

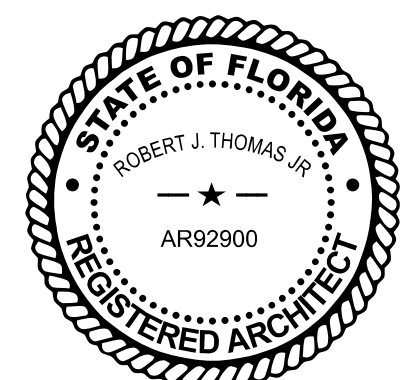


WMODA MIXED-USE, CULTURAL ARTS CAMPUS

501 LAKE AVE, LAKE WORTH BEACH, FLORIDA 33460

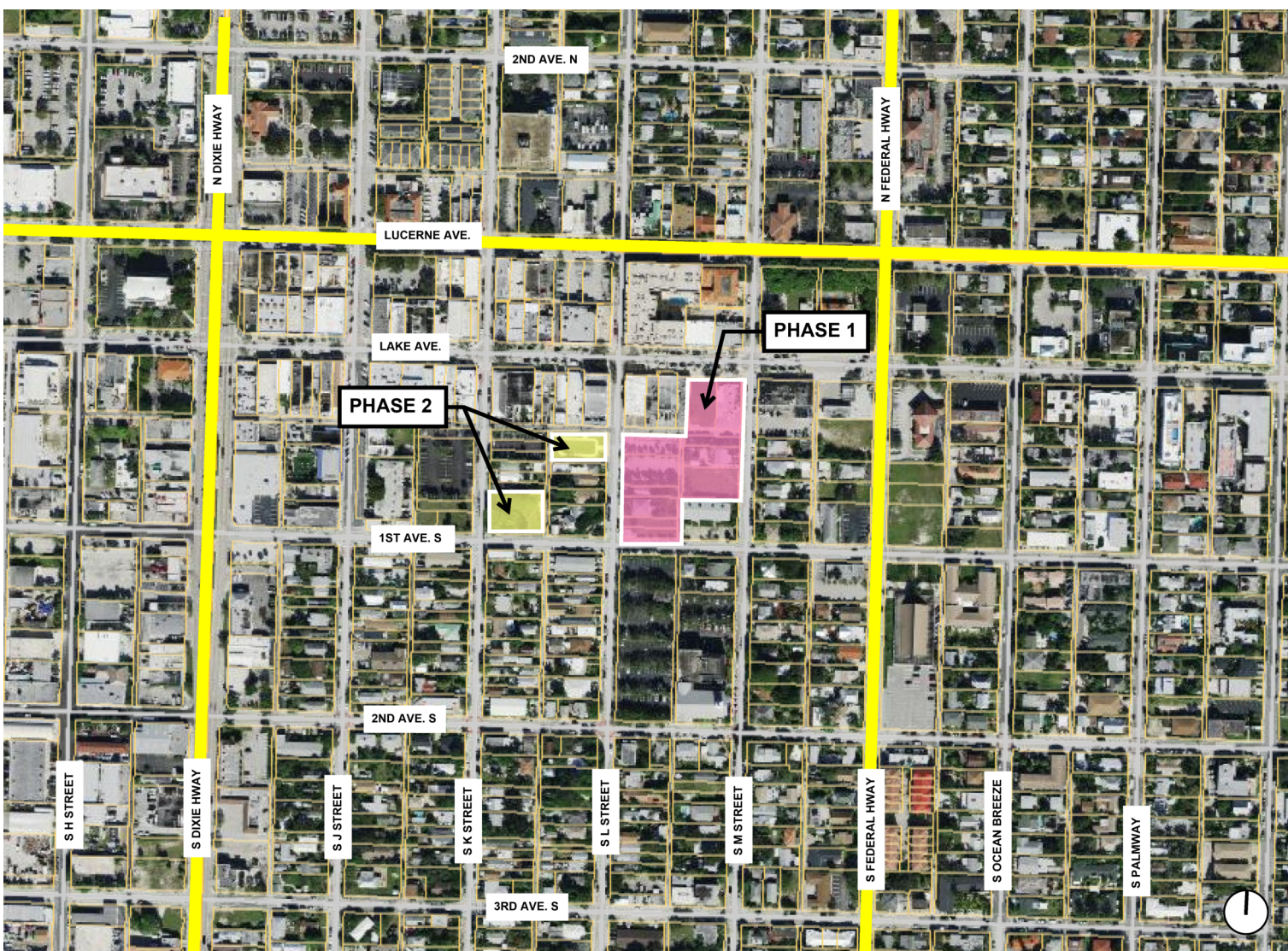
SITE PLAN SUBMISSION

03/17/2025



hlw

ARCHITECT
222 Lakeview Ave., Suite 800
West Palm Beach, Florida 33401
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SITE LOCATION

LEGEND

- PHASE 1
- PHASE 2
- MIXED USE URBAN PLANNED DEVELOPMENT
- RELOCATED CONTRIBUTING HISTORIC STRUCTURES PER LWB HISTORIC RESOURCE PRESERVATION BOARD

SHEET LIST

A-00	COVER
A-01	SITE MAP & OVERALL PLANNED DEVELOPMENT / PHASING PLAN
A-02	SITE PLAN / ZONING ANALYSIS
A-03	ZONING ANALYSIS
A-04	PARKING ANALYSIS
A-11	MUSEUM - 1ST FLOOR
A-12	MUSEUM - 2ND FLOOR
A-13	MUSEUM - 3RD FLOOR
A-14	MUSEUM - 4TH FLOOR
A-15	MUSEUM - ROOF
A-16	MUSEUM - ELEVATIONS & FINISHES
A-17	MUSEUM - ELEVATIONS & FINISHES
A-30	RESIDENTIAL - BASEMENT
A-31	RESIDENTIAL - 1ST & MEZZANINE FLOORS
A-32	RESIDENTIAL - 2ND FLOOR
A-33	RESIDENTIAL - 3RD FLOOR
A-34	RESIDENTIAL - 4TH FLOOR
A-35	RESIDENTIAL - 5TH FLOOR
A-36	RESIDENTIAL - ROOF
A-37	RESIDENTIAL - ELEVATIONS & FINISHES
A-38	RESIDENTIAL - ELEVATIONS & FINISHES
A-40	STREETSCAPE
A-50	MUSEUM RENDERING
A-51	MUSEUM RENDERING
A-52	RESIDENTIAL RENDERING
A-53	RESIDENTIAL RENDERING
A-54	RESIDENTIAL RENDERING

UNITED
MANAGEMENT

WMODA MIXED-USE, CULTURAL
ARTS CAMPUS

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C/O UNITED MANAGEMENT

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HE2PD, INC
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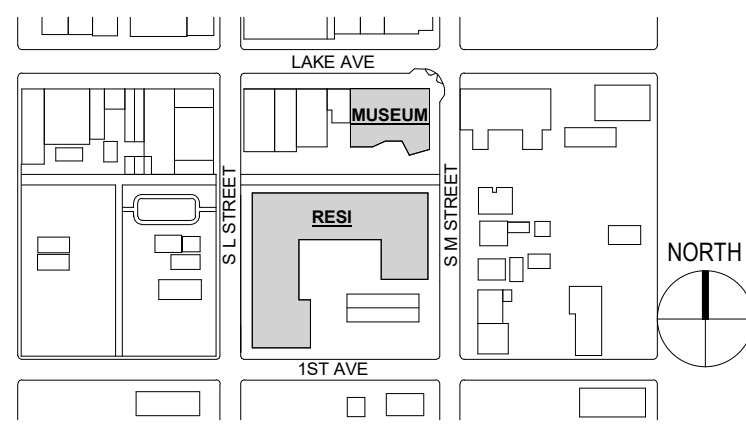
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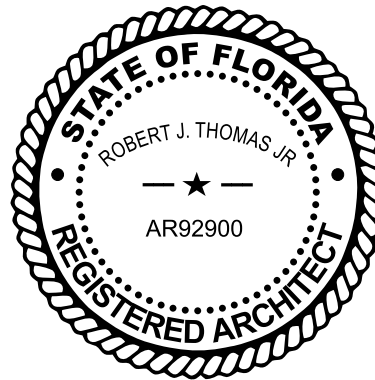
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KEY PLAN



NO.	DATE	ISSUE OR REVISION
1	03/17/2025	SITE PLAN SUBMISSION
2	06/18/2025	SPRT COMMENTS

SEAL/ SIGNATURE



SHEET TITLE:

SITE MAP & OVERALL
PLANNED DEVELOPMENT
/ PHASING PLAN

PROJECT NO.
24033

SCALE
1" = 40'-0"

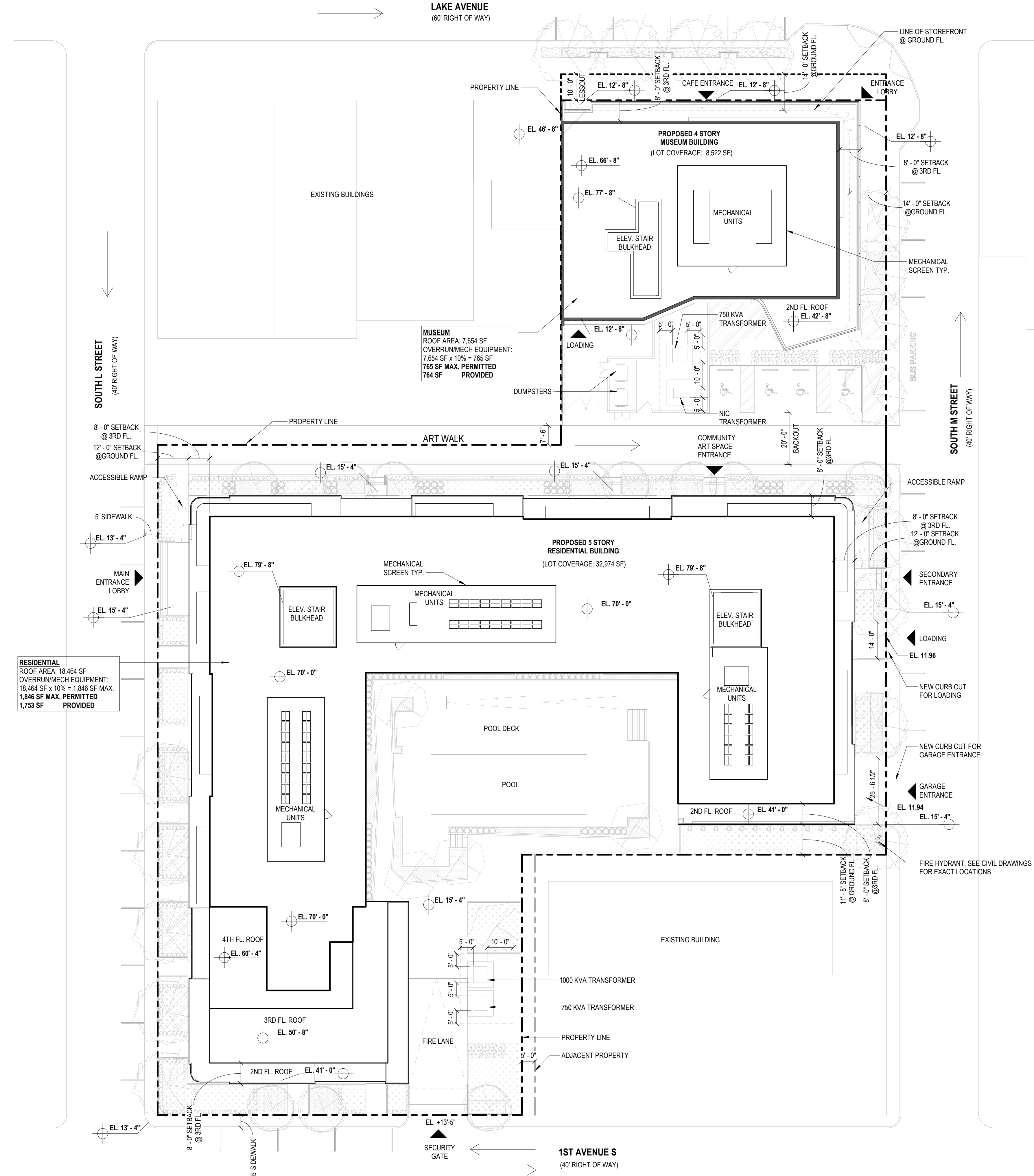
QA BY
Checker

QC BY
Author

SHEET NO.

A-01

1 OVERALL PLANNED DEVELOPMENT / PHASING PLAN
SCALE: 1" = 40'-0"



1 SITE PLAN

SCALE: 3/64" = 1'-0"

PROJECT DESCRIPTION

PROPOSED WMODA DEVELOPMENT IS PART OF A MIXED-USE PLANNED DEVELOPMENT CONSISTING OF A (5) STORY MULTI-FAMILY RESIDENTIAL WITH BELOW GRADE PARKING, A (4) STORY ART MUSEUM, AND A ARTS ALLEY. CURRENT PARCELS ARE LOCATED IN DOWNTOWN (DT) AND MIXED USE - EAST (MU-E) AND SHALL BE REZONED. DEVELOPMENT SHALL INCLUDE THE FOLLOWING INCENTIVE PROGRAMS:

1. SUSTAINABLE BONUS INCENTIVE
2. TRANSFER DEVELOPMENT RIGHTS
3. AFFORDABLE/WORKFORCE HOUSING

ZONING INFORMATION

EXISTING ZONING: DOWNTOWN (DT), MIXED-USE EAST (MU-E)
PROPOSED REZONING: DOWNTOWN (DT)
FUTURE LAND USE: DOWNTOWN MIXED USE (DMU)

HISTORIC DISTRICT: OLD TOWN
CONTRIBUTING STRUCTURE: YES

WMODA DEVELOPMENT

EXISTING LOTS: 23
BLOCK: 1-10, 22-27, AND 17-21
LOTS: 69,624 SF (1.5983 ACRES)
LOT AREA:
PARCEL PURCHASE: 4,962.5 SF (0.114 ACRES)
VACATED ALLEYS:
MERGED LOT AREA: 74,586.5 SF (1.712 ACRES)

PLANNED DEVELOPMENT CONTRIBUTING LOTS

CRA LOT: 21
BLOCK: 1-4
LOTS: 13,500 SF (0.310 ACRES)
LOT AREA:
CULTURAL COUNCIL LOT: 21
BLOCK: 21
LOTS: 22-24

ZONING SUMMARY

SEC 23.3-14 d)	DENSITY
	DOWNTOWN (DT) DISTRICT 40 DU PER ACRE 40 x 1.712 ACRE = 68.48 UNITS
SEC 23.3-25 b) 2B	PLANNED DEVELOPMENT DISTRICT 25% INCREASE ON DENSITY 40 DU x 25% = 10 DU PER ACRE 10 x 1.712 ACRE = 17.10 UNITS
SEC 23.3-25 g)	TRANSFER DEVELOPMENT RIGHTS INCREASE 10 DU PER ACRE FOR PROJECTS EAST OF DIXIE HIGHWAY 10 x 1.712 ACRE = 17.10 UNITS
	TOTAL BASELINE UNITS: 68.48 + 17.10 + 17.10 = 102.68 UNITS
SEC. 23.2-39 b) 2	AFFORDABLE WORKFORCE HOUSING UP TO 15% INCREASE IN OVERALL DENSITY 102 x 15% = 15.3 UNITS TOTAL ALLOWABLE UNITS: 102 + 15.3 = 117.3 UNITS PROPOSED UNITS = 110 UNITS
	COMPLIES

SEC 23.3-14 d) 4.A	SETBACKS
	FRONT: 5 FT REAR: 5 FT SIDE: 10 FT ON STREET; 0 FT ON INTERIOR LOT ADDITIONAL REQUIRED SETBACKS ABOVE 3RD STORY FRONT: 8 FT - 12 FT ADDITIONAL REAR: 8 FT - 12 FT ADDITIONAL MAJOR THOROUGHFARES: 8 FT - 12 FT ADDITIONAL
	COMPLIES
	MAX LOT COVERAGE
	LOTS OVER 7500 SF - 60% MAX. PERMITTED
	MUSEUM LOT COVERAGE: 32,974 SF RESIDENTIAL LOT COVERAGE: 8,522 SF TOTAL LOT COVERAGE: 32,974 SF + 8,522 SF = 41,496 SF 41,496 SF / 74,586.5 SF = 55.6% PROVIDED
	COMPLIES

	IMPERMEABLE SURFACE TOTAL
	LOTS OVER 7500 SF - 80% MAX. PERMITTED
	IMPERMEABLE COVERAGE: 57,420 SF SEMI-PERVIOUS PAVERS (50% OF AREA AS IMPERMEABLE COVERAGE): 3,598 SF TOTAL IMPERMEABLE COVERAGE: 57,420 SF + (3,598 SF x 50%) = 59,219 SF 59,219 SF / 74,586.5 SF = 79.4% PROVIDED
	COMPLIES

FAR	MUSEUM GROSS FLOOR AREA	RESI. GROSS FLOOR AREA
	Level Area	Level Area
	MUSEUM - 1ST FLOOR 8,522 SF	RESI - BASEMENT 48,990 SF
	MUSEUM - 2ND FLOOR 9,102 SF	(DEDUCTION) 48,990 SF
	MUSEUM - 3RD FLOOR 7,006 SF	RESI - 1ST FLOOR 30,994 SF
	MUSEUM - 4TH FLOOR 7,654 SF	RESI - MEZZ FLOOR 5,042 SF
	Grand Total 32,283 SF	RESI - 2ND FLOOR 29,181 SF
		RESI - 3RD FLOOR 25,547 SF
		RESI - 4TH FLOOR 23,662 SF
		RESI - 5TH FLOOR 22,405 SF
		Grand Total 185,821 SF
SEC 23.1-12	TOTAL GROSS FLOOR AREA EXCLUDES RESIDENTIAL BASEMENT PARKING PER LDR SEC. 23.1-12 TOTAL GFA PROPOSED: 32,283 SF + 136,831 SF = 169,114 SF FAR PERMITTED: 2.45 (PER COMPREHENSIVE PLAN POLICY 1.1.1.1 - TABLE 1) FAR PROPOSED: 169,114 SF / 74,586.5 SF = 2.27	
	COMPLIES	

UNITED
MANAGEMENT

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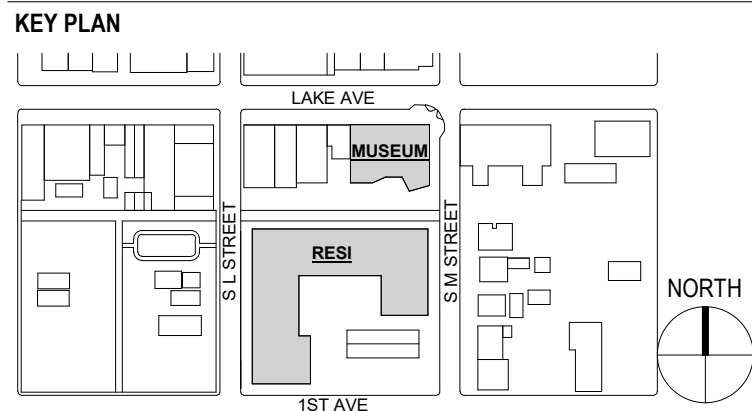
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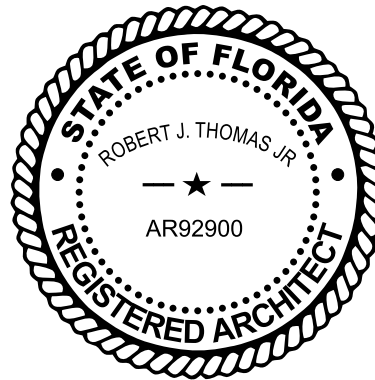
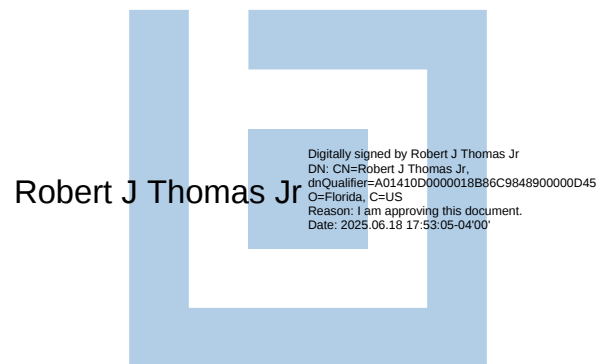
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NO.	DATE	ISSUE OR REVISION
1	03/17/2025	SITE PLAN SUBMISSION
2	06/18/2025	SPRT COMMENTS

SEAL / SIGNATURE



SHEET TITLE:

SITE PLAN / ZONING
ANALYSIS

PROJECT NO.
24033

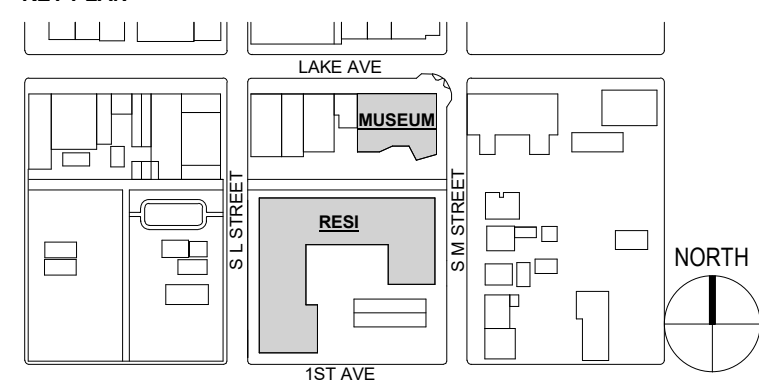
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3/64" = 1'-0"

QA BY
Checker

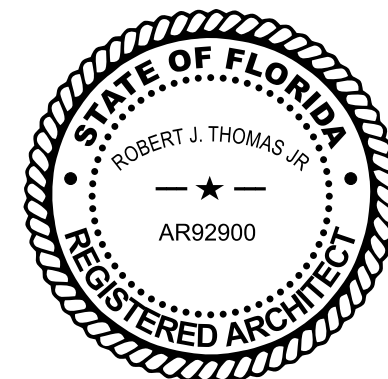
QC BY
Author

SHEET NO.

A-02



1	03/17/2025	SITE PLAN SUBMISSION
2	06/18/2025	SPRT COMMENTS



ZONING ANALYSIS

SEC 11

CITY'S CHARTER PROVISIONS SECTION 11

EAST OF DIXIE HIGHWAY WITHIN THE CITY NO BUILDING OR PART THEREOF SHALL BE CONSTRUCTED WHICH EXCEEDS A VERTICAL HEIGHT OF 65 FEET ABOVE GRADE

PERMITTED OVERALL HEIGHT: 65'-0"
PROPOSED RESIDENTIAL OVERALL HEIGHT: 64'-4"
PROPOSED MUSEUM OVERALL HEIGHT: 65'-0"

SEC 23.1-12

BUILDING HEIGHT

BUILDING HEIGHT IS TAKEN FROM MINIMUM REQUIRED FLOOR TO AVERAGE PARAPET HEIGHT.

HEIGHT

SEC 23.3-14 d)

- 30 FT (NOT TO EXCEED 2 STORIES)
- ADDITIONAL 15 FT HEIGHT UNDER SUSTAINABLE BONUS INCENTIVE PROGRAM (NOT TO EXCEED 4 STORIES)
- 25% BONUS ON DENSITY, INTENSITY AND HEIGHT FOR PLANNED DEVELOPMENT DISTRICTS

TOTAL PERMITTED HEIGHT: 45 FT + (45 FT x 25%) = 56'-3"
PROPOSED RESIDENTIAL HEIGHT: 56'-2"
PROPOSED MUSEUM HEIGHT: 55'-2"

SEC 23.1-12

- THE MEASUREMENT OF HEIGHT SHALL NOT INCLUDE DECORATIVE ARCHITECTURAL ELEMENTS, CHIMNEYS, MECHANICAL EQUIPMENT, CHURCH STEEPLES, STAIR AND/OR ELEVATOR OVERRUNS AND ARCHITECTURALLY INTEGRATED SIGNAGE, WHICH MAY EXTEND AN ADDITIONAL 10 FEET

PERMITTED ADDITIONAL HEIGHT: 10'-0"
PROPOSED RESIDENTIAL ADDITIONAL HEIGHT: 8'-1"
PROPOSED MUSEUM ADDITIONAL HEIGHT: 8'-9"

SEC 23.3-25 g)

- TRANSFER DEVELOPMENT RIGHTS
ONE ADDITIONAL STORY OF NO MORE THAN 15 FEET IN OVERALL HEIGHT

TOTAL PERMITTED STORIES: 4+1=5
PROPOSED RESIDENTIAL STORIES: 5
PROPOSED MUSEUM STORIES: 4

COMPLIES

MAXIMUM WALL HEIGHT AT SIDE SET BACK

PERMITTED HEIGHT: 45'-0"
PROPOSED RESIDENTIAL FULL WALL HEIGHT: 56'-2"
PROPOSED MUSEUM FULL WALL HEIGHT: 55'-2"

COMPLIES

LIVING AREA

MULTIPLE-FAMILY

1 BR:	600 SF	PERMITTED
	618 SF MIN. & 1,267 SF MAX.	PROVIDED
2 BR:	750 SF	PERMITTED
	890 SF MIN. & 1,716 SF MAX.	PROVIDED

SEE DWG A-31-35 FOR INDIVIDUAL UNIT AREA

COMPLIES

FLOOR	RESIDENTIAL UNIT MIX			
	UNIT TYPE			
	1 BED	1 BED LOFT	2 BED	2 BED LOFT
1ST	5	5	0	5
2ND	12	0	14	0
3RD	18	0	8	0
4TH	14	0	8	0
5TH	13	0	8	0
TOTAL PER FLOOR	62	5	38	5
GRAND TOTAL	110			
PERCENTAGE	56%	5%	35%	5%
AVERAGE UNIT SIZE	735 SF	1,214 SF	1,136 SF	1,498 SF

SEC 23.3-14 d)

GROUND FLOOR TRANSPARENCY

- THE TRANSPARENT ELEMENTS ON THE GROUND FLOOR SHALL BE MAXIMIZED TO INCLUDE A MINIMUM OF 75 PERCENT OF THE GROUND FLOOR BEING WINDOWS, DOORS AND OTHER OPENINGS.
- GROUND FLOOR BUILDING FRONTAGE MUST HAVE AN ARCHITECTURAL BREAK EVERY 25 FEET.

MUSEUM

TOTAL TRANSPARENT ELEMENTS AREA:
882 SF + 1,064 SF = 1,946 SF
TOTAL GROUND FLOOR FRONTAGE:
1,348 SF + 1,132 SF = 2,480 SF
TRANSPARENT ELEMENTS PERCENTAGE:
1,946 SF / 2,480 SF = 78.5% > 75%

COMPLIES

RESIDENTIAL

TOTAL TRANSPARENT ELEMENTS AREA:
77 SF + 184 SF + 784 SF = 1,045 SF
TOTAL GROUND FLOOR ENTRANCES:
111 SF + 236 SF + 913 SF = 1,260 SF
TRANSPARENT ELEMENTS PERCENTAGE AT GROUND FLOOR ENTRANCES
1,045 SF / 1,260 SF = 82.9% > 75%

COMPLIES

ARCHITECTURAL BREAKS - REFER TO DWG 3.4,5,6,7 / A-03

COMPLIES

WINDOWS

LWB MAJOR THOROUGHFARE GUIDELINES

ART MUSEUM LOCATED ALONG LAKE AVENUE - MAJOR THOROUGHFARE A

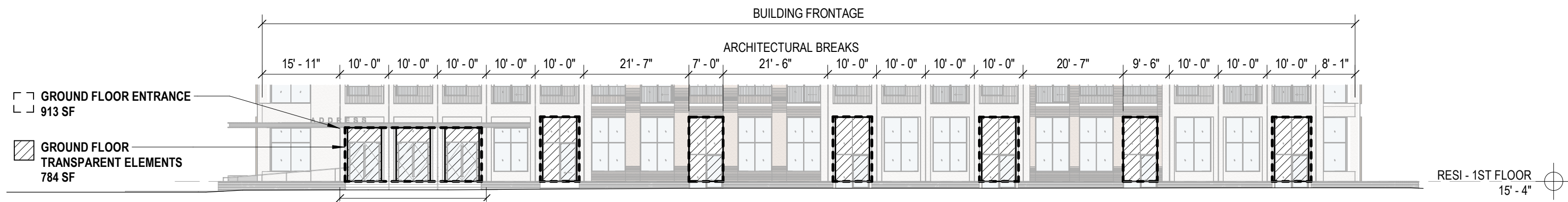
MIN. 25% OF FACADE FRONTING THE RIGHT-OF-WAY SHALL INCLUDED GLAZED FENESTRATIONS.

FACADE FRONTAGE AREA: 6,112 SF
PROPOSED GLAZING AREA: 1,600 SF
GLAZING PERCENTAGE: 1600 / 6,112 = 26%

COMPLIES

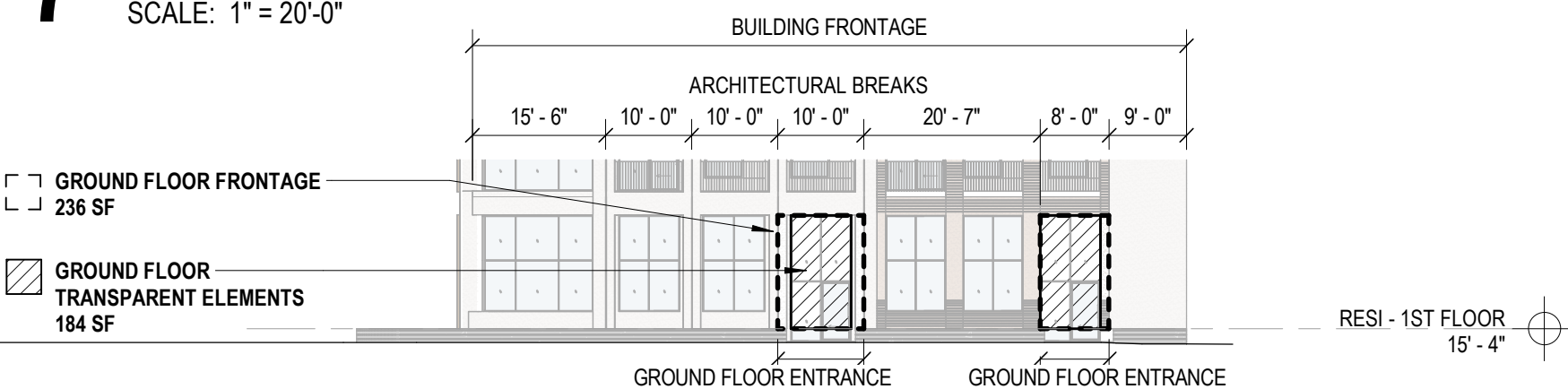
WINDOWS SHALL BE A MIN. OF 1'-0" ABOVE THE SIDEWALK, AND A MIN. HEIGHT OF 10'-0".

COMPLIES



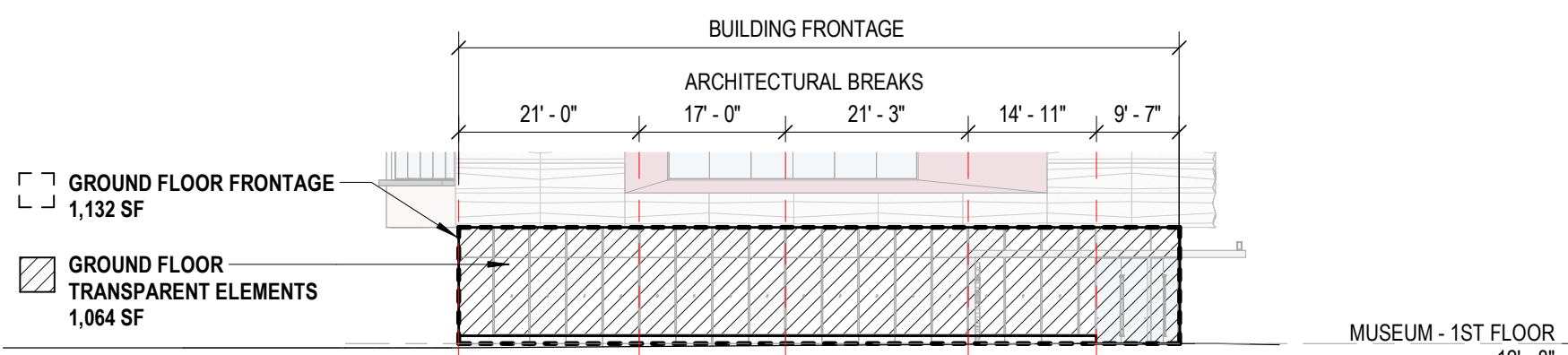
7 RESIDENTIAL - WEST ELEVATION @ SOUTH L ST.

SCALE: 1" = 20'-0"



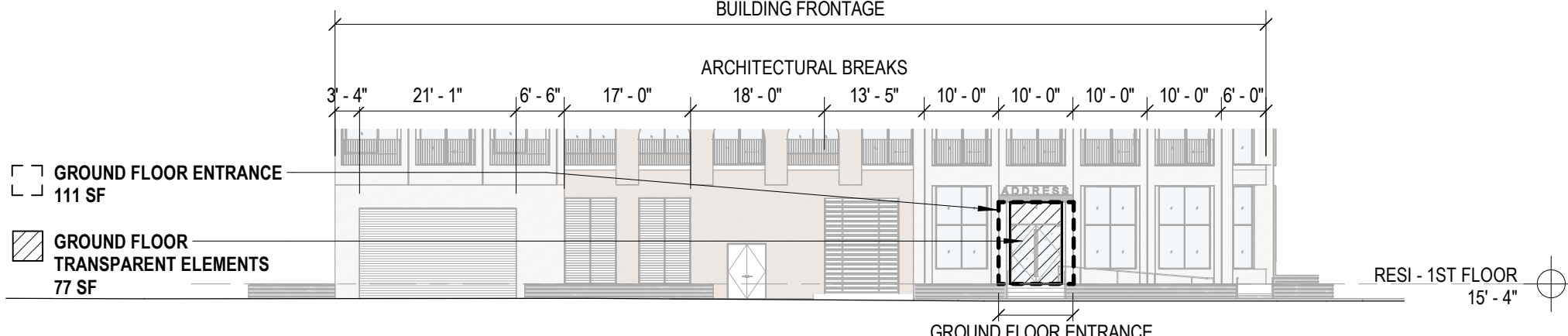
6 RESIDENTIAL - SOUTH ELEV. @ 1ST AVE. S

SCALE: 1" = 20'-0"



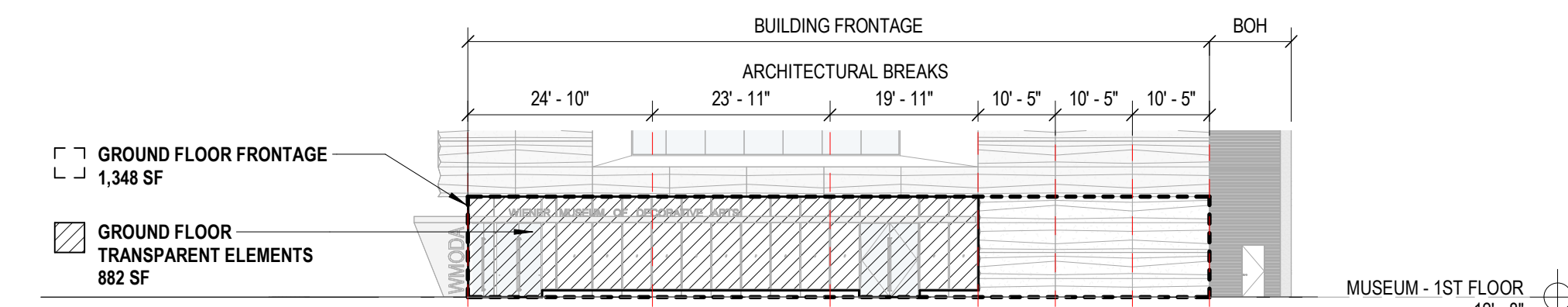
4 MUSEUM - EAST ELEVATION @ SOUTH M ST.

SCALE: 1" = 20'-0"



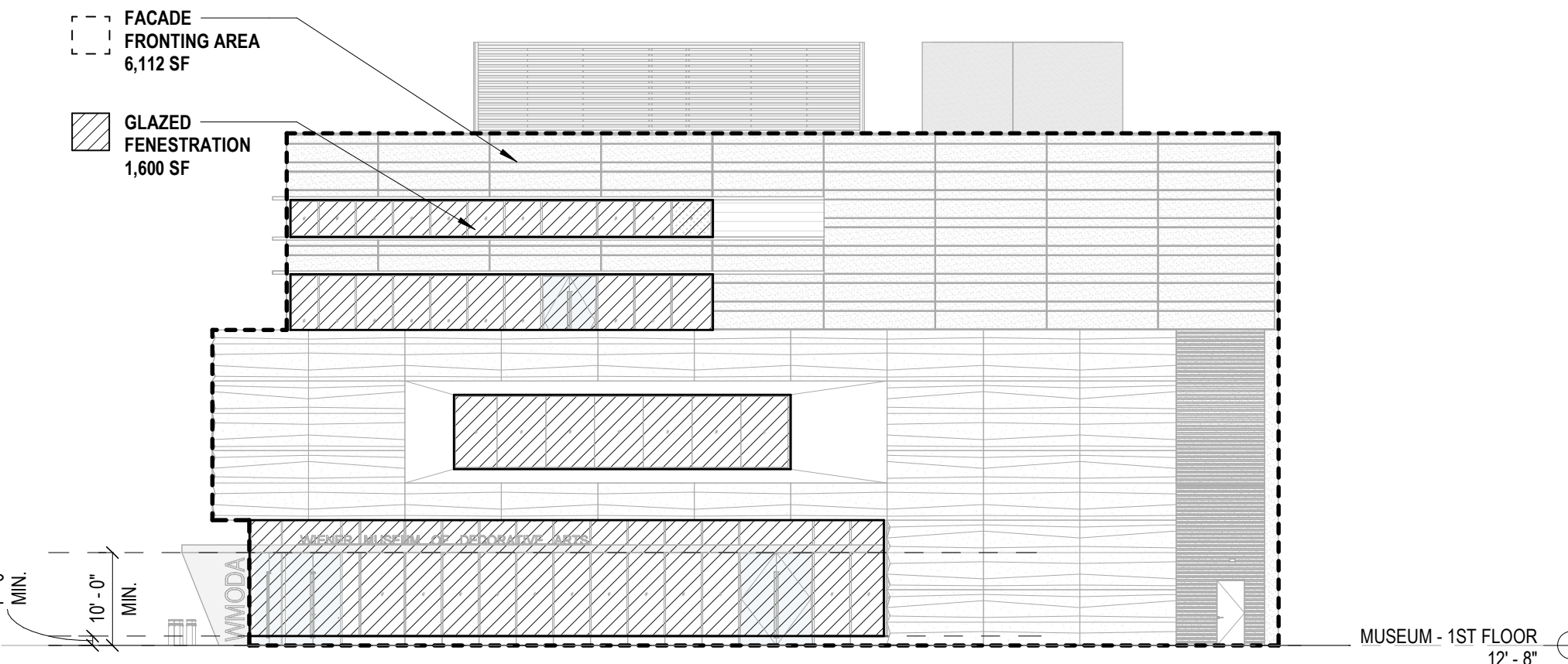
5 RESIDENTIAL - EAST ELEVATION @ SOUTH M ST.

SCALE: 1" = 20'-0"



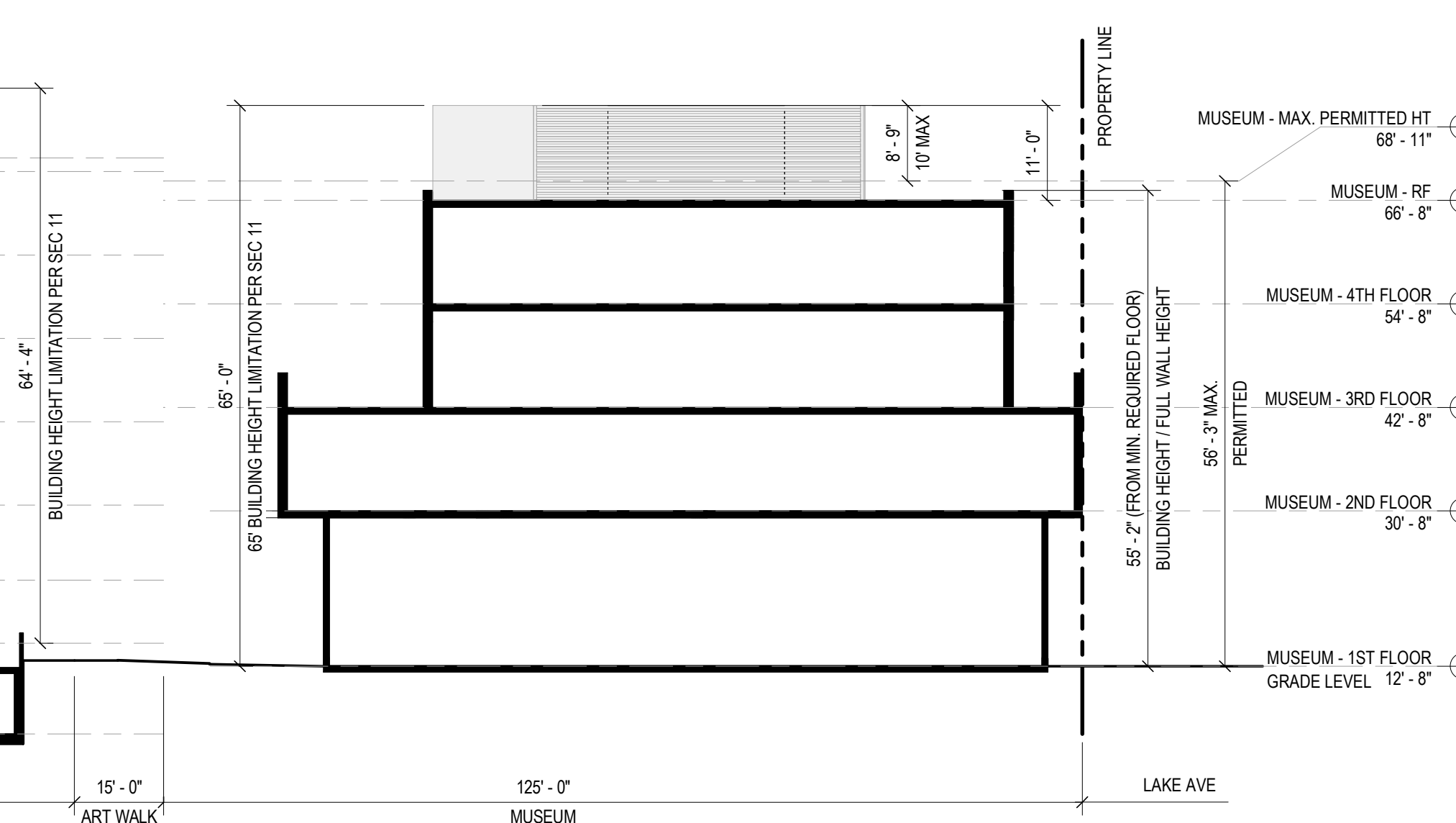
3 MUSEUM - NORTH ELEVATION @ LAKE AVENUE

SCALE: 1" = 20'-0"



2 MUSEUM NORTH ELEVATION - LAKE AVENUE

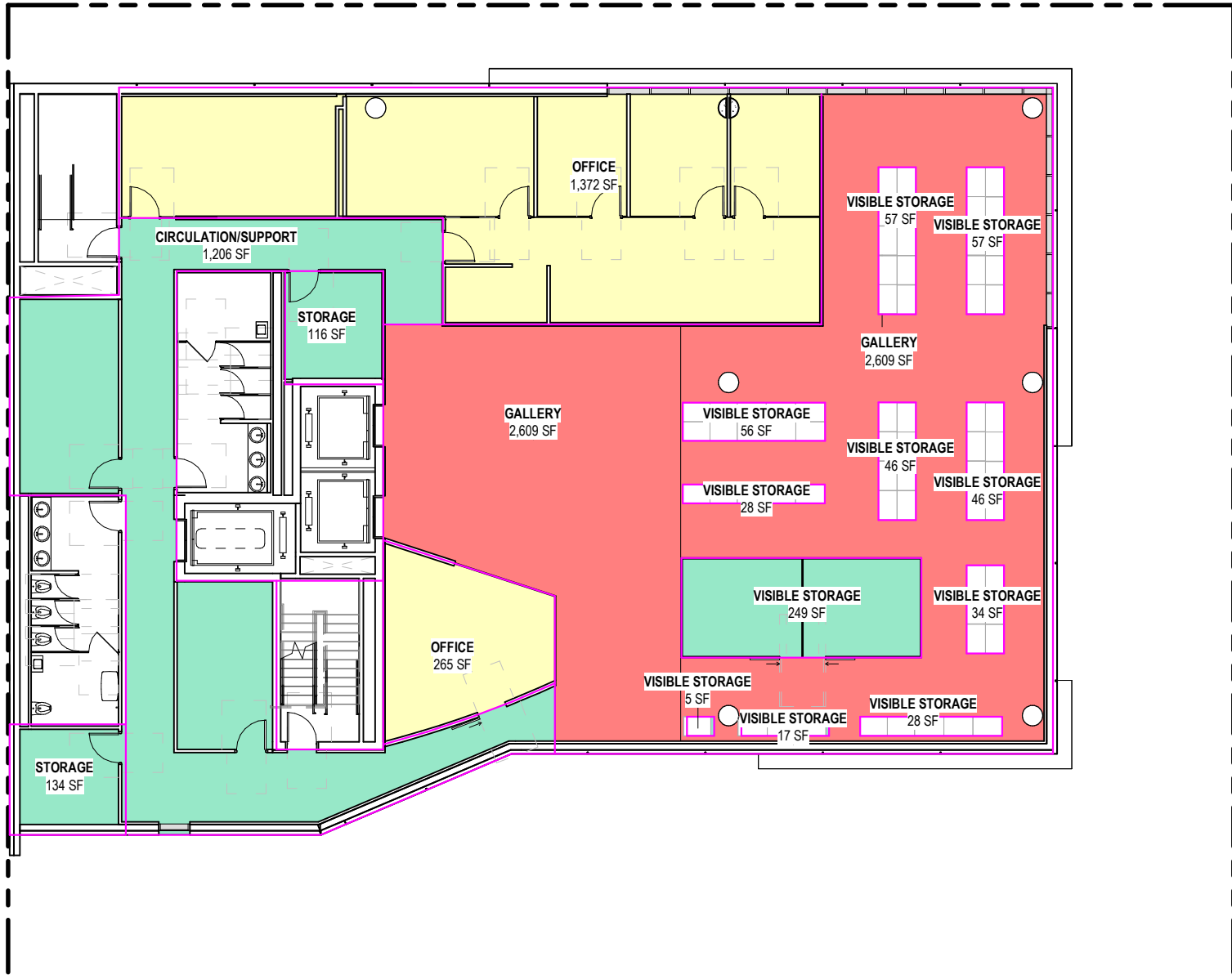
SCALE: 1/16" = 1'-0"



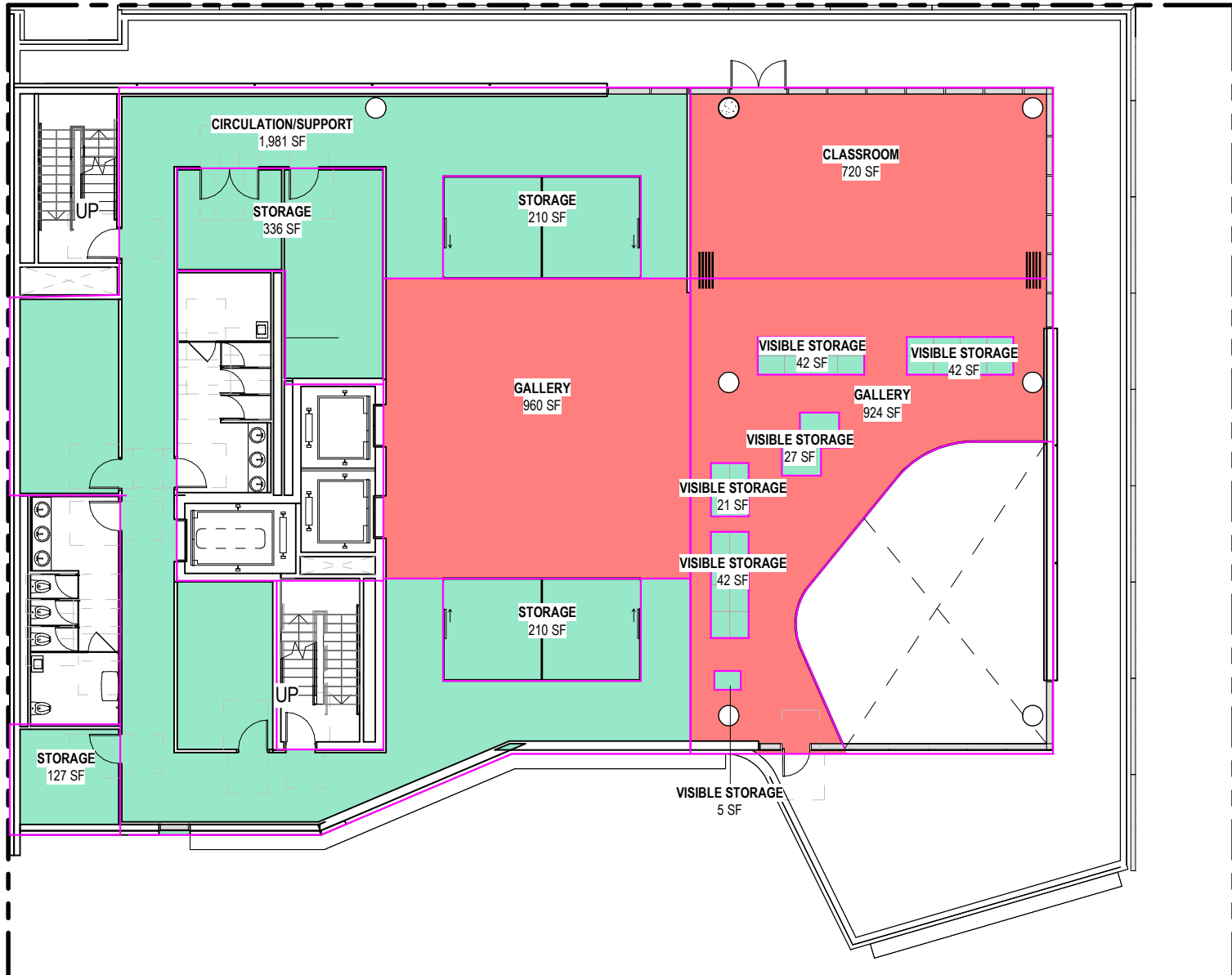
1 BUILDING HEIGHT DIAGRAM - SOUTH M STREET

SCALE: 1/16" = 1'-0"

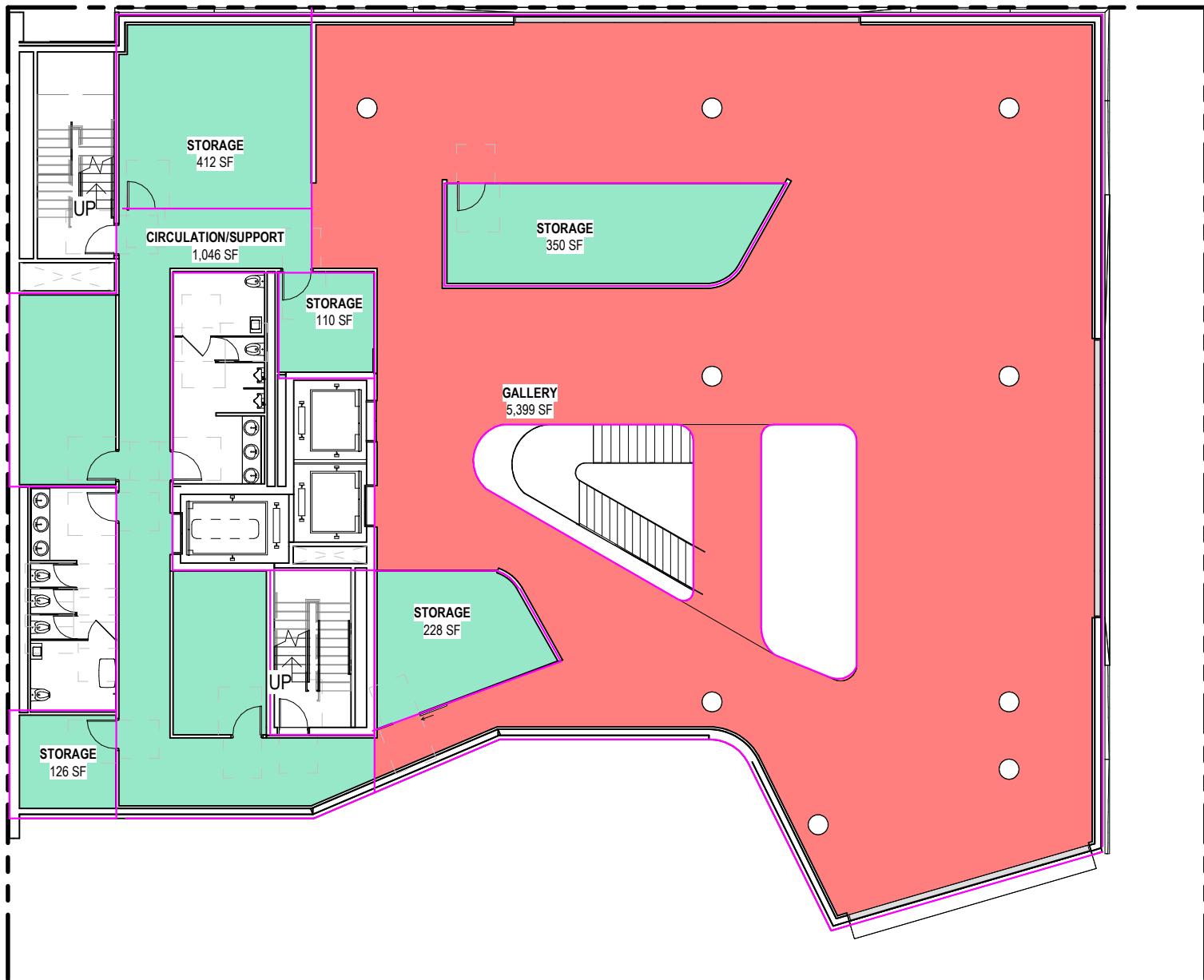
- INSTITUTIONAL
INDUSTRIAL
RESTAURANT
OFFICE



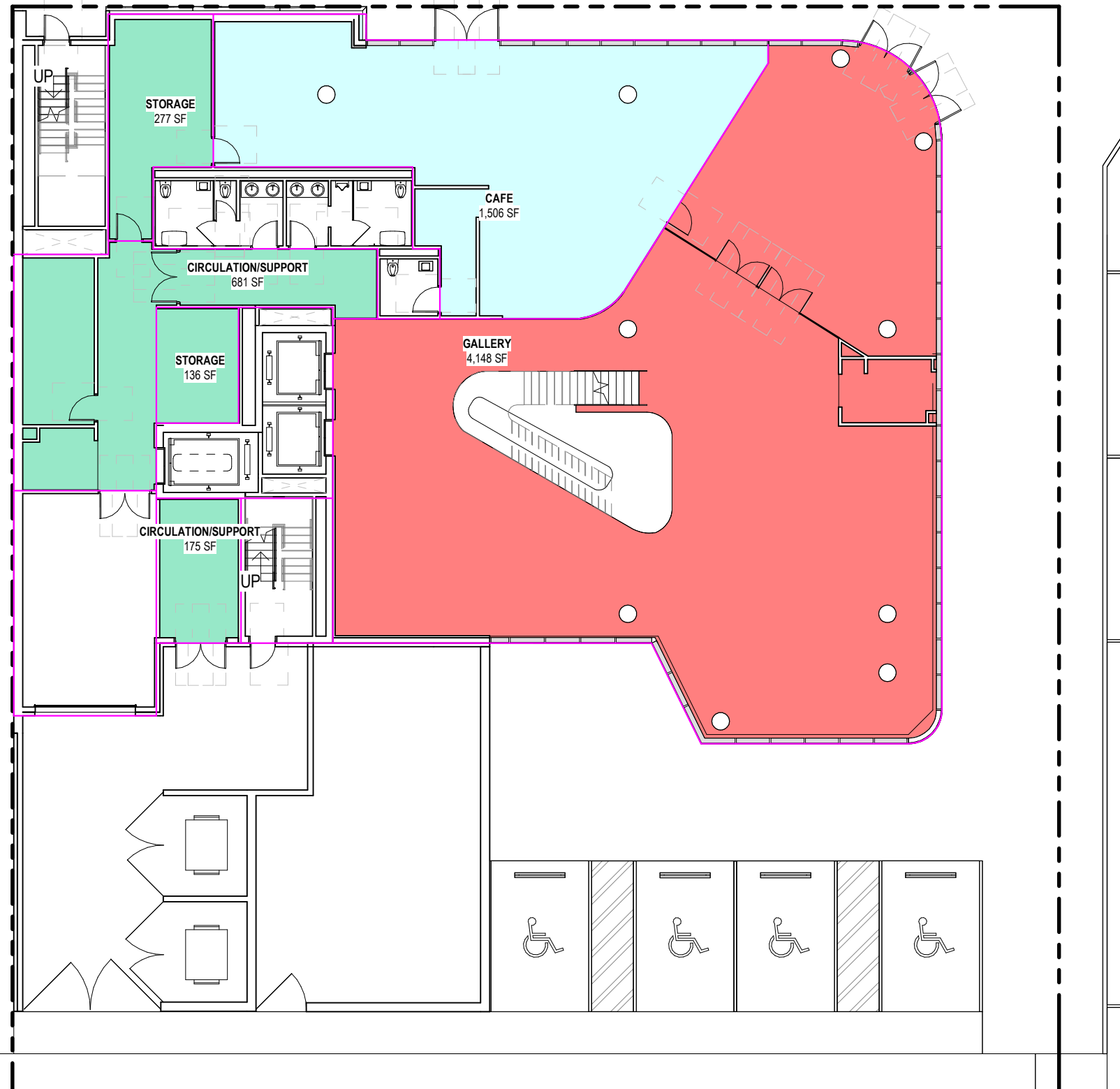
4 MUSEUM - 4TH FLOOR
SCALE: 1/16" = 1'-0"



3 MUSEUM - 3RD FLOOR
SCALE: 1/16" = 1'-0"



2 MUSEUM - 2ND FLOOR
SCALE: 1/16" = 1'-0"



1 MUSEUM - 1ST FLOOR
SCALE: 1/16" = 1'-0"

PARKING REQUIREMENT

SEC 23.4-10 f) 2 B

MUSEUM PARKING COUNT				
Program	LDR Use	GSF	Parking Ratio	Parking Count
MUSEUM - 1ST FLOOR				
CIRCULATION/SUPPORT	Industrial	866 SF	1,000	0.86
STORAGE	Industrial	413 SF	1,000	0.41
GALLERY	Institutional	4,148 SF	200	20.74
CAFE	Restaurant	1,506 SF	150	10.04
		6,924 SF		32.05
MUSEUM - 2ND FLOOR				
CIRCULATION/SUPPORT	Industrial	1,046 SF	1,000	1.05
STORAGE	Industrial	1,226 SF	1,000	1.23
GALLERY	Institutional	5,399 SF	200	26.99
		7,671 SF		29.27
MUSEUM - 3RD FLOOR				
CIRCULATION/SUPPORT	Industrial	1,981 SF	1,000	1.98
STORAGE	Industrial	884 SF	1,000	0.88
VISIBLE STORAGE	Industrial	178 SF	1,000	0.18
CLASSROOM	Institutional	720 SF	200	3.60
GALLERY	Institutional	1,884 SF	200	9.42
		5,647 SF		16.06
MUSEUM - 4TH FLOOR				
CIRCULATION/SUPPORT	Industrial	1,206 SF	1,000	1.21
STORAGE	Industrial	249 SF	1,000	0.25
VISIBLE STORAGE	Industrial	625 SF	1,000	0.62
GALLERY	Institutional	2,609 SF	200	13.05
OFFICE	Office	1,637 SF	400	4.09
		6,327 SF		19.22
Grand Total		26,569 SF		96.60

MUSEUM PARKING REQUIREMENT

TOTAL MUSEUM LOT PARKING COUNT = 97 PARKINGS REQ'D (SEE CHART ABOVE)

SEC 23.4-10 f) 2 B

RESIDENTIAL PARKING REQUIREMENT

RESIDENTIAL AREA

STUDIO = 1 UNITS
1 BDRM = 54 UNITS
2 BDRM = 55 UNITS
TOTAL = 110 UNITS

1 X 1.25 (STUDIO) = 1.25 PARKING
54 X 1.5 (1 BDRM) = 81 PARKING
55 X 1.75 (2 BDRM) = 96.25 PARKING
TOTAL GARAGE = 179 PARKINGS

SEC 23.4-10 f) 2 B

COMMUNITY ART SPACE: 1,746 SF
1,982 SF / 200 SF(INSTITUTIONAL) = 10 PARKINGS

TOTAL RESI LOT PARKING COUNT = 189 PARKINGS REQ'D

COMBINED LOT PARKING REQUIREMENT

25% DEDUCTION OF THE TOTAL OFF-STREET PARKING REQUIREMENT FOR LAND OR BUILDING USED FOR TWO OR MORE USES

97 + 189 = 286 PARKINGS TOTAL
286 x 25% = 72 PARKINGS DEDUCTED
287 - 72 = 215 PARKINGS TOTAL AFTER DEDUCTION

TOTAL COMBINED LOT PARKING COUNT = 215 PARKINGS REQ'D

SEC 23.4-10 h) 1

PARKING DISTRIBUTION

SEC 23.4-10 i) 1.a

SEC 23.4-10 j) 2.e

SEC 23.4-10 i) 2

RESIDENTIAL BUILDING

GARAGE PARKING - 124 CARS

(SEE DWG 1/A-30)
REGULAR - 89 CARS
COMPACT - 29 CARS
ADA (INCLUDES VAN) - 6 CARS
TOTAL - 124 CARS

BICYCLE (EQUIVALENT CAR SPACES) - 24 CARS
(SEE DWG 1/A-31)
ALT. PARKING PERMITTED = 215 x 25% = 53 MAX.
53 - 29(COMPACT) = 24
ON-STREET (RESI ONLY) - 15 CARS
(SEE DWG 1/A-31)

RESI TOTAL - 163 CARS PROVIDED

MUSEUM BUILDING

OFF-STREET - 4 ADA CARS
(SEE DWG 1/A-04)
ON-STREET (MUSEUM ONLY) - 10 CARS
(SEE DWG 1/A-04)
6 CARS + 1 BUS (4 CARS) = 10 CARS

MUSEUM TOTAL - 14 CARS PROVIDED

PROPOSED CITY (PARKING GARAGE) - SEPARATE APPLICATION

TOTAL - 268 CARS, 45 CARS IN-LIEU SUBSTITUTION

GRAND TOTAL

163 + 14 + 45 = 222 CARS PROVIDED

COMPLIES

SEC 23.9-4

OFF-STREET LOADING REGULATIONS

AT LEAST (1) PERMANENTLY MAINTAINED OFF-STREET LOADING FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA.

ONLY PROGRAM WITHIN THE MUSEUM THAT REQUIRES THE RECEIPT OF MATERIAL AND MERCHANDISE SHALL BE THE GALLERY AND CAFE.

GALLERY: 14,040 SF
CAFE: 1,506 SF
TOTAL: 15,546 SF

(2) LOADING REQUIRED
(2) LOADING PROVIDED AT MUSEUM & RESIDENTIAL

COMPLIES

UNITED
MANAGEMENT

WMODA MIXED-USE, CULTURAL ARTS CAMPUS

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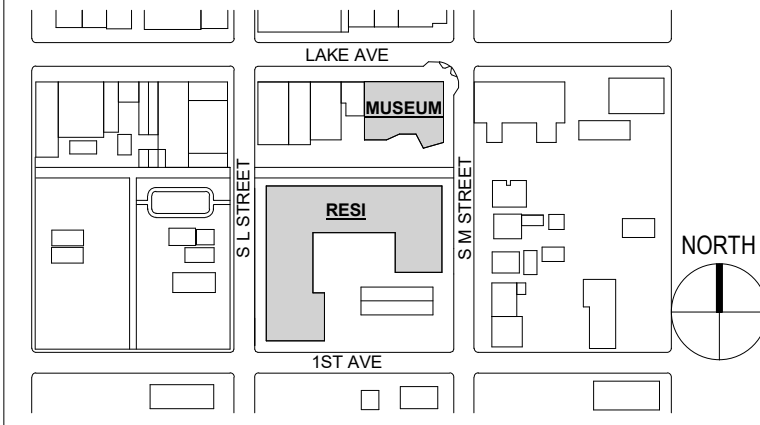
BOHLER

CIVIL ENGINEER / LANDSCAPE ARCHITECT
1900 NW Corporate Blvd, Suite 101E, Boca Raton, FL 33431. t +1 561 571 0280

SPARK

LIGHTING DESIGNER
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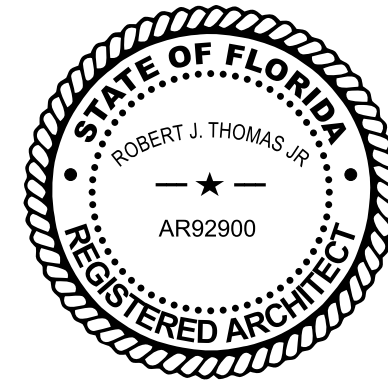
KEY PLAN



NO. DATE ISSUE OR REVISION

1 03/17/2025 SITE PLAN SUBMISSION
2 06/18/2025 SPRT COMMENTS

SEAL/ SIGNATURE



SHEET TITLE:

PARKING ANALYSIS

PROJECT NO.
24033

SCALE
1/16" = 1'-0"

QA BY
Checker

QC BY
Author

SHEET NO.

A-04