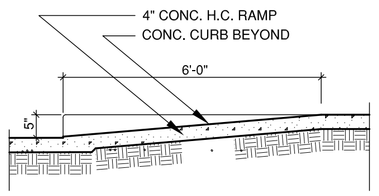
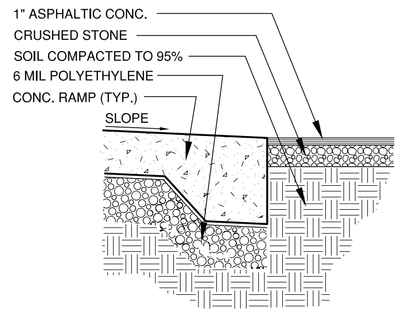
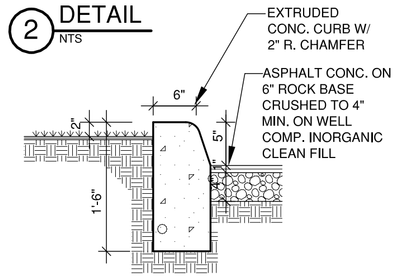


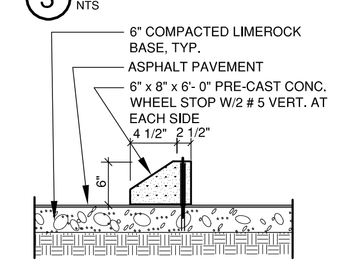
1 HANDICAPPED RAMP
NTS



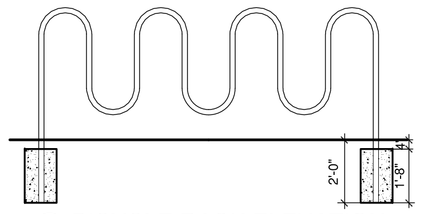
2 DETAIL
NTS



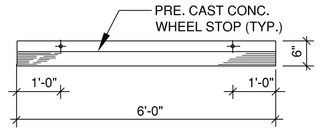
3 CONCRETE CURB
NTS



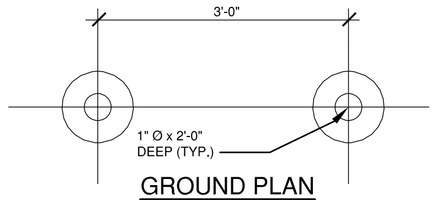
4 WHEEL STOP SECTION
NTS



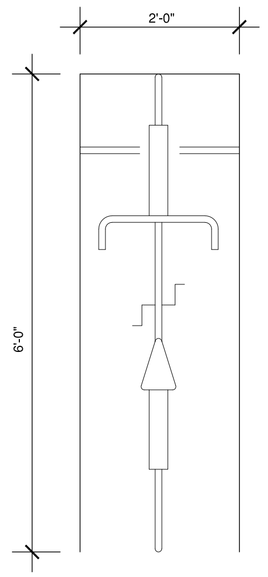
6 BICYCLE RACK ELEVATION
N.T.S.



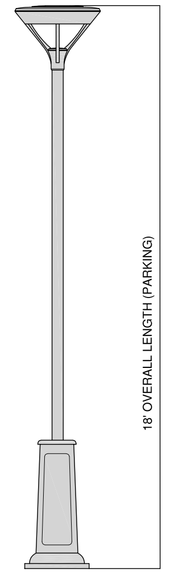
5 WHEEL STOP PLAN
NTS



GROUND PLAN

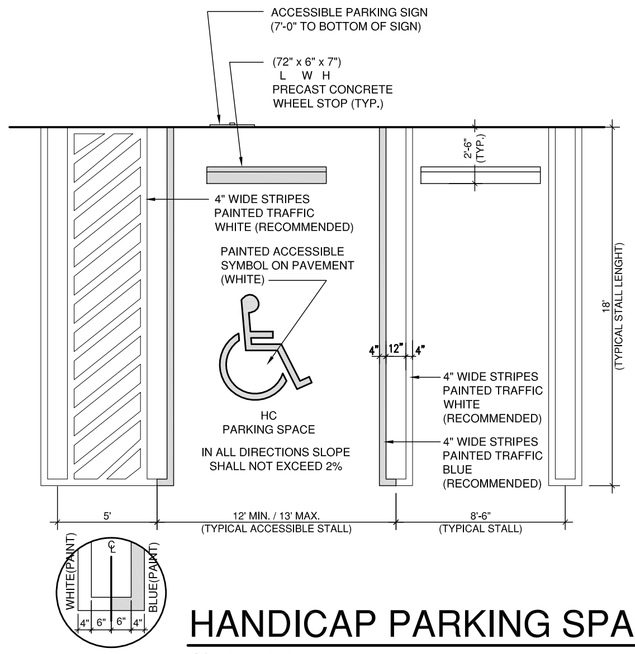


7 BICYCLE RACK
N.T.S.

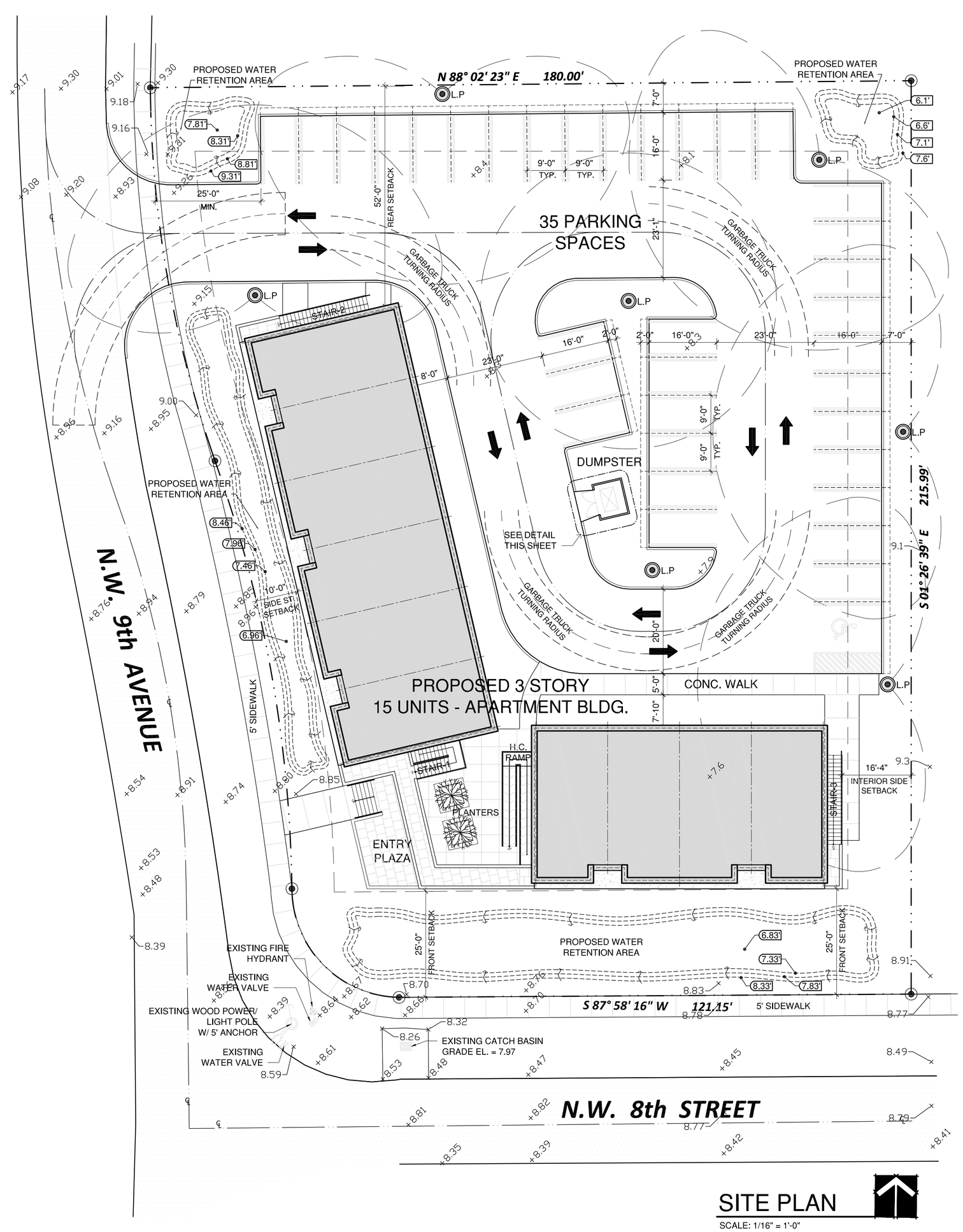


L.P
DENOTES LIGHT POLE LOCATIONS ON SITE PLAN

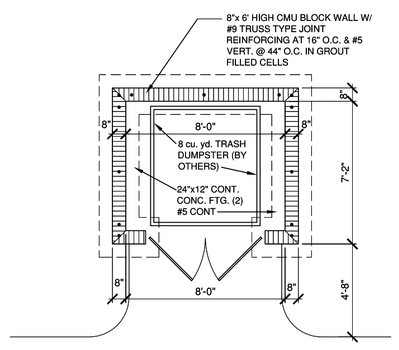
TYPICAL LIGHT POLE
N.T.S.



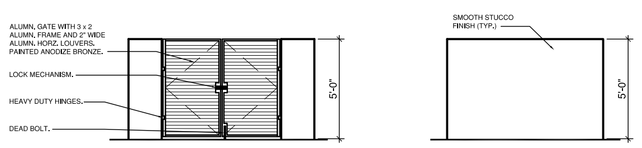
HANDICAP PARKING SPACE
SCALE: 1" =3/16"



SITE PLAN
SCALE: 1/16" = 1'-0"



PLAN DETAIL



FRONT ELEVATION

SIDE ELEVATION SIMILAR

DUMPSTER ENCLOSURE DETAIL
SCALE: 3/6" = 1'-0"

ZONING DATA AND SITE AREA TABULATION

GENERAL ZONING INFORMATION NOTES

1. PROPOSED MULTI-FAMILY DEVELOPMENT HAS BEEN DESIGNED AS A RENTAL BUILDING.

GROSS SITE AREA	45,401 S.F. (1.04 Acres)
NET SITE AREA	34,647 S.F. (0.795 Acres)
EXISTING ZONING DISTRICT	RM-20
PROPOSED NUMBER OF UNITS	15 UNITS
PROPOSED DENSITY	18.99 u/a (15 / 0.79)

UNIT BREAKDOWN AREAS

UNIT-A - 2 BED / 2 B. - FLAT = 1,060 S.F. EA. TOTAL 5 UNITS @ 1,060 = 5,300 S.F.
UNIT-2 - 2 BED / 2.5 B. - TH = 1,090 S.F. EA. TOTAL 10 UNITS @ 1,090 = 10,900 S.F.

TOTAL BUILDING AREA	= 16,200 S.F.(UNITS)
ACCESS CORRIDORS / STAIRS AREA	= 3,154 S.F. (CIRCULATION)
TOTAL CONSTRUCTION AREA	= 19,354 S.F.

SITE AREA BREAKDOWN

NET SITE AREA	34,647 S.F.	
BUILDING FOOTPRINTS (LOT COVERAGE)	8,252 S.F. (23.8%)	20,788 MAX. ALLOW (60%)
PAVED AREAS AND CONC. WALKS	14,552 S.F.	
OPEN LANDSCAPE AREA (PERVIOUS AREA)	11,843 S.F. (34%)	MIN. REQUIRED (25%)

SETBACKS

FRONT (N.W. 8 Street)	REQUIRED 25'-0" PROVIDED 25'-0"	
SITE STREET (N.W. 9 AVENUE)	REQUIRED 10'-0" PROVIDED 10'-0"	
REAR	REQUIRED 10'-0"	PROVIDED 52'-0"
INTERIOR SIDE	REQUIRED 10'-0"	PROVIDED 16'-4"
BETWEEN BUILDINGS	N/A - SINGLE BUILDING.	
BUILDING HEIGHT	3 STORIES - REQUIRED 35'-0"	PROVIDED 35'-0"

BELLÓN architecture
12000 S.W. 88 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7473
WWW.BELLONARCHITECTURE.COM
AA 26002424
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

DRC P221-1200 6005 7/7/2021

CONSULTANTS

RENTAL APARTMENTS
FOR KAVAC MULTIFAMILY LLC
820 NW 9th AVENUE
POMPANO BEACH , FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB530
DRAWN BY: FM
CHECKED BY: LB
DATE: 5-30-19

LEOPOLDO BELLON
Digitally signed by LEOPOLDO BELLON
Date: 2021.05.25 11:26:17 -04'00'

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE
SITE PLAN

005-A0

SHEET OF