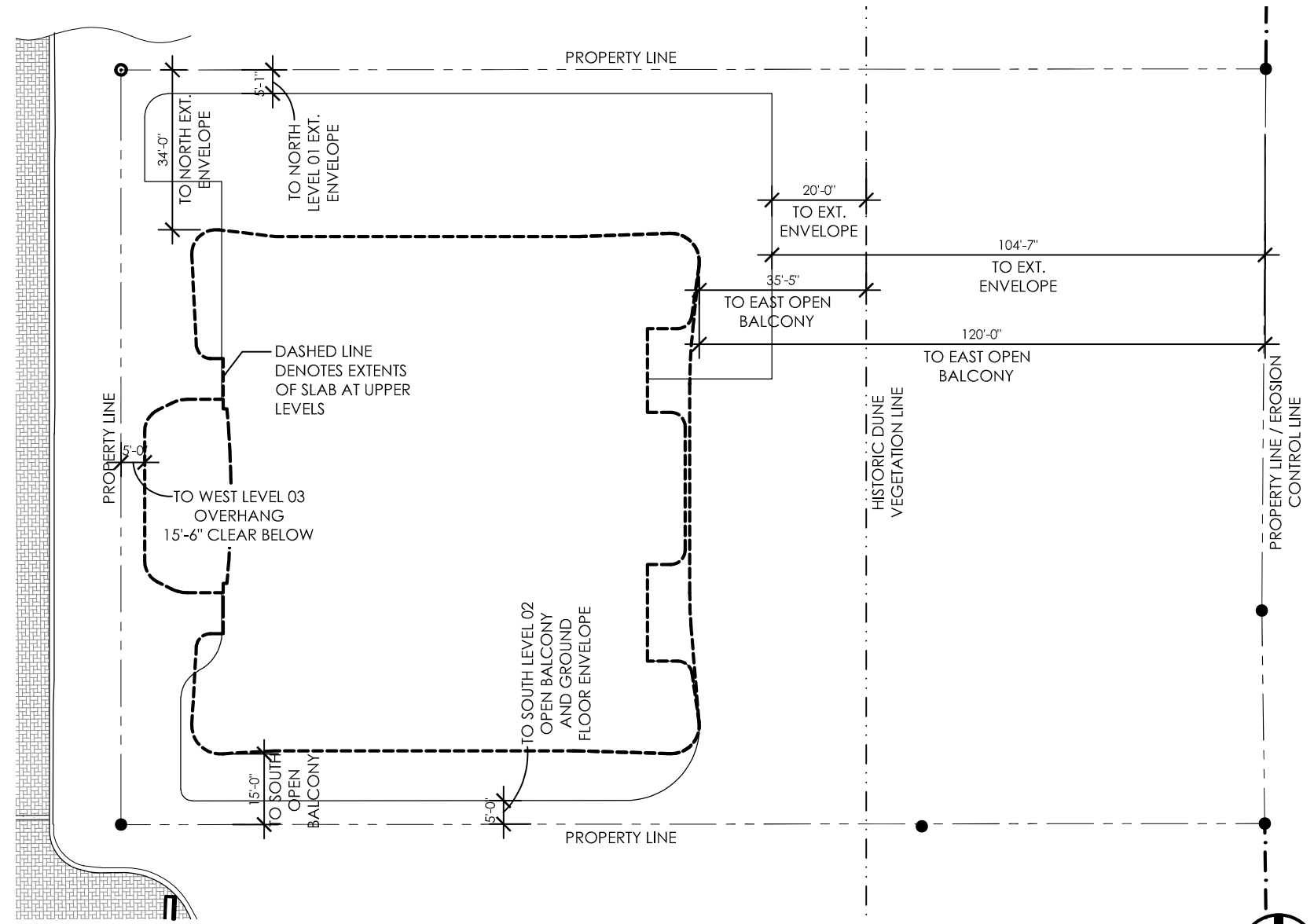
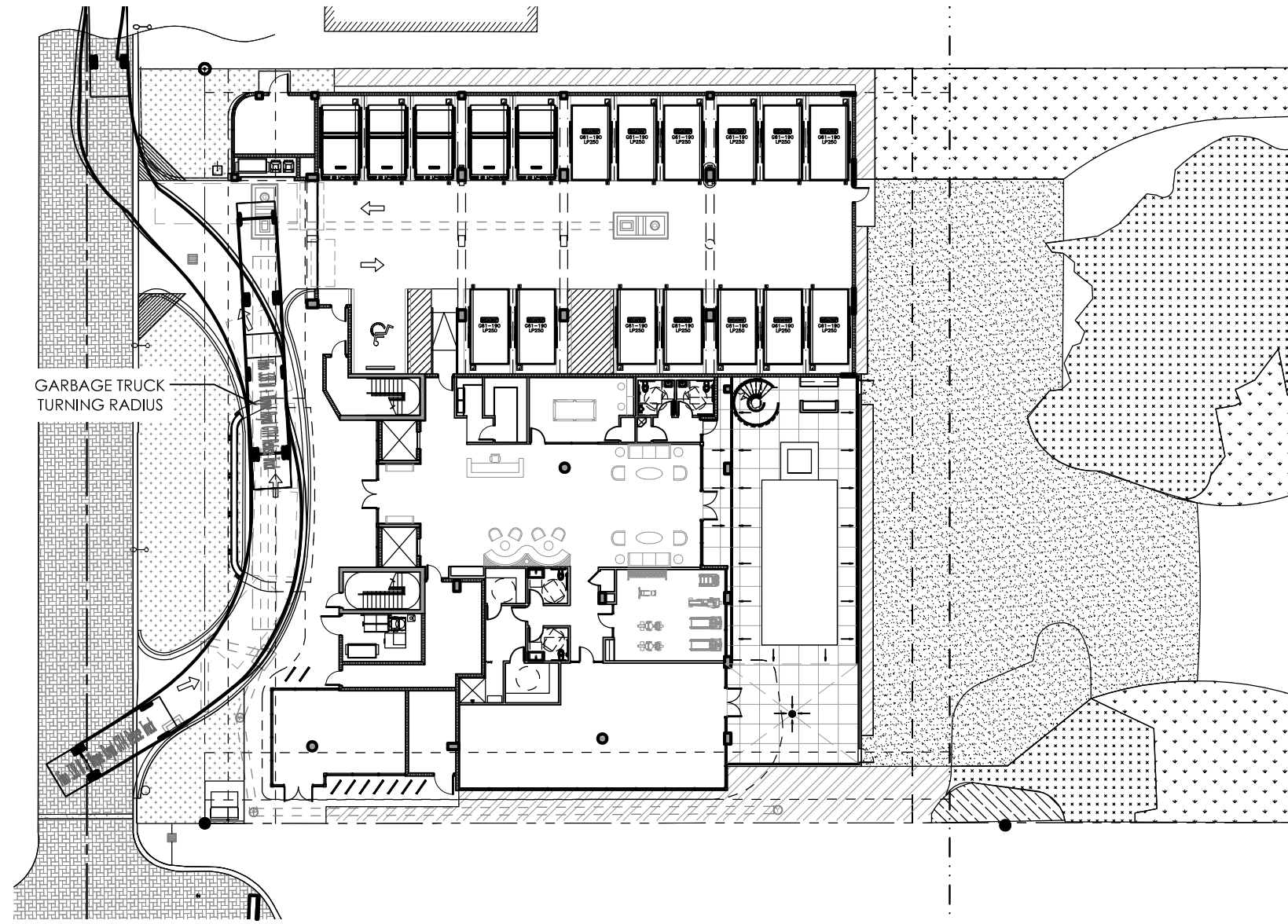


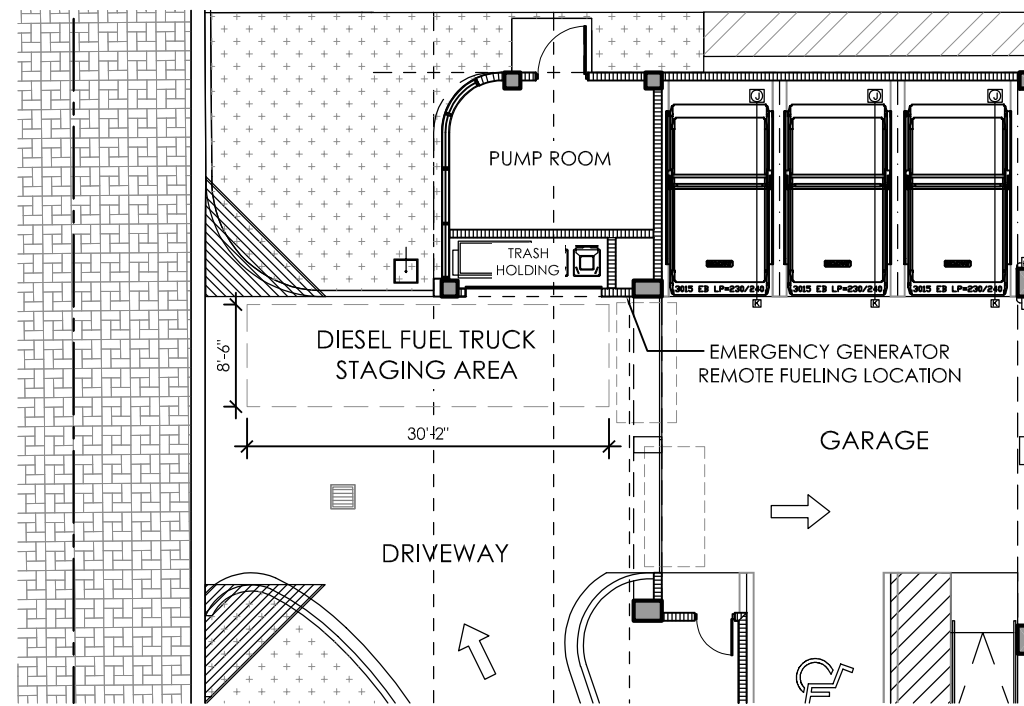
SITE PLAN
SCALE: 1" = 20'-0"



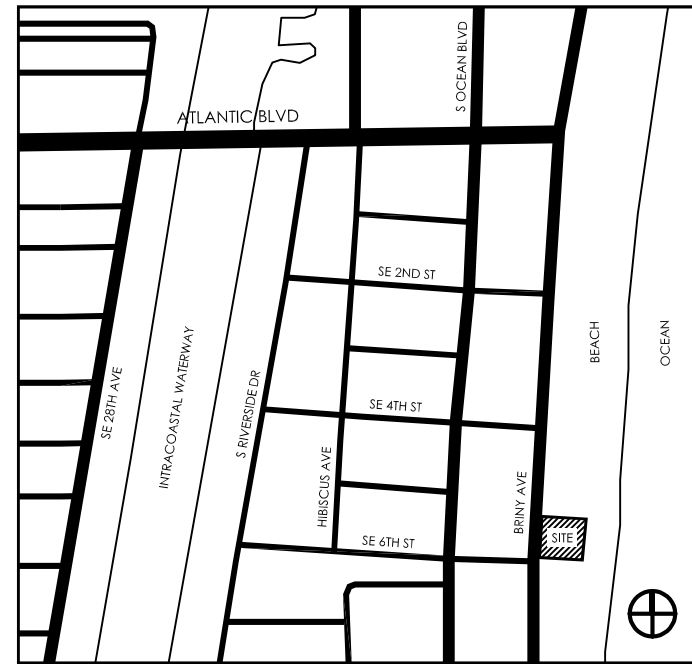
SETBACK EXHIBIT
SCALE: 1/32" = 1'-0"



FRONT LOADING GARBAGE TRUCK - VEHICLE TURNING
SCALE: 1/32" = 1'-0"



DIESEL FUEL TRUCK STAGING
SCALE: 1/16" = 1'-0"



LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION

LOTS 7, 8, AND 9, BLOCK 3, BLOUNT BROTHERS REALTY CO'S SUBDIVISION OF POMPAÑO BEACH, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH LANDS LYING WESTERLY OF THE MEAN WATER BASE LINE AND EROSION CONTROL LINE PER MISCELLANEOUS MAP BOOK 2, PAGE 49 AND MISCELLANEOUS MAP BOOK 7, PAGE 6; TO THE EASTERLY LOT LINE OF LOTS 7, 8, AND 9 BLOCK 3, BLOUNT BROTHERS REALTY CO'S SUBDIVISION OF POMPAÑO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN DATA

FOLIO NO: 494306060260	
A. PROPOSED BUILDING USE	MIXED-USE COMMERCIAL + 17 RESIDENTIAL UNITS
B. LAND USE DESIGNATION	MEDIUM-HIGH (25) RESIDENTIAL
C. ZONING DESIGNATION	RM-20 / AOD
D. SITE AREA - NET	38,761 SF (0.89 ACRES)
SITE AREA - GROSS (TO C.L. OF R.O.W.)	49,452 SF (1.135 ACRES)
E. WATER/WASTE WATER SERVICE PROVIDER	CITY OF POMPAÑO BEACH
F. CONSTRUCTION TYPE	TYPE IB
G. OCCUPANCY CLASSIFICATION	SEPARATED MIXED OCCUPANCY; RESIDENTIAL R-2, ASSEMBLY A-2, STORAGE S-2 OCCUPANCIES PER FBCB
H. SPRINKLERS	FULLY SPRINKLERED
I. DENSITY (GROSS)	20 X .89 = 17 UNITS ALLOWABLE
J. RESIDENTIAL DEVELOPMENT	
DWELLING UNIT BREAK DOWN AND TYPE	
4 BEDROOM + DEN/OFFICE	17 UNITS
TOTAL	17 UNITS
K. FLOOR AREAS	
COMMERCIAL	563 SQ.FT.
AMENITIES (INTERIOR)	5,213 SQ.FT.
AMENITIES DECK (EXTERIOR)	2,523 SQ.FT.
RESIDENTIAL (INTERIOR)	68,517 SQ.FT.
RESIDENTIAL (EXTERIOR)	20,304 SQ.FT.
PARKING / MECH. / B.O.H.	8,232 SQ.FT.
CIRCULATION	12,317 SQ.FT.
GROSS SQUARE FOOTAGE	117,669 SQ.FT.
L. PARKING DATA	
RESIDENTIAL PARKING REQUIRED	0 SPACES REQ'D. PER CODE SECTION 155.3703.E.2.iii(B)(2)
COMMERCIAL PARKING REQUIRED	0 SPACES REQ'D. PER CODE SECTION 155.3703.E.2.iii(B)(2)
PARKING PROVIDED	
DOUBLE CAR LIFTS	(13 LIFTS) 26 SPACES
TRIPLE CAR LIFTS	(5 LIFTS) 15 SPACES
FHA ACCESSIBLE SPACE	1 SPACE
TOTAL SPACES PROVIDED	42 SPACES
ACCESSIBLE PARKING	
FHA SPACES REQUIRED (2% OF 42)	0.84 SPACES
SPACES REQUIRED	1 SPACE
SPACES PROVIDED	1 SPACE (1 VAN)
BICYCLE PARKING REQUIRED	17 BICYCLE SPACES REQUIRED
4 SPACES FOR EVERY 10 VEHICLE PARKING	18 SPACES PROVIDED
SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	
M. BUILDING LOT COVERAGE	PROVIDED
INCL. POOL - 71.1%	
N. SITE AREA CALCULATIONS	
NET SITE AREA (TO HISTORIC DUNE VEG. LINE)	25,280 SQ.FT.
PROVIDED	
IMPERVIOUS AREA	SQ. FT. %
BUILDING FOOTPRINT (INCL. POOL)	17,982 SF 71.1%
VEHICULAR USE AREA/PAVEMENT	1,059 SF 4.2%
SIDEWALKS/CONCRETE	1,294 SF 5.1%
PERVIOUS AREA	4,945 SF 19.6%
MAX. IMPERVIOUS AREA	N/A N/A
O. MAX. ALLOWABLE BUILDING HEIGHT (FROM FINISHED GRADE TO FLAT ROOF)	105'-0"
BUILDING HEIGHT (FROM FINISHED GRADE TO FLAT ROOF)	105'-0"
P. MAX. OVERALL BUILDING HEIGHT PER APO (FROM MSL TO TOP OF STRUCTURE)	169.0' AMSL
OVERALL HEIGHT (FROM FROM MSL TO TOP OF STRUCTURE)	131.92' AMSL
Q. NUMBER OF STORIES	10 LEVELS
R. BUILDING YARDS	REQUIRED PROVIDED
FRONT - WEST	5 FEET MIN. 5'-0" TO LEVEL 03 OVERHANG
15 FEET MAX.	20'-0" TO EXT. ENVELOPE (TO HIST. DUNE VEG. LINE)
20 FEET	104'-7" TO EXT. ENVELOPE (TO PROP. LINE)
REAR - EAST	
SIDE A - NORTH	BELOW 50' HEIGHT - 5 FEET 5'-1" TO 1ST LEVEL EXT. ENVELOPE
ABOVE 50' HEIGHT - 15 FEET	33'-11" TO OPEN BALCONY
SIDE B - SOUTH	BELOW 50' HEIGHT - 5 FEET 5'-0" TO LEVEL 02 OPEN BALCONY
ABOVE 50' HEIGHT - 15 FEET	15'-0" TO TYP. OPEN BALCONY
S. FAR	
LEVEL 01	14,192 SQ.FT.
LEVEL 02	8,792 SQ.FT.
LEVEL 03	8,792 SQ.FT.
LEVEL 04	8,792 SQ.FT.
LEVEL 05	8,792 SQ.FT.
LEVEL 06	8,792 SQ.FT.
LEVEL 07	8,792 SQ.FT.
LEVEL 08	8,792 SQ.FT.
LEVEL 09	9,729 SQ.FT.
LEVEL 10	9,377 SQ.FT.
TOTAL FAR	94,842 SQ.FT.

NOTE: PROJECT TO COMPLY WITH DEVELOPMENT STANDARDS FOR FIRE PREVENTION NFPA 1 - CHAPTER 18, FIRE DEPARTMENT ACCESS AND WATER SUPPLY

AUTOMATIC EXTERNAL DEFIBRILLATORS (AED) AND STOP THE BLEED KITS (SBK) SHALL BE INSTALLED AS REQUIRED IN NFPA 101, LIFE SAFETY CODE, ON EVERY OTHER FLOOR BEGINNING ON THE FIRST FLOOR. THE AED AND SBK SHALL BE PLACED NEAR THE ELEVATOR(S) BEGINNING IN THE FIRST-FLOOR LOBBY (FIRST FLOOR, THIRD FLOOR, FIFTH FLOOR, ETC.) REFER TO BROWARD FIRE CODE AMENDMENTS SECTION F-121 FOR ADDITIONAL INFORMATION FOR LOCATION, MOUNTING, INVENTORY, TRAINING, AND INSPECTION OF REQUIRED EQUIPMENT.

EXTERIOR LIGHTING MUST COMPLY WITH THE STANDARDS OF PART 4 - EXTERIOR LIGHTING OF THE CODE, SEC. 155.5401.

DRP

ARCHITECTS + PLANNERS

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08/21/2024

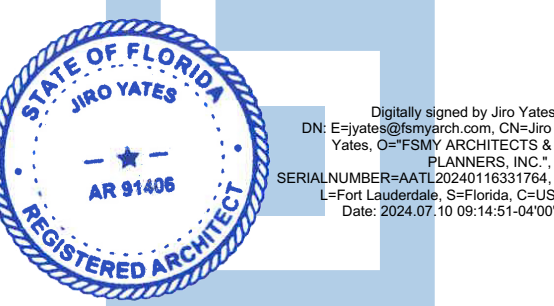
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DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S	
DATE:	COMM:
01/12/24	22019

580 BRINY AVE.

580 BRINY AVE.
POMPAÑO BEACH, FL



SITE PLAN

SITE PLAN APPROVAL

A-101

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