



ZONING INFORMATION

DESCRIPTION	REQUIRED	PROVIDED	REMARKS
LAND USE: LOW-MEDIUM 5-10 DU/AC	LM		
ZONING DISTRICT	RM-12		
DENSITY MAX. PER ACRE	12		
NET LOT AREA	84,152 SF		
NET LOT AREA IN ACRES	1.93 AC		
NUMBER OF UNITS	23	23	
SETBACKS			
SOUTH (FRONT)	25.0'	25.0'	
EAST (STREET)	8.0'	31.45'	
WEST (INTERIOR)	8.0'	85.05'	
NORTH (CANAL)	25.0'	32.62'	
BETWEEN BLDGS	25.0'	25.0'	
BUILDING HEIGHT	35.0'	24'-2"	
FLOOD ZONE	AE - X		
BASE FLOOD ELEVATION	11.0' NGVD	13.25' NGVD	

ZONING DATA

DESCRIPTION	ALLOW / REQD.	AREA PROVIDED	% OF LOT AREA	REMARKS
LOT GROSS AREA		84,152.35 SF	100%	
GREEN AREA 25% MIN.	21,149.39 SF	31,300.16 SF	41.73%	
IMPERVIOUS AREA		53,297.41 SF	58.27%	
LOT COVERAGE MAX. 60%	53,640 SF	16,164 SF	19.11%	
TOTAL BUILDING FOOT PRINT	53,640 SF	16,164 SF	19.11%	

BUILDING DATA

DESCRIPTION	AREA PROVIDED	REMARKS
# OF BLDGS.	3 BUILDINGS	
# OF UNIT PER BLDG.		
TYPE A (2)	8 UNITS (2) 5,672 SF	FOOT PRINT AREA
TYPE B (1)	7 UNITS 4,965 SF	FOOT PRINT AREA
	16,308 SF	FOOT PRINT AREA
# UNIT TYPE	1 TYPE UNIT	
# OF BEDROOMS PER UNIT	3	
AREA PER UNIT IN S.F.		
1ST FL A/C AREA	692 SF	
2ND FL A/C AREA	722 SF	
TOTAL AREA PER UNIT	1,414 SF	
TOTAL CONSTRUCTION AREA	23 UNITS x 1,414 SF	32,522 SF

PARKING SPACES COUNT

PARKING SPACES REQ. 2 PARKING PER UNIT
NUMBER OF UNITS OF 3+ BEDROOMS = 23
NUMBER PARKING SPACES REQ. (23 x 2) = 46 SPACES
NUMBER PARKING PROVIDED = 64 SPACES
NUMBER HANDICAP REQ. (5 1-75) = 3 STANDARD ADA + 1 VAN ADA
NUMBER HANDICAP PROVIDED = 4 STANDARD ADA + 1 VAN ADA
NUMBER VISITOR SPACES REQ. = N/A
NUMBER VISITOR SPACES PROVIDED = 12 SPACES
NUMBER BIKE PARKING SPACES REQ. 4 PER 10 PARKING SPACES = 64 / 10 = 7
NUMBER BIKE PARKING PROPOSE 20 BIKES

KEYNOTE LEGEND

Key Value	Keynote Text
1	ALUM. A/C SCREEN PAINTED SAME COLOR OF HOUSE AT LEAST 6" ABOVE EQUIPMENT.
2	CONCRETE EYE BROWS
3	ROOF ACCESS LADDER
4	48" HIGH ALUMINUM GATE W/SELF CLOSING / SELF LATCHING
5	PROVIDE LEVELED CONCRETE SLAB TO SUPPORT MOTOR GATE OPENER
6	ELECTRICAL LIGHT POLE TYP.
7	STEEL BALLARD TYPICAL
8	FIRE HYDRANT SEE CIVIL PLANS
9	ROOF PARAPET AVERAGE HEIGHT 36" ABOVE ROOF LEVEL
10	FLAT ROOF WHITE PAINTED TYPICAL
11	20' HIGH SECURITY CAMERA POLE

LEGAL DESCRIPTION

PARCEL ONE: (484227-00-0508)
 A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 33.33 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY MAKING AN ANGLE IN THE NORTHWEST QUADRANT OF 89°23', A DISTANCE OF 41.5 FEET; THENCE WESTERLY ALONG A LINE THAT IS 25.5 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 90°34'40" TO A POINT 485 FEET FROM THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 90°07'26", A DISTANCE OF 41.5 FEET; THENCE EASTERLY ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 89°54'54" TO THE POINT OF BEGINNING.
 TOGETHER WITH THE FOLLOWING DESCRIBED LANDS RESERVED FOR ALLEYS, STREETS, ROADWAYS AND UTILITY EASEMENTS: THAT CERTAIN TEN (10) FEET LYING WEST OF AND ADJACENT TO THE ABOVE DESCRIBED PARCEL, BOUNDED ON THE NORTH AND ON THE SOUTH BY WESTERLY PROJECTIONS OF THE NORTH AND SOUTH LINES RESPECTIVELY OF THE ABOVE DESCRIBED PARCEL. ALSO THE SOUTH THIRTY (30) FEET OF THE ABOVE DESCRIBED PARCEL.
 TOGETHER WITH:
 PARCEL TWO: (484227-00-0501)
 A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 33.33 FEET; THENCE NORTHERLY MAKING AN ANGLE IN THE NORTHWEST QUADRANT OF 89°23', A DISTANCE OF 41.5, 03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE LAST MENTIONED COURSE A DISTANCE OF 155.17 FEET; THENCE WESTERLY ALONG A LINE THAT IS 100 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 90°34'40" TO A POINT 485 FEET FROM THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4, OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 90°07'26" A DISTANCE OF 155.07 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 89°54'54" TO THE POINT OF BEGINNING.
 TOGETHER WITH THE FOLLOWING DESCRIBED LANDS RESERVED FOR ALLEY AND ROAD WAY EASEMENT: THAT CERTAIN TEN (10) FEET LYING WEST OF AND ADJACENT TO THE ABOVE DESCRIBED PARCEL, BOUNDED ON THE NORTH AND ON THE SOUTH BY WESTERLY PROJECTIONS OF THE NORTH AND SOUTH LINES RESPECTIVELY OF THE ABOVE DESCRIBED PARCEL.



GIGI'S MULTIFAMILY POMPANO
AA SEA8 LLC C/O MR. ABRAHAM CHEREM
 POMPANO BEACH FLORIDA 33069
 BROWARD COUNTY

Project Number	ID22-075	Revised by:	
Issue Date	08/13/19	Author	
Preliminary Design Plans		Draw by:	
Project status:		Checker	
		Check by:	

Revisions

NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED CONSTRUCTION SET AND APPROVED BY ARCHITECT.
 THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE FOR THIS SPECIFIC PROJECT AND ARE NOT TO BE REPRODUCED, SLIGHTLY MODIFIED, OR USED ON A DIFFERENT PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Drawing Title
 SITE PLAN
Sheet Number
 SP-1
 1 SET OF 3

WILFREDO AGUIRTO
 AR# 0093855