

D

C

B

A

200 N FEDERAL HIGHWAY	
ZONING: POMPANO TO - EAST ATLANTIC OVERLAY	
PROPERTY DATA	
LEGAL DESCRIPTION:	LOT 17, LOT 20, LESS THE WEST 6.83 FEET THEREOF, AND LOTS 21, 22, AND 23, BLOCK 5, PINEHURST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ADDRESS:	200 N FEDERAL HIGHWAY, POMPANO BEACH, FLORIDA 33062
PROPERTY ID:	4842 36 01
OWNER:	ARCH GROUP LLC
ZONING:	TO - EAST ATLANTIC OVERLAY
LOT INFORMATION	
LOT SIZE (GROSS):	37,172 SF (0.853 ACRES)
LOT SIZE (NET):	37,172 SF (0.853 ACRES)
FLOOD ZONE:	FLOOD ZONE: AH (CITY OF POMPANO BEACH 120055, MAP & PANEL NUMBER: 12011C0376H, PANEL DATE: 08/18/2014, INDEX 8" NAVD83)
BASE FLOOD ELEVATION:	8' NAVD83
DESIGN CRITERIA AND APPLICABLE CODES	
OCCUPANCY CLASSIFICATION:	R2 (FBC SECTION 510)
CONSTRUCTION TYPE:	TYPE 3-B (FBC SECTION 602, TABLE 601)
PROPOSED PRINCIPAL USE:	RESIDENTIAL
PROPOSED ACCESSORY USE:	MERCANTILE
BUILDING PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH:	
FLORIDA BUILDING CODE 2020 7TH EDITION	
FLORIDA FIRE PREVENTION CODE 2020 7TH EDITION	

BUILDING TYPE	TOWER BUILDING TYPE	
	REQUIRED	PROVIDED
LOT AREA (GROSS)	N/A	37,172 SF
LOT AREA (NET)	N/A	37,172 SF
LOT WIDTH	200 FT MIN.	174.91'
LOT DEPTH	100 FT MIN.	178.93'
IMPERVIOUS AREA	MAX: 90%	89.98% (33,446.5 SF)
PERVIOUS AREA	MIN: 10%	10.02% (3,725.5 SF)
LOT COVERAGE	N/A	85.89% (31,929 SF)
DENSITY	90 DU/AC = 76 Units	76 Units
BONUS DENSITY	40 DU/AC = 34 Units	23
BONUS #1:	A. fee equal to 1% of the project's construction costs or \$350,000 whichever is less will be paid in lieu of providing Public Art.	6
BONUS #6:	Project provides structured parking for 100% of the required parking needs for the development.	17 Units
TOTAL DENSITY	130 DU/AC = 110 Units	99 Units

BUILDING SETBACK		
PRINCIPAL FRONT (N. FEDERAL HIGHWAY)	0' MIN/20' MAX - 20' ABOVE 5TH FL	17'-3"
STREET SIDE (N.E. 2ND STREET)	0' MIN/20' MAX	10'-2"
REAR (N.E. 22ND AVE)	0' MIN/20' MAX	0'-1"
INTERIOR SIDE	0' MIN/ 10' ABOVE 5TH FL	0'-1' / 14'-8"

BUILDING FRONTAGE		
PRIMARY STREET (N. FEDERAL HIGHWAY)	90% MIN / 126'-0"	90% / 126'-0"
SECONDARY STREET (N.E. 2ND STREET)	80% MIN / 163'-2"	84.41% / 172'-2"
SECONDARY STREET (N.E. 22ND AVE)	80% MIN / 152'-0"	89.90% / 170'-10"

BUILDING FRONTAGE ACTIVE USE		
PRIMARY STREET (N. FEDERAL HIGHWAY)	90% MIN / 113.4'	95.37% / 120.17'
SECONDARY STREET (N.E. 2ND STREET)	80% MIN / 130.56'	84.55% / 138'
SECONDARY STREET (N.E. 22ND AVE)	80% MIN / 121.6'	84.4% / 128.3'

PERCENTAGE OF FENESTRATION ON STREET WALLS		
WEST (N. FEDERAL HIGHWAY)	70% MIN / 1,352.4 SF	81.4% / 1,572.81 SF
NORTH	N/A	N/A
EAST (N.E. 22ND AVE)	30% MIN / 768.44 SF	32.6% / 836 SF
SOUTH (N.E. 2ND STREET)	70% MIN / 1,478 SF	72.7% / 1,535 SF

HEIGHT		
MAX. HEIGHT	MAX 80'-0"	80'-0"

BUILDING AREA		TOTAL GROSS
GROUND FL AREA		13,445 SF
2ND FL AREA		13,205 SF
3RD FL AREA		13,331 SF
4TH FL GROSS AREA		17,425 SF
5TH FL GROSS AREA		18,706 SF
6TH FL GROSS AREA		18,706 SF
7TH FL GROSS AREA		18,706 SF
TOTAL		113,524 SF

RESIDENTIAL UNIT AREAS		REQUIRED MINIMUM	PROVIDED
STUDIO UNITS		450 SF	578-605 SF
1 BEDROOM UNITS		575 SF	779-869 SF
2 BEDROOM UNITS		750 SF	814-1,247 SF
3 BEDROOM UNITS		850 SF	1,395-1,579 SF

UNIT TYPE	# OF UNITS	PARKING SPACES 1 PER UNIT
STUDIO	4	4
1 BEDROOM	68	68
2 BEDROOM	23	23
3 BEDROOM	4	4
TOTAL	99	99

PARKING AND LOADING

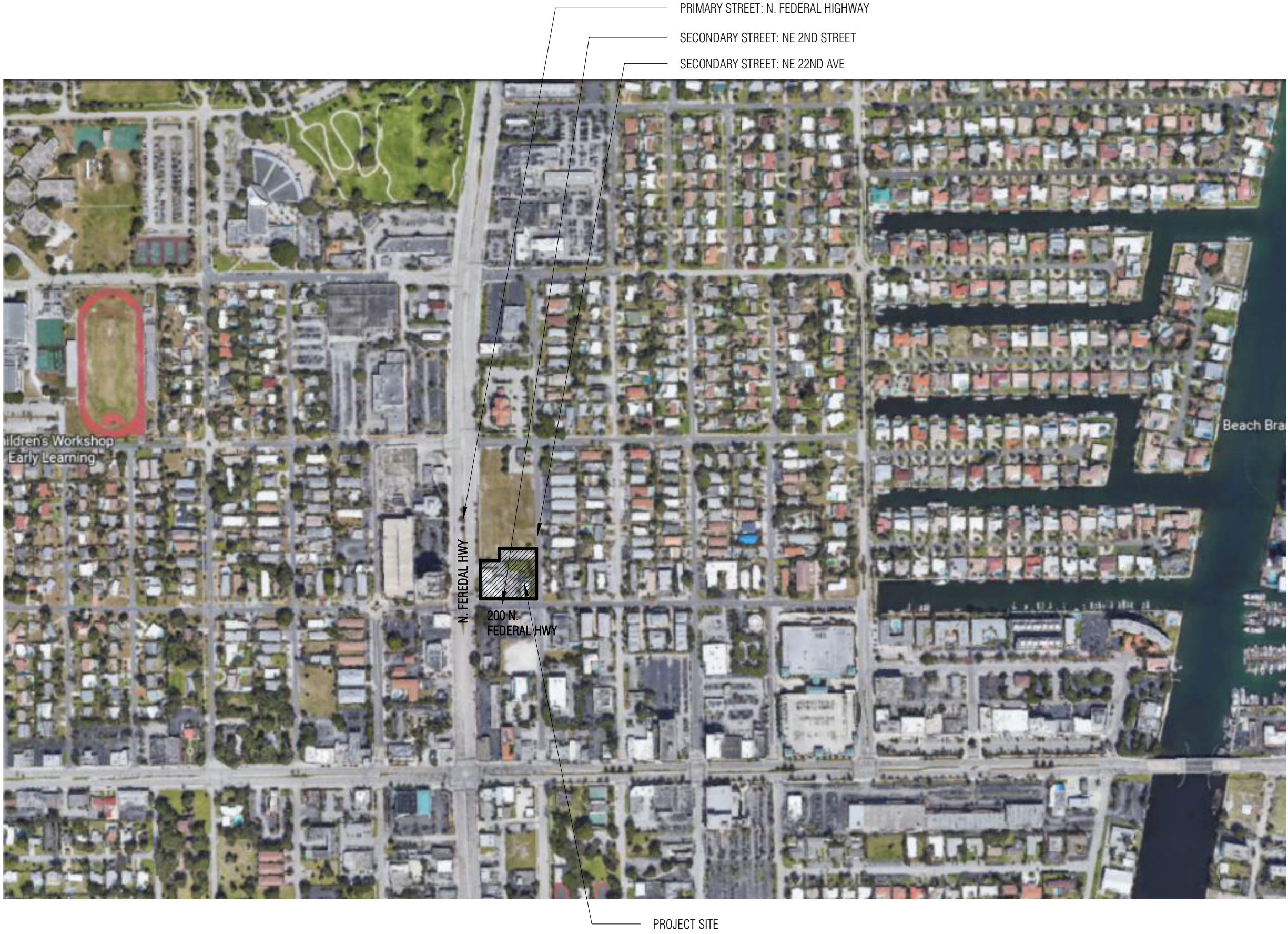
PARKING SUMMARY

USE	AREA / UNITS	PARKING SPACES REQUIRED	
RETAIL AREA (SF)	6,216	1 SPACE / 300 SF	21 SPACES
PARKING SPACES PER RESIDENTIAL AREA	106,343	1 SPACE PER 1,000 GROSS SF	109 SPACES
RESIDENTIAL UNITS (ALTERNATE CALC.)	99	1 SPACE / UNIT	99 SPACES
TOTAL PARKING REQUIRED		130 SPACES	
TOTAL PARKING PROVIDED ON STREET		2 SPACES	
TOTAL COMPACT PARKING SPACES PROVIDED IN GARAGE		8.30%	11 SPACES
TOTAL REGULAR PARKING PROVIDED IN GARAGE		120 SPACES	
TOTAL PARKING PROVIDED		133 SPACES	
OFF-STREET PARKING PROVIDED		131 SPACES	
ON-STREET PARKING PROVIDED		2 SPACES	
ACCESSIBLE PARKING SPACES PROVIDED: 5 SPACES (3.6%)			

BICYCLE PARKING		
REQUIRED		PROVIDED
Minimum of four (4) Bicycle Rack Spaces for every ten (10) vehicular spaces above 10 parking spaces. 20 bicycle spaces max. required per parking area.		29 SPACES

LOADING SUMMARY		
USE	AREA / UNITS	REQUIRED
RETAIL AREA (SF)	6,216	N/A UNDER 20,000SF
RESIDENTIAL	99	N/A
		0
		0

Unit Mix					
Floor Level	Total Units	Studio Units	1 Bed Units	2 Bed Units	3 Bed Units
Roof					
7	19	1	13	5	0
6	19	1	13	5	0
5	19	1	13	5	0
4	17	1	12	4	0
3	13	0	10	2	1
2	9	0	7	2	0
1	3	0	0	0	3
Total Units	99	4	68	23	4



ARCHI-ONE

200 North Federal Hwy.
Pompano Beach FL



ARCHITECT:

DEFORMA STUDIO INC.

5555 BISCAYNE BLVD., SUITE 2 SW
MIAMI, FL 33137
T: 305 639 2053
F: 305 639 2054
E: INFO@DEFORMASTUDIO.COM
W: WWW.DEFORMASTUDIO.COM

STRUCTURAL ENGINEER:

BCC ENGINEERING

6401 SW 87TH AVENUE SUITE 200
MIAMI, FL 33173
305.670.2350

MEP ENGINEER:

RESTEKC

18191 NW 68th AVENUE SUITE 228
MIAMI GARDENS, FL 33015
786.803.8689

CIVIL ENGINEER:

CMPLX

2140 S. DIXIE HIGHWAY, SUITE 308
MIAMI, FL 33133
PHONE: 305.297.2602

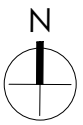
LANDSCAPE ARCHITECT:

GSLA DESIGN, INC.

17870 NW 70TH AVE. SUITE 214
MIAMI, FL 33015
PHONE: 305.392.1016

INTERIOR DESIGNER:

KEY PLAN



OWNER / DEVELOPER:

ARCHI

8085 LEMON SERPENTINE LANE
DELRAY BEACH, FL 33446-2247
(561) 351-0208
WWW.ARCHI.GE



Office Registration #AA28002593

Drawn by: CAMILO DIEZ

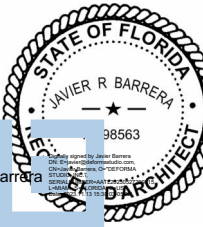
Approved by: JAVIER BARRERA

DESCRIPTION

DATE

Seal

PROFESSIONAL OF
RECORD STAMP



JAVIER R. BARRERA
FLORIDA REGISTERED ARCHITECT
AR No. AP88563

DESIGN
DEVELOPMENT

PROJECT DATA

A - 00

SCALE

12" = 1'-0"