

# PROPERTY ADDRESS:

VACANT LAND  
FOLIO No. 4842-3408-0010

## LEGAL DESCRIPTION:

LOT 1, BLOCK 1, WILLIAM SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## SCOPE OF WORK:

NEW 1 STORY SINGLE FAMILY RESIDENCE - 1,336 SF

## GENERAL NOTES

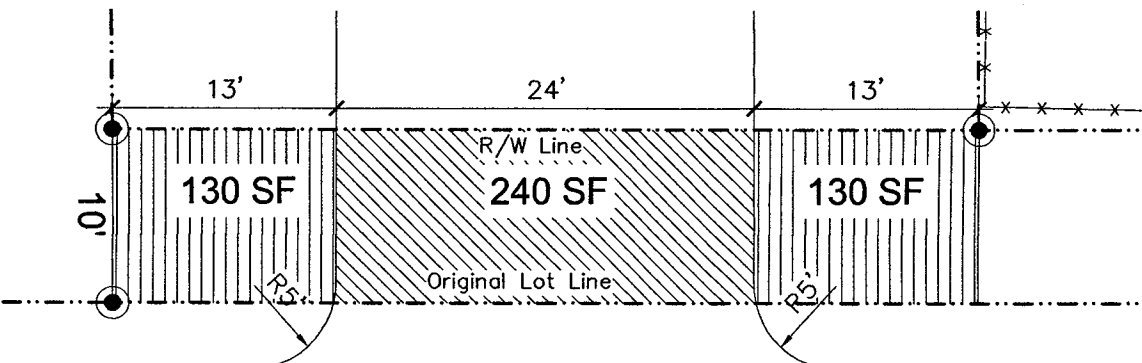
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-EDITION 2017 AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
- CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

## TERMITE PROTECTION DISCLAIMER

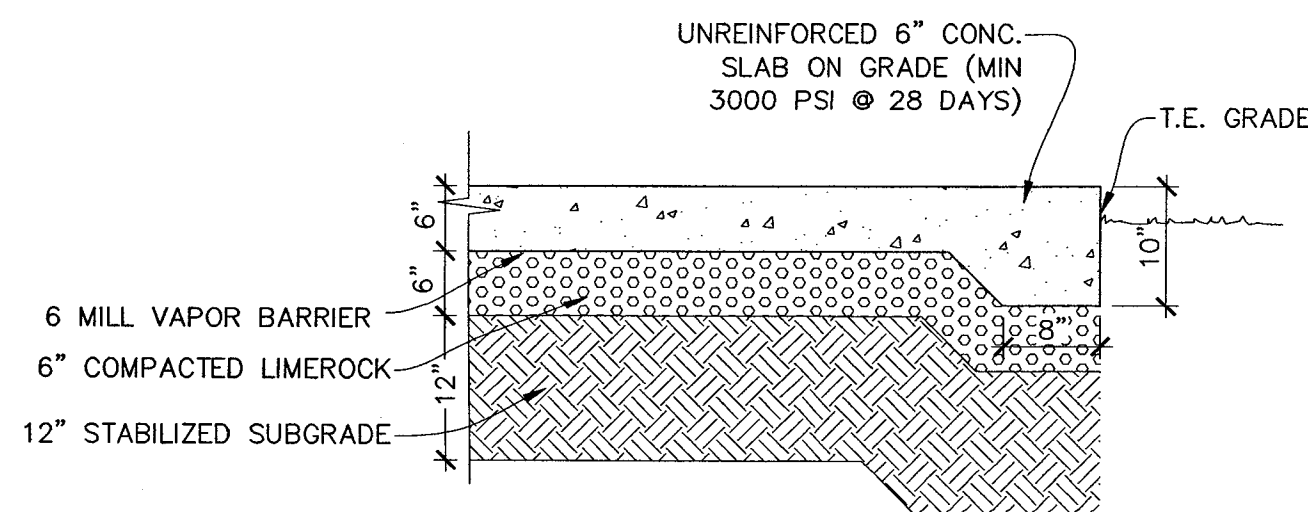
2017 6TH EDITION FLORIDA BUILDING CODE SECTION 1816-1  
2017 6TH EDITION FLORIDA BUILDING CODE SECTION R4409-13-5

-TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTIVE TREATMENT TO NEW CONSTRUCTION.  
-UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BLDG. DEPT. BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THIS BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES.  
-TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

SWALE AREA CALCULATION:  
TOTAL SWALE AREA = 50' X 10' = 500SF(100%)  
PAVED AREA = 24' X 10' = 240SF(48%)  
UNPAVED AREA = 13' X 10'(2) = 260SF(52%)



SWALE AREA CALCULATION  
SCALE: 3/32" = 1'



6" CONCRETE SLAB W/THICKENED EDGE  
CROSS SECTION(DRIVEWAY APPROACH)  
SCALE: 3/4" = 1'-0" (RIGHT OF WAY)

## SCHEDULE OF AREAS

LOCATION: VACANT LAND; FOLIO No. 4842-3408-0010

ZONING: RM-12

LOT AREA: 6,801.85 Sq. Ft.

ALLOWABLE USES: MULTIPLE-FAMILY RESIDENCE

### BUILDING AREA:

LIVING AREA..... 1,336.0 Sq. Ft.  
PORCH..... 65.0 Sq. Ft.  
TOTAL RESIDENCE..... 1,401.0 Sq. Ft.

### BUILDING SET-BACKS:

	REQUIRED	PROVIDED
FRONT	25.0' MIN	27.08'
REAR	10.0' MIN	55.16'
RIGHT SIDE	8.0' MIN	11.0'
LEFT SIDE	8.0' MIN	12.5'

### BUILDING HEIGHT:

35.0' MAX ALLOWED - 20.8' MAX ROOF RIDGE HEIGHT PROVIDED

### PARKING REQUIRED

	REQUIRED	PROVIDED
REQUIRED.....	2 PARKING SPACES	
PROVIDED.....	2 PARKING SPACES	

### GREEN AREA CALCULATIONS: (25% REQ.)

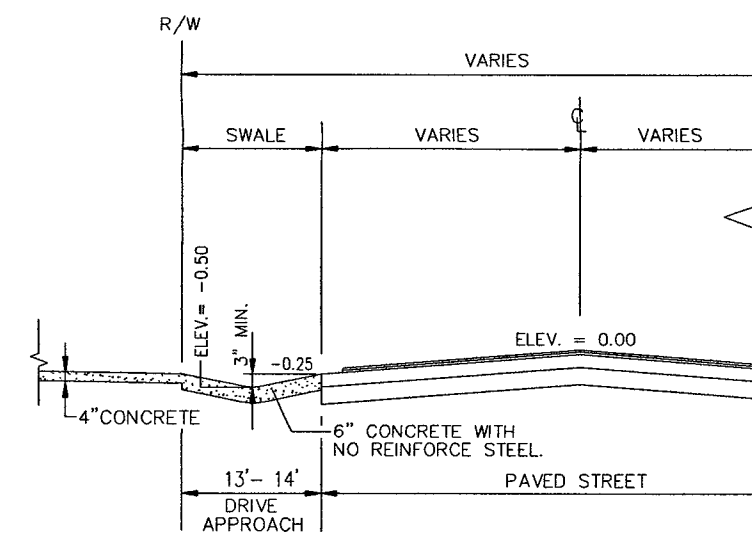
TOTAL RESIDENCE	1,401.0 Sq. Ft.	20.59%
DRIVEWAY	650.0 Sq. Ft.	9.55%
A/C UNIT CONC. PAD	50.0 Sq. Ft.	0.72%
TOTAL	2,101.0 Sq. Ft.	30.89%
TOTAL GREEN AREA PROVIDED = 6801.85 S.F. - 2,101.0 S.F. = 4,700.85 S.F. = 69.11%		

### LOT COVERAGE CALCULATION: (60% MAX)

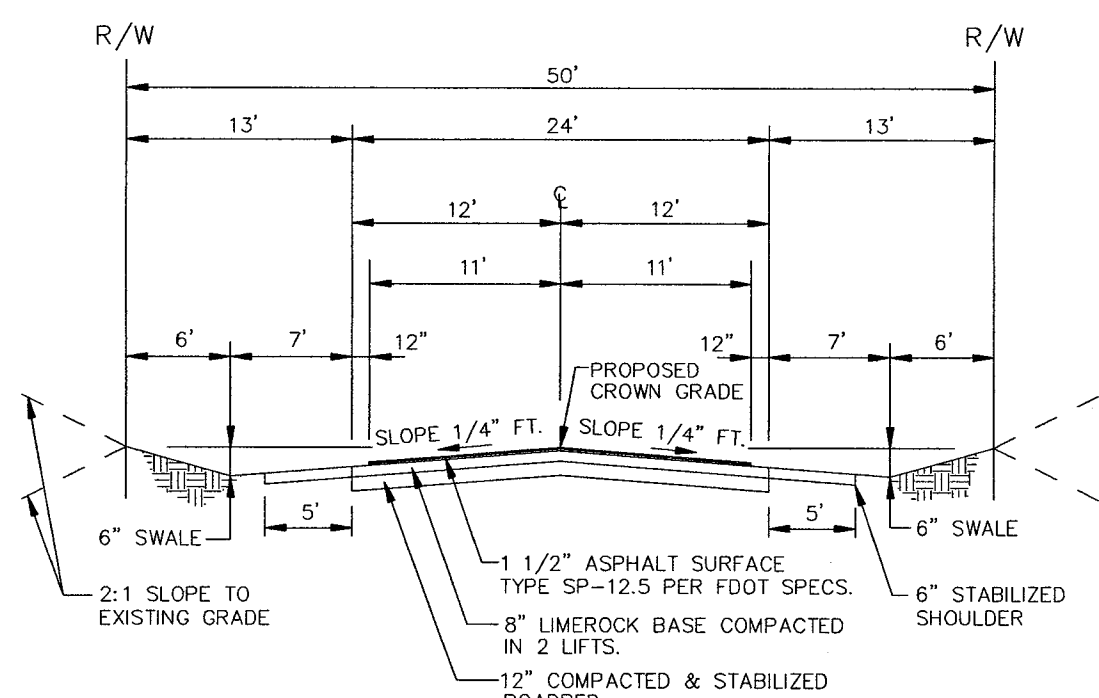
TOTAL LOT COVERAGE PROVIDED = 1,401.0 S.F. / 6801.85 S.F. = 20.59%

### FRONT YARD PERVIOUS CALCULATION: (50% REQ.)

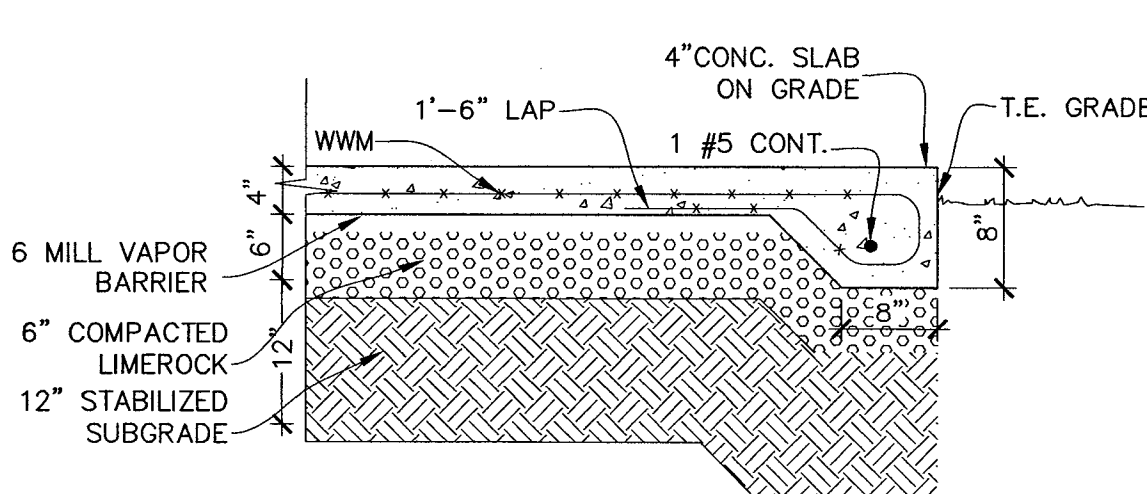
FRONT YARD (50FT X 25FT SETBACK) 1,250 S.F.  
DRIVEWAY W/ 25' SETBACK -600 S.F.  
TOTAL FRONT YARD PERVIOUS AREA = 650 S.F. (52% PROVIDED)



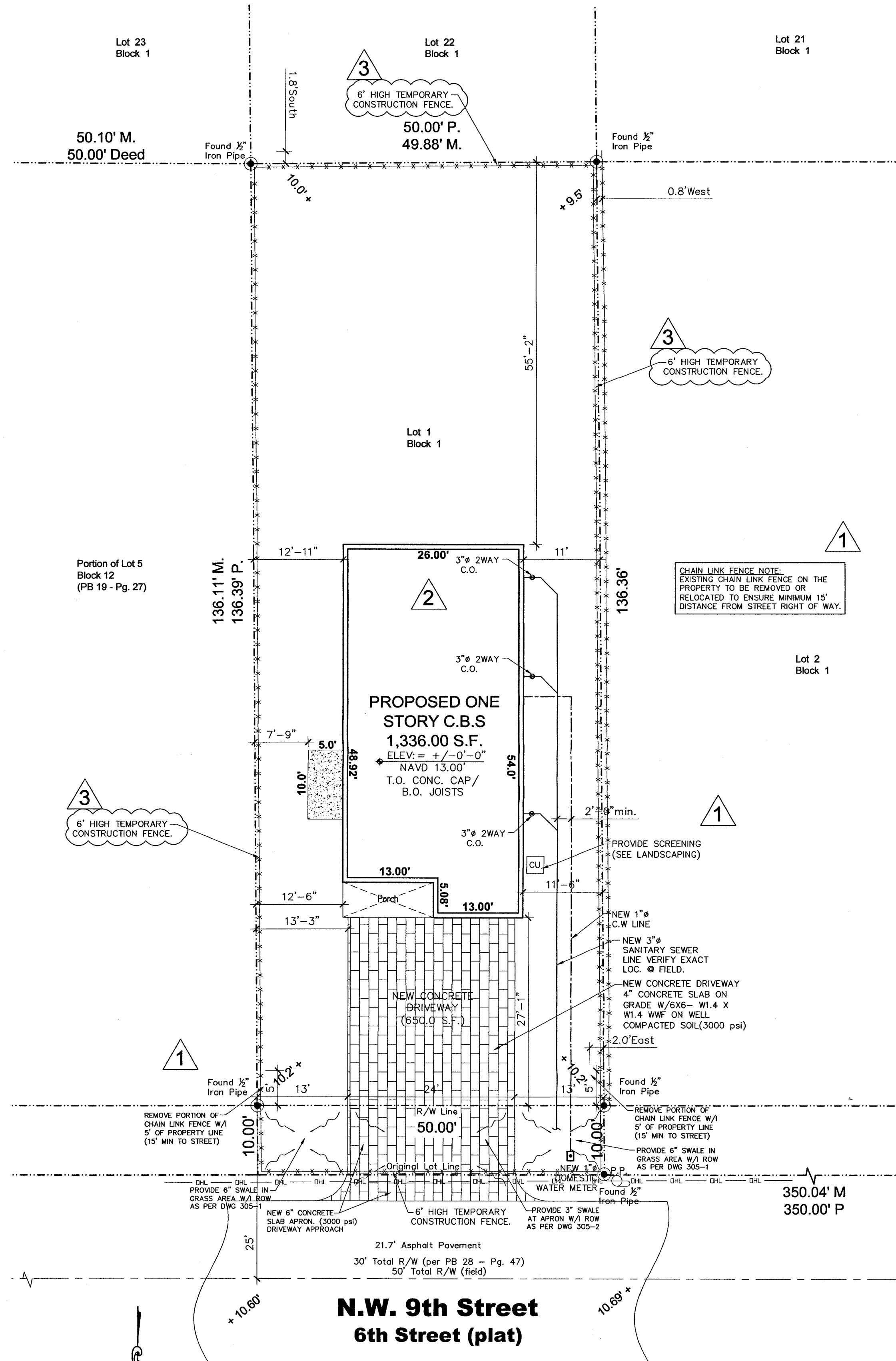
TYP. DRIVEWAY SWALE SECTION  
SCALE: N.T.S. DWG 305-2



TYPICAL ROADWAY SECTION  
SCALE: N.T.S. DWG 305-1



THICKENED EDGE DETAIL (T.E.)  
4" CONCRETE SLAB(DRIVEWAY)  
SCALE: 3/4" = 1'-0" (PRIVATE PROPERTY)



PROPOSED SITE PLAN  
SCALE: 3/32" = 1'

## Revisions

- 06.18.18 1ST.ISSUE
- 1.07.18 CITY COMM
- 2.0518 CITY COMM
- 07.29.19 CITY COMM

## PROPOSED SINGLE FAMILY

GO ECO HOMES POMPANO, LLC

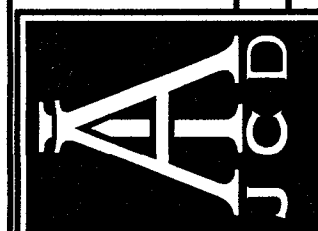
FOLIO:4842-3408-0010  
POMPANO BEACH, FLORIDA 33069

## JCD ARCHITECT INC.

JUAN C. DAVID R.A. 0015344

Design & Development

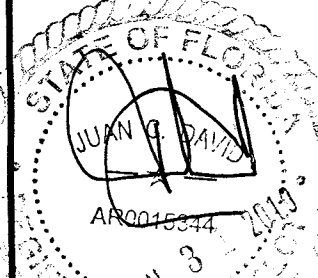
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Job No.

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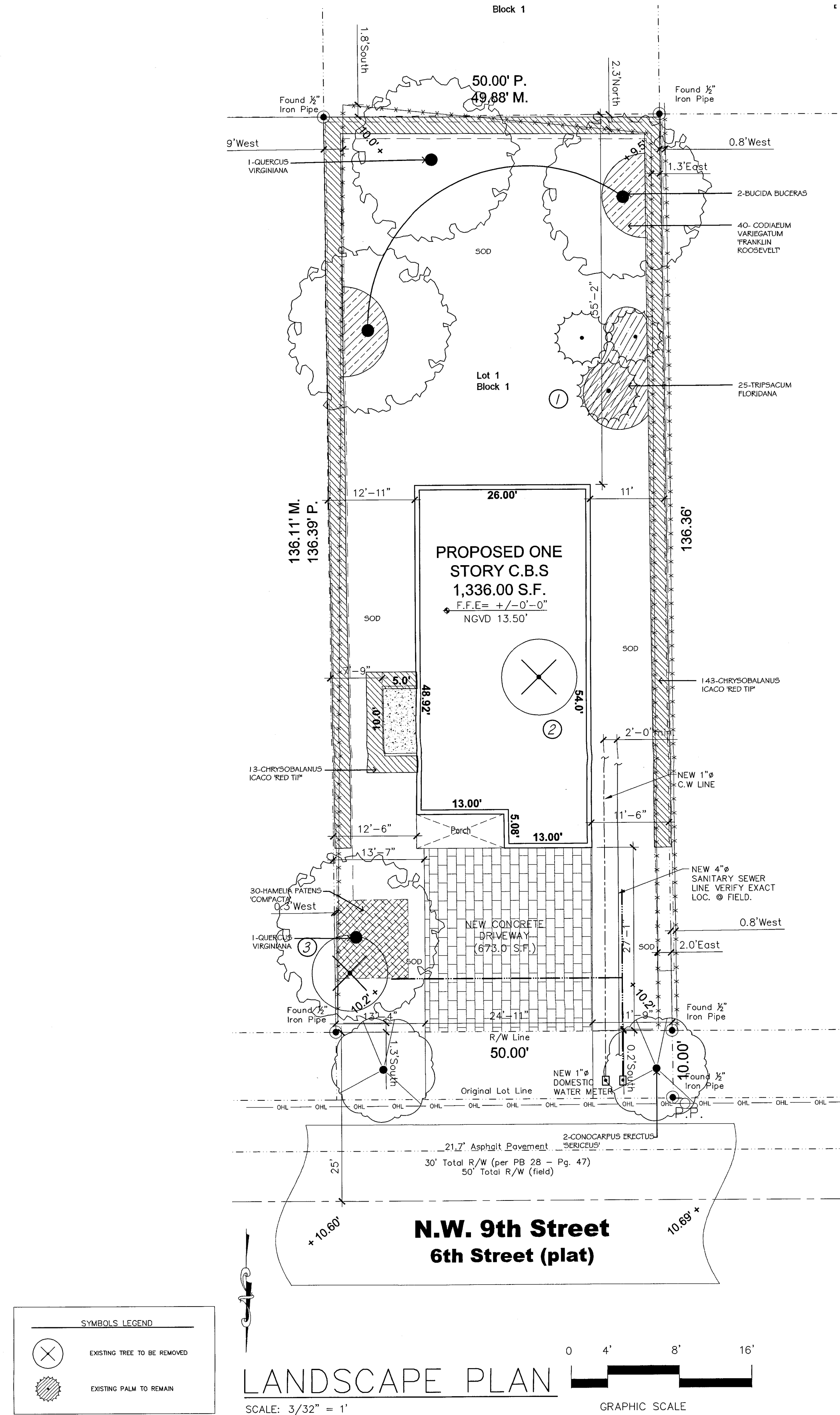


AA-26001560

Sheet No.

A-0

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TREE DISPOSITION LEGEND								
No.	SCIENTIFIC NAME	COMMON NAME	D.B.H. (Inches)	HEIGHT (Feet)	CANOPY (Feet)	MITIGATION	CONDITION	DISPOSITION
1	<i>Sabal palmetto</i>	Cabbage Palm	13	20	14		Moderate	To Remain
2	<i>Mangifera indica</i>	Mango Tree	14 x 2	30	30	see note*	Moderate	To Be Removed - in way of const.
3	<i>Casuarina equisetifolia</i>	Australian Pine	12	25	30			invasive species

NOTE: REFER TO TREE APPRAISAL FOR INFORMATION ON MITIGATION

LANDSCAPE ZONING LEGEND		
Zoning District: RM-12	Net Lot Area: .16 Acre	Lot size: 6,822.83 SF
TREES	REQUIRED	PROVIDED
A. The number of trees required per 3,000 SF of net lot = (6,822.83/3,000=2.2)	3	3
B. Percentage of native trees required = the number of trees provided x 50% =	2	2
C. Street trees (max. average spacing of 40' o.c.): 50' linear feet along street / 40' o.c. =	1	1
D. Total number of trees provided =	4	4
SHRUBS		
E. 5 Shrubs per 3,000 SF of lot area:	11	186
IRRIGATION PLAN		
F. Auto Irrigation or hose bib provided.		

GREEN AREA CALCULATIONS: (25% REQ.)

TOTAL RESIDENCE	1,401.0 Sq. Ft.	20.53%
DRIVEWAY	673.0 Sq. Ft.	9.73%
A/C UNIT CONC. PAD	50.0 Sq. Ft.	0.72%
TOTAL	2,124.0 Sq. Ft.	31.04%
TOTAL GREEN AREA PROVIDED = 6822.83 S.F. - 2,124.0 S.F. = 4,698.83 S.F. = 68.96%		

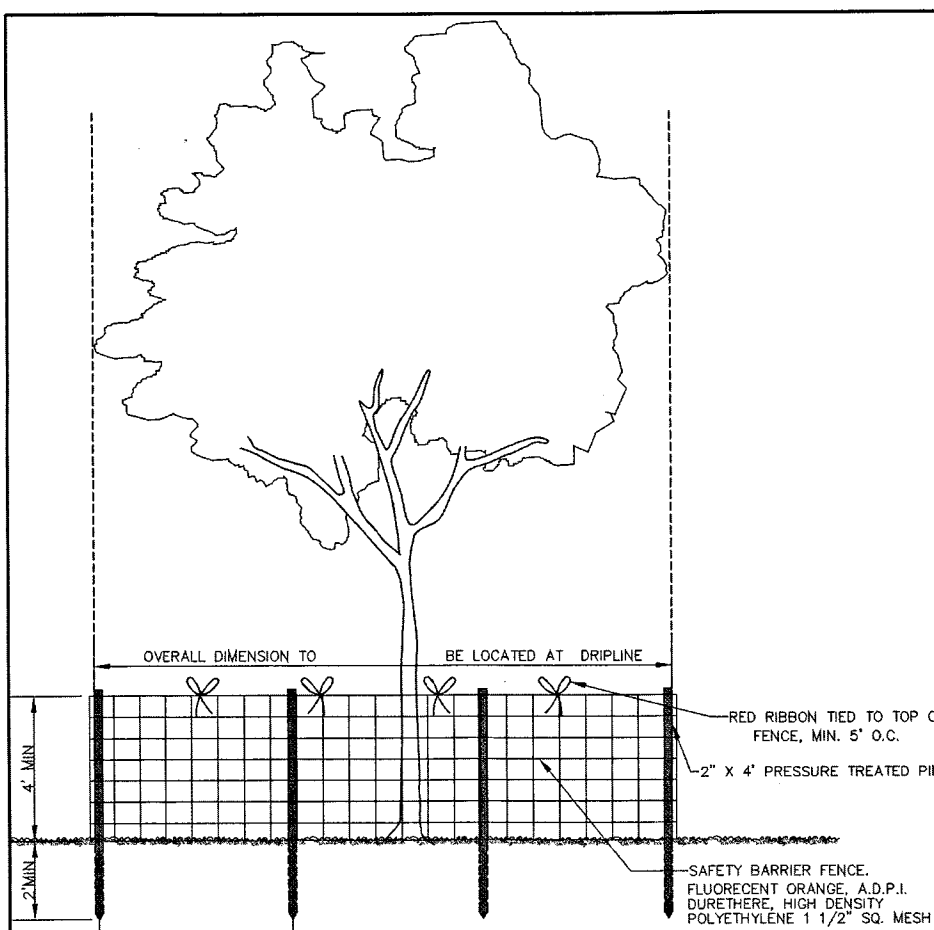
LOT COVERAGE CALCULATION: (60% MAX)

TOTAL LOT COVERAGE PROVIDED = 1,401.0 S.F. / 6822.83 S.F. = 20.53%

FRONT YARD PERVIOUS CALCULATION: (50% REQ.)

FRONT YARD (50FT X 25FT SETBACK)	1,250 S.F.
DRIVEWAY W/A 25' SETBACK	-622.13 S.F.
TOTAL FRONT YARD PERVIOUS AREA =	627.87 S.F. 50.21%

PLANT LIST					
QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE STATUS	DROUGHT TOLERANCE
TREES AND PALMS					
2	Bucida buceras	Black Olive	12' Ht. x 4" Spr., FG, 2" DBH, FL #1 or better		
2	Sabal palmetto	Cabbage Palm	8' CT	Native	Tolerant
2	Quercus virginiana	Live Oak	12' Ht. x 4" Spr., FG, 2" DBH, FL #1 or better	Native	Tolerant
STREET TREES					
2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	min. 10' Ht. x 3" Spr., FG, 1.5"-2" DBH, Street Trees, FL #1	Native	Tolerant
SHRUBS					
156	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	24" OC, full, 24" ht. x 24" sp., at time of planting	Native	Tolerant
40	Codiaeum variegatum 'Franklin Roosevelt'	Franklin Roosevelt Croton	24" OC, full, 24" ht. x 24" sp., at time of planting		
30	Hamelia patens 'Compacta'	Dwarf Firebush	24" OC, full, 24" ht. x 24" sp., at time of planting		
25	Tripsacum floridana	Dwarf Fakahatchee	30" OC, full, 24" ht. x 24" sp., at time of planting	Native	Tolerant
251	Total				
SOD					
	Stenotaphrum secundatum 'Palmetto'	St. Augustine 'Palmetto'	Solid sod, weed free		



LANDSCAPE		STANDARDS	
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NOTES:

- REFER TO SHEET L-1.1 FOR PLANTING DETAILS & NOTES.
- TREE PROTECTION WILL BE ADDED TO ANY TREE/PALM WITHIN THE LIMITS OF WORK OR CLOSE PROXIMITY FOR THE ENTIRE PROJECT UNTIL COMPLETION, AS PER CITY COMMENTS.
- ALL ROAD ROCK OR ANY UNNATURAL MATERIALS SHALL BE REMOVED AND REPLACED WITH GOOD PLANTING SOIL FROM ALL LANDSCAPED AREAS.
- A PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED.
- REFER TO SHEET L-1.1 FOR PLANTING DETAILS & NOTES.
- IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP.

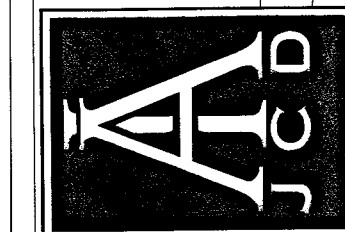
Landscape Architect

JCD ARCHITECT INC.

Landscape Sub-consultant

Jerez Design Group, Inc.

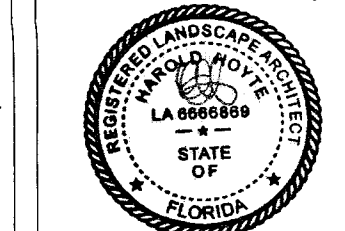
JCD ARCHITECT INC.  
JUAN C. DAVID R.A. 0015344  
Design & Development  
LEED ACCREDITED PROFESSIONAL



Job No.

Date

Scale AS SHOWN



Harold Hoyte  
Registered Landscape Architect  
LA-6666869

Sheet No.

L-1.0

PROPOSED SINGLE FAMILY  
GO ECO HOMES POMPAHO, LLC  
FOLIO: 4842-3408-0010  
POMPAHO BEACH, FLORIDA 33069

Revisions	
06.18.18	1ST ISSUE

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of JCD Architect Inc. and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes required by actual measurements, etc., as discussed prior to submission of any phase for bid or construction.