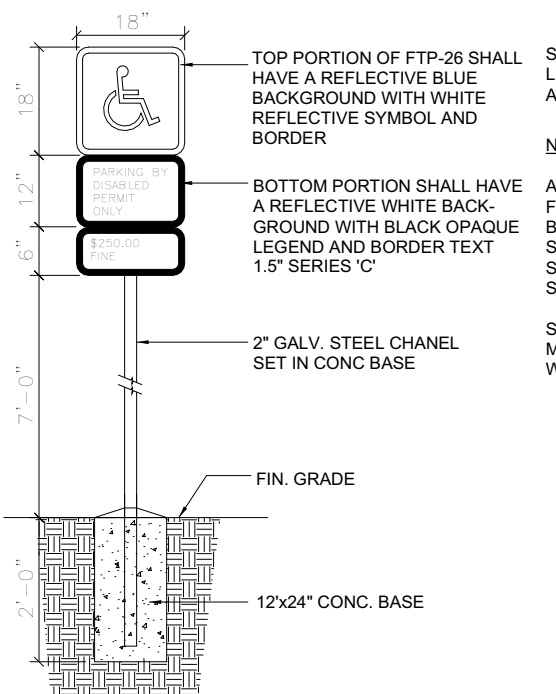


Diagram illustrating the standard aisleway dimensions and components:

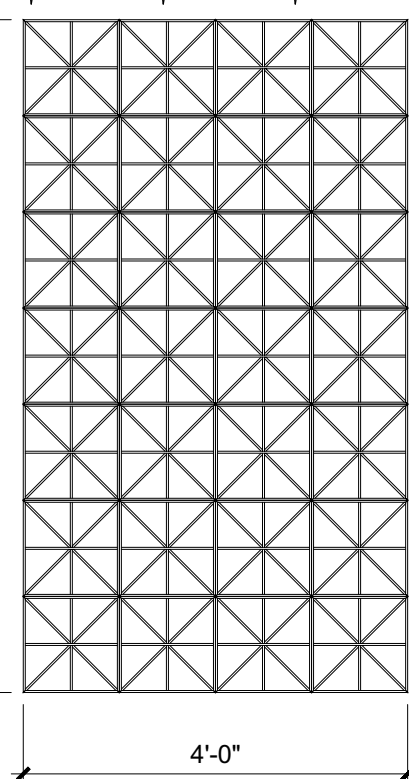
- Overall width: 18" ± 0"
- Overall height: 8" ± 0"
- Components:
  - INVERT
  - STD. SPACE
  - 8" CONCRETE WALL
  - HC SIGN
  - 8" LILE STOPS
  - HC SYMBOL
  - HC SPACE PAINTED BLUE
  - STRIPE WALKWAY PER ANSI CODE AND ADA REQUIREMENTS
- Dimensions for components:
  - 12" ± 0"
  - 12" ± 0"
  - 2" ± 0"

Scale: 1" = 10'-0"

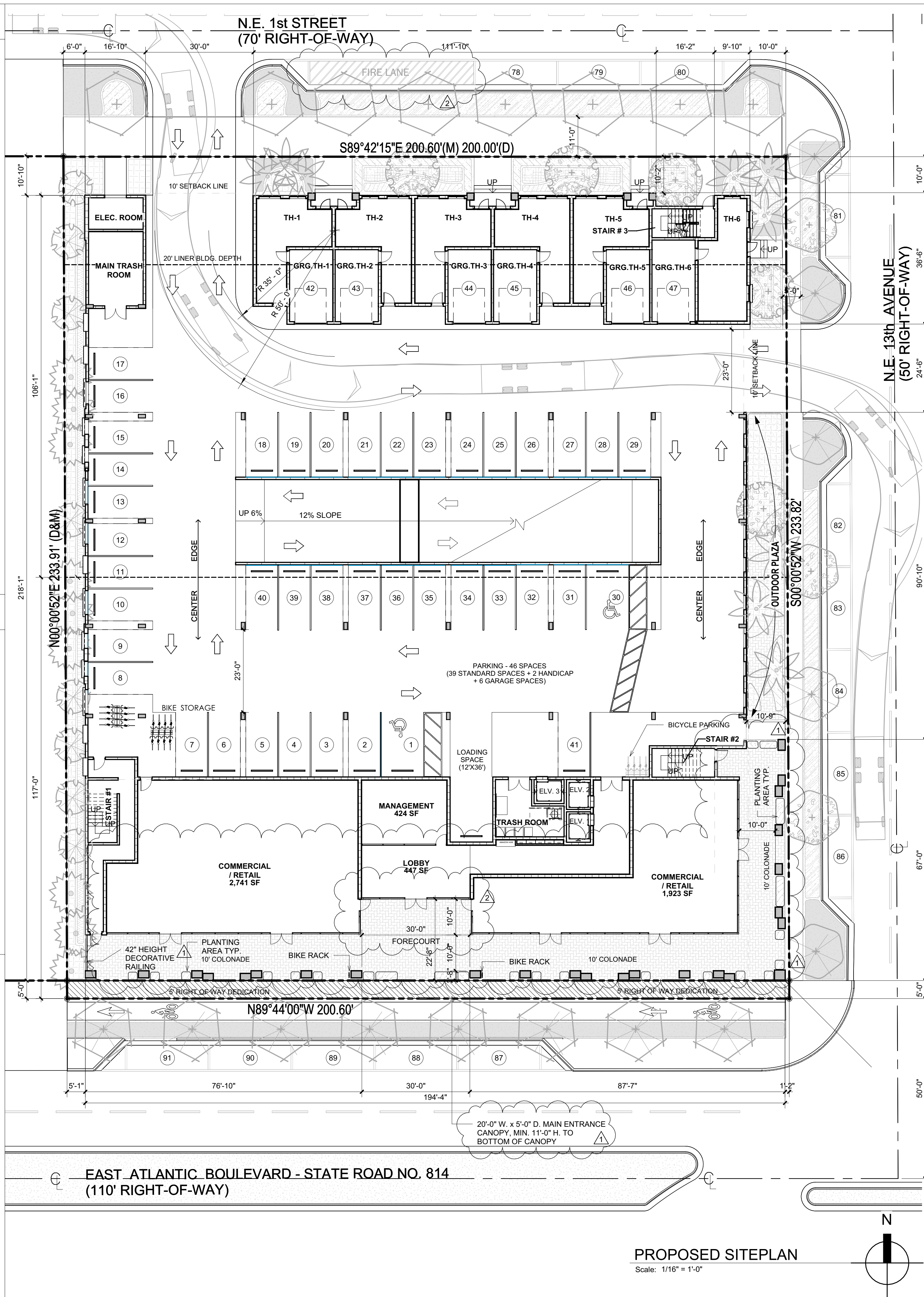


Scale:  $3/8" = 1'-0"$

Scale: 1/4" = 1'-0"



Scale:  $1/2" = 1'-0"$



1207 E ATLANTIC BLVD , POMPAÑO BEACH, FL 33060  
FOLIO NUMBER: 4842 36 00 0360

## PARCEL 1

That portion of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 36, Township 48 South, Range 42 East, described as follows:  
Commence at a point on the South boundary of said SE 1/4 of the SE 1/4 of the SW 1/4, said point being 155 feet West of the Southeast corner of said SE 1/4 of the SE 1/4 of the SW 1/4; thence North and parallel with the East boundary of said SE 1/4 of the SE 1/4 of the SW 1/4, a distance of 50 feet for the point of beginning; thence continuing North and parallel with said East boundary, a distance of 233.84 feet to the South line of Northeast First Street; thence West along said South line a distance of 75 feet; thence South and parallel with said East boundary, a distance of 233.91 feet to a point 50 feet North of said South boundary of SE 1/4 of the SE 1/4 of the SW 1/4; thence East and parallel with said South boundary a distance of 75 feet to the point of beginning.

## PARCEL :

That Portion of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 36, Township 48 South, Range 42 East, described as follows:  
Beginning at the Southeast corner of said SE 1/4 of the SE 1/4 of the SW 1/4; thence North along the quarter section line, 283.77 feet; then West, along the South line of N.E. 1st. Street, 155 feet; then South and parallel to the East boundary of said SE 1/4 of the SE 1/4 of the SW 1/4, 283.84 feet to the South boundary of said Section 36, thence East along said South boundary of Section 36, 195 feet to the Point of Beginning; LESS the East 30 feet and less the South 50 feet of the above described parcel  
Described lands containing 64.114 square feet (1.077 +/- acres)

LAND USE DESIGNATION	EAST TRANSIT ORIENTED CORRIDOR (ETOC)
ZONING DESIGNATION	TRANSIT ORIENTED (TO) WITHIN EAST OVERLAY DISTRICT (EOD)
PROPOSED PROJECT DESCRIPTION	MIXED-USE WITH RESIDENTIAL COMPONENT, OVER COMMERCIAL USE AT GROUND FLOOR AND INTEGRATED PARKING GARAGE.

<u>SITE AREA</u>		<u>AREA</u>	<u>ACREAGE</u>	
EXISTING SITE AREA		46,914 S.F.	1.077 ACRES	
SITE AREA POST 5'-0" RIGHT OF WAY DEDICATION		45,911 S.F.	1.054 ACRES	
<u>RESIDENTIAL DENSITY BREAKDOWN</u>		<u>AREA</u>	<u>UNITS PROVIDED</u>	<u>UNITS ALLOWABLE</u>
PARCEL #1				
MM (0-60) - MIXED-USE MAIN STREET / CENTER SUB-AREA		23,472 S.F.	-	32.33 UNITS
MM (0-24) - MIXED-USE MAIN STREET / EDGE SUB-AREA		23,444 S.F.	-	12.92 UNITS
<b>SUBTOTAL</b>				45.25 UNITS
DENSITY BONUS OPTION #1 - "CENTER" PORTIONS AT (20) UNITS PER ACRE		23,472 S.F.	-	10.78 UNITS
TOTAL APARTMENTS UNITS			41 UNITS	-
TOTAL TOWNHOMES STYLE UNITS			6 UNITS	
GRAND TOTAL			47 UNITS	56.03 UNITS

<u>RETAIL / AMENITIES BREAKDOWN</u>	<u>AREA PROVIDED</u>	<u>AREA REQUIRED</u>
MM (O-60) - MIXED-USE MAIN STREET / CENTER SUB-AREA	14,980 S.F. (RETAIL + AMENITIES)	-
MM (O-24) - MIXED-USE MAIN STREET / EDGE SUB-AREA	11,000 S.F. (AMENITIES)	-
<b>TOTAL RETAIL + AMENITIES</b>	<b>25,980 S.F.</b>	<b>-</b>

LOT COVERAGE	% COVERAGE (PROVIDED)	% COVERAGE (REQUIRED)
BUILDING LOT COVERAGE	40,502 S.F.(88.22%)	41,320 S.F.(90% MAX)
PERVIOUS AREA	4,611 S.F.(10.05%)	4,591 S.F.(10% MIN)
IMPERVIOUS AREA	798 S.F. (1.74%)	--

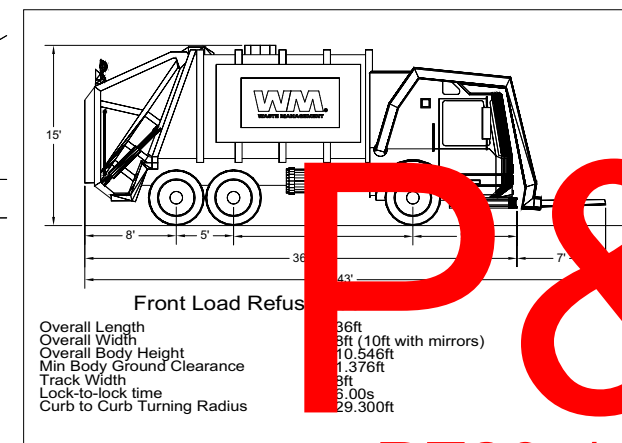
BUILDING HEIGHTS AND SETBACKS	CENTER		EDGE	
	<u>PROVIDED</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>REQUIRED</u>
BUILDING HEIGHT	43'-0"	55'-0" MAX	33'-0"	35'-0" MAX
FRONT SETBACK (SOUTH - E ATLANTIC BLVD)	5'-0"	0'-0" MIN - 20'-0" MAX	-	-
FRONT SETBACK (NORTH - NE 1ST ST)	-	-	10'-2"	10'-0" MIN - 30'-0" MAX
CORNER SETBACK (EAST - NE 13TH AVE)	2'-0"	0'-0"	10'-0"	10'-0"
SIDE SETBACK (WEST )	5'-1"	0'-0"	6'-1"	0'-0"
NUMBER OF STORIES	4 STORIES	5 STORIES	3 STORIES	3 STORIES

### VEHICULAR PARKING DATA

CENTER			
RETAIL - 5,186 S.F. AT 1 SPACE PER 300 S.F.	-		17.29 SPACES
RESIDENTIAL (APARTMENTS) - (13) STUDIO UNITS AT 1.0 SPACES PER UNIT	-		16.00 SPACES
RESIDENTIAL (APARTMENTS) - (16) 1-BEDROOM UNITS AT 1.0 SPACES PER UNIT	-		18.00 SPACES
RESIDENTIAL (APARTMENTS) - (6) 2-BEDROOM UNITS AT 1.0 SPACES PER UNIT	-		7.00 SPACES
CENTER TOTAL PARKING	-		58.29 SPACES
EDGE			
RESIDENTIAL (TOWNHOMES STYLE) - (6) UNITS AT 2.0 SPACES PER UNIT	-		12.00 SPACES
RESIDENTIAL (APARTMENTS) - (3) STUDIO UNITS AT 1.0 SPACES PER UNIT	-		3.00 SPACES
RESIDENTIAL (APARTMENTS) - (2) 1-BEDROOM UNITS AT 1.5 SPACES PER UNIT	-		3.00 SPACES
RESIDENTIAL (APARTMENTS) - (1) 2-BEDROOM UNITS AT 1.5 SPACES PER UNIT	-		1.50 SPACES
EDGE TOTAL PARKING	-		19.50 SPACES

GARAGE PARKING	77 SPACES	-	2
ON-STREET PARALLEL PARKING	16 SPACES	-	
GRAND TOTAL PARKING	91 SPACES	77.79 SPACES (78)	
<u>SUPPLEMENTAL PARKING DATA</u>	<u>PROVIDED</u>	<u>REQUIRED</u>	
BICYCLE RACK PARKING	20 SPACES (10 RACKS)	20 SPACES (MAX PER 155.5102.1.1)	

	<u>PROVIDED</u>	<u>REQUIRED</u>	
PUBLIC OPEN SPACE (OVERALL SITE)	3,569 SF	-	D
PRIVATE OPEN SPACE (OVERALL SITE) 10% (MIN.) OF SITE AREA EXCLUDING TOWNHOME AREAS (46,914 SF )	41.8% ( 16,552 SF)	10% MIN. (4,691 SF)	P



Date:	10/13/22
Principal:	SC
Project Manager:	SY
Drawn by:	JQ

Drawing Name:  
**PROPOSED  
SITE PLAN**

Drawing No: \_\_\_\_\_

Issue Date:

10/07/2020

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