



5824 TAFT TOWNHOMES

5824 TAFT STREET HOLLYWOOD FLORIDA 33021 USA

SITE INFORMATION		
PROJECT NAME	5824 TOWNHOMES	
ADDRESS	5824 TAFT STREET, HOLLYWOOD FL	
LEGAL DESCRIPTION	THE EAST 60'-0" OF LOT 30 AND THE WEST 50'-0" OF LOT 29, BLOCK 1, OF HOLLYWOOD COUNTRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 9 AND OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	
FOLIO	5141-12-10-0390	
EXISTING NET SITE AREA	30,000 SQ FT (0.689 ACRES)	
PROPOSED NET SITE AREA	29,000 SQ FT (0.666 ACRES) AFTER ROW DEDICATION	
GROSS SITE AREA	33,000 SQ FT (0.758 ACRES)	
LAND USE DESIGNATION	TRANSIT ORIENTED CORRIDOR (TOC)	
ZONING DESIGNATION	STATE ROAD 7 MEDIUM DENSITY MULTIPLE FAMILY (SR7 RM-18)	
ZONING DATA		
	REQUIRED/ ALLOWED	PROPOSED
MINIMUM LOT SIZE	6,000 SQ FT	29,000 SQ FT
MINIMUM LOT WIDTH	50'-0"	100'-0"
MAXIMUM DENSITY	9.09 (12 units per acre)	8
MAXIMUM HEIGHT	4 STORIES (45'-0")	2 STORIES (23'-0")
OPEN SPACE (PERVIOUS)	7,250 SF (25% MIN.)	11,000 SF / 0.25 ACRES (37.9%)
IMPERVIOUS	21,750 SF (75% MAX.)	18,000 SF / 0.41 ACRES (58.5%)
VEHICULAR USE AREA		
TOTAL VUA	N/A	11,448 SF
LANDSCAPED VUA	2,862 SF (25% VUA)	3,051 SF (27%)
PARKING		
2 SPACES PER UNIT	16	16
1 GUEST PER 5 UNITS	2	2
TOTAL	18	18
UNIT SIZE		
UNIT 01 (TYPE A)	500 SF	2,250 SF
UNIT 02-08 (TYPE B)	500 SF	1,191 SF
AVERAGE	750 SF	1,323.375 SF
GROSS AREA		
BUILDING 01	N/A	7,014 SF
BUILDING 02	N/A	3,573 SF
TOTAL	N/A	10,587 SF
UNIT COUNT		
BUILDING 01		
TYPE A	N/A	1
TYPE B	N/A	4
BUILDING 02		
TYPE B	N/A	3
BEDROOM/BATHROOM COUNT		
UNIT 01 (TYPE A)	N/A	3/2.5
UNIT 02-08 (TYPE B)	N/A	2/2.5
MINIMUM SETBACKS		
BUILDING		
FRONT	20'-0"	20'-0"
WEST SIDE	7'-6"	9'-3"
EAST SIDE	7'-6"	35'-10"
REAR	20'-0"	42'-7"
PARKING		
REAR	5'-0"	41'-2"
EAST SIDE	5'-0"	5'-0"
LIGHTING		
0.5 MAX LUMENS AT ALL PROPERTY LINES		
FLOOD INFORMATION		
BASE FLOOD ELEVATION = 10'-0" NAVD		
GREEN BUILDING PRACTICES		
1.	ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE RESIDENCE THAT CAN BE ENERGY STAR RATED MUST BE SORATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, STOVE, WASHING MACHINE, DRYER, ETC.). ITEMS NOT COVERED ARE COUNTERTOP APPLIANCES SUCH AS TOASTERS, MIXERS, ETC.) ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.	
2.	NO SHOWER WITH MORE THAN ONE SHOWER HEAD, AND ALL LOW FLOW SHOWER HEADS. LOW FLOW SHOWER HEADS ARE RATED AT A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE AT 80 PSI WATER PRESSURE. ONE SHOWER HEAD PER SHOWER AND LOW FLOW SHOWER HEADS MUST BE SHOWN ON PLUMBING PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.	
3.	RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULL-OUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AND BY BUILDING INSPECTOR AT FINAL INSPECTION.	
4.	ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).	
5.	ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.	
6.	PROGRAMMABLE THERMOSTATS.	
7.	DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC), PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.	
8.	AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTOR PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.	
9.	ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES). LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.	
10.	TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.	
11.	ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE. MINIMALLY, THE FOLLOWING SHALL BE INSTALLED: AN EMPTY THREE-QUARTER-INCH RACEWAY FROM THE BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR A DESIGNATED PARKING AREA, WITH A TWO-GANG JUNCTION BOX WITH A BLANK PLATE.	
SITE PLAN NOTES		
1.	ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING APPROVAL AND MAY BE SUBJECT TO BOARD APPROVAL.	
2.	ALL SIGNAGE SHALL FOLLOW THE ZONING AND LAND DEVELOPMENT REGULATIONS.	
3.	A SEPERATE PERMIT SHALL BE REQUIRED FOR EACH SIGN.	
4.	ALL ELECTRICALLY ILLUMINATED SIGNS SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT INSPECTION.	
5.	FULL ROAD WIDTH OF ALL ROADS ADJACENT TO THE PROPERTY TO BE FULLY MILLED AND RESURFACED.	
6.	ALL EXTERIOR WALKWAY AND SIDEWALK SURFACES TO BE ADA COMPLIANT.	



