



Type	WEST BLDG		EAST BLDG		TOTAL	
	Required	Provided	Required	Provided	Required	Provided
Pervious - 10% min.	7,002 sf.	10,774 sf.	5,410 sf.	10,404 sf.	12,412 sf.	21,178 sf.
Impervious - 90% max.	63,021 sf.	59,249 sf.	48,689 sf.	43,695 sf.	111,710 sf.	102,944 sf.
Private Open Space - 10% m	7,002 sf.	18,292 sf.	5,410 sf.	10,577 sf.	12,412 sf.	28,869 sf.

Type	WEST BLDG			EAST BLDG		
	Max. Allowed from Average Grade	Average Grade	Finish Floor	Max. Allowed from Average Grade	Average Grade	Finish Floor
Mixed Use	80'-0"	79'-0"	78'-6"	80'-0"	79'-0"	78'-6"

STREET DESIGNATION	WEST BLDG		EAST BLDG	
	Required	Provided	Required	Provided
SECONDARY STREET - T8				
24TH AVENUE	80%	83%	80%	66%
TERTIARY STREET - T7				
23RD AVENUE	70%	66%		
25TH AVENUE			70%	63%
ALL ACTIVE USES INCLUDING PUBLIC PLAZA = 87%				

Refer to sheet A-0.1 for Site Diagram

DISTANCES TO ROW	
West Building	
A	130'-0"
B	122'-10"
C	67'-5"
D	26'-2"
East Building	
A	42'-0"
B	115'-6"
C	170'-4"
D	201'-0"
E	220'-0"
F	231'-10"
G	5'-2"
H	14'-9"

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

FOR: **POMPANO STATION**
GROVER CORLEW
LOCATED AT:
POMPANO BEACH, FL

JOSE SAUMELL
ARCHITECT

MSA ARCHITECTS, INC.
A40000895
8850 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

ARCHITECTURE & PLANNING

© 2019 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

BY

DRC SUBMITTAL
02/28/20

P&Z

SITE DIAGRAM
SCALE = 1" = 30'

DRAWN: [Name]
DATE: 10/28/19
SCALE: AS SHOWN
JOB: 1861.PRJ
SHEET: E
E DIAGRAM
NUMBER: PZ20-165000020.1
12/16/2020