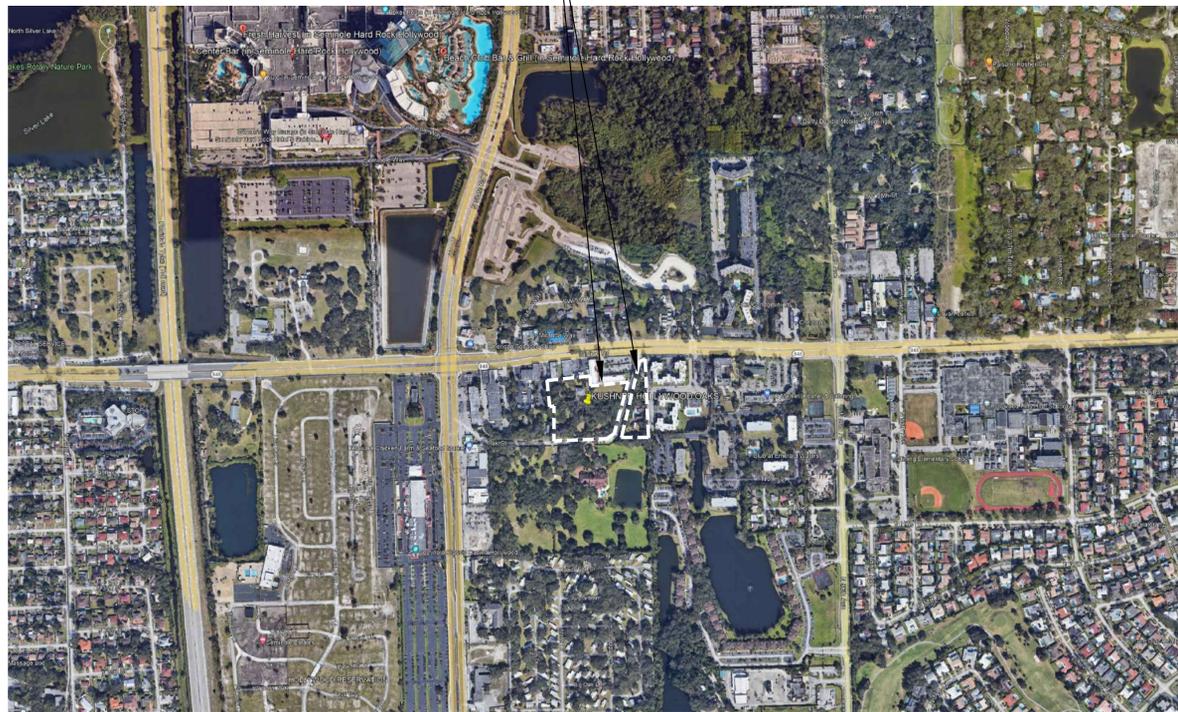
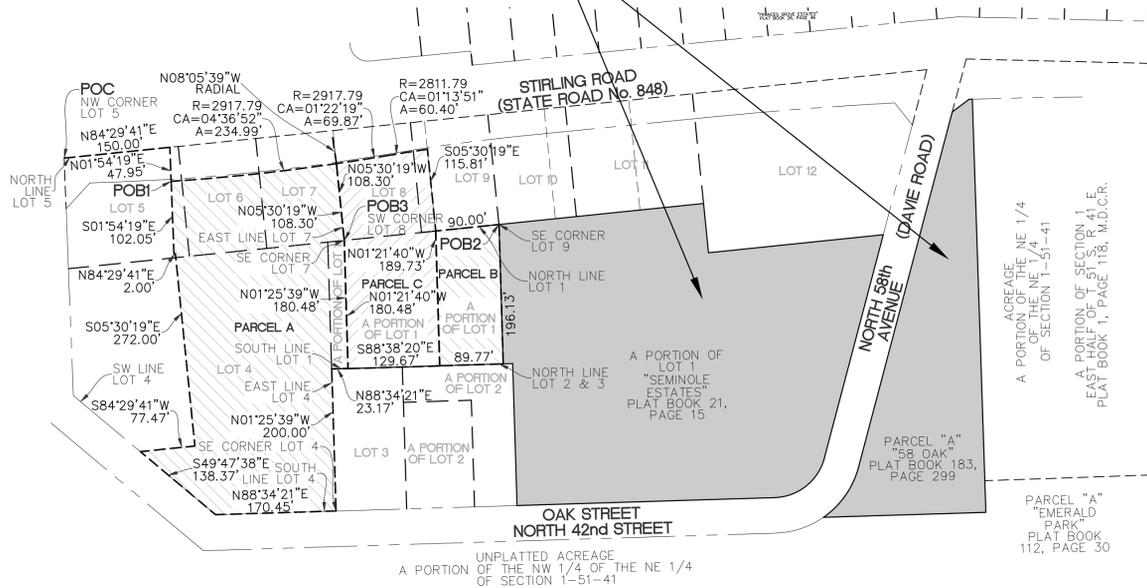


**HOLLYWOOD OAKS:
4220 & 4231 N 58TH AVE**



AERIAL MAP
SCALE: N.T.S.
NORTH

**HOLLYWOOD OAKS:
4220 & 4231 N 58TH AVE**



LOCATION MAP
SCALE: N.T.S.
NORTH

LEGAL DESCRIPTION:

PARCEL A, "58 OAK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 299, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

LOT 1 OF "SEMINOLE ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS PORTIONS DESCRIBED AS FOLLOWS:

PARCEL A:
A PORTION OF LOTS 1, 4, AND 5, AND ALL OF LOTS 6 AND 7, OF "SEMINOLE ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 84°29'41" EAST ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 150.00 FEET; THENCE SOUTH 1°54'19" EAST 47.95 FEET TO A POINT OF BEGINNING 1; THENCE CONTINUE SOUTH 1°54'19" EAST 102.05 FEET; THENCE NORTH 84°29'41" EAST 2 FEET; THENCE SOUTH 5°30'19" EAST 272 FEET; THENCE SOUTH 84°29'41" WEST 77.47 FEET TO THE SOUTHWEST LINE OF SAID LOT 4; THENCE SOUTH 49°47'38" EAST ALONG SAID SOUTHWEST LINE 138.37 FEET; THENCE NORTH 88°34'21" EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 170.45 FEET TO THE SOUTHEAST CORNER OF LOT 4; THENCE NORTH 01°25'39" WEST ALONG THE EAST LINE OF LOT 4, A DISTANCE OF 200 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 88°34'21" EAST ALONG THE LAST DESCRIBED SOUTH LINE 23.17 FEET; THENCE NORTH 1°25'39" WEST PARALLEL WITH THE WEST LINE OF LOT 1, A DISTANCE OF 180.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 5°30'19" WEST ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 108.30 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 8°05'39" WEST FROM SAID POINT; THENCE WESTERLY ALONG A 2917.79 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4°36'52" AN ARC DISTANCE OF 234.99 FEET TO THE POINT OF BEGINNING 1, SAID CURVE FORMING THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86516-2602.

PARCEL B:
LOT 9, LESS THE WEST 20.0 FEET THEREOF, "SEMINOLE ESTATES", AS RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PART OF LOT 1 OF SAID "SEMINOLE ESTATES", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 1, 196.13 FEET TO THE NORTH LINE OF LOT 2 OF SAID "SEMINOLE ESTATES"; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 2 OF SAID "SEMINOLE ESTATES" 89.77 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 189.73 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 90.0 FEET TO THE POINT OF BEGINNING.

PARCEL C:
LOT 8, AND THE WEST 20.0 FEET OF LOT 9, AND PART OF LOT 1, "SEMINOLE ESTATES", AS RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 8, BEING THE POINT OF BEGINNING 3; THENCE ON AN ASSUMED BEARING OF NORTH 05°30'19" WEST A DISTANCE OF 108.30 FEET TO A POINT ON THE ARC OF A CONCAVE CURVE NON-TANGENT, NORTHEASTERLY, HAVING A RADIUS OF 2,917.79 FEET, A REVERSE CURVATURE OF 01°22'19" AND AN ARC DISTANCE OF 69.87 FEET TO THE POINT OF A REVERSE CURVATURE OF A CIRCULAR CURVE SOUTHEASTERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,811.79 FEET, A CENTRAL ANGLE OF 01°13'51" AND AN ARC DISTANCE OF 60.40 FEET; THENCE SOUTH 05°30'19" EAST, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH LINE OF LOT 1; THENCE SOUTH 01°21'40" EAST, A DISTANCE OF 189.73 FEET TO A POINT ON THE NORTH LINE OF LOTS 2 AND 3; THENCE SOUTH 88°38'20" WEST A DISTANCE OF 129.67 FEET TO A POINT; THENCE NORTH 01°21'40" WEST A DISTANCE OF 180.48 FEET TO THE POINT OF BEGINNING 3.

SURVEYOR'S LEGAL DESCRIPTION:

PARCEL A, "58 OAK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 299, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

A PORTION OF LOT 1, "SEMINOLE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01°45'12" WEST ALONG THE WEST LINE OF SAID LOT 1 FOR 199.83 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID "SEMINOLE ESTATES"; THENCE SOUTH 88°14'48" WEST ALONG THE NORTH LINE OF SAID LOT 2 FOR 13.34 FEET; THENCE NORTH 01°45'12" WEST 196.14 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 10 OF SAID "SEMINOLE ESTATES"; THENCE ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY BOUNDARIES OF SAID LOT 1, THE FOLLOWING SIX COURSES AND DISTANCES: 1) NORTH 84°10'08" EAST 290.56 FEET; 2) SOUTH 05°49'52" EAST 69.53 FEET; 3) NORTH 84°10'08" EAST 248.23 FEET; 4) SOUTH 14°51'09" WEST 324.91 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 5) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 73°23'39" FOR AN ARC LENGTH OF 96.07 FEET TO A POINT OF TANGENCY; 6) SOUTH 88°14'48" WEST 364.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 249,853 SQUARE FEET (5.7359 ACRES) MORE OR LESS

LEGAL DESCRIPTION

**PASCUAL
PEREZ
KILIDDJIAN
STARR**
ARCHITECTS + PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE No.: AR 0015394
MARIO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE No.: AR 0093067
ANDREW STARR, RA
LICENSE No.: AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
<http://www.ppkarch.com>

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REVISIONS:

OWNER:
KUSHNER
188 BAL BAY DRIVE
BAL HARBOUR, FL 33154

HOLLYWOOD OAKS
BY KUSHNER
4220 & 4231 N 58TH AVE.
HOLLYWOOD, FLORIDA

SEAL:

COVER SHEET

LOCATION PLAN
DATE: 2024-08-26
SCALE: AS SHOWN
DRAWN: JC
CHECK BY: MP / PK
JOB NO.: 24-26

C-0

SHEET NO.:

**PASCUAL
PEREZ
KILIDDJIAN
STARR**

ARCHITECTS+PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE No.: AR 0015394
MARIO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
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**4220 & 4231 N 58TH AVE.
RESIDENTIAL BUILDING**

HOLLYWOOD, FLORIDA
BY: KUSHNER
188 BAL BAY DRIVE
BAL HARBOUR, FL 33154

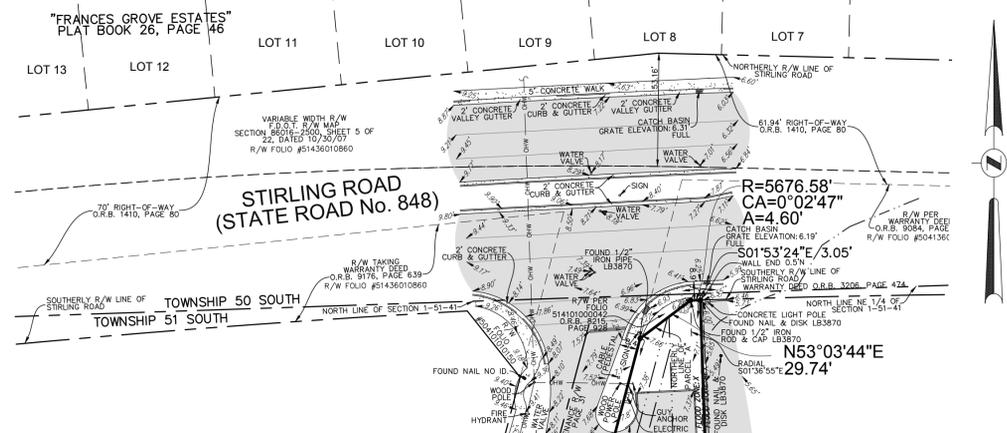
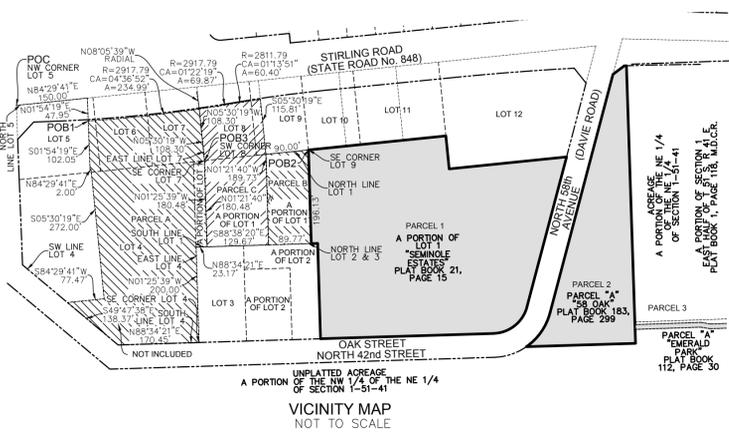
PASCUAL, PEREZ,
KILIDDJIAN, STARR & ASSOC.

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ARCHITECTURAL**

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| 2. SP-1 | SITE PLAN / GROUND FLOOR | T2. SA-5 | COMMUNITY BUILDING ELEVATIONS |
| 3. SP-2 | SITE PLAN / TYP. FLOOR 2ND - 7TH LEVEL | | |
| 4. SP-3 | SITE PLAN / 8TH FLOOR | | |
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PRELIMINARY TAC SUBMITTAL

September 16, 2024



LEGAL DESCRIPTION:

PARCEL 1:
ALL OF THE PLAT OF 58 OAK, RECORDED IN PLAT BOOK 183, PAGE 299, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
LOT 1 OF THE SEMINOLE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS PORTIONS DESCRIBED AS FOLLOWS:

PARCEL A:
A PORTION OF LOTS 1, 4, AND 5, AND ALL OF LOTS 6 AND 7, OF SEMINOLE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 84°29'41" EAST ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 150 FEET; THENCE SOUTH 1°54'19" EAST 47.95 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 1°54'19" EAST 102.05 FEET; THENCE NORTH 84°29'41" EAST 2 FEET; THENCE SOUTH 5°30'19" EAST 272 FEET; THENCE SOUTH 84°29'41" WEST 77.47 FEET TO THE SOUTHWEST LINE OF SAID LOT 4; THENCE SOUTH 49°47'38" EAST ALONG SAID SOUTHWEST LINE 138.37 FEET; THENCE NORTH 88°34'21" EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 170.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 1°25'39" WEST ALONG THE EAST LINE OF LOT 4, A DISTANCE OF 200 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 88°34'21" EAST ALONG THE LAST DESCRIBED SOUTH LINE 23.17 FEET; THENCE NORTH 1°25'39" WEST PARALLEL WITH THE WEST LINE OF LOT 1, A DISTANCE OF 180.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 5°30'19" WEST ALONG THE WEST LINE OF LOT 7, A DISTANCE OF 108.50 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 8°05'39" WEST FROM SAID POINT; THENCE WESTERLY ALONG A 2917.79 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4°36'52" AN ARC DISTANCE OF 234.99 FEET TO THE POINT OF BEGINNING, SAID CURVE FORMING THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86516-2602.

PARCEL B:
LOT 9, LESS THE WEST 20.0 FEET THEREOF, SEMINOLE ESTATES, AS RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PART OF LOT 1 OF SAID SEMINOLE ESTATES, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 1, 196.13 FEET TO THE NORTH LINE OF LOT 2 OF SAID SEMINOLE ESTATES; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 2 OF SAID SEMINOLE ESTATES 89.77 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 189.73 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 90.0 FEET TO THE POINT OF BEGINNING.

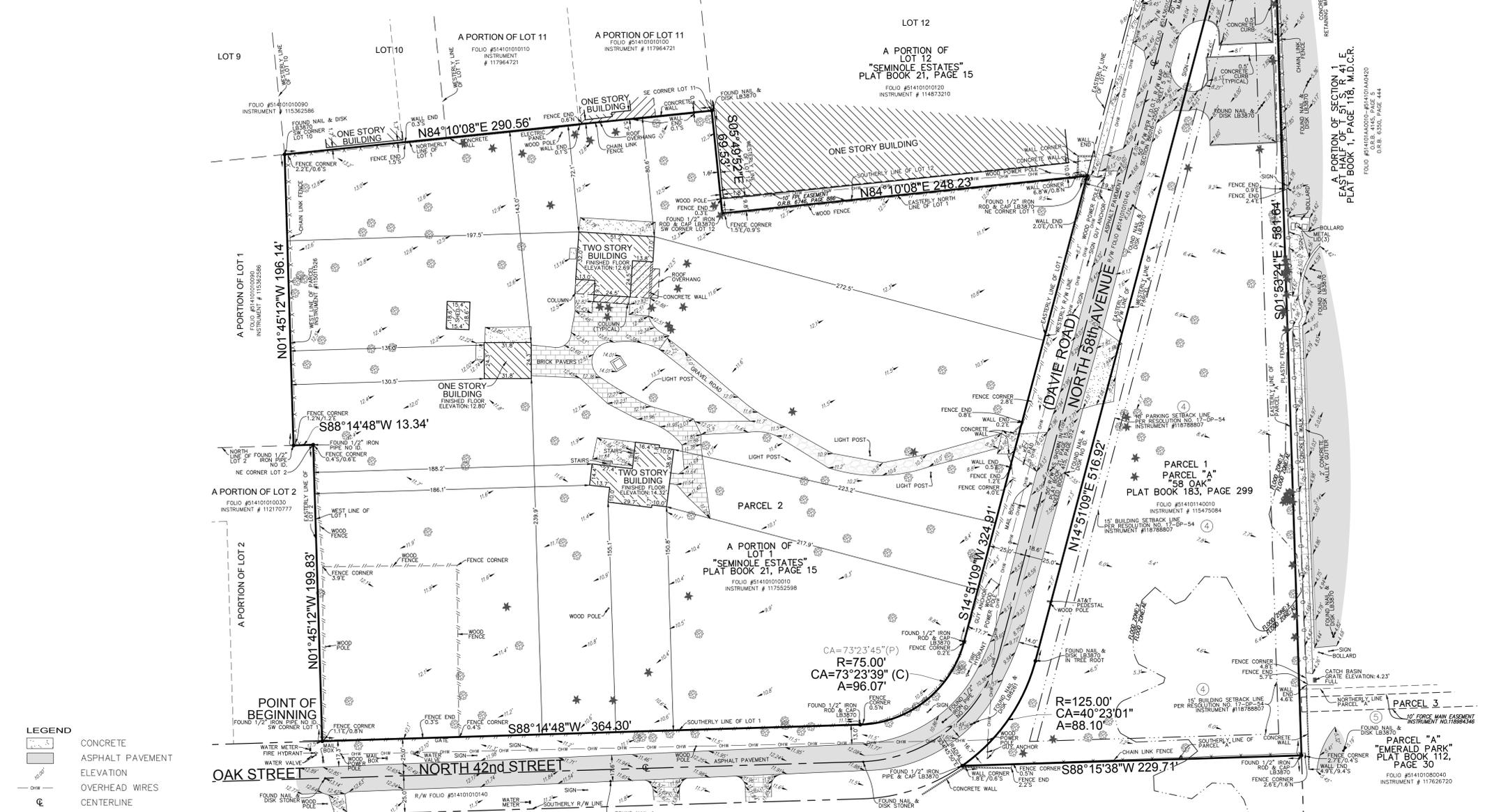
PARCEL C:
LOT 8, AND THE WEST 20.0 FEET OF LOT 9, AND PART OF LOT 1, SEMINOLE ESTATES, AS RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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PARCEL 3:
NON-EXCLUSIVE EASEMENTS CONTAINED IN THAT EASEMENT AGREEMENT RECORDED JULY 18, 2023, UNDER INSTRUMENT NO. 118984346.

PARCEL 1 AND 2 ALSO BEING DESCRIBED AS:
PARCEL A, "58 OAK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 299, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
A PORTION OF LOT 1, "SEMINOLE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 249,853 SQUARE FEET (5.7359 ACRES) MORE OR LESS



NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1802; ELEVATION: 7.582 FEET.
- FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; COMMUNITY #125113; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTED FL-2 ZONE, WITH THE WEST LINE OF LOT 1 BEING NORTH 01°45'12" WEST.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 0 DELINEATED PARKING SPACES.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A PROPERTY INFORMATION REPORT, FILE NUMBER 11957159; PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED FROM AUGUST 1, 1953 AT 7:00 AM. TO AUGUST 20, 2024 AT 11:00 PM. AND REVISED AUGUST 23, 2024. THE FOLLOWING ITEMS WERE INCLUDED IN THE CERTIFICATE OF SEARCH OF SAID REPORT:
ITEM 1A: CLAIM OF LIEN, CITY OF HOLLYWOOD, IN INSTRUMENT #119487213, APPLIES TO PARCEL 1 OF THIS SITE BUT CANNOT BE PLOTTED.
ITEM 1: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 2, PAGE 26, APPLIES TO THIS SITE. CONTAINS NO PLATTED EASEMENTS.
ITEM 2: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 21, PAGE 15, APPLIES TO THIS SITE. CONTAINS NO PLATTED EASEMENTS.
ITEM 3: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 183, PAGE 299, (AS TO PARCEL 1) APPLIES TO THIS SITE. CONTAINS NO PLATTED EASEMENTS.
ITEM 4: CITY OF HOLLYWOOD RESOLUTION NO. 17-DP-54 IN INSTRUMENT NUMBER 118788807 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 5: EASEMENT AGREEMENT IN INSTRUMENT NUMBER 118984346 DOES NOT APPLY TO THIS SITE BUT BENEFITS THIS SITE AS DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE FEMA ORC WEBSITE.
- THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - CENTERLINE
 - RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - M.M.B. MISCELLANEOUS MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R/W RIGHT-OF-WAY
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - EXCEPTION NUMBER
 - PALM TREE
 - TREE

UNPLATTED ACRES
A PORTION OF THE NW 1/4
OF SECTION 1-51-41
FOLIO #51410100100
INSTRUMENT # 112454066

CERTIFICATION:
TO 58 OAK, LLC; FOREMOST TITLE & ESCROW SERVICES LLC; SAGEOAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY; KUSHNER REALTY ACQUISITIONS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS; GREENBERG TRAUING, P.A. AND CHICAGO TITLE INSURANCE COMPANY;

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, 7(A), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 9/25/23.

DATE OF PLAT OR MAP: 8/2/24
John F Pulice
Digitally signed by John F Pulice
Date: 2024.08.28
14:21:41 -04'00'

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



NO.	REVISIONS	BY
5	DEED OWNERSHIP & ENCUMBRANCE REPORT 8/29/24	M.M.M.
4	UPDATE PROPERTY INFO REPORT 8/28/24	A.S.
3	REVISD CERTIFICATIONS & ADDED NOTE 13	J.F.P.
2	#7180 UPDATE SURVEY LOCAL TREES 9/25/23	J.F.P.
1	#8560 ORIGINAL SURVEY 6/30/21	CH

HOLLYWOOD OAKS SITE
4220 & 4231 N 58TH AVE
HOLLYWOOD, FLORIDA, 33021
(CITY OF HOLLYWOOD, BROWARD COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H. SCALE: 1"=40' CLIENT: KUSHNER
CHECKED BY: J.F.P. SURVEY DATE: 9/25/23 ORDER NO.: 71830

TREE TABLE INFO

Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)
1	OAK TREE	36"	50'	30'
2	OAK TREE	15"	6'	15'
3	OAK TREE	12"	20'	25'
4	OAK TREE	15"	10'	15'
5	OAK TREE	18"	10'	15'
6	OAK TREE	18"	25'	30'
7	OAK TREE	42"	50'	30'
8	OAK TREE	15"	10'	40'
9	OAK TREE	12"	15'	15'
10	OAK TREE	20"	20'	45'
11	OAK TREE	36"	25'	45'
12	OAK TREE	20"	15'	25'
13	OAK TREE	18"	15'	45'
14	OAK TREE	20"	25'	45'
15	OAK TREE	20"	25'	45'
16	OAK TREE	24"	30'	35'
17	OAK TREE	20"	30'	35'
18	OAK TREE	20"	30'	35'
19	OAK TREE	24"	30'	40'
20	OAK TREE	36"	50'	45'
21	OAK TREE	60"	60'	40'
22	OAK TREE	28"	50'	45'
23	OAK TREE	28"	20'	35'
24	OAK TREE	32"	40'	35'
25	OAK TREE	36"	60'	40'
26	PALM TREE	12"	10'	45'
27	PALM TREE	18"	20'	35'
28	PALM TREE	18"	10'	20'
29	OAK TREE	32"	30'	50'
30	OAK TREE	32"	30'	40'
31	OAK TREE	18"	35'	35'
32	OAK TREE	24"	20'	35'
33	OAK TREE	24"	20'	35'
34	OAK TREE	12"	15'	25'
35	OAK TREE	12"	101'	20'
36	OAK TREE	18"	25'	25'
37	PALM TREE	12"	10'	12'
38	PALM TREE	18"	10'	20'
39	OAK TREE	32"	15'	30'
40	OAK TREE	28"	15'	25'
41	UNIDENTIFIED TREE	8"	10'	10'
42	PALM TREE	24"	10'	40'
43	PALM TREE	24"	10'	35'
44	OAK TREE	18"	15'	20'
45	PALM TREE	15"	10'	35'
46	OAK TREE	20"	15'	25'
47	OAK TREE	36"	20'	20'
48	PALM TREE	24"	15'	35'
49	OAK TREE	15"	15'	15'
50	OAK TREE	60"	35'	30'
51	OAK TREE	20"	20'	25'
52	OAK TREE	20"	20'	25'
53	OAK TREE	32"	25'	30'
54	OAK TREE	12"	15'	10'
55	PALM TREE CLUSTERX4	36"	20'	35'
56	PALM TREE CLUSTERX3	26"	15'	20'
57	OAK TREE	32"	20'	25'
58	PALM TREE CLUSTERX3	24"	15'	30'
59	OAK TREE	30"	20'	22'
60	OAK TREE	48"	20'	30'
61	PALM TREE	5"	10'	10'
62	PALM TREE	5"	10'	10'

Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)
63	PALM TREE	5"	10'	10'
64	PALM TREE	5"	10'	10'
65	PALM TREE	5"	10'	10'
66	PALM TREE	5"	10'	10'
67	PALM TREE	5"	10'	10'
68	PALM TREE	5"	10'	10'
69	OAK TREE	28"	15'	15'
70	PALM TREE	18"	10'	15'
71	PALM TREE	4"	5'	15'
72	PALM TREE	4"	5'	15'
73	PALM TREE	4"	5'	15'
74	PALM TREE	4"	5'	25'
75	PALM TREE	4"	5'	25'
76	PALM TREE	4"	5'	25'
77	PALM TREE	4"	5'	20'
78	PALM TREE	6"	5'	20'
79	PALM TREE	4"	5'	25'
80	PALM TREE	5"	5'	20'
81	OAK TREE	18"	10'	15'
82	OAK TREE	24"	15'	25'
83	OAK TREE	24"	15'	25'
84	BLACK OLIVE	15"	15'	15'
85	PALM TREE	18"	10'	20'
86	OAK TREE	24"	20'	25'
87	PALM TREE	15"	10'	15'
88	PALM TREE	12"	10'	15'
89	STRANGLER TREE	15"	15'	15'
90	MANGO TREE	18"	25'	25'
91	OAK TREE	38"	40'	40'
92	UNIDENTIFIED TREE	8"	10'	15'
93	UNIDENTIFIED TREE	24"	25'	20'
94	PALM TREE	10"	10'	15'
95	PALM TREE	15"	10'	20'
96	PALM TREE	15"	10'	20'
97	OAK TREE	48"	40'	45'
98	PALM TREE	15"	15'	40'
99	UNIDENTIFIED TREE	15"	10'	10'
100	OAK TREE	60"	50'	50'
101	OAK TREE	48"	35'	45'
102	OAK TREE	48"	35'	45'
103	OAK TREE	30"	25'	30'
104	OAK TREE	30"	25'	30'
105	OAK TREE	48"	35'	45'
106	OAK TREE	24"	25'	35'
107	MANGO TREE	24"	25'	35'
108	MANGO TREE	24"	25'	35'
109	MANGO TREE	24"	25'	35'
110	LIGUSTRUM TREE	60"	45'	50'
111	OAK TREE	32"	25'	30'
112	OAK TREE	15"	25'	30'
113	UNIDENTIFIED TREE	15"	10'	45'
114	UNIDENTIFIED TREE	12"	10'	30'
115	UNIDENTIFIED TREE	12"	10'	30'
116	UNIDENTIFIED TREE	10"	10'	25'
117	OAK TREE	36"	35'	40'
118	PALM TREE	15"	10'	25'
119	OAK TREE	40"	25'	35'
120	OAK TREE	62"	25'	40'
121	OAK TREE	24"	25'	30'
122	MANGO TREE	15"	30'	30'
123	MANGO TREE	15"	30'	30'
124	UNIDENTIFIED TREE	15"	15'	15'

Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)
125	OAK TREE	24"	30'	35'
126	OAK TREE	38"	30'	35'
127	OAK TREE	38"	30'	35'
128	OAK TREE	38"	30'	50'
129	OAK TREE	38"	30'	50'
130	OAK TREE	38"	30'	50'
131	OAK TREE	38"	30'	50'
132	MANGO TREE	18"	20'	15'
133	OAK TREE	24"	15'	20'
134	OAK TREE	24"	25'	40'
135	PALM TREE	8"	10'	25'
136	PALM TREE	18"	10'	15'
137	OAK TREE	20"	15'	25'
138	PALM TREE	12"	10'	30'
139	PALM TREE	18"	10'	15'
140	PALM TREE	12"	10'	20'
141	MANGO TREE	18"	25'	25'
142	UNIDENTIFIED TREE	12"	15'	15'
143	PALM TREE	10"	15'	25'
144	UNIDENTIFIED TREE	15"	10'	10'
145	MANGO TREE	24"	30'	25'
146	MANGO TREE	24"	30'	25'
147	MANGO TREE	24"	30'	25'
148	PALM TREE	12"	10'	15'
149	PALM TREE	12"	10'	15'
150	PALM TREE	15"	10'	15'
151	PALM TREE	12"	10'	10'
152	PALM TREE	8"	10'	8'
153	PALM TREE	10"	10'	20'
154	PALM TREE	10"	10'	25'
155	PALM TREE	8"	10'	15'
156	PALM TREE	10"	10'	8'
157	PALM TREE	12"	10'	8'
158	PALM TREE	10"	10'	15'
159	OAK TREE	36"	20'	35'
160	OAK TREE	60"	30'	40'
161	OAK TREE	38"	20'	40'
162	OAK TREE	38"	20'	40'
163	OAK TREE	60"	20'	40'
164	PALM TREE	12"	10'	15'
165	MANGO TREE	24"	35'	30'
166	OAK TREE	28"	35'	40'
167	OAK TREE	15"	15'	20'
168	UNIDENTIFIED TREE	28"	15'	25'
169	OAK TREE	15"	20'	20'
170	OAK TREE	36"	20'	40'
171	OAK TREE	36"	20'	40'
172	OAK TREE	18"	20'	40'
173	OAK TREE	36"	20'	40'
174	OAK TREE	36"	20'	40'
175	PALM TREE	15"	10'	10'
176	OAK TREE	36"	25'	35'
177	PALM TREE	12"	10'	25'
178	OAK TREE	18"	25'	30'
179	UNIDENTIFIED TREE	10"	10'	20'
180	PALM TREE	12"	10'	25'
181	OAK TREE	28"	15'	35'
182	OAK TREE	28"	15'	35'
183	OAK TREE	28"	15'	35'
184	OAK TREE	28"	15'	35'
185	OAK TREE	40"	25'	35'
186	OAK TREE	72"	35'	40'
187	UNIDENTIFIED TREE	15"	15'	10'

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

HOLLYWOOD OAKS SITE
4220 & 4231 N 58TH AVE
HOLLYWOOD, FLORIDA, 33021
(CITY OF HOLLYWOOD, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



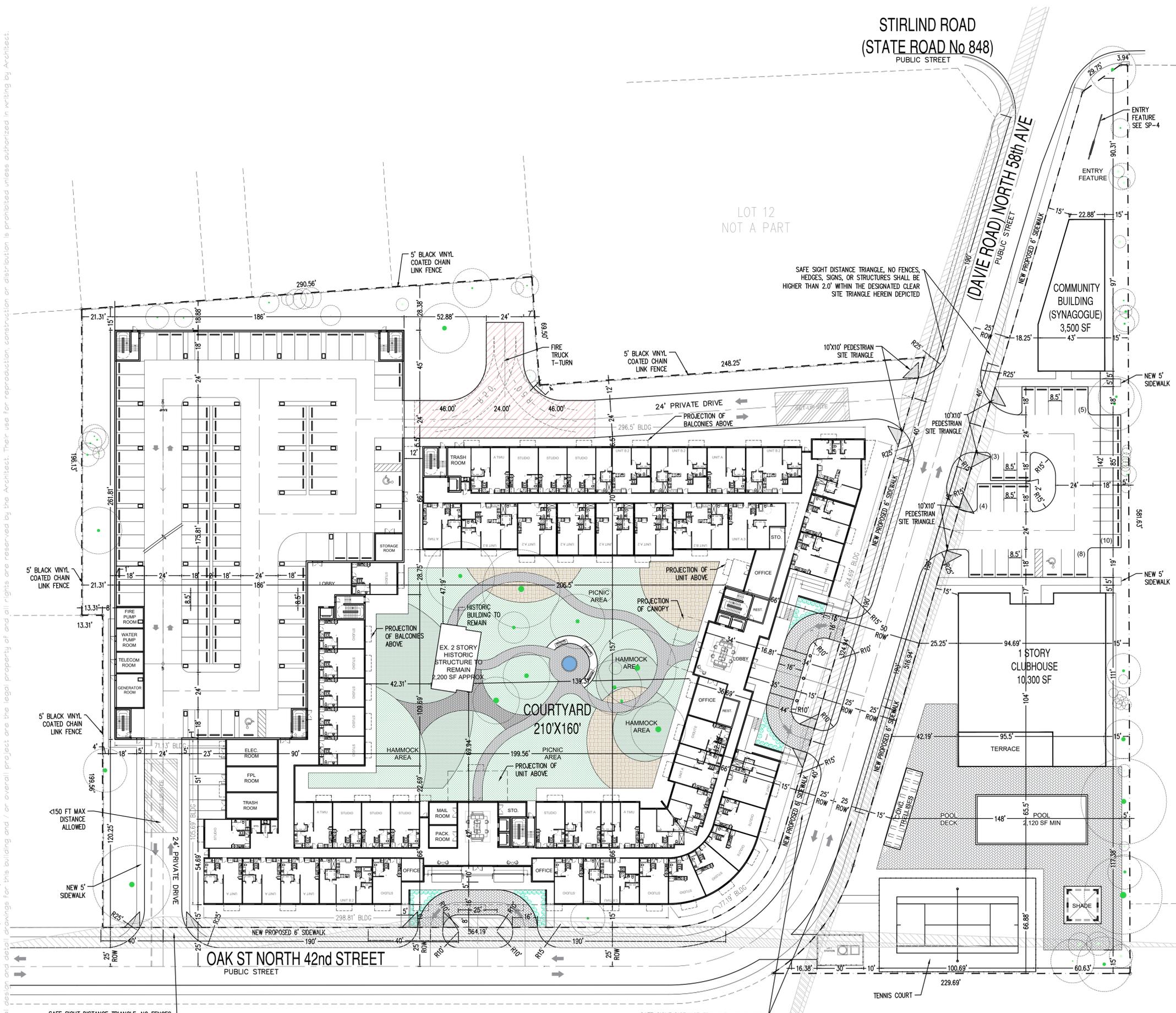
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.
CHECKED BY: J.F.P.

SCALE: 1" = 40'
SURVEY DATE: 9/25/23

CLIENT: KUSHNER
ORDER NO.: 71830

SITE DATA		
ZONING: PDD - PLANNED DEVELOPMENT DISTRICT		
	SF	ACRES
GROSS AREA	249,853.00	5.74
NET AREA	249,853.00	5.74
DENSITY PROVIDED	# OF UNITS	DUA (GROSS)
8 STORIES BLDG	470	81.94
MINIMUM UNIT SIZE	650 SF	558 SF
UNIT BREAKDOWN		TOTAL
1- BED/STUDIO		113
1- BEDROOM		148
1- BEDROOM & DEN		68
2- BEDROOM		133
3- BEDROOM		8
TOTAL		470
PARKING BREAKDOWN	ALLOWED/REQUIRED	PROVIDED
RESIDENTIAL PARKING 1.5 PER UNIT (470 UNITS)	705	705
GUEST PARKING 1 PER 5 UNITS	94	94
COMMUNITY BLDG X 250 SF (3,500 SF)	14	14
TOTAL	813	813
AREA CALCULATIONS	SF	%
RESIDENTIAL BLDG FOOTPRINT	96,450.00	
CLUBHOUSE FOOTPRINT	10,300.00	
COMMUNITY BLDG (SYNAGOGUE) FOOTPRINT	3,500.00	
EXISTING HISTORIC BLDG FOOTPRINT	1,081.00	
TOTAL BUILDING FOOTPRINTS	111,331.00	44.56%
STREETS & PAVED AREAS	25,739.00	10.30%
PEDESTRIAN SIDEWALKS	6,379.00	2.55%
COURTYARD	27,533.00	11.02%
POOL DECK & COURT	19,421.00	7.77%
UNENCUMBERED GREEN OPEN SPACE	59,450.00	23.79%
TOTAL	249,853.00	100.00%
LOT COVERAGE	ALLOWED/REQUIRED	PROVIDED
MAX LOT COVERAGE SF	BY CITY COMMISSION	111,331.00
MAX LOT COVERAGE %	BY CITY COMMISSION	44.6%
OPEN SPACE (LANDSCAPED OPEN SPACE AT GRADE / COURTYARD / POOL DECK & COURT)	ALLOWED/REQUIRED	PROVIDED
MINIMUM OPEN SPACE SF	BY CITY COMMISSION	106,404.00 SF
MINIMUM OPEN SPACE %	BY CITY COMMISSION	42.6%
PERVIOUS / IMPERVIOUS AREA	ALLOWED/REQUIRED	PROVIDED
PERVIOUS AREA SF	BY CITY COMMISSION	78,711.00
PERVIOUS AREA %	BY CITY COMMISSION	31.50%
IMPERVIOUS AREA SF	BY CITY COMMISSION	171,142.00
IMPERVIOUS AREA %	BY CITY COMMISSION	68.50%
SETBACKS	ALLOWED/REQUIRED	PROVIDED
INTERNAL STREETS	25'-0"	15'-0"
EXTERNAL STREETS	25'-0"	15'-0"
MIN. DISTANCE BETWEEN BLDGS	NOT REQUIRED	N/A
MAX BUILDING HEIGHT	ALLOWED	PROVIDED
RESIDENTIAL BLDG (TOP OF ROOF SLAB)	NOT REQUIRED	85'-0"
CLUBHOUSE (TOP OF PARAPET)	NOT REQUIRED	26'-8"
COMMUNITY BLDG SYNAGOGUE (TOP OF PARAPET)	NOT REQUIRED	24'-0"
EXISTING HISTORIC STRUCTURE (TOP OF ROOF SLAB)	EXISTING	EXISTING
NOTE: THE MAXIMUM FOOT - CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL)		



GROUND FLOOR PLAN
SCALE: 1"= 30'-0"
NORTH

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STIRLIND ROAD
(STATE ROAD No 848)
PUBLIC STREET

(DAVIE ROAD) NORTH 58th AVE
PUBLIC STREET

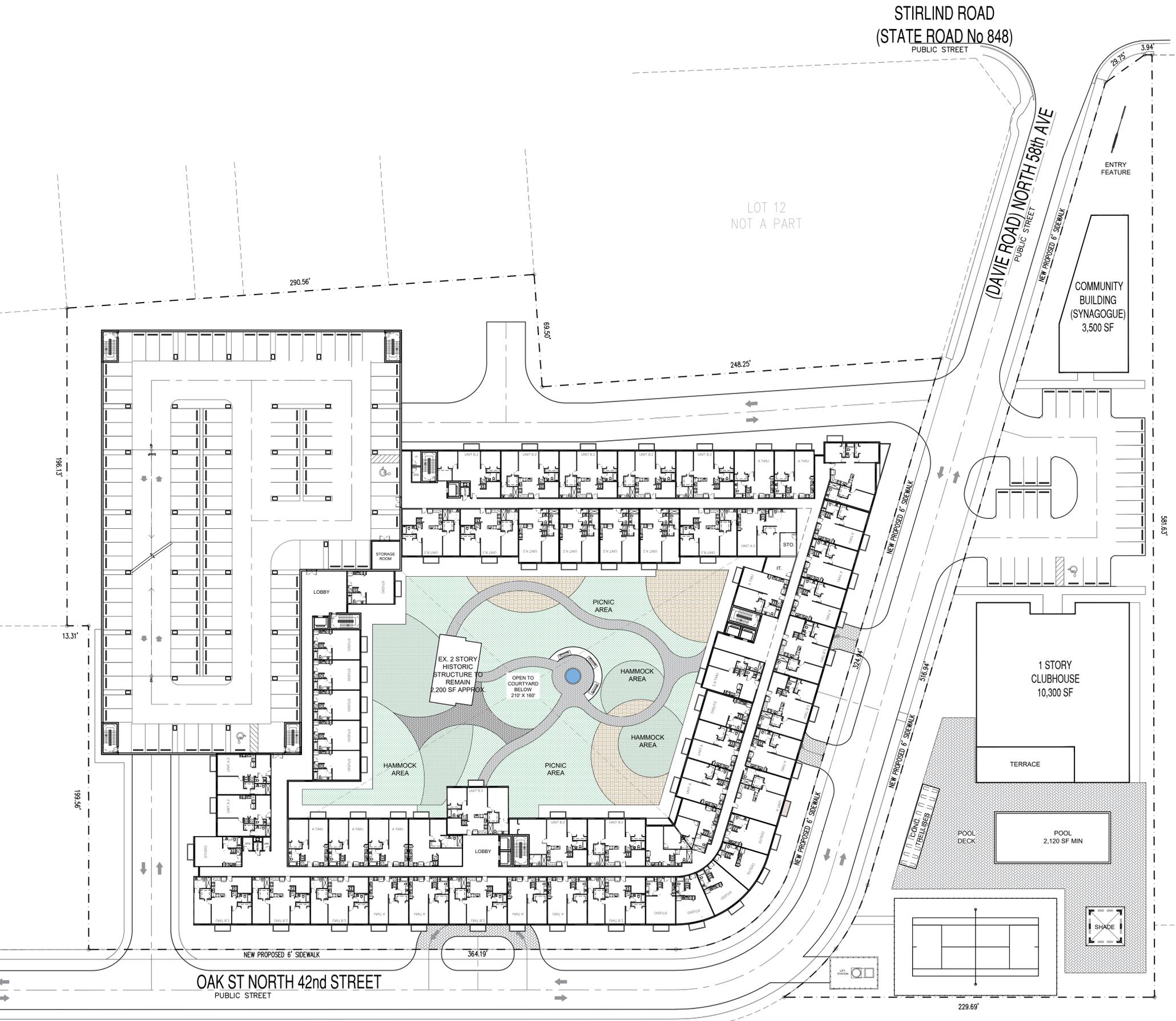
OAK ST NORTH 42nd STREET
PUBLIC STREET

LOT 12
NOT A PART

COMMUNITY BUILDING (SYNAGOGUE)
3,500 SF

1 STORY CLUBHOUSE
10,300 SF

POOL
2,120 SF MIN



OVERALL UNIT & AREA BREAKDOWN

UNIT TYPE	No. BED / BATH	UNIT AREA A/C	UNIT AREA GROSS (w/balcony)	PER FLOOR COUNT		TOTAL No UNIT TYPES	(% UNIT TYPES)	
				1ST FLR.	2ND - 8TH FLR. STORES			
STUDIO	STUDIO	558 SF	598 SF	22	13	91	113	24 %
UNIT A	1 / 1	753 SF	793 SF	15	19	133	148	31.5 %
UNIT A.2	1 + DEN / 1.5	1,020 SF	1,060 SF	4	8	56	60	14.5 %
UNIT A.3	1 + DEN / 1.5	1,197 SF	1,237 SF	1	1	7	8	
UNIT B	2 / 2	1,125 SF	1,165 SF	7	18	126	133	28 %
UNIT B.3	2 / 2	1,262 SF	1,302 SF	0	0	0	0	
UNIT C	3 / 3	1,812 SF	1,852 SF	1	1	7	8	2 %
AVERAGE UNIT SIZE		1,103.9 SF						
TOTAL UNITS QTY. PER FLOOR				50	60	420	470	100%

PARKING BREAKDOWN

	REQUIRED	PROVIDED		
TOTAL # OF PARKING SPACES (1.5 PER UNIT)	705	705		
TOTAL # OF GUEST PARKING SPACES (1 PER 5 UNITS)	94	94		
COMMUNITY BLDG X 250 SF (3,500)	14	14		
TOTAL	813	813	RATIO	1.7
HANDICAP (0.02 SPACES)	20	24		
E.V.S.E (0.02 SPACES)	20	20		

NET (RESIDENTIAL) AREA CALCULATIONS / FLOOR

UNIT TYPE	No. BED / BATH	UNIT AREA A/C	UNIT AREA GROSS (w/balcony)	NET AREA PER FLOOR				
				1ST FLR.	2-8 TYP FLR. STORES	NET AREA TYP FLOOR		
STUDIO	STUDIO	558 SF	598 SF	22	12,276 SF	13	91	7,254 SF
UNIT A	1 / 1	753 SF	793 SF	15	11,295 SF	19	133	14,307 SF
UNIT A.2	1 + DEN / 1.5	1,020 SF	1,060 SF	4	4,080 SF	8	56	8,160 SF
UNIT A.3	1 + DEN / 1.5	1,197 SF	1,237 SF	1	1,197 SF	1	7	1,197 SF
UNIT B	2 / 2	1,125 SF	1,165 SF	7	7,875 SF	18	126	20,250 SF
UNIT B.3	2 / 2	1,262 SF	1,302 SF	0	0 SF	0	0	0 SF
UNIT C	3 / 3	1,746 SF	1,786 SF	1	1,746 SF	1	7	1,746 SF
TOTAL				50	38,469 SF	60	420	52,914

GROSS AREA RESIDENTIAL BLDG / BREAKDOWN CALCULATIONS

LEVEL	STORAGE AREA	UTILITIES / EQUIPMENT ROOMS	OFFICES / MAIL ROOM	RESTROOMS	CIRCULATION & CORES	TOTAL CIRCULATION, AMENITIES, UTILITIES	PARKING (EQUIPMENT ROOMS EXCLUDED)	NET AREA (RESIDENTIAL)	GROSS AREA
1 LEVEL	329 SF	2,232 SF	1,515 SF	359 SF	11,866 SF	16,301 SF	41,680 SF	38,469 SF	96,450 SF
2 LEVEL	376 SF	280 SF	0 SF	0 SF	7,992 SF	8,648 SF	41,680 SF	52,914 SF	103,242 SF
3 LEVEL	376 SF	280 SF	0 SF	0 SF	7,992 SF	8,648 SF	41,680 SF	52,914 SF	103,242 SF
4 LEVEL	376 SF	280 SF	0 SF	0 SF	7,992 SF	8,648 SF	41,680 SF	52,914 SF	103,242 SF
5 LEVEL	376 SF	280 SF	0 SF	0 SF	7,992 SF	8,648 SF	41,680 SF	52,914 SF	103,242 SF
6 LEVEL	376 SF	280 SF	0 SF	0 SF	7,992 SF	8,648 SF	41,680 SF	52,914 SF	103,242 SF
7 LEVEL	376 SF	280 SF	0 SF	0 SF	7,992 SF	8,648 SF	41,680 SF	52,914 SF	103,242 SF
8 LEVEL	376 SF	280 SF	0 SF	0 SF	7,992 SF	8,648 SF	0 SF	52,914 SF	61,562 SF
TOTAL	2,961 SF	4,192 SF	1,515 SF	359 SF	67,810 SF	76,837 SF	291,760 SF	408,867 SF	777,464 SF

TYP. FLOOR PLAN 2ND - 7TH
SCALE 1"= 30'-0"
NORTH

SEAL:

SITE PLAN

DATE: 2024-08-26
SCALE: AS SHOWN
DRAWN: JC
CHECK BY: MP / PK
JOB NO.: 24-26

SP-2

SHEET NO.:

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STIRLIND ROAD
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PUBLIC STREET

(DAVIE ROAD) NORTH 58th AVE
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OAK ST NORTH 42nd STREET
PUBLIC STREET

LOT 12
NOT A PART

COMMUNITY
BUILDING
(SYNAGOGUE)
3,500 SF

1 STORY
CLUBHOUSE
10,300 SF

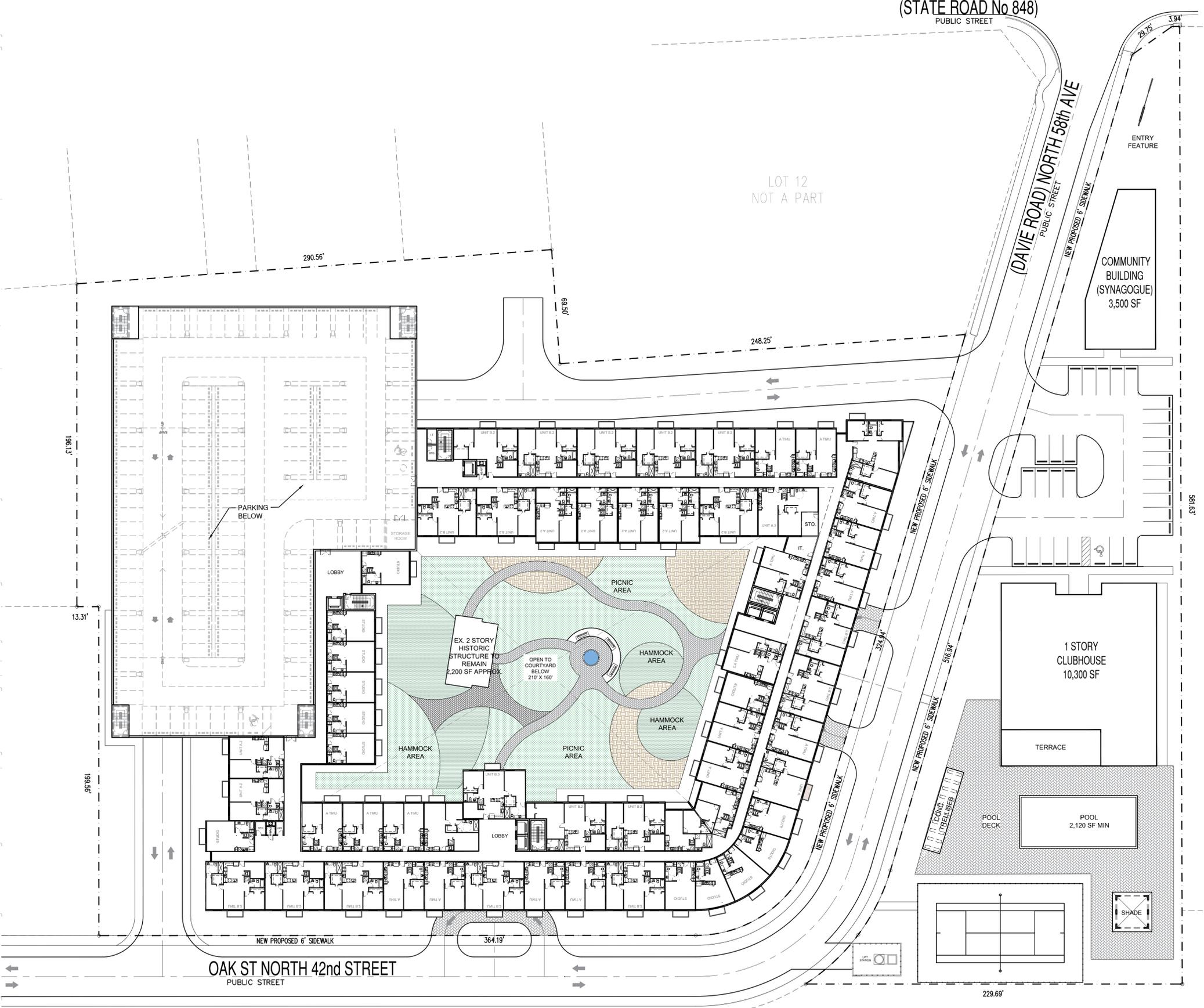
POOL
2,120 SF MIN

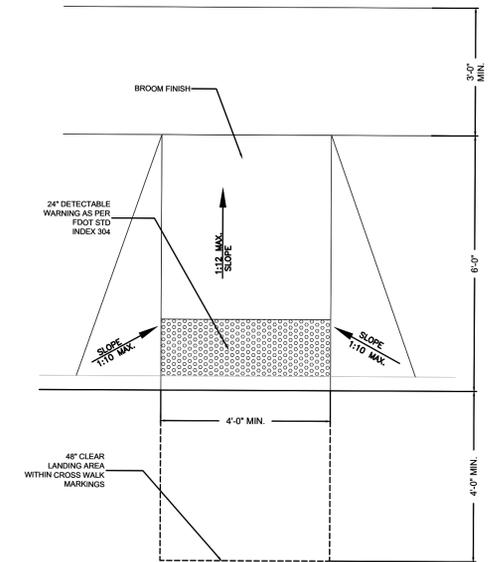
EX. 2 STORY
HISTORIC
STRUCTURE TO
REMAIN
2,200 SF APPROX

OPEN TO COURTYARD
BELOW
210' X 160'

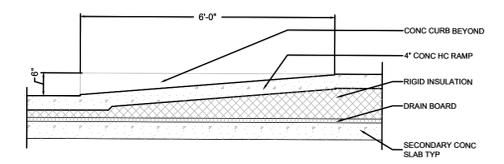
8TH FLOOR PLAN
SCALE: 1" = 30'-0"
NORTH

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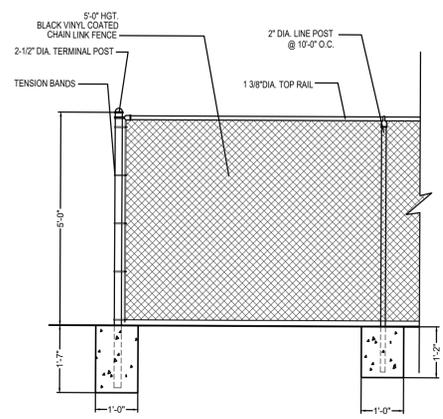




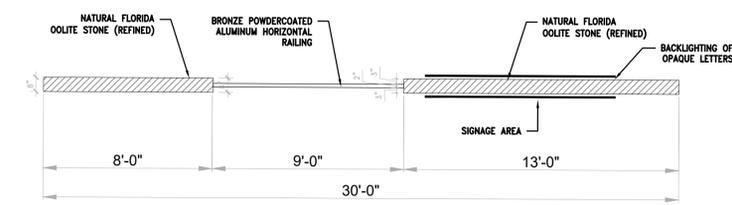
HANDICAPPED RAMP PLAN
SCALE 1/2" = 1'-0"



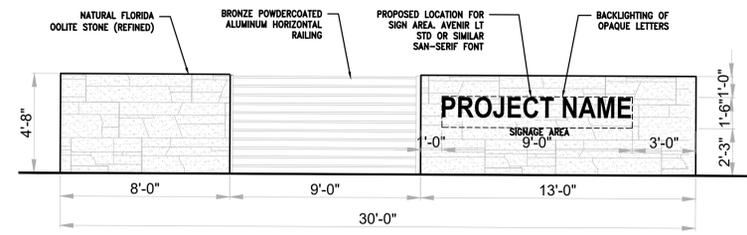
HANDICAPPED RAMP SECTION
SCALE 1/2" = 1'-0"



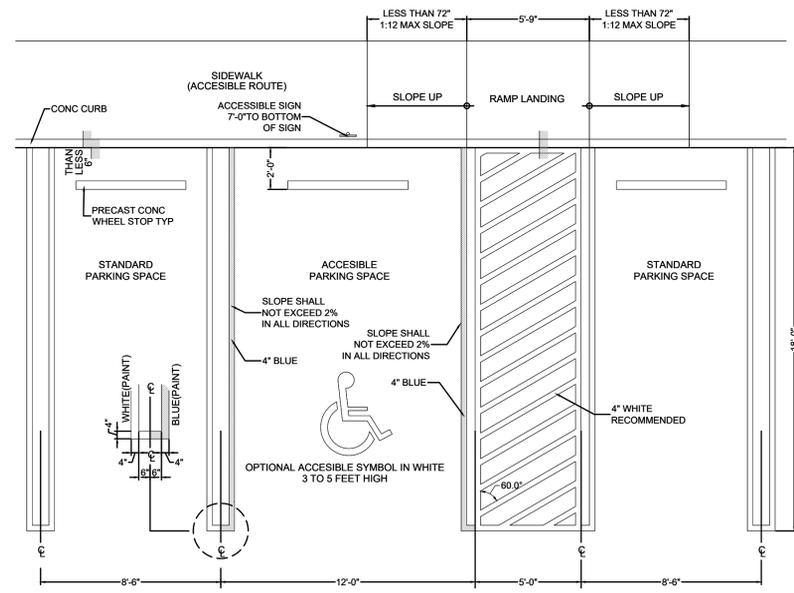
BLACK VINYL COATED CHAIN LINK FENCE DETAILS
SCALE: NTS



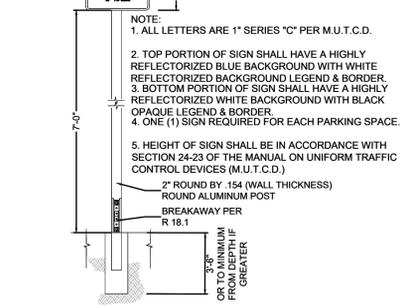
ENTRY FEATURE - FLOOR PLAN
SCALE 1/4" = 1'-0"



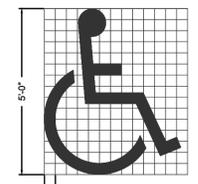
ENTRY FEATURE - FRONT ELEVATION
SCALE 1/4" = 1'-0"



PARKING DETAILS
SCALE 1/4" = 1'-0"

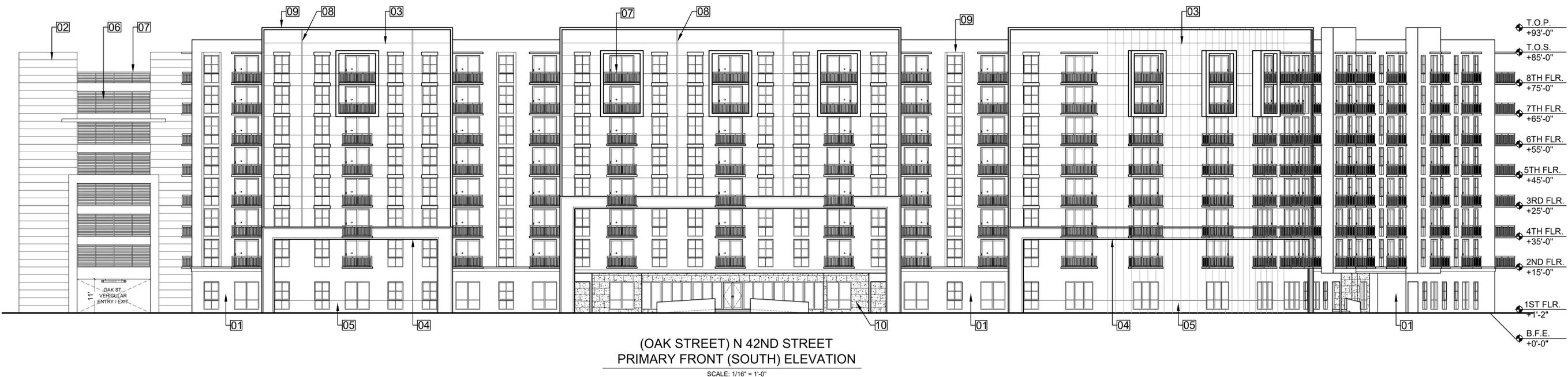


NOTE: CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.



USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED. THE SYMBOL SHALL BE 5' HIGH & BLUE IN COLOR.

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(OAK STREET) N 42ND STREET
PRIMARY FRONT (SOUTH) ELEVATION

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



(DAVIE ROAD) N 58TH AVENUE
SECONDARY FRONT (EAST) ELEVATION

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

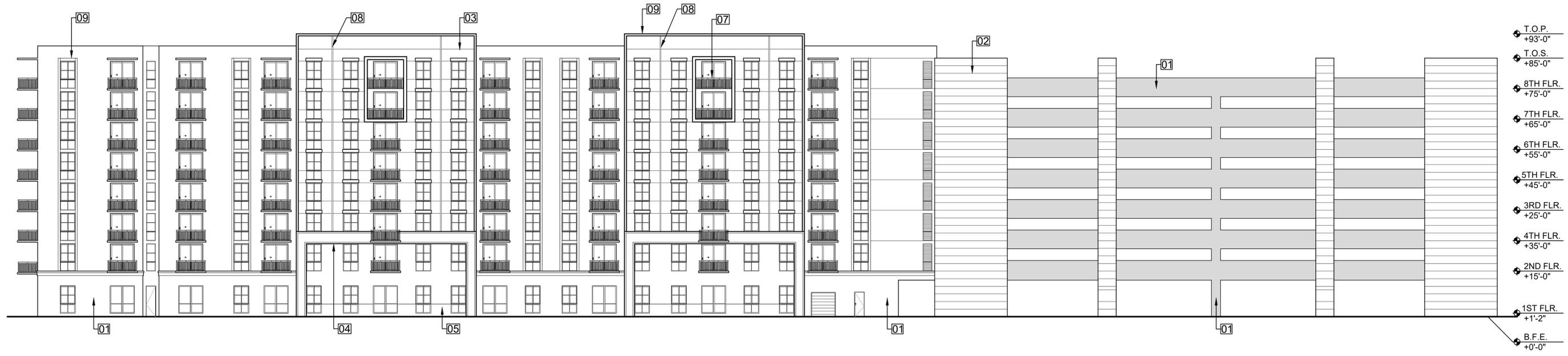
LEGEND

- 01 SMOOTH STUCCO FINISH.
- 02 SMOOTH 1 1/2" SCORED STUCCO @ 30" O.C.
- 03 SMOOTH 1 1/2" SCORED STUCCO @ 72" O.C. & 48" O.C.
- 04 48" STUCCO BAND.
- 05 50" STUCCO BAND.
- 06 ALUMINUM LOUVERS.
- 07 ALUMINUM RAILINGS
- 08 4" VERTICAL REVEAL.
- 09 STUCCO BAND/ TRIM
- 10 COQUINA STONE VENEER.

NOTE:
ALL MECHANICAL EQUIPMENT ON ROOFTOP
SHALL BE SCREENED FROM THE PUBLIC
RIGHT-OF-WAY

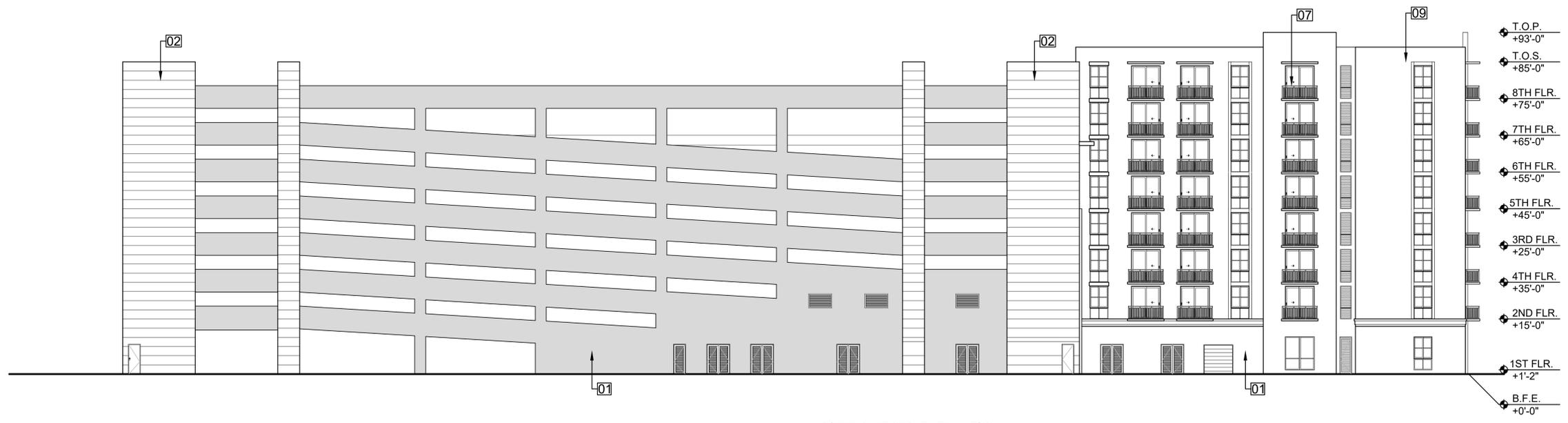
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REAR (NORTH) ELEVATION

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



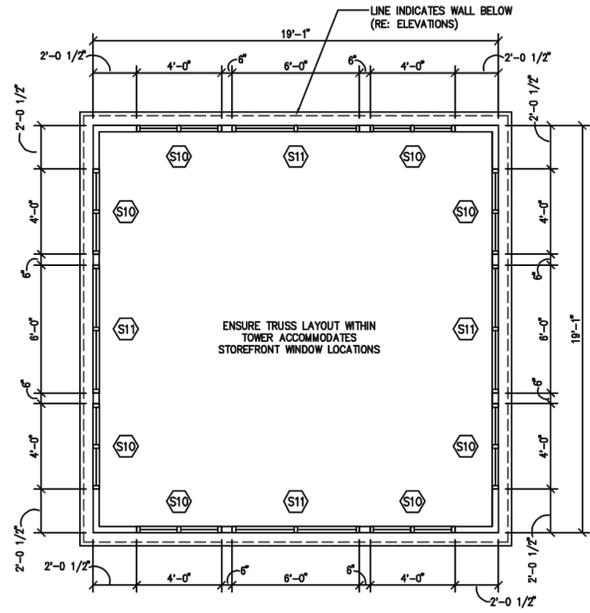
SIDE (WEST) ELEVATION

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

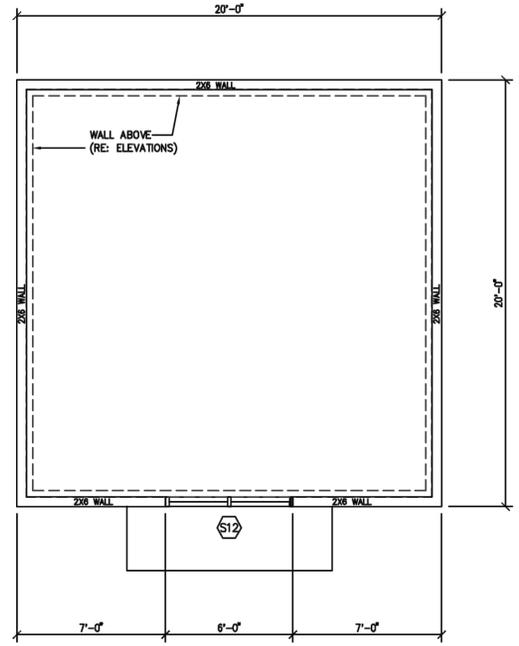
LEGEND

- 01 SMOOTH STUCCO FINISH.
- 02 SMOOTH 1 1/2" SCORED STUCCO @ 30" O.C.
- 03 SMOOTH 1 1/2" SCORED STUCCO @ 72" O.C. & 48" O.C.
- 04 48" STUCCO BAND.
- 05 50" STUCCO BAND.
- 06 ALUMINUM LOUVERS.
- 07 ALUMINUM RAILINGS
- 08 4" VERTICAL REVEAL.
- 09 STUCCO BAND/ TRIM
- 10 COQUINA STONE VENEER.

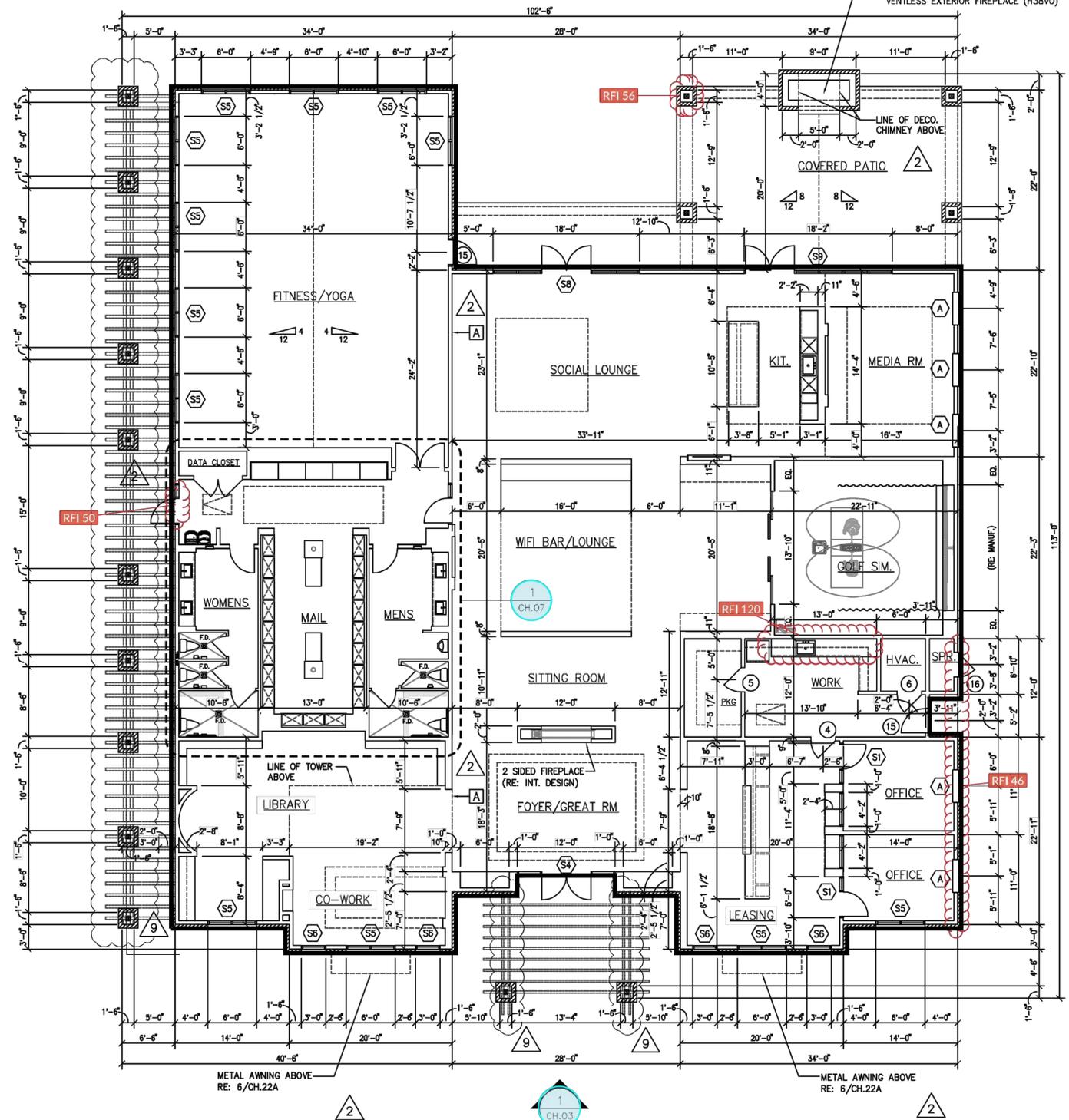
NOTE:
 ALL MECHANICAL EQUIPMENT ON ROOFTOP SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY



CLUBHOUSE - TOWER UPPER PLAN
SCALE: 1/8" = 1'-0"

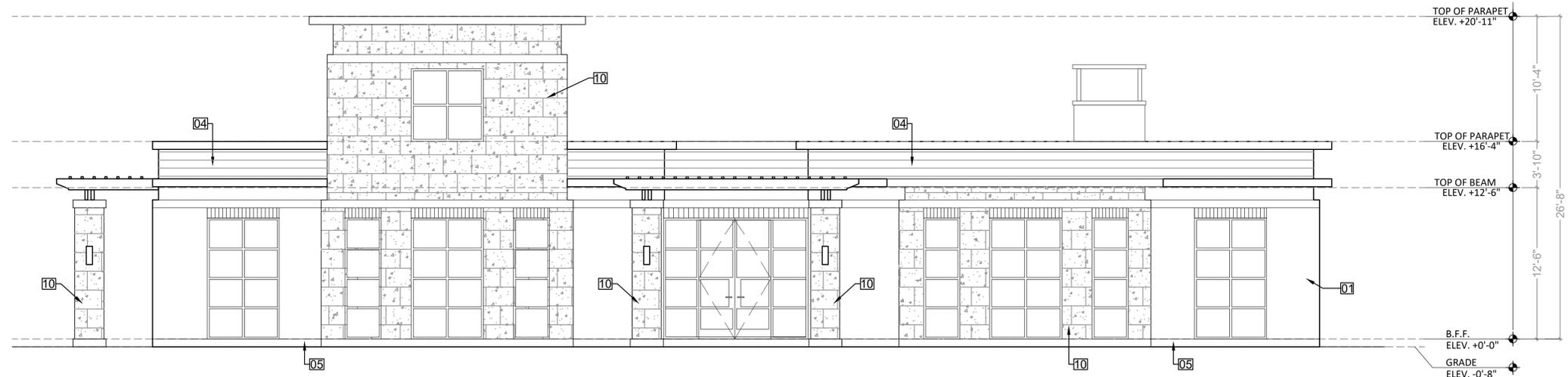


CLUBHOUSE - TOWER LOWER PLAN
SCALE: 1/8" = 1'-0"



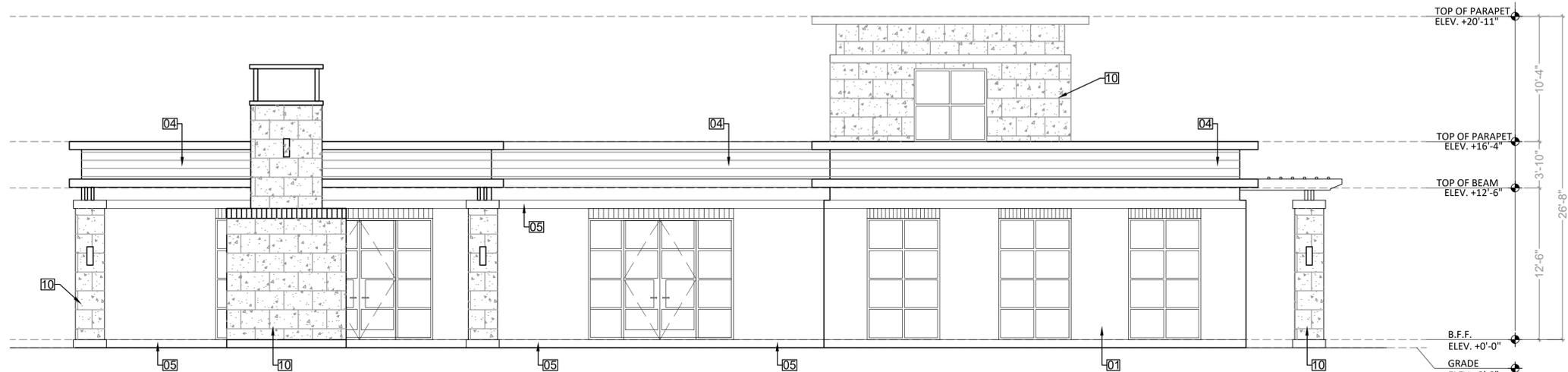
CLUBHOUSE - FLOOR PLAN
SCALE: 1/8" = 1'-0"

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CLUBHOUSE - FRONT ELEVATION

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



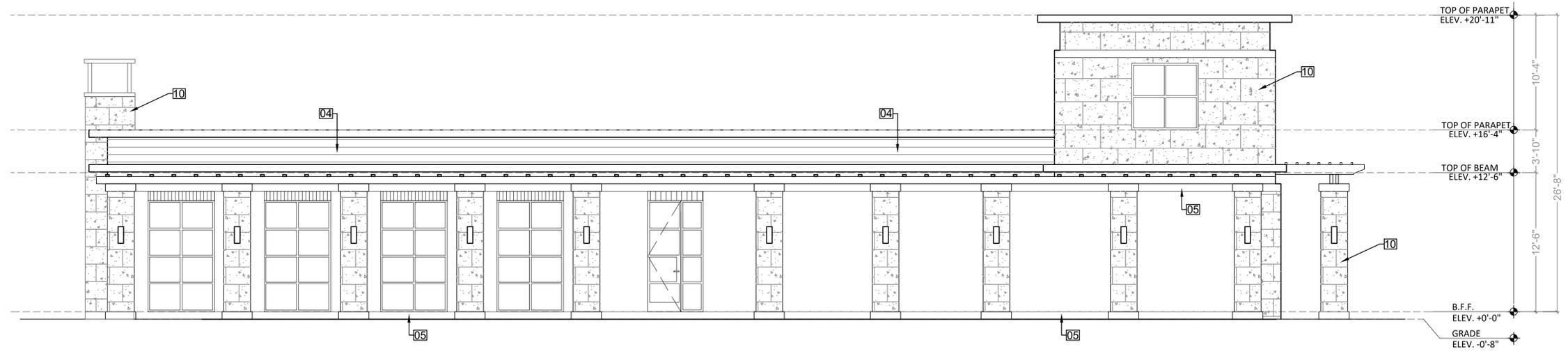
CLUBHOUSE - REAR ELEVATION

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

LEGEND

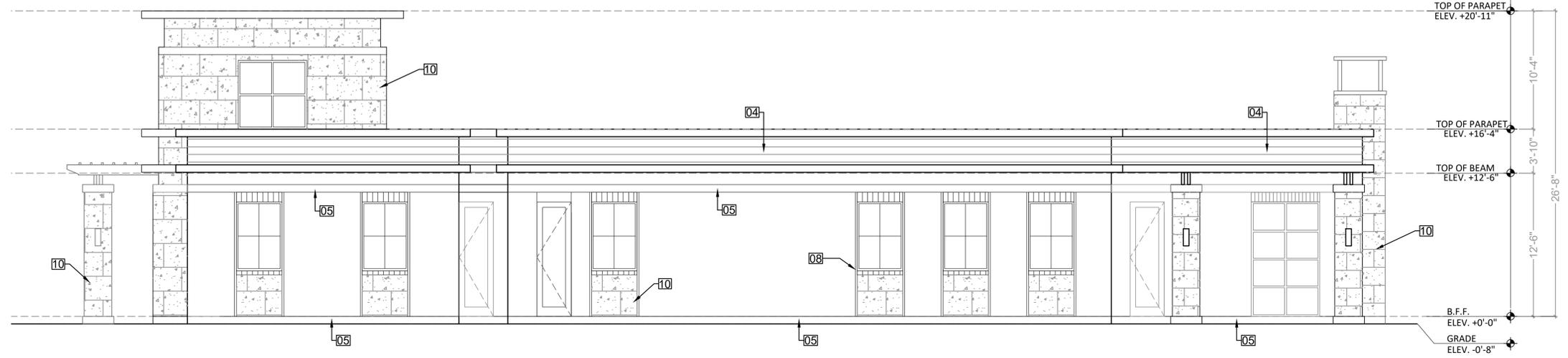
- 01 SMOOTH STUCCO FINISH.
- 02 SMOOTH 1 1/2" SCORED STUCCO @ 30" O.C.
- 03 SMOOTH 1 1/2" SCORED STUCCO @ 40" O.C.
- 04 8" WALL VINYL SIDING/CLADDING.
- 05 8" STUCCO BAND.
- 06 ALUMINUM LOUVERS.
- 07 ALUMINUM RAILINGS
- 08 2" VERTICAL REVEAL.
- 09 STUCCO BAND/ TRIM
- 10 COQUINA STONE VENEER.

NOTE:
ALL MECHANICAL EQUIPMENT ON ROOFTOP
SHALL BE SCREENED FROM THE PUBLIC
RIGHT-OF-WAY



CLUBHOUSE - LEFT SIDE ELEVATION

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



CLUBHOUSE - RIGHT SIDE ELEVATION

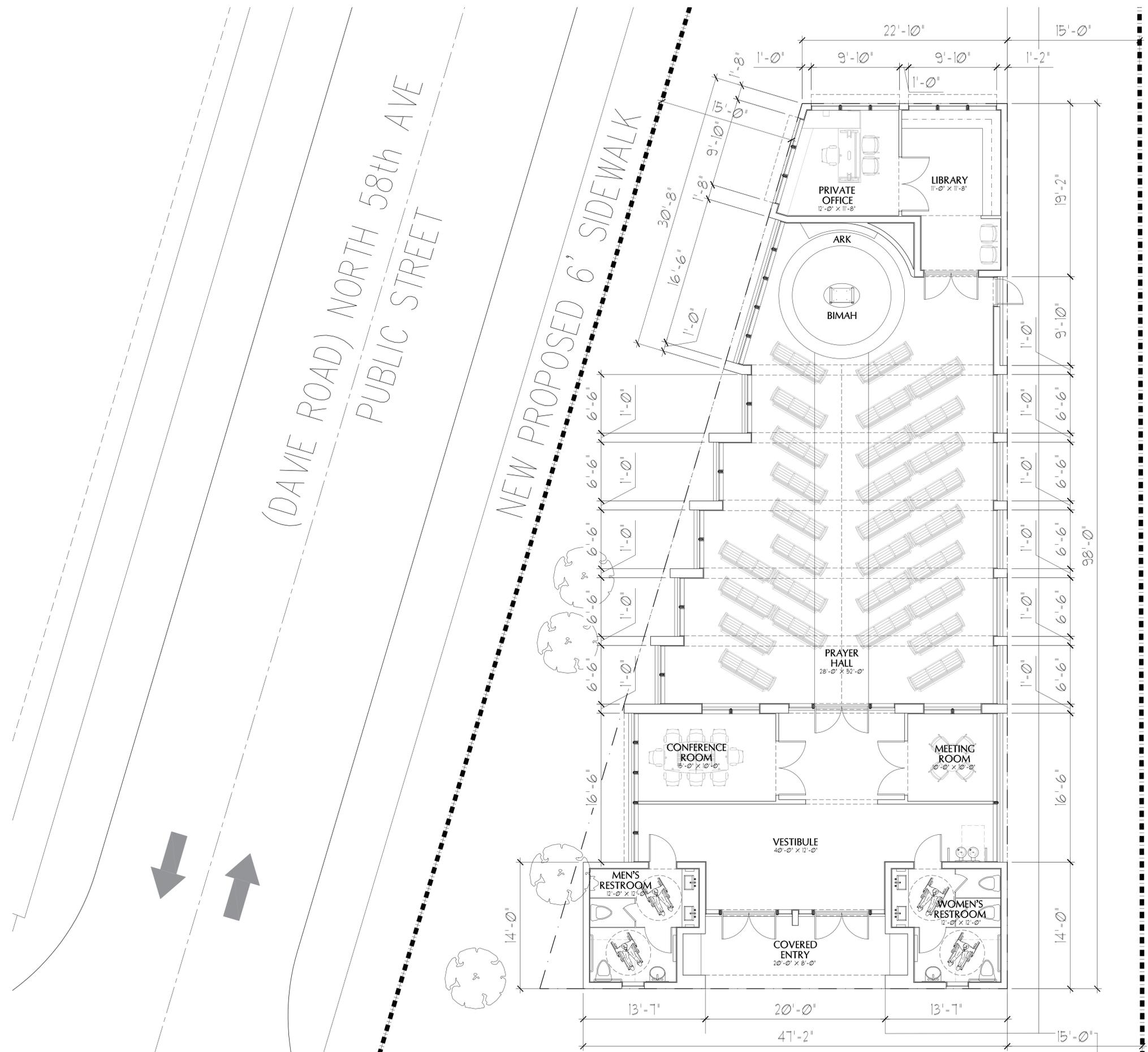
SCALE: 3/16" = 1'-0"

LEGEND

- 01 SMOOTH STUCCO FINISH.
- 02 SMOOTH 1 1/2" SCORED STUCCO @ 30" O.C.
- 03 SMOOTH 1 1/2" SCORED STUCCO @ 40" O.C.
- 04 8" WALL VINYL SIDING/CLADDING.
- 05 8" STUCCO BAND.
- 06 ALUMINUM LOUVERS.
- 07 ALUMINUM RAILINGS
- 08 2" VERTICAL REVEAL.
- 09 STUCCO BAND/ TRIM
- 10 COQUINA STONE VENEER.

NOTE:
ALL MECHANICAL EQUIPMENT ON ROOFTOP
SHALL BE SCREENED FROM THE PUBLIC
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**HOLLYWOOD OAKS SYNAGOGUE
GROUND FLOOR PLAN**

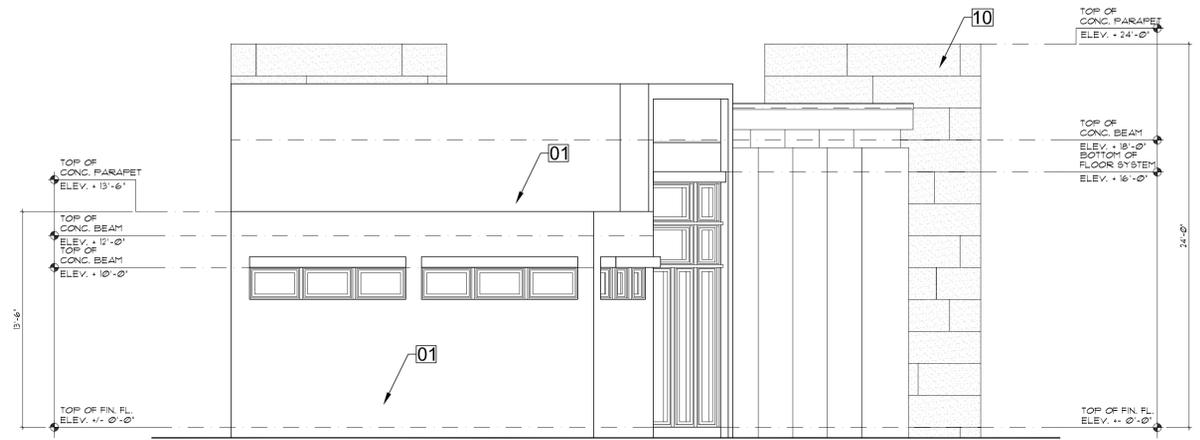
SCALE: 3/16" = 1'-0"

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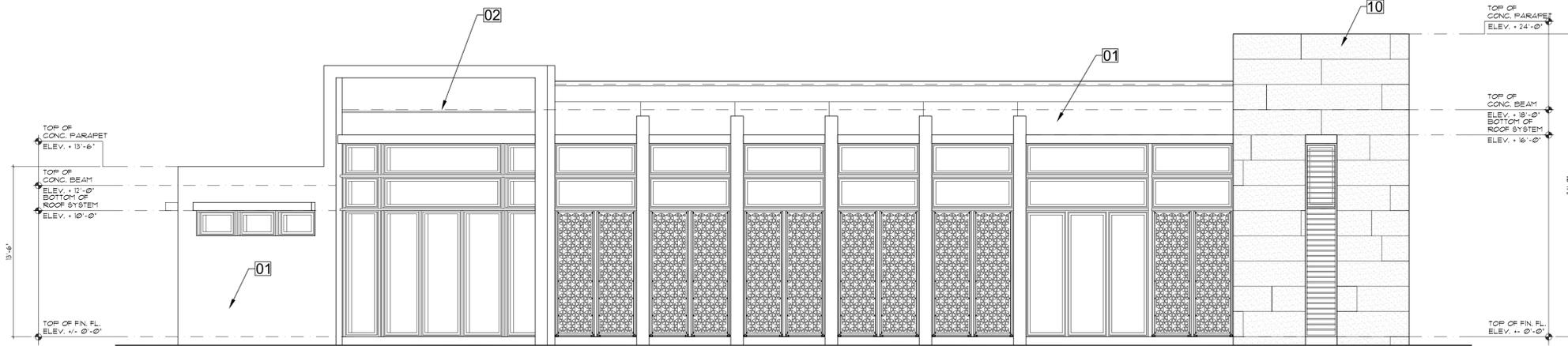
FRONT (SOUTH) ELEVATION

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



REAR (NORTH) ELEVATION

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



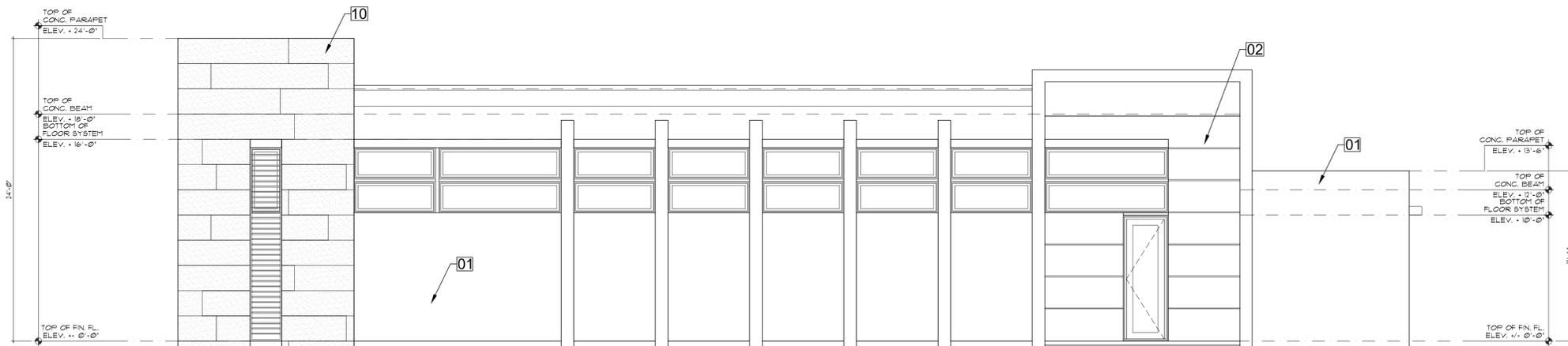
**(DAVIE ROAD) N 58TH AVENUE
SIDE (WEST) ELEVATION**

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

LEGEND

- 01 SMOOTH STUCCO FINISH.
- 02 SMOOTH 1 1/2" SCORED STUCCO @ 30" O.C.
- 03 SMOOTH 1 1/2" SCORED STUCCO @ 40" O.C.
- 04 8" WALL VINYL SIDING/CLADDING.
- 05 50" STUCCO BAND.
- 06 ALUMINUM LOUVERS / SCREEN
- 07 ALUMINUM RAILINGS
- 08 4" VERTICAL REVEAL.
- 09 STUCCO BAND/ TRIM
- 10 COQUINA STONE VENEER.

NOTE:
ALL MECHANICAL EQUIPMENT ON ROOFTOP
SHALL BE SCREENED FROM THE PUBLIC
RIGHT-OF-WAY



SIDE (WEST) ELEVATION

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