SITE DATA

LAND USE: HIGH–DENSITY MULTI–FAMILY RESIDENTIAL (40–70 D.U. PER ACRE)
ZONING: RM–70 MULTI–FAMILY RESIDENTIAL

GROSS AREA: 192,065.56 SF – 4.41 ACRES
RESIDENTIAL DENSITY: 64.63 UNITS/ACRE
PAVED AREA (ROADS): 4,558.83 SF – 0.10 ACRES

SETBACKS	REQUIRED	PROVIDED
FRONT	MIN. 25'	25'–0"
FIRST SIDE	MIN. 15'	27'–5"
SECOND SIDE	MIN. 72' (20% LOT WIDTH, 360'X.20 = 72')	72'–0"
SHORELINE SETBACKS	MIN. 25' FOR UP BUILDING HEIGHT < 35'–0". AN ADDITIONAL 50% OF HEIGHT ABOVE 35' REQUIRED UP TO MAX. 75'. (HEIGHT MEASURED FROM 0'–0".)	VARIES BY BUILDING HEIGHT SEE SP–1.
BUILDING HEIGHT		
MAX. HEIGHT	MAX. 150'–0"	85'–0" (T.O.ROOF) (112'–0") (T.O.TOWER)
OPEN SPACE		
OPEN SPACE: MIN. 40% TOTAL LOT AREA REQUIRED OR 76,826.22 SF		OPEN SPACE: 78,581.67 SF–41.00% (EXCLUDES PAVED ROADS AND PROMENADE WALKWAY)
		TOTAL: 78,581.67 SF–41.00%
SITE COVERAGE – PER GROSS AREA		
BUILDING FOOTPRINT AREAS:		
MAIN BUILDING:	97,906.19 SF (INCLUDES PARKING GARAGE)	
TOTAL COVERAGE ON SITE:	97,906.19 SF – (51.00%)	

*1 ACRE = 43,560 SQ.FT

PARKING DATA

PARKING RATIO	REQUIRED	PROVIDED
EFFICIENCY X 1.5 : 70 UNITS	105 SPACES	624 GARAGE STANDARD PARKING SPACES (9'x18')
1 BEDROOM X 2 : 62 UNITS	124 SPACES	
2 BEDROOMS X 2 : 121 UNITS	242 SPACES	
3 BEDROOMS X 3 : 32 UNITS	96 SPACES	
VISITOR SPACES = 10% OF REQUIRED RES. SPACES	57 SPACES	
TOTAL	624 SPACES	624 SPACES

*HANDICAP PARKING TO BE PROVIDED AT 2% OF REQUIRED PARKING.
624 X 2% = 12.48 SPACES; 12 HANDICAP SPACES PROVIDED AND INCLUDED IN COUNT.

UNIT MIX

UNIT TYPE		REQUIRED SQ.FT	PROVIDED SQ.FT	TOTAL UNIT NUMBER	PERCENTAGE OF MIX
A–1	EFFICIENCY	900	652	58 UNITS	20.4%
A–1 HYB. A	EFFICIENCY	900	652	6 UNITS	2.1%
A–1 HYB. A	EFFICIENCY	900	681	6 UNITS	2.1%
A–2	1BR/1B	900	785	32 UNITS	11.2%
A–2 HYB. A	1BR/1B	900	799	6 UNITS	2.1%
A–2 HYB. B	1BR/1B	900	820	24 UNITS	8.4%
B–1	2BR/2B	1200	1157	18 UNITS	6.4%
B–1 HYB. A	2BR/2B	1200	1193	14 UNITS	4.9%
B–2	2BR/2B	1200	1186	14 UNITS	4.9%
B–2 HYB. A	2BR/2B	1200	1193	13 UNITS	4.6%
B–2 HYB. B	2BR/2B	1200	1186	8 UNITS	2.8%
B–3	2BR/2B	1200	1171	48 UNITS	16.8%
B–3 HYB. A	2BR/2B	1200	1261	6 UNITS	2.1%
C–1	3BR/2B	1350	1402	16 UNITS	5.6%
C–1 HYB. A	3BR/2B	1350	1442	16 UNITS	5.6%
TOTALS				**285 UNITS**	**100%**

REVISIONS	BY

BLU AT NORTH BAY VILLAGE

FOR:
ZF DEVELOPMENT
LOCATED AT:
NORTH BAY VILLAGE, FLORIDA

MSA ARCHITECTS, INC.
MIAMI OFFICE
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DRAWN	MGS
CHECKED	–
DATE	07/16/12
SCALE	AS SHOWN
JOB NO.	1506.PRJ
SHEET	1506–SP–D.DWG

SP–D

OF SHEETS