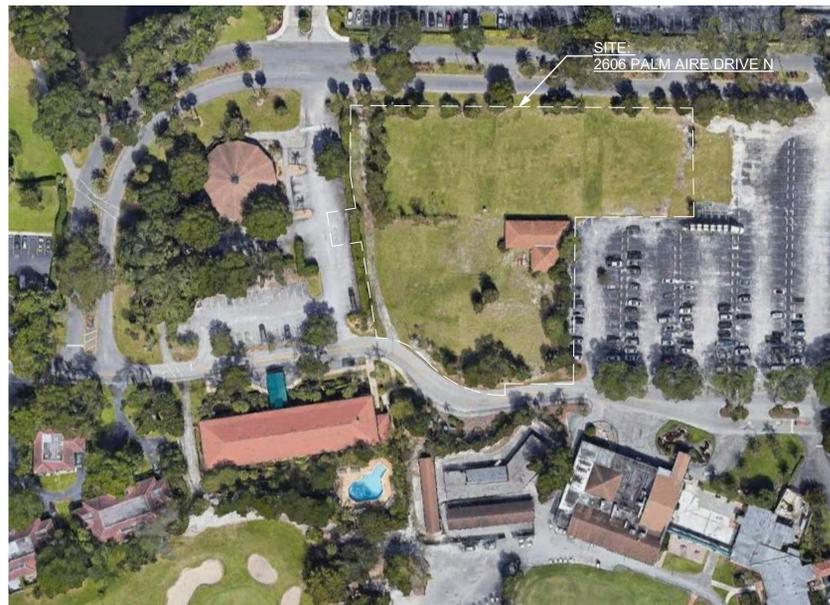


# VARIANCE SUBMITTAL SET PALMAIRE

99 UNIT APARTMENT BUILDING  
2606 PALM AIRE DRIVE N, POMPANO BEACH FL



LOCATION VIEW  
NTS



architecture

**PREMIUM**  
Development

## VARIANCE SUBMITTAL

**PROJECT NAME:**  
99 UNIT APART  
BUILDING

**PROJECT ADDRESS:**  
2606 PALM AIRE DRIVE N, POMPANO BEACH  
FL

**OWNER NAME:**  
PREMIUM DEVELOPMENT

**OWNER ADDRESS:**  
712 SW 1st Street, Miami, FL 33130

**ARCHITECT:**  
GS ARCHITECTURE  
2100 SW 24th STREET  
MIAMI, FL 33145  
PH: 786-488-0571  
AA: 26002394

**STRUCTURAL ENGINEER:**  
BJ CONSULTING ENGINEERS  
7955 NW 12th ST  
MIAMI, FL 33126, SUITE 418  
PH: 786-703-9243  
Nico@bjefl.com - https://bjefl.com/

**MEP ENGINEERING:**  
MEP DESIGN GROUP LLC.  
1000 W PENNSYLVANIA RD, STE 110  
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**CIVIL ENGINEER:**  
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MIAMI, FLORIDA, 33156  
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CA: 4270

**LANDSCAPE ARCHITECT:**  
EGS2 CORP  
14121 SW 119TH AVE, MIAMI, FL  
(305) 274-2702  
LIC. 00001187

ALBERT POZA, ARCHITECT  
NCARB - FL A0009525

SEAL & SIGNATURE

### REVISION LOG

No.	Description	Date

### COVER SHEET

Project number: 20-0065  
Date: 03/01/2022  
Drawn by: Author  
Checked by: Checker

A-00

Scale: 1" = 100'-0"



architecture

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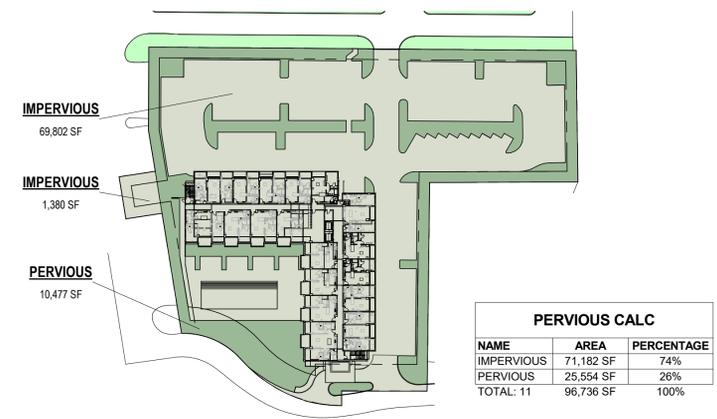
No.	Description	Date

**PROJECT DATA SHEET**

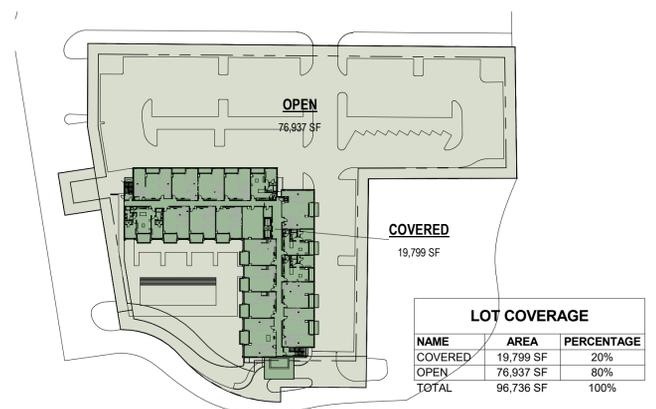
Project number	20-0065
Date	03/01/2022
Drawn by	Author
Checked by	Checker

A-01

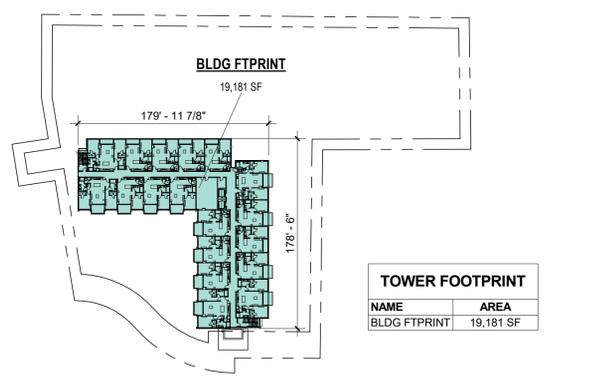
Scale: As indicated



① PERVIOUS DIAGRAM  
1" = 80'-0"



② LOT COVERAGE DIAGRAM  
1" = 80'-0"



③ TOWER FOOTPRINT DIAGRAM  
1" = 80'-0"

**ZONING DATA**

**I. GENERAL LOT INFORMATION**

ADDRESS: 2606 PALM AIRE DR N, POMPANO BEACH, FL 33069  
 ZONING CLASSIFICATION: MULTIPLE-FAMILY RESIDENCE 45 (RM-45)  
 FEMA ZONE: X  
 FOLIO: 4942 04 00 014  
 LEGAL DESCRIPTION: A PORTION OF GOVERNMENT LOT 8 IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST TOGETHER WITH A PORTION OF TRACT A, THE WORLD OF PALM AIRE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, ON PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLO

**I. LOT DISPOSITION**

	REQUIRED	PROVIDED
a) LOT AREA:	8,800 S.F. MIN	96,736 SF (2.22 ACRES)
b) LOT WIDTH:	75 FT MIN	403'-7" FT (PALM AIRE DR N) 232'-6" FT (N. PALM ARE DR)

**II. DENSITY**

	REQUIRED	PROVIDED
45 UNITS/ACRE	99 UNITS	99 UNITS

**III. LOT COVERAGE**

	REQUIRED	PROVIDED
60%	20%	

**IV. PERVIOUS**

	REQUIRED	PROVIDED
25% MIN	26%	

**V. BUILDING SETBACKS**

	REQUIRED	PROVIDED
FRONT (SOUTH)	25'-0" MIN.	25'-0"
SIDE (EAST)	10'-0" MIN.	47' - 2 1/4"
SIDE (WEST)	10'-0" MIN.	18' - 8 1/4"
REAR (NORTH)	10'-0" MIN.	115' - 2 1/4"

**VI. BUILDING HEIGHT**

	REQUIRED	PROVIDED
BUILDING HEIGHT MEASURED TO EAVE	105 FT	72' 3" FT
LAST HABITABLE LEVEL ELEVATION		63' 9" FT

**VII. BUILDING FOOTPRINT**

	REQUIRED	PROVIDED
AREA OF BUILDING FOOTPRINT	20,000 SQ FT	19,181 SQ FT

**VIII. PARKING ANALYSIS**

	REQUIRED	PROVIDED
PARKING (1.5 SPACES PER UNIT)	149 SPACES	130 SPACES
HC (ADA) PARKING SPACES	127 SPACES (WITH 15% REDUCTION) FOR 127 SPACES = 5 SPACES	5 SPACES

**IX. BICYCLE STORAGE**

	REQUIRED	PROVIDED
4 BICYCLE RACKS PER EVERY 10 PARKING SPACES	13 BICYCLE RACKS	13 BICYCLE RACKS

**X. LOADING BERTHS**

	REQUIRED	PROVIDED
INSTITUTIONAL & COMMERCIAL USE APPLIED	50,000SF TO 75,000SF 2 LOADING BERTHS	2 LOADING BERTHS

**PARKING PROVIDED TABLE**

DESCRIPTION	COUNT
STANDARD PARKING SPACE (9'-0" x 18'-0")	125
HC PARKING SPACE (12'-0" x 18'-0")	5
GRAND TOTAL	130

UNIT TYPE	AREA	# OF UNITS PER TYPE	LEVELS	SUBTOTAL
UNIT 1B-A	700 SF	15	LEVELS 2ND THRU 6TH	10,501 SF
UNIT 1B-A/M	700 SF	15	LEVELS 2ND THRU 6TH	10,493 SF
UNIT 1B-B	700 SF	11	LEVELS 2ND THRU 6TH	7,704 SF
UNIT 1B-B/M	700 SF	15	LEVELS 2ND THRU 6TH	10,493 SF
UNIT 1B-C	700 SF	5	LEVELS 2ND THRU 6TH	3,498 SF
UNIT 2B-A	1,000 SF	5	LEVELS 2ND THRU 6TH	5,000 SF
UNIT 2B-A/M	1,000 SF	5	LEVELS 2ND THRU 6TH	5,000 SF
UNIT 2B-B	1,000 SF	5	LEVELS 2ND THRU 6TH	5,000 SF
UNIT 2B-B/M	1,000 SF	5	LEVELS 2ND THRU 6TH	5,000 SF
UNIT 2B-C	990 SF	5	LEVELS 2ND THRU 6TH	4,952 SF
UNIT 1B-A	700 SF	2	LEVEL 7TH	1,400 SF
UNIT 1B-B	700 SF	2	LEVEL 7TH	1,401 SF
UNIT 1B-B/M	700 SF	1	LEVEL 7TH	700 SF
UNIT 1B-C	700 SF	1	LEVEL 7TH	700 SF
UNIT 1B-D	700 SF	5	LEVEL 7TH	3,502 SF
UNIT 2B-B	1,000 SF	1	LEVEL 7TH	1,000 SF
UNIT 2B-B/M	1,000 SF	1	LEVEL 7TH	1,000 SF
GRAN TOTAL		99		77,340 SF

TOTAL RENTABLE AREA	77,329 SF
TOTAL GROSS AREA	120,463 SF

AREA DESCRIPTION	AREA PER FLOOR	# OF TYP FLOORS	SUBTOTAL
GROUND FLOOR	14,709 SF	1	14,709 SF
TYPICAL FLOOR	19,181 SF	5	95,905 SF
7TH FLOOR	10,021 SF	1	10,021 SF
TOTAL	43,911 SF		120,636 SF



architecture

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Development

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MIAMI, FL 33145  
PH 786 488 0571  
AA26002394

**STRUCTURAL ENGINEER:**

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**LANDSCAPE ARCHITECT**

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ALBERT POZA, ARCHITECT  
NCARB - FL A0009525

SEAL & SIGNATURE

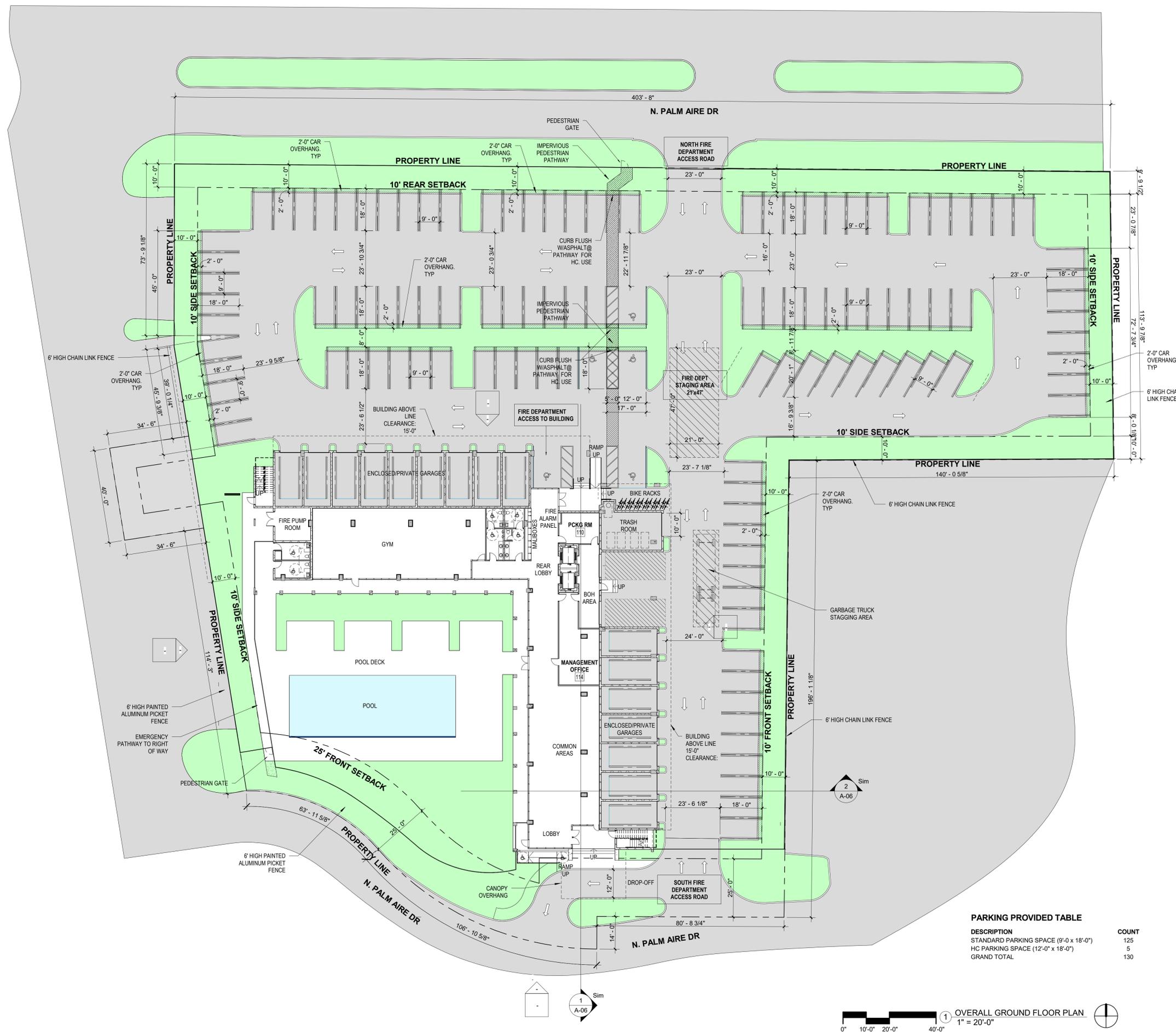
REVISION LOG

No.	Description	Date

### OVERALL GROUND FLOOR PLAN

**PARKING PROVIDED TABLE**

DESCRIPTION	COUNT
STANDARD PARKING SPACE (9'-0" x 18'-0")	125
HC PARKING SPACE (12'-0" x 18'-0")	5
GRAND TOTAL	130



1 OVERALL GROUND FLOOR PLAN  
1" = 20'-0"

Project number	20-0065
Date	03/01/2022
Drawn by	AM
Checked by	GS

A-02

Scale 1" = 20'-0"



architecture

**PREMIUM**  
Development

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ALBERT POZA, ARCHITECT  
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SEAL & SIGNATURE

#### REVISION LOG

No.	Description	Date

### COLORED GROUND FLOOR PLAN

Project number	20-0065
Date	03/01/2022
Drawn by	Author
Checked by	Checker

A-03

Scale





architecture

**PREMIUM**  
Development

### VARIANCE SUBMITTAL

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**LANDSCAPE ARCHITECT:**  
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NCARB - FL A0009525

SEAL & SIGNATURE

#### REVISION LOG

No.	Description	Date

### TYPICAL FLOOR PLAN

Project number	20-0065
Date	03/01/2022
Drawn by	Author
Checked by	Checker

A-04

Scale 1" = 10'-0"

2  
A-06



1  
A-06  
3RD & 5TH LEVELS FLOOR PLAN  
1" = 10'-0"





architecture

**PREMIUM**  
Development

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FL

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**STRUCTURAL ENGINEER:**

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ALBERT POZA, ARCHITECT  
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SEAL & SIGNATURE

**REVISION LOG**

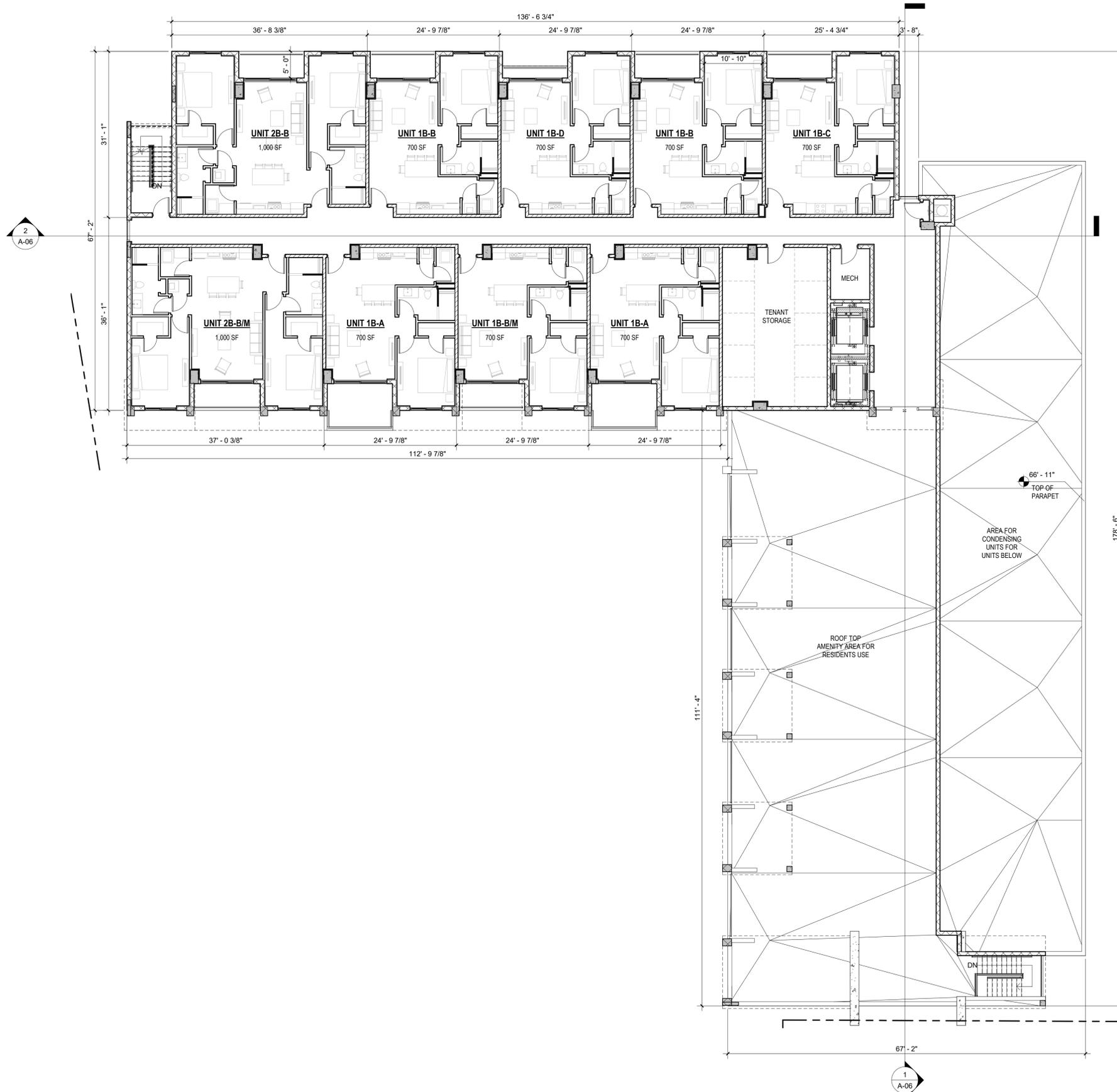
No.	Description	Date

**7TH LEVEL FLOOR PLAN**

Project number	20-0065
Date	03/01/2022
Drawn by	JC
Checked by	GS

A-05

Scale 1" = 10'-0"



7TH LEVEL FLOOR PLAN  
1" = 10'-0"





architecture

**PREMIUM**  
Development

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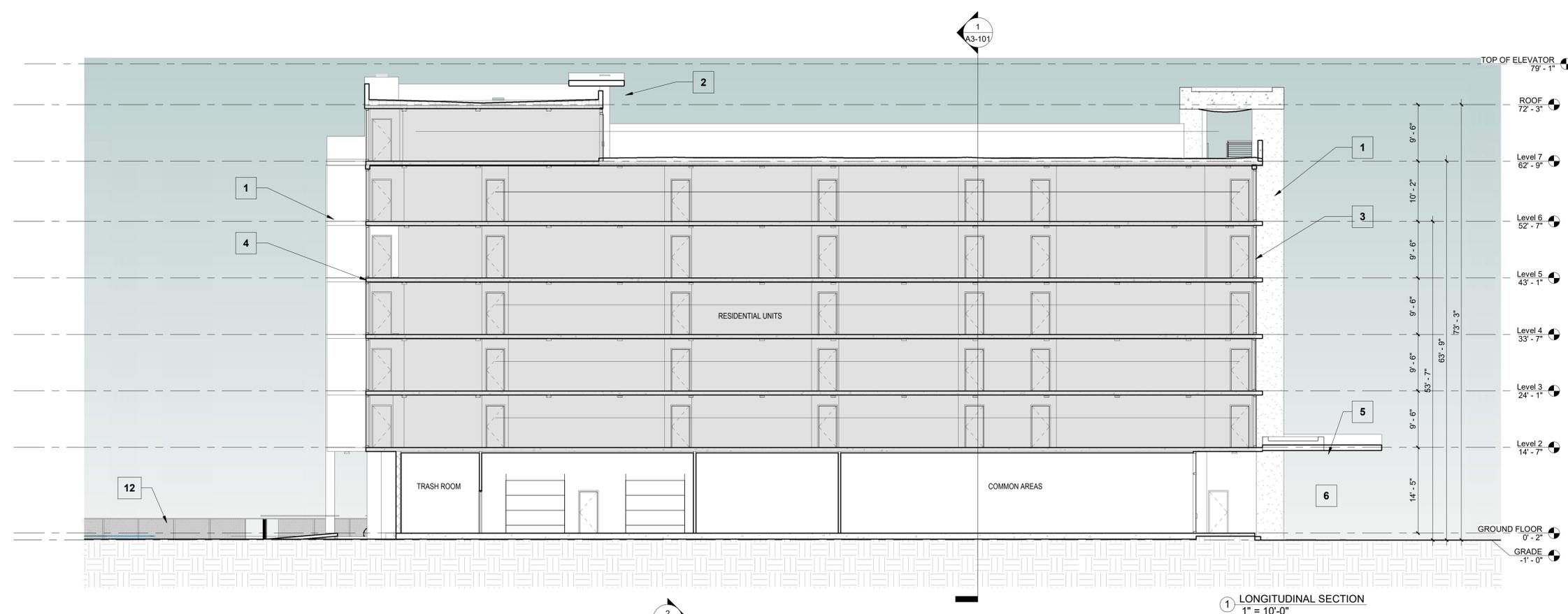
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### BUILDING SECTIONS

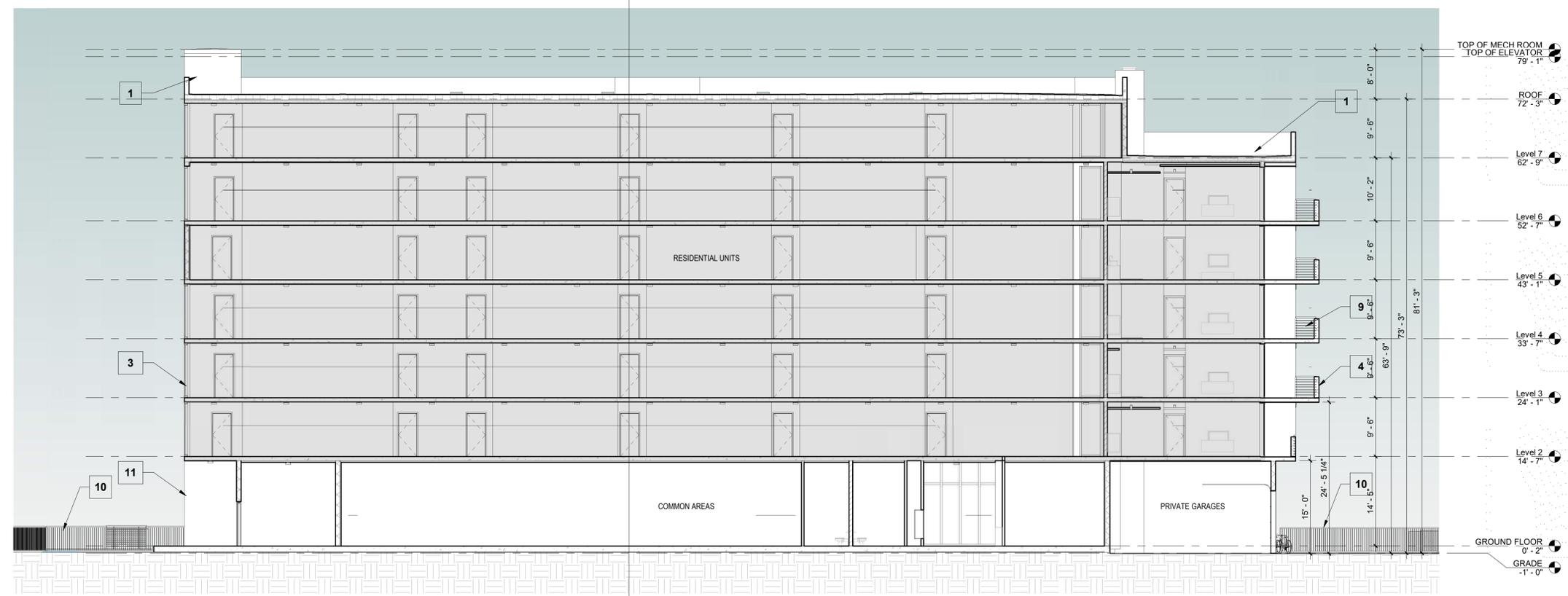
Project number	20-0065
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Drawn by	Author
Checked by	Checker

A-06

Scale As indicated



① LONGITUDINAL SECTION  
1" = 10'-0"



② CROSS SECTION  
1" = 10'-0"

- ELEVATIONS/SECTIONS LEGEND**
1. PAINTED SMOOTH STUCCO
  2. DECORATIVE TRELLISES
  3. PAINTED ALUMINUM FRAMED WINDOWS
  4. CMU PARAPET WITH PAINTED ALUMINUM HANDRAIL @ BALCONIES
  5. PORT-COCHERE CANOPY
  6. DROP-OFF AREA MAIN ACCESS
  7. EMERGENCY STAIRS
  8. PRIVATE GARAGES DOORS
  9. ALUMINUM PAINTED BALCONY RAILING
  10. 6" HIGH ALUMINUM PICKET FENCE
  11. DECORATIVE PAINTED ALUMINUM LOUVER
  12. CHAIN LINK FENCE
  13. DECORATIVE 'PORTICO'



architecture

**PREMIUM** Development 

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REVISION LOG

No.	Description	Date

RENDERINGS

Project number	20-0065
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Drawn by	Author
Checked by	Checker

A-07

Scale



architecture

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A-08

Scale