



LEVEL 1

11 DU's

NOTES:
TYPE III-B-FULLY SPRINKLERED /
PROVIDED WITH FIRE ALARM SYSTEM
PER FFPC 6th EDITION



KEY PLAN

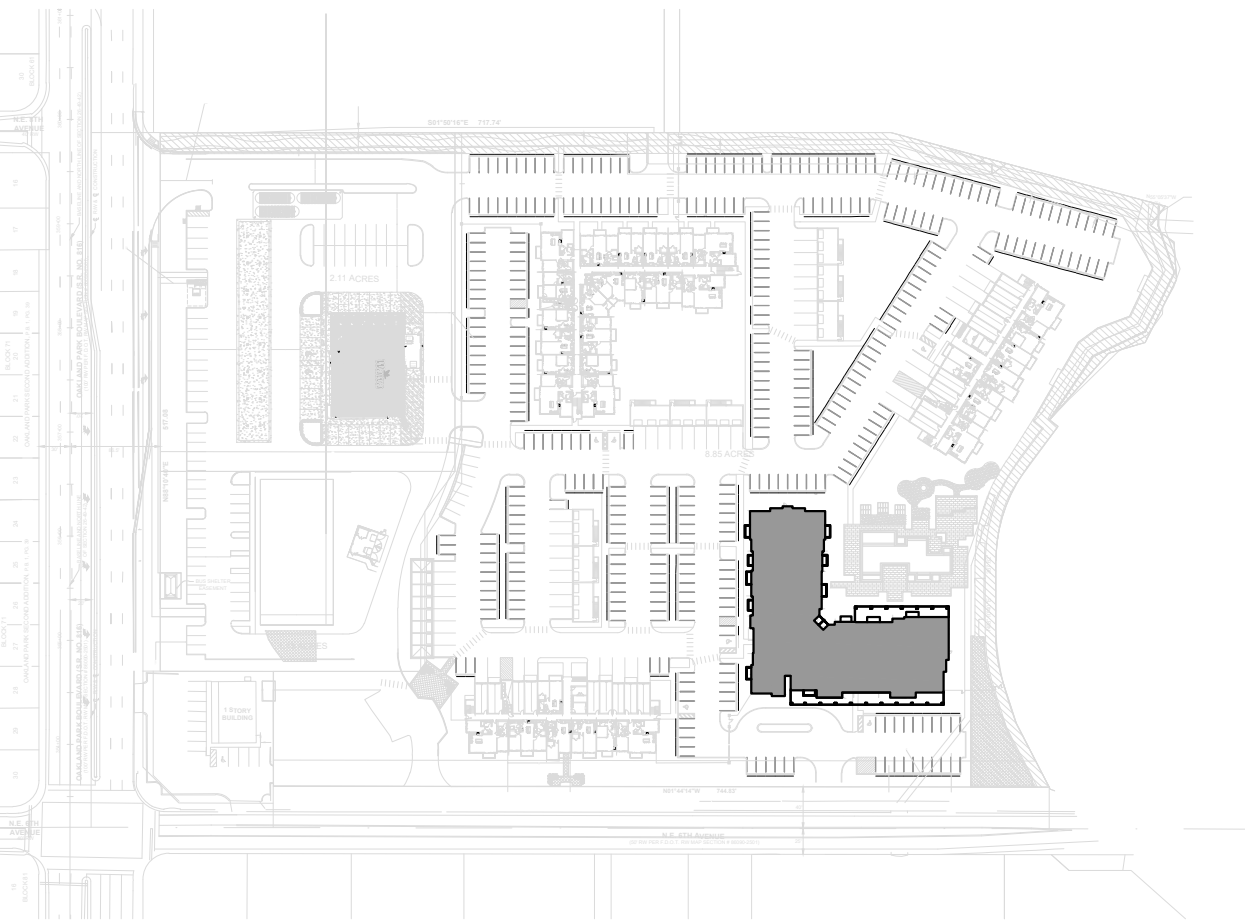
SCALE: N.T.S

BUILDING TYPE I (#1)

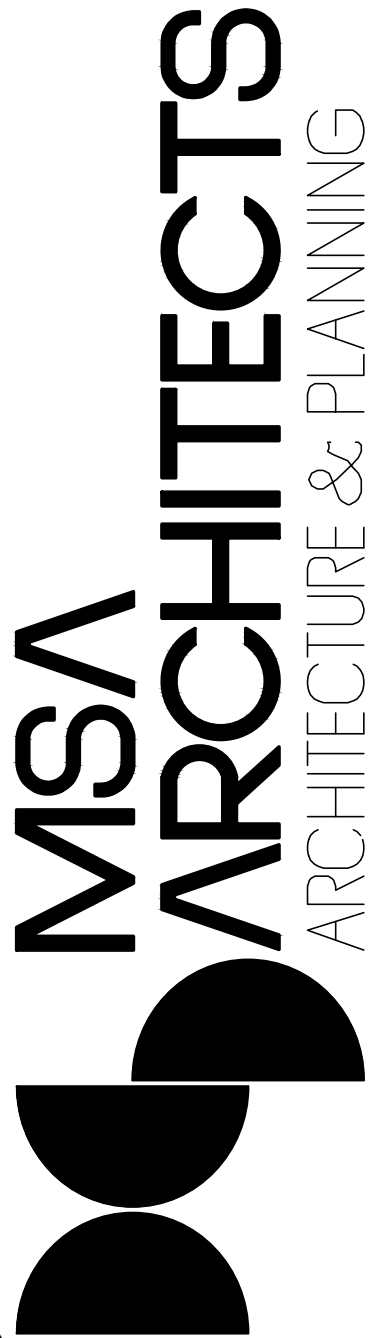
5 STORIES
84 UNITS--PER BLDG

SCALE: 3/32" = 1'-0"

RESUBMITTAL #2 06/17/2020



MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FL 33156
(305) 273-9911



DRAWN	07/08/2019
DATE	AS SHOWN
SCALE	1912.PRJ
JOB NO.	
SHEET TITLE:	

BUILDING TYPE I (#1)

SHEET NUMBER:

A-2.1.1

OAKLAND PARK RESIDENCES

FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

RESUBMITTAL 05/13/2020	BY
RESUBMITTAL 06/16/2020 #2	

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

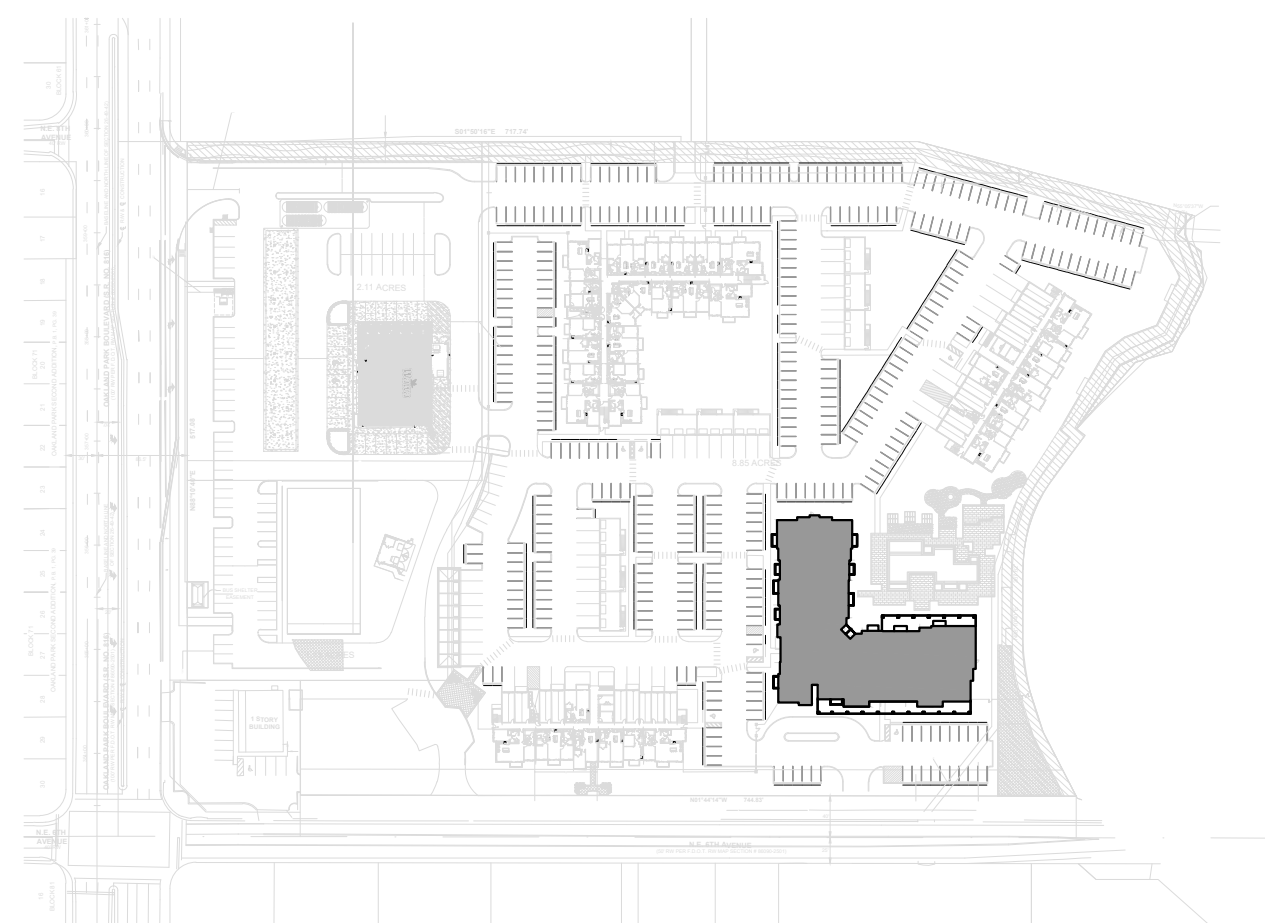
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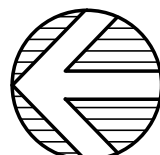


LEVEL 2

16 DU's

NOTES:
TYPE III-B-FULLY SPRINKLERED /
PROVIDED WITH FIRE ALARM SYSTEM
PER FFPC 6th EDITION



 **KEY PLAN**

SCALE: N.T.S

BUILDING TYPE I (#1)

5 STORIES
84 UNITS—PER BLDG

SCALE: 3/32" = 1'-0"

RESUBMITTAL #2 06/17/2020

DRAWN
DATE 07/08/2019
SCALE AS SHOWN
JOB NO. 1912.PRJ
SHEET TITLE:

BUILDING TYPE I (#1)

SHEET NUMBER:

A-2.1.2

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AAC000895
8950 SW 74th COURT
SUITE 1513
DADE COUNTY, FL 33156
(305) 273-9911

MSA
ARCHITECTS
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OAKLAND PARK RESIDENCES

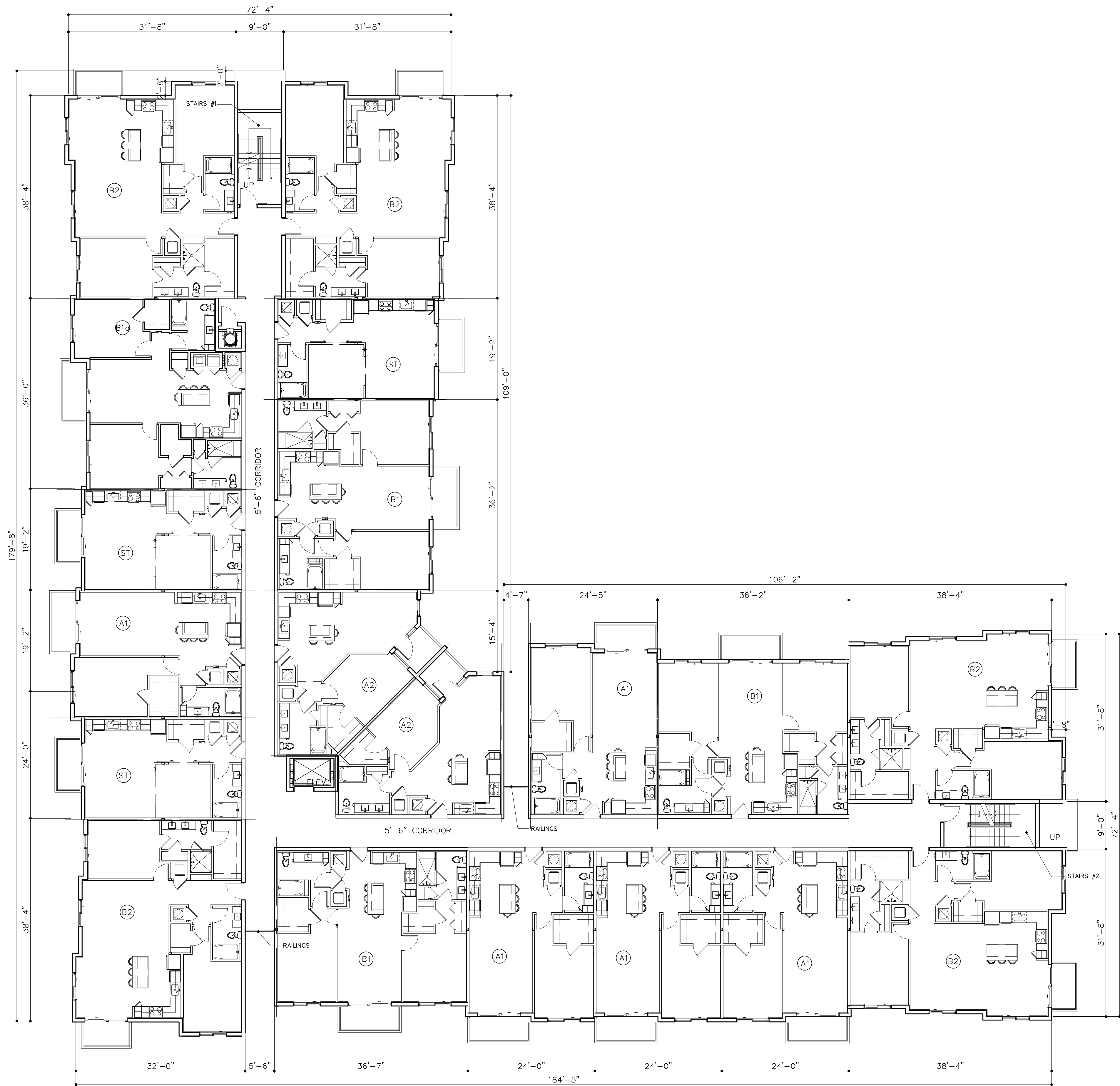
FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

RESUBMITTAL
05/13/2020
RESUBMITTAL
06/16/2020 #2

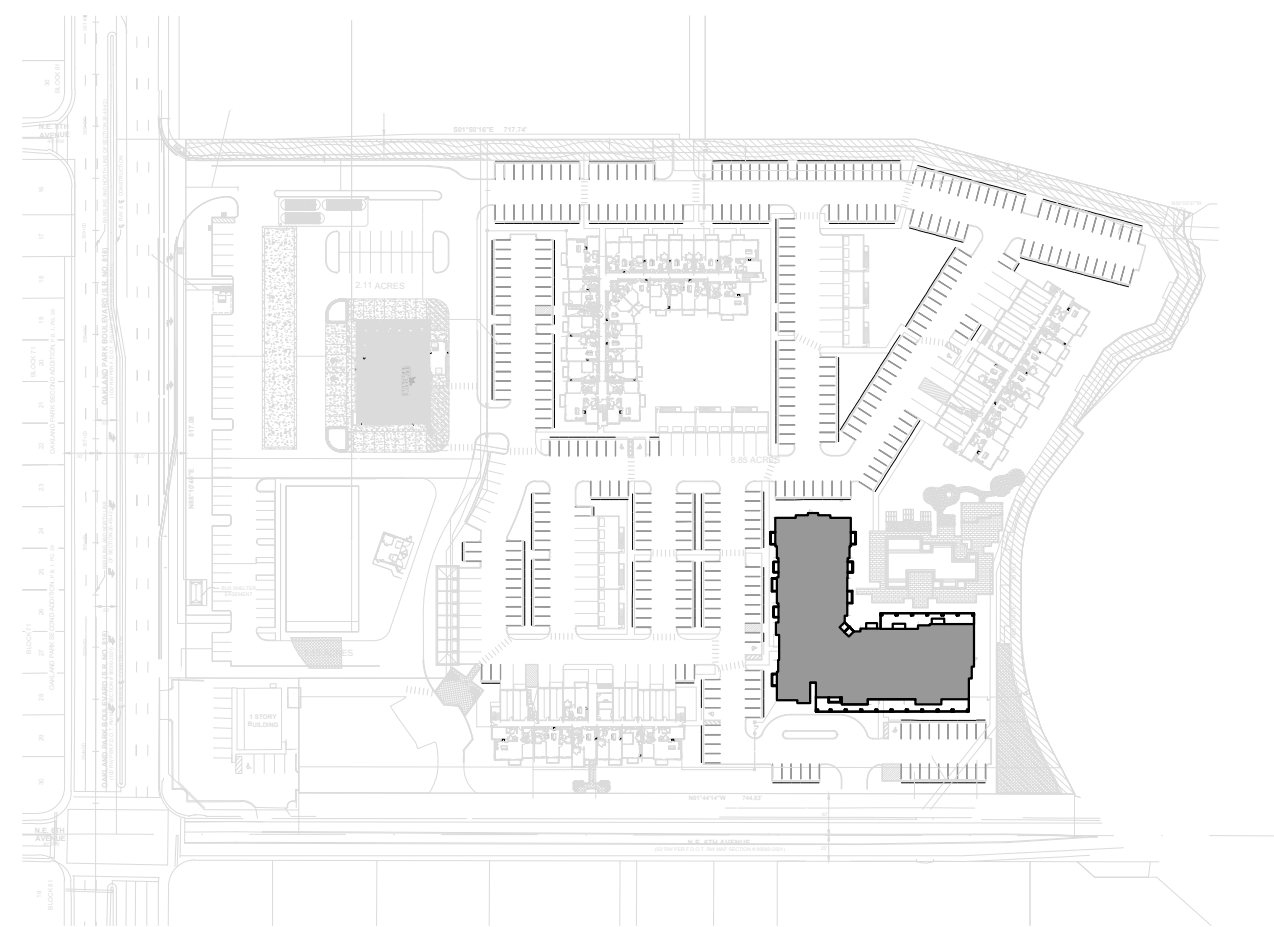
BY



LEVEL 3-4

19 DU's x 2LV = 38 DU'S

NOTES:
TYPE III-B-FULLY SPRINKLERED /
PROVIDED WITH FIRE ALARM SYSTEM
PER FFPC 6th EDITION



KEY PLAN

SCALE: N.T.S

BUILDING TYPE I (#1)

5 STORIES
84 UNITS-PER BLDG

SCALE: 3/32" = 1'-0"

RESUBMITTAL #2 06/17/2020

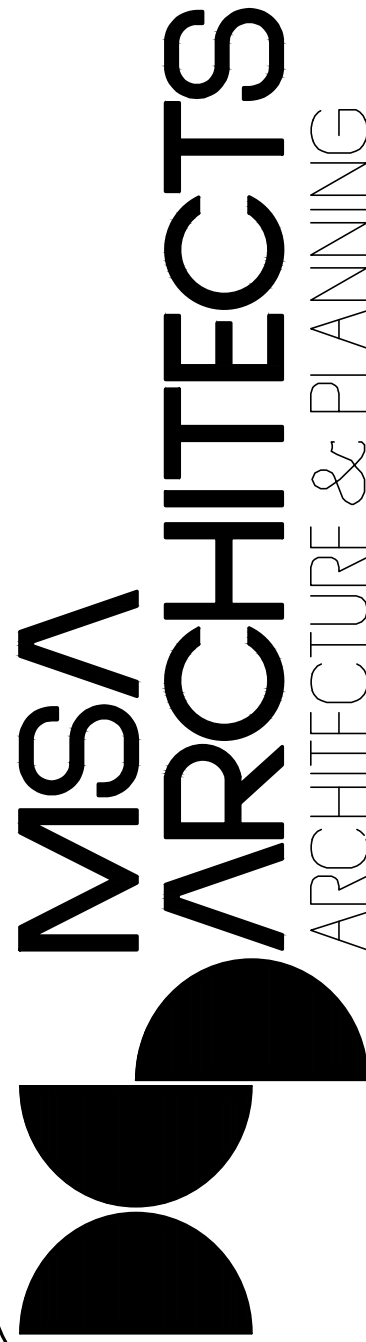
RESUBMITTAL	BY
05/13/2020	
RESUBMITTAL #2	
06/16/2020	

OAKLAND PARK RESIDENCES

FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

MSA ARCHITECTS, INC.
AAC000895

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SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911



DRAWN
DATE 07/08/2019
SCALE AS SHOWN
JOB NO. 1912.PRJ

SHEET TITLE:

BUILDING TYPE I (#1)

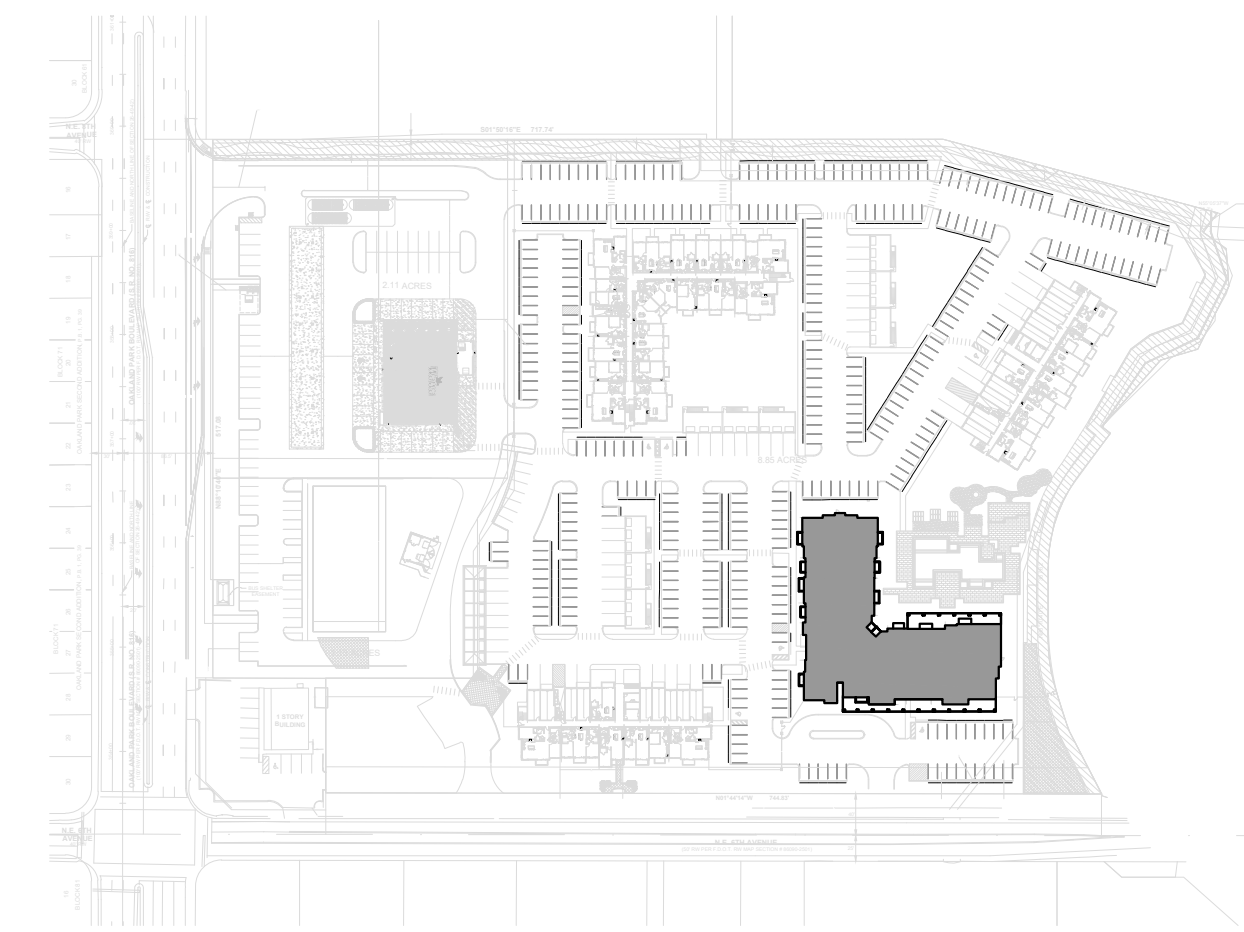
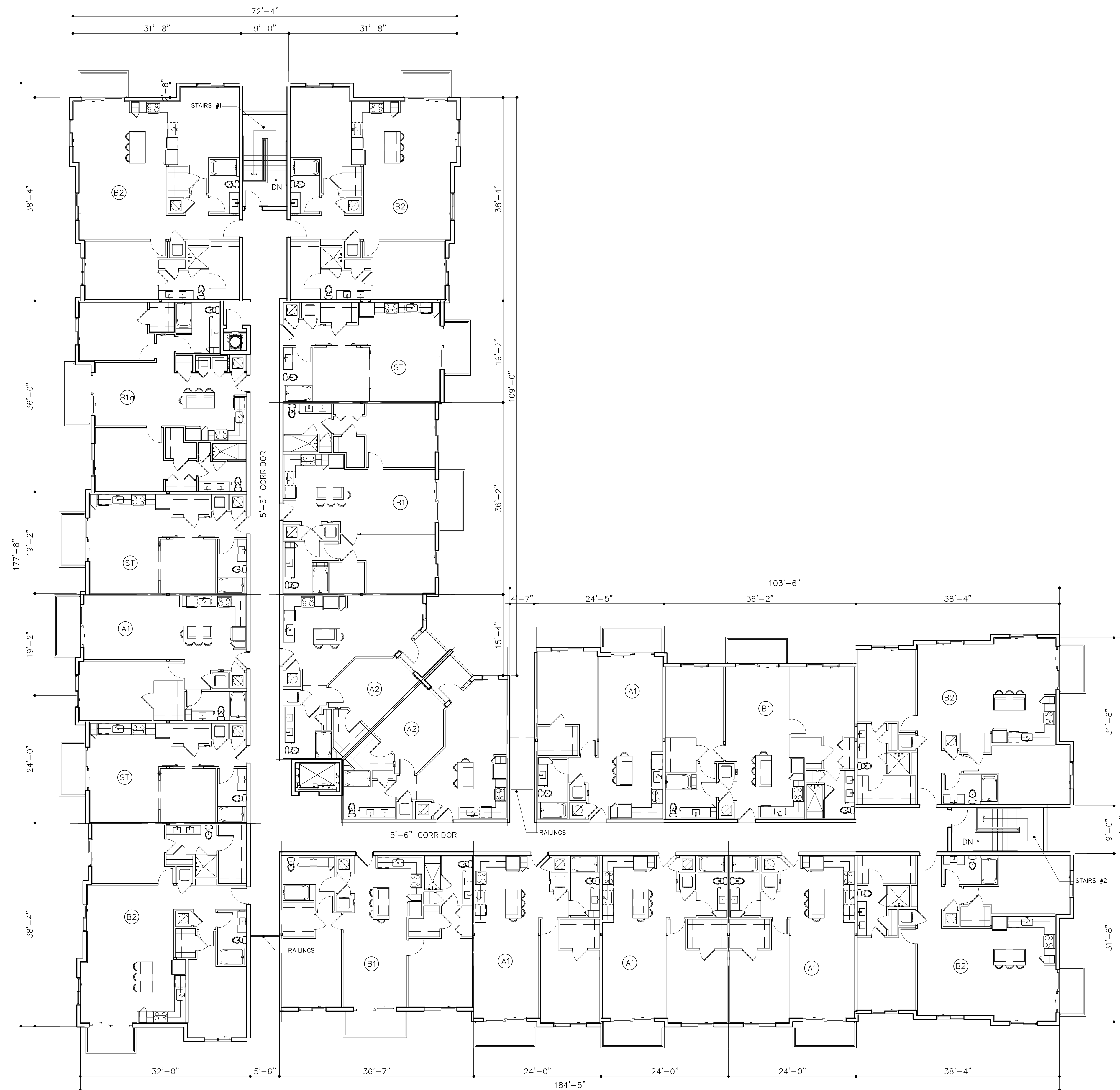
SHEET NUMBER:

A-2.1.3

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

BEATRIZ M. HERNANDEZ
AR0094576

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RESUBMITTAL		BY
05/13/2020		
RESUBMITTAL #2		
06/16/2020		

FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

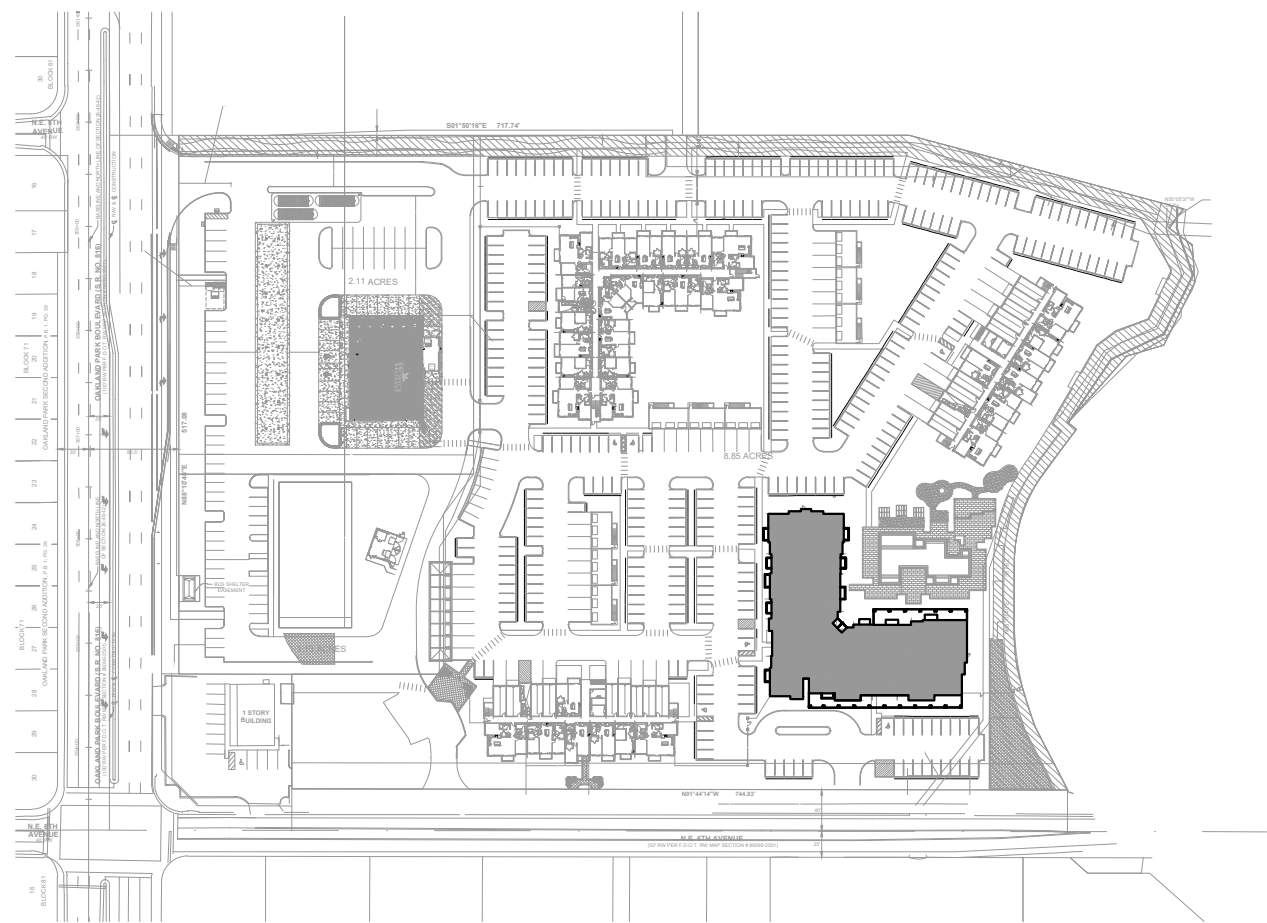
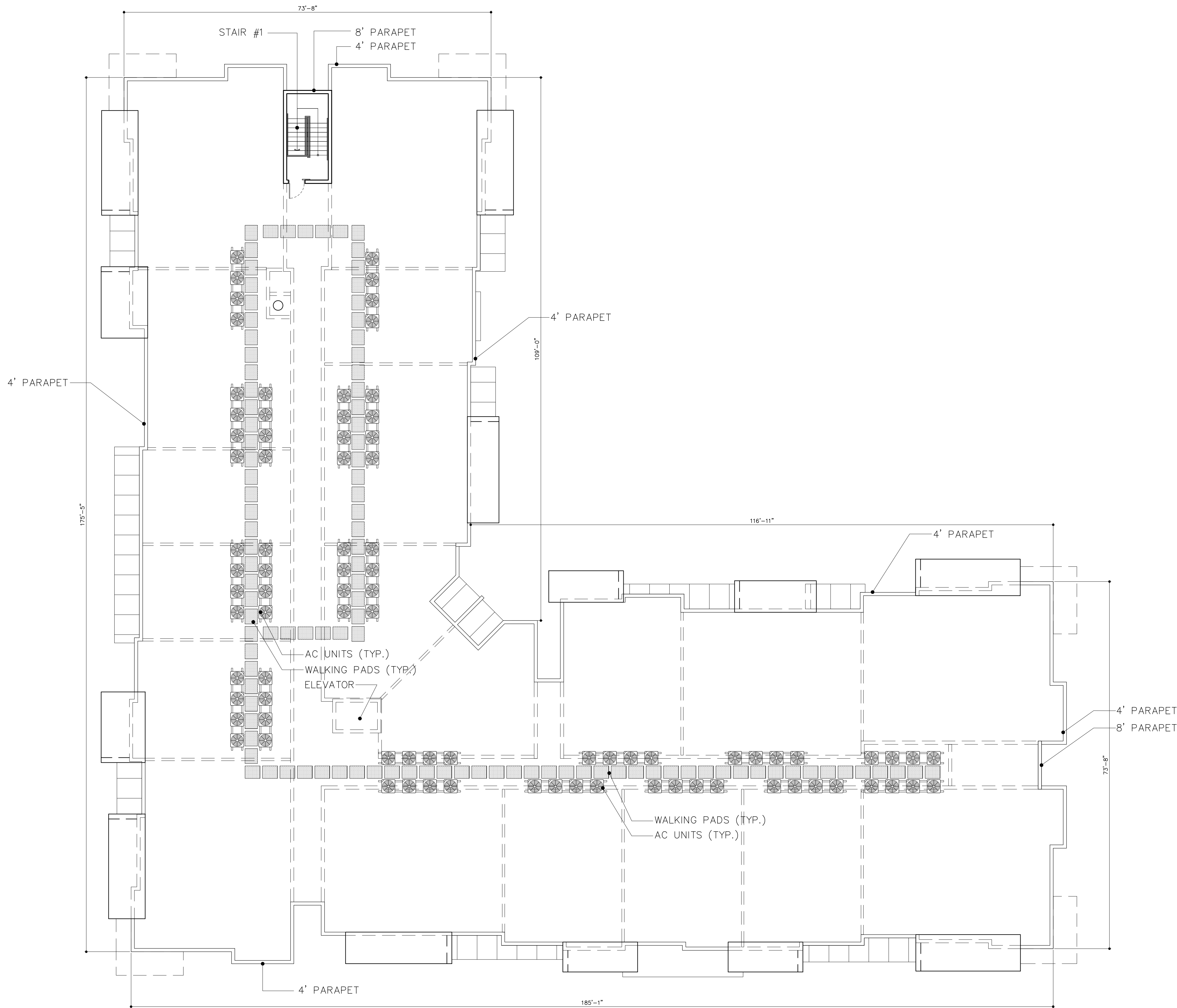
BEATRIZ M. HERNANDEZ
AR0094576

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8950 SW 74th COURT
SUITE 1813
MIAMI, FLORIDA 33156
(305) 273-9911

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS
 **MSA**
ARCHITECTS
 ARCHITECTURE & PLANNING
 10000 W. 10TH AVE., SUITE 1000, DENVER, CO 80202
 TEL: 303.733.8800 FAX: 303.733.8801
 WWW.MSADENVER.COM

DRAWN	
DATE	07/08/2019
SCALE	AS SHOWN
JOB NO.	1912.PRJ
SHEET TITLE:	
BUILDING TYPE I (#1)	
SHEET NUMBER:	
A-2.1.4	





KEY PLAN
SCALE: N.T.S

BUILDING TYPE I (#1)- ROOF PLAN
5 STORIES
87 UNITS-PER BLDG

SCALE: 3/32" = 1'-0"

RESUBMITTAL #2 06/17/2020

RESUBMITTAL	BY
05/13/2020	
RESUBMITTAL #2	
06/16/2020	

OAKLAND PARK RESIDENCES

FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

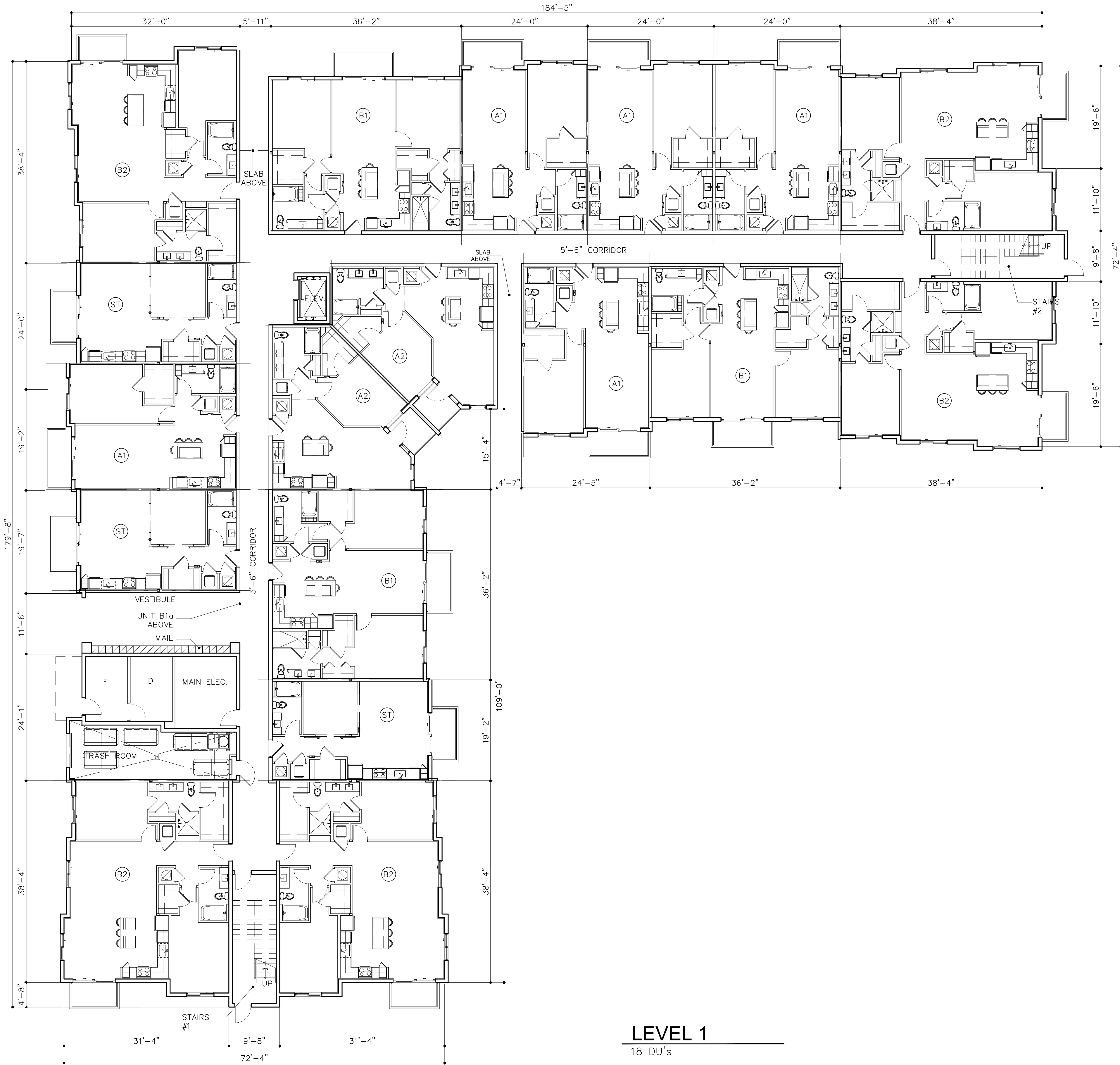
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8950 SW 74th COURT
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

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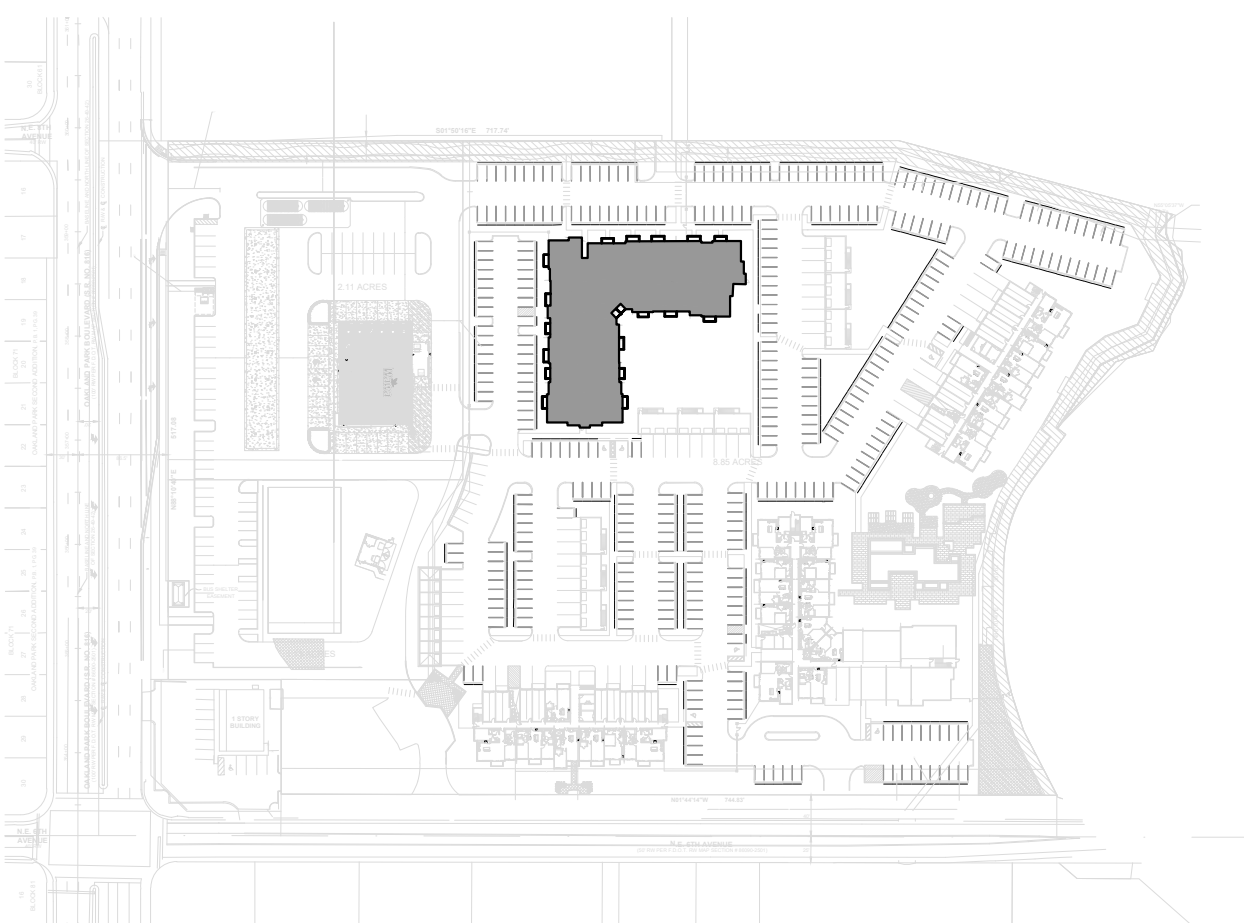
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DATE	
SCALE	AS SHOWN
JOB NO.	1912.PRJ
SHEET TITLE:	
BLDG TYPE I (#1)	
SHEET NUMBER:	
A-2.1.5	



LEVEL 1

18 DU's

NOTES:
TYPE III-B-FULLY SPRINKLERED /
PROVIDED WITH FIRE ALARM SYSTEM
PER FFPC 6th EDITION



KEY PLAN

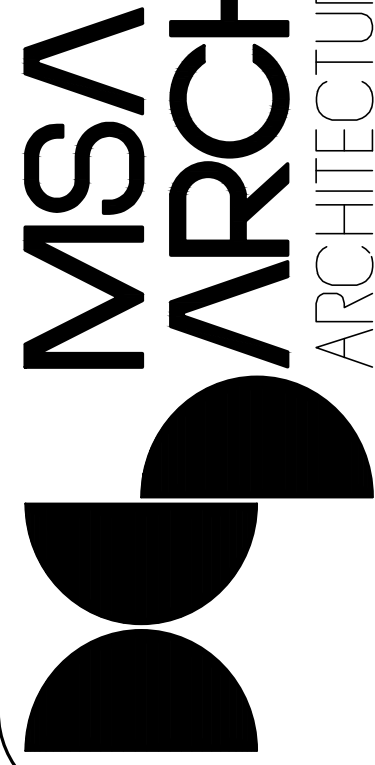
SCALE: N.T.S

BUILDING TYPE IA (#3)

5 STORIES
94 UNITS-PER BLDG

SCALE: 3/32" = 1'-0"

RESUBMITTAL #2 06/17/2020



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BEATRIZ M. HERNANDEZ
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OAKLAND PARK RESIDENCES

FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

RESUBMITTAL
05/13/2020
RESUBMITTAL #2
06/16/2020

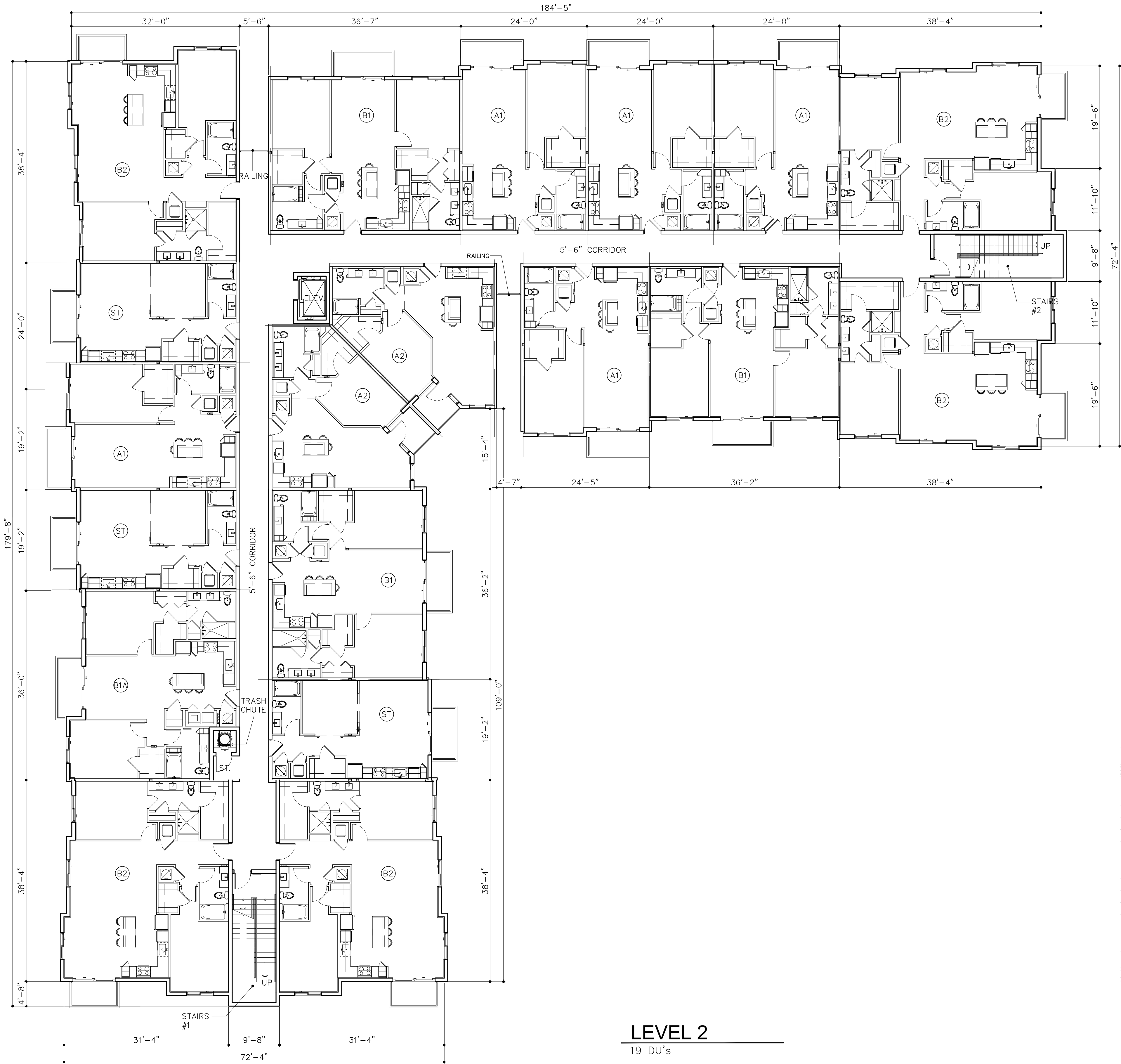
BY

DRAWN
DATE 07/08/2019
SCALE AS SHOWN
JOB NO. 1912.PRJ

SHEET TITLE:
BLDG TYPE IA (#3)

SHEET NUMBER:

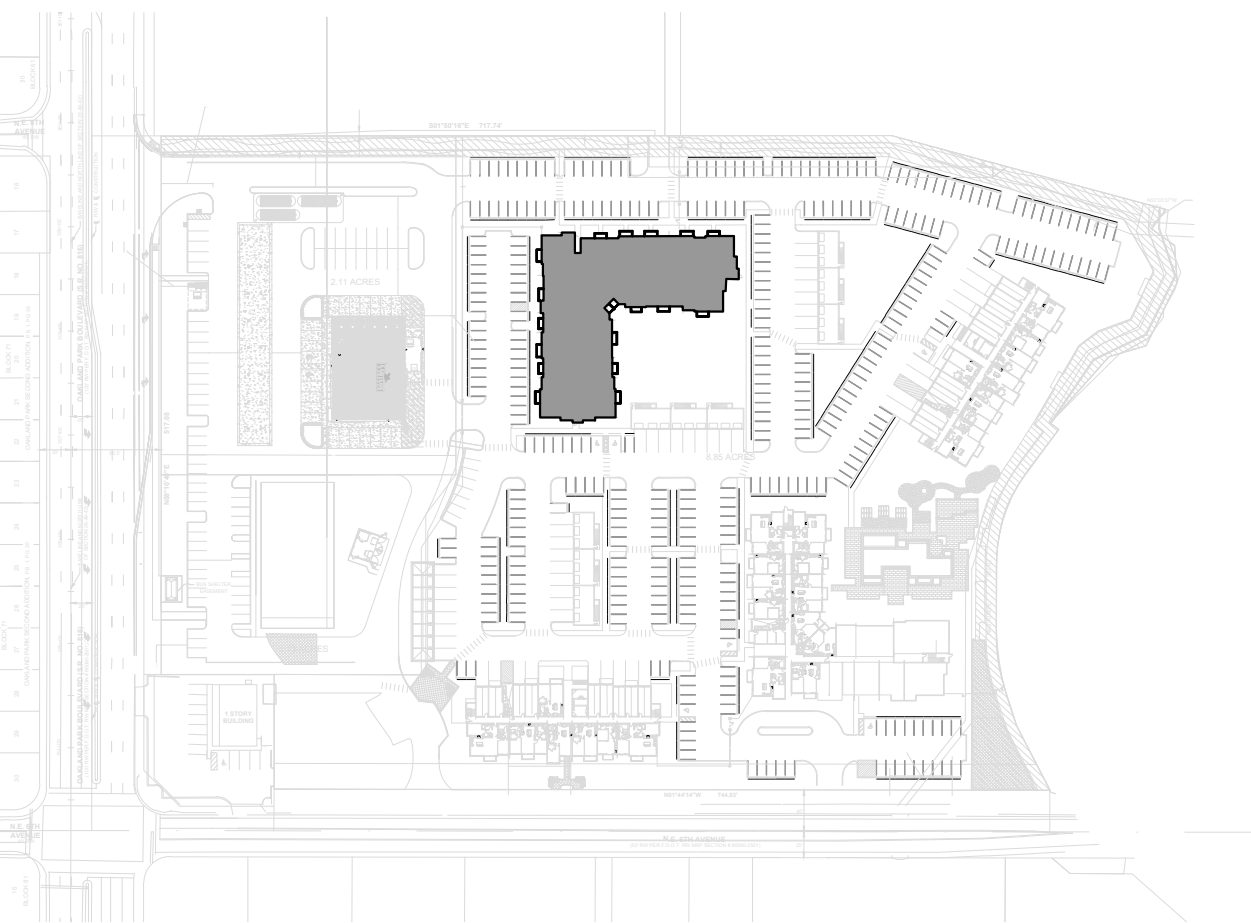
A-2.1A.1



LEVEL 2

19 DU's

NOTES:
TYPE III-B-FULLY SPRINKLERED /
PROVIDED WITH FIRE ALARM SYSTEM
PER FFPC 6th EDITION



KEY PLAN

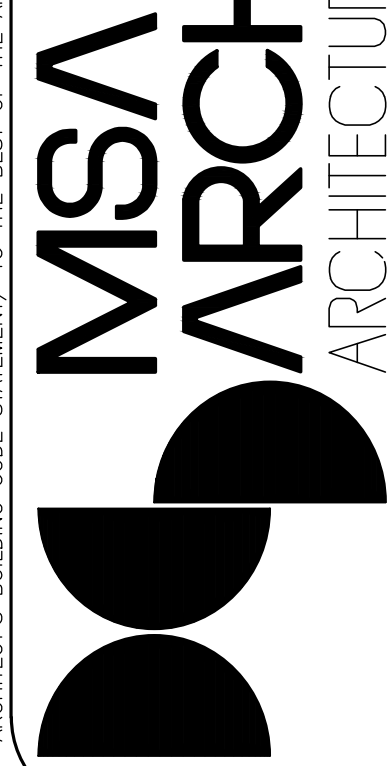
SCALE: N.T.S

BUILDING TYPE IA (#3)

5 STORIES
94 UNITS-PER BLDG

SCALE: 3/32" = 1'-0"

RESUBMITTAL #2 06/17/2020



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DRAWN
DATE 07/08/2019
SCALE AS SHOWN
JOB NO. 1912.PRJ

SHEET TITLE:
BLDG TYPE AI (#3)

SHEET NUMBER:

A-2.1A.2

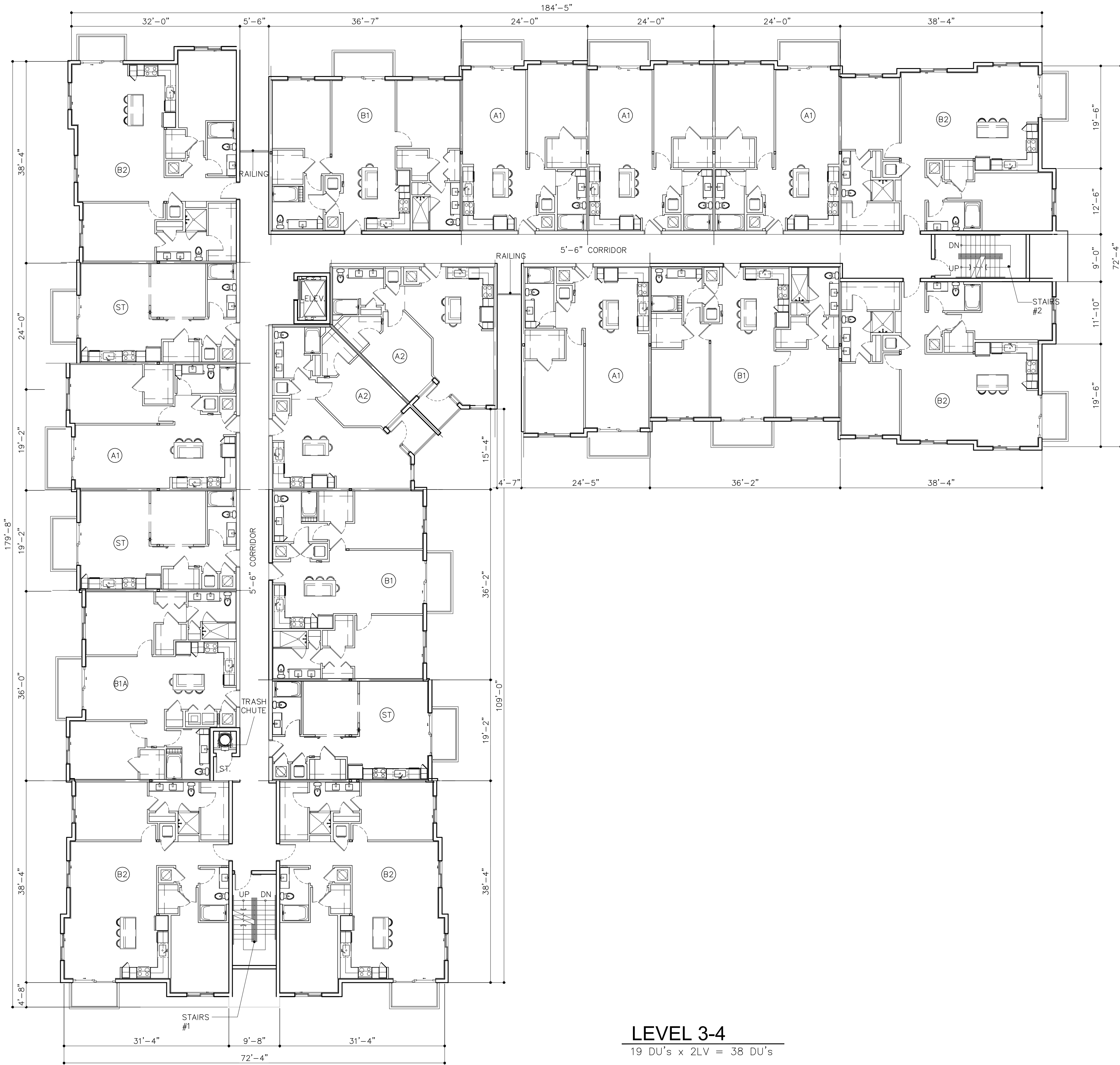
OAKLAND PARK RESIDENCES

FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

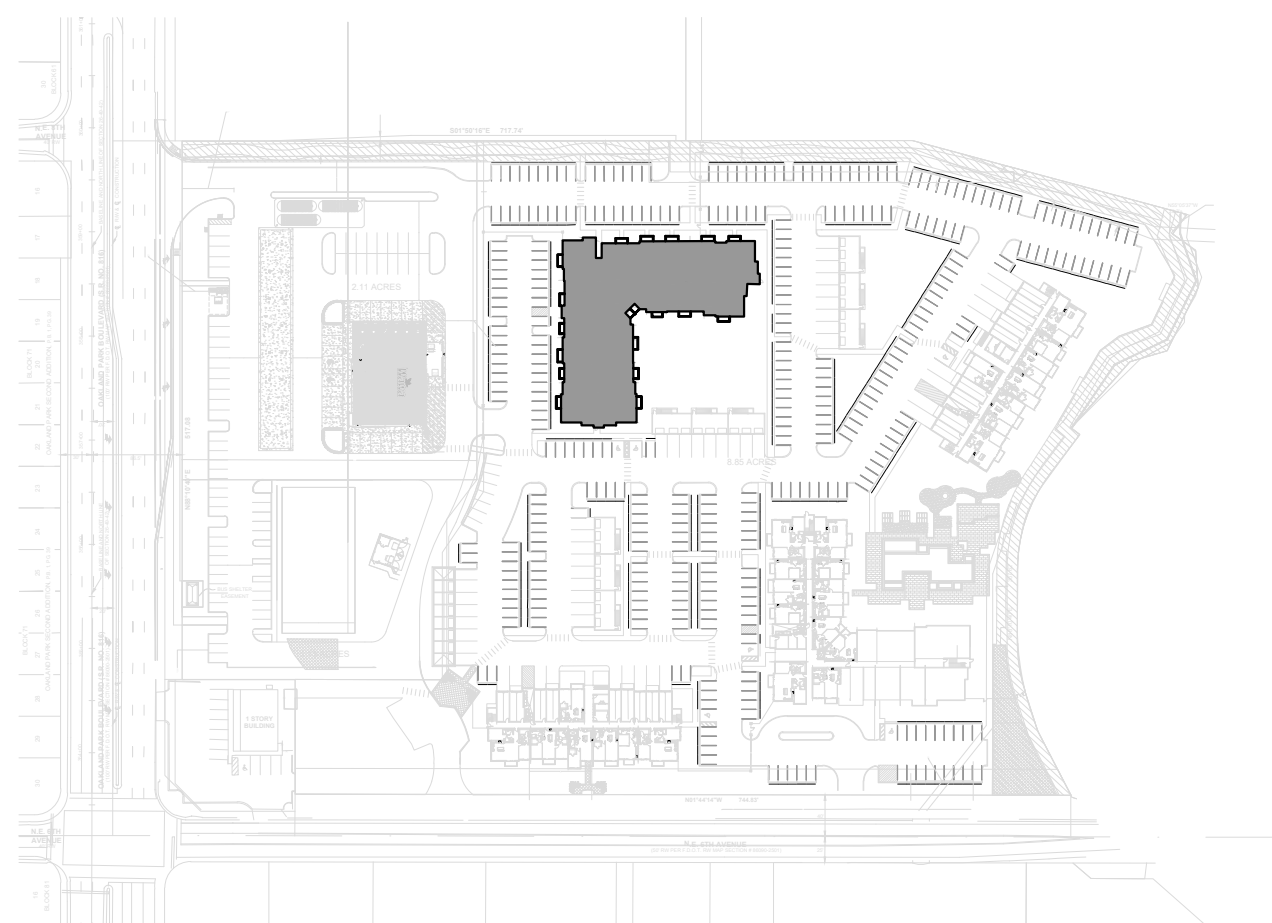
RESUBMITTAL
05/13/2020
RESUBMITTAL #2
06/16/2020

BY



LEVEL 3-4
19 DU's x 2LV = 38 DU's

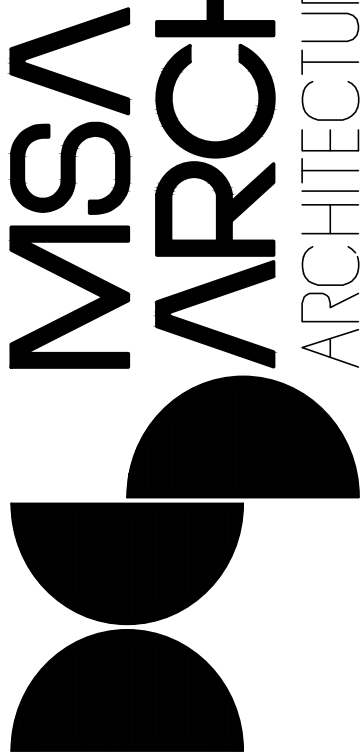
NOTES:
TYPE III-B-FULLY SPRINKLERED /
PROVIDED WITH FIRE ALARM SYSTEM
PER FFPC 6th EDITION



KEY PLAN
SCALE: N.T.S

BUILDING TYPE IA (#3)
5 STORIES
94 UNITS-PER BLDG
SCALE: 3/32" = 1'-0"

RESUBMITTAL #2 06/17/2020



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MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 200
MIAMI, FLORIDA 33156
(305) 273-9911

DRAWN	07/08/2019
DATE	
SCALE	AS SHOWN
JOB NO.	1912.PRJ
SHEET TITLE:	
	BLDG TYPE AI (#3)
SHEET NUMBER:	
	A-2.1A.3



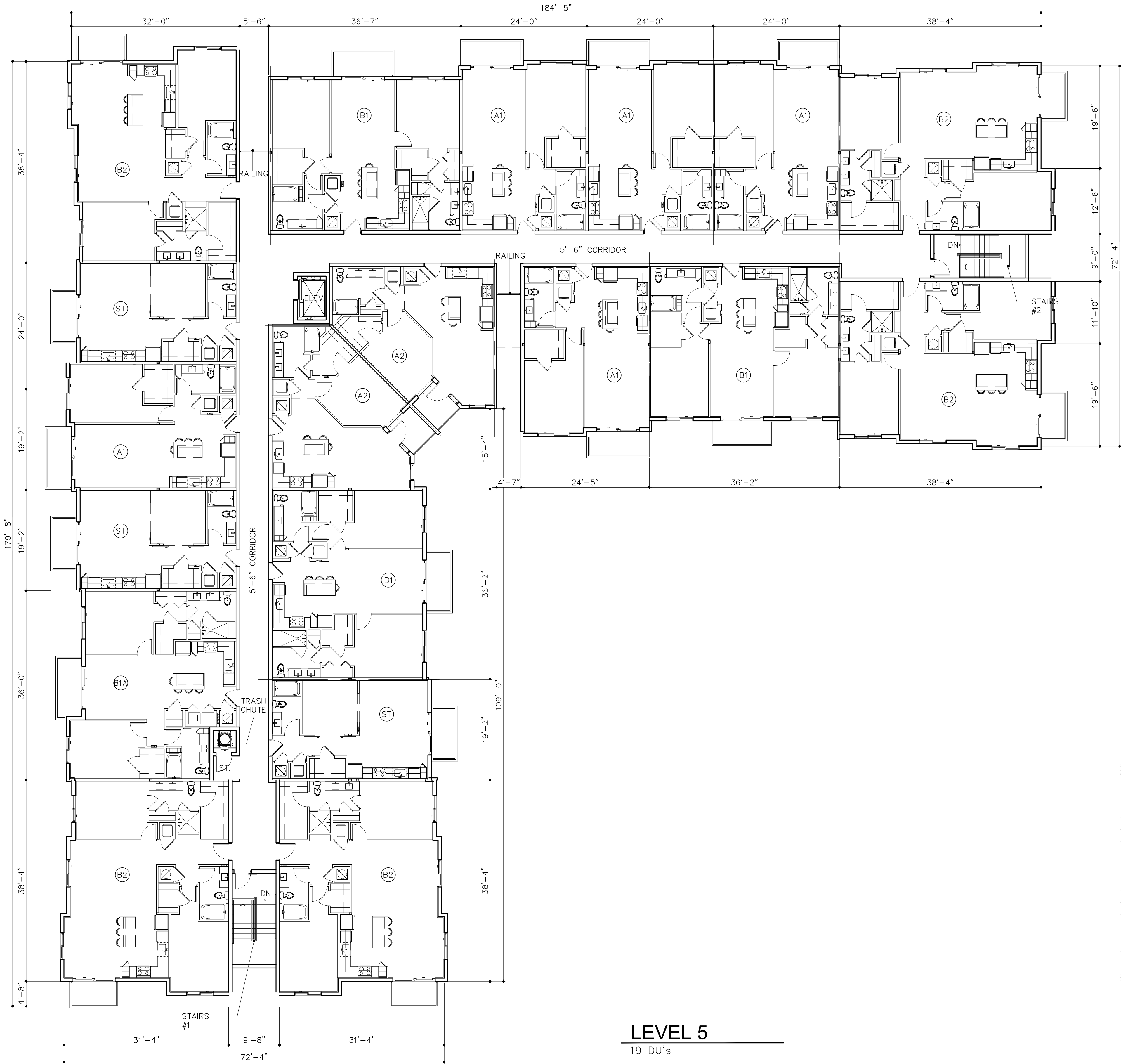
OAKLAND PARK RESIDENCES
FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

RESUBMITTAL 05/13/2020	BY
RESUBMITTAL #2 06/16/2020	

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

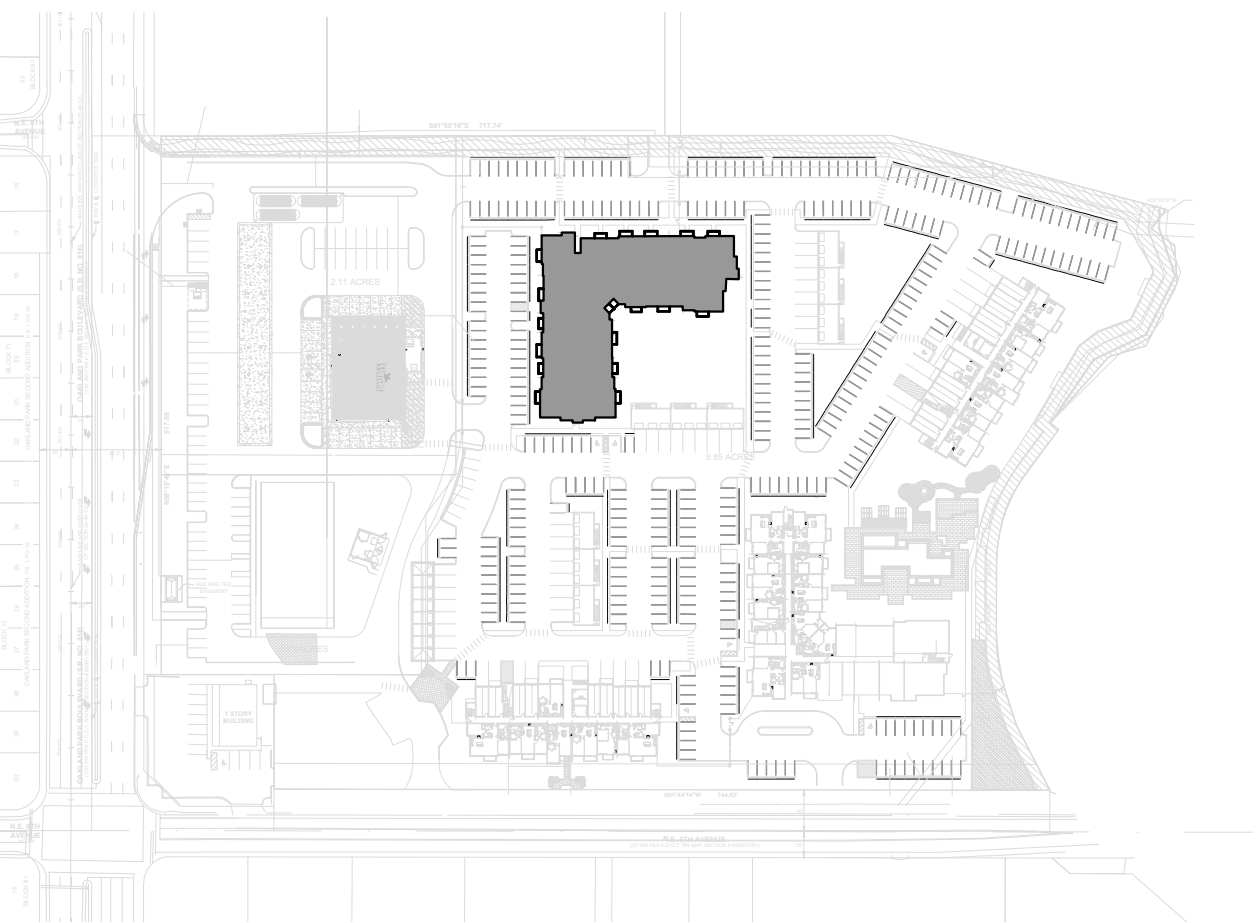
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LEVEL 5

19 DU's

NOTES:
TYPE III-B-FULLY SPRINKLERED /
PROVIDED WITH FIRE ALARM SYSTEM
PER FFPC 6th EDITION



KEY PLAN

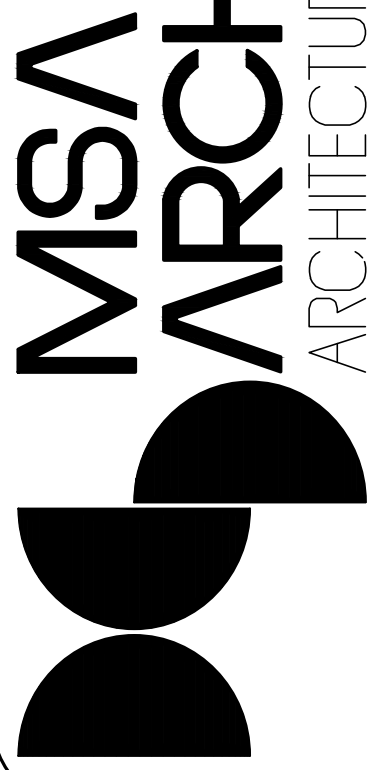
SCALE: N.T.S

BUILDING TYPE IA (#3)

5 STORIES
94 UNITS-PER BLDG

SCALE: 3/32" = 1'-0"

RESUBMITTAL #2 06/17/2020



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AAC000895

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SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

OAKLAND PARK RESIDENCES

FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

DRAWN
DATE 07/08/2019
SCALE AS SHOWN
JOB NO. 1912.PRJ

SHEET TITLE:
BLDG TYPE IA (#3)

SHEET NUMBER:

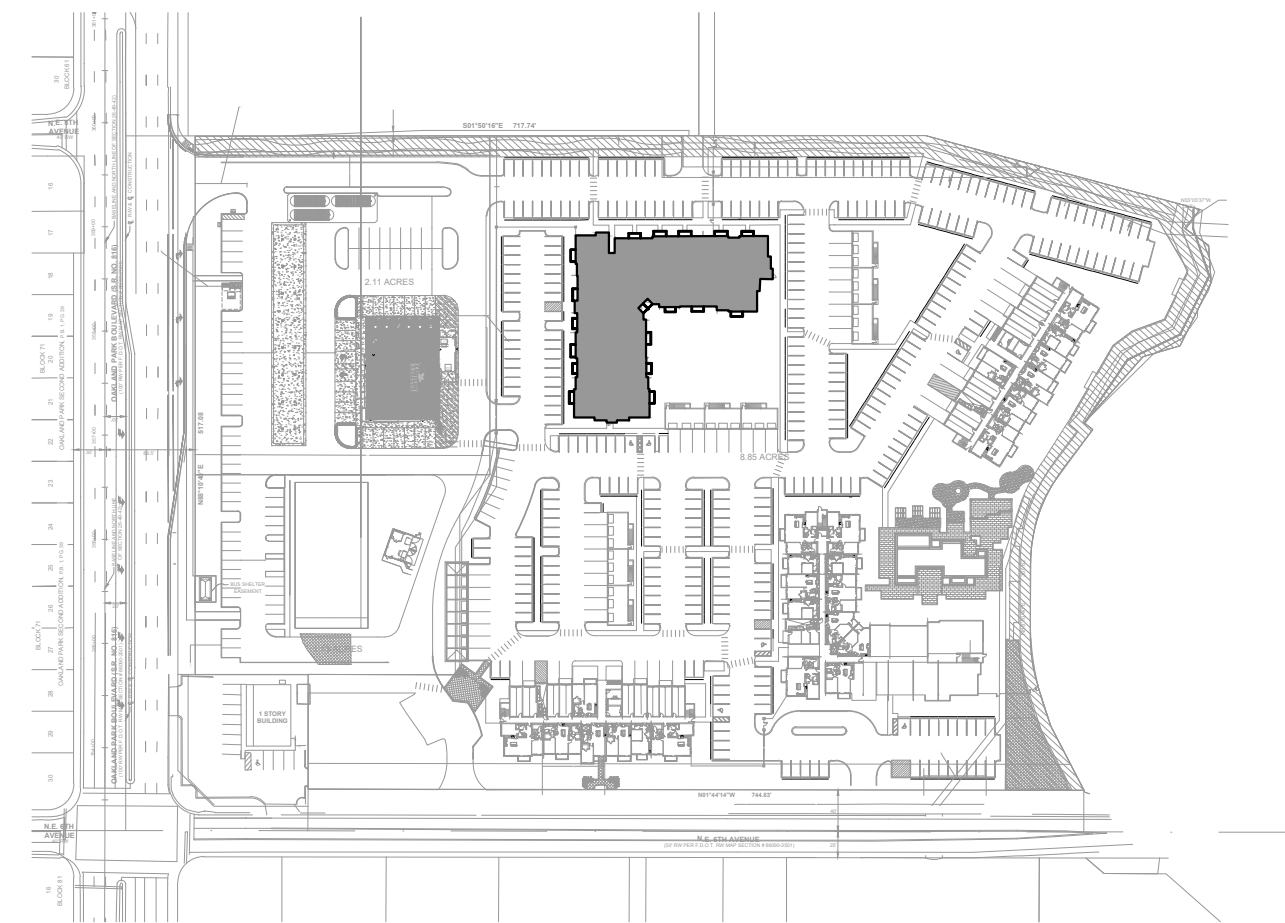
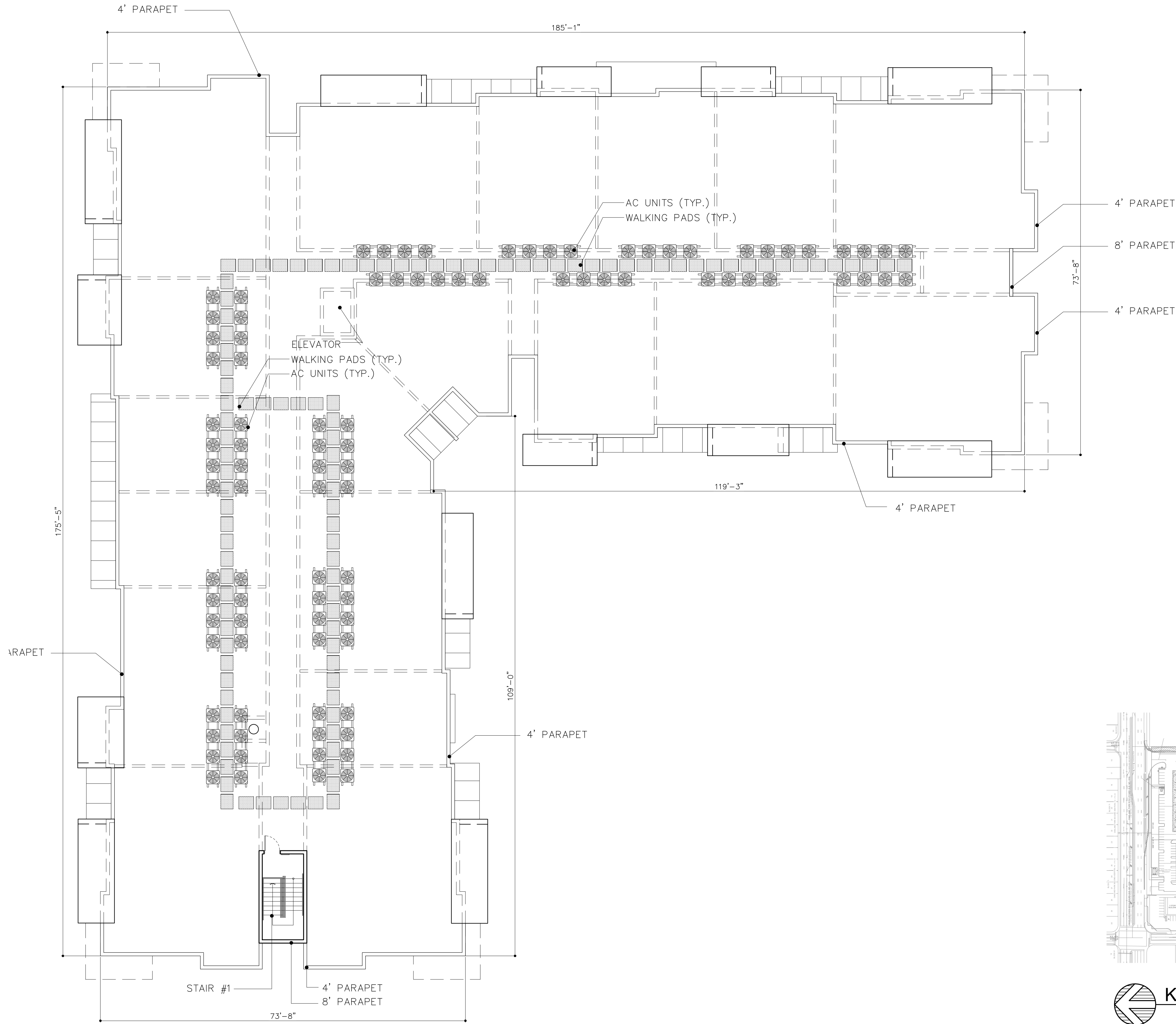
A-2.1A.4

RESUBMITTAL 05/13/2020
RESUBMITTAL #2 06/16/2020

BY

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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KEY PLAN

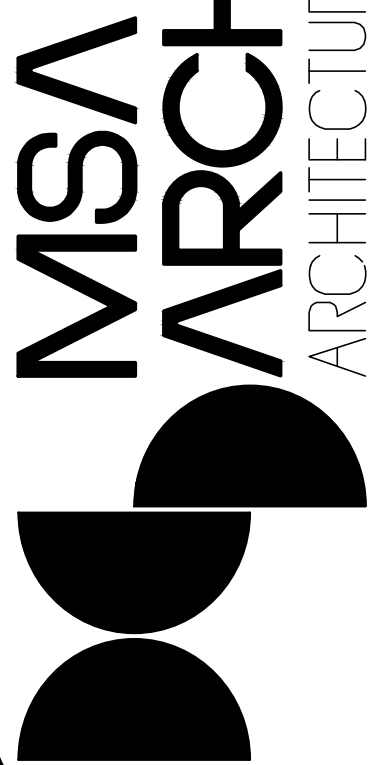
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BUILDING TYPE IA (#3)- ROOF PLAN

5 STORIES
94 UNITS-PER BLDG

SCALE: 3/32" = 1'-0"

RESUBMITTAL #2 06/17/2020



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DRAWN
DATE 07/08/2019
SCALE AS SHOWN
JOB NO. 1912.PRJ

SHEET TITLE:
BLDG TYPE IA (#3)

SHEET NUMBER:
A-2.1A.5

OAKLAND PARK RESIDENCES

FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

RESUBMITTAL
05/13/2020
RESUBMITTAL #2
06/16/2020

BY



LEVEL 1

7 UNITS



NOTES:
TYPE III-B-FULLY SPRINKLERED /
PROVIDED WITH FIRE ALARM SYSTEM
PER FFPC 6th EDITION

LEVEL 2-4

12 UNITS X 4 LV = 48 DUS



KEY PLAN

SCALE: N.T.S

BUILDING TYPE II (#2/4)

5 STORIES
55 UNITS-PER BLDG

SCALE: 1/8" = 1'-0"

RESUBMITTAL #2 06/17/2020

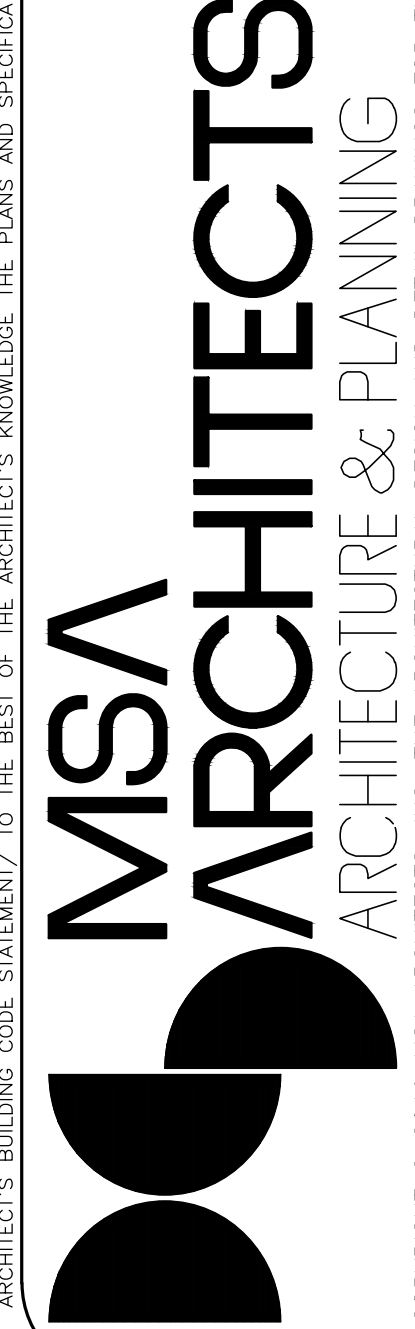
RESUBMITTAL	BY
05/13/2020	
RESUBMITTAL	
06/16/2020	#2

OAKLAND PARK RESIDENCES

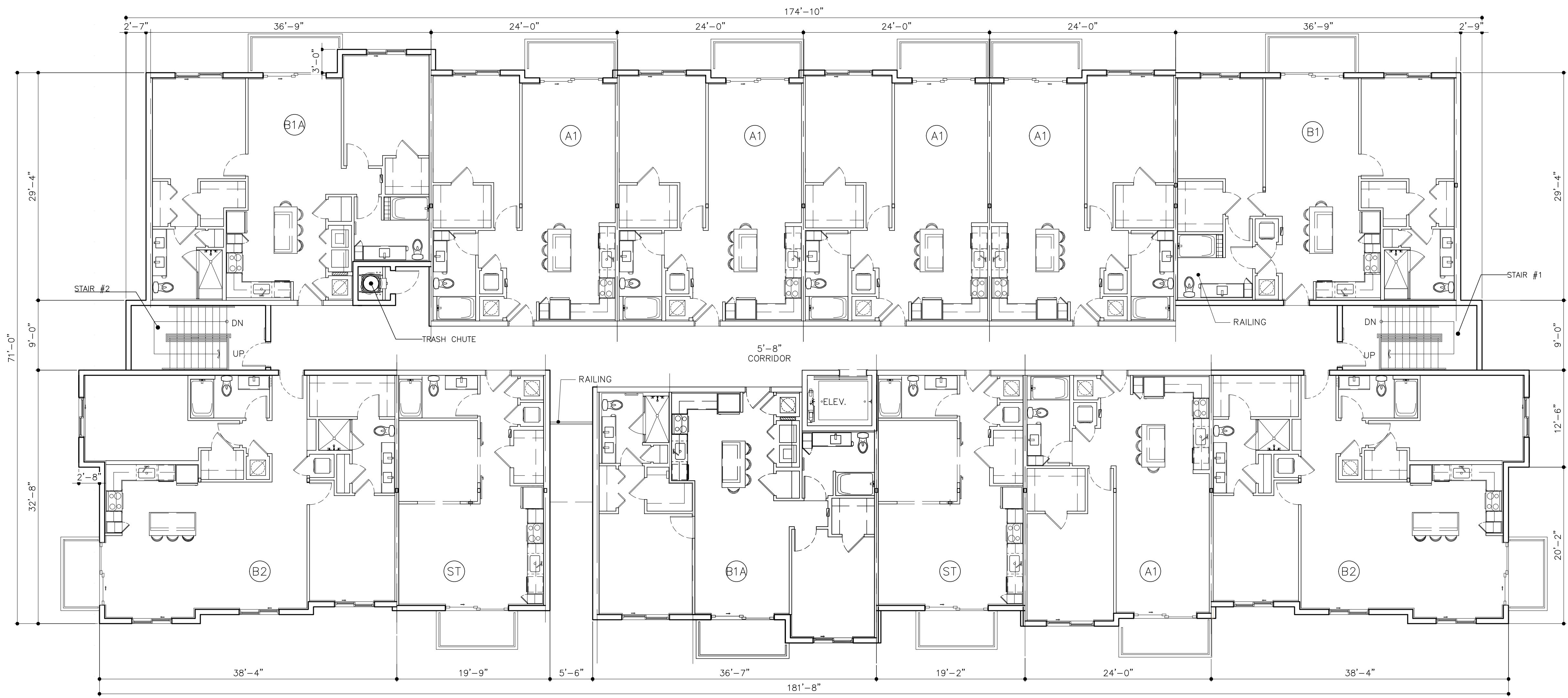
FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

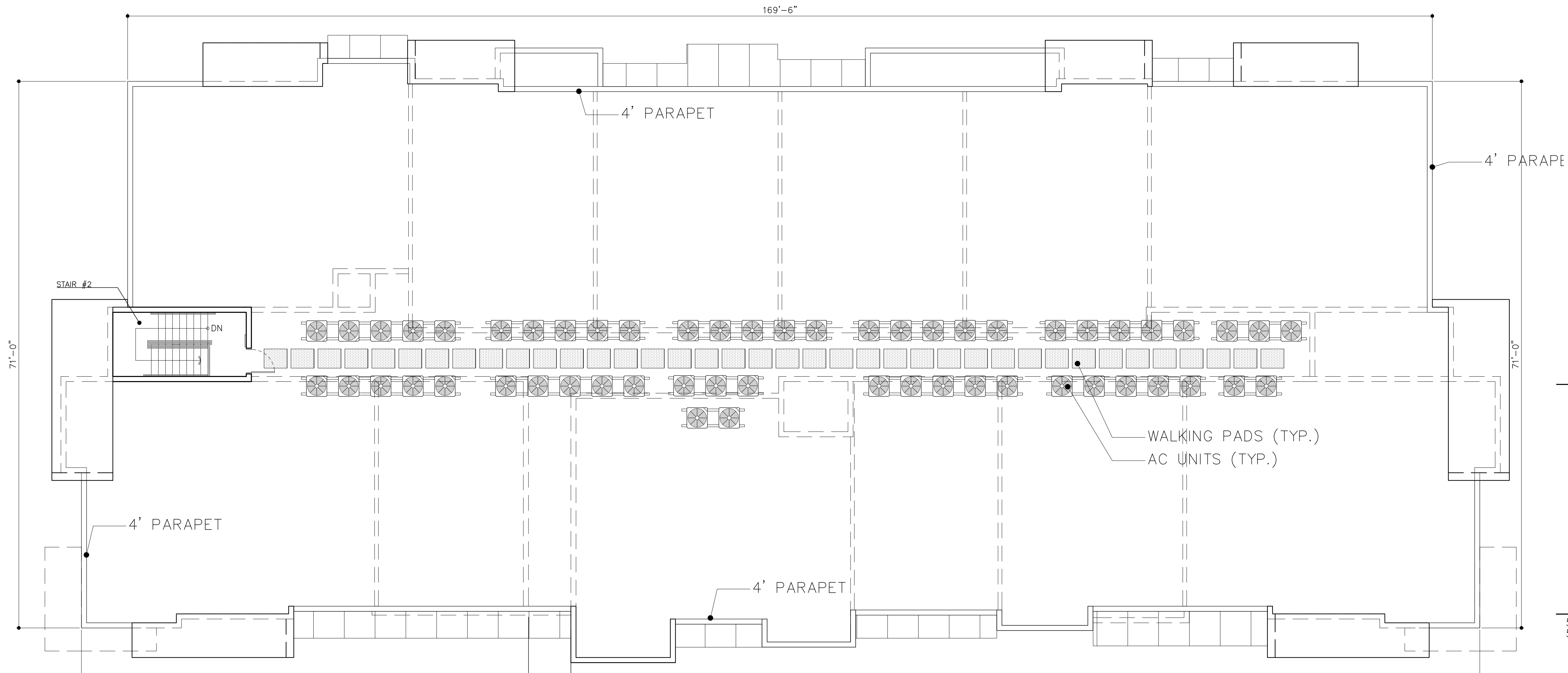
MSA ARCHITECTS, INC.
AACC00895
8950 SW 74th COURT
SUITE 1513 33156
MIAMI, FLORIDA
(305) 275-9911



DRAWN	07/08/2019
DATE	AS SHOWN
SCALE	1912.PRJ
JOB NO.	
SHEET TITLE:	
BUILDING TYPE II (#2/4)	
SHEET NUMBER:	
A-2.2.1	



LEVEL 5
12 UNITS



NOTES:
TYPE III-B-FULLY SPRINKLERED /
PROVIDED WITH FIRE ALARM SYSTEM
PER FFPC 6th EDITION

ROOF



KEY PLAN

SCALE: N.T.S.

BUILDING TYPE II (#2/4)

5 STORIES
55 UNITS-PER BLDG

SCALE: 1/8" = 1'-0"

RESUBMITTAL #2 06/17/2020

RESUBMITTAL	BY
05/13/2020	
RESUBMITTAL #2	
06/16/2020	

OAKLAND PARK RESIDENCES

FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

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AAC000895

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

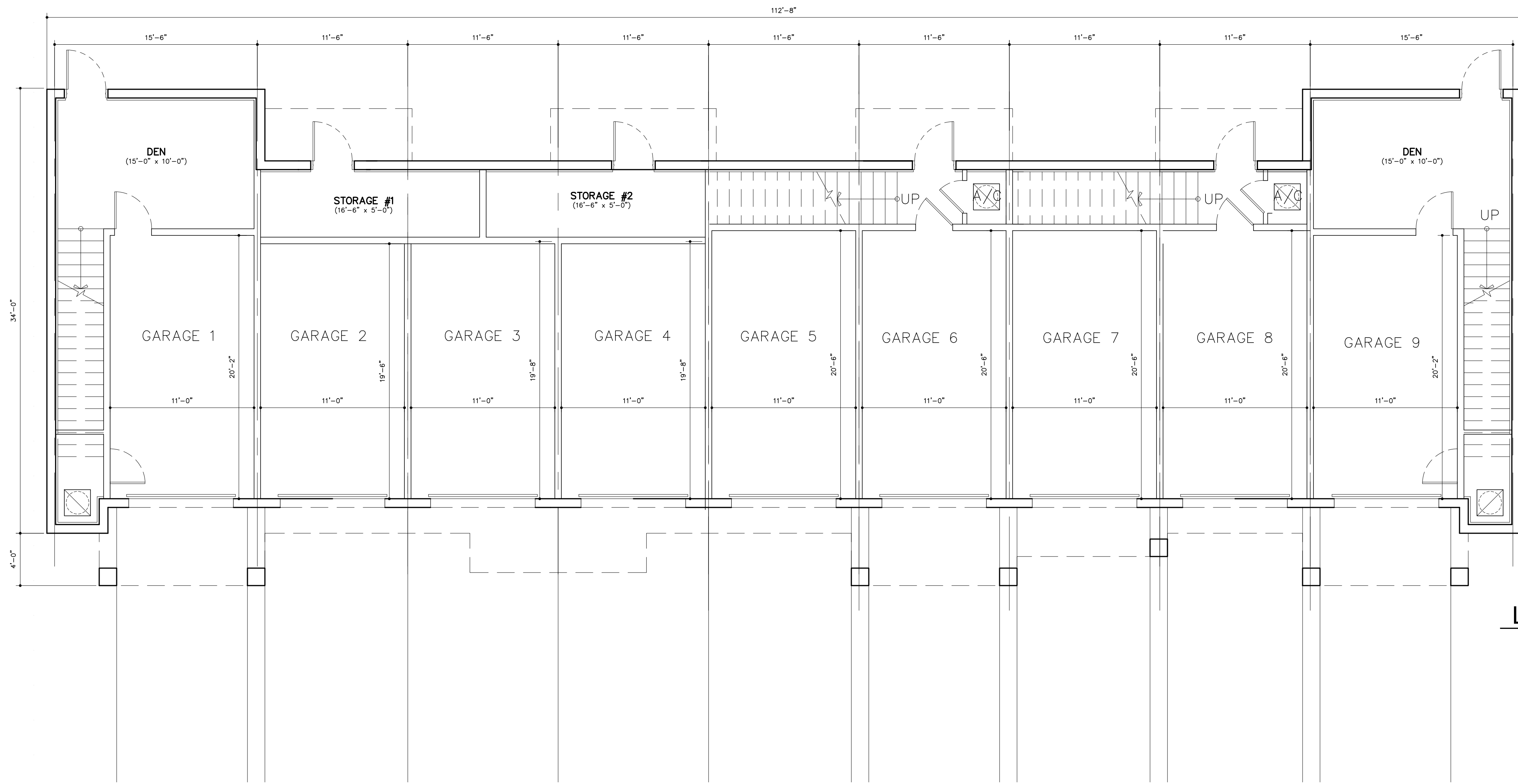


ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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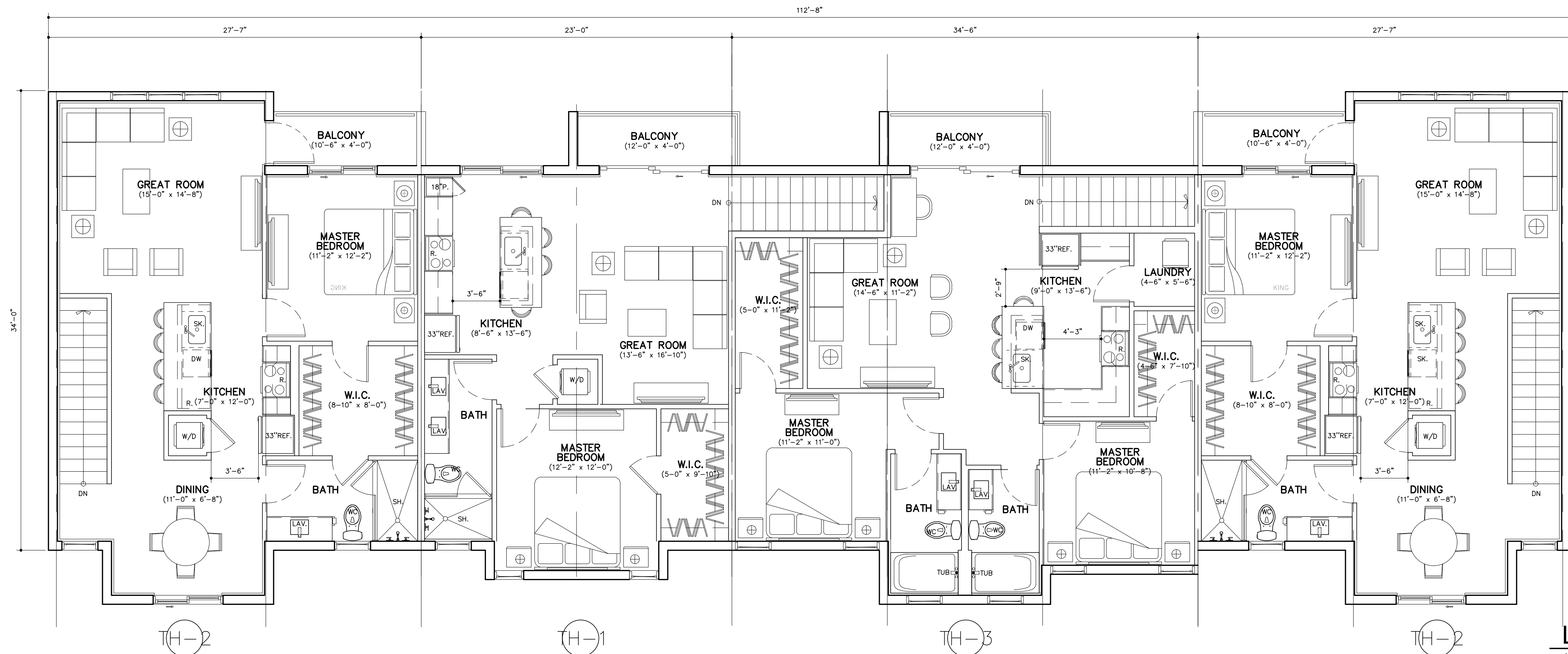
DRAWN	
DATE	07/08/2019
SCALE	AS SHOWN
JOB NO.	1912.PRJ

SHEET TITLE:
BUILDING TYPE II (#2/4)

SHEET NUMBER:
A-2.2.2

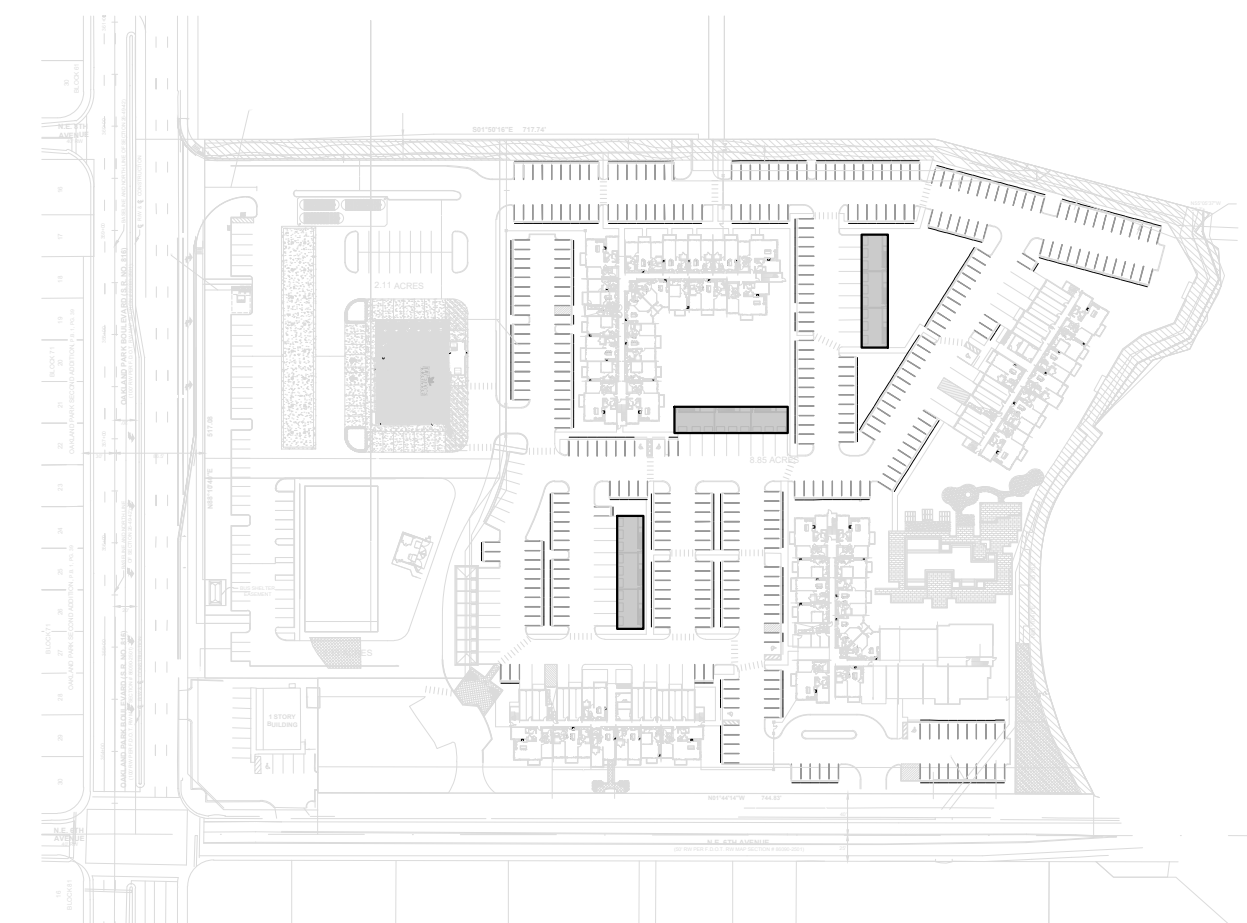


LEVEL 1



LEVEL 2

4 UNITS



KEY PLAN

SCALE: N.T.S.

NOTES:

TYPE III-B-FULLY SPRINKLERED

BUILDING TYPE III (# 5-7)

2 STORIES
4 UNITS-PER BLDG

SCALE: 3/16" = 1'-0"

RESUBMITTAL #2 06/17/2020

RESUBMITTAL	BY
05/13/2020	
RESUBMITTAL #2	
06/16/2020	

OAKLAND PARK RESIDENCES

FOR:
RAM
LOCATED AT:
OAKLAND, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AAC000895

8950 SW 74th COURT
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

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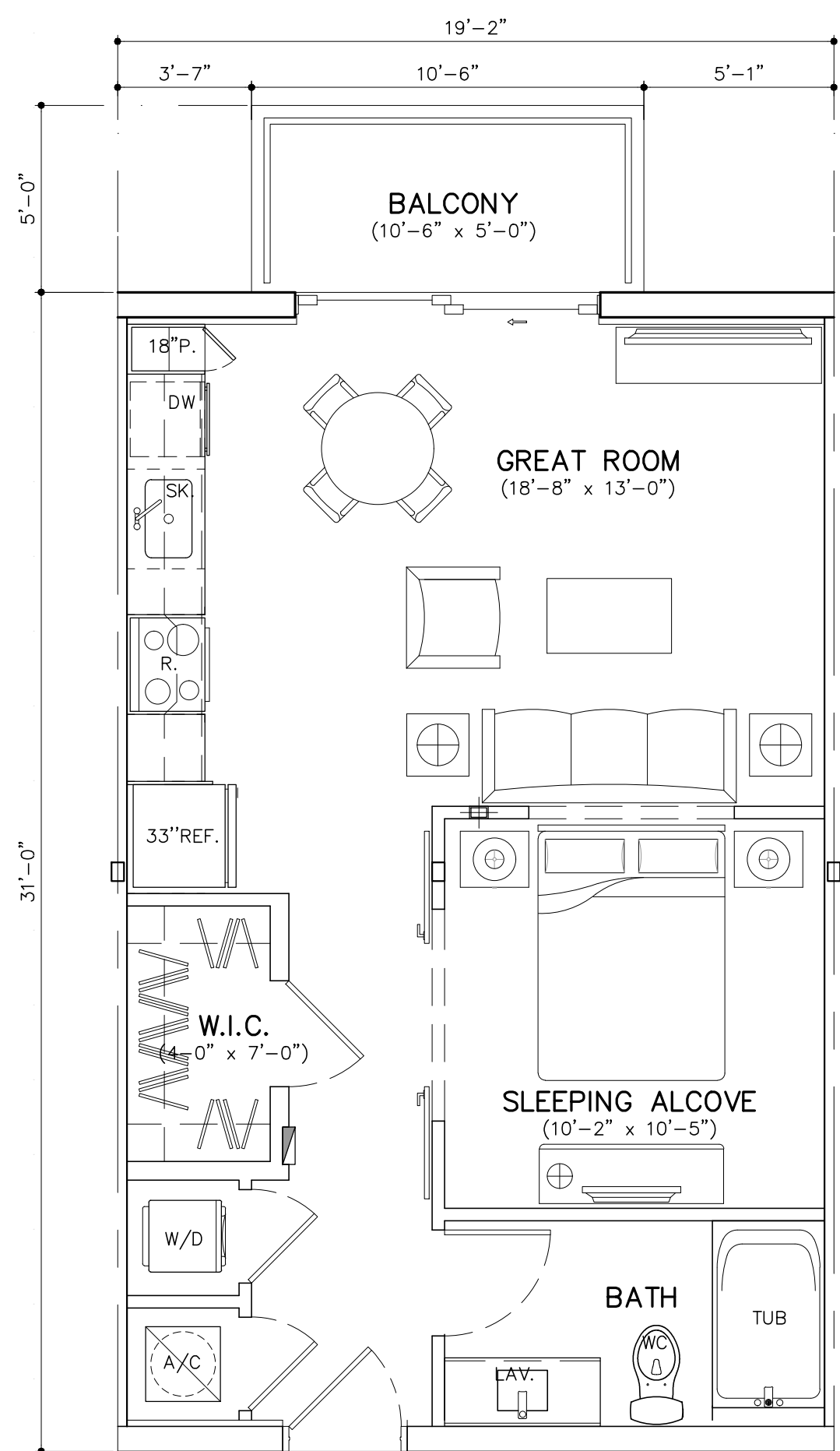
DRAWN	07/08/2019
DATE	
SCALE	AS SHOWN
JOB NO.	1912.PRJ

SHEET TITLE:

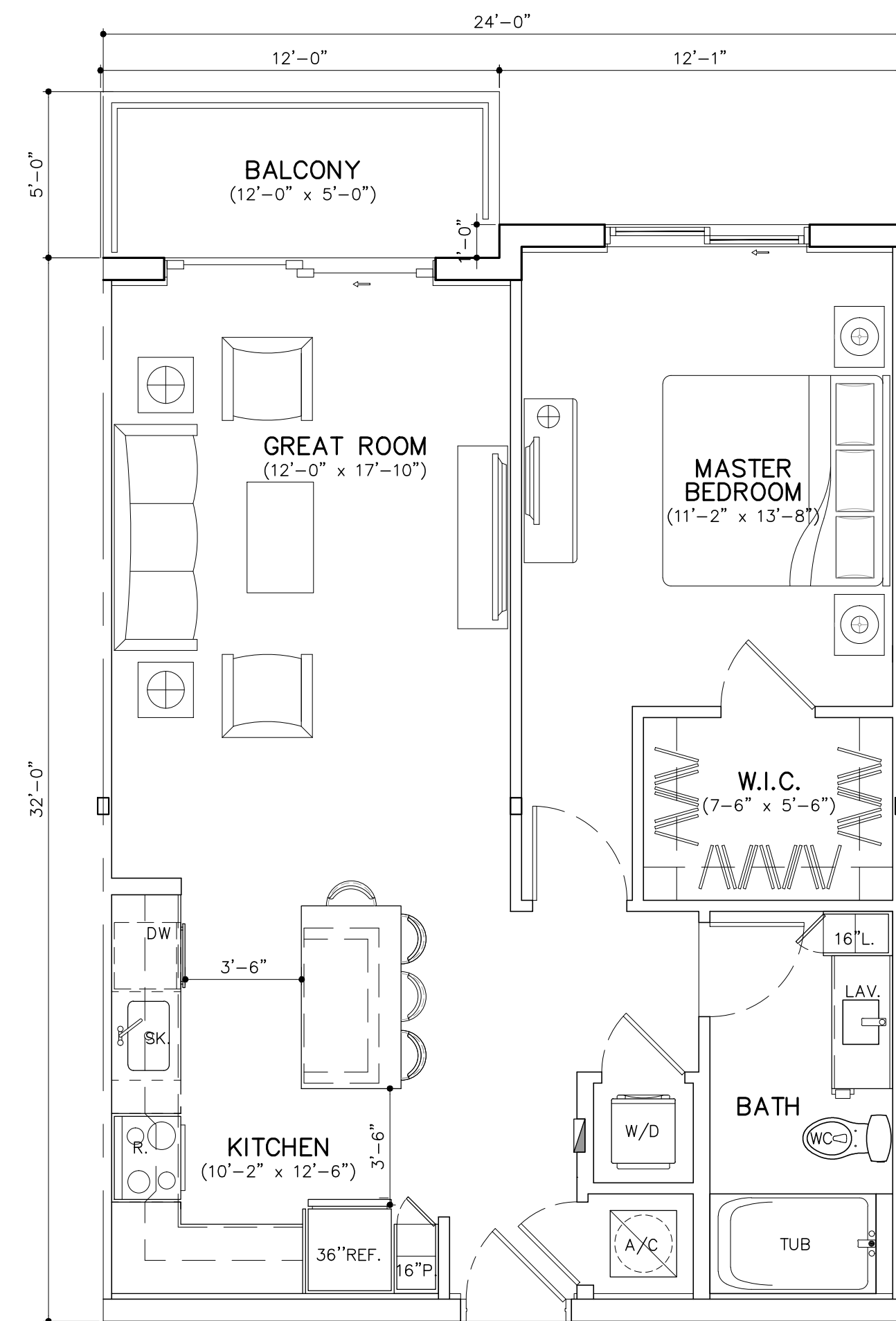
BUILDING TYPE III (#5-7)

SHEET NUMBER:

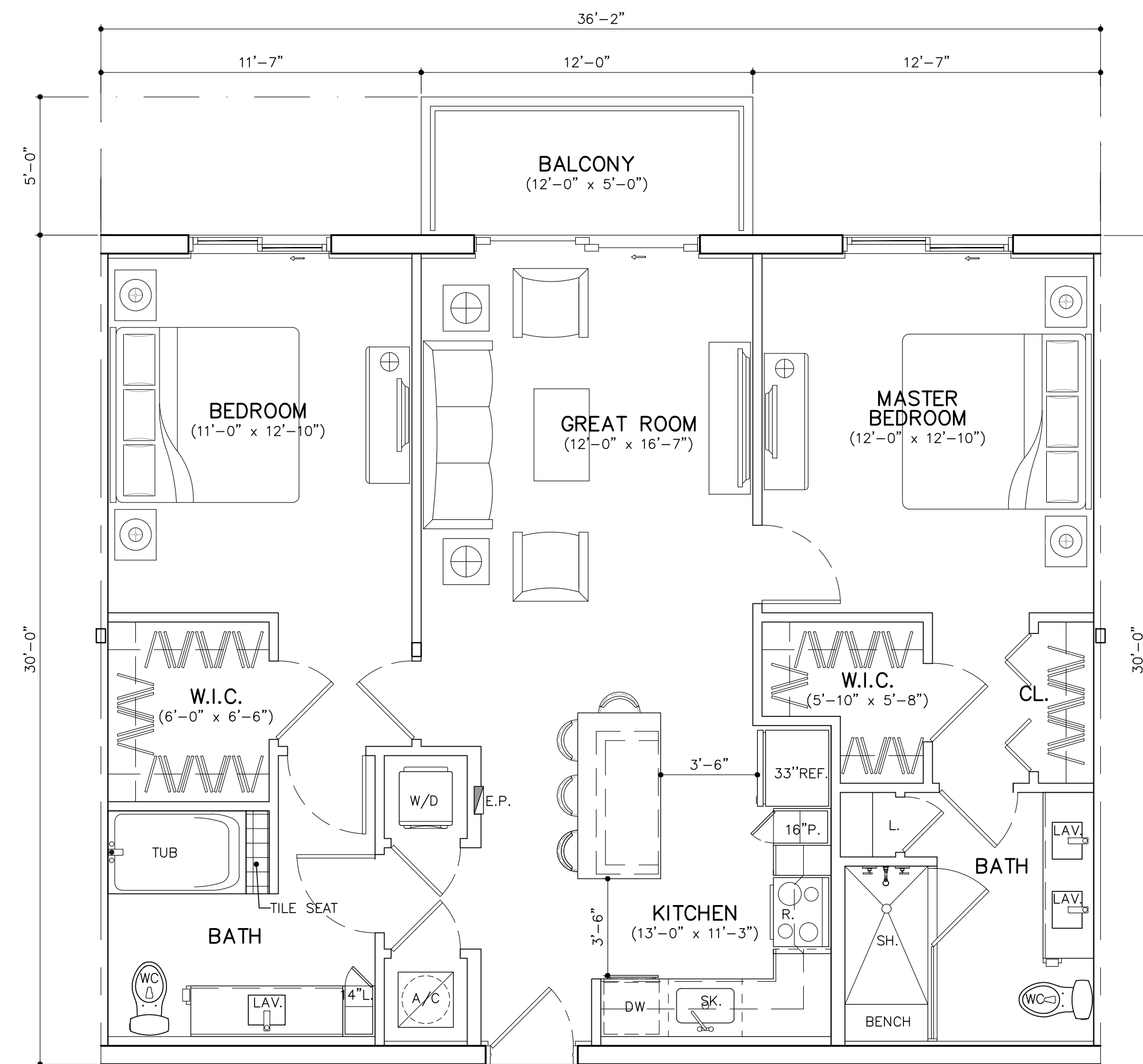
A-2.3.1



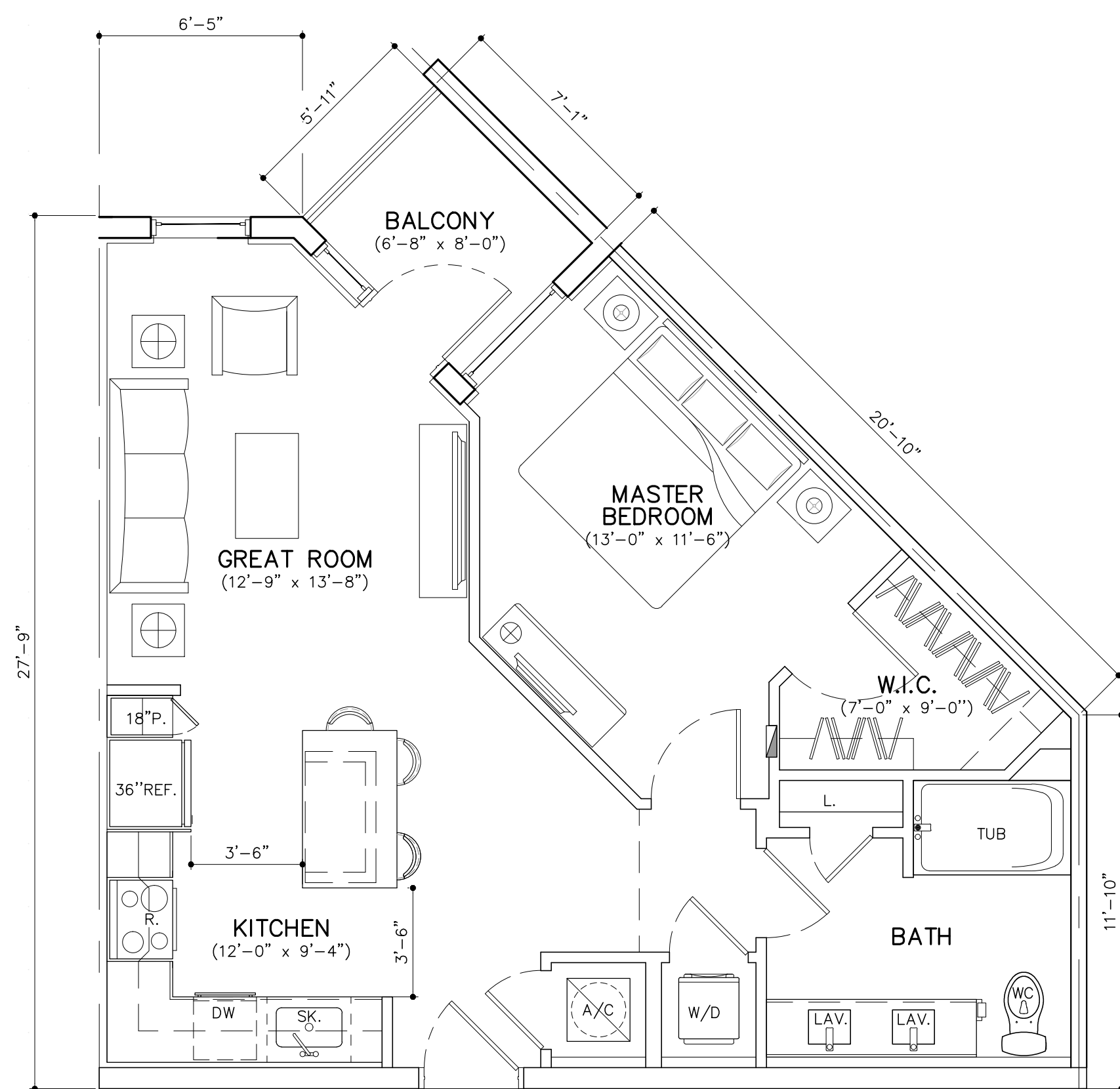
UNIT ST	(STUDIO/1 BTH)
GROSS A/C AREA = 594 SQ. FT.	(50 DU'S)
BALCONY = 53 SQ. FT.	



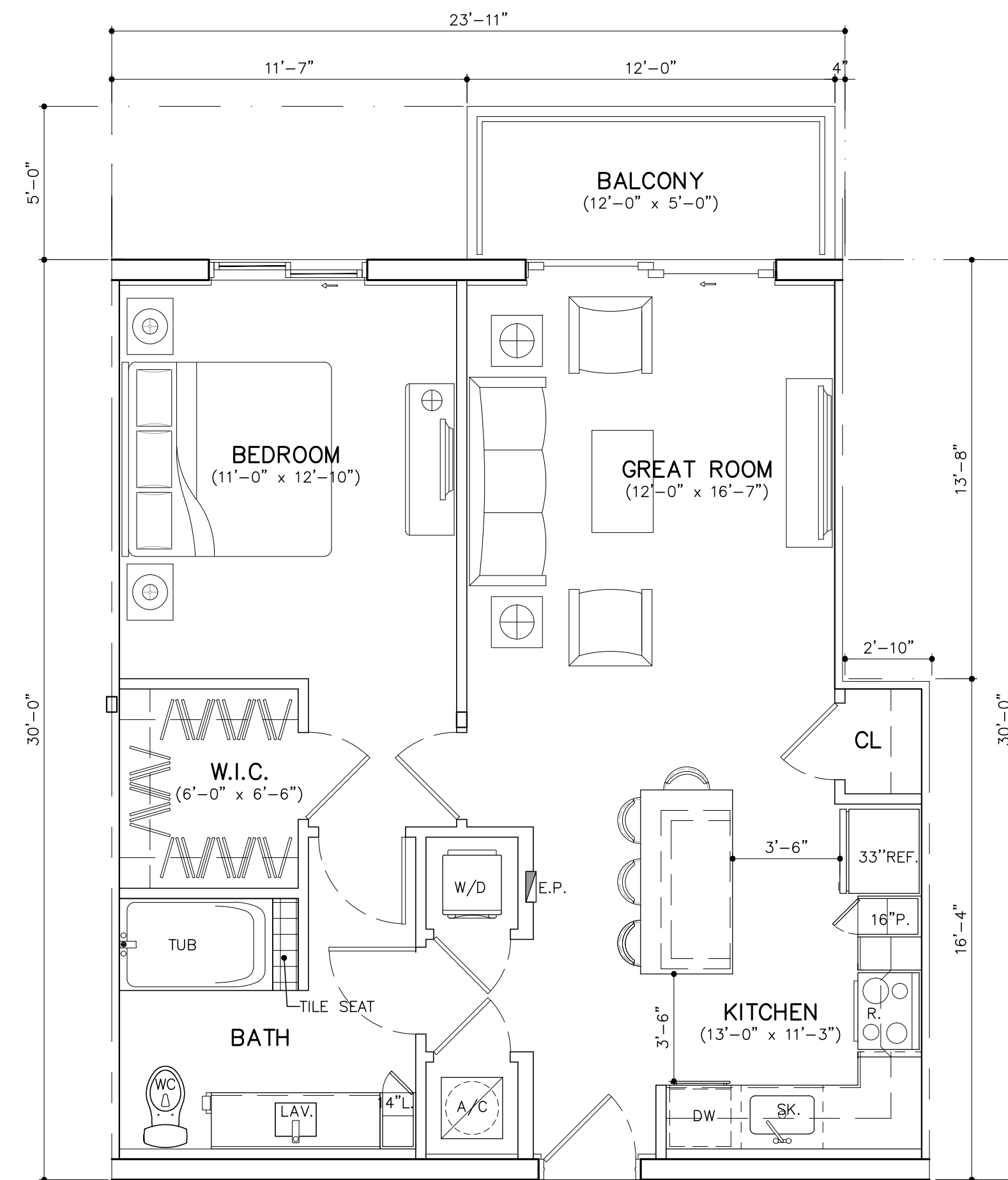
UNIT A1 (1BD /1BTH)
GROSS A/C AREA = 780 SQ. FT. (89 DU'S)
BALCONY = 60 SQ. FT.



UNIT B1 (1BD /1BTH)
GROSS A/C AREA = 1085 SQ. FT. (35 DU'S)
BALCONY = 60 SQ. FT.



UNIT A2	(1BD /1BTH)
GROSS A/C AREA = 711 SQ. FT.	(20 DU'S)
BALCONY = 42 SQ. FT.	



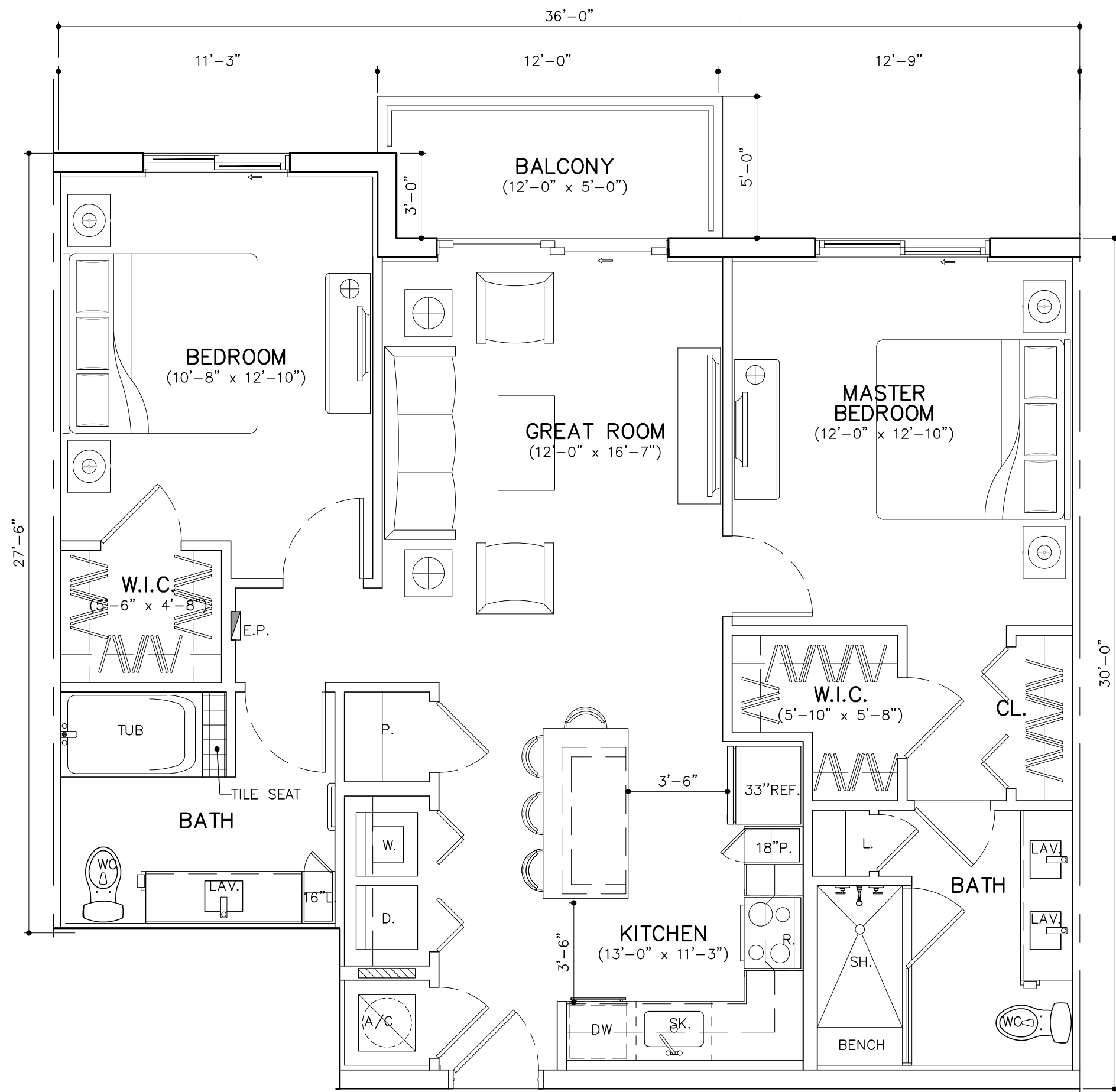
UNIT A3 (B1 MOD)	(2 BD/2 BTH)
GROSS A/C AREA = 764 SQ. FT.	(1 DU'S)
BALCONY = 60 SQ. FT.	

UNIT MIX									
Unit Designation	Area	Bldg Types				# Units	% of Total	Leasable Area (NRSF)	Client's % target
		Type I(5st)	Type IA(5st)	Type II(5st)	Type III (Carriage Homes)				
STUDIOS									
ST	594 sf	15	15	10		50		29,700 sf	
Sub-Total		15 units	15 units	10 units		50 units	16.7%	29,700 sf	20%
1BD									
A1	780 sf	20	25	22		89		69,420 sf	
A2	711 sf	10	10	0		20		14,220 sf	
A3 (B1-mod)	764 sf	1	0	0		1		764 sf	
B1a Mod	728 sf			1		2		1,456 sf	
Sub-Total		31 units	35 units	23 units		112 units	37.3%	85,860 sf	37%
2BD									
B1	1,085 sf	12	15	4		35		37,975 sf	
B1a	1,066 sf	4	4	8		24		25,584 sf	
B2	1,245 sf	22	25	10		67		83,415 sf	
Sub-Total		38 units	44 units	22 units		126 units	42.0%	146,974 sf	43%
Carriage Homes									
TH-1 (1BD)	820 sf				1	3		2,460 sf	
TH-2 (1BD+DEN)	1,172 sf				2	6		7,032 sf	
TH-3 (2BD)	1,172 sf				1	3		3,516 sf	
Sub-Total					4 units	12 units	4.0%	13,008 sf	
# of bedrooms									
# Units Total						429 bedrooms			
# of Bldgs									
# Units Total						300 units	100%	275,542 sf	
# of Unit/Bldg									
# of Bldgs		84 units	94 units	55 units	4 units	7 bldgs			
# Units Total		84 units	94 units	110 units	12 units	300 units	100%	275,542 sf	100%
918 avg sq sf/du									

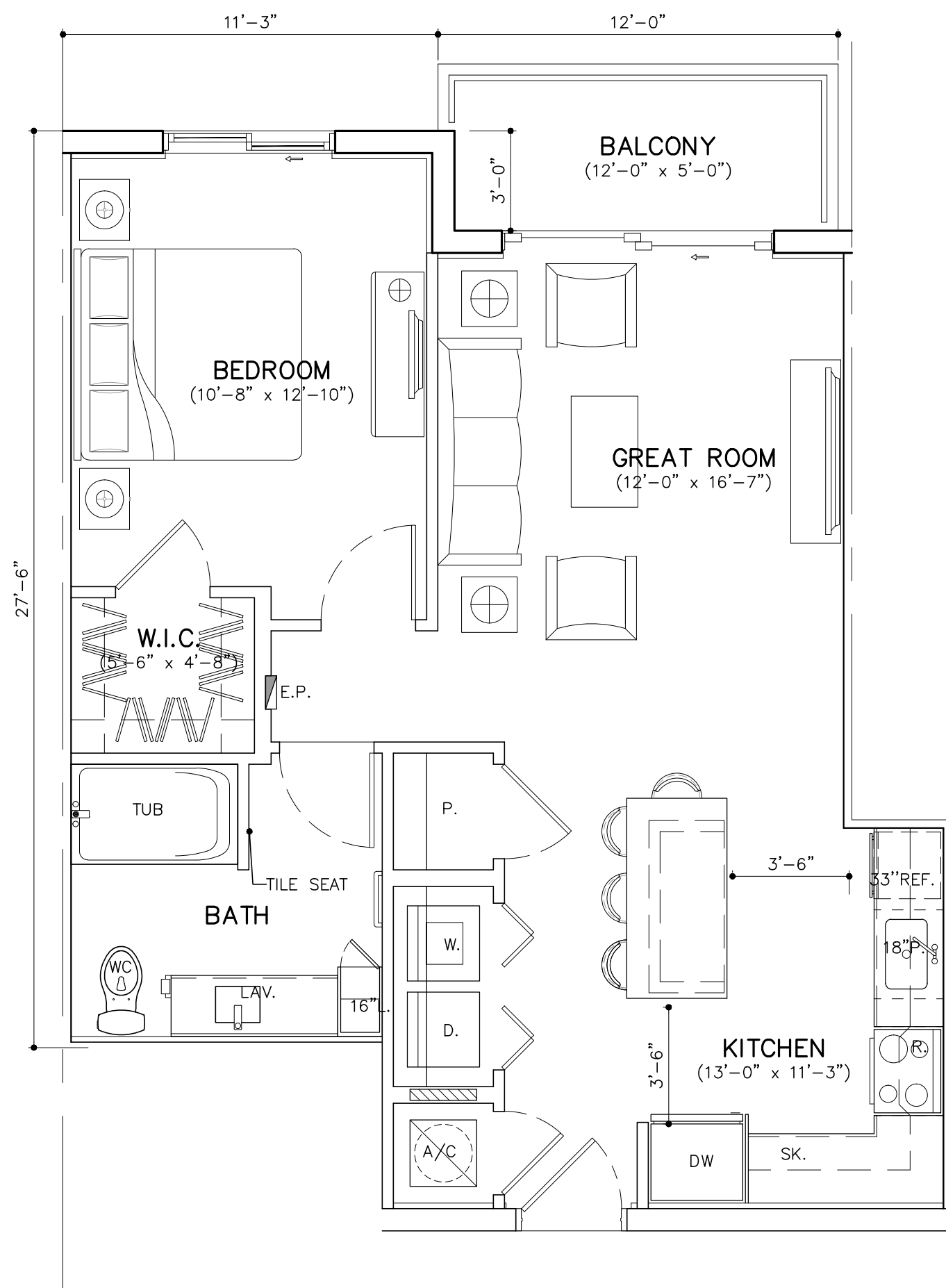
UNIT MIX SUMMARY TABLE			
	# Units	% of Total	Client's % target
STUDIOS	50 units	17%	20%
1BD	115 units	38%	37%
1BD+DEN	6 units	2%	
2BD	129 units	43%	
# Units Total	300 units	100%	
# Bedrooms	429 bedrooms		

UNIT PLANS

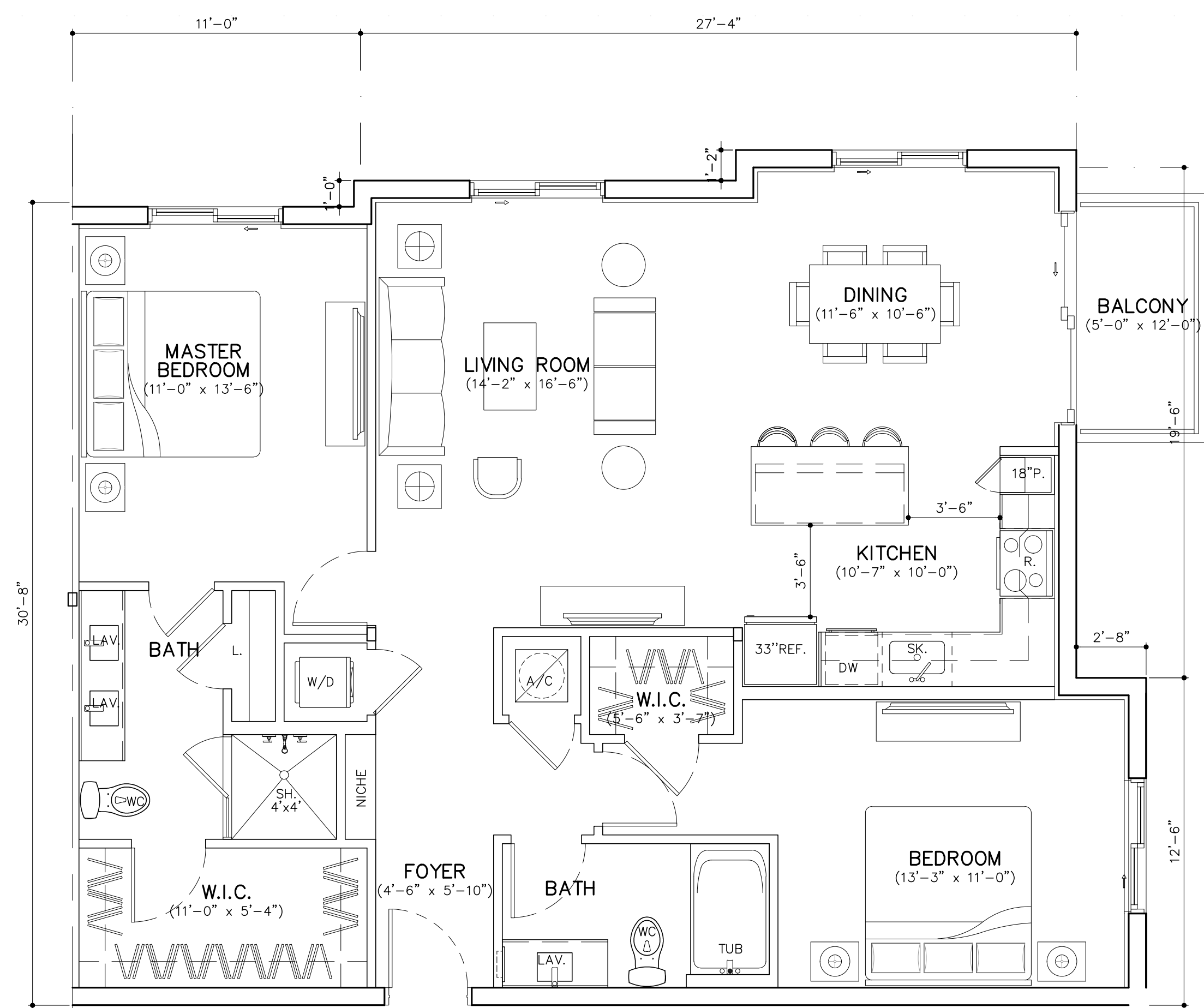
SCALE: 1/4"=1'-0"



UNIT B1A (1 BD/1 BTH)
GROSS A/C AREA = 1066 SQ. FT. (24 DU'S)
BALCONY = 59 SQ. FT.



UNIT B1A MOD (1 BD/1 BTH)
GROSS A/C AREA = 728 SQ. FT. (2 DU'S)
BALCONY = 59 SQ. FT.



UNIT B2 (2 BD/2 BTH)
GROSS A/C AREA = 1245 SQ. FT. (67 DU'S)
BALCONY = 48 SQ. FT.

UNIT PLANS
SCALE: 1/4"=1'-0"
RESUBMITTAL #2 06/17/2020

RESUBMITTAL 05/13/2020	BY
RESUBMITTAL #2 06/16/2020	

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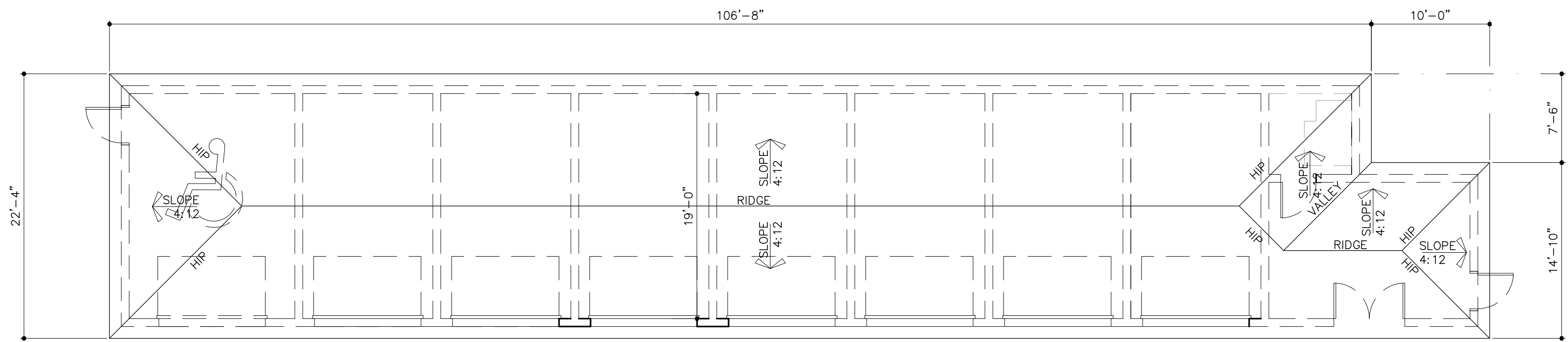
MSA

ARCHITECTS

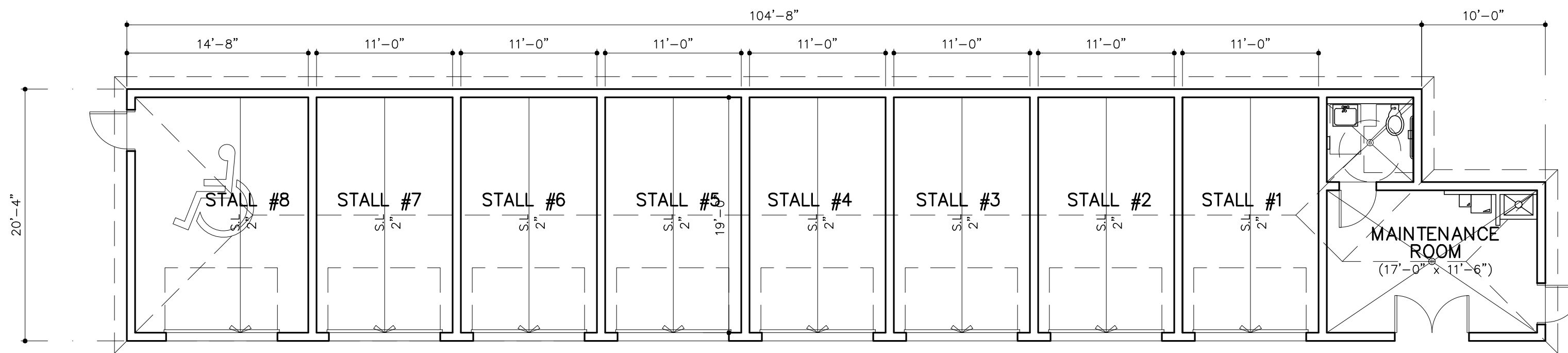
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DRAWN	07/08/2019
DATE	
SCALE	AS SHOWN
JOB NO.	1912.PRJ
SHEET TITLE:	
UNIT PLANS	
SHEET NUMBER:	
A-4.2	

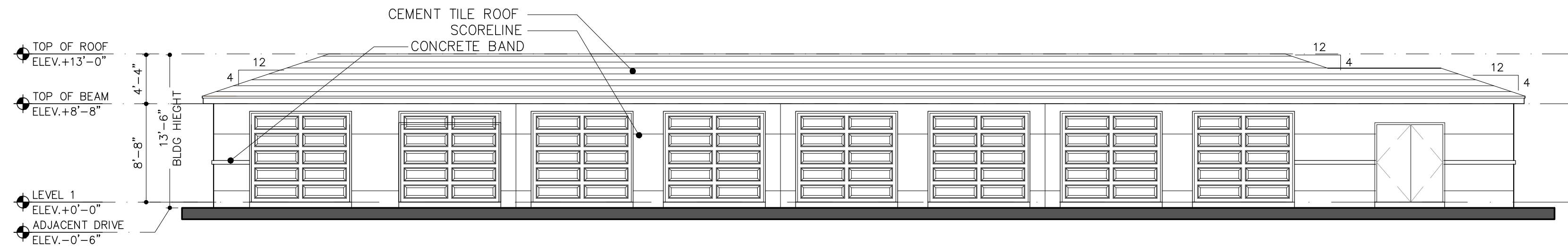


ROOF PLAN

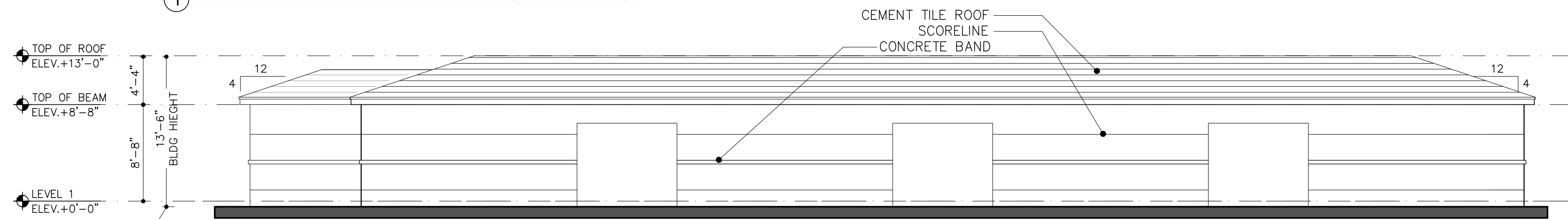


FLOOR PLAN

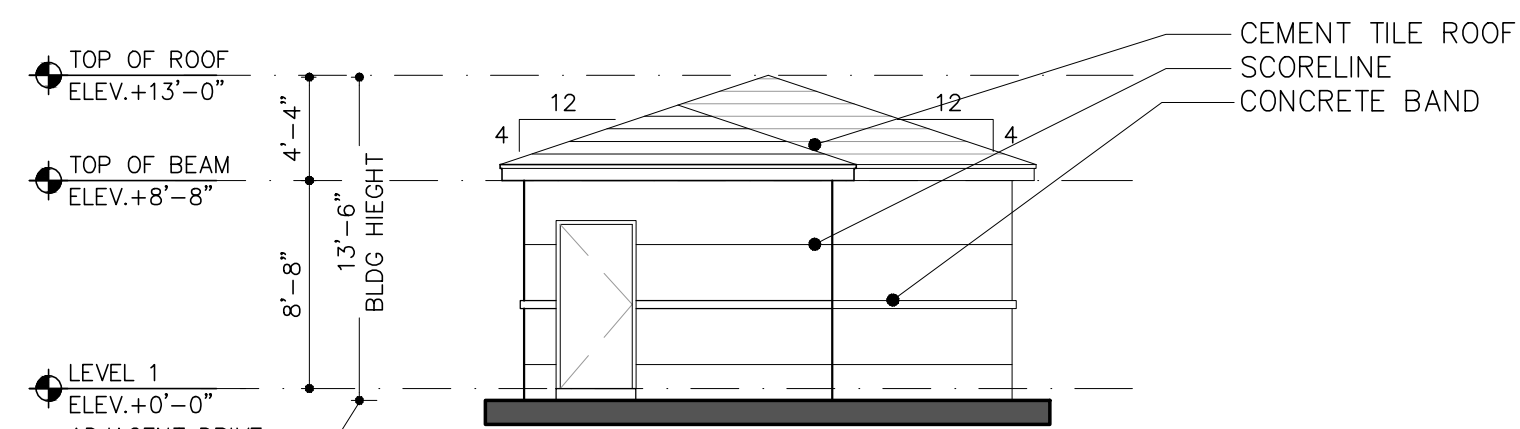
GROSS AC AREA: 2257 SQ. FT.



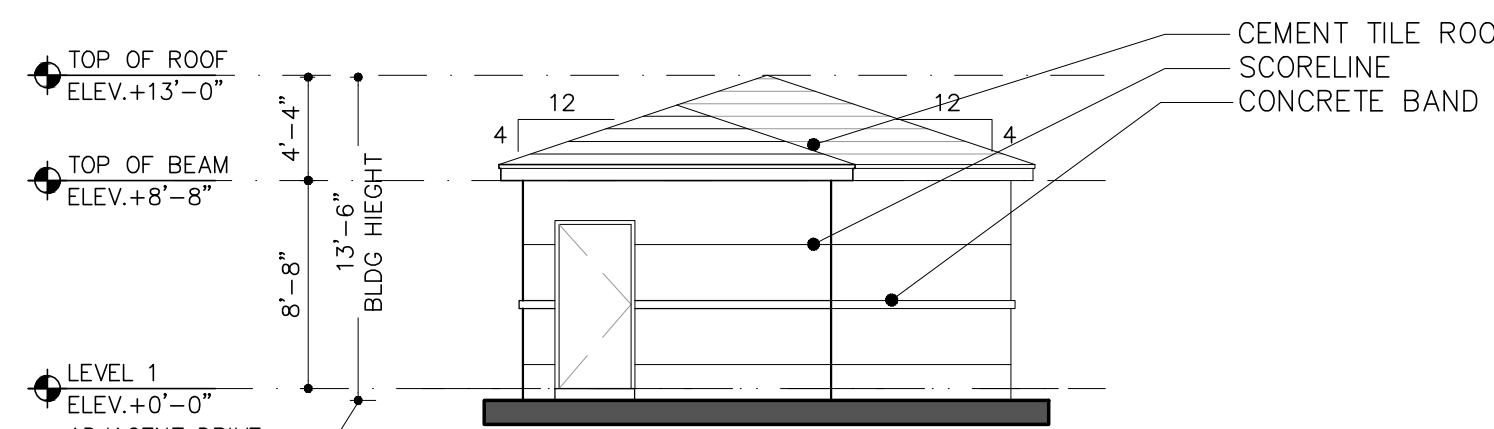
1 NORTH ELEVATION (FRONT)



3 SOUTH ELEVATION (REAR)



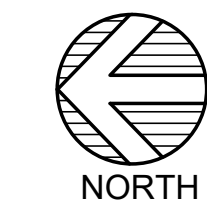
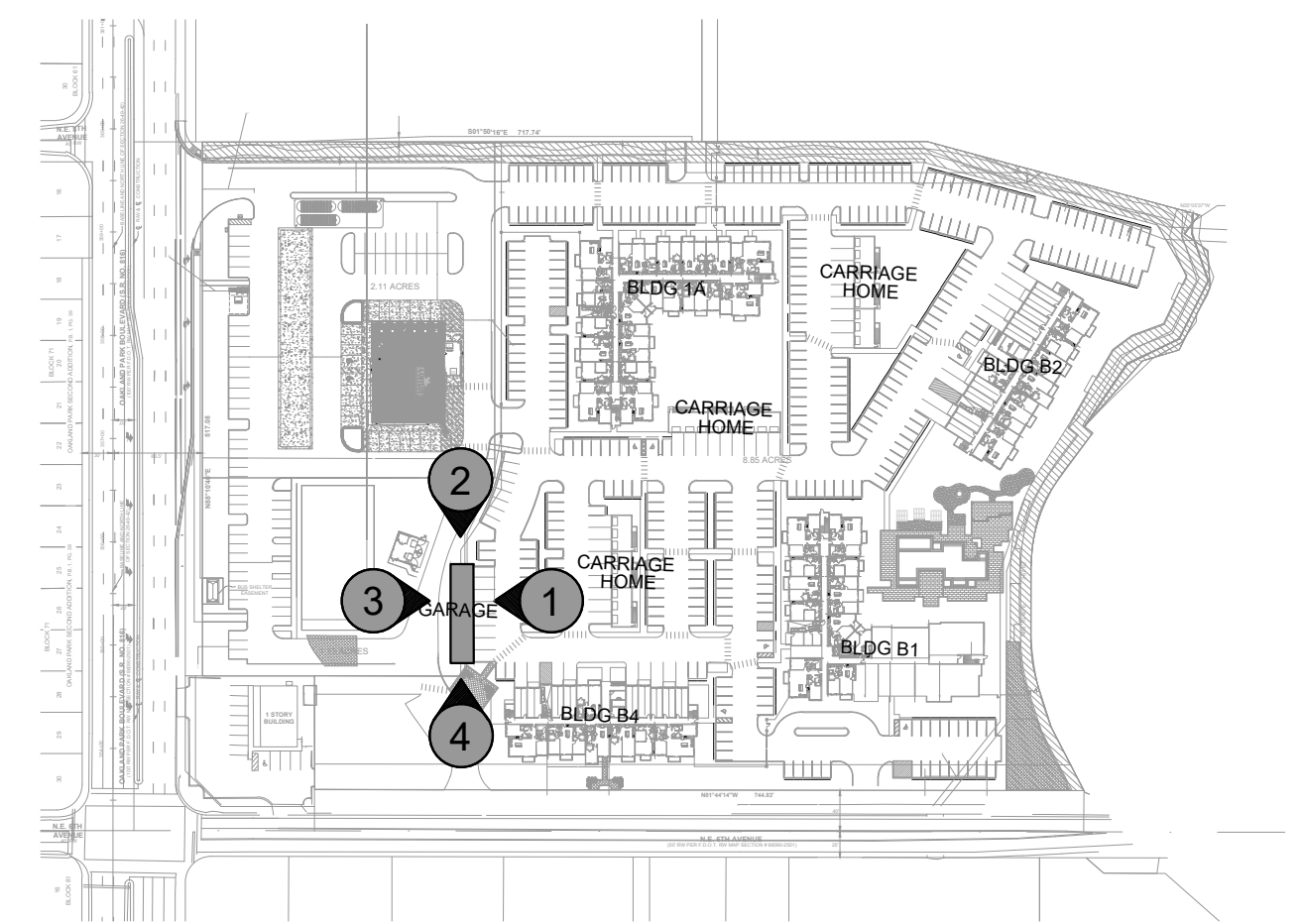
2 EAST ELEVATIONS (RIGHT)



4 WEST ELEVATIONS (LEFT)

GARAGE

SCALE: 1/8"=1'-0"



KEY PLAN

SCALE: N.T.S.

GARAGE PLANS AND ELEVATIONS

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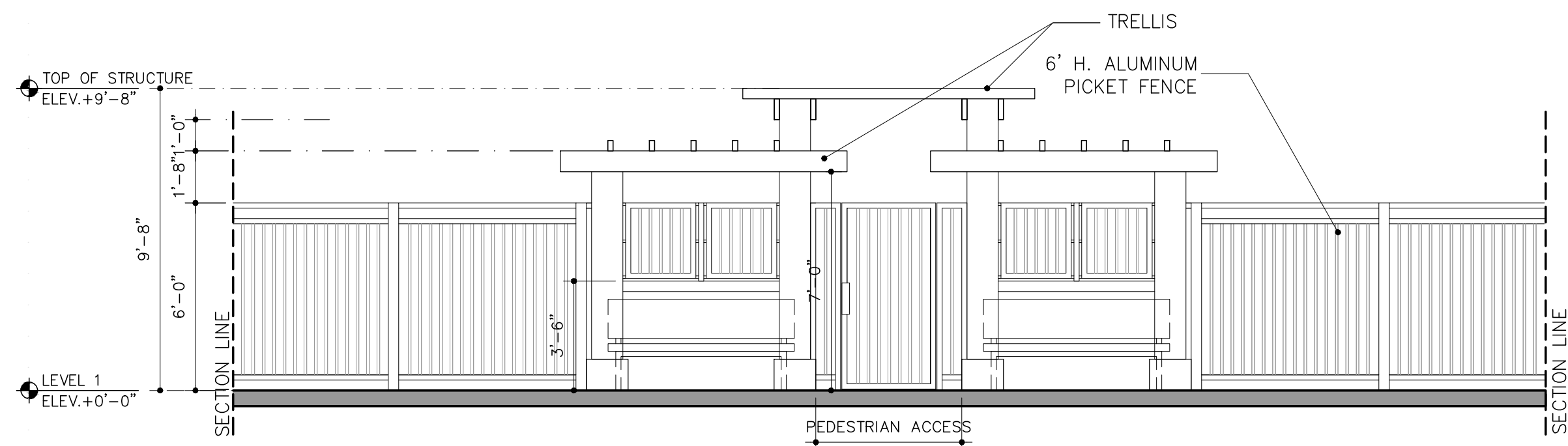
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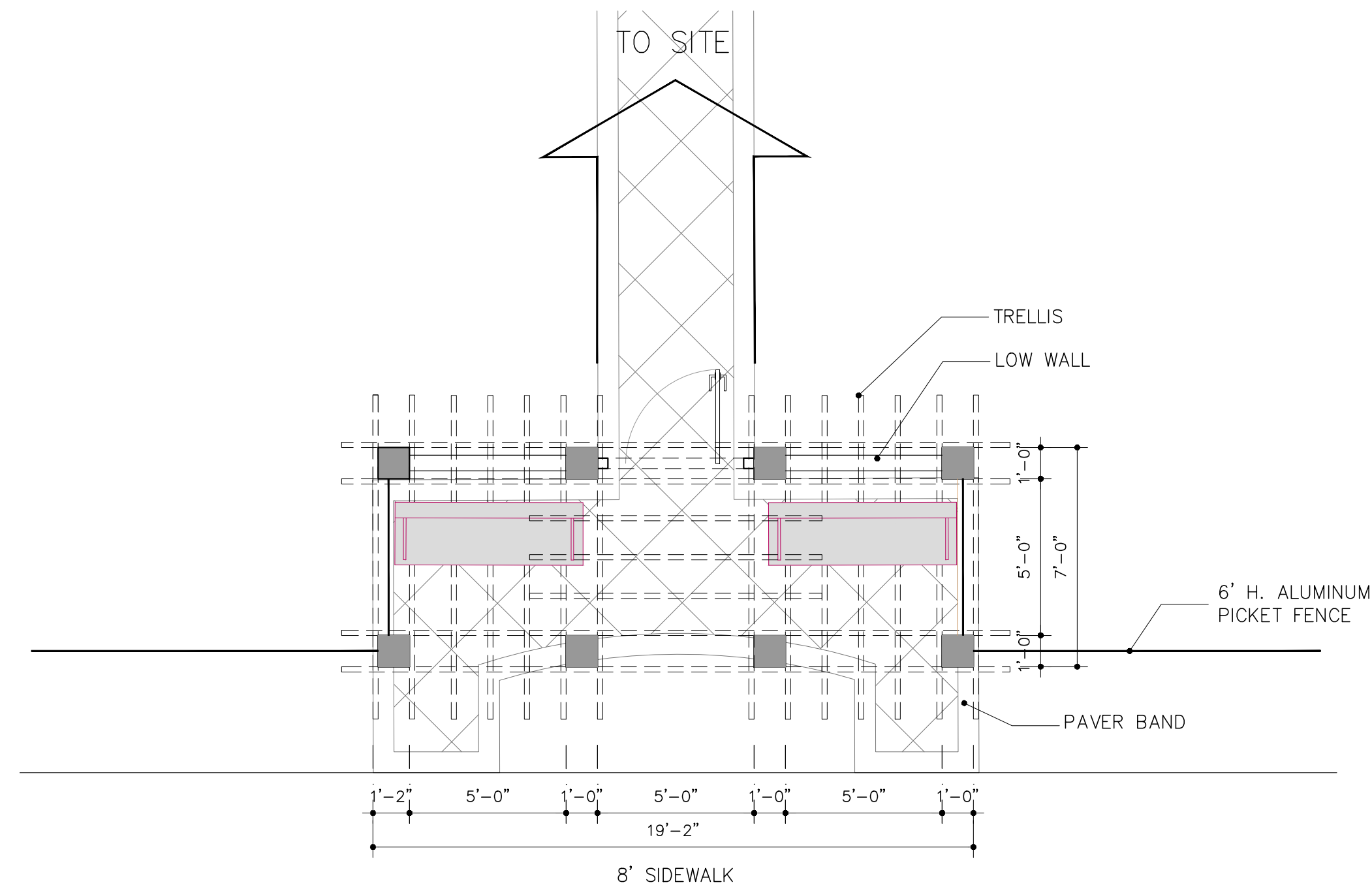
MSA ARCHITECTS
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ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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JOB NO.	
SHEET TITLE:	GARAGE 1 & 2
SHEET NUMBER:	G-1

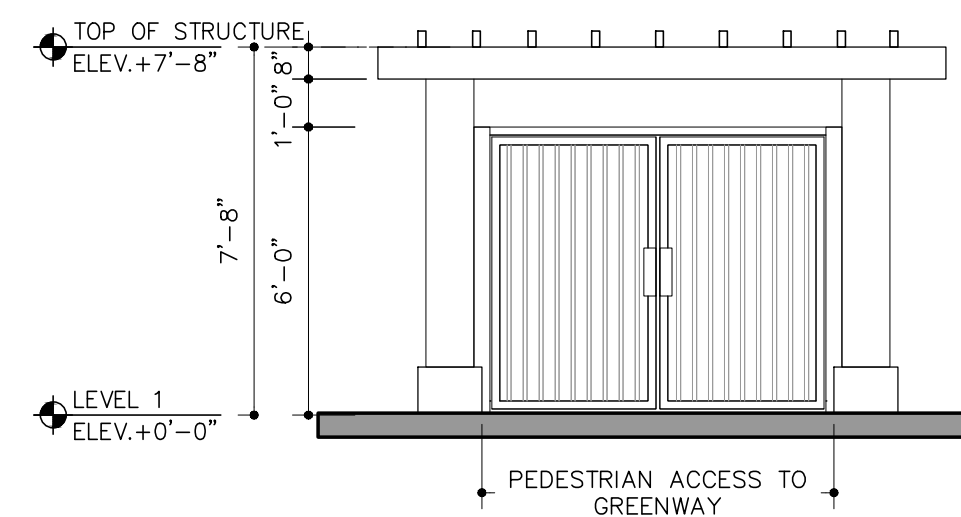


ELEVATION

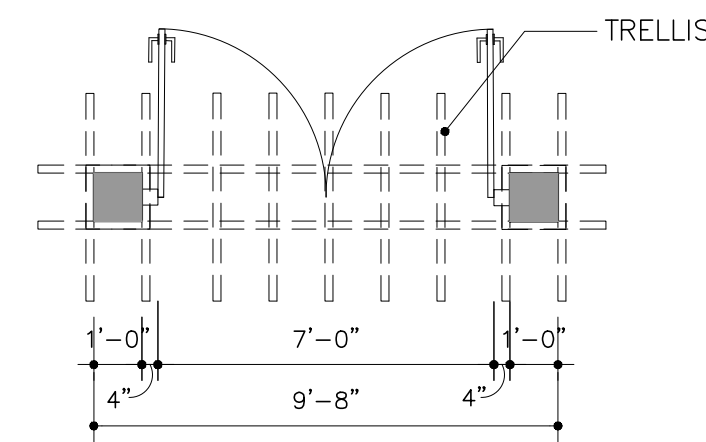


PLAN DETAIL

1 PLAZA PORTAL

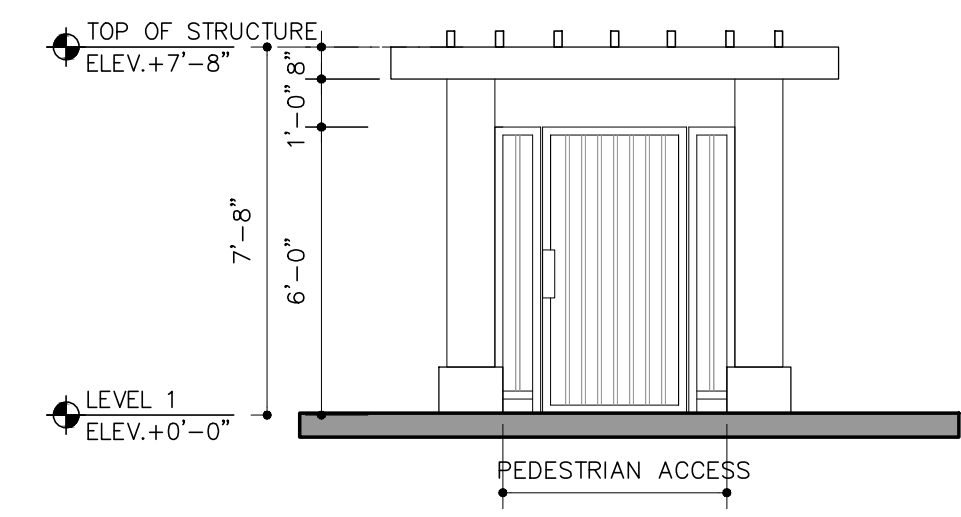


ELEVATION

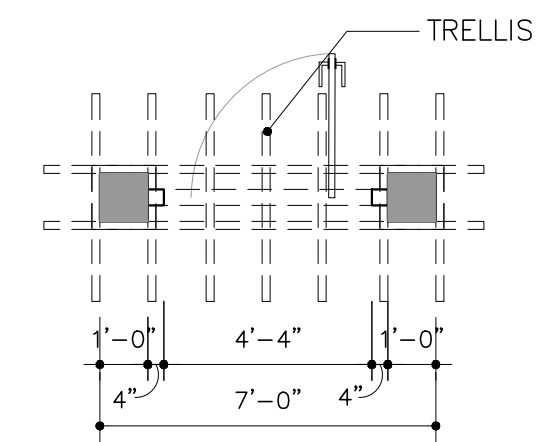


PLAN DETAIL

2 GREENWAY PORTAL

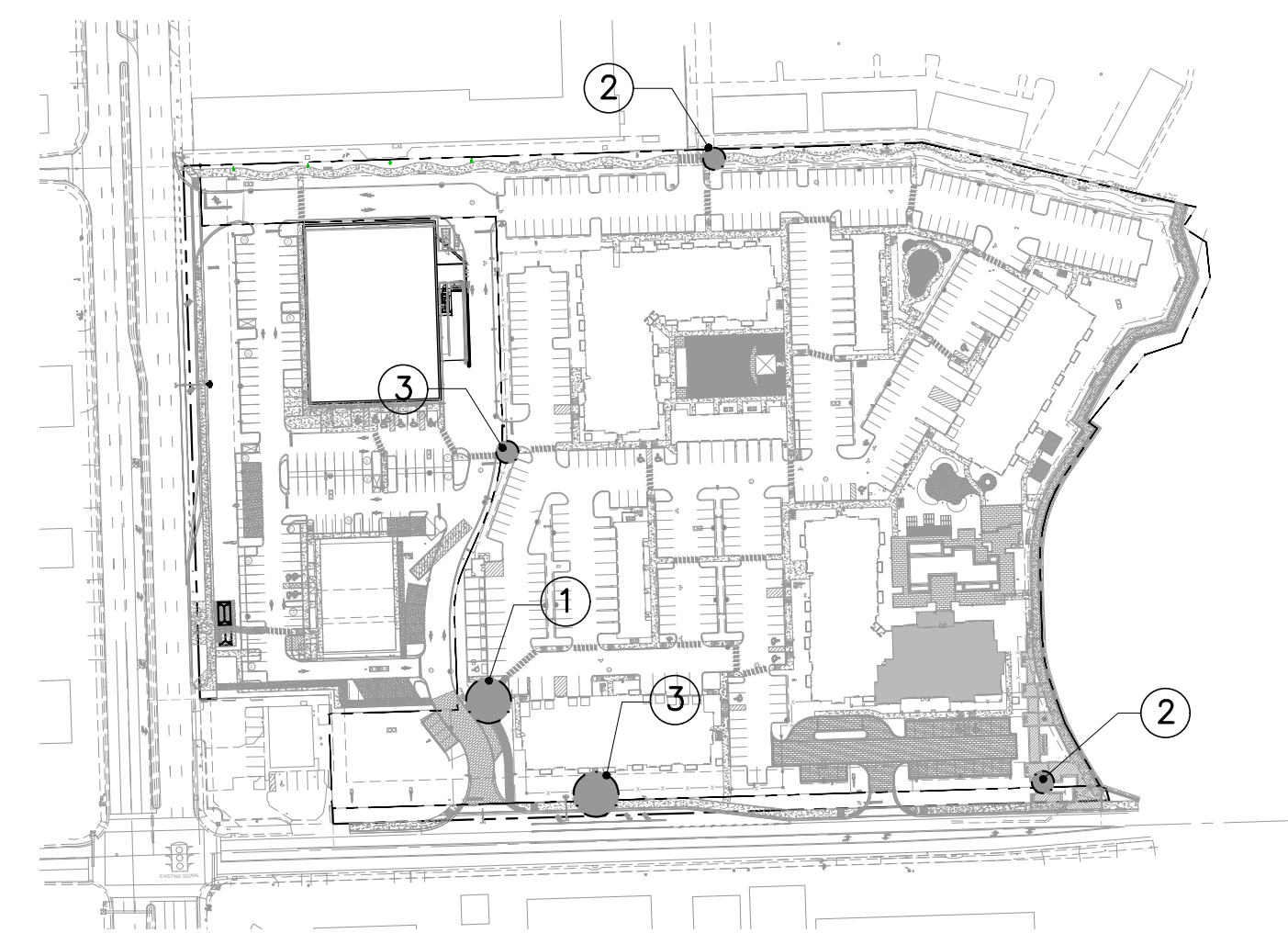


ELEVATION



PLAN DETAIL

3 PEDESTRIAN PORTAL TO SITE
6TH AVE PEDESTRIAN ACCESS NEXT TO BLDG #4
PEDESTRIAN NEXT TO COMMERCIAL



KEY PLAN

SCALE: N.T.S.

ACCESSORY STRUCTURES PLANS AND ELEVATIONS

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DRAWN
DATE 07/08/2019
SCALE AS SHOWN
JOB NO. 1912.PRJ

SHEET TITLE:
ACCESSORY STRUCTURES

SHEET NUMBER:
ACC-1

RESUBMITTAL #2 06/17/2020