

ATTACHMENT A
Application Package

GENERAL APPLICATION

APPLICATION DATE: 9-16-24

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

CLICK HERE FOR
FORMS, CHECKLISTS,
MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☒ Technical Advisory Committee ☐ Art in Public Places Committee ☐ Variance
☐ Planning and Development Board ☐ Historic Preservation Board ☐ Special Exception
☐ City Commission ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 2609 N 26th AVENUE, Hollywood FL 33020

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 5142 04 12 0590 AND 5142 04 12 0594

Zoning Classification: Oakwood Plaza PD Land Use Classification: OAKWOOD ACTIVITY CENTER

Existing Property Use: VACANT Sq Ft/Number of Units: 280 UNITS

Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 20-L-32, 23-Z-57 AND 24-DP-31b

DEVELOPMENT PROPOSAL

Explanation of Request: PROPOSED MULTIFAMILY PROJECT WITH 280 UNITS

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal	
Units/rooms (# of units)	# UNITS: 280	#Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> N/A S.F.)	
Open Space (% and SQ.FT.)	Required %: <input type="text"/> 10%	(Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (#	<input type="text"/> 334)
Height (# of stories)	(# STORIES) <input type="text"/> 8	(<input type="text"/> 92 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text"/> 233,738 S.F. FT.)	

Name of Current Property Owner: Oakwood Plaza LP & Oakwood Business Center L P

Address of Property Owner: 1 Oakwood Blvd., Ste 70, Hollywood, FL 33023

Telephone: (954) 598-1450 Email Address: breynolds@kimcorealty.com

Applicant Greg Willong, Kimley-Horn Consultant ☒ Representative ☒ Tenant ☐

Address: 445 24th St., Ste 200, Vero Beach, FL 32960 Telephone: 772-794-4119

Email Address: greg.willong@kimley-horn.com

Email Address #2: _____

Date of Purchase: 1993 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: *Brandon Reynolds* Date: 9-9-24

PRINT NAME: Brandon Reynolds, Authorized Agent Date: _____

Signature of Consultant/Representative: *Greg Wilfong* Date: 9-9-24

PRINT NAME: Greg Wilfong Date: 9-9-24

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for this retail shopping center Oakwood Plaza to my property, which is hereby made by me or I am hereby authorizing Kimley-Horn and Greenspoon Marder to be my legal representative before the TAC and PBD (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 9 day of September 2024

[Signature]
Notary Public
State of Florida



Brandon Reynolds
Signature of Current Owner

Brandon Reynolds, Authorized Agent

Print Name

My Commission Expires 10-4-2027 (Check One) ☒ Personally known to me, OR ☐ Produced Identification _____

Plotted By: Sunshine811.com | Street View: 811.com | Project Name: OAKWOOD EAST MULTI-FAMILY PROJECT | Date: 07/25/2025 | Scale: 1"=20'-0" | Drawing: LANDSCAPE PRELIMINARY PLAN.dwg | This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



sunshine811.com

Always call 811 two full business days before you dig to have underground utilities located and marked.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CITY OF HOLLYWOOD
FLORIDA

OAKWOOD EAST MULTI-FAMILY PROJECT
PREPARED FOR
KIMCO

SHEET NUMBER
L-100

LANDSCAPE PLAN

KHA PROJECT
147507039
DATE
6/4/2025
SCALE AS SHOWN
DESIGNED BY
AF
DRAWN BY
CT
CHECKED BY
KD



Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, PLA ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION: (RESIDENTIAL TOWER PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C"; A DISTANCE OF 36.83 FEET; THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET; THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C"); THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.11°34'01"E., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 269.78 FEET; THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET; THENCE S.07°30'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SURVEYOR'S REFERENCES:

- FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, UPDATED AND REVISED, MARCH 12, 2025.
- OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARED BY KEITH AND SCHNARS, P.A., PROJECT NO. 138560, MAY 1996 WITH SUBSEQUENT REVISIONS.
- F.D.O.T. R/W MAP FOR STATE ROAD No. 848 (STIRLING ROAD), SECTION 86016-2500, SHEETS 17 THRU 19.
- F.D.O.T. R/W MAP FOR STATE ROAD 9 (I-95), SECTION 86070-2487, SHEETS 1 THRU 7.
- LOOK HOMESITES No.2, RECORDED IN PLAT BOOK 38, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- GREENMAN PLAZA, RECORDED IN PLAT BOOK 122, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "EXXON 4-5379 PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE(S) 91-99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22874, PAGE 952 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENTS:

- THE 6' CHAIN LINK FENCE ENCROACHES 5.5' EAST OF THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL & THE WESTERN MOST LINE OF THE RESIDENTIAL TOWER PARCEL.

PARKING SPACES:

REGULAR: NONE

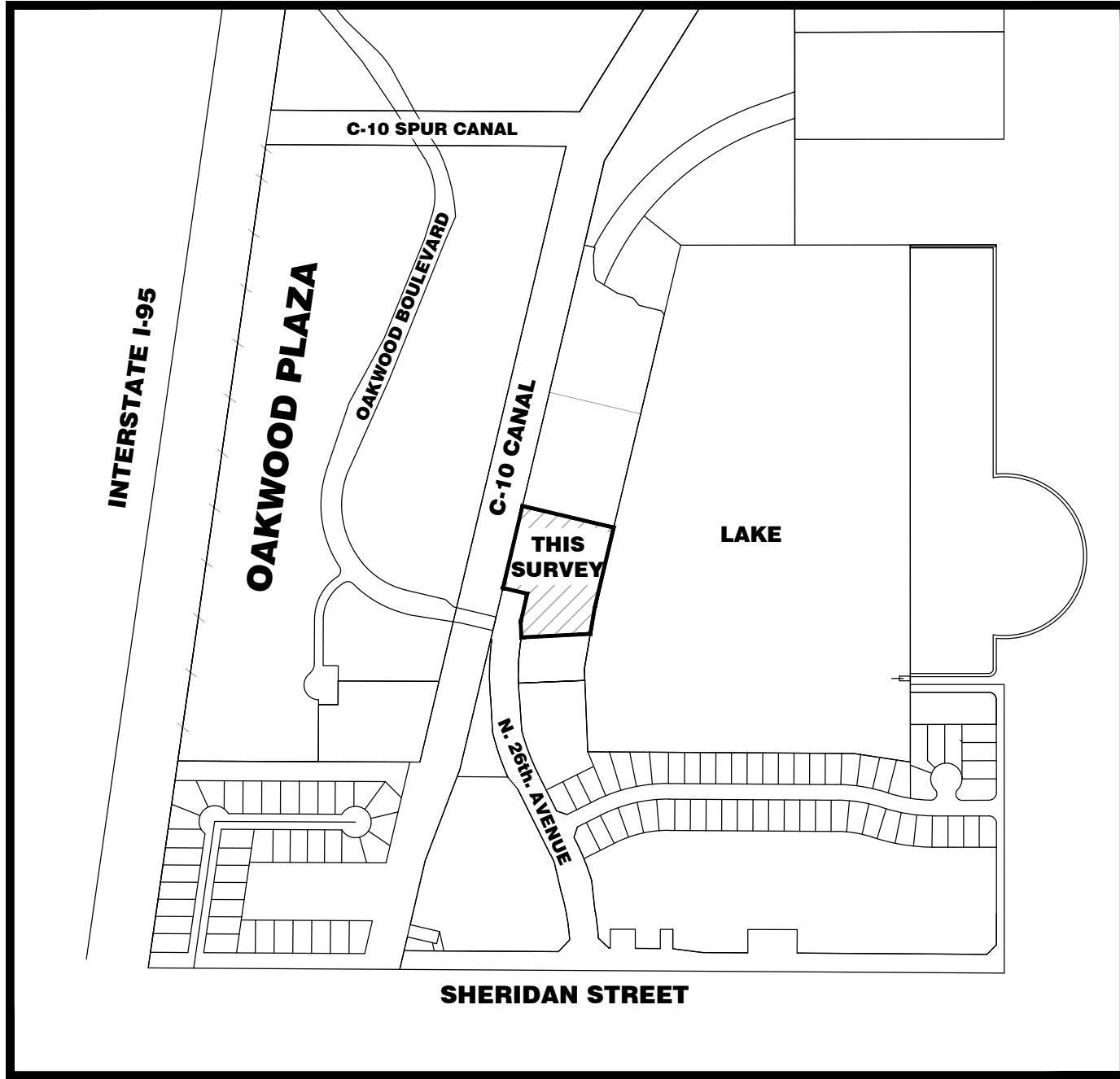
HANDICAP: NONE

AREA TABLE

IDENTIFICATION	SQ. FT.	ACRES
RESIDENTIAL TOWER PARCEL	105,506	2.422

NOTE:

- AREA FIGURES ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH OF AN ACRE.



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

- THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT. THE BOUNDARY LINES AND RIGHT-OF-WAY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, UPDATED AND REVISED MARCH 12, 2025.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
- THE BEARINGS SHOWN HEREON ARE BASED ON N.04°07'58"W., ALONG THE EAST LINE OF TRACT "C", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK No. 1798, A BRONZE DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD, ELEVATION = 11.27'.
 - THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NFP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
 - COUNTY NAME: BROWARD COUNTY
 - STATE OF FLORIDA
 - MAP/PANEL NUMBER: 12011C0566
 - SUFFIX: J
 - FIRM INDEX DATE: 7/31/2024
 - FIRM PANEL EFFECTIVE/REVISED DATE: 7/31/2024
 - FLOOD ZONE: X, AE
 - BASE FLOOD ELEVATION: 6'
- THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THE EXHIBIT OF PARCELS AND EASEMENTS IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1" = 100 FEET. THE BOUNDARY SURVEY DETAIL SHEETS ARE INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1" = 30 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES. ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
- ALL OFFICIAL RECORDS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- THE PARCEL SHOWN HEREON IS SUBJECT TO CERTAIN LAND USE RESTRICTIONS SHOWN ON THE PLAT OF RECORD THAT HAVE BEEN AMENDED BY SEPARATE INSTRUMENT THAT ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TITLE COMMITMENT NOTE:

THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, UPDATED AND REVISED, MARCH 12, 2025.

CERTIFIED TO:

KIMLEY-HORN

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE ORIGINAL FIELD WORK WAS COMPLETED ON 01/04/2021, ADDITIONAL SURVEY ON 03/08/2024.

DATE OF PLAT OR MAP: 10/30/2024
DATE OF SIGNATURE: 4/21/2025

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
jstoner@stonersurveyors.com

NO.	REVISION	DATE	BY
1.	UPDATE TITLE COMMITMENT	6/13/24	DRL
2.	EXPANDED SURVEY, UPDATE TITLE COMMITMENT	8/22/24	DRL
3.	ADD UTILITY EASEMENT ALONG W. LINE TRACT "C"	10/30/24	WDL
4.	UPDATE TITLE COMMITMENT	4/21/25	LAS

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2024

TEL (954) 585-0997
www.stonersurveyors.com

STONER
SURVEYORS • MAPPERS
Licensed Business No. 06633

4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

OAKWOOD PLAZA
RESIDENTIAL TOWER

2609 N. 26th. AVENUE, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY	3/08/24
DRAWN: DRL	
CHECKED: JDS/LAS	
BOOK/PAGE(S):	1097/01-17 & PLAN
& DATA COLLECTOR	

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

PROJECT
18-8637
RES TOWER

SHEET NO.
1 OF 4



ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)

SHEET INDEX

- SHEET 1 - SURVEY NOTES, CERTIFICATION, AND OWNERSHIP AND ENCUMBRANCE REPORT.
SHEET 2 - ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC AND TREE SURVEY.
SHEET 3 - SURROUNDING PARCELS AND EASEMENTS EXHIBIT.

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, MARCH 12, 2025.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
1	Plat of The Aqua Park	Plat Book 109	Page 8	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
2	Plat of John L.A. Bond	Plat Book 111	Page 38	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
3	Plat of Colonial Square	Plat Book 114	Page 32	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
4	Plat of Hollywood Commercial Center	Plat Book 117	Page 36	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL), LOT 1-B
5	Plat of Oakwood Hills	Plat Book 120	Page 45	YES	BLANKET IN NATURE	AS TO PARCELS 1 & 2 (LUPA EAST & SOUTH PARCELS)
6	Reservations contained in Deed	Deed Book 557	Page 261	NO	NO	
7	Easement	O.R. Book 4601	Page 627	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
8	Easement	O.R. Book 4608	Page 618	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
9	Easement contained in Quit Claim Deed	O.R. Book 7551	Page 141	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
10	Easement	O.R. Book 8829	Page 842	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
11	Utility Easement Deed	O.R. Book 8999	Page 601	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
12	Declaration of Covenants and Restrictions	O.R. Book 9114	Page 125	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
13	Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	O.R. Book 12859	Page 669	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
14	Grant of Easements	O.R. Book 12859	Page 681	YES	BLANKET IN NATURE	AS TO ALL PARCELS
15	Easement Agreement	O.R. Book 13526	Page 14	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
16	Easement Agreement	O.R. Book 14009	Page 994	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
17	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center, Broward County, Florida	O.R. Book 15169	Page 915	YES	BLANKET IN NATURE	AS TO ALL PARCELS
18	Agreement for Amendment of Notation on Plat	O.R. Book 15201	Page 55	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
19	Amendment to Easement	O.R. Book 15731	Page 442	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
20	Assignment of Easement	O.R. Book 15809	Page 463	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
21	Assignment of Permits, Licenses or Approvals in Connection with, that Certain Bridge Traversing the C-10 Canal Assignment	O.R. Book 15809	Page 473	YES	NOT SPECIFICALLY PLOTTABLE	MISSING EXHIBIT "C"
22		O.R. Book 15809	Page 488	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
23	Notice	O.R. Book 16117	Page 366	YES	BLANKET IN NATURE	
24	Assignment of Easement contained in Quit-Claim	O.R. Book 16239	Page 887	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
25	Agreement Regarding Oakwood Center DRI	O.R. Book 16773	Page 803	YES	BLANKET IN NATURE	
26	Ordinance No. 90-25	O.R. Book 17737	Page 179	YES	BLANKET IN NATURE	
27	Agreement	O.R. Book 17762	Page 553	YES	BLANKET IN NATURE	
28	Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	O.R. Book 18061	Page 313	YES	BLANKET IN NATURE	
29	Notice of Preliminary Development Agreement	O.R. Book 19477	Page 917	YES	BLANKET IN NATURE	
30	Declaration of Restrictive Covenants	O.R. Book 19601	Page 446	YES	BLANKET IN NATURE	
31	Notice of Adoption of a Development Order	O.R. Book 19683	Page 124	YES	BLANKET IN NATURE	
32	Second Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Broward County, Florida	O.R. Book 19965	Page 661	YES	BLANKET IN NATURE	
33	Amendment to Agreement	O.R. Book 20099	Page 254	YES	BLANKET IN NATURE	
34	Agreement	O.R. Book 20099	Page 289	NO	NO	
35	Agreement Relating to Nonvehicular Access Lines	O.R. Book 20193	Page 599	YES	NO (NOT PART OF THIS SURVEY)	AS TO PARCEL 1 (LUPA EAST PARCEL)
36	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 259	YES	NO	
37	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 263	YES	NO	
38	Agreement Relating to Nonvehicular Ingress and Egress Lines	O.R. Book 20295	Page 329	NO	NO	CHANGED IN O.R.B. 23799, PG. 58
39	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 340	YES	NOT SPECIFICALLY PLOTTABLE	
40	Memorandum of Lease	O.R. Book 20319	Page 779	YES	NO	
41	Memorandum of Lease	O.R. Book 20543	Page 906	YES	NO	
42	Declaration of Easement	O.R. Book 20553	Page 360	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
43	Resolution 93-338	O.R. Book 20553	Page 369	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
44	Amendment to Second Concurrence Agreement	O.R. Book 20744	Page 757	YES	NO	
45	Memorandum of Lease	O.R. Book 20795	Page 328	YES	NO	
46	Grant of Easement	O.R. Book 20818	Page 58	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
47	Declaration of Unity of Title	O.R. Book 20917	Page 691	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
48	Notice of Adoption of Development Order Amending the Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional Impact	O.R. Book 21017	Page 944	YES	NO	
49	Memorandum of Lease	O.R. Book 21018	Page 457	YES	NO	
50	Memorandum of Lease	O.R. Book 21082	Page 290	YES	NO	
51	Agreement for Amendment of Notation on Plat	O.R. Book 21256	Page 299	YES	NO	
52	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 708	YES	BLANKET IN NATURE	
53	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 720	YES	BLANKET IN NATURE	
54	Memorandum of Lease	O.R. Book 21877	Page 301	YES	NO	
55	Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 21877	Page 304	YES	BLANKET IN NATURE	
56	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center,	O.R. Book 21906	Page 202	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
57	Notice of Sewer Easement Relocation and Partial Easement Release	O.R. Book 21906	Page 211	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
58	Estoppel Certificate	O.R. Book 21906	Page 216	NO	NO	
59	Amendment to Declaration of Covenants and Restrictions	O.R. Book 21990	Page 352	YES	NO	
60	Easement	O.R. Book 22125	Page 731	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
61	Traffic Maintenance Easement	O.R. Book 22633	Page 916	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
62	Agreement for Amendment of Notation on Plat	O.R. Book 22692	Page 606	NO	NO	
63	Corrective Easement	O.R. Book 22874	Page 929	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, MARCH 12, 2025.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
64	Easement	O.R. Book 22874	Page 942	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
65	Declaration of Easement	O.R. Book 22874	Page 952	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
66	Declaration of Easement	O.R. Book 22874	Page 972	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
67	Agreement for Amendment of Notation on Plat	O.R. Book 23121	Page 383	YES	NO	
68	Third Traffic Concurrence Agreement	O.R. Book 23193	Page 441	YES	NO	
69	Short Form of Lease	O.R. Book 23370	Page 50	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
70	Declaration of Restrictive Covenant, Shopping Center	O.R. Book 23370	Page 61	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
71	Notice of Adoption of Development Order for	O.R. Book 23447	Page 317	YES	BLANKET IN NATURE	AS TO ALL PARCELS
72	Easement	O.R. Book 23465	Page 172	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
73	Conservation Easement	O.R. Book 23586	Page 751	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
74	Non-Exclusive Deed of Utility Easement	O.R. Book 23657	Page 771	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
75	Notice of Permit	O.R. Book 23745	Page 201	YES	NO	NOT A MATTER OF SURVEY
76	Agreement Relating to Nonvehicular Access Lines	O.R. Book 23799	Page 58	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
77	Conservation Easement	O.R. Book 24126	Page 431	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
78	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 948	YES	NO	
79	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 989	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
80	Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DRI in the City of Hollywood, Broward County, Florida	O.R. Book 25011	Page 312	YES	NO	NOT A MATTER OF SURVEY
81	Real Estate Mortgage, Assignment of Security and Loan Agreement	O.R. Book 25213	Page 722	YES	NO	NOT A MATTER OF SURVEY
82	Assignment of Rents and Leases	O.R. Book 25213	Page 758	YES	NO	NOT A MATTER OF SURVEY
83	Modification of Mortgage, Assignment, Security and Loan Agreement	O.R. Book 25443	Page 664	YES	NO	NOT A MATTER OF SURVEY
84	Conveyance Agreement	O.R. Book 25505	Page 667	YES	NO	NOT A MATTER OF SURVEY
85	Easement	O.R. Book 25505	Page 692	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
86	Fourth Traffic Concurrence Agreement Relating to Oakwood Plaza DRI	O.R. Book 26083	Page 857	YES	BLANKET IN NATURE	
87	Easement	O.R. Book 26358	Page 858	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
88	Declaration of Easements	O.R. Book 26400	Page 285	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
89	Non-Exclusive Easement for Passenger Vehicular Parking	O.R. Book 26400	Page 298	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
90	Declaration of Restrictions	O.R. Book 26400	Page 304	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
91	Non-Exclusive Right, License and Privilege	O.R. Book 26400	Page 318	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
92	Amendment of Declaration of Easement	O.R. Book 26560	Page 263	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
93	Memorandum of Lease	O.R. Book 26637	Page 506	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
94	Agreement for Amendment of Notation on Plat	O.R. Book 26914	Page 319	YES	NO	
95	Memorandum of Lease	O.R. Book 27208	Page 840	YES	BLANKET IN NATURE	CHEVY'S LEASE EXPIRED
96	Short Form Lease Agreement	O.R. Book 27347	Page 805	NO	NO	
97	Assignment of Lease	O.R. Book 27528	Page 24	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
98	Assignment of Lease and Memorandum of Lease	O.R. Book 27924	Page 53	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
99	First Amendment to Memorandum of Lease	O.R. Book 27924	Page 57	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
100	First Amendment to Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 27924	Page 65	NO	NO	BRADDOCK PARCEL
101	Amended and Restated Memorandum of (Sub) Lease Interests	O.R. Book 28017	Page 560	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
102	Assignment of Lease	O.R. Book 28226	Page 330	YES	NO	CHEVY'S LEASE
103	Amended and Restated Memorandum of (Sub)Lease Interests	O.R. Book 28641	Page 606	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
104	Assignment of Lease	O.R. Book 28869	Page 1920	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
105	Assignment of Note, Mortgage, and Other Loan Documents	O.R. Book 29177	Page 898	YES	NO	NOT A MATTER OF SURVEY
106	Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29177	Page 901	YES	NO	NOT A MATTER OF SURVEY
107	Assignment of Rents and Leases	O.R. Book 29177	Page 927	YES	BLANKET IN NATURE	
108	Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29181	Page 1	YES	BLANKET IN NATURE	
109	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 29190	Page 1547	YES	BLANKET IN NATURE	
110	First Amendment to the Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Pg 1050	YES	BLANKET IN NATURE	
111	First Amendment to Second Mortgage,	O.R. Book 29352	Pg 1058	YES	NO	NOT A MATTER OF SURVEY
112	Memorandum of Lease	O.R. Book 29466	Pg 1271	NO	NO	BUILDER'S SQUARE
113	Assignment of Lease	O.R. Book 29466	Pg 1279	NO	NO	
114	Memorandum of Assignment of Lease	O.R. Book 29466	Pg 1285	NO	NO	
115	First Amendment to Memorandum of Lease	O.R. Book 29466	Pg 1291	YES	NO	BUILDER'S SQUARE TRANSFER TO KMART
116	Collateral Assignment of Lease	O.R. Book 29466	Pg 1296	YES	NO	BJ'S AND KMART LEASES
117	Assignment of Assignment of Leases and Rents	O.R. Book 29789	Pg 1671	YES	BLANKET IN NATURE	

FIRST AMCAN TITL INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, MARCH 12, 2025.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/Page Instrument No.	Affects	Plotted	Comments	
118	Assignment of Beneficial Interest Under Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29789, pg 1677	YES		BLANKET IN NATURE	
119	Assignment of Beneficial Interest Under Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29796, pg 1689	YES		BLANKET IN NATURE	
120	Memorandum of Lease	O.R. Book 29839, pg 1176	YES		NO	
121	Corrective Declaration of Restrictions	O.R. Book 29960, pg 1832	YES		NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
122	Memorandum of Sublease	O.R. Book 31217, pg 1708	YES		NO	ILLEGIBLE
123	Amendment to Fourth Traffic Concurrence Agreement Relating to Oakwood Plaza DRI	O.R. Book 32379, pg 1557	YES		BLANKET IN NATURE	AS TO ALL PARCELS
124	Partial Release of Easement	O.R. Book 32389, pg 1328	YES		NO	VACATES A PORTION OF O.R.B. 23657, PG. 771
125	Notice of Adoption of Development Order for the Oakwood Plaza Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 32573, pg 1589	YES		BLANKET IN NATURE	AS TO ALL PARCELS
126	Affidavit	O.R. Book 33011, pg 220	YES		NO	
127	Agreement for Amendment of Notation on Plat	O.R. Book 33030, pg 27	YES		NO	
128	Amendment to Short Form Lease Agreement	O.R. Book 33257, pg 334	YES		NO	CHEVY'S FORMER LEASE
129	Lease	O.R. Book 33652, pg 1991	YES		NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
130	Amended Memorandum of Lease	O.R. Book 34028, pg 1195	YES		NO	DAVE AND BUSTER'S LEASE INFO
131	Easement	O.R. Book 34412, pg 234	YES		NO	AS TO LUPA NORTH, WENDY'S LEASE PARCEL
132	Memorandum of Lease	O.R. Book 34469, pg 646	YES		NO	WENDY'S LEASE PARCEL
133	Amendment to Nonvehicular Access Lines	O.R. Book 36832, pg 1502	NO		NO	
134	Memorandum of Lease	O.R. Book 41358, pg 1770	YES		NO	
135	Amendment to Declaration of Restrictions	O.R. Book 44865, pg 313	YES		BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
136	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 45922, pg 1929	YES		BLANKET IN NATURE	AS TO ALL PARCELS
137	Assignment of Note and Mortgage	O.R. Book 46282, pg 980	YES		BLANKET IN NATURE	
138	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 47023, pg 1132	YES		BLANKET IN NATURE	
139	Resolution No. 11-DP-22	O.R. Book 48209, pg 1733	NO		NO	
140	Resolution No. 11-DP-22a	O.R. Book 48536, pg 1517	YES		NOT SPECIFICALLY PLOTTABLE	B/I'S PROPANE TANK, MISSING EXHIBIT "B"
141	Easement	O.R. Book 48646, pg 476	YES		NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
142	Resolution No. 11-DP-22a (Re-recorded)	O.R. Book 48775, pg 611	YES		NOT SPECIFICALLY PLOTTABLE	B/I'S PROPANE TANK
143	Resolution No. 11-DP-22b	O.R. Book 48810, pg 343	YES		NOT SPECIFICALLY PLOTTABLE	B/I'S PROPANE TANK
144	Memorandum of Shopping Center Lease	O.R. Book 49101, pg 1398	NO		NO	NOT THIS LOCATION
145	Transportation Concurrence Agreement relating to Plats and Unplatted Land within the Rescinded	O.R. Book 49303, pg 1500	YES		BLANKET IN NATURE	AS TO ALL PARCELS
146	Amendment to Memorandum of Lease	Instrument No. 112915953	YES		BLANKET IN NATURE	AS TO ALL PARCELS
147	Assignment and Assumption of Lease	Instrument No. 113010183	YES		NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
148	Assignment of Leases and Rents	Instrument No. 113439895	YES		BLANKET IN NATURE	AS TO ALL PARCELS
149	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	Instrument No. 113555356	NO		YES	BRADDOCK PARCEL (NOT A PART OF THIS SURVEY)
150	Agreement for Amendment of Notation on Plat	Instrument No. 113749591	YES		BLANKET IN NATURE	
151	Memorandum of Lease	Instrument No. 114601597				
152	Memorandum of Lease	Instrument No. 115061672				
153	Third Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents	Instrument No. 115022132	YES		NOT SPECIFICALLY PLOTTABLE	
154	Agreement for Termination of Sublease	Instrument No. 117805200	NO		NO	
155	Ordinance No. 2022-06	Instrument No. 117929776	NO		NO	
156	Ordinance No. 2022-07	Instrument No. 117930016	NO		NO	
157	Easement	Instrument No. 118510903	YES		NO	(NOT A PART OF THIS SURVEY)
158	Assignment and Assumption of Lease	Instrument No. 118528001	NO		NO	
159	Memorandum of Lease	Instrument No. 118528002	NO		NO	
160	Memorandum of Lease	Instrument No. 118528003	NO		NO	
161						
162						
163						
164	Notice to Contest Lien	Instrument No. 118752396	NO		NO	
165	Declaration of Restrictive Covenants	Instrument No. 118771001	NO		NO	
166						
167						
168						
169						
170						
171						
172						
173						
174						
175						
176	Assignment and Assumption of Easement	Instrument No. 199299909	NO		NO	
177						
178						
179						
180	Notice of Commencement 02-05-2024	Instrument No. 119374247	NO		NO	
181						
182	Notice of Commencement 02-22-2024	Instrument No. 119408155	NO		NO	
183	Notice of Commencement 03-14-2024	Instrument No. 119450451	NO		NO	
184	Notice of Commencement 04-03-2024	Instrument No. 119488757	YES		NO	
185	Notice of Commencement 04-03-2024	Instrument No. 119488764	NO		NO	
186	Notice of Commencement 04-03-2024	Instrument No. 119490241	NO		NO	
187	Notice of Commencement 04-11-2024	Instrument No. 119506682	NO		NO	
188	Notice of Commencement 05-07-2024	Instrument No. 119559904	NO		NO	
189	Notice of Commencement 05-29-2024	Instrument No. 119600378	NO		NO	
190	Notice of Commencement 06-03-2024	Instrument No. 119610983	NO		NO	
191	Notice of Commencement 06-04-2024	Instrument No. 119612710	NO		NO	
192	Notice of Commencement 06-06-2024	Instrument No. 119617845	NO		NO	
193	Notice of Commencement 07-22-2024	Instrument No. 119695450	NO		NO	
194	Notice of Commencement 07-22-2024	Instrument No. 119696681	NO		NO	
195						
196	Notice of Commencement 08-14-2024	Instrument No. 119739802	NO		NO	
197	Second Amendment to Extended Low-Income Housing Agreement (The Meridian Apartments/Housing Credits/2005-543C)	Instrument No. 119793268	NO		NO	
198	Construction Lien 10/14/2024	Instrument No. 119846222	NO		NO	
199	Notice of Commencement 12/02/2024	Instrument No. 119929293	NO		NO	
200	Notice of Commencement 12/02/2024	Instrument No. 119930372	NO		NO	
201	Notice of Commencement 12/03/2024	Instrument No. 119931286	NO		NO	
202	Notice of Commencement 12/03/2024	Instrument No. 119931961	NO		NO	
203	Notice of Commencement 12/05/2024	Instrument No. 119936502	NO		NO	
204	Notice of Commencement 12/12/2024	Instrument No. 119949697	NO		NO	
205	Notice of Commencement 01/10/2025	Instrument No. 119993169	NO		NO	
206	Notice of Commencement 01/16/2025	Instrument No. 120001030	NO		NO	
207	Notice of Commencement 01/30/2025	Instrument No. 120024916	NO		NO	
208	UCC Financing Statement (02/07/2025)	Instrument No. 120042395	NO		NO	

ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
C	CENTER LINE
CONC.	CONCRETE
EL.	ELEVATION
FIRC	FOUND 5/8" IRON ROD AND CAP LB 6633
FIR	FOUND 5/8" IRON ROD
FN/D	FOUND NAIL & DISC LB 6633
ID.	IDENTIFICATION
I.E.	INVERT ELEVATION
LB	LICENSED BUSINESS
MH	MANHOLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN	SANITARY
SWK.	SIDEWALK
ESMT.	EASEMENT
C.L.F.	CHAIN LINK FENCE
TRAV. PT.	TRAVERSE POINT
(P)	PER PLAT OF RECORDS
(M)	DATA BASED ON FIELD MEASUREMENTS
(R)	DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS
	SPOT ELEVATION (SOFT SURFACE)
	SPOT ELEVATION (HARD SURFACE)
	NON-VEHICULAR ACCESS LINE
	EDGE OF WATER
	TOP OF BANK
	OVERHEAD WIRES
	UNDERGROUND SEWER LINE
	UNDERGROUND STORM LINE
	18 INCHES REINFORCED CONCRETE PIPE
	HEDGE LINE
	BREAK IN LINE SCALE

LEGEND

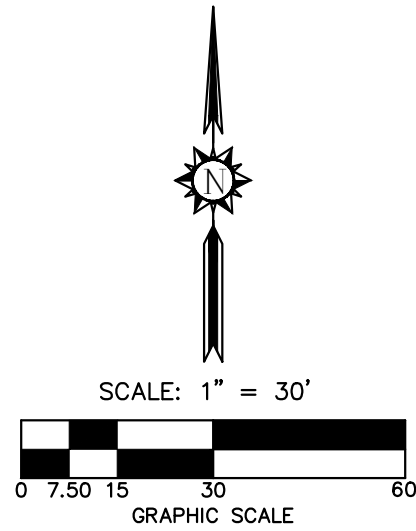
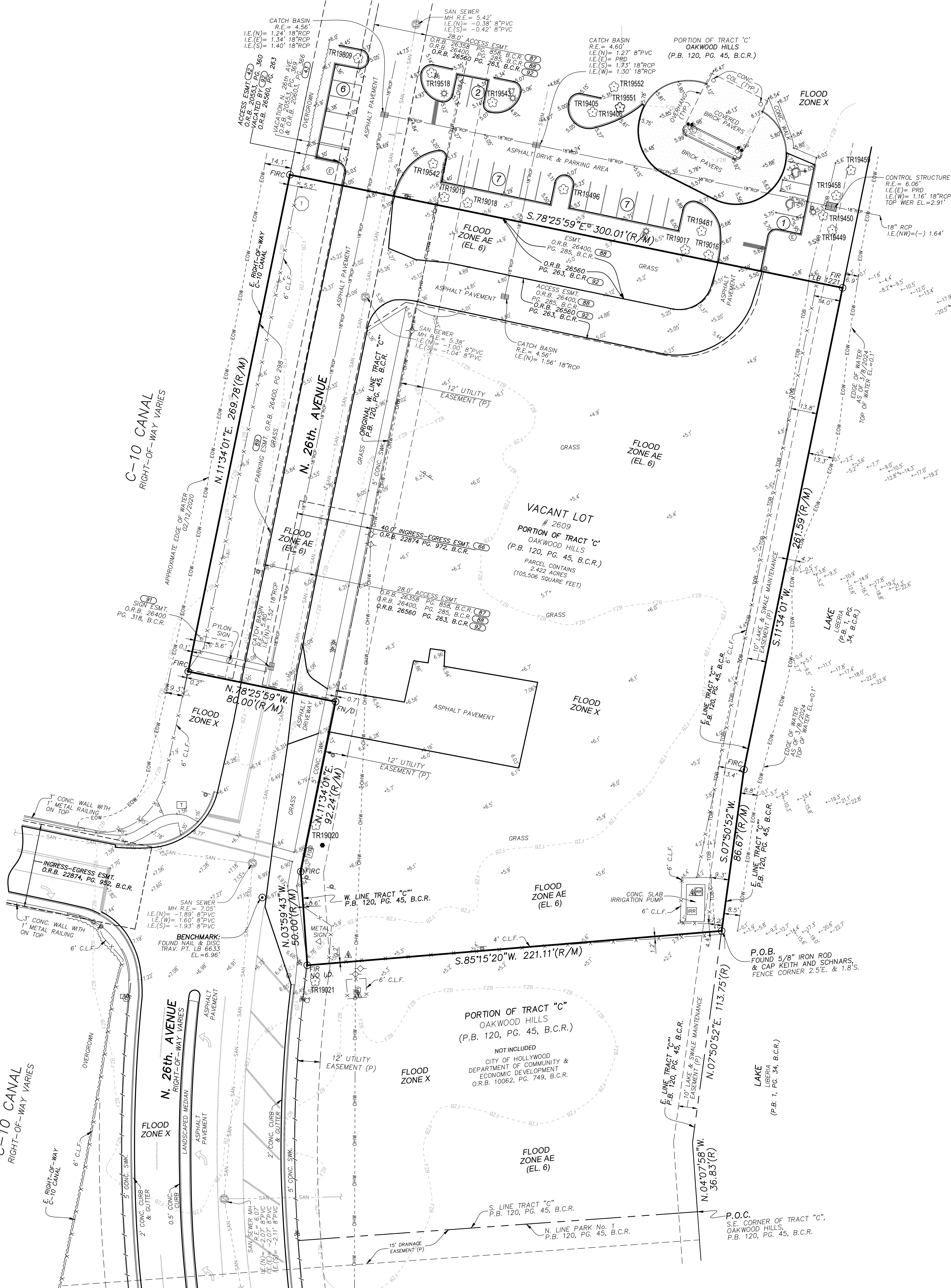
	CATCH BASIN
	CONCRETE POWER POLE
	ELECTRIC PANEL
	FIRE HYDRANT
	FIBER OPTIC VAULT
	IRRIGATION BOX
	IRRIGATION PUMP
	LAMP POST
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	DOUBLE SUPPORT SIGN
	SINGLE SUPPORT SIGN
	TELEPHONE RISER
	TELEPHONE VAULT
	UTILITY MARKER
	WATER VALVE
	ELECTRIC WIRE PULL BOX
	ELECTRIC WIRE PULL BOX
	GROUND LIGHT
	ENCROACHMENT NUMBER
	TREE (REFER TO TREE LIST)
	ITEM NUMBER NOTED IN OWNERSHIP AND ENCUMBRANCE REPORT
	NUMBER OF PARKING SPACES

TREE SURVEY NOTES:

- THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
- EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
- CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
- THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.
- TREES LOCATED WEST OF N. 26th. AVENUE (ALONG CANAL BANK) WERE NOT LOCATED AND ARE NOT SHOWN HEREON.

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
19016	OAK TREE	10
19017	OAK TREE	16
19018	OAK TREE	10
19019	OAK TREE	16
19020	OAK TREE	36
19021	OAK TREE	32
19405	OAK TREE	22
19406	OAK TREE	16
19449	CYPRESS TREE	10
19450	CYPRESS TREE	18
19458	OAK TREE	24
19459	OAK TREE	12
19481	OAK TREE	12
19496	OAK TREE	18
19518	OAK TREE	16
19542	OAK TREE	16
19543	OAK TREE	15
19551	OAK TREE	14
19552	OAK TREE	12
19809	OAK TREE	14

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)



STONER
SURVEYORS • MAPPERS
Licensed Business No. 6633
4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
RESIDENTIAL TOWER
2609 N. 26th. AVENUE, HOLLYWOOD, FL. 33020

LAST DATE OF FIELD SURVEY: 3/08/24
DRAWN BY: DRL
CHECKED BY: JAS
BOOK/PAGES: 1097/01-77 & PLAN
& DATA COLLECTOR

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
RES TOWER

SHEET NO.
3 OF 4

NO. 1
1

DATE 6/13/24

BY: DRL

REVISION

NO. 2
2

DATE 8/22/24

BY: DRL

REVISION

NO. 3
3

DATE 10/30/24

BY: WDLR

REVISION

NO. 4
4

DATE 10/30/24

BY: WDLR

REVISION

NO. 5
5

DATE 10/30/24

BY: WDLR

REVISION

NO. 6
6

DATE 10/30/24

BY: WDLR

REVISION

NO. 7
7

DATE 10/30/24

BY: WDLR

REVISION

NO. 8
8

DATE 10/30/24

BY: WDLR

REVISION

NO. 9
9

DATE 10/30/24

BY: WDLR

REVISION

NO. 10
10

DATE 10/30/24

BY: WDLR

REVISION

NO. 11
11

DATE 10/30/24

BY: WDLR

REVISION

NO. 12
12

DATE 10/30/24

BY: WDLR

REVISION

NO. 13
13

DATE 10/30/24

BY: WDLR

REVISION

NO. 14
14

DATE 10/30/24

BY: WDLR

REVISION

NO. 15
15

DATE 10/30/24

BY: WDLR

REVISION

NO. 16
16

DATE 10/30/24

BY: WDLR

REVISION

NO. 17
17

DATE 10/30/24

BY: WDLR

REVISION

NO. 18
18

DATE 10/30/24

BY: WDLR

REVISION

NO. 19
19

DATE 10/30/24

BY: WDLR

REVISION

NO. 20
20

DATE 10/30/24

BY: WDLR

REVISION

NO. 21
21

DATE 10/30/24

BY: WDLR

REVISION

NO. 22
22

DATE 10/30/24

BY: WDLR

REVISION

NO. 23
23

DATE 10/30/24

BY: WDLR

REVISION

NO. 24
24

DATE 10/30/24

BY: WDLR

REVISION

NO. 25
25

DATE 10/30/24

BY: WDLR

REVISION

NO. 26
26

DATE 10/30/24

BY: WDLR

REVISION

NO. 27
27

DATE 10/30/24

BY: WDLR

REVISION

NO. 28
28

DATE 10/30/24

BY: WDLR

REVISION

NO. 29
29

DATE 10/30/24

BY: WDLR

REVISION

NO. 30
30

DATE 10/30/24

BY: WDLR

REVISION

NO. 31
31

DATE 10/30/24

BY: WDLR

REVISION

NO. 32
32

DATE 10/30/24

BY: WDLR

REVISION

NO. 33
33

DATE 10/30/24

BY: WDLR

REVISION

NO. 34
34

DATE 10/30/24

BY: WDLR

REVISION

NO. 35
35

DATE 10/30/24

BY: WDLR

REVISION

NO. 36
36

DATE 10/30/24

BY: WDLR

REVISION

NO. 37
37

DATE 10/30/24

BY: WDLR

REVISION

NO. 38
38

DATE 10/30/24

BY: WDLR

REVISION

NO. 39
39

DATE 10/30/24

BY: WDLR

REVISION

NO. 40
40

DATE 10/30/24

BY: WDLR

REVISION

NO. 41
41

DATE 10/30/24

BY: WDLR

REVISION

NO. 42
42

DATE 10/30/24

BY: WDLR

REVISION

NO. 43
43

DATE 10/30/24

BY: WDLR

REVISION

NO. 44
44

DATE 10/30/24

BY: WDLR

REVISION

NO. 45
45

DATE 10/30/24

BY: WDLR

REVISION

NO. 46
46

DATE 10/30/24

BY: WDLR

REVISION

NO. 47
47

DATE 10/30/24

BY: WDLR

REVISION

NO. 48
48

DATE 10/30/24

BY: WDLR

REVISION

NO. 49
49

DATE 10/30/24

BY: WDLR

REVISION

NO. 50
50

DATE 10/30/24

BY: WDLR

REVISION

NO. 51
51

DATE 10/30/24

BY: WDLR

REVISION

NO. 52
52

DATE 10/30/24

BY: WDLR

REVISION

NO. 53
53

DATE 10/30/24

BY: WDLR

REVISION

NO. 54
54

DATE 10/30/24

BY: WDLR

REVISION

NO. 55
55

DATE 10/30/24

BY: WDLR

REVISION

NO. 56
56

DATE 10/30/24

BY: WDLR

REVISION

NO. 57
57

DATE 10/30/24

BY: WDLR

REVISION

NO. 58
58

DATE 10/30/24

BY: WDLR

REVISION

NO. 59
59

DATE 10/30/24

BY: WDLR

REVISION

NO. 60
60

DATE 10/30/24

BY: WDLR

REVISION

NO. 61
61

DATE 10/30/24

BY: WDLR

REVISION

NO. 62
62

DATE 10/30/24

BY: WDLR

REVISION

NO. 63
63

DATE 10/30/24

BY: WDLR

REVISION

NO. 64
64

DATE 10/30/24

BY: WDLR

REVISION

NO. 65
65

DATE 10/30/24

BY: WDLR

REVISION

NO. 66
66

DATE 10/30/24

BY: WDLR

REVISION

NO. 67
67

DATE 10/30/24

BY: WDLR

REVISION

NO. 68
68

DATE 10/30/24

BY: WDLR

REVISION

NO. 69
69

DATE 10/30/24

BY: WDLR

REVISION

NO. 70
70

DATE 10/30/24

BY: WDLR

REVISION

NO. 71
71

DATE 10/30/24

BY: WDLR

REVISION

NO. 72
72

DATE 10/30/24

BY: WDLR

REVISION

NO. 73
73

DATE 10/30/24

BY: WDLR

REVISION

NO. 74
74

DATE 10/30/24

BY: WDLR

REVISION

NO. 75
75

DATE 10/30/24

BY: WDLR

REVISION

NO. 76
76

DATE 10/30/24

BY: WDLR

REVISION

NO. 77
77

DATE 10/30/24

BY: WDLR

REVISION

NO. 78
78

DATE 10/30/24

BY: WDLR

REVISION

NO. 79
79

DATE 10/30/24

BY: WDLR

REVISION

NO. 80
80

DATE 10/30/24

BY: WDLR

REVISION

NO. 81
81

DATE 10/30/24

BY: WDLR

REVISION

NO. 82
82

DATE 10/30/24

BY: WDLR

REVISION

NO. 83
83

DATE 10/30/24

BY: WDLR

REVISION

NO. 84
84

DATE 10/30/24

BY: WDLR

REVISION

NO. 85
85

DATE 10/30/24

BY: WDLR

REVISION

NO. 86
86

DATE 10/30/24

BY: WDLR

REVISION

NO. 87
87

DATE 10/30/24

BY: WDLR

REVISION

NO. 88
88

DATE 10/30/24

BY: WDLR

REVISION

NO. 89
89

DATE 10/30/24

BY: WDLR

REVISION

NO. 90
90

DATE 10/30/24

BY: WDLR

REVISION

NO. 91
91

DATE 10/30/24

BY: WDLR

REVISION

NO. 92
92

DATE 10/30/24

BY: WDLR

REVISION

NO. 93
93

DATE 10/30/24

BY: WDLR

REVISION

NO. 94
94

DATE 10/30/24

BY: WDLR

REVISION

NO. 95
95

DATE 10/30/24

BY: WDLR

REVISION

NO. 96
96

DATE 10/30/24

BY: WDLR

REVISION

NO. 97
97

DATE 10/30/24

BY: WDLR

REVISION

NO. 98
98

DATE 10/30/24

BY: WDLR

REVISION

NO. 99
99

DATE 10/30/24

BY: WDLR

REVISION

NO. 100
100

DATE 10/30/24

BY: WDLR

REVISION

NO. 101
101

DATE 10/30/24

BY: WDLR

REVISION

NO. 102
102

DATE 10/30/24

BY: WDLR

REVISION

NO. 103
103

DATE 10/30/24

BY: WDLR

REVISION

NO. 104
104

DATE 10/30/24

BY: WDLR

REVISION

NO. 105
105

DATE 10/30/24

BY: WDLR

REVISION

NO. 106
106

DATE 10/30/24

BY: WDLR

REVISION

NO. 107
107

DATE 10/30/24

BY: WDLR

REVISION

NO. 108
108

DATE 10/30/24

BY: WDLR

REVISION

NO. 109
109

DATE 10/30/24

BY: WDLR

REVISION

NO. 110
110

DATE 10/30/24

BY: WDLR

REVISION

NO. 111
111

DATE 10/30/24

BY: WDLR

REVISION

NO. 112
112

DATE 10/30/24

BY: WDLR

REVISION

NO. 113
113

DATE 10/30/24

BY: WDLR

REVISION

NO. 114
114

DATE 10/30/24

BY: WDLR

REVISION

NO. 115
115

DATE 10/30/24

BY: WDLR

REVISION

NO. 116
116

DATE 10/30/24

BY: WDLR

REVISION

NO. 117
117

DATE 10/30/24

BY: WDLR

REVISION

NO. 118
118

DATE 10/30/24

BY: WDLR

REVISION

NO. 119
119

DATE 10/30/24

BY: WDLR

REVISION

NO. 120
120

DATE 10/30/24

BY: WDLR

REVISION

NO. 121
121

DATE 10/30/24

BY: WDLR

REVISION

NO. 122
122

DATE 10/30/24

BY: WDLR

REVISION

NO. 123
123

DATE 10/30/24

BY: WDLR

REVISION

NO. 124
124

DATE 10/30/24

BY: WDLR

REVISION

NO. 125
125

DATE 10/30/24

BY: WDLR

REVISION

NO. 126
126

DATE 10/30/24

BY: WDLR

REVISION

NO. 127
127

DATE 10/30/24

BY: WDLR

REVISION

NO. 128
128

DATE 10/30/24

BY: WDLR

REVISION

NO. 129
129

DATE 10/30/24

BY: WDLR

REVISION

NO. 130
130

DATE 10/30/24

BY: WDLR

REVISION

NO. 131
131

DATE 10/30/24

BY: WDLR

REVISION

NO. 132
132

DATE 10/30/24

BY: WDLR

REVISION

NO. 133
133

DATE 10/30/24

BY: WDLR

REVISION

NO. 134
134

DATE 10/30/24

BY: WDLR

REVISION

NO. 135
135

DATE 10/30/24

BY: WDLR

REVISION

NO. 136
136

DATE 10/30/24

BY: WDLR

REVISION

NO. 137
137

DATE 10/30/24

BY: WDLR

REVISION

NO. 138
138

DATE 10/30/24

BY: WDLR

REVISION

NO. 139
139

DATE 10/30/24

BY: WDLR

REVISION

NO. 140
140

DATE 10/30/24

BY: WDLR

REVISION

NO. 141
141

DATE 10/30/24

BY: WDLR

REVISION

NO. 142
142

DATE 10/30/24

BY: WDLR

REVISION

NO. 143
143

DATE 10/30/24

BY: WDLR

REVISION

NO. 144
144

DATE 10/30/24

BY: WDLR

REVISION

NO. 145
145

DATE 10/30/24

BY: WDLR

REVISION

NO. 146
146

DATE 10/30/24

BY: WDLR

REVISION

NO. 147
147

DATE 10/30/24

BY: WDLR

REVISION

NO. 148
148

DATE 10/30/24

BY: WDLR

REVISION

NO. 149
149

DATE 10/30/24

BY: WDLR

REVISION

NO. 150
150

DATE 10/30/24

BY: WDLR

REVISION

NO. 151
151

DATE 10/30/24

BY: WDLR

REVISION

NO. 152
152

DATE 10/30/24

BY: WDLR

REVISION

NO. 153
153

DATE 10/30/24

BY: WDLR

REVISION

NO. 154
154

DATE 10/30/24

BY: WDLR

REVISION

NO. 155
155

DATE 10/30/24

BY: WDLR

REVISION

NO. 156
156

DATE 10/30/24

BY: WDLR

REVISION

NO. 157
157

DATE 10/30/24

BY: WDLR

REVISION

NO. 158
158

DATE 10/30/24

BY: WDLR

REVISION

NO. 159
159

DATE 10/30/24

BY: WDLR

REVISION

NO. 160
160

DATE 10/30/24

BY: WDLR

REVISION

NO. 161
161

DATE 10/30/24

BY: WDLR

REVISION

NO. 162
162

DATE 10/30/24

BY: WDLR

REVISION

NO. 163
163

DATE 10/30/24

BY: WDLR

REVISION

NO. 164
164

DATE 10/30/24

BY: WDLR

REVISION

NO. 165
165

DATE 10/30/24

BY: WDLR

REVISION

NO. 166
166

DATE 10/30/24

BY: WDLR

REVISION

NO. 167
167

DATE 10/30/24

BY: WDLR

REVISION

NO. 168
168

DATE 10/30/24

BY: WDLR

REVISION

NO. 169
169

DATE 10/30/24

BY: WDLR

REVISION

NO. 170
170

DATE 10/30/24

BY: WDLR

REVISION

NO. 171
171

DATE 10/30/24

BY: WDLR

REVISION

NO. 172
172

DATE 10/30/24

BY: WDLR

REVISION

NO. 173
173

DATE 10/30/24

BY: WDLR

REVISION

NO. 174
174

DATE 10/30/24

BY: WDLR

REVISION

NO. 175
175

DATE 10/30/24

BY: WDLR

REVISION

NO. 176
176

DATE 10/30/24

BY: WDLR

REVISION

NO. 177
177

DATE 10/30/24

BY: WDLR

REVISION

NO. 178
178

DATE 10/30/24

BY: WDLR

REVISION

NO. 179
179

DATE 10/30/24

BY: WDLR

REVISION

NO. 180
180

DATE 10/30/24

BY: WDLR

REVISION

NO. 181
181

DATE 10/30/24

BY: WDLR

REVISION

NO. 182
182

DATE 10/30/24

BY: WDLR

REVISION

NO. 183
183

DATE 10/30/24

BY: WDLR

REVISION

NO. 184
184

DATE 10/30/24

BY: WDLR

REVISION

NO. 185
185

DATE 10/30/24

BY: WDLR

REVISION

NO. 186
186

DATE 10/30/24

BY: WDLR

REVISION

NO. 187
187

DATE 10/30/24

BY: WDLR

REVISION

NO. 188
188

DATE 10/30/24

BY: WDLR

REVISION

NO. 189
189

DATE 10/30/24

BY: WDLR

REVISION

NO. 190
190

DATE 10/30/24

BY: WDLR

REVISION

NO. 191
191

DATE 10/30/24

BY: WDLR

REVISION

NO. 192
192

DATE 10/30/24

BY: WDLR

REVISION

NO. 193
193

DATE 10/30/24

BY: WDLR

REVISION

NO. 194
194

DATE 10/30/24

BY: WDLR

REVISION

NO. 195
195

DATE 10/30/24

BY: WDLR

REVISION

NO. 196
196

DATE 10/30/24

BY: WDLR

REVISION

NO. 197
197

DATE 10/30/24

BY: WDLR

REVISION

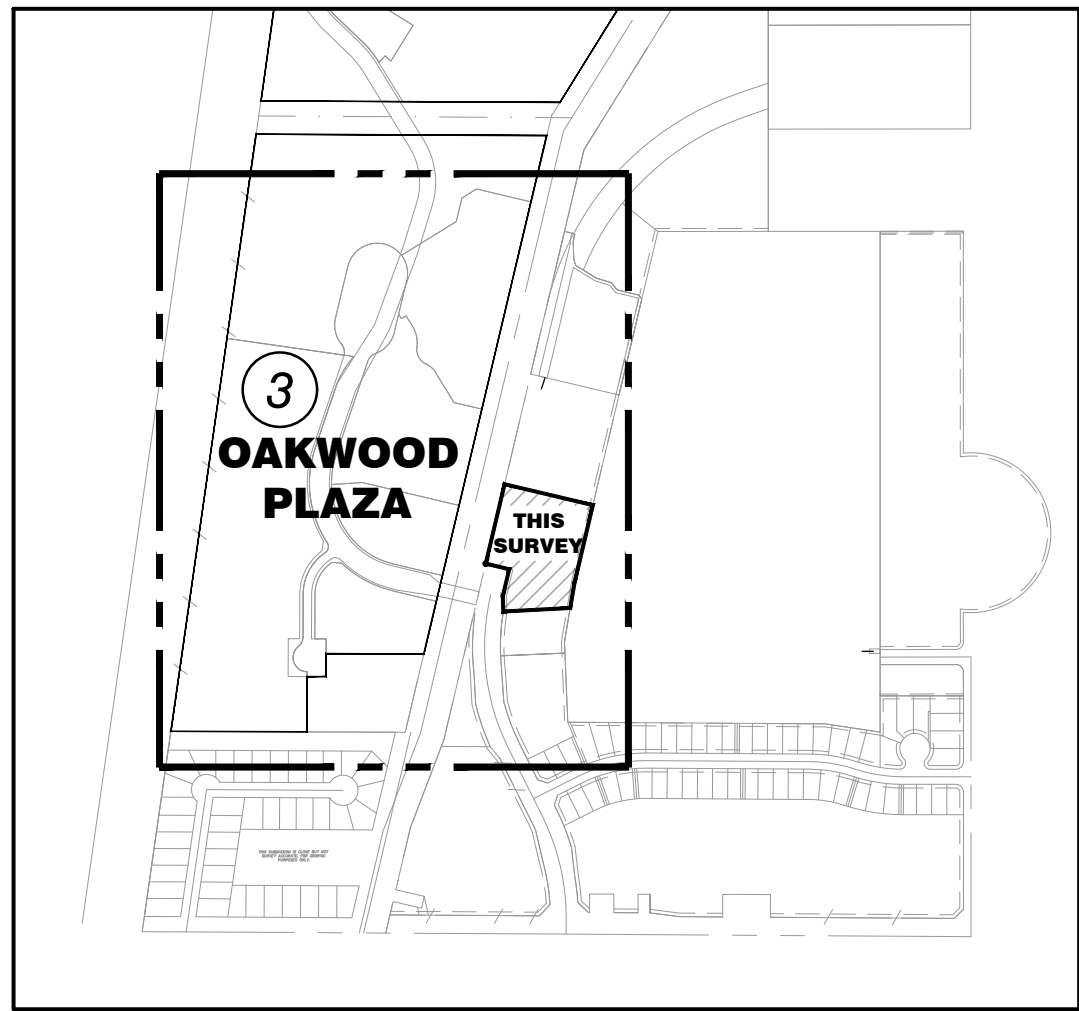
NO. 198
198

DATE 10/30/24

BY: WDL

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

EXHIBIT OF PARCELS AND EASEMENTS



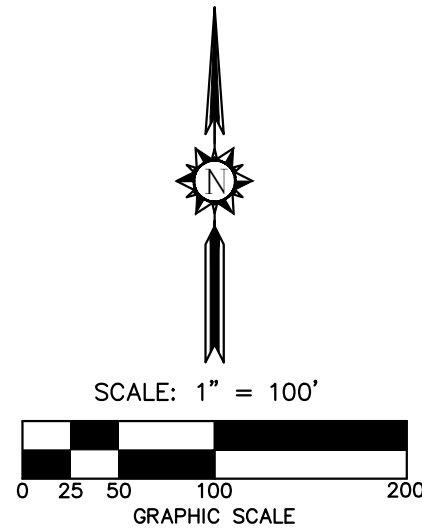
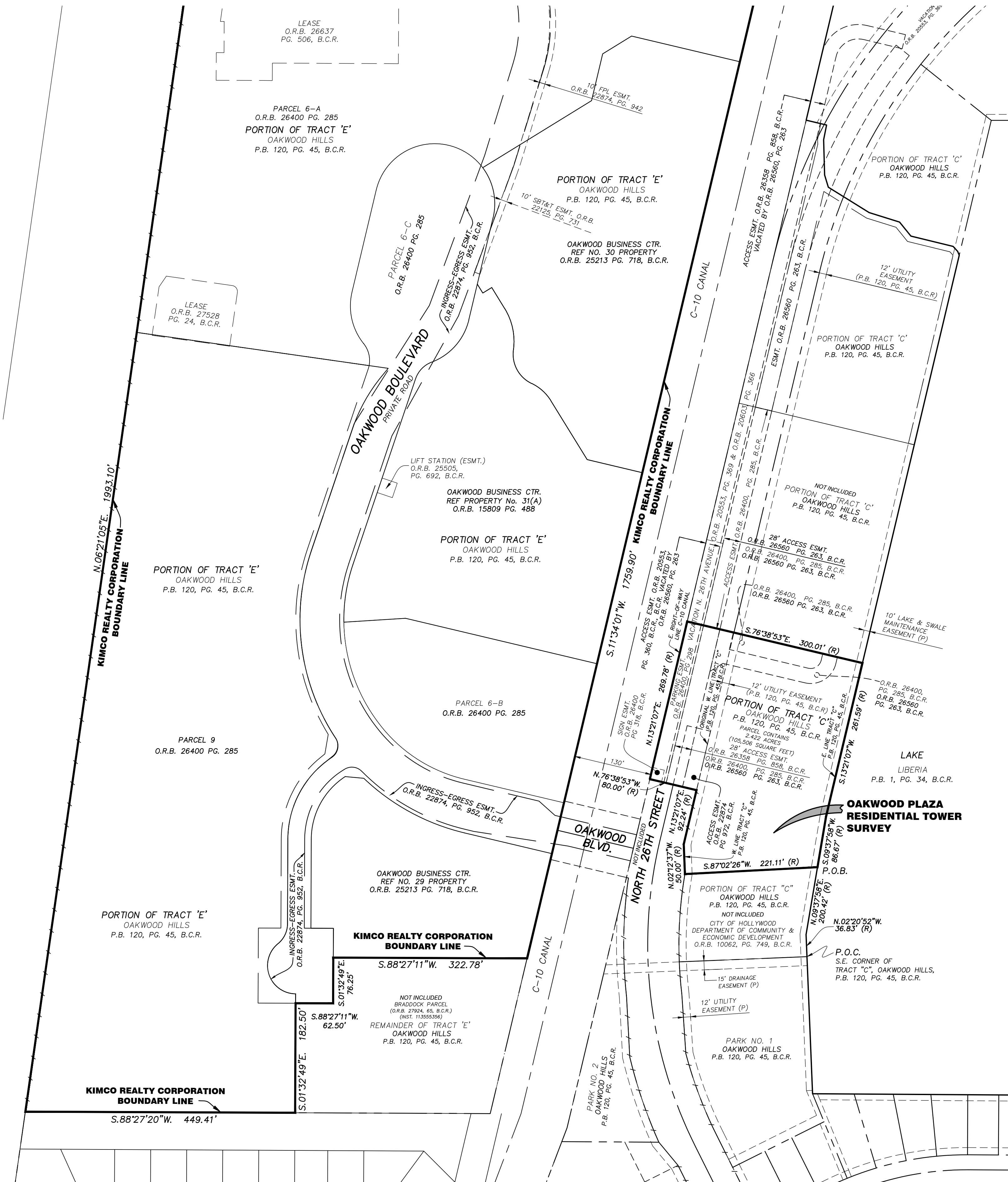
KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE

ABBREVIATIONS AND LEGEND

ESMT.	EASEMENT
FPL	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
SBT&T	SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E.	UTILITY EASEMENT
---	NON-VEHICULAR ACCESS LINE

TITLE COMMITMENT NOTE:

THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.



NO.	REVISION	DATE	BY
1.	UPDATE TITLE COMMITMENT	6/13/24	DRL
2.	EXPANDED SURVEY, UPDATE TITLE COMMITMENT	8/22/24	DRL
3.	ADD UTILITY EASEMENT ALONG W. LINE, TRACT 'C'	10/30/24	WDLR

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR IN ANY PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2024

TEL (954) 585-0997
WWW.STONERSURVEYORS.COM

STONER
SURVEYORS • MAPPERS
Licensed Business No. 6653



4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

OAKWOOD PLAZA
RESIDENTIAL TOWER

2609 N. 26th. AVENUE, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY	3/08/24
DRAWN	DRL
CHECKED	JDS/LAS
BOOK/PAGES	1097/01-37 & PLAN
& DATA COLLECTOR	

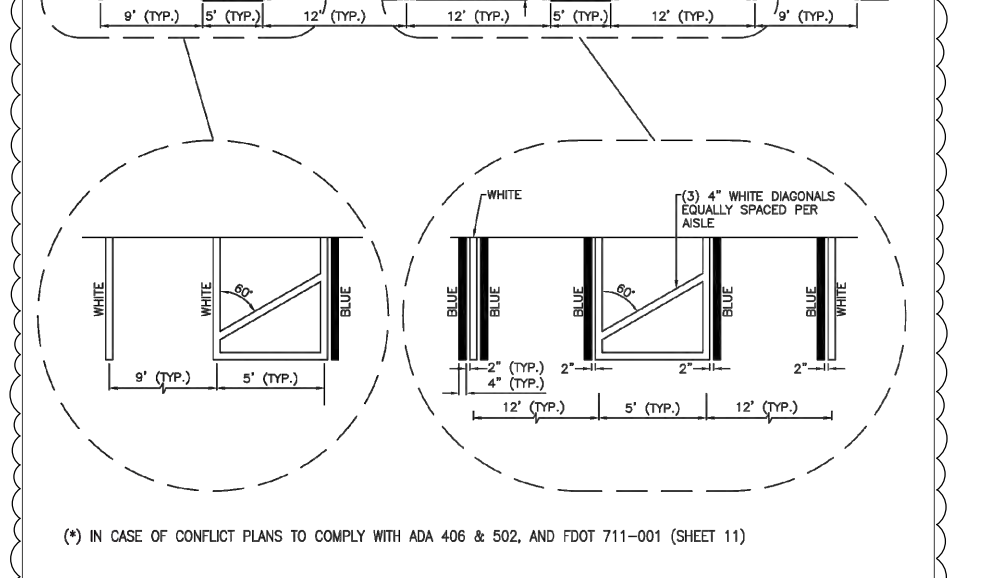
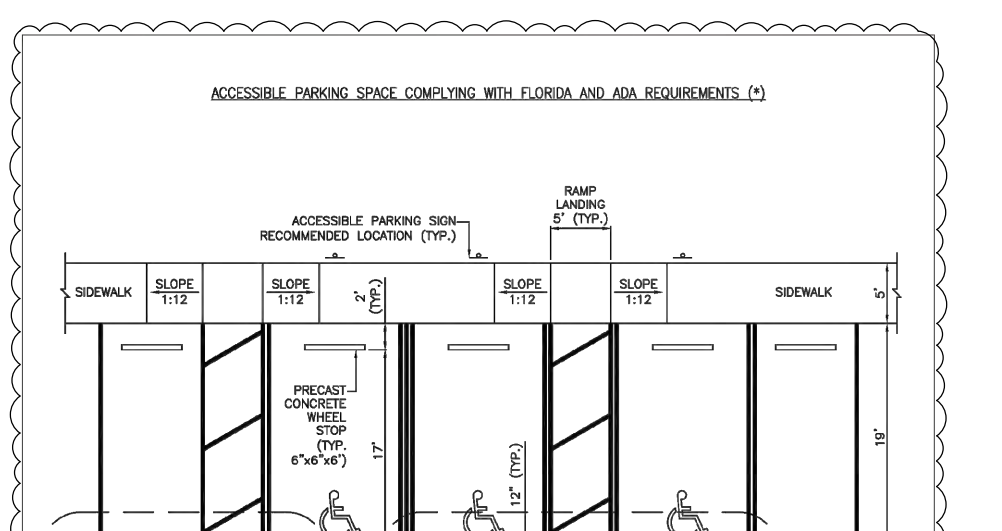
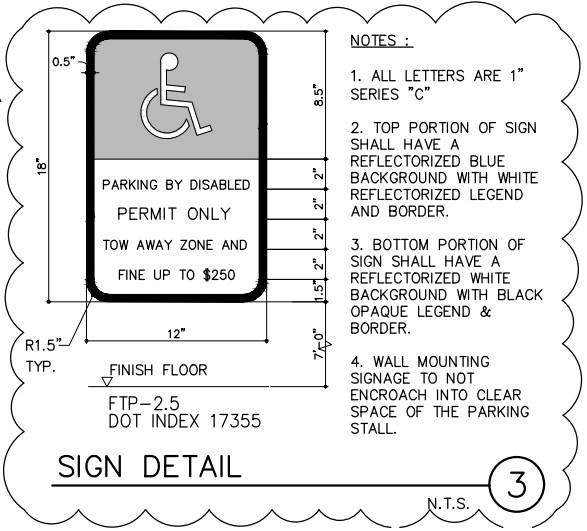
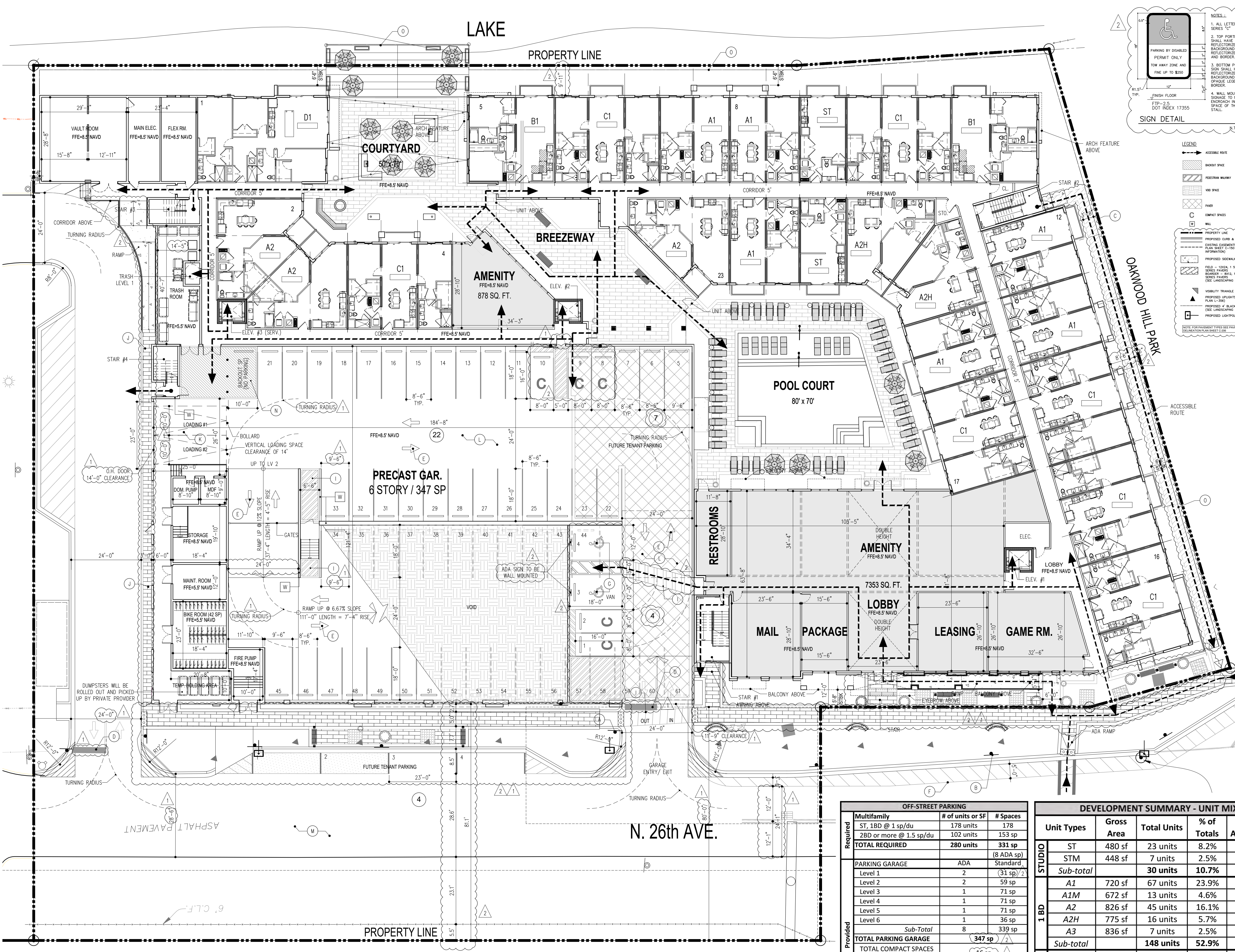
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
RES TOWER

SHEET NO.
4 OF 4



ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)

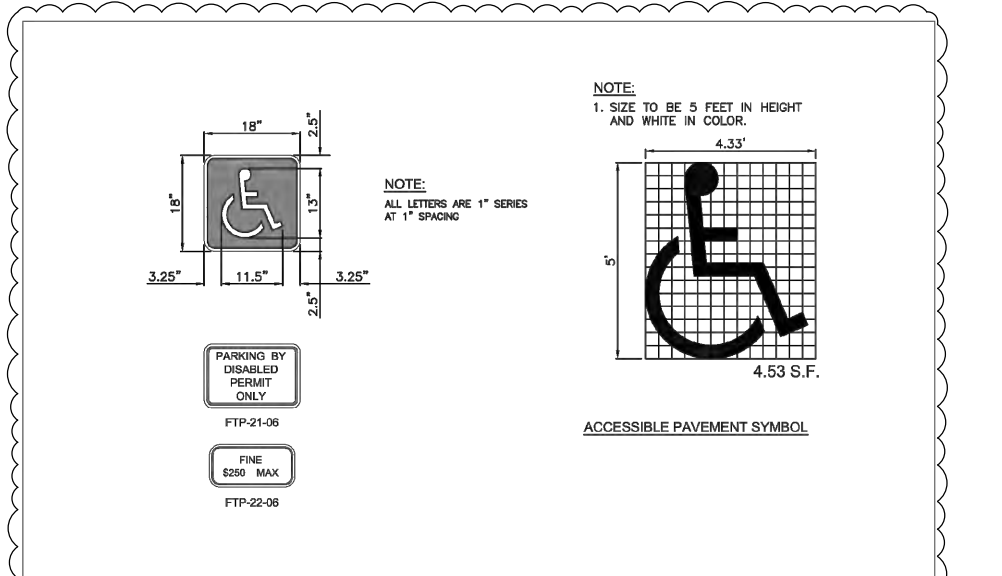


ISSUED: MAY 2023
DRAWN: EG
APPROVED: JG

DEPARTMENT OF DEVELOPMENT SERVICES
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION

ACCESSIBLE PARKING SPACE DETAILS
(1 OF 2)

DRAWING NO.: C-21A



ISSUED: MAY 2023
DRAWN: EG
APPROVED: JG

DEPARTMENT OF DEVELOPMENT SERVICES
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION

ACCESSIBLE PARKING SPACE DETAILS
(2 OF 2)

DRAWING NO.: C-21B

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
- (N) BACKOUT SPACE STRIPPING
- (O) PROPOSED 4" BLACK ALUMINUM FENCE

OFF-STREET PARKING			
Required	Multifamily	# of units or SF	# Spaces
	ST, 1BD @ 1 sp/du	178 units	178
	2BD or more @ 1.5 sp/du	102 units	153 sp
	TOTAL REQUIRED	280 units	331 sp
			(8 ADA sp)
Provided	PARKING GARAGE	ADA	Standard
	Level 1	2	(31 sp)/2
	Level 2	2	59 sp
	Level 3	1	71 sp
	Level 4	1	71 sp
	Level 5	1	71 sp
	Level 6	1	36 sp
	Sub-Total	8	339 sp
	TOTAL PARKING GARAGE	347 sp	2
	TOTAL COMPACT SPACES	16 sp	1
	(Included in Total Pkg. Garage)		
	SURFACE PARKING	0	4
	TOTAL SURFACE PARKING	0	4 sp
	TOTAL PKG. PROVIDED	351 sp	2
	LOADING SPACES	2 sp	
	BICYCLE PARKING	42 sp	1

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		30 units	10.7%	14,176 sf
1 BD	A1	720 sf	67 units	23.9%	48,240 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		148 units	52.9%	112,398 sf
2 BD	B1	900 sf	23 units	8.2%	20,700 sf
	C1	1,080 sf	63 units	22.5%	68,040 sf
	C2	1,012 sf	7 units	2.5%	7,084 sf
	D1M	1,006 sf	1 units	0.4%	1,006 sf
	Sub-total		94 units	33.2%	95,824 sf
3 BD	D1	1,350 sf	8 units	2.9%	10,800 sf
	Sub-total		8 units	2.9%	10,800 sf
TOTAL UNITS			280 units	100%	233,198 sf
Gross Average Unit Area			833 sf		

NOTES:
1- REFER TO CIVIL SHEETS FOR SITE PLAN AND SITE INFORMATION.
2- ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED.
3- ANY LIP FROM 3" BUT NOT GREATER THAN 1" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
4-BUILDING SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE(S), 8th EDITION AND THE 2020 NEC.

C-10 CANAL
130' R/W

PRELIM. TAC SUBMITTAL
07.01.2024

TAC SUBMITTAL 12.12.2024

TAC RE-SUBMITTAL 05.23.2025

TAC RE-SUBMITTAL 07.30.2025

TAC RE-SUBMITTAL 08.22.2025

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY

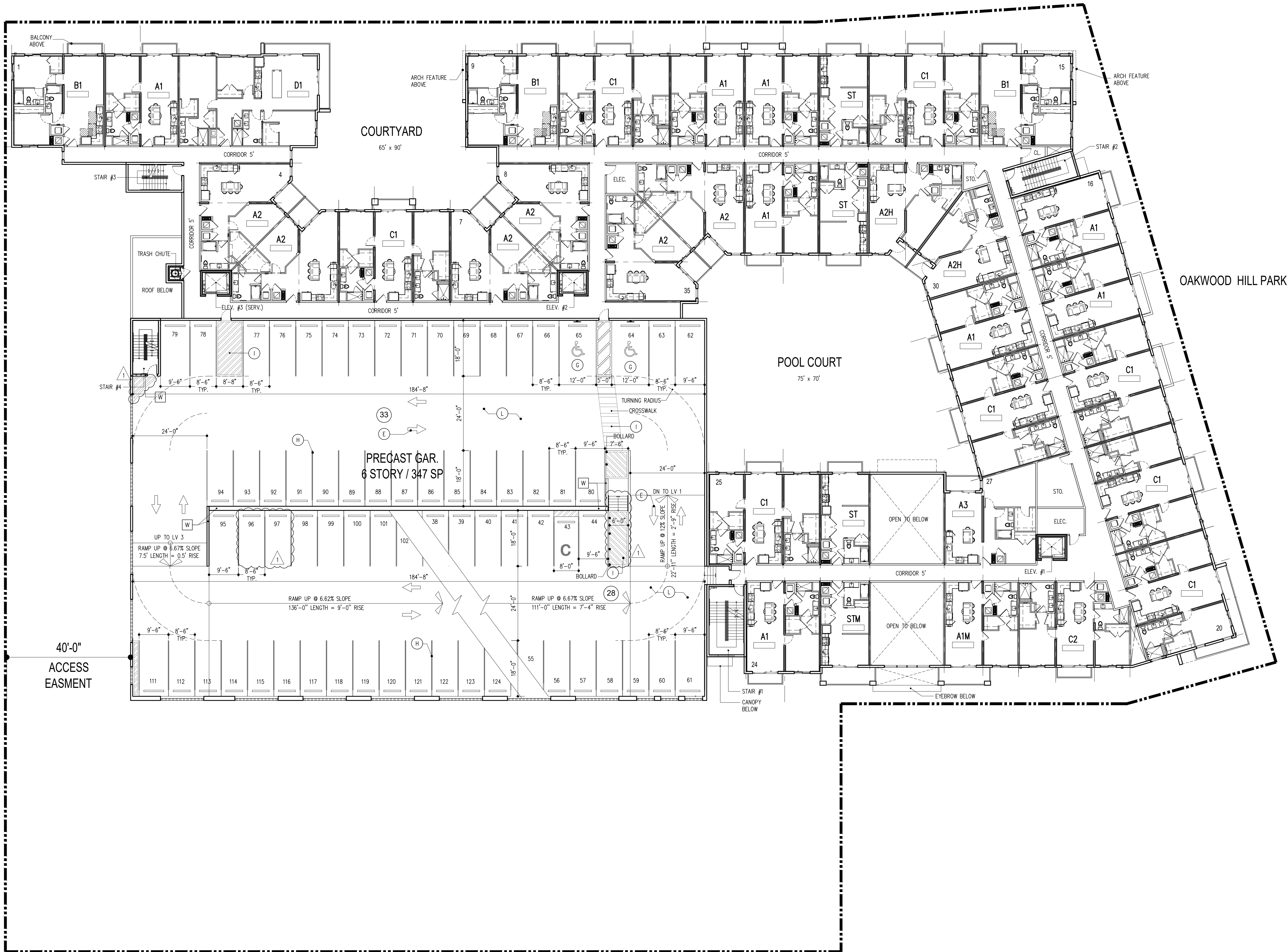
STATE OF FLORIDA
GEORGE L. MOURIZ
REGISTERED ARCHITECT
AR0007806

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

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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



OFF-STREET PARKING		
Required	Multifamily	# of units or SF
	ST, 1BD @ 1 sp/du	178 units
	2BD or more @ 1.5 sp/du	102 units
	TOTAL REQUIRED	280 units
		331 sp
		(8 ADA sp)
		Standard
Provided	PARKING GARAGE	ADA
	Level 1	2
	Level 2	2
	Level 3	1
	Level 4	1
	Level 5	1
	Level 6	1
	Sub-Total	8
	TOTAL PARKING GARAGE	347 sp
	TOTAL COMPACT SPACES	16 sp
(Included in Total Pkg. - Garage)		
Provided	SURFACE PARKING	0
	TOTAL SURFACE PARKING	4 sp
TOTAL PKG. PROVIDED		351 sp
LOADING SPACES		2 sp
BICYCLE PARKING		42 sp

Note: Min provided ADA spaces meet ADA Standards for Accessible

LEGEND

- ACCESSIBLE ROUTE
- BACKOUT SPACE
- PEDESTRIAN WALKWAY
- VOID SPACE
- PAVER
- COMPACT SPACES
- WALL

PAVEMENT MARKING AND SIGNAGE

- STOP SIGN
- NO PARKING FIRE LANE
- PROPERTY LINE
- STOP BAR
- PAINTED DIRECTIONAL ARROW (TYP.)
- FIRE LANE STRIPPING 5" WIDE
- ACCESSIBLE PARKING SPACE (TYP.)
- PARKING SPACE STRIPPING
- INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC
- FLUSH SIDEWALK
- LOADING AREA (6"YELLOW 45°STRIPPING)
- CONCRETE PARKING DECK (REFER TO ARCH. PLANS)
- MILL AND RESURFACE
- BACKOUT SPACE STRIPPING

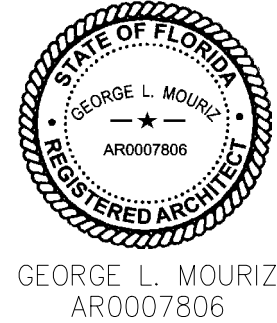


LEVEL 2

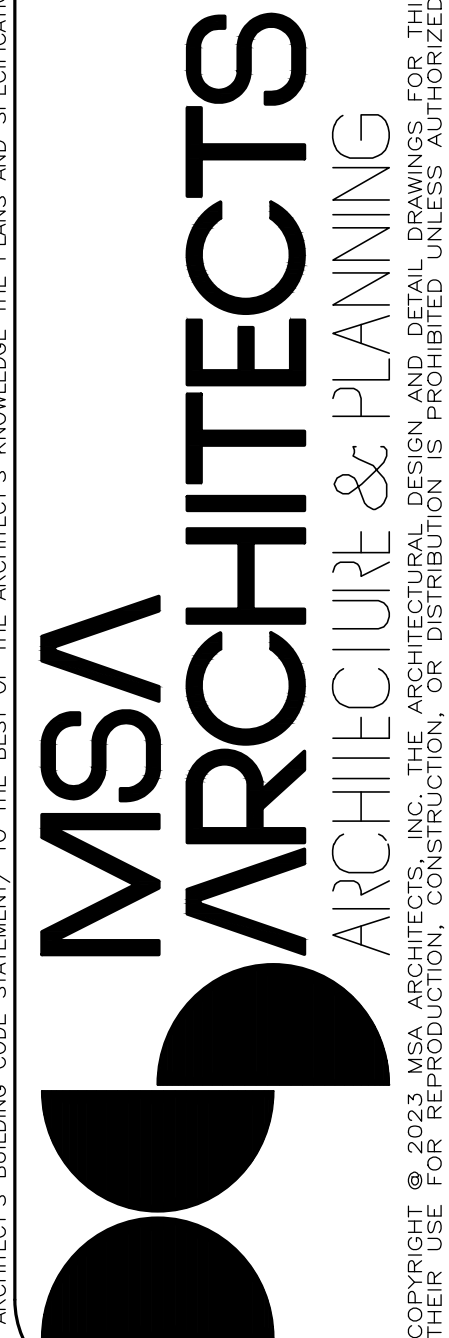
SCALE: 1/16" = 1'-0"

PRELIM TAC SUBMITTAL 07.01.2024	BY
TAC SUBMITTAL 12.12.2024	
TAC RE-SUBMITTAL 05.23.2025	
TAC RE-SUBMITTAL 07.30.2025	
TAC RE-SUBMITTAL 08.22.2025	

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY

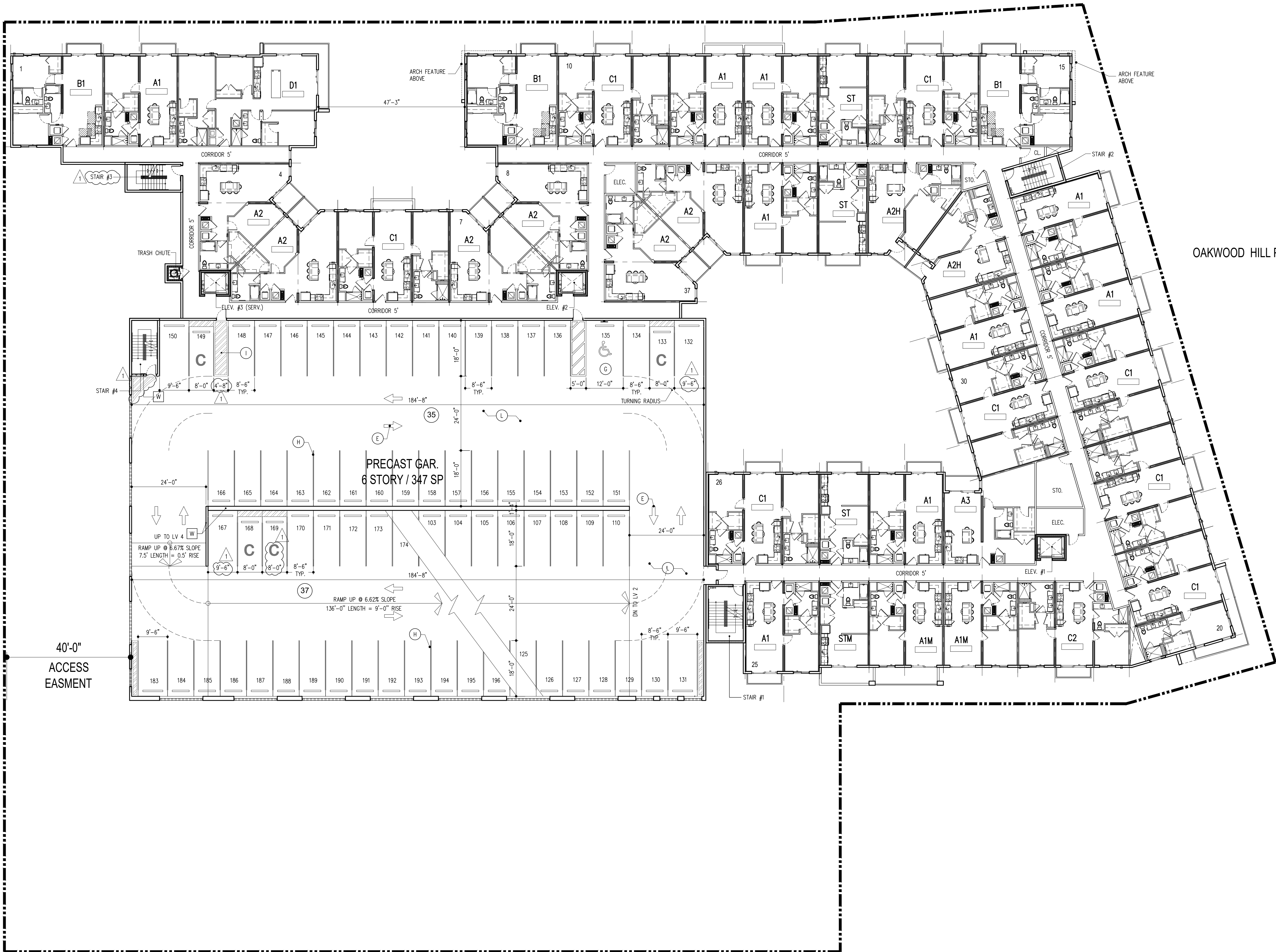


MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911



DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:		
	LEVEL 2	
SHEET NUMBER:		
	A-2.2	

TAC RE-SUBMITTAL 08/22/2025



OFF-STREET PARKING			
Required	Multifamily	# of units or SF	# Spaces
	ST, 1BD @ 1 sp/du	178 units	178
	2BD or more @ 1.5 sp/du	102 units	153 sp
	TOTAL REQUIRED	280 units	331 sp
Provided			
	OFF-STREET PARKING		
	PARKING GARAGE	ADA	Standard
	Level 1	2	31 sp
	Level 2	2	59 sp
	Level 3	1	71 sp
	Level 4	1	71 sp
	Level 5	1	71 sp
	Level 6	1	36 sp
	Sub-Total	8	339 sp
	TOTAL PARKING GARAGE		347 sp
	TOTAL COMPACT SPACES (included in Total Pkg. Garage)		16 sp
Provided	SURFACE PARKING	0	4
	TOTAL SURFACE PARKING	0	4 sp
	TOTAL PKG. PROVIDED		351 sp
Provided	LOADING SPACES		2 sp
	BICYCLE PARKING		42 sp

Note: Min provided ADA spaces meet ADA Standards for Accessible

LEGEND

- ACCESSIBLE ROUTE
- BACKOUT SPACE
- PEDESTRIAN WALKWAY
- VOID SPACE
- PAVER
- COMPACT SPACES
- WALL

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
- N BACKOUT SPACE STRIPPING



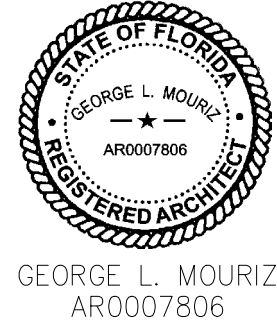
LEVEL 3

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

TAC RE-SUBMITTAL 08/22/2025

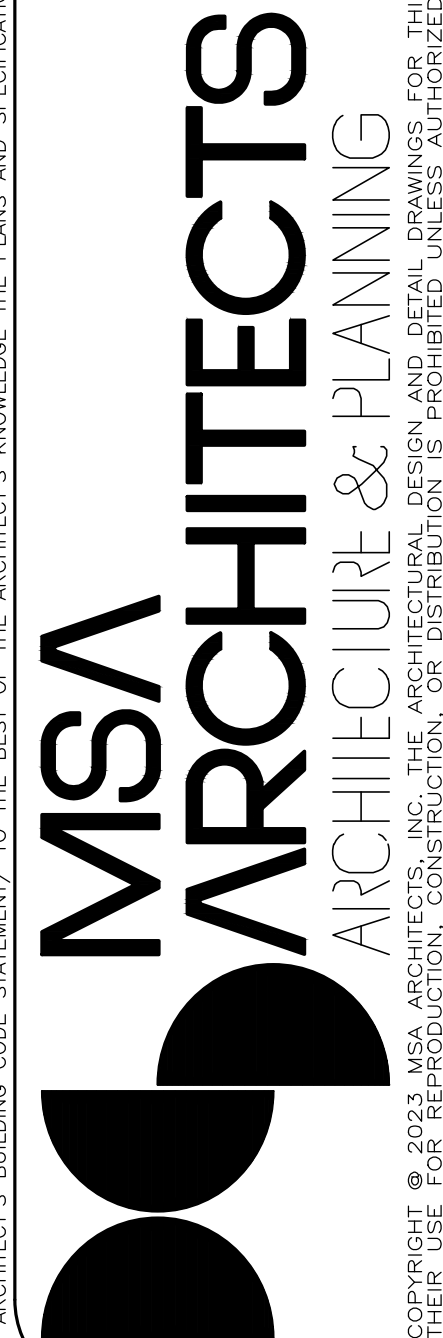
	PRELIM TAC SUBMITTAL 07.01.2024	BY
	TAC SUBMITTAL 12.12.2024	
	TAC RE-SUBMITTAL 05.23.2025	
1	TAC RE-SUBMITTAL 07.30.2025	
2	TAC RE-SUBMITTAL 08.22.2025	

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

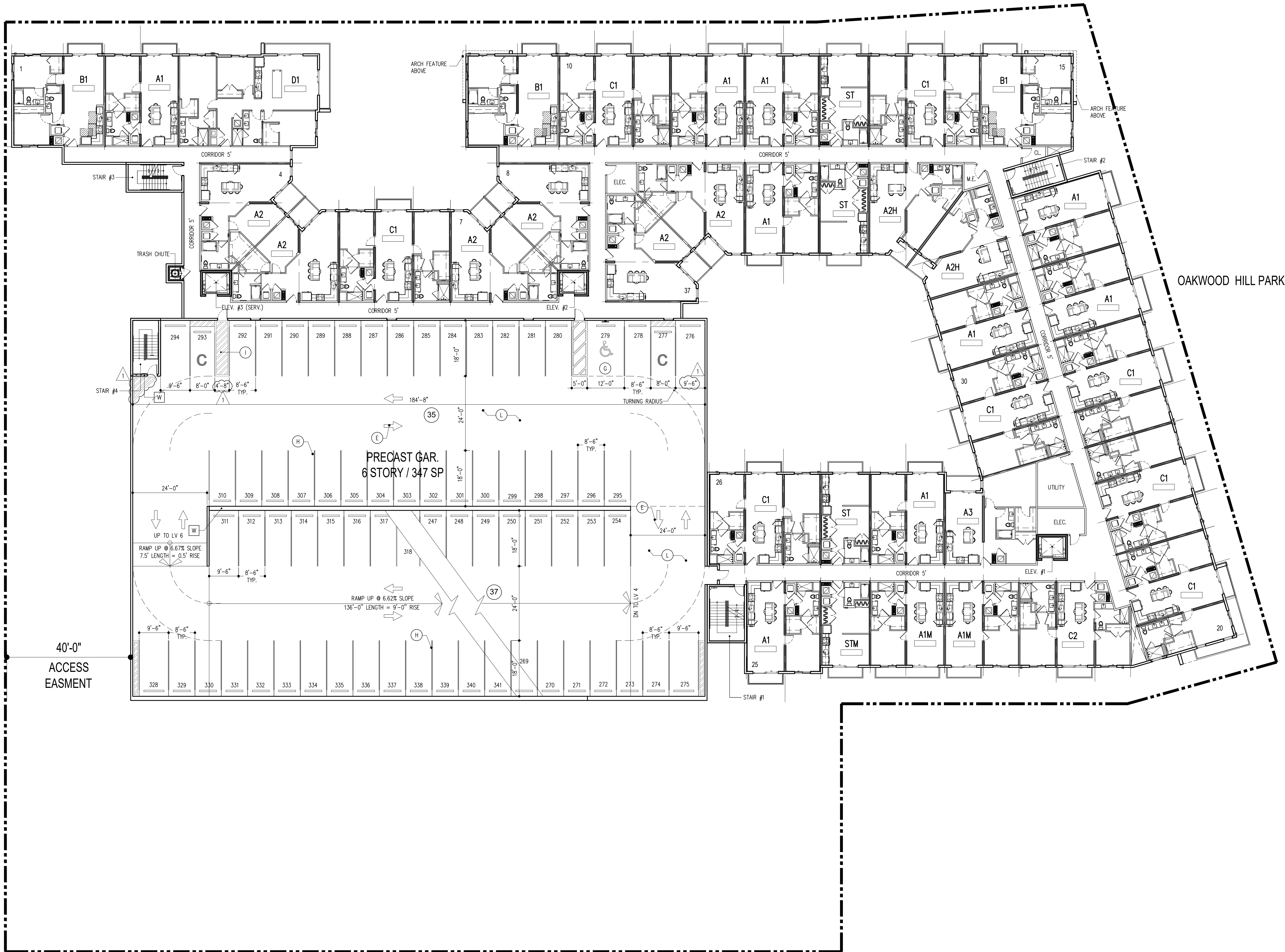


DRAWN
CONTRACT DATE 11/06/23
SCALE AS SHOWN
JOB NO. 2242.PRJ
SHEET TITLE:

LEVEL 3

SHEET NUMBER:

A-2.3



OFF-STREET PARKING		
Required	Multifamily	# of units or SF # Spaces
	ST, 1BD @ 1 sp/du	178 units 178
	2BD or more @ 1.5 sp/du	102 units 153 sp
	TOTAL REQUIRED	280 units 331 sp
(8 ADA sp)		
Provided	PARKING GARAGE	ADA Standard
	Level 1	2 31 sp
	Level 2	2 59 sp
	Level 3	1 71 sp
	Level 4	1 71 sp
	Level 5	1 36 sp
	Level 6	1 36 sp
	Sub-Total	8 339 sp
	TOTAL PARKING GARAGE	347 sp / 2
	TOTAL COMPACT SPACES (included in Total Pkg. Garage)	16 sp
	SURFACE PARKING	0
	TOTAL SURFACE PARKING	16 sp
	TOTAL PKG. PROVIDED	351 sp / 1 1/2
	LOADING SPACES	2 sp
	BICYCLE PARKING	42 sp

Note: Min provided ADA spaces meet ADA Standards for Accessible

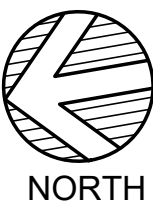
LEGEND

- ACCESSIBLE ROUTE
- BACKOUT SPACE
- PEDESTRIAN WALKWAY
- VOID SPACE
- PAVER
- COMPACT SPACES
- WALL

PAVEMENT MARKING AND SIGNAGE

(REFER TO CIVIL PLAN C-220 FOR FURTHER INFORMATION)

- STOP SIGN
- NO PARKING FIRE LANE
- PROPERTY LINE
- STOP BAR
- PAINTED DIRECTIONAL ARROW (TYP.)
- FIRE LANE STRIPPING 5" WIDE
- ACCESSIBLE PARKING SPACE (TYP.)
- PARKING SPACE STRIPPING
- INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC
- FLUSH SIDEWALK
- LOADING AREA (6"YELLOW 45°STRIPPING)
- CONCRETE PARKING DECK (REFER TO ARCH. PLANS)
- MILL AND RESURFACE
- BACKOUT SPACE STRIPING



LEVEL 5

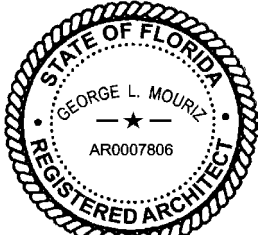
SCALE: 1/16" = 1'-0"

TAC RE-SUBMITTAL 08/22/2025

	PRELIM TAC SUBMITTAL 07.01.2024	BY
	TAC SUBMITTAL 12.12.2024	
	TAC RE-SUBMITTAL 05.23.2025	
1	TAC RE-SUBMITTAL 07.30.2025	
2	TAC RE-SUBMITTAL 08.22.2025	

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

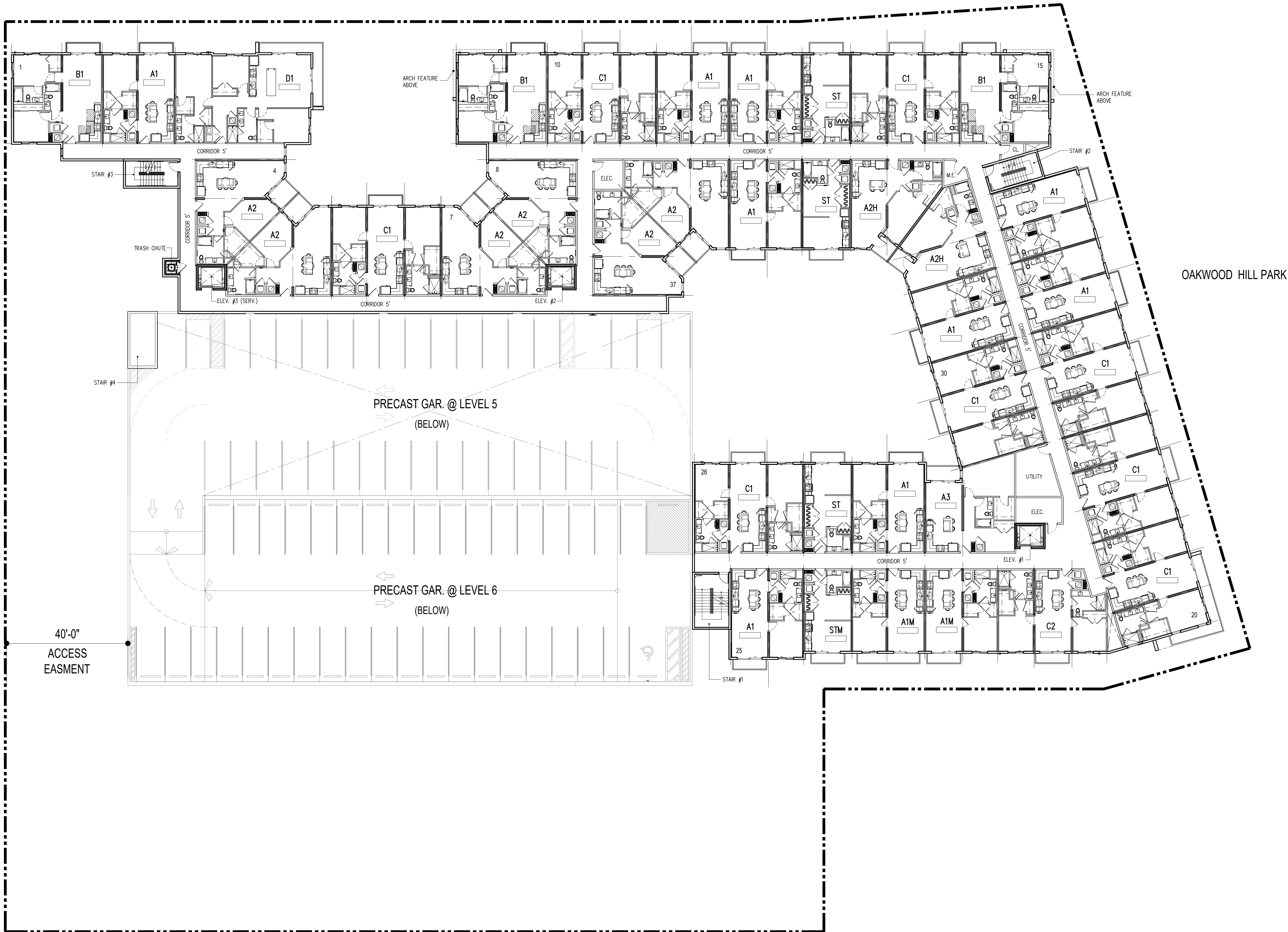


DRAWN
CONTRACT DATE 11/06/23
SCALE AS SHOWN
JOB NO. 2242.PRJ
SHEET TITLE:

LEVEL 5

SHEET NUMBER:

A-2.5



LEVEL 7

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

TAC RE-SUBMITTAL 08/22/2025

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

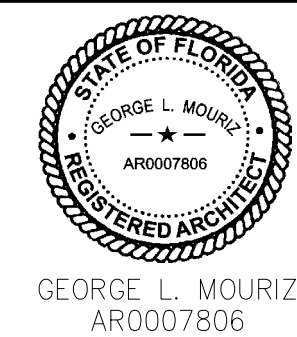
LEVELS 7

SHEET NUMBER:

A-2.7

PRELIM TAC SUBMITTAL 07.01.2024	BY
TAC SUBMITTAL 12.12.2024	
TAC RE-SUBMITTAL 05.23.2025	
1 TAC RE-SUBMITTAL 07.30.2025	
2 TAC RE-SUBMITTAL 08.22.2025	

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY



MSA ARCHITECTS, INC.
AAC000895
8950 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:

LEVELS 7

SHEET NUMBER:

A-2.7

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.
COPYRIGHT © 2023 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT.
THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



LEVEL 8

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

DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:	LEVEL 8	
SHEET NUMBER:	A-2.8	

PRELIM TAC SUBMITTAL	07.01.2024	BY
TAC SUBMITTAL	12.12.2024	
TAC RE-SUBMITTAL	05.23.2025	
1 TAC RE-SUBMITTAL	07.30.2025	
2 TAC RE-SUBMITTAL	08.22.2025	

OAKWOOD PLAZA

LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY

MSA ARCHITECTS, INC.

AAC000895

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

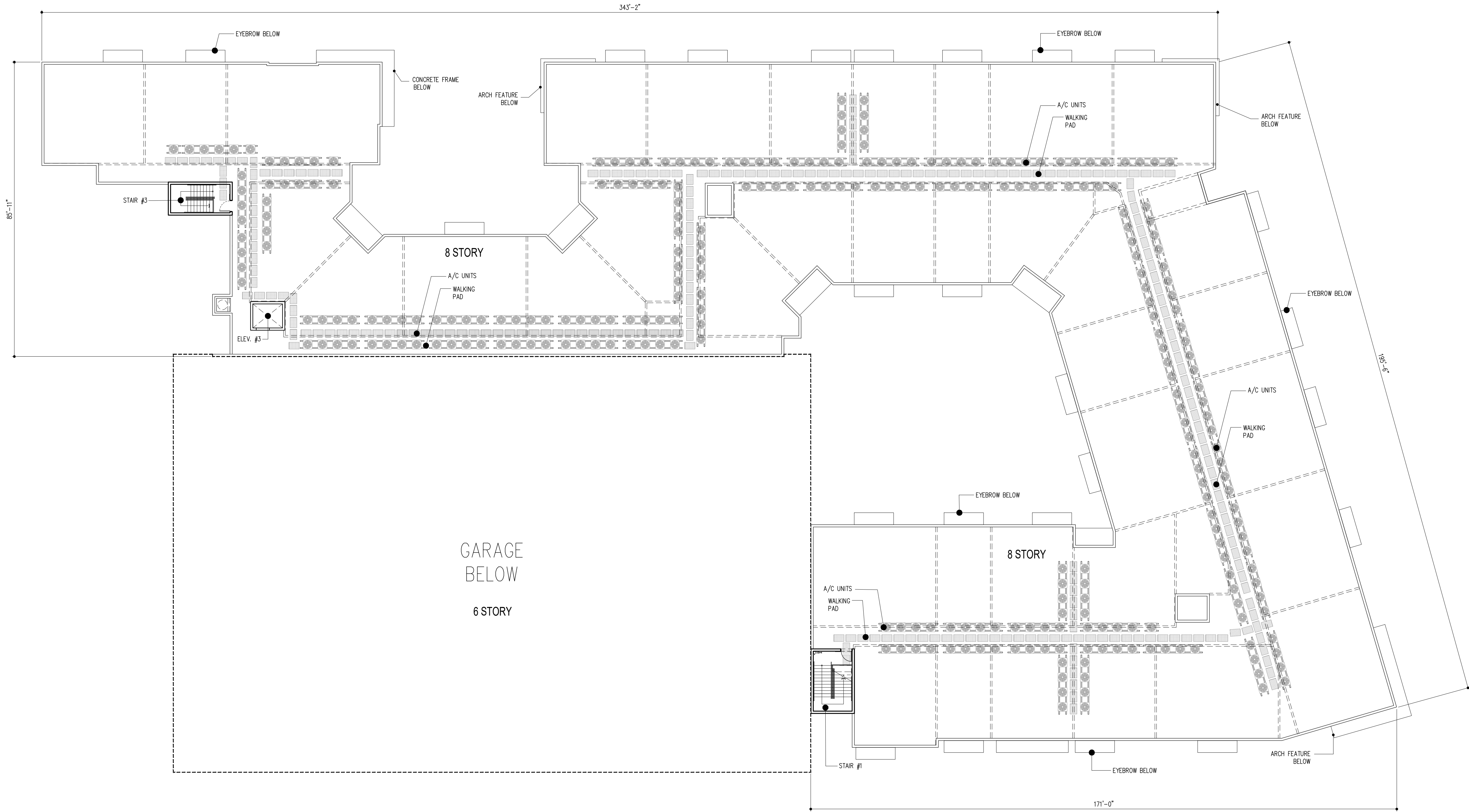
MSA

ARCHITECTS

ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

COPYRIGHT © 2023 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



LEVEL ROOF

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

TAC RE-SUBMITTAL 08/22/2025

DRAWN	11/06/23
CONTRACT DATE	11/06/23
SCALE	AS SHOWN
JOB NO.	2242.PRJ
SHEET TITLE:	LEVEL ROOF
SHEET NUMBER:	A-2.9

PRELIM TAC SUBMITTAL 07.01.2024	BY
TAC SUBMITTAL 12.12.2024	
TAC RE-SUBMITTAL 05.23.2025	
1 TAC RE-SUBMITTAL 07.30.2025	
2 TAC RE-SUBMITTAL 08.22.2025	

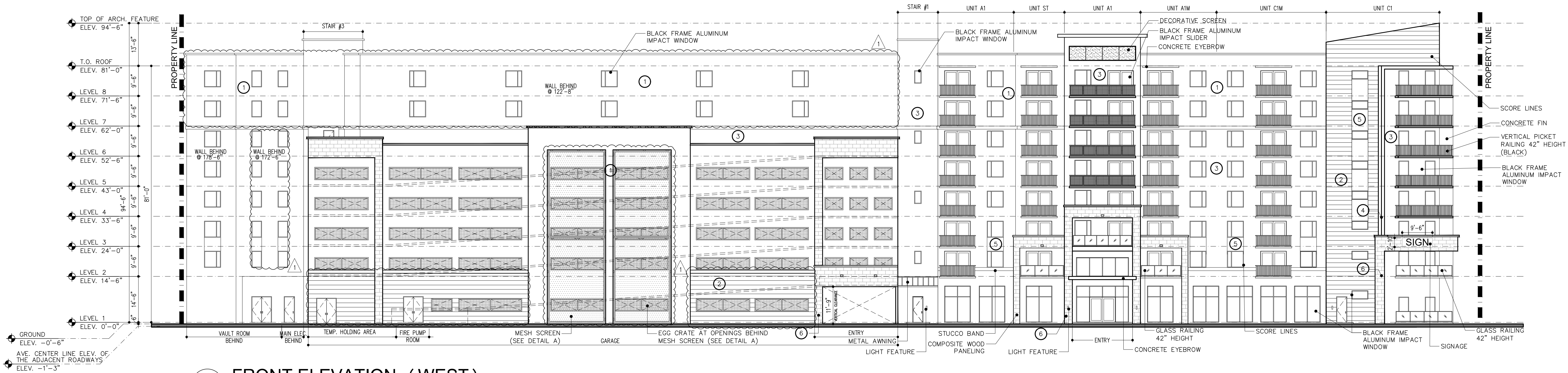
MSA ARCHITECTS
ARCHITECTURE & PLANNING

COPYRIGHT © 2023 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

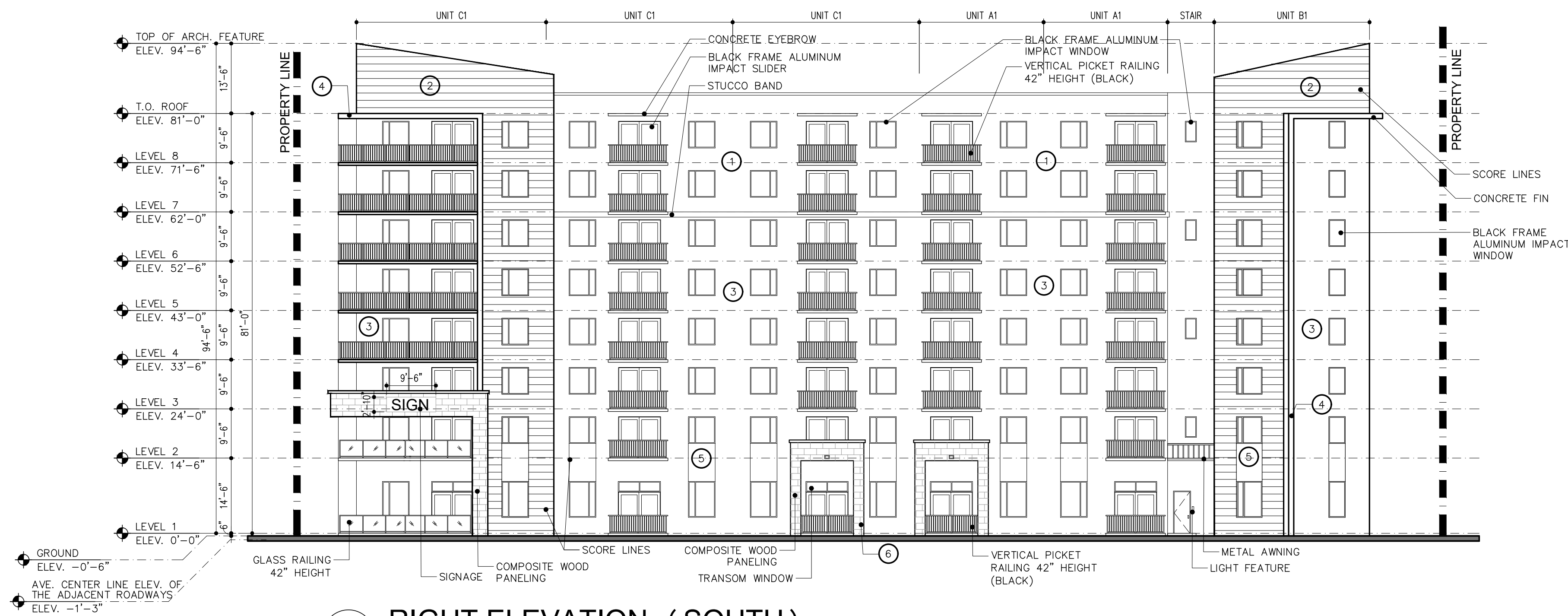
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY

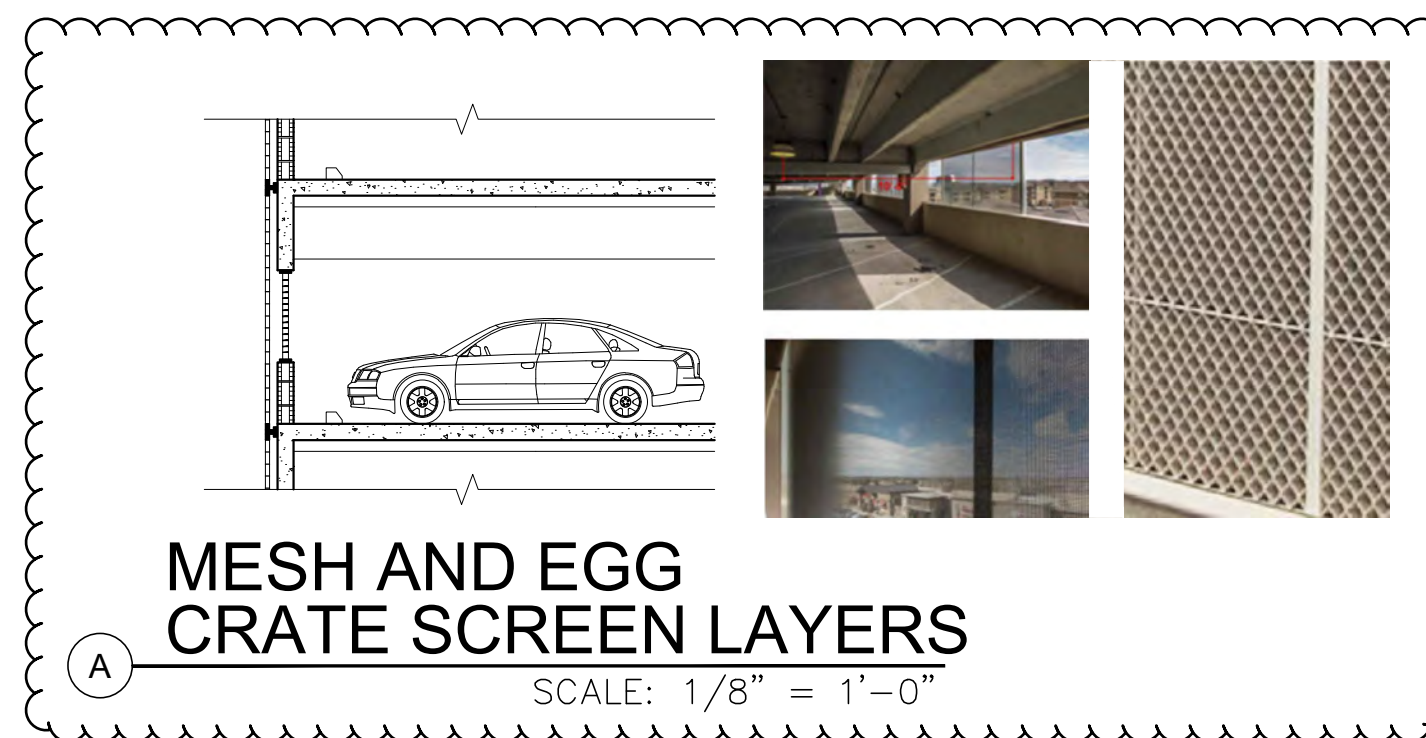
STATE OF FLORIDA
GEORGE L. MOURIZ
ARCHITECT
AR0007806



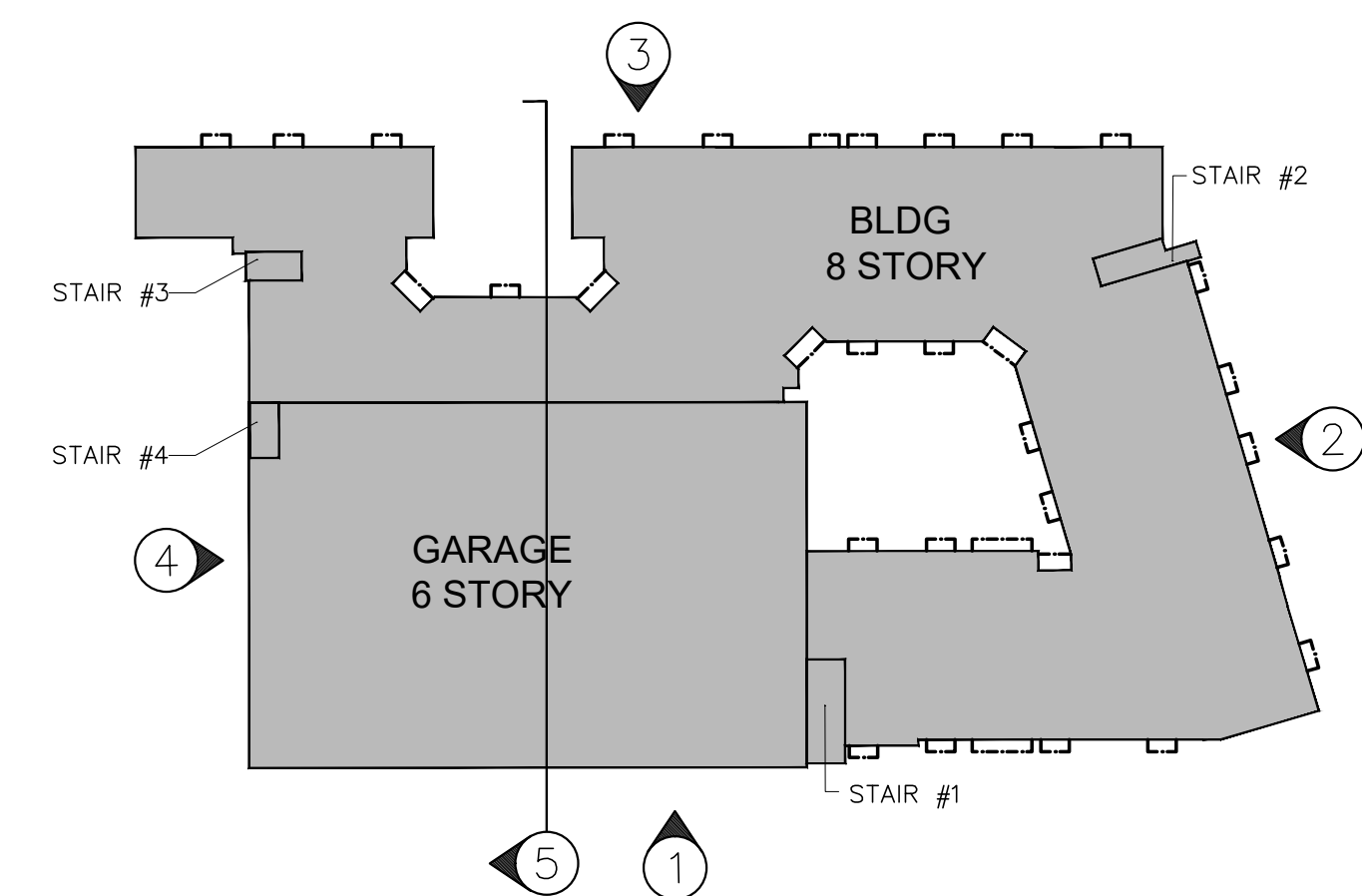
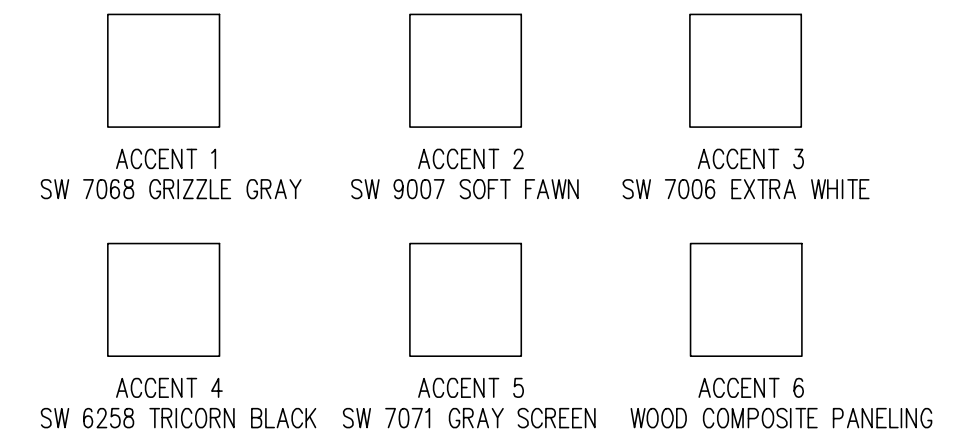
1 FRONT ELEVATION (WEST)
SCALE: 1/16" = 1'-0"



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



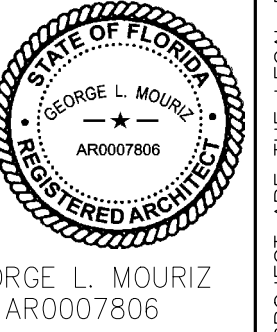
COLOR SCHEME



ELEVATIONS

SCALE: 1/16"=1'-0"
TAC RE-SUBMITTAL 08/22/2025

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY



MSA ARCHITECTS, INC.
AAC000885
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:

ELEVATIONS

SHEET NUMBER:
A-3.1

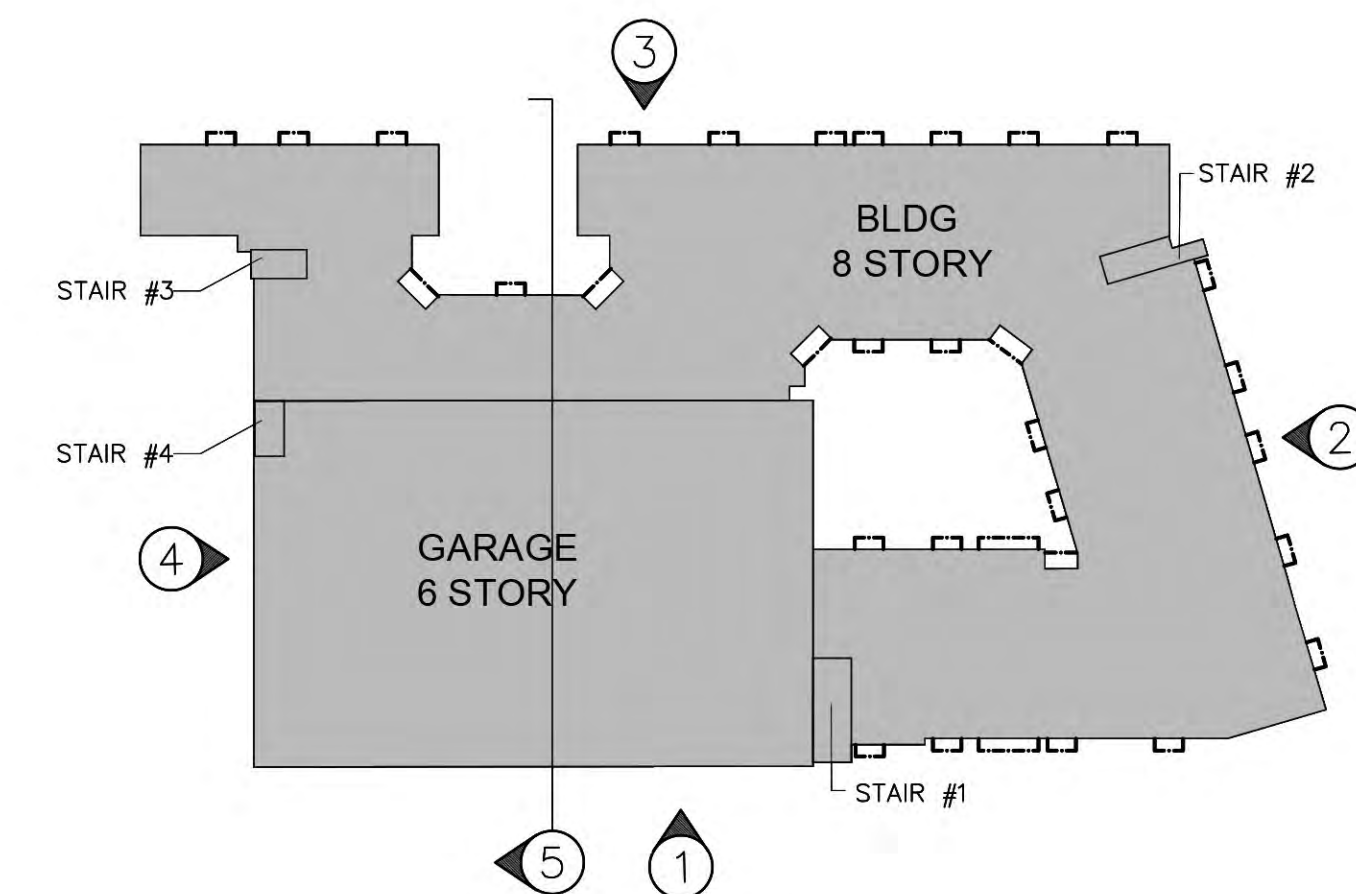
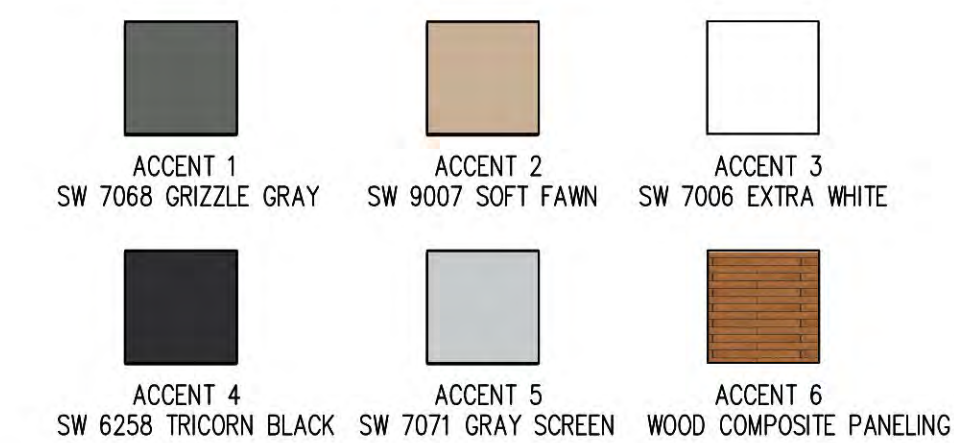


1 FRONT ELEVATION (WEST)
SCALE: 1/16" = 1'-0"



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

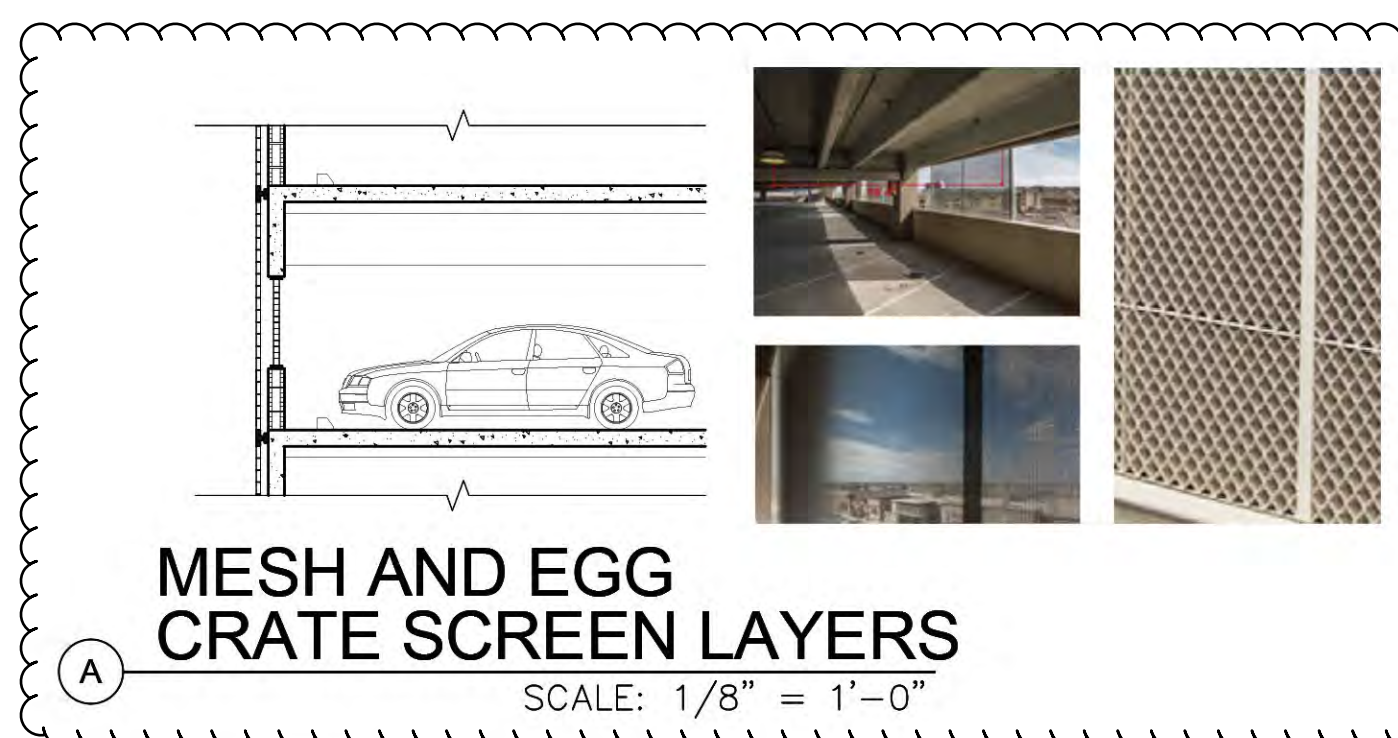
COLOR SCHEME



ELEVATIONS

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

TAC RE-SUBMITTAL 08/22/2025



PRELIM TAC SUBMITTAL
07.01.2024

TAC SUBMITTAL 12.12.2024

TAC RE-SUBMITTAL 05.23.2025

TAC RE-SUBMITTAL 07.30.2025

TAC RE-SUBMITTAL 08.22.2025

OAKWOOD PLAZA

LOCATED AT:
HOLLYWOOD

FOR:
KIMCO REALTY

STATE OF FLORIDA
GEORGE L. MOURIZ
ARCHITECT
PROFESSIONAL ARCHITECT
AR0007806

MSA ARCHITECTS, INC.
AAC0000895
8950 SW 74th COURT
SUITE 150
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

COPYRIGHT © 2023 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN

CONTRACT DATE 11/06/23

SCALE AS SHOWN

JOB NO. 2242.PRJ

SHEET TITLE:

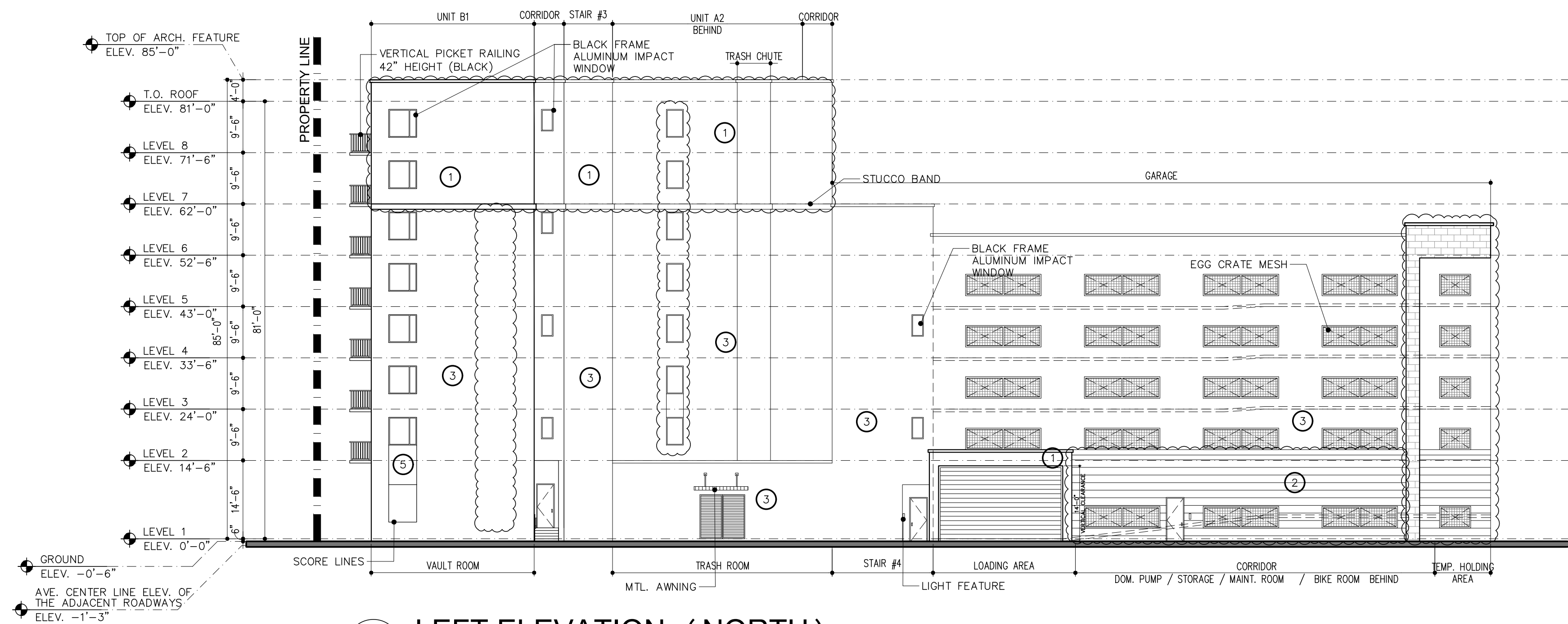
ELEVATIONS

SHEET NUMBER:

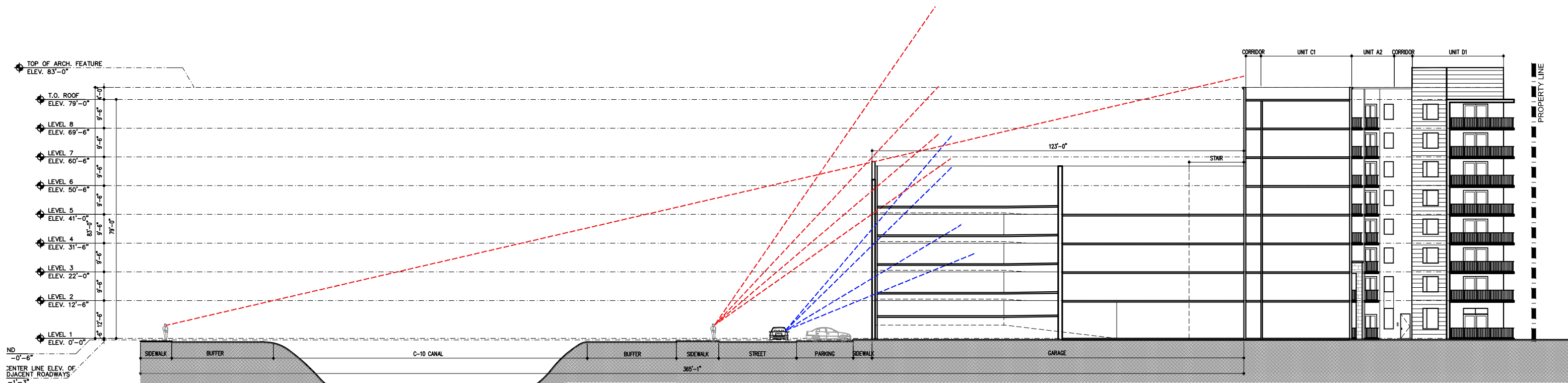
A-3.1



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

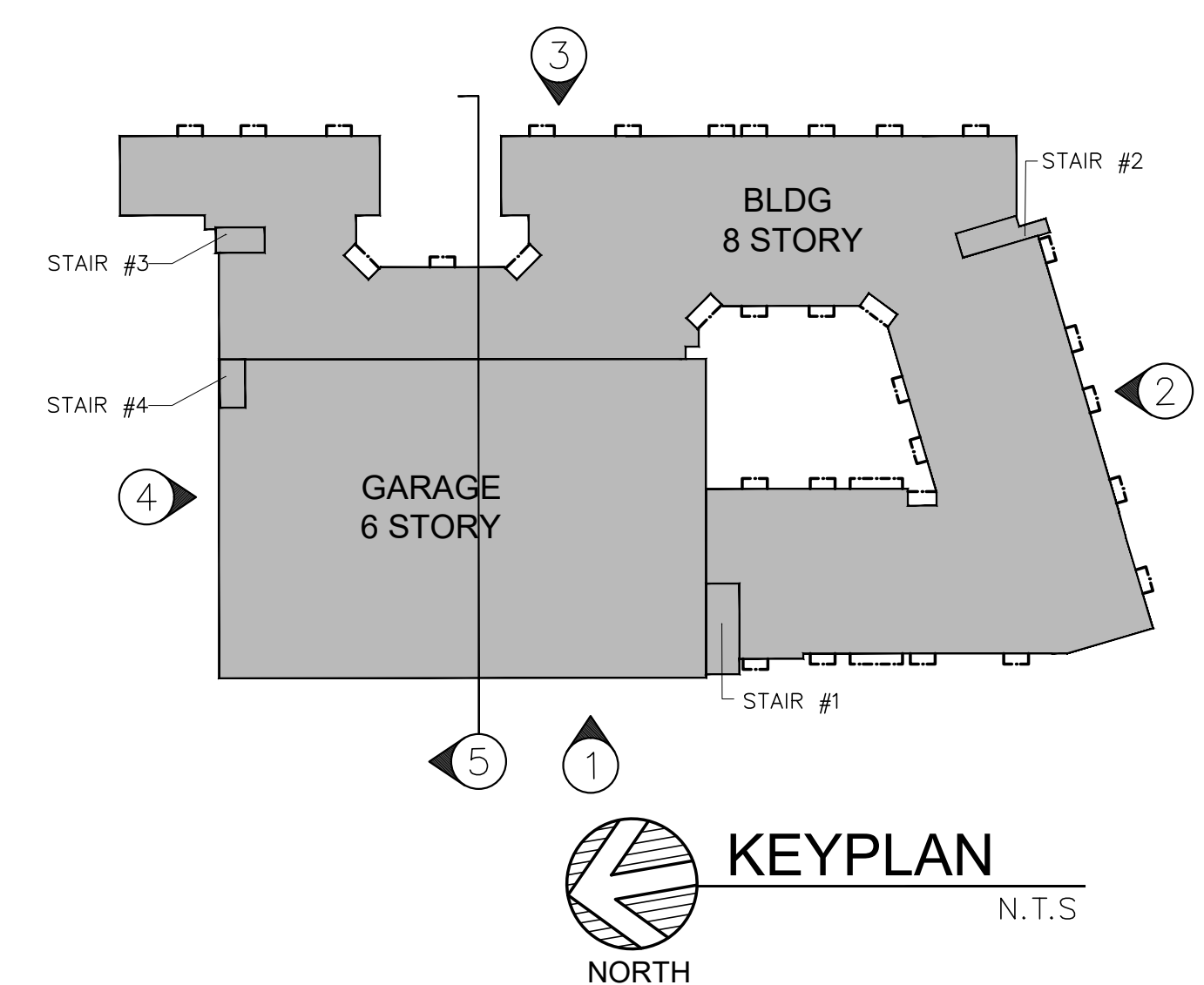
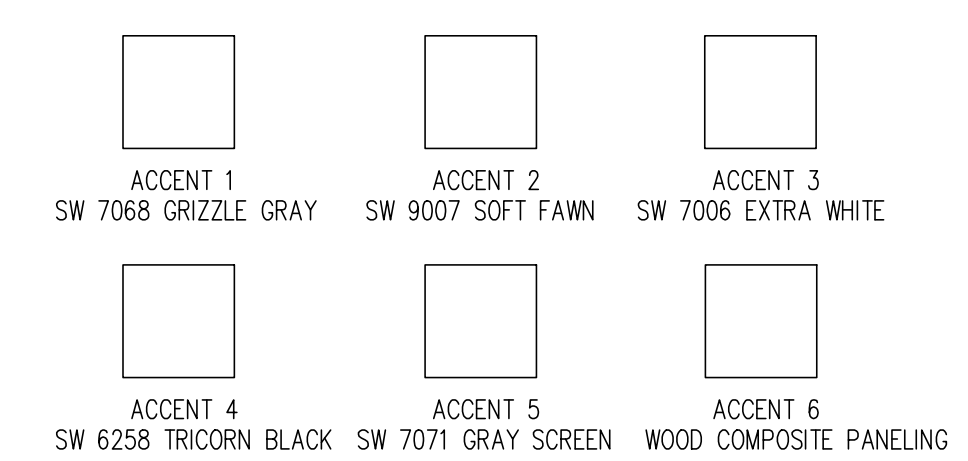


4 LEFT ELEVATION (NORTH)
SCALE: 1/16" = 1'-0"



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

COLOR SCHEME



ELEVATIONS

SCALE: 1/16"=1'-0"
TAC RE-SUBMITTAL 08/22/2025

PRELIM. TAC SUBMITTAL
07.01.2024

TAC SUBMITTAL 12.12.2024

TAC RE-SUBMITTAL 05.23.2025

1 TAC RE-SUBMITTAL
07.30.2025

2 TAC RE-SUBMITTAL
08.22.2025

OAKWOOD PLAZA

LOCATED AT:
HOLLYWOOD

FOR:
KIMCO REALTY

STATE OF FLORIDA
GEORGE L. MOURIZ
ARCHITECT
AR0007806

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

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
COPYRIGHT © 2023 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT.
THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN

CONTRACT DATE 11/06/23

SCALE AS SHOWN

JOB NO. 2242.PRJ

SHEET TITLE:

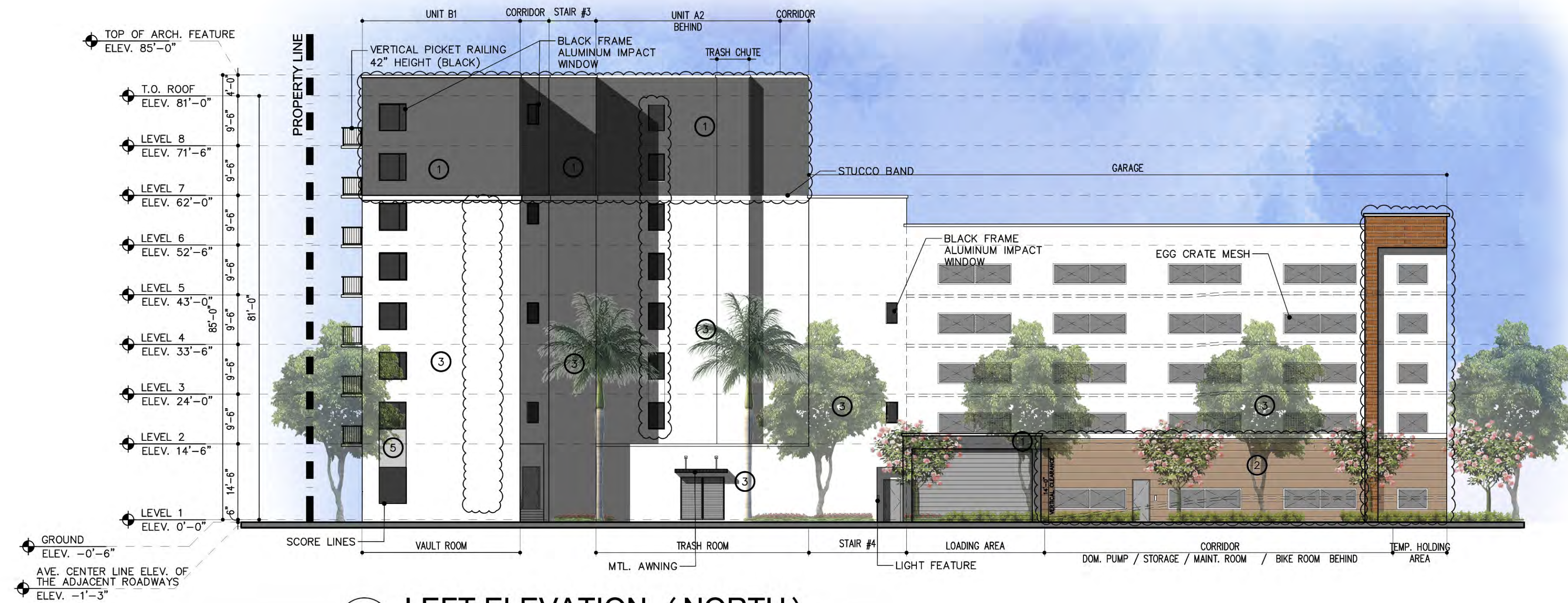
ELEVATIONS

SHEET NUMBER:

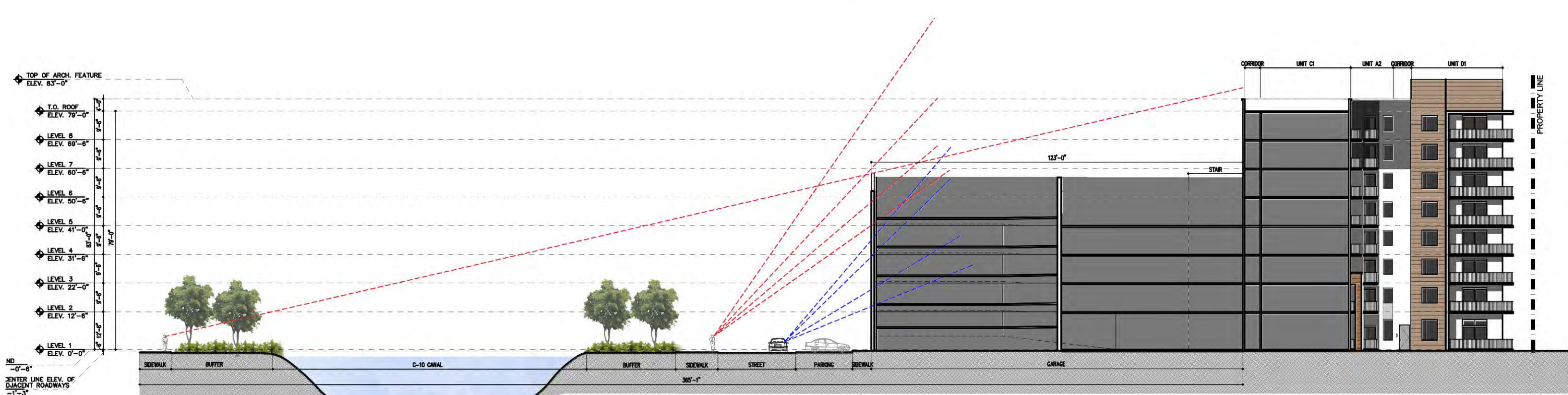
A-3.2



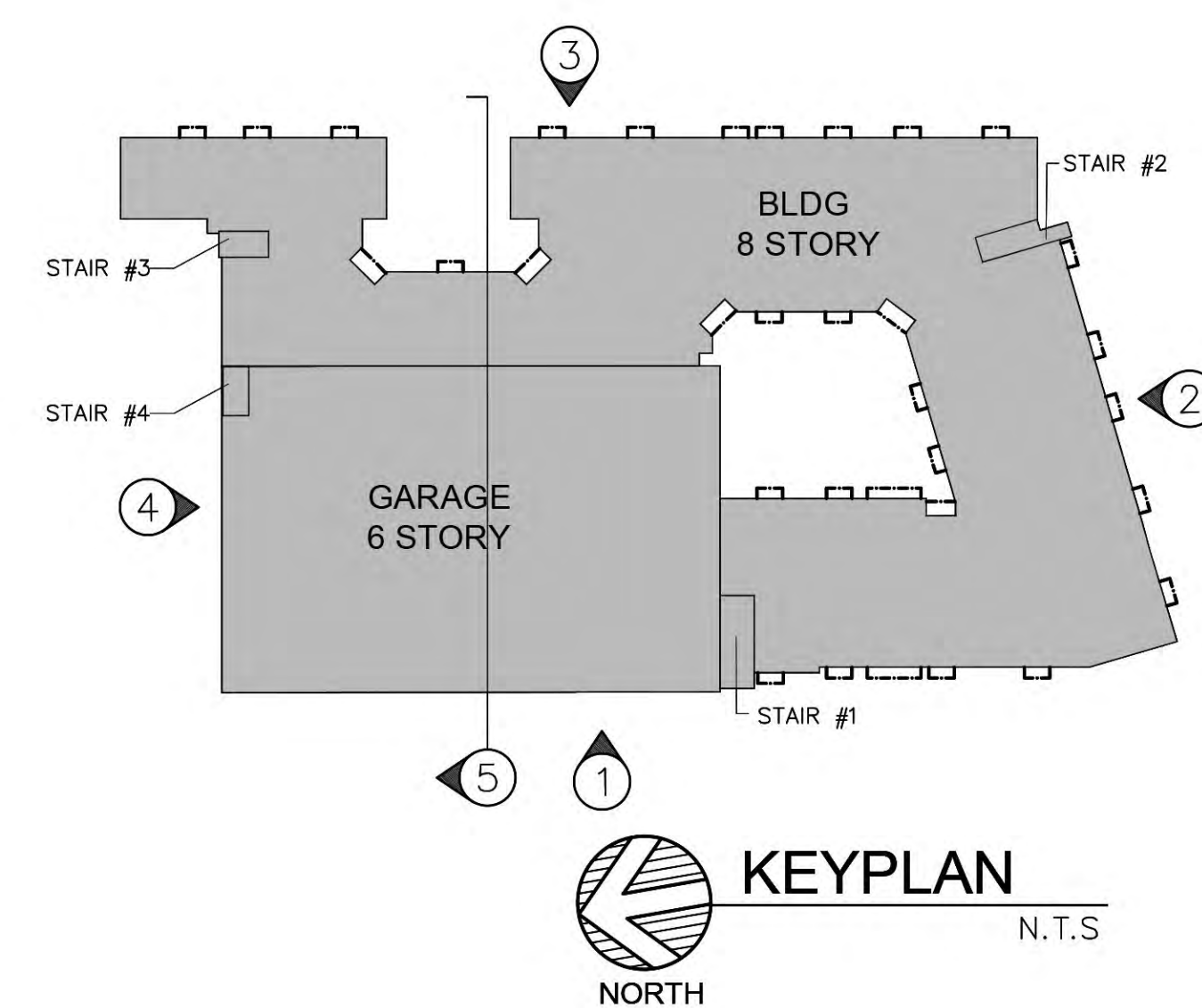
3 REAR ELEVATION (EAST)
SCALE: 1/16" = 1'-0"



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



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



ELEVATIONS
SCALE: 1/16"=1'-0"
TAC RE-SUBMITTAL 08/22/2025

PRELIM. TAC SUBMITTAL
07.01.2024

TAC SUBMITTAL 12.12.2024

TAC RE-SUBMITTAL 07.30.2025

TAC RE-SUBMITTAL 08.22.2025

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY

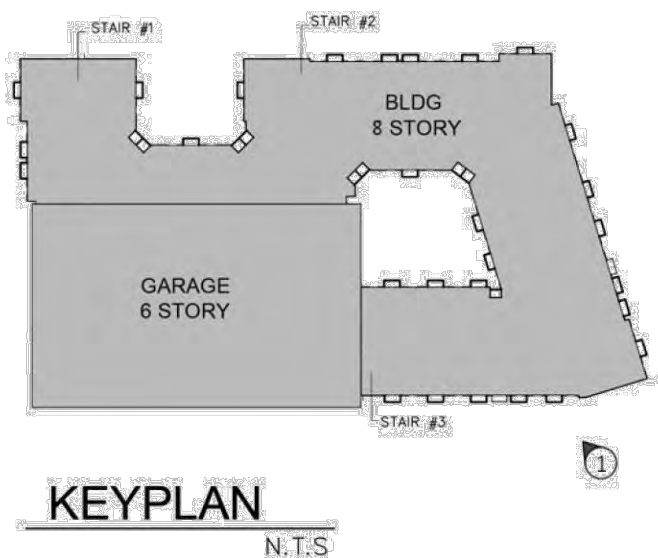
STATE OF FLORIDA
GEORGE L. MOURIZ
ARCHITECT
REGISTERED ARCHITECT

MSA ARCHITECTS, INC.
AAC0000895
8850 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
COPYRIGHT © 2023 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT.
THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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



TAC RE-SUBMITTAL 08/22/2025

	BY
PRELIM. TAC SUBMITTAL 07.01.2024	
TAC SUBMITTAL 12.12.2024	
TAC RE-SUBMITTAL 05.23.2025	
	TAC RE-SUBMITTAL 07.30.2025
	TAC RE-SUBMITTAL 08.22.2025

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY

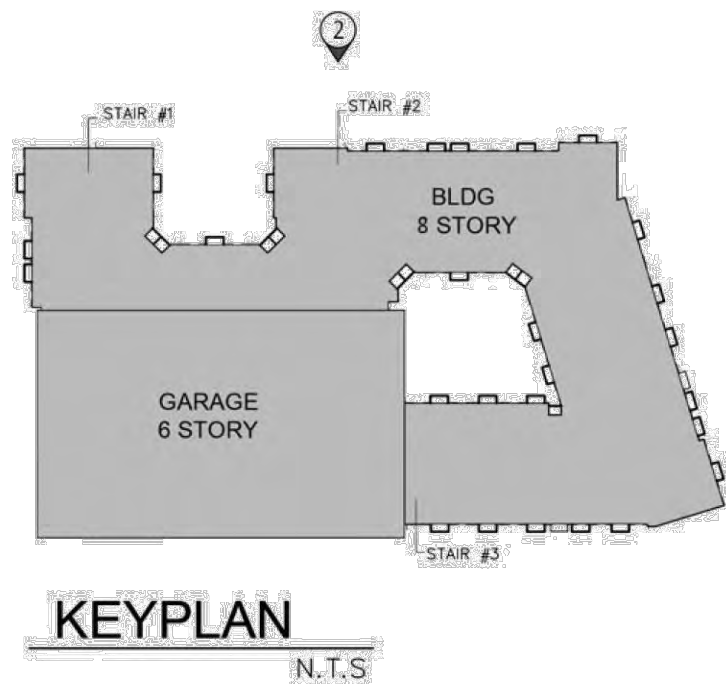
MSA ARCHITECTS, INC.
AAC000895
8850 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

COPYRIGHT © 2023, MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

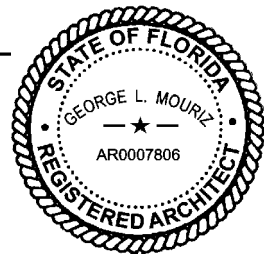
DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:		
RENDER		
SHEET NUMBER:		
A-3.3		



TAC RE-SUBMITTAL 08/22/2025

		BY
	PRELIM. TAC SUBMITTAL 07.01.2024	
	TAC SUBMITTAL 12.12.2024	
	TAC RE-SUBMITTAL 05.23.2025	
⚠	TAC RE-SUBMITTAL 07.30.2025	
⚠	TAC RE-SUBMITTAL 08.22.2025	

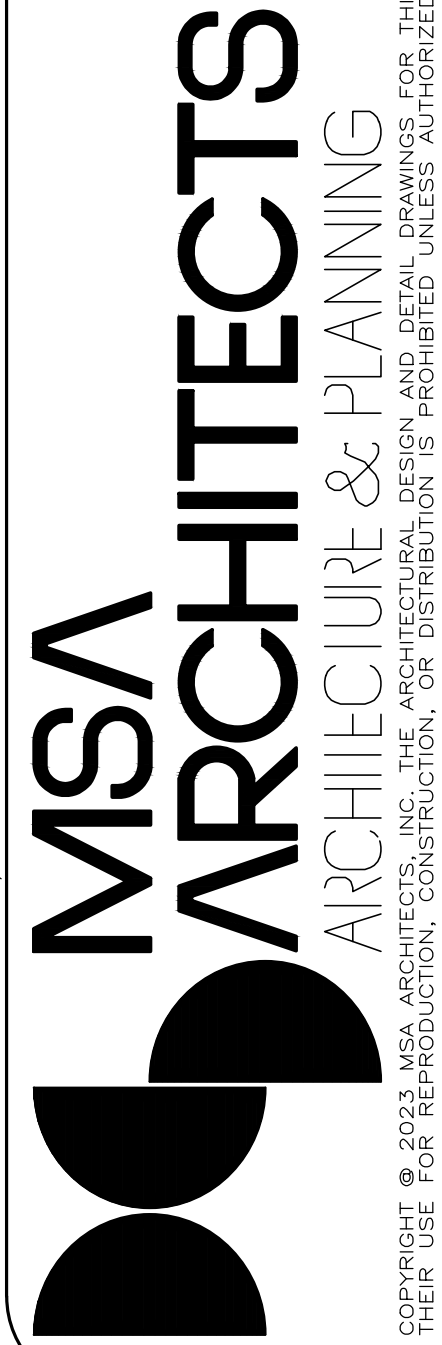
OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY



GEORGE L. MOURIZ
ARD007806

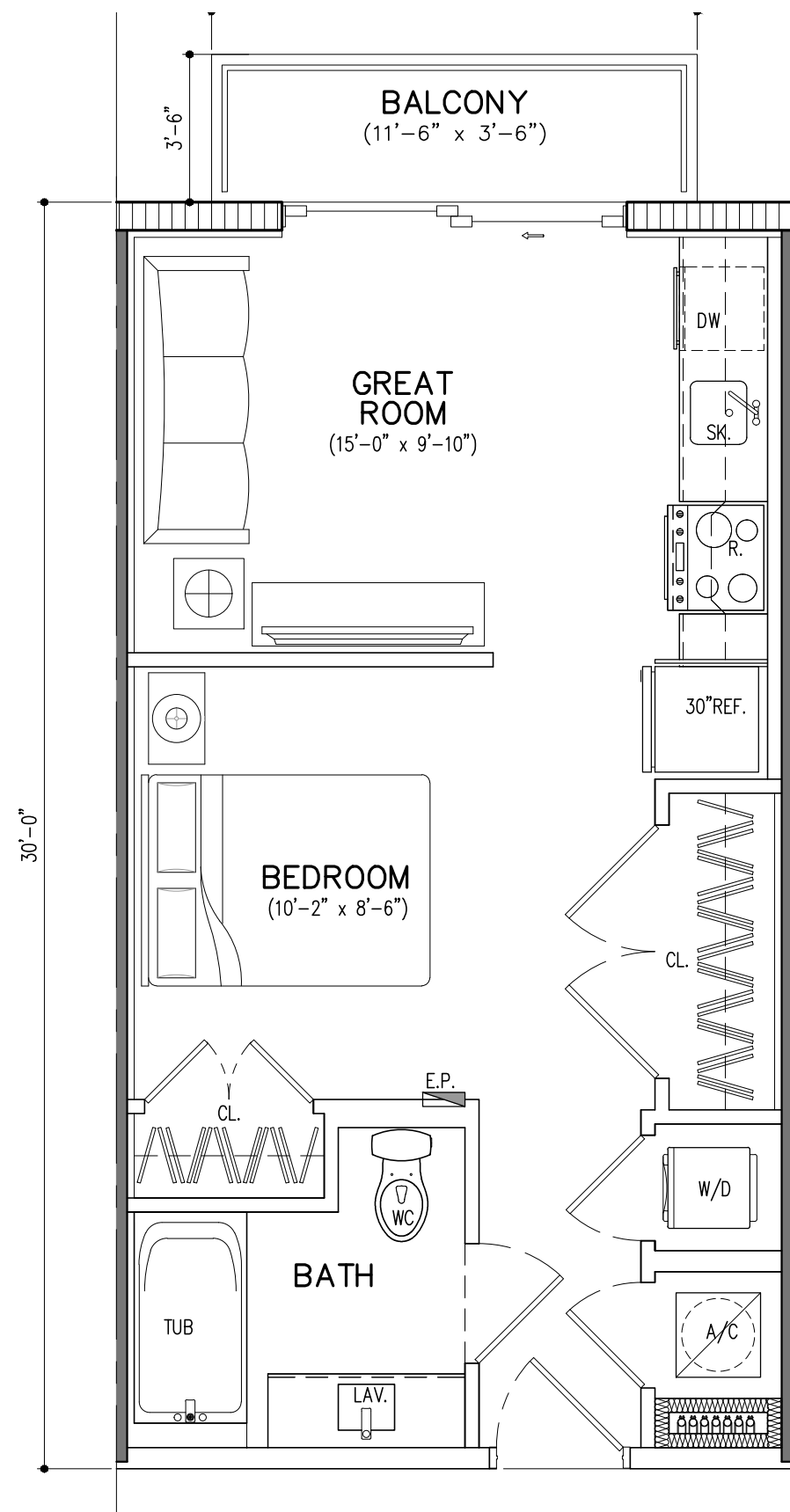
MSA ARCHITECTS, INC.
AAC000895

8850 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

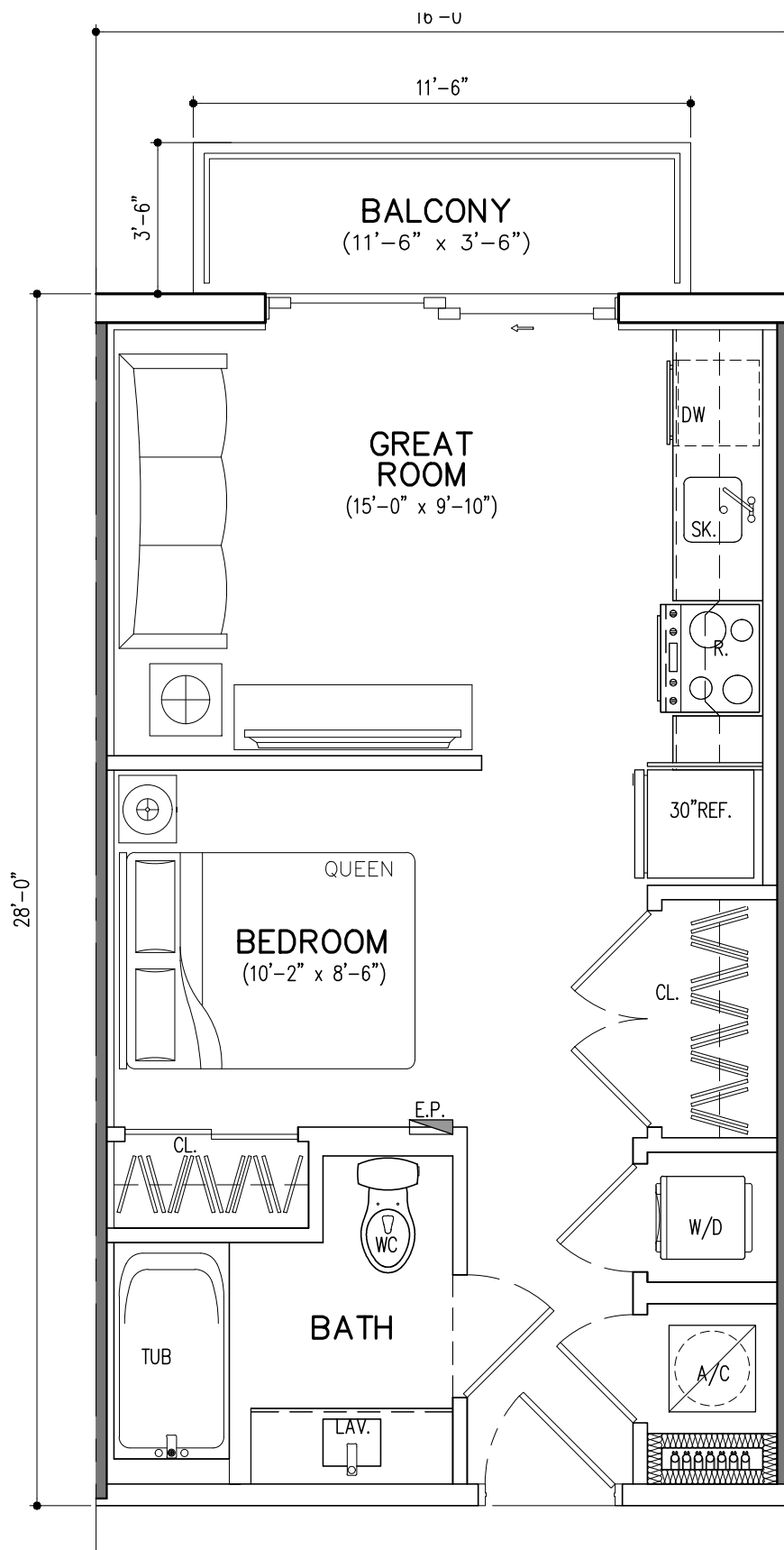


DRAWN
CONTRACT DATE 11/06/23
SCALE AS SHOWN
JOB NO. 2242.PRJ

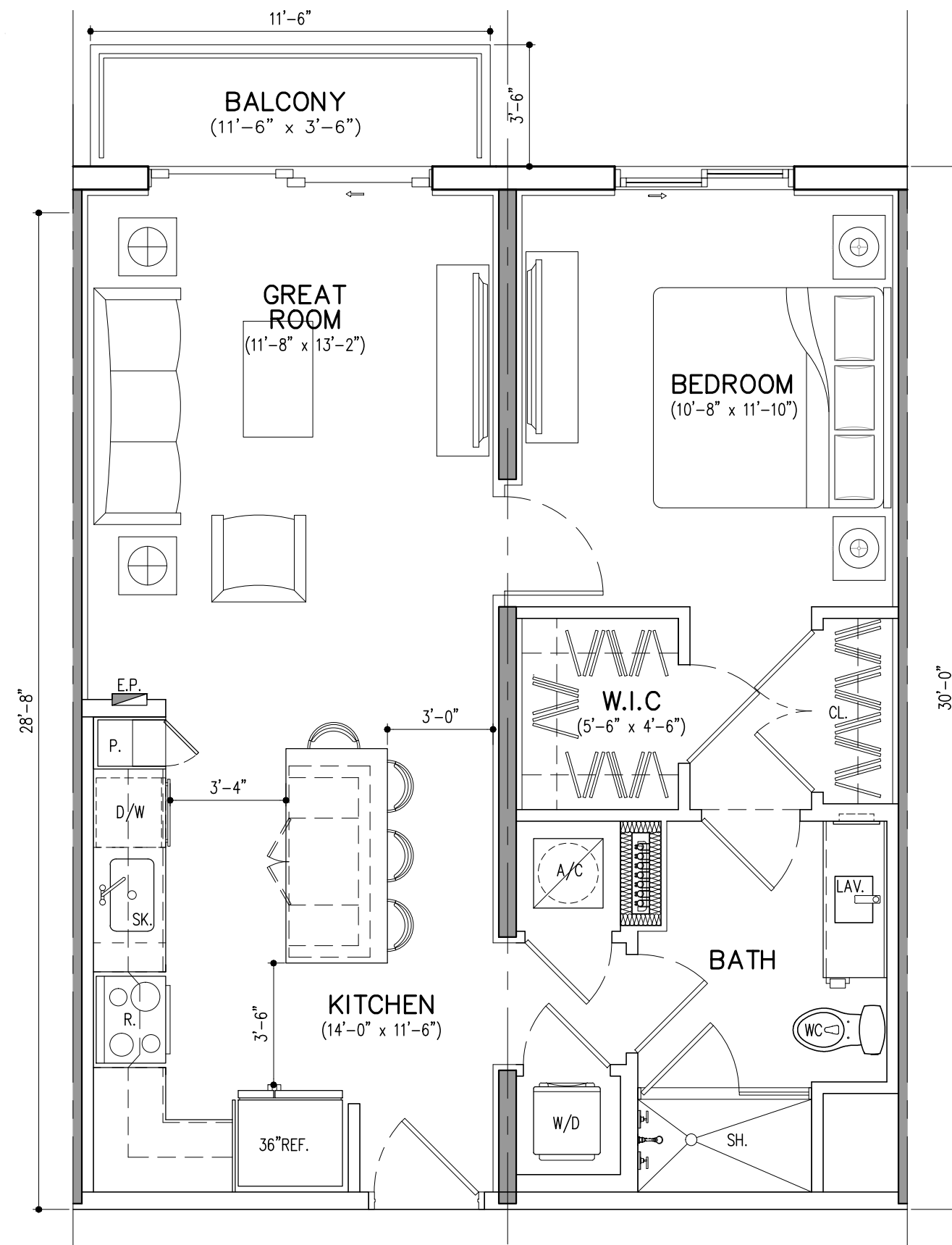
SHEET TITLE:
RENDER
SHEET NUMBER:
A-3.4



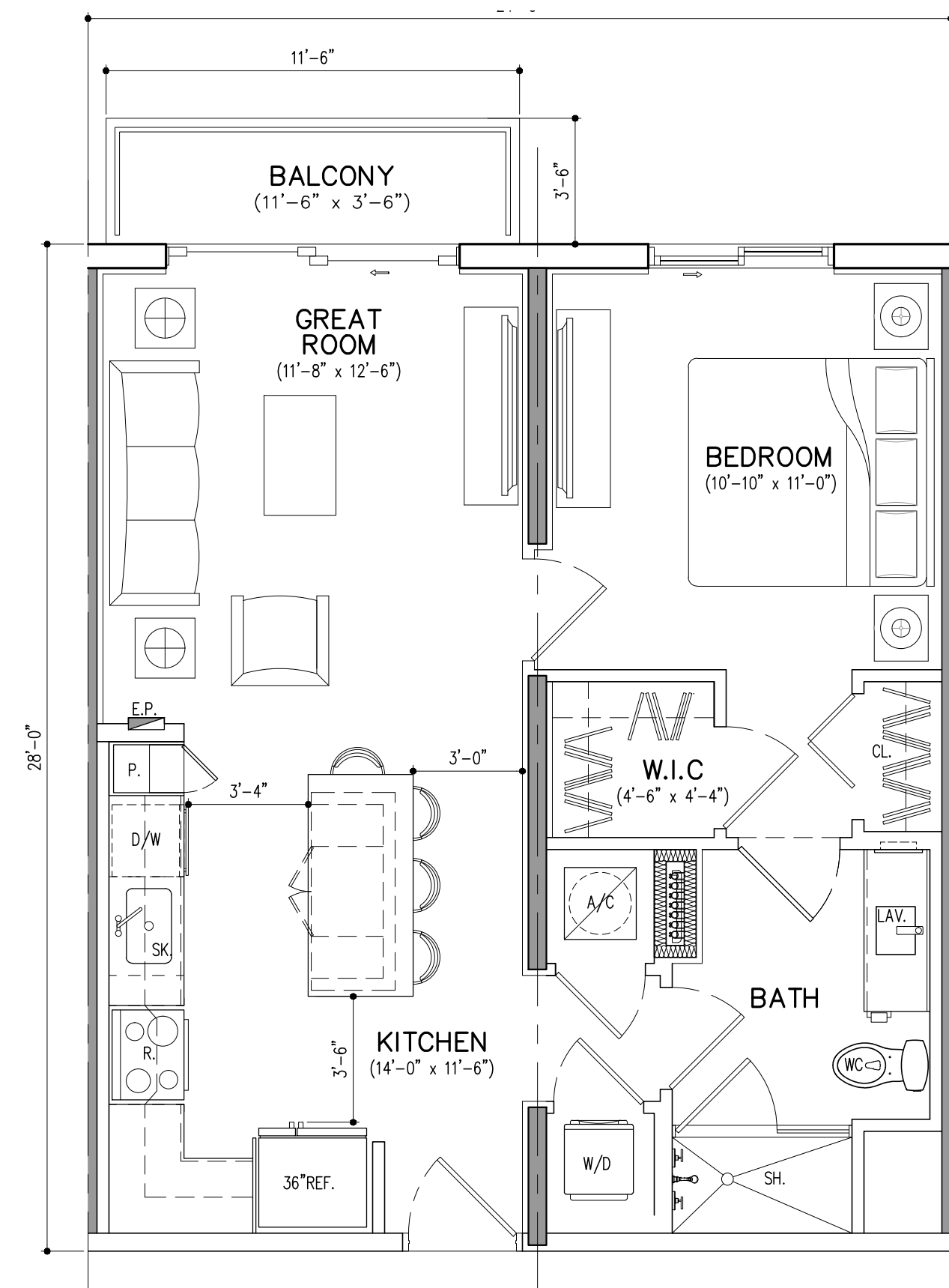
UNIT ST (BD/BTH)
GROSS A/C AREA = 480 SQ. FT. (23 DU'S)
BALCONY = 40 SQ. FT.



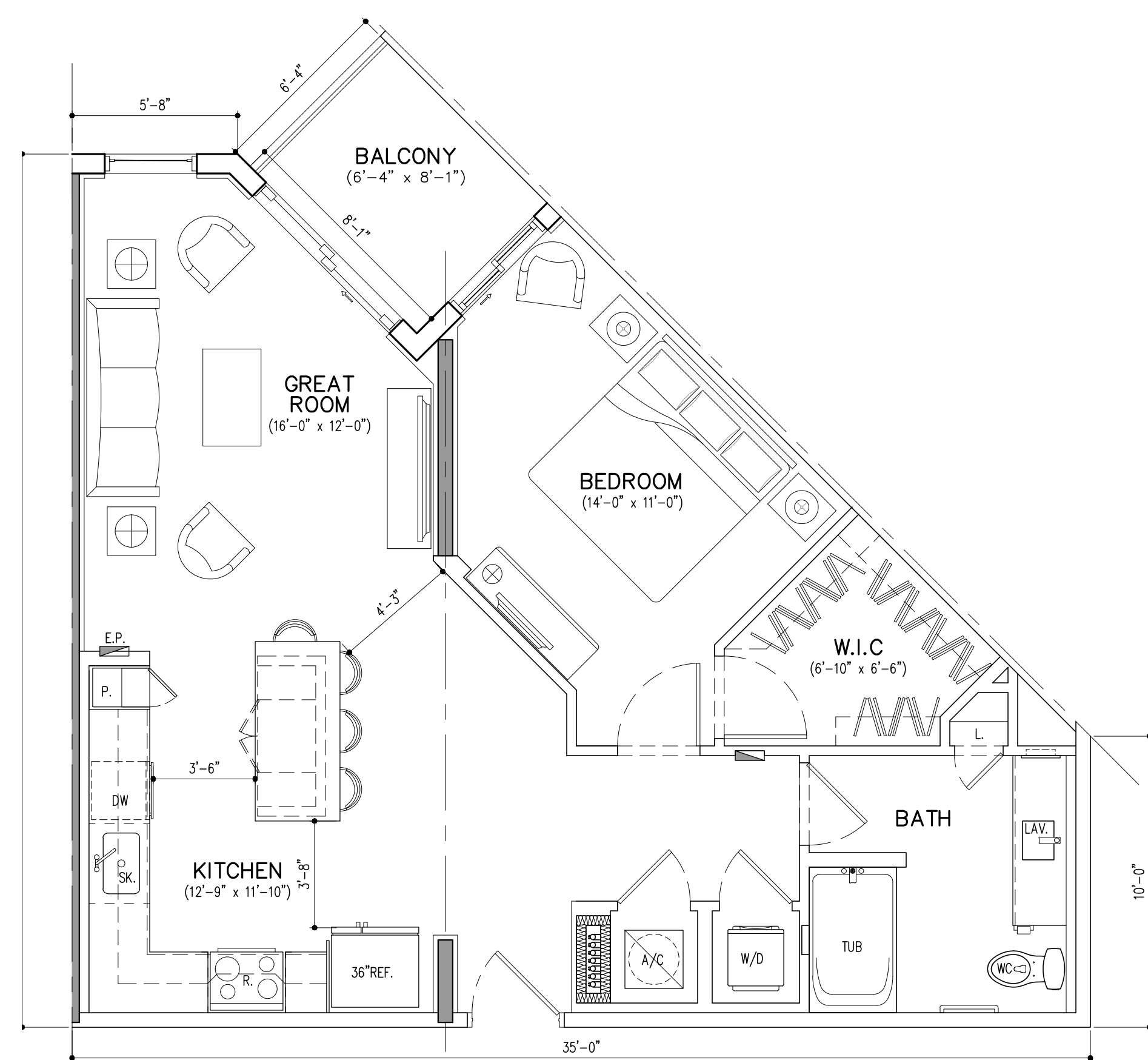
UNIT STM (BD/BTH)
GROSS A/C AREA = 448 SQ. FT. (7 DU'S)
BALCONY = 40 SQ. FT.



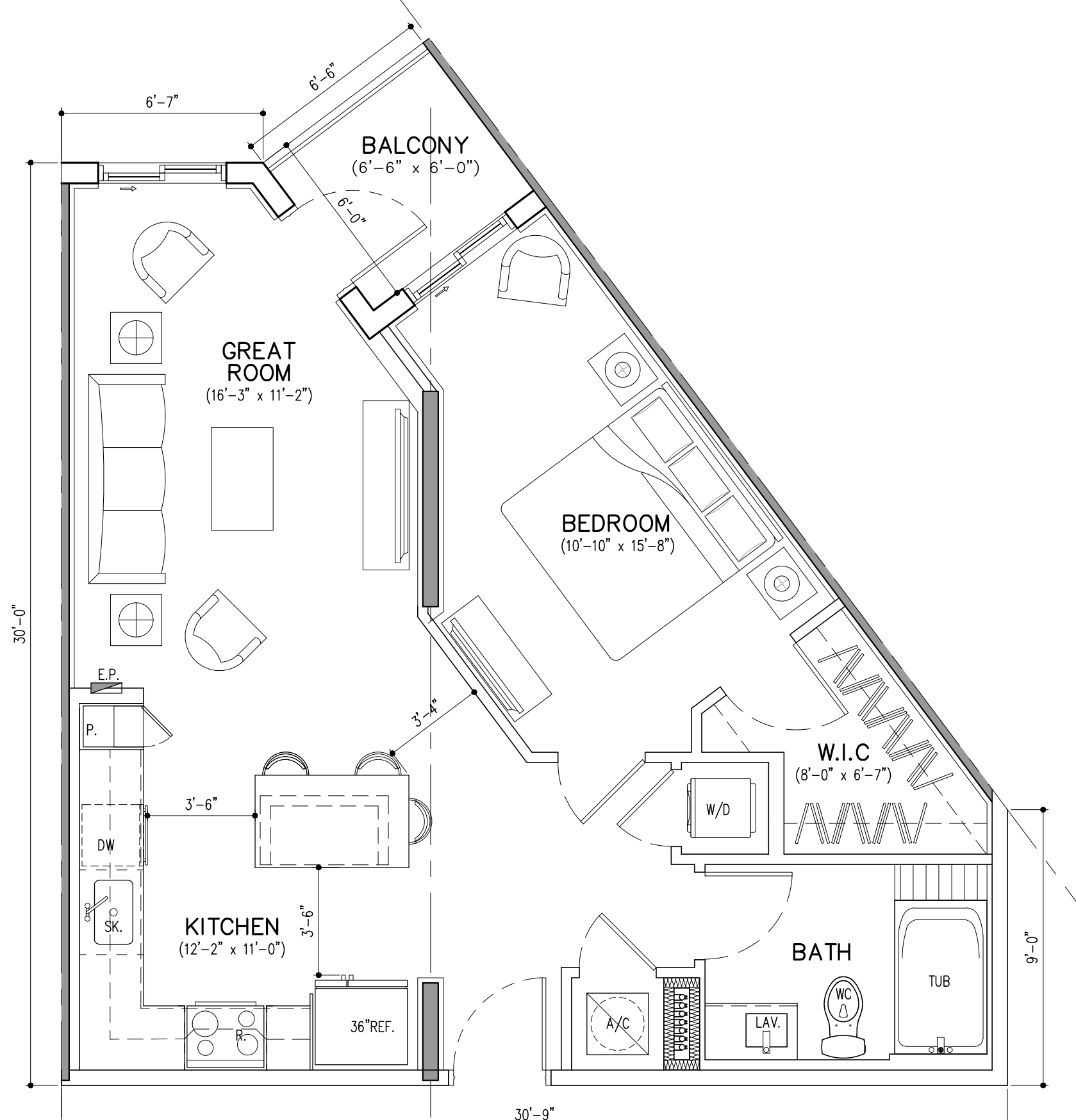
UNIT A1 (1 BD/BTH)
GROSS A/C AREA = 720 SQ. FT. (69 DU'S)
BALCONY = 40 SQ. FT.



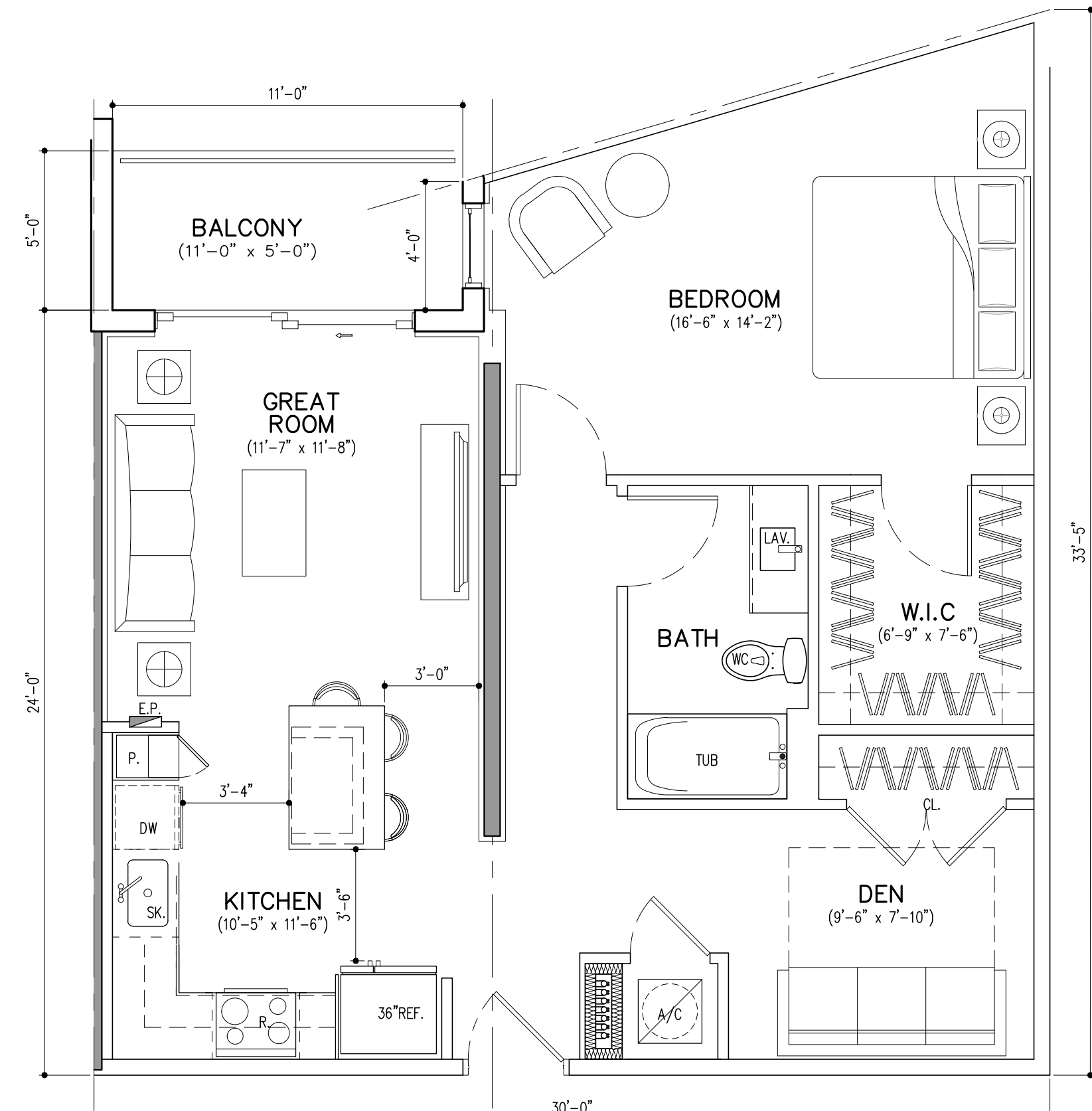
UNIT A1M (1 BD/BTH)
GROSS A/C AREA = 672 SQ. FT. (13 DU'S)
BALCONY = 40 SQ. FT.



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.

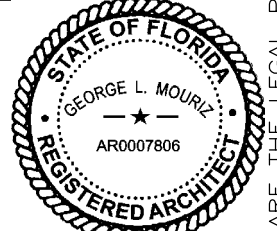
UNIT PLANS

SCALE: 1/4" = 1'-0"
TAC RE-SUBMITTAL 08/22/2025

PRELIM. TAC SUBMITTAL 07.01.2024	BY
TAC SUBMITTAL 12.12.2024	
TAC RE-SUBMITTAL 05.23.2025	
TAC RE-SUBMITTAL 07.30.2025	
TAC RE-SUBMITTAL 08.22.2025	

OAKWOOD PLAZA

LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY



GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895

8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

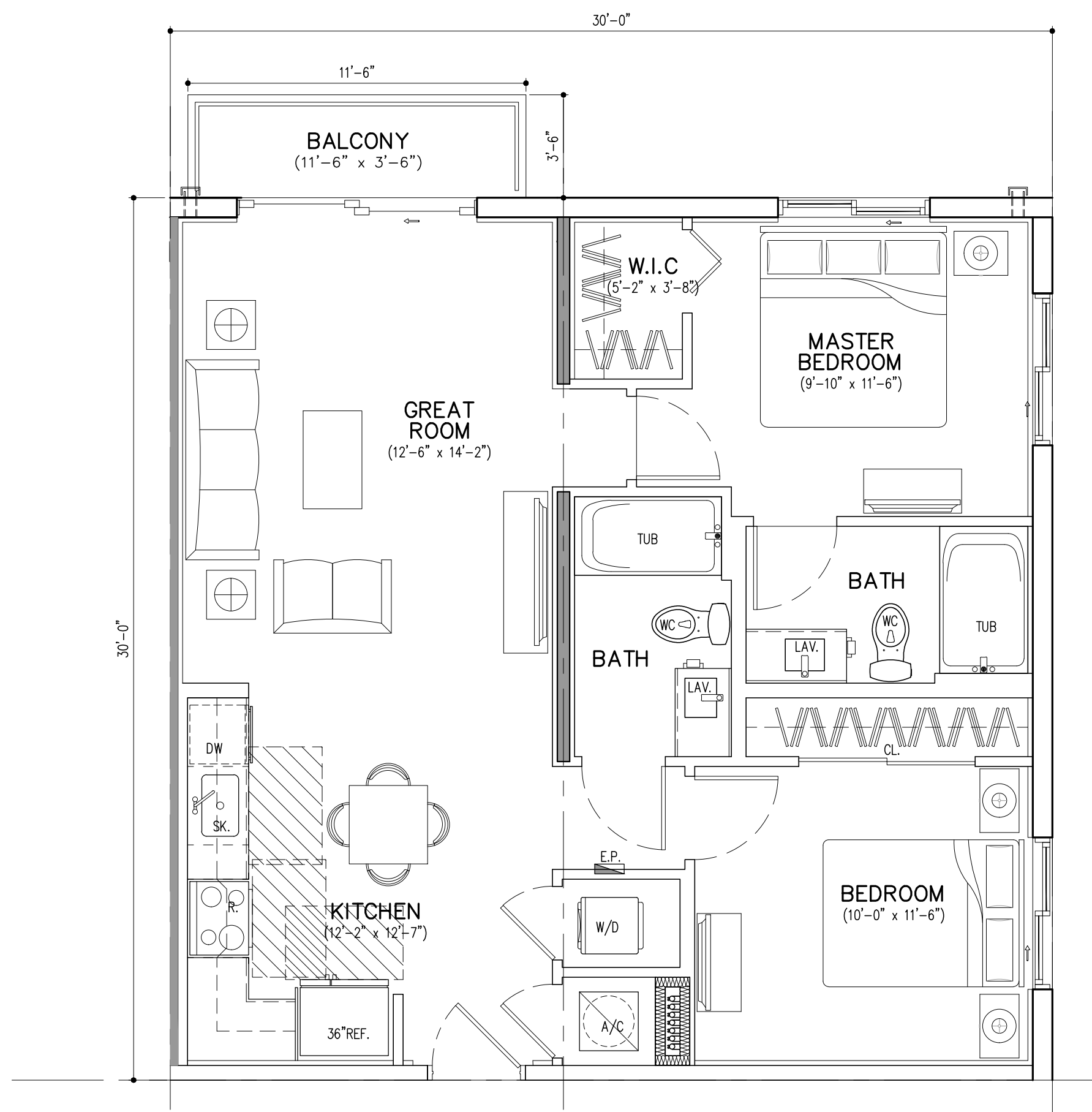


DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:		

UNIT PLANS

SHEET NUMBER:

A-4.1



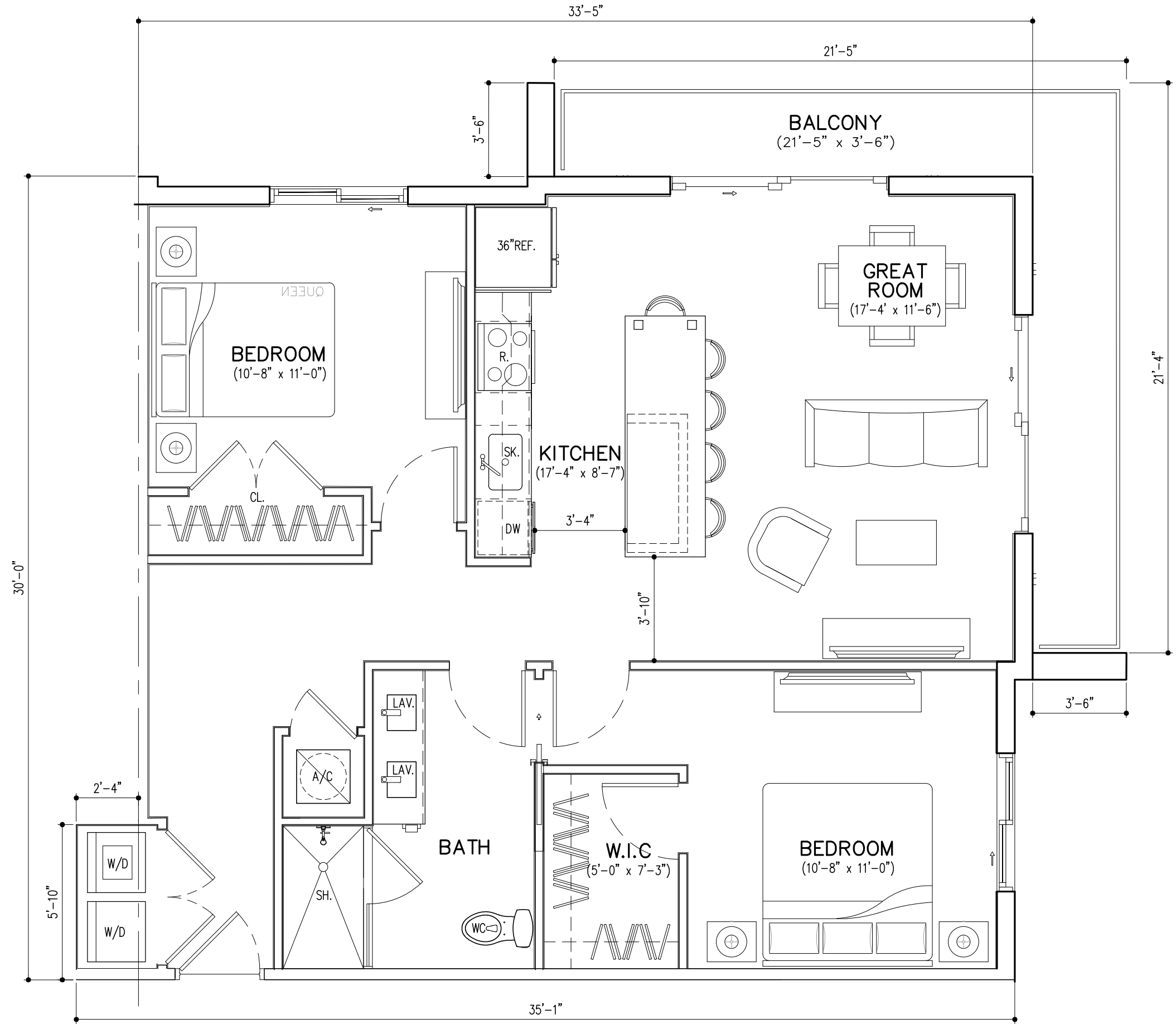
UNIT B1 (2 BD/BTH)

GROSS A/C AREA = 901 SQ. FT. (22 DU'S)
BALCONY = 40 SQ. FT.



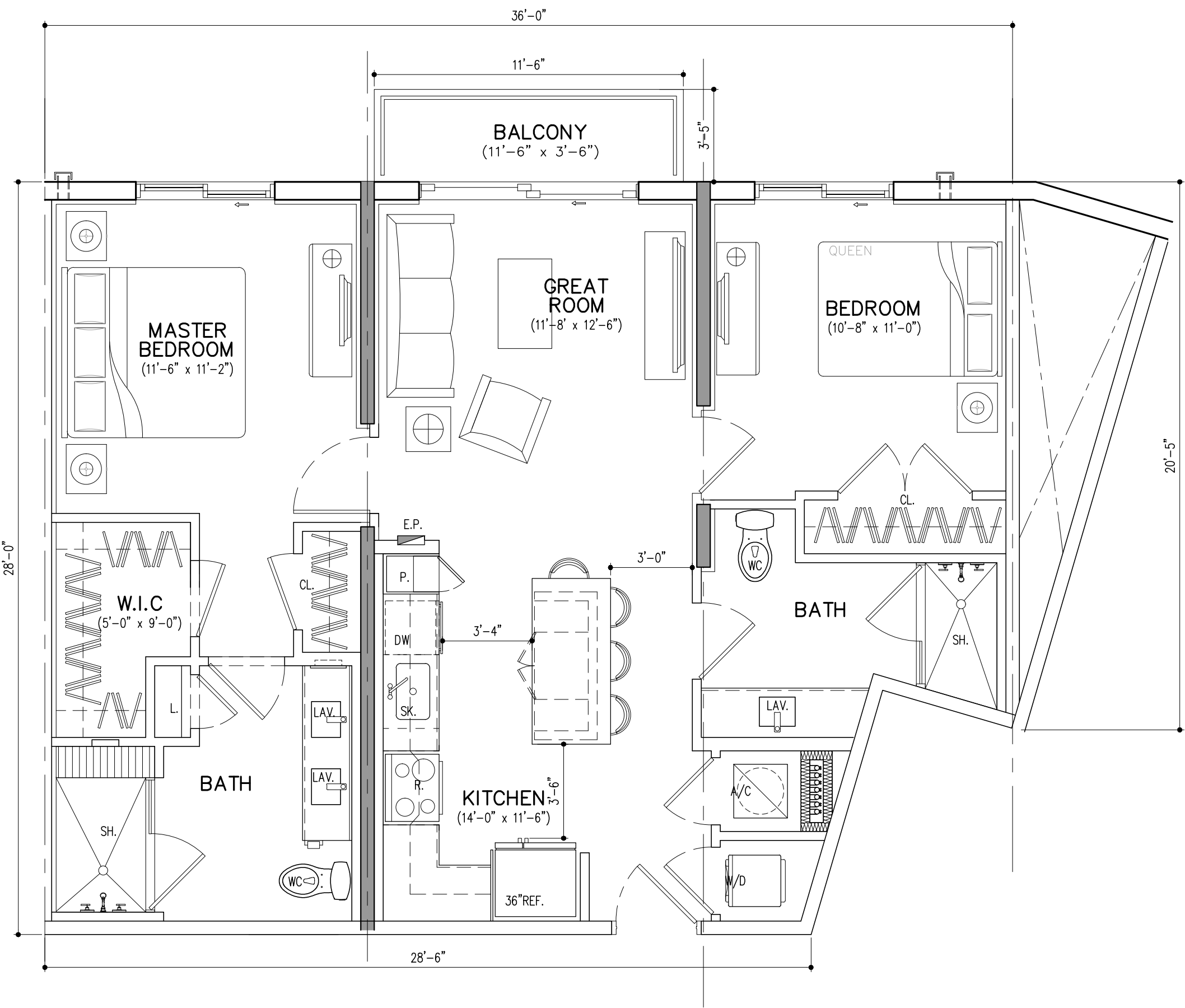
UNIT C1 (2 BD/BTH)

GROSS A/C AREA = 1080 SQ. FT. (63 DU'S)
BALCONY = 40 SQ. FT.



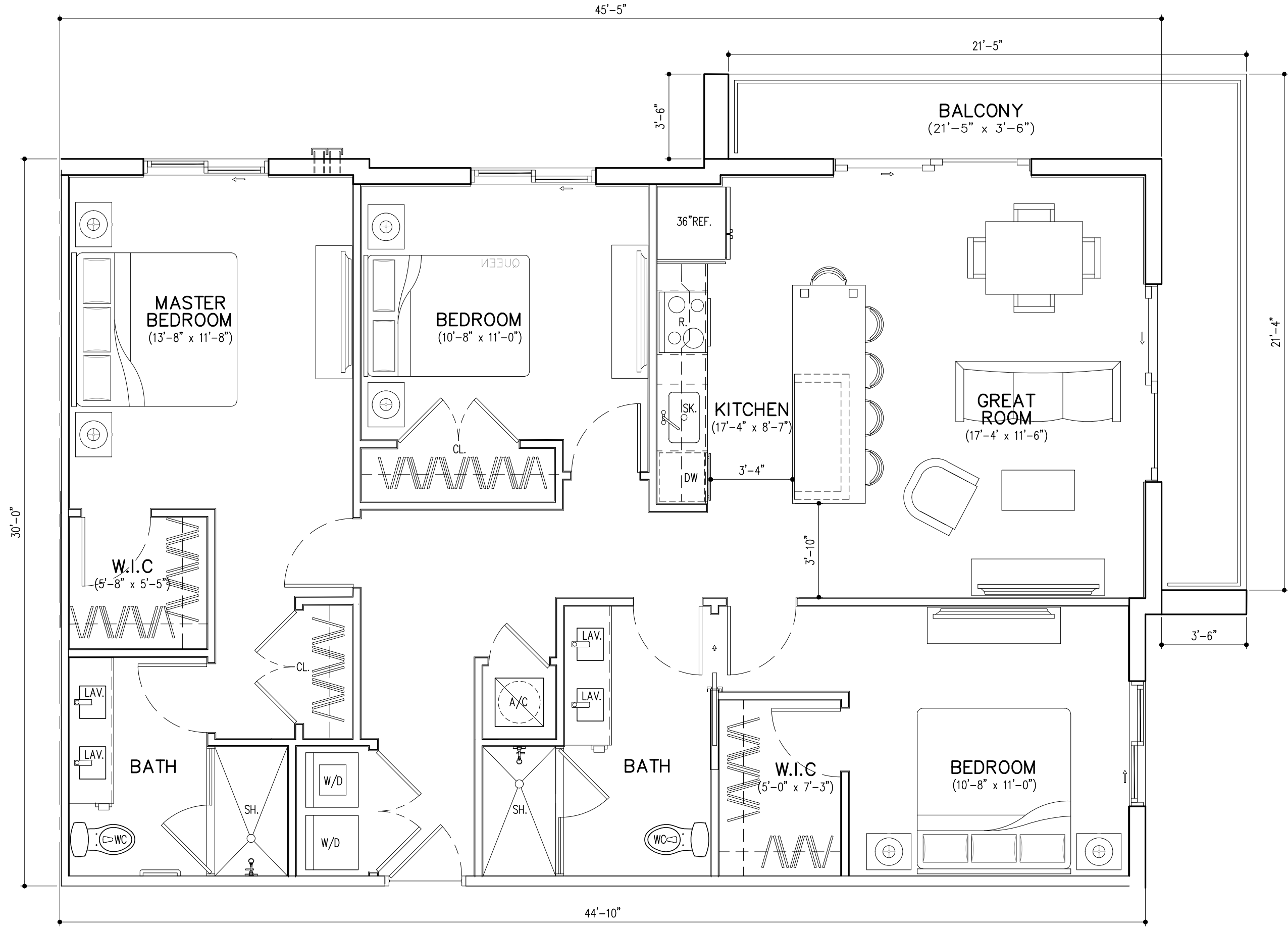
UNIT D1M (2 BD/ 2 BTH)

GROSS A/C AREA = 1003 SQ. FT. (1 DU'S)
BALCONY = 137 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. (7 U'S)
BALCONY = 137 SQ. FT.

UNIT PLANS

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

TAC RE-SUBMITTAL 08/22/2025

PRELIM. TAC SUBMITTAL 07.01.2024		BY
TAC SUBMITTAL 12.12.2024		
TAC RE-SUBMITTAL 05.23.2025		
1	TAC RE-SUBMITTAL 07.30.2025	
2	TAC RE-SUBMITTAL 08.22.2025	

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY

STATE OF FLORIDA
GEORGE L. MOURIZ
ARCHITECT
REGISTERED ARCHITECT
AR0007806

MSA ARCHITECTS, INC.
AAC000895
9850 SW 74th COURT
SUITE 303
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

COPYRIGHT © 2023 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT.
THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:		
UNIT PLANS		
SHEET NUMBER:		
A-4.2		

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 ^a (see Section 202)	3 ^{a, b}	2 ^a	1 ^{a, b}	0 ^a	1 ^{a, b}	0 ^a	HT	1	0	
Bearing walls	3	2	1	0	2	2	2	1	0	
Exterior ^d	3	2	1	0	2	2	2	1	0	
Interior ^e	3 ^c	2 ^c	1	0	1	0	1/HT	1	0	
Nonbearing walls and partitions	See Table 705.5									
Exterior										
Nonbearing walls and partitions										
Interior ^e	0	0	0	0	0	0	See Section 2304.11.2	0	0	
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0	
Roof construction and associated secondary members (see Section 202)	1 1/2 ^b	1 1/2 ^b	1 ^b	0 ^b	1 1/2 ^b	0 ^b	HT	1 1/2 ^b	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 a roof only.
b. Where every part of the roof construction is 20 feet or more above the floor, fire-resistance ratings 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.
Fire-resistance-rated wood members shall be allowed to be used for such unprotected members.
c. 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.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 705.5).
f. Not less than the fire-resistance rating as referenced in Section 704.10.

TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE ^{a, b, c}					
FIRE SEPARATION DISTANCE - X (mm)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP ^{d, e}	OCCUPANCY GROUP ^{d, e}	OCCUPANCY GROUP ^{d, e}	OCCUPANCY GROUP ^{d, e}
X < 5 ^f	All	3	2		
5 ≤ X < 10	IA Others	3 2	2 1		
10 ≤ X < 30	IA, IB I, VB Others	2 1 1	1 0 0		
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 706.1.1 for party walls.
c. Open parking garages 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 415.6.
f. For special requirements for Group S aircraft hangars, see Section 412.4.1.
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 1 hour.
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 when the fire separation distance is 5 feet (1523 mm) or greater.

TABLE 705.6 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION			
FIRE SEPARATION DISTANCE (mm)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a	
0 to less than 3 ^{b, c, d}	Unprotected, Non sprinklered (UP, NS)	Not Permitted ^d	
	Unprotected, Sprinklered (UP, S)	Not Permitted ^d	
	Protected (P)	Not Permitted	
3 to less than 5 ^{d, e}	Unprotected, Non sprinklered (UP, NS)	Not Permitted	
	Unprotected, Sprinklered (UP, S)	15%	
	Protected (P)	10% ^f	
5 to less than 10 ^{d, f}	Unprotected, Non sprinklered (UP, NS)	25%	
	Unprotected, Sprinklered (UP, S)	25%	
	Protected (P)	15% ^g	
10 to less than 15 ^{d, f, h}	Unprotected, Non sprinklered (UP, NS)	45%	
	Unprotected, Sprinklered (UP, S)	45%	
	Protected (P)	25%	
15 to less than 20 ^{d, f}	Unprotected, Non sprinklered (UP, NS)	75%	
	Unprotected, Sprinklered (UP, S)	75%	
	Protected (P)	45%	
20 to less than 25 ^{d, f}	Unprotected, Non sprinklered (UP, NS)	No Limit	
	Unprotected, Sprinklered (UP, S)	No Limit	
	Protected (P)	70%	
25 to less than 30 ^{d, f}	Unprotected, Non sprinklered (UP, NS)	No Limit	
	Unprotected, Sprinklered (UP, S)	No Limit	
	Protected (P)	No Limit	
30 or greater	Unprotected, Non 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 the 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 for buildings on the same lot, see Section 706.4.
d. The maximum percentage of unprotected and protected openings shall be 25 percent for Group R 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.

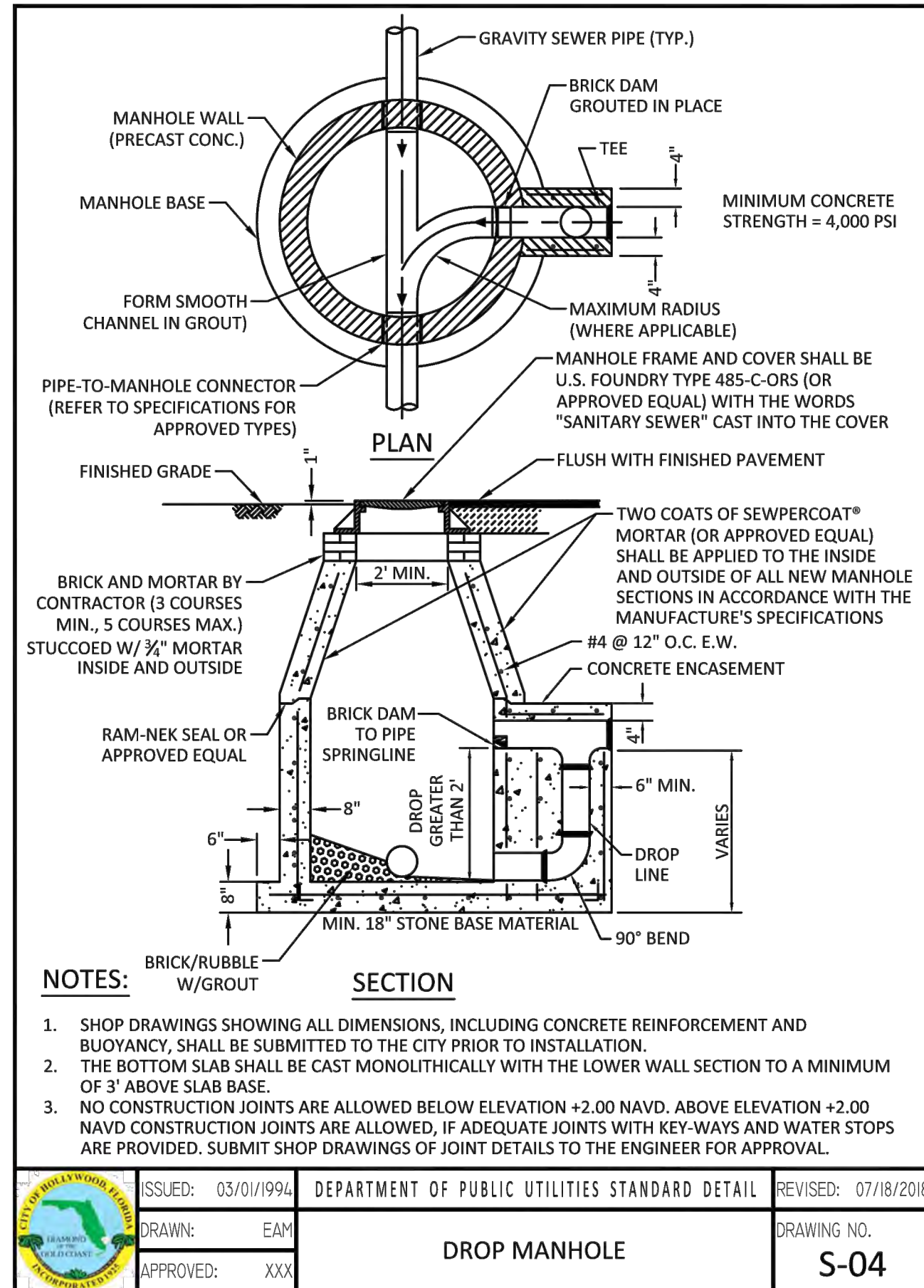
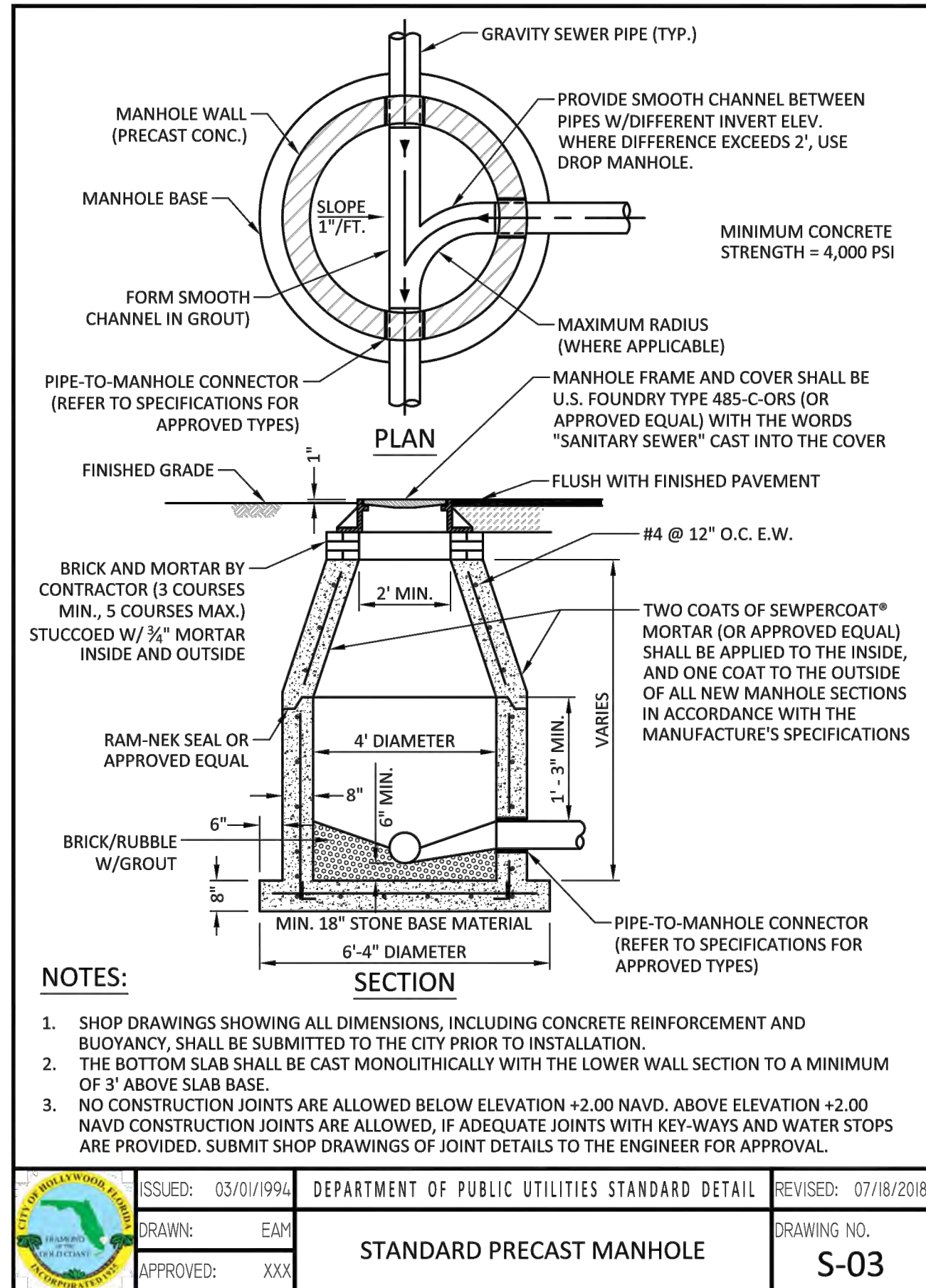
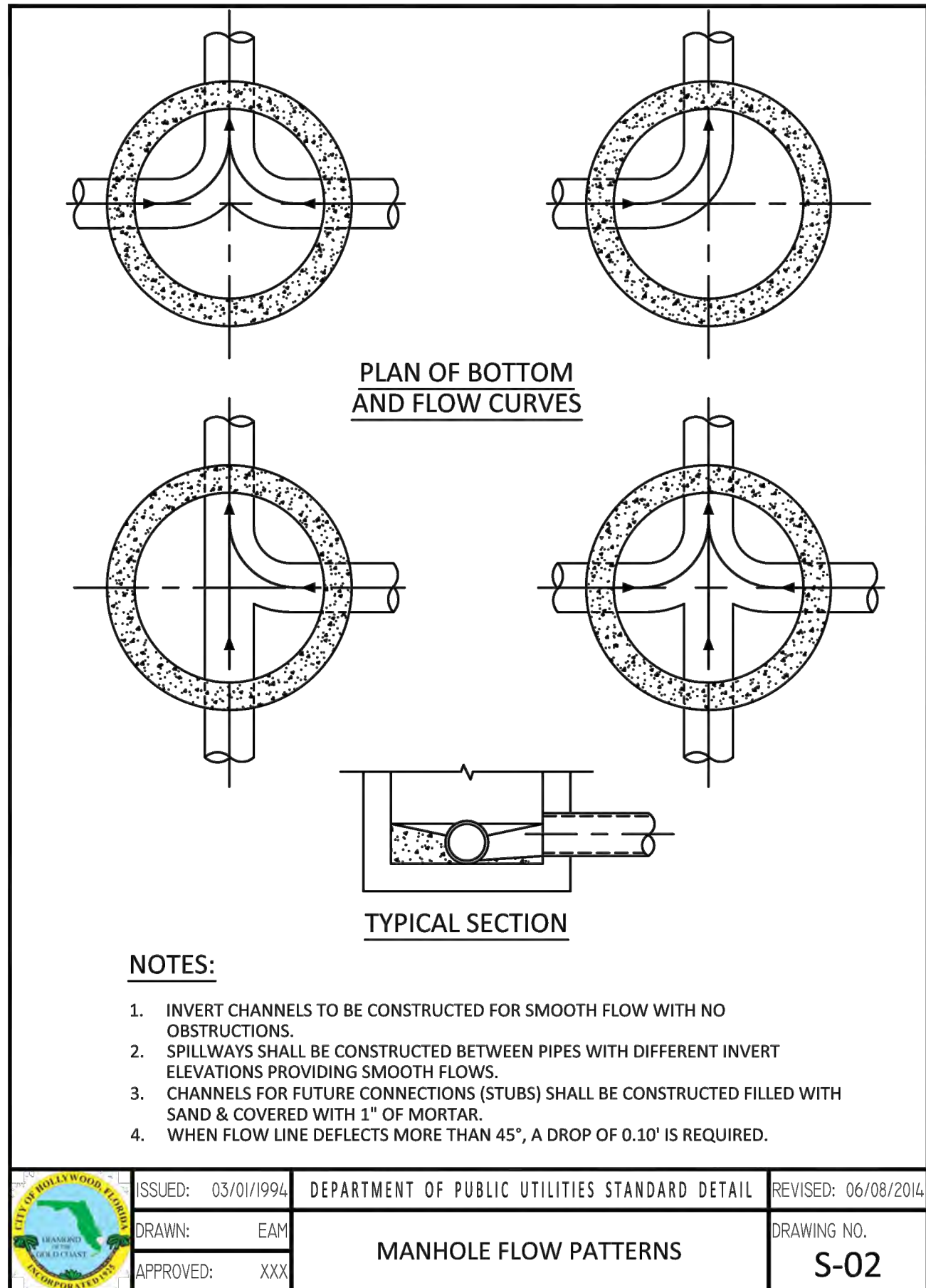
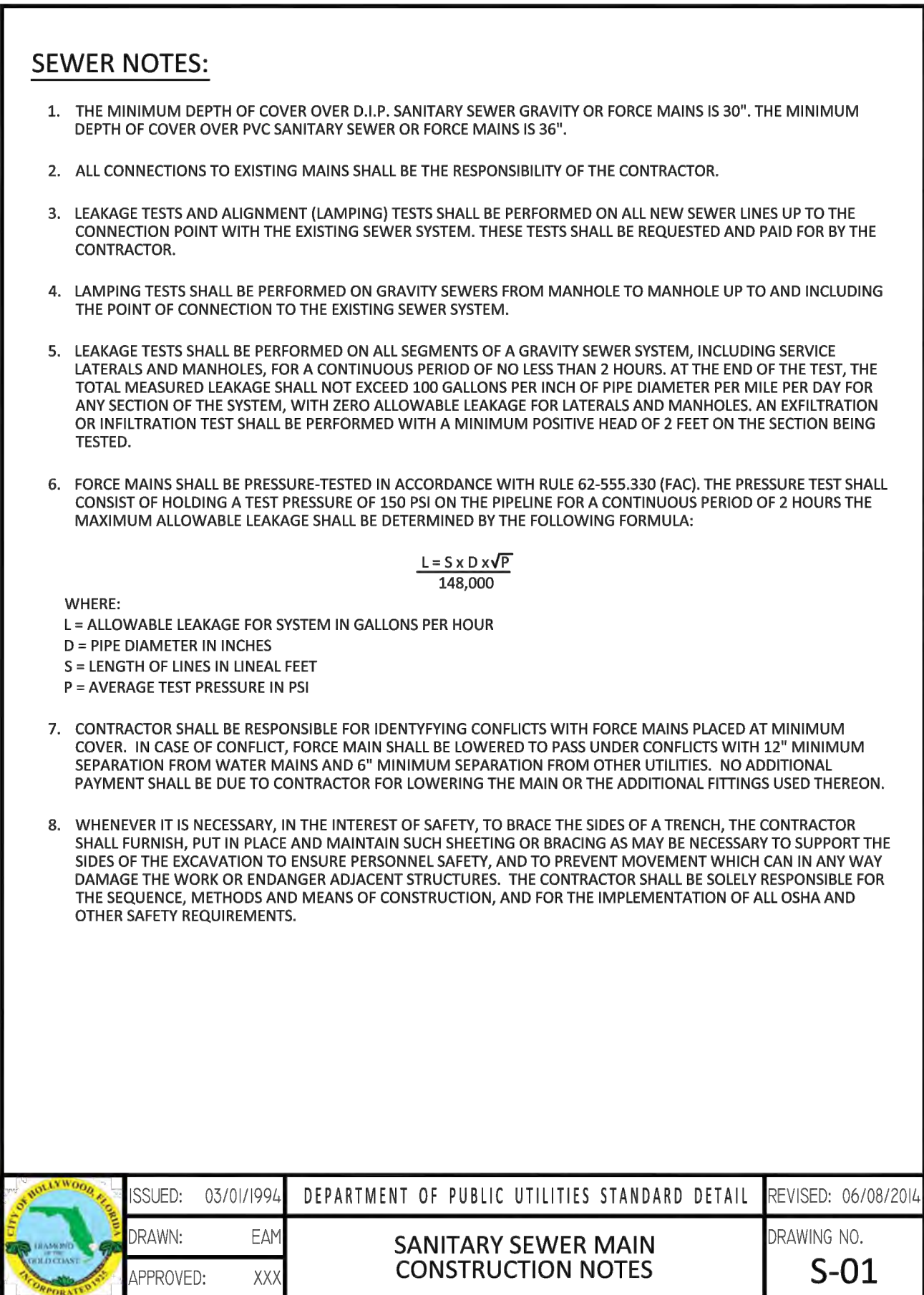
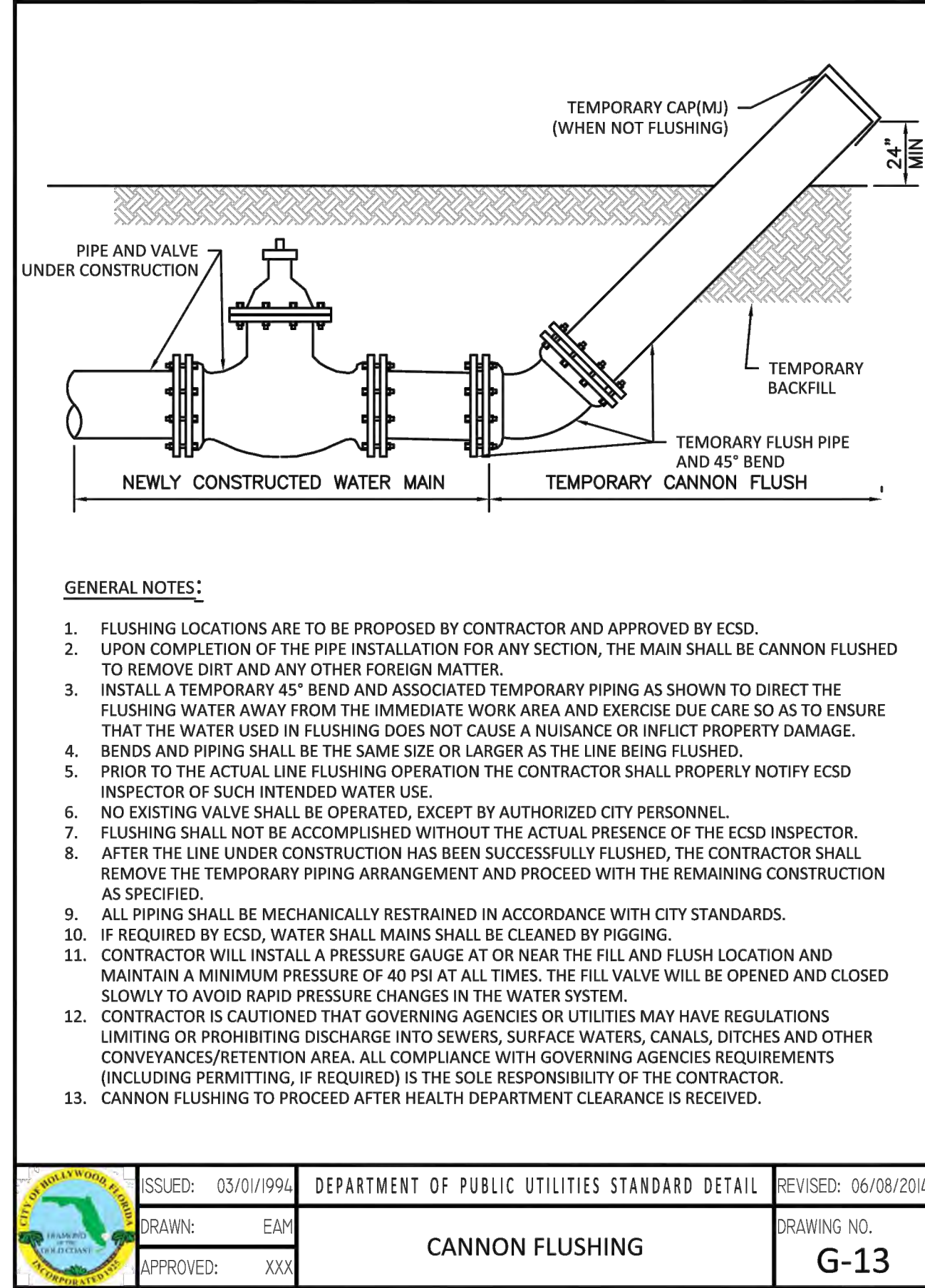
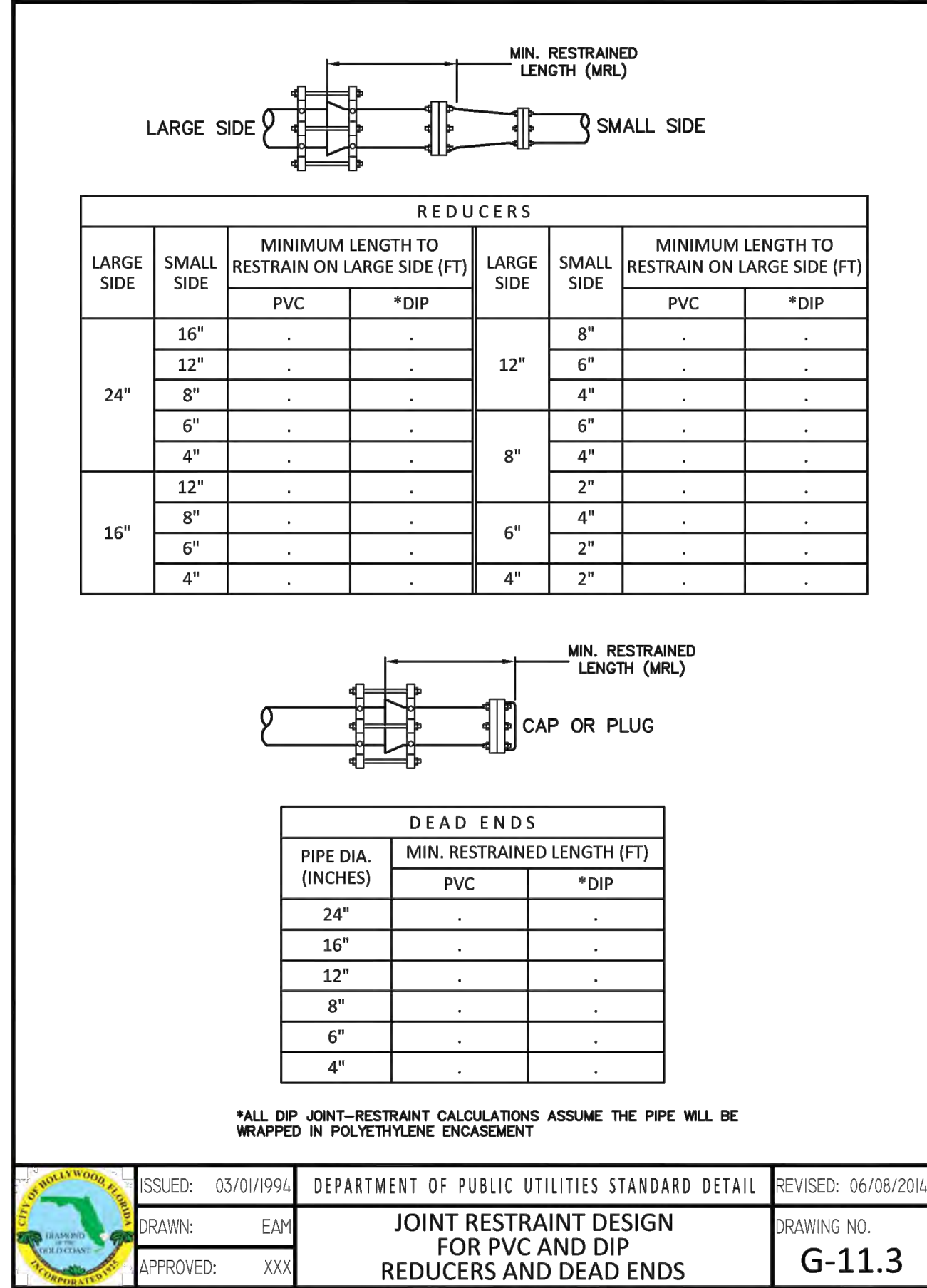
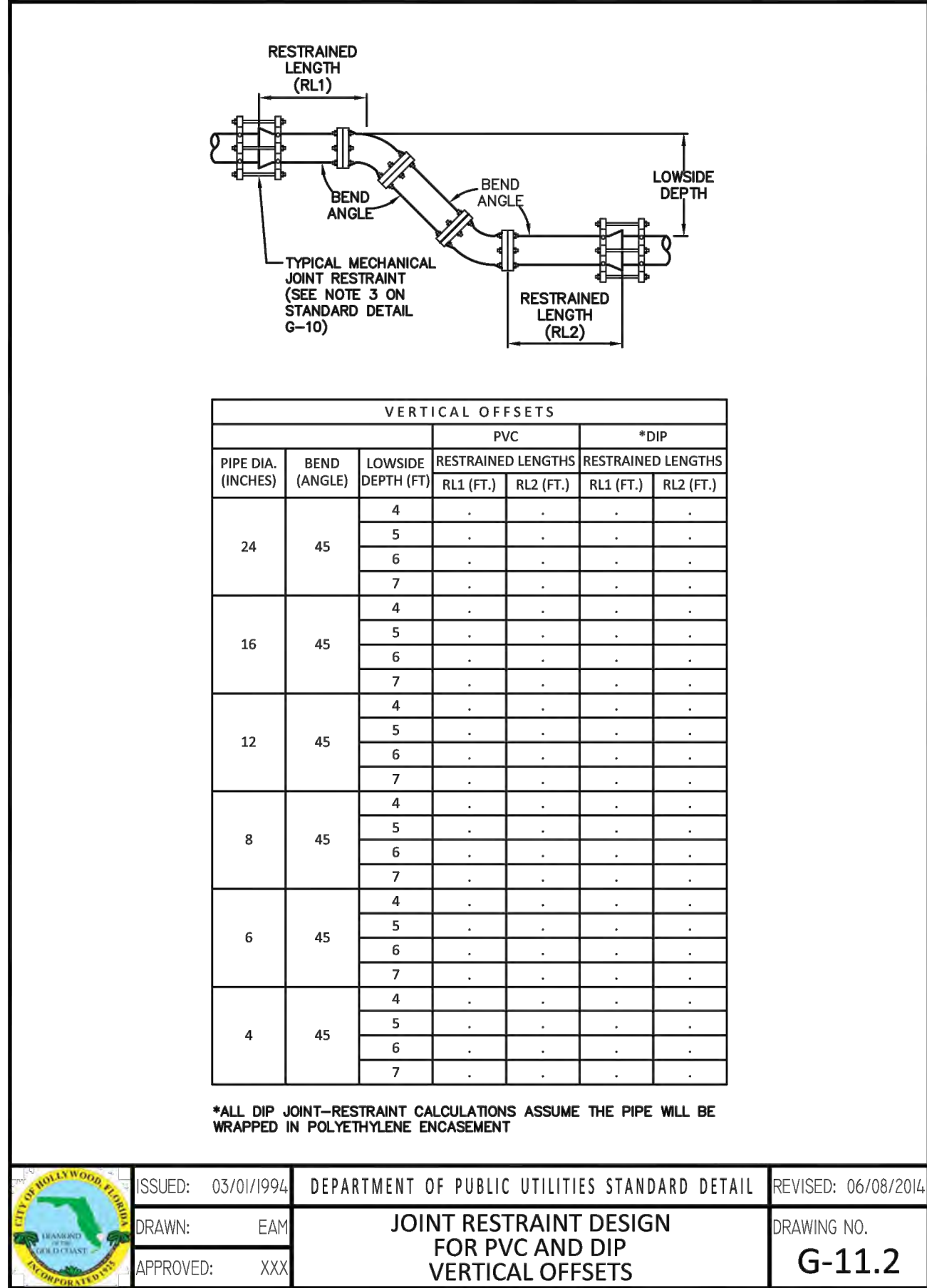
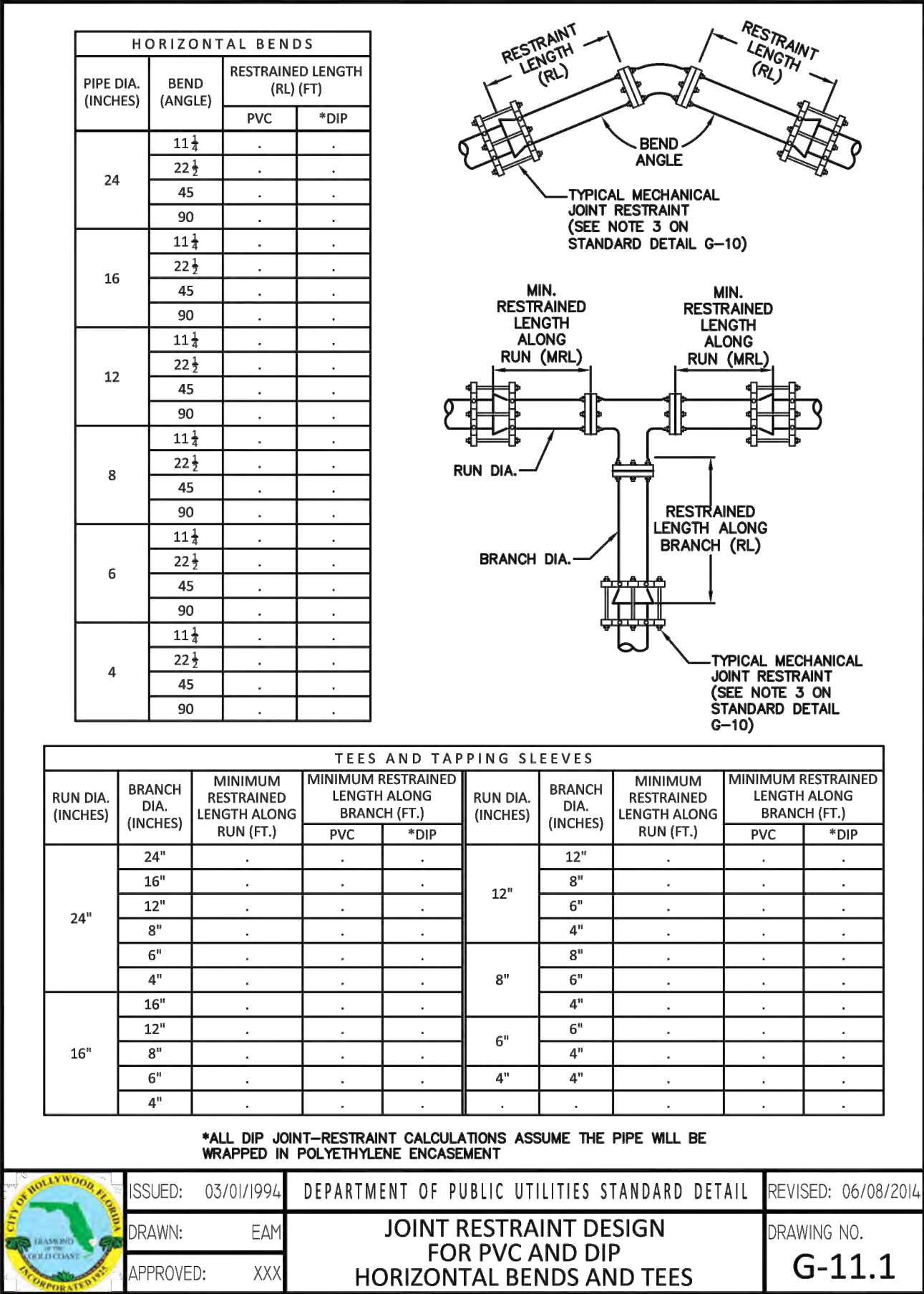
TABLE 604.3 ^a ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE										
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
A, R, E, F, M, S, U	NS ^b	UL 160	65	55	65	55	65	55	40	40
	S	UL 180	85	75	85	75	85	75	85	60
H-1, H-2, H-3, H-5	NS ^{b, c}	UL 160	65	55	65	55	65	55	40	40
	S	UL 180	85	75	85	75	85	75	85	60
H-4	NS ^{b, d}	UL 160	65	55	65	55	65	55	50	40
	S	UL 180	85	75	85	75	85	75	85	70
I-1 Condition 1, I-3	NS ^{b, e}	UL 160	65	55	65	55	65	55	50	40
	S	UL 180	85	75	85	75	85	75	85	70
I-1 Condition 2, I-2	NS ^{b, e, f}	UL 160	65	55	65	55	65	55	50	40
	S	UL 180	85	75	85	75	85	75	85	70
I-4	NS ^{b, g}	UL 160	65	55	65	55	65	55	50	40
	S	UL 180	85	75	85	75	85	75	85	70
R	NS ^{b, h}	UL 160	65	55	65	55	65	55	50	40
	S13R	60	60	60	60	60	60	60	60	60
	S	UL 180	85	75	85	75	85	75	85	70

For SI: 1 foot = 304.8 mm.
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; S13R = 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 H1 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.
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 Exceptions 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 ^{a, b} 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	UL 5	3	2	3	2	3	2	3	2	1	
	S	UL 6	4	3	4	3	4	3	4	3	2	
A-2	NS	UL 11	3	2	3	2	3	2	3	2	1	
	S	UL 12	4	3	4	3	4	3	4	3	2	
A-3	NS	UL 11	3	2	3	2	3	2	3	2	1	
	S	UL 12	4	3	4	3	4	3	4	3	2	
A-4	NS	UL 11	3	2	3	2	3	2	3	2	1	
	S	UL 12	4	3	4	3	4	3	4	3	2	
A-5	NS	UL 11	UL	UL	UL	UL	UL	UL	UL	UL	UL	
	S	UL 11	UL	UL	UL	UL	UL	UL	UL	UL	UL	
B	NS	UL 11	5	3	5	3	5	3	5	3	2	
	S	UL 12	6	4	6	4	6	4	6	4	3	
E	NS	UL 5	3	2	3	2	3	1	3	1	1	
	S	UL 6	4	3	4	3	4	2	4	2	2	
F-1	NS	UL 11	2	2	3	2	4	4	3	3	1	
	S	UL 12	5	3	4	3	5	3	5	3	2	
F-2	NS	UL 11	5	3	4	3	5	3	5	3	2	
	S	UL 12	6	4	5	4	6	4	6	4	3	
H-1	NS ^{a, c}	1	1	1	1	1	1	1	1	1	NP	
	S	UL 3	2	1	2	1	2	1	2	1	1	
H-2	NS ^{a, d}	UL 3	2	1	2	1	2	1	2	1	1	
	S	UL 4	2	1	2	1	2	1	2	1	1	
H-3	NS ^{a, e}	UL 6	4	2	4	2	4	2	4	2	1	
	S	UL 7	5	3	5	3	5	3	5	3	2	
H-4	NS ^{a, f}	UL 8	6	4	6	4	6	4	6	4	3	
	S	UL 4	3	3	3	3	3	3	3	3	2	
H-5	NS ^{a, g}	UL 9	4	3	4	3	4	3	4	3	2	
	S	UL 10	5	4	5	4	5	4	5	4	3	
I-1 Condition 1	NS ^{a, h}	UL 9	4	3	4	3	4	3	4	3	2	
	S	UL 10	5	4	5	4	5	4	5	4	3	
I-1 Condition 2	NS ^{a, i}	UL 9	4	3	4	3	4	3	4	3	2	
	S	UL 10	5	4	5	4	5	4	5	4	3	
I-2	NS ^{a, j}	UL 4	2	1	1	NP	1	1	NP	1	NP	
	S	UL 5	3	1	1	NP	1	1	NP	1	NP	
I-3	NS ^{a, k}	UL 4	2	1	2	1	2	2	2	2	1	
	S	UL 5	3	2	3	2	3	3	3	3	2	
I-4	NS ^{a, l}	UL 5	3	2	3	2	3	3	3	1	1	
	S	UL 6	4	3	4	3	4	3	4	2	2	
M	NS	UL 11	4	2	4	2	4	3	4	3	1	
	S	UL 12	5	3	5	3	5	3	5	3	2	
R-1	NS ^{a, m}	UL 11	5	3	5	3	5	3	5	3	2	
	S13R	4	4	4	4	4	4	4	4	4	3	
R-2	NS ^{a, n}	UL 12	5	3	5	3	5	3	5	3	2	
	S13R	4	4	4	4	4	4	4	4	4	3	
R-3	NS ^{a, o}	UL 11	4	4	4	4	4	4	4	4	3	
	S	UL 12	5	3	5	3	5	3	5	3	2	
R-4	NS ^{a, p}	UL 11	4	4	4	4	4	4	4	4	3	
	S	UL 12	5	3	5	3	5	3	5	3	2	
S-1	NS	UL 11	4	2	3	2	3	3	3	3	1	
	S	UL 12	5	3	4	3	6	4	4	2	2	
S-2	NS	UL 11	5	3	4	3	5	4	5	4	3	
	S	UL 12	6	4	5	4	6	5	6	4	3	
U	NS	UL 5	4	2	3	2	4	2	4	2	1	
	S	UL 6	5	3	4	3	5	3	5	3	2	

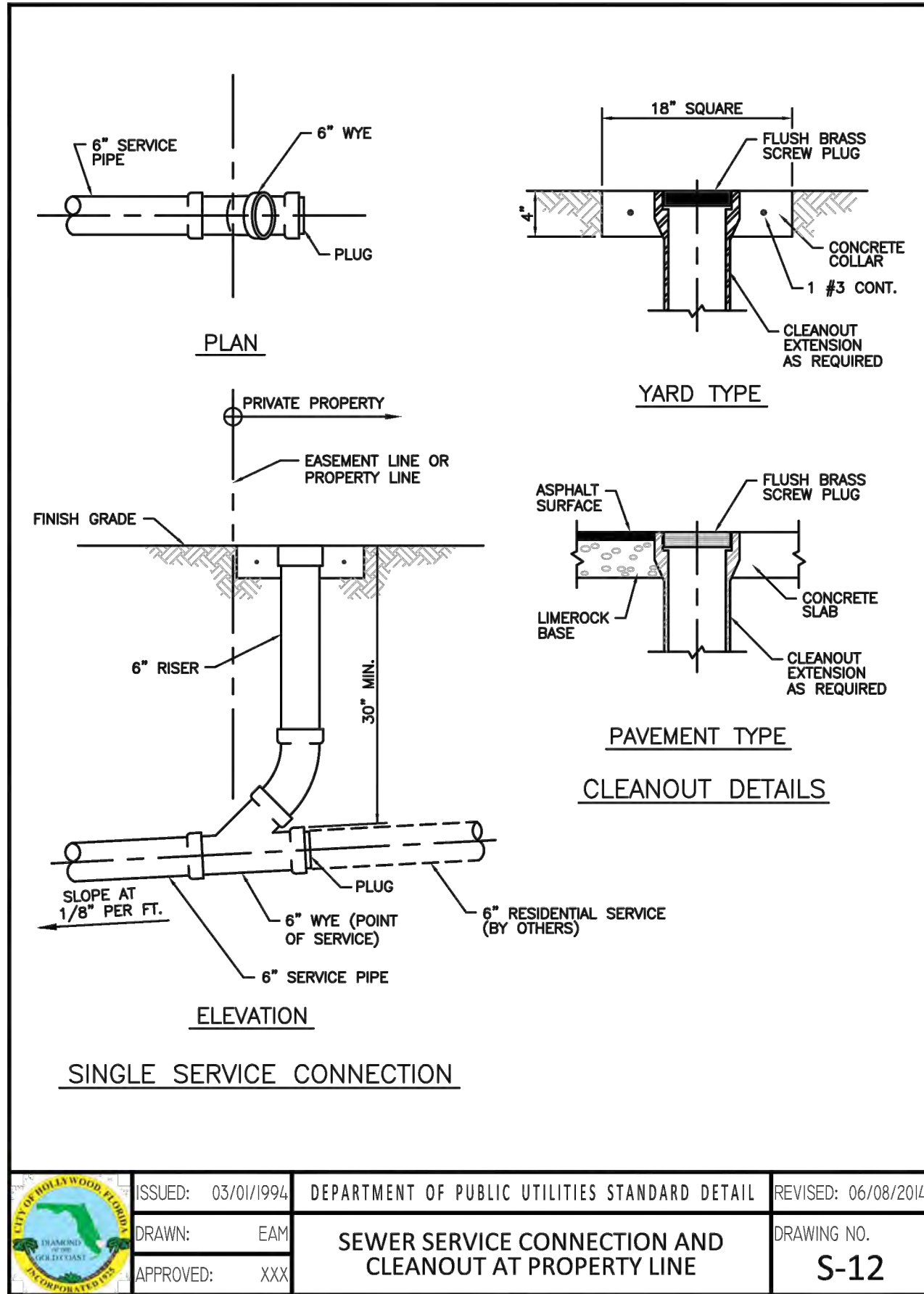
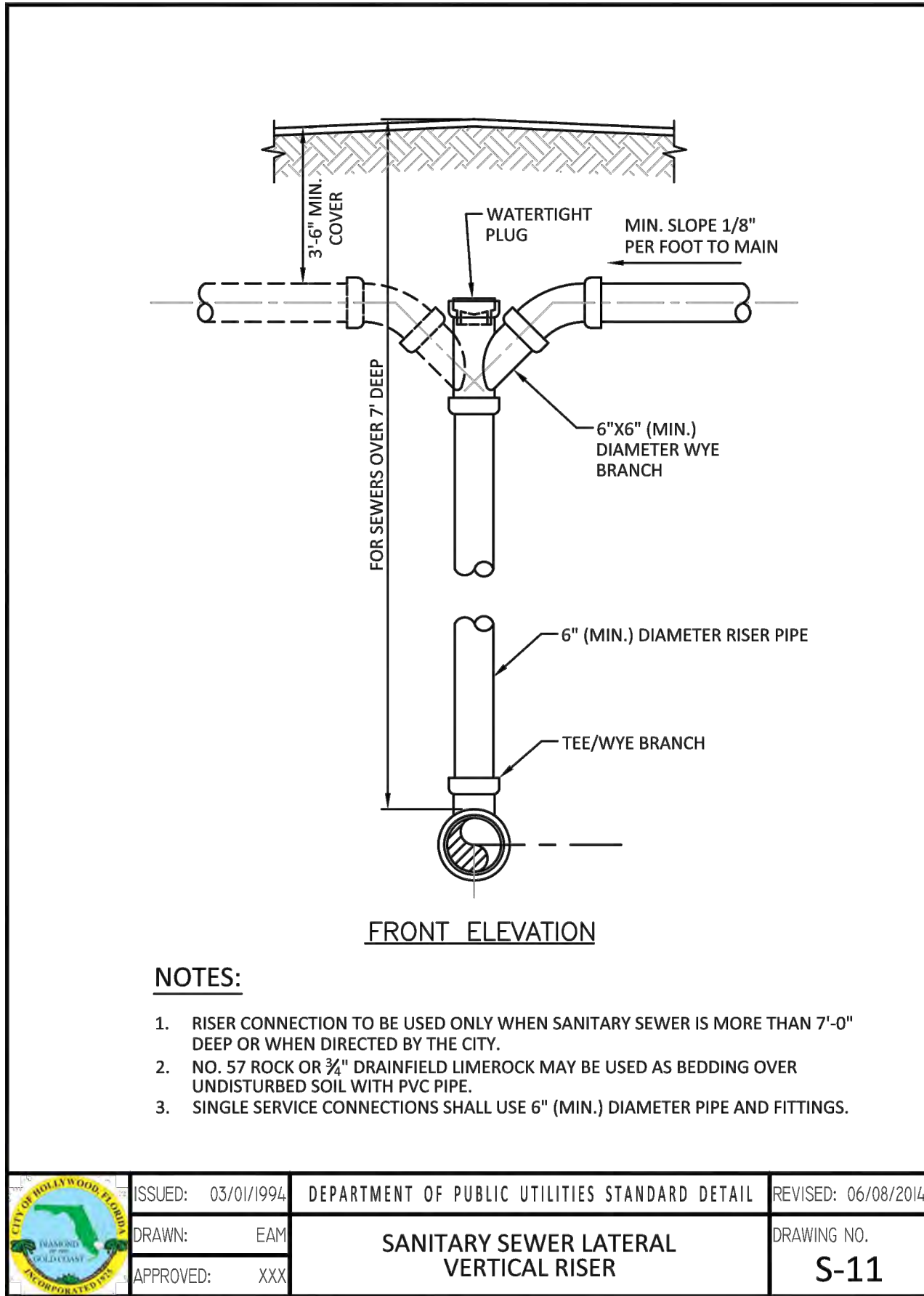
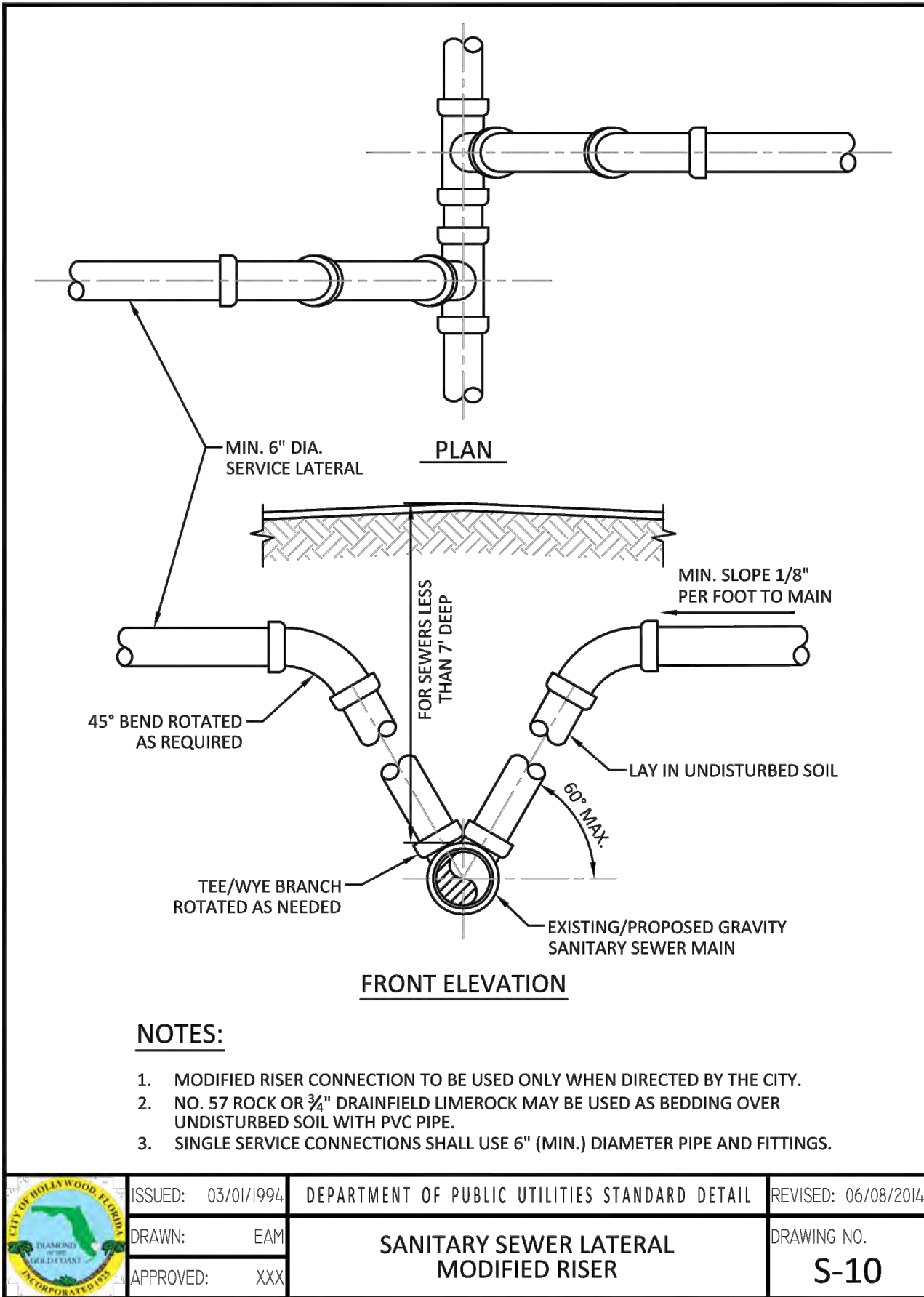
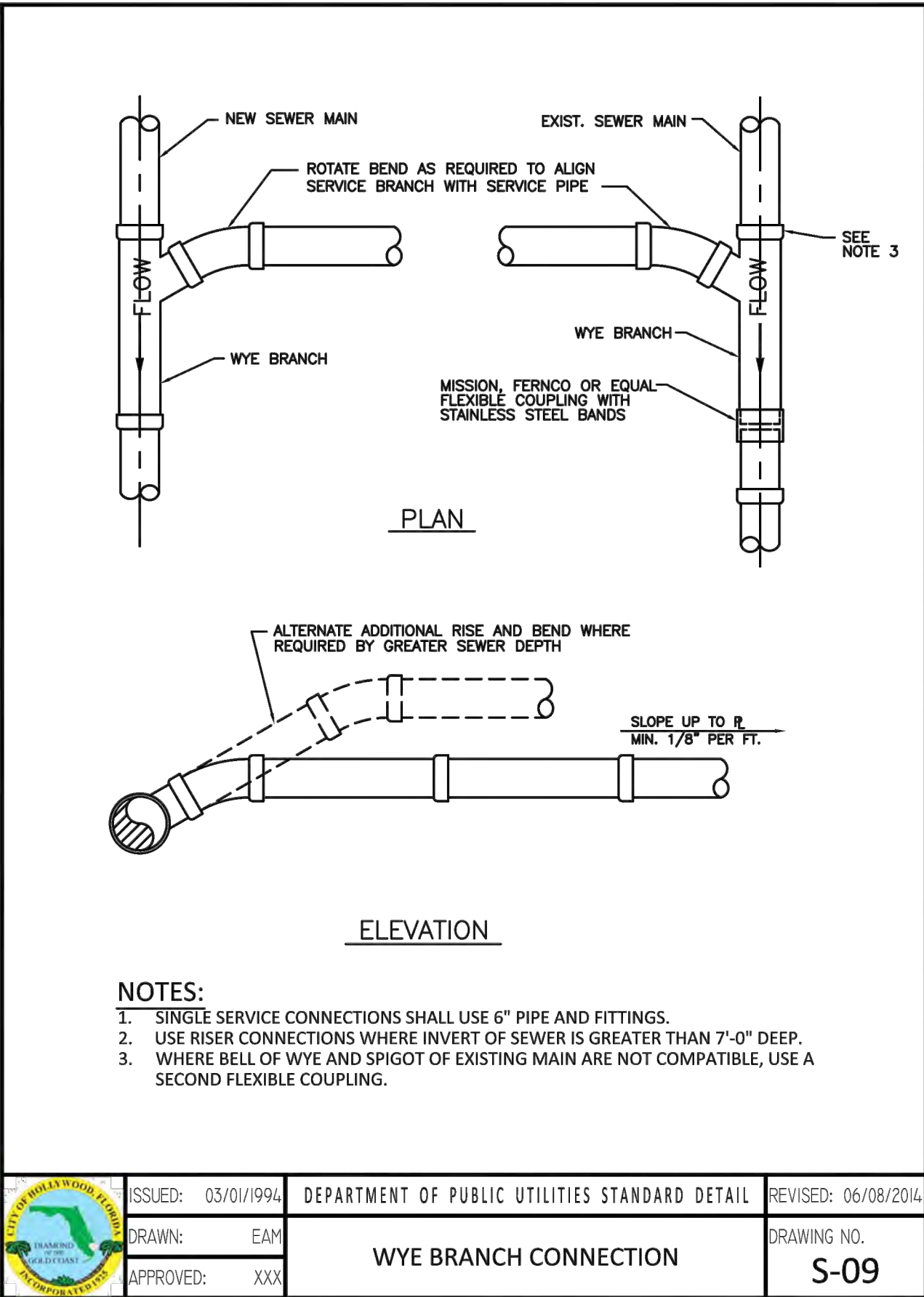
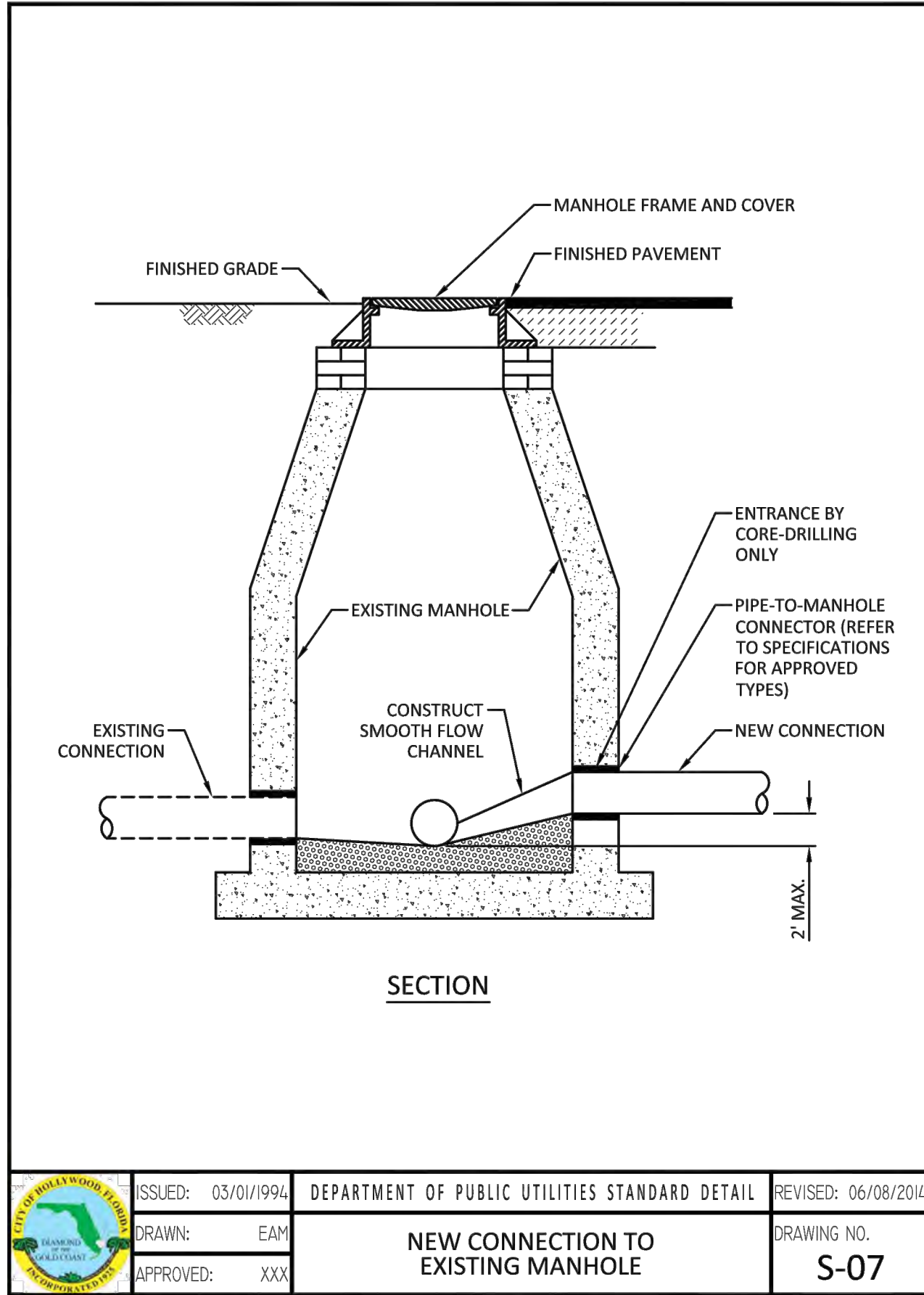
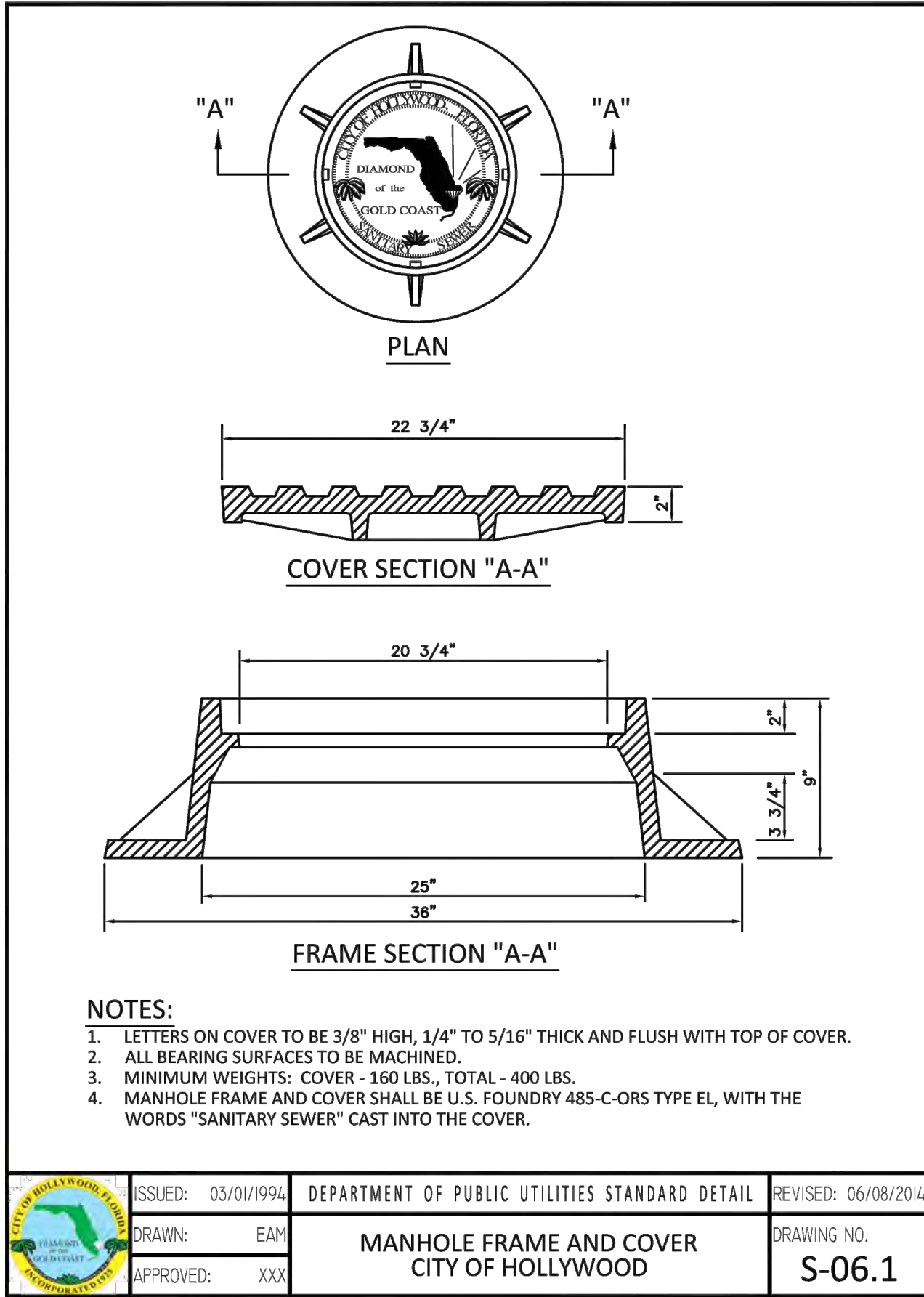
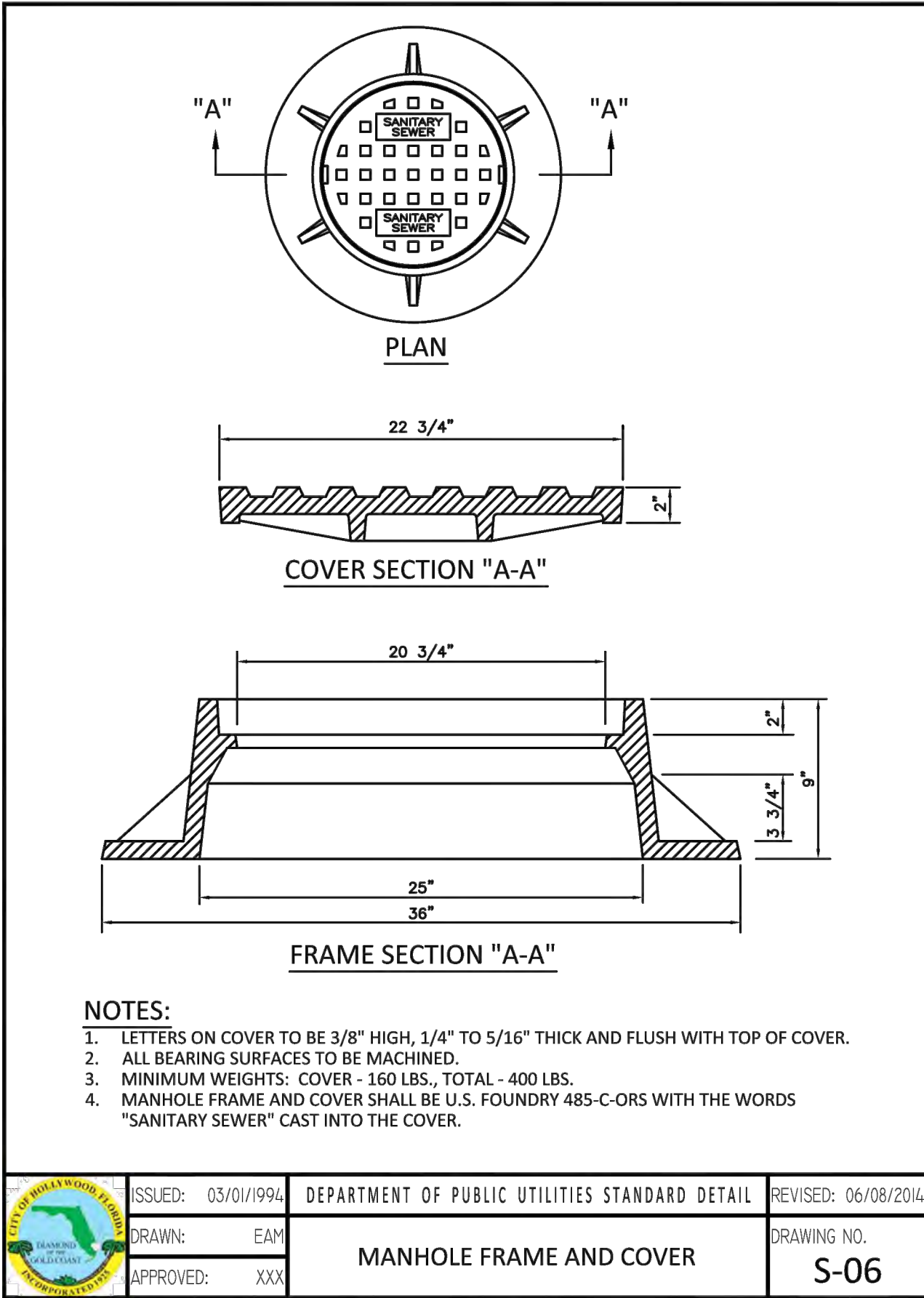
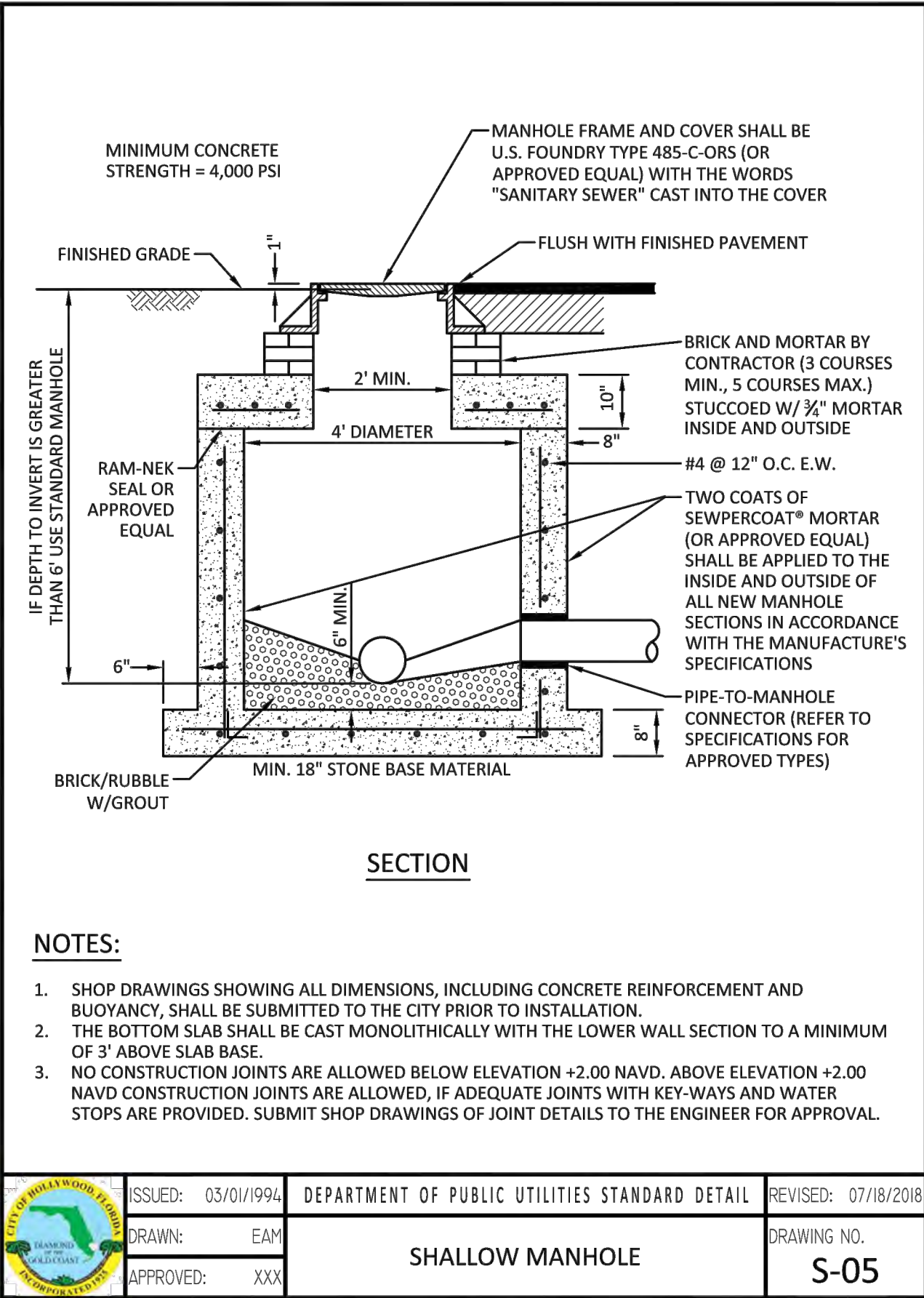
Note: UL = Unlimited; NP = Not Permitted; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.
a

Plotted By: Tyros, Denny, Sheet Set: OAKWOOD EAST MULTI FAMILY PROJECT, Layout: C-452 UTILITY PLAN DETAILS, August 25, 2025, 12:40:26pm, K:\VRB-LDE\VL47507129 - Oakwood East Towers\CAD\PlanSheets\C-450 UTILITY DETAILS.dwg, This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Plotted By: tyres, Danny Sheet Set: OAKWOOD EAST MULTI FAMILY PROJECT Layout: C-453 UTILITY PLAN DETAILS August 25, 2025 12:40:31pm K:\VRB_LOEV\147507129 - Oakwood East Towers\CAD\PlanSheets\C-450 UTILITY DETAILS.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CITY OF HOLLYWOOD PLANNING REVISIONS		8/22/2025	SHB
No.		BY	
REVISIONS		DATE	
KHA PROJECT 147507129			
DATE 8/25/2025			
SCALE AS SHOWN			
DESIGNED BY SHB			
DRAWN BY SHB			
CHECKED BY GDW			
UTILITY PLAN DETAILS			
OAKWOOD EAST MULTI FAMILY PROJECT			
CITY OF HOLLYWOOD			
SHEET NUMBER C-453			

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

8/25/2025

GREGORY D. WILFONG
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER


THIS FILE HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Plotted By: Ives, Dandy. Sheet Set: OAKWOOD EAST MULTI FAMILY PROJECT. Layout: C-454 UTILITY PLAN DETAILS. August 25, 2025, 12:40:37pm. K:\WEB_LDEV\147507129 - Oakwood East Towers CAD\Plan Sheets\C-450 UTILITY DETAILS.dwg

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.


WATER SYSTEM NOTES:

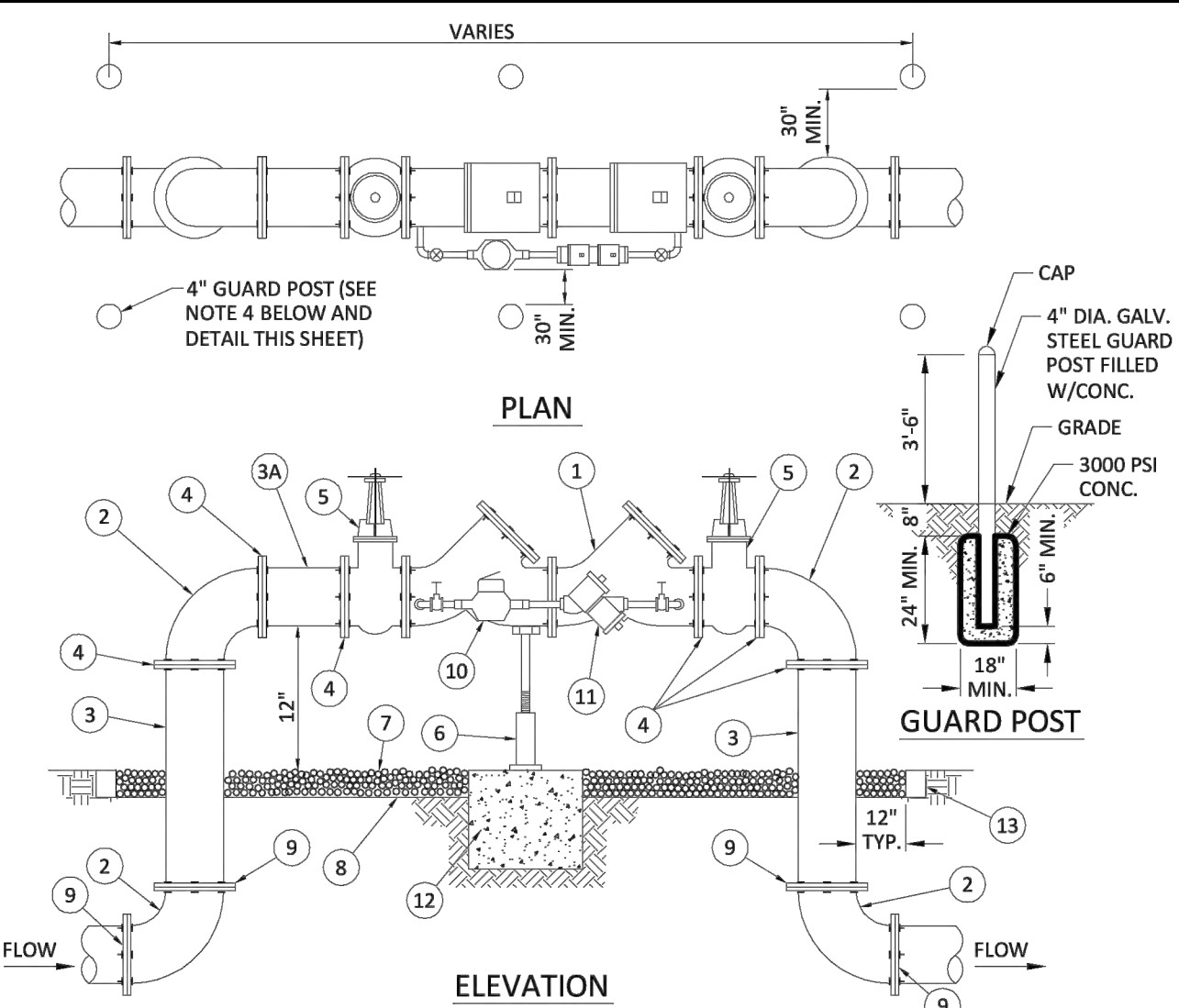
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL WATER SYSTEM NOTES	REVISED: 06/08/2014 DRAWING NO. W-01
---	---	--	--

WATER SYSTEM NOTES (CONTINUED):


- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 352. ALL DIP WATER PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT UNED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

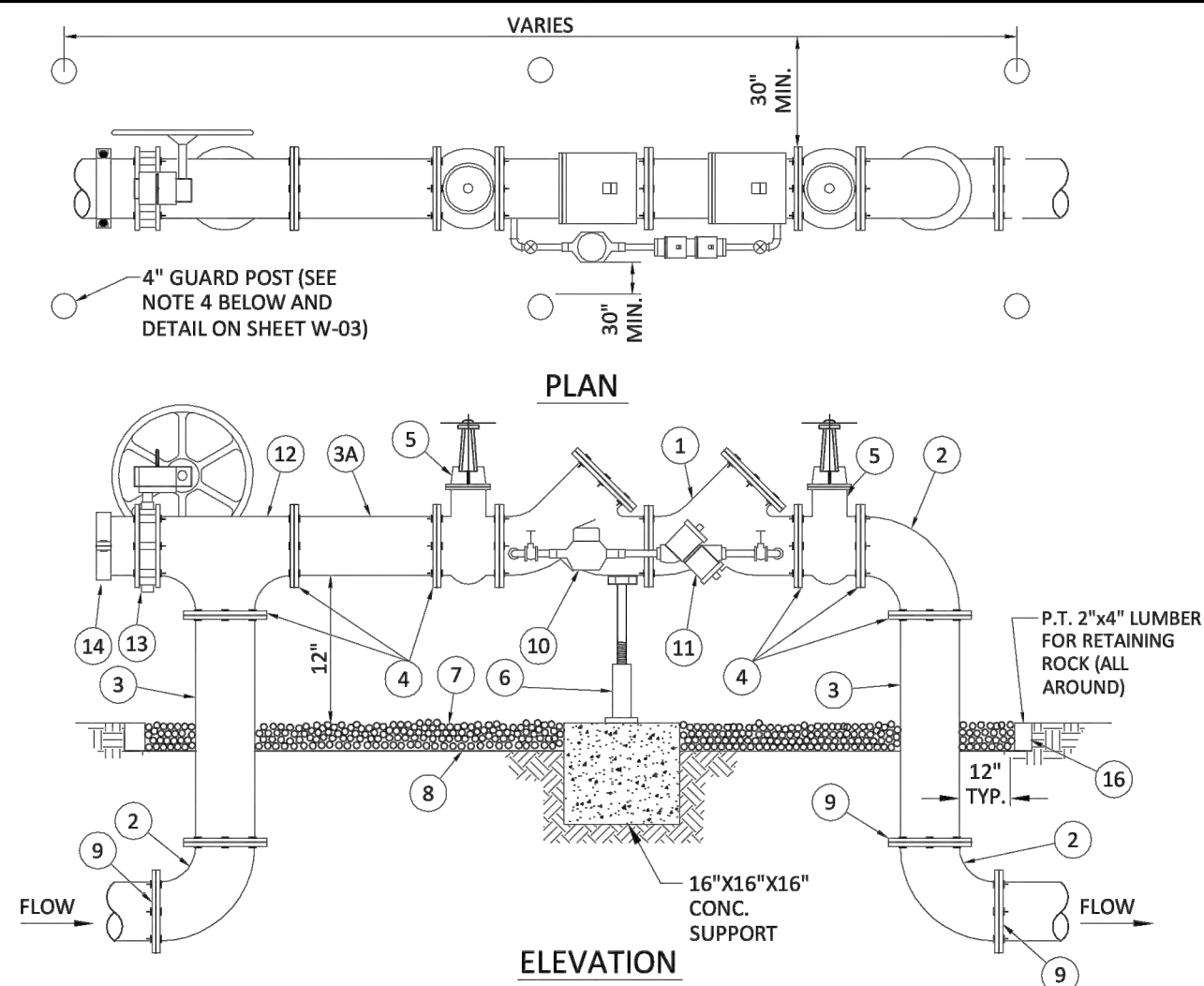
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL WATER SYSTEM NOTES	REVISED: 06/08/2014 DRAWING NO. W-02
--	---	--	--



MATERIALS				MATERIALS			
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION	ITEM	QTY.
1	1	4", 6", 8" VALVE, DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)	10	1
2	4	4", 6", 8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)	11	1
3	2	4", 6", 8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS	12	1
3A	1	4", 6", 8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER	13	1
4	7	4", 6", 8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK	14	1
5	2	4", 6", 8" GATE VALVE (SEE NOTE 6)	12	1	P.T. 2x4 LUMBER ALL AROUND		
6	1	SCREW JACK/ANCHORED	13	1			


- NOTES:
- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 - ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
 - ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 - PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
 - MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
 - GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

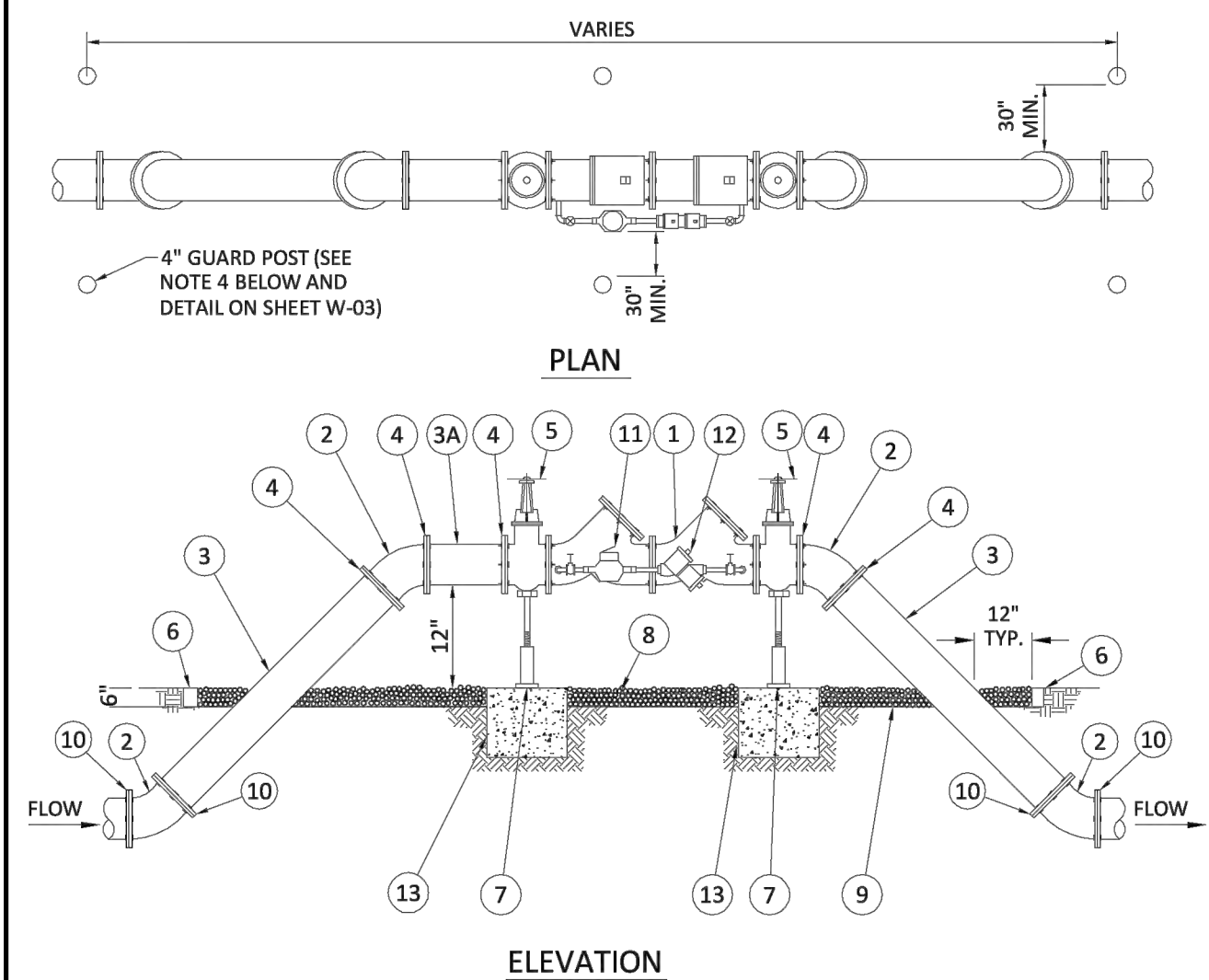
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	REVISED: 06/08/2014 DRAWING NO. W-03
---	---	---	--



MATERIALS				MATERIALS			
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION	ITEM	QTY.
1	1	4", 6", 8" VALVE, DOUBLE CHECK	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)	10	1
2	4	4", 6", 8" BEND-90°	9	4	RESTRAINED JOINTS	11	1
3	2	4", 6", 8" D.I.P. SPOOL PIECE	10	1	LOW FLOW METER	12	1
3A	1	4", 6", 8" D.I.P. SPOOL PIECE (24" LONG)	11	1	VALVE, BYPASS DOUBLE CHECK	13	1
4	10	4", 6", 8" FLANGE, D.I.P.	12	1	4", 6", 8" TEE	14	1
5	2	4", 6", 8" GATE VALVE (SEE NOTE 6)	13	1	4", 6", 8" BUTTERFLY VALVE (SUPERVISED CLOSED), CHAINED AND LOCKED		
6	1	SCREW JACK/ANCHORED	14	1	4", 6", 8" CAP		
7	N/A	PEA GRAVEL (4" DEEP)					


- NOTES:
- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 - ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
 - ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 - PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
 - MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
 - GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

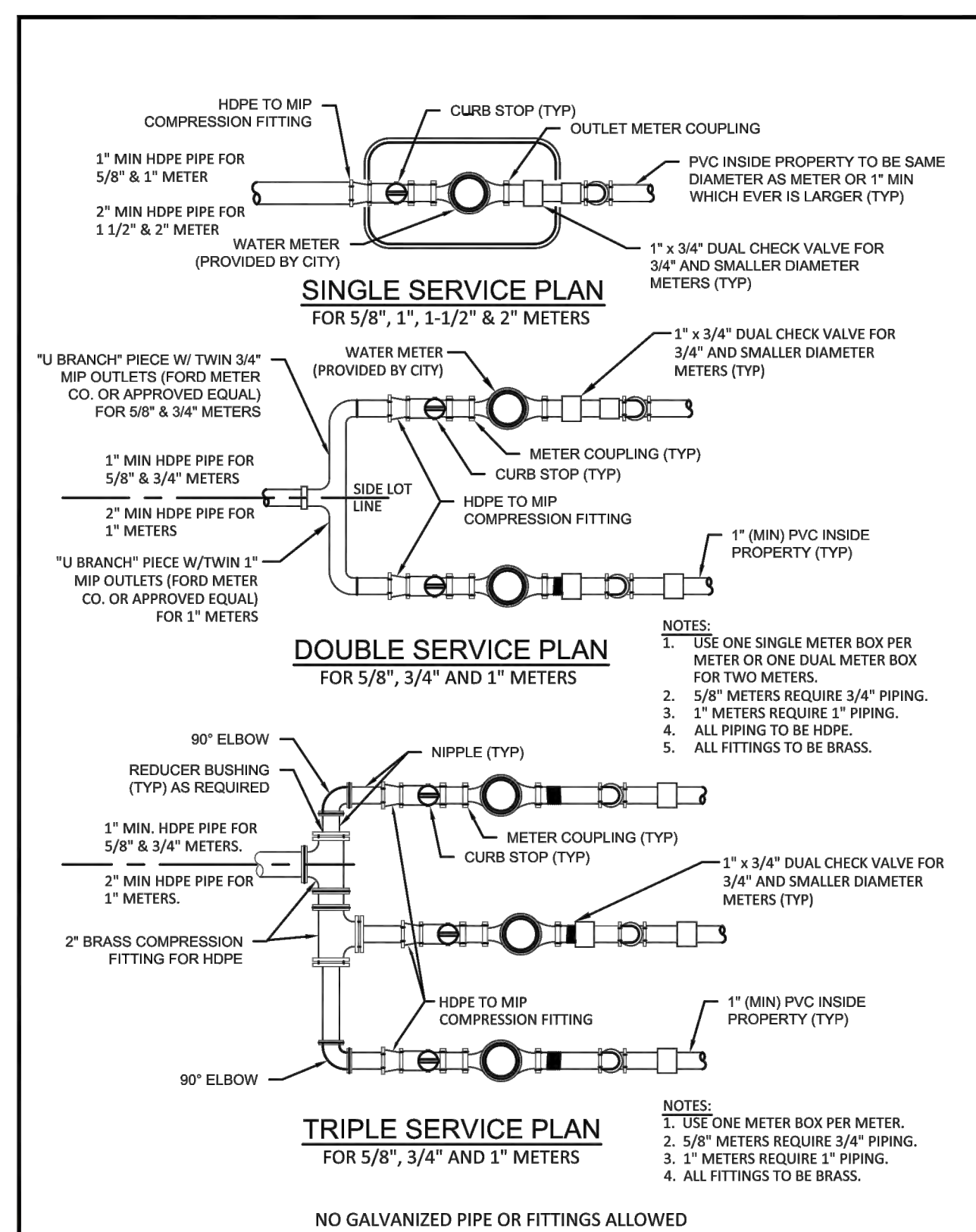
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	REVISED: 06/08/2014 DRAWING NO. W-04
---	---	---	--




MATERIALS				MATERIALS			
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION	ITEM	QTY.
1	1	4", 6", 8" VALVE, DOUBLE CHECK	7	2	SCREW JACK/ANCHORED	10	1
2	4	4", 6", 8" BEND-45°	8	N/A	PEA GRAVEL (4" DEEP)	11	1
3	2	4", 6", 8" D.I.P. SPOOL PIECE	9	N/A	PLASTIC LINER/WEED STOP (5 MILS)	12	1
3A	1	4", 6", 8" D.I.P. SPOOL PIECE (24" LONG)	10	4	RESTRAINED JOINTS	13	1
4	7	4", 6", 8" FLANGE, D.I.P.	11	1	LOW FLOW METER		
5	2	4", 6", 8" GATE VALVE (SEE NOTE 6)	12	1	VALVE, BYPASS DOUBLE CHECK		
6	2	P.T. 2"x4" LUMBER (ALL AROUND)	13	1	16"x16"x16" CONC. SUPPORT		

- NOTES:
- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 - ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
 - ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 - PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
 - MAY USE 90° BENDS (SEE DETAIL W-03) WHEN WORKING AREA IS LIMITED.
 - GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.


	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (45° BENDS)	REVISED: 06/08/2014 DRAWING NO. W-05
---	---	---	--

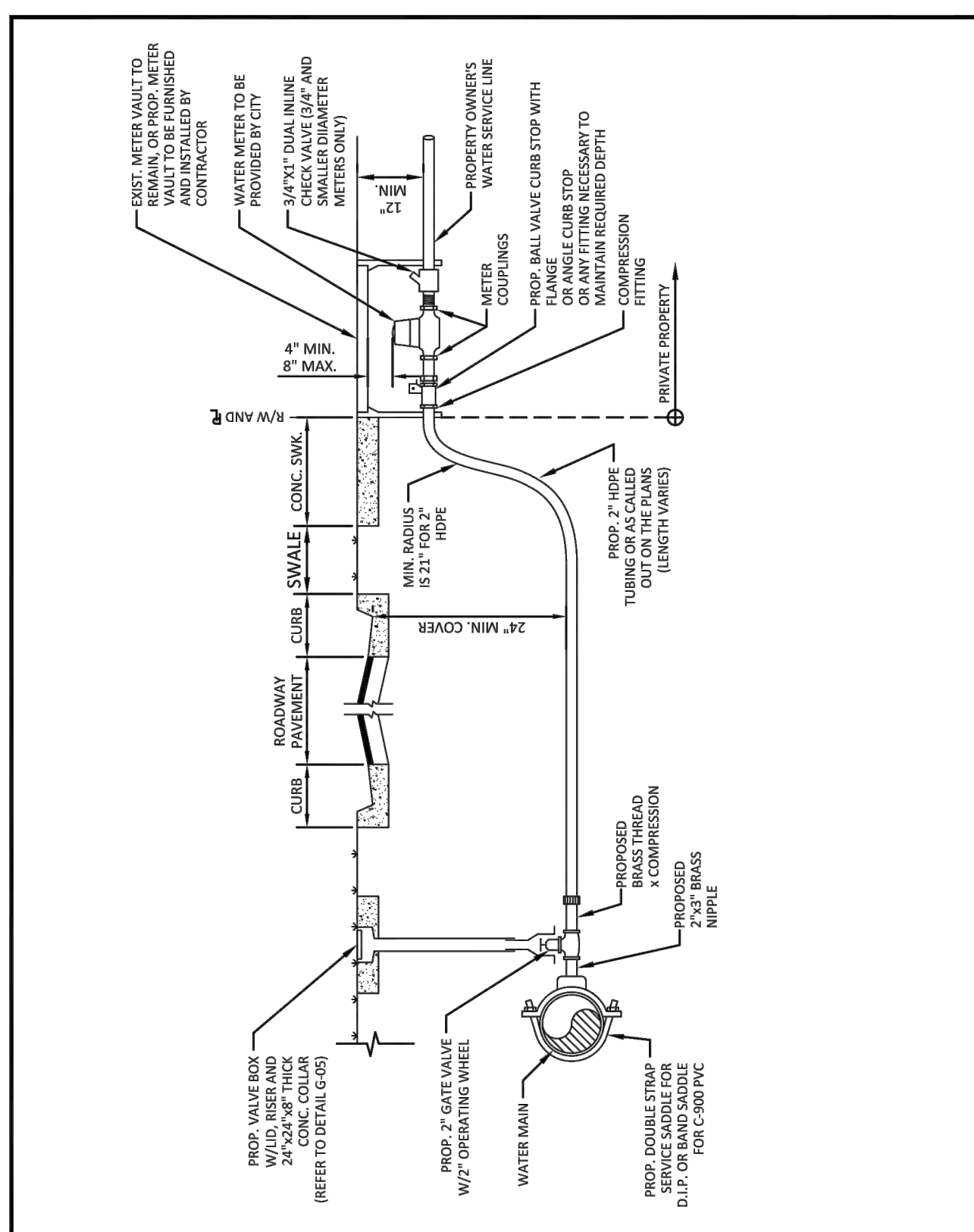



	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	REVISED: 11/06/2017 DRAWING NO. W-06
--	---	--	--

WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/8" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-3/8" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	REVISED: 11/06/2017 DRAWING NO. W-07
---	---	--	--



	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	REVISED: 11/06/2017 DRAWING NO. W-09
---	---	---	--

OAKWOOD EAST MULTI FAMILY PROJECT		UTILITY PLAN DETAILS		KHA PROJECT 147507129		DATE 8/25/2025		8/25/2025		Kimley»»Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM		CITY OF HOLLYWOOD PLANNING REVISIONS		8/22/2025		SHB	
CITY OF HOLLYWOOD		FL		SCALE AS SHOWN		DESIGNED BY SHB		DRAWN BY SHB		CHECKED BY GDW		No.		REVISIONS		DATE		BY	