



1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th , EDITION, FLORIDA FIRE PREVENTION CODE (8TH EDITION), WITH BROWARD COUNTY AMENDMENTS: NFPA-1 & 101, 2021 EDITION, NFPA 13&13R APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

SITE CALCULATIONS:	
TOTAL SITE AREA: NET AREA= 10,416 SF or .23 ACRES	
BUILDING FOOTPRINT AREA	4,774 SF
DRIVEWAY	698 SF
CONCRETE SLAB	260 SF
	5,732 SF
TOTAL IMPERVIOUS AREA= 5,732 SF (55 %)	
TOTAL PERVIOUS AREA= (GREEN AREA)	4,684 SF (45 %)

LEGAL DESCRIPTION:

LOTS 930,931, 932 AND 933, OF COLLIER CITY. UNRECORDED, DESCRIBED AS FOLLOWS: THE SOUTH 2/5 OF THE SOUTHEAST 1/4 OF THE NORTHWEST OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST; LESS THE EAST 535 FEET THEREOF, AND ALSO LESS THE WEST 25 FEET, THE NORTH 25 FEET AND THE SOUTH 25 FEET THEREOF. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY. FLORIDA

SETBACKS:		
	REQUIRED	PROVIDED
FRONT	20 FEET	20 FEET
REAR	20 FEET	30 FEET
SIDE	10 FEET	10 FEET

PARKING CALCULATION		
	REQUIRED	PROVIDED
	2 FOR UNIT x 4=8	8

BUILDING CALCULATION:				
	UNIT # 1	UNIT # 2	UNIT # 3	UNIT # 4
1ST. FLOOR LIVING AREA 2ND. FLOOR LIVING AREA	722 S.F. 1,002 S.F.	722 S.F. 991 S.F.	722 S.F. 1,005 S.F.	722 S.F. 1,002 S.F.
TOTAL AREA=	1,724 S.F.	1,713 S.F.	1,727 S.F.	1,724 S.F.
GARAGE COVERED ENTRY COVERED PATIO BALCONY EXT. WALL	219 S.F. 43 S.F. 60 S.F. 108 S.F. 177 S.F.	219 S.F. 40 S.F. 60 S.F. 120 S.F. 189 S.F.	219 S.F. 40 S.F. 60 S.F. 120 S.F. 190 S.F.	219 S.F. 43 S.F. 60 S.F. 108 S.F. 177 S.F.
TOTAL GROSS AREA=	2,331 S.F.	2,341 S.F.	2,356 S.F.	2,331 S.F.

ZONING DATA TABLE		
ZONING DESIGNATION: (B-2)		
	REQUIRED	PROVIDED
LOT AREA, MINIMUM (SQ FT)	10,000 <sup>2</sup>	10,416
LOT WIDTH, MINIMUM (FT)	100 <sup>2</sup>	101.53
DENSITY, MAXIMUM (DU/AC)	30 <sup>2,3</sup>	40.U.
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	45	45%
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	20	45%
HEIGHT, MAXIMUM (FT)	105 <sup>4</sup>	19' 4"
FRONT YARD SETBACK, MINIMUM (FT)	0	20
STREET SIDE YARD SETBACK, MINIMUM (FT)	0 <sup>5</sup>	10
SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT)	15	N/A
SETBACK FROM THE HISTORIC DUNE VEGETATION LINE, MINIMUM (FT)	25	N/A
INTERIOR SIDE YARD SETBACK, MINIMUM (FT)	0 <sup>2,5</sup>	10
REAR YARD SETBACK, MINIMUM (FT)	30 <sup>5</sup>	30
DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES	SEE ACCESSORY USE-SPECIFIC STANDARDS IN ARTICLE 4: PART 3.	

DRC

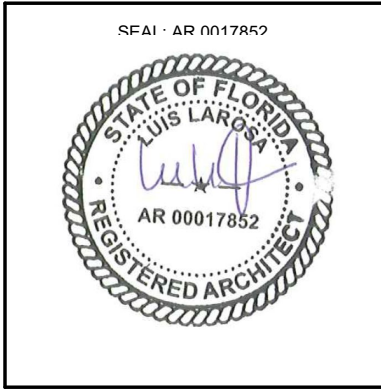


LLRArchitects, Inc.  
ARCHITECTURE & PLANNING  
9000 SHERIDAN STREET ST. 158  
PEMBROKE PINES, FL 33024  
(OFF.) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: LLRARCH@LLRARCHITECTS.COM

LLR  
ARCHITECTS  
INC.  
-Registered Architect  
AR 00017852

Revision		
REV	DATE	BY

PROPOSED 4-TOWNHOUSE DEVELOPMENT FOR:  
LOT 933 (PARCEL-B) COLLIER CITY  
POMPANO BEACH, FL 33069



DRAWN:	C.C.
CHECKED:	L.L.R
DATE:	5/05/2025
SCALE:	AS NOTED
JOB. NO.:	024-021
SHEET:	
.GN-1.1	
OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS