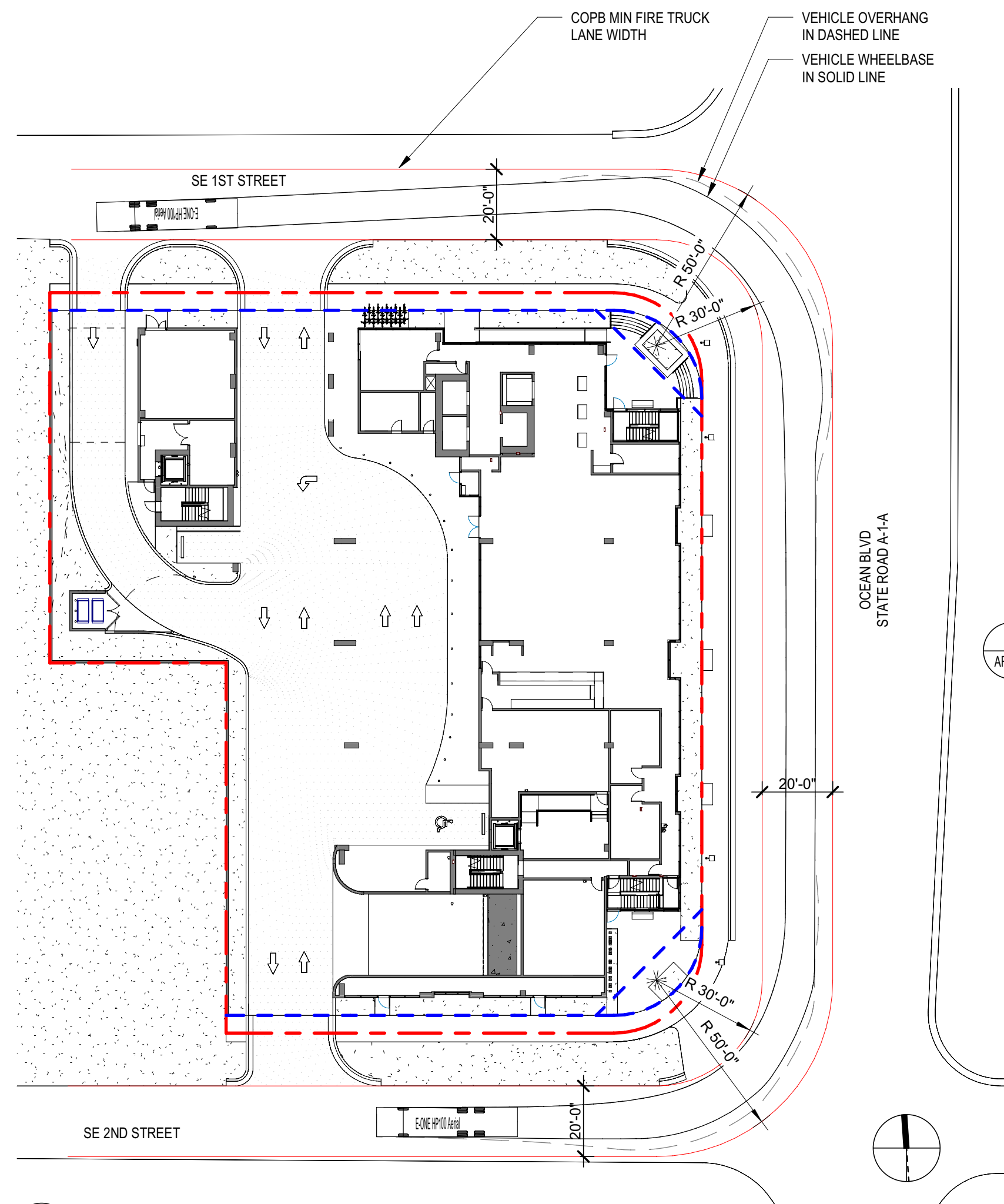
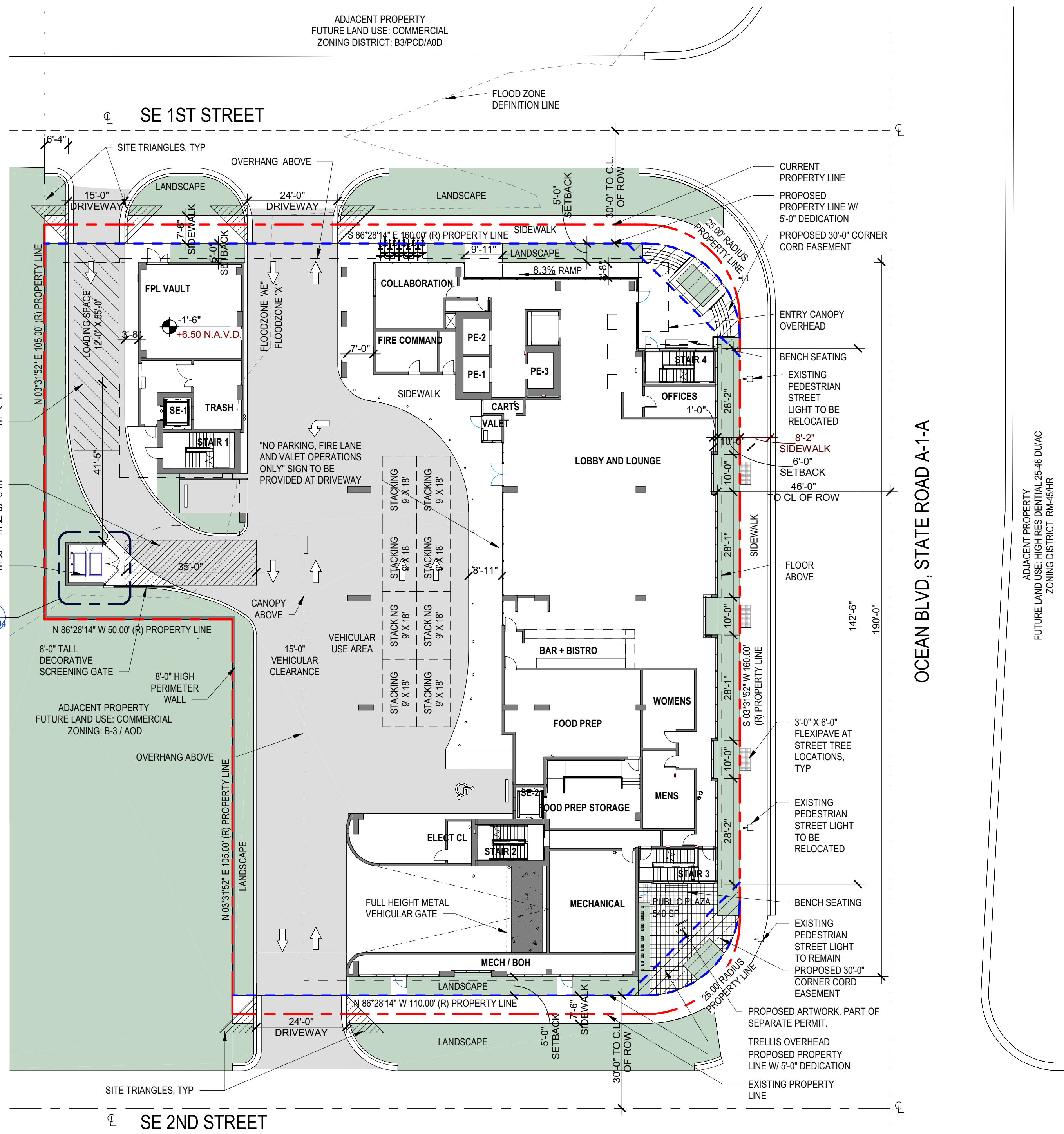


3 SETBACK DIAGRAM
Scale: 1/32" = 1'-0"



2 FIRE TRUCK APPARATUS CIRCULATION DIAGRAM
Scale: 1/32" = 1'-0"



1 SITE PLAN
Scale: 1" = 20'-0"

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, BLOCK 8 OF POMPANO BEACH BLOUNT BRO'S REALTY CO'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET OF SAID LOTS 1, 2, AND LESS THAT PORTION OF THE NORTHEAST CORNER OF THE AFORESAID LOT 1, LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE NORTH BOUNDARY OF SAID LOT 1 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT 1 AND LESS THAT PORTION OF THE SOUTHEAST CORNER OF THE AFORESAID SAID LOT 4 BLOCK 8 LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE SOUTH BOUNDARY OF SAID LOT 4 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 4.

AND

LOT 14 BLOCK 8 OF POMPANO BEACH BLOUNT BRO'S REALTY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN DATA

A. LAND USE DESIGNATION		C - COMMERCIAL
B. EXISTING ZONING DESIGNATION		B-2 / AOD
C. PROPOSED ZONING DESIGNATION		B-3 / AOD
D SITE AREA - GROSS		33,332 SF (0.77 - ACRES)
- NET		33,332 SF - 1,600 SF = 31,732 SF
E WATER/WASTE WATER SERVICE PROVIDER		CITY OF POMPANO BEACH
F. CONSTRUCTION TYPE		1B
G. HOTEL UNITS		220 UNITS
G. FLOOR AREAS		
HOTEL ROOMS		85,840 SQ FT
AMENITIES - INTERIOR		
LOBBY MARKET		101 SQ FT
MEETING ROOM AREAS		5,945 SQ FT
FITNESS CENTER		2,234 SQ FT
GROUND FLOOR + ROOFTOP BAR		2,481 SQ FT
AMENITIES - EXTERIOR TERRACE		5,171 SQ FT
MAIN LOBBY		5,544 SQ FT
HOTEL CORRIDORS + ELEV. LOBBIES		16,175 SQ FT
B.O.H. / MECHANICAL		33,549 SQ FT
PORTE OF COCHERE		9,538 SQ FT
PARKING GARAGE		46,941 SQ FT
GROSS SQUARE FOOTAGE		213,519 SQ FT

H. PARKING DATA	
PARKING REQUIRED	
HOTEL USE: NO OFF-STREET PARKING REQ'D FOR NEW STRUCTURE ON PROPERTY OF ONE ACRE OR LESS.	
155,5102 D-3B - NON-DWELLING PRINCIPLE OR ACCESSORY USES OVER 20% OF TOTAL GROSS FLOOR AREAS SHALL PROVIDE 50% OF PARKING REQUIREMENT APPLICABLE PER INDIVIDUAL USE.	
213,519 SF * 20% = 42,704 SF MAX.	
PROPOSED AREAS: LOBBY MARKET + MEETING ROOM AREAS + FITNESS CENTER + BAR = 10,761 SF	
PROPOSED AREAS COMPLY, < 42,704 SF	
PARKING PROVIDED:	
TOTAL ONSITE PARKING PROVIDED	
192 SPACES	
220 UNITS TOTAL @ 0.87 SPACES / UNIT	

ACCESSIBLE PARKING	
REQUIRED: 0 SPACES (ALL PARKING WILL BE 100% VALET)	
PROVIDED:	
1 SPACES PROVIDED AT GROUND FLOOR	
BICYCLE PARKING REQUIRED	
4 SPACES FOR EVERY 10 VEHICLE PARKING	
SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	
20 SPACES REQUIRED	
10 SPACES PROVIDED AT NORTH SIDEWALK	
10 SPACES PROVIDED ON 4TH FLOOR	
LOADING ZONES	
LOADING REQUIRED	
LOADING PROVIDED	
1 SPACE (12' X 55' X 14' CLEAR)	
1 SPACE (12' X 55' X 14' CLEAR)	

I. SITE AREA CALCULATIONS	
LOT COVERAGE	
60% OF SITE AREA MAXIMUM PERMITTED	
+ 20% W/PUBLIC PLAZA,	
72% OF SITE AREA MAXIMUM PERMITTED,	
LOT COVERAGE PROVIDED	
22,783 SF	
PERVIOUS AREA	
PERVIOUS AREA SF / NET SITE AREA SF	
3.051 SF / 31,732 SF	
REQUIRED PROVIDED	
N/A 9%	

K. BUILDING CALCULATIONS	
REQUIRED PROVIDED	
MAXIMUM BUILDING HEIGHT	
(HOTEL ON COMMERCIAL LOT EAST OF THE INTRACOASTAL)	
210'-0" 177'-4"	
MAXIMUM PODIUM HEIGHT	
(SLENDERNESS PROVISIONS FOR HOTELS, DESIGNED AS A TOWER ATOP A BASE FACADE OF BASE IS UNDER 50'-0")	
EAST FRONTAGE (SOUTH OCEAN BLVD)	
NORTH FRONTAGE (SE 1ST STREET)	
SOUTH FRONTAGE (SE 2ND STREET)	
50'-0" 50'-0"	
50'-0" 50'-0"	
50'-0" 50'-0"	
HEIGHT TO HIGHEST ARCHITECTURAL ELEMENT	
191'-8"	

BUSINESS-RELATED ACCESSORY USE CALCULATION	
GROSS BUILDING: 213,519 SF	
BALLROOM/PRE-FUNCTION, MEETING ROOMS, OFFICES: 5,945 SF	
5,945 SF / 213,519 SF = 2.7% OF GROSS FLOOR AREA	
2.7% < 15% MAX ALLOWABLE	

N. BUILDING SETBACKS	
REQUIRED	
STREET SIDE (EAST, S. OCEAN BLVD, A1A) SETBACK	
0' MIN, 20' MAX	
6'-0" TO EXTERIOR ENVELOPE	
5'-0" TO CORNICE	
FRONT (SOUTH, SE 2ND STREET) SETBACK	
5' MIN, 15' MAX	
5'-0" TO EXTERIOR ENVELOPE	
4'-0" TO CORNICE	
2'-0" TO SIGNAGE	
FRONT (NORTH, SE 1ST STREET) SETBACK	
5' MIN, 15' MAX	
5'-0" TO EXTERIOR ENVELOPE	
4'-0" TO CORNICE	
2'-0" TO SIGNAGE	
INTERIOR SIDE (WEST) SETBACK	
5' MIN, N/A	
20'-0" TO EXTERIOR ENVELOPE	
19'-0" TO CORNICE	
5'-8" TO PROPOSED OVERHANG	
O. LANDSCAPE	
SEE LANDSCAPE DRAWINGS FOR THE REQUIRED AND PROVIDED LANDSCAPE.	