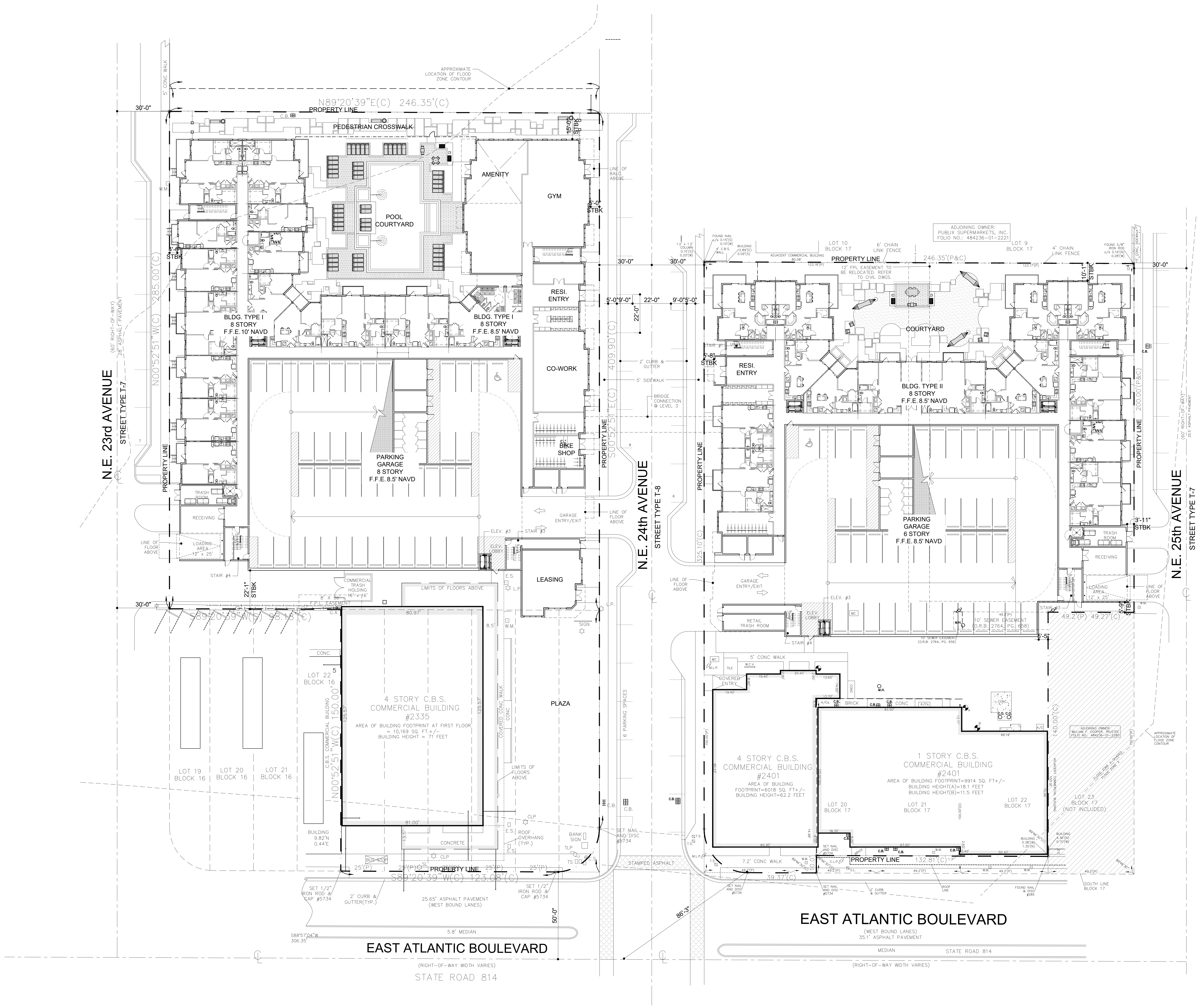
APPROXIMATE LOCATION OF FLOOD ZONE CONTOUR
5' CONC WALK
30'-0"
N89°20'39"E(C) 246.35'(C)
PROPERTY LINE
C.B.
PEDESTRIAN CROSSWALK
15'-0" STBK
AMENITY
GYM
LINE OF BALC. ABOVE
5'-0" STBK
POOL COURTYARD
W.M.
4'-6" STBK
BLDG. TYPE I
8 STORY
F.F.E. 10' NAVD
BLDG. TYPE I
8 STORY
F.F.E. 8.5' NAVD
RESI. ENTRY
CO-WORK
BIKE SHOP
N.E. 23rd AVENUE
STREET TYPE T-7
(60' RIGHT-OF-WAY)
28' ASPHALT PAVEMENT
N00°52'51"W(C) 285.00'(C)
PROPERTY LINE
PARKING GARAGE
8 STORY
F.F.E. 8.5' NAVD
TRASH ROOM
RECEIVING
LINE OF FLOOR ABOVE
LOADING AREA 12' x 25'
STAIR #4
22'-1" STBK
COMMERCIAL TRASH HOLDING 16' x 16'
8' X 36' F.P.L. EASEMENT
LIMITS OF FLOORS ABOVE
ELEV. #3
STAIR #3
ELEV. LOBBY
E.S.
L.P.
GARAGE ENTRY/EXIT
LINE OF FLOOR ABOVE
LEASING
S89°20'39"W(C) 98.18'(C)
G.A.
80.97'
8.5'
CONC.
LOT 22 BLOCK 16
4 STORY C.B.S.
COMMERCIAL BUILDING
#2335
AREA OF BUILDING FOOTPRINT AT FIRST FLOOR = 10,169 SQ. FT.+/-
BUILDING HEIGHT = 71 FEET
125.57'
C.B.S. COMMERCIAL BUILDING
N00°52'51"W(C) 150.00'
COVERED CONC WALK
CONC
LOT 19 BLOCK 16
LOT 20 BLOCK 16
LOT 21 BLOCK 16
LIMITS OF FLOORS ABOVE
PLAZA
SIGN
6 PARKING SPACES
BUILDING 9.82'N 0.44'E
81.00'
CONCRETE
CLP
ROOF OVERHANG (TYP.)
E.S.
BANK SIGN
TLP
BUS STOP
25'(P)
PROPERTY LINE
S89°20'39"W(C) 123.08'(C)
SET 1/2" IRON ROD & CAP #5734
2' CURB & GUTTER(TYP.)
25.65' ASPHALT PAVEMENT (WEST BOUND LANES)
5.8' MEDIAN
S88°57'04"W 306.35'
50'-0"
SET NAIL AND DISC #5734
EAST ATLANTIC BOULEVARD
(RIGHT-OF-WAY WIDTH VARIES)
STATE ROAD 814
N.E. 24th AVENUE
STREET TYPE T-8
S00°52'51"E(C) 409.90'(C)
5'-0" 9'-0" 22'-0" 9'-0" 5'-0"
22'-0"
2' CURB & GUTTER
5' SIDEWALK
BRIDGE CONNECTION @ LEVEL 3
STAMPED ASPHALT
86'-3"
30'-0"
FOUND NAIL o/s 0.15'(S) 0.10'(W)
1.2' x 1.2' COLUMN 0.15'(S) 0.20'(W)
4' C.B.S. WALL
BUILDING 12.89'(E) 0.09'(S)
ADJACENT COMMERCIAL BUILDING 80.08'
LOT 10 BLOCK 17
6' CHAIN LINK FENCE
ADJOINING OWNER: PUBLIX SUPERMARKETS, INC. FOLIO NO.: 484236-01-2221
LOT 9 BLOCK 17
4' CHAIN LINK FENCE
FOUND 5/8" IRON ROD o/s 0.16'(N) 0.28'(W)
5' CONC. SIDEWALK
246.35'(P&C)
123.18'(P)
123.17'(P)
12' FPL EASEMENT TO BE RELOCATED. REFER TO CIVIL DWGS.
10'-1" STBK
COURTYARD
STAIR #1
5'-8" STBK
RESI. ENTRY
BLDG. TYPE II
8 STORY
F.F.E. 8.5' NAVD
C.B.
200.00'(P&C)
PROPERTY LINE
N.E. 25th AVENUE
STREET TYPE T-7
(60' RIGHT-OF-WAY)
25.5' ASPHALT PAVEMENT
PARKING GARAGE
6 STORY
F.F.E. 8.5' NAVD
3'-11" STBK
TRASH ROOM
RECEIVING
LOADING AREA 12' x 25'
LINE OF FLOOR ABOVE
325.10'(C)
GARAGE ENTRY/EXIT
ELEV. #3
RETAIL TRASH ROOM
ELEV. LOBBY
STAIR #4
MC
M.H.
10' SEWER EASEMENT (O.R.B. 2764, PG. 658)
10' SEWER EASEMENT (O.R.B. 2764, PG. 656)
STAIR #3
49.2'(P) 49.27'(C)
5'-9" STBK
5'-5"
5' CONC WALK
M.L.P.
TILE
W.C.V.
COVERED ENTRY
19.40'
20.40'
13.65'
BRICK
CONC
A/Cs.
83.50'
4 STORY C.B.S.
COMMERCIAL BUILDING
#2401
AREA OF BUILDING FOOTPRINT=6018 SQ. FT+/-
BUILDING HEIGHT=62.2 FEET
1 STORY C.B.S.
COMMERCIAL BUILDING
#2401
AREA OF BUILDING FOOTPRINT=9914 SQ. FT+/-
BUILDING HEIGHT(A)=18.1 FEET
BUILDING HEIGHT(B)=11.5 FEET
LOT 20 BLOCK 17
LOT 21 BLOCK 17
LOT 22 BLOCK 17
LOT 23 BLOCK 17 (NOT INCLUDED)
ADJOINING OWNER: WILLIAM F. COOPER, TRUSTEE FOLIO NO.: 484236-01-2280
ADJACENT COMMERCIAL BUILDING
FLOOD ZONE X-SHADED
FLOOD ZONE X
APPROXIMATE LOCATION OF FLOOD ZONE CONTOUR
140.00'(C)
150.00'(P)
60.30'
63.20'
50.40'
BUILDING 0.38'(W) 1.35'(N)
BUILDING 4.36'(N) 0.15'(W)
7.2' CONC WALK
PROPERTY LINE
132.81'(C)
39.37'(C)
SET NAIL AND DISC #5734
2' CURB & GUTTER
ROOF LINE
FOUND NAIL & DISC #285
SOUTH LINE BLOCK 17
EAST ATLANTIC BOULEVARD
(WEST BOUND LANES)
35.1' ASPHALT PAVEMENT
MEDIAN
STATE ROAD 814
(RIGHT-OF-WAY WIDTH VARIES)

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			
	West Lot - BLDG Type I		**East Lot - BLDG Type II**	
Site Area:	92,300 sf.	2.12 ac	77,370 sf.	1.78 ac
Density:	Allowed	Proposed	Allowed	Proposed
	90 du/ac	99.1 du/ac	90 du/ac	83.15 du/ac
Density Bonuses:	Option #4 - 10 du/ac		n/a	
Building Typology:	Tower Building Type		Tower Building Type	

UNIT MIX DEVELOPMENT SUMMARY				
Unit Type	Avg. Unit	# of Units	%	Leasable Area
BLDG TYPE I				
STUDIO	548 sf	23	11%	12,604 sf
1 BD	728 sf	101	48%	73,514 sf
2 BD	1,131 sf	73	35%	82,545 sf
3 BD	1,342 sf	13	6%	17,447 sf
Sub-Total		**210 units**	100%	**186,110 sf**
BLDG TYPE II				
STUDIO	547 sf	8	5%	4,376 sf
1 BD	695 sf	50	34%	34,731 sf
2 BD	1,061 sf	77	52%	81,691 sf
3 BD	1,344 sf	13	9%	17,475 sf
Sub-Total		**148 units**	100%	**138,273 sf**
Total # of Units		**358 units**		**324,383 sf**

DEVELOPMENT STANDARDS

SETBACKS				
Street Designation	BLDG TYPE I		BLDG TYPE II	
	Required	Provided	Required	Provided
SECONDARY STREET - T8				
24TH AVENUE	5'-0"	5'-0"	5'-0"	5'-8"
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"
STEPBACK ABOVE 5TH FL	10'-0"	0'-0"	10'-0"	0'-0"
REAR - SOUTH	0'-0"	22'-1"	0'-0"	5'-9"

** Indicates variance type being requested.*

OPEN SPACE				
Type	BLDG TYPE I		BLDG TYPE II	
	Required	Provided	Required	Provided
Pervious - 10% min.	9,230 sf.	7,076 sf.	7,737 sf.	7,231 sf.
Impervious - 90% max.	83,070 sf.		69,633 sf.	
Open Space - 10% min.	9,230 sf.	14,080 sf.	7,737 sf.	10,441 sf.

TOWER FLOORPLATE				
Levels	BLDG TYPE I		BLDG TYPE II	
	Max. Allowed	Provided	Max. Allowed	Provided
Ground	n/a	28,643 sf	n/a	20,931 sf
Level 2	n/a	29,638 sf	n/a	21,972 sf
Level 3	n/a	29,638 sf	n/a	21,972 sf
Level 4	n/a	29,638 sf	n/a	21,972 sf
Levels 5 to 8	32,500 sf	118,552 sf	32,500 sf	87,888 sf

** Indicates variance type being requested.*

BUILDING HEIGHT				
Type	BLDG TYPE I		BLDG TYPE II	
	Max. Allowed	Provided	Max. Allowed	Provided
Mixed Use	80'-0"	78'-8"	80'-0"	78'-8"

ACTIVE USES				
STREET DESIGNATION	BLDG TYPE I		BLDG TYPE II	
	Required	Provided	Required	Provided
SECONDARY STREET - T8				
24TH AVENUE	80%	80%	80%	68%
TERTIARY STREET - T7				
23RD AVENUE	70%	78%		
25TH AVENUE			70%	72%

Refer to sheet A-0.1

SITE PLAN

BLDG I – 210 UNITS
BLDG II – 148 UNITS

SCALE: 1" = 30'

NORTH

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

POMPANO STATION

FOR:
GROVER CORLEW
LOCATED AT:
POMPANO BEACH, FL

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
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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 NUMBER:
SP-1