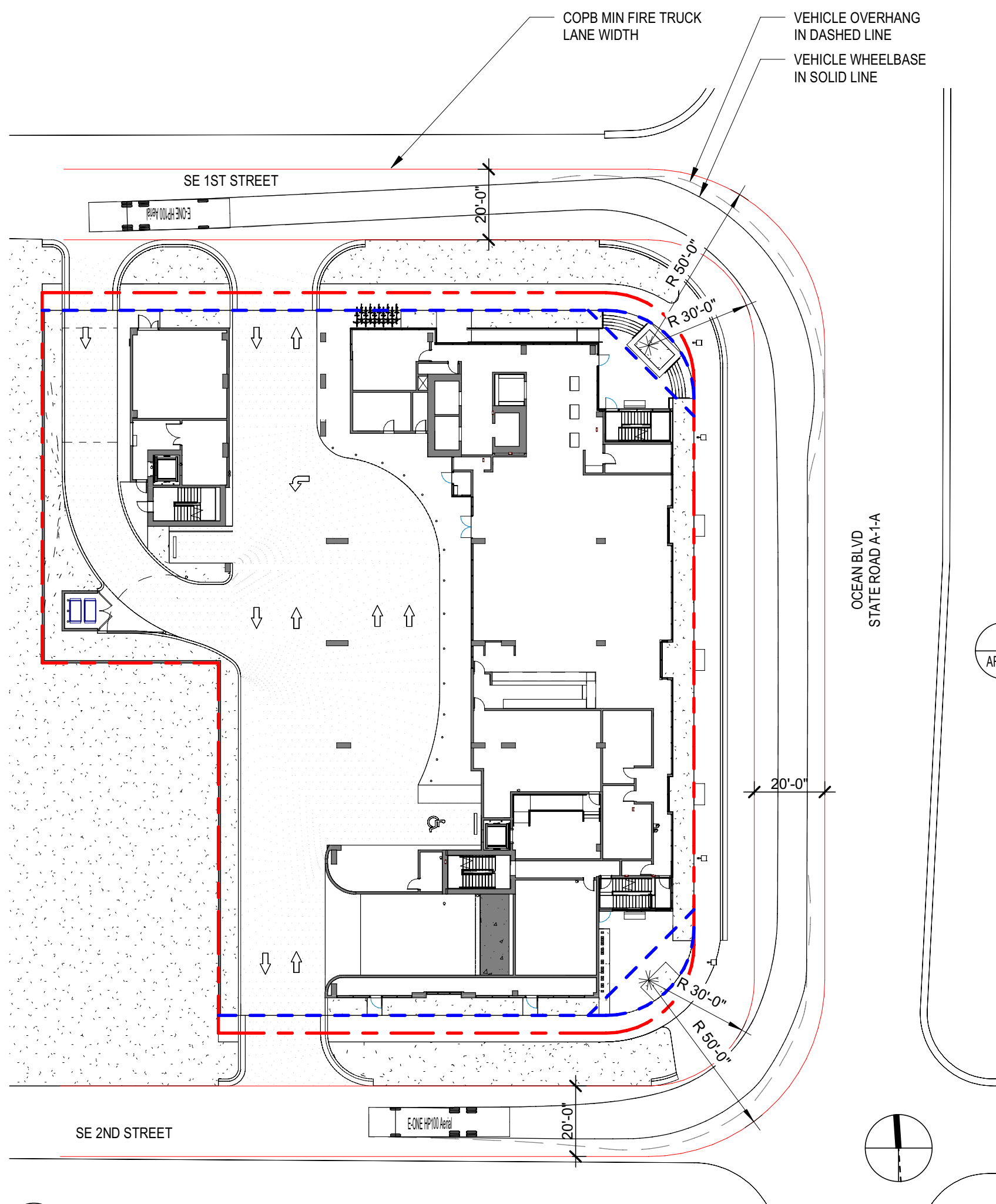
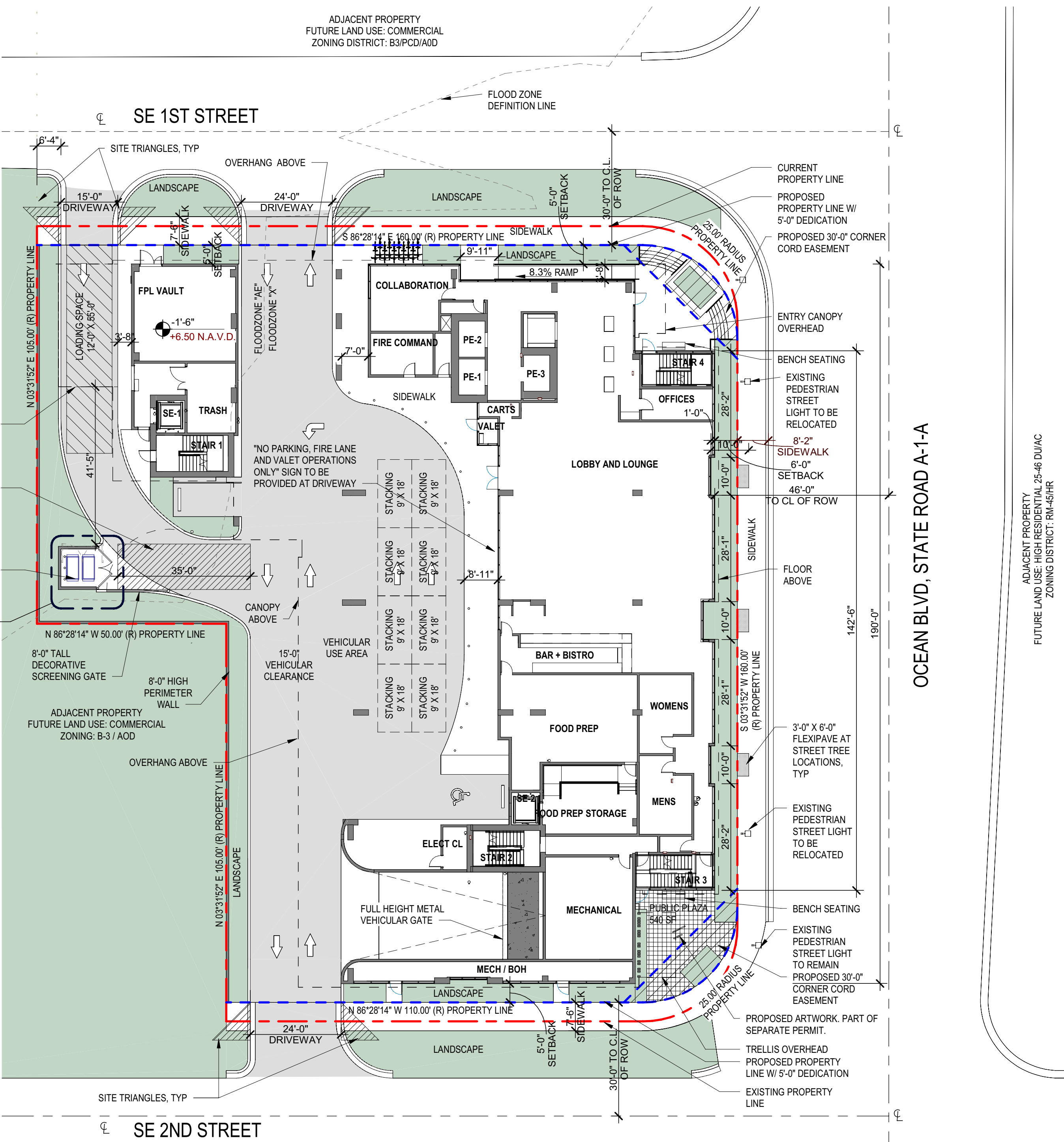


3 SETBACK DIAGRAM
Scale: 1/32" = 1'-0"



2 FIRE TRUCK APPARATUS CIRCULATION DIAGRAM
Scale: 1/32" = 1'-0"



1 SITE PLAN
Scale: 1" = 20'-0"

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, BLOCK 8 OF POMPANO BEACH BLOUNT BRO'S REALTY CO'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET OF SAID LOTS 1, 2, AND LESS THAT PORTION OF THE NORTHEAST CORNER OF THE AFORESAID LOT 1, LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE NORTH BOUNDARY OF SAID LOT 1 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT 1 AND LESS THAT PORTION OF THE SOUTHEAST CORNER OF THE AFORESAID SAID LOT 4 BLOCK 8 LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE SOUTH BOUNDARY OF SAID LOT 4 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 4.

AND

LOT 14 BLOCK 8 OF POMPANO BEACH BLOUNT BRA'S REALTY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN DATA			C - COMMERCIAL	
A. LAND USE DESIGNATION			B-2 / AOD	
B. EXISTING ZONING DESIGNATION			B-3 / AOD	
C. PROPOSED ZONING DESIGNATION			33,332 SF (0.77 - ACRES)	
D SITE AREA - GROSS			33,332 SF - 1,600 SF = 31,732 SF	
- NET			CITY OF POMPANO BEACH	
E WATER/WASTE WATER SERVICE PROVIDER			1B	
F. CONSTRUCTION TYPE			220 UNITS	
G. HOTEL UNITS			85,840 SQ FT	
G. FLOOR AREAS			101 SQ FT	
HOTEL ROOMS			5,945 SQ FT	
AMENITIES - INTERIOR			2,234 SQ FT	
LOBBY MARKET			2,481 SQ FT	
MEETING ROOM AREAS			5,171 SQ FT	
FITNESS CENTER			5,544 SQ FT	
GROUND FLOOR + ROOFTOP BAR			16,175 SQ FT	
AMENITIES - EXTERIOR TERRACE			33,549 SQ FT	
MAIN LOBBY			9,538 SQ FT	
HOTEL CORRIDORS + ELEV. LOBBIES			46,941 SQ FT	
B.O.H. / MECHANICAL			213,519 SQ FT	
PORTE OF COCHERE				
PARKING GARAGE				
GROSS SQUARE FOOTAGE				
H. PARKING DATA				
PARKING REQUIRED				
HOTEL USE: NO OFF-STREET PARKING REQ'D FOR NEW STRUCTURE ON PROPERTY OF ONE ACRE OR LESS.				
155,5102 D-3B - NON-DWELLING PRINCIPLE OR ACCESSORY USES OVER 20% OF TOTAL GROSS FLOOR AREAS SHALL PROVIDE 50% OF PARKING REQUIREMENT APPLICABLE PER INDIVIDUAL USE.				
213,519 SF * 20% = 42,704 SF MAX.				
PROPOSED AREAS: LOBBY MARKET + MEETING ROOM AREAS + FITNESS CENTER + BAR = 10,761 SF				
PROPOSED AREAS COMPLY, < 42,704 SF				
PARKING PROVIDED:				
			GROUND LEVEL	1 STANDARD SPACE
			LEVEL 2	1 ADA SPACE
			29 DBL LIFTS	58 STANDARD SPACES
			3 DBL LIFTS	6 COMPACT SPACES
			LEVEL 3	42 STANDARD SPACES
			21 DBL LIFTS	42 STANDARD SPACES
			3 DBL LIFTS	6 COMPACT SPACES
			LEVEL 4	62 STANDARD SPACES
			31 DBL LIFTS	62 STANDARD SPACES
			3 DBL LIFTS	10 STANDARD SPACES
TOTAL ONSITE PARKING PROVIDED			192 SPACES	
			220 UNITS TOTAL @ 0.87 SPACES / UNIT	
ACCESSIBLE PARKING				
REQUIRED: 0 SPACES (ALL PARKING WILL BE 100% VALET)			0 SPACES REQUIRED	
PROVIDED:			1 SPACES PROVIDED AT GROUND FLOOR	
BICYCLE PARKING REQUIRED				
4 SPACES FOR EVERY 10 VEHICLE PARKING			20 SPACES REQUIRED	
SPACES PROVIDED (NOT TO EXCEED 20 SPACES)			10 SPACES PROVIDED AT NORTH SIDEWALK	
			10 SPACES PROVIDED ON 4TH FLOOR	
LOADING ZONES				
LOADING REQUIRED			1 SPACE (12' X 55' X 14' CLEAR)	
LOADING PROVIDED			1 SPACE (12' X 55' X 14' CLEAR)	
I. SITE AREA CALCULATIONS				
LOT COVERAGE				
60% OF SITE AREA MAXIMUM PERMITTED			60% * 31,732 SF = 19,039.2 SF	
+ 20% W/PUBLIC PLAZA,			12% * 31,732 SF = 3,807.8 SF	
72% OF SITE AREA MAXIMUM PERMITTED,			72% * 31,732 SF = 22,847.0 SF	
LOT COVERAGE PROVIDED			22,783 SF	
PERVIOUS AREA				
PERVIOUS AREA SF / NET SITE AREA SF			REQUIRED	PROVIDED
3.051 SF / 31,732 SF			N/A	9%
K. BUILDING CALCULATIONS			REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT			210'-0"	177'-4"
(HOTEL ON COMMERCIAL LOT EAST OF THE INTRACOASTAL)				
MAXIMUM PODIUM HEIGHT				
(SLENDERNESS PROVISIONS FOR HOTELS, DESIGNED AS A TOWER ATOP A BASE FACADE OF BASE IS UNDER 50'-0")				
EAST FRONTAGE (SOUTH OCEAN BLVD)			50'-0"	50'-0"
NORTH FRONTAGE (SE 1ST STREET)			50'-0"	50'-0"
SOUTH FRONTAGE (SE 2ND STREET)			50'-0"	50'-0"
HEIGHT TO HIGHEST ARCHITECTURAL ELEMENT			191'-8"	
BUSINESS-RELATED ACCESSORY USE CALCULATION				
GROSS BUILDING: 213,519 SF				
BALLROOM/PRE-FUNCTION, MEETING ROOMS, OFFICES: 5,945 SF				
5,945 SF / 213,519 SF = 2.7% OF GROSS FLOOR AREA				
2.7% < 15% MAX ALLOWABLE				
N. BUILDING SETBACKS			REQUIRED	
STREET SIDE (EAST, S. OCEAN BLVD, A1A) SETBACK			0' MIN, 20' MAX	6'-0" TO EXTERIOR ENVELOPE
				5'-0" TO CORNICE
FRONT (SOUTH, SE 2ND STREET) SETBACK			5' MIN, 15' MAX	5'-0" TO EXTERIOR ENVELOPE
				4'-0" TO CORNICE
				2'-0" TO SIGNAGE
FRONT (NORTH, SE 1ST STREET) SETBACK			5' MIN, 15' MAX	5'-0" TO EXTERIOR ENVELOPE
				4'-0" TO CORNICE
				2'-0" TO SIGNAGE
INTERIOR SIDE (WEST) SETBACK			5' MIN, N/A	20'-0" TO EXTERIOR ENVELOPE
				19'-0" TO CORNICE
				5'-8" TO PROPOSED OVERHANG
O. LANDSCAPE				
SEE LANDSCAPE DRAWINGS FOR THE REQUIRED AND PROVIDED LANDSCAPE.				

FSM

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
NH	NH	JY

REVISIONS

DATE:

04.05.2024

COMM:

23008

POMPANO HOTEL

101 S. OCEAN BLVD

POMPANO BEACH, FL 33062

Digitally signed by Jiro Yates

Date: 2024.04.05 10:40:20-04'00'

AR 91408

REGISTERED ARCHITECT

P&Z

PZ23-12000042

05/22/2024