SITE DATA

ñ PROPERTY ADDRESS

30 NE 5TH STREET

POMPANO BEACH, FLORIDA 33060

PROPERTY ID 4841 35 23 *Ø*33Ø

LEGAL DESCRIPTION

ALL OF BLOCK 6, CORECTED PLAT OF PERRY & WELLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE ABANDONED ALLEY LYING BETWEEN LOTS I THROUGH 15, AND LOTS 16 THROUGH 32±

LESS AND EXCEPT THEREFROM THE FOLLOWING PROPERTY:

THE WEST 10.00 FEET OF LOT 16:

THE WEST 10.00 FEET OF LOT 15: THE NORTH 10.00 FEET OF LOTS 1 THROUGH 15, BLOCK 6:

THE EAST 10.00 FEET OF LOT 1: THE EAST 10.00 FEET OF LOT 32:

THE EAST 10.00 FEET OF THAT CERTAIN 10.00 FOOT ALLEY LYING BETWEEN LOTS I AND 32:

THE SOUTH 10.00 FEET OF LOTS 16 THROUGH 32: THE WEST 10.00 FEET OF THAT CERTAIN 10.00 FOOT ALLEY LYING BETWEEN LOTS 15 ND 16:

ALSO LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1± THENCE SOUTH 02°01'12" EAST, ALONG THE EAST LINE OF SAID BLOCK 6, A DISTANCE OF 10.00 FEET: THENCE SOUTH 88°25'45" WEST, A DISTANCE OF 151.12 FEET TO THE POINT OF BEGINNING: THENCE SOUTH Ø1°36'51" EAST, A DISTANCE OF 265.51 FEET± THENCE SOUTH 88°23'46" WEST, ALONG A NORTH LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL BOOK 42046, PAGE 165 OF SAID PUBLIC RECORDS, A DISTANCE OF 285.34 FEET± THENCE NORTH 13°51'06" EAST, ALONG THE WAST LINE OF A 10.00 FOOT WIDE RIGHT-OF-WAY & EASEMENT FOR DRIVEWAY PURPOSES DESCRIBED IN DEED BOOK 283, PAGE 548 AND THE EAST LINE OF OF THAT PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3015, PAGE 54, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 275.73 FEET: THENCE NORTH 88°25'45" EAST ALONG A SOUTH LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165 OF SAID PUBLIC RECORDS, A DISTANCE OF 211.35 FEET TO THE POINT OF BEGINNING.

ALL LYING BLOCK 6, CORRECTED PLAT OF PERRY & WELL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

THE ABOVE PARCEL IS ALSO DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 6, CORRECTED PLAT OF PERRY & WELLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1± THENCE SOUTH 02°01'12" EAST, ALONG THE EAST LINE OF SAID BLOCK 6, A DISTANCE OF 10.00 FEET: THENCE SOUTH 88°25'45" WEST, A DISTANCE OF 10,00 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 020112 EAST, ALONG THE WEST LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165 OF SAID PUBLIC RECORDS, A DISTANCE OF 265.43 FEET± THENCE SOUTH 88°23'46" WEST ALONG A NORTH LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 143.00 FEET: THENCE NORTH 01°36'51' WEST: A DISTANCE OF 265.51 FEET: THENCE NORTH 88°25'45" EAST, ALONG A SOUTH LINE OF THE 10.00 FOOR WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165 OF SAID PUBLIC RECORDS, A DISTANCE OF 141.12 FEET TOP THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

CONTAINING IN ALL 31,713 SQUARE FEET / 0.81 ACRES, MORE OR LESS

FLOOD ZONE FLOOD ZONE: X - BELOW 500-YR FLOOD PLAIN

FLOOD PANEL: 12011C0376H

CURRENT PROPERTY AND INTENSITY VACANT PARCELS

LAND USE DESIGNATION

EXISTING: MUR MIXED-USE RESIDENTIAL PROPOSED: MIXED-USE RESIDENTIAL

ZONING DESIGNATION ZONING:

TO-DPOD SUB-AREA: CENTER SUB-AREA

BUILDING TYPOLOGY PROPOSED: FLEX BUILDING TYPOLOGY

SITE AREA (NET) LOT AREA: 31.713 S.F. (0.87 ACRES)

LOT COVERAGE

19,928.35.F. (52.8% OF TOTAL SITE) BUILDING FOOTPRINT

6,339.7 (16.8%)

LANDSCAPE AREA REQUIREMENT

REQUIRED: 3,771.3 S.F. (10% OF SITE) PROVIDED: 5,467.7 S.F. (14.5% OF SITE)

TOTAL LANDSCAPE AREA TOTAL LANDSCAPE PROVIDED: 5,467.7 S.F. (14.5%)

TOTAL PARKING/DRIVES AREA 21,781.5 S.F. (57.8%)

TOTAL MISC (WALKS, CURBS)

4,124.5 S.F. (10.9%)

HEIGHT

80'-0" MAX 53'-0" TO ROOF PROVIDED:

SETBACK TABLE

REQUIRED (MINIMUM) FRONT YARD (NE 1ST AVE) Ø'-Ø" TO 2Ø'-Ø" REAR YARD (WEST) SIDE YARD (NE 4TH ST) 0'-0" TO 20'-0" SIDE YARD (NE 5TH ST) Ø'-Ø" TO 2Ø'-Ø"

FRONT YARD (NE IST AVE) 5'-Ø" REAR YARD (WEST) 10'-0" SIDE YARD (NE 4TH ST) 5'-Ø**"** SIDE YARD (NE 5TH ST) 5'-Ø**"**

ñ SITE CALCULATIONS

PERVIOUS AREA 5,467.3 S.F. (14.5%) TOTAL LANDSCAPE AREA

IMPERVIOUS AREA

BUILDING FOOTPRINT 6,339.7 S.F. (16.8%) VEHICULAR USE AREA 21,781.5 S.F. (57.8%) 4,124.5 S.F. (10.9%) WALKWAYS/SLABS/OTHER TOTAL IMPERVIOUS AREA 32,245.7 S.F. (85.5%)

IMPERVIOUS + PERVIOUS AREA = 32,245.7 S.F. (85.5%) + 5,467.3 S.F. (14.5%) = 37,713 S.F. (100%)

ñ PARKING CALCULATIONS

REQUIRED:

<u>DWELLING, MIXED USE</u>

I PER DWELLING UNIT 52 UNITS = 52 PARKING SPACES REQUIRED

PARKING INCENTIVES - Sect. 155.33708 (KX1Xa.XI.): (DOWNTOWN POMPANY BEACH (DP) OVERLAY DISTRICT

20% PARKING REDUCTION 42 PARKING SPACES REQUIRED

NOT REQUIRED (PRICIPAL ENTRANCE W/I 800'-0' OF TOC) RETAIL 1 (Sect. 155.3708(KX1XaXiii)

1 PER 300 SF = 4 PARKING SPACES REQUIRED @ 1,190 SF

TOTAL PARKING SPACES REQUIRED: 46 PARKING SPACES

52 OFF-STREET PARKING + 3 ON-STREET PARKING SPACES = 55 PARKING SPACES PROVIDED (INCLUDES 3 ACCESSIBLE SPACES PER FBC 6TH ED. ACCESSIBILITY)

TOTAL PARKING SPACES PROVIDED: 55 PARKING SPACES

BICYCLE PARKING 55 PARKING SPACES

22 BIKE PARKING PROVIDED (22 BIKE PARKING REQUIRED)

n LOADING REQUIREMENTS (Sect. 155.3501.i.3 \$ 155.5102.M.I)

(4 BIKE PER 10 SPACES)

RETAIL: 1 OFF STREET LOADING BERTH REQUIRED BETWEEN MIN. 20,000 S.F. BUT LESS THAN

NO LOADING PROVIDED: TOTAL RETAIL AREAS = 4,080 S.F. (DO NOT MEET MIN. REQUIREMENT)

UNIT CALCULATIONS

UNIT COUNT:

I BED APARTMENT UNITS 2 BED APARTMENT UNITS

TOTAL UNITS ON SITE 52 UNITS

DENSITY CALCULATIONS

60 MAX UNITS PER ACRE ALLOWED: 60 UNITS x 0.87 ACRES =

52 UNITS PROVIDED

= 3,188 SF

1,355 SF

4,543 SF

UNIT AREAS

RETAIL 1

RETAIL 2

TOTAL APPROX. PROJECT AREA <u>UNIT TYPE</u> APPROX. UNIT AREA STUDIO 500 SF x1 = 500 SF I BED APARTMENT UNITS 719 SF 719 SF x 1 = 19.602 SF 726 SF × 27 = 75Ø SF ×6 = 4,500 SF 764 SF ×6 = 4,584 SF 798 SF 2,394 SF ×3 = 836 SF ×6 = 5,016 SF 37,427 SF 2 BED APARTMENT UNITS 1,057 SF $\times 2 = 2,114 \text{ SF}$

3,188 SF

1,355 SF

BUILDING AREA CALCULATIONS

(GROSS: EXCLUDES BALCONIES AND OPEN-AIR CORRIDORS)

GROUND FLOOR: 5,125 S.F. SECOND FLOOR: 14,264 SF 14,117 SF THIRD FLOOR: FOURTH FLOOR: 13,913 SF TOTAL GROSS BUILDING AREA: 47,419 S.F.

GENERAL NOTES:

ñ ALL OVERHEAD UTILITIES SHALL BE RELOCATED UNDERGROUND.

ñ POMPANO BEACH POLICE DEPARTMENT SHALL BE ISSUES ALL CODES TO BUILDING ACCESS SYSTEMS.

NOX BOXES FOR FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AT BUILDING ENTRY/EXIT POINTS

ñ BUILDING FOOTINGS AND FOUNDATIONS SHALL NOT ENCROACH ONTO EXTERIOR LANDSCAPE AREAS FACING RIGHT-OF-WAYS.

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FLORIDA R.A.# 0009239

ED SITE PLAN& INFORMATION Q Q

REVISIONS No. DATE DESCRIPTION

04/09/20 DRC COMMENT REV

05/22/20 DRCCOMMENT REV

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PROJECT No.: 19153 DATE:

DRAWN BY: JJG CHECKED BY: JBK