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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.

LETTER OF INTENT FOR BLUE PARK – 06/17/2025
216,220,228 SE 8th and 221 SE 9th St Hallandale Beach

Dear Planning Staff and Board Members:

We are proposing this exciting design for a new 8-story residential development, designed to offer high-quality living in a prime location within the City of Hallandale Beach. The lot size is 64,320 square feet (1.47 acres) and will feature a total construction area of approximately 260,000 square feet which includes 170,000 sf of A/C areas and 82,000 sf of parking garage. The development will include 173 residential units, comprising 36 efficiency units, 94 one-bedroom units, and 43 two-bedroom units. The proposed Project will incorporate a two-level garage with 201 parking spaces + 6 ADA spaces.
The building will provide 28 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.
These 28 moderate units will be distributed throughout the development, so to provide efficiency, one and two-bedroom units.
The proposed density for the development is 1.06 acre.

The development is strategically positioned to maximize its relationship with the surrounding environment and streetscape code ideas. The building's design ensures that residents enjoy unobstructed views and ample natural light. In addition to its architectural elegance, the project features a thoughtfully designed courtyard with pool deck and building amenities situated above the parking garage. These elevated amenities offer residents a serene retreat, contributing to a luxurious and engaging living experience as well as views for the units located to the interior.
This concept enhances the area of Hallandale Beach with a Civic Space facing 9th Street to encourage pedestrian-oriented amenities and activities for the community.

Property Zoning Compliance – Unified Transit Core

The northern portion of the property is currently designated as RAC–Transit Core, while the southern portion is designated as RAC–Neighborhood District. We are requesting a rezoning to designate the entire property as RAC–Transit Core to ensure consistent zoning and to support a unified development approach.

This request is based on the following rationale:

1. **Alignment with Urban Planning Principles:** Transit Core zoning encourages higher density, mixed-use developments that are closely integrated with transit infrastructure. This designation aligns with the property's strategic location and potential to support sustainable urban growth.
2. **Consistency and Cohesion:** Maintaining two separate zoning designations within a single lot can create inconsistencies in land use planning and development opportunities. A unified Transit Core designation ensures cohesive



and predictable development aligned with the broader objectives of the City's Regional Activity Center (RAC).

3. **Maximizing Development Potential:** Consolidating the lot under Transit Core zoning allows for optimized land use, fostering economic growth, increased mobility options, and enhanced community services, which are priorities for both local stakeholders and the City.
4. **Proximity to Transit Infrastructure:** Given the lot's location and its accessibility to public transit options, the Transit Core designation is the most appropriate for promoting transit-oriented development, reducing reliance on private vehicles, and enhancing walkability and connectivity.

We are also requesting 7 RAMS:

RAM #1– Table 32-196(a)(A) Transit Core Subdistrict BUILDING PLACEMENT
Request to allow a setback of 25 feet on Primary Street (SE 9th Street) where the maximum is 15 feet.

RAM #2 – Table 32-196(a)(A) Transit Core Subdistrict BUILDING PLACEMENT
Request to allow a setback of 6 feet on Secondary Street (SE 8th Street) where the minimum is 10 feet.

RAM #3 – Table 32-196(a)(D) Transit Core Subdistrict BUILDING PLACEMENT
Request on Interior Side, to allow a side setback of 6 feet (to balconies) instead of 30 feet above the 5th floor.

RAM #4 – Table 32-196(a)(E) Transit Core Subdistrict BUILDING PLACEMENT
Request on the Rear setback to allow zero feet for a partial area of the rear of the garage where the required setback is 10 feet.

RAM #5 – Table 32-196(a)(D) Transit Core Subdistrict BUILDING PLACEMENT
Request to allow encroachment of 4 ft into setbacks to secondary street (8th st)

RAM #6 - Section 32-202(a) regarding Civic Open Spaces and their configuration
Request to allow the proposed 6.86% Civic Open Space area instead of the required 7.5%.

RAM #7 – Section 32-194(a)(9) Enclosure of staircases
Request to allow an open staircase to serve the pool deck.

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 345 residents, along with 8 to 12 building employees for maintenance and security.



B. Architectural Design and Harmony

The development consists of two elegantly designed residential towers, framing a central courtyard and pool deck, with a striking architectural design inspired by the works of Piet Mondrian. The two towers, modern in form and material, rise on either side of the courtyard, creating a sense of symmetry and balance while maintaining visual interest through clean, minimalist lines.

The central amenity deck serves as the heart of the development, a dynamic open space where art meets architecture. The pool deck, situated within this deck, is designed as a geometric composition of rectangular shapes and vibrant color accents, echoing Mondrian's iconic abstract style. The interplay of vertical and horizontal lines on the facade, combined with a restrained yet bold color palette of primary reds, blues, yellows, and contrasting black and white, reflects the Bauhaus ethos of functional beauty, merging art with the living environment.

The façade of the towers subtly incorporates Mondrian-inspired grid patterns, with windows and balconies arranged in a rhythm that recalls the interplay of forms in his paintings. The alternating sizes and placements of openings create a visually stimulating composition, breaking the monotony and enhancing the sense of depth.

The central deck is not only a communal space but an extension of architectural artistry, to create a healthy living environment with landscaped zones and seating areas framed by geometric paving and green areas. The pool itself is integrated into this composition, serving as a reflective centerpiece that mirrors the architectural forms surrounding it.

This development, with its bold nod to Mondrian's work, functional yet artistic vision, represents a unique fusion of architecture and art, where modernist principles are reinterpreted to create a contemporary living experience.

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The architecture with this exciting civic space 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 both 9th and 8th Streets and form US1. 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 in 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 desire. The building will provide 30 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 and 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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June 17TH, 2025

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

RE: **BLUE PARK** Justification letter for
Redevelopment Area Modifications (RAMS)
216,220,228 SE 8th and 221 SE 9th 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 needed RAMS will enhance the subject property and provide stability and revitalization to this older and tired area of the city.

The lot size is 64,320 square feet (1.47 acres). The property is located at 216,220,228 SE 8th and 221 SE 9th St Hallandale Beach FL

The northern portion of the property is currently designated as RAC–Transit Core, while the southern portion is designated as RAC–Neighborhood District. We are requesting a rezoning to designate the entire property as RAC–Transit Core to ensure consistent zoning and to support a unified development approach.

The subject property is surrounded to the west by residential, and to the east with the residential and a mixed-use commercial building. 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 7 RAMS are being requested with the new development proposal:

RAM #1 JUSTIFICATION – Table 32-196(a)(A)
Transit Core Subdistrict BUILDING PLACEMENT
To allow a setback of 25 feet on Primary Street (SE 9th Street) where the maximum is 15 feet.

The proposed 25'-0" primary street setback exceeds the 15’ -0” maximum to accommodate the placement of a civic space, enhancing the public realm and supporting the intent of the Transit Core Subdistrict to encourage pedestrian-oriented amenities and activities for the community.

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 requested ram is justified due to unique conditions and circumstances specific to the property. Unlike neighboring properties within the same zoning district, this*

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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
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NCARB CERTIFIED

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site's dimensions and layout vary as it is not completely rectangular and as a result necessitates a deviation from the standard primary street setback to ensure compliance with the civic space requirements of the code. The property's position and relationship to the street necessitate a larger setback to integrate the civic space with the overall design, providing public usability and compliance with accessibility standards. This condition does not exist on other properties where smaller setbacks suffice to achieve code-mandated functionality

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 the requested ram does not result from any actions or alterations made by the applicant on the property. The conditions necessitating the increased setback are inherent to the site and its context, rather than the result of any modifications, development decisions, or prior actions by the applicant. The requirement to provide a civic space proportional to the lot size is a pre-determined code mandate, and the larger setback is a direct response to meeting this requirement while ensuring functionality and usability. The applicant is working within the constraints imposed by the city's regulations and the property's characteristics*

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: *The RAM is requested solely to align the design with the city's zoning code requirements, specifically regarding the provision of a civic space proportional to the lot size. This adjustment is a practical response to the unique circumstances of the property and does not result in an advantage that others in the district cannot similarly request or achieve under comparable conditions. The city's code allows for the consideration of RAMs in situations where specific property characteristics create challenges in meeting strict requirements. This request follows the same procedural framework available to all property owners within the district. The increased setback is intended to enhance the civic space functionality and public benefit rather than to create any competitive or exclusive advantage. The request ensures compliance with the spirit and intent of the code, fostering a community-focused design that prioritizes public usability and aesthetic harmony.*

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: *The strict enforcement of the 10–15 ft setback requirement would severely constrain the ability to design a civic space that meets the proportional area requirements of the code. This would compromise the functionality, usability, and accessibility of the civic space, denying the applicant the right to create a compliant and effective public amenity. The unique configuration of the lot necessitates an increased setback to balance civic space requirements with architectural and site design constraints. Unlike*



neighboring properties, the applicant must accommodate these conditions, which makes strict compliance particularly burdensome.

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 proposed 25'-0" setback was determined to be the minimum adjustment required to accommodate a functional and compliant civic space that meets the lot size requirements. Reducing the setback further would result in a constrained civic space that fails to provide the intended public benefit or meet design standards. Multiple design alternatives were evaluated to minimize the setback adjustment while still meeting the proportional civic space requirements. Each alternative was found to compromise the functionality, usability, or accessibility of the civic space, thereby falling short of the project's goals and the intent of the code.*

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 increased setback allows for the creation of a larger, functional civic space that enhances pedestrian safety by providing a buffer between the public realm and vehicular traffic. This design encourages active and safe community use, contributing to a healthier and more vibrant environment. The proposed design integrates a well-proportioned and accessible civic space, fostering community interaction and providing an inviting area for public gathering. This arrangement supports the city's vision of a pedestrian-friendly and socially engaging streetscape.*

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: *The increased setback does not encroach on adjacent properties or restrict their use. Instead, it ensures that the development integrates harmoniously with the surrounding neighborhood by maintaining open space, accessibility, and visual balance. By prioritizing pedestrian safety, comfort, and accessibility, the project fosters a more inviting and secure environment for the public. The increased setback also allows for landscaping and other enhancements that improve air quality, reduce heat effects, and contribute to the health and well-being of the community.*

RAM #2 – Table 32-196(a)(A)
Transit Core Subdistrict BUILDING PLACEMENT
To allow a setback of 6 feet on secondary street (SE 8th street) where the minimum is 10 feet.

We are requesting a 4 ft encroachment into the setbacks along the secondary street (8th St) and sides, limited to balconies only. This encroachment is necessary to enhance the architectural design and functionality of the building without impacting on the overall massing or setbacks. The balconies will provide shade, rain protection, and valuable outdoor space for residents while maintaining the required clearances for safety and visual openness.

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 unique configuration of our property and existing site constraints imposes limitations on the building's design options. Unlike neighboring properties, our project necessitates the efficient use of space to maintain functional living areas while remaining in compliance with zoning requirements. The proposed balcony encroachment is an essential design adaptation that ensures architectural consistency and enhances the building's usability without adversely affecting the surrounding area. Moreover, the use of balconies to encroach into setback areas is a common practice in many cities, aligning with established urban design principles.*

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 balcony encroachment is due to the existing lot of constraints and zoning requirements, not any action taken by the applicant. These conditions were pre-existent and are inherent to the property's layout. Additionally, given that the building is in South Florida, balconies are a valuable and functional extension of living spaces that can be enjoyed year-round. Allowing the encroachment ensures residents can fully benefit from outdoor areas, which are an essential feature in the region's climate and lifestyle.*

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 waiver will not provide any special privilege, as similar balcony encroachments have been permitted for other properties in the same zoning district. The request aligns with the established architectural character of the area and maintains consistency with surrounding developments. The proposed balconies enhance the building's functionality without creating any adverse impacts, ensuring equitable treatment within the zoning framework.*

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 unfairly restrict our ability to provide functional balconies, a common and desirable feature in South Florida residential buildings. Many properties in the same zoning district benefit from similar balcony designs, and denying this request would place our project at a disadvantage. Without the encroachment, residents would lose valuable outdoor living space, which is essential for*

quality of life in a climate that allows year-round balcony use. This restriction would create an unnecessary hardship by limiting the building's usability and marketability without any significant benefit to the public.

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 4-foot balcony encroachment is the minimum necessary to ensure functional and livable outdoor spaces while maintaining the integrity of the building design. Alternative designs, such as reducing balcony depth, were considered but would compromise their usability and diminish the quality of life for residents. This request balances the need for efficient use of space with compliance to zoning regulations, ensuring that the land and building can be used reasonably without creating any adverse impact on the surrounding area.*

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 waiver aligns with the intent of the Code by promoting functional, aesthetically pleasing, and livable spaces that enhance residents' quality of life. The proposed balconies contribute to the architectural appeal of the building, improve outdoor accessibility, and encourage the enjoyment of South Florida's climate. The design maintains public safety, does not obstruct pedestrian or vehicular movement, and remains consistent with the surrounding urban fabric, ensuring a positive impact on the community's overall appearance and functionality.*

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: *The requested balcony encroachment will not negatively impact on the surrounding area or public welfare. The design maintains safe clearances, does not obstruct visibility or pedestrian pathways, and remains consistent with the architectural character of the neighborhood. Additionally, the balconies enhance the building's functionality without creating noise, privacy, or safety concerns for neighboring properties. Granting this waiver will allow for a well-integrated design that benefits residents while preserving the overall harmony and aesthetic of the community.*

RAM #3 – Table 32-196(a)(D)
Transit Core Subdistrict BUILDING PLACEMENT
To allow a side setback of 6 feet (to balconies) instead of 30 feet above the 5th floor.

We are requesting approval to allow a side setback of 6 feet in lieu of the 30 feet otherwise required above the 5th floor. This encroachment is necessary to achieve a high-quality architectural design and improve the functionality of the building without altering the primary massing or violating the intent of the setback regulations. The proposed balconies provide essential shade, rain protection, and valuable private outdoor living space for residents, enhancing the livability and sustainability of the project.



Furthermore, the balconies are designed to maintain adequate separation from neighboring properties, ensuring safety, preserving visual openness, and minimizing any potential impacts on adjacent sites.

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 unique configuration of our property and existing site constraints imposes limitations on the building's design options. Unlike neighboring properties, our project necessitates the efficient use of space to maintain functional living areas while remaining in compliance with zoning requirements. The proposed balcony encroachment is an essential design adaptation that ensures architectural consistency and enhances the building's usability without adversely affecting the surrounding area. Moreover, the use of balconies to encroach into setback areas is a common practice in many cities, aligning with established urban design principles.*

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 balcony encroachment is due to the existing lot of constraints and zoning requirements, not any action taken by the applicant. These conditions were pre-existent and are inherent to the property's layout. Additionally, given that the building is in South Florida, balconies are a valuable and functional extension of living spaces that can be enjoyed year-round. Allowing the encroachment ensures residents can fully benefit from outdoor areas, which are an essential feature in the region's climate and lifestyle.*

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 waiver will not provide any special privilege, as similar balcony encroachments have been permitted for other properties in the same zoning district. The request aligns with the established architectural character of the area and maintains consistency with surrounding developments. The proposed balconies enhance the building's functionality without creating any adverse impacts, ensuring equitable treatment within the zoning framework.*

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 unfairly restrict our ability to provide functional balconies, a common and desirable feature in South Florida residential*

buildings. Many properties in the same zoning district benefit from similar balcony designs, and denying this request would place our project at a disadvantage. Without the encroachment, residents would lose valuable outdoor living space, which is essential for quality of life in a climate that allows year-round balcony use. This restriction would create an unnecessary hardship by limiting the building's usability and marketability without any significant benefit to the public.

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 4-foot balcony encroachment is the minimum necessary to ensure functional and livable outdoor spaces while maintaining the integrity of the building design. Alternative designs, such as reducing balcony depth, were considered but would compromise their usability and diminish the quality of life for residents. This request balances the need for efficient use of space with compliance to zoning regulations, ensuring that the land and building can be used reasonably without creating any adverse impact on the surrounding area.*

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 waiver aligns with the intent of the Code by promoting functional, aesthetically pleasing, and livable spaces that enhance residents' quality of life. The proposed balconies contribute to the architectural appeal of the building, improve outdoor accessibility, and encourage the enjoyment of South Florida's climate. The design maintains public safety, does not obstruct pedestrian or vehicular movement, and remains consistent with the surrounding urban fabric, ensuring a positive impact on the community's overall appearance and functionality.*

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: *The requested balcony encroachment will not negatively impact on the surrounding area or public welfare. The design maintains safe clearances, does not obstruct visibility or pedestrian pathways, and remains consistent with the architectural character of the neighborhood. Additionally, the balconies enhance the building's functionality without creating noise, privacy, or safety concerns for neighboring properties. Granting this waiver will allow for a well-integrated design that benefits residents while preserving the overall harmony and aesthetic of the community.*

RAM #4 JUSTIFICATION – Table 32-196(a)(E)
Transit Core Subdistrict BUILDING PLACEMENT

We are requesting a zero-foot rear setback for a small portion of the garage where 10 feet is required.

The required 10 ft rear setback is proposed to be reduced to 0 ft on a partial area of the garage for the 2 levels of the garage only, to optimize the layout and functionality of the parking 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 subject property has unique dimensional constraints due to its irregular lot shape and the need to accommodate a functional two-level garage within the allowable building envelope. Unlike neighboring properties, which may have more flexibility in site layout or parking solutions, this site requires a partial reduction of the rear setback at the garage levels to provide adequate circulation and parking efficiency without compromising the overall building massing or the required setbacks on upper levels. These conditions are specific to the configuration and use of this site and are not generally applicable to other properties within the same zoning district.*

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 special conditions and circumstances necessitating the reduced rear setback are inherent to the property's size, shape, and functional requirements, and are not the result of any action taken by the applicant. The need for the RAMS arises from site constraints and the goal of providing adequate and efficient parking within the structure, not from any modification, development, or use introduced 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 that is denied to others in the same zoning district. The partial reduction of the rear setback at the garage levels is a reasonable response to site-specific constraints and is consistent with the intent of the Code to promote functional design while maintaining overall compliance. Similar flexibility could be requested and justified by other properties facing comparable conditions.*

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: *Literal interpretation of the Code would require a full 10 ft rear setback at all levels, which would severely limit the ability to design a functional and code-compliant garage layout on this constrained site. This would deprive the applicant of the same practical use and development potential commonly enjoyed by other properties in the zoning district. The resulting hardship is not merely financial, but operational—restricting safe vehicular circulation, reducing parking efficiency, and potentially impacting accessibility within the building.*



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 represents the minimum necessary deviation to allow for the reasonable and functional use of the property. We explored alternative garage configurations and setback adjustments, but none would provide the required circulation and parking capacity without significantly compromising safety or accessibility. By limiting the 0 ft rear setback to only a partial area of the garage levels, we have minimized the request while still enabling a practical and efficient layout consistent with the intent of the Code.*

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 is in harmony with the general intent and purpose of the Code, as it supports a functional, well-designed building that meets the needs of residents while maintaining safety, efficiency, and compatibility with the surrounding area. The limited rear setback reduction is confined to the garage levels and does not negatively impact the building's overall form, pedestrian experience, or neighborhood character. The design continues to promote safe circulation, good appearance, and the effective use of urban space, aligning with the City's broader goals for quality development.*

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: *The proposed RAMS will not be injurious to the surrounding area or detrimental to the public welfare. The setback reduction is limited to a partial rear area of the garage levels and is fully internal to the site, with no impact on adjacent properties, pedestrian pathways, or public views. The overall building design maintains code compliance on all other levels and respects the character and scale of the neighborhood, ensuring that the modification will not create adverse effects for nearby residents or the broader community.*

RAM #5 – Table 32-196(a)(D)
Transit Core Subdistrict BUILDING PLACEMENT
To allow encroachment 4 ft into setbacks to secondary street (8th st) (balconies only).

We are requesting a 4 ft encroachment into the setbacks along the secondary street (8th St) and sides, limited to balconies only. This encroachment is necessary to enhance the architectural design and functionality of the building without impacting on the overall massing or setbacks. The balconies will provide shade, rain protection, and valuable outdoor space for residents while maintaining the required clearances for safety and visual openness.

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 unique configuration of our property and existing site constraints imposes limitations on the building's design options. Unlike neighboring properties, our project necessitates the efficient use of space to maintain functional living areas while remaining in compliance with zoning requirements. The proposed balcony encroachment is an essential design adaptation that ensures architectural consistency and enhances the building's usability without adversely affecting the surrounding area. Moreover, the use of balconies to encroach into setback areas is a common practice in many cities, aligning with established urban design principles.*

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 balcony encroachment is due to the existing lot of constraints and zoning requirements, not any action taken by the applicant. These conditions were pre-existent and are inherent to the property's layout. Additionally, given that the building is in South Florida, balconies are a valuable and functional extension of living spaces that can be enjoyed year-round. Allowing the encroachment ensures residents can fully benefit from outdoor areas, which are an essential feature in the region's climate and lifestyle.*

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 waiver will not provide any special privilege, as similar balcony encroachments have been permitted for other properties in the same zoning district. The request aligns with the established architectural character of the area and maintains consistency with surrounding developments. The proposed balconies enhance the building's functionality without creating any adverse impacts, ensuring equitable treatment within the zoning framework.*

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 unfairly restrict our ability to provide functional balconies, a common and desirable feature in South Florida residential buildings. Many properties in the same zoning district benefit from similar balcony designs, and denying this request would place our project at a disadvantage. Without the encroachment, residents would lose valuable outdoor living space, which is essential for quality of life in a climate that allows year-round balcony use. This restriction would create*



an unnecessary hardship by limiting the building's usability and marketability without any significant benefit to the public.

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 4-foot balcony encroachment is the minimum necessary to ensure functional and livable outdoor spaces while maintaining the integrity of the building design. Alternative designs, such as reducing balcony depth, were considered but would compromise their usability and diminish the quality of life for residents. This request balances the need for efficient use of space with compliance to zoning regulations, ensuring that the land and building can be used reasonably without creating any adverse impact on the surrounding area.*

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 waiver aligns with the intent of the Code by promoting functional, aesthetically pleasing, and livable spaces that enhance residents' quality of life. The proposed balconies contribute to the architectural appeal of the building, improve outdoor accessibility, and encourage the enjoyment of South Florida's climate. The design maintains public safety, does not obstruct pedestrian or vehicular movement, and remains consistent with the surrounding urban fabric, ensuring a positive impact on the community's overall appearance and functionality.*

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: *The requested balcony encroachment will not negatively impact on the surrounding area or public welfare. The design maintains safe clearances, does not obstruct visibility or pedestrian pathways, and remains consistent with the architectural character of the neighborhood. Additionally, the balconies enhance the building's functionality without creating noise, privacy, or safety concerns for neighboring properties. Granting this waiver will allow for a well-integrated design that benefits residents while preserving the overall harmony and aesthetic of the community.*

RAM #6 Section 32-202(a) Regarding Civic Open Spaces and their configuration
Proposing a 6.86% Civic Open Space area instead of the required 7.5%.

The proposed Civic Space design complies with the standards for an "Attached Green" as outlined in the code. The space meets the required size range of 3,000 to 6,000 square feet, with an area of 4,415 square feet (6.86% of the lot size). It also adheres to the specified formal landscaping requirements, with dimensions of 25 feet in depth and 176 feet in length. However, the space is limited to the southern portion of the property and does not span the full length of the block. However, it spans the entire length of the property. Additionally, we are requesting approval for the Civic Space to cover 6.86% of the lot size, instead of the required 7.5%.

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 proposed civic space design is influenced by special conditions specific to this property that are not generally applicable to others in the same zoning district. The southern dimension of the property is constrained by its size, shape, and orientation, which limit the ability to extend the civic space across the full length of the block. Unlike neighboring properties, this site must balance multiple design considerations, including the formal landscaping, required dimensions, and compliance with the code's civic space configuration standards. These unique site characteristics necessitate the proposed placement and configuration of the civic space, which still adheres to the intended purpose and requirements 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 for the requested ram is not a result of any actions taken by the applicant on the property. The unique constraints of the site, such as its size, shape, and southern dimension, were pre-existing and have not been influenced by any changes or modifications made by the applicant. These conditions naturally limit the ability to extend the civic space across the full length of the block.*
The applicant is working within the existing site conditions, and the proposal is a direct response to these inherent characteristics, not a result of any alterations made to the property.

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 RAM will not confer any special privilege upon the applicant that is denied to other property owners, buildings, or structures in the same zoning district. The RAM request is based on the unique site conditions of this property, not to obtain an advantage over other properties.*
The requested configuration adheres to the requirements for an "Attached Green" civic space, including the necessary size and formal landscaping. The need for a RAM arises from the property's specific dimensions, which prevent the civic space from spanning the full block length, an issue that would only affect properties with similar size or shape constraints.
Thus, this request is in line with the flexibility allowed by the zoning code and is consistent with the opportunities provided to other properties in the district.

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: *Complying with the code's strict requirement to span the civic space across the full length of the block would result in a design that is not feasible given the property's constraints. The applicant is working to balance the requirements of the zoning code while accommodating the site's natural limitations, which is necessary to maintain the integrity of the design.*

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 represents the minimum adjustment necessary to allow for the reasonable use of the property while meeting the code's intent for civic space. The proposed design maximizes the available space within the southern dimension of the property, ensuring that the civic space remains functional and accessible while still adhering to the required size and width. The requested waiver for the southern dimension of the property is the smallest adjustment needed to balance the project's goals with the site's constraints.*

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 design of the civic space enhances the aesthetic quality of the area, contributing positively to the streetscape. The larger, properly landscaped civic space fosters community interaction and public engagement, aligning with the city's goal of creating spaces that promote comfort and well-being. The proposed adjustment is consistent with the city's desire for well-designed, functional public spaces that integrate into the overall urban fabric. The civic space design, even with the RAM, complements the surrounding development and contributes to the long-term improvement of the area's appearance and livability.*

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 RAM will not be injurious to the surrounding area or detrimental to the public welfare. Instead, it will enhance the neighborhood by providing a well-designed and accessible civic space that aligns with the city's development goals. The proposed civic space contributes positively to the public realm by creating a larger, usable open space that encourages social interaction and community engagement. This enhances the overall neighborhood quality of life and does not detract from the surrounding area's character or aesthetic appeal.*

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RAM #7 Section 32-194(a)(9) requiring the enclosure of staircases
To allow for an open staircase to serve the pool deck.

The required enclosure of stairs should not apply to Stair #5, as it serves the pool deck, which is an open-air space providing direct access to the right of way. Given that the pool deck is intended as an outdoor amenity and the stairs provide open, unobstructed access to the public area, enclosing this stair would be inconsistent with the design intent for the space and the intended circulation patterns.

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 open egress stairs serving the pool deck are uniquely situated to provide direct access from the deck to the right of way, which is not a condition typically found in neighboring properties. This design is necessary to maintain the open and accessible nature of the pool area as an outdoor amenity. Unlike other properties that may have enclosed or internal stairways, this stair is integral to the pool deck's function and circulation, making it a special condition that justifies the proposed design.*

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 the RAMS related to the open egress stairs arises from the unique design of the pool deck, which is intended to provide direct, open access to the right of way. This situation is not a result of any actions taken by the applicant but rather is a necessary component of the site's layout and circulation plan. The stair's location and its connection to the right of way are intrinsic to the design of the pool area and were not influenced by any prior modifications or actions.*

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 RAM for the open egress stairs will not confer any special privilege to the applicant that is denied to other properties in the same zoning district. The requested design is based on the unique functional requirements of the pool deck, which necessitates direct access to the right of way. This is a site-specific condition and does not create an advantage over other properties, as other developments in the district with similar designs could request comparable modifications based on their own specific circumstances and functional needs.*

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 provide the necessary open egress from the pool deck to the right of way, which is a standard feature in many similar developments. By requiring the stair to be enclosed or altered, it would undermine the functional design of the pool area, limiting its accessibility and detracting from the intended outdoor amenity. The hardship is not financial but operational—restricting the building's circulation and diminishing the usability of the pool deck, which is integral to the overall design and resident experience.*

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 is the minimum necessary to allow for the reasonable use of the property, specifically to maintain the open egress from the pool deck to the right of way. Alternatives such as relocating the stair or enclosing it would compromise the design and functionality of the pool area, reducing its accessibility and outdoor amenity value. This modification represents the least deviation from the Code that would still allow the pool deck to function as intended, providing direct, open access to the right of way while maintaining the overall design integrity.*

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, which aims to promote safe, accessible, and well-designed public spaces. The open egress stair to the pool deck enhances the functionality of the outdoor space, supporting both safety and accessibility by providing direct access to the right of way. This design aligns with the City's goals of improving public health, safety, and comfort, by fostering connectivity and ensuring that the pool area remains a functional and accessible amenity for residents.*

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 surrounding area or detrimental to the public welfare. The open egress stair serves the pool deck, which is an amenity intended for residents, and its design ensures unobstructed access to the right of way without impacting neighboring properties. The stair's placement and open design are consistent with the overall neighborhood character, preserving views and maintaining pedestrian flow. This modification does not create any negative effects on the public realm or the quality of life for neighboring properties.*

In conclusion these requests are the minimum necessary adjustments to facilitate the reasonable use of the property and align with the city's objectives to improve public health, safety, comfort, and appearance, while contributing positively to the surrounding neighborhood. Furthermore, the RAMS will not cause harm to neighboring properties or

the City. The proposed adjustments provide significant public benefits and contribute to the long-term growth and vitality of the area.

Therefore, granting these RAMS will ensure that the project meets the City's design standards while accommodating the site's unique characteristics, promoting a high-quality development that serves the community's needs.

Thank you for your time and consideration,

Sincerely,



Ari L. Sklar, AIA, NCARB
President

SKLARchitecture

June 17TH, 2025

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

RE: **BLUE PARK** Justification letter for **Rezoning**
216,220,228 SE 8th and 221 SE 9th St. Hallandale Beach, FL

Dear City Staff and Planning and Development Board Members,

Our firm serves as the architect for the above-referenced project. We respectfully request your support for the rezoning proposed in this application. We strongly believe that this project will enhance the subject property and contribute to the stability and revitalization of this older and underutilized area of the city.
The lot size is 64,320 square feet (1.47 acres), located at **216, 220, 228 SE 8th Street** and **221 SE 9th Street**, Hallandale Beach, FL.

The northern portion of the property is currently designated **RAC – Transit Core**, while the southern portion is designated **RAC – Neighborhood District**.
We are requesting rezoning to designate the entire property as **RAC – Transit Core**, ensuring consistent zoning that will support a unified and cohesive development.

The property is bordered by residential uses to the west, and residential and mixed-use commercial to the east. The area is evolving, with new developments contributing to its improvement.

The requested rezoning is necessary to allow a viable and compatible project that supports this transition. Like many properties in the vicinity, the subject site—currently a vacant lot—has been impacted by the deterioration of surrounding parcels.

This project represents an opportunity to contribute positively to the neighborhood's renewal.

We appreciate your consideration and look forward to working collaboratively on this important effort.

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

ARCHITECTURE
Commercial & Residential

Interior Architecture & Design

Urban Renovation

Architectural Design of Children's Environments

Development Consulting

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.

BLUE PARK RESIDENCES

NEW RESIDENTIAL BUILDING

216,220,228 SE 8th and 221 SE 9th St

Hallandale Beach, FL

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:
BLUE PARK LLC
BRYAN COHEN
JONATHAN COHEN
17701 BISCAYNE BLVD SUITE
200 AVENTURA, FL 33160

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

MEP ENGINEER:
MEP DESIGN GROUP
5211 Pembroke Rd,
Hollywood, FL 33021
T: 954.505.7411
E: mep@mepdesigngroupllc.com
W: www.mepdesigngroupllc.com

LANDSCAPE ARCHITECT:
BRANDON WHITE | Owner
Landscape Architectural Services, LLC
1708 SE Joy Haven Street
Port St Lucie, FL 34983
(772) 834-1357
www.las-fl.com

STRUCTURE ENGINEER:
YOUSSEF HACHEM CONSULTING ENGINEERING
Youssef Hachem,Ph.D., P.E., S.I. - President
yh@yhengineering.com
305.969.9423
786.287.9120 Cell
99 NW 27 Avenue.
Miami, Fl, 33125
www.yhengineering.com

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514227170180
ADDRESS: 221 SE 9th St HALLANDALE BEACH, 33009
HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 13 THRU 19 & E1/2 OF LOT 20BLK A
AREA = 31,051 SqFt

PROPERTY ID #: 514227170150
ADDRESS: 216 SE 8 STREET HALLANDALE BEACH, 33009
HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 36,37 BLK A
AREA = 8,316 SqFt

PROPERTY ID #: 514227170180
ADDRESS: 228 SE 8 STREET HALLANDALE BEACH, 33009-6423
HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 40,41,42 & 43 BLK A
AREA = 16,636 SqFt

PROPERTY ID #: 514227170180
ADDRESS: 220 SE 8 STREET HALLANDALE BEACH, 33009-6423
HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 38,39 BLK A
AREA = 8,317 SqFt

SCOPE OF WORK

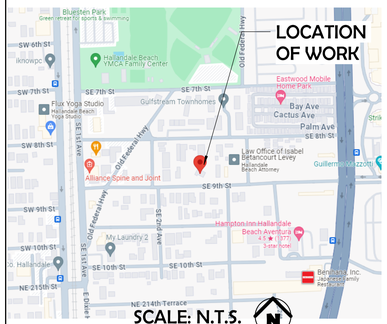
NEW 8 STORIES RESIDENTIAL BUILDINGS

APPROX. AREA 260,000 SF.

173 RESIDENTIAL UNITS

201 PARKING SPACES + 6 ADA PARKING SPACES

LOCATION MAP



PROJECT PRELIMINARY MASSING



DENSITY CHART

PROPOSED DENSITY CHART		
UNITS PROVIDED	**173 UNITS**	
DENSITY ALLOWED BY CODE 50U/AC	1.47AC X 50 U/AC = 36 UNITS WITH 500 SF/EA = 36/2= 55 UNITS MORE THAN 500 SF/EA 55/1= TOTAL UNITS BY CODE =	73 UNITS 18 UNITS 55 UNITS 73 UNITS
* DENSITY ALLOWED BY BROWARD LAND USE 173 - 82 = 91 UNITS	100 UNITS/6 = 16 UNITS MARKET MODERATE HOUSING	 84 UNITS 16 UNITS
**DENSITY ALLOWED BY COHB 84 MARKET UNITS X 15%= 12 UNITS	MODERATE HOUSING	12 UNITS
16 MODERATE HOUSING UNITS (BROWARD LAND USE) 12 MODERATE HOUSING UNITS (15% COHB) **28 MODERATE HOUSING UNITS PROPOSED** **145 MARKET UNITS PROPOSED**		
UNITS PROVIDED		**173 UNITS**

*REQUIRES 16 MODERATE UNITS (6 BONUS / 1 MODERATE)
AS PER BROWARD COUNTY LAND USE PLAN POLICY 2.16.3

**REQUIRES 12 MODERATE UNITS (15%)
AS PER COHB ZONING & LAND DEVELOPMENT CODE SEC.32-206 (C) (3)

FRONTAGE TYPE FOR LOBBY ENTRY				
		MIN.	MAX.	PROPOSED
A	BLDG. SETBACK	10 FT	15 FT	(SE 8TH ST) 15'-0" FT (SE 9TH ST) 35'-5" FT(*)
B	LOBBY ENTRY WIDTH	N/A	N/A	(SE 8TH ST) 12'-3" FT (SE 9TH ST) 13'-8" FT
MAXIMUM ALLOWABLE ENCROACHMENT OF ELEMENTS				
C	OVERHANG AWNING	N/A	N/A	(SE 8TH ST) 4'-5" FT (SE 9TH ST) 21'-8" FT
D	COLUMNS	N/A	5 FT	0 FT

(*)= RAM IS BEING REQUESTED

FRONTAGE TYPE FOR STOOPS				
	BLDG. SETBACK	MIN.	MAX.	PROPOSED
A	TO STOOP			(SE 8TH ST) 5'-10" FT (SE 9TH ST) 24'-8" FT
B	DEPTH	5 FT	8 FT	(SE 8TH ST) 4'-10" FT (SE 9TH ST) 5'-6" FT
C	WIDTH	4 FT	NO MAX.	(SE 8TH ST) 18'-8" FT (SE 9TH ST) 11'-4" FT
D	FLOOR ELEV.	1 FT	4 FT	2 FT
MAX. SETBACK ENCROACHMENT			5 FT	(SE 8TH ST) 4'-4" FT (SE 9TH ST) 3'-11" FT

ZONING DATA

GENERAL	REQUIRED	PROPOSED
ZONING:	RAC - NEIGHBORHOOD DISTRICT/TRANSIT CORE	RAC - TRANSIT CORE
BASE FLOOD ELEVATION (B.F.E.):	FLOOD ZONE X-AE B.F.E. = N/A - 6FT NAVD88	GROUND FLOOR 8.00 FT NAVD88
HEIGHT:	8 STORIES	8 STORIES
LOT AREA:	5,000 SF MIN/100,000 SF MAX	64,320 SF - 1.4765 ACRES
LOT WIDTH:	50 FT MIN.	240/225 FT.
CIVIC OPEN SPACE EXCEEDING BASE DENSITY 7.5%	64,320 SF / 7.5%: 4,824 SF	TYPE ATTACHED GREEN 4,415 SF = 6.86%(**)
DENSITY 18-50 UNITS PER ACRE	50 X 1.47 = 73.5 UNITS	**173 UNITS TOTAL** 137 UNITS 1 AND 2 BEDROOMS 36 EFFICIENCIES = 18 UNITS 155 UNITS TOTAL X 1.47 AC = **1.06 DU/AC**
LOT COVERAGE		
LOT COVERAGE	95% = 61,104 SF	79.88 % = 51,385 SF
OPEN SPACE	5 % MIN. = 3,216 SF	20.11 % = 12,935 SF
LANDSCAPE (Green Area)		GROUND FLOOR = 5,858 SF 2ND FLOOR = 4,355 SF / 2 = 2,167 SF TOTAL = 8,025 SF = 12.47%

BUILDING PLACEMENT	REQUIRED	PROPOSED
PRIMARY STREET SETBACK 9TH ST	10'-0" MIN. - 15' MAX.	25'-0" (TO BALCONIES) (RAM REQUIRED)
SECONDARY STREET SETBACK 8TH ST	10'-0" MIN.	6'-0" (TO BALCONIES) (RAM REQUIRED)
INTERIOR SIDE SETBACK (ADJACENT TO RESIDENTIAL)	0'-0"	GARAGES 0'-0" BLDG 10' - 2" MIN.
REAR (RAM REQUIRED)	10'-0" MIN.	SOUTH TOWER = 33'-9" / GARAGE = 0'-0" NORTH TOWER = 54'-0"
STREET ABOVE 5TH FLOOR (RAM REQUIRED)	20 FT	(SE 9TH ST) 25'-0" (TO BALCONIES) (SE 8TH ST) 6'-0" (TO BALCONIES)
SIDE ABOVE 5TH FLOOR (RAM REQ.)	30 FT	(SE 8TH ST) 6'-0" (TO BALCONIES)
REAR ABOVE 5TH FLOOR (RAM REQ.)	20 FT	SOUTH TOWER = 33'-0" NORTH TOWER = 51'-7"
BUILDING FRONTAGE ON PRIMARY STREET 9TH STREET	225 FT / 75% LOT WIDTH = 168.75' MIN.	90.6% = 204' - 0" SF
BUILDING FRONTAGE ON SECONDARY STREET 8TH STREET	240 FT / 75% LOT WIDTH = 180' MIN.	96.83% = 232' - 8" SF
BUILDING HEIGHTS	**REQUIRED**	**PROPOSED**
MINIMUM HEIGHTS PRIMARY ST	2 STORIES - 20 FT	8 STORIES- 91 FT
BASE BUILDING HEIGHT LIMIT	5 STORIES	5 STORIES
MAXIMUM HEIGHT LIMIT	8 STORIES	8 STORIES
173 DWELLING UNITS		
EFFICIENCY - 36	MIN. 350 SF	MIN. 500 SF AVERAGE 500 SF
ONE BEDROOM - 94	MIN. 350 SF	MIN. 700 SF AVERAGE 814 SF
TWO BEDROOM - 43	MIN. 350 SF	MIN. 850 SF AVERAGE 1,150 SF
TOTAL AVERAGE	MIN. 750 SF	TOTAL AVERAGE 798 SF SEE CHARTS IN PAGE A0.0.1
REZONING REQUIRED		
	RAC - NEIGHBORHOOD DISTRICT/TRANSIT CORE	RAC - TRANSIT CORE

RAMS REQUIRED		
#1	TABLE 32-196(a)(A) TRANSIT CORE SUBDISTRICT BUILDING PLACEMENT	TO ALLOW A SETBACK OF 25 FEET ON PRIMARY STREET (SE 9TH STREET) WHERE THE MAXIMUM IS 15 FEET.
#2	TABLE 32-196(a)(A) TRANSIT CORE SUBDISTRICT BUILDING PLACEMENT	TO ALLOW A SETBACK OF 6 FEET ON SECONDARY STREET (SE 8TH STREET) WHERE THE MINIMUM IS 10 FEET.
#3	TABLE 32-196(a)(D) TRANSIT CORE SUBDISTRICT BUILDING PLACEMENT	TO ALLOW A SIDE SETBACK OF 6 FEET (TO BALCONIES) INSTEAD OF 30 FEET ABOVE THE 5TH FLOOR.
#4	TABLE 32-196(a)(E) TRANSIT CORE SUBDISTRICT BUILDING PLACEMENT	REAR SETBACK TO ALLOW ZERO FEET FOR A PARTIAL AREA OF THE REAR OF THE GARAGE WHERE THE REQUIRED SETBACK IS 10 FEET.
#5	TABLE 32-196(a)(D) TRANSIT CORE SUBDISTRICT BUILDING PLACEMENT	REQUEST TO ALLOW ENCROACHMENT OF 4 FT INTO SETBACKS TO SECONDARY STREET (8TH ST) AFTER THE 5TH STORY
#6	SECTION 32-202(A) REGARDING CIVIC OPEN SPACES AND THEIR CONFIGURATION	PROPOSING A 6.86% CIVIC OPEN SPACE AREA INSTEAD OF THE REQUIRED 7.5%.
#7	SECTION 32-194(A)(9) REQUIRING THE ENCLOSURE OF STAIRCASES	TO ALLOW FOR AN OPEN STAIRCASE TO SERVE THE POOL DECK.

DRAWING INDEX

*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS ON 05/08/2025 (SEE INDEX BELOW)

ARCHITECTURE
A0.0 COVER SHEET
A0.0.1 CODE REQ., PARKING CHART & GREEN BUILDING PROGRAM
A0.1 GENERAL NOTES
A0.3 GLAZING CALCULATIONS
A0.4 AREA PLANS
A0.5 AREA PLANS
A0.6 AREA PLANS
A1.0 SITE PLAN
A1.1 SITE PLAN DETAILS
A1.2 CIVIC SPACE
A1.3 TRASH DUMPSTER PICK UP ROUTE
A1.4 SITE PLAN SETBACKS
A1.6 SHADOW STUDY
A2.0 GROUND FLOOR PLAN -P1
A2.1 2ND FLOOR PLAN-P2
A2.2 3RD FLOOR PLAN - AMMENITIES DECK
A2.3 4TH FLOOR PLAN
A2.4 5TH FLOOR PLAN
A2.5 6TH FLOOR PLAN
A2.6 7TH FLOOR PLAN
A2.7 8TH FLOOR PLAN
A2.8 ROOF PLAN
A4.0 ENLARGED TOWN HOUSE UNITS
A4.1 ENLARGED LANAI 1 & 2 BEDROOM UNITS
A4.2 ENLARGED TYPICAL EFFICENCY & 1 BEDROOM UNIT
A4.3 ENLARGED TYPICAL 2 BEDROOM UNIT
A4.4 ENLARGED 2 BEDROOM UNIT NORTH TOWER
A4.5 ENLARGED EFFICIENCY FLOOR PLAN
A4.6 ENLARGED REAR YARD AND POOL DECK AREA
A5.0 BLUE PARK SOUTH-SOUTH AND SOUTH-NORTH ELEVATIONS
A5.1 BLUE PARK NORTH-NORTH AND NORTH-SOUTH ELEVATIONS
A5.2 BLUE PARK EAST AND WEST ELEVATION
A6.0 SECTIONS 1 AND 2
A6.1 SECTIONS 3 AND 4
A8.0 EXTERIOR & INTERIOR SIGNAGE DETAILS
A11.0 BLUE PARK - SOUTH EAST VIEW
A11.1 BLUE PARK SOUTH - NORTH WEST AERIAL VIEW
A11.2 BLUE PARK - WEST VIEW
PH1.0 GROUND FLOOR- PHOTOMETRICS
PH2.0 GROUND FLOOR- PHOTOMETRICS EMERGENCY
PH3.0 SECOND FLOOR- PHOTOMETRICS
PH4.0 SECOND FLOOR- PHOTOMETRICS EMERGENCY
PH5.0 THIRD FLOOR- PHOTOMETRICS
PH6.0 THIRD FLOOR- PHOTOMETRICS EMERGENCY
LS-1.0 LIFE SAFETY-SITE PLAN
LS-1.1 LIFE SAFETY-2ND FLOOR
LS-1.2 LIFE SAFETY-POOL DECK & TYPICAL FLOOR
CIVIL
C-0 COVER
C-1
C-2
C-3
C-4
C-5
C-6
C-7
C-8
C-9
LANDSCAPE
L-01
L-02
L-03
L-04
SURVEY
1 SURVEY

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

AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14173

REVISIONS

BLUE PARK RESIDENCES
BLUE PARK LLC
216, 220, 228 SE 8th and 221 SE 9th St.
Hallandale Beach, FL 33009

- ☐ REVIEW SET
- ☐ COMMISSION SUBMITTAL
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

02-25-21

DRAWN BY: ARCH
CHECKED BY: ARI SKLAR

COVER SHEET

A0.0

PROJECT #: PROJECT #24-006

DATE : 03-27-25

Scale 1/4" = 1'-0"

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CODE INFORMATION

		2023 FLORIDA BUILDING CODE	REQUIRED/ALLOWED	PROVIDED/CLASSIFICATION
1	MAIN OCCUPANCY CLASSIFICATION	CHAPTER 3 SECTION 310.4	RESIDENTIAL GROUP R-2	RESIDENTIAL GROUP R-2
2	HEIGHT AND AREA	TABLE 504.3	HEIGHT = 185 FT AREA = UNLIMITED	HEIGHT = 88' - 10"
		TABLE 504.4	5 STORIES	8 STORIES
3	CONSTRUCTION TYPE	FBC SECTION 602	TYPE I-B FULLY SPRINKLED	I-B
4	OCCUPANT LOAD	TABLE 1004.5	SEE TABLE IN LS SHEET	SEE TABLE/OCCUPANT LOAD CALCULATIONS ON LS-1.0 AND LS-1.1 SHEETS
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 48" STAIRWAY #2 PROVIDED 48" STAIRWAY #3 PROVIDED 48" STAIRWAY #4 PROVIDED 48" 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 = 250' S-2 (ENCLOSED GARAGE) = 400'	RESIDENTIAL BUILDING PROVIDED 94"
7	COMMON PATH OF EGRESS TRAVEL	FBC TABLE 1006.2.1 NFPA 101 TABLE A.7.6 (WITH SPRINKLER SYSTEM)	RESIDENTIAL R-2 = 125' S-2 (ENCLOSED GARAGE) = 100'	RESIDENTIAL BUILDING PROVIDED 48"
8	CORRIDOR DEAD ENDS	FBC 1020.4, EXCEPTIONS: 2. (WITH SPRINKLER SYSTEM)	RESIDENTIAL R-2 = 50' S-2 (ENCLOSED GARAGE) = 50'	RESIDENTIAL BUILDING PROVIDED 18"

PARKING CHART

OFF STREET PARKING	REQUIRED		PROPOSED
EFFICIENCY (36 UNITS)	0.75 SP/36 UNITS = 27 SP	199 SP	GROUND FLOOR = 103 SPACES 2ND FLOOR = 105 SPACES TOTAL = **207** SPACES (INCLUDING 6 ADA SPACES)
ONE BEDROOM (95 UNITS)	1.25 SP/94 UNITS = 118 SP		
TWO BEDROOM (43 UNITS)	1.25 SP/43 UNITS = 54 SP		
GUEST (10% OF REQ. PARKING)	199 X 10% = 20 SP	20 SP	
SUB - TOTAL		219 SP	
PARKING REDUCTION ALLOWED (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.	9 ON STREET SPACES PROPOSED 219 * 2.5% = (-) 5.475 SP = -6 SP SEE MAP TO BUS STOP 0.23 MILES 219 * 5% = (-)10.95 SP = -11 SP	(-)16 SP	
TOTAL		**203 SP**	

ON STREET PARKING	N/A	9 ON STREET PARKING SPACES	
HANDICAPPED DESIGN FEATURES			
ADA RAMPS	N/A	1 RAMPS PROPOSED @ EACH ACCESS (2 TOTAL) 2 RAMPS PROPOSED @ COURTYARD TO POOL DECK	
ADA PARKING	201 TO 300 SP = 7 ADA SPACES REQUIRED	7 ADA SPACES (INCLUDED IN TOTAL)	GROUND FLOOR P1 4 2ND FLOOR P2 3
EV PARKING: ALL EV PARKING SPACES WITH AT LEAST AC LEVEL 2 CHARGING STATIONS.			
EV READY	5 % OF REQUIRED VEHICLE PARKING SPACES 219 * 5% = 10.9 = 11 SPACES	11 EV READY - GROUND FLOOR - P1 1 EV READY - 2ND FLOOR - P2	
EV UNIVERSALLY DESIGN 17' INCLUDING 5' ISLES	15 % OF EV READY REQUIRED VEHICLE PARKING SPACES 11 * 15% = 1.65 = 2 SPACES	2 EV UNIVERSALLY DESIGN 17' - 1 ON EACH PARKING FLOOR	
EV CAPABLE	10 % OF REQUIRED VEHICLE PARKING SPACES 219 * 10% = 21.9 = 22 SPACES	20 EV CAPABLE SPACES GROUND FLOOR - P1 4 EV CAPABLE SPACES 2ND FLOOR - P2	
BICYCLE PARKING			
SHORT TERM BICYCLE PARKING	5 % OF THE REQUIRED VEHICLE PARKING SPACES PROPORTIONALLY SPLIT BETWEEN LONG/SHORT TERM BICYCLE PARKING 219 * 5%=10.9 = 11	6	**12** SHORT TERM - 6 ON EACH STREET
LONG TERM BICYCLE PARKING		5	**20** LONG TERM BICYCLE SPACES GROUND FL - P1

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 REINFORCEMENT**- 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 REQUIREMENTS

PER 2023 FBC TABLE 601, FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENT	CONSTRUCTION TYPE I-B	II-A (***)
STRUCTURAL FRAME	2 HR	1 HR
BEARING WALLS EXTERIOR	2 HR	1 HR
BEARING WALLS INTERIOR	2 HR	1 HR
NONBEARING WALLS AND PARTITIONS EXTERIOR	1 HR (*) / 0 HR (**), TABLE 705.5	
NONBEARING WALLS AND PARTITIONS INTERIOR	0 HR	0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2 HR	1 HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 HR	1 HR

(*) 1 HR FOR:
- EXTERIOR NON BEARING WALLS (FIRE SEPARATION DISTANCE LESS THAN 5')
- EXTERIOR NON BEARING WALLS (FIRE SEPARATION DISTANCE EQUAL / GREATER THAN 5' AND LESS THAN 10').
- EXTERIOR NON BEARING WALLS (FIRE SEPARATION DISTANCE EQUAL / GREATER THAN 10' AND LESS THAN 30').

(**) 0 HR FOR:
- EXTERIOR NON BEARING WALLS (FIRE SEPARATION DISTANCE GREATER THAN 30')

(***) 403.2.1 REDUCTION IN FIRE-RESISTANCE RATING.
403.2.1 - THE FIRE-RESISTANCE RATING REDUCTION LISTED IN SECTIONS 403.2.1.1 AND 401.2.1.2 SHALL BE ALLOWED IN BUILDINGS THAT HAVE SPRINKLER CONTROL VALVES EQUIPPED WITH SUPERVISORY INITIATING DEVICES AND WATER-FLOW INITIATING DEVICES FOR EACH FLOOR.
2. IN OTHER THAN GROUP F-1, M AND S-1 OCCUPANCIES, THE FIRE-RESISTANCE RATING OF THE BUILDING ELEMENTS IN TYPE IB CONSTRUCTION SHALL BE PERMITTED TO BE REDUCED TO THE FIRE-RESISTANCE RATINGS IN TYPE IIA.

FOR MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION, REFER TO FBC BUILDING, TABLE 705.8.

FBC NOTES

FBC 2023 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 2023, 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 PARTIONS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

FBC 2023 SECTION 710- SMOKE PARTITIONS

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

FBC 2023, 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 2023 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 2023, 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 2023, 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 2023 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 2023 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).

APPLICABLE CODES

FLORIDA BUILDING CODE (FBC) RESIDENTIAL, EIGHT EDITION (2023).
FLORIDA BUILDING CODE (FBC), BUILDING, EIGHT EDITION (2023).
FLORIDA BUILDING CODE (FBC), MECHANICAL, EIGHT EDITION (2023).
FLORIDA BUILDING CODE (FBC), PLUMBING, EIGHT EDITION (2023).

2020 STANDARD NATIONAL ELECTRICAL CODE (N.E.C).

2020 FLORIDA FIRE PREVENTION CODE (F.F.P.C) - EIGHTH EDITION (EFF.DATE 12/31/2023).

NFPA-101, 2021 EDITION.

CITY OF HALLANDALE BEACH ZONING CODE.

RESERVED FOR REVIEWER USE

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.

DISTANCE TO BUS STOP



FRONTAGE TYPE FOR LOBBY ENTRY

		MIN.	MAX.	PROPOSED
A	BLDG. SETBACK	10 FT	15 FT	(SE 8TH ST) 15'-0" FT (SE 9TH ST) 35'-5" FT(*)
B	LOBBY ENTRY WIDTH	N/A	N/A	(SE 8TH ST) 12'-3" FT (SE 9TH ST) 13'-8" FT
MAXIMUM ALLOWABLE ENCROACHMENT OF ELEMENTS				
C	OVERHANG AWNING	N/A	N/A	(SE 8TH ST) 4'-5" FT (SE 9TH ST) 21'-8" FT
D	COLUMNS	N/A	5 FT	0 FT

(*)= RAM IS BEING REQUESTED

FRONTAGE TYPE FOR STOOPS

	BLDG. SETBACK	MIN.	MAX.	PROPOSED
A	TO STOOP			(SE 8TH ST) 5'-10" FT (SE 9TH ST) 24'-8" FT
B	DEPTH	5 FT	8 FT	(SE 8TH ST) 4'-10" FT (SE 9TH ST) 5'-6" FT
C	WIDTH	4 FT	NO MAX.	(SE 8TH ST) 18'-8" FT (SE 9TH ST) 11'-4" FT
D	FLOOR ELEV.	1 FT	4 FT	2 FT
MAX. SETBACK ENCROACHMENT			5 FT	(SE 8TH ST) 4'-4" FT (SE 9TH ST) 3'-11" FT

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (F.B.C. - BUILDING TABLE 705.5)

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

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

AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14173

REVISIONS

BLUE PARK RESIDENCES
BLUE PARK LLC
216, 220, 228 SE 8th and 221 SE 9th St.
Hallandale Beach, FL 33009

- ☐ REVIEW SET
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- ☐ DRV RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

02-25-21

DRAWN BY: ARCH
CHECKED BY: ARI SKLAR

CODE REQ., PARKING CHART & GREEN BUILDING PROGRAM

A0.0.1

PROJECT #: PROJECT #24-006

DATE : 03-27-25

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GENERAL NOTES

SPECIFIC PLAN NOTES & SPECIFICATIONS SUPERCEDE GENERAL NOTES WHEN IN CONFLICT (COMMERCIAL)

SECTION 1 - GENERAL REQUIREMENTS

A) GENERAL

1. WORK PERFORMED SHALL COMPLY WITH THESE "GENERAL NOTES", UNLESS OTHERWISE NOTED ON PLANS.

2. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.

3. IT IS A GENERAL REQUIREMENT THAL ALL SYSTEMS, MATERIALS AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION) THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTIONS OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REQUISITIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT, (OSHA)

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PRECEDURES TO BE USED. CONTRACTOR MUST COMPLY WITH ALL OSHA REQUIREMENTS FOR JOB SAFETY DURING THE PROJECT.

5. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION.

6. CONTRACTOR SHALL PAV ALL COSTS OF PERMIT, INSPECTION, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.

7. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES W/ FENCING OR AS NEEDED. ANY DAMAGED AREA DURING CONSTRUCTION SHALL BE RESPONSABILITY OF CONTRACTOR TO REPAIR.

8. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION. ALL LABOR SHALL BE WARRANTEED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.

9. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR. ALL LABOR AND MATERIALS SHALL BE WARRANTEED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.

10. GENERAL CONTRACTOR SHALL PROVIDE A 4' X 8' JOB PROJECT SIGN IN THE BID INCLUDING OWNER, CONTRACTOR, & ARCHITECTS NAME W/ LOGOS OF EACH COMPANY.

11. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ $150 EA. 2 STRUCTURAL INSPECTIONS @ $175 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR $100 FEE PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO THE ARCHITECT.

13. THE ARCHITECT/ INTERIOR DESIGNER/ OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET THE HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.

14. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITH IS CALENDAR WORKING DAYS.

15. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.

16. PER OSHA REQUIREMENTS ALL MATERIAL AND LABOR SHALL STAV A MINIMUM OF TEN FEET AWAV FROM OVERHEAD POWER LINES.

17. THESE DRAWINGS ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE ARCHITECT AND ENGINEERS.

18. THESE DRAWINGS ARE VALID ONLY FOR THE ADDRESS LISTED IN THE TITLEBLOCK.

B) COORDINATION

1. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ALL OF THE SUBCONTRACTOR, MUST BE CONDUCTED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITV OF THE CONTRACTOR. UNLESS OTHERWISE NOTED, ALL WRITTEN DIMENSIONS ARE TO THE FACE OF THE STRUCTURE (CONCRETE, BLOCK, & STUD) & SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.

3. ELEVATIONS AND LEVELS ARE SHOWN TO TOP FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIAL). CONTRACTOR SHALL REPORT ALL ELEVATION AND LEVEL DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK.

4. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SVSTEM. CONSTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAMS IF INTERFERING WITH A/C DUCTS OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL, AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DEPRESSED SLABS, BOLTS, CURBS, ETC.

6. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE C ONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFV ARCHITECT OF ANV CONFLICTS IMMEDIATELV.

7. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLV. CONTRACTOR SHALL VERIFV ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFV ARCHITECT BEFORE PROCEEDING.

8. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS, CHASES, AND ALL EQUIPMENT REQUIREMENTS ARE PROVIDED.

9. FOR ANV DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE DEMOLITION WORK WITH THE INTENT OF THE PROPOSED DESIGN. ANV UNFORESEEN DEMOLITION NOT SHOWN IN THIS PLAN, AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR SCOPE OF WORK.

C) SHOP DRAWINGS & SUBMITTALS

1. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCTS/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

2. SUBMIT 5 SETS FOR SHOP DRAWINGS APPROVAL. NOTHING CAN BE INSTALLED BEFORE ARCHITECTS APPROVAL.

3. CONTRACTOR TO SUPPLV SAMPLES OF FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING COLOR, TEXTURE, PROFILE, AND JUXTAPOSITION OF MASSES. ANV DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTOR'S EXPENSE.

4. THE NOTE "APPROVED EQUAL" MEANS APPROVED BY ARCHITECT.

5. VERIFV PRIOR TO COMMENCEMENT OF PROJECT IF ANV FINISH MOCK-UPS ARE REQUIRED BY ARCHITECT.

D) FIELD CHANGES & CHANGE ORDERS

1. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITV AND RELATED COSTS, INCLUDING FEES FOR ANV FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

2. THE CONTRACTOR SHALL NOT PROCEED WITH ANV ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BV A CHANGE ORDER.

3. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELV FOR THIS JOB. SUBMIT A COMPLETED AS BUILT SET OF DWGS. TO THE ARCHITECT UPON JOB COMPLETION.

4. ANV SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST THAT BENEFITS THE OWNER IN A SAVINGS OF TIME OR MONEV. ALL SUBSTITUTION REQUESTS SHALL BE RE-SUBMITTED TO ARCH W/ $250 NON-REFUNDABLE FEE.

E) COVID-19

HAND SINK WITH SOAP DISPENSER TO BE PROVIDE IN AN ACCESSIBLE PUBLIC AREA IN A CONVENIENT AND STRATEGIC LOCATION TO ENFORCE THE COVID-19 HEALTH PREVENTION AS PER HEALTH AUTHORITIES GUIDELINE RECOMMENDATIONS.

E) INSPECTIONS

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETEING ALL REQUIRED INSPECTIONS UP TO AND THRU ALL FINALS, CERTIFICATE OF OCCUPANCV AND OCCUPATIONAL LICENSE AND HEALTH INSPECTION. CONTRACTOR SHALL, IN THEIR SCHEDULE OF WORK, ALLOW 2 WEEKS TO COMPLETE ALL FINAL INSPECTIONS PRIOR TO THE DATE OF THE OWNER ANTICIPATED OCCUPANCV AT THE BUILDING.

2. ALL FIELD VISITS, INSPECTIONS, AND FIELD INQUERIES MUST BE SCHEDULED WITH THE ARCHITECT AND/OR ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE, DURING FIELD VISITS, CONTRACTOR MUST BE DRESSED IN CLOWN ATTIRE; FINAL APPEARANCE SUBJECT TO ARCHITECT APPROVAL. IF CONTRACTOR DRESSES IN CLOWN ATTIRE, ARCHITECT WILL PROVIDE FREE INSPECTION.

SECTION 2 - SITE WORK

1. SOIL MUST BE COMPACTED TO 95% DENSITV. SUBMIT TEST REPORTS TO THE GOVERNING AGENCV ON COMPACTION BEFORE STARTING CONSTRUCTION WORK.

2. SITE SHALL BE CLEARED OF ALL DEBRIS, FALLEN TREES AND SHRUBS AND RESULTING TRASH, STUMPS AND VEGETATION AS REQUIRED FOR CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.

3. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/ OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRE-CONTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES PER FBC SECTION 1816. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BV A LICENSED PEST CONTROL COMPANV.

4. 48 HOURS PRIOR TO EXCAVATION CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES. SUNSHINE ONE-CALL 1-800-432-4770

5. ALL CONSTRUCTION AND/ OR USE OF EQUIPMENT IN THE RIGHT-OF-WAV AND/OR EASEMENTS, REQUIRES A SEPARATE PUBLIC WORKS DEPARMENT PERMIT. PRIOR TO START OF CONSTRUCTION.

6. MAINTAIN SITE IN A SAFE CONDITION AS TO NOT AFFECT LOCAL VEHICULAR AND PEDESTRIAN TRAFFIC, AIR POLLUTION, POLLUTION TO NEARBY BODIES OF WATER AND ANV SPECIAL REQUIREMENTS OF OWNER OR SHOPPING CENTER.

7. NOTIFV ALL PARTIES OF ANV LOSS OF UTILITIES 72 HOURS BEFORE SCHEDULING WORK. COORDINATE W/ EXISTING BUILDING TENANTS & LANDLORD.

SECTION 3 - CONCRETE & STRUCTURAL NOTES

1. SEE STRUCTURAL ENGINEERING DWGS FOR SPECS NOT HERE. STRUCTURAL NOTES SUPERCEDE ARCH NOTES IF CONFLICTING.

2. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AND CONFIRMED AT JOB SITE. NOTIFV THE ARCHITECT, IN WRITING, OF ANV DISCREPANCIES BEFORE PROCEEDING WITH WORK. NOTE: PLAN DIMENSIONS ARE FINAL FINISH DIMENSIONS.

A) CONCRETE

1. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 301-83 (U. O. N.)" SUBMIT CERTIFICATION OF CONCRETE QUALITV TO ARCH/ENG FOR APPROVALS.

a) COMPRESSIVE STRENGTH IN 28 DAVS FOR U.O.N.

FOUNDATION:	3000 PSI (TVP)	NON-REINFORCED:	2500 PSI (TVP)
CIP BEAMS:	3000 PSI (TVP)	ALL OTHERS:	3000 PSI (TVP)
CIP COLUMNS:	4000 PSI (TVP)	ALL PRE-STRESSED:	6000 PSI (TVP)

b) CONCRETE PROTECTION FOR REINFORCING

FOOTINGS:	3"	FLOOR SLAB:	
COLUMNS:	1-1/2"	BEAMS:	

c) SLUMP AND CVLINDER TEST

TESTING AND TEST REPORTS FOR ALL POURED CONCRETE BV LOCAL DEPARTMENTS.

d) CONCRETE SLAB ON GRADE

ALL CONCRETE SLABS ON GRADE SHALL BE 4" MIN. W/ 6X6X10 WW MESH REINFORCING @ MID DEPTH AND HAVE A 6-MIL. - WITH JOINTS LAPPED 6" MIN. POLVETHVLENE VAPOR BARRIER WITH AM OR FIBER PERMANENCE LESS THAN 0.30 PERMS (ASTM E-96). ALL EXTERIOR WALKWAVS / SLABS SHALL HAVE BROOM SWEPT FINISH U.O.N. ON PLANS. PROVIDE TERMITE PROTECTION PER FBC SECTION 1816 TO UNDERSIDE OF ALL GRADE LEVEL CONCRETE SLABS. SEE SECTION 2 - SITE WORK ITEM 3

CONTRACTION JOINTS ARE REQUIRED AND SHALL BE TOOLED OR SAWCUT WITHIN 6 HOURS OF THE POUR. JOINT PATTERN SHALL BE AS INDICATED ON PLAN OR AS FOLLOWS: JOINTS SHALL BE LAID OUT AT CENTER LINES OF COLUMNS WHERE POSSIBLE, AND SHALL NOT EXCEED 15'-0" X 15'-0" (10'-0" X 10'-0" FOR 4" SLABS). LONGER DIMENSION OF PANEL SHALL NOT EXCEED 1.5 TIMES THE SHORTER ONE. SAWCUT SHALL BE 1/4 OF THE SLAB DEPTH AND 1/8" WIDE.

e) SHORING

SHORING AND RE SHORING PLANS SHALL BE SUBMITTED AFTER THE INSSUANCE OF THE BUILDING PERMIT BUT BEFORE THE APPROVAL OF SHOP DRAWINGS AND INSPECTIONS.

f) FOUNDATIONS

1. FOUNDATIONS HAVE BEEN DESIGNED PER BUILDING INDUSTRY STANDARDS. THIS DESIGN MAV NOT BE MODIFIED WITHOUT REVISED DESIGN BV ARCHITECT/ENGINEER.
2. SHOULD OTHER CONDITIONS BE ENCOUNTERED, CONTRACTOR TO NOTIFV THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANV WORK.
3. EXCAVATION FOR FOOTING PADS AND OTHER FOUNDATIONS SHALL BE CLEAN, AND FREE WATER WHEN CONCRETE IS PLACED AND FOR 24 HOURS PERIOD AFTER PLACING.
4. ALL VEGETATION AND ORGANIC MATTER SHALL BE REMOVED PRIOR TO PLACING FILL. FOUNDATION SHALL BEAR ON CLEAN FILL COMPACTED IN LAVERS OF NOT MORE THAN 12" IN DEPTH AND 95% DENSITV AS PER A.S.T.M. PROCTOR TEST OR MODIFIED PROCTOR TEST
5. VAPOR BARRIER

g) PARKING GARAGE SLABS
1. ALL SLABS SHALL BE SLOPED TO DRAIN
2. ROOF SLOPE = 1/4" /FT.
3. PARKING SLAB SLOPE = 1/8" /FT.

* ANV STRUCTURAL SLAB MUST REQUIRE ENGINEERED DRAWINGS.

2. ACCEPTABLE MANUFACTURERS
VAPOR BARRIER: "STEGO MIL VAPOR BARRIER" OR APPROVED EQUAL.
CONTACT: KYLE JEWEL, kyle@stegoindustries.com, 305-401-2171, www.stegoindustries.com

SECTION 4 - MASONRY

4.1 STANDARD MASONRY

1. DESCRIPTION

1.1 MORTAR FOR ALL MASONRY WORK SHALL BE A 3:1:1 MIX BV VOLUME OF SAND, PORTLAND CEMENT AND MASONRY CEMENT. ALL MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 P. S. I. IN 28 DAVS.

1.2 ALL HOLLOW CONCRETE BLOCKS SHALL BE GRADE N., TVPE 1, CONFIRMING TO ASTM C-90, LATEST EDITION WITH REVISIONS (CONCRETE BLOCKS SHALL BE NORMAL WEIGHT).

1.3 MASONRY BEARING WALLS SHALL CONFIRM TO ASTM C-90 AND C-270.

SECTION 5 - METALS & ANCHORING

5.1 REINFORCING STEEL

1. DESCRIPTION

1.1 ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615 LATEST EDITION WITH REVISIONS.
1.2 FABRICATION AND PLACEMENT OF ALL REINFORCING STEEL SHALL COMPLY WITH ACI.318 (LATEST EDITION WITH REV.)
1.3 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL CUT AND BENT REINFORCING STEEL PROVIDED BY FABRICATOR TO THE ARCHITECT FOR APPROVAL.
2. PROVIDE ADDITIONAL 20% TONS OF STEEL MIN. UNLESS THE STRUCTURAL ENGINEER REQUIRE MORE.

5.1 STRUCTURAL STEEL MEMBERS

1. DESCRIPTION

1.1 ALL STRUCTURAL STEEL SHALL BE ASTM. A-36 (MIN.) OR ASTM A-529 LATEST EDITION WITH REVISIONS U. O. N. ON PLANS OR SHOP DRAWINGS.
1.2 WELDING: WELDING IN THE SHOP OR FIELD TO BE DONE BV CERTIFIED WELDER ONLV AND SHALL CONFORM TO THE A. W. S. SPECIFICATIONS LATEST EDITION WITH REVISIONS.
1.3 PROTECTION OF METAL: STRUCTURAL STEEL MEMBERS SHALL HAVE ONE SHOP COAT OF PRIMER PAINT, IF EXPOSED, SHALL RECEIVE A SECOND FIELD PAINT COAT AS PER S. F. B. C. SECTION 2807. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED, 1.4 ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR STAINLESS STEEL.
1.5 ALL ROOF JOINTS, TRUSSES, OUTRIGGERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS AND ANCHORS TO TIE BEAMS OR BEARING PARTITIONS.

5.3 INTERIOR STEEL STUD FRAMING

1. DESCRIPTION

1.1 STANDARD STEEL STUDS SHALL BE 2-1/2", 3-5/8" AND 6" WIDE

2.INSTALLATION INSTRUCTIONS

3.1 STUDS SPACED BETWEEN 16" AND MAXIMUM OF 24" ON CENTER SPECIFIED HEREIN AND AS RECOMMENDED BV MANUFACTURER IN ACCORDANCE WITH THICKNESS OF DRVWALL AND FIRE RATING REQUIREMENTS.
3.2 PARTITIONS SVSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

2. ACCEPTABLE MANUFACTURERS
"CLARK DIETRICH"

SECTION 6 - WOOD, PLASTICS, & COMPOSITES

6.1 ROUGH CARPENTRY

1. DESCRIPTION

1.1 ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BV THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCV. STRESS GRADE LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN PINE #2 OR APPROVED EQUAL, AND CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS", LATEST EDITION. WITH 1200Q SHALL CONSIST OF THREE COATS, NOT LESS THAN 7/8" THICK P. S. I. MIN. FIBER STRESS IN BENDING AND 12% OR LESS MOISTURE CONTENT PER FBC UNLESS OTHERWISE NOTED.

2.INSTALLATION INSTRUCTIONS

3.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BV SKILLED LABOR. FRAMER SHALL PROVIDE CERTIFICATION OF AT LEAST 10 VEARS EXPERIENCE & 3 REFERENCES
A) ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.
B) PROVIDE (1) 2" x 4" WOOD STUD AND (1) METAL STUD EACH SIDE OF DOOR OPENINGS.
C) CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE APPROVAL BV ARCHITECT OR ENGINEER PRIOR TO CUTTING.

3.2 PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVES BUREAU". NO TOXIC/LEAD CHEMICALS PER FLORIDA BUILDING CODE

3.3 INSTALL ALL WOODWORK ACCURATELV WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED & FREE FROM DEFECTS.

3.4 PROVIDE BLOCKING: BEHIND ALL SHELVING & BATHROOM CABINETRV AS REQUIRED BV EQUIPMENT TO BE MOUNTED.

6.2 FINISH CARPENTRY

1. DESCRIPTION

1.1 BV OWNER

SECTION 7 - THERMAL & MOISTURE PROTECTION

7.1 CAULKING / FIRESTOPPING / WATERPROOFING

1.1 CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES, LOUVERED.
1.2. OPENINGS AROUND PIPES, CONDUCTS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES.
1.3 CAULK AROUND AND PROVIDE A SOLID BED UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS.
1.4 CAULK AROUND ALL LAVATORIES, WATER CLOSETS AND OTHER PLUMBING FIXTURES.
1.5 CAULK MISCELLANEOUS ITEMS OF WORK INCORPORATED INTO THE BUILDINGS AND WHICH ARE INDICATED TO BE CAULKED, OR WHICH NORMALLY REQUIRE CAULKING TO PREVENT INFILTRATION OF WATER OR AIR, AS DETAILED, INDICATED OR DIRECTED.
1.6 CAULKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR INSTALLATION. BV G.E SEALANTS OR APPROVED EQ.
1.7 PROVIDE FIRE STOP CAULKING AT ALL OPENINGS OF FIRE RATED WALLS, BETWEEN FIRE RATED WALLS AND STRUCTURAL DECK
1.8 ABOVE, AROUND PIPING THROUGH THESE WALLS, ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES.
1.9 PROVIDE SVSTEM IDENTIFICATION PLATE AS PER AHJ REQUIRMENTS

2. ACCEPTABLE MANUFACTURERS
"G.E", "HILTI" FLEXIBLE FIRESTOP SEALANT (CP 606), "TREMCO", "SIKA"AND "3M", "MAC" FILOSEAL+HD/FILOSEAL+HD FIRE DUCT SEAL SVSTEM

7.2 ROOFING

1. DESCRIPTION

1.1 ROOFING SYSTEM SHALL BE INSTALLED BV LICENSED ROOFING CONTRACTOR, CONTRACTOR SHALL PROVIDE A MINIMUM 20 VEAR NDL WARRANTV ACCEPTABLE ON INSTALLATION, SEE PLANS FOR ANV SPECIFIC JOB REQUIREMENTS.
1.2 CONTRACTORS SHALL SUBMIT DADE COUNTV PRODUCT APPROVAL PAPERWORK TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO REMITTING INSTALLATION.
1.3 ALL PARKING GARAGE DECKS OPEN TO SKV SHALL BE SLOPED 1/4" : 1'-0" MIN FOR DRAINAGE.
1.4 ALL ENCLOSED PARKING GARAGE DECKS SHALL BE SLOPED 1/8" : 1'-0" MIN FOR DRAINAGE.
1.5 ALL FLAT ROOFS, SLAB, ETC.. AND IF DRAINS ARE SHOWN IN AREA OR PLUMBING PLANS MUST SLOPE TO THE DRAINS MUST BE SLOPED 1/4" : 1'-0" MIN. FOR DRAINAGE. CONTACT ARCHITECT WITH ANV QUESTIONS.
1.6 ROOF SPECIFICATIONS GIVEN ON PLANS SUPERCEDE THESE NOTES.
1.7 IF ROOF IS EXISTING; PATCH AND REPAIR AREAS AS NEEDED TO ACCOMODATE A/C & ELECT PENETRATIONS. COORDINATE WITH PROPERTV OWNER TO MAINTAIN ALL ROOF WARRANTIES.

2. ACCEPTABLE MANUFACTURERS
"GAF", "JOHN MANSVILLE", "GALO WESTERN - SPRAV FOAM SVSTEM", OTHERS MUST BE APPROVED BV ARCHITECT.

7.3 INSULATION

1. DESCRIPTION

1.1 SEE PLAN OR REFER TO MEP DRAWINGS

2. ACCEPTABLE MANUFACTURERS
"SUPERIOR PRODUCTS INC."

SECTION 8 - DOORS, WINDOWS AND GLASS

1. ALL INTERIOR GLASS SHALL BE CAT. II SAFETV GLASS
2. SEE DOOR & WINDOW SCHEDULES FOR COMPLETE NOTES AND DETAILS.
3. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURERS PRIOR TO STARTING CONSTRUCTION AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.
4. ALL INTERIOR DOORS FRAMES AND DOOR SHALL BE TVPE EZV JAMB CLASSIC ADJUST (EZC) DOOR JAMB SVSTEM.
5. ALL EXTERIOR DOORS SHALL BE H.M. STEEL DOORS WITH H.M. STEEL FRAMES. STOREFRONT DOORS SHALL BE ALUMINUM.
6. CONTRACTOR TO FURNISH ALL NECESSARV HARDWARE ITEMS.
7. ALL HINGES OF DOORS OPENING TO EXTERIOR SHALL HAVE NON REMOVABLE PINS.
8. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS.
9. PROVIDE DOOR STOPS ON ALL DOORS.
10. PROVIDE DOOR HOOKS ON ALL BATHROOM STALL DOORS.
11. PROVIDE THREE BALL BEARING (3) HINGES PER DOOR (TVP) - STANLEV CB1900 OR IVESHINGES SBBI AS PER HARDWARE SCHEDULE.
12. ALL MAIN ENTRV AND REAR ENTRV DOORS REQUIRE KEVED DEAD BOLT
13. ALL DOORS AND WINDOWS TO HAVE CORROSION RESISTANT HARDWARE.
14. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS
15. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED PER HARDWARE SCHEDULE.
16. SHUTTER ALL NON IMPACT RESISTANT OPENINGS.
17. THE ENTRV DOOR SHALL BE CONSIDERED AN EGRESS DOOR AS PER FBC 1012 AND IMPACT TEST SHALL BE PROVIDED.
18. ALL EXIT DOORS SHALL HAVE PANIC HARDWARE PER HARDWARE SCHEDULE.
19. APPLV A SINGLE SILICONE COATING, GE ELEMAX 2600 OR APPROVED EQUAL AT WINDOW AND DOOR FLASHING .

6. ACCEPTABLE MANUFACTURERS
WINDOWS & DOORS: "KAWNEER", "PGT", "MR. GLASS"
CURTAIN WALLS: "EPIC IDEASCAPES"
HARDWARE: "ALLEGION INGERSOLL RAND/SCHLAGE" OR APP. EQUAL. SEE HARDWARE SCHEDULE.
INTERIOR DOOR AND JAMB: "EZ CONCEPT" EZVJAMB CLASSIC ADGUST-EZC.
HINGES: "STANLEV", "ALLEGION IVESINGES"
SILICONE: "GE"

SECTION 9 - FINISHES

1. INTERIOR FINISH OF WALLS AND CEILING SHALL BE CLASS A,B, OR C (N.F.P.A. 101)
2. MANUFACTURE BATH ROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS AS PER FBC SECTION 1400

GENERAL FINISHES

SEE FINISH SCHEDULE. FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BV OWNER .

A) STUCCO

1. ALL RESIDENTIAL AND COMERCIAL PARKING GARAGES SHALL BE FULLV STUCCOED AND PAINTED.
2. ALL EXTERIOR MASONRV SHALL RECEIVE STUCCO FINISH PER THIS SPECS, WHETER NOTES ON PLANS OR NOT.
1. ALL EXTERIOR STUCCO WORK MATERIALS, APPLICATION, MOISTURE BARRIER, METAL REINFORCEMENT, ETC. TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATIONS AND SECTION 2516 OF THE FLORIDA BUILDING CODE.

2. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS , DOORS, AND CORNERS TO BE DONE WITH "J" BEADS AS PER "UNITED STATES GVPSUM" OR APPROVED EQUAL.

3. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HOURS DRVING PERIOD.

4. STUCCO ON CONCRETE / MASONRV WALLS
A) SHALL CONSIST OF TWO COATS, NOT LESS THAN 3/4" THICK
B) ALL SURFACES SHALL BE COATED WITH AN APPROVED BONDING AGENT OR EFFECTIVELV ROUGHENED
C) APPLICATION PER FBC SECTION 2500

5. STUCCO ON WALLS OTHER THAN CONCRETE / MASONRV

A) WHERE INSTALLED OVER PLVWOOD, PROVIDE 15 LB ROOFING FELT, OR APPROVED EQ MOISTURE RESISTING LAVER
B) METAL REINFORCEMENT: GALV EXPANDED METAL, MIN 1.8 LBS PER SQ VD; OR GALV WELDED OR WOVEN WIRE-FABRIC, MIN 1 LB PER SQ VD; INSTALL PER FBC SECTION 2500
C) THE "NATIONAL CONSIST OF THREE COATS, NOT LESS THAN 7/8" THICK
D) APPLICATION PER FBC SECTION 2500

6. ACCEPTABLE MANUFACTURERS
"TREMCO DRVKIT", "STO" STOPOWERWALL
"SIKA" BM EXTERIOR.
a) BMI PLAIN STUCCO TO BE PAINTED.
b) BMI NATURAL/WHITE BASE OR IN ANV STANDARD COLOR CHART OR CUSTOM COLOR MATCHED UPON REQUEST.

B) GYPSUM BOARD

1. INTERIOR WALLS AND CEILINGS SHALL BE GVPSUM DRVWALL BOARD, AS CALLED FOR IN PLANS. WALLS SHALL HAVE A SMOOTH FINISH U.O.N. ALLOW FOR SPECIAL FINISHES I.E. KNOCK DOWN ON WALLS, AS CALLED FOR IN DRAWINGS. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH
2. ALL GVPSUM BOARD SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION



1 **NORTH ELEVATION - GLAZING CALCULATION**
3/32" = 1'-0"



2 **SOUTH ELEVATION - GLAZING CALCULATION**
3/32" = 1'-0"

GLAZING AREA LEGEND	
	GLAZING AREA
	TOTAL FACADE AREA

CALCS:

SE 8TH STREET (NORTH ELEVATION)
TOTAL FACADE = 19,592 SF.
MIN. REQ. GLAZING AREA 20% = 3,918 SF.
TOTAL PROP. GLAZING AREA = 7,159 SF. (36.5%)

SE 9TH STREET (SOUTH ELEVATION)
TOTAL FACADE = 17,346 SF.
MIN. REQ. GLAZING AREA 20% = 3,469 SF.
TOTAL PROP. GLAZING AREA = 7,068 SF. (40.74%)

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

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REVISIONS

BLUE PARK RESIDENCES
BLUE PARK LLC
216, 220, 228 SE 8th and 221 SE 9th St.
Hallandale Beach, FL 33009

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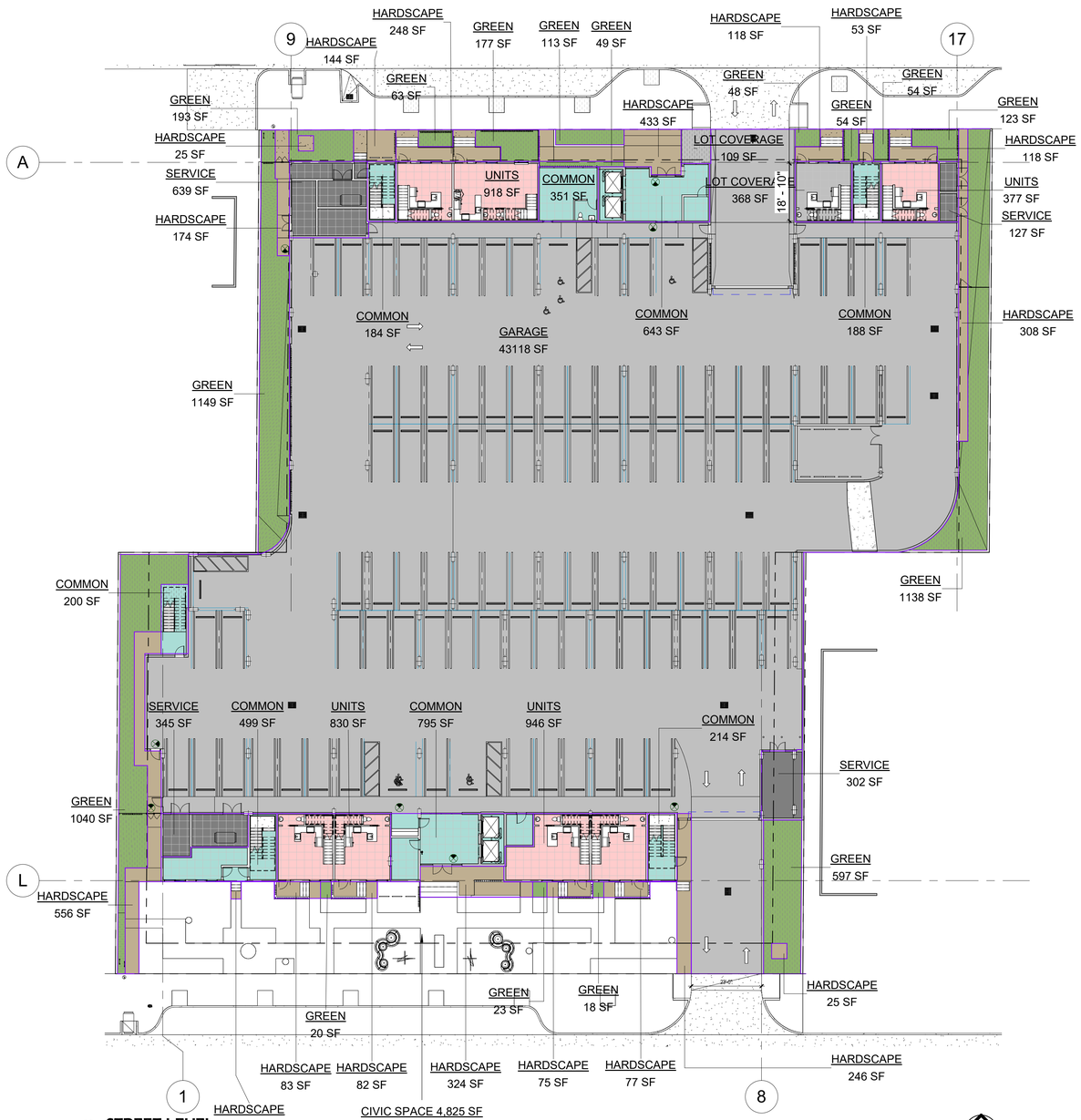
GLAZING CALCULATIONS

A0.3

PROJECT #: PROJECT #24-006

DATE : 03-27-25

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1 STREET LEVEL
3/64" = 1'-0"

AREA SCHEDULE (GROUND FLOOR)	
NAME	AREA
COMMON	3074 SF
GARAGE	43118 SF
GREEN	4858 SF
HARDSCAPE	3108 SF
LOT COVERAGE	477 SF
SERVICE	1412 SF
UNITS	3070 SF



2 2ND FLOOR P-2
3/64" = 1'-0"

AREA SCHEDULE 2ND FLOOR -P2	
NAME	AREA
COMMON AREA	3951 SF
GARAGE	39361 SF
SERVICE	40 SF
UNITS	4666 SF

	RESIDENTIAL UNITS	COMMON	SERVICE	GARAGE	HARDSCAPE	GREEN	POOL
GROUND FLOOR	3,325.00	2,620.00	1,691.00	43,292.00	2,821.00	5,255.00	
2ND FLOOR-P2	4,534.00	3,892.00	40.00	39,159.00			
3RD FLOOR	19,964.00	5,818.00	677.00		13,836.00	4,355.00	924.00
TYP. FLOOR (FROM 4th TO 8th)	110,355.00	18,835.00	2,465.00				
TOTALS	**138,178.00**	**31,165.00**	**4,873.00**	**82,451.00**	**16,657.00**	**9,610.00**	**924.00**
				256,667.00			

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2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
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AREA PLANS

A0.4

PROJECT #: PROJECT #24-006

DATE : 03-27-25



1 **3RD FLOOR**
1" = 20'-0"

AREA SCHEDULE 3RD FLOOR	
NAME	AREA
COMMON AREA	5899 SF
GREEN	4266 SF
HARDSCAPE	13869 SF
POOL	924 SF
SERVICE	677 SF
UNITS	19905 SF

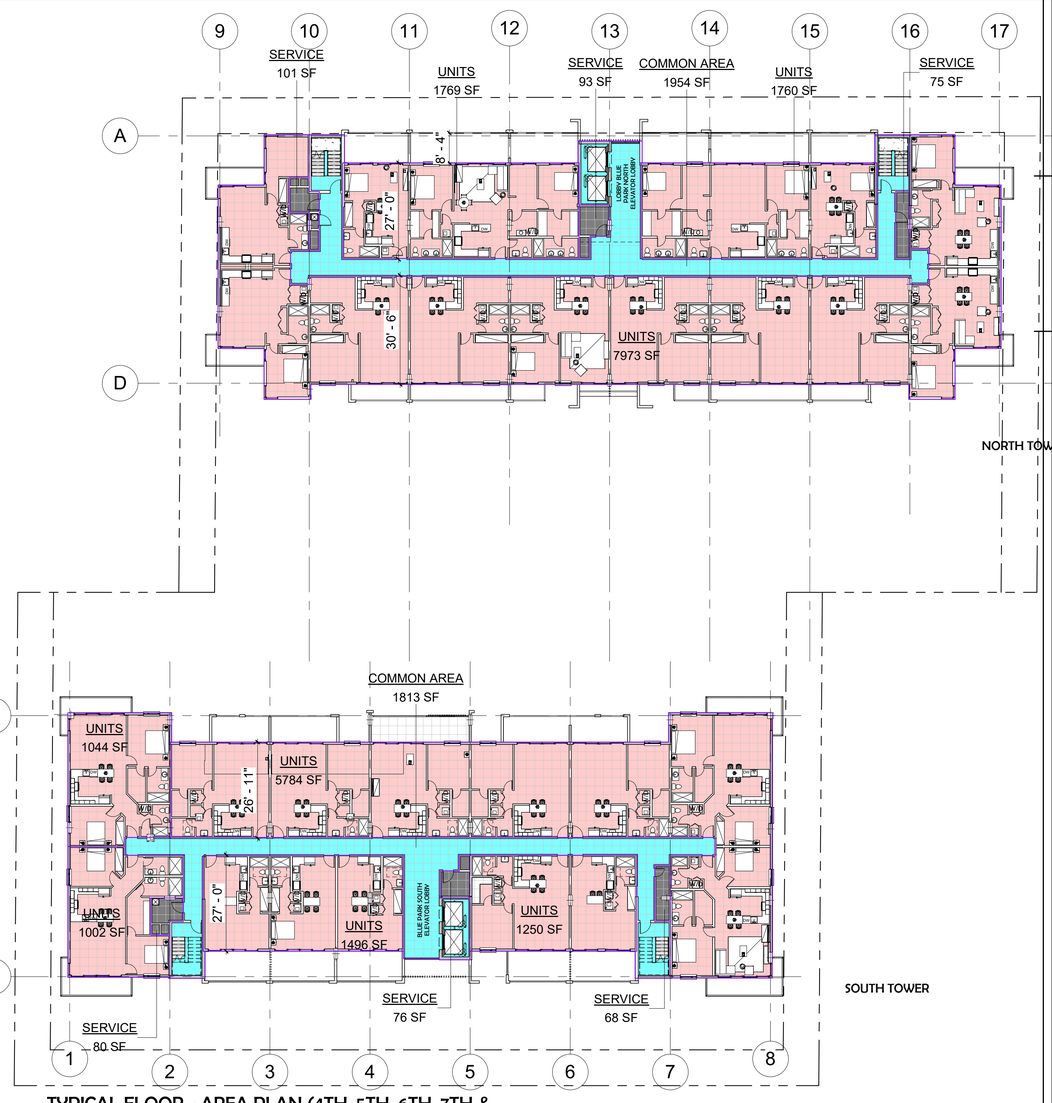
UNITS AREA CHART

LEVEL	UNIT TYPE	NORTH TOWER UNITS #	SF	TOTAL SF		UNIT TYPE	SOUTH TOWER UNITS #	SF	TOTAL SF	TOTAL 173 UNITS
GROUND	TH 1 BR	N01	379.00	769.00			S01	417.00	860.00	
2ND			390.00					443.00		
GROUND	TH 2 BR	N02	379.00	956.00			S02	417.00	1,064.00	
2ND			588.00					647.00		
GROUND	TH 2 BR.	N03	553.00	1,417.00			S03	419.00	1,068.00	
2ND			896.00					653.00		
GROUND	TH 1 BR	N04	361.00	865.00			S04	415.00	858.00	
2ND			504.00					443.00		
3RD FLOOR	2BR + DEN	N301	1,252.00			EFFICENCY	S301	500.00		
	EFFICENCY	N302	464.00			EFFICENCY	S302	455.00		
	1 BR	N303	739.00			EFFICENCY	S303	455.00		
LANAI	1 BR	N304	739.00			2 BR	S304	1,000.00		
LANAI	1 BR + DEN	N305	852.00		LANAI	2 BR	S305	1,042.00		
LANAI	1 BR + DEN	N306	850.00		LANAI	1 BR	S306	739.00		
LANAI	1 BR + DEN	N309	851.00		LANAI	2 BR	S307	992.00		
LANAI	1 BR + DEN	N310	851.00		LANAI	2 BR	S309	1,016.00		
LANAI	1 BR	N311	738.00		LANAI	1 BR	S310	744.00		
	1 BR	N312	682.00		LANAI	2 BR	S311	1,038.00		
	EFFICENCY	N313	459.00		LANAI	2 BR	S312	1,014.00		
	2BR + DEN	N314	1,255.00			EFFICENCY	S313	500.00		
						1 BR	S314	746.00		
4TH FLOOR	2BR + DEN	N401	1,260.00			EFFICENCY	S401	500.00		
	EFFICENCY	N402	500.00			EFFICENCY	S402	500.00		
	1 BR	N403	734.00			EFFICENCY	S403	500.00		
	1 BR	N404	739.00			2 BR	S404	1,000.00		
	1 BR + DEN	N405	847.00			2 BR	S405	1,042.00		
	1 BR + DEN	N406	847.00			1 BR	S406	745.00		
	1 BR + DEN	N407	847.00			1 BR	S407	745.00		
	1 BR + DEN	N408	847.00			1 BR	S408	745.00		
	1 BR + DEN	N409	847.00			1 BR	S409	745.00		
	1 BR + DEN	N410	847.00			1 BR	S410	745.00		
	1 BR	N411	738.00			2 BR	S411	1,040.00		
	1 BR	N412	682.00			2 BR	S412	1,014.00		
	EFFICENCY	N413	500.00			EFFICENCY	S413	500.00		
	2 BR + DEN	N414	1,270.00			1 BR	S414	745.00		
5TH FLOOR	2BR + DEN	N501	1,260.00			EFFICENCY	S501	500.00		
	EFFICENCY	N502	500.00			EFFICENCY	S502	500.00		
	1 BR	N503	734.00			EFFICENCY	S503	500.00		
	1 BR	N504	739.00			2 BR	S504	1,000.00		
	1 BR + DEN	N505	847.00			2 BR	S505	1,042.00		
	1 BR + DEN	N506	847.00			1 BR	S506	745.00		
	1 BR + DEN	N507	847.00			1 BR	S507	745.00		
	1 BR + DEN	N508	847.00			1 BR	S508	745.00		
	1 BR + DEN	N509	847.00			1 BR	S509	745.00		
	1 BR + DEN	N510	847.00			1 BR	S510	745.00		
	1 BR	N511	738.00			2 BR	S511	1,040.00		
	1 BR	N512	682.00			2 BR	S512	1,014.00		
	EFFICENCY	N513	500.00			EFFICENCY	S513	500.00		
	2 BR + DEN	N514	1,270.00			1 BR	S514	745.00		
6TH FLOOR	2BR + DEN	N601	1,260.00			EFFICENCY	S601	500.00		
	EFFICENCY	N602	500.00			EFFICENCY	S602	500.00		
	1 BR	N603	734.00			EFFICENCY	S603	500.00		
	1 BR	N604	739.00			2 BR	S604	1,000.00		
	1 BR + DEN	N605	847.00			2 BR	S605	1,042.00		
	1 BR + DEN	N606	847.00			1 BR	S606	745.00		
	1 BR + DEN	N607	847.00			1 BR	S607	745.00		
	1 BR + DEN	N608	847.00			1 BR	S608	745.00		
	1 BR + DEN	N609	847.00			1 BR	S609	745.00		
	1 BR + DEN	N610	847.00			1 BR	S610	745.00		
	1 BR	N611	738.00			2 BR	S611	1,040.00		
	1 BR	N612	682.00			2 BR	S612	1,014.00		
	EFFICENCY	N613	500.00			EFFICENCY	S613	500.00		
	2 BR + DEN	N614	1,270.00			1 BR	S614	745.00		
7TH FLOOR	2BR + DEN	N701	1,260.00			EFFICENCY	S701	500.00		
	EFFICENCY	N702	500.00			EFFICENCY	S702	500.00		
	1 BR	N703	734.00			EFFICENCY	S703	500.00		
	1 BR	N704	739.00			2 BR	S704	1,000.00		
	1 BR + DEN	N705	847.00			2 BR	S705	1,042.00		
	1 BR + DEN	N706	847.00			1 BR	S706	745.00		
	1 BR + DEN	N707	847.00			1 BR	S707	745.00		
	1 BR + DEN	N708	847.00			1 BR	S708	745.00		
	1 BR + DEN	N709	847.00			1 BR	S709	745.00		
	1 BR + DEN	N710	847.00			1 BR	S710	745.00		
	1 BR	N711	738.00			2 BR	S711	1,040.00		
	1 BR	N712	682.00			2 BR	S712	1,014.00		
	EFFICENCY	N713	500.00			EFFICENCY	S713	500.00		
	2 BR + DEN	N714	1,270.00			1 BR	S714	745.00		
8TH FLOOR	2BR + DEN	N801	1,260.00			EFFICENCY	S801	500.00		
	EFFICENCY	N802	500.00			EFFICENCY	S802	500.00		
	1 BR	N803	734.00			EFFICENCY	S803	500.00		
	1 BR	N804	739.00			2 BR	S804	1,000.00		
	1 BR + DEN	N805	847.00			2 BR	S805	1,042.00		
	1 BR + DEN	N806	847.00			1 BR	S806	745.00		
	1 BR + DEN	N807	847.00			1 BR	S807	745.00		
	1 BR + DEN	N808	847.00			1 BR	S808	745.00		
	1 BR + DEN	N809	847.00			1 BR	S809	745.00		
	1 BR + DEN	N810	847.00			1 BR	S810	745.00		
	1 BR	N811	738.00			2 BR	S811	1,040.00		
	1 BR	N812	682.00			2 BR	S812	1,014.00		
	EFFICENCY	N813	500.00			EFFICENCY	S813	500.00		
	2 BR + DEN	N814	1,270.00			1 BR	S814	745.00		
TOTALS			71,257.00					66,921.00		138,178.00
AVERAGE 173 UNITS										798.72

UNITS TYPE CHART

SOUTH TOWER	EFFICENCIES	1 BR	1 BR + DEN	2 BR	2 BR + DEN	TOTAL
GROUND TH		1		2	1	4
2ND FLOOR						
3RD FLOOR	4	3		6		13
4TH FLOOR	4	6		4		14
5TH FLOOR	4	6		4		14
6TH FLOOR	4	6		4		14
7th FLOOR	4	6		4		14
8th FLOOR	4	6		4		14
ROOFTOP						
TOTAL	24	34	0	28	1	87

NORTH TOWER	EFFICENCIES	1 BR	1 BR + DEN	2 BR	2 BR + DEN	TOTAL
GROUND TH		2			1	4
2ND FLOOR						
3RD FLOOR	2	4	4		2	12
4TH FLOOR	2	4	6		2	14
5TH FLOOR	2	4	6		2	14
6TH FLOOR	2	4	6		2	14
7th FLOOR	2	4	6		2	14
8th FLOOR	2	4	6		2	14
ROOFTOP						
TOTAL	12	26	34	1	13	86
TOTALS 2 TOWERS	36	60	34	29	14	173



NORTH TOW

SOUTH TOWER

2 **TYPICAL FLOOR - AREA PLAN (4TH, 5TH, 6TH, 7TH & 8TH)**
1" = 20'-0"

AREA SCHEDULE 4TH, 5TH, 6TH, 7TH & 8TH FLOOR	
NAME	AREA
COMMON AREA	3767 SF
SERVICE	493 SF
UNITS	22077 SF

	RESIDENTIAL UNITS	COMMON	SERVICE	GARAGE	HARDSCAPE	GREEN	POOL
GROUND FLOOR	3,325.00	2,620.00	1,691.00	43,292.00	2,821.00	5,255.00	
2ND FLOOR-P2	4,534.00	3,892.00	40.00	39,159.00			
3RD FLOOR	19,964.00	5,818.00	677.00		13,836.00	4,355.00	924.00
TYP. FLOOR (FROM 4th TO 8th)	110,355.00	18,835.00	2,465.00				
TOTALS	**138,178.00**	**31,165.00**	**4,873.00**	**82,451.00**	**16,657.00**	**9,610.00**	**924.00**
				256,667.00			

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HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
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REVISIONS

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AREA PLANS

A0.5

PROJECT #: PROJECT #24-006

DATE : 03-27-25



1 ROOF
1/16" = 1'-0"

Rentable Area Legend

LOT COVERAGE

OPEN SPACE

AREA SCHEDULE LOT COVERAGE	
NAME	AREA
LOT COVERAGE	51385 SF
OPEN SPACE	12935 SF

1 A5.2

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AREA PLANS

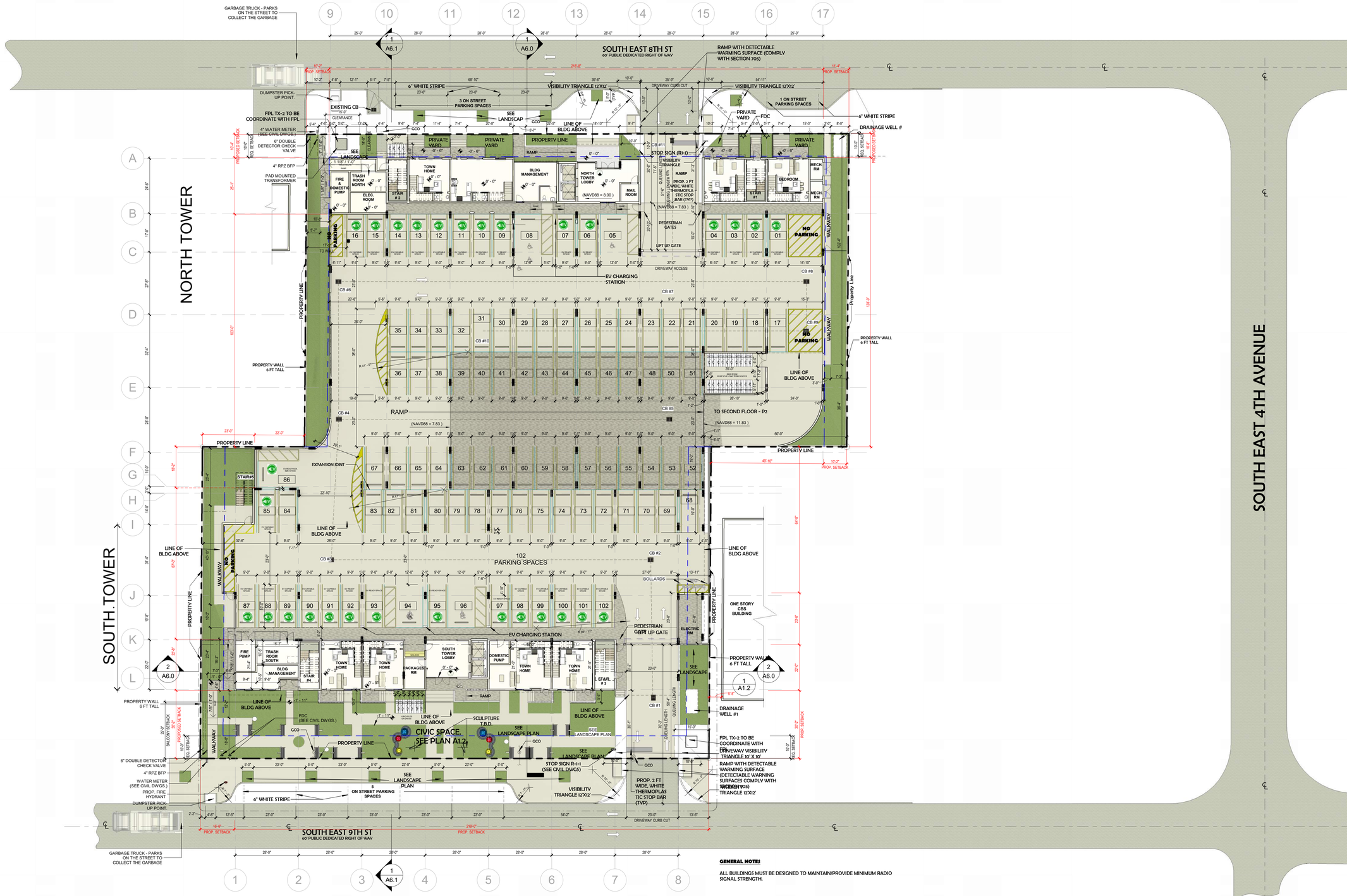
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Scale 1/16" = 1'-0"

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GENERAL NOTE:

ALL BUILDINGS MUST BE DESIGNED TO MAINTAIN/PROVIDE MINIMUM RADIO SIGNAL STRENGTH.

1 SITE PLAN
1" = 20'-0"

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HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
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BLUE PARK LLC
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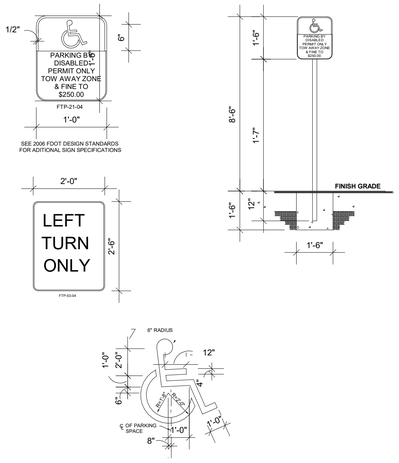
SITE PLAN

A1.0

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DATE : 03-27-25

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

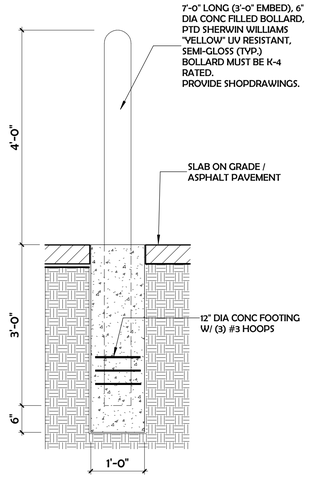
13 ADA SIGN DETAIL
1" = 1'-0"



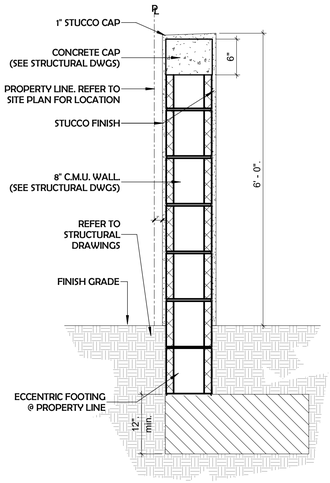
STOP SIGN DETAIL

N.T.S.

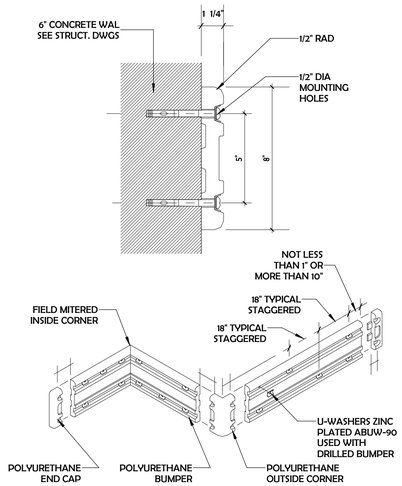
10 STOP SIGN DETAIL R1-1
1" = 1'-0"



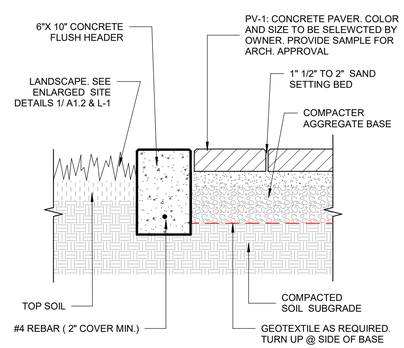
7 K-4 RATED BOLLARD DETAIL
3/4" = 1'-0"



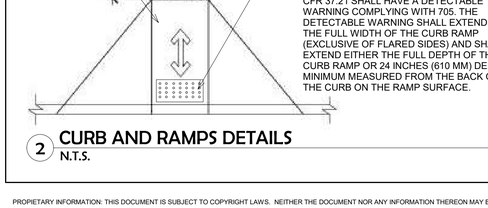
11 WALL SECTION AT PROPERTY LINE
1" = 1'-0"



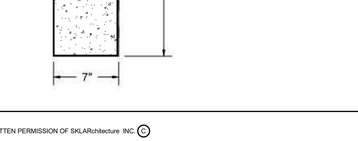
8 DUMPSTER BUMPER DETAIL
3" = 1'-0"



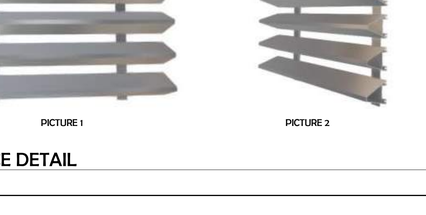
4 PAVER ON GRADE TO LANDSCAPE DET.
1 1/2" = 1'-0"



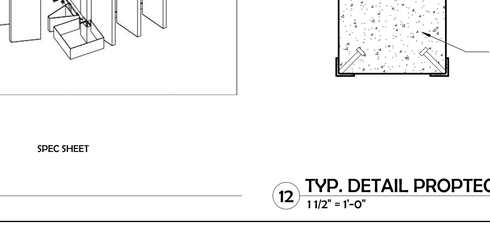
1 ADA SIGNAGE & PARKING STALLS DIMENSIONS
1 1/2" = 1'-0"



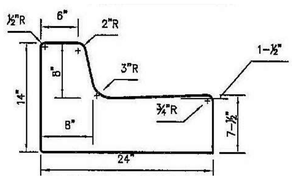
14 PAVING MARKINGS
1" = 1'-0"



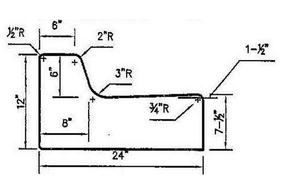
6 WHEEL STOP DETAIL
3" = 1'-0"



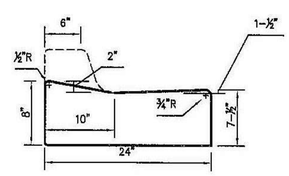
5 PAVER ON GRADE TO ASPHALT DET.
1 1/2" = 1'-0"



8" CURB & GUTTER



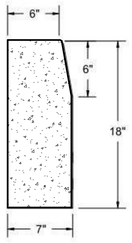
6" CURB & GUTTER TYPE ("F")



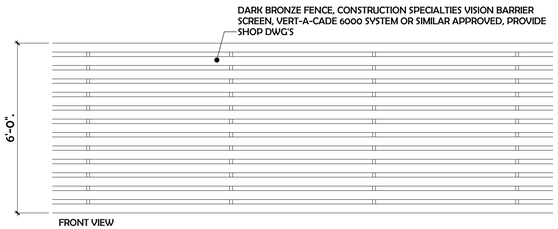
DRIVEWAY CURB & GUTTER

CURB RAMPS SUBJECT TO DEPARTMENT OF TRANSPORTATION REGULATION 49 CFR 37.21 SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 705. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR 24 INCHES (610 MM) DEEP MINIMUM MEASURED FROM THE BACK OF THE CURB ON THE RAMP SURFACE.

2 CURB AND RAMPS DETAILS
N.T.S.



TYPE "D" CURB DET



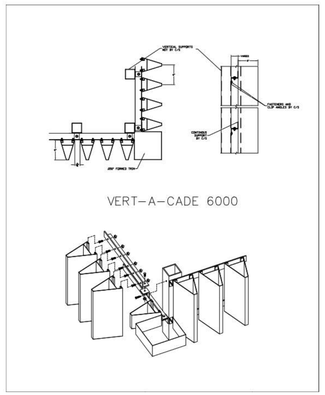


PICTURE 1



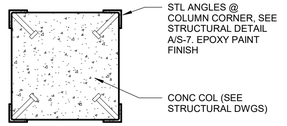
PICTURE 2

9 FENCE DETAIL
N.T.S.



SPEC SHEET





12 TYP. DETAIL PROPTECTION COLUMN
1 1/2" = 1'-0"

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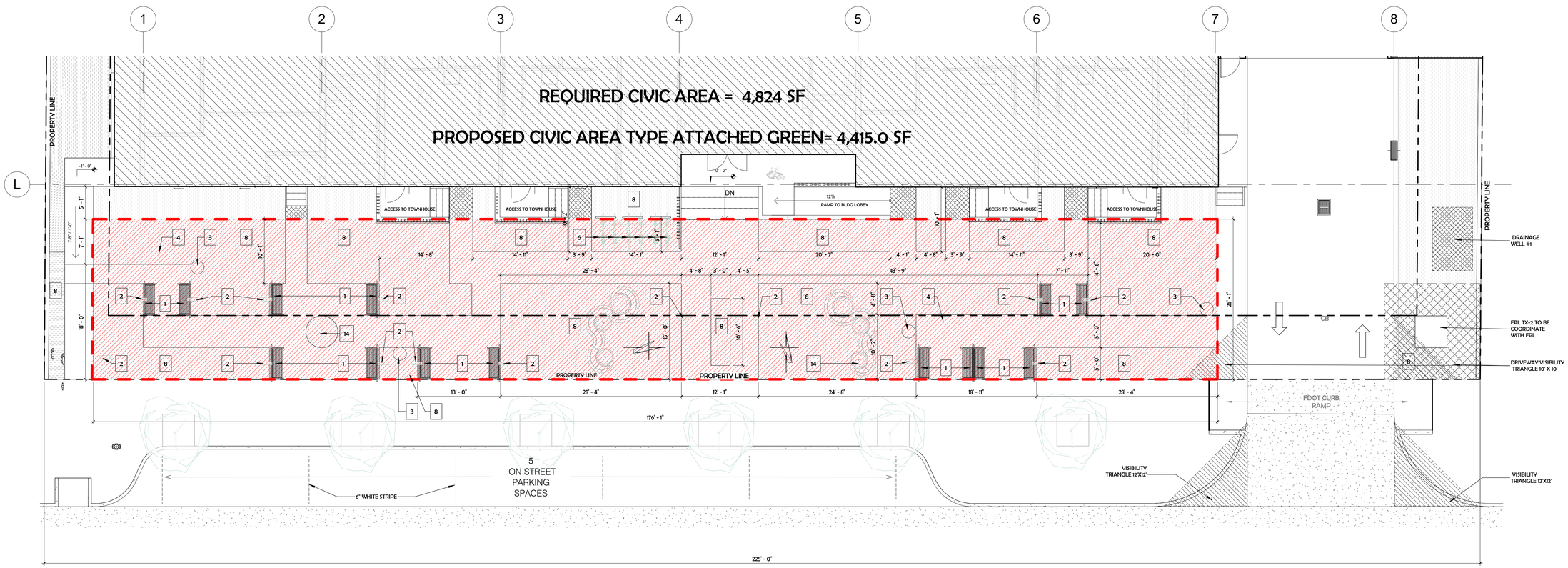
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SITE PLAN DETAILS

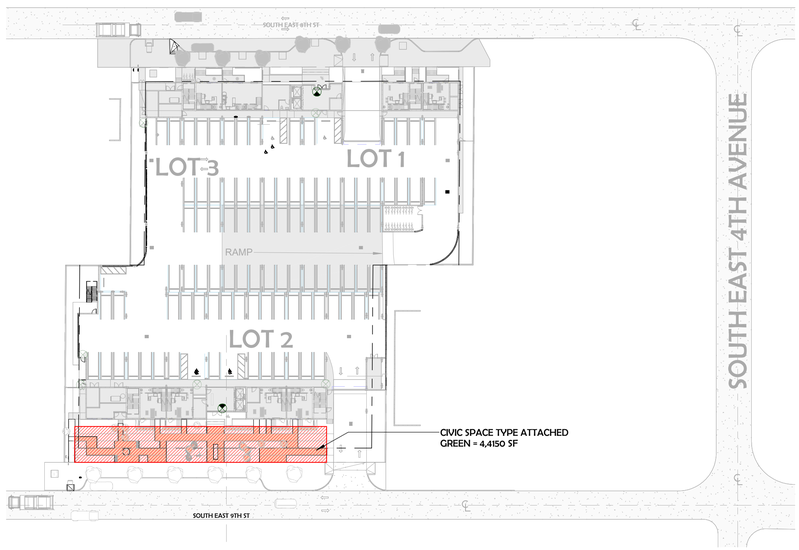
A1.1

PROJECT #: PROJECT #24-006

DATE : 03-27-25



1 ENLARGED CIVIC SPACE
1/8" = 1'-0"



2 KEY PLAN
1" = 50'-0"

CIVIC SPACE NOTES

1	BENCH. SEE DETAIL- 1 / SHEET A1.3	8	LANDSCAPING. SEE LANDSCAPE PLANS
2	DECORATIVE LIGHTING. SEE DETAIL- 2 / SHEET A1.3	9	GRASS PAVERS ON BIKE PARKING RACKS
3	TRASH RECEPTACLE. SEE DETAIL- 3 / SHEET A1.3	10	4 BIKE PARKING SPACES
4	PET CLEAN STATION. SEE DETAIL- 4 / SHEET A1.3	11	44" ALUM PEDESTRIAN GATE
5	BIKE RACK. SEE DETAIL- 5 / SHEET A1.3	12	PROP. DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
6	42" HEIGHT ALUM. RAILING	13	PROP. FIRE DEPARTMENT CONNECTION
7	PROP. REDUCED PRESSURE BACKFLOW REVENTOR	14	SCULPTURAL PLANTER/BENCH

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

THE PROPOSED CIVIC SPACE DESIGN MEETS THE STANDARDS FOR AN "ATTACHED GREEN" AS DESCRIBED IN THE CODE. WHILE OUR PROPOSAL ADHERES TO THE REQUIRED SIZE RANGE OF 3,000 TO 6,000 SQUARE FEET (4,415 SF - 6.86%) AND MAINTAINS THE FORMAL LANDSCAPING AND ITS DIMENSIONS ARE 25 FEET DEEP AND 176 FT LONG, IT IS LIMITED TO THE SOUTHERN DIMENSION OF THE PROPERTY AND DOES NOT SPAN THE FULL LENGTH OF THE BLOCK. WE ARE ALSO REQUESTING THE AREA TO BE 6.86% OF INSTEAD OF THE REQUIRED 7.5% OF THE LOT SIZE.

	AREA
CIVIC SPACE - GREEN AREA	2,603 SF
CIVIC SPACE - HARDSCAPE	1812 SF
REQUIRED CIVIC SPACE	4,824 SF
PROPOSED CIVIC SPACE	4,415 SF

#	TYPE	REQUIRED	PROVIDED
1	BENCH	1/700SF 4,825 SF/700 = 6.89 BENCHES	14 BENCHES
2	LIGHT POLE		14 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	6 BICYCLE RACKS

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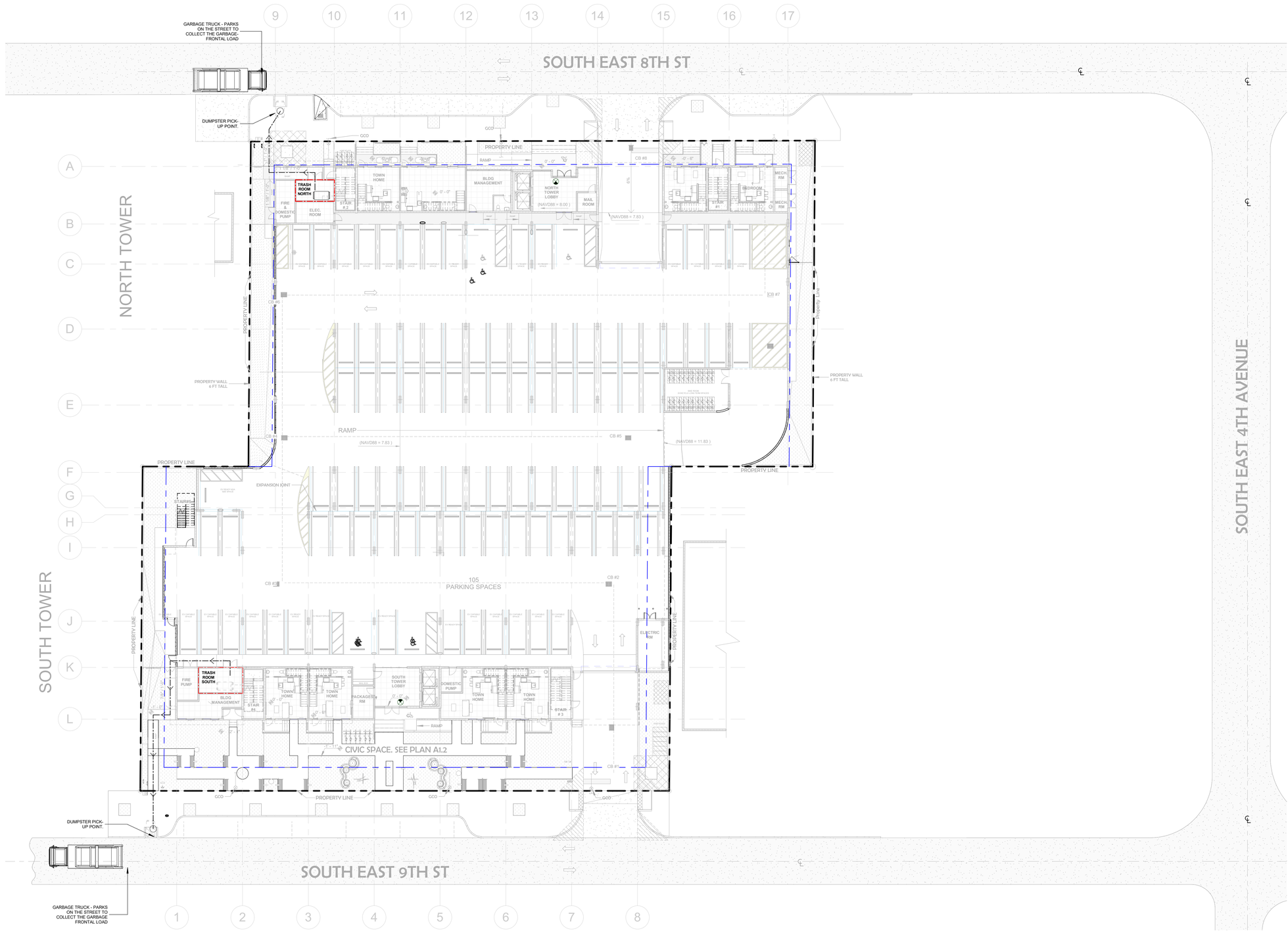
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CIVIC SPACE

A1.2

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1 TRASH PICK UP ROUTE
1" = 20'-0"

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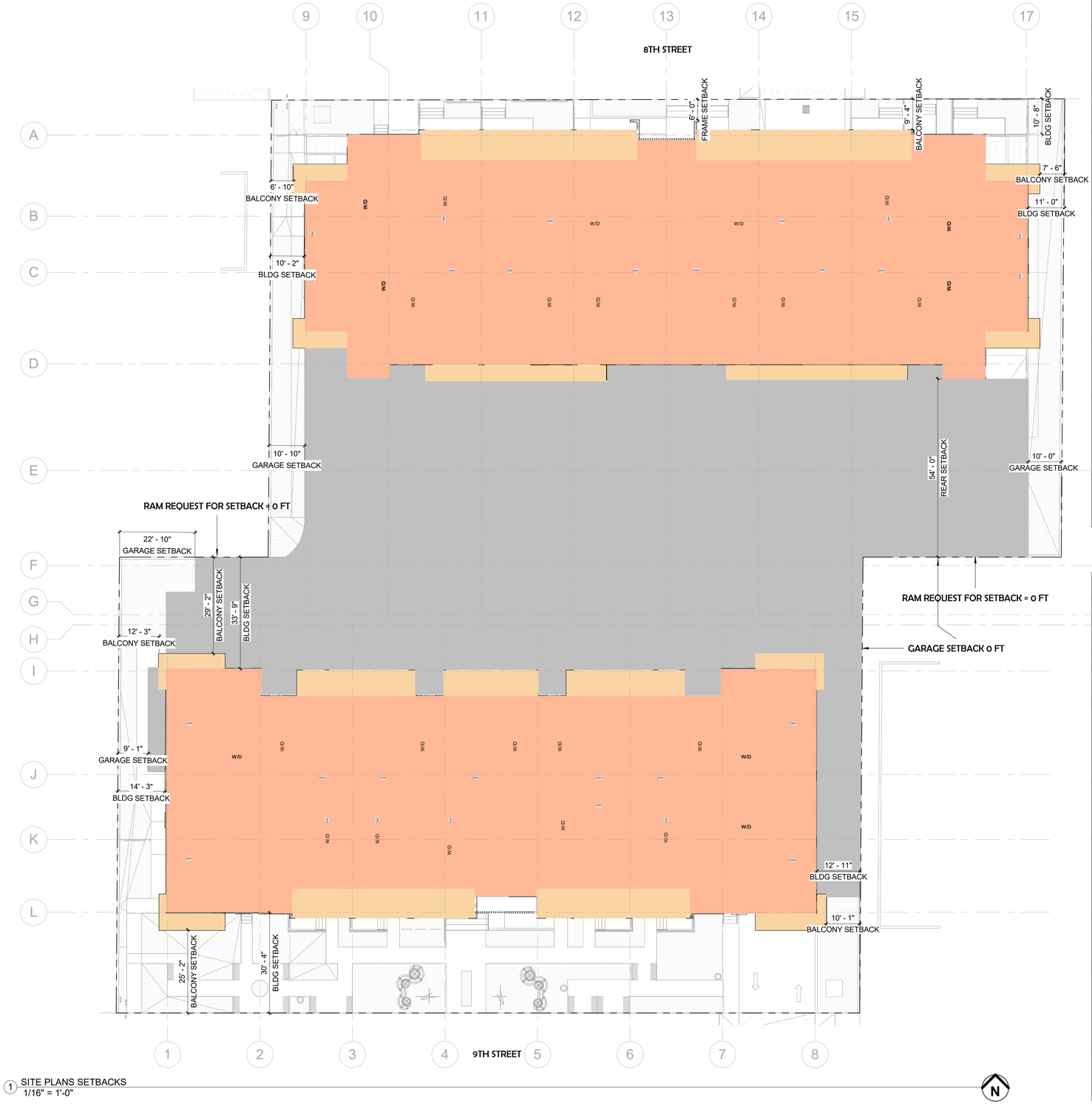
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TRASH DUMPSTER PICK UP ROUTE

A1.3

PROJECT #: PROJECT #24-006

DATE : 03-27-25



1 SITE PLANS SETBACKS
1/16" = 1'-0"

NORTH BUILDING		REQUIRED	PROPOSED
FRONT SETBACK	BUILDING	MIN. 10' MAX. 15 '	10'-8"
	BALCONIES	MIN. 10' MAX. 15 '	9'-4" (*)
FRONT SETBACK ABOVE 5TH STORY	BUILDING	20'-0"	10'-8"(*)
	BALCONIES	20'-0"	9'-4" (*)
EAST SIDE SETBACK	BUILDING	0'-0"	11'-0"
	BALCONIES	0'-0"	7'-6"
	GARAGE	0'-0"	10'-0"
EAST SIDE SETBACK ABOVE 5TH STORY	BUILDING	30'-0"	11'-0" (*)
	BALCONIES	30'-0"	7'-6" (*)
WEST SIDE SETBACK	BUILDING	0'-0"	10'-2"
	BALCONIES	0'-0"	6'-10"
	GARAGE	0'-0"	10'-10"
WEST SIDE SETBACK ABOVE 5TH STORY	BUILDING	30'-0"	10'-2" (*)
	BALCONIES	30'-0"	6'-10" (*)
REAR SETBACK	BUILDING	10'-0"	54'-0"
	BALCONIES	10'-0"	54'-0"
	GARAGE	10'-0"	0'-0"(*)
REAR SETBACK ABOVE 5TH STORY	BUILDING	20'-0"	54'-0"
	BALCONIES	20'-0"	54'-0"

(*) = RAMS REQUESTED

SOUTH BUILDING		REQUIRED	PROPOSED
FRONT SETBACK	BUILDING	MIN. 10' MAX. 15 '	30'-4"
	BALCONIES	MIN. 10' MAX. 15 '	25'-2"
FRONT SETBACK ABOVE 5TH STORY	BUILDING	20'-0"	30'-4"
	BALCONIES	20'-0"	25'-2"
EAST SIDE SETBACK	BUILDING	0'-0"	13'-0"
	BALCONIES	0'-0"	10'-1"
	GARAGE	0'-0"	0'-0"
EAST SIDE SETBACK ABOVE 5TH STORY	BUILDING	30'-0"	13'-0" (*)
	BALCONIES	30'-0"	10'-1" (*)
WEST SIDE SETBACK	BUILDING	0'-0"	14'-3"
	BALCONIES	0'-0"	12'-3"
	GARAGE	0'-0"	9'-0"
WEST SIDE SETBACK ABOVE 5TH STORY	BUILDING	30'-0"	14'-3"(*)
	BALCONIES	30'-0"	12'-3" (*)
REAR SETBACK	BUILDING	10'-0"	33'-9"
	BALCONIES	10'-0"	29'-2"
	GARAGE	10'-0"	0'-0"(*)
REAR SETBACK ABOVE 5TH STORY	BUILDING	20'-0"	33'-9"
	BALCONIES	20'-0"	29'-2"

(*) = RAMS REQUESTED

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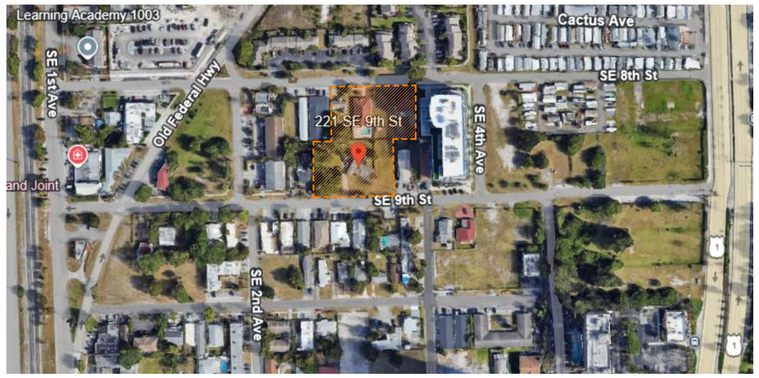
SITE PLAN SETBACKS

A1.4

PROJECT #: PROJECT #24-006

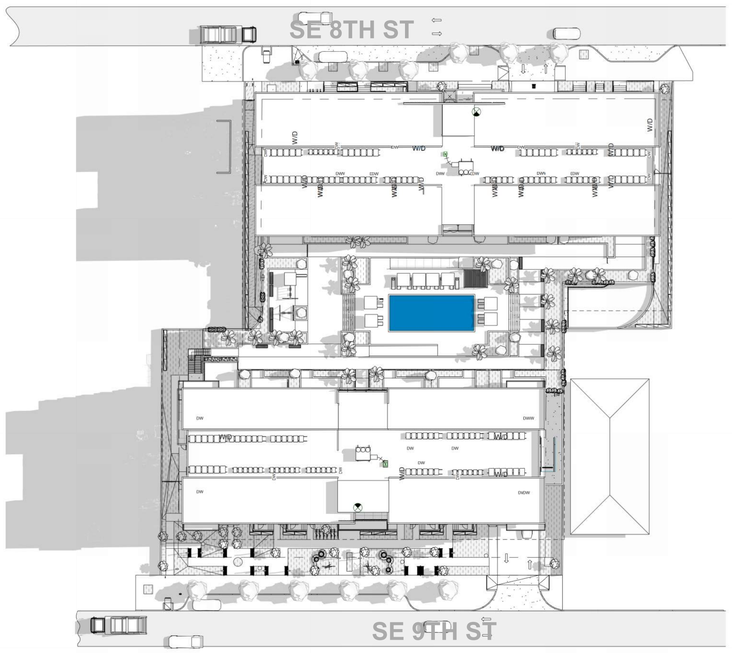
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Scale 1/16" = 1'-0"

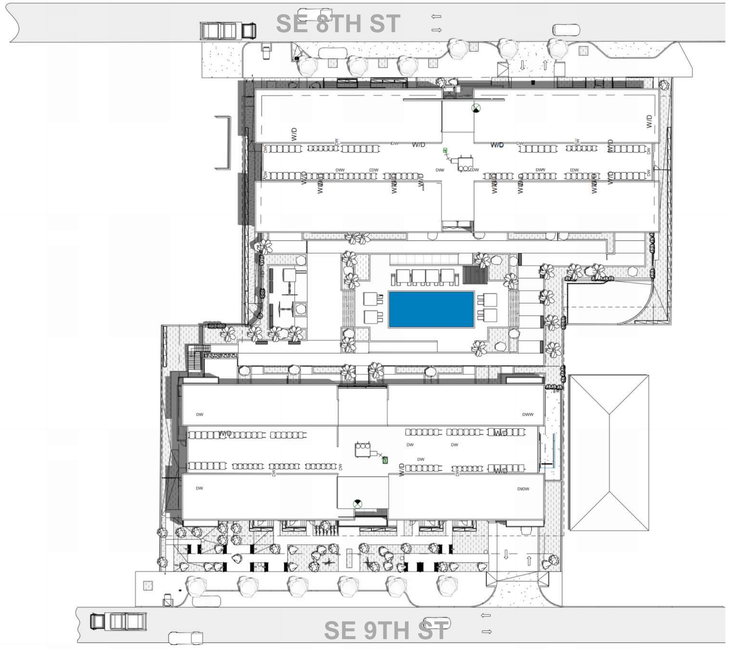


PROJECT LOCATION
1/8" = 1'-0"

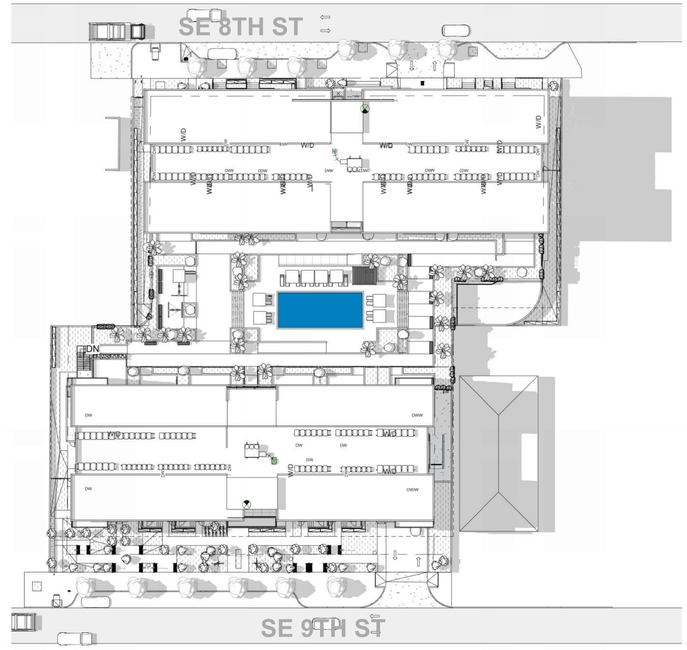
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1 SHADOWS STUDY 9.00 AM
1" = 40'-0"



3 SHADOWS STUDY 12.00PM
1" = 40'-0"



2 SHADOWS STUDY 3.00PM
1" = 40'-0"

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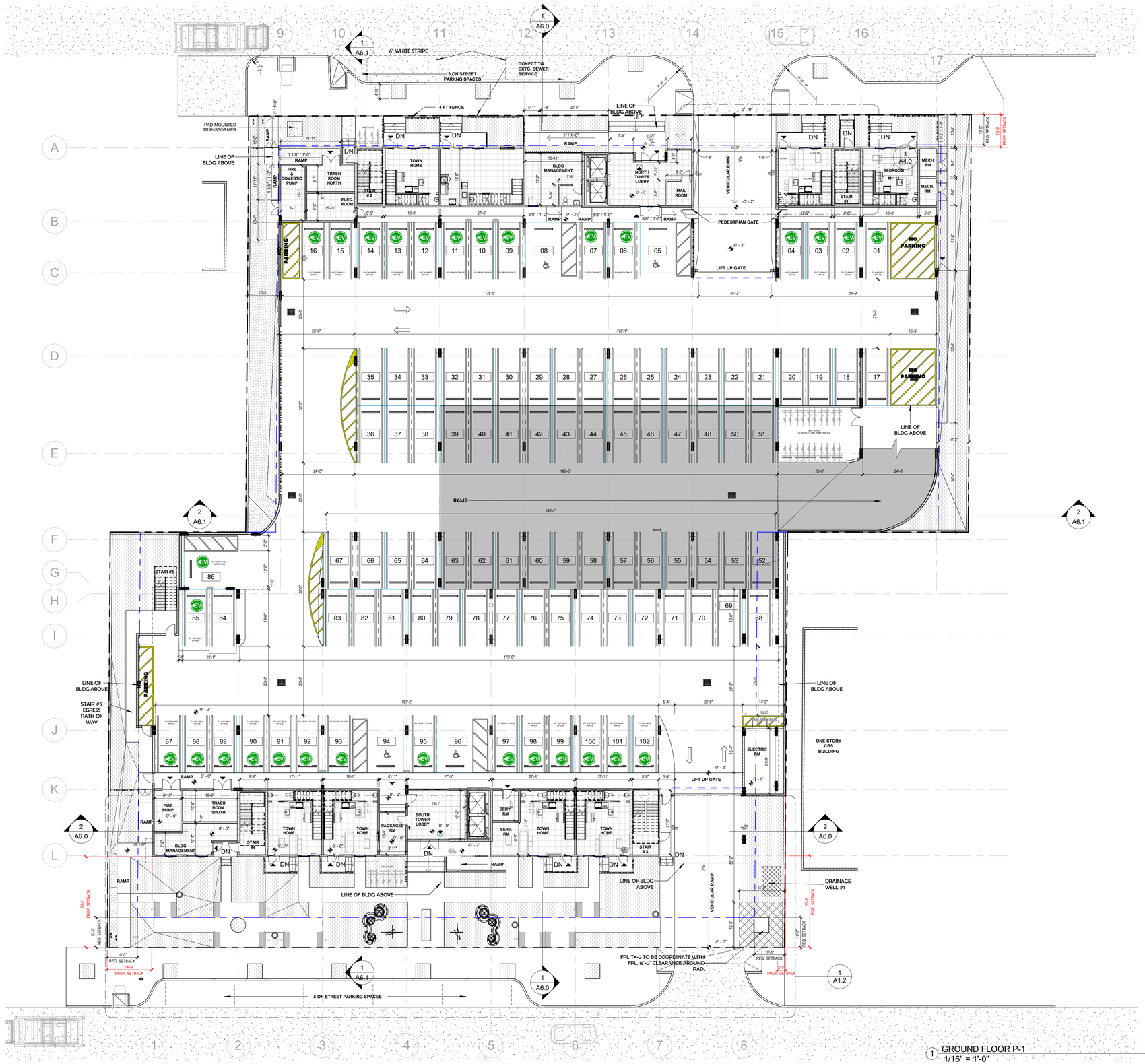
SHADOW STUDY

A1.6

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1 GROUND FLOOR P-1
1/16" = 1'-0"

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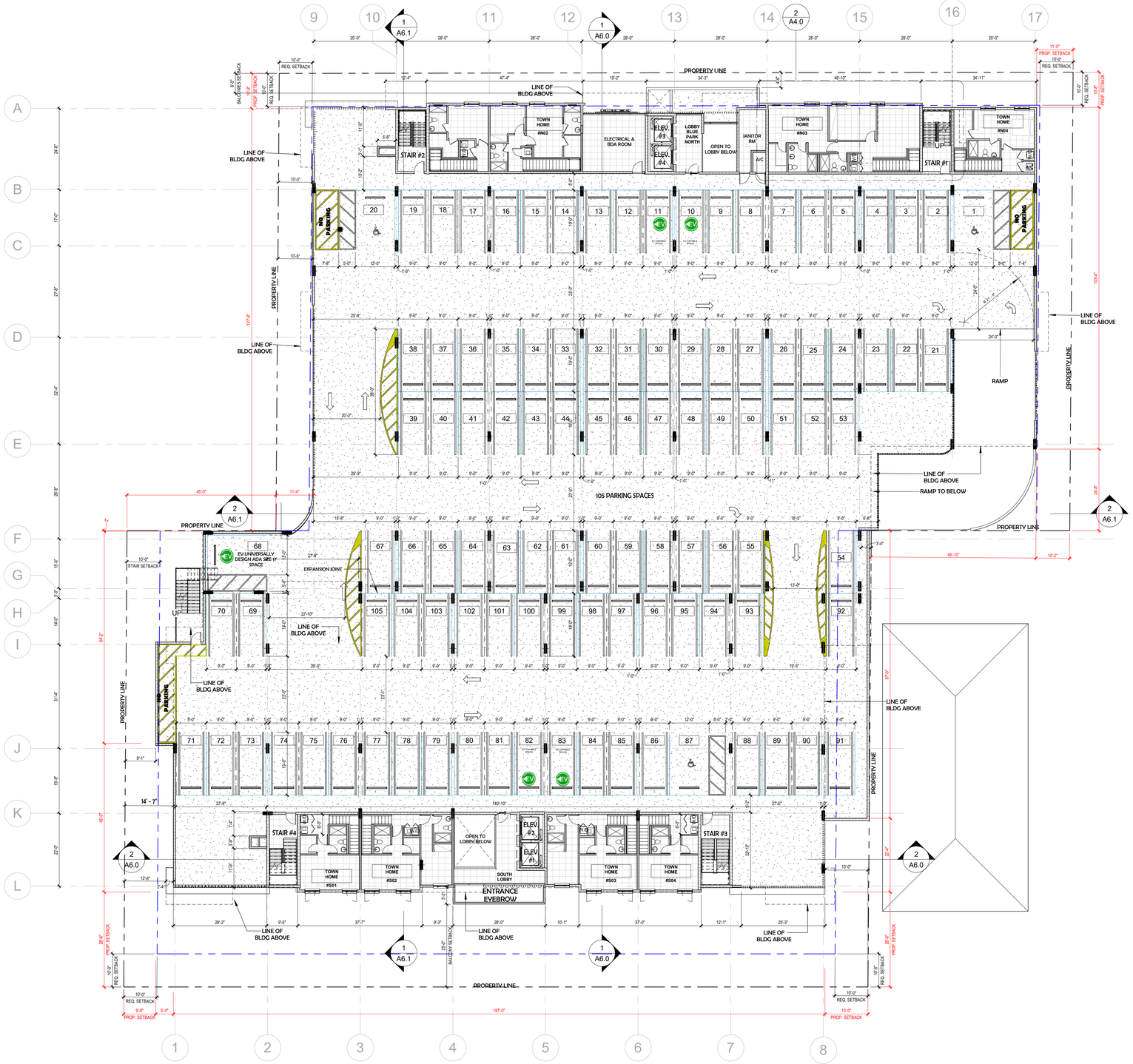
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GROUND FLOOR PLAN -P1

A2.0

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1 2ND FLOOR P-2
1/16" = 1'-0"

N

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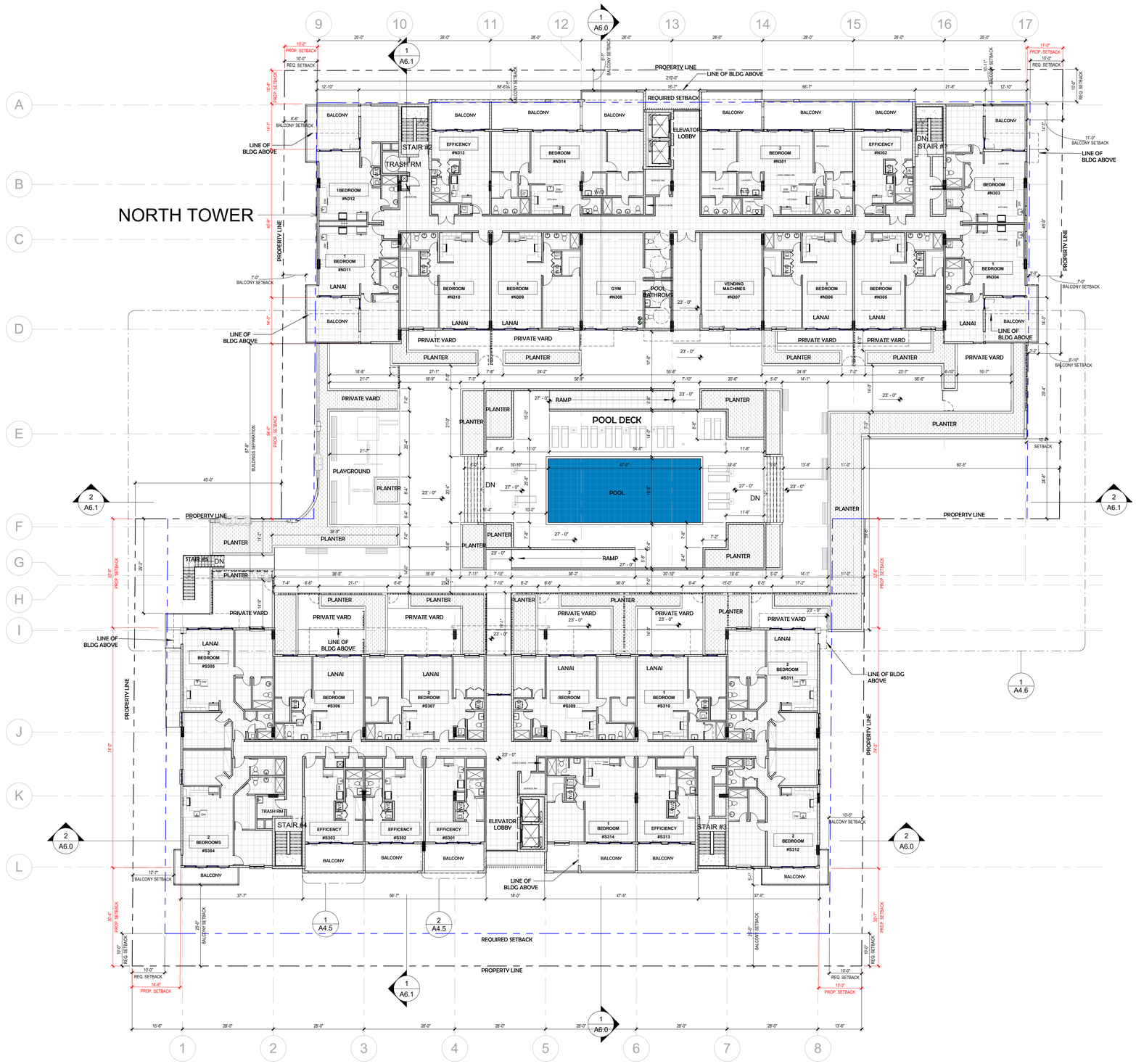
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2ND FLOOR PLAN-P2

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1 3RD FLOOR 1
1/16" = 1'-0"

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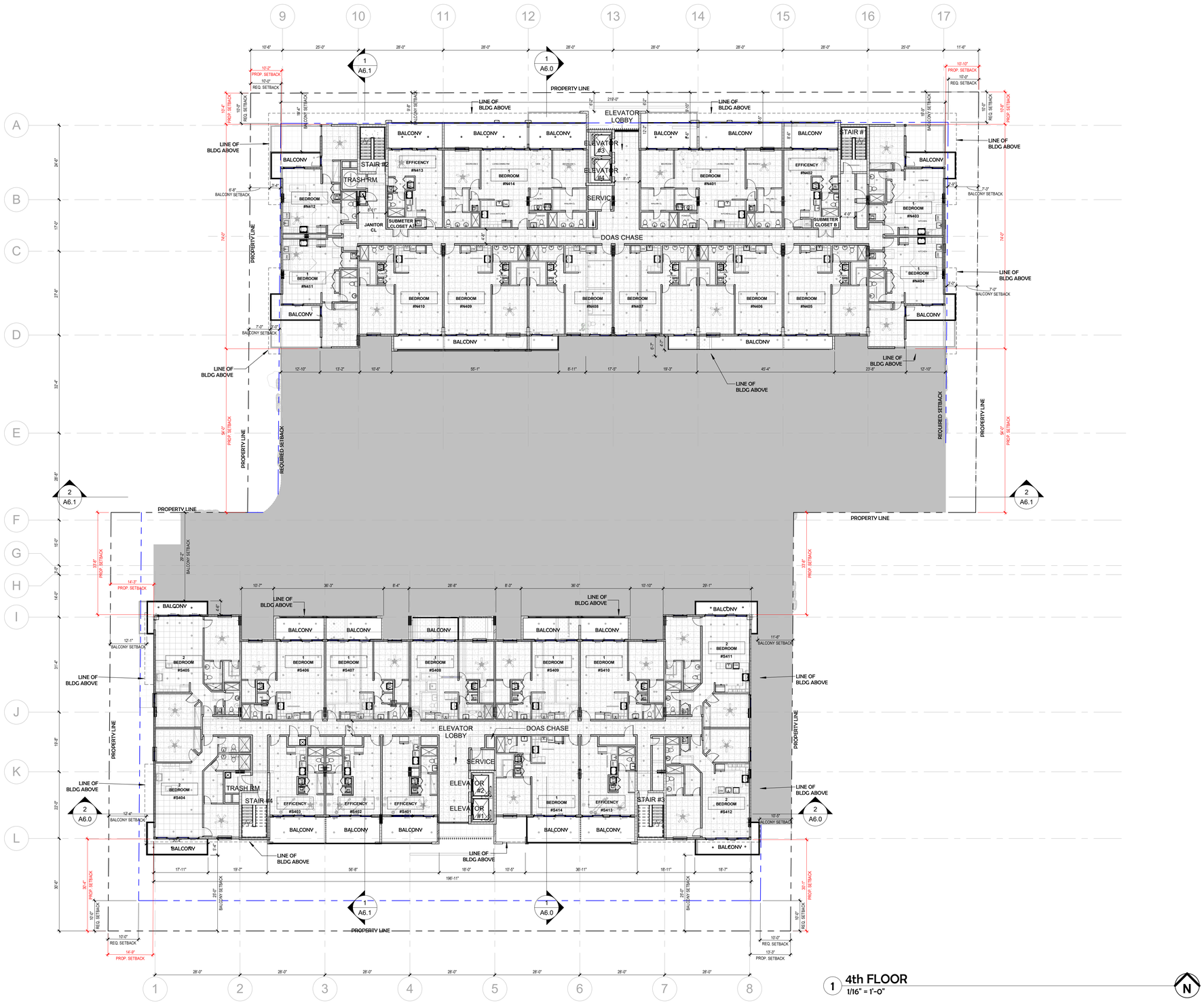
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3RD FLOOR PLAN - AMMENITIES DECK

A2.2

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1 4th FLOOR
1/16" = 1'-0"

N

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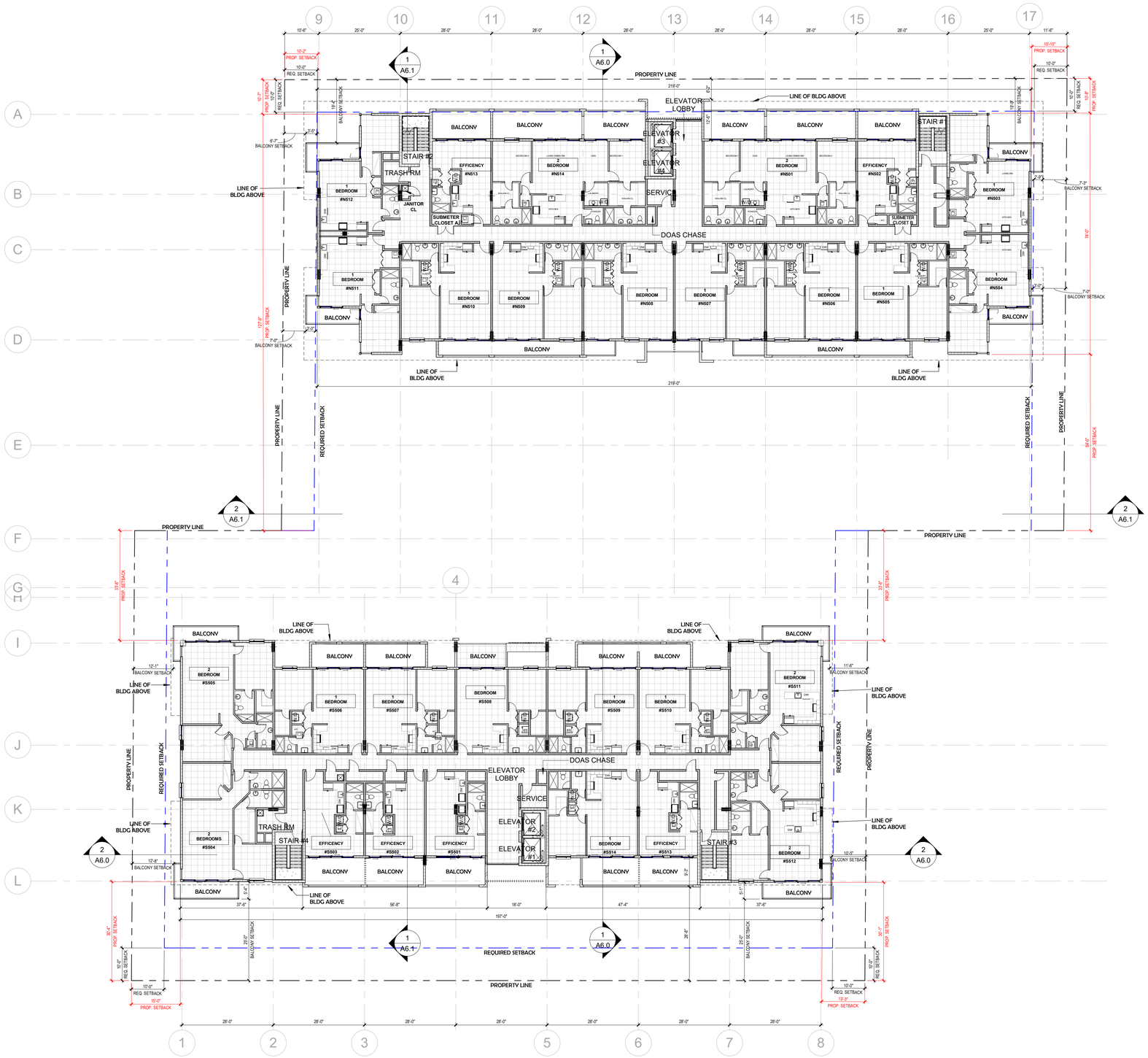
4TH FLOOR PLAN

A2.3

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1 5TH FLOOR updated
1/16" = 1'-0"

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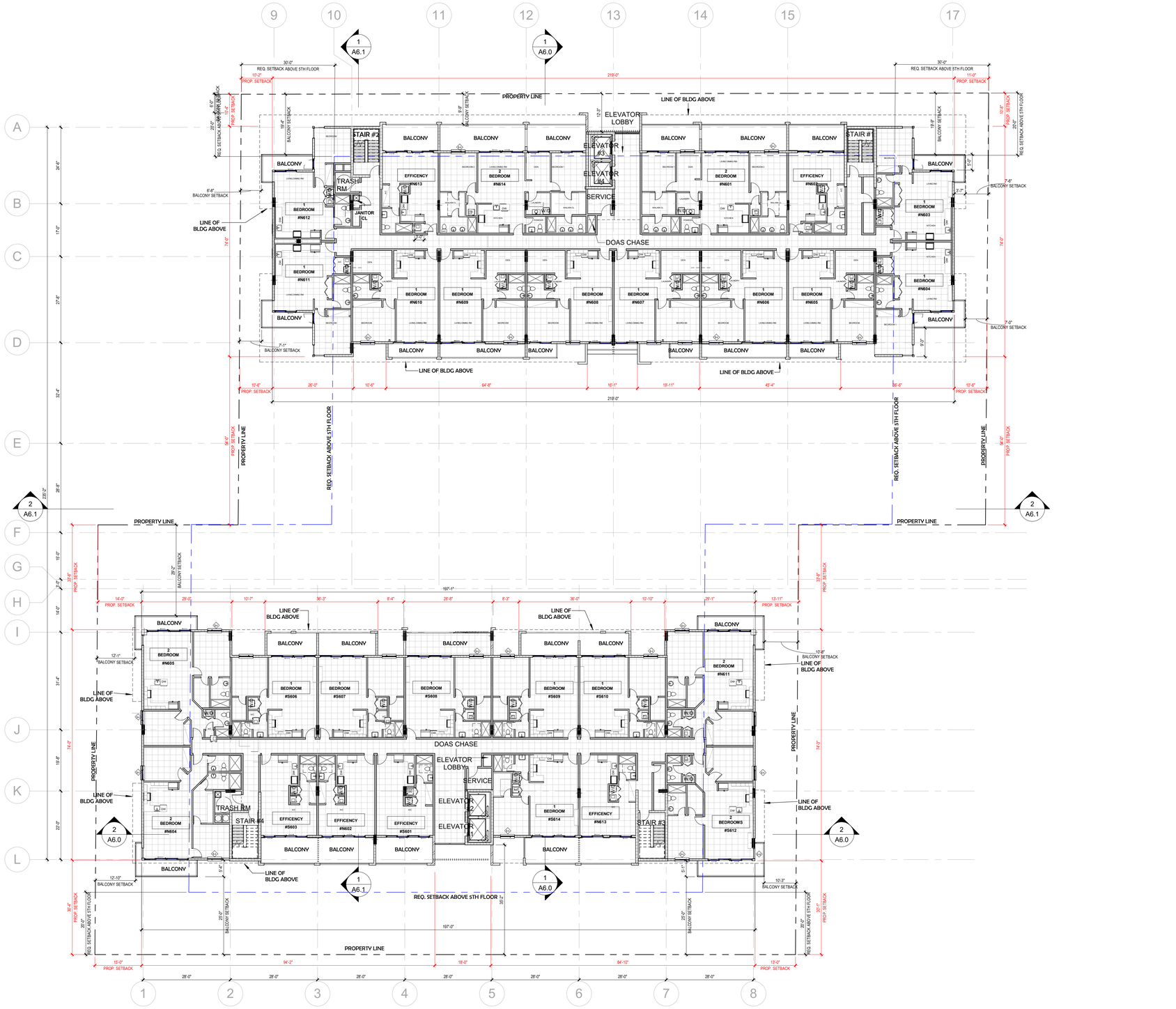
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5TH FLOOR PLAN

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PROJECT #: PROJECT #24-006

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1 6TH FLOOR (TYP. 4TH TO 8TH)
1/16" = 1'-0"

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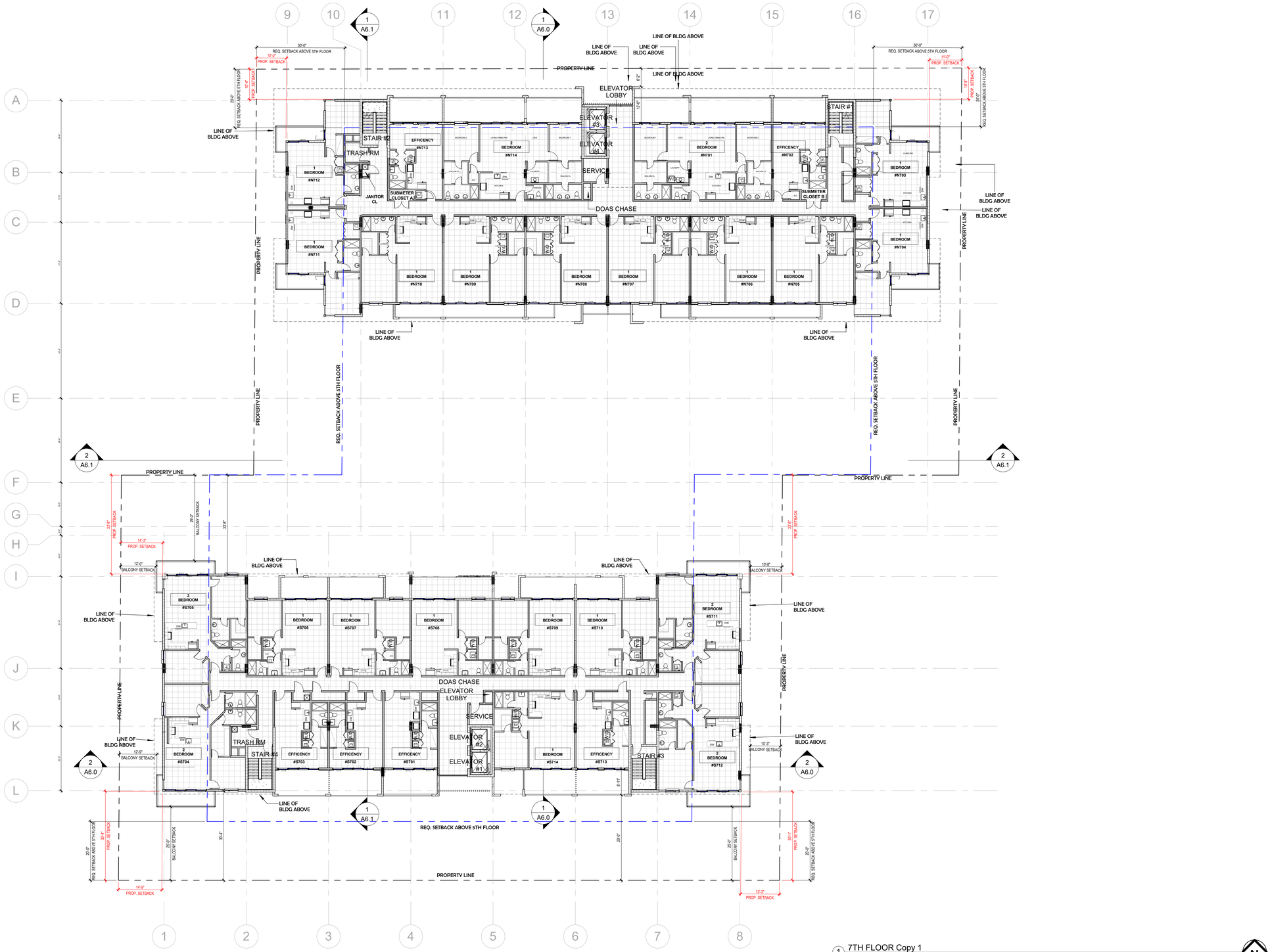
6TH FLOOR PLAN

A2.5

PROJECT #: PROJECT #24-006

DATE : 03-27-25

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1 7TH FLOOR Copy 1
1/16" = 1'-0"

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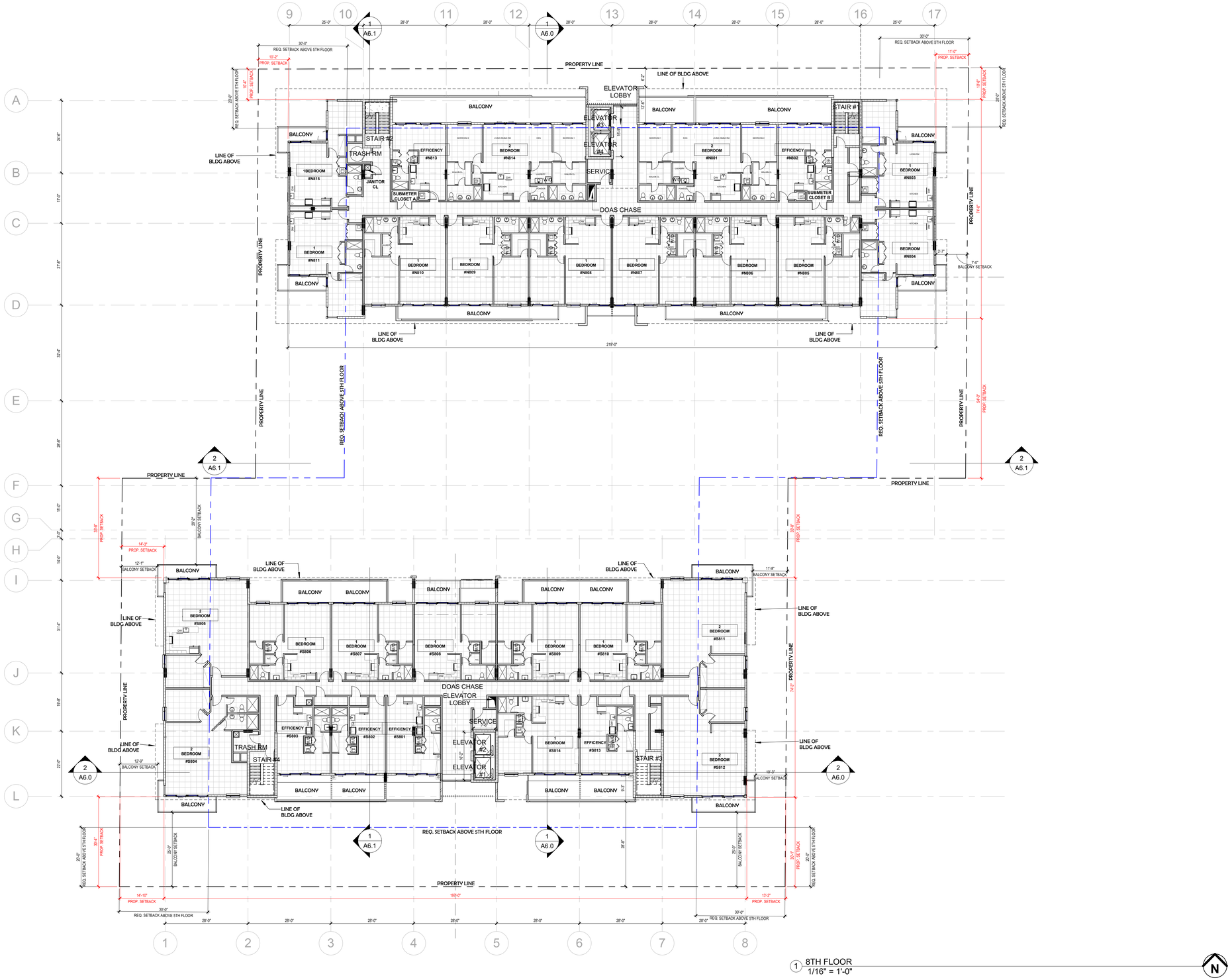
7TH FLOOR PLAN

A2.6

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1 8TH FLOOR
1/16" = 1'-0"

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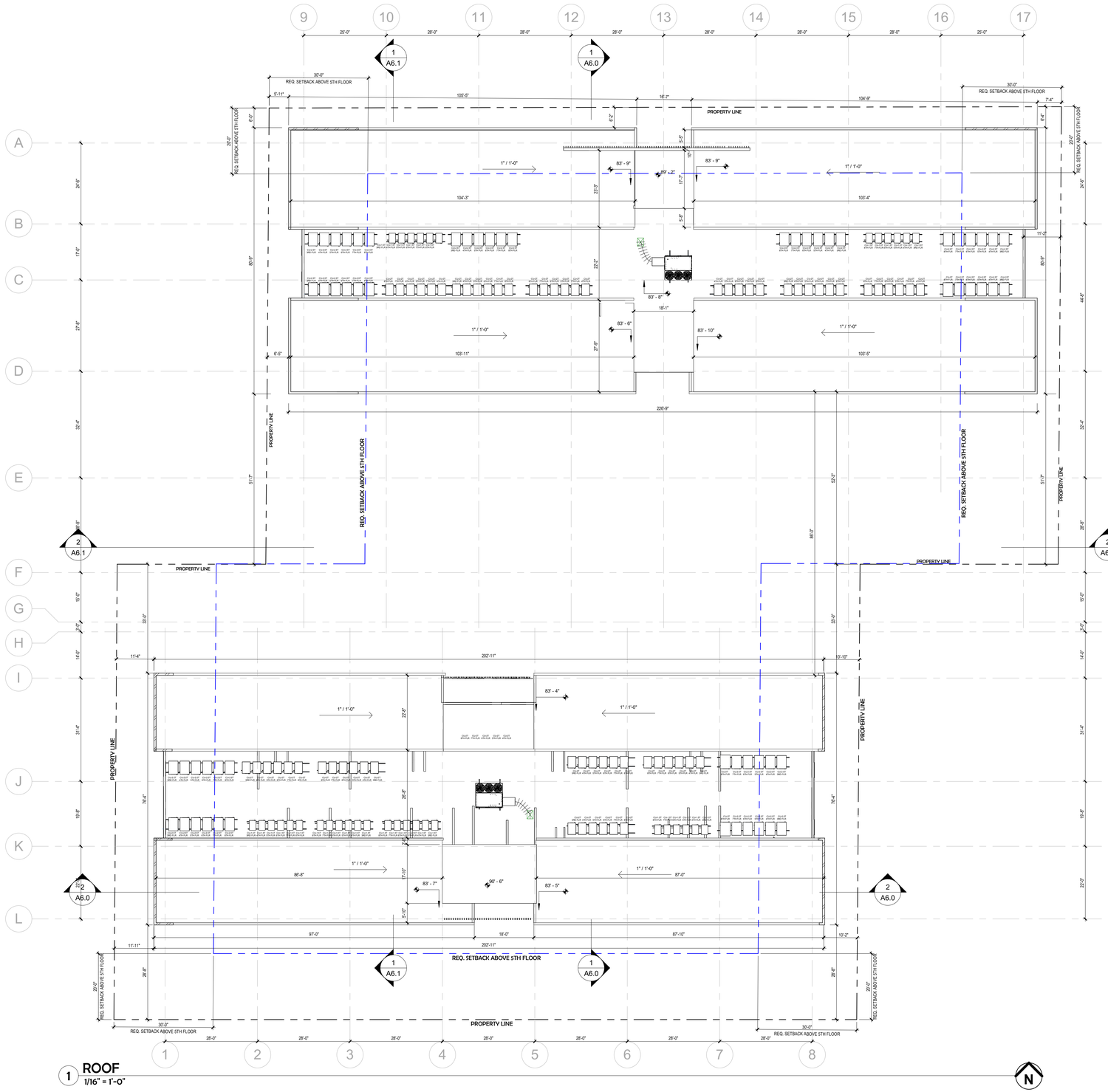
8TH FLOOR PLAN

A2.7

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1 ROOF
1/16" = 1'-0"

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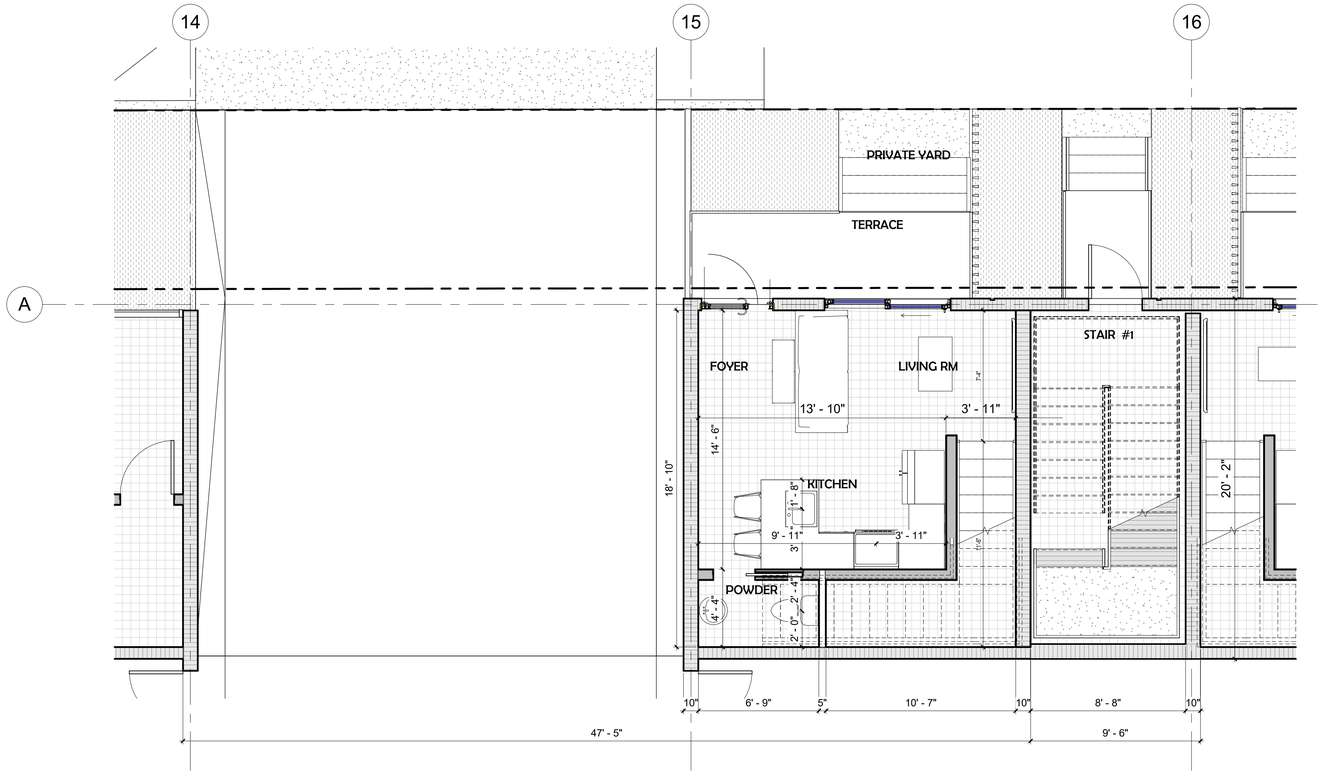
ROOF PLAN

A2.8

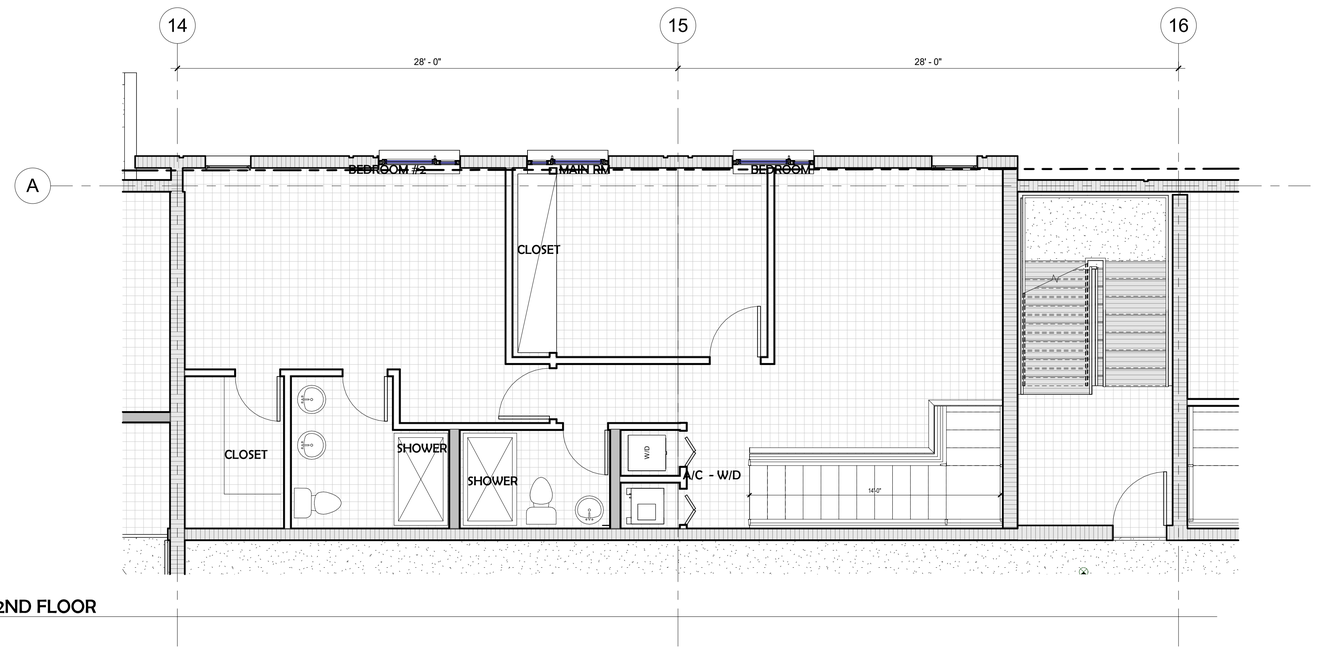
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1 TOWN HOUSES GROUND FLOOR
1/4" = 1'-0"



2 TOWN HOUSES 2ND FLOOR
1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW CMU WALLS
- NEW STRUCTURE
- NEW PARTITION
- 1 HR FIRE RATING
- (#) DOOR TAG
- (#) WINDOW TAG
- (#) WALL TYPE

E DENOTES EXISTING
N DENOTES NEW
R DENOTES RELOCATED

X-X FINISH TAG. REFER TO SHEET A2.0 FOR FINISH SHEDULE

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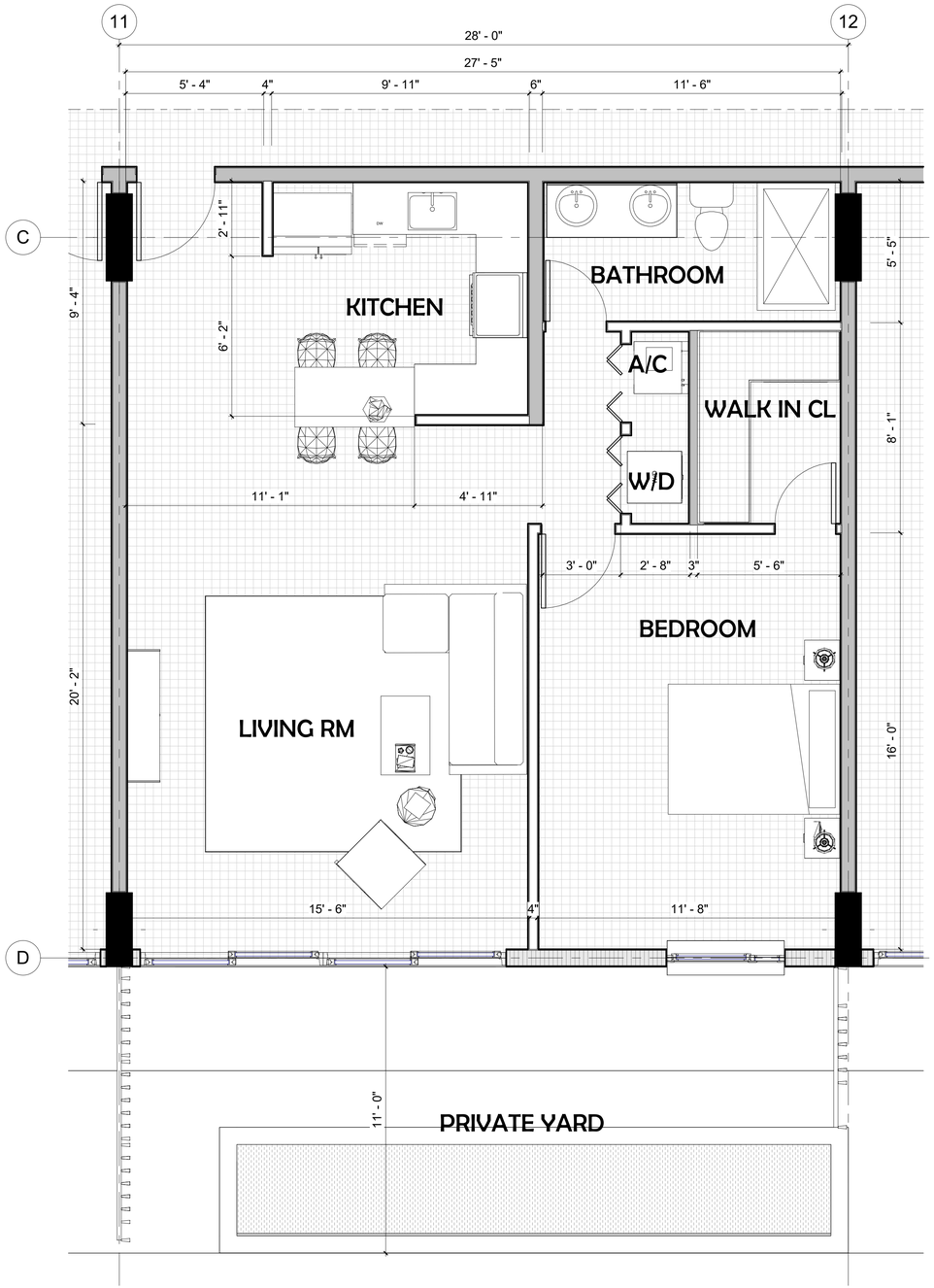
ENLARGED TOWN HOUSE UNITS

A4.0

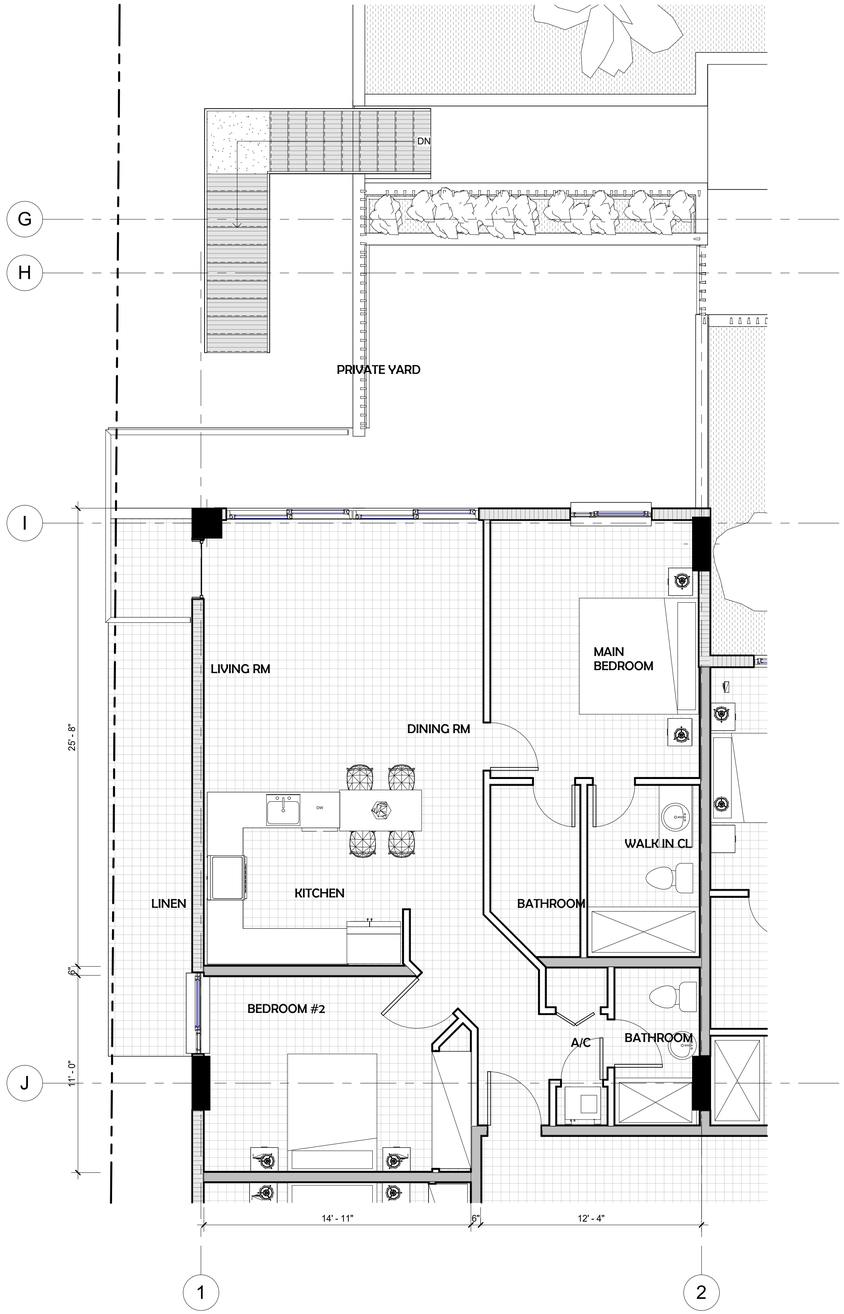
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1 LANAI 1 BEDROOM UNIT
3/8" = 1'-0"



2 LANAI 2 BEDROOM UNIT
1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW CMU WALLS
- NEW STRUCTURE
- NEW PARTITION
- 1 HR FIRE RATING
- # DOOR TAG
- # WINDOW TAG
- # WALL TYPE

E DENOTES EXISTING
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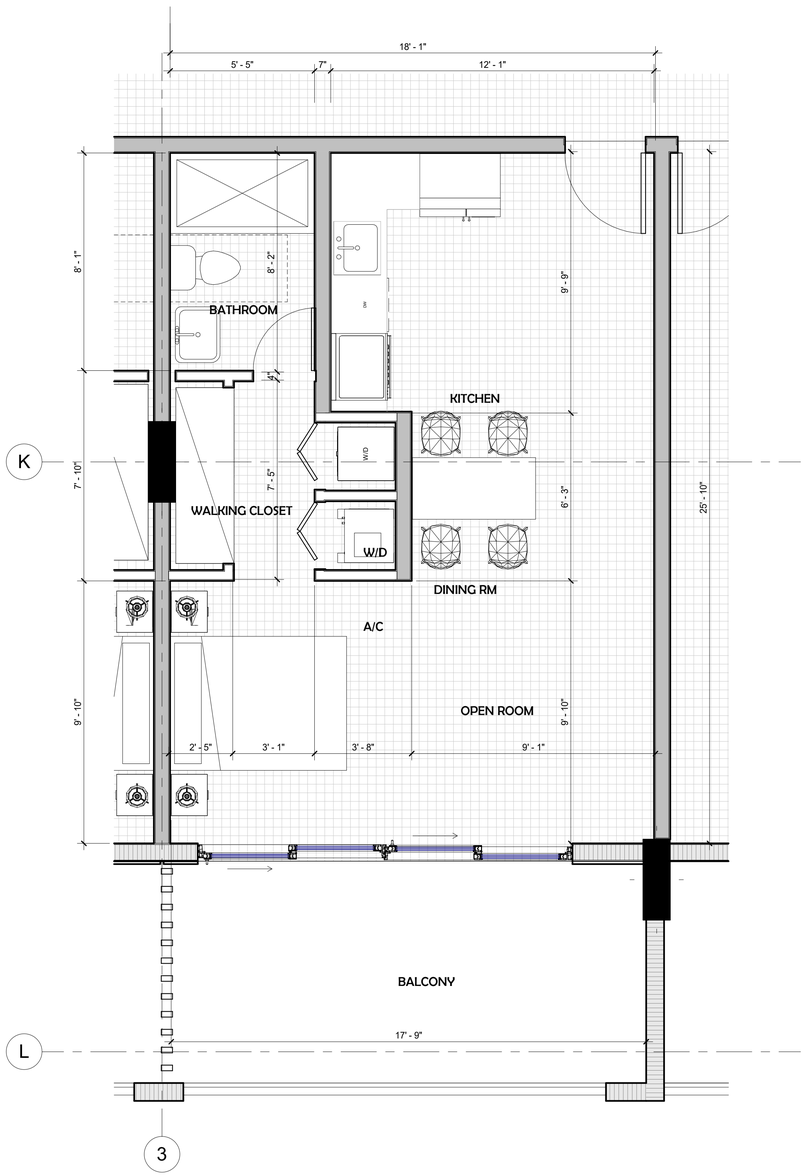
ENLARGED LANAI 1 & 2 BEDROOM UNITS

A4.1

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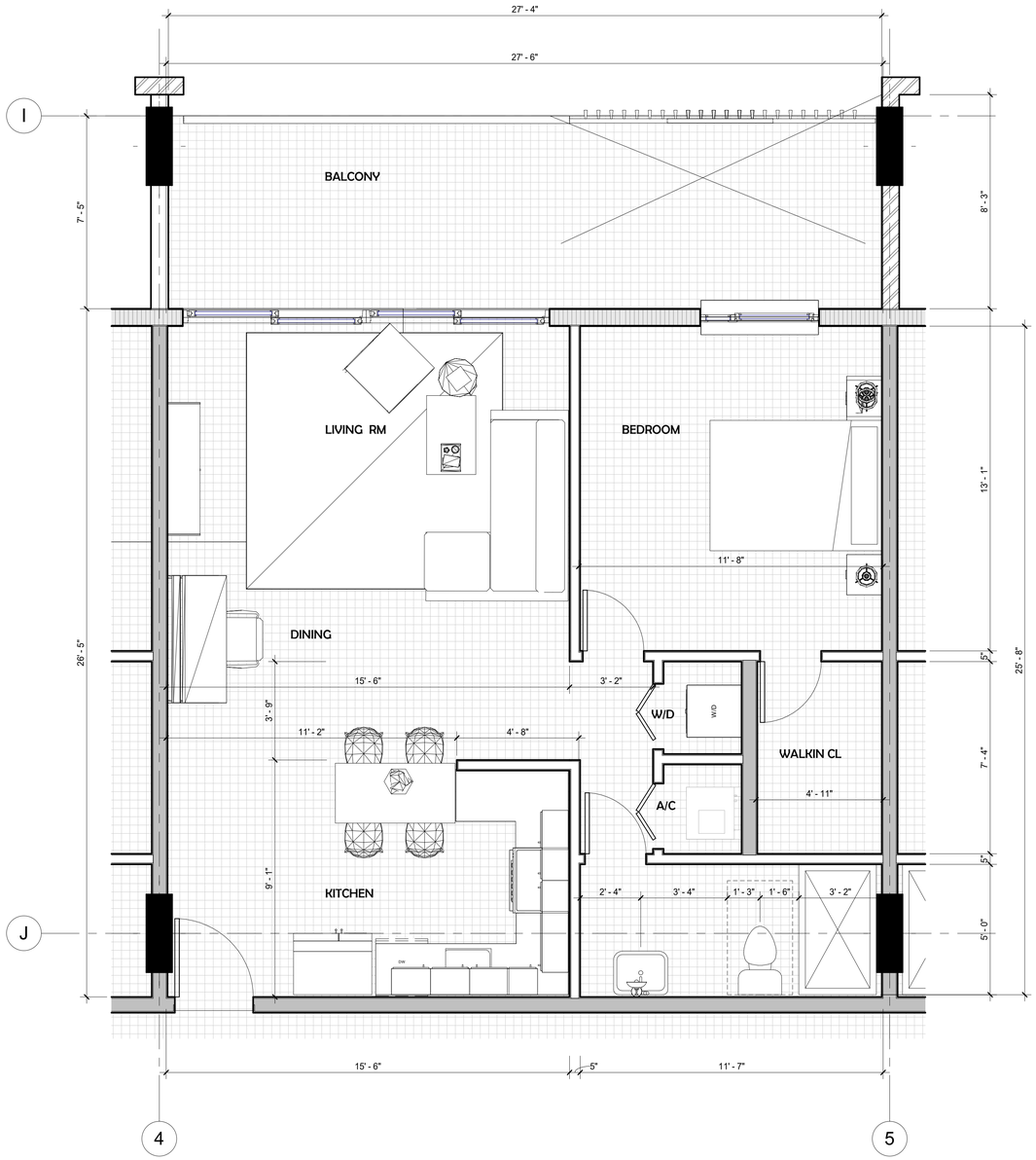
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1 ENLARGED TYPICAL EFFICENCY UNIT

3/8" = 1'-0"



2 ENLARGED TYPICAL 1 BEDROOM UNIT

3/8" = 1'-0"

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FLOOR PLAN LEGEND

- NEW CMU WALLS
- NEW STRUCTURE
- NEW PARTITION
- 1 HR FIRE RATING
- (#) DOOR TAG
- (#) WINDOW TAG
- (#) WALL TYPE

E DENOTES EXISTING
N DENOTES NEW
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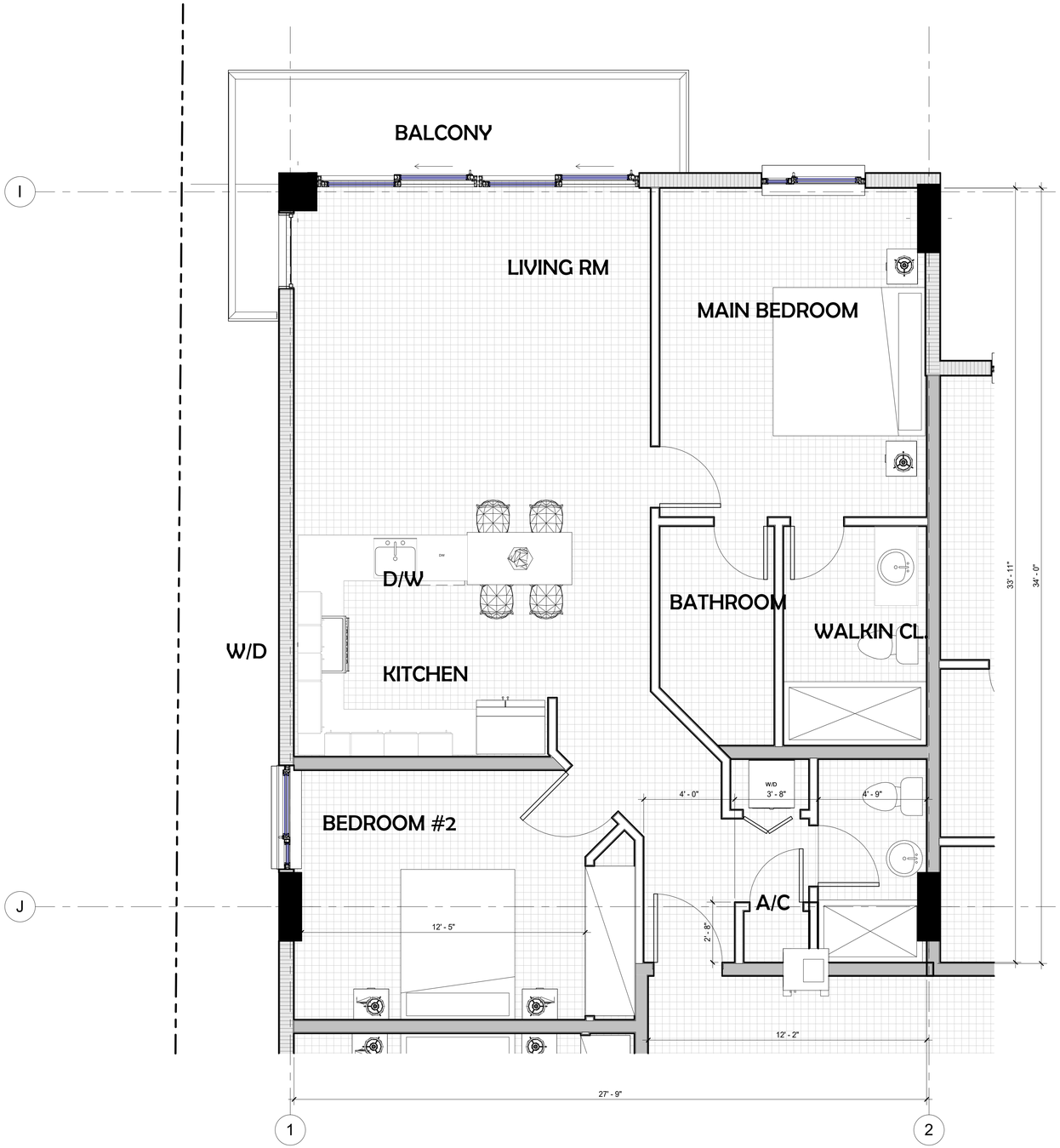
ENLARGED TYPICAL EFFICENCY & 1 BEDROOM UNIT

A4.2

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1 ENLARGED TYPICAL 2 BEDROOM UNIT

3/8" = 1'-0"

FLOOR PLAN LEGEND

- NEW CMU WALLS
- NEW STRUCTURE
- NEW PARTITION
- 1 HR FIRE RATING
- (#) DOOR TAG
- (#) WINDOW TAG
- (#) WALL TYPE

E DENOTES EXISTING
N DENOTES NEW
R DENOTES RELOCATED

X-X FINISH TAG. REFER TO SHEET A2.0 FOR FINISH SHEDULE

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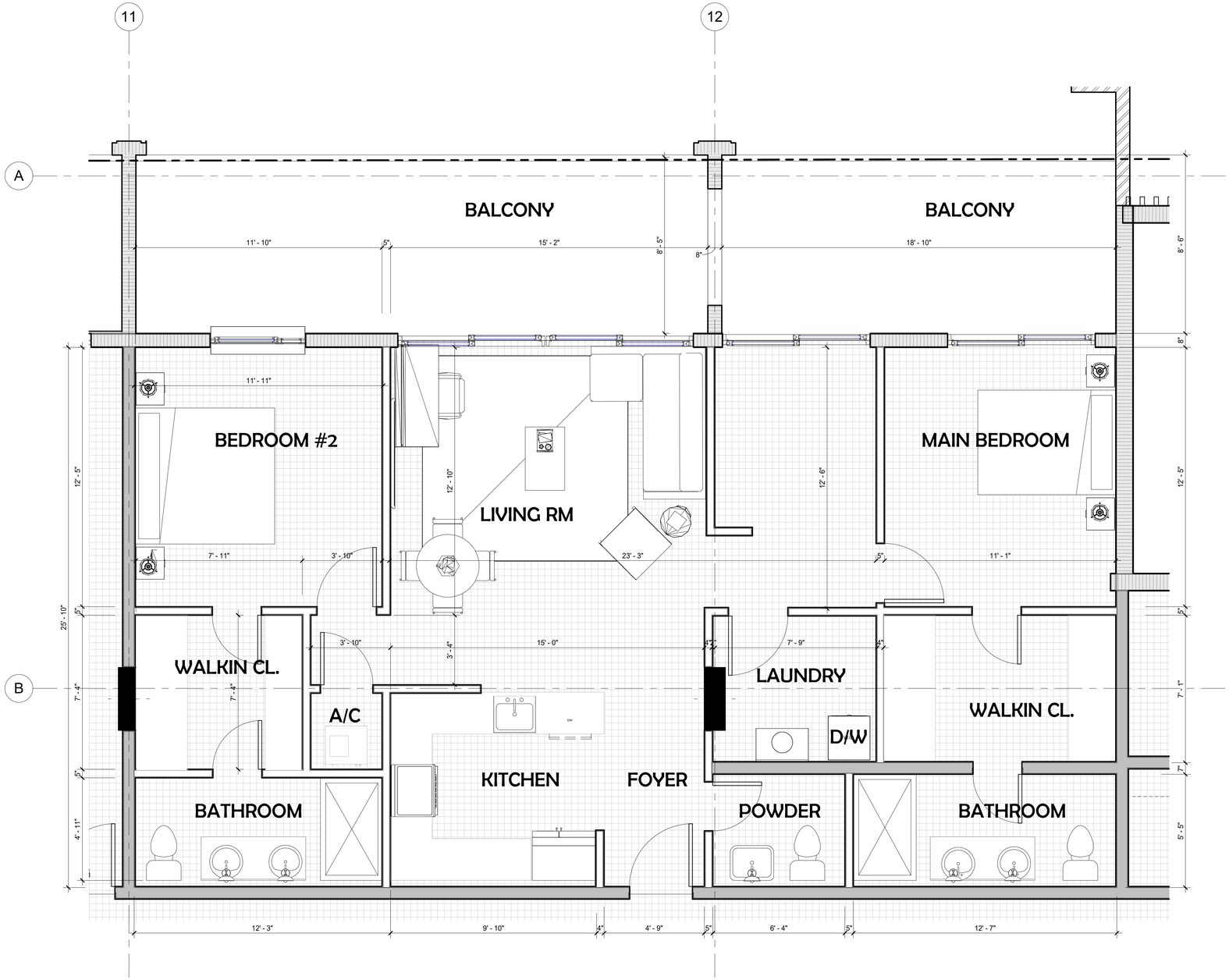
ENLARGED TYPICAL 2 BEDROOM UNIT

A4.3

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1 ENLARGED 2 BEDROOM UNIT NORTH TOWER
3/8" = 1'-0"

FLOOR PLAN LEGEND

- NEW CMU WALLS
- NEW STRUCTURE
- NEW PARTITION
- 1 HR FIRE RATING
- # DOOR TAG
- # WINDOW TAG
- # WALL TYPE

E DENOTES EXISTING
N DENOTES NEW
R DENOTES RELOCATED

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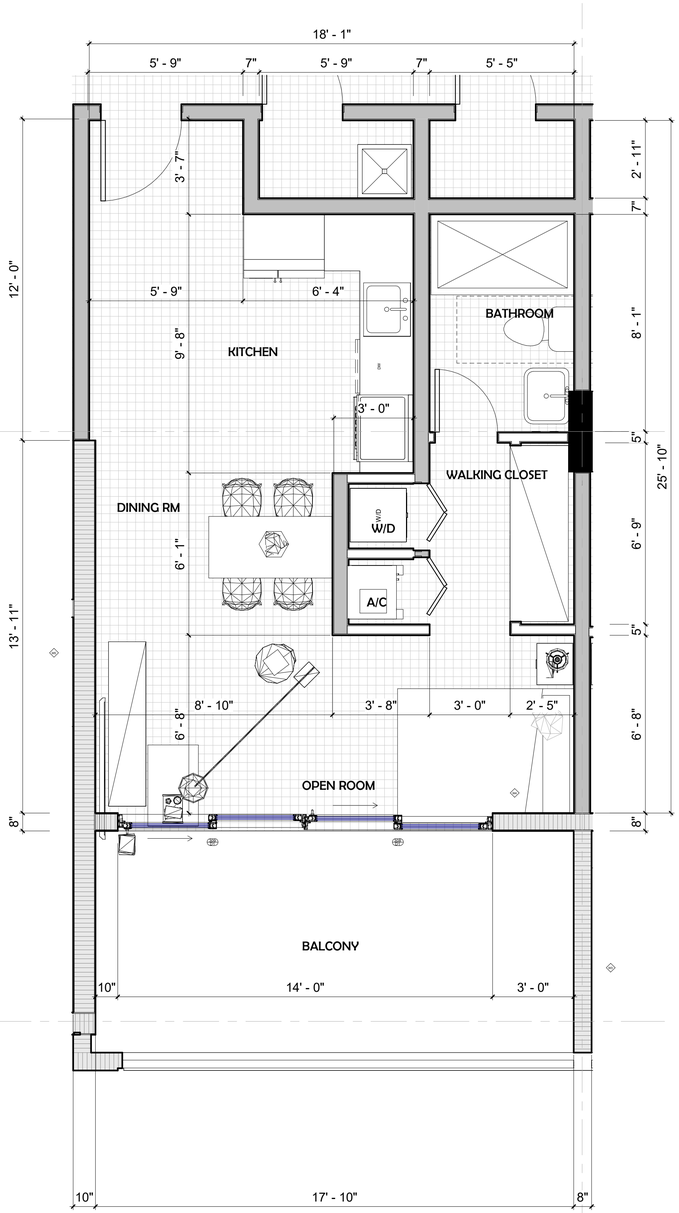
ENLARGED 2 BEDROOM UNIT NORTH TOWER

A4.4

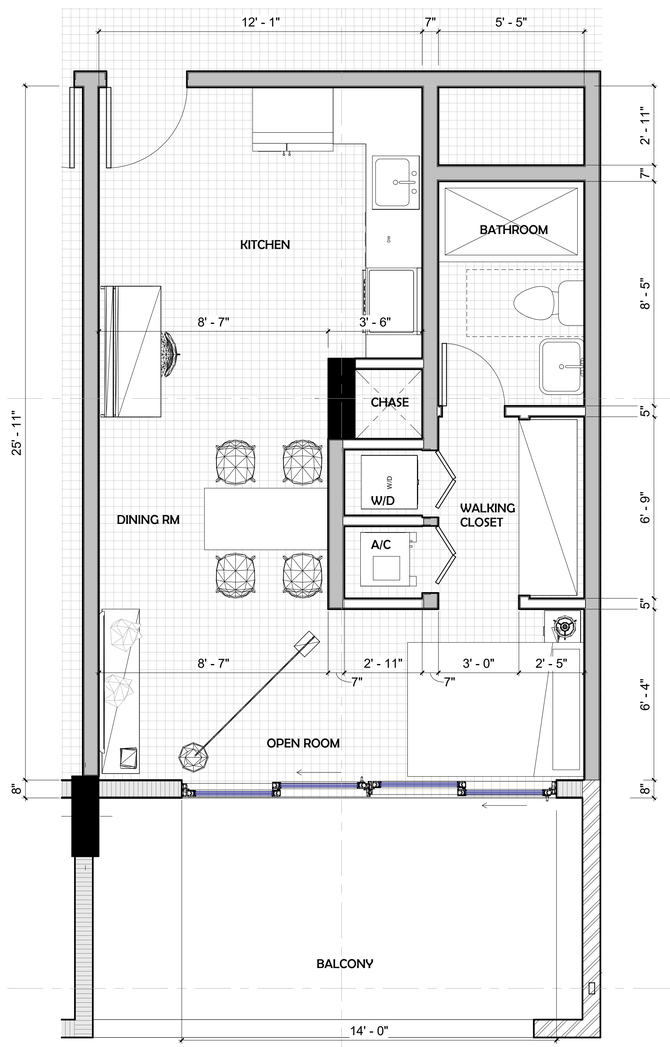
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1 **3RD FLOOR - EFFICIENCY FLOOR - 1**
3/8" = 1'-0"



2 **3RD FLOOR - EFFICIENCY FLOOR - 2**
3/8" = 1'-0"

FLOOR PLAN LEGEND

- NEW CMU WALLS
- NEW STRUCTURE
- NEW PARTITION
- 1 HR FIRE RATING
- (#) DOOR TAG
- (#) WINDOW TAG
- (#) WALL TYPE

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N DENOTES NEW
R DENOTES RELOCATED

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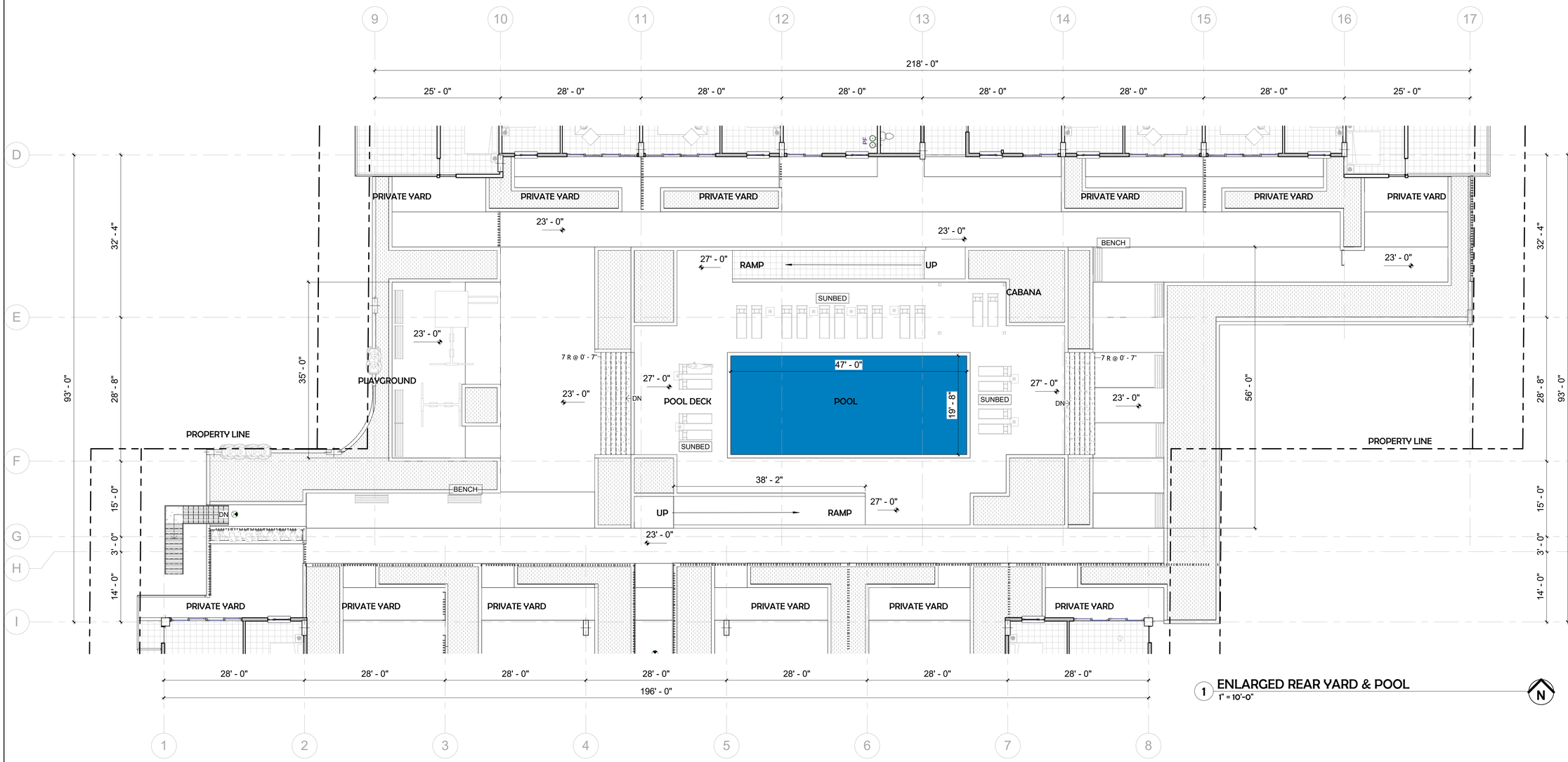
ENLARGED EFFICIENCY FLOOR PLAN

A4.5

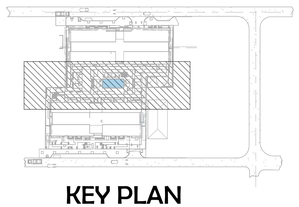
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1 ENLARGED REAR YARD & POOL
1" = 10'-0"



KEY PLAN

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ENLARGED REAR YARD AND POOL DECK AREA

A4.6

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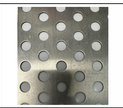
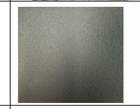
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1 BLUE PARK SOUTH - SOUTH ELEVATION
3/32" = 1'-0"



2 BLUE PARK SOUTH NORTH ELEVATION
3/32" = 1'-0"

FACADE FINISHES		
A		DARK GREY ALUMINUM FRAMES LIGHT GREY GLASS
B		DARK GREY ALUMINUM FRAMES LIGHT GREY GLASS
C		DARK GREY VERTICAL ALUMINUM SLATS
D		DARK GREY PERFORMATED SCREEN
E		DARK GREY GARAGE ROLLUP DOORS
F		LIMESTONE PMR STUCCO FINISH DRYVIT #133 DRIFTWOOD OR SIMILAR
G	SW 9500 UltraWhite Designer Color Collection	EXTERIOR STUCCO PAINTED SW9500 ULTRAWHITE
H	SW 9595 Beetroot Designer Color Collection	EXTERIOR STUCCO PAINTED SW9500 ULTRAWHITE
I	SW 9684 Azure Tide Designer Color Collection	EXTERIOR STUCCO PAINTED SW9684 AZURE TIDE
J	SW 6684 Brittlebush	EXTERIOR STUCCO PAINTED SW6684 BRITLEBUSH
K	SW 9565 Forged Steel Designer Color Collection	EXTERIOR STUCCO PAINTED SW9565 FORGED STEEL

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A.S.
CHECKED BY:
ARI SKLAR

BLUE PARK SOUTH-SOUTH AND SOUTH-NORTH ELEVATIONS

A5.0

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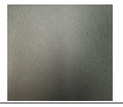


3 **BLUE PARK NORTH - NORTH ELEVATION**
N.T.S.



1 **BLUE PARK NORTH - SOUTH ELEVATION**
3/32" = 1'-0"

FACADE FINISHES

A		DARK GREY ALUMINUM FRAMES LIGHT GREY GLASS
B		DARK GREY ALUMINUM FRAMES LIGHT GREY GLASS
C		DARK GREY VERTICAL ALUMINUM SLATS
D		DARK GREY PERFORATED SCREEN
E		DARK GREY GARAGE ROLLUP DOORS
F		LIMESTONE PMR STUCCO FINISH DRYVIT #133 DRIFTWOOD OR SIMILAR
G	SW 9500 UltraWhite Designer Color Collection	EXTERIOR STUCCO PAINTED SW9500 ULTRAWHITE
H	SW 9595 Beetroot Designer Color Collection	EXTERIOR STUCCO PAINTED SW9500 ULTRAWHITE
I	SW 9684 Azure Tide Designer Color Collection	EXTERIOR STUCCO PAINTED SW9684 AZURE TIDE
J	SW 6684 Brittlebush	EXTERIOR STUCCO PAINTED SW6684 BRITLEBUSH
K	SW 9565 Forged Steel Designer Color Collection	EXTERIOR STUCCO PAINTED SW9565 FORGED STEEL

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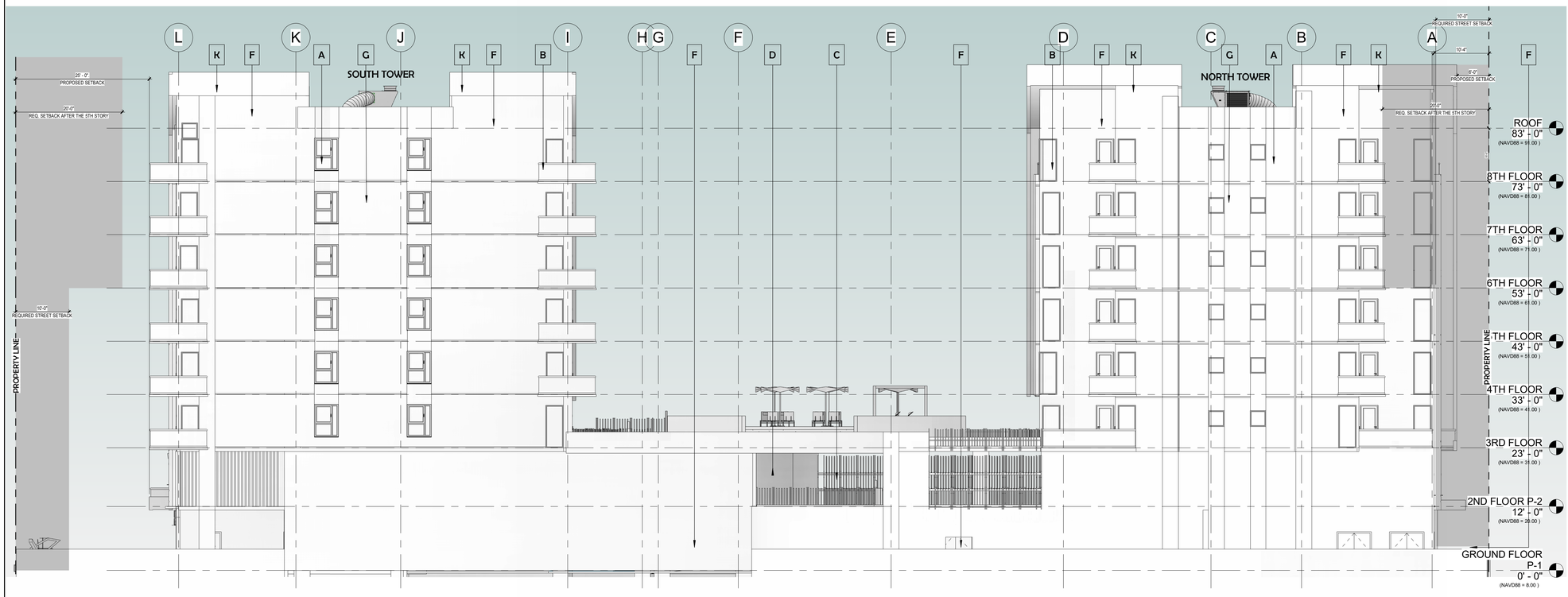
BLUE PARK NORTH-NORTH AND NORTH-SOUTH ELEVATIONS

A5.1

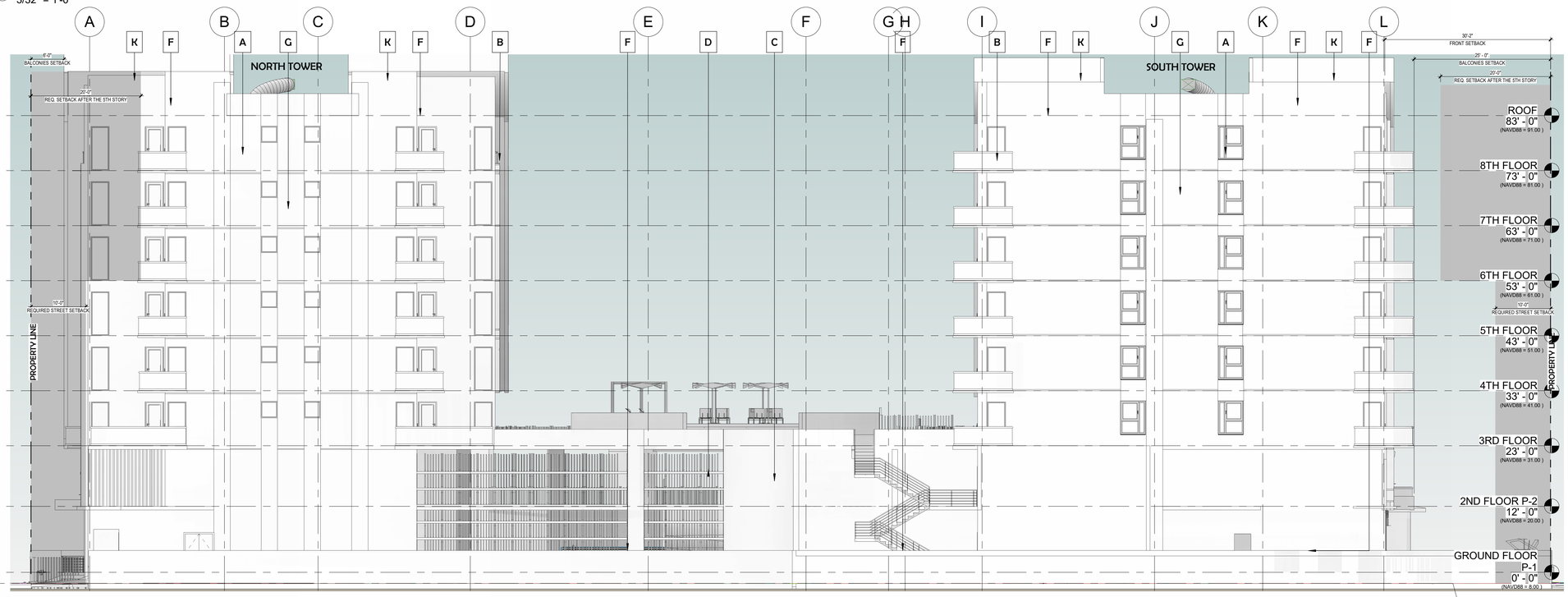
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DATE : 03-27-25

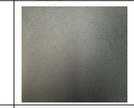
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1 EAST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

FACADE FINISHES		
A		DARK GREY ALUMINUM FRAMES LIGHT GREY GLASS
B		DARK GREY ALUMINUM FRAMES LIGHT GREY GLASS
C		DARK GREY VERTICAL ALUMINUM SLATS
D		DARK GREY PERFORATED SCREEN
E		DARK GREY GARAGE ROLLUP DOORS
F		LIMESTONE PMR STUCCO FINISH DRYVIT #133 DRIFTWOOD OR SIMILAR
G	SW 9500 UltraWhite Designer Color Collection	EXTERIOR STUCCO PAINTED SW9500 ULTRAWHITE
H	SW 9695 Beetroot Designer Color Collection	EXTERIOR STUCCO PAINTED SW9500 ULTRAWHITE
I	SW 9684 Azure Tide Designer Color Collection	EXTERIOR STUCCO PAINTED SW9684 AZURE TIDE
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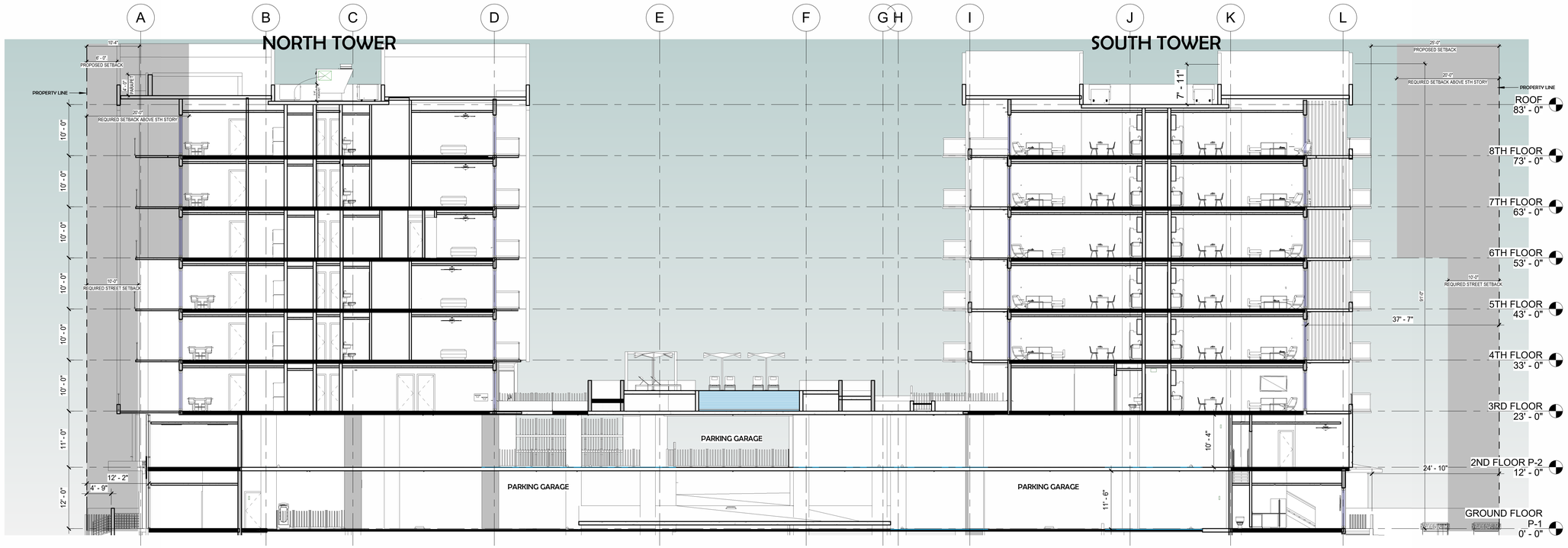
BLUE PARK EAST AND WEST ELEVATION

A5.2

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1 Section 1
3/32" = 1'-0"



2 Section 2
3/32" = 1'-0"

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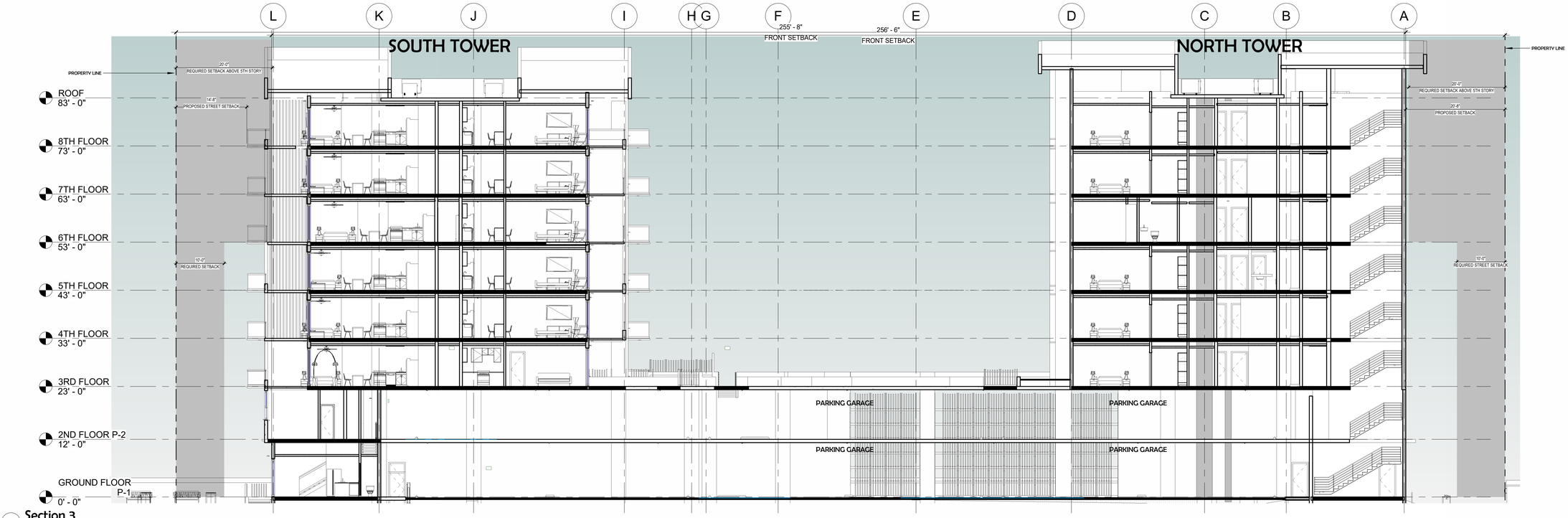
SECTIONS 1 AND 2

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1 **Section 3**
3/32" = 1'-0"



2 SECTION 4
1" = 10'-0"

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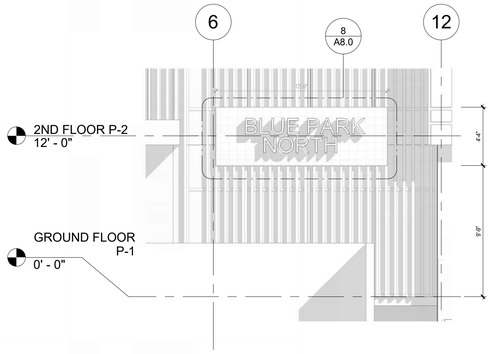
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A6.1

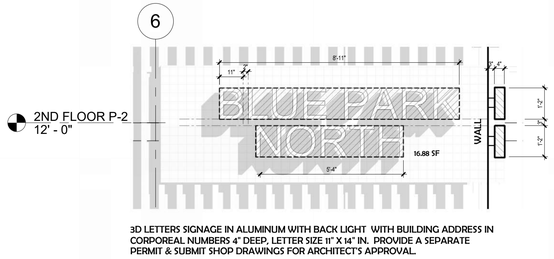
PROJECT #: PROJECT #24-006

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NOTE: ALL SIGNAGE UNDER A SEPARATE PERMIT AND REVIEW

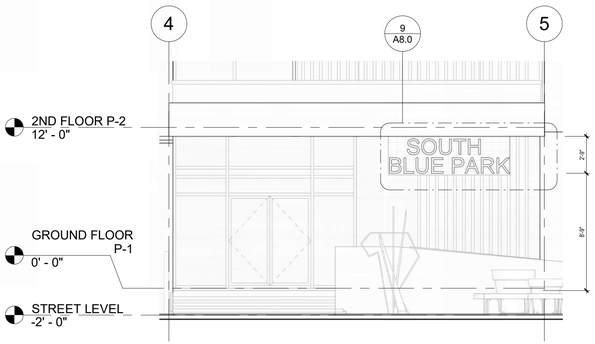


5 BLUE PARK NORTH - SIGNAGE
3/16" = 1'-0"

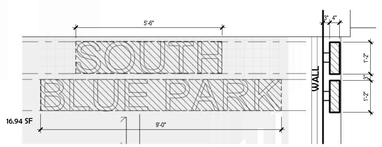


3D LETTERS SIGNAGE IN ALUMINUM WITH BACK LIGHT WITH BUILDING ADDRESS IN CORPOREAL NUMBERS 4" DEEP, LETTER SIZE 11" X 14" IN. PROVIDE A SEPARATE PERMIT & SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

8 BLUE PARK NORTH - SIGNAGE - DETAIL
3/8" = 1'-0"



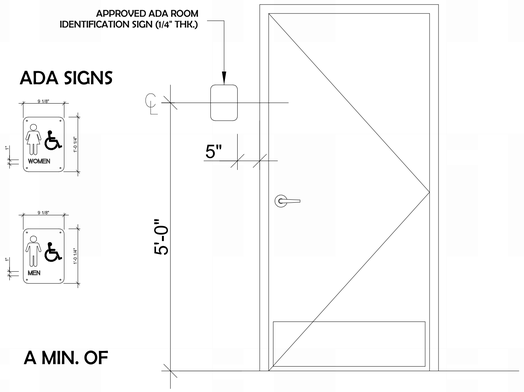
7 BLUE PARK SOUTH - SIGNAGE
3/16" = 1'-0"



3D LETTERS SIGNAGE IN ALUMINUM WITH BACK LIGHT WITH BUILDING ADDRESS IN CORPOREAL NUMBERS 4" DEEP, LETTER SIZE 11" X 14" IN. PROVIDE A SEPARATE PERMIT & SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

9 BLUE PARK SOUTH - SIGNAGE - DETAIL
3/8" = 1'-0"

ADA SIGN TYPICAL LOCATION



1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. IDENTIFICATION SYMBOLS ARE TO BE ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNT SIGN SO THAT THE BASELINE OF THE LOWEST TACTILE CHARACTERS ARE AT 48" MINIMUM, TO 60" MAXIMUM TO THE BASELINE OF THE HIGHEST TACTILE CHARACTERS.
3. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS. ADA SIGNAGE ACCOMPANIED BY GRADE 2 BRAILLE.
4. REGULATORY SIGNS TO BE TYPICALLY ADA COMPLIANT TACTILE 3-D PLAQUES PER CODE REQUIREMENTS.
5. SIGNS TO BE A TYPICAL ONE PIECE INJECTION MOLDED FABRICATION WITH RAISED SECOND SURFACE GRAPHICS.
6. SIGN TO BE A CUSTOM COLOR TO MATCH PMS 262C WITH WHITE GRAPHICS.
7. BRAILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRAILLE FOR SIGN PRODUCTION

4 ADA SIGN TYPICAL LOCATION
3/4" = 1'-0"

SUSPENDED BY BOLTED POLE AND HOCKED

1ST FLOOR GARAGE ENTRY

CLEARANCE 8FT

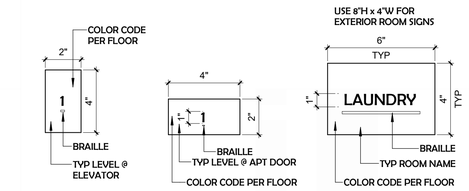
CLEARANCE 8FT

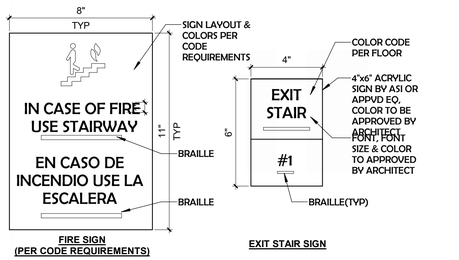
GARAGE RAMP ENTRY

CLEARANCE 6FT, 8"

HEIGHTS TO BE ADJUSTED PER PROJECT REQUIREMENTS.

3 GARAGE CLEARANCES BARS
1" = 1'-0"





DESCRIPTION:
- ONE PIECE SIGN FACE FORMED OF PAINTED MAGNESIUM BONDED TO ACRYLIC BACKING PLAQUE, .098 THICKNESS
- TACTILE LETTERING, GRAPHICS AND BRAILLE ARE INTEGRAL TO THE FACE

ADA SIGNAGE GUIDELINES
- CHARACTER MUST BE RAISED MINIMUM 1/32"
- CHARACTER MUST BE ACCOMPANIED BY GRADE II BRAILLE
- CHARACTER MUST BE UPPER CASE AND SAND SERIF TYPESTYLE
- TACTILE CHARACTERS MUST BE MIN 5/8" HIGH,MAX 2" ALL CAPS
- EQUIVALENT WRITTEN DESCRIPTION MUST BE PLACED DIRECTLY BELOW SYMBOL
- WRITTEN DESCRIPTION CANNOT BE WITHIN SYMBOL'S BACKGROUND FIELD
- BORDER DIMENSION OF SYMBOL BACKGROUND FIELD MUST BE MINIMUM 6" HIGH
- CHARACTERS AND BACKGROUND MUST BE EGGSHELL, MATTE OR OTHER NON-GLARE FINISH
- CHARACTERS MUST ADEQUATELY CONTRAST WITH BACKGROUND
- MOUNTED ON WALL ADJACENT TO THE LATCH SIDE OF THE DOOR
- MOUNTED TO AVOID DOOR SWING AND PROTRUDING OBJETS
- MOUNTED HEIGHT OF 60" FROM FLOOR TO CENTERLINE OF SIGN

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

6 TYP SIGNAGE DETAILS
3" = 1'-0"

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HOLLYWOOD, FL 33020
TEL - (954) 925-9292
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EXTERIOR & INTERIOR SIGNAGE DETAILS

A8.0

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BLUE PARK - SOUTH EAST VIEW

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BLUE PARK SOUTH - NORTH WEST AERIAL VIEW

A11.1

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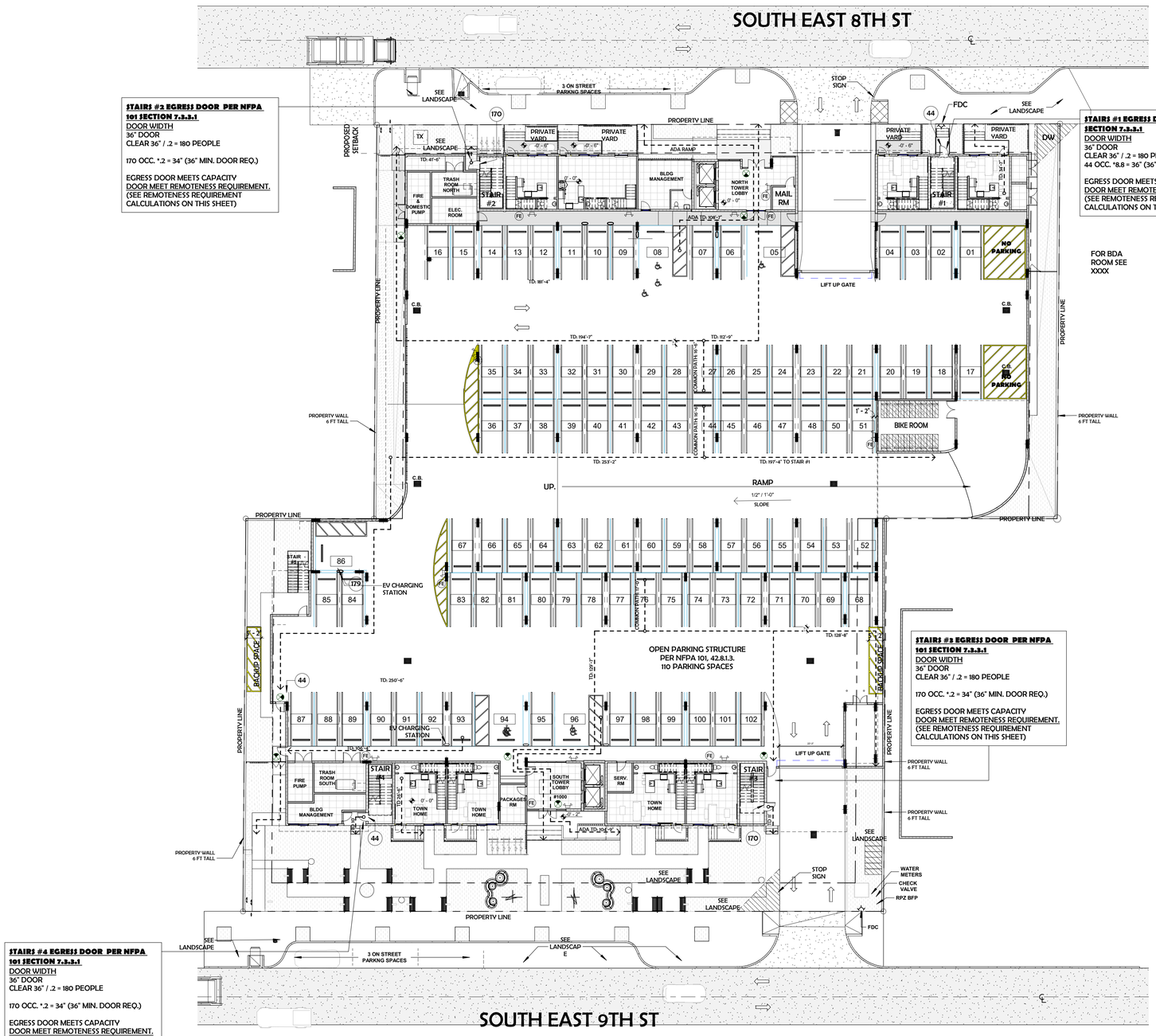
BLUE PARK - WEST VIEW

A11.2

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

170 OCC. *.2 = 34" (36" MIN. DOOR REQ.)

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

STAIR# #1 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1
DOOR WIDTH
36" DOOR
CLEAR 36" / .2 = 180 PEOPLE
44 OCC. *8.8 = 36" (36" MIN. DOOR REQ.)

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

FOR BDA ROOM SEE XXXX

STAIR# #3 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1
DOOR WIDTH
36" DOOR
CLEAR 36" / .2 = 180 PEOPLE

170 OCC. *.2 = 34" (36" MIN. DOOR REQ.)

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

STAIR# #4 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1
DOOR WIDTH
36" DOOR
CLEAR 36" / .2 = 180 PEOPLE

170 OCC. *.2 = 34" (36" MIN. DOOR REQ.)

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

1 LS SITE PLAN
1" = 20'-0"

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

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 =		29'

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

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

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.
G.F. / P1	RESIDENTIAL GARAGE	200G 200G	3,438 S.F. 43,292 S.F.	18 217
2ND FLOOR	RESIDENTIAL GARAGE	200G 200G	4,666 S.F. 39,159 S.F.	24 176
3ND FLOOR	RESIDENTIAL SWIMMING POOL DECK WATER SURFACE	200G 30G 50G	19,964 S.F. 13,836 S.F. 924 S.F.	100 416 19
4ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
5ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
6ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
7ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
8ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
TOTAL FOR ALL SPACES IN THE SCOPE OF WORK			259,231 SF	

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

	R-2	S-2 OPEN
MAX. EXIT ACCESS TRAVEL DISTANCE.	250'	400'
COMMON PATH OF TRAVEL SHALL 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.		

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
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02-25-21

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CHECKED BY:
ARI SKLAR

LIFE SAFETY-SITE PLAN

LS-1.0

PROJECT #: PROJECT #24-006

DATE : 03-27-25

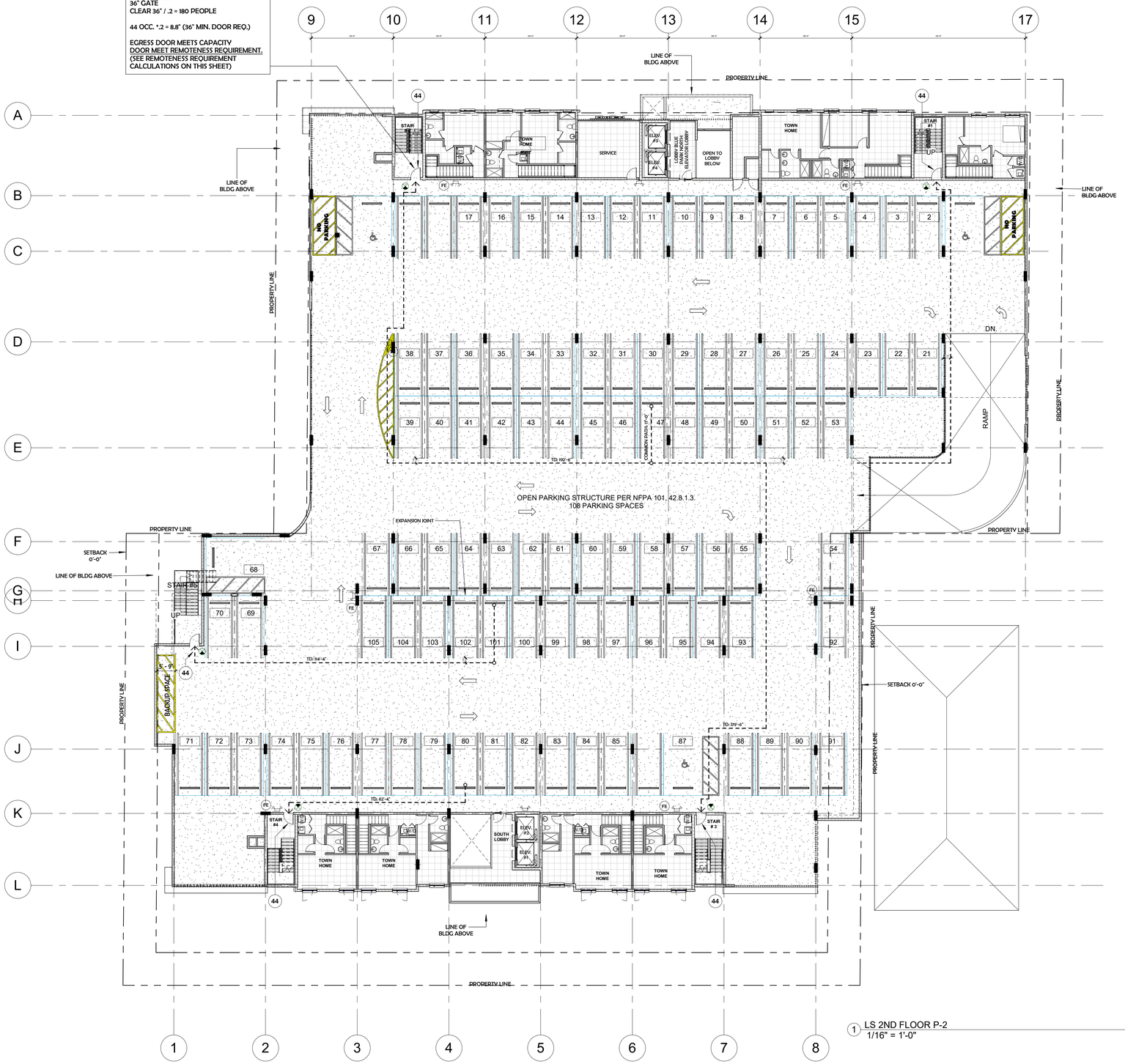
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STAIRS #1, #2, #3 & #4 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1

DOOR WIDTH
36" GATE
CLEAR 36" / .2 = 180 PEOPLE

44 OCC. *.2 = 8.8" (36" MIN. DOOR REQ.)

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



1 LS 2ND FLOOR P-2
1/16" = 1'-0"

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

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 =	29'

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

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

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

OCCUPANCY LOAD CHART				
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.
G.F. / P1	RESIDENTIAL GARAGE	200G 200G	3,438 S.F. 43,292 S.F.	18 217
2ND FLOOR	RESIDENTIAL GARAGE	200G 200G	4,666 S.F. 39,159 S.F.	24 176
3ND FLOOR	RESIDENTIAL SWIMMING POOL DECK WATER SURFACE	200G 30G 50G	19,964 S.F. 13,836 S.F. 924 S.F.	100 416 19
4ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
5ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
6ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
7ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
8ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
TOTAL FOR ALL SPACES IN THE SCOPE OF WORK			259,231 SF	

LIFE SAFETY DETAILS - SPRINKLERED (RESIDENTIAL & S-2), NFPA 101, TABLE A7.6.		
	R-2	S-2 OPEN
MAX. EXIT ACCESS TRAVEL DISTANCE.	250'	400'
COMMON PATH OF TRAVEL SHALL 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-2ND FLOOR

LS-1.1

PROJECT #: PROJECT #24-006

DATE : 03-27-25

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

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 =	29'

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				
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.
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4ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
5ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
6ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
7ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
8ND FLOOR	RESIDENTIAL	200G	22,077 S.F.	111
TOTAL FOR ALL SPACES IN THE SCOPE OF WORK			**259,231 SF**	

LIFE SAFETY DETAILS - SPRINKLERED (RESIDENTIAL & S-2), NFPA 101, TABLE A7.6.		
	R-2	S-2 OPEN
MAX. EXIT ACCESS TRAVEL DISTANCE.	250'	400'
COMMON PATH OF TRAVEL SHALL 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.		

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.

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LIFE SAFETY NOTES

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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

STAIRS #2 & #3 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1
DOOR WIDTH
36" GATE
CLEAR 36" / .2 = 180 PEOPLE

170 OCC. *.2 = 34" (36" MIN. DOOR REQ.)

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

STAIRS #1 & #4 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1
DOOR WIDTH
36" GATE
CLEAR 36" / .2 = 180 PEOPLE

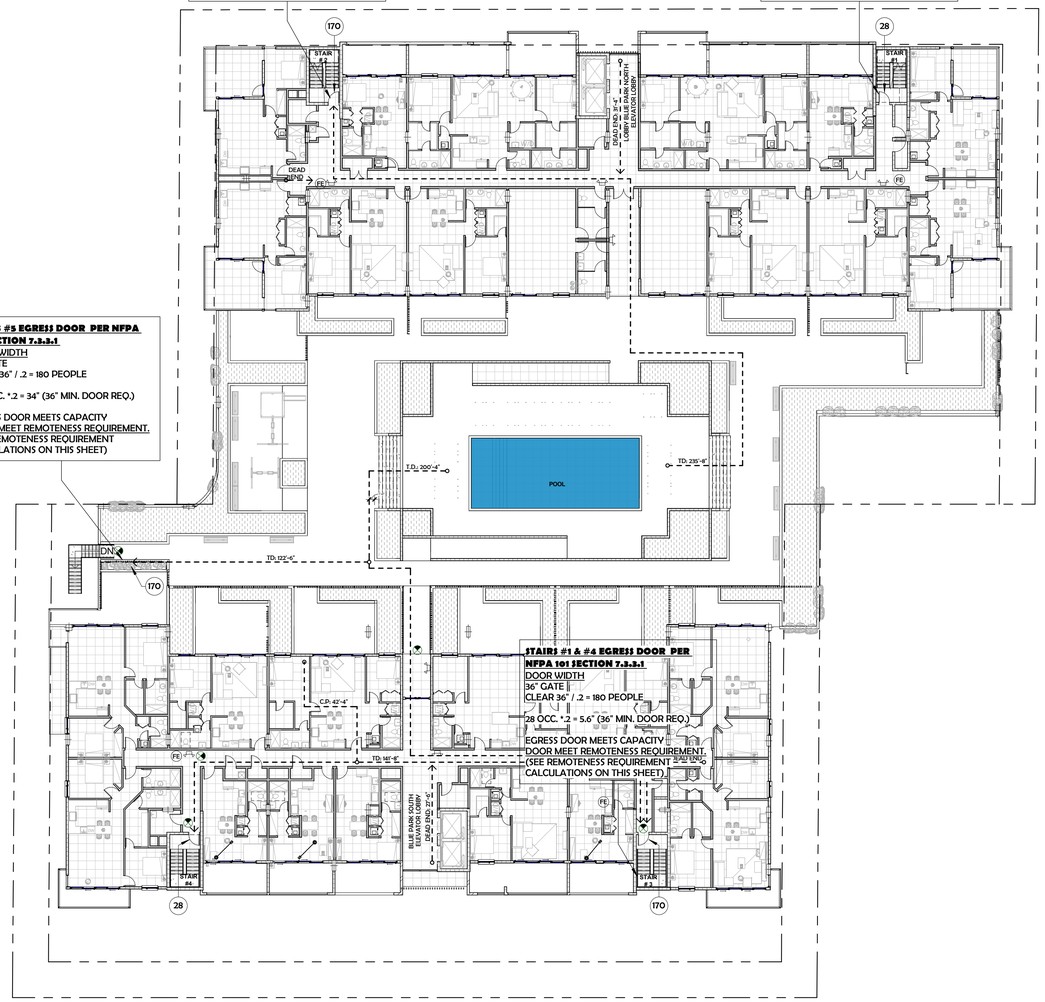
28 OCC. *.2 = 5.6" (36" MIN. DOOR REQ.)

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

STAIRS #5 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1
DOOR WIDTH
36" GATE
CLEAR 36" / .2 = 180 PEOPLE

170 OCC. *.2 = 34" (36" MIN. DOOR REQ.)

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



STAIRS #1 & #4 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1
DOOR WIDTH
36" GATE
CLEAR 36" / .2 = 180 PEOPLE

28 OCC. *.2 = 5.6" (36" MIN. DOOR REQ.)

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

STAIRS #1, #2, #3 & #4 EGRESS DOOR PER NFPA 101 SECTION 7.3.3.1
DOOR WIDTH
36" GATE
CLEAR 36" / .2 = 180 PEOPLE

28 OCC. *.2 = 5.6" (36" MIN. DOOR REQ.)

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

1 LIFE SAFETY - 3RD FLOOR
1" = 20'-0"

2 LIFE SAFETY - 6TH FLOOR (TYP. 4TH TO 8TH)
1" = 20'-0"

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2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
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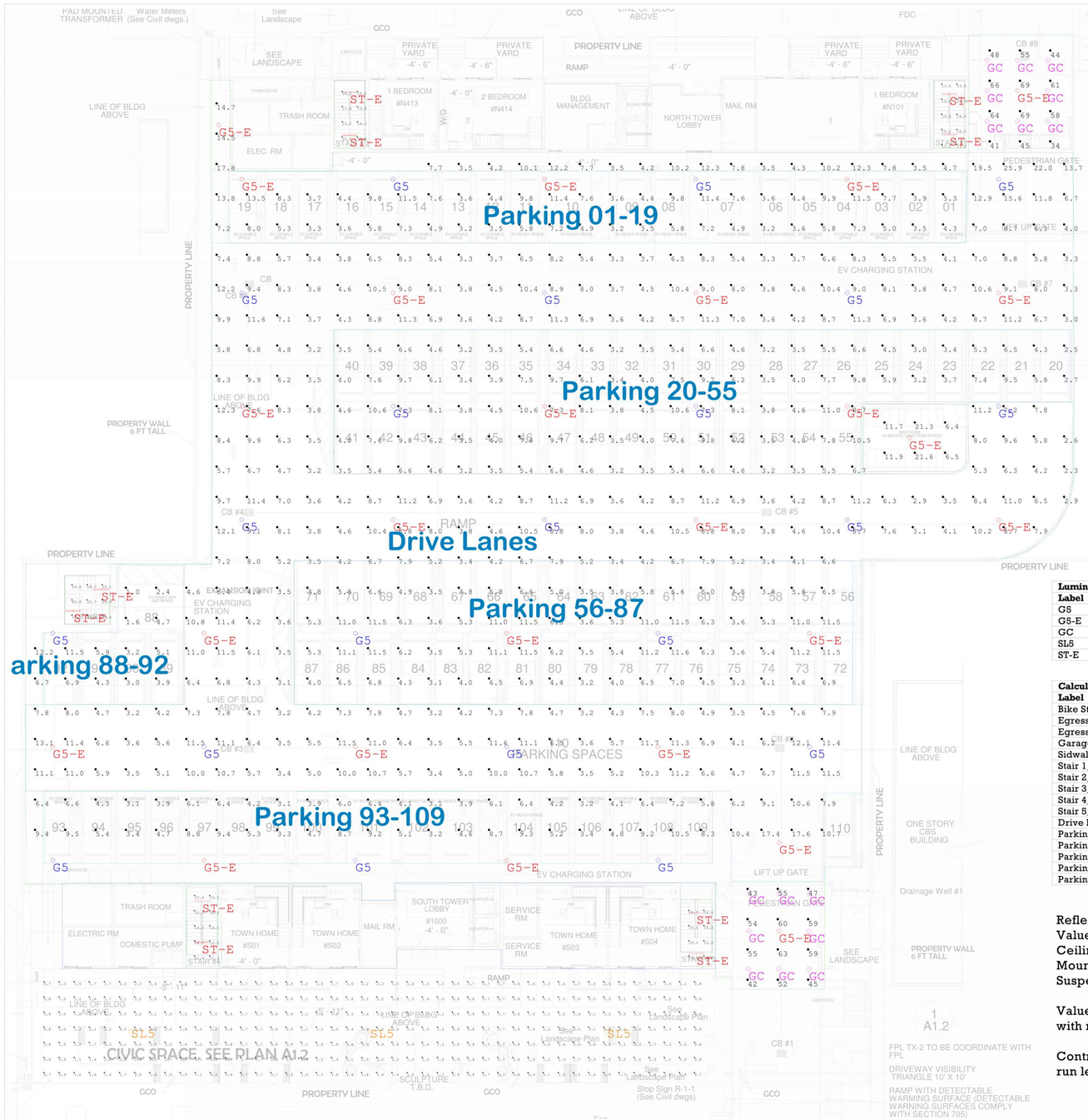
LIFE SAFETY-POOL DECK & TYPICAL FLOOR

LS-1.2

PROJECT #: PROJECT #24-006

DATE : 03-27-25

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Scenario/Channel Summary

Channel	Switched	Dimming	# Lums
< Default >	On	1.00	10
G5	On	1.00	21
G5-E	On	1.00	25
GC	On	1.00	16
SL5	On	1.00	3

Luminaire Data - DB Lighting Consultation

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
G5	21		LSI	EXN-EGLED-08L-T5W-30-70CRI	0.850	60	7800	8
G5-E	25		LSI	EXN-EGLED-08L-T5W-30-70CRI-BB	0.850	60	7800	8
GC	16		LSI	EXN-EGLED-08L-T5N-30-70CRI	0.850	60	7950	8
SL5	3		BEACON	VP-1-160L-35-3K7-5QW	0.850	35	4936	15
ST-E	10		LSI	S4-LED-30L-35-EM10	0.850	20.9	2944	8

Calculation Values - DB Lighting Consultation

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bike Storage_Workplane	Illuminance	Fc	13.23	21.6	6.4	2.07	3.38
Egress North	Illuminance	Fc	54.50	69	34	1.60	2.03
Egress South	Illuminance	Fc	52.83	63	42	1.26	1.50
Garage_Floor	Illuminance	Fc	6.65	25.9	1.0	6.65	25.90
Sidwalk	Illuminance	Fc	1.54	5.6	0.7	2.20	8.00
Stair 1_Floor	Illuminance	Fc	14.56	16.1	13.2	1.10	1.22
Stair 2_Floor	Illuminance	Fc	14.98	16.3	13.8	1.09	1.18
Stair 3_Floor	Illuminance	Fc	15.88	16.7	15.1	1.05	1.11
Stair 4_Floor	Illuminance	Fc	14.51	16.3	11.3	1.28	1.44
Stair 5_Floor	Illuminance	Fc	20.42	27.1	14.8	1.38	1.83
Drive Lanes	Illuminance	Fc	7.11	25.9	2.3	3.09	11.26
Parking 01-19	Illuminance	Fc	6.23	13.5	3.2	1.95	4.22
Parking 20-55	Illuminance	Fc	5.73	11.0	2.5	2.29	4.40
Parking 56-87	Illuminance	Fc	6.46	11.6	3.1	2.08	3.74
Parking 88-92	Illuminance	Fc	4.46	11.5	1.0	4.46	11.50
Parking 93-109	Illuminance	Fc	5.75	10.5	3.1	1.85	3.39

Reflectance 60/40/20
Values at Finished Floor
Ceiling Height = 10'-0"
Mounting Height = 8'-0" Pole Mtd - 15'-0"
Suspended fixtures mounted to Top.

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

Contractor shall field verify all continuous run lengths prior to purchasing fixtures.

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.

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Prepared For:
Juan C Arango

Prepared by:
DB Lighting Consultation
407-924-4113

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

Rev	Date	Comments
R1	01/22/25	Scope Expansion
R2	02/28/25	Plan Changes
:	.....	.....
:	.....	.....
:	.....	.....

Revisions

Project Name: **Blue Park Site**
Project ID Number: **2024-566**
Date: **09/09/2024**

24" x 36"
Page 1 of 1

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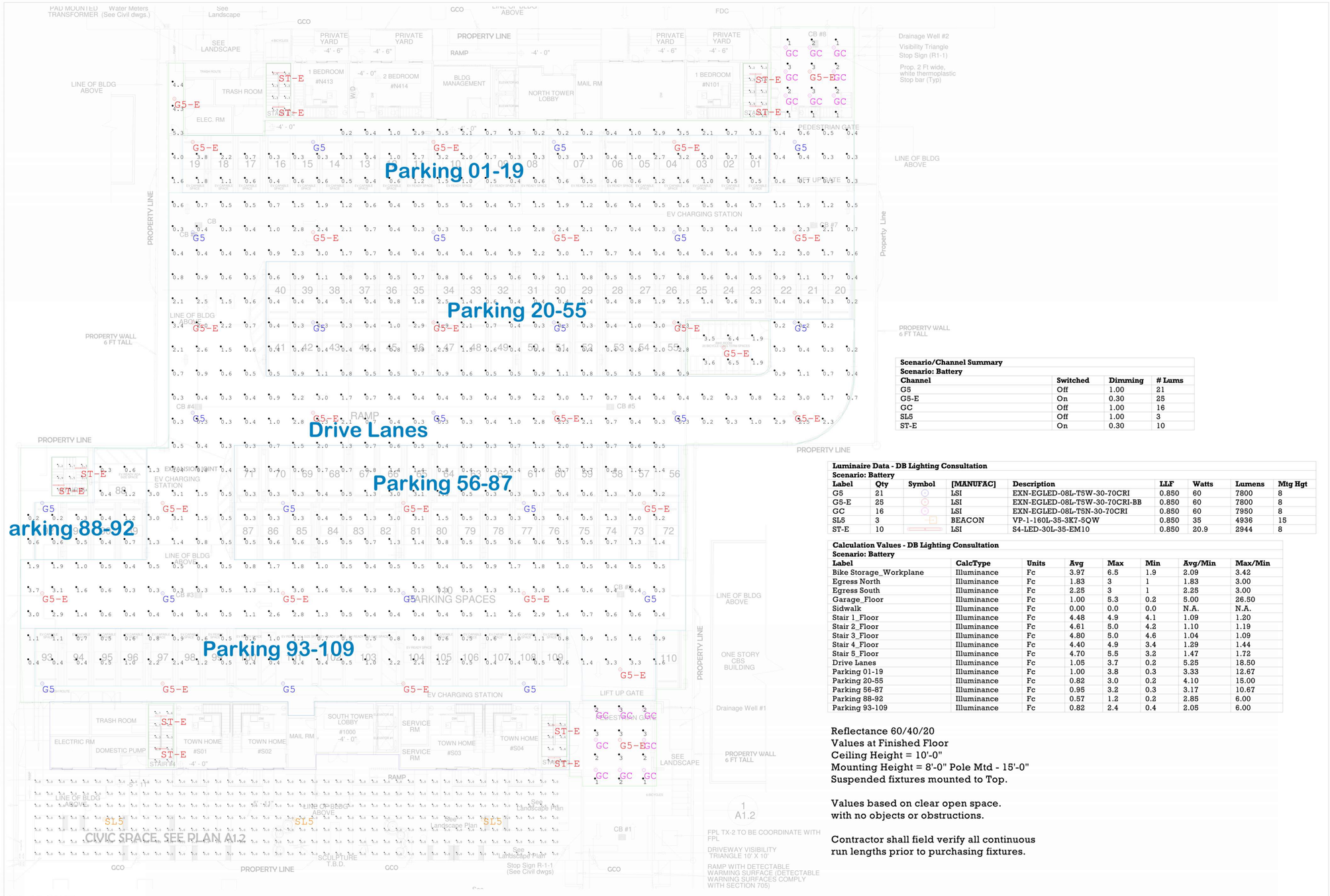
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GROUND FLOOR-PHOTOMETRICS

PH1.0

PROJECT #: PROJECT #24-006

DATE : 03-27-25



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Scenario/Channel Summary
Scenario: Battery

Channel	Switched	Dimming	# Lums
G5	Off	1.00	21
G5-E	On	0.30	25
GC	Off	1.00	16
SL5	Off	1.00	3
ST-E	On	0.30	10

Luminaire Data - DB Lighting Consultation
Scenario: Battery

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
G5	21		LSI	EXN-EGLED-08L-T5W-30-70CRI	0.850	60	7800	8
G5-E	25		LSI	EXN-EGLED-08L-T5W-30-70CRI-BB	0.850	60	7800	8
GC	16		LSI	EXN-EGLED-08L-T5N-30-70CRI	0.850	60	7950	8
SL5	3		BEACON	VP-1-160L-35-3K7-5QW	0.850	35	4936	15
ST-E	10		LSI	S4-LED-30L-35-EM10	0.850	20.9	2944	8

Calculation Values - DB Lighting Consultation
Scenario: Battery

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bike Storage_Workplane	Illuminance	Fc	3.97	6.5	1.9	2.09	3.42
Egress North	Illuminance	Fc	1.83	3	1	1.83	3.00
Egress South	Illuminance	Fc	2.25	3	1	2.25	3.00
Garage_Floor	Illuminance	Fc	1.00	5.3	0.2	5.00	26.50
Sidwalk	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Stair 1_Floor	Illuminance	Fc	4.48	4.9	4.1	1.09	1.20
Stair 2_Floor	Illuminance	Fc	4.61	5.0	4.2	1.10	1.19
Stair 3_Floor	Illuminance	Fc	4.80	5.0	4.6	1.04	1.09
Stair 4_Floor	Illuminance	Fc	4.40	4.9	3.4	1.29	1.44
Stair 5_Floor	Illuminance	Fc	4.70	5.5	3.2	1.47	1.72
Drive Lanes	Illuminance	Fc	1.05	3.7	0.2	5.25	18.50
Parking 01-19	Illuminance	Fc	1.00	3.8	0.3	3.33	12.67
Parking 20-55	Illuminance	Fc	0.82	3.0	0.2	4.10	15.00
Parking 56-87	Illuminance	Fc	0.95	3.2	0.3	3.17	10.67
Parking 88-92	Illuminance	Fc	0.57	1.2	0.2	2.85	6.00
Parking 93-109	Illuminance	Fc	0.82	2.4	0.4	2.05	6.00

Reflectance 60/40/20
Values at Finished Floor
Ceiling Height = 10'-0"
Mounting Height = 8'-0" Pole Mtd - 15'-0"
Suspended fixtures mounted to Top.

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

Contractor shall field verify all continuous run lengths prior to purchasing fixtures.

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	01/22/25	Scope Expansion
R2	02/28/25	Plan Changes

Revisions

Project Name: **Blue Park Site-EM**
Project ID Number: **2024-566**
Date: **09/09/2024**

24" x 36"
Page 1 of 1

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2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
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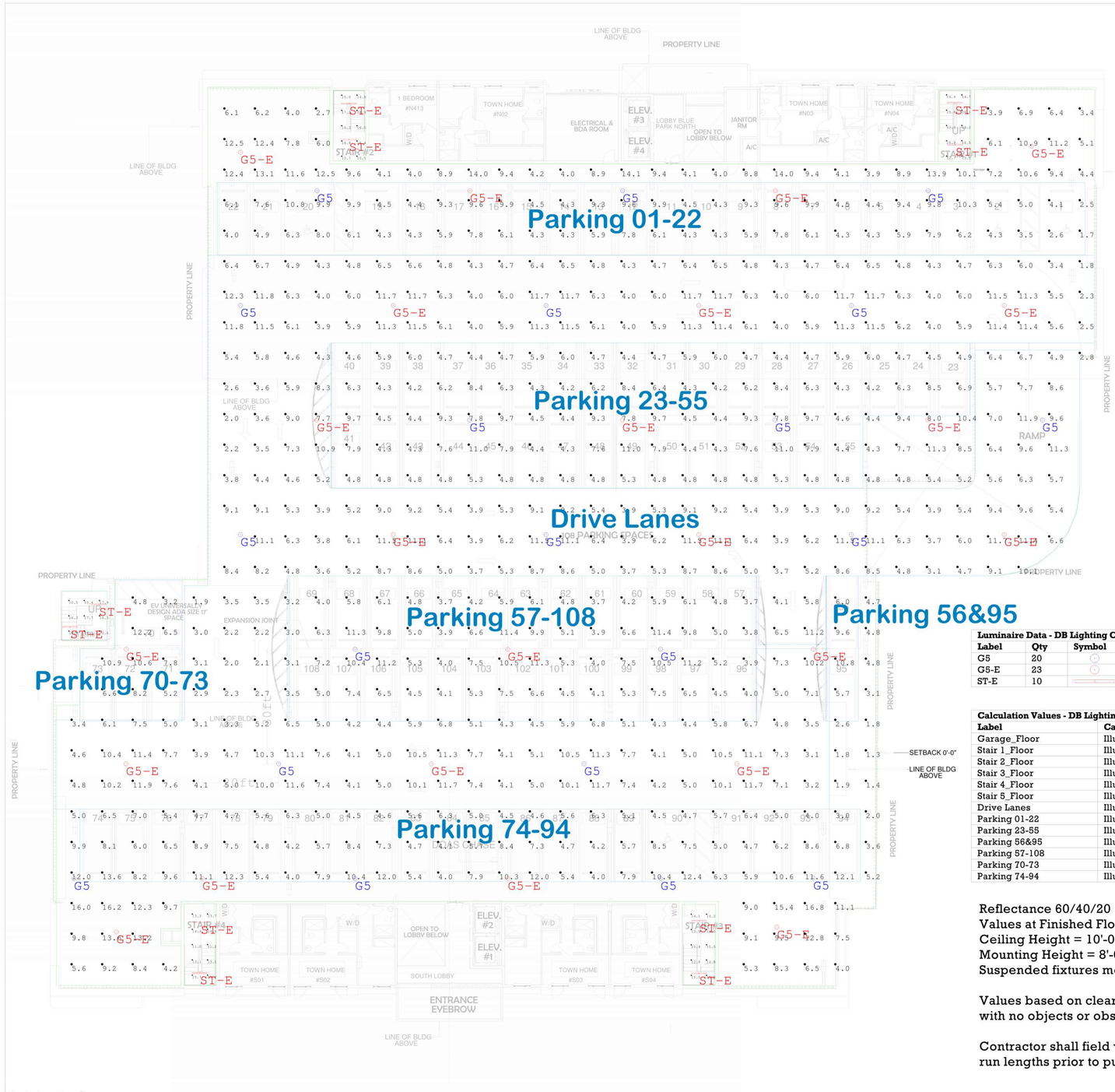
GROUND FLOOR-PHOTOMETRICS EMERGENCY

PH2.0

PROJECT #: PROJECT #24-006

DATE : 03-27-25

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Scenario/Channel Summary

Channel	Switched	Dimming	# Lums
< Default >	On	1.00	10
G5	On	1.00	20
G5-E	On	1.00	23

Luminaire Data - DB Lighting Consultation

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
G5	20		LSI	EXN-EGLED-08L-T5W-30-70CRI	0.850	60	7800	8
G5-E	23		LSI	EXN-EGLED-08L-T5W-30-70CRI-BB	0.850	60	7800	8
ST-E	10		LSI	S4-LED-30L-35-EM10	0.850	20.9	2944	8

Calculation Values - DB Lighting Consultation

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage_Floor	Illuminance	Fc	6.69	16.8	1.3	5.15	12.92
Stair 1_Floor	Illuminance	Fc	14.73	16.5	12.7	1.16	1.30
Stair 2_Floor	Illuminance	Fc	15.06	17.2	10.5	1.43	1.64
Stair 3_Floor	Illuminance	Fc	13.37	15.5	10.4	1.29	1.49
Stair 4_Floor	Illuminance	Fc	13.59	15.7	11.0	1.24	1.43
Stair 5_Floor	Illuminance	Fc	15.33	17.9	10.5	1.46	1.70
Drive Lanes	Illuminance	Fc	6.72	12.3	1.8	3.73	6.83
Parking 01-22	Illuminance	Fc	6.34	10.8	1.7	3.73	6.35
Parking 23-55	Illuminance	Fc	6.05	11.0	4.2	1.44	2.62
Parking 56&95	Illuminance	Fc	6.94	10.8	2.6	2.67	4.15
Parking 57-108	Illuminance	Fc	6.15	11.4	3.7	1.66	3.08
Parking 70-73	Illuminance	Fc	7.28	12.2	3.2	2.28	3.81
Parking 74-94	Illuminance	Fc	6.81	13.6	3.0	2.27	4.53

Reflectance 60/40/20
Values at Finished Floor
Ceiling Height = 10'-0"
Mounting Height = 8'-0" Pole Mtd - 15'-0"
Suspended fixtures mounted to Top.

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

Contractor shall field verify all continuous run lengths prior to purchasing fixtures.

Not to Scale

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Prepared For:
Juan C Arango

Prepared by:
DB Lighting Consultation
407-924-4113

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

Rev	Date	Comments
R1	01/22/25	Scope Expansion
R2	02/28/25	Plan Changes
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Revisions

Project Name: **Blue Park Level 2**
Project ID Number: **2024-566**
Date: **09/09/2024**

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TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com

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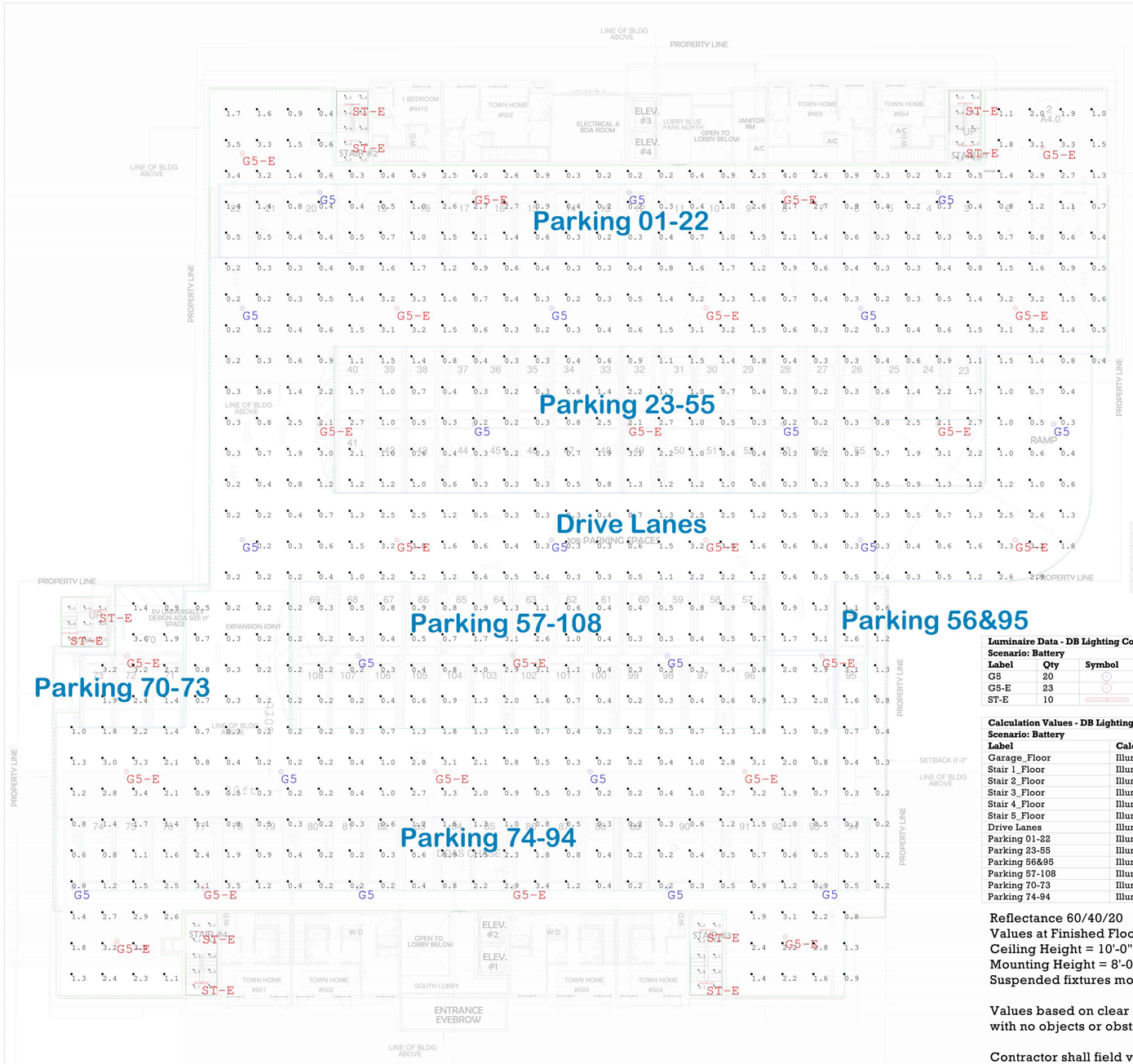
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SECOND FLOOR-PHOTOMETRICS

PH3.0

PROJECT #: PROJECT #24-006

DATE : 03-27-25



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Scenario/Channel Summary
Scenario: Battery

Channel	Switched	Dimming	# Lums
G5	Off	1.00	20
G5-E	On	0.30	23
ST-E	On	0.30	10

Luminaire Data - DB Lighting Consultation
Scenario: Battery

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
G5	20		LSI	EXN-EGLED-08L-T5W-30-70CRI	0.850	60	7800	8
G5-E	23		LSI	EXN-EGLED-08L-T5W-30-70CRI-BB	0.850	60	7800	8
ST-E	10		LSI	S4-LED-30L-35-EM10	0.850	20.9	2944	8

Calculation Values - DB Lighting Consultation
Scenario: Battery

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage_Floor	Illuminance	Fc	1.08	4.0	0.2	5.40	20.00
Stair 1_Floor	Illuminance	Fc	4.45	5.0	3.8	1.17	1.32
Stair 2_Floor	Illuminance	Fc	4.52	5.2	3.2	1.41	1.63
Stair 3_Floor	Illuminance	Fc	4.01	4.7	3.1	1.29	1.52
Stair 4_Floor	Illuminance	Fc	4.10	4.7	3.3	1.24	1.42
Stair 5_Floor	Illuminance	Fc	4.62	5.4	3.2	1.44	1.69
Drive Lanes	Illuminance	Fc	1.08	3.4	0.2	5.40	17.00
Parking 01-22	Illuminance	Fc	0.92	2.7	0.2	4.60	13.50
Parking 23-55	Illuminance	Fc	0.90	3.1	0.2	4.50	15.50
Parking 56&95	Illuminance	Fc	1.82	3.1	0.7	2.60	4.43
Parking 57-108	Illuminance	Fc	0.81	3.1	0.2	4.05	15.50
Parking 70-73	Illuminance	Fc	2.12	3.6	0.9	2.36	4.00
Parking 74-94	Illuminance	Fc	0.96	3.5	0.2	4.80	17.50

Reflectance 60/40/20
Values at Finished Floor
Ceiling Height = 10'-0"
Mounting Height = 8'-0" Pole Mtd - 15'-0"
Suspended fixtures mounted to Top.

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

Contractor shall field verify all continuous
run lengths prior to purchasing fixtures.

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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	01/22/25	Scope Expansion
R2	02/28/25	Plan Changes
:	::::	::::
:	::::	::::
:	::::	::::

Revisions

Project Name: **Blue Park Level 2-EM**
Project ID Number: **2024-566**
Date: **09/09/2024**

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FAX - (954) 925-6292
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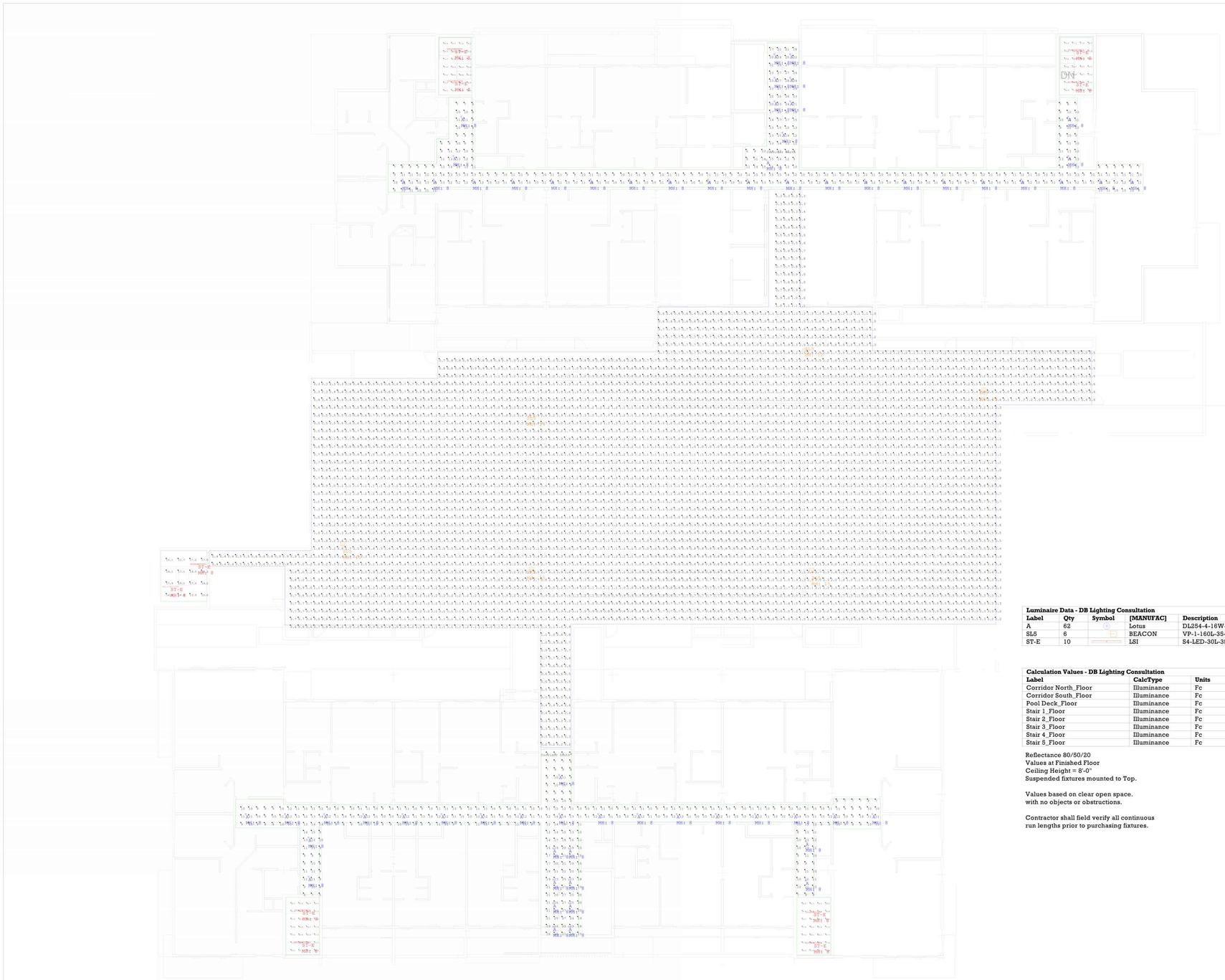
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SECOND FLOOR-PHOTOMETRICS EMERGENCY

PH4.0

PROJECT #: PROJECT #24-006

DATE: 03-27-25



Luminaire Data - DB Lighting Consultation

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
A	62		Lotus	DL254-4-16W-M-A5C5-10W-3500K	0.850	9.873	1095	8
SL5	6		BEACON	VP-1-160L-35-3K7-5QW	0.850	35	4936	15
ST-E	10		LSI	S4-LED-30L-35-EM10	0.850	20.9	2944	8

Calculation Values - DB Lighting Consultation

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor North_Floor	Illuminance	Fc	12.29	28	6	2.05	4.67
Corridor South_Floor	Illuminance	Fc	12.02	27	4	3.01	6.75
Pool Deck_Floor	Illuminance	Fc	1.17	3.0	0.2	5.85	15.00
Stair 1_Floor	Illuminance	Fc	17.72	19.8	14.7	1.21	1.35
Stair 2_Floor	Illuminance	Fc	17.83	20.1	14.2	1.26	1.42
Stair 3_Floor	Illuminance	Fc	17.85	20.2	14.0	1.28	1.44
Stair 4_Floor	Illuminance	Fc	17.84	20.0	14.7	1.21	1.36
Stair 5_Floor	Illuminance	Fc	15.75	19.1	10.0	1.58	1.91

Reflectance 80/50/20
Values at Finished Floor
Ceiling Height = 8'-0"
Suspended fixtures mounted to Top.

Values based on clear open space.
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Not to Scale

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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

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Revisions

Rev	Date	Comments
R1	01/22/25	Scope Expansion
R2	02/28/25	Plan Changes

Project Name: **Blue Park Level 3**
Project ID Number: **2024-566**
Date: **09/09/2024**

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TEL - (954) 925-9292
FAX - (954) 925-6292
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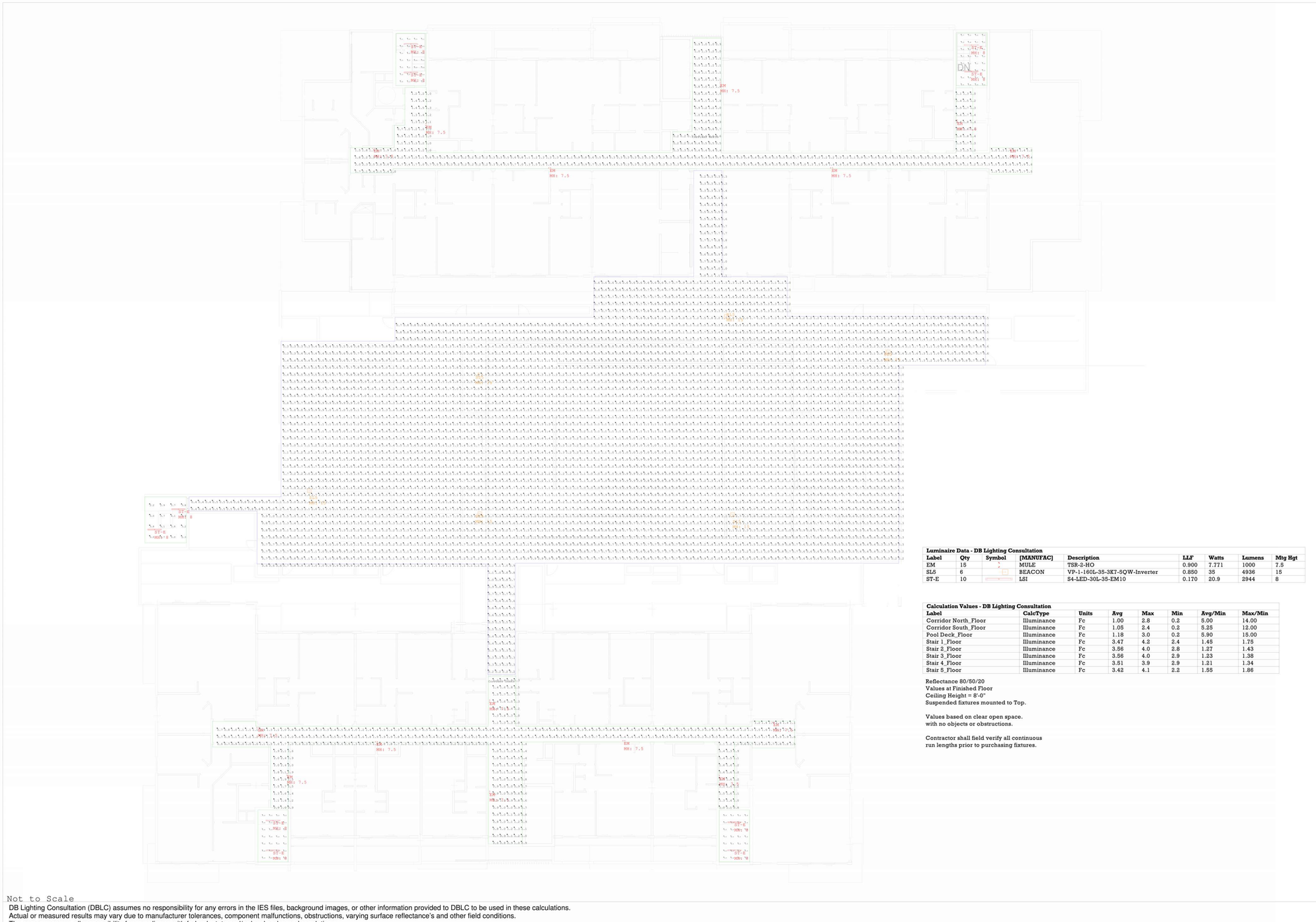
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THIRD FLOOR-PHOTOMETRICS

PH5.0

PROJECT #: PROJECT #24-006

DATE : 03-27-25



Luminaire Data - DB Lighting Consultation

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
EM	15		MULE	TSR-2-HO	0.900	7.771	1000	7.5
SLS	6		BEACON	VP-1-160L-35-3K7-5QW-Inverter	0.850	38	4936	15
ST-E	10		LSI	S4-LED-30L-35-EM10	0.170	20.9	2944	8

Calculation Values - DB Lighting Consultation

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor North_Floor	Illuminance	Fc	1.00	2.8	0.2	5.00	14.00
Corridor South_Floor	Illuminance	Fc	1.05	2.4	0.2	5.25	12.00
Pool Deck_Floor	Illuminance	Fc	1.18	3.0	0.2	5.90	15.00
Stair 1_Floor	Illuminance	Fc	3.47	4.2	2.4	1.45	1.75
Stair 2_Floor	Illuminance	Fc	3.56	4.0	2.8	1.27	1.43
Stair 3_Floor	Illuminance	Fc	3.56	4.0	2.9	1.23	1.38
Stair 4_Floor	Illuminance	Fc	3.51	3.9	2.9	1.21	1.34
Stair 5_Floor	Illuminance	Fc	3.42	4.1	2.2	1.55	1.86

Reflectance 80/50/20
Values at Finished Floor
Ceiling Height = 8'-0"
Suspended fixtures mounted to Top.

Values based on clear open space.
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407-924-4113

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

Rev	Date	Comments
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R2	02/28/25	Plan Changes
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Revisions

Project Name: **Blue Park Level 3-EM**
Project ID Number: **2024-566**
Date: **09/09/2024**

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THIRD FLOOR-
PHOTOMETRICS
EMERGENCY

PH6.0

PROJECT #: PROJECT #24-006

DATE : 03-27-25

Landscape Data:

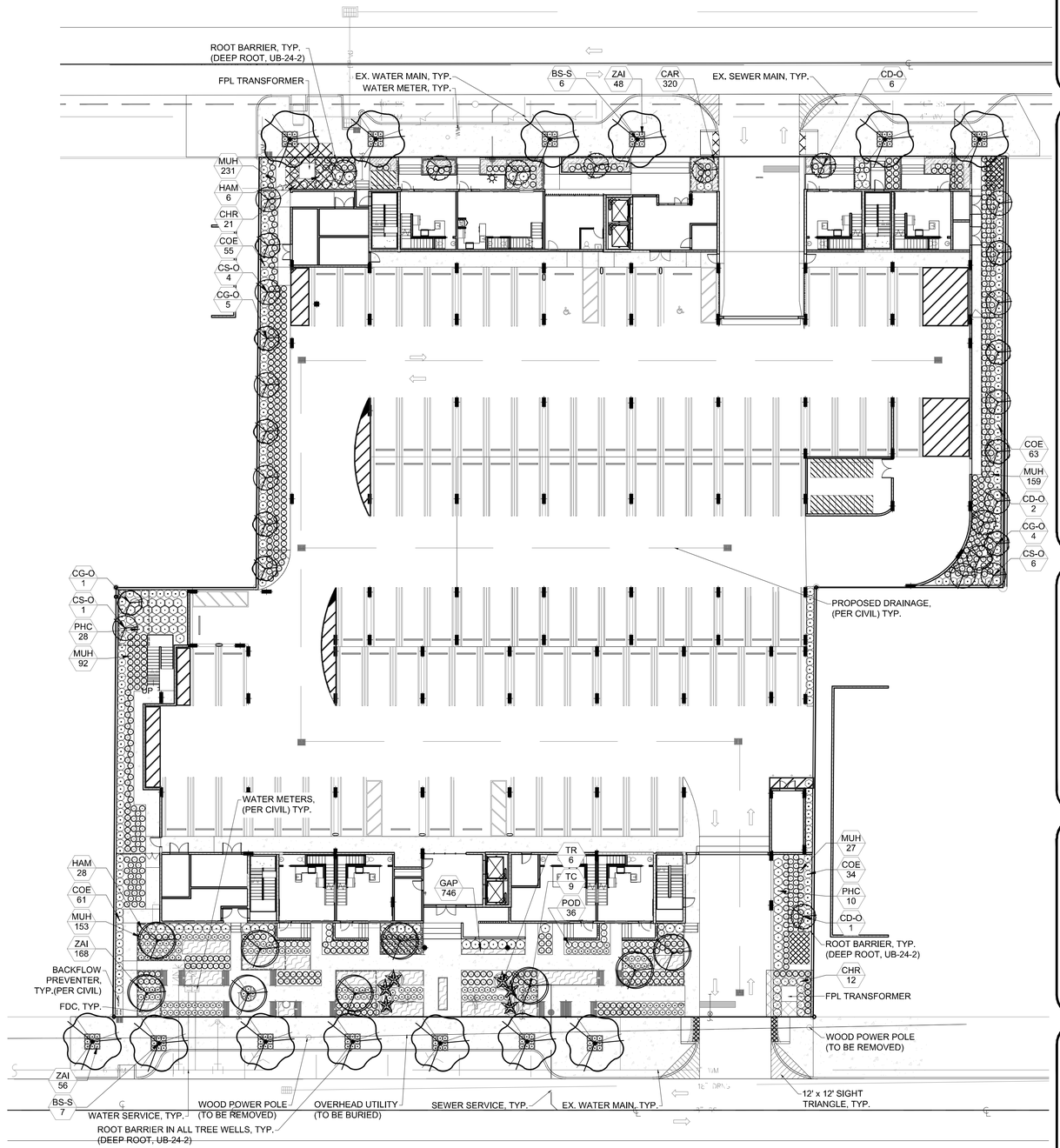
Landscape Area Requirements	Required	Provided
Site in sqft.	6,432 sqft.	8,290 sqft.
SubDistrict Zoning - Central RAC (Transit Core)		
% of landscape	10%	12.80%
1 tree per 1500 sqft.	43	46
Trees		
Street Trees # (max spacing 25 o.c.)	13	13
Site Trees #	43	46
Civic Open Space Trees#	9	9
Total Site Trees (Site and street)		**68**
Tree Diversity #	5	5
Drought tolerant trees (min. 50%)	50%	83%
Native Trees (min. 50%)	50%	83%
Turf Max 70%	Max 5,803 sqft.	0 sqft.
Hedges/Plants Drought tolerant (min. 30%)	30%	100%

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hallandale Beach Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hallandale Beach Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hallandale Beach Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hallandale Beach. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to $350 per every 2" tree mitigation owed.
- Irrigation Note: All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hallandale Beach Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
- All landscape to have a 1 year warranty after final acceptance.

Ground Floor Plant Schedule:

Trees On-site	Qty	Botanical name	Common Name	Cal	Quality	Height at planting	Drought	Native	Note	# of Tree Credits
TC	9	Tabebuia caraiba	Yellow Tabebuia	3" CAL MIN	FL#1 or Better	15' HT	High	No	FG, SP	9
CD-O	9	Coccoloba diversifolia	Pigeon Plum	3" CAL MIN	FL#1 or Better	15' HT	High	Yes	FG, SP	9
CS-O	11	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3" CAL MIN	FL#1 or Better	15' HT	High	Yes	FG, SP	11
CG-O	10	Cordia sebestena	Orange Geiger Tree	3" CAL MIN	FL#1 or Better	15' HT	High	Yes	FG, SP	10
Street Trees (Off-site)	**Qty**	**Botanical name**	**Common Name**	**Cal**	**Quality**	**Height at planting**	**Drought**	**Native**	**Note**	**# of Tree Credits**
BS-S	13	Bursera simaruba	Gumbo Limbo	3" CAL	FL#1 or Better	15' HT	High	Yes	FG, 15` HT x 8` SPR, 6` CT, F, SP	13
Palms On-site	**Qty**	**Botanical name**	**Common Name**	**Cal**	**Quality**	**Height at planting**	**Drought**	**Native**	**Note**	
TR	6	Thrinax radiata	Florida Thatch Palm	N/A	FL#1 or Better	6' OA	High	Yes	FG, 6` OA, SGL	0
Shrubs	**Qty**	**Botanical name**	**Common Name**	**Size**	**Quality**	**Height at planting**	**Drought**	**Native**	**Note**	
CHR	33	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	F	30"	High	Yes	30" OA	
COE	203	Conocarpus erectus	Green Buttonwood	3G	F	24"	High	Yes	24" OA	
HAM	34	Hamilia patens `Compacta`	Dwarf Firebush	3G	F	30"	High	Yes	30" OA	
MUH	610	Muhlenbergia capillaris	Pink Muhly Grass	3G	F	24"	High	Yes	24" OA	
PHC	21	Philodendron `Congo`	Rojo Congo Philodendron	3G	F	24"	High	No	24" OA, 30" OC	
POD	36	Podocarpus macrophyllus	Podocarpus	3G	SP	36"	High	No	36" HT x 24" SPR, 24" OC	
ZAI	272	Zamia integrifolia	Coontie	3G	F	24"	High	Yes	24" OA, F	
Ground Cover	**Qty SqFt**	**Botanical name**	**Common Name**							
CAR	320	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G	F	12"	High	No	12" OA, 12" OC	
GAP	746	Gaillardia pulchella	Blanket Flower	1G	F	12"	Moderate	Yes	12" OA, 12" OC	
MIS	10	Microsorum scolopendrum	Wart Fern	1G	F	12"	Moderate	No	12" OA, 24" OC	



Know what's below. Call before you dig.

Project Team

Landscape Architect:

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Port St. Lucie, Fl. 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

Ari Sklar, AIA, NCARB
SKLARchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33027

E-MAIL: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
216, 228, 220 SE 8th Street and 221 SE 9th Street
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Landscape Plan

Revisions

Date	Init.	Description
9.10.24	DC	Initial Submittal
12.11.24	DC	Revised per Comments
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REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 20'

0 5' 10' 20'

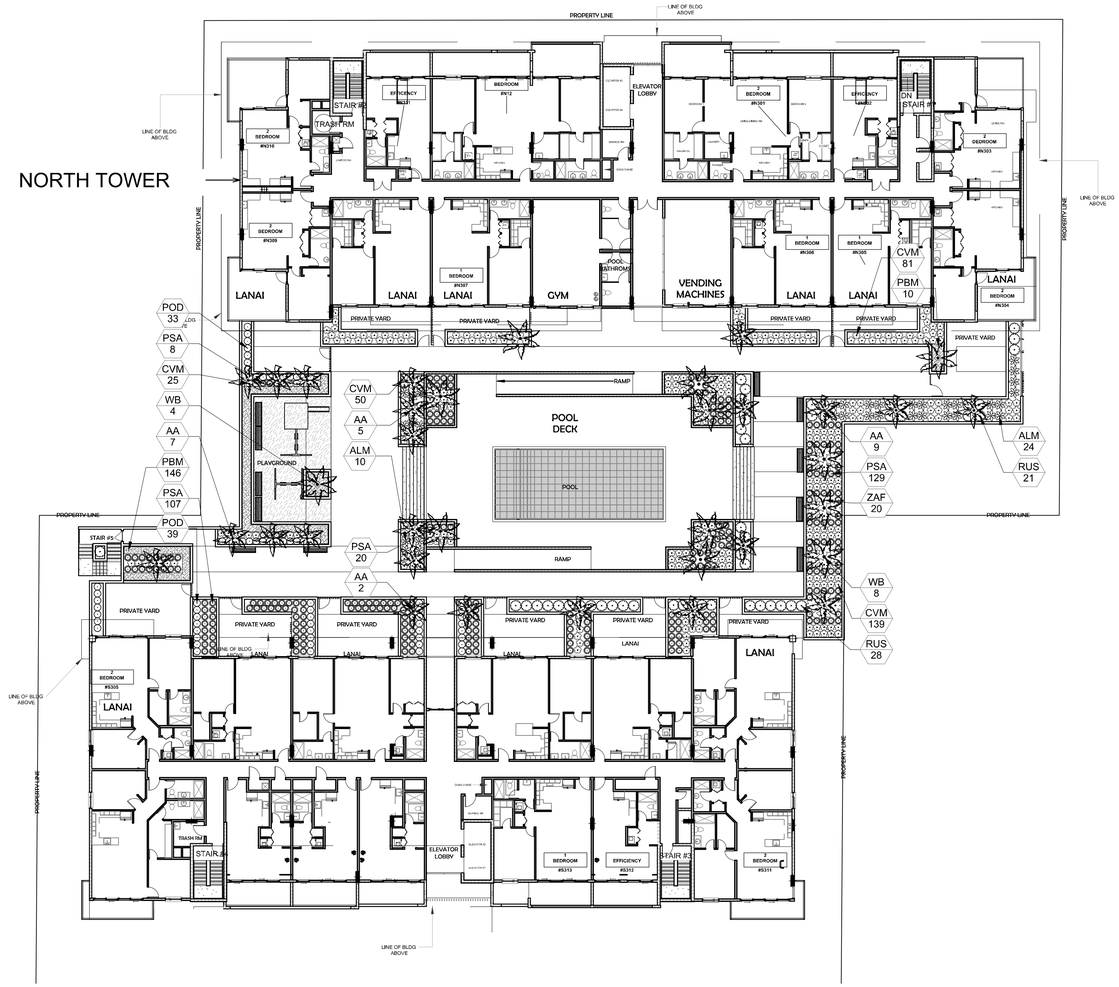
L-01

2nd Floor Roof Garden Plant Schedule:

Palms On-site	Qty	Botanical name	Common Name	Cal	Quality	Height at planting	Drought	Native	Note	# of Tree Credits
AA	23	Archontophoenix alexandrae	King Alexander Palm	N/A	FL #1 or Better	16' HT	High	No	FG, 16' OA, SP	11
WB	12	Wodyetia bifurcata	Foxtail Palm	N/A	FL #1 or Better	16' HT	High	No	FG, 16' OA, SP	6
Shrubs	**Qty**	**Botanical name**	**Common Name**	**Size**	**Quality**	**Height at planting**	**Drought**	**Native**	**Note**	
ALM	34	Alocasia macrorrhizos 'Borneo Giant'	Borneo Giant Elephant's Ear	7G	F	4' HT	Moderate	No	4' HT, 3' SPR, SP, F	
CVM	295	Codiaeum variegatum `Mammey`	Mammey Croton	3G	F	24" HT	High	No	24" OA, F	
PSA	264	Pennisetum setaceum `Alba`	White Leaved Fountain Grass	3G	F	18" HT	High	No	18" OA, F	
POD	72	Podocarpus macrophyllus	Podocarpus	3G	F	36" HT	High	No	36" HT x 24" SPR, FTB, SP,24" OC	
RUS	49	Russelia equisetiformis	Firecracker Plant	7G	F	24" HT	High	No	3` OA, SP	
ZAF	20	Zamia furfuracea	Cardboard Palm	7G	SP	24" HT	High	No	24" HTx 30" SPR, F, 36" OC	
Ground Cover	**Qty SqFt**	**Botanical name**	**Common Name**							
PBM	156	Philodendron burle-marxii	Burle Marx Philodendron	3G	F	12"	High	No	18" OA, F, 18" O.C.	

Roof Garden Notes:

- All structural & waterproofing details by others.
- All roof garden planters to be filled with potting soils suitable for plant health & growth; all soils to be approved by structural engineer & landscape architect prior to installation.



2nd Floor Roof Garden

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Architect:

Ari Sklar, AIA, NCARB
SKLArchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33027

E-MAIL: arisklar@sklarchitect.com

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NORTH

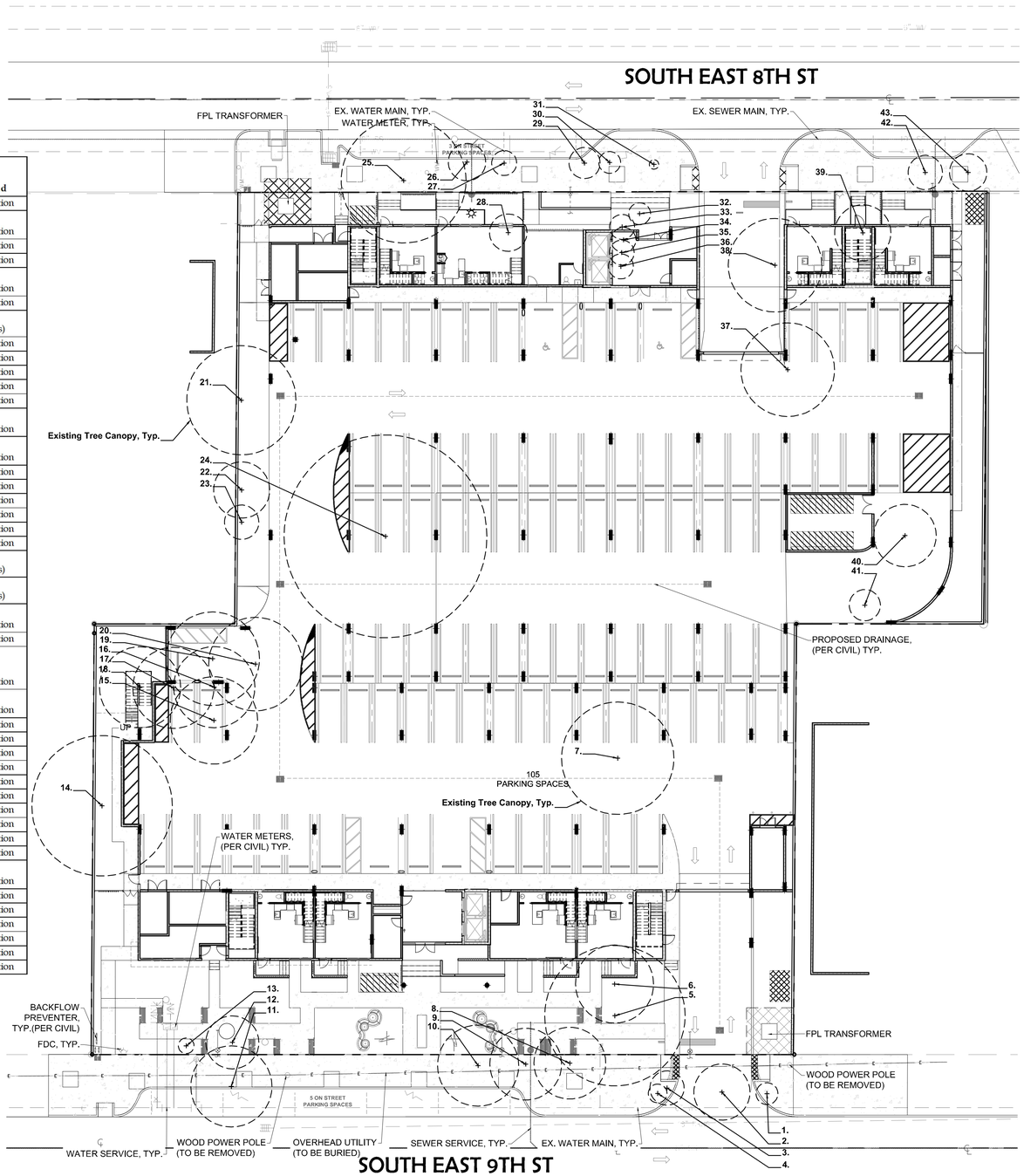
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Tree Disposition Data:

Tree	Common Name	*Botanical Name*	DBH (inche	Height (feet)	Canopy Diameter (feet)	Conditio	TPZ Radius (feet)	Notes	Dispostion	Replacement Required
1	Adonidia Palm	*Veitchia merrillii*	4	10CT 15OA	7	Good	3	Normal	Remove	Pending Staff Coordination
2	Jacaranda	*Jacaranda mimosifolia*	10	17	18	Poor	8	Advanced state of decay through main stem and onwards. Recommend removal.	Remove	Pending Staff Coordination
3	Crape Myrtle	*Lagerstroemia spp*	15	17	11	Moderate	13	Shared root zone with tree 4	Remove	Pending Staff Coordination
4	Montgomery Palm	*Veitchia arecina*	3	10CT 16OA	6	Moderate	3	Shared root zone with tree 3	Remove	Pending Staff Coordination
5	Silk Floss Tree	*Chorisia speciosa*	40	28	45	Moderate	33	Good health but multistem codominance with mediocre connections.	Remove	Pending Staff Coordination
6	Gumbo Limbo	*Bursera simaruba*	10	26	25	Moderaye	8	Shared root zone with shrub in poor condition.	Remove	Pending Staff Coordination
7	Umbrella Tree	*Schefflera actinophylla*	50	28	36	Poor	42	Invasive	Remove	N/A (Invasive Species)
8	Coconut Palm	*Cocos nucifera*	10	20CT 30OA	23	Good	5	Mild nutrient deficiency	Remove	Pending Staff Coordination
9	Coconut Palm	*Cocos nucifera*	9	15CT 24OA	23	Good	5	Mild nutrient deficiency	Remove	Pending Staff Coordination
10	Coconut Palm	*Cocos nucifera*	10	22CT 36OA	26	Good	5	Mild nutrient deficiency	Remove	Pending Staff Coordination
11	Coconut Palm	*Cocos nucifera*	9	22CT 33OA	26	Good	5	Mild nutrient deficiency	Remove	Pending Staff Coordination
12	Frangipangi	*Plumeria rubra*	8	24	17	Moderate	7	Not a tree	Remove	Pending Staff Coordination
13	Adonidia Palm	*Veitchia merrillii*	5	18CT 21OA	5	Moderate	3	Structure and root zone impacted by competition with Brazilian pepper	Remove	Pending Staff Coordination
14	Laurel Oak	*Quercus laurifolia*	27	40	45	Poor	23	Recommend removal. Root lifting on northeast side. Trunk and canopy weight distributed to the southeast.	Remove	Pending Staff Coordination
15	Gumbo Limbo	*Bursera simaruba*	20	33	28	Poor	17	Significant cavity at the base	Remove	Pending Staff Coordination
16	Royal Palm	*Roystonea regia*	20	40CT 53OA	26	Moderate	5	Nutrient deficiency	Remove	Pending Staff Coordination
17	Royal Palm	*Roystonea regia*	19	40CT 53OA		Good	5	Mild nutrient deficiency	Remove	Pending Staff Coordination
18	Royal Palm	*Roystonea regia*	18	40CT 53OA		Good	5	Mild nutrient deficiency	Remove	Pending Staff Coordination
19	Avocado	*Persea americana*	26	23	30	Poor	22	Codominance with weak connections. Cavities throughout.	Remove	Pending Staff Coordination
20	Mango Tree	*Mangifera indica*	21	30	30	Poor	18	Significant cavity in main stem and in major scaffold.	Remove	Pending Staff Coordination
21	Carrotwood	*Cupaniopsis anacardiodes*	12	34	35	Moderate	10	Mediocre structure	Remove	N/A (Invasive Species)
22	Carrotwood	*Cupaniopsis anacardiodes*	7	28	18	Moderate	6	Mediocre structure	Remove	N/A (Invasive Species)
23	Mango Tree	*Mangifera indica*	3	16	11	Moderate	3	In close proximity to neighbor's tree. Will likely be impacted by competition.	Remove	Pending Staff Coordination
24	Mango Tree	*Mangifera indica*	56	50	65	Moderate	47	Several cavities. Good foliage. Nutrient deficiency.	Remove	Pending Staff Coordination
25	Mango Tree	*Mangifera indica*	34	30	40	Poor	28	Significant cavity at base filled with concrete. Several cavities throughout. Most of the weight is distributed to the west.	Remove	Pending Staff Coordination
26	Adonidia Palm tpl	*Veitchia merrillii*	4+4+5	12CT 18OA	12	Moderate	3	Shared root zone with a volunteer solitaire palm (undersized).	Remove	Pending Staff Coordination
27	Foxtail Palm	*Wodetia bifurcata*	3	8CT 13OA	8	Moderate	3	Nutrient deficient	Remove	Pending Staff Coordination
28	Adonidia Palm tpl	*Veitchia merrillii*	4+4+5	10CT 16OA	12	Good	3	Mild nutrient deficiency	Remove	Pending Staff Coordination
29	Adonidia Palm dbl	*Veitchia merrillii*	4+4	12CT 18OA	10	Good	3		Remove	Pending Staff Coordination
30	Adonidia Palm	*Veitchia merrillii*	4	10CT 15OA	7	Good	3		Remove	Pending Staff Coordination
31	Live Oak	*Quercus virginiana*	2	10	3	Poor	2	Sparse. Poor structure.	Remove	Pending Staff Coordination
32	Foxtail Palm	*Wodetia bifurcata*	3	10CT 15OA	7	Poor	3	Nutrient deficient	Remove	Pending Staff Coordination
33	Adonidia Palm	*Veitchia merrillii*	5	15CT 20OA	8	Good	3		Remove	Pending Staff Coordination
34	Adonidia Palm	*Veitchia merrillii*	5	15CT 20OA	8	Good	3		Remove	Pending Staff Coordination
35	Adonidia Palm	*Veitchia merrillii*	5	15CT 20OA	8	Good	3		Remove	Pending Staff Coordination
36	Adonidia Palm	*Veitchia merrillii*	5	15CT 20OA	8	Good	3		Remove	Pending Staff Coordination
37	Yellow Tabebuia	*Tabebuia caraiba*	18	34	30	Moderate	15	Weight distributed to the east. High center of gravity. Codominance in upper half.	Remove	Pending Staff Coordination
38	Mango Tree	*Mangifera indica*	20	23	30	Good	17	Good health and balance. Multistem codominant.	Remove	Pending Staff Coordination
39	Golden Shower	*Cassia fistula*	9	21	18	Moderate	8	Insect impact to foliage. Sparse on the east side.	Remove	Pending Staff Coordination
40	Mango Tree	*Mangifera indica*	16	16	20	Moderate	13	Pruned for fruit collection, not storm hardiness.	Remove	Pending Staff Coordination
41	Coconut Palm	*Cocos nucifera*	na	0CT 18OA	10	Good	3	Juvenile	Remove	Pending Staff Coordination
42	Foxtail Palm	*Wodetia bifurcata*	8	16CT 22OA	11	Good	5		Remove	Pending Staff Coordination
43	Foxtail Palm	*Wodetia bifurcata*	10	15CT 21OA	12	Good	5		Remove	Pending Staff Coordination



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Tree Disposition Plan

Revisions

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04.28.25	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 20'

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L-03

Landscape Specifications:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil];
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

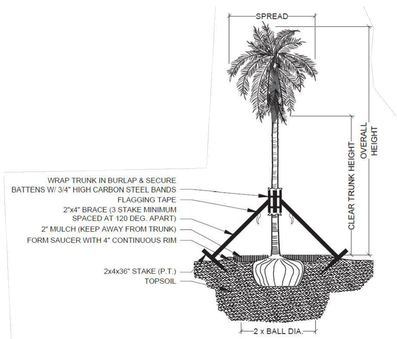
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

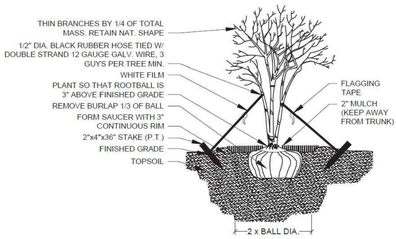
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

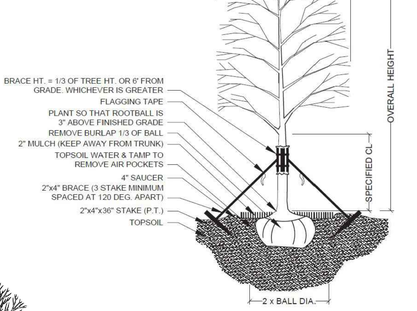
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



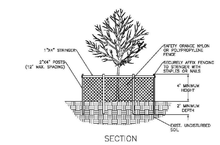
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



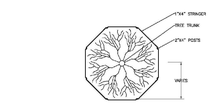
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



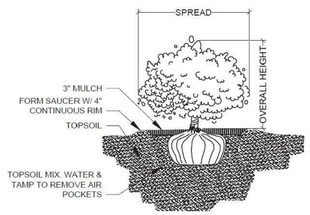
SECTION



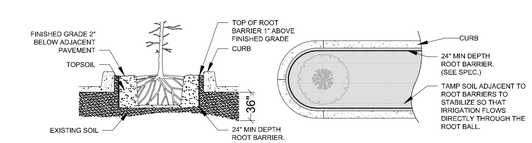
TOP VIEW

NOTES:
1. BARRICADE CIRCLE TO BE REINFORCED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADE SHALL BE LOCATED TO PROTECT EXISTING ROOTSYSTEMS AND ASK TREES IN ACCORDANCE WITH THE FOLLOWING: THE BARRICADE SHALL BE PLACED AT A MINIMUM DISTANCE OF 1 FOOT FOR EVERY INCH OF THE TREES TRUNK DIA AT THE CANOPY DRIP LINE. WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

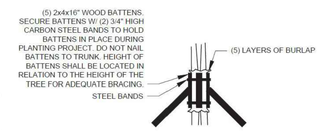
TREE PROTECTION DETAIL
NOT TO SCALE



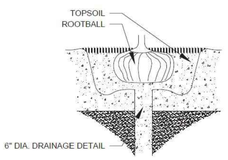
SHRUB PLANTING
NOT TO SCALE



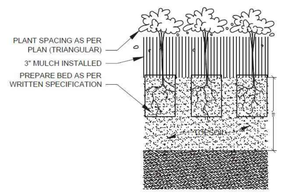
SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOTES: NOT TO SCALE
1- ROOT BARRIER SHALL BE "DEEP ROOT, UB-24-2" OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



BRACING DETAIL
NOT TO SCALE



DRAINAGE TESTING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com
Architect:
Ari Sklar, AIA, NCARB
SKLArchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33027
E-MAIL: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
216, 228, 220 SE 8th Street and 221 SE 9th Street
Hallandale Beach, FL 33009

Landscape Details & Specifications

Revisions		
Date	Init.	Description
9.10.24	DC	Initial Submittal
12.11.24	DC	Revised per Comments
03.26.25	DC	Revised per Comments
04.28.25	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

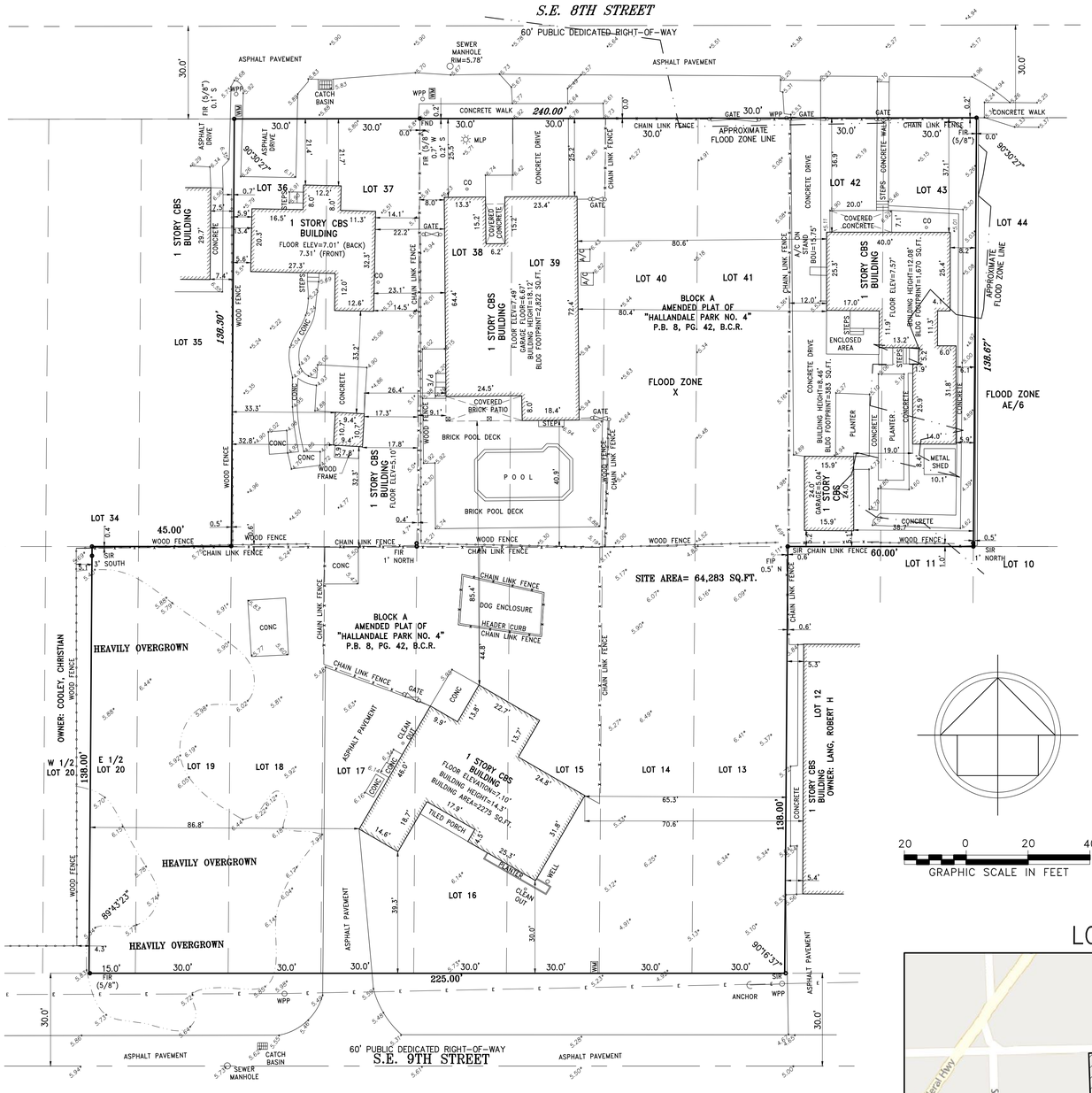
NORTH

SCALE: 1" = N.T.S.

0 0 0 0

L-04

ALTA/NSPS LAND TITLE SURVEY



20 0 20 40

GRAPHIC SCALE IN FEET

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #1034 ELEVATION = 8.77' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY TITLE INSURANCE COMPANY, ORDER NO.: WITH AN EFFECTIVE DATE OF AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO S.E. 8TH STREET AND S.E. 9TH STREET AS SHOWN ON PLAT BOOK 8, PAGE 42, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CLP	CONCRETE LIGHT POLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
5.40	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
R	RADIUS
A	ARC DISTANCE
△	CENTRAL ANGLE
℄	CENTERLINE

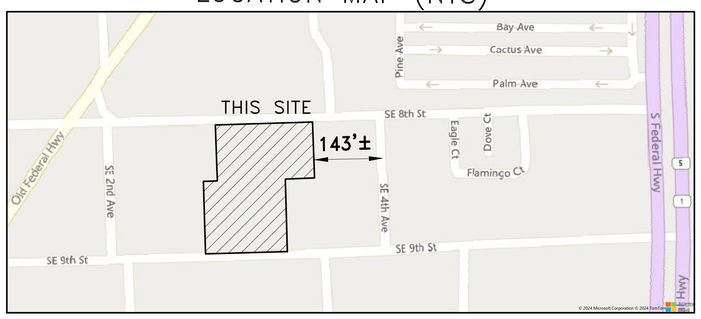
LAND DESCRIPTION :

LOTS 36 THROUGH 43, INCLUSIVE, BLOCK A OF "AMENDED PLAT OF HALLANDALE PARK NO. 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 13 THROUGH 19 AND THE EAST ONE-HALF (E1/2) OF LOT 20, ALL IN BLOCK A OF "AMENDED PLAT OF HALLANDALE PARK NO. 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOCATION MAP (NTS)



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125110
PANEL NUMBER	0732 H
ZONE	X / AE
BASE FLOOD ELEV	N/A / 6
EFFECTIVE DATE	08/18/14

CERTIFIED TO:

A1A TITLE SERVICES LLC, A FLORIDA LIMITED LIABILITY COMPANY
STEWART TITLE GUARANTY COMPANY
BLUE PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), (B), (NON SUPPLIED), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 05, 2024.

BY.: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

ALEJANDRO CHABERMAN

216,228,220 SE 8TH STREET
AND 221 SE 9TH STREET
HALLANDALE BEACH, FL

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	03/05/24	SKETCH	AM	REC
COMBINED P.N. 10123-23 & 10167-24	05/20/24	------	AM	REC
ADDED LOTS 36 AND 37	07/16/24	------	AM	REC

PROJECT NO.: 10123-23
PROJECT NO.: 10167-24
(COMBINED)

SCALE : 1" = 20'

SHEET 1 OF 1 SHEET