

REVISION	BY:

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SIX (3) STORY TOWNHOUSES FOR:
OCEAN AZUL, LLC
 3220 & 3224 NE 7th STREET
 POMPANO BEACH, FL

GUSTAVO J. CARBONELL
 ARCHITECT, P.A.

FLORIDA REGISTRATION
 AR NO. 0007957
 AA NO. 26001131

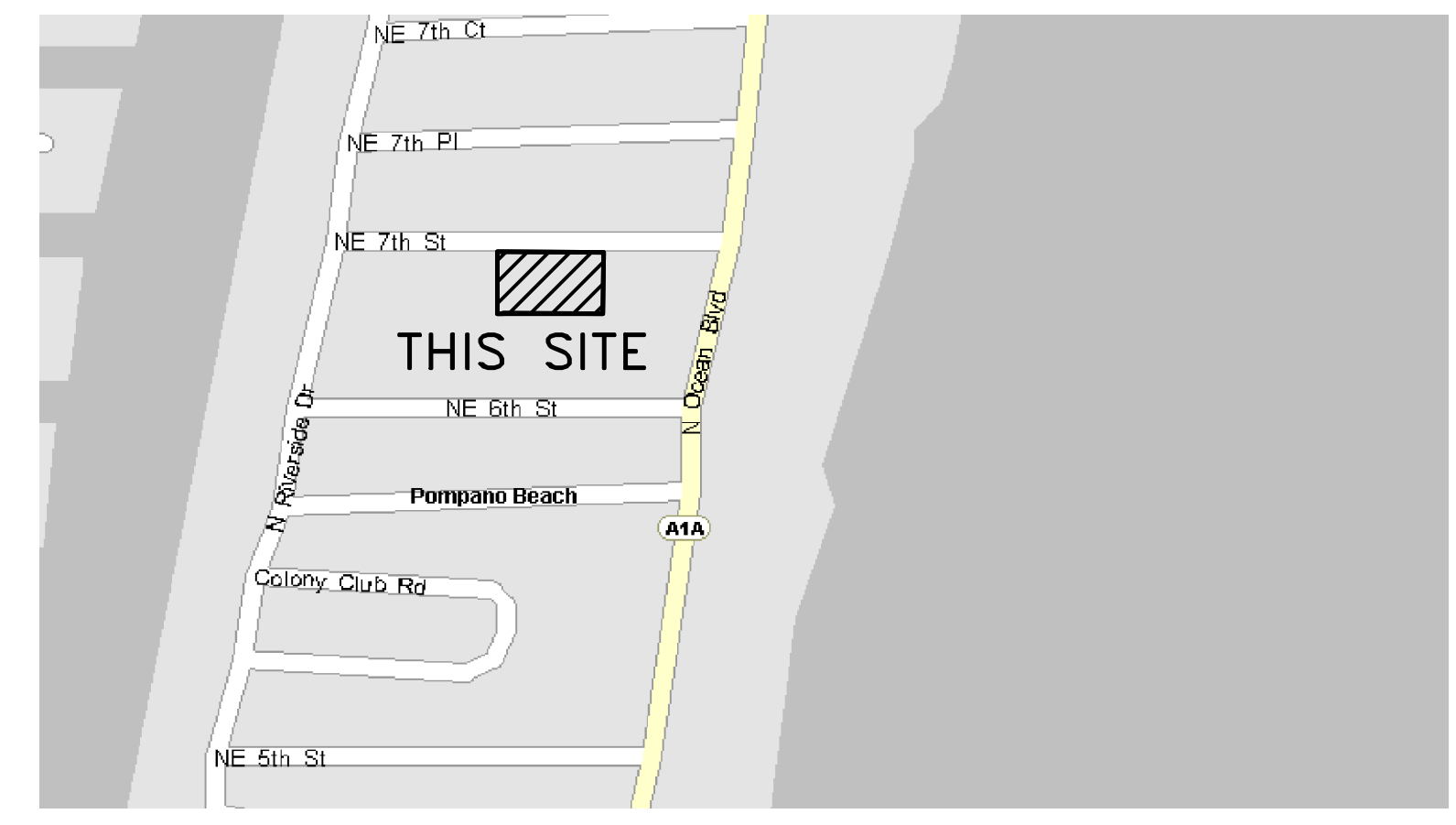
DRAWN **M.J.G.**
 CHECKED **G.J.C.**
 DATE **May 2018**
 SCALE **AS NOTED**
 JOB. NO. **17-032**
 SHEET

SP-1

OF 1 SHEETS

BUILDING DATA			
OCCUPANCY GROUP: GROUP R-3 (RESIDENTIAL) AS PER F.B.C.-6TH EDITION (2017) BUILDING			
TYPE OF CONSTRUCTION: TYPE III-B. (UNPROTECTED) AS PER F.B.C.-6TH EDITION (2017) BUILDING			
SPRINKLED			
BUILDING AREAS:	UNIT # 1 & #6	UNIT # 2,3,4 & 5	
1ST. FL. LIVING	465 S.F.	416 S.F.	
2ND. FL. LIVING	995 S.F.	910 S.F.	
3RD. FL. LIVING	993 S.F.	900 S.F.	
ELEV. & STAIR ROOF	151 S.F.	151 S.F.	
TOTAL LIVING =	2,604 S.F.	2,377 S.F.	
GARAGE	481 S.F.	443 S.F.	
COVERED ENTRY	36 S.F.	32 S.F.	
2nd FL. BALCONY	58 S.F.	59 S.F.	
3rd FL. BALCONY	39 S.F.	39 S.F.	
ROOF TERRACE	828 S.F.	743 S.F.	
TOTAL LIVING AREA = 14,716 S.F. (GROSS)			
TOTAL BUILDING AREA = 17,650 S.F. (GROSS)			

LAND DESCRIPTION :
 LOTS 6 AND 7, "ATLANTIC VIEW", ACCORDING TO THE PLAT THEREOF,
 AS RECORDED IN PLAT BOOK 26, PAGE 19, OF THE PUBLIC RECORDS
 OF BROWARD COUNTY, FLORIDA.

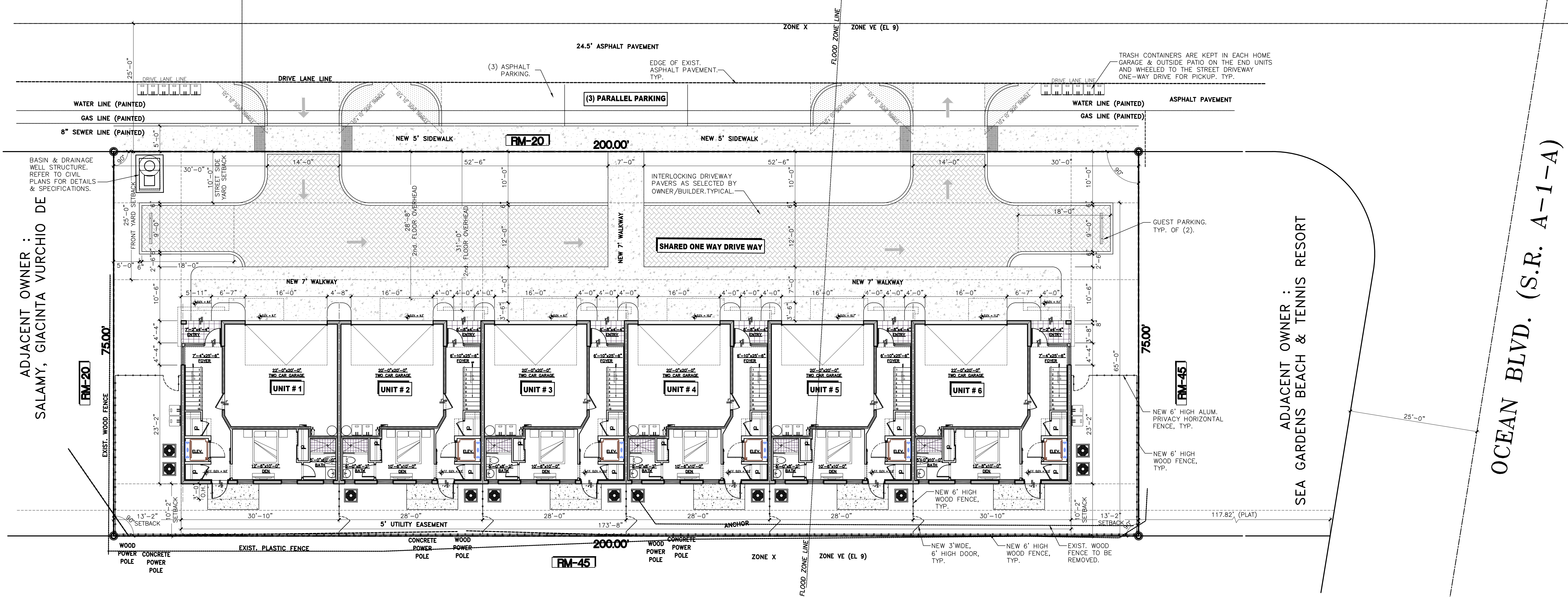


4 BUILDING DATA
 SCALE: N.T.S.

3 LEGAL DESCRIPTION
 SCALE: N.T.S.

2 LOCATION MAP
 SCALE: N.T.S.

TOTAL RIGHT OF WAY WIDTH: 50 FEET
 PUBLIC DEDICATED RIGHT OF WAY
 (N.E. 9TH STREET (PLAT))
 N.E. 7TH STREET (FIELD)



1 PROPOSED SITE PLAN
 SCALE: 1"=10'



ADJACENT OWNER :
 SEA GARDENS BEACH & TENNIS RESORT