

GENERAL ZONING REQUIREMENTS

BUILDING ADDRESS:
ADDRESS: 1914-1920 PIERCE STREET HOLLYWOOD, FLORIDA

BUILDING ZONING:
EXISTING ZONING DESIGNATION: ND-2

LAND AREAS:
LAND AREA NET SF. 16,360 SF.
LAND AREA NET ACRES 0.3755

BUILDING FAR:
ALLOWED: 2 16,360 X 2 = 32,720 SF.
PROVIDED: 1.98 32,351 SF.

LOT COVERAGE:
PROPOSED LOT COVERAGE: 11,533 SF. / **70.49%**

PAVED AREA:
PROPOSED PAVED AREA 688 SF. / **4.20%**

LANDSCAPE AREAS:
PROPOSED LANDSCAPED AREA 4,136 SF. / **25.31%**

SETBACKS:
FRONT REQUIRED: 15'-0" PROVIDED: 15'-0"
REAR REQUIRED: 10'-0" PROVIDED: 10'-0"
SIDES REQUIRED: 10'-0" PROVIDED: 10'-0"

BUILDING HEIGHT LIMITATIONS:
ALLOWED 5 STORIES 55'-0" PROVIDED 5 STORIES 55'-0"
ROOF TOP AMENITIES PERMITTED (25% OF 55'-0") = 68'-9"
POOL DECK PROVIDED 60'-0"
TOP OF STAIR / ELEVATOR PROVIDED 68'-9"

PARKING REQUIREMENTS FOR 29 CONDOS

REQUIRED 1 PER 1 BEDROOM	(14) 1 BEDROOM	14 SPACES REQUIRED
REQUIRED 1.5 PER 2 BEDROOMS	(12) 2 BEDROOMS	18 SPACES REQUIRED
REQUIRED 1.5 PER 3 BEDROOMS	(3) 3 BEDROOMS	5 SPACES REQUIRED
REQUIRED FOR GUEST 1 PER 10 UNITS	(29 UNITS / 10)	3 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED
40 SPACES REQUIRED

ADA PARKING **REQUIRED** (2 SPACES)

PARKING PROVIDED FOR 29 CONDOS

PROVIDED 1 PER 1 BEDROOM	(14) 1 BEDROOM	14 SPACES PROVIDED
PROVIDED 2 PER 2 BEDROOMS	(12) 2 BEDROOMS	24 SPACES PROVIDED (DOUBLE STACK / LIFT)
PROVIDED 2 PER 3 BEDROOMS	(3) 3 BEDROOMS	6 SPACES PROVIDED (DOUBLE STACK / LIFT)
PROVIDED FOR GUEST 1 PER 10 UNITS		3 SPACES PROVIDED (IN LIEU OFF)

TOTAL PARKING SPACES PROVIDED
44 SPACES PROVIDED

ADA PARKING **PROVIDED** (2 SPACES)
3 SPACES PROVIDED (IN LIEU OFF)

NOTE

- ANY CHANGES TO DESIGN, INCLUDING MATERIAL CHANGES, MAY REQUIRE PLANNING AND DEVELOPMENT BOARD APPROVAL PRIOR TO CONSTRUCTION.
- PROVIDE 0.5 FOOT CANDLE LIGHTING.
- BUILDING SHALL COMPLY WITH THE REQUIREMENT OF NFPA1 (2018 ED.) SECTION 12.3.2

GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

- ELECTRIC VEHICLE PROVISIONS (INFRASTRUCTURE ONLY).
- HVAC 18 SEER OR HIGHER.
- PROGRAMMABLE THERMOSTATS.
- OCCUPANCY / VACANCY SENSORS (NOT SURE IF THIS ONE CAN BE USED ONLY IN COMMON AREAS).
- MERV AIR FILTERS AT LEAST 8
- ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.
- DUAL FLUSH TOILETS (1/1.6 FLUSH)
- ENERGY STAR APPROVED ROOFING MATERIALS.
- ENERGY EFFICIENT (LOW-E) WINDOWS.
- ENERGY EFFICIENT DOORS.

- ADA NOTE:** ANY LIP FROM 1/4" NOT GREATER THEN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

PROFESSIONAL SEAL:



Alberto Llorente
AR-0012031

PROJECT:

**NEW 29 UNITS
DEVELOPMENT AT:
DOWNTOWN
HOLLYWOOD**

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE ISSUE DESCRIPTION

03.28.23	TAC COMMENTS
01.11.24	TAC COMMENTS
02.05.24	SIGN OFF

DRAWING INFORMATION:

SHEET TITLE:
PROPOSED GROUND FLOOR /
SITE PLAN.

DELIVERY DATE: 03.28.2023

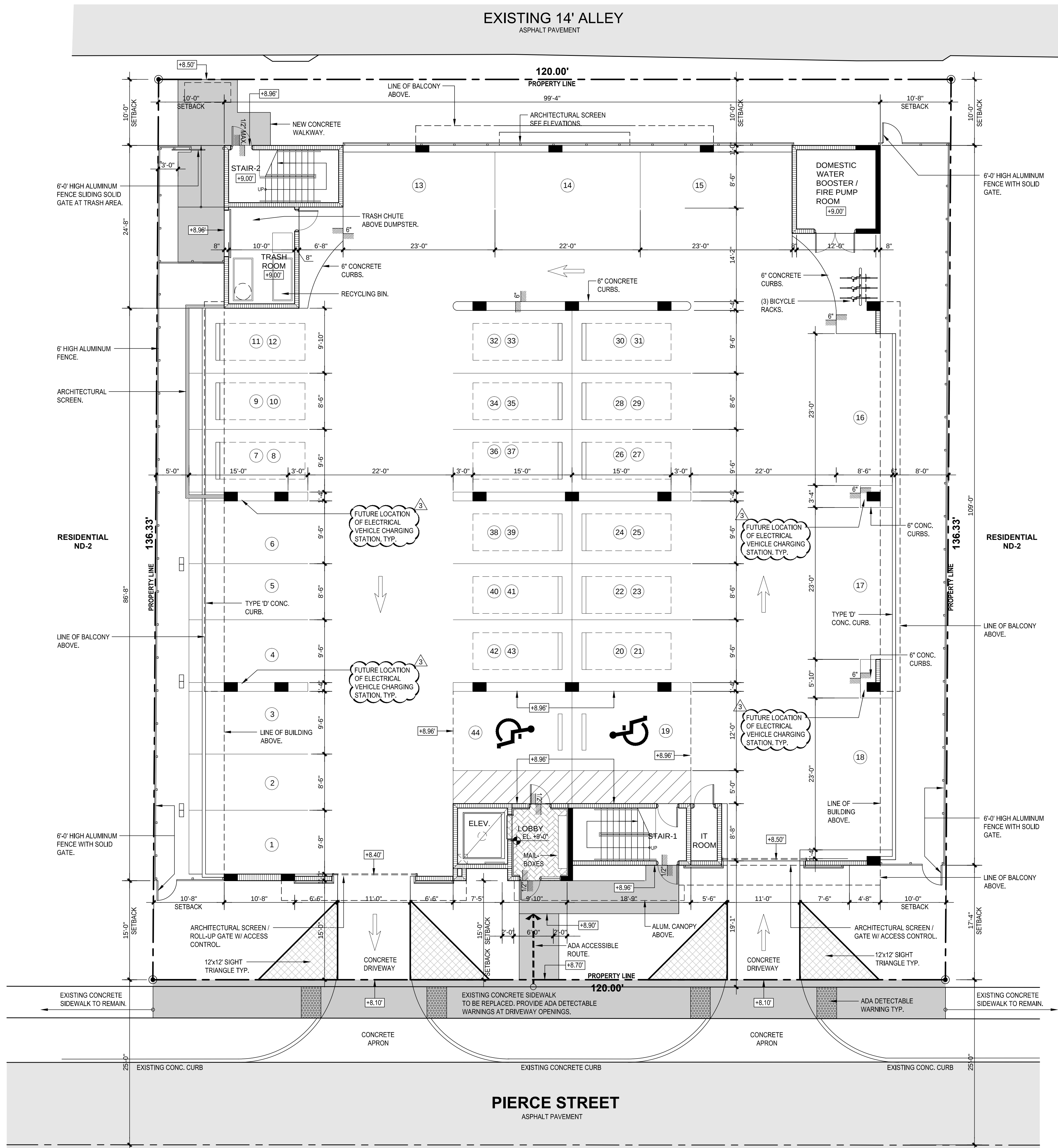
DRAWN BY: J.B.

CHECKED BY: A.L.L.

REF NUMBER:

SHEET NO. **A100**

2 OF 8



MATERIAL COLOR SELECTION

①

COLOR 1

SHERWIN WILLIAMS
SW7653 SILVERPOINTE

②

COLOR 2

SHERWIN WILLIAMS
SW7655 STAMPED CONCRETE

③

WOOD TILE USA TILE TRAVEL 6"x48" GOLD

④

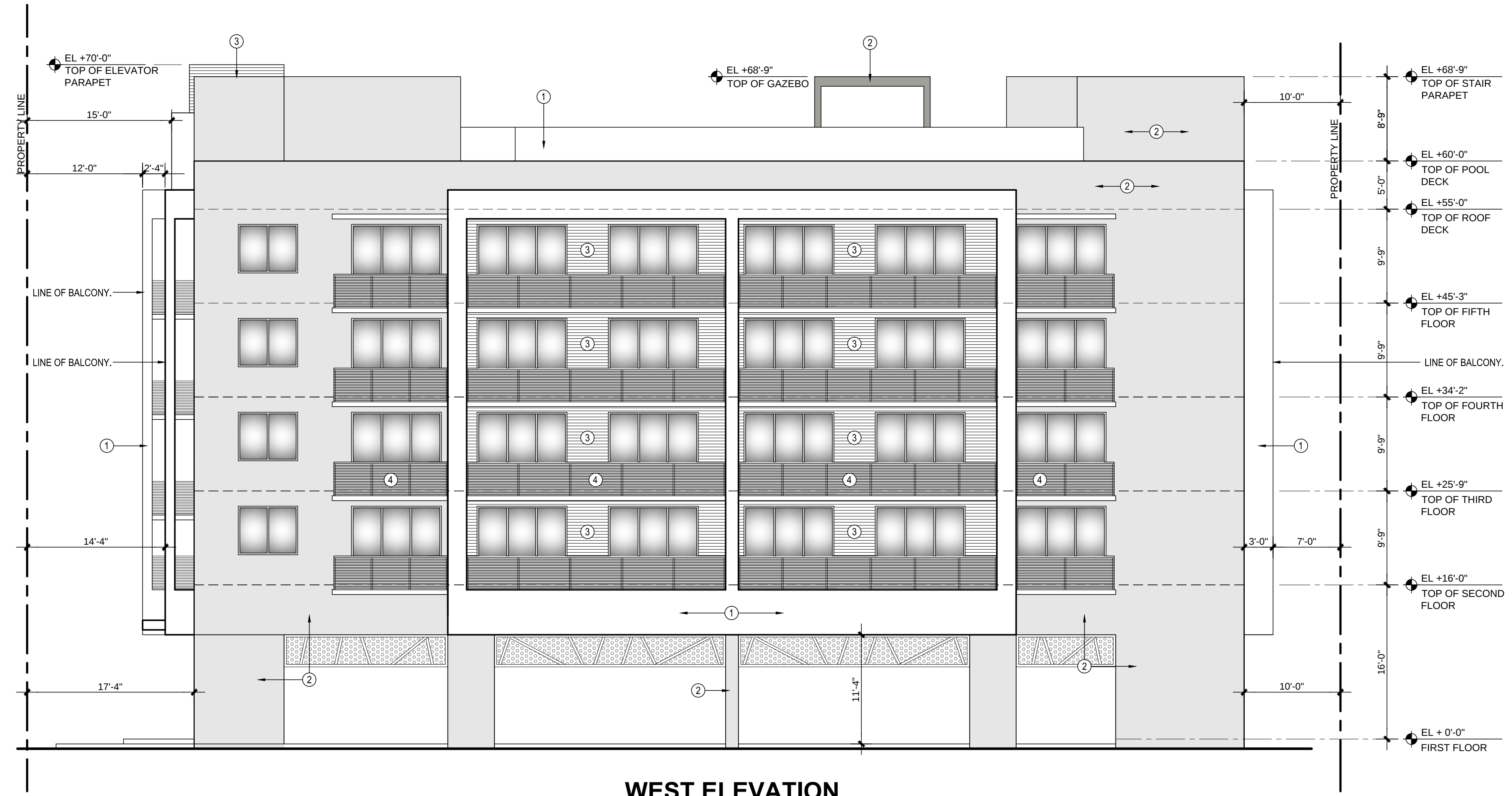
BLACK ALUMINUM RAILING.

⑤

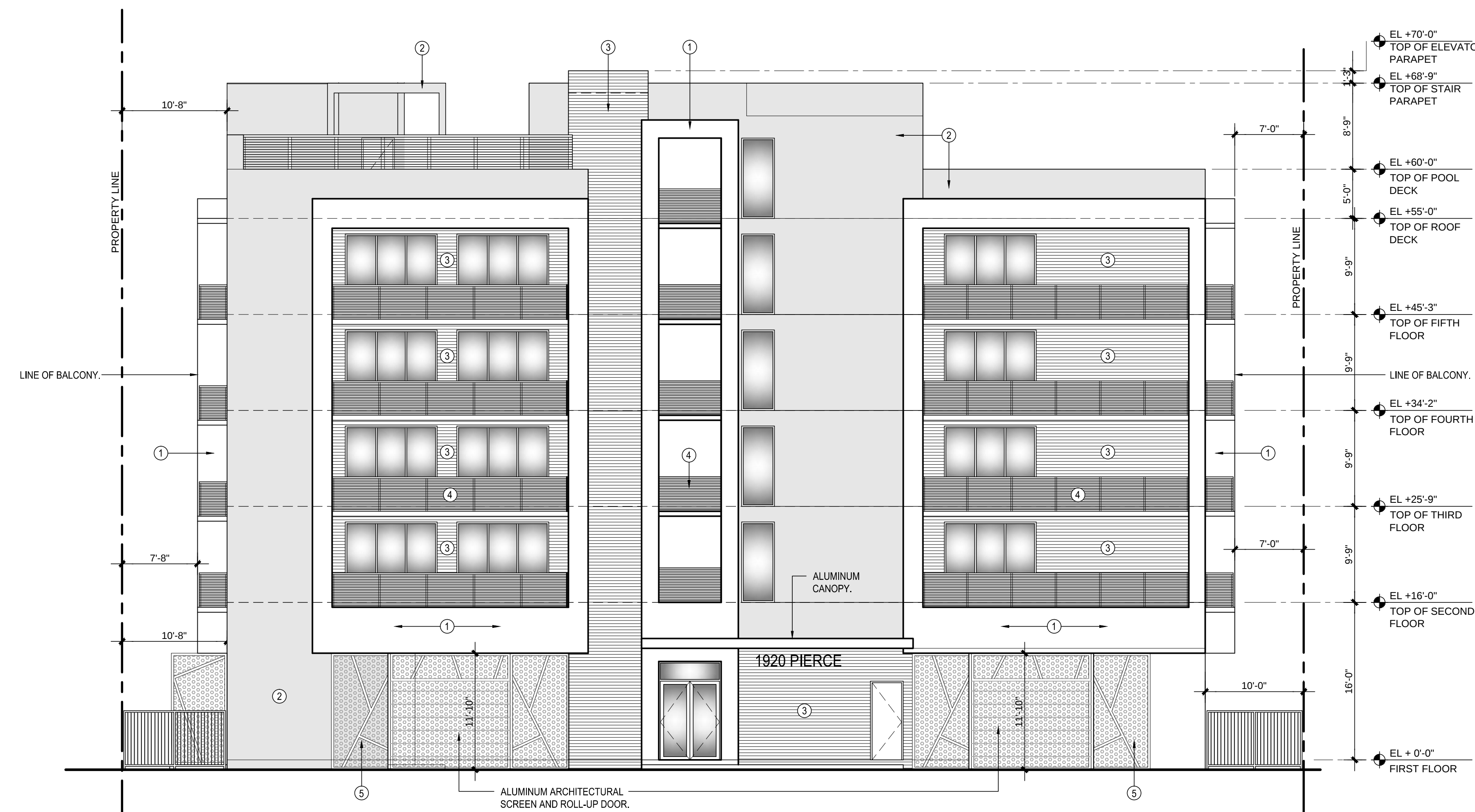
ANODIZED ALUMINUM ARCHITECTURE
SCREEN / ROLL-UP DOOR.

⑥

BRONZE ALUMINUM WINDOW / DOOR FRAME
W/ GREY TINTED GLASS.



WEST ELEVATION



NORTH ELEVATION

PROFESSIONAL SEAL:



Alberto Llorente
AR-0012031

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HOLLYWOOD, FL. 33020

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03.28.23	TAC COMMENTS
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02.05.24	SIGN OFF

DRAWING INFORMATION:

SHEET TITLE:
PROPOSED NORTH AND WEST
ELEVATION

DELIVERY DATE:	03.28.2023
DRAWN BY:	J.B.
CHECKED BY:	A.L.L.
REF NUMBER:	

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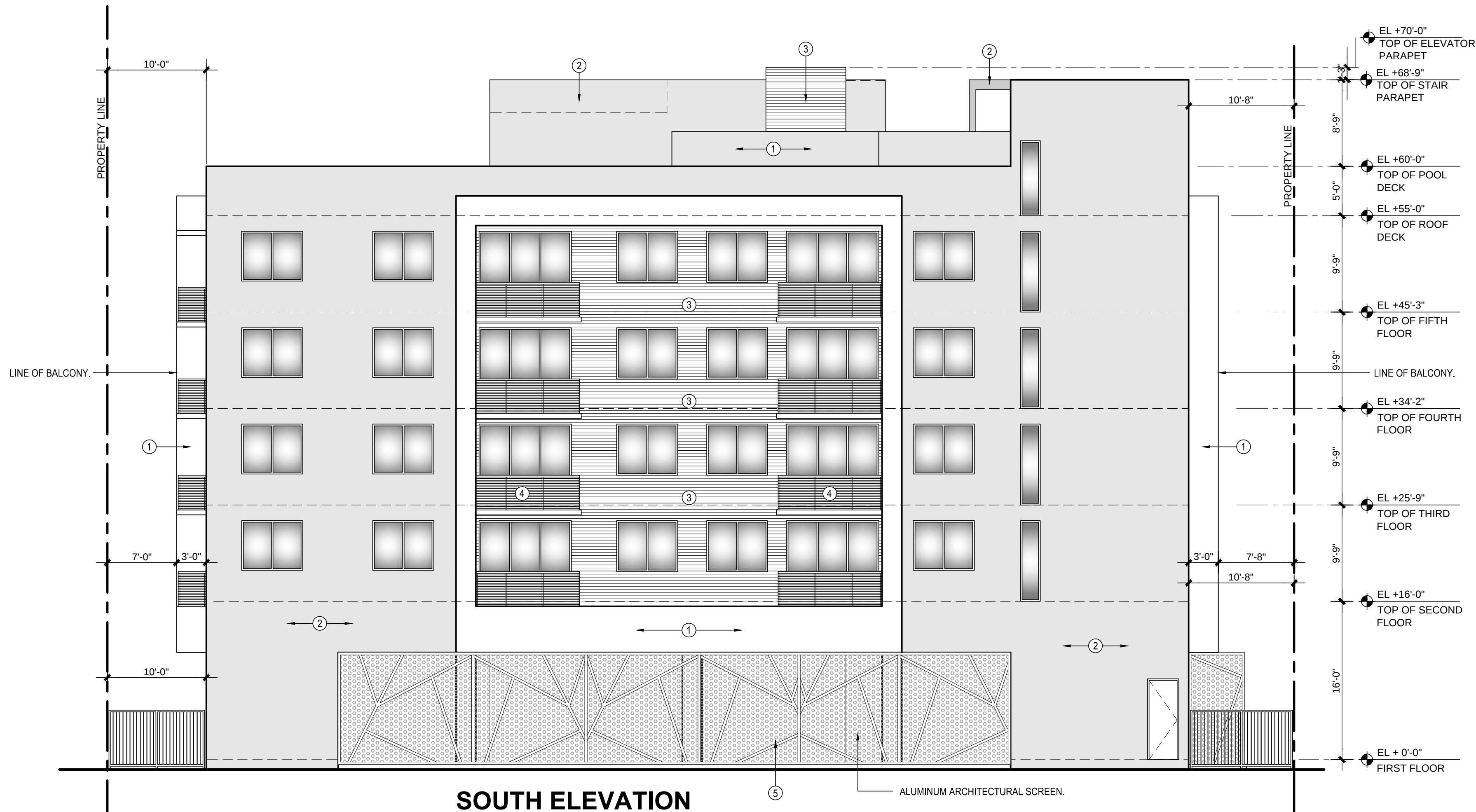
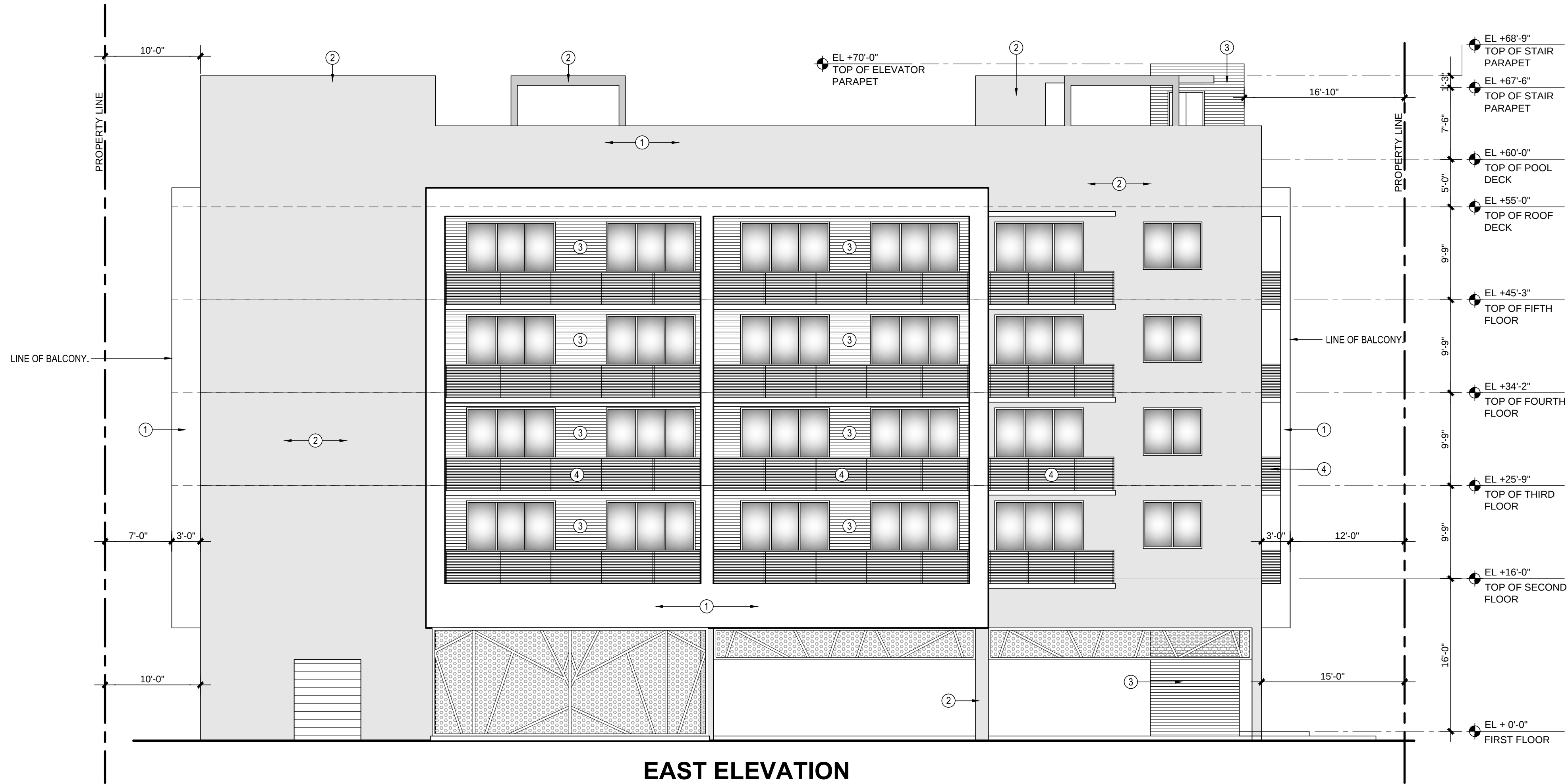
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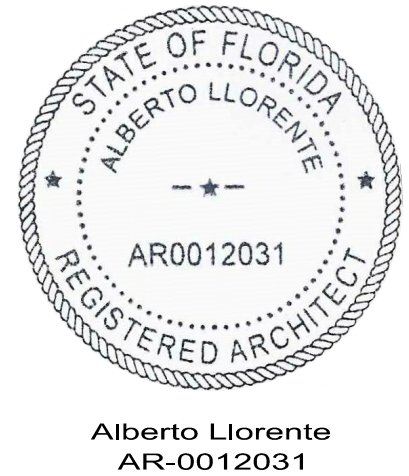
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DRAWING INFORMATION:

SHEET TITLE:
PROPOSED SOUTH AND EAST
ELEVATION

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.L.L.
REF NUMBER:

SHEET NO:
A202
8 OF 8



1920 PIERCE



1920 PIERCE

