

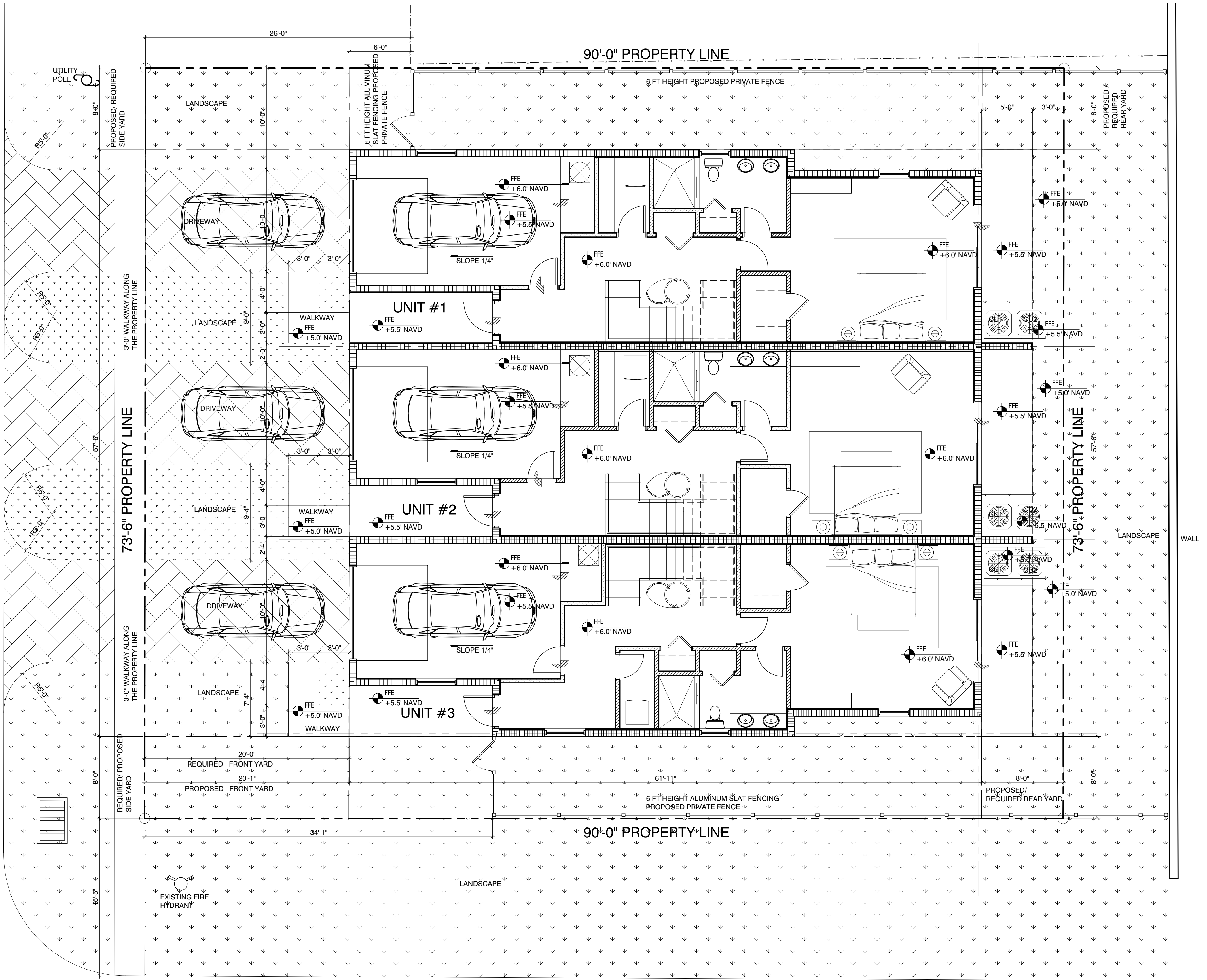
P:\PROJECTS\SA2341_400 Sunset Drive Pompano Beach FL 33062_Alt Nazem\Working Drawings\CD\2341_AN_100_A-1-P-1_Proposed Floor Plan.dwg

| SITE DATA TABLE | | |
|---------------------------|------------------------------------|------------------------------------|
| | EXISTING | PROPOSED |
| ZONING DISTRICT | RM -45 MULTIPLE - FAMILY RESIDENCE | RM -45 MULTIPLE - FAMILY RESIDENCE |
| LOT SIZE | 6,615 SF | 6,615 SF |
| BUILDING AREA (FOOTPRINT) | - | 3,848.6 SF (INCLUDED THREE UNITS) |

| ZONING PROPERTY INFORMATION | | |
|-------------------------------------|---|--|
| | REQUIRED / PERMITTED | PROPOSED |
| MIN LOT AREA | MF: 8,800 SF | 6,615 SF |
| | FOR INDIVIDUAL TOWNHOUSE LOT MIN. 1,800 SF & MIN WIDTH 18 FT | 18'-11" |
| MIN. LOT WIDTH | 75 FT | 73'-6" FT |
| DENSITY, MAXIMUM (DU/AC) | 45 | 6 UNIT |
| FLOOR AREA PER DWELLING UNIT MIN SF | MF: 650 + 100 PER BR>1, 4 BR=1,050 SF | UNIT 1 & 3: 3,362.5 SF (A/C) UNIT 2: 3,727.1 SF (A/C) |
| MAX. LOT COVERAGE | 60% | 3,713.7 SF = 56.1% |
| PERVIOUS AREA, MIN (% OF LOT AREA) | 25% | 2,141.7 SF = 32.4% |
| HEIGHT, MAX. (FT) | 105 SF (1FT STEP-BACK FOR EACH 4 FT HEIGHT AFTER INITIAL 20 FE OF HEIGHT) | 50'-10" |
| FRONT YARD SETBACK | 25 FT | 20 FT (20% ADJUSTMENT) |
| STREET SIDE YARD SETBACK | 10 FT | 8 FT (20% ADJUSTMENT) |
| INTERIOR SIDE YARD SETBACK | 10 FT | 8 FT (20% ADJUSTMENT) |
| REAR YARD SETBACK | 10 FT | 8 FT (20% ADJUSTMENT) |
| PARKINGS | 2 PER DWELLING UNITS | 2 PER DWELLINGS (1 CAR GARAGE & 1 DRIVEWAY) TOTAL: 6 PARKINGS |

| RESIDENCE INFORMATION | | | | |
|----------------------------|--|--|--|--|
| AREAS | UNIT 1 (4 BEDROOMS, 4 1/2 BATHROOMS) | UNIT 2 (4 BEDROOMS, 4 1/2 BATHROOMS) | UNIT 3 (4 BEDROOMS, 4 1/2 BATHROOMS) | |
| FIRST FLOOR (A.C) | 771.8 SF | 795.7 SF | 771.8 SF | |
| SECOND FLOOR (A.C) | 957.7 SF | 945.3 SF | 957.7 SF | |
| THIRD FLOOR (A.C) | 955 SF | 1,078.4 SF | 955 SF | |
| FOURTH FLOOR (A.C) | 640 SF | 864.3 SF | 640 SF | |
| FIFTH FLOOR (A.C) | 37.1 SF | 43.4 SF | 37.1 SF | |
| TOTAL (A.C.) | 3,362.5 SF | 3,727.1 SF | 3,362.5 SF | |
| GARAGE | 311.3 SF | 302.8 SF | 311.3 SF | |
| FRONT PORCH FIRST FLOOR | 74.7 SF | 74.7 SF | 74.7 SF | |
| FRONT BALCONY SECOND FLOOR | 63 SF | 94.6 SF | 63 SF | |
| REAR BALCONY SECOND FLOOR | 202.2 SF | 170.5 SF | 202.2 SF | |
| REAR BALCONY FOURTH FLOOR | 72 SF | 85.2 SF | 72 SF | |
| SUNDECK FIFTH FLOOR | 575 SF | 836.3 SF | 575 SF | |

SUNSET DRIVE
50' RIGHT OF WAY



NORTHEAST 4th STREET
50' RIGHT OF WAY



PROPOSED SITE PLAN

SCALE
3/16" = 1'-0"

01 002 SP-1.0

PZ24-12000007
04/17/2024

NEW TOWNHOUSES AT:
400 SUNSET DRIVE,
POMPAÑO BEACH, FL 33062

REVISIONS DATES:

PROFESSIONAL SEAL
Digitally signed by
Richard H Simon
Date: 2024.03.11 11:33:44 -04'00'
RICHARD HARRIS SIMON #A80014364
REGISTERED ARCHITECT STATE OF FLORIDA

ISSUE DATE: 02/19/2024
PROJECT #: 2341 AN 100
DRAWN BY: NMGE
CHECKED BY: RHS

PROPOSED
SITE PLAN

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