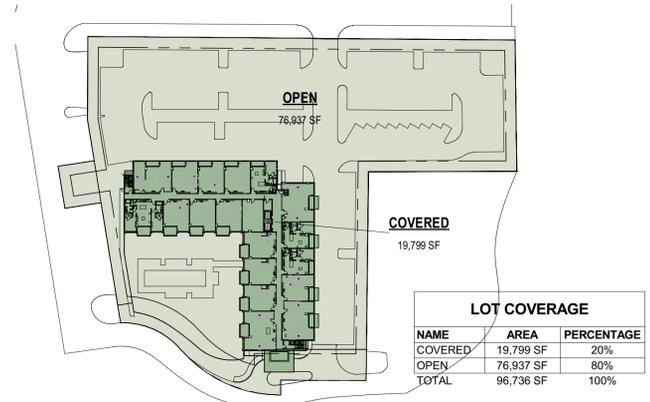
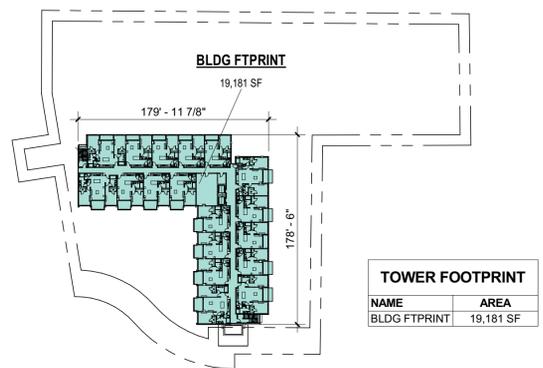


1 PERVIOUS DIAGRAM
1" = 80'-0"



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
I. LOT DISPOSITION		
a) LOT AREA:	8,800 S.F. MIN	96,736 SF (2.22 ACRES)
b) LOT WIDTH:	75 FT MIN	403'-7" FT (PALM AIRE DR N) 232'-6" FT (N. PALM AIRE DR)
II. DENSITY	45 UNITS/ACRE	99 UNITS
III. LOT COVERAGE	60%	20%
IV. PERVIOUS	25% MIN	30%
V. BUILDING SETBACKS		
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"

VI. BUILDING HEIGHT		
BUILDING HEIGHT MEASURED TO EAVE	105 FT	73' 3" 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	130 SPACES
HC (ADA) PARKING SPACES	127 SPACES (WITH 15% REDUCTION) FOR 127 SPACES = 5 SPACES	5 SPACES

IX. BICYCLE STORAGE		
4 BICYCLE RACKS PER EVERY 10 PARKING SPACES	13 BICYCLE RACKS	13 BICYCLE RACKS

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	77,340 SF	
TOTAL GROSS AREA	120,636 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:
712 SW 1st Street, Miami FL 33130

ARCHITECT

GS ARCHITECTURE
2100 SW 24th STREET
MIAMI, FL 33145
PH: 786-488-0571
AR0009525

STRUCTURAL ENGINEER:
BJ CONSULTING ENGINEERS

7955 NW 12th ST
MIAMI FL 33126, SUITE 418
PH: 786-703-9243
Nicolasa@bjefl.com - https://bjefl.com/

MEP ENGINEERING
MEP DESIGN GROUP LLC.

1000 W PENNSYLVANIA RD, STE 110
HALLANDALE, FL 33009
954-290-8165
meo@mepdesigngroupllc.com

CIVIL ENGINEER

GRAF
6430 SOUTH DADELAND BLVD, SUITE 601
MIAMI, FLORIDA 33156
305 / 378-5555
CA 4270

LANDSCAPE ARCHITECT

EGS2 CORP
14121 SW 119TH AVE, MIAMI, FL
(305) 274-2702
LIC. 00001187

ALBERT POZA, ARCHITECT
NCARB - FL AR0009525



SEAL & SIGNATURE

REVISION LOG

No.	Description	Date

PROJECT DATA SHEET