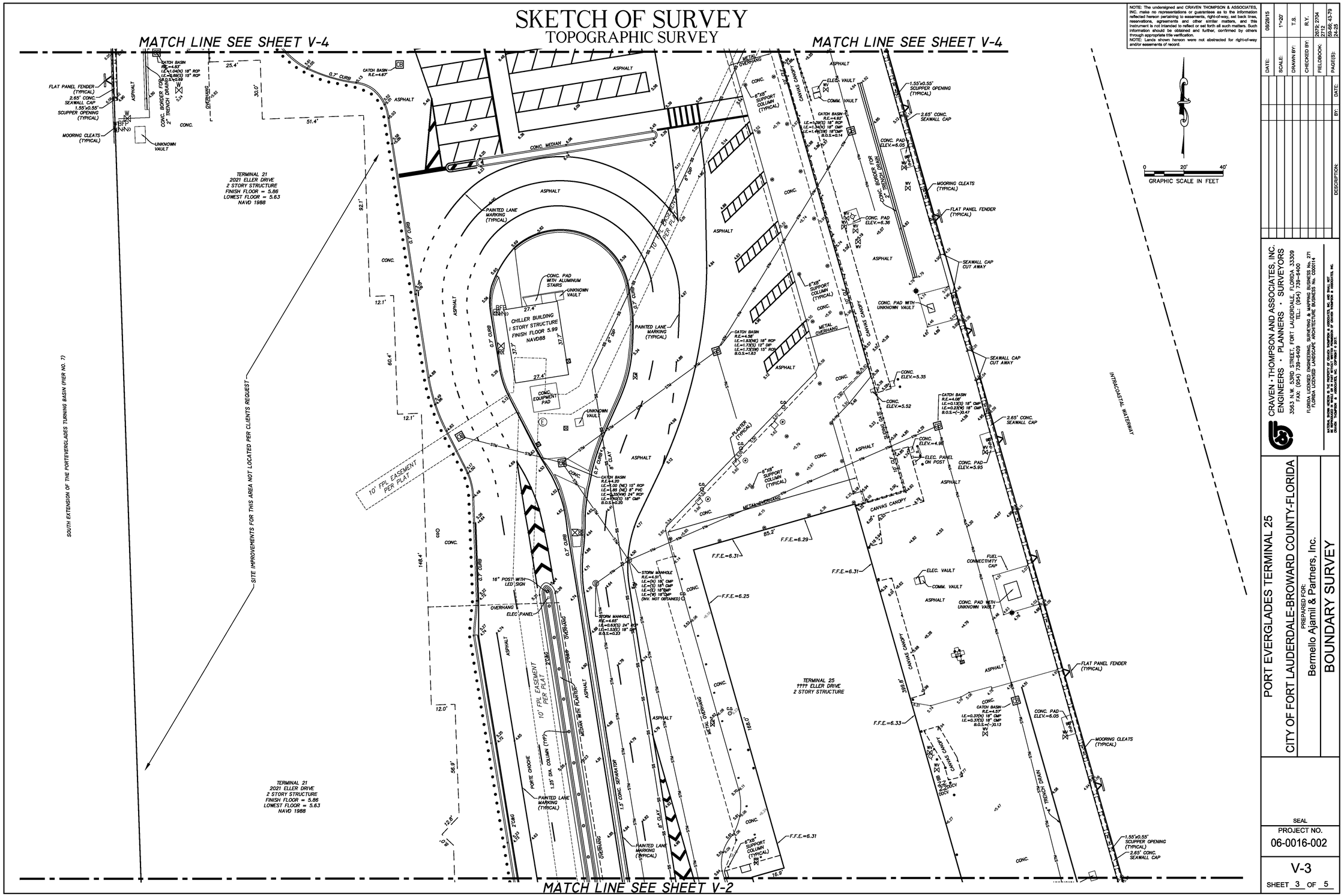
PORT EVERGLADES BROWARD COUNTY, FLORIDA

STATE OF FLORIDA REGISTERED ARCHITECT AR 94133
JAMES ROBERTO BOWERS, R.A.
FL. ARCHITECT REG. NO. 94133

PDB SUBMITTAL
MAY 22, 2017

A 2.2
SURVEY

SKETCH OF SURVEY
TOPOGRAPHIC SURVEY



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DATE:	08/28/15
SCALE:	1"=20'
DRAWN BY:	T.S.
CHECKED BY:	R.Y.
FIELDBOOK:	2875: 2704
PAGE(S):	59-69, 43-79
	24-25

DESCRIPTION:	BY:	DATE:

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ENGINEERS · PLANNERS · SURVEYORS
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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PORT EVERGLADES TERMINAL 25
CITY OF FORT LAUDERDALE-BROWARD COUNTY-FLORIDA
PREPARED FOR:
Bermello Ajamil & Partners, Inc.
BOUNDARY SURVEY

SEAL

PROJECT NO.
06-0016-002

V-3
SHEET 3 OF 5

G:\2006\06-0016-002 Port Everglades Cruise Terminal 25\Drawings\Bonacolo-CTA BORDER.dwg [V-3] May 03, 2017 9:19am TSHAHAN

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TERMINAL 25
PORT EVERGLADES

PORT EVERGLADES
BROWARD COUNTY, FLORIDA

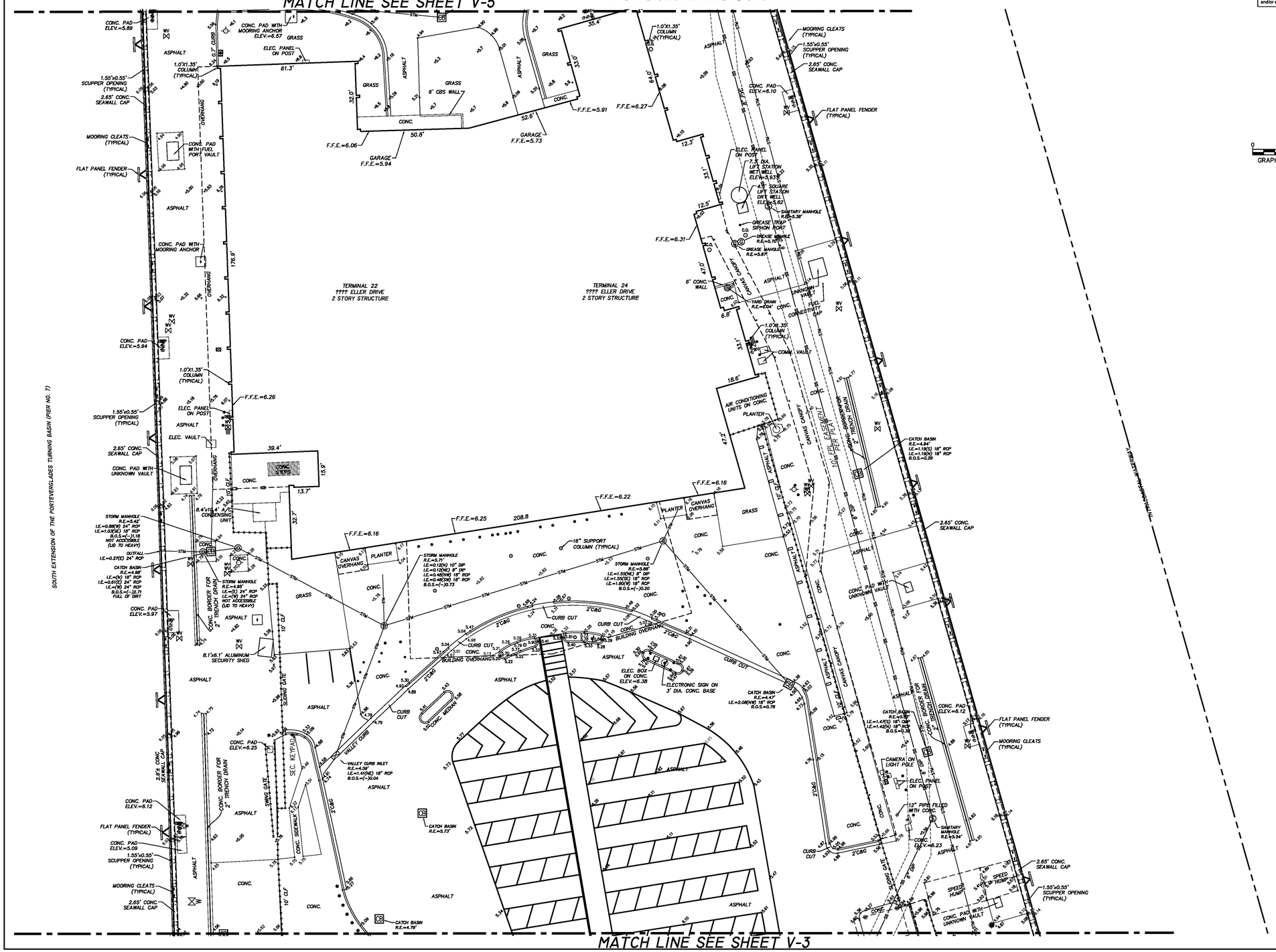
STATE OF FLORIDA
A R 94133
REGISTERED ARCHITECT

JAMES ROBERTO BOWERS, R.A.
FL. ARCHITECT REG. NO. 94133

PDB SUBMITTAL
MAY 22, 2017

A 2.3
SURVEY

SKETCH OF SURVEY
TOPOGRAPHIC SURVEY



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DATE:	09/28/15
SCALE:	1"=20'
DRAWN BY:	T.S.
CHECKED BY:	R.Y.
FIELDBOOK:	2876: 27-04 2712
PAGE(S):	55-66; 43-79 24-25

BY:	DATE:	DESCRIPTION:

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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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PORT EVERGLADES TERMINAL 25
CITY OF FORT LAUDERDALE-BROWARD COUNTY-FLORIDA
PREPARED FOR:
Bermello Ajamil & Partners, Inc.
BOUNDARY SURVEY

SEAL

PROJECT NO.
06-0016-002

V-4
SHEET 4 OF 5

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TERMINAL 25
PORT EVERGLADES
PORT EVERGLADES
BROWARD COUNTY, FLORIDA

STATE OF FLORIDA
A R 94133
REGISTERED ARCHITECT
JAMES ROBERTO BOWERS, R.A.
FL. ARCHITECT REG. NO. 94133

PDB SUBMITTAL
MAY 22, 2017

A 2.4
SURVEY

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SKETCH OF SURVEY
TOPOGRAPHIC SURVEY

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0 20' 40'
GRAPHIC SCALE IN FEET

DATE:	08/28/15
SCALE:	1"=20'
DRAWN BY:	T.S.
CHECKED BY:	R.Y.
FIELDBOOK:	2979; 2704 2712; 2704
PAGE(S):	59-66; 43-79 24-25

BY:	DATE:	DESCRIPTION:

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PORT EVERGLADES TERMINAL 25
CITY OF FORT LAUDERDALE-BROWARD COUNTY-FLORIDA

PREPARED FOR:
Bermello Ajamil & Partners, Inc.

BOUNDARY SURVEY

SEAL

PROJECT NO.
06-0016-002

V-5
SHEET 5 OF 5

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TERMINAL 25
PORT EVERGLADES

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BROWARD COUNTY, FLORIDA

STATE OF FLORIDA
A R 94133
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FL. ARCHITECT REG. NO. 94133

PDB SUBMITTAL
MAY 22, 2017

A 2.5
SURVEY

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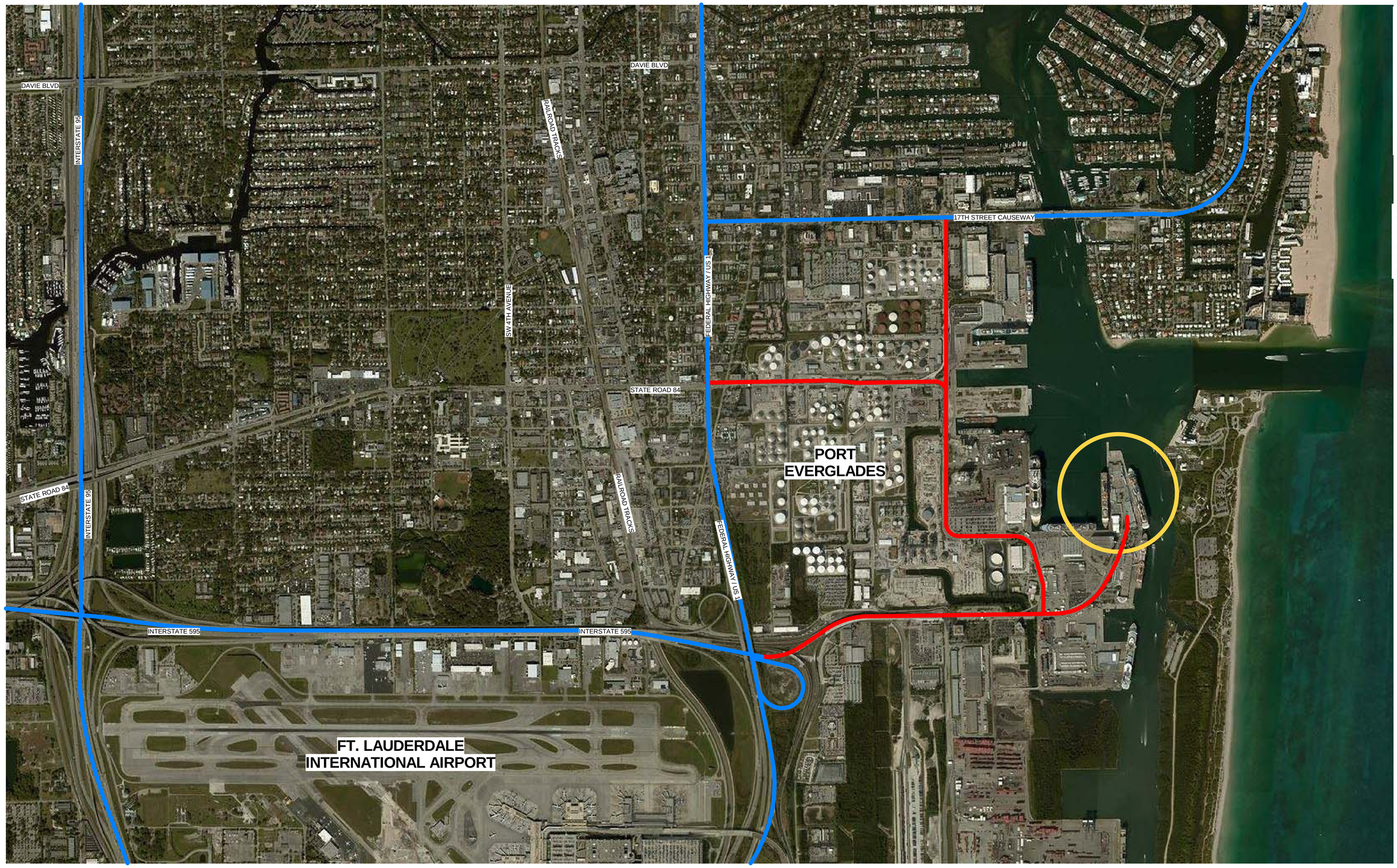

LEGEND

- SITE LOCATION
- ENTRY/ EXIT FROM SITE
- MAIN STREET ROADS

N

SCALE: NTS

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TERMINAL 25
PORT EVERGLADES

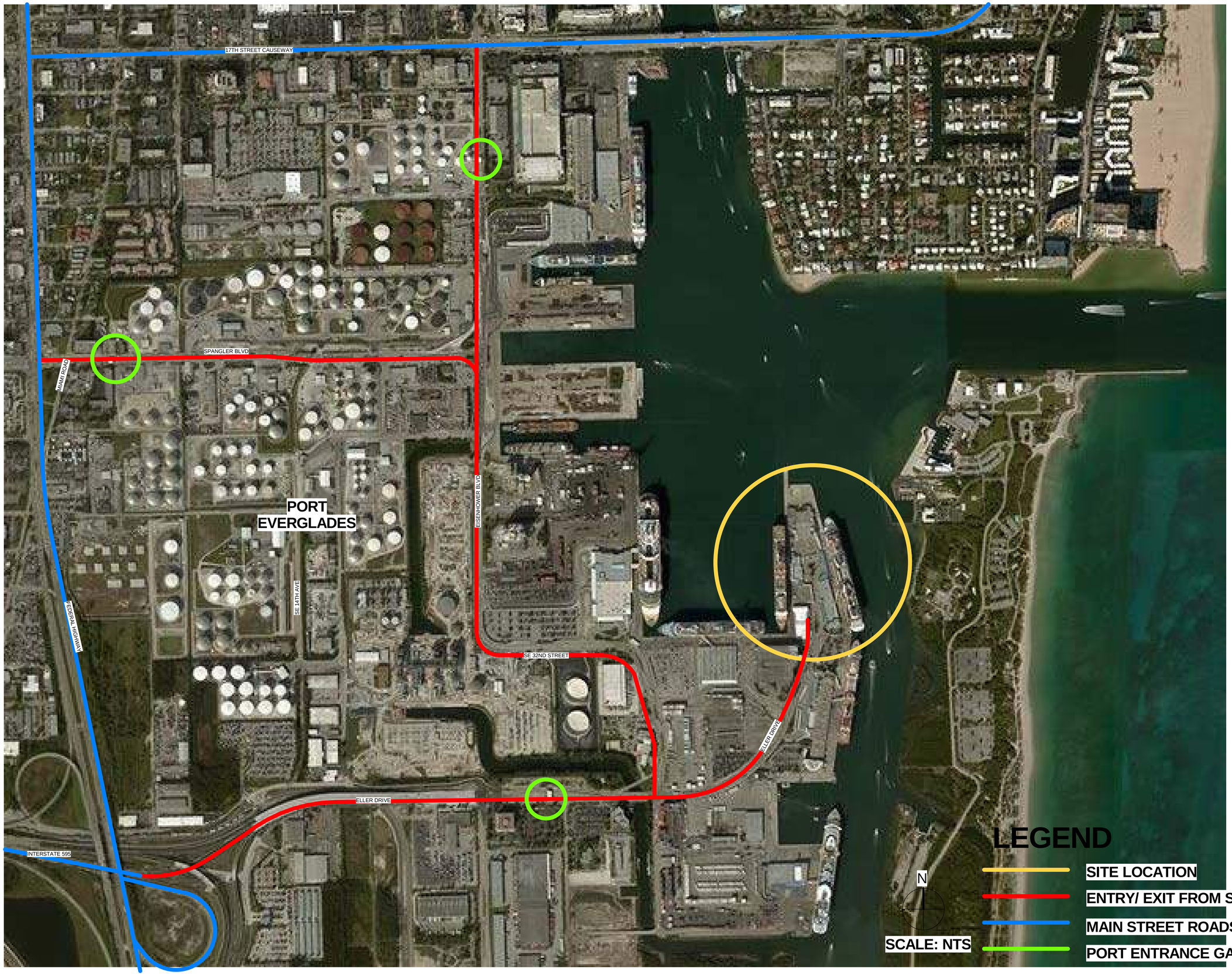
PORT EVERGLADES
BROWARD COUNTY, FLORIDA

STATE OF FLORIDA
A R 94133
REGISTERED ARCHITECT

JAMES ROBERTO BOWERS, R.A.
FL. ARCHITECT REG. NO. 94133

PDB SUBMITTAL
MAY 22, 2017

A 3
LOCATION MAP



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TERMINAL 25
PORT EVERGLADES

PORT EVERGLADES
BROWARD COUNTY, FLORIDA

STATE OF FLORIDA
A R 94133
REGISTERED ARCHITECT

JAMES ROBERTO BOWERS, R.A.
FL. ARCHITECT REG. NO. 94133

PDB SUBMITTAL
MAY 22, 2017

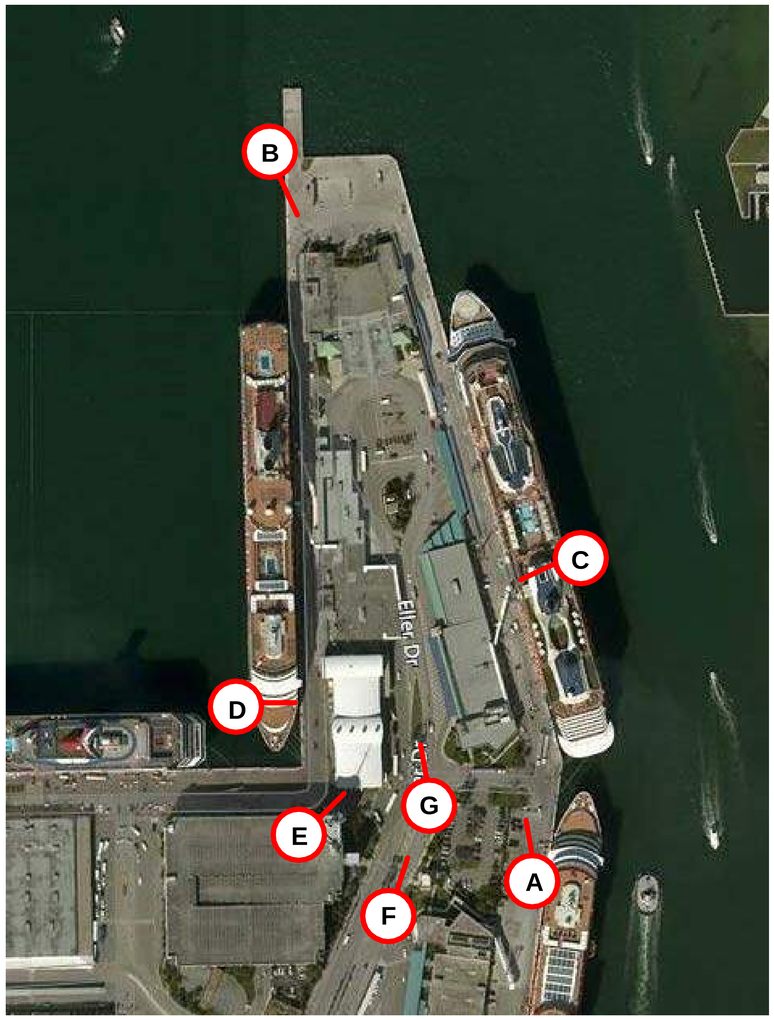
A 4
LOCATION MAP

G

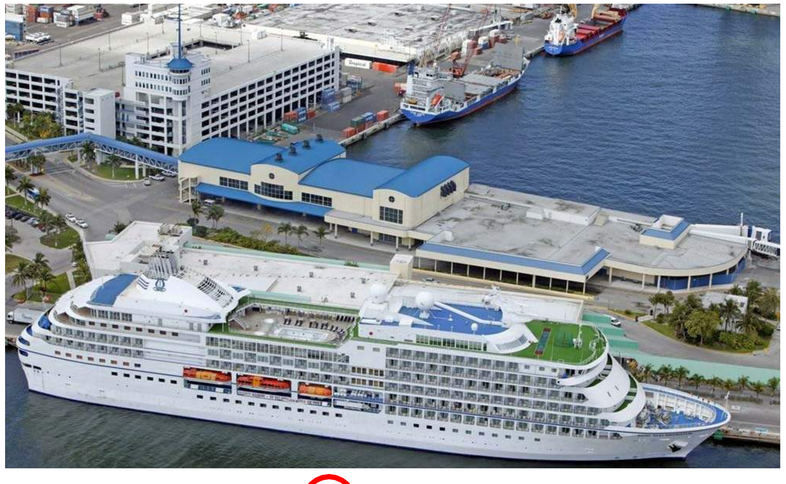
F

E

D



SITE AERIAL



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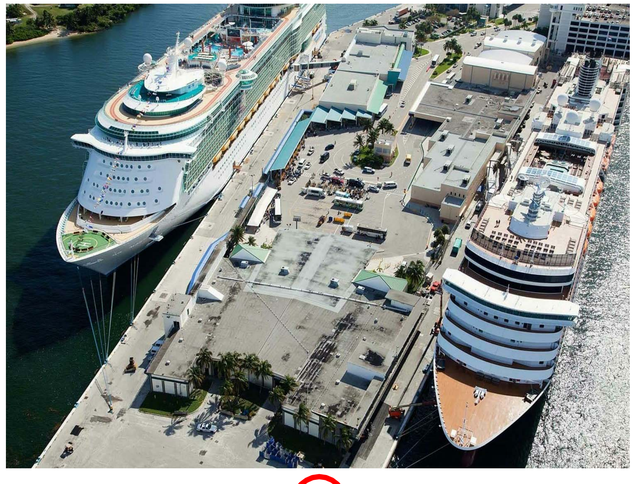

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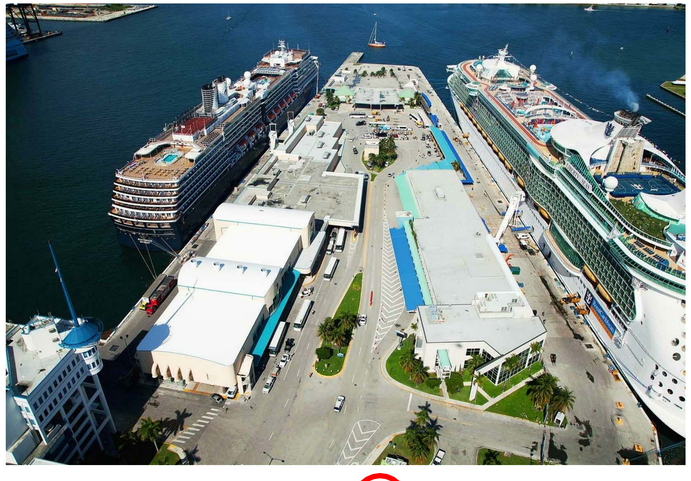

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TERMINAL 25
PORT EVERGLADES

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BROWARD COUNTY, FLORIDA

STATE OF FLORIDA
A R 94133
REGISTERED ARCHITECT

JAMES ROBERTO BOWERS, R.A.
FL. ARCHITECT REG. NO. 94133

PDB SUBMITTAL
MAY 22, 2017

A 5
SITE PHOTOGRAPHS

Bermello Ajamil & Partners, Inc.
2601 S BAYSHORE DRIVE, SUITE 1000
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P: 305.859.2050
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CORONA RODRIGUEZ & ASSOCIATES, INC.
PLANNERS - ENGINEERS
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FORT LAUDERDALE, FL 33332
P: (954) 880-0180
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TERMINAL 25
PORT EVERGLADES

PORT EVERGLADES
BROWARD COUNTY, FLORIDA

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A 6
EXISTING SITE
CONTEXT

1
A 7
SITE PLAN.
1" = 60'-0"

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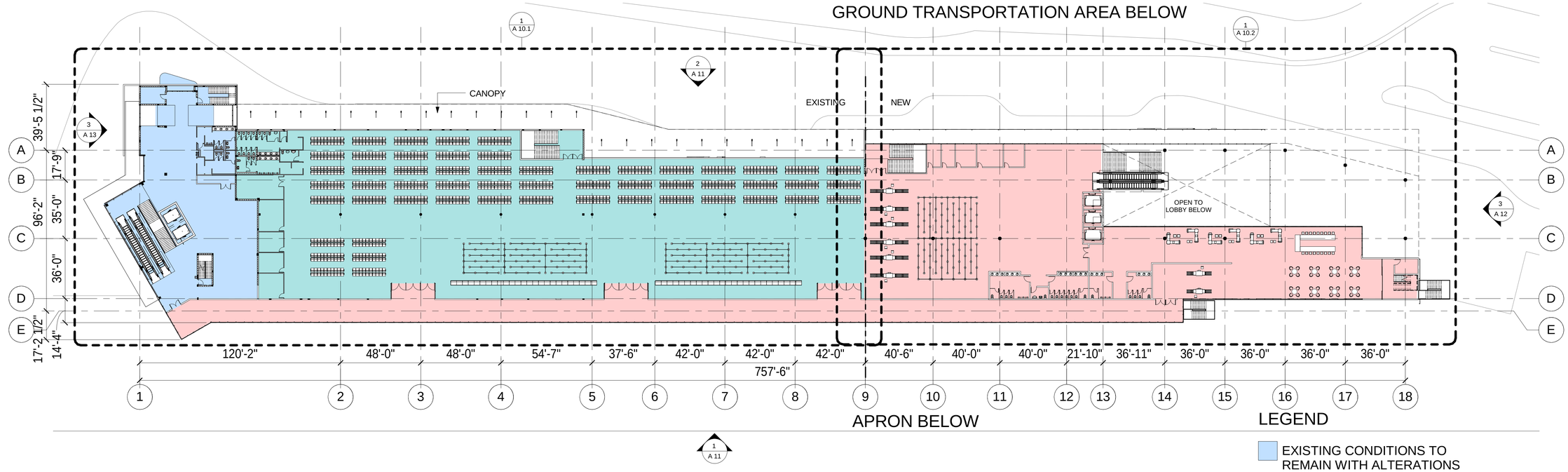
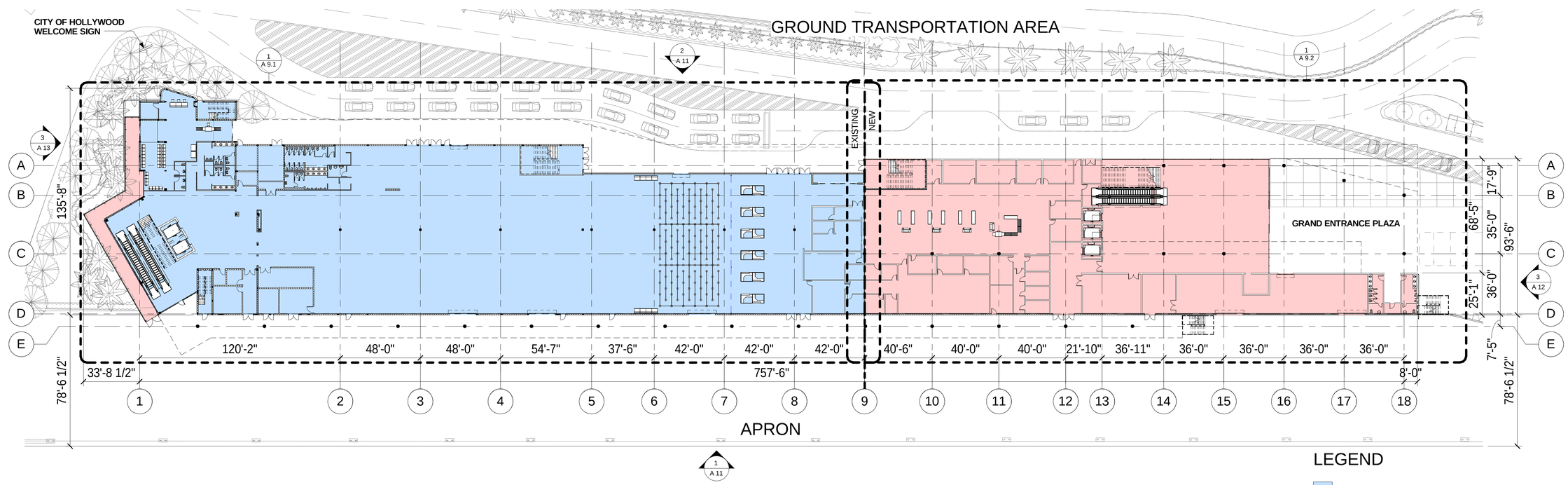
A 7
SITE PLAN



LEGEND

- EXISTING CONDITIONS TO REMAIN WITH ALTERATIONS
- NEW CONDITIONS
- NEW INFILL FLOOR AND ROOF IN EXISTING SHELL

2 A 8 2ND LEVEL FLOOR
1" = 30'-0"



LEGEND

- EXISTING CONDITIONS TO REMAIN WITH ALTERATIONS
- NEW CONDITIONS

1 A 8 1 GROUND FLOOR
1" = 30'-0"

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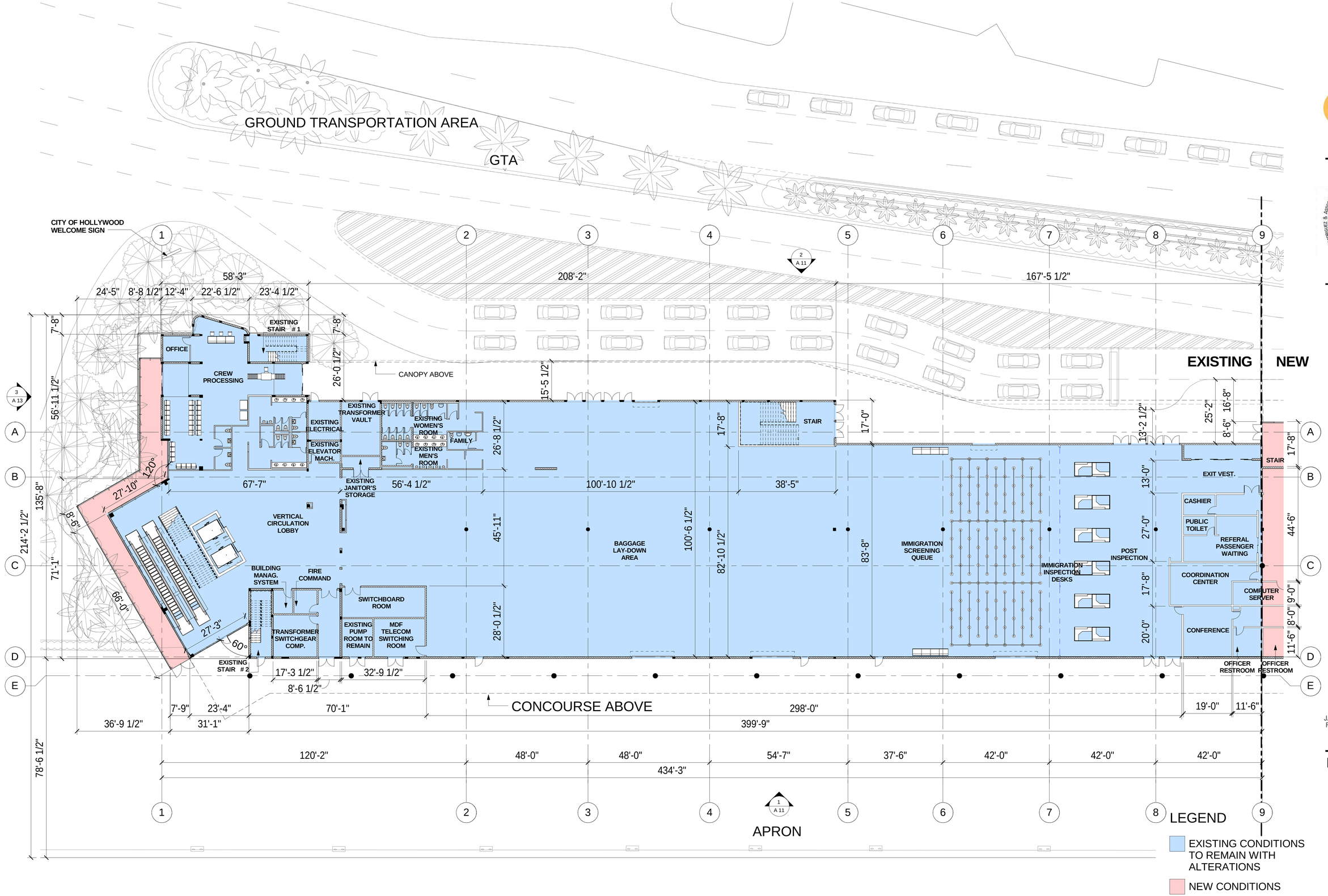
A 8
OVERALL FLOOR PLANS



1 GROUND FLOOR- PARTIAL A
1/16" = 1'-0"

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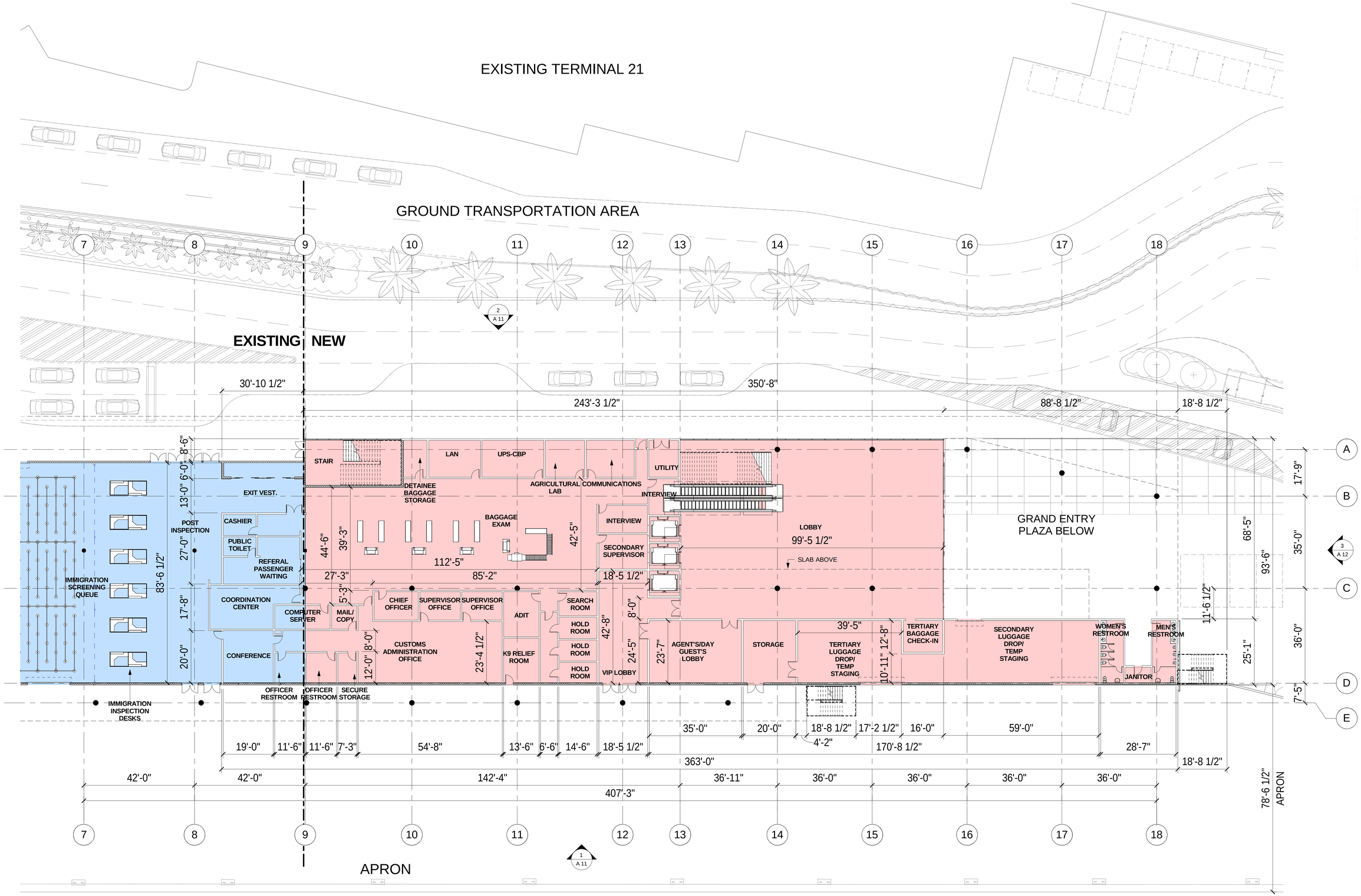
A 9.1
GROUND FLOOR- PART A



LEGEND

EXISTING CONDITIONS TO REMAIN WITH ALTERATIONS

NEW CONDITIONS

1 GROUND FLOOR- PARTIAL B
1/16" = 1'-0"

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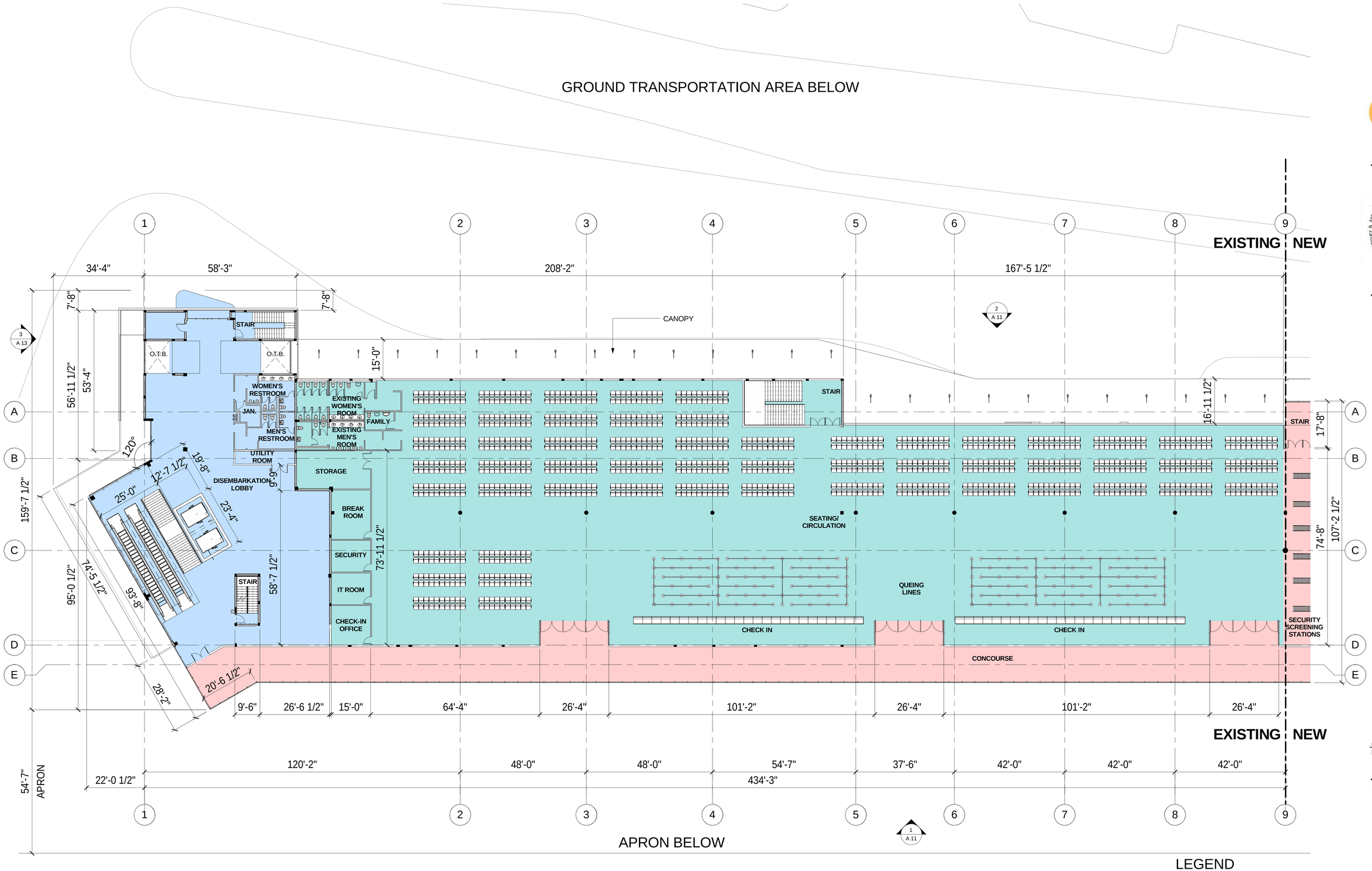
A 9.2
GROUND FLOOR-
PART B



1 / A 10.1 2ND LEVEL FLOOR- PARTIAL A
1/16" = 1'-0"

LEGEND

- EXISTING CONDITIONS TO REMAIN WITH ALTERATIONS
- NEW CONDITIONS
- NEW INFILL FLOOR AND ROOF IN EXISTING SHELL

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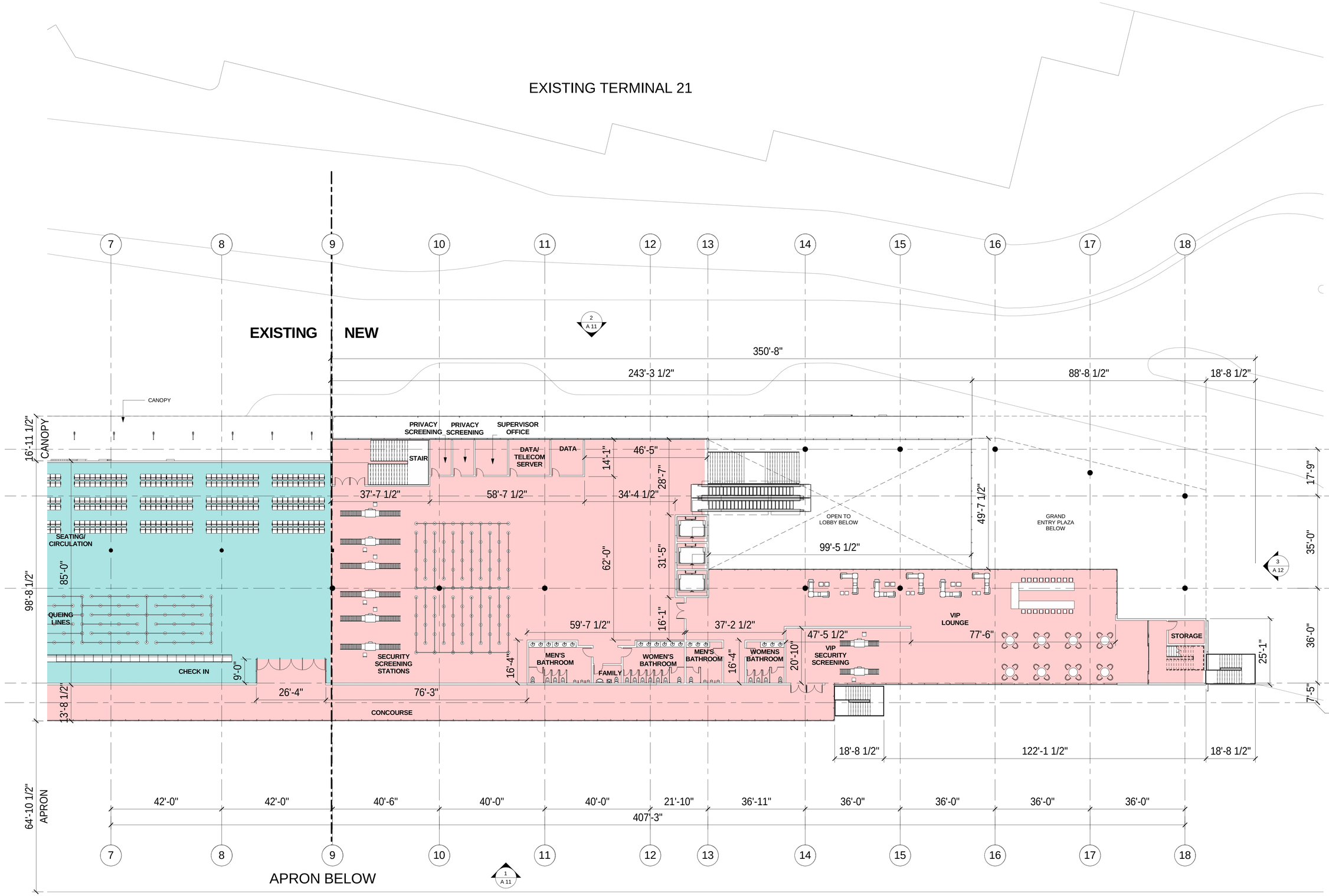
A 10.1
2ND FLOOR- PART A



LEGEND

NEW CONDITIONS

NEW INFILL FLOOR AND ROOF IN EXISTING SHELL

1 / A 10.2 2ND LEVEL FLOOR- PARTIAL B

1/16" = 1'-0"

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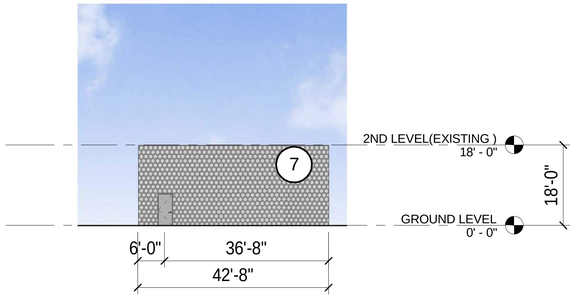
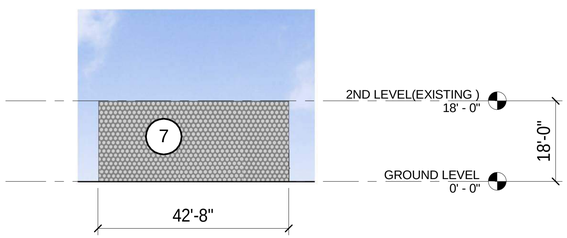
A 10.2

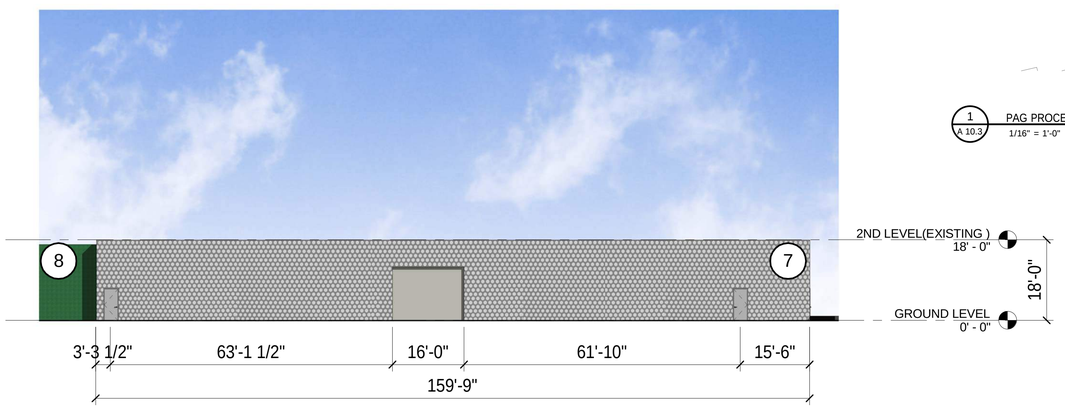
2ND FLOOR- PART B



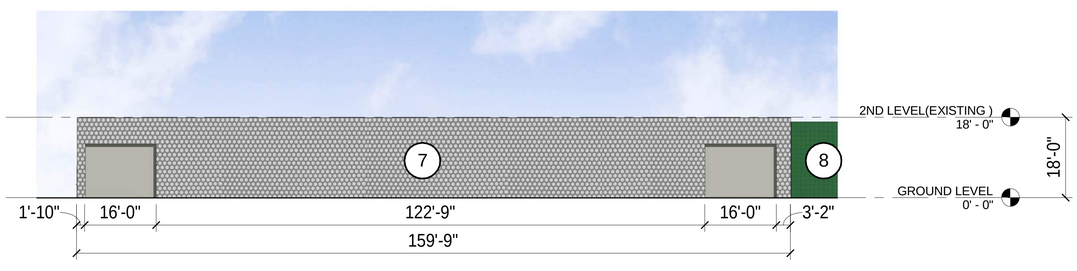
2 A 10.3 BAG PROCESSING- NORTH ELEVATION
1/16" = 1'-0"



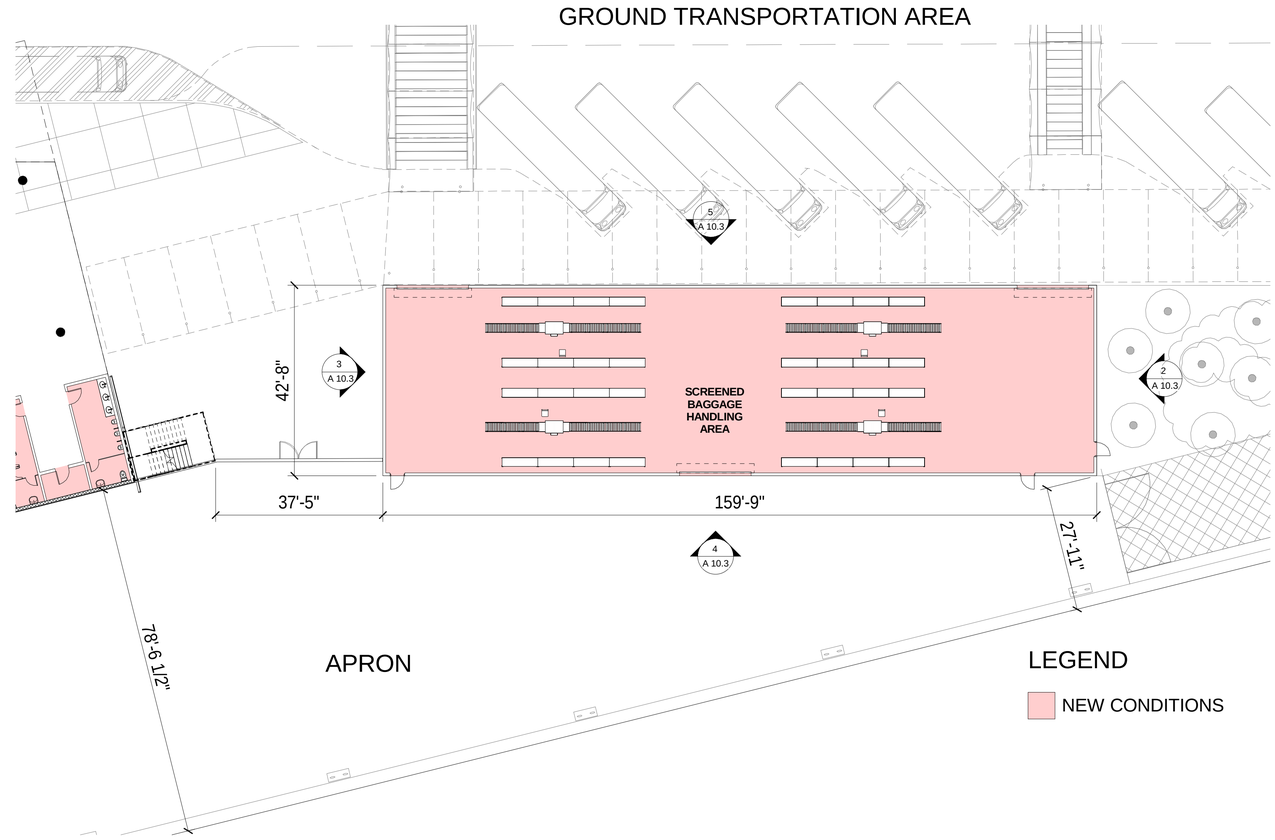
3 A 10.3 BAG PROCESSING- SOUTH ELEVATION
1/16" = 1'-0"



4 A 10.3 BAG PROCESSING- EAST ELEVATION
1/16" = 1'-0"



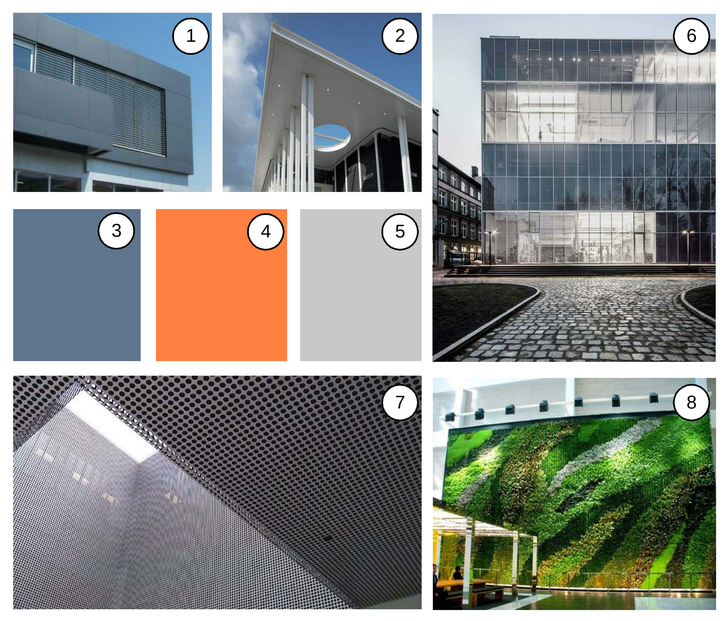
5 A 10.3 BAG PROCESSING- WEST ELEVATION
1/16" = 1'-0"



1 A 10.3 PAG PROCESSING BUILDING
1/16" = 1'-0"

LEGEND

NEW CONDITIONS



MATERIALS LEGEND

1. METAL PANEL- GARK GREY
2. METAL PANEL- LIGHT GREY
3. SMOOTH STUCCO- DARK BLUE
4. SMOOTH STUCCO- ORANGE
5. SMOOTH STUCCO- LIGHT GREY
6. CURTAIN WALL/METAL PANEL
7. PERFORATED METAL PANEL
8. GREEN WALL
9. MEDIA WALL

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A 10.3
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