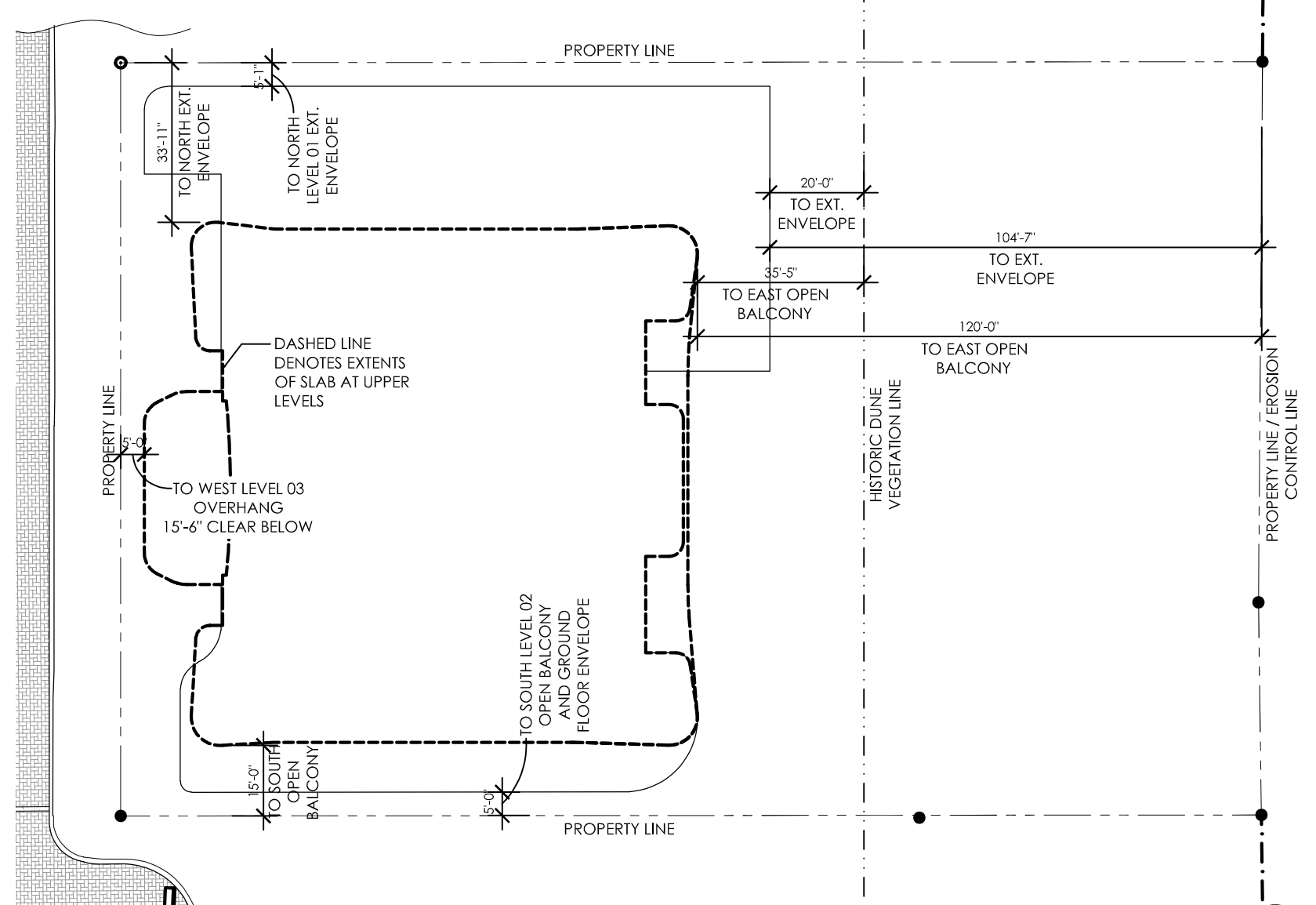
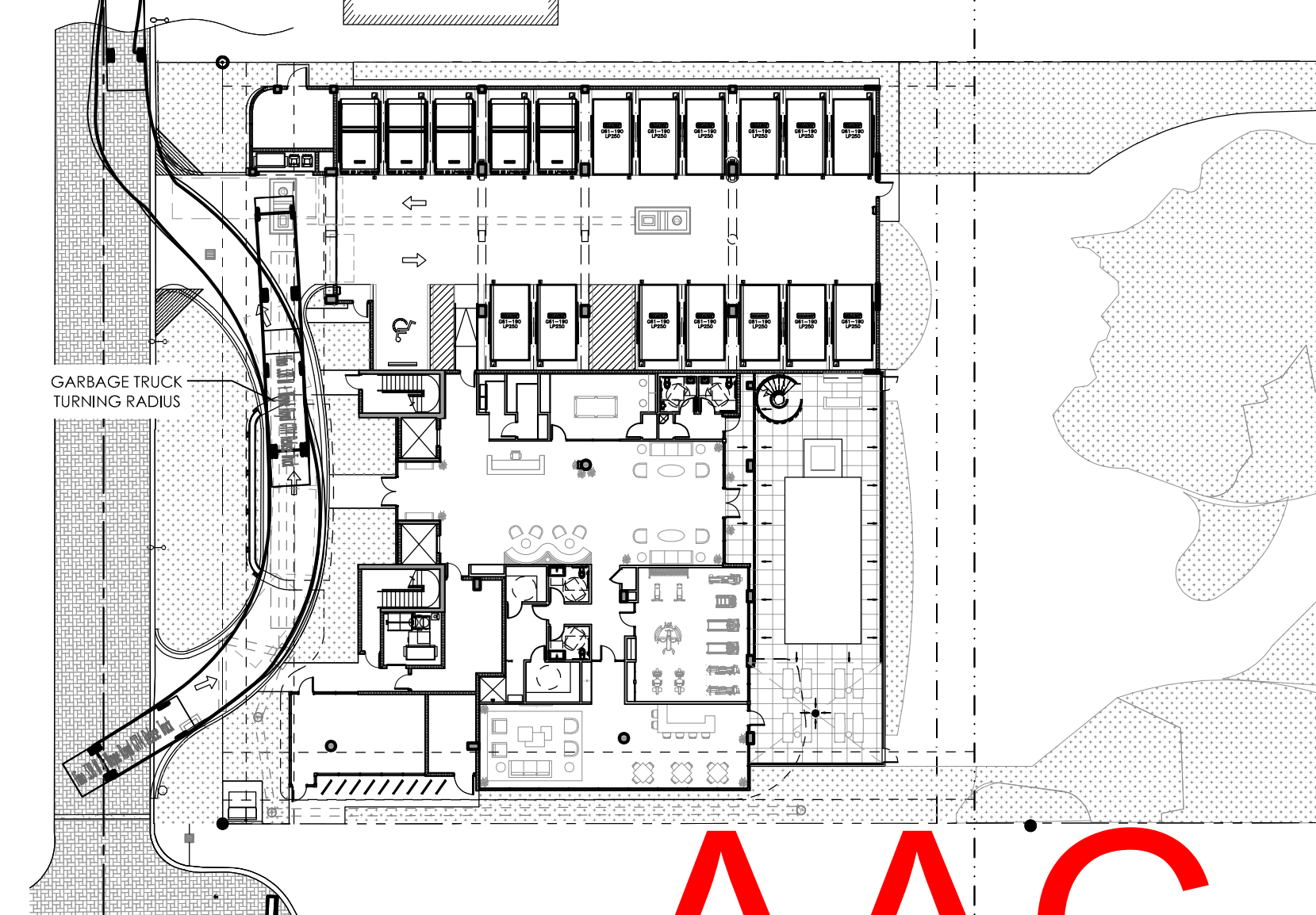


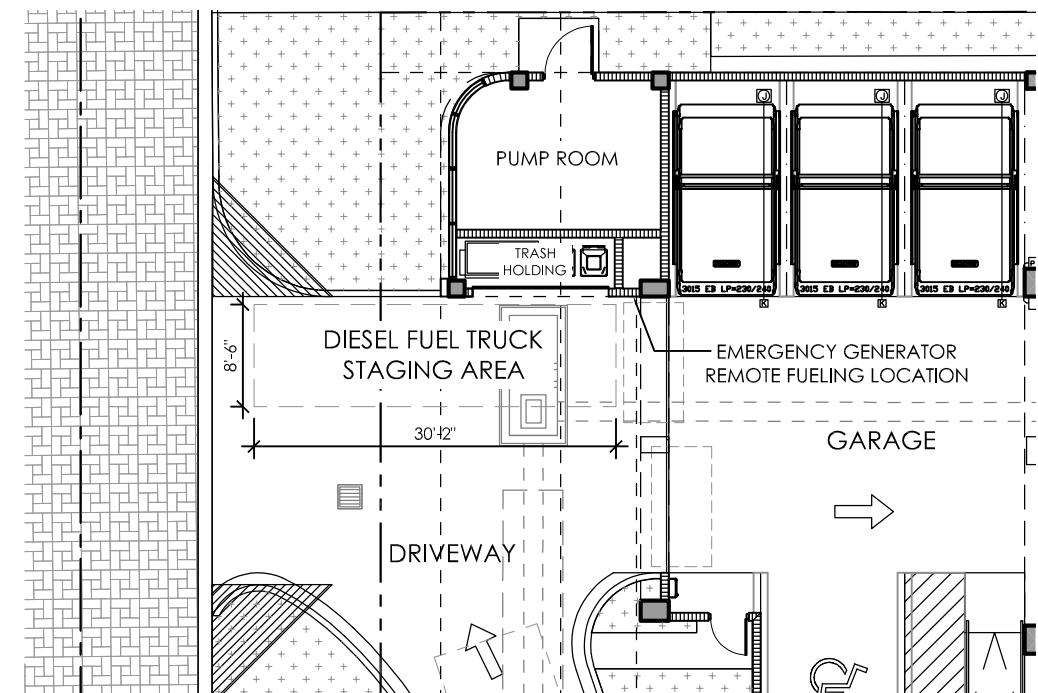
SITE PLAN  
SCALE: 1" = 20'-0"



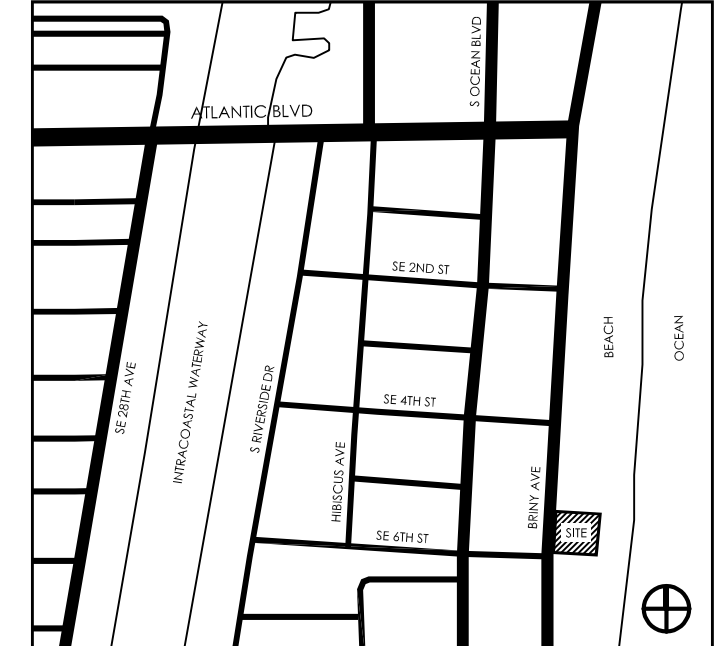
SETBACK EXHIBIT  
SCALE: 1/32" = 1'-0"



FRONT LOADING GARBAGE TRUCK - VEHICLE TURNING  
SCALE: 1/32" = 1'-0"



DIESEL FUEL TRUCK STAGING  
SCALE: 1/16" = 1'-0"



LOCATION SKETCH  
(NOT TO SCALE)

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   |  |
| A. PROPOSED BUILDING USE   | MIXED-USE COMMERCIAL + 17 RESIDENTIAL UNITS  |
| B. LAND USE DESIGNATION  | MEDIUM-HIGH (25) RESIDENTIAL   |
| C. ZONING DESIGNATION  | RM-20 / AOD  |
| 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)   | 20 X .89 = 17 UNITS ALLOWABLE  |
| J. RESIDENTIAL DEVELOPMENT   |  |
| DWELLING UNIT BREAK DOWN AND TYPE                                      |  |
| 4 BEDROOM + DEN/OFFICE   | 17 UNITS   |
| TOTAL  | 17 UNITS   |
| K. FLOOR AREAS   |  |
| COMMERCIAL   | 523 SQ.FT.   |
| AMENITIES (INTERIOR)   | 5,213 SQ.FT.   |
| AMENITIES DECK (EXTERIOR)  | 2,523 SQ.FT.   |
| RESIDENTIAL (INTERIOR)   | 68,517 SQ.FT.  |
| RESIDENTIAL (EXTERIOR)   | 20,304 SQ.FT.  |
| PARKING / MECH. / B.O.H.   | 8,232 SQ.FT.   |
| CIRCULATION  | 12,317 SQ.FT.  |
| GROSS SQUARE FOOTAGE   | 117,629 SQ.FT.   |
| L. PARKING DATA  |  |
| RESIDENTIAL PARKING REQUIRED   | 0 SPACES REQ'D. PER CODE SECTION 155.3703.E.2.iii(B)(2)                                    |
| COMMERCIAL PARKING REQUIRED  | 0 SPACES REQ'D. PER CODE SECTION 155.3703.E.2.iii(B)(2)                                    |
| PARKING PROVIDED   |  |
| DOUBLE CAR LIFTS   | (13 LIFTS) 26 SPACES   |
| TRIPLE CAR LIFTS   | (5 LIFTS) 15 SPACES  |
| FHA ACCESSIBLE SPACE   | 1 SPACE  |
| TOTAL SPACES PROVIDED  | 42 SPACES  |
| ACCESSIBLE PARKING   |  |
| FHA SPACES REQUIRED (2% OF 42)   | 0.84 SPACES  |
| SPACES REQUIRED  | 1 SPACE  |
| SPACES PROVIDED  | 1 SPACE (1 VAN)  |
| BICYCLE PARKING REQUIRED   | 17 BICYCLE SPACES REQUIRED   |
| 4 SPACES FOR EVERY 10 VEHICLE PARKING                                  | 18 SPACES PROVIDED   |
| SPACES PROVIDED (NOT TO EXCEED 20 SPACES)                              |  |
| M. BUILDING LOT COVERAGE   | PROVIDED   |
|  | INCL. POOL - 69.0%   |
| N. SITE AREA CALCULATIONS  |  |
| NET SITE AREA (TO HISTORIC DUNE VEG. LINE)                             | 25,280 SQ.FT.  |
| PROVIDED   |  |
| IMPERVIOUS AREA  | SQ. FT. %  |
| BUILDING FOOTPRINT   | 17,445 SF 69.0%  |
| VEHICULAR USE AREA/PAVEMENT  | 1,059 SF 4.2%  |
| SIDEWALKS/CONCRETE   | 1,695 SF 6.7%  |
| PERVIOUS AREA  | 5,081 SF 20.1%   |
| MAX. IMPERVIOUS AREA   | N/A N/A  |
| O. MAX. ALLOWABLE BUILDING HEIGHT (FROM FINISHED GRADE TO FLAT ROOF)   | 105'-0"  |
| BUILDING HEIGHT (FROM FINISHED GRADE TO FLAT ROOF)                     | 105'-0"  |
| 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)                     | 131.92' AMSL   |
| Q. NUMBER OF STORIES   | 10 LEVELS  |
| R. BUILDING YARDS  | REQUIRED PROVIDED  |
| FRONT - WEST   | 5 FEET MIN. 5'-0" TO LEVEL 03 OVERHANG   |
| REAR - EAST  | 15 FEET MAX. 20'-0" TO EXT. ENVELOPE (TO HIST. DUNE VEG. LINE)                             |
|  | 20 FEET 104'-7" TO EXT. ENVELOPE (TO PROP. LINE)   |
| SIDE A - NORTH   | BELOW 50' HEIGHT - 5 FEET 5'-1" TO 1ST LEVEL EXT. ENVELOPE                                 |
|  | ABOVE 50' HEIGHT - 15 FEET 33'-11" TO OPEN BALCONY   |
| SIDE B - SOUTH   | BELOW 50' HEIGHT - 5 FEET 5'-0" TO LEVEL 02 OPEN BALCONY                                   |
|  | ABOVE 50' HEIGHT - 15 FEET 15'-0" TO TYP. OPEN BALCONY                                     |
| S. FAR   |  |
| LEVEL 01   | 14,192 SQ.FT.  |
| LEVEL 02   | 8,792 SQ.FT.   |
| LEVEL 03   | 8,792 SQ.FT.   |
| LEVEL 04   | 8,792 SQ.FT.   |
| LEVEL 05   | 8,792 SQ.FT.   |
| LEVEL 06   | 8,792 SQ.FT.   |
| LEVEL 07   | 8,792 SQ.FT.   |
| LEVEL 08   | 8,792 SQ.FT.   |
| LEVEL 09   | 9,729 SQ.FT.   |
| LEVEL 10   | 9,377 SQ.FT.   |
| TOTAL FAR  | 94,842 SQ.FT.  |

NOTE: PROJECT TO COMPLY WITH DEVELOPMENT STANDARDS FOR FIRE PREVENTION NFPA 1 - CHAPTER 18, FIRE DEPARTMENT ACCESS AND WATER SUPPLY

AUTOMATIC EXTERNAL DEFIBRILLATORS (AED) AND STOP THE BLEED KITS (SBK) SHALL BE INSTALLED AS REQUIRED IN NFPA 101, LIFE SAFETY CODE, ON EVERY OTHER FLOOR BEGINNING ON THE FIRST FLOOR. THE AED AND SBK SHALL BE PLACED NEAR THE ELEVATOR(S) BEGINNING IN THE FIRST-FLOOR LOBBY (FIRST FLOOR, THIRD FLOOR, FIFTH FLOOR, ETC.) REFER TO BROWARD FIRE CODE AMENDMENTS SECTION F-121 FOR ADDITIONAL INFORMATION FOR LOCATION, MOUNTING, INVENTORY, TRAINING, AND INSPECTION OF REQUIRED EQUIPMENT.

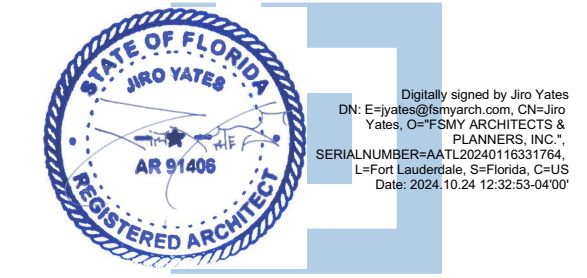
EXTERIOR LIGHTING MUST COMPLY WITH THE STANDARDS OF PART 4 - EXTERIOR LIGHTING OF THE CODE, SEC. 155.5401.

|          |       |         |
|----------|-------|---------|
| DESIGNED | DRAWN | CHECKED |
| JY       | JJ    | JY      |

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

580 BRINY AVE.

580 BRINY AVE.  
POMPANO BEACH, FL



SITE PLAN  
SITE PLAN APPROVAL

A-101

AAC  
PZ24-12000003  
11/05/2024