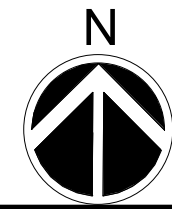
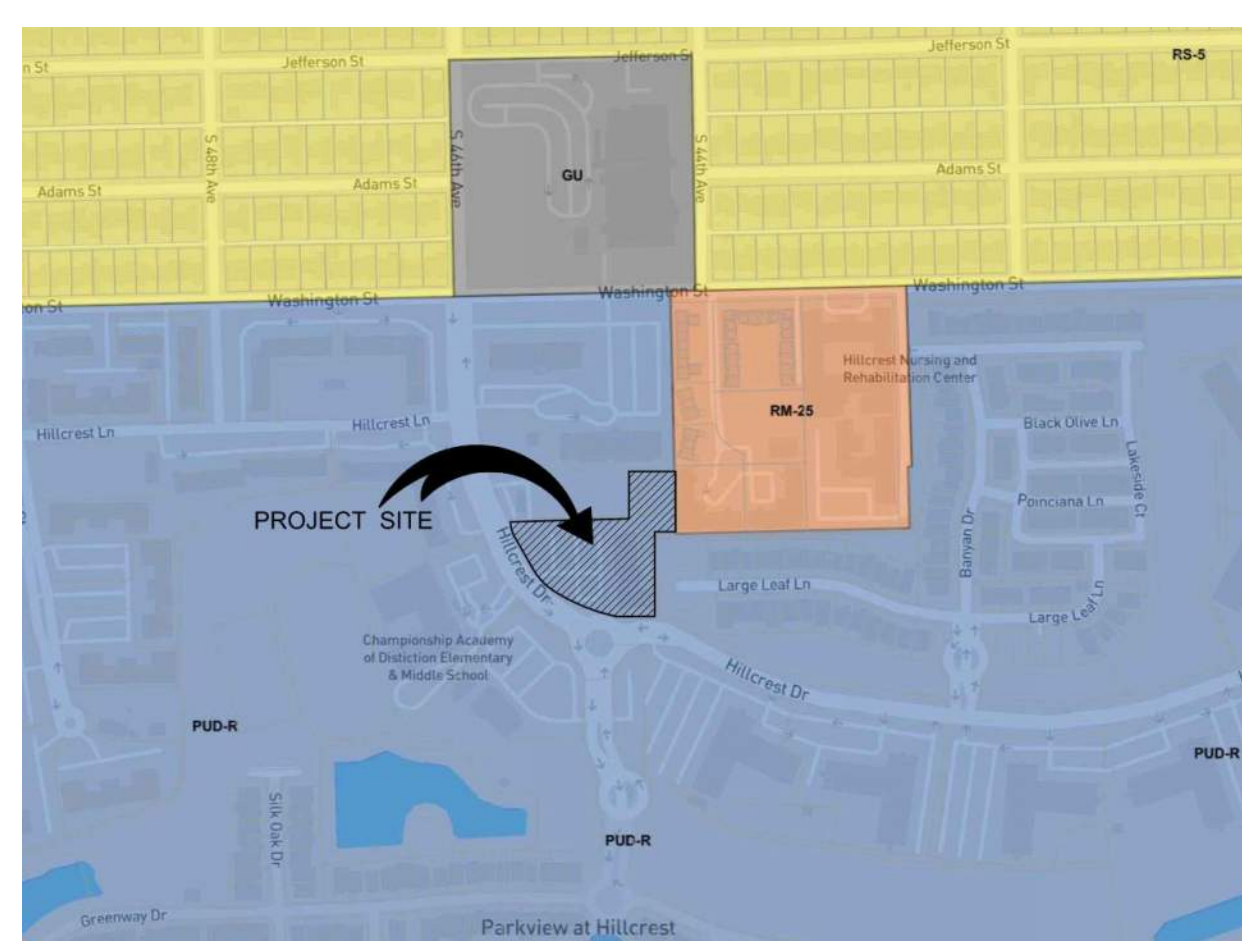
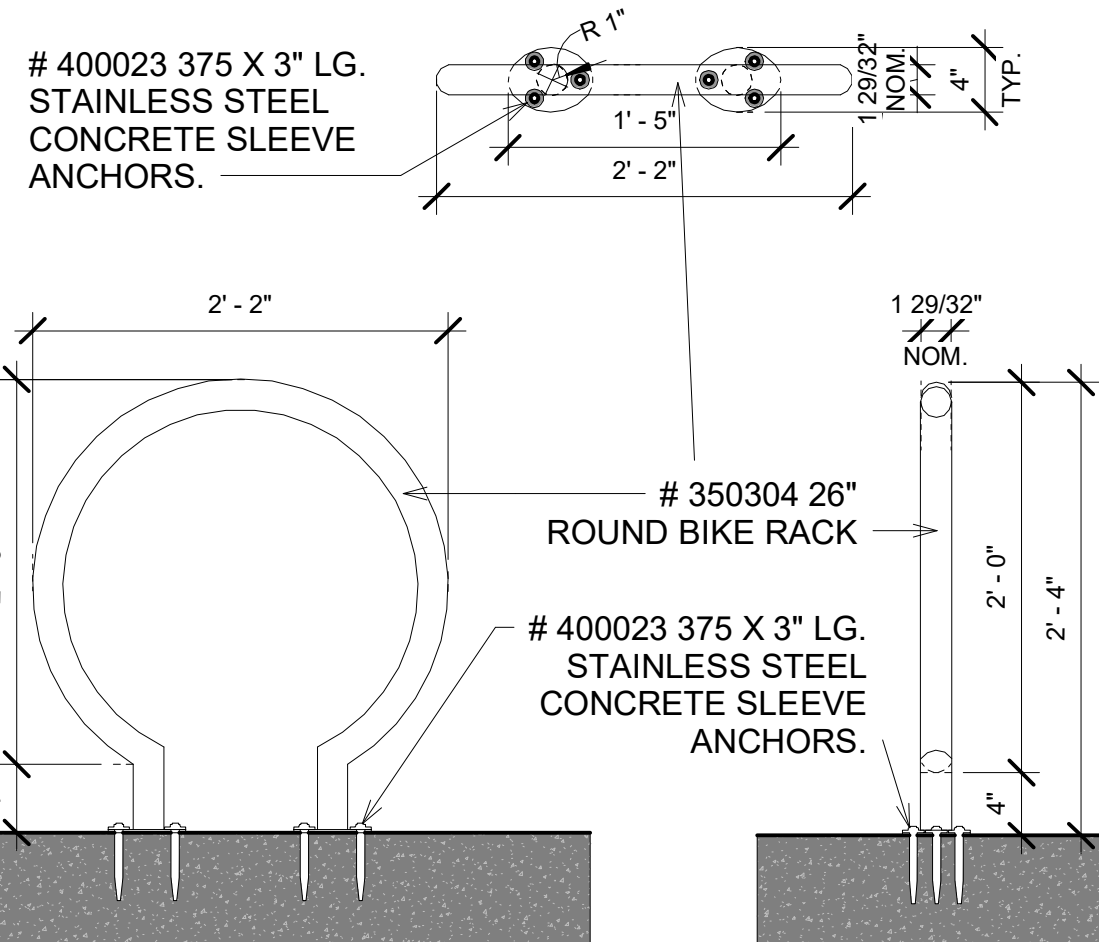


LOCATION MAP  
SCALE: N/A

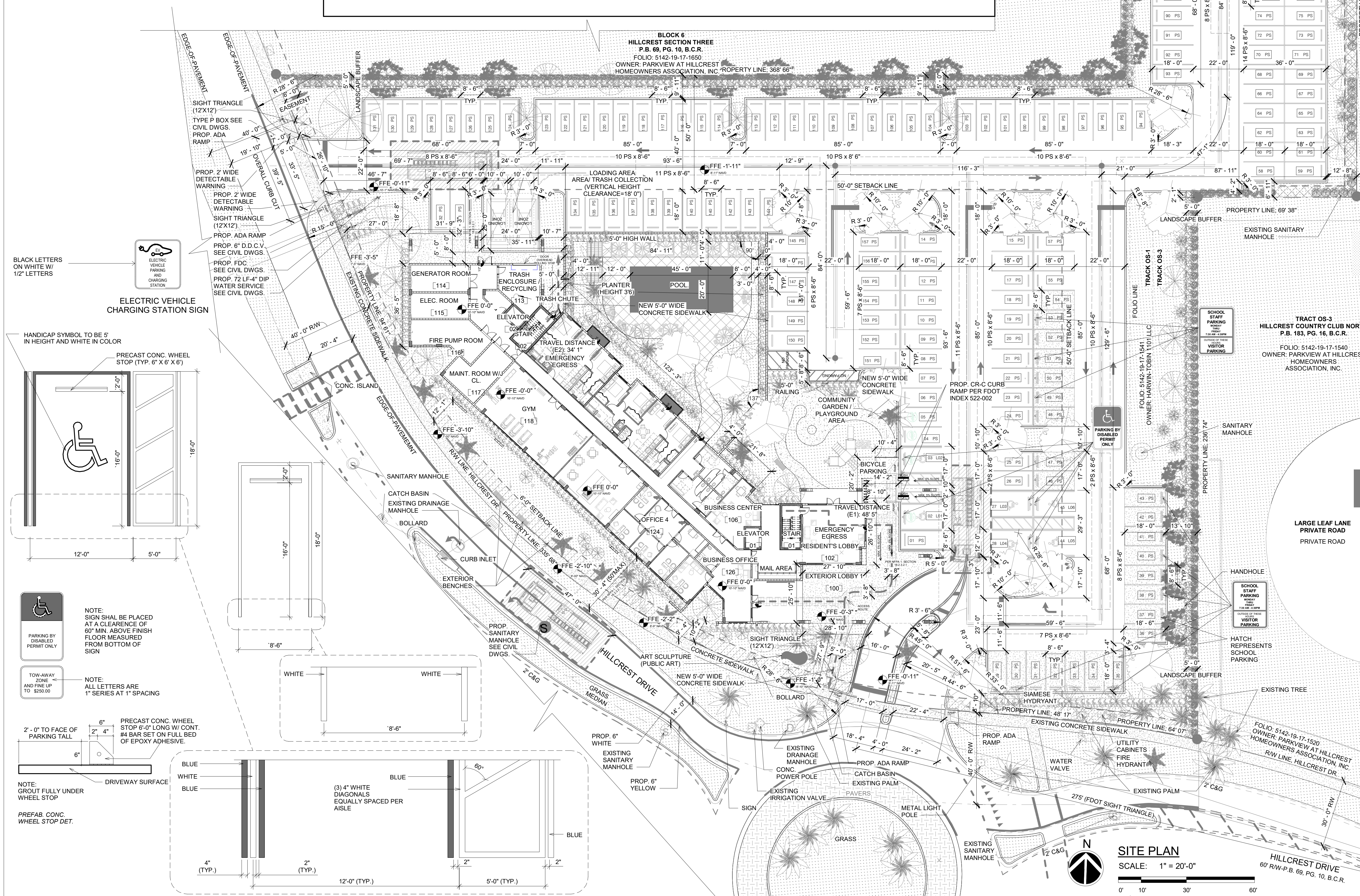


ZONING MAP  
SCALE: N/A



BIKE RACK DETAIL  
SCALE: N/A

### SYMBOLS LEGEND



### SITE PLAN GENERAL NOTES:

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
- MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
- ANY LIP IN THE PAVEMENT 1/4" BUT NOT LARGER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
- ALL SIDEWALKS ALONG THE PROPERTY WITHIN THE RIGHTS-OF-WAY TO BE NEW AND MINIMUM 5' WIDE.
- PER NFPA SECTION 11.10.2 WHERE REQUIRED BY THE AHJ, TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS SHALL COMPLY WITH NFPA 1221.
- FIRE PUMP ROOM SHALL MEET MIN STANDARDS AND REQUIREMENTS PER NFPA 20 (2019 EDITION).

### APPLICABLE CODES:

BUILDING ACCESSIBILITY: FLORIDA BUILDING CODE - BUILDING, 8th EDITION(2023).  
FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES.  
LIFE SAFETY: N.F.P.A. 101 - LIFE SAFETY CODE (2021)  
FIRE PREVENTION: FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023).

### ZONING:

EXISTING: PUD-R

### LAND USE:

EXISTING CLASSIFICATION: MEDIUM (16) RESIDENTIAL  
EXISTING USE: OFFICE AND VACANT

### DENSITY:

ALLOWED: UNLIMITED  
PROPOSED: 45 UNITS / ACRE (DU/ACRE)

### LEGAL DESCRIPTION:

Portions of Blocks 6 and 9 of "HILLWOOD SECTION THREE as recorded in Plot Book 69, Page 10 of the Public Records of Broward County, Florida Together with portions of Tracts Osm and British, Hillcrest Country Club North, as recorded in Plot Book 163. Pages is through 24 of the Public Records or Broward County, Florida, sold portions being more particularly described as follows;

Commencing at the Westerly Most Northwest corner of said Tract OS-1; Thence North 88°17'07" East, along the North line of said Tract OS-1, 29.91 feet to a point of intersection with the Northerly Prolongation of the Westerly line of said Tract OS-1 and the Point of Beginning; Thence South 01°43'26" East, along said Northerly Prolongation and said Westerly line, 236.74 feet to a point on a non-tangent curve concave to the Southwest (through which a radial line bears South 10°29'57" West to the radius point) lying on the Northerly right-of-way line of Hillcrest Drive also being the Southerly line of said Block 9; Thence, along the Northerly and Easterly right-of-way line of said Hillcrest Drive, the Southerly line of said Block 9 and the Southerly and Westerly line of said Block 6 the following four courses (4): (1) Northwestly, along the arc of said curve having a Radius of 468.63 feet, a Central Angle of 07°49'58" and an Arc distance of 64.07 feet to point of Tangency; (2) North 87°20'01" West, 48.17 feet to a point of curvature of a curve concave to the Northwest; (3) Northwestly along the arc of said curve having Radius of 300.00 feet, a Central Angle of 64°06'35" and an Arc distance of 335.68 feet to a point of Tangency; Thence North 23°13'26" West, 94.61 feet; Thence, departing said Westerly right-of-way line and the Easterly line of said Block 6, North 88°17'07" East, 368.66 feet; Thence North 01°38'31" West, 185.00 feet; Thence North 88°17'07" East, 103.00 feet to point on the East line of said Block 6 also being the West line of Parcel 4, Tailwood Amended as recorded in Plat Book 64, Page 39 of the Public Records of Broward County, Florida; Thence South 01°38'31" East, along said East and West line, 185.00 feet a point on the North line of said OS-1; Thence South 88°17'07" West, along said North line 69.38 feet to the Point of Beginning.

Said lands lying in the City of Hollywood, Broward County, Florida and containing an area of 106,862 Square Feet, (2.453 Acres) more or less.

### FLOOD ZONE:

FLOOD ZONE: AH 9'

ELEVATION: 6.54' (NAVD88) (PUBLISHED AS ELEVATION = 8.14 (NGVD29) BEING A SQUARE CUT IN NW CORNER OF CONCRETE SIDEWALK AT #2550 PARK ROAD, AND TO NATIONAL GEODETIC SURVEY (NGS) DESIGNATION - M312, ELEVATION = 13.44' (NAVD88)

### SITE INFO:

	REQUIRED	PROVIDED
LOT AREA:	106,800 SF	106,800 SF (2.45 ACRE)
LOT COVERAGE:	N/A	17,371 SF
FAR:	3.00 MAX	0.93
OPEN SPACE TOTAL (LANDSCAPE):	(MIN. 20% PUD)	SITE 40% (41,824 SF)
LANDSCAPING OF PAVED VEHICULAR USE	(MIN. 25% PVU)	SITE 46 % (23,205 SF)
IMPERVIOUS AREA:	(MAX. 65% PUD)	SITE 65 % (69,108 SF)
BUILDING HEIGHT:	140'-0" MAX.	90'-8" TO HIGHEST POINT
# BUILDING STORIES:	MAX. 10 STORIES	8 STORIES

### BUILDING HEIGHT:

PROPOSED HEIGHT: 8 STORIES

### BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (HILLCREST):	7'-0"	7'-0"
SIDE (EAST):	50'-0"	114'-0"
SIDE (NORTH):	50'-0"	54'-4"

### UNIT MATRIX:

UNIT TYPE	DESCRIPTION	PROJECT TOTAL (%)	UNIT AREA (SF)	BALCONY AREA	TOTAL UNITS
A1	1B/1B	58 %	650	43	64
A2	1B/1B	6 %	675	43	7
B1	2B/2B	11 %	987	43	12
B2	2B/2B	12 %	865	43	13
B3	2B/2B	6 %	984	43	6
C1	3B/2B	7 %	1080	43	8
TOTAL UNITS IN PROJECT					110 (100%)

### PROPOSED PARKING:

PARKING REQUIREMENTS:	CRITERIA:	REQUIRED
OFFICE: 744 SF	1 PER 250 SF	3 SPACES
SCHOOL/VISITOR PARKING SPACES:		24 SPACES

MULTI-FAMILY	CRITERIA:	REQUIRED:
110 TOTAL UNITS (A1-A2) 71 UNITS (B1-B2-B3-C1) 39 UNITS	1.0 SPACE / UNIT 1.5 SPACE / UNIT	71 SPACES 58.5 SPACES

TOTAL PARKING SPACES REQUIRED (RESIDENTIAL+OFFICE+SCHOOL): 157 SPACES

LOADING SPACES REQUIRED: 2 SPACES
ADA SPACES REQUIRED: 6 STANDARD SPACES
BICYCLE PARKING REQUIRED: 1 SPACE / 20 REQ PS=157/20 8 SPACES

TOTAL PARKING SPACES PROVIDED:	PROVIDED: 157 SPACES (TOTAL) (INCL. 6 ADA SPACES)
LOADING SPACES PROVIDED:	2 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
EV READY STALLS PROVIDED:	4 SPACES



1701 PONCE DE LEON BLVD | SUITE 201  
CORAL GABLES, FLORIDA 33134

o - 305.284.7325  
e - ra@realizationarchitects.com  
w - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE  
1101 HILLCREST DRIVE,  
HOLLYWOOD, FL 33021

CONSULTANTS:

CIVIL  
HSQ GROUP, LLC  
4577 N NOB HILL ROAD, SUITE 205  
SUNRISE, FLORIDA 33351  
(954) 440-6990 X1000  
Justine@hsqgroup.net

LANDSCAPE  
WalkAWD  
6915 SW 57th AVENUE ||  
SUITE 203  
CORAL GABLES, FL 33143  
O-786.536.2088  
Devin@walkawd.com

### REVISIONS:

No.	Description	Date

DATE: 11.21.2024

DRAWINGS AND SPECIFICATIONS AS INSTRUMENT OF PROFESSIONAL SERVICE. ARE AND SHALL REMAIN THE PROPERTY OF REALIZATION ARCHITECTS, LLC. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF REALIZATION ARCHITECTS, LLC.

RAFAEL TAPANES

AR97896

DISCIPLINE / SHEET TITLE:

SITE PLAN

SCALE: AS SHOWN

SHEET NO.

A-101

FINAL TAC (NOT FOR CONSTRUCTION)