

TYPICAL HOTEL FLOOR:
RESIDENTIAL OCCUPANCY 11,544
SQ. FT. / 200 = 58 PEOPLE X .3 =
17" STAIRWAY WIDTH - 2 STAIRS @
48" = 320"

EIGHT HOTEL SUITES

FOURTEEN BEDS PER FLOOR
(SIX SUITES W/ LOCK-OUTS)

LR = LIVING ROOM
SR = SLEEPING ROOM

5% OF TOTAL HOTEL ROOMS TO BE ADA COMPLIANT

HOTEL PLATE = 12,214 SF

HOTEL ROOMS = 8,602 SF
COMMON AREAS = 2,942 SF
BALCONIES = 670 SQ. FT.

ENTIRE MIXED USE
PROJECT TO HAVE
MONITORED FIRE
SUPPRESSION SYSTEM.

ENERGY CONSERVATION REQUIREMENTS
157.45(5X4): HIGH EFFICIENCY TOILETS,
LOW FLOW WATER FAUCETS, TINTED WINDOWS
AND BUILDING RECYCLING SYSTEMS
PROPOSED FOR ENTIRE PROJECT.

TYPICAL FIVE UNIT FLOOR:
RESIDENTIAL OCCUPANCY 9,488
SQ. FT. / 200 = 47 PEOPLE X .3 =
14" STAIRWAY WIDTH - 2 STAIRS @
48" = 320"

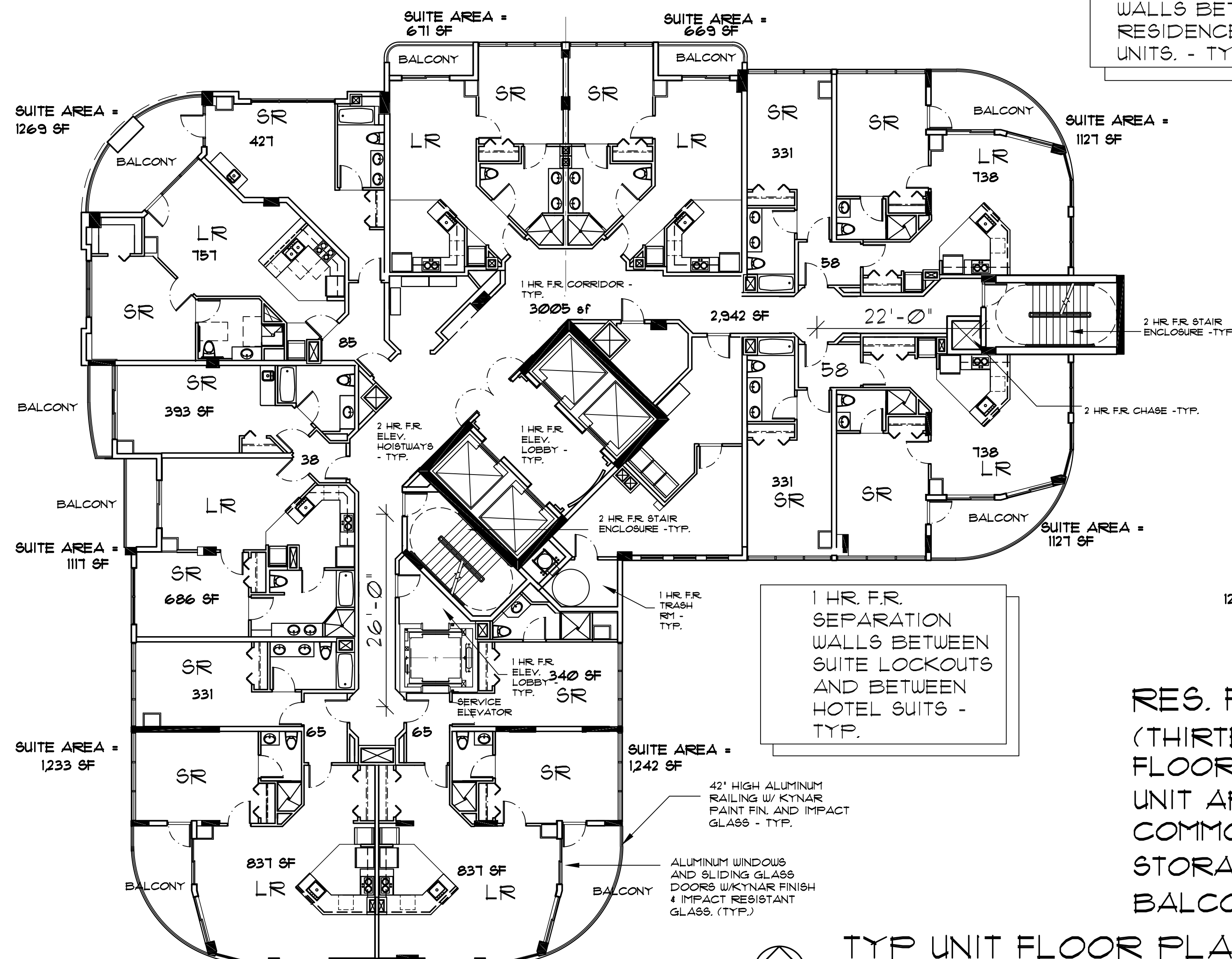
RES. FOUR UNIT PLAN (TOP THREE LEVELS)

FLOOR PLATE = 10,181 SQ. FT.
UNIT AREA = 7,964 SQ. FT.
COMMON AREA = 1,524 SF
BAL. = 693 SF

ALUMINUM WINDOWS
AND SLIDING GLASS
DOORS W/ KYNAR FINISH
4 IMPACT RESISTANT
GLASS - TYP.

42" HIGH ALUMINUM
RAILING W/ KYNAR
PAINT FIN. AND IMPACT
GLASS - TYP.

1 HR. FR.
SEPARATION
WALLS BETWEEN
RESIDENCE
UNITS. - TYP.



1 HR. FR.
SEPARATION
WALLS BETWEEN
SUITE LOCKOUTS
AND BETWEEN
HOTEL SUITS -
TYP.

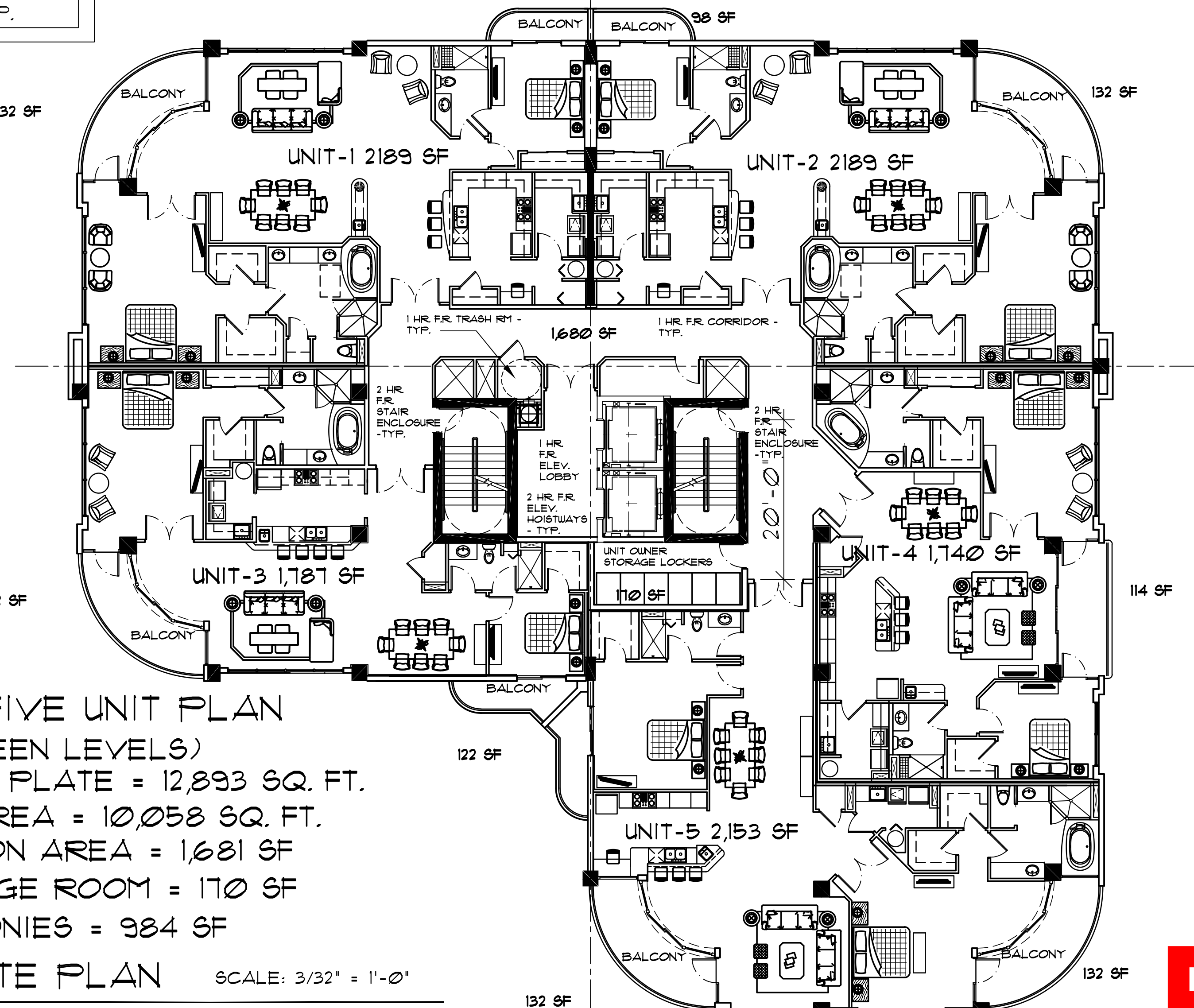
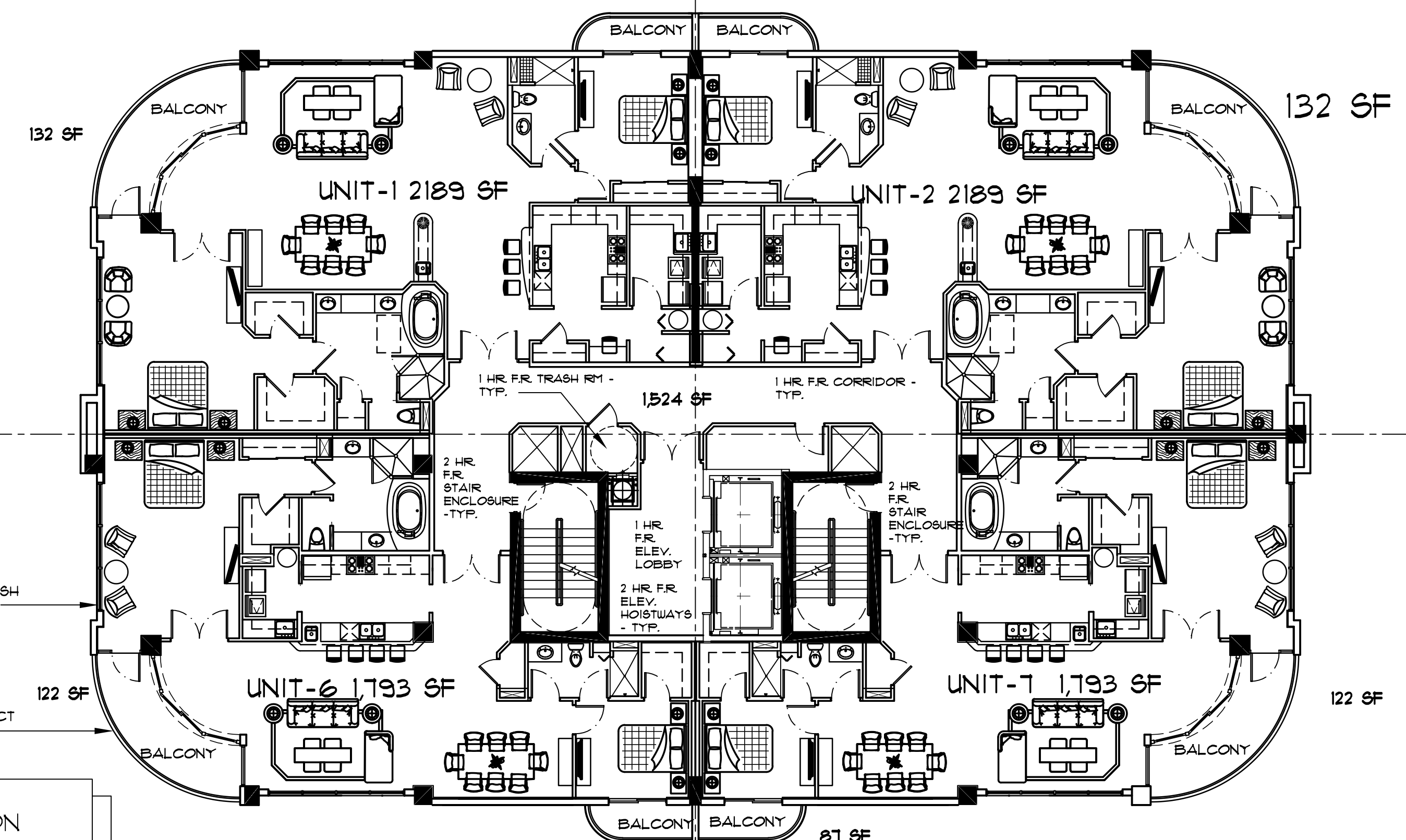
42" HIGH ALUMINUM
RAILING W/ KYNAR
PAINT FIN. AND IMPACT
GLASS - TYP.

ALUMINUM WINDOWS
AND SLIDING GLASS
DOORS W/ KYNAR FINISH
4 IMPACT RESISTANT
GLASS (TYP.)



TYP UNIT FLOOR PLATE PLAN
LOBBY / RETAIL / BUILDING SERVICES

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



RES. FIVE UNIT PLAN (THIRTEEN LEVELS)

FLOOR PLATE = 12,893 SQ. FT.
UNIT AREA = 10,058 SQ. FT.
COMMON AREA = 1,681 SF
STORAGE ROOM = 170 SF
BALCONIES = 984 SF

AS INSTRUMENTS OF SERVICE, ALL
DRAWINGS, SPECIFICATIONS, AND COPIES
THEREOF FURNISHED BY THE ARCHITECT ARE
TO BE USED ONLY FOR THIS PROJECT AND
NOT TO BE USED ON ANY OTHER PROJECTS.
THESE DOCUMENTS ARE NOT VALID UNLESS
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ONLY BE MADE BY THE ARCHITECT OR
ENGINEER. BY USE OF THE DRAWING FOR
CONSTRUCTION OF THE PROJECT, THE OWNER
REPRESENTS THAT HE HAS REVIEWED AND
APPROVED THE DRAWINGS, AND THAT THE
CONSTRUCTION DOCUMENT PHASE OF THE
PROJECT IS COMPLETE. THE CONTRACTOR
REPRESENTS THAT HE HAS VISITED THE
SITE, FAMILIARIZED HIMSELF WITH THE
LOCAL CONDITIONS, VERIFIED FIELD
DIMENSIONS, AND CORRELATED HIS
OBSERVATIONS WITH THE REQUIREMENTS OF
THE CONTRACT DOCUMENTS. NOTIFY
ARCHITECT PRIOR TO START OF THE WORK
OF DISCREPANCIES FOUND AND REQUEST
CLARIFICATION. DO NOT SCALE THE
DRAWING. MINIMUM FEE OF \$100 FOR
UNAUTHORIZED AS-BUILT FIELD CHANGES.

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BERRIE
Architecture
& Design, Inc.

Project Name
ATLANTIC 3350
3350 E. ATLANTIC BLVD
POMPANO BEACH, FLORIDA, 33062
Sheet Title
PRELIMINARY SITE PLAN DESIGN
ENLARGED UNIT PLANS

Prog./Rev.
SITE PLAN EXT.
of DEV. ORDER
No. 12-12000003
DATED 10/24/12

Digitally
signed by
Richard
BerrieVP
Date:
2020.01.29
08:49:31
Richard A. Berrie

Scale 3/32"=1'-0"
No.
By RB
Date 01/29/20
12-12000003

P&Z

PZ20-12000005
2/24/2021