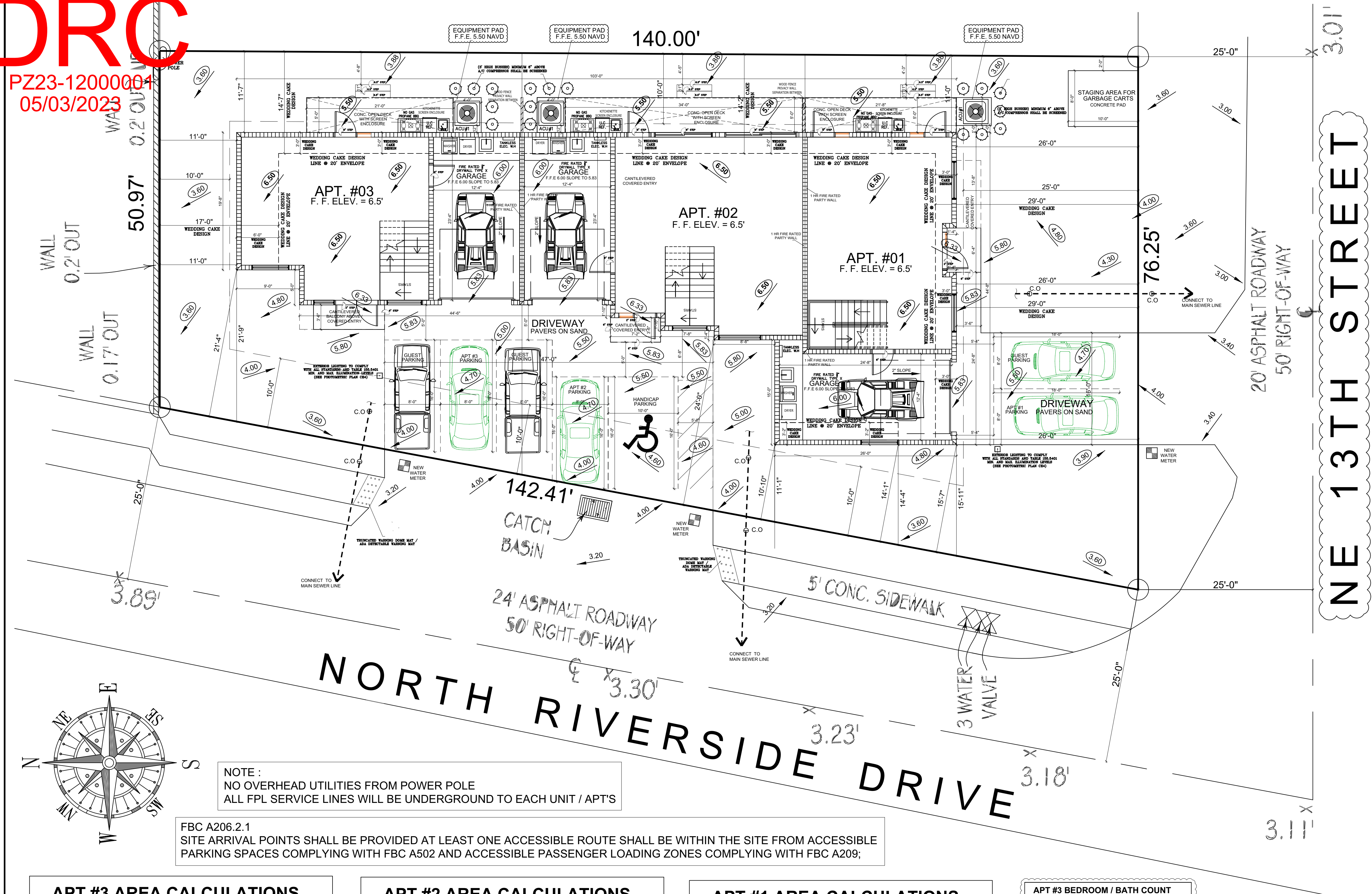


DRC

PZ23-12000004
05/03/2023



NOTE :
NO OVERHEAD UTILITIES FROM POWER POLE
ALL FPL SERVICE LINES WILL BE UNDERGROUND TO EACH UNIT / APT'S

FBC A206.2.1
SITE ARRIVAL POINTS SHALL BE PROVIDED AT LEAST ONE ACCESSIBLE ROUTE SHALL BE WITHIN THE SITE FROM ACCESSIBLE
PARKING SPACES COMPLYING WITH FBC A502 AND ACCESSIBLE PASSENGER LOADING ZONES COMPLYING WITH FBC A209;

APT #3 AREA CALCULATIONS

1ST FLOOR A/C AREA	633 SF
GARAGE	321 SF
GROUND SQ FT PRINT	954 SF
2ND FLOOR A/C AREA	954 SF
FRONT BALCONY	77 SF
3RD FLOOR A/C AREA	764 SF
FRONT OPEN BALCONY	42 SF
OPEN BALCONY	171 SF
TOTAL SQ FT PRINT	2,962 SF
TOTAL UNDER ROOF	2,962 SF
TOTAL A/C AREA	2,351 SF

APT #2 AREA CALCULATIONS

1ST FLOOR A/C AREA	766 SF
GARAGE	338 SF
GROUND SQ FT PRINT	1,104 SF
2ND FLOOR A/C AREA	1,036 SF
FRONT BALCONY	72 SF
FALSE BALCONY	25 SF
3RD FLOOR A/C AREA	636 SF
OPEN BALCONY	333 SF
TOTAL SQ FT PRINT	3,206 SF
TOTAL UNDER ROOF	3,206 SF
TOTAL A/C AREA	2,438 SF

APT #1 AREA CALCULATIONS

1ST FLOOR A/C AREA	672 SF
GARAGE	362 SF
GROUND SQ FT PRINT	1,034 SF
2ND FLOOR A/C AREA	1,034 SF
FRONT BALCONY	106 SF
SIDE BALCONY	74 SF
3RD FLOOR A/C AREA	685 SF
OPEN BALCONY	194 SF
TOTAL SQ FT PRINT	3,127 SF
TOTAL UNDER ROOF	3,127 SF
TOTAL A/C AREA	2,391 SF

APT #3 BEDROOM / BATH COUNT

NUMBER OF BEDROOMS	4
NUMBER OF OFFICES	0
NUMBER OF BATHROOMS	3

APT #2 BEDROOM / BATH COUNT

NUMBER OF BEDROOMS	4
NUMBER OF OFFICES	1
NUMBER OF BATHROOMS	5

APT #1 BEDROOM / BATH COUNT

NUMBER OF BEDROOMS	4
NUMBER OF OFFICES	1
NUMBER OF BATHROOMS	3

LOT SIZE CALCULATIONS

APT #1 LOT SIZE	3,544
APT #2 LOT SIZE	2,477
APT #3 LOT SIZE	2,885
TOTAL LOT SIZE	8,906

HOUSE PRINT AREA CALCULATIONS

APT # 01 GROUND SQ FT PRINT	1,034 SF
APT # 02 GROUND SQ FT PRINT	1,104 SF
APT #03 GROUND SQ FT PRINT	954 SF
TOTAL HOUSE SQ. FT. PRINT	3,092 SF 34.72%

SITE DATA

LOT SIZE	8,906 SF	100.00%
HOUSE SQ. FT. PRINT	3,092 SF	34.72%
DRIVEWAYS / WALKWAYS	1,648 SF	18.50%
REAR DECK / CONC. PADS / ETC.	445 SF	5.00%
GARBAGE CARTS CONC PAD	80 SF	0.90%
TOTAL IMPERVIOUS AREA	5,265 SF	59.12%
TOTAL PERVIOUS AREA OF SITE	3,641 SF	40.88%

GARBAGE / RECYCLING NOTE

ALL TRASH/ RECYCLE TO BE PICKED
UP AT NE 13TH ST AT STAGING AREA
FOR GARBAGE CARTS ON NEW CONC. PAD.

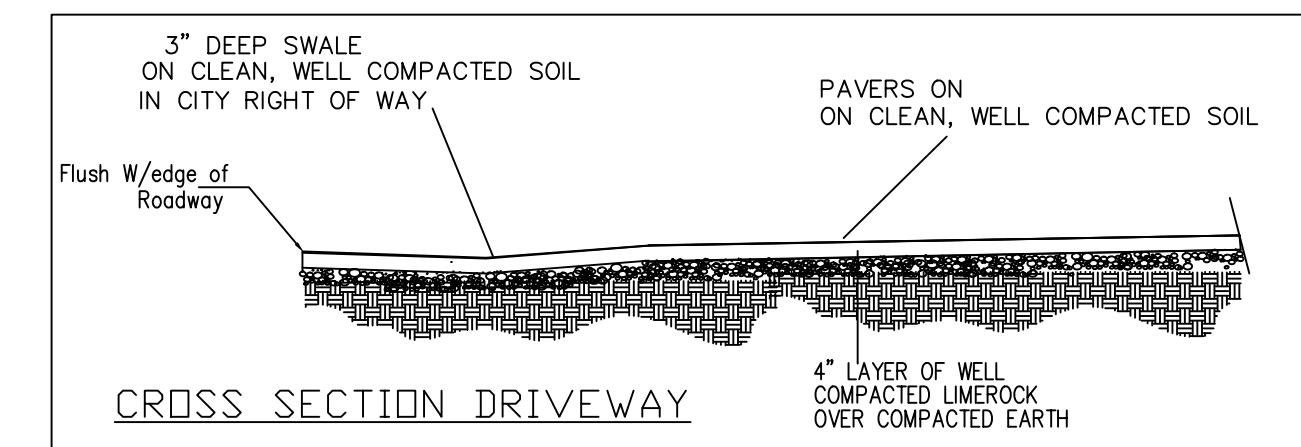
FLOOD INFORMATION

FLOOD ZONE : BASE AE
ELEV. = BASE AE 5' NAVD 88
MAP PANEL # : 12011C0377H

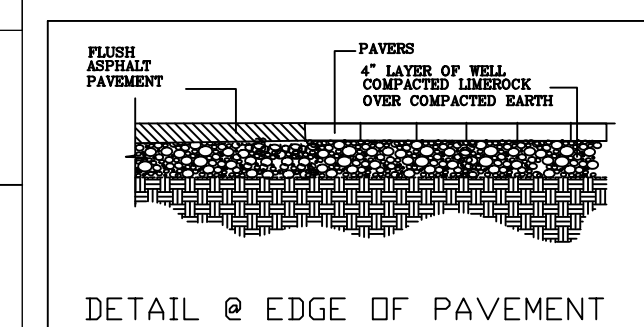
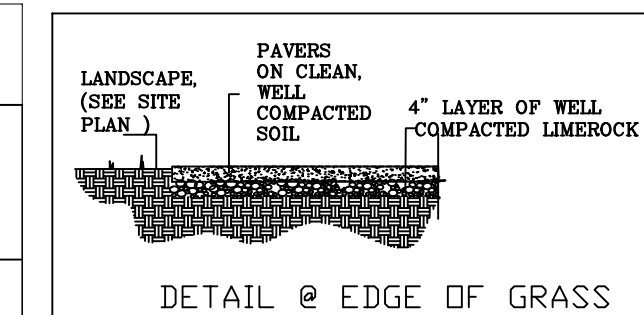
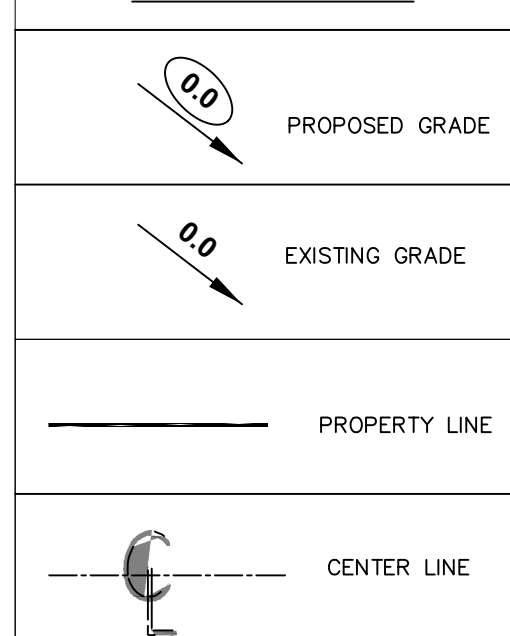
1. TYPE OF CONSTRUCTION: TYPE VB
2. OCCUPANCY GROUP R-3 RESIDENTIAL 3 STORY
3. PROPOSED FINISHED FLOOR ELEVATION 6.50 NAVD
4. FLOOD ZONE BASE AE FLOOD ELEV. 5.00' NAVD
5. AVERAGE GRADE TO BE GRADED AT 5.50' NAVD

DESIGN CRITERIA

ALL STRUCTURAL ELEMENTS, EXPOSED TO WIND, HAVE
BEEN DESIGNED PER THE GUIDELINES OF THE ASCE 7-16
FBC 2020 7TH EDITION NEC 2017 CODE
WIND SPEED = 170 MPH 3 SEC GUST
EXPOSURE C
IMPORTANCE FACTOR = 1.00
BUILDING CATEGORY- II
Kd=0.85 FOR MWFRS WITH LOAD FACTORS
ROOF HEIGHT IS 35'-0"
PART. OPEN STRUCTURE
LIVE LOAD30 PSF
DEAD LOAD 25 PSF



LEGEND



REVISIONS	DATE



ENGINEER OF RECORD
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STATE OF FLORIDA LICENSE PE 3699

NEW CONSTRUCTION
PROPERTY ADDRESS:
1300 N RIVERSIDE DR
POMPANO BEACH, FLORIDA
33060
DRAWN BY: CARLOS VILACA & ASSOCIATES USA
1855 S DIXIE HWY.
POMPANO BEACH, FLORIDA 33060
PHONE: 561-445-9661
EMAIL: carlosvilaca@gmail.com

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1855 S DIXIE HWY.
POMPANO BEACH, FLORIDA 33060
PHONE: 561-445-9661
EMAIL: carlosvilaca@gmail.com

DATE: 7-25-2022
SCALE: 1/8" = 1'-0"
PROJECT: RIVERSIDE TOWNHOUSES

SHEET
A2

SITE PLAN 1/8" = 1'