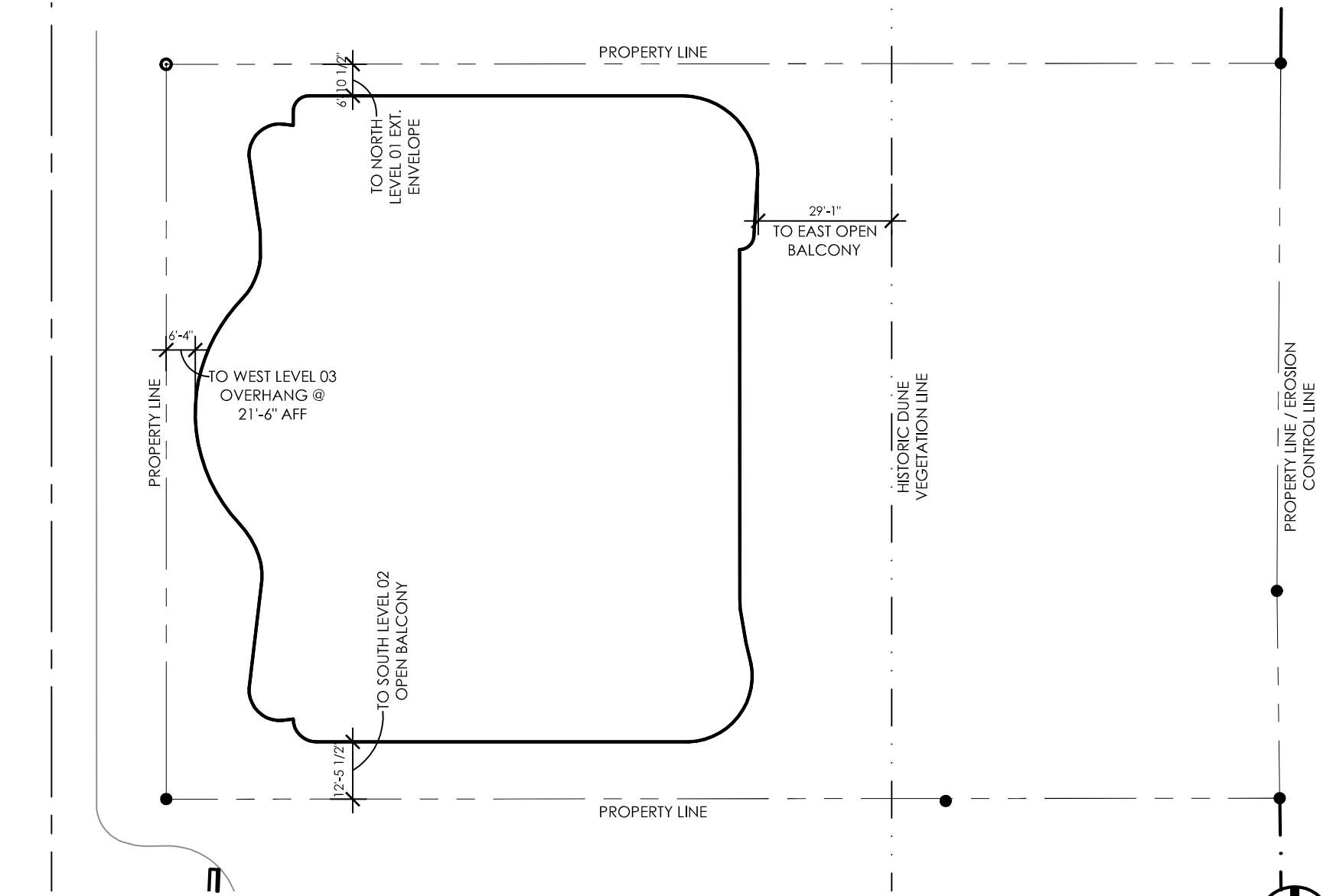


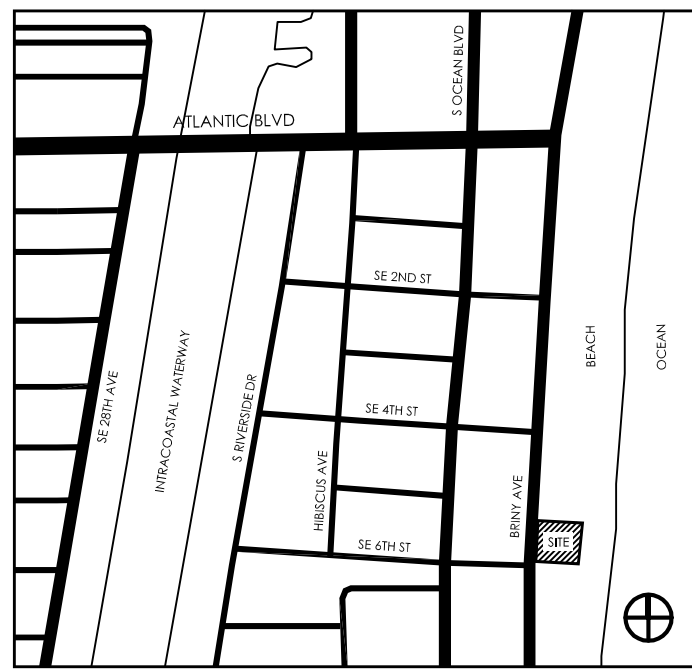
SITE PLAN

SCALE: 1" = 20'-0"



SETBACK EXHIBIT

SCALE: 1/32" = 1'-0"



LEGAL DESCRIPTION

LOTS 7, 8, AND 9, BLOCK 3, BLOUNT BROTHERS REALTY CO'S SUBDIVISION OF POMPANO BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH LANDS LYING WESTERLY OF THE MEAN HIGH WATER BASE LINE AND EROSION CONTROL LINE PER MISCELLANEOUS MAP BOOK 2, PAGE 49 AND MISCELLANEOUS MAP BOOK 7, PAGE 6; TO THE EASTERLY LOT LINE OF LOTS 7, 8, AND 9 BLOCK 3, BLOUNT BROTHERS REALTY CO'S SUBDIVISION OF POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN DATA

FOLIO NO: 494306060260	MIXED-USE COMMERCIAL + 28 RESIDENTIAL UNITS
A. PROPOSED BUILDING USE	
B. LAND USE DESIGNATION	MEDIUM-HIGH (25) RESIDENTIAL
C. ZONING DESIGNATION	RM-20 / AOD (PD-I REQUEST)
D. SITE AREA - NET	38,761 SF (0.89 ACRES)
SITE AREA - GROSS (TO C.L. OF R.O.W.)	49,452 SF (1.135 ACRES)
E. WATER/WASTE WATER SERVICE PROVIDER	CITY OF POMPANO BEACH
F. CONSTRUCTION TYPE	TYPE IB
G. OCCUPANCY CLASSIFICATION	SEPARATED MIXED OCCUPANCY: RESIDENTIAL R-2, ASSEMBLY A-2, STORAGE S-2 OCCUPANCIES PER FBCB
H. SPRINKLERS	FULLY SPRINKLERED
I. DENSITY (GROSS)	25 X 1.135 = 28 UNITS ALLOWABLE
J. RESIDENTIAL DEVELOPMENT	
DWELLING UNIT BREAK DOWN AND TYPE	
3 BEDROOM	8 UNITS
4 BEDROOM + DEN/OFFICE	20 UNITS
TOTAL	28 UNITS
K. FLOOR AREAS	
COMMERCIAL	935 SQ.FT.
AMENITIES (INTERIOR)	5,380 SQ.FT.
AMENITIES DECK (EXTERIOR)	6,230 SQ.FT.
RESIDENTIAL (INTERIOR)	104,450 SQ.FT.
RESIDENTIAL (EXTERIOR)	62,735 SQ.FT.
PARKING / MECH. / B.O.H.	29,105 SQ.FT.
GROSS SQUARE FOOTAGE	208,835 SQ.FT.
L. PARKING DATA	
RESIDENTIAL PARKING REQUIRED	0 SPACES REQ'D, PER CODE SECTION 155.3703.E.2.iii(8)(2)
COMMERCIAL PARKING REQUIRED	0 SPACES REQ'D, PER CODE SECTION 155.3703.E.2.iii(8)(2)
PARKING PROVIDED	(32 LIFTS) 64 SPACES
DOUBLE CAR LIFTS	2 SPACES
STANDARD SPACES	3 SPACES (TWO FHA, ONE ADA)
ACCESSIBLE SPACES	69 SPACES
TOTAL SPACES PROVIDED	
ACCESSIBLE PARKING	
ADA SPACES REQUIRED (1-25)	1 SPACES
FHA SPACES REQUIRED (2% OF 56)	1.12 SPACES
SPACES REQUIRED	3 SPACES
SPACES PROVIDED	3 SPACES (1 VAN)
BICYCLE PARKING REQUIRED	20 BICYCLE SPACES REQUIRED
4 SPACES FOR EVERY 10 VEHICLE PARKING	20 MINIMUM PROVIDED
SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	
M. BUILDING LOT COVERAGE	PROVIDED
INCL. AT GRADE POOL DECK - 78.8%	
N. SITE AREA CALCULATIONS	
NET SITE AREA (TO HISTORIC DUNE VEG. LINE)	25,280 SQ.FT.
PROVIDED	
IMPERVIOUS AREA	
BUILDING FOOTPRINT (INCL. BELOW GRADE PARKING STRUCTURE)	SQ. FT. 20,620 SF
VEHICULAR USE AREA/PAVEMENT	780 SF
SIDEWALKS/CONCRETE	600 SF
PERVIOUS AREA	3,205 SF
MAX. IMPERVIOUS AREA	N/A
O. MAX. ALLOWABLE BUILDING HEIGHT (FROM FINISHED GRADE TO FLAT ROOF)	105'-0"
BUILDING HEIGHT (FROM FINISHED GRADE TO FLAT ROOF)	113'-2"
*HEIGHT INCREASE BEING REQUESTED THROUGH PD-I	
P. MAX. OVERALL BUILDING HEIGHT PER APO (FROM MSL TO TOP OF STRUCTURE)	169.0' AMSL
OVERALL HEIGHT (FROM FROM MSL TO TOP OF STRUCTURE)	133.59' AMSL
Q. NUMBER OF STORIES	11 LEVELS
R. BUILDING YARDS	REQUIRED PROVIDED
FRONT - WEST	5 FEET MIN. 15 FEET MAX. 6'-4" TO LEVEL 03 OVERHANG
REAR - EAST	20 FEET 29'-1" TO OPEN BALCONY
SIDE A - NORTH	BELOW 50' HEIGHT - 5 FEET 6'-10" TO 1ST LEVEL EXT. ENVELOPE ABOVE 50' HEIGHT - 15 FEET 12'-10 1/2" TO OPEN BALCONY*
SIDE B - SOUTH	BELOW 50' HEIGHT - 5 FEET 12'-5 1/2" TO LEVEL 02 OPEN BALCONY ABOVE 50' HEIGHT - 15 FEET 17'-0 1/2" TO TYP. OPEN BALCONY
*NORTH SETBACK REDUCTION BEING REQUESTED THROUGH PD-I	
NOTE: PROJECT TO COMPLY WITH DEVELOPMENT STANDARDS FOR FIRE PREVENTION NFPA 1 - CHAPTER 18, FIRE DEPARTMENT ACCESS AND WATER SUPPLY	

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

REVISIONS

DATE:	COMM:
11/03/22	22019

580 BRINY AVE.

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POMPANO BEACH, FL