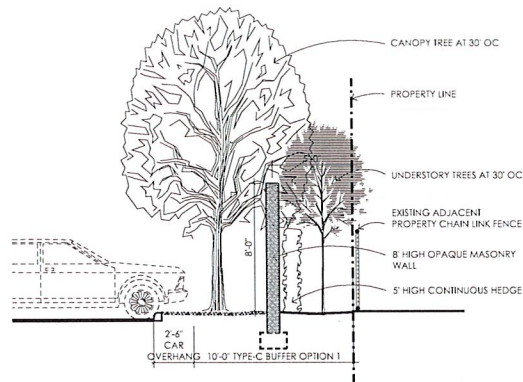
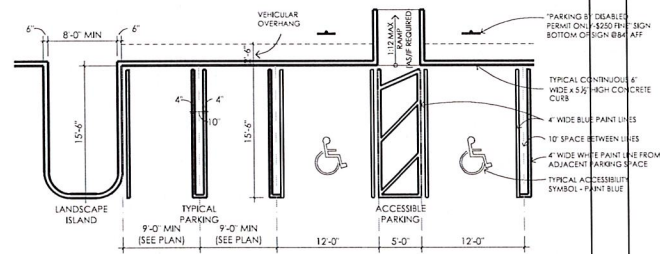




BUFFER SECTION

SCALE: 1/2" = 1'-0"



PARKING DETAILS

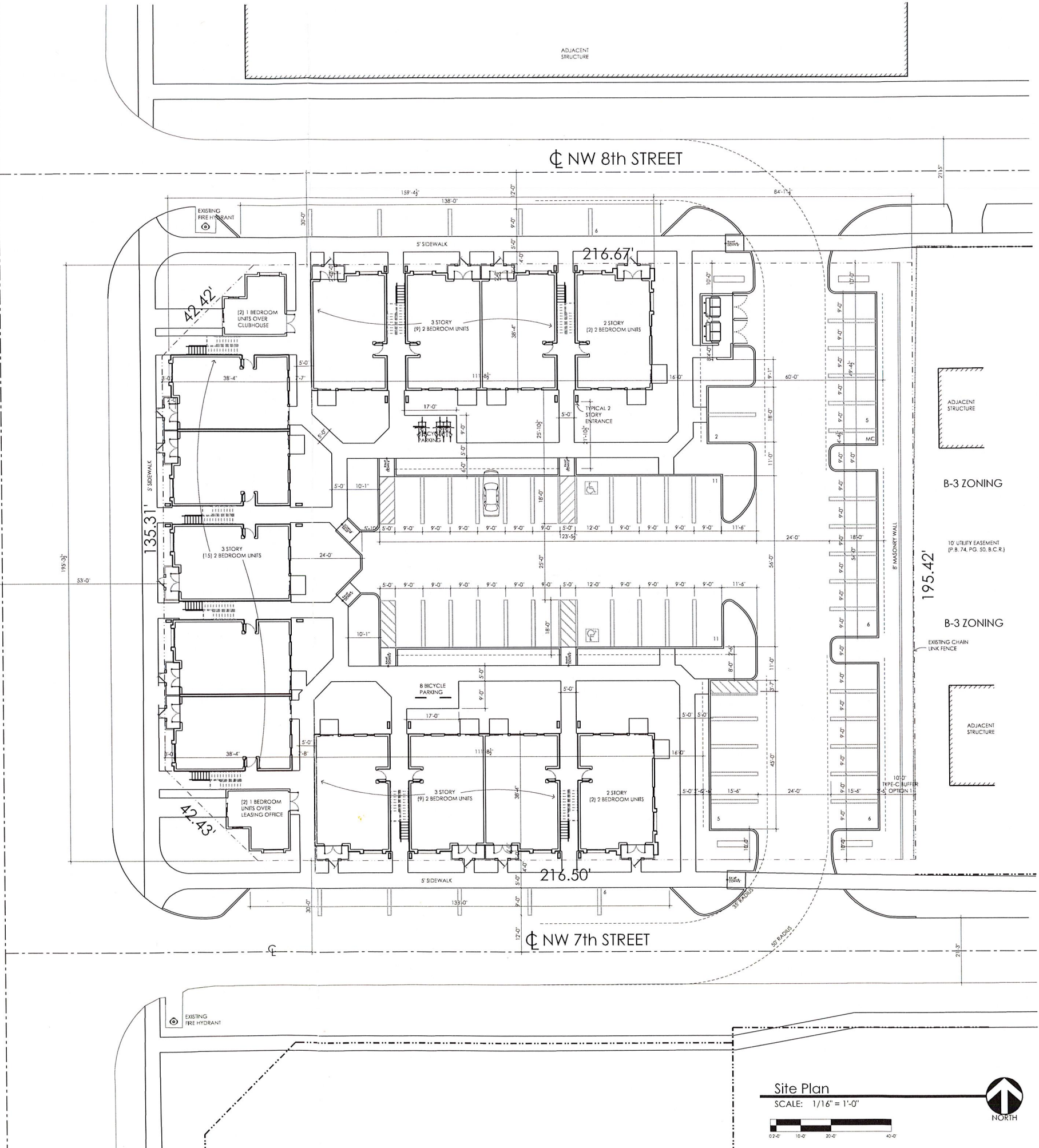
SCALE: NO SCALE

Parking Details - Pompano Beach no Car Stairs

SITE NOTES AND CALCULATIONS:

NET SITE AREA =	47,286 SF	= 1.1 ACRES
ZONING DESIGNATION	B-3	GENERAL BUSINESS
REDEVELOPMENT DISTRICT	NORTHWEST COMMUNITY REDEVELOPMENT AREA	
155.3304.C INTENSITY AND DIMENSIONAL STANDARDS:	REQUIRED	PROVIDED
LOT AREA MINIMUM	10,000 SF	47,286 SF
LOT WIDTH MINIMUM	100 FT	195.31 FT
DENSITY (DU/ACRE)	46 DU/AC = 49 DU	41 DU
LOT COVERAGE (MAX)	60%	32%
PERVIOUS AREA (MIN)	20%	24%
BUILDING HEIGHT MAXIMUM	105 FT	45 FT
FRONT YARD SETBACK	0 FT	2.3 FT
SIDE STREET SETBACK	0 FT	3 FT
155.3304.D INTERIOR SIDE YARD SETBACK	10 FT	86 FT
155.3304.D REAR YARD SETBACK	10 FT	
FEMA FLOOD PANEL	12011C0556H	
ELEVATIONS IN NAVD OR NGVD	NAVD	
BASE FLOOD ELEVATION (BFE)	AH	12.00'
DESIGN FLOOD ELEVATION (DFE=BFE+1')	12 + 1.00' =	13.00'
NEW FINISHED FLOOR ELEVATIONS		NAVD88
OCCUPANCY	NFPA 101-15 FBC 2017	RESIDENTIAL RESIDENTIAL GROUP R-2 APARTMENT HOUSES
PARKING (MULTIFAMILY DWELLING):		
CORNER 1 BEDROOM UNITS	1.5 PER DU	4
DU WITH 1 OR 2 BEDROOMS	1.5 PER DU	37
DU WITH 3+ BEDROOMS	2.0 PER DU	0
TOTAL:		41
AT 1 SPACE / 1000 SF PER 155.5102.D.4: 36290 / 1000 =		37
ADDITIONAL ON-STREET PARKING:		46 SPA CES
TOTAL:		12 SPA CES
		58 SPACES
LANDSCAPE:	REQUIRED	PROVIDED
VEHICULAR USE AREA (VUA)	15,102 SF	
REQUIRED LANDSCAPE PLANTING AREA	15% OF VUA =	2,265 SF
		3,561 SF
		24%
BUILDING DATA:		
NUMBER OF DWELLINGS	1 BEDROOM UNITS AT 375 SF EA	2 BEDROOM UNITS AT 920 SF EA
	13 @ 920 SF = 11960	41 DU CLUBHOUSE/ LEASING OFFICE AT 375 SF EA
	2 @ 375 SF = 750 SF	TOTAL BUILDING AREA
FIRST FLOOR GROSS AREA		12,710 SF
SECOND FLOOR GROSS AREA	2 @ 375 SF = 750 SF	12,710 SF
THIRD FLOOR GROSS AREA	2 @ 375 SF = 750 SF	10,870 SF
TOTAL GROSS SF FOR ALL BUILDINGS		36,290 SF
OCCUPANT LOAD:	36,290 SF @ 200 SF/PERSON =	182 PEOPLE
IMPERVIOUS AREAS:		
NORTH BLDG WITH COVERED WALKWAYS	4,500 SF	
WEST BLDG WITH COVERED WALKWAYS	6,099 SF	
SOUTH BLDG WITH COVERED WALKWAYS	4,500 SF	
VEHICULAR USE AREA (VUA)	15,544 SF	
WALKWAYS (UNCOVERED)	5,060 SF	
	35,702 SF	76%
PERVIOUS AREAS:	11,584 SF	20% MIN
		24%

NW 31st AVENUE



REVISIONS

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FLORIDA AR 0013352

Site Plan

Pompano Point
Apartments
700 NW 31st Ave
Pompano Bch, FL 33069

DATE
09/03/19
JOB NUMBER
218681

SHEET

A0.1
OF
TWENTY
SHEETS