

PROJECT SUMMARY:				UNIT AREA MATRIX:				APPLICABLE CODES:				SITE INFO DH-2:				
MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING COMPLEX WITH A PRE-CAST GARAGE STRUCTURE.				DESCRIPTION	BUILDING A	BUILDING B	TOTAL OVERALL	PERCENTAGE	BUILDING	FLORIDA BUILDING CODE, BUILDING, 8th EDITION(2023) THE FLORIDA BUILDING CODE, BROWARD COUNTY AMENDMENTS.			CATEGORY	ALLOWED	W/ REZONING ALLOWED	PROPOSED
ZONING				S/1B	91	17	108	30%	LIFE SAFETY	N.F.P.A. 101 - LIFE SAFETY CODE (2021) NFPA - FIRE CODE (2024)			LOT AREA:	65,801 SF	40,000 SF	40,000 SF
SITE DATA:				1B/1B	173	29	202	50%	FIRE PREVENTION ACCESSIBILITY	FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023). FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES FHADM - FAIR HOUSING DESIGN MANUAL - ICC/ANSI 117.1 - 2003 AMERICAN WITH DISABILITIES ACT (2010 STANDARDS) TITLES II AND III OF THE AMERICANS WITH DISABILITIES ACT OF 1990			MAX LOT COVERAGE:	N/A	N/A	29,490 SF
REGIONAL ACTIVITY CENTER (RAC)				2B/2B	65	12	77	20%	FHA				DENSITY	UNLIMITED	UNLIMITED	18 UNITS
DH-2				TOTALS	329	58	387	100%	ADA				RESIDENTIAL AREA FAR:	115,151 SF MAX	70,000 SF MAX	16,774 SF
DH-3													OPEN SPACE TOTAL:	1.75 MAX	1.75 MAX	0.42 FAR
DH-3													BUILDING FOOTPRINT:	20% MIN	20% MIN	10,510 SF (26%)
DH-3													BUILDING HEIGHT:	47,904 SF MAX	29,108 SF MAX	28,108 SF
DH-3													# BUILDING STORIES:	45'-0" MAX.	45'-0" MAX.	43'-4"
DH-3													# BUILDING STORIES:	MAX. 4 STORIES	MAX. 4 STORIES	4 STORIES
BUILDING SETBACKS:				ACCESSIBLE UNITS BREAKDOWN:				FLOOD ZONE				SITE INFO DH-3:				
DH-2 REQUIRED				TYPE: ACCESSIBLE UNIT FOR INDIVIDUALS WITH MOBILITY IMPAIRMENTS - 5% A1 - 1B/1B 16 UNITS				FEMA FLOOD ZONE X				CATEGORY				
FRONT : 15 FT				TYPE: ACCESSIBLE UNIT FOR PERSON WITH HEARING OR VISION IMPAIRMENTS - 2% A1 - 1B/1B 4 UNITS				BROWARD COUNTY FLOOD CRITERIA 12.00 NAVD				LOT AREA: 94,050 SF				
SIDE : 10 FT				TOTAL: 20 UNITS				HIGHEST CROWN OF ROAD 9.45 NAVD				MAX LOT COVERAGE: N/A				
REAR : 20 FT								PROPOSED FFE 12.00 NAVD				DENSITY: UNLIMITED				
DH-3 REQUIRED				PROPOSED PARKING:				SITE PLAN GENERAL NOTES:				MAX RESIDENTIAL AREA: 204,774				
GROUND FLOOR - 55 FT				TYPE				1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL				FAR: 3.00 MAX				
FRONT : 15 FT				S - 1B: 1 SPACE / UNIT - 119 UNITS x 1 = 119 SPACES				2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS				MIN 0% MIN 0%				
SIDE : 0 FT				A - 1B: 1 SPACE / UNIT - 192 UNITS x 1 = 192 SPACES				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."				BUILDING FOOTPRINT: 58,016 SF MAX				
REAR : 0 FT				B - 2B: 1.5 SPACES / UNIT - 80 UNITS x 1.5 = 120 SPACES				4. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL				BUILDING HEIGHT: 140'-0" MAX.				
				VISITOR PARKING : 1 SPACE / 10 UNITS - 383 UNITS / 10 = 40 SPACES				5. ANY LIP IN THE PAVEMENT 1/4" BUT NOT LARGER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.				# BUILDING STORIES: MAX. 10 STORIES				
				ADA SPACES: (INCL. 5 ADA SPACES)				6. STRUCTURE TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM								
				TOTAL PARKING GARAGE: 471 SPACES				7. ALL SIDEWALKS ALONG THE PROPERTY WITHIN THE RIGHTS-OF-WAY TO BE NEW AND MINIMUM 5' WIDE.								
								8. PER NFPA SECTION 11.10.2 WHERE REQUIRED BY THE AHJ, TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS SHALL COMPLY WITH NFPA 1221.								
								9. FIRE PUMP ROOM SHALL MEET MIN STANDARDS AND REQUIREMENTS PER NFPA 20 (2019 EDITION).								
BUILDING LIMITS																
DH-2 FAR: 1.75 MAX				DH-3 FAR: 3.00 FAR MAX				DH-3 DISCLAIMER								
HEIGHT: 45 FT MAX				HEIGHT: 140 FT MAX				SITES OR PORTIONS OF SITES								
STORIES: 4 STORIES MAX				STORIES: 10 STORIES MAX				WITHIN 200 FT OF DH-1, DH-2, ND-1:								
				STORIES: 5 STORIES NOT TO EXCEED 55 FT.												

REGULATING MAPS: AERIAL:	LAND USE MAP - REGIONAL ACTIVITY CENTER (RAC)	ZONING MAP - DH2 - DH3	PARCEL RE-ZONING	LEGAL DESCRIPTION
				<p>PARCEL 1: THE EAST 300.6 FEET OF LOT 5, AND THE EAST 450.7 FEET OF LOTS 6 AND 7, BLOCK "I", HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.</p> <p>PARCEL 2: THE WEST 100.00 FEET OF LOT 5, 6 AND 7 TOGETHER, THE 100.00 FEET OF LOTS 6 AND 7, BLOCK "I", AND ALL OF LOTS 21 AND 22, BLOCK 4, HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.</p> <p>PARCEL 3: THE EAST 150.00 FEET OF THE WEST 250.00 FEET OF LOT 5, BLOCK "I", HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.</p>

SITE PLAN LEGEND

- LANDSCAPE
- CIRCULATION
- VERTICAL CIRCULATION
- AMENITIES
- PARKING STRIPES
- PARKING
- BOH PROGRAM
- EASEMENT
- RIGHT OF WAY DEDICATION

SITE PLAN
SCALE: 1" = 30'-0"

REVISIONS:

DATE: 09.22.2025

DRAWINGS AND SPECIFICATIONS ARE RETENTION OF PROFESSIONAL SERVICE. ARE AND SHALL REMAIN THE PROPERTY OF REALIZATION ARCHITECTS LLC. THE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR IN ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF REALIZATION ARCHITECTS LLC.

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE

SITE PLAN

SCALE: AS SHOWN

SHEET NO: **A-100**

1701 PONCE DE LEON BLVD | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

DIXIE HWY APARTMENTS
400 S DIXIE HIGHWAY
HOLLYWOOD FLORIDA, 33020

CONSULTANTS:

ELEVATION LEGEND		STUCCO REVEAL	MTL FRAME BANDING	MATERIAL LEGEND		
1	PAINTED STUCCO FINISH SW 6252 - ICE CUBE					
2	PAINTED STUCCO FINISH SW 7674 - PEPPERCORN					
3	PAINTED ARCH FRAME STUCCO FINISH SW 7005 - PURE WHITE					
4	8" CONCRETE SLAB EXTENSION, SEE OVERALL PLANS.					
5	BALCONY/TERRACE CONCRETE SLAB SW 7674 PEPPERCORN					
6	BALCONY RAILING, PERFORATED ALUM PANEL					
7	BALCONY RAILING, GLASS PANEL W/ SHOE					
8	WINDOW W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS					
9	DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS					
10	ALUMINUM STOREFRONT SYSTEM W/ IMPACT RESISTANT GLASS					
11	METAL FRAME, HORIZONTAL AND VERTICAL BANDING					
12	ARCHITECTURAL GARAGE VERTICAL SLATS					

ELEVATION NOTES

- ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. X 5.4 DENOTES ELEVATIONS IN FEET.
- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 140'-0".
- PLEASE SEE DIRECTION OF SLIDING GLASS WINDOWS AND DOORS PANELS ON PLANS.
- SCUPPER SHOWN PER PLANS.

6 - RAILINGS - PERFORATED ALUMINUM PANELS

FRAME COLOR: ALUMINUM - BLACK
RGB: 0 / 0 / 0

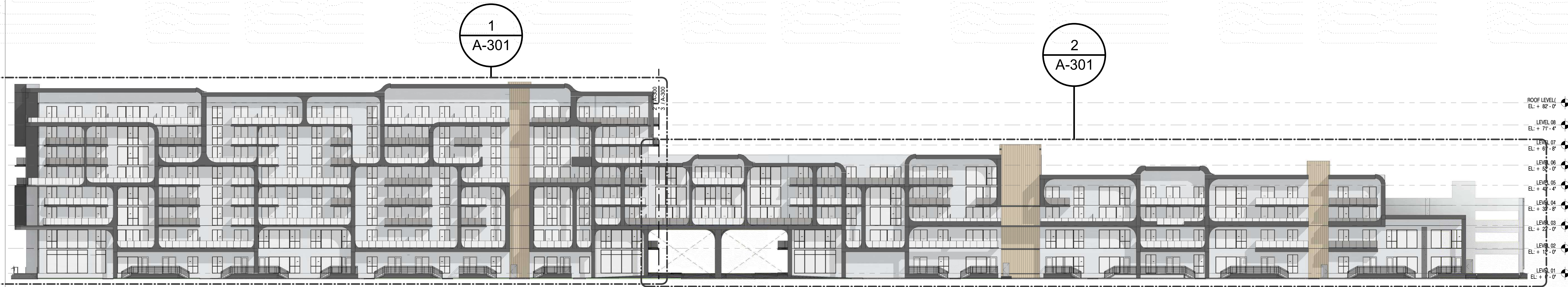
7 - RAILINGS GLASS PANELS W/ SHOE

FRAME COLOR: ALUMINUM - BLACK
RGB: 0 / 0 / 0

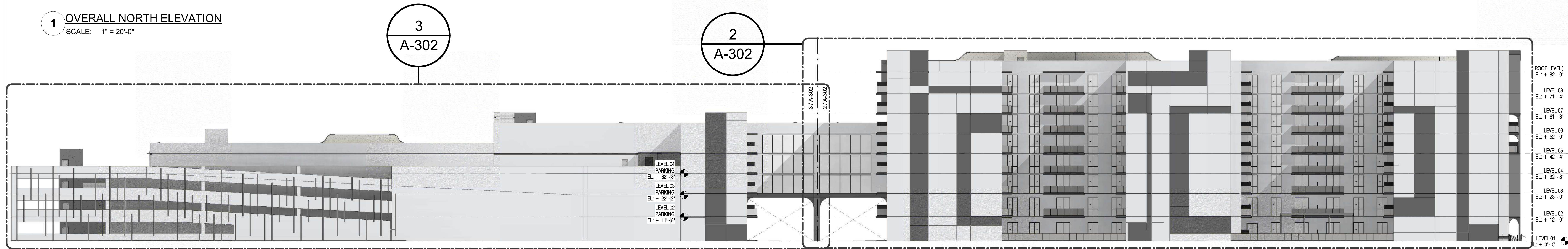
8 & 9 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

FRAME COLOR: ALUMINUM - DARK GRAY
RGB: 50 / 50 / 50

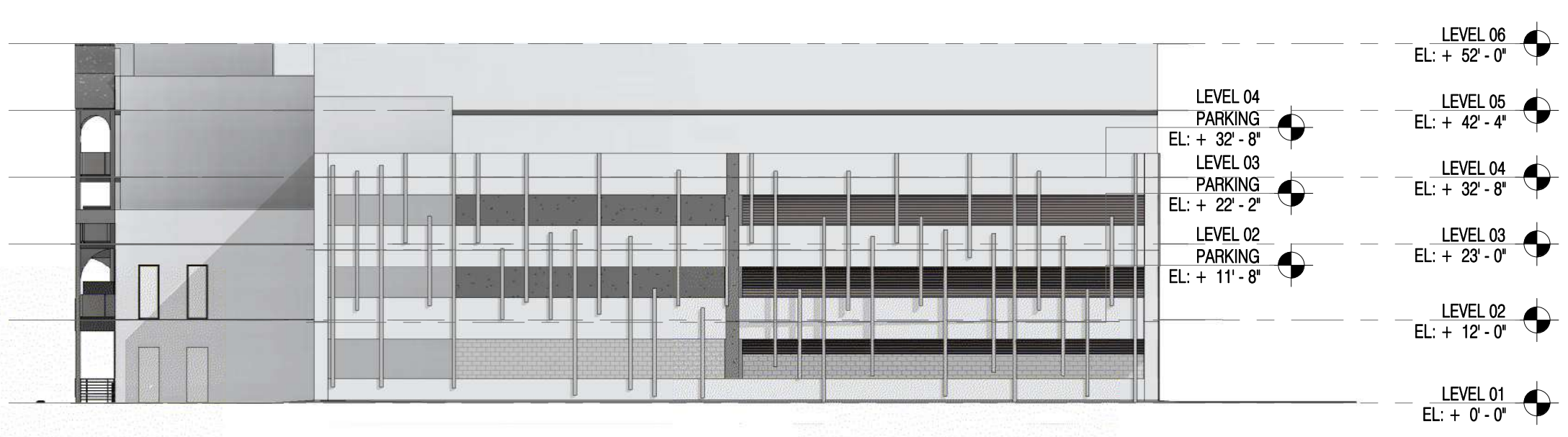
GLASS COLOR: CLEAR



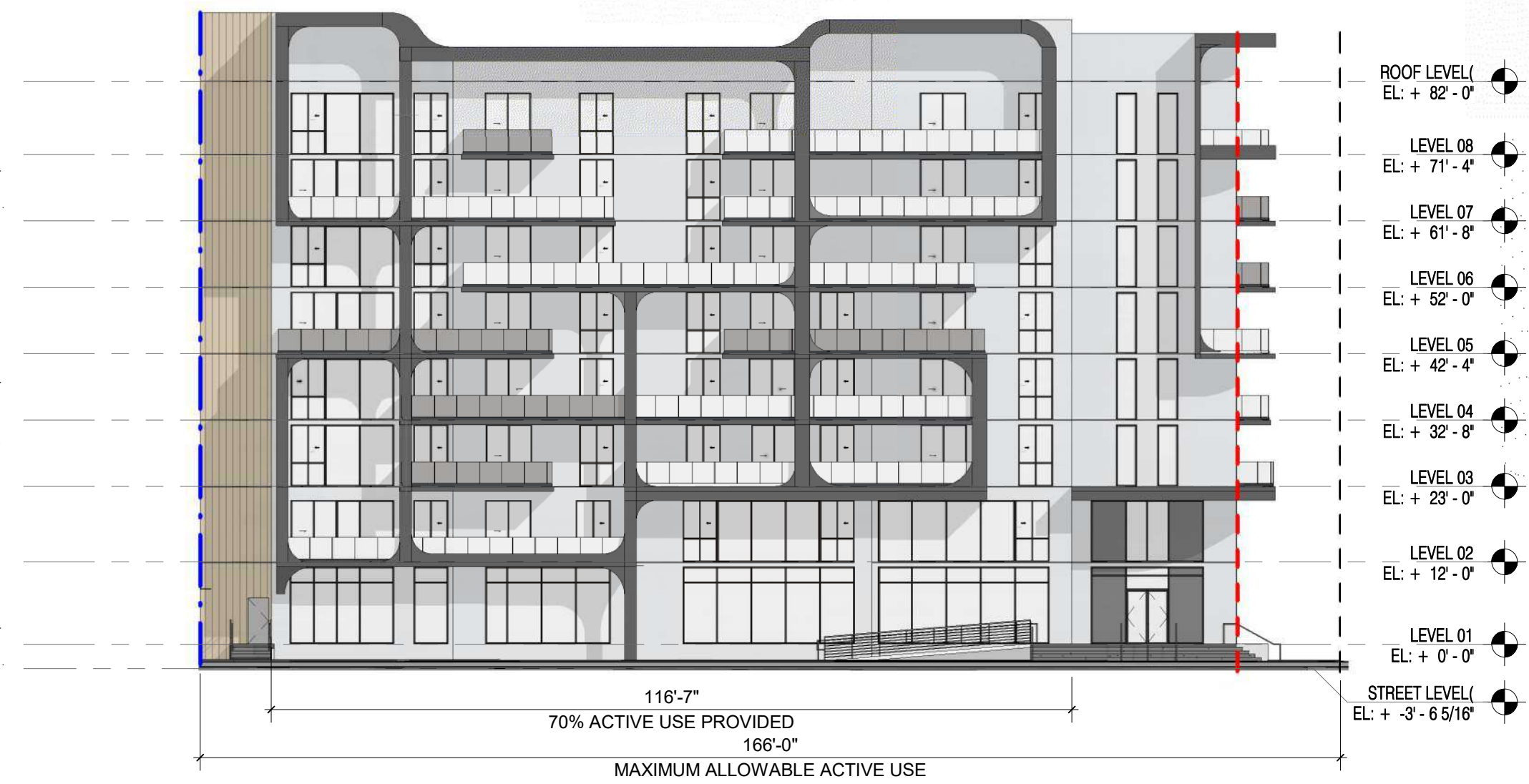
1 OVERALL NORTH ELEVATION
SCALE: 1" = 20'-0"



2 SOUTH - OVERALL ELEVATION
SCALE: 1" = 20'-0"



3 WEST - OVERALL ELEVATION
SCALE: 1" = 20'-0"



5 OVERALL EAST ELEVATION
SCALE: 1" = 20'-0"

ROOF LEVEL
EL: + 82'-0"

LEVEL 08
EL: + 71'-4"

LEVEL 07
EL: + 61'-8"

LEVEL 06
EL: + 52'-0"

LEVEL 05
EL: + 42'-4"

LEVEL 04
EL: + 32'-8"

LEVEL 03
EL: + 23'-0"

LEVEL 02
EL: + 12'-0"

LEVEL 01
EL: + 0'-0"

ROOF LEVEL
EL: + 82'-0"

LEVEL 08
EL: + 71'-4"

LEVEL 07
EL: + 61'-8"

LEVEL 06
EL: + 52'-0"

LEVEL 05
EL: + 42'-4"

LEVEL 04
EL: + 32'-8"

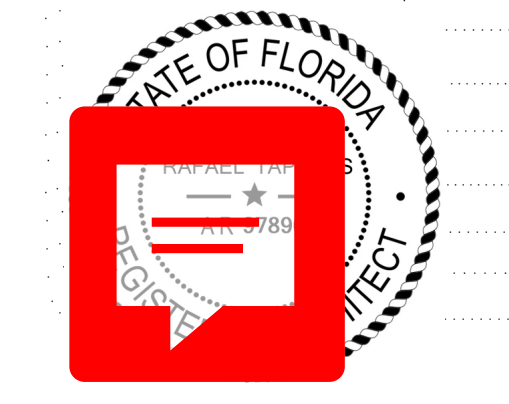
LEVEL 03
EL: + 23'-0"

LEVEL 02
EL: + 12'-0"

LEVEL 01
EL: + 0'-0"

REVISIONS:

DATE: 12.02.2025
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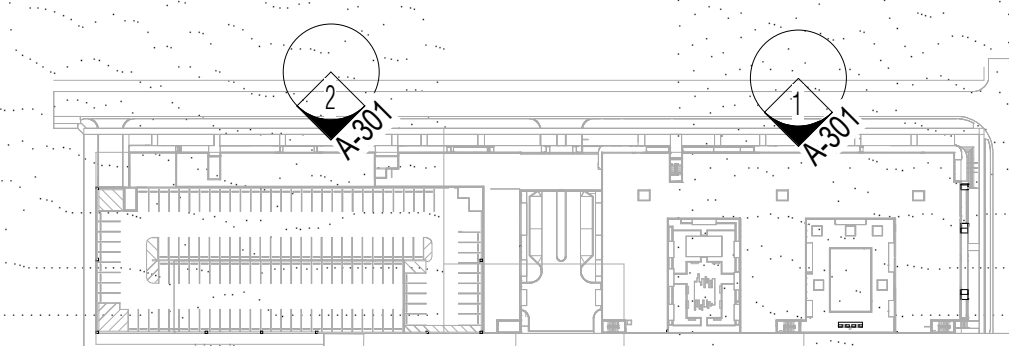
DISCIPLINE / SHEET TITLE

OVERALL ELEVATIONS

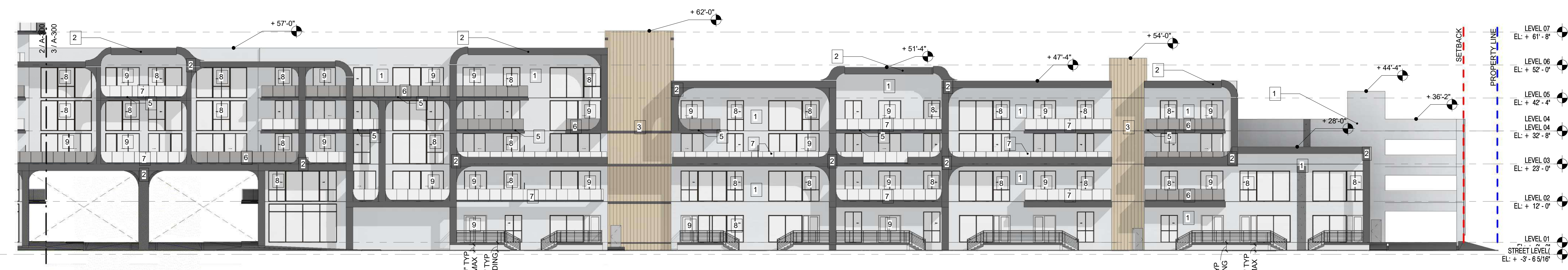
SCALE: AS SHOWN

SHEET NO.

ELEVATION LEGEND		STUCCO REVEAL	MTL FRAME BANDING	MATERIAL LEGEND									
1	PAINTED STUCCO FINISH SW 6252 - ICE CUBE				1 - PAINTED STUCCO FINISH SHERWIN WILLIAMS 6252 ICE CUBE RGB: 227, 228, 230		2 - PAINTED STUCCO FINISH W/ ACCENT REVEAL SHERWIN WILLIAMS - 7674 PEPPERCORN RGB: 99, 99, 100		3 - PAINTED STUCCO FINISH W/ ACCENT REVEAL SHERWIN WILLIAMS - WOOD COLOR RGB: 99, 99, 100		4 - ARCHITECTURAL GARAGE VERTICAL SLATS BLACK FINISH RGB: 0, 0, 0		5 - BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINNISHED SW - 7674 - PEPPERCORN RGB: 99, 99, 100
2	PAINTED STUCCO FINISH SW 7674 - PEPPERCORN			ELEVATION NOTES 1. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. X 5.4 DENOTES ELEVATIONS IN FEET. 2. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL. 3. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 140'-0". 4. PLEASE SEE DIRECTION OF SLIDING GLASS WINDOWS AND DOORS PANELS ON PLANS. 5. SCUPPER SHOWN PER PLANS.				6 - RAILINGS - PERFORATED ALUMINUM PANELS FRAME COLOR: ALUMINUM - BLACK RGB: 0 / 0 / 0		7 - RAILINGS GLASS PANELS W/ SHOE FRAME COLOR: ALUMINUM - BLACK RGB: 0 / 0 / 0		8 & 9 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS FRAME COLOR: ALUMINUM - DARK GRAY RGB: 50 / 50 / 50 GLASS COLOR: CLEAR	
3	PAINTED ARCH FRAME STUCCO FINISH SW 7005 - PURE WHITE												
4	8" CONCRETE SLAB EXTENSION. SEE OVERALL PLANS.												
5	BALCONY/TERRACE CONCRETE SLAB SW 7674 PEPPERCORN												
6	BALCONY RAILING, PERFORATED ALUM PANEL												
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9	DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS												
10	ALUMINUM STOREFRONT SYSTEM W/ IMPACT RESISTANT GLASS												
11	METAL FRAME, HORIZONTAL AND VERTICAL BANDING												
12	ARCHITECTURAL GARAGE VERTICAL SLATS												



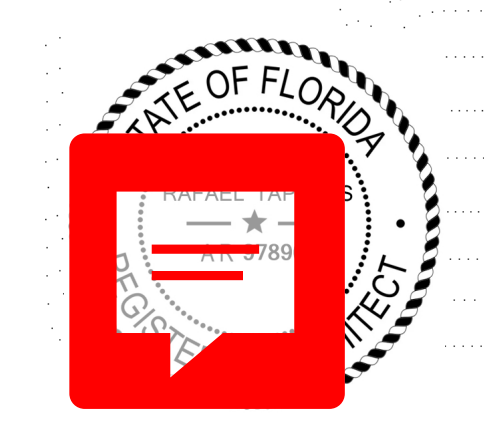
1 OVERALL BUILDING A NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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

REVISIONS:

DATE: 12.23.2025
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

ENLARGED NORTH ELEVATIONS

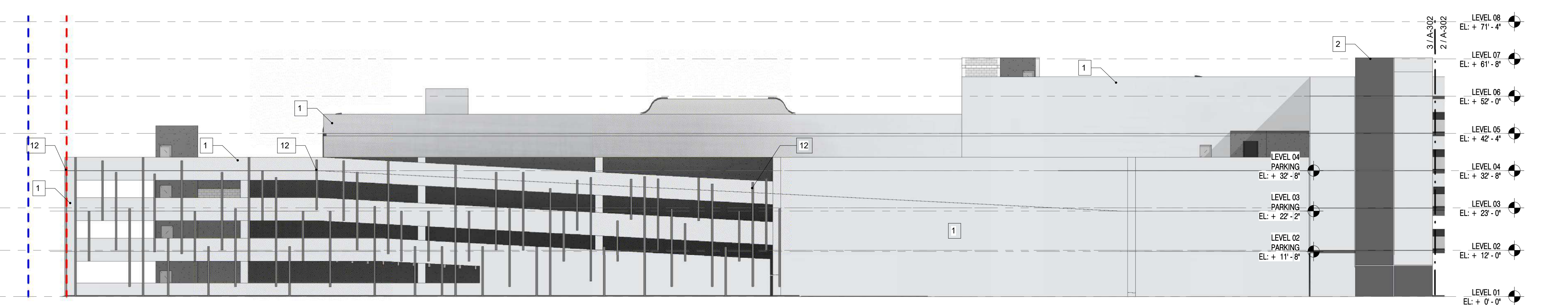
SCALE: AS SHOWN

SHEET NO:

ELEVATION LEGEND		STUCCO REVEAL	MTL FRAME BANDING	MATERIAL LEGEND				
1	PAINTED STUCCO FINISH SW 6252 - ICE CUBE			1 - PAINTED STUCCO FINISH SHERWIN WILLIAMS 6252 ICE CUBE RGB: 227, 228, 230	2 - PAINTED STUCCO FINISH W/ ACCENT REVEAL SHERWIN WILLIAMS - 7674 PEPPERCORN RGB: 99, 99, 100	3 - PAINTED STUCCO FINISH W/ ACCENT REVEAL SHERWIN WILLIAMS - WOOD COLOR RGB: 99, 99, 100	4 - ARCHITECTURAL GARAGE VERTICAL SLATS BLACK FINISH RGB: 0, 0, 0	5 - BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED SW - 7674 - PEPPERCORN RGB: 99, 99, 100
2	PAINTED STUCCO FINISH SW 7674 - PEPPERCORN			6 - RAILINGS - PERFORATED ALUMINUM PANELS FRAME COLOR: ALUMINUM - BLACK RGB: 0 / 0 / 0	7 - RAILINGS GLASS PANELS W/ SHOE FRAME COLOR: ALUMINUM - BLACK RGB: 0 / 0 / 0	8 & 9 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS FRAME COLOR: ALUMINUM - DARK GRAY RGB: 50 / 50 / 50 GLASS COLOR: CLEAR		
3	PAINTED ARCH FRAME STUCCO FINISH SW 7005 - PURE WHITE	ELEVATION NOTES 1. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. X 5.4 DENOTES ELEVATIONS IN FEET. 2. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL. 3. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 140'-0". 4. PLEASE SEE DIRECTION OF SLIDING GLASS WINDOWS AND DOORS PANELS ON PLANS. 5. SCUPPER SHOWN PER PLANS.						
4	8" CONCRETE SLAB EXTENSION, SEE OVERALL PLANS.							
5	BALCONY/TERRACE CONCRETE SLAB SW 7674 PEPPERCORN							
6	BALCONY RAILING, PERFORATED ALUM PANEL							
7	BALCONY RAILING, GLASS PANEL W/ SHOE							
8	WINDOW W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS							
9	DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS							
10	ALUMINUM STOREFRONT SYSTEM W/ IMPACT RESISTANT GLASS							
11	METAL FRAME, HORIZONTAL AND VERTICAL BANDING							
12	ARCHITECTURAL GARAGE VERTICAL SLATS							



2 OVERALL BUILDING A SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

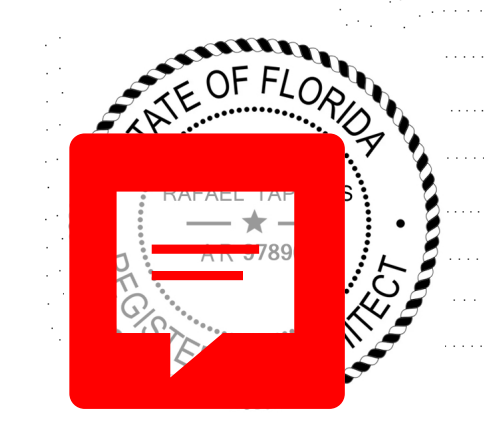


3 OVERALL BUILDING B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

REVISIONS:

DATE: 12.02.2025

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DISCIPLINE / SHEET TITLE:

ENLARGED SOUTH BUILDING ELEVATION

SCALE: AS SHOWN

SHEET NO:

A-302

ELEVATION LEGEND		STUCCO REVEAL	MTL FRAME BANDING	MATERIAL LEGEND									
1	PAINTED STUCCO FINISH SW 6252 - ICE CUBE				1 - PAINTED STUCCO FINISH SHERWIN WILLIAMS 6252 ICE CUBE RGB: 227, 228, 230		2 - PAINTED STUCCO FINISH W/ ACCENT REVEAL SHERWIN WILLIAMS - 7674 PEPPERCORN RGB: 99, 99, 100		3 - PAINTED STUCCO FINISH W/ ACCENT REVEAL SHERWIN WILLIAMS - WOOD COLOR RGB: 99, 99, 100		4 - ARCHITECTURAL GARAGE VERTICAL SLATS BLACK FINISH RGB: 0, 0, 0		5 - BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED SW - 7674 - PEPPERCORN RGB: 99, 99, 100
2	PAINTED STUCCO FINISH SW 7674 - PEPPERCORN			ELEVATION NOTES 1. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. X 5.4 DENOTES ELEVATIONS IN FEET. 2. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL. 3. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 140'-0". 4. PLEASE SEE DIRECTION OF SLIDING GLASS WINDOWS AND DOORS PANELS ON PLANS. 5. SCUPPER SHOWN PER PLANS.			6 - RAILINGS - PERFORATED ALUMINUM PANELS FRAME COLOR: ALUMINUM - BLACK RGB: 0 / 0 / 0		7 - RAILINGS GLASS PANELS W/ SHOE FRAME COLOR: ALUMINUM - BLACK RGB: 0 / 0 / 0		8 & 9 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS FRAME COLOR: ALUMINUM - DARK GRAY RGB: 50 / 50 / 50 GLASS COLOR: CLEAR		
3	PAINTED ARCH FRAME STUCCO FINISH SW 7005 - PURE WHITE												
4	8" CONCRETE SLAB EXTENSION. SEE OVERALL PLANS.												
5	BALCONY/TERRACE CONCRETE SLAB SW 7674 PEPPERCORN												
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7	BALCONY RAILING, GLASS PANEL W/ SHOE												
8	WINDOW W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS												
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CLIENT / PROJECT:

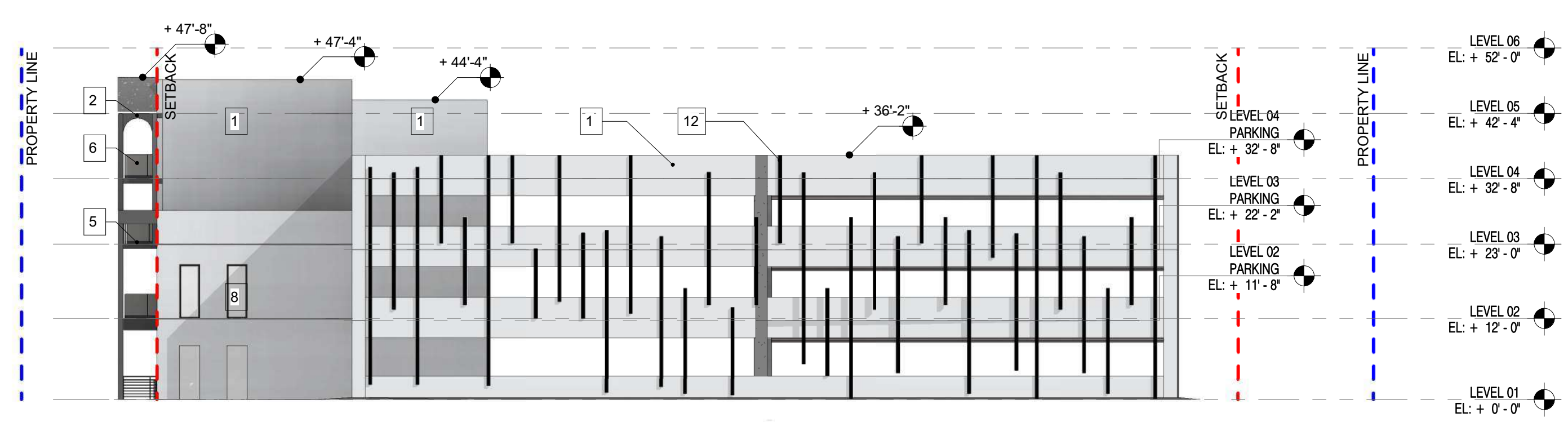
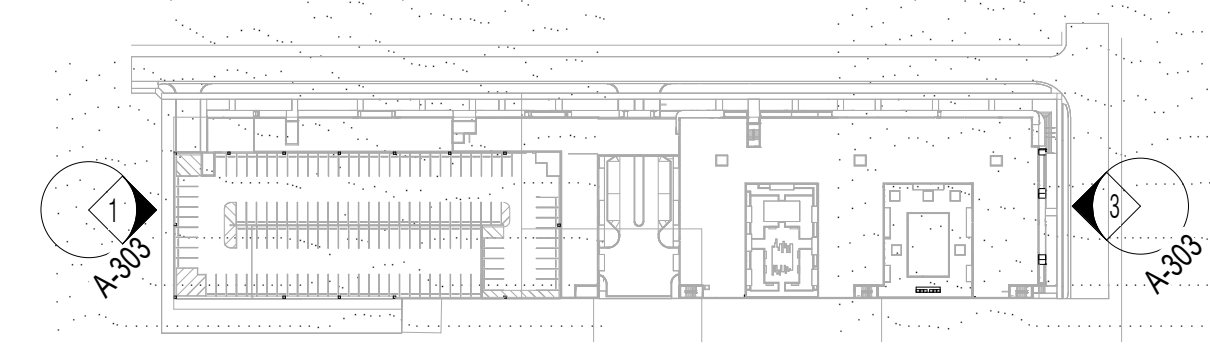


DIXIE HWY APARTMENTS
400 S DIXIE HIGHWAY
HOLLYWOOD FLORIDA, 33020

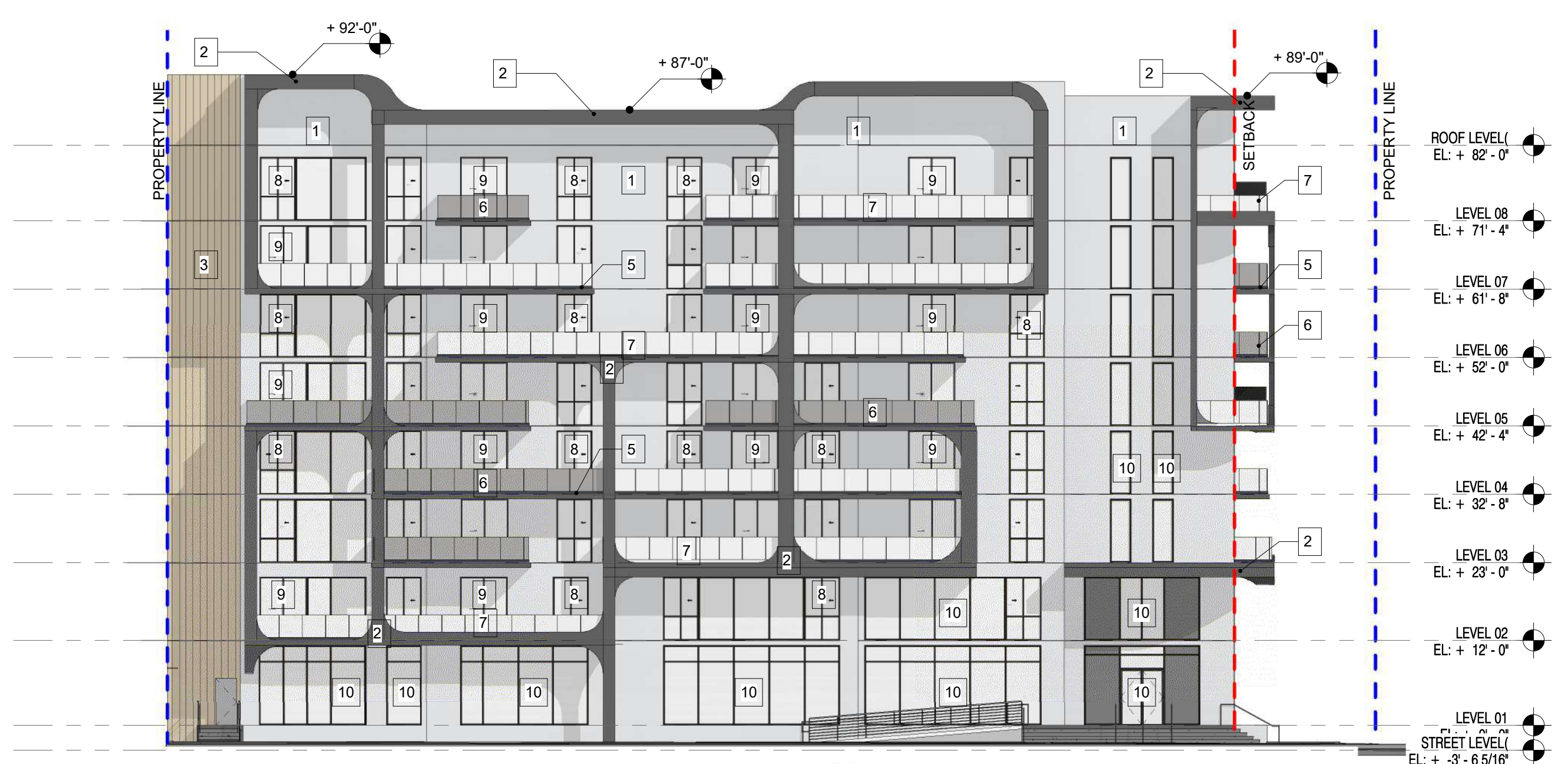
CONSULTANTS:

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BETANCOURT ENGINEERING &
CONSULTING
786.525.4954
KEVIN@BETANCOURTEC.COM

LANDSCAPE
WITKIN HULTS + PARTNERS
307 S 21ST AVE
HOLLYWOOD, FL 33020
954.923.9851
CHRIS@WITKINDSIGN.COM



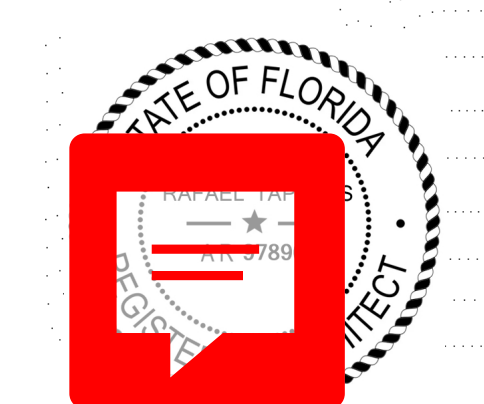
1 WEST - ELEVATION - ENLARGED
SCALE: 1/16" = 1'-0"



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

REVISIONS:

DATE: 12.02.2025
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

ENLARGED WEST AND EAST
ELEVATION

SCALE: AS SHOWN

SHEET NO:

A-303

ELEVATION LEGEND		STUCCO REVEAL	MTL FRAME BANDING	MATERIAL LEGEND					
1	PAINTED STUCCO FINISH SW 6252 - ICE CUBE			<p>1 - PAINTED STUCCO FINISH SHERWIN WILLIAMS 6252 ICE CUBE RGB: 227, 228, 230</p>	<p>2 - PAINTED STUCCO FINISH W/ ACCENT REVEAL SHERWIN WILLIAMS - 7674 PEPPERCORN RGB: 99, 99, 100</p>	<p>3 - PAINTED STUCCO FINISH W/ ACCENT REVEAL SHERWIN WILLIAMS - WOOD COLOR RGB: 99, 99, 100</p>	<p>4 - ARCHITECTURAL GARAGE VERTICAL SLATS BLACK FINISH RGB: 0, 0, 0</p>	<p>5 - BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED SW - 7674 - PEPPERCORN RGB: 99, 99, 100</p>	
2	PAINTED STUCCO FINISH SW 7674 - PEPPERCORN			<p>ELEVATION NOTES</p> <p>1. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. X 5.4 DENOTES ELEVATIONS IN FEET.</p> <p>2. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.</p> <p>3. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 140'-0".</p> <p>4. PLEASE SEE DIRECTION OF SLIDING GLASS WINDOWS AND DOORS PANELS ON PLANS.</p> <p>5. SCUPPER SHOWN PER PLANS.</p>					
3	PAINTED ARCH FRAME STUCCO FINISH SW 7005 - PURE WHITE					<p>6 - RAILINGS - PERFORATED ALUMINUM PANELS FRAME COLOR: ALUMINUM - BLACK RGB: 0 / 0 / 0</p>	<p>7 - RAILINGS GLASS PANELS W/ SHOE FRAME COLOR: ALUMINUM - BLACK RGB: 0 / 0 / 0</p>	<p>8 & 9 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS FRAME COLOR: ALUMINUM - DARK GRAY RGB: 50 / 50 / 50 GLASS COLOR: CLEAR</p>	
4	8" CONCRETE SLAB EXTENSION, SEE OVERALL PLANS.								
5	BALCONY/TERRACE CONCRETE SLAB SW 7674 PEPPERCORN								
6	BALCONY RAILING, PERFORATED ALUM PANEL								
7	BALCONY RAILING, GLASS PANEL W/ SHOE								
8	WINDOW W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS								
9	DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS								
10	ALUMINUM STOREFRONT SYSTEM W/ IMPACT RESISTANT GLASS								
11	METAL FRAME, HORIZONTAL AND VERTICAL BANDING								
12	ARCHITECTURAL GARAGE VERTICAL SLATS								

