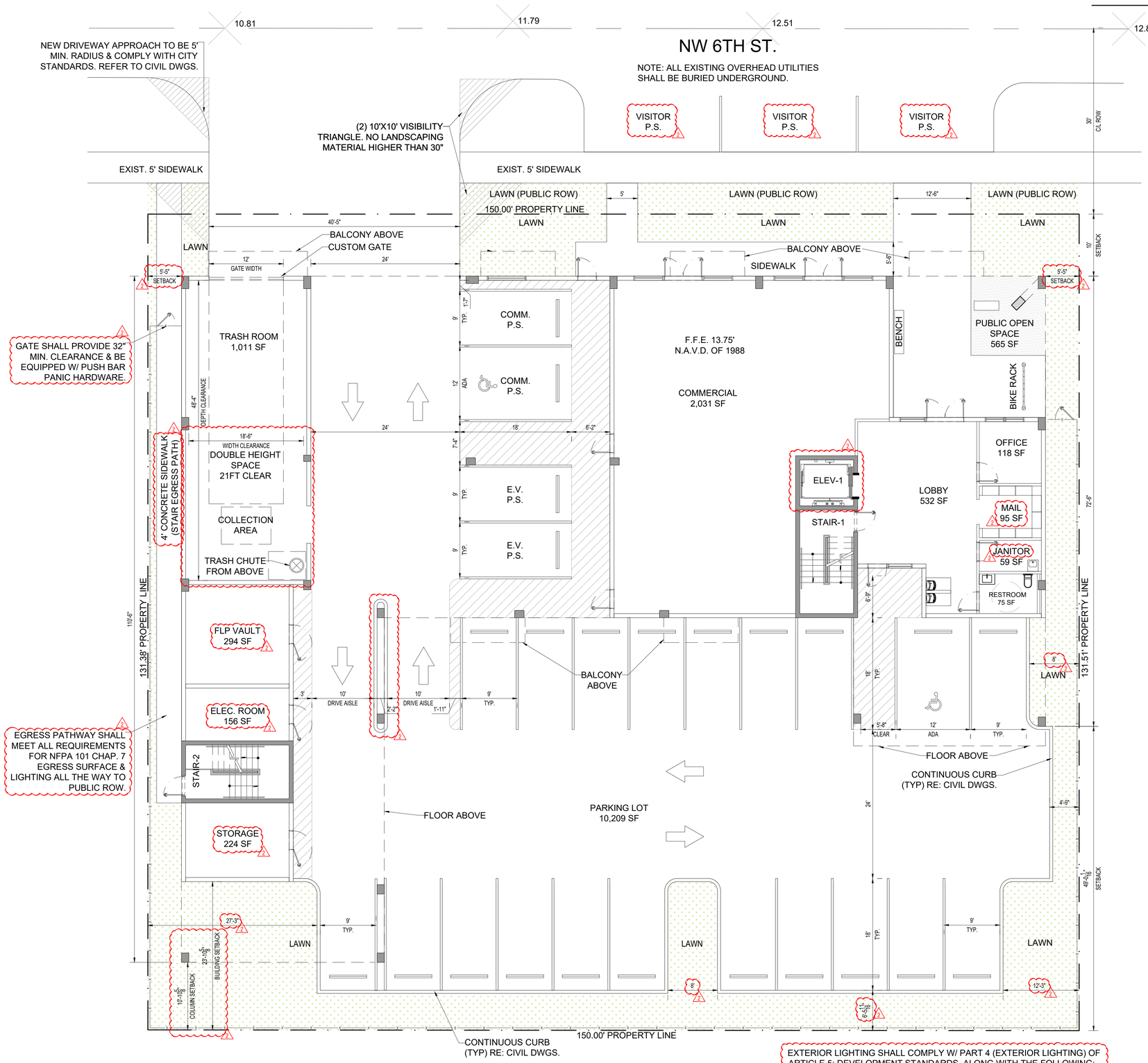

SITE / 1ST FLOOR PLAN

Scale: 1/8"=1'-0"

EXTERIOR LIGHTING SHALL COMPLY W/ PART 4 (EXTERIOR LIGHTING) OF ARTICLE 5: DEVELOPMENT STANDARDS, ALONG WITH THE FOLLOWING;

- LIGHT POLES MUST NOT EXCEED A HEIGHT OF 17.5 FT ABOVE THE ADJACENT FINISHED GRADE.
- COBRA HEADLIGHTS ARE NOT PERMITTED.
- MAXIMUM ILLUMINATION AT THE PROPERTY LINE IS 3 FOOT CANDLES.

ZONING DATA

Address: 324 NW 6th St. Pompano Beach, FL 33060

Folio(s): 4842-35-48-0010 | 4842-35-48-0020

Legal Description:
Lot1: RAYSOR PLAT 109-33 B PARCEL A AND SEC 35-48-42 E 50 OF W 500 OF N 1/2 OF N1/2 OF SE1/4 OF NE1/4 OF SW1/4 AND LOT 6 OF GROOM & GAYS SUB BEING A SUB OF N1/2 OF N1/2 OF SE1/4
Lot 2: RAYSOR PLAT 109-33 B 30 FT R/W DEDICATED TO PUBLIC PER PLAT 109-33 B

Food Zone: X | Highest C.O.R. 12.51' N.A.V.D.

Zoning: TO-DPOD | Existing Condition: To be Demolished (Permit by Others)

BUILDING DISPOSITION	REQUIRED/ALLOWED	PROPOSED
LOT AREA		***NET 19,717 SF** | GROSS 24,217 SF
LOT WIDTH	25' MIN | 350' MAX	150'
LOT DEPTH	70' MIN | NO MAX	131.38' - 131.51'
BUILDING FOOTPRINT		51.2% | 10,098 SF
IMPERVIOUS AREA	NO MIN | 90% MAX	85.1% | 16,788 SF
PERVIOUS (GREEN) AREA	10% MIN | NO MAX	14.9% | 2,929 SF
PUBLICLY OPEN SPACE		565 SF
PRIVATE OPEN SPACE	10% MIN (1,972 SF)	10% | 1,973 SF
DENSITY		
DENSITY by RIGHT *(36 du/acre)*	16.30 DU	16 DU
DENSITY w/ BONUS *(10 du/acre)*	4.53 DU	4 DU
As per Table 155.3708.f.1 Option #3 Public Art		
TOTAL DENSITY	**20 DU**	**20 DU**
BUILDING SETBACKS		
FRONT YARD	10'-0"	10'-0"
SIDE YARD	6'-0"	5'-5"
REAR YARD	6'-0"	10'-10 5/8"
BUILDING CONFIGURATION		
BUILDING HEIGHT	N/A	4 Stories | 49'
MAX BUILDING LENGTH	N/A	139'-2"
PARKING		
RESIDENTIAL (1 / UNIT)	**20**	**20**
Table 155.5102.d.1		
H.C. (2% of total required)	*1*	*1*
COMMERCIAL (1 / 400 SF)	**5**	**4**
Table 155.5102.d.1		
H.C. (1 to 25 = 1)	*1*	*1*
TOTA PARKING	25 SPACES	**24 SPACES**
20% Reduction (Sec. 155.5102.K.1)	**20 SPACES**	
VISITOR (in front)	**3**	**3**
E.V.. CHARGING STATION	2 SPACES	2 SPACES
(up to 10% of ps req.)		
BICYCLE (4 spaces / 10 ps req.)	5 SPACES	5 SPACES

***Net = post-dedication area, all calculations are based on that.**
****Included in total parking count.**

AREA TOTALS

RESIDENTIAL UNIT MIX	UNIT TYPE	QUANTITY
UNIT A1 (1br+1ba)	619 SF	6
UNIT A2 (1br+1ba)	584 SF	2
UNIT A3 (1br+1ba)	576 SF	1
UNIT B (2br+2ba)	851 SF	10
UNIT C (3br+den+2ba)	1,202 SF	1
	TOTAL	**20**
HABITABLE AREA		
RESIDENTIAL (leasable)		15,170 SF
CORRIDOR & LOBBY		3,171 SF
SERVICE (leasing, package, rest room)		347 SF
AMENITIES		0 SF
COMMERCIAL		2,031 SF
TOTAL HABITABLE AREA		**20,719 SF**
OUTDOOR AMENITIES		
BALCONIES		589 SF
ROOF TERRACE		1,973 SF
TOTAL OUTDOOR AMENITIES AREA		**2,562 SF**
NON-HABITABLE AREA		
STAIRWELLS & ELEVATOR SHAFT		1,476 SF
MECHANICAL & SERVICE		1,929 SF
STORAGE		308 SF
TOTAL NON-HABITABLE AREA		**3,713 SF**
TOTAL GROSS FLOOR AREA		**26,994 SF**
SURFACE PARKING LOT		10,209 SF
SIDEWALKS		808 SF

SUSTAINABILITY

- Brownfield Site (6 pts)
- Efficient Cooling (2 pts)
- Hurricane Resistant Structures 150mph (4 pts)
- Mixed-use Development (4 pts)
- White Roof (2 pts)
- **TOTAL 18 pts**

BUSINESS SECURTY

Video or security camera system: Every Late-Hours Business shall maintain a video or security camera system that is capable of monitoring, recording and retrieving a clear and identifiable image to assist law enforcement personnel in offender identification and apprehension. Said system shall comply with all of the following standards:
a. Be in operation at all times;
b. Be readily viewable and accessible by employees;
c. At least one camera recording the interior of the business;
d. At least one camera recording any parking areas, (cameras must cover entire parking area up to the perimeter); and
e. All recordings must be retained and available to police for a period of 72 hours from the date of recording;

DRC
PZ22-12000032
04/02/2025

flux architects
Design
Planning
Architecture
66 W. FLAGLER ST. #900
MIAMI, FL 33130
www.thefluxarchitects.com
P: 305.707.8288

Seal of Project Architect
Eddie A. Seymour
2025.02.2 2 13:29:45 -05'00'
Eddie A. Seymour, AR0008062

Consultants:
CIVIL ENGINEER
CONENCO CONSULTANTS
782 NW 42ND AVE
MIAMI, FL 33126
T: (888) 536-1536
LANDSCAPE ARCHITECT
PARAMETRIKA LANDSCAPE ARCH.
T: (480) 732-5637

Project Owner:
LOGICA REAL ESTATE SERVICES
8180 NW 36th ST, STE 409
DORAL, FL 33166

Project:
324 HAUS

Project Address:
324 NW 6th ST.
POMPANO BEACH, FL 33060

Project Number:
24012

Sheet Name:
SITE / 1ST FLOOR PLAN

Sheet Origin Date:
04/24/2024

Sheet Issue Date:
12/18/2024

Revisions:

No.	Description	Date
01	COMMENTS/CHANGES	09/10/2024
02	COMMENTS	12/18/2024

Submittal Type:
SITE PLAN REVIEW

Drawn By:
ES

Checked By:
ES

Scale:
AS SHOWN

Sheet Number:
A101