

Triplex  
at  
1602 N Riverside DR  
Pompano Beach,  
Florida

Broward County, Florida

PROJECT INFORMATION:

PROPOSED PROJECT:	MULTIFAMILY-RESIDENTIAL GROUP -R2- RESIDENTIAL
GOVERNING CODES:	FLORIDA BUILDING CODE 2023 8th EDITION BUILDING

CONSTRUCTION TYPE: TYPE V-B

ZONING DATA:

ZONING DISTRICT:	RM-20 MULTIFAMILY RESIDENCE
REQUIRED SETBACKS:	FRONT SETBACK = 25'-0" SIDE FRONT SETBACK = 10'-0" REAR SETBACK = 10'-0" SIDE SETBACK = 10'-0"
PROVIDED SETBACKS:	FRONT SETBACK = 25'-0" SIDE FRONT SETBACK = 10'-0" REAR SETBACK = 10'-0" SIDE SETBACK = 10'-0"

MAX. ROOF HEIGHT:	35'- 0"
PROVIDED ROOF HEIGHT:	31'-4"

CONTACTS:

ARCHITECT:	CONSULTANT:
CAG ARCHITECTS LLC. KENNETH R. LEBRON 406 S. NEPTUNE DRIVE SATELITE BEACH, FLORIDA (321) 389-8787	ARCHILA DESIGN GROUP INC. OSCAR ARCHILA 923 SAN RAFAEL RD. SW. PALM BAY, FL 32908 (561) 504-4240

STRUCTURAL ENGINEER:

VISIONEERING INC  
ROBERTO ARCHILA  
605 DELANEY AVE. SUITE C  
ORLANDO, FL 32801  
(407) 259-8283

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S  
KNOWLEDGE, THE PLANS AND SPECIFICATIONS  
COMPLY WITH THE APPLICABLE MINIMUM  
BUILDING CODES AND THE APPLICABLE  
FIRE-SAFETY STANDARDS AS DETERMINED BY  
THE LOCAL AUTHORITY IN ACCORDANCE WITH  
THIS SECTION AND CHAPTER 633, FLORIDA  
STATUTES.

NOTE: THIS ENTIRE PROJECT  
IS PREPARED IN  
COMPLIANCE WITH ASCE  
7-10, EXP. "C".

INDEX OF DRAWINGS:

SHEET DESCRIPTION:	SCALE:
ARCHITECTURAL:	
T-1 COVER SHEET	N.T.S.
G-01 GENERAL NOTES & ABBREVIATIONS	N.T.S.
SP-1 SITE PLAN & NOTES	1/8"
A-1 FIRST FLOOR LIFE SAFETYPLAN	1/4"
A-2 SECOND FLOOR LIFE SAFETY PLAN	1/4"
A-3 THIRH FLOOR LIFE SAFETY PLAN	1/4"
A-3.1 FIRE RATED ASSEMBLIES, LIFE SAFETY DTLs.	N.T.S.
A-4 GENERAL ROOF P LAN	1/4"
A-5 GENERAL WEST & SOUTH SIDE ELEVATION	1/4"
A-6 GENERAL EAST & NORTH SIDE ELEVATION	1/4"
A-7 UNT. A FIRST & SECOND FLOOR PLAN	1/4"
A-8 UNT. A THIRT PLAN & SECTION A-A, SECTION B-B	1/4"
A-9 UNT. B FIRST & SECOND FLOOR PLAN	1/4"
A-10 UNT. B THIRT PLAN & SECTION C-C, SECTION D-D	1/4"
A-11 UNT. C FIRST & SECOND FLOOR PLAN	1/4"
A-12 UNT. C THIRT PLAN & SECTION E-E, SECTION F-F	1/4"
A-13 TYPICAL WALL SECTIONS	3/4"
A-14 DETAIL SHEET	N.T.S.
A-15 DETAIL SHEET	N.T.S.
ELECTRICAL:	
E-1 UNT. A ELECTRICAL PLAN	1/4"
E-2 UNT. B ELECTRICAL PLAN	1/4"
E-3 UNT. C ELECTRICAL PLAN	1/4"
E-4 ELECTRICAL PANELS, SCHEDULES, RISER DIAGRAM	N.T.S.
PLUMBING:	
P-1 UNT. A PLUMBING PLAN	1/4"
P-2 UNT. B PLUMBING PLAN	1/4"
P-3 UNT. C PLUMBING PLAN	1/4"
P-4 UNT. A POTABLE WATER PLAN	1/4"
P-5 UNT. A POTABLE RISER	N.T.S.
P-6 UNT. B POTABLE WATER PLAN	1/4"
P-7 UNT. B POTABLE RISER	N.T.S.
P-8 UNT. C POTABLE WATER PLAN	1/4"
P-9 UNT. C POTABLE RISER	N.T.S.
MECHANICAL:	
M-1 UNT. A MECHANICAL PLAN	1/4"
M-2 UNT. B MECHANICAL PLAN	1/4"
M-3 UNT. C MECHANICAL PLAN	1/4"

TABULATIONS:

<b>AREA CALCULATION: A</b> 1st FLOOR - A/C 1,099 S.F. 2nd FLOOR - A/C 1,094 S.F. 3rd FLOOR - A/C 588 S.F. TOTAL - A/C: 2,781 S.F.	<b>AREA CALCULATION: C</b> 1st FLOOR - A/C 1,092 S.F. 2nd FLOOR - A/C 1,086 S.F. 3rd FLOOR - A/C 588 S.F. TOTAL - A/C: 2,766 S.F.
GARAGE 219 S.F. ENTRY 43 S.F. PATIO 65 S.F. BALCONY 1 155 S.F. BALCONY 2 64 S.F. BALCONY 3 18 S.F. UPPER DECK 835 S.F. ROOF 588 S.F. SUB-TOTAL: 1,987 S.F. GRAND TOTAL: 4,768 S.F.	GARAGE 216 S.F. ENTRY 43 S.F. PATIO 66 S.F. BALCONY 1 154 S.F. BALCONY 2 66 S.F. BALCONY 3 18 S.F. UPPER DECK 828 S.F. ROOF 588 S.F. SUB-TOTAL: 1,979 S.F. GRAND TOTAL: 4,745 S.F.
<b>AREA CALCULATION: B</b> 1st FLOOR - A/C 1,040 S.F. 2nd FLOOR - A/C 1,146 S.F. 3rd FLOOR - A/C 584 S.F. TOTAL - A/C: 2,770 S.F.	<b>AREA CALCULATION: BUILDING</b> A - A/C 2,781 S.F. B - A/C 2,770 S.F. C - A/C 2,766 S.F. TOTAL - A/C: 8,317 S.F.
GARAGE 216 S.F. ENTRY 40 S.F. PATIO 41 S.F. BALCONY 1 64 S.F. BALCONY 2 64 S.F. BALCONY 3 ----- UPPER DECK 777 S.F. ROOF 584 S.F. SUB-TOTAL: 1,786 S.F. GRAND TOTAL: 4,456 S.F.	A 1,987 S.F. B 1,786 S.F. C 1,979 S.F. SUB-TOTAL: 5,752 S.F. GRAND TOTAL: 14,069 S.F.



CAG  
ARCHITECTS, LLC.

FLORIDA CERTIFICATE #AR 0017819

406 S. NEPTUNE DRIVE,  
SATELLITE BEACH, FLORIDA 32937  
PHONE (321) 389-8787

Copyright  
All reports, plans, specifications, computer files, field  
data, notes and other documents are instruments of  
service prepared by CAG Architects, LLC (C.A.G.)  
as instruments of service remain the property of  
C.A.G. C.A.G. shall retain all common law,  
statutory and other reserved rights, including the  
copyright therein. Any use or reproduction of this  
document without written permission from C.A.G. is  
a violation of Federal copyright laws.

Archila  
Design  
GROUP  
ARCHITECTURE

923 San Rafael Rd. SW  
Palm Bay, FL 32909  
PHONE: (561) 504-4240

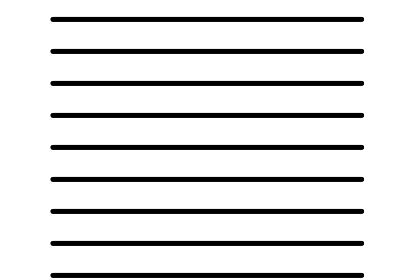
1602 N. RIVERSIDE DR.  
TRIPLEX  
POMPAÑO BEACH, FL.  
BROWARD COUNTY, FLORIDA



COVER SHEET

Project Manager:  
OSCAR  
Drawn by: G.R.  
Project No.: 24-925

10/03/2024  
BLDG. COMMENTS 4/8/25



T-1