



BUILD-TO-ZONE / PARKING GARAGE DESIGN EXHIBIT

SCALE: 3/32" = 1'-0"

BUILD-TO-ZONE

PER CODE SECTION 155.3703.D.4, YARD SETBACKS AND BUILDING FACADE PLACEMENT, MINIMUM 50% OF TOTAL BUILDING FACAD WIDTH REQUIRED TO BE WITHIN BUILD-TO-ZONE ALONG FRONT O SIDE STREET YARDS.

BRINY AVE. - BUILD-TO-ZONE

BUILDING WIDTH: 150'-0"  
PORTION OF BUILDING IN BUILD-TO-ZONE ADJACENT TO BRINY AVE.:  
18'-8" + 41'-0" + 26'-9" = 86'-5"  
86'-5" / 150'-0" = 57.6%

SE 6TH ST. - BUILD-TO-ZONE

BUILDING LENGTH: 133'-0"  
PORTION OF BUILDING IN BUILD-TO-ZONE ADJACENT TO SE 6TH ST.:  
109'-5"  
109'-5" / 133'-0" = 82.3%

- DENOTES PORTION OF GROUND FLOOR ENVELOPE WITHIN BUILD-TO-ZONE
- DENOTES PORTION OF GROUND FLOOR CANOPY WITHIN BUILD-TO-ZONE

PARKING GARAGE DESIGN

PER CODE SECTION 155.3703.F.6.b.iii, A PARKING DECK OR GARAGE WITH MORE THAN ONE STREET-FACING FACADE SHALL PROVIDE AT LEAST 75% OF THE WIDTH OF ONE OF THE STREET-FACING FACADES WITH HABITABLE SPACE. SUCH HABITABLE SPACE SHALL EXTEND AT LEAST 20 FEET INTO THE STRUCTURE.

MIN. % OF FACADE REQUIRED TO BE HABITABLE: 75%

28'-7" + 56'-11" / 109'-5" = 78.1% HABITABLE

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S	
DATE:	COMM:
01/12/24	22019

580 BRINY AVE.

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POMPANO BEACH, FL



BUILD-TO-ZONE /  
PARKING GARAGE DESIGN EXHIBIT  
SITE PLAN APPROVAL

A-101.5

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