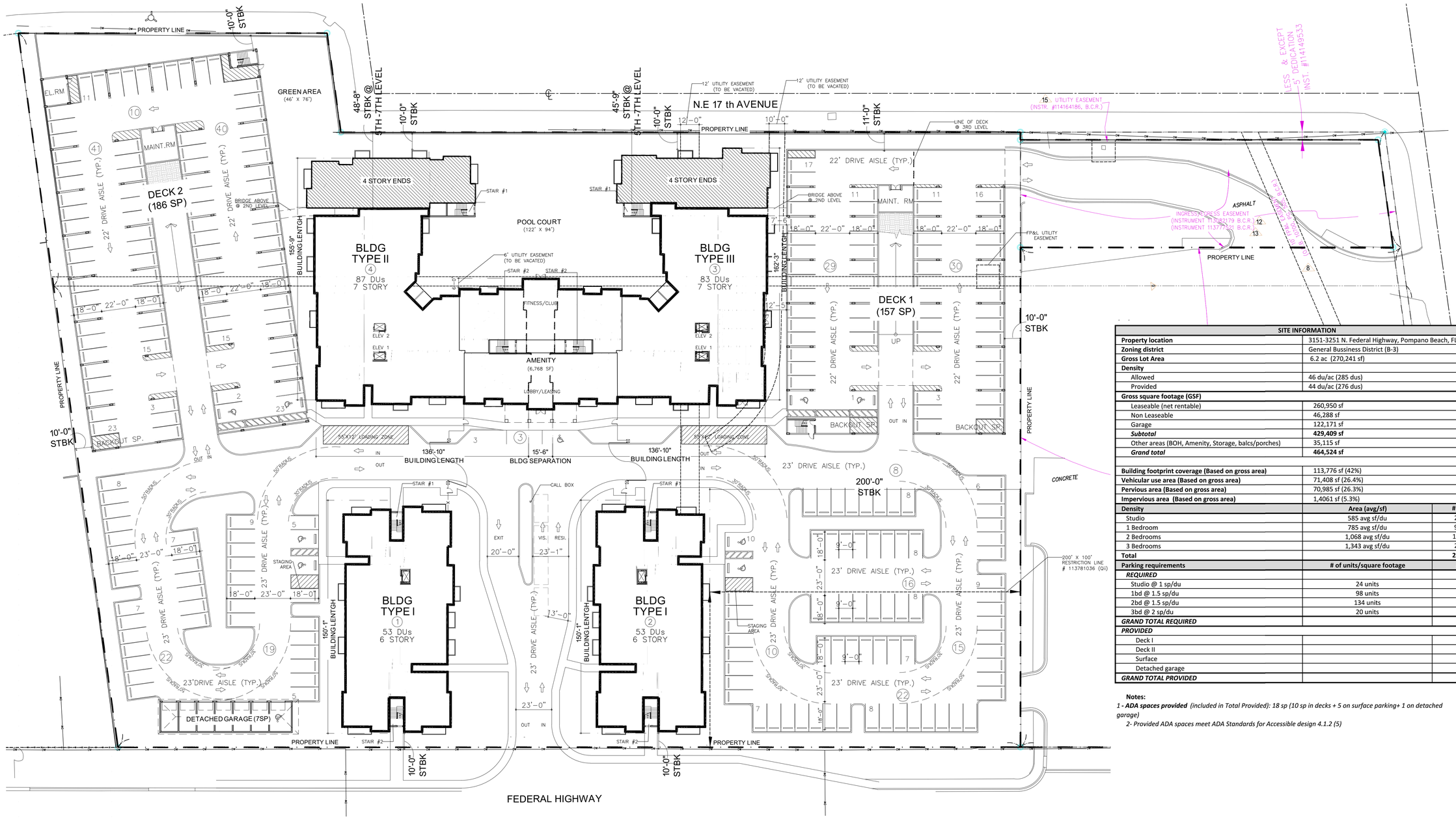

SITE INFORMATION	
Property location	3151-3251 N. Federal Highway, Pompano Beach, FL 33064
Zoning district	General Bussiness District (B-3)
Gross Lot Area	6.2 ac (270,241 sf)
Density	
Allowed	46 du/ac (285 dus)
Provided	44 du/ac (276 dus)
Gross square footage (GSF)	
Leaseable (net rentable)	260,950 sf
Non Leaseable	46,288 sf
Garage	122,171 sf
Subtotal	**429,409 sf**
Other areas (BOH, Amenity, Storage, balcs/porches)	35,115 sf
Grand total	**464,524 sf**
Building footprint coverage (Based on gross area)	113,776 sf (42%)
Vehicular use area (Based on gross area)	71,408 sf (26.4%)
Pervious area (Based on gross area)	70,985 sf (26.3%)
Impervious area (Based on gross area)	1,4061 sf (5.3%)

Density	**Area (avg/sf)**	**# of units**
Studio	585 avg sf/du	24 units
1 Bedroom	785 avg sf/du	98 units
2 Bedrooms	1,068 avg sf/du	134 units
3 Bedrooms	1,343 avg sf/du	20 units
Total		**276 units**

Parking requirements	**# of units/square footage**	**# of sp**
REQUIRED		
Studio @ 1 sp/du	24 units	24 sp
1bd @ 1.5 sp/du	98 units	147 sp
2bd @ 1.5 sp/du	134 units	201 sp
3bd @ 2 sp/du	20 units	41 sp
GRAND TOTAL REQUIRED		**413 sp**
PROVIDED		
Deck I		186 sp
Deck II		157 sp
Surface		7 sp
Detached garage		114 sp
GRAND TOTAL PROVIDED		**464 sp**

Notes:

1 - ADA spaces provided *(included in Total Provided): 18 sp (10 sp in decks + 5 on surface parking+ 1 on detached garage)*

2- Provided ADA spaces meet ADA Standards for Accessible design 4.1.2 (5)

DRC
PZ20-05000003
4/21/21

NORTH

CONCEPTUAL - SITE PLAN

SCALE: 1"=30'-0"

FALCONE FLEX APPLICATION 2021.03.18

BY

POMPANO BEACH

FOR:
ENCORE CAPITAL MANAGEMENT
LOCATED AT:
POMPANO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AACO00895
8950 SW 74th COURT
SUITE 1510
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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.

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DRAWN	
DATE	01/13/2021
SCALE	AS SHOWN
JOB NO.	2008.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP-1