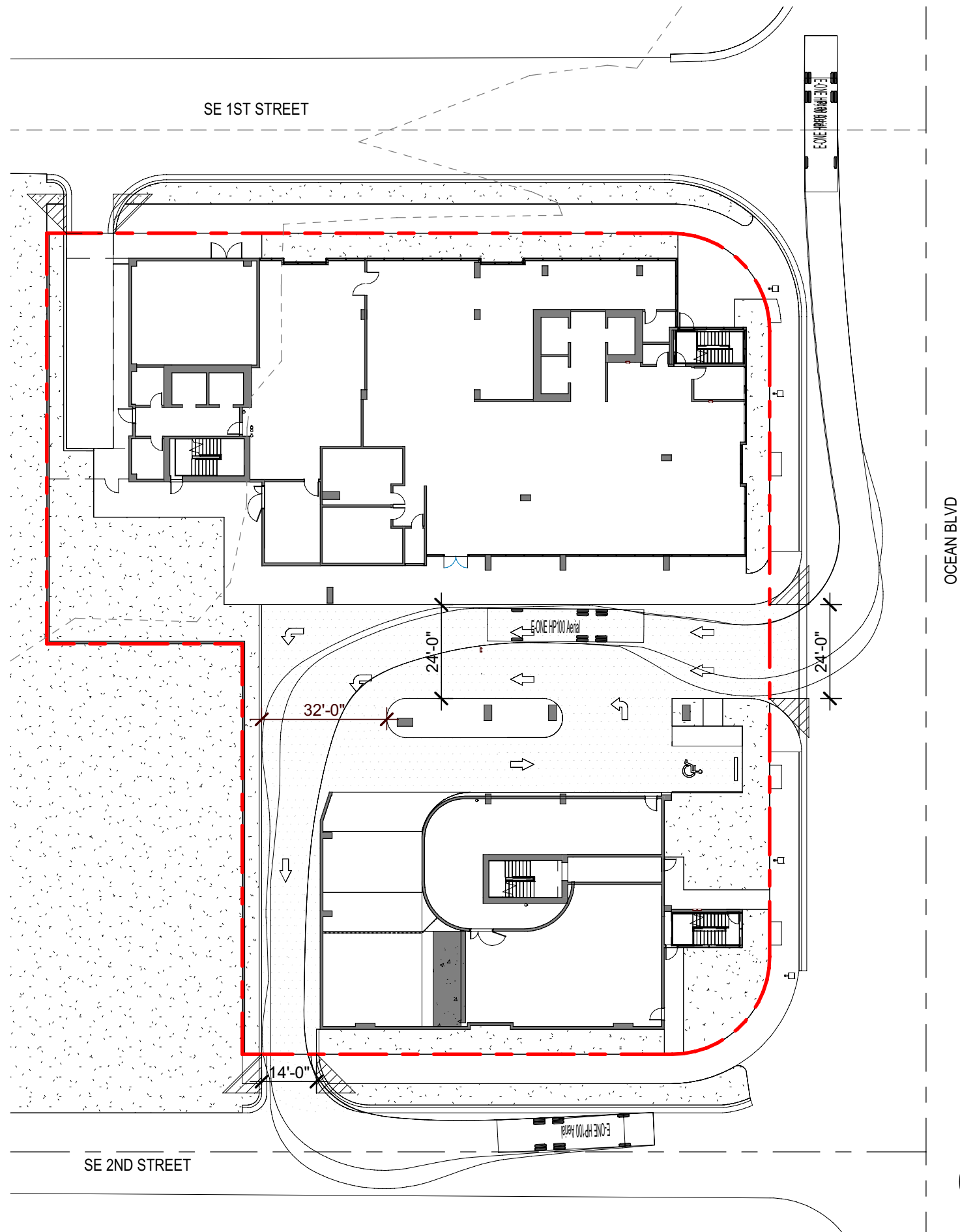
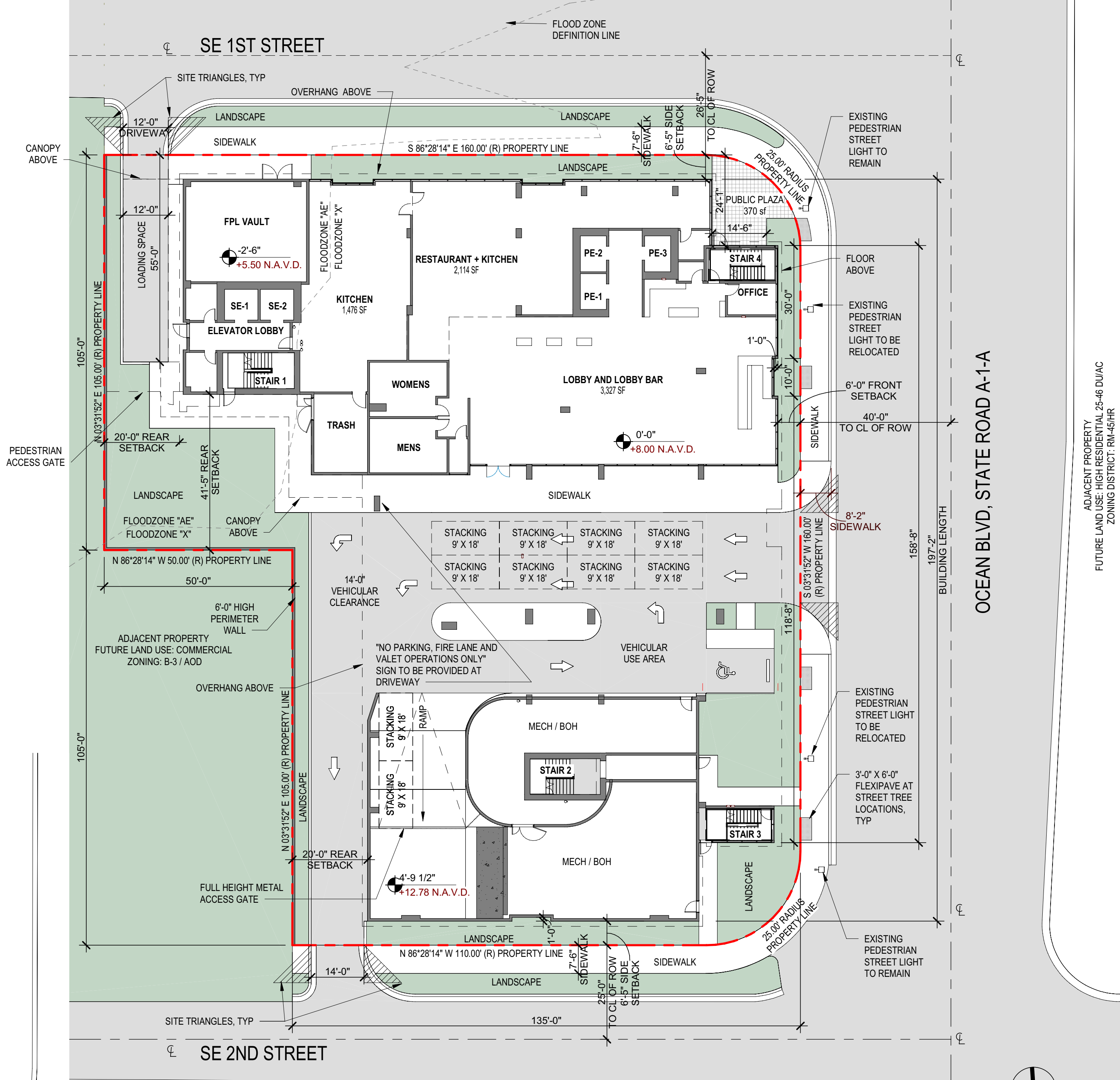


3 SETBACK DIAGRAM
Scale: 1/32" = 1'-0"



2 FIRE TRUCK APPARATUS CIRCULATION DIAGRAM
Scale: 1/32" = 1'-0"



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

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, BLOCK 8 OF POMPANO BEACH BLOUNT BRO'S REALTY CO'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET OF SAID LOTS 1, 2, AND LESS THAT PORTION OF THE NORTHEAST CORNER OF THE AFORESAID LOT 1, LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE NORTH BOUNDARY OF SAID LOT 1 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT 1 AND LESS THAT PORTION OF THE SOUTHEAST CORNER OF THE AFORESAID SAID LOT 4 BLOCK 8 LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE SOUTH BOUNDARY OF SAID LOT 4 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 4.

AND

LOT 14 BLOCK 8 OF POMPANO BEACH BLOUNT BRO'S REALTY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN DATA

A. LAND USE DESIGNATION		C - COMMERCIAL
B. EXISTING ZONING DESIGNATION		B-2 / AOD
C. PROPOSED ZONING DESIGNATION		B-3 / AOD
D SITE AREA - GROSS		33,332 - SF (0.77 - ACRES)
E WATER/WASTE WATER SERVICE PROVIDER		CITY OF POMPANO BEACH
F. CONSTRUCTION TYPE		1B
G. HOTEL UNITS		252 UNITS
G. FLOOR AREAS		104,772 SQ FT
HOTEL ROOMS		
AMENITIES - INTERIOR		7,329 SQ FT
BALLROOM & MEETING ROOMS		2,334 SQ FT
FITNESS CENTER		4,810 SQ FT
RESTAURANT & BAR		4,577 SQ FT
AMENITIES - EXTERIOR TERRACE		4,698 SQ FT
MAIN LOBBY		20,981 SQ FT
HOTEL CORRIDORS		33,543 SQ FT
B.O.H. / MECHANICAL		8,293 SQ FT
PORTE OF COCHERE		50,716 SQ FT
PARKING GARAGE		
GROSS SQUARE FOOTAGE		242,053 SQ FT
H. PARKING DATA		
PARKING REQUIRED		
HOTEL USE: NO OFF-STREET PARKING REQ'D FOR NEW STRUCTURE ON PROPERTY OF ONE ACRE OR LESS.		
155,5102 D-3B - NON-DWELLING PRINCIPLE OR ACCESSORY USES OVER 20% OF TOTAL GROSS FLOOR AREAS SHALL PROVIDE 50% OF PARKING REQUIREMENT APPLICABLE PER INDIVIDUAL USE. 188,721*20% = 37,744 SQ MAX.		
PROPOSED AREAS COMPLY, < 37,744 SF		
PARKING PROVIDED:		
	GROUND LEVEL	1 ADA SPACES
	LEVEL 2	37 DBL LIFTS 74 SPACES
	LEVEL 3	37 DBL LIFTS 74 SPACES
	LEVEL 4	43 DBL LIFTS 86 SPACES
TOTAL ONSITE PARKING PROVIDED		235 SPACES
		252 UNITS TOTAL @ 0.93 SPACES / UNIT
ACCESSIBLE PARKING		
REQUIRED: 0 SPACES (ALL PARKING WILL BE 100% VALET)		0 SPACES REQUIRED
PROVIDED:		1 SPACES PROVIDED AT GROUND FLOOR
BICYCLE PARKING REQUIRED		
4 SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)		20 SPACES REQUIRED 20 SPACES PROVIDED
LOADING ZONES		
LOADING REQUIRED		1 SPACE (12' X 55' X 14' CLEAR)
LOADING PROVIDED		1 SPACE (12' X 55' X 14' CLEAR)
I. SITE AREA CALCULATIONS		
LOT COVERAGE		
60% OF SITE AREA MAXIMUM PERMITTED		60% * 33,332 SF = 19,999.2 SF
INCREASE OF 20% PERMITTED WITH PUBLIC PLAZA PROVIDED, 60% * 20% = 12%12% * 33,332 SF = 3,999.8 SF		
MAXIMUM PERMITTED, 60% + 12% = 72%		72% * 33,332 SF = 23,999.0 SF
LOT COVERAGE PROVIDED		23,999 SF
K. BUILDING CALCULATIONS		
		REQUIRED PROVIDED
MAXIMUM BUILDING HEIGHT (HOTEL ON COMMERCIAL LOT EAST OF THE INTRACOASTAL)		210'-0" 210'-0"
MAXIMUM PODIUM HEIGHT (SLENDERNESS PROVISIONS FOR HOTELS, DESIGNED AS A TOWER ATOP A BASE FACADE OF BASE IS UNDER 50'-0")		
EAST FRONTAGE (SOUTH OCEAN BLVD)		50'-0" 46'-10"
NORTH FRONTAGE (SE 1ST STREET)		50'-0" 54'-10"
SOUTH FRONTAGE (SE 2ND STREET)		50'-0" 54'-10"
HEIGHT TO HIGHEST ARCHITECTURAL ELEMENT		
MAX TOWER AREA		
50% OF MAX LOT AREA PERMITTED: 23,999 SF * 50% =		11,999 SF MAX PERMITTED 11,977 SF PROVIDED
M. NUMBER OF STORIES		
N. BUILDING YARDS		
	REQUIRED	PROVIDED
FRONT (EAST, S. OCEAN BLVD) SETBACK	0 FEET	6'-0" TO EXTERIOR ENVELOPE 5'-0" TO CORNICE
SIDE (SOUTH, SE 2ND STREET) SETBACK	5 FEET	6'-5" TO EXTERIOR ENVELOPE 5'-0" TO CORNICE
SIDE (NORTH, SE 1ST STREET) SETBACK	5 FEET	6'-5" TO EXTERIOR ENVELOPE 5'-0" TO CORNICE
REAR (WEST) SETBACK	20 FEET	20'-0" TO EXTERIOR ENVELOPE 18'-7" TO CORNICE
O. LANDSCAPE		
SEE LANDSCAPE DRAWINGS FOR THE REQUIRED AND PROVIDED LANDSCAPE.		
SEE SHEET L-2.1 FOR PERVIOUS AREAS AND VUA CALCULATIONS		

DESIGNED	DRAWN	CHECKED
NH	NH	JY

REVISIONS

DATE:	COMM:
9.27.2023	23008

POMPANO HOTEL

101 S. OCEAN BLVD
POMPANO BEACH, FL 33062

Digitally signed by Jiro Yates
Date: 2023.09.29 11:47:39-04'00'

DRC

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11/01/2023