

DRC

PZ26- 13200002
05/20/2026

EXISTING
RESIDENTIAL
BUILDING

NOT INCLUDED IN
THIS SUBMITTAL

EXISTING
COMMERCIAL
BUILDING

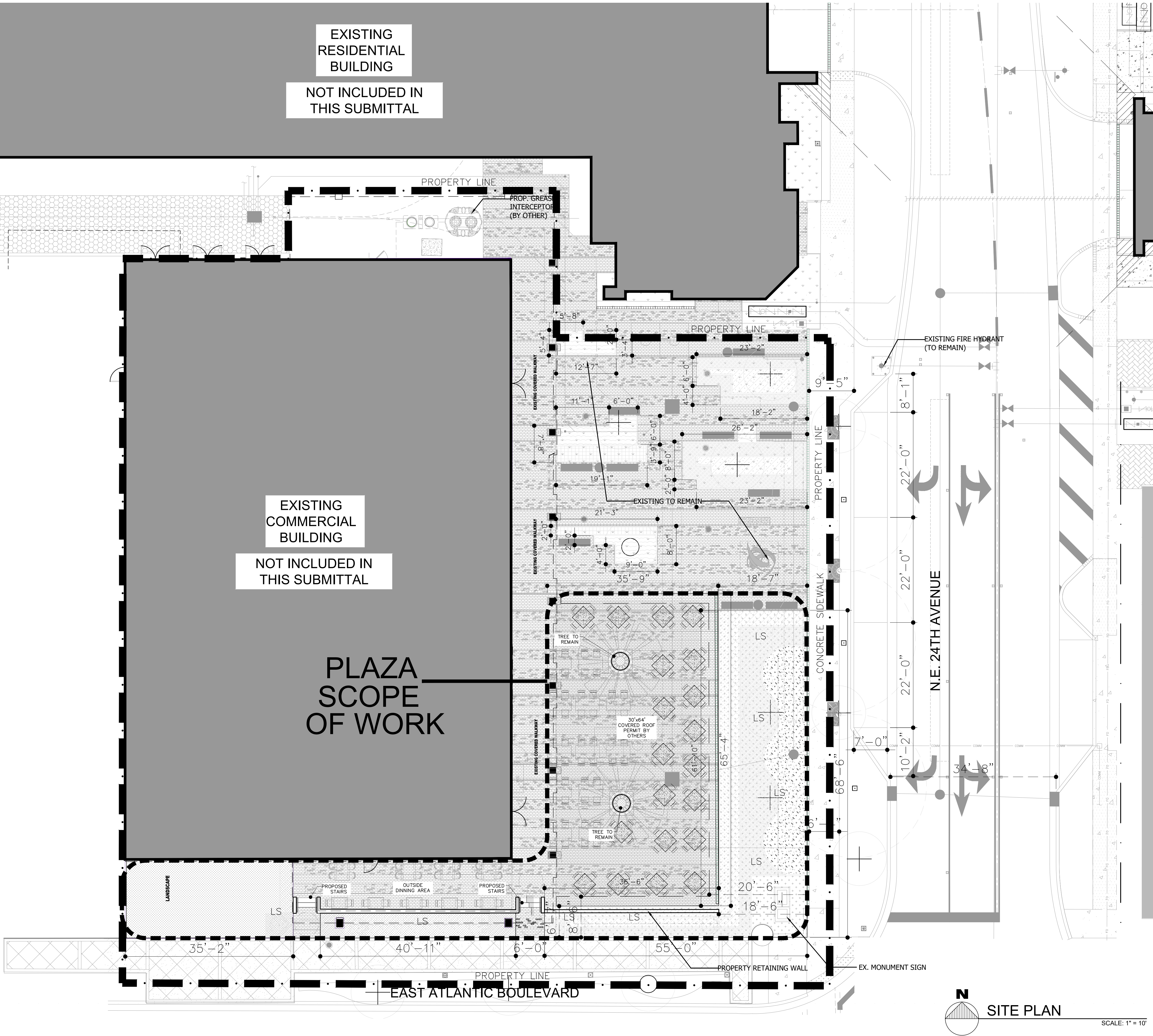
NOT INCLUDED IN
THIS SUBMITTAL

PLAZA
SCOPE
OF WORK

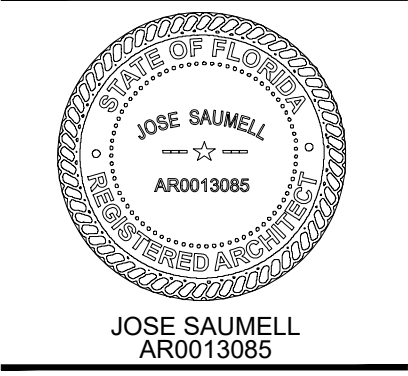
WEST SITE IMPROVEMENT DATA		
Location:	2335 East Atlantic Blvd., Pompano Beach, FL 33062	
Zoning Designation:	Transit Oriented (TO)	
Overlay District:	East Overlay District (EOD) - Core Subarea	
Type of Use:	Public Plaza	
Working Area :	5,345 sf.	.12 ac
OPEN SPACE		
Type	Required	Provided
Pervious - 10% min.	535 sf.	2,319 sf.
Impervious - 90% max.	4,811 sf.	2,987 sf.
Open Space - 10% min.	535 sf.	5,345 sf.

PLAZA DATA		
Gross Plaza Area:	5,345 sf.	.12 ac
1. 155.3501.K.4.B. THE MINIMUM HARD SURFACED AREA OF A PLAZA IS 50% AND THE MAXIMUM IMPERVIOUS SURFACE AREA IS 75%. THE PERVIOUS SURFACE AREAS SHALL CONSIST PRIMARILY OF DROUGHT TOLERANT GROUND COVERS TREES THAT ARE REGULARLY SPACED, AND GARDEN STRUCTURES SUCH AS BENCHES, TABLES AND FOUNTAINS. THE IMPERVIOUS SURFACES SHALL CONSIST OF PAVED AREAS, PERMANENT ARCHITECTURE SUCH AS ARCHWAYS, STATUES AND GAZEBO'S OR WATER-ORIENTED FEATURES		
PLAZA OPEN SPACE / PERVIOUS AREA	2,244 S.F. (46.7%)	
PLAZA IMPERVIOUS AREA	2,552 S.F. (53.3%)	

EXISTING COMMERCIAL BUILDING DATA		
GROSS FLOOR AREA		
FLOOR	AREA	
1st Floor	Restaurant/retail	8,600 SQ. FT.
	BOH	1,881 SQ. FT
	1st floor total=	10,481 SQ. FT.
2nd Floor	8,315 SQ. FT	
3rd Floor	8,315 SQ. FT	
4th Floor	8,315 SQ. FT	
TOTAL	35,426 SQ. FT.	
PROPOSED USE		
Principal use	Existin commercial office bldg.	
Accessory use	Plaza and outdoor seating for restaurant	



REVISIONS:	
DIGITAL SIGNATURE:	



2335 PLAZA REWORK
FOR:
GROVER CORLEW
LOCATED AT:
2335 E. ATLANTIC BLVD.
POMPAO BEACH, FL 33062

ARCHITECT'S BUILDING CODE STATEMENT / TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No: 2311.PRJ
Contract Date: XX/XX/XXXX
Scale: AS SHOWN

TITLE: SITE PLAN

SHEET: SP-1