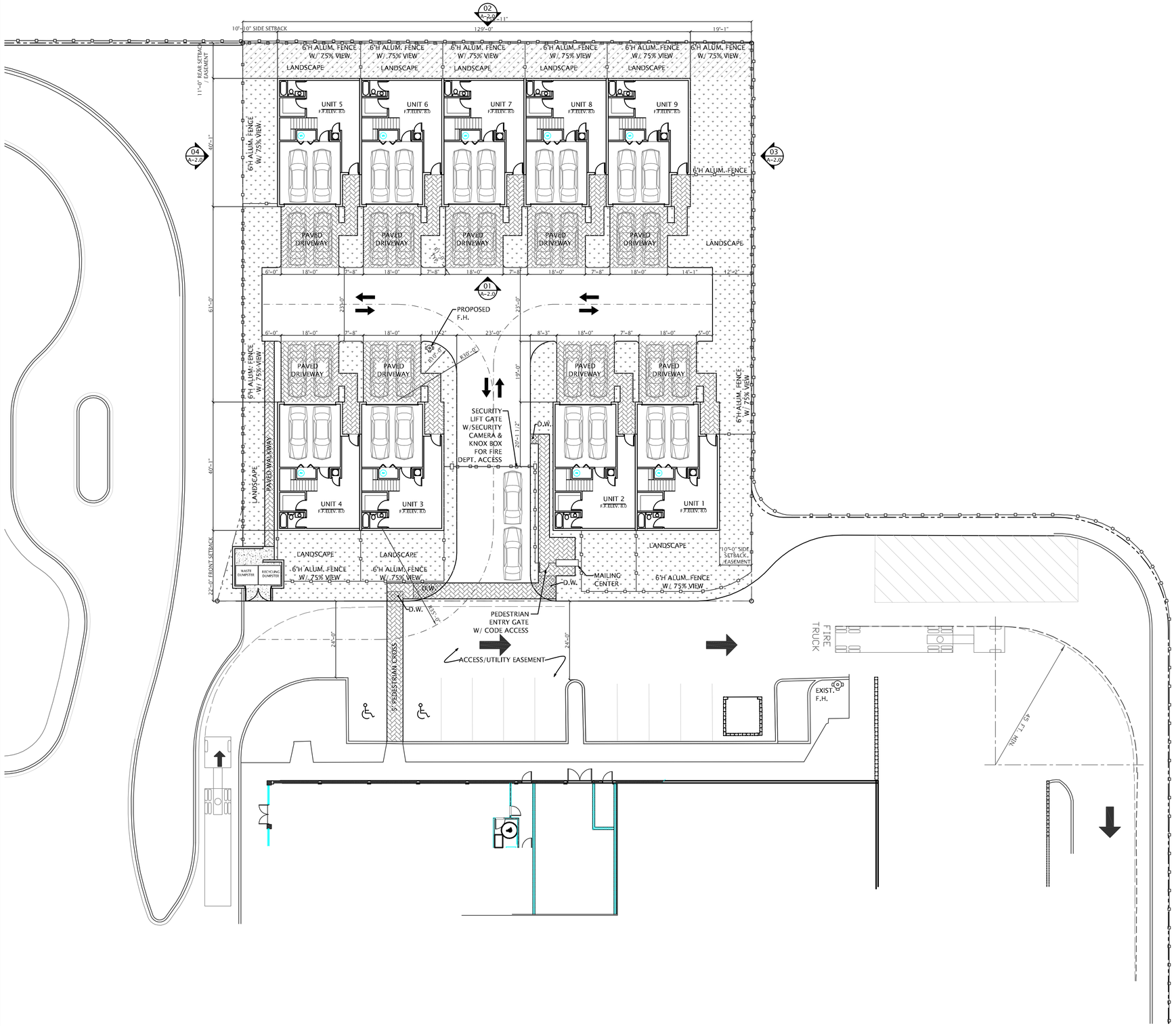

01 SITE PLAN

N 1/16" = 1'-0"

PROJECT INFORMATION

LEGAL DESCRIPTION:

DIPLOMAT GOLF ESTATES 46-24 B TRACT A & B BLK 1 TOG WITH POR BLK 11 DESC AS:BEG NW COR TR A BLK 1,E 500,S 25,E 1285.89 TO NE

PROPERTY ADDRESS:

1425 E. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FLORIDA

SITE INFORMATION:

1. ZONING:

ZONING DESIGNATION:	CCBD
FEMA FLOOD ELEVATION:	ZONE AE (EL8.0)

2. UNITS TYPE: TOWNHOMES CONDOMINIUM (MULTIFAMILY)

3. LOT AREA:

	REQUIRED	PROVIDED
	7,500 S.F.	27,796 S.F. (0.64 ACRES)

MIN. LOT WIDTH REQUIRED:	75 FEET
LOT WIDTH PROVIDED:	158'-11"

4. DENSITY:

MAX. UNIT ALLOWED (18 PER ACRE):	11 UNITS
UNITS PROVIDED:	9 UNITS
AREA PER UNIT:	3,088.5 S.F.

5. STRUCTURE HEIGHT:

MAX. HEIGHT ALLOWED:	45 FEET (4 STORIES)
PROPOSED HEIGHT:	38'-4" (TOP OF PARAPET)

6. BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT	5'	22'-0" (TO BLDG.)
REAR	10'	11'-0" (TO BLDG.)
SIDE (EAST)	10'-0"	10'-0" (TO BLDG.)
SIDE (WEST)	10'-0"	10'-10" (TO BLDG.)

7. LANDSCAPE:

REQUIRED	PROVIDED
30% (8,339 S.F.)	8,832 S.F. (32%)

8. PARKING:

PARKING REQUIRED:	18 SPACES + 2 GUEST SPACES
PARKING PROVIDED:	27 SPACES + 9 GUEST SPACES

9. BUILDING FOOTPRINT: 8,840 S.F. (32%)

10. FLOOR AREA:

REQUIRED	PROVIDED
1,050 S.F. PER UNIT	2,458 S.F.

BUILDING SUMMARY:

1. UNIT SQUARE FOOT AREAS:
3 BEDROOM + DEN

AREA OF UNIT FIRST FLOOR (A/C):	535.0 S.F.
AREA OF UNIT SECOND FLOOR (A/C):	909.0 S.F
AREA OF UNIT THIRD FLOOR (A/C):	1,014.0 S.F
TOTAL A/C AREA:	2,458.0 S.F.
GARAGE:	374.0 S.F
A/C + GARAGE :	2,832.0 S.F.
TOTAL UNITS AREA:	**25,488.0 S.F.**

TRIO
DESIGN CONSULTANTS, LLC.
C.O.A. #27578

17100 COLLINS AVE. SUITE 224
SUNNY ISLES BEACH, FL 33160

T: 305.940.0555
F: 866.294.3579

PROJECT

DIPLOMAT MALL

PROPOSED
DIPLOMAT TOWN HOMES
CONDOMINIUM

1425 E. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FLORIDA

CONSULTANT

REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ■ SITE PLANNING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

ENLARGED SITE PLAN

PROJECT NUMBER:	RK01
ISSUED:	7/7/07
DRAWN BY:	MSG
CHECKED BY:	COB
FILENAME:	RK01

SEAL

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

SHEET

SP-1.1