



ARCHITECTURAL SITE PLAN 1
SCALE: 1" = 10'-0"

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

- FLOOD ZONE INFORMATION - SEE CIVIL DRAWINGS.
- UTILITY CONNECTIONS - SEE CIVIL DRAWINGS.
- LANDSCAPING - SEE LANDSCAPE DRAWINGS
- OPTED 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.

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

- ALLEY ABANDONMENT - 20' ALLEY AT PARALLEL AND ADJACENT TO THE SOUTH PROPERTY LINE HAS BEEN ABANDONED PER ORD 2023-71.

JOB NUMBER
22031
ISSUE DATE
12-10-24
REVISIONS

CDG II, L.L.C. © 2024

STATE OF FLORIDA
CHRISTOPHER H. BENNETT
ARCHITECT
AR97607
EXP: 2/28/2025

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

centraldesign group II

ARCHITECTURAL
SITE PLAN
A12.1

P&Z

PZ23-12000045

3/26/2025