

1. APPLICANT WILL BE PROVIDING A SUPERIOR LANDSCAPING ALTERNATIVE IN LIEU OF COMPLYING WITH SECTION 155.5203.0.5 LANDSCAPE BETWEEN VEHICULAR USE AREAS AND BUILDINGS.
2. PER 155.5604.C.4 OFF-STREET PARKING AREAS.  
OFF-STREET SURFACE PARKING AREAS LOCATED ADJACENT TO SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SHALL BE SCREENED TYPE-C PERIMETER BUFFER IN ACCORDANCE WITH SECTION 155.5203.0.5, PERIMETER BUFFERS.

SECTION 1804.3 SITE GRADING.

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SHALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE FOUNDATION. THE MINIMUM DISTANCE FROM THE BUILDING FOUNDATION, UNIFORM SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

PROPOSED PRINCIPAL USE:	MULTIFAMILY RESIDENTIAL
PROPOSED ACCESSORY USE(S):	MAINTENANCE ROOM, TRASH ENCLOSURE

	1BR 1B	2BR 2B	3BR 2B	
	UNIT A	UNIT B	UNIT C	TOTAL
BLDG. #1	18	17	3	38
BLDG. #2	24		—	24
BLDG. #3		24	—	24
BLDG. #4	18	21	3	42
TOTAL	60	62	6	128

MODEL	A/C	BALCONY	TOTAL	No. OF BEDROOMS	No. OF UNIT
UNIT-A	687	—	—	1	60
UNIT-B	982	—	—	2	62
UNIT-C	1,268	—	—	3	6

240.71H EDITION (2020)  
240.71A PLAY AREAS

240.2.1.1 MINIMUM NUMBER AND TYPES WHERE GROUND LEVEL PLAY COMPONENTS ARE PROVIDED. AT LEAST ONE OF EACH TYPE SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH 1008.4. 240.2.1.2 ADDITIONAL NUMBER AND TYPES WHERE ELEVATED PLAY COMPONENTS ARE PROVIDED. GROUND LEVEL PLAY COMPONENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 240.2.1.2 AND SHALL COMPLY WITH 1008.4.

EXCEPTION: IF AT LEAST 50 PERCENT OF THE ELEVATED PLAY COMPONENTS ARE CONNECTED BY A RAMP AND AT LEAST 3 OF THE ELEVATED PLAY COMPONENTS CONNECTED BY THE RAMP ARE DIFFERENT TYPES OF PLAY COMPONENTS, THE PLAY AREA SHALL NOT BE REQUIRED TO COMPLY WITH 240.2.1.2.

BUILDING #1:	35'-4" SF
BUILDING #2:	35'-4" SF
BUILDING #3:	35'-4" SF
BUILDING #4:	35'-4" SF

1. ADDRESS NUMBERS MUST BE PLACED IN A POSITION TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, MINIMUM 6 INCH LETTERS FOR ALL COMMERCIAL STRUCTURES AND MINIMUM 3 INCH LETTERS FOR RESIDENTIAL UNIT NUMBERS. (FLORIDA FIRE PREVENTION CODE 5TH EDITION, NFPA 1 2012 EDITION CHAPTER 10 SECTIONS 10.12)
2. SIGN MUST HAVE THE COMPLEX'S NAME AND THE ADDRESSES WITHIN THE COMPLEX. THIS SIGN SHALL BE PLACED IN THE LOCATION REQUIRED BY THE AUTHORITY HAVING JURISDICTION. (COPB ORD. 2012-09). (SIGNAGE – SEPARATE PERMIT REQUIRED).

EACH SUCH PARKING SPACE MUST BE STRIPED IN A MANNER THAT IS CONSISTENT WITH THE STANDARDS OF THE CONTROLLING JURISDICTION FOR OTHER SPACES AND PROMINENTLY OUTLINED WITH BLUE PAINT AND MUST BE SEPARATED WITH NECESSARY, TO BE CLEARLY DISTINGUISHABLE AS A PARKING SPACE DESIGNATED FOR PERSONS.

WHO HAVE DISABILITIES. THE SPACE MUST BE POSTED WITH A PERMANENT ABOVE-GRADE SIGN OF A COLOR AND DESIGN APPROVED.

BY THE DEPARTMENT OF TRANSPORTATION, WHICH IS PLACED ON OR AT LEAST 60 INCHES (1925 MM) ABOVE THE FINISHED FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. THE SIGN SHALL BE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION PARKING BY DISABLED PERMIT ONLY. SUCH A SIGN, ERECTED AFTER OCTOBER 1, 1996, MUST INDICATE THE PENALTY FOR ILLEGAL USE OF THE SPACE. ANY PROVISION OF THIS SECTION TO THE CONTRARY NOTWITHSTANDING, IN A THEME PARK OR AN ENTERTAINMENT COMPLEX AS DESCRIBED IN SECTION 10-20.4(1) OF THE ORDINANCE, THE SIGN MAY BE LOCATED IN DESIGNATED LOTS OR AREAS, THE SIGNAGE INDICATING THE LOT AS RESERVED FOR ACCESSIBLE PARKING MAY BE LOCATED AT THE ENTRANCES TO THE LOT IN LIEU OF A SIGN AT EACH PARKING PLACE.

PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH 302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

SITE NOTES:

- 1. CLEAN AND SEAL ALL ENTRY DRIVE PAVERS 2 COATS H&C CLEAR SEALER, FINISH SCHEDULE, BEFORE TRAFFIC IS PERMITTED.
- 2. CONCRETE SLABS FOR ALL BACKLAYS FIRE RESISTANT DOMESTIC.
- 3. CONCRETE SLABS AND 4 BOLLARDS FOR ALL TRANSFORMER.
- 4. 6" FENCE & GATE SURROUNDING IRRIGATION EQUIPMENT TO PREVENT UNAUTHORIZED ACCESS (SEPARATE PERMIT REQUIRED).
- 5. ACCESS CONTROL CALL BOX WITH POWER ON PEDESTRIAN GATES TO INCLUDE MAG LOCK TYPE SYSTEM.
- 6. TRASH RECEPTACLE AT PLAYGROUND PLUS AT ONE AT EACH OTHER BENCH LOCATION WHICH MUST BE ON ACCESSIBLE ROUTE.
- 7. BIKE RACKS AS REQUIRED AND ACCESSIBLE PER ADA.

**BUILDING #1**

The floor plan shows a central corridor with units on both sides. Units are labeled as follows:

- Top left: 3B, 3C
- Top right: 3B, 3B
- Middle right: LEASING AREA, MAIL
- Bottom left: 3A, 3A
- Bottom middle: 3A, 3A
- Bottom right: 3A, 3A

**BUILDING AREA:**

Unit Type	Count	Area (SF)
1st:	14,803	SF
2nd:	14,803	SF
3rd:	14,803	SF
<b>TOTAL GROSS AREA :</b>	<b>44,409</b>	<b>SF</b>

**UNIT COUNTS:**

- (18) UNITS 'A'
- (17) UNITS 'B'
- (3) UNITS 'C'

(24) UNITS 'A'

BUILDING AREA:			
1st:	6,998	SF	
2nd:	6,998	SF	
3rd:	6,998	SF	
TOTAL GROSS AREA :		20,994	SF

BUILDING AREA:	
1st:	9,257 SF
2nd:	9,257 SF
3rd:	9,257 SF

TOTAL GROSS AREA : 27,771 SF

Diagram illustrating the layout of the building units:

- Units are labeled: 3B, 3C, 3A, 3B.
- Units are arranged in a grid-like structure.
- Units are labeled with their respective counts: (18) UNITS 'A', (21) UNITS 'B', (3) UNITS 'C'.



SCALE: 1: 300

ALL EXTERIOR WATER OUTLET SPIGOTS HAVE  
A SECURE LOCKING CAP TO DENY  
UNAUTHORIZED USE BY VAGRANTS

[illegible]

**GATEWAY LUXURY  
APARTMENTS**

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Date: 2022.05.11 14:27:24 -04'00

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