



A Custom Three Story Home:  
at  
1900 Bay Dive  
Pompano Beach,  
Broward County , Florida

SITE DATA MATRIX:

| SITE DATA MATRIX                                        |                        |                            |                      |                     |                             |                          |                                         |                                      |                    |                              |                     |                         |                         |                       |
|---------------------------------------------------------|------------------------|----------------------------|----------------------|---------------------|-----------------------------|--------------------------|-----------------------------------------|--------------------------------------|--------------------|------------------------------|---------------------|-------------------------|-------------------------|-----------------------|
| AGENCY                                                  | FLOOD ZONE             | ELEVATIONS (N.A.V.D.)      |                      |                     |                             |                          |                                         | SUBTRACTS                            |                    |                              | PERVIOUS AREA       |                         |                         | REMARKS / NOTES       |
|                                                         |                        | 100 YEAR DESIGN GRADE      | 100 YEAR STORM ELEV. | 100 YEAR BASE FLOOD | L100MM (MIN)                | GRADE FOR BLDG. HEIGHT   | BASE FLOOD ELEV. "BFE" HIGH WATER ELEV. | BUILDING HEIGHT                      | FRONT              | SIDE                         | REAR                | LOT                     | LOT COVERAGE            |                       |
| CITY OF POMPAÑO BEACH MUNICIPAL CODE                    |                        |                            |                      |                     | 17.52' ±1.50' ± 1.002' NAVD | AVERAGE GRADE 17.5' NAVD | 40' MAX ABOVE GRADE 17.5' NAVD          | 40' MAX ABOVE GRADE 17.5' NAVD       | 29'                | 7.5'                         | 29'                 | 5.0' FOR POOLS          | 29'                     | 7.5'                  |
|                                                         |                        |                            |                      |                     |                             |                          | 40' MAX ABOVE GRADE 17.5' NAVD          | 40' MAX ABOVE GRADE 17.5' NAVD       |                    |                              |                     |                         |                         |                       |
| FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) | 48' NAVD (P.E. DESIGN) | 17.52' NAVD ("WAVE CREST") |                      | 15.5' NAVD          |                             | 0.41' NAVD               |                                         |                                      |                    |                              |                     |                         |                         |                       |
| F.E.M.A.                                                | VE-AE7 ZONE X          | VE - 9 "SURGE"             | AE - 2 "FLOOD"       | 15.5' NAVD          |                             | 8.0'                     |                                         |                                      |                    |                              |                     |                         |                         |                       |
| BROWARD COUNTY FLOOD INSURANCE RATE (FIRM) MAP 53HII    | VE-AE7 ZONE X          | VE - 9 "SURGE"             | AE - 2 "FLOOD"       | 15.5' NAVD          |                             | 21.19'                   |                                         |                                      |                    |                              |                     |                         |                         |                       |
| PROVIDED                                                | VE8                    | VE - 9 "SURGE"             | AE - 7 "FLOOD"       | 15.5' NAVD          | 7.5' NAVD                   | 20.83'                   |                                         | 47.50' NAVD COMPLES 31'3.14" COMPLES | 25'3.9'16" COMPLES | 7.5" EACH SIDE 15'3.14" POOL | 5.794 SF Bldg. area | 3.878 SF 39.46% COMPLES | 4.472 SF 46.46% COMPLES | 947 SF 46.46% COMPLES |

PROJECT DESIGN DATA:

|                     |                         |
|---------------------|-------------------------|
| NUMBER OF FLOORS:   | 3 STORY                 |
| NUMBER OF BEDROOMS: | 6 BEDROOMS              |
| NUMBER OF BATHS:    | 6 BATHS (3) - 1/2 BATHS |
| LIVING SQ.FT.:      | 6,168 S.F.              |
| TOTAL SQ.FT.:       | 12,874 S.F.             |
| ROOF SQ.FT.:        | 4,091 S.F.              |

|                               |                           |
|-------------------------------|---------------------------|
| DESIGN LOADS:                 |                           |
| MAIN FLOOR SUPER IMPOSED:     | LL = 40 PSF + DL = 35 PSF |
| BALCONY FLOOR SUPER IMPOSED:  | LL = 60 PSF + DL = 35 PSF |
| ROOF SUPER IMPOSED:           | LL = 30 PSF + DL = 25 PSF |
| GARAGE FLOOR SUPER IMPOSED:   | LL = 50 PSF               |
| STAIRS SUPER IMPOSED:         | LL = 40 PSF + DL = 35 PSF |
| DESIGN SOIL BEARING CAPACITY: | 2,500 PSF                 |

|                                |  |
|--------------------------------|--|
| FLORIDA ENERGY CALCULATIONS:   |  |
| TOTAL PROPOSED MODIFIED LOADS: |  |
| TOTAL BASELINE LOADS:          |  |

THIS ENTIRE PROJECT IS PREPARED IN COMPLIANCE WITH ASCE 7-22, EXP. "D" & A.S.C.E. 24-14

| ZONE 1 COUNTIES: | ZONE 1 PRODUCTS:       | ZONE 1 CLIMATE:           |
|------------------|------------------------|---------------------------|
| 1) BROWARD       | 1) REQUIRED LAM "D"    | 1) US FACTOR = 1.05       |
| 2) MONROE        | 2) REQUIRED LOW "E"    | 2) IMPACT U-FACTOR ≥ 0.75 |
| 3) PALM BEACH    | 3) ALL VINYL PRODUCTS  | 3) S.H.G.C. ≤ 0.25        |
| 4) HENDRY        | 4) ALUMINUM WINGLARD   |                           |
| 5) LEE           | 5) NON IMPACT ALUMINUM |                           |
| 6) COLLIER       |                        |                           |

|                                                                                      |                  |
|--------------------------------------------------------------------------------------|------------------|
| CLASSIFICATION OF STRUCTURES: FOR FLOOD-RESISTANT DESIGN & CONSTRUCTION (ASCE 24-14) | RISK CATEGORY II |
|--------------------------------------------------------------------------------------|------------------|

PROJECT INFORMATION:

PROPOSED PROJECT: SINGLE FAMILY-RESIDENTIAL ZONING DISTRICT: RS-2

GOVERNING CODES: FBC 2023 EDITION - RESIDENTIAL CITY OF POMPAÑO BEACH - BUILDING & ZONING CODES AMENDMENTS BROWARD COUNTY BUILDING & ZONING CODE

CONSTRUCTION TYPE: TYPE "V-N", UNSPRINKLED

| ZONING DATA:                      | RS-2        | RS-2                   |
|-----------------------------------|-------------|------------------------|
| SETBACKS:                         | REQUIRED    | PROVIDED               |
| FRONT SETBACK, WEST =             | 25'-0" MIN. | 25'-3.916" / 31'-3.14" |
| REAR SETBACK, EAST =              | 25'-0" MIN. | 25'-0"                 |
| SIDE SETBACK, NORTH =             | 7'-6" MIN.  | 7'-6"                  |
| SIDE SETBACK, SOUTH =             | 7'-6" MIN.  | 7'-6"                  |
| FRONT ROOF OVERHANG ALLOWED =     | 5'-0" MAX.  | 3'-4.316"              |
| REAR POOL SETBACK, EAST =         | 5'-0" MIN.  | 15'-3"                 |
| MAX. ROOF HEIGHT FROM AVG GRADE = | 40'-0" MAX. | 40'-0" MAX.            |

|                                                                        |                  |
|------------------------------------------------------------------------|------------------|
| FLOOD ZONES, VE 10' / VE 17' / AO 3'                                   | PROPOSED         |
| MIN. F.E.M.A. BASE FLOOD ELEVATION + 1 FOOT REQUIRED =                 | +8.00' N.A.V.D.  |
| MIN. HABITABLE FLOOR ELEVATION FOR THIS RESIDENCE =                    | +20.83' N.A.V.D. |
| PROPOSED FIRST LEVEL FLOOR ELEVATION =                                 | +8.00' N.A.V.D.  |
| LOWEST GARAGE FLOOR ELEVATION =                                        | +7.50' N.A.V.D.  |
| LOWEST ELEVATOR PIT ELEVATION =                                        | +3.00' N.A.V.D.  |
| LOWEST HORIZ. STRUCTURAL MEMBER ELEVATION =                            | +14.00' N.A.V.D. |
| MIN. EQUIPMENT ELEVATION, TYPICAL THROUGH-OUT =                        | +14.00' N.A.V.D. |
| CONSTRUCTION DRAWINGS: 0'-0" FT =                                      | +8.00' N.A.V.D.  |
| NOTE: BUILDER TO VERIFY ALL ELEVATIONS PRIOR TO START OF CONSTRUCTION. |                  |

SITE TABULATIONS:

SITE CALCULATIONS:

|                                       |                    |                            |
|---------------------------------------|--------------------|----------------------------|
| SITE AREA - BUILDABLE                 | =                  | 26,838 SF                  |
| PROPOSED BUILDING FOOTPRINT AREA      | =                  | 3,878 SF                   |
| PROPOSED DRIVEWAY, STEPS & SLAB AREAS | =                  | 1,444 SF                   |
| LANDSCAPE, GRASS & SAND AREAS         | =                  | 4,472 SF                   |
| BUILDING FOOTPRINT AREA:              | ALLOWED            | PROPOSED                   |
| 14 FLR LIVING - AC                    | 40% MAX = 1,918 SF | 3,878 SF = 39.46% OF SITE  |
| PERVIOUS AREA:                        |                    |                            |
| LANDSCAPE & GRASS AREAS               | 30% MIN = 2,938 SF | 4,472 SF = 45.66% OF SITE  |
| IMPERVIOUS AREA                       |                    |                            |
| DRIVEWAY & SLAB AREAS                 | 30% MAX = 2,938 SF | 1,444 SF = 14.74% OF SITE  |
| TOTAL                                 |                    | 9,794 SF = 100.00% OF SITE |

AREA TABULATIONS:

|                                    |                     |                        |            |
|------------------------------------|---------------------|------------------------|------------|
| 14 FLR FLOOR - AC                  | 604 S.F.            | PROPOSED LOT COVERAGE: |            |
| 24 FLR LIVING - AC                 | 2,472 S.F.          | FOYER - AC             | 604 S.F.   |
| 30 FLR LIVING - AC                 | 1,022 S.F.          | 9-CAR GARAGE + MECH    | 2,117 S.F. |
| 100% SUB-TOTAL                     | 3,748 S.F.          | 1-CAR GARAGE           | 439 S.F.   |
| 9-CAR GARAGE + MECH                | 2,117 S.F.          | CRAWL SPACE/STORAGE    | 559 S.F.   |
| 1-CAR GARAGE                       | 439 S.F.            | POOL COVER             | 559 S.F.   |
| CRAWL SPACE                        | 559 S.F.            | FRONT COVER            | 159 S.F.   |
| 100% SUB-TOTAL                     | 3,748 S.F.          |                        |            |
| 24 FLR REAR COV'D BALCONY          | 664 S.F.            |                        |            |
| 24 FLR FRONT COV'D BALCONY         | 32 S.F.             |                        |            |
| 24 FLR TUBS SUNDECK                | 602 S.F.            |                        |            |
| 24 FLR POOL/SPA DECK               | 807 S.F.            |                        |            |
| 24 FLR SUB-TOTAL                   | 2,117 S.F.          |                        |            |
| 34 FLR REAR COV'D BALCONIES        | 233 S.F.            |                        |            |
| 34 FLR FRONT COV'D BALCONIES       | 32 S.F.             |                        |            |
| 34 FLR MECHANICAL CORRAL           | 336 S.F.            |                        |            |
| 34 FLR SUB-TOTAL                   | 601 S.F.            |                        |            |
| GRAND TOTAL                        | 12,874 S.F.         |                        |            |
| SITE AREA:                         | 9,794 S.F.          |                        |            |
| LOT COV. ALLOWED: 40% MAX.         | 3,918 S.F.          |                        |            |
| LOT COV. PROPOSED:                 | 39.46% 3,878 S.F.   |                        |            |
| PERVIOUS AREA:                     | 30% MIN. 2,938 S.F. |                        |            |
| PERVIOUS PROPOSED:                 | 45.66% 4,472 S.F.   |                        |            |
| 1900 BAY DRIVE - UPDATED: 08/27/25 |                     |                        |            |

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Broward County  
Florida

Carlos Martin  
Architects, Inc.  
1000 Northwest 68th Court, Parkland, Florida 33076

1900 BAY DRIVE  
Custom Three Story Ocean Front Home  
Pompano Beach, Broward County, Florida

REVISIONS

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1900 BAY DR  
DATE  
09/02/25

TITLE SHEET & SITE DATA  
2920 North Atlantic Blvd  
Fort Lauderdale, Broward County, Florida

SHEET

T-1.0

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CARLOS MARTIN

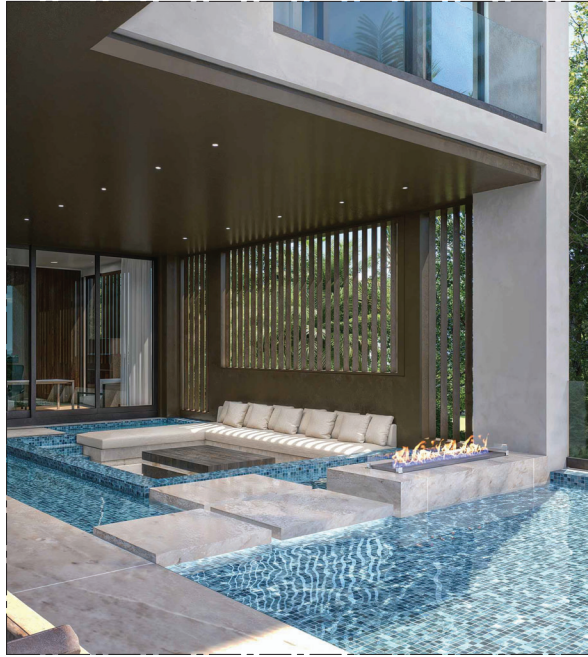
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Carlos Alberto Martin  
Professional Seal  
P.L. No. 1, A.R.C. 001010

CARDAMARTIN ARCHITECTS, INC. (FIRM)  
OFFICE: 1900 BAY DRIVE, SUITE 100, POMPANO BEACH, FLORIDA 33062  
TELEPHONE: 954-781-1111 FAX: 954-781-1112  
E-MAIL: CARLOS@CARLOSARCHITECTS.COM  
WWW.CARLOSARCHITECTS.COM  
DESIGNED BY CARLOS MARTIN, AIA  
DRAWN BY CARLOS MARTIN, AIA  
DATE: 09/02/25

Carlos Martin  
Architects, Inc.  
FORT LAUDERDALE, FLORIDA

1900 Bay Drive  
Custom Three Story Ocean Front Home  
Pompano Beach, Broward County, Florida

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1900 Bay Dr

DATE  
09/02/25

Proposed Exterior Renderings  
Custom Three Story Residence  
Pompano Beach, Broward County, FL

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CARLOS MARTIN  
ARCHITECTS, INC.  
1900 BAY DRIVE, SUITE 100  
POMPANO BEACH, FLORIDA 33062

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Custom Three Story Ocean Front Home  
Pompano Beach, Broward County, Florida

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First Level Floor Plan  
Custom Three Story Residence  
Pompano Beach, Broward County, FL

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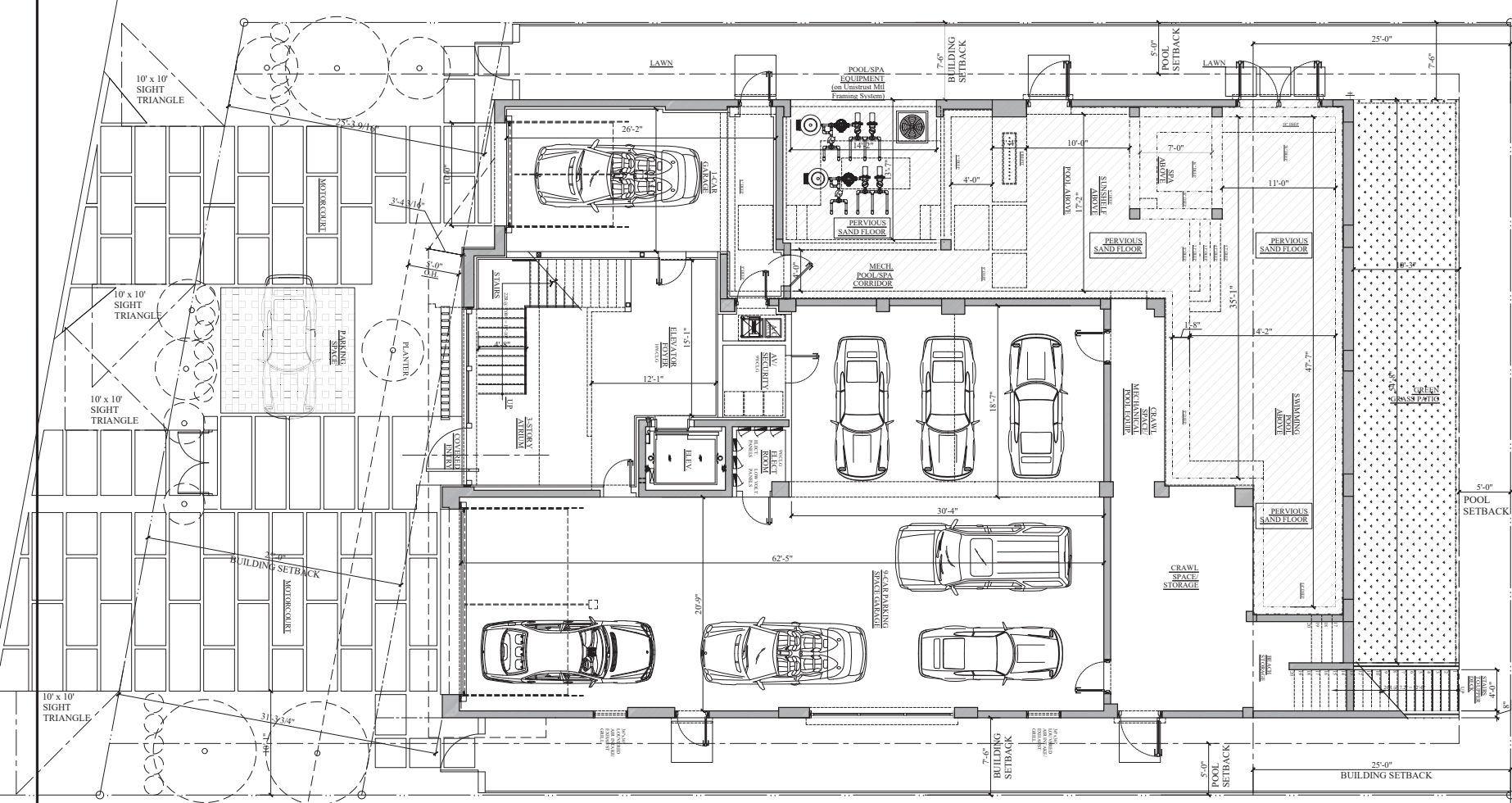
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# 1900 BAY DRIVE RESIDENCE

## FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



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Custom Three Story Ocean Front Home  
Pompano Beach, Broward County, Florida

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**Second Level Floor Plan**

**Custom Three Story Residence**  
Pompano Beach, Broward County, Fl.

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**1900 BAY DRIVE RESIDENCE**  
**SECOND LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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PARKLAND - FLORIDA

**1900 Bay Drive**  
Custom Three Story Ocean Front Home  
Pompano Beach, Broward County, Florida

**Third Level Floor Plan**

**Custom Three Story Residence**  
Pompano Beach, Broward County, Fl.

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1900 BAY DRIVE RESIDENCE  
THIRD LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1900 BAY DRIVE RESIDENCE  
CHARACTER FRONT ELEVATION

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I, CARLOS MARTIN, ARCHITECT, do hereby certify that I am the author of the design and construction of the above described project, and that I am a duly licensed architect in the State of Florida, License No. 12000, and that I am the owner of the firm, Cardamartin Architects, Inc., which is a duly licensed professional corporation in the State of Florida, License No. 12000, and that I am the owner of the firm, Cardamartin Architects, Inc., which is a duly licensed professional corporation in the State of Florida, License No. 12000.

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Architects, Inc.  
FORT LAUDERDALE, FL

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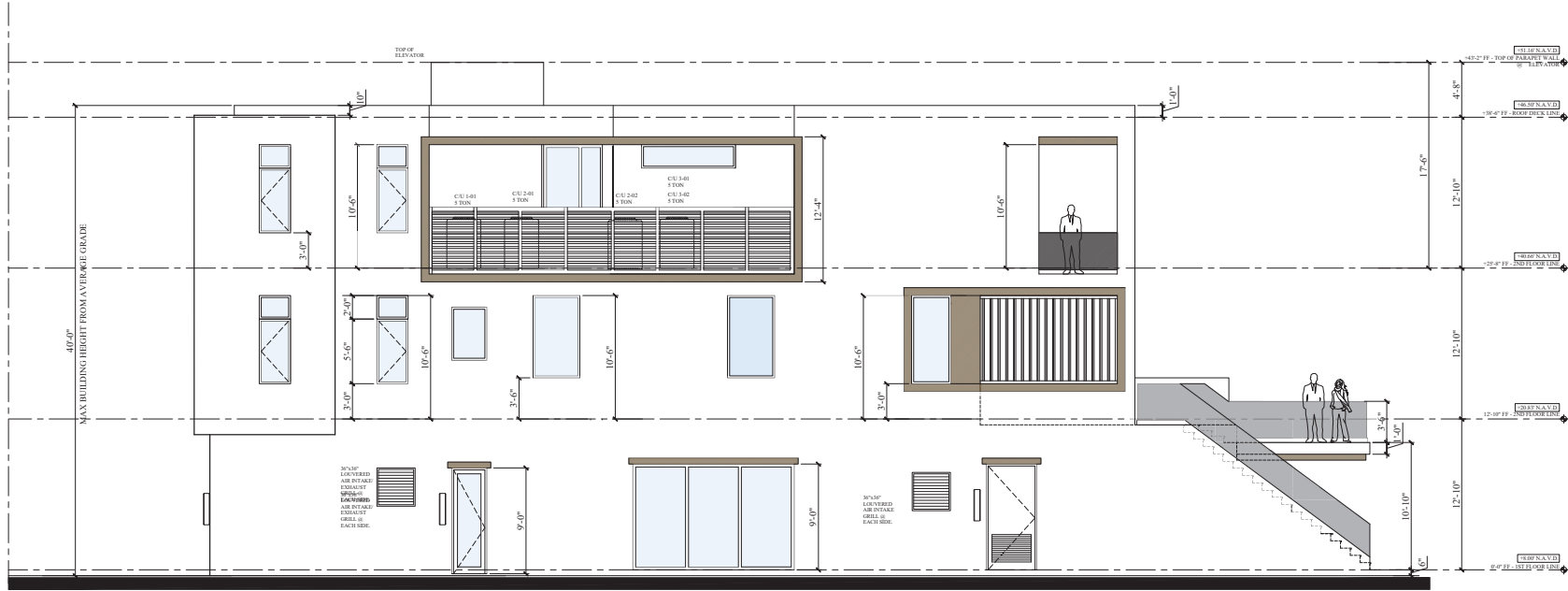
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West Elevation  
Custom Three Story Residence  
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1900 BAY DRIVE RESIDENCE  
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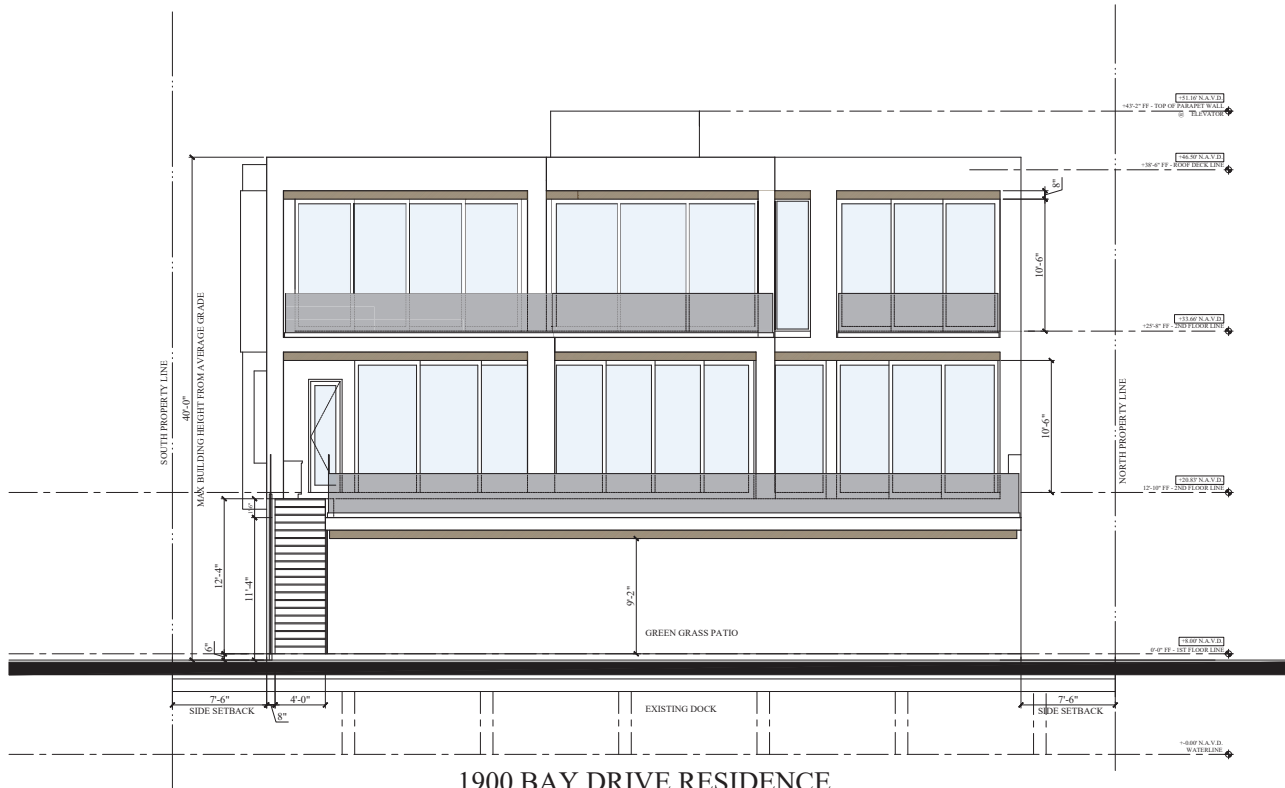
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South Elevation  
Custom Three Story Residence  
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1900 BAY DRIVE RESIDENCE  
CHARACTER REAR ELEVATION

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East Elevation  
Custom Three Story Residence  
Pompano Beach, Broward County, FL

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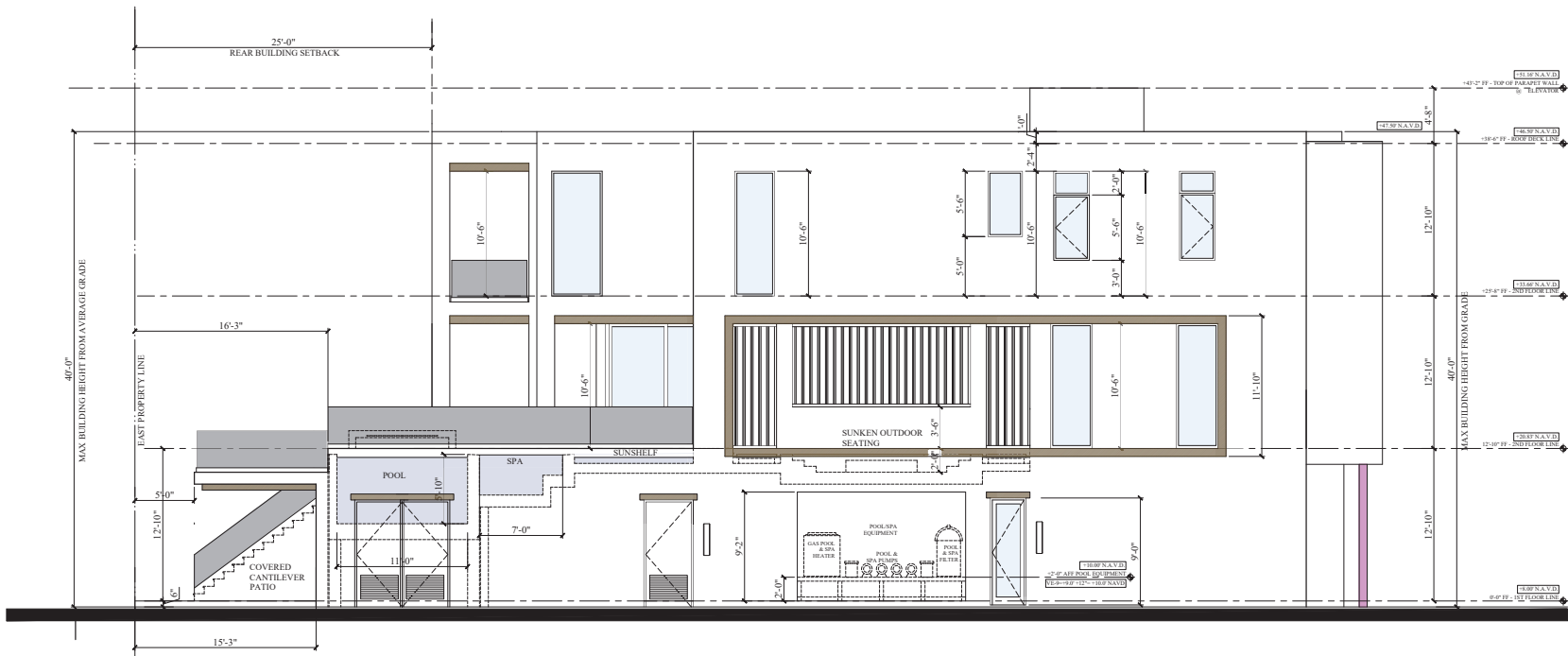
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1900 BAY DRIVE RESIDENCE  
CHARACTER LEFT SIDE ELEVATION

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North Elevation  
Custom Three Story Residence  
Pompano Beach, Broward County, FL

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