

ZONING DATA - DISTRICT: RM 45 MULTIPLE FAMILY RESIDENCE-		
BUILDING DISPOSITION LOT OCCUPATION	REQUIRED / ALLOWED	PROVIDED
LOT AREA	8,800 SF	8,214 SF
LOT WIDTH	75' MIN.	76.84' MIN.
LOT COVERAGE	60% MAX., 4,928.4 SF	3,967 SF
PERVIOUS AREA REQUIREMENT	25% MIN. 2,054 SF	OPEN SPACE = 4,369 SF GREEN OPEN SPACE = 2,106 SF
DENSITY	45 DU/AC MAX., 8 UNITS	8 UNITS
FLOOR AREA/DWELING UNIT	750 SF MIN. (BED > 1)	760 SF MIN. <sup>2</sup>
BUILDING SETBACKS		
FRONT SETBACK	25'-0" MIN.	25'-0" <sup>2</sup>
STREET SIDE SETBACK	10'-0" MIN.	12'-0" <sup>2</sup>
INTERIOR SIDE SETBACK	10'-0" MIN.	12'-0" <sup>2</sup>
REAR SETBACK	10'-0" MIN.	12'-0" <sup>2</sup>
BUILDING HEIGHT		
MIN. HEIGHT	105'-0" MAX.	43'-6"
PARKING		
	8 UNITS x 1.5 PARK. SPACE	12 PARKING SPACES (1 ADA)

#### LEGAL DESCRIPTION:

LOT 11, LOT 1, OF NORTH BEACH COMPANY, INC. PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

#### SCOPE OF WORK:

NEW MULTIFAMILY BUILDING (8 UNITS)

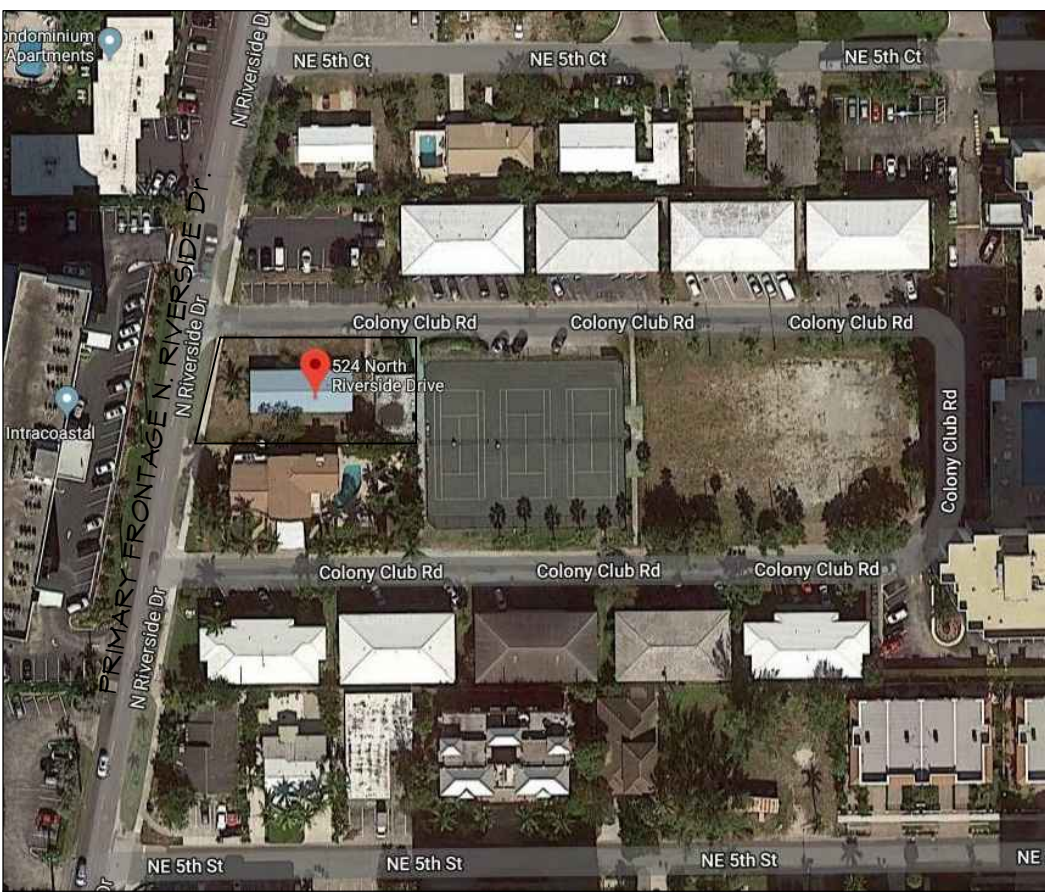
#### SITE WORK NOTES

General Contractor shall keep all excavations, pits, trenches, footings, etc. entirely free of debris and water.

General Contractor shall execute all site work in an orderly manner with consideration to any and all surrounding structures, open areas, sodding or planting which are to remain.

G.C. shall clean and grub all subterranean or surface materials from the site and all the material shall become property of the Contractor and shall be removed by his crew.

G.C. shall provide the owner with a one year warranty from a licensed pest control company for soil poisoning against termite infestation.



LOCATION MAP  
N.T.S.



LOT FRONT VIEW  
N.T.S.

#### GENERAL NOTES

The work shall include the furnishing of all transportation, labor, materials scaffolding, apparatus and equipment needed for the performance of all the work specified to be provided under the trade subdivision required to produce the construction of the project.

The Architect will be, in the first instance, the interpreter of the requirements of the contract documents and the judge of the performance thereunder by both the owner and the contractor. In matters related to artistic effects the Architect's decisions will be final if consistent with the contract documents.

The owner shall furnish all surveys, and he shall secure and pay for easements for permanent changes in existing facilities.

The Contractor shall be solely responsible for all construction, means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract documents.

References must be made to the existing building site, as the drawing for all measurements before ordering any work, the Contractor shall verify all measurements at the building for his work and shall be responsible for the corrections of same. No extra charge or compensation will be allowed to the Contractor on account of differences in actual dimensions and the measurements shown by the drawings, any noticeable discrepancy in this respect shall be reported to the Architect for his consideration and decision.

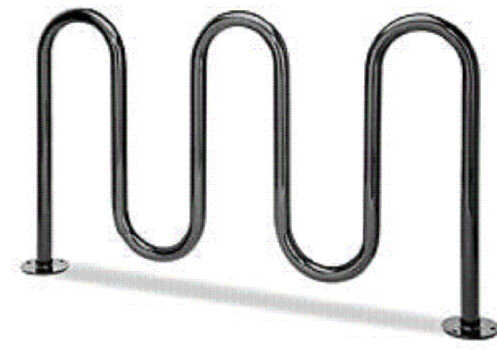
All material and workmanship shall be the best of their kind and installed in the best standard of the trade involved, no substitutions will be permitted except will be permitted except with a written change order from the Arch.

Site to be filled to County Flood Criteria elevation N.G.V.D. or an elevation no less than the highest approved crown elevation of the road abutting the property.

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of storm-water into lake or canal.

Lot will be graded so as to prevent direct over-land discharge of so storm water onto adjacent property. Applicant will provide certification prior to Final Inspection.

#### 5-Loop Wave Style Bike Rack - 7 Bike Capacity, Black



[More Images](#)

Upscale stylish look for downtown shopping and business districts.

- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Concrete mounting hardware sold separately.

#### BIKE RACK DETAIL

THE DESIGN SHALL COMPLY WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2017

##### NOTE:

1. ALL WORK SHALL COMPLY WITH CITY OF POMPANO BEACH STANDARD SPECIFICATIONS.

NOTE: DRIVEWAY SHALL BE UNDER A SEPARATE PERMIT

##### NOTE:

FOR APPROVED FIRE PENETRATION ASSEMBLY FOR DEMISING WALL BETWEEN UNITS TO MAINTAIN FIRE RATING SEE SHEET D-3 AND D-5

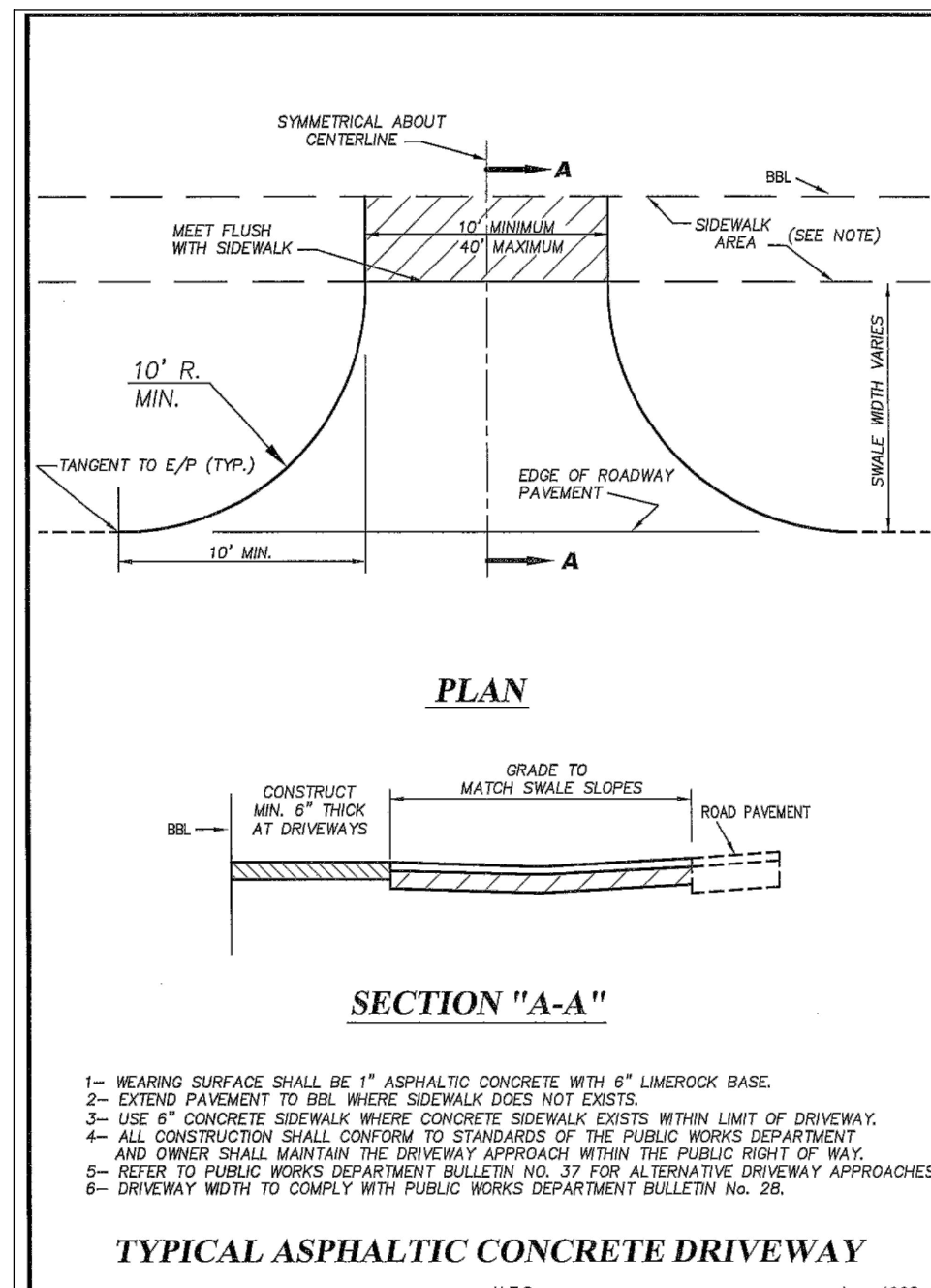
NOTE: NEW VERTICAL PICKET FENCE (MAX. HEIGHT 6') AROUND PROPERTY SHALL BE UNDER SEPARATE PERMIT

##### NOTE:

- DEMOLITION UNDER SEPARATE PERMIT.
- CHAIN LINK FENCE UNDER SEPARATE PERMIT.
- EROSION CONTROL UNDER SEPARATE PERMIT.
- TEMPORARY CONSTRUCTION FENCE UNDER SEPARATE PERMIT.

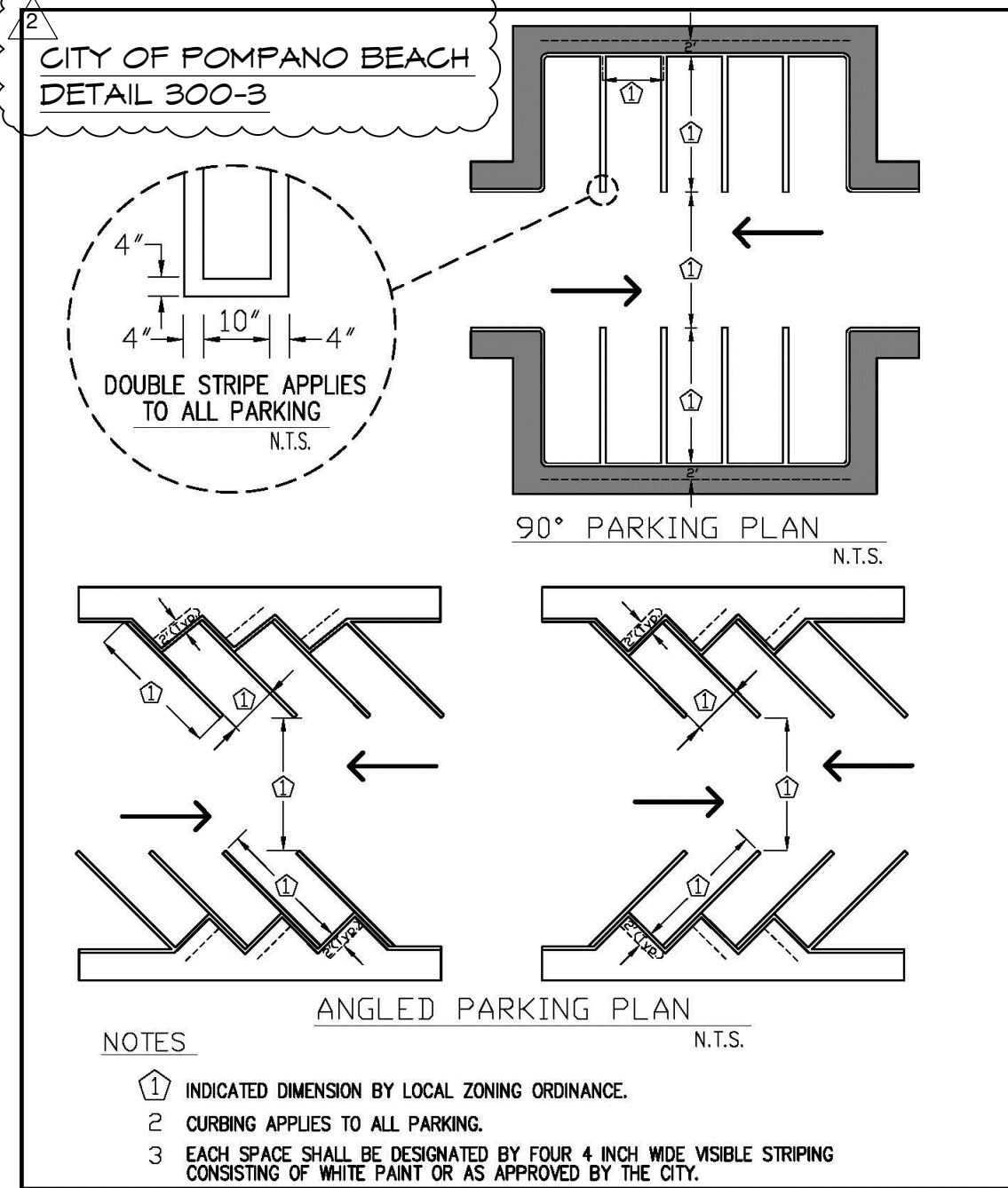
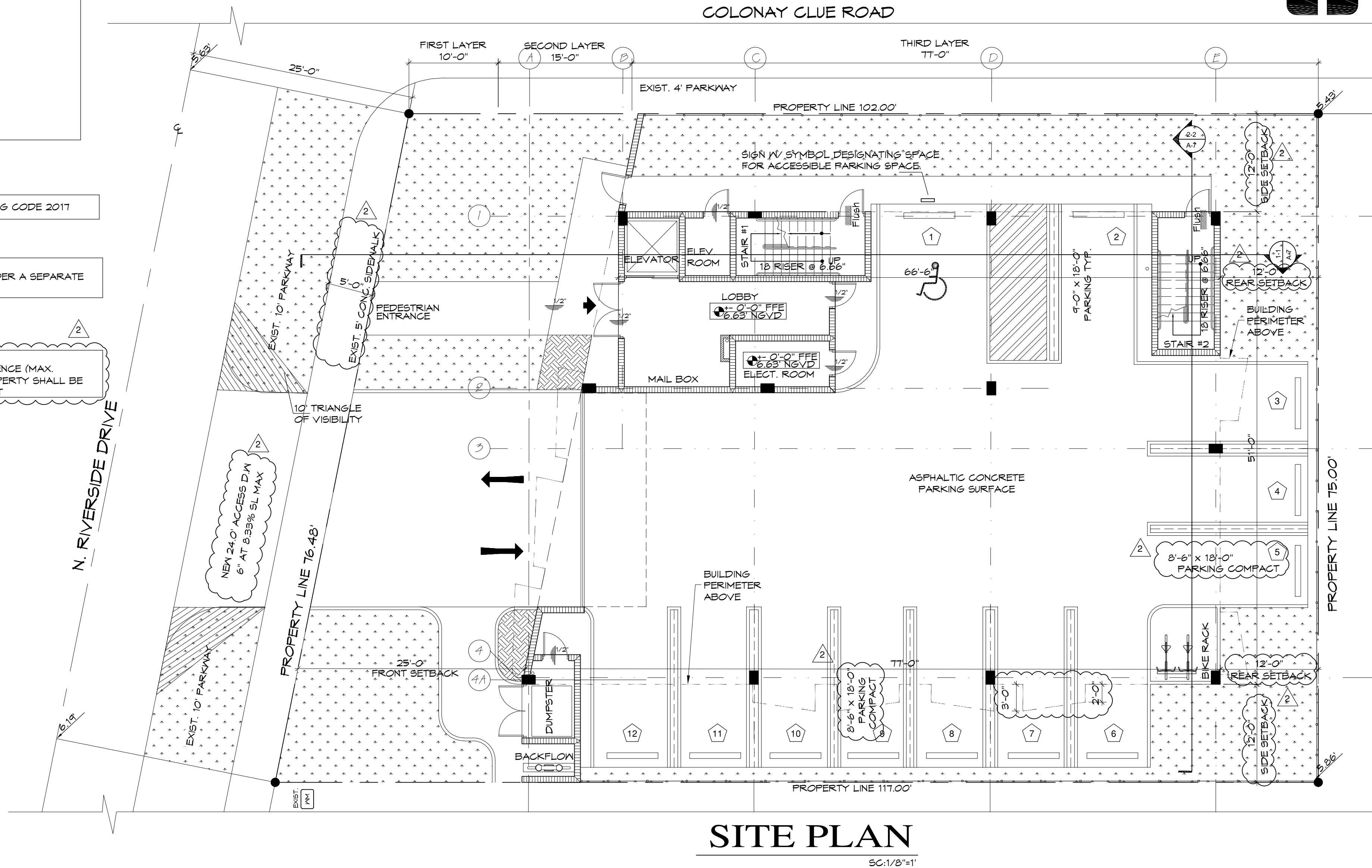
#### LEGEND:

- 8" WIDE CONCRETE MASONRY UNIT (C.M.U.) WALL IN ACCORDANCE W/ACI 530-42 / ASCE 5-42 / TMS 402-42 SEE STRUCTURAL DRAWINGS.
- 4" WIDE, PARTITION
- PROPERTY CORNER
- PROPERTY LINE
- PARKING LOT SPACE
- CONCRETE
- WATER METER
- GREEN AREA (GRASS)



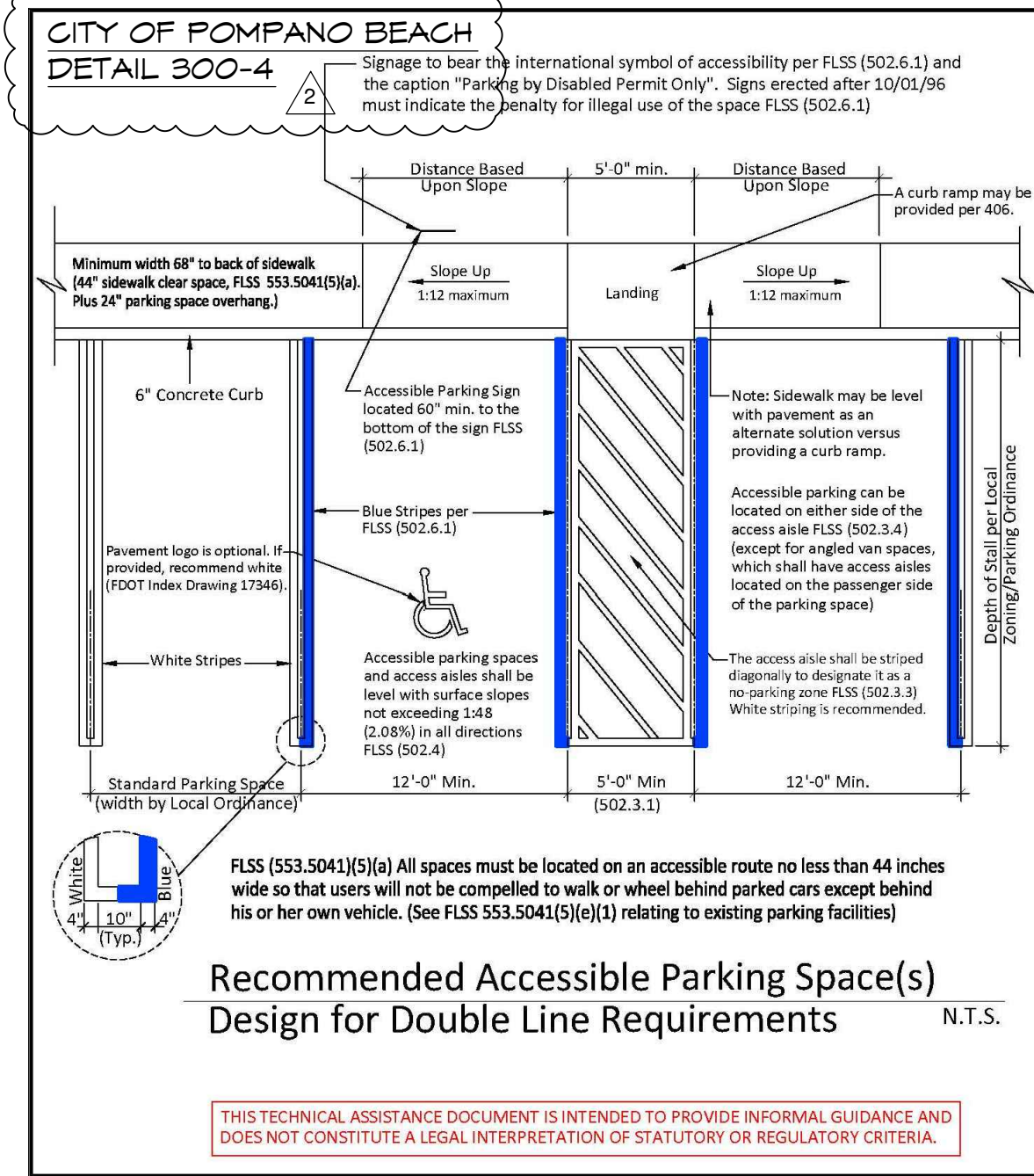
#### PARKING NOTES:

EACH PARKING STALL SHALL BE MARK WITH PAINTED OR THERMOTASTIC LINES BETWEEN A PAGES WIDTH OF EACH LINE SHALL BE FOUR (4) INCHES AND MUST CONFORM WITH THE CITY STANDARDS.  
COLOR YELLOW: FOR STANDARD PARKING STALL LINES.  
COLOR BLUE: FOR HANDICAPPED SIGN AND HANDICAPPED PARKING STALL LINES AND STRIPPED.  
COLOR WHITE: FOR DIRECTIONAL ARROWS, STRIPPES, CROSS SIGN AND THE (6) SIX INCHES DOTTED DIRECTIONAL TRAFFIC LINES.  
EACH PARKING STALL SHALL BE PROVIDED WITH A PRECAST CONCRETE WHEEL STOP SHALL BE LOCATED AT (2) FEET FROM THE END OF EACH STALL.  
ALL PAVING IN PUBLIC AREAS SHALL COMPLY WITH THE FLORIDA D.O.T. ENGINEERING.  
1- "HANDICAP SIGN", MUST BE CONFORM WITH THE UNIFORM TRAFFIC CONTROL DEVICES.  
2- "STOP SIGN", MUST CONFORM WITH THE UNIFORM TRAFFIC CONTROL DEVICES.  
3- "RELATIVE HIGH GRADE"  
4- "CASH BASIN", RELATIVE LOW GRADE.  
5- "DIRECTION OF OVERLAND FLOW".  
LOT TO BE GRADE SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTIES.



#### NOTES

- INDICATED DIMENSION BY LOCAL ZONING ORDINANCE.
- CURBING APPLIES TO ALL PARKING.
- EACH SPACE SHALL BE DESIGNATED BY FOUR 4 INCH WIDE VISIBLE STRIPING CONSISTING OF WHITE PAINT OR AS APPROVED BY THE CITY.



DIVINE E. AMOAH  
ARCHITECT

AR # 0016936  
2307 S. DOUGLAS RD. SUITE. 501  
MIAMI, FLORIDA 33145  
PHONE: (305) 441-1365

THESE DRAWING & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF DIVINE EPHRAIM AMOAH WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO DIVINE EPHRAIM AMOAH ARCHITECT.

## NEW MULTIFAMILY BUILDING (8 UNITS)

ADDRESS: 524 N. RIVERSIDE DRIVE  
POMPANO BEACH, FLORIDA 33062

OWNER: BRANESP- REALTY VENTURES LLC

#### REVISIONS

2	03/10/21

STATE OF FLORIDA  
DIVINE E. AMOAH  
ARCHITECT  
AR0016936

Digitally signed by Divine E. Amoah, Architect  
Date: 2021.05.07 21:59:53 -0400

DIVINE E. AMOAH  
ARCHITECT  
AR # 0016936

DATE: 01/2020

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