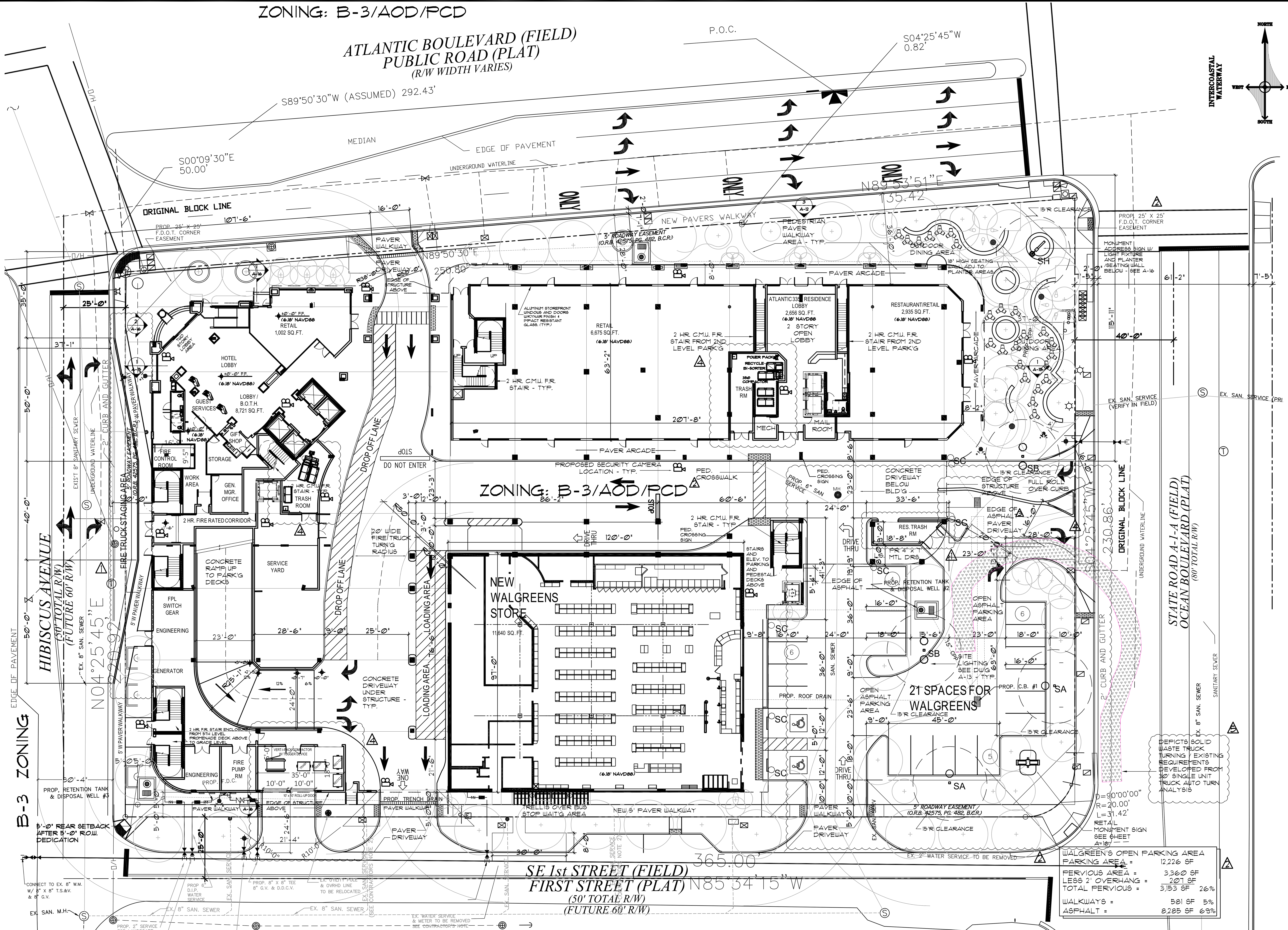


WALGREEN'S OPEN PARKING AREA		
PARKING AREA =	12,226 SF	
PERVIOUS AREA =	3,360 SF	
LESS 2' OVERHANG =	207 SF	
TOTAL PERVIOUS =	3,153 SF	26%
WALKWAYS =	581 SF	5%
ASPHALT =	8,285 SF	69%

SITE GRADE LEVEL PLAN

LOBBY / RETAIL / BUILDING SERVICES

SCALE: 1" = 20'

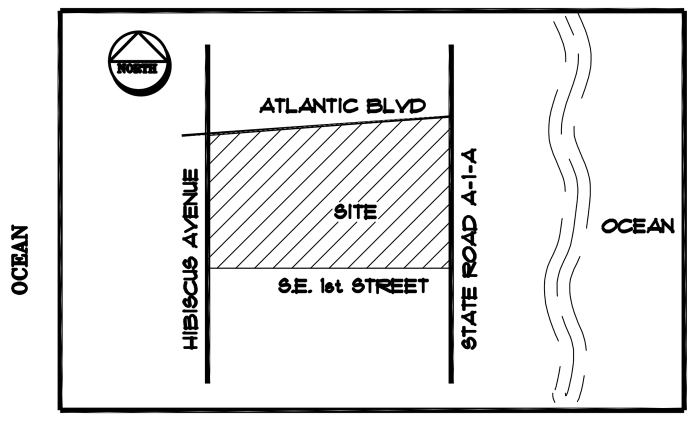
0' 10' 20' 50'

F.P.L. EASEMENT LOCATED IN THE CENTER OF THE SITE TO BE VACATED

ALL UTILITIES TO BE LOCATED UNDERGROUND.

LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 15, BLOCK 7, OF "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY , FLORIDA;
LESS: THE NORTHERLY 25.9 FEET OF LOT 1, AND THE NORTHERLY 25 FEET OF LOTS 11 THROUGH 15, BLOCK 7, OF SAID "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION"; ALSO LESS: THE EASTERLY 15 FEET OF LOTS 1 THROUGH 5, BLOCK 7, OF SAID "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION"; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, USING AN ASSUMED BEARING OF SOUTH 89°50'30" WEST, A DISTANCE OF 292.43 FEET;
THENCE SOUTH 00°09'30" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF LOT 11, BLOCK 7, OF SAID "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION", AND THE POINT OF BEGINNING; THENCE NORTH 89°50'30" EAST, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE SAID NORTHERLY LINE OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A DISTANCE OF 250.80 FEET; THENCE SOUTH 04°25'43" WEST, A DISTANCE OF 0.82 FEET; THENCE NORTH 89°53'51" EAST, A DISTANCE OF 135.42 FEET; THENCE SOUTH 04°25'45" WEST, A DISTANCE OF 230.86 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 85°34'15" WEST, A DISTANCE OF 365.00 FEET; THENCE NORTH 04°25'45" EAST, A DISTANCE OF 220.92 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, FLORIDA AND CONTAINING 90,795.4 SQUARE FEET (2.08 ACRES) MORE OR LESS.



AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE TO BE USED ONLY FOR THIS PROJECT AND NOT TO BE USED ON ANY OTHER PROJECTS. THESE DOCUMENTS ARE NOT VALID UNLESS SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER. CHANGES TO THE DRAWINGS MAY ONLY BY MADE BY THE ARCHITECT OR ENGINEER. BY USE OF THE DRAWING FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT THEY HAVE REVIEWED AND APPROVED THE DRAWINGS, AND THAT THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT IS COMPLETE. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS, AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. NOTIFY ARCHITECT PRIOR TO START OF THE WORK OF DISCREPANCIES FOUND AND REQUEST CLARIFICATION. DO NOT SCALE THE DRAWINGS. MINIMUM FEE OF $100 FOR UNAUTHORIZED 'AS-BUILT' FIELD CHANGES.

ATLANTIC 3350 DESIGN INFORMATION:

PROPOSED MIXED USE PROJECT LOCATED IN THE ATLANTIC OVERLAY DISTRICT IN THE EAST COMMUNITY DEVELOPMENT AREA - SOUTHWEST CORNER OF ATLANTIC BOULEVARD AND STATE ROAD A-1-A IN POMPANO BEACH, FLORIDA.

DESIGN IS BASED ON PROPOSED NEW ZONING ORDINANCES IN THE ATLANTIC BOULEVARD OVERLAY DISTRICT TO CONSIST OF TWO SLENDER TOWERS WITH LARGE PEDESTRIAN PEDESTAL DECK ABOVE THREE LEVELS OF PARKING AND GRADE LEVEL STREET FRONT RETAIL. TWO LEVELS OF THE PARKING DECK TO EXTEND OVER AN EXISTING WALGREENS STORE WHICH IS TO REMAIN.

PROPOSED NEW 19 STORY HOTEL TO CONSIST OF A CORNER ENTRY LOBBY AND VEHICULAR DROP OFF ZONE FROM ATLANTIC BOULEVARD. FIFTH LEVEL PEDESTAL DECK TO HAVE A BANQUET FACILITY AND SEPARATE RESTAURANT / POOL BAR THAT OPEN UP TO THE PEDESTAL DECK LEVEL, PLUS TWO ADDITIONAL MEETING ROOMS. THE PEDESTAL DECK TO BE COVERED WITH LANDSCAPE PLANTERS, A POOL BAR AND CORNER SWIMMING POOL.

HOTEL CONSISTS OF 110 SUITES WITH A TOTAL OF 180 BEDS. TYPICAL HOTEL FLOOR HAS SIX (2) BEDROOM SUITES AND TWO (1) BEDROOM SUITES FOR EXTENDED STAY GUEST USE.

21 STORY RESIDENTIAL TOWER CONSISTS OF CONDOMINIUM AMENITIES SUCH AS A PRIVATE EAST DECK, LARGE MULTIPURPOSE ROOM, MANAGEMENT OFFICES AND EXERCISE ROOM. RESIDENTIAL TOWER SHARES PEDESTAL DECK AMENITIES. TYPICAL FLOOR TO CONSIST OF FIVE TWO BEDROOM UNITS RANGING IN SIZE FROM 1,700 SQUARE FOOT TO 2,200 SQUARE FEET UNDER AIR. THE TOP THREE FLOORS CONSIST OF FOUR WRAP AROUND UNITS RANGING IS SIZE BETWEEN 1,700 SQ. FT. TO 2,200 SQUARE FEET IN AREA UNDER AIR.

GRADE LEVEL TO CONSIST OF 10,602 SQUARE FEET OF NEW STREET FRONT RETAIL/ RESTAURANT ALONG ATLANTIC BOULEVARD PLUS THE RECONSTRUCTION OF THE EXISTING 11,640 SQUARE FEET WALGREENS WITH SIDE DRIVE THRU LANE AND REQUIRED ON GRADE PARKING IN FRONT OF THEIR STORE.

THE GARAGE LEVELS FACADES ARE A COMBINATION OF DECORATIVE LOUVERS FOR LIGHT AND VENTILATION INTO THE PARKING GARAGE AREAS, TILE BANDING, METAL DECORATIVE WAVE FEATURES MIXED BETWEEN LARGE ARTISTIC MURALS TO DEPICT STREET SCENES OF POMPANO BEACH DONE BY LOCAL ARTIST.

OCCUPANCY: MIXED USE
CONSTRUCTION TYPE: TYPE I - FULLY SPRINKLERED
FLOOD ZONE "AE" (el. 5') & "X"
COMMUNITY PANEL No. 120055 0377 DATED: 8/18/2014

SITE AREA:	90,794 SQ. FT. (2.08 ACRES)
LOT COVERAGE:	62,016 SQ. FT. (68%)
ZONING:	B-3/AOD/PCD
CURRENT LAND USE:	COMMERCIAL
PROPOSED LAND USE:	COMMERCIAL
PROPERTY LOCATION:	ATLANTIC BOULEVARD OVERLAY DISTRICT
EAST COMMUNITY REDEVELOPMENT AUTHORITY	
MAX BUILDING HEIGHT:	210'-0" BULK DESIGN
PARKING REQUIRED:	NONE
PARKING PROVIDED:	328 SPACES

BULK DESIGN REGULATIONS - SLENDERNESS

BUILDING 105 FT. TALL - LEVELS GRADE THROUGH TEN:
MIXED USE PROJECT IN A.O.D. WITH ARCADES
SITE ARE 90,794 SQ. FT. @ 72% = 65,371 SQ. FT.
10 LEVELS X 65,371 SQ. FT. = 653,710 SQ. FT. MAX. DEV.

PROPOSED BUILDING AREAS:

RES. LOBBY:	2,656 SQ. FT.
RESTAURANT / RETAIL:	2,935 SQ. FT.
RETAIL:	7,667 SQ. FT.
HOTEL LOBBY / B.O.T.H.:	8,721 SQ. FT.
NEW WALGREENS:	11,640 SQ. FT.
BALANCE BELOW STRUCT.:	28,397 SQ. FT.
	62,016 SQ. FT.
PARKING DECK LEVEL 2:	62,016 SQ. FT.
PARKING DECK LEVEL 3:	62,016 SQ. FT.
PARKING DECK LEVEL 4:	55,629 SQ. FT.
	179,661 SQ. FT.
HOTEL AMENITIES AREA:	18,881 SQ. FT.
RES. AMENITIES AREA:	11,992 SQ. FT.
POOL RM / REST ROOMS	868 SQ. FT.
POOL BAR	340 SQ. FT.
	32,081 SQ. FT.
HOTEL LEVEL SIX	
HOTEL SUITES:	5,994 SQ. FT.
ADMIN OFFICES:	2,697 SQ. FT.
COMMON AREA:	3,006 SQ. FT.
DECK + BALCONIES:	1,704 SQ. FT.
	13,401 SQ. FT.

TYPICAL HOTEL PLATE:	FLOOR	13 FLOOR TOTALS ALL FLOORS
HOTEL SUITES:	8,602 SQ. FT.	111,826 SQ. FT.
COMMON AREA:	2,942 SQ. FT.	38,246 SQ. FT.
BALCONIES:	670 SQ. FT.	8,710 SQ. FT.
	12,214 SQ. FT.	**158,782 SQ. FT.**

RES. FIVE UNIT PLATE:	FLOOR	13 FLOOR TOTALS ALL FLOORS
UNIT AREA:	10,058 SQ. FT.	130,754 SQ. FT.
COMMON AREA:	1,681 SQ. FT.	21,853 SQ. FT.
STORAGE ROOM:	170 SQ. FT.	2,210 SQ. FT.
BALCONIES:	984 SQ. FT.	12,792 SQ. FT.
	12,893 SQ. FT.	**167,609 SQ. FT.**

RES. FOUR UNIT PLATE:	FLOOR	TOP 3 FLOOR TOTALS ALL FLOORS
UNIT AREA:	7,964 SQ. FT.	23,892 SQ. FT.
COMMON AREA:	1,524 SQ. FT.	4,572 SQ. FT.
BALCONIES:	693 SQ. FT.	2,079 SQ. FT.
	10,181 SQ. FT.	**30,543 SQ. FT.**

19 LEVEL SE UNIT AREA INCREASE:	+268 SQ. FT.
19 LEVEL ROOF ACCESS CORRIDOR:	+208 SQ. FT.
FUTURE EXTERIOR	**644,569 SQ. FT.**
COVERED DINING ZONE LESS PLANTERS AREA	**3,356 SQ. FT.**
TOTAL:	**647,925 SQ. FT.**

SLENDERNESS TOWER PLATE AREA TO PEDESTAL

PEDESTAL AREA:	62,396 SQ. FT.
HOTEL PLATE AREA:	12,214 SQ. FT.
RESIDENTIAL PLATE AREA:	12,893 SQ. FT.
TOTAL TOWER PLATE AREA:	**25,107 SQ. FT. =**

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FL LIC. #AA0002741

Project Name
ATLANTIC 3350
3350 E. ATLANTIC BLVD
POMPANO BEACH, FLORIDA, 33062

Sheet Title
PRELIMINARY SITE PLAN DESIGN
SITE GRADE LEVEL PLAN

Prog./Rev.
SITE PLAN EXT. of DEV. ORDER No. 12-12000003 DATED 10/24/12
PAM COMMENTS
1 4/17/20
DRC COMMENTS
2 7/17/20
FDOT COMMENTS
3 8/28/20
4 10/08/20
SOLID WASTE
5 11/04/20
SOLID WASTE

Richard Berrie VP
Digitally signed by Richard Berrie VP
Date: 2020.11.04 09:09:53 -05'00'
Richard A. Berrie

Scale 1"=20'-0"
Proj. No. 1002
Drawn By RB
Date 01/1/20
1002- SP1.DWG
Of 1 sheets

AAC
PZ20-12000005
1/5/2021