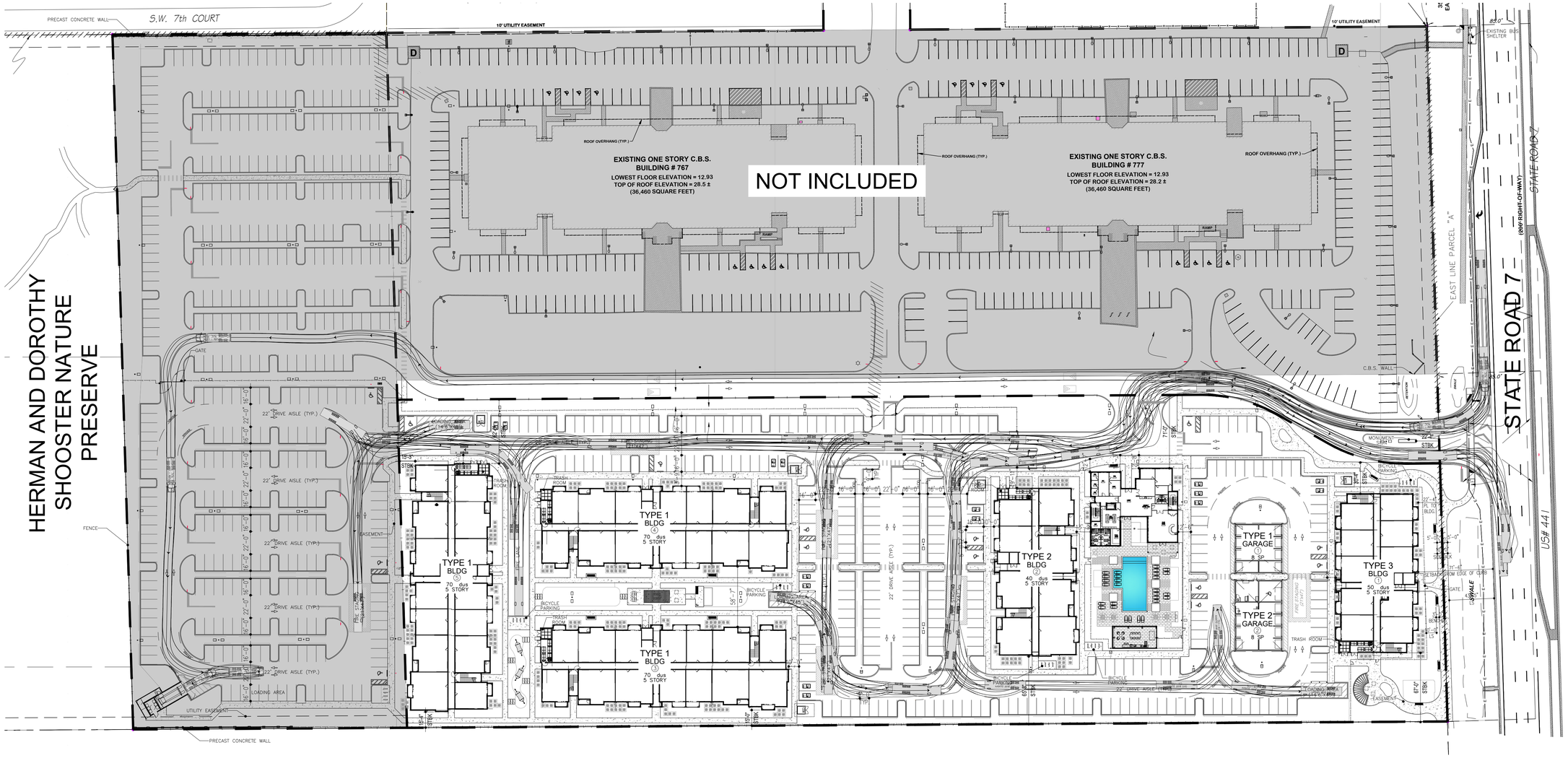

SITE INFORMATION		
Site Area:	310,988 SF	7.14 ac.
	Proposed	
Density:	300 Units (42 dus/ac)	
Building Setbacks		
A. Front	**Required (Residential Structures)**	**Provided (Residential Structures)**
East (SR 7)	18'-0"	22'-4"
B. Side		
North	16'-0"	30'-4"
West NW 95th st	0'-0"	0'-0"
South	0'-0"	15'-0"
	Required	**Provided**
Building Height	94' (6 Stories) Max.	58' (5 stories)
SITE CALCULATIONS		
Open Space	**Required**	**Proposed**
	3% of Acreage 0.2136 ac (9,304 SF)	**119,092 sf**
PROJECT CODE/ CONSTRUCTION REQUIREMENTS		
Occupancy Classifications	Group R, Residential R-2	
Construction Type	FBC-B 8TH ED. (2023) TYPE III-BRESIDENTIAL GROUP R-2	
Codes Used	FBC-B 8TH ED. (2023) .	
	FAIR HOUSING ACT DESIGN MANUAL	
	FIRE PROTECTION 8TH ED (2023)	

SR 7 MARGATE - DEVELOPMENT SUMMARY							
Residential:							
Unit Types	NRSF/Unit	Building Types			Total Units	Leasable (NRSF)	% of Totals
		Type I	Type II	Type III			
1BD							
A1	800 sf	32	2	37	135 units	108,000 sf	**47%**
A1-MOD	751 sf	0	0	5	5 units	3,755 sf	
Sub-total	**800 sf**	**32**	**2**	**42**	**140 units**	111,755 sf	
2BD							
B1	1,107 sf	20	20	0	80 units	88,560 sf	**47%**
B2	1,103 sf	9	9	8	44 units	48,532 sf	
B2-MOD	1,103 sf	4	4	0	16 units	17,648 sf	
Sub-total	**3,313 sf**	**33**	**33**	**8**	**140 units**	154,740 sf	
3BD							
C1	1,364 sf	5	5	0	20 units	27,280 sf	**7%**
Sub-total	**1,364 sf**	**5**	**5**	**0**	**20 units**	27,280 sf	
# of Units/Bldg		70 units	40 units	50 units		**293,775 sf**	**100.0%**
# of Bldgs		3 bldgs	1 bldgs	1 bldgs	**5 bldgs**		
Total Units		210 units	40 units	50 units	**300 units**		
						979 avg sf/unit	

PARKING		
Required		
	# of units or SF	**# Spaces**
1 BD @ 2 sp/du	140 units	280 sp
2 BD @ 2 sp/du	140 units	280 sp
3BD @ 3 sp/du	20 units	60 sp
Guest @ 15%		93 sp
Sub-Total	***300 units***	***713 sp***
Total Required	***713 sp***	
Reduction #1	10%	71 sp
Total Required	***642 sp***	
Provided		
	Standard	**HC**
Surface Parking	274 sp	11 sp
Garage Parking	15 sp	1 sp
Residential Total	**289 sp**	**12 sp**
Shared off-site Parking	230 sp	sp
Dedicated off-site Parking	177 sp	3 sp
Sub-Total	***696 sp***	***15 sp***
Grand Total	***711 sp***	
	EV Spaces: 15 sp (2%)	
	Bicycle Parking: 15 sp	

NORTH

SITE PLAN

SCALE: 1"=50'

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

COPYRIGHT @ 2022 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS 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.

MSA ARCHITECTS
ARCHITECTURE & PLANNING
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1103
MIAMI, FLORIDA 33156
(305) 273-9911
JOSE I. SAUMELL
AR0013085

BY

SR-7 MARGATE

FOR:
REZ SE LAND
LOCATED AT:
787 S. STATE ROAD 7, MARGATE, FLORIDA

DRAWN	
CONTRACT DATE	**/**/**
SCALE	AS SHOWN
JOB NO.	2168.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP-1

F:\DATA\DRC\168.prj\Projects\Residential\2168.SP-1.dwg, 1/23/2023 3:42:12 PM, GX040n-