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2310 Hollywood Blvd.

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

email:
mail@sklarchitect.com

WEBSITE:
www.sklarchitect.com

AA 0002849

IB 0000894

NCARB CERTIFIED

Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.

May 27th, 2025

City of Hallandale Beach
SEVEN PARK (PREVIOUS VITA AT THE PARK)
218-220 SE 7th ST
Hallandale Beach, FL

Ref: Letter of Intent for SEVEN (PREVIOUS VITA AT THE PARK)
218-220 SE 7th ST Hallandale Beach, FL

Dear Planning Staff and Board Members:

We are proposing this design for a new 8-story residential development, designed to offer high-quality living in a prime location. The lot size is 44,086.05 square feet (1.012 acres) and will feature a total construction area of around 230,000 square feet which includes 139,000 sf of A/C areas and 63,500 sf of parking garage. The development will include 4,150 ft of Retail Spaces and 124 residential units, comprising 6 efficiency units, 76 one-bedroom units, and 42 two-bedroom units. The proposed Project will incorporate a three-level garage with 159 parking spaces.
The building will provide 23 Moderate Housing Units as per COHB Zoning and Land Development Code Sec. 23-206 (C) (3) and as per Broward County Land Use Plan Policy 2.16.3.

UNITS PROVIDED	124 UNITS
DENSITY GENERATED PER CITY CODE= 50U/AC	1.01 AC X 50 U/AC = 50 UNITS 6 UNITS WITH 500 SF/EA = 3 UNITS 47 UNITS MORE THAN 500 SF/EA = 47 UNITS 50 UNITS
* DENSITY ALLOWED BY BROWARD LAND USE 124 - 50 = 74 UNITS	74 UNITS / 6 59 UNITS MARKET 13 REQ. PROVIDING 15 UNITS MODERATE HOUSING
**DENSITY ALLOWED BY COHB 50 MARKET UNITS X 15%= 8 UNITS	8 MODERATE HOUSING UNITS
15 MODERATE HOUSING UNITS (BROWARD LAND USE) 8 MODERATE HOUSING UNITS (15% COHB) 23 MODERATE HOUSING UNITS PROPOSED 101 MARKET UNITS PROPOSED	
*REQUIRES 12.3 MODERATE UNITS (6 BONUS / 1 MODERATE) AS PER BROWARD COUNTY LAND USE PLAN POLICY 2.16.3 **REQUIRES 8 MODERATE UNITS (15%) AS PER COHB ZONING & LAND DEVELOPMENT CODE SEC.32-206 (C) (3)	

The Development is strategically positioned to maximize its relationship with the adjacent Bluestein Park. The building's distinctive open L-shape design ensures that residents enjoy unobstructed views of the park from both streets of the structure. This layout not only enhances the visual connection from the units looking at the surrounding park on the north side but also provides ample natural light for the residential units. In addition to its architectural elegance, SEVEN PARK features a thoughtfully designed pool deck and building amenities situated above the three-level parking garage. These elevated amenities offer residents on the south side a serene retreat with views of the courtyard, contributing to a luxurious and engaging living experience.



Property Zoning Compliance
The property is Zoned RAC Neighborhood Transit Core.
We are requesting 8 RAMS:

1. Sec. 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow 6 feet building setback on Primary Streets instead of 10 feet.

   The proposed balconies are set 6 feet from the property lines along the primary street frontage. The enclosed portions of the buildings, however, comply with the required setbacks, maintaining a minimum of 10 feet and a maximum of 15 feet from the property lines.

2. Section 32-196(a)(B) Transit Core Subdistrict, Building Placement, to allow a street setback of 6 feet instead of 20 feet above the 5th floor.
3. Section 32-196(a)(C) Transit Core Subdistrict, Building Placement, Interior Side (east) setback to allow zero feet instead of 30 feet for a portion of the building above the 5th floor.
4. Section 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear (south) setback to allow a 6 feet rear-yard setback instead of the 10 feet.
5. Section 32-196(a)(F) Transit Core Subdistrict, Building Placement, Rear (south) setback to allow a 6 feet rear-yard setback instead of the 20 feet required above the 5th floor.
6. Section 32-202(a)(3) relative to the configuration and area of the required Civic Open Space.
7. Section 32-203(a) relative to the minimum number of parking spaces required for mixed-use developments in Central RAC District to provide 159 parking spaces instead of 169 spaces required.
8. Section 32-453(1)(2) relative to the maximum number of abutting parking spaces allowed in dead-end parking corridors.

Project Team
The members of the project team include Ari and Oscar Sklar, Architects with a combined 90 years of experience in South Florida, along with Alejandro Chaberman a successful developer in the Hallandale Beach area. The ownership team is well-financed for a project of this size with experience in New York and South Florida.

A. Future Users

This condo project anticipates 150 residents, along with 5 to 10 building employees for maintenance and security.

B. Architectural Design and Harmony

The proposed development will have several components including an 8-story 122-unit apartment building. The building's distinctive open L-shape design ensures that residents enjoy

unobstructed views of the park from both sides of the structure. This layout not only enhances the visual connection from the units looking to the surrounding park on the north side but also provides ample natural light to the residential units
The architecture has been carefully planned and thought out to also connect with the neighborhood and improve the City of Hallandale Beach with good design practices, and therefore is in harmony with the development in this area.

C. Anticipated Energy Demand

Florida Power and Light has confirmed capacity for the development and will provide electrical services to the building. Water and sewer are available at the site as well. The building will feature the latest technology including the most efficient LED lighting system, Energy Star equipment and appliances, and EV charging stations. Windows and glass storefronts will have hurricane impact resistance and will have energy-saving glass.

D. Public Mass Transportation

Residents and visitors will be easily able to access the property from the main North-South arteries of Old Federal Highway and SE 7th ST. These main thoroughfares are serviced by Broward County Buses and the US1 Breeze system. The city also provides a service to link Tri-Rail and Brightline is available nearby Aventura. This provides a variety of transportation for the residents, tenants, and visitors.

E. Conformity with Land use and Comprehensive plan

The proposed development is in conformity with the Broward County Land use plan and the city comprehensive plan. This residential development with increased density, off-street parking, and proximity to mass transit is the type of improvements the County and City require. The building will provide 23 moderate housing units.

F. Agency Coordination

We are aware of and have communicated with other agencies that have jurisdiction over the development including the South Florida Water Management District and Broward County

In summary, the proposed new building has been carefully thought out and designed in the best interests of the City of Hallandale Beach for this unique neighborhood.

We respectfully request your review and approval of this proposed new development.

Thank you,



Ari L. Sklar, AIA, NCARB, LEED AP
Architect, President

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Ari Sklar, A.I.A.
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May 27th, 2025

City of Hallandale Beach
Department of Planning and Zoning Division
400 South Federal Hwy
Hallandale Beach FL 33009

RE: Justification letter for **Redevelopment Area Modifications (RAMs)**
SEVEN PARK (PREVIOUSLY VITA AT THE PARK)
218-220 SE 7th ST
Hallandale Beach, FL

Dear City Staff and Board Members,

Our firm is the architect for the above project. It is our hope that the city and the Planning and Development Board will support the Rams being requested as part of this application. We strongly believe that this project along with the need for Rams will enhance the subject property and provide stability and revitalization to this older and tiring area of the city.

The lot size is 44,086.05 square feet (1.012 acres). The property is located at 218 -220 SE 7th ST Hallandale Beach FL

The parcel is designated RAC Neighborhood, Transit Core. The subject property is surrounded to the south, east and west by multi-family residential, and to the north with the Bluestein Park. The area is transitioning, and the Rams are needed for the development to work in the neighborhood.

With recent zoning changes, many projects are being developed and improving the area. Like many of the properties in the area, the condition of rundown parcels has significantly deteriorated the condition of the neighborhood. The subject property is currently an empty lot. Therefore, the following 8 Rams are requested with the new development proposal:

RAM #1 JUSTIFICATION
Sec. 32-196 (a) (A) Transit core subdistrict, building placement, to allow 6 feet building setback on primary streets instead of 10 feet.

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).

Response: *The property has unique architectural constraints and site conditions that limit design alternatives without encroaching into the setbacks. The irregular lot shape and positioning further differentiate this property from others in the zoning district, justifying the request for a variance. Unlike neighboring properties, the building's existing configuration and structural layout restrict balcony placement, making the proposed*

encroachment necessary to provide functional outdoor space. Balconies are necessary to take advantage of the park open views, and it is also noteworthy that many municipalities permit balcony projections into setbacks, typically allowing an encroachment of at least 25%.
The proposed setbacks (to balconies) are set 6 feet from the property lines along the primary street frontage. The enclosed portions of the buildings, however, comply with the required setbacks, maintaining a minimum of 10 feet and a maximum of 15 feet from the property lines.

2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a RAMs was caused by something you did on the property, or if the situation was caused by the actions of others).

Response: *The need for the requested variance is not a result of any action by the applicant but rather due to the pre-existing site conditions and building design constraints. The property's layout, structural limitations, and zoning setbacks were established prior to the applicant's involvement, necessitating the request to allow balconies to encroach into the setbacks to ensure functional and aesthetically consistent outdoor spaces.*

3. Granting the RAMs requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district. (Will the RAMs allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

Response: *Granting the requested RAMs will not confer any special privilege, as balconies are a common and necessary feature for residential buildings, providing outdoor living space, shading, and aesthetic harmony. Many properties in the same zoning district have balconies, and allowing this encroachment ensures consistency with the surrounding developments. This request aligns with the intent of the Code to support functional residential design without granting an unfair advantage.*

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district? What is the hardship (other than monetary) or problem, which is being created by having to comply?)

Response: *A strict interpretation of the Code would deprive the applicant of the ability to provide essential balconies, a feature commonly enjoyed by other residential properties in the same zoning district. Balconies enhance residents' quality of life for fresh air for health by offering outdoor space, contribute to the building's shading and energy efficiency, and improve architectural aesthetics. Without this variance, the property would face undue hardship in meeting modern residential living standards and maintaining design consistency with surrounding developments.*



5. That the RAMs granted are the minimum RAMs that will make possible the reasonable use of the land, building, or structure. (Describe what alternatives or options you have considered to minimize your RAMs request and still have reasonable use of your property.)

Response: *The requested RAMs is the minimum necessary to allow for the reasonable use of the property while maintaining functional and aesthetically appropriate balconies. Alternative designs were considered; however, reducing or eliminating the balconies would compromise residents' access to outdoor space, impact the building's shading efficiency, and disrupt the architectural harmony of the structure. This request ensures the least possible encroachment while preserving the essential benefits of balconies for residential use.*

6. That the granting of the RAMs will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City regulations to promote, protect, and improve the public's health, safety, comfort, good order, appearance, etc.)

Response: *Granting the requested RAMs aligns with the general intent and purpose of the Code by promoting high-quality residential living, enhancing the building's aesthetics, and improving energy efficiency through shading. Balconies contribute to residents' comfort and well-being by providing outdoor space while maintaining architectural consistency with the surrounding area. The request does not compromise public health but improves it!, safety, or good order but rather supports a functional and visually appealing urban environment in accordance with the City's planning goals.*

7. That such RAMs will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the RAMs will not adversely affect neighboring properties and the City overall.)

Response: *Granting the requested RAMs will not be injurious to the area or detrimental to the public welfare. The balconies will enhance the building's appearance, provide shading benefits, and improve residents' quality of life without negatively impacting neighboring properties. The encroachment is minimal and does not obstruct views, light, or air circulation. Additionally, the request aligns with the character of the surrounding developments, ensuring compatibility with the community and supporting the City's overall urban design objectives.*

Ram #2 JUSTIFICATION
Section 32-196(a)(B) Transit Core Subdistrict, Building Placement, to allow a street setback of 6 feet instead of 20 feet above the 5th floor.

1. Those special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district. (Describe what special



conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).

Response: *The property is located directly across from a public park, creating a unique visual and spatial context that differs from other properties in the Transit Core Subdistrict. The intent of the code to maintain open spaces along streetscapes is naturally fulfilled by the presence of the park, which offers significant open space and visual relief. The setback requirement above the 5th floor is less critical in this context, as the park already provides the intended openness and visual appeal.*
The project does not comply with the additional 20-foot setback above the 5th floor along the primary street, as required by Table 32-196(a). Due to the lot's irregular shape and the need to maintain efficient residential layouts, stepping back the upper floors is not feasible.
However, the design meets the intent of the regulation through façade articulation, thoughtful massing, and a pedestrian-friendly streetscape. Additionally, the site fronts ***Bluestein Park****, providing* ***open air views and ample air space****, which further reduces any perceived bulk or mass impact. We respectfully request flexibility, as the design aligns with the goals of the code.*

2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a RAMs was caused by something you did on the property, or is the situation caused by the actions of others).

Response: *The need to deviate from the prescribed setback requirements is not self-imposed but is a response to the site's unique context, specifically its adjacency to a large public park. The design aims to take advantage of this existing open space, which naturally fulfills the code's intent without necessitating additional setbacks.*

3. Granting the RAMs requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district. (Will the RAMs allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

Response: *Granting this RAM will not confer any special privilege that is denied to other properties in the district. Other properties with similar conditions, particularly those adjacent to significant open spaces like parks, could also request similar modifications to align with their specific context while still adhering to the overall goals of the code.*

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district? What is the hardship (other than monetary) or problem, which is being created by having to comply?)

Response: *A literal interpretation of the setback requirements above the 5th floor would impose unnecessary hardship by requiring additional open space where it is not needed. This would not only reduce the development of the building but also create a design that does not take full advantage of the adjacent park. This would deprive the property of the ability to integrate effectively with the surrounding environment and achieve architectural and functional efficiency.*

5. That the RAMs granted is the minimum RAMs that will make possible the reasonable use of the land, building, or structure. (Describe what alternatives or options you have considered to minimize your RAMs request and still have reasonable use of your property.)

Response: *The requested RAM is the minimum necessary to achieve a reasonable and contextually appropriate design. Adhering strictly to the setback requirements would result in a less efficient use of the property and would not provide any additional visual or spatial benefits, given the existing park's contribution to the area's openness.*

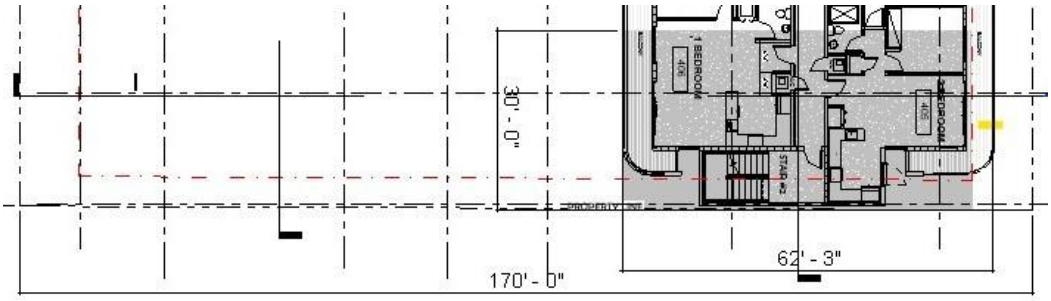
6. That the granting of the RAMs will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City regulations to promote, protect, and improve the public's health, safety, comfort, good order, appearance, etc.)

Response: *The proposed design, while deviating from the prescribed setback requirements, remains in harmony with the general intent and purpose of the Code. The presence of the park fulfills the code's objective of maintaining open spaces and visual continuity along the streetscape. The design respects the park's role in the urban fabric while maximizing the building's functionality and architectural integrity.*

7. That such RAMs will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the RAMs will not adversely affect neighboring properties and the City overall.)

Response: *Granting this RAM will not be injurious to the area or detrimental to public welfare. On the contrary, it will enhance the area by allowing a building design that complemented the existing park, contributing to the overall aesthetic and functional quality of the neighborhood. The project will add to the vibrancy of the area while maintaining the openness and visual appeal intended by the code.*

RAM #3 JUSTIFICATION
Section 32-196(a)(C) Transit Core Subdistrict, Building Placement, Interior Side (east) setback to allow zero feet instead of 30 feet for a portion of the building above the 5th floor.
Specifically, the 0 ft setback is requested for 62 linear feet out of the total 170 linear feet of the side-east property line in lieu of the 30 ft required. (See sketch below)



1. Those special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).

Response: *The property is located directly across from a public park, creating a unique visual and spatial context that differs from other properties in the Transit Core Subdistrict. The intent of the code to maintain open spaces along streetscapes is naturally fulfilled by the presence of the park, which offers significant open space and visual relief. The setback requirement above the 5th floor is less critical in this context, as the park already provides the intended openness and visual appeal.*
We are requesting a ***0-foot side setback above the 5th floor*** *for* ***62 linear feet out of 170 feet*** *along the east property line.*
This limited request (only 36% of the façade) is due to ***site constraints*** *and the need to maintain efficient residential layouts. The remainder of the east façade is totally open to air and complies with setback requirements, preserving light and air. The design also includes* ***architectural articulation*** *to minimize visual impact and we've located an egress stair on that side for life safety,*
We respectfully request approval, as the reduced setback has a minimal effect on adjacent properties and meets the intent of the code.

2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a RAMs was caused by something you did on the property, or is the situation caused by the actions of others).

Response: *The need to deviate from the prescribed setback requirements is not self-imposed but is a response to the site's unique context, specifically its adjacent to a large public park. The design aims to take advantage of this existing open space, which naturally fulfills the code's intent without necessitating additional setbacks.*

3. Granting the RAMs requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district. (Will the RAMs allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

Response: *Granting this RAM will not confer any special privilege that is denied to other properties in the district. Other properties with similar conditions, particularly those*

adjacent to significant open spaces like parks, could also request similar modifications to align with their specific context while still adhering to the overall goals of the code.

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district? What is the hardship (other than monetary) or problem, which is being created by having to comply?)

Response: *A literal interpretation of the setback requirements above the 5th floor would impose unnecessary hardship by requiring additional open space where it is not needed. This would not only reduce the developable area of the building but also create a design that does not take full advantage of the adjacent park. This would deprive the property of the ability to integrate effectively with the surrounding environment and achieve architectural and functional efficiency.*

5. That the RAMs granted is the minimum RAMs that will make possible the reasonable use of the land, building, or structure. (Describe what alternatives or options you have considered to minimize your RAMs request and still have reasonable use of your property.)

Response: *The requested RAM is the minimum necessary to achieve a reasonable and contextually appropriate design. Adhering strictly to the setback requirements would result in a less efficient use of the property and would not provide any additional visual or spatial benefits, given the existing park's contribution to the area's openness.*

6. That the granting of the RAMs will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City regulations to promote, protect, and improve the public's health, safety, comfort, good order, appearance, etc.)

Response: *The proposed design, while deviating from the prescribed setback requirements, remains in harmony with the general intent and purpose of the Code. The presence of the park fulfills the code's objective of maintaining open spaces and visual continuity along the streetscape. The design respects the park's role in the urban fabric while maximizing the building's functionality and architectural integrity.*

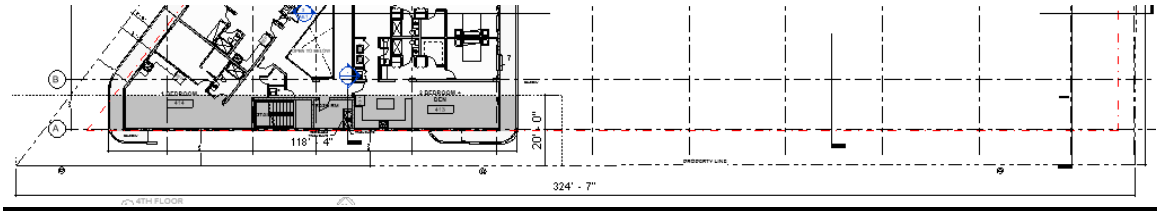
7. That such RAMs will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the RAMs will not adversely affect neighboring properties and the City overall.)

Response: *Granting this RAM will not be injurious to the area or detrimental to public welfare. On the contrary, it will enhance the area by allowing a building design that complemented the existing park, contributing to the overall aesthetic and functional*

quality of the neighborhood. The project will add to the vibrancy of the area while maintaining the openness and visual appeal intended by the code.

RAM #4 Justification
Section 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear (south) setback to allow a 6 feet rear-yard setback instead of the 10 feet.

Specifically, the 10 ft setback is requested for 118 linear feet out of the total 324 linear feet of the south-rear property line in lieu of the 20 ft required.



1. Those special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).

Response: *The property is located directly across from a public park, creating a unique visual and spatial context that differs from other properties in the Transit Core Subdistrict. The intent of the code to maintain open spaces along streetscapes is naturally fulfilled by the presence of the park, which offers significant open space and visual relief. The setback requirement above the 5th floor is less critical in this context, as the park already provides the intended openness and visual appeal. Also note that most of the rear has a much larger setbacks and open views to the courtyard below.*

2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a RAMs was caused by something you did on the property, or is the situation caused by the actions of others).

Response: *The need to deviate from the prescribed setback requirements is not self-imposed but is a response to the site's unique context, specifically its adjacent to a large public park. The design aims to take advantage of this existing open space, which naturally fulfills the code's intent without necessitating additional setbacks.*

3. Granting the RAMs requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district. (Will the RAMs allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

Response: *Granting this RAM will not confer any special privilege that is denied to other properties in the district. Other properties with similar conditions, particularly those adjacent to significant open spaces like parks, could make sense to request similar*



modifications to align with their specific context while still adhering to the overall goals of the code and provide life safety egress.

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district? What is the hardship (other than monetary) or problem, which is being created by having to comply?)

Response: *A literal interpretation of the setback requirements above the 5th floor would impose unnecessary hardship by requiring additional open space where it is not needed. This would not only reduce the development of the building but also create a design that does not take full advantage of the adjacent park. This would deprive the property of the ability to integrate effectively with the surrounding environment and achieve architectural and functional efficiency.*

5. That the RAMs granted is the minimum RAMs that will make possible the reasonable use of the land, building, or structure. (Describe what alternatives or options you have considered to minimize your RAMs request and still have reasonable use of your property.)

   Response: *The requested RAM is the minimum necessary to achieve a reasonable and contextually appropriate design. Adhering strictly to the setback requirements would result in less efficient use of the property and would not provide any additional visual or spatial benefits, given the existing park's contribution to the area's openness.*

   *A request is being made to reduce the required 20 ft rear setback above the 5th floor to 10 ft for a portion of the residential building. Specifically, the reduced setback applies to 118 linear feet out of the total 324 linear feet along the south (rear) property line—**approximately 36%** of the total length.*

   This request is driven by site constraints and the building's overall massing strategy to optimize functionality and design. The majority of the building (64%) is open air and complies with the required setback, and the portion requesting relief is necessary to maintain an efficient floor layout. The reduced portion does not impact neighboring properties or access to light and air, as the adjacent area is not residentially sensitive and remains open.

   This approach allows the project to meet its residential program goals while minimizing visual bulk and ensuring compatibility with the surrounding context.

6. That the granting of the RAMs will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City



regulations to promote, protect, and improve the public's health, safety, comfort, good order, appearance, etc.)

Response: *The proposed design, while deviating from the prescribed setback requirements, remains in harmony with the general intent and purpose of the Code. The presence of the park fulfills the code's objective of maintaining open spaces and visual continuity along the streetscape. The design respects the park's role in the urban fabric while maximizing the building's functionality and architectural integrity.*

7. That such RAMs will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the RAMs will not adversely affect neighboring properties and the City overall.)

Response: *Granting this RAM will not be injurious to the area or detrimental to public welfare. On the contrary, it will enhance the area by allowing a building design that complemented the existing park, contributing to the overall aesthetic and functional quality of the neighborhood. The project will add to the vibrancy of the area while maintaining the openness and visual appeal intended by the code.*

RAM #5 JUSTIFICATION
Section 32-196(a)(F) Transit Core Subdistrict, Building Placement, Rear (south) setback to allow a 6 feet rear-yard setback instead of the 20 feet required above the 5th floor.

1. Those special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).

Response: *The property is located directly across from a public park, creating a unique visual and spatial context that differs from other properties in the Transit Core Subdistrict. The intent of the code to maintain open spaces along streetscapes is naturally fulfilled by the presence of the park, which offers significant open space and visual relief. The setback requirement above the 5th floor is less critical in this context, as the park already provides the intended openness and visual appeal.*
We are requesting a ***6 foot rear setback above the 5th floor****.*
This limited request (only 20% of the façade) is due to ***site constraints*** *and the need to maintain efficient residential layouts. The remainder of the south façade is totally open to air and complies with setback requirements, preserving light and air. The design also includes* ***architectural articulation*** *to minimize visual impact and we've located an egress stair on that side for life safety.*
We respectfully request approval, as the reduced setback has a minimal effect on adjacent properties and meets the intent of the code.

2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a RAMs was caused by something you did on the property, or is the situation caused by the actions of others).

Response: *The need to deviate from the prescribed setback requirements is not self-imposed but is a response to the site's unique context, specifically its adjacent to a large public park. The design aims to take advantage of this existing open space, which naturally fulfills the code's intent without necessitating additional setbacks.*

3. Granting the RAMs requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district. (Will the RAMs allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

Response: *Granting this RAM will not confer any special privilege that is denied to other properties in the district. Other properties with similar conditions, particularly those adjacent to significant open spaces like parks, could also request similar modifications to align with their specific context while still adhering to the overall goals of the code.*

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district? What is the hardship (other than monetary) or problem, which is being created by having to comply?)

Response: *A literal interpretation of the setback requirements above the 5th floor would impose unnecessary hardship by requiring additional open space where it is not needed. This would not only reduce the developable area of the building but also create a design that does not take full advantage of the adjacent park. This would deprive the property of the ability to integrate effectively with the surrounding environment and achieve architectural and functional efficiency.*

5. That the RAMs granted is the minimum RAMs that will make possible the reasonable use of the land, building, or structure. (Describe what alternatives or options you have considered to minimize your RAMs request and still have reasonable use of your property.)

Response: *The requested RAM is the minimum necessary to achieve a reasonable and contextually appropriate design. Adhering strictly to the setback requirements would result in a less efficient use of the property and would not provide any additional visual or spatial benefits, given the existing park's contribution to the area's openness.*

6. That the granting of the RAMs will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City regulations to promote, protect, and improve the public's health, safety, comfort, good order, appearance, etc.)

Response: *The proposed design, while deviating from the prescribed setback requirements, remains in harmony with the general intent and purpose of the Code. The presence of the park fulfills the code's objective of maintaining open spaces and visual continuity along the streetscape. The design respects the park's role in the urban fabric while maximizing the building's functionality and architectural integrity.*

7. That such RAMs will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the RAMs will not adversely affect neighboring properties and the City overall.)

Response: *Granting this RAM will not be injurious to the area or detrimental to public welfare. On the contrary, it will enhance the area by allowing a building design that complemented the existing park, contributing to the overall aesthetic and functional quality of the neighborhood. The project will add to the vibrancy of the area while maintaining the openness and visual appeal intended by the code.*

RAM #6 JUSTIFICATION
Section 32-202(a)(3) relative to the configuration and area of required Civic Open Spaces.

1. Those special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).

Response: *The property's unique location directly in front of Bluestein Park creates special conditions that are not generally applicable to other properties in the zoning district. Given immediate access to this existing public green space, a traditional on-site civic space would be redundant. Instead, we are offering an elongated civic space along 7th Street and Old Dixie Highway, integrating street furniture and landscaping to enhance the pedestrian experience and connectivity to the park. This alternative design maximizes public benefit while responding to the site's specific conditions.*
While the proposed project does not fully comply with all the configuration standards for civic open space, it substantially fulfills the intent and spirit of the code by providing a meaningful, functional, and publicly accessible open space that enhances the streetscape and contributes to the public realm.
Specifically, the project complies with the following civic space requirements:

- ***Size****: the code mandates that a minimum of 7.5% of the lot area be dedicated to civic space, which equals 3,086 square feet. The proposed design includes 2,100 square feet of civic space, representing 5.10% of the lot area, and therefore falls short of the required minimum*
- ***Street Frontage****: The open space* ***adjoins a street front property line for more than 30 linear feet****.*
- ***Enclosure and Activation****: The civic space is* ***lined by building facades and streets on all sides****, with* ***habitable uses*** *facing the space to ensure visual and physical engagement.*
- ***Accessibility****: The space is* ***accessible to the public during all daylight hours****, is* ***located at sidewalk level****, and allows for* ***easy ingress and egress by pedestrians****.*

- ***Design Features****: The design includes the* ***required street furniture elements****, including:*
    - *One bench per 700 square feet*
    - *One bicycle rack with no less than four spaces*
    - *One trash receptacle*
    - *One pet clean-up station*
- ***Vehicular Exclusion****: No vehicular traffic is allowed within the civic open space.*
- ***CPTED Compliance****: The space is designed with* ***crime prevention through environmental design (CPTED) principles****, including:*
    - *Adequate lighting*
    - *Clear visibility from adjoining buildings and streets*
    - *Open landscape zones between 3 and 8 feet in height to maintain unobstructed sightlines*

However, we respectfully request flexibility regarding the following noncompliant elements:

- ***Open to the Sky****: Not all portions of the proposed civic space are fully open to the sky due to integrated design elements that provide shading and architectural interest.*
- ***Dimensional Proportions****: The proposed civic space does not fully comply with the dimensional and area requirements outlined in the City of Hallandale Beach Code. Due to the irregular shape of the lot, achieving the required proportion—where the depth is no more than 2.5 times the width—is not feasible. The proposed civic space measures approximately 278.5 feet in length with an average depth of 8 feet, resulting in a proportion ratio of roughly* ***34.8:1****, which significantly exceeds the allowable ratio.*
- ***Design Typology****: The proposed civic space does not conform exactly to one of the prescribed typologies (Green, Plaza, Playground, Square, or Attached Green). Nevertheless, it blends elements of several typologies and has been tailored to suit the specific site conditions and intended uses.*

In summary, although the proposed civic space diverges from certain dimensional and typological requirements, it fulfills the overarching goals of the regulation by providing high-quality, accessible, active, and safe public space. The configuration was carefully designed in response to the site's context, urban form, and programmatic needs, while prioritizing public benefit, safety, and usability.
We respectfully request approval of this alternative configuration as a context-sensitive, code-aligned solution that meets the intent, if not the letter, of the civic space requirements.

2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a RAMs was caused by something you did on the property, or is the situation caused by the actions of others).

Response: *The need for this exemption is not a result of any action by the applicant but rather due to the property's unique location directly adjacent to Bluestein Park. The existing public green space fulfills the intent of the required civic space, making a traditional on-site configuration unnecessary. The proposed alternative—an elongated civic space along 7th Street and Old Dixie Highway—was designed to complement the*

existing urban fabric and enhance public accessibility, rather than being a result of any modifications made by the applicant.

3. Granting the RAMs requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district. (Will the RAMs allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

Response: *Granting the requested RAMs will not confer any special privilege, as the exemption is based on the property's unique location directly in front of Bluestein Park. Rather than eliminating civic space, we are providing an alternative design that enhances the streetscape and pedestrian experience. This approach aligns with the intent of the Code and ensures that public amenities are still provided, just in a way that better integrates with the surrounding context. Other properties without direct access to a public park would not have this same opportunity, making this request specific to the site's conditions rather than an unfair advantage.*

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district? What is the hardship (other than monetary) or problem, which is being created by having to comply?)

Response: *A literal interpretation of the Code would deprive the applicant of the ability to create a design that responds to the unique context of the property, specifically its proximity to Bluestein Park. Requiring a traditional civic space on-site would be redundant and counterproductive, as the park already provides ample public amenity. Complying with the standard requirements would limit the applicant's ability to enhance the surrounding streetscape with a more functional and context-sensitive civic space. This would create an unnecessary hardship by preventing a design that fosters better connectivity and public access to the park, which ultimately benefits both the property and the broader community.*

5. That the RAMs granted is the minimum RAMs that will make possible the reasonable use of the land, building, or structure. (Describe what alternatives or options you have considered to minimize your RAMs request and still have reasonable use of your property.)

Response: *The requested RAMs represent the minimum necessary to allow for reasonable use of the property while respecting its unique location. Alternatives, such as providing a traditional on-site civic space, were considered but would have been redundant given the proximity to Bluestein Park. The proposed elongated civic space along 7th Street and Old Dixie Highway, with street furniture and landscaping, is the most efficient and context-sensitive solution due to the irregular shape of the lot. It ensures the intent of the Code is*

met while minimizing the encroachment and maximizing public access to both the park and the building's surrounding areas.

6. That the granting of the RAMs will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City regulations to promote, protect, and improve the public's health, safety, comfort, good order, appearance, etc.)

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Response: *Granting the requested RAMs is in harmony with the general intent and purpose of the Code, as it promotes public health, safety, and comfort by enhancing the streetscape along 7th Street and Old Dixie Highway. The proposed elongated civic space, complete with street furniture and landscaping, improves pedestrian accessibility and fosters a sense of community, while also integrating seamlessly with Bluestein Park. This approach supports the City's goals of creating inviting, functional public spaces that benefit residents and visitors, while maintaining a high standard of urban design and appearance.*

7. That such RAMs will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the RAMs will not adversely affect neighboring properties and the City overall.)

Response: *Granting the requested RAMs will not be injurious to the area or detrimental to the public welfare. The proposed elongated civic space will enhance the streetscape by providing pedestrian-friendly features such as street furniture and landscaping, promoting community engagement and improving the overall aesthetic of the area. This design complements Bluestein Park and creates a seamless connection between the park and the building. It will not negatively impact neighboring properties or public access but rather contribute to the area's vibrancy and improve the quality of the urban environment for residents and visitors alike.*

The project includes the installation of street furniture, enlarged sidewalks, and enhanced landscape areas along the project frontage. These elements are intended to foster a more vibrant and interactive streetscape that encourages pedestrian activity and social interaction. Our design focuses on providing high-quality, accessible outdoor space that will serve the public in a manner similar to, and in some respects exceeding, the intent of the specified civic space requirement.

Justification for Exemption:

1. Enhanced Pedestrian Experience: By providing enlarged sidewalks, we are creating a more comfortable and inviting space for pedestrians, which will encourage walkability and contribute to a more active street life. The widened sidewalks will also facilitate ease of movement, accommodate outdoor seating, and provide a safer environment for residents and visitors alike.
2. Public Amenity through Street Furniture and Landscaping: The inclusion of strategically placed street furniture, such as benches, waste receptacles, and bike racks, aims to provide functional amenities for the public. This, combined with the enhanced landscape areas, contributes to an aesthetically pleasing environment that offers shade, rest areas, and visual appeal, thereby meeting the spirit of the civic space requirement.

3. Alignment with Community Goals: The proposed design aligns with the City's vision for creating engaging, vibrant, and sustainable public spaces. While it differs from the traditional civic space typology as specified in the code, the proposed improvements serve the same purpose—providing a public realm that supports social interaction and community activities.
4. Maximizing Usable Space: By utilizing the street frontage for public amenities such as widened sidewalks and landscaped areas, the design maximizes usable space for the community while avoiding underutilized areas that a traditional civic space might create in this context. This approach ensures that the space provided is both practical and beneficial for residents and visitors.

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We believe that this alternative approach will create a dynamic, community-focused streetscape that satisfies the intent of the civic space requirement while offering additional benefits to the public realm. We kindly request your consideration of this RAM application and look forward to further discussing how our proposal aligns with the goals of the City of Hallandale Beach.

RAM #7 JUSTIFICATION
Section 32-203(a) relative to the minimum number of parking spaces required for mixed-use developments in Central RAC District in order to provide 159 parking spaces instead of 169 spaces required.

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are no generally applicable to other lands, structures, or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).

Response: *Our property presents special conditions and circumstances that are unique to this irregular site and distinguish it from other properties in the same zoning district. These conditions justify a modest parking reduction of 5.91% (equivalent to 10 spaces).*

Calculation of Parking Reduction:
The zoning code requires a total of 169 parking spaces for this development. We are proposing to provide 159 spaces, which results in a reduction of 10 spaces:

$$\frac{169 - 159}{169} = \frac{10}{169} = 0.05917$$

$$0.05917 \times 100 = 5.91\%$$

Site-Specific Conditions and Differences:

1. ***Unique Garage Configuration and Circulation Design:***
   The project includes a three-level parking garage designed for maximum efficiency. The layout incorporates two internal ramps and a dedicated turnaround space, ensuring smooth vehicular flow and safe circulation. These design features naturally limit excess parking capacity and reflect a careful balance between functionality and spatial constraints.
2. ***Assigned Parking and Demand-Based Allocation:***
   Unlike typical neighboring developments, this project assigns parking spaces directly to residential units, with guest parking exclusively located on the ground

floor. This approach aligns the parking supply more closely with actual demand and discourages oversupply, which can lead to inefficient land use.

3. ***Walkable Location and Access to Transit:***
   The property is located within a walkable neighborhood with convenient access to public transportation options. This reduces residents' reliance on personal vehicles and supports a lower parking requirement, consistent with contemporary urban mobility trends.

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These site-specific conditions—combined with thoughtful design and a data-driven understanding of user needs—demonstrate that the requested reduction will not impair functionality or accessibility. Instead, it promotes efficient land use, resident safety, and alignment with sustainable planning practices. These factors are not generally applicable to neighboring properties, thus constituting a valid basis for the requested relief.

2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a RAMs was caused by something you did on the property, or if the situation was caused by the actions of others).

Response: *The need for a 5.91% parking reduction (10 spaces) is not a result of any actions taken by the applicant but rather stems from the inherent conditions of the property and zoning requirements. The existing site constraints, including the structured three-level garage with designated ramps and turnaround space, were established to ensure safe and efficient circulation. Additionally, factors such as the property's urban location, availability of public transportation, and modern planning principles that encourage reduced vehicle dependency are external conditions that support a lower parking demand. The request aligns with the city's allowance for reductions and is not due to any modifications or actions initiated by the applicant. The lot is located on a walkable community with access to mass transit.*

3. Granting the RAMs requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district. (Will the RAMs allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

Response: *Granting the requested 5.91% parking reduction (10 spaces) will not confer any special privilege upon the applicant, as the City of Hallandale Beach Code explicitly allows for such reductions under qualifying circumstances. This request is consistent with similar allowances granted to other properties in the same zoning district that demonstrate unique site conditions and reduced parking demand. The reduction is based on practical considerations such as the structured three-level garage layout, efficient circulation design, and the property's location in a walkable area with access to public transportation. Approving this request ensures equitable application of the Code without granting any undue advantage over neighboring properties.*

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your

having to comply with the requirements of the zoning district? What is the hardship (other than monetary) or problem, which is being created by having to comply?)



Response: *A strict interpretation of the parking requirements would place an unnecessary hardship on the applicant by limiting the efficient use of the property and creating design constraints that are not faced by other properties in the same zoning district. The structured three-level garage, with designated ramps and turnaround space, is designed for optimal circulation and safety, and strict adherence to the full parking requirement would compromise this functionality. Additionally, the property's location in a walkable area with access to public transportation naturally reduces parking demand, making the required number of spaces excessive and impractical. Forcing full compliance would result in inefficient land use, potential safety concerns, and an unnecessary burden that is not aligned with modern urban planning principles, thereby depriving the applicant of reasonable flexibility that other properties in similar conditions can request under the Code.*

5. That the RAMs granted is the minimum RAMs that will make possible the reasonable use of the land, building, or structure. (Describe what alternatives or options you have considered in order to minimize your RAMs request and still have reasonable use of your property.)

Response: *The requested 5.91% parking reduction (10 spaces) is the minimum necessary to ensure the reasonable use of the property while maintaining efficient circulation and safety within the structured three-level garage. Alternative designs were explored, but increasing parking spaces beyond the proposed layout would compromise the turnaround space, impact vehicular flow, and create inefficiencies in the garage structure. Additionally, given the property's location in a walkable area with access to public transportation, the full parking requirement exceeds the actual demand. This reduction strikes a balance between meeting resident and guest needs while adhering to modern urban planning principles, making it the least deviation necessary to allow for functional and efficient use of the property.*

6. That the granting of the RAMs will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City regulations to promote, protect, and improve the public's health, safety, comfort, good order, appearance, etc.)

Response: *Granting the requested 5.91% parking reduction (10 spaces) aligns with the general intent and purpose of the City's Code by promoting efficient land use, ensuring safe and functional vehicular circulation, and supporting sustainable urban development. The proposed parking layout enhances safety by maintaining proper turnaround space and preventing unnecessary congestion within the structured three-level garage. Additionally, by reducing excessive parking requirements in a location with walkability and access to public transportation, this request supports environmental sustainability, reduces impervious surfaces, and encourages alternative mobility options. The reduction*

is consistent with modern urban planning principles and contributes to the overall health, safety, and well-being of the community while maintaining the aesthetic and functional integrity of the property.

7. That such RAMs will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the RAMs will not adversely affect neighboring properties and the City overall.)

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Response: *Granting the requested 5.91% parking reduction (10 spaces) will not be injurious to the surrounding area or detrimental to public welfare, as it is based on a well-planned, efficient parking layout that meets the actual needs of residents and visitors without creating unnecessary excess. The structured three-level garage is designed to ensure smooth vehicular circulation and prevent congestion, and the property's location in a walkable area with access to public transportation further reduces the demand for parking. Neighboring properties will not experience negative impacts, as the reduction is proportionate to the site's characteristics and aligns with the City's planning objectives. Additionally, by avoiding an overbuilt parking facility, the request supports sustainable development, improves land use efficiency, and enhances the overall aesthetic and functionality of the area.*

RAM #8 JUSTIFICATION
Section 32-453(1)(2) Relative to the maximum number of abutting parking spaces allowed in dead-end parking corridors.

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).

Response: *The property has unique site constraints due to the existing three-level garage, which already includes two ramps for vertical circulation. To prevent a dead-end configuration on the top level, an additional two ramps would be required, significantly reducing the available parking area and compromising the garage's overall efficiency. Given these limitations, the proposed design incorporates a turn-around space to enhance circulation while ensuring that each unit has an assigned parking space for residents' convenience. Guest parking will be limited to the ground floor, minimizing its impact on the upper levels and optimizing space utilization. Additionally, the garage will be screened, balancing functionality with aesthetic considerations in a way that benefits the community. These conditions, specific to this property, are not typically present in other properties within the same zoning district, justifying the requested variance.*
The proposed parking garage includes three levels of parking. Due to the ***irregular shape of the lot****, it is not feasible to provide a third ramp to create a continuous circulation loop on the upper level. As a result, a* ***dead-end condition is proposed on Level 3****, which has been designed with appropriate* ***turnaround space*** *to ensure safe and efficient vehicle maneuvering.*
This configuration is functionally appropriate for the following reasons:

- ***Designated Parking Spaces****: Each residential unit will be assigned designated parking spaces. As a result, tenants will drive directly to their assigned spaces and*

will not be circulating in search of parking, significantly reducing the need for through-traffic or turnaround movements.

- ***Retail Parking Isolated****: Parking for retail tenants and visitors will be located on the ground floor, where full circulation is provided without any dead-end condition. This ensures that short-term users, who typically require greater circulation flexibility, will not be impacted by the upper-level configuration.*
- ***Site Constraints****: The constraints imposed by the lot's geometry and the need to efficiently utilize the available building envelope make the inclusion of an additional ramp structurally and spatially impractical.*
  In light of these considerations, the dead-end condition on Level 3 represents a ***thoughtful and operationally sound design*** *that meets the functional needs of the development without compromising safety or circulation. We respectfully request approval of this condition as a necessary and justified response to site-specific limitations and user-specific parking arrangements.*

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2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a RAMs was caused by something you did on the property, or if the situation was caused by the actions of others).

Response: *The need for the proposed dead-end parking configuration is not a result of any action by the applicant, but rather due to the existing lot configuration of the property, which includes a three-level garage and two ramps for vertical circulation. The constraints of the site and the need to optimize the parking layout are inherent to the property's design and its existing structure. To avoid a dead-end situation, additional ramps would be required, but this would reduce the available parking area and hinder overall functionality and expose more parking and driveways to the community which would be detrimental to the intent of the zoning for the area. The situation is caused by the property's inherent design rather than any action by the applicant.*

3. Granting the RAMs requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district. (Will the RAMs allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

Response: *Granting the requested RAMs will not confer any special privilege to the applicant, as the proposed dead-end parking configuration is a practical solution based on the property's unique site conditions. Other properties in the same zoning district that have similar garage designs and parking requirements would face the same constraints and challenges. The proposed dead-end layout, along with the turn-around space and assigned parking for each unit, is the most efficient use of the available space without compromising the garage's functionality. The request is based on site-specific conditions rather than an unfair advantage over neighboring properties.*

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the

applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district? What is the hardship (other than monetary) or problem, which is being created by having to comply?)

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Response: *A literal interpretation of the Code would deprive the applicant of the ability to efficiently utilize the available space for parking. Requiring additional ramps would reduce the parking capacity and disrupt the functionality of the garage, making it difficult to meet the parking needs of residents and bad for the neighborhood. The hardship created by complying with the Code's requirements would be the loss of valuable parking area, which is essential for the residents, and a decrease in the efficiency of the overall garage design. This would compromise the intended use of the property and reduce the quality of the living experience for residents.*

5. That the RAMs granted is the minimum RAMs that will make possible the reasonable use of the land, building, or structure. (Describe what alternatives or options you have considered in order to minimize your RAMs request and still have reasonable use of your property.)

Response: *The requested RAMs represent the minimum necessary to allow for the reasonable use of the property while maintaining an efficient and functional garage layout. Alternatives, such as adding more ramps, would reduce parking capacity and compromise the design's efficiency and bad for the neighborhood. The current proposal minimizes the impact of the dead-end parking by incorporating a turn-around space and assigning parking spaces to each unit, ensuring that the needs of residents are met while optimizing the use of the available space. This approach is the least intrusive and most effective way to maximize parking without negatively impacting on the garage's overall function.*

6. That the granting of the RAMs will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City regulations to promote, protect, and improve the public's health, safety, comfort, good order, appearance, etc.)

Response: *Granting the requested RAMs will be in harmony with the general intent and purpose of the Code by ensuring that the property provides adequate parking for residents while maintaining the functionality and safety of the garage. The proposed dead-end parking layout, with the inclusion of a turn-around space and assigned parking for each unit, promotes efficient circulation and minimizes congestion. This approach aligns with the City's goals to create a well-organized and safe parking structure that enhances the quality of life for residents while maintaining the overall appearance and functionality of the property.*

7. That such RAMs will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the RAMs will not adversely affect neighboring properties and the City overall.)

Response: *Granting the requested RAMs will not be injurious to the area or detrimental to the public welfare. The proposed dead-end parking layout, along with the turn-around space and assigned parking for each unit, will not create traffic congestion or safety hazards. It is designed to optimize the use of available space while ensuring smooth circulation within the garage. This solution will not negatively impact neighboring properties, as it does not affect traffic flow or public access, and it contributes to the efficient use of the property in line with the City's urban planning goals.*

Thank you for your time and consideration,

Sincerely,



Ari L. Sklar, AIA, NCARB

President

SEVEN PARK
218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

NEW MIXED USE RETAIL -RESIDENTIAL BUILDING

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

OWNER:
221 DEVELOPERS LLC
JOSE & JENNY MELUL
ALEJANDRO CHABERMAN

CIVIL ENGINEER:
Dennis Shultz, P.E.
954.522.1004 (Office-Main)
954.533.7632 (Office-Direct)
954.304.5136 (Cell)
DShultz@FlynnEngineering.com
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

LANDSCAPE ARCHITECT:
KIM MOYER, PLA.
LANDSCAPE ARCHITECTURE
c: 954.592.3695
e: k.moyerla@gmail.com

SCOPE OF WORK

NEW 8 STORIES

4 RETAIL SPACES
124 UNITS RESIDENTIAL BUILDING

APROX. AREA 230,000 SF

153 PARKING SPACES + 6 ADA PARKING SPACES

LEGAL DESCRIPTION

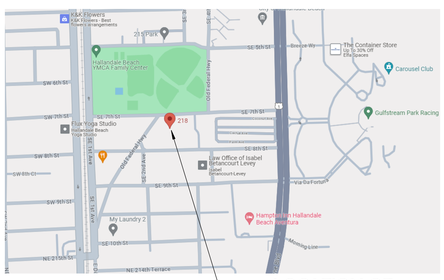
PROPERTY ID #: 5142-27-62-0010

ADDRESS: 218-220 S.E. 7th STREET, UNITS # 1-9, HALLANDALE BEACH, FLORIDA 33009

THIS PROPERTY IS DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT B, OF "ENGER PARK AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 44, OF BROWARD COUNTY, FLORIDA, WHICH IS 263.9 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT B; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID TRACT B, A DISTANCE OF 170 FEET; THENCE WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT B TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF FEDERAL HIGHWAY No.1, AS SHOWN BY SAID PLAT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID FEDERAL HIGHWAY No.1, TO THE INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF S.E. 7th STREET, WHICH IS THE MOST NORTHWESTERLY CORNER OF SAID TRACT B, THENCE EAST ALONG THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 194.0 FEET, TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S.

PROJECT PRELIMINARY MASSING



DRAWING INDEX

SIGN & SEAL ON COMBINED SET COVER PAGE APPLY FOR ALL 04/22/2025 ARCHITECTURE DRAWINGS (SEE INDEX BELOW)

A4.9	ENLARGED TYP UNIT 15
A4.10	ENLARGED TYP UNIT 16-18
A4.3	ENLARGED TYP UNIT 06
A4.0	KEY PLAN - TYPICAL UNITS
A2.6	6TH FLOOR (TYPICAL 4TH TO 8TH)
A4.11	ENLARGED TYP UNIT EFFICENCIES
A4.12	ENLARGED LANAI UNIT 312
A4.13	ENLARGED LANAI UNIT 313 (2 STORY)
A3.0	RCP GROUND FLOOR
A3.6	RCP 6TH FLOOR
A3.5	RCP 5TH FLOOR
A3.4	RCP 4TH FLOOR
A3.7	RCP 7TH FLOOR
A3.8	RCP 8TH FLOOR
A3.3	RCP 3TH FLOOR
A3.2	RCP 2TH FLOOR
A3.1	RCP PARKING 2
A4.12.1	ENLARGED LANAI UNIT 312
A4.13.1	ENLARGED LANAI UNIT 313 (2 STORY)
A4.2.1	ENLARGED TYP UNIT 05
A4.3.1	ENLARGED TYP UNIT 06
A4.4.1	ENLARGED TYP UNIT 10
A4.5.1	ENLARGED TYP UNIT 11
A4.6.1	ENLARGED TYP UNIT 12
A4.8.1	ENLARGED TYP UNIT 14
A4.9.1	ENLARGED TYP UNIT 15
A4.10.1	ENLARGED TYP UNIT 16-18
A4.3.8	Unnamed
A4.11.1	ENLARGED TYP UNIT EFFICENCIES
A4.15	ENLARGED STAIRS PLAN
A4.16	ENLARGED PLANS- TRASH ROOM, ELECTRICAL ROOM
A4.14	ENLARGED LANAI UNIT 211
A4.14.1	ENLARGED LANAI UNIT 211
ARCHITECTURE	
A0.0	COVER
A0.0.1	CODE REQUIREMENTS & GREEN BUILDING PROGRAM
A0.1	AREA PLANS
A0.2	AREA PLANS + CHART
A0.3	SHADOW STUDY- SUMMER SOLSTICE
A0.5	TURNING RADIUS -GROUND FLOOR
A0.6	TURNING RADIUS - PARKING 2
A0.7	TURNING RADIUS - SECOND FLOOR PARKING 3
A0.4	SHADOW STUDY- WINTER SOLSTICE
A1.0	SITE PLAN
A1.2	CIVIC SPACE ENLARGED
A1.1	SITE PLAN SETBACKS
A1.3	SITE PLAN DETAILS
A1.4	SITE PLAN - DETAILS
A1.5	SITE PLAN DETAILS
A1.6	SIGNAGE
A1.7	STREET FRONTS GLAZING CALCULATIONS
A1.8	SOUTH ELEVATION OPENINGS CALCS
A1.9	URBAN ART PROPOSED SPACES
A2.0	GROUND FLOOR PLAN - P1
A2.1	P2 FLOOR PLAN
A2.2	SECOND FLOOR PLAN - P3
A2.3	THIRD FLOOR PLAN
A2.4	FOURTH FLOOR PLAN
A2.9	MAIN ROOF PLAN
A5.0	NORTH AND EAST ELEVATIONS
A5.1	SOUTH AND WEST ELEVATIONS
A6.0	GENERAL SECTIONS #1 & #2
A6.1	GENERAL SECTIONS #3 & #4
A11.0	NORTH WEST VIEW
A11.1	SOUTH EAST VIEW
A11.2	SOUTH WEST VIEW
A11.3	EAST VIEW
A11.4	NORTH VIEW
A11.5	SOUTH VIEW
A11.6	WEST VIEW
LS1.0	LIFE SAFETY PLAN - GROUND FLOOR
LS1.1	LIFE SAFETY -PARKING 2
LS1.2	LIFE SAFETY - 2ND FLOOR - P3
LS1.3	LIFE SAFETY - 3RD FLOOR POOL DECK
LS1.4	LIFE SAFETY - 4TH TO 8TH FLOOR
PH1.0	SITE PHOTOMETRICS
PH1.1	GARAGE PHOTOMETRICS
PH1.2	P2 PHOTOMETRICS
PH1.3	P3 PHOTOMETRICS
PH1.4	THIRD FLOOR PLAN PHOTOMETRICS
PH1.5	LIGHTING SPECS
A9.0	WALL TYPES
SURVEY	
1 OF 1	SURVEY
CIVIL	
-	COVERSHEET - LOCATION MAP
C1	SIGNAGE AND MARKING PLAN
C2	PAVING, GRADING & DRAINAGE PLAN
C3	WATER AND SEWER PLAN
C4	PAVING, GRADING & DRAINAGE DETAILS
C5	WATER AND SEWER DETAILS
C6	GENERAL NOTES AND SPECIFICATIONS
ESC	EROSION AND SEDIMENT CONTROL
LANDSCAPE	
L-1	LANDSCAPE PLAN
L-2	2ND FLOOR LANDSCPE PLAN
L-3	3RD FLOOR LANDSCAPE PLAN

ZONING DATA

GENERAL	REQUIRED	PROPOSED
ZONING:	RAC - TRANSIT CORE	
BASE FLOOD ELEVATION (B.F.E.):	FLOOD ZONE AE B.F.E. = 7 FT	GROUND FLOOR LOBBY 8 FT NAVD88
HEIGHT:	8 STORIES	8 STORIES
LOT AREA:	5,000 SF MIN /100,000 SF MAX	44,086.05 SF - 1.012 ACRES
LOT WIDTH:	50 FT MIN.	193,861 FT.
CIVIC OPEN SPACE EXCEDING BASE DENSITY 7.5%	44,086.05 SF / 7.5%: 3,086 SF	2,100 SF. 5.10% - RAM REQUESTED (***)
DENSITY 18-50 UNITS PER ACRE	50 X 1.012 = 50.6 UNITS	124 UNITS TOTAL 6 UNITS LESS THAT 500 SF = 6/2=3 UNITS 118 UNITS + 3 = 121 UNITS PROPOSED DENSITY = 120 DU/AC
LOT COVERAGE		
LOT COVERAGE	95 % MAX. = 41,881 SF	78.28% = 34,513 SF
LANDSCAPE	5 % MIN. = 2,204 SF	G.FL. = 5,056 SF - P3 1,409\2 = 704.5 SF - 3RD FL 2,731\2 = 1,365.5 SF 16.16 % = 7,126 SF
BUILDING GROSS AREA		
		229,229 SF
BUILDING PLACEMENT		
PRIMARY STREET SETBACK 7TH ST	10'-0" MIN. - 15' MAX.	10 FT. TO BUILDING 6 FT. TO BALCONIES
SECONDARY STREET SETBACK OLD FEDERAL HWY	10'-0" MIN.	10 FT. TO BUILDING 6 FEET -4 INCHES TO BALCONIES
INTERIOR SIDE SETBACK (ADJACENT TO RESIDENTIAL)	0'-0"	0'-0"
DISTANCE TO ADJACENT TO RESIDENTIAL TO THE EAST		28'-4"
REAR	10'-0" MIN.	10'-0"
STREET ABOVE 5TH FLOOR	20 FT	10'-0" (*)
SIDE ABOVE 5TH FLOOR	30 FT	0'-0" (*)
REAR ABOVE 5TH FLOOR	20 FT	10'-0" (*)
BUILDING FRONTAGE ON PRIMARY STREET	193 * 75% LOT WIDTH = 144.75'	186 FT = 96.37 %
BUILDING FRONTAGE ON SECONDARY STREET	185 * 75% LOT WIDTH = 138.75'	170.4 FT = 92.10 %
BUILDING HEIGHTS		
MINIMUM HEIGHTS PRIMARY ST	20 FT	TOP OF ROOF HEIGHT 91' - 00" FT
BASE BUILDING HEIGHT LIMIT	5 STORIES	N/A
MAXIMUM HEIGHT LIMIT	8 STORIES	8 STORIES (**)
4 RETAIL UNITS		
RETAIL		4,150 SF
124 DWELLING UNITS		
EFFICIENCY -6 UNITS		AVERAGE 834 SF (See Unit Chart Page A0.2)
ONE BEDROOM -71 UNITS		
ONE BEDROOM + DEN - 5 UNITS		
TWO BEDROOM - 41 UNITS		
TWO BEDROOM + DEN -1 UNITS		
SITE		
PEDESTRIAN BIKE/STORAGE	5% VEHICULAR SPACES 161* 5%= 8.05 = 8 BICYCLES	5 SHORT TERM BICYCLE SPACES 15 LONG TERM BICYCLES SPACES
BENCHES	4	4
TRASH RECEPTACLE, PET CLEAN UP STATION	1 OF EACH	1 OF EACH
HANDICAPPED DESIGN FEATURES		
ADA RAMPS		1 RAMP PROPOSED @ ACCESS 1 RAMP PROPOSED @ COURTYARD TO POOL DECK
ADA PARKING SPACES	6 ADA PARKING SPACES REQUIRED	6 ADA PARKING SPACES PROPOSED

RAMS REQUESTED

1. Sec. 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow 6 feet building setback on Primary Streets instead of 10 feet.
2. Section 32-196(a)(B) Transit Core Subdistrict, Building Placement, to allow a street setback of 6 feet instead of 20 feet above the 5th floor.
3. Section 32-196(a)(C) Transit Core Subdistrict, Building Placement, Interior Side (east) setback to allow zero feet instead of 30 feet for a portion of the building above the 5th floor.
4. Section 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear (south) setback to allow a 6 feet rear-yard setback instead of the 10 feet.
5. Section 32-196(a)(F) Transit Core Subdistrict, Building Placement, Rear (south) setback to allow a 6 feet rear-yard setback instead of the 20 feet required above the 5th floor.
6. Section 32-202(a)(3) relative to the configuration and area of required Civic Open Spaces.
7. Section 32-203(a) relative to the minimum number of parking spaces required for mixed-use developments in Central RAC District in order to provide 159 parking spaces instead of 169 spaces required.
8. Section 32-453(1)(2) relative to the maximum number of abutting parking spaces allowed in dead-end parking corridors.

RESERVED FOR REVIEWER USE

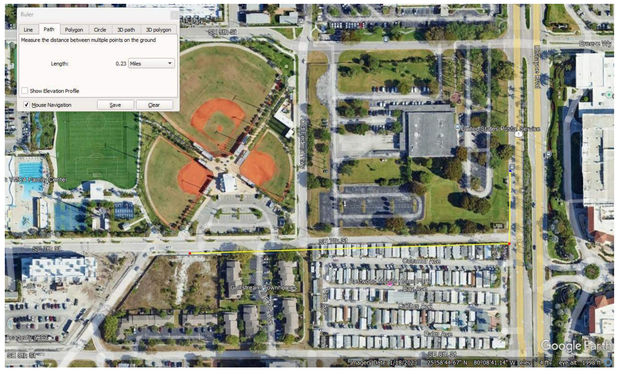
CODE INFORMATION

		2023 FLORIDA BUILDING CODE	REQUIRED/ALLOWED	PROVIDED/CLASSIFICATION
1	OCCUPANCY CLASSIFCATION		COMMERCIAL	
		CHAPTER 3 SECTION 310.4	RESIDENTIAL GROUP R-2	RESIDENTIAL GROUP R-2
		CHAPTER 3 SECTION 311.3	LOW HAZARD STORAGE GROUP S-2	LOW HAZARD STORAGE GROUP S-2
2	HEIGHT AND AREA	TABLE 504	HEIGHT = 180 FT AREA = UNLIMITED	HEIGHT = 94' -2"' AREA = 180,000 SF APPROX
3	CONSTRUCTION TYPE	CHAPTER 6	IB FULLY SPRINKLED	IB
4	OCCUPANT LOAD	TABLE 1004.5	SEE TABLE THIS SHEET	SEE TABLE/OCCUPANT LOAD CALCULATIONS ON SHEETS LS-1.0 AND LS-1.1
5	EGRESS WIDTH PER OCCUPANT SERVED	SEC 1005.1	STAIRWAYS: OCCUPANT LOAD X 0.3" OTHER EGRESS COMPONENTS: OCCUPANT LOAD X 0.2"	RESIDENTIAL BUILDING STAIRWAY #1 PROVIDED 56" STAIRWAY #2 PROVIDED 56" STAIRWAY #3 PROVIDED 44" STAIRWAY #4 PROVIDED 44" OTHER EGRESS COMPONENTS: PROVIDED 36" DOORS
6	EXIT ACCESS TRAVEL DISTANCE	FBC TABLE 1017.2 NFPA 101 TABLE A.7.6 (WITH SPRINKLER SYSTEM)	RESIDENTIAL = 200' S-2 (OPEN GARAGE) = 200' S-2 (ENCLOSED GARAGE) = 400'	RESIDENTIAL BUILDING PROVIDED 229' -3"
7	T.D. WITHIN DWELLING UNIT	NFPA 101, 30.2.1.2	RESIDENTIAL R-2 = 125'	
	COMMON PATH OF EGRESS TRAVEL	FBC TABLE 1006.2.1 NFPA 101 TABLE A.7.6 (WITH SPRINKLER SYSTEM)	S-2 (OPEN GARAGE) = 100' S-2 (ENCLOSED GARAGE) = 100'	RESIDENTIAL BUILDING PROVIDED 41' - 10"
8	CORRIDOR DEAD ENDS	FBC 1020.4, EXCEPTIONS: 2. (WITH SPRINKLER SYSTEM)	RESIDENTIAL R-2 = 50' S-2 (OPEN GARAGE) = 50' S-2 (ENCLOSED GARAGE) = 50'	RESIDENTIAL BUILDING PROVIDED 19' -8"

DENSITY CHART

UNITS PROVIDED	124 UNITS
DENSITY GENERATED PER CITY CODE= 50U/AC	1.01 AC X 50 U/AC = 50 UNITS 6 UNITS WITH 500 SF/EA = 3 UNITS 47 UNITS MORE THAN 500 SF/EA = 47 UNITS 50 UNITS
* DENSITY ALLOWED BY BROWARD LAND USE 124 - 50 = 74 UNITS	74 UNITS / 6 59 UNITS MARKET 13 REQ. PROVIDING 15 UNITS MODERATE HOUSING
**DENSITY ALLOWED BY COHB 50 MARKET UNITS X 15%= 8 UNITS	8 MODERATE HOUSING UNITS
15 MODERATE HOUSING UNITS (BROWARD LAND USE) 8 MODERATE HOUSING UNITS (15% COHB) 23 MODERATE HOUSING UNITS PROPOSED 101 MARKET UNITS PROPOSED	
*REQUIRES 12.3 MODERATE UNITS (6 BONUS / 1 MODERATE) AS PER BROWARD COUNTY LAND USE PLAN POLICY 2.16.3 **REQUIRES 8 MODERATE UNITS (15%) AS PER COHB ZONING & LAND DEVELOPMENT CODE SEC.32-206 (C) (3)	

DISTANCE TO BUS STOP = 0.23 MILES



FIRE RESISTANCE REQUIREMENTS

PER 2020 FBC TABLE 601; FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENT	CONSTRUCTION TYPE I-B
STRUCTURAL FRAME	2 HR (**)
BEARING WALLS EXTERIOR INTERIOR	 2 HR (**) 2 HR (**)
NONBEARING WALLS AND PARTIONS EXTERIOR	1 HR (*)
NONBEARING WALLS AND PARTITIONS INTERIOR	0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2 HR (**)
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 HR

(*) 0 HR FOR:

- OPEN PARKING GARAGE EXTERIOR WALL (FIRE SEPARATION DISTANCE EQUAL / GREATER THAN 10' AND LESS THAN 30')
- EXTERIOR NON BEARING WALL (FIRE SEPARATION DISTANCE EQUAL / GREATER THAN 20' AND LESS THAN 30') WITH UNLIMITED AREA OF UNPROTECTED OPENINGS (FBC TABLE 705.8).
- EXTERIOR NON BEARING WALLS (FIRE SEPARATION DISTANCE EQUAL / GREATER THAN 30')

(**) 1 HR:

- BUILDING HAS SPRINKLER CONTROL VALVES EQUIPPED WITH SUPERVISORY INITIATING DEVICES AND WATER FLOW INITIATING DEVICES FOR EACH FLOOR (REFER TO SPRINKLER PLANS). IN ACCORDANCE WITH FBC 403.2.1 AND PER FBC 403.2.1.1 (2) FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS FOR TYPE I-B SHALL BE PERMITTED TO BE REDUCED TO THE FIRE RESISTANCE RATINGS IN TYPE II-A

PARKING CHART

PARKING	REQUIRED		PROPOSED	
EFFICIENCY -6 UNITS	0.75 SP/ 6 UNITS = 4.5	5 SP	153 SP	GROUND FLOOR = 70 SPACES MEZZANINE-P2 = 60 SPACES 2ND FLOOR - P3 = 29 spaces **TOTAL= 159 PARKING SPACES** (6 ADA)
ONE BEDROOM -76 UNITS	1.25 SP/ 76 UNITS = 95	95 SP		
TWO BEDROOM -42 UNITS	1.25 SP/ 42 UNITS = 52.5	53 SP		
TOTAL 124 UNITS				
GUEST (10% OF REQ. PARKING)	153 X 10% = 15.3		16 SP	
SUB - TOTAL			169 SP	
RETAIL 4150 SF.	4,150 SF/300= 13.83 SP		14 SP	
SUB - TOTAL	169 + 14		**183 SP**	
PARKING REDUCTIONS AS PER SECS. 32-458 (d) (2)Public On-Street Parking. Developments within 500 feet of dedicated public on-street parking shall be eligible for a two and one-half (2.5) percent reduction. (d) (4) Proximity to Transit Stops or Hub. Developments within a quarter mile of transit stops or transit hubs shall be eligible for a five (5) percent parking reduction.	7 ON STREET SPACES PROPOSED 183 * 2.5% = (-) 4.575 SP SEE MAP TO BUS STOP 0.23 MILES 183 * 5% = (-) 9.15 SP		(-)14 SP	
SUB - TOTAL	(-) 4.575 + 9.15 = (-)13.725 SP			
TOTAL	183 - 14 =		**169 SP**	169 SPACES REQUIRED AND 159 PROPOSED * A RAM IS BEEN REQUIRED FOR 10 SPACES = 5.91%
HANDICAPPED DESIGN FEATURES				
ADA RAMPS			1 RAMP PROPOSED @ ACCESS 1 RAMP PROPOSED @ COURTYARD TO POOL DECK	
ADA PARKING	155 TO 200 SP = 6 ADA SPACES REQUIRED		6 ADA SPACES (INCLUDED IN TOTAL)	GROUND FL. 5 2ND FL - P3 1
EV PARKING - All EV Spaces to comply with AC Level 2				
EV READY	5 % OF REQUIRED VEHICLE PARKING SPACES 155 * 5% = 7.50 = 8		**4** EV READY - GROUND FL. **4** EV READY - PARKING 2	
EV UNIVERSALLY DESIGN 17" INCLUDING 5' ISLES	15 % OF EV READY REQUIRED VEHICLE PARKING SPACES 8 * 15% = 1.2 = 2		**2** EV UNIVERSALLY DESIGN 17" - PARKING 2	
EV CAPABLE	10 % OF REQUIRED VEHICLE PARKING SPACES 155 * 10% = 15.5 = 16		**16** EV CAPABLE SP	**5** EV CAPABLE SP GROUND FL. **11** EV CAPABLE SP PARKING 2
BICYCLE PARKING				
SHORT TERM BICYCLE PARKING	5 % OF THE REQUIRED VEHICLE PARKING SPACES PROPORTIONALLY SPLIT BETWEEN LONG/SHORT TERM BICYCLE PARKING 160 * 5%=8.00 = 8	5	**20** BICYCLE SPACES	**5** SHORT TERM ON 7th ST
LONG TERM BICYCLE PARKING		15		**15** LONG TERM BICYCLE SP- P2 FL

FBC NOTES

FBC 2020 SECTION 510 - SPECIAL PROVISIONS:

FIRE SEPARATION AS PER 510.7.1:
FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711 BETWEEN THE PARKING OCCUPANCY AND THE UPPER BUSINESS OCCUPANCY SHALL CORRESPOND TO THE REQUIRED FIRE RESISTANCE RATING PRESCRIBED IN TABLE 508.4 FOR THE USES INVOLVED (1 HR FIRE RESISTANCE RATING PER TABLE 508.4). MEANS OF EGRESS FOR THE UPPER BUSINESS OCCUPANCY SHALL CONFORM TO CHAPTER 10 AND SHALL BE SEPARATED FROM THE PARKING OCCUPANCY BY FIRE BARRIERS HAVING NOT LESS THAN A 2 HOUR FIRE RESISTANCE RATING AS REQUIRED BY SECTION 707, TABLE 707.3.10, WITH SELF CLOSING DOORS COMPLYING WITH SECTION 716.

FBC 2020, SECTION 708 - FIRE PARTITIONS:

FIRE PARTITIONS AS PER 708.1:
CORRIDOR WALLS AS REQUIRED BY SECTION 1020.1: WITH SPRINKLER SYSTEM (0 HR).
ELEVATOR LOBBY SEPARATION AS REQUIRED BY SECTION 3006.2.

FIRE RESISTANCE RATING AS PER 708.3:
FIRE PARTITIONS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

FBC 2020 SECTION 710- SMOKE PARTITIONS

SECTION 710.3 FIRE RESISTANCE RATING:
SMOKE PARTITIONS ARE NOT REQUIRED TO HAVE FIRE RESISTANCE RATING.

FBC 2020, SECTION 713 - SHAFT ENCLOSURES:

FIRE RESISTANCE RATING AS PER 713.4:
SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE.

FBC 2020 SECTION 1005- MEANS OF EGRESS SIZING

SECTION 1005.3.1 STAIRWAYS:
THE CAPACITY OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT.

SECTION 1005.3.2 OTHER EGRESS COMPONENTS:
THE CAPACITY OF MEANS OF EGRESS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT.

FBC 2020, SECTION 1011 - STAIRWAYS:

WIDTH AND CAPACITY AS PER 1011.2:
AS SPECIFIED IN SECTION 1005.1, BUT MINIMUM SHALL NOT BE LESS THAN 44"

FBC 2020, SECTION 1020- CORRIDORS:

CORRIDOR AS PER 1020.1, TABLE 1020.1:
FIRE RATING NOT REQUIRED FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. OCCUPANT LOAD GREATER THAN 30 WITH SPRINKLER SYSTEM = 0 HOURS REQUIRED FIRE RESISTANCE RATING.

FBC 2020 SECTION 1023 - INTERIOR STAIRWAYS AND RAMPS:

SECTION 1023.2 CONSTRUCTION:
INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE.

FBC 2020 SECTION 1024- EXIT PASSAGEWAYS:

WIDTH AS PER 1024.2:
AS SPECIFIED IN SECTION 1005.1, BUT MINIMUM SHALL NOT BE LESS THAN 44".

CONSTRUCTION AS PER 1024.3:
WALLS, FLOORS, AND CEILINGS OF NOT LESS THAN 1 HR FIRE RATING; AND NOT LESS THAN THE REQUIREMENT FOR CONNECTING INTERIOR EXIT STAIRWAY OR RAMP (2 HR FIRE RATING).

GREEN BUILDING DATA

THIS PROJECT'S SUSTAINABILITY MEASURES ARE TO BE DESIGNED BY DANIEL J. DENIS FROM RUNBROOK GREEN BUILDING AND ENERGY TESTING, TO MEET NGBS GOLD LEVEL REQUIREMENTS, INVOLVING A COMPREHENSIVE APPROACH ACROSS VARIOUS DISCIPLINES AMONG OTHERS:

CIVIL:
- **STORMWATER MANAGEMENT**: DESIGNED TO MANAGE THE 95TH PERCENTILE STORM EVENT ON-SITE, ENSURING THAT THE PROJECT'S STORMWATER SYSTEM CAN EFFECTIVELY HANDLE SIGNIFICANT RAINFALL EVENTS.

ARCHITECTURAL:
- **BIKE PARKING**: DEDICATED SPACES FOR BIKE PARKING TO PROMOTE ALTERNATIVE TRANSPORTATION AND REDUCE CARBON EMISSIONS.
- **HARDSCAPE MATERIALS**: USE OF PERMEABLE SURFACES AND LIGHT/WHITE-COLORED MATERIALS, COVERING AT LEAST 25% OF THE HARDSCAPE AREA TO REDUCE HEAT ISLAND EFFECT.

LANDSCAPE:
- **SOD/ST. AUGUSTINE GRASS**: LIMITED TO LESS THAN 40% OF THE TOTAL LANDSCAPE AREA TO PROMOTE WATER CONSERVATION AND THE USE OF NATIVE OR DROUGHT-TOLERANT SPECIES.
- **GREEN AREAS**: INCLUDES A DESIGNATED POLLINATOR GARDEN, FEATURING PLANT SPECIES THAT SUPPORT LOCAL POLLINATORS.
- **IRRIGATION**: INSTALLATION OF AN IRRIGATION METER FOR BETTER WATER MANAGEMENT, WITH DRIP IRRIGATION SYSTEMS USED FOR ALL LANDSCAPE BEDS TO MAXIMIZE WATER EFFICIENCY.

MECHANICAL, ELECTRICAL, AND PLUMBING (MEP):
- **PLUMBING FIXTURES**: EFFICIENT WATER USE THROUGH THE INSTALLATION OF LOW-FLOW FIXTURES:
- SHOWERHEADS: 1.5 GALLONS PER MINUTE (GPM)
- BATHROOM FAUCETS: 1.2 GPM
- KITCHEN FAUCETS: 1.5 GPM
- TOILETS: 1.2 GALLONS PER FLUSH (GPF)
- URINALS: 0.125 GPF
- **EXHAUST FANS**: ENERGY STAR-RATED EXHAUST FANS WITH A CAPACITY EXCEEDING 50 CUBIC FEET PER MINUTE (CFM), MAINTAINING A LOW NOISE LEVEL OF LESS THAN 1 SONE TO ENHANCE INDOOR AIR QUALITY.

THESE MEASURES SUPPORT THE PROJECT'S GOAL OF SUSTAINABILITY WHILE AIMING FOR COMPLIANCE WITH THE NATIONAL GREEN BUILDING STANDARD (NGBS) AT THE GOLD LEVEL.

APPLICABLE CODES
FLORIDA BUILDING CODE (FBC) EIGHT EDITION (2023)
FLORIDA BUILDING CODE (FBC) EIGHT EDITION (2023) PLUMBING
FLORIDA BUILDING CODE (FBC) EIGHT EDITION (2023) MECHANICAL
2020 STANDARD NATIONAL ELECTRICAL CODE (N.E.C)
2020 FLORIDA FIRE PREVENTION CODE (F.F.P.C) - SEVENTH EDITION (EFF.DATE 12/31/20)
NFPA-101, 2024 WITH FLORIDA AMENDMENTS
CITY OF HALLANDALE BEACH ZONING CODE

RESERVED FOR REVIEWER USE

POLICE RECOMMENDATIONS

THE FOUR KEY CONCEPTS TO CPTED ARE:

1. **NATURAL SURVEILLANCE**- DESIGN TO KEEP INTRUDERS EASILY OBSERVABLE. THIS IS DEFINED AS THE PLACEMENT OF PHYSICAL FEATURES, ACTIVITIES AND PEOPLE IN SUCH A WAY TO MAXIMIZE VISIBILITY, SUCH AS LIGHTING AND LANDSCAPING.
2. **NATURAL ACCESS CONTROL**- DECREASE CRIME OPPORTUNITY AND CREATE, IN OFFENDERS, A PERCEPTION OF RISK. THIS IS DEFINED AS, THE PHYSICAL GUIDANCE OF PEOPLE, PAVEMENT DESIGN, TRAFFIC CALMING, AND ARCHITECTURAL DETAILS.
3. **TERRITORIAL REINFORCEMENTS**- IS DEFINED AS THE USE OF PHYSICAL ATTRIBUTES THAT EXPRESS OWNERSHIP (PUBLIC/SEMI-PUBLIC/PRIVATE), FENCES, PAVEMENT TREATMENT, ART, PORCHES OR LOBBIES, SIGNAGE AND LANDSCAPING.
4. **TARGET HARDENING**- FEATURES THAT PROHIBIT ACCESS AND OBSERVE. THIS IS DEFINED BY METAL DOOR FRAMES, SOLID CORE DOORS, DEADBOLTS, STRIKE PLATES, PEEPHOLE, AND SECURITY/SURVEILLANCE SYSTEMS.

WHEN ALL FOUR OF THESE CONCEPTS ARE APPLIED EFFECTIVELY IN A GIVEN ENVIRONMENT THEY CAN SERVE AS A STRONG DETERRENT TO CRIMINAL ACTIVITY IN THAT ENVIRONMENT. THERE ARE TIMES WHEN APPLICATION OF THESE PRINCIPLES MAY BE INCONSISTENT OR CONTRARY TO EASE OF ACCESS, CONVENIENCE, OR OTHER EQUALLY DESIRABLE CONDITIONS. THESE "THE OPTIONS CONSIDER" ARE MADE WITH SECURITY AND THE REDUCTION OF POTENTIAL CRIME AS THE PRIMARY GOAL. THIS INFORMATION CONTAINED HEREIN IS BASED ON GUIDELINES SET BY THE FLORIDA CRIME PREVENTION TRAINING INSTITUTE AND THE OBSERVATIONS OF THE INDIVIDUAL OFFICER CONDUCTING THE SURVEY.

OPTIONS TO CONSIDER:
- CELEBRATED ENTRYWAY ALONG WITH SIGNAGE TO HELP VISITORS IDENTIFIED THE MAIN ENTRANCE.
- PROPER LIGHTING IN THE PARKING GARAGE WILL ALLOW FOR FACIAL RECOGNITION. IN ADDITION TO WAYFINDING, SIGNAGE, LICENSE PLATE READERS AND SURVEILLANCE CAMERAS.
- PLACE CONVEX MIRRORS IN STAIRWELLS AND DECORATIVE MIRRORS IN ELEVATORS TO ALLOW VISITORS TO SEE HARD TO SEE AREAS.
- A BIKE RACK AND BIKE PATHWAY TO PROVIDE CONNECTIVITY FOR BICYCLISTS AND/OR PEDALCYCLISTS.
- THE RIGHT SPECIES OF LANDSCAPING SHOULD BE STRATEGICALLY PLACE HERE AND THROUGHOUT THE ENTIRE PROPERTY AS TO NOT OBSTRUCT WITH LIGHTING, SURVEILLANCE CAMERAS AND NATURAL SURVEILLANCE.
- LOW LEVEL PEDESTRIAN LIGHTING.
- ACCESS CONTROL TO OFFICES LOCATED ON DIFFERENT FLOORS AND GARAGE TO PREVENT UNWANTED INDIVIDUALS FROM ENTERING.
- PLACE DECORATIVE CONCRETE BOLLARDS ALONG SIDEWALK NEAR ROADWAY TO MITIGATE POTENTIAL PEDESTRIAN/ VEHICLE INCIDENTS.
- CREATE A FOCAL POINT AND/OR SITTING AREAS THAT WILL ENGAGE VISITORS TO MEET AND SOCIALIZE. THIS WILL PROVIDE THE PROPERTY WITH NATURAL SURVEILLANCE.
- STRATEGICALLY POSITION SURVEILLANCE CAMERAS THROUGHOUT THE PROPERTY TO MONITOR ACTIVITY EFFECTIVELY.

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (F.B.C. TABLE 602)

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H	OCCUPANCY GROUP F-1, M, S-1	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U
X < 5	ALL	3	2	1
5 ≤ X < 10	IA	3	2	1
	OTHERS	2	1	1
10 < X < 30	IA, IB	2	1	1
	IIB, VB	1	0	0
	OTHERS	1	1	1
X ≥ 30	ALL	0	0	0

NGBS GREEN
Home Innovation Research Labs

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ICC 700-2020 National Green Building Standard®

Summary of Results of the Design Phase

Scoring Tool Version: 5.2.23 Revision Date: 7/23/2024
Project Name: Vita at the Park
Location: 218-220 SE 7th Street, Hallandale Beach, Florida 33009

✗ No Mandatory items missing on the "Overview (Design)" page

	Points Required				Points Claimed	Mandatory Practices	No Errors
	Bronze	Silver	Gold	Emerald			
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	159	✓	✓
Chapter 6: Resource Efficiency	43	59	89	119	93	✓	✓
Chapter 7: Energy Efficiency	30	45	60	70	76	✓	✓
Chapter 8: Water Efficiency	25	39	67	92	84	✓	✓
Chapter 9: Indoor Environmental Quality	25	42	69	97	75	✓	✓
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	14	✓	✓
Additional Points required	50	75	100	100			
Additional points required due to SF over 4000 (601.1)	0	0	0	0			
Total points required	231	334	489	611	501		
Additional Points Claimed	320	242	112	(10)			
Overall Level Achieved for Design	Gold						

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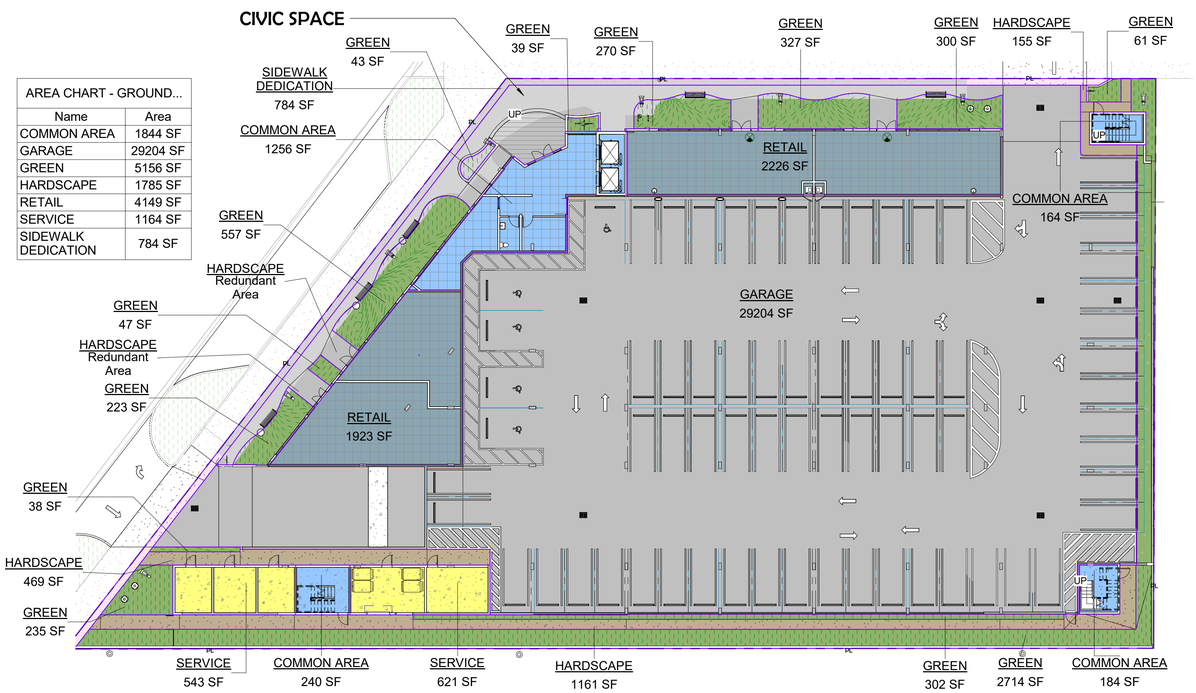
SEVEN PARK
218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

CODE REQUIREMENTS & GREEN BUILDING PROGRAM

PROJECT #24-003

A0.0.1

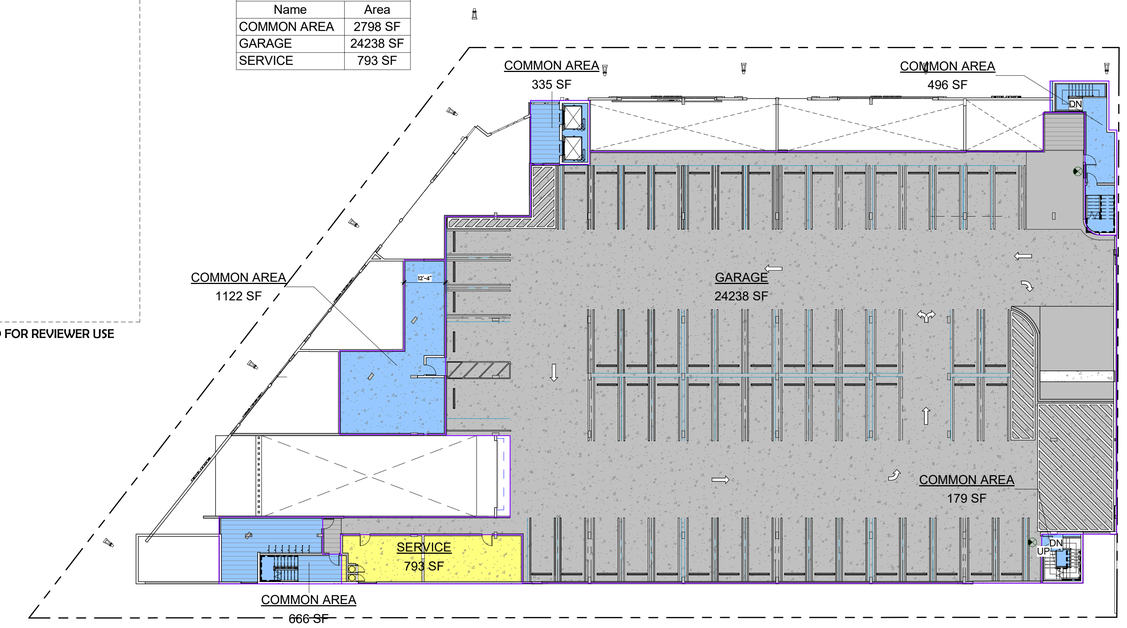
AREA CHART - GROUND...	
Name	Area
COMMON AREA	1844 SF
GARAGE	29204 SF
GREEN	5156 SF
HARDSCAPE	1785 SF
RETAIL	4149 SF
SERVICE	1164 SF
SIDEWALK DEDICATION	784 SF



2 **GROUND FLOOR**
3/64" = 1'-0"

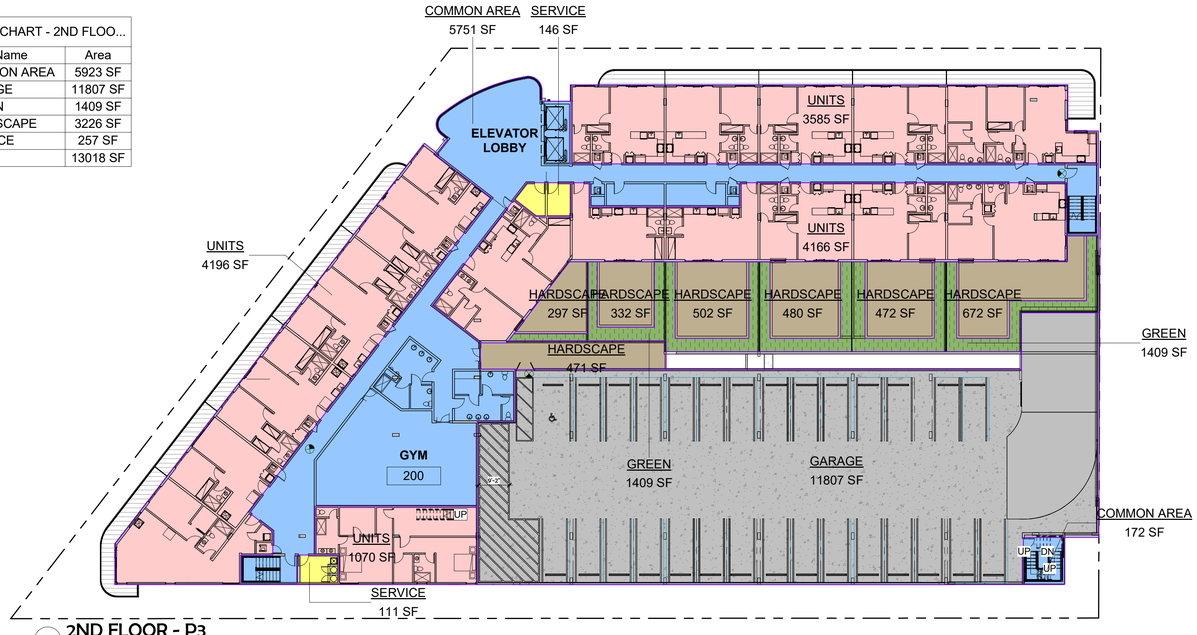
RESERVED FOR REVIEWER USE

AREA CHART - MEZZANIN...	
Name	Area
COMMON AREA	2798 SF
GARAGE	24238 SF
SERVICE	793 SF



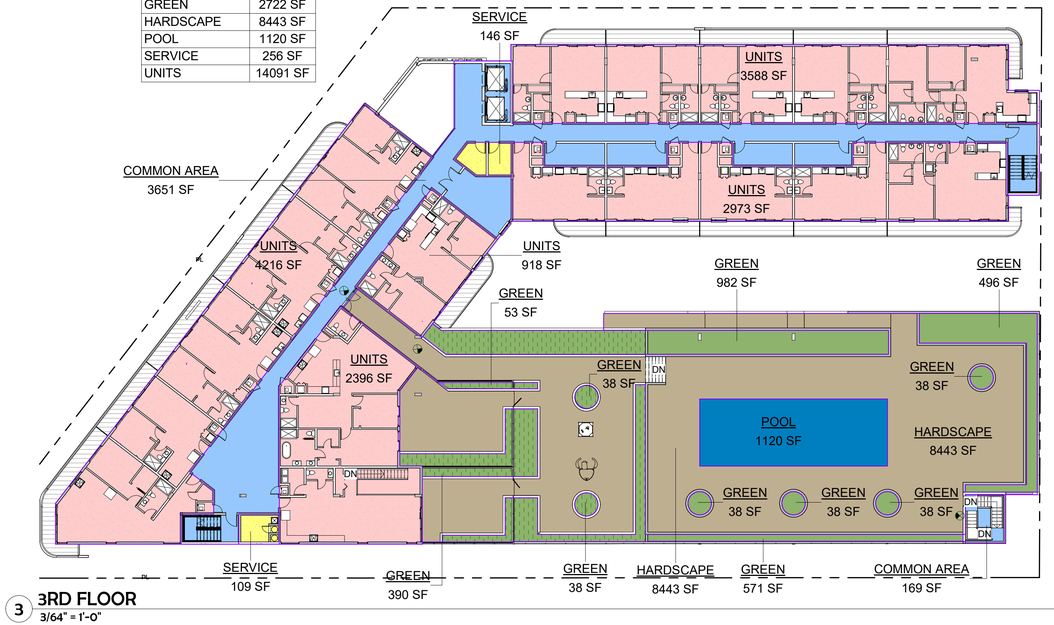
4 **P2**
3/64" = 1'-0"

AREA CHART - 2ND FLOO...	
Name	Area
COMMON AREA	5923 SF
GARAGE	11807 SF
GREEN	1409 SF
HARDSCAPE	3226 SF
SERVICE	257 SF
UNITS	13018 SF



5 **2ND FLOOR - P3**
3/64" = 1'-0"

AREA CHART - 3RD FLOOR	
Name	Area
COMMON AREA	3820 SF
GREEN	2722 SF
HARDSCAPE	8443 SF
POOL	1120 SF
SERVICE	256 SF
UNITS	14091 SF



3 **3RD FLOOR**
3/64" = 1'-0"

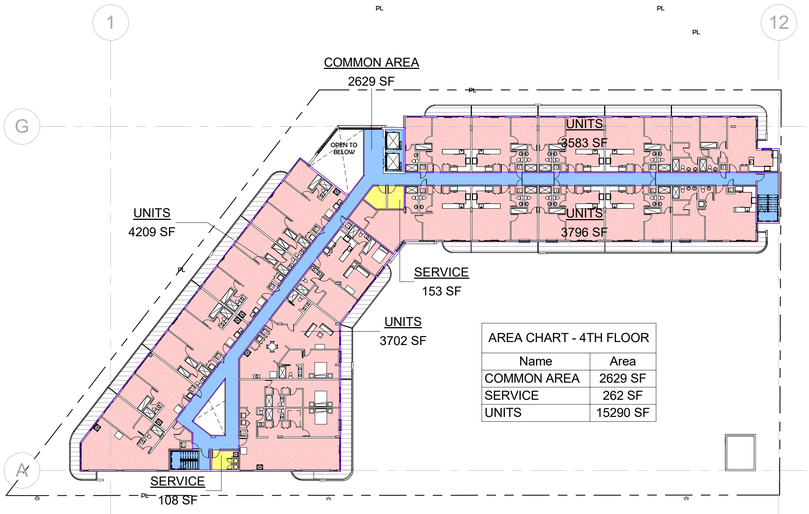
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AREA PLANS

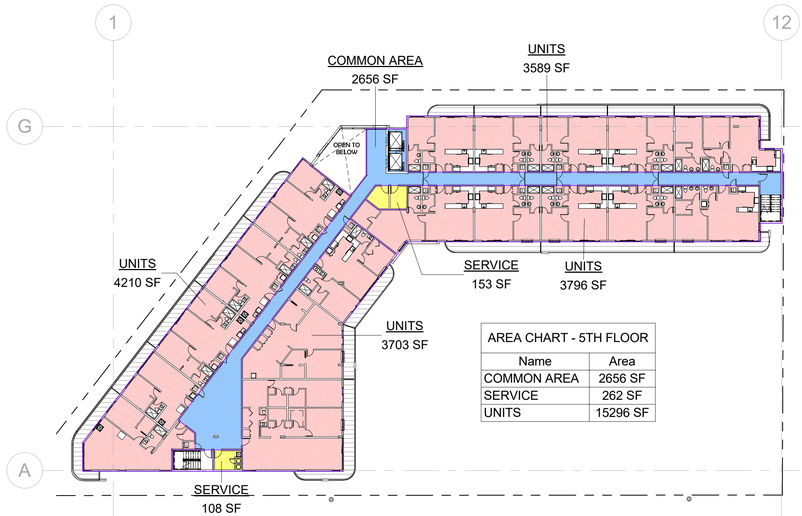
PROJECT #24-003

A0.1



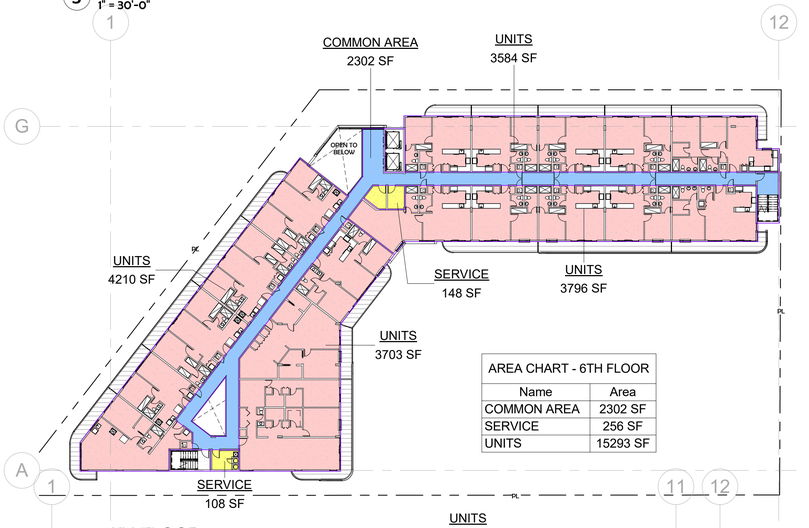
AREA CHART - 4TH FLOOR	
Name	Area
COMMON AREA	2629 SF
SERVICE	262 SF
UNITS	15290 SF

5 **4TH FLOOR**
1" = 30'-0"



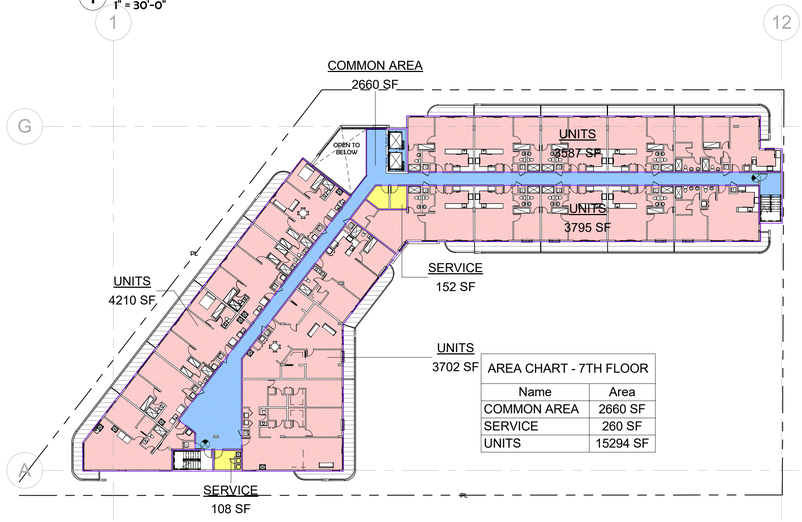
AREA CHART - 5TH FLOOR	
Name	Area
COMMON AREA	2656 SF
SERVICE	262 SF
UNITS	15296 SF

1 **5TH FLOOR**
1" = 30'-0"



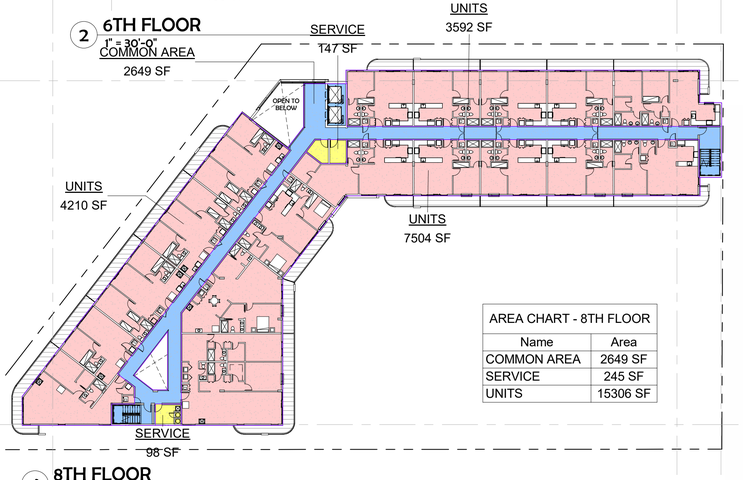
AREA CHART - 6TH FLOOR	
Name	Area
COMMON AREA	2302 SF
SERVICE	256 SF
UNITS	15293 SF

6 **6TH FLOOR**
1" = 30'-0"



AREA CHART - 7TH FLOOR	
Name	Area
COMMON AREA	2660 SF
SERVICE	260 SF
UNITS	15294 SF

3 **7TH FLOOR**
1" = 30'-0"



AREA CHART - 8TH FLOOR	
Name	Area
COMMON AREA	2649 SF
SERVICE	245 SF
UNITS	15306 SF

4 **8TH FLOOR**
1" = 30'-0"

	RETAIL	RESIDENTIAL	COMMON AREAS	SERVICE	GARAGE	GREEN	HARDSCAPE	SIDEWALK DEDICATION	POOL
GROUND	4,150.00		1,785.00	1,164.00	27,399.00	4,998.00	3,669.00	784.00	
MEZZANINE			2,735.00	793.00	24,320.00				
2ND FLOOR		11,972.00	5,696.00	257.00	11,835.00	1,409.00	3,226.00		
3RD FLOOR		15,042.00	3,776.00	256.00		2,853.00	8,478.00		1,120.00
4TH FLOOR		15,283.00	3,038.00	262.00					
5TH FLOOR		15,237.00	2,656.00	262.00					
6th FLOOR		15,298.00	2,302.00	256.00					
7th FLOOR		15,296.00	2,657.00	260.00					
8th FLOOR		15,311.00	2,649.00	245.00					
ROOFTOP			500.00						
TOTAL	**4,150.00**	**103,439.00**	27,794.00	3,755.00	63,554.00	9,260.00	15,373.00	784.00	1,120.00
				139,138.00					
TOTAL BUILDING GROSS				**229,229.00**					

RESIDENTIAL UNITS CHART

LEVEL	TYPE	UNIT #	TOTAL SF	RETAIL	RESIDENTIAL
GROUND		RETAIL 101	1,113.00	4,150.00	
		RETAIL 102	1,114.00		
		RETAIL 103	806.00		
4,150.00		RETAIL 104	1,117.00		
2ND FLOOR	1 BEDROOM	201	662.00		11,972.00
16 UNITS	1 BEDROOM	202	661.00		
	1 BEDROOM	203	661.00		
11,972.00	1 BEDROOM	204	661.00		
SF	2 BEDROOM	205	945.00		
	1 BEDROOM	206	847.00		
	1 BEDROOM	207	661.00		
	1 BEDROOM	208	661.00		
	EFFICENCY	209	500.00		
	EFFICENCY	210	500.00		
	2 BEDROOM	211	997.00		
	1 BEDROOM	212	972.00		
	1 BEDROOM	213	596.00		
	2 BEDROOM	214	883.00		
	2 BEDROOM	215	884.00		
	2 BEDROOM	216	881.00		
3RD FLOOR	1 BEDROOM	301	663.00		15,042.00
18 UNITS	1 BEDROOM	302	661.00		
	1 BEDROOM	303	661.00		
15,042.00	1 BEDROOM	304	661.00		
SF	2 BEDROOM	305	942.00		
	1 BEDROOM	306	844.00		
	EFFICENCY	307	500.00		
	EFFICENCY	308	500.00		
	EFFICENCY	309	500.00		
	EFFICENCY	310	500.00		
	2 BEDROOM	311	918.00		
	2 BEDROOM + DEN	312	1,415.00		
	2 BEDROOM	313	2,059.00		
	1 BEDROOM	314	970.00		
	1 BEDROOM	315	596.00		
	2 BEDROOM	316	883.00		
	2 BEDROOM	317	884.00		
	2 BEDROOM	318	885.00		
4TH FLOOR	1 BEDROOM	401	664.00		15,283.00
18 UNITS	1 BEDROOM	402	661.00		
	1 BEDROOM	403	661.00		
15,283.00	1 BEDROOM	404	661.00		
SF	2 BEDROOM	405	941.00		
	1 BEDROOM	406	844.00		
	1 BEDROOM	407	660.00		
	1 BEDROOM	408	660.00		
	1 BEDROOM	409	660.00		
	1 BEDROOM	410	967.00		
	2 BEDROOM	411	918.00		
	1 BEDROOM + DEN	412	1,136.00		
	2 BEDROOM + DEN	413	1,645.00		
	1 BEDROOM	414	968.00		
	1 BEDROOM	415	594.00		
	2 BEDROOM	416	880.00		
	2 BEDROOM	417	881.00		
	2 BEDROOM	418	882.00		
5TH FLOOR	1 BEDROOM	501	664.00		15,283.00
18 UNITS	1 BEDROOM	502	661.00		
	1 BEDROOM	503	661.00		
15,283.00	1 BEDROOM	504	661.00		
SF	2 BEDROOM	505	941.00		
	1 BEDROOM	506	844.00		
	1 BEDROOM	507	660.00		
	1 BEDROOM	508	660.00		
	1 BEDROOM	509	660.00		
	1 BEDROOM	510	967.00		
	2 BEDROOM	511	918.00		
	1 BEDROOM + DEN	512	1,136.00		
	2 BEDROOM + DEN	513	1,645.00		
	1 BEDROOM	514	968.00		
	1 BEDROOM	515	594.00		
	2 BEDROOM	516	880.00		
	2 BEDROOM	517	881.00		
	2 BEDROOM	518	882.00		
6TH FLOOR	1 BEDROOM	601	664.00		15,283.00
18 UNITS	1 BEDROOM	602	661.00		
	1 BEDROOM	603	661.00		
15,283.00	1 BEDROOM	604	661.00		
SF	2 BEDROOM	605	941.00		
	1 BEDROOM	606	844.00		
	1 BEDROOM	607	660.00		
	1 BEDROOM	608	660.00		
	1 BEDROOM	609	660.00		
	1 BEDROOM	610	967.00		
	2 BEDROOM	611	918.00		
	1 BEDROOM + DEN	612	1,136.00		
	2 BEDROOM + DEN	613	1,645.00		
	1 BEDROOM	614	968.00		
	1 BEDROOM	615	594.00		
	2 BEDROOM	616	880.00		
	2 BEDROOM	617	881.00		
	2 BEDROOM	618	882.00		
7TH FLOOR	1 BEDROOM	701	664.00		15,283.00
18 UNITS	1 BEDROOM	702	661.00		
	1 BEDROOM	703	661.00		
15,283.00	1 BEDROOM	704	661.00		
SF	2 BEDROOM	705	941.00		
	1 BEDROOM	706	844.00		
	1 BEDROOM	707	660.00		
	1 BEDROOM	708	660.00		
	1 BEDROOM	709	660.00		
	1 BEDROOM	710	967.00		
	2 BEDROOM	711	918.00		
	1 BEDROOM + DEN	712	1,136.00		
	2 BEDROOM + DEN	713	1,645.00		
	1 BEDROOM	714	968.00		
	1 BEDROOM	715	594.00		
	2 BEDROOM	716	880.00		
	2 BEDROOM	717	881.00		
	2 BEDROOM	718	882.00		
8TH FLOOR	1 BEDROOM	801	664.00		15,283.00
18 UNITS	1 BEDROOM	802	661.00		
	1 BEDROOM	803	661.00		
15,283.00	1 BEDROOM	804	661.00		
SF	2 BEDROOM	805	941.00		
	1 BEDROOM	806	844.00		
	1 BEDROOM	807	660.00		
	1 BEDROOM	808	660.00		
	1 BEDROOM	809	660.00		
	1 BEDROOM	810	967.00		
	2 BEDROOM	811	918.00		
	1 BEDROOM + DEN	812	1,136.00		
	2 BEDROOM + DEN	813	1,645.00		
	1 BEDROOM	814	968.00		
	1 BEDROOM	815	594.00		
	2 BEDROOM	816	880.00		
	2 BEDROOM	817	881.00		
	2 BEDROOM	818	882.00		
TOTALS			107,579.00	4,150.00	103,429.00
AVERAGE					834.10
4 RETAIL UNITS					
124 RESIDENTIAL UNITS					

RESERVED FOR REVIEWER USE

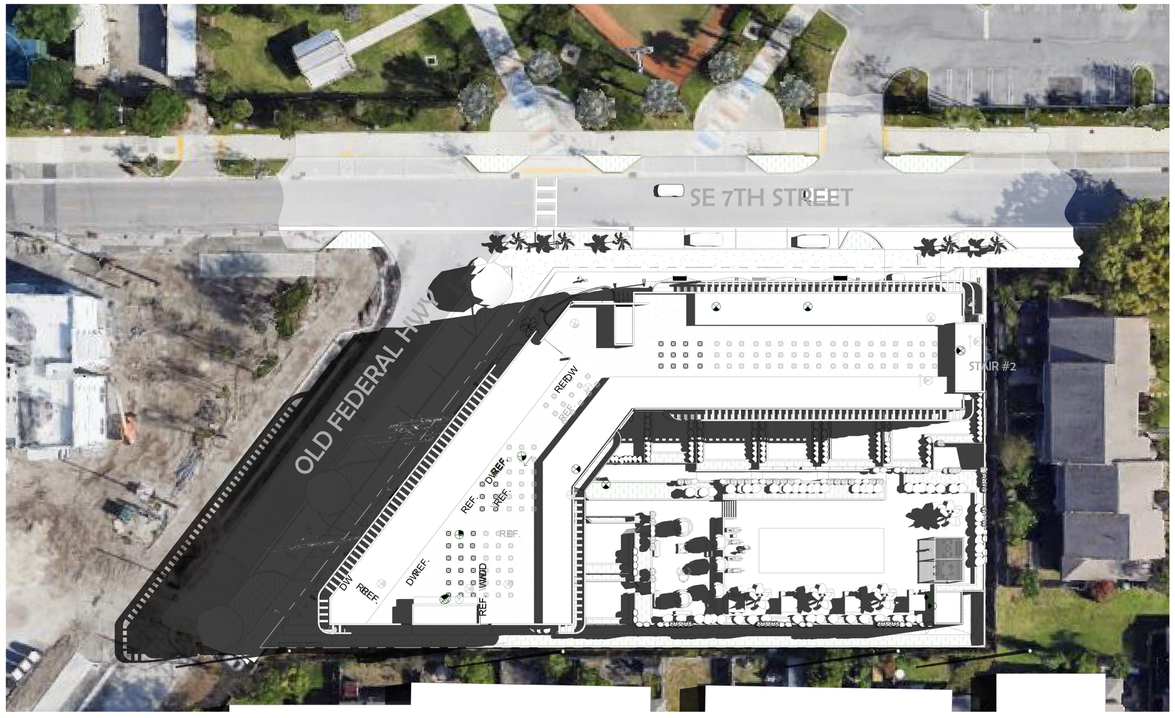
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AREA PLANS + CHART

PROJECT #24-003

A0.2



1 SHADOW STUDY - SUMMER 9AM
1/32" = 1'-0"

DATE: 06/20/2025 // **FRAME TIME**: 09:00 AM // **LOCATION:** 25°58'40"N 80°08'43"W



3 SHADOW STUDY - SUMMER 3PM
1/32" = 1'-0"

DATE: 06/20/2025 // **FRAME TIME**: 03:00 PM // **LOCATION:** 25°58'40"N 80°08'43"W

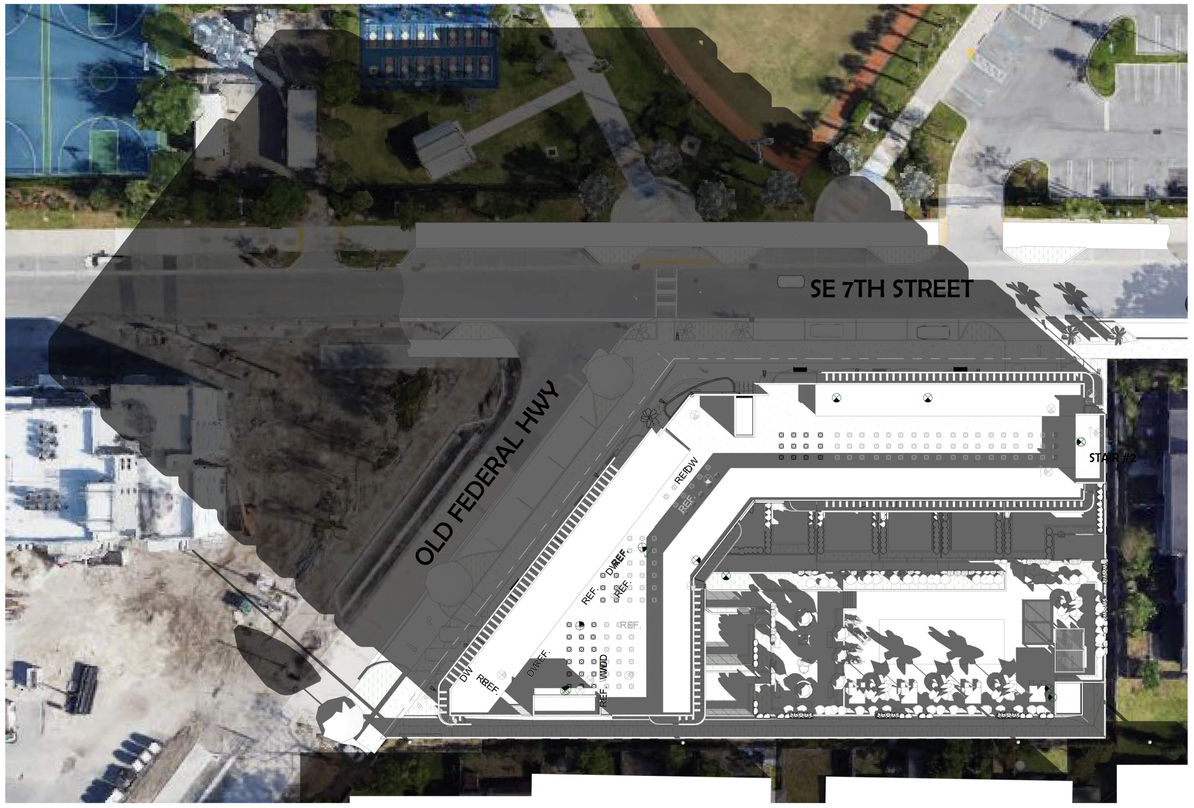
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SHADOW STUDY- SUMMER SOLSTICE

PROJECT #24-003

A0.3



1 SHADOW STUDY - WINTER 9AM
1/32" = 1'-0"

DATE: 12/21/2025 // **FRAME TIME**: 09:00 AM // **LOCATION:** 25°58'40"N 80°08'43"W



3 SHADOW STUDY - WINTER 3PM
1/32" = 1'-0"

DATE: 12/21/2025 // **FRAME TIME**: 03:00 PM // **LOCATION:** 25°58'40"N 80°08'43"W

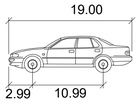
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SHADOW STUDY- WINTER SOLSTICE

PROJECT #24-003

A0.4



P

	Feet
Width	: 6.99
Track	: 6.00
Lock to Lock Time	: 6.00 s
Steering Angle	: 31.59 deg

LEGEND

EXTERIOR / INTERIOR RADII

CENTER PATH

TRAVEL DIRECTION

SE 7TH STREET

OLD FEDERAL HWY

PROPERTY LINE = 193' - 10 1/2"

PROPERTY LINE = 324' - 8 1/2"

PROPERTY LINE = 170' - 0"

STAIR #2.1

STAIR #1

RETAIL #1 1049 SF

RETAIL #2 1049 SF

RETAIL #3 781 SF

RETAIL #4 1077 SF

DOMESTIC PUMP

FIRE PUMP

SERVICE

MEZZANINE ABOVE

BELOW RAMP

RAMP TO P2

3 RACKS 5 BICYCLE SHORT TERM PARKING

FRONTAGE TYPE LOBBY ENTRY

LIMIT OF BUILDING ABOVE

BALCONY OVERHANG ABOVE

SEE LANDSCAPE PLANS

DRAINAGE WELL, SEE CIVIL PLANS

ELEVATOR

GRASS

SERVICE DOOR

OPEN TO SKY

COMMON PATH 922'-5"

TD: 324'-1"

TD: 242'-2"

TD: 55'-0"

TD: 35'-4"

TD: 80'-4"

1 TURNING RADIUS - SITE PLAN

3/32" = 1'-0"

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TURNING RADIUS -GROUND FLOOR

PROJECT #24-003

A0.5

P

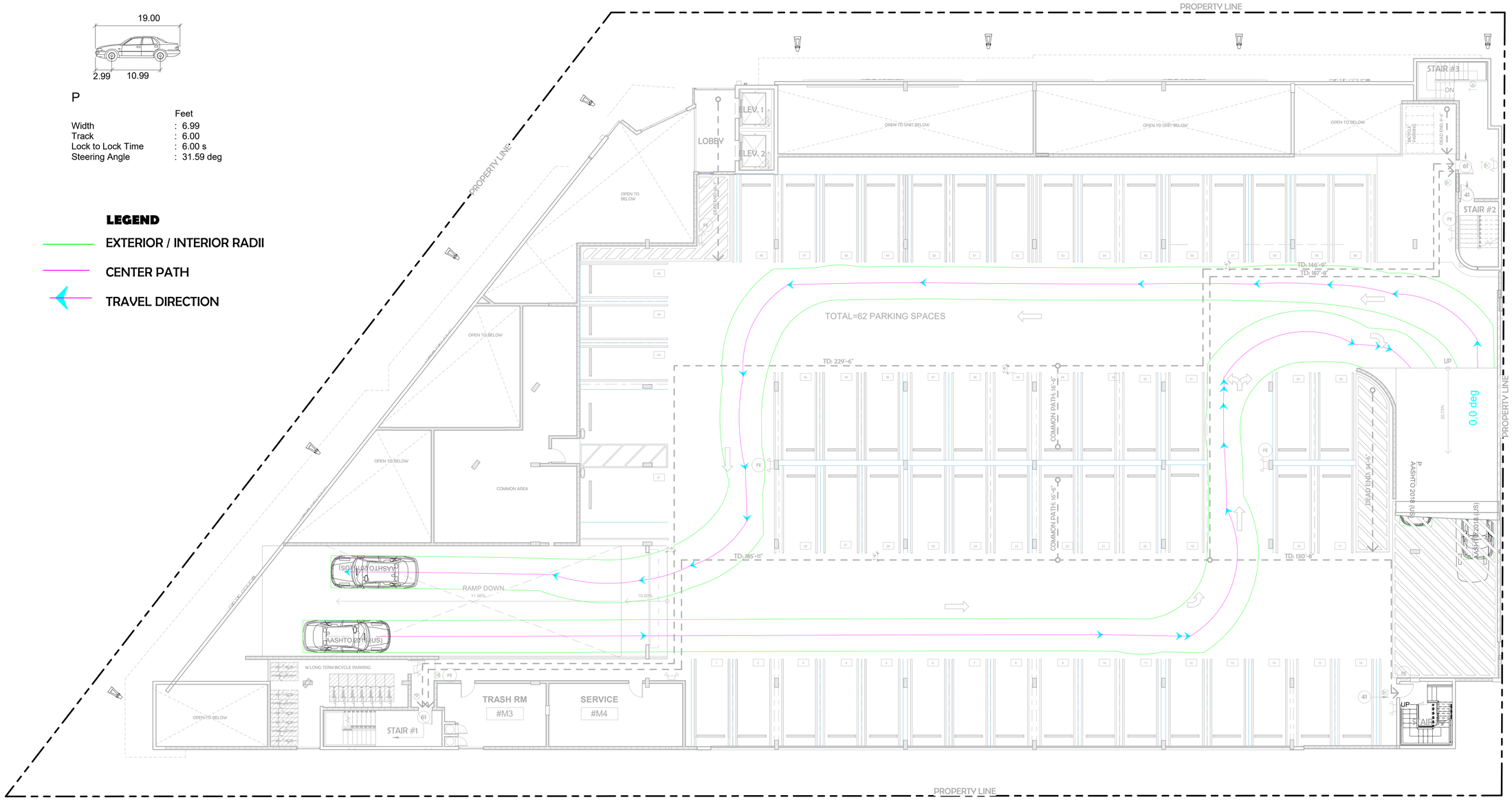
		Feet
Width	:	6.99
Track	:	6.00
Lock to Lock Time	:	6.00 s
Steering Angle	:	31.59 deg

LEGEND

EXTERIOR / INTERIOR RADII

CENTER PATH

TRAVEL DIRECTION



1 TURNING RADIUS - MEZZANINE - P2
3/32" = 1'-0"

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TURNING RADIUS - PARKING 2

PROJECT #24-003

A0.6

P

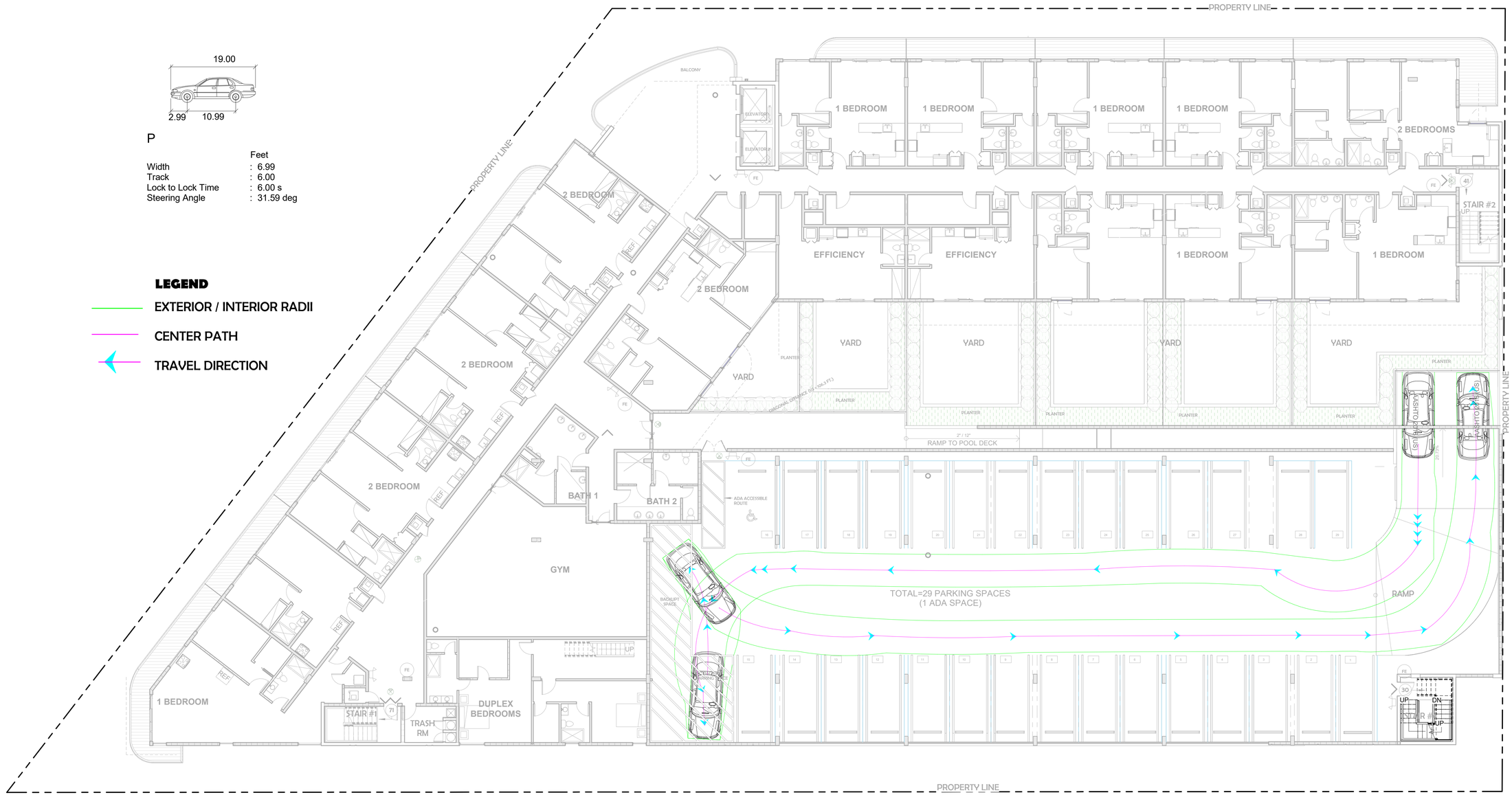
	Feet
Width	: 6.99
Track	: 6.00
Lock to Lock Time	: 6.00 s
Steering Angle	: 31.59 deg

LEGEND

EXTERIOR / INTERIOR RADII

CENTER PATH

TRAVEL DIRECTION



1 TURNING RADIUS - 2ND FLOOR - P3

3/32" = 1'-0"

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SEVEN PARK
218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

TURNING RADIUS - SECOND FLOOR PARKING 3

PROJECT #24-003

A0.7

SITE PLAN LEGEND

- NEW ASPHALT. RE-COVER AND REPAINT EXISTING PARKING. COORDINATE WITH CIVIL
- NEW CONCRETE SLAB ON GRADE.
- NEW PAVER SIDEWALK / WALKWAY ON GRADE.
- NEW TRASH RECEPTACLE
- NEW LANDSCAPE. SEE L-1
- NEW BENCH
- NEW LIGHTING POLE
- MH. MANHOLE
- CATCH BASIN
- PROP. EASEMENT
- ADJACENT BUILDING
- CHARGING STATION

SITE PLAN - KEYNOTES LEGEND

#	NOTE TEXT
01	PROP. SIDEWALK
02	PROP. WALKWAY
03	PEDESTRIAN DETECTABLE WARNING SURFACE
04	2' GUTTER
05	TYPE D' CURB.
06	PROPERTY CMU WALL 6 FT H
07	48" PEDESTRIAN GATE
08	PROP. STOP SIGN
09	PROP. CATCH BASIN
10	EASEMENT
11	THERMOPLASTIC PAINT
12	BENCH
13	TRASH RECEPTACLE
14	DECORATIVE LIGHT
15	EXIST 6' HIGH AT&T BOX
16	EXIST. AT&T BOX
17	EXIST. 4' HIGH AT&T BOX
18	EXIST. UTILITY POLE
19	DRAINAGE WELL. SEE CIVIL PLANS
20	VISIBILITY TRIANGLE 12' x 12'
21	VISIBILITY TRIANGLE 10' x 10'
22	FDC
23	WATER METER
24	BACKFLOW

SE 7TH STREET

OLD FEDERAL HWY

PROPERTY LINE = 193' - 10 1/2"

PROPERTY LINE = 324' - 6 1/2"

PROPERTY LINE = 170' - 0"

EXISTING BUILDINGS TO THE EAST

MATCH EXISTING ELEVATION AND CONNECT TO EXISTING TYPE D CURB (TYP).

MATCH EXISTING ELEVATION AND CONNECT TO EXISTING CONCRETE SIDEWALK

FOR INTERIOR INFO SEE GROUND FLOOR PAGE A2.0

BUILDING FOOTPRINT

RETAIL

5 EV CAPABLE CHARGING SPACES

EV READY CHARGING SPACE

RAMP

EGRESS PATH TO PUBLIC ROW

TRASH COLLECTION NOTE:
Trash collection will be handled by a private waste management company. The contracted company will be responsible for entering the designated trash room, rolling the dumpsters out to the curb or designated pick-up location for service, and returning the dumpsters to the trash room once collection is complete.

DESIGNATED TRACK COLLECTION AREA

RESERVED FOR REVIEWER USE

1 SITE PLAN
3/32" = 1'-0"

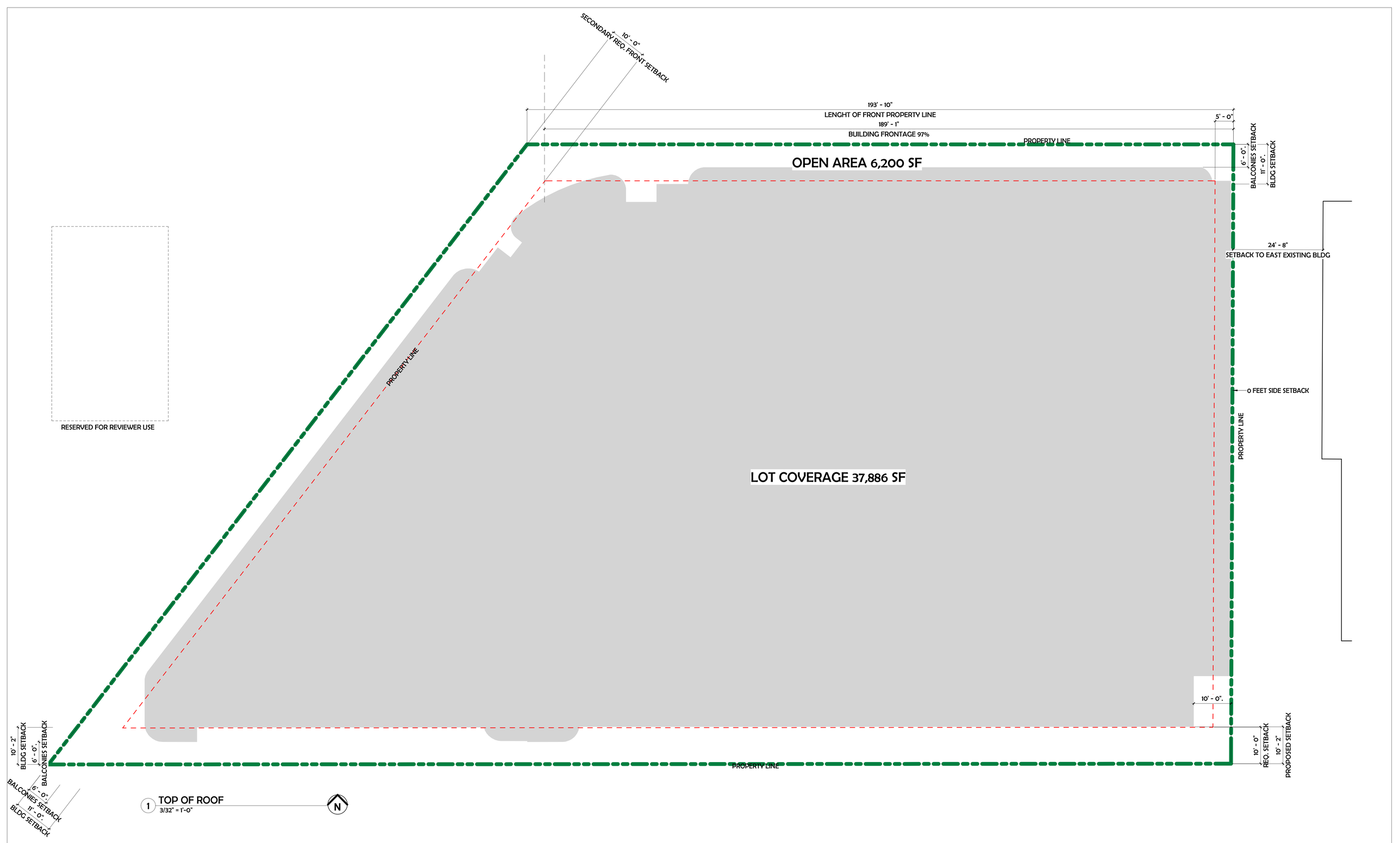
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218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

SITE PLAN

PROJECT #24-003

A1.0



RESERVED FOR REVIEWER USE

1 TOP OF ROOF
3/32" = 1'-0"

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

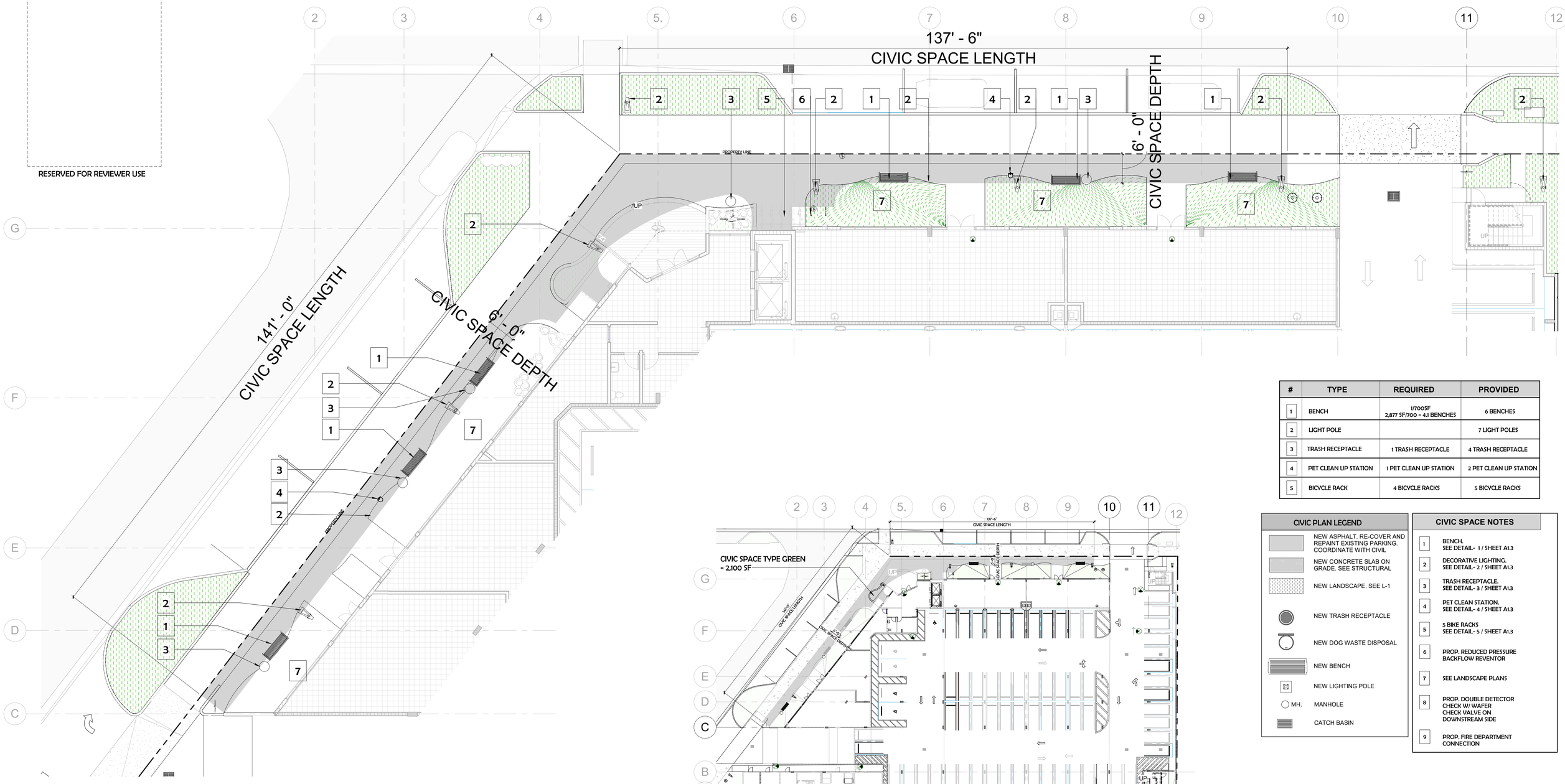
SEVEN PARK
218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

SITE PLAN SETBACKS

PROJECT #24-003

A1.1

RESERVED FOR REVIEWER USE



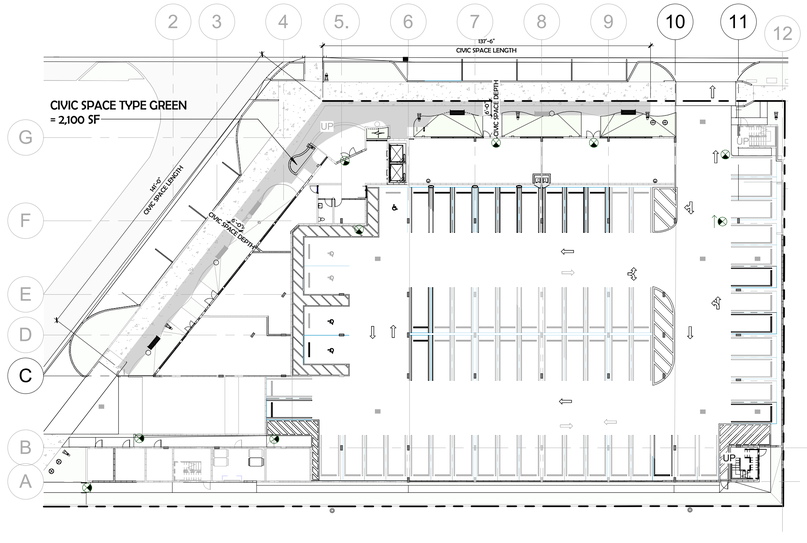
#	TYPE	REQUIRED	PROVIDED
1	BENCH	1/700SF 2,877 SF/700 = 4.1 BENCHES	6 BENCHES
2	LIGHT POLE		7 LIGHT POLES
3	TRASH RECEPTACLE	1 TRASH RECEPTACLE	4 TRASH RECEPTACLE
4	PET CLEAN UP STATION	1 PET CLEAN UP STATION	2 PET CLEAN UP STATION
5	BICYCLE RACK	4 BICYCLE RACKS	5 BICYCLE RACKS

CIVIC PLAN LEGEND

- NEW ASPHALT. RE-COVER AND REPAINT EXISTING PARKING. COORDINATE WITH CIVIL
- NEW CONCRETE SLAB ON GRADE. SEE STRUCTURAL
- NEW LANDSCAPE. SEE L-1
- NEW TRASH RECEPTACLE
- NEW DOG WASTE DISPOSAL
- NEW BENCH
- NEW LIGHTING POLE
- MH. MANHOLE
- CATCH BASIN

CIVIC SPACE NOTES

1. BENCH. SEE DETAIL- 1 / SHEET A1.3
2. DECORATIVE LIGHTING. SEE DETAIL- 2 / SHEET A1.3
3. TRASH RECEPTACLE. SEE DETAIL- 3 / SHEET A1.3
4. PET CLEAN STATION. SEE DETAIL- 4 / SHEET A1.3
5. 5 BIKE RACKS SEE DETAIL- 5 / SHEET A1.3
6. PROP. REDUCED PRESSURE BACKFLOW REVENTOR
7. SEE LANDSCAPE PLANS
8. PROP. DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
9. PROP. FIRE DEPARTMENT CONNECTION



RAM REQUIRED FOR CIVIC SPACE AREA AND CONFIGURATION
AS PER CODE SECTION 32-202 (3) (b)

REQUIRED PROPORTION DEPTH NO MORE THAN 2 AND 1/2 TIMES THE WIDTH
PROPOSED PROPORTION IS = 278.5 FT LONG BY 6 FT WIDE

REQUIRED AREA IS 7.5% OF THE LOT AREA = 3,086 SF
PROPOSED AREA IS 5.10% OF THE LOT AREA = 2,100SF

2 SITE PLAN ENLARGED - CIVIC SPACE
1 : 110

1 CIVIC SPACE KEY PLAN
1" = 30'-0"

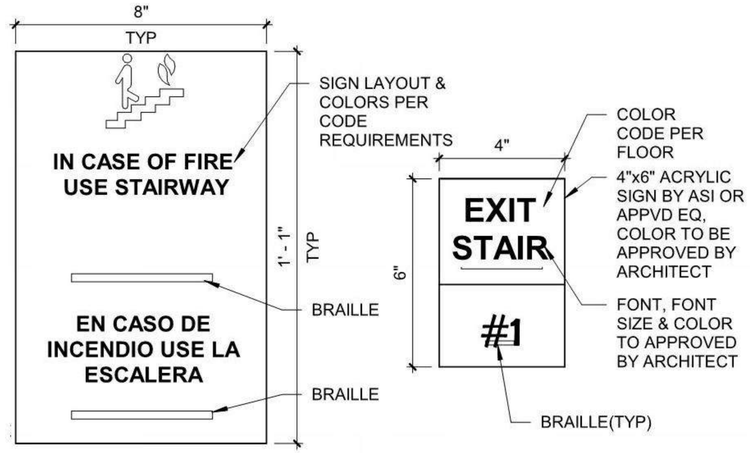
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SEVEN PARK
218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

CIVIC SPACE ENLARGED

PROJECT #24-003

A1.2



FIRE SIGN (PER CODE REQUIREMENTS) **EXIT STAIR SIGN**

NOTE:
SIGNS SHALL BE BY ASI OR APPROVED EQUAL. PROVIDE SUBMITTAL PACKAGE & SAMPLES FOR ARCHITECT REVIEW.

7 FIRE SIGN AND EXIT STAIR SIGN
1/4" = 1'-0"



NOTE:

R1-1

STOP SIGN DETAIL

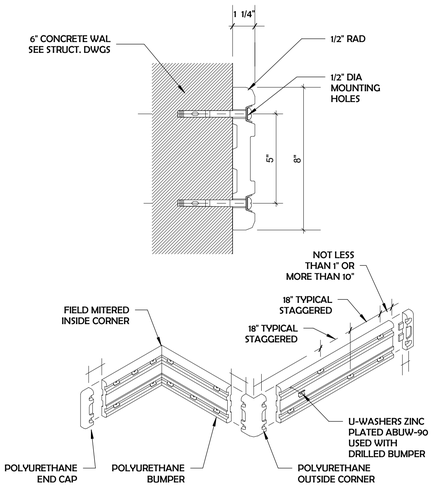
N.T.S.

3 STOP SIGN DETAIL
1" = 1'-0"

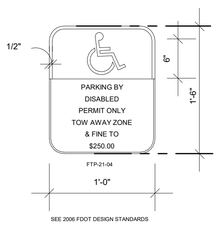


5 TYP. DETAIL PROTECTION COLUMN
1 1/2" = 1'-0"

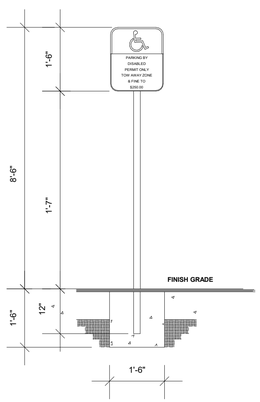
RESERVED FOR REVIEWER USE

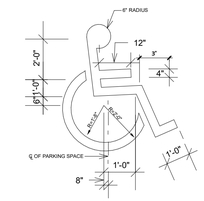


6 DUMPSTER BUMPER DETAIL
3" = 1'-0"



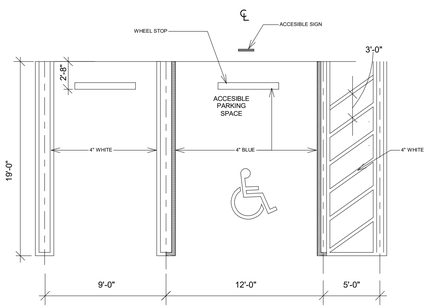
1 ADA SIGNAGE
1 1/2" = 1'-0"



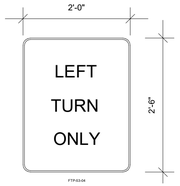


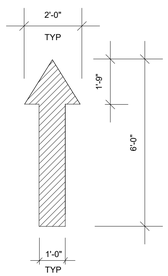
PAINT: CHORINATE RUBBER ALKYDE FS
TT-P-115, FACTORY MIXED, QUICK DRVING
NON-BLENDING COLOR PER LOCAL CODE



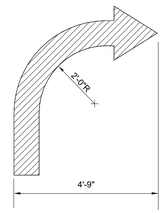


2 PARKING DETAILS & SIGNAGE
1 1/2" = 1'-0"





ALL FLOW ARROWS TO BE
SOLID YELLOW REFLECTIVE
TRAFFIC PAINT AS PER
DIMENSIONS ABOVE



FOR OPPOSITE. FOR OPPOSITE
DIRECTION OF FLOW

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SEVEN PARK
218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

SITE PLAN DETAILS

PROJECT #24-003

A1.3

211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel | 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

AE2545CT-STX — Airi Stix 45-Gallon Trash Receptacle with Side Door and Built-in Top

45-gallon perforated steel and aluminum receptacle with tree line pattern, side door, built-in top, plastic liner, and rubber feet.





Material
The receptacle is 46.72" tall and is composed of heavy-duty 12 gauge steel panels with an extruded aluminum frame. Steel side panels feature a unique architectural perforated tree line pattern inspired by trees. The side door features a magnetic door latch, a continuous geared hinge and a tamper resistant cam lock and key system. The built-in canopy style top is 16 gauge steel with 9.63" tall x 22.01" wide front and back openings.
The receptacle is designed to be portable for flexibility in placement or surface mounted using pre-drilled holes inside base to prevent movement. The rubber feet are adjustable to assist in leveling the receptacle. The reusable plastic liner is made of high-density polyethylene. Mounting hardware is not included.

Finish
Rust-proof aluminum and rust-resistant primed steel feature a fade-resistant powder coating. Treated components exceed the industry standard by 34% in testing by independent sources.

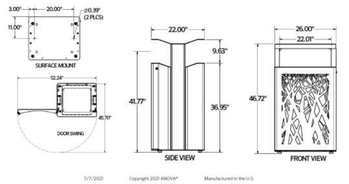
Color
See website or sales representative for color choices.

Assembly
The receptacle ships fully assembled and ready for use.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty with 7-year finish warranty against fading; 3-year finish warranty on powder coated steel and aluminum components against rusting, peeling, chipping, cracking, mold, mildew, and defects in materials and/or workmanship. See full details on multi-year warranties for components at
https://www.anovafurnishings.com/warranty

Replacement Parts
Black Plastic Liner R-DOM2009

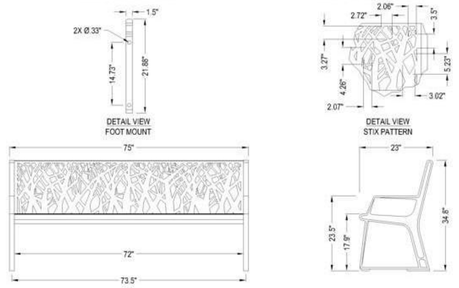


2/17/2021 Copyright 2021 ANOVA® Manufactured in the U.S.

3 TRASH CAN DETAILS
6" = 1'-0"

ANOVA FURNISHINGS
1424 TALMAGE AVENUE
ST. LOUIS, MO 63110-2323
TOLL FREE: 1-888-535-5005
PHONE: (800) 231-1327
FAX: (314) 754-0835
www.anovafurnishings.com

Outdoor Furnishings



Colors and/or Options: Please see manufacturer website at www.anovafurnishings.com.
Finish: Rust-proof aluminum and rust-resistant primed steel feature a fade-resistant powder coating. Treated components exceed the industry standard by 34% in testing by independent sources.
Material: 10-gauge steel contour seat with unique perforated Stix tree line pattern and cast aluminum legs.
Capacity: 200 lbs. per linear foot.
Unit Weight: 134 lbs.
Assembly: The bench requires some assembly. Stainless steel assembly hardware is included.
Structural Warranty: Limited 20-year warranty.
Finish Warranty: 3-year warranty against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship. 7-year warranty against fading.

NOTES:



1 BENCH DETAILS
6" = 1'-0"

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211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel | 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

CIRCLEBRS2— Tandem Stainless Steel Bike Rack, Surface Mount

Tandem stainless steel bike rack, surface mount



Material
The bike rack is 32.25" tall and made from 2.38" O.D. Schedule 10, 316L stainless steel pipe support sections. 316/316L stainless steel derives its advantage through an addition of at least 2% molybdenum. Molybdenum provides increased resistance to corrosion including sea water and deicing salt environments. Bike rack will accommodate up to two bikes, one on each side of the rack.
The bike rack is designed to be surface mounted. Each leg features a 7.75" x 5.5" plate with three .5" diameter predrilled holes for surface mounting to prevent movement.
Surface mounting is required; mounting hardware is not included. Stainless steel hardware recommended to prohibit rusting.

Finish
316/316L stainless steel is highly resistant to salt corrosion, rusting, pitting, and cracking. It remains clean and rust-free without paint or alternative finish.

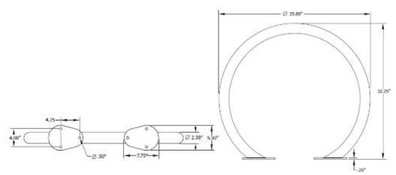
Color
See website or sales representative for color choices.

Assembly
The bike rack ships fully assembled and ready for use. Surface mounting may require some assembly.

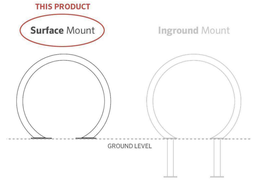
Maintenance
Clean periodically, as conditions dictate. See ANOVA® stainless steel care guide at
http://www.anovafurnishings.com/sites/default/files/products/CIRCLEBRS2/resources/stainless-steel-maintenance.pdf.

Warranty
20-year limited structural warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty-page





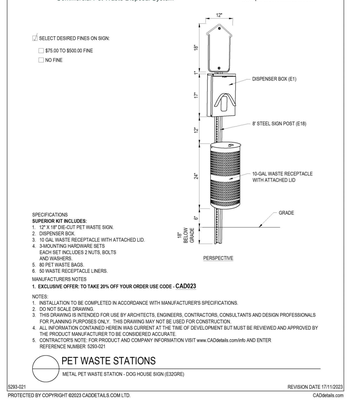
THIS PRODUCT



5 BIKE RACKS DETAIL
6" = 1'-0"

PET WASTE ELIMINATOR
6701 CONCORD PARK DR
HOUSTON, TX 77040-9802
PHONE: (800)790-8896
www.petwasteeliminator.com

Pet Waste ELIMINATOR
Commercial Pet Waste Disposal System



SPECIFICATIONS
SUPERIOR KIT INCLUDES:
1. 12" X 18" DIE-CUT PET WASTE SIGN.
2. DISPENSER BOX.
3. 10 GAL WASTE RECEPTACLE WITH ATTACHED LID.
4. 3 MOUNTING HARDWARE SETS
EACH SET INCLUDES 2 NUTS, BOLTS AND WASHERS
5. 100 PET WASTE BAGS.
6. 90 PET WASTE RECEPTACLE LINERS.

MANUFACTURERS NOTES:
1. **EXCLUSIVE OFFER: TO TAKE 20% OFF YOUR ORDER USE CODE - CAD023**

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER: 5293-021

PET WASTE STATIONS
METAL PET WASTE STATION - DOG HOUSE SIGN (E52GRE)

5293-021 REVISION DATE: 17/11/2023
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4 PET WASTE DISPOSAL
6" = 1'-0"

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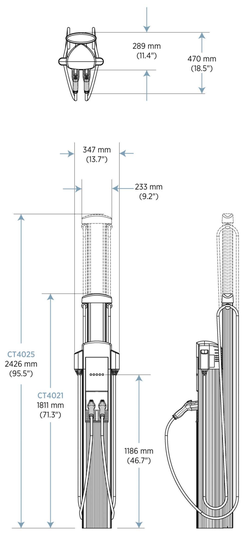
SEVEN PARK
218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

SITE PLAN - DETAILS

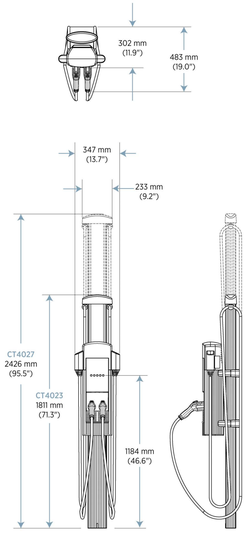
PROJECT #24-003

A1.4

CT4021 1830 mm (6')
CT4025 2440 mm (8')
Bollard



CT4023 1830 mm (6')
CT4027 2440 mm (8')
Wall Mount



chargepoint

CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s). The order code sequence is: **Model-Options**. **Software**, **Services** and **Misc** are ordered as separate line items.

Hardware

Description		Order Code
Model	1830 mm (6 ft) Single Port Bollard Mount 1830 mm (6 ft) Dual Port Bollard Mount	CT4011-GW1 CT4021-GW1
	1830 mm (6 ft) Single Port Wall Mount 1830 mm (6 ft) Dual Port Wall Mount	CT4013-GW1 CT4023-GW1
	2440 mm (8 ft) Dual Port Bollard Mount 2440 mm (8 ft) Dual Port Wall Mount	CT4025-GW1 CT4027-GW1
Included	Integral Modem - North America	-GW1
Misc	Power Management Kit Bollard Concrete Mounting Kit	CT4000-PMGMT CT4001-CCM

Note: All CT4000 stations include Intergral Modem -GW1.

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CPCLD-COMMERCIAL-n*
ChargePoint Enterprise Plan	CPCLD-ENTERPRISE-n*
ChargePoint Assure	CT4000-ASSUREn*
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations require a network service plan per port.

*Substitute *n* for desired years (1, 2, 3, 4, or 5 years).

Order Code Examples

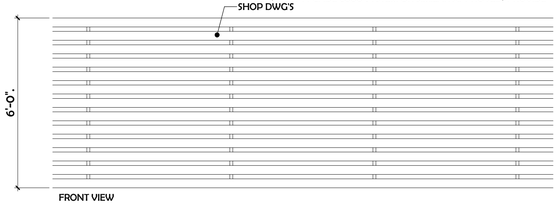
If ordering this	the order code is
1830 mm (6 ft) Dual Port Bollard Networked Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CPCLD-COMMERCIAL-5
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
3 Years of Assure Coverage	CT4000-ASSURE5
1830 mm (6 ft) Single Port Wall Mount Networked Station	CT4013-GW1
ChargePoint Commercial Service Plan, 5 Year Subscription	CPCLD-COMMERCIAL-5 CT4000-ASSURE5
5 Years of Assure Coverage	CPSUPPORT-ACTIVE
Station Activation and Configuration	



CT4021

The First
ENERGY STAR®
Certified EV Charger

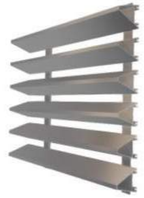
DARK BRONZE FENCE, CONSTRUCTION SPECIALTIES VISION BARRIER SCREEN, VERT-A-CADE 6000 SYSTEM OR SIMILAR APPROVED, PROVIDE SHOP DWG'S



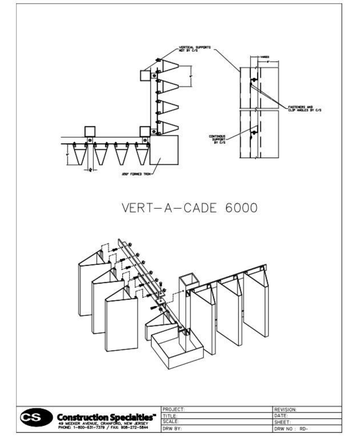
FRONT VIEW



PICTURE 1



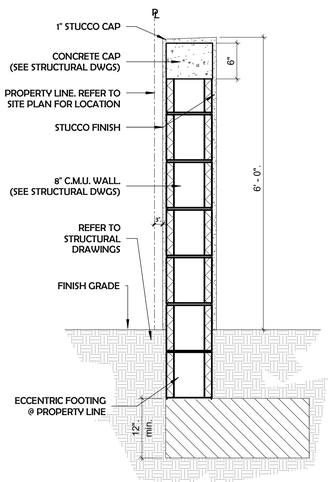
PICTURE 2



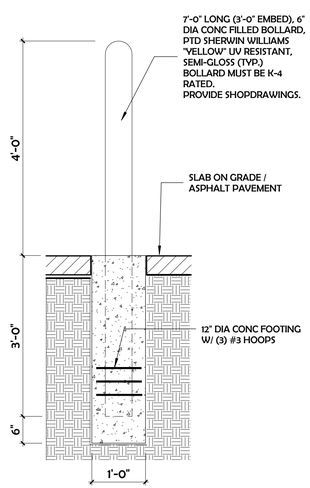
SPEC SHEET

RESERVED FOR REVIEWER USE

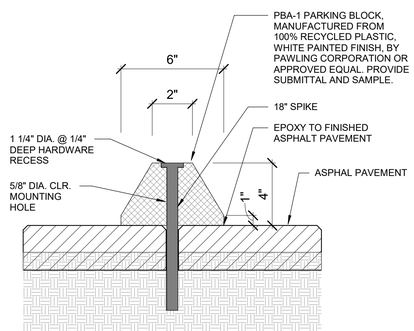
1 CHARGING STATION DETAILS
12" = 1'-0"



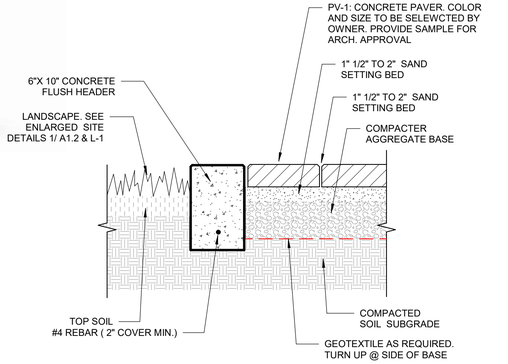
6 WALL PROPERTY LINE
1" = 1'-0"



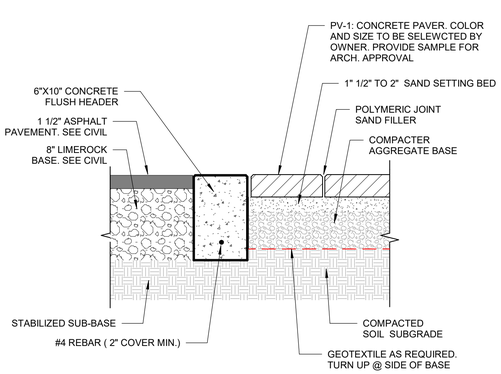
7 BOLLARD DETAIL
3/4" = 1'-0"



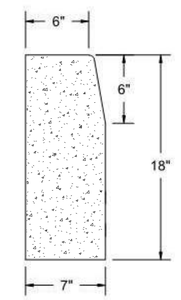
8 WHEEL STOP DETAIL
3" = 1'-0"



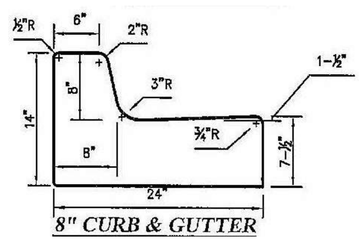
3 PAVER ON GRADE TO LANDSCAPE DET.
1 1/2" = 1'-0"



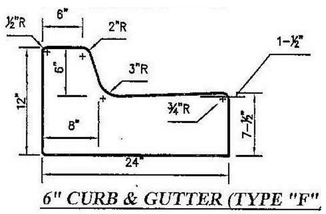
4 PAVER ON GRADE TO ASPHALT DET.
1 1/2" = 1'-0"



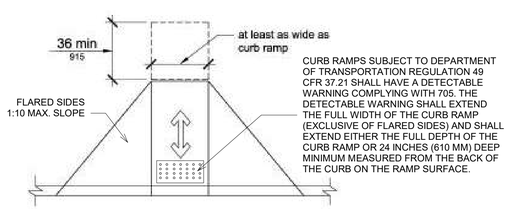
5 TYPE "D" CURB DET.
N.T.S.



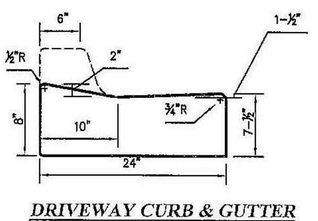
8" CURB & GUTTER



6" CURB & GUTTER (TYPE "F"



9 CURB & RAMPS DETAILS
1 1/2" = 1'-0"



DRIVEWAY CURB & GUTTER

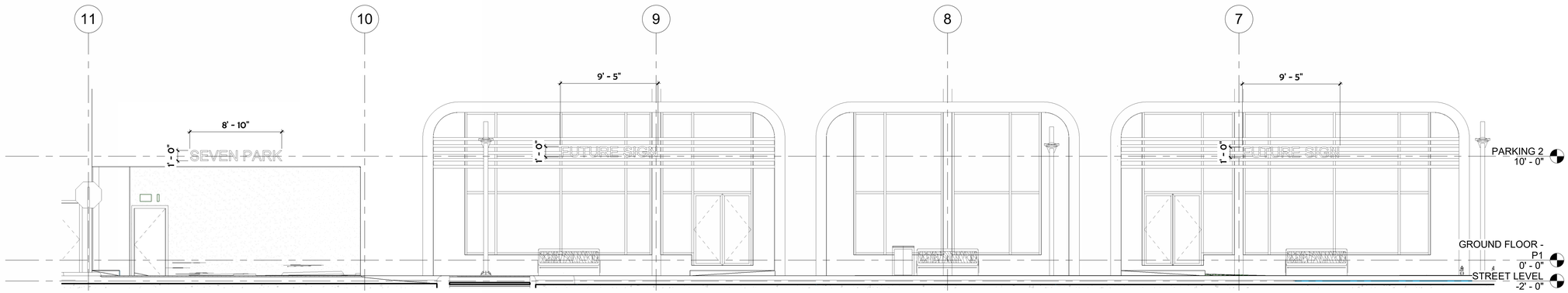
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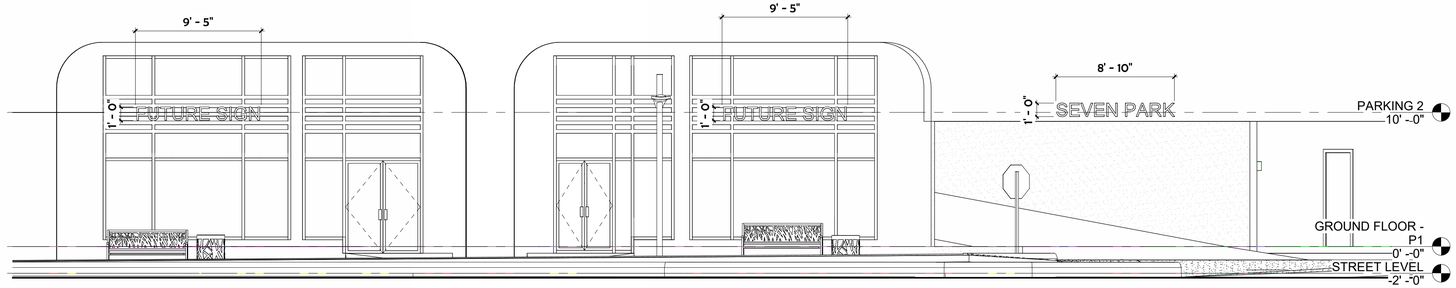
SITE PLAN DETAILS

PROJECT #24-003

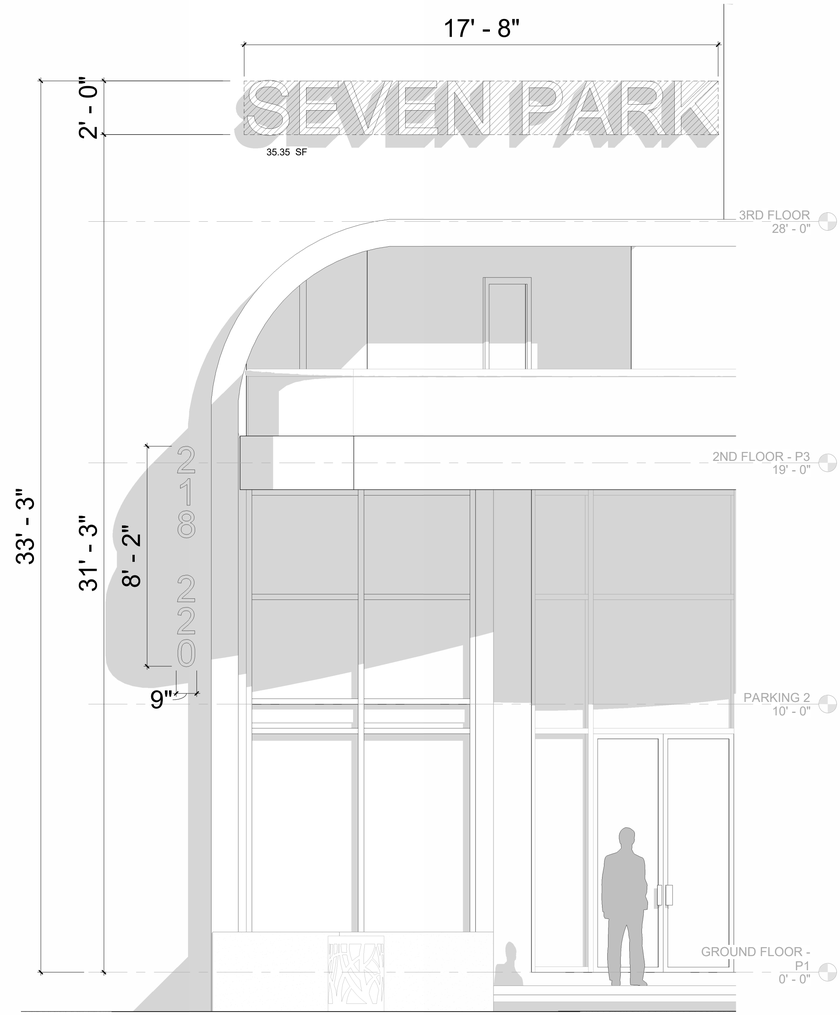
A1.5



4 **NORTH ELEVATION - SIGNAGE**
3/16" = 1'-0"



3 **WEST ELEVATION - SIGNAGE**
3/16" = 1'-0"



1 **LOCATION SIGNAGE**
3/8" = 1'-0"

RESERVED FOR REVIEWER USE

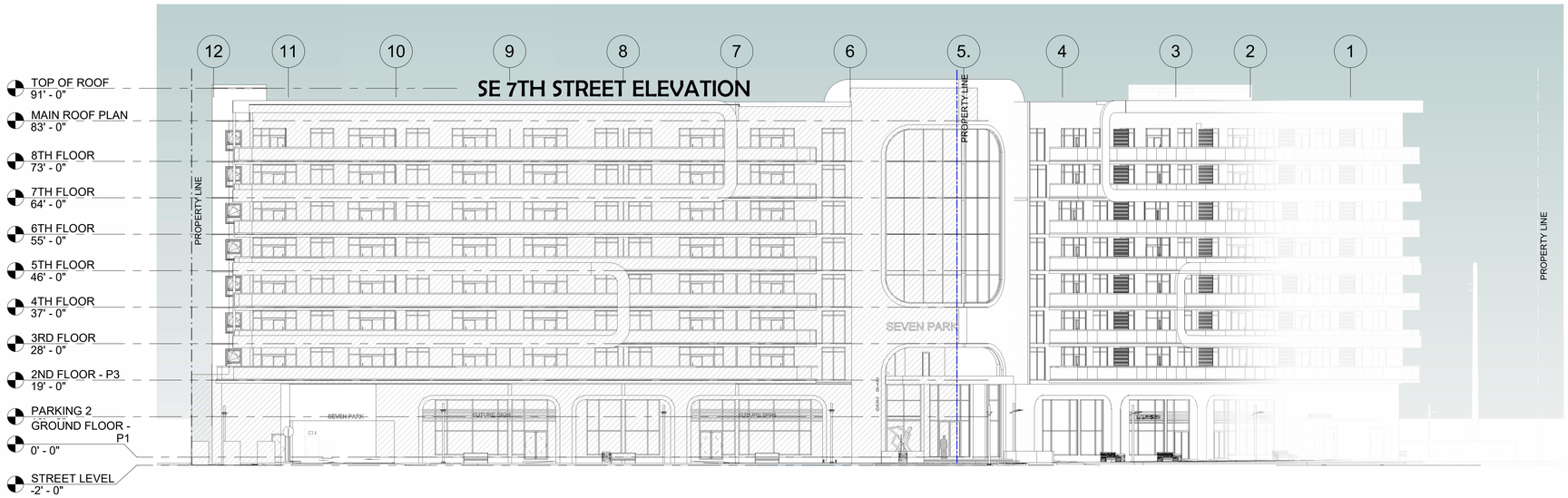
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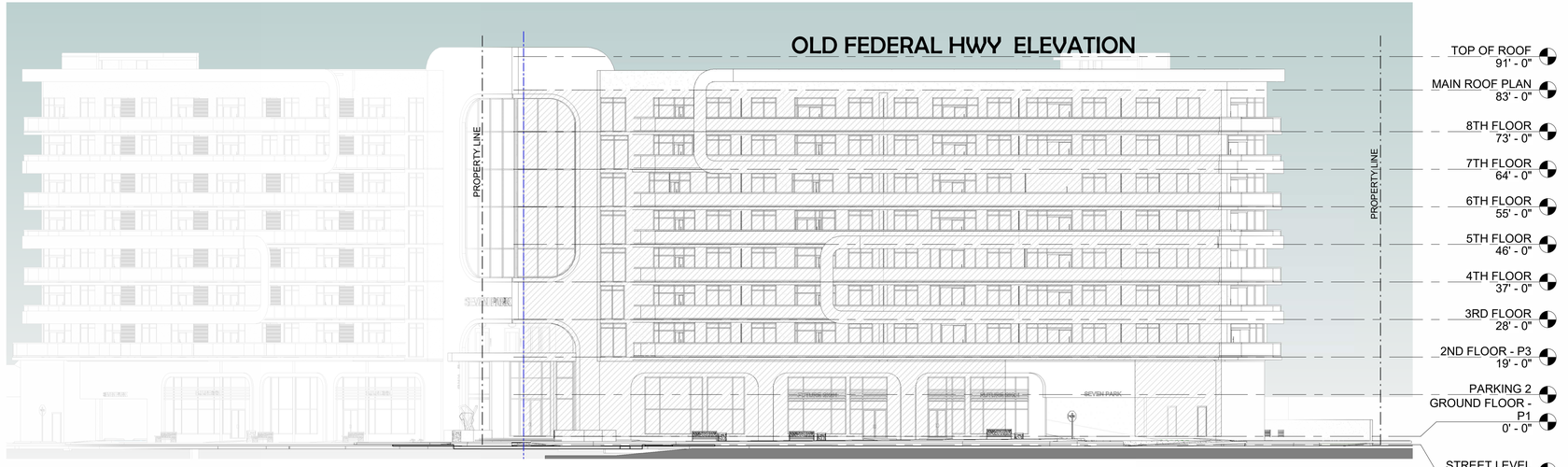
SIGNAGE

PROJECT #24-003

A1.6



2 **SE7TH STREET ELEVATION - GLAZING AREA**
1/16" = 1'-0"



1 **OLD FEDERAL HWY ELEVATION - GLAZING AREA**
1/16" = 1'-0"

CALCS:

SE 7TH STREETS

TOTAL FACADE AREA - **GROUND FLOOR**	1,695 SF
GLAZING AREA - **GROUND FLOOR**	747 SF (44.07%)
TOTAL FACADE AREA - **MEZZANINE / P2**	1,508 SF
GLAZING AREA - **MEZZANINE / P2**	491 SF (32.55%)
TOTAL FACADE AREA - **2ND FLOOR / P3**	1,643 SF
GLAZING AREA - **2ND FLOOR / P3**	655.81 SF (39.91%)
TOTAL FACADE AREA - **3RD FLOOR**	1,615 SF
GLAZING AREA - **3RD FLOOR**	593.58 SF (36.75%)
TOTAL FACADE AREA- **4TH FLOOR**	1,615 SF
GLAZING AREA-**4TH FLOOR**	701 SF (43.40%)
TOTAL FACADE AREA - **5TH FLOOR**	1,615 SF
GLAZING AREA - **5TH FLOOR**	764 SF (47.30%)
TOTAL FACADE AREA - **6TH FLOOR**	1,615 SF
GLAZING AREA - **6TH FLOOR**	749.65 SF (46.41%)
TOTAL FACADE AREA - **7TH FLOOR**	1,615 SF
GLAZING AREA - **7TH FLOOR**	778.65 SF (48.21%)
TOTAL FACADE AREA - **8TH FLOOR**	1,795 SF
GLAZING AREA - **8TH FLOOR**	849.83 SF (47.34%)
TOTAL FACADE AREA	14, 716 SF
TOTAL GLAZING AREA	5, 530 SF

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CALCS:

SE 7TH STREETS

TOTAL FACADE AREA - **GROUND FLOOR**	1,695 SF
GLAZING AREA - **GROUND FLOOR**	747 SF (44.07%)
TOTAL FACADE AREA - **MEZZANINE / P2**	1,508 SF
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GLAZING AREA - **8TH FLOOR**	849.83 SF (47.34%)
TOTAL FACADE AREA	14, 716 SF
TOTAL GLAZING AREA	5, 530 SF

GLAZING AREA LEGEND

- GLAZING AREA
- TOTAL FACADE AREA

NOTE:
GLAZING REQUIREMENT AS PER CODE STANDARD IN SECTION 32-194(D)(1) WHICH REQUIRES THAT BUILDING FACADES FACING STREETS MUST HAVE TRANSPARENT WINDOWS COVERING A MINIMUM OF 20 PERCENT AND A MAXIMUM OF 75 PERCENT OF THE WALL AREA OF EACH STORY AS MEASURED BETWEEN FINISHED FLOORS.

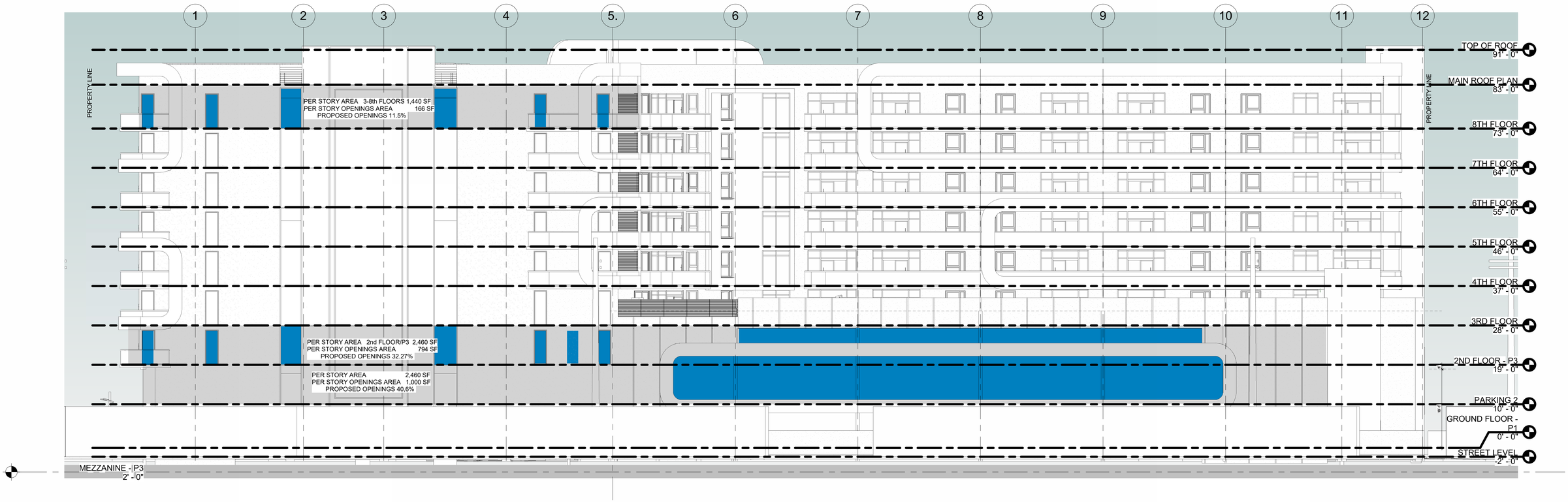
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STREET FRONTS GLAZING CALCULATIONS

PROJECT #24-003

A1.7



1 SOUTH ELEVATION - OPENINGS CALCS
3/32" = 1'-0"

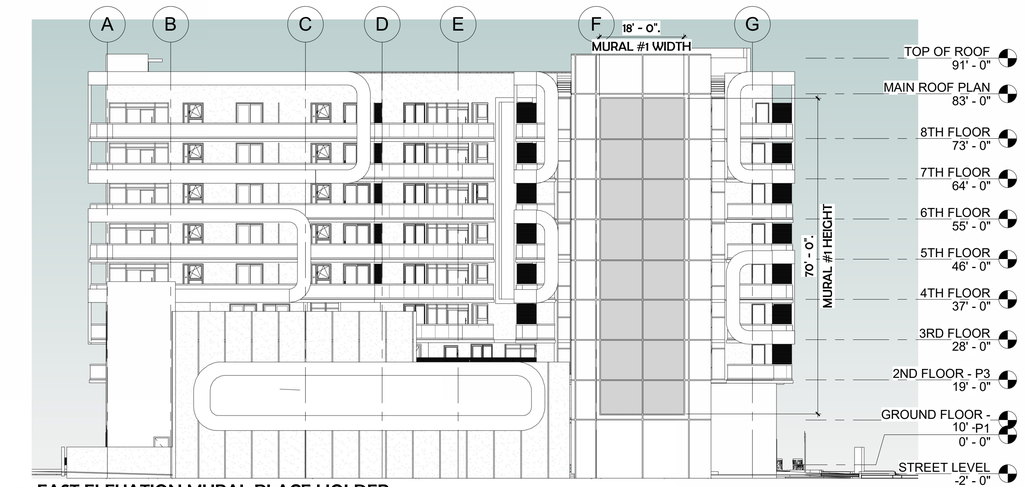
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SOUTH ELEVATION OPENINGS CALCS

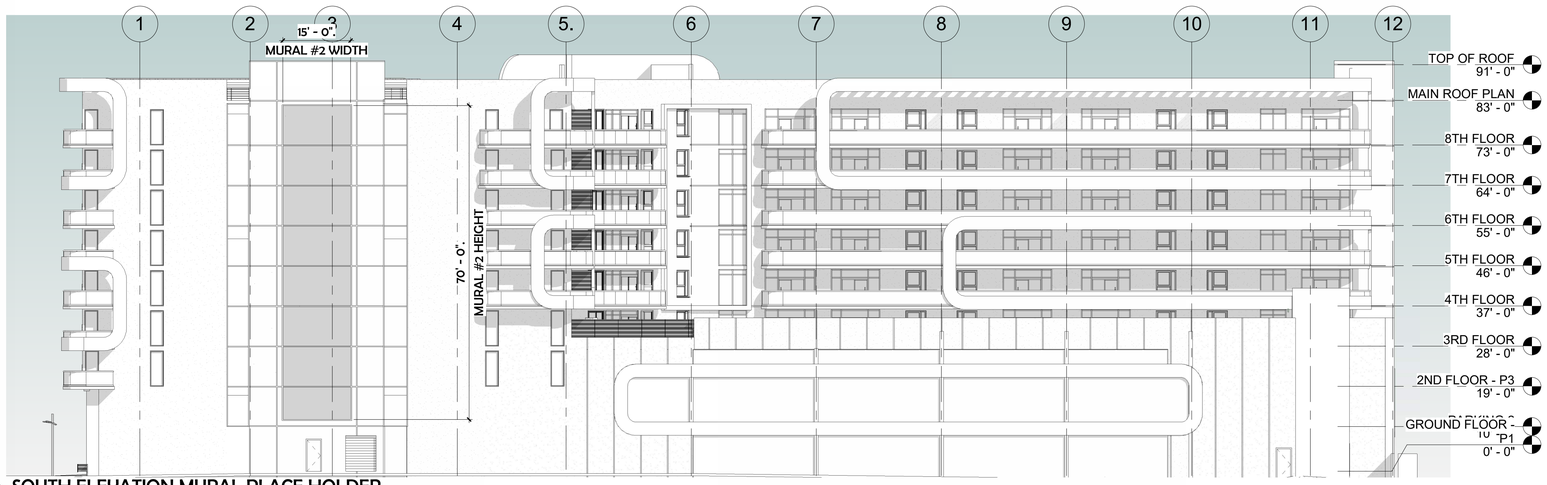
PROJECT #24-003

A1.8



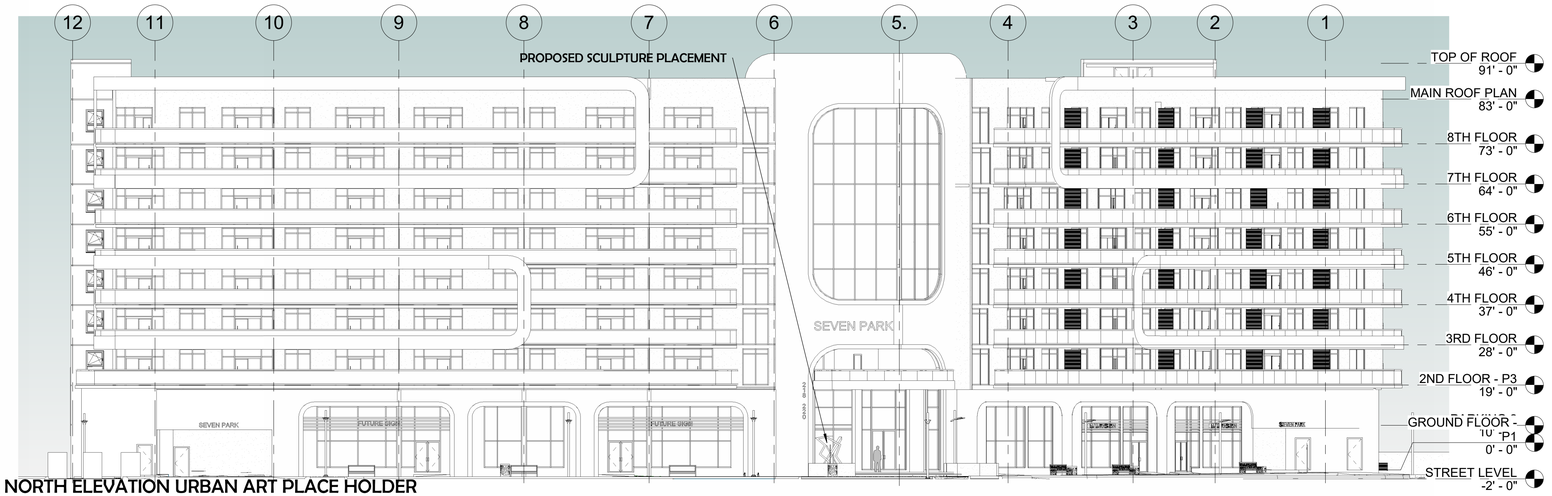
1 EAST ELEVATION MURAL PLACE HOLDER
1/16" = 1'-0"

MURAL #1 ON EAST ELEVATION



3 SOUTH ELEVATION MURAL PLACE HOLDER
1/16" = 1'-0"

MURAL #2 ON SOUTH ELEVATION



2 NORTH ELEVATION URBAN ART PLACE HOLDER
1/16" = 1'-0"

SCULPTURE ON NORTH WEST CORNER

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URBAN ART PROPOSED SPACES

PROJECT #24-003

A1.9

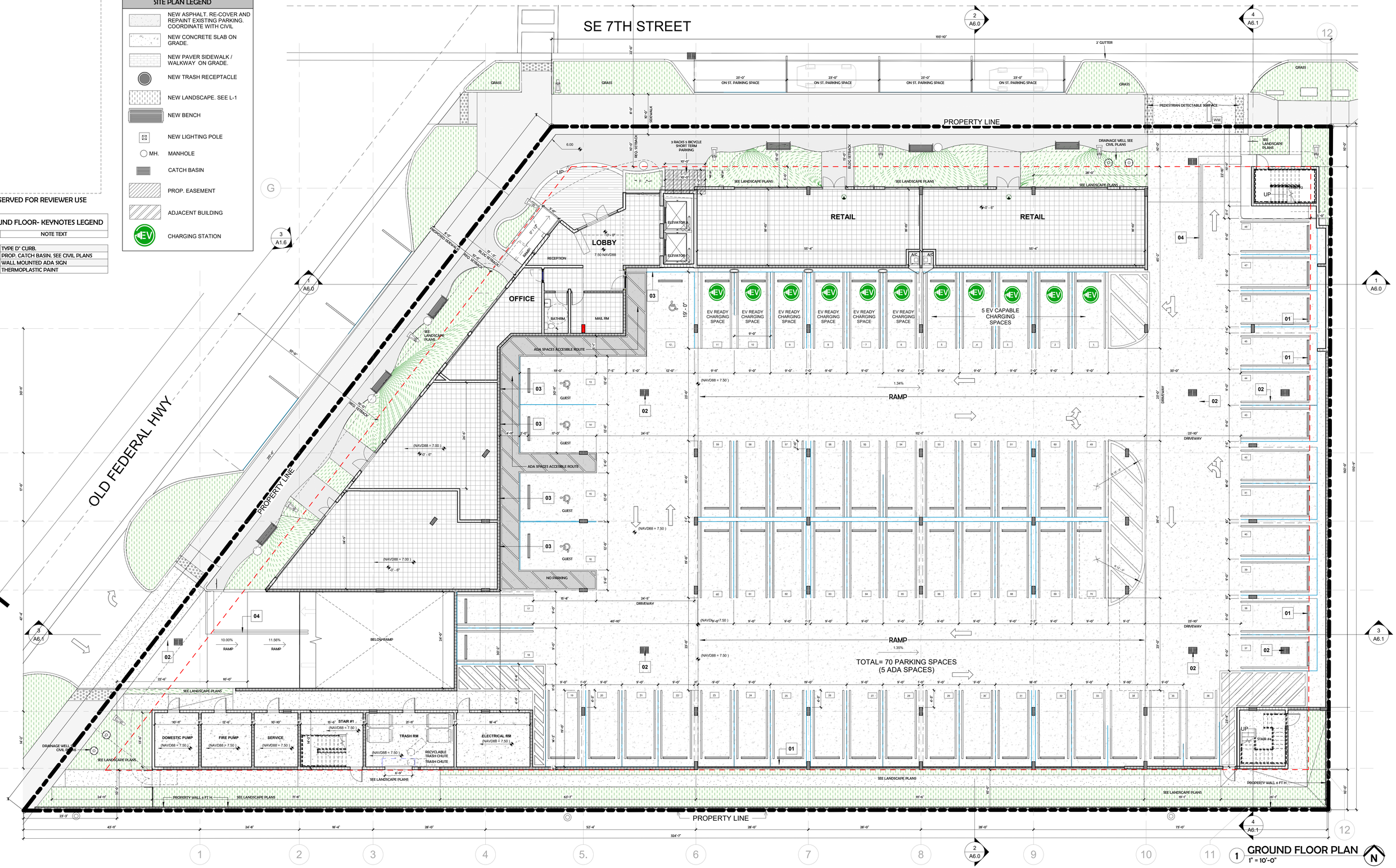
RESERVED FOR REVIEWER USE

SITE PLAN LEGEND

- NEW ASPHALT. RE-COVER AND REPAINT EXISTING PARKING. COORDINATE WITH CIVIL
- NEW CONCRETE SLAB ON GRADE.
- NEW PAVER SIDEWALK / WALKWAY ON GRADE.
- NEW TRASH RECEPTACLE
- NEW LANDSCAPE. SEE L-1
- NEW BENCH
- NEW LIGHTING POLE
- MH. MANHOLE
- CATCH BASIN
- PROP. EASEMENT
- ADJACENT BUILDING
- CHARGING STATION

GROUND FLOOR- KEYNOTES LEGEND

#	NOTE TEXT
01	TYPE D' CURB.
02	PROP. CATCH BASIN. SEE CIVIL PLANS
03	WALL MOUNTED ADA SIGN
04	THERMOPLASTIC PAINT



1 GROUND FLOOR PLAN
1" = 10'-0"

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GROUND FLOOR PLAN - P1

PROJECT #24-003

A2.0

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PROPERTY LINE

ELEVATOR 1

ELEVATOR 2

LOBBY

OPEN TO BELOW

RETAIL BELOW

OFFICE BELOW

COMMON AREA

STAIR #3

STAIR #2

STAIR #1

STAIR #4

DN

UP

RAMP UP

RAMP DOWN

78' - 0".
STACKING SPACE

11.56%

10.00%

11 EV CAPABLE CHARGING SPACES

EV UNIVERSALLY DESIGN
17 ' WIDE CHARGING SPACE

TOTAL=60 PARKING SPACES

NO PARKING

ROLL UP GARAGE DOOR

TRASH RM
#M3

SERVICE
#M4

TRASH CHUTES

IS LONG TERM BICYCLE PARKING

OPEN TO BELOW

BALCONIES SETBACK

20.73%

1 PARKING 2
1" = 10'-0"

N

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P2 FLOOR PLAN

PROJECT #24-003

A2.1

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1 2 3 4 5. 6 7 8 9 10 11 12

280'-4"

24'-8" | 18'-4" | 28'-0" | 24'-4" | 28'-0" | 28'-0" | 28'-0" | 28'-0" | 73'-0"

G F E D C B A

34'-11" | 30'-0" | 17'-0" | 144'-4" | 43'-4" | 14'-2"

A1.9/2 A5.0/1 A1.7/2 2/A6.0 4/A6.1 1/A6.0 A1.7/1 3/A6.1 1/A1.9

PROPERTY LINE

10' - 0"

11' - 0" BLDG SETBACK

6' - 0" BALCONY SETBACK

8'-6" BALCONIES SETBACK

11'-0" BALCONIES SETBACK

BALCONY

ELEVATOR LOBBY

ELEVATOR 1

ELEVATOR 2

1 BEDROOM 201

1 BEDROOM 202

1 BEDROOM 203

1 BEDROOM 204

2 BEDROOMS 205

SERV RM

SERV RM 822

STAIR #2 UP

2 BEDROOM 216

EFFICIENCY 210

EFFICIENCY 209

1 BEDROOM 208

1 BEDROOM 207

1 BEDROOM 206

2 BEDROOM 211

PRIVATE PATIO

PLANTER

2 BEDROOM 215

BATH 1 211

2 BEDROOM 214

BATH 2 212

SHOWER W/STEAM

BENCH

44'-6"

2' / 12"

RAMP TO POOL DECK

4'-4"

20.73%

1 BEDROOM 213

GYM 200

ADA SPACE ACCESIBLE ROUTE

BACKOUT SPACE

TOTAL=29 PARKING SPACES
(1 ADA SPACE)

RAMP

5'-11" BALCONIES SETBACK

1 BEDROOM 212

DUPLEX BEDROOMS 313

UP

LAP

STAIR #1

TRASH RM

RECYCLABLE TRASH CHUTE

TRASH CHUTE

TURNAROUND SPACE

UP STAIR #4

6' - 5" BALCONIES SETBACK

10' - 2" BALCONIES SETBACK

PROPERTY LINE

1 2ND FLOOR - P3
3/32" = 1'-0"

N

3/A1.9

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SECOND FLOOR PLAN - P3

PROJECT #24-003

A2.2

RESERVED FOR REVIEWER USE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

1 BEDROOM 301
1 BEDROOM 302
1 BEDROOM 303
1 BEDROOM 304
2 BEDROOM 305
1 BEDROOM 306
EFFICENCY 307
EFFICENCY 308
EFFICENCY 309
EFFICENCY 310
2 BEDROOM 311
2 BEDROOM 312
2 BEDROOM 313
1 BEDROOM 314
1 BEDROOM 315
2 BEDROOM 316
2 BEDROOM 317

OPEN TO BELOW
ELEVATOR LOBBY
ELEVATOR 2
ELEVATOR 1
SERVICE ROOM
COWORK SPACE
CORRIDOR
BALCONY
STAIR #1
STAIR #2
TRASH RM
RECYCLABLE TRASH CHUTE
TRASH CHUTE
OPEN TO ABOVE
LAUNDRY
BATHROOM
CLOSET
COVERED TERRACE
PRIVATE PATIO
YARD
OPEN TO THE SKY AND BELOW (2ND FLOOR)
LANDSCAPE
PLANTER
PLAY GROUND
POOL DECK
CABANA
RAMP
Landing
16.61%
16.27%
19.03%
REQ. SETBACK
BALCONIES SETBACK

1 3RD FLOOR
1" = 10'-0"

N

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THIRD FLOOR PLAN

PROJECT #24-003

A2.3

RESERVED FOR REVIEWER USE

1 BEDROOM 401
1 BEDROOM 402
1 BEDROOM 403
1 BEDROOM 404
2 BEDROOM 405
1 BEDROOM 406
1 BEDROOM 407
1 BEDROOM 408
1 BEDROOM 409
1 BEDROOM 410
2 BEDROOM 411
1 BEDROOM + DEN 412
2 BEDROOM + DEN 413
1 BEDROOM 414
1 BEDROOM 415
2 BEDROOM 416
2 BEDROOM 417
2 BEDROOM 418
SERV. RM 419
SERV. RM 420

ELEVATOR 2
ELEVATOR 1
ELEVATOR LOBBY
STAIR #1
STAIR #2
TRASH RM
RECYCLABLE TRASH CHUTE
TRASH CHUTE
OPEN TO BELOW
BALCONY
REF
W/D
A/C

PROPERTY LINE
BALCONIES SETBACK 6' - 0"
BLDG SETBACK 11' - 0"
BLOCK SETBACK 6'-0"
BALCONIES SETBACK 6'-0"
BALCONY SETBACK 6' - 0"
BLDG SETBACK 10' - 2"
20' - 0"
3' - 10"
118' - 4"
324' - 7"
62' - 3"
170' - 0"
30' - 0"

1 4TH FLOOR
1" = 10'-0"

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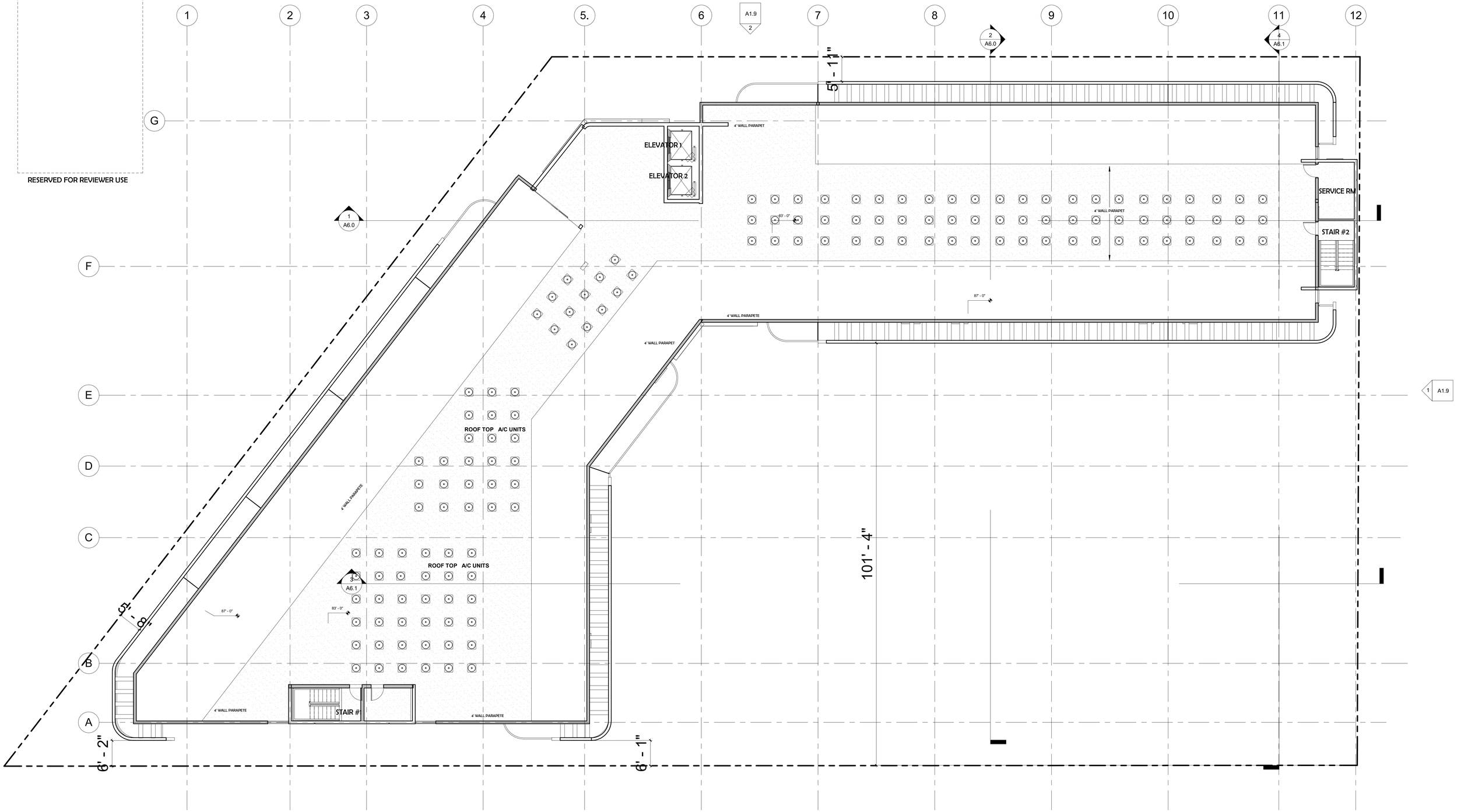
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FOURTH FLOOR PLAN (TYP. FLOOR 4TH TO 8TH)

PROJECT #24-003

A2.4

RESERVED FOR REVIEWER USE



1 MAIN ROOF PLAN
1" = 10'-0"

N

3
A1.9

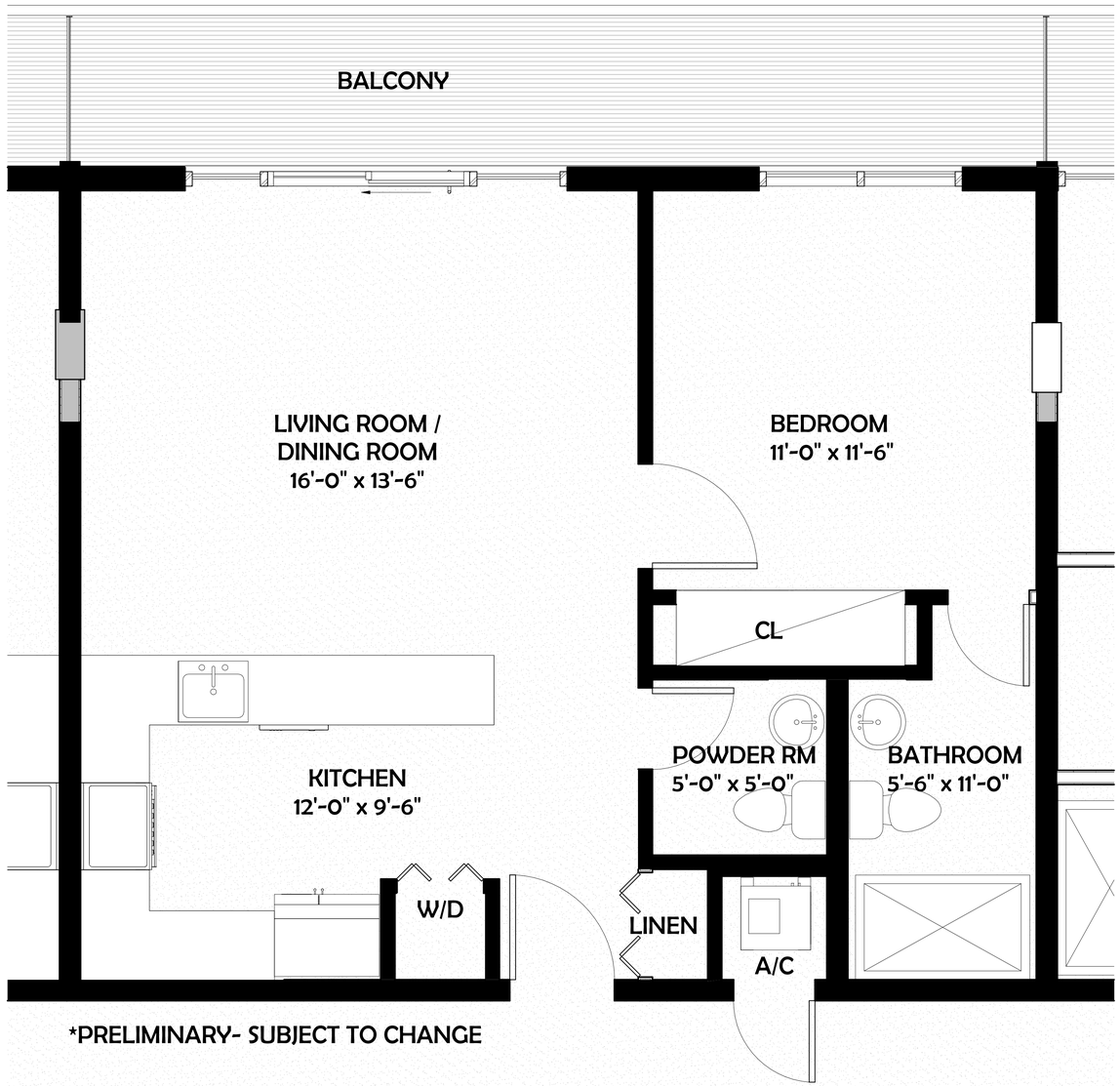
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MAIN ROOF PLAN

PROJECT #24-003

A2.5



1 6TH FLOOR - ENLARGED 604
1/2" = 1'-0"

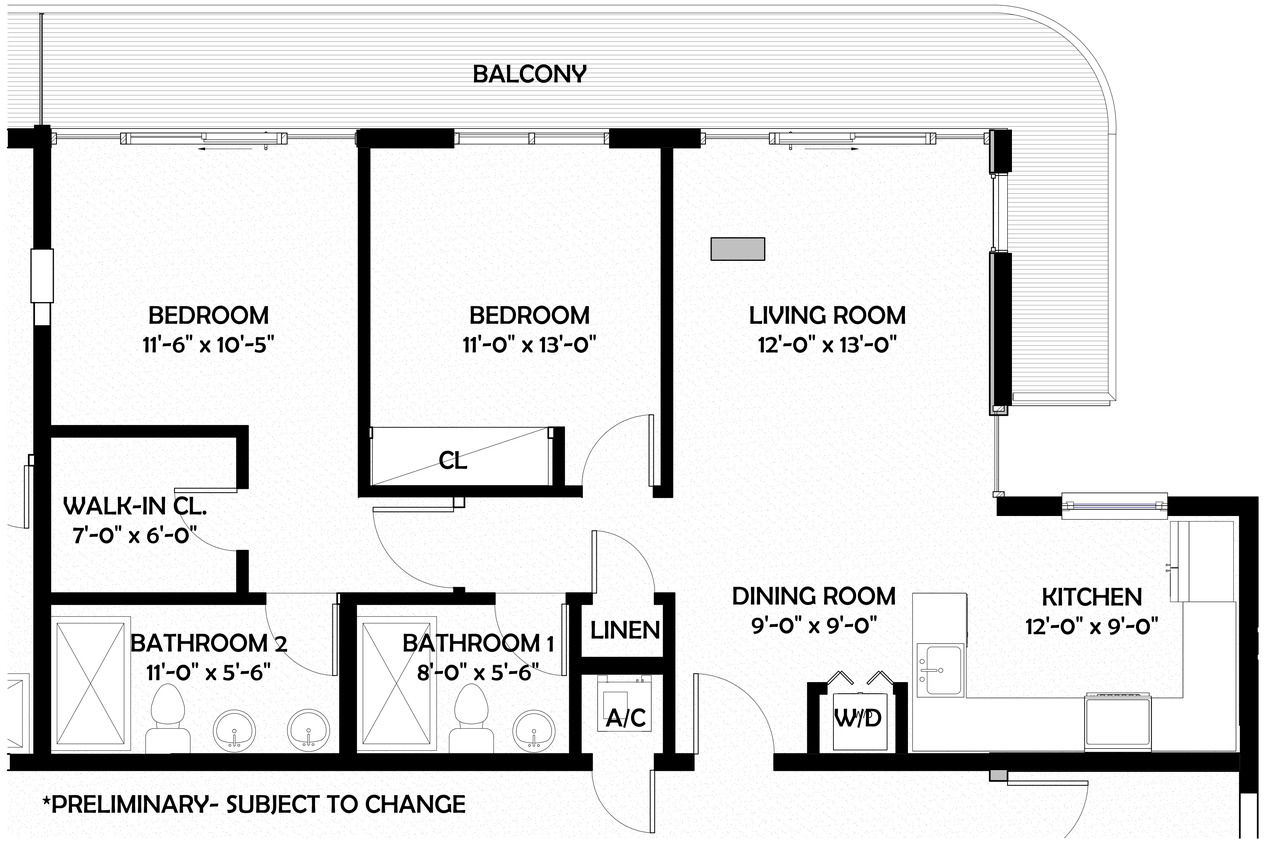
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ENLARGED UNIT 604

PROJECT #24-003

A4.0



1 6TH FLOOR - ENLARGED 605
3/8" = 1'-0"

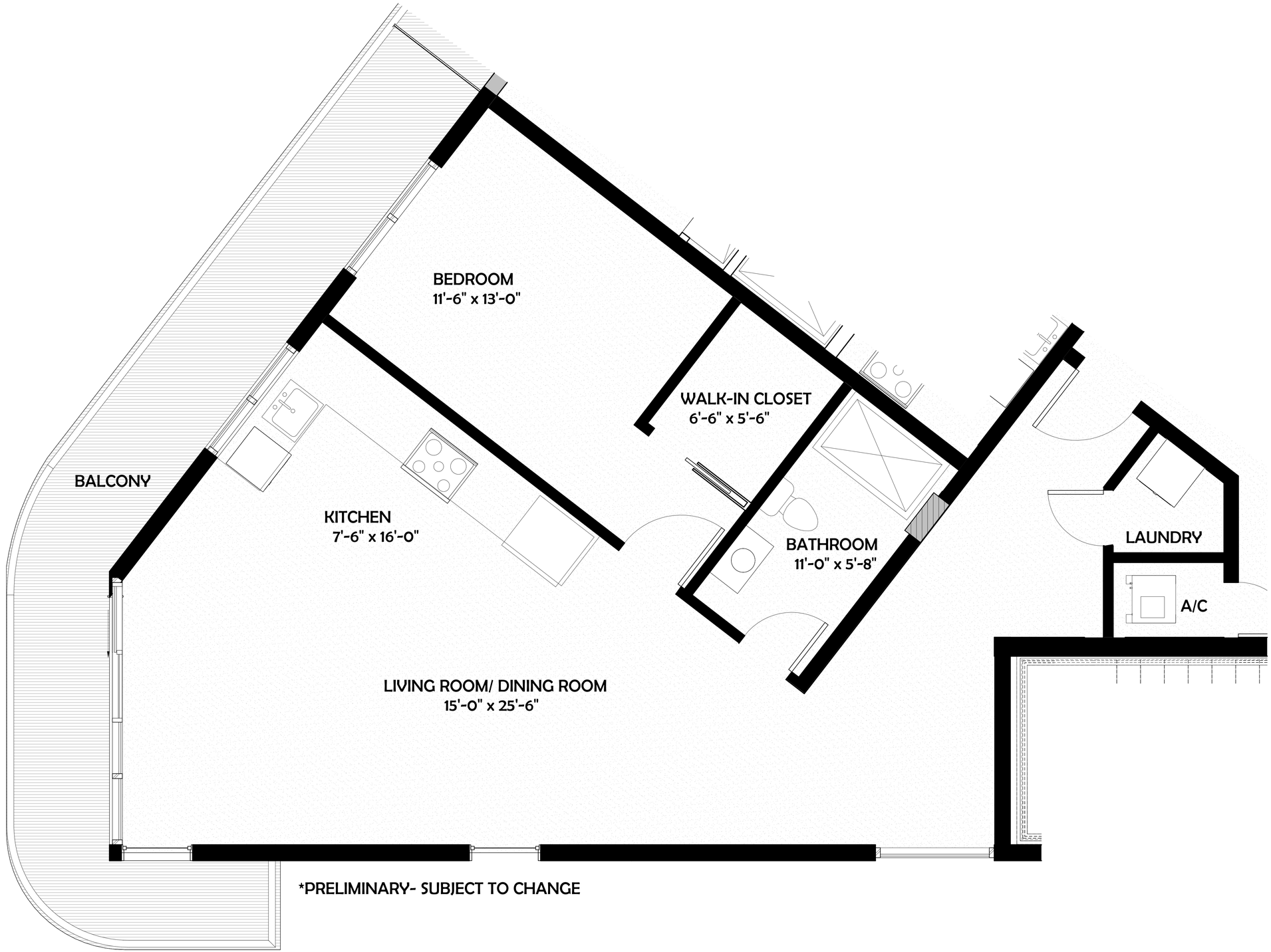
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ENLARGED UNIT 605

PROJECT #24-003

A4.1



*PRELIMINARY- SUBJECT TO CHANGE

1 6TH FLOOR - ENLARGED 614
1/2" = 1'-0"

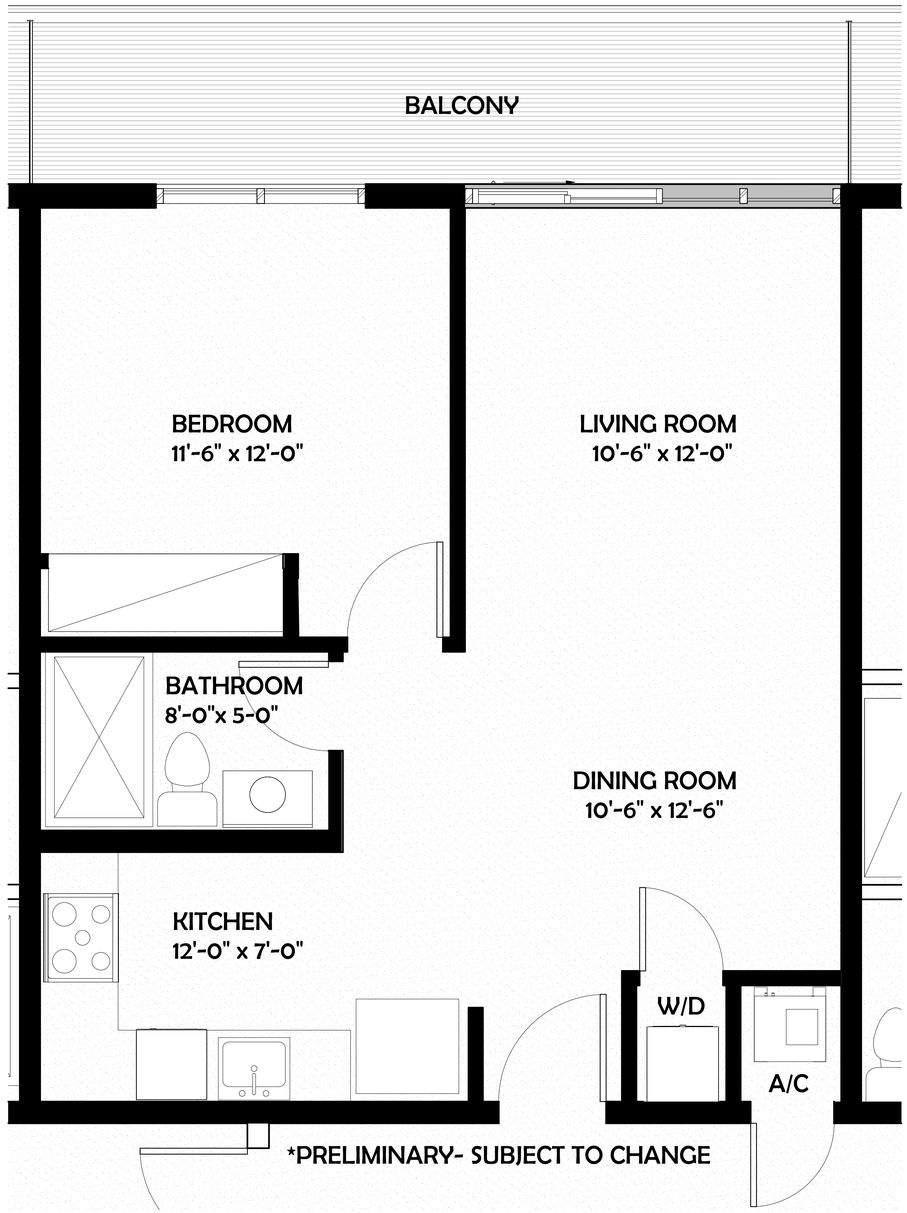
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ENLARGED UNIT 614

PROJECT #24-003

A4.2



1 6TH FLOOR - ENLARGED 615
1/2" = 1'-0"

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ENLARGED UNIT 615

PROJECT #24-003

A4.3



1 6TH FLOOR - ENLARGED 616
1/2" = 1'-0"

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ENLARGED UNIT 616

PROJECT #24-003

A4.4



*PRELIMINARY- SUBJECT TO CHANGE

1 6TH FLOOR - ENLARGED 617
1/2" = 1'-0"

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ENLARGED UNIT 617

PROJECT #24-003

A4.5



*PRELIMINARY- SUBJECT TO CHANGE

1 6TH FLOOR - ENLARGED 618
1/2" = 1'-0"

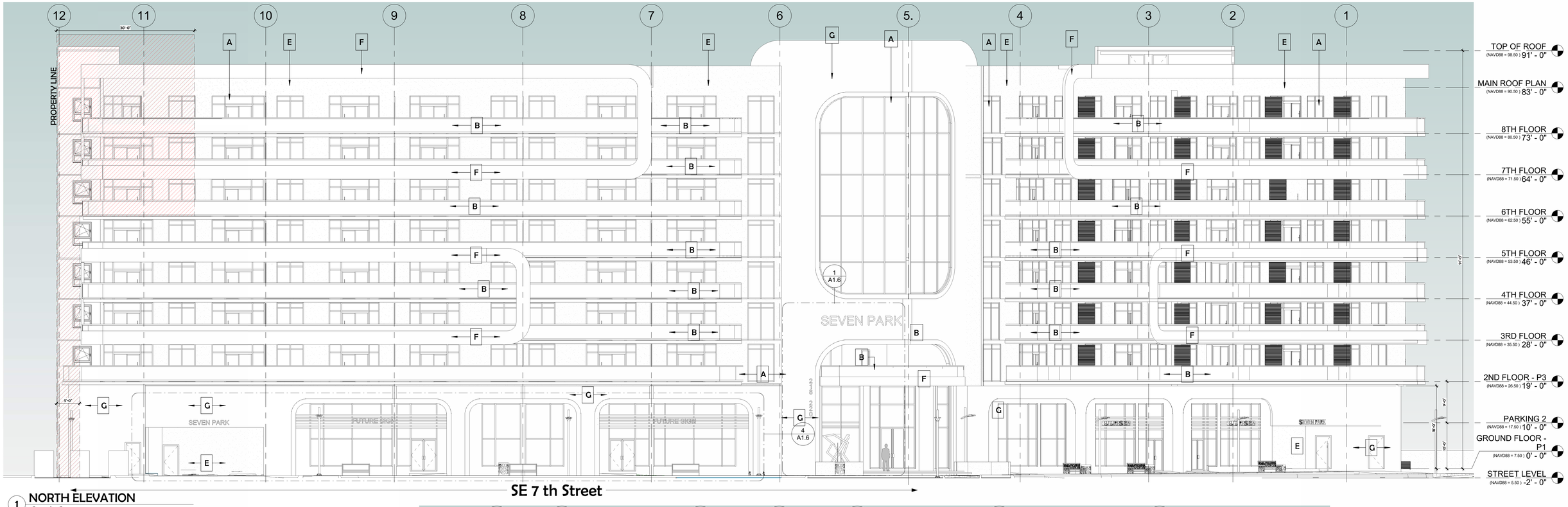
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ENLARGED UNIT 618

PROJECT #24-003

A4.6



1 NORTH ELEVATION
1" = 10'-0"

FACADE FINISHES		
A		DARK GREY ALUMINUM FRAMES LIGHT GREY GLASS
B		DARK GREY ALUMINUM POSTS LIGHT GREY GLASS
C		PERFORATED ALUMINUM SCREEN
D		OUTDOOR COMMON AREAS RECTANGULAR CONCRETE PAVERS MULTICOLOR
E		SCORED LIMESTONE PMR STUCCO FINISH DRYVIT # 133 DRIFTWOOD OR SIMILAR
F		EXTERIOR STUCCO PAINTED SW 7661 REFLECTION
G		VERTICAL RESIN WOOD LIKE SLATS
H		EXTERIOR STUCCO PAINTED SW 7061 NIGHT OWL



4 EAST ELEVATION
1" = 10'-0"

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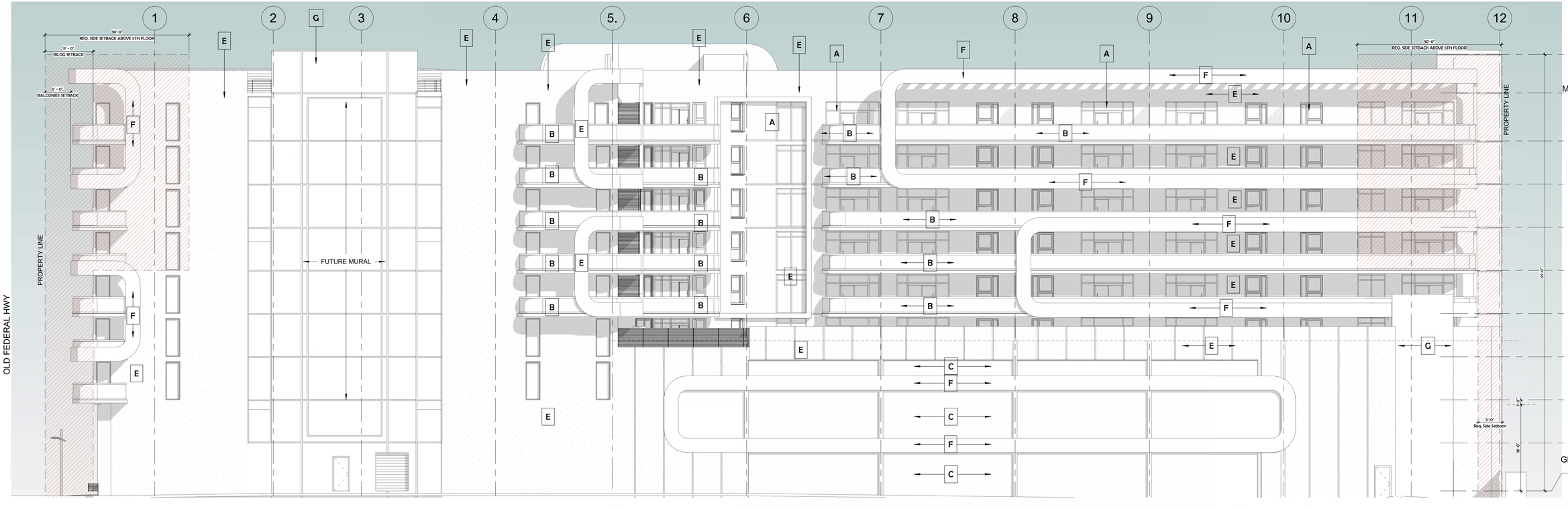
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NORTH AND EAST ELEVATIONS

PROJECT #24-003

A5.0



1 SOUTH ELEVATION
1" = 10'-0"

FACADE FINISHES

A		DARK GREY ALUMINUM FRAMES LIGHT GREY GLASS
B		DARK GREY ALUMINUM POSTS LIGHT GREY GLASS
C		PERFORATED ALUMINUM SCREEN
D		OUTDOOR COMMON AREAS RECTANGULAR CONCRETE PAVERS MULTICOLOR
E		SCORED LIMESTONE PMR STUCCO FINISH DRYVIT # 133 DRIFTWOOD OR SIMILAR
F	SW 7661 Reflection	EXTERIOR STUCCO PAINTED SW 7661 REFLECTION
G		VERTICAL RESIN WOOD LIKE SLATS
H	SW 7061 Night Owl	EXTERIOR STUCCO PAINTED SW 7061 NIGHT OWL



2 WEST ELEVATION
1" = 10'-0"

RESERVED FOR REVIEWER USE

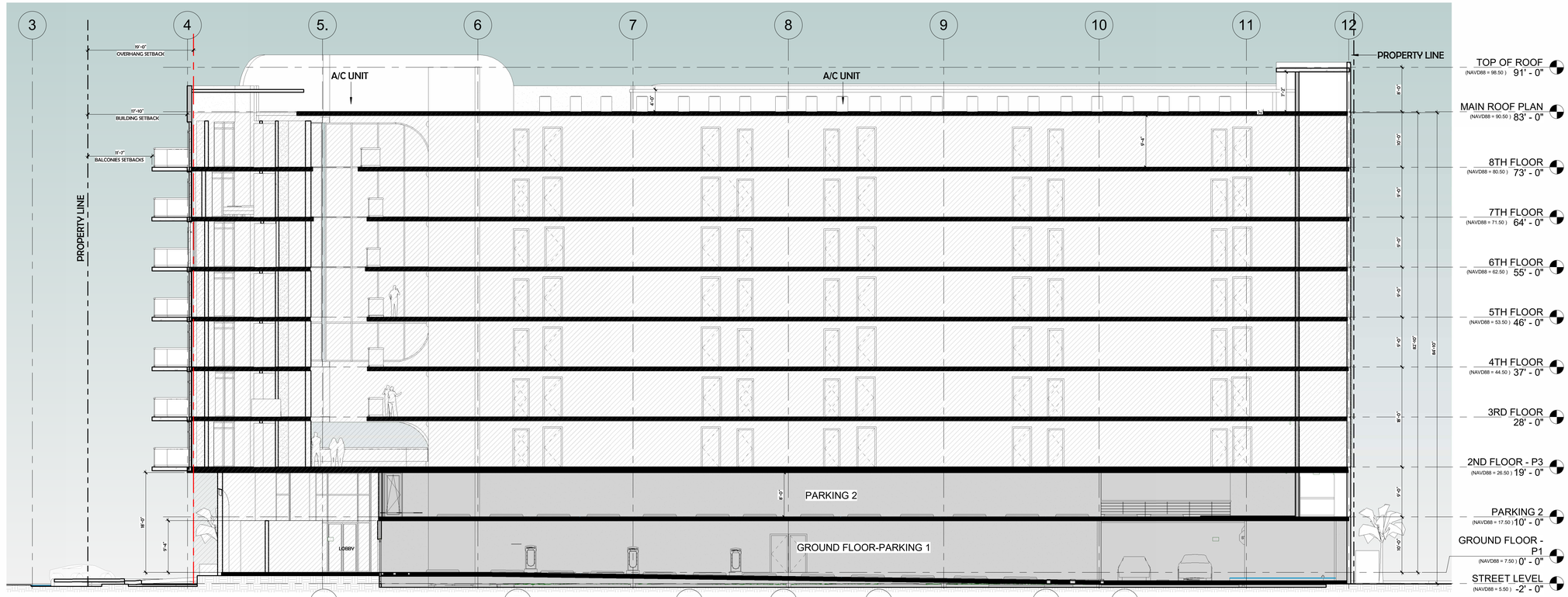
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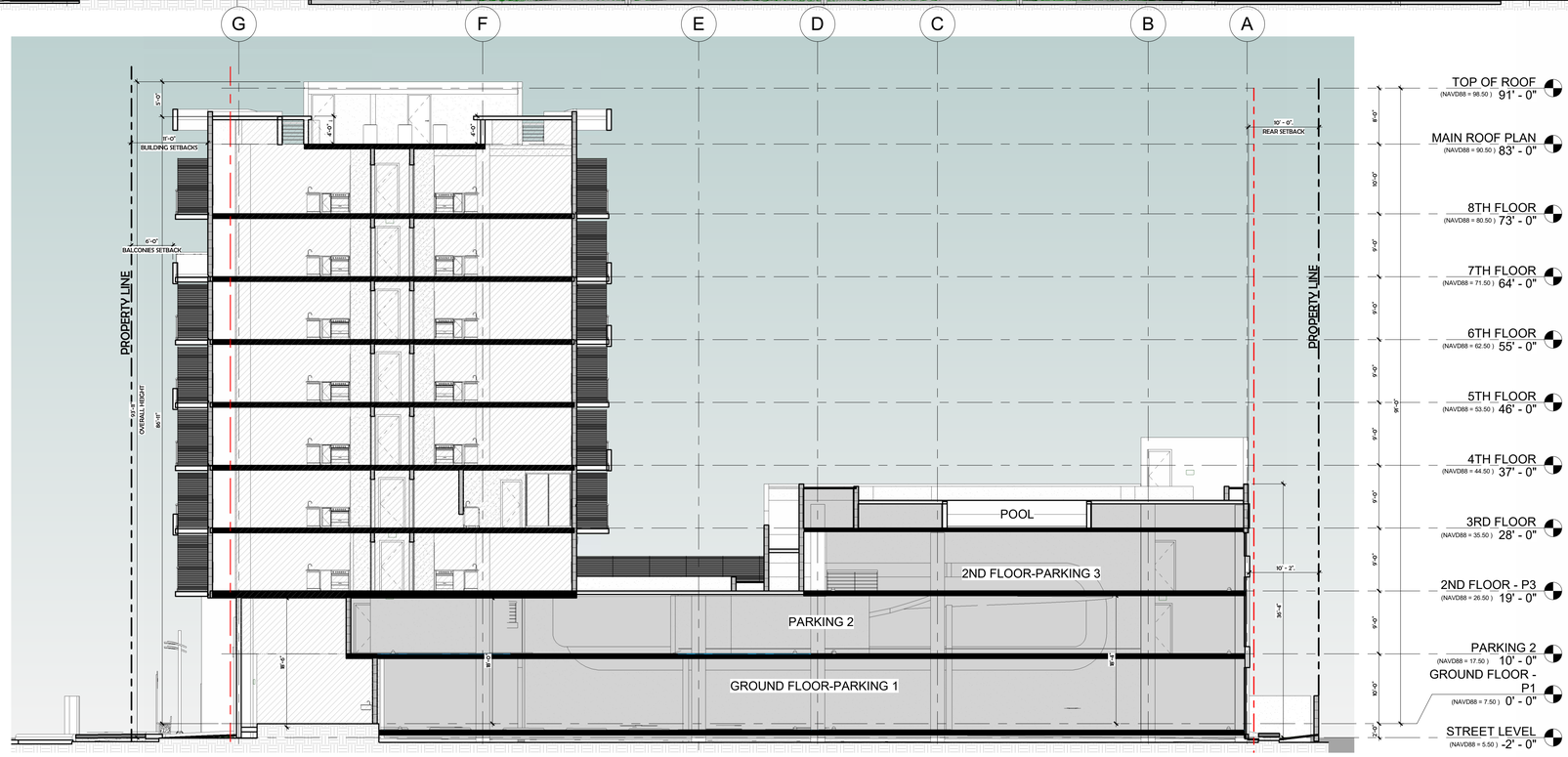
SOUTH AND WEST ELEVATIONS

PROJECT #24-003

A5.1



1 GENERAL SECTION #1
1" = 10'-0"



2 GENERAL SECTION #2
1" = 10'-0"

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SECTION LEGEND
HABITABLE SPACE
PARKING

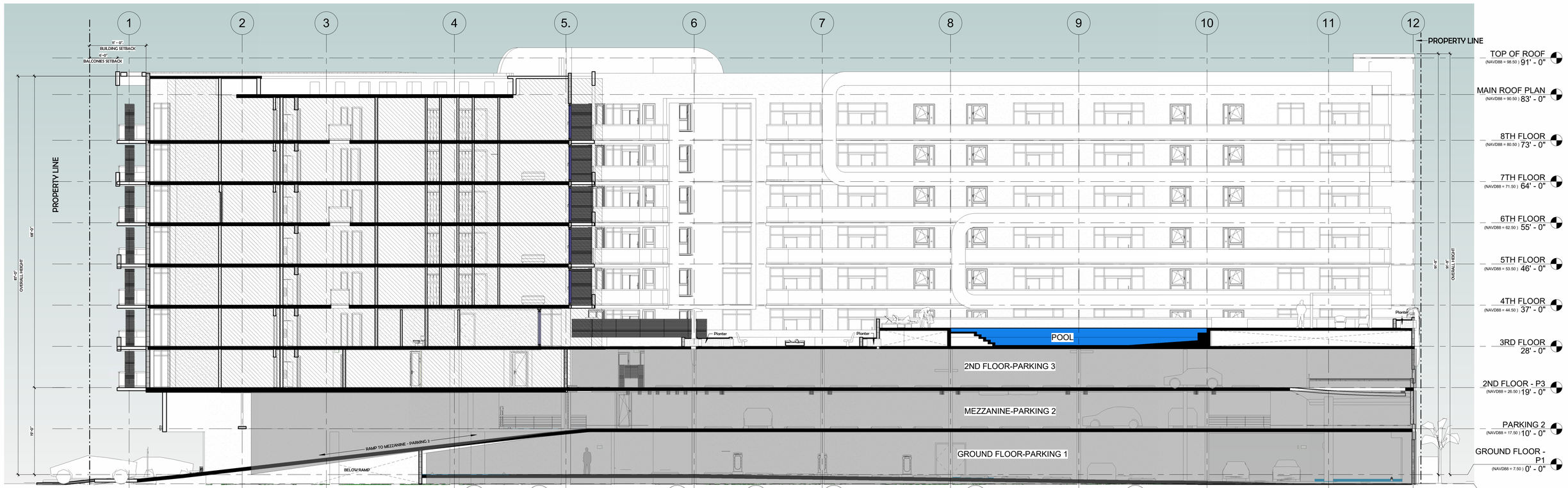
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GENERAL SECTIONS #1 & #2

PROJECT #24-003

A6.0



3 GENERAL SECTION #3
1" = 10'-0"



4 GENERAL SECTION # 4
1" = 10'-0"

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GENERAL SECTIONS #3 & #4

PROJECT #24-003

A6.1



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NORTH WEST VIEW

PROJECT #24-003

A11.0



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SOUTH EAST VIEW

PROJECT #24-003

A11.1



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SOUTH WEST VIEW

PROJECT #24-003

A11.2



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EAST VIEW

PROJECT #24-003

A11.3



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NORTH VIEW

PROJECT #24-003

A11.4



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SOUTH VIEW

PROJECT #24-003

A11.5



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WEST VIEW

PROJECT #24-003

A11.6

REMOTENESS REQUIREMENTS (PER NFPA 101, 7.5.1.2)		
FIRE SPRINKLERED		
DIAGONAL OVERALL BUILDING DIMENSION X 1/3 =	MIN. REQUIRED DISTANCE BETWEEN DOORS	MIN. PROVIDED DISTANCE BETWEEN DOORS
DIAGONAL OVERALL = 87'	X 1/3 =	106.3 FT.

INTERIOR FINISH CLASSIFICATION LIMITS - NEW MERCANTILE (NFPA 101, TABLE A.10.2.2)	
	WALLS & CEILINGS
EXITS	CLASS A OR B / CLASS I OR II
EXIT ACCESS CORRIDORS	CLASS A, B, OR C
OTHER SPACES	CLASS A or B Clg. / A, B OR C WALLS

1. USE - TENANT INTERIOR BUILD-OUT
2. CLASS A : INTERIOR WALL & CEILING FINISH - FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
3. CLASS B: INTERIOR WALL & CEILING FINISH - FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
4. CLASS C: INTERIOR WALL & CEILING FINISH - FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450
5. CLASS I: INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX, NOT LESS THAN 0.45 W / SQ CM
6. CLASS II: INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX, NOT MORE THAN 0.22 W / SQ CM, BUT LESS THAN 0.22 W / SQ CM

REMOTENESS REQUIREMENTS (PER NFPA 101, 7.5.1.2)		
FIRE SPRINKLERED		
DIAGONAL OVERALL BUILDING DIMENSION X 1/3 =	MIN. REQUIRED DISTANCE BETWEEN DOORS	MIN. PROVIDED DISTANCE BETWEEN DOORS (FT.)
DIAGONAL OVERALL = 87'	X 1/3 =	106.3'

LIFE SAFETY NOTES

1. FOR EMERGENCY LIGHTS, REFER TO ELECTRICAL PLANS.
2. EGRESS PATH TO PUBLIC WAY ARE LEVEL & SLIP RESISTANT AS PER FFPC 2018 7.1.6-2/3
3. ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
4. THRESHOLD WILL NOT EXCEED MORE THAN 1/2" MAX.
5. INTERIOR FINISHES TO COMPLY WITH NFPA 101 8TH EDITION A10.2.2. AND INTERIOR WALL, CEILING, FLOORS, DECORATIONS AND TRIM SHALL COMPLY WITH FBC CHAPTER 8.
6. THE PROPOSED BUILDING IS FIRE-SPRINKLERED
7. G.C. TO PROVIDE BLUE ROAD PAVEMENT REFLECTOR BIDIRECTIONAL WHEN HYDRANT IS PRESENT. (DENOTE THE PRESENCE OF THE FIRE HYDRANT ON THE ROADWAY ADJACENT TO THE FIRE HYDRANT)
8. ALL BUILDINGS MUST BE DESIGNED TO MAINTAIN/PROVIDE MINIMUM RADIO SIGNAL STRENGTH, NFPA 1 11.10.1 CONCERNING FIRE DEPARTMENT COMMUNICATIONS, NFPA 72 24.5.2.1.2.
9. FOR BDA ROOM SEE SHEET A2.1

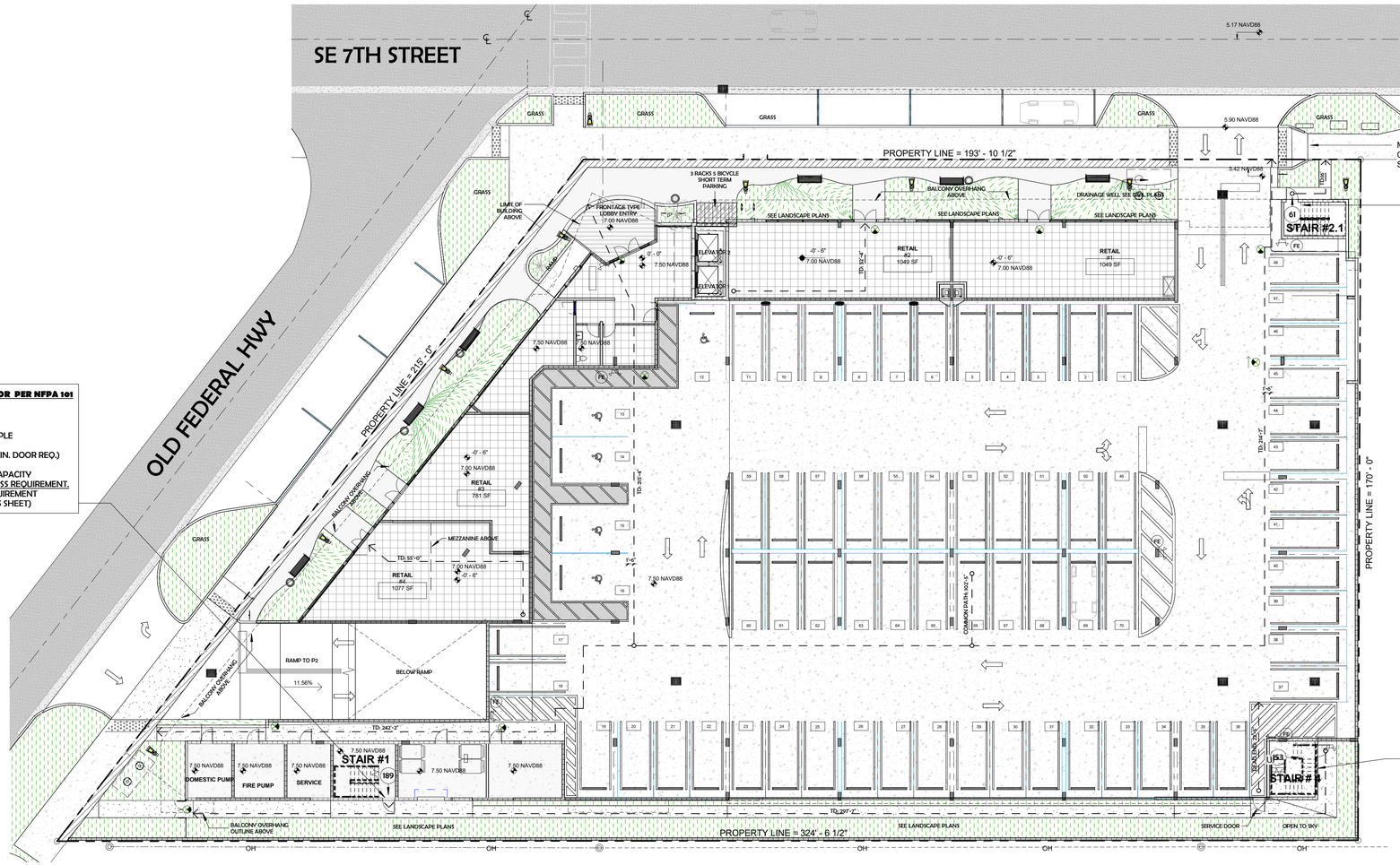
LIFE SAFETY LEGEND

- XX' - XX' — TRAVEL DISTANCE
- # — NUMBER OF EGRESS OCCUPANTS
- 1H FIRE RATED 8" CMU WALL
- NEW INTERIOR PARTITION
- FE — FIRE EXTINGUISHER
- EXIT SIGN
- EM: EMERGENCY LIGHT/ 90 MINUTES BATTERY BACK-UP

PROVIDE & INSTALL ONE CERTIFIED 2A-10BC FIRE EXTINGUISHER FOT EACH 3000 SG. FT. WITH A MAXIMUM TRAVEL DIASTANCE TO REACH OF 75'. TOP NOT TO EXCEED 5' ABOVE THE FLOOR. SEE PLAN FOR LOCATION.

NOTE:
* ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED. COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING.
* ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR.
* FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DWGS AND ALL CALCULATIONS REQ'D TO COMPLY W/ NFPA 101, FBC, & FFPC

RESERVED FOR REVIEWER USE



1 LIFE SAFETY - SITE PLAN
1/16" = 1'-0"

STAIRS #1 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1
DOOR WIDTH
36" DOOR
CLEAR 38" / .2 = 190 PEOPLE

189 OCC. *.2 = 37.8" (38" MIN. DOOR REQ.)

EGRESS DOOR MEETS CAPACITY
DOOR MEET REMOTENESS REQUIREMENT.
(SEE REMOTENESS REQUIREMENT CALCULATIONS ON THIS SHEET)

STAIRS #2 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1
DOOR WIDTH 36" DOOR
CLEAR 36" / .2 = 180 PEOPLE

61 OCC. *.2 = 12.2" (36" MIN. DOOR REQ.)

EGRESS DOOR MEETS CAPACITY
DOOR MEET REMOTENESS REQUIREMENT.
(SEE REMOTENESS REQUIREMENT CALCULATIONS ON THIS SHEET)

STAIRS #4 EGRESS PER NFPA 101 SECTION 7.3.3.1
STAIR WIDTH 46"
CLEAR 46" / .3 = 153 PEOPLE

153 OCC. *.3 = 45.9" (46" MIN. WIDTH REQ.)

EGRESS STAIR MEETS CAPACITY
DOOR MEET REMOTENESS REQUIREMENT.
(SEE REMOTENESS REQUIREMENT CALCULATIONS ON THIS SHEET)

REQUIRED SEPARATION OF OCCUPANCY - SPRINKLERED (RESIDENTIAL & S-2), F.B.C. BUILDING, TABLE 508.4	
OCCUPANCY	HOURS
R / R	N
R / S2 (PARKING OPEN)	1 (C)
S-2 / S2 (PARKING OPEN)	N
N = NO SEPARATION REQUIREMENT. C. SEE SECTIONS 406.3.2 AND 406.6.4.	

OCCUPANCY LOAD CHART (CALCULATED BY FLOOR)

LEVEL	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR (AS PER FFPC 6TH EDITION - NFPA 101, TABLE 7.3.1.2)	FLOOR AREA IN SQ. FT.	OCC.	OCC. (ROUNDED)
G.F. / P1	MERCANTILE - CLASS C GARAGE	30G 200G	4,149 S.F. 29,130 S.F.	138.3 145.65	139 146
MZZ. / P2	GARAGE	200G	24,293 S.F.	121.46	122
2ND FLOOR / P3	RESIDENTIAL GARAGE	200G 200G	13,018 S.F. 11,807 S.F.	65.09 59.04	81 60
3ND FLOOR	RESIDENTIAL SWIMMING POOL DECK WATER SURFACE	200G 30G 50G	14,091 S.F. 8,466 S.F. 1,120 S.F.	70.46 282.20 22.4	71 283 23
4ND FLOOR	RESIDENTIAL	200G	15,290 S.F.	76.45	77
5ND FLOOR	RESIDENTIAL	200G	15,296 S.F.	76.48	77
6ND FLOOR	RESIDENTIAL	200G	15,293 S.F.	76.46	77
7ND FLOOR	RESIDENTIAL	200G	15,294 S.F.	76.47	77
8ND FLOOR	RESIDENTIAL	200G	15,306 S.F.	76.53	77
TOTAL FOR ALL SPACES IN THE SCOPE OF WORK			182,553 SF		

LIFE SAFETY DETAILS - SPRINKLERED (RESIDENTIAL & S-2), NFPA 101, TABLE A7.6.			
	R-2	S-2	M (CLASS C)
TRAVEL DISTANCE NFPA 101, 36.2.6.1			150'
TRAVEL DISTANCE WITHIN A DWELLING UNIT. NFPA 101, 30.2.1.2	125'		
DWELLING UNIT, EXIT ACCESS TRAVEL DISTANCE. NFPA 101, 30.2.6.3.2	200'		
AREAS OTHER THAN LIVING UNIT, EXIT ACCESS TRAVEL DISTANCE. NFPA 101, 30.2.6.4	250'	200'	
COMMON PATH OF TRAVEL SHALL NOT EXCEED:	50'	50'	
MAX. DEAD-END CORRIDOR SHALL NOT EXCEED R, M & B 50 FT.	50'	50'	
MIN. NUMBER OF MEANS OF EGRESS (NFPA101, 30.2.4.3)	2		
SHOWN PATH IN PLANS INDICATES WORSE CASE SCENARIO.			

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LIFE SAFETY PLAN - GROUND FLOOR

PROJECT #24-003

LS1.0

OCCUPANCY LOAD CHART (CALCULATED BY FLOOR)					
LEVEL	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR (AS PER FFPC 6TH EDITION - NFPA 101, TABLE 7.3.1.2)	FLOOR AREA IN SQ. FT.	OCC.	OCC. (ROUNDED)
G.F. / P1	MERCANTILE - CLASS C GARAGE	30G 200G	4,149 S.F. 29,130 S.F.	138.3 145.65	139 146
MZZ. / P2	GARAGE	200G	24,293 S.F.	121.46	122
2ND FLOOR / P3	RESIDENTIAL GARAGE	200G 200G	13,018 S.F. 11,807 S.F.	65.09 59.04	81 60
3ND FLOOR	RESIDENTIAL SWIMMING POOL DECK WATER SURFACE	200G 30G 50G	14,091 S.F. 8,466 S.F. 1,120 S.F.	70.46 282.20 22.4	71 283 23
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7ND FLOOR	RESIDENTIAL	200G	15,294 S.F.	76.47	77
8ND FLOOR	RESIDENTIAL	200G	15,306 S.F.	76.53	77
TOTAL FOR ALL SPACES IN THE SCOPE OF WORK			**182,553 SF**		

LIFE SAFETY DETAILS - SPRINKLERED (RESIDENTIAL & S-2), NFPA 101, TABLE A7.6.			
	R-2	S-2	M (CLASS C)
TRAVEL DISTANCE NFPA 101, 36.2.6.1			150'
TRAVEL DISTANCE WITHIN A DWELLING UNIT. NFPA 101, 30.2.1.2	125'		
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COMMON PATH OF TRAVEL SHALL NOT EXCEED:	50'	50'	
MAX. DEAD-END CORRIDOR SHALL NOT EXCEED R, M & B 50 FT.	50'	50'	
MIN. NUMBER OF MEANS OF EGRESS (NFPA101, 30.2.4.3)	2		

SHOWN PATH IN PLANS INDICATES WORSE CASE SCENARIO.

REQUIRED SEPARATION OF OCCUPANCY - SPRINKLERED (RESIDENTIAL & S-2), F.B.C. BUILDING, TABLE 508.4	
OCCUPANCY	HOURS
R / R	N
R / S2 (PARKING OPEN)	1 (C)
S-2 / S2 (PARKING OPEN)	N

N = NO SEPARATION REQUIREMENT.
C. SEE SECTIONS 406.3.2 AND 406.6.4.

REMOTENESS REQUIREMENTS (PER NFPA 101, 7.5.1.2)		
FIRE SPRINKLERED		
DIAGONAL OVERALL X 1/3 = BUILDING DIMENSION	MIN. REQUIRED DISTANCE BETWEEN DOORS	MIN. PROVIDED DISTANCE BETWEEN DOORS
DIAGONAL OVERALL = 87'	X 1/3 =	106.3 FT.

REMOTENESS REQUIREMENTS (PER NFPA 101, 7.5.1.2)		
FIRE SPRINKLERED		
DIAGONAL OVERALL X 1/3 = BUILDING DIMENSION	MIN. REQUIRED DISTANCE BETWEEN DOORS	MIN. PROVIDED DISTANCE BETWEEN DOORS (FT.)
DIAGONAL OVERALL = 87'	X 1/3 =	106.3'

INTERIOR FINISH CLASSIFICATION LIMITS - NEW MERCANTILE (NFPA 101, TABLE A.10.2.2)	
	WALLS & CEILINGS
EXITS	CLASS A OR B / CLASS I OR II
EXIT ACCESS CORRIDORS	CLASS A, B, OR C
OTHER SPACES	CLASS A or B Clg. / A, B OR C WALLS

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6. CLASS II: INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX, NOT MORE THAN 0.22 W / SQ CM, BUT LESS THAN 0.22 W / SQ CM

LIFE SAFETY NOTES

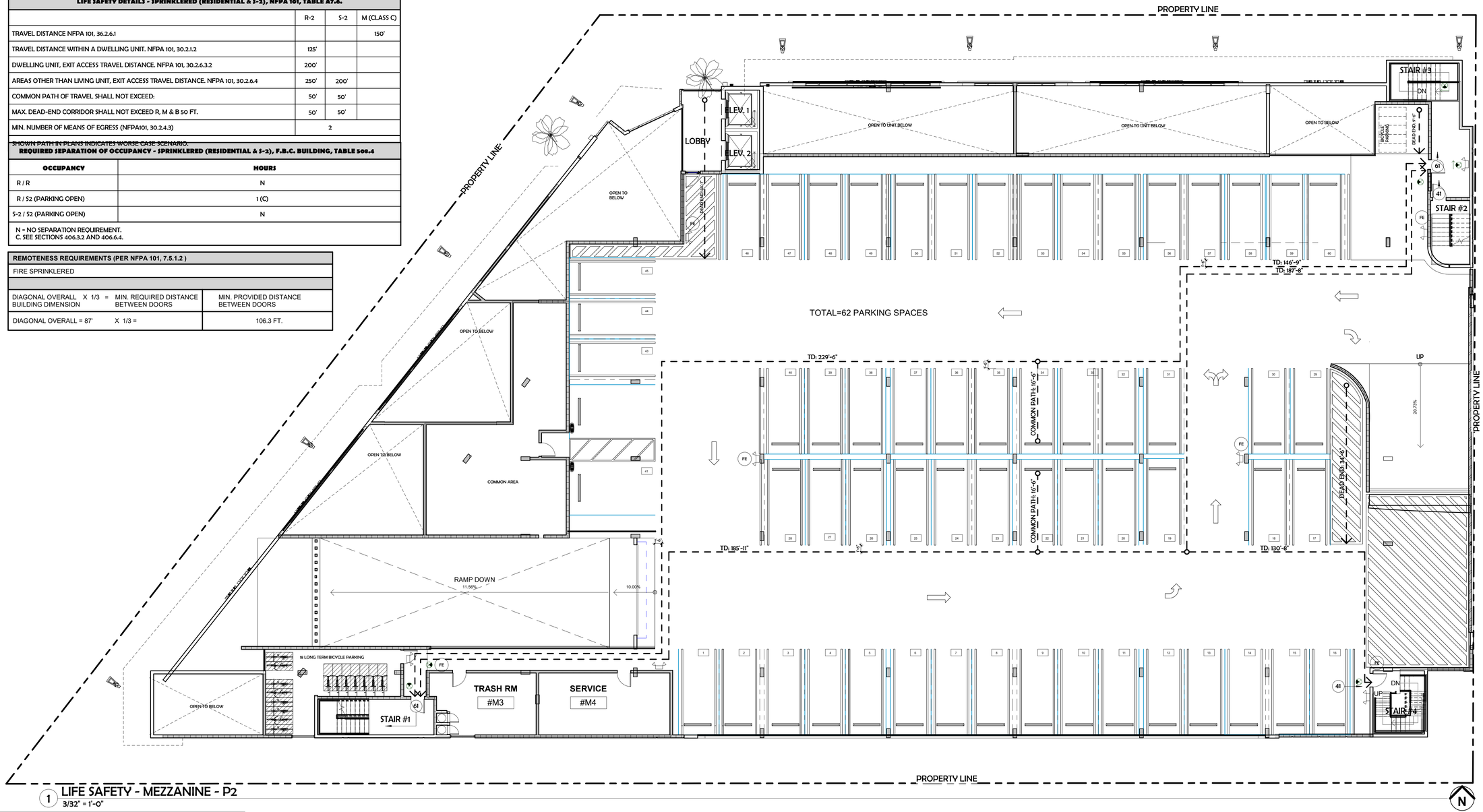
1. FOR EMERGENCY LIGHTS, REFER TO ELECTRICAL PLANS.
2. EGRESS PATH TO PUBLIC WAY ARE LEVEL & SLIP RESISTANT AS PER FFPC 2018 7.1.6-2/3
3. ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
4. THRESHOLD WILL NOT EXCEED MORE THAN 1/2" MAX.
5. INTERIOR FINISHES TO COMPLY WITH NFPA 101 8TH EDITION A10.2.2. AND INTERIOR WALL, CEILING, FLOORS, DECORATIONS AND TRIM SHALL COMPLY WITH FBC CHAPTER 8.
6. THE PROPOSED BUILDING IS FIRE-SPRINKLERED
7. G.C. TO PROVIDE BLUE ROAD PAVEMENT REFLECTOR BIDIRECTIONAL WHEN HYDRANT IS PRESENT. (DENOTE THE PRESENCE OF THE FIRE HYDRANT ON THE ROADWAY ADJACENT TO THE FIRE HYDRANT)
8. ALL BUILDINGS MUST BE DESIGNED TO MAINTAIN/PROVIDE MINIMUM RADIO SIGNAL STRENGTH, NFPA 1 11.10.1 CONCERNING FIRE DEPARTMENT COMMUNICATIONS, NFPA 72 24.5.2.1.2.
9. FOR BDA ROOM SEE SHEET A2.1

LIFE SAFETY LEGEND

- XX' - XX" — TRAVEL DISTANCE
- # — NUMBER OF EGRESS OCCUPANTS
- 1H FIRE RATED 8" CMU WALL
- NEW INTERIOR PARTITION
- FE — FIRE EXTINGUISHER
- EXIT SIGN
- EM: EMERGENCY LIGHT/ 90 MINUTES BATTERY BACK-UP

PROVIDE & INSTALL ONE CERTIFIED 2A-10BC FIRE EXTINGUISHER FOT EACH 3000 SQ. FT. WITH A MAXIMUM TRAVEL DIASTANCE TO REACH OF 75'. TOP NOT TO EXCEED 5' ABOVE THE FLOOR. SEE PLAN FOR LOCATION.

NOTE:
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* ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR.
* FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DWGS AND ALL CALCULATIONS REQ'D TO COMPLY W/ NFPA 101, FBC, & FFPC



1 LIFE SAFETY - MEZZANINE - P2
3/32" = 1'-0"

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LIFE SAFETY - MEZZANINE - P2

PROJECT #24-003

LS1.1

OCCUPANCY LOAD CHART (CALCULATED BY FLOOR)					
LEVEL	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR (AS PER FFPC 6TH EDITION - NFPA 101, TABLE 7.3.1.2)	FLOOR AREA IN SQ. FT.	OCC.	OCC. (ROUNDED)
G.F. / P1	MERCANTILE - CLASS C GARAGE	30G 200G	4,149 S.F. 29,130 S.F.	138.3 145.65	139 146
MZZ. / P2	GARAGE	200G	24,293 S.F.	121.46	122
2ND FLOOR / P3	RESIDENTIAL GARAGE	200G 200G	13,018 S.F. 11,807 S.F.	65.09 59.04	81 60
3ND FLOOR	RESIDENTIAL SWIMMING POOL DECK WATER SURFACE	200G 30G 50G	14,091 S.F. 8,466 S.F. 1,120 S.F.	70.46 282.20 22.4	71 283 23
4ND FLOOR	RESIDENTIAL	200G	15,290 S.F.	76.45	77
5ND FLOOR	RESIDENTIAL	200G	15,296 S.F.	76.48	77
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8ND FLOOR	RESIDENTIAL	200G	15,306 S.F.	76.53	77
TOTAL FOR ALL SPACES IN THE SCOPE OF WORK			182,553 SF		

LIFE SAFETY DETAILS - SPRINKLERED (RESIDENTIAL & S-2), NFPA 101, TABLE A7.6.			
	R-2	S-2	M (CLASS C)
TRAVEL DISTANCE NFPA 101, 36.2.6.1			150'
TRAVEL DISTANCE WITHIN A DWELLING UNIT. NFPA 101, 30.2.1.2	125'		
DWELLING UNIT, EXIT ACCESS TRAVEL DISTANCE. NFPA 101, 30.2.6.3.2	200'		
AREAS OTHER THAN LIVING UNIT, EXIT ACCESS TRAVEL DISTANCE. NFPA 101, 30.2.6.4	250'	200'	
COMMON PATH OF TRAVEL SHALL NOT EXCEED:	50'	50'	
MAX. DEAD-END CORRIDOR SHALL NOT EXCEED R, M & B 50 FT.	50'	50'	
MIN. NUMBER OF MEANS OF EGRESS (NFPA101, 30.2.4.3)	2		

SHOWN PATH IN PLANS INDICATES WORSE CASE SCENARIO

REQUIRED SEPARATION OF OCCUPANCY - SPRINKLERED (RESIDENTIAL & S-2), F.B.C. BUILDING, TABLE 508.4	
OCCUPANCY	HOURS
R / R	N
R / S2 (PARKING OPEN)	1 (C)
S-2 / S2 (PARKING OPEN)	N

N = NO SEPARATION REQUIREMENT.
C. SEE SECTIONS 406.3.2 AND 406.6.4.

REMOTENESS REQUIREMENTS (PER NFPA 101, 7.5.1.2)		
FIRE SPRINKLERED		
DIAGONAL OVERALL X 1/3 = BUILDING DIMENSION	MIN. REQUIRED DISTANCE BETWEEN DOORS	MIN. PROVIDED DISTANCE BETWEEN DOORS
DIAGONAL OVERALL = 87'	X 1/3 =	106.3 FT.

REMOTENESS REQUIREMENTS (PER NFPA 101, 7.5.1.2)		
FIRE SPRINKLERED		
DIAGONAL OVERALL X 1/3 = BUILDING DIMENSION	MIN. REQUIRED DISTANCE BETWEEN DOORS	MIN. PROVIDED DISTANCE BETWEEN DOORS (FT.)
DIAGONAL OVERALL = 87'	X 1/3 =	106.3'

INTERIOR FINISH CLASSIFICATION LIMITS - NEW MERCANTILE (NFPA 101, TABLE A.10.2.2)	
	WALLS & CEILINGS
EXITS	CLASS A OR B / CLASS I OR II
EXIT ACCESS CORRIDORS	CLASS A, B, OR C
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LIFE SAFETY NOTES

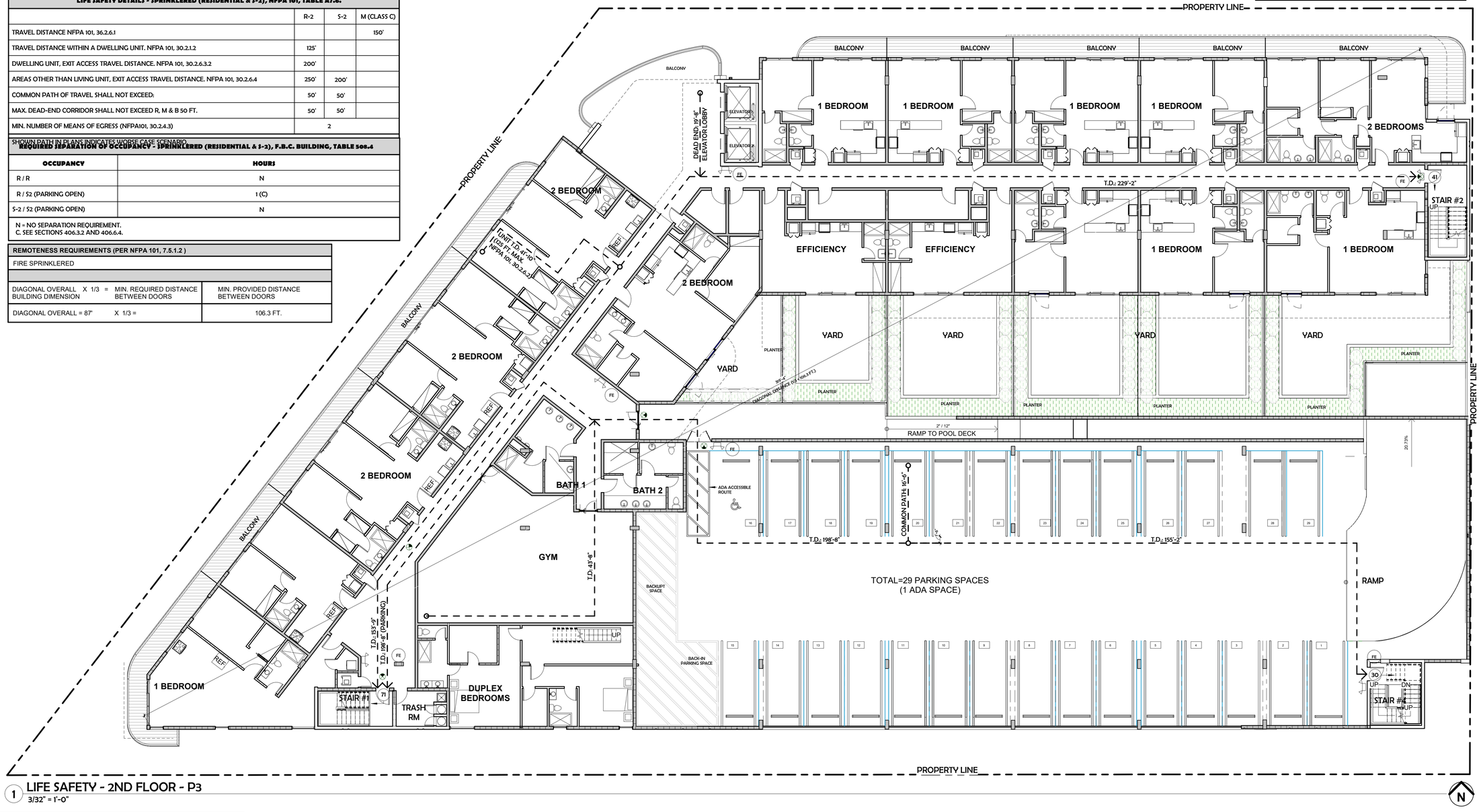
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3. ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
4. THRESHOLD WILL NOT EXCEED MORE THAN 1/2" MAX.
5. INTERIOR FINISHES TO COMPLY WITH NFPA 101 8TH EDITION A10.2.2. AND INTERIOR WALL, CEILING, FLOORS, DECORATIONS AND TRIM SHALL COMPLY WITH FBC CHAPTER 8.
6. THE PROPOSED BUILDING IS FIRE-SPRINKLERED
7. G.C. TO PROVIDE BLUE ROAD PAVEMENT REFLECTOR BIDIRECTIONAL WHEN HYDRANT IS PRESENT. (DENOTE THE PRESENCE OF THE FIRE HYDRANT ON THE ROADWAY ADJACENT TO THE FIRE HYDRANT)
8. ALL BUILDINGS MUST BE DESIGNED TO MAINTAIN/PROVIDE MINIMUM RADIO SIGNAL STRENGTH, NFPA 1 11.10.1 CONCERNING FIRE DEPARTMENT COMMUNICATIONS, NFPA 72 24.5.2.1.2.
9. FOR BDA ROOM SEE SHEET A2.1

LIFE SAFETY LEGEND

- XX' - XX" — TRAVEL DISTANCE
- # — NUMBER OF EGRESS OCCUPANTS
- 1H FIRE RATED 8" CMU WALL
- NEW INTERIOR PARTITION
- FE — FIRE EXTINGUISHER
- EXIT SIGN
- EM: EMERGENCY LIGHT/ 90 MINUTES BATTERY BACK-UP

PROVIDE & INSTALL ONE CERTIFIED 2A-10BC FIRE EXTINGUISHER FOT EACH 3000 SQ. FT. WITH A MAXIMUM TRAVEL DIASTANCE TO REACH OF 75'. TOP NOT TO EXCEED 5' ABOVE THE FLOOR. SEE PLAN FOR LOCATION.

NOTE:
* ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED. COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING.
* ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR.
* FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DWGS AND ALL CALCULATIONS REQ'D TO COMPLY W/ NFPA 101, FBC, & FFPC



1 LIFE SAFETY - 2ND FLOOR - P3
3/32" = 1'-0"

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LIFE SAFETY - 2ND FLOOR - P3

PROJECT #24-003

LS1.2

OCCUPANCY LOAD CHART (CALCULATED BY FLOOR)

LEVEL	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR (AS PER FFPC 6TH EDITION - NFPA 101, TABLE 7.3.1.2)	FLOOR AREA IN SQ. FT.	OCC.	OCC. (ROUNDED)
G.F. / P1	MERCANTILE - CLASS C GARAGE	30G 200G	4,149 S.F. 29,130 S.F.	138.3 145.65	139 146
MZZ. / P2	GARAGE	200G	24,293 S.F.	121.46	122
2ND FLOOR / P3	RESIDENTIAL GARAGE	200G 200G	13,018 S.F. 11,807 S.F.	65.09 59.04	81 60
3ND FLOOR	RESIDENTIAL SWIMMING POOL DECK WATER SURFACE	200G 30G 50G	14,091 S.F. 8,466 S.F. 1,120 S.F.	70.46 282.20 22.4	71 283 23
4ND FLOOR	RESIDENTIAL	200G	15,290 S.F.	76.45	77
5ND FLOOR	RESIDENTIAL	200G	15,296 S.F.	76.48	77
6ND FLOOR	RESIDENTIAL	200G	15,293 S.F.	76.46	77
7ND FLOOR	RESIDENTIAL	200G	15,294 S.F.	76.47	77
8ND FLOOR	RESIDENTIAL	200G	15,306 S.F.	76.53	77
TOTAL FOR ALL SPACES IN THE SCOPE OF WORK			**182,553 SF**		

LIFE SAFETY DETAILS - SPRINKLERED (RESIDENTIAL & S-2), NFPA 101, TABLE A7.6.

	R-2	S-2	M (CLASS C)
TRAVEL DISTANCE NFPA 101, 36.2.6.1			150'
TRAVEL DISTANCE WITHIN A DWELLING UNIT. NFPA 101, 30.2.1.2	125'		
DWELLING UNIT, EXIT ACCESS TRAVEL DISTANCE. NFPA 101, 30.2.6.3.2	200'		
AREAS OTHER THAN LIVING UNIT, EXIT ACCESS TRAVEL DISTANCE. NFPA 101, 30.2.6.4	250'	200'	
COMMON PATH OF TRAVEL SHALL NOT EXCEED:	50'	50'	
MAX. DEAD-END CORRIDOR SHALL NOT EXCEED R, M & B 50 FT.	50'	50'	
MIN. NUMBER OF MEANS OF EGRESS (NFPA101, 30.2.4.3)	2		

SHOWN PATH IN PLANS INDICATES WORSE CASE SCENARIO.

REQUIRED SEPARATION OF OCCUPANCY - SPRINKLERED (RESIDENTIAL & S-2), F.B.C. BUILDING, TABLE 508.4

OCCUPANCY	HOURS
R / R	N
R / S2 (PARKING OPEN)	1 (C)
S-2 / S2 (PARKING OPEN)	N

N = NO SEPARATION REQUIREMENT.
C. SEE SECTIONS 406.3.2 AND 406.6.4.

REMOTENESS REQUIREMENTS (PER NFPA 101, 7.5.1.2)

FIRE SPRINKLERED

DIAGONAL OVERALL X 1/3 = BUILDING DIMENSION	MIN. REQUIRED DISTANCE BETWEEN DOORS	MIN. PROVIDED DISTANCE BETWEEN DOORS
DIAGONAL OVERALL = 87'	X 1/3 =	106.3 FT.

REMOTENESS REQUIREMENTS (PER NFPA 101, 7.5.1.2)

FIRE SPRINKLERED

DIAGONAL OVERALL X 1/3 = BUILDING DIMENSION	MIN. REQUIRED DISTANCE BETWEEN DOORS	MIN. PROVIDED DISTANCE BETWEEN DOORS (FT.)
DIAGONAL OVERALL = 87'	X 1/3 =	106.3'

INTERIOR FINISH CLASSIFICATION LIMITS - NEW MERCANTILE (NFPA 101, TABLE A.10.2.2)

	WALLS & CEILINGS
EXITS	CLASS A OR B / CLASS I OR II
EXIT ACCESS CORRIDORS	CLASS A, B, OR C
OTHER SPACES	CLASS A or B Clg. / A, B OR C WALLS

1. USE - TENANT INTERIOR BUILD-OUT
2. CLASS A : INTERIOR WALL & CEILING FINISH - FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
3. CLASS B: INTERIOR WALL & CEILING FINISH - FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
4. CLASS C: INTERIOR WALL & CEILING FINISH - FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450
5. CLASS I: INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX, NOT LESS THAN 0.45 W / SQ CM
6. CLASS II: INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX, NOT MORE THAN 0.22 W / SQ CM, BUT LESS THAN 0.22 W / SQ CM

LIFE SAFETY NOTES

1. FOR EMERGENCY LIGHTS, REFER TO ELECTRICAL PLANS.
2. EGRESS PATH TO PUBLIC WAY ARE LEVEL & SLIP RESISTANT AS PER FFPC 2018 7.1.6-2/3
3. ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
4. THRESHOLD WILL NOT EXCEED MORE THAN 1/2" MAX.
5. INTERIOR FINISHES TO COMPLY WITH NFPA 101 8TH EDITION A10.2.2. AND INTERIOR WALL, CEILING, FLOORS, DECORATIONS AND TRIM SHALL COMPLY WITH FBC CHAPTER 8.
6. THE PROPOSED BUILDING IS FIRE-SPRINKLERED
7. G.C. TO PROVIDE BLUE ROAD PAVEMENT REFLECTOR BIDIRECTIONAL WHEN HYDRANT IS PRESENT. (DENOTE THE PRESENCE OF THE FIRE HYDRANT ON THE ROADWAY ADJACENT TO THE FIRE HYDRANT)
8. ALL BUILDINGS MUST BE DESIGNED TO MAINTAIN/PROVIDE MINIMUM RADIO SIGNAL STRENGTH, NFPA 1 11.10.1 CONCERNING FIRE DEPARTMENT COMMUNICATIONS, NFPA 72 24.5.2.1.2.
9. FOR BDA ROOM SEE SHEET A2.1

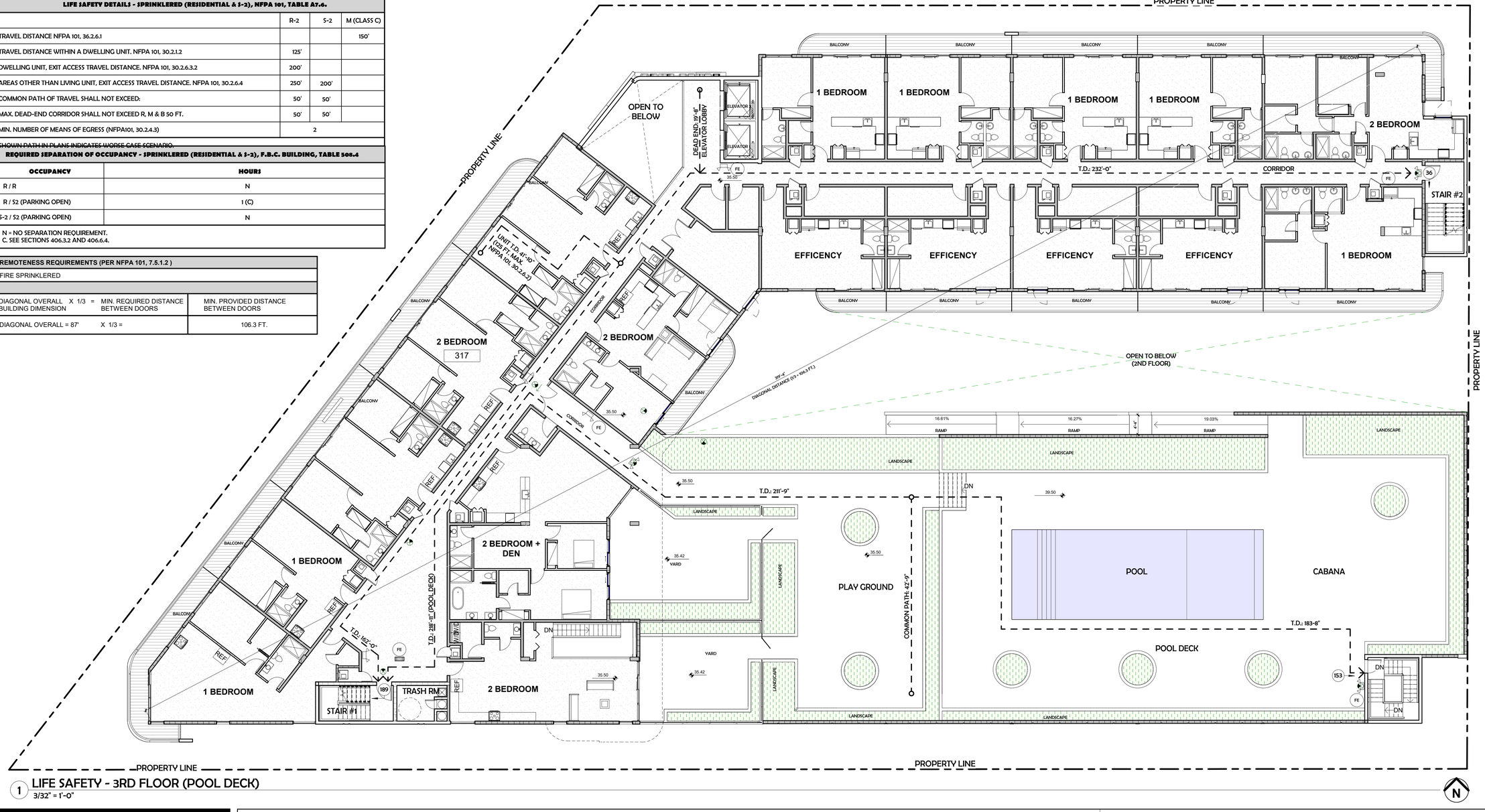
LIFE SAFETY LEGEND

- XX' - XX" — TRAVEL DISTANCE
- # — NUMBER OF EGRESS OCCUPANTS
- 1H FIRE RATED 8" CMU WALL
- NEW INTERIOR PARTITION
- FE — FIRE EXTINGUISHER
- EXIT SIGN
- EM: EMERGENCY LIGHT/ 90 MINUTES BATTERY BACK-UP

PROVIDE & INSTALL ONE CERTIFIED 2A-10BC FIRE EXTINGUISHER FOT EACH 3000 SQ. FT. WITH A MAXIMUM TRAVEL DIASTANCE TO REACH OF 75'. TOP NOT TO EXCEED 5' ABOVE THE FLOOR. SEE PLAN FOR LOCATION.

NOTE:
* ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED. COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING.
* ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR.
* FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DWGS AND ALL CALCULATIONS REQ'D TO COMPLY W/ NFPA 101, FBC, & FFPC

RESERVED FOR REVIEWER USE



1 LIFE SAFETY - 3RD FLOOR (POOL DECK)
3/32" = 1'-0"

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LIFE SAFETY - POOL DECK

PROJECT #24-003

LS1.3

OCCUPANCY LOAD CHART (CALCULATED BY FLOOR)					
LEVEL	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR (AS PER FFPC 6TH EDITION - NFPA 101, TABLE 7.3.1.2)	FLOOR AREA IN SQ. FT.	OCC.	OCC. (ROUNDED)
G.F. / P1	MERCANTILE - CLASS C GARAGE	30G 200G	4,149 S.F. 29,130 S.F.	138.3 145.65	139 146
MZZ. / P2	GARAGE	200G	24,293 S.F.	121.46	122
2ND FLOOR / P3	RESIDENTIAL GARAGE	200G 200G	13,018 S.F. 11,807 S.F.	65.09 59.04	81 60
3ND FLOOR	RESIDENTIAL SWIMMING POOL DECK WATER SURFACE	200G 30G 50G	14,091 S.F. 8,466 S.F. 1,120 S.F.	70.46 282.20 22.4	71 283 23
4ND FLOOR	RESIDENTIAL	200G	15,290 S.F.	76.45	77
5ND FLOOR	RESIDENTIAL	200G	15,296 S.F.	76.48	77
6ND FLOOR	RESIDENTIAL	200G	15,293 S.F.	76.46	77
7ND FLOOR	RESIDENTIAL	200G	15,294 S.F.	76.47	77
8ND FLOOR	RESIDENTIAL	200G	15,306 S.F.	76.53	77
TOTAL FOR ALL SPACES IN THE SCOPE OF WORK			**182,553 SF**		

LIFE SAFETY DETAILS - SPRINKLERED (RESIDENTIAL & S-2), NFPA 101, TABLE A7.6.			
	R-2	S-2	M (CLASS C)
TRAVEL DISTANCE NFPA 101, 36.2.6.1			150'
TRAVEL DISTANCE WITHIN A DWELLING UNIT. NFPA 101, 30.2.1.2	125'		
DWELLING UNIT, EXIT ACCESS TRAVEL DISTANCE. NFPA 101, 30.2.6.3.2	200'		
AREAS OTHER THAN LIVING UNIT, EXIT ACCESS TRAVEL DISTANCE. NFPA 101, 30.2.6.4	250'	200'	
COMMON PATH OF TRAVEL SHALL NOT EXCEED:	50'	50'	
MAX. DEAD-END CORRIDOR SHALL NOT EXCEED R, M & B 50 FT.	50'	50'	
MIN. NUMBER OF MEANS OF EGRESS (NFPA101, 30.2.4.3)	2		
SHOWN PATH IN PLANS INDICATES WORSE CASE SCENARIO.			

REQUIRED SEPARATION OF OCCUPANCY - SPRINKLERED (RESIDENTIAL & S-2), F.B.C. BUILDING, TABLE 508.4
OCCUPANCY / HOURS
R / R — N
R / S2 (PARKING OPEN) — 1 (C)
S-2 / S2 (PARKING OPEN) — N
N = NO SEPARATION REQUIREMENT. C. SEE SECTIONS 406.3.2 AND 406.6.4.

REMOTENESS REQUIREMENTS (PER NFPA 101, 7.5.1.2)		
FIRE SPRINKLERED		
DIAGONAL OVERALL X 1/3 = BUILDING DIMENSION	MIN. REQUIRED DISTANCE BETWEEN DOORS	MIN. PROVIDED DISTANCE BETWEEN DOORS (FT.)
DIAGONAL OVERALL = 87'	X 1/3 =	106.3'

REMOTENESS REQUIREMENTS (PER NFPA 101, 7.5.1.2)		
FIRE SPRINKLERED		
DIAGONAL OVERALL X 1/3 = BUILDING DIMENSION	MIN. REQUIRED DISTANCE BETWEEN DOORS	MIN. PROVIDED DISTANCE BETWEEN DOORS
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EXIT ACCESS CORRIDORS	CLASS A, B, OR C
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9. FOR BDA ROOM SEE SHEET A2.1

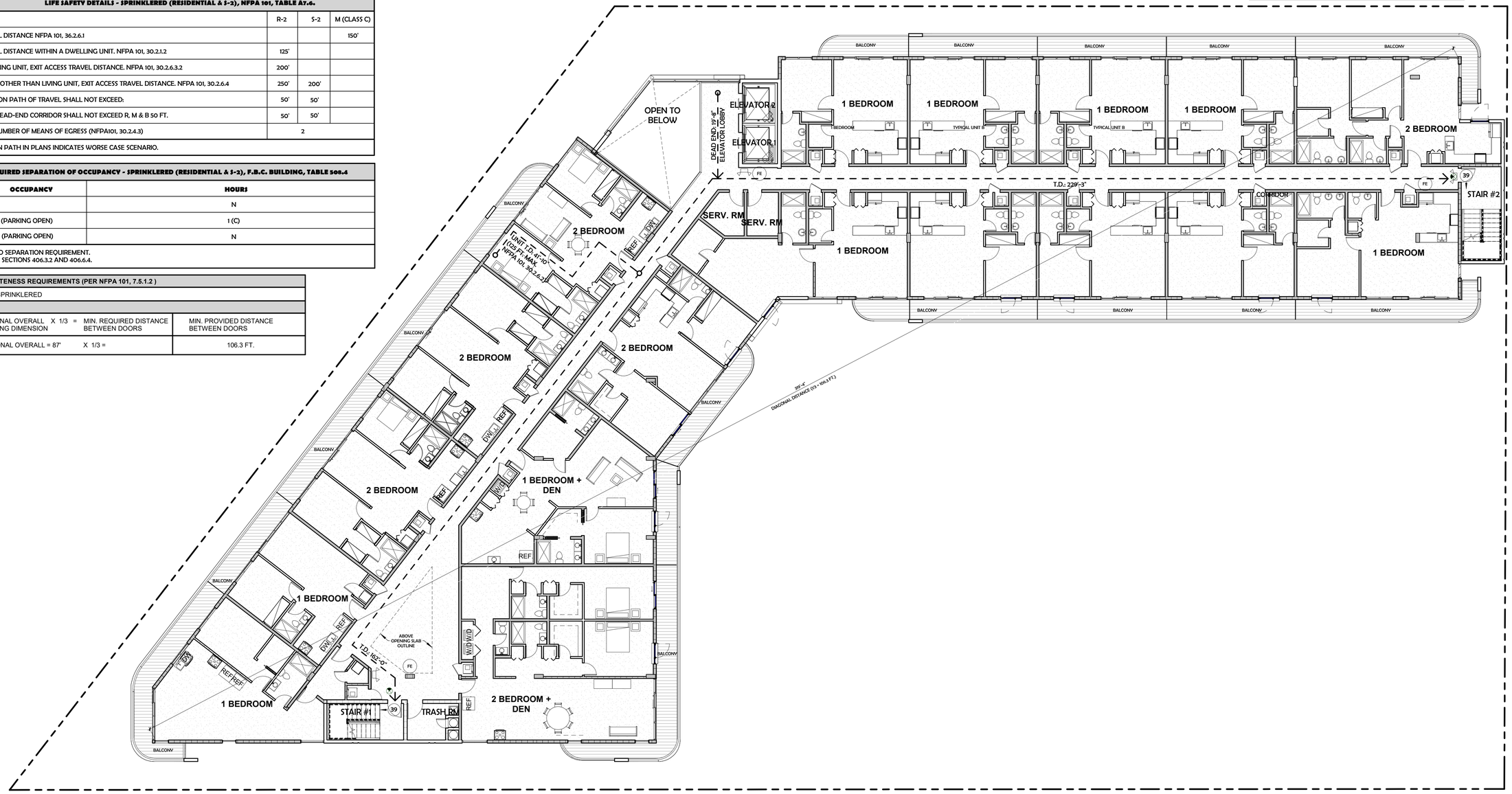
LIFE SAFETY LEGEND

- XX' - XX" — TRAVEL DISTANCE
- # — NUMBER OF EGRESS OCCUPANTS
- 1H FIRE RATED 8" CMU WALL
- NEW INTERIOR PARTITION
- FE — FIRE EXTINGUISHER
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* FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DWGS AND ALL CALCULATIONS REQ'D TO COMPLY W/ NFPA 101, FBC, & FFPC

RESERVED FOR REVIEWER USE



1 LIFE SAFETY - FLOOR 4TH TO 8TH
3/32" = 1'-0"

N

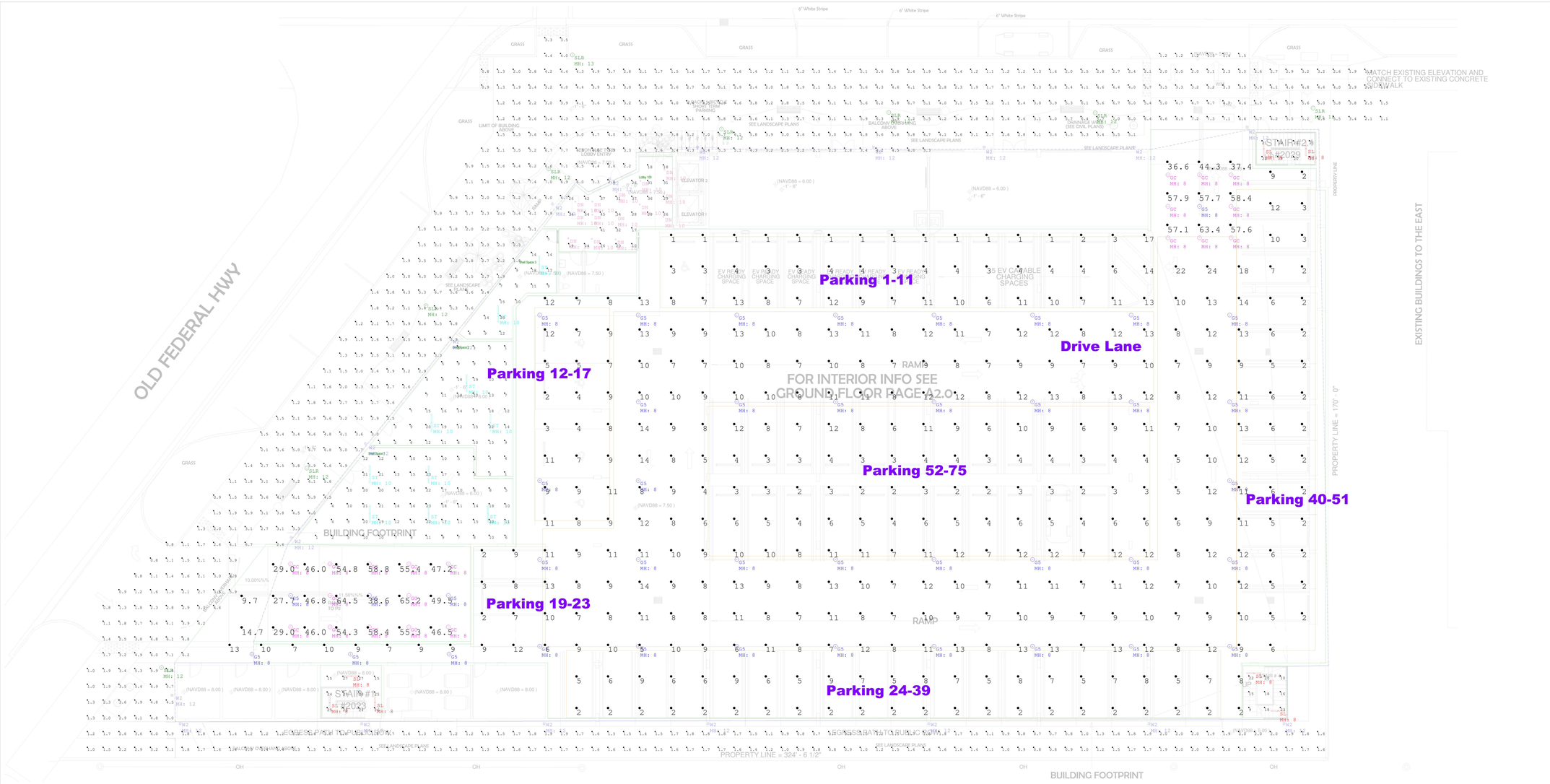
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LIFE SAFETY - 4TH TO 8TH FLOOR

PROJECT #24-003

LS1.4



Luminaire Data - DB Lighting Consultation

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
DN	14		PRESCOLITE	LFR-4RD-M-20L35K8XW-DM1-LFR-4RD-T-SS-WAL4	0.850	15.208	1519	10
G5	41		BEACON	SRT1-55-4K7-5QW-UNV	0.850	53.6	6521	8
GC	20		BEACON	SRT1-55-4K7-5C-UNV	0.850	53.6	6773	8
SL	7		COLUMBIA	ESL4-40HL-FPW-EDU	0.850	41.7	5192	8
SLR	9		LSI	OPS-PT-05L-5R-35K8-U0-EHS	0.850	34	3564	12, 13
ST	10		LSI	S4-LED-40L-40	0.850	27.7	4004	10
W2	18		LSI	XWS-LED-02L-SIL-2-40-70CRI	0.850	13	1974	12

Calculation Values - DB Lighting Consultation

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Egress North	Illuminance	Fc	52.27	63.4	36.6	1.43	1.73
Egress South	Illuminance	Fc	44.87	65.2	9.7	4.63	6.72
Garage_Floor	Illuminance	Fc	7.42	24	1	7.42	24.00
Lobby 100_Workplane	Illuminance	Fc	29.63	54	10	2.96	5.40
Shell Space 1_Workplane	Illuminance	Fc	12.18	23	1	12.18	23.00
Shell Space 2_Workplane	Illuminance	Fc	9.69	22	1	9.69	22.00
Shell Space 3_Workplane	Illuminance	Fc	11.53	20	4	2.88	5.00
Sidewalk	Illuminance	Fc	3.03	7.7	0.7	4.33	11.00
Stair 1_Floor	Illuminance	Fc	24.17	29	15	1.61	1.93
Stair 2_Floor	Illuminance	Fc	20.38	22	19	1.07	1.16
Stair 4_Floor	Illuminance	Fc	16.78	23	9	1.86	2.56
Drive Lane	Illuminance	Fc	9.65	24.0	4.0	2.41	6.00
Parking 1-11	Illuminance	Fc	6.88	14.0	3.0	2.29	4.67
Parking 12-17	Illuminance	Fc	7.57	12.0	2.0	3.79	6.00
Parking 19-23	Illuminance	Fc	7.67	13.0	2.0	3.84	6.50
Parking 24-39	Illuminance	Fc	4.33	9.0	2.0	2.17	4.50
Parking 40-51	Illuminance	Fc	6.69	18.0	2.0	3.35	9.00
Parking 52-75	Illuminance	Fc	6.06	12.0	2.0	3.03	6.00

Not to Scale

DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations.
Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions.
The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Prepared For:
Juan C Arango

Prepared by:
DB Lighting Consultation
407-924-4113

Fox-Rowden-McBrayer, Inc.
3214 Queen Palm Dr
Tampa, FL 33619
(813) 623-2681

Rev	Date	Comments
R1	03/10/25	Scope Expansion
R2	04/21/25	Added Poles

Revisions

Project Name: **Seven at the Park Garage LVL 1**
Project ID Number: **2025-106**
Date: **02/27/2025**

24" x 36"
Page 1 of 1

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SITE PHOTOMETRICS

PROJECT #24-003

PH1.0



Luminaire Data - DB Lighting Consultation

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
DN	14		PRESCOLITE	LFR-4RD-M-20L35K8XW-DM1-LFR-4RD-T-SS-WAL4	0.850	15.208	1519	10
G5	41		BEACON	SRT1-55-4K7-5QW-UNV	0.850	53.6	6521	8
GC	20		BEACON	SRT1-55-4K7-5C-UNV	0.850	53.6	6773	8
SL	7		COLUMBIA	ESL4-40HL-FPW-EDU	0.850	41.7	5192	8
ST	10		LSI	S4-LED-40L-40	0.850	27.7	4004	10

Reflectance 60/40/20
Values at Finished Floor
Ceiling Height = 10'-0"
Mounting Height = 8'-0"
Suspended fixtures mounted to Top.

Values based on clear open space.
with no objects or obstructions.

Calculation Values - DB Lighting Consultation

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Egress North	Illuminance	Fc	56.42	67.0	41.0	1.38	1.63
Egress South	Illuminance	Fc	51.72	72.4	13.5	3.83	5.36
Garage_Floor	Illuminance	Fc	8.44	27	2	4.22	13.50
Lobby 100_Workplane	Illuminance	Fc	33.63	58	13	2.59	4.46
Shell Space 1_Workplane	Illuminance	Fc	14.48	26	2	7.24	13.00
Shell Space 2_Workplane	Illuminance	Fc	11.69	24	2	5.85	12.00
Shell Space 3_Workplane	Illuminance	Fc	14.82	24	6	2.47	4.00
Stair 1_Floor	Illuminance	Fc	34.17	39	24	1.42	1.63
Stair 2_Floor	Illuminance	Fc	29.75	31	29	1.03	1.07
Stair 4_Floor	Illuminance	Fc	25.78	33	17	1.52	1.94
Drive Lane	Illuminance	Fc	10.68	27.0	5.0	2.14	5.40
Parking 1-11	Illuminance	Fc	7.69	15.0	4.0	1.92	3.75
Parking 12-17	Illuminance	Fc	8.90	14.0	3.0	2.97	4.67
Parking 19-23	Illuminance	Fc	9.33	14.0	3.0	3.11	4.67
Parking 24-39	Illuminance	Fc	5.21	10.0	3.0	1.74	3.33
Parking 40-51	Illuminance	Fc	7.33	20.0	2.0	3.67	10.00
Parking 52-75	Illuminance	Fc	6.84	13.0	3.0	2.28	4.33

Not to Scale

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Rev	Date	Comments
R1	03/10/25	Scope Expansion

Revisions

Project Name: **Seven at the Park Garage LVL 1**
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24" x 36"
Page 1 of 1

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GARAGE PHOTOMETRICS

PROJECT #24-003

PH1.1



Luminaire Data - DB Lighting Consultation

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
G5	60		BEACON	SRT1-55-4K7-5QW-UNV	0.850	53.6	6521	8
GC	5		BEACON	SRT1-55-4K7-5C-UNV	0.850	53.6	6773	8
LD	6		PRESCOLITE	LBSD-6RD-CS9-WH	0.850	11.5	938	8
SL	10		COLUMBIA	ESL4-40HL-FPW-EDU	0.850	41.7	5192	8

Calculation Values - DB Lighting Consultation

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage_Workplane	Illuminance	Fc	12.85	36	2	6.43	18.00
Lobby_Floor	Illuminance	Fc	16.00	17	15	1.07	1.13
Ramp	Illuminance	Fc	29.33	57	13	2.26	4.38
Stair 1_Floor	Illuminance	Fc	22.50	28	17	1.32	1.65
Stair 2_Floor	Illuminance	Fc	31.13	32	30	1.04	1.07
Stair 3_Floor	Illuminance	Fc	28.17	36	3	9.39	12.00
Stair 4_Floor	Illuminance	Fc	25.78	34	17	1.52	2.00
Drive Lane	Illuminance	Fc	16.73	36.0	8.0	2.09	4.50
Parking 1-16	Illuminance	Fc	6.74	15.0	2.0	3.37	7.50
Parking 17-30	Illuminance	Fc	9.30	20.0	5.0	1.86	4.00
Parking 19-40	Illuminance	Fc	7.16	18.0	2.0	3.58	9.00
Parking 41-45	Illuminance	Fc	5.56	16.0	2.0	2.78	8.00
Parking 46-60	Illuminance	Fc	12.94	21.0	4.0	3.24	5.25

Reflectance 60/40/20
Values at Finished Floor
Ceiling Height = 10'-0"
Mounting Height = 8'-0"
Suspended fixtures mounted to Top.

Values based on clear open space.
with no objects or obstructions.

Not to Scale

DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations.
Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions.
The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Prepared For:
Juan C Arango

Prepared by:
DB Lighting Consultation
407-924-4113

Fox-Rowden-McBrayer, Inc.
3214 Queen Palm Dr
Tampa, FL 33619
(813) 623-2681

Rev	Date	Description
R1	03/10/25	Scope Expansion
:	.....	.....
:	.....	.....
:	.....	.....
:	.....	.....

Revisions

Project Name: **Seven at the Park Garage LVL 2**
Project ID Number: **2025-106**
Date: **02/27/2025**

24" x 36"

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SEVEN PARK
218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

P2 PHOTOMETRICS

PROJECT #24-003

PH1.2



Luminaire Data - DB Lighting Consultation

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
G5	22		BEACON	SRT1-55-4K7-5QW-UNV	0.850	53.6	6521	8
LD	16		PRESCOLITE	LBSD-6RD-CS9-WH	0.850	11.5	938	8
SL	6		COLUMBIA	ESL4-40HL-FPW-EDU	0.850	41.7	5192	8

Calculation Values - DB Lighting Consultation

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage_Floor	Illuminance	Fc	10.18	18	2	5.09	9.00
Lobby_Floor	Illuminance	Fc	12.08	16	7	1.73	2.29
Stair 1_Floor	Illuminance	Fc	29.75	32	28	1.06	1.14
Stair 2_Floor	Illuminance	Fc	24.90	30	20	1.25	1.50
Stair 4_Floor	Illuminance	Fc	27.00	34	18	1.50	1.89

Reflectance 60/40/20
Values at Finished Floor
Ceiling Height = 10'-0"
Mounting Height = 8'-0"
Suspended fixtures mounted to Top.

Values based on clear open space. with no objects or obstructions.

Not to Scale

DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations.
Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions.
The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Prepared For:
Juan C Arango

Prepared by:
DB Lighting Consultation
407-924-4113

Fox-Rowden-McBrayer, Inc.
3214 Queen Palm Dr
Tampa, FL 33619
(813) 623-2681

Rev	Date	Comments
R1	03/10/25	Scope Expansion

Revisions

Project Name: **Seven at the Park Garage LVL 3**
Project ID Number: **2025-106**
Date: **02/21/2025**

24" x 36"
Page 1 of 1

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218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

P3 PHOTOMETRICS

PROJECT #24-003

PH1.3



Luminaire Data - DB Lighting Consultation

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
PD	4		AAL	K5X-T4-9040	0.850	87.5	10223	15

Calculation Values - DB Lighting Consultation

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Play Ground	Illuminance	Fc	3.78	8	1	3.78	8.00
Pool Area	Illuminance	Fc	3.19	8	1	3.19	8.00

Reflectance 60/40/20
Values at Finished Floor
Ceiling Height = 10'-0"
Mounting Height = 8'-0"
Suspended fixtures mounted to Top.

Values based on clear open space.
with no objects or obstructions.

Not to Scale

DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations.
Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions.
The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Prepared For:
Juan C Arango

Prepared by:
DB Lighting Consultation
407-924-4113

Fox-Rowden-McBrayer, Inc.
3214 Queen Palm Dr
Tampa, FL 33619
(813) 623-2681

Rev	Date	Comments
R1	03/10/25	Scope Expansion
:	....	....
:	....	....
:	....	....
:	....	....

Revisions

Project Name: **Seven at the Park Pool Deck**
Project ID Number: **2025-106**
Date: **02/27/2025**

24" x 36"
Page 1 of 1

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SEVEN PARK
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THIRD FLOOR PLAN PHOTOMETRICS

PROJECT #24-003

PH1.4

prescolite

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LITEFRAME 2.0



FEATURES

- 4" LED downlight delivering 1000–6000 lumens
- Direct Install from below ceiling for New Construction or Remodel applications
- Optional housing accessories available
- Five beam distributions
- 2700K–5000K, 80+ and 90+ CRI (2 SDCM)
- Dimming protocols include 0–10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls capability available

With CL Lens Option

SERVICE PROGRAMS

STOCK QS10



Typical Dimensions and Weights			
Lumen Package	"A" Diameter Inches (mm)	"B" Height Inches (mm)	Weight lbs (kg)
10L - 30L	5.37 (136)	5.45 (138)	4 (1.8)
35L - 60L	5.37 (136)	7.03 (179)	4.3 (1.9)

See DIMENSIONS section for complete details

CONTROLS TECHNOLOGY

NX WIRELESS NX WIRED

SPECIFICATIONS

CONSTRUCTION

- Standard Fixture Module designed for Non-IC, Direct Install construction
- Optional Non-IC frame or IC housing available with pre-installed bar hangers
- Die cast aluminum fixture module support ring with spring steel clips for secure mounting to ceiling
- Driver J-Box can be installed and accessed from below the ceiling as direct install or easily taken on to optional housing frame/enclosure
- Light Engine connections use plenum rated CMP9 cable

OPTICS

- High purity spun aluminum reflector, self-flanged
- 57° visual cutoff to source image and 31° cutoff to source
- Specular or Semi-Specular anodized or White painted cone-reflector finish/colors
- Painted flange options in White or Black
- Optional clear lens trim for wet location applications
- Wide Angle and Soft Focus lens filter/clip accessories available

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >50,000 hours (TM-21)

ELECTRICAL (CONTINUED)

- Universal voltage 120–277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection
- Flicker-free dimming options in a wide range of protocols from 1% to <0.1% performance
- 0–10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
- NX Lighting Controls provides options for standalone and networked functionality with wired or wireless connectivity for NX system deployments
- Integral and remote emergency battery options available

INSTALLATION

- Accommodates ceiling thickness from 0.50" to 2.50"
- Fixture Module including driver fully accessible from above or below the ceiling
- 10L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)

CERTIFICATIONS

- cCSAus certified to UL 1598
- For ≥50L: Marked spacing required 36" fixture center to center; 18" fixture center to building member; 0.5" above fixture

CERTIFICATIONS (CONTINUED)

- Suitable for wet locations, covered ceiling when used with CL lens trim; all other configurations, suitable for damp locations
- CL Lens option: IP65 rated (room side) when properly installed per installation instructions
- EM/EMR: Certified under UL 924 standard for emergency lighting and power equipment
- EM/EMR: Emergency battery packs are California Energy Commission (CEC) Title 20 Compliant
- Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	1000–6000
Wattage Range	8–54
Efficacy Range (LPW)	105–135
Reported Life (Hours)	L90 / >50,000
Input Current (mA)	66–450 (120V)

*Based on Specular, 35K, 80 CRI

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BEACON design. passion. focus. technology

SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

DRIVE EDGE-LIT



SRT1 PSG PAGE

SRT2 PSG PAGE

SRT BROCHURE

FEATURES

- For ceiling mount and parking garage applications from an 8–15 foot mounting height
- Edge-lit flat lens for optimal visual comfort and uniformity across the lens
- Two optical distributions specifically design for parking garage and canopy applications are available making the Beacon Edge-Lit luminaire both versatile and functional
- UL/cUL listed for wet locations, IP65 and 3G vibration rated
- Occupancy sensor available for complete on/off and dimming operation

RELATED PRODUCTS

Drive Edge-Lit SRT2 Orbeon Viper Small

See Certification Specifications

SPECIFICATIONS

HOUSING

- Die-cast aluminum housing ensures long electrical component life and luminaire performance
- Corrosion resistant powder coat finish both protects and provides architectural appearance
- One piece molded silicone gasket ensures weather proof seal
- Thermally isolated driver mounted to dedicated bracket reduces operating temperatures and increases driver life and reliability

OPTICS

- Edge-lit acrylic light guide provides blended non-pixelated light for unprecedented visual comfort
- Choice of multiple light outputs with lumen range of 2000–6800
- Two distribution types: Type 5 Square Wide, Type 5 Concentrated
- Wide variety of CCT's and CRI's offered: 3000K (70CRI), 3000K (80CRI), 3500K (80CRI), 4000K (70CRI), 4000K (80CRI) or 5000K (70 CRI) CCT

ELECTRICAL

- 120V–277V 50/60Hz available
- 0–10V dimming drivers are RoHS compliant
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 24" standard

INSTALLATION

- Standard quick mount plate over standard 4" junction box or octagonal junction box and allows for simplified fixture installation
- Standard luminaire accepts a rigid or 3/4" NPT stem for pendant mounting via wet location j-box (by others)
- Optional bird deterrent shroud available for field installation

OPTIONS/CONTROLS

- Standalone occupancy sensor available for on/off or dimming operation
- Uplight option provides approximately 800 lumens and consumes only 8 additional watts
- Vandal resistant wire guard available as an option for factory installation or as an accessory for field installation
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS

- Listed to UL1598 for use in wet location, listed for -40ºC to 40ºC applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- Optional accessory kits available to retrofit into 4", 5" or 6" recessed downlight housings
- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- IP65

WARRANTY

- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	2000–6800
Wattage Range	15–55W
Efficacy Range (LPW)	99–118
Reported Life (Hours)	50K
Weight lbs. (kg)	8 (3.6)

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HUBBELL LIGHTING — HUBBELL Lighting

prescolite

LBSD-RD

DISK SURFACE MOUNT ROUND DOWNLIGHT

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LITEBOX disk tradeSELECT



FEATURES

- 4" and 6" disk downlight delivering 700 or 1000 lumens
- Switchable CCT – 2700K/3000K/3500K/4000K
- 90 CRI
- Universal Voltage (120-277V)
- Phase Dimmable to 5% (120V Triac/ELV)
- Surface mount directly to standard J-Box (by others)
- Optional accessory for retrofit into incandescent recessed cans

Intertek

SERVICE PROGRAMS

STOCK

SPECIFICATIONS

CONSTRUCTION

- Durable aluminum low profile trim
- Suitable for New Construction or Remodel, IC or Non-IC applications
- Can be directly mounted to most standard J-Boxes, ideal for areas with limited plenum space
- Optional accessory kits available to retrofit into 4", 5" or 6" recessed downlight housings

OPTICS

- Reliable back-Lit LED technology
- Durable, polycarbonate twist-on lens
- Light distribution is uniform and visually comfortable

ELECTRICAL

- LED array with 3 SDCM color consistency
- Long LED life: Maintains 70% of lumen output at 54,000 hours of operation, L70 at >54,000 hours (TM-21)
- Switchable CCT (2700K/3000K/3500K/4000K)

ELECTRICAL (CONTINUED)

- 90+ CRI with R9 >50
- High efficiency integral driver with universal 120V-277V, 50/60Hz
- All models have flicker-free dimming with 120V Triac or ELV phase cut to 5%
- See Additional Information section for a list of recommended dimmers
- EMI: Meets Class A (>24dba) noise rating, FCC CFR 47 Part 15 Class B
- ≥0.9 Power Factor, <20% THD

INSTALLATION

- Installs directly to most common 3-1/2" or 4" octagonal and round junction boxes with a minimum1-1/2" depth including fire rated (by others)
- Mount with screws through pan keyholes
- Twist-lock lens is easily secured with no visible hardware
- CCT can be selected at installation with integral switch on the driver

CERTIFICATIONS

- cETLus listed to UL1598
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Suitable for use in clothes closets when installed in accordance to N.E.C. 410.16
- Meets CA Title 24 High Efficacy (JA8-2019) requirements

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	671-957
Wattage Range	8.2-11.5
Efficacy Range (LPW)	82-87
Reported Life (Hours)	L70 / >54,000
Input Current (mA)	68-96

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architectural area lighting

K5

ARCHITECTURAL AREA LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

KICK™



Kick Medium

DELIVERED LUMENS

DIMENSIONAL DRAWINGS

RELATED PRODUCTS

K4 KM4 KB6

CONTROL TECHNOLOGY

SiteSync

SPECIFICATIONS

CONSTRUCTION

- Housing shroud is made of fabricated 5052-H32 aluminum alloy with a rear mounting interface that is made of fabricated 304 stainless steel
- Housing mounting interface is a stamped silicone gasket
- Luminaire housing is free of any visible heat fins, hardware or fasteners
- Brackettry and hardware is made of stainless steel
- Base is made of cast aluminum #356 alloy and heat treated to a T-6 condition
- Shaft is extruded aluminum 6061 alloy and heat treated to a T-6 condition
- Anchor bolts are hot dip galvanized steel. Eight galvanized hex nuts and flat washers,and a bolt circle template are provided. Anchor bolt for poles are 3/4" x 24" x 3"
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LED/OPTICS

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Optical lenses is made of clear injection molded PMMA acrylic

LED/OPTICS (CONTINUED)

- Each MCPCB and optic are sealed to an extruded 6063-T6 aluminum alloy heat spreader and sealed with a continuous one piece injection molded silicone rubber gasket. IP66
- Patent Pending design of optical array is independently shielding each LED optic across the length of the aperture
- Optical surfaces are painted white unless the optional fixture finish (FO) or matte black finish (MO) is selected
- Optional matte black finish optics (MO) are required to meet UO classification with zero percent uplight
- Optional fixture finish optical surfaces (FO) do not exceed BUG ratings of the standard white finish and will be greater than or equal to the delivered lumens of the optional matte black optical surface finish (MO)

INSTALLATION

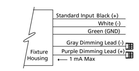
- Integral pole mount luminaires require assembly of fixture(s) to the pole, mounting hardware, anchor bolts and anchor bolt template is included. See page 6 for additional considerations specific to the integral pole
- Tenon mount luminaires require assembly of fixture(s) to the tenon adapter, mounting hardware is included. Tenon adapter secures to the tenon with eight 5/16-18 stainless steel set screws
- Side mount luminaires are supplied with hardware compatible with AAL mountings.
- Twin mounted staggered height fixtures are configured separately
- Service access to the optical array and driver assembly is via a tool-less internal latch and have an audible click.

INSTALLATION (CONTINUED)

- Optical array has to hang freely in an open service position for inspection of internal wire connections. Once in service position, the optical array is able to be removed for service by lifting the assembly up off the rear hinge and disconnecting the wiring plugs.
- Driver assembly is mounted to a prewired internal tray with quick disconnects for removal

ELECTRICAL

- Drivers are in direct contact with the aluminum housing across the entire surface area of the widest face for maximum thermal transfer
- Luminaires have integral surge protection that is U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device is wired in series
- Drivers are UL recognized



continued on page 3

KEY DATA	
LUMEN RANGE	7,744–18,763
WATTAGE RANGE	87–173
EFFICACY RANGE (LPW)	79–119
WEIGHT	20 lbs 9.07 kg
EPA	1.4

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HUBBELL LIGHTING — HUBBELL Lighting

Catalog # : Project : Type :

Prepared By : Date :

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

IP66



OVERVIEW	
Lumen Package (lm)	3,000 - 14,000
Wattage Range (W)	20 - 100
Efficacy Range (LPW)	120 - 155
Weight lbs (kg)	25 (11.3)
Control Options	IMSBT, ALBCS, 7-Pin

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation

- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accesory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Catalog # : Project : Type :

Prepared By : Date :

Mirada Small Silicone (XWS SIL)

Outdoor Wall Sconce

IP65



OVERVIEW	
Lumen Package (lm)	1,000 - 8,000
Wattage Range (W)	10 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with peak intensity at 610nm.
- Minimum CRI of 70

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Columbia LIGHTING

ESL

ESCALATE™ STAIRWELL LUMINAIRE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:



FEATURES

- Surface mount, wall mount
- Superior color consistency within a 3-step MacAdam ellipse and greater than 80 CRI
- Available in 2', 4' or 8' lengths
- Optional 90 or 120 min integral emergency battery pack (CEC Title 20 Compliant)
- Curved acrylic or curved polycarbonate lens options, both with wide distribution
- Occupancy controlled dimming of the LEDs increases energy savings while maintaining base light levels in stairwells at all times (see Occupancy Sensor section below)

SERVICE PROGRAMS

STOCK

End View Curve Lens

Typical Dimensions and Weights			
Sizes	(B) Width Inches (mm) Curve Lens	(C) Height Inches (mm) Curve Lens	Weight lbs (kg)
2'	3.11 (79)	3.06 (78)	4.0 (1.8), 6.0 (2.7), 12.0 (5.4)
4'			
8'			

CONTROLS TECHNOLOGY

NX WIRELESS NX WIRED NX CONNECT

SPECIFICATIONS

CONSTRUCTION

- Housing, wireway, and ends are formed from code-gauge steel.
- Housing components act as heat sink for LED heat dissipation.
- White painted parts are treated with a five-stage phosphate bonding process and finished with high reflectance baked enamel

OPTICS

- Shielded with 100% frosted prismatic acrylic lens

INSTALLATION

- Knockouts are provided for electrical access and mounting

ELECTRICAL

- Long-life LEDs are rated for 60,000 hours at L80 lumen maintenance.
- Standard 0–10V dimming with High/Low integrated control outputs
- Superior drivers and long-life LEDs provide quality illumination for prolonged service life.
- Drivers < 10% THD at 120V, power factor >0.95

CONTROLS

- NX Lighting Controls provides options for standalone and networked integrated sensor with wired or wireless connectivity for NX system deployments
- NX Connect is a standalone wireless deployment for room based applications using wireless enabled and battery operated devices
- Default settings: 15 min. unoccupied sensor dims luminaire to 50% output, once occupied luminaire returns to 100% output; never turning entirely off. LED indicator for easy verification of coverage. Coverage is 1.2.75 (mounting height: coverage ratio) up to 12', minimum 8' mounting height.

CERTIFICATIONS

- All luminaires are built to UL 1598 standards, and bear appropriate CSA c/US labels.
- Damp location labeling is standard
- CSA certified to UL 924 standards with battery pack or DTS (Dimming Bypass Module) options
- Emergency battery pack options are California Energy Commission (CEC) Title 20 compliant
- Adheres to LM79, LM80, and TM21 industry standards.

CERTIFICATIONS (CONTINUED)

- The DTS, Dimming Bypass Module, is for emergency circuit control loads including sensors and wireless systems CSA certified to UL 924. See wiring diagram.
- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Product configurations not including battery packs or controls meet federal procurement law requirements under the Trade Agreements Act (FAR 52.225-11) See Buy America(n) Solutions

WARRANTY

- 5 year warranty

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Catalog # : Project : Type :

Prepared By : Date :

Strip Light (S)

Indoor Industrial LED Strip Light



OVERVIEW	
Lumen Package (lm)	1,500 - 18,000
CCT (K)	3000K, 3500K, 4000K, 5000K
Wattage Range (W)	132 - 149
Efficacy Range (LPW)	12 - 142
Weight lbs (kg)	2ft - 3, 4ft - 9, 8ft - 18

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rigid extruded aluminum optical housing for consistency and strength with vertical fins that serve as a heat sink.
- 22 gauge die formed steel driver housing and access panel.
- Access panel provides hinged access to wiring and driver connections.
- All metal parts are painted after fabrication following treatment with phosphate rust inhibitor. Finish coating of housing reflecting surfaces is with high reflectance white (minimum 92%) polyester powder.

Optical System

- Available in 4000K, 5000K color temperatures.
- Minimum CRI of 80.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (5% - 100%) standard.
- L80 Calculated Life: >100k Hours (See Lumen Maintenance Chart).
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +55°C (-40°F to +131°F), 30°C (86°F) when equipped with EM option. (See Ambient Ratings Table).
- Optional 120v-277v integral emergency battery pack is available. The 90-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Power factor (PF): >.95.

Controls

- Controls Options include:
  - Simple Sensor PIR end mount motion sensor available (OCSUE).
  - Airlink Blue integral controller (ALBC) or integral controller with motion & photo sensor for daylight harvesting (ALBCSD).

Installation

- Mounting options include; Hook Cable Hangers (HCH10), Pendant Mount (PM), Single Hub/Cable Mount (SHC), and Surface Mount (SMK).

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- American Recovery and Reinvestment Act Funding Compliant.
- RoHS Compliant.
- State of California Title 24.
- Suitable For Damp Locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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SKLArchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

SEVEN PARK
218-220 SE 7TH ST HALLANDALE BEACH, FL 33009

LIGHTING SPECS

PROJECT #24-003

PH1.5