Total Parking	
Total Required Spaces	2,833 - 2,907 spaces
Total Required Spaces /w 15% reduction	2,435 - 2,498 spaces
Total Garage Spaces Shown	2,729
Total Private Drive Spaces	86
Total On-Street Parking	167

Parks Details

Legend

Parks

ROW

Pond

Other

Buffers

Private Drives

Development Blocks

Key Map

Key Map	Acreage	Floodplain	Park Features
Label			
K1	0.28	N/A	Lawn, Boardwalk, Overlooks, Seating, Art
K2	2.72	N/A	Trail, Lawns, Playground, Cycle Track Trail Head, Boardwalk, Pavilion, Seating, Art
K3	0.08	N/A	Fountain, Seating
K4	1.27	N/A	Water feature, Event Lawn, Performance Pavilion, Shade Pavilions, Boardwalk, Seating, Dog Park, Food Truck/Market Area, Art
K5	0.07	N/A	Playground, Seating
K6	0.62	N/A	Overlook, Seating, Pedestrian Trail, Dog Park
Total			

Building Data

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Building A		Building B		Building C1	
Max Height Proposed Height	100' (8 floors)	Max Height Proposed Height	100' (5 - 8 floors)	Max Height Proposed Height	100' (8 floors)
Conceptual Unit Breakdown Studios 1 Bedroom 2 Bedroom 3 Bedroom Total Units	51 (13%) 184 (47%) 139 (36%) 14 (4%) 388	Conceptual Unit Breakdown Studios 1 Bedroom 2 Bedroom 3 Bedroom Total Units	40 (8%) 217 (46%) 214 (45%) 5 (1%) 476	Conceptual Unit Breakdown Studios 1 Bedroom 2 Bedroom 3 Bedroom Total Units	45 (13%) 177 (50%) 119 (34%) 12 (3%) 353
Retail Square Footage Building A Parking Requirements	36,890 sq ft - 44,571 sq ft	Retail Square Footage Building B Parking Requirements	58,680 sq ft - 70,898 sq ft	Retail Square Footage Building C1 Parking Requirements	28,580 sq ft - 34,531 sc
Parking Ratios Studios (1.0 space/unit) 1 Bedroom (1.5 space/unit) 2 Bedroom (1.75 space/unit) 3 Bedroom (2.0 space/unit) Restaurants (5 spaces/1ksf) Retail (2.5 spaces/1ksf) Total Required 15% Reduction	Required Parking Per Code 51 276 244 28 37 - 45 spaces 74 - 89 spaces 710 - 733 spaces	Parking Ratios Studios (1.0 space/unit) 1 Bedroom (1.5 space/unit) 2 Bedroom (1.75 space/unit) 3 Bedroom (2.0 space/unit) Restaurants (5 spaces/1ksf) Retail (2.5 spaces/1ksf) Total Required 15% Reduction	Required Parking Per Code 40 323 375 10 59 - 71 spaces 118 - 142 spaces 927 - 961 spaces	Parking Ratios Studios (1.0 space/unit) 1 Bedroom (1.5 space/unit) 2 Bedroom (1.75 space/unit) 3 Bedroom (2.0 space/unit) Restaurants (5 spaces/1ksf) Retail (2.5 spaces/1ksf) Total Required 15% Reduction	Required Parking Per C 45 266 209 24 29 - 35 spaces 58 - 69 spaces 631 - 648 spaces
Building A Provided Parking Garage Spaces Shown Private Drive Spaces	708 spaces 24 spaces	Building B Provided Parking Garage Spaces Shown Private Drive Spaces	708 spaces 49 spaces	Building C1 Provided Parking Garage Spaces Shown Private Drive Spaces	748 spaces 9 spaces

Building C1

Max Height Proposed Height	100' (8 floors)
Conceptual Unit Breakdown Studios 1 Bedroom 2 Bedroom 3 Bedroom Total Units Affordable Units	45 (13%) 177 (50%) 119 (34%) 12 (3%) 353 160
Retail Square Footage	0

Building C2 Parking

Private Drive Spaces

Requirements	
Parking Ratios Studios (1.0 space/unit) 1 Bedroom (1.5 space/unit) 2 Bedroom (1.75 space/unit) 3 Bedroom (2.0 space/unit) Restaurants (5 spaces/1ksf) Retail (2.5 spaces/1ksf) Total Required	Required Parking Per Code 70 278 191 26 N/A N/A 565 spaces
15% Reduction	507 spaces
Building C2 Provided Parking Garage Spaces Shown	565 spaces

4 spaces

Phase 1 Acreage Breakdown

. . .				
Кеу Мар	Key Map	Tract	Acreage	
Development Block	Α	Block A	3.49	
	В	Block B	4.42	
	C1	Block C1	3.02	
	C2	Block C2	3.06	
	1	Subtotal	13.99	
Private Drives	D1	Private Drive 1	0.74	
	D2	Private Drive 2	0.98	
	D3	Private Drive 3	0.97	
		Subtotal	2.69	
Parks	K1	Park 1	0.28	
	K2	Park 2	2.72	
	K3	Park 3	0.08	
	K4	Park 4	1.27	
	K5	Park 5	0.07	
	K6	Park 6	0.62	
		Subtotal	5.04	
Ponds	P1	Pond 1	1.34	
	P2	Pond 2	2.66	
	P3	Pond 3	1.95	
	P4	Pond 4	1.38	
	P5	Pond 5	1.61	
		Subtotal	8.95	
ROW	ROW	ROW	5.94	
		Subtotal	5.94	
Buffers	B1	Buffer 1	0.69	
	B2	Buffer 2	0.18	
		Subtotal	0.87	
Other	Other	Other	1.05	
		Total	38.53	

Additional Notes

Architectural Renderings

Architectural renderings are intended to highlight building design features such as colors and materiality. Depictions of landscape, site furnishings, etc are for scale and proportionality and do not necessarily reflect the landscape/hardscape designs or palettes in this SPMP.

Residential Units

The breakdown of unit types within the building data tables are conceptual for the purpose of estimating required parking. Final unit breakdown will be determined at permitting.

Retail

A range of potential commercial square footage is provided. Final square footage will be determined at permitting. For the purpose of estimating parking requirements for this SPMP, the retail is assumed to be comprised of 20% resturant and 80% light retail.

Affordable Housing

Per the adopted RoseArts PD and Section 5 of the Development Agreement, affordable housing must be provided at a minimum of 10% of the units on a per-phase basis. For Phase 1, we are proposing 1,594 units, of which 160 must meet the affordable criteria set forth in the PD. The Phase 1 Affordable units will be located in Building C2.

Parking

"In accordance with Sec. 61.323. - Adjustments to Parking Requirements, this SPMP proposes a blanket reduction of the minimum parking requirement of 15% by achiving three of the criteria listed in Figure 27-A, specifically: 1) Complementary Land Uses in the same Building or Site Up to 5%;

2) Inclusion of Affordable Housing Element - Up to 5%; and 3) Provision of Enhanced Bike & Pedestrian Facilities - Up to 5%. "

The parking garages within buildings A, B, and C1 shall contain public parking for the adjacent commercial uses. Parking along private drives shall be considered private project parking for the purposes of meeting minimum parking requirements. Spaces shall be assigned to the nearest building and may be reserved for residents and tenants of those buildings.

Project wayfinding shall be in accordance with the sign types and locations provided in sheets \$100-\$205, which may be ammended from time to time administratively via Planning Official Determination.

Wayfinding for subsequent phases will be approved as part of future SPMP applications.

Sign locations shown within this SPMP are approximate and do not describe exact locations. Exact locations will be subject to actual conditions on the ground, as determined during the permitting process.

All signage within the City ROW shall be subject to an encroachment agreement with the City.

The maintenance and upkeep of all project signage, including wayfinding signs within the ROW shall be the responsibility of the master developer and/or association. Routine maintenance and the updating of individual messages shall not require a permit or an amendment to the

All building signage including high-rise signs and tenant sings shall be in accordance with City of Orlando Sign

Artistic murals are permitted through LDC2018-10001 and may contain up to 5% "sponsored" text and logos. Any portion of the 5% sponsored text and logos above 30 feet shall not count as a high rise sign. Non-logo portions of these signs shall not count toward the allowed building signage. Painted-On Placemaking Signs shall be defined as any painting on a building, wall, or other structure within the PD that displays elements of both pure are and RoseArts District related logos and text. Up to 3 Painted-On Placemaking Signs shall be allowed in Phase 1. Up to 100 square feet of a Placemaking Sign may be taken up by RoseArts text and logos. All Placemaking Signs shall be reviewed via a Planning Official Determination.

Limitiations on lit buildings signs shall be in accordance with the adopted PD ordinance.

Low Impact Development

LID strategies depicted on the Site Plan are conceptual in nature and will depend on final engineering and permitting of the site.

Utilities

Utility locations and conceptual. A Master Utility Plan will be submitted to the City prior to permitting.

SUITE 700

PROJECT

PHASE 1

407.423.8398

618 E. SOUTH STREET

ORLANDO, FL 32801

CERTIFICATE OF AUTHORIZATION: EB9951

ROSEARTS DISTRICT

ROSEARTS

DISTRICT

LAKE ORLANDO

CORAL GABLES, FL 33134

(305) 728-5360 tel

REGISTRATION

ISSUED FOR:

PROJECT NUMBER

SCALE:

DRAWN BY:

CHECKED BY:

DRAWING SCALE AND NORTH ARROW

PHASE 1 DATA SHEET

R210922.00

LAND OWNER, LLC

2525 PONCE DE LEON BLVD, FLOOR 4

SPECIFIC PARCEL

MASTER PLAN

SHEET OF 78

SHEET NUMBER

P300