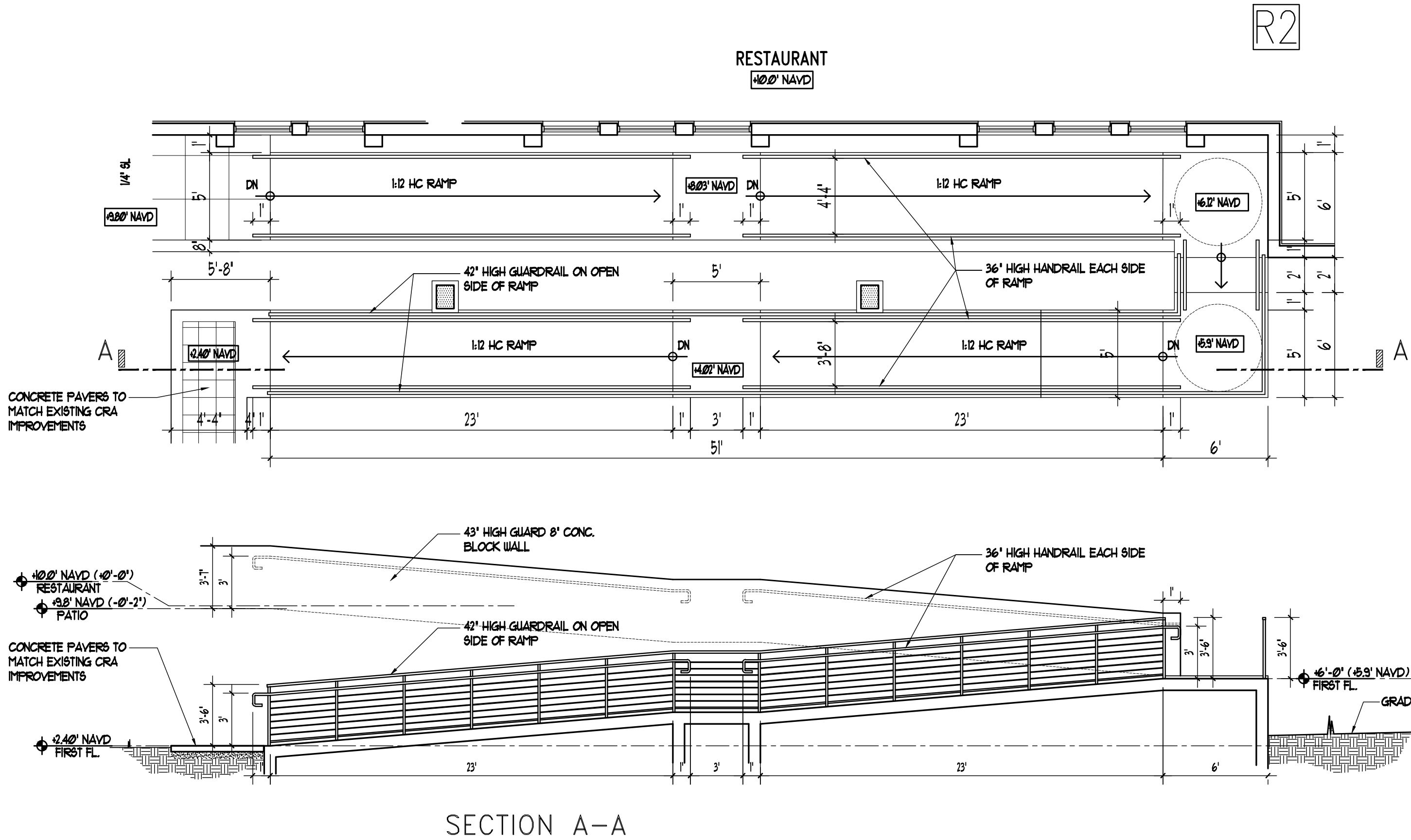
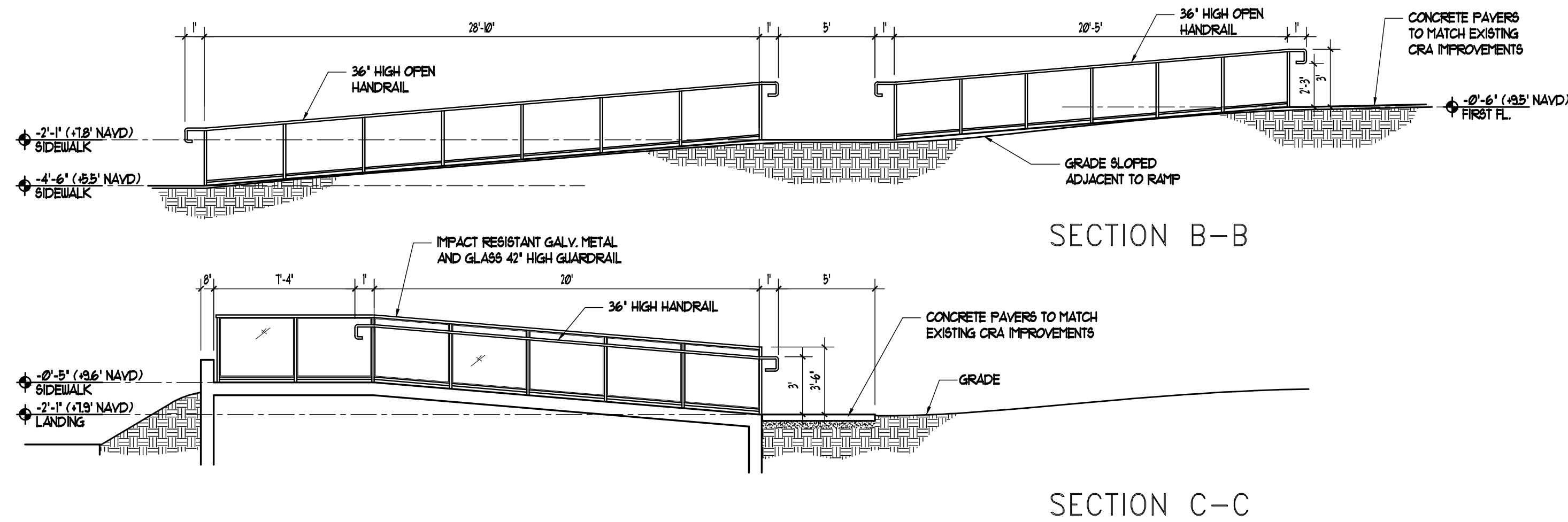
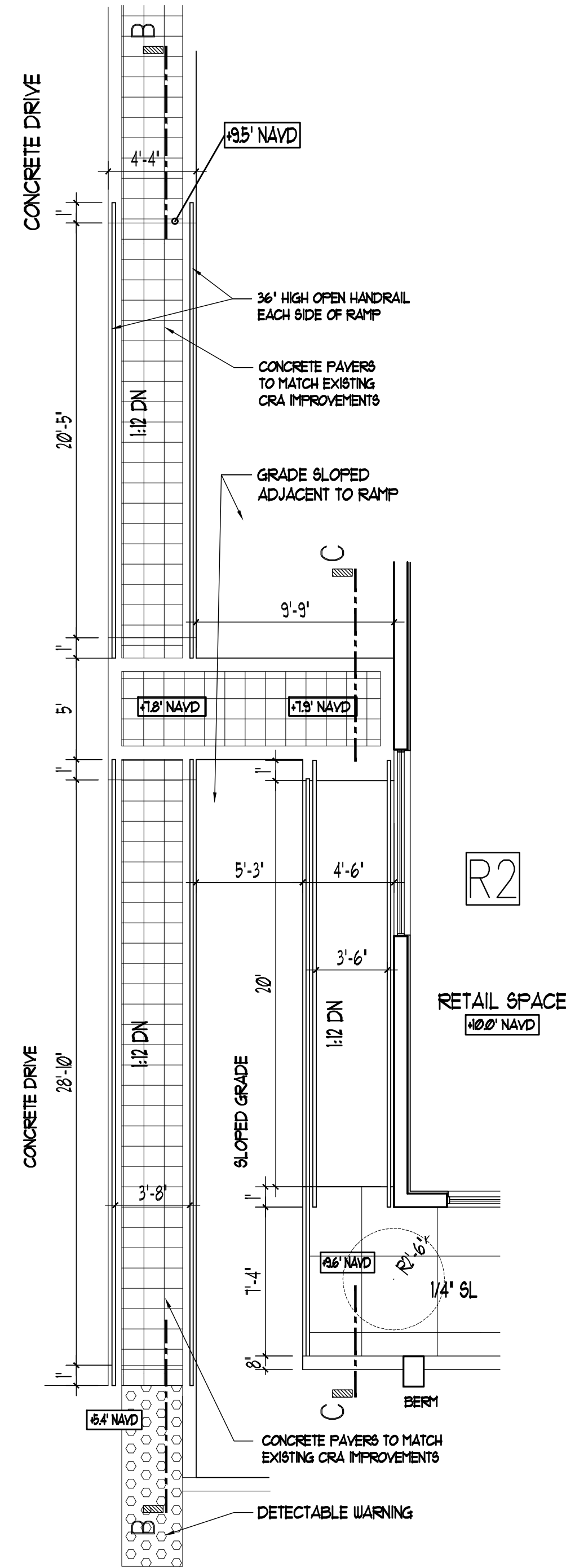




1 HC RAMP R1
SCALE: 3/16" = 1'-0"



2 HC RAMP R2
SCALE: 3/16" = 1'-0"



HC RAMP DETAILS
SCALE: 3/16" = 1'-0"

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joseph@kallerarchitects.com
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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

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SHEET TITLE

HC RAMP DETAILS

REVISIONS

No.	DATE	DESCRIPTION
1	4-2-24	FINAL TAC

PROJECT No.: 22107
DATE: 5-15-23
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-8

SHEET 9 OF 9

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Bidder shall use copies of Building Documents for preparing bids. Neither the Owner nor Architect shall be responsible for errors or omissions resulting from the use of incomplete or preliminary sets of Building Documents. The title of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor.



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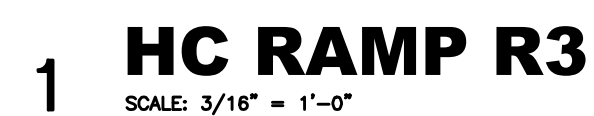
PR

ST

5

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SHEET 2 OF 2



HC RAMP DETAILS

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



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**FIRST FLOOR PLAN
SITE 1 AND 3**

[illegible]

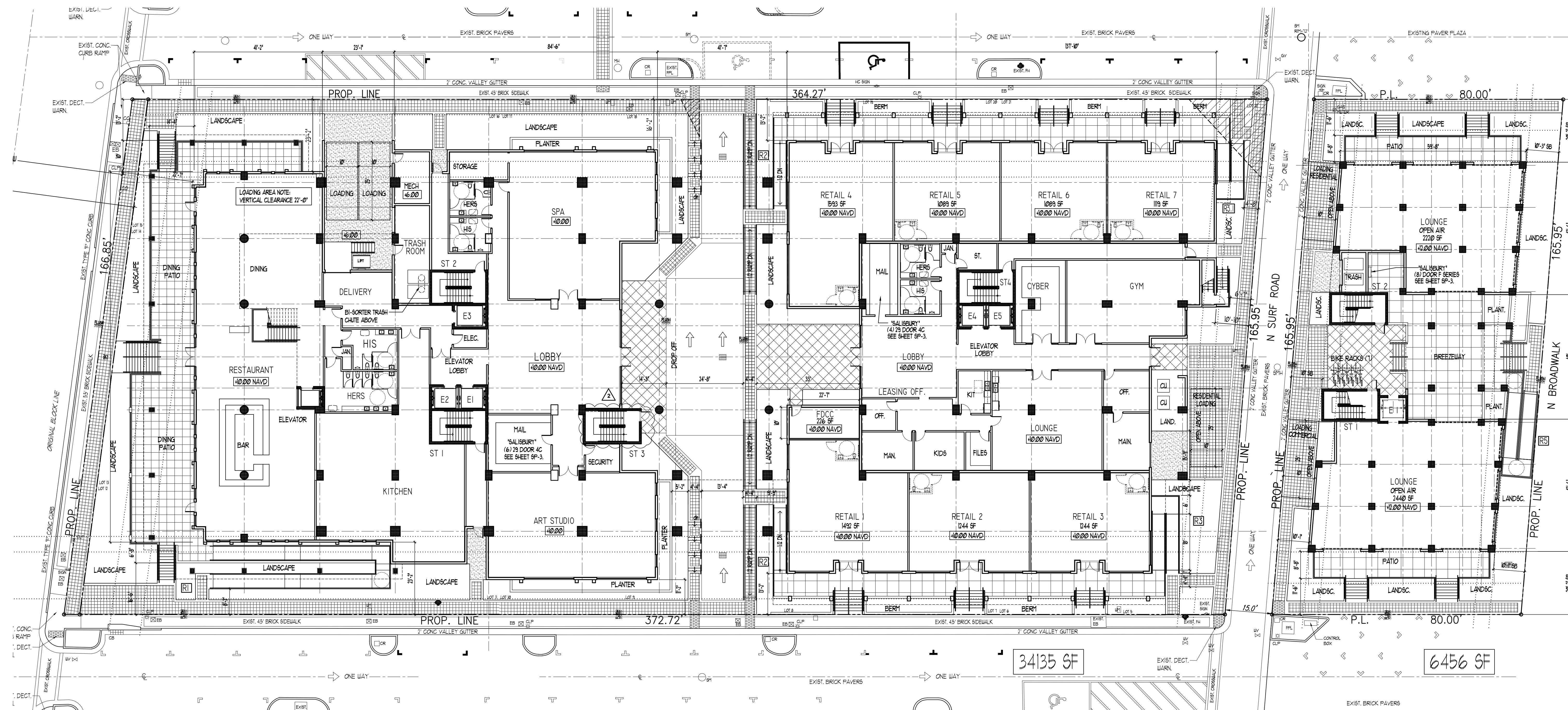
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DATE: 2-27-23
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-1

SHEET 2 OF 36



PLAN LEGEND

-  CONCRETE PAVERS TO MATCH EXISTING
-  EXTERIOR TILE AREA
-  EXTERIOR PAVEMENT AREA
-  PAVEMENT STRIPING
-  NEW CONCRETE WALKWAY
-  HC CURB RAMP
-  DETECTABLE WARNING
-  LINE OF ROOF/ CANOPY OR BALCONY ABOVE

NOTE:
COMMERCIAL USES SHALL BE REQUIRED ALONG ALL
FRONTAGES ON THE BROADWALK AND AIA.
COMMERCIAL USES SHALL PROVIDE A PERMANENT
SIX FOOT CONTINUOUS AWNING, CANOPY, EYEBROW OR
BALCONY.

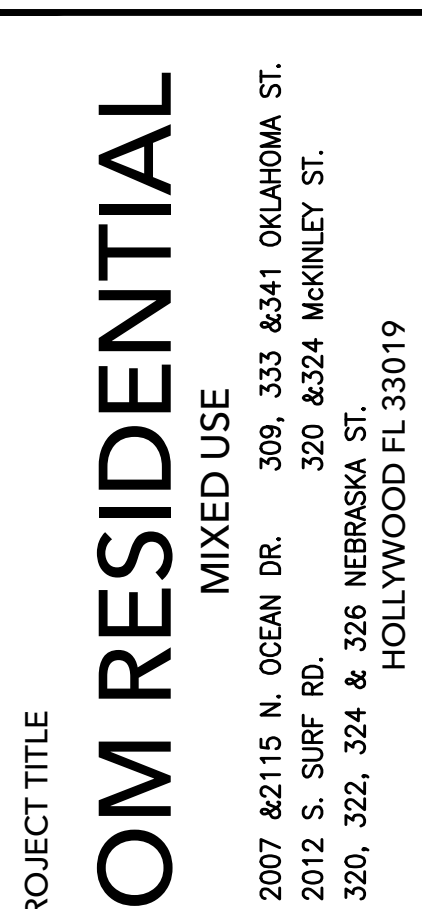


NORTH

1 FIRST FLOOR PLAN



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SHEET TITLE | PROJECT TITLE

SHEET TITLE
SECOND FLOOR PLAN
SITE 1 AND 3

[illegible]

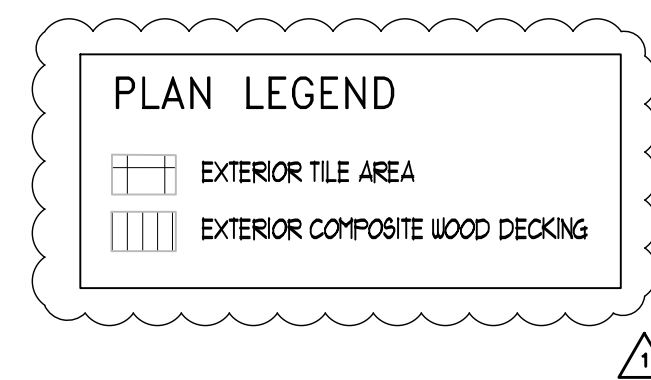
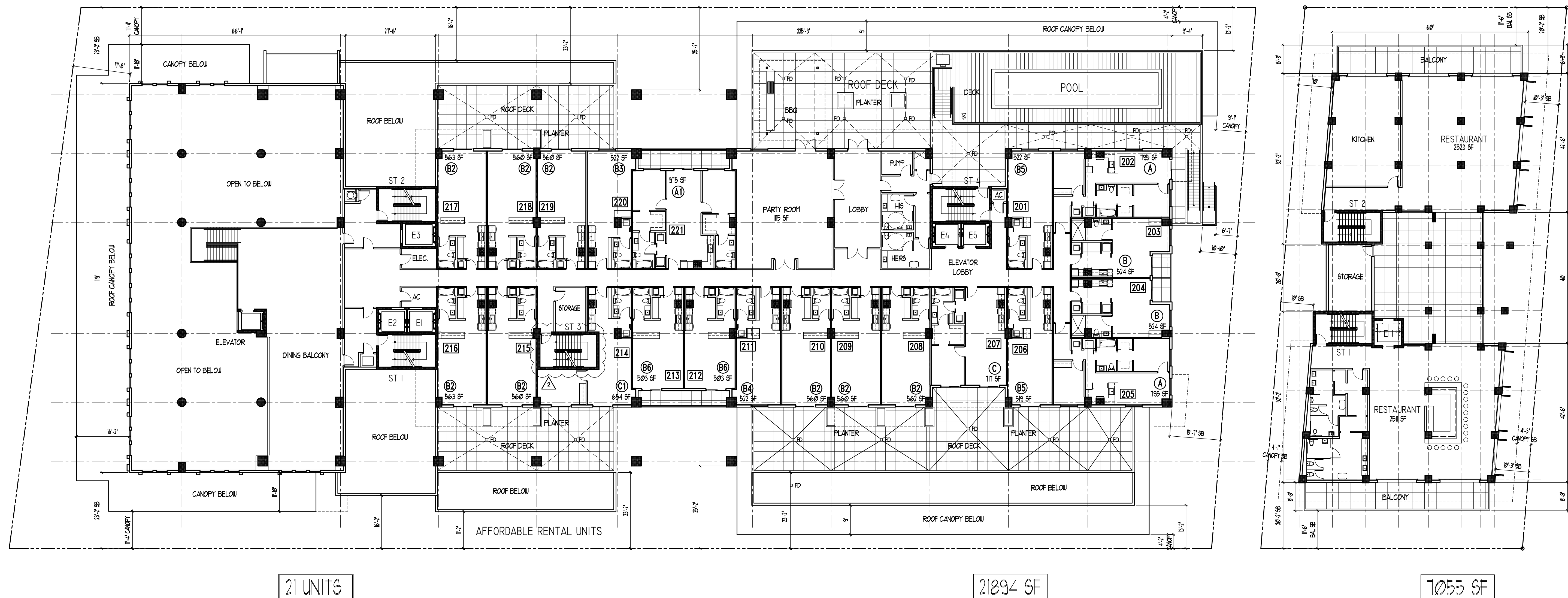
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SHEET

A-2

SHEET 1 OF 1



1 SECOND FLOOR PLAN



SEAL

STATE OF FLORIDA

JOSEPH B. KALLER

R. A.

0009239

REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

OBJECT TITLE

OM RESIDENTIAL

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320, 322, 324 & 326 NEBRASKA ST.
HOLLYWOOD FL 33019

HEET TITLE

THIRD FLOOR PLAN

SITE 1 AND 3

[illegible]

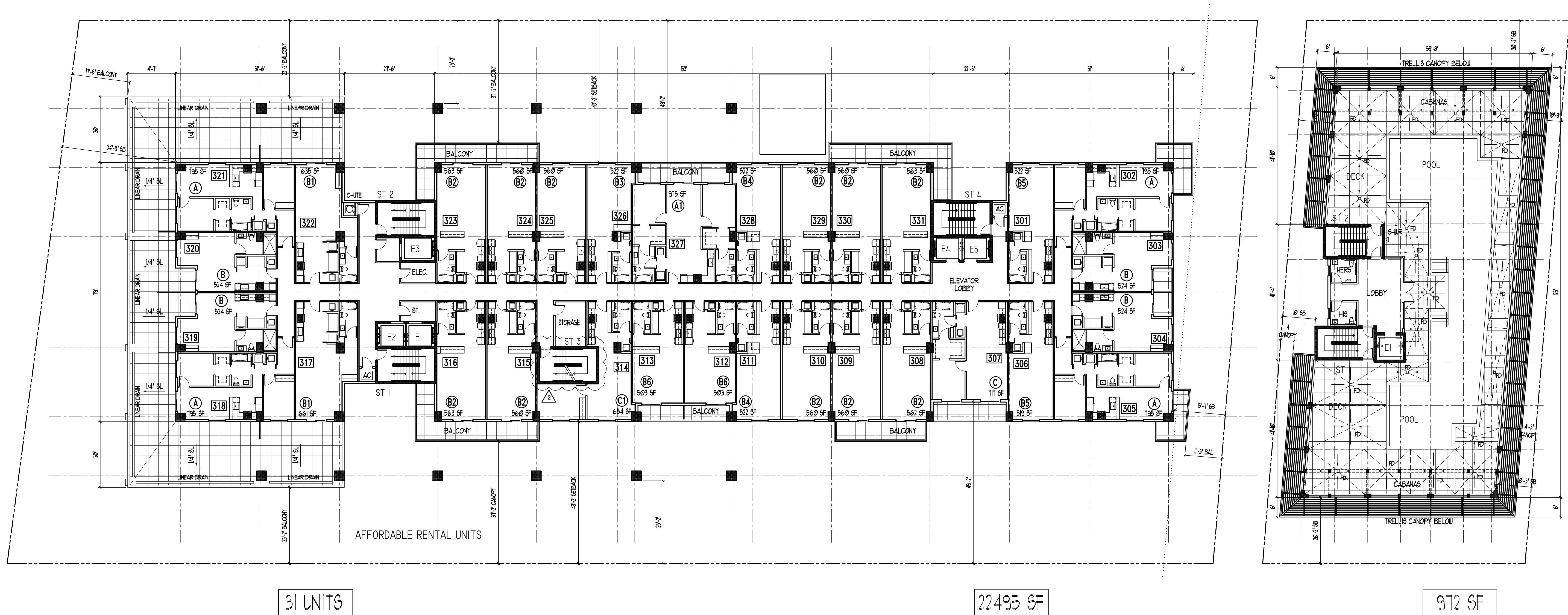
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DATE: 2-27-23
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-3

SHEET 4 OF 36

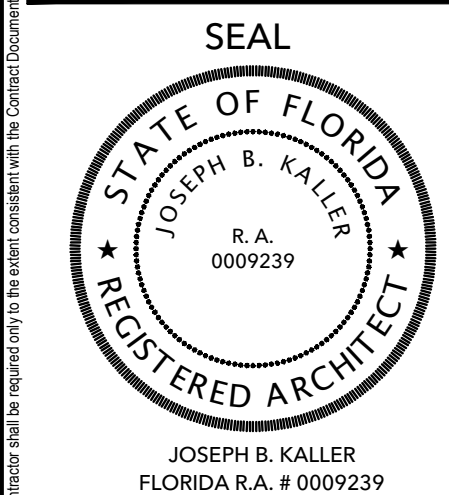


1 THIRD FLOOR PLAN



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joseph@kallerarchitects.com

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320, 322, 324 & 326 NEBRASKA ST.
WYWOOD FL 33019

HEET TITLE

FOURTH FLOOR PLAN

SITE 1 AND 3

[illegible]

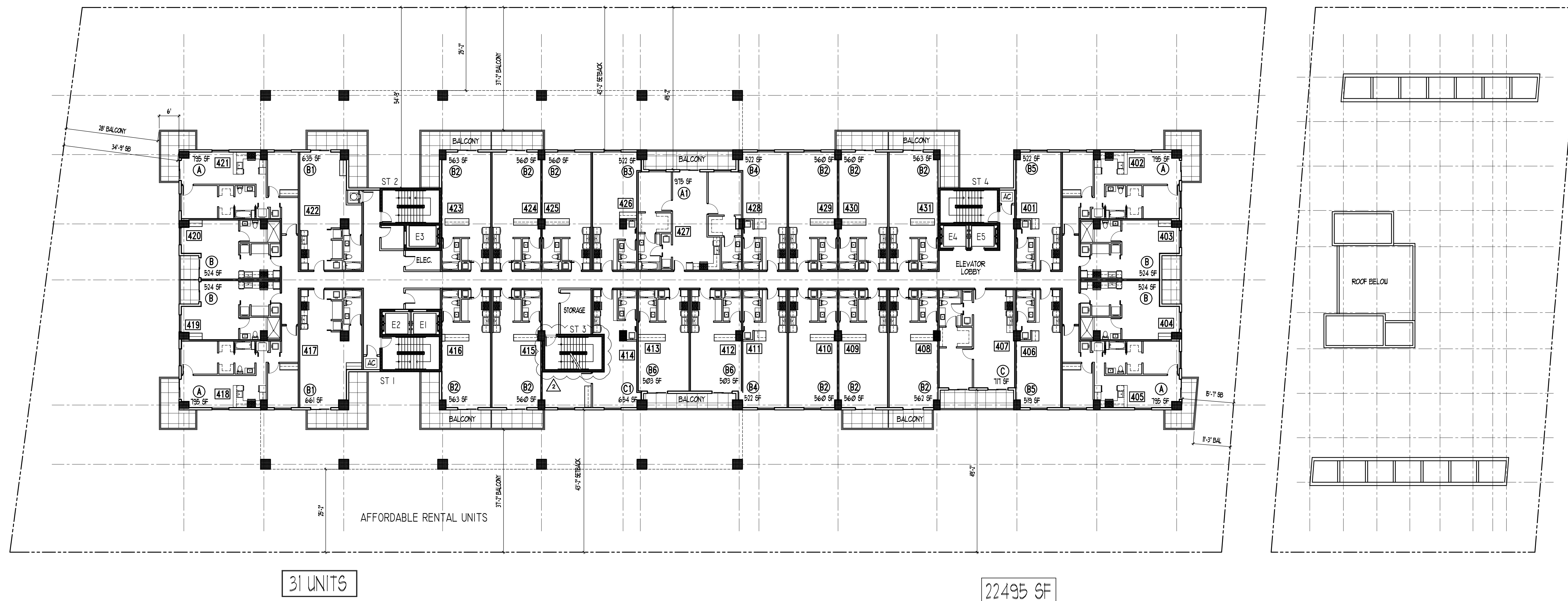
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DATE: 2-27-23
DRAWN BY: TMS
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SHEET

A-4

SHEET 5 OF 36



1 FOURTH FLOOR PLAN



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HOLLYWOOD FL 33019

HEET TITLE
FIFTH FLOOR PLAN
SITE 1

[illegible]

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DRAWN BY: TMS
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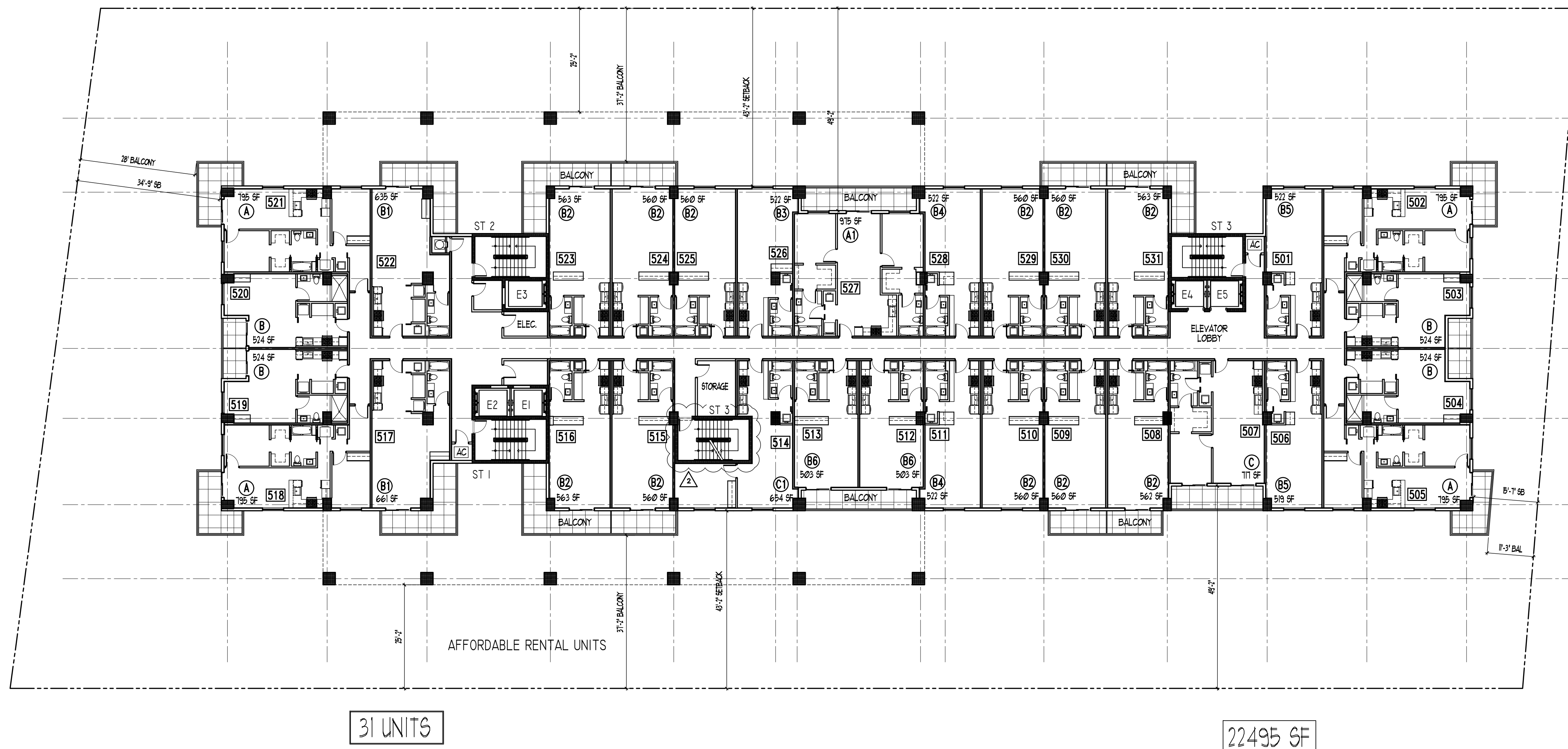
A-5

SHEET 6 OF 36



NORTH

1 FIFTH FLOOR PLAN





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PROJECT TITLE

SHEET TITLE
SIXTH FLOOR PLAN
SITE 1

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

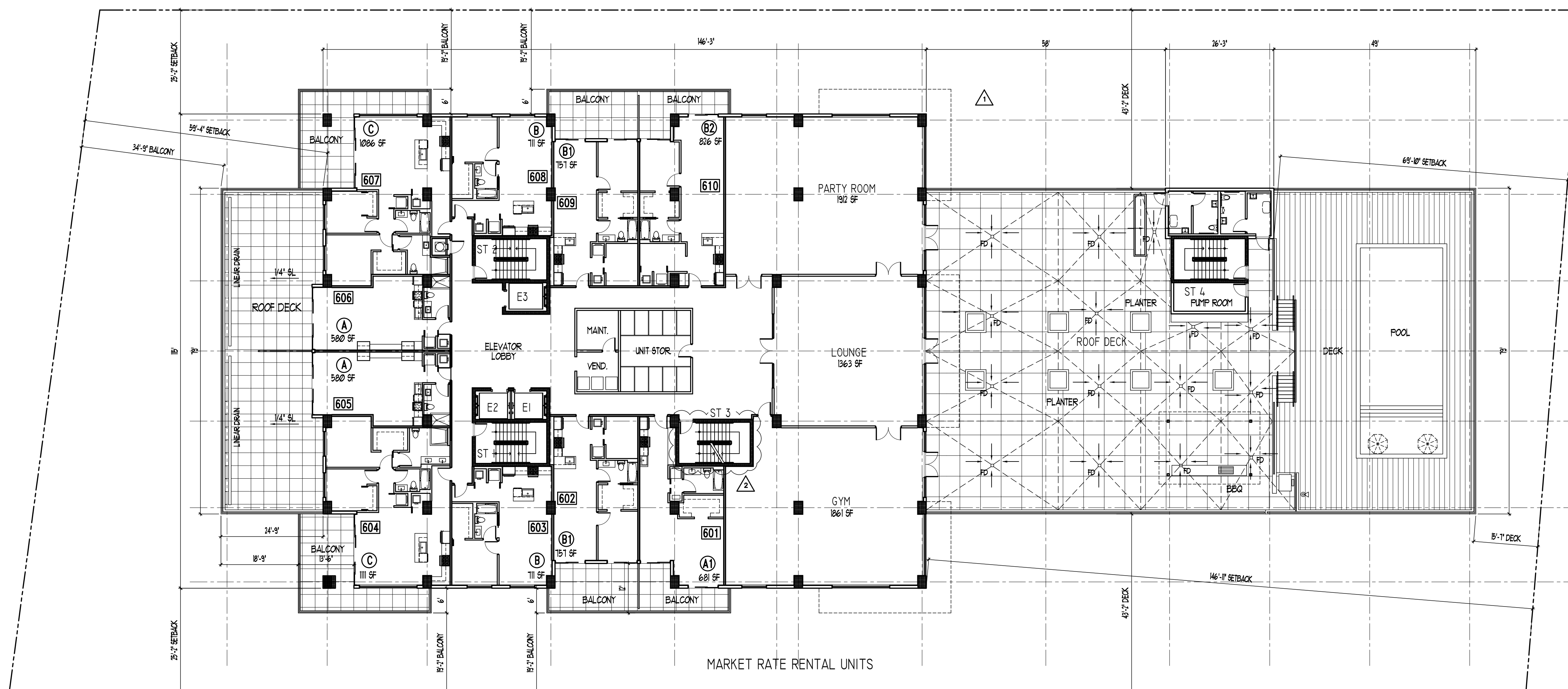
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SHEET

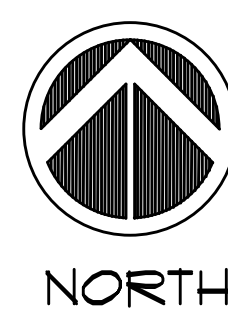
A-6

SHEET 7 OF 36



PLAN LEGEND

- EXTERIOR TILE AREA
- EXTERIOR COMPOSITE WOOD DECKING



1 SIXTH FLOOR PLAN



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PROJECT TITLE

SHEET TITLE
SEVENTH FLOOR PLAN
SITE 1

[illegible]

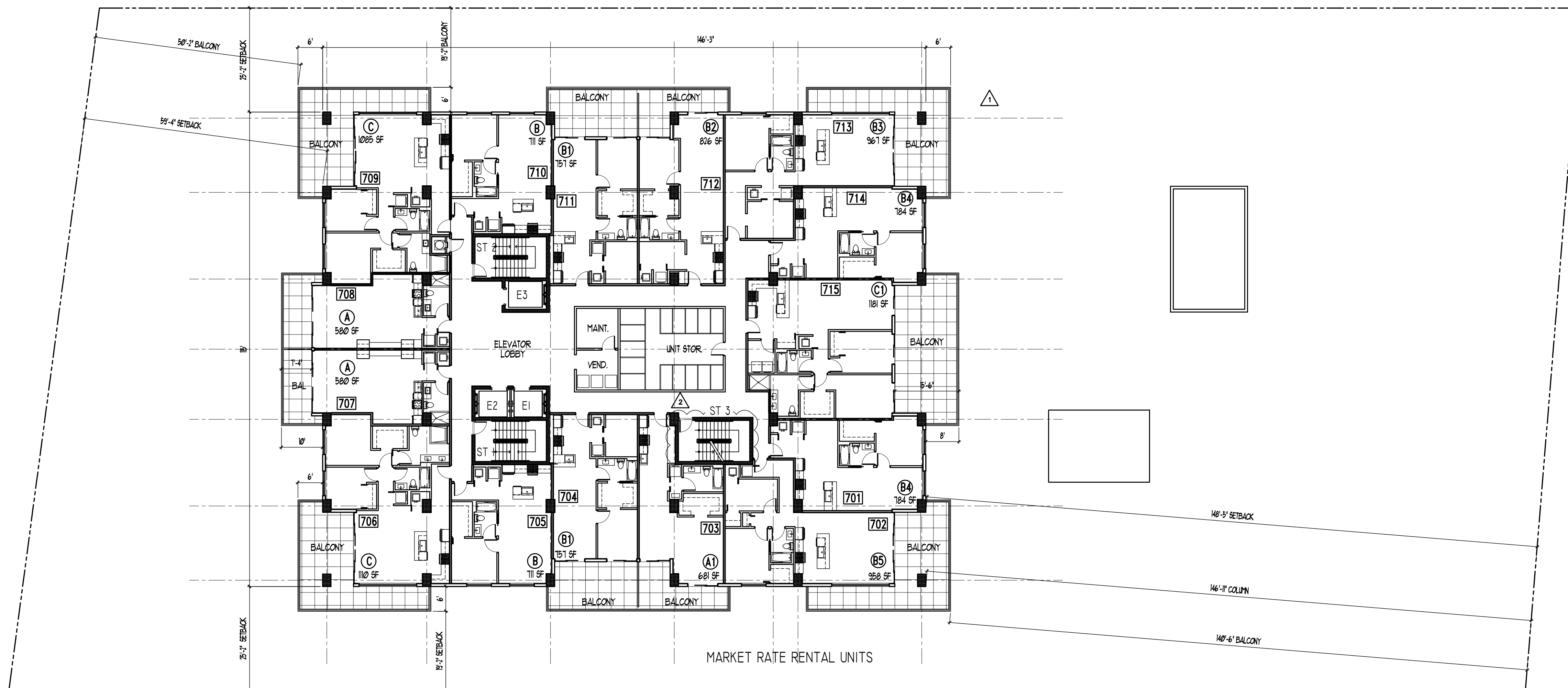
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SHEET

A-7

SHEET 8 OF 36



15 UNITS

15796 SF



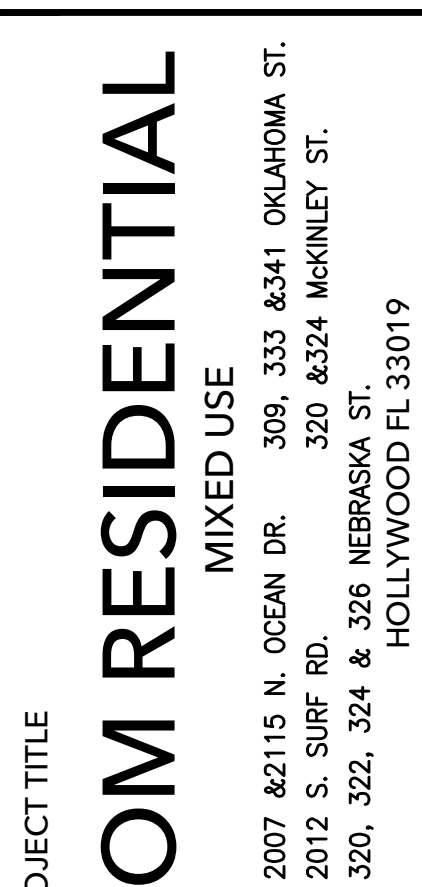
NORTH

1 SEVENTH FLOOR PLAN

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



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PROJECT TITLE

SHEET TITLE
 EIGHTH FLOOR PLAN
 SITE 1

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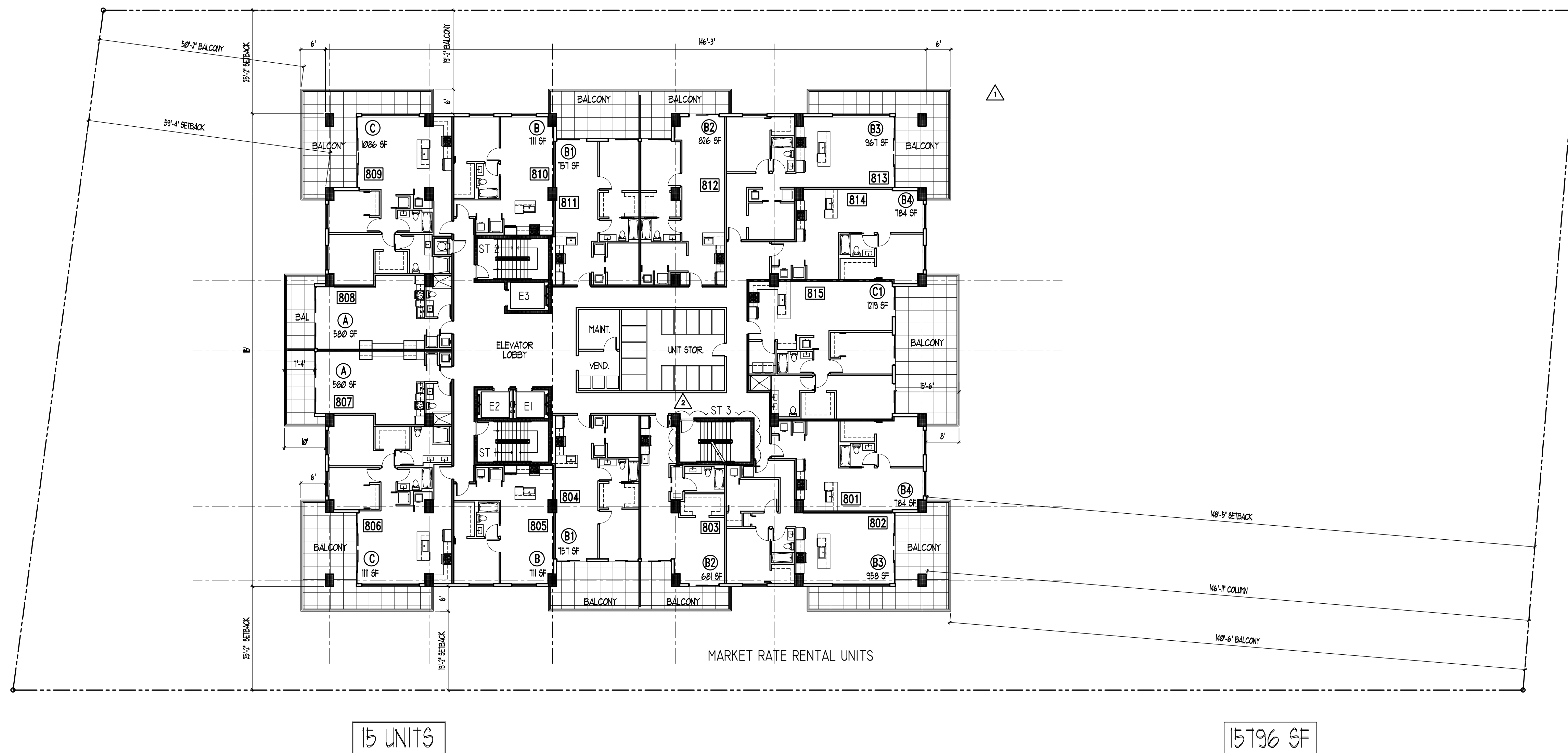
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DATE: 2-27-23
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SHEET

A-8

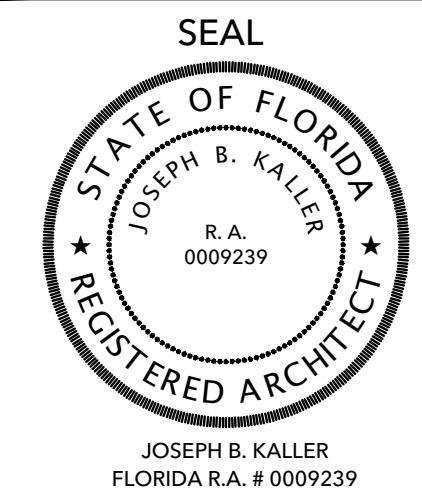
SHEET 9 OF 36



1 EIGHTH FLOOR PLAN



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PROJECT TITLE

SHEET TITLE
NINTH FLOOR PLAN
SITE 1

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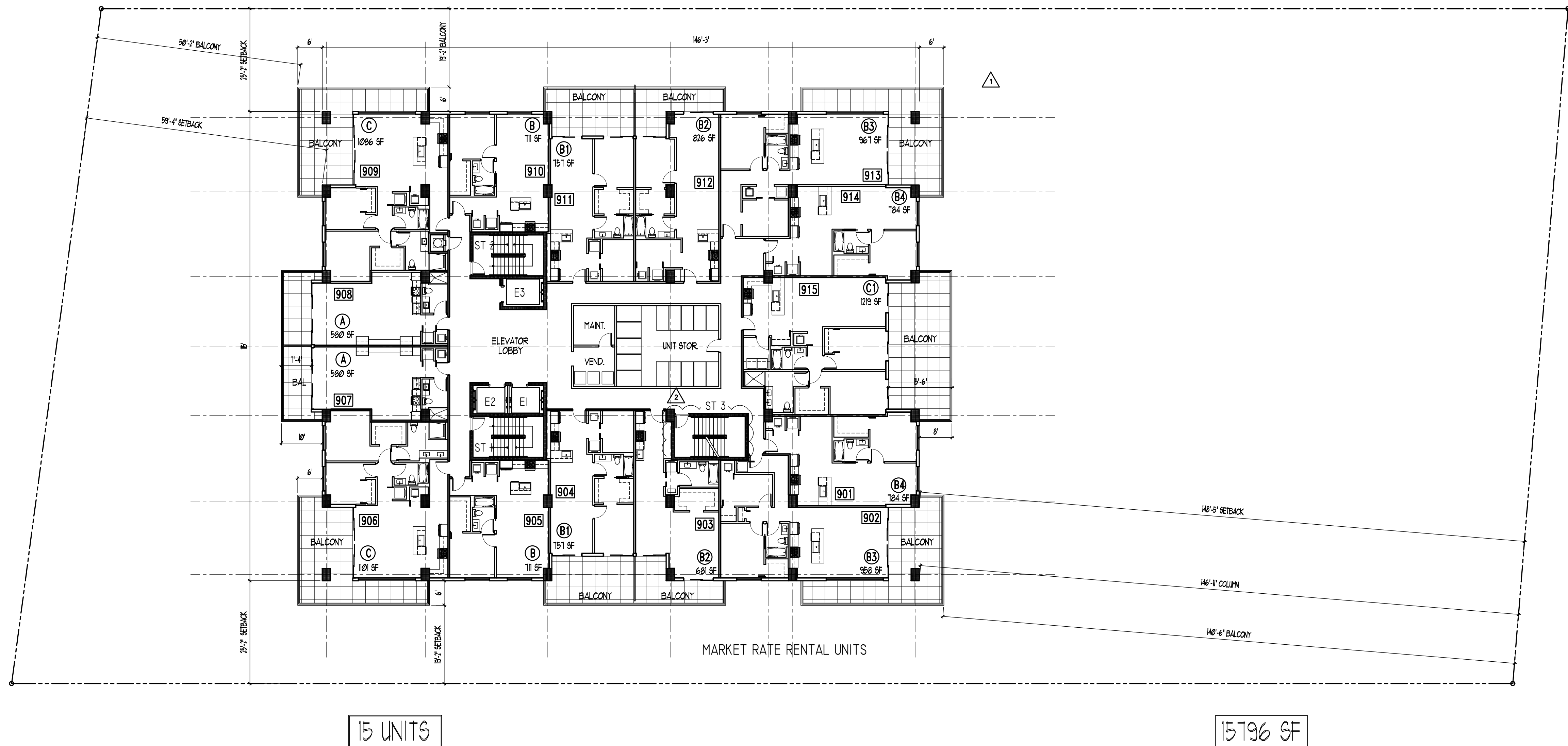
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SHEET

A-9

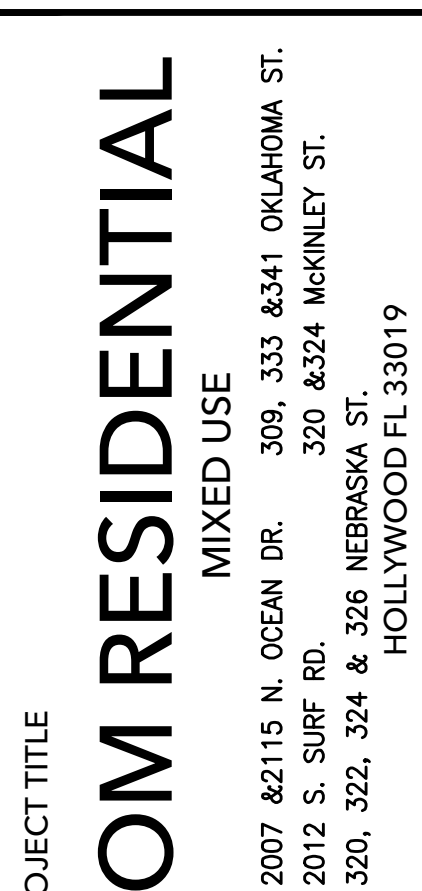
SHEET 10 OF 38



1 NINETH FLOOR PLAN



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PROJECT TITLE

SHEET TITLE
 TENTH FLOOR PLAN
 SITE 1

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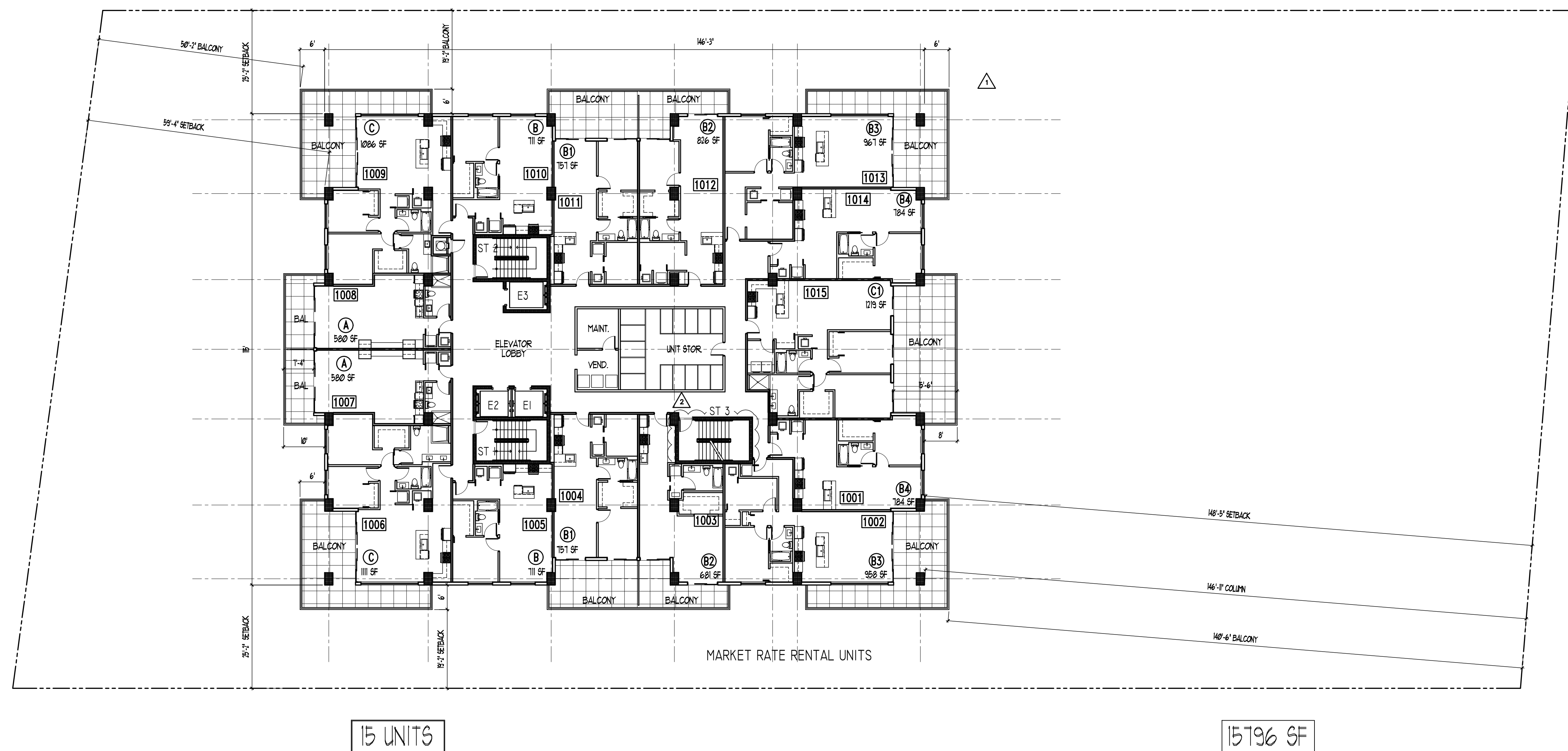
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DATE: 2-27-23
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SHEET

A-10

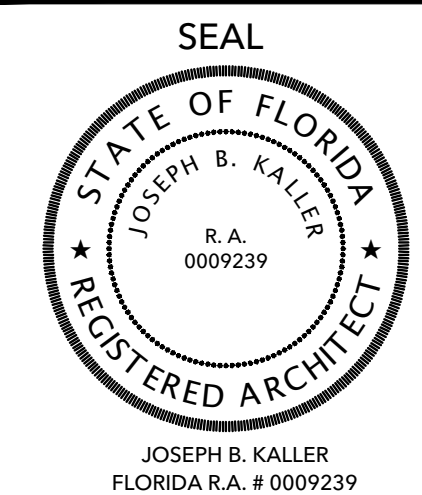
SHEET 11 OF 36



1 TENTH FLOOR PLAN



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PROJECT TITLE

SHEET TITLE
ELEVENTH FLOOR PLAN
SITE 1

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

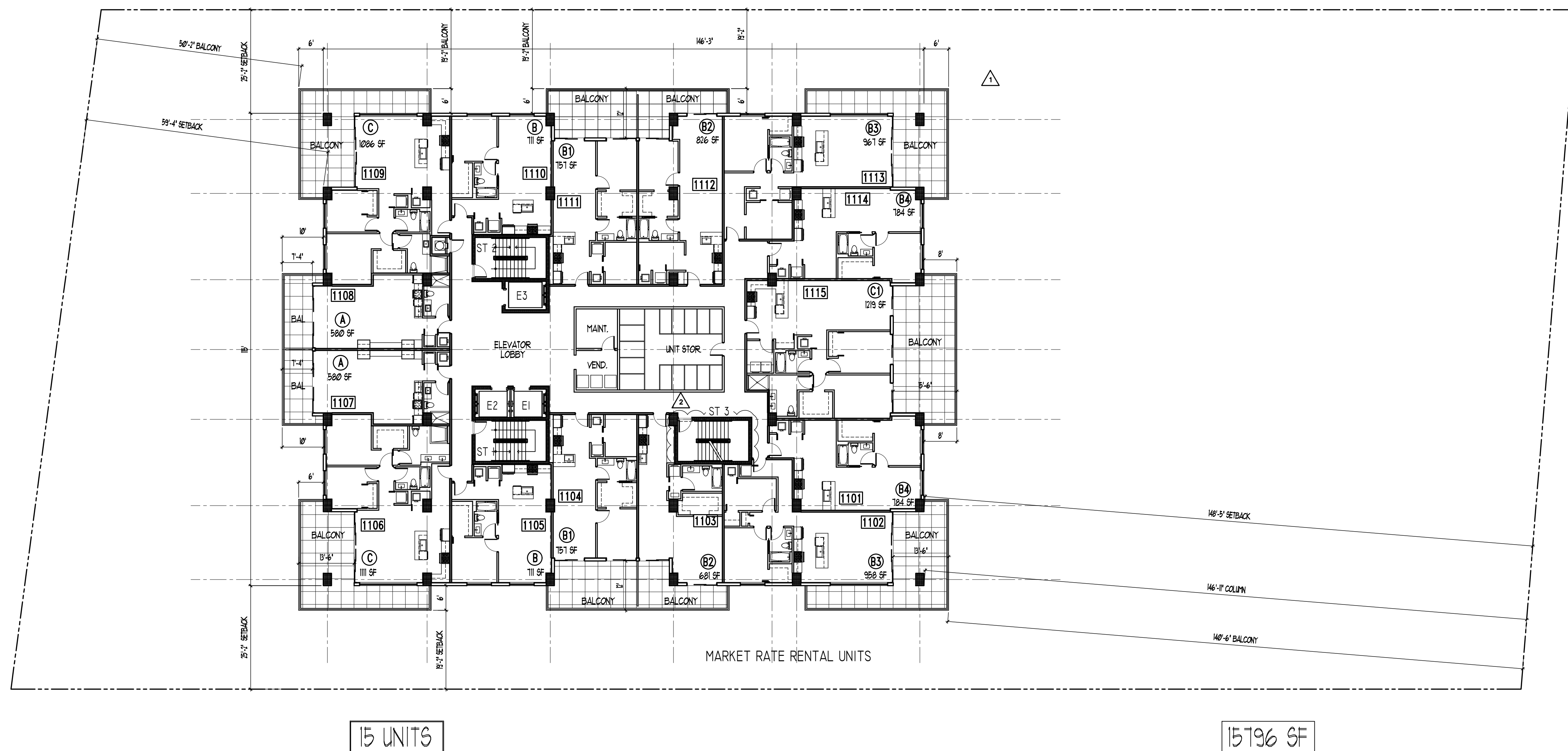
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SHEET

A-11

SHEET 12 OF 36



1 ELEVENTH FLOOR PLAN

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



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PROJECT TITLE

SHEET TITLE
TWELVETH FLOOR PLAN
SITE 1

[illegible]

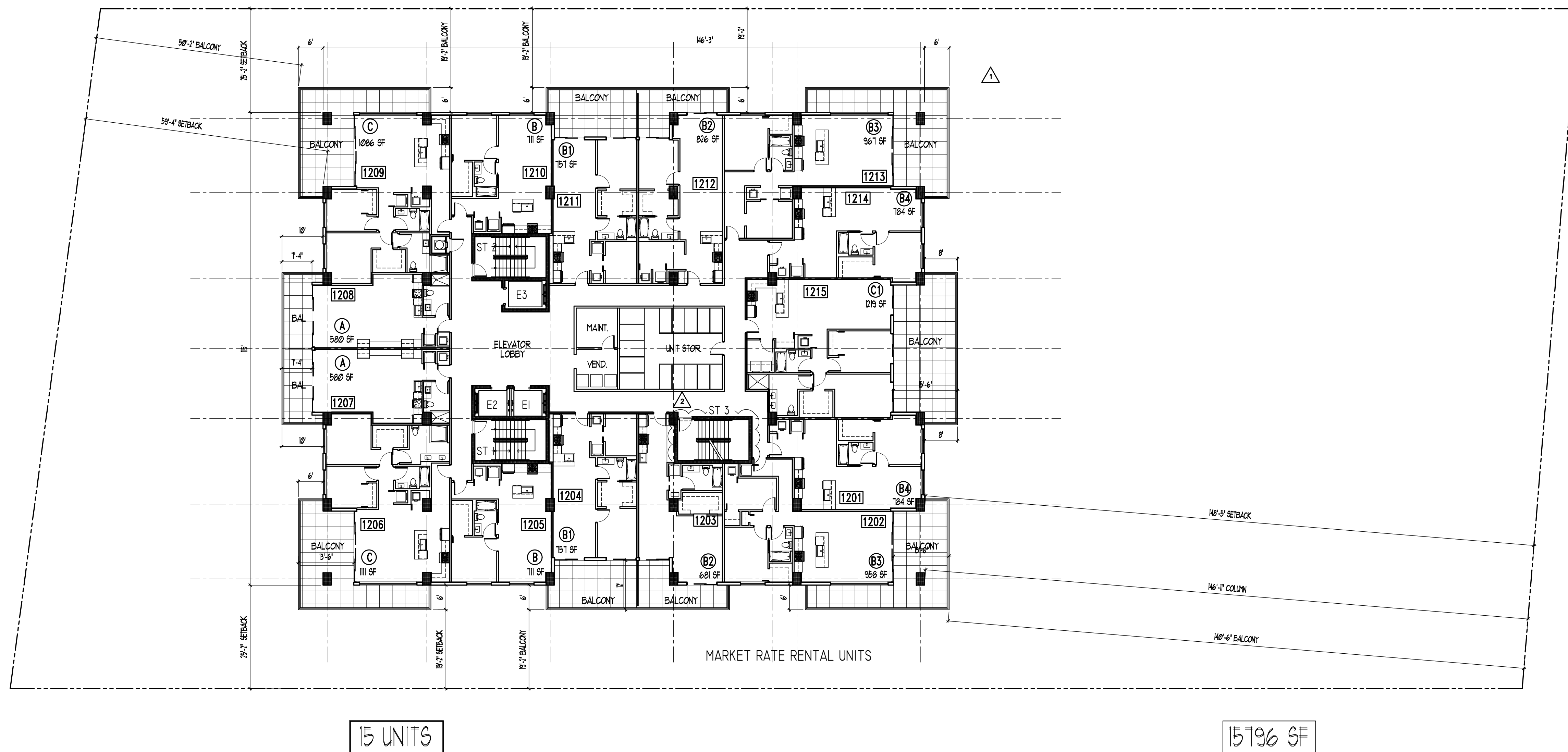
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SHEET

A-12

SHEET 13 OF 36



1 TWELVETH FLOOR PLAN

TWELVETH FLOOR PLAN



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PROJECT TITLE

SHEET TITLE
THIRTEENTH FLOOR PLAN
SITE 1

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

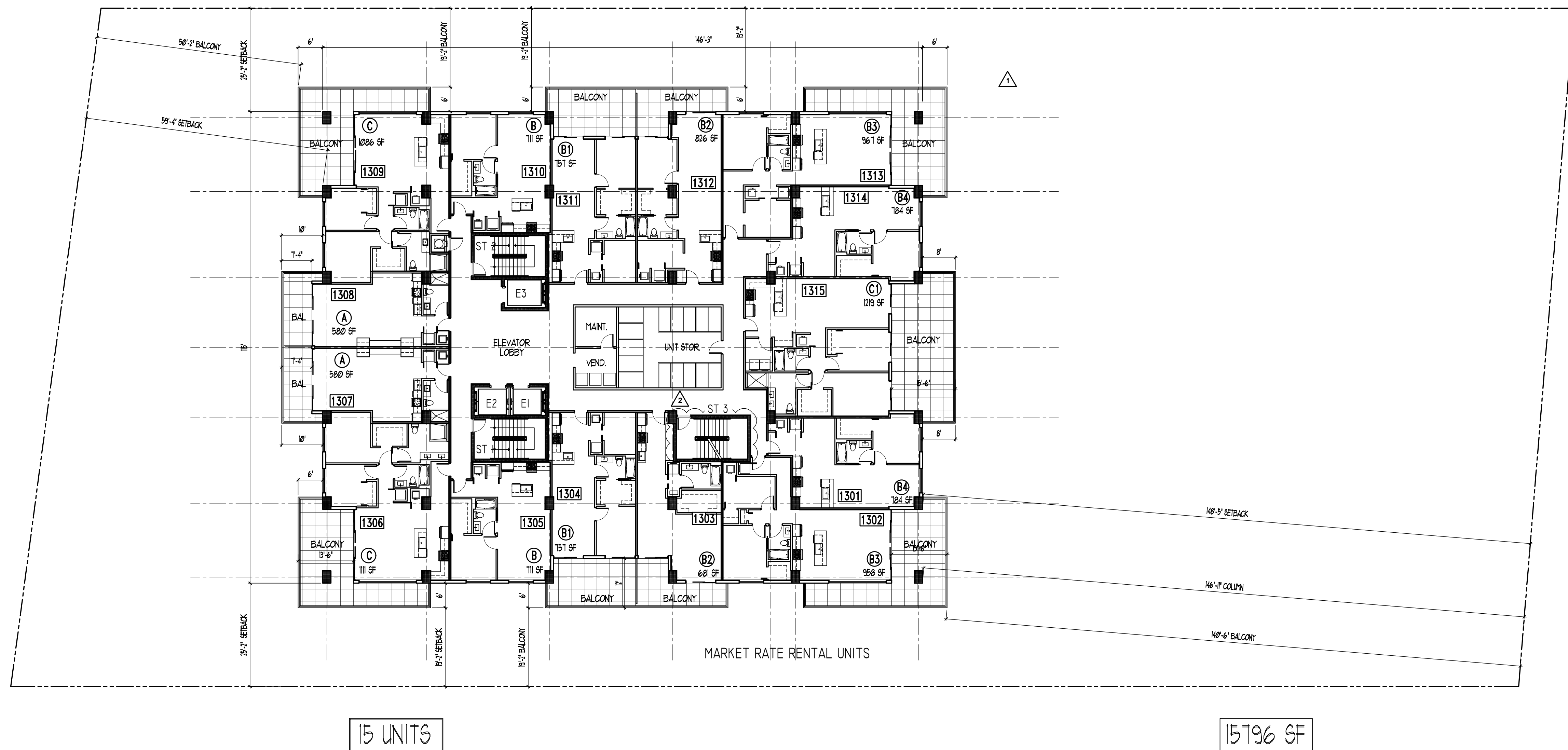
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SHEET

A-13

SHEET 14 OF 36

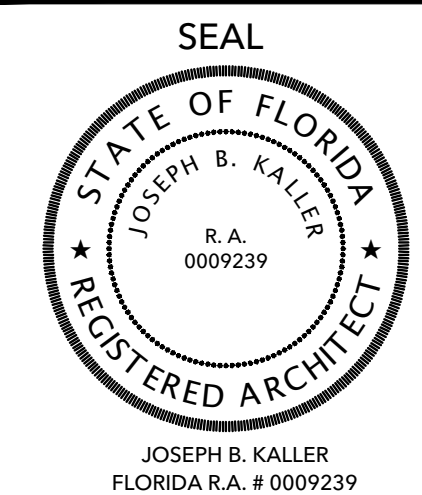


1 THIRTEENTH FLOOR PLAN

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



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SHEET TITLE

FOURTEENTH FLOOR PLAN

SITE 1

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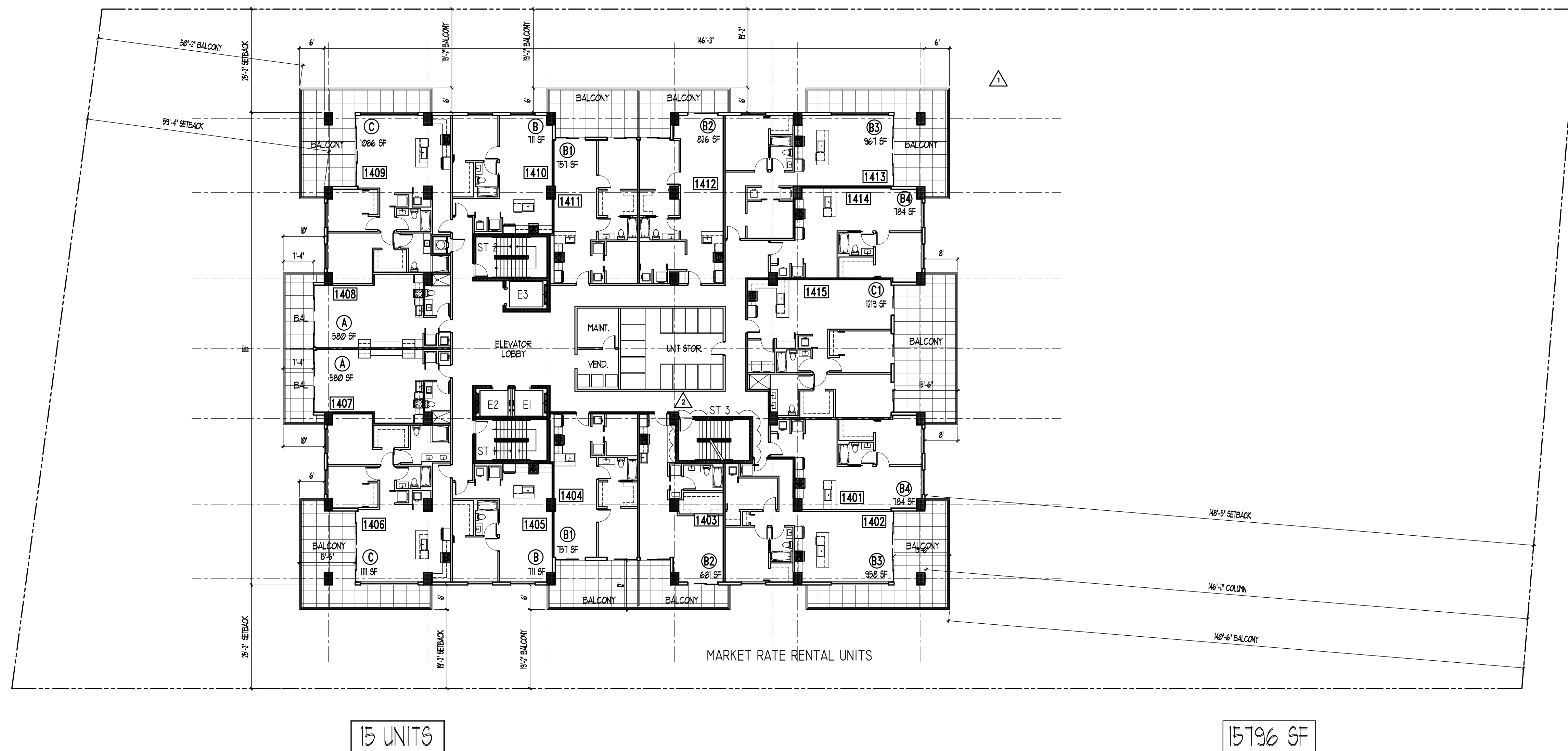
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SHEET

A-14

SHEET 15 OF 36



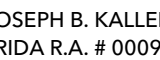
1 FOURTEENTH FLOOR PLAN

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



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PROJECT TITLE

FIFTEENTH FLOOR PLAN
SITE 1

STEELE HILL

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

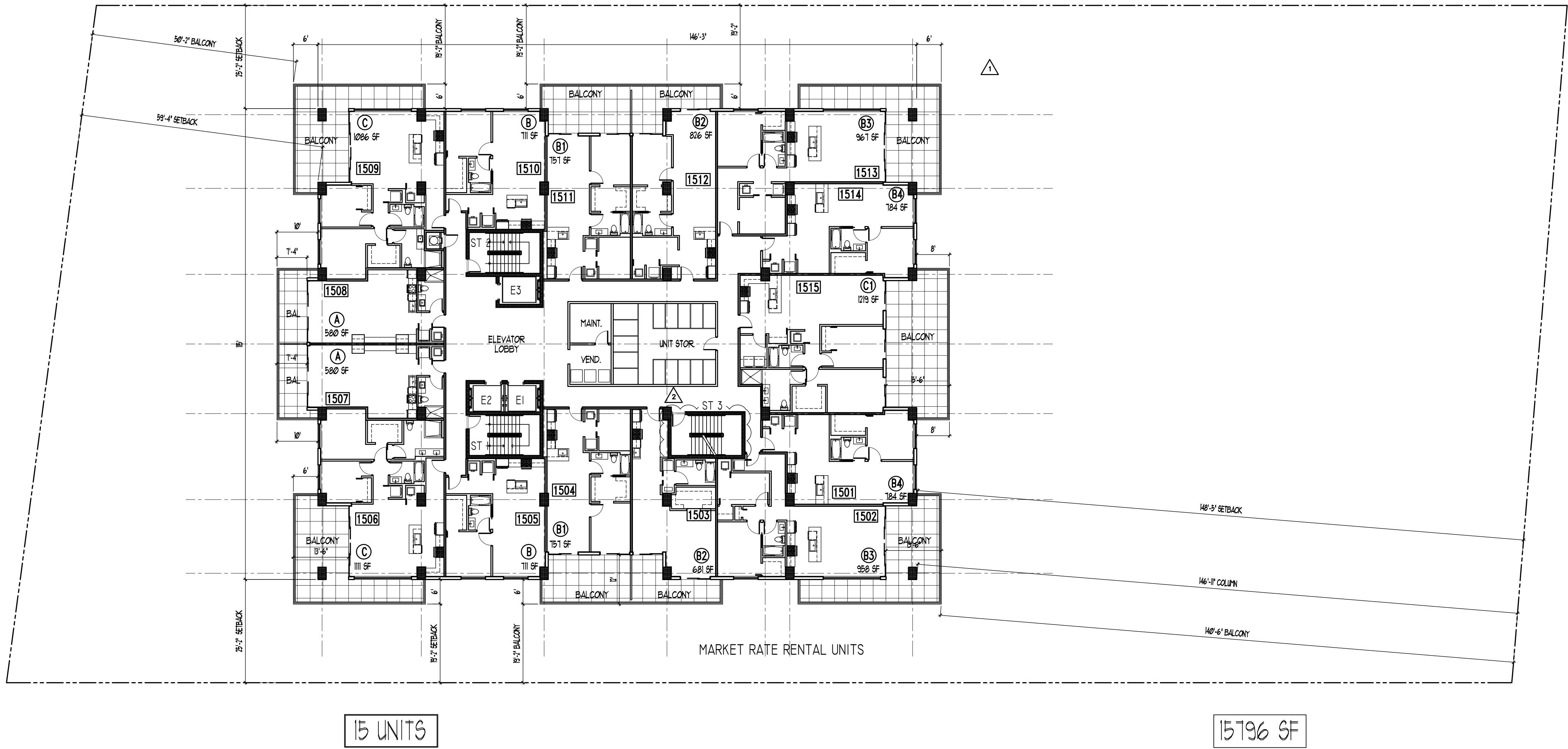
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DATE: 2-27-23
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-15

SHEET 16 OF 36



NORTH

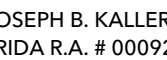
1 FIFTEENTH FLOOR PLAN

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



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SIXTEENTH FLOOR PLAN
SITE 1

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

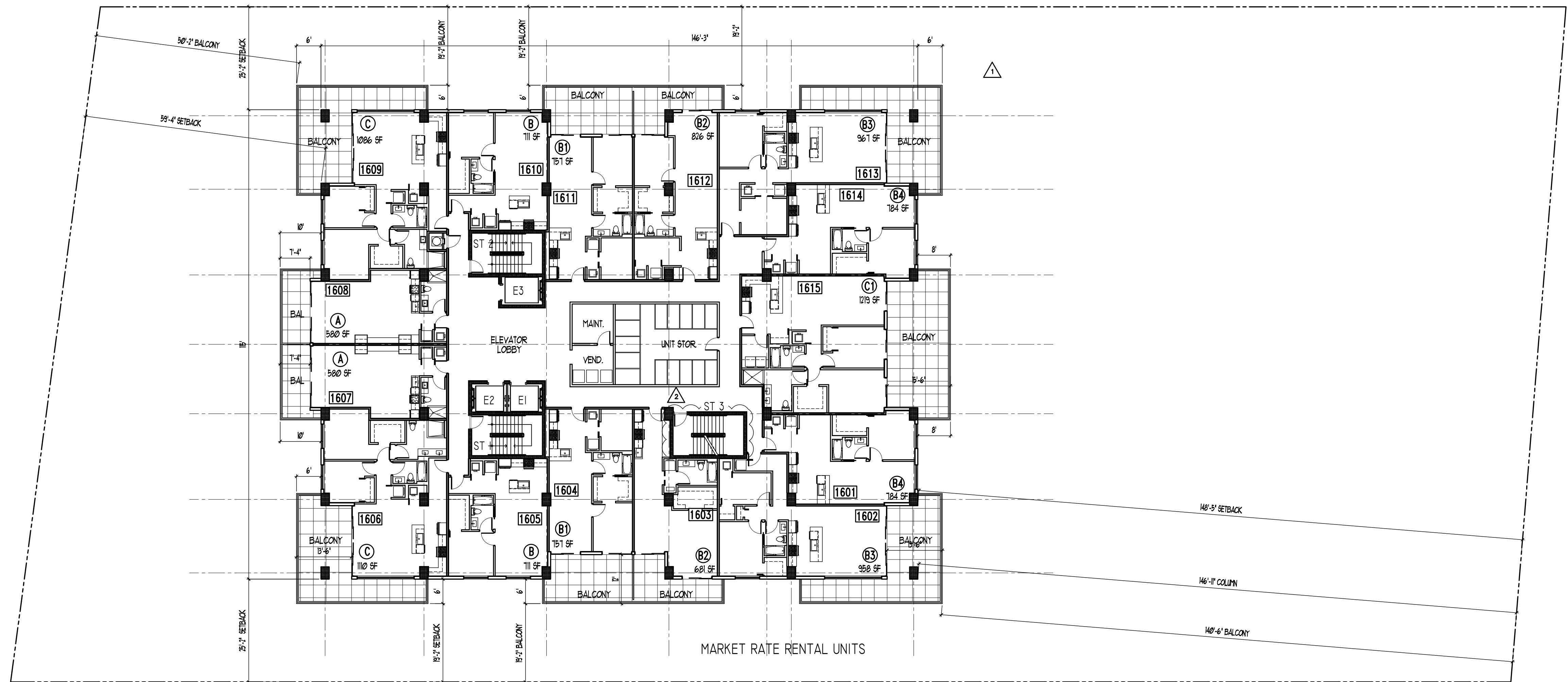
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DATE: 2-27-23
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-16

SHEET 17 OF 36



15 UNITS

15796 SF



NORTH

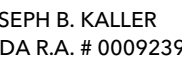
1 SIXTEENTH FLOOR PLAN

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



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PROJECT TITLE

SEVENTEENTH FLOOR PLAN
SITE 1

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

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CHECKED BY: JBK

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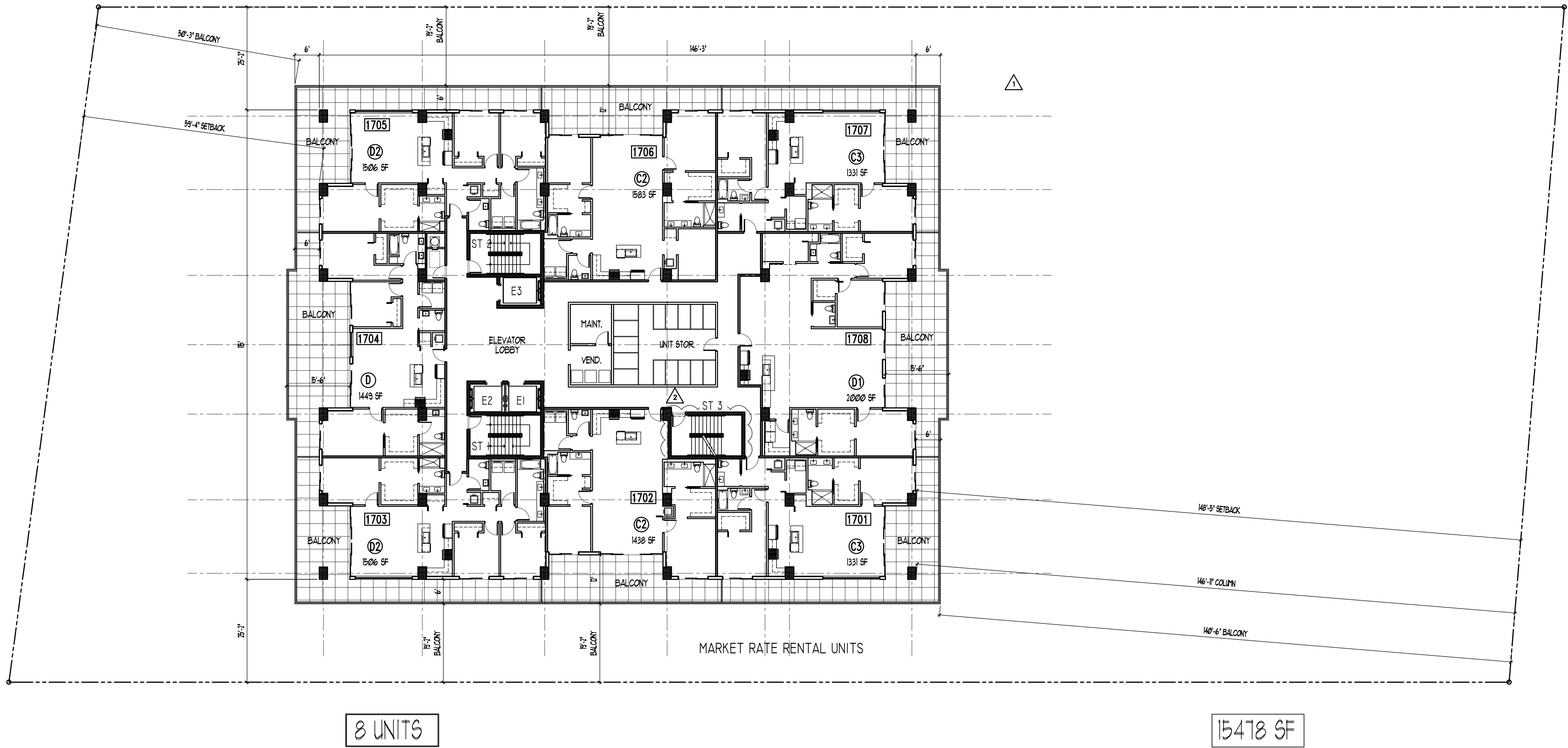
A-17

SHEET 18 OF 36



SEVENTEENTH FLOOR PLAN

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





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OBJECT TITLE

MIXED USE

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PROJECT TITLE

SHEET TITLE

ROOF PLAN
SITE 1

[illegible]

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SHEET

A-18

SHEET 19 OF 36

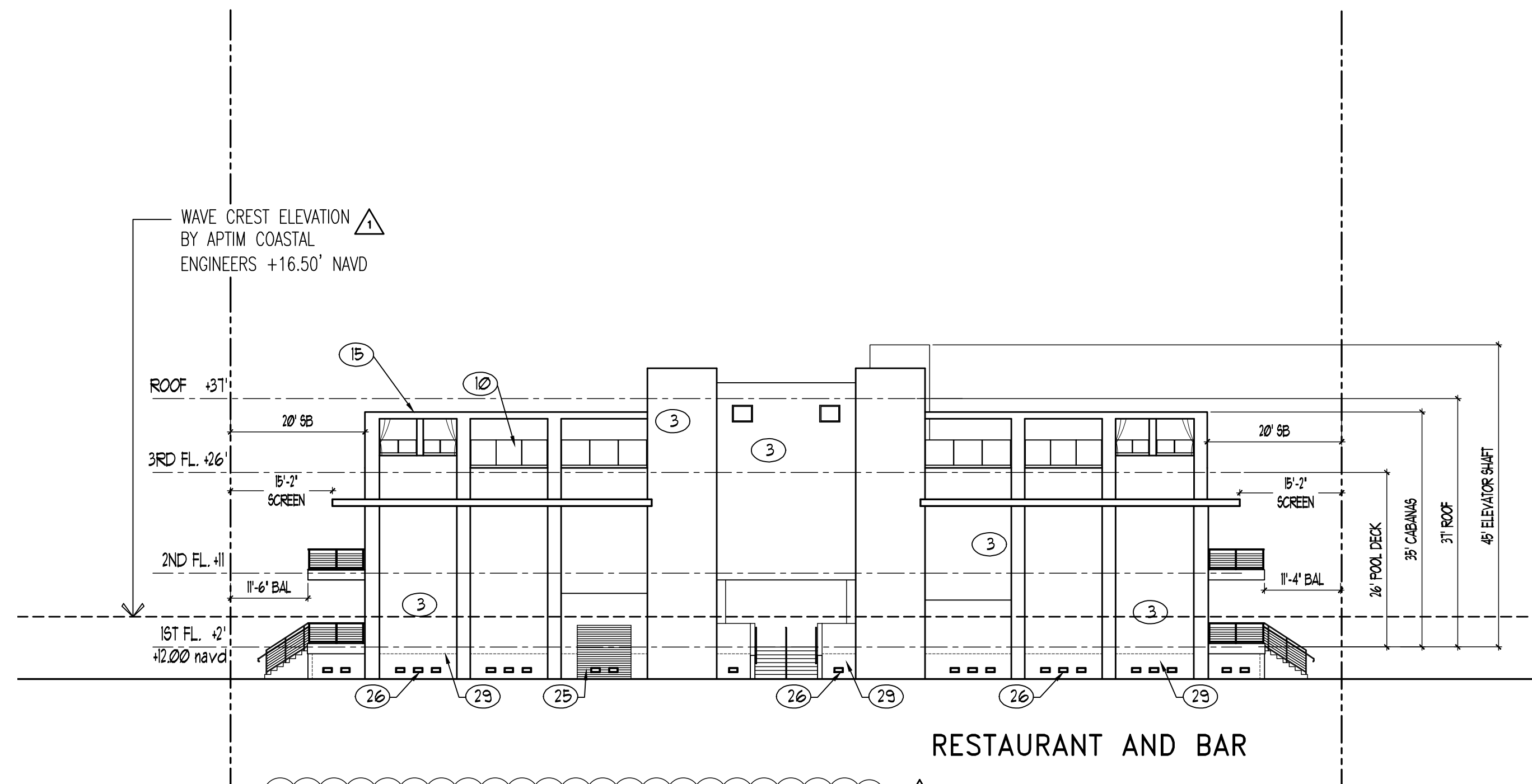


NORTH

1 ROOF PLAN

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

1. TURTLE FRIENDLY IMPACT RESISTANT STOREFRONT
2. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
3. SMOOTH STUCCO WALL FINISH
4. WALL IVY ON TEXTURE STUCCO WALL FINISH
5. PRECAST CONCRETE EMBOSSED PANEL
6. 1" WIDE VERTICAL/ HORIZONTAL STUCCO SCORING
7. 42" HIGH MIN. POWDER COATED GLASS AND ALUMINUM GUARD RAILING
8. 42" HIGH MIN. POWDER COATED ALUMINUM PICKET GUARD RAIL
9. 42" HIGH MIN. POWDER COATED METAL GUARD RAIL
10. 48" HIGH MIN. FRAMELESS IMPACT RESISTANT GLASS WIND SCREEN
11. POWDER COATED ALUMINUM REVERSE CHANNEL LETTER BACK LIT SIGN
12. POWDER COATED VERTICAL METAL SLAT SCREEN
13. CONCRETE COLUMN
14. POWDER COATED GALVANIZED STEEL COLUMN
15. CONCRETE COLUMNS WITH POWDER COATED GALVANIZED METAL TRELLIS
16. APPROVED MECHANICAL EQUIPMENT SCREEN
17. FIN MOUNTED METAL SIGN
18. TURTLE FRIENDLY IMPACT RESISTANT WINDOWS AND SLIDING DOORS
19. TURTLE FRIENDLY IMPACT RESISTANT GLASS AND METAL SECTIONAL RAIL AND STILE DOOR
20. TURTLE FRIENDLY IMPACT RESISTANT FOLDING GLASS DOORS
21. POWDER COATED GALVANIZED ROLL UP GRILLE GATE (FOR FLOOD WATER PASS THRU').
22. EXTERIOR TURTLE LIGHTING
23. LANDSCAPE BERM
24. APPROVED BALCONY DIVIDERS
25. POWDER COATED GALVANIZED METAL ROLL UP DOOR
26. FLOOD VENTS
27. POWDER COATED GALVANIZED METAL GATE
28. IMPACT RESISTANT POWDER COATED METAL ROLL UP DOOR
29. BREAKAWAY WALL AREA
30. EFIS FRAMING



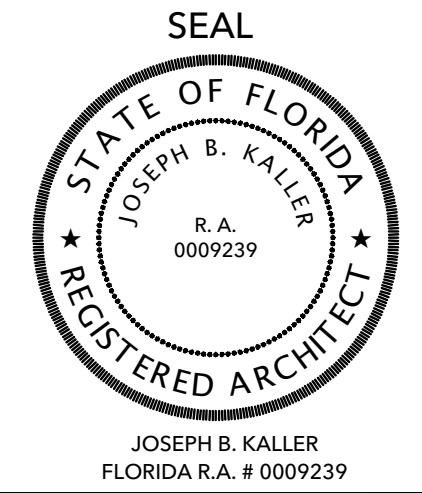
NOTE:
WALL NET VENT OPENINGS OF 1 S.I. PER 1 SF.
ARE TO BE PROVIDED.

1 WEST ELEVATIONS



AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

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OBJECT TITLE

MIXED USE

2007 & 2115 N. OCEAN DR. 309, 333 & 341 OKLAHOMA ST.
2012 S. SURF RD. 320 & 324 MCKINLEY ST.
320, 322, 324 & 326 NEBRASKA ST.
HOLLYWOOD FL 33019

HEET TITLE
ELEVATIONS
SITE 1 AND 3

[illegible]

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PROJECT No.: 22107
DATE: 2-27-23
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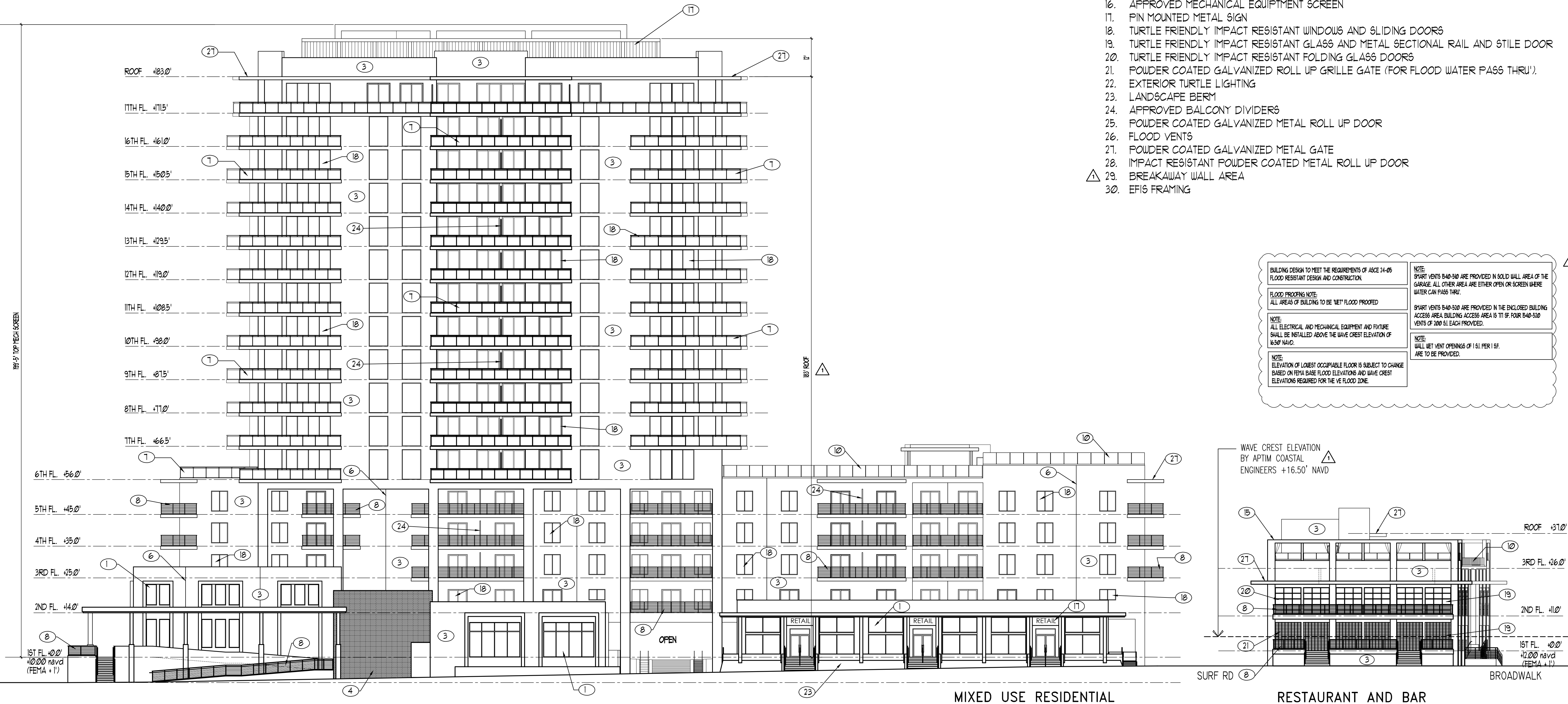
SHEET

A-21

SHEET 22 OF 36

NOTE:
PROPERTY LINES ARE NOT SHOWN ON
THE NORTH AND SOUTH ELEVATION
DRAWINGS BECAUSE THE LINES ARE
NOT PERPENDICULAR TO THE R.O.W.
AND THEREFORE CANNOT BE
ACURATELY REPRESENTED IN THE
ILLUSTRATION.

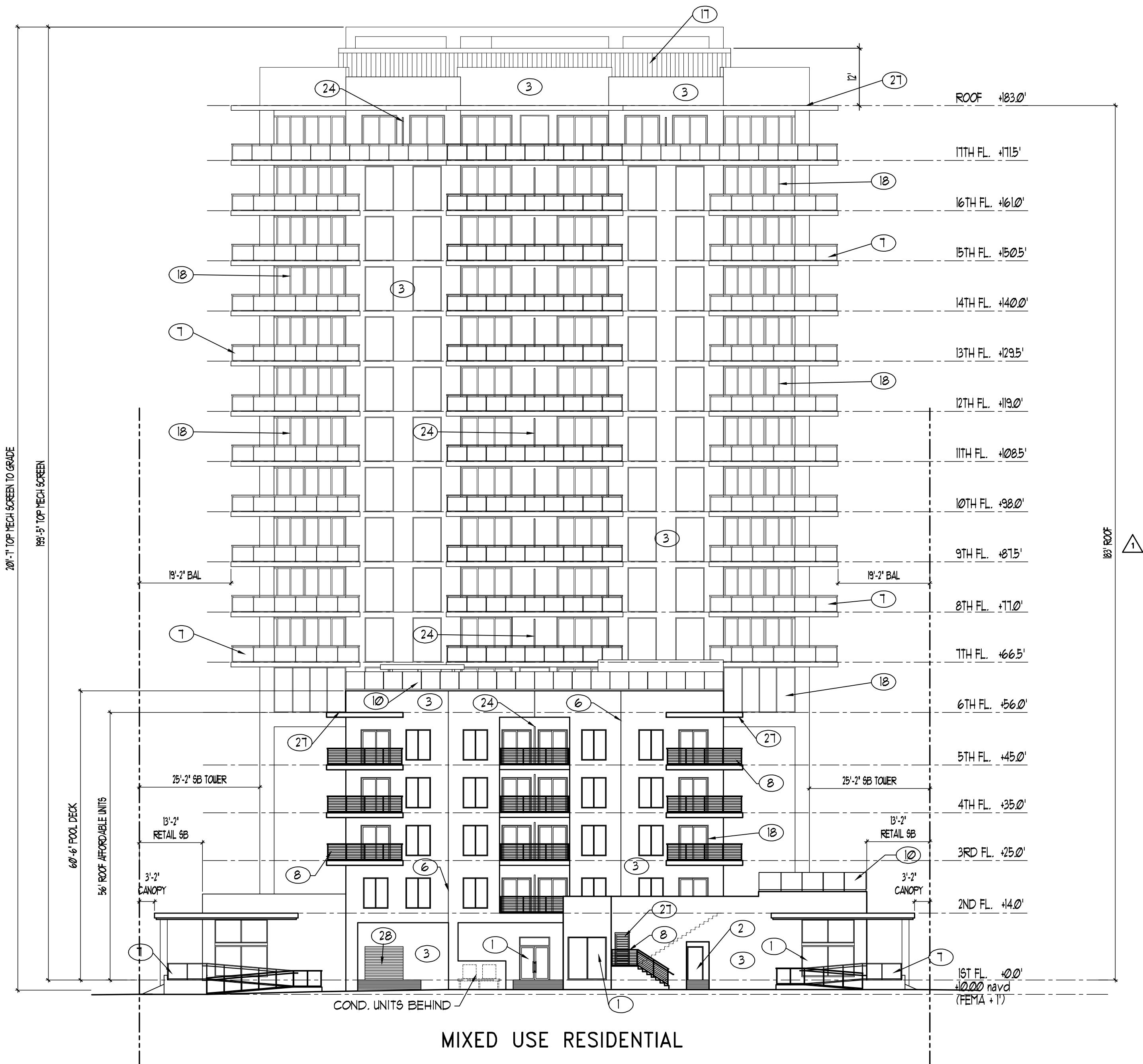
1. TURTLE FRIENDLY IMPACT RESISTANT STOREFRONT
2. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
3. SMOOTH STUCCO WALL FINISH
4. WALL IVY ON TEXTURE STUCCO WALL FINISH
5. PRECAST CONCRETE EMBOSSED PANEL
6. 1' WIDE VERTICAL/ HORIZONTAL STUCCO SCORING
7. 42" HIGH MIN. POWDER COATED GLASS AND ALUMINUM GUARD RAILING
8. 42" HIGH MIN. POWDER COATED ALUMINUM PICKET GUARD RAIL
9. 42" HIGH MIN. POWDER COATED METAL GUARD RAIL
10. 48" HIGH MIN. FRAMELESS IMPACT RESISTANT GLASS WIND SCREEN
11. POWDER COATED ALUMINUM REVERSE CHANNEL LETTER BACK LIT SIGN
12. POWDER COATED VERTICAL METAL SLAT SCREEN
13. CONCRETE COLUMN
14. POWDER COATED GALVANIZED STEEL COLUMN
15. CONCRETE COLUMNS WITH POWDER COATED GALVANIZED METAL TRELLIS
16. APPROVED MECHANICAL EQUIPMENT SCREEN
17. FIN MOUNTED METAL SIGN
18. TURTLE FRIENDLY IMPACT RESISTANT WINDOWS AND SLIDING DOORS
19. TURTLE FRIENDLY IMPACT RESISTANT GLASS AND METAL SECTIONAL RAIL AND STILE DOOR
20. TURTLE FRIENDLY IMPACT RESISTANT FOLDING GLASS DOORS
21. POWDER COATED GALVANIZED ROLL UP GRILLE GATE (FOR FLOOD WATER PASS THRU)
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27. POWDER COATED GALVANIZED METAL GATE
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29. BREAKAWAY WALL AREA
30. EFIS FRAMING



OKLAHOMA ST

1 SOUTH ELEVATION

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

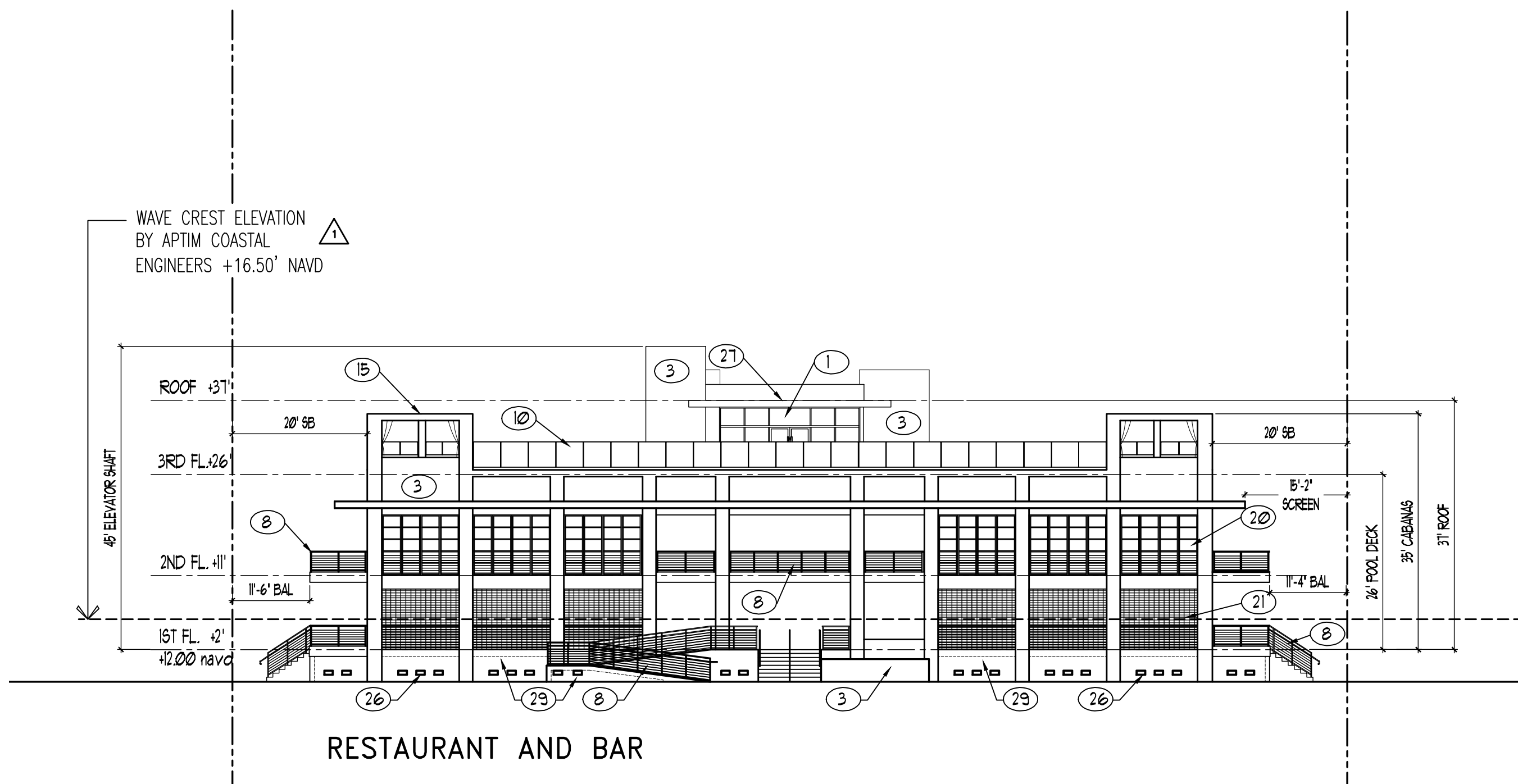


MIXED USE RESIDENTIAL

N. SURF ROAD

NOTE:
PROPERTY LINES ARE NOT SHOWN ON
THE NORTH AND SOUTH ELEVATION
DRAWINGS BECAUSE THE LINES ARE
NOT PERPENDICULAR TO THE ROW.
AND THEREFORE CANNOT BE
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ILLUSTRATION.

1. TURTLE FRIENDLY IMPACT RESISTANT STOREFRONT
2. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
3. SMOOTH STUCCO WALL FINISH
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30. EFIS FRAMING



RESTAURANT AND BAR

BROADWALK

BUILDING DESIGN TO MEET THE REQUIREMENTS OF ASCE 24-05
FLOOD RESISTANT DESIGN AND CONSTRUCTION.

FLOOD PROOFING NOTE:
ALL AREAS OF BUILDING TO BE "NET" FLOOD PROOFED

NOTE:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND FIXTURE
SHALL BE INSTALLED ABOVE THE WAVE CREST ELEVATION OF
16.50' NAVD.

NOTE:
ELEVATION OF LOWEST OCCUPABLE FLOOR IS SUBJECT TO CHANGE
BASED ON FEMA BASE FLOOD ELEVATIONS AND WAVE CREST
ELEVATIONS REQUIRED FOR THE VE FLOOD ZONE.

NOTE:
SHIRT VENTS 840-540 ARE PROVIDED IN SOLID WALL AREA OF THE
GARAGE. ALL OTHER AREA ARE EITHER OPEN OR SCREEN WHERE
WATER CAN PASS THRU.

NOTE:
SHIRT VENTS 840-510 ARE PROVIDED IN THE ENCLOSED BUILDING
ACCESS AREA. BUILDING ACCESS AREA IS 11' 5\"/>

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

KA

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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

OM RESIDENTIAL
MIXED USE

2007 & 2115 N. OCEAN DR. 309, 333 & 341 OKLAHOMA ST.
2012 S. SURF RD. 320 & 324 MCKINLEY ST.
320, 322, 324 & 326 NEBRASKA ST.
HOLLYWOOD FL 33019

SHEET TITLE

ELEVATIONS
SITE 1 AND 3

REVISIONS

No.	DATE	DESCRIPTION
1	10-2-23	PRELIM TAC
2	4-2-24	FINAL TAC

PROJECT No.: 22107
DATE: 2-27-23
DRAWN BY: TMS
CHECKED BY: JBK

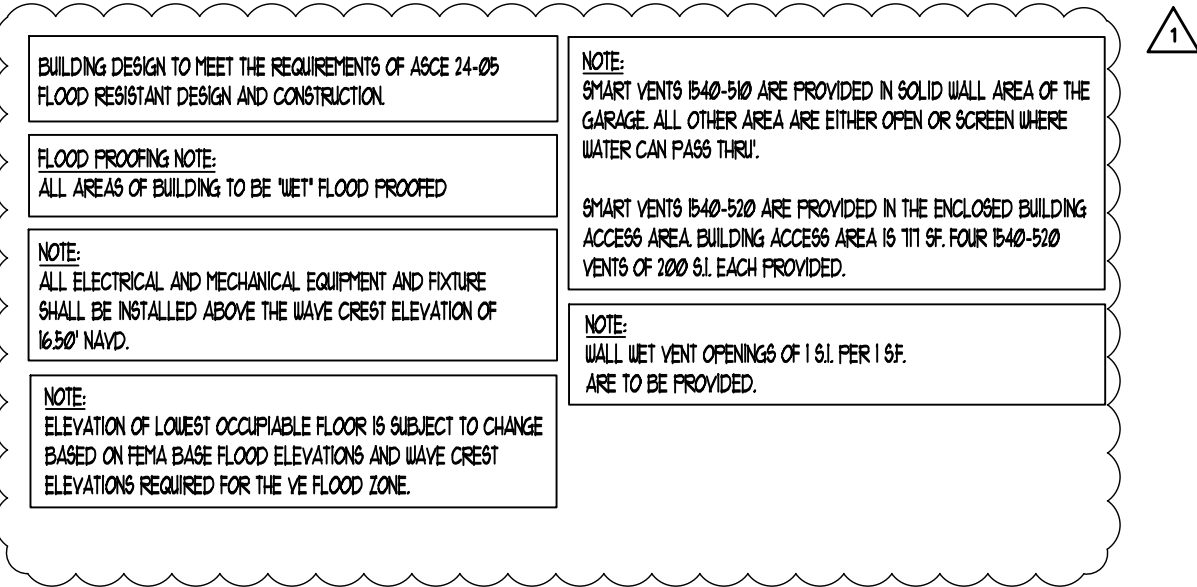
SHEET

A-22

SHEET 23 OF 36

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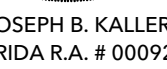
1 NORTH ELEVATIONS





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MIXED USE
H DR. 309. 33

2012 S. SURF RD. 320 & 324 MCKINLEY ST.

2 326 NEBRASKA ST.
HOLLYWOOD FL 33019

PROJECT TITLE

SHEET TITLE

SITE 2 - GARAGE/ RETAIL

[illegible]

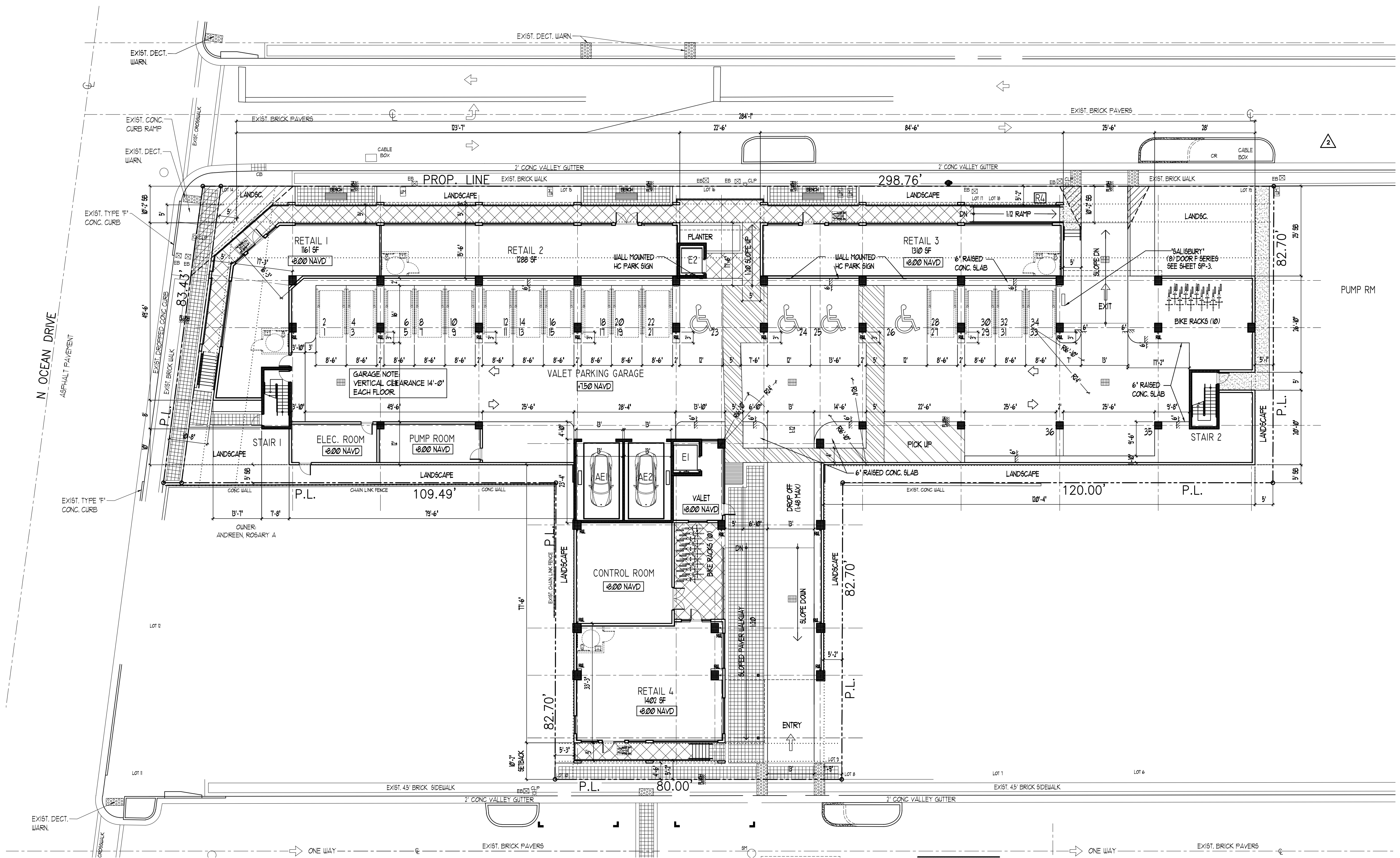
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DATE: 2-27-23
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HEET

A-24

SHEET 25 OF 36



PLAN LEGEND

-  CONCRETE PAVERS TO MATCH EXISTING
-  EXTERIOR TILE AREA
-  EXTERIOR PAVEMENT AREA
-  PAVEMENT STRIPING
-  NEW CONCRETE WALKWAY
-  HC CURB RAMP
-  DETECTABLE WARNING
-  LINE OF ROOF/ CANOPY OR BALCONY ABOVE

NOTE:
COMMERCIAL USES SHALL BE REQUIRED ALONG ALL FRONTAGES ON THE BROADWALK AND AIA. COMMERCIAL USES SHALL PROVIDE A PERMANENT SIX FOOT CONTINUOUS AWNING, CANOPY, EYEBROW OR BALCONY.

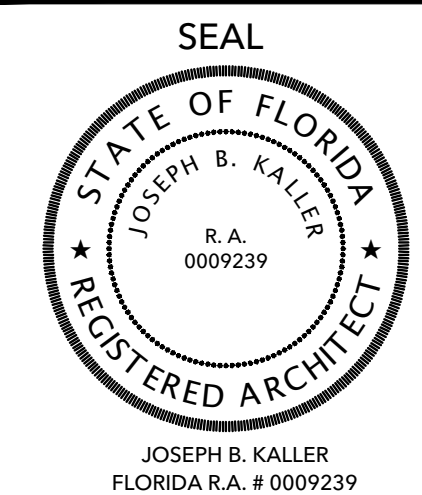


1 FIRST FLOOR PLAN

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



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 HOLLYWOOD FL 33019

HEET TITLE

SECOND FLOOR PLAN

SITE 2

[illegible]

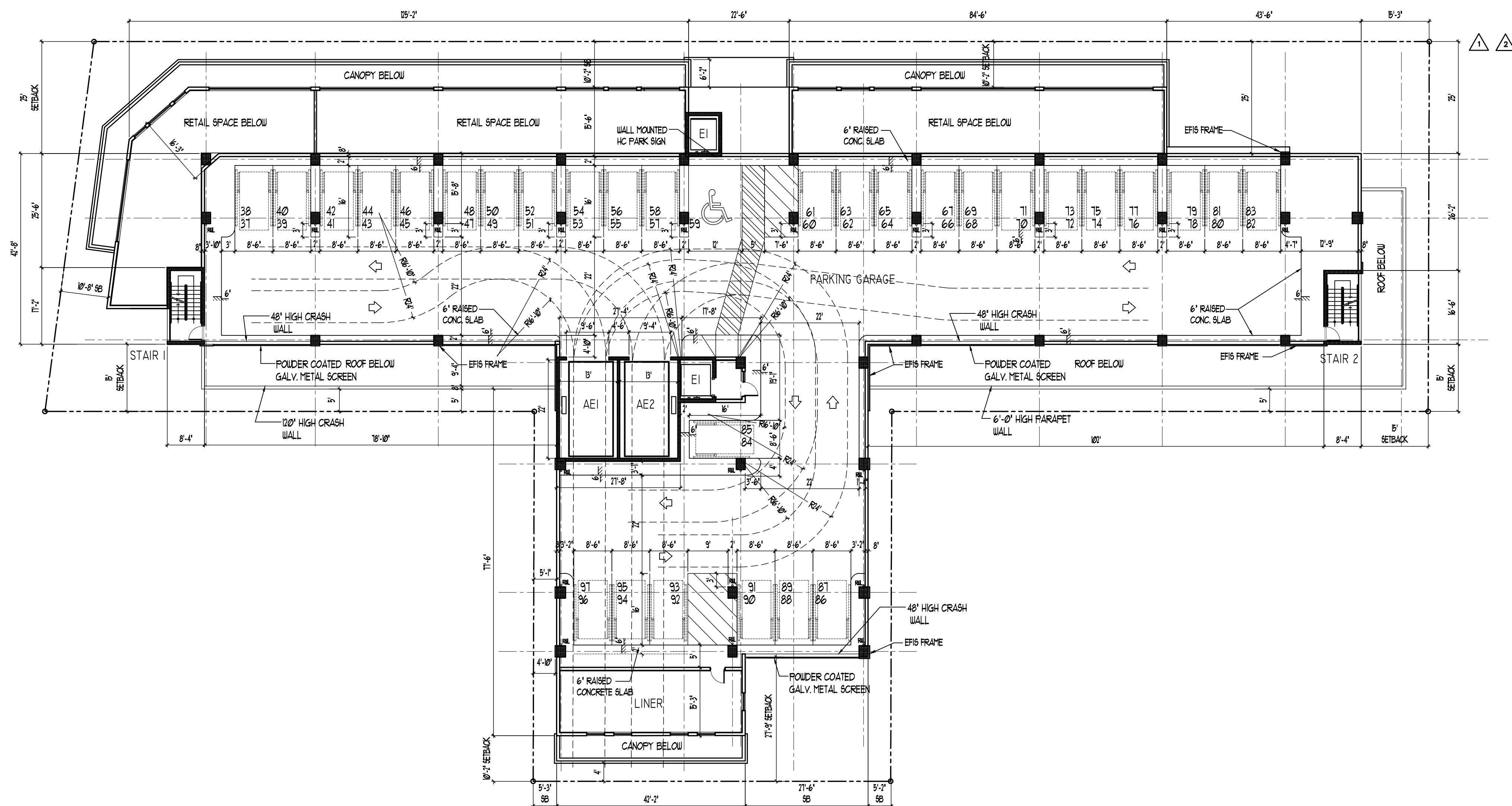
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DATE: 2-27-23
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SHEET

A-25

SHEET 26 OF 36



1 SECOND FLOOR PLAN



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MIXED USE

307 & 2115 N. OCEAN DR. 309, 333 & 341 OKLAHOMA ST.
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320, 322, 324 & 326 NEBRASKA ST.
HOLLYWOOD FL 33019

SHEET TITLE

THIRD FLOOR PLAN
SITE 2

[illegible]

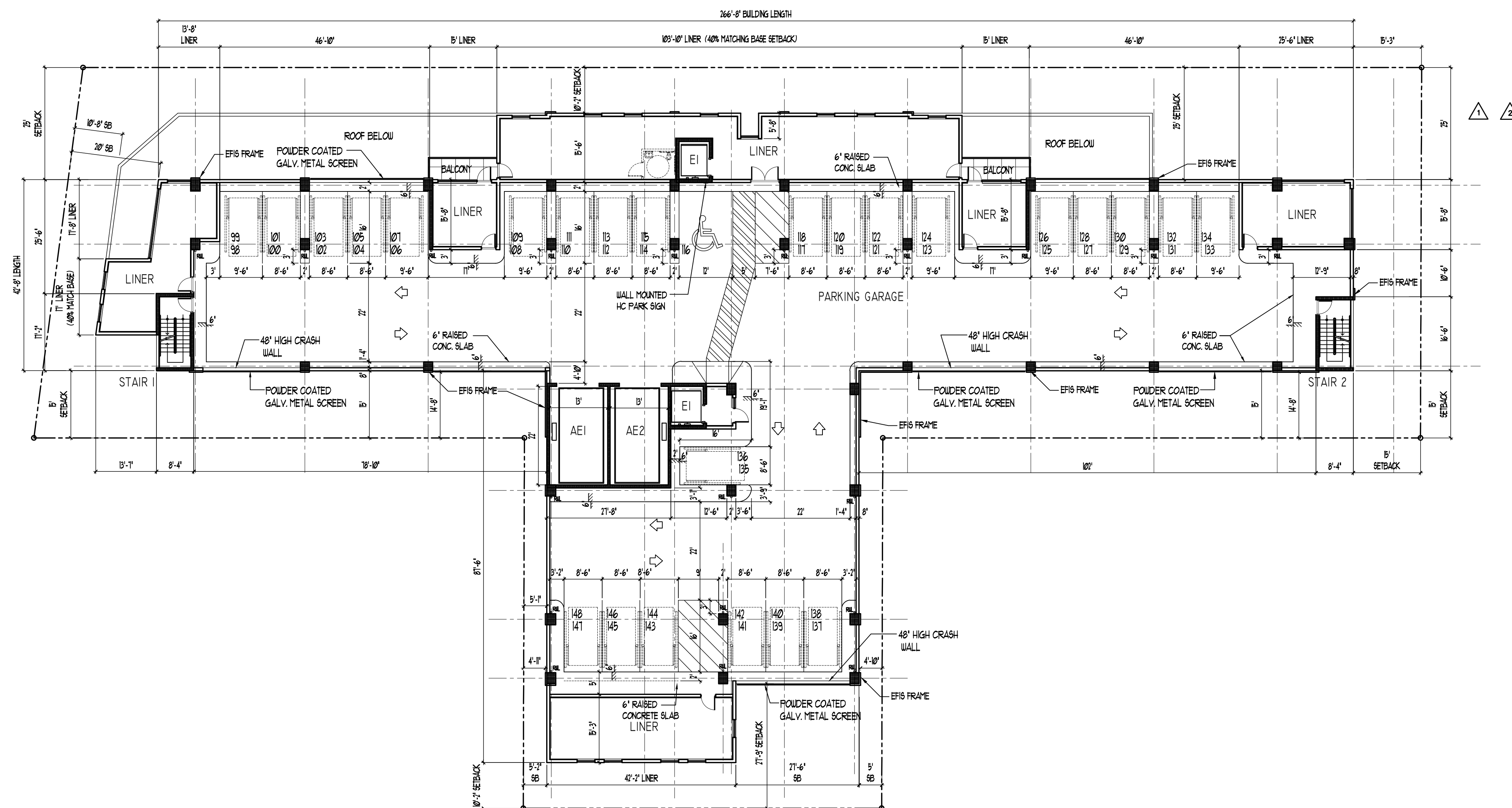
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SHEET

A-26

SHEET 27 OF 36



1 THIRD FLOOR PLAN



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HOLLYWOOD FL 33019

PROJECT TITLE

SHEET TITLE
 FOURTH FLOOR PLAN
 SITE 2

[illegible]

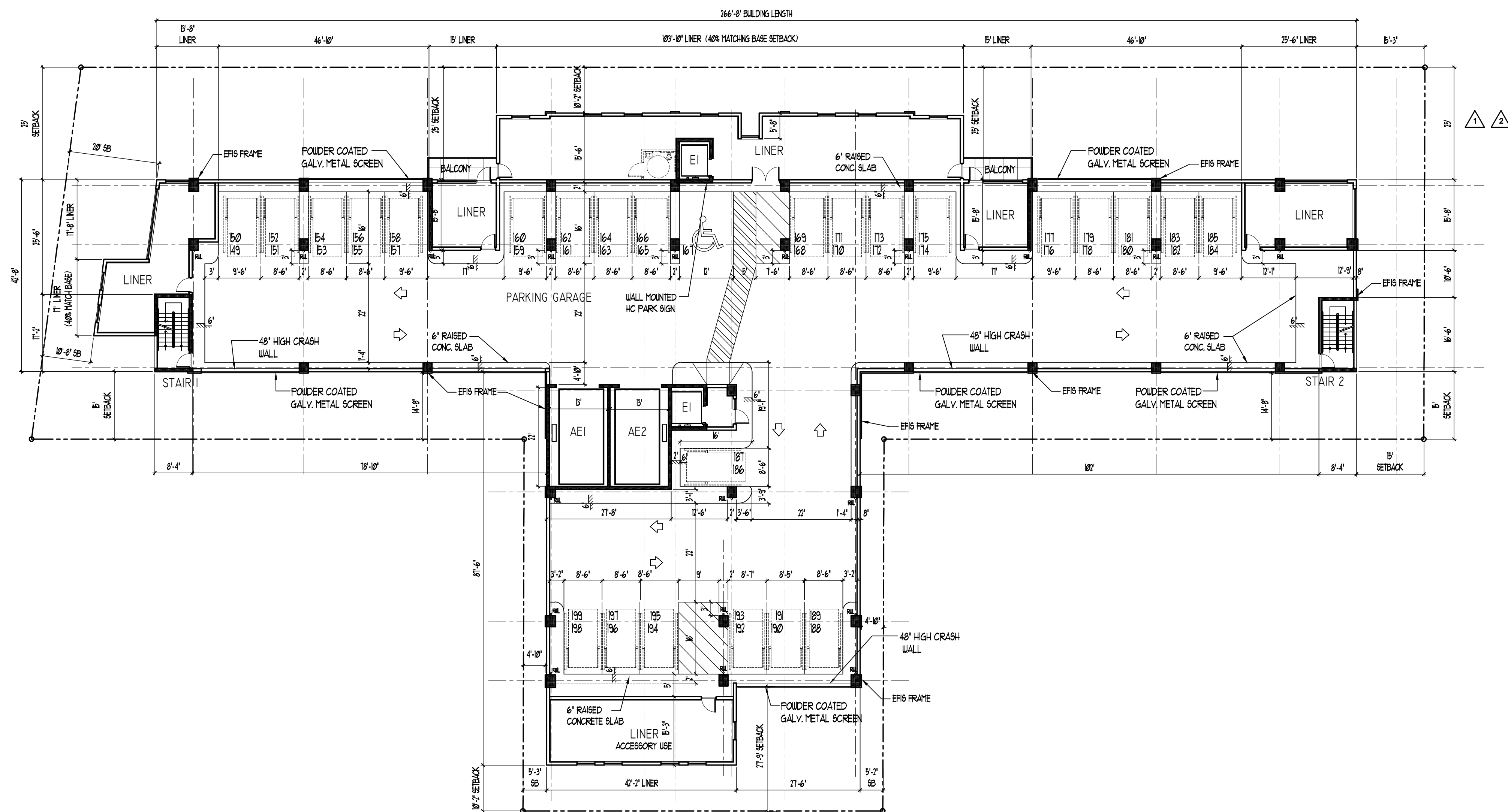
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DATE: 2-27-23
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SHEET

A-27

SHEET 28 OF 36



1 FOURTH FLOOR PLAN

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



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PROJECT TITLE

MIXED USE

3007 & 2115 N. OCEAN DR. 309, 333 & 341 OKLAHOMA ST.
2012 S. SURF RD. 320 & 324 MCKINLEY ST.
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HOLLYWOOD FL 33019

HEET TITLE
FIFTH FLOOR PLAN
SITE 2

[illegible]

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DATE: 2-27-23
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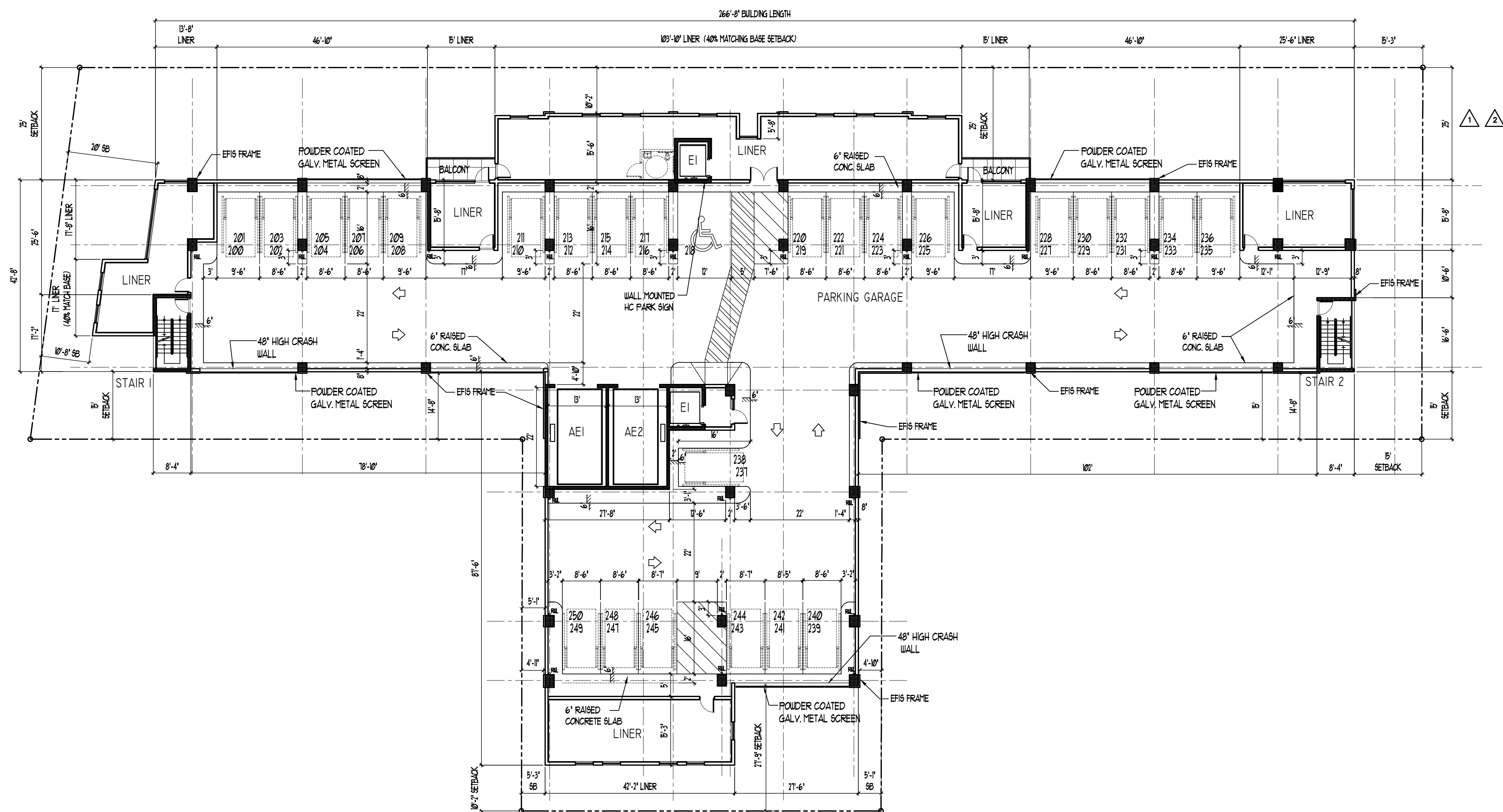
SHEET

A-28

SHEET 29 OF 36



1 FIFTH FLOOR PLAN





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OBJECT TITLE

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MIXED USE

2007 & 2115 N. OCEAN DR. 309, 333 & 341 OKLAHOMA ST.
2012 S. SURF RD. 320 & 324 MCKINLEY ST.
320, 322, 324 & 326 NEBRASKA ST.
HOLLYWOOD FL 33019

PROJECT TITLE

HEET TITLE

SIXTH FLOOR PLAN

SITE 2

SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

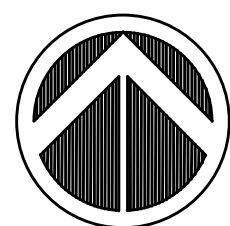
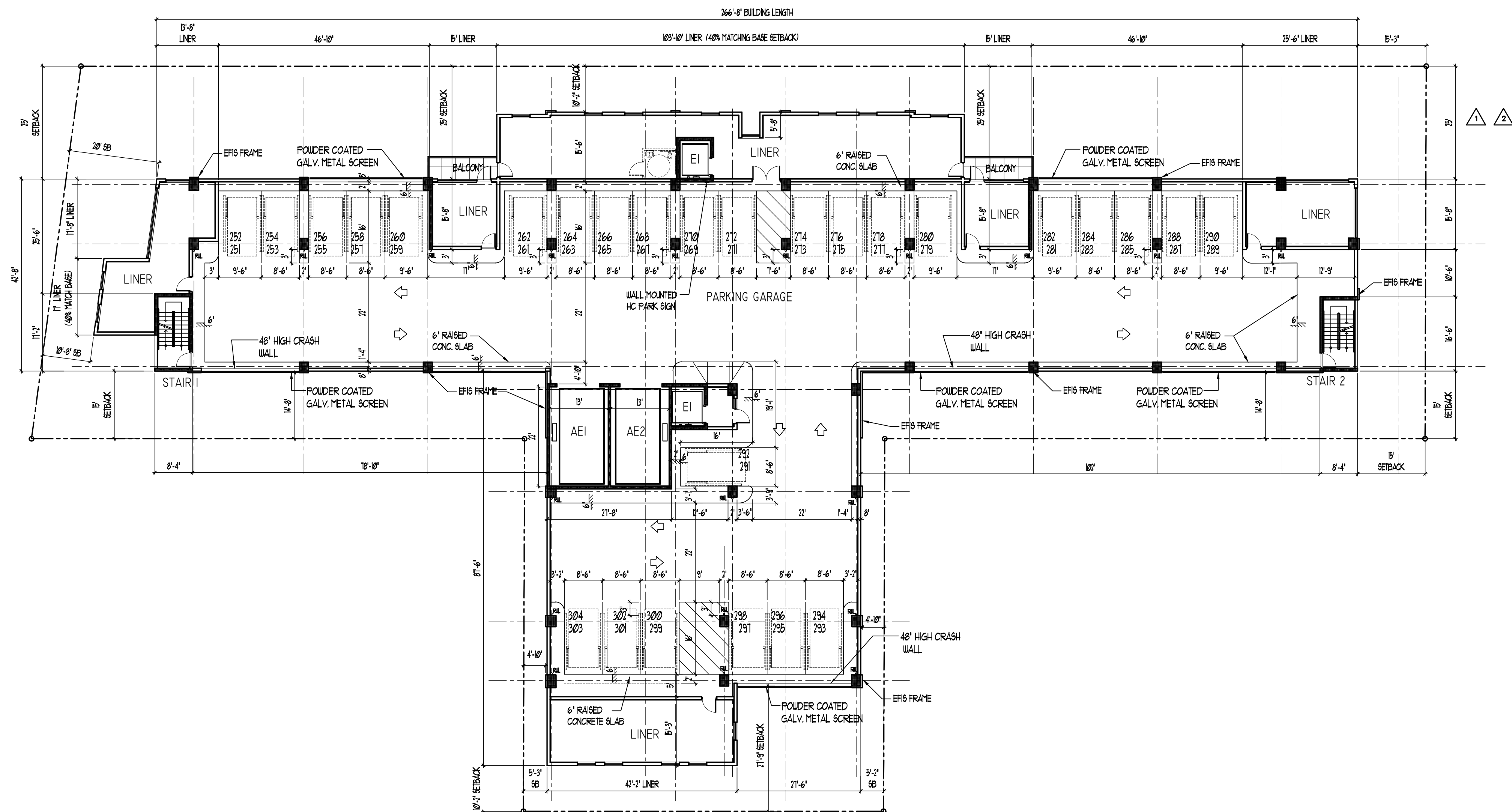
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SHEET

A-29

SHEET 30 OF 36



NORTH

1 SIXTH FLOOR PLAN

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



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OBJECT TITLE

	MIXED USE
2007 & 2115 N. OCEAN DR.	309, 333 & 341 OKLAHOMA ST.
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PROJECT TITLE

SHEET TITLE
SEVENTH FLOOR PLAN
SITE 2

SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

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SHEET

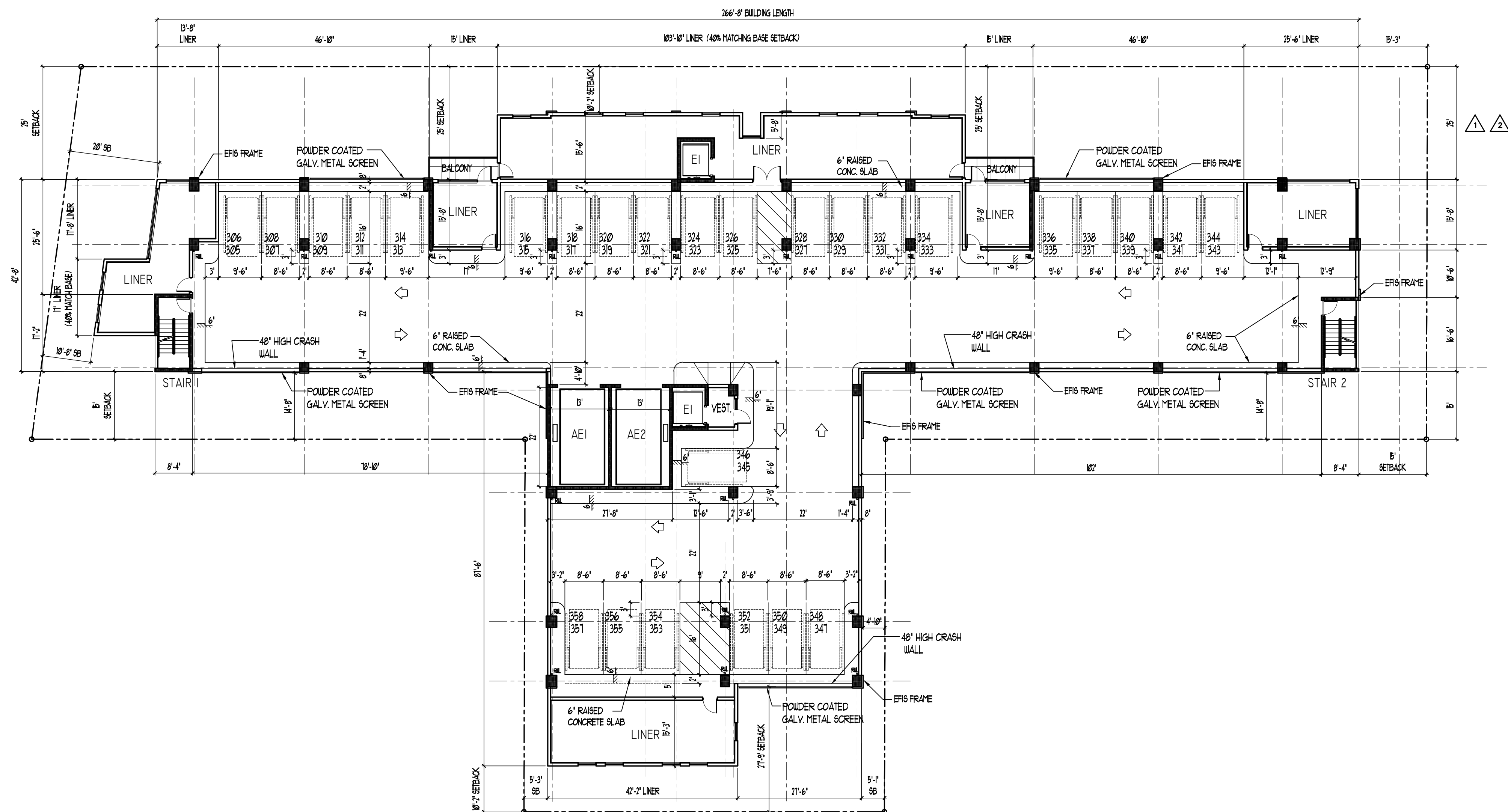
A-30

SHEET 31 OF 36



1 SEVENTH FLOOR PLAN

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





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REVISIONS		
No.	DATE	DESCRIPTION

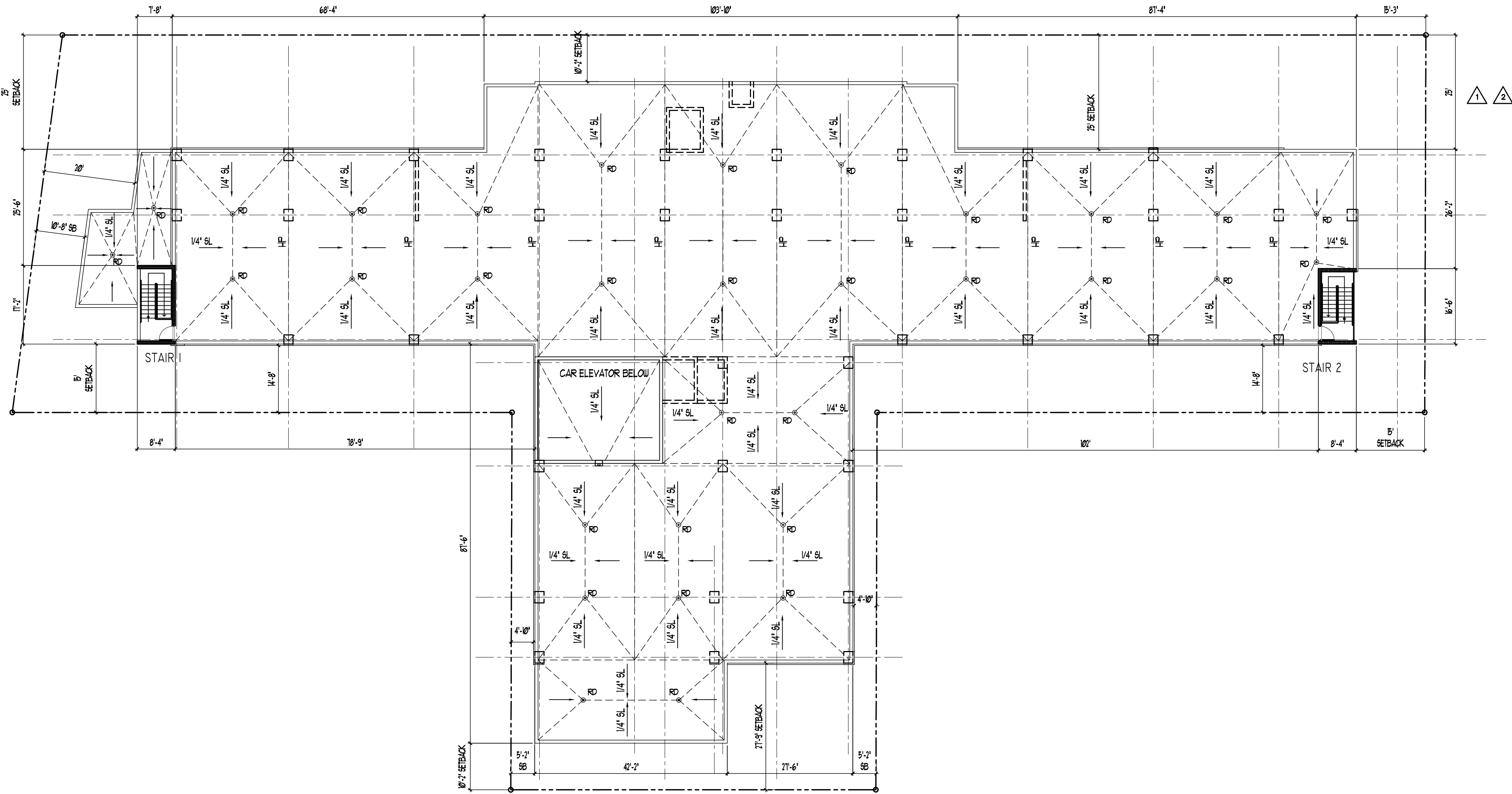
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SHEET 32 OF 36



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





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PROJECT TITLE

UPPER ROOF PLAN
SITE 2

[illegible]

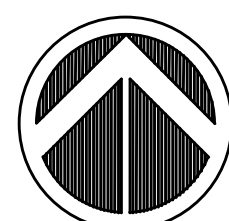
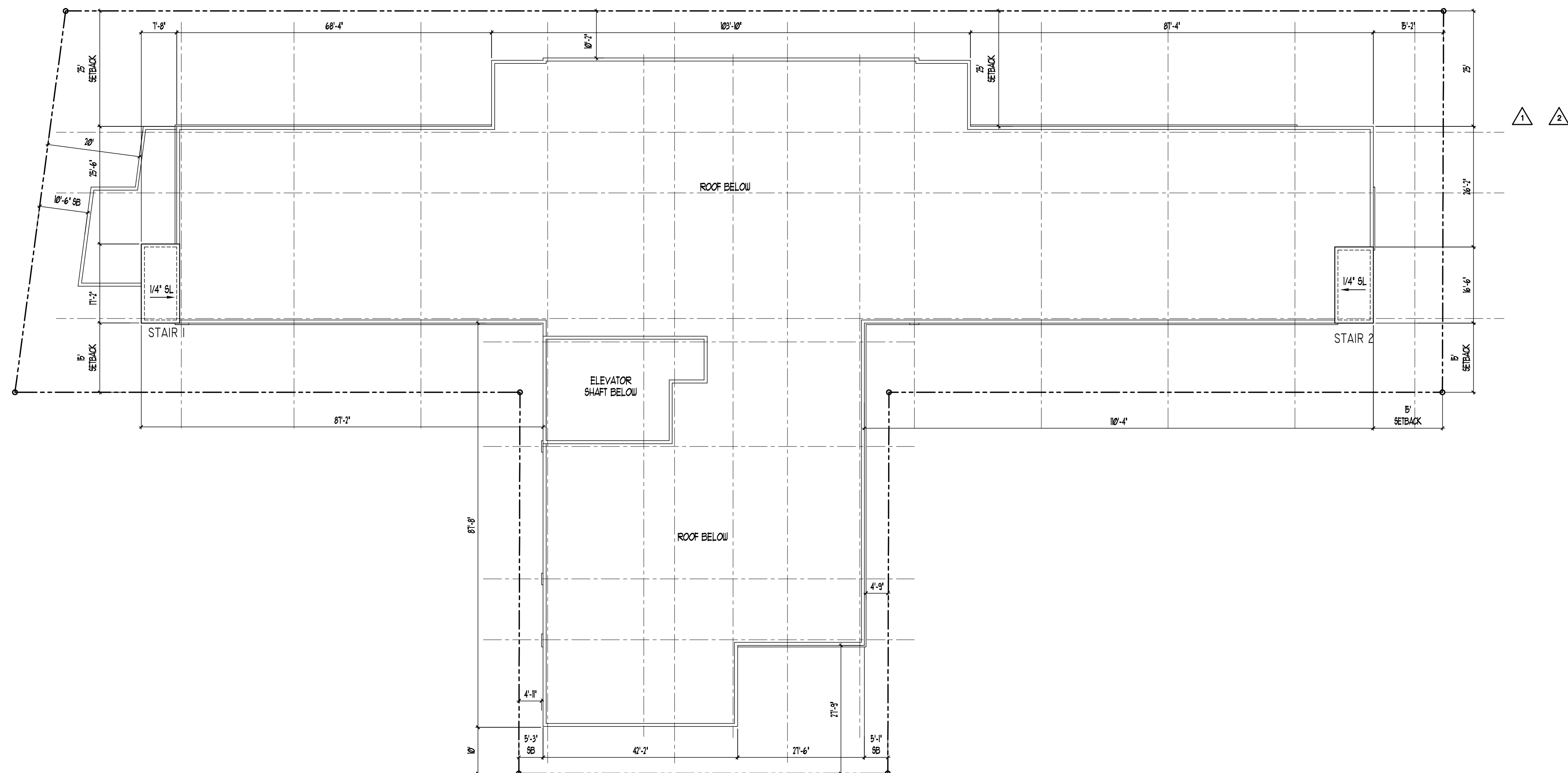
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SHEET

A-32

SHEET 32 OF 36



NORTH

1 UPPER ROOF PLAN

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

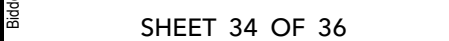


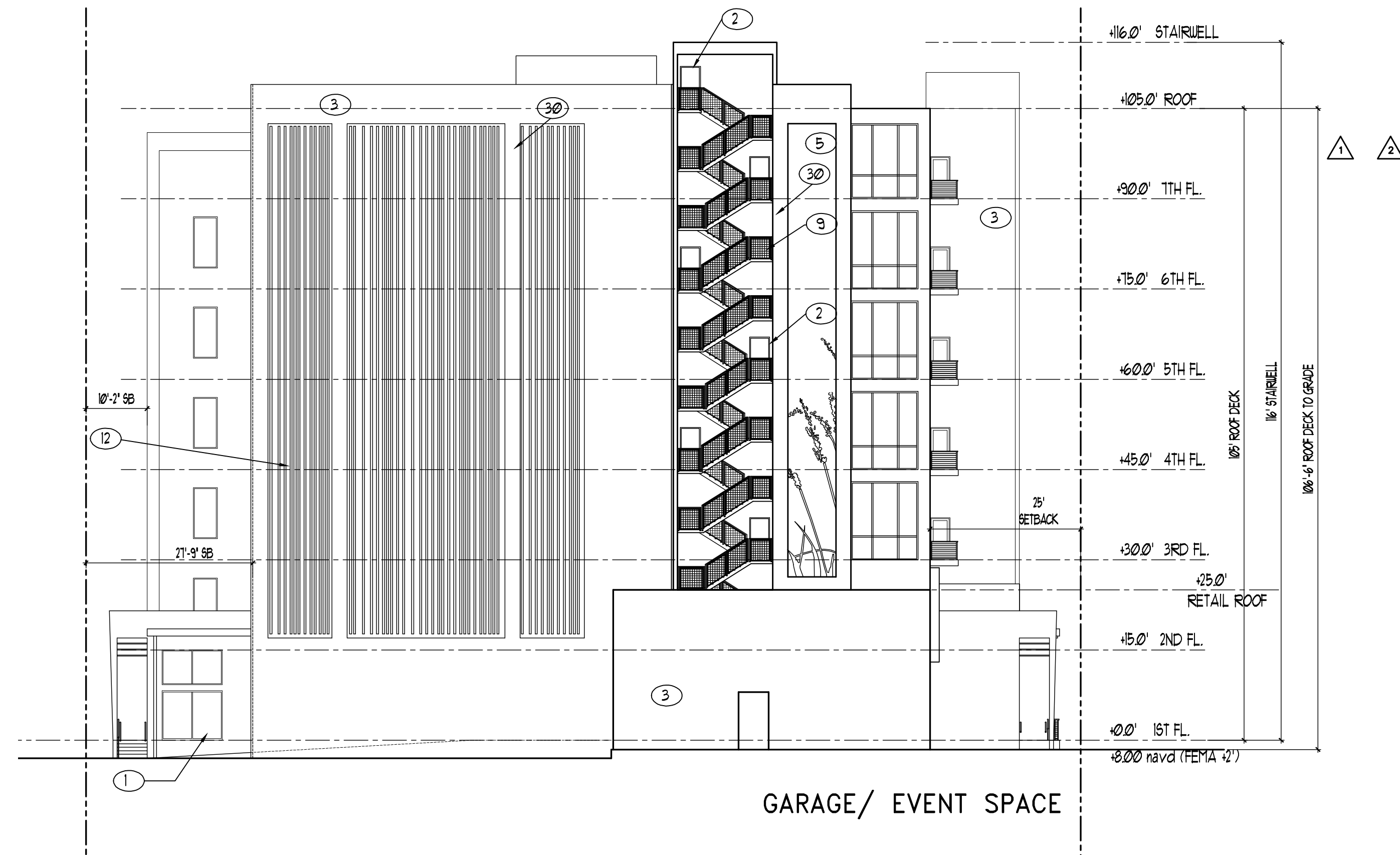
- 1

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



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





1. TURTLE FRIENDLY IMPACT RESISTANT STOREFRONT
2. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
3. SMOOTH STUCCO WALL FINISH
4. WALL IVY ON TEXTURE STUCCO WALL FINISH
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7. 42" HIGH MIN. POWDER COATED GLASS AND ALUMINUM GUARD RAILING
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16. APPROVED MECHANICAL EQUIPMENT SCREEN
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28. IMPACT RESISTANT POWDER COATED METAL ROLL UP DOOR
29. BREAKAWAY WALL AREA
30. EFIS FRAMING

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

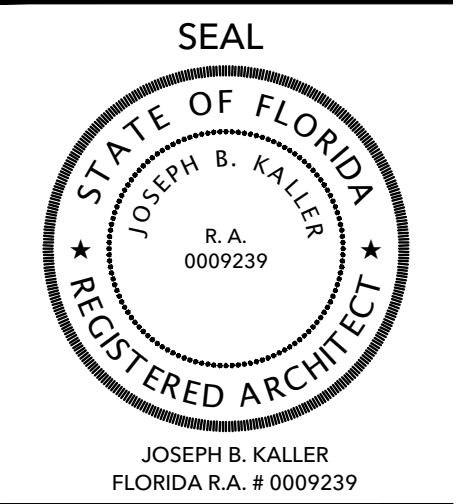


NEBRASKA ST.

2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



KallerArchitecture
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954.920.5746
joseph@kallerarchitects.com
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PROJECT TITLE
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MIXED USE
2007 & 2115 N. OCEAN DR. 309, 333 & 341 OKLAHOMA ST.
2012 S. SURF RD. 320 & 324 MCINLEY ST.
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HOLLYWOOD FL 33019

SHEET TITLE
ELEVATIONS
SITE 2

REVISIONS		
No.	DATE	DESCRIPTION
1	10-2-23	PRELIM TAC
2	4-2-24	FINAL TAC
3		
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SHEET

A-34

SHEET 35 OF 36



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SHEET TITLE

CONTEXTUAL STREET
ELEVATIONS

[illegible]

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SHEET

A-35

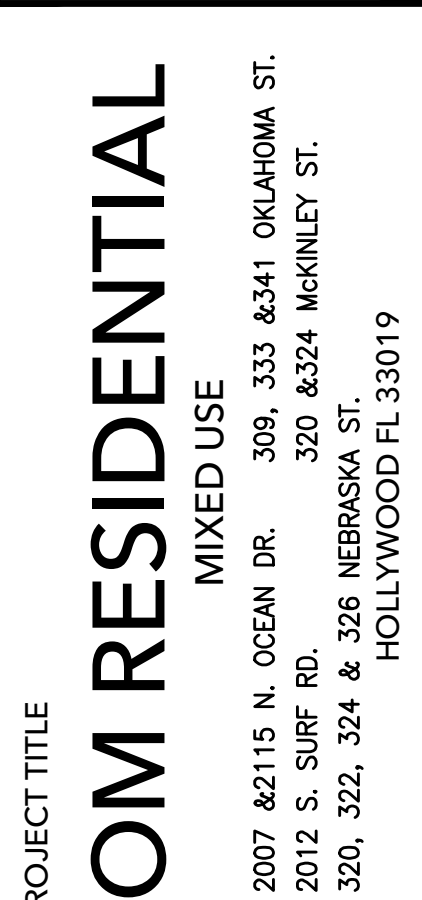
SHEET 36 OF 36



1 CONTEXTUAL STREET ELEVATIONS



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PROJECT TITLE

CONTEXTUAL STREET ELEVATIONS

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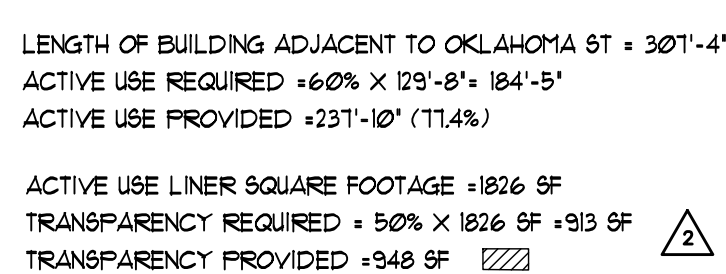
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CHECKED BY: JBK

SHEET

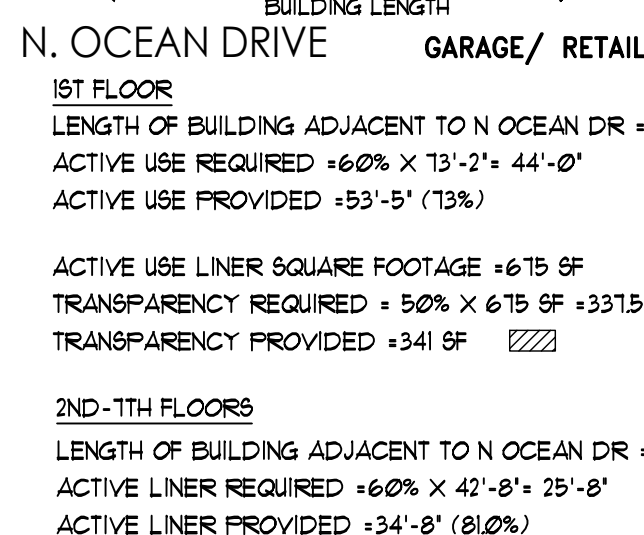
A-36

SHEET 36 OF 36



LENGTH OF BUILDING ADJACENT TO OKLAHOMA ST = 60'-0"
ACTIVE USE REQUIRED = 60% X 60'-0" = 36'-0"
ACTIVE USE PROVIDED = 60'-0" (100%)

ACTIVE USE LINER SQUARE FOOTAGE = 600 SF
TRANSPARENCY REQUIRED = 50% X 600 SF = 300 SF
TRANSPARENCY PROVIDED = 444 SF 



MIXED USE RESIDENTIAL

1ST FLOOR

LENGTH OF BUILDING ADJACENT TO N OCEAN DR = 129'-8"

ACTIVE USE REQUIRED = 60% X 129'-8" = 77'-10"

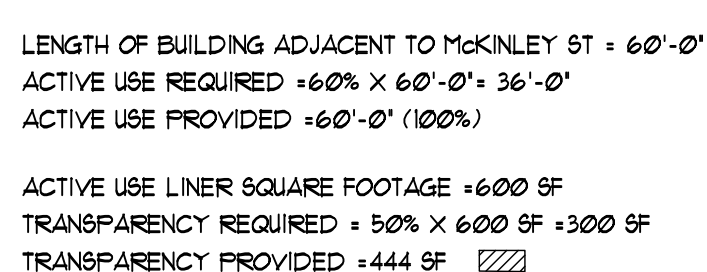
ACTIVE USE PROVIDED = 120'-4" (92.1%)

ACTIVE USE LINER SQUARE FOOTAGE = 1190 SF

TRANSPARENCY REQUIRED = 50% X 1190 SF = 595 SF

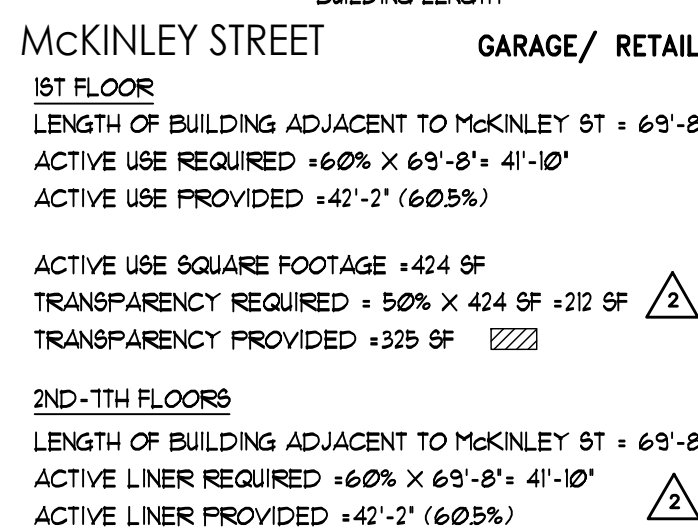
TRANSPARENCY PROVIDED = 598 SF 





LENGTH OF BUILDING ADJACENT TO MCKINLEY ST = 321'-4"
ACTIVE USE REQUIRED = 60% X 321'-4" = 196'-4"
ACTIVE USE PROVIDED = 221'-1" (69%)

ACTIVE USE LINER SQUARE FOOTAGE = 1182 SF
TRANSPARENCY REQUIRED = 50% X 1182 SF = 591 SF
TRANSPARENCY PROVIDED = 1002 SF  



NEBRASKA STREET

1ST FLOOR

LENGTH OF BUILDING ADJACENT TO NEBRASKA ST. = 209'-3"

ACTIVE USE REQUIRED = 60% X 209'-3" = 123'-1"

ACTIVE USE PROVIDED = 235'-9" (81%)

ACTIVE USE SQUARE FOOTAGE = 2075 SF

TRANSPARENCY REQUIRED = 50% X 2075 SF = 1037.5 SF

TRANSPARENCY PROVIDED = 1691 SF

2ND-TTH FLOORS

LENGTH OF BUILDING ADJACENT OT NEBRASKA ST = 266'-8"

ACTIVE LINER REQUIRED = 60% X 266'-8" = 160'-0"

ACTIVE LINER PROVIDED = 175'-8" (66.0%)

2

ACTIVE USE, TRANSPARENCY & ACTIVE LINER

1 & ACT
SCALE: 1" = 30'-0"



