

PROPOSED 2 FAMILY DWELLING FOR THE HASBROOK RESIDENCE(S)

3215 CANAL DRIVE POMPANO BEACH, FL.

DESCRIPTION OF PROJECT:

THE WORK UNDER THIS CONTRACT COMPRISES THE FURNISHING OF ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE NEW TWO STORY TWO-FAMILY RESIDENCE. A NEW DRIVEWAY WILL BE INSTALLED AS SHOWN ON THE PLANS. HURRICANE RATED DOORS AND WINDOWS SHALL BE INSTALLED THROUGHOUT. ELECTRICAL TO BE PLACED UNDERGROUND.

*THE EXISTING RESIDENCE(S) SHALL BE DEMOLISHED.

BUILDING DATA AND NOTES

LAND AREA:	+/- 8,206 SQUARE FEET
EXIST. ONE STORY UNIT 1:	+/- 1,219 SQUARE FEET
EXIST. FLORIDA ROOM:	+/- 88 SQUARE FEET
EXIST. ONE STORY UNIT 2:	+/- 374 SQUARE FEET
EXIST. PORCH:	+/- 55 SQUARE FEET
EXIST. DETACHED GARAGE:	+/- 600 SQUARE FEET
EXISTING LOT COVERAGE:	+/- 2,336 SQ.FT. 28%
EXISTING ASPHALT:	+/- 1,342 SQ.FT. 16%
PROPOSED UNIT 1, LEVEL ONE:	+/- 753 SQ.FT.
PROPOSED UNIT 2, LEVEL TWO:	+/- 1,959 SQ.FT.
UNIT 2, LEVEL ONE STAIRBATH:	+/- 78 SQ.FT.
UNIT 2 TOTAL:	+/- 2,037 SQ.FT.
PROPOSED STORAGE, LEVEL ONE:	+/- 622 SQ.FT.
PROPOSED COVERED CONC. AREA, LEVEL ONE:	+/- 646 SQ.FT.
PROPOSED OPEN TERRACE LEVEL TWO:	+/- 322 SQ.FT.
PROPOSED ACTIVE ROOF DECK:	+/- 806 SQ.FT.
PROPOSED TOTAL LOT COVERAGE:	+/- 2,360 SQ.FT. 29% (BUILDINGS FOOTPRINT UNDER ROOF)

PROPOSED DRIVEWAY:	+/- 1,055 SQUARE FEET
PROPOSED CONC. WALKWAY(S):	+/- 468 SQUARE FEET
PROPOSED CONC. EQUIP. PAD(S):	+/- 9 SQUARE FEET
PROPOSED POOL/ POOL DECK:	+/- 956 SQUARE FEET

PROPOSED IMPERVIOUS:	+/- 4,838 SQUARE FEET, 59%
PROPOSED PERVIOUS/GREEN:	+/- 3,367 SQUARE FEET, 41%

01-ALL NEW WORK SHALL BE DONE WITHIN THE BOUNDARIES ESTABLISHED BY THE CITY OF POMPANO BEACH.
02- TWO FAMILY DWELLING PROPOSED, TYPE OF CONSTRUCTION SHALL BE VB.

SITE INFORMATION

CITY OF POMPANO BEACH, FL



LEGAL DESCRIPTION

WAHOO NO 2 7-49 B LOT 19 LESS S 2 FOR ST,20 LESS E 31.96 & LESS S 2 FOR ST & STRIP OF LAND BOUNDED ON S BY WAHOO CANAL, ON N BY S/L OF CANAL DR RELOCATED, ON E BY THE EXT S OF E/L OF LOT 20 LESS E 31.96 & ON W BY THE EXT S OF W/L LOT 19

CONSTRUCTION & OCCUPANCY TYPE

TYPE VB UNPROTECTED CONSTRUCTION
NEW TWO FAMILY DWELLING
OCCUPANCY TYPE: GROUP R

FLORIDA BUILDING CODE 2020 7TH ED.

ZONING CATEGORY/LAND USE

ZONE: RM-20, LAND USE: MH-MEDIUM-HIGH 16-25 DU/AC
FRONT SETBACK: 25'
SIDE SETBACK: 10'
REAR SETBACK: 10'

FLOOD ZONE

2014
FLOOD ZONE: AE
NAVD 88 ELEVATION: 5 FEET
FLOOD PANEL: 12011C0189H

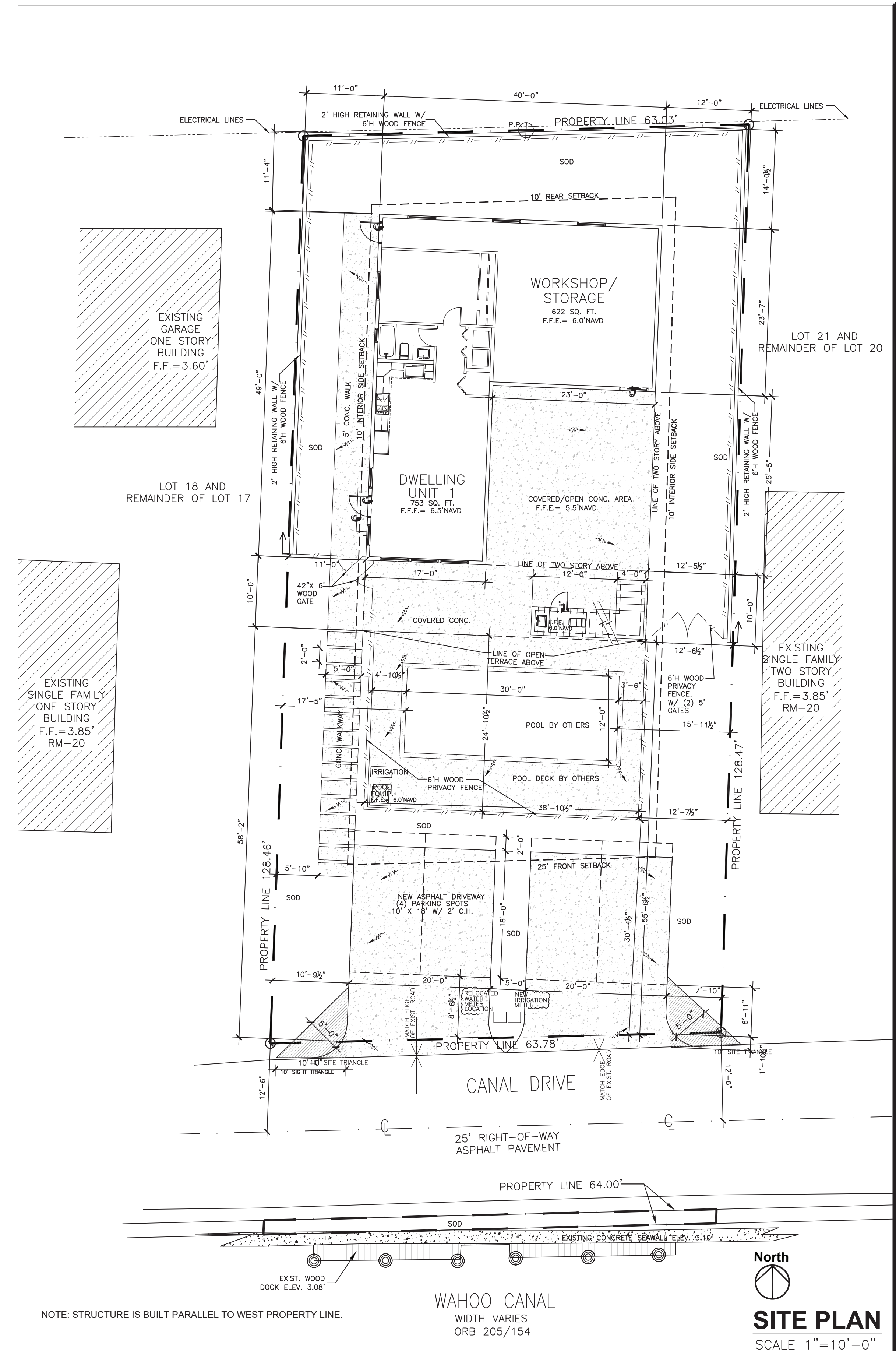
EXISTING F.F.E: 4.27' NAVD
PROPOSED F.F.E: 6.5' NAVD
C.O.R. ELEVATION: 2.67' NAVD

LIST OF DRAWINGS:

- SP1 TITLE SHEET/ SITE PLAN
- SP2 PAVING, GRADING AND DRAINAGE PLAN/NOTES
- SP3 SITE PLAN DETAILS/ CITY OF POMPANO BEACH DETAILS
- SP4 DEMOLITION/ EXISTING PLAN/EROSION AND SEDIMENT CONTROL

SITE DATA ZONING RM-20 REQUIREMENTS		
	REQUIRED TWO FAMILY DWELLING	PROPOSED TWO FAMILY DWELLING
LOT AREA MINIMUM SQ.FT.	2F: 8,000 SQ.FT.	2F: 8,206 SQ. FT.
LOT WIDTH MINIMUM FT.	2F: 70	2F: 63.78 FT.(9% BELOW REQUIREMENT). (6)
DENSITY, MAXIMUM DU/AC	20 (2,3)	
FLOOR AREA PER DWELLING UNIT MINIMUM SQ.FT.	2F: 750 SQ.FT. (EACH)	UNIT 1 SQ.FT.: 753 SF, LEVEL ONE UNIT 2 SQ.FT.: 1959 SF LEVEL TWO, 78 SF LEVEL ONE TOTAL SQ.FT.: 2790 SF (UNITS ONE AND TWO)
LOT COVERAGE MAX.(%OF LOT AREA)	MAX. 60%(2)	2360 SF, 29%
PERVIOUS AREA MIN.(%OF LOT AREA)	MIN. 25%(2)	3667 SF, 41%
HEIGHT, MAX. FT.	35' MAX.	23'-3"
FRONT YARD SETBACK, MIN FT.	25' MIN.	55'-6 1/2" TO BUILDING, 30'-4 1/2" TO 6' FENCE @ POOL
INTERIOR SIDE SETBACK, MIN. FT.	10' MIN.(2,4,5), 11'-0" REQUIRED	11'-0", 12'-6 1/2"
REAR YARD SETBACK, MIN. FT.	10' MIN.(4), 11' REQUIRED	11'-0", 14'-0"
REQ. FRONT YARD PERVIOUS(%)	50% (FOR SINGLE FAMILY DWELLING ONLY)	NA
REQUIRED PARKING	2 PER DWELLING UNIT, 4 TOTAL	4

1- SEE MEASUREMENT RULES AND ALLOWED EXEMPTIONS/ VARIATIONS IN ARTICLE 9, PART 4.
2- FOR TOWNHOUSE DEVELOPMENT, APPLIES ONLY TO THE DEVELOPMENT SITE AS A WHOLE, PROVIDED INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SQ. FT. AND A MINIMUM WIDTH OF 18 FT.
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.
4- THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 20' FEET SHALL SETBACK AND ADDITIONAL 1 FT. FOR EACH 4FT. (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 20FT.
5- FOR DEVELOPMENTS WITH ZERO-LOT-LINE SINGLE-FAMILY DWELLINGS, OFT ALONG THE ZERO LOT LINE AND 15' FOR THE OPPOSITE INTERIOR LOT LINE.
6- IF THE AVERAGE AREA OR WIDTH OF EXISTING LOTS LOCATED ON THE SAME BLOCK FACE AND IN THE SAME ZONING DISTRICT IS LESS THAN APPLICABLE MINIMUM LOT AREA OR MINIMUM LOT WIDTH (AS APPROPRIATE) ESTABLISHED IN ARTICLE 3: ZONING DISTRICTS, THE MINIMUM LOT AREA OR MINIMUM LOT WIDTH (AS APPROPRIATE) REQUIRED OF A LOT SHALL BE REDUCED TO THAT AVERAGE LOT AREA OR AVERAGE LOT WIDTH (AS APPROPRIATE). COPB ZONING CODE 155.9402(A)(1).



** CALL 811 BEFORE YOU DIG
**PLEASE SEE SURVEY PROVIDED BY PHILLIPS SURVEYING & MAPPING, INC. FOR ADDITIONAL INFORMATION.
** FENCE ACCESS GATES SHALL BE EQUIPPED WITH A SELF CLOSING AND SELF LATCHING LOCKING DEVICE LOCATED NO LESS THAN 54" FROM THE BOTTOM OF THE GATE.
** NOTE: ALL MECHANICAL EQUIPMENT MOUNTED ON OR NEAR GROUND LEVEL AND VISIBLE FROM THE ROAD, SHALL BE SCREENED BY ADJACENT BUILDINGS, DENSE CONTINUOUS HEDGES/SHRUBS INSTALLED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES OR DECORATIVE WALLS OR FENCES INCORPORATING AT LEAST ONE OF THE PRIMARY MATERIALS OR COLORS OF THE NEAREST WALL OF THE PRIMARY STRUCTURE ON THE LOT. EQUIPMENT TO BE SCREENED A MIN. OF 6" ABOVE THE HEIGHT OF THE EQUIPMENT BEING SCREENED.
** NOTE: MECHANICAL EQUIPMENT SHALL BE A MINIMUM OF 3' FROM SIDE OR REAR LOT LINES.

ENGINEERING DEPARTMENT:
** REFER TO SP2 FOR PAVING, DRAINAGE, DRIVEWAY.
** REFER TO SP3 FOR CITY DETAILS NEW OR PREVIOUSLY PROVIDED.

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NOT VALID UNLESS UNLESS SEALED WITH THE ELECTRONIC OR THE EMBOSSED SEAL
James Bushouse, P.E.
Professional Engineer #20311
State of Florida

Revisions
R1-PER CITY REVIEW 1-24 TA

James D. Bushouse, State of Florida, Professional Engineer, License No. 20311
This item has been electronically signed & sealed by James D. Bushouse, P.E. using a Digital Signature.
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HASBROOK RESIDENCE(S)
3215 CANAL DRIVE
POMPANO BEACH, FL

Job No: HASB2023
Date: 01-11-2023
Drawn by: T.A. JG, W/A
Checked: J.B.

Drawing No.

SP1
TITLE PAGE
SITE PLAN