

GENERAL SITE INFORMATION:

PARCEL 11 - LOT 14 - BLOCK 3			PARCEL 11 - LOT 13 - BLOCK 3			PARCEL 1		
PARCEL CONTROL NUMBER: 484235350010 LEGAL DESCRIPTION: WARRINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 20.5, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 7,000 SF			PARCEL CONTROL NUMBER: 484235350011 LEGAL DESCRIPTION: THE W 8.36 FEET OF S 136.55 OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 20.5, PUBLIC RECORDS OF BROWARD COUNTY, LORIDA. LOT AREA: 6,893 SF			PARCEL CONTROL NUMBER: 484235360049 LEGAL DESCRIPTION: SOUTH 136.55 FEET OF LOT 3 LESS EAST 151.23 FEET, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 6,893 SF		
INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED	INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED	INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED
LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	7,000 SF 50 SF 5-10 DU / AC 1,733 SF 28% 35% 14' 4" 30' 4" 15' 0" N/A 6' 6" 44' 8" 	LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	6,893 SF 50 SF 5-10 DU / AC 1,706 SF 27% 37% 14' 4" 34' N/A N/A 6' 0" 56' 	LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	6,893 SF 50 SF 5-10 DU / AC 1,779 SF 28% 35% 14' 4" 30' 9" N/A N/A 6' 0" 55' 5"
PARCEL 2			PARCEL 3			PARCEL 4		
PARCEL CONTROL NUMBER: 484235360051 LEGAL DESCRIPTION: SOUTH 136.55 FEET OF WEST 50.41 FEET OF EAST 151.23 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 6,893 SF			PARCEL CONTROL NUMBER: 484235360052 LEGAL DESCRIPTION: SOUTH 136.55 FEET OF WEST 50.41 FEET OF EAST 100.82 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 6,893 SF			PARCEL CONTROL NUMBER: 484235360053 LEGAL DESCRIPTION: SOUTH 136.55 FEET OF EAST 50.41 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 7,050 SF		
INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED	INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED	INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED
LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	6,893 SF 50 SF 5-10 DU / AC 1,706 SF 27% 37% 14' 4" 34' N/A N/A 6' 0" 56' 	LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	6,893 SF 50 SF 5-10 DU / AC 1,779 SF 28% 35% 14' 4" 30' 9" N/A N/A 6' 0" 55' 5" 	LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	7,050 SF 50 SF 5-10 DU / AC 1,706 SF 27% 37% 14' 4" 34' N/A N/A 6' 0" 56'
PARCEL 5			PARCEL 6			PARCEL 7		
PARCEL CONTROL NUMBER: 484235360054 LEGAL DESCRIPTION: NORTH 136.55 FEET OF EAST 50.41 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 6,915 SF			PARCEL CONTROL NUMBER: 484235360055 LEGAL DESCRIPTION: NORTH 136.55 FEET OF WEST 50.41 FEET OF EAST 100.82 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 6,882 SF			PARCEL CONTROL NUMBER: 484235360056 LEGAL DESCRIPTION: NORTH 136.55 FEET OF WEST 50.41 FEET OF EAST 151.23 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 6,882 SF		
INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED	INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED	INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED
LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	6,915 SF 50 SF 5-10 DU / AC 1,706 SF 28% 35% 14' 4" 30' 9" N/A N/A 6' 0" 55' 5" 	LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	6,882 SF 50 SF 5-10 DU / AC 1,706 SF 27% 37% 14' 4" 34' N/A N/A 6' 0" 56' 	LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	6,882 SF 50 SF 5-10 DU / AC 1,779 SF 28% 35% 14' 4" 30' 9" N/A N/A 6' 0" 55' 5"
PARCEL 8			PARCEL 9			PARCEL 10		
PARCEL CONTROL NUMBER: 484235360057 LEGAL DESCRIPTION: NORTH 136.55 FEET OF WEST 50.41 FEET OF EAST 201.64 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 6,882 SF			PARCEL CONTROL NUMBER: 484235360058 LEGAL DESCRIPTION: NORTH 136.55 FEET OF WEST 50.41 FEET OF EAST 252.05 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 6,882 SF			PARCEL CONTROL NUMBER: 484235360059 LEGAL DESCRIPTION: NORTH 136.55 FEET OF LOT 3, LESS EAST 252.05 FEET, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOT AREA: 6,988 SF		
INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED	INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED	INTENSITY AND DIMENSIONAL STANDARDS:	ALLOWED / REQUIRED	PROVIDED
LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	6,882 SF 50 SF 5-10 DU / AC 1,706 SF 27% 37% 14' 4" 34' N/A N/A 6' 0" 56' 	LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	6,882 SF 50 SF 5-10 DU / AC 1,779 SF 28% 35% 14' 4" 30' 9" N/A N/A 6' 0" 55' 5" 	LOT AREA, MIN. (SQ FT): LOT WIDTH, MIN. (SQ FT): DENSITY, MAX. (DU/AC): FLOOR AREA PER DWELLING UNIT, MIN. (SQ FT): LOT COVERAGE, MAX. (% OF LOT AREA): PREVIOUS AREA MIN. (% OF LOT AREA): HEIGHT, MAX. (FT): FRONT YARD SETBACK, MIN. (FT): STREET SIDE YARD SETBACK, MIN. (FT): SETBACK FROM A WATERWAY OR CANAL, MIN (FT): ³ : INTERIOR SIDE YARD SETBACK, MIN (FT): REAR YARD SETBACK, MIN. (FT): REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	5000 SF 50 SF SEE COMPREHENSIVE PLAN 675 SF 40% 30% 35' 25' 15' 25' 6" 15' 50%	6,988 SF 50 SF 5-10 DU / AC 1,733 SF 28% 35% 14' 4" 30' 4" N/A N/A 6' 6" 44' 8"

SITE PLAN NOTES

1. SEPARATE PERMITS REQUIRED. ALL APPLICABLE PERMITS AND SUB-PERMITS MUST BE OBTAINED BEFORE COMMENCING THE WORK. SEPARATE PERMITS FOR SIGNS, PLANS AND FEES ARE REQUIRED FOR SIGNS, SWIMMING POOLS AND SPAS, GAS SYSTEMS, GENERATORS, FIRE ALARM SYSTEMS, FIRE SPRINKLER AND OTHER FIRE SUPPRESSION SYSTEMS, GREASE INTERCEPTORS, SITE LIGHTING, SITE LANDSCAPE, SITE IRRIGATION, ETC.
2. CONTRACTOR VEHICLE PARKING. PROPERTY OWNER AND CONTRACTOR SHALL MAKE ARRANGEMENTS FOR PARKING OF CONTRACTOR VEHICLES TO MINIMIZE THE IMPACT ON ALL NEIGHBORING PROPERTIES.
3. PROTECTION OF NEIGHBORING PROPERTY. PROPERTY OWNER AND CONTRACTOR SHALL PROTECT ALL NEIGHBORING PROPERTY, INCLUDING VEHICLES, FROM DAMAGE OR DIRT CAUSED BY THE CONSTRUCTION, AND SHALL NOTIFY THE OCCUPANTS OF NEIGHBORING PROPERTIES ABOUT ALL STAGES OF CONSTRUCTION THAT MAY AFFECT THE USE OF THEIR PROPERTY.
4. ALL THE PARKING STALL PAINTING SHALL COMPLY WITH THE CITY'S MUNICIPAL CODE SECTION 94-485 AND FLORIDA STATUTES [553.5041 F.S.].
5. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE LATEST CITY OF WEST PALM BEACH STANDARD DETAILS AND MEET THE M.U.T.C.D. LATEST EDITION.
6. ALL PAVEMENT MARKING , SIGNING AND SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE RESTORED.

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1. CONSTRUCTION, DEMOLITION, AND RENOVATION TO COMPLY WITH NFPA 241. EXTRA ATTENTION SHALL BE GIVEN TO THE PERMITTING AND LOCATION OF CONSTRUCTION TRAILERS. A PERMIT IS REQUIRED FOR ANY CONSTRUCTION TRAILER RELATED TO THIS PROJECT. SEPARATION DISTANCES FROM MAIN STRUCTURES AS WELL AS OTHER TRAILERS SHALL BE CLOSELY MONITORED FOR THE REQUIREMENTS OF FIRE SPRINKLER PROTECTION.
2. SITE ACCESS AND EXIT POINTS ARE TO BE CLEARLY IDENTIFIED AND MAINTAINED FOR EMERGENCY VEHICLES DURING ALL CONSTRUCTION ACTIVITIES.
3. THE BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM ALL ACCESS ROADWAYS, INCLUDING DURING CONSTRUCTION. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL NOT BE LESS THAN SIX (6) INCHES IN HEIGHT WITH A ONE (1) INCH STROKE FOR ALL BUILDINGS.
4. DURING CONSTRUCTION, TRASH AND DEBRIS IS TO BE REMOVED FROM THE SITE DAILY OR MORE OFTEN TO REDUCE THE ACCUMULATION OF POTENTIAL LIFE AND FIRE SAFETY HAZARDS.
5. THE CONSTRUCTION OF THE BUILDING SHALL COMPLY WITH THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE.
6. INCLUDING NFPA 1 & 101, AND ALL ASSOCIATED FIRE CODES.
7. THE PROPOSED BUILDING IS TO BE TYPE 1B CONSTRUCTION WITH AN OCCUPANCY TYPE: RESIDENTIAL, AND OPEN PARKING GARAGE.
8. A PRE-APPLICATION MEETING IS NECESSARY BEFORE THE APPLICANT CAN APPLY FOR A PERMIT FROM THE DEPARTMENT (FDOT) FOR ACCESS TO STATE ROAD 5/U.S. 1 FOR THE PROPOSED DEVELOPMENT.
9. A SEPARATE LANDSCAPE PERMIT SHALL BE OBTAIN FOR INSTALLATION OF ALL LANDSCAPE MATERIAL REQUIRED BY ARTICLE XIV OF THE CITYS ZONING AND LAND DEVELOPMENT REGULATIONS.
10. CONSTRUCTION LEVEL DETAILS, DESIGN CALCULATIONS AND THE POLLUTION PREVENTION PLAN WILL BE REVIEWED AS PART OF THE ENGINEERING DEVELOPMENT APPROVAL AND BUILDING PERMIT APPLICATION PROCESSES.
11. BROADWAY AVE R/W IS MAINTAINED BY FDOT. ANY IMPROVEMENTS WITHIN THE R/W ARE TO BE APPROVED BY FDOT.

1. ALL ELEVATIONS SHOWN ARE IN NAVD.
2. ELEVATION CONVERSION: NAVD= NGVD

- CPTED SAFTEY PLAN NARRATIVE:**
1. BSO NO TRESPASSING SIGNS SHALL BE POSTED AT NORTH, SOUTH, WEST AND EAST SIDES OF PROPERTY
THE AFFIDAVIT WILL BE SUBMITTED WHEN PERMITTING FOR THE SITE.
2. SHRUBBERY AT FRONT OF HOUSE TO BE MAINTAINED TO 30" HIGH FOR CLEAR VISIBILITY UNDERGATH.
3. TREES CLOSEST TO HOUSE SHALL HAVE A CLEAR TRUNK OF 8' FOR VISIBILITY UNDERGATH.
4. SECURITY LIGHTING SHALL INCLUDE A CEILING MOUNTED, VANDAL PROOF FIXTURE IN THE CENTER
OF FRONT AND REAR PORCH IN ADDITION MOTION DETECTOR SOFT BRIGHT FLOOD LIGHTING SHALL BE ORN FRONT AND REAR SOFFITS OF HOUSE. TYPICAL
5. FENCING ALL FENCING FACING THE STREET SHALL BE 5'-0" HIGH ALUMINUM PICKET FOR FOR INCREASED VISIBILITY
THE FENCING FACINGS THE SHEET SHALL BE TIED INTO THE FRONT CORNERS OF THE HOMES. ALL FENCING AT SIDE YARDS AND REAR YARDS SHALL BE 4' HIGH CHAN LINK FOR INCREASEDVISIBILITY
6. FOR SECURITY MEASURES EACH HOME SHALL BE EQUIPPED WITH THE FOLLOWING:
RING WIRELESS SECIRITY SYSTEM.
7. EACH HOME WILL BE EQUIPPED WITH A RING DOOR BELL SYSTEM.

- NOTES:**
3. FOR RESIDENTIAL, ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW OR AT THE MINIMUM A 180-DEGREE WIDE ANGLE DOOR VIEWER (PEEPHOLE)
5. ALL EXTERIOR DOORS MUST HAVE NON REMOVABLE DOOR HINGE PINS
6. INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND OR SECOND LEVEL SLIDING GLASS.
7. COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE CLEARLY AND PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL STORED FOR CRIMINAL INVESTIGATION. THIS INFORMATION MUST BE READLY AVAILBLE IN THE EVENT OF A THEFT OR BURGLARY
TO HELP LAW ENFORCEMENT INVESTIGATORS TO QUICKLY TRACK AND RECOVER THE STOLEN ITEMS. THE EQUIPMENT MUST BE SECURED ROBUSTLY TO DETER/PREVENT THEFT.
8. THE HOME NUMBER ADDRESS SIGNAGE SHOULD BE A MINIMUM OF 5 INCHES. UNOBSERVED BY LANDSCAPING OR EXTERNAL FEATURES, PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE EFFECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

- SURVEYOR'S NOTES**
1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

PERMIT SET

SP-2

MUNICIPALITY STAMP

12 CASAS

NW 10TH STREET
POMPANO BEACH, FL 33060

JUAN FERNANDEZ
WILKEZ

500 PEMBROKE RD
WEST PARK | FL | 33021

PERMIT SET

ARCHITECT:

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

2030 HABERSHAM TRCE | CUMMING |
GA 30041 - 954 812 6650
RICARDO@MUEVEARCH.COM
AA#26003161



DESIGNER:



1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

CONSULTING ENGINEERS:

MEP:

NAME
ADDRESS
CITY / ZIP
t | PHONE

STRUCTURAL ENGINEER:

NAME
ADDRESS
CITY /ZIP
t | PHONE

CIVIL ENGINEER:

ZEPHYR ENGINEERING
5451 PIERCE STREET
HOLLYWOOD | 33021
t | 786-302-7693

SHEET ISSUE DATE: 1/28/2025 11:32:19 AM

PROJECT NO.: 2406

DRAWN BY: MO APPROVED BY: YM

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SHEET TITLE:

SITE PLAN INFORMATION

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

SHEET NO:

SP-2