

Master Development Site Plan



AA2604029
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IMPERVIOUS COVERAGE		FAR RATIOS (MAXIMUM ALLOWABLE 2.2 FAR)					
PHASE I		PHASE I		PHASE II		COMBINED FAR	
Floor	SF	Floor	SF	Floor	SF	Floor	SF
One	6,536	One	6,536	One	13,072		
Two	12,110	Two	12,110	Two	24,220		
Three	12,110	Three	12,110	Three	24,220		
Four	12,110	Four	12,110	Four	24,220		
Five	12,134	Five	12,134	Five	24,268		
Six	12,134	Six	12,134	Six	24,268		
Total Bldg SF	67,134	Total Bldg SF	67,134	Total Bldg SF	134,268		
PHASE I Site SF	45,282	PHASE II Site SF	33,567	Total Site SF	78,849		
FAR	0.67	FAR	0.50	FAR	0.59		

SITE DATA - PHASE I & II COMBINED		
TYPE	REQUIREMENT	PROPOSED
Density	Max density 97.75 dwelling units per gross acre	Max Density 176
Lot Width	100 ft.	320 ft.
Height	71.25 ft. (Not to exceed 6 Stories)	Building I & II: 6 Stories
Setback	Front	10 ft. min. 18 ft.
	Rear	15 ft. min. 15 ft.
	Side	0 ft. min. 0 ft.
Total Imperviable	Large Lot Height with SBIP	65% 65%
Maximum Wall Heights		45 ft. 68 ft.

SITE DATA - PHASE I		
TYPE	REQUIREMENT	PROPOSED
Density	Max density 97.75 dwelling units per gross acre	Max Density 87.5
Lot Width	100 ft.	174 ft.
Height	71.25 ft. (Not to exceed 6 Stories)	Building I & II: 6 Stories
Setback	Front	10 ft. min. 18 ft.
	Rear	15 ft. min. 15 ft.
	Side	0 ft. min. 0 ft.
Living Area	Multi-Family (Min.) Efficiency 400 SF 1 Bdrm 600 SF	430 576
Imperviable	Large Lot	65% 60.0%
Maximum Wall Heights	Height with SBIP	45 ft. 68 ft.

SITE DATA - PHASE II		
TYPE	REQUIREMENT	PROPOSED
Density	Max density 97.75 dwelling units per gross acre	Max Density 110.3
Lot Width	100 ft.	146 ft.
Height	71.25 ft. (Not to exceed 6 Stories)	Building I & II: 6 Stories
Setback	Front	10 ft. min. 18 ft.
	Rear	15 ft. min. 15 ft.
	Side	0 ft. min. 0 ft.
Living Area	Multi-Family (Min.) 1 Bdrm 600 SF	576
Imperviable	Large Lot	65% 72%
Maximum Wall Heights	Height with SBIP	45 ft. 68 ft.

PARKING - COMBINED			
Unit Type	Affordable Housing Min Requirement	Required	Proposed
Studio (14)	7	8	4
1 Bedroom (162)	1	168	119
Total		176	123
Category	Qty		
Handicapped	8		
Standard	82		
Sub-Total	90		
Compact & Equivalents			
Compact	26		
Bicycle Equivalent Spaces *	3		
Motorcycle/Scooter Equivalent Spaces *	4		
Sub-Total	33		
Total Parking Spaces		123	
Percentage of Compact & Equivalents *		26.8%	

PARKING - PHASE I			
Unit Type	Affordable Housing Min Requirement	Required	Proposed
Studio (14)	7	8	4
1 Bedroom (162)	1	83	60
Total		91	64
Category	Qty		
Handicapped	4		
Standard	55		
Sub-Total	59		
Compact & Equivalents			
Compact	4		
Bicycle Equivalent Spaces *	0		
Motorcycle/Scooter Equivalent Spaces *	1		
Sub-Total	5		
Total Parking Spaces		64	
Percentage of Compact & Equivalents *		7.8%	

PARKING - PHASE II			
Unit Type	Affordable Housing Min Requirement	Required	Proposed
Studio (14)	7	0	0
1 Bedroom (162)	1	85	59
Total		85	59
Category	Qty		
Handicapped	4		
Standard	27		
Sub-Total	31		
Compact & Equivalents			
Compact	22		
Bicycle Equivalent Spaces *	3		
Motorcycle/Scooter Equivalent Spaces *	3		
Sub-Total	28		
Total Parking Spaces		59	
Percentage of Compact & Equivalents *		47.5%	

ISSUE HISTORY		
No.	Description	Date
1	URBAN PLANNED DEVELOPMENT	5/24/23

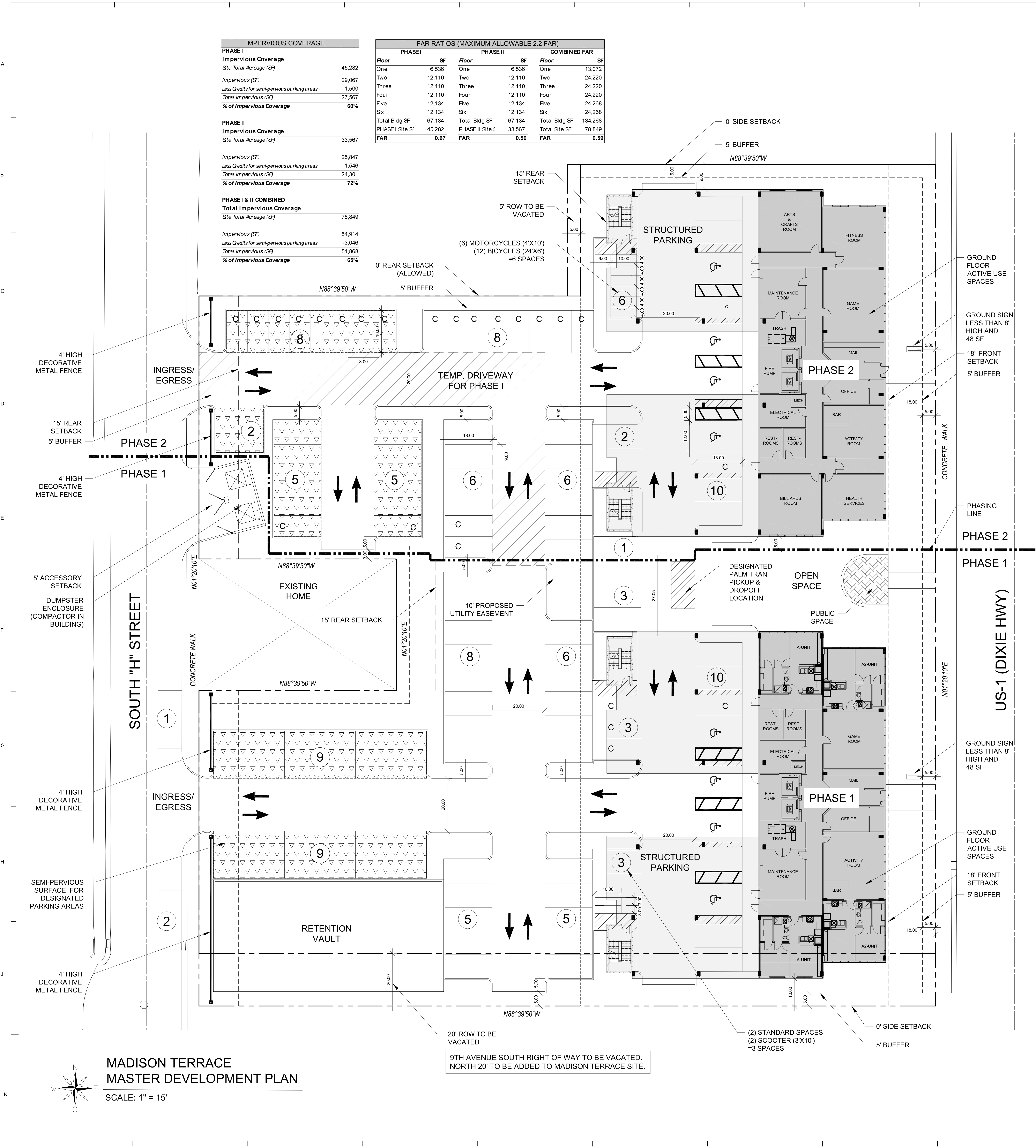
REVISION HISTORY		
No.	Description	Date
1	CITY COMMENTS	6/21/23

MADISON TERRACE MASTER DEVELOPMENT PLAN

Project number	23-22
Date	
Drawn by	ND
Checked by	DAM

A110

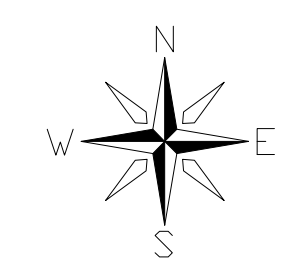
DAVID A. MALLORY
FLORIDA LICENSE - AR100561



MADISON TERRACE MASTER DEVELOPMENT PLAN

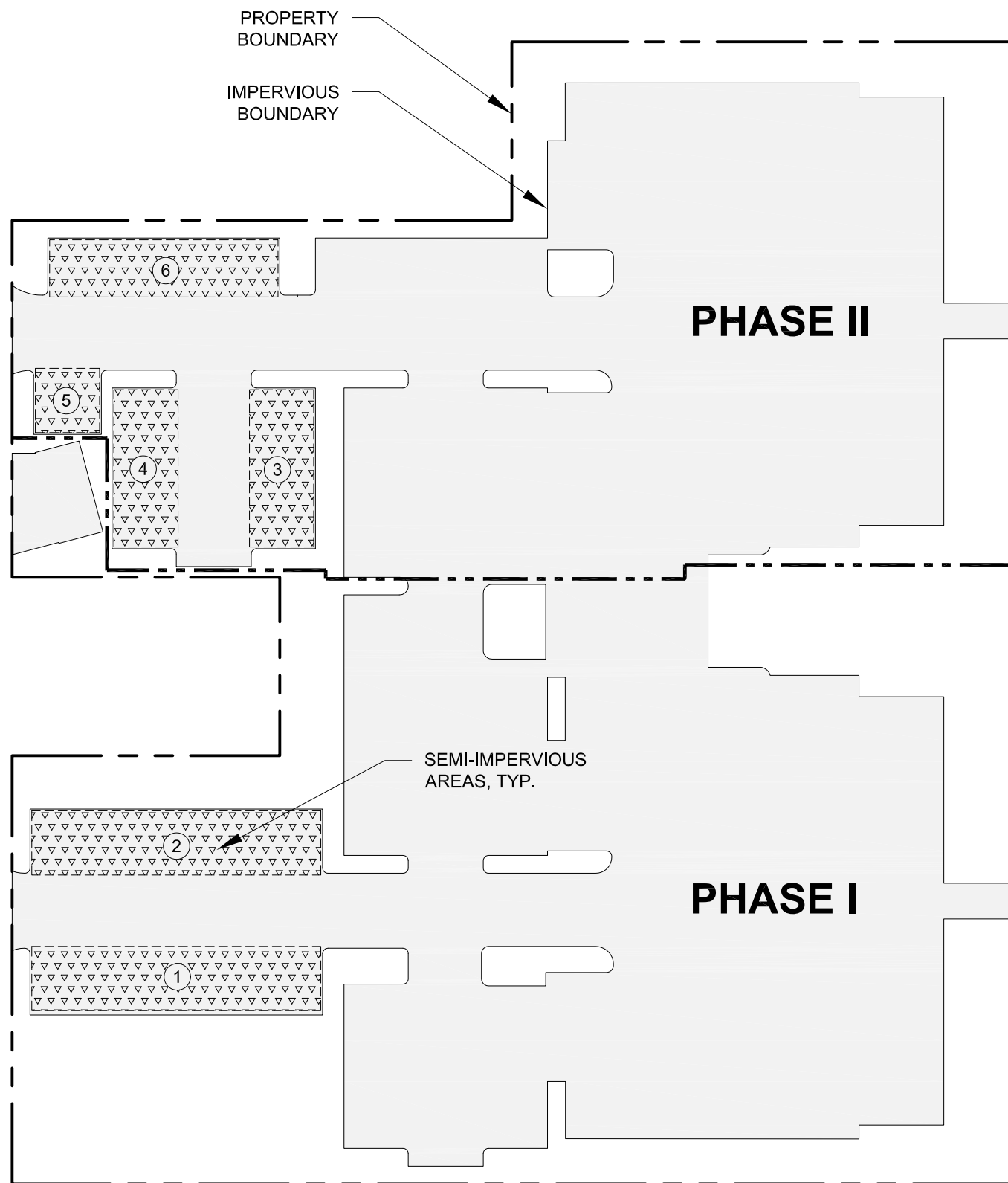
SCALE: 1" = 15'

9TH AVENUE SOUTH RIGHT OF WAY TO BE VACATED. NORTH 20' TO BE ADDED TO MADISON TERRACE SITE.



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COMBINED (PHASE I & PHASE II)
 $51,868 / 78,849 = 65\%$ (NEEDS TO BE 65% OR LESS)

PHASE II

PROPERTY: 33,567 SF
 TOTAL IMPERVIOUS BEFORE CREDITS: 25,847 SF

CREDITS:

SEMI-PERVIOUS PARKING AREAS

PARKING AREA 3 = 832 SF

PARKING AREA 4 = 832 SF

PARKING AREA 5 = 364 SF

PARKING AREA 6 = 1,064 SF

TOTAL = 3,092 SF

$3,092 \text{ SF} \times .50 = 1,546 \text{ SF CREDIT}$

FINAL CALCULATION:

25,847 SF (GROSS IMPERVIOUS)

- 1,546 SF (CREDITS FOR SEMI-PERVIOUS)

24,301 SF (TOTAL NET IMPERVIOUS)

$24,301 \text{ SF} / 33,567 = 72\%$

PHASE I

PROPERTY: 45,282 SF

TOTAL IMPERVIOUS BEFORE CREDITS: 29,067 SF

CREDITS:

SEMI-PERVIOUS PARKING AREAS

PARKING AREA 1 = 1,500 SF

PARKING AREA 2 = 1,500 SF

TOTAL = 3,000 SF

$3,000 \text{ SF} \times .50 = 1,500 \text{ SF CREDIT}$

FINAL CALCULATION:

29,067 SF (GROSS IMPERVIOUS)

- 1,500 SF (CREDITS FOR SEMI-PERVIOUS)

27,567 SF (TOTAL NET IMPERVIOUS)

$27,567 / 45,282 = 60\%$



MADISON TERRACE
 IMPERVIOUS SKETCH

SCALE: 1" = 40'
 SHEET SIZE 11X17