

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6 and the North 15.00 feet of Lot 7 and 8, all in Block 16, PINEHURST, according to the plat thereof, as recorded in Plat Book 5, Page 13, of the public records of Broward County, Florida.

CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

LAND USE:

COMMERCIAL

ZONING :

B-3A(0)D

FLOOD ZONE:

X

SITE DATA:

DESCRIPTION	AREA	% OF SITE
GROSS SITE AREA	40512.26	100%
NET SITE AREA	40165.26	99.14%
ACRES	.93	100%
BUILDING FOOTPRINT	11950	44.3%
V.U.A.	10413.45	25.0%
V.U.A. LANDSCAPING	6225	(59.8% OF V.U.A.)
WALKS/PATIO AREA	2144.00	6.3%
POOL/CABANA	612.00	1.5%
LANDSCAPED AREA	9067.81	22.4%

SITE DENSITY ALLOWED: 40512.26 SF./43560 X 45 =

41 UNITS ALLOWED	21 UNITS PROVIDED:
TOTAL PERVIOUS AREA	9067.81
TOTAL IMPERVIOUS AREA	31,444.45
BUILDING HEIGHT	43'-9" (TO MEAN HEIGHT OF ROOF)

SETBACKS: REQ'D PROVID

FRONT	5'	5'-1"
SIDE	5'	5'-6"
REAR	5'	14'-9"

DWELLING UNITS BY TYPE

MODEL A 2-CAR GARAGE/ 2-BEDROOM/ 2- BATH

FIRST FLOOR A/C	450 SQ. FT.
SECOND FLOOR A/C	910 SQ. FT.
TOTAL UNDER A/C	1360 SQ. FT.
GARAGE	438 SQ. FT.
COVERED ENTRY	28 SQ. FT.
TOTAL AREA	1826 SQ. FT.

MODEL B 2-CAR GARAGE/ 3-BEDROOM/ 3-1/2 BATH

FIRST FLOOR A/C	415 SQ. FT.
SECOND FLOOR A/C	875 SQ. FT.
THIRD FLOOR A/C	670 SQ. FT.
TOTAL UNDER A/C	1960 SQ. FT.
ROOF TERRACE	152 SQ. FT.
GARAGE	435 SQ. FT.
COVERED ENTRY	18 SQ. FT.
TOTAL AREA	2565 SQ. FT.

MODEL C 2-CAR GARAGE/ 3-BEDROOM/ 2-1/2 BATH

FIRST FLOOR A/C	415 SQ. FT.
SECOND FLOOR A/C	875 SQ. FT.
THIRD FLOOR A/C	670 SQ. FT.
TOTAL UNDER A/C	1960 SQ. FT.
ROOF TERRACE	152 SQ. FT.
GARAGE	435 SQ. FT.
COVERED ENTRY	18 SQ. FT.
TOTAL AREA	2565 SQ. FT.

*SITE LIGHTING- NO PHOTOMETRIC LIGHTING SHALL BE PROVIDED AS UNITS ARE FEE SIMPLE AND SHALL HAVE INDIVIDUAL FIXTURES NOT TO EXCEED 3 FOOT-CANDLES @ PROP. LINES FOR COMMERCIAL PROP. & 2 FOOT-CANDLES @ PROP. LINES ABUTTING MULTI FAMILY PROP.
*NO LIGHT POLES SHALL BE TALLER THAN 20' IN HEIGHT

***TRASH NOTES:**

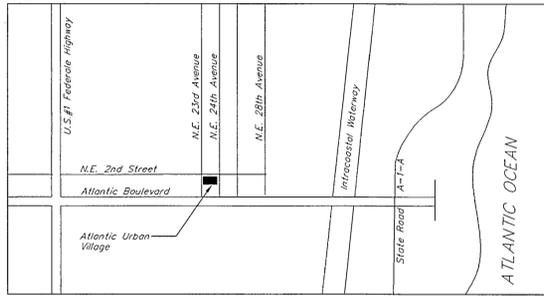
* EACH TOWN HOME IS FEE SIMPLE & SHALL PUT THEIR TRASH OUT FOR INDIVIDUAL PICKUP SEE TRASH LOCATION IN GARAGE (NOT TO IMPEDE W/ 10' X 20' CAR PARKING AREA)

***FAIR HOUSING ACT:**

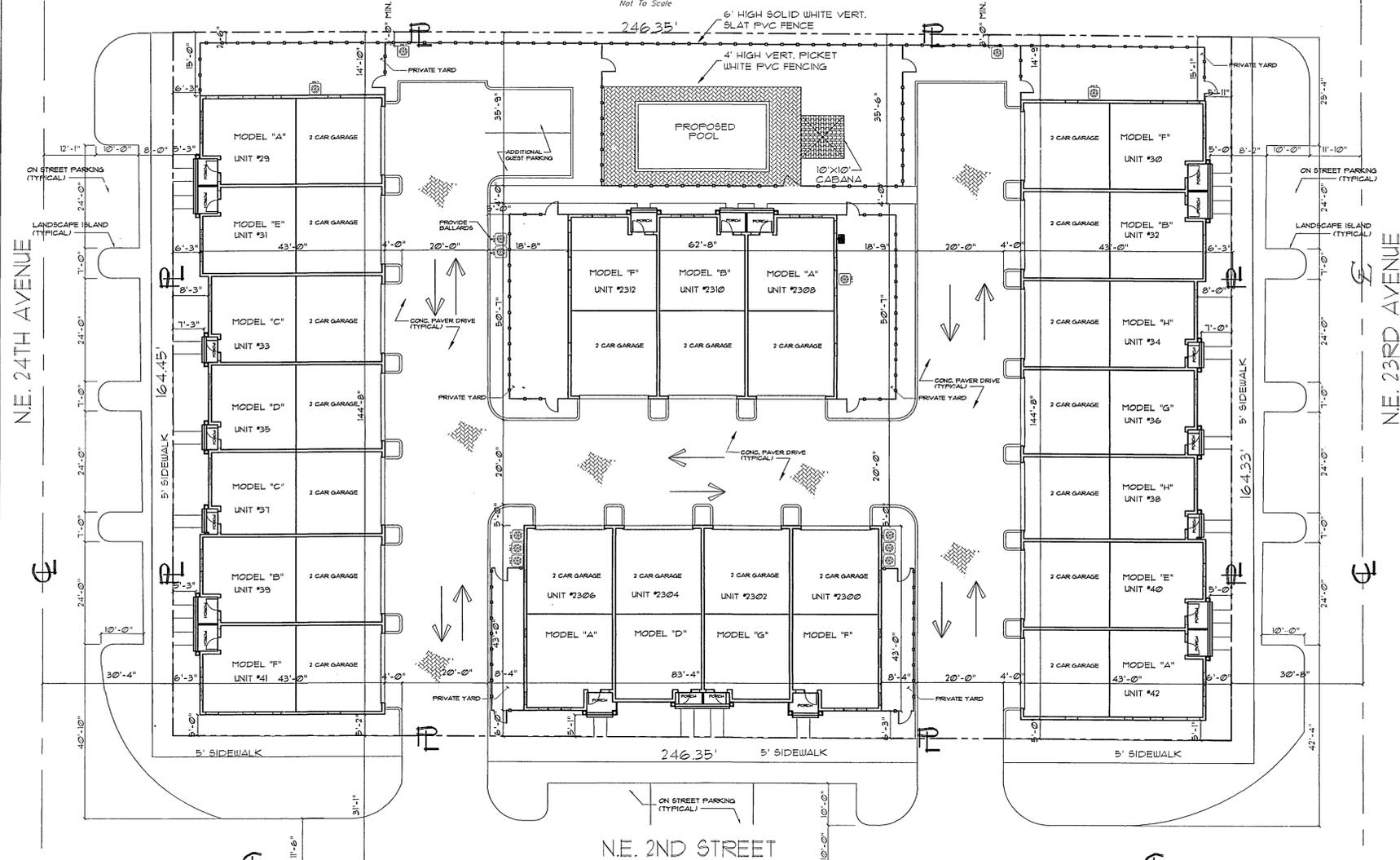
* THESE TOWN HOMES ARE FEE SIMPLE & SHALL BE EXEMPT FROM THE FAIR HOUSING ACT AS PER DESIGN MANUAL PAGE 7 (ADA REQUIREMENTS DO NOT APPLY)

***MAIL NOTES:**

* THESE TOWN HOMES ARE FEE SIMPLE & MAIL SHALL BE INDIVIDUALLY DELIVERED PER ADDRESS NUMBER



Location Map
Not To Scale



PROPOSED SITE PLAN

1/16" = 1'-0"

NOTE: ALL AC UNITS ON EXTERIOR BALCONY SHALL BE SCREENED AS REQUIRED

AREA CALCULATIONS MODEL -D-

2-CAR GARAGE/ 3-BEDROOM/ 2-1/2 BATH	
FIRST FLOOR A/C	415 SQ. FT.
SECOND FLOOR A/C	875 SQ. FT.
THIRD FLOOR A/C	684 SQ. FT.
TOTAL UNDER A/C	1960 SQ. FT.
ROOF TERRACE	152 SQ. FT.
GARAGE	435 SQ. FT.
COVERED ENTRY	18 SQ. FT.
TOTAL AREA	2579 SQ. FT.

AREA CALCULATIONS MODEL-E-

2-CAR GARAGE/ 3-BEDROOM/ 3-1/2 BATH	
FIRST FLOOR A/C	450 SQ. FT.
SECOND FLOOR A/C	910 SQ. FT.
TOTAL UNDER A/C	1360 SQ. FT.
GARAGE	438 SQ. FT.
COVERED ENTRY	28 SQ. FT.
TOTAL AREA	1826 SQ. FT.

AREA CALCULATIONS MODEL-F-

2-CAR GARAGE/ 2-BEDROOM/ 2- BATH	
FIRST FLOOR A/C	415 SQ. FT.
SECOND FLOOR A/C	875 SQ. FT.
THIRD FLOOR A/C	684 SQ. FT.
TOTAL UNDER A/C	1960 SQ. FT.
ROOF TERRACE	152 SQ. FT.
GARAGE	435 SQ. FT.
COVERED ENTRY	18 SQ. FT.
TOTAL AREA	2579 SQ. FT.

AREA CALCULATIONS MODEL-G-

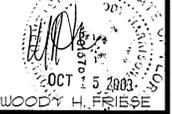
2-CAR GARAGE/ 3-BEDROOM/ 2-1/2 BATH	
FIRST FLOOR A/C	415 SQ. FT.
SECOND FLOOR A/C	875 SQ. FT.
THIRD FLOOR A/C	684 SQ. FT.
TOTAL UNDER A/C	1960 SQ. FT.
ROOF TERRACE	152 SQ. FT.
GARAGE	435 SQ. FT.
COVERED ENTRY	18 SQ. FT.
TOTAL AREA	2579 SQ. FT.

AREA CALCULATIONS MODEL-H-

2-CAR GARAGE/ 3-BEDROOM/ 2-1/2 BATH	
FIRST FLOOR A/C	415 SQ. FT.
SECOND FLOOR A/C	875 SQ. FT.
THIRD FLOOR A/C	670 SQ. FT.
TOTAL UNDER A/C	1960 SQ. FT.
ROOF TERRACE	152 SQ. FT.
GARAGE	435 SQ. FT.
COVERED ENTRY	18 SQ. FT.
TOTAL AREA	2565 SQ. FT.

REVISIONS BY:

SEAL: AR 15758



WOODY H. FRIESE

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Pompano Beach, FL

DRAWN EMM.

CHECKED WHS.

DATE 10-15-03

SCALE AS NOTED

JOB NO. 03-0X

SHEET

SP-1

CF SHEETS