

ARCHITECT'S LIST OF DRAWINGS AND REFERENCED DWGS.
SPECIFICALLY FOR BLDGS TYPE 'A' - BLDGS. #1 & #2

- A-1 1/8"-1/4" SC MASTER SITE - WITH 'A' TYPE PLAN, AND PROJECT DEV. DATA
- A-2 1/4"-1/2" SCALE - FLOOR PLANS - BLDGS. #1 & #2, WITH PROJECT DOOR, WINDOW AND FINISH SCHEDULES
- A-3 1/4"-1/2" SCALE EXTERIOR ELEVATIONS & SECTION - BLDGS. #1 & #2
- A-4 BUILDING CROSS SECTIONS, GARAGE SECTIONS, AND DETAILS
- A-5 LARGE SCALE SECTIONS, STAIR SECTIONS, AND GENERAL DETAILS
- S-1 FOUNDATION & 2nd FLOOR PLAN, BLDGS. #1 & #2, SCHEDULES AND SPECIFICATIONS
- S-2 UPPER ROOF FRAMING PLAN, BLDGS. #1 & #2, SCHEDULES AND SPECIFICATIONS
- E-1 FIRST/SECOND FLOORS ELECTRICAL, PLUMBING & MECHANICAL PLANS, BLDGS. #1 & #2
- P-1 FIRST/SECOND FLOORS PLUMBING PLANS, RISERS & SPECS - BLDGS. #1 & #2
- AC-1 FIRST/SECOND FLOOR AIR CONDITIONING PLANS, SPECS AND DETAILS - BLDGS. #1 & #2

NOTE ON ENGINEERING DOCUMENTS:
ALL SITE PERMITS AND CONSTRUCTION DOCUMENTS CIVIL, ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. ALL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION. THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION SUBMITTED TO THE PERMITTING AGENCIES.

SITE DEVELOPMENT & ZONING DATA

PREV. EXIST. LAND USE DESIGNATION: RS-6 - EXISTING LOW MEDIUM RESIDENTIAL
NEW PROPOSED ZONING DESIGNATION: RM-3 DISTRICT - MULTIFAMILY RESID. - TOWNHOUSES
REQUIREMENTS: 12 TOWNHOUSE UNITS ALLOWED PER LOT
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BUILDING HEIGHT AND STORIES: 24'-0" - ABOVE GRADE TO ROOF FLOOR, TWO STORIES EACH STRUCTURE
NORTH: CITY OF DANIA BEACH
SOUTH: CITY OF DANIA BEACH
EAST: CITY OF DANIA BEACH
WEST: LOW MEDIUM RESIDENTIAL
TOTAL SITE GROSS AREA: 70,652.00 SQ. FT. OR 1.62 ACRES
SITE LOT SIZE: 69,992' X 194' - 53,996.00 SQ. FT. OR 1.24 ACRES
DISTANCE FROM PROPERTY SURVEY BY GIBBS LAND SURVEYORS, INC.)

SITE CALCULATIONS FOR MASTER DEVELOPMENT

TOTAL GROUND FOOTPRINT AREA - BLDGS. 1 THRU 6 - 12,990.00 SQ. FT.
TOTAL GROUND FOOTPRINT AREA - FULL SITE 11,550.00 SQ. FT.
LANDSCAPING AND STODD AREA 23,240.00 SQ. FT. OR 54.35%
SITE PROPERTY AREA 53,996.00 SQ. FT. OR 1.24 ACRES

RESIDENCES FLOOR AREA BREAKDOWN

TYP. TOWNHOUSE 'A', BLDGS. #1 OR #2 - INTER. A/C AREA - BOTH FLOORS 65,505 (141' FLR) + 79,338 (GRD FLR) = 144,843 SQ. FT.
TYP. TOWNHOUSE 'A', BLDGS. #1 OR #2 - COV. PATIOS, ENTRY, GARAGE 48,095 SQ. FT.
TYP. TOWNHOUSE 'A', BLDGS. #1 OR #2 - TOTAL GROUND AREA 118,938 SQ. FT.
TYP. TOWNHOUSE 'B', BLDGS. #3 TO #6 - INTER. A/C AREA - BOTH FLOORS 75,600 (141' FLR) + 76,290 (GRD FLR) = 151,890 SQ. FT.
TYP. TOWNHOUSE 'B', BLDGS. #3 TO #6 - COV. PATIOS, ENTRY, GARAGE 34,150 SQ. FT.
TYP. TOWNHOUSE 'B', BLDGS. #3 TO #6 - TOTAL GROUND AREA 186,040 SQ. FT.
TOTAL FLOOR AREA - BLDGS. #1 & #2 - 4 UNITS 12,990 SQ. FT. X 4 = 51,960 SQ. FT.
TOTAL FLOOR AREA - BLDGS. #3 TO #6 - 8 UNITS 186,040 SQ. FT. X 8 = 1,488,320 SQ. FT.
TOTAL FLOOR AREA - ALL BUILDINGS 10 TO 16 2,240,280 SQ. FT.

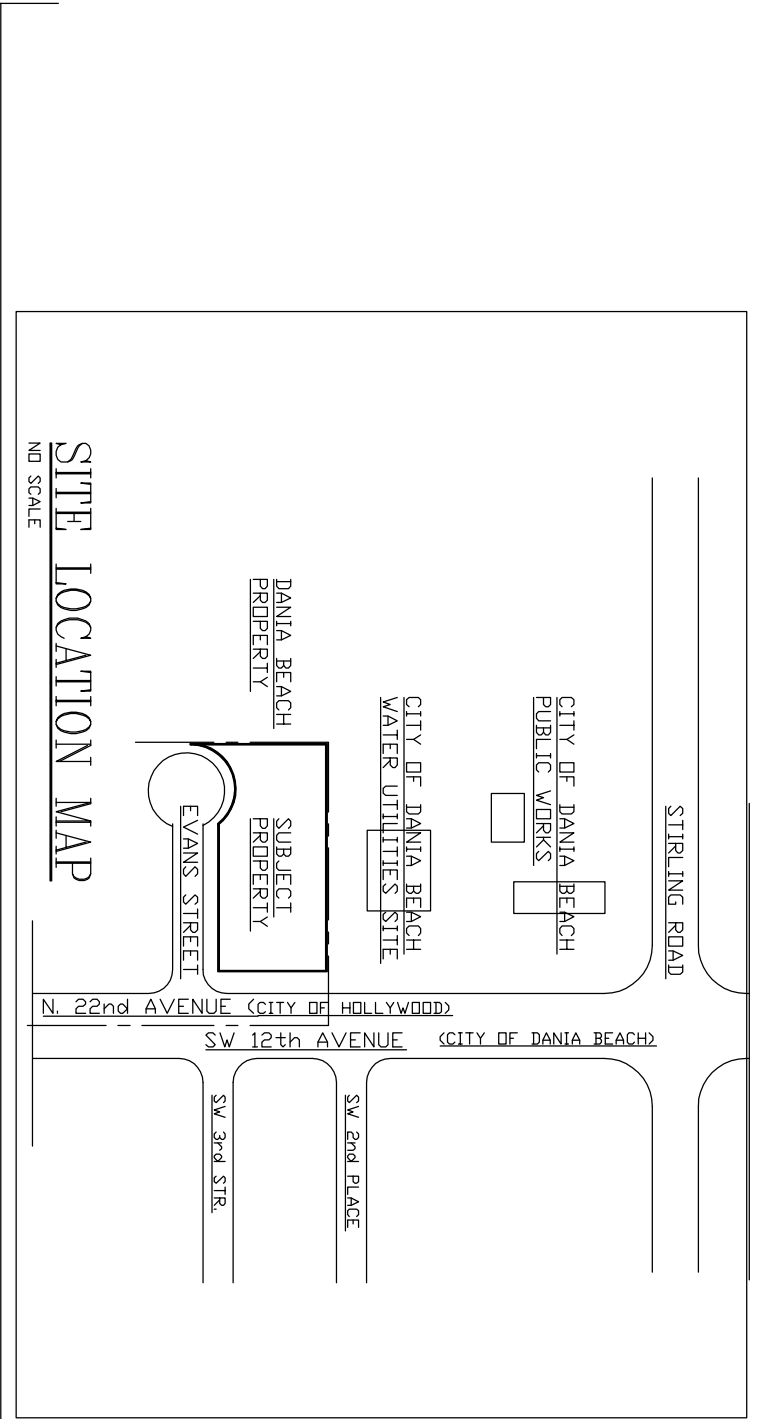
VIEWS / VESTIBULE SERVICE PROVIDED: CITY OF HOLLYWOOD, FLORIDA
NUMBER OF PARKING SPACES IN EACH INCLUDING UNIT: 2 - TOTAL 4 PER UNIT
PARKING PROVIDED: 4 = 4 SPACES PER EACH RESIDENCE
PARKING PROVIDED: 4 = 4 SPACES PER EACH CAR

BUILDING CODE ADOPTION: FLORIDA BUILDING CODE 2017 VERSION 6 RESID. BUILDING TYPE: 1

FINISH FLOOR ELEVATION OF NEW S.O.B. SHALL BE: 3.74170' SO. FT.
UNSPRINKLED - SINGLE BLDG. AREA (GARAGE) = 3.74170' SO. FT.
GLASS THRU 7200 PER FLOOR AREA, PER BLDG.
FINISH FLOOR ELEVATION OF NEW FLOOR LOG MEANS TO BE: 3.74170' SO. FT.
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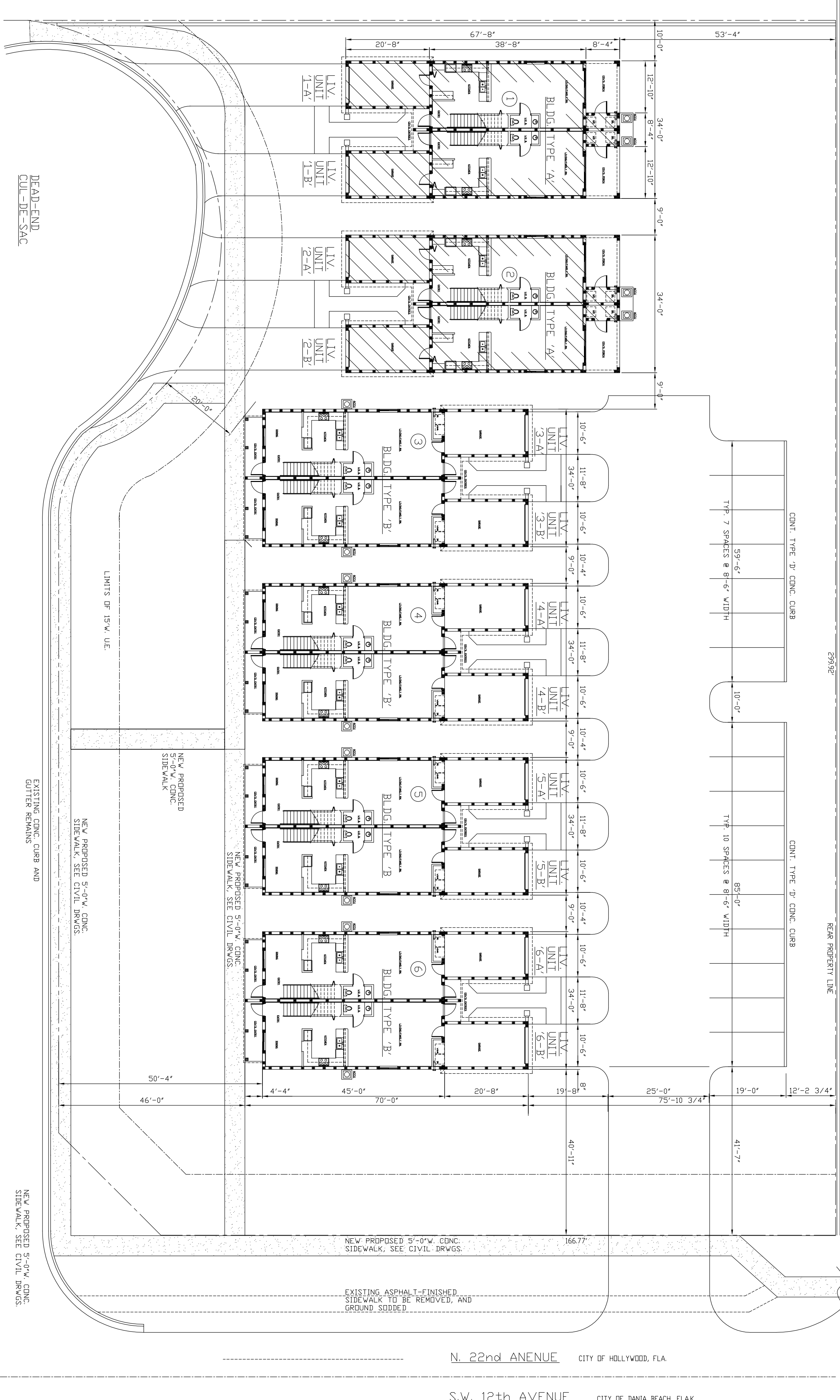
BUILDING SETBACK COMPARISON TABLE

REVISION	SETBACK PER HOLLYWOOD	MIN. SETBACK GIVEN PER CITY OF DANIA BEACH
STREET FRONT	30'-0"	20'-0" & BLDG. #3
STREET SIDE	30'-0"	40'-0"
REAR	30'-0"	20'-0" PER ADJUTANT
SIRES	10'-0"	10'-0" - STEEL BRACKS.



CRISPUS COMMONS PHASE 2
CONSTRUCTION DOCUMENTS - TOWNHOUSE PROJECT
Evans Street & N. 22nd Avenue
Hollywood, FLORIDA

BUILDING TYPE 'A' - BLDGS. #1 & #2
UNITS 1-A/1-B & 2-A/2-B



GENERAL DEVELOPMENT AND SITE NOTES:

- ALL MECHANICAL, EQUIPMENT AND A/C UNITS SHALL BE SCREENED, AS REQUIRED BY THE CITY OF DANIA BEACH, AND SHALL BE INSTALLED IN A SEPARATE STRUCTURE.
- COORDINATE WITH THE CITY OF DANIA BEACH FOR THE LOCATION OF TOWNHOUSES AND POWER SERVICE. THESE DRAWINGS INDICATE THE LOCATION OF SERVICE, RESERVE THE RIGHT TO CHANGE.
- ALL TOWNHOUSES SHALL BE CONSTRUCTED TO MEET THE CITY OF DANIA BEACH ZONING AND ORDINANCES IN EFFECT. ALL TOWNHOUSES SHALL BE CONSTRUCTED TO MEET THE CITY OF DANIA BEACH ZONING AND ORDINANCES IN EFFECT. ALL TOWNHOUSES SHALL BE CONSTRUCTED TO MEET THE CITY OF DANIA BEACH ZONING AND ORDINANCES IN EFFECT.
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GENERAL NOTES AND GENERAL SCOPE OF WORK:

- THE WORK FOR THIS PROJECT CONSISTS OF THE DESIGN AND CONSTRUCTION OF SIX NEW TOWNHOUSES TO BE LOCATED ON THE SITE. THE TOWNHOUSES SHALL BE CONSTRUCTED TO MEET THE CITY OF DANIA BEACH ZONING AND ORDINANCES IN EFFECT. ALL TOWNHOUSES SHALL BE CONSTRUCTED TO MEET THE CITY OF DANIA BEACH ZONING AND ORDINANCES IN EFFECT.
- ALL CONSTRUCTION MATERIALS AND MATERIALS SHALL CONFORM TO THE 2017 FLORIDA BUILDING CODE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DANIA BEACH ZONING AND ORDINANCES IN EFFECT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DANIA BEACH ZONING AND ORDINANCES IN EFFECT.
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LEGAL DESCRIPTION

ALL OF PARCEL 'A', CRISPUS COMMONS, SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PARCEL SITE SITUATES AND IS LOCATED WITHIN THE CITY OF HOLLYWOOD, FLORIDA.

BLDG. # 1, & #2

EXISTING SITE PLAN WITH PROPOSED RESIDENCES - BLDG. TYPE 'A'

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