

| LEGEND | | PROJECT DATA | |
|--|---|---------------------|--|
| SYMBOL | DESCRIPTION | ZONING DISTRICT: | NORTH MIXED USE |
| --- | PROPERTY LINE | CONSTRUCTION TYPE: | TYPE I-0 (FULLY FIRE SPRINKLER) |
| --- | SIDEWALK | PROPOSED OCCUPANCY: | COVERED PARKING ON 1ST FLOOR, OFFICES (GROUP B) ON 2ND & 3RD FLOOR, APARTMENTS (GROUP R-2) ON 3RD, 3RD, 4TH & 5TH FLOORS |
| --- | PLANTING AREA | TOTAL SITE AREA: | 85,163.00 SF OR 1.94 ACROSS |
| --- | FINISHED FLOOR ELEVATION (NAVD) | BUILDING AREA: | |
| --- | EXISTING TREE TO REMAIN, REFER TO LANDSCAPE PLANS | STAIRS: | |
| --- | EXISTING TREE TO BE REMOVED, REFER TO LANDSCAPE PLANS | ELEVATOR CORE: | |
| PARKING COUNT | | COURTYARD AREA: | 174,000 SF |
| TYPE | COUNT | LEASABLE AREA: | 194,824 SF (GROSS) |
| VEHICLE | 3 | AREA CORRIDOR: | |
| BIKE | 3 | COMMON AREAS: | |
| TOTAL PARKING SPACES REQUIRED: | 105 | | |
| LOADING SPACE (10' x 20') | 1 | | |
| MIN. H' VERTICAL CLEARANCE | 1 | | |
| <p>NOTES:</p> <ol style="list-style-type: none"> 3-WAY RADIO COMMUNICATIONS SYSTEM IN COMPLIANCE WITH AREA 111.30 SHALL BE PROVIDED. SMOKE BOX SHALL BE PROVIDED FOR FIRE DEPT. ACCESS INTO BUILDING. ALL SIGNAGE SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS. MAXIMUM FOOT-CANDLE LIGHT LEVEL AT ALL PROPERTY LINES SHALL BE 0.5 FC. | | | |

VIA LANDSCAPE CALCULATION:

5% OF 20,800 SF ASIA PAVED AREA = 1,040 SF REQUIRED
 50% IF PROVIDED

NOTE: REFER TO LANDSCAPE PLANS AND VIA LANDSCAPE CALCULATIONS ON SHEET VIA FOR ADDITIONAL INFORMATION.

PARKING CALCULATION PER ARTICLE 7.1:

RESIDENTIAL: 1.5 SPACES PER UNIT + 1 SPACE FOR EVERY 5 UNITS
 FOR VISITORS: 50 X 1.5 = 75 + 50 (5 X 12) = 125 = 125 SPACES REQUIRED

OFFICES: 1 SPACE PER 200 S.F. = 87.90 S.F. LEASABLE AREA / 200 = 44 SPACES REQUIRED

TOTAL REQUIRED: 138 SPACES

SHARED PARKING REDUCTION CALCULATIONS FOR MIXED USE:

| WEEKENDS AT NIGHT | RESIDENTIAL | 100% | 98 CARS | MIN. PARKING REQUIRED |
|-------------------------|-------------|-------------|----------|-----------------------|
| OFFICE | 5% | 17,400 S.F. | 331 CARS | |
| WEEKENDS DURING DAY | RESIDENTIAL | 80% | 79 CARS | |
| OFFICE | 10% | 1,740 S.F. | 33 CARS | |
| WEEKENDS EVENING | RESIDENTIAL | 80% | 79 CARS | |
| OFFICE | 10% | 1,740 S.F. | 33 CARS | |
| WEEKENDS DAY | RESIDENTIAL | 80% | 79 CARS | |
| OFFICE | 10% | 1,740 S.F. | 33 CARS | |
| WEEKENDS NIGHT & E.V.E. | RESIDENTIAL | 80% | 79 CARS | |
| OFFICE | 5% | 1,740 S.F. | 33 CARS | |

NOTE: ALLOWED SHARED PARKING REDUCTION: 106 - 101 = 35 SPACES

PARKING REDUCTION CALCULATION FOR BICYCLE RACKS:

1 BIKE RACK REQUIRED FOR EVERY 20 PARKING SPACES FOR A 2% PARKING REDUCTION
 REQUIRED (138 SPACES / 20) = 7 BIKE RACKS
 PROVIDED

REDUCTION (25 X 138) = 7 SPACES

TOTAL CUMULATIVE PARKING REDUCTION:

SHARED PARKING REDUCTION = 35 SPACES
 BICYCLE RACKS PARKING REDUCTION = 7 SPACES
TOTAL REDUCTION = 42 SPACES OR 30.8% OF TOTAL CALCULATED PARKING REDUCTION = 42 SPACES OR 30.8% OF TOTAL REQ. PARKING

MAX. REDUCTION ALLOWED W/ 2% OR 3% OF TOTAL REQ. PARKING: 0.25 X 138 SPACES = 34 SPACES OR 24.6% REDUCTION

MIN. PARKING REQUIRED AFTER REDUCTIONS:

MIN. PARKING REQUIRED (138 SPACES - 34 SPACES) = 104 SPACES
 PARKING PROVIDED = 105 SPACES (INCLUDES 21(0) SPACES)

OCCUPANT LOAD (FBC TABLE 1004.1.2):

DEIST FLOOR:
 OUTSIDE COVERED PARKING = NA

GROUND FLOOR:
 OFFICE GROUP B: 4,865 S.F. / 100 PER OCC. = 48.6 OCC.
 RESIDENTIAL GROUP R-2: 20,800 S.F. / 200 PER OCC. = 104 OCC.

THIRD FLOOR:
 OFFICE GROUP B: 4,865 S.F. / 100 PER OCC. = 48.6 OCC.
 RESIDENTIAL GROUP R-2: 20,800 S.F. / 200 PER OCC. = 104 OCC.

FOURTH FLOOR OCCUPANT LOAD:
 RESIDENTIAL GROUP R-2: 20,800 S.F. / 200 PER OCC. = 104 OCC.

FIFTH FLOOR OCCUPANT LOAD:
 RESIDENTIAL GROUP R-2: 20,800 S.F. / 200 PER OCC. = 104 OCC.

TOTAL BUILDING OCCUPANTS: = 599 OCC.

NUMBER OF RESIDENTIAL APARTMENTS:

LEVEL 3: 13 APARTMENTS
 LEVEL 4: 15 APARTMENTS
 LEVEL 5: 15 APARTMENTS

NOTE: ALL UNITS ARE 2 BEDROOM / 2 BATH EXCEPT UNIT B1 WILL BE 1 BEDROOM BATH

LOCATION MAP

LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE NE 1/4, THENCE NORTH ALONG THE EAST LINE OF SAID NW 1/4 OF THE NE 1/4 A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING, THENCE CONTROLLING NORTH ALONG SAID EAST LINE 301.54 FEET THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 A DISTANCE OF 83.17 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, THENCE SOUTH ALONG SAID SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 A DISTANCE OF 112.88 FEET TO THE POINT OF BEGINNING, THENCE CONTROLLING ALONG SAID SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 A DISTANCE OF 112.88 FEET TO THE POINT OF BEGINNING, THENCE EAST PARALLEL WITH SAID SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 A DISTANCE OF 26.29 FEET TO THE POINT OF BEGINNING.

58 OAK

4231 N. 58 AVE. HOLLYWOOD, FLORIDA.

SALTZ MICHELSON ARCHITECTS

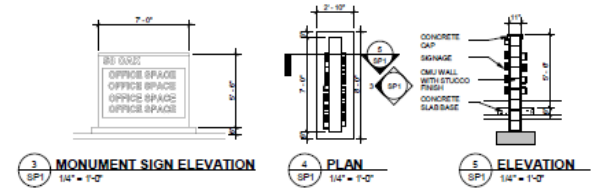
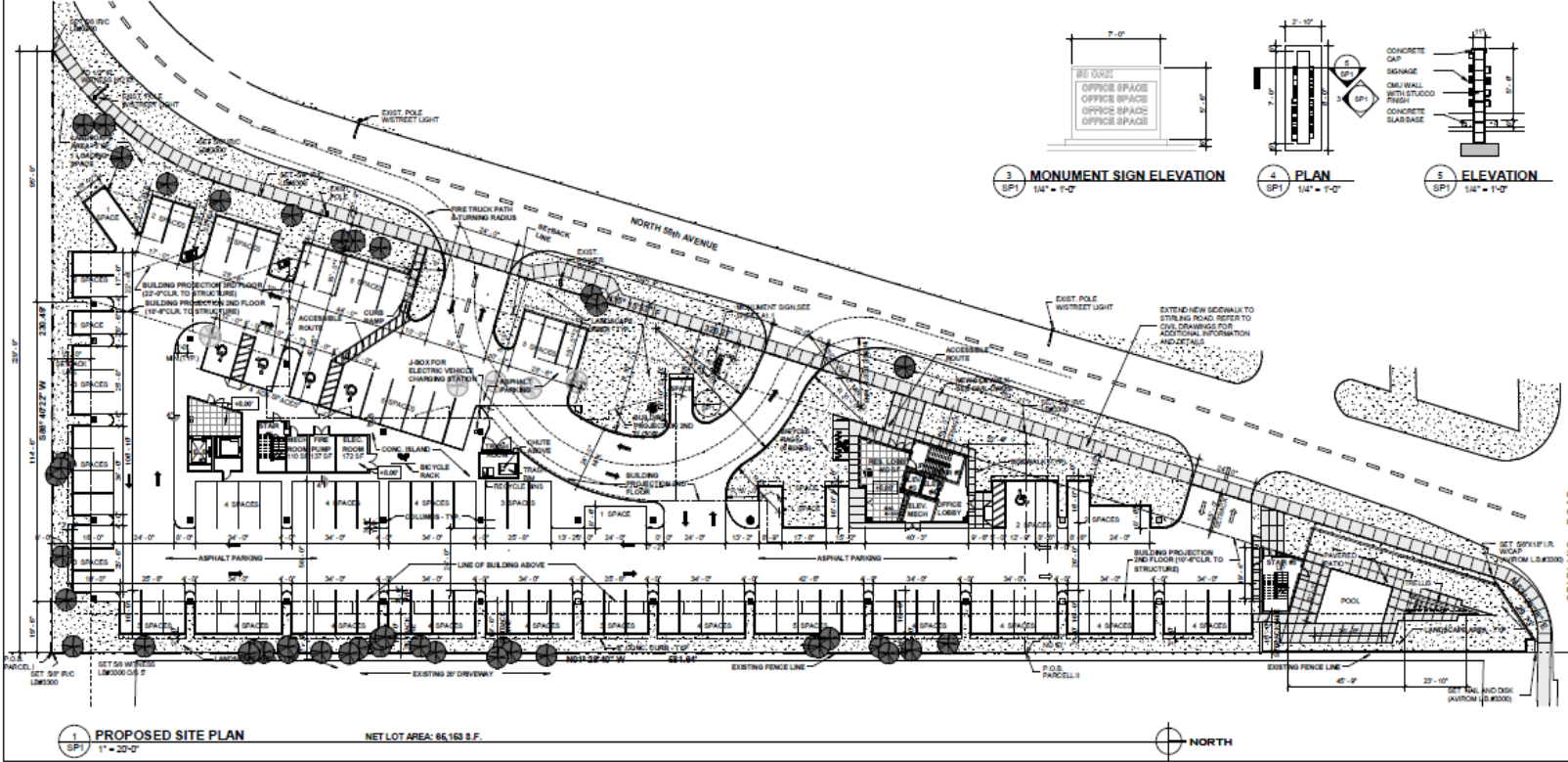
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AA-002997

Charles Michelson AR 0009976

Project No.: 2017-122
 Drawn By: JFG
 Checked By: SMA
 Date: 10.02.2018

REVISIONS



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SP1