

PARKING CALCULATIONS

VEHICLE PARKING SPACES:	
TOTAL REQUIRED (1 SPACE PER LODGING UNIT WITHOUT A SEPARATE BEDROOM)	62
(15% BUS STOP REDUCTION)	-9
NET REQUIRED SPACES	53
TOTAL PROVIDED	53
STANDARD (9'X18' MIN)	46
ACCESSIBLE (12'X18')	4
GARAGE COMPACT (8.5'X16')	3
BICYCLE PARKING SPACES:	
TOTAL REQUIRED	20
TOTAL PROVIDED	20

GENERAL NOTES

- FLOOD ZONE INFORMATION - SEE CIVIL DRAWINGS.
- UTILITY CONNECTIONS - SEE CIVIL DRAWINGS.
- LANDSCAPING - SEE LANDSCAPE DRAWINGS.
- CPED SECURITY PLAN - SEE SHEET A12.2
- SEE SHEET A12.3 FOR CIRCULATION AND SIGNAGE PLAN.
- SITE LIGHTING - SEE SHEET SL1.1
- MECHANICAL EQUIPMENT - ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM VIEW. SEE ROOF PLAN SHEET A6.1.

JOB NUMBER	22031
ISSUE DATE	09-10-24
REVISIONS	

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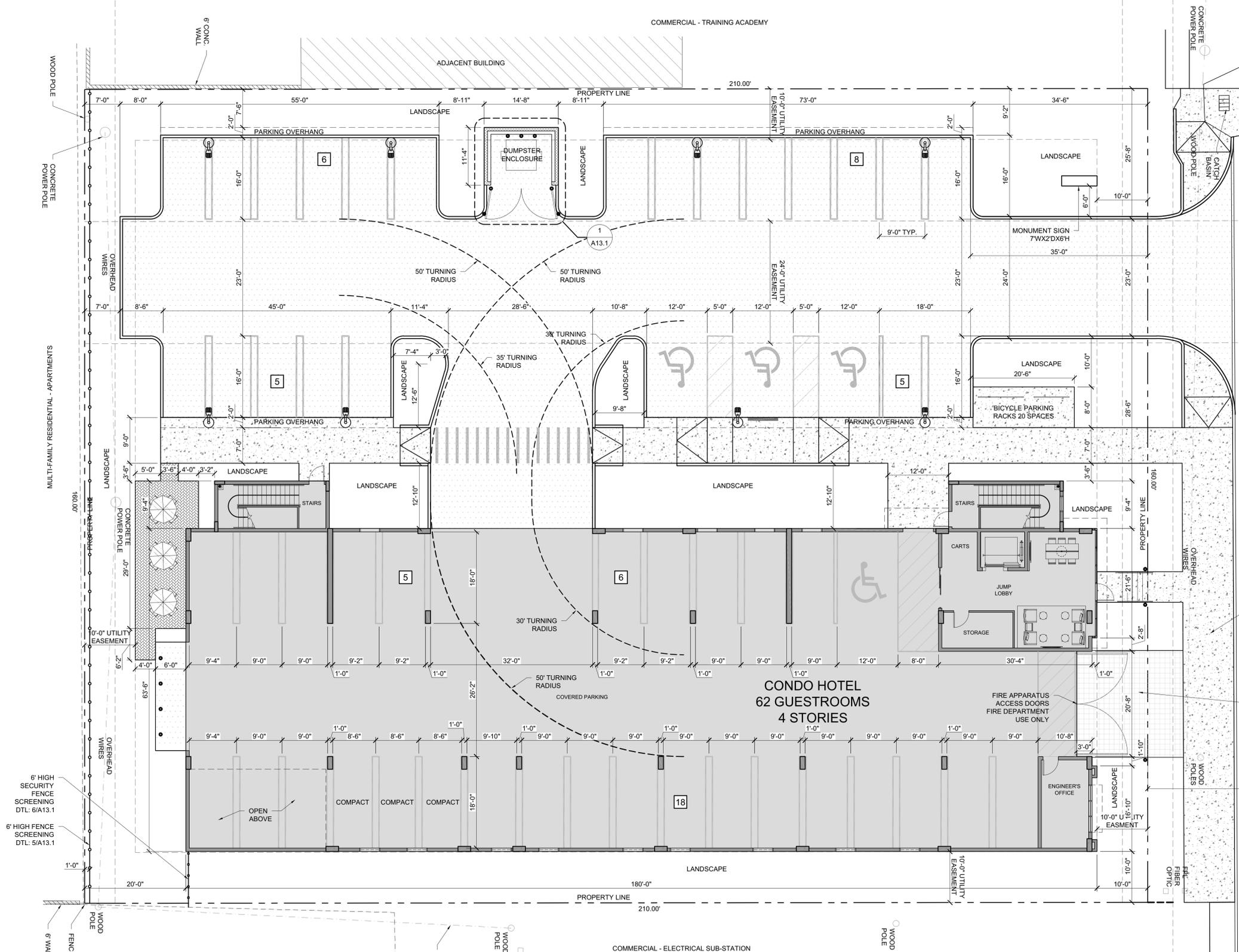
CHRISTOPHER HOWARD BENNETT
ARCHITECT AR97607
EXP: 2/28/2025

B-2 COMMUNITY BUSINESS

	REQUIRED	PROVIDED	
LOT AREA, MINIMUM (SQFT)	10,000	33,600	
LOT WIDTH, MINIMUM (FT)	100	160	
LOT COVERAGE, MAXIMUM (% OF LOT AREA) (SQFT)	45	35	
	15,120 SQFT	11,754 SQFT	
PERVIOUS AREA, MINIMUM (% OF LOT AREA) (SQFT)	20	28	
	6,720 SQFT	9,489 SQFT	
HEIGHT, MAXIMUM (FT)	105	58	
FRONT YARD SETBACK, MINIMUM (FT)	0	10	
INTERIOR EAST SIDE YARD SETBACK, MINIMUM (FT)	0	10	
INTERIOR WEST SIDE YARD SETBACK, MINIMUM (FT)	0	77.17	
REAR YARD SETBACK, MINIMUM (FT)			
THOSE PORTIONS OF THE STRUCTURE EXTENDING ABOVE A HEIGHT OF 50 FEET SHALL BE SET BACK AN ADDITIONAL 1 FOOT FOR EACH 4 FEET (OR MAJOR FRACTION THEREOF)	30	20	ADMIN. ADJUST
BUILDING HEIGHT AT REAR SETBACK = 50 FT ABOVE GRADE			

SITE NOTES

- ALLEY ABANDONMENT - 20' ALLEY AT PARALLEL AND ADJACENT TO THE SOUTH PROPERTY LINE HAS BEEN ABANDONED PER ORD 2023.71.



(75' RIGHT OF WAY)
MCNAB RD.

NEW 10 FOOT WIDE SIDEWALK. DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STREETSCAPE IMPROVEMENT PROJECT. SEE CIVIL DRAWINGS.

FIRE DEPARTMENT EMERGENCY DRIVE - TURF BLOCK PAVERS

ARCHITECTURAL SITE PLAN 1

SCALE: 1" = 10'-0"

Digitally signed by Christopher H. Bennett
Date: 2024.09.10 14:40:18-0500

CONDO HOTEL
872 E MCNAB ROAD
POMPANO BEACH, FLORIDA 33060

ARCHITECTURE | PLANNING | INTERIOR DESIGN | PROCUREMENT
CENTRAL DESIGN GROUP II • 3200 PENN TERRACE, SUITE 100 • COLUMBIA, MISSOURI, 65202 • TEL: 573.441.9391



ARCHITECTURAL SITE PLAN

A12.1