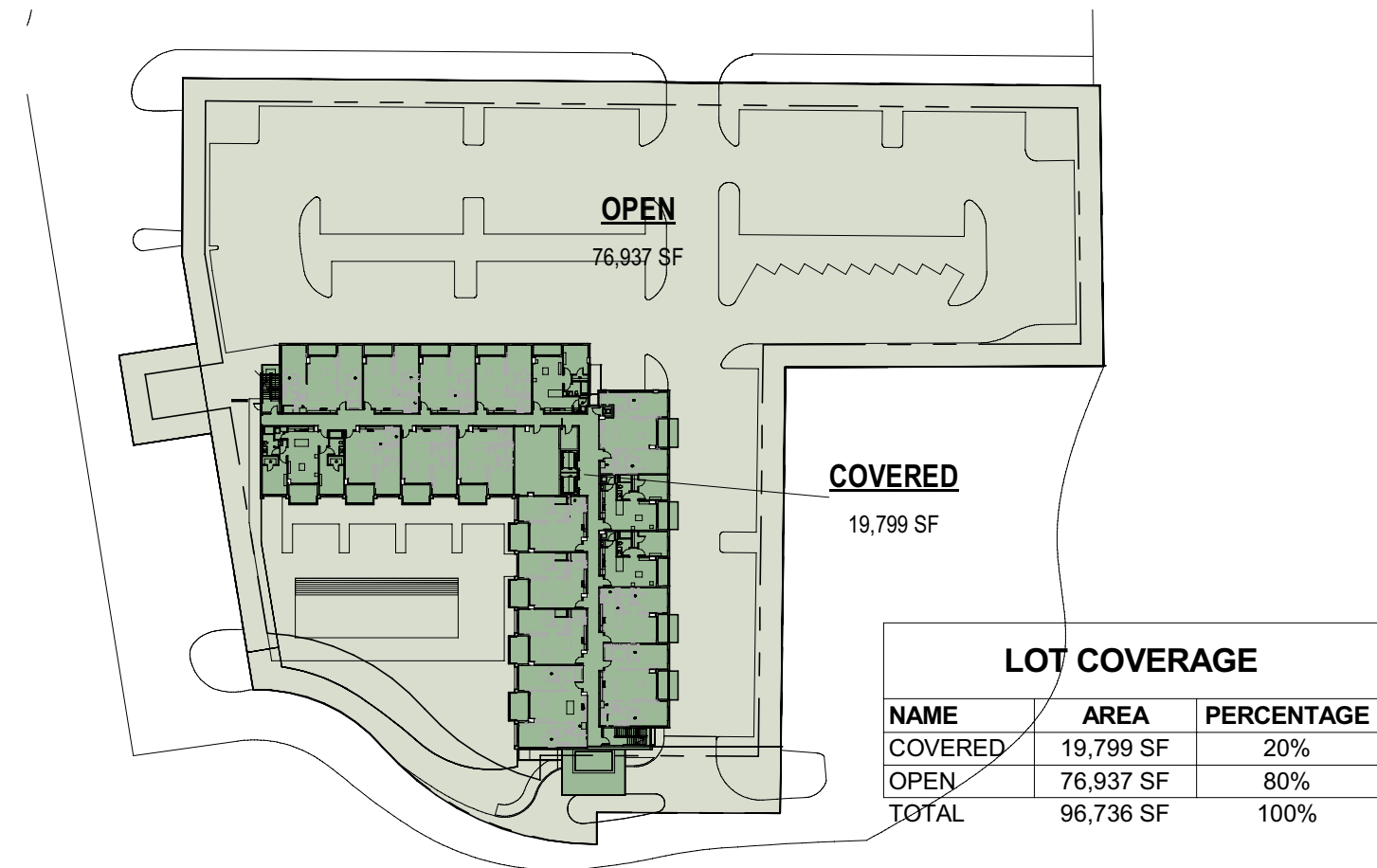
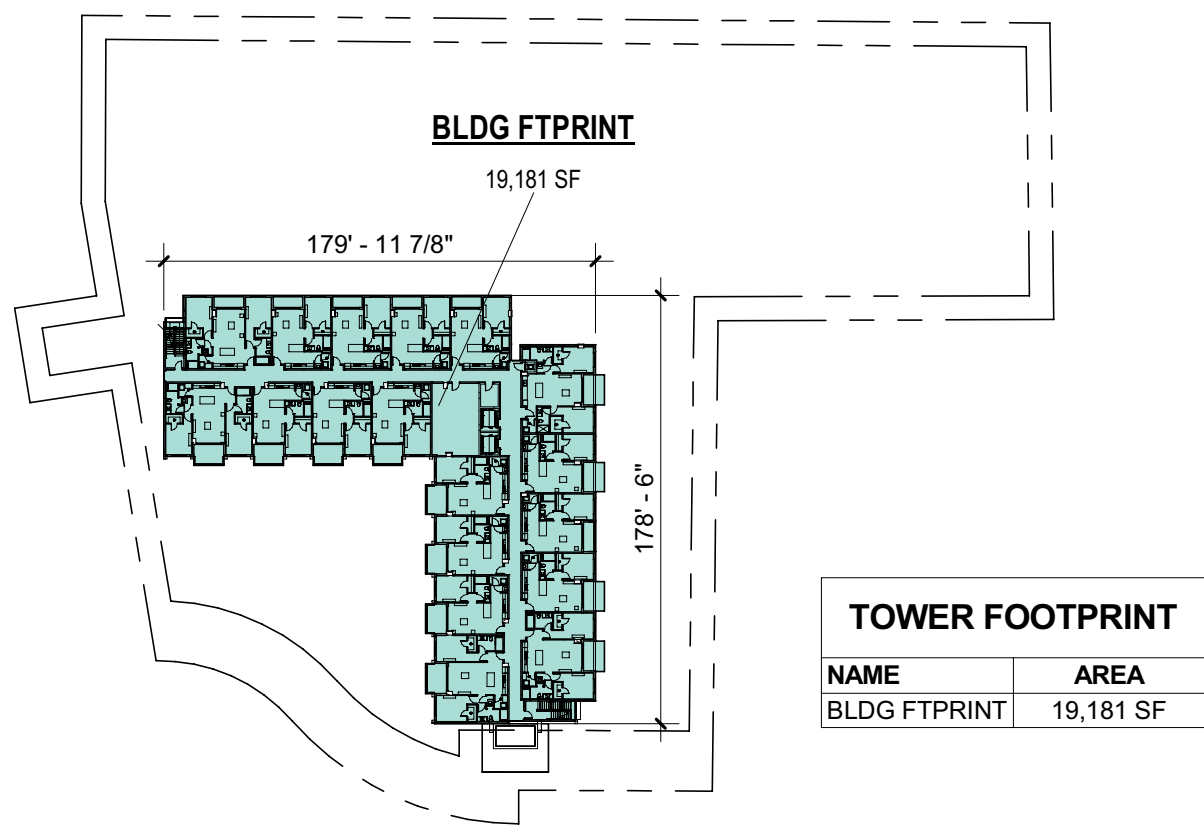


① PERVIOUS DIAGRAM  
1" = 80'-0"



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

	REQUIRED	PROVIDED
<b>I. LOT DISPOSITION</b>		
a) LOT AREA:	8,800 S.F. MIN	96,736 SF (2.22 ACRES)
b) LOT WIDTH:	10'-0" MIN. 75 FT MIN	403'-7" FT (PALM AIRE DR N) 232'-6" FT (N. PALM ARE DR)
<b>II. DENSITY</b>	45 UNITS/ACRE 99 UNITS	99 UNITS
<b>III. LOT COVERAGE</b>	60%	20%
<b>IV. PERVIOUS</b>	25% MIN	26%
<b>V. BUILDING SETBACKS</b>		
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"

<b>VI. BUILDING HEIGHT</b>		
BUILDING HEIGHT MEASURED TO EAVE	105 FT	72' 3" FT
LAST HABITABLE LEVEL ELEVATION		63' 9" FT

<b>VII. BUILDING FOOTPRINT</b>		
AREA OF BUILDING FOOTPRINT	20,000 SQ FT	19,181 SQ FT

<b>VIII. PARKING ANALYSIS</b>		
PARKING (1.5 SPACES PER UNIT)	149 SPACES 127 SPACES (WITH 15% REDUCTION) FOR 127 SPACES = 5 SPACES	130 SPACES 5 SPACES
HC (ADA) PARKING SPACES		

<b>IX. BICYCLE STORAGE</b>		
4 BICYCLE RACKS PER EVERY 10 PARKING SPACES	13 BICYCLE RACKS	13 BICYCLE RACKS

<b>X. LOADING BERTHS</b>		
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

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

## 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  
Nicolasa@bjell.com - https://bjell.com/

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

CIVIL ENGINEER  
GAEF  
9430 SOUTH DADELAND BLVD, SUITE 601  
MIAMI, FLORIDA 33156  
305 / 378 5555  
CA 4270

LANDSCAPE ARCHITECT  
EGS2 CORP  
14121 SW 119TH AVE, MIAMI, FL  
(305) 2742702  
LIC. 00001187

JOSE GAVIRIA, ARCHITECT  
STATE OF FLORIDA AR 92739

Digitally signed  
by Jose Gaviria  
DN: CN=Jose  
Gaviria, O="G S  
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