

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: 08-24-2020

Location Address: 1109 N. Federal Hwy, Hollywood, FL 33020

Lot(s): 8, 9 & 10 Less the W 7 Block(s): _____ Subdivision: St. James Park South

Folio Number(s): 5142-10-05-00-40

Zoning Classification: FH-2 Land Use Classification: Medium-high Density, Mixed Use

Existing Property Use: Business 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): 20-DP-08

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

Explanation of Request: _____

Number of units/rooms: 64 Units (in 7 Floors) Sq Ft: 61,358

Value of Improvement: \$12,000,000 Estimated Date of Completion: 2022

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

Name of Current Property Owner: Oasis Hollywood, LLC (Contact: Edward 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): DAC / Carlos Hernandez

Address: 2350 Coral Way, Miami, FL 33145 Telephone: 305-377-8850

Fax: _____ Email Address: carlos@dac.studio

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: _____

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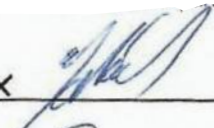
File No. (internal use only): _____

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.

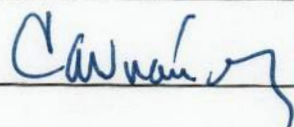
(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the 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 

Date: 8/24/2020

PRINT NAME: X EDUARDO JANKUBOWICZ

Date: 8/24/2020

Signature of Consultant/Representative: 

Date: 08/24/20

PRINT NAME: CARLOS A. HERNANDEZ

Date: _____

Signature of Tenant: N/A

Date: _____

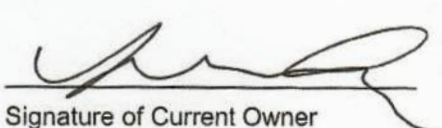
PRINT NAME: N/A

Date: _____

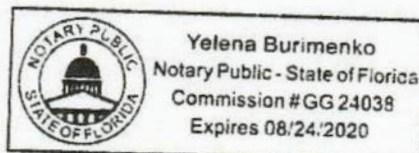
Current Owner Power of Attorney

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 24th day of August 2020


Signature of Current Owner

Notary Public
State of Florida



Yelena Burimenko
Print Name

My Commission Expires 8-24-2022 (Check One) Personally known to me; OR Produced Identification

Eduardo Jankubowicz
2

August 24th, 2020

Planning & Development Board, (Rm. 315 - 3rd Flr)
2600 Hollywood Boulevard
Hollywood, FL

**Technical Advisory Committee (TAC) Final Report
Comment Responses
For the Proposed 10-Story (64 Unit)
Residential Building (One Oasis)**

**Located at
1109 North Federal Highway
Hollywood, FL 33020**

**File No. 20-DP-08
Revision No.1 Narrative**

Dear TAC board official:

Please find attached Revision 1 dated 09.07.20 for the submitted Architectural Design drawings, noting and addressing the TAC report comments. Below is a brief narrative explaining the revision to each corresponding comment:

A. APPLICATION SUBMITTAL:

1. Ownership & Encumbrance report (O&E):

a. Shall indicate it was searched from 1953 or time of platting (earliest of the two)

RESP: Noted. See attached updated O&E report.

b. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

RESP: Noted. See attached updated O&E report.

c. Provide a listing and hard copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, rights-of-way, non-vehicular access lines, etc)

RESP: Noted. See attached copy of documents.

d. Provide a listing and hard copy of the type of encumbrance abutting the property boundary necessary for legal access to the property (if none, state so.)

RESP: Noted. See attached updated O&E report

2. Alta Survey:

a. *Shall be on and dated after O&E. Ensure that O&E report is specifically referenced.*

RESP: Noted. See attached ALTA Survey.

b. *Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.*

RESP: Noted. See attached ALTA Survey.

c. *Survey included with submittal is not labeled as an ALTA survey. Ensure survey is an ALTA survey.*

RESP: Noted. See attached ALTA Survey.

d. *Survey shall include net and gross property size in square feet and acreage.*

RESP: Noted. See attached ALTA Survey.

e. *Survey shall indicate existing number of residential/hotel units and/or commercial square footage.*

RESP: Noted. See attached ALTA Survey

3. Cover Sheet

a. *Indicate current and future meeting dates as they happen (not submittal dates) on cover sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not know, leave blank until staff has advised on next meeting date.*

RESP: Noted. Refer to revised Cover sheet (rev.1).

4. Site Plan

a. *SP-1 Site Plan shall be fully dimensioned, including building lengths and proposed setbacks.*

RESP: Noted. Site plan has been fully dimensions. Site plan is now on sheet A1.02.

b. *Sheet A1.03 shall be relabeled as "Site Plan" and drawing shall be enlarged so that relevant dimensions are legible. FAR Calculations shall be illustrated on a separate sheet.*

RESP: Noted. However, the Site plan has been moved to sheet A1.02 and enlarged to 1/8" scale. The FAR Calculations have been moved to sheet A1.03 (rev.1)

c. *Ensure a data table is listed on the site plan including required and provided setbacks, height, FAR, Unit size breakdown, parking requirements, total building square footage (including areas not counted toward FAR), etc.*

RESP: Noted. A data table noting setbacks required and provided, building height, has been added to Site Plans sheet. However, the Site plan has moved to sheet A1.02 and enlarged to 1/8" scale. The FAR Calculations have been moved to sheet A1.03 (rev.1)

5. *A public participation outreach meeting is required as per zoning in progress. Coordinate with all civic/neighborhood associations(s) within 500 feet of the proposed project, and provide written notice to the applicable association(s) of the date, time and place of the public participation outreach meeting. Prior to submittal of an application to the applicable Board or City Commission Applicants shall provide to the Division of Planning and Urban Design, with a copy to applicable associations, a letter certifying the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion including comments expressed during meeting(s).*

RESP: Noted. Owner has retained Christina Mathews from Cutro & Associates to assist in contacting the relevant civic/neighborhood associations. (Contact Info: cutroplanning@yahoo.com Tel. (954)-920-2205)

6. *Complete and submit to Broward County School Board an impact fee application prior to submitting board consideration. Website:
<http://www.broward.k12.fl.us/propertygmt/new/growthmanagement/docs/PublicSchoolImpactApplica>*

RESP: Noted. Owner to provide impact fee application completed for review by the Broward County School Board.

7. *Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.*

RESP: Noted. Owner to request plat determination letter from the County as requested.

8. *Additional comments may be forthcoming.*

RESP: Acknowledged.

9. *Provide written responses to all comments with next submittal.*

RESP: Noted. Response narrative for all comments TAC Report provided.

B. ZONING:

- ~~1. Considering the unit mix of your project, a market/Feasibility study is necessary to ensure the parking ratio proposed is viable in this specific area of the City. Especially considering two of the~~

~~required 3 guest spaces are being proposed as ADA spaces (2nd request). If study does not find parking to be sufficient, modifications to the design/unit mix may be required.~~

RESP: Comment not applicable.

2. *Interior stairwells and elevators count towards FAR calculation. Only exterior stairwells and mechanical rooms are exempt. Revise accordingly.*

RESP: Noted. See updated FAC calculations on sheet A1.03

3. *At-grade parking garages shall be screened with both architectural treatment and landscape buffer. Include proposed solutions on site plan and elevations.*

RESP: Noted. See updated site plan on sheet A1.02, elevations on sheet A3.01 & A3.02, Landscape Sheet L-01 & L-03, and updated renderings on sheet A6.01, A6.02 & A6.03

4. *Depict the typical dimensions for parking stalls on plan sheets for at least a minimum of one stall per floor/mezzanine.*

RESP: Noted. Dimension of typical parking spaces are shown on sheets A2.01, A2.02, A2.03 and A2.04

5. *Provide dimensions for all drive aisles. Ensure they meet minimum width requirements. Drive aisle access point to Valet area shall be wide enough for two-way access. Revise accordingly.*

RESP: Noted. Dimension of drive isles are noted on all parking floors, sheets A2.01, A2.02, A2.03 and A2.04. The valet area has been reconfigured to the northeast side of the ground level so it does not interfere with the flow of the cars coming in and out.

6. *Demarcate a queuing/stacking area for valet service. Stacking cannot obstruct flow to remainder of garage.*

RESP: Noted. Valet area has been reconfigured and area for queuing/stacking is away from traffic flow. See sheet A2.01

7. *Indicate that one additional foot of stall width is being provided for all parking stalls that are adjacent to a solid wall or other obstruction.*

RESP: Noted. One additional foot has been provide at all parking spaces adjacent to a solid wall. Please refer to sheets A2.01, A2.02, A2.03 and A2.04.

8. *On sheet A2.02, there is insufficient clearance provided between elevator door and adjacent parking stall. Revise accordingly.*

RESP: Noted and updated in all parking floors. See updated sheet A2.02, A2.03 & A2.04

9. *Identify "D" or "F" curbing at all vehicular impact points.*

RESP: Noted. See site plan on sheet A1.02 and Civil drawings. Details of Curbs "D" and "F" are shown on sheet C-06

10. *Locate and identify all building projections, i.e., air conditioner pads, mail boxes, light poles, overhead utility lines, back flow preventers, balconies, roof overhangs, etc.*

RESP: Noted. Please refer to elevations (sheets A3.01, A3.02 and A3.05) for building projections; for air conditioner pads refer to roof plans (sheet A2.07a and A2.07b); for location of mailbox in mail room, see sheet A2.01; for light poles, civil drawings and ALTA survey for light poles; see floor plan (sheet A2.01) and civil drawings for backflow preventers, and floor plans sheet A2.06 & A2.07a for balconies and roof overhangs.

11. *Parking as proposed is insufficient. Based on zoning in progress, a minimum of 1.5 spaces per unit is required for all units with more than 1 bedroom. Revise accordingly.*

RESP: Noted. Parking count has been updated accordingly. Please refer to item VI on sheet A1.01

12. *Clarify how the valet will function? Is this intended solely for customers of the commercial area? Parking required to meet residential minimums cannot be categorized for use as valet parking unless the entire.*

RESP: This building will contain full valet service with parking lifts at the ground and fourth level. The parking spaces at the ground level have been reconfigured so that the queuing/stacking of cars are away from driveway. Please refer to item VI on sheet A1.01 for parking calculation break down. The parking count per floor is noted under "parking spaces count" table on each parking level plan.

13. *Doors from trash room and FPL vault cannot swing into drive aisle.*

RESP: Noted. Doors have been inset and are away from driveway.

14. *Consider relocating FPL vault so that it is not front of house.*

RESP: FPL Vault location is most efficient where it now for access and distribution of power. FPL vault room will be screened with landscape and full height architectural louvers for aesthetics.

15. *Provide a diagram and calculation illustrating how the project is meeting the minimum requirement for active uses comprising at least 60% of the primary building frontage.*

RESP: Noted. See Building frontage diagram showing active uses area on sheet A1.02

16. *The faux window on the façade adjacent to FPL vault is not a preferred design solution to mitigate the impact of the inactive use.*

RESP: No faux windows on façade adjacent to FPL vault. Ornamental aluminum grill panel and architectural mechanical louvers noted on building façade. See West Elevation on sheet A3.01

17. *Provide the dimension for all horizontal projections, including balconies, on both elevations and site/floor plans.*

RESP: Noted. Dimensions for horizontal projections have been provided. See site plan on sheet A1.02 and Elevations on sheet A3.01 & A3.02.

18. *Where are the bike racks being provided?*

RESP: Noted. Bike racks are being provide at the ground level (see sheet A2.01) for public use and bike rack/storage for the resident has been located on the Ground Mezzanine level parking (see sheet A2.02 and section "C" on sheet A3.05)

19. *More comments may be forthcoming.*

RESP: Acknowledged.

C. ARCHITECTURE AND URBAN DESIGN:

1. *All renderings shall reflect actual proposed building materials and treatment. Ensure materials are referenced on elevations as well. Ensure elevations and renderings are consistent. Revise drawings accordingly.*

RESP: Noted. All renderings have been updated. See cover sheet and sheet A6.01, A6.02 & A6.03

2. *Ensure that renderings reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.*

RESP: Renderings have been updated to reflect updated design and material. However, please note that the rendering is an artistic interpretation of the design and not everything shown

represents the final product. For a better depiction of the landscape proposed, please refer to the attached landscape drawings.

3. *Fenestration on west elevation where fitness room is located is inconsistent with floor plan in terms of where the window openings are located.*

RESP: Noted. Fenestration at fitness room has been updated according to the floor plan. Please see the updated west Elevation on sheet A3.01 and floor plan on sheet A2.03

4. *For the portion of the front (west) façade that is framed by the stucco banding, consider extending window openings across the full extent of the fitness room and management office to increase transparency and cultivate a more pronounce architectural feature.*

RESP: Noted. Please refer to updated west façade on sheet A3.01 and renderings on sheet A6.01 and A6.02

5. *Work with staff to ensure the north and south facades are well programed though material variation and high-quality architectural treatment, especially portions that are higher up along the tower as they are most visible.*

RESP: Noted. Please see updated elevations. Stucco reveals have been added to scale down the proportions of large wall areas. The building's roof parapet walls have been modified to show more articulation and movement as you look up from the street. Materials and finishes have been noted on sheet A3.01 and A3.02

6. *Incorporate more material variation across the entire design.*

RESP: Noted. More variation of materials has been provided throughout the design, mainly on the building's frontage. Please refer to the building elevations on sheet A3.01 & A3.02. The front façade has been articulated with materials and wall projections so that the scale of the building frontage is cohesive with the pedestrian scale. Entry canopies have been provided for each retail space and the main entry for the building's residents.

7. *Consider wrapping the balconies so that they extend on to the north and/or south facades.*

RESP: Noted. Please refer to North and South elevations on sheet A3.01 & A3.02. On the north façade, a portion of the balconies have been extended for a aesthetics and façade treatment.

8. *Consider utilizing glass as a material for balcony railings.*

RESP: Dark Bronze aluminum railing system with intermediate mesh screed was considered instead of glass for aesthetic and maintenance reasons. Please refer to updated rendering on sheet A6.01, A6.02 & A6.03

9. *The design language of the base and tower are disconnected. More cohesion needs to be incorporated between features of the base and features of the tower. They currently read as two distinct buildings, one on top of the other.*

RESP: Noted. Please refer to updated elevations on sheet A3.01 & A3.02. Several elements added to the building's pedestal such as reveals, paint color, metal railing system and glass have been continued on the tower for more cohesion of the design elements. Also refer to the updated renderings on sheet A6.01, A6.02 & A6.03.

10. *Consider how signage for commercial tenants will be incorporated in to design. Ensure there is sufficient space provided for the location of future signage.*

RESP: Noted. Location of Signage for commercial tenants have been noted on the west elevation on sheet A3.01

D. SIGNAGE:

1. *A full sign package shall be submitted for review to occur.*

RESP: Noted. Signage package will be submitted under separate permit. However, a note has been added on sheet A2.01 (Note #10) to provide power for future signage. See sheet A3.01 for location signage.

2. *Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.*

RESP: Noted. See Building Signage Notes on sheet A3.01

3. *All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.*

RESP: Noted. See Building Signage Notes on sheet A3.01

E. LIGHTING:

1. *Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 allowed).*

RESP: Noted. See note #4 on sheet A1.02

F. GREEN BUILDING AND ENVIRONMENTAL SUSTAINABILITY:

1. *As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third-party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include this on the site plan.*

RESP: Noted. See note #4 under General Notes on sheet A0.00. Owner shall retain a third-party consultant for green building compliance with the minimum standards required for Green Building Certification.

2. *Indicate on the site plan where the infrastructure for the electric vehicle-charging station will be located.*

RESP: Noted. Location of vehicle-charging station provided at all parking levels. This will be noted on the electrical permit drawings. See sheets A2.01, A2.02, A2.03 & A2.04.

3. *Provide a long-term, covered bicycle storage area for residents that would protect bikes from the elements and theft. FDOT has a bike lane project planned for Federal Highway in Hollywood. So tenants will benefit from diversified mobility here.*

RESP: Provided. See sheet A2.02. A covered bike rack storage area has been designated on the ground level mezzanine floor.

4. *Ensure the trash room also accommodates recycling. Indicate its location on the site plan. Florida's 2020 goal is a 75% recycling rate.*

RESP: Noted. See sheet A2.01 for location of recycling bins inside the trash room.

5. *Make recycling as easy as possible for residents and patrons. Ensure that space for recycle bins is provided wherever there will be trash cans.*

RESP: Noted. trash and recycling bin areas for public use have been located on the site plan on sheet A1.02.

6. *Recycle materials from demolition and construction to the greatest extent possible. These materials constitute part of Florida's recycling goal.*

RESP: Noted. See note #5 under General Notes on sheet A0.00

7. *Put a larger cabinet or other feature between the refrigerator and the stove or relocate one of them so they're not working against each other.*

RESP: Please note the location of these appliances have to meet the clearance requirement by FHA. The reason the stove is close to the fridge is because there needs to be 24" clear to the center of the stove for side approach. The same condition occurs at the sink. FHA clearances and compliance will be provided on permit drawings.

8. *If hot water heaters are installed, as opposed to tankless on-demand hot water systems, ensure these are located as close as possible to the hot water uses.*

RESP: Tankless water heaters will be provided for all apartment units. This will be noted on the electrical drawings when submitting for building permit.

9. *The City of Hollywood Commission adopted a goal in 2017 to reduce carbon emissions city-wide by 2% per year from its baseline of 1.3 million metric tons in 2014 to reach an 80% reduction by 2050. To that effort, Staff recommends either of the following options:*
 - a. *the installation of a true Green Roof, as approved by applicable divisions; or*
 - b. *the installation of solar panels.*

RESP: Single-ply TPO roofing system will be specified for this project. See sheet A2.07a. TPO is considered a green roofing material that is 100% recyclable which is durable and has high reflectance to the sun's ultraviolet rays. This means TPO roofs have a high albedo and keep the roof cooler preventing what is known as "heat island effect".

10. *Use light colors on exterior walls, especially on the east, south and west facing walls to reduce heat gain.*

RESP: Noted. Light colors will be used throughout the building. See updated renderings on sheet A6.01, A6.02 & A6.03.

11. *The glass on the bottom floors presents a high bird collision threat. Up to a billion birds die in collisions with glass each year in the United States. Options are available like frit patterns, frosted glass, window screens, and UV-reflective coatings that are invisible to people that greatly reduce this hazard. Please see the American Bird Conservancy's Bird-Smart glass resource page for suggestions, <https://abcbirds.org/getinvolved/bird-smart-glass/>*

RESP: Noted. See note 21 sheet A3.01 stating that at the first and second level windows, a bird safety/deflector film shall be added on each glass panels to avoid bird collision.

12. Consider retaining rainwater on site for irrigation and non-potable water uses in the building.

RESP: Other means for water conservation will be used in the building such as high efficiency dual flush water closet, shower heads and faucets. Due to the side of the project and site condition, rain water retention for irrigation and non-potable water use in the building may not be feasible.

13. Consider installing permeable asphalt or pavers with proper drainage below and permeable concrete sidewalks to increase stormwater infiltration and recharge our groundwater.

RESP: Noted. Please see sheet A2.01 and Civil drawings for updated sidewalk/floor plan and location of pavers and permeable concrete areas.

14. Install energy efficient light fixtures, Energy Star or water sense certified appliances, and programmable thermostats.

RESP: Noted. See note #7 under General Notes on sheet A0.00

15. All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.

RESP: Noted. See note #8 under General Notes on sheet A0.00

16. Use sustainable building materials.

RESP: Noted. See note #6 under General Notes on sheet A0.00

17. Use low VOC materials.

RESP: Noted. See note #6 under General Notes on sheet A0.00

G. ENGINEERING:

1. Show on plans how ADA accessibility requirements are met. ADA accessible route is required between accessibility parking and building access as well as accessible route to the public rights-of-

way. The proposed handicapped accessible route between the handicapped parking stall to the building lobby does not meet ADA standards. Sheet A-2.01 shows a step up to the lobby area from the parking area. Also, review and provide dimensions for the clearance from the door swing.

RESP: Noted. Please refer to sheet A2.01. Accessible route to building lobby

2. *Provide plans to clearly show access to the site. Label and show all roads with lane configuration that provides the site with connectivity to the roadway network.*

RESP: Noted. Please see roadway plan on civil drawings (sheet C-09).

3. *Provide civil plans for the proposed work. Provide and indicate items such as but not limited to drainage improvements, curbing, all vehicle turning radii, sight triangles, pavement marking and signage plans and details as well as change in elevations to show that handicap accessibility has been met. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement restoration with asphalt overlay along all frontage adjacent to the property will be required, provide pavement restoration detail.*

RESP: Noted. Civil plans for proposed work provided.

4. *Add striping to all no parking areas next to parking stalls and also next to the loading zone.*

RESP: Noted. Refer to sheet A2.01 showing striping for loading area, mail delivery service parking, van accessible parking and parking valet lift spaces. See Civil drawing sheet C-10 for striping details.

5. *Submit shop drawings for parking lift mechanism for Engineering division approval.*

RESP: Specs for proposed parking are being provided. Shop drawings will be submitted later for review by manufacturer.

6. *Location of loading area is not acceptable. Location of loading zone must be coordinated with travel line. Location of loading zone is partially closing travel lane. Provide dimension of travel lane in this location. If proposed travel lane exceeds 22 ft, proceed to update the striping to clearly define the travel lane.*

RESP: Noted. Please refer to updated parking layout on sheet A2.01

7. *On Site Plan and on floor plans, fully dimension (depth and width) all parking stalls. Indicate width of all spaces adjacent to any obstruction, i.e. stairwells. Parking stalls with obstruction on one side shall be minimum 9.5' wide and 10.5' wide with obstruction on both sides. Provide dimension for the distance between the building columns and the drive aisle.*

RESP: Noted. Please refer to revised sheets A2.01, A2.02, A2.03 & A2.04.

8. *Traffic impact analysis is required, coordinate with Rick Mitinger, Transportation Engineer, 954-921-3900 or rmitinger@hollywoodfl.org.*

RESP: Noted. Traffic impact analysis will be later submitted. Please see civil drawings for site access from North Federal Highway, sheet C-11.

9. *Garage required minimum of 3 ADA parking spaces and 1 Van-Accessible ADA Parking Space with an access aisle located in the right side of the parking. Identify in the plans location of each one.*

RESP: Noted. 1 van-accessible parking provided at ground level, and 1 ADA parking space on every parking floor above. Please refer to revised sheets A2.01, A2.02, A2.03 & A2.04.

10. *Provide civil engineering streetscape plans and plan details, showing proposed sidewalk, curbs in public and/or project property along N. Federal Hwy. Coordinate landscape design for the proposed development with the sidewalk.*

RESP: Noted. Please refer to revised sheets A2.01, A2.02, A2.03 & A2.04.

11. *Certified MOT plans required at the time of City Building Permit review.*

RESP: Noted. See note #9 under general notes on sheet A0.00

12. *Indicate on plans and provide 14' vertical clearance at the garage entrance for the loading space.*

RESP: Noted. Refer to section "C" on sheet A3.05

13. *In the floor plan for each floor of the garage indicate items such as but not limited to all drive aisle dimensions, vehicle turning radii, traffic control marking and signage for vehicular traffic circulation and flow, ADA accessibility.*

RESP: Noted. Please refer to revised sheets A2.01, A2.02, A2.03 & A2.04.

14. *Impact fees requirements will be required to be satisfied at the time of City Building permit.*

RESP: Noted. See note #2 under general notes on sheet A0.00

15. *Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.*

RESP: Noted. See floor plan on sheet A2.01 and Civil drawings. Detectable warning surface have been provided at crossing of building entry driveway.

16. *Indicate location of mail boxes/services on plan.*

RESP: Noted. See updated floor plan on sheet A2.01. The mailboxes will be located in the mail room right off the building entry foyer. A package room has been provided as well. There is a designated parking space for the mail delivery driver inside the building.

17. *Show in Ground level plan sign triangles along N. Federal Hwy.*

RESP: Noted. See sight view triangle on site plan, sheet A1.02 and floor plan, sheet A2.01

18. *The proposed dumpster orientation is only accessible from the cover parking. Has the design of the covered parking account for waste collection truck access, vertical clearance, etc.?*

RESP: Confirmed. Access to trash dumpster is only accessible from inside. The minimum required clearance (14'-0") has been provided. See floor plan, sheet A2.01, and section "C" and sheet A3.05

19. *All outside agency permits must be obtained prior to issuance of building permit.*

RESP: Noted. See note #3 under general notes on sheet A0.00

20. *More comments may follow upon review of the requested information.*

RESP: Acknowledged.

H. LANDSCAPING:

1. *Provide official tree survey signed and sealed by surveyor not older than 6 months for existing trees on site on a separate table include: location, species, estimated ht./spread, and /DBH diameter of trunks in inches provided survey did not include trees.*

RESP: Noted. Please refer to landscape drawings, sheet L-04 (Tree survey disposition plan), and ALTA survey

2. *Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. --Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, overhead and underground utilities, Center line , monument line, lot dimensions, and adjacent street names and shall comply with all planning and development board and historic preservation board individual requirements when applicable. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. Landscape plans submitted shall clearly define which trees have been provided as required in terms of amount of inches of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district. All trees and palms provided should meet City of Hollywood minimum height or DBH requirements at planting. If any trees are to be remain in close proximity to building construction activities to be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter, include all existing plant material on swale as part of tree disposition plan. Landscape plan set to provide as per city code requirements for landscape for project zoning classification type in this case part of the RAC Rezoning.*

RESP: Noted. Please see landscape drawings, sheet L-04 for tree disposition plan and ALTA survey

3. *Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.*

RESP: Irrigation plans will be provided at the time of plan review for City Building permit. Connection or for landscape irrigation has been located on the Northeast side of the property. See floor plan on sheet A2.01 and utility plan on civil sheet C-07.

4. *Additional comments may be forthcoming at Building permit submittal.*
Courtesy Note for building permit:

No tree removals without a tree removal sub- permit for trees to be removed as part of this project. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal.

RESP: Noted. Refer to note #3 under general notes on sheet A0.00

I. UTILITIES:

1. *Submit civil engineering plans indicating existing and proposed water, sewer and drainage for initial review. This site is within Flood Zone X. The Finished Floor Elevations (FFE) must conform with section 154.50 of the City's Code of Ordinances where the minimum FFE for commercial use shall be, at a minimum, 6-inches above the highest adjacent crown of the road elevation.*

RESP: Noted. Civil drawings have been provided noting the proposed water, sewer and drainage system for this project as well as the proposed FFE at the commercial and residential areas.

2. *Indicate FFE for all enclosed areas on ground floor.*

RESP: Noted. See sheet A2.01 and Civil drawings.

3. *Show perimeter cross sections across all property limits including transition areas meeting adjacent property grades.*

RESP: Noted. See PG&D sections on sheet C-05.

4. *Ensure all stormwater is retained onsite.*

RESP: Noted. See civil drawings. A drainage well has been located below entry driveway for storm water retainage.

5. *Indicate how roof drainage will be collected and connected to the on-site drainage system.*

RESP: Noted. Roof drainage will be connected to the underground storm drain system and drainage well. See civil drawings sheet C-04

6. *Provide preliminary drainage calculations.*

RESP: Noted. See civil drawings.

7. *Landscape plans to be provided should coordinate with civil plans to accommodate for drainage features.*

RESP: Noted. See landscape drawings.

J. BUILDING:

1. *Application is substantially compliant.*

K. FIRE:

Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

1. *Water supply must meet NFPA 1, 18.4.5.2. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-9213046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements.*

RESP: Noted. See civil drawings (sheet C-07 & C-08).

2. *Provide a note on civil drawings that underground fire main work will be completed by a contractor holding a Class I, II, or V license per FS 633.102.*

RESP: Noted. See note civil drawing sheet C-07.

3. *No civil drawings were turned in for the underground fire main. Provide such including location of fire department connection, DDCV, and size of fire line from water supply. Check with our water department engineer for city requirements in addition to fire. Ensure plans that there is a fire hydrant within 100 feet of fire department connections.*

RESP: Noted. Proposed FDC are shown on sheet A2.01 and civil drawing sheet C-07.

4. *A bi-directional amplifier is required per NFPA, 11.10 and Broward Amendment 118. Provide a note on the plan as such. A pre-heat map plan, conceptual drawings and cut sheets will be required to be submitted with the main set of architectural drawings for the BDA System. These plans are required to gain approval by Broward County at 954-357-8442 (John Diamond/Barry Smith) prior to being submitted to the City of Hollywood for review. Contractor for the BDA System is required to have an RF license.*

RESP: Noted. See note #8 on sheets A2.01 through A2.06

5. *Per NFPA 1, 12.3.2 a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2.*

RESP: Noted. See note #9 on sheets A2.01 through A2.06 and sheets A8.20 & A8.21

6. *It was noted on the plan, there may be stacked car parking. Be advised, the fire sprinkler system will need to be designed as Extra Hazard, Group II. Provide a note on the plan as such.*

RESP: The parking will have electric car lifts at the ground and second level mezzanine (See sheet A2.01 & A2.04. A fully automatic fire sprinkler system will be installed in the garage. Fire protection plans will note system to be Extra Hazard, Group II.

L. PUBLIC WORKS:

1. *No comments received*

M. PARKS AND RECREATION:

1. *Submit park impact fee application.*

RESP: Note. Owner will submit impact fee application at time of City Building permit submittal.

N. COMMUNITY DEVELOPMENT:

1. *Recommend presenting proposed construction to civic associations as noted below:*

*Hollywood Lakes Civic Association, Terry Cantrell, President, at info@hollywoodlakes.com
Meetings 2nd Tuesday of each month @ 7:00 PM at Hollywood Beach Culture & Community Center
1301 South Ocean Drive*

RESP: The corresponding civic associations will be contacted as requested.

O. ECONOMIC DEVELOPMENT:

1. *What types of retail/commercial activities are envisioned?*

RESP: There's only two commercial spaces of not more than +/- 500 S.F. each. Small commercial business such as café, convenience store, wearing apparel or jewelry store are envisioned.

2. *What are the total number of new jobs anticipated as a result of this project?*

RESP: Owner to submit Proforma for this project noting the anticipated new jobs projected

3. *Have you contacted neighborhood associations and discussed this project?*

- a. *Downtown Parkside Royal Poinciana Civic Association*
 - i. Lynn Smith, President, 954-854-4496, dprpca@aol.com
- b. *Parkside Civic Association*
 - i. Ken Crawford, President, krcinteriors@aol.com
- c. *Downtown Hollywood Business Association*
 - i. Don Weimer, 954-955-1230, don@dowetinc.com

RESP: In progress. The noted neighborhood associations will be contacted to discuss project.

P. POLICE DEPARTMENT:

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371
Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500
Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

- 1. Application is substantially compliant. Contact Police for additional CPTED strategies.

RESP: Police department will be contacted for additional CPTED strategies.

Q. DOWNTOWN AND BEACH CRA:

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980
Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

- 1. Not Applicable.

End of Narrative

Prepared by:



Carlos Hernandez
Associate Project Manager
DAC Design.Architecture.Consultants

NEW 10-STORY RESIDENTIAL BUILDING
ONE OASIS

1109 NORTH FEDERAL HIGHWAY
CITY OF HOLLYWOOD, FLORIDA 33020

Property ID: 514210050040

GENERAL NOTES:

- ALL WORK NOTED IN THESE DRAWINGS SHALL COMPLY WITH THE FBC, 2017 EDITION, THE 2017 FLORIDA FIRE PREVENTION CODE (NFPA 101, 2012 EDITION) AND ANY OTHER APPLICABLE CODES AND DESIGN GUIDELINES INCLUDING THE FAIR HOUSING ACT DESIGN STANDARDS, AND ANY ZONING AND LAND DEVELOPMENT REQUIREMENTS.
- THESE PLANS HAVE BEEN DEVELOPED FOR DESIGN REVIEW BY THE TECHNICAL ADVISORY COMMITTEE (TAC) OF THE CITY OF HOLLYWOOD AND ARE SUBJECT TO CHANGE.
- OWNER SHALL COMPLY WITH ALL PRE-APPLICATION AND FEE REQUIREMENTS BY THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS AT THE TIME OF PLAN REVIEW FOR CITY BUILDING PERMIT AS WELL AS TREE REMOVAL, DEMOLITION OR ANY OTHER SITE WORK RELATED PERMIT. ALL OUTSIDE AGENCY PERMITS MUST BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THIS PROJECT SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH BY THE U.S. GREEN BUILDING COUNCIL OR THE FLORIDA GREEN BUILDING COALITION IN ACCORDANCE WITH THE CITY OF HOLLYWOOD'S GREEN BUILDING ORDINANCE IN CHAPTER 151 FOR BUILDINGS WITH MORE THAN 20,000 S.F. THE OWNER SHALL OBTAIN CERTIFICATION BY A CERTIFIED THIRD-PARTY AGENCY.
- AS A REQUIREMENT FOR GREEN CERTIFICATION, THE CONTRACTOR, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT RECYCLING OF MATERIALS DURING DEMOLITION TO THE GREATEST EXTENT POSSIBLE.
- ECO-FRIENDLY AND SUSTAINABLE BUILDING MATERIALS SHALL BE USED AS WELL AS LOW -VOC BUILDING PRODUCTS IN ACCORDANCE TO THE MINIMUM REQUIREMENTS SET FORTH BY THE U.S. GREEN BUILDING COUNCIL OR THE FLORIDA GREEN BUILDING COALITION FOR CERTIFICATION.
- IN ACCORDANCE WITH THE 2017 FBC ENERGY EFFICIENCY CONSERVATION (6th EDITION), ENERGY EFFICIENT LIGHT FIXTURES, ENERGY STAR AND WATERSENSE CERTIFIED APPLIANCES SHALL BE INSTALLED AS WELL AS PROGRAMMABLE THERMOSTATS.
- ALL EXTERNAL LIGHTING SHALL BE FULLY SHIELDED AND MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE CERTIFIED MOT PLANS AT TIME OF PLAN REVIEW FOR CITY BUILDING PERMIT.

INDEX OF DRAWINGS

ARCHITECTURAL

A0.00	COVER SHEET, INDEX OF DRAWINGS	A3.01	BUILDING ELEVATIONS
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A1.01	ZONING DATA, ZONING MAP, AERIAL MAP	A3.03	BUILDING SECTION "A"
A1.02	SITE PLAN AND SETBACKS	A3.04	BUILDING SECTION "B"
A1.03	FLOOR AREA CALCULATIONS AND DIAGRAMS	A3.05	BUILDING SECTION "C"
A1.04	FAR CALCULATIONS	A3.06	BUILDING SECTION "D"
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	A8.20	TYPICAL FIRE-RESISTIVE WALL & FLOOR PENETRATION DETAILS
A2.05	THIRD LEVEL POOL DECK AND APARTMENT UNITS FLOOR PLAN	A8.21	TYPICAL FIRE-RESISTIVE WALL & FLOOR PENETRATION DETAILS
A2.06	TYPICAL APARTMENT UNITS FLOOR PLAN (LEVELS 4-10)		
A2.07a	ROOF LEVEL PLAN		
A2.07b	UPPER ROOF LEVEL PLAN		

CIVIL

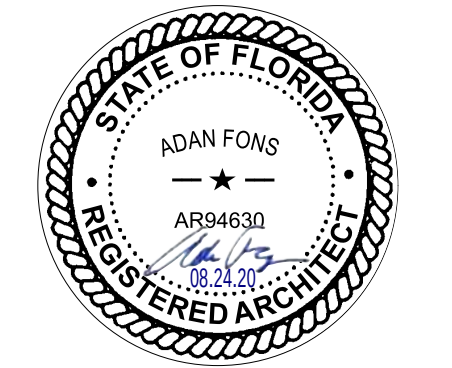
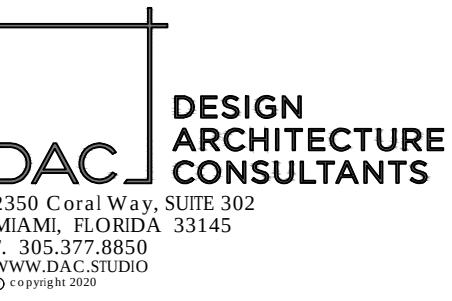
C-01	GENERAL NOTES
C-02	DEMOLITION PLAN
C-03	EROSION CONTROL PLAN
C-04	PAVING, GRADING & DRAINAGE
C-05	PG & D SECTIONS
C-06	DRAINAGE DETAILS
C-07	UTILITIES
C-08	UTILITIES DETAILS
C-09	ROADWAY PLAN
C-10	PAVING PLANS
C-11	PAVING DETAILS

LANDSCAPE

L-01	LANDSCAPE PLAN
L-02	LANDSCAPE NOTES, DETAILS & LEGEND
L-03	POOL DECK LANDSCAPE PLAN
L-04	TREE SURVEY/ DISPOSITION PLAN

CITY MEETING SCHEDULE	
11-26-2019	PACO SUBMITTAL
02-18-2020	TAC MEETING - DESIGN REVIEW
09-07-2020	TAC MEETING - REPORT RESPONSES REVIEW

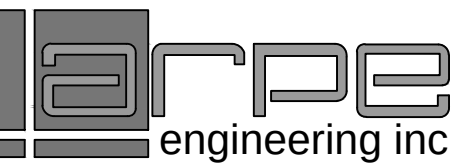
ARCHITECT:



AA 26003917
Design - Architecture - Consultants

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY AUTHORITY HAVING JURISDICTION (AHJ) AND IN ACCORDANCE WITH 2017 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

MEP:



STRUCTURE:



LANDSCAPE ARCHITECT:



PROJECT NAME:

ONE OASIS

PROPERTY ADDRESS

1109 N FEDERAL HWY
HOLLYWOOD, FL 33020

OWNER INFORMATION

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

ISSUE RECORD:

11-26-19	TAC MEETING - DESIGN REVIEW
02-18-20	TAC MEETING - DESIGN REVIEW
09-07-20	TAC MEETING - REPORT RESPONSES REVIEW

REVISIONS:

No.	Date	Description
1	09-07-20	TAC DESIGN REVIEW COMMENTS/ GEN. COORDINATION

Project Number: 2013-07

Scale:

Drawn:

Checked:

CADD File:

SHEET TITLE

COVER SHEET,
INDEX OF
DRAWINGS

SHEET No.

A0.00

City of Hollywood, Florida
Zoning and Land Use

Legend
Land Use

- RES
- FOD
- LANDS
- WRES
- WRES
- WRES
- OFF
- FOD
- SDUS
- RAC
- HO
- TRANS
- COMFAC
- OSW
- CONS
- UTL
- LOP
- COMPLEX

Irregular Residential Ocean Line

SITE

0 0.5 1 2 3 4 Miles

April 11, 2011
G:\GIS\Mapa\Zoning\Zoning_LandUse_Map.pdf

Zoning Districts

- MC-1 – Multi-Family Residential Core
- TC-1 – Transitional Core
- RC-1 – Retail Core
- RC-2 – Historic Retail Core
- DH-1 – Dixie Highway Low Intensity Multi-Family District
- DH-2 – Dixie Highway Medium Intensity Multi-Family District
- DH-3 – Dixie Highway High Intensity Mixed-Use District
- FH-1 – Federal Highway Low-Medium Intensity Multi-Family District
- FH-2 – Federal Highway Medium-High Intensity Mixed-Use District
- LT – Lakes Transition District
- ND-1 – North Downtown Low Intensity Multi-Family District
- ND-2 – North Downtown Medium Intensity Multi-Family District
- ND-3 – North Downtown High Intensity Mixed-Use District
- PS-1 – Parkside Low Intensity Multi-Family District
- PS-2 – Parkside Medium Intensity Multi-Family District
- PS-3 – Parkside High Intensity Mixed-Use District
- PR – Pembroke Road Mixed-Use District
- SS – Sheridan Street Mixed-Use District
- YC – Young Circle
- GU – Government Use
- PD – Planned Development

RESIDENTIAL USE 10-STORY BUILDING

BUILDING DATA			
DATA		COMMENT	REFERENCE
1	BUILDING USE	RESIDENTIAL (MERCANTILE / BUSINESS)	F B C 2017 / SECTION 302
2	OCCUPANCY CLASSIFICATION	GROUP R-2, M, B, S-1, S-2, A-3, A-2	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	10 STORIES : HEIGHT 140'-0" FT	CITY OF HOLLYWOOD ZONING & LAND DEVELOPMENT - ARTICLE 4.6
8	BUILDING SETBACKS	FRONT: 10' (NON-/ RESIDENTIAL), 15' (RESIDENTIAL), SIDE INTERIOR: 0 , ALLEY (REAR): 5'	CITY OF HOLLYWOOD ZONING & LAND DEVELOPMENT - ARTICLE 4.6
9	EXTERIOR WALLS FIRE RATED REQ.	1 HOUR	F B C 2017 / SECTION 602
10	EXTERIOR WALLS OPENING ALLOWED	15% MAX. FROM 3' TO LESS THAN 5' (UP, S) 25% MAX. FROM 5' TO LESS THAN 10' (UP, S)	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

PARKING REQUIREMENTS		
Use	Minimum	Maximum
Commercial	3 spaces per 1,000 SF	5 spaces per 1,000 SF
Hotel	1 space per room for the first 10 rooms, plus .25 space per room for each additional room, plus 50% of the requirement for accessory uses.	1 space per room; plus 80% of the requirement for accessory uses
Multifamily Residential [Except for sites or portions of sites within DH-1]	1 space per unit, plus 1 space per 10 units for guest parking	2.5 spaces per unit, plus 1 space per 5 units for guest parking
Office	2.5 spaces per 1,000 SF	5 spaces per 1,000 SF

Exemptions: The following uses are exempt from parking requirements.
 Retail, commercial, and office uses located on the first and second floor of a building on sites or portions of sites within DH-3 east of 21st Avenue, ND-3 south of Polk Street, PS-3 north of Van Buren Street, RC-2, and YC.
 Parking for Live-Work uses shall be provided for each individual use as required above.
 Parking for sites or portions of sites within DH-1 shall comply with parking regulations set forth in [Article 7](#) of the Zoning and Land Development Regulations.
 All other uses shall comply with parking regulations set forth in [Article 7](#) of the Zoning and Land Development Regulations.

(2) Parking stall dimensions.

(a) Parallel parking minimum: Eight and one-half (8-1/2) feet in width by 22 feet in length. (See [Appendix 1, Diagram 9](#)).

(b) Ninety (90) degree and angled parking minimum: Eight and one-half (8-1/2) feet in width by eighteen (18) feet in length. (See [Appendix 1, Diagram 9](#)).

(c) In those cases where the side of any stall is adjacent to a wall, fence, building, or other physical obstruction, the stall widths shall be increased by one (1) foot. Where there is an obstruction on both sides of the stall, the stall widths shall be increased by two (2) feet.

(d) Driveways may be a minimum 11 feet for one-way traffic and a minimum of 22 feet for two-way traffic.

(e) Driveway entrances not adjacent to parking stalls may be a minimum of 20 feet.

(f) All other parking stall dimension standards shall be pursuant to [Article 7](#) of the Zoning and Land Development Regulations.

PARKING STALL DIMENSIONS (Section 4.6 - Diagram 9)

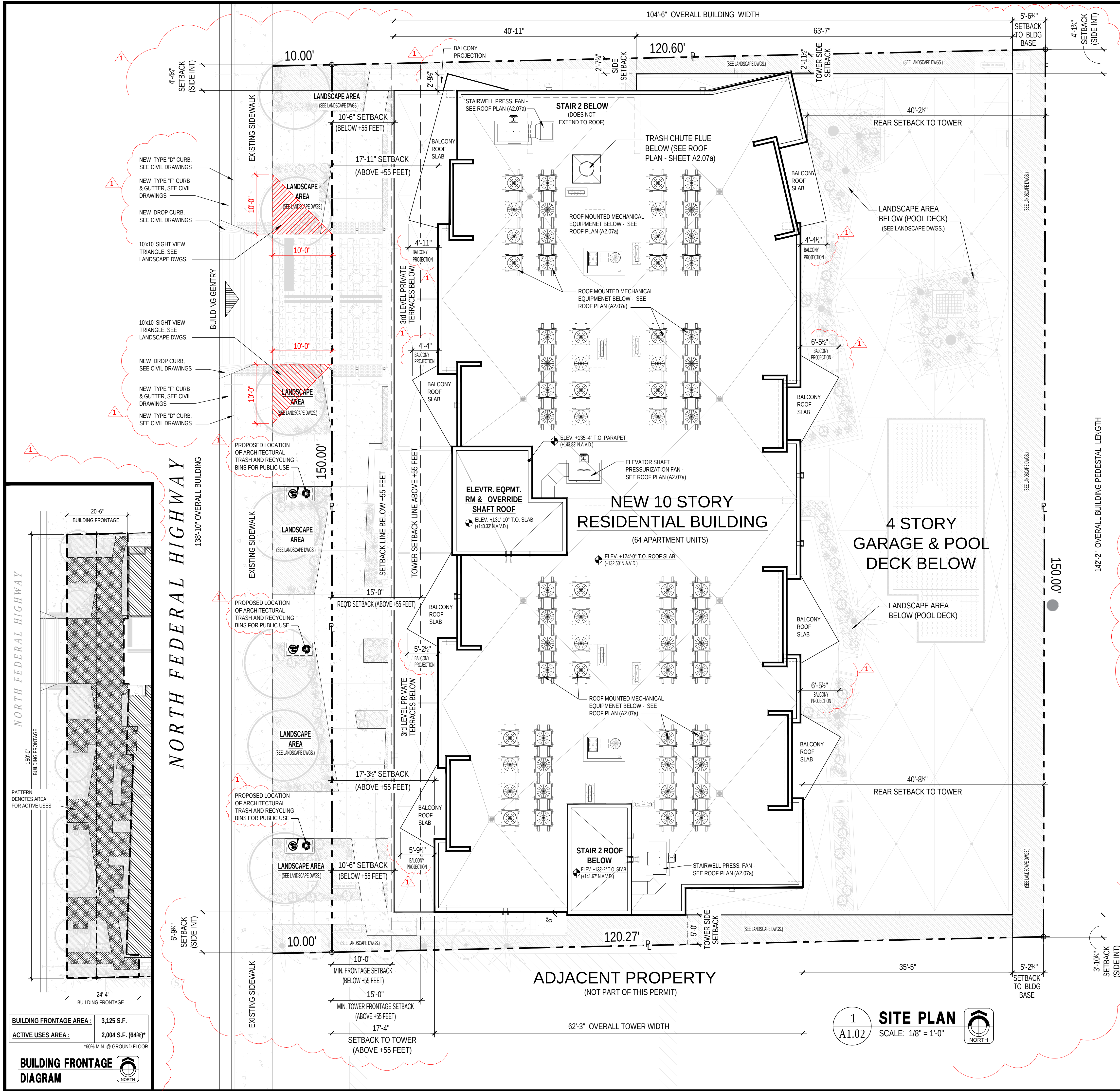
90 Degree Parking

Angled Parking

Parallel Parking

A1.01

(TAC) REVIEW SUBMITTAL - SEPTEMBER 07, 2020



- NOTES
1. THIS DRAWING IS AN ARCHITECTURAL SITE PLAN PROVIDED FOR GENERAL REFERENCE ONLY. REFER TO CIVIL ENGINEERING AND SURVEYS FOR AN ACCURATE REPRESENTATION OF BOUNDARY LINES AND SITE GEOMETRY.
 2. REFER TO CIVIL ENGINEERING DRAWINGS FOR FINAL GRADING, LOCATION OF SITE UTILITIES AND DETAILS, ETC.
 3. REFER TO DRAWING A2.01 FOR ENLARGED PLAN OF GROUND LEVEL.
 4. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES ALLOWED TO BE 0.5 (SEE ELECTRICAL DRAWINGS)

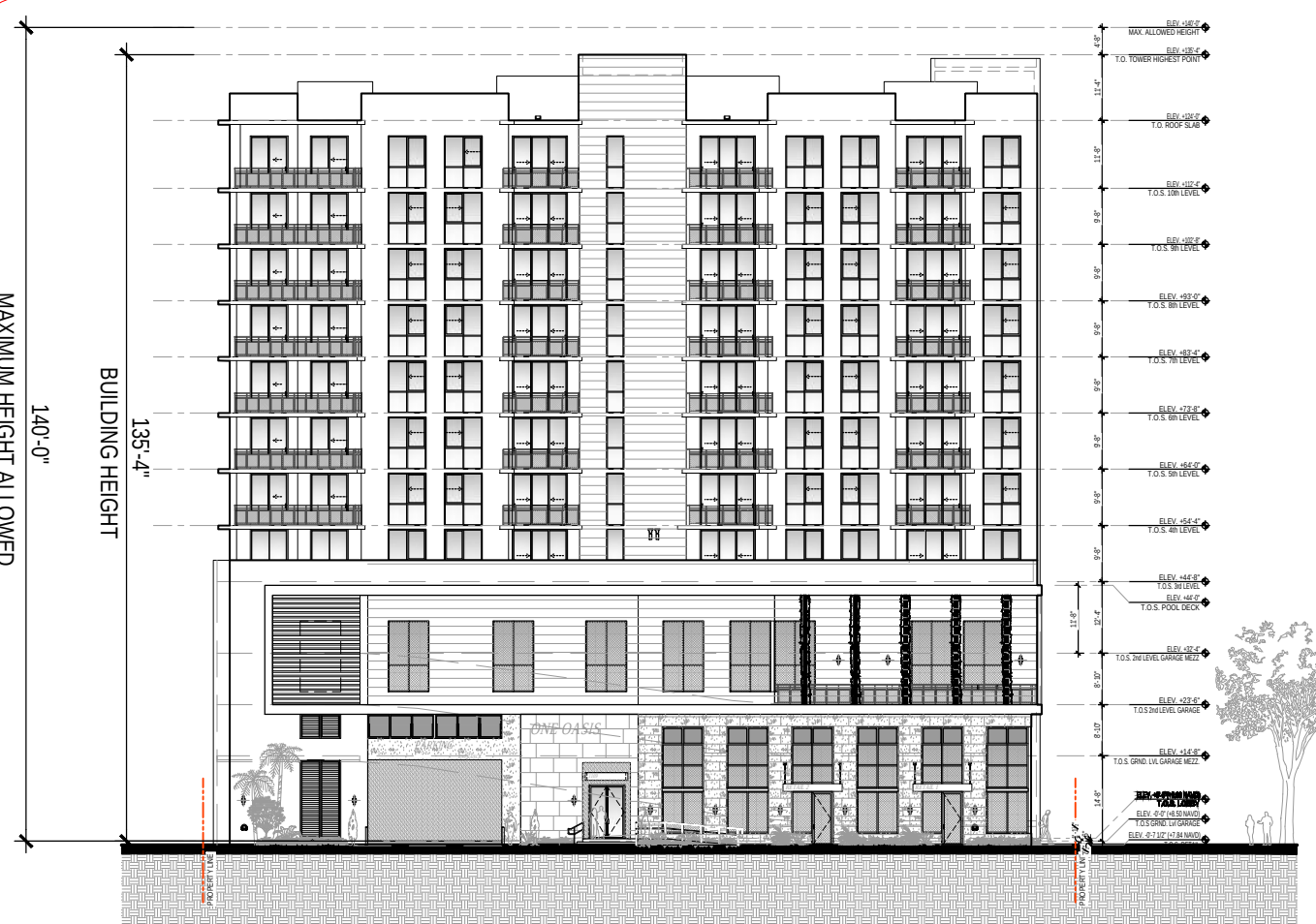
FH-2 Zoning District - SETBACKS TABLE

(ii) FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Development Regulations Table.

FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00 Sites south of Fillmore and north Monroe Streets: Single Use Buildings/Development: 3.75 Mixed Use Buildings/Development: 4.75		
MAXIMUM HEIGHT		
10 Stories, not to exceed 140 ft. Sites located between Fillmore and Monroe Streets and fronting Federal Highway: 18 Stories, not to exceed 190 ft. Sites or portions of sites within 60 feet of FH-1: 5 Stories, not to exceed 55 ft. Sites or portions of sites within 100 feet of ND-1, PS-1: 5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor - 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Fronting Golf Course	20 ft.	20 ft.
Side Interior	0 ft.	0 ft.
Alley	When adjacent to FH-1: 10 ft. 5 ft.	When adjacent to FH-1: 60 ft. 5 ft.
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
Federal Highway	30 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
Federal Highway	60%	N/A
North 17th Avenue between Polk and Johnson Streets	40%	N/A

PROPOSED BUILDING SETBACK TABLE

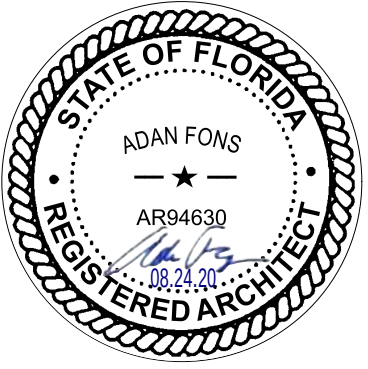
	REQUIRED		PROPOSED/PROVIDED	
	BASE (BELOW 55)	TOWER (ABOVE 55)	BASE (BELOW 55)	TOWER (ABOVE 55)
FRONT				
RESIDENTIAL	10'-0"	15'-0"	N/A	17'-3 1/2"
NON-RESIDENTIAL	10'-0"	15'-0"	10'-6"	N/A
SIDE INTERIOR	0'-0"	0'-0"	NORTH = 2'-7 3/4" SOUTH = 3'-10 1/4"	NORTH = 2'-11 1/2" SOUTH = 5'-0"
REAR (ALLEY)	5'-0"	5'-0"	NORTH = 5'-6 3/4" SOUTH = 5'-2 3/4"	NORTH = 40'-2 1/2" SOUTH = 40'-8 1/2"
BUILDING HEIGHT	MAX. ALLOWED		PROVIDED	
	140'-0"		135'-4"	



1 SITE PLAN
A1.02 SCALE: 1/8" = 1'-0"

2 FRONT BUILDING FACADE (WEST ELEVATION)
A1.02 SCALE: 1/32" = 1'-0"

ARCHITECT:
DAC
DESIGN
ARCHITECTURE
CONSULTANTS
2350 Coral Way, Suite 302
MIAMI, FLORIDA 33145
T: 305-377-8850
WWW.DAC.STUDIO



AA 26003917
Design - Architecture - Consultants

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY AUTHORITY HAVING JURISDICTION (AHJ) AND IN ACCORDANCE WITH 2017 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

MEP:
larpe
engineering inc

STRUCTURE:
GCE
GANN CONSULTING ENGINEERING

LANDSCAPE ARCHITECT:
L.L. Martin Landscape Architects, P.A.
1111 North Bay Street, Suite 100, Miami, FL 33132
305-581-5811
305-786-4373, lmartin@lllandscape.com

PROJECT NAME:
ONE OASIS

PROPERTY ADDRESS
1109 N FEDERAL HWY
HOLLYWOOD, FL 33020
OWNER INFORMATION
OASIS HOLLYWOOD, LLC
1150 E HALLANDALE BEACH BLVD,
UNIT 1150A
HALLANDALE BEACH, FL 33009

ISSUE RECORD:
11-26-19 TAC MEETING - DESIGN REVIEW
02-18-20 TAC MEETING - DESIGN REVIEW
09-07-20 TAC MEETING - REPORT RESPONSES REVIEW

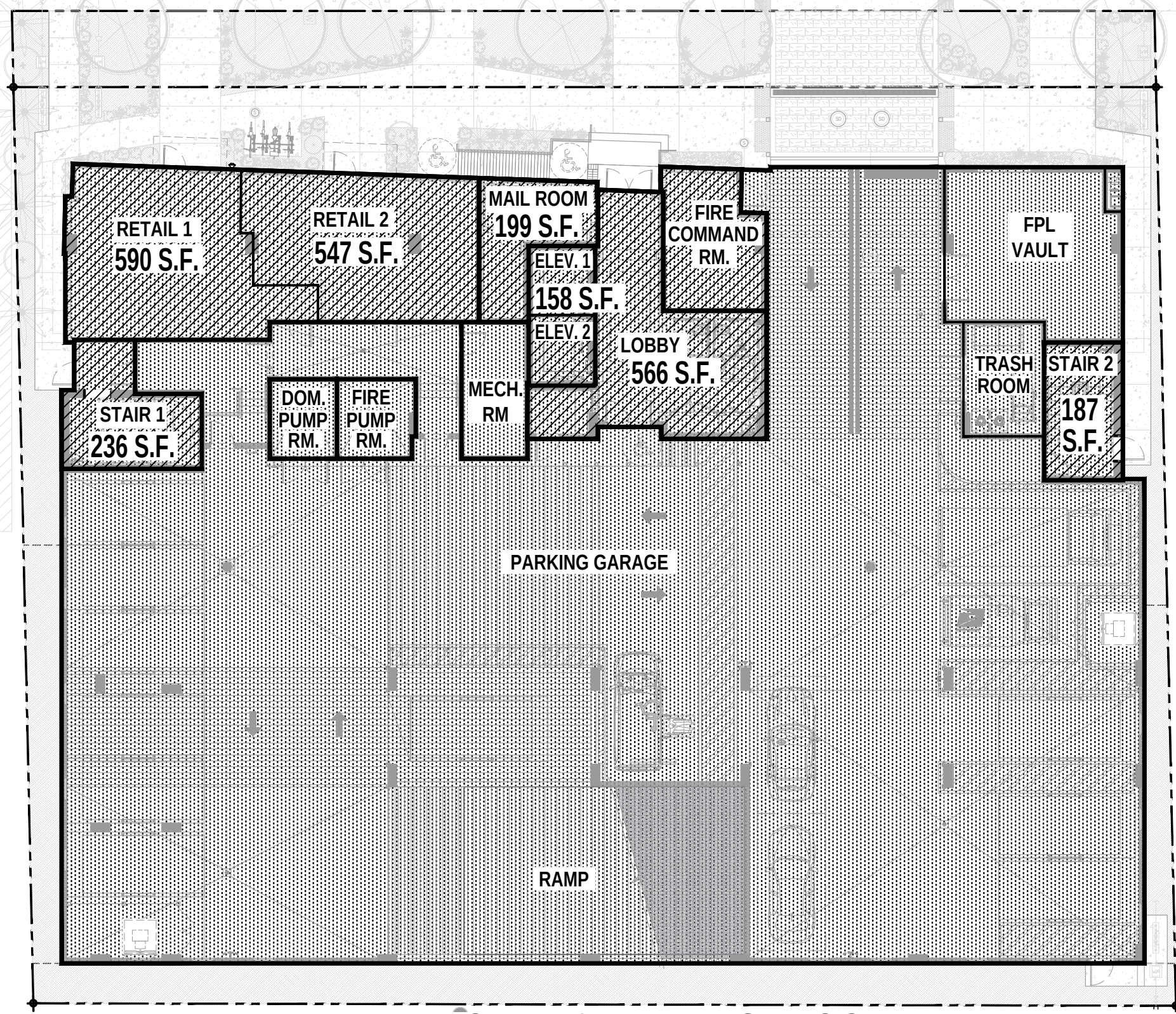
REVISIONS:		
No.	Date	Description
1	09-07-20	TAC DESIGN REVIEW COMMENTS/ GEN. COORDINATION

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

SHEET TITLE

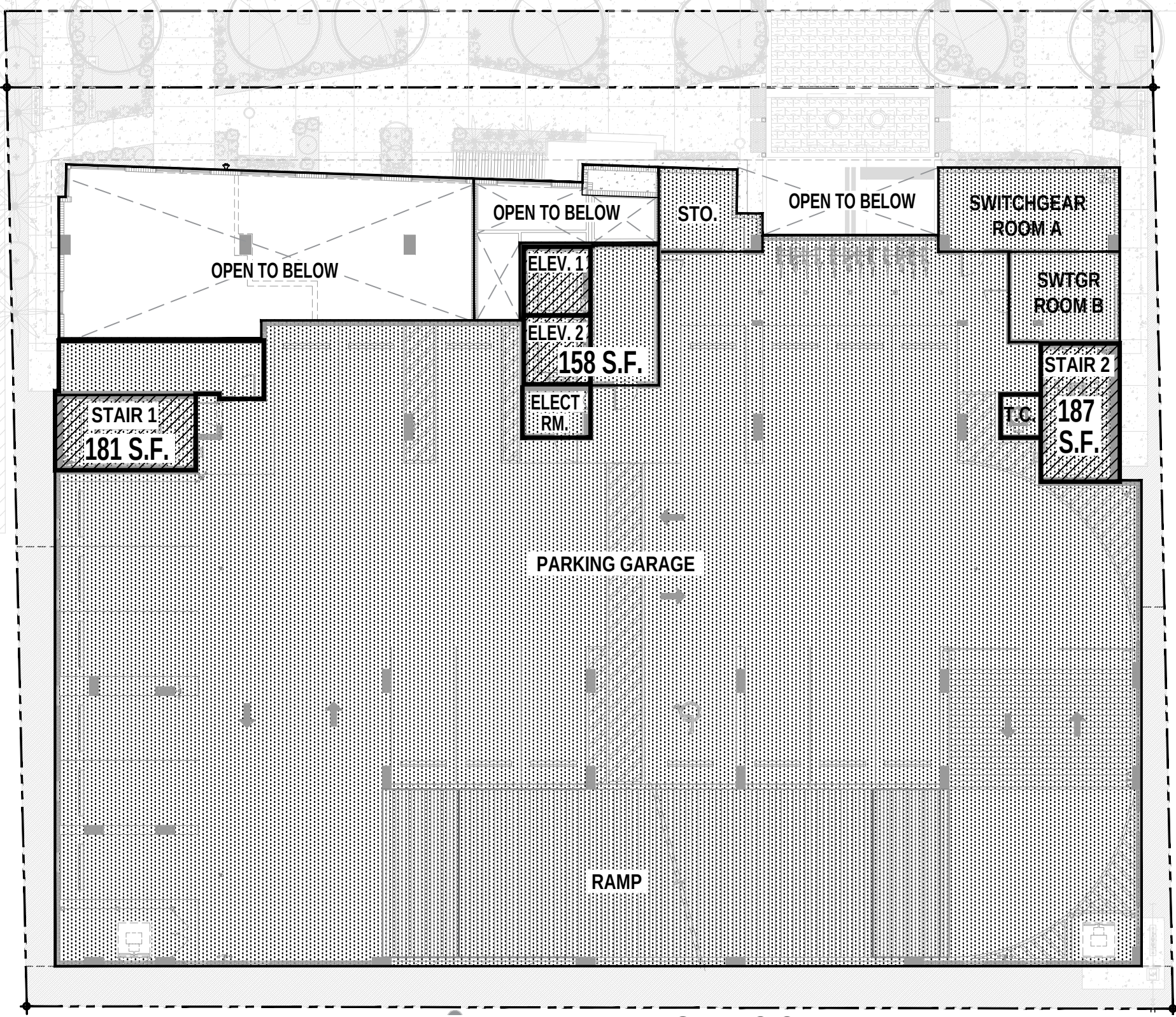
SITE PLAN &
SETBACKS

SHEET No.
A1.02



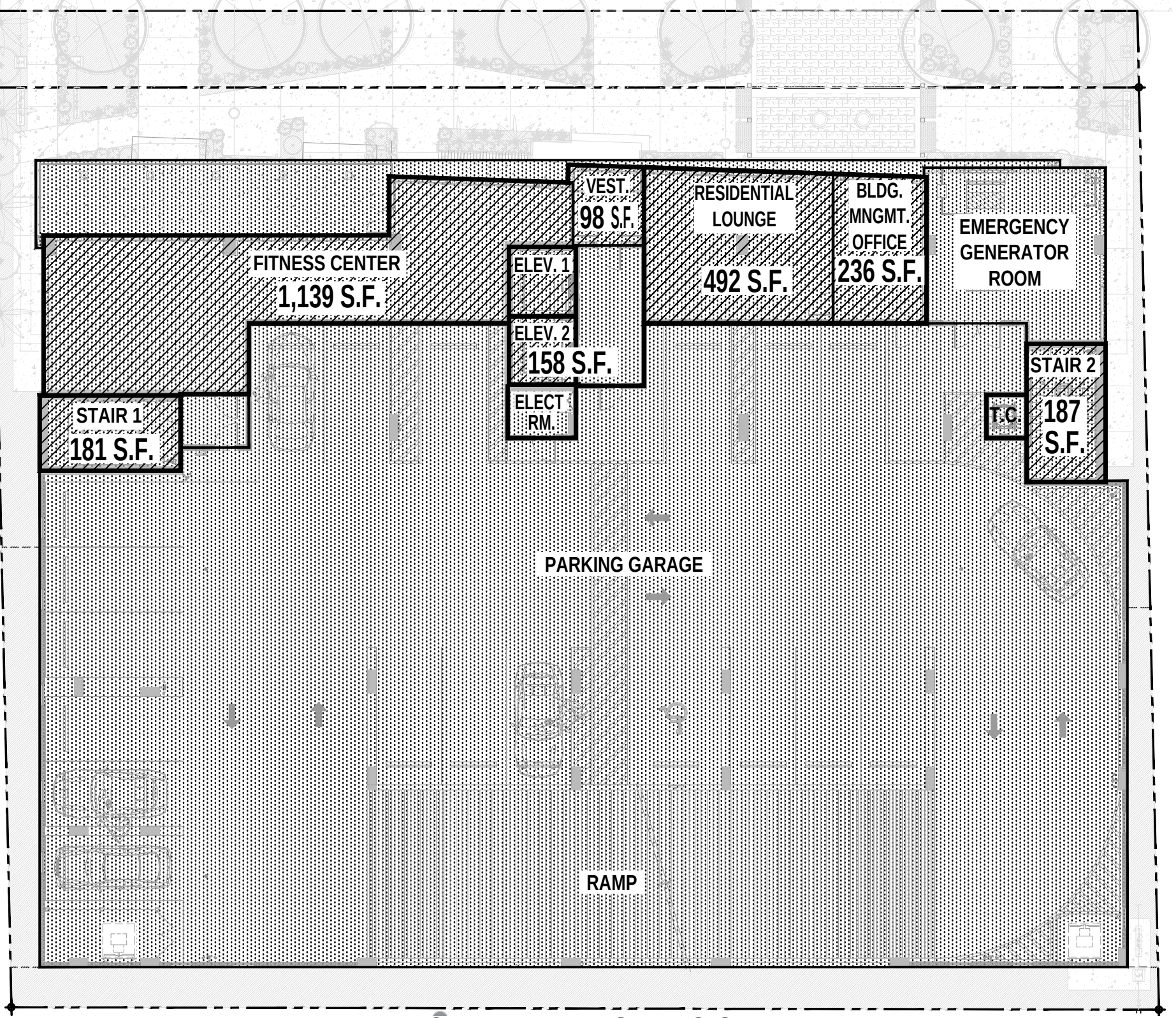
LEVEL 1: RETAIL, LOBBY & PARKING FLOOR PLAN

GROSS AREA: 14,635 SF FAR AREA: 2,483 SF



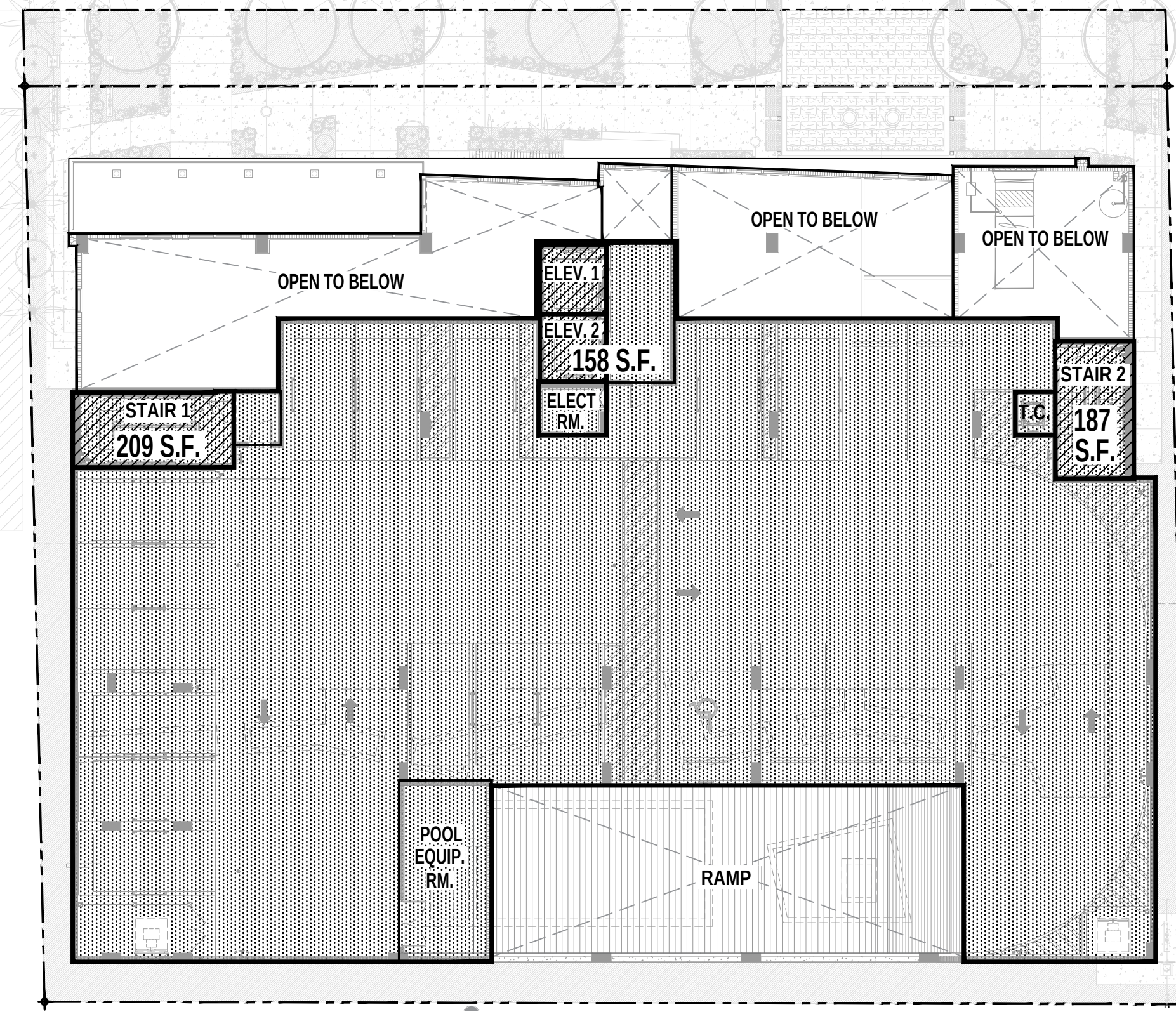
LEVEL 1 MEZZANINE: PARKING FLOOR PLAN

GROSS AREA: 13,054 SF FAR AREA: 525 SF



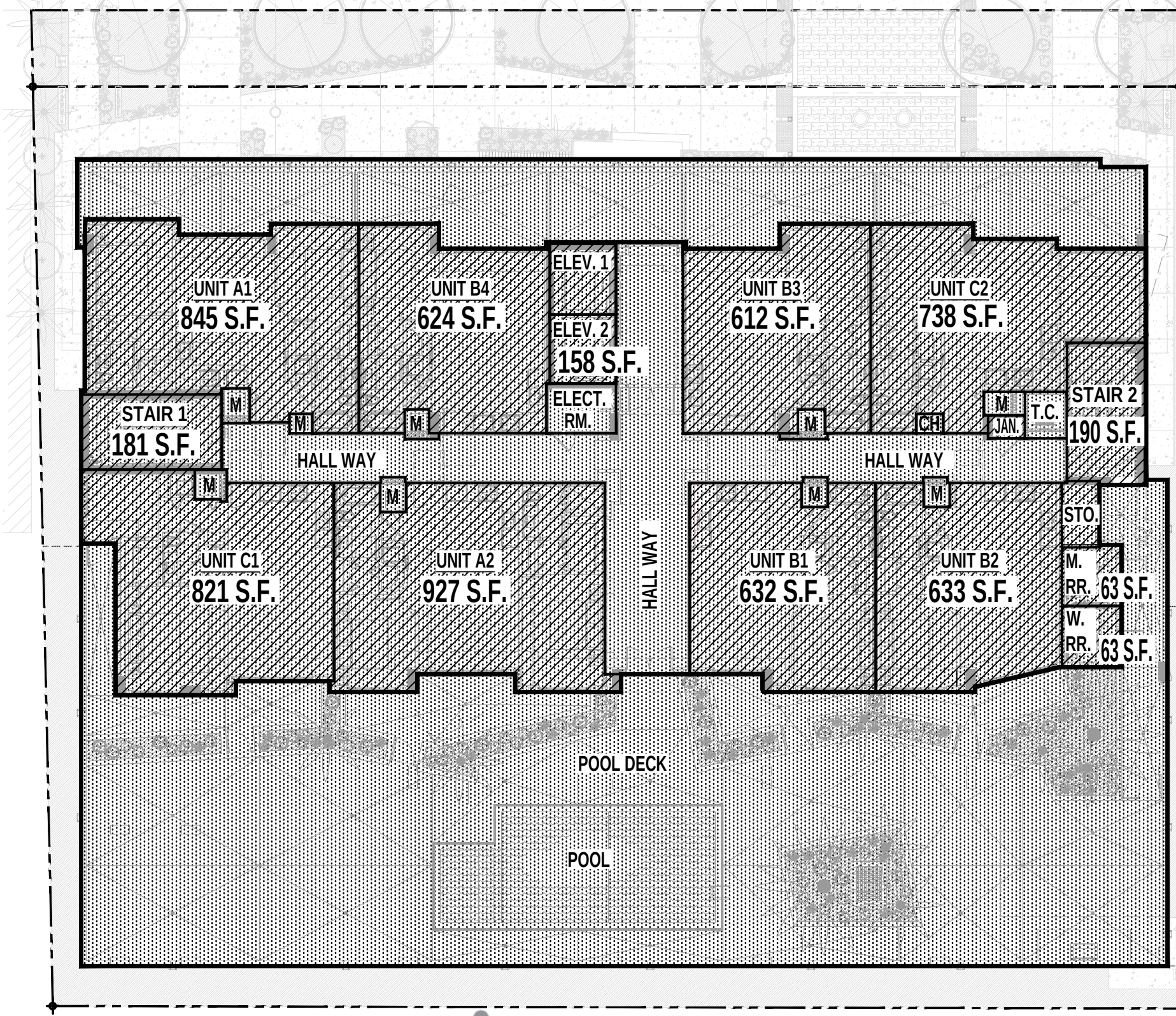
LEVEL 2: PARKING FLOOR PLAN

GROSS AREA: 14,870 SF FAR AREA: 2,491 SF



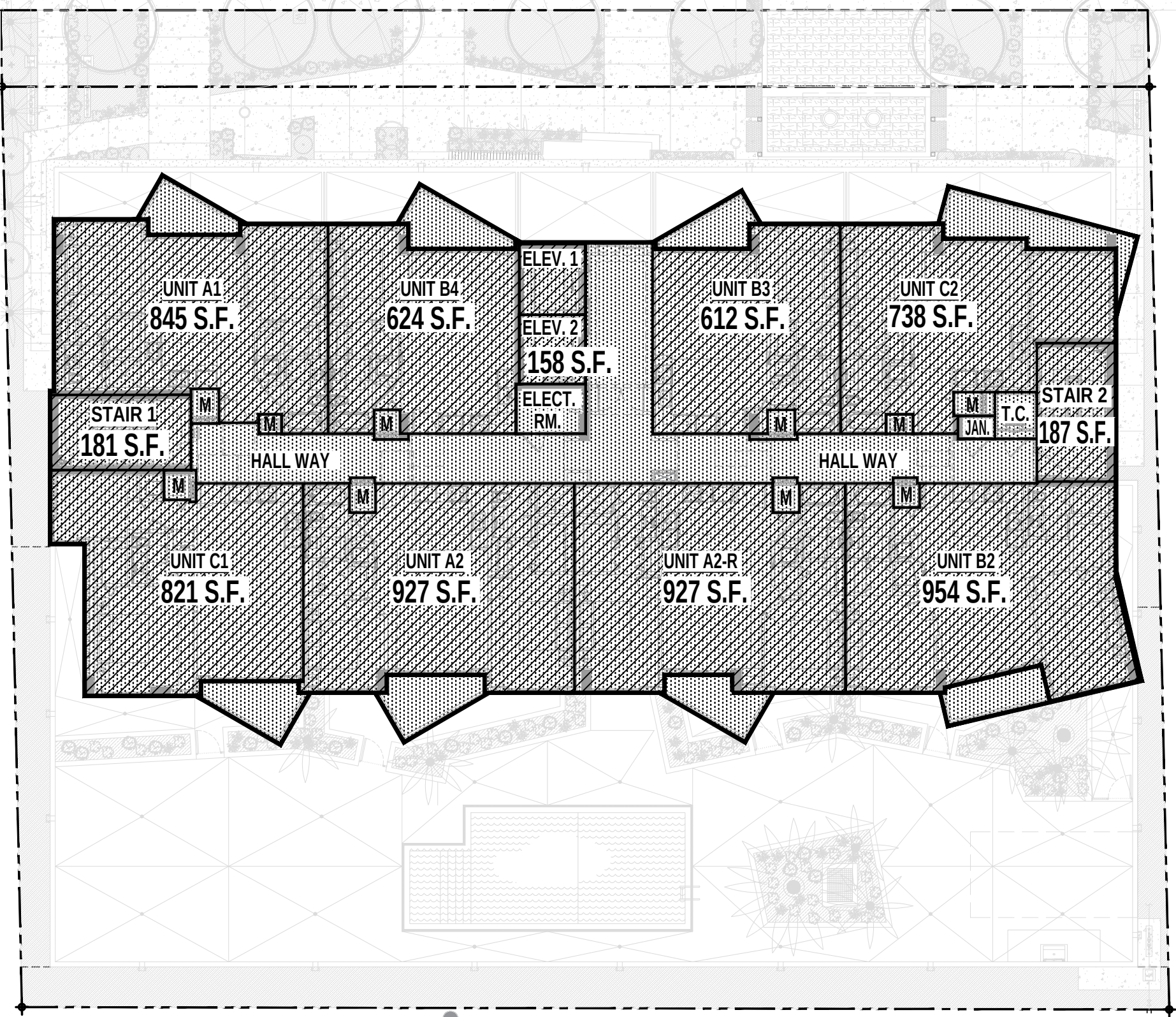
LEVEL 2 MEZZANINE: PARKING PLAN

GROSS AREA: 10,414 SF FAR AREA: 554 SF



LEVEL 3 RESIDENTIAL UNITS & POOL DECK PLAN

GROSS AREA: 14,870 SF FAR AREA: 6,487 SF



TYPICAL TOWER LEVEL (4-10)

GROSS AREA: 8,777 SF FAR AREA: 6,974 SF E/A FLOOR

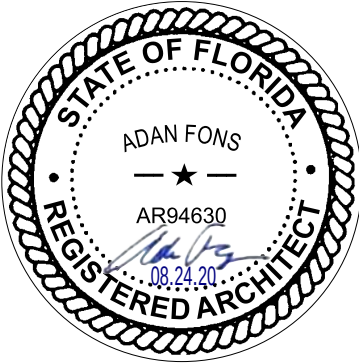
GROSS AREA (NON-FAR)

LEVEL 1:	14,635 SF
LEVEL 1 PARKING MEZZANINE:	13,054 SF
LEVEL 2:	14,870 SF
LEVEL 2 PARKING MEZZANINE:	10,414 SF
LEVEL 3:	14,870 SF
TYPICAL TOWER LEVEL (4-11 [INCLUDING ROOF])	70,216 S.F. (8,777 SF x 8)
TOTAL AREA:	138,059 S.F.

FAR AREA (NET):

LEVEL 1:	2,483 SF
LEVEL 1 PARKING MEZZANINE:	525 SF
LEVEL 2:	2,491 SF
LEVEL 2 PARKING MEZZANINE:	554 SF
LEVEL 3:	6,487 SF
TYPICAL TOWER LEVEL (4-10)	48,818 S.F. (6,974 SF x 7)
TOTAL AREA:	61,358 S.F.

ARCHITECT:
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WWW.DAC.STUDIO



AA 26003917
Design - Architecture - Consultants

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY AUTHORITY HAVING JURISDICTION (AHJ) AND IN ACCORDANCE WITH 2017 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

MEP:
larpe
engineering inc

STRUCTURE:
GCE
GANEM CONSULTING ENGINEERING

LANDSCAPE ARCHITECT:
H.L. Martin
Landscape Architect, P.A.
LCA 166000404 LLA 100061723
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305.780-4370, hmartin@hllandscape.com

PROJECT NAME:
ONE OASIS

PROPERTY ADDRESS
1109 N FEDERAL HWY
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OWNER INFORMATION
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150 E HALLANDALE BEACH BLVD.
UNIT 1150A
HALLANDALE BEACH, FL 33009

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No.	Date	Description
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Project Number: 2013-07
Scale:
Drawn:
Checked:
CADD File:

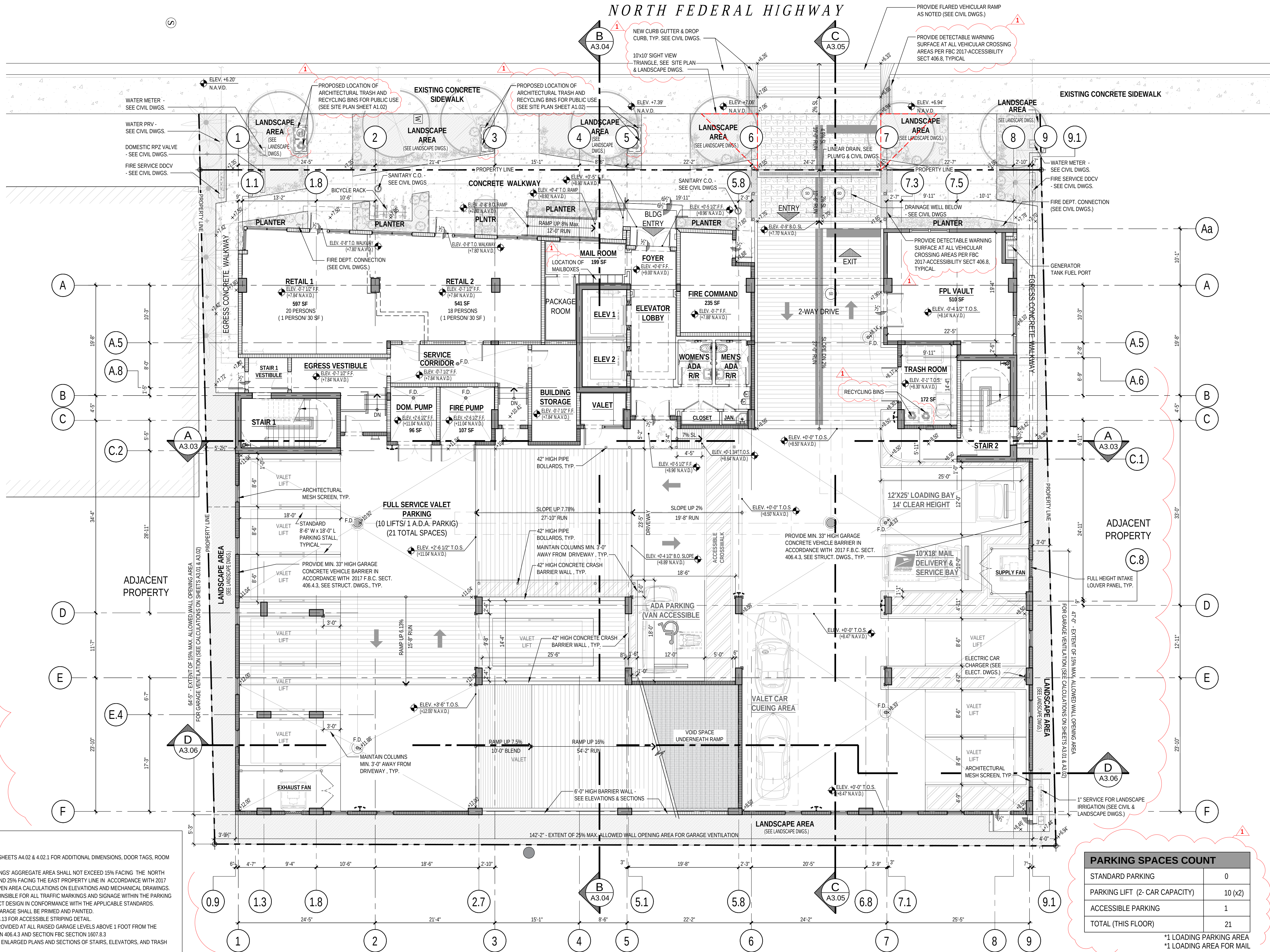
SHEET TITLE

FLOOR AREA
CALCULATIONS
& DIAGRAMS

SHEET No. **A1.03**

(TAC) REVIEW SUBMITTAL - SEPTEMBER 07, 2020

NORTH FEDERAL HIGHWAY



FLOOR PLAN NOTES:

- REFER TO ENLARGED PLANS - SHEETS A4.02 & 4.02.1 FOR ADDITIONAL DIMENSIONS, DOOR TAGS, ROOM TAGS AND WALL INFORMATION.
- PARKING GARAGE WALL OPENINGS' AGGREGATE AREA SHALL NOT EXCEED 15% FACING THE NORTH AND SOUTH PROPERTY LINE AND 25% FACING THE EAST PROPERTY LINE IN ACCORDANCE WITH 2017 FBC TABLE 705.8. REFER TO OPEN AREA CALCULATIONS ON ELEVATIONS AND MECHANICAL DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC MARKINGS AND SIGNAGE WITHIN THE PARKING GARAGE. OWNER SHALL SELECT DESIGN IN CONFORMANCE WITH THE APPLICABLE STANDARDS.
- ALL METALLIC PIPING WITHIN GARAGE SHALL BE PRIMED AND PAINTED.
- REFER TO DETAIL ON SHEET A8.13 FOR ACCESSIBLE STRIPING DETAIL.
- VEHICLE BARRIER SHALL BE PROVIDED AT ALL RAISED GARAGE LEVELS ABOVE 1 FOOT FROM THE GROUND PER 2017 FBC SECTION 406.4.3 AND SECTION FBC SECTION 1607.8.3
- REFER TO A7.01 AND A7.02 FOR ENLARGED PLANS AND SECTIONS OF STAIRS, ELEVATORS, AND TRASH CHUTE.
- PROVIDED BI-DIRECTIONAL AMPLIFIER SYSTEM IN ACCORDANCE WITH NFPA11.10 AND BROWARD AMENDMENT 118 (UNDER SEPARATE PERMIT BY SPECIALTY CONSULTANT)
- ALL FIRE STOPS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 1, 12.3.2 - REFER TO SHEETS A8.20 & A8.21
- PROVIDE POWER FOR FUTURE RETAIL AND BUILDING SIGNAGE. REFER TO BUILDING WEST ELEVATION ON SHEET A3.01 AND ELECTRICAL DRAWINGS. EXTERIOR BUILDING SIGNAGE UNDER SEPARATE PERMIT.

PARKING SPACES COUNT

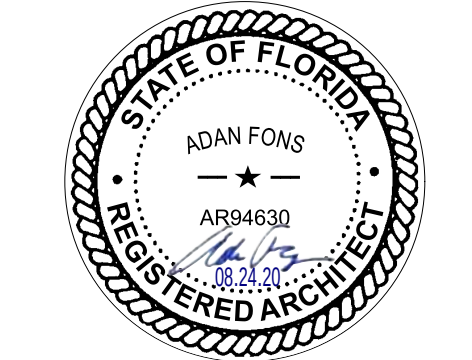
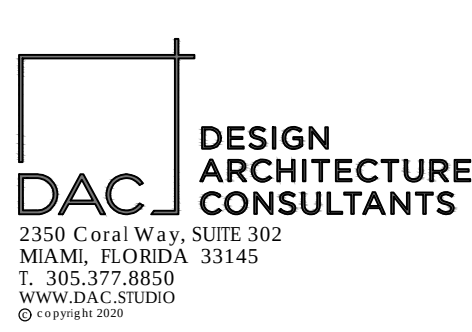
STANDARD PARKING	0
PARKING LIFT (2-CAR CAPACITY)	10 (x2)
ACCESSIBLE PARKING	1
TOTAL (THIS FLOOR)	21

*1 LOADING PARKING AREA
*1 LOADING AREA FOR MAIL

GROUND LEVEL FLOOR PLAN

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

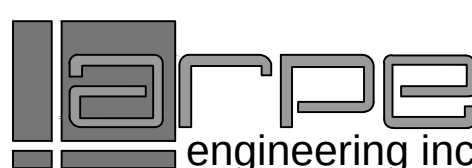
ARCHITECT:



AA 26003917
Design - Architecture - Consultants

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE - SAFETY STANDARDS AS DETERMINED BY AUTHORITY HAVING JURISDICTION (AHJ) AND IN ACCORDANCE WITH 2017 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

MEP:



STRUCTURE:



LANDSCAPE ARCHITECT:



PROJECT NAME:

ONE OASIS

PROPERTY ADDRESS

1109 N FEDERAL HWY
HOLLYWOOD, FL 33020

OWNER INFORMATION

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

ISSUE RECORD:

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REVISIONS:

No.	Date	Description
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Project Number: 2013-07

Scale:

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Checked:

CADD File:

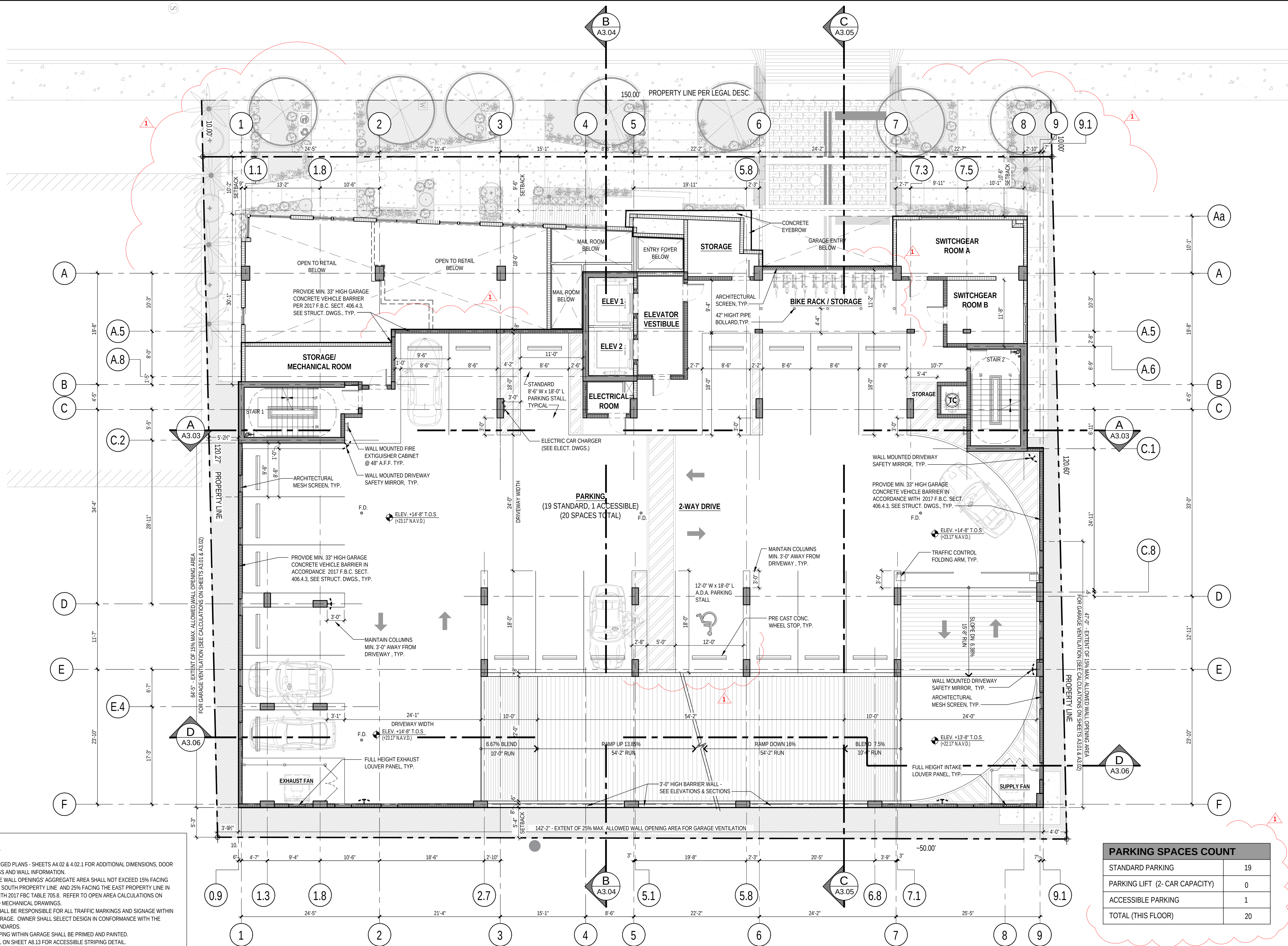
SHEET TITLE

GROUND LEVEL FLOOR PLAN

SHEET No.

A2.01

(TAC) REVIEW SUBMITTAL - SEPTEMBER 07, 2020



FLOOR PLAN NOTES:

- REFER TO ENLARGED PLANS - SHEETS A4.02 & 4.02.1 FOR ADDITIONAL DIMENSIONS, DOOR TAGS, ROOM TAGS AND WALL INFORMATION.
- PARKING GARAGE WALL OPENINGS' AGGREGATE AREA SHALL NOT EXCEED 15% FACING THE NORTH AND SOUTH PROPERTY LINE AND 25% FACING THE EAST PROPERTY LINE IN ACCORDANCE WITH 2017 F.B.C. TABLE 705.8. REFER TO OPEN AREA CALCULATIONS ON ELEVATIONS AND MECHANICAL DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC MARKINGS AND SIGNAGE WITHIN THE PARKING GARAGE. OWNER SHALL SELECT DESIGN IN CONFORMANCE WITH THE APPLICABLE STANDARDS.
- ALL METALLIC PIPING WITHIN GARAGE SHALL BE PRIMED AND PAINTED.
- REFER TO DETAIL ON SHEET A8.13 FOR ACCESSIBLE STRIPING DETAIL.
- VEHICLE BARRIER SHALL BE PROVIDED AT ALL RAISED GARAGE LEVELS ABOVE 1 FOOT FROM THE GROUND PER 2017 FBC SECTION 406.4.3 AND SECTION FBC SECTION 1607.8.3 REFER TO A7.01 AND A7.02 FOR ENLARGED PLANS AND SECTIONS OF STAIRS, ELEVATORS, AND TRASH CHUTE.
- PROVIDED BI-DIRECTIONAL AMPLIFIER SYSTEM IN ACCORDANCE WITH NFPA11.10 AND BROWARD AMENDMENT 118 (UNDER SEPARATE PERMIT BY SPECIALTY CONSULTANT).
- ALL FIRE STOPS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 1, 12.3.2 - REFER TO SHEETS A8.20 & A8.21

PARKING SPACES COUNT

STANDARD PARKING	19
PARKING LIFT (2- CAR CAPACITY)	0
ACCESSIBLE PARKING	1
TOTAL (THIS FLOOR)	20

GROUND LEVEL MEZZANINE FLOOR PLAN

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



ARCHITECT:
DAC
DESIGN
ARCHITECTURE
CONSULTANTS
2350 Coral Way, Suite 302
Miami, Florida 33145
T: 305.377.8850
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STATE OF FLORIDA
ADAM FONS
AR94630
REGISTERED ARCHITECT
AA 26003917
Design - Architecture - Consultants

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE -SAFETY STANDARDS AS DETERMINED BY AUTHORITY HAVING JURISDICTION (AHJ) AND IN ACCORDANCE WITH 2017 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

MEP:
larpe
engineering inc

STRUCTURE:
GCE
GANEM CONSULTING ENGINEERING

LANDSCAPE ARCHITECT:
L.L. Martin
Landscape Architect, P.A.
L.A. 16006712
9965 SW 38th Street, Miami, Florida 33155
305.786-4370, lmartin@llof.com

PROJECT NAME:
ONE OASIS
PROPERTY ADDRESS
1109 N. FEDERAL HWY
HOLLYWOOD, FL 33020
OWNER INFORMATION
OASIS HOLLYWOOD, LLC
1150 E. HALLANDALE BEACH BLVD.
UNIT 1150A
HALLANDALE BEACH, FL 33009

ISSUE RECORD:

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09-07-20	TAC MEETING - REPORT RESPONSES REVIEW

REVISIONS:

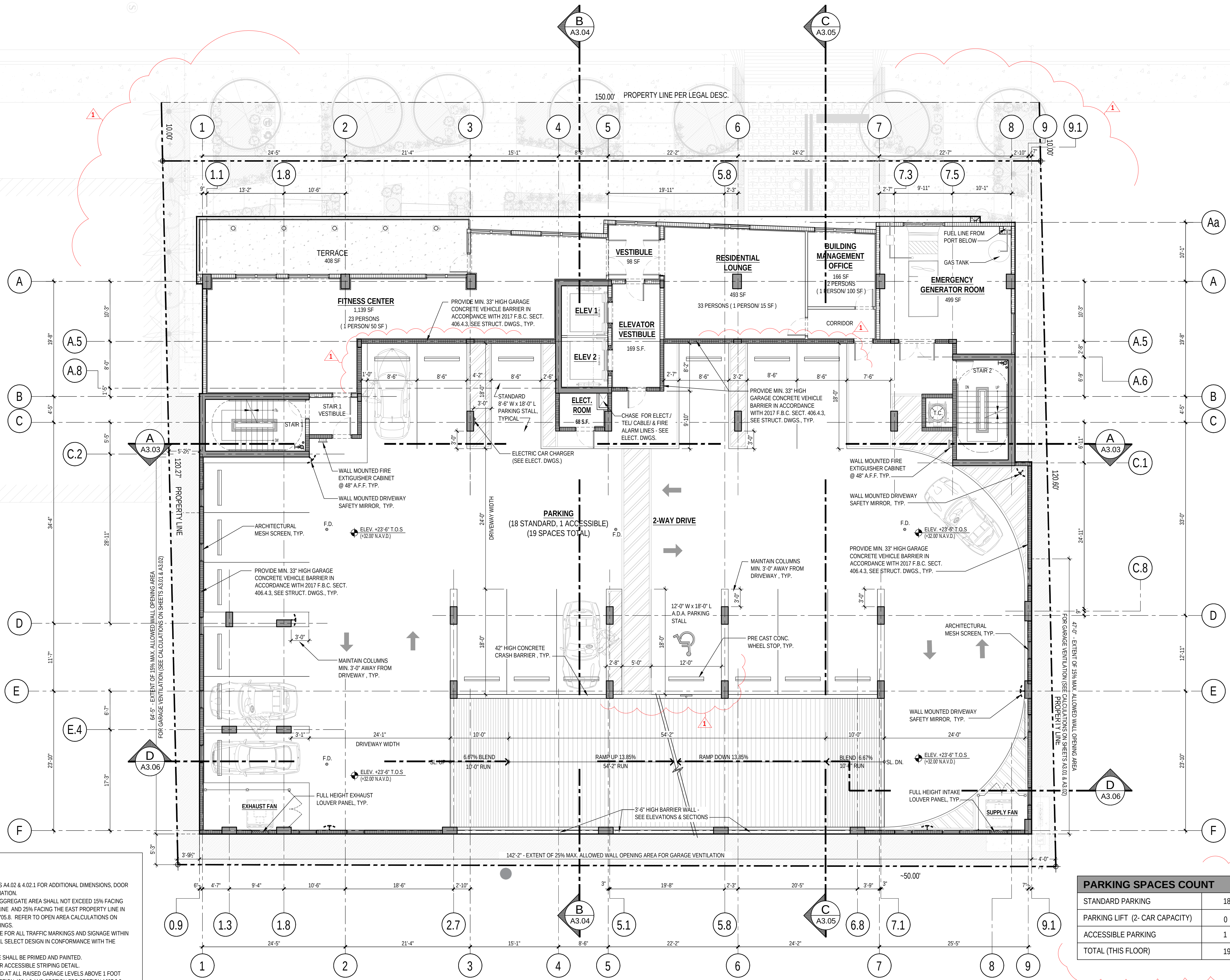
No.	Date	Description
1	09-07-20	TAC DESIGN REVIEW COMMENTS/ GEN. COORDINATION

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

SHEET TITLE

GROUND LEVEL MEZZANINE FLOOR PLAN

SHEET No. **A2.02**



- FLOOR PLAN NOTES:
- REFER TO ENLARGED PLANS - SHEETS A4.02 & 4.02.1 FOR ADDITIONAL DIMENSIONS, DOOR TAGS, ROOM TAGS AND WALL INFORMATION.
 - PARKING GARAGE WALL OPENINGS' AGGREGATE AREA SHALL NOT EXCEED 15% FACING THE NORTH AND SOUTH PROPERTY LINE AND 25% FACING THE EAST PROPERTY LINE IN ACCORDANCE WITH 2017 FBC TABLE 705.8. REFER TO OPEN AREA CALCULATIONS ON ELEVATIONS AND MECHANICAL DRAWINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC MARKINGS AND SIGNAGE WITHIN THE PARKING GARAGE. OWNER SHALL SELECT DESIGN IN CONFORMANCE WITH THE APPLICABLE STANDARDS.
 - ALL METALLIC PIPING WITHIN GARAGE SHALL BE PRIMED AND PAINTED.
 - REFER TO DETAIL ON SHEET A8.13 FOR ACCESSIBLE STRIPING DETAIL.
 - VEHICLE BARRIER SHALL BE PROVIDED AT ALL RAISED GARAGE LEVELS ABOVE 1 FOOT FROM THE GROUND PER 2017 FBC SECTION 406.4.3 AND SECTION FBC SECTION 1607.8.3
 - REFER TO A7.01 AND A7.02 FOR ENLARGED PLANS AND SECTIONS OF STAIRS, ELEVATORS, AND TRASH CHUTE.
 - PROVIDED BI-DIRECTIONAL AMPLIFIER SYSTEM IN ACCORDANCE WITH NFPA11.10 AND BROWARD AMENDMENT 118 (UNDER SEPARATE PERMIT BY SPECIALTY CONSULTANT)
 - ALL FIRE STOPS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 1, 12.3.2 - REFER TO SHEETS A8.20 & A8.21

PARKING SPACES COUNT	
STANDARD PARKING	18
PARKING LIFT (2- CAR CAPACITY)	0
ACCESSIBLE PARKING	1
TOTAL (THIS FLOOR)	19

1 SECOND LEVEL FLOOR PLAN
A2.03 SCALE: 1/8" = 1'-0"

ARCHITECT:
DAC
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ARCHITECTURE
CONSULTANTS
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MIAMI, FLORIDA 33145
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WWW.DAC.STUDIO
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Design - Architecture - Consultants

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE -SAFETY STANDARDS AS DETERMINED BY AUTHORITY HAVING JURISDICTION (AHJ) AND IN ACCORDANCE WITH 2017 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

MEP:

engineering inc

STRUCTURE:

GANEM CONSULTING ENGINEERING

LANDSCAPE ARCHITECT:

L.L. Martin Landscape Architects, P.A.
12716 SW 10th St., Suite 100
Miami, FL 33186
305-556-0000
www.llmartin.com

PROJECT NAME:
ONE OASIS

PROPERTY ADDRESS
1109 N. FEDERAL HWY
HOLLYWOOD, FL 33020

OWNER INFORMATION
OASIS HOLLYWOOD, LLC
1150 E. HALLANDALE BEACH BLVD.
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09-07-20 TAC MEETING - REPORT RESPONSES REVIEW

REVISIONS:

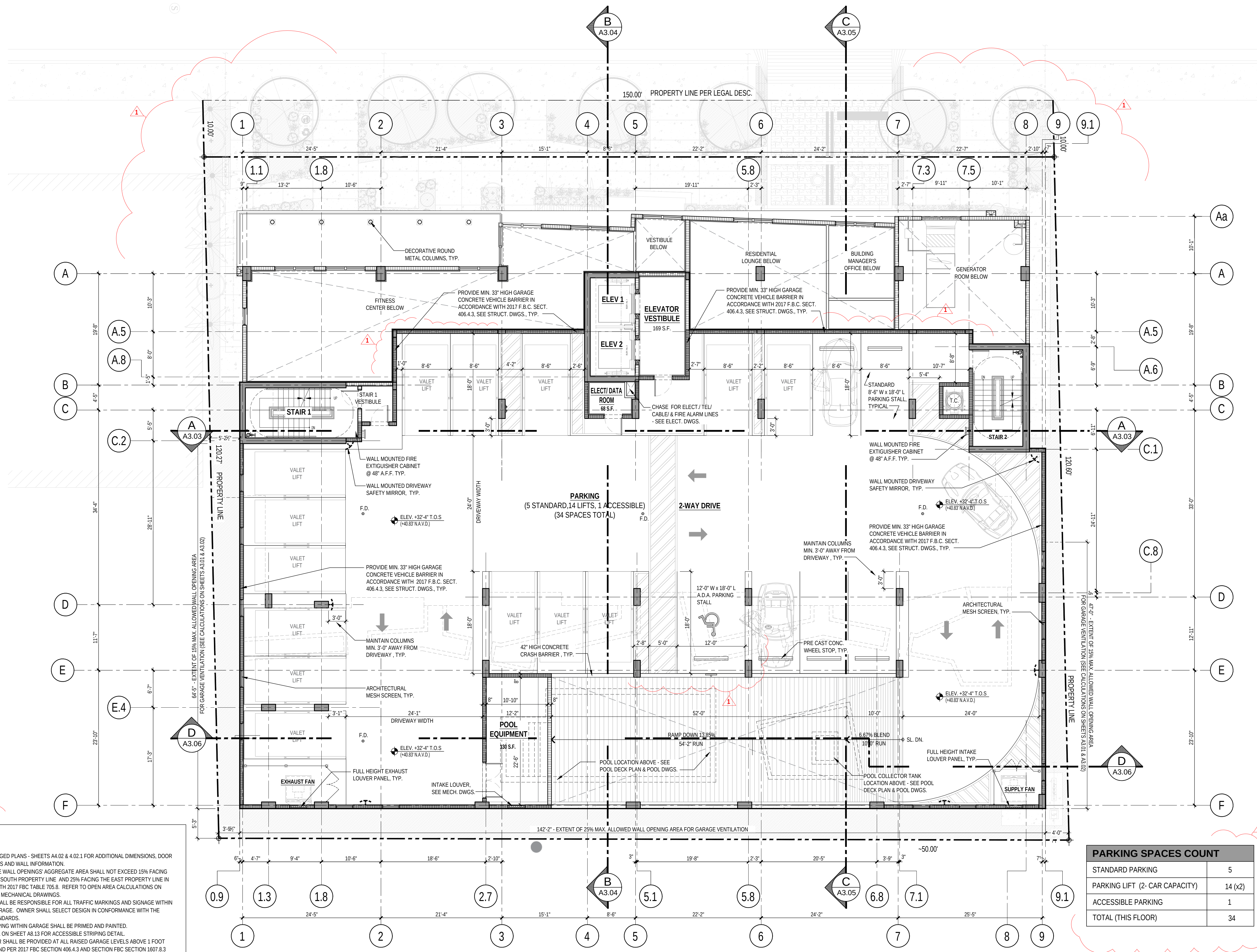
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1	09-07-20	TAC DESIGN REVIEW COMMENTS/ GEN. COORDINATION

Project Number: 2013-07
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SHEET TITLE
SECOND LEVEL FLOOR PLAN

SHEET No. **A2.03**

(TAC) REVIEW SUBMITTAL - SEPTEMBER 07, 2020

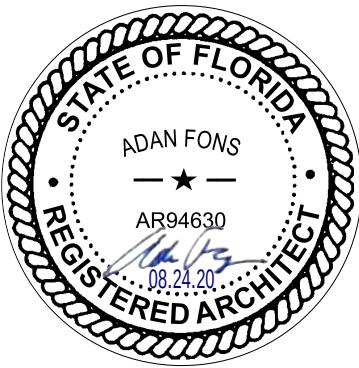


- FLOOR PLAN NOTES:**
- REFER TO ENLARGED PLANS - SHEETS A4.02 & A4.02.1 FOR ADDITIONAL DIMENSIONS, DOOR TAGS, ROOM TAGS AND WALL INFORMATION.
 - PARKING GARAGE WALL OPENINGS' AGGREGATE AREA SHALL NOT EXCEED 15% FACING THE NORTH AND SOUTH PROPERTY LINE AND 25% FACING THE EAST PROPERTY LINE IN ACCORDANCE WITH 2017 FBC TABLE 705.8. REFER TO OPEN AREA CALCULATIONS ON ELEVATIONS AND MECHANICAL DRAWINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC MARKINGS AND SIGNAGE WITHIN THE PARKING GARAGE. OWNER SHALL SELECT DESIGN IN CONFORMANCE WITH THE APPLICABLE STANDARDS.
 - ALL METALLIC PIPING WITHIN GARAGE SHALL BE PRIMED AND PAINTED. REFER TO DETAIL ON SHEET A8.13 FOR ACCESSIBLE STRIPING DETAIL.
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 - PROVIDED BI-DIRECTIONAL AMPLIFIER SYSTEM IN ACCORDANCE WITH NFPA11.10 AND BROWARD AMENDMENT 118 (UNDER SEPARATE PERMIT BY SPECIALTY CONSULTANT)
 - ALL FIRE STOPS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 1, 12.3.2 - REFER TO SHEETS A8.20 & A8.21.

PARKING SPACES COUNT	
STANDARD PARKING	5
PARKING LIFT (2- CAR CAPACITY)	14 (x2)
ACCESSIBLE PARKING	1
TOTAL (THIS FLOOR)	34

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

ARCHITECT:
DAC
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Design - Architecture - Consultants

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MEP:
larpe
engineering inc

STRUCTURE:
GCE
GANEM CONSULTING ENGINEERING

LANDSCAPE ARCHITECT:

L.L. Martin, Landscape Architect, P.A.
L.A. 16006702
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PROJECT NAME:
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1109 N FEDERAL HWY
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SHEET TITLE

SECOND LEVEL MEZZANINE FLOOR PLAN

SHEET No. **A2.04**

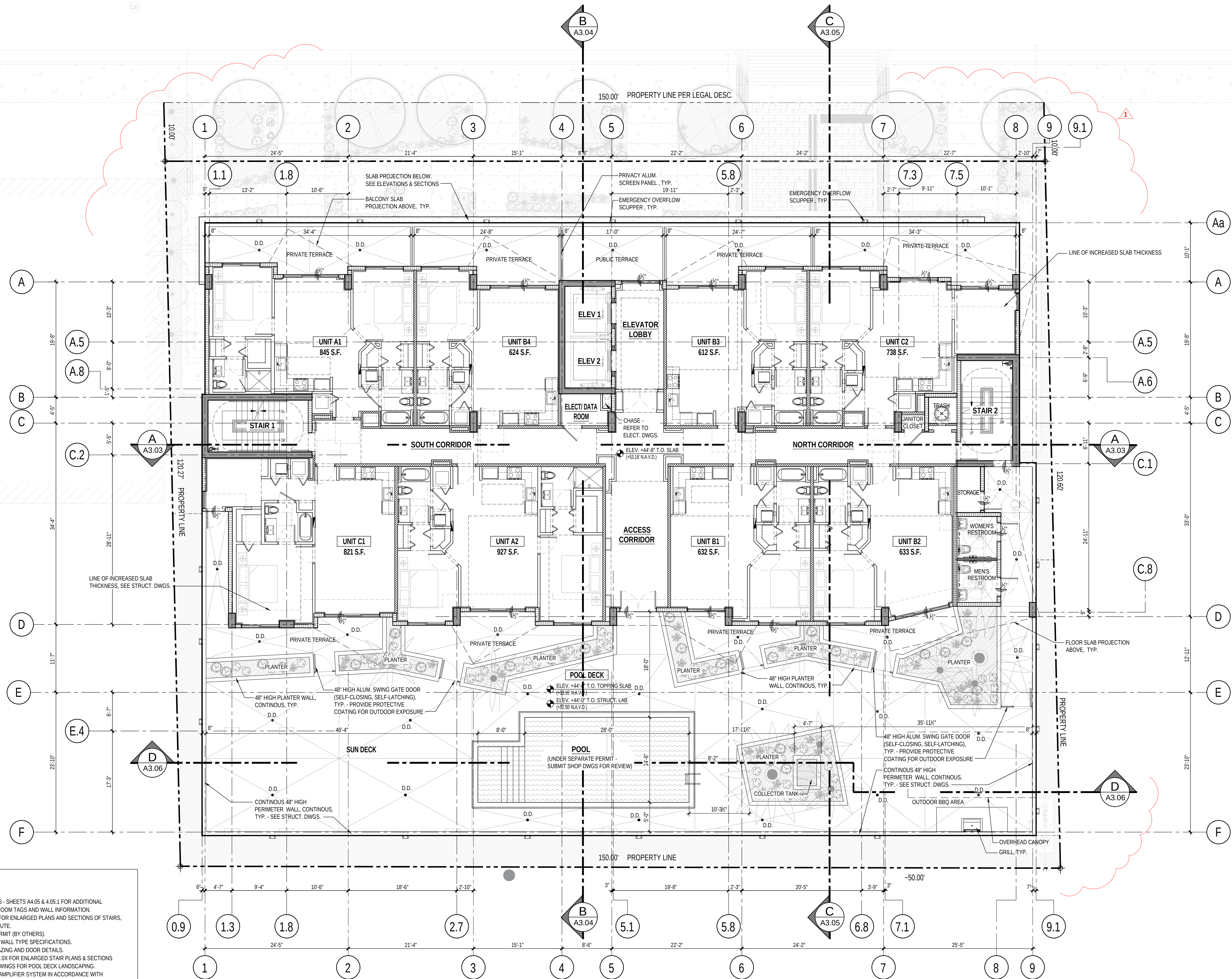
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Scale:
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CADD File:

SHEET TITLE
**LEVEL 3 -
LANAI & POOL
DECK FLOOR
PLAN**

SHEET No.
A2.05

(TAC) REVIEW SUBMITTAL - SEPTEMBER 07, 2020

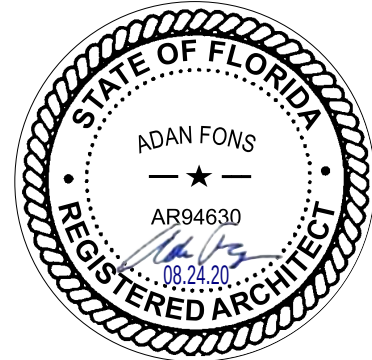


FLOOR PLAN NOTES:

- REFER TO ENLARGED PLANS - SHEETS A4.05 & 4.05.1 FOR ADDITIONAL DIMENSIONS, DOOR TAGS, ROOM TAGS AND WALL INFORMATION.
- REFER TO A7.0X AND A7.0X FOR ENLARGED PLANS AND SECTIONS OF STAIRS, ELEVATORS, AND TRASH CHUTE.
- POOL UNDER SEPARATE PERMIT (BY OTHERS).
- REFER TO SHEET X.XX FOR WALL TYPE SPECIFICATIONS.
- REFER SHEET X.XX FOR GLAZING AND DOOR DETAILS.
- REFER TO SHEET A7.0X & A7.0X FOR ENLARGED STAIR PLANS & SECTIONS.
- REFER TO LANDSCAPE DRAWINGS FOR POOL DECK LANDSCAPING.
- PROVIDED BI-DIRECTIONAL AMPLIFIER SYSTEM IN ACCORDANCE WITH NFPA11.10 AND BROWARD AMENDMENT 118 (UNDER SEPARATE PERMIT BY SPECIALTY CONSULTANT).
- ALL FIRE STOPS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 1, 12.3.2 - REFER TO SHEETS A8.20 & A8.21.

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

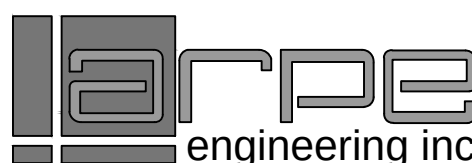
ARCHITECT:



AA 26003917
Design - Architecture - Consultants

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY AUTHORITY HAVING JURISDICTION (AHJ) AND IN ACCORDANCE WITH 2017 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

MEP:



STRUCTURE:



LANDSCAPE ARCHITECT:



PROJECT NAME:

ONE OASIS

PROPERTY ADDRESS

1109 N. FEDERAL HWY
HOLLYWOOD, FL 33020

OWNER INFORMATION

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

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Checked:

CADD File:

SHEET TITLE

TYPICAL TOWER
LEVEL (4-10)
FLOOR PLAN

SHEET No.

A2.06

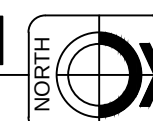
FLOOR PLAN NOTES:

- REFER TO ENLARGED PLANS - SHEETS A4.06 & 4.06.1 FOR TYPICAL UNIT DIMENSIONS, DOOR TAGS, ROOM TAGS AND WALL TYPE INFORMATION.
- REFER TO SHEETS A5.06 & A5.06.1 FOR TYPICAL UNIT CEILING PLANS.
- REFER TO A7.0X AND A7.0X FOR ENLARGED PLANS AND SECTIONS OF EGRESS STAIRS #1 & #2.
- REFER TO SHEET A7.0X FOR ELEVATOR ENLARGED PLANS & SECTIONS.
- REFER TO SHEET A7.0X FOR TRASH CHUTE PLANS, NOTES AND DETAILS.
- REFER TO SHEET X.XX FOR WALL TYPE DETAIL.
- REFER SHEET X.XX FOR GLAZING AND DOOR DETAILS.
- PROVIDED BI-DIRECTIONAL AMPLIFIER SYSTEM IN ACCORDANCE WITH NFPA11.10 AND BROWARD AMENDMENT 118 (UNDER SEPARATE PERMIT BY SPECIALTY CONSULTANT).
- ALL FIRE STOPS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 1, 12.3.2 - REFER TO SHEETS A8.20 & A8.21.

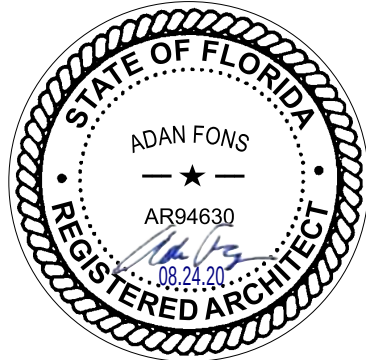
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A2.06

LEVELS 4-10 TYPICAL FLOOR PLAN

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



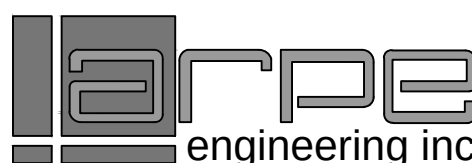
ARCHITECT:



AA 26003917
Design - Architecture - Consultants

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MEP:



STRUCTURE:



LANDSCAPE ARCHITECT:



PROJECT NAME:

ONE OASIS

PROPERTY ADDRESS

1109 N. FEDERAL HWY.
HOLLYWOOD, FL 33020

OWNER INFORMATION

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

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2013-07

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CADD File:

SHEET TITLE

**LEVEL 11
ROOF PLAN**

SHEET No.

A2.07a

(TAC) REVIEW SUBMITTAL - SEPTEMBER 07, 2020

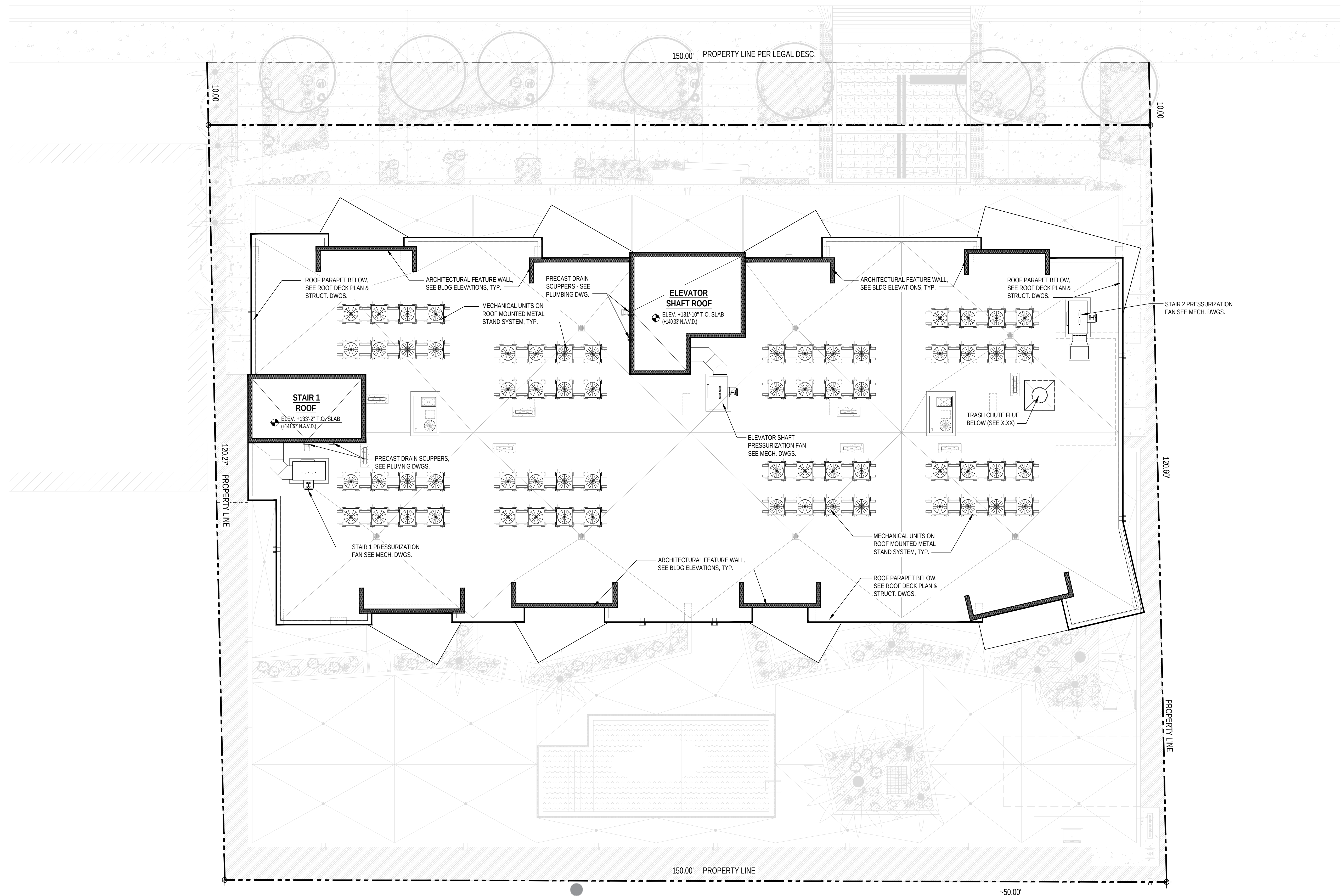
FLOOR PLAN NOTES:

- REFER TO A7.0X AND A7.0X FOR ENLARGED PLANS AND SECTIONS OF EGRESS STAIRS #1 & #2.
- REFER TO SHEET A7.0X FOR ELEVATOR ENLARGED PLANS & SECTIONS.
- REFER TO SHEET A7.0X FOR TRASH CHUTE PLANS, NOTES AND DETAILS.
- REFER TO SHEET X.XX FOR WALL TYPE DETAIL.
- REFER SHEET X.XX FOR GLAZING AND DOOR DETAILS.
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- ALL FIRE STOPS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 1, 12.3.2 - REFER TO SHEETS A8.20 & A8.21.

1 LEVEL 11 ROOF PLAN

A2.07a SCALE: 1/8" = 1'-0"





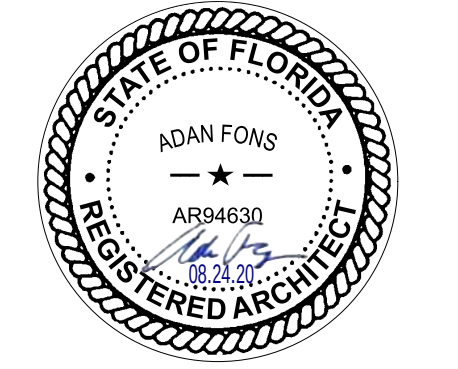
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A2.07b

LEVEL 11 UPPER ROOF PLAN

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

MECHANICAL

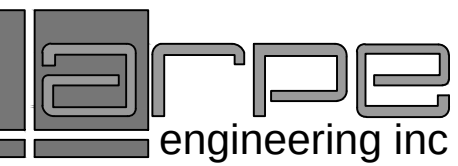
ARCHITECT:



AA 26003917
Design - Architecture - Consultants

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MEP:



STRUCTURE:



LANDSCAPE ARCHITECT:



PROJECT NAME:

ONE OASIS

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SHEET TITLE

NEW SHEET

**LEVEL 11
UPPER ROOF
PLAN**

SHEET No.

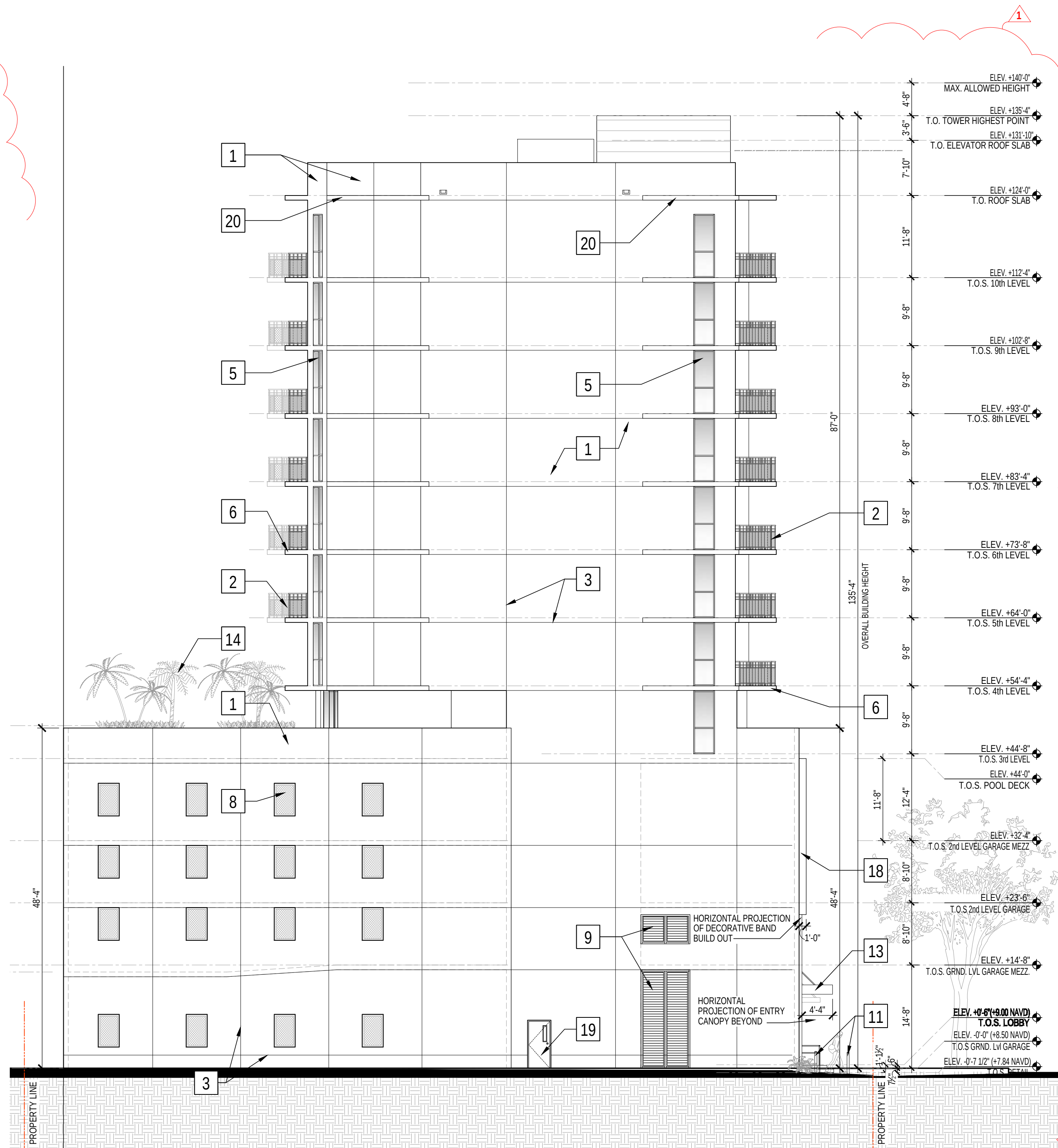
A2.07b



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

MATERIAL & FINISH KEY NOTES

- | | | | |
|----|--|----|--|
| 1 | LIGHT TEXTURE STUCCO FINISH (PAINTED) | 12 | WALL MOUNTED SCONCE LIGHT |
| 2 | 44" HIGH ALUMINUM BALCONY RAILING SYSTEM WITH INTERMEDIATE MESH SCREEN (PAINT DARK BRONZE) | 13 | DECORATIVE METAL CLAD CANOPY |
| 3 | 1" STUCCO REVEAL | 14 | LANDSCAPING - SEE LANDSCAPE DWGS. |
| 4 | PRECAST EMERGENCY OVERFLOW SCUPPER, SEE POOL DECK & ROOF PLAN | 15 | TEXTURED STONE FINISH TILE |
| 5 | ALUMINUM & GLASS WINDOW/DOOR SYSTEM (DARK BRONZE PAINT) | 16 | 34" HIGH STAINLESS STEEL HANDRAIL |
| 6 | CONCRETE BALCONY SLAB, PAINTED | 17 | WALL MOUNTED FDC (FIRE DEPARTMENT CONNECTION) SEE FLOOR PLAN & CIVIL DWGS. |
| 7 | ALUMINUM CLAD ROUND COLUMN WITH ORNAMENTAL CRAWLING VINE | 18 | DECORATIVE BAND BUILD OUT, PAINTED |
| 8 | ORNAMENTAL EXTRUDED ALUMINUM GRILL PANEL (DARK BRONZE PAINTED - SEE PLANS FOR LOCATION) | 19 | 36"WX84"H EGRESS METAL DOOR - SEE PLAN (PAINT TO MATCH WALL) |
| 9 | ARCHITECTURAL MECHANICAL LOUVER PANEL | 20 | PROTRUDING BALCONY EDGE - SEE PLANS (NORTH FACADE ONLY) |
| 10 | BACK LIT EXTRUDED METAL SIGNAGE LOCATION (UNDER SEPARATE PERMIT) | 21 | PORCELAIN TEXTURED WALL TILE |
| 11 | 42" HIGH SS PIPE BOLLARD | 22 | PROVIDE BIRD SAFETY / DEFLECTOR FILM AT EACH PANEL ON FIRST AND SECOND LEVEL WINDOWS |



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

MAXIMUM AREA OF EXTERIOR WALL OPENING PER 2017-FBC TABLE 705.8

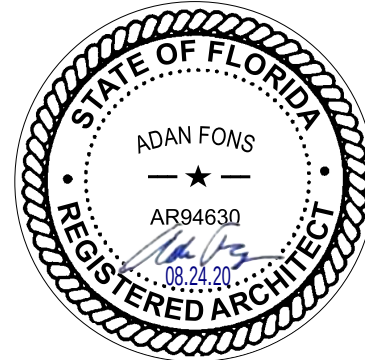
CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE	DISTANCE PROVIDED
UNPROTECTED, SPRINKLERED	3' TO LESS THAN 5'	10'-01 1/4" TO NORTHEAST PROPERTY LINE 10'-4" TO SOUTH EAST PROPERTY LINE
	15%	
	5' TO LESS THAN 10'	18'-8" TO EAST PROPERTY LINE
	25%	

BUILDING SIGNAGE NOTES:

- SIGNAGE SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.
- PROVIDE POWER FOR FUTURE RETAIL AND BUILDING SIGNAGE AS NOTED. REFER TO ELECTRICAL DRAWINGS FOR POWER LOCATION.
- ALL ELECTRICALLY ILLUMINATED SIGNAGE UNDER SEPARATE PERMIT.

ARCHITECT:

DAC
DESIGN ARCHITECTURE CONSULTANTS
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MIAMI, FLORIDA 33145
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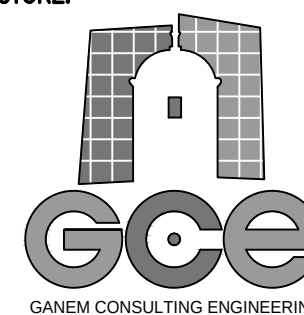
AA 26003917
Design - Architecture - Consultants

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MEP:

larpe
engineering inc

STRUCTURE:



LANDSCAPE ARCHITECT:

L.L. Martin, Landscape Architect, P.A.
LA 16006702
3945 SW 35th Street, Miami, Florida 33155
305 786-4370, lmartin@llmartin.com

PROJECT NAME:

ONE OASIS

PROPERTY ADDRESS

1109 N FEDERAL HWY
HOLLYWOOD, FL 33020

OWNER INFORMATION

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

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Checked:
CADD File:

SHEET TITLE

BUILDING ELEVATIONS

SHEET No.

A3.01

(TAC) REVIEW SUBMITTAL - SEPTEMBER 07, 2020



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

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

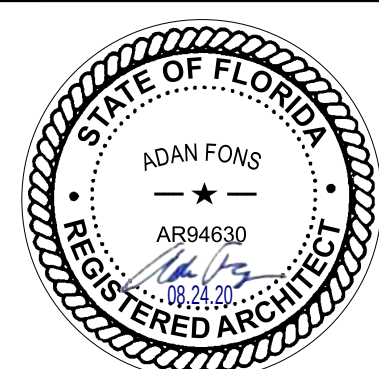
MATERIAL & FINISH KEY NOTES

- | | | | |
|----|--|----|--|
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| 10 | BACK LIT EXTRUDED METAL SIGNAGE LOCATION (UNDER SEPARATE PERMIT) | 21 | PORCELAIN TEXTURED WALL TILE |
| 11 | 42" HIGH SS PIPE BOLLARD | | |

MAXIMUM AREA OF EXTERIOR WALL OPENING PER 2017-FBC TABLE 705.8

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE	DISTANCE PROVIDED
UNPROTECTED, SPRINKLERED	3' TO LESS THAN 5'	10'-01/4" TO NORHTEAST PROPERTY LINE 10'-4" TO SOUTH EAST PROPERTY LINE
	15%	
	5' TO LESS THAN 10'	18'-8" TO EAST PROPERTY LINE
	25%	

ARCHITECT:
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DESIGN ARCHITECTURE CONSULTANTS
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MEP:
larpe
engineering inc

STRUCTURE:
GCE
GANEM CONSULTING ENGINEERING

LANDSCAPE ARCHITECT:
L.L. Martin Landscape Architects, P.A.
L.A. 16006722
3065 SW 35th Street, Miami, Florida 33155
305.780-4372, lmartin@lllandscape.com

PROJECT NAME:
ONE OASIS

PROPERTY ADDRESS
1109 N. FEDERAL HWY
HOLLYWOOD, FL 33020
OWNER INFORMATION
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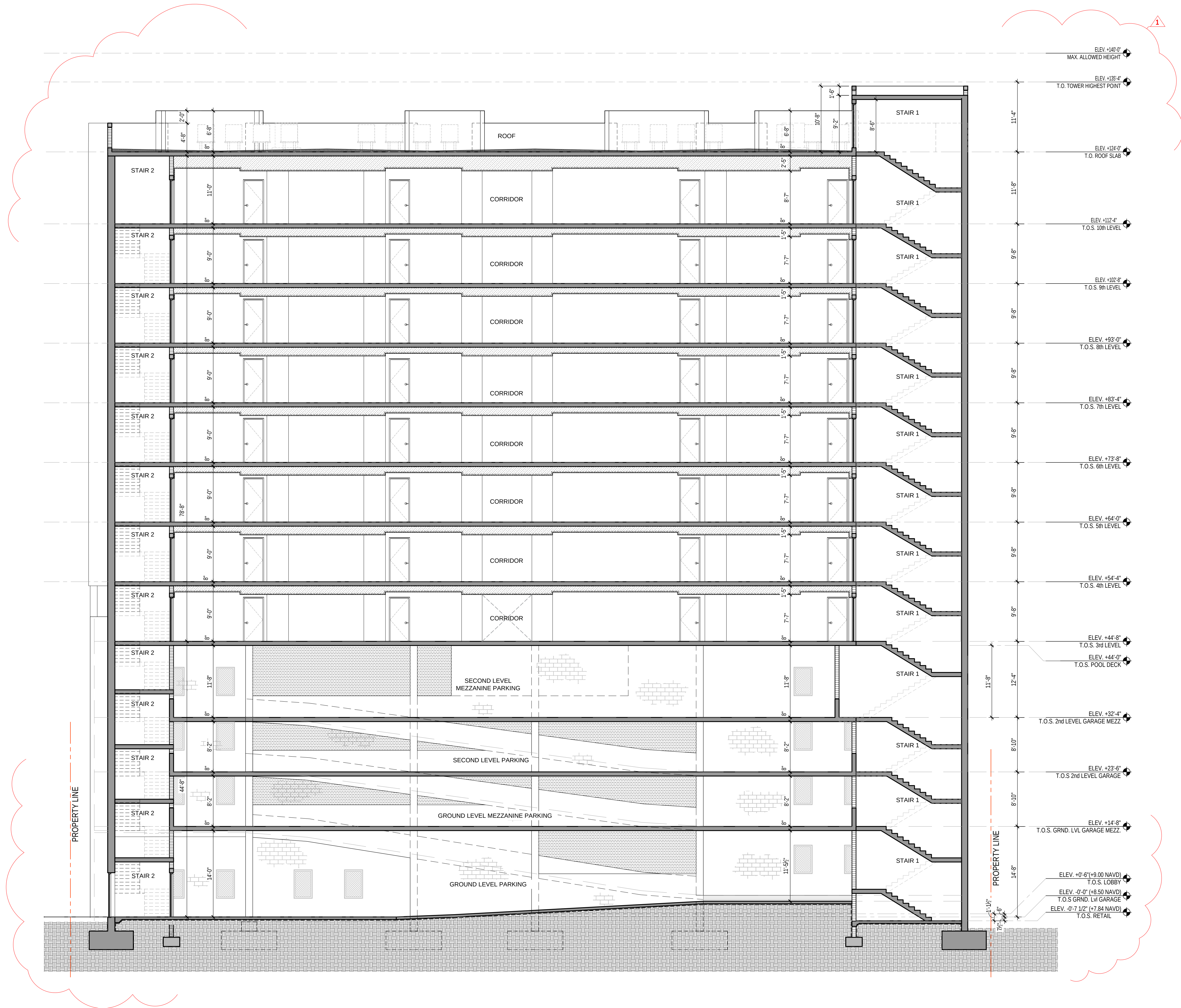
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SHEET TITLE

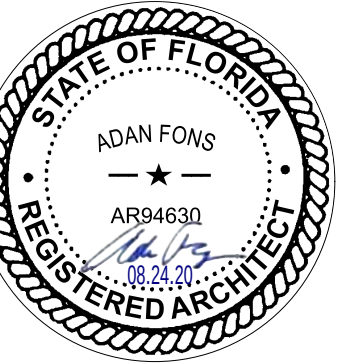
BUILDING ELEVATIONS

SHEET No. **A3.02**



A
A3.03 BUILDING SECTION 'A'
SCALE: 1/8" = 1'-0"

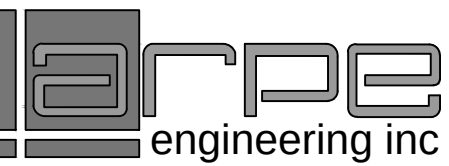
ARCHITECT:



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MEP:



STRUCTURE:



LANDSCAPE ARCHITECT:



PROJECT NAME:

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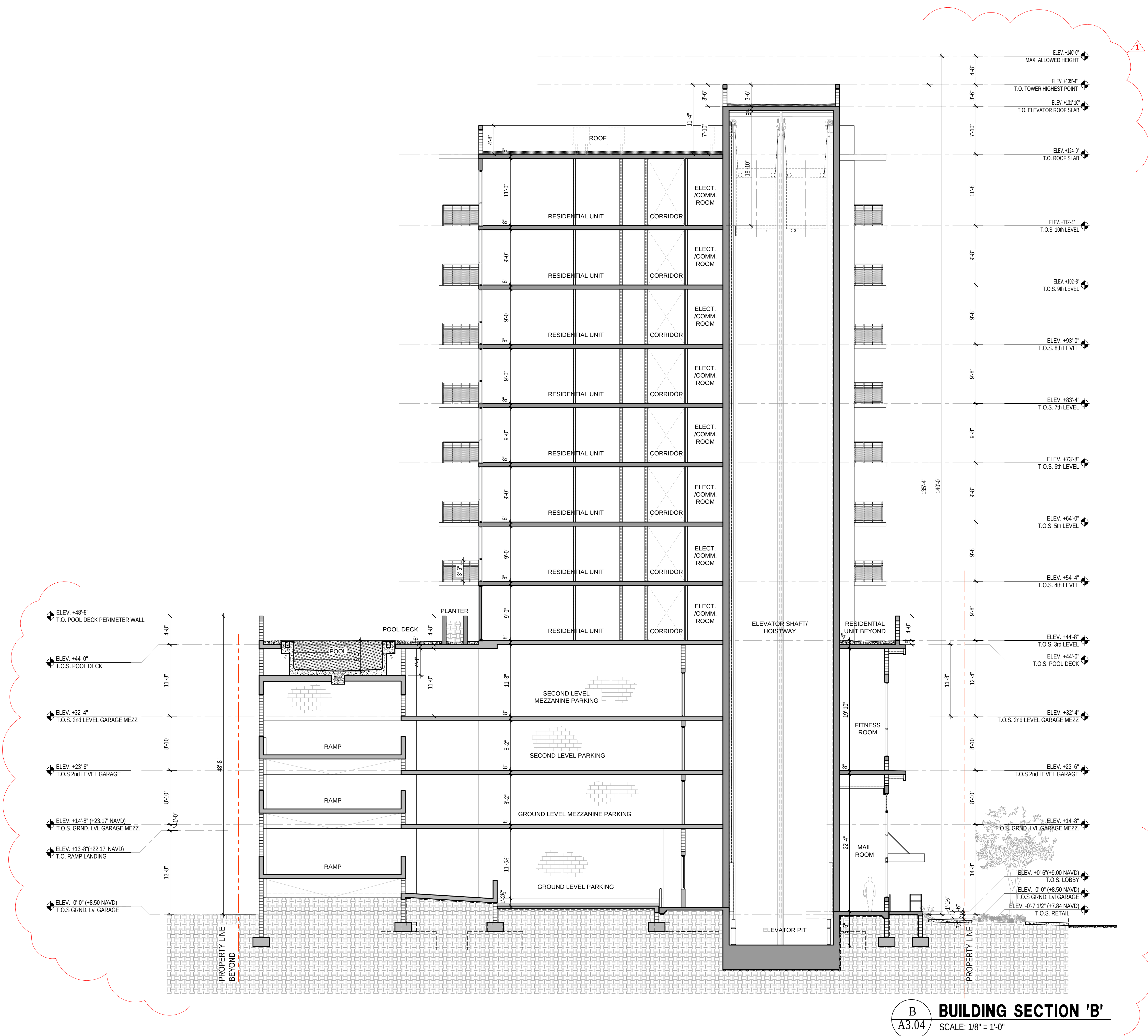
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SHEET TITLE

BUILDING SECTION 'A'

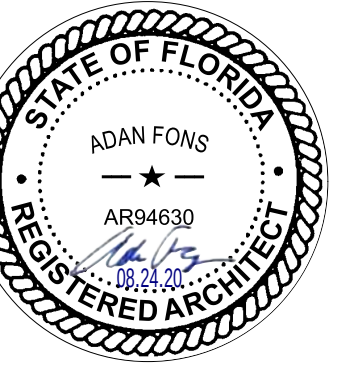
SHEET No. **A3.03**





C BUILDING SECTION 'C'
SCALE: 1/8" = 1'-0"

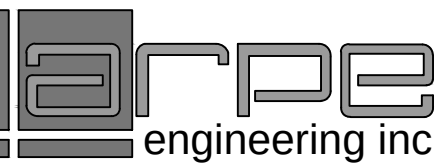
ARCHITECT:
DAC
DESIGN
ARCHITECTURE
CONSULTANTS
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MEP:



STRUCTURE:



LANDSCAPE ARCHITECT:



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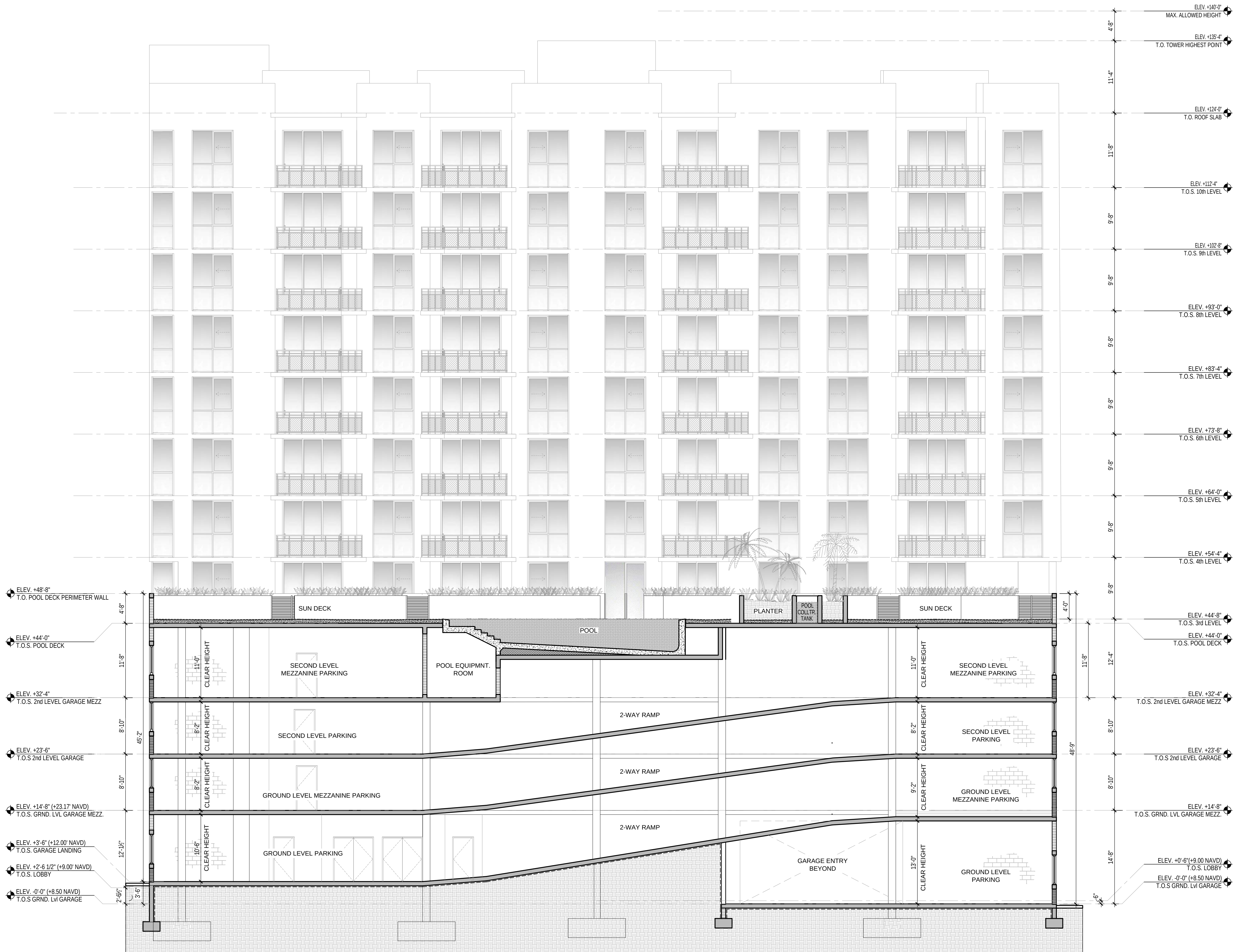
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Scale:
Drawn:
Checked:
CADD File:

SHEET TITLE

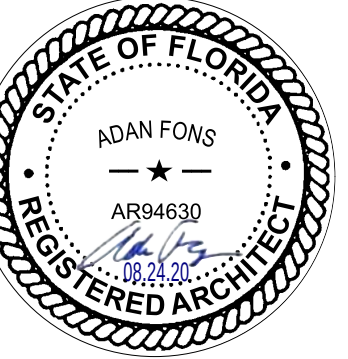


SHEET No. **A3.05**



D
A3.06 **BUILDING SECTION 'D'**
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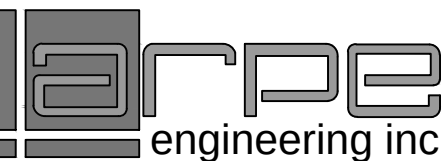
ARCHITECT:



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Design - Architecture - Consultants

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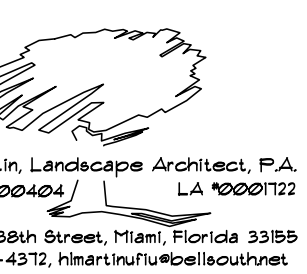
MEP:



STRUCTURE:



LANDSCAPE ARCHITECT:



PROJECT NAME:

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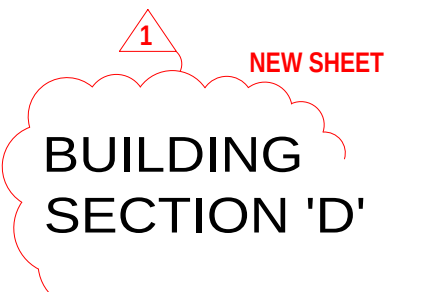
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Checked:

CADD File:

SHEET TITLE



SHEET No.

A3.06

(TAC) REVIEW SUBMITTAL - SEPTEMBER 07, 2020