



PROPOSED AREAS		P.S.	TOTAL	RESID. AREAS	RESID. AREAS
FLOOR 1	UNIT COUNT	COUNT	AREAS (SF)	UNITS + BALC.	ONLY UNITS
RETAIL	1,320				
MAIN ENTRANCE GALLERY	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	1,286			
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 MECHANICAL EQUIP AREA		6,142			
TOTAL	0	0	44,920		
TOTAL	20 DU	29 P.S.	29,133	14,500	12,970
TOTAL RENTABLE AREA (SF)			648.50		

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
GROSS LOT AREA (TO CENTERLINE OF ROADS):	24,226.50
NET LOT AREA:	19,726.50
DENSITY CALCULATION:	
ZONING CLASSIFICATION:	ALLOWED
TO-DPOD	16 DU
36 DU MAX / ACRE BY RIGHT:	16 DU
10 DU / ACRE WITH INCENTIVE BONUS TABLE 155.5102.F.1:	21 DU
TOTAL:	21 DU
BUILDING TYPOLOGY:	FLEX BUILDING
ALLOWED	PROPOSED
BUILDING HEIGHT:	50'0" (TO ROOF SLAB)
STORIES:	4 STORIES
LOT WIDTH:	25' MIN 350' MAX
LOT DEPTH:	70' MIN 90' MAX
IMPERVIOUS AREA:	NO MIN 90% MAX
PERVIOUS AREA:	10% MIN NO MAX
LOT COVERAGE:	2,240 SF
PRIVATE OPEN SPACE:	518 SF
FIRST FLOOR:	2810 SF
SECOND FLOOR:	2,320 SF
PUBLICLY OPEN SPACE:	2,320 SF
FIRST FLOOR:	MINIMUM REQ.
BUILDING SETBACKS:	
FRONT:	10'0"
SIDE:	6'0"
REAR:	4'0" 10'

UNIT BREAKDOWN	
FLOOR/UNIT TYPE	1B-1B
UNIT	UNIT
1B-1B	UNIT
2B-2B	UNIT
3B-2B (A)	UNIT
3B-2B (B)	UNIT
3B-3B	UNIT
4B-2B	UNIT
TOTAL UNITS	
LEVEL 1 (GROUND FLOOR)	0
LEVEL 2	0
LEVEL 3	1
LEVEL 4	1
TOTAL UNITS	2
10.0%	30.0%

PARKING BREAKDOWN	
LEVEL	STREET PS (P.X.25)
GROUND FLOOR	0
TOTAL STALLS	0

PARKING CALCULATIONS as per TABLE 155.5102.D.1	
FUNCTION	REQUIREMENT
RESIDENTIAL	UNIT COUNT
TABLE 155.5102.D.1-DWELLING MIXED USE	
ONE BEDROOM UNIT	1.00 PS PER UNIT
TWO BEDROOM UNIT	1.00 PS PER UNIT
TWO BEDROOM UNIT + DEN	1.00 PS PER UNIT
THREE BEDROOM UNIT + IN-LAWS	1.00 PS PER UNIT
DU	14
COMMERCIAL	
TABLE 155.5102.D.1-RETAIL SALES CONVENIENCE STORE (SF)	1 PS / 300 SF
HCS REQUIRED: (INCLUDED IN TOTAL)	
RESIDENTIAL	14
COMMERCIAL	0.0033
SUB-TOTAL PARKING SPACES REQUIRED	18
REDUCTION as per parking reduction incentive Section 155.5102.K	2.7
CALCULATION:	15.3
TOTAL P.S. REQ.	15
TOTAL P.S. PROV.	29

ELECTRIC VEHICLE CHARGING STATION	
REQUIRED:	UP TO 10% OF TOTAL P.S. REQ.
ELECTRIC VEHICLE CHARGING STATION PROVIDED:	3
BICYCLE RACK REQUIRED:	4 SPACE / 10 PS REQ.
BICYCLE RACK PROVIDED:	29

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 MONTHS AFTER THE DATE AND SEALED OR WHILE CURRENT CODE IS VALID.

INDEX OF DRAWING	
ARCHITECTURAL	
A-0.0	COVER
A-0.1	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

ARCHITECT OF RECORD:

RUBEN J. PUJOL

A R C H I T E C T
A.I.A. AR # 0010458
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12237 S.W. 204 TERRACE
MIAMI, FLORIDA 33177

SIGN AND SEAL:

Ruben J Pujol

2023.06.13 10:54:16 -04'00'

STATE OF FLORIDA
REGISTERED ARCHITECT
00010458

REVISIONS/COMMENTS:

PROJECT:

324 HAUS

MIXED USE | FLEX BUILDING

324 NW 6TH STREET
POMPAHO BEACH, FL 33060

PROJECT NO.: 22-031

DRAWN BY:

DATE: JULY- 2022

SHEET NAME:

FIRST FLOOR PLAN

DRC

A-2.8

P22-12000032

07/19/2023