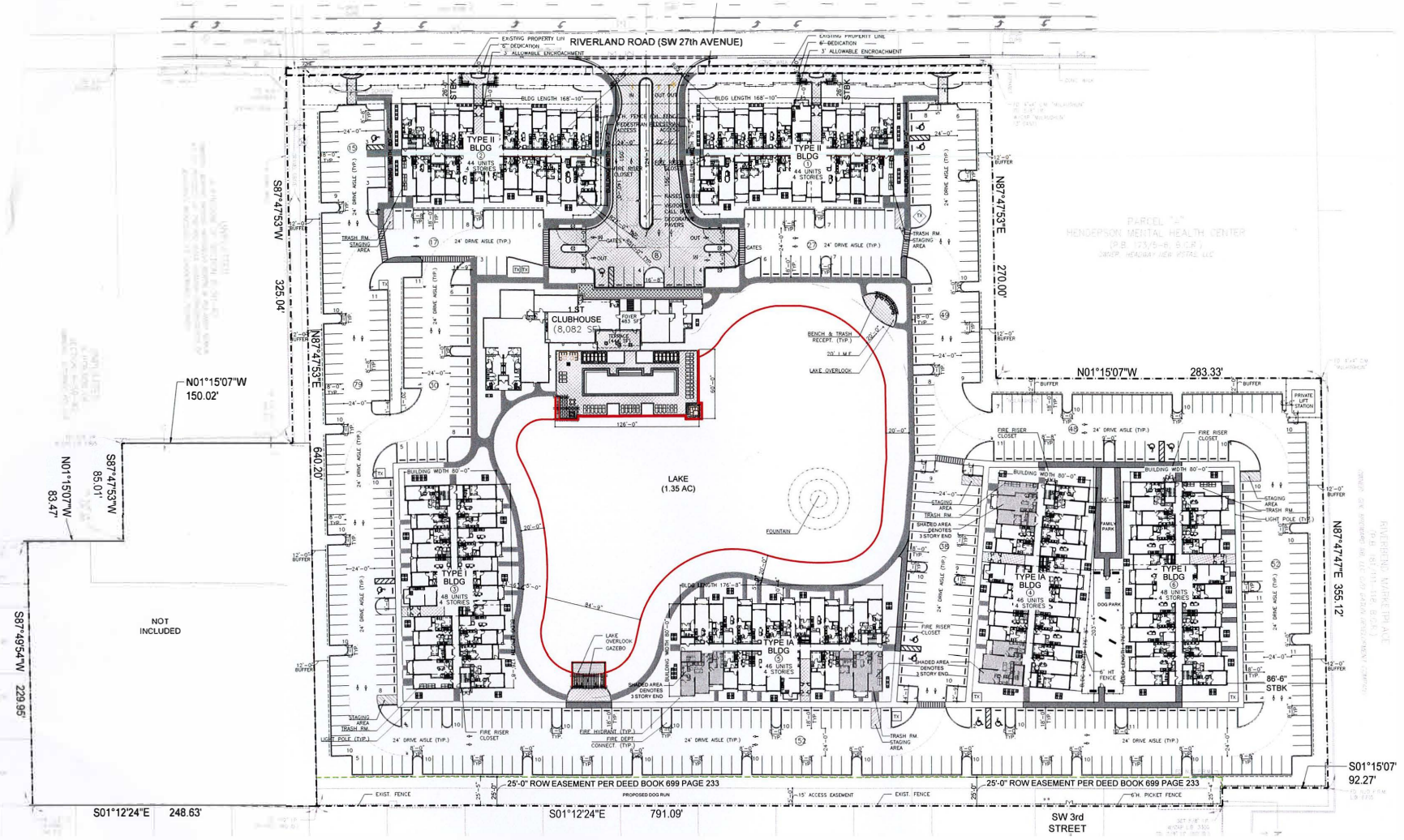


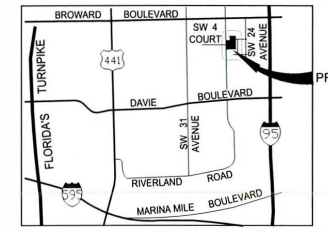


- LANDSCAPE AREA: 128,190 SF/2.94 AC
- DECORATIVE PAVERS: 41,376 SF/0.94 AC
- VUA: 156,860 SF/3.6 AC



OPEN SPACE DIAGRAM
NORTH
N.T.S.

Unit Mix per Building Type						
Unit Designation	Area	Bldg Types			# Units	% of Total
		Type I (4 st)	Type II (4 st)	Type IA (4 st)		
Studio						
SF	629 sf	4	4	4	24	
Sub-Total		4 units	4 units	4 units	24	9%
1BD						
A1	784 sf	8	8	8	48	
A1.1 (only in BLDG Type II)	826 sf	0	2	0	4	
A1.1a (only in BLDG Type II)	845 sf	0	2	0	4	
A2	818 sf	8	4	8	40	
A3 (1BD+DEN)	931 sf	8	4	8	40	
A4 (1 BD+DEN)	878 sf	4	4	4	24	
A5	864 sf	1	1	1	6	
Sub-Total		29 units	25 units	29 units	166 units	60%
2BD						
C1	1,119 sf	0	4	0	8	
C2	1,249 sf	4	0	4	16	
C2.2	1,194 sf	3	3	2	16	
C3.1	1,132 sf	8	4	7	38	
Sub-Total		15 units	11 units	13 units	78 units	28%
3BD						
D1	1,376 sf	0	4	0	8	
Sub-Total		units	4 units	units	8 units	3%
# of Unit/Bldg		48 units	44 units	46 units		
# 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:	RMN-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:	Max. Allowed	Proposed	
	25 DU/AC (277 units)	25 DU/AC (276 units)	
REGULATORY GUIDELINES			
Building Setbacks		Allowed	Provided
Front	26'		26'
Rear	20'		
Side Yard	10'		
Side Yard	10'		
Building Height		Allowed	Provided
As measured from grade to top of ridge	55'		52' (4 stories)
Building Length	200'		176'-8"
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
VUA Area	N/A		20% (90,698 sf)
	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	190 units		333 sp
280 @ 2 sp/du	78 units		156 sp
380 @ 2.1 sp/du	8 units		17 sp
Totals	276 units		506 sp
Provided			
Type of Parking	Standard		HC
Surface	495 sp		11 sp
Totals			506 sp
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 (NRF)	45,148 sf	41,781 sf	41,655 sf	257,168 sf
Non Leaseable	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 L. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
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MIRAGE, FLORIDA 33156
(305) 272-9911

ARCHITECTS
ARCHITECTURE & PLANNING

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