



SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021 F 305/856-0854

A California Corporation

Consultant



Long Boat Key
St Regis
1620 GULF OF MEXICO
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



APPROVED FOR ZONING
Site Plan Ordinance 2021-12 and
Resolution 2021-21
10/20/2021

General - Issued

Table with 3 columns: No., Description, Date. Row 1: FINAL SITE PLAN COMPLIANCE REVIEW, 10/20/2021

Sheet Title Project No.

SITE LIGHTING
FIXTURE SCHEDULE



Sheet No.

E0-H-03a

LIGHTING FIXTURE SCHEDULE NOTES

- 1. SEE LANDSCAPE PLANS FOR DETAILS ON FIXTURES
2. ALL FIXTURES TO BE PROVIDED WITH HOUSE-SIDE SHIELDING AND TURTLE-FRIENDLY LONG WAVELENGTH AMBER LIGHTING
3. ALL FIXTURES TO BE CONNECTED TO ASTRONOMICAL TIME CLOCK. ALL LIGHTS TO SHUT OFF AT MIDNIGHT OR CLOSE OF BUSINESS. REFER TO SHEET E0-3b FOR LIGHTING CONTACTOR DETAILS.
4. TINTED GLASS OR FILM WITH A VISIBLE LIGHT TRANSMITTANCE VALUE OF FORTY-FIVE (45) PERCENT OR LESS SHALL BE APPLIED TO ALL GLASS WINDOWS, DOORS AND WALLS WITHIN LINE OF SIGHT OF THE BEACH. THIS INCLUDES THE SEAWARD AND SHORE-PERPENDICULAR SIDES OF THE STRUCTURE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.

LD - LIGHTING FIXTURE SCHEDULE- SITE

Main fixture schedule table with columns: Type, Description, Fixture Voltage, Type, Dim Type, Lamp Quantity, Lamp Wattage, Wattage Notes, Lumens, CRI, Color Temp, Manufacturer, Model, Location, Mounting, Structure Level, Location, Height of Light Source, Notes, Sheet Number, Cut Sheet Provided, Fixture Count.

NOTE: FIXTURES PROVIDED IN THE SCHEDULE ARE PROVIDED AS THE BASIS FOR DESIGN AND MAY BE SUBJECT TO CHANGE BASED ON AVAILABILITY, AWARDED MANUFACTURER, APPLICATION, AND FDEP/FWC APPROVAL.

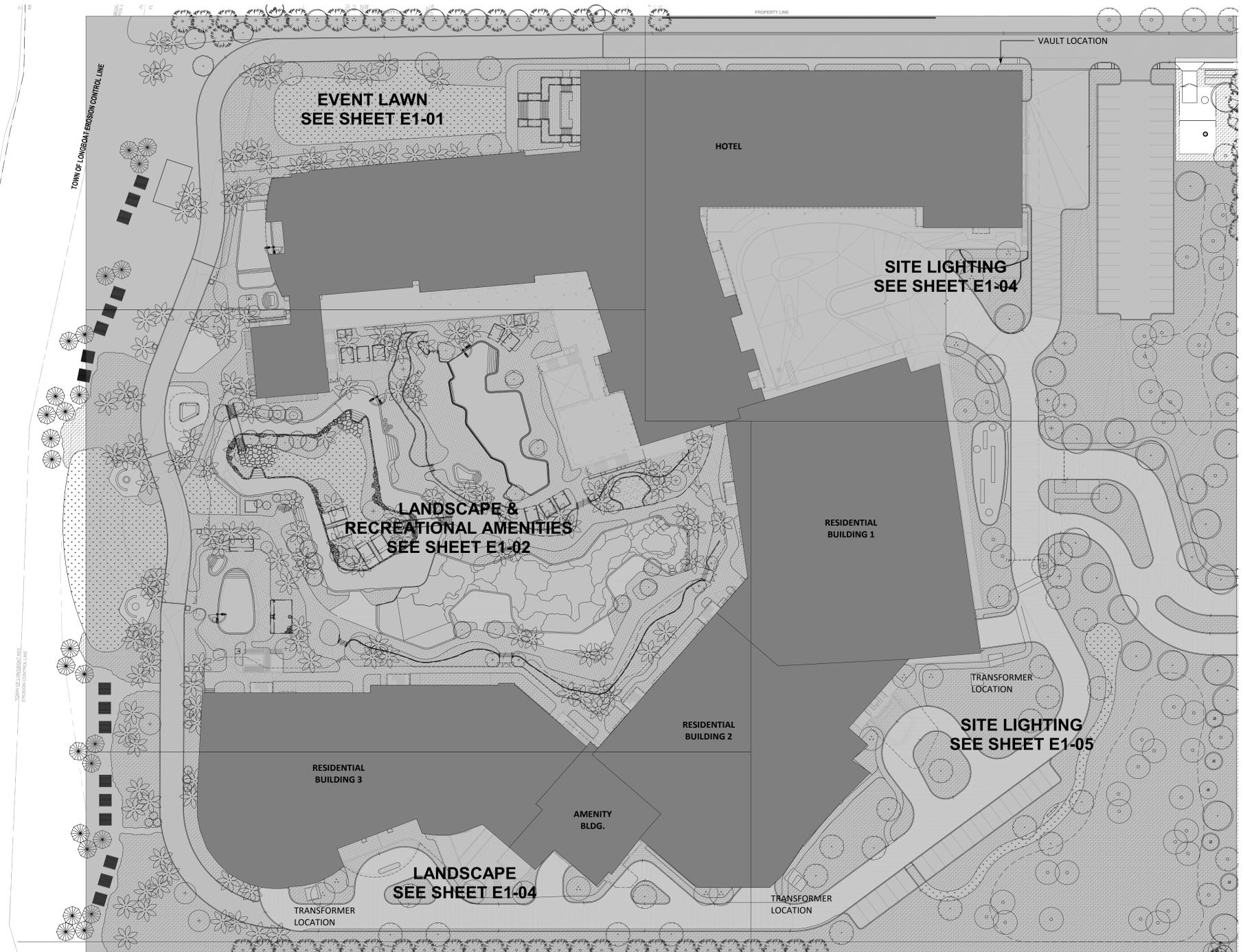
LD - COUNT - LINEAR FIXTURE SITE

Table with 2 columns: Type, Length. Rows for SL1, SS1, SS2, SS3, SS4, SS5.

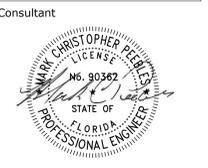
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SITE PLAN
 SCALE: 1" = 40'-0"



**Long Boat Key
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 Longboat Key, FL 34228

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Resolution passed 01/10/2022

Site/Hotel - Issued

No.	Description	Date
1	FINAL SITE PLAN	10/20/2021
2	COMPLIANCE REVIEW	

Sheet Title: **OVERALL SITE PLAN**

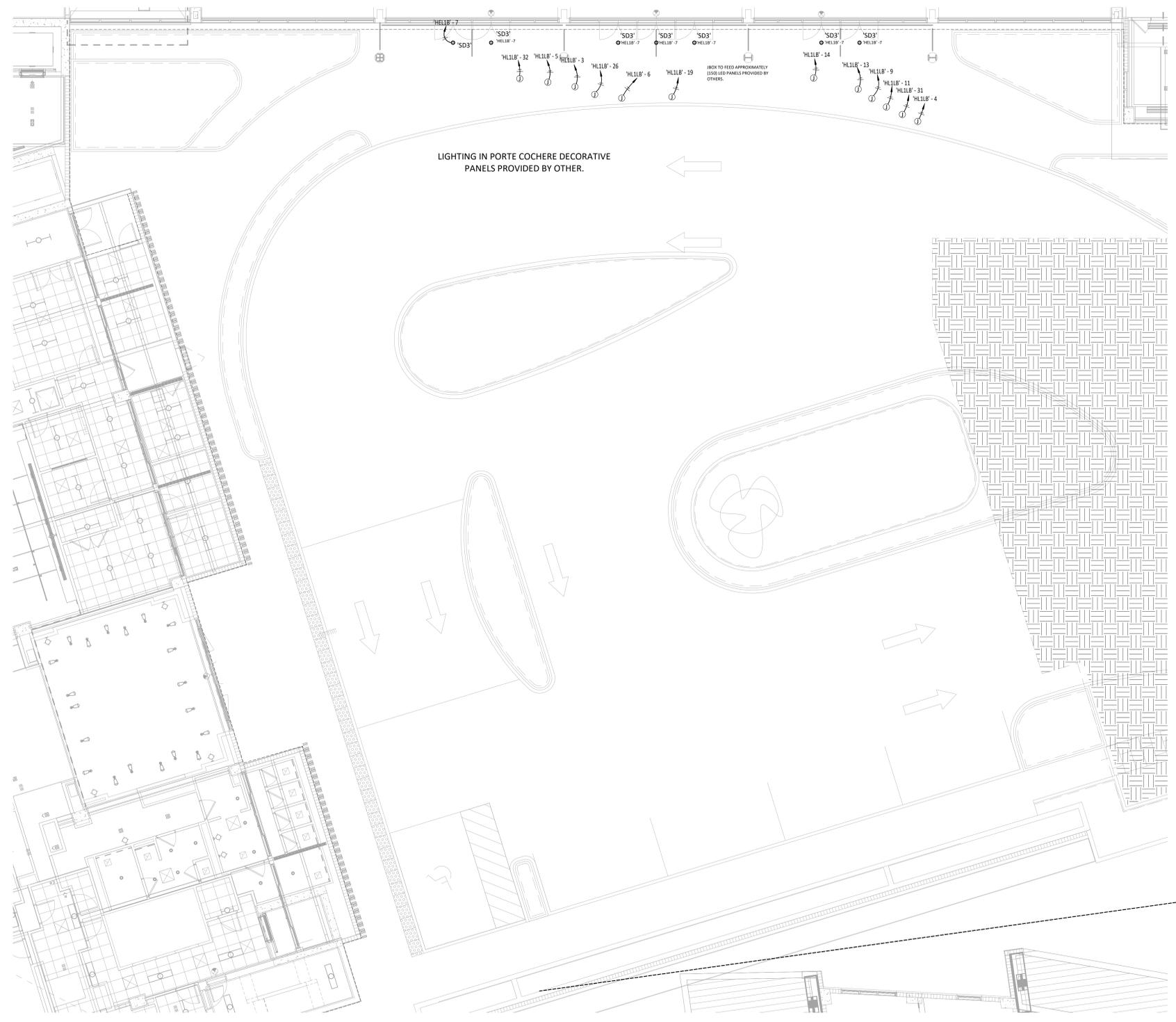
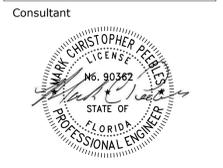


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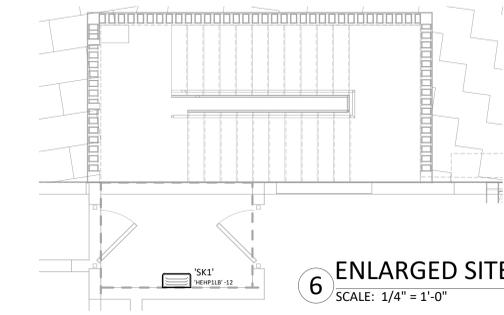
GENERAL NOTES
 1. ALL SITE LIGHTING TO BE TO AMBER YEAR ROUND.
 2. REFER TO LIGHTING CONTACTOR DETAILS ON SHEET E0-H-03B.
 3. RECEPTACLES SHOWN ON SITE PLANS TO REFER TO CONTACTOR DETAILS ON SHEET E0-H-03B.
 4. SEE LANDSCAPE DRAWINGS FOR DETAILS OF LINEAR LIGHTING AND ELEVATIONS.
 5. SEE ARCHITECTURAL ELEVATION DRAWINGS FOR INFORMATION ON VISIBLE LIGHT TRANSMISSION VALUES.
 6. DIMENSIONS SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS FOR FINAL LOCATIONS.
 7. NIGHT SWIMMING IS REQUIRED AT ALL POOLS. SEE ARCHITECTURAL DRAWINGS FOR FURTHER INFORMATION.



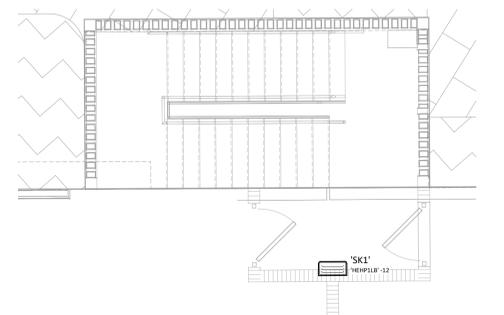
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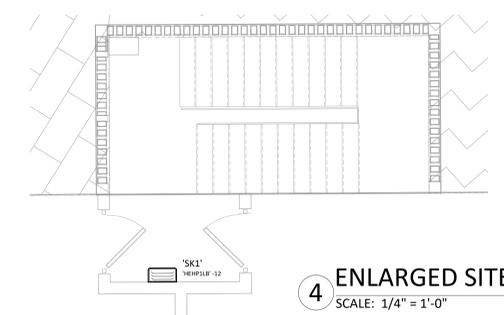
1 HOTEL - LEVEL 1 RCP - PORT COCHERE
 SCALE: 1/8" = 1'-0"



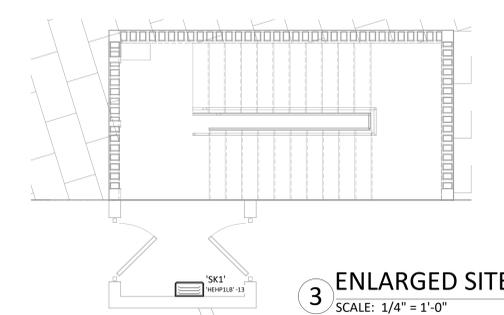
6 ENLARGED SITE STAIR R1
 SCALE: 1/4" = 1'-0"



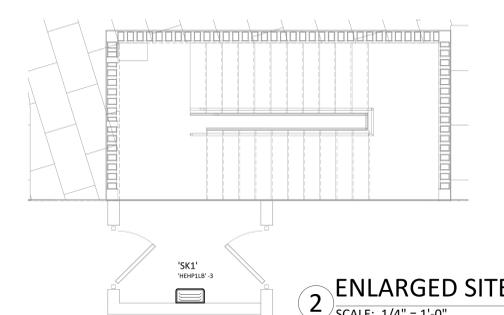
5 ENLARGED SITE STAIR R2 EAST
 SCALE: 1/4" = 1'-0"



4 ENLARGED SITE STAIR R2 WEST
 SCALE: 1/4" = 1'-0"



3 ENLARGED SITE STAIR R3 EAST
 SCALE: 1/4" = 1'-0"



2 ENLARGED SITE STAIR R3 WEST
 SCALE: 1/4" = 1'-0"

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Revised: m/2022 11/20/2022

Site/Hotel - Issued

No.	Description	Date
1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title: **HOTEL PORT COCHERE**
 Project No.:



Sheet No. **E1-H-06**



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No.	Description	Date
1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title: **SITE PHOTOMETRICS**
Project No.: **SECTOR C**

Sheet No.: **E1-H-09**

PHOTOMETRIC DISCLAIMER

1. PHOTOMETRIC CALCULATION WAS PERFORMED USING THE VISUAL 2016 SOFTWARE BY ACUTY BRANDS. LIGHTING CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA OR LOCAL JURISDICTION STANDARDS AND IN GOOD PRACTICE. SOME DIFFERENCES BETWEEN CALCULATED VALUES AND MEASURED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, REFLECTANCE, TESTING PROCEDURES, SOFTWARE UTILIZED, LUMINAIRE COMPONENT PERFORMANCES, MEASUREMENT TECHNIQUES, AND FIELD CONDITIONS SUCH AS ALTERED LUMINAIRE LOCATIONS, VOLTAGE, AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED OBSTRUCTIONS, AND ARCHITECTURAL ELEMENTS CAN SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN CALCULATED AND MEASURED VALUES.

DESIGN CRITERIA

LIFE SAFETY CODE: SECTION 7.8.1.3 OF NFPA 101:

1. THE FLOORS AND OTHER WALKING SURFACES WITHIN AN EXIT AND WITHIN PORTIONS OF EXIT ACCESS AND EXIT DISCHARGE DESIGNATED IN 7.8.1.1 SHALL BE ILLUMINATED TO VALUES OF AT LEAST 1 FOOT CANDLE MEASURED AT THE FLOOR.

SECTION 7.9.2.12 OF NFPA 101:

1. EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR A PERIOD OF 1.5 HOURS IN THE EVENT OF FAILURE OF NORMAL LIGHTING. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS MAY DECLINE TO 0.6 FOOT CANDLES AT THE END OF THE EMERGENCY ILLUMINATION LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40-TO-1 SHALL NOT BE EXCEEDED.

GENERAL NOTES

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SITE PLAN - PHOTOMETRICS - SECTOR C
SCALE: 1/16" = 1'-0"

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