CG OAKLAND PARK, LLC.

MULTIFAMILY RENTAL PROJECT
OAKLAND PARK, FLORIDA

OWNER: **CG OAKLAND PARK, LLC.**
621 SOUTH FEDERAL HGWY, SUITE 5
FORT LAUDERDALE, FLORIDA. 33301

ARCHITECT: **DIAZ + LANG ARCHITECTS**
333 CAMINO GARDENS BLVD. SUITE 102
BOCA RATON, FLORIDA 33432
PH. 561-750-5551

CIVIL ENGINEER: **PILLAR CONSULTANTS, INC.**
5230 S. UNIVERSITY DR. SUITE 104
DAVIE, FLORIDA 33328
PH. 954-680-6533

LANDSCAPE ARCHITECT **DESIGN STUDIO BOCA**
2300 CORPORATE BLVD. NW. SUITE 214
BOCA RATON, FLORIDA 33431
PH. 561-955-8623

STRUCTURAL ENGINEER: **MU ENGINEERS, INC.**
3440 NE. 12TH AV.
OAKLAND PARK, FLORIDA 33334
PH. 954-600-3230

M.E.P. ENGINEER: **ASSOCIATED PROFESSIONAL DESIGN**
500 N.E. SPANISH RIVER BLVD. SUITE 203
BOCA RATON, FLORIDA 33431
PH. 561-419-8977

PROJECT N. 17.102.01

DRAWINGS:

CV-01 COVER SHEET
SP-01 SITE PLAN - GENERAL
SP-02 SITE PLAN - SOUTH PARCEL
SP-03 SITE PLAN - NORTH PARCEL
3D-01 MAIN ENTRY VIEW RENDERING
3D-02 INTERNAL STREET VIEW RENDERING
3D-03 PARK VIEW RENDERING
3D-04 AERIAL VIEW RENDERING
A-01 BUILDING 1 - ELEVATIONS(COLORED)
A-02 BUILDING 1 - FLOOR AND ROOF PLANS
A-03 BUILDING 1 - ELEVATIONS
A-04 BUILDING 2 - ELEVATIONS(COLORED)
A-05 BUILDING 3 - ELEVATIONS(COLORED)
A-06 BUILDINGS 2,3 - FLOOR AND ROOF PLANS
A-07 BUILDINGS 2,3 - ELEVATIONS
A-08 BUILDING 4 - ELEVATIONS(COLORED)
A-09 BUILDING 4 - FLOOR AND ROOF PLANS
A-10 BUILDING 4 - ELEVATIONS
A-11 BUILDING 5 - ELEVATIONS(COLORED)
A-12 BUILDING 5 - FLOOR AND ROOF PLANS
A-13 BUILDING 5 - ELEVATIONS
A-14 BUILDING 6 - ELEVATIONS(COLORED)
A-15 BUILDING 6 - FLOOR AND ROOF PLANS
A-16 BUILDING 6 - ELEVATIONS
A-17 BUILDING 7 - ELEVATIONS(COLORED)
A-18 BUILDING 7 - FLOOR AND ROOF PLANS
A-19 BUILDING 7 - ELEVATIONS
A-20 BUILDING 8 - ELEVATIONS(COLORED)
A-21 BUILDING 8 - FLOOR AND ROOF PLANS
A-22 BUILDING 8 - ELEVATIONS
A-23 BUILDING 9 - ELEVATIONS(COLORED)
A-24 BUILDING 9 - FLOOR AND ROOF PLANS
A-25 BUILDING 9 - ELEVATIONS
A-26 BUILDING 10 - ELEVATIONS(COLORED)
A-27 BUILDING 12 - ELEVATIONS(COLORED)
A-28 BUILDING 10,12 - FLOOR AND ROOF PLANS
A-29 BUILDING 10,12 - ELEVATIONS
A-30 BUILDING 11 - ELEVATIONS(COLORED)
A-31 BUILDING 11 - FLOOR AND ROOF PLANS
A-32 BUILDING 11 - ELEVATIONS
A-33 BUILDING 13 - ELEVATIONS(COLORED)
A-34 BUILDING 13 - FLOOR AND ROOF PLANS
A-35 BUILDING 13 - ELEVATIONS
A-36 BUILDING 14 - ELEVATIONS(COLORED)
A-37 BUILDING 14 - FLOOR AND ROOF PLANS
A-38 BUILDING 14 - ELEVATIONS
A-39 FLOOR PLANS - UNITS A AND B
A-40 FLOOR PLANS - UNITS C AND D
A-41 CLUB HOUSE ELEVATIONS(COLORED)
A-42 CLUB HOUSE PLANS
A-43 COMMON STRUCTURES PLANS
A-44 COLORED SITE PLAN
C-1A PAVING, GRADING & DRAINAGE PLAN
C-1B PAVING, GRADING & DRAINAGE PLAN
C-2 ENGINEERING CROSS SECTIONS
C-3 ENGINEERING DETAILS
C-5 PAVEMENT MARKING AND SIGNAGE PLAN
C-5A WATER AND SEWER PLAN
C-5B WATER AND SEWER PLAN
FR-1 FIRE & RESCUE PLANS
ER-1 EROSION CONTROL PLAN
SC-1 SCHEMATIC RENDER SITE PLAN
LP-1 SOUTH PARCEL PLANTING PLAN
LP-2 NORTH PARCEL PLANTING PLAN
LP-3 CLUBHOUSE PLANTING PLAN
LP-4 PLANTING LIST, DETAILS AND SPECIFICATIONS
ES-0 PHOTOMETRIC CALCULATIONS AND FIXTURE SCHEDULE
ES-1 OVERALL ELECTRICAL SITE PLAN
ES-2 PHOTOMETRIC PLAN - SOUTH PARCEL
ES-3 PHOTOMETRIC PLAN - NORTH PARCEL

STANDARD NOTES:

- THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND CITY CODES AND REGULATIONS HAVING JURISDICTION. IF ANY DISCREPANCIES EXIST BETWEEN THE PLANS/SPECIFICATIONS PREPARED BY THE DESIGNER AND THE CITY CODE AND/OR CITY STANDARD DETAILS, THE LATER SHALL GOVERN OR THE MOST STRINGENT.
- ALL VEGETATION, MUCK, AND ANY DELETERIOUS MATERIAL WITHIN THE ROW LIMITS OF ALL STREETS AND ALLEYS AND REQUIRED OFF-STREET PARKING AREAS MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.
- THE FINISH SURFACE OF BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN .1 FOOT FROM THE APPROVED GRADING PLAN(TEMPLATE) AND ALL AREAS SHALL BE GRADED TO DRAIN. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- THE ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWING OF THE LIMEROCK BASE HAVE BEEN SUBMITTED AND APPROVED BY THE EOR AND CITY ENGINEER OR DESIGNEE.
- THE METHODS CURRENTLY CONTEMPLATED TO BE IMPLEMENTED TO CONSERVE ENERGY AND/OR WATER INCLUDE THE FOLLOWING: 1) ENERGY STAR OR ENERGY EFFICIENT APPLIANCES; 2) LOW FLOW PLUMBING FIXTURES AND 3) LED EFFICIENCY LIGHTING FIXTURES.

LEGAL DESCRIPTION

PARCEL 5:

That portion of the Southwest one-quarter (SW 1/4) of Section 11, Township 49 South, Range 42 East, Broward County, Florida, described as follows: Commencing at the Southwest corner of said Southwest one-quarter (SW 1/4); thence North 88 degrees 48' 20" East, along the South line of the said SW 1/4 of Section 11, a distance of 1,699.80 feet; thence North 01 degree 11' 40" West, perpendicular to the said South line, a distance of 982.27 feet to a point on the North Right-of-Way line of Northeast 58th Street and the Point of Beginning; thence continuing North 01 degree 11' 40" West along the aforesaid course, a distance of 349.03 feet; thence North 88 degrees 59' 50" East a distance of 434.76 feet to a point on the West Right-of-Way line of Old Dixie Highway, said line being 80 feet West of and parallel to the West Right-of-Way line of the Florida East Coast Railroad; thence South 01 degree 22' 40" East, along the said West Right-of-Way line of Old Dixie Highway, a distance of 347.61 feet to a point on the North Right-of-Way line of Northeast 58th Street; thence South 88 degrees 48' 05" West, along the said North Right-of-Way line, a distance of 435.88 feet to the Point of Beginning.

LESS AND EXCEPT the following described fee simple Right-of-Way described in the Order of Taking recorded in Official Records Book 17669, Page 923, of the Public Records of Broward County, Florida:

PARCEL NO. 108:

That portion of the Southwest 1/4 of Section 11, Township 49 South, Range 42 East, Broward County, Florida; more particularly described as follows:

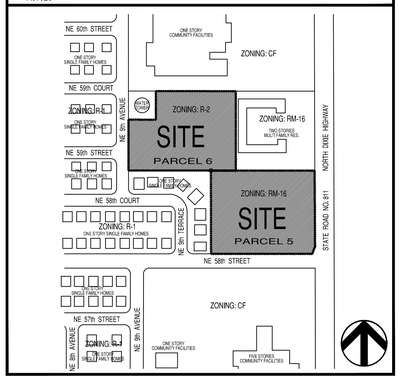
COMMENCE at the Northeast corner of THE MEDICAL PLAZA, according to the plat thereof as recorded in Plat Book 102, Page 10, of the Public Records of Broward County, Florida; thence run North 02 degrees 41' 05" East along the Westerly Existing Right-of-Way line of Dixie Highway a distance of 166.80 feet; thence North 01 degree 45' 33" West along said Westerly Existing Right-of-Way line a distance of 575.64 feet to the point of intersection of the North line of a 60 foot Right-of-Way for NE 58th Street with the Westerly Existing Right-of-Way line of Dixie Highway, also being the Point of Beginning; thence continue North 01 degree 45' 33" West along said Existing Right-of-Way line a distance of 30.42 feet; thence South 19 degrees 54' 42" West a distance of 32.53 feet to the North Right-of-Way line of said NE 58th Street; thence North 89 degrees 07' 26" East along said North Right-of-Way line a distance of 12.02 feet to the Point of Beginning.

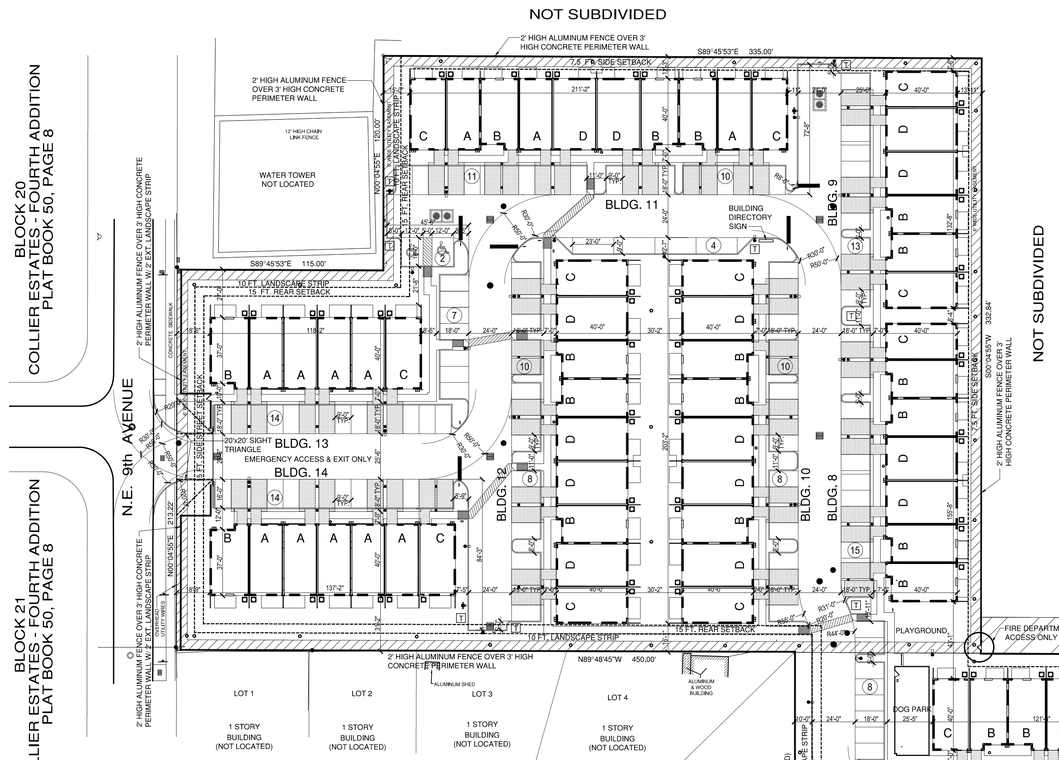
PARCEL 6:

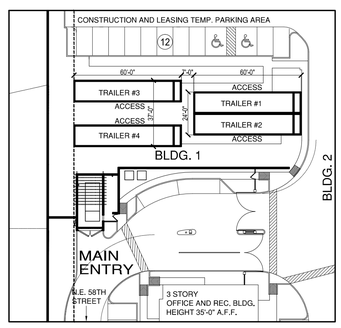
Parcel "A" of MADRID SQUARE, according to the plat thereof as recorded in Plat Book 112, Page 8 of the Public Records of Broward County, Florida; together with easement rights in common with others over and across the South 20 feet of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 49 South, Range 42 East, lying West of Old Dixie Highway, LESS the West 475 feet thereof as set forth in the Warranty Deed recorded in Official Records Book 341, Page 116; all lying, situate and being in Broward County, Florida, which easement runs with the land.

LOCATION PLAN

N.T.S.





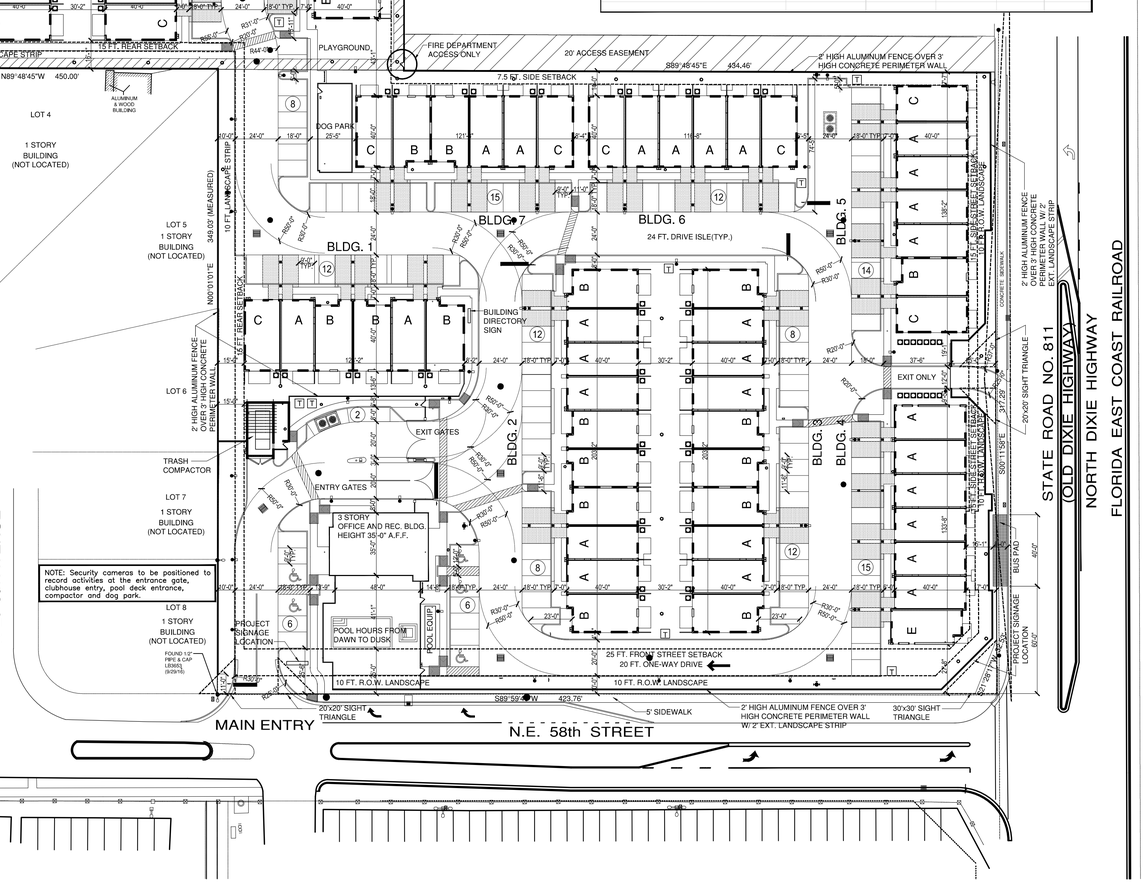


TEMPORARY CONSTRUCTION AND LEASING TRAILERS LOCATION

SCALE 1"=40'-0"

BLOCK 23
COLLIER ESTATES - FIFTH ADDITION
PLAT BOOK 52, PAGE 33

#5897 N. DIXIE HWY.
2 STORY BUILDING (NOT LOCATED)



PROPOSED SITE PLAN

SCALE 1"=40'-0"

SITE PLAN DATA TABLE

PROPOSED MULTI FAMILY RENTAL PROJECT - CITY OF OAKLAND PARK, FL.

		SETBACK TABLE (FEET)	REQUIRED	PROVIDED
CURRENT USE:	VACANT LAND			
LAND USE DESIGNATION:	RESIDENTIAL			
ZONING DESIGNATION:	MULTIFAMILY 16	FRONT	25 (MIN.)	25 (MIN.)
WATER/WASTEWATER PROVIDER:	BROWARD COUNTY	REAR	15 (MIN.)	15 (MIN.)
SITE AREA (SQ. FT.):	287,432.00	SIDE	7.5 (MIN.)	7.5 (MIN.)
SITE AREA TO CL. OF ST.(ACRES):	7.37	SIDE STREET	15 (MIN.)	15 (MIN.)
DENSITY PROVIDED (D.U/ACRE):	14.4			

UNIT TABULATION

UNIT DESIGN	UNIT TYPE	RENTABLE AREA	UNIT COUNT	PERCENT	TOTAL RENTABLE AREA	UNITS WITH CARPORTS	UNITS WITH OUT CARPORTS
A	3BD/3BA	1,455	40	37.74%	58,200	34	6
B	3BD/2.5BA	1,594	33	31.13%	52,602	27	6
C	3BD/2.5BA	1,589	18	16.98%	28,602	18	0
D	4BD/3BA	1,895	14	13.21%	26,530	14	0
E	3BD/3BA	1,415	1	0.94%	1,415	1	0
TOTALS		7,948	106	100.00%	167,349	94	12

BUILDING TABULATIONS (TYP. TWO STORIES BUILDINGS, HEIGHT VARIES, TOP @ 31'-4" A.F.F.)

BLDG	NO. OF BLDGS	UNITS PER BLDG.	UNIT COMBINATION	UNITS	COVERAGE: BUILDING	COVERAGE: CARPORTS	COVERAGE: TOTAL
1	1	6	2-A,3-B,1-C	6	4,809.20	1,209.66	6,019
2, 3	2	10	5-A, 5-B	20	7,928.25	806.44	17,469
4	1	7	6-A, 1-E	7	5,327.83	1,557.80	6,886
5	1	7	4-A, 1-B, 2-C	7	5,488.18	1,574.12	7,062
6	1	6	4-A, 2-C	6	4,664.60	1,209.66	5,874
7	1	6	2-A, 2-B, 2-C	6	4,787.67	1,209.66	5,997
8	1	7	4-B, 1-C, 2D	7	6,068.70	1,574.12	7,643
9	1	6	2-B, 2-C, 2-D	6	5,227.33	1,209.66	6,437
10, 12	2	9	3-B, 2-C, 4D	18	8,009.30	1,977.34	19,973
11	1	10	3-A, 3-B, 2-C, 2D	10	8,329.20	2,340.10	10,669
13	1	6	4-A, 1-B, 1-C	6	4,686.18	1,209.66	5,896
14	1	7	5-A, 1-B, 1-C	7	5,429.10	1,574.12	7,003
TOTAL	14			106	TOTAL COVERAGE:		106,929

SITE COVERAGE

REQUIRED SITE COVERAGE (SQ. FT. 40% MAX.):	114,972.80		
REQUIRED OPEN SPACE(SQ. FT. 60% MIN):	172,459.20		
PROVIDED OPEN SPACE:	178,554.79	62.12%	(OF SITE AREA)
PROVIDED SITE COVERAGE (SQ. FT.):	106,929.21		(UNIT BUILDINGS)
	1,948.00		(CLUB HOUSE, THREE STORIES, BLDG. HEIGHT 35'-0")
TOTAL:	108,877.21	37.88%	(OF SITE AREA)

PERVIOUS COVERAGE

REQUIRED PERVIOUS COVERAGE (30% MIN.):	86,229.60		
RECREATIONAL AREA (33% MAX OF PERVIOUS):	28,455.77		
PROVIDED PERVIOUS AREA: LANDSCAPE	66,178.30	23.02%	(OF SITE AREA)
RECREATIONAL AREAS	26,669.60	30.93%	(OF PERVIOUS AREA)
TOTAL:	92,847.90	32.30%	(OF SITE AREA)

PARKING DATA

VEHICULAR USE AREA (SQ. FT.):	99,095.60	34.48%	(OF SITE AREA)
REQUIRED PARKING SPACES (2 PER UNIT):	212		
ADDITIONAL PARKING SPACES	44		

LEGEND

BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R/W	RIGHT-OF-WAY
SEC	SECTION
PP	WOOD POWER POLE
CLP	CONCRETE LIGHT POLE
ANC	ANCHOR
TYP	TYPICAL
T.O.B.	TOP OF BANK
E.O.W.	EDGE OF WATER
F.F.	FINISH FLOOR
U.E.	UTILITY EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
K.B.	KNOX BOX

LEGEND CONT

CBWCD	CENTRAL BROWARD WATER CONTROL DISTRICT
D.F.S.E.	DRAINAGE, FLOWAGE & STORAGE EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.A.E.	LAKE ACCESS EASEMENT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	FIRE HYDRANT
	GATE VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	CATCH BASIN
X.X.00	EXISTING ELEVATION
(8.28)	PROPOSED ELEVATION
	FLOW DIRECTION
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. WALL LIGHT
	PROP. TRANSFORMER

PROPOSED MULTIFAMILY RENTAL PROJECT

CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

CG OAKLAND PARK, LLC.
621 SOUTH FEDERAL HIGHWAY, SUITE 5 FORT LAUDERDALE, FL 33301
PHONE: (954)3086160

DIAZ + LANG ARCHITECTS
1111 Lincoln Road, Ave. Suite 1120 Miami, FL 33139 | 305.538.2511 | www.diazlangarchitects.com

DONALD HEADDON LANG, AIA
AR0011598

PROJECT NO: 17.102.01
PROJECT MGR: DHL
DRAWN BY: -

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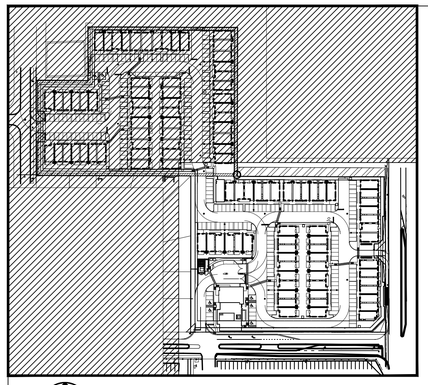
SUBMITTAL DATES:
SITE PLAN REVIEW 11.16.2017

REVISION DATES:
DRC RESUBMISSION 05.25.2018
DRC RESUBMISSION 07.18.2018
DRC RESUBMISSION 08.15.2018
DRC RESUBMISSION 10.12.2018

SHEET:

SP-1



KEY PLAN
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 5:

That portion of the Southwest one-quarter (SW 1/4) of Section 11, Township 49 South, Range 42 East, Broward County, Florida, described as follows: Commencing at the Southwest corner of said Southwest one-quarter (SW 1/4); thence North 88 degrees 48' 20" East, along the South line of the said SW 1/4 of Section 11, a distance of 1,699.80 feet; thence North 01 degree 11' 40" West, perpendicular to the said South line, a distance of 982.27 feet to a point on the North Right-of-Way line of Northeast 58th Street and the Point of Beginning; thence continuing North 01 degree 11' 40" West along the aforesaid course, a distance of 349.03 feet; thence North 88 degrees 59' 50" East a distance of 434.76 feet to a point on the West Right-of-Way line of Old Dixie Highway, said line being 80 feet West of and parallel to the West Right-of-Way line of the Florida East Coast Railroad; thence South 01 degree 22' 40" East, along the said West Right-of-Way line of Old Dixie Highway, a distance of 347.61 feet to a point on the North Right-of-Way line of Northeast 58th Street; thence South 88 degrees 48' 05" West, along the said North Right-of-Way line, a distance of 435.88 feet to the Point of Beginning.

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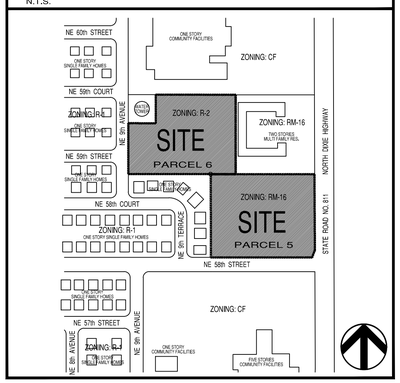
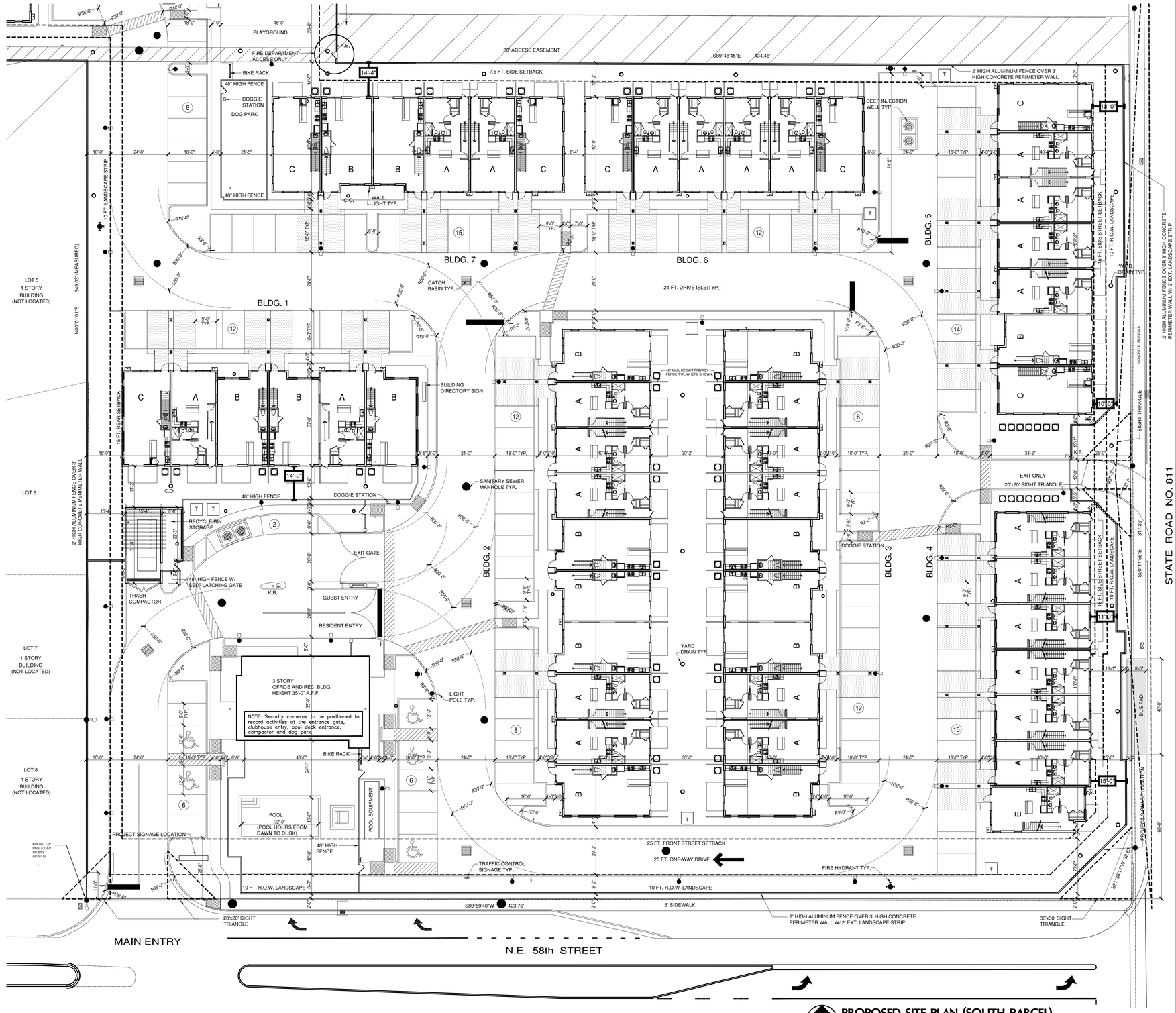
PARCEL 6:

Parcel "A" of MADRID SQUARE, according to the plat thereof as recorded in Plat Book 112, Page 8 of the Public Records of Broward County, Florida; together with easement rights in common with others over and across the South 20 feet of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 49 South, Range 42 East, lying West of Old Dixie Highway, LESS the West 475 feet thereof as set forth in the Warranty Deed recorded in Official Records Book 341, Page 116; all lying, situate and being in Broward County, Florida, which easement runs with the land.

LOCATION PLAN
N.T.S.





PROPOSED SITE PLAN (SOUTH PARCEL)
SCALE 1"=20'-0"
GRAPHIC SCALE IN FEET

LEGEND

BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R/W	RIGHT-OF-WAY
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E.A.E.	EMERGENCY ACCESS EASEMENT
K.B.	KNOX BOX

LEGEND CONT.

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D.E.	DRAINAGE EASEMENT
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	GATE VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	CATCH BASIN
X8.00	EXISTING ELEVATION
(8.26)	PROPOSED ELEVATION
	FLOW DIRECTION
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. WALL LIGHT
T	PROP. TRANSFORMER

PROPOSED MULTIFAMILY RENTAL PROJECT

CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

CG OAKLAND PARK, LLC.
621 SOUTH FEDERAL HIGHWAY, SUITE 5 FORT LAUDERDALE, FL 33301
PHONE: (954)3086160

PROJECT NO: 17.102.01
PROJECT MGR.: DHL
DRAWN BY: -

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DJAZ + LANG ARCHITECTS
100 Lenox Avenue Ste.5 Miami Beach, FL 33139 | 305.538.5111 | www.djazlang.com

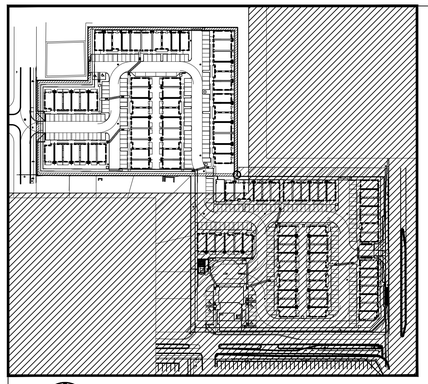
DONALD HEADDON LANG, AIA
AR0001598

SUBMITTAL DATES:
SITE PLAN REVIEW 11.16.2017

REVISION DATES:
DRC RESUBMISSION 05.25.2018
DRC RESUBMISSION 07.18.2018
DRC RESUBMISSION 08.15.2018
DRC RESUBMISSION 10.12.2018

SHEET:

SP-2



KEY PLAN

NOT TO SCALE

SITE PLAN DATA TABLE

PROPOSED MULTI FAMILY RENTAL PROJECT - CITY OF OAKLAND PARK, FL.

CURRENT USE:	VACANT LAND
LAND USE DESIGNATION:	RESIDENTIAL
ZONING DESIGNATION:	MULTIFAMILY 16
WATER/WASTEWATER PROVIDER:	BROWARD COUNTY
SITE AREA (SQ. FT.):	287,432.00
SITE AREA TO CL. OF ST.(ACRES):	7.37
DENSITY PROVIDED (D.U/ACRE):	14.4

SETBACK TABLE (FEET)

	REQUIRED	PROVIDED
FRONT	25 (MIN.)	25 (MIN.)
REAR	15 (MIN.)	15 (MIN.)
SIDE	7.5 (MIN.)	7.5 (MIN.)
SIDE STREET	15 (MIN.)	15 (MIN.)

UNIT TABULATION

UNIT DESIGN	UNIT TYPE	RENTABLE AREA	UNIT COUNT	PERCENT	TOTAL RENTABLE AREA	UNITS WITH CARPORTS	UNITS WITH OUT CARPORTS
A	3BD/3BA	1,455	40	37.74%	58,200	34	6
B	3BD/2.5BA	1,594	33	31.13%	52,602	27	6
C	3BD/2.5BA	1,589	18	16.98%	28,602	18	0
D	4BD/3BA	1,895	14	13.21%	26,530	14	0
E	3BD/3BA	1,415	1	0.94%	1,415	1	0
TOTALS		7,948	106	100.00%	167,349	94	12

BUILDING TABULATIONS (TYP. TWO STORIES BUILDINGS, HEIGHT VARIES, TOP @ 31'-4" A.F.F.)

BLDG	NO. OF BLDGS	UNITS PER BLDG.	UNIT COMBINATION	UNITS	COVERAGE BUILDING	COVERAGE CARPORTS	COVERAGE TOTAL
1	1	6	2-A,3-B,1-C	6	4,809.20	1,209.66	6,019
2, 3	2	10	5-A, 5-B	20	7,928.25	806.44	17,469
4	1	7	6-A,1-E	7	5,327.83	1,557.80	6,886
5	1	7	4-A, 1-B, 2-C	7	5,488.18	1,574.12	7,062
6	1	6	4-A, 2-C	6	4,664.60	1,209.66	5,874
7	1	6	2-A, 2-B, 2-C	6	4,787.67	1,209.66	5,997
8	1	7	4-B, 1-C, 2D	7	6,068.70	1,574.12	7,643
9	1	6	2-B, 2-C, 2-D	6	5,227.33	1,209.66	6,437
10, 12	2	9	3-B, 2-C, 4D	18	8,009.30	1,977.34	19,973
11	1	10	3-A, 3-B, 2-C, 2D	10	8,329.20	2,340.10	10,669
13	1	6	4-A, 1-B, 1-C	6	4,686.18	1,209.66	5,896
14	1	7	5-A, 1-B, 1-C	7	5,429.10	1,574.12	7,003
TOTAL	14			106	TOTAL COVERAGE:		106,929

SITE COVERAGE

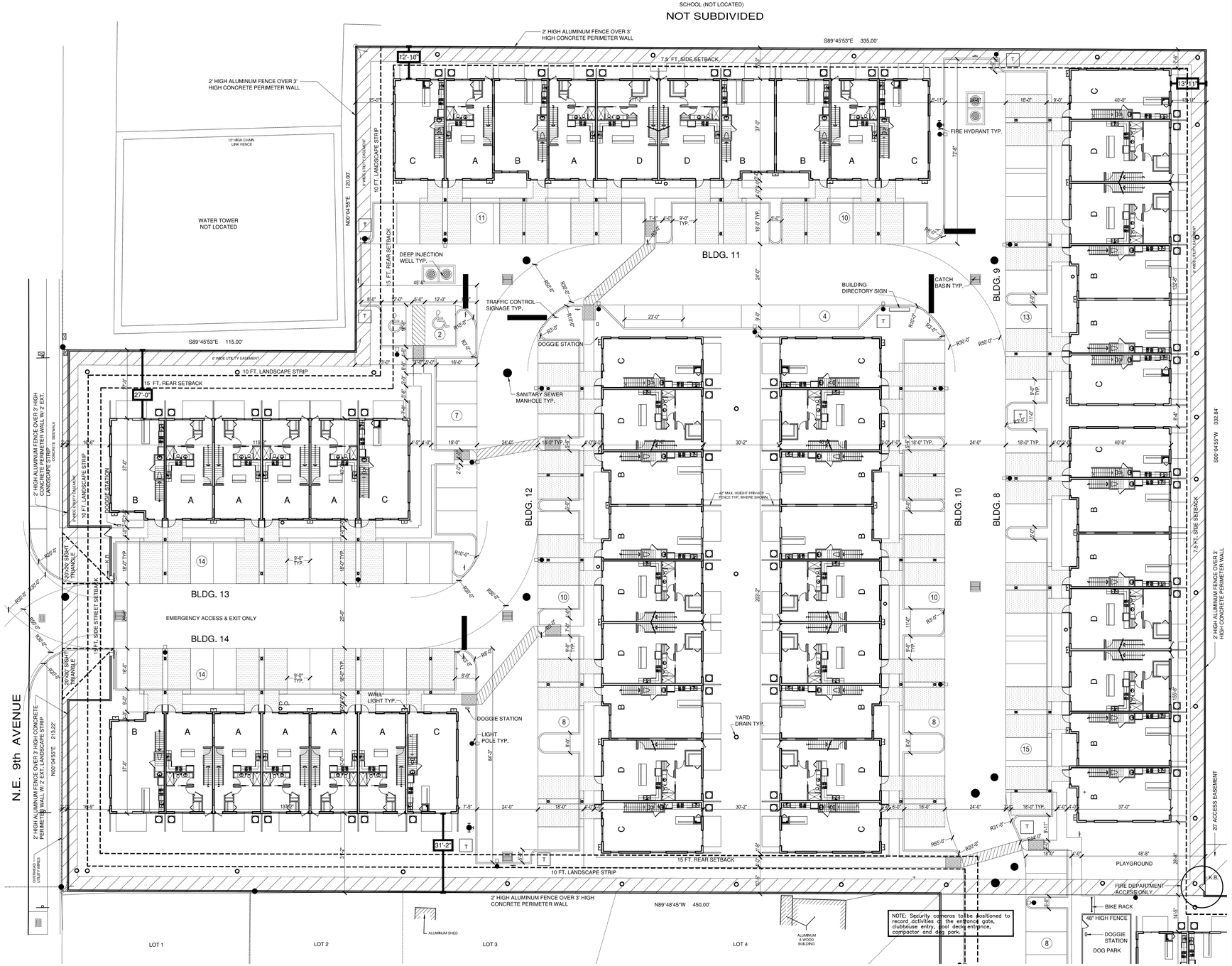
REQUIRED SITE COVERAGE (SQ. FT. 40% MAX.):	114,972.80		
REQUIERED OPEN SPACE(SQ. FT. 60% MIN):	172,459.20		
PROVIDED OPEN SPACE:	178,554.79	62.12%	(OF SITE AREA)
PROVIDED SITE COVERAGE (SQ. FT.):	106,929.21	(UNIT BUILDINGS)	
	1,948.00	(CLUB HOUSE, THREE STORIES, BLDG. HEIGHT 35'-0")	
TOTAL:	108,877.21	37.88%	(OF SITE AREA)

PERVIOUS COVERAGE

REQUIRED PERVIOUS COVERAGE (30% MIN.):	86,229.60		
RECREATIONAL AREA (33% MAX OF PERVIOUS):	28,455.77		
PROVIDED PERVIOUS AREA: LANDSCAPE	66,178.30	23.02%	(OF SITE AREA)
RECREATIONAL AREAS	26,669.60	30.93%	(OF PERVIOUS AREA)
TOTAL:	92,847.90	32.30%	(OF SITE AREA)

PARKING DATA

VEHICULAR USE AREA (SQ. FT.):	99,095.60	34.48%	(OF SITE AREA)
REQUIRED PARKING SPACES (2 PER UNIT):	212		
ADDITIONAL PARKING SPACES	44		



PROPOSED SITE PLAN (NORTH PARCEL)

SCALE 1"=20'-0"

0 20 40

GRAPHIC SCALE IN FEET

LEGEND

BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R/W	RIGHT-OF-WAY
SEC	SECTION
PP	WOOD POWER POLE
CLP	CONCRETE LIGHT POLE
ANC	ANCHOR
TYP	TYPICAL
T.O.B.	TOP OF BANK
E.O.W.	EDGE OF WATER
F.F.	FINISH FLOOR
U.E.	UTILITY EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
K.B.	KNOX BOX

LEGEND CONT.

CBWCD	CENTRAL BROWARD WATER CONTROL DISTRICT
D.F.S.E.	DRAINAGE, FLOWAGE & STORAGE EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.A.E.	LAKE ACCESS EASEMENT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	FIRE HYDRANT
	WATER METER
	GATE VALVE
	SANITARY SEWER MANHOLE
	CATCH BASIN
8.00	EXISTING ELEVATION
8.25	PROPOSED ELEVATION
	FLOW DIRECTION
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. WALL LIGHT
T	PROP. TRANSFORMER

PROPOSED MULTIFAMILY RENTAL PROJECT

CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

CG OAKLAND PARK, LLC.
621 SOUTH FEDERAL HIGHWAY, SUITE 5 FORT LAUDERDALE, FL 33301
PHONE: (954)3086160

PROJECT NO: 17.102.01
PROJECT MGR.: DHL
DRAWN BY: -

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DONALD HEADDON LANG, AIA
AR0011598

SUBMITTAL DATES:
SITE PLAN REVIEW 11.16.2017

REVISION DATES:
DRC RESUBMISSION 05.25.2018
DRC RESUBMISSION 07.18.2018
DRC RESUBMISSION 08.15.2018
DRC RESUBMISSION 10.12.2018

SHEET:

SP-3