

**Project Data**

Site Info			
Net Site Area	12.3 acres (535,852 sf)		
Gross Site Area	12.8 acres (559,336 sf)		
Zoning Designation	Existing	District	Rezoning
	Main Street District	MS-C	PMDD
	Residential Apartment		
Density	Allowed/Required	Proposed	
	30 units/acre = 359 units	308 units	
Lot Coverage	n/a	23% (123,245 sf)	
Open Space	For Open Space Calculation Table refer to Sheet A.02		

Setbacks		
	Required (min)	Proposed
Frontage Street (South) - Sample Rd	28'-0"	12'-7"
Street Type "D" (North)	5'-0"	27'-7"
Street Type "A" (East) Stories 1-2	0'-0"	0'-0"
Above 2 Stories	15'-0"	0'-0"
Side (West)	n/a	82'-9"

Height		
	Allowed (Max)	Proposed
Residential Bldgs to main roof (top of slab)		38'-0"
top of ridge height (highest point of roof elements)	120'-0"	48'-4"
Detached Garage		9'-4"
Structured Garage		9'-8"

Unit Type Breakdown				
Type	Bldg I	Bldg II	Bldg III	
<b>STUDIO &amp; 1BD</b>				
ST	0	0	4	
A1	4	4	0	
A2	8	12	4	
Sub-total	12	16	8	
<b>1BD+D &amp; 2BD</b>				
B1	8	12	8	
C1	8	12	4	
C2	12	8	8	
Sub-total	28	32	20	
<b>3BD</b>				
D1	4	4	8	
Sub-total	4	4	8	
<b>Total Units/Bldg</b>	<b>44 units</b>	<b>52 units</b>	<b>36 units</b>	
<b># of Bldgs per Bldg type</b>	<b>5 bldgs</b>	<b>1 bldgs</b>	<b>1 bldgs</b>	
<b>Grand Totals</b>	<b>220 units</b>	<b>52 units</b>	<b>36 units</b>	<b>308 units</b>

Unit Areas					
Unit Designation	Type	Min. Unit Area (A/C)	Unit Area (A/C)	Total # Of units	% of Total
<b>STUDIO &amp; 1 BD</b>					
ST	Studio	700 sf	667 sf	4 units	1.3%
A1	1BD	1,000 sf	755 sf	24 units	7.8%
A2	1BD	1,000 sf	762 sf	56 units	18.2%
Sub-total				<b>84 units</b>	<b>27.3%</b>
<b>1 BD +D &amp; 2 BD</b>					
B1	1BD+D	1,000 sf	837 sf	60 units	19.5%
C1	2BD	1,200 sf	1,051 sf	56 units	18.2%
C2	2BD	1,200 sf	1,218 sf	76 units	24.7%
				<b>192 units</b>	<b>62.3%</b>
<b>3BD</b>					
D1	3BD	1,400 sf	1,293 sf	32 units	10.4%
				<b>32 units</b>	<b>10.4%</b>
<b>Grand Total</b>				<b>308 units</b>	<b>100%</b>

\* Asterick denotes a waiver from Design Standards and justified in PMDD

**Remarks**

All calcs based on Net Lot Area

Bldg footprints incl resi, Clubhouse, and garage bldgs

setback taken to dedicated R/W line

To Property Line

To ROW Line (Back of Sidewalk)

Deviation for standards as noted in PMDD

To Property Line

All heights are measured from finished floor elevation +0'-0"

**Remarks**

\* Denotes that a deviation from unit size is being requested in the PMDD

**Remarks**

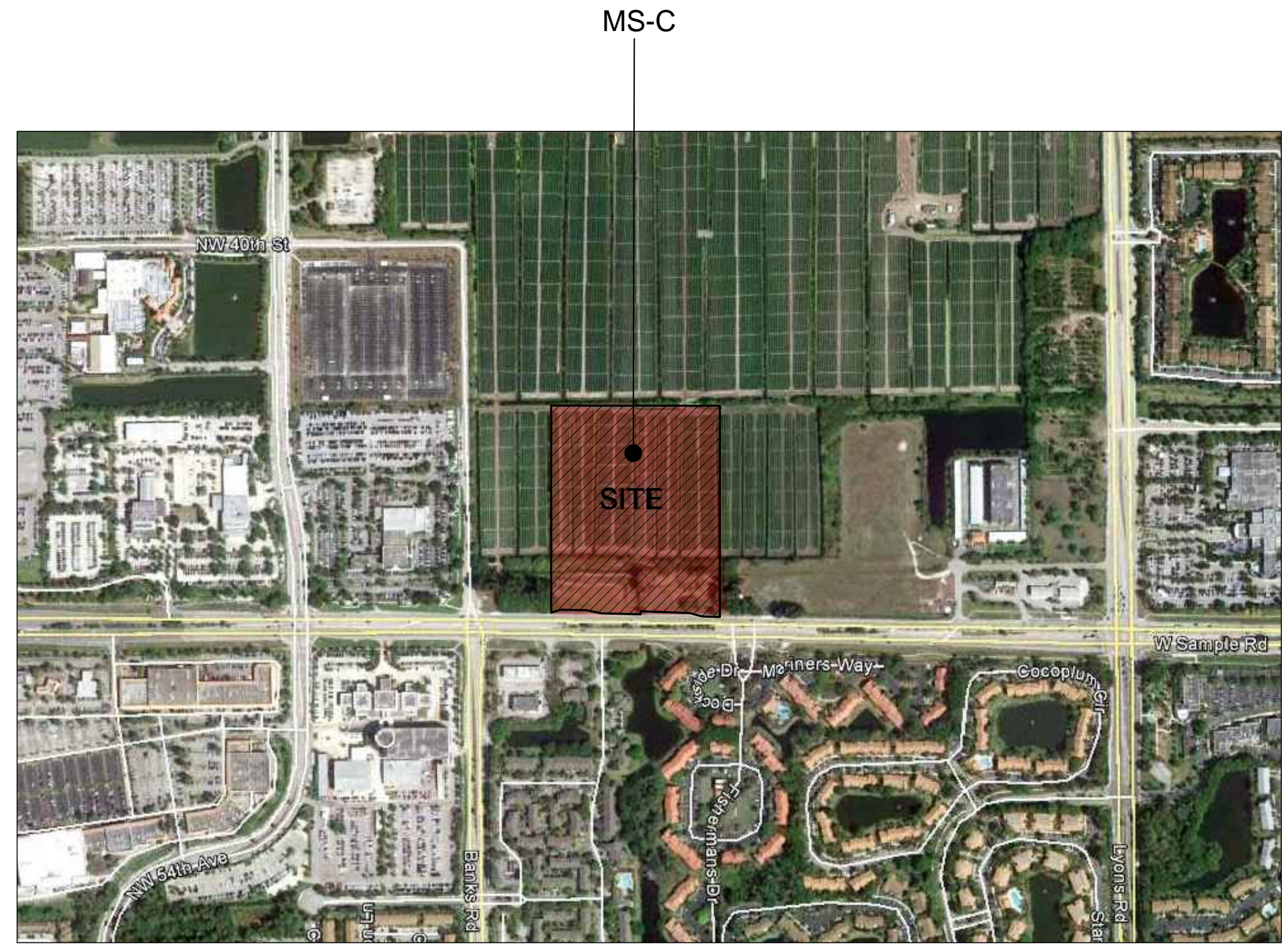
Parking Summary			
Required	# of Units or Square Footage	Code Requirement	Required
Residential	308 units	1.5 spaces/unit	462 spaces
Commercial (Leasing Center)	1,500 sf	3 per 1000	5 spaces
			<b>467 spaces</b>

HC Spaces				
	Required (501-1000 spaces=2% Total)	Provided		
	= 11 spaces	11 spaces	Included in Total Required	
Provided				
	Standard	HC	Totals	% of Total
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	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 spaces/unit)

Gross Floor Area Breakdown						
Bldg Type	Rentable Area	Balconies/Terraces	Corridors/Stair & Elev/MEP Rm	Storage	# of Bldgs	Totals
Bldg I	44,008 sf	2,575 sf	6,394 sf	218 sf	5	265,975 sf
Bldg II	49,736 sf	3,085 sf	7,207 sf	241 sf	1	60,269 sf
Bldg III	36,704 sf	2,114 sf	5,721 sf	306 sf	1	44,845 sf
Subtotals	306,482 sf	18,076 sf	44,900 sf	1,639 sf		<b>371,089 sf</b>
Clubhouse	6,200 sf					
Detached Garages	5,523 sf					
Structured Garage	38,328 sf (incl rooftop)					
<b>Grand Total</b>	<b>421,140 sf</b>					

**Remarks**

any unreserved/surplus stations shall be used as a standard space



REVISIONS	BY
° SITE PLAN RESUBMITTAL#2 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	

**MIDTOWN RESIDENCES**  
 AT COCONUT CREEK  
 FOR:  
 FLORIDA ATLANTIC INVESTMENTS, INC.  
 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