



Unit Designation	Bldg Types		Total # Units	% of Total
	Type I (4 ST)	Type II (4 ST)		
EFFICIENCY				
ST	4	4	32	9%
Sub-Total	4 units	4 units	32 units	9%
1BR				
A1	20	4	96	27%
A2	4	1	20	6%
A3	1	1	8	2%
A4	2	1	12	3%
Sub-Total	27 units	7 units	136 units	39%
2BR				
B1	6	15	84	24%
B2	3	3	24	7%
B3	0	3	12	3%
Sub-Total	9 units	21 units	120 units	34%
3BR				
C1	8	8	64	18%
Sub-Total	8 units	8 units	64 units	18%
# of Unit/Bldg	48 units	40 units	8 bldgs	
# of Bldgs	4 bldgs	4 bldgs	8 bldgs	
# Units Total	192 units	160 units	352 units	100.00%

SITE DATA	
Location:	Pompano Beach, FL.
Existing Zoning:	B-3/PCD Genera Business Planned Commercial Overlay
Proposed Zoning:	RM-30
Existing Type of Use:	Commercial
Proposed Type of Use:	Multi-Family Residence
Occupancy Classification:	R-2 Residential
Construction Type:	III-B

BUILDING DISPOSITION	Required	Provided	Remarks
A. Lot Area	8,800 min	12,144 acres	529,005 sf
B. Lot Width	75' min	935'-0"	
C. Lot Coverage	60% max	137,285 sf	26%
D. Open Space			
Pervious	25% min	158,394 sf	30%
Impervious		55,095 sf	10%
Total Open Space		213,489 sf	40%
E. Vehicular Use Area		178,231 sf	34%
F. Density	30 du's/ac	29 du's/ac	

BUILDING SETBACK			
A. North Setback			91'-6"
B. East Setback			23'-5"
C. South Setback			16'-4"
D. West Setback			15'-0"
BUILDING HEIGHT			
Max. Height	105' max	52'-0"	4 stories
BUILDING SQUARE FOOTAGE			
Building Type	Level 1	Level 2	Level 3
Type I (4 Bldgs.)	13,252 sf	13,069 sf	13,069 sf
Type II (4 Bldgs.)	12,607 sf	12,497 sf	12,497 sf
Total GSF for all Bldgs.			410,228 sf

PARKING		
CODE REQUIRED		
Per table 155.5102.D.1 - Dwelling Multifamily		
Type	# of Units / SF	Code Required
ST @ 1 sp/du	32	32 sp
1BD @ 1.5 sp/du	136	204 sp
2BD @ 1.5 sp/du	120	180 sp
3BD @ 2 sp/du	64	128 sp
Grand Total Required		544 sp
PROVIDED		
Type	Standard	HC
Surface	480 sp	13 sp
Detached Garages	42 sp	1 sp
Ups parking	8 sp	
Subtotal	530 sp	14 sp
Grand Total Provided		544 sp
		1.55 sp/du

BICYCLE PARKING		
REQUIRED		
		20 sp.
PROVIDED		
		50 sp.

Sustainable Table			
Hurricane Resistant Structures	The principal building is constructed to meet increased wind load	150 mph load minimum	4
Infill or Mixed	The developer constitutes infill development and/or mixed-used development		4
Other	EV charger stations and conduit for future stations		8

NOTE: All doors and windows will be impact resistant

SITE PLAN
 352 UNITS
 549 PARKING SPACES
 NORTH

POMPANO CITI CENTRE
 FOR:
 MORGAN GROUP
 LOCATED AT:
 POMPANO BEACH, FLORIDA

JOSE I. SAUMELL
 AR0013085

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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.

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