GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2017 6th EDITION AND ALL LOCAL ORDINANCES GOVERNING.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY RELATED O.S.H.A. REQUIREMENTS DURING CONSTRUCTION.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED STATE CERTIFIED GENERAL CONTRACTOR OR BY THE OWNER IF APPROVED BY THE LOCAL BUILDING DEPARTMENT OFFICIAL.

WOOD:

1. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
2. ALL HORIZONTAL FRAMING LUMBER SHALL BE MIN. HEM. FIR. #2 (MIN. FB = 1,150 PSI REPETITIVE).

EXISTING CONDITIONS:

1. EXISTING WORK NOT SPECIFIED FOR REMOVAL THAT IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED, OR REPLACED.
2. PROVIDE BARRIERS AND WARNING DEVICES TO PROTECT THE PUBLIC AND USERS OF ADJACENT FACILITIES.
3. INSPECT EXISTING CONDITIONS OF THE WORK, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR TO MOVEMENT DURING CUTTING AND PATCHING. AFTER UNCOVERING WORK, INSPECT CONDITIONS AFFECTING INSTALLATION OF PRODUCTS OR PERFORMANCE OF WORK.
4. REPORT UNSATISFACTORY OR QUESTIONABLE CONDITIONS TO A/E IMMEDIATELY. DO NOT PROCEED WITH THE WORK UNTIL A/E HAS EVALUATED AND PROVIDED FURTHER INSTRUCTIONS.
5. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ENSURE STRUCTURAL INTEGRITY OF THE WORK.
6. THE CONTRACTOR SHALL PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF THE WORK FROM DAMAGE. PROVIDE PROTECTION FROM ELEMENTS FOR PORTIONS OF THE WORK EXPOSED BY CUTTING AND PATCHING WORK. EXECUTE CUTTING AND DEMOLITION BY METHODS PREVENTING DAMAGE TO OTHER WORK AND PROVIDING PROPER SURFACES TO RECEIVE INSTALLATION OF NEW WORK.
7. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES; EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTIONS, TOLERANCES, AND FINISHES.
8. EXISTING WORK MAY BE CUT, ALTERED, REMOVED, OR TEMPORARILY REMOVED AND REPLACED AS NECESSARY FOR THE PERFORMANCE OF WORK REQUIRED. EXCEPTION: UNLESS OTHERWISE INDICATED ON DRAWINGS, DO NOT CUT OR ALTER STRUCTURAL MEMBERS WITHOUT AUTHORIZATION BY THE A/E.
9. THE CONTRACTOR SHALL COVER OR FILL ALL HOLES AND OTHER HAZARDOUS OPENINGS CREATED BY REMOVAL WORK.
10. RESTORE DAMAGED OR DEFACED AREAS OR ITEMS, REMAINING IN PLACE, OF WORK PERFORMED UNDER THIS CONTRACT TO COMPARABLE CONDITIONS EXISTING BEFORE THE WORK.

ENVIRONMENTAL PROTECTION:

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS.USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUIDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

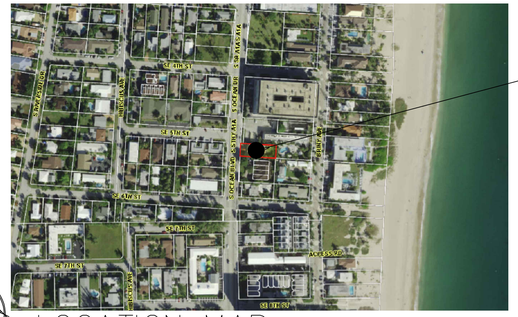
SOIL STATEMENT:

THE SOIL CONDITIONS ARE SAND AND LOOSE ROCK, WITH A 2000 PSF ALLOWABLE BEARING CAP. FURTHERMORE, UPON BREAKING OF GROUND, A LETTER SHALL BE SUBMITTED TO THE BUILDING OFFICIAL VERIFYING AND ATTESTING THAT THE SITE CONDITIONS ARE THE SAME AS THOSE WHICH THE DESIGN WAS BASED ON.

TERMITE PROTECTION NOTE:

SOIL TREATMENT NOTES: 1816.1.1 & 1816.1.7

1. Termite protection shall be provided by registered Termitecides or approved methods of termite protection labeled for use as a preventative treatment to new construction.
2. A certificate of compliance for protection against Subterranean Termites shall be issued to the Building Dept. by a licensed Pest control company which contains the following statement:



504 SOUTH OCEAN BLVD. POMPANO BEACH

NORTH

LOCATION MAP

SCALE: N.T.S.

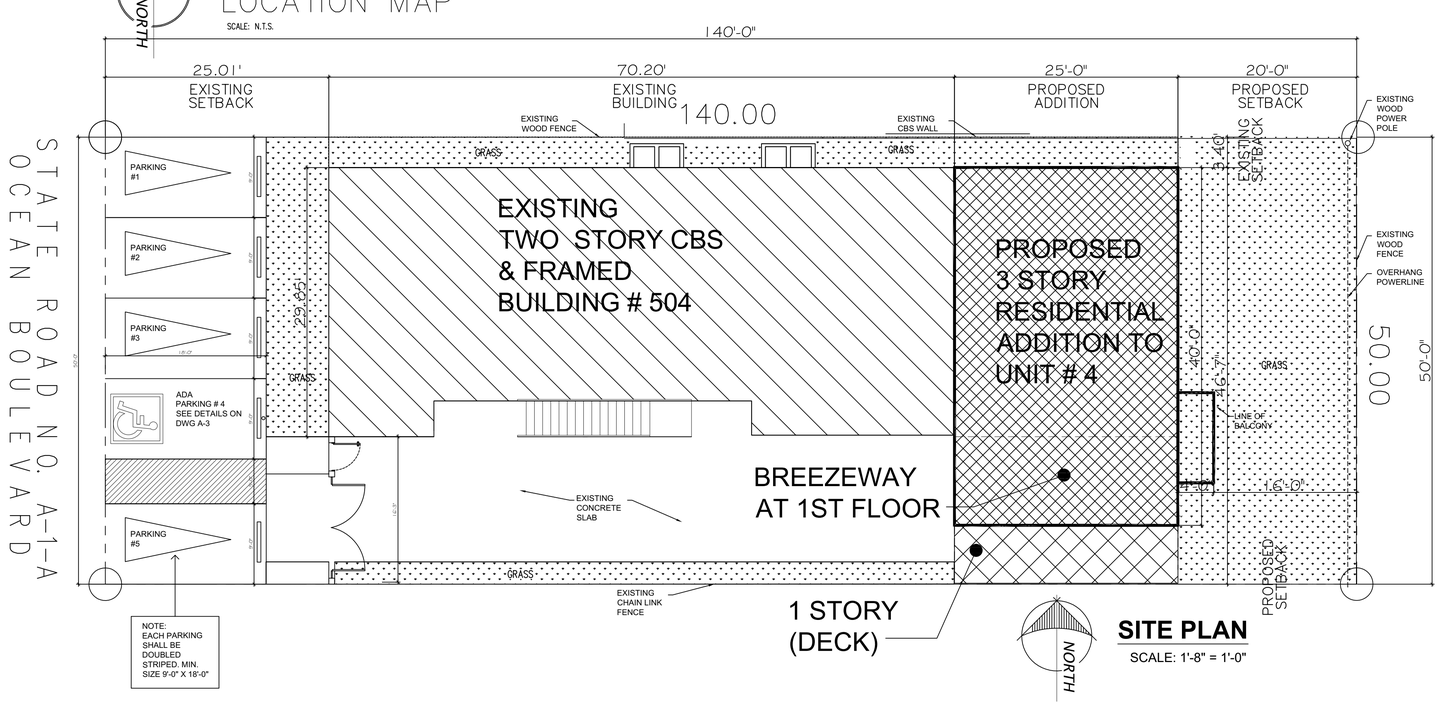
ARCHITECT / ENGINEER STATEMENT NOTE:

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION & CHAPTER 833, FLORIDA STATUTES.

ADA PARKING TABLE 208.2

TABLE 208.2 PARKING SPACES

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1



SITE PLAN

SCALE: 1'-8" = 1'-0"

LEGAL DESCRIPTIONS:

BLOUNT BROS POMPANO BEACH SUB 2-43 B
LOT 13 BLK 4

PROPERTY INFORMATION

PROPERTY OWNER
ANAM USMAN

ADDRESS:
504 SOUTH OCEAN BLVD
POMPANO BEACH FL

FOLIO NUMBER:
4943 06 06 0360

NEW BUILDING SQUARE FOOTAGE

TOTAL AREA OF HOUSE

EXISTING LIVING AREA UNDER A/C	
FIRST FLOOR	1637 SQ. FT.
2ND FLOOR	1351 SQ. FT.
PROPOSED LIVING AREA UNDER A/C	2312 SQ. FT.
TOTAL	5400 SQ. FT.

DRC
PZ21-12000018
9/15/2021

SCOPE OF WORK

EXPANSION OF ONE OF THE EXISTING RESIDENTIAL UNITS (UNIT # 4) TOWARDS THE EAST SIDE (REAR) AREA OF THE LOT. (LIVING, DINING, KITCHEN AREAS WILL BE LOCATED IN THE ADDITION. EXISTING UNIT TO HAVE A BAR, FAMILY ROOM & EXISTING BEDROOM & BATHROOM)

ZONING INFORMATION

ADDRESS: 504 SOUTH OCEAN BLVD, FLORIDA

PROJECT INFORMATION	OCCUPANCY: R-2	
ZONING	RM-20/AOD (MULTIPLE FAMILY RESIDENCE 20/ATLANTIC BOULEVARD OVERLAY DISTRICT)	
CODES	FBC 2017	
	REQUIRED	PROVIDED
LOT AREA	8,800 SF	7000 SF
BUILDING AREA	5400 SF	5400 SF
MAX. LOT COVERAGE (60%)	MAX 60% (4200 SQ. FT.)	EXISTING=2107 SQ. FT. PROPOSED =1000 SQ. FT. TOTAL: 3107 SQ. FT.
MIN. PERVIOUS AREA (25%)	1750 SF	1810 SF
MAX. HEIGHT	105 FT	40'-0" FT
SETBACKS		
FRONT	20	25
SIDES	0	0'-0" / 3.5'
REAR	20	20
OFF-STREET PARKING	5 PARKING SPACES - EXISTING	
HANDICAP PARKING	1	1

REVISIONS BY

PROPERTY OWNER: **ANAM USMAN**

PROPERTY ADDRESS: **504 SOUTH OCEAN BLVD POMPANO BEACHFL**

TITLE SHEET
SITE PLAN

luis e uriarte:A01410D0000017819588292000001AE9
Digitally signed by luis e uriarte:A01410D0000017819588292000001AE9
Date: 2021.07.29 10:12:47 -04'00'

ARCHITECT:
LUIS E. URIARTE
Florida Architect License # AR 94107
18100 ATLANTIC BOULEVARD PHONE
786 290 9807 Email: invusa@live.com

DRAWN BY: **LUIS URIARTE**
DATE: **6.3.2021**
SCALE: **AS NOTED**
PROJECT :

SHEET
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