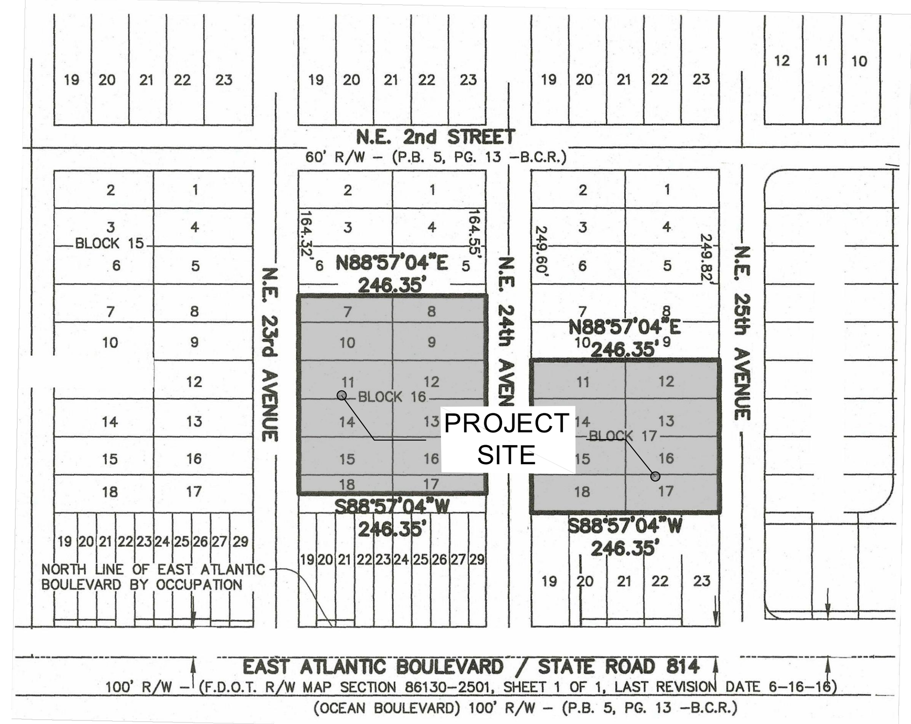


NORTH
LOCATION MAP
N.T.S.

SITE DATA						
Location:	2335 East Atlantic Blvd., Pompano Beach, FL 33062					
Zoning Designation:	Transit Oriented (TO)					
Overlay District:	East Overlay District (EOD) - Core Subarea					
Type of Use:	MM - Mixed Use Main Street - Multifamily					
	WEST LOT		**EAST LOT**		**TOTAL LOTS**	
Site Area:	70,023 sf.	1.61 ac	54,099 sf.	1.24 ac	124,122 sf.	2.85 ac
Density:	**Allowed**	**Proposed**	**Allowed**	**Proposed**	**Allowed**	**Proposed**
	90 du/ac	90 du/ac	90 du/ac	90 du/ac	90 du/ac	90 du/ac
Density Bonuses:	Option #1,6 - 40 du/ac		Option #1,6 - 40 du/ac		40 du/ac	
Total Density:	130 du/ac	**129 du/ac**	130 du/ac	**118 du/ac**	130 du/ac	124 du/ac
Total Units:	209 units	**208 units**	161 units	**147 units**	370 unis	355 units
Building Typology:	Courtyard Building Type A		Courtyard Building Type A		Courtyard Building Type A	

UNIT MIX DEVELOPMENT SUMMARY				
Unit Type	Avg. Unit	# of Units	%	Leasable Area
WEST BLDG				
STUDIO	548 sf	23	11%	12,604 sf
1 BD	727 sf	99	48%	71,976 sf
2 BD	1,131 sf	73	35%	82,545 sf
3 BD	1,342 sf	13	6%	17,447 sf
Sub-Total		**208 units**	100%	**184,572 sf**
EAST BLDG				
STUDIO	547 sf	8	5%	4,376 sf
1 BD	695 sf	50	34%	34,731 sf
2 BD	1,060 sf	76	52%	80,596 sf
3 BD	1,344 sf	13	9%	17,475 sf
Sub-Total		**147 units**	100%	**137,178 sf**
Total # of Units		**355 units**		**321,750 sf**

DEVELOPMENT STANDARDS				
SETBACKS				
Street Designation	**WEST BLDG**		**EAST BLDG**	
	Required	**Provided**	**Required**	**Provided**
SECONDARY STREET - T8				
24TH AVENUE	5'-0"	5'-0"	5'-0"	7'-1"
TERTIARY STREET - T7				
23RD AVENUE	0'-0"	4'-6"	n/a	n/a
25TH AVENUE	n/a	n/a	0'-0"	3'-11"
INTERIOR SIDE - NORTH	15'-0"	15'-0"	0'-0"	10'-1"
REAR - SOUTH	0'-0"	22'-1"	0'-0"	5'-9"

OPEN SPACE						
Type	**WEST BLDG**		**EAST BLDG**		**TOTAL**	
	Required	**Provided**	**Required**	**Provided**	**Required**	**Provided**
Pervious - 10% min.	7,002 sf.	8,867 sf.	5,410 sf.	9,833 sf.	12,412 sf.	18,700 sf.
Impervious - 90% max.	63,021 sf.	61,156 sf.	48,689 sf.	44,266 sf.	111,710 sf.	105,422 sf.
Private Open Space - 10% m	7,002 sf.	18,292 sf.	5,410 sf.	10,577 sf.	12,412 sf.	28,869 sf.

GROSS FLOOR AREA			
Levels	**WEST BLDG**	**EAST BLDG**	**TOTAL**
	Provided	**Provided**	**Provided**
Ground	29,327 sf	21,615 sf	50,942 sf
Level 2	29,917 sf	22,337 sf	52,254 sf
Level 3	29,917 sf	22,337 sf	52,254 sf
Level 4	29,917 sf	22,337 sf	52,254 sf
Levels 5 to 8	119,668 sf	89,348 sf	209,016 sf
Total:	**238,746 sf**	**177,974 sf**	**416,720 sf**

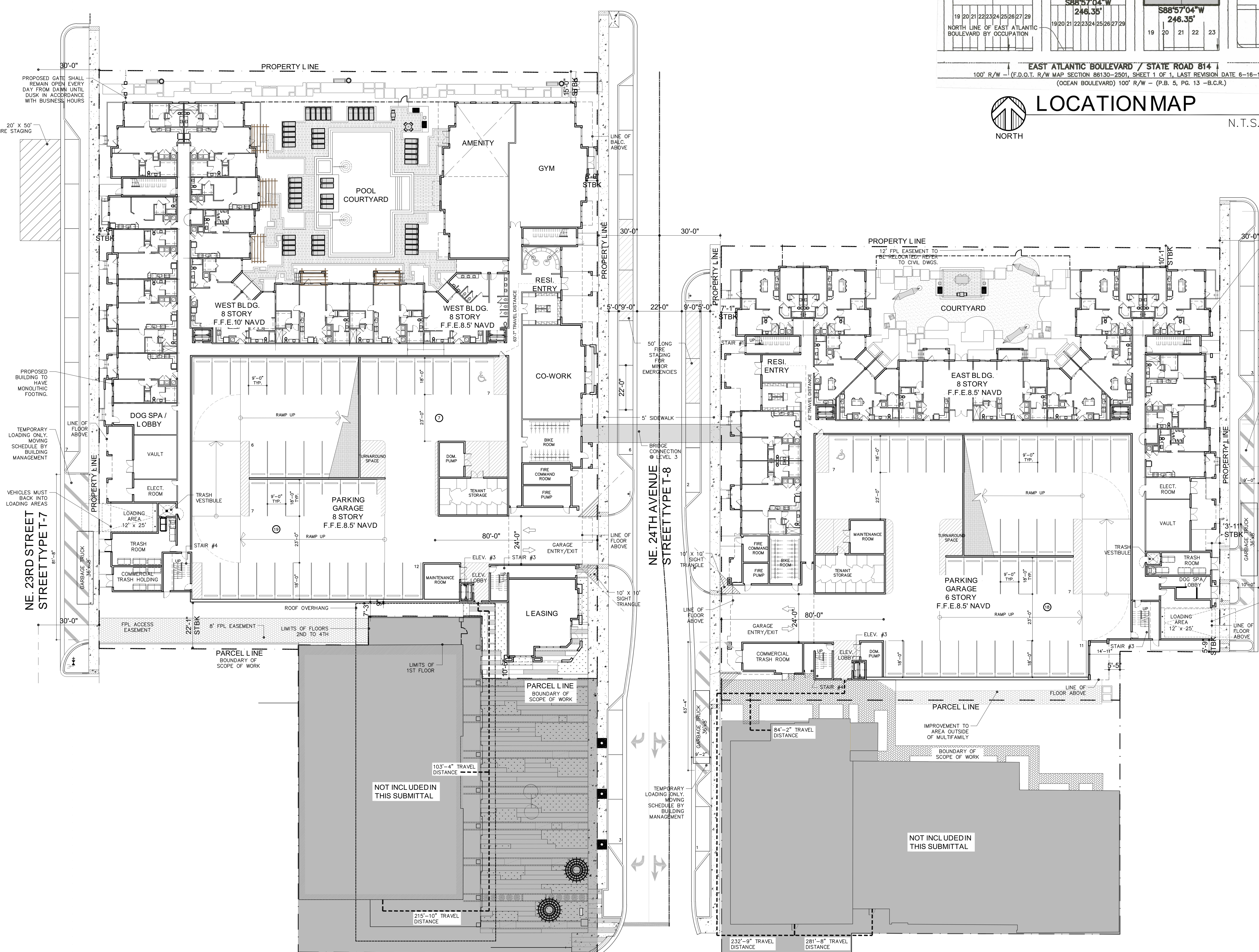
BUILDING HEIGHT						
Type	**WEST BLDG**			**EAST BLDG**		
	Max. Allowed from Average Grade	**Provided**		**Max. Allowed from Average Grade**	**Provided**	
		Average Grade	Finish Floor		Average Grade	Finish Floor
Mixed Use	80'-0"	79'-0"	78'-6"	80'-0"	79'-0"	78'-6"

ACTIVE USES				
STREET DESIGNATION	**WEST BLDG**		**EAST BLDG**	
	Required	**Provided**	**Required**	**Provided**
SECONDARY STREET - T8				
24TH AVENUE	80%	83%	80%	66%
TERTIARY STREET - T7				
23RD AVENUE	70%	66%		
25TH AVENUE			70%	63%
ALL ACTIVE USES INCLUDING PUBLIC PLAZA = 87%				
Refer to sheet A-0.1 for Site Diagram				

PARKING REQUIRED BY CODE		
Type	# of Units / SF	Code Required
WEST BLDG		
Per section 155.3709.I.6		
Residential @ 1sp/du	208 units	208 sp.
or 1sp/1000 sf of GFA	238,746 sf	239 sp.
Existing Buildings		
Commercial @ 1sp/400 sf		
2335 E. Atlantic Blvd.	35,426 sf	89 sp.
Subtotal		**327 sp.**
Required Parking Space for the disabled		7 sp.
EAST BLDG		
Per section 155.3709.I.6		
Residential @ 1sp/du	147 units	147 sp.
or 1sp/1000 sf of GFA	177,974 sf	178 sp.
Existing Buildings		
Commercial @ 1sp/400 sf		
2401 E. Atlantic Blvd.	24,487 sf	61 sp.
2413 E. Atlantic Blvd.	3,381 sf	8 sp.
2431 E. Atlantic Blvd.	6,488 sf	16 sp.
Subtotal		**264 sp.**
Required Parking Space for the disabled		6 sp.
GRAND TOTAL REQURED		**591 sp.**

PROPOSED SHARED PARKING BASED ON PARKING STUDY	
Refer to Parking Study for details on all uses Shared Parking.	
WEST BLDG	
Parking Spaces Required *(As per Parking Study)*	298 sp.
EAST BLDG	
Parking Spaces Required *(As per Parking Study)*	230 sp.
GRAND TOTAL REQURED *(As per Parking Study)*	**528 sp.**

PARKING PROVIDED			
WEST BLDG			
Parking Garage			
Level	**Standard**	**HC**	***Total per FL***
Level 1	25	1	26 sp.
Level 2	51	1	52 sp.
Level 3	51	1	52 sp.
Level 4	46	1	47 sp.
Levels 5-7	153	3	156 sp.
Level 8	22	1	23 sp.
Sub-Total	*348*	***8***	**356 sp.**
EAST BLDG			
Parking Garage			
Level	**Standard**	**HC**	***Total per FL***
Level 1	24	1	25 sp.
Level 2	50	1	51 sp.
Level 3	50	1	51 sp.
Level 4	45	1	46 sp.
Level 5	50	1	51 sp.
Level 6	53	1	54 sp.
Sub-Total	*272*	***6***	**278 sp.**
On Street Parking			**22 sp.**
GRAND TOTAL PROVIDED			**656 sp.**



NORTH
SITE PLAN
WEST BLDG – 208 UNITS
EAST BLDG – 147 UNITS
SCALE: 1" = 30'

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.

	BY
DRC SUBMITTAL 02/28/20	

POMPANO STATION
FOR:
GROVER CORLEW
LOCATED AT:
POMPANO BEACH, FL

Jose Saumell
Digitally signed by Jose Saumell
Date: 2020.10.14 11:52:39 -04'00'
JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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DRAWN	
DATE	10/28/19
SCALE	AS SHOWN
JOB NO.	1861.PRJ
SHEET TITLE:	SITE PLAN
SHEET NO.:	SP-1

DRC
PZ20-16500002
11/18/20