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SCHEMATIC DESIGN
SD

PROJECT NAME:
LUNAS 20 UNIT

PROJECT ADDRESS:
128 NW 14TH STREET
POMPANO BEACH, FL 33060

OWNER NAME:
TBD
OWNER ADDRESS:
TBD

ARCHITECT:
AUSTIN FOX ARCHITECTURE
1704 E Commercial Blvd
FORT LAUDERDALE, FL 33334
PH: 954-780-0702

STRUCTURAL ENGINEER:
TBD

Name:
PH:

MEP ENGINEERING
TBD
ADDRESS LINE
ADDRESS LINE
phone
email

CIVIL ENGINEER
TBD
ADDRESS LINE
ADDRESS LINE
PH:
email

LANDSCAPE ARCHITECT
TBD
ADDRESS LINE
ADDRESS LINE
PH:
email

SEAL & SIGNATURE

REVISION LOG

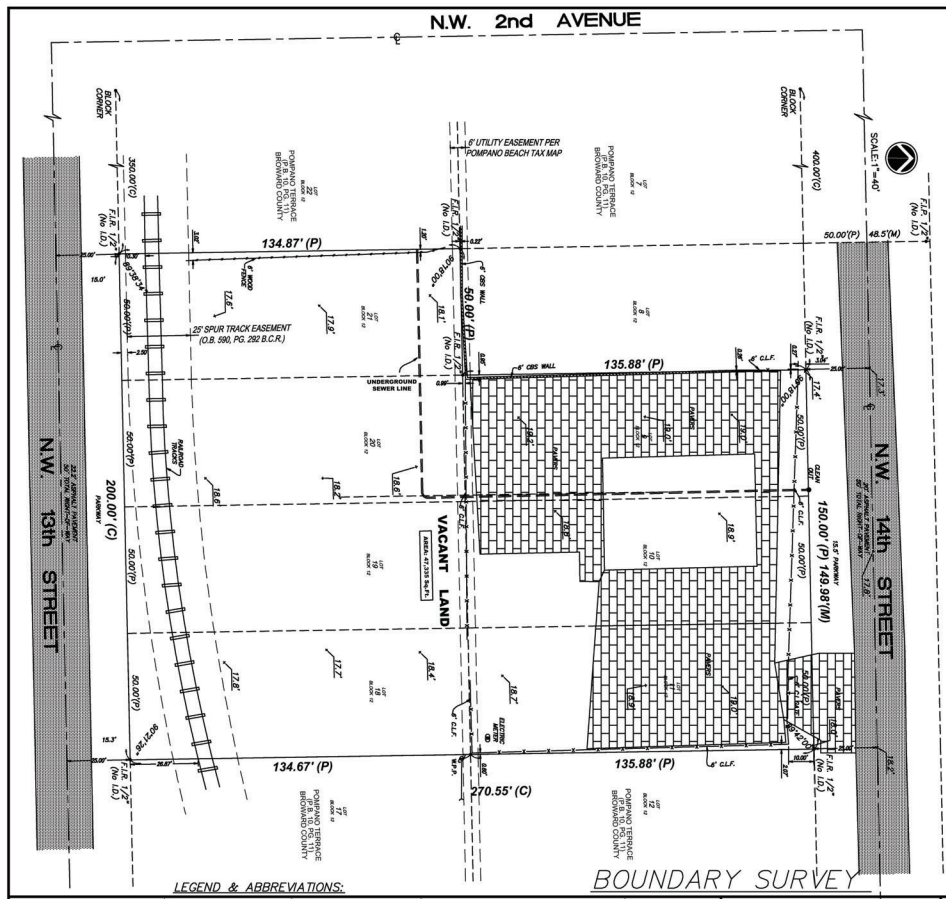
No.	Description	Date

SURVEY

Project number	AF2639
Date	05.14.2026
Drawn by	STAFF
Checked by	AF

A001

Scale



LOCATION MAP
(NOT TO SCALE)



LAND AREA = 47,335 SQ. FEET (1.086 ACRES)

CERTIFIED TO:
Aleksandr Kravets
Chicago Title Insurance Company
Clear Title & Escrow Group
PROPERTY ADDRESS:
128 NW 14 ST., POMPAÑO BEACH, FL. 33060 (PROPERTY ID 4842 35 29 0386)
VACANT LOT @ NW 13 ST POMPAÑO BEACH, FL. 33060 (PROPERTY ID 4842 35 29 0398)

LEGAL DESCRIPTION: LOTS 9, 10, 11, 18, 19, 20 AND 21, BLOCK 12, POMPAÑO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
 - 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 - 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
 - 6) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
 - 7) OWNERSHIP OF FENCES ARE UNKNOWN.
 - 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
 - 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
 - 11) ELEVATIONS BASED OFF OF BMM Y-225 ELEV. 19.15' NAVD 1988
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 10 PG: 11 B

LEGEND & ABBREVIATIONS:

CONCRETE	B.C. = BLOCK CORNER	U.E. = UTILITY EASEMENT	P.R.C. = POINT OF REVERSE CURVE
CONC. BLOCK WALL	E = PROPERTY LINE	A.E. = ANCHOR EASEMENT	CH = CHORD
WOOD DECK	C = CENTER LINE	O.E. = ORANGE EASEMENT	CH BRG. = CHORD BEARING
COVERED AREA	M = MONUMENT LINE	ENC. = ENCROACHMENT	RM = BENCH MARK
ASPHALT	CALC. = CALCULATED	F.F. ELEV. = FINISHED ELEVATION	B.R. = BEARING REFERENCE
CHAIN LINK FENCE (CLF)	M-FIELD MEASURED	P. = PER PLAT	P.O.B. = POINT OF BEGINNING
WOOD FENCE (WF)	TYP. = TYPICAL	N.T.S. = NOT TO SCALE	P.O.A. = POINT OF COMMENCEMENT
IRON FENCE (IF)	P.R.M. = PERMANENT REFERENCE MONUMENT	P.B. = PLAT BOOK	T.B.M. = TEMPORARY BENCH MARK
ARC DISTANCE	P.C.P. = PERMANENT CONTROL POINT	O.R. = OFFICIAL RECORD BOOK	T.B.M. = TEMPORARY BENCH MARK
LENGTH	FD. NAIL = FOUND NAIL	M.H. = MAN HOLE	FD. I.R. = FOUND IRON REBAR
CENTRAL ANGLE / DELTA	FD. D/H = FOUND DRILL HOLE/STRUCTURE	C.B.S. = CONCRETE BLOCK	FD. P.K.NAIL = FOUND PARKER-KALON NAIL
RADIUS	FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER	B.L.D.G. = BUILDING	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
TANGENT	C.M. = CONCRETE MONUMENT LINE	O.H.L. = OVERHEAD UTILITY LINES	A/C = AIR CONDITIONER PAD
POINT OF TANGENCY	W.M. = WATER METER	T.E.L. = TELEPHONE FACILITIES	T.R. = TRANSFORMER
POINT OF CURVATURE	R/W = RIGHT OF WAY		P.P. = POWER POLE
POINT OF COMPOUND CURVE			G.M.E. = GRASS & MAINTENANCE EASEMENT
CATCH BASIN			0.0' = EXISTING ELEVATION
CABLE UTILITY BOX			

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUÑEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
14728 Balgowan Road
Miami Lakes, Florida 33016

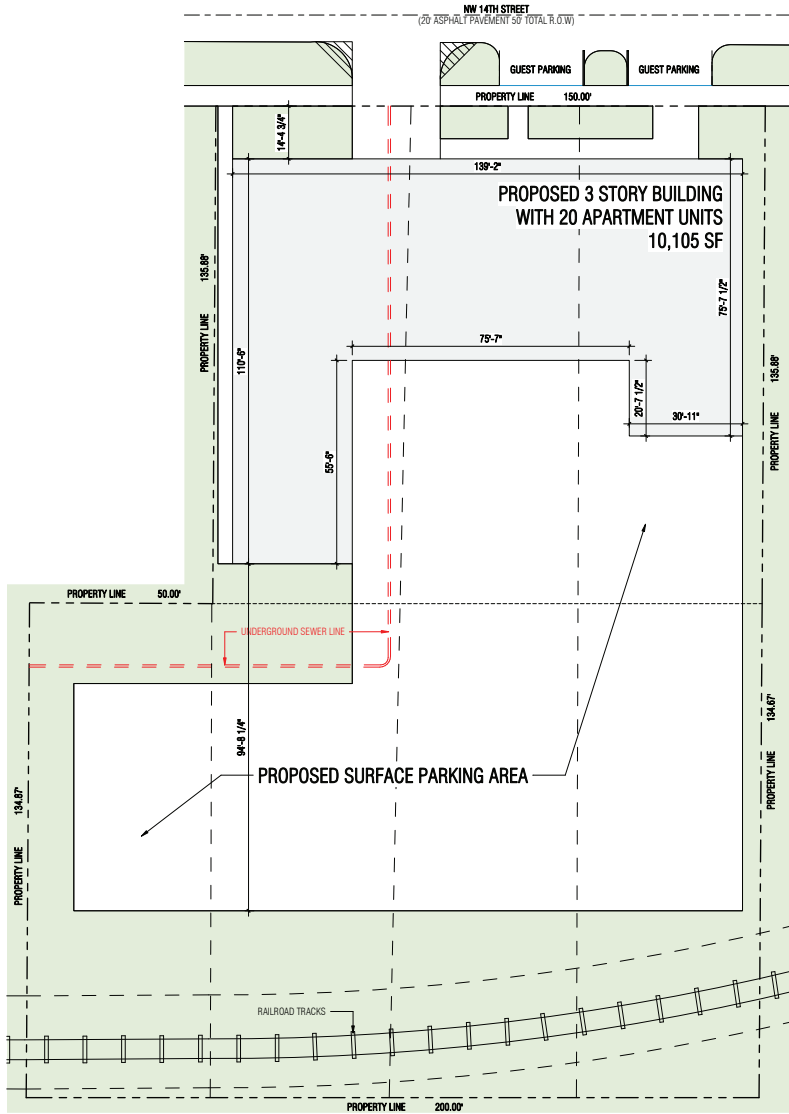
(305) 865-1200 Fax: (305) 865-7810

FLOOD ZONE: X
PANEL: 0376
DATE: 8/15/25
SCALE: 1" = 40'

SUFFIX: J FEMA DATE: 07/31/24 BASE: N/A
COMMUNITY # 120055
DWN. BY: R.BELLO JOB NO: 25-202

SURVEYOR'S SEAL

ADIS N. NUÑEZ
License Number: 5924
STATE OF FLORIDA
Professional Surveyor and Mapper



PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"
 TRUE PLAN

SCOPE OF WORK

THE EXTENT OF THE WORK FOR THE PROPOSED PROJECT SHALL CONSIST OF THE FOLLOWING:

- 1ST LEVEL**
 RESIDENTIAL: LOBBY, MAILBOXES, LEASING, STORAGE,
 COMMERCIAL: RETAIL AREA,
 SERVICE (BOTH): PARKING LOT, TRASH ENCLOSED ROOM, UTILITY ROOMS
 PUBLIC: ART SCULPTURE AREA (ACCESSIBLE FROM FRONT YARD)
- 2ND & 3RD LEVEL**
 UNITS (MARKET RATE, FROM STUDIO TO 2BR UNITS)
 CORRIDOR CIRCULATION & ELECTRICAL ROOMS
 FIRE EGRESS STAIRS

PROJECT DATA

1. GENERAL LOT INFORMATION		
ADDRESS	128 NW 14TH STREET, POMPANO BEACH, FLORIDA 33060	
JURISDICTION	CITY OF POMPANO BEACH	
OVERLAY DISTRICT	DPTOC (DOWNTOWN POMPANO BEACH TRANSIT-ORIENTED CORRIDOR)	
ZONING CLASSIFICATION	X	
FEMA ZONE	4842-35-29-0388	
PROPERTY ID:	LOTS 9, 10, 11, 18, 19, 20 AND 21, BLOCK 12, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
LEGAL DESCRIPTION		
2. LOT DISPOSITION		
LOT AREA	N/A	*NET 47,385 SF / (1.086 ACRES)
LOT WIDTH	25' MIN / 350' MAX	150' AND 200' IN THE BACK
LOT DEPTH	70' MIN / NO MAX	270' 55'
IMPERVIOUS AREA	NO MIN / 50% MAX	TBD
PERVIOUS AREA (GREEN)	0% MIN / NO MAX	TBD
PUBLIC OPEN SPACE (FRONT)	N/A	TBD
PRIVATE OPEN SPACE (REAR)	N/A	TBD
BUILDING FOOTPRINT	10% MIN (4,733.5 SF)	21.3% / 10,105 SF
3. DENSITY		
BY RIGHT	36 DU/ac = 39 UNITS	20 DU
TOTAL DENSITY	39 DU	20 DU
4. BUILDING SETBACKS		
FRONT YARD	10'-0" MIN	14'-4"
SIDE YARD	6'-0" MIN	6'-0"
REAR YARD	6'-0" MIN	94'-8"
5. BUILDING CONFIGURATION		
BUILDING HEIGHT	55'-0" MAX	39'-0"
BUILDING LENGTH	180'-0" MAX	139'-2"

UNIT MIX PER FLOOR

FLOOR LEVEL	1 BED / 1 BATH	2 BED / 2 BATH	3 BED / 3 BATH	TOTAL UNITS
ROOF	-	-	-	-
3	1	8	1	10
2	1	8	1	10
GROUND	-	-	-	-
TOTAL	2	16	2	20

* 3 UNITS WILL BE RESERVED AS AFFORDABLE UNITS TO MEET THE REQUIRED 15% OF THE TOTAL RESIDENTIAL ENTITLEMENTS PER POLICY 2.16.4

PARKING BUILDING NOTES

- PARKING SPACES ARE MARKED AND ASSIGNED FOR OWNERS AND AUTHORIZED GUEST ONLY
- SEWAGE IS PROVIDED IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN OWNERS/AUTHORIZED GUESTS TO PARK AND LOITER IN PRIVATE PARKING LOT
- TOWING SEWAGE IS PROVIDED TO ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES
- MOTION SENSOR SECURITY ALERT LIGHTS TO BE INSTALLED OVER ANY GARAGE (EXCESS SIDE CURB)
- ALL SOLID EXTERIOR DOORS FOR PARKING BUILDING AND RESIDENTIAL BUILDING EXTERIOR WILL HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW.

GENERAL NOTES

- VANDAL PROOF/RESISTANT MOTION SENSOR SECURITY ALERT LIGHTS WILL BE ADDED OVER ALL EXTERIOR DOORS AND OVERHANGS.
- ALL SOLID EXTERIOR DOORS FOR RESIDENTIAL UNITS WILL HAVE A 180-DEGREE WIDE ANGLE DOOR VIEWER (PEE-HOLE)
- ALL EXTERIOR DOORS WILL BE PRE-WIRED FOR BURGLAR ALARMS AND THEY WILL HAVE NON-REMOVABLE DOOR HINGE PINS. THEY WILL ALSO INCLUDE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED.
- ALL SOLID EXTERIOR DOORS FOR PARKING BUILDING AND RESIDENTIAL BUILDING EXTERIOR WILL HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW.
- FRONT DESK IN LOBBY WILL HAVE A CONCEALED SILENT PAND CURSESS ALARM AND A PORTABLE LANYARD FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED.
- THE KEY SECURITY OFFICE ROOM/KEY STORAGE CLOSET DOOR IS CONNECTED WITH AN ALARM AND A ROBUST MECHANICAL LOCKING SYSTEM AND A SURVEILLANCE CAMERA WILL BE MONITORING THE AREA.
- ALL GLASS DOORS IN GROUND AND SECOND LEVEL WILL HAVE AN ANTI-PY ROBUST SECURITY BAR DEVICE.
- MANAGEMENT OFFICE DOOR WILL HAVE A SECURITY VIEWER (PEE-HOLE).
- ALL AIR CONDITIONERS ARE ENERGY STAR QUALIFIED.
- ALL UNITS HAVE TANKLESS WATER HEATERS.
- THE PRINCIPAL BUILDING CONSTRUCTED TO MEET INCREASED WIND LOADS: 150MPH LOAD MINIMUM.
- EXTERIOR LIGHTING SHALL COMPLY W/ PART 4 (EXTERIOR LIGHTING) OF ARTICLE 5. DEVELOPMENT STANDARDS, ALONG WITH THE FOLLOWING:
 - LIGHT POLES MUST NOT EXCEED A HEIGHT OF 17.5 FT ABOVE THE ADJACENT FINISHED GRADE.
 - DOWN LIGHTING ARE NOT PERMITTED.
 - MAXIMUM ILLUMINATION AT THE PROPERTY LINE IS 3 FOOT CANDLES.



ALL DESIGN AND DETAILS INDICATED BY AND REPRESENTED BY THIS DRAWING AND THE USE OF THIS DRAWING SHALL BE AT THE USER'S SOLE RISK. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF PROFITS OR REVENUE OR OTHER ECONOMIC LOSS OF ANY KIND THAT MAY BE INCURRED BY THE USER OR ANY OTHER PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF PROFITS OR REVENUE OR OTHER ECONOMIC LOSS OF ANY KIND THAT MAY BE INCURRED BY THE USER OR ANY OTHER PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF PROFITS OR REVENUE OR OTHER ECONOMIC LOSS OF ANY KIND THAT MAY BE INCURRED BY THE USER OR ANY OTHER PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.

SCHEMATIC DESIGN SD

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LUNAS 20 UNIT

PROJECT ADDRESS:
 128 NW 14TH STREET
 POMPANO BEACH, FL 33060

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ARCHITECT:
AUSTIN FOX ARCHITECTURE
 1754 E Commercial Blvd
 FORT LAUDERDALE, FL 33334
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STRUCTURAL ENGINEER:
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LANDSCAPE ARCHITECT
 TBD
 ADDRESS LINE
 ADDRESS LINE
 PH:
 email

SEAL & SIGNATURE

REVISION LOG

No.	Description	Date

PROPOSED SITE PLAN

Project number: AF2639
 Date: 05.14.2026
 Drawn by: MO
 Checked by: AF

A100

Scale: As indicated