

Nearest Existing Fire Hydrant At Corner Of 2th Street & N. Riverside Drive



Digitally signed by Brian Bullock
 DN: c=US, st=Florida, l=Deerfield Beach, o=The Benedict Bullock Group, P.A., cn=Brian Bullock, email=brian@tbbg.net
 Location: DEERFIELD BEACH, FL
 Date: 2022.08.25 11:22:47 -04'00'
 Adobe Acrobat version: 2022.002.20191

SITE NOTES:

1. ROOF DECK A/C CONDENSING UNITS #1 & #2 ARE SCREENED BY PARAPETS.
2. TRASH CONTAINER SHALL BE KEPT IN THE GARAGE AND WHEELED OUT FOR PICKUP.
3. PROVIDE & INSTALL SIGNS INDICATING "NO PARKING IN DRIVEWAY" PER DETAIL ON THIS SHEET
4. DEVELOPER TO SUBMIT H.O.A. RULES FOR ENFORCEMENT PROCEDURES TO ASSURE FIRE DEPARTMENT ACCESS IS MAINTAINED.

FLOOD INFORMATION:

Flood Zone "AE" Per New Map Flood Panel 12011C0377H - Base Flood Elevation = +5.0' NAVD
 Design Flood Elevation = +6.0' NAVD
 Finish Floor Elevation = +6.3 NAVD
 Garage Finish Floor Elevations = +5.8 NAVD

SITE PLAN DATA

LAND USE
 Current Land Use - Multi Family Residential
 Proposed Land Use - Multi Family Residential

ZONING
 Current Zoning Classification - RM20

SITE TABULATION

	Allowed / Required	Proposed
Lot Area:	12,000 sq. ft. Or 0.275 acre	12,000 sq. ft. (0.275 acre)
No. of Dwelling Units:	5.5 Units	5 Unit Three-Story Townhomes
Overall Density:	20 units per acre	18.88 units per acre
Total Parking:	2 parking spaces per unit	11 (5 Two-Car Garages + 1 Open)

Setbacks

Front:	25'-0"	25'-0"
Side Interior:	10'-0" + 4'-0" per height code	14'-0"
Rear:	10'-0" + 4'-0" per height code	14'-0"

SITE CALCULATION

LOT AREA: 12,000 Sq. Ft. (0.275 Acres)
 LOT COVERAGE:
 REQUIRED: 7,200 Sq. Ft. (60.0%) Max.
 PROPOSED: 3,848 Sq. Ft. (32.0%)
 PERVIOUS AREA:
 REQUIRED: 3,000 Sq. Ft. (25.0%) Min.
 PROPOSED: 3,296 Sq. Ft. (28.0%)
 IMPERVIOUS AREA:
 BUILDING FOOTPRINT: 3,848 Sq. Ft. (32.0%)
 FLATWORK: 4,844 Sq. Ft. (41.0%)
 TOTAL IMPERVIOUS AREA: 8,692 Sq. Ft. (73.0%)

END UNITS 1 & 5 AREA CALCULATIONS

First Floor A/C :	335 Sq. Ft.
Second Floor A/C :	796 Sq. Ft.
Third Floor A/C :	902 Sq. Ft.
Total A/C :	2,033 Sq. Ft.
Garage :	443 Sq. Ft.
Total Under Roof :	2,476 Sq. Ft.

INTERIOR UNITS 2, 3 & 4 AREA CALCULATIONS

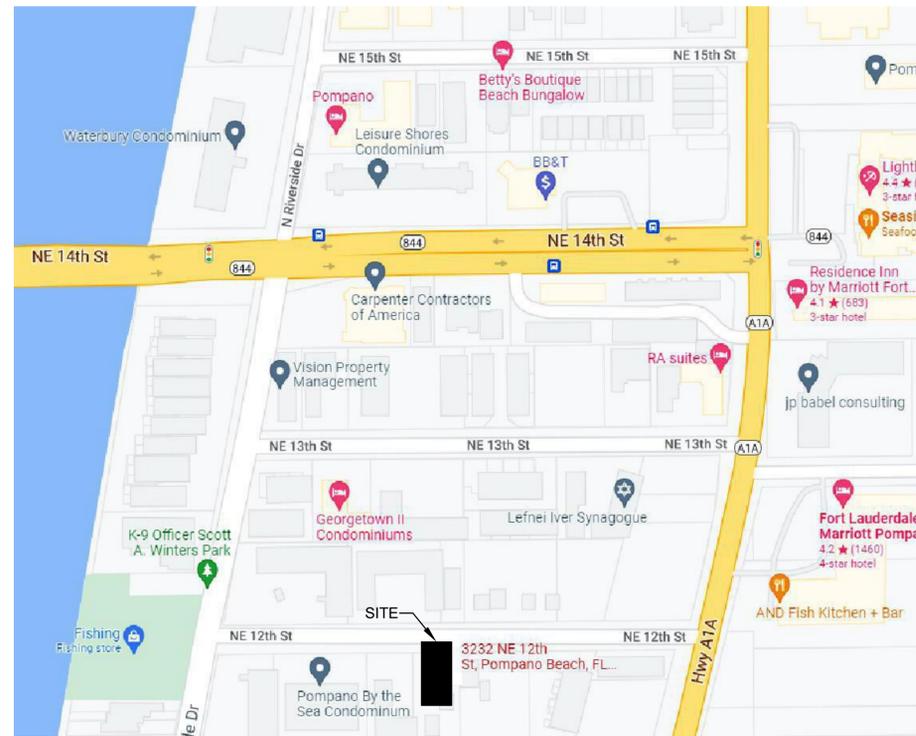
First Floor A/C :	330 Sq. Ft.
Second Floor A/C :	788 Sq. Ft.
Third Floor A/C :	887 Sq. Ft.
Total A/C :	2,005 Sq. Ft.
Garage :	428 Sq. Ft.
Total Under Roof :	2,433 Sq. Ft.

BUILDING AREA CALCULATIONS

First Floor 2 End Unit A/C @ 335 Each :	670 Sq. Ft.
First Floor 3 Interior Unit A/C @ 330 Each :	990 Sq. Ft.
Second Floor 2 End Unit A/C @ 796 Each :	1,593 Sq. Ft.
Second Floor 3 Interior Unit A/C @ 788 Each :	2,364 Sq. Ft.
Third Floor 2 End Unit A/C @ 917 Each :	1,804 Sq. Ft.
Third Floor 3 Interior Unit A/C @ 904 Each :	2,661 Sq. Ft.
Total Building A/C :	10,082 Sq. Ft.
Garage 2 End Unit @ 443 Each :	886 Sq. Ft.
Garage 3 Interior Unit @ 428 Each :	1,284 Sq. Ft.
Total Building Under Roof :	12,252 Sq. Ft.

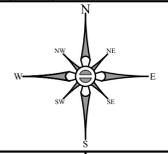
Occupant Load (Units 1 & 5):
 2,033 Sq. Ft. @ 200 Sq. Ft. Per Person = 10 Persons

Occupant Load (Units 2, 3 & 4):
 2,005 Sq. Ft. @ 200 Sq. Ft. Per Person = 10 Persons



REVISIONS

NO.	DATE	DESCRIPTION



**12th STREET
 5-UNIT TOWNHOMES**
 3232 N.E. 12th Street
 Pompano Beach, Florida 33062

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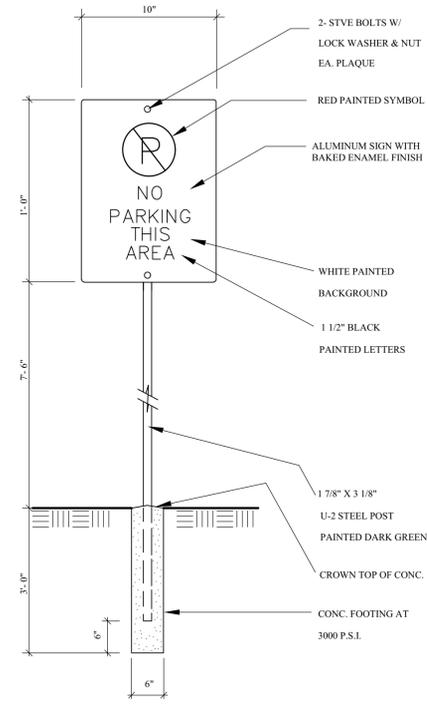
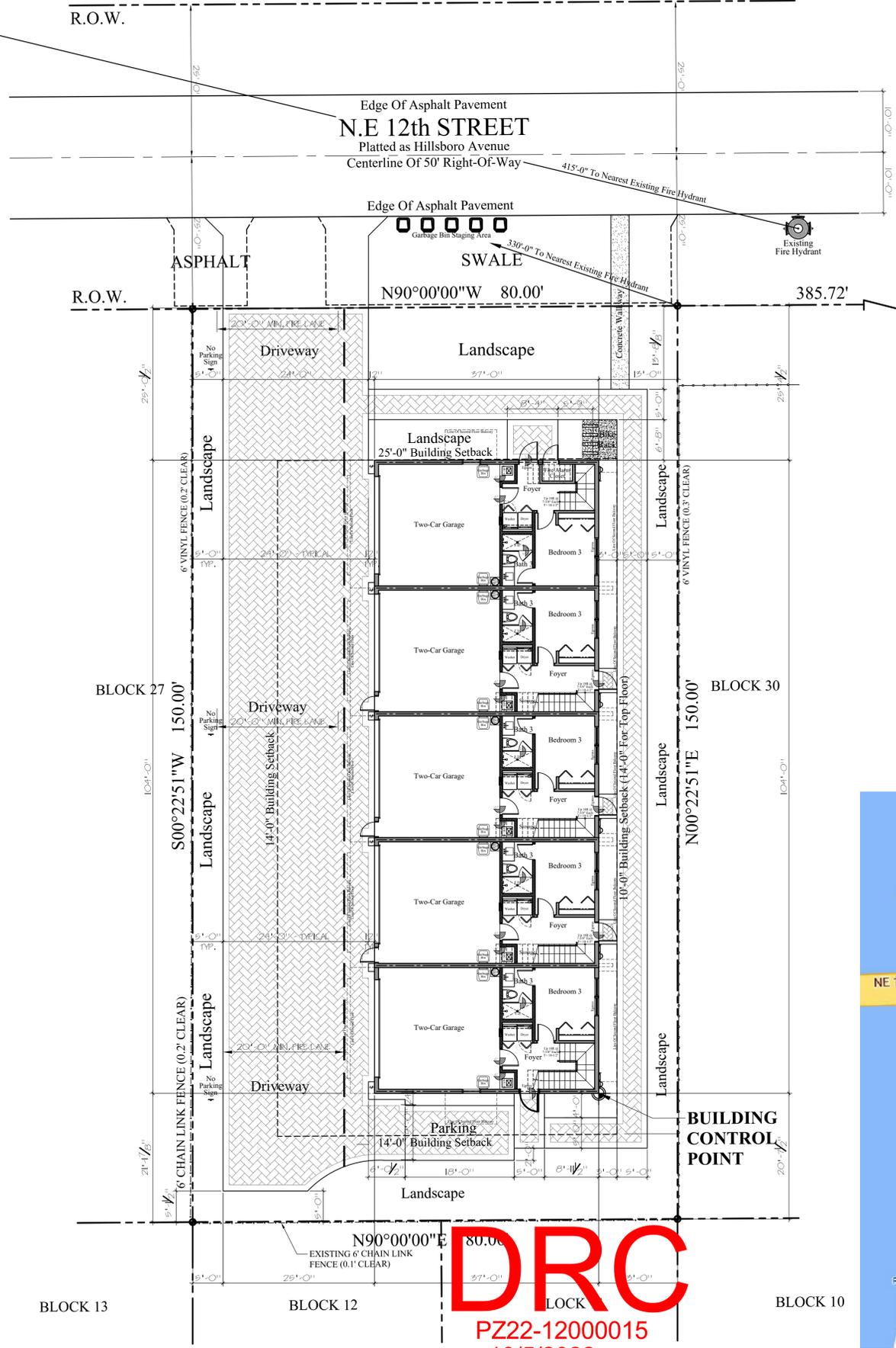
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SITE PLAN

SCALE	3/32" = 1' - 0"	DRAWING NUMBER	
DATE	07-01-2022	DRAWN & CHECKED	AS
JOB NUMBER	BM 2206		

SP-1



NO PARKING SIGN

DRC
 PZ22-1200015
 10/5/2022