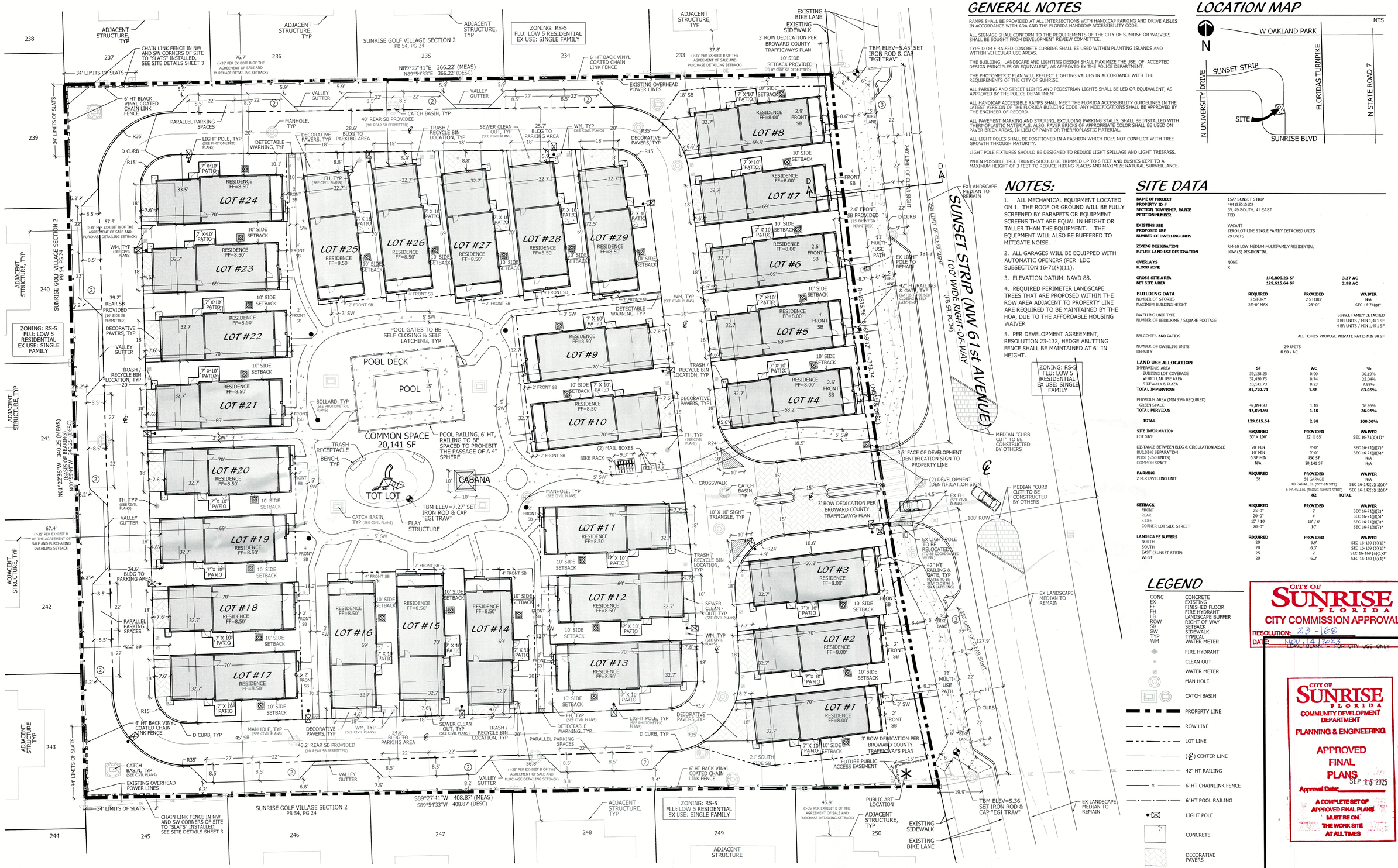


GENERAL NOTES

RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE AISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SUNRISE OR WAIVERS SHALL BE SOUGHT FROM DEVELOPMENT REVIEW COMMITTEE.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF ACCEPTED DESIGN PRINCIPLES OR EQUIVALENT, AS APPROVED BY THE POLICE DEPARTMENT.

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SUNRISE.

ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE LED OR EQUIVALENT, AS APPROVED BY THE POLICE DEPARTMENT.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET THE FLORIDA ACCESSIBILITY GUIDELINES IN THE LATEST VERSION OF THE FLORIDA BUILDING CODE. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.

ALL LIGHT POLES SHALL BE POSITIONED IN A FASHION WHICH DOES NOT CONFLICT WITH TREE GROWTH THROUGH MATURITY.

LIGHT POLE FIXTURES SHOULD BE DESIGNED TO REDUCE LIGHT SPILLAGE AND LIGHT TRESPASS.

WHEN POSSIBLE TREE TRUNKS SHOULD BE TRIMMED UP TO 6 FEET AND BUSHES KEPT TO A MAXIMUM HEIGHT OF 3 FEET TO REDUCE HIDING PLACES AND MAXIMIZE NATURAL SURVEILLANCE.

LOCATION MAP

NOTES:

1. ALL MECHANICAL EQUIPMENT LOCATED ON 1. THE ROOF OR GROUND WILL BE FULLY SCREENED BY PARAPETS OR EQUIPMENT SCREENS THAT ARE EQUAL IN HEIGHT OR TALLER THAN THE EQUIPMENT. THE EQUIPMENT WILL ALSO BE BUFFERED TO MITIGATE NOISE.
2. ALL GARAGES WILL BE EQUIPPED WITH AUTOMATIC OPENERS (PER LDC SUBSECTION 16-71(k)(11).
3. ELEVATION DATUM: NAVD 88.
4. REQUIRED PERIMETER LANDSCAPE TREES THAT ARE PROPOSED WITHIN THE ROW AREA ADJACENT TO PROPERTY LINE ARE REQUIRED TO BE MAINTAINED BY THE HOA, DUE TO THE AFFORDABLE HOUSING WAIVER
5. PER DEVELOPMENT AGREEMENT, RESOLUTION 23-132, HEDGE ABUTTING FENCE SHALL BE MAINTAINED AT 6' IN HEIGHT.

SITE DATA

NAME OF PROJECT	1577 SUNSET STRIP		
PROPERTY ID #	494135010102		
SECTION, TOWNSHIP, RANGE	35, 49 SOUTH, 41 EAST		
PETITION NUMBER	TBD		
EXISTING USE	VACANT		
PROPOSED USE	ZERO LOT-LINE SINGLE FAMILY DETACHED UNITS		
NUMBER OF DWELLING UNITS	29 UNITS		
ZONING DESIGNATION	RM-10 LOW MEDIUM MULTIFAMILY RESIDENTIAL		
FUTURE LAND USE DESIGNATION	LOW (5) RESIDENTIAL		
OVERLAYS	NONE		
FLOOD ZONE	X		
GROSS SITE AREA	**146,806.23 SF**		**3.37 AC**
NET SITE AREA	**129,615.64 SF**		**2.98 AC**
BUILDING DATA	**REQUIRED**	**PROVIDED**	**WAIVER**
NUMBER OF STORIES	2 STORY	2 STORY	N/A
MAXIMUM BUILDING HEIGHT	25'-0" MAX	28'-0"	SEC 16-71(g)*
DWELLING UNIT TYPE			SINGLE FAMILY DETACHED
NUMBER OF BEDROOMS / SQUARE FOOTAGE			3 BR UNITS / MIN 1,471 SF
			4 BR UNITS / MIN 1,471 SF
BALCONIES AND PATIOS			ALL HOMES PROPOSE PRIVATE PATIO MIN 80 SF
NUMBER OF DWELLING UNITS		29 UNITS	
DENSITY		8.69 / AC	
LAND USE ALLOCATION			
IMPERVIOUS AREA	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	39,128.25	0.90	30.19%
VEHICULAR USE AREA	32,450.73	0.74	25.04%
SIDEWALK & PLAZA	10,141.73	0.23	7.82%
TOTAL IMPERVIOUS	**81,720.71**	**1.88**	**63.05%**
PERVIOUS AREA (MIN 35% REQUIRED)			
GREEN SPACE	47,894.93	1.10	36.95%
TOTAL PERVIOUS	**47,894.93**	**1.10**	**36.95%**
TOTAL	**129,615.64**	**2.98**	**100.00%**
SITE INFORMATION	**REQUIRED**	**PROVIDED**	**WAIVER**
LOT SIZE	50' X 100'	32' X 65'	SEC 16-71(d)(1)*
DISTANCE BETWEEN BLDG & CIRCULATION AISLE	20' MIN	4'-0"	SEC 16-71(d)(7)*
BUILDING SEPARATION	10' MIN	9'-0"	SEC 16-71(k)(6)*
POOL (<50 UNITS)	0 SF MIN	450 SF	N/A
COMMON SPACE	N/A	20,141 SF	N/A
PARKING	**REQUIRED**	**PROVIDED**	**WAIVER**
2 PER DWELLING UNIT	58	58 GARAGE	N/A
		18 PARALLEL (WITHIN SITE)	SEC 16-142(b)(1)(d)*
		6 PARALLEL (ALONG SUNSET STRIP)	SEC 16-142(b)(1)(d)*
		TOTAL	
SETBACK	**REQUIRED**	**PROVIDED**	**WAIVER**
FRONT	25'-0"	2'	SEC 16-71(i)(2)*
REAR	20'-0"	4'	SEC 16-71(i)(5)*
SIDES	10' / 10'	10' / 0'	SEC 16-71(i)(3)*
CORNER LOT SIDE STREET	20'-0"	10'	SEC 16-71(i)(7)*
LANDSCAPE BUFFERS	**REQUIRED**	**PROVIDED**	**WAIVER**
NORTH	20'	5.9'	SEC 16-169 (b)(1)*
SOUTH	20'	6.3'	SEC 16-169 (b)(1)*
EAST (SUNSET STRIP)	25'	2'	SEC 16-169 (a)(1)d*
WEST	20'	6.2'	SEC 16-169 (b)(1)*

LEGEND

CONC	CONCRETE
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
LB	LANDSCAPE BUFFER
ROW	RIGHT OF WAY
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
WM	WATER METER
	FIRE HYDRANT
	CLEAN OUT
	WATER METER
	MAN HOLE
	CATCH BASIN
	PROPERTY LINE
	ROW LINE
	LOT LINE
	(℄) CENTER LINE
	42" HT RAILING
x	6' HT CHAINLINK FENCE
	6' HT POOL RAILING
	LIGHT POLE
	CONCRETE
	DECORATIVE PAVERS

CITY OF SUNRISE FLORIDA
CITY COMMISSION APPROVAL
RESOLUTION: 23-168
DATE: NOV 14 2023
LEAVE BLANK - FOR CITY USE ONLY

CITY OF SUNRISE FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ENGINEERING
APPROVED FINAL PLANS
Approval Date: SEP 15 2025
A COMPLETE SET OF APPROVED FINAL PLANS MUST BE ON THE WORK SITE AT ALL TIMES

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter · Florida · 33458
561.747.6336 · Fax 561.747.1377 · Lic.# LC-26000535
Landscape Architects | Land Planners | Environmental Consultants
www.cotleurhearing.com

DESIGNED	JAE
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	21-1005
DATE	02-23-22
REVISIONS	06-02-22
	08-22-22
	02-24-23
	09-28-23
	10-12-23

0' 10 20' 40' 60' 80'
Scale: 1" = 20'-0"
North

SUNSET STRIP SQUARE
1577 SUNSET STRIP
SUNRISE, FLORIDA 33313

SITE PLAN

SEAL
OCT 18 2023

DATE: 08/08/22

SHEET NO. 2