



SITE AREA	44 000 sqft
BUILDING AREA	27 200 sqft (61.8%)
PERVIOUS AREA	10 021 sqft (22.8%)
BRICK PAVEMENT/WALKWAY	1944 sqft (4.4%)
ASPHALT AREA	4 835 sqft (11%)
ZONING	B-3/AOD
CURRENT LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
PROPERTY LOCATION	ATLANTIC BLV OVERLAY DISTRICT
MAX BUILDING HEIGHT	210'-0" ASML

- NUMBER OF FLOORS: 21
- 5th floor = 8 units.  
 (3) 1 bedroom 04, 06 & 07  
 (1) 1 bedroom + den 05  
 (2) with 2 bedroom + den 03 & 08  
 (2) Hotel Suites 02 & 09
- 6th floor = 7 units.  
 (4) 1 bedroom 04, 05, 06 & 07  
 (1) 1 bedroom + den 02  
 (2) with 2 bedroom + den 01, 03
- 15 floors w/ 15 unit types per floor = 210 units.  
 (4) 1 bedroom 04, 05, 06 & 07  
 (6) 1 bedroom + den 02, 09, 11, 12, 14 & 15  
 (4) with 2 bedroom + den 01, 03, 08 & 10  
 (1) Hotel Suite.
- TOTAL UNITS: 240

NUMBER OF PARKING-1ST FLOOR	18
NUMBER OF PARKING-2nd FLOOR	45
NUMBER OF PARKING-3rd FLOOR	59
NUMBER OF PARKING-4th FLOOR	59
NUMBER OF PARKING-5th FLOOR	27
NUMBER OF PARKING PROPOSED	208
NUMBER OF PARKING REQUIRED	204
NUMBER OF HANDICAP PARKING	8
NUMBER OF COMPACT PARKING	12 (5.7%)
BICYCLE RACKS	20

PROPOSED BUILDING AREAS	
PEDESTAL DECK	29 170sqft
HOTEL TOWER PLATE	11 980sqft

BUILDING SETBACKS	ALLOWED	PROPOSED	& built zone
1st STREET	5'-min-15'-max	5'-0"	50%
HIBISCUS AVENUE	5'-min-15'-max	15'-0"	50%
2nd STREET	5'-min-15'-max	5'-0"	50%
REAR	20'-0"	20'-0"	-
GREEN AREA(Ground and 4th floor terrace)		10842sq (24.6%)	

BUILDING AREA	CONDITIONED	SLAB(total)
1ST FLOOR	11 848 sqft	27 123 sqft
2nd FLOOR	4 404 sqft	28 085 sqft
3rd FLOOR	3 258 sqft	29 260 sqft
4th FLOOR	3 258 sqft	29 260 sqft
5th FLOOR	6 705 sqft	25 760 sqft
6th FLOOR	12 038 sqft	12 038 sqft
7th FLOOR	11 980 sqft	11 980 sqft
8th FLOOR	11 980 sqft	11 980 sqft
9th FLOOR	11 980 sqft	11 980 sqft
10th FLOOR	11 980 sqft	11 980 sqft
11th FLOOR	11 980 sqft	11 980 sqft
12th FLOOR	11 980 sqft	11 980 sqft
13th FLOOR	11 980 sqft	11 980 sqft
14th FLOOR	11 980 sqft	11 980 sqft
15th FLOOR	11 980 sqft	11 980 sqft
16th FLOOR	11 980 sqft	11 980 sqft
17th FLOOR	11 980 sqft	11 980 sqft
18th FLOOR	11 980 sqft	11 980 sqft
19th FLOOR	11 980 sqft	11 980 sqft
20th FLOOR	11 980 sqft	11 980 sqft
21th FLOOR	11 980 sqft	11 980 sqft
TOTAL PROPOSED AREA	221 211 sqft	331 226 sqft
MAXIMUM POSSIBLE AREA (for 210'-0") (44000x20x72%)		633 600 sqft



Client	
Revision	
Date	Issued for
AUG 23rd 2017	
NOV 1st 2018	
DEC 17 2018	URC
JAN 17th 2019	AAC

**KEITH AND ASSOCIATES, INC.**  
 90 E. Atlantic Boulevard  
 Pompano Beach, FL 33069  
 Engineers Surveyors Planners Landscape Architects  
 Construction Managers Subcontractors Utility Engineers (S&E)  
 Ph: 954-788-3400 Fax: 954-788-3500

Civil

**NIV5**  
 16400 Commerce Way, Miami Lakes, FL 33055  
 Ph: 305-666-3333  
 Fax: 305-666-3005  
 niv5@niv5.com

Geotechnical

**DHI**  
 11908 Blueway Blvd., Suite 204, Miami, FL 33151  
 Ph: 305-330-1300  
 dhi@dhi.com

Structural Eng.

Mechanical-Electrical

**MICHAEL FAY LANDSCAPE ARCHITECT**  
 430 N.W. 7th St.  
 Coral Springs, FL 33065  
 Ph: (954) 755-5270  
 Fax: (954) 755-9815  
 E-MAIL: MICHAEL@MFLA.COM

Surveyor

**PAUL E. BREWER & ASSOCIATES, INC.**  
 1332 N.W. 10th Street  
 Coral Springs, FL 33065  
 Ph: (954) 755-5270  
 Fax: (954) 755-9815  
 E-MAIL: BREWER@PEBFLA.COM

drawings

plans for construction

plans for submission

plans for coordination

plans for permit

**Rodrigo Carrion**

Digitally signed by Rodrigo Carrion  
 DN: cn=Rodrigo Carrion, o=DNA  
 Design & Architecture,  
 ou=AR9T744, email=carrion@dn  
 arc.com, c=US  
 Date: 2019.01.22 11:51:05 -0500

**DNA DESIGN ARCHITECTURE**  
 7636 N.E. 4th COURT,  
 SUITE 114, MIAMI, FL 33138  
 Ph: (305) 500-2992  
 Fax: (305) 755-9815

Architect

Note:  
 The contractor will verify all dimensions and sizes and will report to the architect any missing items and will not be responsible for any errors or omissions. The contractor will not be held responsible for any errors or omissions from the architect for approving the work.

SITE PLAN

title

3300 S.E. 1st Street  
 Pompano Beach, FL

project

no of project 1502

drawn by AP

**P&Z**

PZ18-1200047  
 3/27/19