

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.	
CODES AND STANDARDS:	
CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES + ORDINANCES INCLUDING BUT NOT LIMITED TO:	
FLORIDA BUILDING CODES	2018 EDITION (2018)
NATIONAL ELECTRIC CODE NFPA 70	CURRENT EDITION (2020)
FLORIDA STATUTES (F.S.)	CURRENT EDITION
COUNTY CODES OR ORDINANCES	CURRENT EDITION
NFPA / FEMA REGULATIONS	CURRENT EDITION
CONSTRUCTION TYPE:	
TYPE V (3-1-B) CONSTRUCTION (UNFIREPROOFED) RESIDENTIAL TOWNHOUSES	
OCCUPANCY CATEGORY: RESIDENTIAL GROUP - RM-20 TOWNHOUSES	
HAND & GUARD RAIL DESIGN LOADS	
UNIFORM LOAD OF 50 LBS / FT APPLIED IN ANY DIRECTION	
CONCENTRATED LOAD OF 100 LBS / FT APPLIED IN ANY DIRECTION	

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

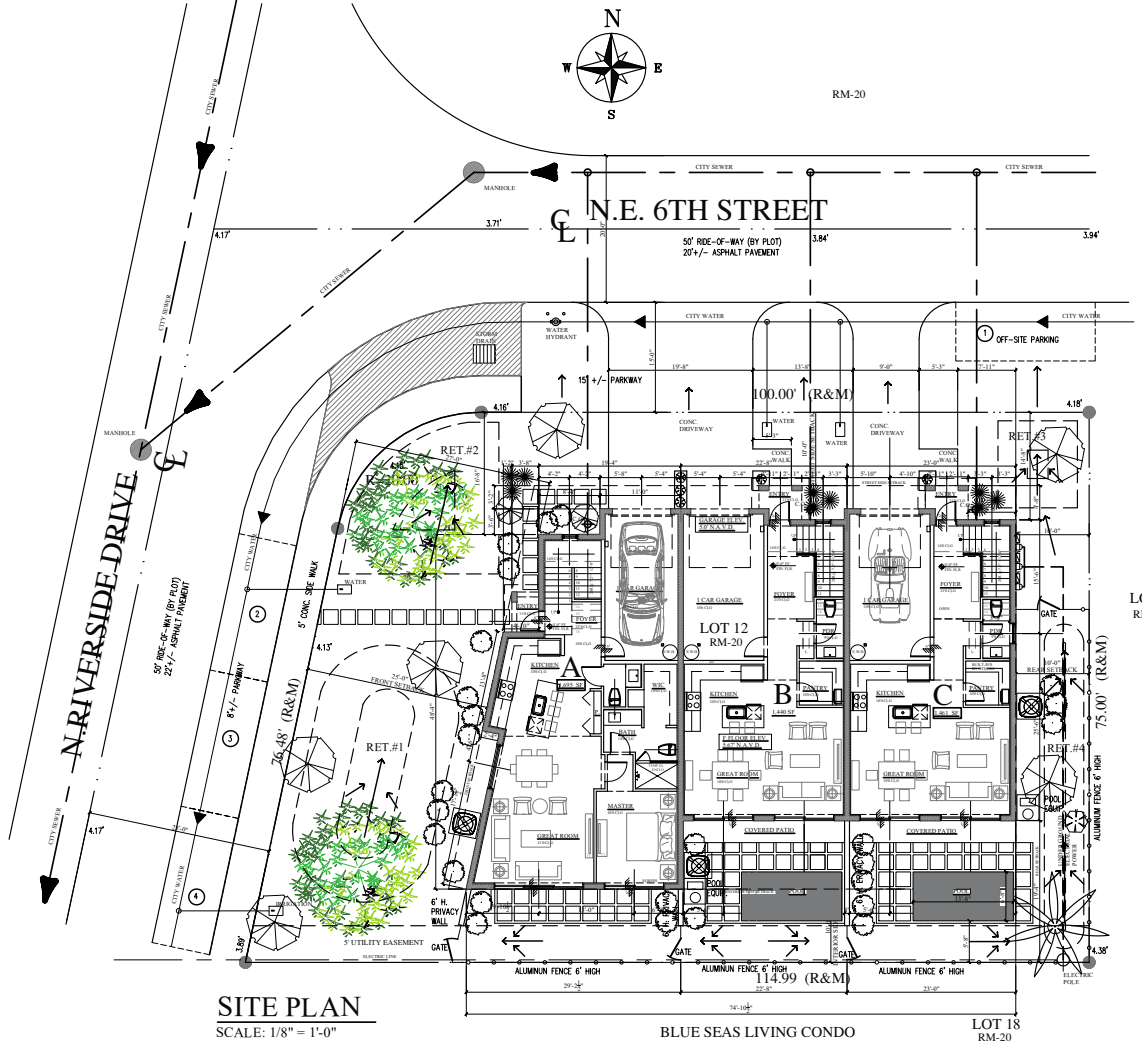
TRIPLEX TOWNHOMES:
554 N. RIVERSIDE DR. POMPAHO BEACH, FL
PREPARED BY: BARRETTA & ASSOCIATES

DATE: 3/28/2021

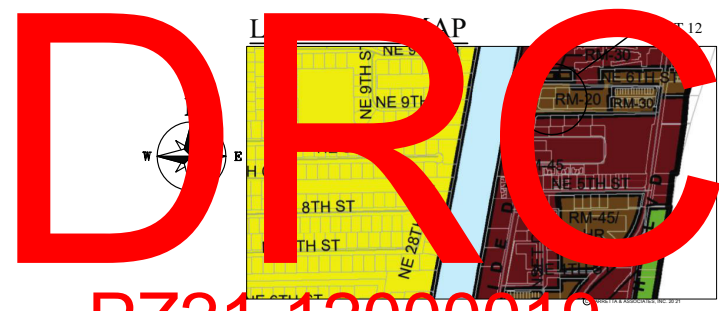
AREAS	ABBREVIATION	
Buildings Foot Print-	(BR)	3,204 SQ. FT.
Paved and Pool Deck Areas-	(RP)	1,297 SQ. FT.
Lakes-	(LA)	0.80 AC.
Previous-	(PR)	3,473 SQ. FT.
Total Area-	(TA)	7,974 SQ. FT.

WATER QUALITY COMPUTATIONS	
Minimum required treatment volume is the greater of:	
1. The first one inch of runoff from the entire site	
2. The amount of 2.5 inches times the percentage of impervious	
1. The first one inch of runoff from site	TA x 1 inch x 1 FT/12 = 0.015 Ac-FT (FIN)
2. The 2.5 inches times the percent of impervious	
a. Site Area for Water Quality (W.Q.) Previous impervious calculations only (TA-LA-BR) = 0.11 Acres	Site W.Q. Per/Imp (SWQ)
b. Impervious area for water quality previous/impervious calculations only (TA-LA-BR-PR) = 0.03 Acres	Impervious (QIP)
c. Percent of Impervious for W.Q. (QIP / SWQ) x 100 = 27.27 % Impervious	Abbrivation (PIQ)
d. For 2.5 inches times the percentage impervious 2.5 inches x PIQ/100 = 0.68 inches to be treated	Abbrivation (INT)
e. Volume required for W.Q. Detention- [(INT x (TA-LA)) / (12 - 0.0103 Ac-FT	Abbrivation (TIN)
3. The required volume for water quality detention is- THE LESSER OF (FIN) AND (TIN) = 0.0103 Ac-FT X 43,560 = 448.6 cu. ft.	
Credit for surface retention 50%, Required on site retention for water quality =	224.33 cu FT

RETENTION VOLUME	
Retention Area #1	
Top Area = 602.7 SF	Top Elevation
Bottom Area = 158 SF	Bottom Elevation
Retention Area #1 volume =	176.6 cu FT
Retention Area #2	
Top Area = 360 SF	Top Elevation
Bottom Area = 44.2 SF	Bottom Elevation
Retention Area #2 volume =	67.3 cu FT
Retention Area #3	
Top Area = 128.5 SF	Top Elevation
Bottom Area = 11 SF	Bottom Elevation
Retention Area #3 volume =	23.2 cu FT
Retention Area #4	
Top Area = 231.8 SF	Top Elevation
Bottom Area = 14.6 SF	Bottom Elevation
Retention Area #4 volume =	20.5 cu FT
TOTAL IN ALL RETENTION AREAS = 237cu FT	
Volume treated in retention areas exceeds the required	



TABULATIONS	
SITE CALCULATIONS	
TOTAL GROSS AREA	7,974 SF
TOTAL SITE AREA	7,974 SF
PAVER AREA (DRIVEWAY)	416 SF
TOTAL IMPERVIOUS AREA	4,801 SF
TOTAL PERVIOUS AREA	3,473 SF
LOT COVERAGE	4,801 SF
COVERAGE BY BUILDING	3,204 SF
COVERAGE BY LANDSCAPE	3,473 SF
COVBY WALKWAYS, POOL	925 SF
VEHICULAR USE AREA	372 SF
PARKING - 2 / UNIT	6 REQ.



PZ21-12000019
7/07/2021