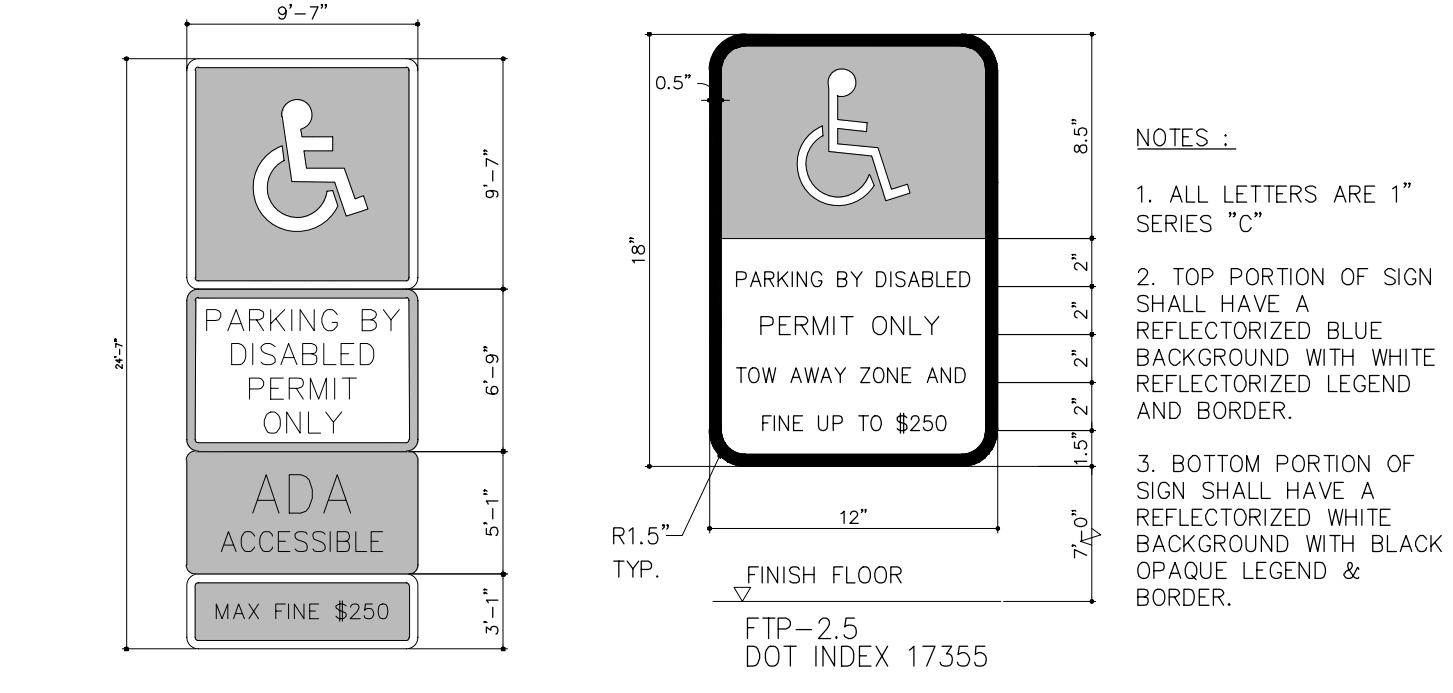


HANDICAP VAN PARKING SCALE: 1/8" = 1'-0" ②  
 HANDICAP & ST. STALL DTL. SCALE: 1/8" = 1'-0" ①



FLOOR SIGN DET. N.T.S. ④  
 SIGN DETAIL N.T.S. ③

NOTE: REFER TO CIVIL SHEETS FOR SITE PLAN AND SITE INFORMATION.

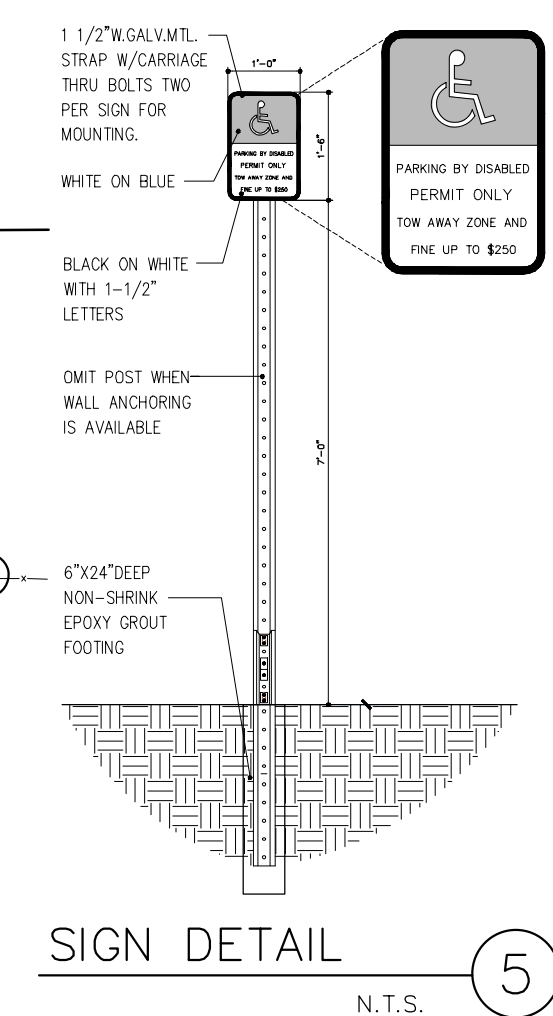
OFF-STREET PARKING		
Required	# of units or SF	# Spaces
Multifamily		
ST, 1BD @ 1 sp/du	180 units	180
2BD or more @ 1.5 sp/du	100 units	150 sp
<b>TOTAL REQUIRED</b>	<b>280 units</b>	<b>330 sp</b>
Provided		
Loading Parking		2 sp
Parking Garage	ADA	Standard
Level 1	2	44 sp
Level 2	2	67 sp
Levels 3	1	71 sp
Levels 4	1	71 sp
Level 5	2	59 sp
Sub-Total	8	312 sp
<b>TOTAL GARAGE</b>		<b>320 sp</b>
TOTAL SURFACE PARKING	1	12
<b>TOTAL PROVIDED</b>		<b>333 sp</b>

Note: Min provided ADA spaces meet ADA Standards for Accessible

DEVELOPMENT SUMMARY - UNIT MIX				
Unit Types	Gross Area	Total Units	% of Totals	LEASABLE AREA (NRSF)
STUDIO				
ST	480 sf	23 units	8.2%	11,040 sf
STM	448 sf	7 units	2.5%	3,136 sf
Sub-total		<b>30 units</b>	<b>10.7%</b>	<b>14,176 sf</b>
1 BD				
A1	720 sf	69 units	24.6%	49,680 sf
A1M	672 sf	13 units	4.6%	8,736 sf
A2	826 sf	45 units	16.1%	37,170 sf
A2H	775 sf	16 units	5.7%	12,400 sf
A3	836 sf	7 units	2.5%	5,852 sf
Sub-total		<b>150 units</b>	<b>53.6%</b>	<b>113,838 sf</b>
2 BD				
B1	900 sf	22 units	7.9%	19,800 sf
C1	1,080 sf	63 units	22.5%	68,040 sf
C2	1,012 sf	7 units	2.5%	7,084 sf
Sub-total		<b>92 units</b>	<b>32.9%</b>	<b>94,924 sf</b>
3 BD				
D1	1,350 sf	8 units	2.9%	10,800 sf
Sub-total		<b>8 units</b>	<b>2.9%</b>	<b>10,800 sf</b>
<b>TOTAL UNITS</b>		<b>280 units</b>	<b>100%</b>	<b>233,738 sf</b>
<b>Gross Average Unit Area</b>				<b>835 sf</b>

PAVEMENT MARKING AND SIGNAGE (REFER TO CIVIL PLAN C-206 FOR FURTHER INFORMATION)

- (A) STOP SIGN
- (B) NO PARKING FIRE LANE
- (C) PROPERTY LINE
- (D) STOP BAR
- (E) PAINTED DIRECTIONAL ARROW ( TYP.)
- (F) FIRE LANE STRIPPING 5" WIDE
- (G) ACCESSIBLE PARKING SPACE ( TYP.)
- (H) PARKING SPACE STRIPPING
- (I) INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC
- (J) FLUSH SIDEWALK
- (K) LOADING AREA (6"YELLOW 45°STRIPPING)
- (L) CONCRETE PARKING DECK (REFER TO ARCH. PLANS)
- (M) MILL AND RESURFACE



SIGN DETAIL N.T.S. ⑤

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

PRELIM. TAC SUBMITTAL 07/01/2024

C-10 CANAL 130' RW

BY \_\_\_\_\_

PRELIM. TAC SUBMITTAL 07/01/2024

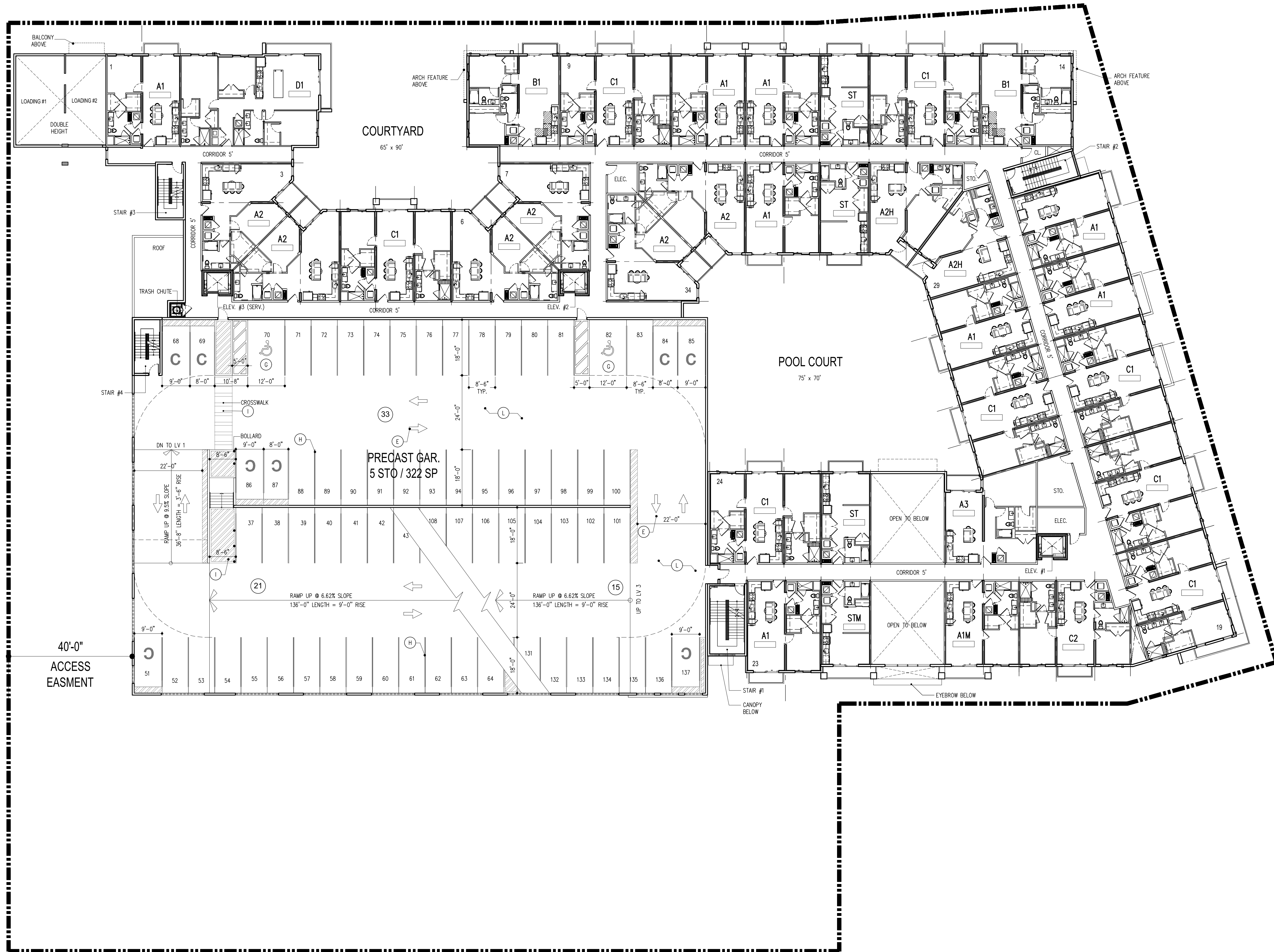
**OAKWOOD PLAZA**  
 LOCATED AT:  
 HOLLYWOOD  
 FOR:  
 KIMCO REALTY

MSA ARCHITECTS, INC.  
 AAC000895  
 8965 SW 74th COURT  
 SUITE 100  
 MIAMI, FLORIDA 33156  
 (305) 273-9911

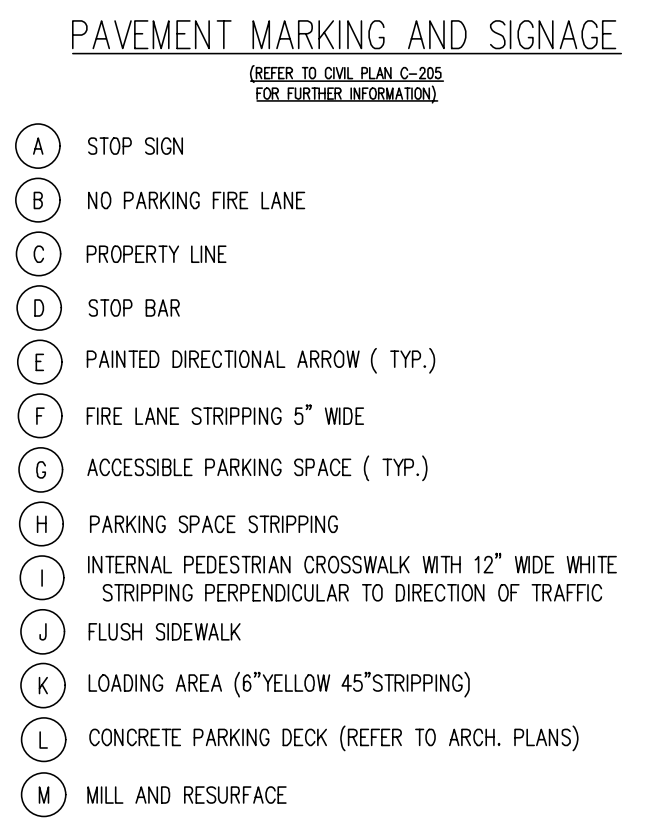
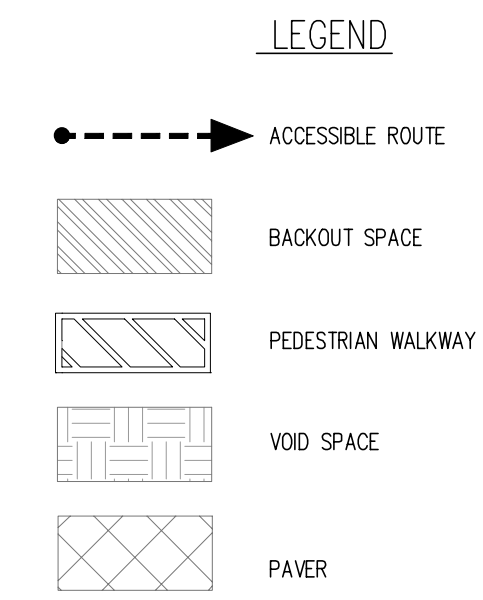
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 ARCHITECTURE & PLANNING

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DRAWN \_\_\_\_\_ CONTRACT DATE 11/06/23  
 SCALE AS SHOWN  
 JOB NO. 2242.PRJ  
 SHEET TITLE: LEVEL 1  
 SHEET NUMBER: A-2.1



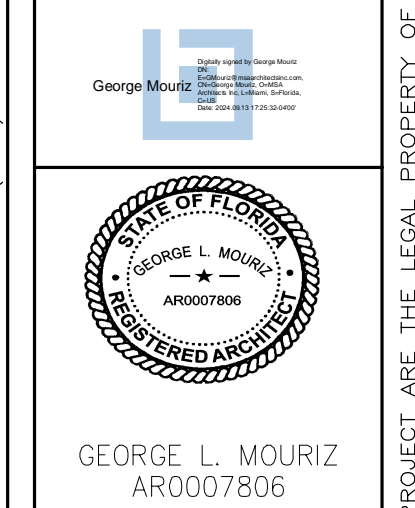
OAKWOOD HILL PARK



**LEVEL 2**  
SCALE: 1/16" = 1'-0"  
NORTH

PRELIM. TAC SUBMITTAL  
07.01.2024

**OAKWOOD PLAZA**  
LOCATED AT:  
HOLLYWOOD  
FOR:  
KIMCO REALTY



MSA ARCHITECTS, INC.  
AAC000895  
8850 SW 74th COURT  
MIAMI, FLORIDA 33156  
(305) 273-9911

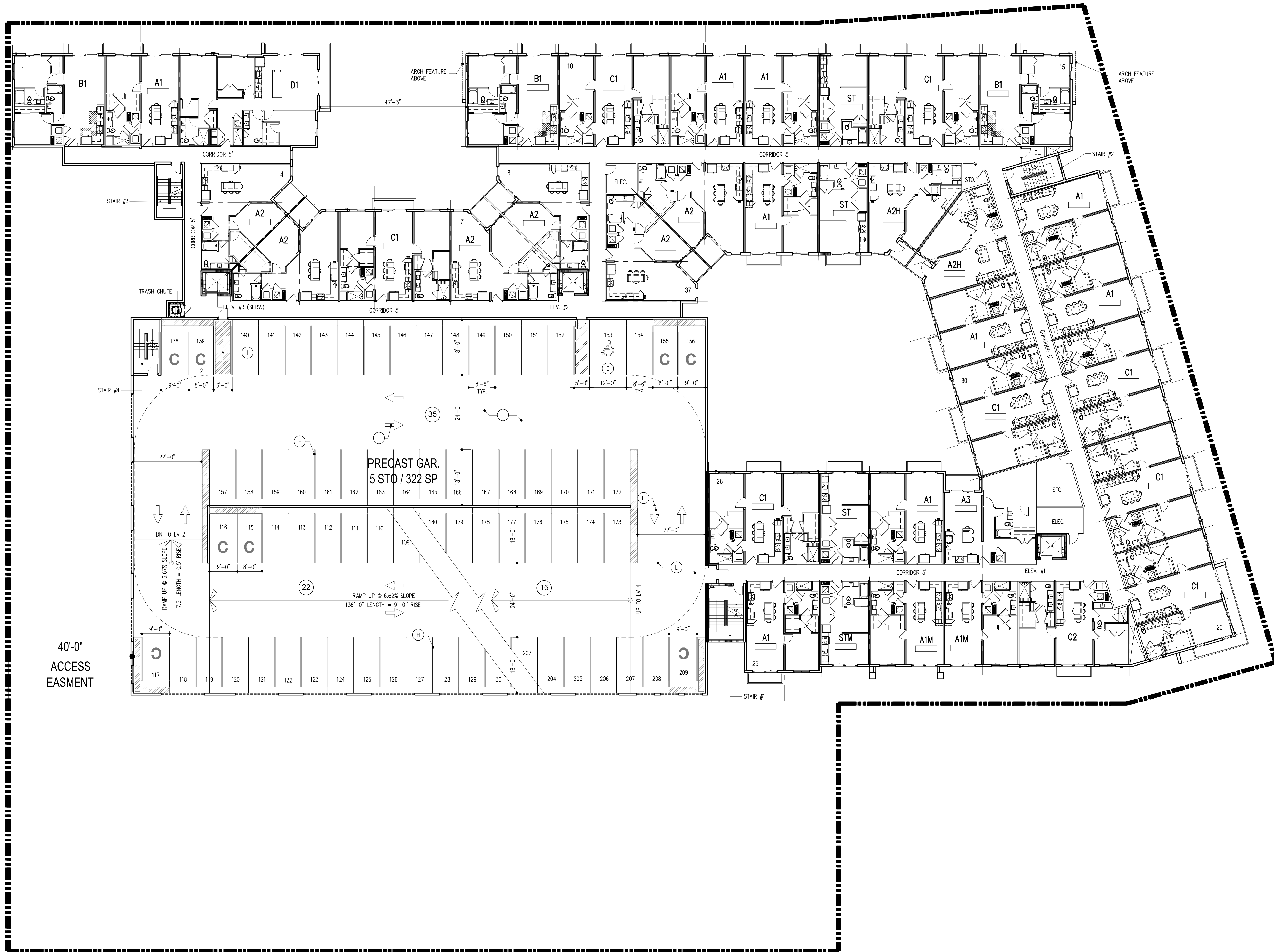
**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

DRAWN  
CONTRACT DATE 11/06/23  
SCALE AS SHOWN  
JOB NO. 2242.PRJ

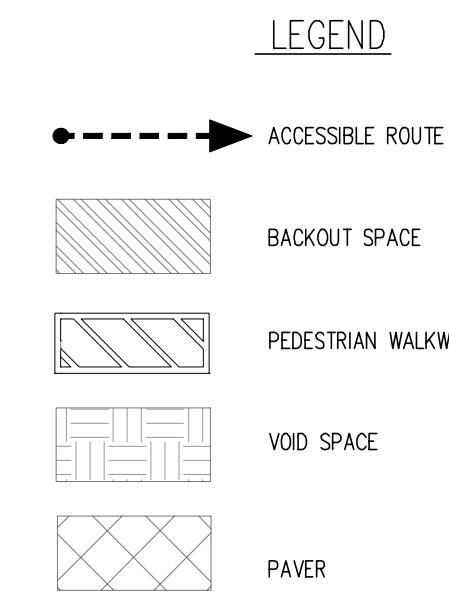
SHEET TITLE:  
**LEVEL 2**  
SHEET NUMBER:  
**A-2.2**

PRELIM. TAC SUBMITTAL 07/01/2024

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OAKWOOD HILL PARK

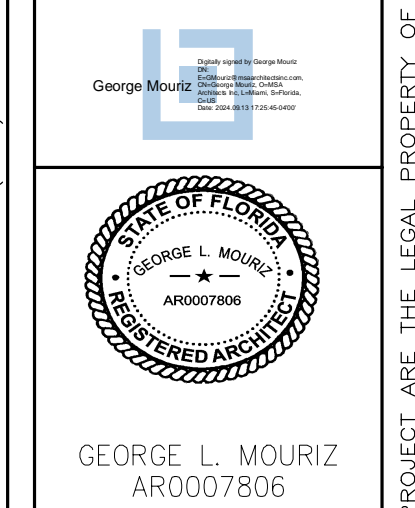


- PAVEMENT MARKING AND SIGNAGE**  
(REFER TO CIVIL PLAN C-205 FOR FURTHER INFORMATION)
- (A) STOP SIGN
  - (B) NO PARKING FIRE LANE
  - (C) PROPERTY LINE
  - (D) STOP BAR
  - (E) PAINTED DIRECTIONAL ARROW ( TYP.)
  - (F) FIRE LANE STRIPPING 5' WIDE
  - (G) ACCESSIBLE PARKING SPACE ( TYP.)
  - (H) PARKING SPACE STRIPPING
  - (I) INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC
  - (J) FLUSH SIDEWALK
  - (K) LOADING AREA (6"YELLOW 45°STRIPPING)
  - (L) CONCRETE PARKING DECK (REFER TO ARCH. PLANS)
  - (M) MILL AND RESURFACE

**LEVEL 3**  
SCALE: 1/16" = 1'-0"  
NORTH

PRELIM. TAC SUBMITTAL 07.01.2024

**OAKWOOD PLAZA**  
LOCATED AT:  
HOLLYWOOD  
FOR:  
KIMCO REALTY

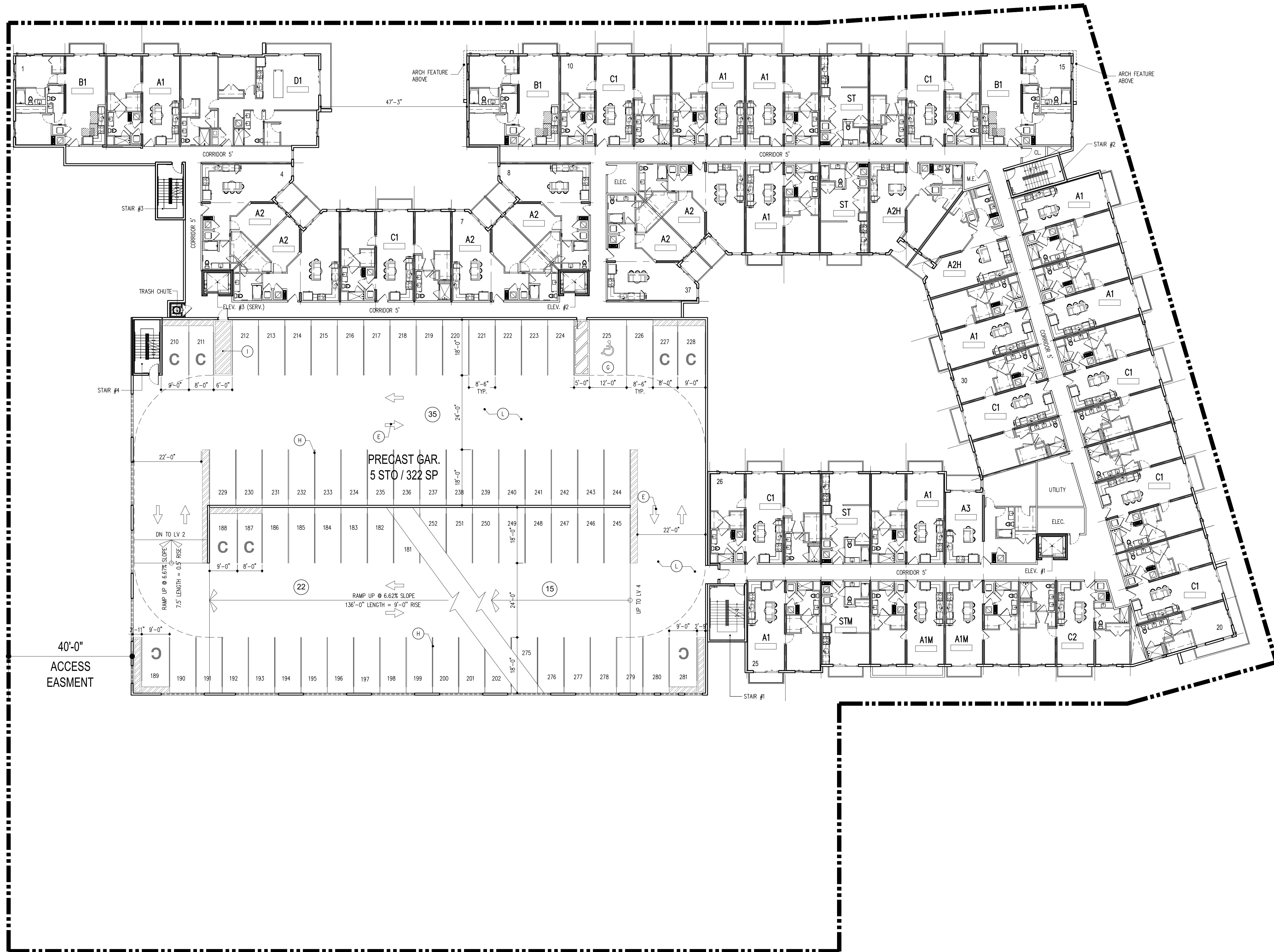


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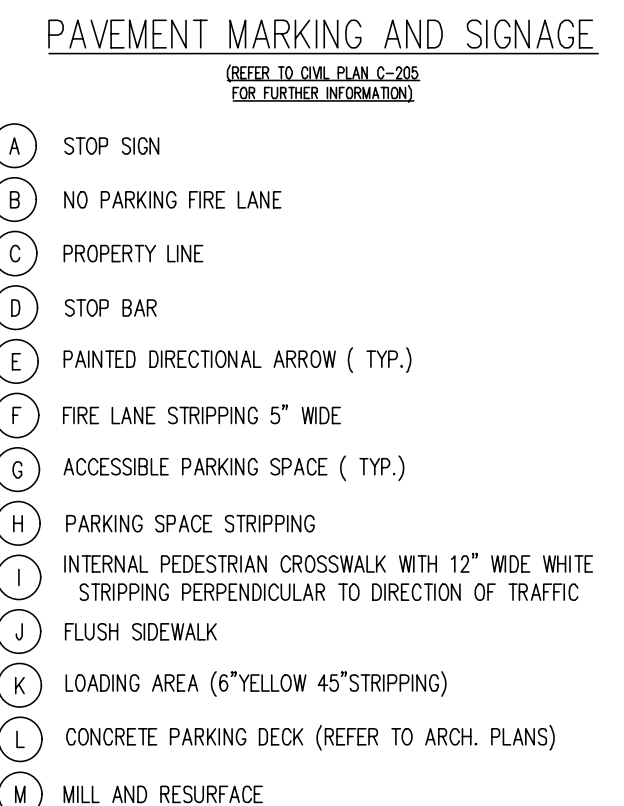
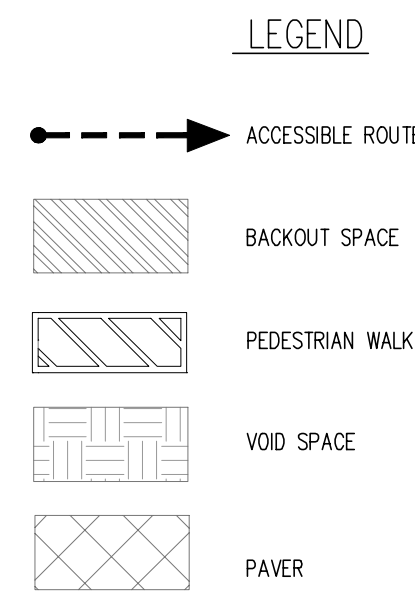


DRAWN: 11/06/23  
CONTRACT DATE: 11/06/23  
SCALE: AS SHOWN  
JOB NO.: 2242.PRJ

SHEET TITLE:  
**LEVEL 3**  
SHEET NUMBER:  
**A-2.3**



OAKWOOD HILL PARK



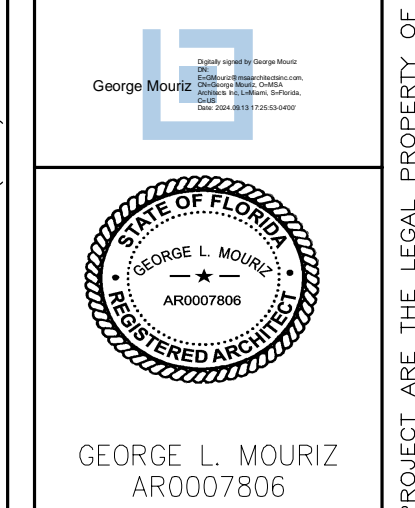
**LEVEL 4**

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

PRELIM. TAC SUBMITTAL 07/01/2024

PRELIM. TAC SUBMITTAL 07.01.2024	BY

**OAKWOOD PLAZA**  
LOCATED AT:  
HOLLYWOOD  
FOR:  
KIMCO REALTY



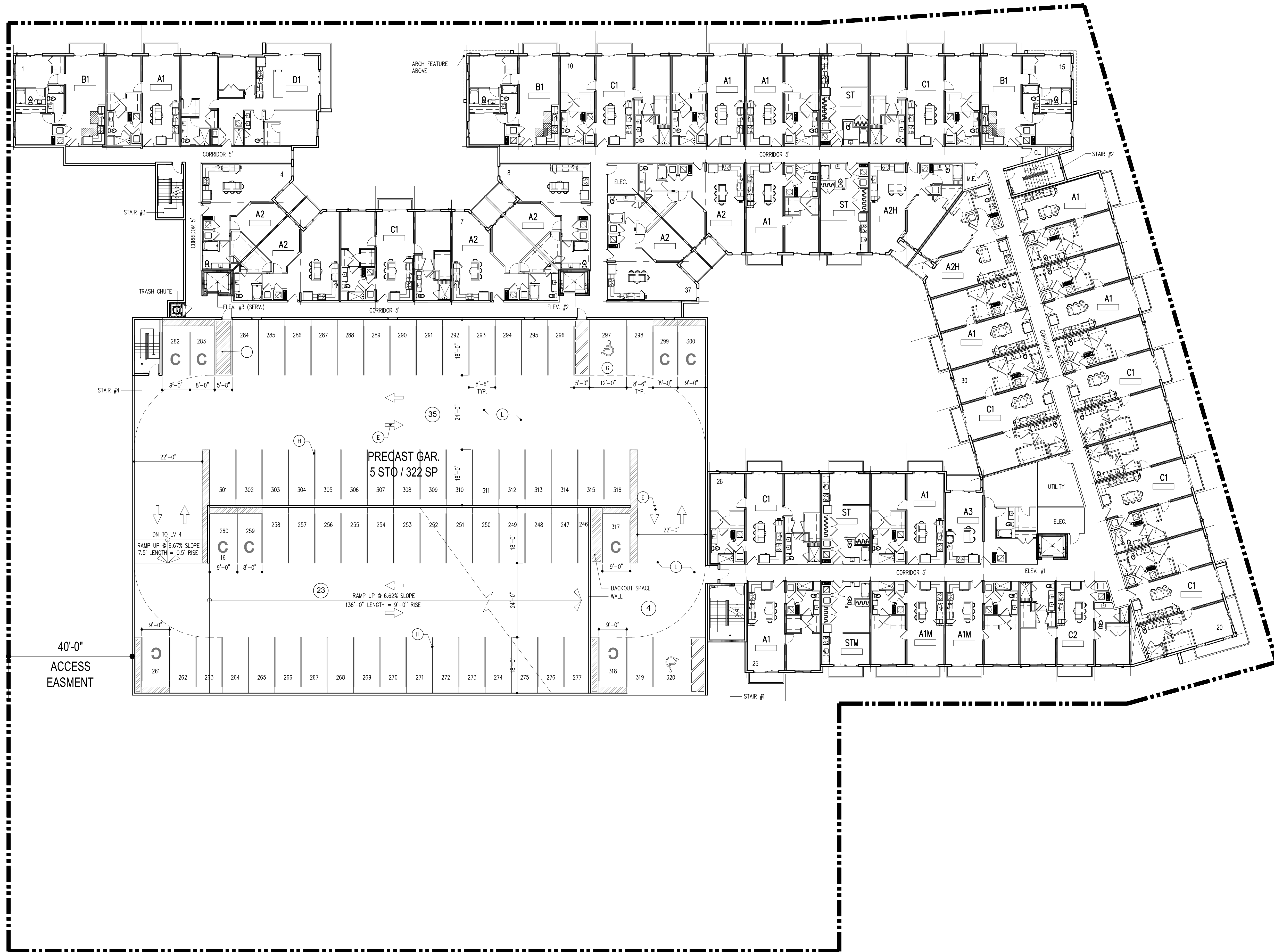
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AAC000895  
8950 SW 74th COURT  
MIAMI, FLORIDA 33156  
(305) 273-9911



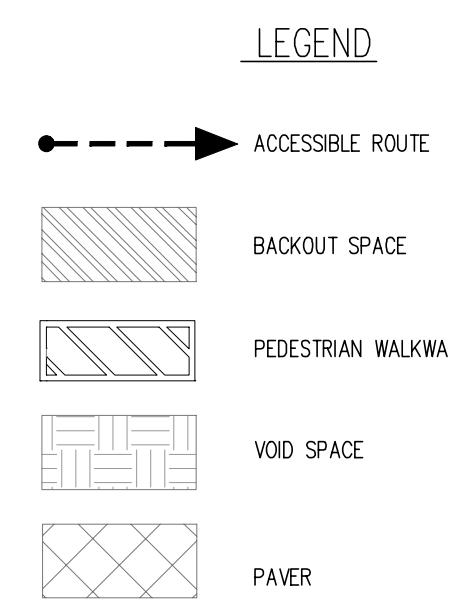
DRAWN	CONTRACT DATE 11/06/23
SCALE AS SHOWN	JOB NO. 2242.PRJ
SHEET TITLE:	LEVEL 4
SHEET NUMBER:	A-2.4

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OAKWOOD HILL PARK



- PAVEMENT MARKING AND SIGNAGE**  
REFER TO CIVIL PLAN C-206 FOR FURTHER INFORMATION.
- (A) STOP SIGN
  - (B) NO PARKING FIRE LANE
  - (C) PROPERTY LINE
  - (D) STOP BAR
  - (E) PAINTED DIRECTIONAL ARROW ( TYP.)
  - (F) FIRE LANE STRIPPING 5" WIDE
  - (G) ACCESSIBLE PARKING SPACE ( TYP.)
  - (H) PARKING SPACE STRIPPING
  - (I) INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC
  - (J) FLUSH SIDEWALK
  - (K) LOADING AREA (6"YELLOW 45°STRIPPING)
  - (L) CONCRETE PARKING DECK (REFER TO ARCH. PLANS)
  - (M) MILL AND RESURFACE



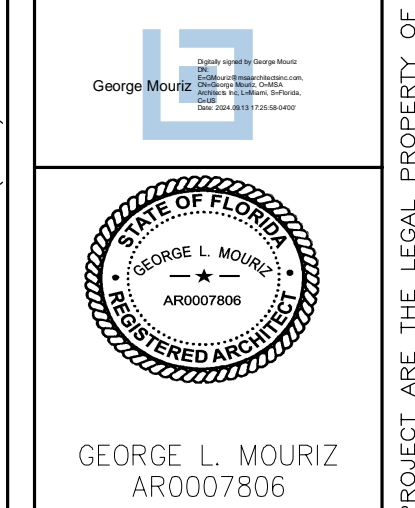
**LEVEL 5**

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

PRELIM. TAC SUBMITTAL 07/01/2024

PRELIM. TAC SUBMITTAL 07.01.2024	BY

**OAKWOOD PLAZA**  
 LOCATED AT:  
 HOLLYWOOD  
 FOR:  
 KIMCO REALTY



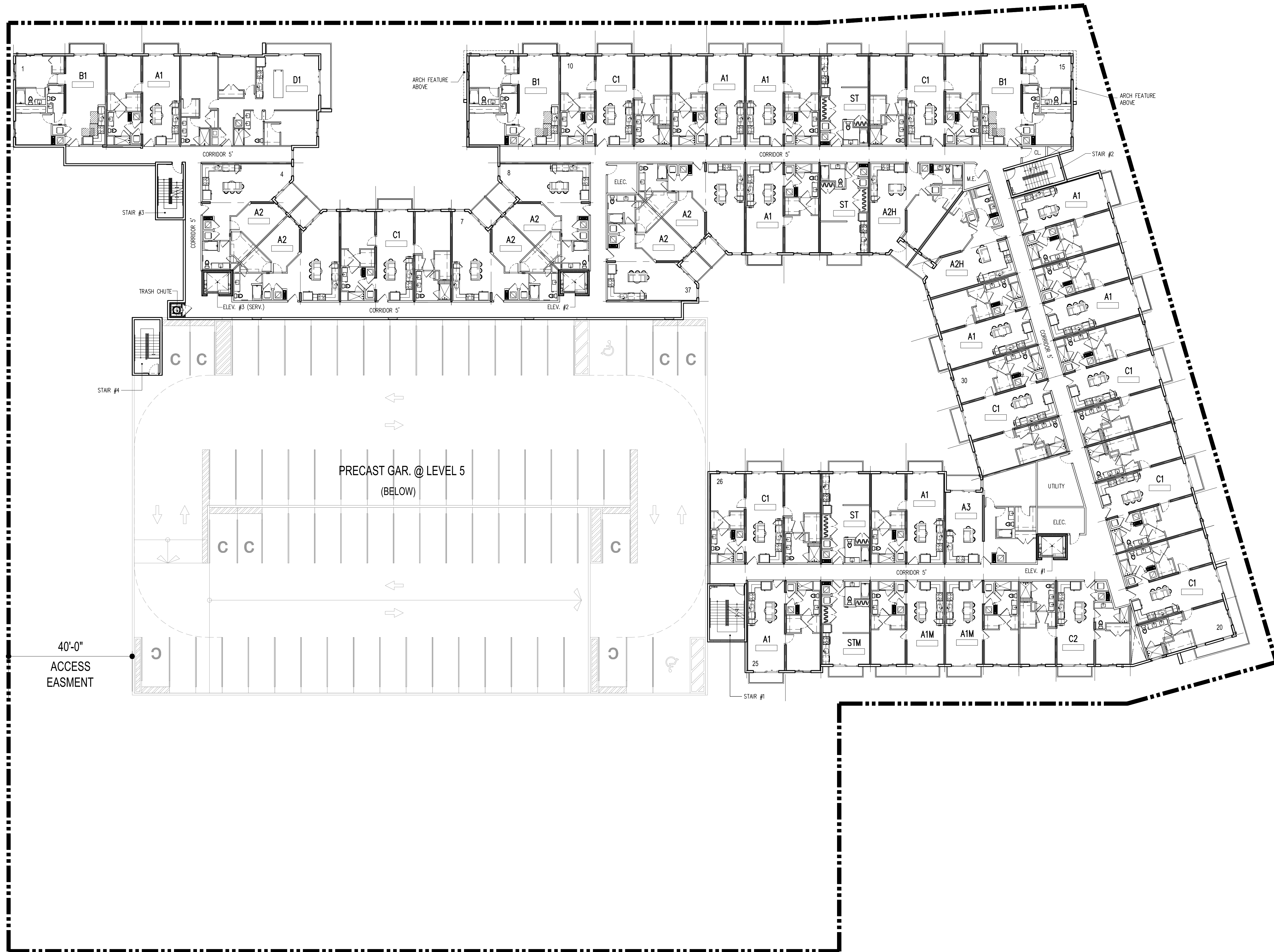
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 (305) 273-9911



DRAWN	CONTRACT DATE 11/06/23
SCALE AS SHOWN	JOB NO. 2242.PRJ
SHEET TITLE:	LEVEL 5
SHEET NUMBER:	A-2.5

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OAKWOOD HILL PARK

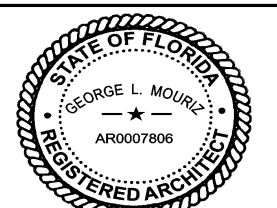
**LEVELS 6-7**  
NORTH

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

PRELIM. TAC SUBMITTAL 07/01/2024

PRELIM. TAC SUBMITTAL 07.01.2024	BY

**OAKWOOD PLAZA**  
LOCATED AT:  
HOLLYWOOD  
FOR:  
KIMCO REALTY



GEORGE L. MOURIZ  
AR0007806

MSA ARCHITECTS, INC.  
AAC000895

8950 SW 74th COURT  
MIAMI, FLORIDA 33156  
(305) 273-9911

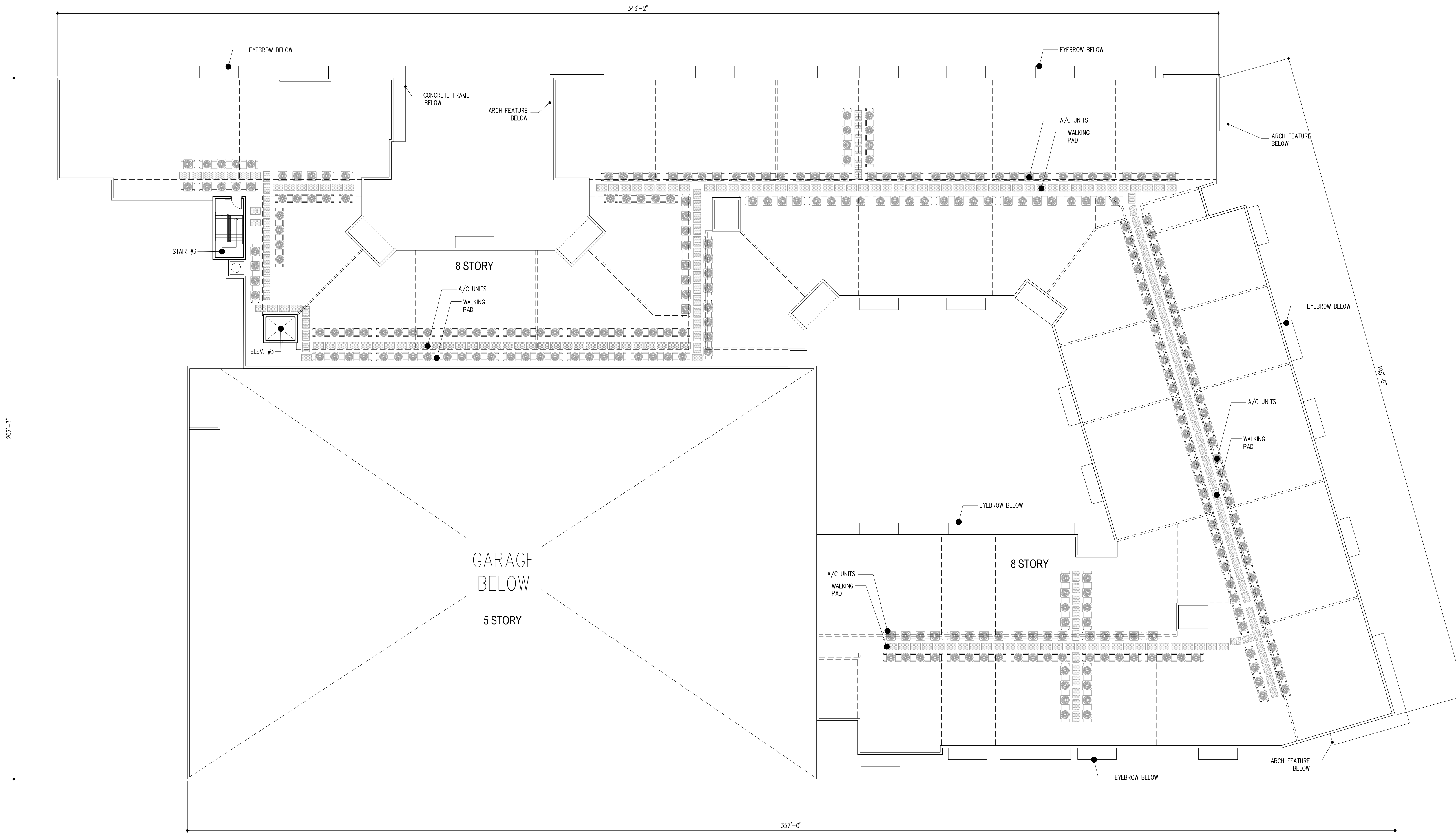
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DRAWN  
CONTRACT DATE 11/06/23  
SCALE AS SHOWN  
JOB NO. 2242.PRJ  
SHEET TITLE:

LEVELS 6-7  
SHEET NUMBER:  
**A-2.6**



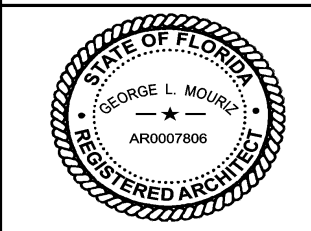


**LEVEL ROOF**  
 SCALE: 1/16" = 1'-0"

PRELIM. TAC SUBMITTAL 07/01/2024

PRELIM. TAC SUBMITTAL 07.01.2024	BY

**OAKWOOD PLAZA**  
 LOCATED AT:  
 HOLLYWOOD  
 FOR:  
 KIMCO REALTY



GEORGE L. MOURIZ  
 AR0007806

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DRAWN	CONTRACT DATE 11/06/23
SCALE AS SHOWN	JOB NO. 2242.PRJ
SHEET TITLE: <b>LEVEL ROOF</b>	
SHEET NUMBER: <b>A-2.8</b>	



**OAKWOOD PLAZA**  
LOCATED AT:  
HOLLYWOOD  
FOR:  
KIMCO REALTY

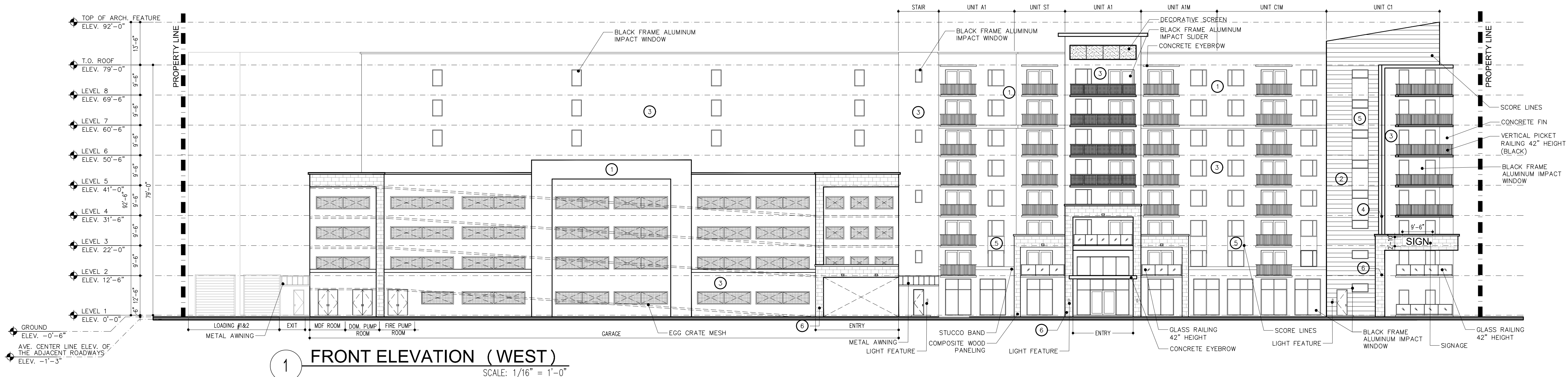
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AR0007806

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(305) 273-9911

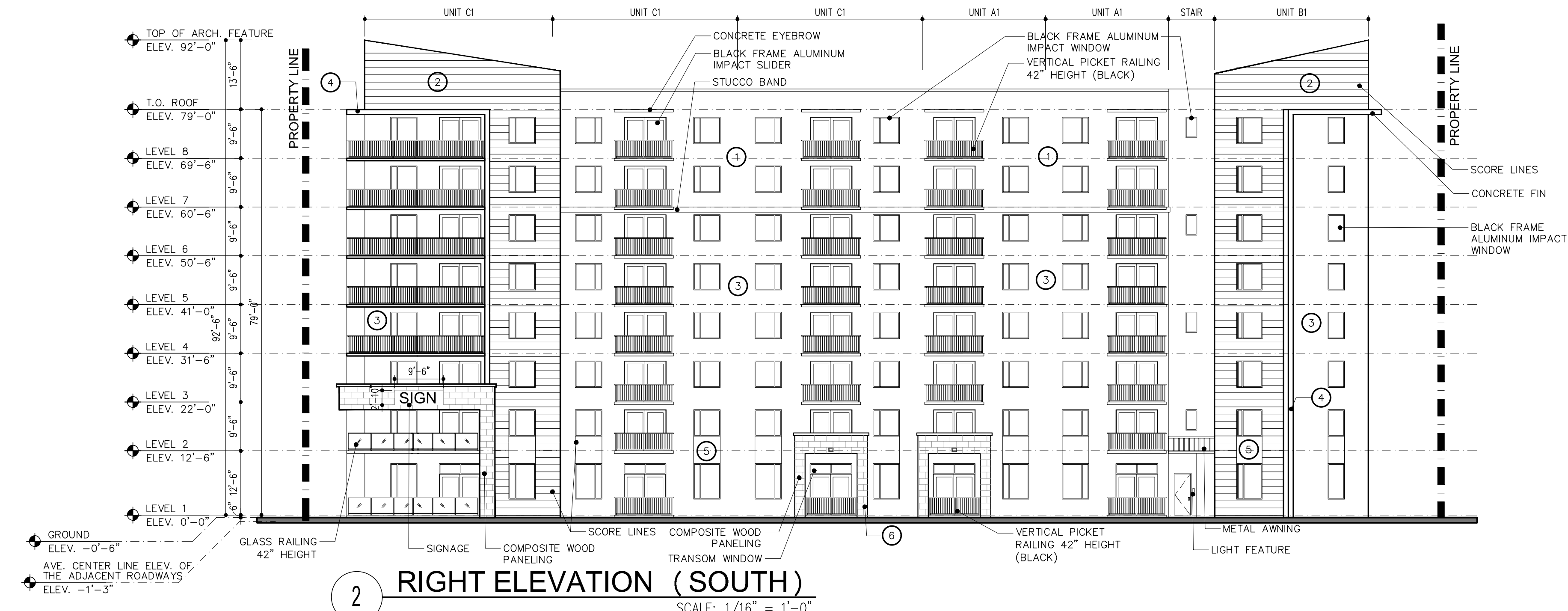
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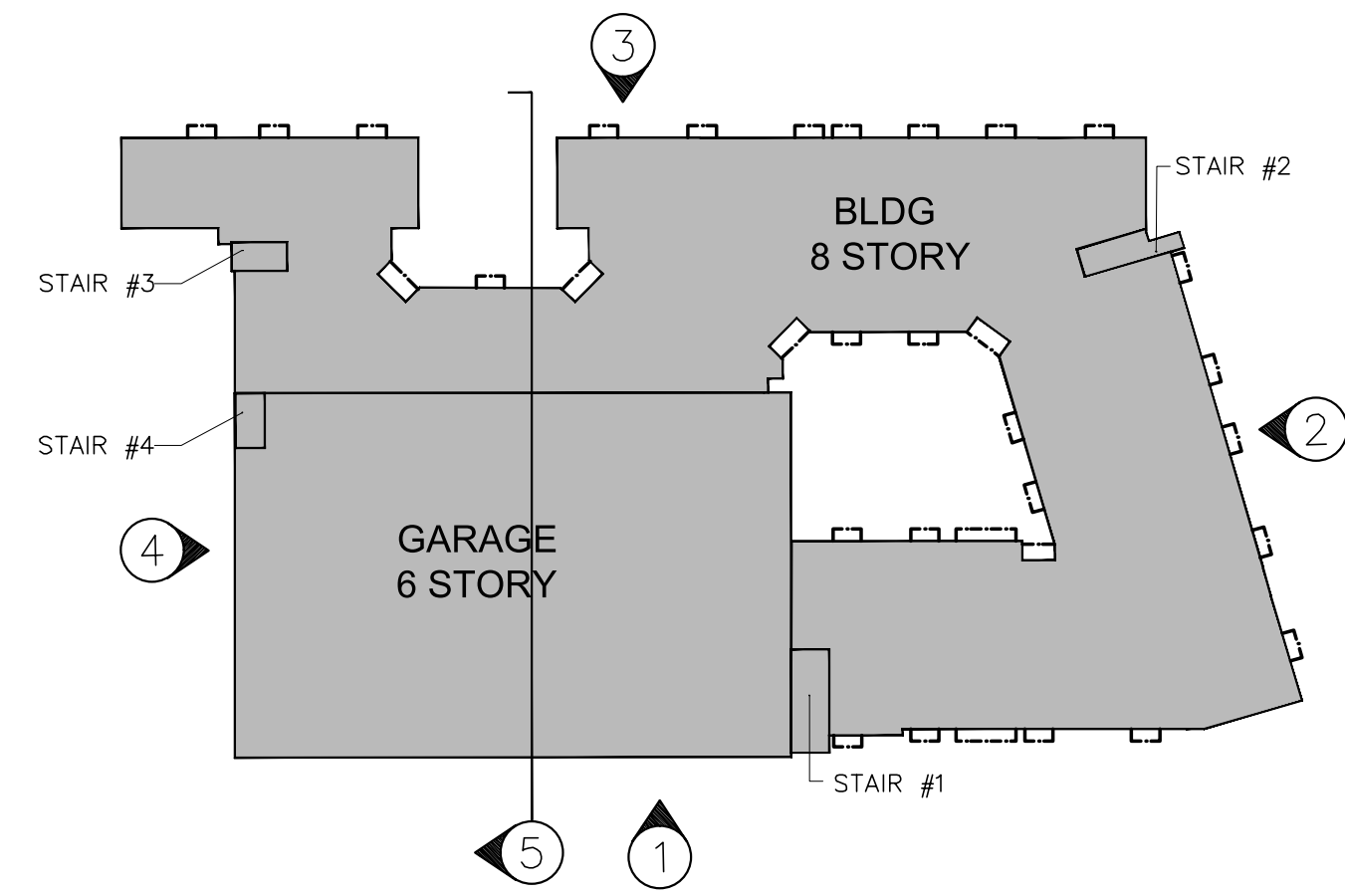
**1 FRONT ELEVATION (WEST)**  
SCALE: 1/16" = 1'-0"



**2 RIGHT ELEVATION (SOUTH)**  
SCALE: 1/16" = 1'-0"

**COLOR SCHEME**

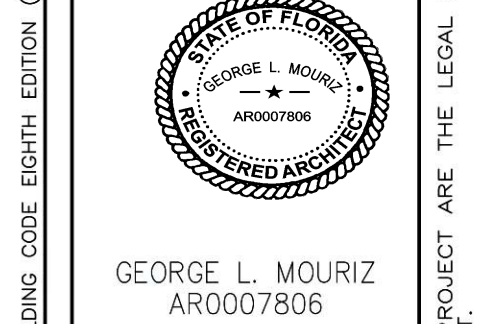
ACCENT 1 SW 7068 GRIZZLE GRAY	ACCENT 2 SW 9007 SOFT FAWN	ACCENT 3 SW 7006 EXTRA WHITE
ACCENT 4 SW 6258 TRICORN BLACK	ACCENT 5 SW 7071 GRAY SCREEN	ACCENT 6 WOOD COMPOSITE PANELING



**ELEVATIONS**  
PRELIM. TAC SUBMITTAL SCALE: 1/16"=1'-0" 4

DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:	ELEVATIONS	
SHEET NUMBER:	A-3.1	

**OAKWOOD PLAZA**  
LOCATED AT:  
HOLLYWOOD  
FOR:  
KIMCO REALTY



MSA ARCHITECTS, INC.  
AAC000895  
8880 SW 74th COURT  
SUITE 1515 BOCA RATON, FL 33466  
(305) 273-9911

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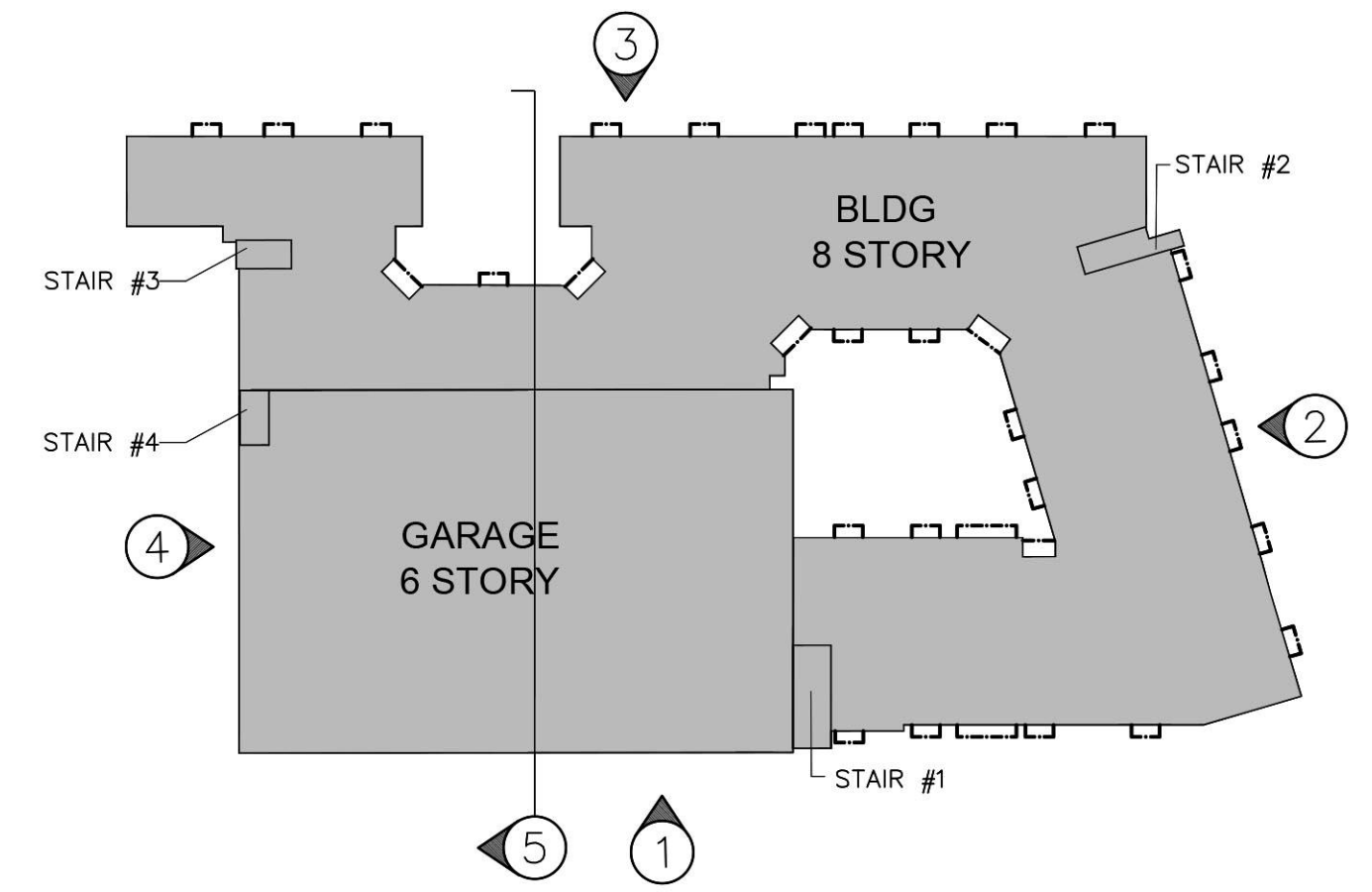
**1 FRONT ELEVATION (WEST)**  
SCALE: 1/16" = 1'-0"



**2 RIGHT ELEVATION (SOUTH)**  
SCALE: 1/16" = 1'-0"

**COLOR SCHEME**

ACCENT 1 SW 7068 GRIZZLE GRAY	ACCENT 2 SW 9007 SOFT FAWN	ACCENT 3 SW 7006 EXTRA WHITE
ACCENT 4 SW 6258 TRICORN BLACK	ACCENT 5 SW 7071 GRAY SCREEN	ACCENT 6 WOOD COMPOSITE PANELING



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

DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:	ELEVATIONS	
SHEET NUMBER:	A-3.1	

**OAKWOOD PLAZA**  
 LOCATED AT:  
 HOLLYWOOD  
 FOR:  
 KIMCO REALTY

George L. Mouriz  
 ARCHITECT

STATE OF FLORIDA  
 ARCHITECT  
 GEORGE L. MOURIZ  
 AR0007806

MSA ARCHITECTS, INC.  
 AAC000895  
 8850 SW 74th COURT  
 MIAMI, FLORIDA 33156  
 (305) 273-9911

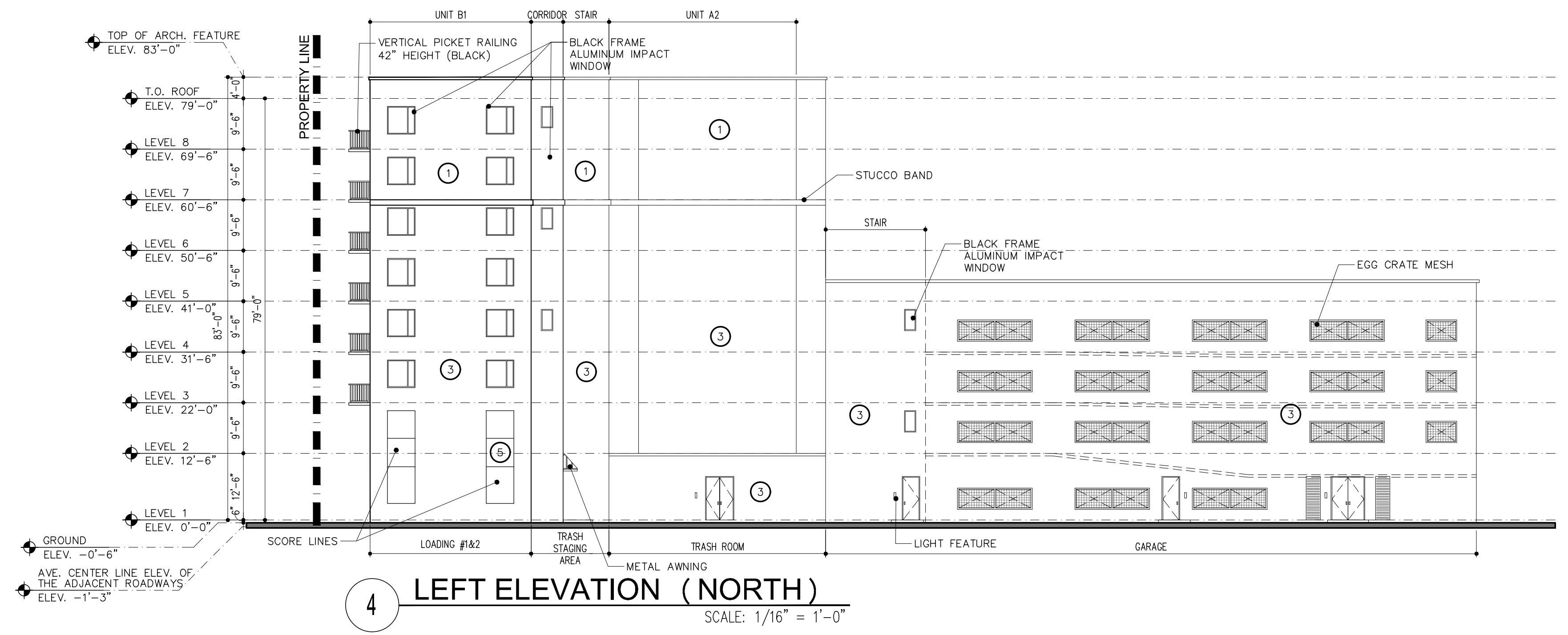
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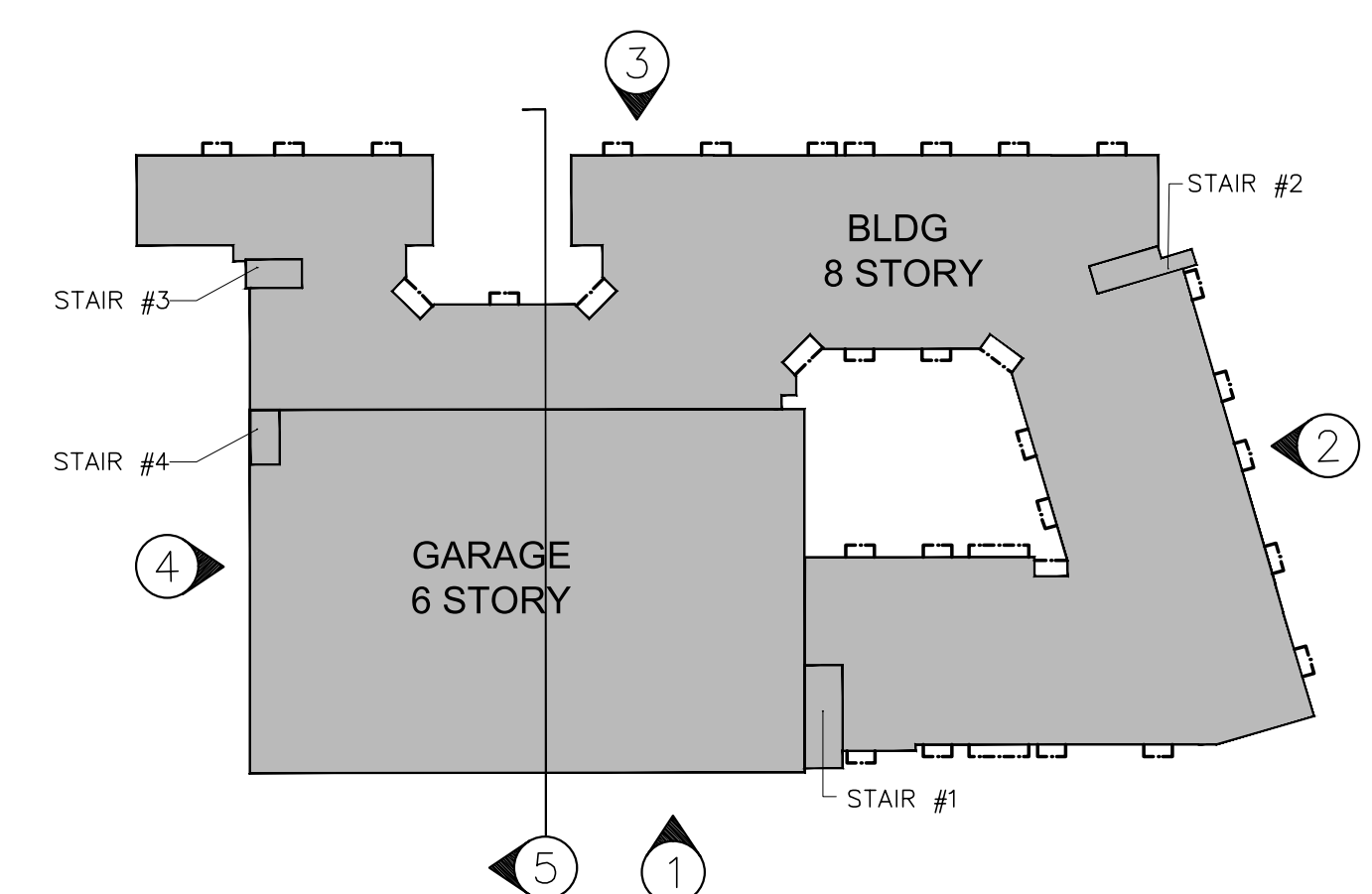
**3 REAR ELEVATION (EAST)**  
 SCALE: 1/16" = 1'-0"



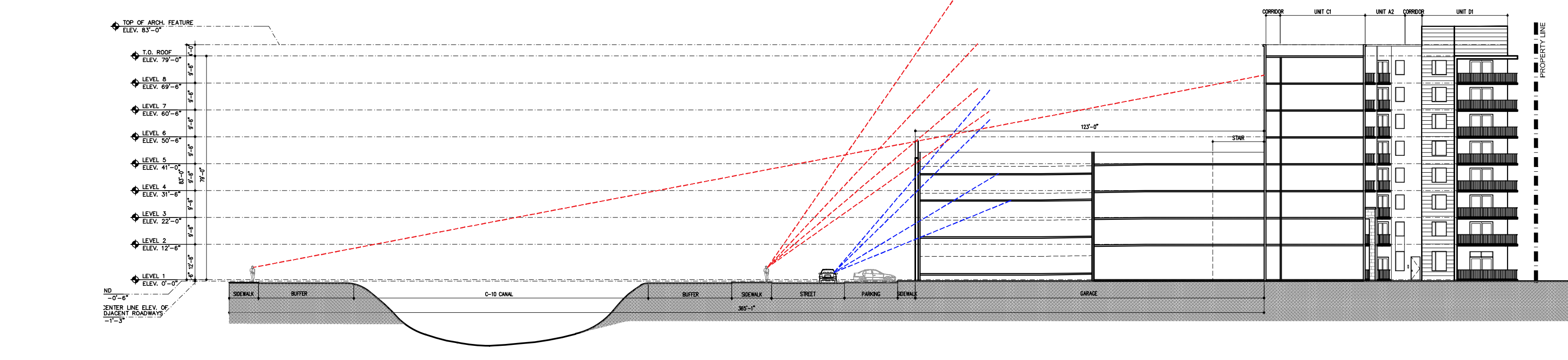
**4 LEFT ELEVATION (NORTH)**  
 SCALE: 1/16" = 1'-0"

**COLOR SCHEME**

ACCENT 1 SW 7068 GRIZZLE GRAY	ACCENT 2 SW 9007 SOFT FAWN	ACCENT 3 SW 7006 EXTRA WHITE
ACCENT 4 SW 6258 TRICORN BLACK	ACCENT 5 SW 7071 GRAY SCREEN	ACCENT 6 WOOD COMPOSITE PANELING



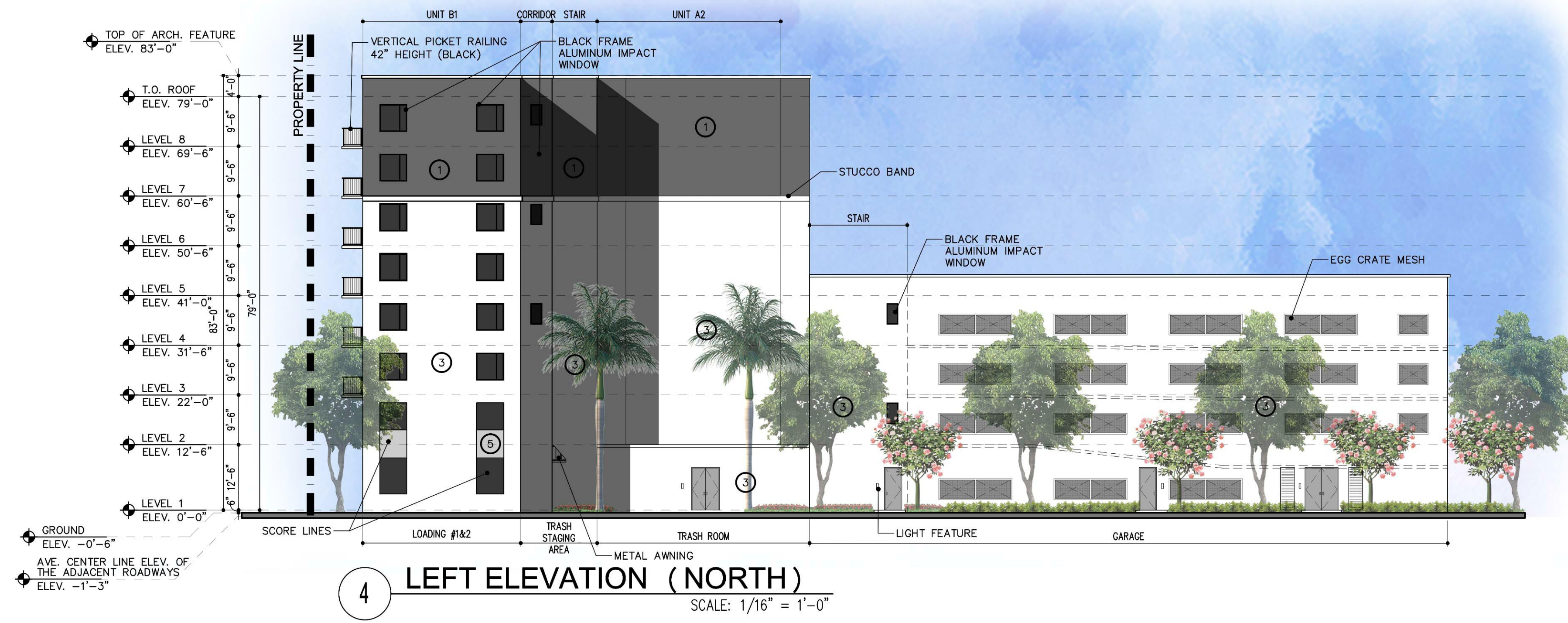
**KEYPLAN**  
 N.T.S.  
**ELEVATIONS**  
 SCALE: 1/16" = 1'-0"



**5 PEDESTRIAN SIGHT LINE**  
 SCALE: 1/32" = 1'-0"



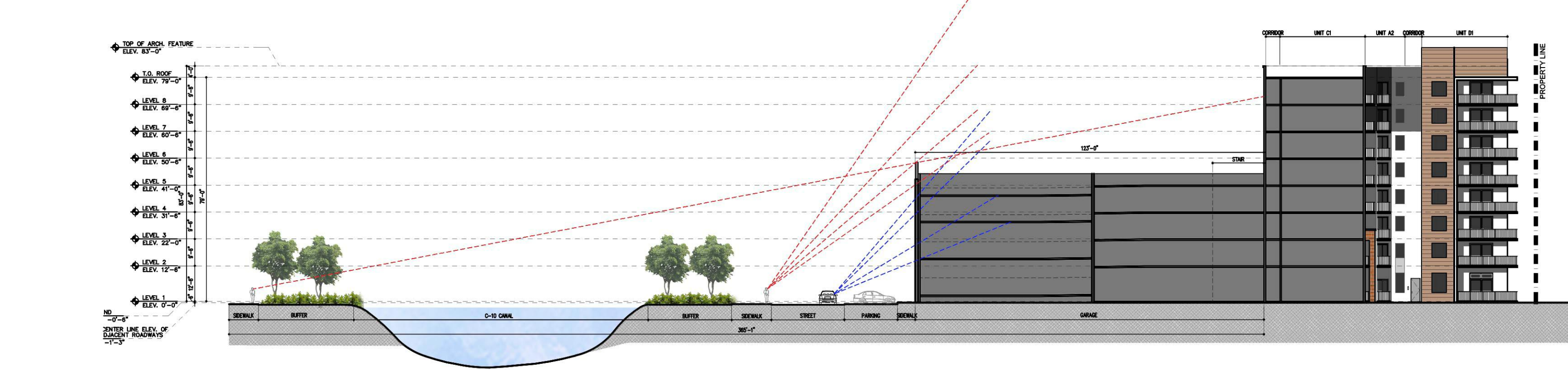
**3 REAR ELEVATION (EAST)**  
SCALE: 1/16" = 1'-0"



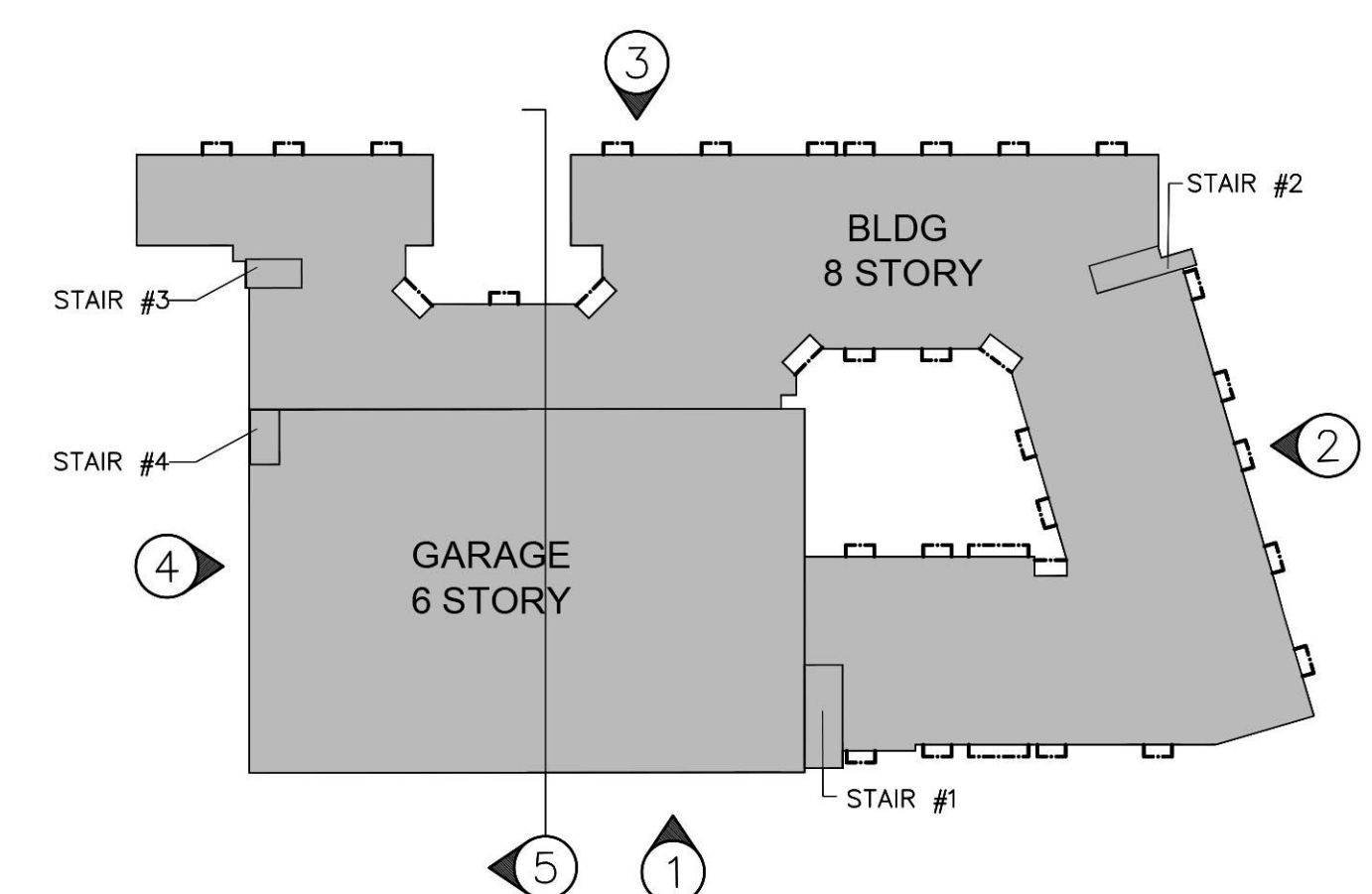
**4 LEFT ELEVATION (NORTH)**  
SCALE: 1/16" = 1'-0"

**COLOR SCHEME**

ACCENT 1 SW 7068 GRIZZLE GRAY	ACCENT 2 SW 9007 SOFT FAWN	ACCENT 3 SW 7006 EXTRA WHITE
ACCENT 4 SW 6258 TRICORN BLACK	ACCENT 5 SW 7071 GRAY SCREEN	ACCENT 6 WOOD COMPOSITE PANELING



**5 PEDESTRIAN SIGHT LINE**  
SCALE: 1/32" = 1'-0"



**KEYPLAN**  
N.T.S.  
**ELEVATIONS**  
SCALE: 1/16" = 1'-0"

PRELIM. TAC SUBMITTAL 07/01/2024

**OAKWOOD PLAZA**  
LOCATED AT:  
HOLLYWOOD  
FOR:  
KIMCO REALTY

George L. Mouriz  
ARCHITECT

STATE OF FLORIDA  
REGISTERED ARCHITECT  
GEORGE L. MOURIZ  
A00007806

MSA ARCHITECTS, INC.  
A40000885  
8850 SW 74th COURT  
MIAMI, FLORIDA 33156  
(305) 273-9911

**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

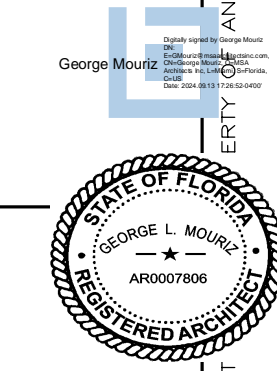
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DRAWN  
CONTRACT DATE 11/06/23  
SCALE AS SHOWN  
JOB NO. 2242.PRJ  
SHEET TITLE:  
**ELEVATIONS**  
SHEET NUMBER:  
**A-3.2**



PRELIM. TAC SUBMITTAL 07.01.2024	BY

**OAKWOOD PLAZA**  
 LOCATED AT:  
 HOLLYWOOD  
 FOR:  
 KIMCO REALTY



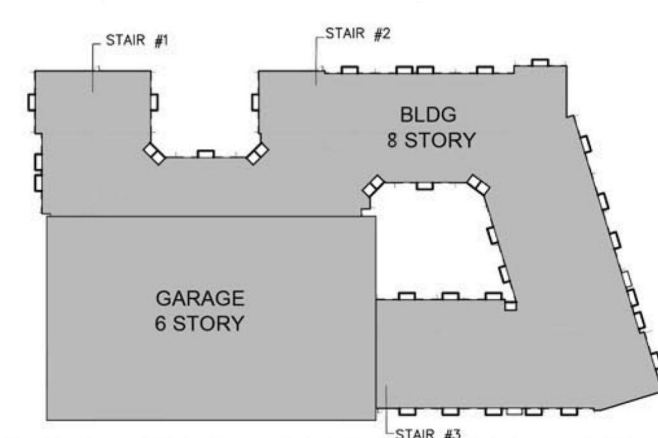
GEORGE L. MOURIZ  
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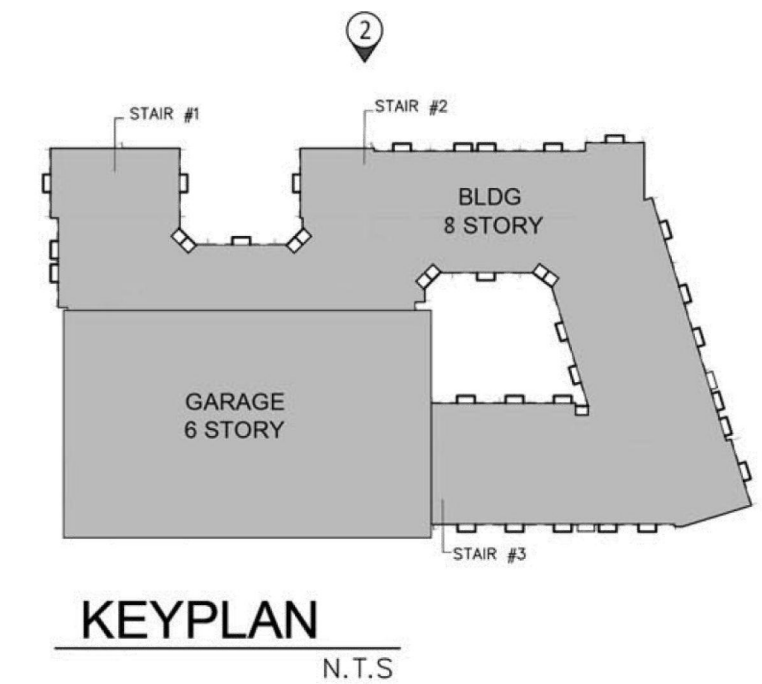
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**KEYPLAN**  
 N.T.S.

DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:		
RENDER		
SHEET NUMBER:		
A-3.3		



PRELIM. TAC SUBMITTAL	BY
07.01.2024	

**OAKWOOD PLAZA**  
LOCATED AT:  
**HOLLYWOOD**  
FOR:  
**KIMCO REALTY**

GEORGE L. MOURIZ  
ARD007806

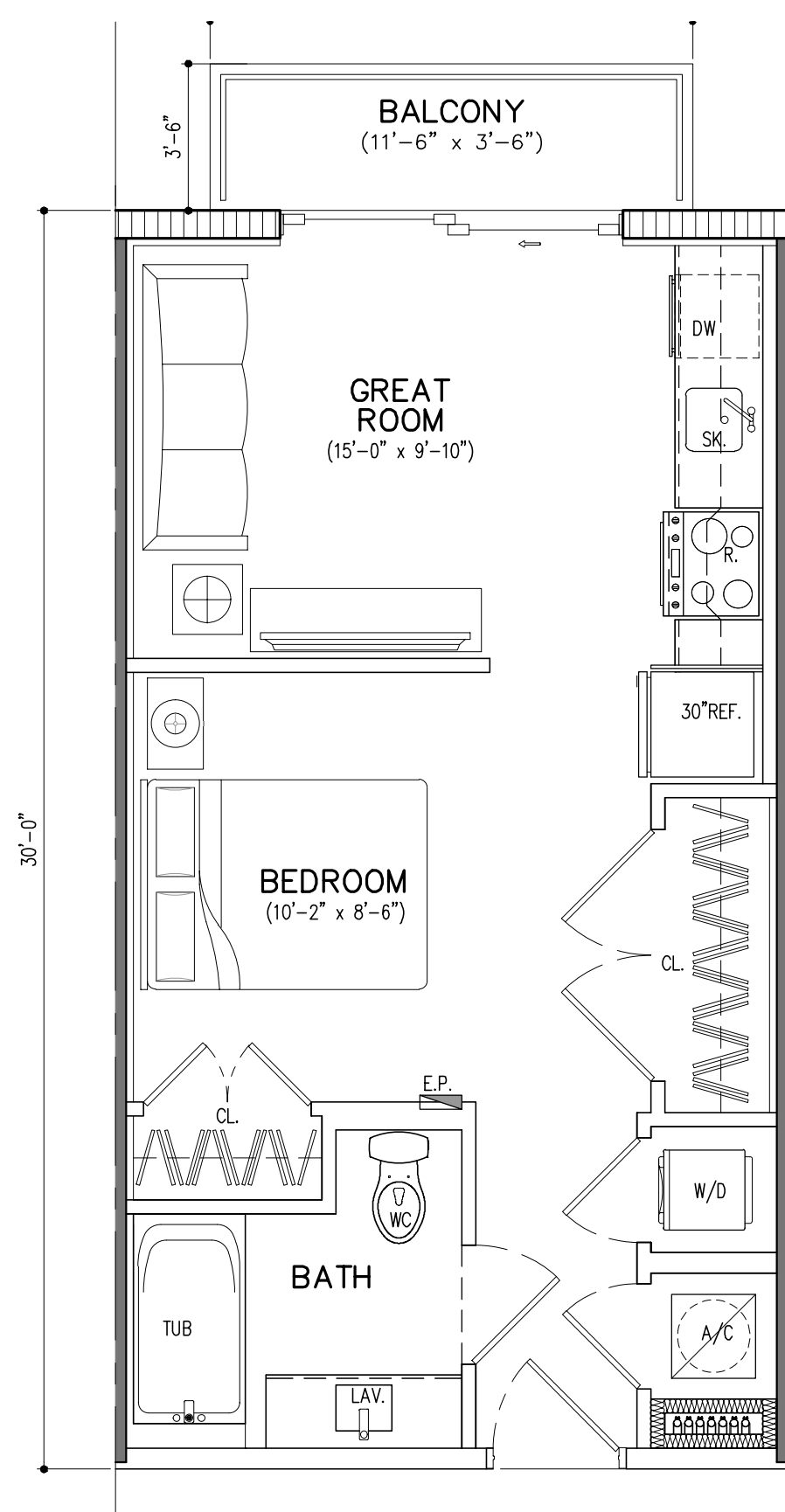
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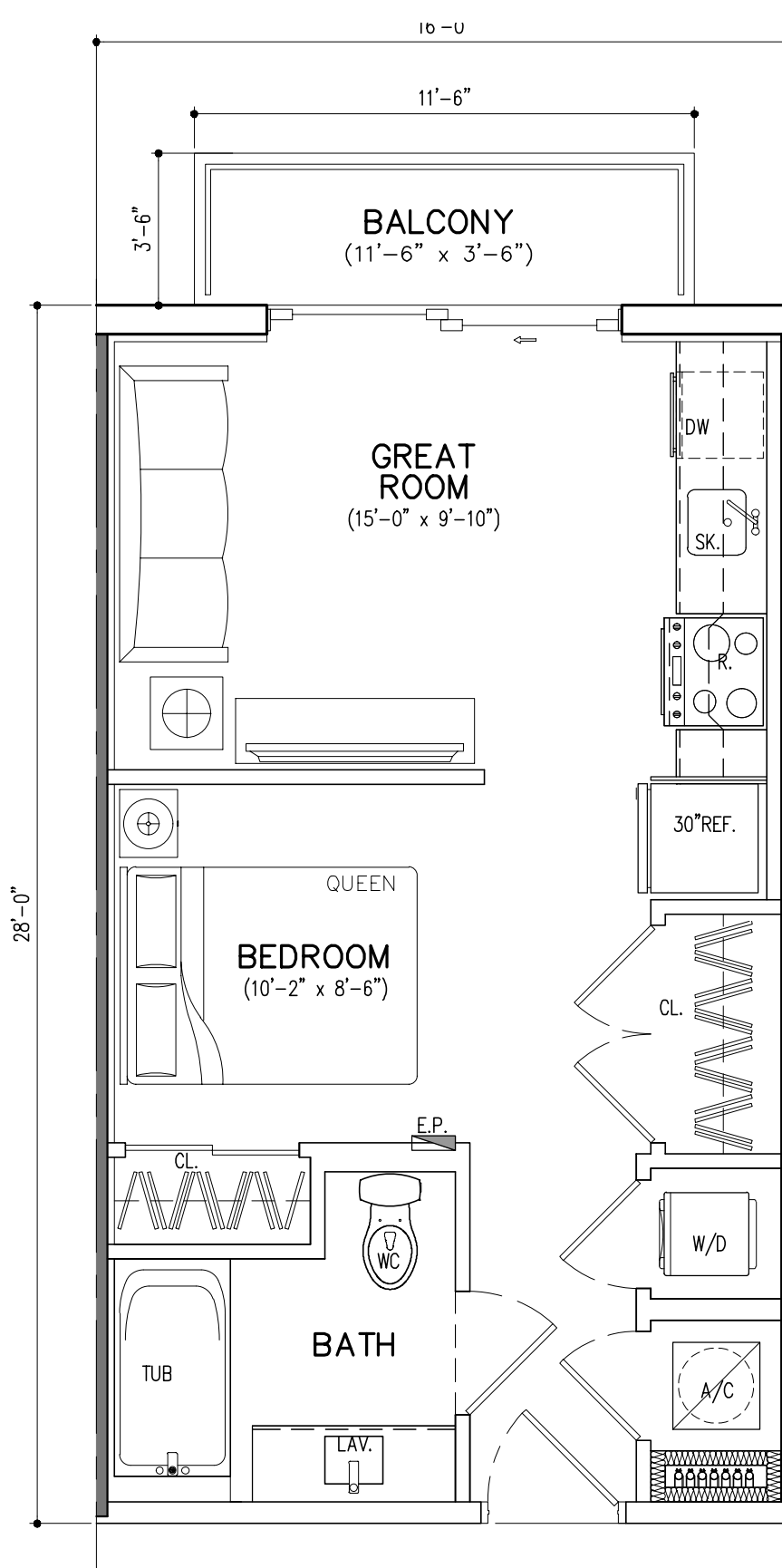
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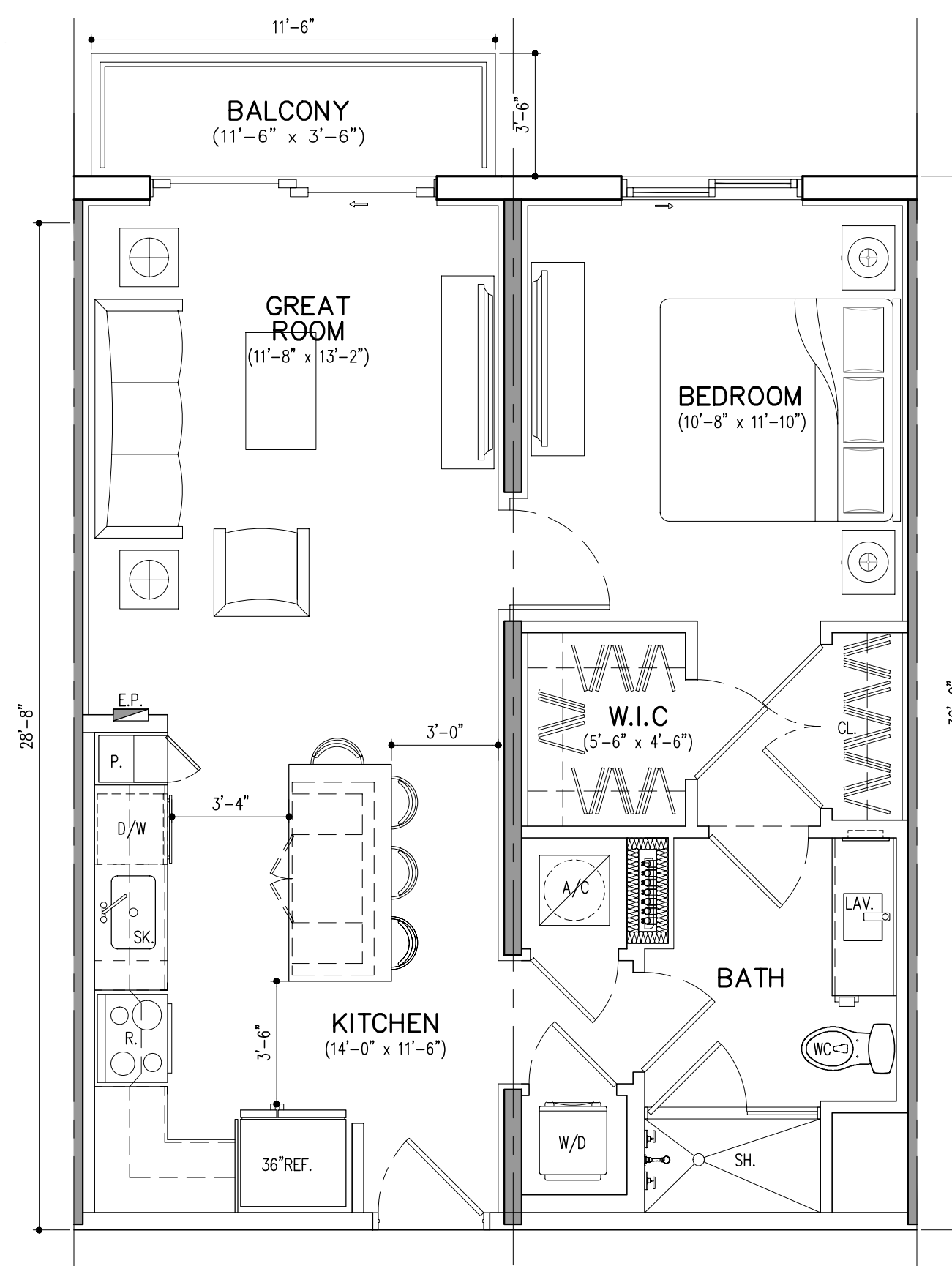
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CONTRACT DATE	11/06/23
SCALE	AS SHOWN
JOB NO.	2242.PRJ
SHEET TITLE:	RENDER
SHEET NUMBER:	A-3.4



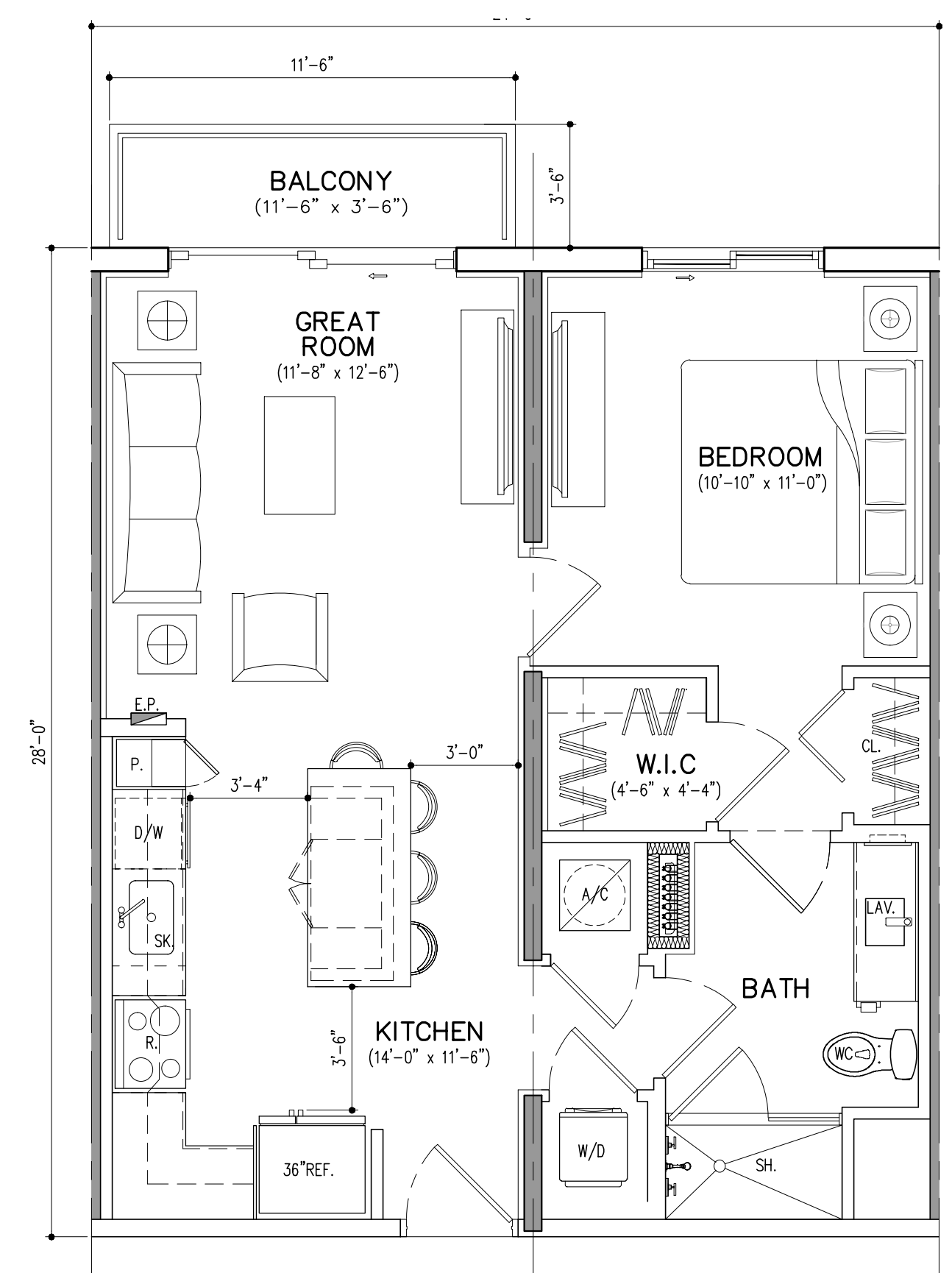
**UNIT ST** (BD/BTH)  
 GROSS A/C AREA = 480 SQ. FT. (23 DU'S)  
 BALCONY = 40 SQ. FT.



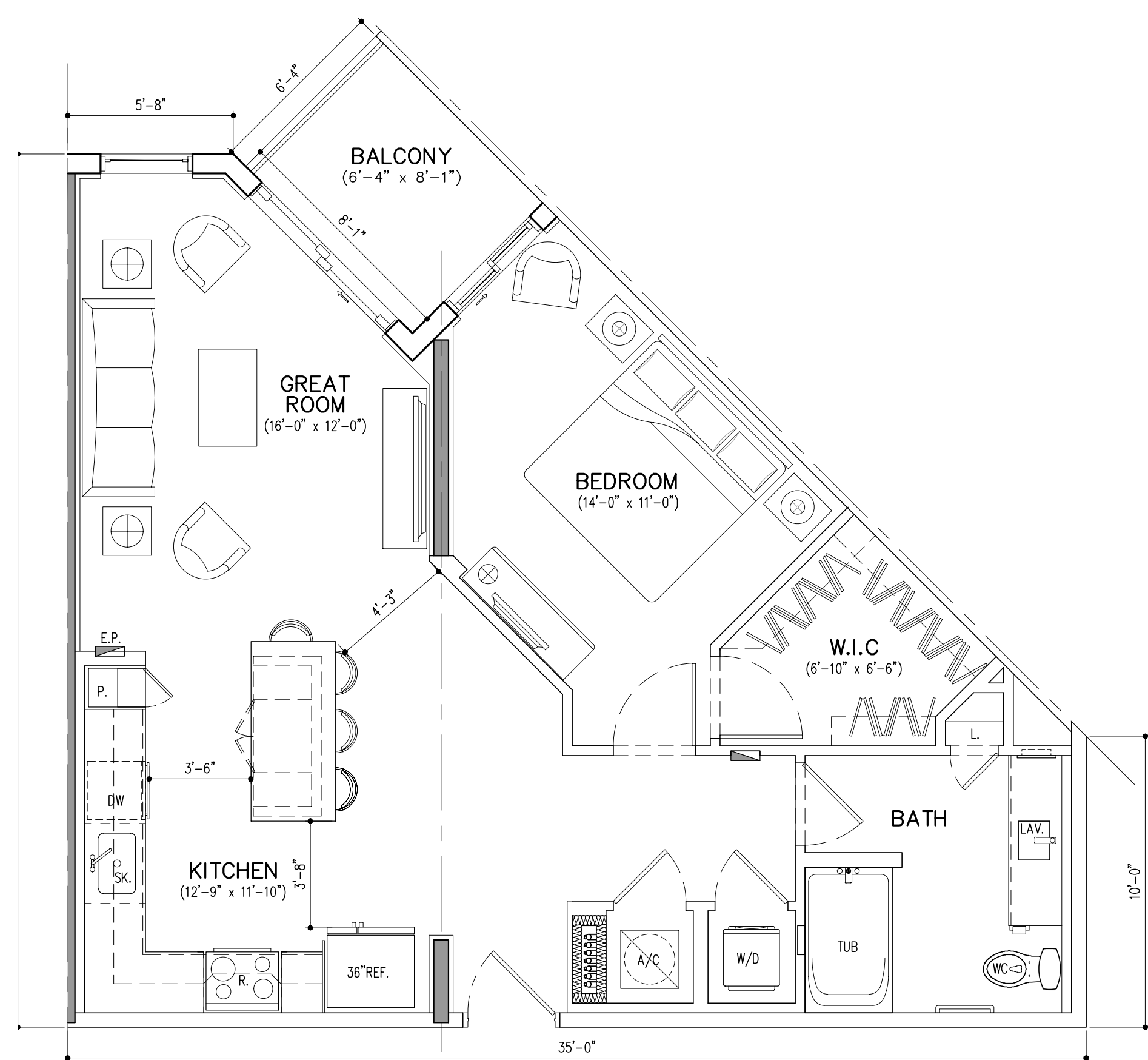
**UNIT STM** (BD/BTH)  
 GROSS A/C AREA = 448 SQ. FT. (7 DU'S)  
 BALCONY = 40 SQ. FT.



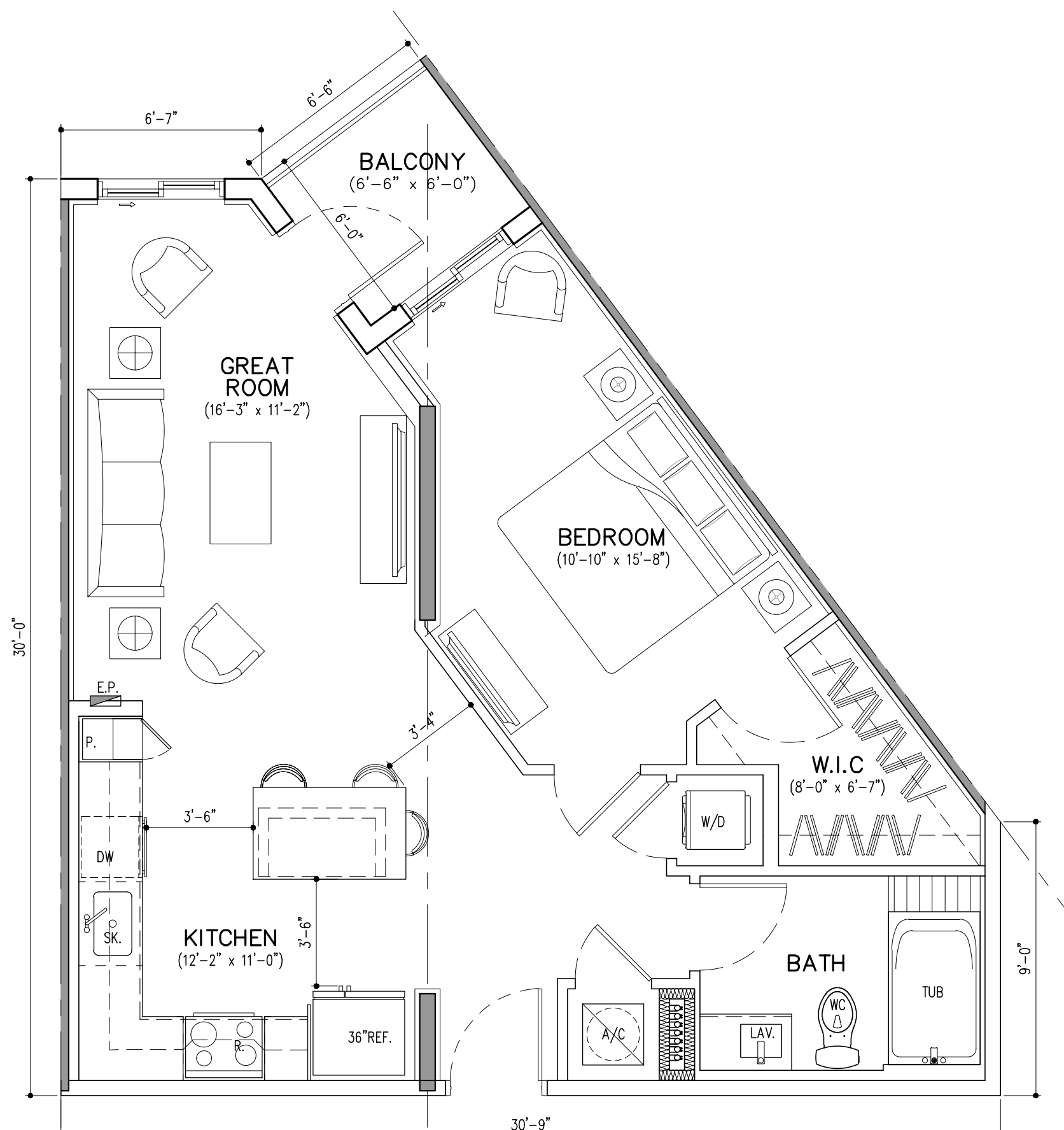
**UNIT A1** (1 BD/BTH)  
 GROSS A/C AREA = 720 SQ. FT. (69 DU'S)  
 BALCONY = 40 SQ. FT.



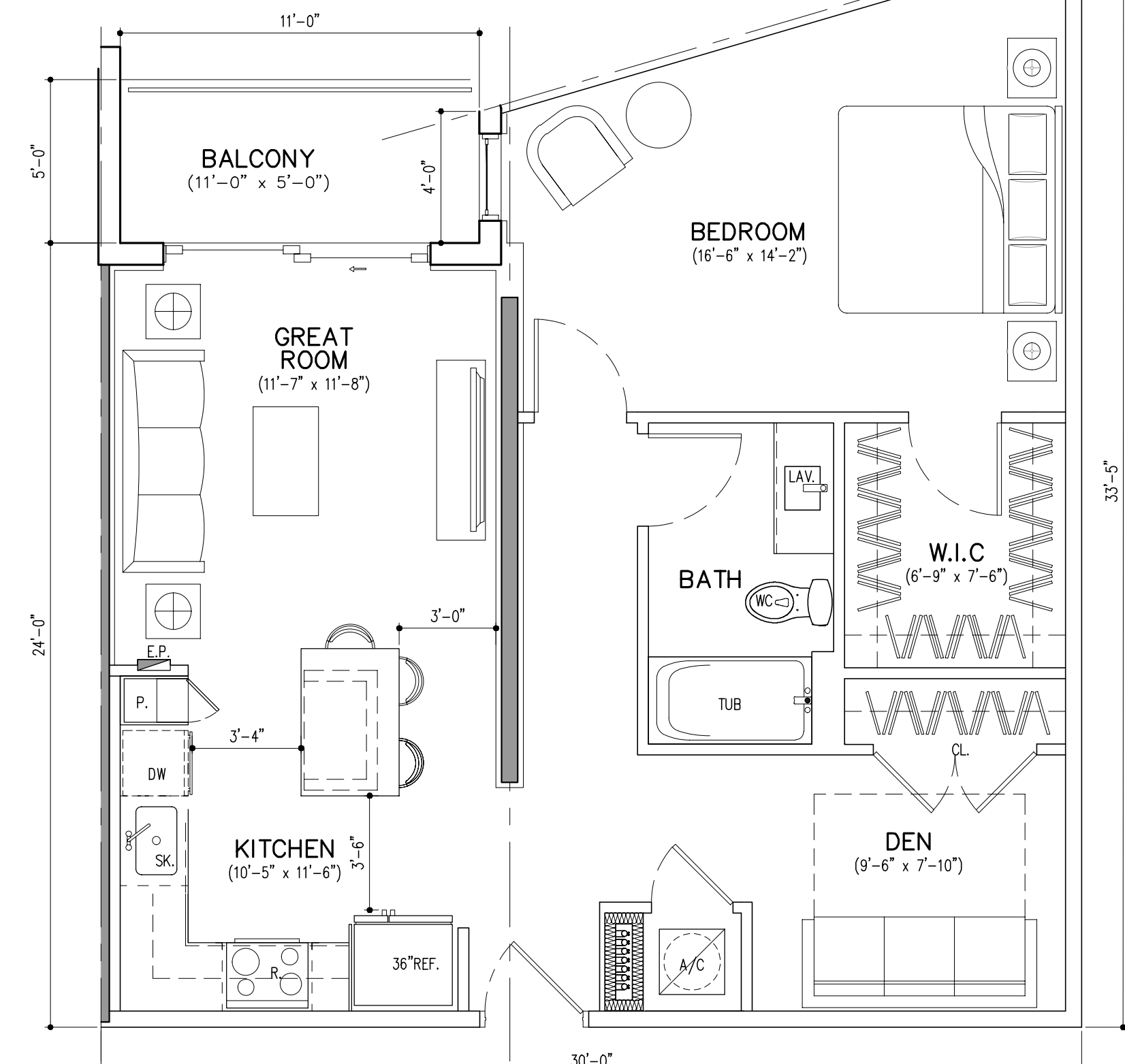
**UNIT A1M** (1 BD/BTH)  
 GROSS A/C AREA = 672 SQ. FT. (13 DU'S)  
 BALCONY = 40 SQ. FT.



**UNIT A2** (1 BD/BTH)  
 GROSS A/C AREA = 814 SQ. FT. (45 DU'S)  
 BALCONY = 51 SQ. FT.



**UNIT A2H** (1 BD/BTH)  
 GROSS A/C AREA = 733 SQ. FT. (16 DU'S)  
 BALCONY = 39 SQ. FT.



**UNIT A3** (1 BD/BTH)  
 GROSS A/C AREA = 836 SQ. FT. (7 DU'S)  
 BALCONY = 55 SQ. FT.

BY	
DATE	
REVISION	

**OAKWOOD PLAZA**  
 LOCATED AT:  
**HOLLYWOOD**  
 FOR:  
**KIMCO REALTY**

GEORGE L. MOURIZ  
 AR0007806

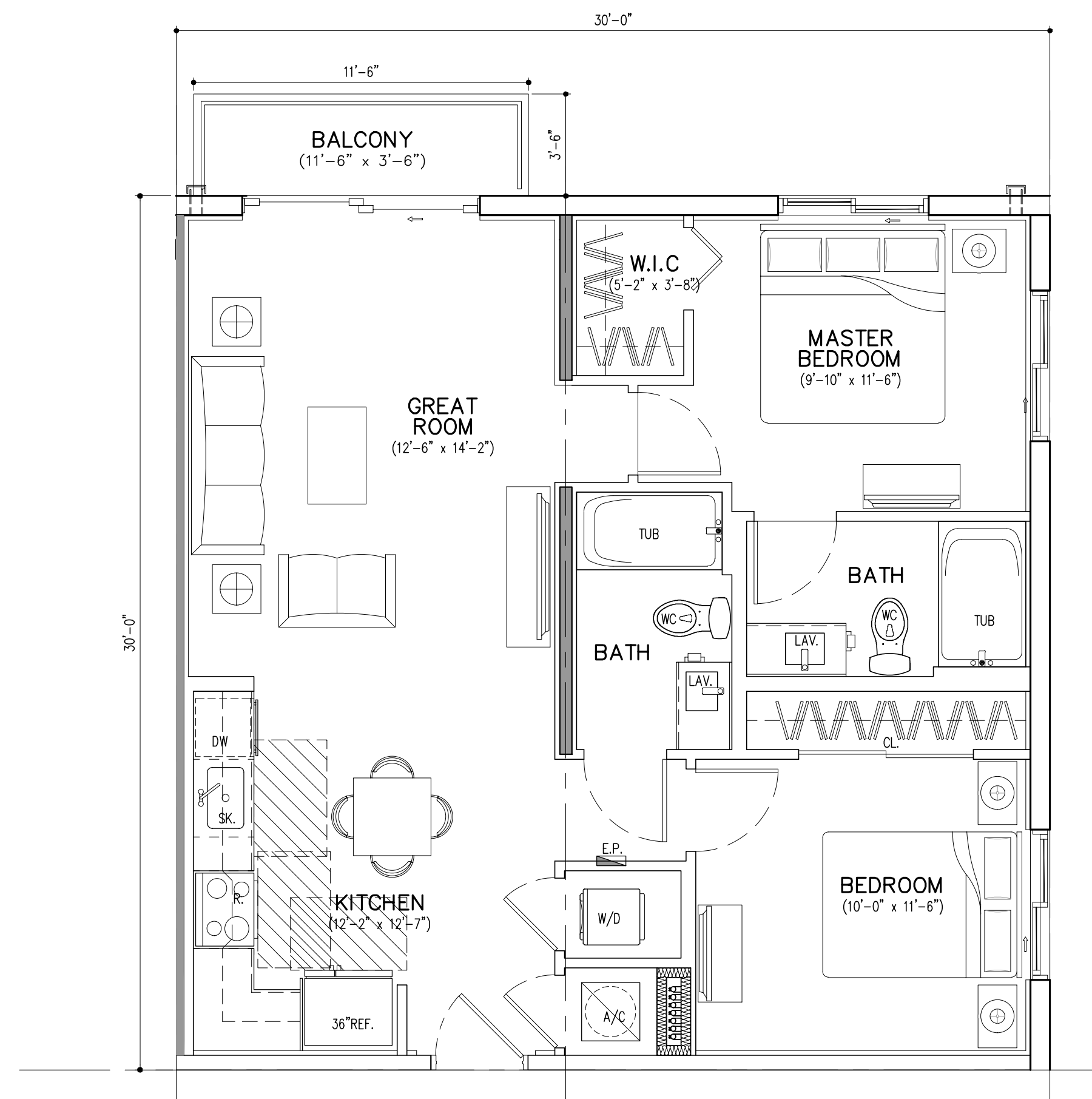
MSA ARCHITECTS, INC.  
 AAC000895  
 8850 SW 74th COURT  
 SUITE 1513  
 MIAMI, FLORIDA 33156  
 (305) 273-9811

**MSA ARCHITECTS**  
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GEORGE L. MOURIZ  
 ARCHITECT

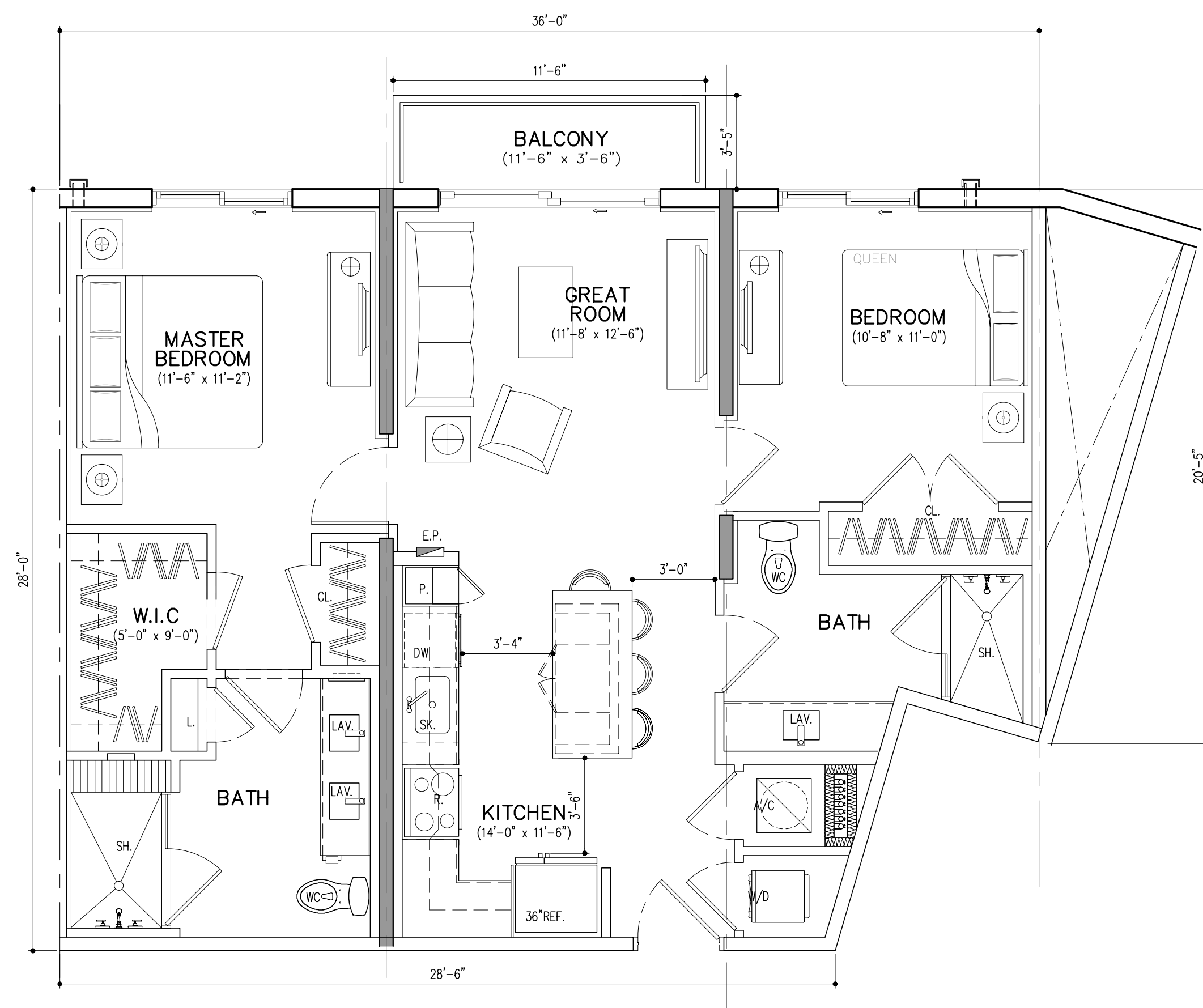
DRAWN	
CONTRACT DATE	11/06/23
SCALE	AS SHOWN
JOB NO.	2242.PRJ
SHEET TITLE:	
	<b>UNIT PLANS</b>
SHEET NUMBER:	<b>A-4.1</b>



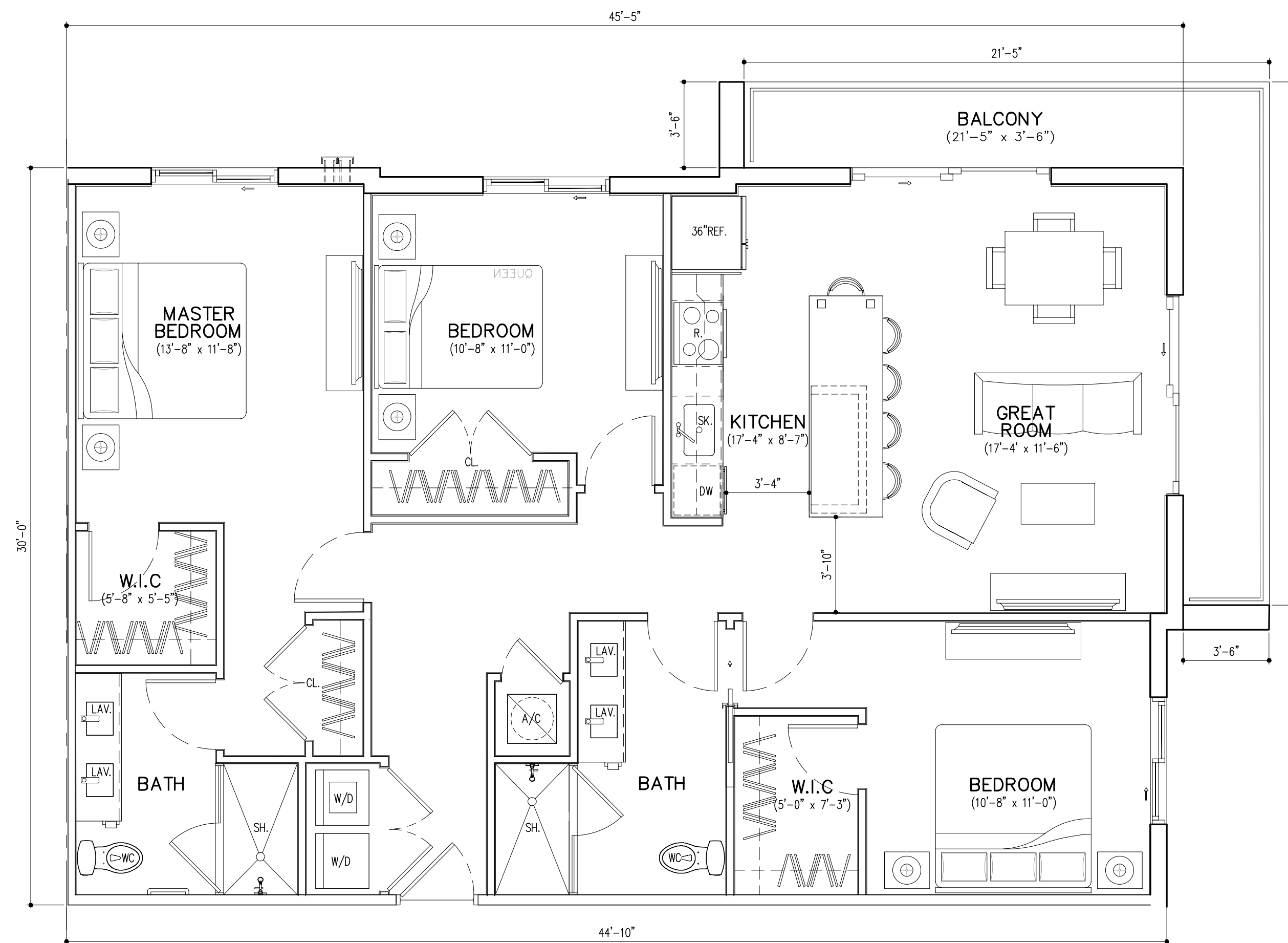
**UNIT B1** (2 BD/BTH)  
 GROSS A/C AREA = 901 SQ. FT. (22 DU'S)  
 BALCONY = 40 SQ. FT.



**UNIT C1** (2 BD/BTH)  
 GROSS A/C AREA = 1080 SQ. FT. (63 DU'S)  
 BALCONY = 40 SQ. FT.



**UNIT C2** (2 BD/BTH)  
 GROSS A/C AREA = 1012 SQ. FT. (7 DU'S)  
 BALCONY = 40 SQ. FT.



**UNIT D1** (3 BD/ 2 BTH)  
 GROSS A/C AREA = 1351 SQ. FT. (8 DU'S)  
 BALCONY = 137 SQ. FT.

**UNIT PLANS**

SCALE: 1/4" = 1'-0"

PRELIM. TAC SUBMITTAL 07/01/2024

BY	
DATE	07/01/2024
DESCRIPTION	PRELIM. TAC SUBMITTAL

**OAKWOOD PLAZA**  
 LOCATED AT:  
 HOLLYWOOD  
 FOR:  
 KIMCO REALTY

GEORGE L. MOURIZ  
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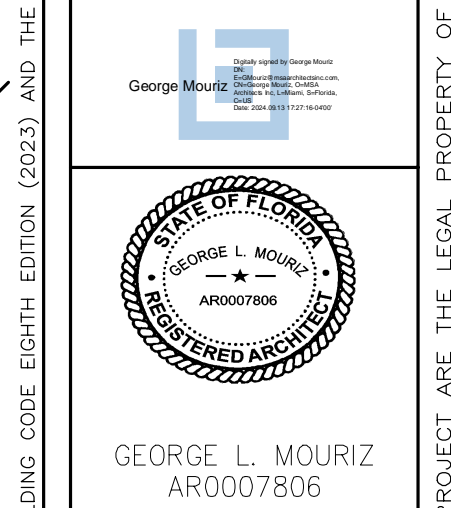
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DRAWN	
CONTRACT DATE	11/06/23
SCALE	AS SHOWN
JOB NO.	2242.PRJ
SHEET TITLE:	

UNIT PLANS
SHEET NUMBER:
<b>A-4.2</b>



OAKWOOD PLAZA  
LOCATED AT:  
HOLLYWOOD  
FOR:  
KIMCO REALTY



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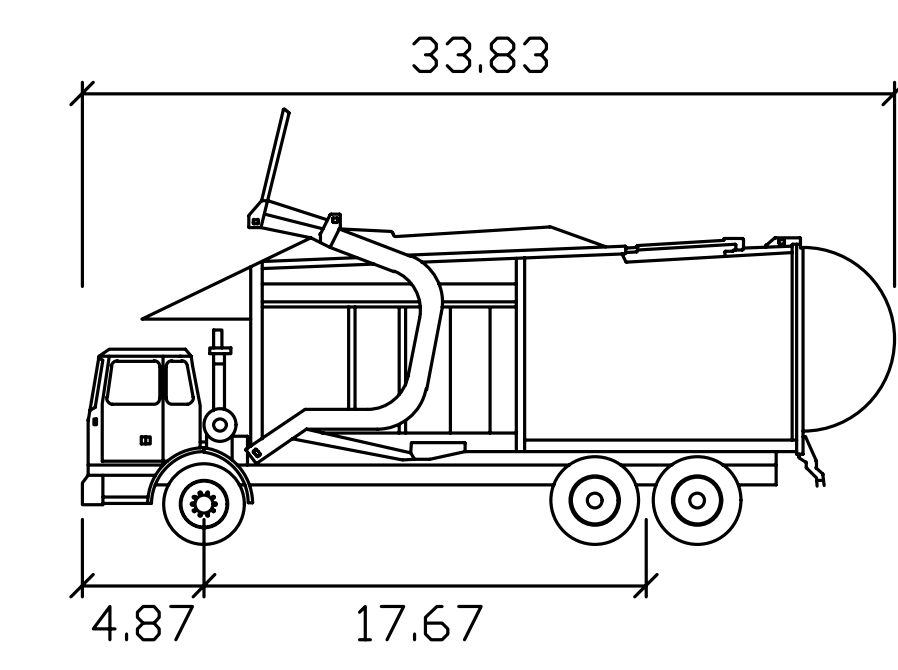
DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:	REFUSE VEHICLE CIRCULATION DIAGRAM	
SHEET NUMBER:	EX-1	

**TMP - TASH MANAGEMENT PLAN**

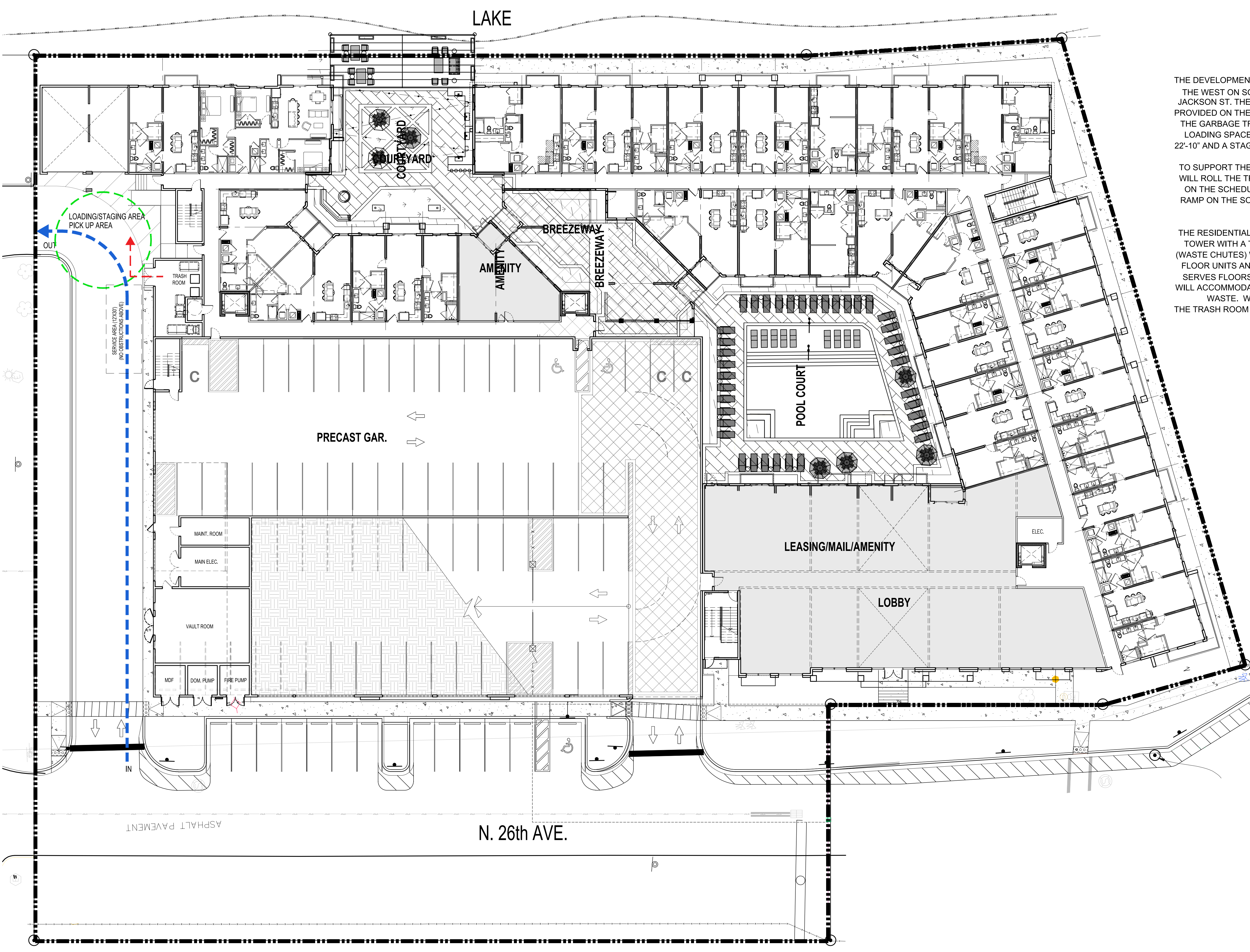
THE DEVELOPMENT PROVIDES ACCESS FOR GARBAGE TRUCK ACCESS ENTERING FROM THE WEST ON SOUTH 17<sup>TH</sup> AVENUE ON TO THE ALLEY BETWEEN VAN BUREN ST AND JACKSON ST. THE GARBAGE COLLECTION TRUCK WILL PARALLEL PARK ON THE SPACE PROVIDED ON THE NORTH SIDE OF THE SW PARCEL OF THE PROPERTY. AFTER PICK UP THE GARBAGE TRUCK WILL THEN EXIT ON SOUTH FEDERAL HWY. THERE ARE TWO (2) LOADING SPACES PROVIDED, EACH 10' W BY 25' L WITH A VERTICAL CLEARANCE OF 22'-10" AND A STAGING OF 10' X 10" FOR USE. THE SITE PLAN SHOWS THE TRUCK TURNS.

TO SUPPORT THE TRASH COLLECTION PROCESS, THE BUILDING MAINTENANCE STAFF WILL ROLL THE TRASH BINS FROM THE TRASH HOLDING ROOM TO THE SERVICE AREA ON THE SCHEDULED PICK-UP DAYS. THE BINS WILL BE ROLLED OUT THROUGH THE RAMP ON THE SOUTH SIDE OF THE RESIDENTIAL BUILDING INTO THE TRASH STAGING AREA LOCATED ACROSS THE ALLEY.

THE RESIDENTIAL COMPONENT OF THE PROJECT IS MADE UP OF ONE (1) RESIDENTIAL TOWER WITH A TOTAL OF 280 UNITS. THE RESIDENTIAL COMPONENT WILL USE TWO (WASTE CHUTES) WITH CHUTE FEED COMPACTORS. ONE CHUTE SERVES THE GROUND FLOOR UNITS AND PROVIDE RECYCLING COLLECTION BINS AND THE SECOND CHUTE SERVES FLOORS 2-18<sup>TH</sup>. THE BUILDING IS DESIGNED AROUND THE EQUIPMENT AND WILL ACCOMMODATE COMPACTOR UNITS WITH 2-YARD COMPACTION CONTAINERS FOR WASTE. WASTE PICKUP QUANTITY IS QUANTITY (5) 2YARD CONTAINERS. THE TRASH ROOM FLOOR IS CONCRETE WITH A CENTRAL FLOOR DRAIN AND A HOSE BIB FOR CLEANING.



Wayne Titan  
Wayne Titan  
feet  
Width : 8.46  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 45.0



**REFUSE VEHICLE CIRCULATION DIAGRAM**  
SCALE: 1/16" = 1'-0"  
NORTH

**TABLE 601**  
**FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)**

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	HT	A	B	
Primary structural frame (see Section 202)	3 <sup>a</sup>	2 <sup>a</sup>	1 <sup>a</sup>	0 <sup>a</sup>	2	2	2	1	0	0
Bearing walls Exterior <sup>b</sup>	3	2	1	0	2	2	2	1	0	0
Interior	3 <sup>b</sup>	2 <sup>b</sup>	1	0	2	2	2	1	0	0
Nonbearing walls and partitions Exterior	See Table 705.5									
Nonbearing walls and partitions Interior <sup>c</sup>	0	0	0	0	0	0	0	0	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0	0
Roof construction and associated secondary members (see Section 202)	1 <sup>d</sup>	1 <sup>d</sup>	1 <sup>d</sup>	0 <sup>d</sup>	1 <sup>d</sup>	0	HT	1 <sup>d</sup>	0	0

For SI: 1 foot = 304.8 mm.  
 a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting roof only.  
 b. Where every part of the roof construction is 20 feet or more above the floor or mezzanine immediately below, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking, except where any of the following conditions apply:  
 1. In Group F-1, H, M and S-1 occupancies.  
 2. Where the roof is an occupiable space.  
 3. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.  
 4. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed for roof construction, including primary structural frame members, where a 1-hour or less fire-resistance rating is required.  
 c. Not less than the fire-resistance rating required by other sections of this code.  
 d. Not less than the fire-resistance rating based on fire separation distance (see Table 705.5).  
 e. Not less than the fire-resistance rating as referenced in Section 704.11.

**TABLE 705.5**  
**FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE<sup>a, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z</sup>**

FIRE SEPARATION DISTANCE - X (feet)	TYPE OF CONSTRUCTION	EXTERIOR WALLS <sup>a</sup>	OCUPANCY GROUP I-1, M, S-1 <sup>b</sup>	OCUPANCY GROUP 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z <sup>c</sup>
X < 5 <sup>d</sup>	All	3	2	
5 ≤ X < 10	IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ	2	2	
10 ≤ X < 30	IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ	2	1	
X ≥ 30	All	0	0	

For SI: 1 foot = 304.8 mm.  
 a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.  
 b. See Section 706.1 for party walls.  
 c. Open parking garage complying with Section 406 shall not be required to have a fire-resistance rating.  
 d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.  
 e. For special requirements for Group H occupancies, see Section 415.4.  
 f. For special requirements for Group S occupancies, see Section 415.4.1.  
 g. Where Table 705.5 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.  
 h. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

**TABLE 706.8**  
**MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION**

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA <sup>a</sup>
0 to less than 5 <sup>b, c, d, e</sup>	Unprotected, Non-sprinklered (UP, NS)	Not Permitted <sup>f</sup>
	Unprotected, Sprinklered (UP, S)	Not Permitted <sup>f</sup>
3 to less than 5 <sup>d, e</sup>	Protected (P)	Not Permitted <sup>f</sup>
	Unprotected, Sprinklered (UP, S)	15%
5 to less than 10 <sup>d, e</sup>	Protected (P)	15%
	Unprotected, Sprinklered (UP, NS)	10%
10 to less than 15 <sup>d, e</sup>	Protected (P)	25%
	Unprotected, Sprinklered (UP, NS)	15%
15 to less than 20 <sup>d, e</sup>	Protected (P)	25%
	Unprotected, Sprinklered (UP, NS)	15%
20 to less than 25 <sup>d, e</sup>	Protected (P)	75%
	Unprotected, Sprinklered (UP, NS)	45%
25 to less than 30 <sup>d, e</sup>	Protected (P)	No Limit
	Unprotected, Sprinklered (UP, S)	No Limit
30 or greater	Protected (P)	70%
	Unprotected, Sprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit

For SI: 1 foot = 304.8 mm.  
 UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.  
 UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2.  
 P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.  
 a. Values indicated are as a percentage of the area of the exterior wall, per story.  
 b. For the requirements for fire walls of buildings with differing heights, see Section 706.6.1.  
 c. For openings in a fire wall of buildings on the same lot, see Section 706.6.  
 d. The maximum percentage of unprotected openings shall be 25 percent for Group R-3 occupancies.  
 e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.  
 f. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies with a fire separation distance of 5 feet or greater.  
 g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.  
 h. Includes buildings accessory to Group R-3.  
 i. Not applicable to Group H-1, H-2 and H-3 occupancies.  
 j. The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet (1523 mm) or greater shall not be limited.  
 k. For openings between S-2 parking garage and Group R-2 building, see Section 705.3, Exception 2.

**TABLE 604.3<sup>a</sup>**  
**ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE**

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
		A	B	A	B	A	B	HT	A	B	
A, B, F, M, S, U	NS <sup>b</sup>	160	65	55	65	55	65	55	65	50	40
	S	160	85	75	85	75	85	75	85	70	60
H-1, H-2, H-3, H-5	NS <sup>b, c</sup>	160	65	55	65	55	65	55	65	50	40
	S	160	85	75	85	75	85	75	85	70	60
H-4	NS <sup>b, c</sup>	160	65	55	65	55	65	55	65	50	40
	S	180	85	75	85	75	85	75	85	70	60
I-1 Condition 1, I-3	NS <sup>b, c, d</sup>	160	65	55	65	55	65	55	65	50	40
	S	180	85	75	85	75	85	75	85	70	60
I-1 Condition 2, I-2	NS <sup>b, c, d, e</sup>	160	65	55	65	55	65	55	65	50	40
	S	180	85	75	85	75	85	75	85	70	60
I-4	NS <sup>b, c, d</sup>	160	65	55	65	55	65	55	65	50	40
	S	180	85	75	85	75	85	75	85	70	60
R	NS <sup>b, c, d</sup>	160	65	55	65	55	65	55	65	50	40
	S1R3	60	60	60	60	60	60	60	60	60	60
	S	160	85	75	85	75	85	75	85	70	60

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m<sup>2</sup>.  
 Note: UL = Unlimited, NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S1R3 = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.  
 a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.  
 b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.  
 c. New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6.  
 d. The NS value is only for use in evaluation of existing building height in accordance with the Florida Building Code, Existing Building.  
 e. New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies, Condition 1, see Exception 1 of Section 903.2.6.  
 f. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and the Florida Fire Prevention Code.  
 g. For new Group I-4 occupancies, see Exception 2 and 3 of Section 903.2.6.  
 h. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

**TABLE 604.4<sup>a, b</sup>**  
**ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE**

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
		A	B	A	B	A	B	HT	A	B	
A-1	NS	5	3	2	3	2	3	2	1	0	
	S	6	4	3	4	3	4	3	2	1	
A-2	NS	11	5	3	2	3	2	3	2	1	
	S	12	4	3	4	3	4	3	2	1	
A-3	NS	11	3	2	3	2	3	2	1	0	
	S	12	4	3	4	3	4	3	2	1	
A-4	NS	11	3	2	3	2	3	2	1	0	
	S	12	4	3	4	3	4	3	2	1	
A-5	NS	11	3	2	3	2	3	2	1	0	
	S	12	4	3	4	3	4	3	2	1	
B	NS	11	5	3	5	3	5	3	2	1	
	S	12	6	4	6	4	6	4	3	2	
E	NS	5	3	2	3	2	3	2	1	0	
	S	6	4	3	4	3	4	2	2	1	
F-1	NS	11	4	2	4	2	4	2	1	0	
	S	12	5	3	4	3	5	3	2	1	
F-2	NS	11	5	3	4	3	5	3	2	1	
	S	12	6	4	5	4	6	4	3	2	
H-1	NS <sup>b, c</sup>	1	1	1	1	1	1	1	1	NP	
	S	3	2	1	2	1	2	1	1	1	
H-2	NS <sup>b, c</sup>	3	2	1	2	1	2	1	1	1	
	S	4	3	2	4	2	4	2	1	1	
H-3	NS <sup>b, c</sup>	6	4	2	4	2	4	2	1	1	
	S	7	5	3	5	3	5	3	2	1	
H-4	NS <sup>b, c</sup>	8	6	4	6	4	6	4	3	2	
	S	9	7	5	7	5	7	5	3	2	
H-5	NS <sup>b, c</sup>	4	3	2	3	2	3	2	1	0	
	S	5	4	3	4	3	4	2	2	1	
I-1 Condition 1	NS <sup>b, c, d</sup>	9	4	3	4	3	4	3	2	1	
	S	10	5	4	5	4	5	4	3	2	
I-1 Condition 2	NS <sup>b, c, d</sup>	9	4	3	4	3	4	3	2	1	
	S	10	5	4	5	4	5	4	3	2	
I-2	NS <sup>b, c</sup>	4	3	1	1	NP	1	1	NP	NP	
	S	5	3	1	1	NP	1	1	NP	NP	
I-3	NS <sup>b, c</sup>	4	2	1	2	1	2	2	2	1	
	S	5	3	2	3	2	3	2	2	1	
I-4	NS <sup>b, c</sup>	5	3	2	3	2	3	1	1	1	
	S	6	4	3	4	3	4	2	2	1	
M	NS	11	4	2	4	2	4	3	1	1	
	S	12	5	3	5	3	5	4	2	2	
R-1	NS <sup>b, c</sup>	4	4	4	4	4	4	4	4	4	
	S1R3	4	4	4	4	4	4	4	4	4	
	S	12	5	3	5	3	5	4	3	2	
R-2	NS <sup>b, c</sup>	4	4	4	4	4	4	4	4	4	
	S1R3	4	4	4	4	4	4	4	4	4	
	S	12	5	3	5	3	5	4	3	2	
R-3	NS <sup>b, c</sup>	4	4	4	4	4	4	4	4	4	
	S1R3	4	4	4	4	4	4	4	4	4	
	S	12	5	3	5	3	5	4	3	2	
R-4	NS	11	4	2	3	2	3	3	2	1	
	S	12	5	3	5	3	5	4	3	2	
S-1	NS	11	5	3	4	3	5	4	3	2	
	S	12	6	4	5	4	6	5	3	2	
S-2	NS	11	5	3	4	3	5	4	3	2	
	S	12	6	4	5	4	6	5	3	2	
U	NS	5	4	2	3	2	4	2	2	1	
	S	6	5	3	4	3	5	3	2	1	

Note: UL = Unlimited, NP = Not Permitted, NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S1R3 = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.  
 a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.  
 b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.  
 c. New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6.  
 d. The NS value is only for use in evaluation of existing building height in accordance with the Florida Building Code, Existing Building.  
 e. New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies, Condition 1, see Exception 1 of Section 903.2.6.  
 f. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and the Florida Fire Prevention Code.  
 g. For new Group I-4 occupancies, see Exception 2 and 3 of Section 903.2.6.  
 h. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

**TABLE 803.11**  
**INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY<sup>a</sup>**

GROUP	SPRINKLERED <sup>b</sup>			NONSPRINKLERED		
	Interior exit stairways and ramps and exit passageways <sup>b, c</sup>	Corridors and enclosure for exit stairways and ramps	Rooms and enclosed spaces <sup>d</sup>	Interior exit stairways and ramps and exit passageways <sup>b, c</sup>	Corridors and enclosure for exit stairways and ramps	Rooms and enclosed spaces <sup>d</sup>
A-1 & A-2	B	B	C	A	A <sup>d</sup>	B <sup>e</sup>
B, E, M, R-1	B	C	C	A	B	C
R-4	F	C	C	A	B	B
H	B	B	C <sup>f</sup>	A	A	B
I-1	B	C	C	A	B	B
I-2	B	B	B <sup>h, i</sup>	A	A	B
I-3	A	A <sup>j</sup>	C	A	A	B
I-4	B	B	B <sup>h, i</sup>	A	A	B
R-2	C	C	C	B	B	C
R-3	C	C	C	C	C	C
S	C	C	C	B	B	C
U	No restrictions			No restrictions		

For SI: 1 inch = 25.4 mm