

ATTACHMENT A
Application Package
Part I



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 6/21/2025 **UPDATED 8/21/2025**

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|--|---|--|
| ☐ Technical Advisory Committee | ☐ Art in Public Places Committee | ☐ Variance |
| ☒ Planning and Development Board | ☒ Historic Preservation Board | ☐ Special Exception |
| ☐ City Commission | ☐ Administrative Approval | |

PROPERTY INFORMATION

Location Address: 4220 & 4231 N 58th Avenue, Hollywood, FL

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

Folio Number(s): 514101010010 and 514101140010

Zoning Classification: N-MU (existing) Land Use Classification: TOC

Existing Property Use: House w/ guest house; vacant Sq Ft/Number of Units: 470 units

Is the request the result of a violation notice? ☐ Yes ☒ 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): PACO 8/19/2024, PTAC 9/16/2024, Final TAC 12/16/2024

DEVELOPMENT PROPOSAL

Requests for Certificate of Appropriateness for (Partial) Demolition and Certificate of Appropriateness for Design of Historic Bryan House (HPOS-12); Rezoning of the property at 4220 and 4231 N 58th Avenue from North Mixed-Use District (N-MU) to Planned Development (PD) with Waiver and Modifications and Master Development Plan (4220 N 58th Avenue Master Development Plan); and Design and Final Site Plan requests for a mixed use development including 470 multifamily units (including 14 live/work units and 47 workforce housing units at 120% AMI) with approximately 9,300 SF private amenity clubhouse and 4,071 SF place of worship (synagogue) (collectively, the "Application")

Explanation of Request: _____

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: 470 #Rooms
Proposed Non-Residential Uses	4,070.51 Place of Work S.F.
Open Space (% and SQ.FT.)	Required %: By PD (Area: S.F.)
Parking (# of spaces)	PARK. SPACES: (# 809)
Height (# of stories)	(# STORIES) 8 (85 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (Site Area: 249,853 SF FT.)

Name of Current Property Owner: 58 OAK LLC and 4220 N 58TH AVENUE PARTNERS LLC

Address of Property Owner: 5230 NORTH 31ST PLACE, HOLLYWOOD, FL 33021
3113 STIRLING ROAD SUITE 103, FORT LAUDERDALE, FL 33312

Telephone: Agent: 954.648.9376 Email Address: Agent: stephanie@toothaker.org

Applicant Stephanie J. Toothaker, Esq., P.A. Consultant ☐ Representative ☒ Tenant ☐

Address: 501 SW 2nd Avenue, Suite 1, Fort Lauderdale, FL 33301 Telephone: 954.648.9376

Email Address: stephanie@toothaker.org and Keith@govlawgroup.com

Email Address #2: estefania@toothaker.org

Date of Purchase: See Warranty Deed Is there an option to purchase the Property? Yes ☒ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

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: 7/17/24

PRINT NAME: Ari Pearl

Date: _____

Signature of Consultant/Representative: _____

Date: 07/16/2024

PRINT NAME: Stephanie J. Toothaker, Esq.

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

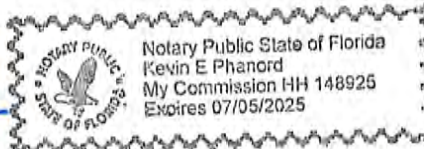
I am the current owner of the described real property and that I am aware of the nature and effect the request for permitting and development _____ to my property, which is hereby made by me or I am hereby authorizing Stephanie J. Toothaker, Esq. to be my legal representative before the City of Hollywood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

Sworn to and subscribed before me

this 17th day of July, 2024

Kevin E Phanord
Notary Public

State of Florida



Ari Pearl
Signature of Current Owner

Ari Pearl
Print Name

My Commission Expires: 07-05-2025 (Check One) ☐ Personally known to me; OR ☒ Produced Identification DA# P640 010704521

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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Signature of Current Owner: _____

Date: 7/16/24

PRINT NAME: Samuel Rogatinsky

Date: _____

Signature of Consultant/Representative: _____

Date: 07/16/2024

PRINT NAME: Stephanie J. Toothaker, Esq.

Date: _____

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 permitting and development to my property, which is hereby made by me or I am hereby authorizing Stephanie J. Toothaker, Esq. to be my legal representative before the City of Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 16th day of July

Kevin E. Pham
Notary Public

State of Florida

My Commission Expires: 07-05-25 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Samuel Rogatinsky

Print Name

KUSHNER REALTY ACQUISITION LLC
767 Fifth Avenue, 50th Floor
New York, New York 10153

August 14, 2023

City of Hollywood
Office of the City Clerk
2600 Hollywood Boulevard, Room 221
Hollywood, Florida 33020

Broward County
Broward County Administration
115 S. Andrews Avenue, Room 409
Fort Lauderdale 33301

Re: Agent Authorization Letter

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq., Estefania Mayorga, and Roya Edwards of Stephanie J. Toothaker, Esq., P.A. (toothaker.org) to represent the interests of **KUSHNER REALTY ACQUISITION LLC** in connection with permitting of the properties located at 4220 and 4231 North 58th Avenue in the City of Hollywood and Broward County.

Sincerely,

KUSHNER REALTY ACQUISITION LLC,
a Foreign Limited Liability Company

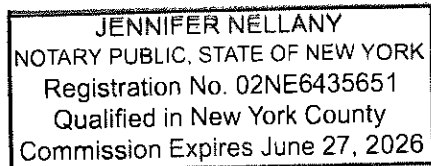


Name: Seryl Kushner
Title: Authorized Signatory

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this, 14th day of August, 2023, by Seryl Kushner as the Authorized Signatory of **KUSHNER REALTY ACQUISITION LLC**.

(Notary Seal)


Notary Public

Jennifer Nellany
Name typed, printed or stamped

☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced _____

KUSHNER REALTY ACQUISITION LLC
767 Fifth Avenue, 50th Floor
New York, New York 10153

August 14, 2023

City of Hollywood
Office of the City Clerk
2600 Hollywood Boulevard, Room 221
Hollywood, Florida 33020

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Sincerely,

KUSHNER REALTY ACQUISITION LLC,
a Foreign Limited Liability Company

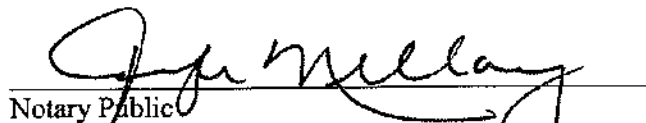
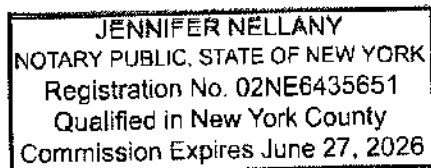


Name: Seryl Kushner
Title: Authorized Signatory

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this, 14th day of August, 2023, by Seryl Kushner as the Authorized Signatory of KUSHNER REALTY ACQUISITION LLC.

(Notary Seal)


Notary Public

Jennifer Nellany
Name typed, printed or stamped

☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced _____



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



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, AND CONTAINING A TOTAL OF 5.736 ACRES, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO "KEITH & SCHNARS, P.A. RESURVEY OF SECTIONS 1 THRU 30 TOWNSHIP 51 SOUTH, RANGE 41 EAST BROWARD COUNTY FLORIDA", AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS, AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. BEARINGS SHOWN HEREON ARE BASED ON A LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 1-51-41 BEING N87°57'20"E
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

CLIENT: STEPHANIE J. TOOTHAKER ESQ.

SCALE: N/A

DRAWN: L.H.

ORDER NO.: 74367

DATE: 6/18/25

HOLLYWOOD OAKS

4220 & 4231 NORTH 58TH AVENUE

HOLLYWOOD, BROWARD COUNTY, FLORIDA

SHEET 1 OF 2

**John F
Pulice**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by

John F Pulice

Date: 2025.06.27

08:04:27 -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



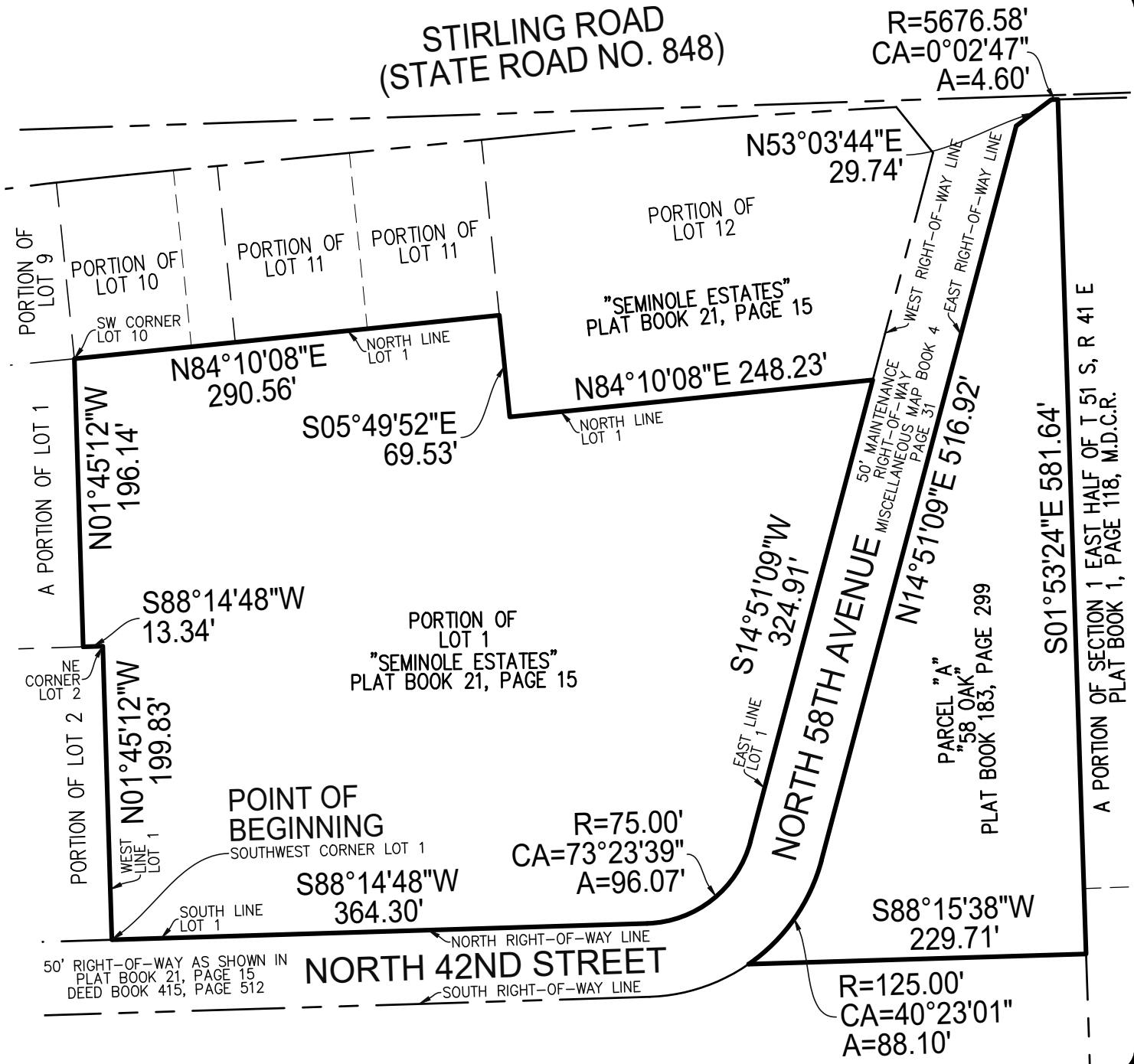
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: STEPHANIE J. TOOTHAKER ESQ.

SCALE: 1"=100'

DRAWN: L.H.

ORDER NO.: 74367

DATE: 6/18/25

HOLLYWOOD OAKS

4220 & 4231 NORTH 58TH AVENUE

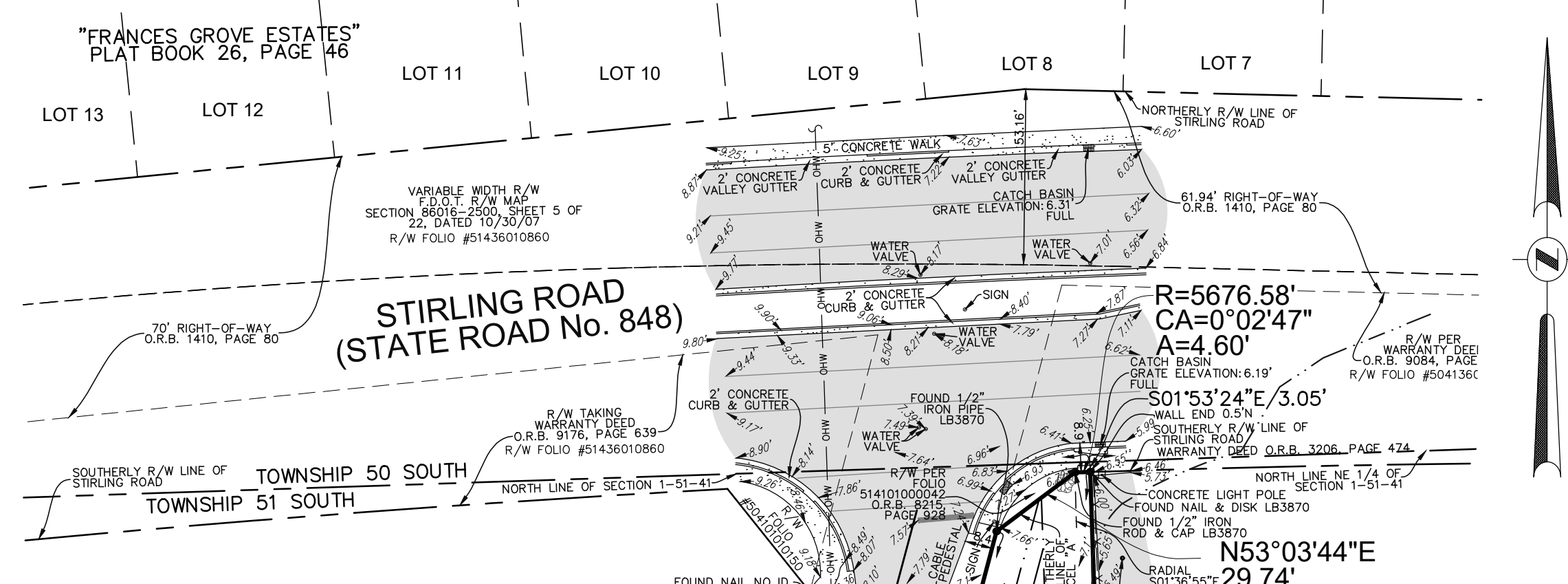
HOLLYWOOD, BROWARD COUNTY, FLORIDA

SHEET 2 OF 2

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

LEGEND & ABBREVIATIONS:

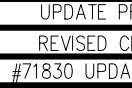
M,D,C,R, MIAMI-DADE COUNTY RECORDS
O.R.B. OFFICIAL RECORDS BOOK



- 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 TRAUERG, 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 1 THEREOF. THE FIELDWORK WAS COMPLETED ON 10/29/24.
- DATE OF PLAT OR MAP: 10/29/24
- John F. Pulice**
- Digitally signed by
John F Pulice
Date: 2024.11.08
09:30:39 -05'00'
- ☐ 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

6	773269 UPD SURVEY 10/21/24	L.H.	
5	HAZ ARD OWNERSHIP & COVENANCE REPORT 6/28/24	U.A.M.	
4	UPDATE PROPERTY INFO REPORT 8/25/23	J.F.P.	
3	REVISED CERTIFICATIONS & ADDED NOTE 13	J.F.P.	
2	771830 UPDATE SURVEY LOCATE TREES 9/25/23	J.Y.M.	
1	768600 ORIGINAL SURVEY 6/30/21	L.H.	
NO.	REVISIONS	BY	

BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY



POLICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777

E-MAIL: surveys@policeclandsurveyors.com
WEBSITE: www.policeclandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.	SCALE: 1" = 40'	CLIENT: ARCO/MURRAY
CHECKED BY: J.F.P.	SURVEY DATE: 10/21/24	ORDER NO.: 73269

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'	35'
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'

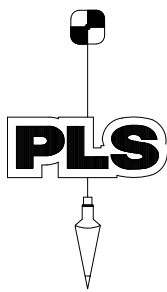
Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)
125	OAK TREE	24"	30'	35'
126	OAK TREE	38"	30'	35'
127	OAK TREE	38"	30'	35'
128	OAK TREE	38"	30'	50'
129	OAK TREE	38"	30'	50'
130	OAK TREE	38"	30'	50'
131	OAK TREE	38"	30'	50'
132	MANGO TREE	18"	20'	15'
133	OAK TREE	24"	15'	20'
134	OAK TREE	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



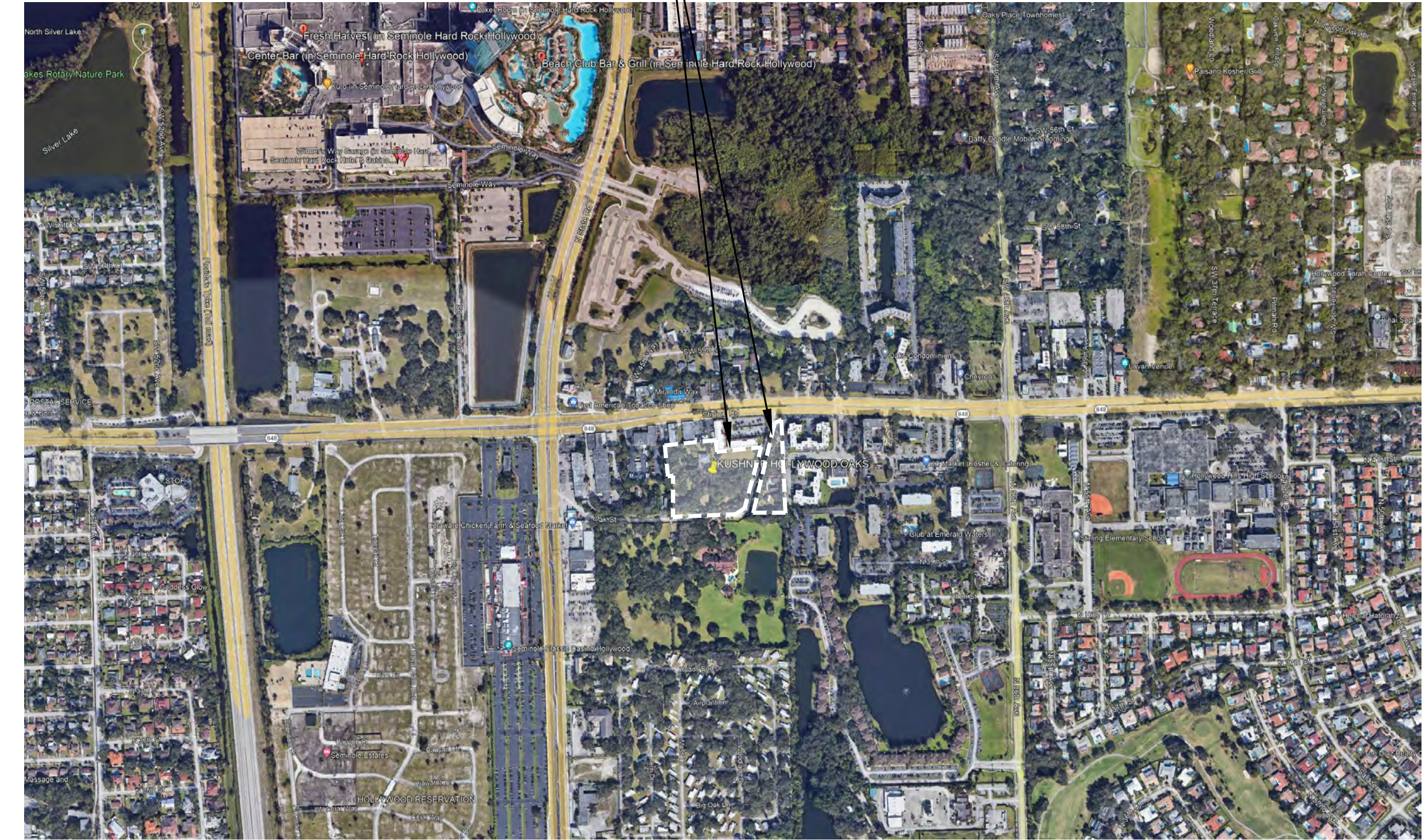




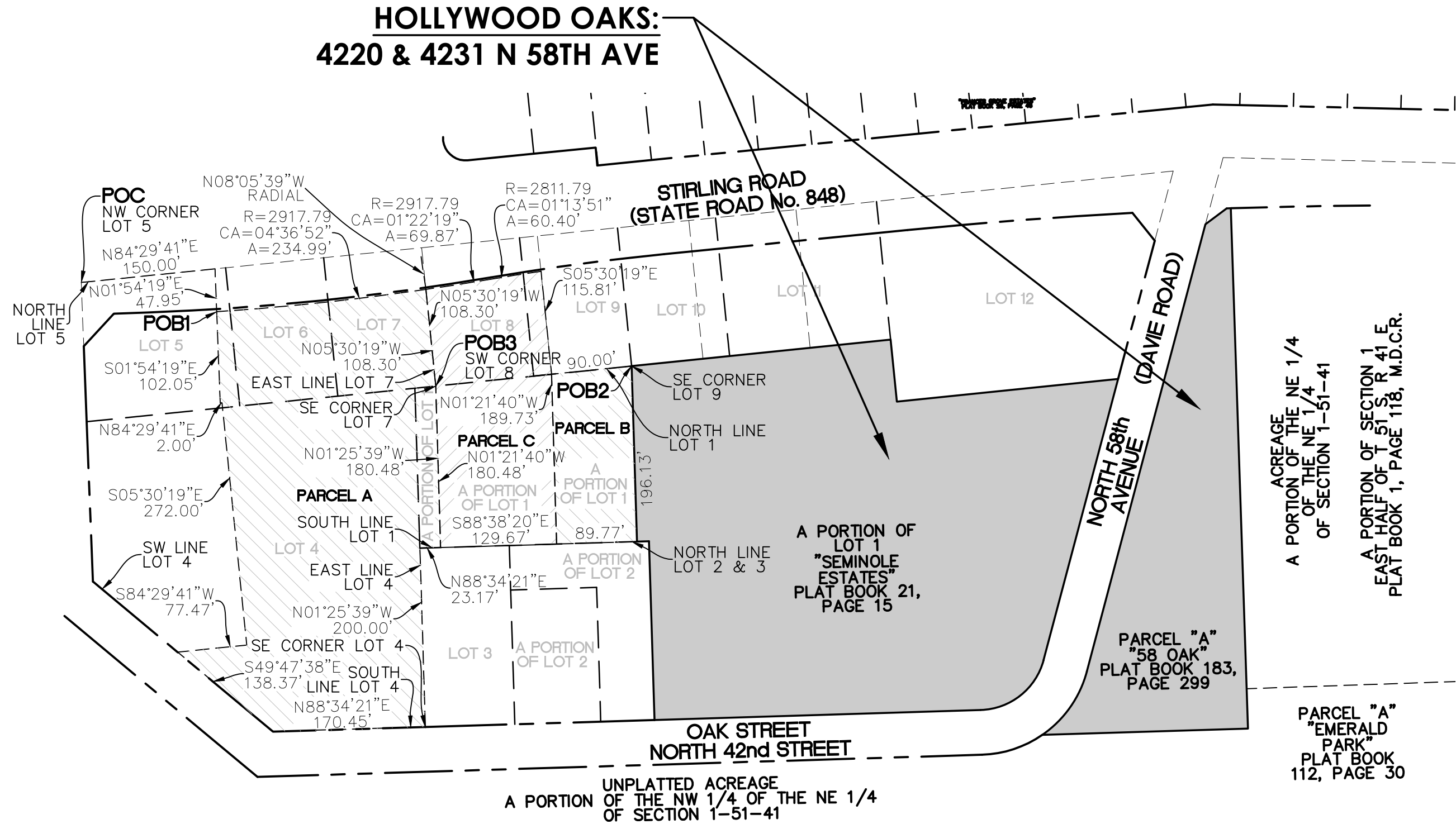




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AERIAL MAP
SCALE: N.T.S.
NORTH



LOCATION MAP
SCALE: N.T.S.
NORTH

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**4220 N 58TH AVE.
RESIDENTIAL BUILDING**
HOLLYWOOD, FLORIDA

BY: **KUSHNER**
260 95th STREET
SUITE 201
SURFSIDE, FL 33154

**PASCUAL,
PEREZ,
KILIDDJIAN,
STARR & ASSOC.**

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LEGAL DESCRIPTION

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 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 CENTRAL ANGLE 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 280.56 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

PD MODIFICATIONS

1. FRONT SETBACK OF 15' PROPOSED WHERE A MINIMUM 25' IS REQUIRED PER SECTION 4.15. PD REQUIREMENTS.
2. REDUCE THE MINIMUM OFF-STREET PARKING REQUIREMENTS PER SECTION 4.15 PD REQUIREMENTS AS DETAILED IN THE SUBMITTED PARKING NEEDS STUDY DATES FEBRUARY 19, 2025.

PD WAIVERS

1. REDUCE THE MINIMUM REQUIRED PD SIZE FROM 10.0 ACRES TO 5.74 ACRES PER SECTION 4.15 PD REQUIREMENTS.

PRELIMINARY TAC SUBMITTAL September 16, 2024
FINAL TAC SUBMITTAL December 02, 2024
TAC REV. 1 SUBMITTAL January 27, 2025
TAC REV. 2 SUBMITTAL May 09, 2025
TAC REV. 3 SUBMITTAL June 30, 2025

**PASCUAL
PEREZ
KILIDDJIAN
STARR**

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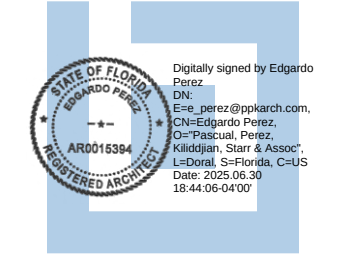
1. TAC - REV. 1 - 2025.02.10
2. TAC - REV. 2 - 2025.05.09
3. TAC - REV. 3 - 2025.06.30

OWNER:

KUSHNER
260 95th Street
Suite 201
Surfside, FL 33154

**4220 N 58TH AVE.
BY KUSHNER
HOLLYWOOD, FLORIDA**

SEAL:



COVER SHEET

LOCATION PLAN

DATE: 2024-06-30

SCALE: AS SHOWN

DRAWN: SJ

CHECK BY: MP / PK

JOB NO.: 24-26

C-0

SHEET NO.:

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VIEW OF RESIDENTIAL BUILDING CORNER
OAK STREET & DAVIE ROAD

RENDER 1

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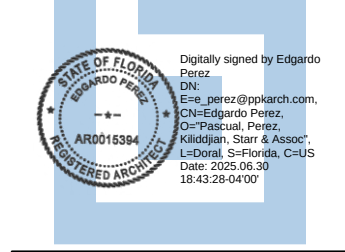
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260 95th Street
Suite 201
Surfside, FL 33154

4220 N 58TH AVE.
BY KUSHNER
HOLLYWOOD, FLORIDA

SEAL:



SITE PLAN

RENDERS

DATE: 2024-06-30
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: MP / PK
JOB NO.: 24-26

R-1

SHEET NO.:

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VIEW OF THE EAST DROP-OFF AREA
VIEW FROM DAVIE ROAD (N 58th AVE)

RENDER 2

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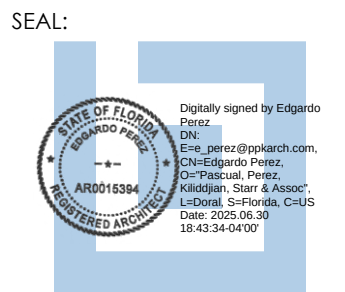
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SITE PLAN

RENDERS

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JOB NO.: 24-26

R-2

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SOUTH GARAGE ENTRY AND RESIDENTIAL BUILDING SOUTH ELEVATION
VIEW FROM OAK STREET (N 42nd ST)

RENDER 3

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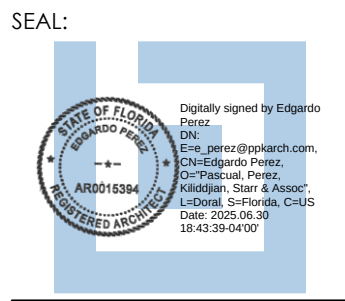
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 - 3 TAC - REV. 3 - 2025.06.30

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HOLLYWOOD, FLORIDA



SITE PLAN

RENDERS
DATE: 2024-06-30
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: MP / PK
JOB NO.: 24-26

R-3

SHEET NO.:

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VIEW OF SYNAGOGUE FROM ENTRY DRIVE
(SYNAGOGUE SOUTH-WEST CORNER VIEW)

RENDER 4

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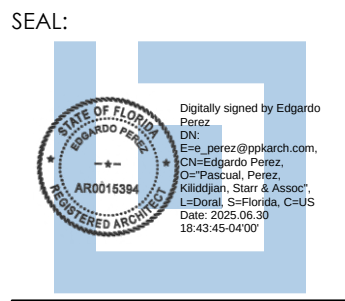
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OWNER:
KUSHNER
260 95th Street
Suite 201
Surfside, FL 33154

4220 N 58TH AVE.
BY KUSHNER
HOLLYWOOD, FLORIDA



SITE PLAN

RENDERS

DATE: 2024-06-30
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: MP / PK
JOB NO.: 24-26

R-4

SHEET NO.:

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PARKING GARAGE
NORTH - WEST ELEVATION VIEW

RENDER 5

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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

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SITE PLAN

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JOB NO. : 24-26

R-5

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PARKING GARAGE
SOUTH - WEST ELEVATION VIEW

RENDER 6

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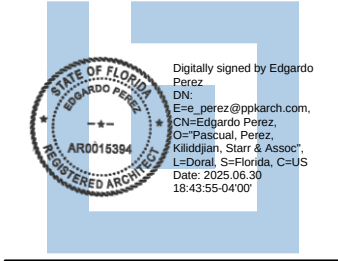
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RENDERS

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VIEW OF CLUBHOUSE (AMENITY) ENTRY FROM SURFACE PARKING
(CLUBHOUSE NORTH ELEVATION VIEW)

RENDER 7

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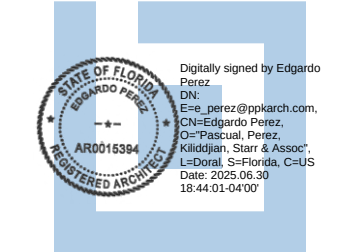
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SITE PLAN

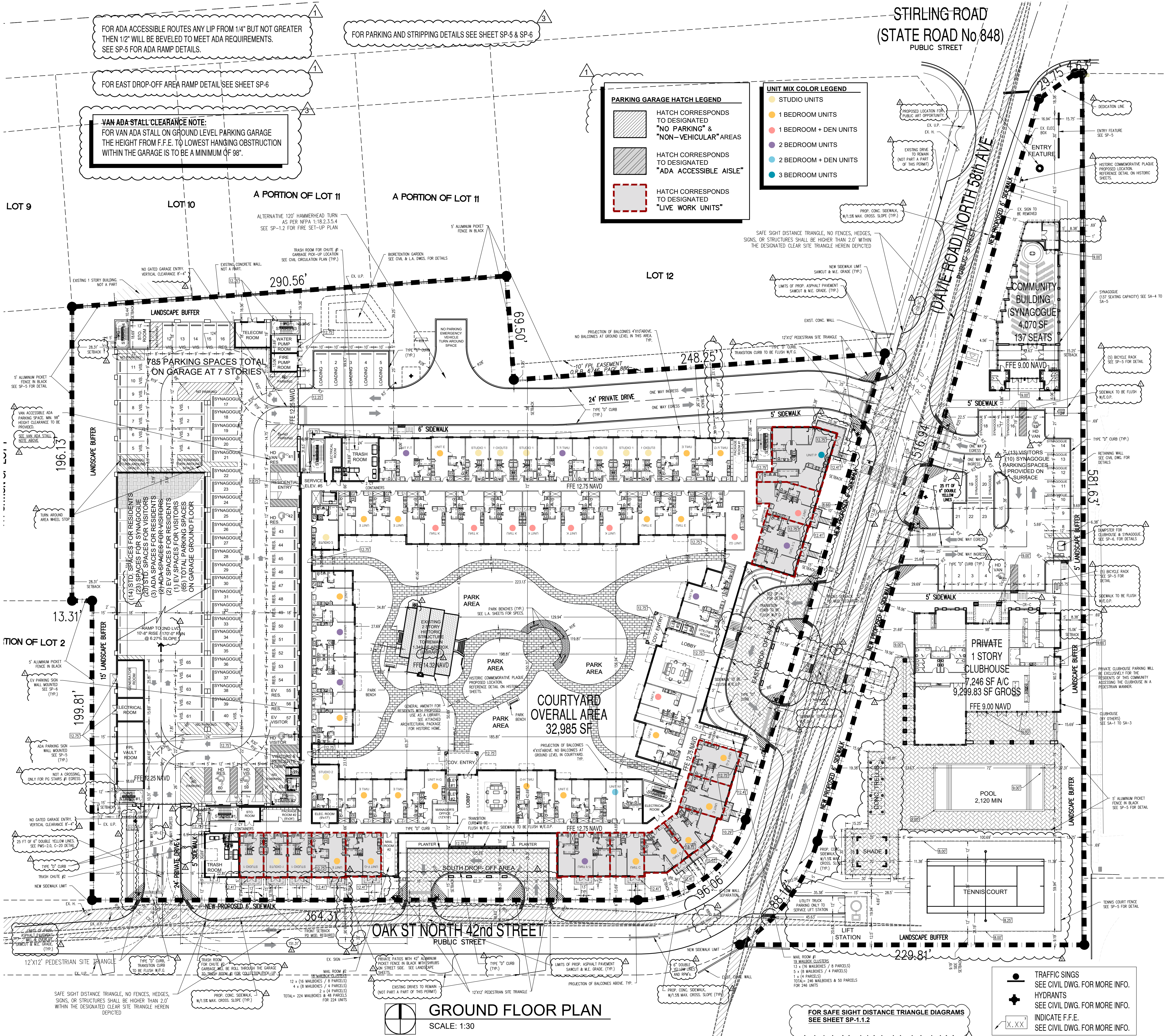
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FOR FIRE SET-UP PLAN SEE FP-1
FOR LIFE SAFETY PLAN SEE LS-1 TO LS-5
FOR PERVIOUS/ IMPERVIOUS DIAGRAM SEE SP-1.2
FOR SITE PLAN NOTES SEE SP-2
FOR UNIT BREAKDOWN TABLE SEE SP-3
FOR SITE PLAN DETAILS SEE SP-5 & SP-6

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		
8 STORIES BLDG	470	81.94
MINIMUM UNIT SIZE		
	650 SF REQUIRED	540 SF PROVIDED
UNIT BREAKDOWN		
STUDIO		88
1 BEDROOM		148
1 BEDROOM + DEN		98
2 BEDROOM		84
2 BEDROOM + DEN		44
3- BEDROOM		8
TOTAL UNITS PROVIDED		470
PARKING BREAKDOWN		
	ALLOWED/ REQUIRED AS PER CURRENT CODE	PROVIDED (PD REQUEST)
RESIDENTIAL MULTIFAMILY INCLUDING LIVE-WORK UNITS PARKING 1.5 PER UNIT (423 UNITS)	635	635
RESIDENTIAL AFFORDABLE HOUSING UNITS PARKING 1 PER UNIT (47 UNITS)	47	47
GUEST PARKING 1 PER 5 UNITS	94	94
SYNAGOGUE - PLACE OF WORSHIP (1 PER 60 SF OF FLOOR AREA AVAILABLE FOR SEATING AND 1 PER 4 FIXED SEATS)	69	33
TOTAL	844	809
TOTAL MISSING SPACES		36
SPACES PROVIDED ON (7-story) GARAGE		
SPACES PROVIDED ON SURFACE		23
HANDICAP SPACES (2%)	17	19
HANDICAP VAN SPACES	3	3
E.V.S.E. SPACES (2%)	17	17
LOADING ZONES	5	5
BICYCLE RACK (1 PER EVERY 50 GROSS PARKING SPACES)	42	52
AREA CALCULATIONS		
	SF	%
RESIDENTIAL BLDG. FOOTPRINT	55,651.54	
GARAGE BLDG. FOOTPRINT	39,734.86	
CLUBHOUSE FOOTPRINT	9,299.83	
COMMUNITY BLDG. (SYNAGOGUE)	4,070.51	
EXISTING HISTORIC BLDG. FOOTPRINT (PROPOSED LIBRARY GROSS AREA)	1,400.00	
TOTAL BUILDING FOOTPRINTS	110,156.74	44.09%
STREETS & PAVED AREAS	28,062.23	11.23%
PEDESTRIAN SIDEWALKS	16,415.38	6.57%
POOL & POOL DECK	9,882.40	3.96%
TENNIS COURT	6,037.25	2.42%
LIFT STATION	299.02	0.12%
UNENCUMBERED "LANDSCAPED" GREEN OPEN SPACE (5% MIN. REQUIRED) (REFERS TO LANDSCAPED OR GREEN/ PERVIOUS AREAS)	78,999.98	31.62%
TOTAL	249,853.00	100.00%
LOT COVERAGE		
	ALLOWED/ REQUIRED	PROVIDED
MAX LOT COVERAGE SF	BY CITY COMMISSION	110,156.74
MAX LOT COVERAGE %	BY CITY COMMISSION	44.09%
OPEN SPACE (PARK AND RECREATIONAL AREAS) (INCLUDES COURTYARD, UNENCUMBERED "LANDSCAPED" GREEN OPEN SPACE OUTSIDE COURTYARD, POOL, POOL DECK & TENNIS COURT)		
	(SF)	(%)
COURTYARD	32,985.00	13.20 %
LANDSCAPE AREAS (OUTSIDE COURTYARD)	53,804.46	21.53 %
POOL & POOL DECK	9,882.40	3.96%
TENNIS COURT	6,037.25	2.42%
MINIMUM OPEN SPACE (BY CITY COMMISSION)	102,709.11 SF	41.11 %
PERVIOUS / IMPERVIOUS AREA		
	ALLOWED/ REQUIRED	PROVIDED
PERVIOUS AREA SF (INCLUDES LANDSCAPED AREAS = UNENCUMBERED GREEN OPEN SPACE)	BY CITY COMMISSION	78,999.98
PERVIOUS AREA %	BY CITY COMMISSION	31.62%
IMPERVIOUS AREA SF	BY CITY COMMISSION	170,853.02
IMPERVIOUS AREA %	BY CITY COMMISSION	68.38%
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	84'-10"
CLUBHOUSE (TOP OF PARAPET)	NOT REQUIRED	25'-1"
COMMUNITY BLDG SYNAGOGUE (TOP OF PARAPET)	NOT REQUIRED	24'-0"
EXISTING HISTORIC STRUCTURE (SEE HISTORIC STRUCTURE PACKAGE)	EXISTING	EXISTING

NOTE: THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL)

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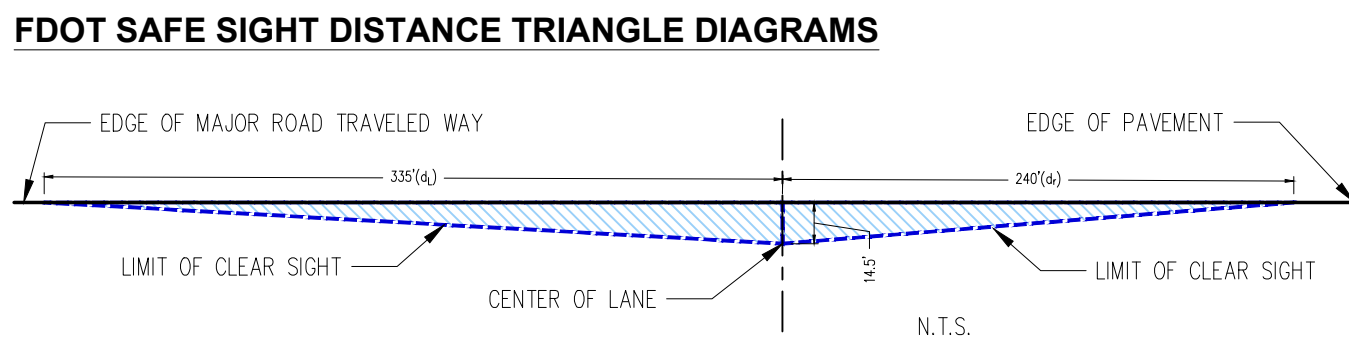
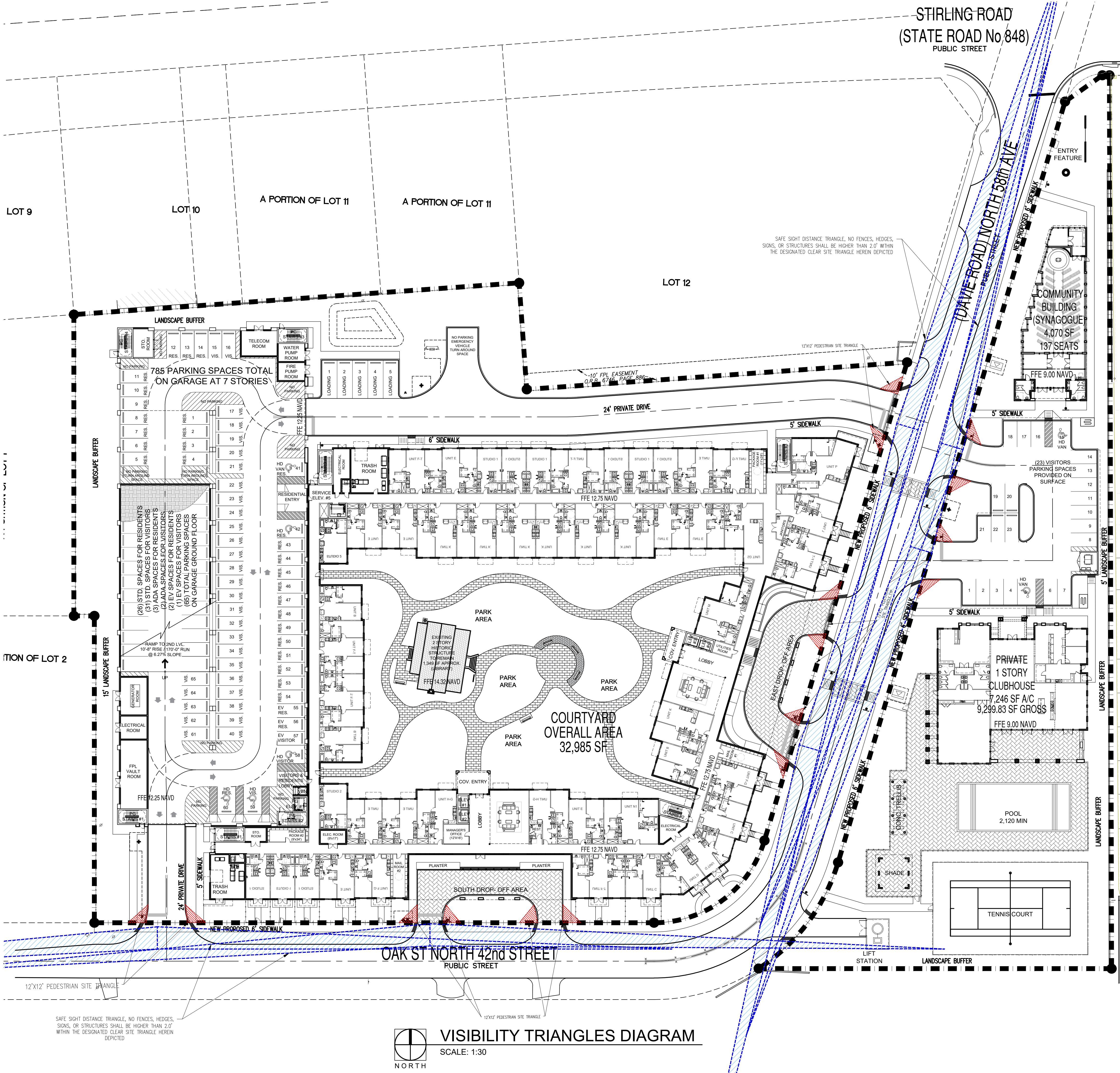
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HOLLYWOOD, FLORIDA

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Digitally signed by
Edgardo Perez
DN:
c=US, o=Pasqual, Perez,
Kiliddjian, Starr & Assoc.,
ou=Doral, FL, email=edgardo.perez@ppkarch.com,
serial=1357, date=2025.08.20 13:22:56-0400

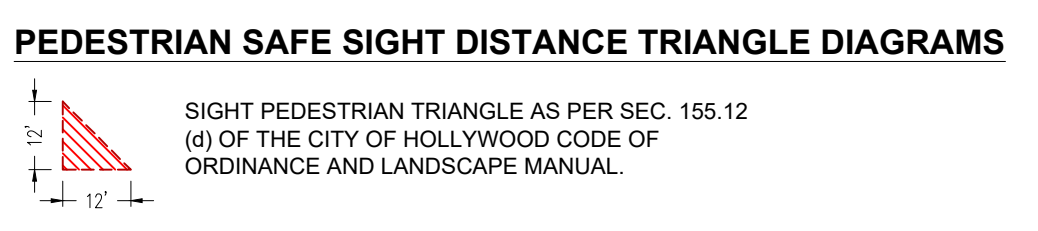
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SAFE SIGHT DISTANCE TRIANGLE
AS PER FDOT DESIGN MANUAL - JAN. 01, 2018. SEC. 212.11.1
2-LANE UNDIVIDED (PASSENGER VEHICLE)
POSTED SPEED = 30 mph
DESIGN SPEED = 35 mph
USED ON OAK STREET (NORTH 42ND STREET) (50 R.O.W.)
& DAVIE ROAD (NORTH 58TH AVENUE) (50 R.O.W.)



PEDESTRIAN SAFE SIGHT DISTANCE TRIANGLE DIAGRAMS
SIGHT PEDESTRIAN TRIANGLE AS PER SEC. 155.12
(d) OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE AND LANDSCAPE MANUAL.

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STARR**
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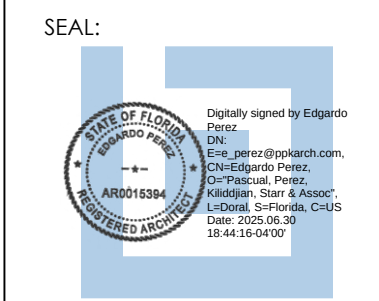
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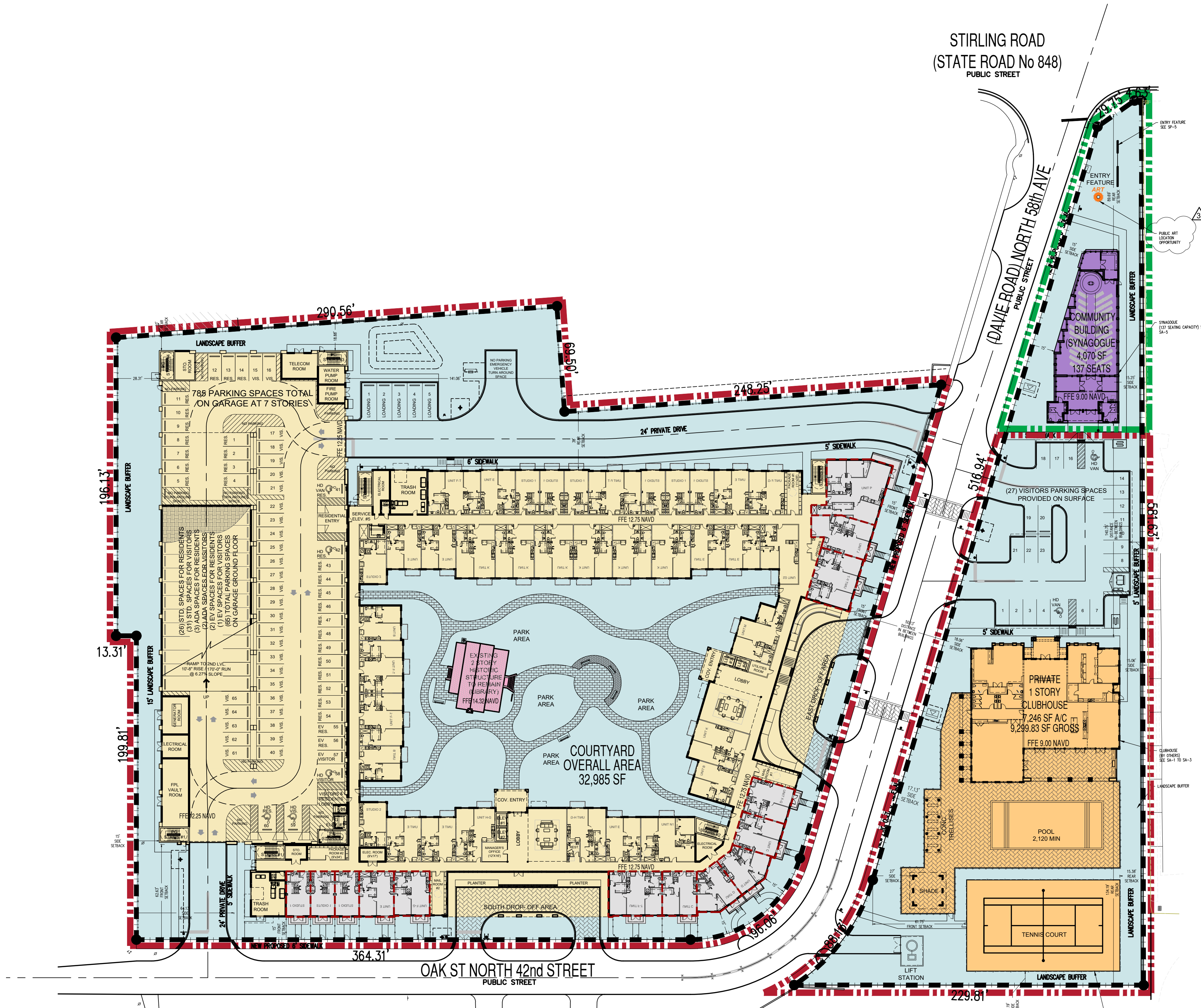


SITE PLAN

VIS. TRIANGLES DIAGRAM	
DATE:	2024-06-30
SCALE:	AS SHOWN
DRAWN:	SJ
CHECK BY:	MP / PK
JOB NO.:	24-26

SP-1.1.2

SHEET NO.:



MASTER SITE PLAN

SCALE: 1:40

PHASING PLAN LEGEND

- PHASE 1
- PHASE 2

NOTE:
PHASING DOESN'T REPRESENT
CONSTRUCTION SEQUENCE.

PUBLIC ART LEGEND

- PROPOSED LOCATION FOR
PUBLIC ART OPPORTUNITY

LAND USE PLAN LEGEND

- OPEN SPACE
- RESIDENTIAL USE
- RESIDENTIAL USE
RECREATIONAL AREA
- COMMUNITY FACILITY
- HISTORY STRUCTURE
"LIBRARY"
- DESIGNATED
"LIVE WORK UNITS"

PERMITTED USES:

AS PER SEC. 4.15 PD PLANNED DEVELOPMENT DISTRICT (D.)

- ALL RESIDENTIAL USES PERMITTED BY THE CITY OF HOLLYWOOD COMPREHENSIVE PLAN.
- BUSINESS USES LOCATED IN A PLANNED DEVELOPMENT WHICH IS INTENDED TO BE PREDOMINANTLY RESIDENTIAL OR INTENDED TO MEET THE NEIGHBORHOOD SHOPPING AND SERVICE NEEDS OF THE PLANNED DEVELOPMENT AND NOT THE GENERAL NEEDS OF THE SURROUNDING AREA.
- BUSINESS USES IN A PLANNED DEVELOPMENT WHICH IS INTENDED TO BE PREDOMINANTLY COMMERCIAL, OFFICE OR RESORT TO INCLUDE ALL COMMERCIAL USES CONSISTENT WITH MEDIUM HIGH-HIGH RESIDENTIAL, GENERAL BUSINESS AND OFFICE CATEGORIES OF THE CITY OF HOLLYWOOD COMPREHENSIVE PLAN.
- RESORT USES IN A PLANNED DEVELOPMENT MAY INCLUDE ENTERTAINMENT AND RECREATIONAL USES PERMITTED IN THE CENTRAL BEACH AND RECREATIONAL DISTRICTS AS WELL AS THOSE USES PERMITTED BY THE CITY OF HOLLYWOOD COMPREHENSIVE PLAN.
- USES AND STRUCTURES WHICH ARE CUSTOMARILY ACCESSORY AND CLEARLY INCIDENTAL TO PRINCIPAL USES AND STRUCTURES MAY BE PERMITTED.

PROHIBITED USES:

- ANY USE NOT DESCRIBED IN SEC. 4.15 PD PLANNED DEVELOPMENT DISTRICT OF THE CITY OF HOLLYWOOD PLAN DEVELOPMENT CODE.

DESIGN REGULATIONS:

AS PER SEC. 4.15 PD PLANNED DEVELOPMENT DISTRICT (E.)

- MINIMUM SIZE OF PLANNED DEVELOPMENT:**
REQUIRED = 10.0 ACRES OF LAND UNDER UNIFIED CONTROL;
EXCEPT WITHIN THE DOWNTOWN DISTRICT OF THE COMMUNITY REDEVELOPMENT AGENCY WHERE PLANNED DEVELOPMENTS SHALL CONTAIN A MINIMUM OF TWO ACRES OF LAND UNDER UNIFIED CONTROL. THIS MINIMUM MAY BE WAIVED BY THE CITY COMMISSION UPON THE RECOMMENDATION OF THE PLANNING AND DEVELOPMENT BOARD.
PROVIDED = 5.74 ACRES
- MAXIMUM DENSITY:**
THE TOTAL NUMBER OF DWELLING UNITS PERMITTED IN A PLANNED DEVELOPMENT SHALL NOT EXCEED THE TOTAL NUMBER OF UNITS PERMITTED BY THE CITY OF HOLLYWOOD COMPREHENSIVE PLAN.
PROVIDED = 470 UNITS (81.94 DUA)
- MINIMUM LOT SIZE**
NO MIN. LOT SIZE SHALL BE REQUIRED WITHIN A PLANNED DEVELOPMENT.
- DISTANCE BETWEEN STRUCTURES:**
NO MINIMUM DISTANCE REQUIRED, EXCEPT AS REQUIRED BY THE FLORIDA BUILDING CODE.
PROVIDED = NOT APPLICABLE
- SETBACKS**
INTERNAL STREETS = 25' REQUIRED
= 15' PROVIDED (VARIANCE REQUESTED)
EXTERNAL STREETS = 25' REQUIRED
= 15' PROVIDED (VARIANCE REQUESTED)
OTHER SETBACKS PROVIDED:
MIN. SETBACK FROM PARKING GARAGE TO PL. = 8'
MIN. SETBACK FROM SURFACE PARKING TO PL. = 8.6'
MIN. SETBACK FROM TENNIS COURT TO PL. = 8.94'
- MAXIMUM HEIGHT OF STRUCTURES:**
NO MAXIMUM HEIGHT OF STRUCTURES REQUIRED
PROVIDED = 8 STORIES RESIDENTIAL BUILDING
AT 84'-10" TO TOP OF ROOF SLAB
= CLUBHOUSE (1 STORY) AT 24'-6"
= SYNAGOGUE (1 STORY) AT 24'-0"
- TOTAL SITE COVERAGE:**
BY CITY COMMISSION UPON RECOMMENDATION OF THE PLANNING AND DEVELOPMENT BOARD.
PROVIDED = 111,025.09 SF (44.4%)
- LANDSCAPING**
SHALL MEET THE REQUIREMENTS OF ARTICLE 9 OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS UNLESS EXPRESSLY MODIFIED BY THE CITY COMMISSION.
SEE LANDSCAPE PLANS.
LANDSCAPE OPEN SPACE REQUIRED = 5% MIN.
LANDSCAPE OPEN SPACE PROVIDED = 78,999.98 (31.62%)
- UNDERGROUND UTILITIES**
ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
- PERMITTED ABOVE GROUND UTILITIES** SHALL BE SCREEN WITH ADEQUATE LANDSCAPING WITH SHRUBS AND PLANTS.
- INTERNAL CIRCULATION:**
A PLANNED DEVELOPMENT SHALL PROVIDE AN INTERNAL CIRCULATION SYSTEM FOR USE BY BOTH MOTORIZED AND NON-MOTORIZED TRANSPORTATION MODES THAT IS ORDERLY.
SEE SHEETS MSP-2 & MSP-3 FOR VEHICULAR AND PEDESTRIAN CIRCULATION PLANS.

PARKING AND LOADING REQUIREMENTS:

OFF-STREET PARKING AND LOADING REQUIREMENTS. OFF-STREET PARKING AND LOADING REQUIREMENTS SHALL MEET ALL THE REQUIREMENTS OF ARTICLE 7 OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS UNLESS EXPRESSLY MODIFIED BY THE CITY COMMISSION.

PARKING BREAKDOWN	ALLOWED/ REQUIRED AS PER CURRENT CODE	PROVIDED (PD REQUEST)
RESIDENTIAL PARKING PER UNIT (470 UNITS)	1.5	705
GUEST PARKING 1 PER 5 UNITS		94
SYNAGOGUE - PLACE OF WORSHIP PER 60 SF OF FLOOR AREA AVAILABLE FOR SEATING AND 1 PER 41 VISITORS SEATING		69
TOTAL	868	809
TOTAL MISSING SPACES		59
SPACES PROVIDED ON (7-story) GARAGE		786
SPACES PROVIDED ON SURFACE		23
HANDICAP SPACES (2%)	17	19
HANDICAP VAN SPACES	3	3
E.V.S.E. SPACES (2%)	17	17
LOADING ZONES	5	5
BICYCLE RACK (1 PER EVERY 20 RES. PARKING SPACES)	43	52

**PASCUAL
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KILIDDJIAN
STARR**

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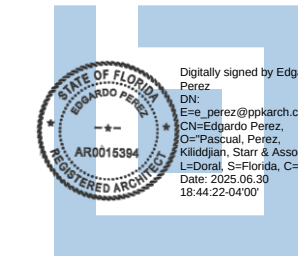
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BY KUSHNER
HOLLYWOOD, FLORIDA

SEAL:



MASTER SITE PLAN

PLAN DEVELOPMENT

DATE: 2024-06-30

SCALE: AS SHOWN

DRAWN: SJ

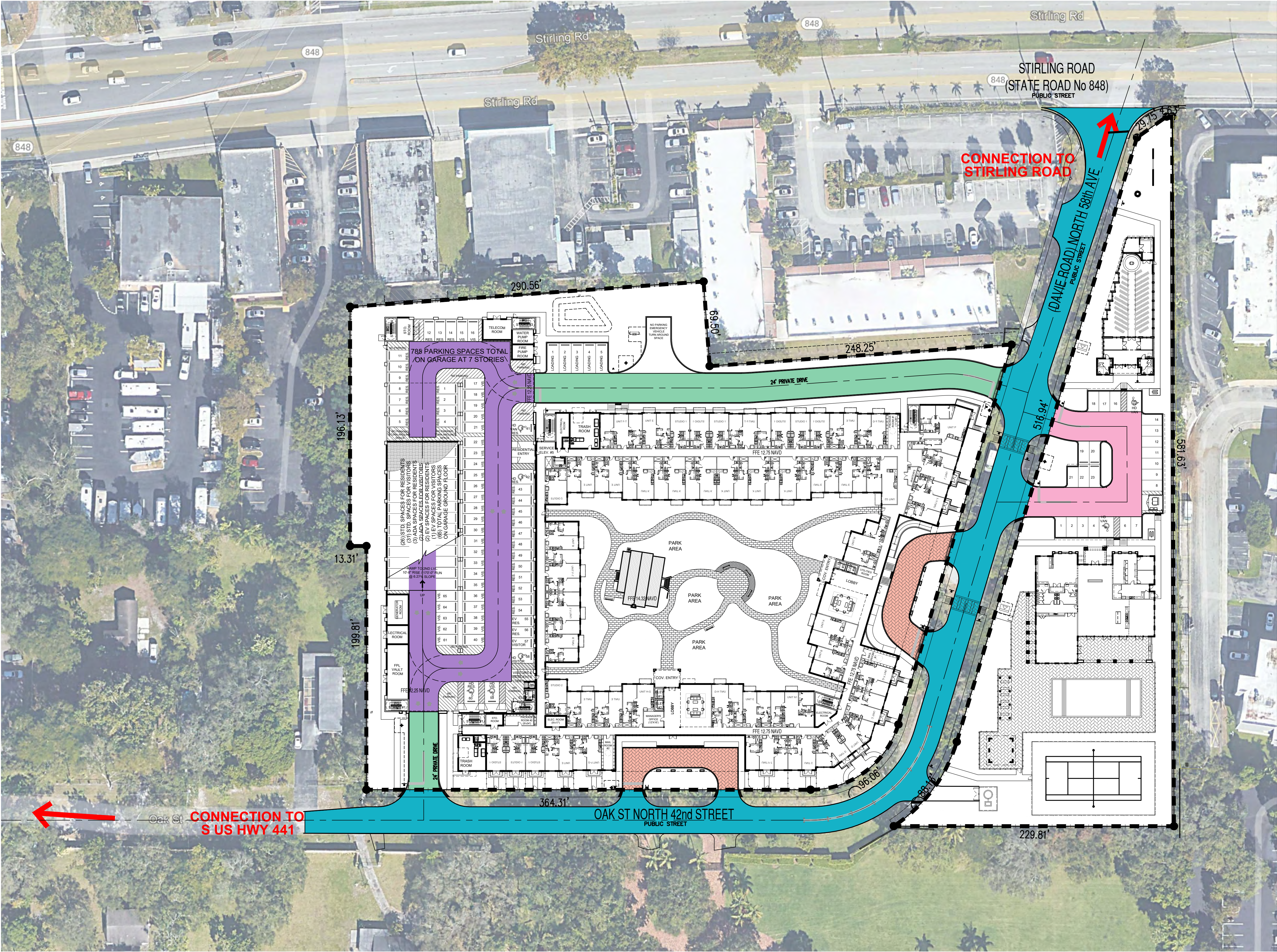
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JOB NO.: 24-26

MSP-1

SHEET NO.:

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VEHICULAR CIRCULATION

SCALE: 1:40

PARKING BREAKDOWN	ALLOWED/ REQUIRED AS PER CURRENT CODE	PROVIDED (PD REQUEST)
RESIDENTIAL PARKING PEB UNIT (478 UNITS)	1.5	705
1 PER 5 UNITS	94	94
SYNAGOGUE - PLACE OF WORSHIP (1 PER 60 SF OF FLOOR AREA AVAILABLE FOR SEATING AND 1 PER 4 FIXED SEATS)	69	0
TOTAL	868	809
TOTAL MISSING SPACES	59	

SPACES PROVIDED ON (7-story) GARAGE	786
SPACES PROVIDED ON SURFACE	23
HANDICAP SPACES (2%)	17
HANDICAP VAN SPACES	3
E.V.S.E. SPACES (2%)	17
LOADING ZONES	5
BICYCLE RACK (1 PER EVERY 20 REQ. PARKING SPACES)	43
	52

PARKING PROVISION STANDARDS NOTES:

- 1.5 PARKING SPACES REQUIRED PER UNIT AS PER COH 7.2 - 1, 90" PARKING SHALL BE 9'x19' WITH A 24' DRIVE WIDTH.
- 1 PER 5 UNITS PARKING SPACES MARKED FOR GUEST AS PER 7.2 - 1.
- MIN. 2% OF PROVIDED PARKING SPACES SHALL BE HANDICAP ACCESSIBLE AS PER CITY OF HOLLYWOOD (COH) ENGINEERING STD. C-21A.
- MIN. 2% OF THE PROVIDED HANDICAP SPACES PROVIDED SHALL BE ADA VAN ACCESSIBLE AND COMPLY WITH: FBG 502.5 AS PER COH 7.2 C. 2. LOADING SPACES SHALL BE FOR MULTI-FAMILY BUILDING 50-100 UNITS - 1 SPACE + 1 SPACE FOR EACH ADDITIONAL 100 UNITS OR MAJOR FRACTION, AND THEY MUST BE AT LEAST 10'x25' WITH 14' VERTICAL CLEARANCE.
- EV PARKING AS PER COH 151.154.
- AS PER THE COH BICYCLE RACKS PROVIDED SHALL BE 5% OF TOTAL PARKING SPACES PROVIDED.

STREET HIERARCHY LEGEND

- PUBLIC STREET (R.O.W.)
(NOT INSIDE PROPERTY)
- PRIVATE DRIVE
- RESIDENTIAL DROP-OFF AREAS
- VEHICULAR CIRCULATION ON SURFACE PARKING
- VEHICULAR CIRCULATION INSIDE PARKING GARAGE.
NO EMERGENCY VEHICLE CLEARANCE
NO ADA VAN CLEARANCE
8'-0" CLEARANCE.

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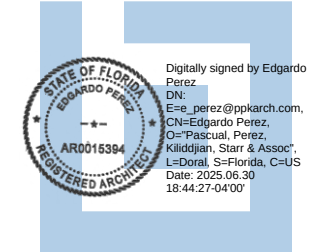
1 TAC - REV. 1 - 2025.02.10

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HOLLYWOOD, FLORIDA

SEAL:



MASTER SITE PLAN

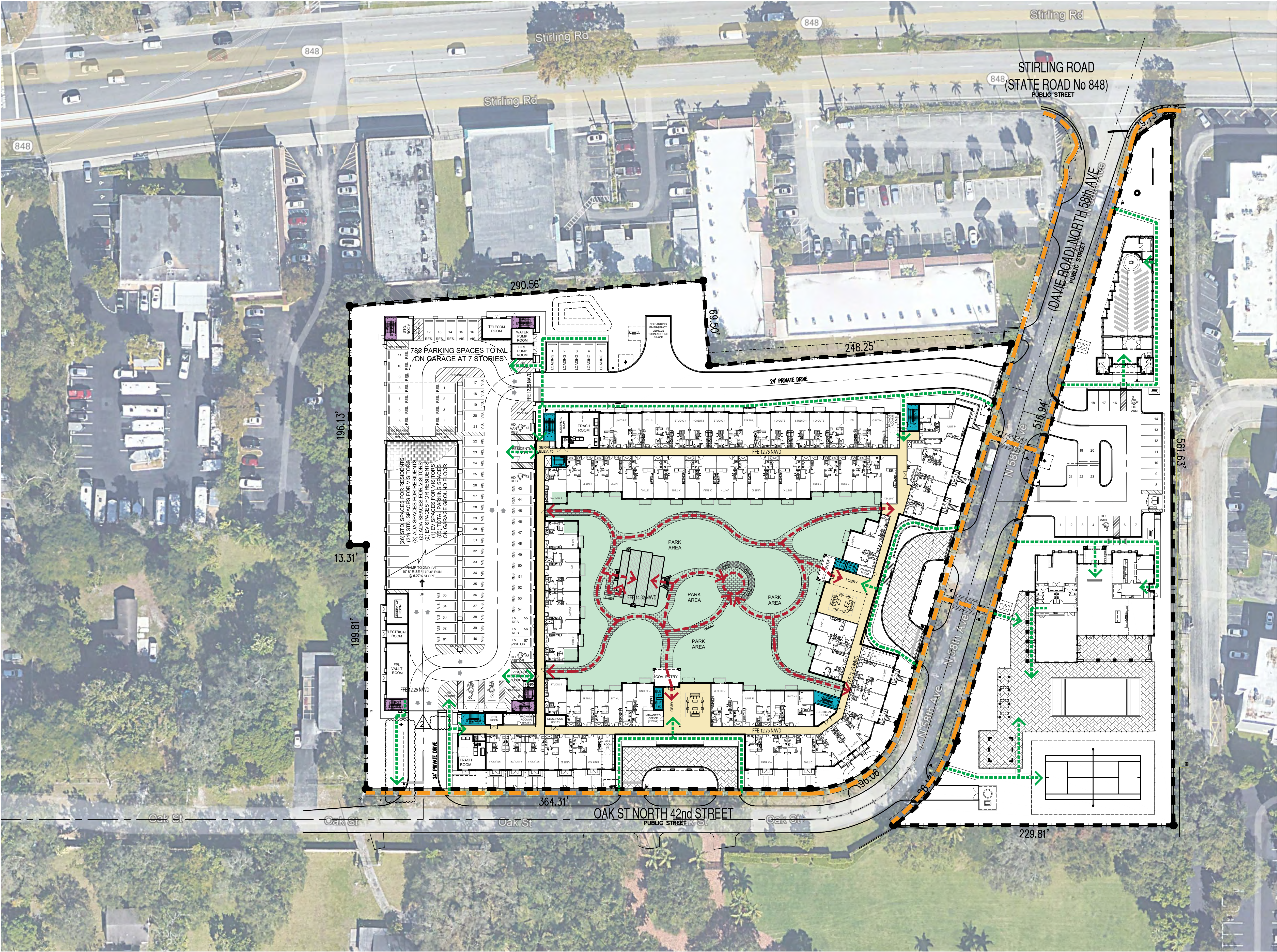
VEHICULAR CIRCULATION

DATE: 2024-06-30
SCALE: AS SHOWN
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JOB NO.: 24-26

MSP-2

SHEET NO.:

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PEDESTRIAN CIRCULATION LEGEND

- COURTYARD PEDESTRIAN CONNECTIVITY
- INTERIOR PROPERTY PEDESTRIAN CIRCULATION
- PUBLIC PEDESTRIAN CIRCULATION
- PRIVATE COURTYARD AREA
- EGRESS STAIRS AND/OR ELEVATOR FOR RESIDENTIAL BUILDING
- EGRESS STAIRS AND/OR ELEVATOR FOR PARKING GARAGE
- GROUND LEVEL RESIDENTIAL BUILDING PEDESTRIAN CIRCULATION

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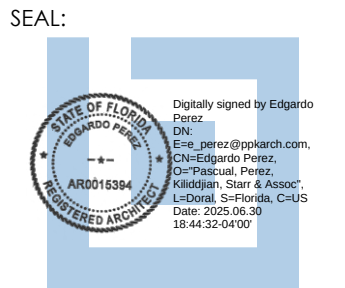
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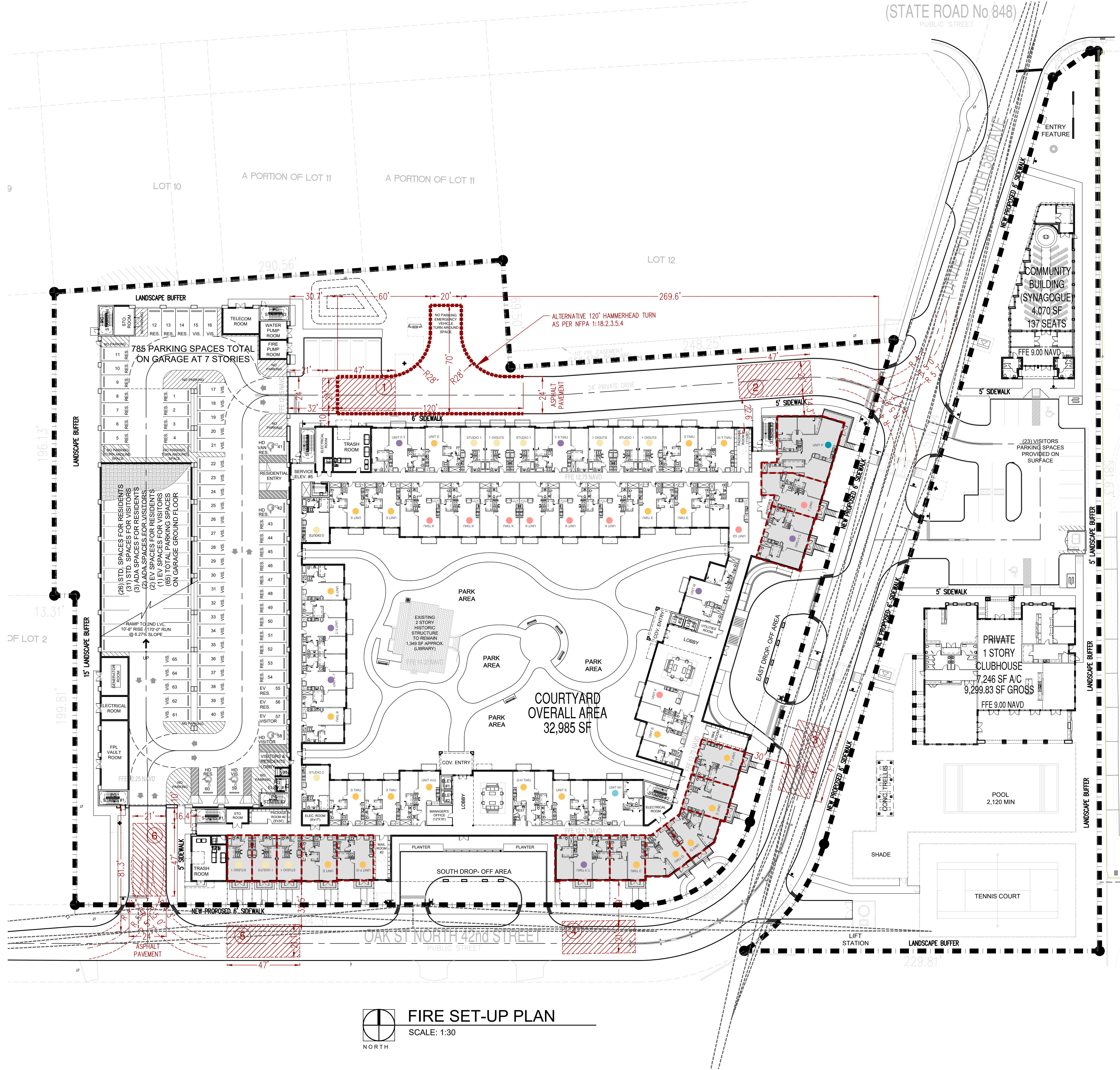
MASTER SITE PLAN

PEDESTRIAN CIRCULATION
DATE: 2024-06-30
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MSP-3
SHEET NO.:

PEDESTRIAN CIRCULATION
SCALE: 1:40

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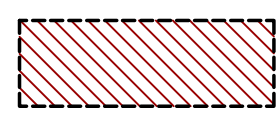


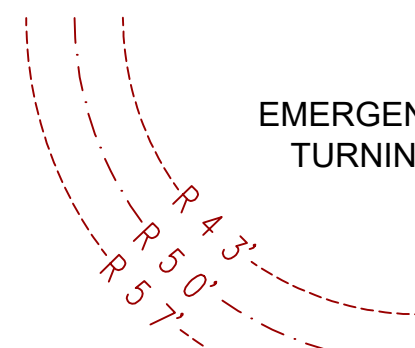
FIRE DEPARTMENT NOTES:

1. FIRE ACCESS LANES MUST BE CAPABLE OF SUPPORTING 32 TONS AND SURFACED WITH SOLID PAVEMENT, NATURAL OR CONCRETE STONES, OR GRASS TURF REINFORCED CONCRETE GRIDS OR STABILIZED SUB-GRADE CONSTRUCTION THAT MEETS THE STANDARDS OF BROWARD COUNTY PUBLIC WORKS DEPARTMENT. A REGISTERED PROFESSIONAL ENGINEER OF THE STATE OF FLORIDA MUST CERTIFY SUCH CONSTRUCTION. ACCESS LANES ARE TO BE A MINIMUM OF 20 FT. WIDE FOR TWO-WAY TRAFFIC WITH A VERTICAL CLEARANCE OF 13'-6" FT. AS PER THE FPFC NFPA 1:18.2.3.5.1.2. THE AHJ WILL ACCEPT A 15 FT. FOR A ONE-WAY TRAFFIC. LANDSCAPING WITHIN THESE LANES MUST BE APPROVED AND CONFORM TO LANDSCAPING PLANS.
2. TURNOUT LANES FOR FIRE APPARATUS SHALL HAVE A MINIMUM CENTERLINE RADIUS OF 50 FT. (T OR Y TURNAROUNDS ACCEPTABLE TO THE AHJ SHALL BE PERMITTED PER FPFC NFPA 13-5.2)
3. SET UP SITES SHALL BE NO CLOSER THAN 10 FT. OR FURTHER THAN 30 FT. FROM ANY BUILDING AND AT LEAST 21 FT. WIDE AND 47 FT. LONG WITH A CROSS SLOPE OF LESS THAN 5%. CONSTRUCTION OF THE SET-UP SITES WILL CONSIST OF STABILIZED SUB-GRADE WHICH MEETS THE STANDARDS OF BROWARD COUNTY PUBLIC WORKS DEPARTMENT, OR GRASS PAVERS OR AN EQUALLY ACCEPTABLE PRODUCT AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION. SET-UP SITES MUST BE CAPABLE OF WITHSTANDING ANY POINT FORCES RESULTING FROM OUT-RIGGERS.
4. FIRE HYDRANTS AND FIRE PROTECTION APPLIANCES SHALL BE CLEAR OF ALL OBSTRUCTIONS AND LANDSCAPING OR DISTANCE OF 5 FT. TO THE FRONT AND BOTH SIDES OF THE HYDRANT OR APPLIANCE, AND 4 FT. CLEAR TO THE REAR. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED WITH 3 IN. LETTERS STATING "NO PARKING FIRE DEPARTMENT CONNECTION". ANY REQUIRED FIRE SPRINKLER POST INDICATOR VALVE AND/OR FIRE DEPARTMENT CONNECTION SHALL BE LOCATED NO LESS THAN 40 FT. FROM THE PROTECTED BUILDING. FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FT. OF THE CLOSEST FIRE HYDRANT.
5. AN IDENTIFICATION SYSTEM SHALL BE LOCATED AT THE ENTRANCE OF EVERY BUILDING COMPLEX CONSISTING OF 3 OR MORE BUILDINGS AND SHALL CONSIST OF A FRAMED, LIGHTED MAP OF THE DEVELOPMENT SHOWING ALL STRUCTURES AND STREETS AT AN ADEQUATE SCALE.
6. DEAD-END DRIVES SHALL BE LIMITED TO 150 FT. AND SHALL HAVE "DEAD-END" SIGNS LOCATED AT THE ENTRANCE OF EACH DRIVE. IN FULLY SPRINKLERED BUILDINGS, DEAD ENDS MAY BE UP TO 250 FT. TURN-AROUND SHALL BE APPROVED PER THE FPFC NFPA 1:18.2.3.5.4.
7. GATED ENTRANCES SHALL BE PROVIDED WITH ELEVATOR LOCK BOXES CONTAINING A SWITCH OR LEVER TO ACTIVATE GATES FOR FIRE DEPARTMENT ENTRY. THE MINIMUM WIDTH SHALL BE 15 FT. CLEAR AND CANNOT BE LOCATED WITHIN THE TURNING RADIUS OF ANY DRIVE. GATES WITHIN A TURNING RADIUS SHALL BE MIN. 20 FT. CLEAR.
8. BUILDING SHALL BE FULLY SPRINKLERED.
9. TOP OF LIVING AREA ARE BELOW 75'-0" HEIGHT FROM EACH SET-UP SITE. SEE TABLE BELOW FOR ADDITIONAL INFORMATION.
10. NO ACCESS ROADS COVERED OR GATED IN THIS PROJECT.
11. ALTERNATIVE 120' HAMMERHEAD TURN-AROUND PROVIDED FOR DEAD-END DRIVE OVER 250 FT AS PER THE FPFC NFPA 1:18.2.3.5.4

LEVELS UP TO TOP LIVING FLOOR	TOP FLOOR HEIGHT (FROM FINISHED FLOOR) (FFE 12.75' NAVD)	LOWEST POINT OF SET-UP SITE (NAVD)	TOP FLOOR HEIGHT FROM MIN. LOWEST POINT OF SET-UP SITE (NAVD)	SET-UP SITE (#)
8	70'-8"	11.40'	74'-10"	1
		12.05'		2
		8.57'		3
		11.10'		4
		10.98'		5
		11.60'		6

LEGEND

 DENOTES FIRE SET-UP SITE
21' x 47'
DISTANCE TO BUILDING NO CLOSER THAN 10 FT AND NO FURTHER THAN 30 FT.

 EMERGENCY VEHICLE TURNING RADIUS

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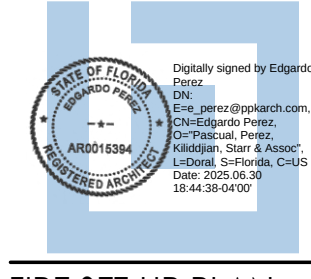
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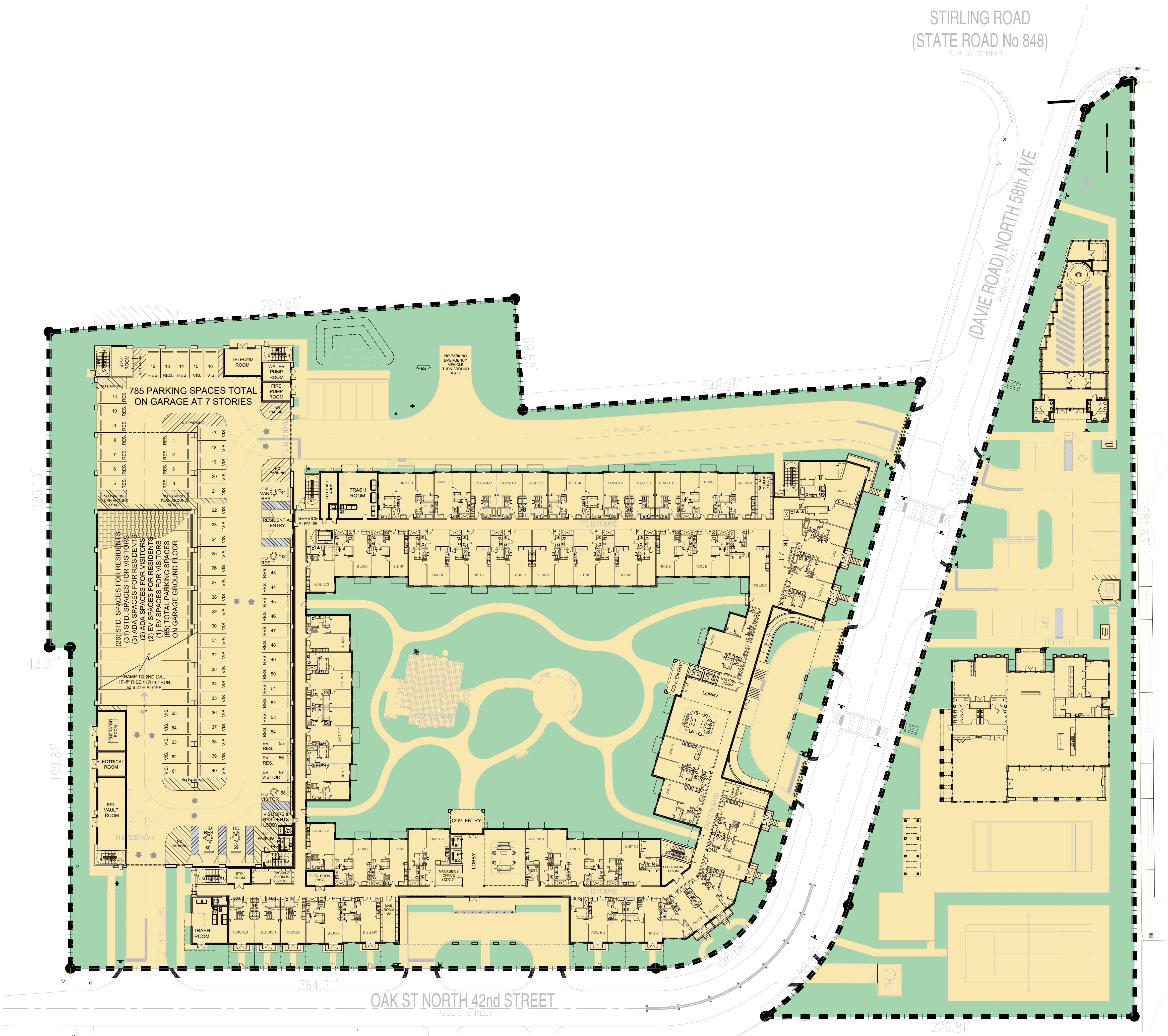
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SEAL:

FIRE SET-UP PLAN

FIRE PLAN
DATE: 2024-06-30
SCALE: AS SHOWN
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FP-1
SHEET NO.:

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LEGEND

- DENOTES PERVIOUS SURFACES
- DENOTES IMPERVIOUS SURFACES

AREA CALCULATIONS	SF	%
RESIDENTIAL BLDG. FOOTPRINT	55,651.54	
GARAGE BLDG. FOOTPRINT	39,734.86	
CLUBHOUSE FOOTPRINT	9,299.83	
COMMUNITY BLDG. (SYNAGOGUE)	4,070.51	
EXISTING HISTORIC BLDG. FOOTPRINT (PROPOSED LIBRARY, GROSS AREA)	1,400.00	
TOTAL BUILDING FOOTPRINTS	110,156.74	44.09%
STREETS & PAVED AREAS	28,062.23	11.23%
PEDESTRIAN SIDEWALKS	16,415.38	6.57%
POOL & POOL DECK	9,882.40	3.96%
TENNIS COURT	6,037.25	2.42%
LIFT STATION	299.02	0.12%
UNENCUMBERED "LANDSCAPED" GREEN OPEN SPACE (5% MIN. REQUIRED) (REFERS TO LANDSCAPED OR GREEN PERVIOUS AREAS)	78,999.98	31.62%
TOTAL	240,855.00	100.00%

PERVIOUS / IMPERVIOUS AREA	ALLOWED/ REQUIRED	PROVIDED
PERVIOUS AREA SF (INCLUDES LANDSCAPED AREAS = UNENCUMBERED GREEN OPEN SPACE)	BY CITY COMMISSION	78,999.98
PERVIOUS AREA %	BY CITY COMMISSION	31.62%
IMPERVIOUS AREA SF	BY CITY COMMISSION	170,853.02
IMPERVIOUS AREA %	BY CITY COMMISSION	68.38%

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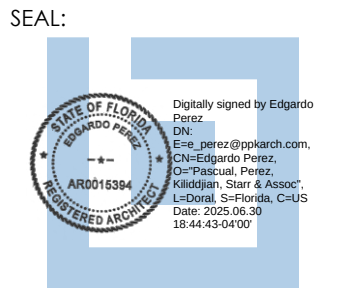
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PERVIOUS PLAN

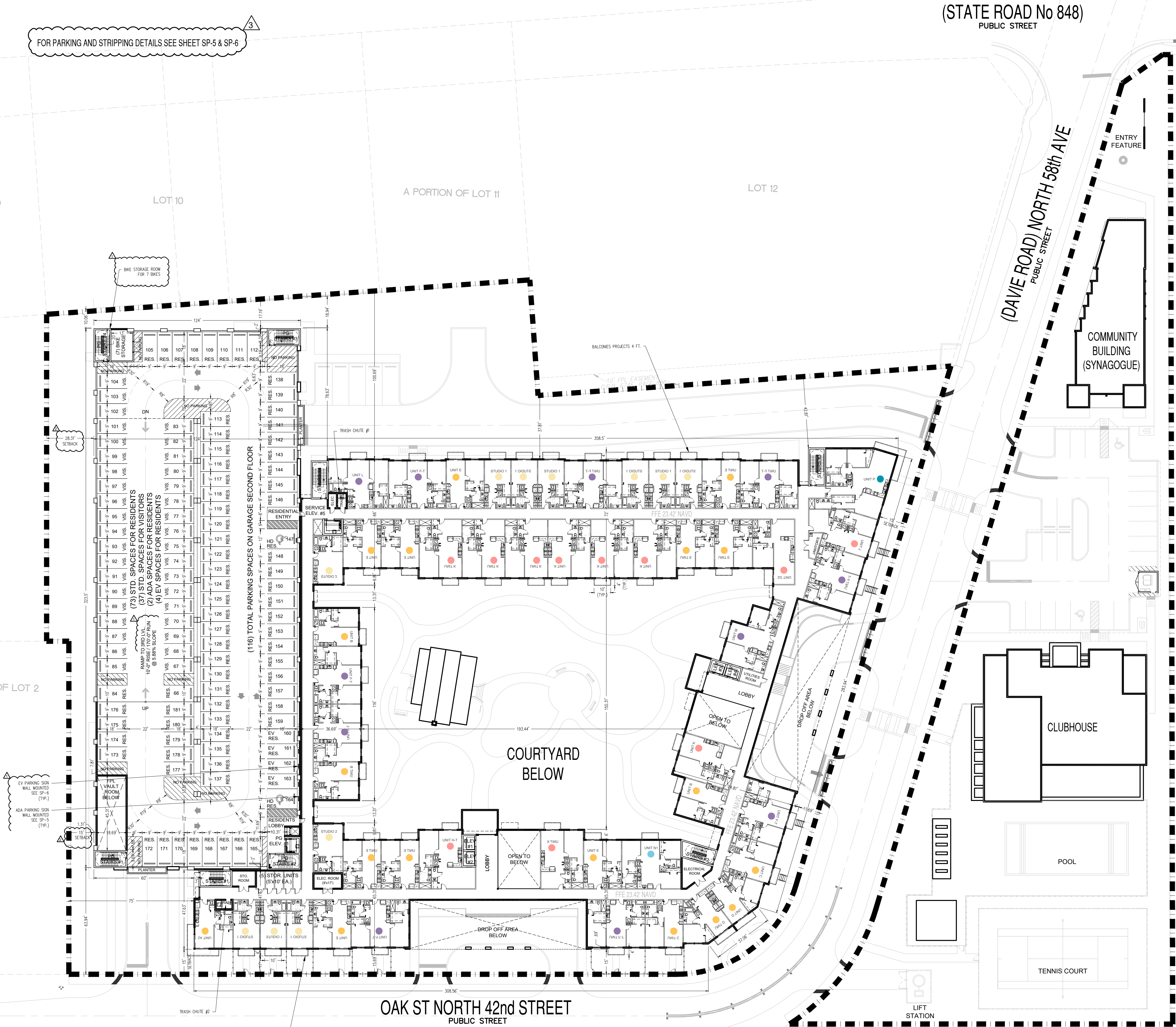
PERVIOUS/IMPERVIOUS PLAN
DATE: 2024-06-30
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SP-1.2

SHEET NO.:

FOR PARKING AND STRIPPING DETAILS SEE SHEET SP-5 & SP-6

(STATE ROAD No 848)
PUBLIC STREET



SECOND FLOOR PLAN

SCALE: 1:30

SITE PLAN NOTES:

- ALL CHANGES TO THE THE PD MASTER PLAN AND SITE PLAN SHALL FOLLOW THE REQUIREMENTS OF SECTION 4.15.G. CONFORMANCE TO APPROVED MASTER DEVELOPMENT PLAN AND SITE PLAN.
- PROJECT SHALL MEET THE "GREEN BUILDING REQUIREMENTS" SET IN CHAPTER 151 BY THE CITY OF HOLLYWOOD.
- FOR CONSTRUCTION PHASES, REFER TO SHEET MSP-1
- GARBAGE WILL BE PICKUP FROM THE TWO TRASH ROOMS LOCATED ON EACH END OF THE RESIDENTIAL BUILDING ADJACENT TO THE GARAGE. ALSO, SEE GARBAGE TRUCK MANEUVERING PLAN PROVIDED BY ENGINEER.
- ALL MECHANICAL EQUIPMENT ON ROOFTOP SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY.
- THE PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY'S FLOOD PLAN ORDINANCE AND WILL BE REVIEWED AT THE TIME OF PERMITTING.
- PARKING GARAGE VENTILATION CALCULATIONS WILL BE PROVIDED AT TIME OF BUILDING PERMIT.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH ARTICLE 8 SIGN REGULATION
- ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRED A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
- INSTALLATION OF SIGNAGE, PAVEMENT MARKINGS AND OTHER NEED IT ITEMS DEALING WITH ROADWAY CONSTRUCTION WORK SHALL CONFORM TO ALL APPLICABLE REQUIRED STANDARDS OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, PUBLIC WORKS AND FIRE RESCUE DEPARTMENTS. REF. CIVIL DWGS.
- BUILDING WILL COMPLY WITH THE CITY ARTS AND PUBLIC SPACES PROGRAM.
- MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTIES LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
- ALL ABOVE GROUND EQUIPMENT WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING.
- REFERENCE LANDSCAPE PLANS FOR DETAILS.
- TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.
- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
- 100% IRRIGATION COVERAGE SHALL BE PROVIDED AT TIME OF BUILDING PERMIT.
- THE BOTTOM ELEVATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ELEVATED TO BFE +1', AT THE MINIMUM.
- BUILDING SHALL BE CLASSIFIED AS A (MID-RISE BUILDING) WHERE THE FLOOR OF AN OCCUPIABLE STORY IS LESS THAN 75 FT ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE. SEE SP-1.3 FOR MORE FIRE SET-UP PLAN.
- NO BALCONIES AT GROUND LEVEL. BALCONIES ONLY FROM 2ND TO 8TH FLOOR. OVERHEAD WILL ENCROACH 4 FT AT GROUND LEVEL.
- PRIVATE CLUBHOUSE PARKING WILL BE EXCLUSIVELY FOR THE RESIDENTS OF THIS COMMUNITY ACCESSING THE CLUBHOUSE IN A PEDESTRIAN MANNER.
- SYNAGOGUE PARKING WILL BE PRIMARILY FOR THE RESIDENTS OF THIS COMMUNITY AND NEARBY RESIDENTS ACCESSING THE SYNAGOGUE IN A PEDESTRIAN MANNER.
- THE HISTORIC STRUCTURE WILL BE A GENERAL AMENITY FOR THE RESIDENTS WITH A LOW-IMPACT MULTIPURPOSE USE.

UNIT MIX COLOR LEGEND

- STUDIO UNITS
- 1 BEDROOM UNITS
- 1 BEDROOM + DEN UNITS
- 2 BEDROOM UNITS
- 2 BEDROOM + DEN UNITS
- 3 BEDROOM UNITS

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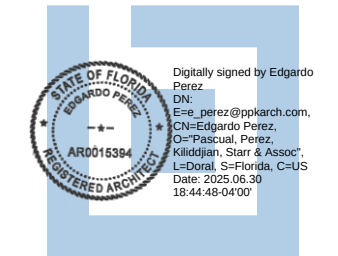
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SITE PLAN

SECOND FLOOR

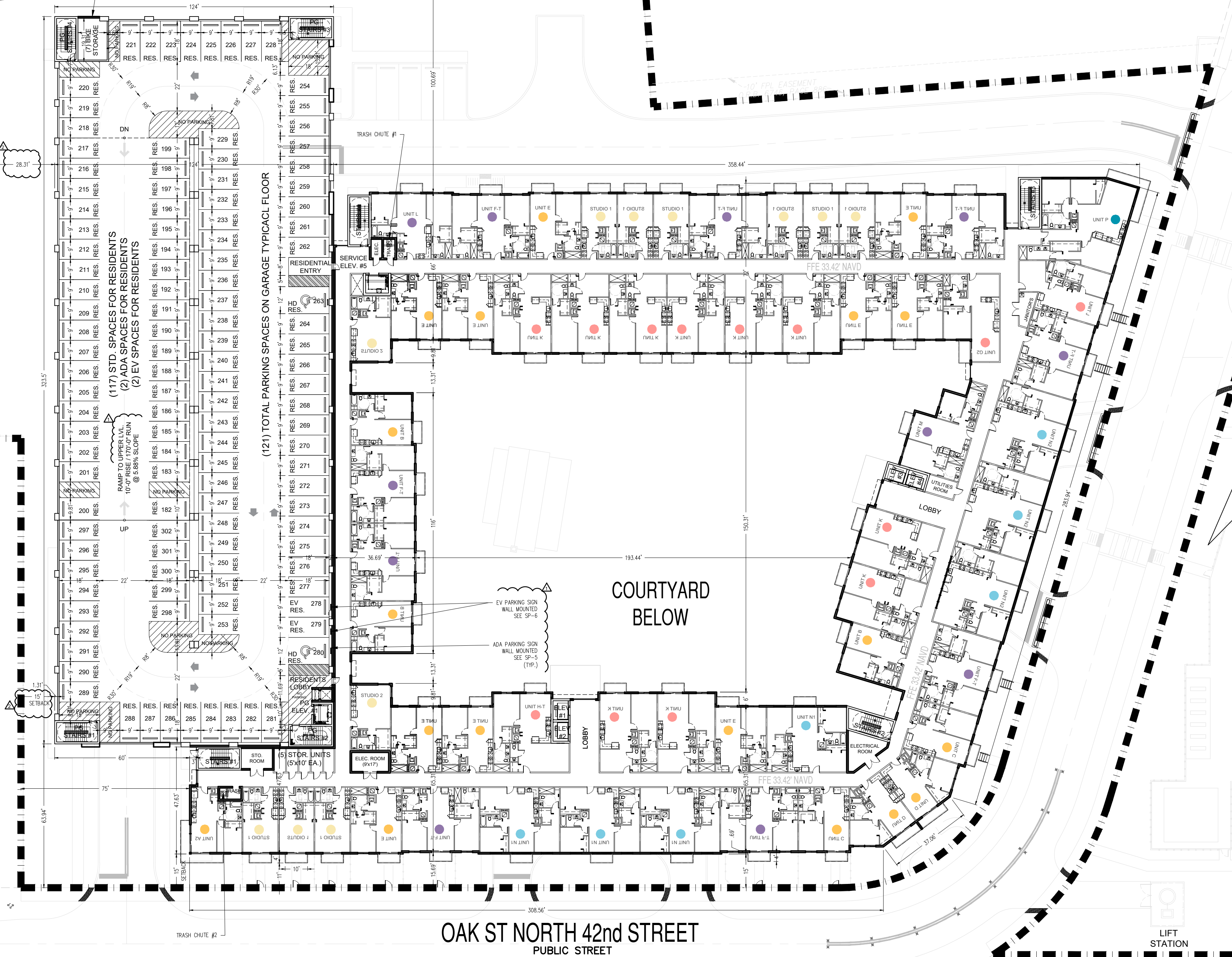
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SP-2

SHEET NO.:

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8NK STRIPED SIGN
(OR 7 BIKES)



3RD FLOOR PLAN

SCALE: 1:30

OVERALL UNIT BREAKDOWN TABLE & RESIDENTIAL AREA CALCULATIONS

UNIT TYPE	No. BED/BATH	NET UNIT AREA (A/C ONLY, NO BALCONY)	GROSS UNIT AREA (W/BALCONY)	UNIT COUNT PER FLOOR								TOTAL No. UNITS	%	AVERAGE UNIT SIZE (BASED ON UNIT NET AREA)			
				1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR						
STUDIO 1	STUDIO	480 SF	550 SF	9	9	9	9	9	9	9	9	72	STUDIO	88	18.72 %	515 SF	
STUDIO 2	STUDIO	550 SF	550 SF	2	2	2	2	2	2	2	2	16					
UNIT A	1 / 1	616 SF	656 SF	0	1	1	1	1	1	1	1	7	1 BED	148	31.49 %	686 SF	1 BED 246 UNITS TOTAL @ 52.34%
UNIT B	1 / 1	653 SF	693 SF	3	3	3	3	3	3	3	3	24					
UNIT C	1 / 1	671 SF	711 SF	2	2	2	2	2	2	2	2	16					
UNIT D	1 / 1	677 SF	734 SF	2	2	2	2	2	2	2	2	16					
UNIT E	1 / 1	685 SF	725 SF	10	10	10	10	10	10	10	10	80					
UNIT F-G	1 / 1	692 SF	732 SF	3	0	0	0	0	0	0	0	3					
UNIT H-G	1 / 1.5	811 SF	851 SF	2	0	0	0	0	0	0	0	2					
UNIT J	1 + DEN / 1.5	864 SF	904 SF	1	1	1	1	1	1	1	1	8	1 BED + DEN	98	20.85 %	935 SF	
UNIT G2	1 + DEN / 1	913 SF	953 SF	1	1	1	1	1	1	1	1	8					
UNIT K	1 + DEN / 1.5	926 SF	966 SF	7	8	10	10	10	10	10	10	75					
UNIT H-T	1 + DEN / 1.5	1,038 SF	1,078 SF	0	1	1	1	1	1	1	1	7					
UNIT L	2 / 2	970 SF	1,010 SF	0	1	1	1	1	1	1	1	7	2 BED	84	17.87 %	999 SF	2 BED 128 UNITS TOTAL @ 27.23%
UNIT F-T	2 / 2	1,017 SF	1,057 SF	6	9	9	9	9	9	9	9	69					
UNIT M	2 / 2	1,010 SF	1,050 SF	1	1	1	1	1	1	1	1	8					
UNIT N1	2 + DEN / 2	1,070 SF	1,110 SF	1	1	4	4	4	4	4	4	26	2 BED + DEN	44	9.36 %	1,161 SF	
UNIT N2	2 + DEN / 2	1,251 SF	1,291 SF	0	0	3	3	3	3	3	3	18					
UNIT P	3 / 2	1,566 SF	1,706 SF	1	1	1	1	1	1	1	1	8	3 BED	8	1.70 %	1,566 SF	
TOTAL UNITS PER FLOOR				51	53	61	61	61	61	61	61		470		81.28 %	999 SF	

AREAS FOR RESIDENTIAL BUILDING ONLY (PARKING GARAGE IS NOT INCLUDED IN COUNT)	TOTAL BY FLOOR (SF)								TOTAL BUILDING
TOTAL NET RESIDENTIAL AREA (NET UNIT AREA) (A/C AREA ONLY)	38,622.12	41,592.20	50,281.56	50,281.56	50,281.56	50,281.56	50,281.56	50,281.56	381,903.68 SF
TOTAL GROSS RESIDENTIAL AREA (GROSS UNIT AREA) (A/C + BALCONY)	39,659.16	43,775.86	52,785.61	52,785.61	52,785.61	52,785.61	52,785.61	52,785.61	400,148.68 SF
TOTAL GROSS BUILDING AREA (INCLUDES UNIT NET AREA + BALCONIES + ANCILLARY AREAS + CIRCULATION AREAS)	55,995.10	56,601.17	63,653.91	63,653.91	63,653.91	63,653.91	63,653.91	63,653.91	494,519.73 SF
EFFICIENCY % (GROSS RESIDENTIAL AREA VS. GROSS BUILDING AREA)	70.83 %	77.34 %	82.93 %	82.93 %	82.93 %	82.93 %	82.93 %	82.93 %	80.92 %

BUILDING CONSTRUCTION AREA (GROSS AREA)
RESIDENTIAL BUILDING ONLY @ 8 STORIES = 494,519 SF
GARAGE WITH 786 SPACES @ 7 STORIES = 278,144 SF
TOTAL RESIDENTIAL BUILDING AND GARAGE CONSTRUCTION AREA = 772,663 SF

UNIT MIX COLOR LEGEND	
STUDIO UNITS	
1 BEDROOM UNITS	
1 BEDROOM + DEN UNITS	
2 BEDROOM UNITS	
2 BEDROOM + DEN UNITS	
3 BEDROOM UNITS	

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PEREZ
KILIDDJIAN
STARR**

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2 TAC - REV. 2 - 2025.05.09

3 TAC - REV. 3 - 2025.06.30

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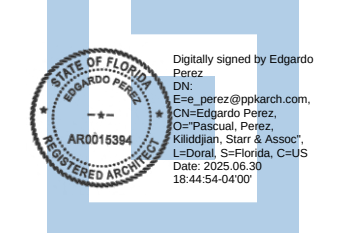
260 95th Street

Suite 201

Surfside, FL 33154

4220 N 58TH AVE.
BY KUSHNER
HOLLYWOOD, FLORIDA

SEAL:



SITE PLAN

3RD FLOOR

DATE: 2024-06-30

SCALE: AS SHOWN

DRAWN: SJ

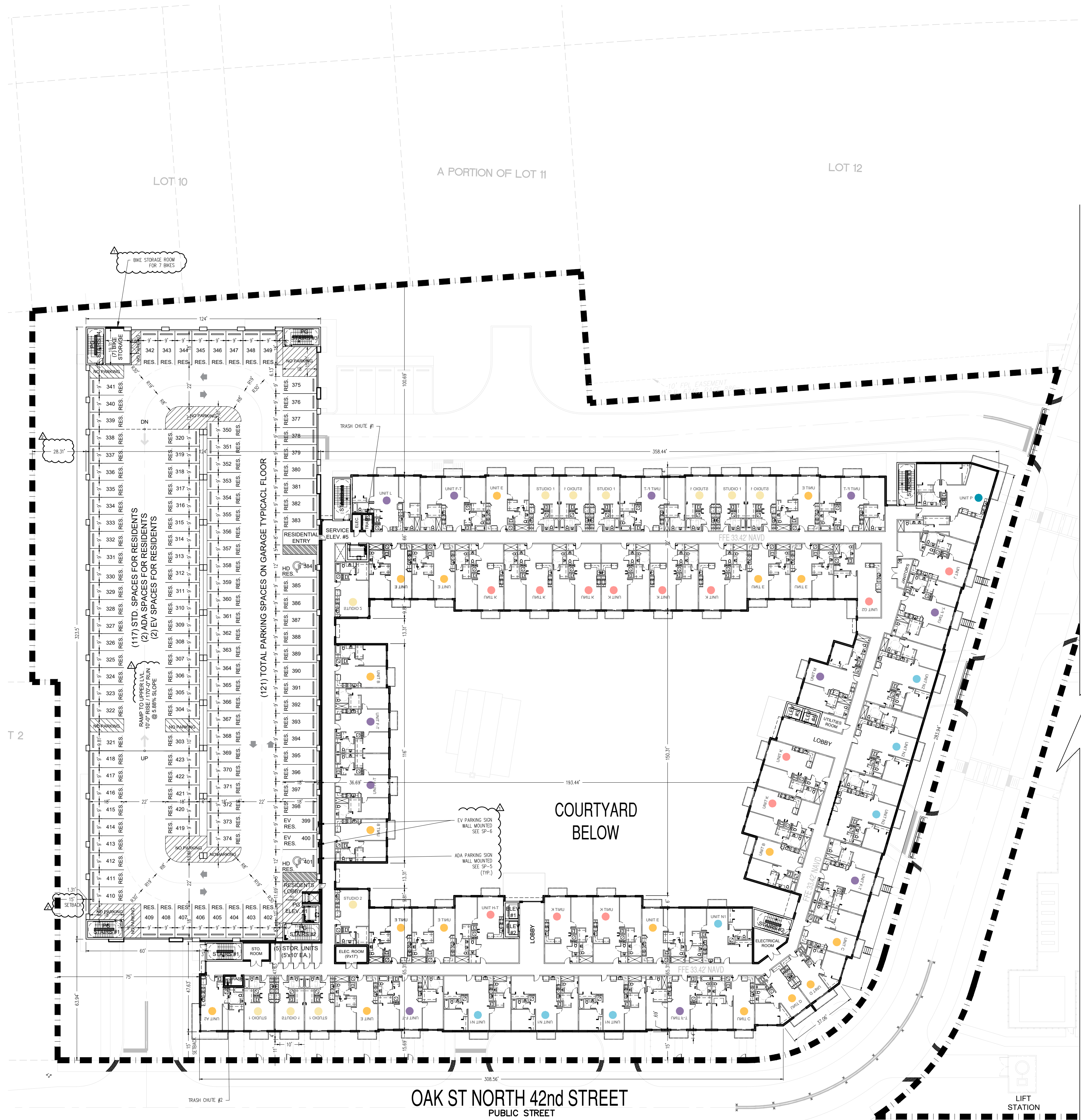
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SHEET NO.:

SP-3.1

FOR PARKING AND STRIPPING DETAILS SEE SHEET SP-5 & SP-6



4TH FLOOR PLAN

SCALE: 1:30

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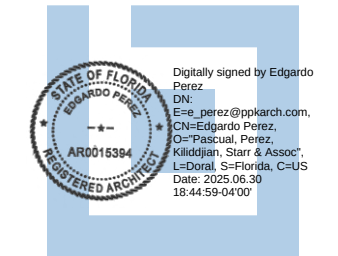
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SITE PLAN

4TH FLOOR

DATE: 2024-06-30
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: MP / PK
JOB NO.: 24-26

SP-3.2

SHEET NO.:

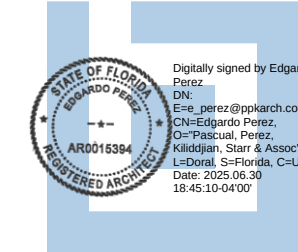
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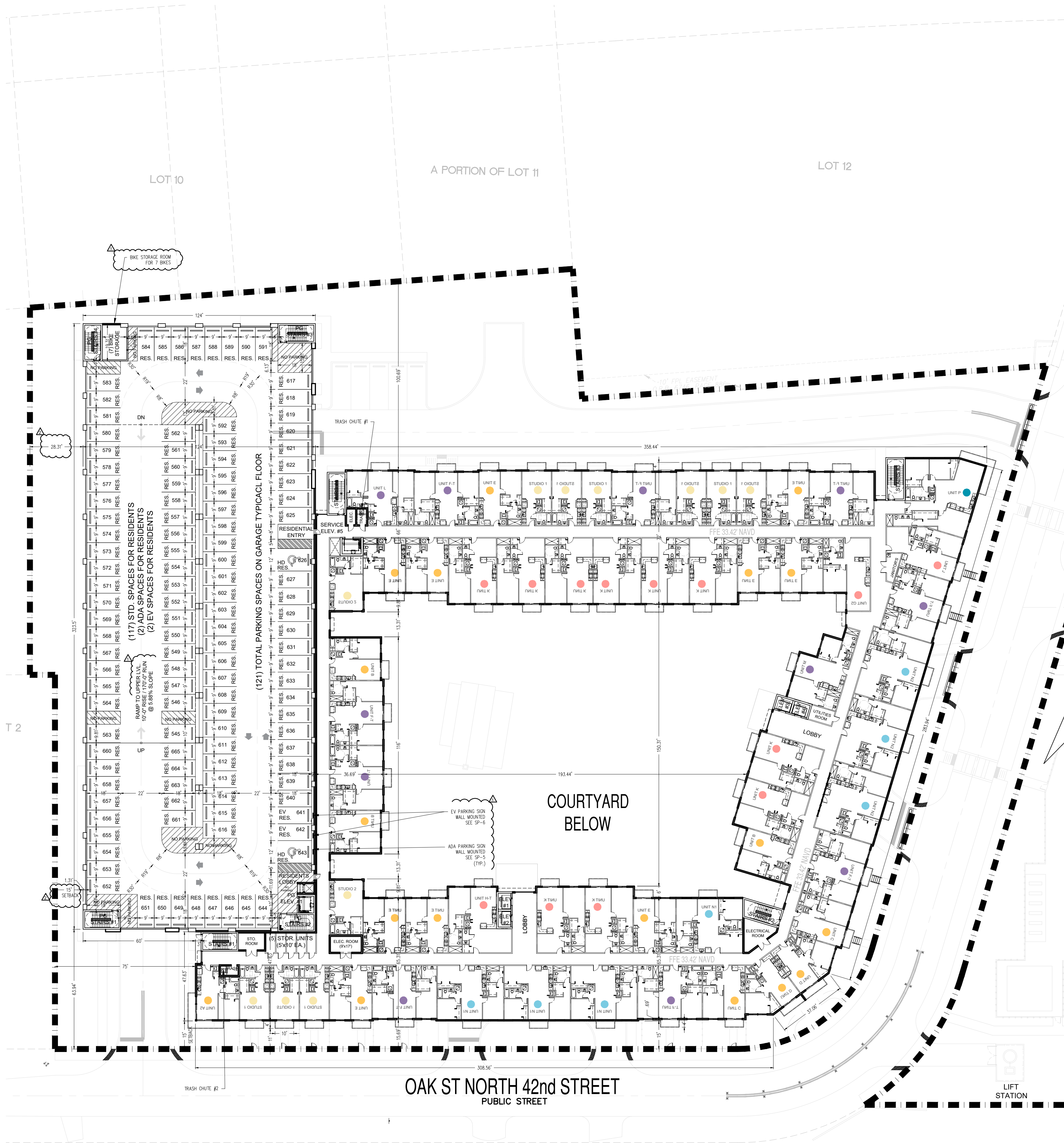
SITE PLAN

6TH FLOOR

DATE: 2024-06-30
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: MP / PK
JOB NO.: 24-26

SP-3.4

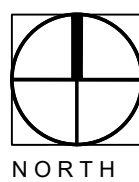
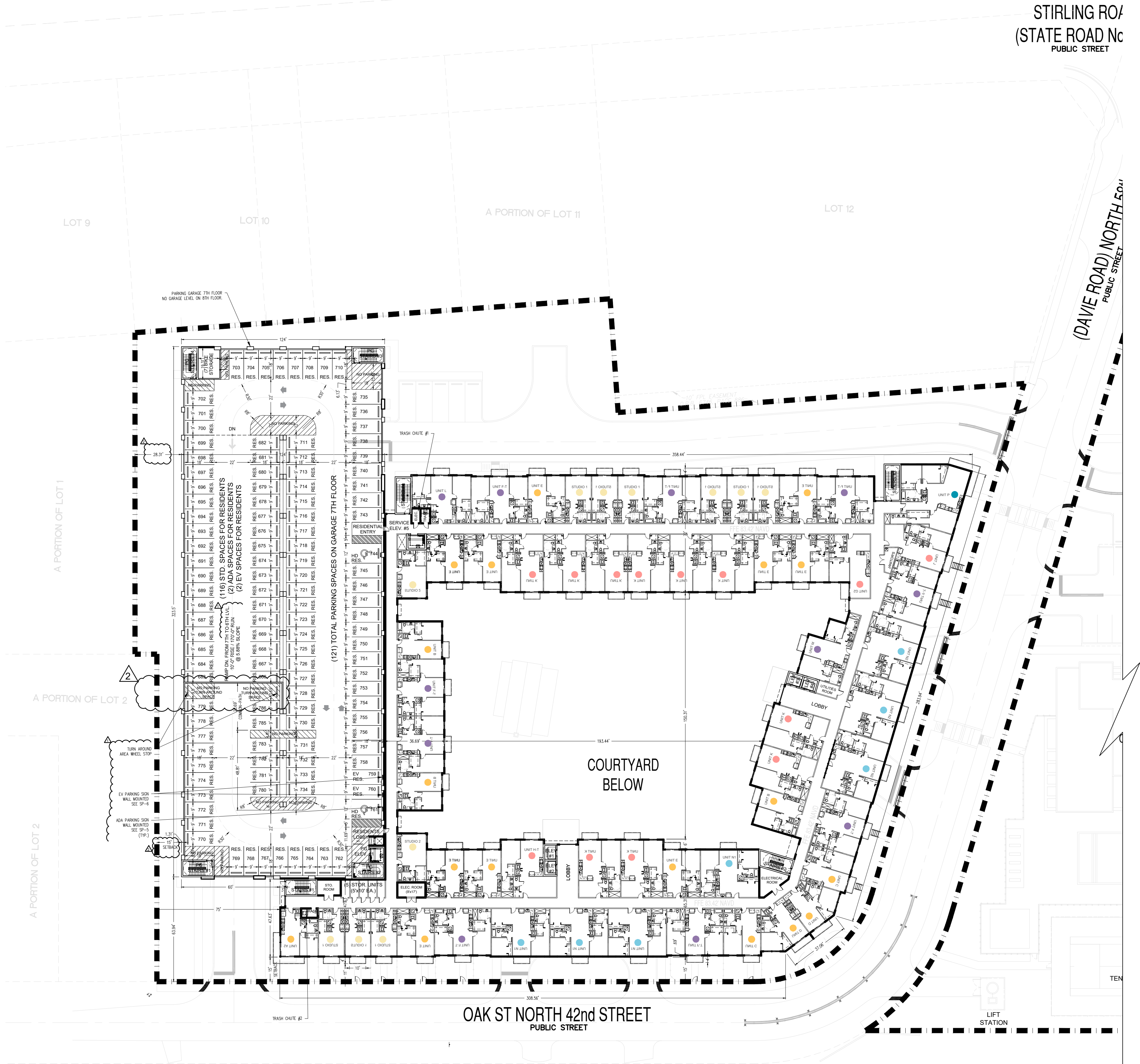
SHEET NO.:



6TH FLOOR PLAN

SCALE: 1:30

FOR PARKING AND STRIPPING DETAILS SEE SHEET SP-5 & SP-6



7TH FLOOR PLAN

SCALE: 1:30

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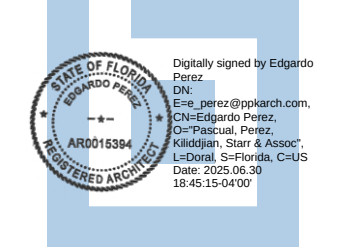
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SEAL:



SITE PLAN

7TH FLOOR

DATE: 2024-06-30

SCALE: AS SHOWN

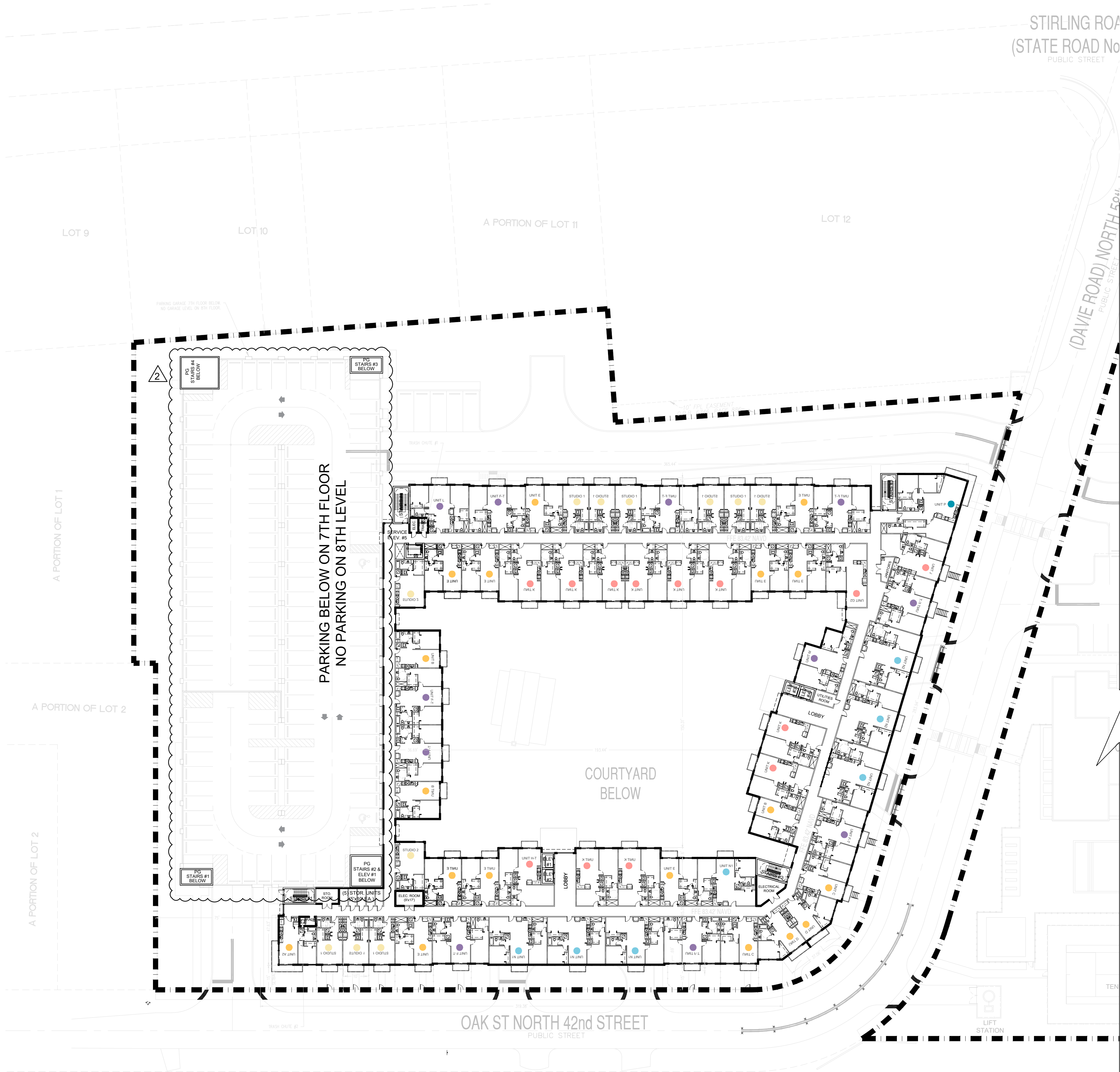
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SHEET NO.:

SP-4



8TH FLOOR PLAN

SCALE: 1:30

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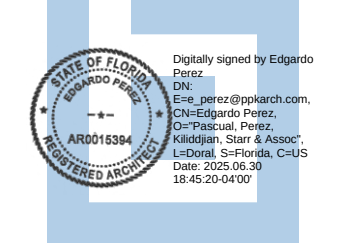
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SITE PLAN

8TH FLOOR

DATE: 2024-06-30

SCALE: AS SHOWN

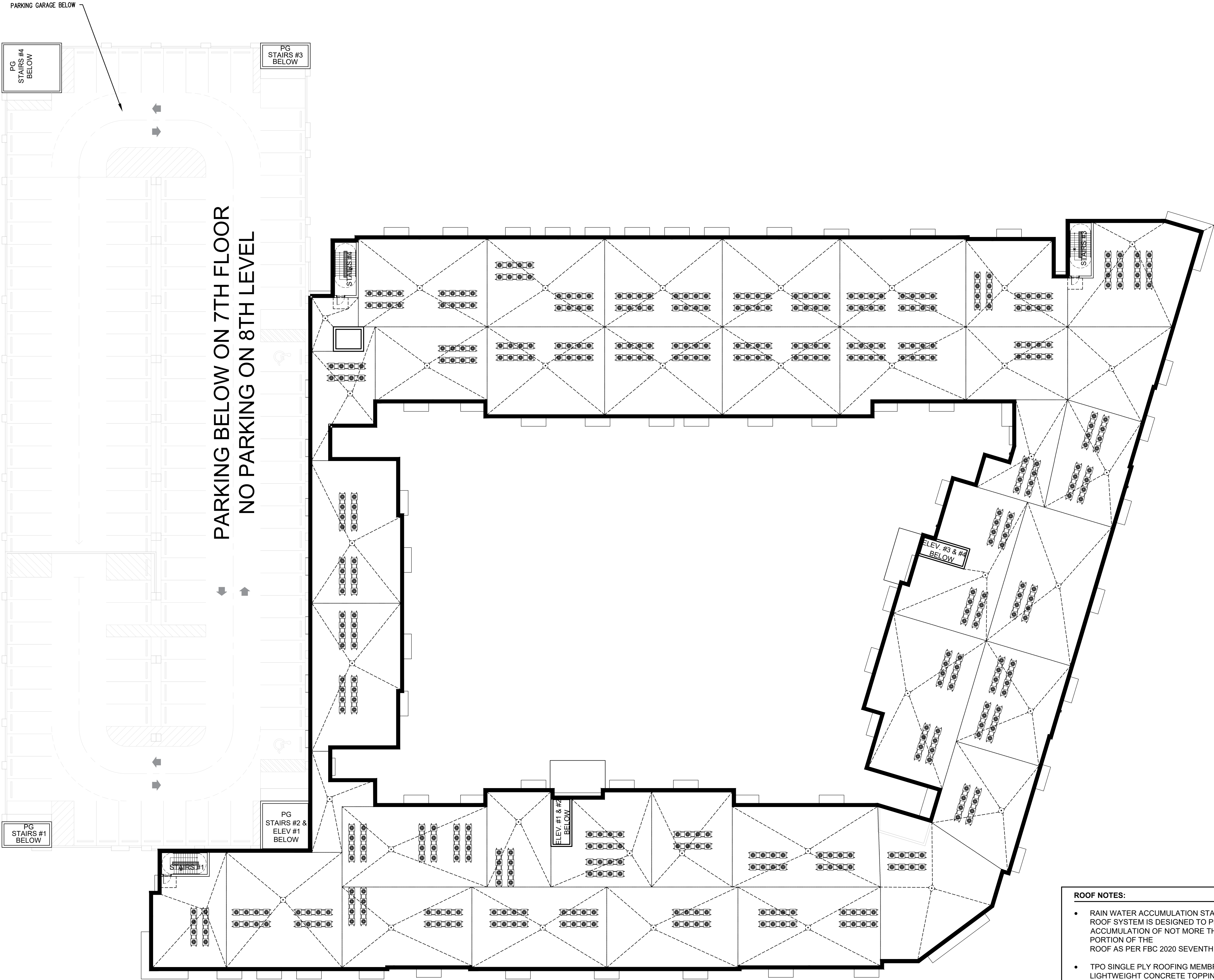
DRAWN: SJ

CHECK BY: MP / PK

JOB NO.: 24-26

SHEET NO.:

SP-4.2



ROOF PLAN

SCALE: 1:20

ROOF NOTES:

- RAIN WATER ACCUMULATION STATEMENT:
ROOF SYSTEM IS DESIGNED TO PREVENT THE
ACCUMULATION OF NOT MORE THAN 5" OF WATER ON ANY
PORTION OF THE
ROOF AS PER FBC 2020 SEVENTH EDITION SECTION 1611.1.
- TPO SINGLE PLY ROOFING MEMBRANE ATTACHED TO
LIGHTWEIGHT CONCRETE TOPPING OVER HIGH DENSITY
FOAM INSULATION ON CONCRETE SLAB.
PROVIDE 1/4" MIN SLOPE FROM 2" MIN AT THE DRAIN
LOCATION TO 6" MAX AT THE HIGH POINT. THE ROOF
MEMBRANE SHOULD TERMINATE 6" TO 8" HGT ALONG THE
PERIMETER OF THE PARAPET WALLS.
- SEE CIVIL DRAWING FOR ROOF DRAINAGE CONNECTION
POINTS.

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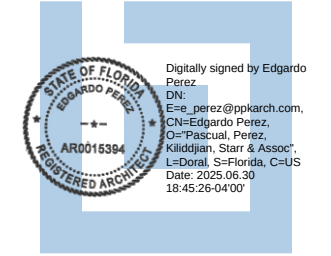
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SITE PLAN

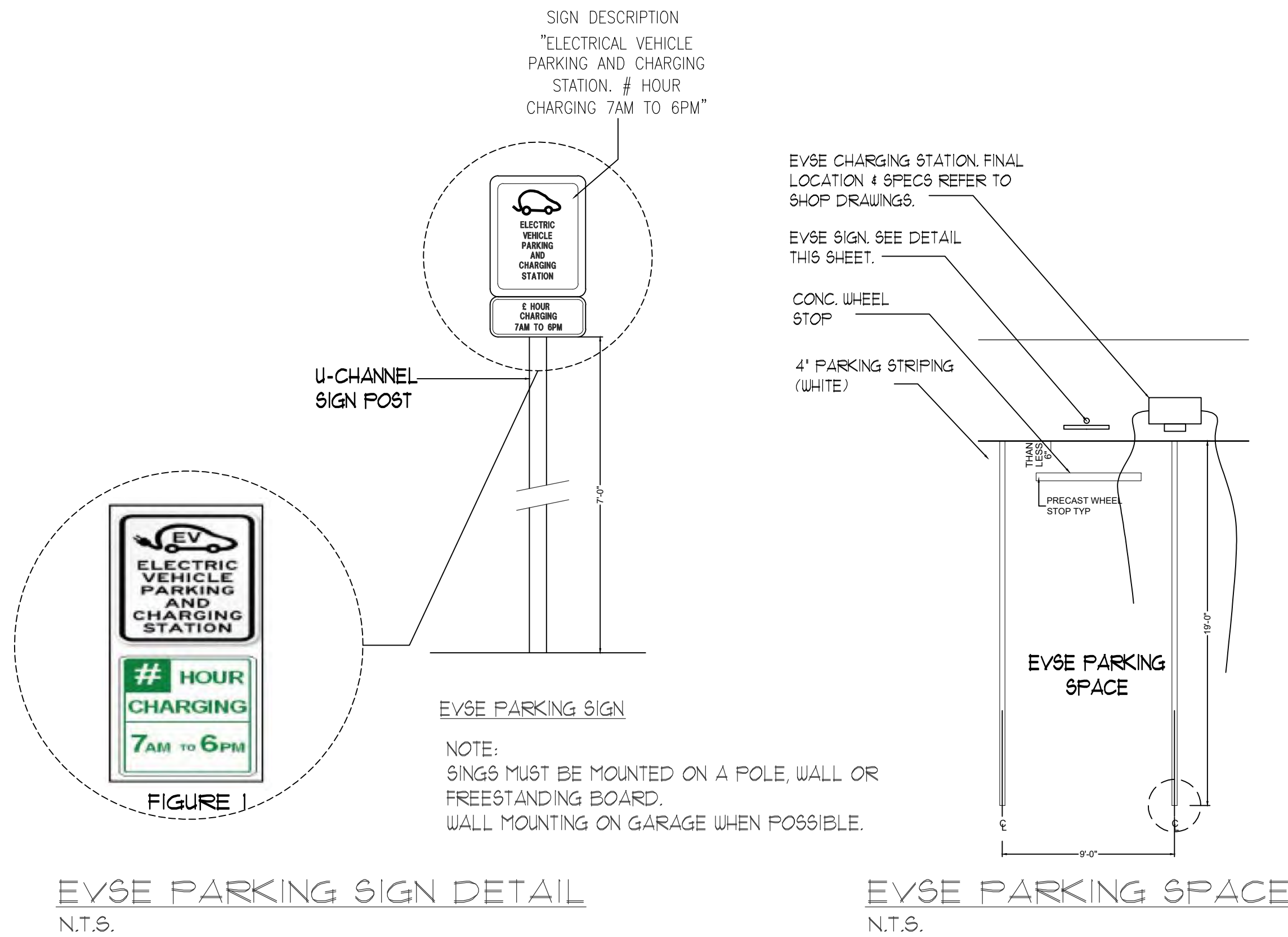
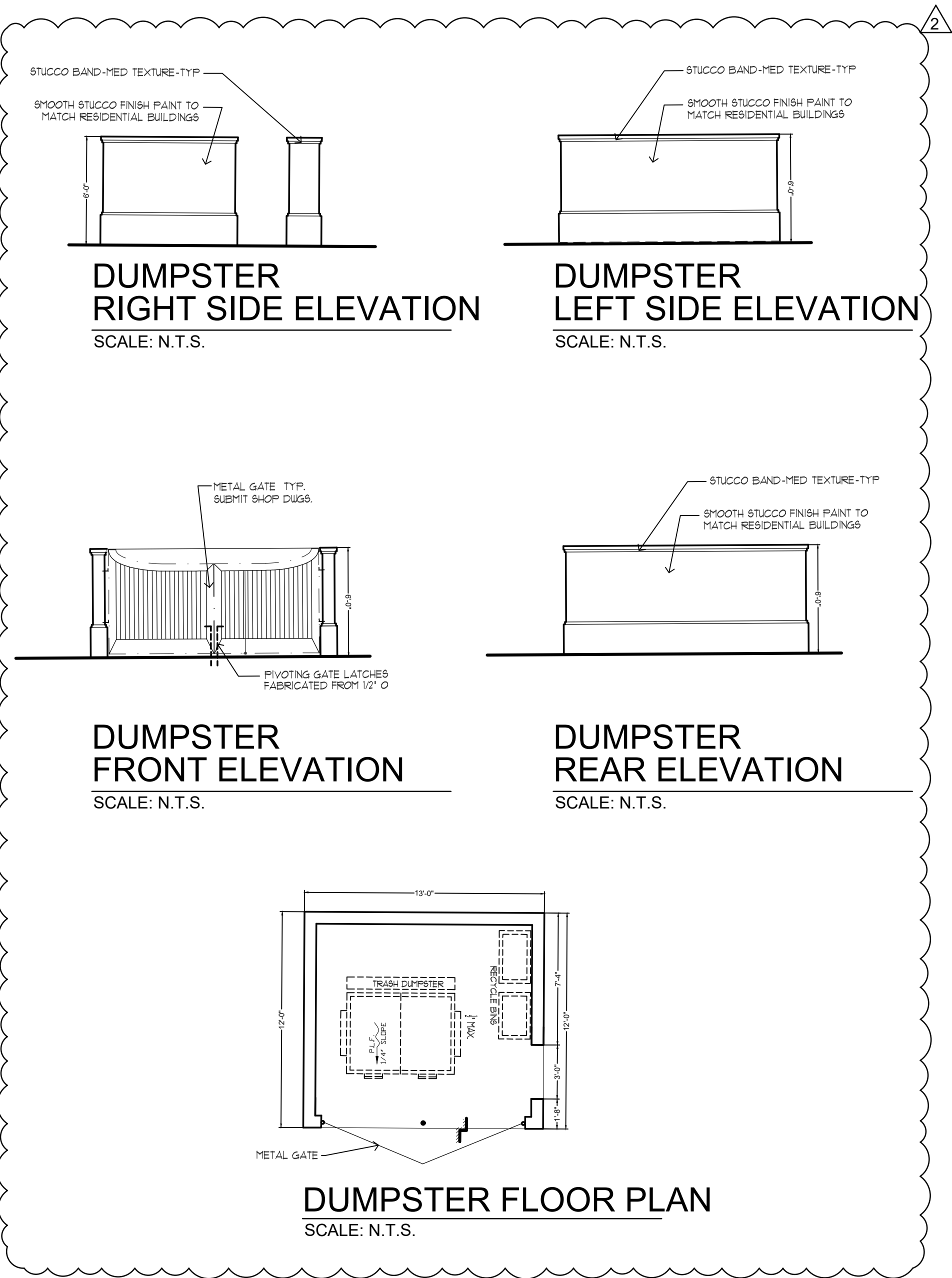
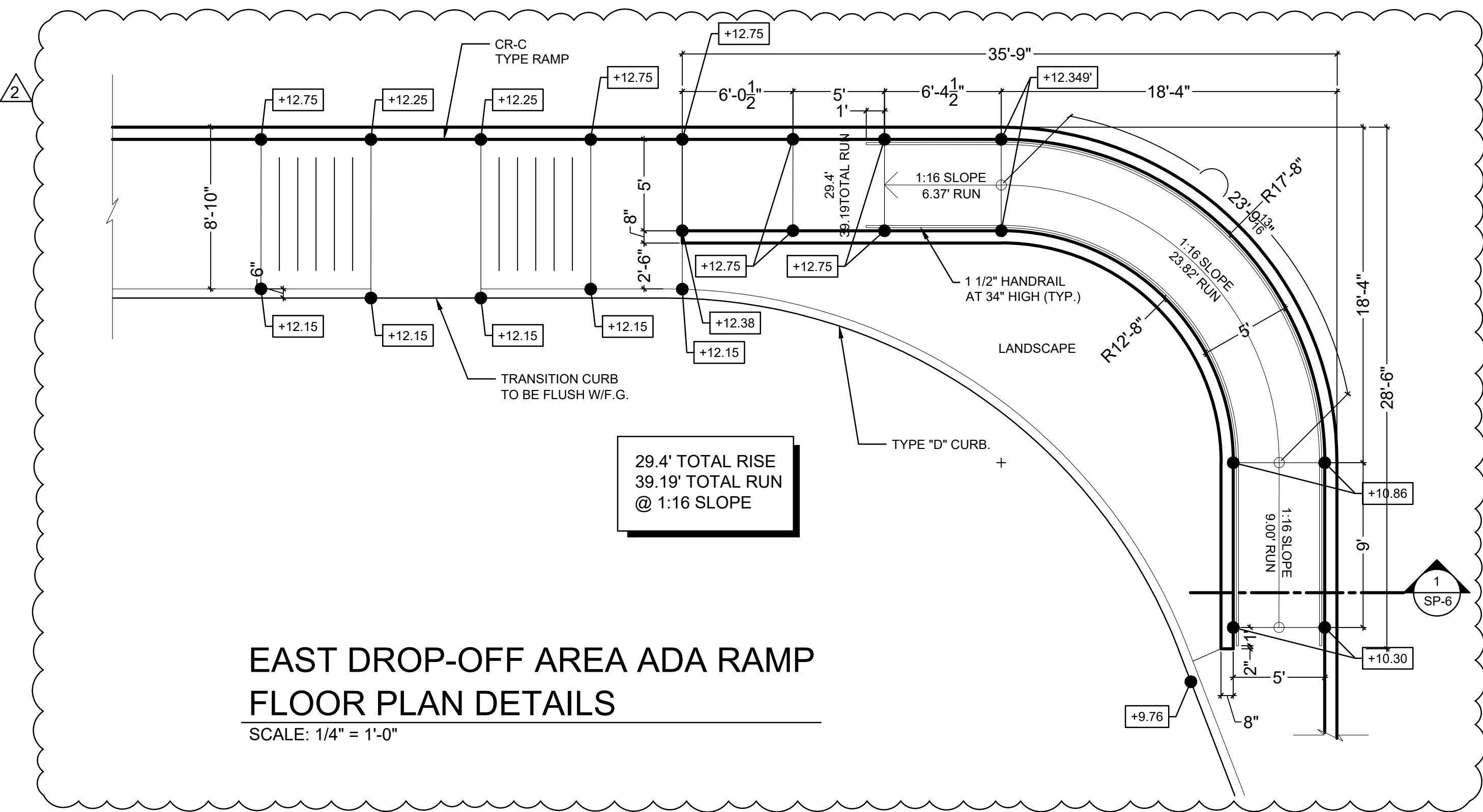
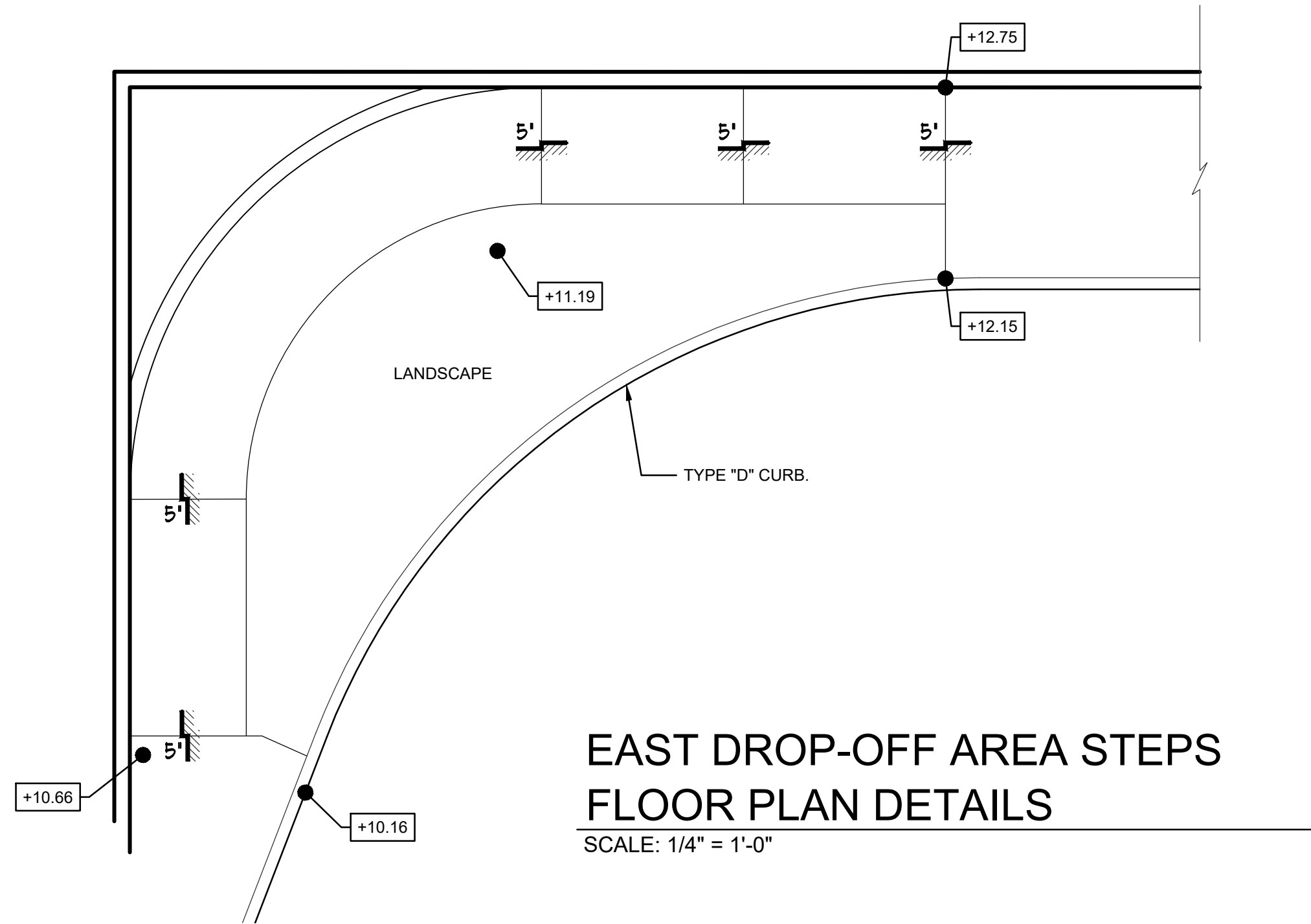
ROOF PLAN

DATE: 2024-06-30
SCALE: AS SHOWN
DRAWN: SJ
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JOB NO.: 24-26

SP-4.3

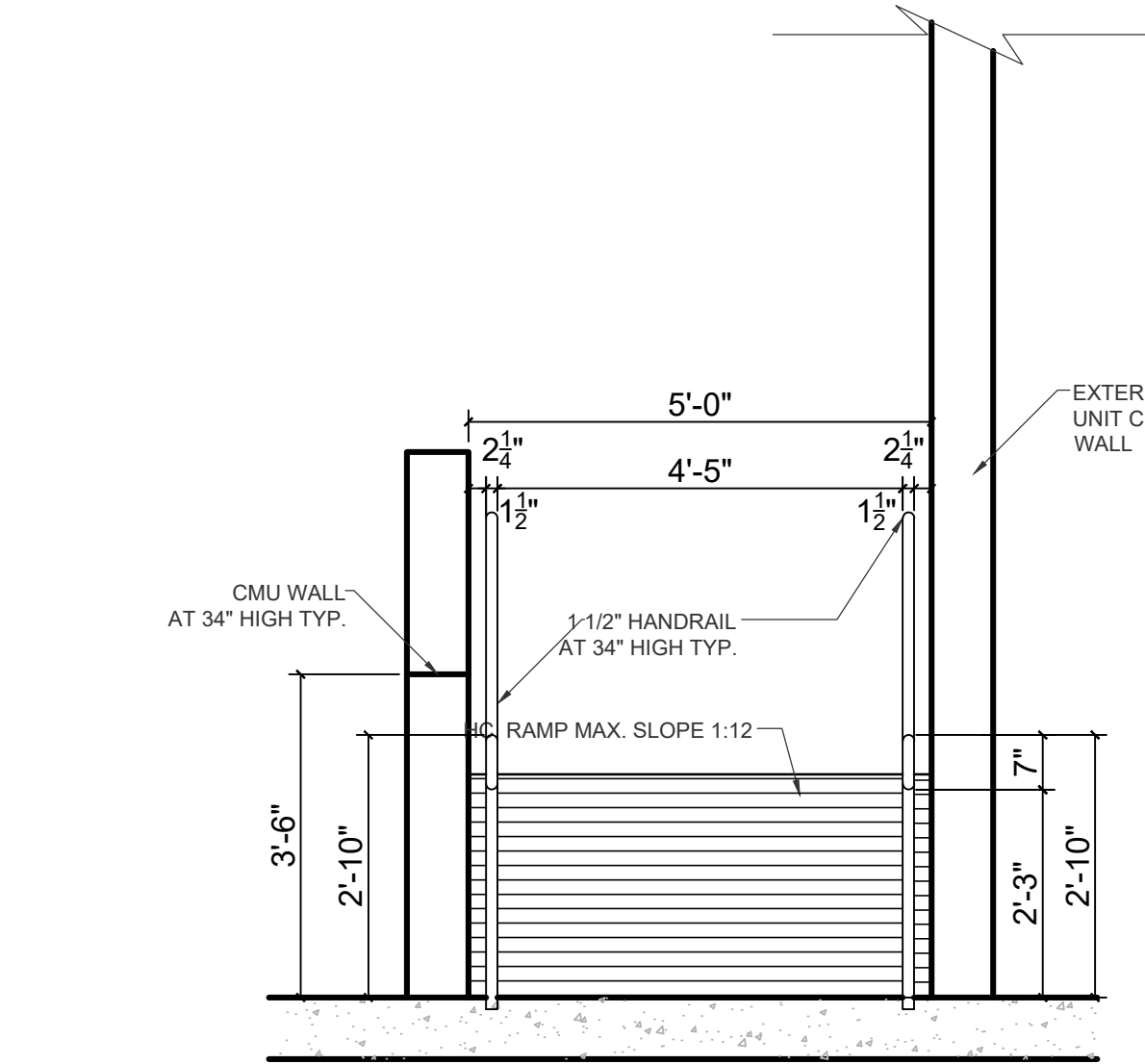
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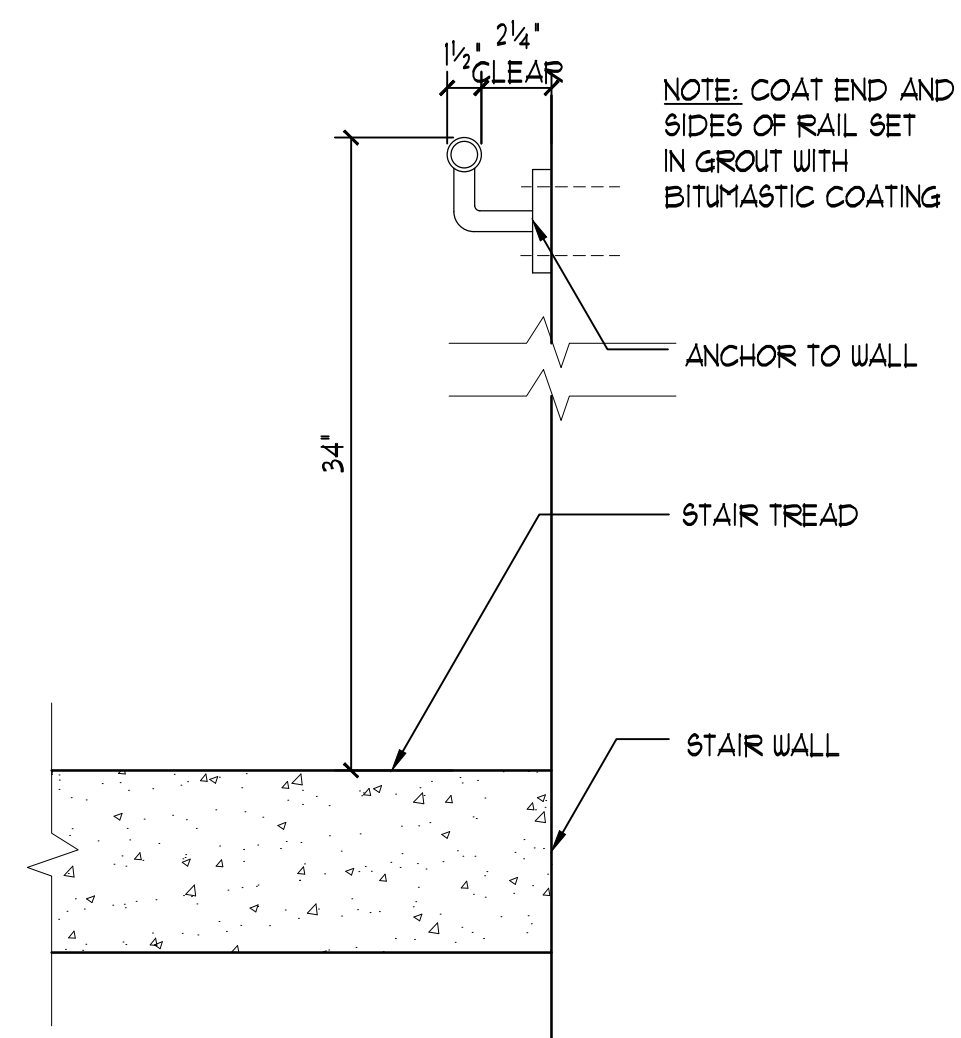


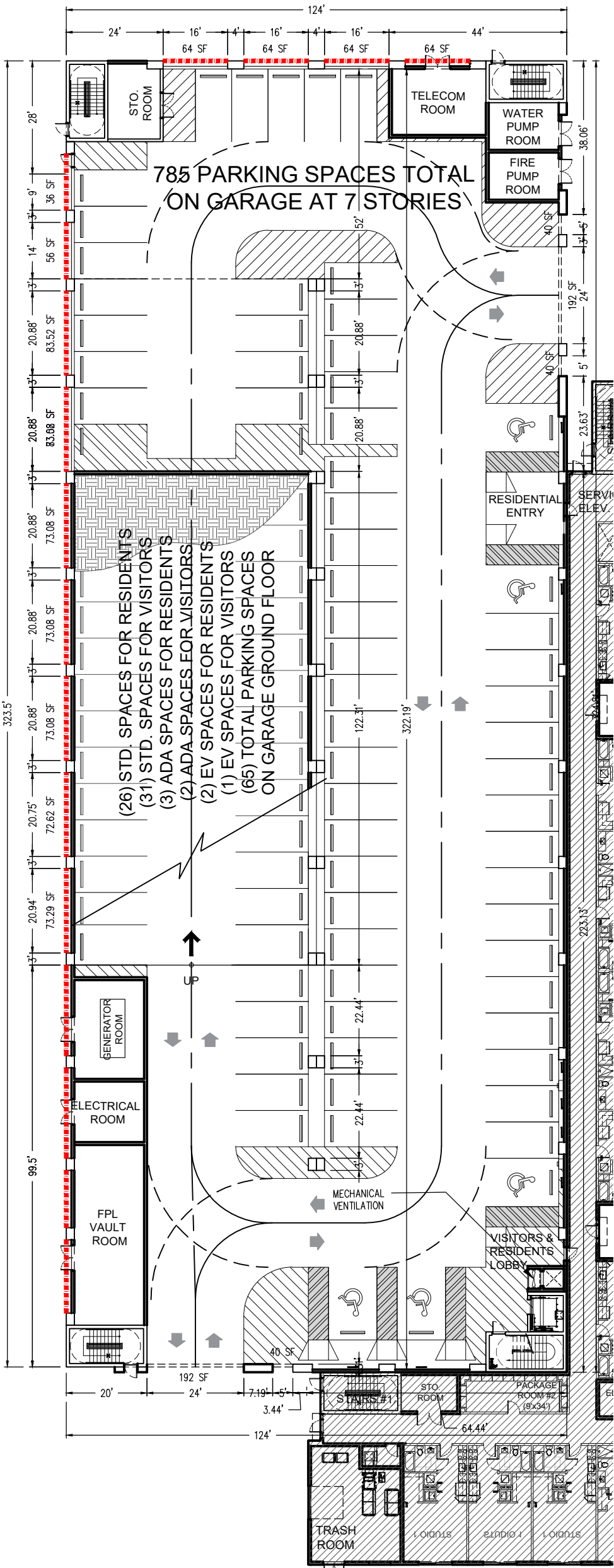
- SIGNAGE:**
- ALL ELECTRIC VEHICLE PARKING SPACES SHALL BE PROMINENTLY DESIGNATED WITH A PERMANENT ABOVE GROUND SIGN WHICH SHALL CONFORM TO FIGURE 1 ABOVE ENTITLED 'ELECTRIC VEHICLE CHARGING STATION SIGN'.
 - BOTTOM PORTION OF THE SIGN MUST BE AT LEAST 5 FEET ABOVE GRADE WHEN ATTACHED TO A BUILDING, OR 1 FEET ABOVE GRADE FOR A DETACHED SIGN.
 - THE PROPERTY OWNER OR OPERATOR MAY ESTABLISH THE HOURS DURING WHICH VEHICLES MAY BE CHARGED AND THE LENGTH OF CHARGING TIME PERMITTED PER VEHICLE AND SUCH INFORMATION DEPICTED ON THE SIGN IN THE MANNER SHOWN ON FIGURE 1 ABOVE.

EV PARKING DETAILS
SCALE: N.T.S.



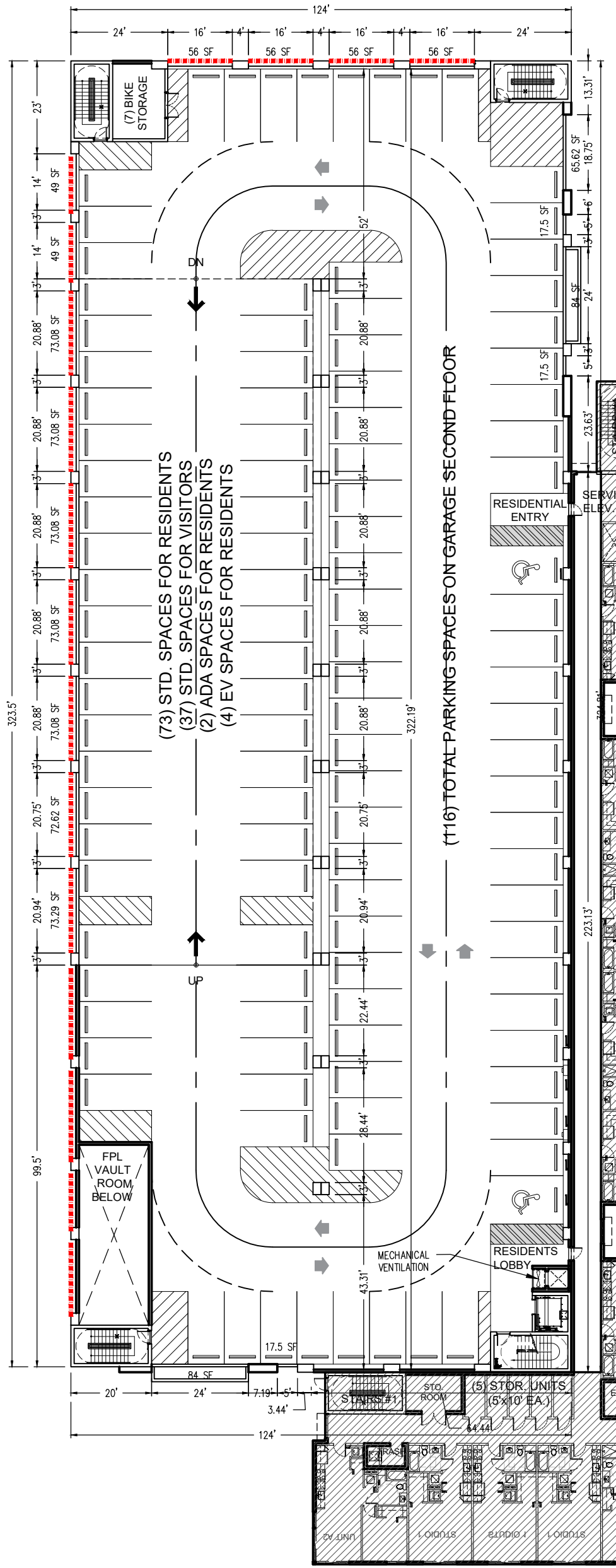
**EAST DROP-OFF AREA ADA RAMP
ELEV./SEC. DETAIL 1**
SCALE: 1/2" = 1'-0"





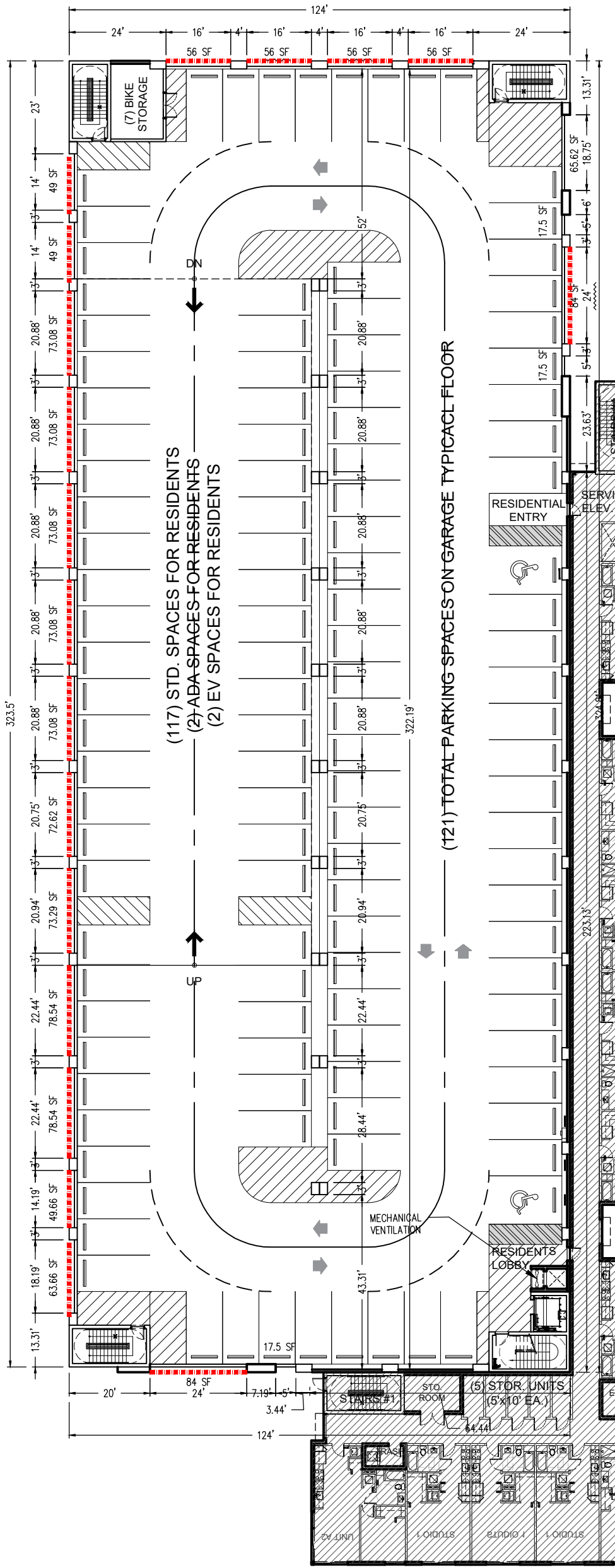
GROUND FLOOR PLAN
SCALE: 1:30

NATURAL VENTILATION CALCULATION TABLE FOR OPEN PARKING STRUCTURE				
GROUND FLOOR				
OPEN AREA	MIN. OPEN AREA AS PER NPFA 88A 5.5.2			
	REQUIRED		PROVIDED	
	TOTAL PERIMETER x FLOOR HEIGHT		TOTAL PERIMETER	896'
			FLOOR HEIGHT	10.66'
	9,555 SF		9,555 SF	
	1,911 SF		1,171 SF	
	20.00%		12.25%	
	WALL ID.	OPENING NO LOUVERS OR SCREEN	OPENING W/ LOUVERS @ 80%	TOTAL OPEN AREA
	SOUTH	232 SF	0 SF @80%= 0 SF	232 SF
EAST	272 SF	0 SF @80%= 0 SF	272 SF	
NORTH	0 SF	224 SF @80%= 179 SF	179 SF	
WEST	0.00 SF	609.31 SF @80%= 487 SF	487 SF	
TOTAL	504 SF	667 SF	1,171 SF	
PERIMETER	WALL ID.		PERIMETER BY WALL	OPENING LENGTH
	SOUTH		124'	29'
	EAST		324.81'	34'
	NORTH		124'	48'
	WEST		323.5'	50.76'
	TOTAL		896'	162'
	MIN. AGGREGATE LENGTH OF OPENINGS AS PER NPFA 88A 5.5.3			
	REQUIRED		PROVIDED	
	OPENINGS MIN. 40% OF TOTAL PERIMETER WALL		18.05%	
	359'		162'	
INT. OPENINGS	MIN. INTERIOR LENGTH OF OPENINGS AS PER NPFA 88A 5.5.5			
	INTERIOR LENGTH		322.19'	
	INT. OPENING LENGTH		187.95'	
	REQUIRED		PROVIDED	
	OPENINGS MIN. 20% OF TOTAL INTERIOR LENGTH		58.34%	
38'		187.95'		



SECOND FLOOR PLAN
SCALE: 1:30

NATURAL VENTILATION CALCULATION TABLE FOR OPEN PARKING STRUCTURE				
SECOND FLOOR				
OPEN AREA	MIN. OPEN AREA AS PER NPFA 88A 5.5.2			
	REQUIRED		PROVIDED	
	TOTAL PERIMETER x FLOOR HEIGHT		TOTAL PERIMETER	896'
			FLOOR HEIGHT	10.66'
		9,555 SF	9,555 SF	
		1,911 SF	770 SF	
	20.00%	8.06%		
	WALL ID.	OPENING NO LOUVERS OR SCREEN	OPENING W/ LOUVERS @ 80%	TOTAL OPEN AREA
	SOUTH	101.5 SF	0 SF @80%= 0 SF	102 SF
	EAST	184.62 SF	0 SF @80%= 0 SF	185 SF
	NORTH	0 SF	224 SF @80%= 179 SF	179 SF
	WEST	0 SF	609.31 SF @80%= 305 SF	305 SF
TOTAL	286 SF	484 SF	770 SF	
PERIMETER	WALL ID.	PERIMETER BY WALL		OPENING LENGTH
	SOUTH	124'		29'
	EAST	324.81'		52.75'
	NORTH	124'		64'
	WEST	323.5'		174.19'
	TOTAL		896'	320'
	MIN. AGGREGATE LENGTH OF OPENINGS AS PER NPFA 88A 5.5.3			
	REQUIRED		PROVIDED	
	OPENINGS MIN. 40% OF TOTAL PERIMETER WALL		35.70%	
	359'		320'	
INT. OPENINGS	MIN. INTERIOR LENGTH OF OPENINGS AS PER NPFA 88A 5.5.5			
	INTERIOR LENGTH		322.19'	
	INT. OPENING LENGTH		292.28'	
	REQUIRED		PROVIDED	
	OPENINGS MIN. 20% OF TOTAL INTERIOR LENGTH		90.72%	
58'		292.28'		



TYPICAL FLOOR PLAN
3RD TO 7TH LEVEL
SCALE: 1:30

LEGEND:

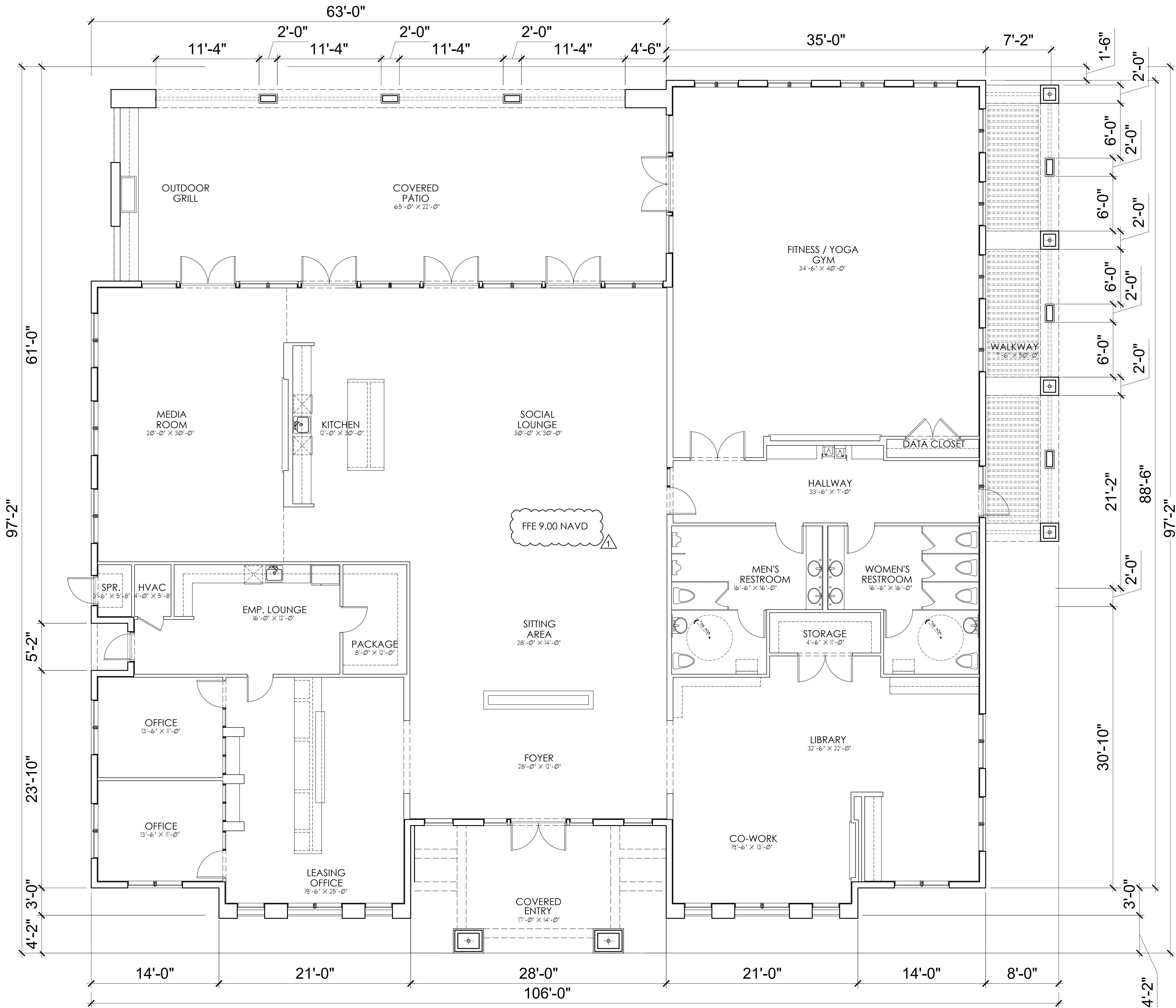
OPENINGS WITH
METAL LOUVER SCREEN
SEE A-1 & A-2 FOR DETAILS.

NATURAL VENTILATION CALCULATION
FOR OPEN PARKING STRUCTURE
GENERAL NOTES:

- AS PER 406.5.2 - NATURAL VENTILATION SHALL BE PROVIDED AND HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES.
- THE AREA OF SUCH OPENINGS IN THE EXTERIOR WALLS IN A TIER SHALL NOT BE LESS THAN 20% OF THE TOTAL PERIMETER WALL AREA OF THAT TIER.
- THE AGGREGATE LENGTH OF SUCH OPENINGS SHALL NOT BE LESS THAN 40% OF THE PERIMETER OF THE TIER.
- INTERIOR WALLS SHALL NOT BE LESS THAN 20% OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.
- NATURAL VENTILATION CALCULATIONS NOT REQUIRED FOR PARKING GARAGE 7TH LEVEL.
- MECHANICAL VENTILATION WILL BE NEED IT, MECHANICAL ENGINEER TO PROVIDE PARKING GARAGE CALCULATIONS AT TIME OF PERMITTING.

NATURAL VENTILATION CALCULATION TABLE FOR OPEN PARKING STRUCTURE				
TYPICAL FLOOR (3RD - 7TH)				
OPEN AREA	MIN. OPEN AREA AS PER NPFA 88A 5.5.2			
	REQUIRED		PROVIDED	
	TOTAL PERIMETER x FLOOR HEIGHT	TOTAL PERIMETER		896'
		FLOOR HEIGHT		10.66'
		9,555 SF		9,555 SF
	1,911 SF		1,135 SF	
	20.00%		11.88%	
	WALL ID.	OPENING NO LOUVERS OR SCREEN	OPENING W/ LOUVERS @ 80%	TOTAL OPEN AREA
	SOUTH	17.50 SF	84 SF @80%= 67 SF	85 SF
	EAST	100.62 SF	84 SF @80%= 67 SF	168 SF
	NORTH	0 SF	224 SF @80%= 179 SF	179 SF
	WEST	0 SF	879.71 SF @80%= 704 SF	704 SF
	TOTAL	118 SF	1,017 SF	1,135 SF
	PERIMETER	WALL ID.	PERIMETER BY WALL	OPENING LENGTH
SOUTH		124'	29'	
EAST		324.81'	52.75'	
NORTH		124'	64'	
WEST		323.5'	251.35'	
TOTAL		896'	397'	
MIN. AGGREGATE LENGTH OF OPENINGS AS PER NPFA 88A 5.5.3				
REQUIRED		PROVIDED		
OPENINGS MIN. 40% OF TOTAL PERIMETER WALL		44.30%		
359'		397'		
INT. OPENINGS	MIN. INTERIOR LENGTH OF OPENINGS AS PER NPFA 88A 5.5.5			
	INTERIOR LENGTH		322.19'	
	INT. OPENING LENGTH		292.28'	
	REQUIRED		PROVIDED	
	OPENINGS MIN. 20% OF TOTAL INTERIOR LENGTH		90.72%	
58'		292.28'		

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CLUBHOUSE	
AREA CALCULATION	
FITNESS / YOGA GYM	1,477.09 SF
SOCIAL LOUNGE	921.23 SF
KITCHEN	368.99 SF
MEDIA ROOM	648.32 SF
LEASING OFFICE / EMPLOYEE LOUNGE	1,250.43 SF
HALLWAY	259.98 SF
MEN'S RESTROOMS	250.10 SF
WOMEN'S RESTROOMS	254.34 SF
SITTING AREA & FOYER	860.20 SF
LIBRARY & CO-WORK	955.57 SF
TOTAL A/C AREA	7,246.25 SF
WALKWAY	429.67 SF
COVERED ENTRY	222.91 SF
COVERED PATIO	1,401.00 SF
TOTAL LOT COVERAGE	9,299.83 SF

OCCUPANCY LOAD CALCULATIONS: OCCUPANCY CLASSIFICATION = A-3 AS PER FBC 2023 TABLE 1004.5		
FITNESS / YOGA GYM EXERCISE ROOM	1477 SQ.FT 50 SF/PERSON	= 30 MAX. OCCUPANT LOAD
SOCIAL LOUNGE ASSEMBLY - UNCONCENTRATED	921 SQ.FT 15 SF/PERSON	= 62 MAX. OCCUPANT LOAD
KITCHEN KITCHEN	369 SQ.FT 200 SF/PERSON	= 2 MAX. OCCUPANT LOAD
MEDIA ROOM ASSEMBLY - UNCONCENTRATED	648 SQ.FT 15 SF/PERSON	= 44 MAX. OCCUPANT LOAD
LEASING OFFICE BUSINESS AREAS	1250 SQ.FT 150 SF/PERSON	= 9 MAX. OCCUPANT LOAD
SEATING AREA / FOYER WAITING AREAS	860 SQ.FT 15 SF/PERSON	= 58 MAX. OCCUPANT LOAD
LIBRARY & CO-WORK LIBRARY - READING ROOMS	955 SQ.FT 50 SF/PERSON	= 20 MAX. OCCUPANT LOAD
EMPLOYEE LOUNGE ASSEMBLY - UNCONCENTRATED	1250 SQ.FT 15 SF/PERSON	= 84 MAX. OCCUPANT LOAD
COVERED PATIO ASSEMBLY - UNCONCENTRATED	1401 SQ.FT 15 SF/PERSON	= 94 MAX. OCCUPANT LOAD
TOTAL OCCUPANT LOAD PERSONS		403

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PETER KILIDDJIAN, RA

LICENSE No. : AR 0093067

ANDREW STARR, RA

LICENSE No. : AR 0095130

AT THE BEACON CENTER
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DORAL, FLORIDA 33126
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REVISIONS:
1 TAC - REV. 1 - 2025.02.10

OWNER:
KUSHNER
260 95th Street
Suite 201
Surfside, FL 33154

4220 N 58TH AVE.
BY KUSHNER
HOLLYWOOD, FLORIDA

SEAL:

CLUBHOUSE

FLOOR PLAN

DATE : 2025-06-30

SCALE : AS SHOWN

DRAWN : SP / SJ

CHECK BY: MP / PK

JOB NO. : 24-26

SA-1

SHEET NO. :

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LEGEND

- 01

SMOOTH STUCCO FINISH.
- 02

COQUINA STONE VENEER.
- 03

SMOOTH 4" SCORED STUCCO LINE.
- 04

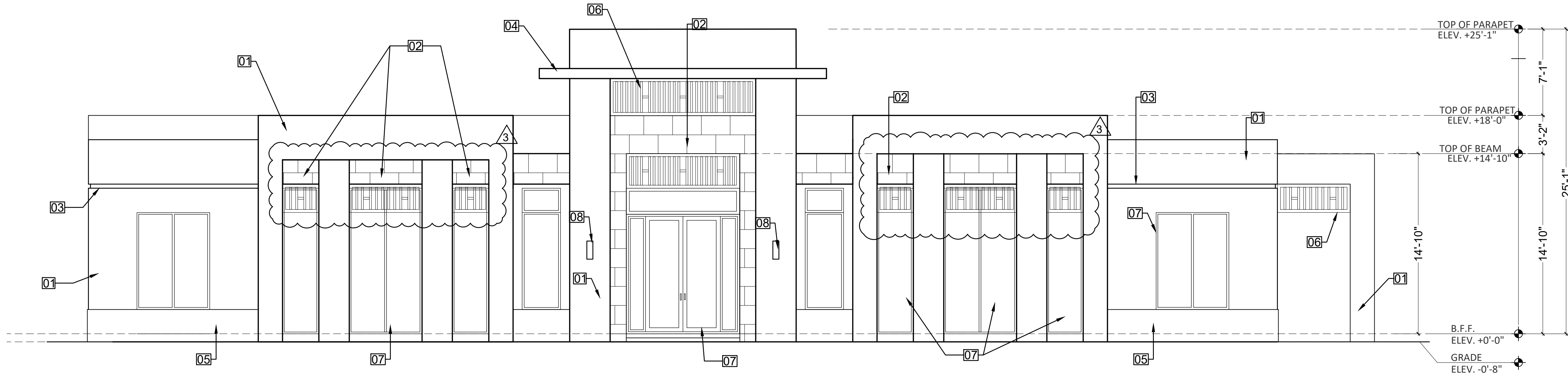
4" CONCRETE EYEBROW.
- 05

2'-8" STUCCO BAND.
- 06

METAL LOUVERS IN BRONZE.
- 07

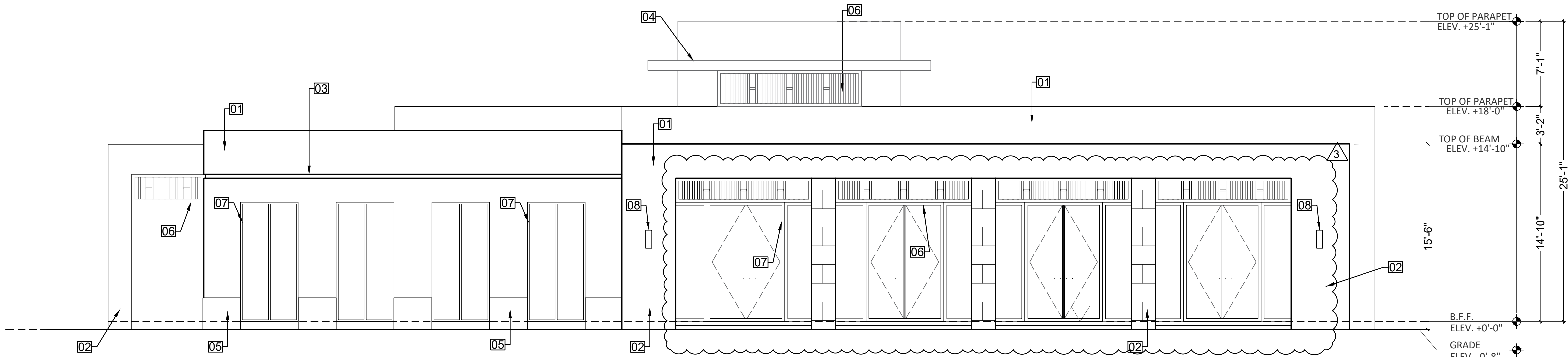
WINDOW/DOOR FRAME IN BRONZE
- 08

LIGHT FIXTURE IN BRONZE



CLUBHOUSE - FRONT ELEVATION

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



CLUBHOUSE - REAR ELEVATION

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

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KILIDDJIAN
STARR**
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HOLLYWOOD, FLORIDA

SEAL:

CLUBHOUSE

ELEVATIONS
DATE : 2025-06-30
SCALE : AS SHOWN
DRAWN : SP / SJ
CHECK BY: MP / PK
JOB NO. : 24-26

SA-2

SHEET NO. :

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LEGEND

- 01

SMOOTH STUCCO FINISH.
- 02

COQUINA STONE VENEER.
- 03

SMOOTH 4" SCORED STUCCO LINE.
- 04

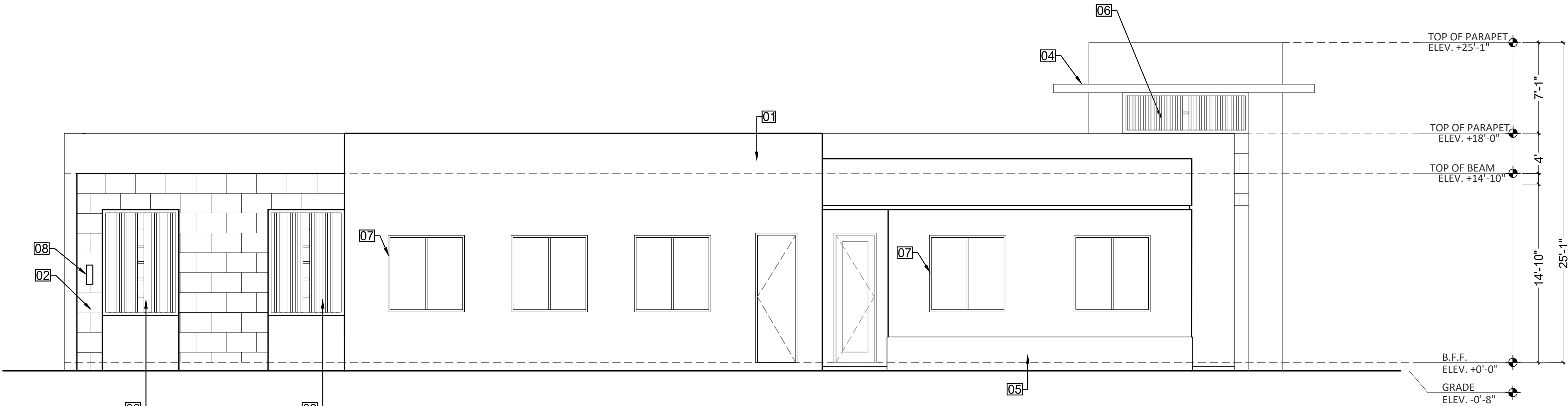
4" CONCRETE EYEBROW.
- 05

2'-8" STUCCO BAND.
- 06

METAL LOUVERS IN BRONZE.
- 07

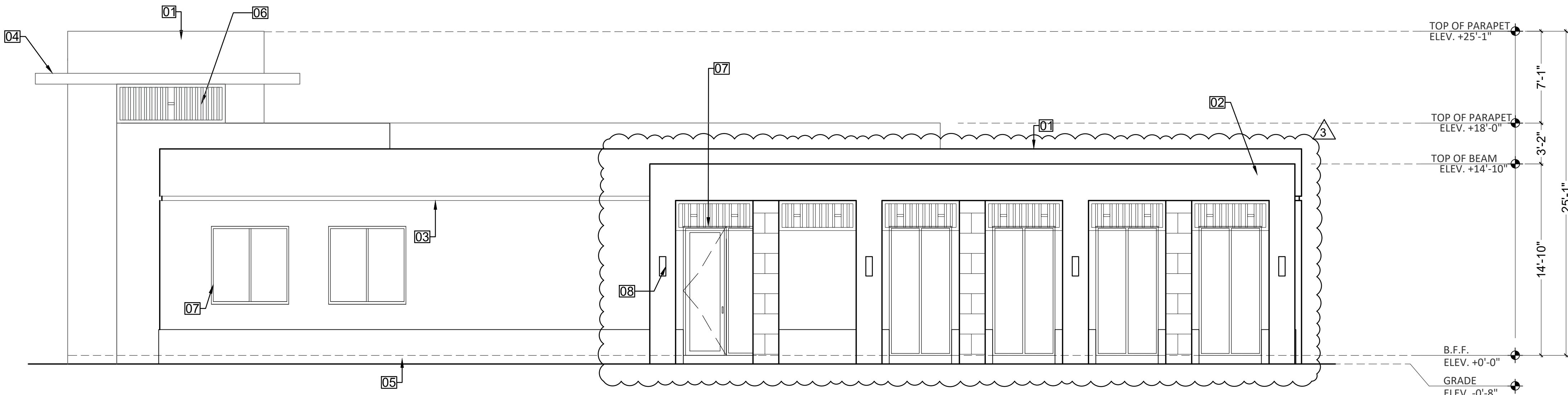
WINDOW/DOOR FRAME IN BRONZE
- 08

LIGHT FIXTURE IN BRONZE



CLUBHOUSE - LEFT SIDE ELEVATION

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



CLUBHOUSE - RIGHT SIDE ELEVATION

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

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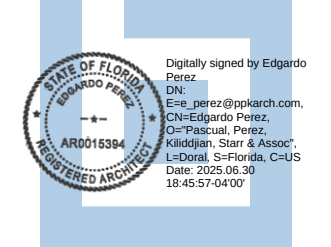
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SEAL:



CLUBHOUSE

ELEVATIONS

DATE : 2025-06-30
SCALE : AS SHOWN
DRAWN : SP / SJ
CHECK BY: MP / PK
JOB NO. : 24-26

SA-3.1

SHEET NO. :

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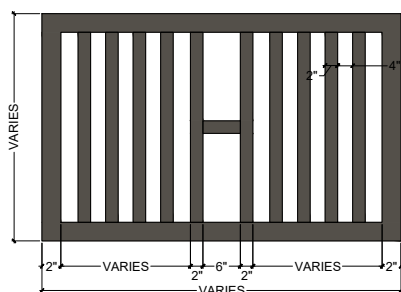


CLUBHOUSE
FRONT (NORTH) ELEVATION
SCALE: N.T.S.

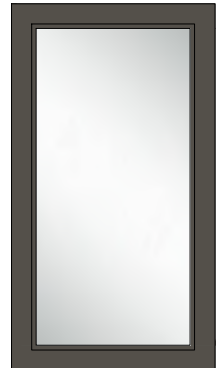


CLUBHOUSE
REAR (SOUTH) ELEVATION
SCALE: N.T.S.

MATERIAL COLOR PALETTE



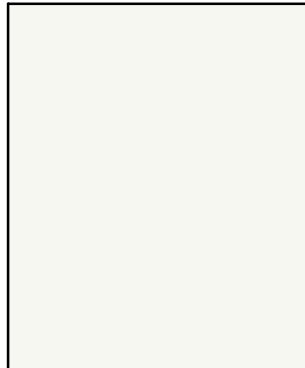
ALUMINUM METAL
LOUVERS
SW 7048
URBANE BRONZE



WINDOWS & DOORS
ALUMINUM FRAMES
SW 7048
URBANE BRONZE



COQUINA STONE
VENEER ACCENT



SMOOTH STUCCO
EXTERIOR PAINT
SW 7757
HIGH REFLECTIVE WHITE



SMOOTH STUCCO
EXTERIOR PAINT
SW 7648
BIG CHILL

PASCUAL
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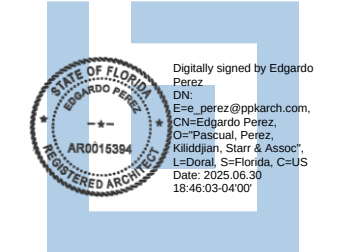
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- 3 TAC - REV. 3 - 2025.06.30

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CLUBHOUSE

RENDER ELEVATIONS

DATE: 2025-06-30
SCALE: AS SHOWN
DRAWN: SP / SJ
CHECK BY: MP / PK
JOB NO.: 24-26

SA-3.2

SHEET NO.:

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CLUBHOUSE
LEFT SIDE (EAST) ELEVATION

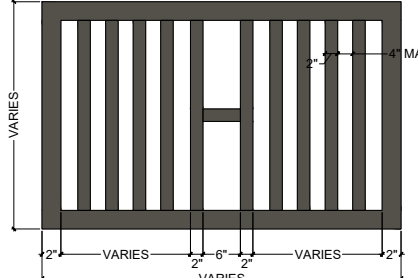
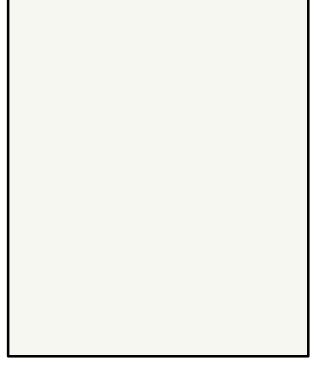
SCALE: N.T.S.



CLUBHOUSE
RIGHT SIDE (WEST) ELEVATION

SCALE: N.T.S.

MATERIAL COLOR PALETTE

				
ALUMINUM METAL LOUVERS SW 7048 URBANE BRONZE	WINDOWS & DOORS ALUMINUM FRAMES SW 7048 URBANE BRONZE	COQUINA STONE VENEER ACCENT	SMOOTH STUCCO EXTERIOR PAINT SW 7757 HIGH REFLECTIVE WHITE	SMOOTH STUCCO EXTERIOR PAINT SW 7648 BIG CHILL

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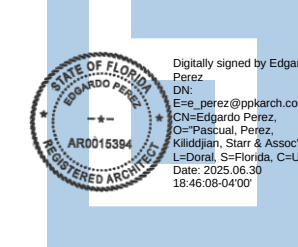
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SEAL:



CLUBHOUSE

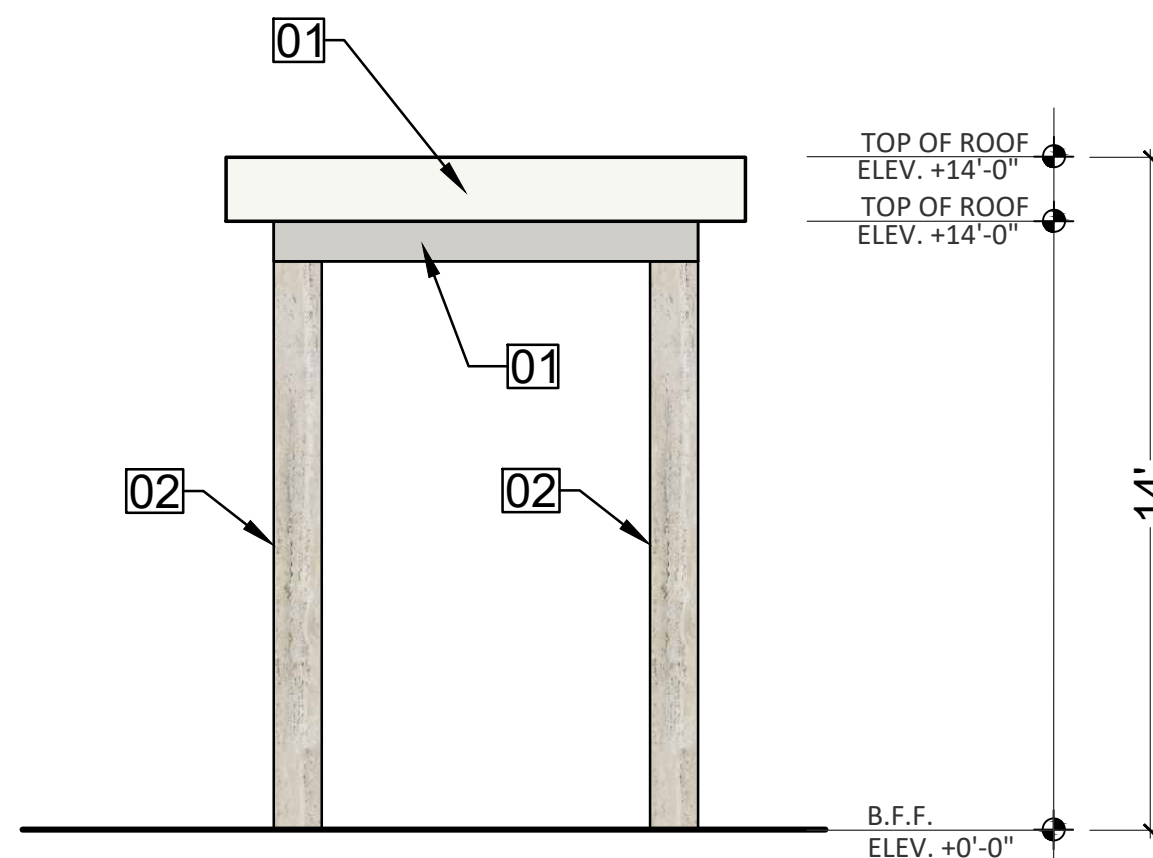
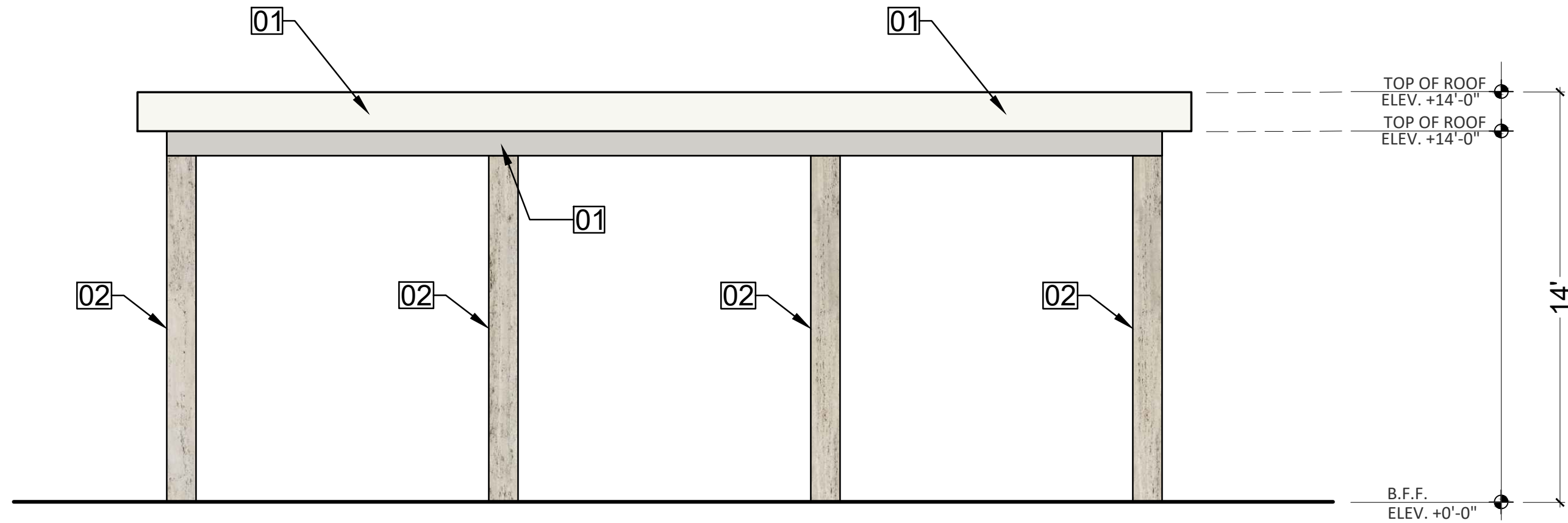
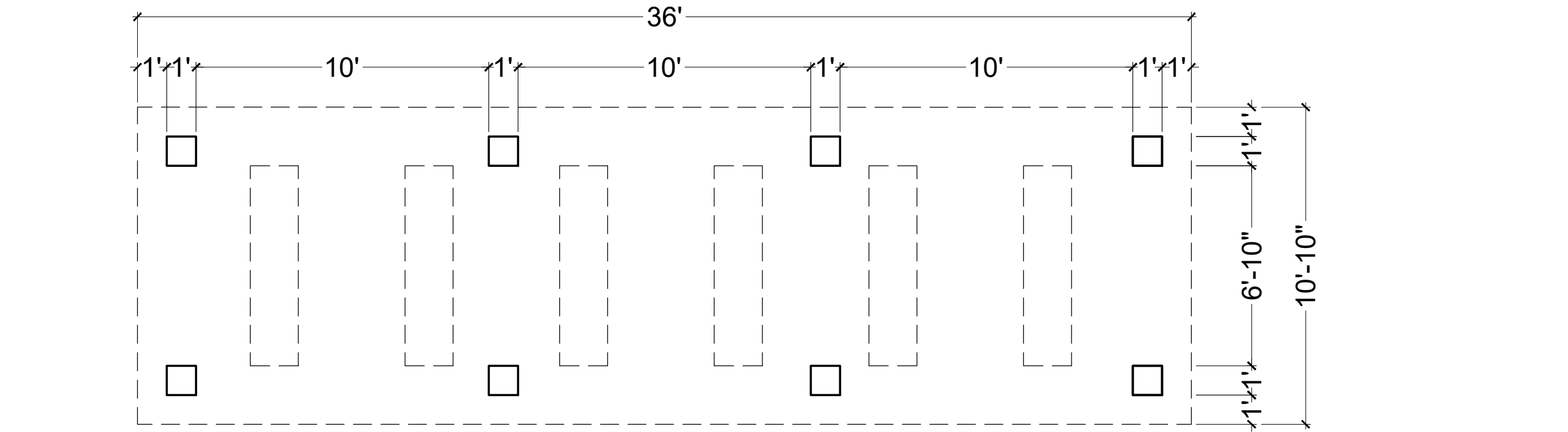
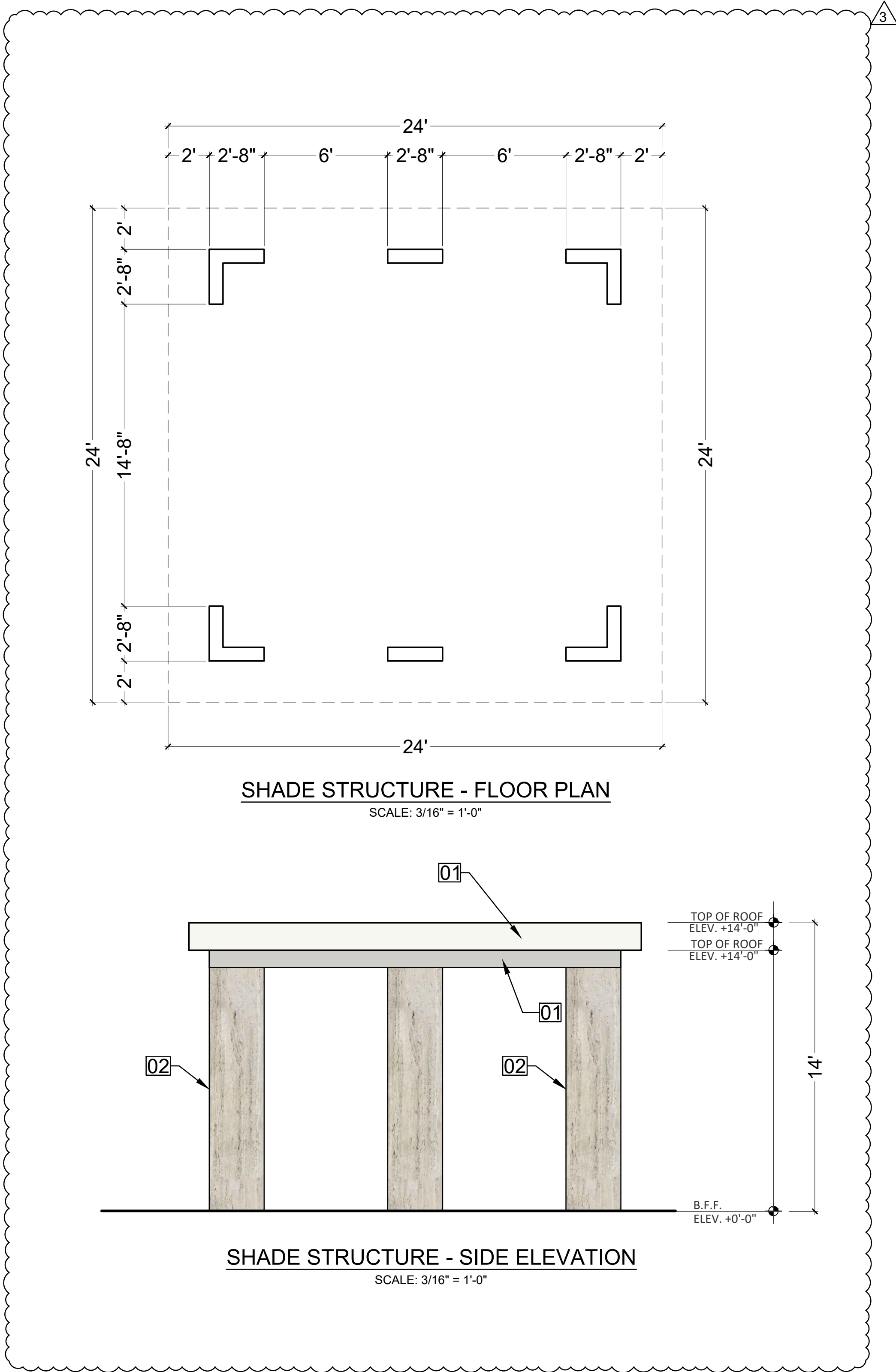
RENDER ELEVATIONS

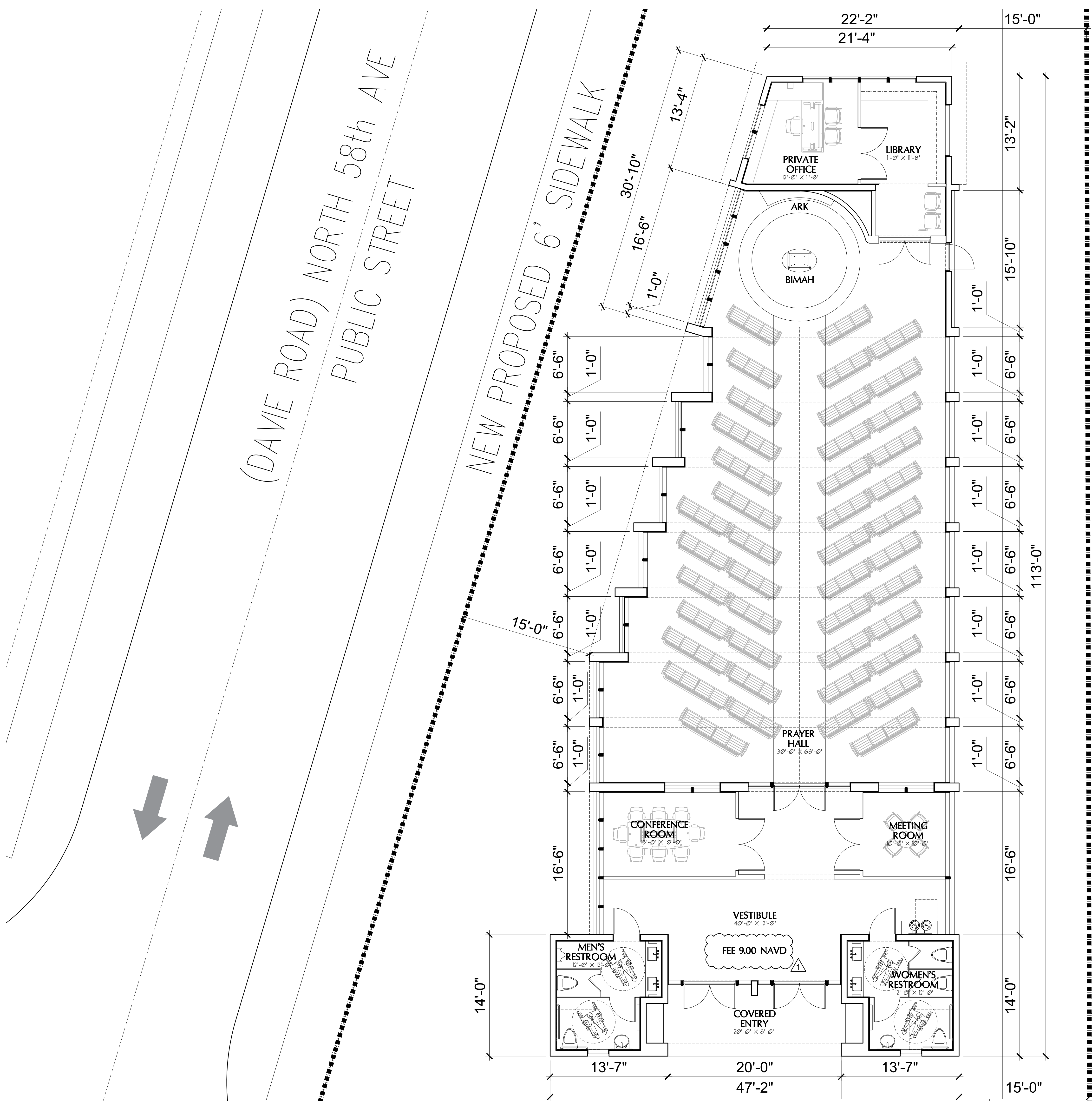
DATE : 2025-06-30
SCALE : AS SHOWN
DRAWN : SP / SJ
CHECK BY: MP / PK
JOB NO. : 24-26

SA-3.3

SHEET NO. :

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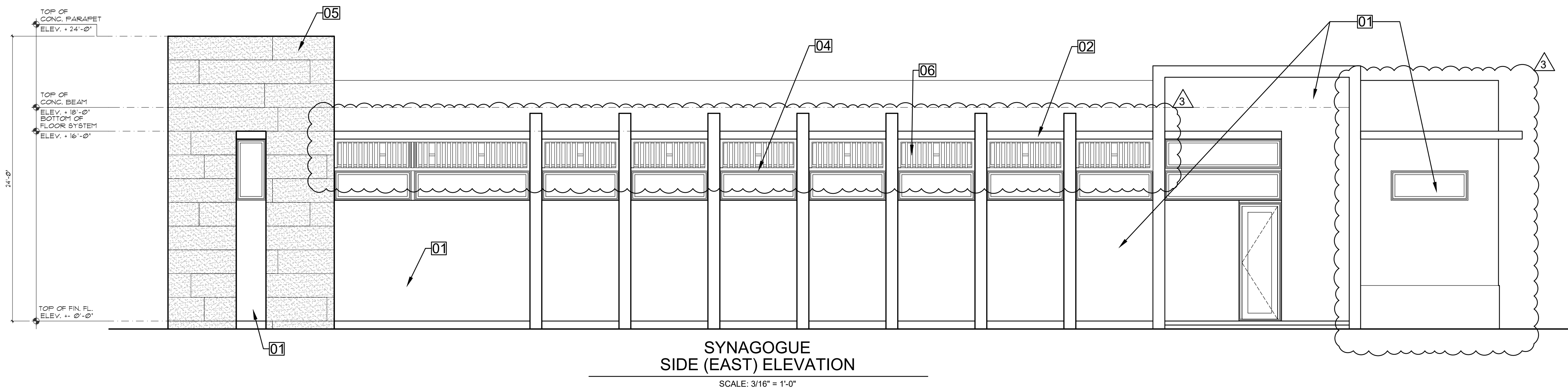
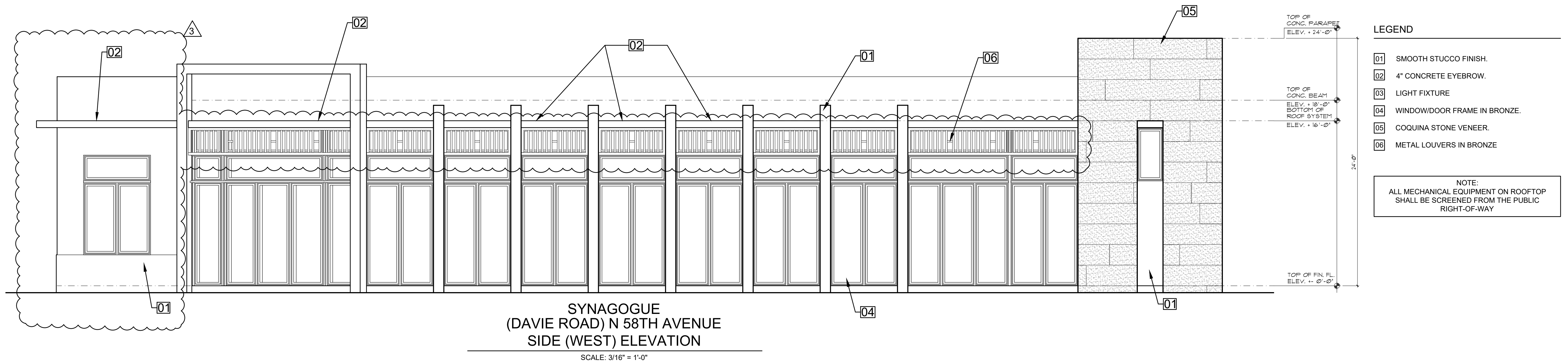
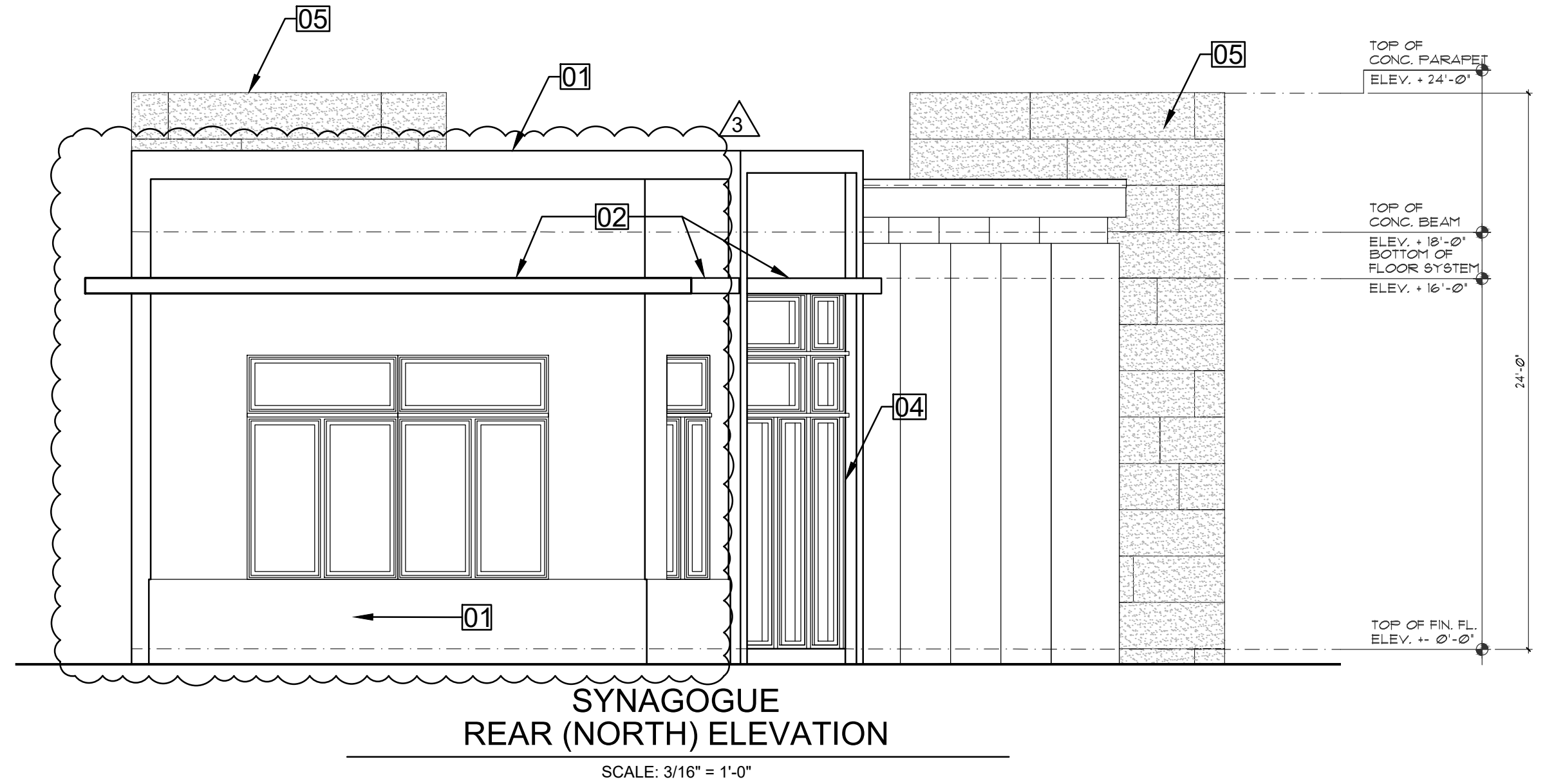
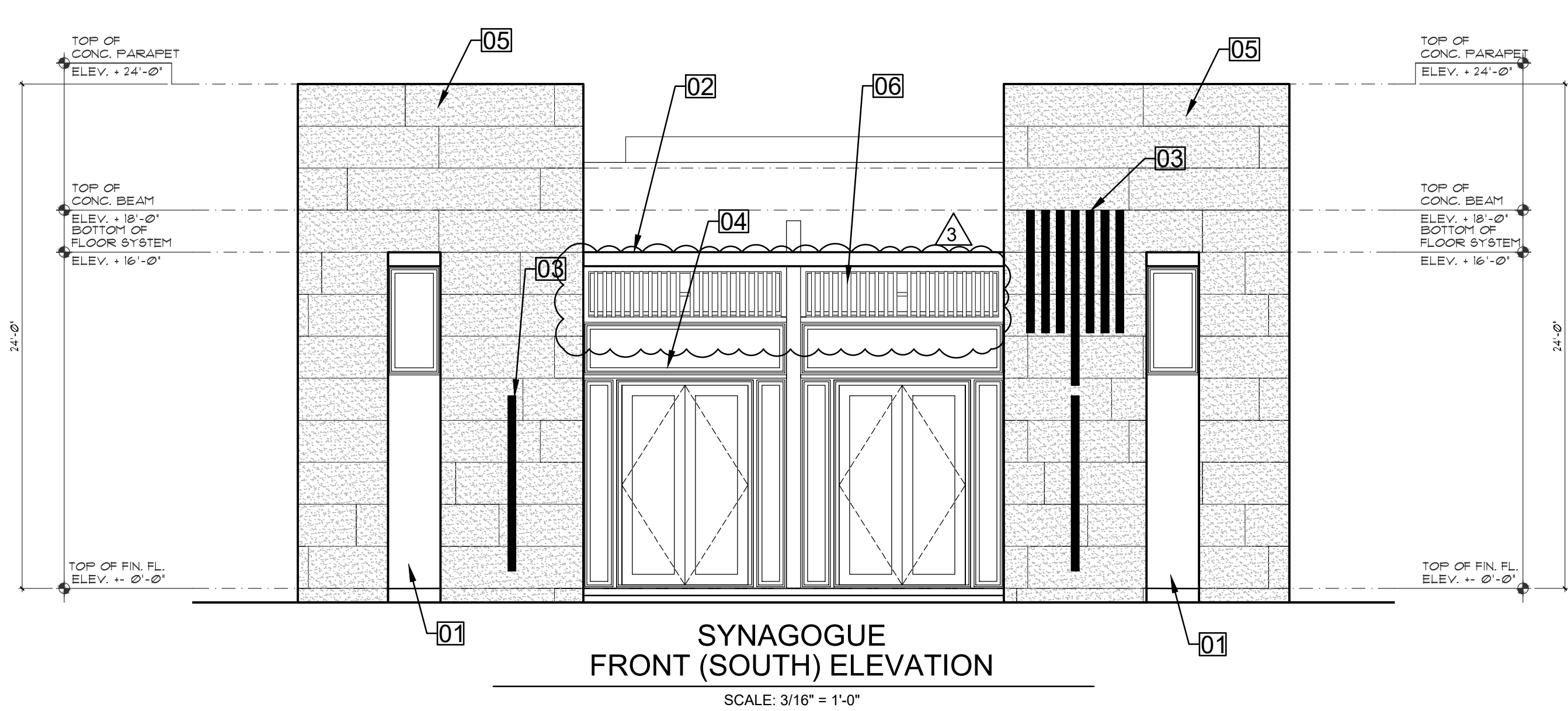


HOLLYWOOD OAKS SYNAGOGUE
GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

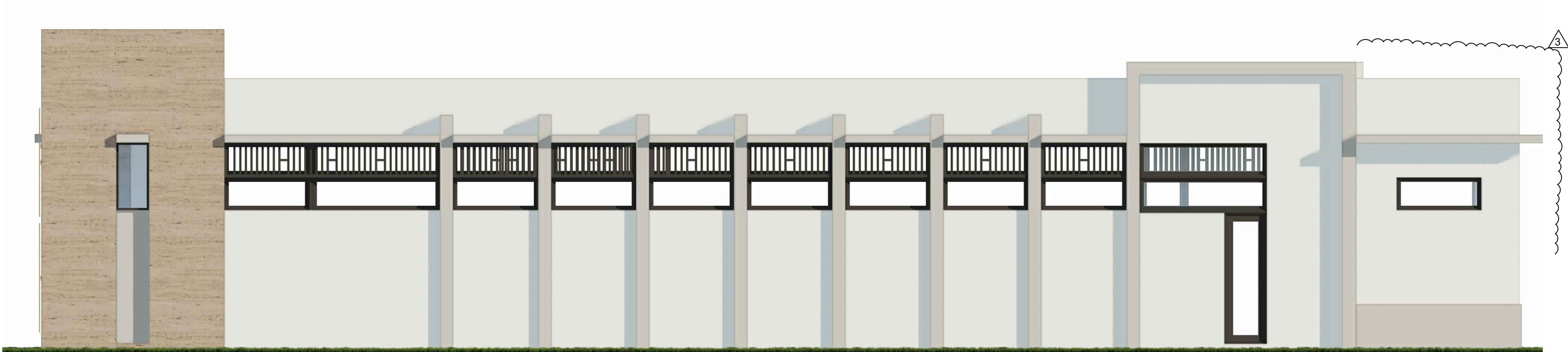
SYNAGOGUE AREA CALCULATION	
PRAYER HALL (SEATING AREA)	2,042.43 SF
BIMAH & ARK	293.44 SF
PRACTICE OFFICE	167.79 SF
LIBRARY	219.80 SF
CONFERENCE ROOM	168.41 SF
MEETING ROOM	110.08 SF
VESTIBULE	528.23 SF
MEN'S RESTROOMS	178.71 SF
WOMEN'S RESTROOMS	178.71 SF
TOTAL A/C AREA PROVIDED	3,887.60 SF
COVERED ENTRY	
182.91 SF	
TOTAL LOT COVERAGE PROVIDED	
4,070.51 SF	

SYNAGOGUE
SEATING CAPACITY:
137 SEATS PROVIDED

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SYNAGOGUE
SIDE (EAST) ELEVATION

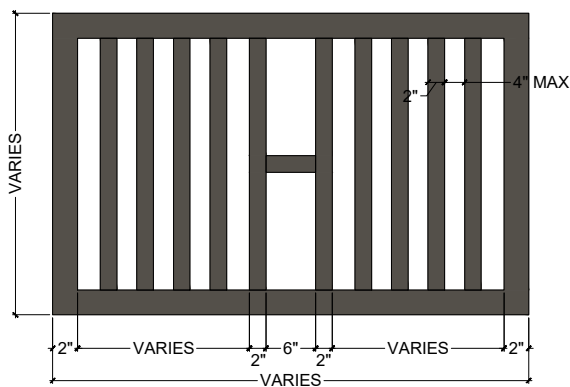
SCALE: N.T.S.



SYNAGOGUE
SIDE (WEST) ELEVATION

SCALE: N.T.S.

MATERIAL COLOR PALETTE



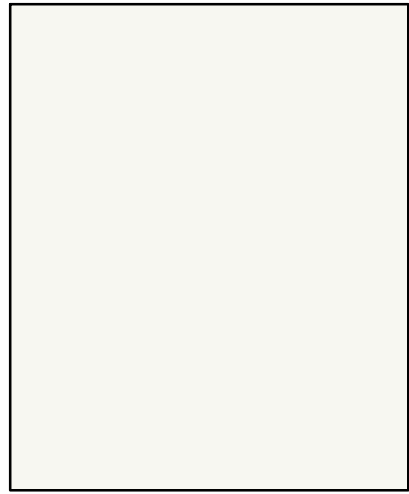
ALUMINUM METAL
LOUVERS
SW 7048
URBANE BRONZE



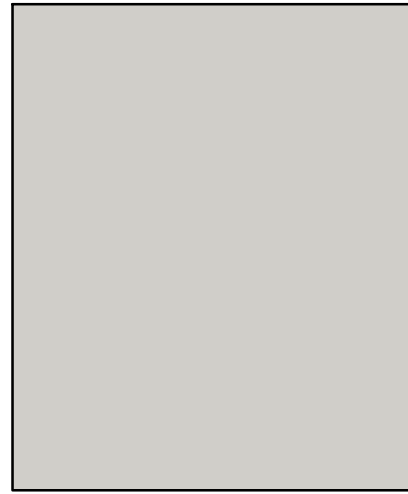
WINDOWS & DOORS
ALUMINUM FRAMES
SW 7048
URBANE BRONZE



COQUINA STONE
VENEER ACCENT



SMOOTH STUCCO
EXTERIOR PAINT
SW 7757
HIGH REFLECTIVE WHITE



SMOOTH STUCCO
EXTERIOR PAINT
SW 7648
BIG CHILL

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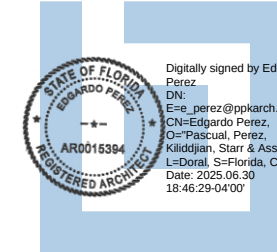
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4220 N 58TH AVE.
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SEAL:



RENDER ELEVATIONS

SYNAGOGUE

DATE: 2025-06-30

SCALE: AS SHOWN

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SA-5.2

SHEET NO.:



SYNAGOGUE
REAR (NORTH) ELEVATION

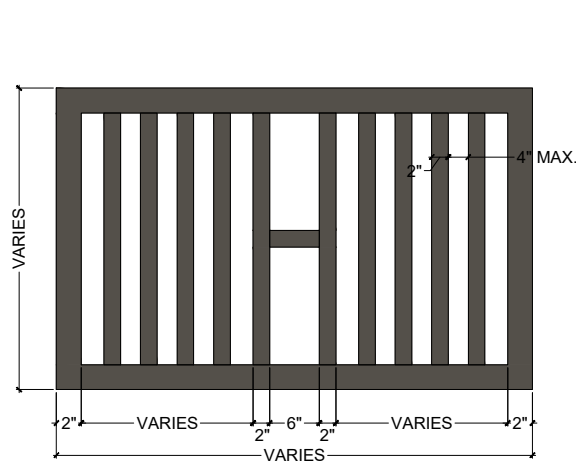
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SYNAGOGUE
FRONT (SOUTH) ELEVATION

SCALE: N.T.S.

MATERIAL COLOR PALETTE



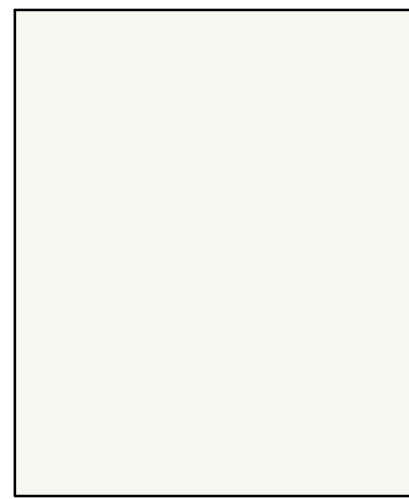
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LOUVERS
SW 7048
URBANE BRONZE



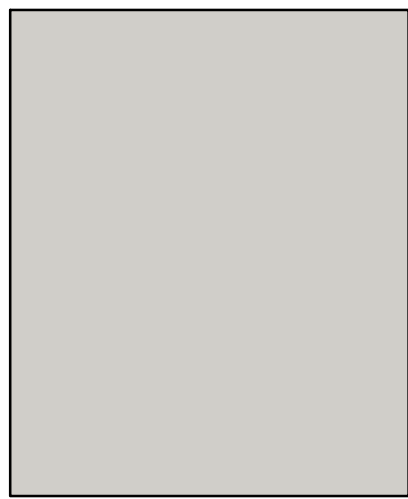
WINDOWS & DOORS
ALUMINUM FRAMES
SW 7048
URBANE BRONZE



COQUINA STONE
VENEER ACCENT



SMOOTH STUCCO
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SW 7757
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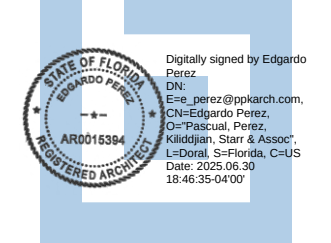
KUSHNER

260 95th Street

Suite 201

Surfside, FL 33154

SEAL:



RENDER ELEVATIONS

SYNAGOGUE

DATE: 2025-06-30

SCALE: AS SHOWN

DRAWN: SP / S.J

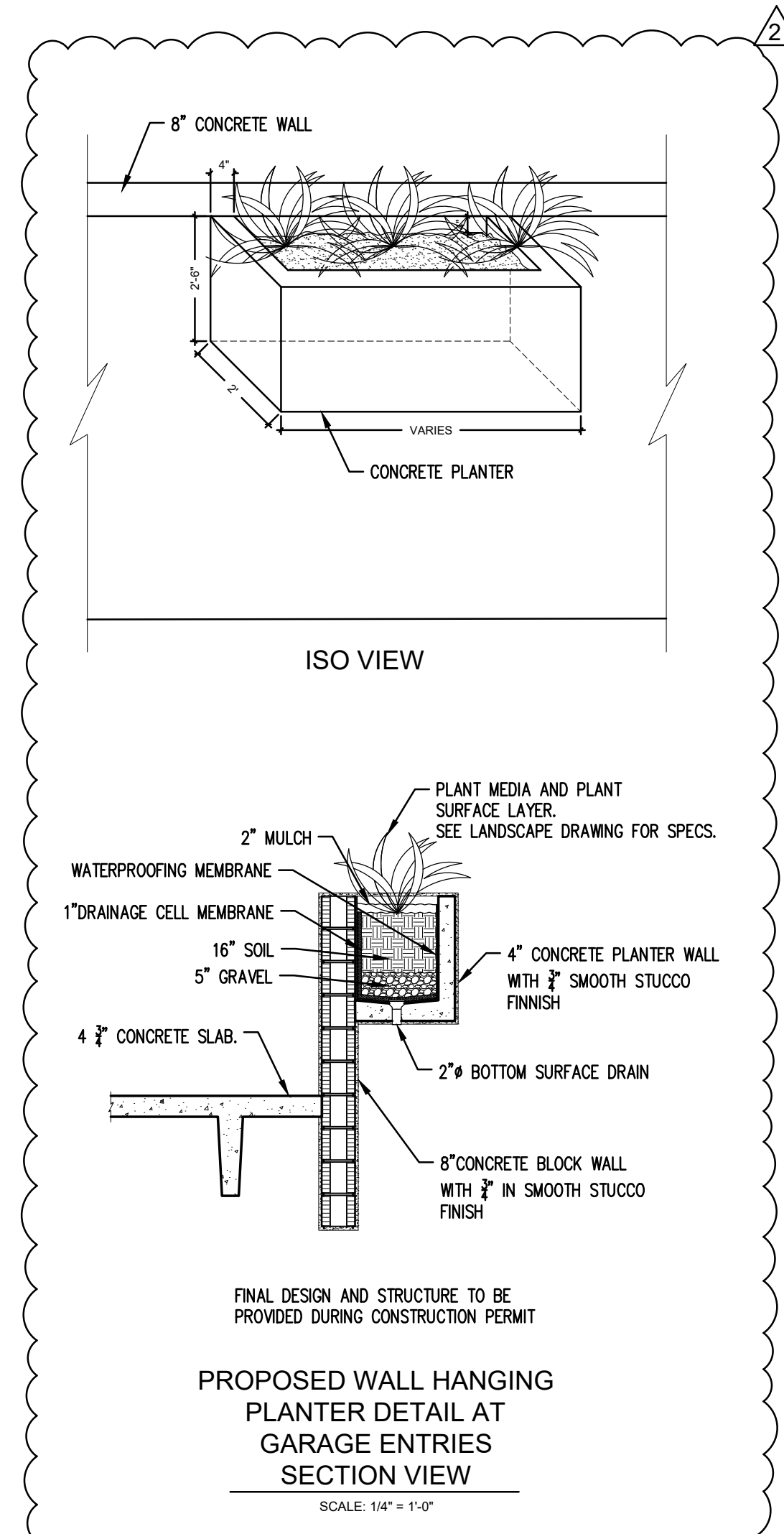
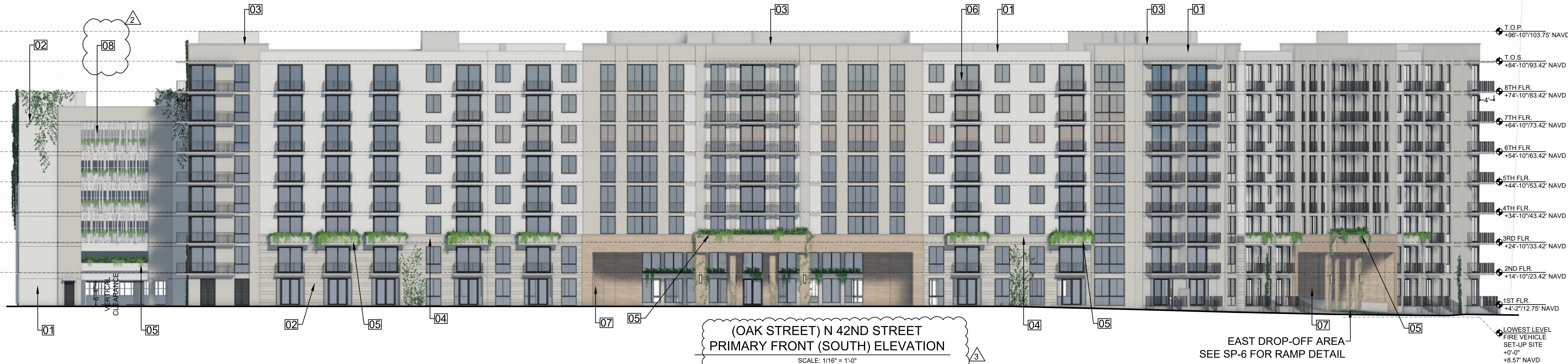
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- LEGEND**
- 01 SMOOTH STUCCO FINISH.
 - 02 SMOOTH 1 1/2" SCORED STUCCO LINE.
 - 03 6" STUCCO BAND, 6" THICK.
 - 04 28" STUCCO BAND, 6" THICK.
 - 05 PLANTER.
 - 06 ALUMINUM RAILINGS
 - 07 COQUINA STONE VENEER.
 - 08 GARAGE ALUMINUM LOUVER SCREEN.



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KILIDDJIAN
STARR**

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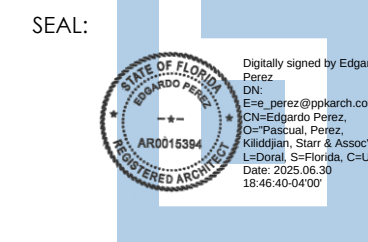
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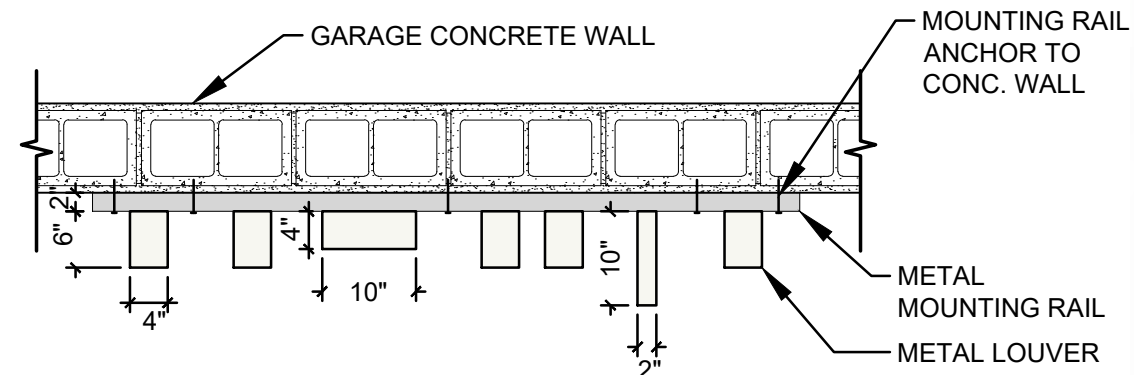
ELEVATIONS

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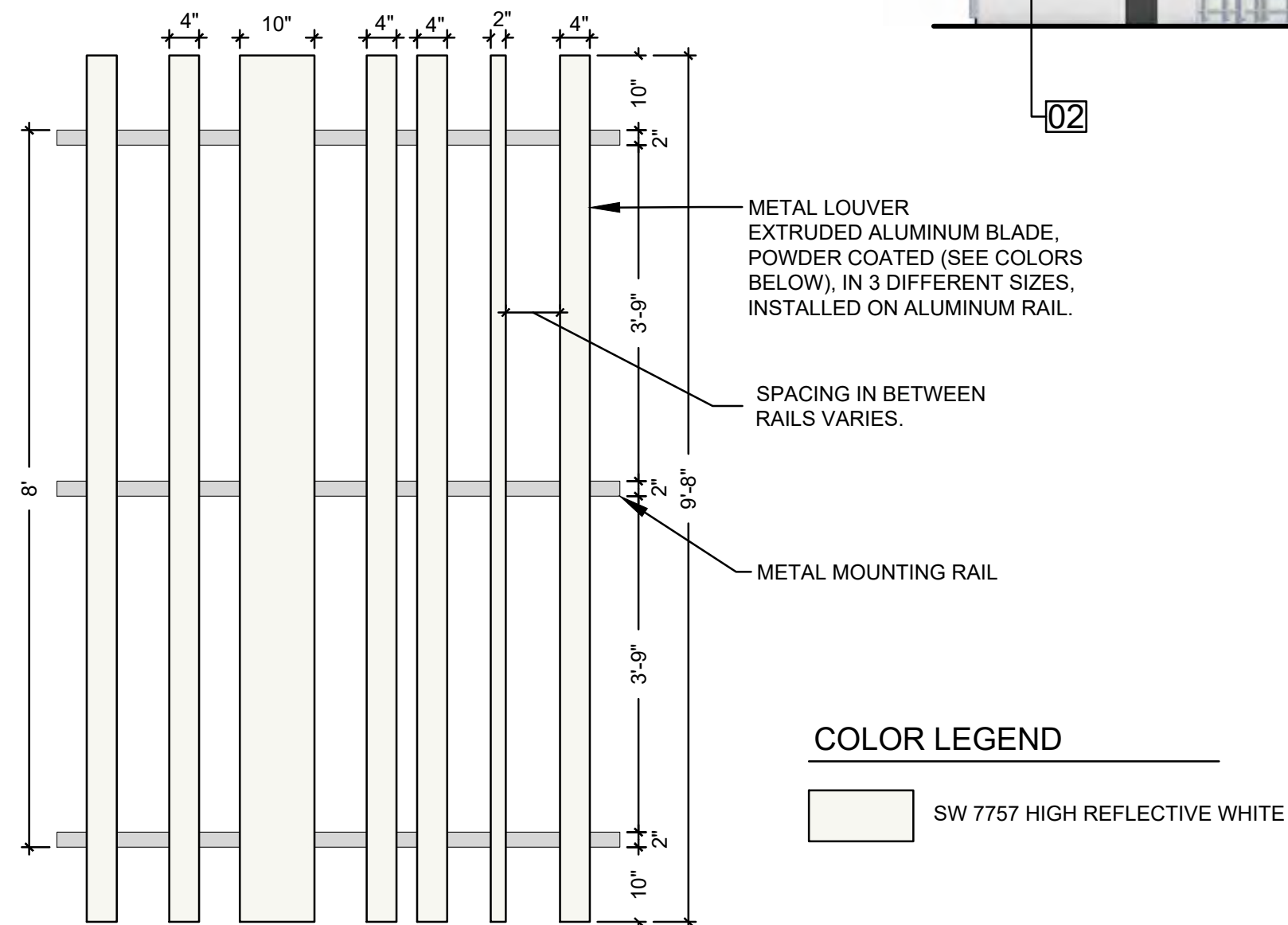
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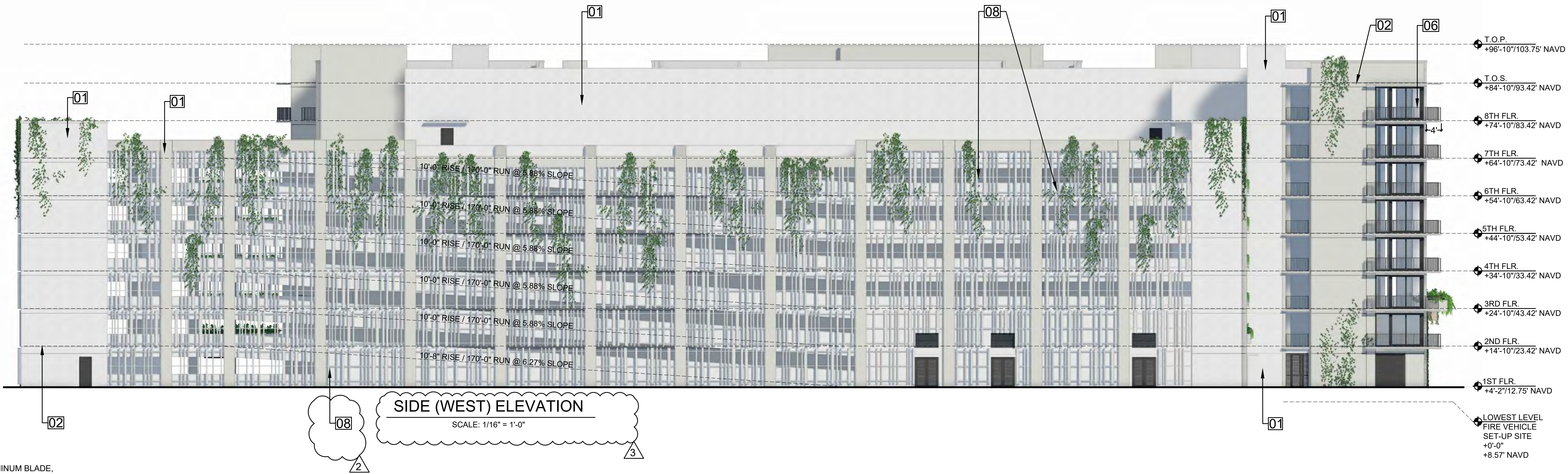
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GARAGE ALUMINUM LOUVER
SCREEN DETAIL TOP VIEW
N.T.S.



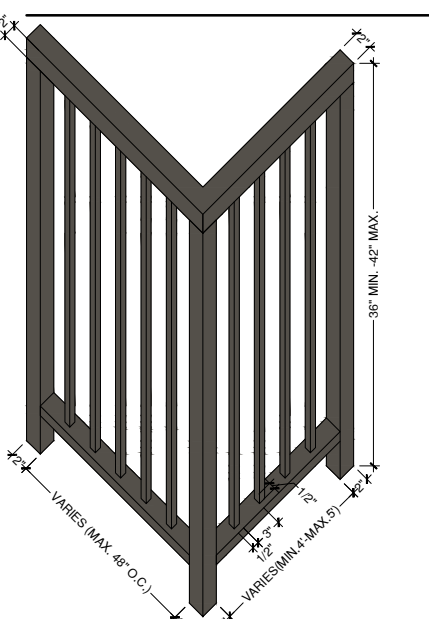
GARAGE ALUMINUM LOUVER
SCREEN DETAIL FRONT VIEW
N.T.S.



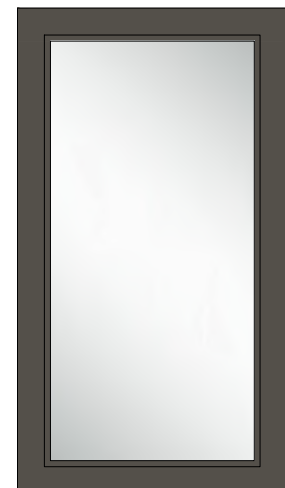
LEGEND

- 01 SMOOTH STUCCO FINISH.
- 02 SMOOTH 1 1/2" SCORED STUCCO LINE.
- 03 6" STUCCO BAND, 6" THICK.
- 04 28" STUCCO BAND, 6" THICK.
- 05 PLANTER.
- 06 ALUMINUM RAILINGS
- 07 COQUINA STONE VENEER.
- 08 GARAGE ALUMINUM LOUVER SCREEN.

MATERIAL COLOR PALETTE



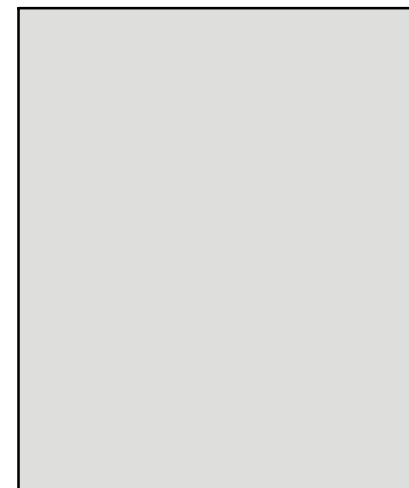
ALUMINUM METAL
RAILINGS & LOUVERS
SW 7048
URBANE BRONZE



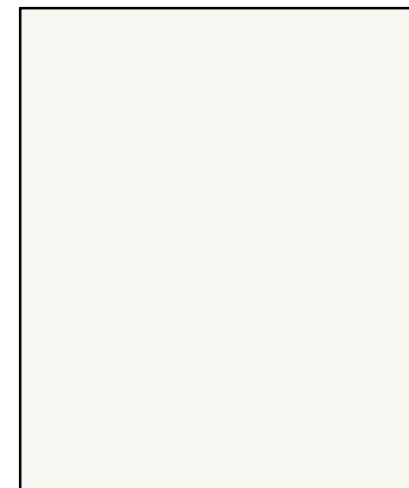
WINDOWS & DOORS
ALUMINUM FRAMES
SW 7048
URBANE BRONZE



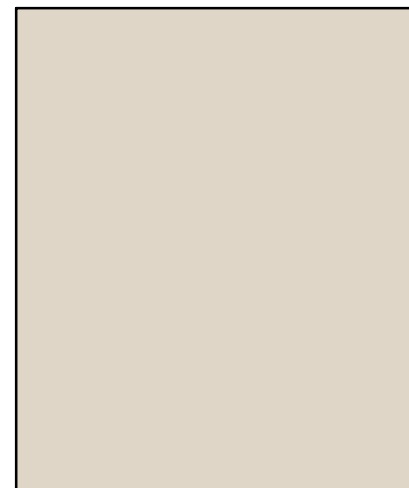
COQUINA STONE
VENEER ACCENT AT
DROP-OFF AREAS



SMOOTH STUCCO
EXTERIOR PAINT
SW 7063
NEBULOUS WHITE



SMOOTH STUCCO
EXTERIOR PAINT
SW 7757
HIGH REFLECTIVE WHITE



SMOOTH STUCCO
EXTERIOR PAINT
SW 7516
KESTREL WHITE

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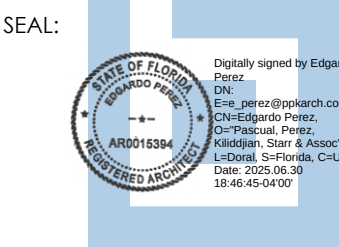
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GENERAL INFORMATION / LIFE SAFETY SUMMARY

CODE REGULATIONS:

- 1- FLORIDA FIRE PREVENTION CODE - EIGHT EDITION BASED ON: NFPA 1, FIRE CODE, 2021 EDITION NFPA 101, LIFE SAFETY CODE, 2021 EDITION
- 2- FLORIDA BUILDING CODE 2023 - EIGHT EDITION

BUILDING DESCRIPTION:

- 8 STORY BUILDING / MIDRISE
- BUILDING HEIGHT: 85'-0" / 74'-10" FROM GRADE TO HIGHEST DWELLING CONCRETE SLAB
- BUILDING TOTAL AREA (ALL FLOORS): 507,498 S.F. (RESIDENTIAL) / 278,144 S.F. (PARKING GARAGE)
- SPRINKLERED BUILDING TYPE S13R - (FBC SECTION 903.3.1.2)

TYPE OF CONSTRUCTION:

- TYPE I (332) PER FIRE PREVENTION CODE
- TYPE I-B PER FBC CHAPTER 5

CLASSIFICATION OF OCCUPANCY:

- NFPA 101 CHAPTERS 6 AND 30) / FBC CHAPTER 3 SECTION 310.4
- NEW APARTMENT BUILDING / RESIDENTIAL R-2 (NFPA 101 CHAPTER 42) / (FBC CHAPTER 3 SECTION 311.3)
- PARKING STRUCTURE (STORAGE OCCUPANCY - ORDINARY HAZARD NFPA 42.8.1.5) / STORAGE S-2

OCCUPANT LOAD

- NFPA 101 TABLE 7.3.1.2 / FBC TABLE 1004.5
- RESIDENTIAL:
- 1ST. FLOOR: 56,838.89 S.F. / 200 = 284 OCCUPANTS
- 2ND. FLOOR: 56,868.62 S.F. / 200 = 284 OCCUPANTS
- 3RD. TO 8TH FLOOR: 65,631.78 S.F. / 200 = 328 OCCUPANTS PER FLOOR
- PARKING:
- 1ST. TO 7TH. FLOOR 39,734.86 S.F. / 200 = 199 OCCUPANTS PER FLOOR

MEAN OF EGRESS

- NFPA 101 CHAPTER 7 / FBC CHAPTER 101
- 1- APARTMENTS BUILDING
- 1.1- NUMBER OF EGRESS: NFPA 101 7.4 AND 30.2.4 / FBC 1006.3.2
- EXIT ENCLOSURE STAIRS:
- 1ST. FLOOR (GROUND): REQUIRED : 2 PROVIDED : 5
- 2ND. TO 8TH. FLOOR (STAIRS): REQUIRED : 2 PROVIDED : 4

12- EGRESS STAIR CAPACITY

- NFPA 101 SECTION 7.3.3 / FBC 1005.3.1
- 2ND FLOOR: REQUIRED: 284 / 4 = 71 OCC. PROVIDED: 44 IN. / 0.3 = 146 OCC.
- 3RD. TO 8TH FL: REQUIRED: 328 / 4 = 82 OCC. PROVIDED: 44 IN. / 0.3 = 146 OCC.

13- EGRESS DOOR CAPACITY

- NFPA 101 SECTION 7.3.3 / FBC 1005.3.2
- 1ST FLOOR: REQUIRED: 284 / 5 = 57 OCC. PROVIDED: 36 IN. / 0.2 = 180 OCC.
- 2ND FLOOR: REQUIRED: 284 / 4 = 71 OCC. PROVIDED: 36 IN. / 0.2 = 180 OCC.
- 3RD. TO 8TH FL: REQUIRED: 328 / 4 = 82 OCC. PROVIDED: 36 IN. / 0.2 = 180 OCC.

2 - PARKING GARAGE

- 2.1- NUMBER OF EGRESS STAIRS: NFPA 101 7.4 AND 30.2.4 / FBC 1006.3.2
- EXIT ENCLOSURE STAIRS:
- 1ST. FLOOR (GROUND): REQUIRED : 2 PROVIDED : 3
- 2ND. TO 7TH. FLOOR (STAIRS): REQUIRED : 2 PROVIDED : 3

2.2- EGRESS STAIR CAPACITY

- NFPA 101 SECTION 7.3.3 / FBC 1005.3.1
- 2ND. TO 8TH FL: REQUIRED: 199 / 3 = 66 OCC. PROVIDED: 44 IN. / 0.3 = 146 OCC.

2.3- EGRESS DOOR CAPACITY

- NFPA 101 SECTION 7.3.3 / FBC 1005.3.2
- 1ST FLOOR: REQUIRED: 199 / 3 = 57 OCC. PROVIDED: 36 IN. / 0.2 = 180 OCC.
- 2ND. TO 7TH FL: REQUIRED: 199 / 4 = 50 OCC. PROVIDED: 36 IN. / 0.2 = 180 OCC.

3- EGRESS STAIR FIRE RESISTANCE RATING

- NFPA 101 30.2.2.1.2 / FBC 1023.2
- REQUIRED: 1 HR
- PROVIDED: 2 HR.

4- EGRESS STAIRS SEPARATION DISTANCE

- NFPA 101 SECTION 7.5.1.3.3
- 4.1- APARTMENTS BUILDING
- REQUIRED: MIN. 1/3 OF 532'-0" = 177'-4"
- PROVIDED: 311'-0"
- 4.2- PARKING GARAGE
- REQUIRED: MIN. 1/3 OF 346'-6" = 115'-6"
- PROVIDED: 299'-0"

5- TRAVEL DISTANCES TO EXIT

- 5.1- TRAVEL DISTANCE WITHIN DWELLING UNIT:
- REQUIRED: 125 FT. MAX (NFPA 101 30.2.6.2)
- PROVIDED: 87'-5" (AT UNIT P THAT IS LONGEST PATH OF TRAVEL))
- 5.2- TRAVEL DISTANCE FROM DWELLING UNIT ENTRANCE DOOR TO NEAREST EXIT
- REQUIRED: 200 FT. MAX (NFPA 101 30.2.6.3.2)
- PROVIDED: 185 FT. (LONGEST PATH OF TRAVEL)
- 5.3- DWELLING UNIT COMMON PATH OF TRAVEL
- REQUIRED: 50 FT. MAX (NFPA 101 30.2.5.2.1)
- PROVIDED: 7 FT.
- 5.4- DWELLING UNITS DEAD ENDS CORRIDOR
- REQUIRED: 50 FT. MAX (NFPA 101 30.2.5.3.1)
- PROVIDED: 35 FT.
- 5.5- PARKING GARAGE COMMON PATH OF TRAVEL
- REQUIRED: 50 FT. MAX (NFPA 101 TABLE A.7.6)
- PROVIDED: 48 FT.
- 5.6- PARKING GARAGE TRAVEL DISTANCE
- REQUIRED: 200 FT. MAX (NFPA 101 TABLE A.7.6)
- PROVIDED: 151 FT. (LONGEST PATH OF TRAVEL)

A LIFE SAFETY PROGRAM SUMMARY DESCRIPTION

THE FOLLOWING IS A SUMMARY DESCRIPTION OF FIRE PROTECTION AND LIFE SAFETY COMPONENTS IN THE LIFE SAFETY EVALUATION. IT CANNOT BE OVER-EMPHASIZED THAT THE FOLLOWING SUMMARY DESCRIPTION IS SPECIFIC TO THIS PROJECT ONLY AND IS NON-TRANSFERABLE. THE FIRE DEPARTMENT HAS NOT YET ACCEPTED THE CONCEPTUAL PROPOSAL. THAT APPROVAL OF ANY AND ALL FUTURE CONSTRUCTION DOCUMENTS TO BE SUBMITTED AS PART OF THE FIRE PROTECTION AND LIFE SAFETY PROGRAM WILL BE SUBJECT TO THEIR (THE A.H.J.) FINAL REVIEW.

FIRE RESISTANCE RATING TYPICAL FLOORS	
MEANS OF EGRESS COMPONENTS / VERTICAL OPENINGS	
- EXIT STAIRS	2 HRS
- ELEVATOR HOISTWAYS	2 HRS
- TRASH CHUTE SHAFT ENCLOSURES	2 HRS
- COMMERCIAL EXH. AND MECH. SHAFTS ENCLOSURES	2 HRS
- EXIT ACCESS DOORS	90 MIN
SEPARATION BETWEEN OWNERS / BUILDING SERVICES / FIRE PROTECTION EQUIPMENT	
- TRASH CHUTE ACCESS ROOMS	2 HRS
- TRASH CHUTE ACCESS ROOM DOORS	90 MIN.
- SEPARATION UNIT-TO-UNIT	1 HR
- TRASH COLLECTION ROOMS / DOORS	2 HRS / 'B' LABEL
- SEPARATION FLOOR-TO-FLOOR (INCLUDING FIRE DAMPERS)	2 HR
- DOOR SEPARATING UNIT-TO-CORRIDOR	2 HRS (MINIMUM) 'C' LABEL (20 MIN.)
SEPARATION FROM HAZARDOUS AREAS SHALL BE IN ACCORDANCE WITH NFPA 101 - 30.1 (NEW APT, BUILDING & 38.1 (NEW BUSINESS OCCUPANCY)	
APARTMENT BUILDING / COMMERCIAL FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13, INCLUDING:	
› ALL BUILDING SERVICE AREAS	2 HRS
› LOCKER ROOMS	2 HRS
› ANY RETAIL SHOPS	1HR
› MAINTENANCE SHOP	1HR
› TRASH COLLECTION ROOMS	2 HRS
PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED AS PER NFPA 101 - 9.7.4.1 AND NFPA 101	

GENERAL INFORMATION

- 1 PROPOSED BUILDING TO BE FULLY SPRINKLED IN ACCORDANCE WITH NFPA 101 AND F.B.C. 2023.

2 EXIT DOORS SHALL NOT BE LOCKED FROM EGRESS AND SHALL CONFORM TO F.B.C. 2023 ALL FIRE DOORS SHALL BE PROVIDED WITH FIRE DOOR HARDWARE AS PER NFPA 80 INCLUDING DOOR, FRAME, HINGES, CLOSERS AND PASSAGE SETS. PLEASE SEE DOOR SCHEDULE ON ARCHITECTURAL SHEETS FOR FURTHER DETAILS. A SEPARATED ELEVATOR FOYER IS NOT REQUIRED AT THE GROUND LOBBY LEVEL.

- 4 ILLUMINATED AND MARKED MEANS OF EGRESS AS PER NFPA 7.8 AND SECTION 1006 F.B.C. 2023.

5 AUDIBLE ALARM AND COMMUNICATION SYSTEM SHALL BE IN ACCORDANCE TO SECTION 907 F.B.C. 2023. DETECTION, ALARM AND COMMUNICATION SYSTEMS SHALL BE AS PER NFPA SECTION 30-8, MID-RISE BUILDINGS. ALARM TO STATE, *MAY I HAVE YOUR ATTENTION PLEASE. A FIRE EMERGENCY HAS BEEN REPORTED IN THE BUILDING. WHILE THIS IS BEING INVESTIGATED, PLEASE LEAVE THE BUILDING BY THE NEAREST EXIT. DO NOT USE THE ELEVATOR.* OR AS PER A.H.J.

6 FIRE ALARM SYSTEM TO BE INSTALLED CERTIFIED AND MAINTAINED BY A U.L. CERTIFIED FIRE ALARM CONTRACTOR FIRE ALARM SYSTEM IS NOT TO BE OFF-SITE (PROPRIETARY SYSTEM ONLY).

7 EVERY MECHANICAL EQUIPMENT, ELECTRICAL, TRANSFORMER, TELEPHONE EQUIPMENT, ELEVATOR MACHINE AND LOBBY, OR SIMILAR ROOM SHALL BE PROTECTED BY APPROVED SMOKE DETECTORS, CHAPTER 3 F.B.C. 2021 AND EACH DWELLING UNIT AS PER SECTION 9 F.B.C. 2021, REFER TO ELECTRICAL DRAWINGS FOR EACH LOCATION OF SMOKE AND HEAT DETECTION DEVICES.

8 VERTICAL PENETRATIONS SHALL BE OF 2-HOUR NONCOMBUSTIBLE CONSTRUCTION AND SEPARATION AND METAL LINED. ANY SHAFTWAY LARGE ENOUGH FOR A PERSON TO FALL IN SHALL BE MARKED *SHAFTWAY* IN RED LETTERS.

9 AS PER NFPA 101-5-13.1 ENCLOSED EXIT STAIRWAYS SHALL UTILIZE 1-1/2-HOUR SELF-CLOSING DOORS AND FRAMES W 450° TEMP. STAIR IDENTIFICATION SIGNS SHALL BE PROVIDED FOR ALL STAIRWAYS.

10 AS PER *SAFETY CODE FOR ELEVATORS* TWO-HOUR PENETRATIONS SHALL BE SMOKE AND FIRE PROTECTED WHERE REQUIRED.

11 THE PROPOSED BUILDING DOES NOT INCORPORATE ANY COMMUNICATING SPACE.

12 WET FIRE HYDRANTS ARE REQUIRED PRIOR TO, DURING, AND AFTER CONSTRUCTION.

13 SUITABLE ROADS ARE TO BE PROVIDED FOR FIRE AND PARAMEDICAL EQUIPMENT.

14 ALL CONSTRUCTION WORK TO COMPLY WITH NFPA 241.

15 REFER TO SIGNAGE SHEET FOR DETAILS AND INFORMATION ON, BUILDING ADDRESS SIGN (6" MIN. HEIGHT), STAIR IDENTIFICATION SIGNS, SHAFTWAY AND ELEVATOR LOBBIES.

16 ELEVATOR LOBBY TO HAVE SIGNAGE READING *IN CASE OF FIRE EMERGENCY, DO NOT USE ELEVATOR. USE STAIRS*.

17 ALL ELEVATORS SHALL BE STRETCHER CAPABLE AND A SIGN SHALL BE PROVIDED INDICATING THIS AT THE ELEVATOR.

18 TACTILE SIGNAGE SHALL BE PROVIDED AT ALL STAIRWELLS.

NOTES OF WALKING SURFACES IN THE MEAN OF EGRESS:

- 1.- WALKING SURFACES IN THE MEAN OF EGRESS SHALL COMPLY WITH CHAPTER 7.1.6 NFPA 101.
- 2.- ABRUPT CHANGE IN ELEVATION OF WALKING SURFACE SHALL NOT EXCEED 1/4-IN. CHANGES IN ELEVATION EXCEEDING 1/4-IN BUT NOT EXCEEDING 1/2-IN SHALL BE BELIEVED WITH SLOPE 1:2.
- 3.- WALKING SURFACE SHALL BE NOMINALLY LEVEL. MAX. SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20 AND 1:48 MAX. PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- 4.- WALKING SURFACES SHALL BE SLIP RESISTANCE UNDER FORESEEABLE CONDITIONS. 7.1.6.4 NFPA 101.
- 5.- CHANGES IN LEVEL IN MEAN OF EGRESS SHALL COMPLY WITH CHAPTER 7.1.7 NFPA 101. CHANGES IN LEVEL IN MEAN OF EGRESS NOT IN EXCESS OF 21-IN SHALL BE ACHIEVED EITHER BY RAMP COMPLYING WITH THE REQUIREMENTS OF 7.2.5 NFPA 101 OR BY A STAIR COMPLYING WITH THE REQUIREMENTS OF 7.2.2 NFPA 101.

FIRE PUMP LOCATION::

FIRE PUMP IS LOCATED IN GARAGE STRUCTURE "C" (SEE LS-2) UNDER SEPARATE PERMIT..

EMERGENCY FORCES ACCESS

-ACCESS FOR EMERGENCY VEHICLES, VEHICULAR ACCESS LANES AND WIDTHS, OBSTRUCTION REQUIREMENTS AND TURNING RADII TO BE ACCOMMODATED. CONTINUED VEHICULAR ACCESS TO BE CONTINUOUS THROUGH ANY PROPOSED ENTRANCE FEATURE.

-APPROACH ACCESS LANES FOR EMERGENCY FIRE APPARATUS TO BE MAINTAINED AS PER APPROVED SPECIFICATIONS.

-OPERATION AREA FOR HYDRANT CONNECTION AND SUPPLY TO FDC, EXACT LOCATION TO BE DETERMINED IN THE FIELD WITH THE AHJ.

-DURING CONFIRMED EMERGENCIES, THE PRIMARY DEDICATED STAGING AREA FOR LADDERING APPARATUS WILL BE ON 107TH AVE AND NW 78TH TERRACE

-BACK-UP *Y*-TURNAROUND AS PER EXCEPTION NO.1 TO NFPA 1-3-5.2. GENERAL AREA OF THE TYPICAL FLOOR AREA AND CONFIGURATION USING THE COMPARTMENTATION / SMOKE-PROTECTED COMMON AREA ALTERNATIVE EQUIVALENCY

-SOLUTION AS DESCRIBED IN THE ORIGINAL LIFE SAFETY EQUIVALENCY PROGRAM. ACCESS POINT (ON EACH TYPICAL FLOOR) THAT WOULD BE THE TARGET PENETRATION POINT FOR *WORST-CASE* LADDERING OPERATIONS. PROVIDE A SMOKE-PROTECTED PERSONNEL STAGING AREA GRANTING ACCESS THROUGH LOWER LEVEL UNITS INTO THE *CORE* AREA ON EACH FLOOR AND, FROM THERE TO 2 AND 1-WAY COMMUNICATIONS, STANDPIPE HOSE CONNECTIONS, ELEVATORS FOR BACK-UP EQUIPMENT EVACUATION OF NON-AMBULATORY OCCUPANTS, ETC. AND DIRECT ACCESS TO ALL OTHER UNITS.

GENERAL REQUIREMENTS FOR MEANS OF ACCESS FOR FIRE DEPARTMENT APPARATUS

GENERAL PROVISIONS FOR FIRE LANES 16'-0" OF UNOBSTRUCTED WIDTH ABLE TO WITHSTAND LIVE LOADS OF F.D. APPARATUS MINIMUM OF 13'-6" OF VERTICAL CLEARANCE, MINIMUM CENTERLINE RADIUS OF 50'-0", MAXIMUM GRADE OF FIRE LANE NO GREATER THAN 10%. EXCEPTION: WHERE BUILDINGS ARE PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, THE PROVISIONS OF THIS SECTION MAY BE MODIFIED BY THE AHJ.

APPARATUS WEIGHT	APPARATUS BOOSTER TANK (H2O)	62,080 LBS.	2,400 LBS.	8,000 LBS.	72,480 LBS. OR 36 TONS
	MANPOWER / EQUIPMENT				

OTHER

THE 38' INSIDE RADIUS AND 50' OUTSIDE RADIUS MUST BE ADHERED TO FOR ALL APPROACH AND FIRE ACCESS LANES. STAGING FOR ALL AERIAL APPARATUS WILL BE ACCOMMODATED ON 107th AVENUE AND ACCESS DRIVE PROVIDED. FIRE HYDRANT AND FIRE DEPARTMENT CONNECTIONS CAN BE LOCATED ON CIVIL DRAWINGS.

TURNAROUND FOR FIRE DEPARTMENT APPARATUS SHALL BE ACCOMPLISHED BY IT IS IMPORTANT THAT TURNING RADII, APPARATUS LENGTHS AND WEIGHT BE CONSIDERED AND ACCOMMODATED.

INTERIOR FINISH CLASSIFICATION (SPRINKLERED BUILDING)

INTERIOR WALL AND CEILING FINISH MATERIALS AS FOLLOW:

- EXITS : CLASS "B"
- LOBBIES AND EXIT ACCESS CORRIDORS : CLASS "C"
- OTHER SPACES : CLASS "C"

PRODUCTS REQUIRED TO BE TESTED IN ACCORDANCE WITH NFPA 101 TABLE A.10.2.2

CLASS "B" FLAME SPREAD 26-75 & SMOKE DEVELOPMENT 0-450

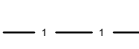
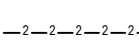
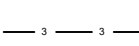
CLASS "C" FLAME SPREAD 76-200 & SMOKE DEVELOPMENT 0-450

INTERIOR FLOOR FINISH MATERIALS AS FOLLOW:

- EXITS : CLASS "II"
- LOBBIES AND EXIT ACCESS CORRIDORS : CLASS "II"
- OTHER SPACES : N/A

CLASS II: CRITICAL RADIANT FLUX, NOT MORE THAN 0.22 W/CM2, BUT LESS THAN 0.45 W/CM2

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	
BUILDING ELEMENT	TYPE I-B
PRIMARY STRUCTURAL FRAME	2
BEARINGS WALLS:	
EXTERIOR	2
INTERIOR	2
NON-BEARING WALLS & PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION & SECONDARY MEMBERS	2
ROOF CONSTRUCTION & SECONDARY MEMBERS	1

Legend	
SYMBOL	DESCRIPTION
	EXIT SIGN
	FIRE EXTINGUISHER
	ONE HOUR FIRE RATING
	TWO HOUR FIRE RATING
	THREE HOUR FIRE RATING

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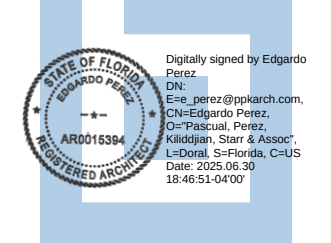
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GENERAL NOTES

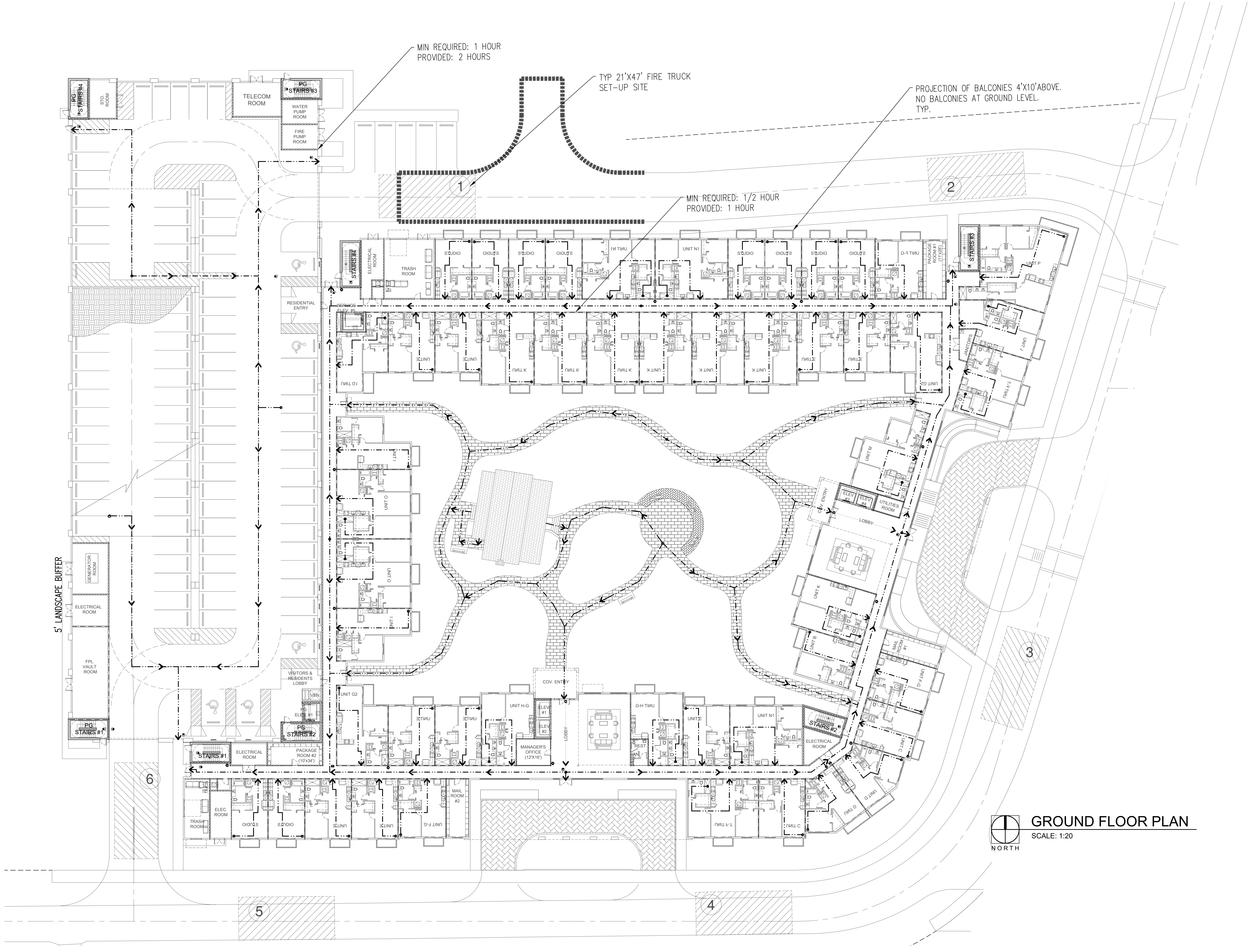
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GROUND FLOOR PLAN
SCALE: 1:20

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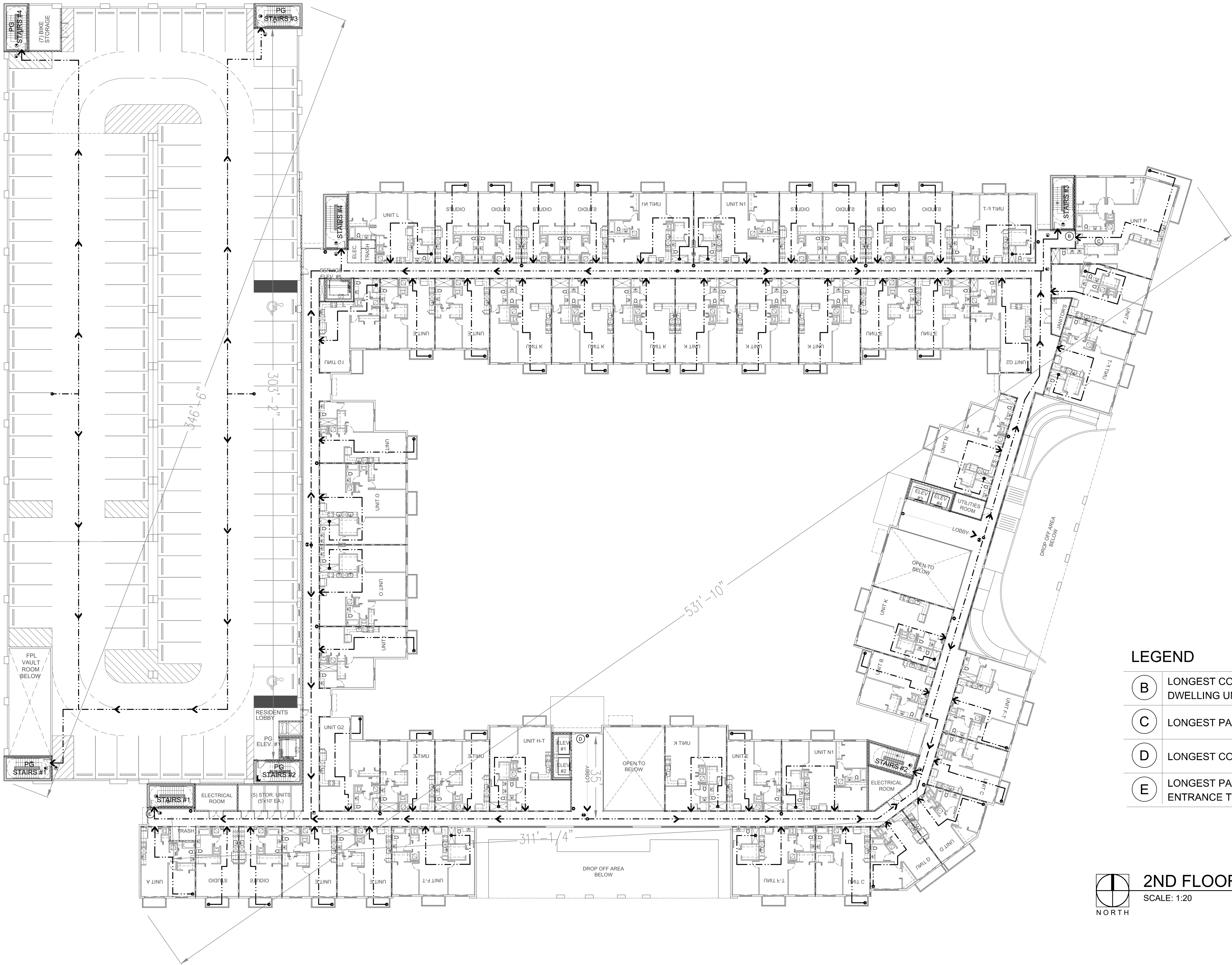
LIFE SAFETY PLAN

GROUND FLOOR	
DATE:	2025-06-30
SCALE:	AS SHOWN
DRAWN:	SJ
CHECK BY:	MP / PK
JOB NO.:	24-26

LS-2

SHEET NO.:

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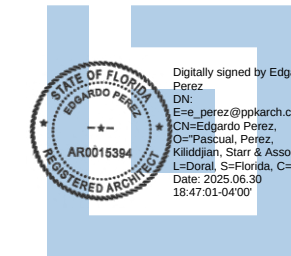
LEGEND

B	LONGEST COMMON PATH OF TRAVEL FROM DWELLING UNIT ENTRANCE
C	LONGEST PATH OF TRAVEL INTO A UNIT
D	LONGEST COMMON PATH = 35'
E	LONGEST PATH OF TRAVEL FROM DWELLING UNIT ENTRANCE TO EXIT STAIR = 185'

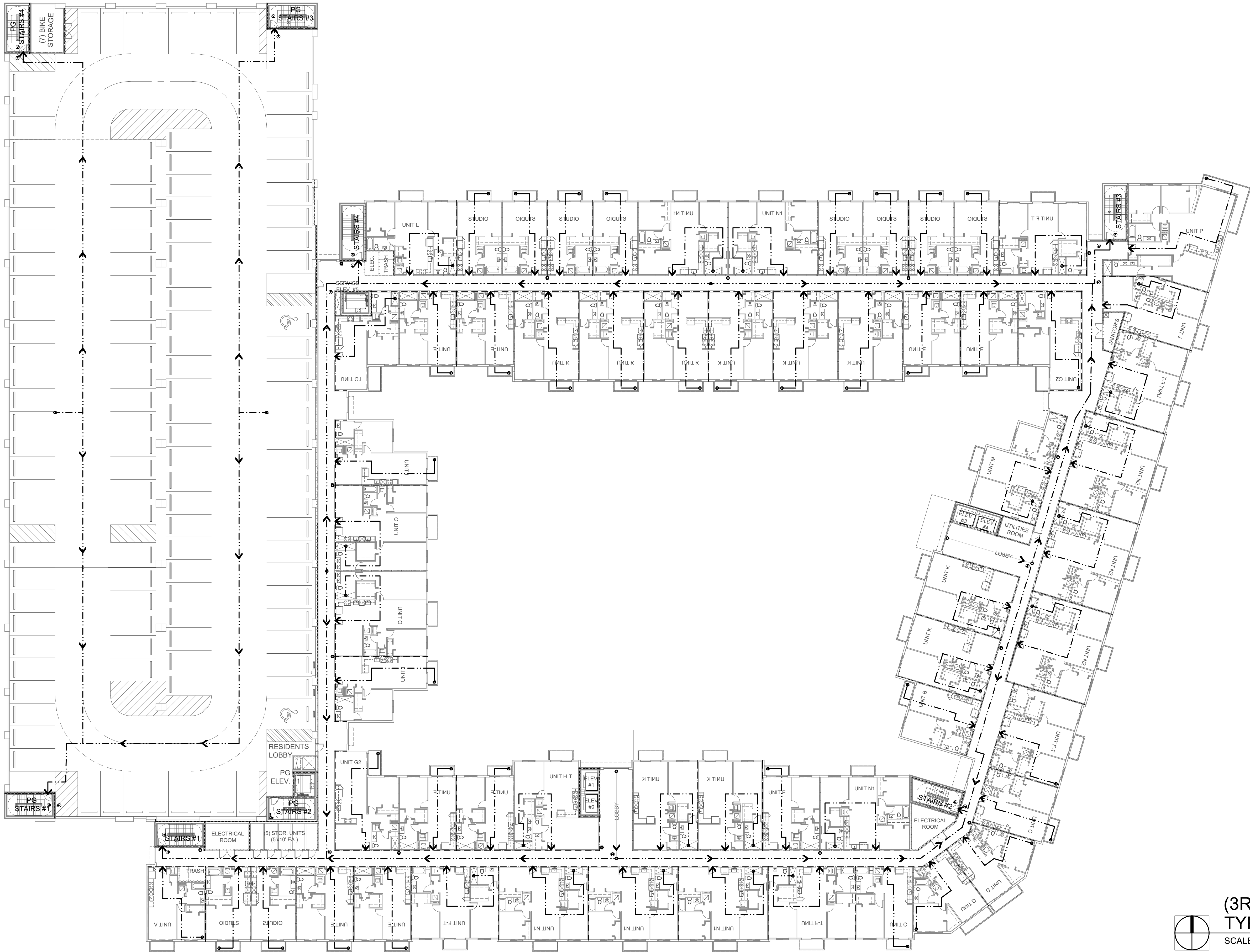


2ND FLOOR PLAN

SCALE: 1:20



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(3RD to 7TH)
TYPICAL FLOOR PLAN
SCALE: 1:20

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LICENSE No.: AR 0093067
ANDREW STARR, RA
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SEAL:

LIFE SAFETY PLAN

TYPICAL FLOOR
DATE: 2025-06-30
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: MP / PK
JOB NO.: 24-26

LS-4
SHEET NO.:

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8TH FLOOR PLAN
SCALE: 1:20

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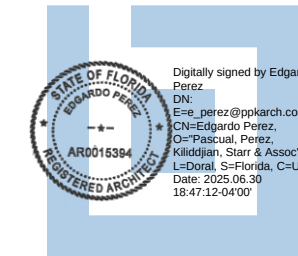
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LIFE SAFETY PLAN

8TH FLOOR
DATE: 2025-06-30
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: MP / PK
JOB NO.: 24-26

LS-5

SHEET NO.: