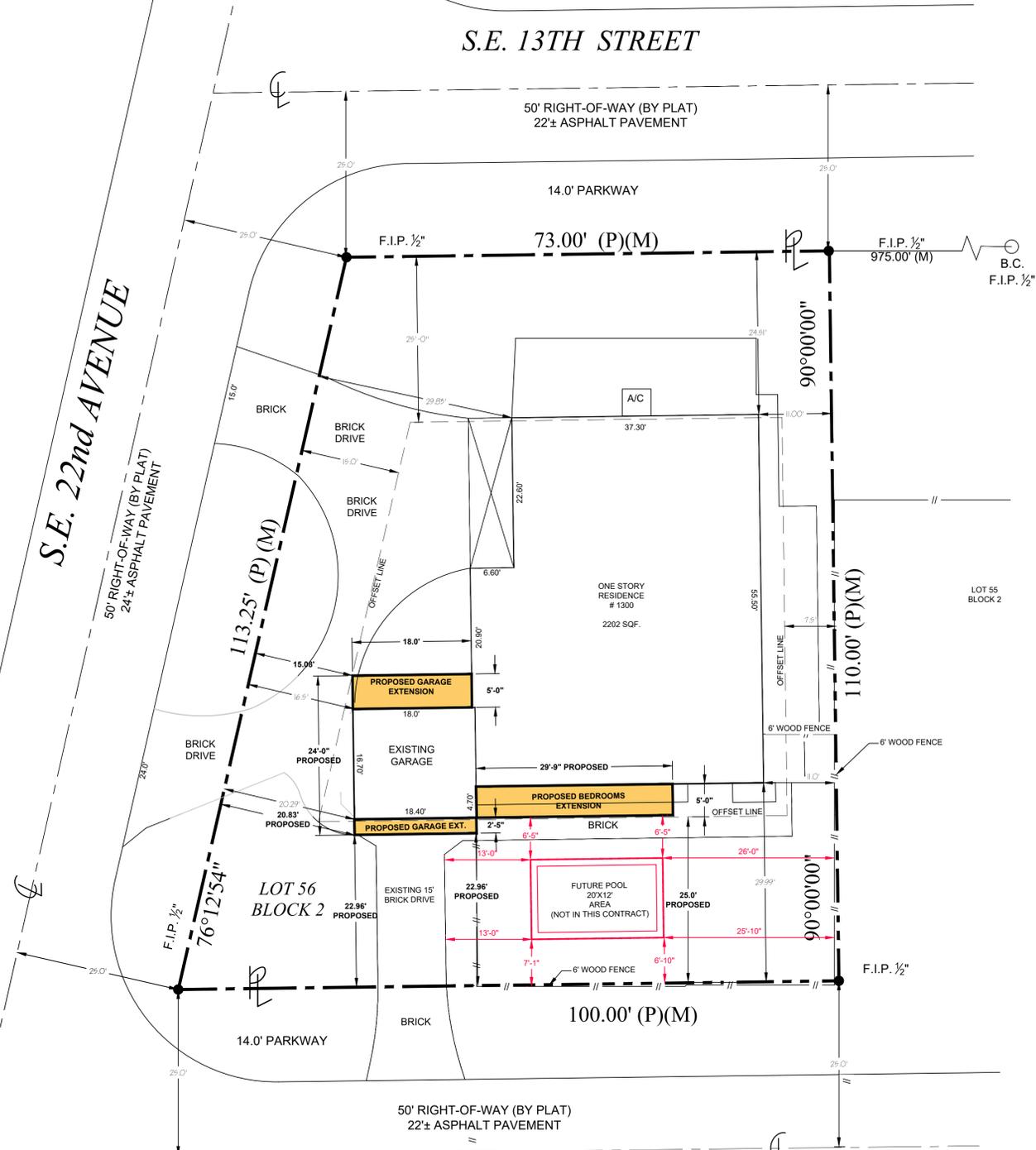
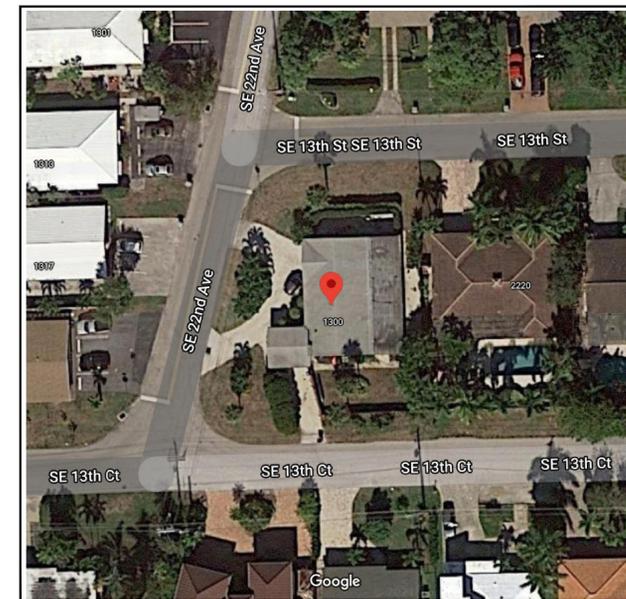


PARCEL ID NUMBER: 494306160670



S.E. 13TH COURT

PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"



SITE LOCATION MAP
SCALE: N.T.S.

USE CODE O1 SINGLE FAMILY				
NO. BEDROOMS	NO. BATHS	NO. UNITS	NO. STORIES	NO. BUILDINGS
4	2	1	1	1

EXTERIOR MATERIALS			
FOUNDATION	EXTERIOR	ROOF TYPE	ROOF MATERIAL
STEM WALL	C.B. STUCCO	HIP OR GABLE	SHINGLE, COM.

INTERIOR MATERIALS				
INTERIOR	FLOORS	PLUMBING	ELECTRICAL	CLASSIFICATION
DRYWALL/PLASTER	ASPHALT TILE	GOOD/TILE RES	GOOD RES CA	GOOD

CONSTRUCTION					
CEILING HEIGHTS	QUALITY CONSTRUCT.	CURRENT CONDITION	CONSTRUCTION CLASS	EXTRA FEATURES	DRIVEWAY
8'-9"	AVERAGE	AVERAGE	MASONRY	PATIOS, FLOORS, PAVERS	PAVERS

CODE	DESCRIPTION	AREA	FACTOR	ADJ AREA	STORIES	STORIES UNDER AIR	UNDER AIR AREA
(1.1)	ONE STORY	1,489	1.00	1,489	1	1	1,489
FR 3/4	FLORIDA ROOM	770	0.67	514	1	1	770
G 1/2	PORCH	161	.33	54	1	0	0
PAVERS	PAVERS	389	0.00	0	0	0	0
PAVERS	PAVERS	446	0.00	0	0	0	0
TOTAL				2,200			2,259

INTENSITY AND DIMENSIONAL STANDARDS (R1)		
DESCRIPTION	REQUIRED	EXISTING
LOT AREA, MIN. (SQFT)	12,000	9520.745 SQFT.
TYPICAL LOT PATTERN	90° (110 FOR A CORNER LOT)	113.25 FT (CORNER LOT)
LOT WIDTH, MINIMUM (FT)		
DENSITY, MAXIMUM (DU/AC)	SEE COMPREHENSIVE PLAN 3	-
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ FT)	1,500 FOR UP TO 3 BEDROOMS, PLUS 100 PER ADDITIONAL BEDROOM	-
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	30	23.12%
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	30	
HEIGHT, MAXIMUM (FT)	35	
FRONT YARD SETBACK, MINIMUM (FT)	35	
STREET SIDE YARD SETBACK, MINIMUM (FT)	18	15 FT
SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT)	25	
INTERIOR SIDE YARD SETBACK, MINIMUM (FT)	10	
REAR YARD SETBACK, MINIMUM (FT)	20	11 FT
REQUIRED FRONT YARD, PERVIOUS AREA, MINIMUM (% OF REQUIRED FRONT YARD)	50	

NOTES:
[SQ FT = SQUARE FEET, FT = FEET, DU/AC = DWELLING UNITS/ACRE]
1. SEE MEASUREMENT RULES AND ALLOWED EXCEPTIONS/VARIATIONS IN ARTICLE 9: PART 4.
2. 110 FT FOR A CORNER LOT.
3. ON LAND CLASSIFIED RESIDENTIAL BY THE LAND USE PLAN, MAXIMUM GROSS RESIDENTIAL DENSITY MAY NOT EXCEED THAT ESTABLISHED FOR THE PARTICULAR LAND USE CLASSIFICATION.

General Notes



THE CONTRACTOR SHALL CALL 811 TWO (2) BUSINESS DAYS PRIOR TO DIGGING. IN LOCATIONS WITH UNDERGROUND FACILITIES, THE CONTRACTOR SHALL NOTIFY One Call AND SHALL HAVE One Call LOCATE ALL UNDERGROUND FACILITIES BEFORE DIGGING. IT SHOULD BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAY CLEAR OF ALL UNDERGROUND FACILITIES.

The effective year built for this property is 1972. The actual year built for this property is 1966.

No.	Revision/Issue	Date

CONTRACTOR

Firm Name and Address
Blackline Engineering P.A.
Alexander Barr PE #76925
Certificate of Authorization #30676
Tel: 954-439-7906

Firm Name and Address
CM Design
Pompano Beach FL 33062
Tel: (954) 366-4815

Project Name and Address
Nicole Puelo
1300 SE 22 Avenue
Pompano Beach, FL 33062

PROPOSED SITE PLAN

Project	Street
029-PUELO-21	
Date	3/16/21
Scale	AS SHOWN

SK-2