

PROJECT DATA		
1. GENERAL LOT INFORMATION		
ADDRESS	324 NW 6TH STREET, POMPAÑO BEACH, FLORIDA 33060	
JURISDICTION OVERLAY DISTRICT	CITY OF POMPAÑO BEACH DPTOC (DOWNTOWN POMPAÑO BEACH TRANSIT-ORIENTED CORRIDOR) TO-DPOD	
ZONING CLASSIFICATION FEMA ZONE PROPERTY ID: LEGAL DESCRIPTION	X 4842-35-48-0010/0020 LOT 1: RAYSOR PLAT 109-33 B PARCEL A AND SEC 35-48-42 E 50 OF W 500 OF N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SW 1/4 AND LOT 6 OF GROOM & GAYS SUB BEING A SUB OF N 1/2 OF N 1/2 OF SE 1/4 Lot 2: RAYSOR PLAT 109-33 B 30 FT R/W DEDICATED TO PUBLIC PER PLAT 109-33 B	
2. LOT DISPOSITION	REQUIRED	PROVIDED
LOT AREA LOT WIDTH LOT DEPTH IMPERVIOUS AREA PERVIOUS AREA (GREEN) PUBLIC OPEN SPACE (FRONT) PRIVATE OPEN SPACE (REAR) BUILDING FOOTPRINT	N/A 25' MIN / 350' MAX 70' MIN / NO MAX NO MIN / 90% MAX 10%/MIN / NO MAX N/A 10% MIN (1,972 SF)	*NET 19,717 SF / GROSS 24,217 SF 150' 131.38' - 131.51' 84.9% (16,744 SF) 15.9% (3,147 SF) 565 SF 1,606 SF + 565 SF = 2,171 SF (11%) 51.2% / 10,098 SF
3. DENSITY		
BY RIGHT BONUS #3 ALL NEW NON-RESIDENTIAL, MULTI-FAMILY RESIDENTIAL AND MIXED-USE CONSTRUCTION THAT PROVIDE PUBLIC ART: A PIECE OF ARTWORK VALUED AT 1% OF PROJECT'S CONST. COST (TABLE 155.3708.F.1)	36 DU/Ac = 16.30 UNITS 10 DU/Ac = 4.52 UNITS	16 DU 4 DU
TOTAL DENSITY	20 DU	20 DU
4. BUILDING SETBACKS		
FRONT YARD SIDE YARD REAR YARD	10'-0" MIN 6'-0" MIN 6'-0" MIN	10'-0" 5'-5" 10'-10 5/8"
5. BUILDING CONFIGURATION		
BUILDING HEIGHT BUILDING LENGTH	55'-0" MAX 180'-0" MAX	39'-0" 139'-2"
6. PARKING ANALYSIS		
PARKING RESIDENTIAL UNITS (1 SPACE/1,000SF)	20 SPACES	20 SPACES
PARKING COMMERCIAL (1 SPACE/400 SF) (1,436 SF)	4 SPACES	3 SPACES
TOTAL PARKING	24 SPACES	23 SPACES
VISITOR PARKING (IN FRONT)	2 SPACES	2 SPACES
TOTAL PARKING W/REDUCTION 20% REDUCTION FOR COMMERCIAL (SEC. 155.5102.K.1)	25 SPACES	25 SPACES
** ADA SPACES (2% OF TOTAL REQ. IN RESIDENTIAL) (1 TO 25 = 1)	1 SPACE 1 SPACE	1 SPACE 1 SPACE
** E.V. CHARGING STATION (UP TO 10% OF PUBLIC SPACES REQ.)	2 SPACES	2 SPACES
BICYCLE (4 SPACES/10 PS REQ)	5 SPACES	5 SPACES
*NET= POST-DEDICATION AREA, ALL CALCULATIONS ARE BASED ON THAT. **INCLUDED IN TOTAL PARKING COUNT.		

STANDARDS AND REGULATIONS	
APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS. IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS, COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.:	
1.	BUILDING CODES.....2023 CODE - FBC 7TH EDITION
2.	PLUMBING CODE.....2023 FLORIDA PLUMBING CODE
3.	MECHANICAL2023 FLORIDA MECHANICAL CODE
4.	ELECTRICAL CODE.....2023 NATIONAL ELECTRICAL CODE
5.	ACCESSIBILITY.....2023 FLORIDA ACCESSIBILITY CODE
6.	LIFE SAFETY.....2024 NFPA 101 LIFE SAFETY CODE
7.	LIFE SAFETY.....2023 FLORIDA FIRE PREVENTION CODE
ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.	

