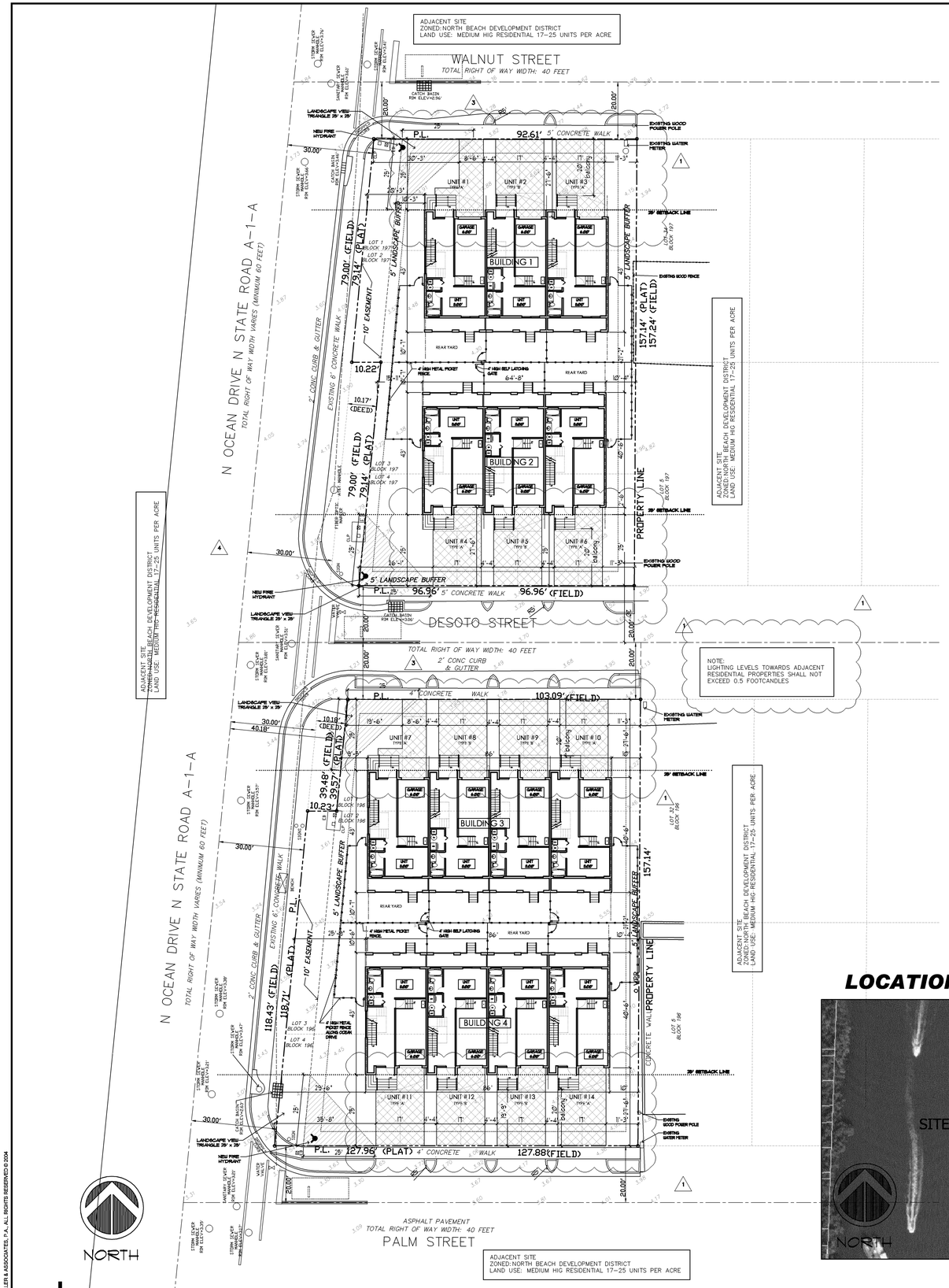
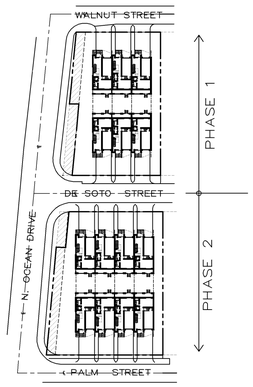
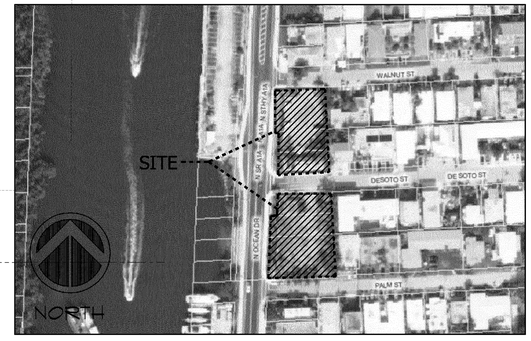


1 **SITE PLAN**

SCALE: 1"= 20'-0"



KEY PLAN



LOCATION PLAN

SITE DATA

LEGAL DESCRIPTION:

PHASE 1
LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17' OF LOT 1, BLOCK 196 "HOLLYWOOD CENTRAL BEACH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PHASE 2
LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17' OF LOTS 3 AND 4, BLOCK 197 "HOLLYWOOD CENTRAL BEACH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS
5811 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SITE INFORMATION/ BUILDING SUMMARY

SITE INFORMATION:

1)– ZONING: NBDD–DZ (NORTH BEACH DEVELOPMENT DISTRICT)
LAND USE DESIGNATION: MEDIUM HIGH RESIDENTIAL 17–25 UNITS PER ACRE

PHASE 1 – BUILDINGS 1 AND 2

2)– GROSS LOT AREA: PHASE 1: 25,629.0 SQUARE FEET = 0.58 ACRES
ALLOWABLE UNITS: 18 PER ACRE (18 X 0.58) = 10 UNITS
PROVIDED UNITS: PHASE 1: 6 UNITS

3)– NET LOT AREA: PHASE 1: 14,888 S.F.; EXCLUDING EASEMENT = 14,101 S.F.

4)– GROUND FLOOR BUILDING:

BUILDING	5,736 S.F.;	40.7% *
DRIVEWAYS, WALKWAYS (IMPERVIOUS)	1,677 S.F.;	11.9% *

5)– PERVIOUS AREA:
REQUIRED 40% = 5,640.4 SF PROVIDED= 6,688 S.F. (47.4%) *
– LANDSCAPED AREA AT 5' BUFFER = 2,373 S.F. (16.8%) *
– REQUIRED LANDSCAPE NOT INCLUDING BUFFER = 419.25 S.F. (25% OF VEHICULAR PAVED AREA) *
– PROVIDED LANDSCAPE NOT INCLUDING BUFFER = 4,315 S.F. *

6)– PARKING

	REQUIRED	PROVIDED
6 UNITS	6 x 2 SPACES = 12 SPACES 1 GUEST PER 5 UNITS = 2 SPACES TOTAL = 14 SPACES	17 SPACES

7)– SETBACKS

WALNUT STREET	25'–0"	25'–0"
DE SOTO STREET	25'–0"	25'–0"
N. OCEAN DR/ SR. AIA	15'–0"	15'–11"
EAST P.L.	15'–0"	10'–0"

BUILDING SUMMARY:

1)– BUILDING HEIGHT:

ALLOWED	PROVIDED
3 STORIES 33'–0"	3 STORIES 33'–0" (TO FLAT ROOF)
@ 25% OF ALLOWED HEIGHT = 41'–4"	41'–3" (TO TOP OF STAIR TOWER)

2)–UNIT SQUARE FOOT AREAS:

UNIT TYPE "A" (4)

3 BEDROOMS	AREA OF UNIT (A/C) =	2,195.0	S.F.
3.5 BATHS	GARAGE =	265.0	S.F.
	A/C + GARAGE =	2,460.0	S.F.

UNIT TYPE "B" (2)

2 BEDROOMS	AREA OF UNIT (A/C) =	2,055.0	S.F.
3.5 BATHS	GARAGE =	265.0	S.F.
	A/C + GARAGE =	2,320.0	S.F.

PHASE 2 – BUILDINGS 3 AND 4

2)– GROSS LOT AREA:
PHASE 2: 29,791.0 SQUARE FEET = 0.68 ACRES
ALLOWABLE UNITS: 18 PER ACRE (18 X 0.68) = 12 UNITS
PROVIDED UNITS: PHASE 2: 8 UNITS

3)– NET LOT AREA:
PHASE 2: 18,608 S.F.; EXCLUDING EASEMENT = 17,392.3 S.F.

4)– GROUND FLOOR BUILDING:

BUILDING	7,616 S.F.;	(43.8%) *
DRIVEWAYS, WALKWAYS (IMPERVIOUS)	2,107.3 S.F.;	(12.1%) *

5)– PERVIOUS AREA:
REQUIRED 40% = 6,956.8 SF PROVIDED= 7,669 S.F. (44.1%) *
– LANDSCAPED AREA AT 5' BUFFER = 2,587.9 S.F. (14.9%) *
– REQUIRED LANDSCAPE NOT INCLUDING BUFFER = 526.8 S.F. (25% OF VEHICULAR PAVED AREA) *
– PROVIDED LANDSCAPE NOT INCLUDING BUFFER = 5,081.1 S.F. *

6)– PARKING

	REQUIRED	PROVIDED
8 UNITS	8 x 2 SPACES = 16 SPACES 1 GUEST PER 5 UNITS = 2 SPACES TOTAL = 18 SPACES	23 SPACES

7)– SETBACKS

	REQUIRED	PROVIDED
DE SOTO STREET	25'–0"	25'–0"
PALM STREET	25'–0"	25'–0"
N. OCEAN DR/ SR A1A	15'–0"	9'–8"
EAST P.L.	15'–0"	10'–0"

BUILDING SUMMARY:

1)– BUILDING HEIGHT:

ALLOWED	PROVIDED
3 STORIES 33'–0"	3 STORIES 33'–0" (TO FLAT ROOF)
@ 25% OF ALLOWED HEIGHT = 41'–4"	41'–3" (TO TOP OF STAIR TOWER)

2)–UNIT SQUARE FOOT AREAS:

UNIT TYPE "A" (4)

3 BEDROOMS	AREA OF UNIT (A/C) =	2,195.0	S.F.
3.5 BATHS	GARAGE =	265.0	S.F.
	A/C + GARAGE =	2,460.0	S.F.

UNIT TYPE "B" (4)

2 BEDROOMS	AREA OF UNIT (A/C) =	2,055.0	S.F.
3.5 BATHS	GARAGE =	265.0	S.F.
	A/C + GARAGE =	2,320.0	S.F.

VARIANCES:

	REQUIRED		PROPOSED
1)– SETBACKS			
PHASE 1			
BUILDING 1 AND 2 –EAST	15'–0"	(3 OR MORE PLATTED LOTS)	10'–4"
BUILDING 1 WEST	15'–0"	(3 OR MORE PLATTED LOTS)	10'–3"
PHASE 2			
BUILDING 3 AND 4 –EAST	15'–0"	(3 OR MORE PLATTED LOTS)	10'–4"
BUILDING 3 WEST	15'–0"	(3 OR MORE PLATTED LOTS)	9'–5"
2)– CURB CUT			
PHASE 1			
WALNUT ST. 33% OF 92.61'	30.56'		51'–0" (55.0%)
DE SOTO ST. 33% OF 96.97'	32.00'		51'–0" (52.6%)
PHASE 2			
DE SOTO ST. 33% OF 103.21'	34.06'		68'–0" (65.8%)
PALM ST. 33% OF 127.96'	42.23'		68'–0" (53.1%)
3)– LANDSCAPE ISLAND	6'–0"		4'–4"
4)– NUMBER PLATTED LOTS	4 (2 FACING EACH STREET)		4 (4 FACING 1 STREET)

* CALCULATIONS DONE WITH LOT NET AREA EXCLUDING THE EASEMENT

Kaller

JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
NORTH BEACH TOWNHOMES
5811 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA

SHEET TITLE
SITE PLAN AND DETAILS
PHASE 1 AND 2

REVISIONS

No.	DATE	DESCRIPTION
1	10-16-09	PRELIM. TAC
2	11-16-09	FINAL TAC
3	12-2-09	ENGINEERING
4	12-15-09	PLANNING
5	12-23-09	PLANNING

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 09083B
DATE: 09-19-09
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-1

Bidders shall also compare sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

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