ZONING CRITERIA AND BUILDING INFORMATION

ZONING ---------- PLANNED REDEVELOPMENT OVERLAY DISTRICT
GROSS LOT AREA ---------- 230,026 S.F (5.28 ACRES)
FEMA FLOOD ZONE ---------- A7 (NGVD +7'-0')
OCCUPANCIES ---------- R2, B , M, S-2
OFFICE AREA ---------- 120,000 S.F (FINAL PHASE)
RETAIL AREA ---------- 33,345 S.F (FINAL PHASE)
TOTAL RESIDENTIAL UNITS ---- 250 UNITS (FINAL PHASE)

TYPE OF CONSTRUCTION

	OCCUPANCY	CONSTRUCTION TYPE	HEIGHT LIMITATION	AREA LIMITATION
R2	RESIDENTIAL	TYPE 1A	UNLIMITED	UNLIMITED
B	BUSINESS	TYPE 1B	11 STORIES	UNLIMITED
M	MERCHANTILE	TYPE 1B	11 STORIES	UNLIMITED
S-2	PARKING GARAGE	TYPE 1A	UNLIMITED	UNLIMITED

SETBACKS

	REQUIRED	PROVIDED
HALLANDALE BEACH BOULEVARD	15'-0"	16-5 $\frac{3}{4}$"
INTERIOR LOT LINES	0'-0"	114'- 5 $\frac{11}{16}$"
PROPOSED S.E 2ND STREET	10'-0"	10'-0"

BUILDING HEIGHT

	REQUIRED	PROVIDED
RESIDENTIAL BUILDING	350'-0"	278'-6"
COMMERCIAL BUILDING	350'-0"	51'-0"

OPEN SPACE/LANDSCAPED AREA

	REQUIRED	PROVIDED
15% OF GROSS LOT AREA	34,503.9 S.F	37,237 S.F (16.1 %) (Permeable area. Does not include above grade landscaping)

PARKING REQUIREMENTS :PHASE1

USES	# OF BEDROOMS	STANDARD PARKING REQUIRED	PARKING PROVIDED
3 BEDROOMS	70	2 X 70 ------140	
2 BEDROOMS	108	1.75X 108 ----189	
1 BEDROOM	72	1.5 X 72 ----108	
	250 UNITS	TOTAL ------437	
GUEST PARKING		10% X 437 ---- 44	
TOTAL RESIDENTIAL PARKING ---------481 SPACES			552 (INCLD. 12 REQUIRED ACCESSIBLE)
EXISTING OFFICE (37,895 S.F) TO REMAIN		37,895 /250 ---152 SPACES	185 (INCLD. 7 REQUIRED ACCESSIBLE)

PARKING REQUIREMENTS :PHASE 2

USES		PARKING REQUIRED	PARKING PROVIDED
MERCHANTILE	1 PER 300 S.F	33,345/300 ----112 SPACES	340
BUSINESS	1 PER 250 S.F	120,000/250 ---480 SPACES	349
TOTAL COMMERCIAL PARKING ---------- 592 SPACES			689 (INCLD. 14 REQUIRED ACCESSIBLE AND 1 VAN ACCESSIBLE SPACES

FIRE PROTECTION AND LIFE SAFETY NOTES

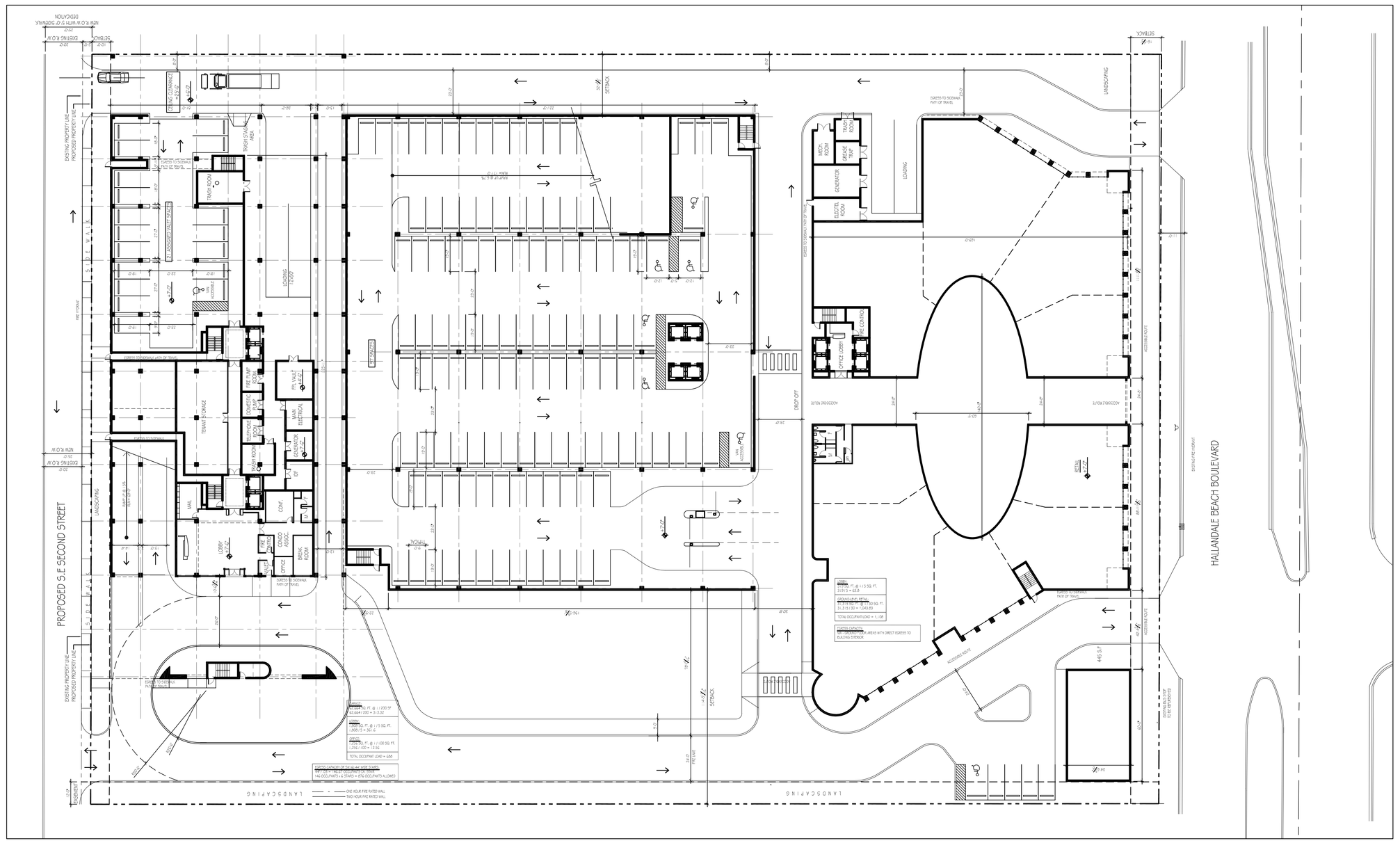
1. THE PROJECT HAS BEEN DESIGNED TO BE IN ACCORDANEC WITH NFPA 2004, FBC 2004, AND
2. ALL THE BUILDINGS WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA.
3. ALL THE BUILDINGS WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA. AND 61615 OF THE FIRE PROTECTION CODE.
4. DURING ITS CONSTRUCTION, THE PROJECT WILL COMPLY WITH CHAPTER 29 ,NFPA FOR SAFEGUARDS DURING BUILDING CONSTRUCTION,ALTERATION, AND DEMOLITION OPERATIONS.
5. THE HIGH RISE COMPONENT WILL BE EQUIPPED WITH AN APPROVED SMOKE EVACUATION SYSTEM IN COMPLIANCE WITH NFPA.
6. REFER TO GROUND FLOOR PLAN FOR THE LOCATION OF FIRE HYDRANTS. HYDRANTS ARE LOCATED WITHIN 100'-0" RADIUS OF ANTICIPATED FDC.

RATING AND SEPARATION

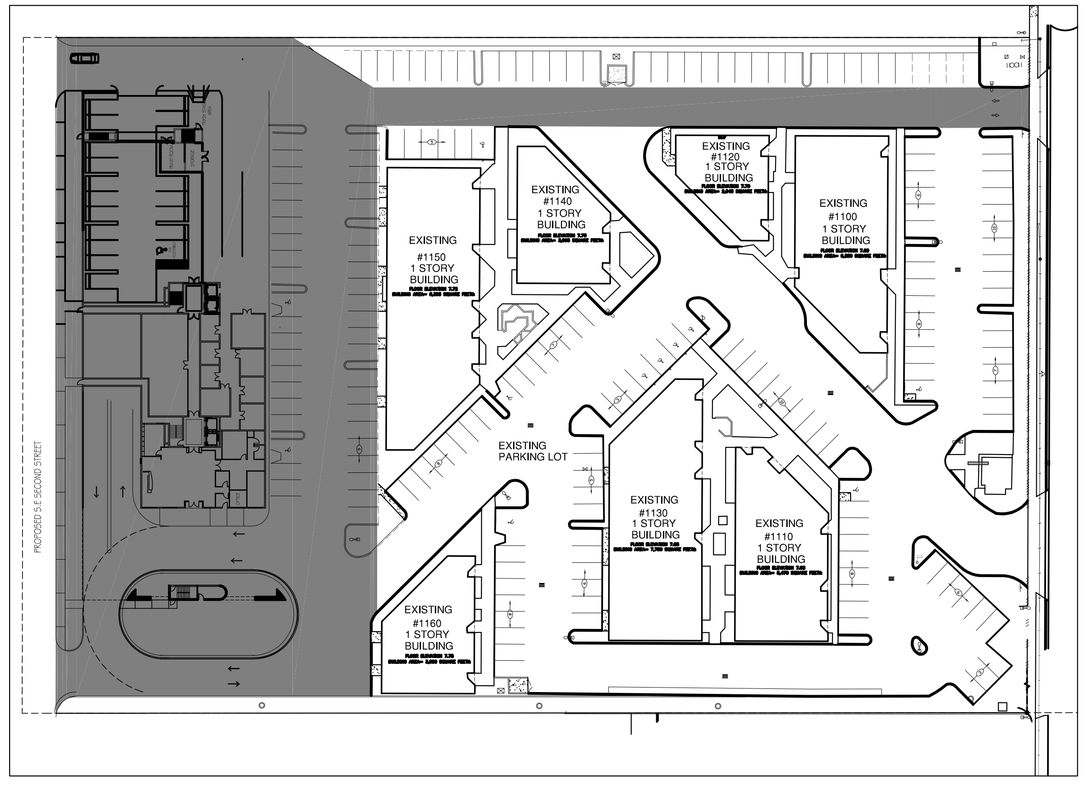
7. ALL VERTICAL FLOOR PENETRATIONS SUCH AS ELEVATOR SHAFTS, STAIRS , AND CHUTES ARE SEPARATED BY 2 HOUR RATED WALLS.
8. ALL PARTY WALLS BETWEEN RESIDENTIAL TENANTS AND BETWEEN RETAIL TENANTS ARE SEPARATED BY 1 HOUR RATED WALLS.
9. WALLS BETWEEN PARKING GARAGE AND OTHER OCCUPANCIES ARE RATED 2 HOURS IN ACCORDANCE WITH FBC.

UNIT TYPE AREA TABULATION

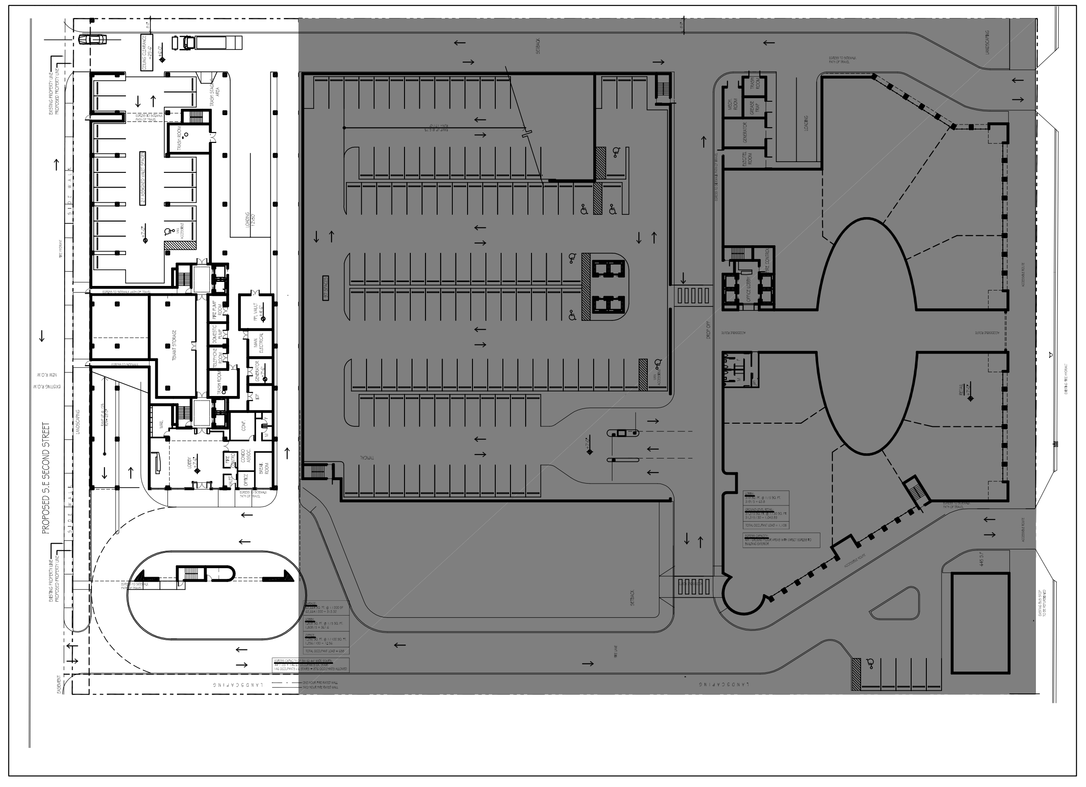
UNIT TYPE	# BEDROOMS	GROSS AREA
UNIT 2A	2 BEDROOM	1218 S.F
UNIT 1B	1 BEDROOM	1000 S.F
UNIT 2B	2 BEDROOM	1271 S.F
UNIT 3B	3 BEDROOM	1580 S.F
UNIT 2C	2 BEDROOM	1218 S.F



PROPOSED SITE PLAN SCALE : 1/32" =1'-0"



PHASE 1
SHADED AREA DENOTES NEW CONSTRUCTION



PHASE 2
SHADED AREA DENOTES NEW CONSTRUCTION

SITE /PHASING PLAN

OASIS

HALLANDALE BEACH

Developed by Beacon Investment properties LLC Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

Date: March 5th, 2006
Large Scale final submittal: April 3,2008 Revised

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