

SITE PLAN DATA

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

ZONING
Current Zoning Classification - RM20

SITE TABULATION

	<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	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)
<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"

SITE CALCULATION

LOT AREA: 12,000 Sq. Ft. (0.275 Acres)
 LOT COVERAGE:
 REQUIRED: 7,200 Sq. Ft. (60.0%) Maximum
 PROPOSED: 3,860 Sq. Ft. (32.0%)
 PERVIOUS AREA:
 REQUIRED: 3,000 Sq. Ft. (25.0%) Minimum
 PROPOSED: 3,296 Sq. Ft. (28.0%)
 IMPERVIOUS AREA:
 BUILDING FOOTPRINT: 3,860 S
 FLATWORK: 4,844 S
 TOTAL IMPERVIOUS AREA: 8,704 S

END UNITS 1 & 5		
AREA CALCULATIONS		
First Floor A/C :	335	Sq. Ft.
Second Floor A/C :	796	Sq. Ft.
Third Floor A/C :	917	Sq. Ft.
<hr/>		
Total A/C :	2,048	Sq. Ft.
Garage :	443	Sq. Ft.
<hr/>		
Total Under Roof :	2,491	Sq. Ft.

INTERIOR UNITS 2,3 & 4 AREA CALCULATIONS		
First Floor A/C :	330	Sq. Ft.
Second Floor A/C :	788	Sq. Ft.
Third A/C :	904	Sq. Ft.
Total A/C :	2,022	Sq. Ft.
Garage :	428	Sq. Ft.
Total Under Roof :	2,450	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 :	1,834	Sq. Ft.
Third Floor 3 Interior Unit A/C @ 904 Each :	2,712	Sq. Ft.
Total Building A/C :	10,163	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:	12,333	Sq. Ft.

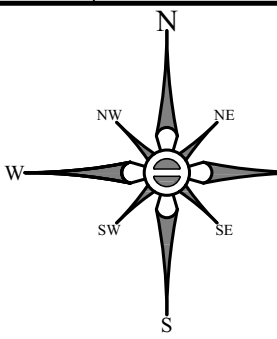
SITE NOTES:

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

[illegible]

12th STREET
5-UNIT TOWNHOMES

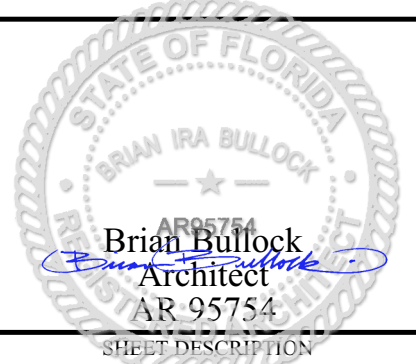
3232 N.E. 12th Street
Pompano Beach, Florida 33062

THE BENEDICT BULLOCK GROUP, PA (TBGG)
ARCHITECTURE & PLANNING HEREBY RESERVES
ITS COPYRIGHT AND OTHER PROPERTY RIGHTS
IN THESE PLANS, IDEAS, AND DESIGNS. SAME SHALL
NOT BE REPRODUCED, CHANGED, OR COPIED IN
ANY FORM OR MANNER, NOR SHALL BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION FROM TBGG.
CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
THESE DRAWINGS MUST NOT BE SCALED.

The
**Benedict
Bullock**
Group, PA

ARCHITECTURE ■ PLANNING

1525 NW 3RD STREET SUITE NO.1
DEERFIELD BEACH, FLORIDA 33442
(954) 570-9500 FAX (954) 570-9550
www.thebenedictgroup.com Lic. No. AA 26003089



SITE PLAN

SCALE	DRAWING NUMBER
DATE	
04-11-2022	
DRAWN & CHECKED	
AS	

PZ22-12000015
6/15/2022

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: 2022.05.02 14:53:26 -04'00'
Adobe Acrobat version: 2022.001.20117