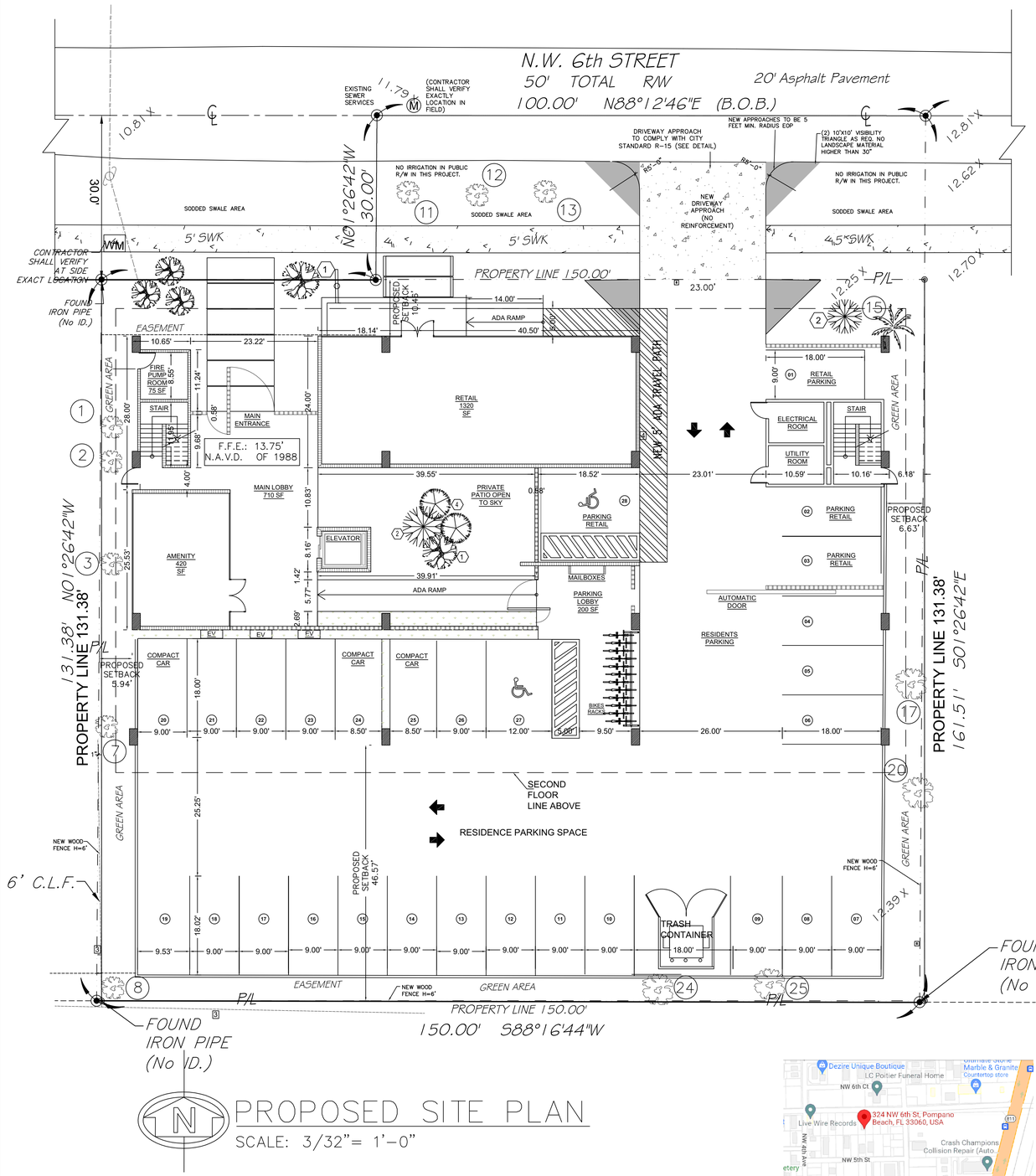
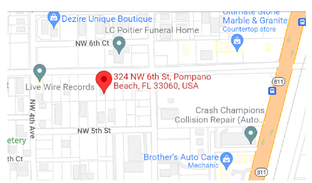


PROPOSED SITE PLAN

SCALE: 3/32"= 1'-0"



LOCATION SKETCH

NOT TO SCALE

PROPOSED AREAS						
FLOOR 1		UNIT COUNT	P.S. COUNT	TOTAL AREAS (SF)	RESID. AREAS: UNITS + BALC.	RESID. AREAS ONLY UNITS
	RETAIL			1,320		
	MAIN ENTRANCE GALLEY			350		
	LOBBIES (MAIN & PARKING)			910		
	AMENITIES			690		
	COVERED PARKING		29	5,280		
	CORRIDORS			340		
	SUPPORT			250		
	STAIRS & ELEVATORS			238		
	TOTAL	0	29	9,378	0	0
FLOOR 2						
	ONE BEDROOM UNIT	0		-		
	TWO BEDROOM UNIT(2B-2B)	2		1,782		
	TWO BEDROOM(3B-2B-A)	1		989		
	TWO BEDROOM(3B-2B-B)	1		993		
	TWO BEDROOM(3B-3B)	1		1,100		
	FOUR BEDROOM 4B-2B)	1		1,435		
	PRIVATE BALCONIES/TERRACES			510		
	LOBBY AND CORRIDORS			1,226		
	OPEN DECK			518		
	SUPPORT			85		
	STAIRS & ELEVATORS			238		
	TOTAL	6	0	8,876	4,716	4,206
FLOOR 3 AND 4						
	ONE BEDROOM UNIT	2		1,236		
	TWO BEDROOM UNIT(2B-2B)	4		3,564		
	TWO BEDROOM(3B-2B-A)	2		1,978		
	TWO BEDROOM(3B-2B-B)	2		1,986		
	TWO BEDROOM(3B-3B)	2		2,200		
	FOUR BEDROOM 4B-2B)	2		2,870		
	PRIVATE BALCONIES/TERRACES			1,020		
	LOBBY AND CORRIDORS			2,452		
	SUPPORT			170		
	STAIRS & ELEVATORS			238		
	TOTAL	14	0	17,714	9,784	8,764
ROOF						
	ROOF TOP COMMON AREA			2,810		
	ROOF AND MECHANIAL EQUIP AREA			6,142		
	TOTAL	0	0	44,920		
	TOTAL	20 DU	29 P.S.	20,133		
	TOTAL RENTABLE AREA (SF)	648.50			14,500	12,970

RESUME PROJECT DATA		
NET LOT AREA	19,726.50 S.F	100%
COVERAGE AREA	11,432.00 S.F.	57.95%
GREEN AREA	8,294.50 S.F.	42.05%
PERVIOUS AREA	3,405.00 S.F.	17.26%
IMPERVIOUS AREA	16,321.50 S.F.	82.74%

SITE ANALYSIS			
ZONING CLASSIFICATION:		TO-DPOD	
LOT AREA:		SF	ACRE
GROSS LOT AREA (TO CENTERLINE OF ROADS):		24,226.50	0.556
NET LOT AREA:		19,726.50	0.453
DENSITY CALCULATION:			
ZONING CLASSIFICATION:			
		ALLOWED	PROPOSED
TO-DPOD			
36 DU MAX / ACRE BY RIGHT:	16.301	16 DU	16 DU
10 DU / ACRE WITH INCENTIVE BONUS TABLE 155.3708.F.1.:	4.578	5 DU	4 DU
	TOTAL:	21 DU	20 DU
BUILDING TYPOLOGY:		FLEX BUILDING	
		ALLOWED	PROPOSED
BUILDING HEIGHT:		50'0"	45'0" (TO ROOF SLAB)
STORIES:			4 STORIES
LOT WIDTH:		25' MIN | 350' MAX	150'
LOT DEPTH:		70' MIN | NO MAX	131.38' - 131.51'
IMPERVIOUS AREA:		NO MIN | 90% MAX	16,321.5 SF (82.74%)
PERVIOUS AREA:		10% MIN | NO MAX	3,405 SF (17.26%)
LOT COVERAGE:			11,432 SF (57.95%)
PRIVATE OPEN SPACE			
FIRST FLOOR:			2,240 SF
SECOND FLOOR:			518 SF
ROOF:			2810 SF
PUBLICY OPEN SPACE			
FIRST FLOOR:			2,320 SF
		MINIMUM REQ.	PROVIDED
BUILDING SETBACKS:			
FRONT:		10'0"	10'0"
SIDE:		6'0"	6'0"
REAR:		6'0"	46' 10"

UNIT BREAKDOWN							
FLOOR/UNIT TYPE	1B - 1B UNIT 618 SF	2B - 2B UNIT 891 SF	3B - 2B (A) UNIT 989 SF	3B - 2B (B) UNIT 993 SF	3B - 3B UNIT 1100	4B - 2B UNIT 1435	TOTAL UNITS
LEVEL 1 (GROUND FLOOR)	0	0	0	0	0	0	0
LEVEL 2	0	2	1	1	1	1	6
LEVEL 3	1	2	1	1	1	1	7
LEVEL 4	1	2	1	1	1	1	7
TOTAL UNITS:	2	6	3	3	3	3	20
	10.0%	30.0%	15.0%	15.0%	15.0%	15.0%	100.0%

PARKING BREAKDOWN						
LEVEL:	STREET PS (9'X23')	REGULAR PS (9'X18')	COMPACT PS (8'6"X18')		HC. PS (12'X18')	TOTAL PS.
GROUND FLOOR	0	24	3		2	29
TOTAL STALLS:	0	24	3		2	29

PARKING CALCULATIONS as per TABLE 155.5102.D.1					
FUNCTION	REQUIREMENT	UNIT COUNT		FACTOR	MIN. PS. REQUIRE
RESIDENTIAL					
TABLE 155.5102.D.1-DWELLING, MIXED USE					
ONE BEDROOM UNIT	1.00 PS PER UNIT	2		1	2
TWO BEDROOM UNIT	1.00 PS PER UNIT	6		1	6
TWO BEDROOM UNIT + DEN	1.00 PS PER UNIT	3		1	3
THREE BEDROOM UNIT + IN-LAWS	1.00 PS PER UNIT	3		1	3
	DU:	14			14
COMMERCIAL					
TABLE 155.5102.D.1-RETAIL SALES					
CONVENIENCE STORE (SF)	1 PS / 300 SF	1320		0.0033	4.4
HC PS REQUIRED: (INCLUDED IN TOTAL)					
RESIDENTIAL	2% OF TOTAL PS. REQ.	14		0.02	0.28
COMMERCIAL	1 to 25 PS =1	4.4			1
SUB-TOTAL PARKING SPACES REQUIRED:					18
REDUCTION as per parking reduction incentive Section 155.5102.K				15%	2.7
				CALCULATION:	15.3
				TOTAL P.S. REQ.	15
				TOTAL P.S. PROV.	29
ELECTRIC VEHICLE CHARGING STATION REQUIRED: (INCLUDED IN TOTAL)	UP TO 10% OF TOTAL PS. REQ.			0.1	1.8
ELECTRIC VEHICLE CHARGING STATION PROVIDED:					3
BICYCLE RACK REQUIRED:	4 SPACE / 10 PS REQ.	29		0.4	11.6
BICYCLE RACK PROVIDED:					12

EXISTING CONDITIONS:

CONTRACTOR, BY AND THROUGH SUBMISSION OF HIS BID, AGGRESS THAT HE SHALL BE RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS.

THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK. ANY OBSTRUCTIONS, THE NATURE OF EXISTING CONSTRUCTION AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB. IN ORDER THAT HE MAY INCLUDE IN THE PRICES WHICH HE BIDS ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION THEREOF, INCLUDING THE REMOVAL, RELOCATION OF ANY OBJECTS OR CONSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

NOTE:

- G.C. RESPONSIBLE FOR VERIFYING ALL SCOPE OF WORK.
- ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION AND SURVEY. G.C. SHALL VERIFY BEFORE STAR WORK

SOLAR REFLECTANCE (AS PER MIAMI 21 ARTICLE 3, SECTION 3.13.2 (B))

1. FOR ROOFING MATERIALS, ALL ROOF EXTERIOR SURFACES AND BUILDING MATERIALS USED TO COMPLY WITH THIS SECTION, SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTIONS 3.13.2.C AND 3.13.2.D WHEN (I) TESTED IN ACCORDANCE WITH ASTM E903 OR ASTM E1918, (II) TESTED WITH A PORTABLE REFLECTOMETER AT NEAR AMBIENT CONDITIONS, (III) LABELED BY THE COOL ROOF RATING COUNCIL, OR (IV) LABELED AS AN ENERGY STAR QUALIFIED ROOF PRODUCT. ANY PRODUCT THAT HAS BEEN RATED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR SHALL DISPLAY A LABEL VERIFYING THE RATING OF THE PRODUCT.
2. FOR PAVING MATERIALS, ALL PAVING MATERIALS USED TO COMPLY WITH THIS SECTION SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTIONS 3.13.2.D

SCOPE OF WORK

1.-EXISTING (1 STORY) RESIDENCE TO BE DEMOLISHED.
2.-NEW BUILDING (4 STORIES)
3.-DEMOLITION WORK UNDER ANOTHER CONTRACT

DESIGN CRITERIA

1. FOUR (4) STORIES- FLOOR MASONRY
2. DESIGN BASED ON FBC 2020 (7th EDITION)
3. RESIDENTIAL GROUP R3
4. BUILDING TYPE: V-A (WITH SPRINKLERS SYSTEM)

NOTE: THIS DRAWING AND DESIGN IS VALID FOR 12 MOUNTS AFTER THE DATE AND SEALED OR WHILE CURRENT CODE IS VALID.

INDEX OF DRAWING

ARCHITECTURAL
A-0.0 COVER
A-1.1 EXISTING SITE PLAN
A-1.2 PROPOSED SITE PLAN
A-1.3 PROPOSED LIFE SAFETY
A-1.4 SITE DIAGRAMS
A-2.1 SECOND FLOOR PLAN
A-2.2 THIRD & FOURTH PLAN
A-2.3 FIFTH FLOOR PLAN
A-2.4 ROOF PLAN
A-2.6 ELEVATIONS PLAN EAST & WEST
A-2.7 ELEVATIONS PLAN NORTH & SOUTH
A-2.8 SECTIONS
L-1.1 LANDSCAPING SITE PLAN
P-101 DRAINAGE SITE PLAN
P-102 DRAINAGE ROOF PLAN
P-103 DRAINAGE DETAIL

OWNER | DEVELOPER:

logica Real Asset Investments

DESIGN + BUILD CONTRACTOR:

MARS

DESIGN CONSULTANT:

..\CREANDO LOGO.jpg

ARCHITECT OF RECORD:

RUBEN J. PUJOL
ARCHITECT
A.I.A., A.R.C.A.
AR #0010458
PHONE: (305) 968-2155
12237 S.W. 204 TERRACE
MIAMI, FLORIDA 33177

SIGN AND SEAL:

Ruben J Pujol 2023.03.02 20:18:42 -05'00'

REVISIONS/COMMENTS:

PROJECT:

324 HAUS

MIXED USE | FLEX BUILDING

324 NW 6TH STREET
POMPANO BEACH, FL 33060

PROJECT NO.: 22-031

DRAWN BY:

DATE: JULY- 2022

SHEET NAME:

SITE PLAN

SHEET NUMBER:

A-1.2

DRC
PZ22-12000032
07/19/2023