

PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

ZONING SITE & BUILDING DATA				
TOTAL AREA OF SITE:	22,500 SF.			
BUILDING FOOTPRINT:	6,495 SF.			
BUILDING HEIGHT:	34'-10" (ULDR MAX: 35FL)			
PROPOSED LOT COVERAGE:	28.9% (ULDR MAX: 40%)			
(BUILDING AREA/SITE AREA):	*(6,495 / 22,500)			
PROPOSED FLOOR AREA RATIO:	0.31			
(GROSS FLOOR AREA/SITE AREA):	*(7,189 / 22,500)			
	EXISTING	REMODELED	NEW ACCESSORY DWELLING UNIT	PROJECT
FIRST FLOOR AREA:	3,642 SF.	0 SF.	1,642 SF.	5,284 SF.
SECOND FLOOR AREA:	0 SF.	0 SF.	122 SF.	122 SF.
THIRD FLOOR AREA:	0 SF.	0 SF.	464 SF.	464 SF.
* GARAGE:	530 SF.	0 SF.	641 SF.	1,171 SF.
* DRIVEWAYS:	1,898 SF.	0 SF.	395 SF.	2,293 SF.
* PORCH/TERRACE/ENTRY ETC.:	461 SF.	0 SF.	2,950 SF.	3,411 SF.
TOTAL LIVING AREA (A/C):	3,642 SF.	...	3,541 SF.	7,183 SF.
(GROSS FLOOR AREA):	...			
* NOT INCLUDED IN GROSS FLOOR AREA CALCULATION				
SETBACK DATA				
	REQUIRED	PROPOSED	REMARKS	
FRONT SETBACK (EAST)	25'-0"	21'-9"	NEW	
REAR SETBACK (WEST)	25'-0"	35'-8"	NEW	
RIGHT SIDE SETBACK (NORTH)	25'-0"	11'-10"	NEW	
LEFT SIDE SETBACK (SOUTH)	T-6'	T-6'	NEW	

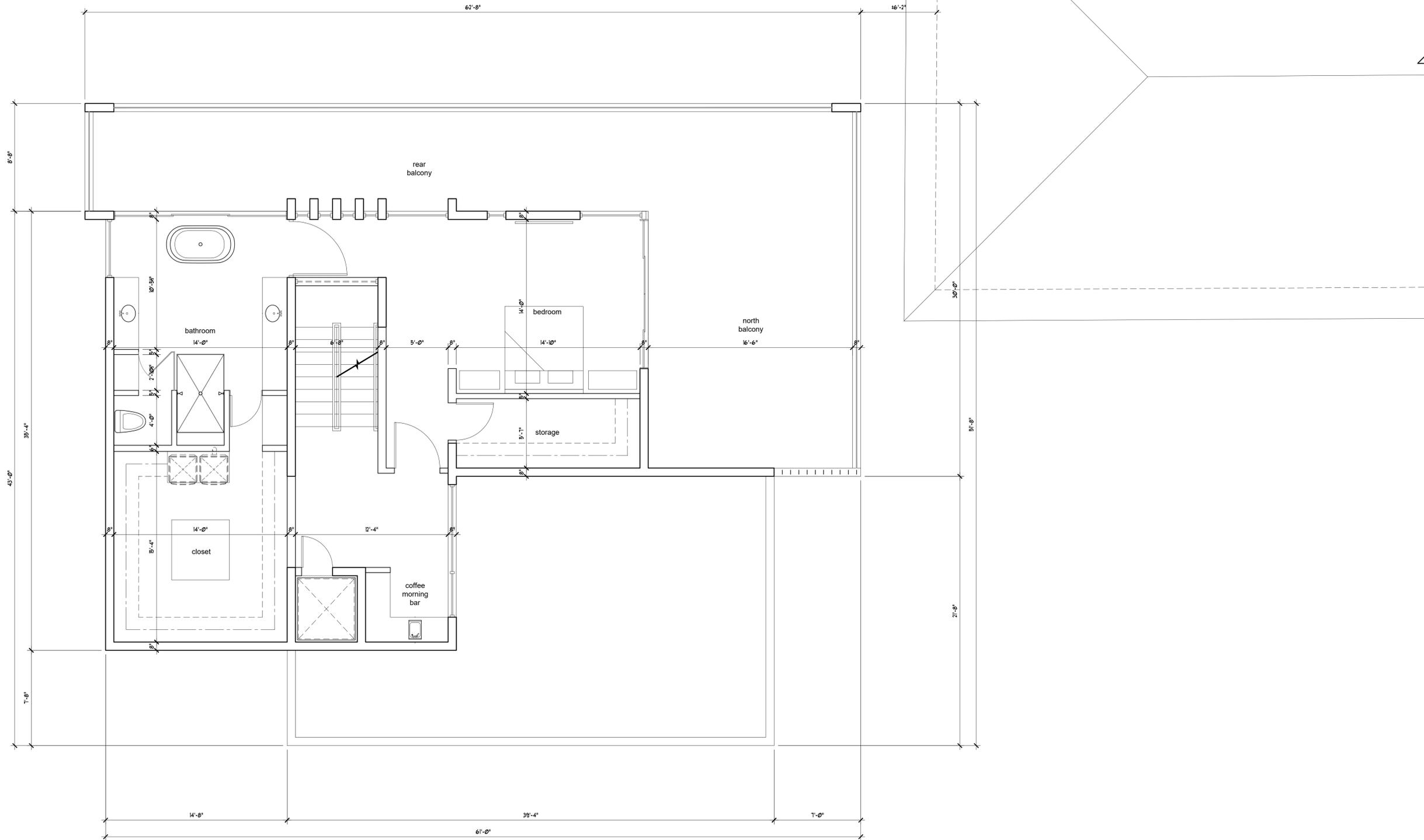
REVISIONS

CROWELL RESIDENCE
ADDITION TO EX. SINGLE FAMILY RESIDENCE
2749 SOUTHEAST 11TH STREET
POMPANO BEACH, FL 33062

tuthill architecture
ARCHITECTS
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DESIGNED: RT
MODIFIED: JK
CHECKED: RT
DATE: 05-20-21

SP-11
PROJECT NUMBER
2038



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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NO.	DESCRIPTION	DATE

CROWELL RESIDENCE
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A-2.0
PROJECT NUMBER
2038

