



PARKING CALCULATIONS			
VEHICLE PARKING SPACES:			
TOTAL REQUIRED (1 SPACE PER LODGING UNIT WITHOUT A SEPARATE BEDROOM)	70		
(15% BUS STOP REDUCTION)	-10		
NET REQUIRED SPACES	60		
TOTAL PROVIDED	60		
STANDARD (9'X18' MIN)	43		
ACCESSIBLE (12'X18')	4		
GARAGE COMPACT (8.5'X16')	3		
PARKING LIFTS (TBD)	10		
BICYCLE PARKING SPACES:			
TOTAL REQUIRED	20		
TOTAL PROVIDED	20		

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

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	34	
	15,120 SQFT	11,500 SQFT	
PERVIOUS AREA, MINIMUM (% OF LOT AREA) (SQFT)	20	28	NONLIVING
	6,720 SQFT	9,662 SQFT	571 SQFT
HEIGHT, MAXIMUM (FT)	105	58	
MAXIMUM AT ADJACENT PROPERTY BUILDING SETBACKS	50	50	
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	24	ADMIN. ADJUST
BUILDING HEIGHT AT REAR SETBACK = 50 FT ABOVE GRADE			

SITE NOTES	
1.	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.

STAIRS
NEW 6 FOOT WIDE SIDEWALK.
FIRE DEPARTMENT
EMERGENCY DRIVE -
TURF BLOCK PAVERS
TRENCH DRAIN PER
CIVIL.

SE 9TH AVE.

JOB NUMBER	22031
ISSUE DATE	12-10-24
REVISIONS	

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STATE OF FLORIDA
CHRISTOPHER H. BENNETT
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EXPIRATION DATE 12/31/24

CHRISTOPHER HOWARD BENNETT
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EXP: 2/28/2025

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ARCHITECTURAL
SITE PLAN

A12.1