

SITE PLAN SET

PROJECT NAME:
99 UNIT APART BUILDING

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

OWNER NAME:
PREMIUM DEVELOPMENT
OWNER ADDRESS:
777 BRICKELL AVE STE FL 33131

ARCHITECT:
GS ARCHITECTURE
2100 SW 24th STREET
MIAMI, FL 33145
PH: 786-488-0571
AA26002394

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

MEP ENGINEERING:
MEP DESIGN GROUP LLC.
1000 W PENNSACKE RD, STE 110
HALLANDALE, FL 33009
954 290 8165
meo@mepdesigngroupllc.com

CIVIL ENGINEER:
GRAEF
6430 SOUTH DADELAND BLVD, SUITE 601
MIAMI, FLORIDA 33156
305 / 378-5555
CA 4270

LANDSCAPE ARCHITECT:
EGS2 CORP
14121 SW 119TH AVE, MIAMI, FL
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LIC. 00001187

JOSE GAVIRIA, ARCHITECT
STATE OF FLORIDA AR 92739

Digitally signed
by Jose Gaviria
DN: CN=Jose
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STUDIO
DESIGN, INC.",
L=Miami,
S=Florida, C=US
Date: 2022.08.01
10:28:53-04'00'

SEAL & SIGNATURE

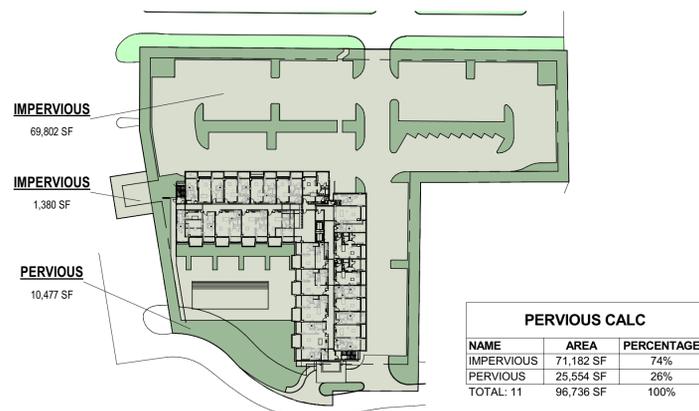
REVISION LOG

No.	Description	Date

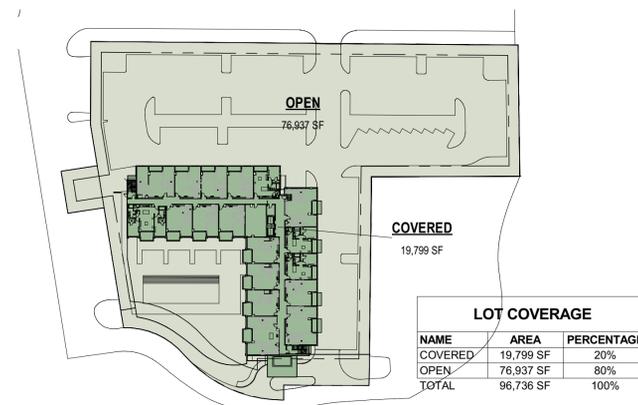
PROJECT DATA SHEET

Project No.	20-0065
Date	03/01/2022
Drawn by	Author
Checked by	Checker

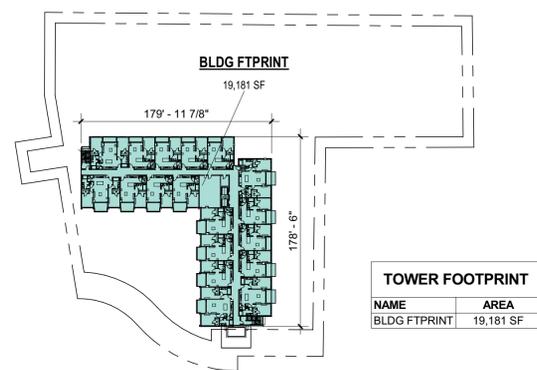
DRC
PZ22-1400010
9/7/2022
As indicated



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, FL

II. DENSITY

REQUIRED: 45 UNITS/ACRE
PROVIDED: 99 UNITS

III. LOT COVERAGE

REQUIRED: 60%
PROVIDED: 20%

IV. PERVIOUS

REQUIRED: 25% MIN
PROVIDED: 26%

V. BUILDING SETBACKS

FRONT (SOUTH): 25'-0" MIN
SIDE (EAST): 10'-0" MIN
SIDE (WEST): 10'-0" MIN
REAR (NORTH): 10'-0" MIN

VI. BUILDING HEIGHT

BUILDING HEIGHT MEASURED TO EAVE: 105 FT
LAST HABITABLE LEVEL ELEVATION: 63' 9" FT

VII. BUILDING FOOTPRINT

AREA OF BUILDING FOOTPRINT: 20,000 SQ FT
19,181 SQ FT

VIII. PARKING ANALYSIS

PARKING (1.5 SPACES PER UNIT): 149 SPACES
127 SPACES (WITH 15% REDUCTION)
FOR 127 SPACES = 5 SPACES

IX. BICYCLE STORAGE

4 BICYCLE RACKS PER EVERY 10 PARKING SPACES: 13 BICYCLE RACKS
13 BICYCLE RACKS

X. LOADING BERTHS

INSTITUTIONAL & COMMERCIAL USE APPLIED: 50,000SF TO 75,000SF
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

RENTABLE AREA CALCULATION

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

AREA SYNOPSIS

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

GROSS AREA CALCULATION

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