

Copyright © 2017 | MODIS ARCHITECTS, LLC | All Rights Reserved | M-MODIS - Drawing 19024 - Hollywood Residential - Estate Comprehensive Design/AS-Schematic Design & Final TAC Preparation/03-AS-02 Drawing/19024-AS-02 Zoning Data.dwg

Description			Required/ Permitted	Proposed
Property Zoning:				
			ND-3 & RC-2	
Future Land Use				
		Regional Activity Center		
Lot Area				
Gross Lot Area	147,399 sf	3.38 Acres		
Net Lot Area	99,822 sf	2.29 Acres		
Density				
	147,399 sf			Units
FAR				
	Gross Lot Area		Permitted	Proposed
ND-3	120,233 sf	Max F.A.R. (3)	360,699	
RC-2	27,166 sf	Max F.A.R. (3)	81,498	
Total			442,197	351,478
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Net Lot Area	99,822 sf			84,396 sf
				84.55%
Impervious & Pervious				
Impervious		55,278 sf		37.50%
Pervious		8,978 sf		6.09%
Building Area		83,143 sf		56.41%
Total Gross Lot Area		147,399 sf		100.00%
Building Height				
	Max Height		140'-0"	74'-0"
	Number of Stories		10 Story	8 Story
Setbacks				
Hollywood Blvd			10'-0"	15'-0"
Secondary Front			10'-0"	10'-0"
Tyler Street			10'-0"	3'-8"
N. 21st Avenue			10'-0"	10'-0"
Side Interior			0'-0"	26'-6"
Alley			5'-0"	0'-0"

Total Building Area												
	Non-FAR			Total Non-FAR		FAR					Total FAR	Total Gross Area
Levels	Garage	FPL, Elect.Rm, Trash	Amenity Deck			Unit Area	Circulation	Mech/Elect.	Amenities	Retail		
Level 1	24,392 sf	4,505 sf		28,897 sf		2,140 sf	22,268 sf	0 sf	0 sf	29,838 sf	54,246 sf	83,143 sf
Level 2	70,168 sf	0 sf		70,168 sf		9,495 sf	4,623 sf	110 sf	0 sf	0 sf	14,228 sf	84,396 sf
Level 3	70,168 sf	0 sf		70,168 sf		9,495 sf	4,623 sf	110 sf	0 sf	0 sf	14,228 sf	84,396 sf
Level 4	0 sf	0 sf	30,212 sf	30,212 sf		35,900 sf	8,690 sf	785 sf	8,809 sf	0 sf	54,184 sf	84,396 sf
Level 5	0 sf	0 sf		0 sf		44,404 sf	8,690 sf	1,090 sf	0 sf	0 sf	54,184 sf	54,185 sf
Level 6	0 sf	0 sf		0 sf		44,404 sf	8,690 sf	1,090 sf	0 sf	0 sf	54,184 sf	54,185 sf
Level 7	0 sf	0 sf		0 sf		44,404 sf	8,690 sf	1,090 sf	0 sf	0 sf	54,184 sf	54,185 sf
Level 8	0 sf	0 sf	2,145 sf	2,145 sf		42,260 sf	8,690 sf	1,090 sf	0 sf	0 sf	52,040 sf	54,185 sf
Total	164,728 sf	4,505 sf		201,590 sf	101,434 sf	74,964 sf	2,095 sf	8,809 sf	29,838 sf	351,478 sf	553,071 sf	

Tower 1 Unit Area Calculation										
	Studio	Studio Jr	A1 (1bd)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	C1 (3bd)	C2 (3BD)	Total Units per Floor	Total Area Floor Plate Above 55'0"
Leasable Area	399 sf	500 sf	600 sf	828 sf	1,232 sf	873 sf	1,070 sf	1,070 sf		
Balc./Terr.	27 sf	27 sf	30 sf	30 sf	84 sf	128 sf	128 sf	75 sf		
Level 1	0	0	0	0	0	0	0	0	0	
Level 2	1	1	8	2	0	0	0	2	14	
Level 3	1	1	8	2	0	0	0	2	14	
Level 4	10	5	16	3	4	0	1	2	41	33,320 sf
Level 5	10	6	16	3	4	0	1	2	42	33,320 sf
Level 6	10	6	16	3	4	0	1	2	42	33,320 sf
Level 7	10	6	16	3	4	0	1	2	42	33,320 sf
Level 8	12	5	14	2	4	0	1	2	40	31,272 sf
Sub Total	54 Units	30 Units	94 Units	18 Units	20 Units	0 Units	5 Units	14 Units		
							Total Units in Tower 1		235 Units	

Tower 2 Unit Area Calculation									
	Studio	Studio Jr	A1 (1bd)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	C1 (3bd)	Total Units per Floor	Total Area Floor Plate Above 55'0"
Leasable Area	414 sf	502 sf	621 sf	828 sf	1,210 sf	873 sf	1,070 sf		
Balc./Terr.	27 sf	27 sf	30 sf	30 sf	80 sf	128 sf	128 sf		
Level 1	0	0	0	0	0	0	0	0	
Level 2	0	0	0	0	0	0	0	0	
Level 3	0	0	0	0	0	0	0	0	
Level 4	4	0	1	6	0	1	1	13	20,865 sf
Level 5	4	7	3	7	2	1	1	25	20,865 sf
Level 6	4	7	3	7	2	1	1	25	20,865 sf
Level 7	4	7	3	7	2	1	1	25	20,865 sf
Level 8	3	7	3	7	2	1	1	24	20,865 sf
Sub Total	19 Units	28 Units	13 Units	34 Units	8 Units	5 Units	5 Units		
						Total Units For Tower 2		112	

Total Units for Tower 1 & Tower 2	347 DU
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Parking Requirements					
	Units			Required	Provided
Total Units	DU	1.0 SP/DU		spaces	347 spaces
Visitor		1 sp / 10 Units		spaces	35 spaces
Retail		.0 SP/DU		0 spaces	20 spaces
Extra Spaces assign to 2-3 BD Units				73 spaces	73 spaces
Total Parking				73 spaces	475 spaces
Max. Parking Space per Unit				2.5 Space per Unit	
Parking Space Provided					1.37 Space per Unit
Parking Per Level					
	Standard	HC	Tandem		
Level 1	31	5 (2 Van)	0		36
Level 2	169	2	29		200
Level 3	217	2	20		239
Total Parking Provided	417	9	49		
Total Parking Provided					475 spaces
Required Loading					
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance					
Retail Units	25,000 - 59,999 sf = (2) 10'w x 25'L x 14' clear height Tower: 50-100 Units + 1 for each add'l 100 Units or major Fraction				
Provided:	Retail Space - 29,838 sf = (2)10'w x 25'L x 14' clear height Tower - 347 units - (4)10'w x 25'L x 14' clear height)				2 spaces 4 spaces
Total Loading space provided					6 spaces

Variance		
	Required	Proposed
Tyler Street Setback	10'-0"	3'-8"
Alley Setback	5'-0"	0'-0"

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ZONING DATA

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Final TAC

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