

**SITE PLAN NOTES**

- CONTRACTORS AND SUBCONTRACTORS SHALL PERFORM ANY CONSTRUCTION IN ACCORDANCE WITH ALL CODES, REGULATIONS, HAVING JURISDICTION AND RESTRICTIONS AND SHALL BE RESPONSIBLE FOR THE SAME.
- ALL DIMENSIONS SHALL BE VERIFIED PREVIOUS TO ANY CONSTRUCTION BY THE CONTRACTOR AND/OR SUB-CONTRACTOR. CONTRACTOR AND/OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY TO THE CONSTRUCTION DOCUMENTS.
- SURVEYORS SHALL VERIFY ALL SITE DIMENSIONS PRIOR TO THE CONSTRUCTION AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY TO THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO VERIFY ALL SETBACKS, EASEMENTS, R.O.W. SIZE AND LOCATIONS AND BE RESPONSIBLE FOR THE SAME.
- THE DRAINAGE SWALE WILL BE A MINIMUM OF 2 INCHES LOWER THAN THE EDGE OF THE STREET IN THE DRIVEWAY AND A MINIMUM OF 6 INCHES LOWER IN THE GRASS.
- OWNER SHALL SUBMIT A FINAL SURVEY TO THE CITY ENGINEER OFFICE PRIOR TO THE FINAL INSPECTION. SURVEY MUST INCLUDE SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE TO THE DESIGN. APPROXIMATE LOCATIONS OF THE SEPTIC TANK, DRAINFIELD, WELDS AND SERVICE LINES TO THE BUILDING.
- PLEASE SEE CIVIL ENGINEERING PLANS FOR GRADES AND DIMENSIONS.
- MAXIMUM SLOPE SHALL NOT EXCEED 4(H):1(V).
- PER FBC, BCA 110.13.2.1 IT SHALL BE THE JOINT RESPONSIBILITY OF ANY OWNER OF REAL PROPERTY UPON WHICH CONSTRUCTION IS OCCURRING, AND ANY CONTRACTOR RESPONSIBLE FOR SAID CONSTRUCTION, TO ENSURE THAT ALL ROAD RIGHTS-OF-WAY REMAIN FREE AT ALL TIMES OF ALL CONSTRUCTION WASTE AND TRASH RESULTING FROM SUCH CONSTRUCTION, AND THAT ALL WASTE AND TRASH RESULTING FROM THE CONSTRUCTION ARE CONTAINED ON THE REAL PROPERTY UPON WHICH THE CONSTRUCTION OCCURS.
- PER FBC, BCA 105.2.3 PUBLIC SERVICE AGENCIES/OTHER APPROVALS. THE BUILDING OFFICIAL SHALL REQUIRE THAT THE LAWS, RULES AND REGULATIONS OF ANY OTHER REGULATORY AGENCY, AND WHERE SUCH LAWS, RULES AND REGULATIONS ARE APPLICABLE AND ARE KNOWN TO THE BUILDING OFFICIAL, SHALL BE SATISFIED BEFORE A PERMIT SHALL BE ISSUED. THE BUILDING OFFICIAL SHALL REQUIRE SUCH EVIDENCE, AS IN HIS OR HER OPINION IS REASONABLE, TO SHOW SUCH OTHER APPROVALS.
- PER FBC, BCA 107.3.4.0.6 COMPLIANCE WITH THE SPECIFIC MINIMUM REQUIREMENTS OF THIS CODE SHALL NOT BE IN ITSELF DEEMED SUFFICIENT TO ASSURE THAT A BUILDING OR STRUCTURE COMPLIES WITH ALL OF THE REQUIREMENTS OF THIS CODE. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND/OR ENGINEER OF RECORD FOR THE BUILDING, STRUCTURE OR FACILITY TO DETERMINE THROUGH RATIONAL ANALYSIS WHAT DESIGN REQUIREMENTS ARE NECESSARY TO COMPLY WITH 2017 FBC.

**CITY ORDINANCE CODE**

CITY CODE OF ORDINANCES, CHAPTER 96, INCLUDING SECTION 96.12(D)(1), ALL CONSTRUCTION AND DEMOLITION DEBRIS REMOVAL IS THE RESPONSIBILITY OF THE OWNER. ALL SOLID WASTE GENERATED WITHIN THE GEOGRAPHIC BOUNDARIES OF POMPAÑO BEACH SHALL BE COLLECTED BY THE FRANCHISE COLLECTOR (WASTE MANAGEMENT AT THE TIME OF THIS WRITING) AND DISPOSED OF AS DIRECTED BY THE CITY DISPOSAL AUTHORITY. ALL MATERIALS SHALL BE GENERATED FROM THE PROPERTY ON WHICH THE MATERIALS ARE PLACED FOR REMOVAL. INFORMATION REGARDING CONTAINER SIZE AND HAULING COSTS MAY BE FOUND IN CHAPTER 96, SECTION 96.13.

CITY ORDINANCE 53.18(A)(1) CONSTRUCTION SITES AND CONSTRUCTION ACTIVITIES. CONSTRUCTION SITES AND OPERATIONS SHALL BE REQUIRED TO MAINTAIN DURING AND AFTER ALL CONSTRUCTION, DEVELOPMENT EXCAVATION OR ALTERATION OPERATIONS, STRUCTURAL AND NON-STRUCTURAL BEST MANAGEMENT PRACTICES WITH THE INTENT TO REDUCE POLLUTANTS AND SEDIMENT IN STORMWATER RUNOFF.

CITY ORDINANCE 152.06(A) IF APPLICABLE, CONTRACTOR SHALL PROVIDE TEMPORARY SCREENED FENCE COMPLYING WITH CITY ORDINANCE 152.06(B) THROUGH 152.06(G).

FBC 3306.1 PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

FBC A201.1 THIS CODE ESTABLISHES STANDARDS FOR ACCESSIBILITY TO PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH DISABILITIES. ALL NEW OR ALTERED PUBLIC BUILDINGS AND FACILITIES, PRIVATE BUILDINGS AND FACILITIES, PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES SUBJECT TO THIS CODE SHALL COMPLY WITH 2017 FBC ACCESSIBILITY.

**FIRE FLOW DATA**

18.4.5 FIRE FLOW REQUIREMENTS FOR BUILDINGS

18.4.5.1 ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 5000 FT<sup>2</sup> (464.5 M<sup>2</sup>)

18.4.5.1.1

THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000 FT<sup>2</sup> (464.5 M<sup>2</sup>) SHALL BE 1000 GPM (3785 L/MIN) FOR 1 HOUR. A REDUCTION IN REQUIRED FIRE FLOW OF 75 PERCENT SHALL BE PERMITTED WHERE THE ONE- AND TWO-FAMILY DWELLING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

**ARCHITECTURAL SUBSTYLES**

**NAUTICAL MODERNE ARCH SUBSTYLE**  
GLASS RAILING, FLAT ROOF DECK, WOOD LOUVERS ON BALCONY FOR PRIVACY. THE NAUTICAL MODERNE ARCHITECTURAL SUBSTYLE IS A COMBINATION OF INTERNATIONAL, ART DECO, MIAMI MODERN (MIMO), AND OTHER MODERN STYLES, INFUSED WITH ELEMENTS THAT MAKE PROJECTS REMINISCENT OF OCEAN LINER CRUISE SHIPS. USED MOSTLY IN MID- AND HIGH-RISE CONSTRUCTION, THIS SUBSTYLE EMPHASIZES A HORIZONTAL ORIENTATION RESEMBLING THE DECKS OF A SHIP. METAL DETAILING (E.G., BALCONY RAILS), ROUNDED EXTERIOR WALLS AND DETAILS, AND CONTINUOUS BALCONIES ON SUBSTANTIAL PORTIONS OF UPPER FLOORS. THE BUILDING FACADE IS TYPICALLY CHARACTERIZED BY EXTENSIVE USE OF GLASS. ADDITIONALLY, NAUTICAL-THEMED DETAILS ON BOTH THE BUILDING AND THE SITE, SUCH AS WOODEN BOLLARDS RESEMBLING POSTS FOUND AT A DOCK AND CONNECTED BY ROPE, FLAG POLES, AND SIMILAR ELEMENTS CAN BE USED TO HELP ACHIEVE COHESION IN THE OVERALL THEME.



**SITE INFORMATION & CALCULATIONS**

<b>LEGAL DESCRIPTION</b>		
LOT 6 & 7 BLOCK 5, POMPAÑO BEACH PARK, PB 21, PG 20, BROWARD COUNTY, FLORIDA FOLIO#: 494306110500		
<b>CONSTRUCTION / OCCUPANCY TYPE / CODE NOTES</b>		
TYPE OF CONSTRUCTION: TYPE III B GROUP R-2 OCCUPANCY TYPE: BUILDING CODE: FLORIDA BUILDING CODE 2020 NATIONAL ELECTRIC CODE 2010 ANSI / ASCE 7-10 FOR WIND LOADS. (180 MPH WIND SPEED EXPOSURE "C") 3 SEC. GUST		
FLORIDA FIRE PREVENTION CODE 7TH ED - NFPA 1 AND 101 2018 EDITION - NFPA 13, 13R, 13D 2016 EDITION - NFPA 72 2016 EDITION.		
<b>ZONING DESIGNATION:</b> AOD		
<b>BUILDING SETBACKS</b>		
<b>FRONT SETBACK (EAST):</b>	REQUIRED: WITHIN 5' - 15' (MIN. 50% OF BLDG)	PROVIDED: @ 5' start of balcony 11' - 0" (100%)
<b>INTERIOR SIDE SETBACK (NORTH):</b>	5' - 0"	13' - 0" / 38' - 3"
<b>WATERWAY SETBACK (WEST):</b>	25' - 0"	20' - 0" TO BALCONY
<b>INTERIOR SIDE SETBACK (SOUTH):</b>	5' - 0"	13' - 6"
<b>TAPPERING (REAR &amp; SIDE SET-BACK):</b>	20' - 0" 1FT-4FT	SEE ELEVATIONS
<b>REQUIRED</b>	PROVIDED	
<b>MIN. LOT SIZE =</b>	8,800 Sq. Ft.	LOT SIZE = 18,000 Sq. Ft. (.413 acres)
<b>MINIMUM LOT WIDTH =</b>	75 Ft.	LOT WIDTH = 120 Ft.
<b>MIN. FLOOR AREA PER UNIT =</b>	950 SQ. FT.	FLOOR AREA = BLDG. 1&2&3 = (4,796 SQ. FT.)
<b>MAX. STRUCTURE HEIGHT =</b>	46.5 FT (FROM AVERAGE EXISTING GRADE @ FRONT OF BUILDING) 12' BELOW AFT	STRUCTURE HEIGHT - BUILDING #1 = 37'-3" BUILDING #2 = 38'-6"
<b>MAX. LOT COVERAGE =</b>	60%	LOT COVERAGE = 4,796 x Sq. Ft. / 18,000 Sq. Ft. = 26.6%
<b>CITY UTILITY SERVICE = SEWER &amp; WATER</b>		
<b>BASE FLOOD ELEVATION =</b>	5' NAVD	ACTUAL FINISH FLOOR ELEV.
<b>CROWN OF ROAD =</b>	1.18' NAVD	COR + 1.5' = 1.18' NAVD + 1.5' = 2.68' min ht or FEMA + 1' = 5' + 1' = 6' NAVD
<b>ZONING &amp; COVERAGE PERCENTAGES =</b>		
<b>NET LAND AREA :</b>	18,000 SQ.FT.	100 %
<b>FOOTPRINT (UNDER ROOF): (BUILDINGS 1,2,3 @ 1,616 SQ FT)</b>	4,796 SQ.FT.	26.6 %
<b>DRIVEWAY &amp; WALKS</b>	7,500 SQ.FT.	41.7 %
<b>TOTAL IMPERVIOUS AREA:</b>	12,296 SQ.FT.	68.3 %
<b>TOTAL PERVIOUS AREA:</b>	5,704 SQ.FT.	31.7 % (25% MIN. RQ - 4,500)

**PARKING CALCULATIONS PER SECTION 155.3703.E.2.a.1**

TOWNHOMES ONE OFF-STREET PARKING SPACE PER 1,000 SQ FT OF GROSS FLOOR AREA

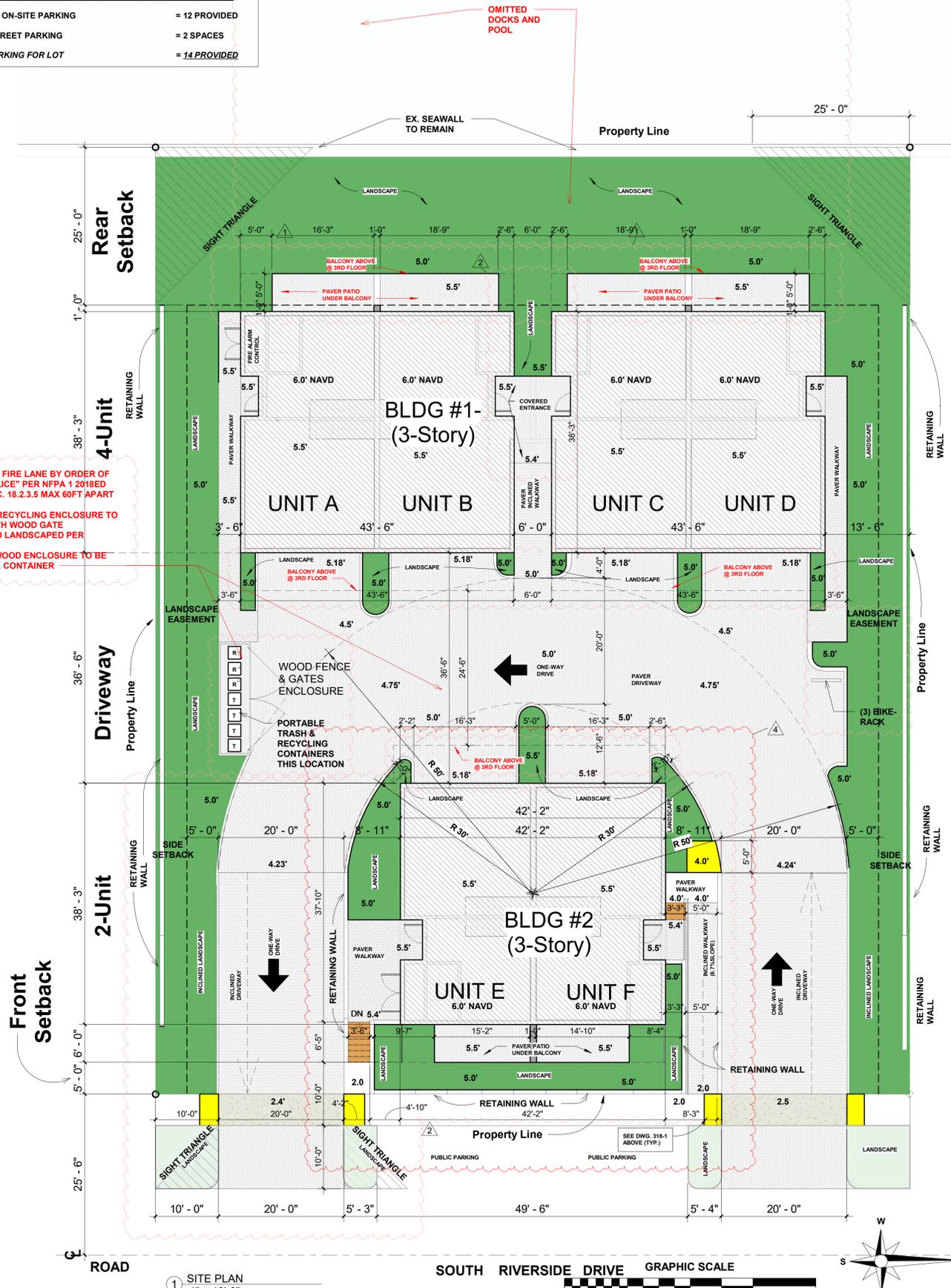
$1,616 \times 6 = 9,696 / 1,000 = 9.696 = 10$  PARKING REQ. = 12 PROVIDED

PROVIDED ON-SITE PARKING = 12 PROVIDED

PUBLIC STREET PARKING = 2 SPACES

TOTAL PARKING FOR LOT = 14 PROVIDED

**Intracoastal Waterway**



**REVISIONS**

No.	Description	Date
1	DRC CMT	9-27-21
2	DRC CMT	11-30-21
4	DRC CMT	1-20-22

**Karam Brothers, LLC**  
3025 North Ocean Boulevard, Fort Lauderdale, Florida 33308  
PH. 954-789-2040  
General Contractor License #CGC1508162  
Authorized Architect #AR0011668



Site Plan  
117 South Riverside Drive  
Pompano Beach, Florida 33062

Scale: As indicated

Checked by: E.F.

Drawn by: L.G.

Project #: 2021

Date: 10-20-21

SHEET

**A3**

Z:\Karam Architectural Files\2020 Year\117 South Riverside Drive\06-03-21 PRE-DRC Meeting\DRG 6 Unit.rvt

DRC 1-20-21