

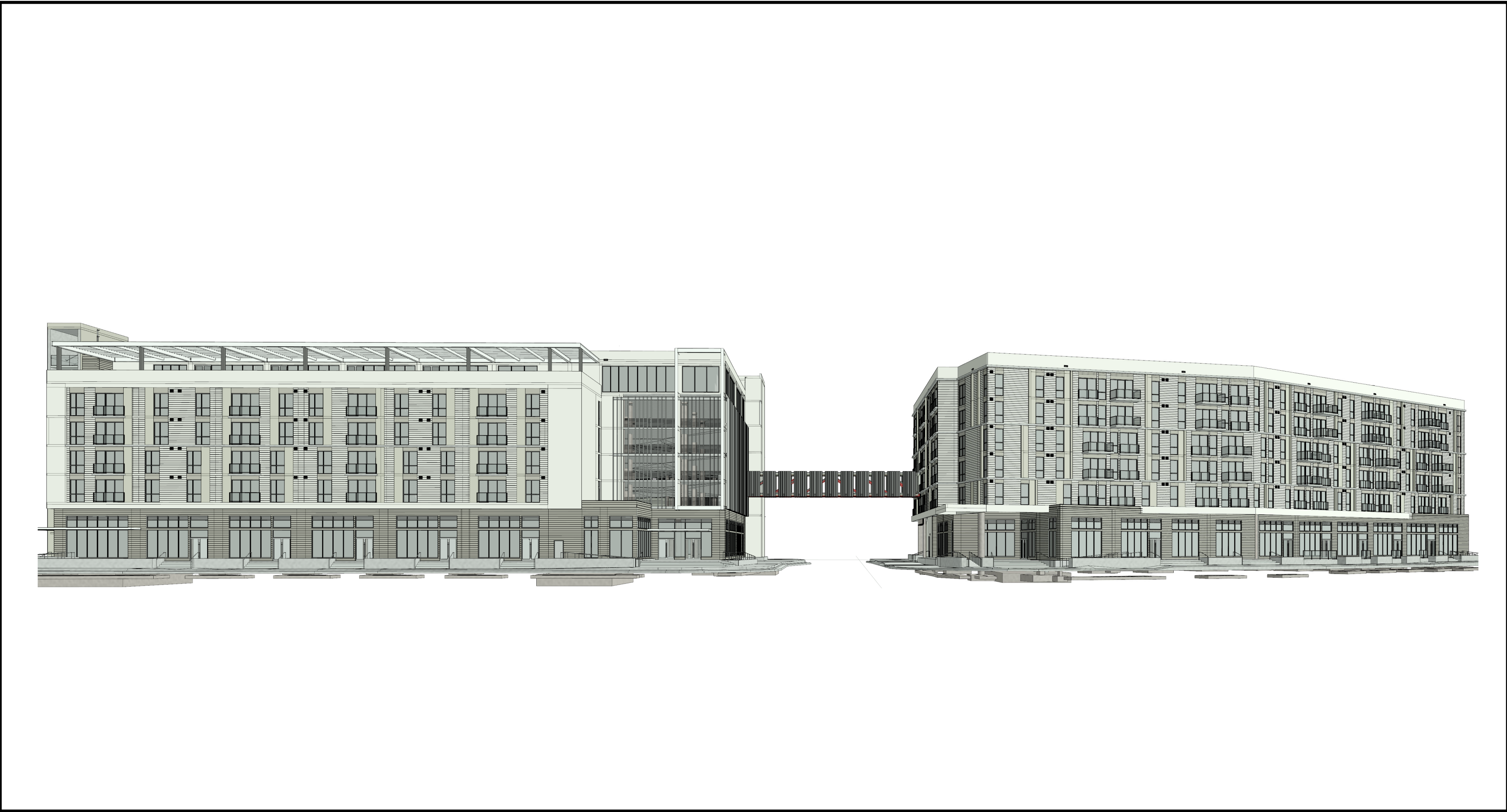
SKY BUILDING

Oakland Park Dixie LLC
3701 N Dixie Highway, Oakland Park, FL 33334 & 3801 N Dixie Highway, Oakland Park, FL 33334
PROJECT No. 2050OPSD

DRC SET

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Grand total: 39	

05-07-2021



SCOPE OF WORK

ZYSCOVICH
ARCHITECTS

ARCHITECT

ZYSCOVICH, Inc.

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LANDSCAPE ARCHITECT

CHEN MOORE AND ASSOCIATES

500S. AUSTRALIAN AVENUE.
SUITE 850

LOCATION MAP

STATEMENT

REG. NO. RA-7410

DATE

PROJECT RENDERING

1. PROJECT TEAM		
	OWNER	ARCHITECT
COMPANY		ZYSCOVICH ARCHITECTS
CONTACT		JESSICA BOTERO
TITLE		PROJECT MANAGER
ADDRESS		100 N. DISCAVINE BLVD., 27TH FLOOR MIAMI, FL 33132
PHONE		305.372.5222

3.	OCCUPANCY CLASSIFICATIONS		
OCCUPANCY GROUP CLASSIFICATION (FBC)	OCCUPANCY CLASSIFICATION (FFPC)	SPECIFIC USE / LOCATION	
GROUP A-2, Assembly (303.3)	Assembly (Chapter 12)	Restaurant / Dining	
GROUP A-3, Assembly (303.3)	Assembly (Chapter 12)	Fitness, Pool and Pool Decks	
GROUP B, Business (304.1)	Business (Chapter 38)	Offices, Commercial Kitchen	
GROUP M, Mercantile (309.1)	Mercantile (Chapter 36)	Retail	
GROUP R-1, Residential (310.3)	Hotel (Chapter 28)	Hotel Units	
GROUP S-1, Storage (311.2)	Storage (Chapter 42)	Loading Dock	
GROUP S-2, Storage (311.3)	Storage (Chapter 42)	General Storage, MEP Spaces	

5.	ADDITIONAL INFORMATION
BUILDING HEIGHT (IN STORES)	6 STORES
EMERGENCY SYSTEMS	PROVIDE STANDBY POWER FOR AUTOMATIC FIRE DETECTION SYSTEM, FIRE ALARM SYSTEM, MEANS OF EGRESS ILLUMINATION AND FIRE COMMAND CENTER IN ACCORDANCE WITH FBC SECTIONS 403.4.8 AND 403.4.9
SMOKE DETECTION	PROVIDE SMOKE DETECTION SYSTEM INSTALLED IN CORRIDORS, WAITING AREAS OPEN TO CORRIDORS AND HABITABLE SPACES OTHER THAN SLEEPING UNITS AND KITCHENS, IN ACCORDANCE WITH FBC SECTIONS 907.2.6.1 AND 907.2.13
FIRE ALARM SYSTEM	PROVIDE FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH FBC SECTION 907.2.6 AND NFPA 72
STANDPIPE SYSTEMS	PROVIDE STANDPIPE SYSTEM IN ACCORDANCE WITH NFPA 14
EMERGENCY VOICE ALARM COMMUNICATION SYSTEM	PROVIDE PER FBC 403.4.4, PROVIDE EMERGENCY VOICE ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH FBC SECTION 907.2.2
EMERGENCY RESPONDER RADIO COVERAGE	PROVIDE FBC SECTION 403.5, PROVIDE IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS IN ACCORDANCE WITH FPFC SECTION 11.10

BUILDING AREAS			
TOTAL RESIDENTIAL BLDG AREA			
LEVEL	COVERED	BALCONY/TERRACE	ROOF AREA
Level 1 (Residential)	24310 SF	959 SF	0 SF
Level 2 (Residential)	21479 SF	4814 SF	518 SF
Level 3 (Residential)	21501 SF	451 SF	0 SF
Level 4 (Residential)	21501 SF	451 SF	0 SF
Level 5 (Residential)	21501 SF	447 SF	0 SF
Level 6 (Residential)	21501 SF	447 SF	0 SF
Roof (Residential)	649 SF	0 SF	20865 SF
Grand total	132465 SF	7581 SF	21383 SF
TOTAL PARKING BLDG AREA			
LEVEL	COVERED	BALCONY/TERRACE	ROOF AREA
Level 1 (Parking)	38725 SF	1146 SF	0 SF
Level 2 (Parking)	36975 SF	558 SF	826 SF
Level 3 (Parking)	36975 SF	0 SF	0 SF
Level 4 (Parking)	36975 SF	0 SF	0 SF
Level 5 (Parking)	36975 SF	0 SF	0 SF
Level 6 (Parking)	26924 SF	9693 SF	0 SF
Roof (Parking)	856 SF	0 SF	20084 SF
Grand total	213934 SF	16013 SF	28633 SF

OCCUPANCY CLASSIFICATIONS	FLOOR FINISH REQUIREMENT	INTERIOR WALL AND CEILING FINISH REQUIREMENTS (F&D AND FFPC)
BUSINESS	EXITS: CLASS I OR II	•EXIT ENCLOSURE: CLASS B •CORRIDORS & EXIT ACCESS STAIRS: CLASS C •ROOMS & ENCLOSED SPACES: CLASS C •OTHER SPACES: CLASS C NOTE 2
MERCANTILE	EXIT: CLASS I OR II	•EXIT ENCLOSURE: CLASS B •CORRIDORS & EXIT ACCESS STAIRS: CLASS C •ROOMS & ENCLOSED SPACES: CLASS C •OTHER SPACES: CLASS C
STORAGE	EXIT: CLASS II	•EXIT ENCLOSURE: CLASS C •CORRIDORS & EXIT ACCESS STAIRS: CLASS C •ROOMS & ENCLOSED SPACES: CLASS C •OTHER SPACES: CLASS C

SPACES	REQUIRED RATINGS	REFERENCE
Information technology equipment - Critical	1-hour fire barrier	NFPA 75
Fire Alarm equipment	2-hour fire barrier	NFPA 72
Electrical Rooms with dry-type Transformers - 112.5 kVA	1-hour fire barrier	NFPA 70
Transformer Vaults (oil-insulated)	3-hour fire barrier	NFPA 70
Mechanical Shafts	2-hour fire/smoke barrier	FBC & FPFC
Stair Shafts 2.4	2-hour fire/smoke barriers	FBC & FPFC
Interior Residential Corridors	1/2-hour fire barrier	FBC & FPFC
Fire Service Access Elevator/Occupant Evacuation Elevator Lobby	1-hour fire barrier	FBC & FPFC
Dwelling Unit Separations	1-hour fire barrier	FBC & FPFC
Boiler and fuel-fired heater rooms more than a single gastroom or quiet suite	1-hour fire barrier	FPFC
Maintenance Shops	1-hour fire barrier	FPFC
Trash Collection Rooms	1-hour fire barrier	FPFC
Emergency Switchgear Room	2-hour fire barrier	NFPA 110
Battery Storage Rooms	1-hour fire barrier	FBC
Fire Pump Room	1-hour fire barrier	NFPA 20
Fire Command Center	1-hour fire barrier (*)	FBC
Elevator Machine Rooms and Shafts (connecting 4 stories or more) 2.4	2-hour fire barrier	FBC
Generator rooms (inside bldgs)	2-hour fire barrier	NFPA 110
Laundry rooms > 100 sq.ft. outside dwelling units	1-hour fire barrier	FPFC

RESIDENTIAL BLDG AREA		
BALCONY/TERRACE		ROOF AREA
F	959 SF	0 SF
F	4814 SF	518 SF
F	427 SF	0 SF
F	457 SF	0 SF
F	447 SF	0 SF
F	44 SF	0 SF
F	44 SF	0 SF
F	0 SF	29863 SF
SF	7881 SF	21383 SF

L. PARKING BLDG AREA		
BALCONY/TERRACE		ROOF AREA
	1148 SF	0 SF
	568 SF	826 SF
	0 SF	0 SF
	0 SF	0 SF
	0 SF	0 SF
	9893 SF	0 SF
	0 SF	26068 SF
	11607 SF	26893 SF

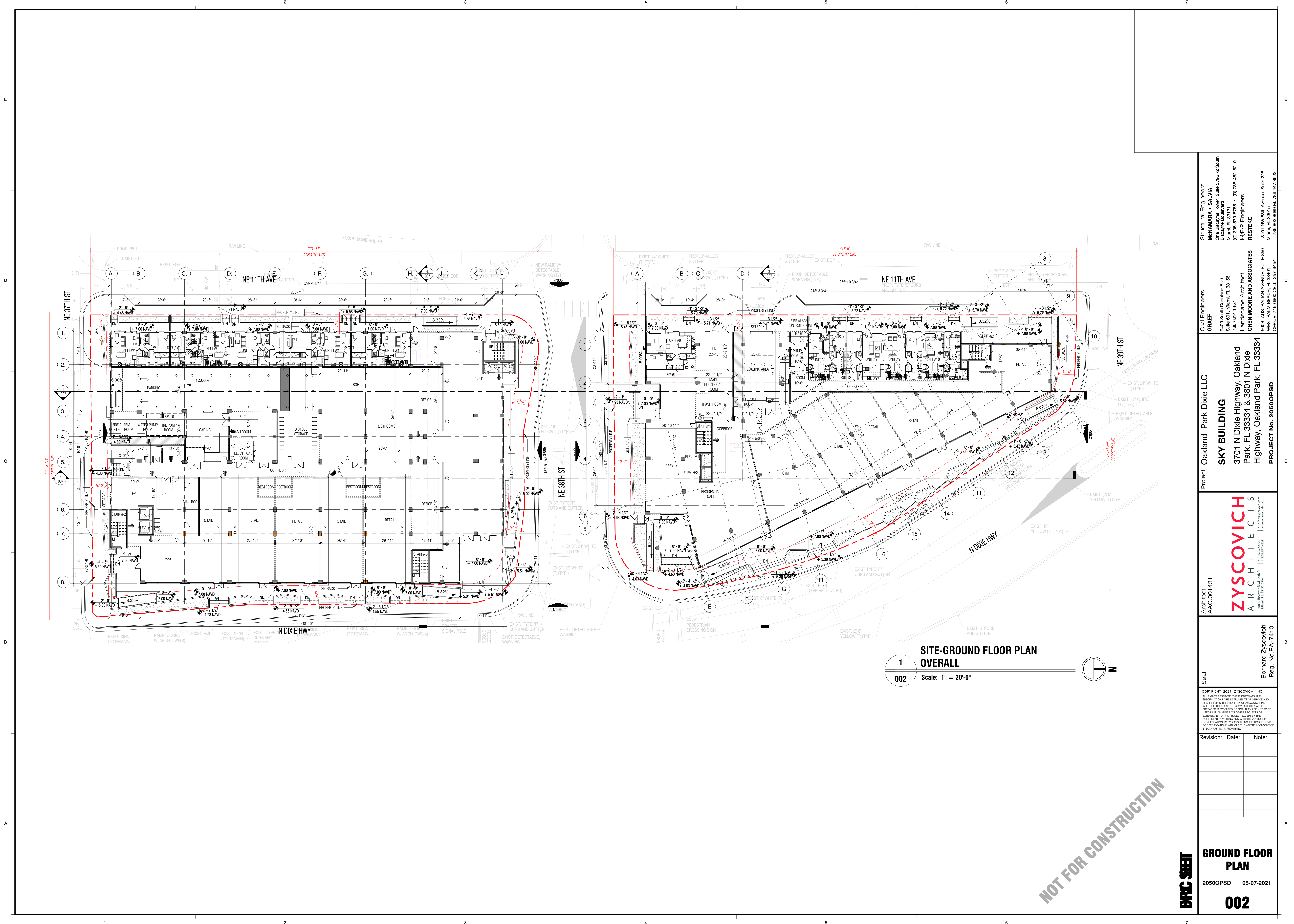
RESIDENTIAL AMENITIES AREAS FOR BOTH BUILDING (CORRIDORS, LOBBIES, BOH, STAIRS, ELEVATORS, GYM, TERRACES...)	51669 SF / 140 RESIDENTIAL UNITS = 369 SF PER UNIT
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BUILDING DISPOSITION LOT OCCUPATION			
A. AREA			
LOT (NORTH)	38389.94 SF		
LOT (SOUTH)	50001.24 SF		
B. LOT WIDTH & LENGTH			
LOT (NORTH)	173'-1 3/4" X 291'-8"		
LOT (SOUTH)	190' - 3 1/4" X 281'-11"		
BUILDING SETBACK		REQUIRED (#s)	PROVIDED (#s)
LOT NORTH			
A. FRONT	DOXE HIGHWAY-12'-0" MINIMUM		VARIABLE 12' -0" TO 29'-11.5"
B. SIDE NORTH	10'-0" MINIMUM		VARIABLE 18' -10" TO 20'-0"
C. SIDE SOUTH	10'-0" MINIMUM		12'-0"
C. REAR	10'-0" MINIMUM FROM BACK OF CURB TO BUILDING FACE		10' -0"
LOT SOUTH			
A. FRONT	DOXE HIGHWAY-12'-0" MINIMUM		VARIABLE 12' -5" TO 18'-7"
B. SIDE NORTH	10'-0" MINIMUM		VARIABLE 10' -0" TO 14'-0"
C. SIDE SOUTH	10'-0" MINIMUM		11'-5"
C. REAR	10'-0" MINIMUM FROM BACK OF CURB TO BUILDING FACE		10' -0"
BUILDING HEIGHT		THREE STORES WITH A MAXIMUM HEIGHT OF THIRTY-SIX (36) FEET. IF REQUIREMENTS OF THE ADDITIONAL BUILDING HEIGHT PROGRAM ARE MET, SIX STORES WITH A MAXIMUM HEIGHT OF NINETY (90) FEET SHALL BE ALLOWED.	
LOADING		71'-3 19/32" (18'-3" NAVD)	
LOADING AREA (NORTH)		1 BAY 10'-0" x 25'-0" X 14'-0"	
LOADING AREA (SOUTH)		1 BAY 10'-0" x 25'-0" X 14'-0"	
PARKING		REQUIRED	30 % REDUCTION PER SECTION 24-270
MULTI-FAMILY			
STUDIO/1BR. - 1 PER UNIT	STUDIO/1BR:	99 UNITS (99 SPACES)	99 SPACES -30% = 70 SPACES
2 OR MORE BEDROOMS - 2 PER UNIT	2 BR:	20 UNITS (40 SPACES)	40 SPACES -30% = 28 SPACES
LIVABLEWORK			
1 PER UNIT (0-1 BEDROOM UP TO 1,000 SF)	1BR:	5 UNITS (5 SPACES)	5 SPACES -30% = 3.5 SPACES
2 PER UNIT (2 BEDROOM OR MORE BEDROOMS UP TO 1,100 SF)	2BR:	16 UNITS (32 SPACES)	32 SPACES -30% = 23 SPACES
ONE GUEST SPACE FOR EVERY 5 UNITS	VISITOR:	4 SPACES	4 SPACES -30% = 3 SPACES
COMMERCIAL: 4 PER 1,000 SF	COMMERCIAL:	16,237 SF (65 SPACES)	65 SPACES -30% = 45.5 SPACES
	CITY HALL:	35,223 SF (141 SPACES)	141 SPACES -30% = 99 SPACES
TOTAL		386 SPACES	272 SPACES
			354 SPACES

19096 SF / 16 types =
1193.5 SF Average per type

159866 SF / 140 units =
1141.9 SF Average per unit

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Landscape Architect	CHEN MOORE AND ASSOCIATES SUITE 850 WEST PALM BEACH, FL 33411 OFFICE FAX: 561-9900 CELL: 257-6454



1
002 SITE-GROUND FLOOR PLAN OVERALL
Scale: 1" = 20'-0"

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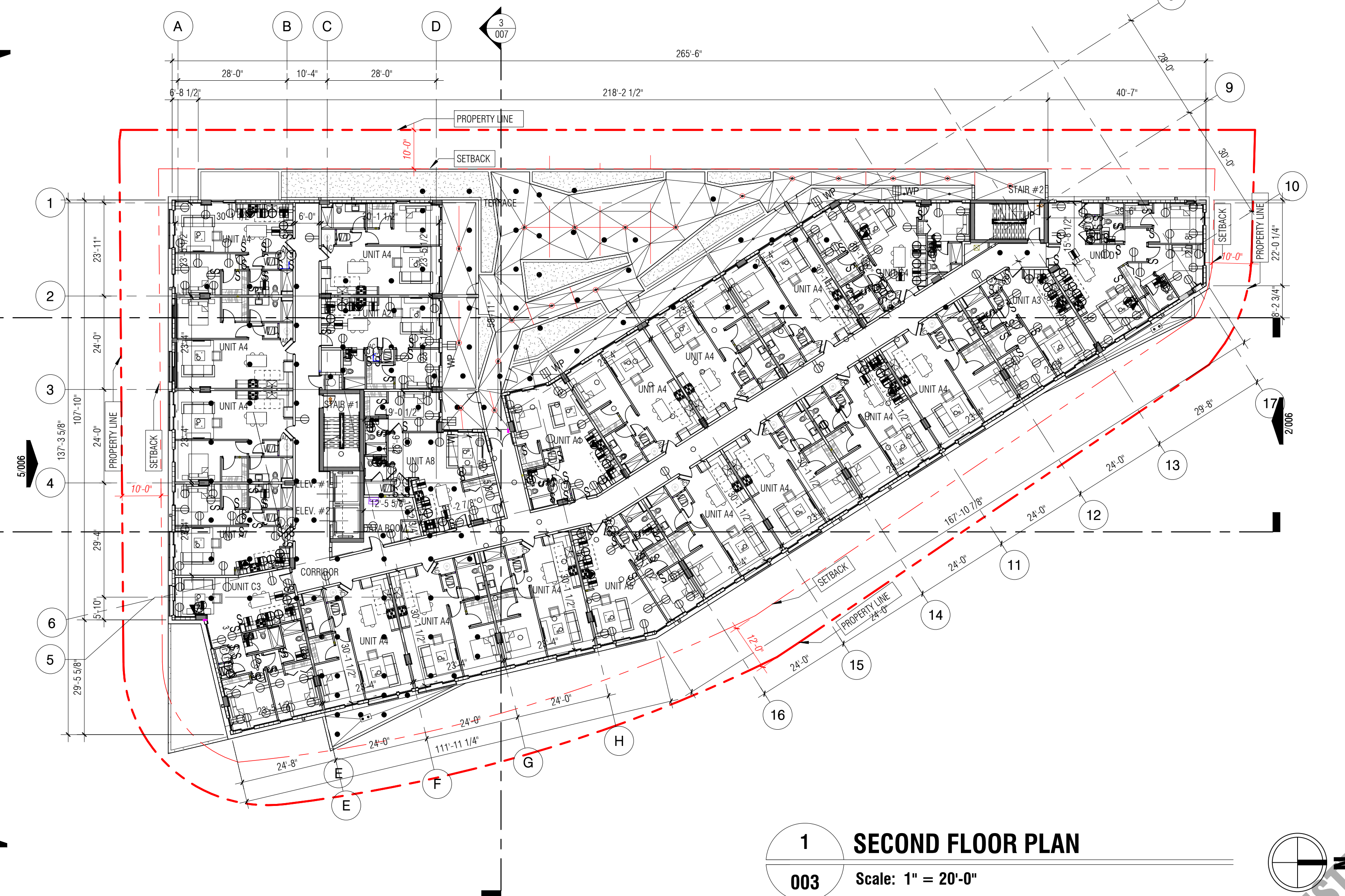
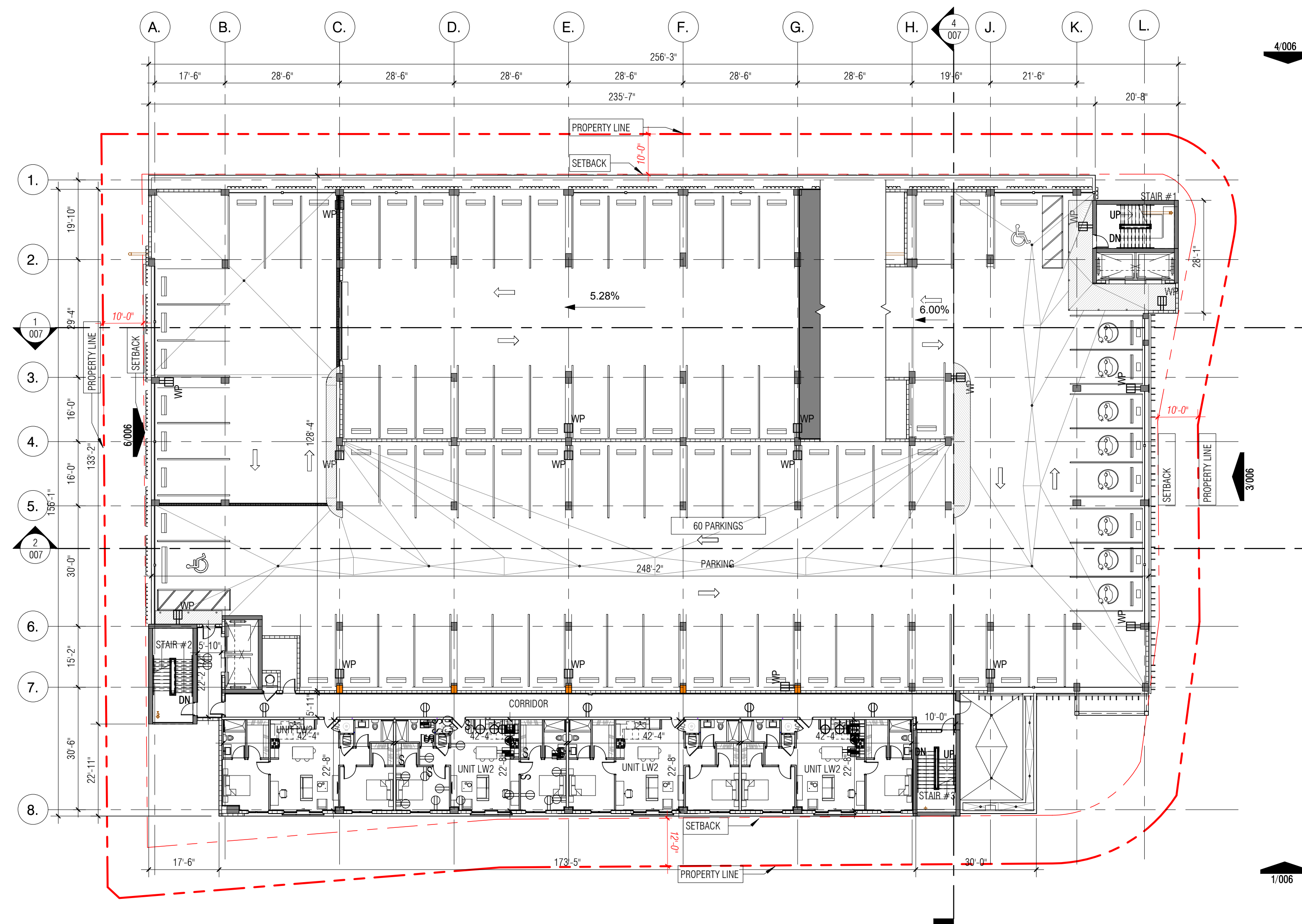
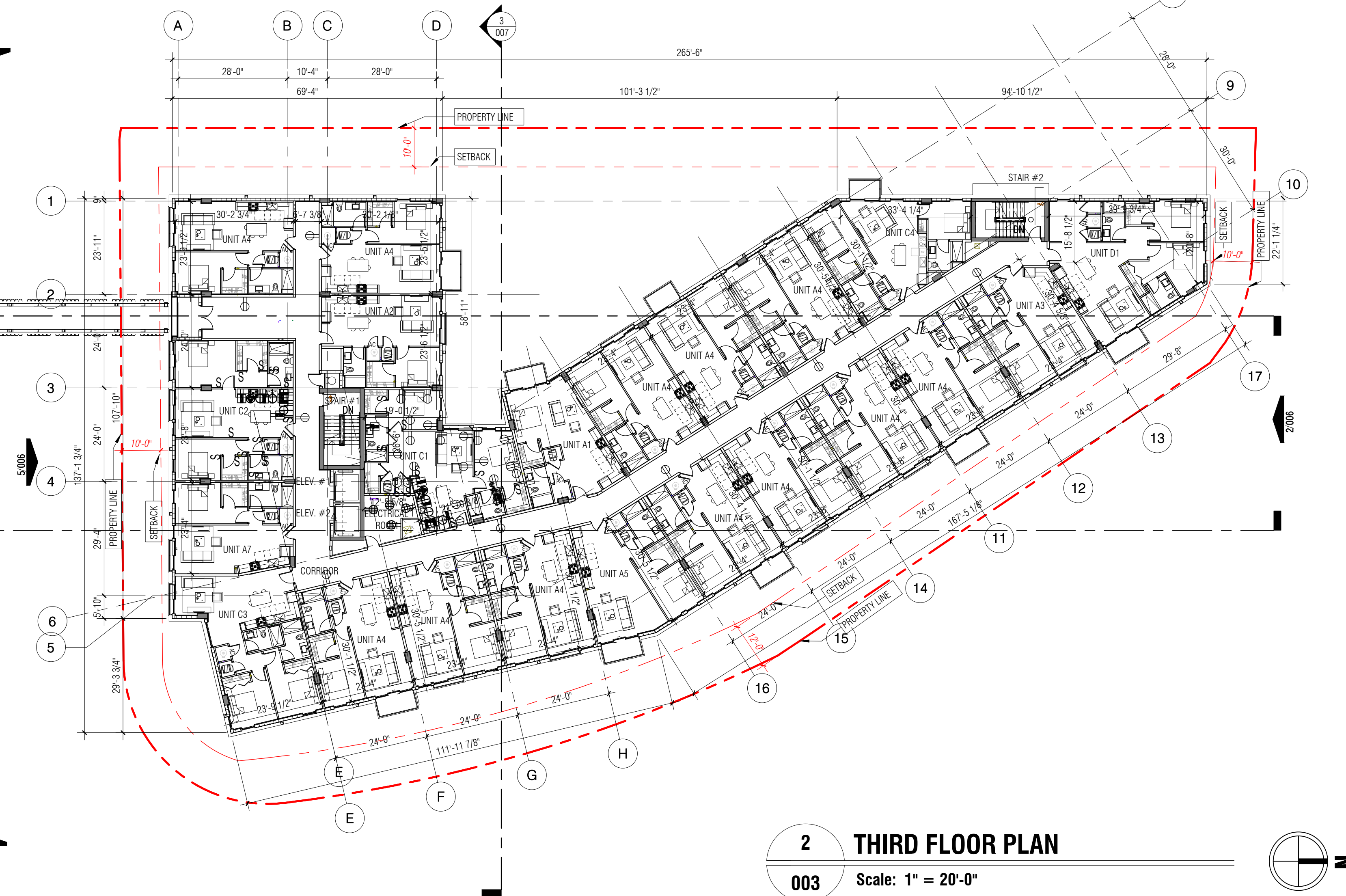
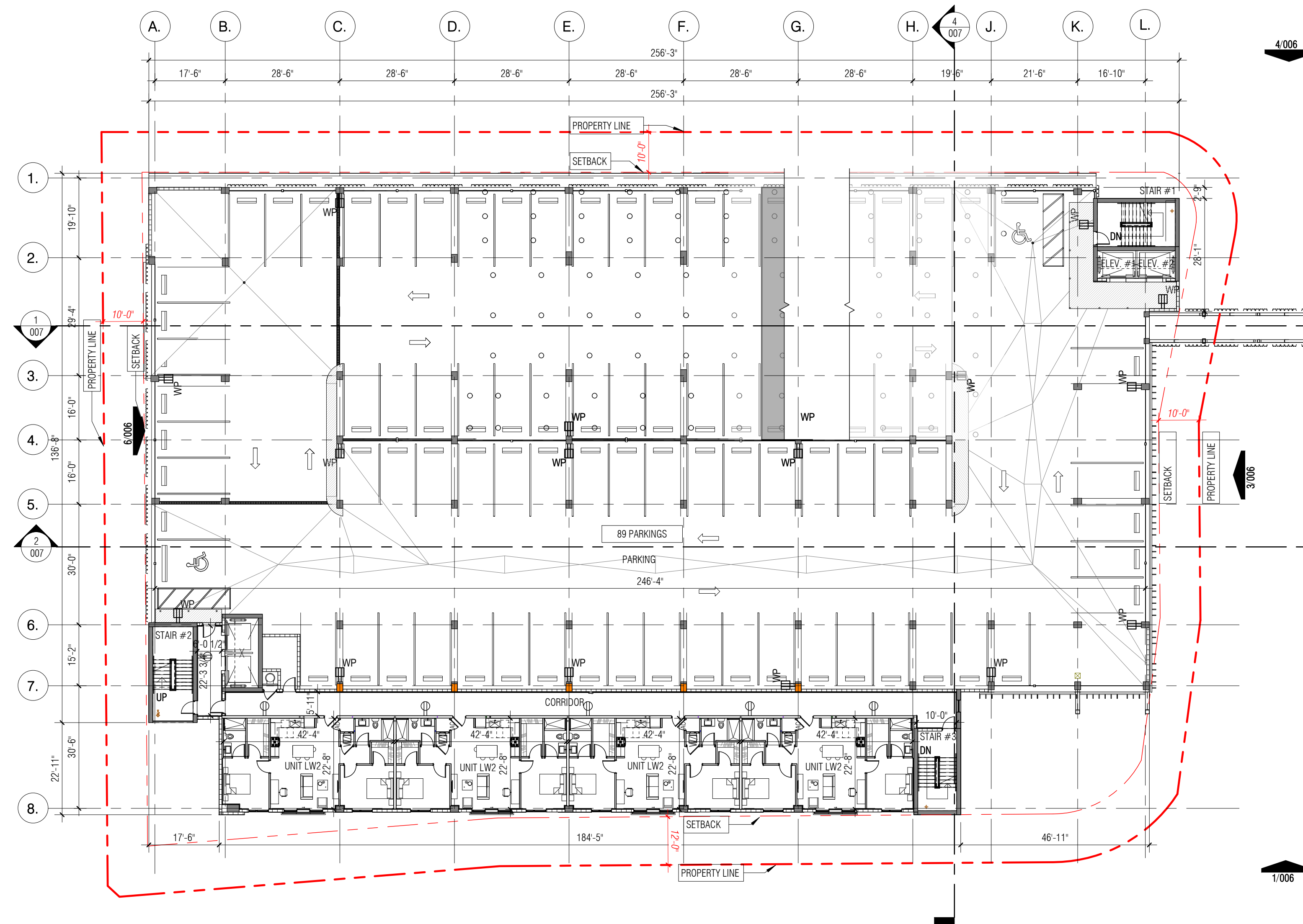
Project
Oakland Park Dixie LLC
SKY BUILDING
3701 N Dixie Highway, Oakland
Park, FL 33334 & 3801 N Dixie
Highway, Oakland Park, FL 33334
PROJECT No. 20500PSD

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Bernard Zyskovich
Reg. No. RA-7410

20500PSD 05-07-2021
002

GROUND FLOOR PLAN



NOT FOR CONSTRUCTION

DRC Sheet

2ND & 3RD FLOOR PLAN

2050OPSD 05-07-2021

003

Architect:
AAC 001 431Architect:
AAC 001 431

deal

Bernard Zyscovich
Reg. No. RA-7410

Bernard Zyscovich
Reg. No. RA-7410

Architect:
AAC.001431

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Project **Oakland Park Dixie LLC**

SKY BUILDING

3701 N Dixie Highway, Oakland
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Highway, Oakland Park, FL 33333

PROJECT No. 2050OPSD

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GRAEFCivil Engineering
GRAEF

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Landscape Architect
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Structural Engineers
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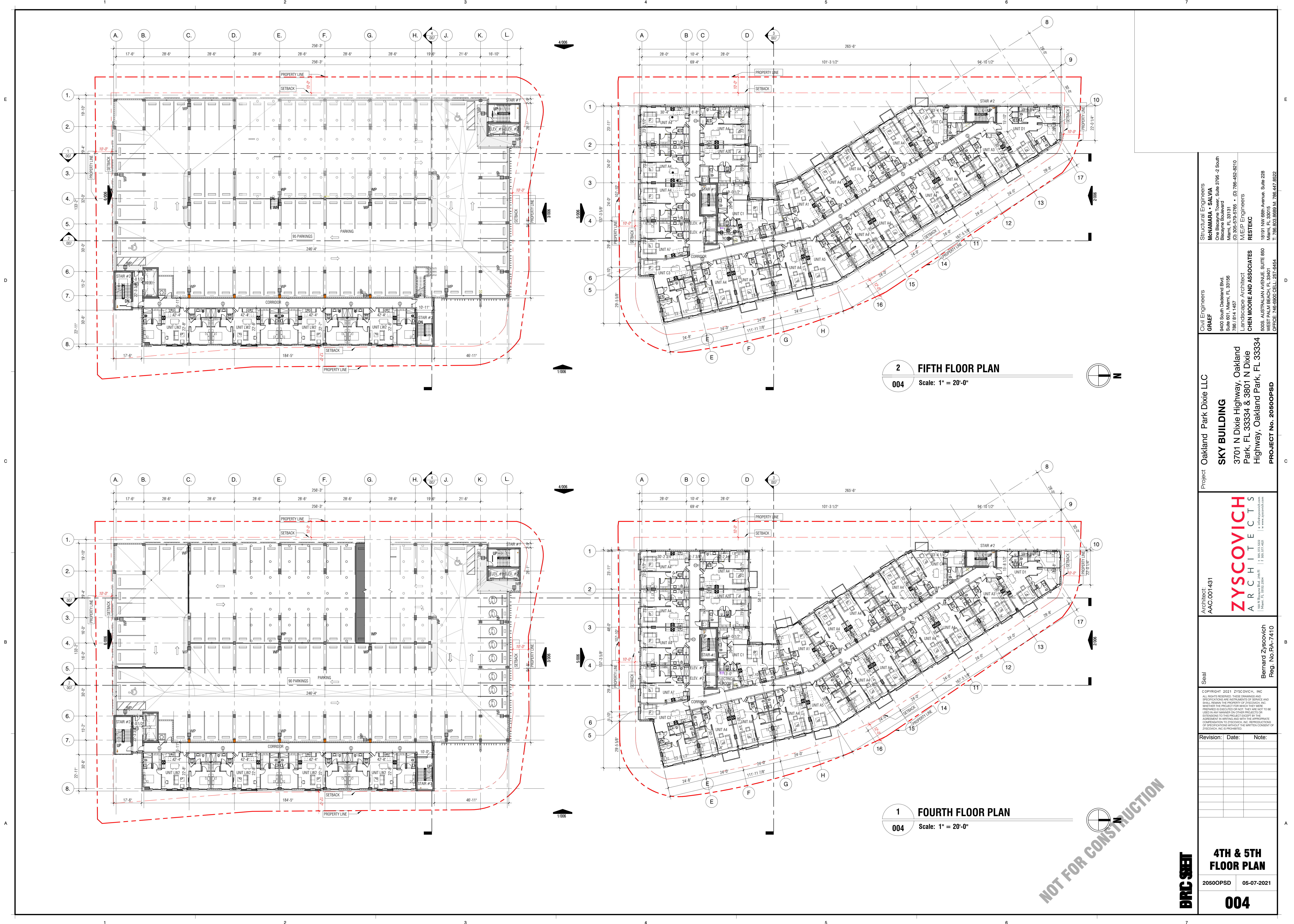
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RESTEKC
M/E/P Engineers

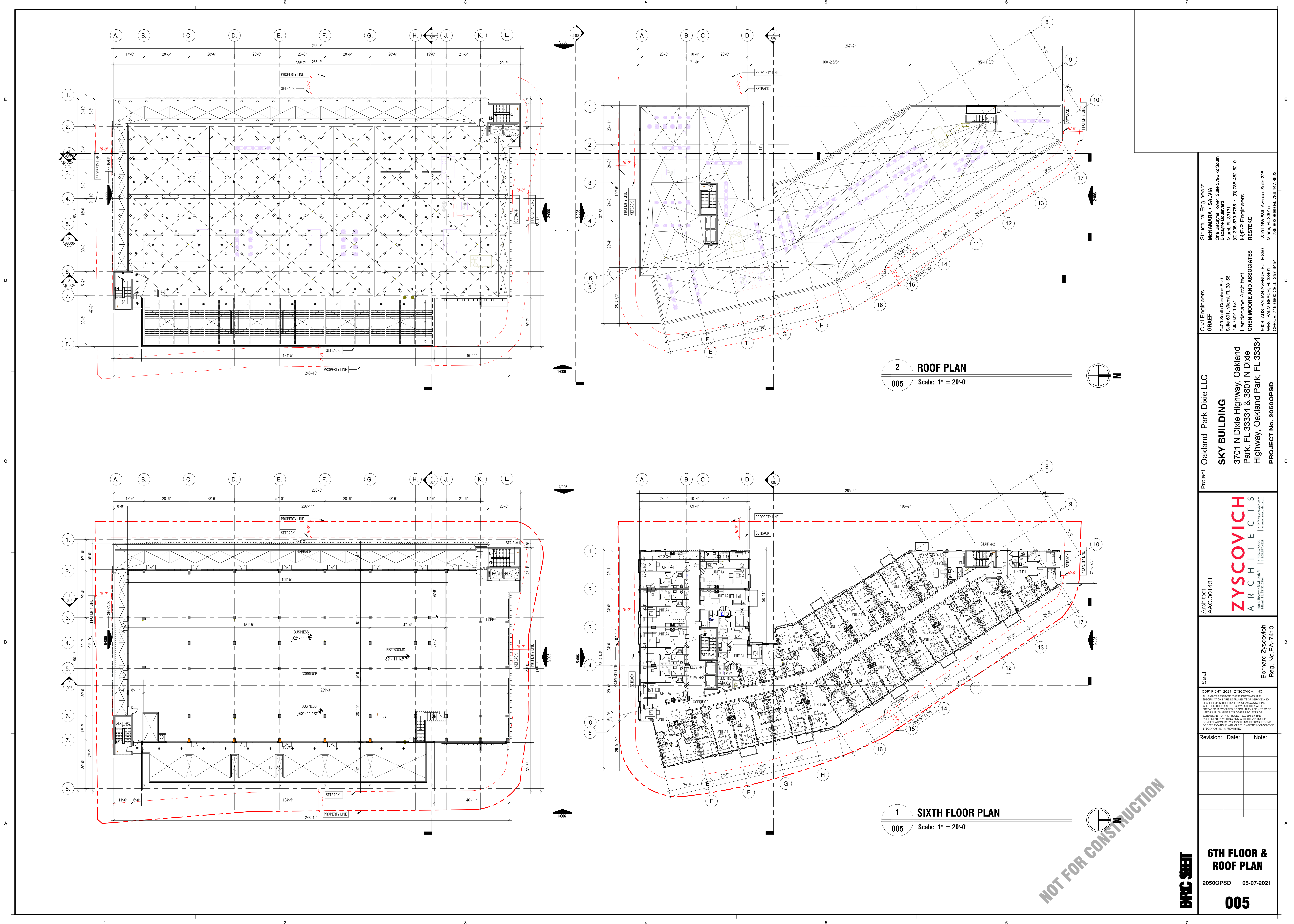
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Miami, FL 33015



2 FIFTH FLOOR PLAN
004 Scale: 1" = 20'-0"

1 FOURTH FLOOR PLAN
004 Scale: 1" = 20'-0"

Architect: AAC.001431 ZYSCOVICH ARCHITECTS 1801 NW 8th Avenue, Suite 228 Miami, FL 33135 P: 305.577.4522 F: 305.577.4523 www.zyscovich.com	Seal Bernard Zyscovich Reg. No. RA-7410	Project Oakland Park Dixie LLC SKY BUILDING 3701 N Dixie Highway, Oakland Park, FL 33334 & 3801 N Dixie Highway, Oakland Park, FL 33334 PROJECT NO. 20500PSD	Civil Engineers GRAEF 8400 South Oakland Blvd. Tampa, FL 33615 788 / 814 / 1437 Landscape Architect CHEN MOORE AND ASSOCIATES 5005 AUSTRALIAN AVENUE, SUITE 850 WEST PALM BEACH, FL 33411 OFFICE: 786.8900 CELL: 257-5454	Structural Engineers McMAMARA • SALVA One Biscayne Tower, Suite 3795 - 2 South Biscayne Boulevard Miami, FL 33133 (305) 575-5765 • (305) 575-4521 N/E/P Engineers RESTEK 18101 NW 8th Avenue, Suite 228 Miami, FL 33135 T: 786.633.8888 M: 786.447.5522



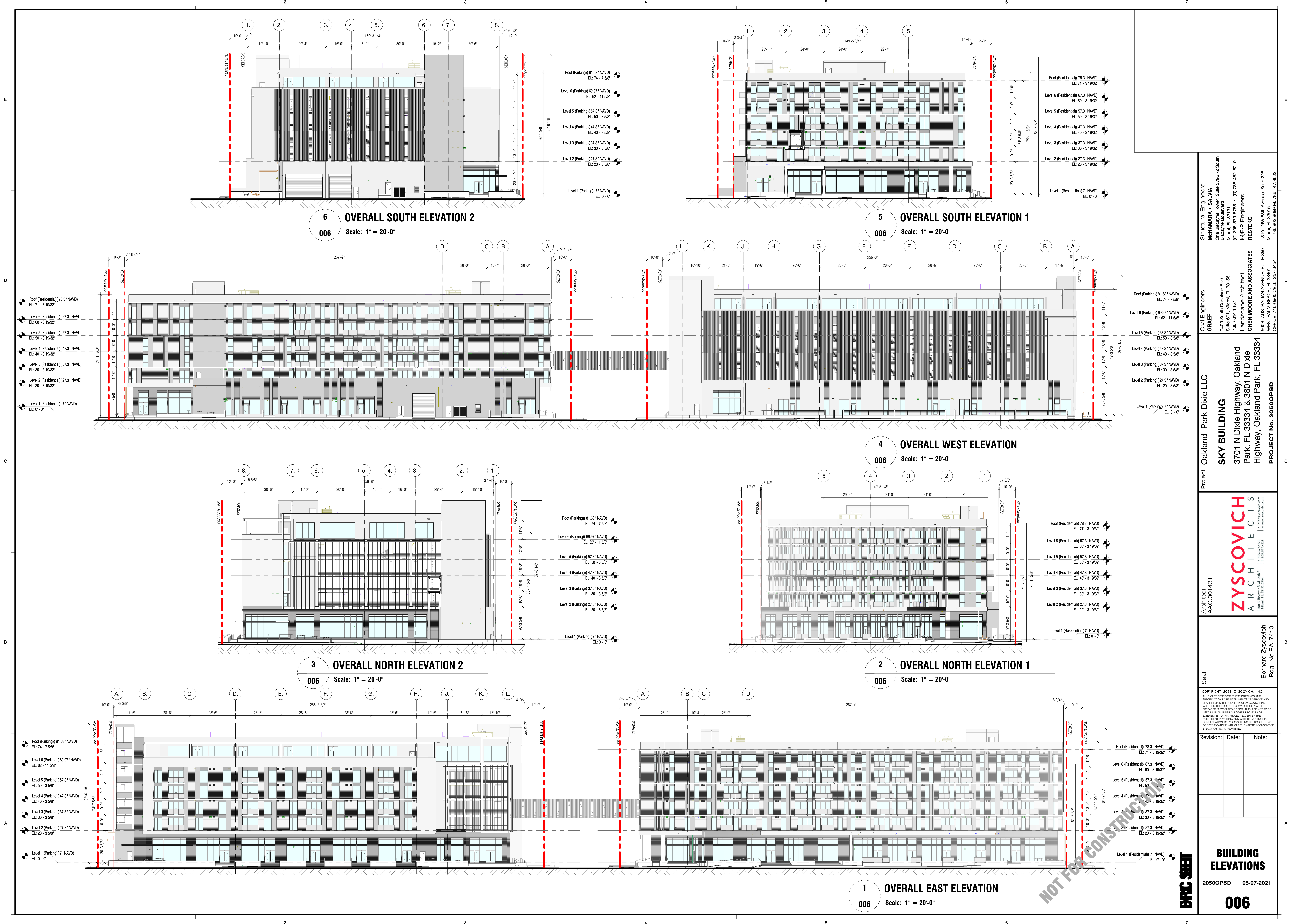
2 ROOF PLAN
005 Scale: 1" = 20'-0"

1 SIXTH FLOOR PLAN
005 Scale: 1" = 20'-0"

Architect: AAC.001431	Project Oakland Park Dixie LLC SKY BUILDING 3701 N Dixie Highway, Oakland Park, FL 33334 & 3801 N Dixie Highway, Oakland Park, FL 33334 PROJECT NO. 20500PSD	Civil Engineers GRAEF 8400 South Dadeland Blvd. Miami, FL 33156 786 / 514 1457	Structural Engineers McMAMARA • SALVA One Biscayne Tower, Suite 3795 - 2 South Biscayne Boulevard Miami, FL 33133 (305) 575-5765 • (305) 575-5765
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6TH FLOOR & ROOF PLAN			
20500PSD 05-07-2021			
005			

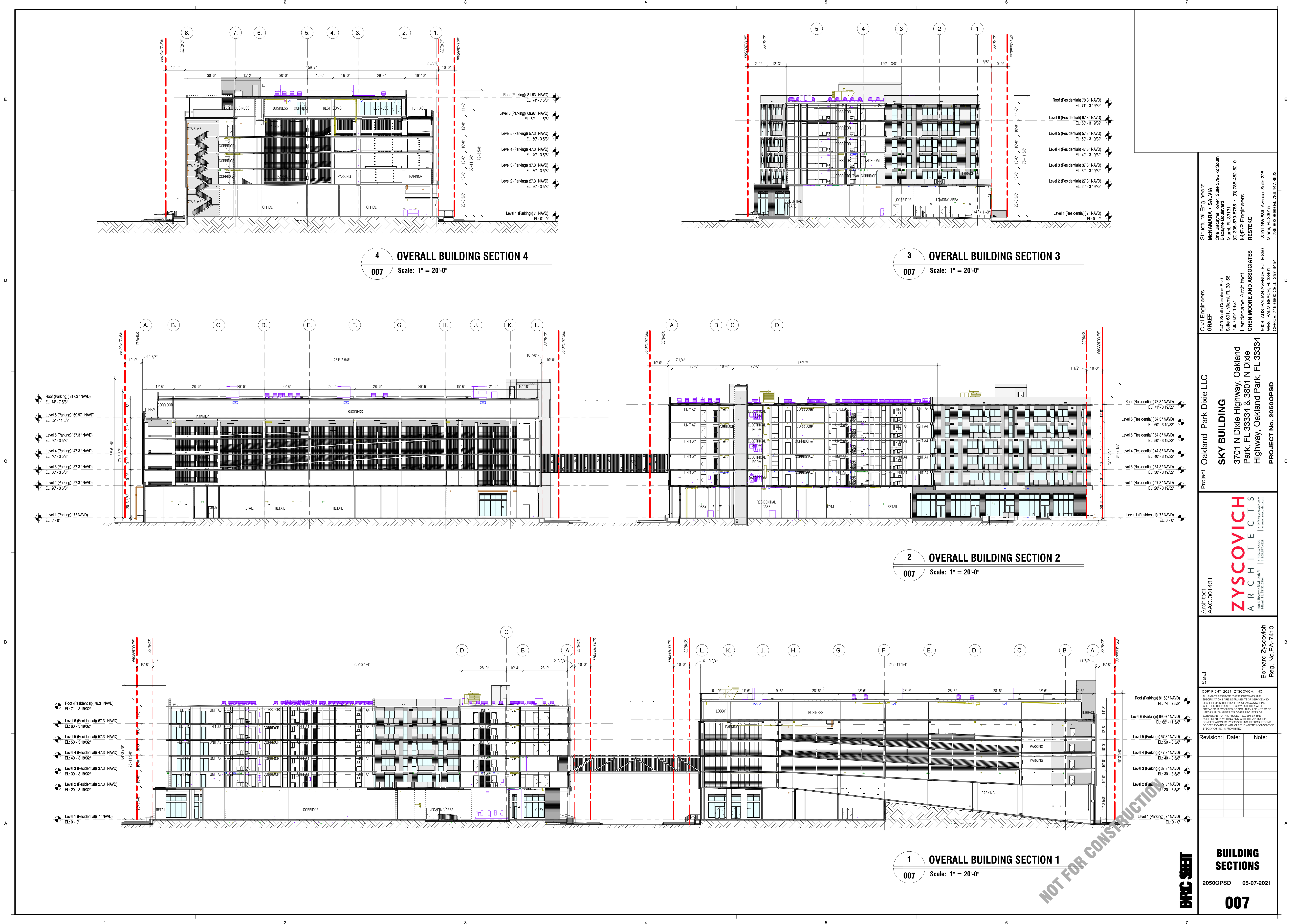
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Revision:	Date:	Note:
BUILDING ELEVATIONS		
20500PSD	05-07-2021	006



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Revision: Date: Note:

BUILDING SECTIONS

2050OPSD 05-07-2021

007

Project:
Oakland Park Dixie LLC

SKY BUILDING
3701 N Dixie Highway, Oakland Park, FL 33334 & 3801 N Dixie Highway, Oakland Park, FL 33334
PROJECT NO. 2050OPSD

Architect:
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BUILDING SECTIONS

2050OPSD 05-07-2021

007

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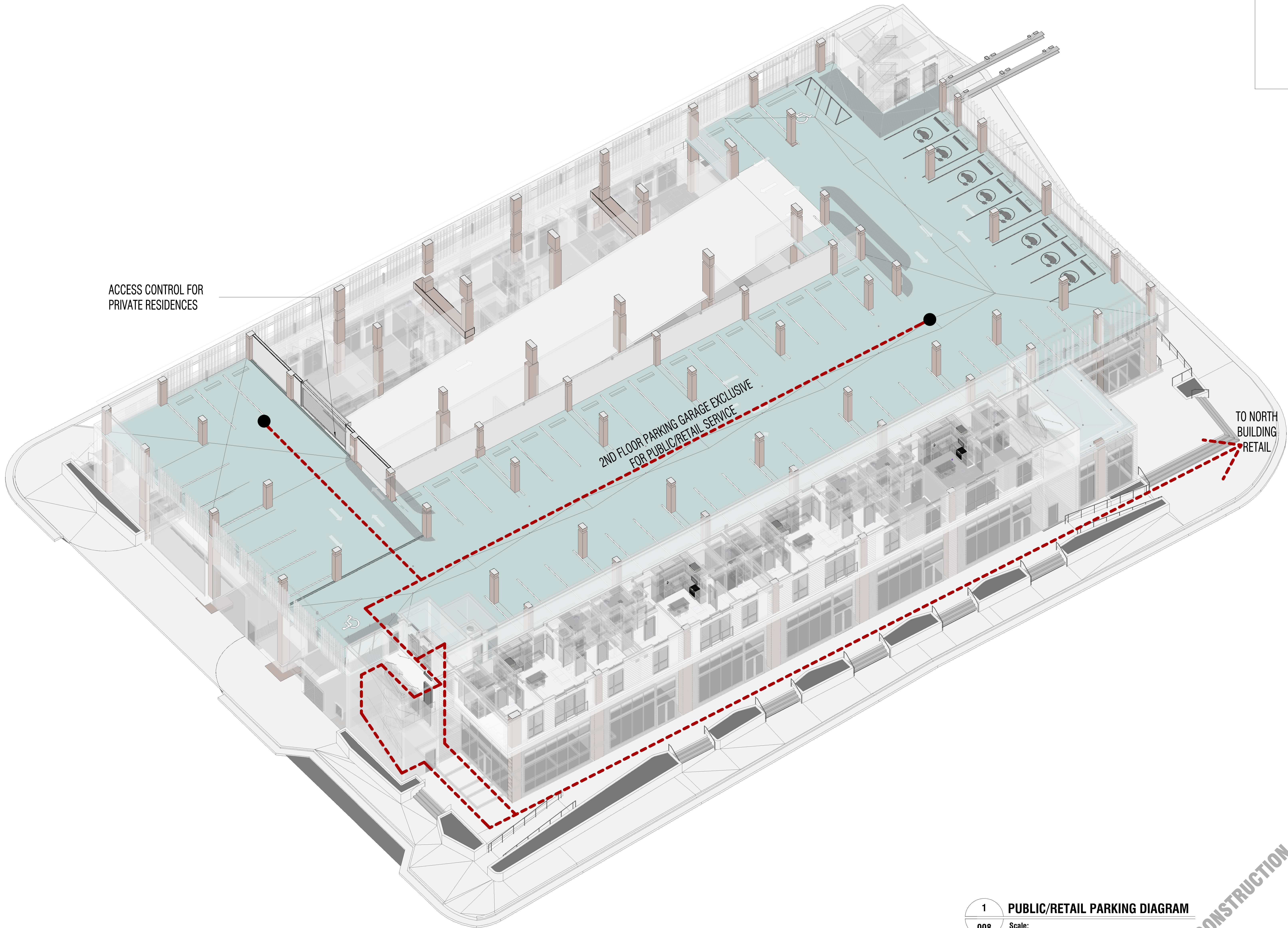
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Revision: Date: Note:

BUILDING SECTIONS

2050OPSD 05-07-2021

007



ACCESS CONTROL FOR
PRIVATE RESIDENCES

2ND FLOOR PARKING GARAGE EXCLUSIVE
FOR PUBLIC/RETAIL SERVICE

TO NORTH
BUILDING
RETAIL

1 PUBLIC/RETAIL PARKING DIAGRAM
008 Scale:

NOT FOR CONSTRUCTION

DRC SET

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ZYSCOVICH ARCHITECTS 1801 N.W. 13th Ave., Suite 205 Miami, FL 33136	SKY BUILDING 3701 N Dixie Highway, Oakland Park, FL 33334 & 3801 N Dixie Highway, Oakland Park, FL 33334 PROJECT No. 2050OPSD	Landscape Architect CHEN MOORE AND ASSOCIATES 5005 AUSTRALIAN AVENUE, SUITE 850 WEST PALM BEACH, FL 33401 OFFICE: 746-6900 CELL: 257-5454	ME/EP Engineers RETEK 18131 NW 88th Avenue, Suite 228 Miami, FL 33015 T: 786.803.8888 M: 786.447.5822
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PUBLIC/RETAIL PARKING DIAGRAM			
2050OPSD		05-07-2021	
008			