

- LIST OF VARIANCES:
1. FRONT SETBACK AND SIDE SETBACK
 2. PARKING VARIANCE
 3. APPROVAL OF ONE PARKING SPACE PARTIALLY OFF SITE
 4. HEIGHT OF ROOF PARAPET EXCEEDING 25% OF BUILDING HEIGHT
 5. 5 FOOT SETBACK FOR PARKING
 6. NUMBER OF TERMINAL ISLANDS AND SIZE
 1. VARIETY OF LANDSCAPE VARIANCES
 - a. 5 FOOT LANDSCAPE STRIP OUTSIDE THE FENCE
 - c. INTERIOR LANDSCAPE AREA EQUAL TO 25% OF VEHICULAR USE AREA

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SITE PLAN

SCALE: 1/8" = 1'-0"

SP1

12'-0"

NOTE:

1. ALL MECHANICAL EQUIPMENT IS ON ROOF AND WILL BE SCREENED FROM VIEWS

2. LIGHT LEVELS TOWARDS RESIDENTIAL AREA WILL NOT EXCEED 0.5 FOOT CANDLES

3. ALL TRASH WILL BE KEPT INSIDE THE BUILDING UNTIL PICK-UP BY PRIVATE COMPANY BECAUSE IT CONTAINS MEDICAL WASTE

4. EXISTING TREES TO REMAIN WILL BE PRUNED AND TRIMMED

5. NEW SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS

SITE DATA - NEW BUILDING			
SITE CALCULATIONS			
SITE AREA:	13500 S.F. = 0.31 ACRES		
BUILDING SETBACKS (FROM PROPERTY LINE)	REQUIRED	PROVIDED	
FRONT - 35TH AVE.	25'-0"	1'-0"	
REAR - EAST SIDE	20'-0"	47'-0"	
INTERIOR SIDE-ALLEY	10'-0"	20'-0"	
STREET SIDE- GARFIELD STREET	20'-0"	4'-0"	
HEIGHT	30'-0"	29'-6" TOP OF ROOF SLAB	
ZONING	CURRENT RS-5	VARIANCE REQUEST 10, 0-1	

USE OF THE BUILDING: PLASTIC SURGERY CENTER			
BUILDING AREA	68055	NET	
FIRST FLOOR:	3575 SF	1946 SF.	
SECOND FLOOR:	4251 SF	2246 SF.	
TOTAL GROSS AREA:	7826 SF	4194 SF.	
INTERVIEWS SURFACE			
ASPHALT PAVING AREA:	6255 SF	=46.33 % OF SITE	
FIRST FLOOR BUILDING AREA:	3575 SF	=26.40 % OF SITE	
CONCRETE WALK AREA:	800 SF	=5.93 % OF SITE	
TOTAL INTERVIEWS:	10541 SF	=76.74 % OF SITE	
PERVIOUS SURFACE			
LANDSCAPE AND PERVIOUS AREAS:	2628 SF	=19.41 % OF SITE	
PERVIOUS AREAS AT 2'-0" CAR OVERHANG AREAS:	242 SF	=1.79 % OF SITE	
TOTAL PERVIOUS AREA:	2870 SF	=21.24% OF SITE	
REQUIRED LANDSCAPE EXCLUSIVE OF SETBACKS / BUFFERS:	13500 SF	=100 % OF SITE	
25% OF VEHICULAR USE AREA: 6,255 (25) = 1563.75 SF			

PARKING REQUIRED- CITY OF HOLLYWOOD		
BUILDING NET AREA REQUIRED:	4194 SF. /250= 16.78	17 SPACES
BREAKDOWN FOR SPACES PROVIDED	8'-6"x 18'-0" PARKING SPACES:	14 SPACES
12'-0"x 18'-0" H.C. PARKING SPACES	TOTAL PARKING ON SITE	16 SPACES
TOTAL OFFSITE PARKING	1 DROP OFF SPACE (NOT IN COUNT)	1 SPACE
TOTAL PARKING PROVIDED:	17 SPACES	

