

UNIT MATRIX BUILDING TYPE I - BREAKDOWN PER FLOOR										
UNIT TYPE	STUDIO	ONE BEDROOM			TWO BEDROOMS			THREE BEDROOMS	TOTAL # OF UNITS	LEASABLE AREA
UNIT NAME	ST	A1	A5	A6	B1	B2	B3	C3		
RESIDENTIAL	586 SF	777 SF	729 SF	927 SF	1,136 SF	1,028 SF	1,232 SF	1,425 SF	64	65,494 SF
LEVEL 1	0	4	1	1	2	1	1	2	12	12,147 SF
LEVEL 2	1	4	0	0	2	2	2	2	13	13,337 SF
LEVEL 3	1	4	0	0	2	2	2	2	13	13,337 SF
LEVEL 4	1	4	0	0	2	2	2	2	13	13,337 SF
LEVEL 5	1	4	0	0	2	2	2	2	13	13,337 SF
TOTAL	4	20	1	1	10	9	9	10	64	65,494 SF

UNIT MATRIX BILDING TYPE I - SUMMARY					
UNIT TYPE	AVERAGE SF/DO	NO. OF UNITS	NO. OF BED	% OF TOTAL	LEASEABLE AREA (NRSF)
STUDIO	386 SF	4	2	6%	2,345 SF
ONE BEDROOM	782 SF	22	22	34%	17,200 SF
TWO BEDROOM	1,132 SF	28	56	44%	31,700 SF
THREE BEDROOM	1,425 SF	10	30	16%	14,251 SF
ALL UNITS	1,023 SF	64	112	100%	65,494 SF

BUILDING TYPE I - GROSS BUILDING AREA								
LEVEL	TOTAL AREA	LEASEABLE	AMENITY	OFFICE	MAIL ROOM / PACKAGE	B.O.H.	CORRIDOR	VERTICAL CIRC.
1	15,227 SF	12,147 SF	582 SF	0 SF	0 SF	728 SF	1,436 SF	354 SF
2	15,070 SF	13,337 SF	0 SF	0 SF	0 SF	108 SF	1,226 SF	379 SF
3	14,969 SF	13,337 SF	0 SF	0 SF	0 SF	172 SF	1,126 SF	379 SF
4	15,070 SF	13,337 SF	0 SF	0 SF	0 SF	128 SF	1,226 SF	379 SF
5	14,969 SF	13,337 SF	0 SF	0 SF	0 SF	127 SF	1,126 SF	379 SF
TOTAL AREAS	75,304 SF	65,494 SF	582 SF	0 SF	0 SF	1,218 SF	6,139 SF	1,870 SF



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A0-101

UNIT TYPE	STUDIO	ONE BEDROOMS			TWO BEDROOMS		THREE BEDROOMS	TOTAL # OF	LEASABLE AREA
UNIT NAME	ST	A1	A5	A6	B2	B3	C3	UNITS	
RESIDENTIAL	586 SF	777 SF	729 SF	922 SF	1,028 SF	1,232 SF	1,425 SF	59	58,013 SF
LEVEL 1	0	5	1	1	1	2	2	11	10,647 SF
LEVEL 2	1	5	0	0	2	2	2	12	11,841 SF
LEVEL 3	1	5	0	0	2	2	2	12	11,841 SF
LEVEL 4	1	5	0	0	2	2	2	12	11,841 SF
LEVEL 5	1	5	0	0	2	2	2	12	11,841 SF
TOTAL	4	25	1	1	9	9	10	59	58,013 SF

UNIT TYPE	AVERAGE SF/DU	NO. OF UNITS	NO. OF BED	% OF TOTAL	LEASABLE AREA (NRSF)
STUDIO	586 SF	4	4	7%	2,343 SF
ONE BEDROOM	781 SF	27	27	46%	21,081 SF
TWO BEDROOM	1,130 SF	18	36	31%	20,338 SF
THREE BEDROOM	1,425 SF	10	30	17%	14,251 SF
ALL UNITS	983 SF	59	97	100%	58,013 SF

LEVEL	TOTAL AREA	LEASEABLE	AMENITY	OFFICE	MAIL ROOM / PACKAGE	B.O.H.	CORRIDOR	VERTICAL CIRC.
1	13,476 SF	9,222 SF	586 SF	0 SF	0 SF	711 SF	1,185 SF	347 SF
2	13,320 SF	11,841 SF	0 SF	0 SF	0 SF	1,065 SF	287 SF	287 SF
3	13,421 SF	11,841 SF	0 SF	0 SF	0 SF	1,168 SF	1,168 SF	287 SF
4	13,320 SF	11,841 SF	0 SF	0 SF	0 SF	1,065 SF	287 SF	287 SF
5	13,421 SF	11,841 SF	0 SF	0 SF	0 SF	1,27 SF	1,168 SF	287 SF
TOTAL AREAS	66,957 SF	56,988 SF	586 SF	0 SF	0 SF	1,217 SF	5,647 SF	1,494 SF



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633, FLORIDA STATUTES.

**BUILDING TYPE II
(#1,4) UNIT
MATRIX &
BUILDING AREAS**

A0-102

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633, FLORIDA STATUTES.

PROJECT NO. 23-1009

ISSUE DATE 2024.12.20

TAC RESUBMITTAL #2

SHEET NAME

BUILDING TYPE III (#5) UNIT MATRIX & BUILDING AREAS

SHEET N0

A0-103



1 UNIT MATRIX - BUILDING TYPE III - LEVEL 1



2 UNIT MATRIX - BUILDING TYPE III - LEVEL 2



3 UNIT MATRIX - BUILDING TYPE III - LEVELS 3 - 5

UNIT MATRIX - BREAKDOWN PER FLOOR												
UNIT TYPE	STUDIO	ONE BEDROOM			TWO BEDROOMS				THREE BEDROOMS		TOTAL # OF UNITS	LEASABLE AREA
UNIT NAME	ST	A1	A2	A3	B1	B2	B3	B4	C1	C2		
RESIDENTIAL	576 SF	777 SF	776 SF	742 SF	1,128 SF	1,128 SF	1,227 SF	1,138 SF	1,422 SF	0 SF	293	280,454 SF
LEVEL 1	2	22	7	1	11	0	2	5	2	0	52	47,785 SF
LEVEL 2	2	22	5	0	17	2	3	7	2	0	60	58,007 SF
LEVEL 3	2	23	5	0	17	2	3	7	2	0	61	58,605 SF
LEVEL 4	1	23	5	0	17	2	3	7	2	0	58,029 SF	58,029 SF
LEVEL 5	1	23	5	0	17	2	3	7	2	0	60	58,029 SF
TOTAL	8	113	27	1	79	8	14	33	10	0	293	280,454 SF

UNIT MATRIX - SUMMARY					
UNIT TYPE	AVERAGE SF/DU	NO. OF UNITS	NO. OF BED	% OF TOTAL	LEASEABLE AREA (NRSF)
STUDIO	576 SF	8	1	4%	4,608 SF
ONE BEDROOM	776 SF	141	141	38%	109,422 SF
TWO BEDROOM	1,136 SF	134	268	48%	152,271 SF
THREE BEDROOMS	1,415 SF	50	30	3%	14,154 SF
ALL UNITS	957 SF	293	447	100%	280,454 SF

GROSS BUILDING AREA									
LEVEL	TOTAL AREA	LEASABLE	AMENITY	OFFICE	MAIL ROOM / PACKAGE	B.O.H.	CORRIDOR	VERTICAL CIRC.	BALCONIES
1	59,214 SF	47,785 SF	6,694 SF	0 SF	0 SF	2,667 SF	404 SF	1,665 SF	0 SF
2	59,293 SF	58,007 SF	0 SF	0 SF	0 SF	0 SF	0 SF	1,286 SF	0 SF
3	59,891 SF	58,605 SF	0 SF	0 SF	0 SF	0 SF	0 SF	1,286 SF	0 SF
4	59,315 SF	58,029 SF	0 SF	0 SF	0 SF	0 SF	0 SF	1,286 SF	0 SF
5	59,315 SF	58,029 SF	0 SF	0 SF	0 SF	0 SF	0 SF	1,286 SF	0 SF
TOTAL AREAS	297,026 SF	280,454 SF	6,694 SF	0 SF	0 SF	2,667 SF	404 SF	6,816 SF	0 SF

PARKING BREAKDOWN			
LEVEL	TOTALS	ADA	STANDARD
	583	15	530
TOTALS	583	15	530

PROVIDED PARKING SPACES	
LEVEL	NUMBER OF SPACES
	92
LEVEL 1	101
LEVEL 2	100
LEVEL 3	105
LEVEL 4	104
LEVEL 5	81



UNIT MATRIX BILDING TYPE IV - SUMMARY					
UNIT TYPE	AVERAGE SF/DU	NO. OF UNITS	NO. OF BED	% OF TOTAL	LEASEABLE AREA (NRSF)
STUDIO	646 SF	3	3	2%	1,938 SF
ONE BEDROOM	775 SF	81	81	57%	62,788 SF
TWO BEDROOM	1,141 SF	52	104	37%	59,310 SF
THREE BEDROOMS	1,422 SF	5	15	4%	7,111 SF
ALL UNITS	930 SF	141	203	100%	131,147 SF

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PROJECT NO. 23-1009

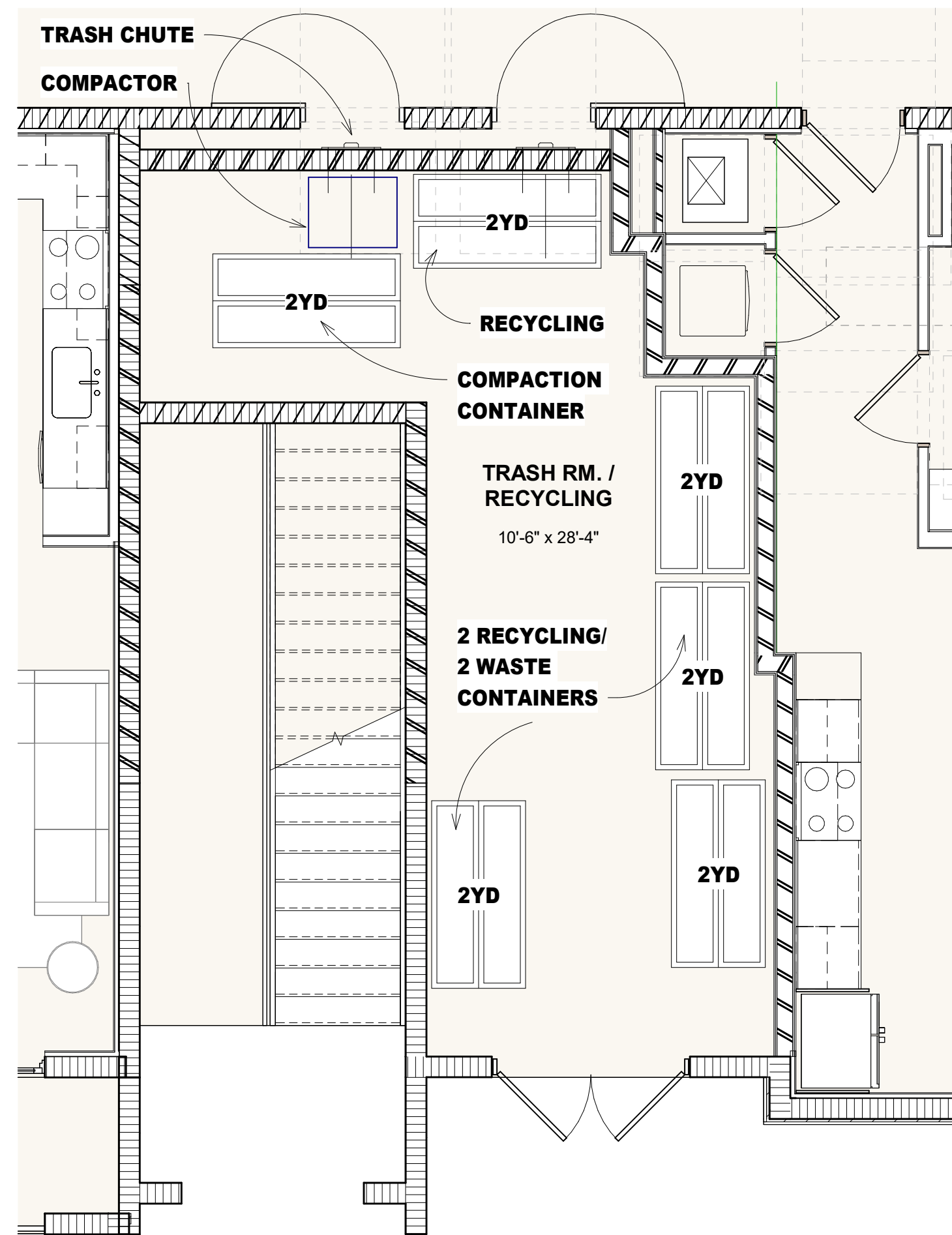
ISSUE DATE 2024.12.20

TAC RESUBMITTAL #2

SHEET NAME

BUILDING TYPE IV (#3) UNIT MATRIX & BUILDING AREAS

A0-104

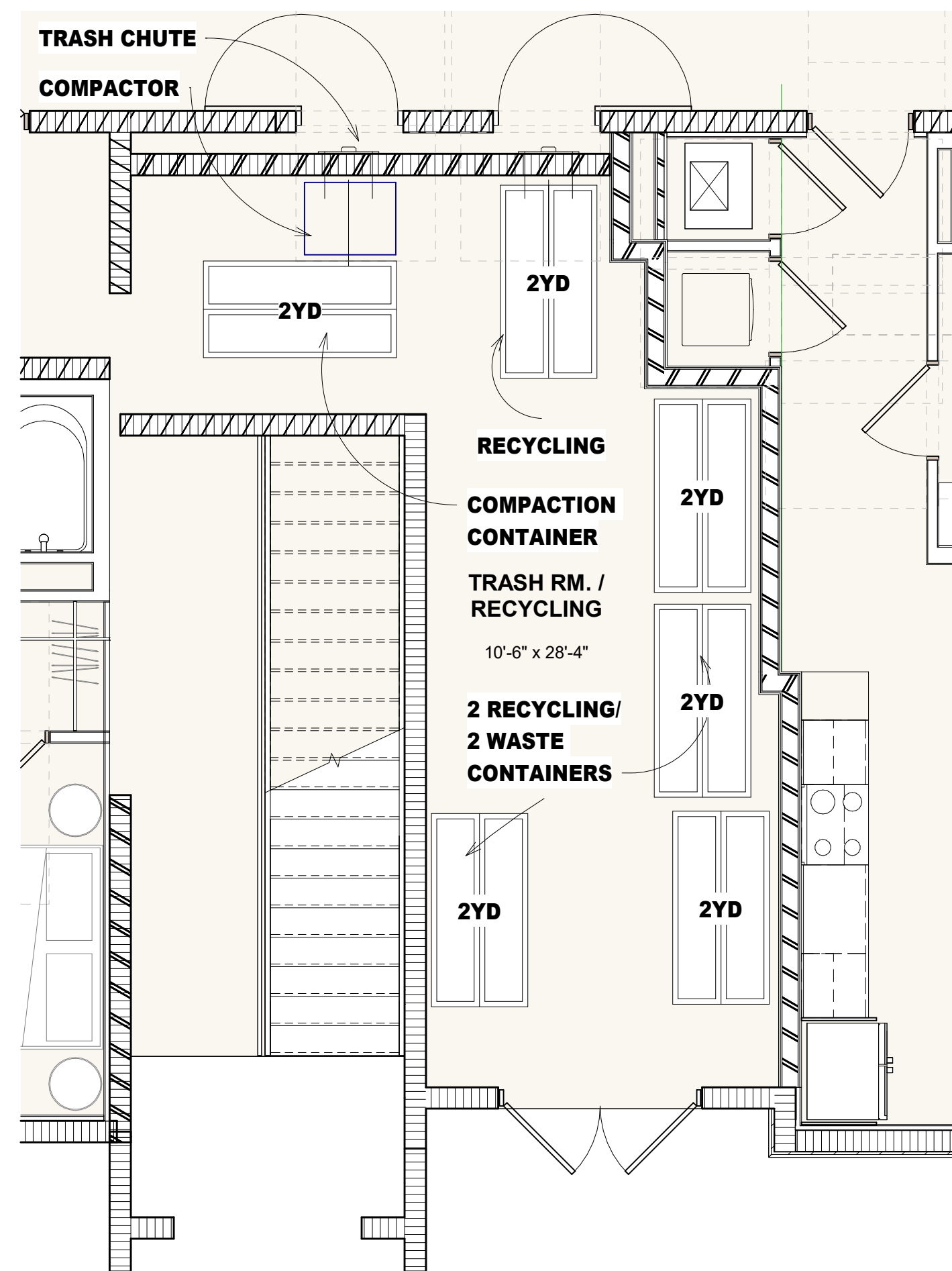


1 FLOOR PLAN - Building Type I (Bldg #2) Trash room

Type I: 64 units

The residential building will incorporate the use of Qty.1 Wilkinson Hi-Rise waste. The chute will feed into Qty.1 Wilkinson Hi-Rise Compactors 400 C-5 connected to 2YD Wilkinson Hi-Rise Compaction Containers on the ground floor.

This building is designed around the equipment. The complex will be serviced 3 days a week for waste, Waste picked up is Qty.2 – 2YD Containers. Recycling will be picked up Qty.2 containers, 1 time per week. The equipment will meet the volume of solid waste and recycling for the project. (See ground floor drawing for equipment reference locations).

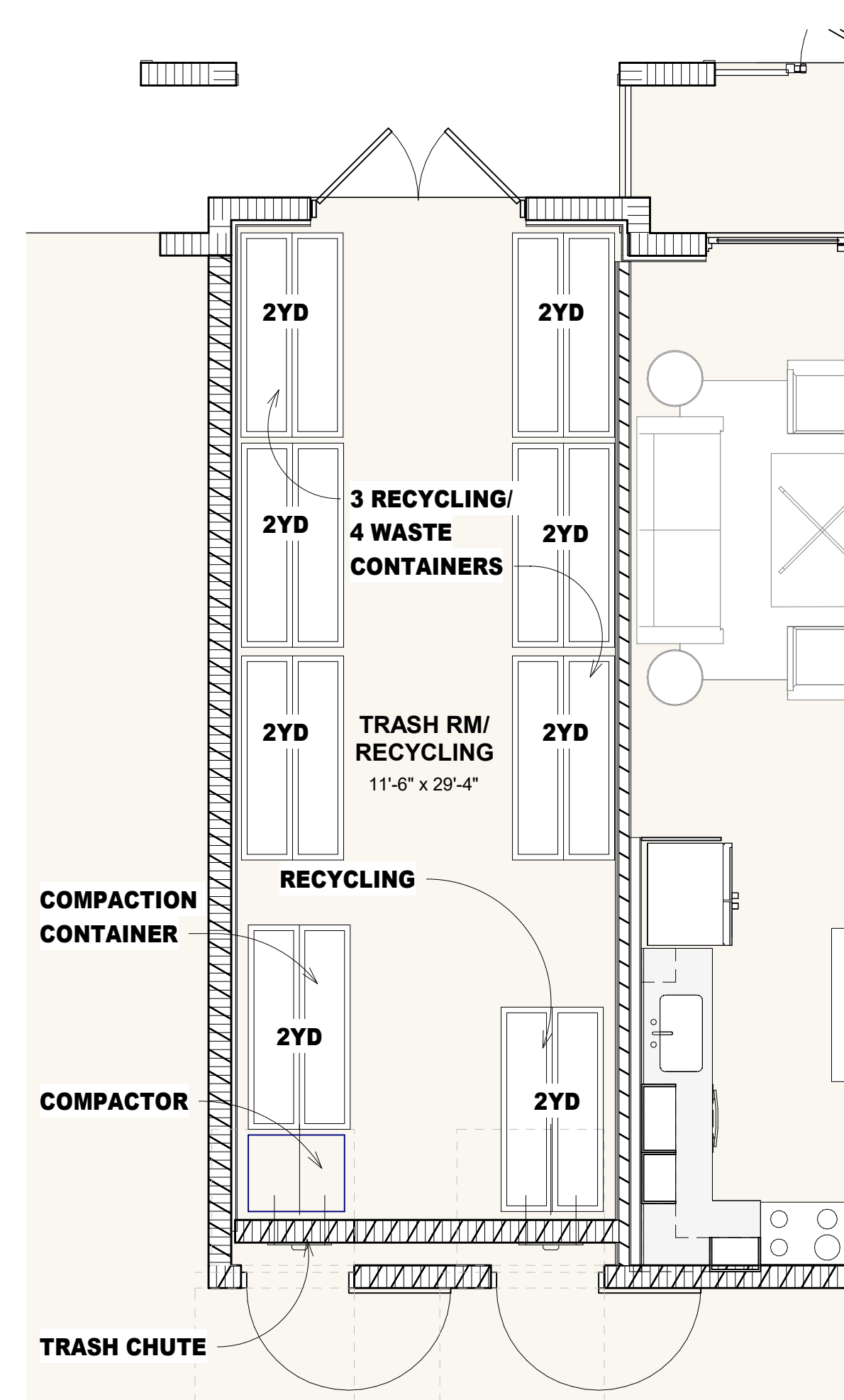


2 FLOOR PLAN - Building Type II (Bldg #1, #4) Trash room

Type II: 59 units

The residential building will incorporate the use of Qty.1 Wilkinson Hi-Rise waste. The chute will feed into Qty.1 Wilkinson Hi-Rise Compactors 400 C-5 connected to 2YD Wilkinson Hi-Rise Compaction Containers on the ground floor.

This building is designed around the equipment. The complex will be serviced 3 days a week for waste. Waste picked up is Qty.2 – 2YD Containers. Recycling will be picked up Qty.2 containers, 1 time per week. The equipment will meet the volume of solid waste and recycling for the project. (See ground floor drawing for equipment reference locations).

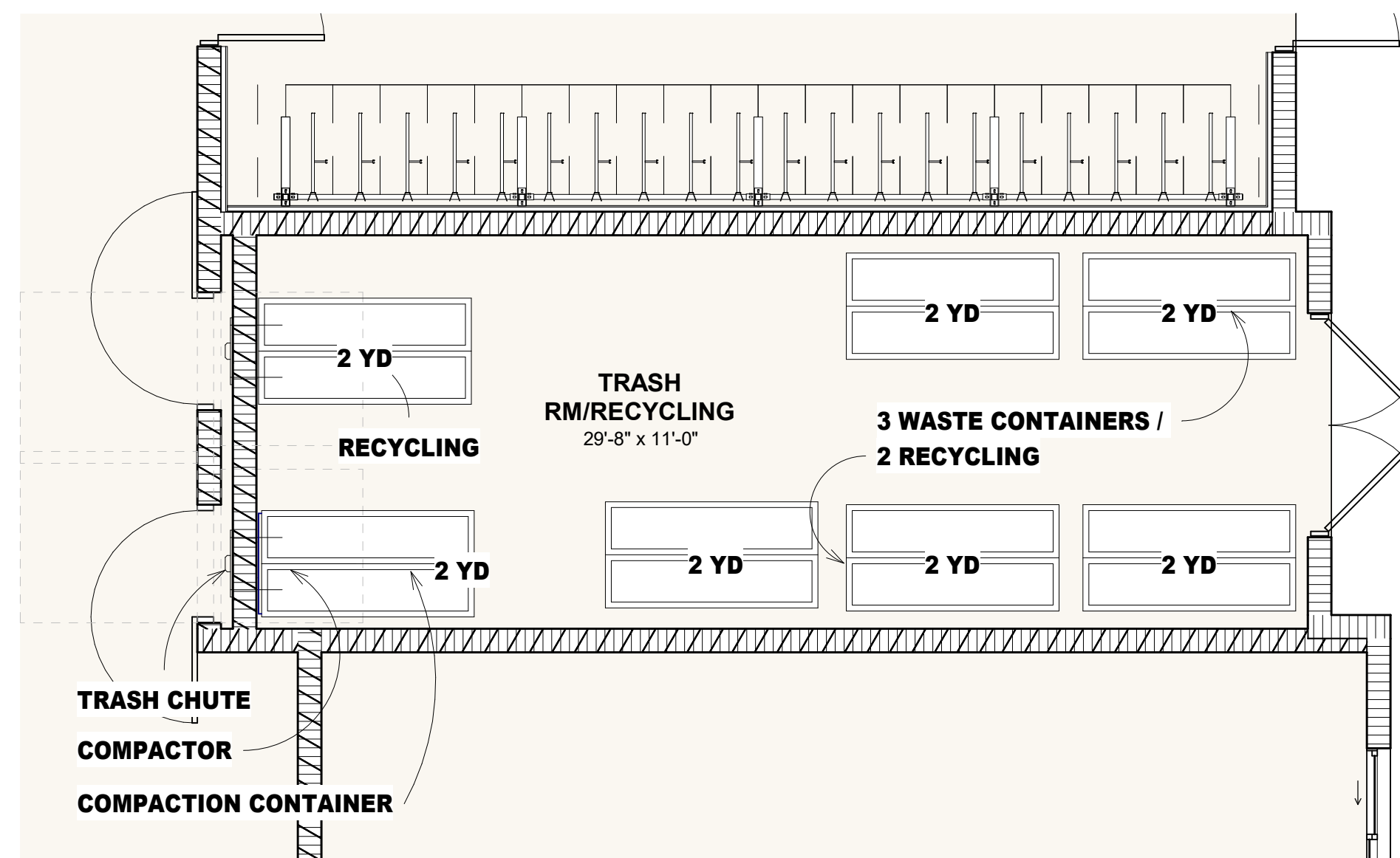


3 FLOOR PLAN - Building Type IV (Bldg #3) Trash room

Type IV: 141 units

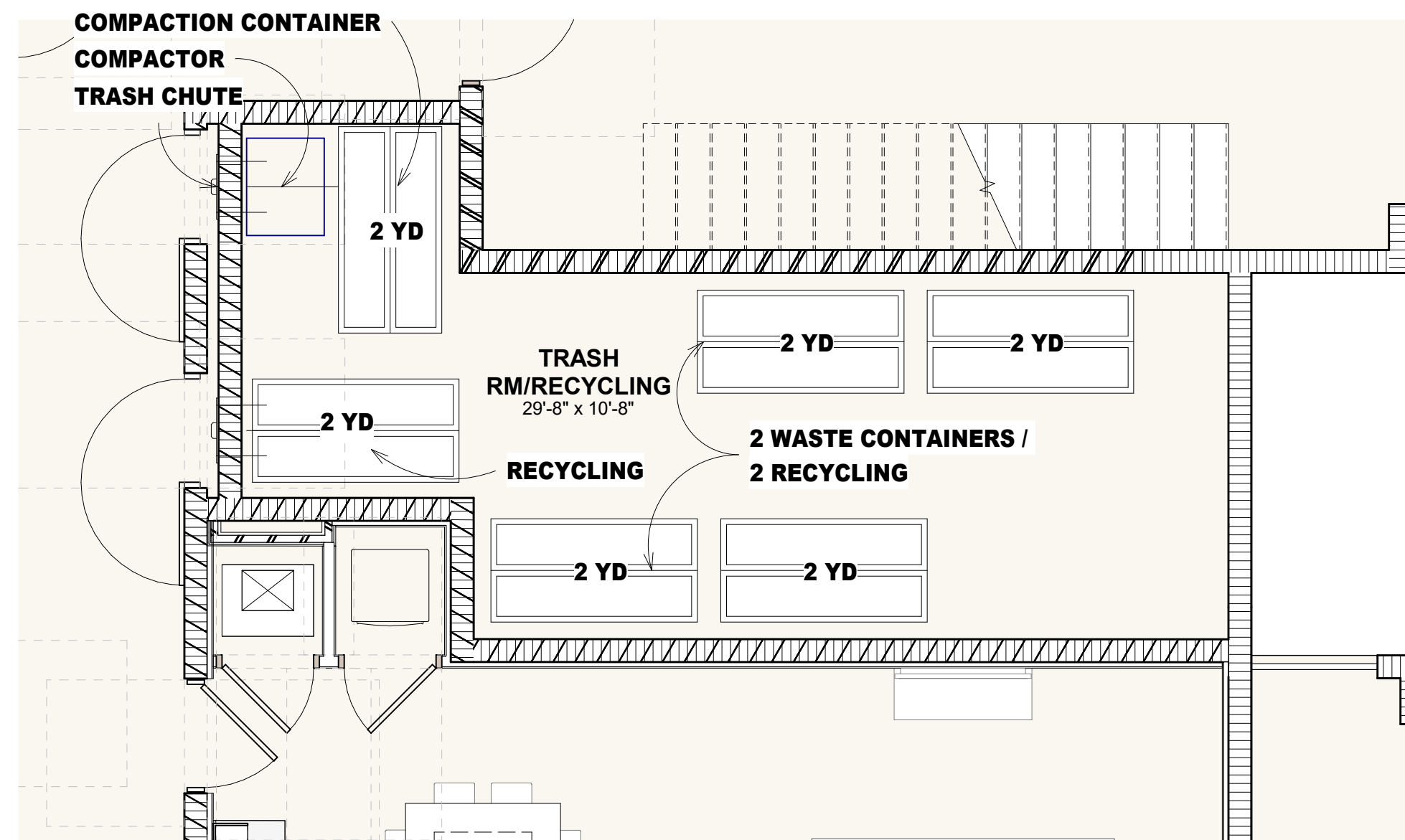
The residential building will incorporate the use of Qty.1 Wilkinson Hi-Rise waste. The chute will feed into Qty.1 Wilkinson Hi-Rise Compactors 400 C-5 connected to 2YD Wilkinson Hi-Rise Compaction Containers on the ground floor.

This building is designed around the equipment. The complex will be serviced 3 days a week for waste. Waste picked up is Qty.4 – 2YD Containers. Recycling will be picked up Qty.3 containers, 1 time per week. The equipment will meet the volume of solid waste and recycling for the project. (See ground floor drawing for equipment reference locations).



4 **FLOOR PLAN - Building Type III (Bldg #5) Trash Room**
Sector A
1/4" = 1'-0"

1/4" = 1'-0"



5 FLOOR PLAN - Building Type III (Bldg #5) Trash Room

Sector B

1/4" = 1'-0"

1/4" = 1'-0"

Type III: 297 units

The residential building will incorporate the use of Qty.1 Wilkinson Hi-Rise waste. The chute will feed into Qty.1 Wilkinson Hi-Rise Compactors 400 C-5 connected to 2YD Wilkinson Hi-Rise Compaction Containers on the ground floor.

This building is designed around the equipment. The complex will be serviced 5 days a week for waste. Waste picked up is Qty. 5 – 2YD Containers. Recycling will be picked up Qty. 4 containers, 1 time per week. The equipment will meet the volume of solid waste and recycling for the project. (See ground floor drawing for equipment reference locations).



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A2-101



- NOTES:
- REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION ON SITE DETAILS.
 - FOR ALL MATERIALS AND ABBREVIATIONS REFER TO SHEET A0-002 LEGENDS AND ABBREVIATIONS
 - GREEN BUILDING CERTIFICATION TO BE ACHIEVED.
 - BOTTOM ELEVATION OF THE ELECTRICAL, PLUMBING AND/OR MECHANICAL EQUIPMENT SHALL BE ELEVATED TO MATCH THE PROPOSED FINISH FLOOR.
 - FOR TRASH ROOM/RECYCLING DETAILS, REFER TO SHEET A11-102-TRASH MANAGEMENT PLAN (DETAIL 1)
 - ALL DRAWINGS AND SPECIFICATIONS TO COMPLY WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION, THE 2020 NATIONAL ELECTRICAL CODE AND THE 2023 FLORIDA FIRE PREVENTION CODE.
 - PER FBC 903.2.11.3 ANY BUILDING WHICH IS OF THREE STORIES OR MORE IN HEIGHT SHALL BE EQUIPPED WITH AND APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1

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A2-102



- NOTES:
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 - FOR ALL MATERIALS AND ABBREVIATIONS REFER TO SHEET A0-002 LEGENDS AND ABBREVIATIONS
 - GREEN BUILDING CERTIFICATION TO BE ACHIEVED.
 - BOTTOM ELEVATION OF THE ELECTRICAL, PLUMBING AND/OR MECHANICAL EQUIPMENT SHALL BE ELEVATED TO MATCH THE PROPOSED FFE.
 - FOR TRASH ROOM/RECYCLING DETAILS, REFER TO SHEET A1-102-TRASH MANAGEMENT PLAN (DETAIL 1)
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633, FLORIDA STATUTES.

3-1009

024.12.20

TAC RESUBMITTAL #2

**BUILDING TYPE I
(#2) FLOOR PLAN
LEVEL 5 AND
ROOF PLAN**

A2-103



- NOTES:
- REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION ON SITE DETAILS.
 - FOR ALL MATERIALS AND ABBREVIATIONS REFER TO SHEET AO-002 LEGENDS AND ABBREVIATIONS
 - GREEN BUILDING CERTIFICATION TO BE ACHIEVED.
 - BOTTOM ELEVATION OF THE ELECTRICAL, PLUMBING AND/OR MECHANICAL EQUIPMENT SHALL BE ELEVATED TO MATCH THE PROPOSED FFE.
 - FOR TRASH ROOM/RECYCLING DETAILS, REFER TO SHEET A1-102-TRASH MANAGEMENT PLAN (DETAIL 1)
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A2-201



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A2-201



- NOTES:
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 - FOR ALL MATERIALS AND ABBREVIATIONS REFER TO SHEET A0-002 LEGENDS AND ABBREVIATIONS
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 - FOR TRASH ROOM/RECYCLING DETAILS, REFER TO SHEET A1-102-TRASH MANAGEMENT PLAN (DETAIL 2)
 - ALL DRAWINGS AND SPECIFICATIONS TO COMPLY WITH THE 2023 FLORIDA BUILDING CODES, 8TH EDITION, THE 2020 NATIONAL ELECTRICAL CODE AND THE 2023 FLORIDA FIRE PREVENTION CODE.
 - PER FBC 903.2.11.3 ANY BUILDING WHICH IS OF THREE STORIES OR MORE IN HEIGHT SHALL BE EQUIPPED WITH AND APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1



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A2-202



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A2-203



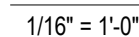
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HOLLYWOOD, FL

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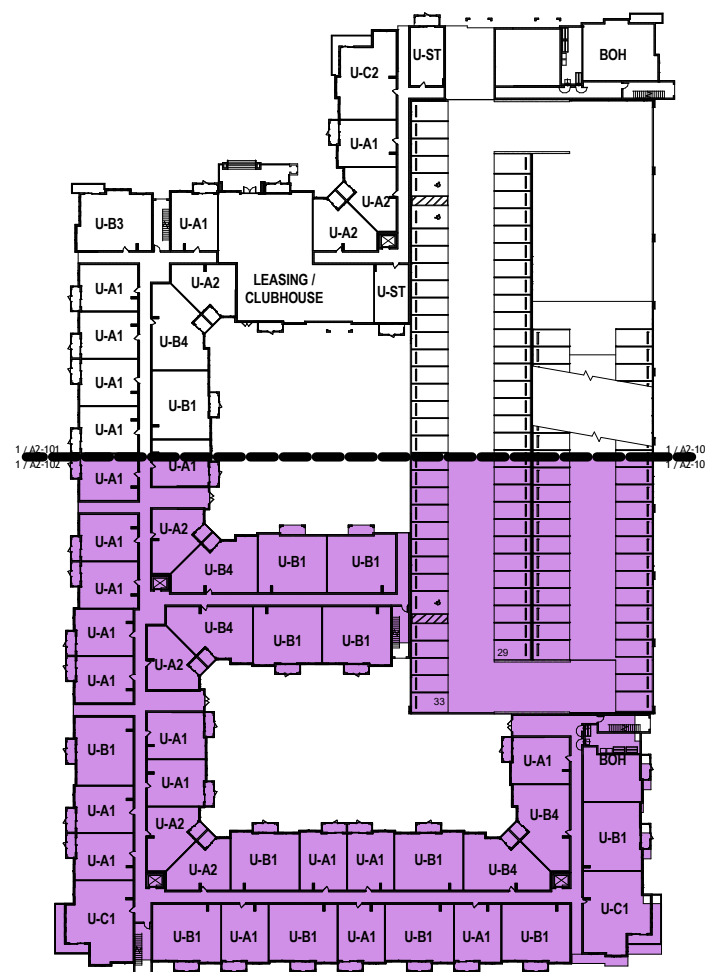
A2-301 a



- Key Plan - Building type III Sector A**
1" = 100'-0"

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A2-301 b


$$1'' = 100'-0''$$

-

$$1/16'' = 1'-0''$$

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PROJECT NO. 23-1005

ISSUE DATE 2024.12.20

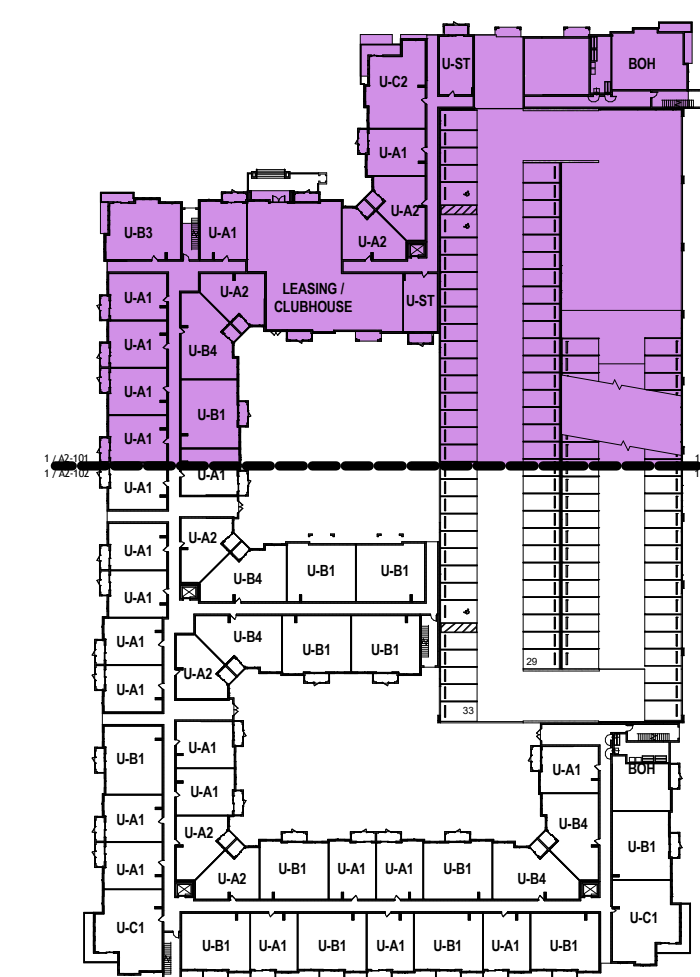
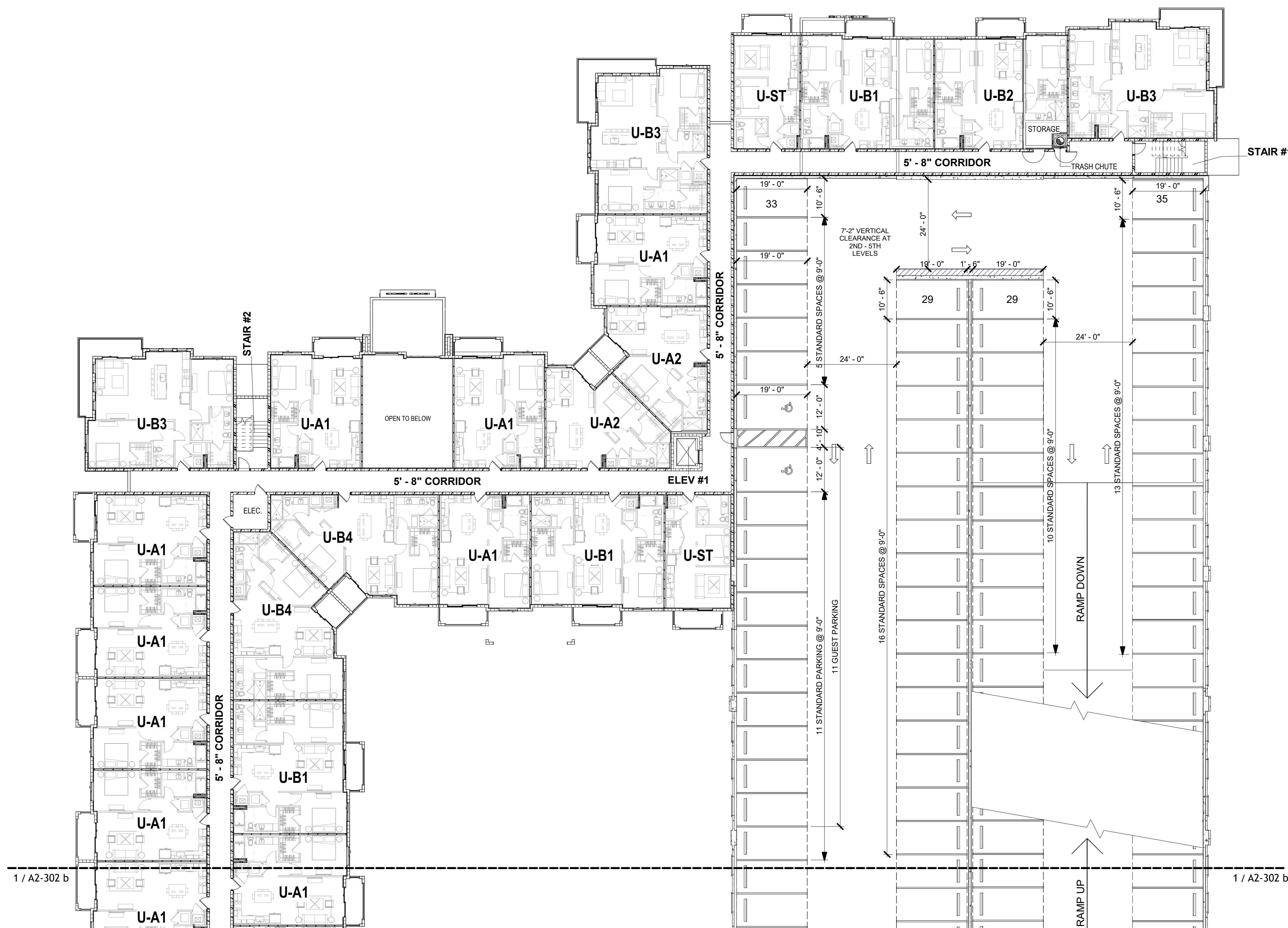
TAC RESUBMITTAL #2

SHEET NAME

**BUILDING TYPE III
(#5) FLOOR PLAN
- LEVEL 2 -
SECTOR A**

SHEET N0

A2-302 a

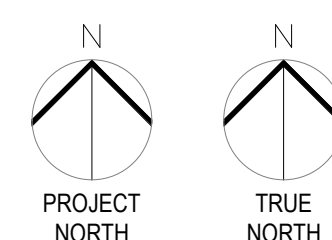


Key Plan - Building type III Sector A

$$1'' = 100' - 0''$$

NOTES

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- FOR ALL MATERIALS AND ABBREVIATIONS REFER TO SHEET A0-002 LEGENDS AND ABBREVIATIONS
- GREEN BUILDING CERTIFICATION TO BE ACHIEVED.
- BOTTOM ELEVATION OF THE ELECTRICAL, PLUMBING AND/OR MECHANICAL EQUIPMENT SHALL BE ELEVATED TO MATCH THE PROPOSED FINISH FLOOR.
- FOR TRASH ROOM/RECYCLING DETAILS, REFER TO SHEET A1-102-TRASH MANAGEMENT PLAN (DETAILS 4 AND 5)
- ALL DRAWINGS AND SPECIFICATIONS TO COMPLY WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION, THE 2020 NATIONAL ELECTRICAL CODE AND THE 2023 FLORIDA FIRE PREVENTION CODE.
- PER FDG 903.2.11.3 & 903.2.11.4 WHICH OF THE TWO TYPES OF SPRINKLER SHALL BE INSTALLED IN HEIGHT SHALL BE EQUIPPED WITH AND APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.

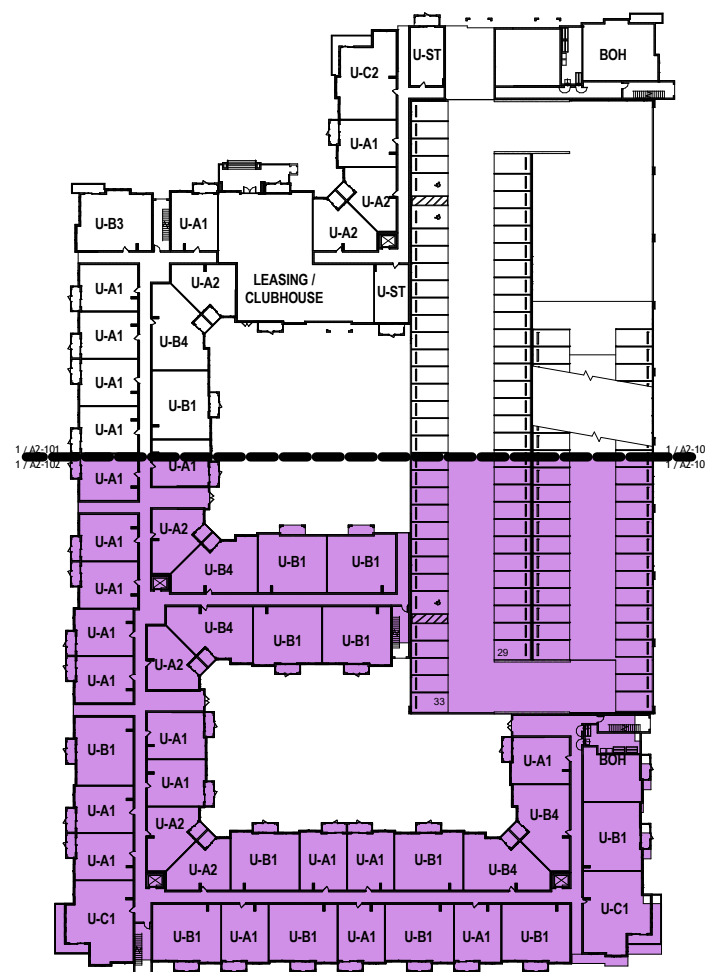


1 FLOOR PLAN - LEVEL 2 - SECTOR A

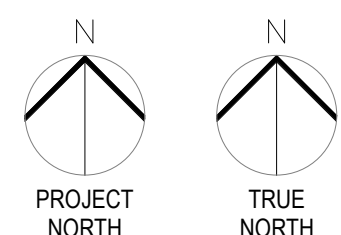
$$1/16'' = 1'-0''$$

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A2-302 b


$$1'' = 100' - 0''$$

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1 FLOOR PLAN - LEVEL 2 - SECTOR B

12/19/2024 11:00:01 AM

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DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER
333, FLORIDA STATUTES.

PROJECT NO. 23-1009

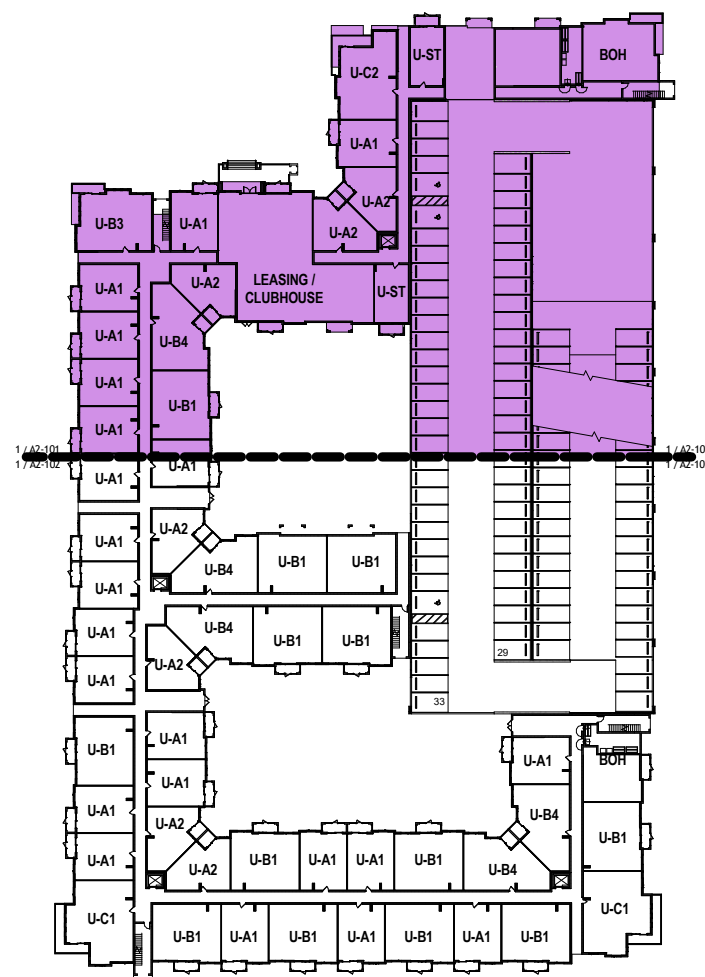
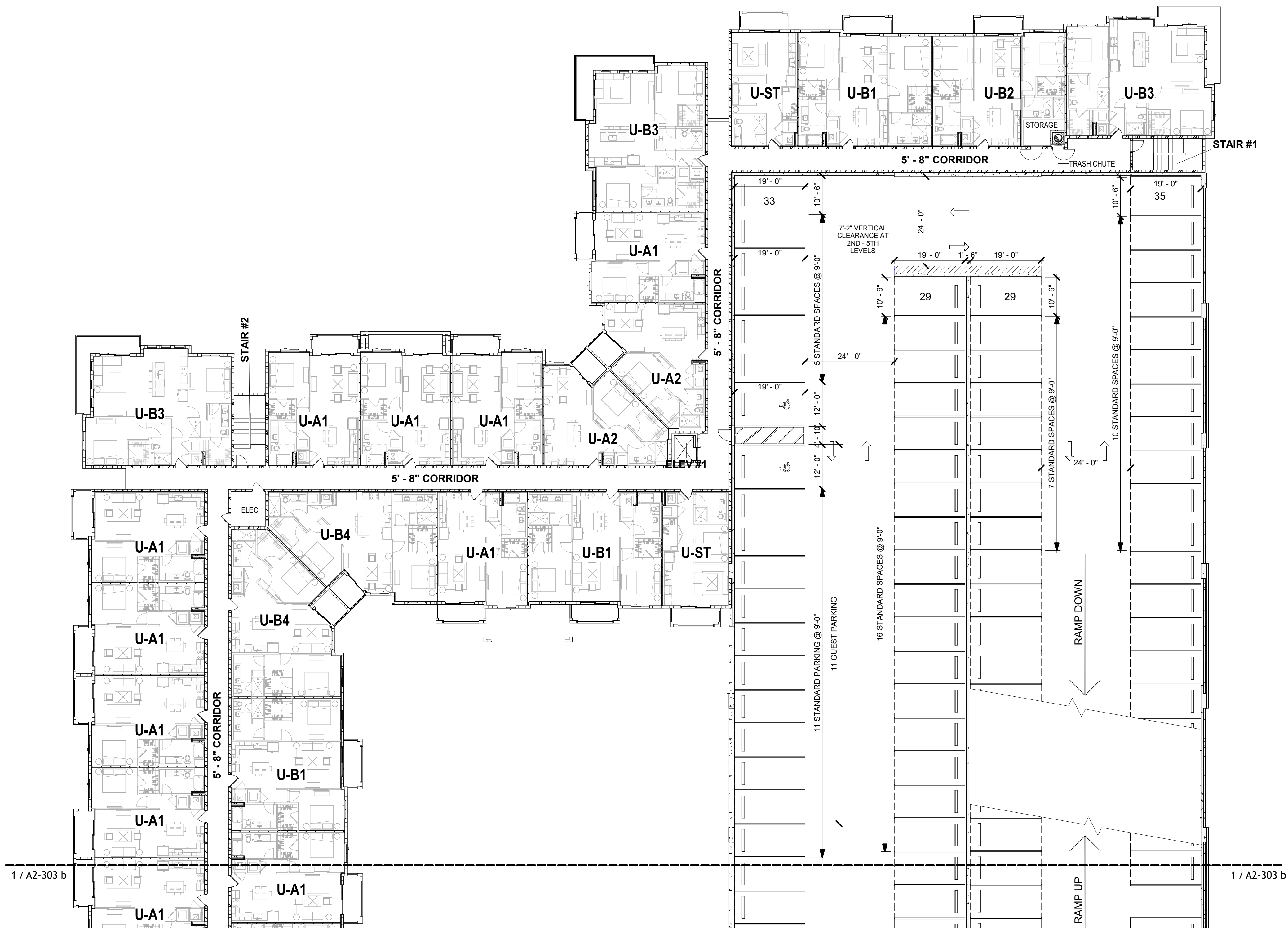
ISSUE DATE 2024.12.20

TAC RESUBMITTAL #2

SHEET NAME

**BUILDING TYPE III
(#5) FLOOR PLAN
- LEVEL 3 -
SECTOR A**

A2-303 a



Key Plan - Building type III Sector A

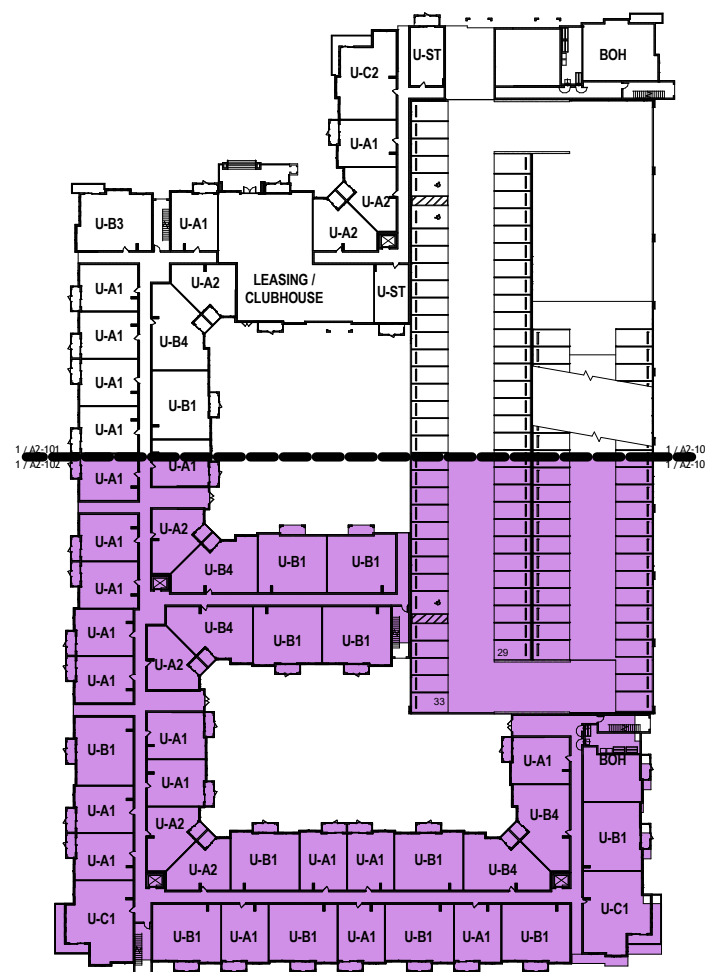
$$1'' = 100'-0''$$

NOTES:

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- * FOR ALL MATERIALS AND ABBREVIATIONS REFER TO SHEET AO-002 LEGENDS AND ABBREVIATIONS
- * GREEN BUILDING CERTIFICATION TO BE ACHIEVED.
- * BOTTOM ELEVATION OF THE ELECTRICAL, PLUMBING AND/OR MECHANICAL EQUIPMENT SHALL BE ELEVATED TO MATCH THE PROPOSED FFE.
- * FOR TRASH ROOM/RECYCLING DETAILS, REFER TO SHEET A1-102-TRASH MANAGEMENT PLAN (DETAILS 4 AND 5)
- * ALL DRAWINGS AND SPECIFICATIONS TO COMPLY WITH THE 2023 FLORIDA BUILDING CODES, 8TH EDITION, THE 2020 NATIONAL ELECTRICAL, FIRE AND LIFE SAFETY CODES AND THE 2021 FLORIDA FIRE PREVENTION CODE.
- * PER FBC 903.2.1.3 ANY BUILDING WHICH IS OF THREE STORIES OR MORE IN HEIGHT SHALL BE EQUIPPED WITH AND APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1

PARK ROAD
HOLLYWOOD, FL
PARK ROAD DEVELOPMENT, LLC

A2-303 b



Key Plan - Building type III Sector B
1" = 100'-0"

- NOTES:
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 - FOR ALL MATERIALS AND ABBREVIATIONS REFER TO SHEET A0-002 LEGENDS AND ABBREVIATIONS
 - GREEN BUILDING CERTIFICATION TO BE ACHIEVED.
 - BOTTOM ELEVATION OF THE ELECTRICAL, PLUMBING AND/OR MECHANICAL EQUIPMENT SHALL BE ELEVATED TO MATCH THE PROPOSED FFE.
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[illegible]

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PARK ROAD DEVELOPMENT, LLC

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533, FLORIDA STATUTES.

PROJECT NO. 23-1009

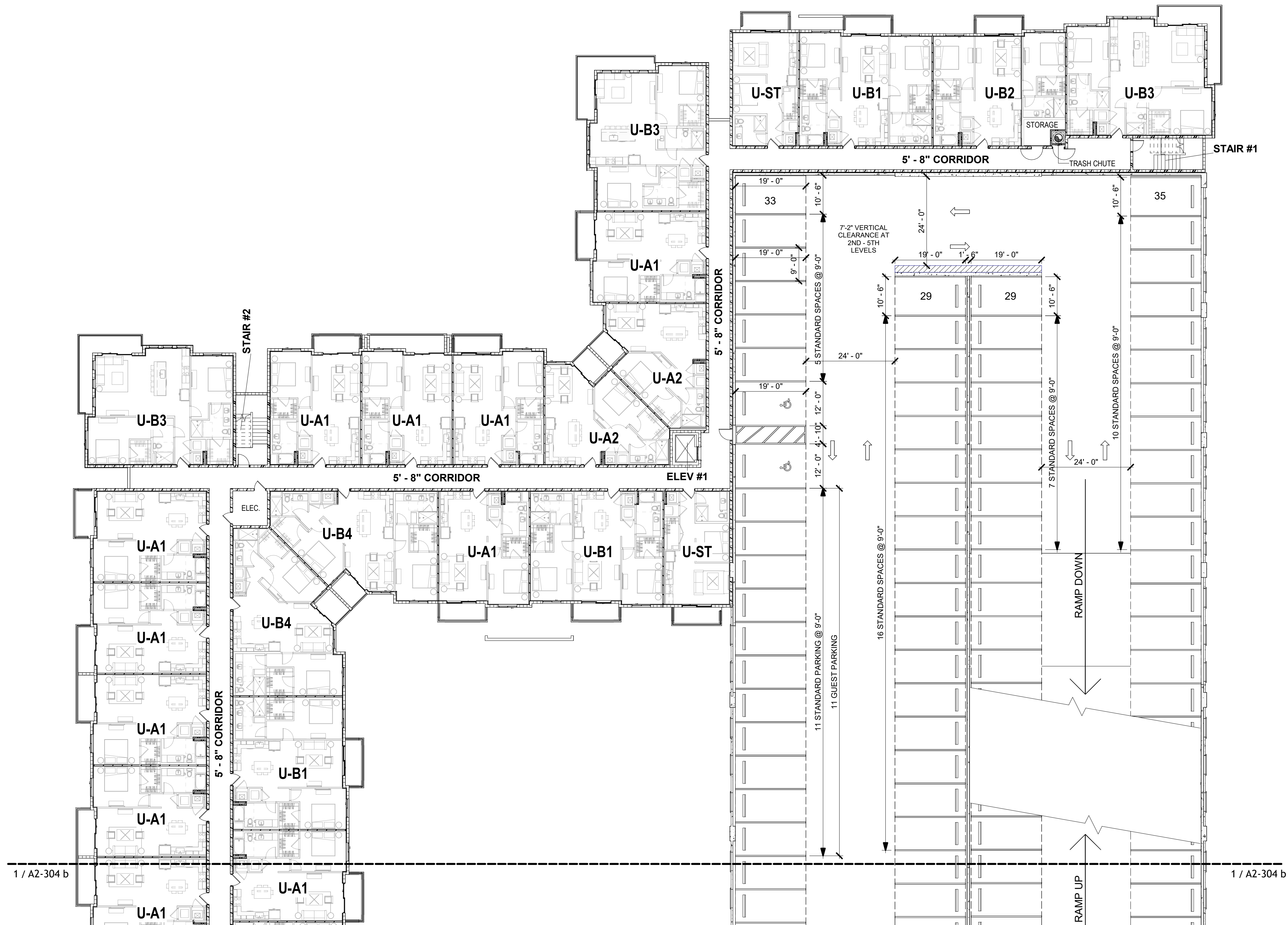
ISSUE DATE 2024.12.20

TAC RESUBMITTAL #2

SHEET NAME

**BUILDING TYPE III
(#5) FLOOR PLAN
- LEVEL 4 -
SECTOR A**

A2-304 a



Key Plan - Building type III Sector A

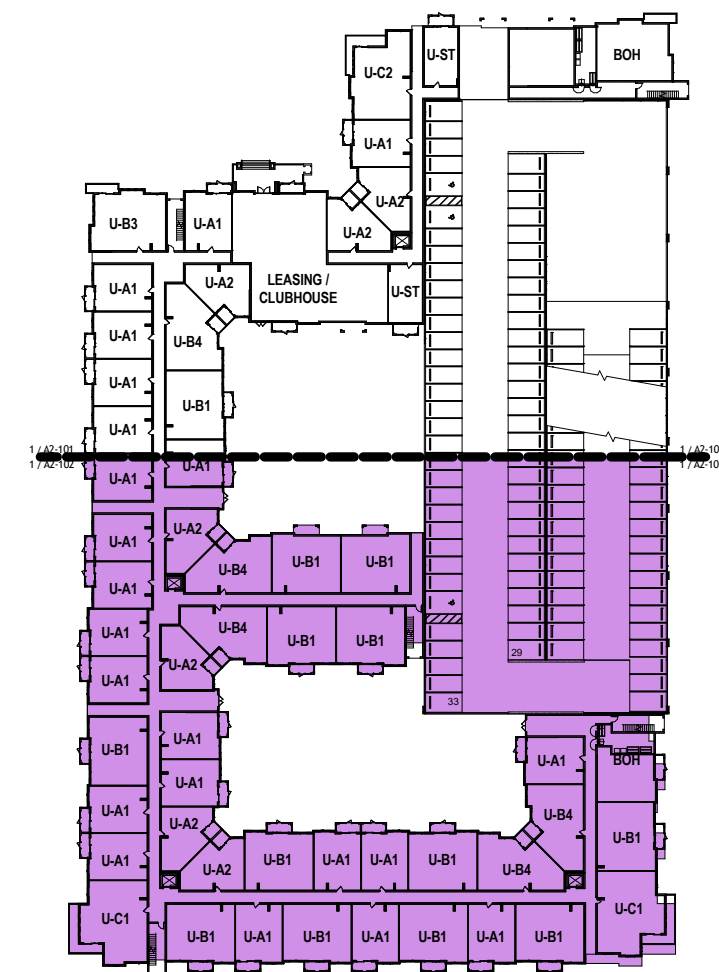
$$1'' = 100'-0''$$

NOTES:

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 * FOR TRASH ROOM/RECYCLING DETAILS, REFER TO SHEET A1-102-TRASH MANAGEMENT PLAN (DETAILS 4 AND 5)
 * ALL DRAWINGS AND SPECIFICATIONS TO COMPLY WITH THE 2023 FLORIDA BUILDING CODES, 8TH EDITION, THE 2020 NATIONAL ELECTRICAL CODE AND THE 2023 FLORIDA FIRE PREVENTION CODE.
 * PER FBC 903.2.1.3 ANY TOWER WHICH IS OF THIRTY FEET OR MORE IN HEIGHT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1

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A2-304 b



Key Plan - Building type III Sector B
1" = 100'-0"

-

1 FLOOR PLAN - LEVEL 4 - SECTOR B

[illegible]

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PROJECT NO. 23-1009

ISSUE DATE 2024.12.20

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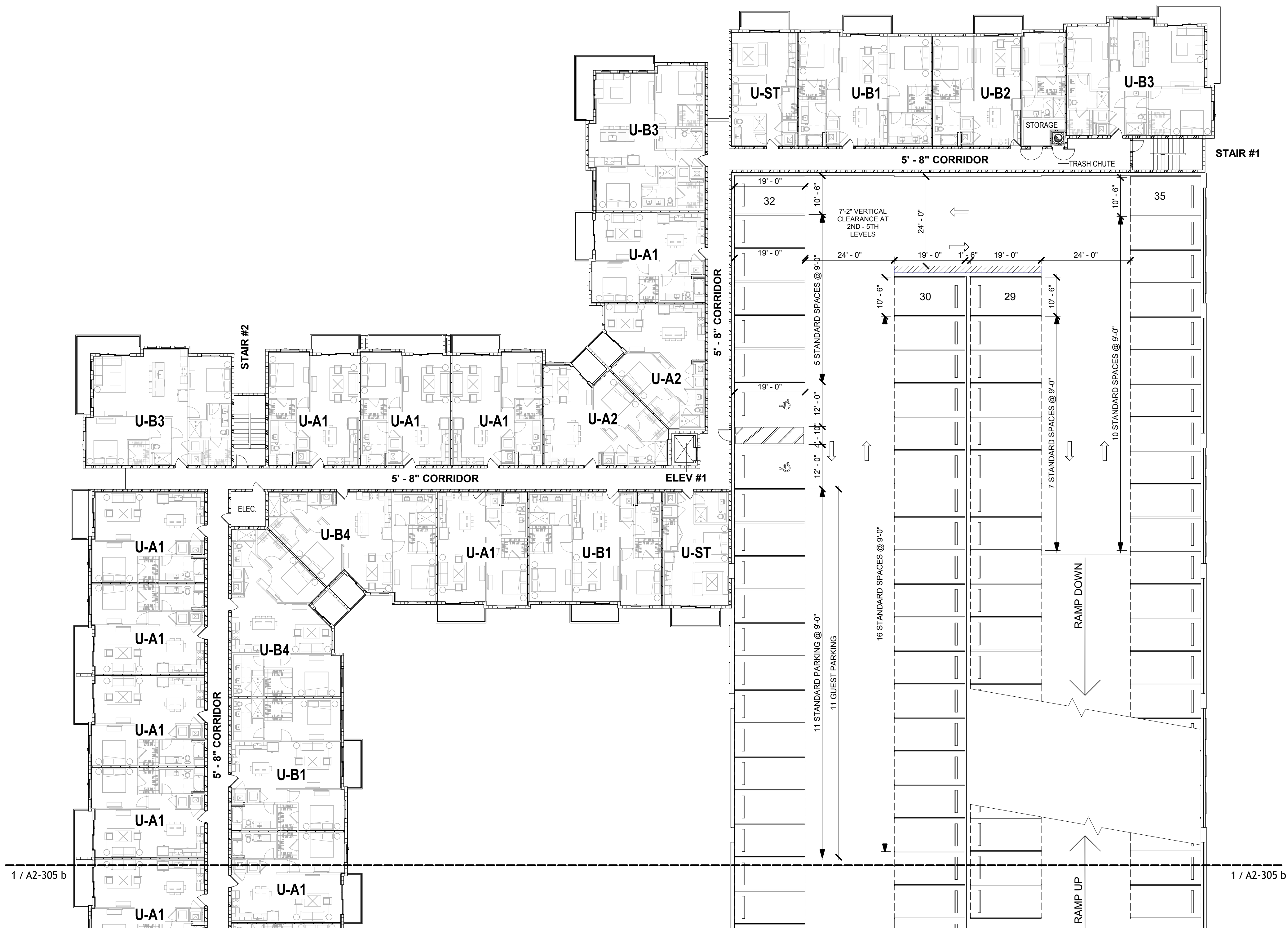
SHEET NAME

**BUILDING TYPE III
(#5) FLOOR PLAN
- LEVEL 5 -
SECTOR A**

A2-305 a



Key Plan - Building type III Sector A

$$1^{\circ} = 100'-0''$$


1 FLOOR PLAN - LEVEL 5 - SECTOR A

$$1/16'' = 1'-0''$$

- NOTES:
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[illegible]

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333, FLORIDA STATUTES.

PROJECT NO. 23-1009

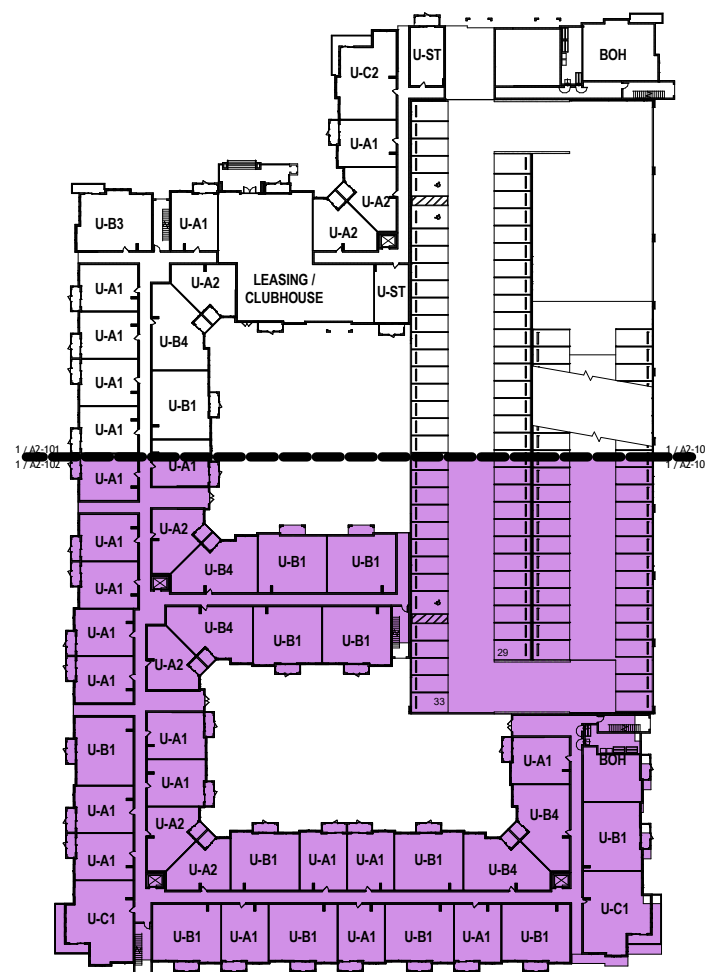
ISSUE DATE 2024.12.20

TAC RESUBMITTAL #2

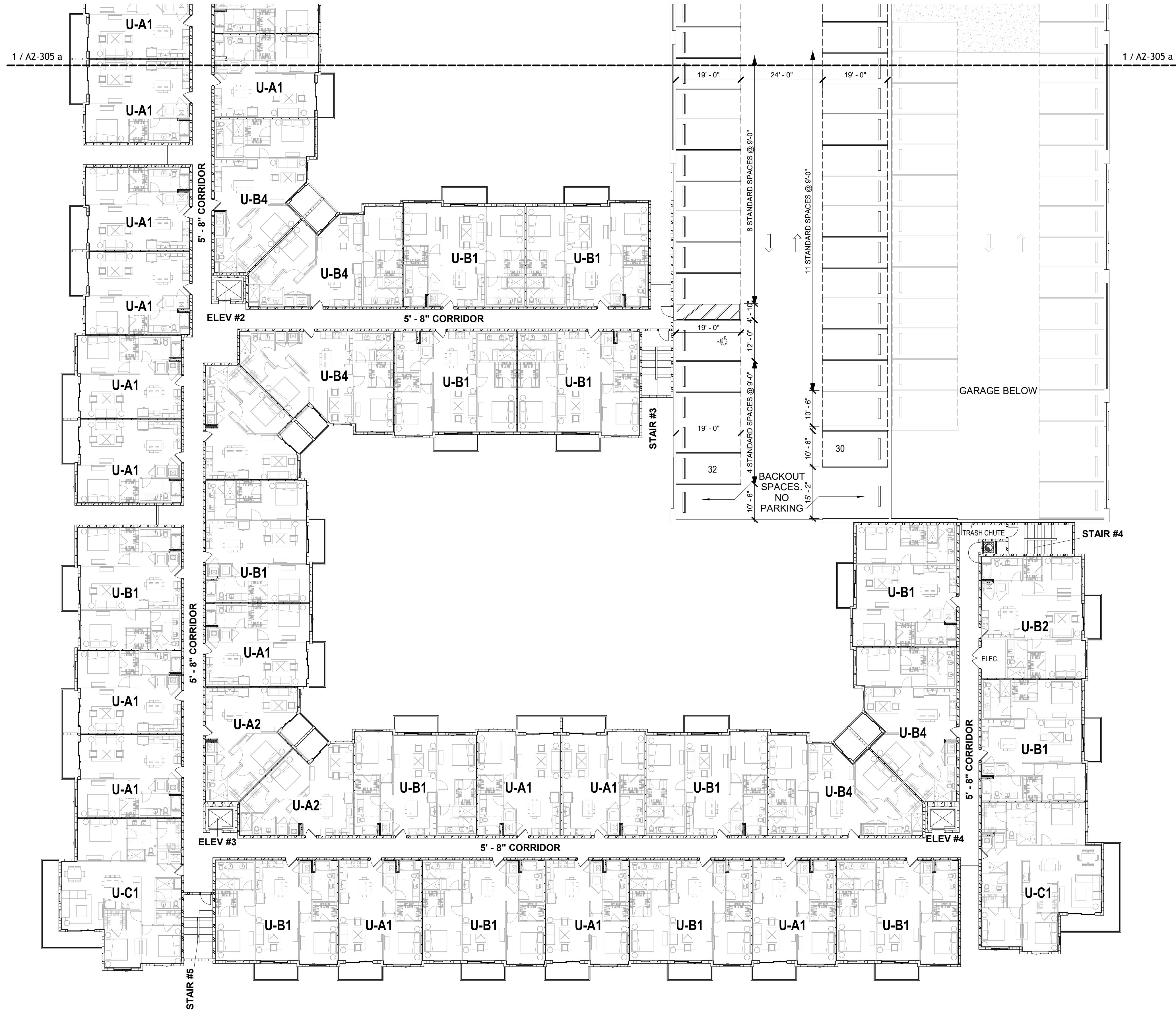
SHEET NAME

**BUILDING TYPE III
(#5) FLOOR PLAN
- LEVEL 5 -
SECTOR B**

A2-305 b

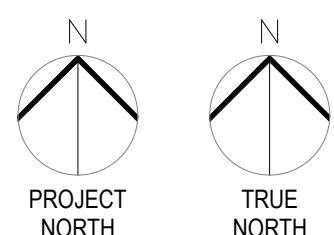


Key Plan - Building type III Sector B

$$1'' = 100'-0''$$


NOTES:

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1 FLOOR PLAN - LEVEL 5 - SECTOR B

$$1/16'' = 1'-0''$$

[illegible]

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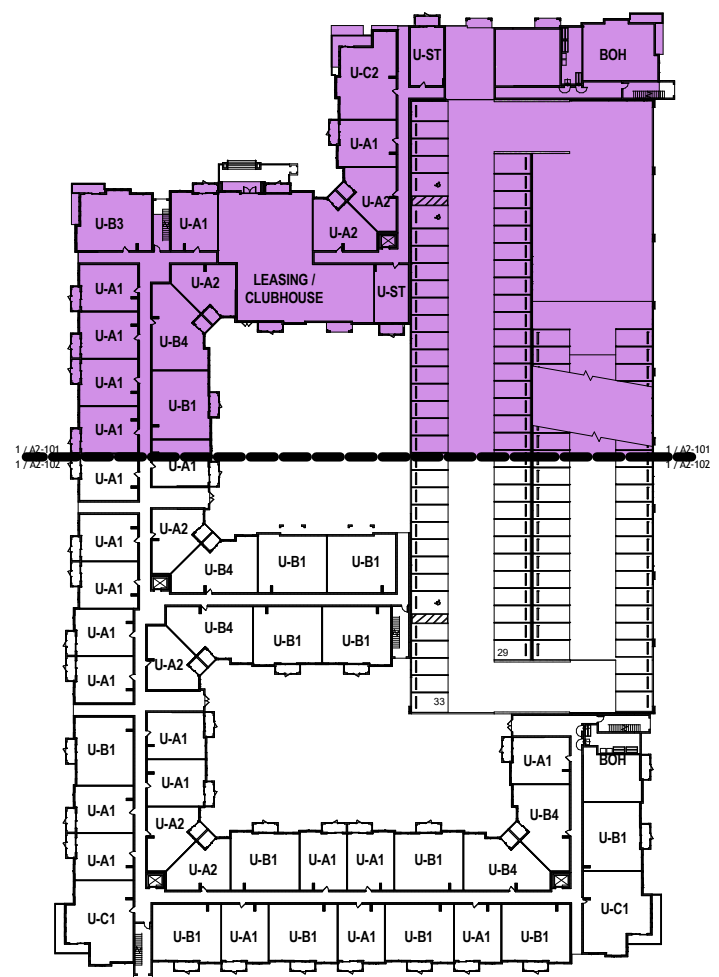
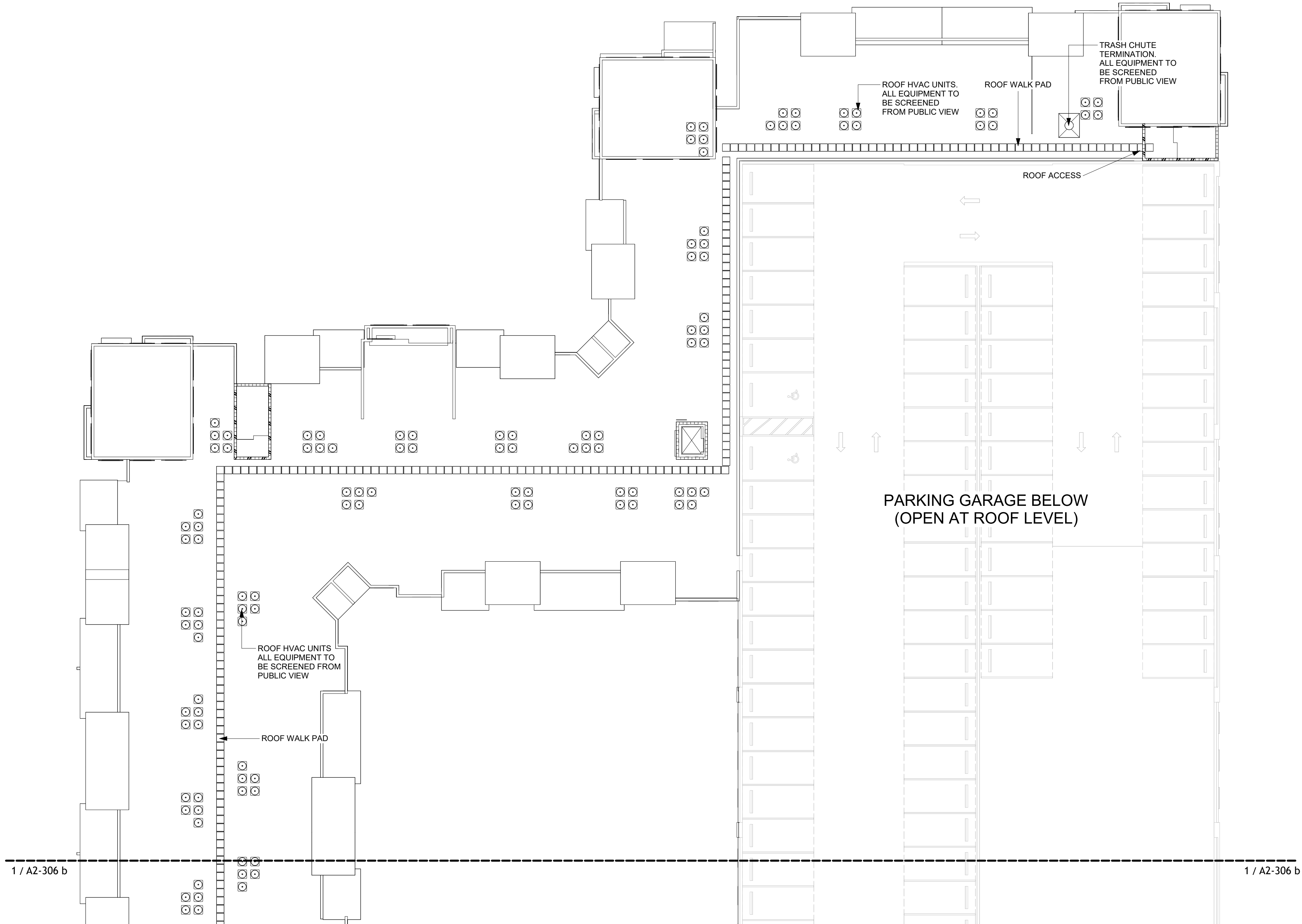
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TAC RESUBMITTAL #2

SHEET NAME

**BUILDING TYPE III
(#5) FLOOR PLAN
- ROOF LEVEL -
SECTOR A**

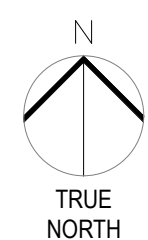
A2-306 a



Key Plan - Building type III Sector A

$$1'' = 100'-0''$$


PROJECT
NORTH



TRUE
NORTH

1

FLOOR PLAN - ROOF LEVEL - SECTOR A

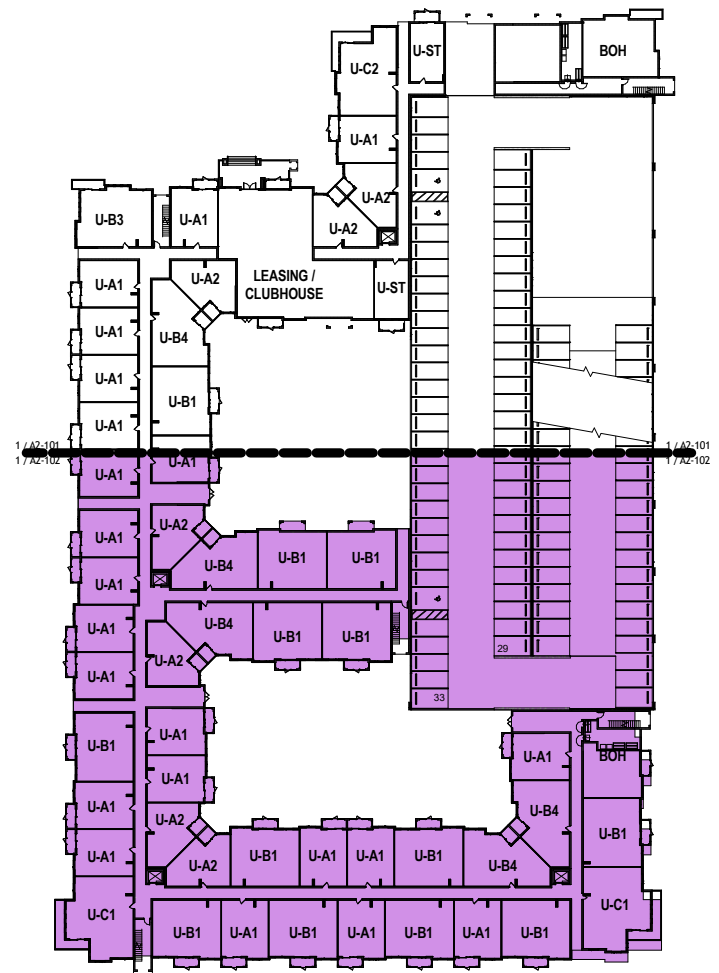
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HOLLYWOOD, FL
PARK ROAD DEVELOPMENT, LLC

A2-306 b


$$1'' = 100'-0''$$

-

1 FLOOR PLAN - ROOF LEVEL - SECTOR B

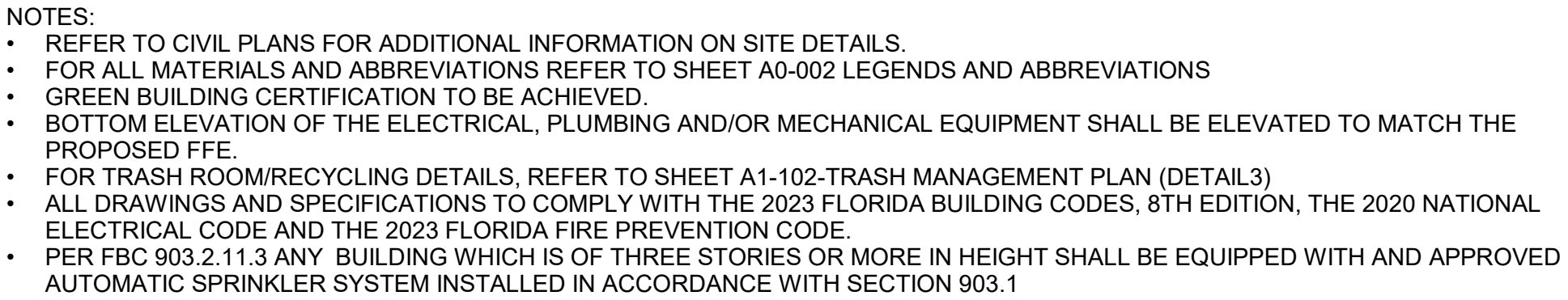
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HOLLYWOOD, FLORIDA

PARK ROAD DEVELOPMENT, LLC

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A2-401



1 FLOOR PLAN - LEVEL 1

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TAC RESUBMITTAL #2

**BUILDING TYPE IV
(#3) FLOOR PLAN
- LEVEL 2**

A2-402

