

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 12/30/19

Location Address: 1109 N. FEDERAL HWY, HOLLYWOOD, FL 33020

Lot(s): 8, 9 & 10 LESS THE W. 1/2 Block(s): _____ Subdivision: ST JAMES PARK SOUTH

Folio Number(s): 5142 100.500.40

Zoning Classification: FH-2 Land Use Classification: MEDIUM-HIGH INTENSITY, MIXED USE

Existing Property Use: OFFICE Sq Ft/Number of Units: (3) 1-STORY BLDGS

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): N/A

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

Explanation of Request: N/A

Number of units/rooms: 64 Sq Ft: 58,400

Value of Improvement: \$12,000,000 Estimated Date of Completion: 2021

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

Name of Current Property Owner: OASIS HOLLYWOOD, LLC (EDUARDO JAKUBOWICZ)

Address of Property Owner: 1150 E HALLANDALE BEACH BLVD, Unit 1150A, Hallandale Beach, FL 33009

Telephone: 954-980-3410 Fax: _____ Email Address: edjak6@gmail.com

Name of Consultant/Representative/Tenant (circle one): D.A.C. (CARLOS A. HERNANDEZ)

Address: 25 SE 2ND AVE, Miami, FL 33131 Telephone: 305 377 8850

Fax: _____ Email Address: CARLOS@FONS.MIAMI

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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: x [Signature] Date: 12/30/19

PRINT NAME: EDUARDO JAKUBOWICZ Date: 12/30/19

Signature of Consultant/Representative: [Signature] Date: 12/30/19

PRINT NAME: CARLOS A. HERNANDEZ Date: 12/30/19

Signature of Tenant: N/A Date: _____

PRINT NAME: N/A Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me this 30 day of DEC 19



[Signature]

Notary Public
State of Florida

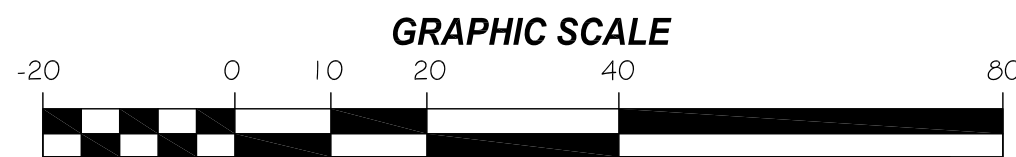
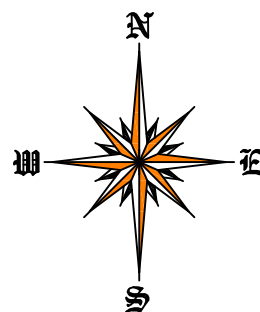
x [Signature]
Signature of Current Owner

x EDUARDO JAKUBOWICZ
Print Name

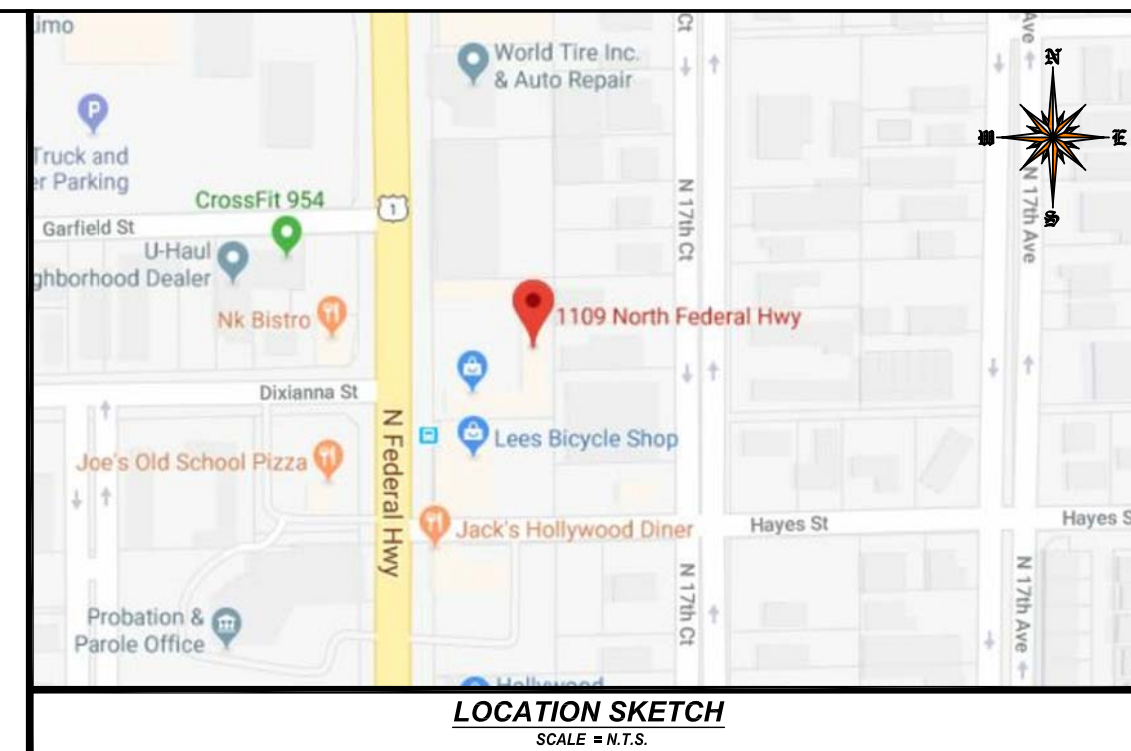
My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

MAP OF BOUNDARY SURVEY

WITH SPOT ELEVATIONS



(IN FEET)
1 INCH = 20 FEET



LEGAL DESCRIPTION:

LOT 8, 9 AND 10, LESS THE WEST 7 FOR ROAD RIGHT OF WAY ST JAMES PARK SOUTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

1109 N. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020

CERTIFICATION:

OASIS JACK, LLC

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE WORDS "SURFACE" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATION.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: N/A
BASE FLOOD ELEVATION: 120113
COMMUNITY: 0569
PANEL: H
SUFFIX: 08/18/2014
DATE OF FIRM: 08/18/2014
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988; N.G.S. BENCHMARK # N 239, @ N DIXIE HWY & TAFT ST; ELEVATION IS 2,817 FEET OF N.A.V.D. OF 1988.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

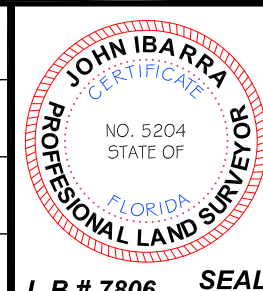
BY: JOHN IBARRA 04/11/2019
(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER).

REVISÉ ON: _____ SPOT SURVEY 04/11/2019

REVISÉ ON: _____

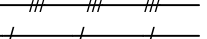
DRAWN BY:	LEYVA
FIELD DATE:	04/11/20
SURVEY NO:	19-0017
SHEET:	1 OF 1



ABBREVIATIONS

A = ARC
A/C = AIR-CONDITIONER PAD
A/E = ANCHOR EASEMENT
A/R = ALUMINUM ROOF
A/S = ALUMINUM SHED
ASPH = ASPHALT
B = BLOCK CORNER
BLDG = BUILDING
B.M. = BENCHMARK
B.C. = BOUNDARY COUNTY RECORDS
B.O. = BASIS OF BEARING
B.S. = BUILDING SETBACK LINE
B.S.C. = CALCULATED
B.C. = CATCH BASIN
C.B.S. = CONCRETE BLOCK WALL
C.C. = CHORD
C.C. = CHORD BEARING
C.H.L. = CHORD LENGTH
CL = CLEAR
C.O. = CLEAN OUT
C.F. = CHAIN LINK FENCE
C.M.E. = CABLE MAINTENANCE EASEMENT
C.N. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S.B. = CONCRETE SLAB
C.W. = CONCRETE WALK
D = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
D = DEGREES
E = ELECTRIC BOX
E.P. = ELECTRIC TRANSFORMER PAD
ELEV = ELEVATION
ENC.R = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I. = FIRE INSULATION PIPE
F.R. = FURNISHED ROOM FURNITURE
F.N.D. = FOUND HOLE & DISK
FT = FEET
F.N.I. = FEDERAL NATIONAL INSURANCE PROGRAM
H = HIGH OR RISE
H.C. = HIGH OR (HIGH) RIGHT
H.E. = HIGH OR (HIGH) EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
I.E. = IRON FENCE AND EGRESS EASEMENT
INV. = INVERT
I.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LIGHT MAINTENANCE EASEMENT
L = LINES
M = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MANN DAVID COUNTY RECORDS
M. = MAINTENANCE EASEMENT
M. = MANHOLE
N.A.P. = NORTH A PART OF
N.D. = NORTH DAKOTA
N.T.S. = NOT TO SCALE
N.A. = NOT AVAILABLE
N. = NUMBER
O.S. = OFFSET
O.H. = OVERHEAD
O.U. = OVERHEAD UTILITY LINES
O.R. = OFFICIAL RECORDS BOOK
O.V.H. = OFFICIAL RECORDS PAGE
O.H. = OVERTURN POINT
P. = PLANTER
P.C. = PLANT
P.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.C. = POINT OF TANGENCY
P.C. = POINT OF COMMENCEMENT
P.O. = POINT OF BEGINNING
P.C. = POINT OF BEGINNING CURVATURE
P.W.Y. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.S. = PROFESSIONAL LAND SURVEYOR
P. = POWER POLE
P. = POOL PUMP SLAB
P. = PUBLIC UTILITY EASEMENT
R. = RAIL ROAD
R. = RESIDENCE
R.W. = RIGHT-OF-WAY
R.S. = RADIUS OF RADIAL
R. = RANGE
R.O.E. = RIGHT OF OVERHANG EASEMENT
S.E. = SECTION
S. = STORY
SWK. = SIDEWALK
S.W.P. = S.W. PIPE
S. = SOUTH
S.P. = SCREENED PORCH
S.V. = SEWER VALVE
S. = SECTIONS
T. = TANGENT
T.B. = TELEPHONE BOOTH
T.B.M. = TRAVERSEARY BENCHMARK
T.E. = TECHNOLOGY UTILITY EASEMENT
T.S.P. = TELEGRAPH SIGNAL BOLE
T.S.P. = TELEGRAPH SIGNAL POLE
T. = TOWNSHIP
U. = UTILITY
U.E. = UTILITY EASEMENT
U. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
M. = MONUMENT LINE
E. = CENTER LINE

LEGEND


 = OVERHEAD UTILITY LINES
 = CONCRETE BLOCK WALL
 = CHAIN LINK FENCE
 = IRON FENCE
 = WOOD FENCE
 = BUILDING SETBACK LINE
 = UTILITY EASEMENT
 = LIMITED ACCESS R/W
 = NON-VEHICULAR ACCESS R/W
 = EXISTING ELEVATIONS

NEW RESIDENTIAL TOWER
ONE OASIS

1109 NORTH FEDERAL HIGHWAY
CITY OF HOLLYWOOD, FLORIDA 33020

(TAC REVIEW SUBMITTAL)



LIST OF DRAWINGS

A0.00	COVER SHEET, INDEX	A3.01	BUILDING ELEVATIONS
A1.01	ZONING DATA, ZONING MAP, AERIAL MAP	A3.02	BUILDING ELEVATIONS
A1.02	SURVEY - LOT 1	A3.03	BUILDING SECTION
A1.03	ZONING SETBACKS DIAGRAM	A3.04	BUILDING SECTION
A2.01	GROUND LEVEL FLOOR PLAN	A6.01	3D AERIAL - NORTHWEST PERSPECTIVE
A2.02	MEZZANINE LEVEL FLOOR PLAN	A6.02	3D AERIAL - SOUTHWEST PERSPECTIVE
A2.03	SECOND LEVEL FLOOR PLAN	A6.03	3D AERIAL - NORTHEAST PERSPECTIVE
A2.04	SECOND LEVEL MEZZANINE FLOOR PLAN		
A2.05	THIRD LEVEL FLOOR PLAN		
A2.06	TYPICAL TOWER (LEVELS 4-10) FLOOR PLAN		

ARCHITECT:
DAC
DESIGN
ARCHITECTURE
CONSULTANTS
25 SE 2ND AVENUE, SUITE 428
MIAMI, FLORIDA 33131
P. 305.377.8800
WWW.DAC-FLORIDA.COM
© 2019 DAC

MEP:
erpe
engineering inc

STRUCTURE:
GCE
GANEM CONSULTING ENGINEERING

LANDSCAPE ARCHITECT:
H.L. Martin
H.L. Martin Landscape Architect, P.A.
L.P. 16000404 L.A. 00001722
5965 SW 36th Street, Miami, Florida 33155
305 750-4372, hmartin@hllandscape.com

PROJECT NAME:
ONE OASIS

PROPERTY ADDRESS
1109 N. FEDERAL HWY
HOLLYWOOD, FL

OWNER INFORMATION
OASIS HOLLYWOOD, LLC
1150 E. HALLANDALE BEACH BLVD.
UNIT 1150A
HALLANDALE BEACH, FL 33009

ISSUE RECORD:
02-18-20 TAC REVIEW SUBMITTAL

REVISIONS:		
No.	Date	Description

Project Number: **2013-07**
Scale:
Drawn:
Checked:
CADD File:

TO THE BEST OF MY KNOWLEDGE THESE
PLANS AND SPECIFICATIONS COMPLY WITH
THE APPLICABLE MINIMUM BUILDING
CODES, FIRE-SAFETY STANDARDS PER
FBC SECTION 109 AND FLORIDA
STATUTES CHAPTER 633

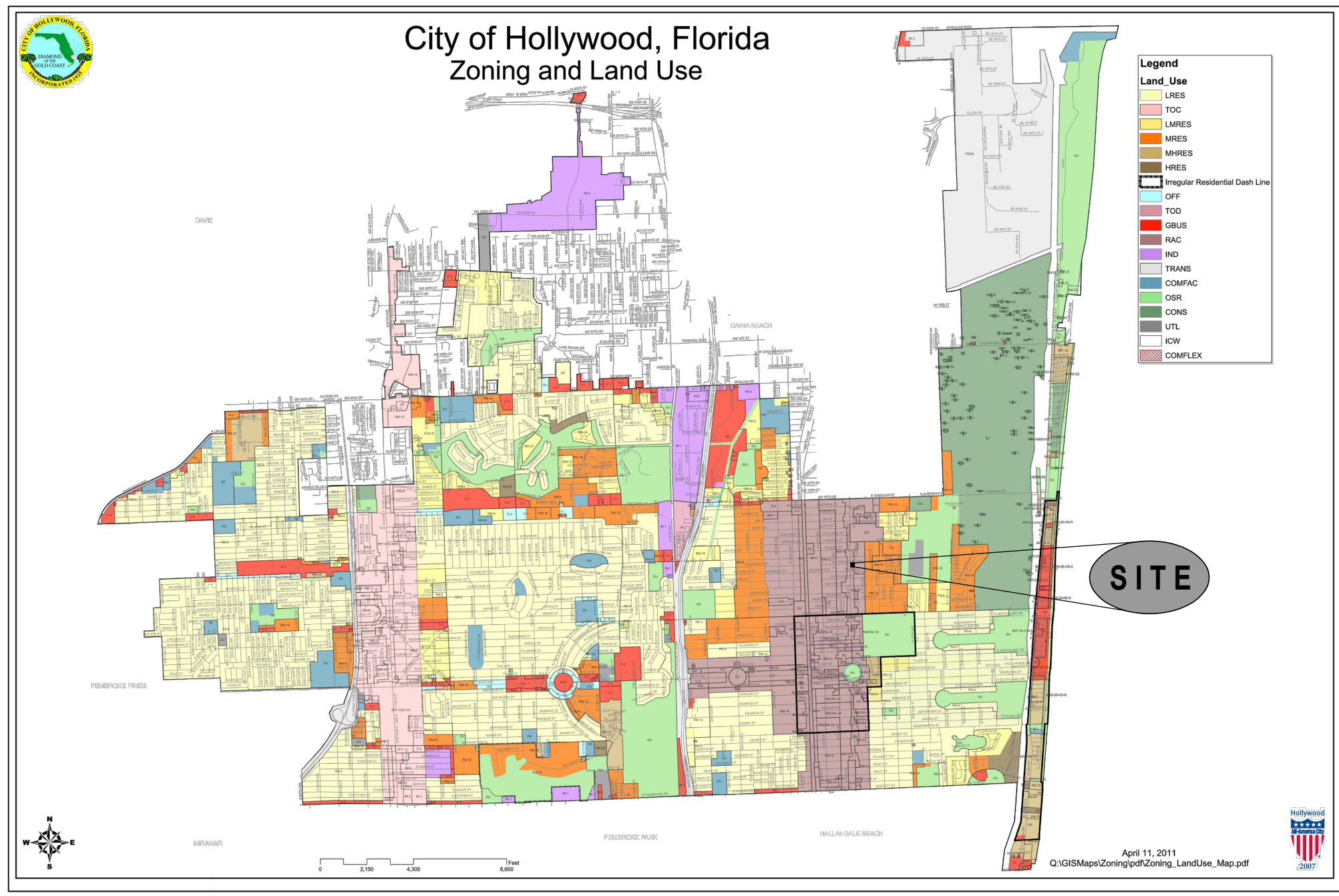
SEAL:

SIGNATURE:
ADAN FONS, AA26001756

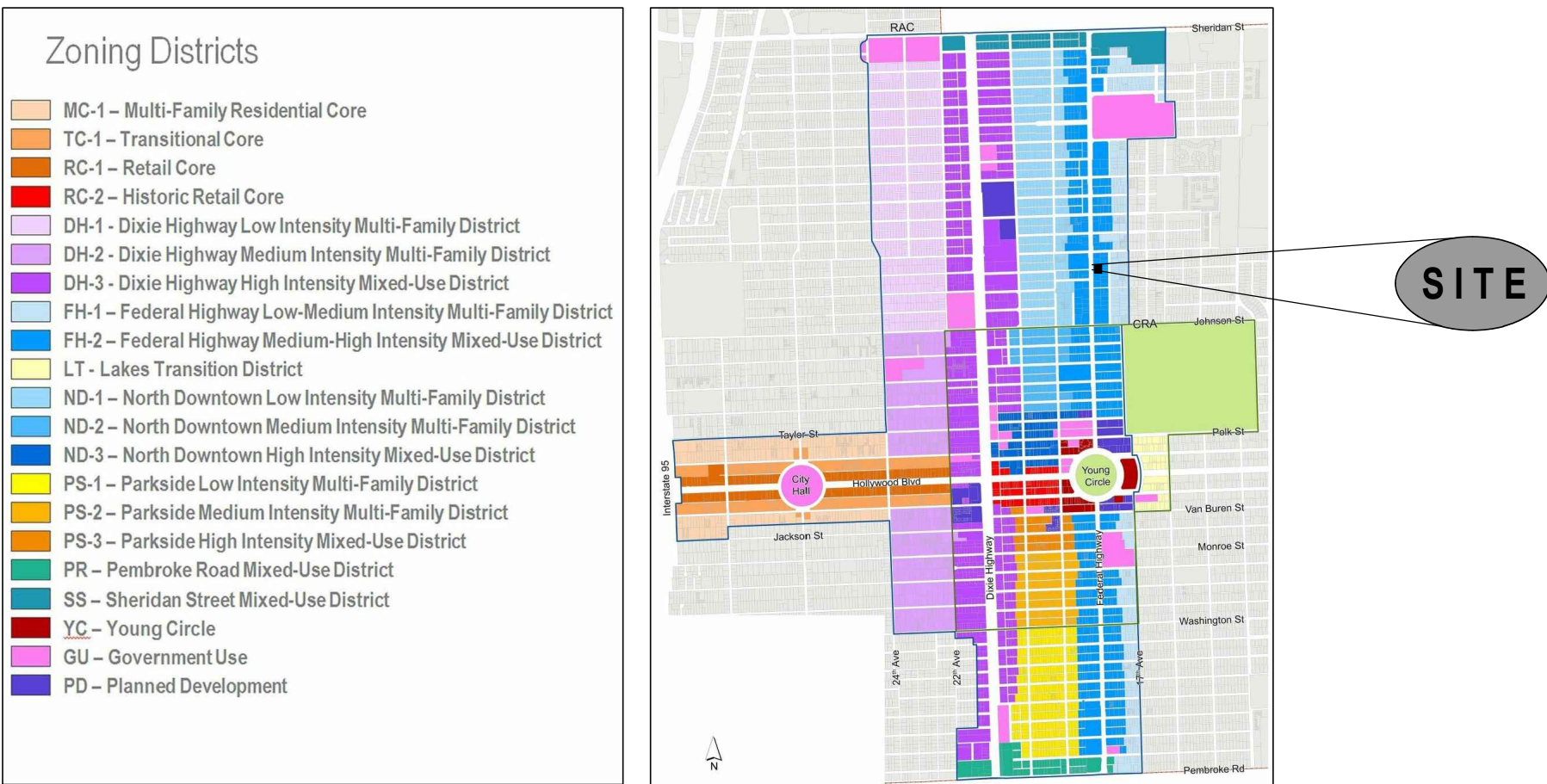
SHEET TITLE
**COVER SHEET,
INDEX**

SHEET No. **A0.00**

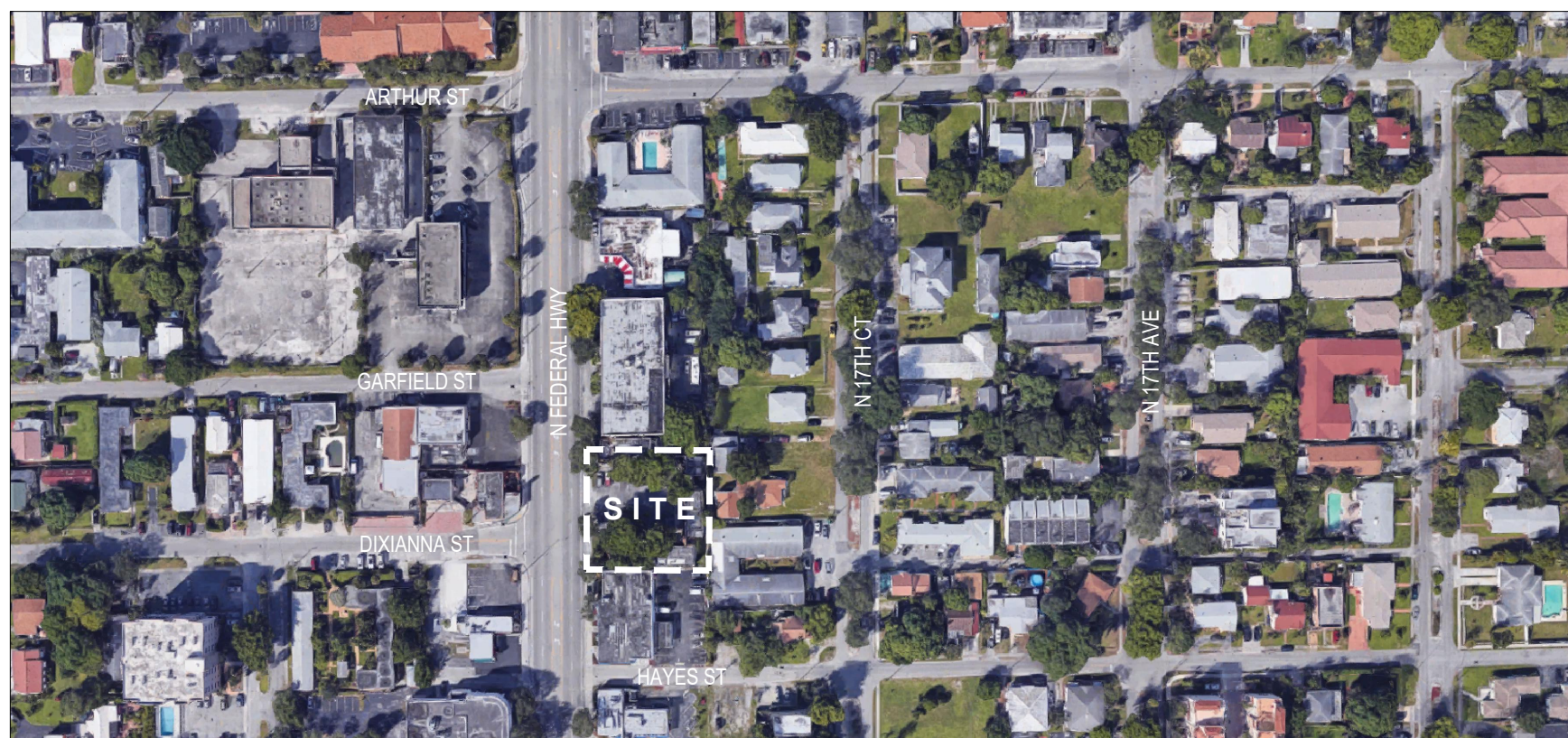
ZONING MAP



ZONING MAP - RAC DISTRICTS



AERIAL VIEW



1109 NORTH FEDERAL HIGHWAY. CITY OF HOLLYWOOD, FLORIDA 33020

DATA			REQUIRED / ALLOWED		PROVIDED	
I	ZONING DATA			(REGIONAL ACTIVITY CENTER (RAC) ZONING DISTRICT)		
	1	ZONING DESIGNATION		FH-2 - FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MIXED-USE DISTRICT		
	2	LAND AREA				19,500 SF (0.45 ACRES)
	3	MINIMUM LOT WIDTH				(150'-0")
	4	FAR		58,500 SF (19,500 x 3) - FAR 3.00 MAX.		58,400 SF
	5	DENSITY		(N / A)		
		MIN. BED IN FH-2 DISTRICT				
	5.1	MULTI-FAMILY DWELLING UNITS	400 SF MIN. UNIT		627 SF (UNIT C)	
			650 SF CUMULATIVE AVERAGE		794 SF AVERAGE	
	6	No. LEVELS		10 STORIES		10 STORIES
	7	BUILDING HEIGHT		140'-0" MAX.		130'-6"
	8	BUILDING FOOTPRINT		(N / A)		
9	BUILDING FLOORPLATES					
	9.1	COMMERCIAL	(35,000 SF) AVG./ (45,000 SF) MAX.		14,596 SF PEDESTAL	
	9.2	RESIDENTIAL	(24,000 SF) AVG./ (30,000 SF) MAX.		7,900 SF TOWER	
II	SETBACKS					
	SEE SHEET A1.02 FOR SETBACK TABLE AND ZONING DIAGRAM (1/A1.02)					
III	LANDSCAPE					
	1	LANDSCAPING AREA				
		1.1	PERIMETER	5'-0" LANDSCAPE BUFFER WITHIN SETBACKS		
		1.2	OPEN SPACE	N/A		
	2	TOTAL				
	3	TREES		(1 TREE/ 20 FT STREET FRONTAGE) (1 TREE/ 1,000 SF PERVIOUS AREA)	7 TREES PROVIDED AVERAGE 1 TREE / 21 FT	
	4	PALMS				
5	NATIVE TREES					
IV	COMMERCIAL					
1	GROUND LEVEL RETAIL					
V	RESIDENTIAL					
	1	APARTMENTS (8 LEVELS)				
		L E V E L S	No. LEVELS	(1 BED)	(2 BED)	
	1.1	LEVEL 3 (LANAI)	1	6	2	
	1.2	LEVELS 4 - 10	7	4	4	
	1.3	T O T A L	8	34	30	
VII	PARKING					
	STANDARD PARKING (18'-0" L x 8'-6" W)			ACCESSIBLE PARKING (18'-0" L x 17'-0" W)		
	1	COMMERCIAL	5 (3 SPACES/ 1,000 SF) MIN.		5 SPACES	
			(5 SPACES/ 1,000 SF) MAX.			
	2	MULTI-FAMILY RESIDENTIAL	64 (1 SPACES/ UNIT) MIN.		64 SPACES	
			(2.5 SPACES/ UNIT) MAX.			
	3	GUEST	6 (1 SPACES/ 10 RES. UNITS) MIN.		6 SPACES	
			(1 SPACES/ 5 RES. UNITS) MAX.			
	4	T O T A L		75 SPACES 71 SPACES SHARED REQ. (PER - ZONING ARTICLE 4.6 B.3.c.6)		72 STANDARD SPACES 20 TANDEM / LIFTS (92 TOTAL SPACES, FULL VALET)
	5	PARKING SPACE TYPES				
		4.1	STANDARD		69 SPACES	
		4.2	ACCESSIBLE		3 SPACES	
		4.3	T O T A L PARKING ALL TYPES			
	6	LOADING (10'-0" X 25'-0", 14'-0" VERTICAL CLEARANCE)				
	5.1	RETAIL		(0) SPACES (AREA <10,000 SF)		
	5.2	RESIDENTIAL		(1) SPACES (50-100 UNITS: 1 SPACE REQ)		
	5.3	T O T A L LOADING PARKING		(1) SPACES		
VIII	WAIVERS SCHEDULE					
	No.	WAIVERS	R E Q U I R E D / A L L O W E D		APPROVED	

MIXED-USE 10-STORY BUILDING

BUILDING DATA			
DATA		COMMENT	REFERENCE
1	BUILDING USE	MIXED-USE (COMM, RES)	F B C 2017 / SECTION 302
2	OCCUPANCY CLASSIFICATION	GROUP A-3, A-4, R-2, S-1, S-2, M/ B	F B C 2017 / SECTION 303-311
3	TYPE OF CONSTRUCTION	I A	F B C 2017 / SECTION 601
4	FIRE SPRINKLER BUILDING	YES	
5	MAXIMUM FLOOR AREA	PER STORY : UL	F B C 2017 / SECTION 503
6	AREA MODIFICATION APPLIED ?	NO	F B C 2017 / SECTION 506
7	MAXIMUM BUILDING HEIGHT	# STORIES : HEIGHT 180'-0" FT	F B C 2017 / SECTION 503
8	BUILDING SETBACKS PROPOSED	FRONT: 12' / REAR: 3'-3" / SIDE X' / SIDE X'	
9	EXTERIOR WALLS FIRE RATED REQ.	1 HOUR	F B C 2017 / SECTION 602
10	EXTERIOR WALLS OPENING ALLOWED	15%	F B C 2017 / SECTION 705.8
11	FLOOD ZONE	ZONE X	FLOOD MAPS
12	DESIGN FLOOD ZONE ELEV. REQUIRED	N/ A	FBC 1612, ASCE 7-24
13	COASTAL CONSTRUCTION APPLIES ?	NO	CITY ORD. 8-75 (b) (3)
14	CONSTRUCTION SEAWARD OF CCCL	NO	F B C 2017 / SECTION 3109
15	STRUCTURE SEAWARD OF CCCL ORD.	NO	CITY ORD. 8-75 (b) (3)
16	FLORIDA DEP APPROVAL REQUIRED	YES	FS 161.041
17	FAIR HOUSING APPLIES ?	YES	FBC ACCESSIBILITY

SCOPE OF WORK

NEW CONSTRUCTION OF A 10 STORY MIXED-USE BUILDING WITH RETAIL , PARKING AND RESIDENTIAL USE.

LEGAL DESCRIPTION

ST JAMES PARK SOUTH ADD 2-49 B LOT 8 TO 10, LESS W 7 FOR R/W

APPLICABLE CODES

- 1.- ZONING ORDINANCES, CITY OF HOLLYWOOD, FL.
- 2.- FLORIDA BUILDING CODE / 2017 EDITION.
- 3.- FLORIDA ACCESSIBILITY CODE / 2017 EDITION.
- 4.- ADA STANDARD FOR ACCESSIBLE DESIGN.
- 5.- NFPA 101 / 2018 EDITION.
- 6.- FLORIDA FIRE PREVENTION CODE / 2017 EDITION.
- 7.- FAIR HOUSING ACT. (F.H.A.)

ARCHITECT:



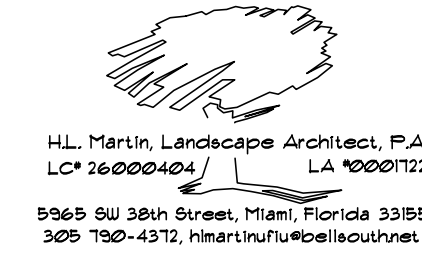
MEP:



STRUCTURE:



LANDSCAPE ARCHITECT:



PROJECT NAME:

ONE OASIS

PROPERTY ADDRESS

1109 N. FEDERAL HWY
HOLLYWOOD, FL

OWNER INFORMATION

OASIS HOLLYWOOD, LLC
1150 E. HALLANDALE BEACH BLVD.
UNIT 1150A
HALLANDALE BEACH, FL 33009

ISSUE RECORD:

02-18-20 TAC REVIEW SUBMITTAL

REVISIONS:

No.	Date	Description

Project Number:

2013-07

Scale:

Drawn:

Checked:

CADD File:

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES, FIRE-SAFETY STANDARDS PER FBC SECTION 109 AND FLORIDA STATUTES CHAPTER 633

SEAL:



SIGNATURE:

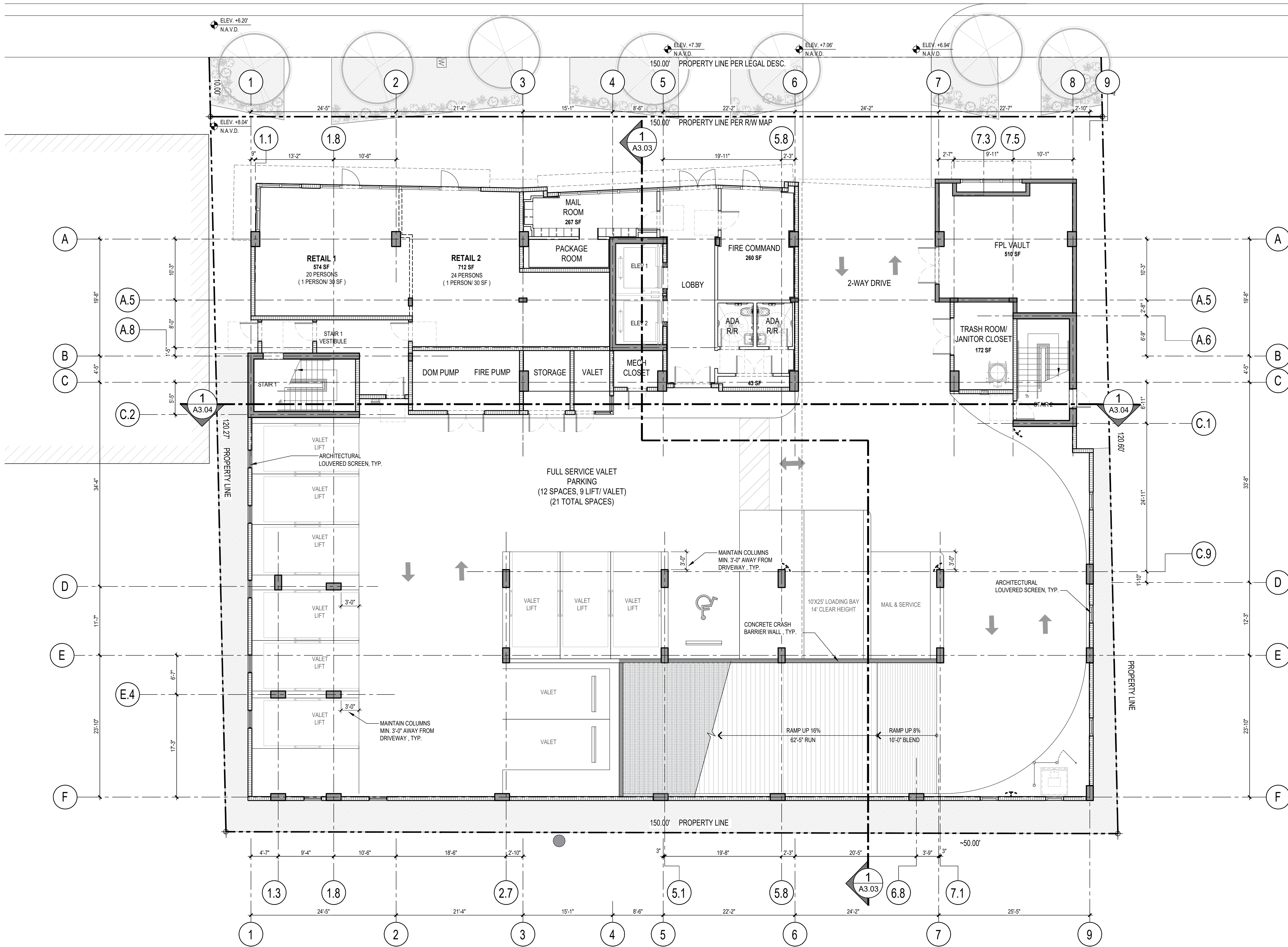
ADAN FONS, AA26001756

SHEET TITLE

ZONING DATA/
ZONING MAP/
AERIAL VIEW

SHEET No.

A1.01



1
A2.01
GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT:
DAC
DESIGN
ARCHITECTURE
CONSULTANTS
25 SE 2ND AVENUE, SUITE 428
MIAMI, FLORIDA 33131
P: 305.377.9800
WWW.DACCONSULTANTS.COM

MEP:
erpe
engineering inc

STRUCTURE:
GCE
GANEM CONSULTING ENGINEERING

LANDSCAPE ARCHITECT:
H.L. Martin
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PROJECT NAME:
ONE OASIS

PROPERTY ADDRESS
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HOLLYWOOD, FL

OWNER INFORMATION
OASIS HOLLYWOOD, LLC
1150 E. HALLANDALE BEACH BLVD.
UNIT 1150A
HALLANDALE BEACH, FL 33009

ISSUE RECORD:
02-18-20 TAC REVIEW SUBMITTAL

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No.	Date	Description

Project Number: **2013-07**
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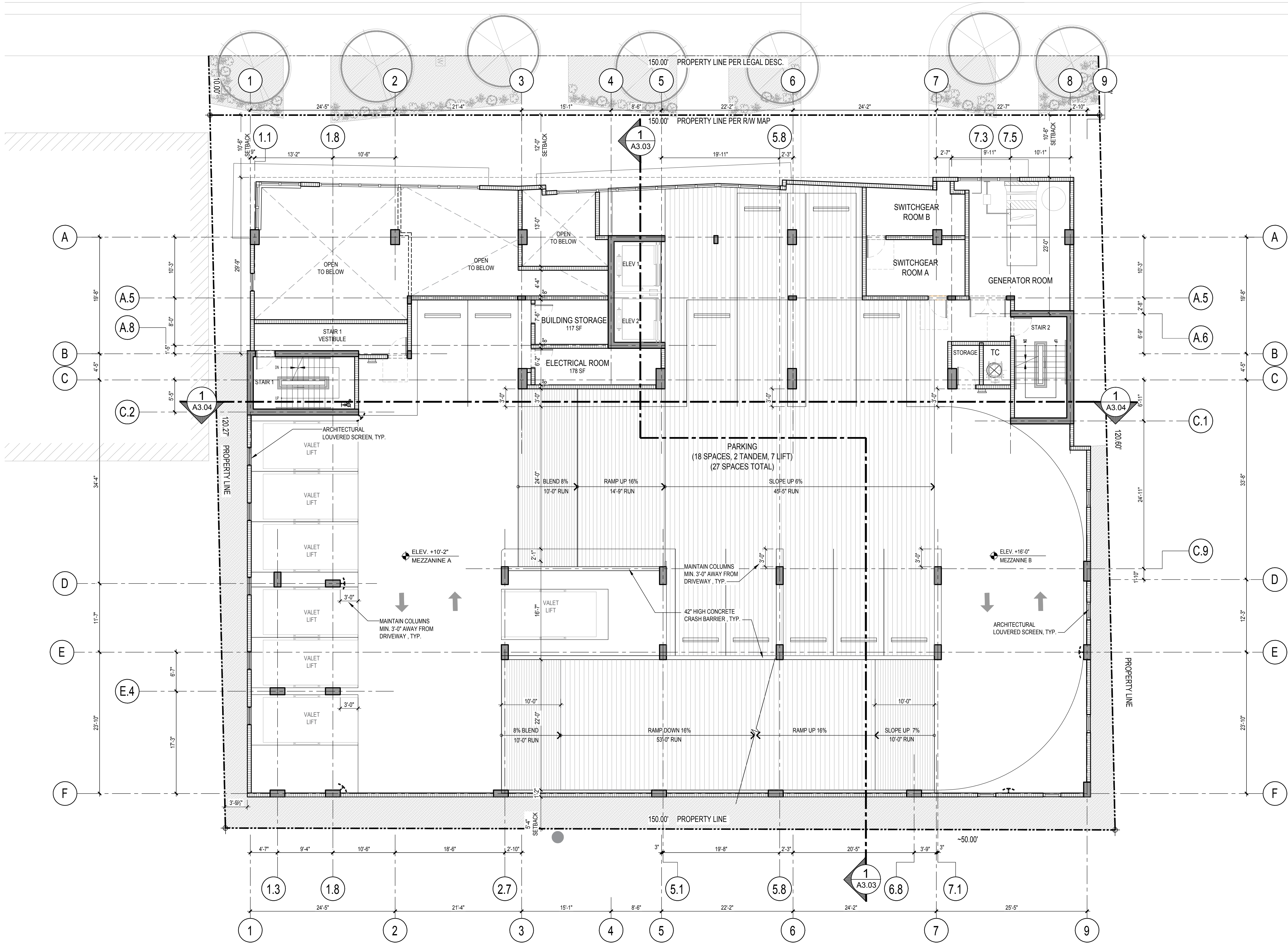
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SEAL:

SIGNATURE:
ADAN FONS, AA26001756

SHEET TITLE
GROUND LEVEL FLOOR PLAN

SHEET No. **A2.01**



1
A2.02 MEZZANINE LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT:

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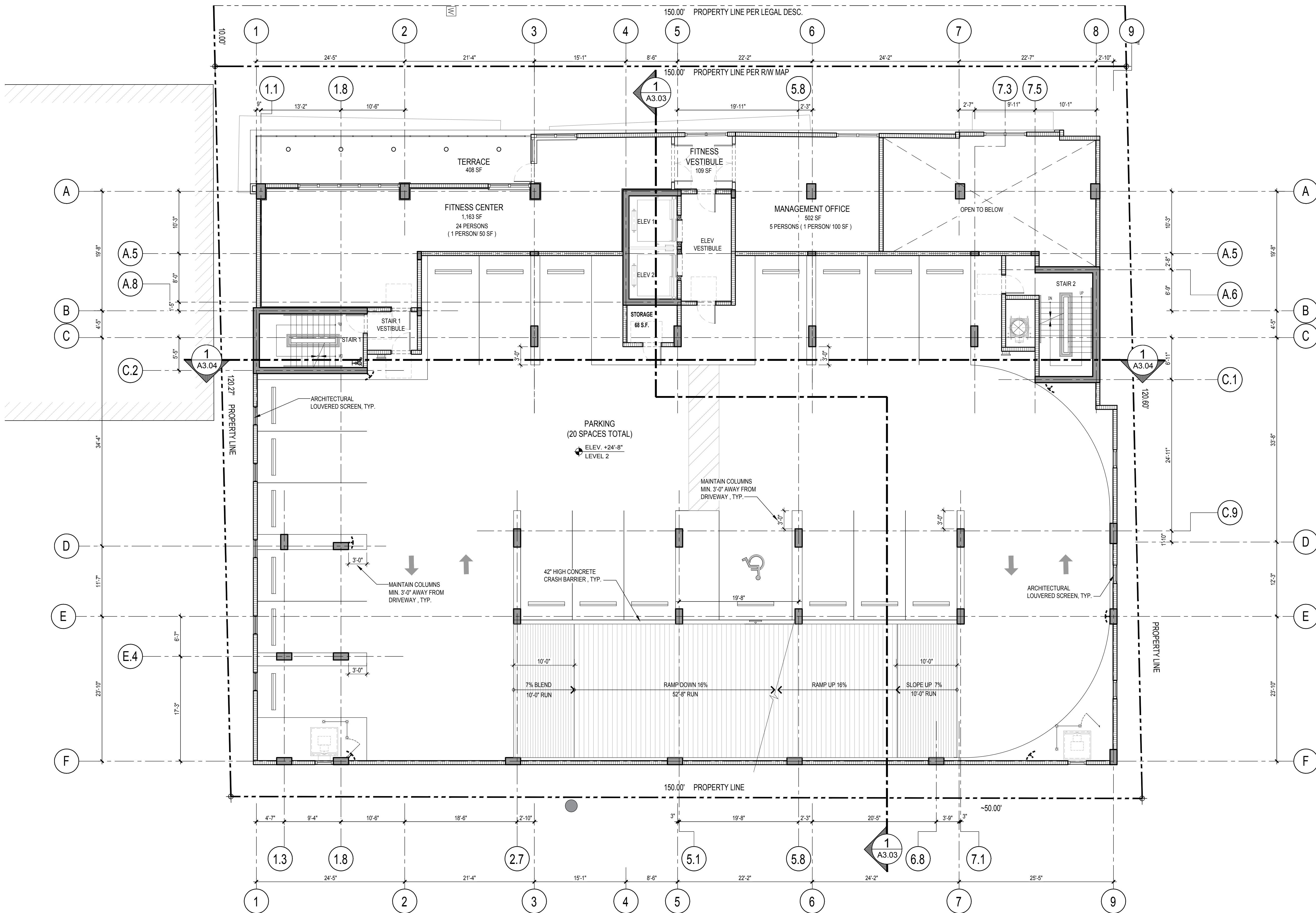
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SIGNATURE:
ADAN FONS, AA26001756

SHEET TITLE
MEZZANINE LEVEL FLOOR PLAN

SHEET No. A2.02



1
A2.03

LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"

ARCHITECT:

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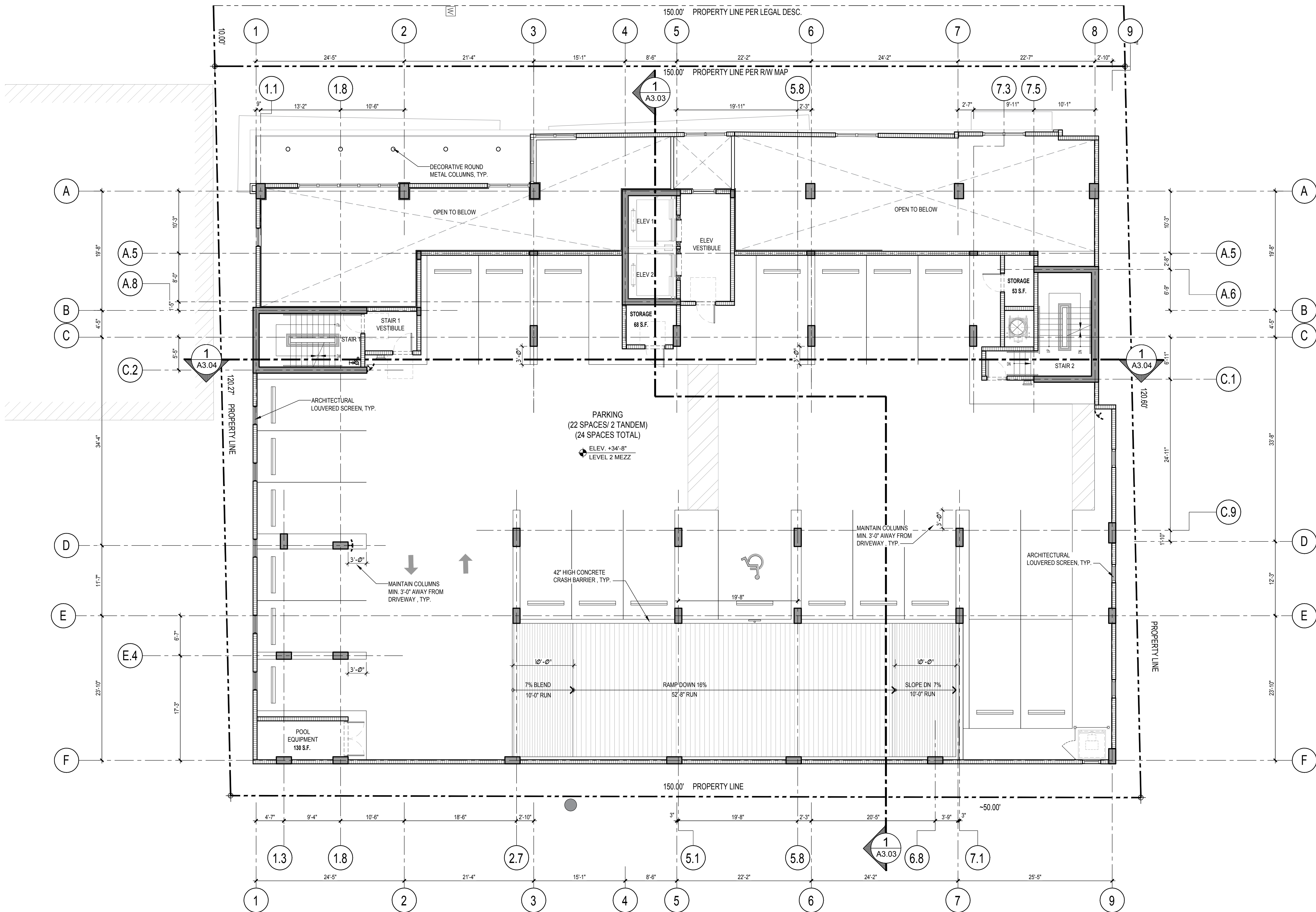
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SHEET TITLE
**2nd LEVEL
FLOOR PLAN**

SHEET No. **A2.03**



1
A2.04 **LEVEL 2 MEZZANINE FLOOR PLAN**
SCALE: 1/8" = 1'-0"

ARCHITECT:

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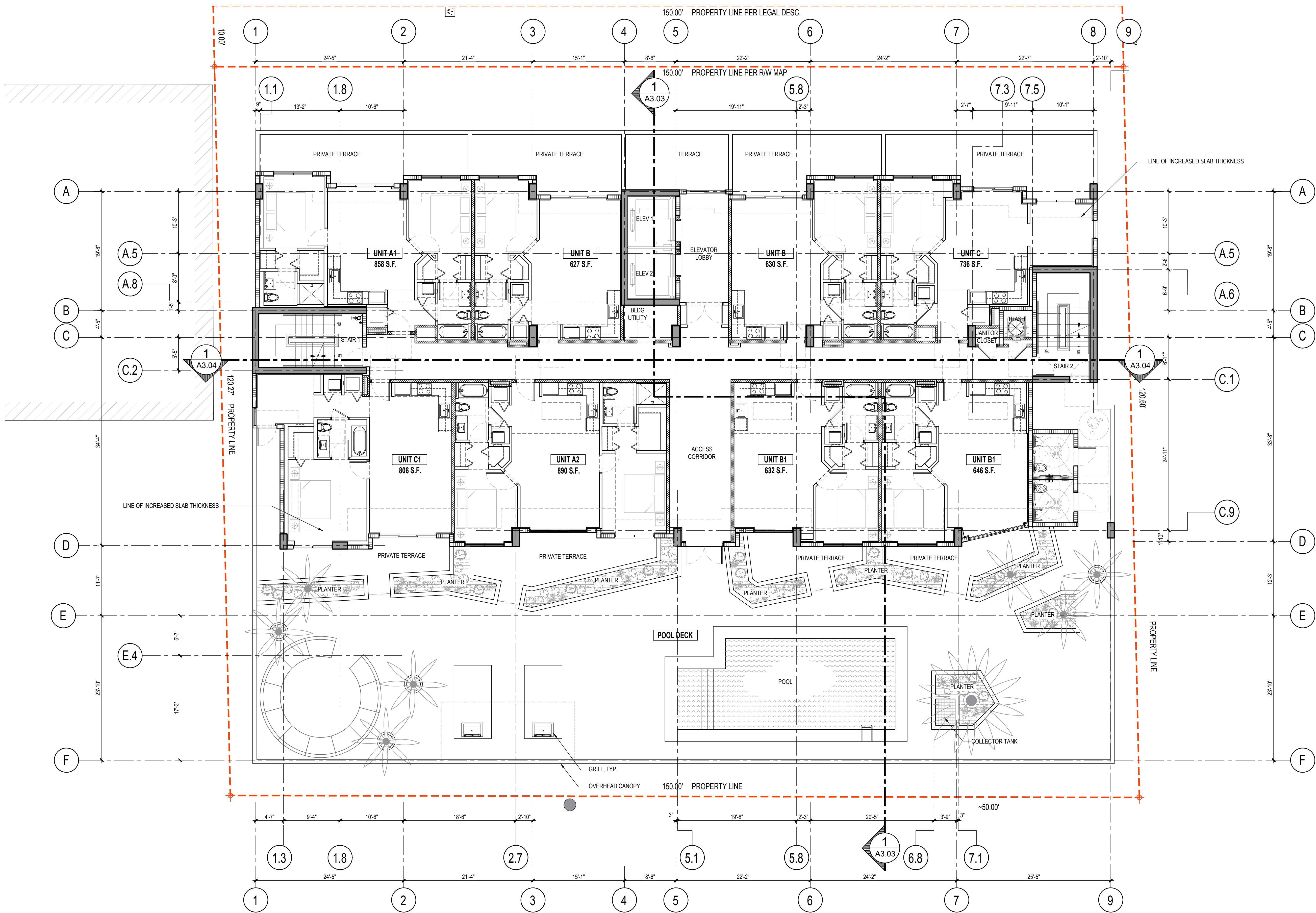
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SHEET TITLE

2nd LEVEL MEZZANINE FLOOR PLAN

SHEET No.

A2.04



1
A2.05 **LEVEL 3 FLOOR PLAN**
SCALE: 1/8" = 1'-0"



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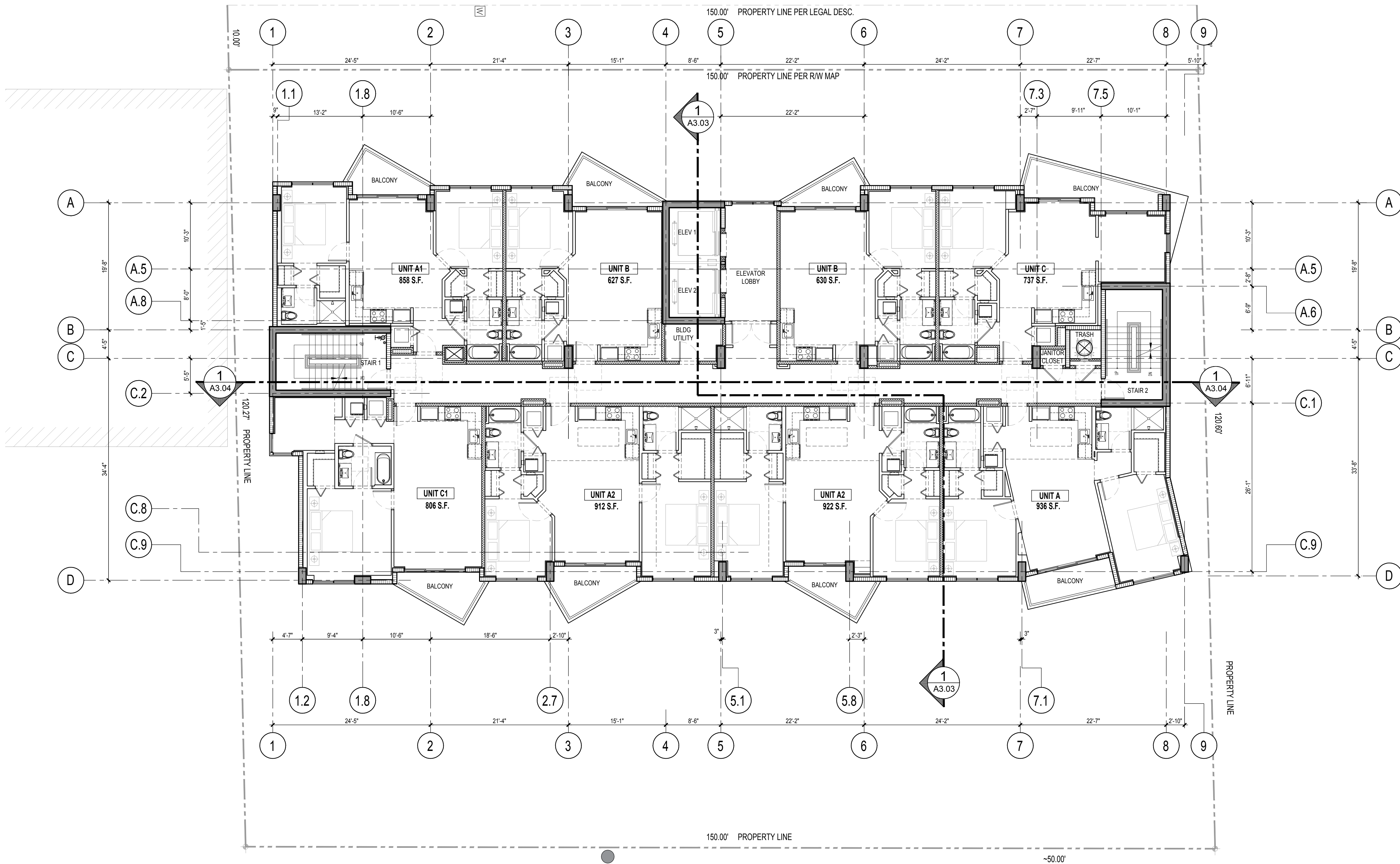
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SHEET TITLE

TOWER LEVEL 3 FLOOR PLAN

SHEET No.

A2.05



1
A2.06 **LEVELS 4-10 TYPICAL FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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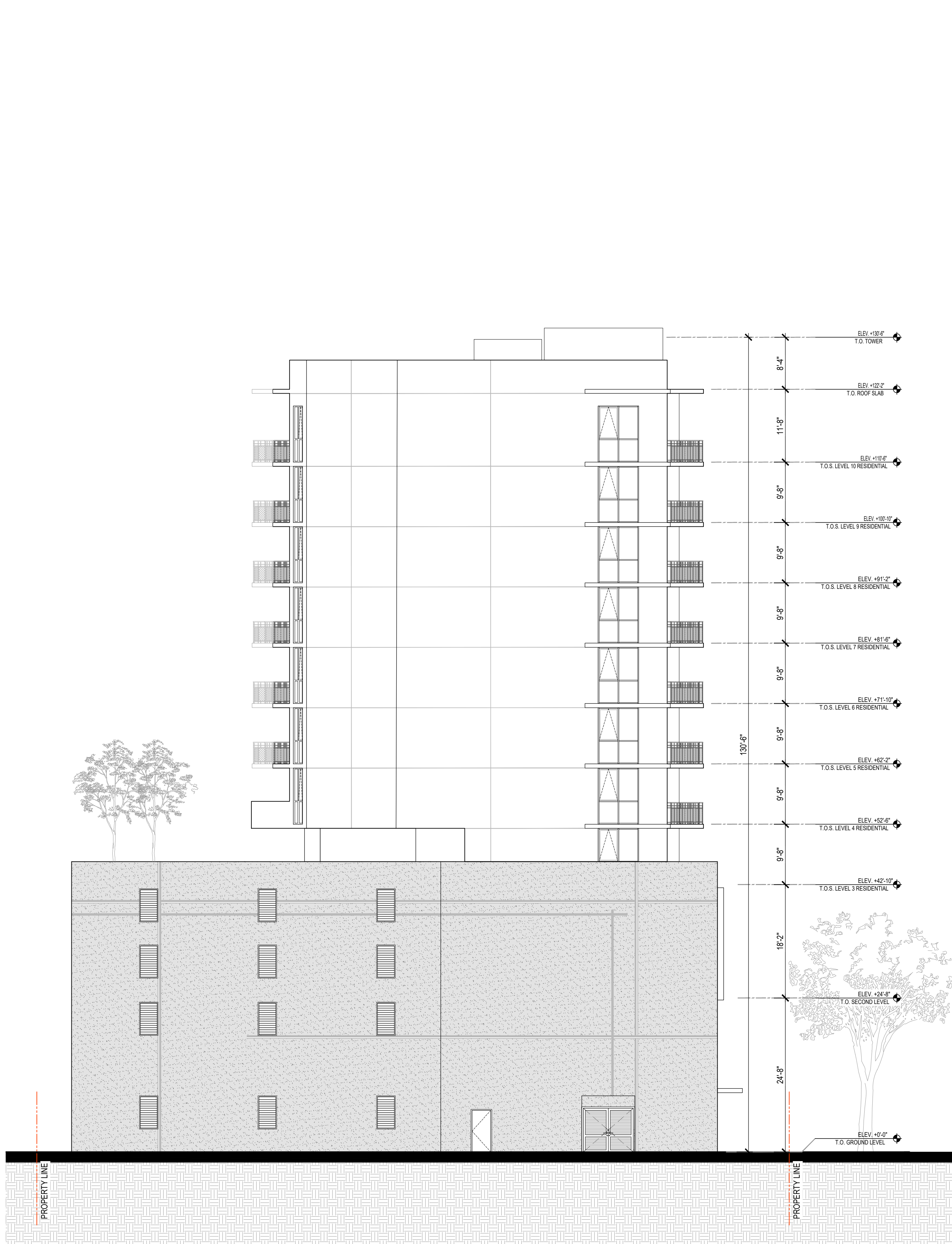
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SHEET TITLE
**TYPICAL TOWER
LEVEL (4-10)
FLOOR PLAN**

SHEET No. **A2.06**



1
A3.01
BUILDING ELEVATION - WEST
SCALE: 3/32" = 1'-0"



2
A3.01
BUILDING ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

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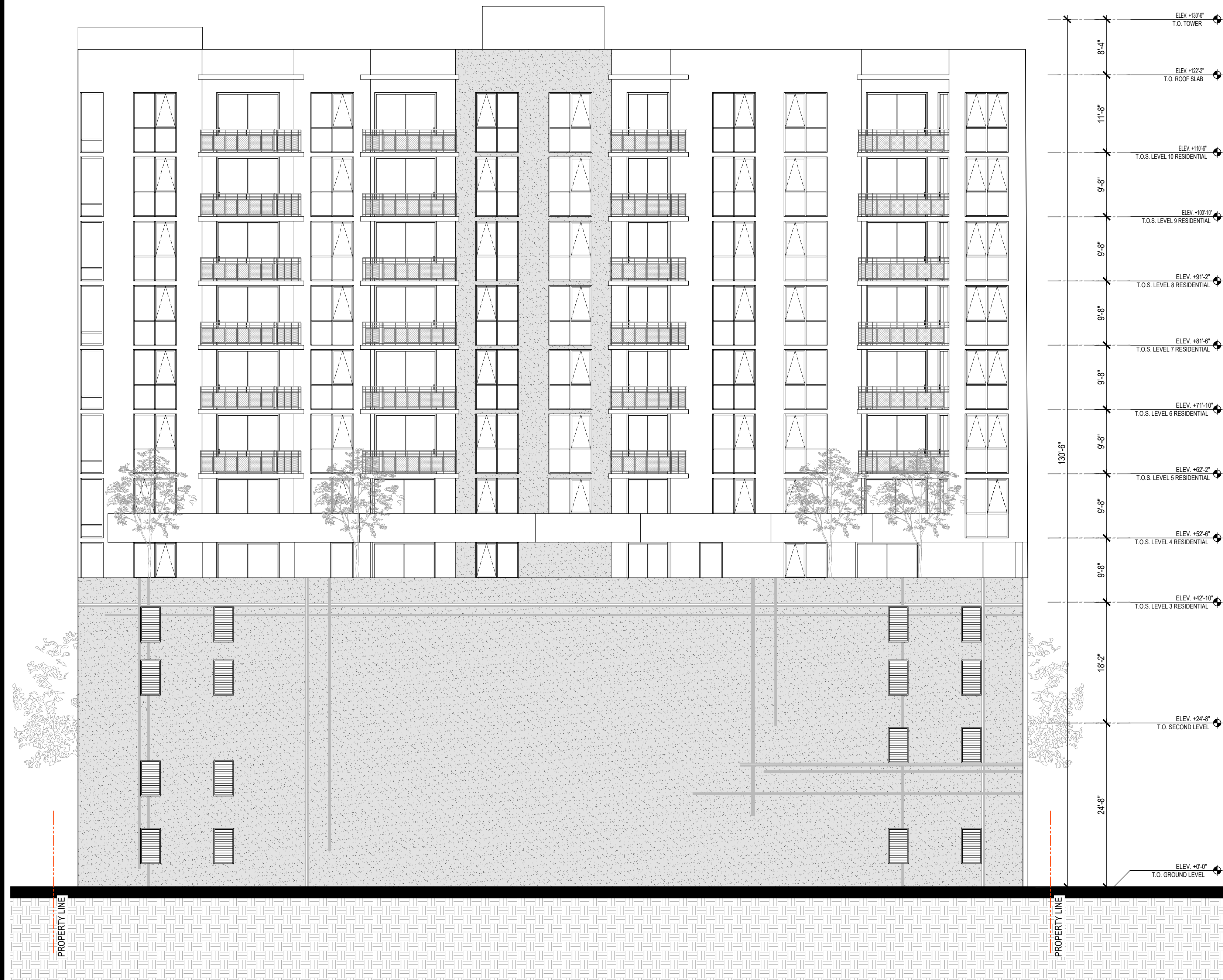
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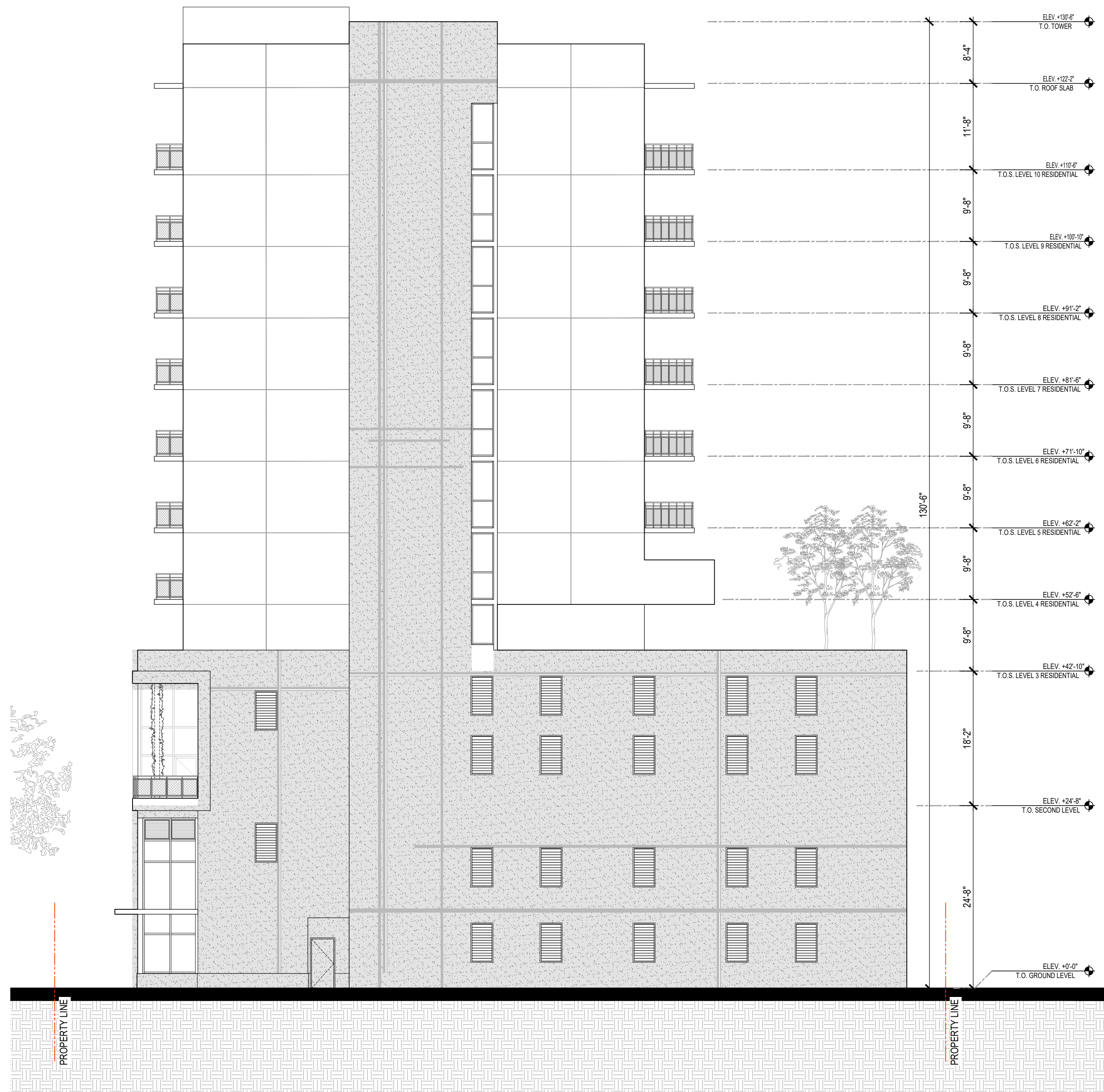
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SHEET TITLE
**BUILDING
ELEVATIONS**

SHEET No.
A3.01



1
A3.02
BUILDING ELEVATION - EAST
SCALE: 3/32" = 1'-0"



2
A3.02
BUILDING ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

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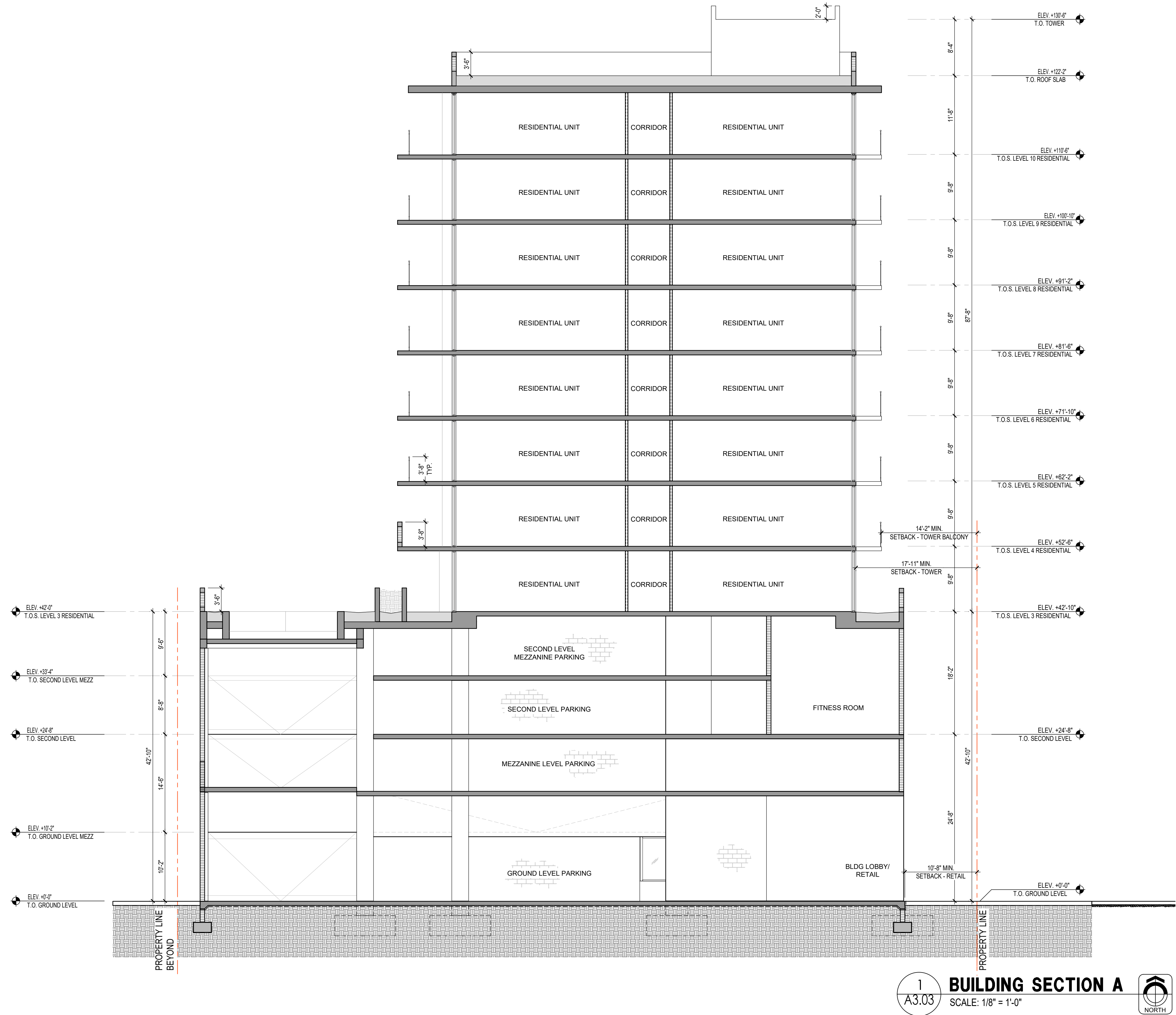
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SHEET TITLE
**BUILDING
ELEVATIONS**

SHEET No.
A3.02



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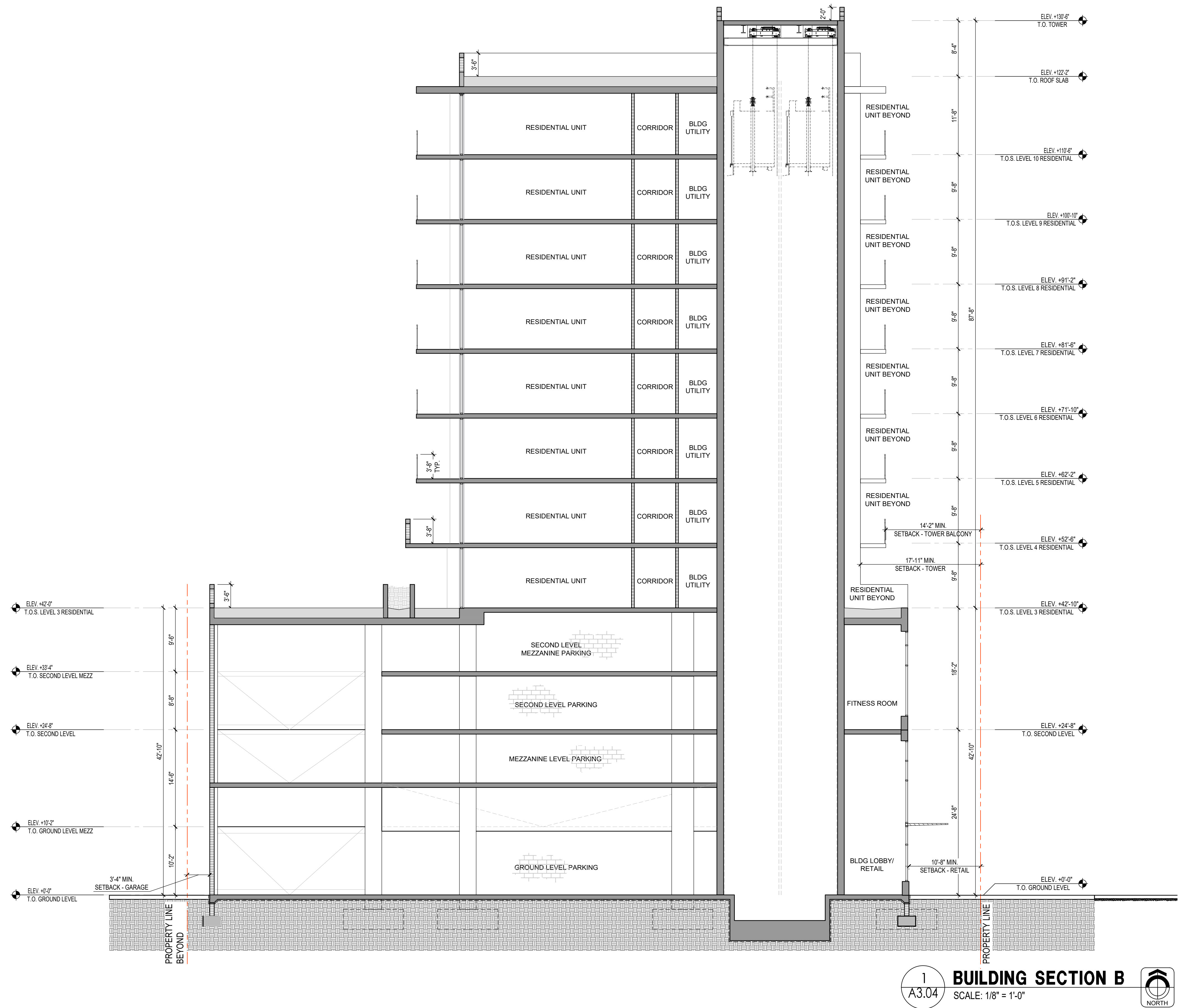
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SHEET TITLE
**BUILDING
SECTION**

SHEET No.
A3.03



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STATUTES CHAPTER 633

SEAL:

SIGNATURE:
ADAN FONS, AA26001756

SHEET TITLE
**BUILDING
SECTION**

SHEET No. **A3.04**



1 NORTHWEST PERSPECTIVE
A6.01 SCALE: N.T.S.

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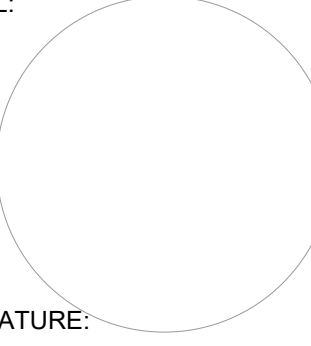
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STATUTES CHAPTER 633

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SIGNATURE:
ADAN FONS, AA26001756

SHEET TITLE
**3D VIEW - NW
PERSPECTIVE**

SHEET No. **A6.01**



1
A6.02

SOUTHWEST PERSPECTIVE
SCALE: N.T.S.

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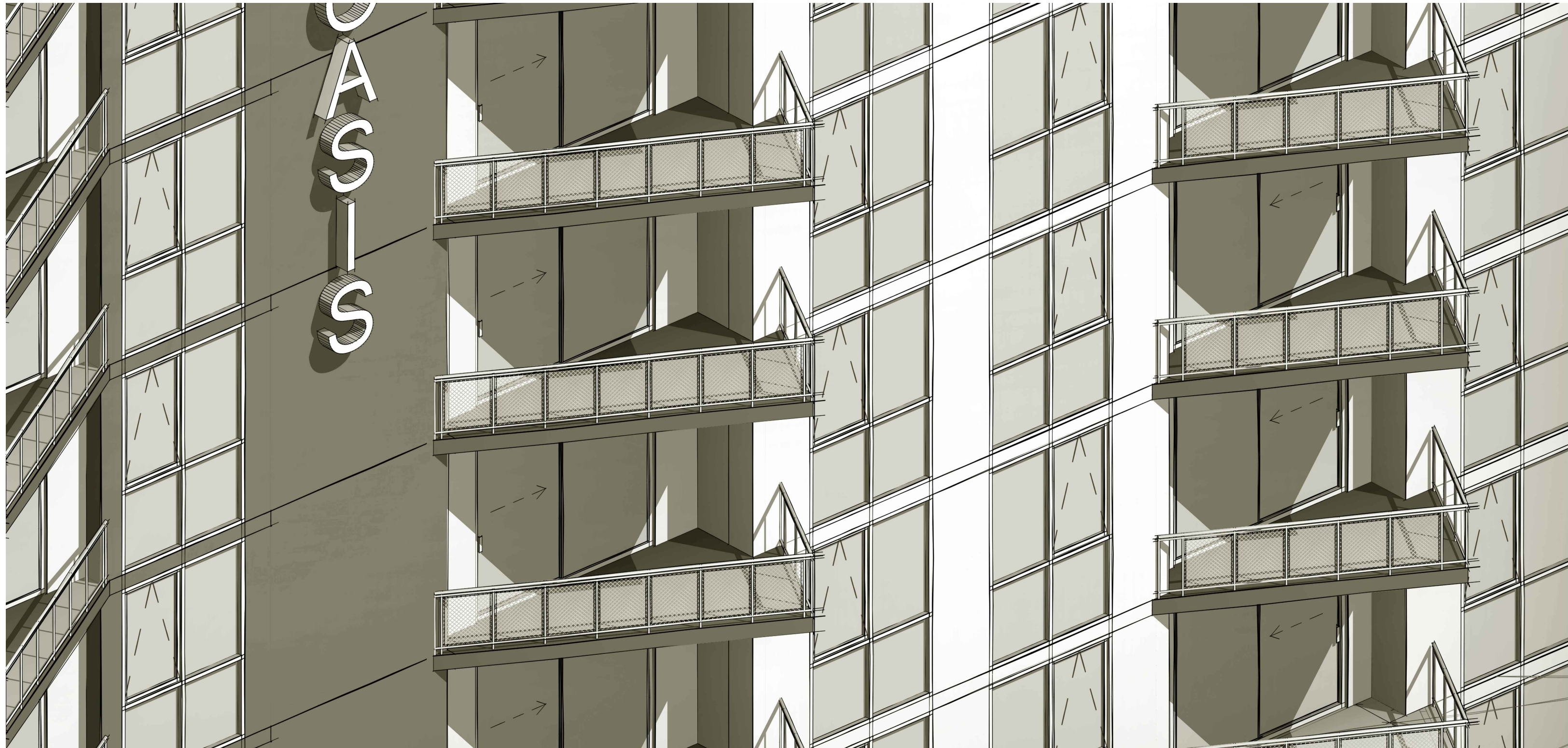
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SHEET TITLE
**3D VIEW - SW
PERSPECTIVE**

SHEET No. **A6.02**



2
A6.03
TYPICAL BALCONY AXONOMETRIC VIEW
SCALE: N.T.S.



1
A6.03
NORTHWEST SIDEWALK PERSPECTIVE
SCALE: N.T.S.

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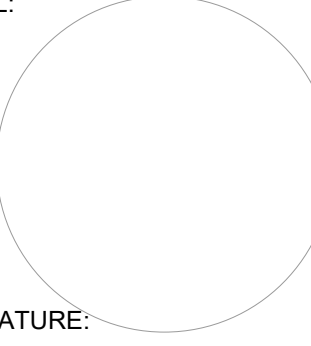
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SHEET TITLE
3D VIEWS - NW
SIDEWALK
PERSPECTIVE & TYP.
BALCONY AXO. VIEW
SHEET No.

A6.03