

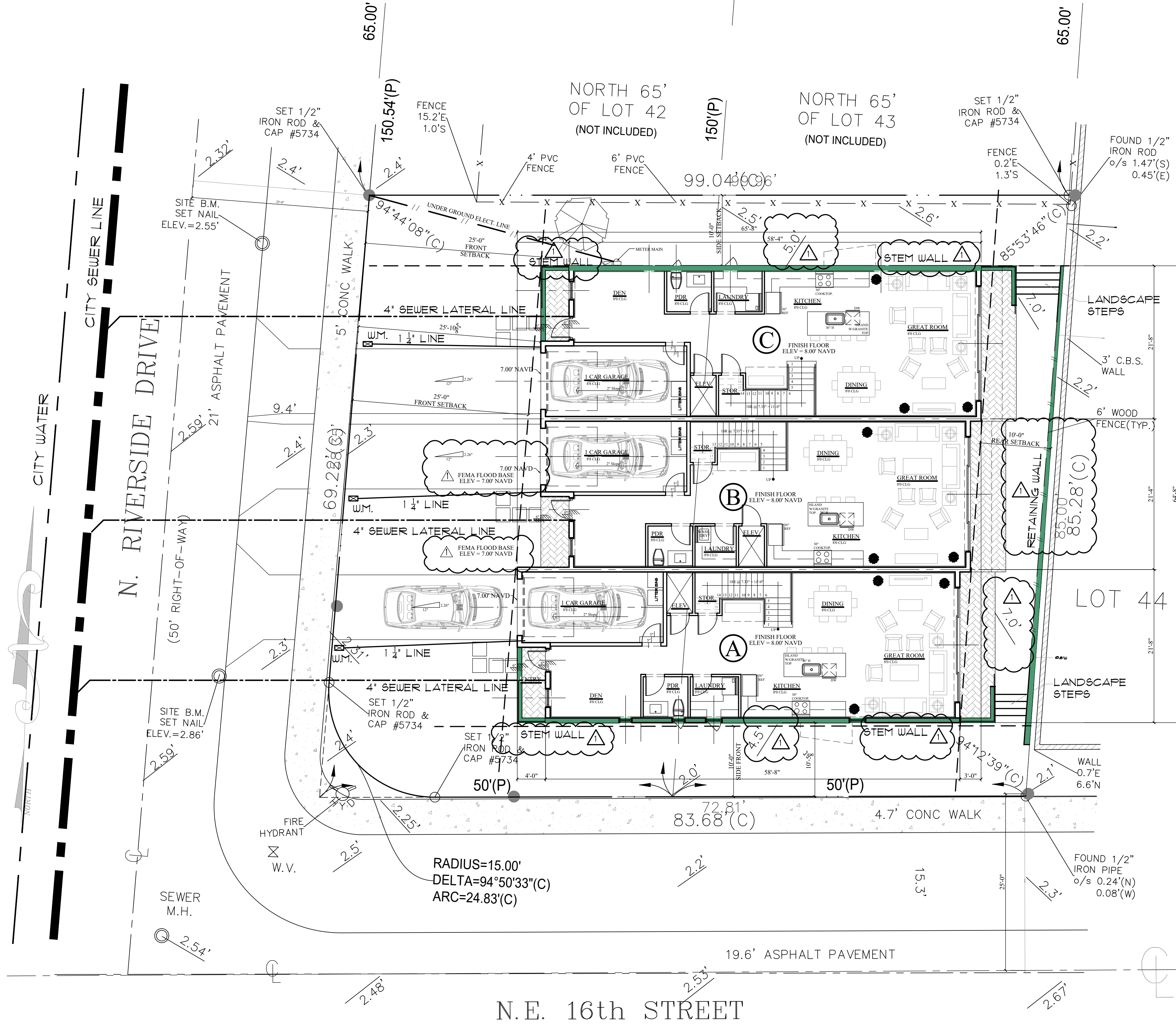
LEGAL DESCRIPTION
LOTS 42 AND 43, LESS THE NORTH 65 FEET OF BOTH LOTS 42 AND 43, WADCO NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
GENERAL PROJECT NOTES
1. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING CONDITIONS BEFORE BIDDING THE JOB 2. THE CONSTRUCTION, INCLUDING ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE, AND NATIONAL BUILDING CODES AND ORDINANCES. 3. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PARTS OF THE WORK INCLUDING, SUBCONTRACTORS, UTILITY COMPANY CONNECTIONS AND SEPARATE OWNER CONTRACTS. 5. DO NOT SCALE DRAWINGS FOR DIMENSIONS 6. ANY CONFLICTS OR OMISSIONS BETWEEN EXISTING CONDITIONS, THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
CODES AND STANDARDS:
FAC = FLORIDA ADMINISTRATIVE CODE CODES IN EFFECT: FBC = 2023 FLORIDA BUILDING CODE 8TH EDITION FBC-R = 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION FBC-EX = 2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION FBC-EC = 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH EDITION FBC-A = 2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH EDITION FBC-M = 2023 FLORIDA BUILDING CODE, MECHANICAL, 8TH EDITION FBC-P = 2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION FBC-PG = 2023 FLORIDA BUILDING CODE, FUEL GAS, 8TH EDITION NEC = NATIONAL ELECTRICAL CODE, 2020 EDITION FFPC = FLORIDA FIRE PREVENTION CODE 8TH EDITION NIFIP / FEMA REGULATIONS = CURRENT EDITION POMPA NO BEACH, FL. CODE OF ORDINANCES
CONSTRUCTION TYPE:
TYPE V (B)-B CONSTRUCTION RESIDENTIAL TRIPLEX OCCUPANCY CATEGORY: GROUP - R-2 RESIDENTIAL (MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARY OF PERMANENT IN NATURE)
PROPERTY = 0.18 ACRES (8000 SF.) RESULTING IN 3- UNITS RESTRICTED BY THE CURRENT ZONING R1-20
HAND 4 GUARD RAIL DESIGN LOADS
UNIFORM LOAD OF 50 LBS / FT APPLIED IN ANY DIRECTION CONCENTRATED LOAD OF 200 LBS / FT APPLIED IN ANY DIRECTION
NOTE:
- ANY EXISTING UNUTILIZED WATER AND/OR SEWER CONNECTION TO THE LOT SHALL BE TERMINATED AT THE RESPECTIVE MAIN AS PER CITY SPECIFICATION. - ALL UNITS COULD BE SOLD INDIVIDUALLY - A HOME OWNERS ASSOCIATION SHALL BE ESTABLISH FOR THE HOLD COMPLEX

SETBACKS:	Required	Provided
FRONT W.	25'	25'
STREET SIDE S.	10'	10'
INTERIOR Side N.	10'	10'
REAR E.	10'	10'

SITE CALCULATIONS		
TOTAL LOT AREA	8,415 SF	(ACR)= 0.19
TOTAL IMPERVIOUS AREA	5,252 SF	62%
TOTAL PERVIOUS AREA	3,163 SF	38 % MIN (25 %)

HOUSE FOOTPRINT	4,332 SF	51 % (MAX. 60%)
DRIVEWAY	734 SF	9 %
WALKWAY	186 SF	2 %
DECK	0 SF	0 %
PARKING - 2 / UNIT INCLUDING GARAGE	6 REQ.	6 PROVIDED

3- PLEX		
TOTAL FOOT PRINT	4,332 S.F.	
TOTAL UNDER ROOF	4,202 S.F.	
BUILDING HEIGHT	31'-4" (MAX. 35'-0")	



SITE PLAN

SCALE: 1/8" = 1'-0"

AREA CALCULATION: A	AREA CALCULATION: B	AREA CALCULATION: C	AREA CALCULATION: BUILDING
1st FLOOR - A/C 2nd FLOOR - A/C 3rd FLOOR - A/C TOTAL - A/C: GARAGE ENTRY PATIO BALCONY 1 BALCONY 2 BALCONY 3 UPPER DECK ROOF SUB-TOTAL: GRAND TOTAL:	1,099 S.F. 1,094 S.F. 588 S.F. 2,781 S.F. 219 S.F. 43 S.F. 65 S.F. 155 S.F. 64 S.F. 18 S.F. 777 S.F. 588 S.F. 1,987 S.F. 4,768 S.F.	1,040 S.F. 1,146 S.F. 584 S.F. 2,770 S.F. 216 S.F. 43 S.F. 64 S.F. 154 S.F. 66 S.F. 18 S.F. 828 S.F. 584 S.F. 1,786 S.F. 4,456 S.F.	1,092 S.F. 1,086 S.F. 2,766 S.F. 8,317 S.F. 1,987 S.F. 1,786 S.F. 1,979 S.F. 5,752 S.F. 14,069 S.F.

PROPOSED 3 STORY BUILDING WITH 3 UNITS OF 4 BEDROOMS EACH