

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 05/16/2023

Location Address: 5730 JOHNSON STREET, HOLLYWOOD, FLORIDA

Lot(s): 12-16 Block(s): 3 Subdivision: HOLLYWOOD BEACH GARDENS CORR

Folio Number(s): 5141 13 02 0190

Zoning Classification: C-3 Land Use Classification: Mixed Use

Existing Property Use: Vacant Sq Ft/Number of Units: First Floor Commercial 4250 SF, 2nd Floor Residential 4250 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 all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

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

Explanation of Request: \_\_\_\_\_

Number of units/rooms: First Floor- 4 Retails Units First Floor Commercial 4250 SF,  
2nd Floor-4 Residential Units Sq Ft: 2nd Floor Residential 4250 SF

Value of Improvement: 1,500,000.00 Estimated Date of Completion: December 31, 2025.

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

Name of Current Property Owner: BAKTIER KHAN, QUDS INVESTMENTS LLC

Address of Property Owner: 6720 JOHNSON ST HOLLYWOOD FL 33024

Telephone: 305-721-0211 Fax: \_\_\_\_\_ Email Address: bkkfc1@gmail.com

Name of Consultant/Representative/Tenant (circle one): Design-Max Engineering Consultant Inc

Address: 10400 Griffin Road, S-304B, Cooper City, FL Telephone: 754-715-1395

Fax: \_\_\_\_\_ Email Address: info@design-max.us

Date of Purchase: 11/10/2014 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

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**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](http://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: 05/16/2023

**PRINT NAME:** Baktier Khan Date: 05/16/2023

Signature of Consultant/Representative:  Date: 05/16/2023

**PRINT NAME:** Maqsood M. Nasir, P.E Date: 05/16/2023

Signature of Tenant: \_\_\_\_\_ 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.

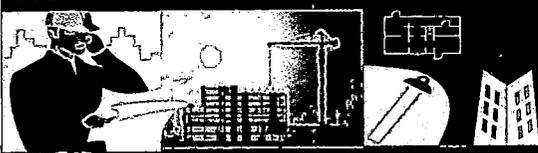
Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature of Current Owner

\_\_\_\_\_  
Notary Public  
State of Florida  
My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_ Personally known to me; OR \_\_\_ Produced Identification \_\_\_\_\_

\_\_\_\_\_  
Print Name

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PRINT NAME: Baktier Khan Date: 05/16/2023

Signature of Consultant/Representative: Maqsood M. Nasir Date: 05/16/2023

PRINT NAME: Maqsood M. Nasir, P.E Date: 05/16/2023

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

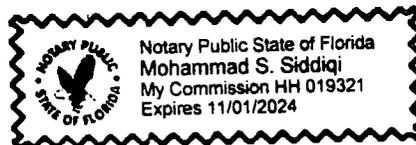
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Sworn to and subscribed before me this 16<sup>th</sup> day of MAY, 2023

[Signature]  
Notary Public



Baktier Khan  
Signature of Current Owner

BAKTIER KHAN  
Print Name

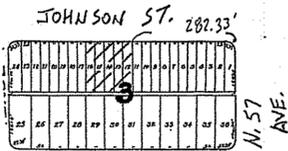
My Commission Expires: \_\_\_\_\_ (Check One)  Personally known to me; OR  Produced Identification KOL

ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION

LOTS 12, 13, 14, 15 AND 16, BLOCK 3 OF CORRECTED PLAT OF HOLLYWOOD BEACH GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION SKETCH NOT TO SCALE



GRAPHIC SCALE 1" = 20'

SURVEYORS NOTES:

- 1). Legal description provided by client.
- 2). Right of way information obtained from record plat.
- 3). Only record plat easements are shown.
- 4). In Federal Flood Zone X & AH Elev. 10', Panel 0564 last revised 8-18-14.
- 5). Benchmark used-Broward County BM# 166 Elev. 10.366' NGVD1929.
- 6). Elevations are referenced to NAVD1988 Datum.

First American Title Insurance Company  
 Policy Number 5011412-023657e  
 November 20, 2014 at 1:25 pm

ZONING C-3  
 SETBACKS  
 FRONT 0'  
 SIDE 0'  
 REAR N/A

First American Title	Commitment for Title Insurance
Schedule BII	First American Title Insurance Company

EXCEPTIONS  
 Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:  
 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage therein covered by this Commitment.  
 2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.  
 3. Any encumbrance, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.  
 4. Any lien for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.  
 5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim in all or part of the land that is, at Date of Policy, or was previously under water.  
 6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.  
 7. Any mineral or mineral rights leased, granted or retained by current or prior owners.  
 8. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.  
 9. NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for policies in possession, for mechanics liens, and for Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 60 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.  
 10. Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.  
 11. Note: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.  
 12. Reservations, dedications, conditions, reservations, easements and other matters shown on the plat of CORRECTED PLAT OF HOLLYWOOD BEACH GARDENS, as recorded in Plat Book 10, Page 14, but excepting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3606(c).  
 13. Terms and conditions of any existing unrecorded lease(s), and all rights of lease(s) and any parties claiming through the lease(s) under the lease(s).  
 14. Any lien as provided for by Chapter 100, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for services by any water, sewer or gas system supplying the lands described herein.  
 15. Terms and provisions of all agreements and franchise pertaining to the cost, installation, operation and maintenance of gas, water, sewerage and electrical facilities.  
 16. NOTE: Taxes for the year 2014 have been assessed in the gross amount of \$4,363.00, under Folio No: 514113-02-0100, and see 020E.

Item 12 does not have any easements.

SURVEYORS CERTIFICATION

TO: QUDS INVESTMENTS LLC

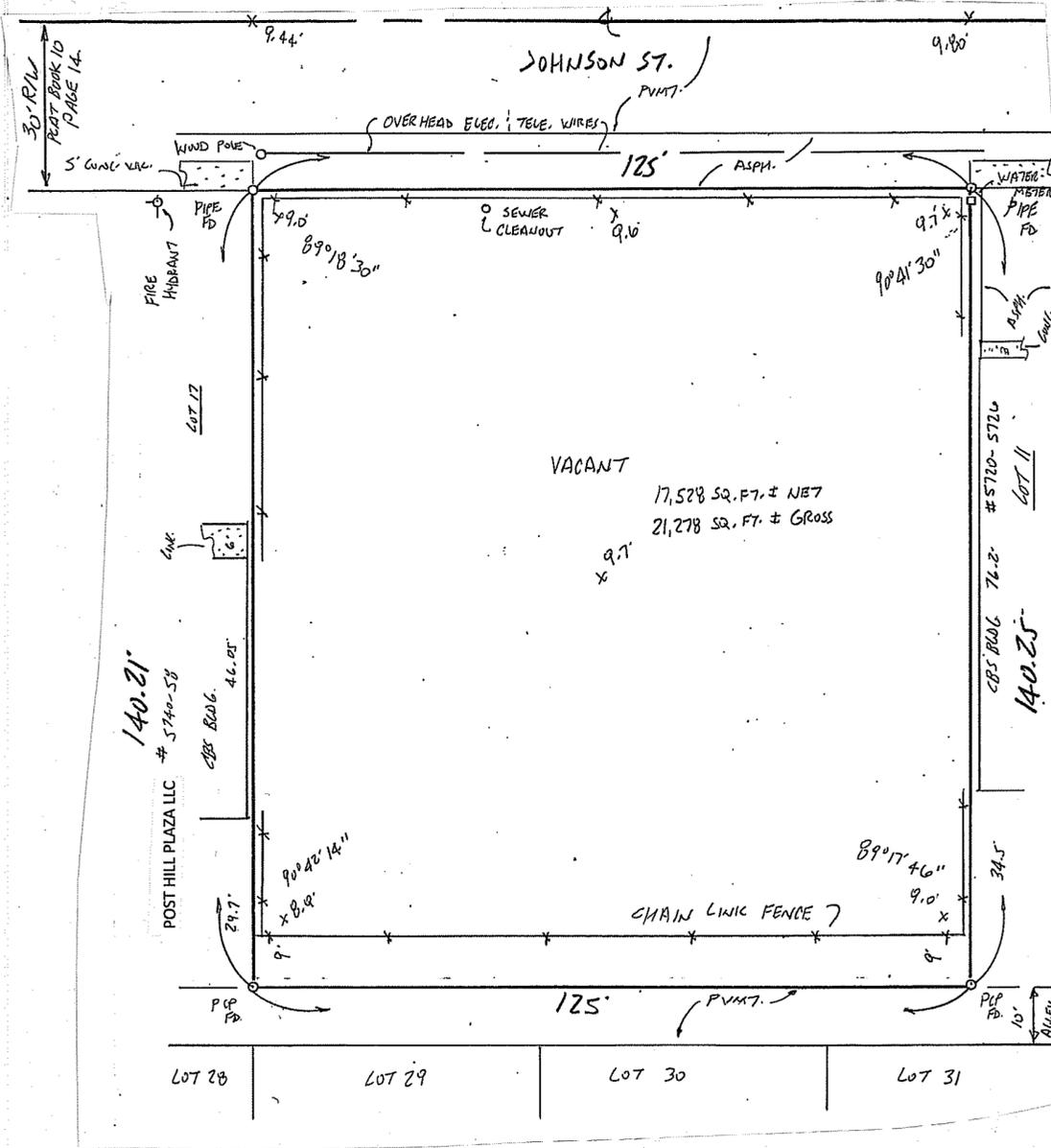
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,8,11,13,14,16,17,18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 11, 2023.

DATE OF PLAT OR MAP MARCH 15, 2023

BY: JOSEPH L. MARTIN  
 P.S.M. # 4368  
 STATE OF FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH L. MARTIN, PSM #4368 ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



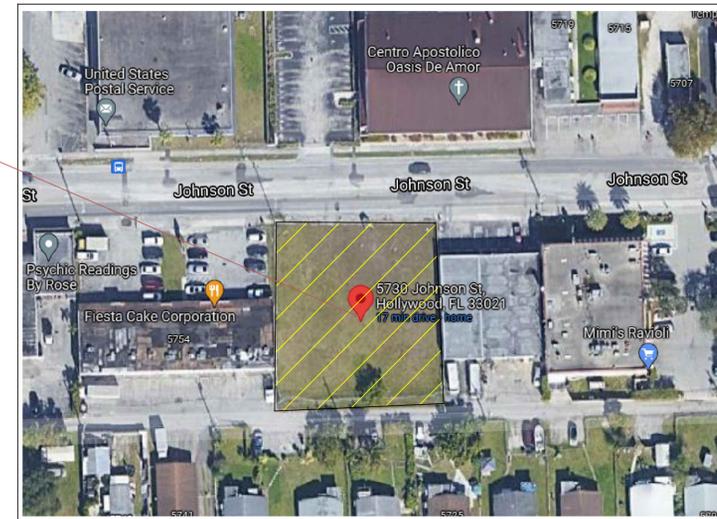
FOR: QUDS INVESTMENTS LLC		DRAWN BY XK
SCALE: 1"=20'	APPROVED BY:	REVISED 5-7-2023
DATE: 3-11-2023	ALTA/NSPS LAND TITLE SURVEY	
5730 JOHNSON ST. HOLLYWOOD, FL. 33021		DRAWING NUMBER

C-0	COVER SHEET SURVEY
<b>LANDSCAPING:</b>	
LP-1	LANDSCAPE PLAN
LP-2	GENERAL LANDSCAPE PLAN
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION DETAILS
<b>CIVIL:</b>	
C-1	DRAINAGE PLAN
C-2	DRAINAGE CONSTRUCTION DETAILS
C-3	DRAINAGE CONSTRUCTION DETAILS
C-4	PAVING AND GRADING PLAN
C-5	PAVING AND GRADING DETAILS
C-3	EROSION AND SEDIMENT CONTROL PLAN
<b>ARCHITECTURAL:</b>	
SP-1	SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	SOUTH AND NORTH ELEVATIONS
A-4	EAST AND WEST ELEVATIONS
LS-1	FIRST FLOOR LIFE SAFETY PLAN
LS-2	SECOND FLOOR LIFE SAFETY PLAN
<b>STRUCTURAL ENGINEERING:</b>	
S-1	FOUNDATION PLAN
S-2	FLOOR PLANS
S-3	ROOF PLANS
S-4	SECTIONS
S-5	GENERAL NOTES
<b>MECHANICAL ENGINEERING:</b>	
M-1	MECHANICAL 1ST & 2ND FLOOR PLAN
M-2	SCHEDULES, NOTES & DETAILS
M-3	MECHANICAL ROOF PLAN
<b>ELECTRICAL ENGINEERING:</b>	
E-1	1ST & 2ND FLOOR POWER PLANS
E-2	1ST & 2ND FLOOR LIGHTING PLAN
E-3	ELECTRICAL ROOF PLAN, SCHEDULES
E-4	ELECTRICAL SITE PLAN
E-5	SCHEDULES, NOTES & DETAILS
<b>PLUMBING ENGINEERING:</b>	
P-1	1ST & 2ND FLOOR SANITARY PLAN
P-2	1ST & 2ND FLOOR WATER PLANS
P-3	SCHEDULES, NOTES AND DETAILS
P-4	WATER & SANITARY ISOMETRICS
P-5	PLUMBING ROOF PLAN

**DRAWING INDEX**

NTS

PROJECT LOCATION



**AERIAL VIEW**

NTS

**PROPOSED TWO STORY MIXED USE BUILDING**  
**5730 JOHNSON STREET**  
**HOLLYWOOD, FL-33021**

- PERMITS:** CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS, NOT LIMITED TO, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.
- QUALIFICATION OF CONTRACTOR:** THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF BROWARD COUNTY.
- OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT.** GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.
- EXISTING CONDITIONS:** CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
- ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.**
- COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.**
- SHOP DRAWINGS:** THE CONTRACTOR SHALL SUBMIT ONE COPY ON REPRODUCIBLE SEPIA AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.
- PROTECTION:** THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.
- WORKMANSHIP:** ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
- ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.**
- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.**
- CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.**
- GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEPED BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.**
- STORE MATERIALS IN A SAFE AND APPROVED LOCATION. COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.**
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.**

**GENERAL NOTES**

NTS



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 5730 JOHNSON STREET  
 HOLLYWOOD, FLORIDA

**PROPERTY OWNER:**  
 QUDS INVESTMENTS LLC  
 6720 JOHNSON ST  
 HOLLYWOOD FL 33024

**FOLIO NUMBER:**  
 5141 13 02 0190

**LEGAL DESCRIPTION:**  
 HOLLYWOOD BEACH GARDENS CORR PLAT 10-14 B LOTS 12 TO 16 BLK 3

**BUILDING CODES:**  
 FLORIDA BUILDING CODE, 2020 7TH EDITION  
 NFPA 101 LIFE SAFETY CODE, 2021  
 NFPA 1 FLORIDA FIRE PREVENTION CODE, 2020 7TH EDITION

**PRINCIPLE BUILDING SETBACKS AND SPACING**

1)- BUILDING HEIGHT:	ALLOWED 5 STORES 60'-0" HEIGHT	PROVIDED 2 STORES 26'-6" T.O. ROOF (30'-0" HEIGHT T.O. TOP OF THE PARAPET)
2)- LOT FRONTAGE	125 FEET	
3)- SETBACKS	REQUIRED	PROVIDED
(FRONT)	0'-0"	76'-0"
(REAR)	(SOUTH)	25'-0"
(SIDE)	(EAST)	7'-0"
(SIDE)	(WEST)	7'-0"

4)- BUILDING AREAS:	
FIRST FLOOR	(4250 SQ FT)
SECOND FLOOR	(4250 SQ FT)
BUILDING (A/C SPACE)	(4250+4250 = 8,500 SQ FT)

5)- PARKING CALCULATION:	REQUIRED		
COMMERCIAL USE 1 SPACE PER 220 SF (SHOPPING CENTER)	(770+440+560+770)/220 = 11.9		
RESIDENTIAL USE 1.5 SPACE PER UNITS (APARTMENTS)	4 APPTS * 1.5 = 6		
(PER C-3 ZONING DISTRICT ARTICLE 7)			
TOTAL REQUIRED =	(6+11.9) = 17.9 SPACES		
TOTAL PROVIDED =	18 SPACES (INCLUDING 1 HANDICAP)		
1ST FLOOR (COMMERCIAL USE):	GROSS AREA	2ND FLOOR APT SIZES:	
UNIT -1	770 SQ FT	APT#201	930 SQ FT
UNIT -2	540 SQ FT	APT#202	830 SQ FT
UNIT -3	540 SQ FT	APT#203	700 SQ FT
UNIT -4	770 SQ FT	APT#204	760 SQ FT

DENSITY CALCULATION:  
 ALLOWED (APTS) = 18 UNITS PER ACRE.  
 TOTAL LAND = 0.4023 ACRE.  
 TOTAL ALLOWABLE UNITS = (18 \* 0.4023) = 7.24 UNITS  
 PROVIDED = 4 UNITS

**PROJECT INFORMATION**

NTS



**MAQSOOD M. NASIR**  
 LICENCE NUMBER  
 63916

PROFESSIONAL ENGINEER  
 SEAL, SIGN AND DATE:

REVISION		
NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		
△		
△		

GENERAL CONTRACTOR NOTES  
 THIS SHEET OF DRAWING AND SPECIFICATIONS IS A PART OF THE CONTRACT DOCUMENT. PLEASE VERIFY ALL THE DETAILS WRITTEN ON EACH SHEET IN ORDER TO COMPLETE THE SCOPE OF WORK YOU ARE HIRED TO DO. FAILURE BY THE GENERAL CONTRACTOR TO FOLLOW THE DRAWING PLANS AND ITS SPECIFICATIONS SHALL NOT BE CAUSE FOR ADDITIONAL WORK BY THE ENGINEER. COORDINATION OF THE WORK, AND OF THE SUBCONTRACTORS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

**DESIGN-MAX ENGINEERING**  
**CONSULTANT INC. CA-32192**  
 4791 SW 82ND AVE, #43  
 DAVIE, FLORIDA-33328

**QUADS PLAZA**  
**PROP. 2 STORY MULTI-USE BUILD.**  
 AT  
**5730 JOHNSON STREET**  
**HOLLYWOOD, FLORIDA**

DATE:	09/10/2022
DRAWN BY	DM
PROJECT NO.	2022-00129
REVISED BY	MN
SHEET NO.	<b>C-0</b>



**MAQSOOD M. NASIR**  
LICENCE NUMBER  
63916

PROFESSIONAL ENGINEER  
SEAL, SIGN AND DATE:

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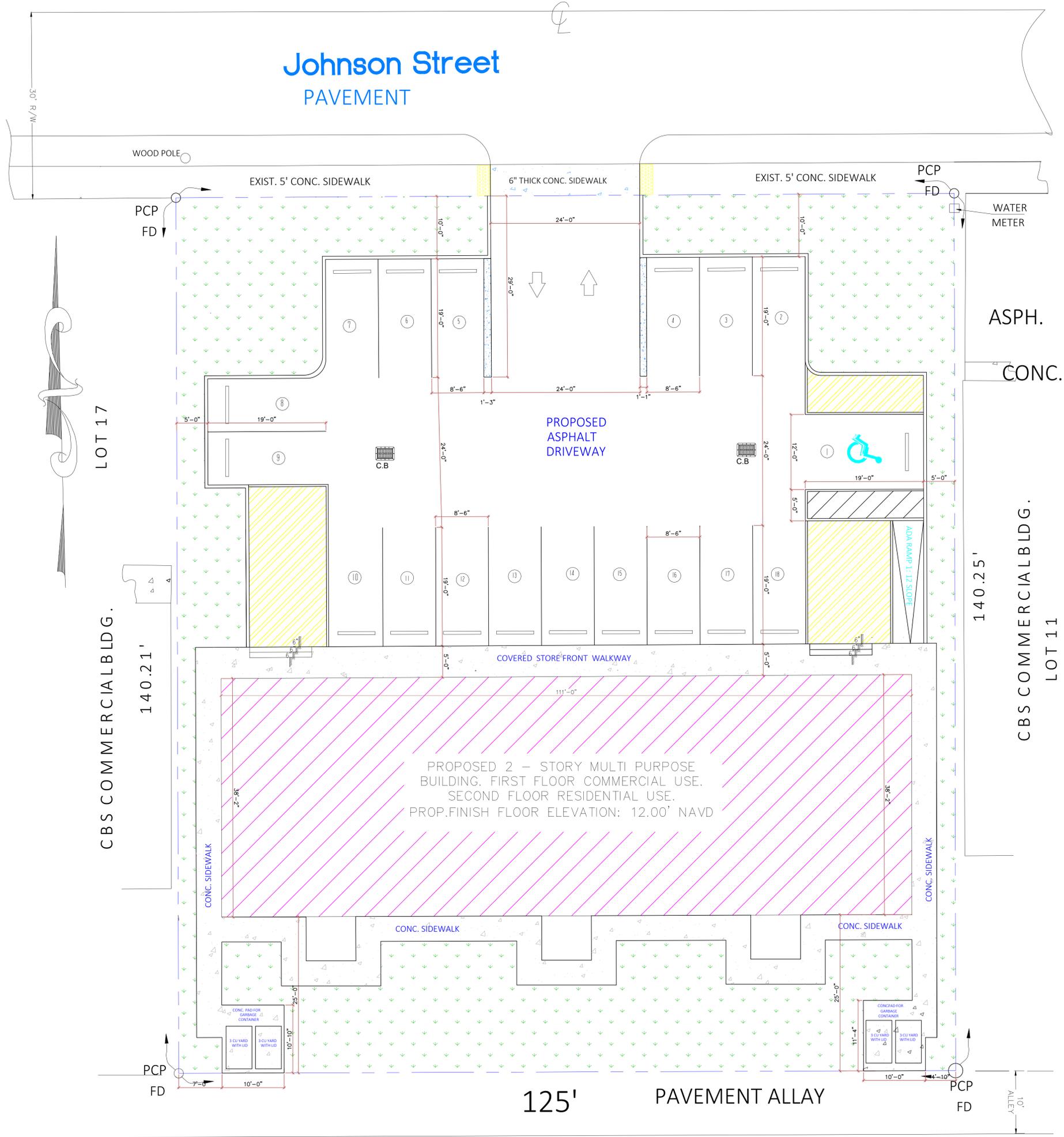
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**DESIGN-MAX ENGINEERING**  
CONSULTANT INC. CA-32192  
4791 SW 82ND AVE, #43  
DAVIE, FLORIDA-33328

**QUADS PLAZA**  
PROP. 2 STORY MULTI-USE BUILD.  
AT  
5730 JOHNSON STREET  
HOLLYWOOD, FLORIDA

DATE: 09/10/2022  
DRAWN BY DM  
PROJECT NO. 2022-00129  
REVISED BY MN  
SHEET NO. **SP-1**

# Johnson Street PAVEMENT



### PROPERTY INFORMATION:

- ZONING:** C-3 MEDIUM INTENSITY COMMERCIAL DISTRICT.
- EXISTING :** VACANT LAND : 17,528 SQUARE FEET  
FLOOD ZONE : X  
AH ELEVATION : 10' NGVD
- PROPOSED USE:** FIRST FLOOR -BUSINESS - RETAIL/TAKEOUT  
RESTAURANT/OFFICE (B-OCCUPANCY)  
SECOND FLOOR-(RESIDENTIAL APARTMENTS)
- PROPERTY AREA:** 17,528 sq.ft. (0.4023 ACRE)  
**PROPOSED BUILDING AREA**  
FIRST FLOOR COMMERCIAL (4250 SQ FT)  
SECOND FLOOR RESIDENTIAL (4250 SQ FT)  
**TOTAL OCCUPIED AREA** (4250+4250 =8500 SQ FT)
- FLOOR AREA RATIO**  
1ST FLOOR COMMERCIAL 50% BUILDING (4250 SQ FT) 50%  
2ND FLOOR RESIDENTIAL 50% BUILDING (4250 SQ FT) 50%
- IMPERVIOUS AREA**  
BUILDING 4250 SQ FT  
DRIVEWAY & PARKING 6970 SQ FT  
SIDEWALK & OTHERS PAD 2025 SQ FT  
**TOTAL IMPERVIOUS AREA = 13,245 SQ FT ( 75.5% OF THE LOT AREA)**
- PERVIOUS AREA = 4,283 SQ FT (24.4% OF THE LOT AREA)**
- CONSTRUCTION TYPE:** TYPE III (B) SPRINKLER'D BUILDING

### PRINCIPLE BUILDING SETBACKS AND SPACING

- BUILDING HEIGHT:**

ALLOWED	PROVIDED
5 STORIES	2 STORIES
60'-0" HEIGHT	26'-6" T.O. ROOF
	(30'-0" HEIGHT T.O. TOP OF THE PARAPET)
- LOT FRONTAGE** 125 FEET
- SETBACKS**

REQUIRED	PROVIDED	
(FRONT) (NORTH)	0'-0"	76'-0"
(REAR) (SOUTH)	25'-0"	25'-0"
(SIDE) (EAST)	0'-0"	7'-0"
(SIDE) (WEST)	0'-0"	7'-0"
- BUILDING AREAS:**

FIRST FLOOR	(4250 SQ FT)
SECOND FLOOR	(4250 SQ FT)
<b>BUILDING (A/C SPACE)</b>	<b>(4250+4250 =8,500 SQ FT)</b>

### 5)- PARKING CALCULATION:

USE	SPACE PER UNIT	UNIT COUNT	REQUIRED SPACES
COMMERCIAL USE (SHOPPING CENTER)	1 SPACE PER 220 SF	(770+540+770)/220 = 11.9	12
RESIDENTIAL USE (APARTMENTS)	1.5 SPACE PER UNITS	4 APTS * 1.5	6
<b>TOTAL REQUIRED</b>			<b>18 SPACES</b>
<b>TOTAL PROVIDED</b>			<b>18 SPACES ( INCLUDING 1 HANDICAP)</b>

(PER C-3 ZONING DISTRICT ARTICLE 7)

FLOOR	GROSS AREA	2ND FLOOR APT SIZES:
1ST FLOOR (COMMERCIAL USE):	770 SQ FT	APT#201 920 SQ FT
UNIT -1	540 SQ FT	APT#202 835 SQ FT
UNIT -2	540 SQ FT	APT#203 700 SQ FT
UNIT -3	770 SQ FT	APT#204 760 SQ FT
UNIT -4		

**DENSITY CALCULATION:**  
ALLOWED: (APTS) = 18 UNITS PER ACRE.

TOTAL LAND = 0.4023 ACRE.  
TOTAL ALLOWABLE UNITS= (18\* 0.4023)=7.24 UNITS  
PROVIDED = 4 UNITS

**PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"

**MAQSOOD M. NASIR**  
LICENCE NUMBER  
63916

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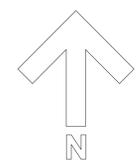
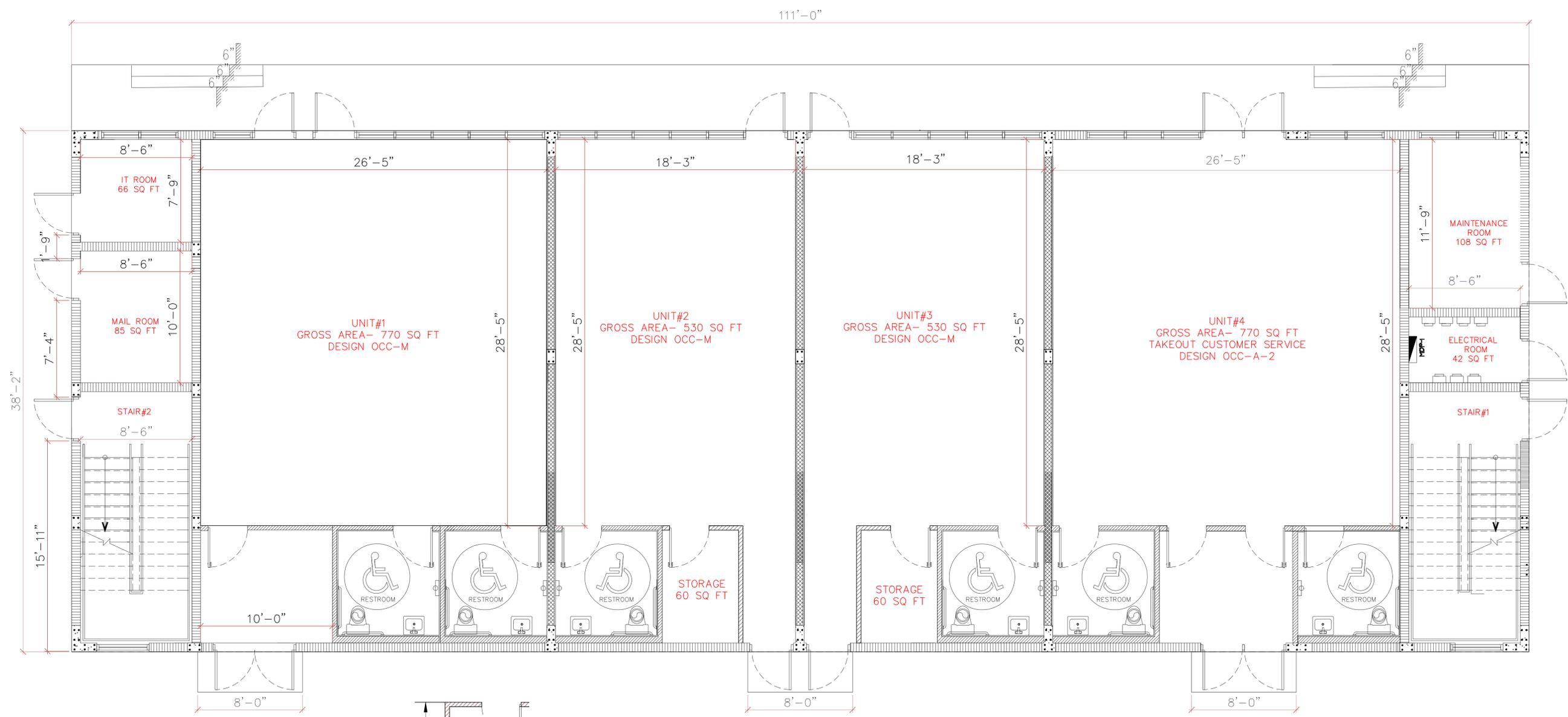
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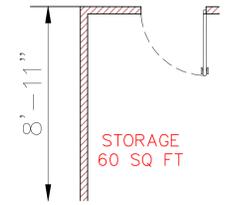
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**PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

FBC 2020 - 7TH EDITION  
OCCUPANCY -M  
TYPE OF CONSTRUCTION = VI



-  8" BLOCK WALL
-  4" PARTITION WALL
-  6" FIRE PARTITION WALL

- BUILDING INSULATION:**
- EXTERIOR WALL ASSEMBLY @ CMU WALL: R = 5 (MIN)
  - ROOF ASSEMBLY (CONCRETE SLAB) R = 30 (MIN)

1ST FLOOR (COMMERCIAL USE):	GROSS AREA
UNIT -1	770 SQ FT
UNIT -2	540 SQ FT
UNIT -3	540 SQ FT
UNIT -4	770 SQ FT



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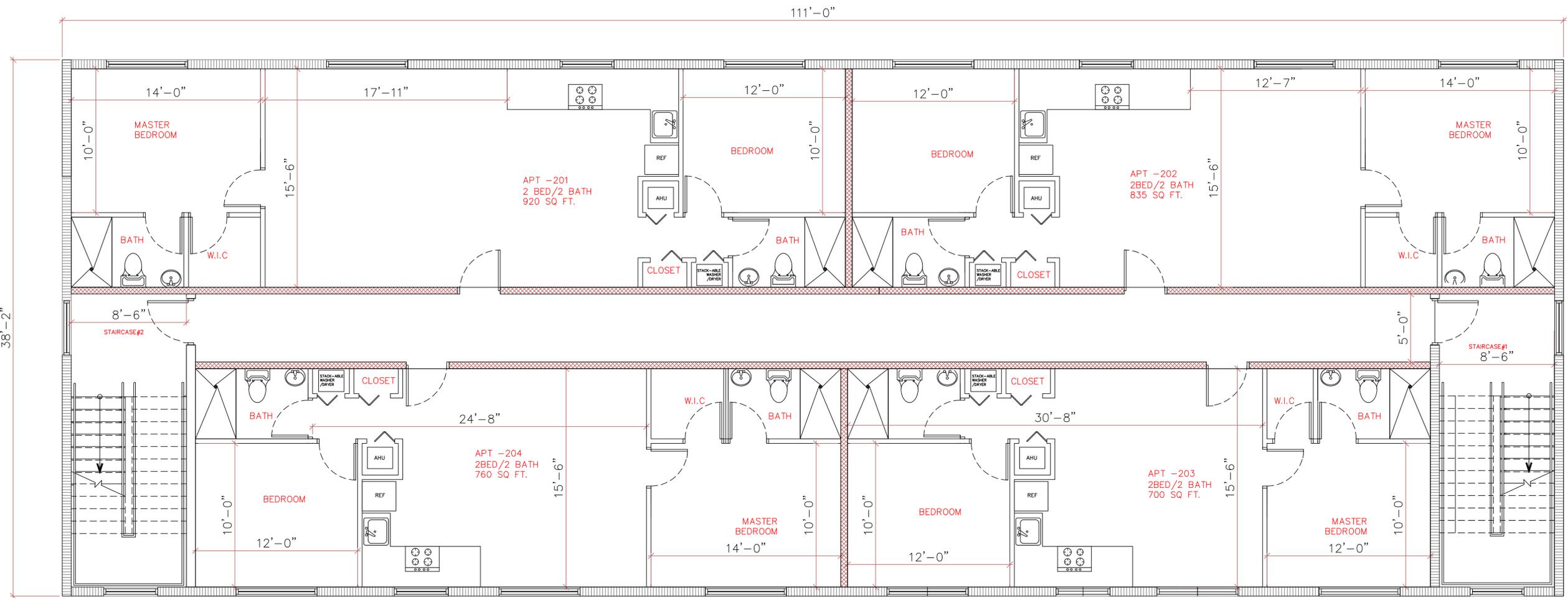
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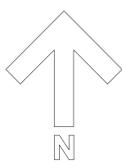
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38'-2"

111'-0"



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

FBC 2020 - 7TH EDITION  
OCCUPANCY -R-3  
TYPE OF CONSTRUCTION = VI

- 8" BLOCK WALL
- 4" PARTITION WALL
- 6" FIRE PARTITION WALL

2ND FLOOR APT SIZES:

APT#201	920 SQ FT
APT#202	835 SQ FT
APT#203	700 SQ FT
APT#204	760 SQ FT



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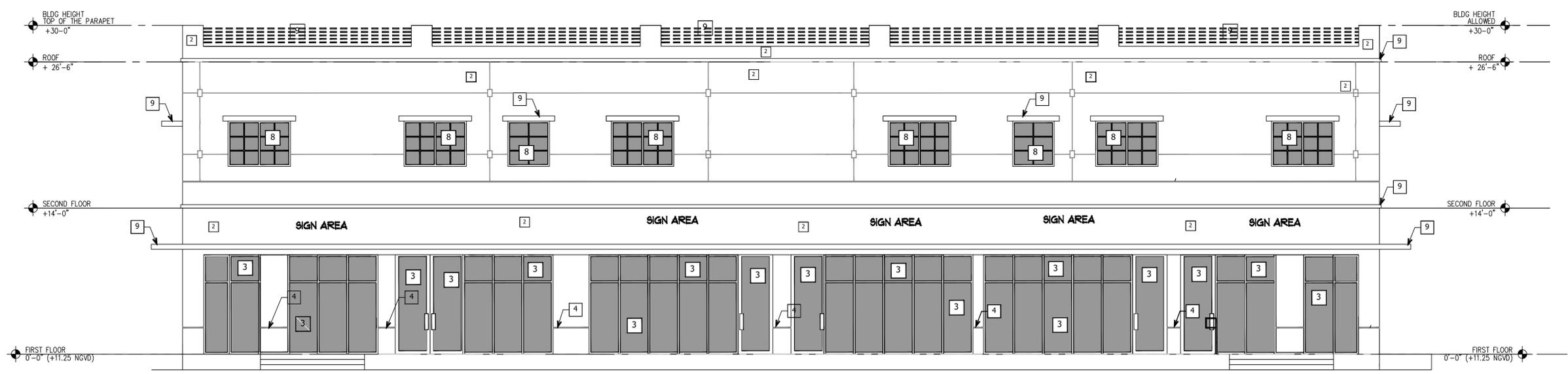
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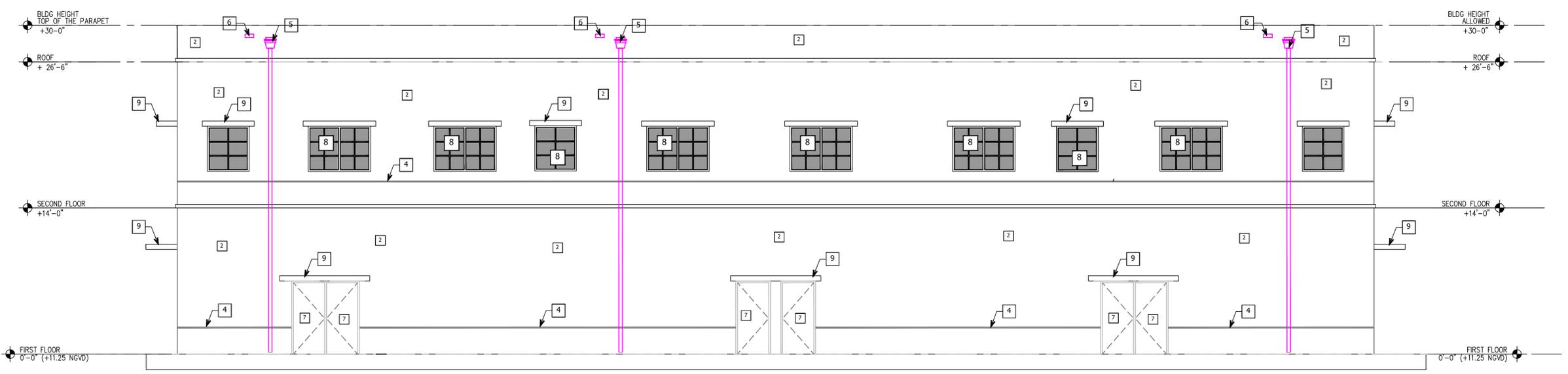
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**PROPOSED FRONT (NORTH) ELEVATION**



**PROPOSED FRONT (SOUTH) ELEVATION**

SCALE: 3/16" = 1'-0"

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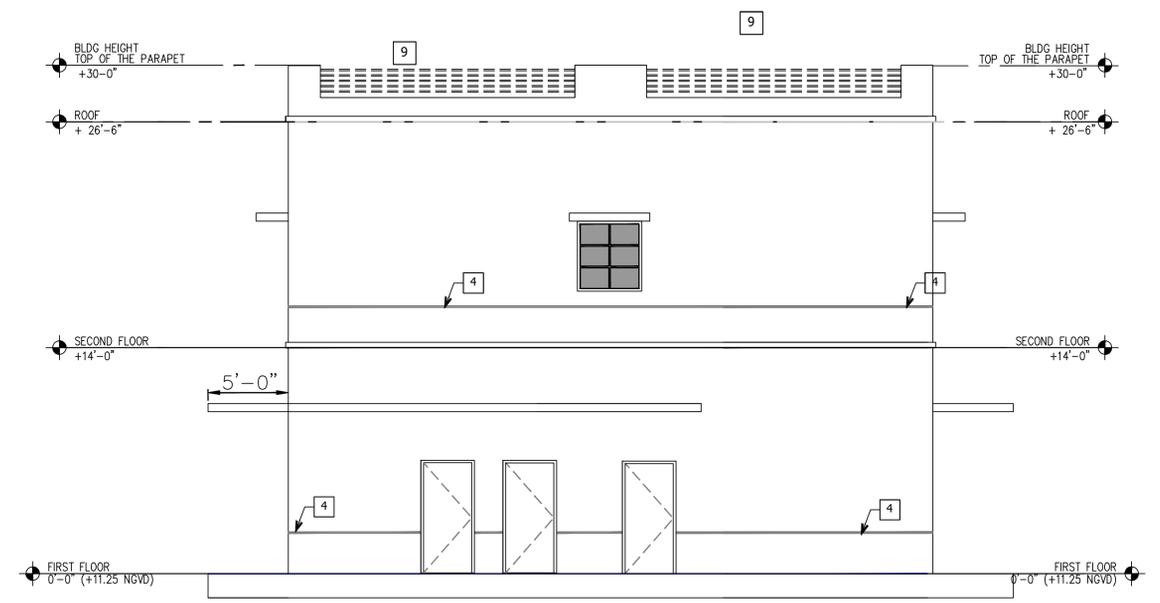
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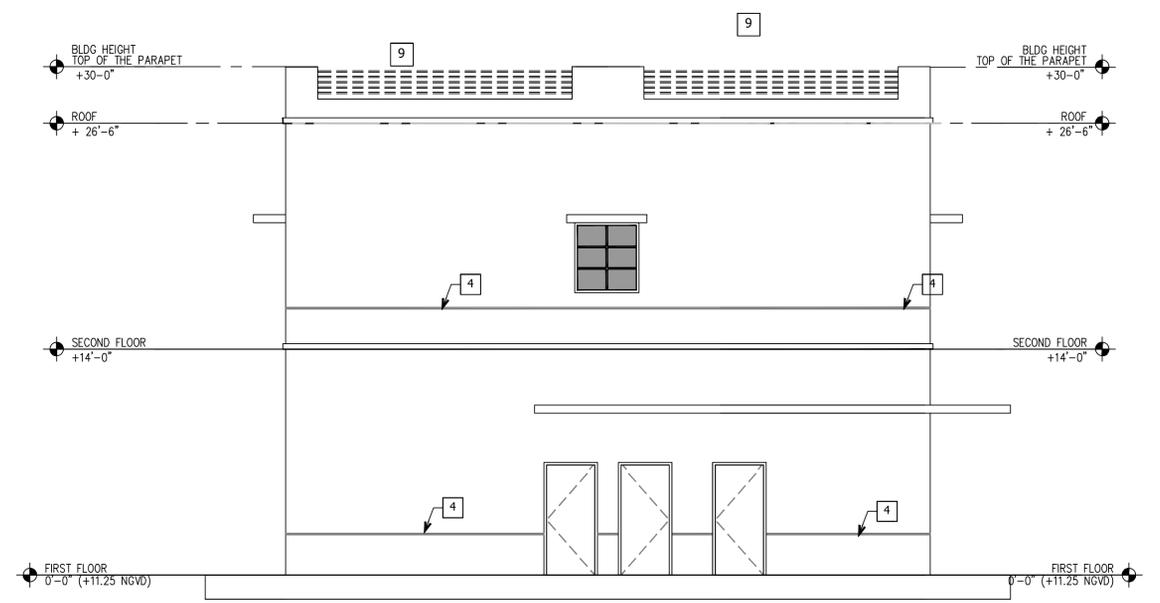
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- 1 IMPACT RESISTANT TINTED.  
GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL.
- 2 SMOOTH STUCCO
- 3 IMPACT RESISTANT GLASS DOOR WITH STORE FRONT  
GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL.
- 4 1/4" STUCCO BAND REVEAL
- 5 SCUPPER.
- 6 SCUPPER OVERFLOW.
- 7 WEATHER SEALED IMPACT RESISTANT METAL DOOR.  
GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL.
- 8 IMPACT RESISTANT GLASS WINDOWS  
GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL.
- 9 RAISED SMOOTH CEMENTIOUS BASE
- 10 ADA RAMP MIN 1:12 SLOPE

**PROPOSED SIDE (WEST) ELEVATION**  
SCALE: 3/16" = 1'-0"



**PROPOSED SIDE (EAST) ELEVATION**  
SCALE: 3/16" = 1'-0"