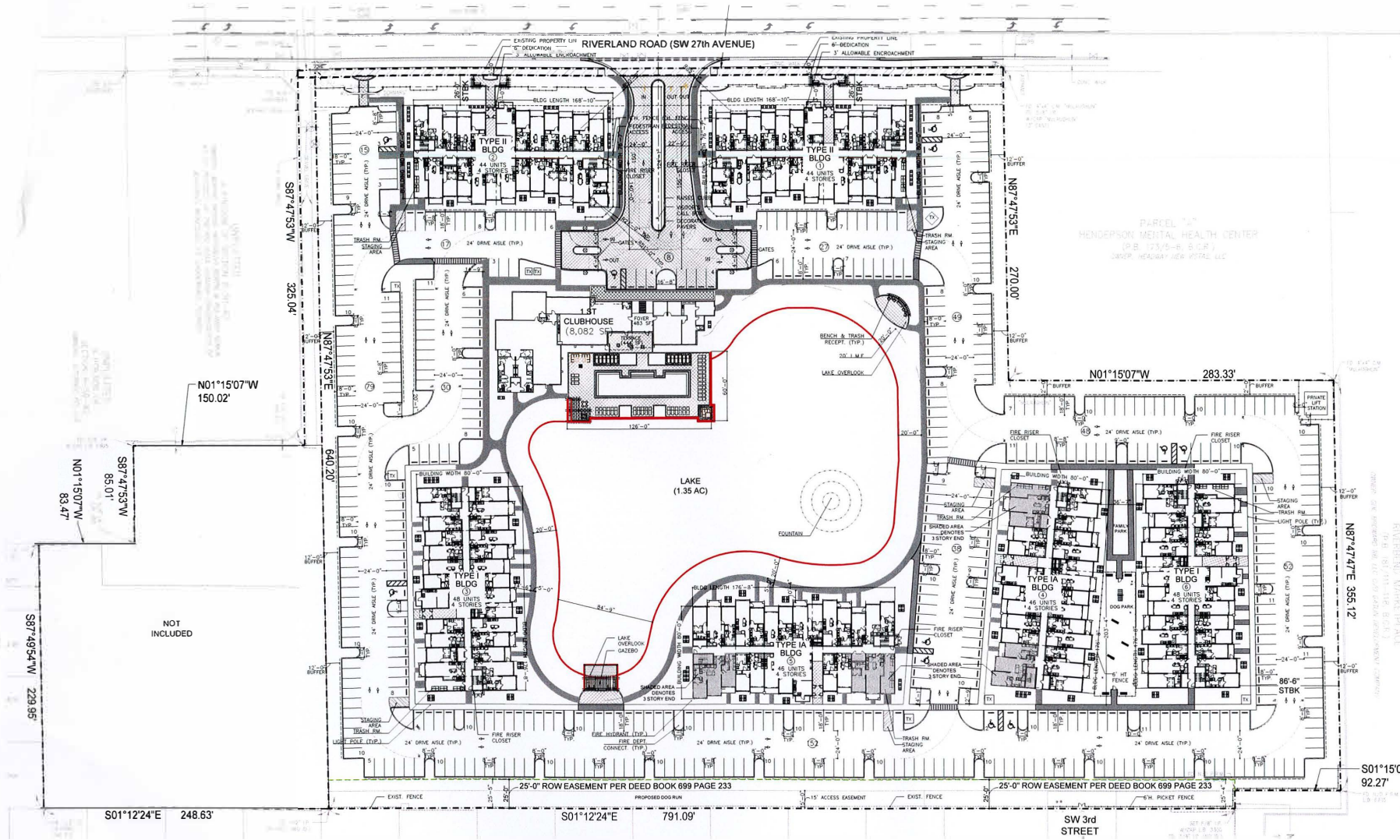
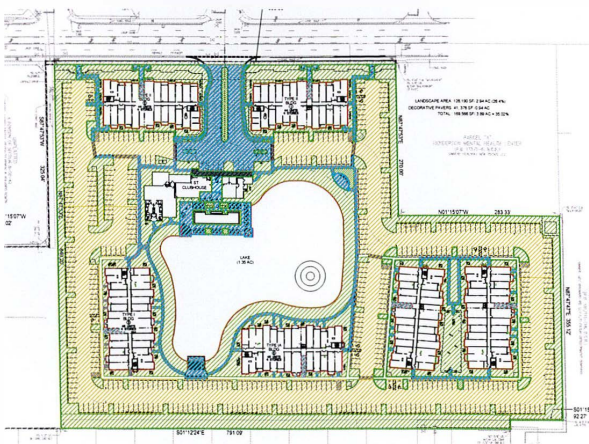


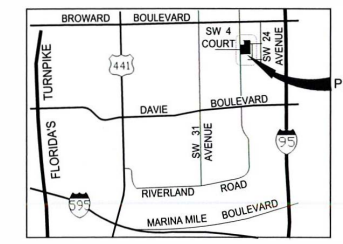


- LANDSCAPE AREA: 128,190 SF/ 2.94 AC
- DECORATIVE PAVERS: 41,376 SF/0.94 AC
- VUA: 156,860 SF/3.6 AC



OPEN SPACE DIAGRAM
N.T.S.

Unit Mix per Building Type						
Unit Designation	Area	Bldg Types			# Units	Leasable Area (NRSF)
		Type I (4 st)	Type II (4st)	Type IA (4st)		
Studio						
S1	629 sf	4	4	4	24	15,096 sf
Sub-Total		4 units	4 units	4 units	24	9%
1BD						
A1	784 sf	8	8	8	48	37,632 sf
A1.1 (only in BLDG Type II)	826 sf	0	2	0	4	3,304 sf
A1.1a (only in BLDG Type II)	845 sf	0	2	0	4	3,380 sf
A2	818 sf	8	4	8	40	32,720 sf
A3 (1BD+DEN)	933 sf	8	4	8	40	37,240 sf
A4 (1 BD+DEN)	878 sf	4	4	4	24	21,072 sf
A5	864 sf	1	1	1	6	5,184 sf
Sub-Total		29 units	25 units	29 units	166 units	60%
2BD						
C1	1,119 sf	0	4	0	8	8,952 sf
C2	1,249 sf	4	0	4	16	19,984 sf
C2.2	1,194 sf	3	3	2	16	19,104 sf
C3.1	1,132 sf	8	4	7	38	43,016 sf
Sub-Total		15 units	11 units	13 units	78 units	28%
3BD						
D1	1,376 sf	0	4	0	8	11,008 sf
Sub-Total		units	4 units	units	8 units	3%
# of Unit/Bldg		48 units	44 units	46 units	8 bldgs	
# of Bldgs		2 bldgs	2 bldgs	2 bldgs	6 bldgs	
# Units Total		96 units	88 units	92 units	276 units	100%
						257,692 sf
						934 avg sf/du



LOCATION MAP
N.T.S.

SITE INFORMATION		
Jurisdiction:	City of Fort Lauderdale, FL.	
Land Use:	Residential	
Existing Zoning District:	Mobile Home Park (MHP)	
Re-Zoning:	RMM-25	
Water/Waste Provider:	City of Fort Lauderdale, FL.	
Gross Site Area:	11.19 ac	487,853
Net Site Area:	11.11 ac	484,141 sf
Density:	25 DU/AC (277 units)	25 DU/AC (276 units)
	Max. Allowed	Proposed
REGULATORY GUIDELINES		
Building Setbacks	Allowed	Provided
	Front	26'
	Rear	20'
	Side Yard	10'
Building Height	Allowed	Provided
	As measured from grade to top of ridge	55'
		52' (4 stories)
	Building Length	200'
Min Distance b/w Bldgs	20% of height = 10'-5"	36'-7"
Site Calculations	Required Min.	Provided
Landscape/Open Space Area	35% (169,450 sf)	35.02% (169,566 sf)
Bldg Footprint Coverage	Allowed Max	Provided
	N/A	20% (90,688 sf)
VUA area	N/A	32% (156,860 sf)
Unit Mix & Areas:		
	# Units	Range of Unit Sizes (sf)
Studio	24 units	629 sf
1 BD	166 units	784 sf - 931 sf
2 BD	78 units	1,119 sf - 1,225 sf
3 BD	8 units	1,376 sf
Totals	276 units	934 avg sf/du
Gross Floor Area (GFA):	322,675 sf	
Floor Area Ratio (FAR):	0.67	
Off-Street Parking		
Required	# of units or SF	# Spaces
Multi-Family		
	180 @ 1.75 sp/du	313 sp
	280 @ 2 sp/du	560 sp
	380 @ 2.1 sp/du	800 sp
Totals	276 units	506 sp
Provided		
Type of Parking	Standard	HC
Surface	495 sp	11 sp
Totals		
Parking Ratio Required:	1.83 sp/unit	
Parking Ratio Provided:	1.83 sp/unit	
Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)		

GROSS BUILDING SQUARE FOOTAGE				
Type of SF/Bldg	Building Types			Totals (All Bldgs)
	Type I	Type IA	Type II	
Leasable (NRSF)	45,148 sf	41,781 sf	41,655 sf	257,168 sf
Non Leasable	6,471 sf	5,099 sf	7,165 sf	37,470 sf
Storage	210 sf	210 sf	213 sf	1,266 sf
Terraces/Balcs	2,938 sf	2,776 sf	2,956 sf	17,340 sf
Bike racks storage	70 sf	70 sf	71 sf	422 sf
Sub-Total	54,837 sf	49,936 sf	52,060 sf	313,666 sf
# Of Bldgs	2 bldgs	2 bldgs	2 bldgs	6 bldgs
Totals	109,674 sf	99,872 sf	104,120 sf	313,666 sf
Clubhouse (ac area)	8,082 sf			
Clubhouse (terrace)	927 sf			
Sub-Total	9,009 sf			
Grand Total	322,675 sf			

SITE PLAN

SCALE: 1"=50'-0"

PEARL RIVERLAND

FOR:
MORGAN GROUP DEVELOPMENT, LLC
LOCATED AT:
FORT LAUDERDALE, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

ARCHITECTS
ARCHITECTURE & PLANNING

© 2018 MSA ARCHITECTS, INC. ALL RIGHTS RESERVED. FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT.
THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN: 02/20/2018
DATE: 02/20/2018
SCALE: AS SHOWN
JOB NO: 1815 PRJ
SHEET TITLE: SITE PLAN
SHEET NUMBER: SP-1

INITIAL SITE PLAN SUBMITTAL
05/25/2018

BY: