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A Building For:  
Juan Elias

216 SE 23 Avenue  
Pompano Beach, Florida 33062

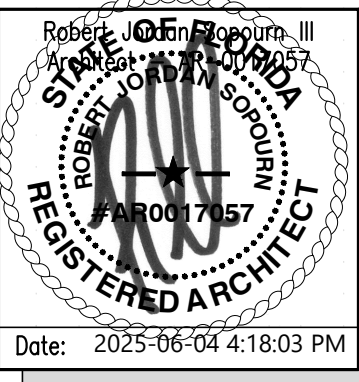
Site Data			Parking Calculations		
ZONING		TO-EOD			
LAND USE		RESIDENTIAL			
SITE CALCULATIONS	AREA OF PROJECT	6,012 SQ. FT. (0.14 ACRES)			
BUILDING CALCULATIONS	GROUND FLOOR	748 SQ. FT.			
	SECOND FLOOR	3,480 SQ. FT.			
	THIRD FLOOR	4,128 SQ. FT.			
	ROOFTOP TERRACE	258 SQ. FT.			
TOTAL AREA OF BUILDING		8,614 SQ. FT. (143.3%)			
PERVIOUS AREA		793 SQ. FT. (13.2 %)			
IMPERVIOUS AREA	BUILDING	748 SQ. FT. (12.4%)			
	PARKING	4,397 SQ. FT. (73.1%)			
	SIDEWALKS/EQUIPMENT PADS	74 SQ. FT. (1.2%)			
	TOTAL	5,219 SQ. FT. (86.8%)			
BUILDING SETBACKS	STREET (LANDSCAPE)	0 FT.			
	NORTH SIDE (LANDSCAPE)	0 FT.			
	SOUTH SIDE (LANDSCAPE)	0 FT.			
	REAR (LANDSCAPE)	0 FT.			
BUILDING HEIGHT	MAIN ROOF HEIGHT	35 FT. 0 IN.			
	TOP OF ROOF (HIGH POINT) OF TOWER FEATURE	47 FT. 8 IN.			
	ALLOWABLE ROOF HEIGHT	80 FT.			
KEY:	NA	NOT APPLICABLE			
Residential Use					
		ALLOWED		PROVIDED	
NUMBER OF DWELLINGS				7 UNITS	
DENSITY		36 UNITS/ACRE (MIN) 90 UNITS/ACRE (MAX)		50 UNITS/ACRE	
DWELLING UNITS BY TYPE				ALL 1 BEDROOM	
FLOOR AREA OF DWELLING UNITS BY TYPE		UNIT 1	977 SF		
		UNIT 2	953 SF		
		UNIT 3	987 SF		
		UNIT 4	860 SF		
		UNIT 5	915 SF		
		UNIT 6	902 SF		
		UNIT 7	899 SF		
COMMON PRIVATE SPACE		10% OF 6,012 SF = 601 SF REQUIRED		614 SF	
Notes					
1 FLOOR AREA RATIO IS BASED ON TOTAL OF NEW BUILDINGS/SITE AREA OF PROJECT.					
2 ALL ROOF MOUNTED EQUIPMENT SHALL NOT BE VISIBLE FROM GROUND LEVEL DUE TO PARAPET ROOF DESIGN.					
3 ALL PACKAGE AIR HANDLER UNITS, EXHAUST FANS, ETC. SHALL BE ROOF MOUNTED EQUIPMENT.					
4 ALL CURBING IS TO BE TYPE 'D'.					
5 ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT.					
6 ALL DETACHED DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT.					
7 PROVIDE TYPICAL ADDRESS IDENTIFICATION ABOVE EACH ENTRY DOOR. THE LETTERING SHALL BE 6" HIGH WHITE HELVETICA ON THE FRONT DOORS.					

ISSUANCE OF DOCUMENTATION:	
Description:	Date:
<input checked="" type="checkbox"/> PRELIMINARY DESIGN	7.20.2023
<input type="checkbox"/> CLIENT APPROVAL	
<input type="checkbox"/> LANDLORD APPROVAL	
<input type="checkbox"/> BIDDING	
<input type="checkbox"/> PERMIT	

REVISIONS:	
Number:	Date: Description:
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## SITE PLAN

Project Number:	Principal:	RJS
<b>23053</b>	Project Manager:	RJS
	Drawn by:	RJS



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Total Sheets: —