



**NEW HOTEL
POMPANO BEACH FL.**

ARCHITECTURE OF RECORD, DESIGN, EXHIBITION AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS ARE RESERVED BY ARCHITECTURAL USA DESIGN LLC. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED, COPIED, FORWARDED, TRANSMITTED, OR IN ANY MANNER DISSEMINATED WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ARCHITECTURAL USA DESIGN LLC.

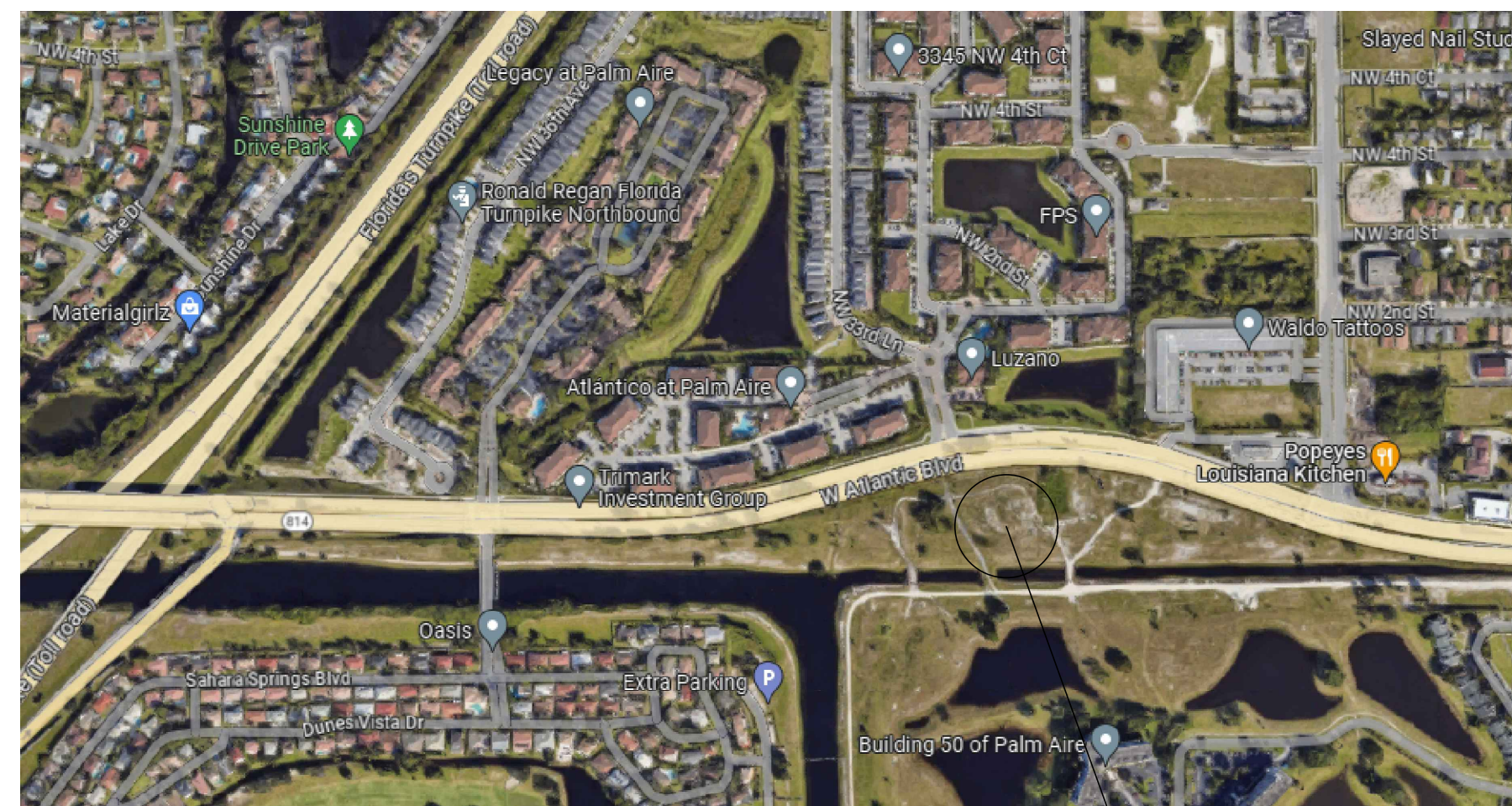
USA DESIGN
FLORIDA LICENSED ARCHITECT
SEAL

**NEW HOTEL
POMPANO BEACH FLORIDA**

TITLE: PRELIMINARY PROJECT
DEVELOPER:
ADDRESS: POMPANO BEACH FL
FOLIOS:

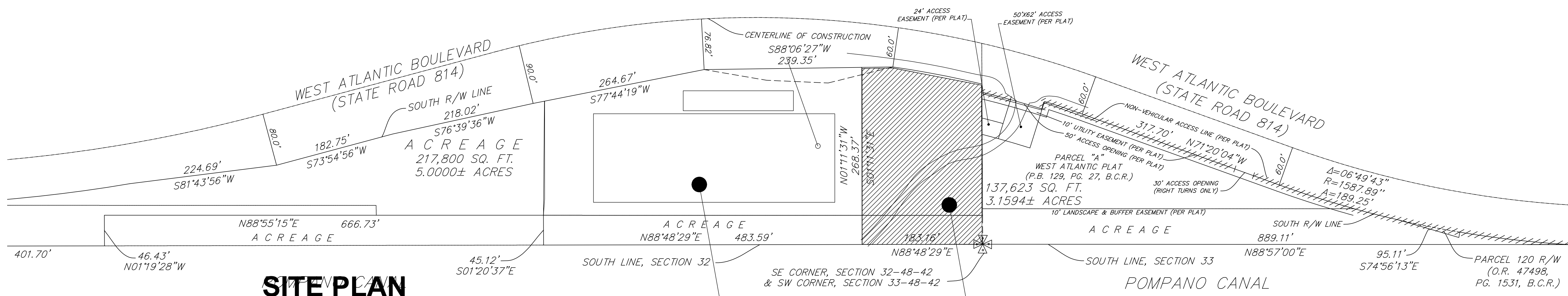
6-18-2023

SHEET NO.
C



LOCATION PLAN

NTS



SITE PLAN

scale : 1/32"= 1'-0"

**PROPOSED
ADJACENT
TENNIS CENTER**

**SITE
NEW HOTEL**

ACCEPTANCE OF RECORD DRAWING REPRESENTS ARCHITECT'S CERTIFICATION THAT THE PLANS, SPECIFICATIONS AND CONDITIONS ARE COMPLETE AND CORRECT AS SHOWN AND THAT THE ARCHITECT HAS NO KNOWLEDGE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT AFFECT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS DOCUMENT IS THE PROPERTY OF ARCHITECTURAL USA DESIGN LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF ARCHITECTURAL USA DESIGN LLC.

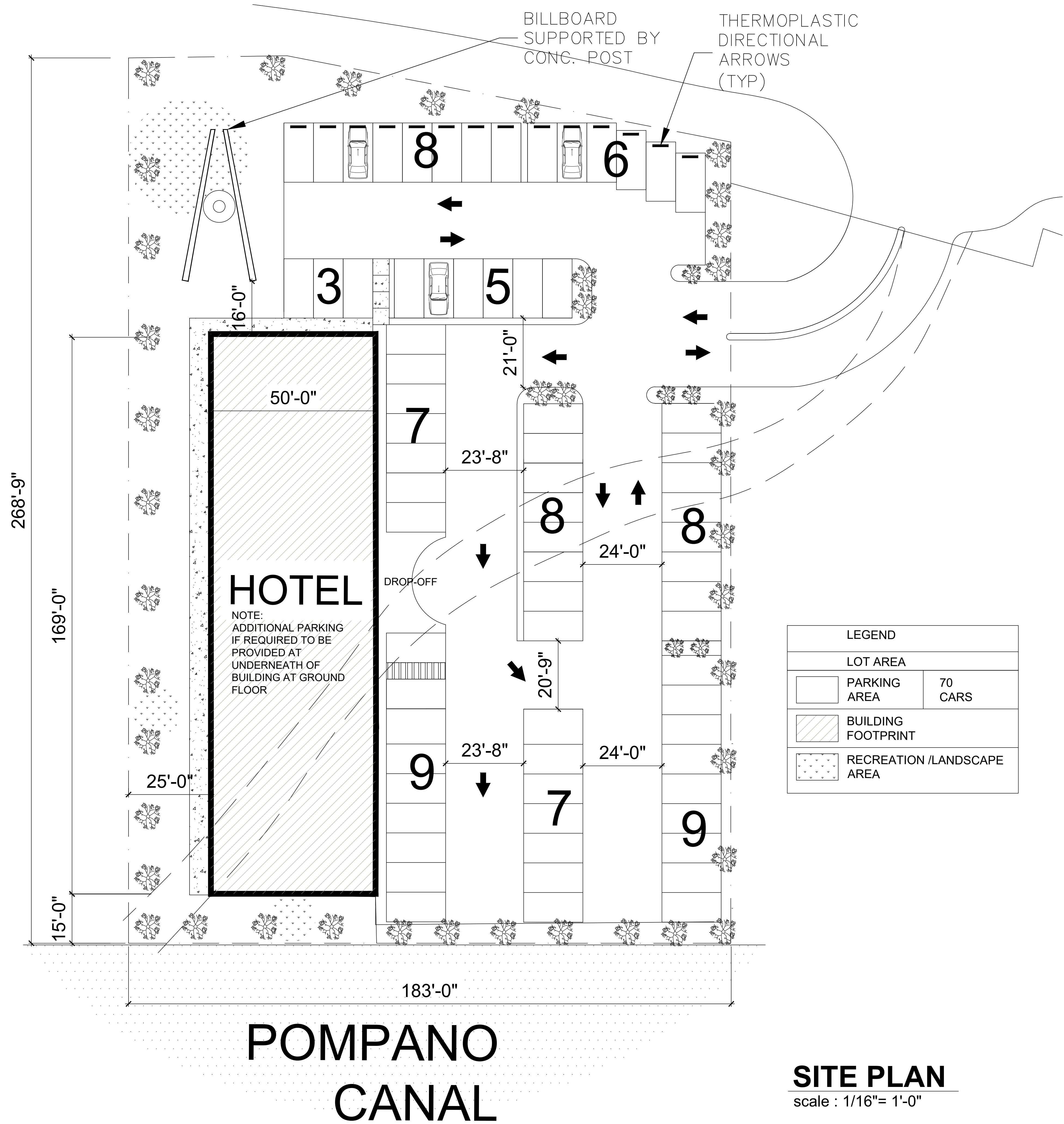
LUIS URIARTE
ARCHITECT AR 94107
18100 ATLANTIC AVENUE APT 506
SUNNY ISLES BEACH FL 33180

**NEW HOTEL
POMPANO BEACH FLORIDA**

PRELIMINARY PROJECT
DEVELOPER
ADDRESS: POMPANO BEACH FL
FOLIOS:

6-18-2023

SHEET NO.
A-1



SITE PLAN
scale : 1/16"= 1'-0"

SITE PLAN DATA

PROPOSED HOTEL
ZONING :
LAND USE DESIGNATION: CR COMMERCIAL RECREATION
ZONING DESIGNATION: CR COMMERCIAL RECREATION

LOT OCCUPATION

| C. INTENSITY AND DIMENSIONAL STANDARDS 1 | REQUIRED | PROVIDED |
|---|---------------|-----------------|
| Lot area (Min.) | 10,000 SQ. FT | 47,495 SQ. FT |
| Lot width | 100 FTMIN. | 286.5 FT |
| BUILDING AREA | - | 8,500 SQ. FT. |
| Density | N/A | |
| Floor area per BEDROOM/BATHROOM/CLOSET | N/A | 255 SQ. FT. |
| Lot coverage - MAXIMUM | 50 % MAX. | 8,500 SQ. FT. |
| Pervious area - MINIMUM | 40 % MIN. | |
| Height | 105 FT MAX. | 60 FT (5 STORY) |
| Front yard setback | 25 FT MIN. | 25 FT |
| Street side yard setback | 25 FT MIN. | 25 FT |
| Setback from a waterway or canal, minimum | 15 FT MIN. | 15 FT |
| Interior side yard setback, minimum | 25 FT MIN. | N/A |
| Spacing between principal structures | N/A | N/A |

NOTES

POMPANO BEACH FL 155 CHAPTER-ZONING ARTICLE 5
PARKING DATA (FROM TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKINGSPPACES)

| VISITOR ACCOMODATION USES | HOTEL OR MOTEL | 100 LODGING UNITS OR LESS | 1 PER LODGING UNITS |
|---------------------------|----------------|-----------------------------|-----------------------|
| | | 101 TO 150 LODGING UNITS | .85 PER LODGING UNITS |
| | | MORE THAN 150 LODGING UNITS | .70 PER LODGING UNITS |

PARKING FOR 100 HOTEL UNITS
PARKING:
REQUIRED: 1 X ROOM =
PROVIDED: 70 CARS
ACCESSIBLE PARKING: 2 CARS
NOTE:
ADDITIONAL PARKING IF REQUIRED TO BE PROVIDED AT UNDERNEATH OF BUILDING GROUND FLOOR

BUILDING FOOTPRINT : 8500 SQ. FT. +/-.

BUILDING 170'-0" X 50'-0"
FOOTPRINT AREA:
8500 SQ. FT. PER FLOOR
TOTAL UNITS:

IMPORTANT NOTE:
ADJACENT PROPERTY (EAST SIDE) BELONGS TO SAME OWNER AND WILL HAVE A SEPARATE FLAG WHICH WILL INCREASE THE NUMBER OF ROOMS AND WILL BE ABLE TO USE THE FACTOR 0.7 FOR PARKING PER LODGING UNIT

I warrant that the information contained herein was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Florida. I warrant that the information contained herein was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Florida.

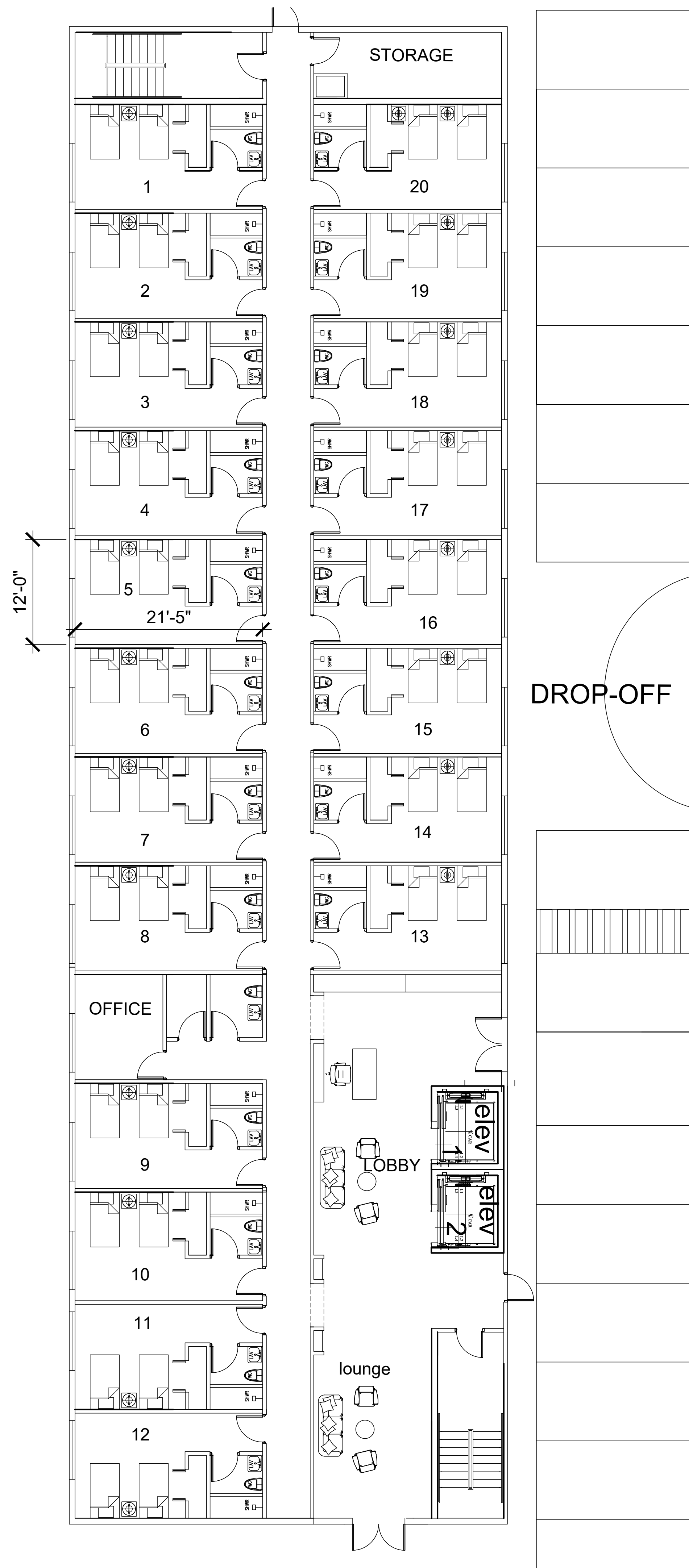
LUIS VIGARANTE
 ARCHITECT LR 94107
 18100 ATLANTIC AVENUE APT 506
 SUNNY ISLES BEACH FL 33190

NEW HOTEL
POMPANO BEACH FLORIDA

PRELIMINARY PROJECT
 DEVELOPER
 ADDRESS: POMPANO BEACH FL
 FOLIOS:

6-18-2023

SHEET NO.
A-2



GROUND FLOOR PLAN
scale : 1/8"= 1'-0"

ARCHITECT OF RECORD HEREBY EXPRESSLY
RESERVES HIS COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE
DRAWINGS AND ANY INFORMATION CONTAINED
HEREIN TO BE REPRODUCED, COPIED, FOR
ANY PURPOSE, IN ANY FORM OR MANNER THAT
WARRANTS FIRST OBTAINING THE EXPRESS
WRITTEN PERMISSION AND CONSENT OF
THIS ARCHITECT'S FIRM.

USA DESIGN
FLORIDA LICENSED ARCHITECT

NEW HOTEL
POMPANO BEACH FLORIDA

TITLE: PRELIMINARY PROJECT
DEVELOPER
ADDRESS: POMPANO BEACH FL
FOLIOS:

6-18-2023

SHEET NO.
A3