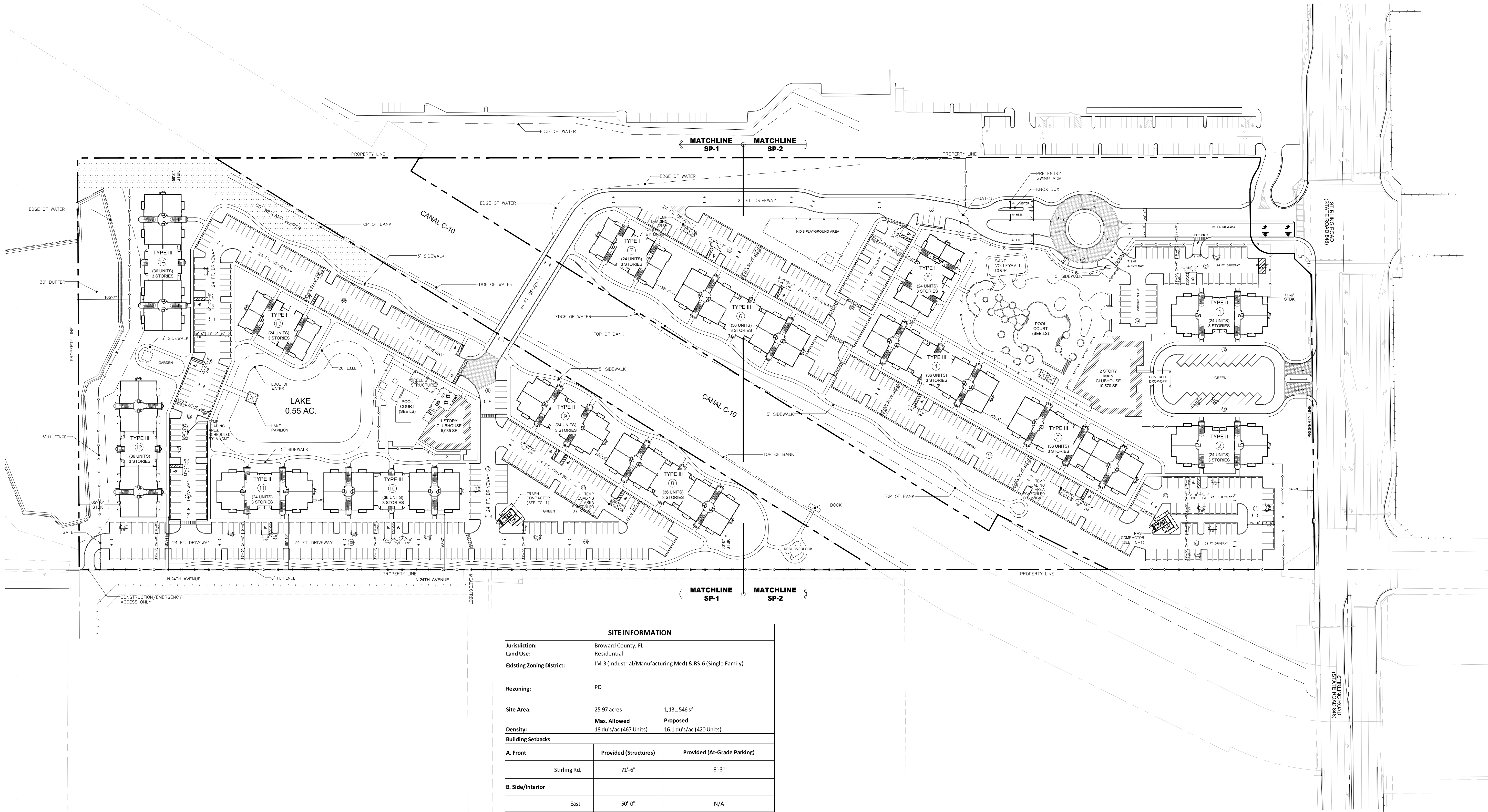




SITE INFORMATION			
Jurisdiction:	Broward County, FL		
Land Use:	Residential		
Existing Zoning District:	IM-3 (Industrial/Manufacturing Med) & RS-6 (Single Family)		
Rezoning:	PD		
Site Area:	25.97 acres	1,131,546 sf	
	Max. Allowed	Proposed	
Density:	18 du/s/ac (467 Units)	16.1 du/s/ac (420 Units)	
Building Setbacks			
A. Front	Provided (Structures)	Provided (At-Grade Parking)	
	Stirling Rd.	71'-6"	8'-3"
B. Side/Interior			
	East	50'-0"	N/A
	West	59'-0"	N/A
C. Rear		65'-4"	N/A
Building Height	Provided		
As measured from grade to mean height of roof	3 Stories (34'-6")		
Min Distance b/w Bldgs	20'-0"		
Site Calculations	Provided		
Open Space Area (Pervious)	58.1% (658,008 sf = 15.1 ac.)		
	Provided		
Bldg. & CH Footprints	15.2% (171,909 sf = 3.95 ac.)		
VUA	26.7% (301,629 sf = 6.92 ac.)		
Total Lot Coverage	41.9% (473,538 sf = 10.87 ac.)		
OFF-STREET PARKING			
Required	# of Units	# Spaces	
Multi-Family			
1.5 sp/du	420 units		630 sp
Guest @ 1 sp / 5 du's			84 sp
Totals	420 units		714 sp
Provided			
Type of Parking	Standard		HC
Surface	709 sp		19 sp
Totals			728 sp
Parking Ratio Required:	1.7 sp/unit		
Parking Ratio Provided:	1.73 sp/unit		
Loading	Required: 4 sp.	Provided: 4 sp.	
Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)			

UNIT MIX						
Unit Designation	Bldg Types			Total # Units	% of Total	Leasable Area (NRSF)
	Type I (3 ST)	Type II (3 ST)	Type III (3 ST)			
1BD						
A1	6	12	12	150		694 sf
A1A	6			18		765 sf
A2	12			36		792 sf
Sub-Total	24 units	12 units	12 units	204 units	48.6%	146,382 sf
2BD						
B2			24	168		1,104 sf
Sub-Total	0 units	0 units	24 units	168	40.0%	185,472 sf
3BD						
C1		12		48		1,273 sf
Sub-Total	0 units	12 units	0 units	48 units	11.4%	61,104 sf
# of Unit/Bldg	24 units	24 units	36 units			
# of Bldgs	3 bldgs	4 bldgs	7 bldgs	14 bldgs		
Total # Units	72 units	96 units	252 units	420 units	100.0%	392,958 sf
Non-Leasable Area						
Balcony/Terrace	25,932 sf					
Corridor/Egress	70,242 sf					
Total	96,174 sf					



SITE PLAN

SCALE: 1"=80'-0"

INITIAL SITE PLAN
SUBMITTAL 10/09/2020

BY

TOWN HOLLYWOOD

FOR:
RELATED GROUP

LOCATED AT:
HOLLYWOOD, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC0000895

8950 SW 74th COURT
SUITE 150
MIAMI, FLORIDA 33156
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MSA ARCHITECTS
ARCHITECTURE & PLANNING

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DRAWN

DATE

SCALE

JOB NO.

SHEET TITLE:

10/23/19

AS SHOWN

1931.PRJ

SITE PLAN

SHEET NUMBER:

SP - 1