

SITE AREA	44 000 sqft
BUILDING AREA	27 200 sqft (61.8%)
PERVIOUS AREA	10 021 sqft (22.8%)
BRICK PAVEMENT/WALKWAY	1944 sqft (4.4%)
ASPHALT AREA	4 835 sqft (11%)
ZONING	B-3/AOD
CURRENT LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
PROPERTY LOCATION	ATLANTIC BLVD OVERLAY DISTRICT
MAX BUILDING HEIGHT	210'-0" ASML

NUMBER OF FLOORS:	21
5th floor = 8 units:	
(3) 1 bedroom 04, 06 & 07	
(1) 1 bedroom + den 05	
(2) with 2 bedroom + den 03 & 08	
(2) Hotel Suites 02 & 09	
6th floor = 7 units:	
(4) 1 bedroom 04, 05, 06 & 07	
(1) 1 bedroom + den 02	
(2) with 2 bedroom + den 01, 03	
15 floors w/ 15 unit types per floor = 210 units:	
(4) 1 bedroom 04, 05, 06 & 07	
(6) 1 bedroom + den 02, 09, 11, 12, 14 & 15	
(4) with 2 bedroom + den 01, 03, 08 & 10	
(1) Hotel Suite	
TOTAL UNITS:	240

NUMBER OF PARKING-1ST FLOOR	18
NUMBER OF PARKING-2nd FLOOR	45
NUMBER OF PARKING-3rd FLOOR	59
NUMBER OF PARKING-4th FLOOR	59
NUMBER OF PARKING-5th FLOOR	27
NUMBER OF PARKING PROPOSED	208
NUMBER OF PARKING REQUIRED	204
NUMBER OF HANDICAP PARKING	8
NUMBER OF COMPACT PARKING	12 (5.7%)
BICYCLE RACKS	20

PROPOSED BUILDING AREAS	
PEDESTAL DECK	29 170sqft
HOTEL TOWER PLATE	11 980sqft

BUILDING SETBACKS	ALLOWED	PROPOSED	& built zone
1st STREET	5'-min-15'-max	5'-0"	50%
HIBISCUS AVENUE	5'-min-15'-max	15'-0"	50%
2nd STREET	5'-min-15'-max	5'-0"	50%
REAR	20'-0"	20'-0"	-
GREEN AREA(Ground and 4th floor terrace)		10842sq (24.6%)	

BUILDING AREA	CONDITIONED	SLAB(total)
1ST FLOOR	11 848 sqft	27 123 sqft
2nd FLOOR	4 404 sqft	28 085 sqft
3rd FLOOR	3 258 sqft	29 260 sqft
4th FLOOR	3 258 sqft	29 260 sqft
5th FLOOR	6 705 sqft	25 760 sqft
6th FLOOR	12 038 sqft	12 038 sqft
7th FLOOR	11 980 sqft	11 980 sqft
8th FLOOR	11 980 sqft	11 980 sqft
9th FLOOR	11 980 sqft	11 980 sqft
10th FLOOR	11 980 sqft	11 980 sqft
11th FLOOR	11 980 sqft	11 980 sqft
12th FLOOR	11 980 sqft	11 980 sqft
13th FLOOR	11 980 sqft	11 980 sqft
14th FLOOR	11 980 sqft	11 980 sqft
15th FLOOR	11 980 sqft	11 980 sqft
16th FLOOR	11 980 sqft	11 980 sqft
17th FLOOR	11 980 sqft	11 980 sqft
18th FLOOR	11 980 sqft	11 980 sqft
19th FLOOR	11 980 sqft	11 980 sqft
20th FLOOR	11 980 sqft	11 980 sqft
21th FLOOR	11 980 sqft	11 980 sqft
TOTAL PROPOSED AREA	221 211 sqft	331 226 sqft
MAXIMUM POSSIBLE AREA (for 210'-0") (44000x20x72%)		633 600 sqft



Client	
Revision	
Date	Issued for
AUG 23rd 2017	
NOV 1st 2018	
DEC 17 2018	URC
JAN 17th 2019	AAC

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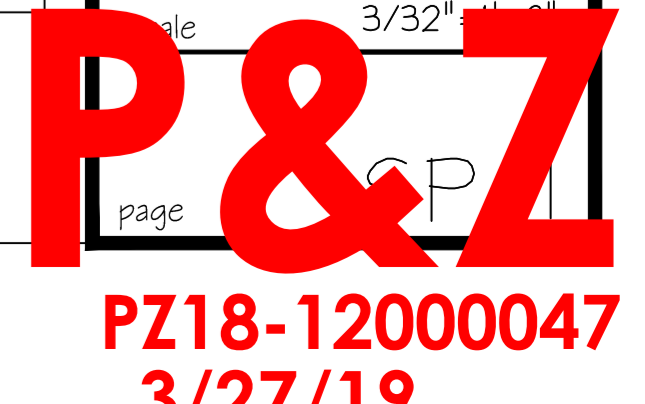
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plans for construction
 plans for submission
 plans for coordination
 plans for permit

Rodrigo Carrion
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SITE PLAN
 title
 3300 S.E. 1st Street
 project
 Pompano Beach, FL
 no of project 1502
 drawn by AP



PZ18-1200047
 3/27/19