

Project Data				* Asterisk denotes a waiver from Design Standards and justified in PMDD
<b>Site Info:</b>				<b>Remarks</b>
<b>Net Site Area</b>	Prior to Plat 11.744 acres (511,584 sf) Existing	At Plat Recordation 11.86 acres (516,759.25 sf) District M5-C	<b>Rezoning</b> PMDD	
<b>Zoning Designation</b>	Main Street District			
<b>Type of Use</b>	Residential Apartment			
<b>Density</b>	<b>Allowed/Required</b> 30 units/acre = 356 units	<b>Approved</b> 308 units	<b>Proposed</b> 296 units	
<b>Lot Coverage</b>	n/a	24% (124,499 sf)	24% (124,500 sf)	Bldg footprints incl resi, Clubhouse, and garage bldgs
<b>Open Space</b>	For Open Space Calculation Table refer to Sheet A.02			
<b>Setbacks:</b>				<b>Remarks</b>
	<b>Allowed (min)</b>	<b>Approved</b>	<b>Proposed</b>	
Frontage Street (South)-Sample Rd	28'-0"	12'-0"	19'-2"	setback taken to dedicated R/W line
Street Type "D" (North)	5'-0"	27'-7"	27'-9"	To Property Line
Street Type "A" (East) Stories 1-2	0'-0"	0'-0"	0'-0"	To ROW Line (Back of Sidewalk)
Above 2 Stories	15'-0"	0'-0"	0'-0"	Deviation for standards as noted in PMDD - Bldg. corner balconies encroach on setback.
Side (West)	n/a	82'-9"	100'-9"	To Property Line
<b>Height:</b>				<b>Remarks</b>
	<b>Allowed (Max)</b>	<b>Approved</b>	<b>Proposed</b>	All heights are measured from finished floor elevation +0'-0"
Residential Bldgs to main roof (top of slab) top of ridge height (highest point of roof elements)	120'-0"	38'-0"	38'-0"	
Detached Garage		9'-4"	9'-4"	
Structured Garage		9'-8"	9'-8"	To second floor Sslab - 13'-8" to guard wall.
<b>Parking Summary:</b>				<b>Remarks</b>
<b>Approved</b>				
<b>Required</b>	<b># of Units or Sq Ft</b>	<b>Code Requirement</b>	<b>Required</b>	
Residential	308 units	1.5 spaces/unit	462 spaces	
Commercial (Leasing Center)	1,500 sf	3 per 1000	5 spaces	
			<b>467 spaces</b>	
<b>Provided</b>				
	<b>Standard</b>	<b>HC</b>	<b>Totals</b>	<b>% of Total</b>
Surface parking				
Residential	394 spaces	9 spaces	403 spaces	
Leasing Center	5 spaces	-	5 spaces	
Sub-total	399 spaces	9 spaces	408 spaces	76%
Structured parking				
Private Garage	105 spaces	1 spaces	106 spaces	20%
Private Garage	22 spaces	1 spaces	23 spaces	4%
<b>Total</b>	<b>526 spaces</b>	<b>11 spaces</b>	<b>537 spaces</b>	<b>100%</b>
				(1.74 sp/unit)
<b>Car Charging Stations</b>	16 spaces (Incl in total parking provided)			
<b>HC Spaces</b>				
<b>Required</b>	<b>Provided</b>			
(501-1000 sp=2% Total) = 11 sp	11 spaces	Incl in total		
<b>Proposed</b>				
<b>Required</b>	<b># of Units or Sq. Ft.</b>	<b>Code Requirement</b>	<b>Required</b>	
Residential	296 units	1.5 spaces/unit	444 spaces	
Commercial (Leasing Center)	1,500 sf	3 per 1000	5 spaces	
			<b>449 spaces</b>	
<b>Provided</b>				
	<b>Standard</b>	<b>HC</b>	<b>Totals</b>	<b>% of Total</b>
Surface Parking				
Leasing Center	352 spaces	8 spaces	360 spaces	
Leasing Center	4 spaces	1 spaces	5 spaces	
Sub-total	356 spaces	9 spaces	365 spaces	71%
Structured parking				
Private Garage	112 spaces	1 spaces	113 spaces	22%
Private Garage	22 spaces	1 spaces	23 spaces	5%
Private Garage Bldg, Type IV	10 spaces		10 spaces	2%
<b>Total</b>	<b>500 spaces</b>	<b>11 spaces</b>	<b>511 spaces</b>	<b>100%</b>
				(1.73 sp/unit)
<b>Car Charging Stations</b>	16 spaces (Incl in total parking provided)			any unreserved/surplus stations shall be used as a standard space
<b>Loading Summary</b>				<b>Remarks</b>
<b>Required</b>	<b>Code Requirement</b>	<b>Provided</b>		
	n/a			

Development Summary													
<b>Unit Type Breakdown</b>					<b>Proposed</b>								
<b>Approved</b>					<b>Proposed</b>								
Type	Bldg I	Bldg II	Bldg III		Type	Bldg I	Bldg II	Bldg III	Bldg IV (new Bldg Type)				
<b>STUDIO &amp; 1BD</b>					<b>STUDIO &amp; 1BD</b>								
ST	0	0	4		ST	0	0	4	0				
A1	4	4	0		A1	4	4	0	4				
A2	8	12	4		A2	8	12	4	4				
Sub-total	12	16	8		Sub-total	12	16	8	8				
<b>1BD+D &amp; 2BD</b>					<b>1BD+D &amp; 2BD</b>								
B1	8	12	8		B1	8	12	8	4				
C1	8	12	4		C1	8	12	4	7				
C2	12	8	8		C2	12	8	8	12				
Sub-total	28	32	20		Sub-total	28	32	20	27				
<b>3BD</b>					<b>2BD+D &amp; 3BD</b>								
D1	4	4	8		D1	4	4	8	3				
Sub-total	4	4	8		Sub-total	4	4	8	3				
<b>Total Units/Bldg</b>	<b>44 units</b>	<b>52 units</b>	<b>36 units</b>		<b>Total Units/Bldg</b>	<b>44 units</b>	<b>52 units</b>	<b>36 units</b>	<b>38 units</b>				
<b># of Bldgs per Bldg type</b>	<b>5 bldgs</b>	<b>1 bldgs</b>	<b>1 bldgs</b>		<b># of Bldgs per Bldg type</b>	<b>3 bldgs</b>	<b>1 bldgs</b>	<b>1 bldgs</b>	<b>2 bldgs</b>				
<b>Grand Totals</b>	<b>220 units</b>	<b>52 units</b>	<b>36 units</b>	<b>308 units</b>	<b>Grand Totals</b>	<b>132 units</b>	<b>52 units</b>	<b>36 units</b>	<b>76 units</b>				
<b>Unit Areas</b> *Denotes that a deviation from unit size is being requested in the PMDD													
<b>Approved</b>					<b>Proposed</b>								
Unit Designation	Type	Min. Unit Area (A/C)	Unit Area (A/C)	Total # Of units	% of Total	Unit Designation	Type	Min. Unit Area (A/C)	Unit Area (A/C)	Total # Of units	% of Total		
<b>STUDIO &amp; 1 BD</b>					<b>STUDIO &amp; 1 BD</b>								
ST	Studio	700 sf	667 sf	4 units	1.3%	ST	Studio	700 sf	671 sf	4 units	1.4%		
A1	1BD	1,000 sf	755 sf	24 units	7.8%	A1	1BD	1,000 sf	811 sf	24 units	8.1%		
A2	1BD	1,000 sf	762 sf	56 units	18.2%	A2	1BD	1,000 sf	788 sf	48 units	16.2%		
Sub-total				<b>84 units</b>	<b>27.3%</b>	Sub-total				<b>76 units</b>	<b>25.7%</b>		
<b>1 BD +D &amp; 2 BD</b>					<b>1 BD +D &amp; 2 BD</b>								
B1	1BD+D	1,000 sf	837 sf	60 units	19.5%	B1	1BD+D	1,000 sf	818 sf	52 units	17.6%		
C1	2BD	1,200 sf	1,051 sf	56 units	18.2%	C1	2BD	1,200 sf	1,077 sf	54 units	18.2%		
C2	2BD	1,200 sf	1,218 sf	76 units	24.7%	C2	2BD	1,200 sf	1,212 sf	76 units	18.2%		
Sub-total				<b>192 units</b>	<b>62.3%</b>	C3 (New Unit Type)	2BD	1,200 sf	1,606 sf	8 units	17.6%		
<b>3BD</b>					<b>3BD</b>								
D1	3BD	1,400 sf	1,293 sf	32 units	10.4%	D1	3BD	1,400 sf	1,289 sf	30 units	10.1%		
Sub-total				<b>32 units</b>	<b>10.4%</b>	Sub-total				<b>30 units</b>	<b>10.1%</b>		
<b>Grand Total</b>				<b>308 units</b>	<b>100%</b>	<b>Grand Total</b>				<b>296 units</b>	<b>100%</b>		
<b>Gross Floor Area Breakdown</b>													
<b>Approved</b>						<b>Proposed</b>							
Bldg Type	Rentable Area	Balcs / Terr	Corr. / Stair & Elev. / MEP Rm	Storage / Garages	# of Bldgs	Totals	Bldg Type	Rentable Area	Balcs / Terr	Corr. / Stair & Elev. / MEP Rm	Storage / Garages	# of Bldgs	Totals
Bldg I	44,008 sf	2,575 sf	6,394 sf	218 sf	5	265,975 sf	Bldg I	44,411 sf	2,656 sf	7,390 sf	144 sf	3	163,804 sf
Bldg II	49,736 sf	3,085 sf	7,207 sf	241 sf	1	60,269 sf	Bldg II	50,157 sf	3,085 sf	7,637 sf	114 sf	1	60,993 sf
Bldg III	36,704 sf	2,114 sf	5,721 sf	306 sf	1	44,845 sf	Bldg III	36,697 sf	2,114 sf	6,786 sf	120 sf	1	45,717 sf
Subtotals	306,482 sf	18,076 sf	44,900 sf	1,639 sf		<b>371,089 sf</b>	Subtotals	304,180 sf	16,289 sf	52,510 sf	5,105 sf	7	<b>378,075 sf</b>
Clubhouse	6,200 sf						Clubhouse	6,000 sf					
Detached Garages	5,523 sf						Detached Garages	5,523 sf					
Structured Garage	38,328 sf (incl rooftop)						Structured Garage	39,524 sf (incl rooftop)					
<b>Grand Total</b>	<b>421,140 sf</b>						<b>Grand Total</b>	<b>429,122 sf</b>					



REVISIONS	BY
SITE PLAN RESUBMITTAL 02/19/14	B.H.
SITE PLAN RESUBMITTAL#2 04/08/14	
SITE PLAN RESUBMITTAL#3 07/17/14	
SITE PLAN RESUBMITTAL#4 08/20/14	
SITE PLAN ADMIN. AMENDMENT#1 10/29/15	
SITE PLAN ADMIN. AMENDMENT#2 01/08/16	

**MIDTOWN RESIDENCES  
AT COCONUT CREEK**

FOR:  
FC LAND INVESTMENT A, LLC.  
LOCATED AT:  
COCONUT CREEK, FLORIDA

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DRAWN	
CHECKED	
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-0.1.DWG

**LOCATION & LAND USE MAP**  
N.T.S.

NORTH