

LEGAL DESCRIPTION

LOT 12, BLUE WATER BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

GENERAL PROJECT NOTES

1. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING CONDITIONS BEFORE BIDDING THE JOB

2. THE CONSTRUCTION, INCLUDING ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE, AND NATIONAL BUILDING CODES AND ORDINANCES.

3. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PARTS OF THE WORK INCLUDING, SUBCONTRACTORS, UTILITY COMPANY CONNECTIONS AND SEPARATE OWNER CONTRACTS.

5. DO NOT SCALE DRAWINGS FOR DIMENSIONS

6. ANY CONFLICTS OR OMISSIONS BETWEEN EXISTING CONDITIONS, THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

CODICES AND STANDARDS:

CONSTRUCTION SHALL COMPLY W/ALL APPLICABLE BUILDING CODES + ORDINANCES INCLUDING BUT NOT LIMITED TO:

FLORIDA BUILDING CODES

NATIONAL ELECTRIC CODE NFPA 70

FLORIDA STATUTES (F.S.)

COUNTY CODES OR ORDANCES

NFIP / FEMA REGULATIONS

1st EDITION (2020)

CURRENT EDITION (2020)

CURRENT EDITION

CURRENT EDITION

CURRENT EDITION

CONSTRUCTION TYPE:

TYPE V (5)-B CONSTRUCTION (UNSPRINKLERED)

RESIDENTIAL TOWNHOUSES

OCCUPANCY CATEGORY: (M4, MEDIUM HIGH RESIDENTIAL 16-25 DU/AC)

GROP - RM-20 TOWNHOMES

PROPERTY: 0.18 ACRES (8008 SF.) RESULTING IN 3- UNITS RESTRICTED BY THE CURRENT ZONING RM-20

HAND & GUARD RAIL DESIGN LOADS

UNIFORM LOAD OF 50 LBS / FT APPLIED IN ANY DIRECTION

CONCENTRATED LOAD OF 200 LBS / FT APPLIED IN ANY DIRECTION

NOTE:

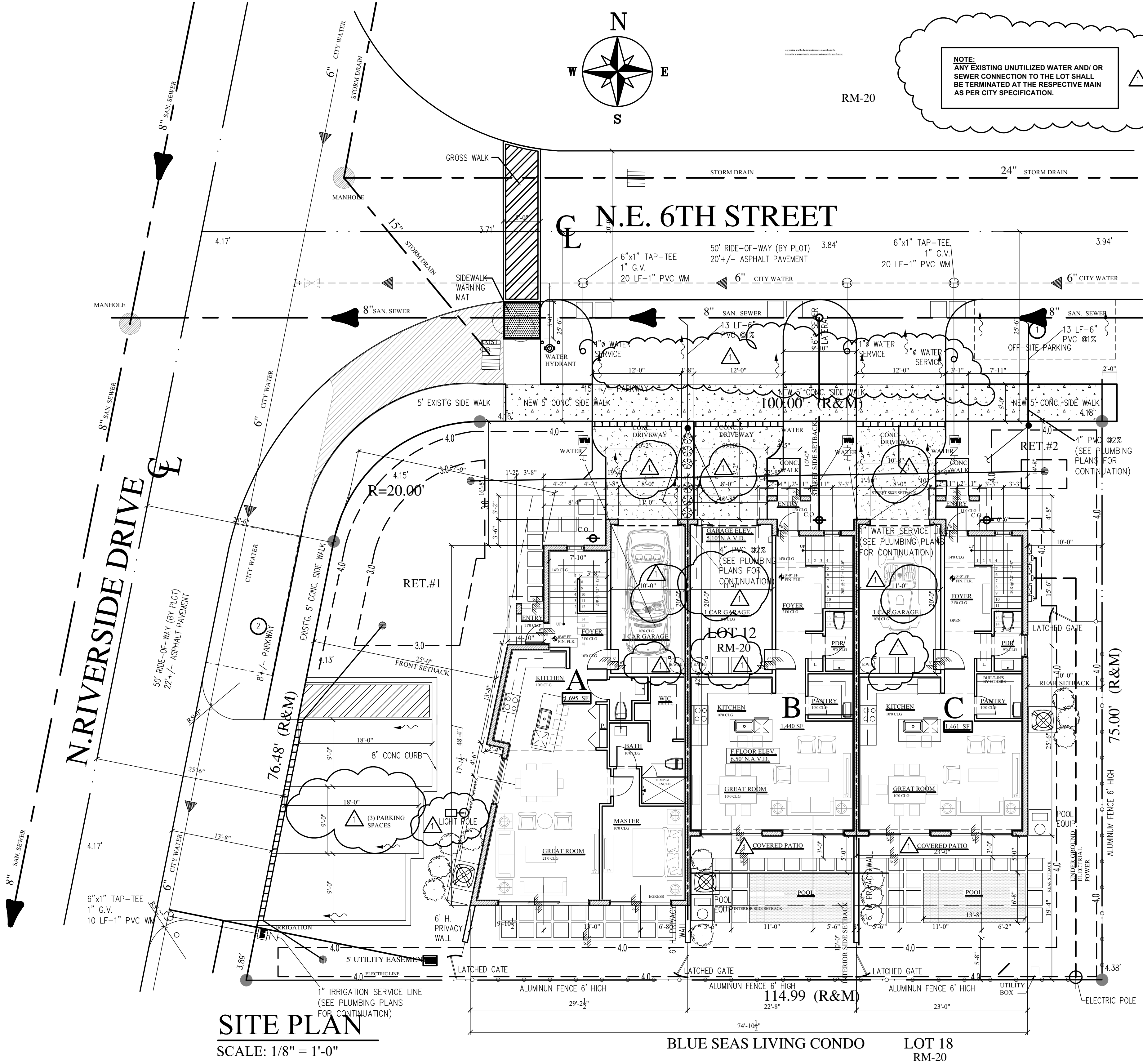
- ANY EXISTING UNUTILIZED WATER AND/OR SEWER CONNECTION TO THE LOT SHALL BE TERMINATED AT THE RESPECTIVE MAIN AS PER CITY SPECIFICATION.

- ALL UNITS ARE TO BE RENTED AND WILL NOT BE INDIVIDUALLY SOLD

SETBACKS:	Required	Provided
FRONT W.	25'	25'
STREET SIDE N.	10'	10'
INTERIOR Side S.	10'	10'
REAR E.	10'	10'

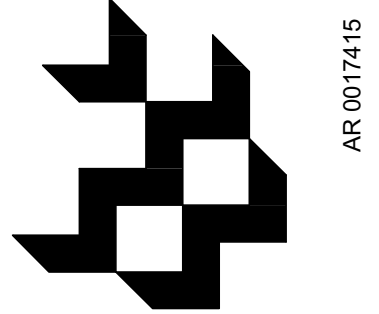
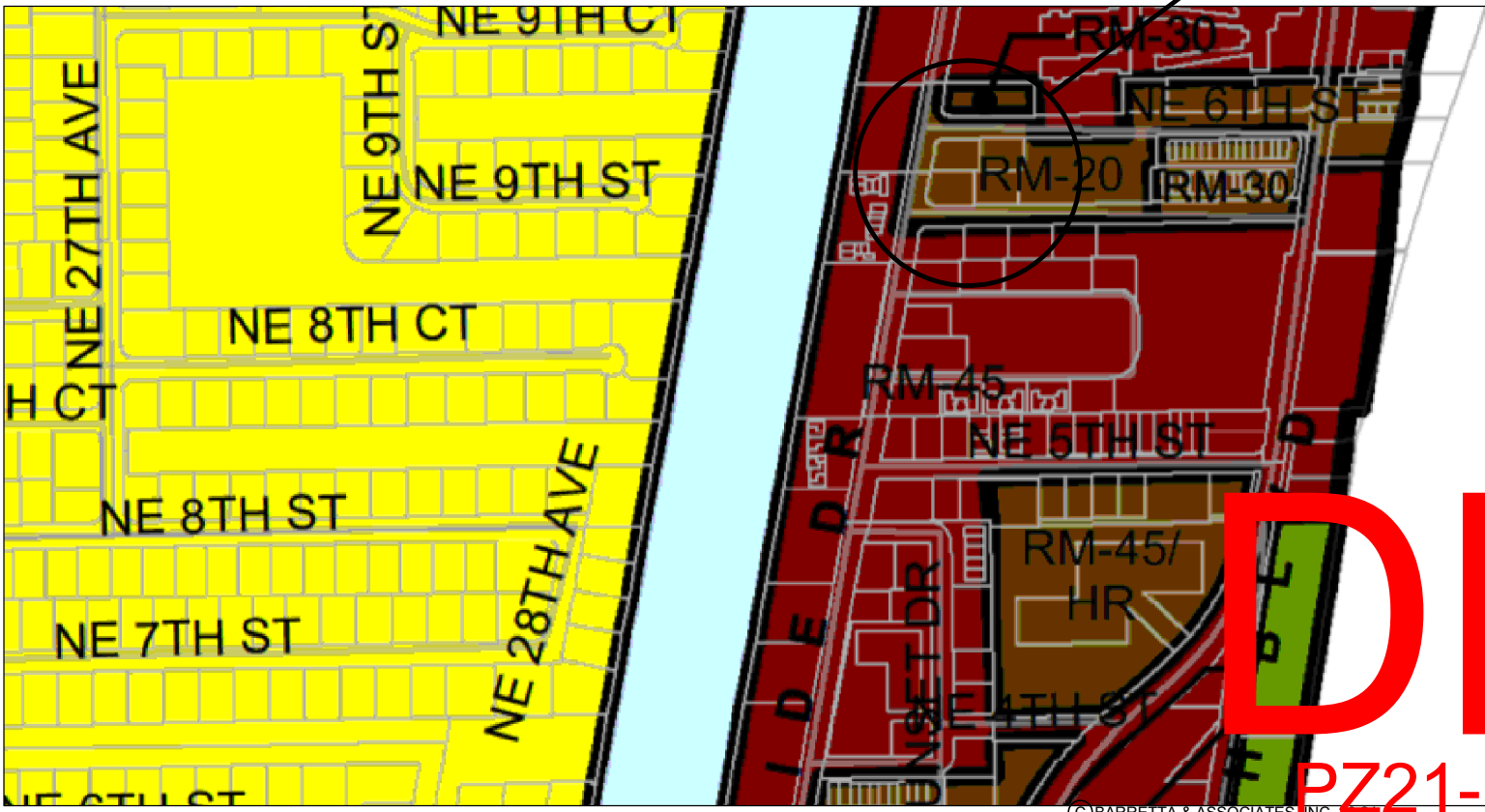
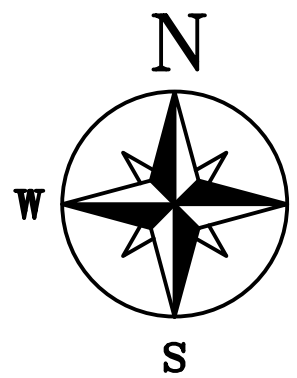
TABULATIONS

SITE CALCULATIONS		
TOTAL LOT AREA	8,008 SF	(ACR)= 0.18
TOTAL IMPERVIOUS AREA	4,967 SF	62 %
TOTAL PERVIOUS AREA	3,041 SF	38 %
LOT COVERAGE	3,204 SF	40 % (MAX. 60%)
WALKWAYS, POOL	557 SF	7 %
VEHICULAR USE AREA	1,072 SF	13%
COVERED PATIO	134 SF	2%
PARKING - 2 / UNIT INCLUDING GARAGE	6 REQ.	6 PROVIDED



SITE PLAN
SCALE: 1/8" = 1'-0"

LOCATION MAP



Barretta & Associates
Architecture
Planning
Design

658 Normandy Ln. Bldg. N
Delray Beach, FL 33484
561-740-0041

Archila
Design

GROUP
ARCHITECTURE
SERVICE
923 San Rafael Rd SW
Palm Bay, FL 32908
PHONE: (321) 912-6470

N. RIVERSIDE
3 UNIT TOWNHOUSE BLDG
554 N. RIVERSIDE DR.
POMPANO BEACH, FL. 33062

Revisions:
SITE PLAN COMMENTS 7/7/21

All ideas design arrangements and plans indicated or represented by this drawing are owned by, and the property of this office and were created, evolved and developed for the use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BARRETTA & ASSOCIATES. Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

Barretta & Associates 2021

Digitally signed
by James T
Barretta
Date: 2021.08.13
07:19:25 -0400

JAMES T. BARRETTA

SITE PLAN

Project No:
21-054

Scale: AS SHOWN

Drawn by: J.B.
Designed by: OSCAR
Checked by: J.B.
Date: 8/11/2021

Sheet No:
AS 1.00

PZ21-12000819
10/20/2021