



| SITE INFORMATION | | |
|---|--|------------|
| Property location | 3151-3251 N. Federal Highway, Pompano Beach, General Business District (B-3) | |
| Zoning district | 7.1 ac (310,933 sf) | |
| Gross Lot Area | 6.2 ac (270,241 sf) | |
| NET Lot Area | | |
| Density (on Net Lot area) | | |
| Allowed | 46 du/ac (285 dus) | |
| Provided | 45.8 du/ac (285 dus) | |
| Gross square footage (GSF) | | |
| Leasable (net rentable) | 259,976 sf | |
| Non Leasable | 48,731 sf | |
| Garage | 102,744.7 sf | |
| Subtotal | 308,707 sf | |
| Other areas (BOH, Amenity, Storage, balcon/porches) | 34,379 sf | |
| Grand total | 343,086 sf | |
| SITE AREA | | |
| Impervious area (Based on Net area) | | |
| Buildings footprint coverage (Based on Net area) | 87,077 sf (32.3%) | |
| Vehicular use area (Based on Net area) | 89,080 sf (33%) | |
| Pool area (Based on Net area) | 7,969 sf (3%) | |
| Sidewalk (Based on Net area) | 12,727 sf (4.7%) | |
| Pervious area (Based on Net area) | | |
| Landscaping (Based on Net area) | 73,388 sf (27%) | |
| Grand total | 270,241 (100%) | |
| | | |
| Building Setbacks | REQUIRED | PROPOSED |
| Front yard (East) - Federal highway | 0' | 10' |
| Rear yard (West) - N.E. 17th avenue | 10' | 15' |
| Interior side yard (North and South) - Min ft. | 10' | 10' |
| | | |
| Density | Area (avg/sf) | # of units |
| Studio | 585 avg sf/du | 28 units |
| 1 Bedroom | 793 avg sf/du | 100 units |
| 2 Bedrooms | 1,025 avg sf/du | 143 units |
| 3 Bedrooms | 1,263 avg sf/du | 14 units |
| Total | | 285 units |
| Parking requirements | | |
| Multifamily | # of units/square footage | # of sp |
| Studio @ 1 sp/du | 28 units | 28 sp |
| 1bd @ 1.5 sp/du | 100 units | 150 sp |
| 2bd @ 1.5 sp/du | 143 units | 215 sp |
| 3bd @ 2 sp/du | 14 units | 28 sp |
| Subtotal | | 421 sp |
| Commercial | | |
| @ 1 sp per 300 sf | 4,164 sf | 14 sp |
| GRAND TOTAL REQUIRED | | 434 sp |
| PROVIDED | | |
| Garage | | 284 sp |
| Detached garage | | 7 sp |
| Surface parking | | 175 sp |
| GRAND TOTAL PROVIDED | | 466 sp |

Notes:
1 - ADA spaces provided (Included in Total Provided): 14 sp (7 sp in garage + 6 on surface parking + 1 on detached garage)
2 - Provided ADA spaces meet ADA Standards for Accessible design 4.1.2 (5)

SITE DATA

OF UNITS: 285 DU
PARKING REQUIRED RESIDENTIAL: 466 SP
PARKING REQUIRED COMMERCIAL: 14 SP
GRAND TOTAL REQUIRED: 434 SP
PROVIDED: 466 SP/ RATIO 1.6 SP/DU



CONCEPTUAL - SITE PLAN

SCALE: 1"=30'-0"

DRC SUBMITTAL 2021.06.16

P&Z
PZ20-05000003
10/27/21

P&Z
PZ20-05000003
9/22/21

| | |
|---------------|------------|
| DRAWN | 01/13/2021 |
| DATE | AS SHOWN |
| SCALE | JOB NO. |
| SHEET NO. | 2008.PRJ |
| SHEET TITLE: | SITE PLAN |
| SHEET NUMBER: | SP-1 |

MSA ARCHITECTS, INC.
AAC000895

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

FOR:
ENCORE CAPITAL MANAGEMENT
LOCATED AT:
POMPANO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

BY