

Technical drawing of a "NO PARKING THIS AREA" sign assembly. The drawing shows a square sign with a "P" in a circle with a diagonal line through it, and the text "NO PARKING THIS AREA" below. The sign is mounted on a post with a concrete footing. Dimensions and callouts are provided for various components.

- 2-STVE BOLTS W/ LOCK WASHER & NUT EA. PLAQUE
- RED PAINTED SYMBOL
- ALUMINUM SIGN WITH BAKED ENAMEL FINISH
- WHITE PAINTED BACKGROUND
- 1 1/2" BLACK PAINTED LETTERS
- 1 7/8" X 3 1/8" U-2 STEEL POST
- PAINTED DARK GREEN
- CROWN TOP OF CONC.
- CONC. FOOTING AT 3000 P.S.I.

Dimensions:

- 1'-0"
- 7'-6"
- 3'-0"
- 6"
- 6"
- 10"

BLOCK 13

BLOCK 12

LOCK

BLOCK 10

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 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

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

ZONING
Current Zoning Classification - RM20

	<u>Allowed / Required</u>	<u>Proposed</u>
Lot Area:	12,000 sq. ft. Or 0.275 acre	12,000 sq. ft. (0.275 acre)
No. of Dwelling Units:	5.5 Units	12 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
<u>Setbacks</u>		
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"

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%)

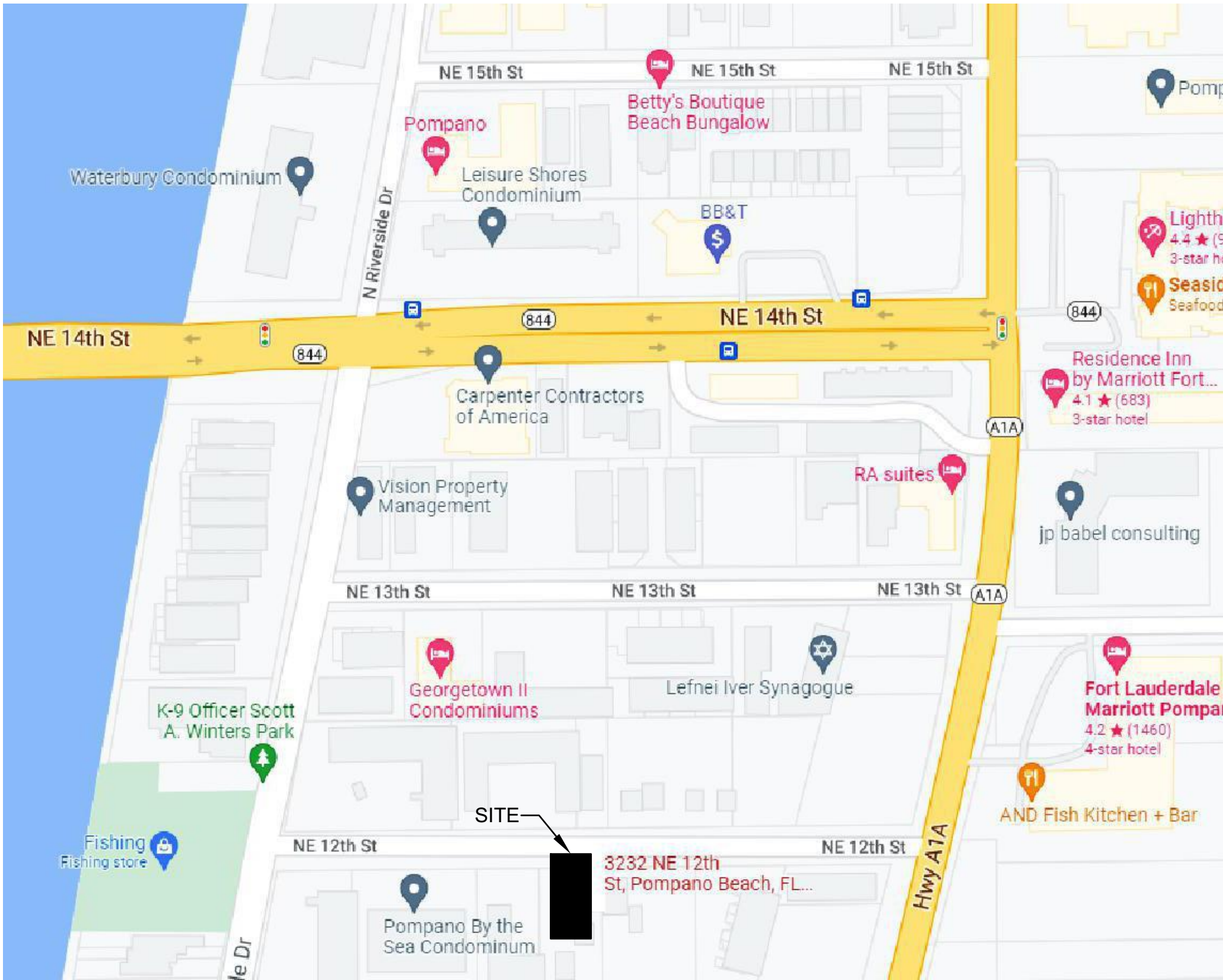
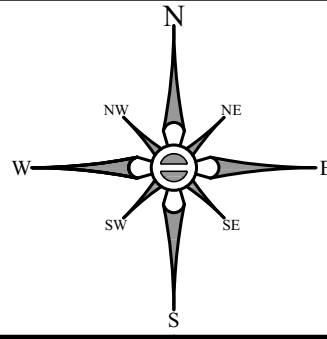
First Floor A/C :	335	Sq. Ft.
Second Floor A/C :	796	Sq. Ft.
Third Floor A/C :	902	Sq. Ft.
Total A/C :	2,033	Sq. Ft.
Garage :	443	Sq. Ft.
Total Under Roof :	2,476	Sq. Ft.

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

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 :	1,834	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

[illegible]


12th STREET
5-UNIT TOWNHOMES

3232 N.E. 12th Street
Pompano Beach, Florida 33062

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 SHEET DESCRIPTION

SITE PLAN

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

P:\Amar\Autocad Projects\12th ST 5-UNIT TWNHMS 5' LANDSCAPE PER CITY 08-02-2022 #BM2206\Sheets\SP-1 SITE PLAN.dwg, 8/3/2022 11:50:12 AM, AutoCAD PDF (General Documentation).pc3