



| UNIT MIX | | | | |
|------------------|---------------|----------------|---------------|------------|
| 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 | | |
| # 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 | Level 4 | Total Bldg SF. |
| Type I (4 Bldgs.) | 13,252 sf | 13,069 sf | 13,069 sf | 13,069 sf | 52,459 sf |
| Type II (4 Bldgs.) | 12,607 sf | 12,497 sf | 12,497 sf | 12,497 sf | 50,098 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 | Total |
| Surface | 480 sp | 13 sp | 493 sp |
| Detached Garages | 42 sp | 1 sp | 43 sp |
| Ups parking | 8 sp | | 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

1" = 60'

INITIAL SITE PLAN SUBMITTAL
12/17/2021

BY

POMPANO CITI CENTRE

FOR:
MORGAN GROUP
LOCATED AT:
POMPANO BEACH, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895

MSA ARCHITECTS

ARCHITECTURE & PLANNING

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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.

DRAWN

DATE

SCALE

JOB NO.

SHEET TITLE:

03/03/2020

AS SHOWN

1880.PRJ

SHEET NUMBER:

SITE PLAN

P&Z

P221-12000042

06/28/2023

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