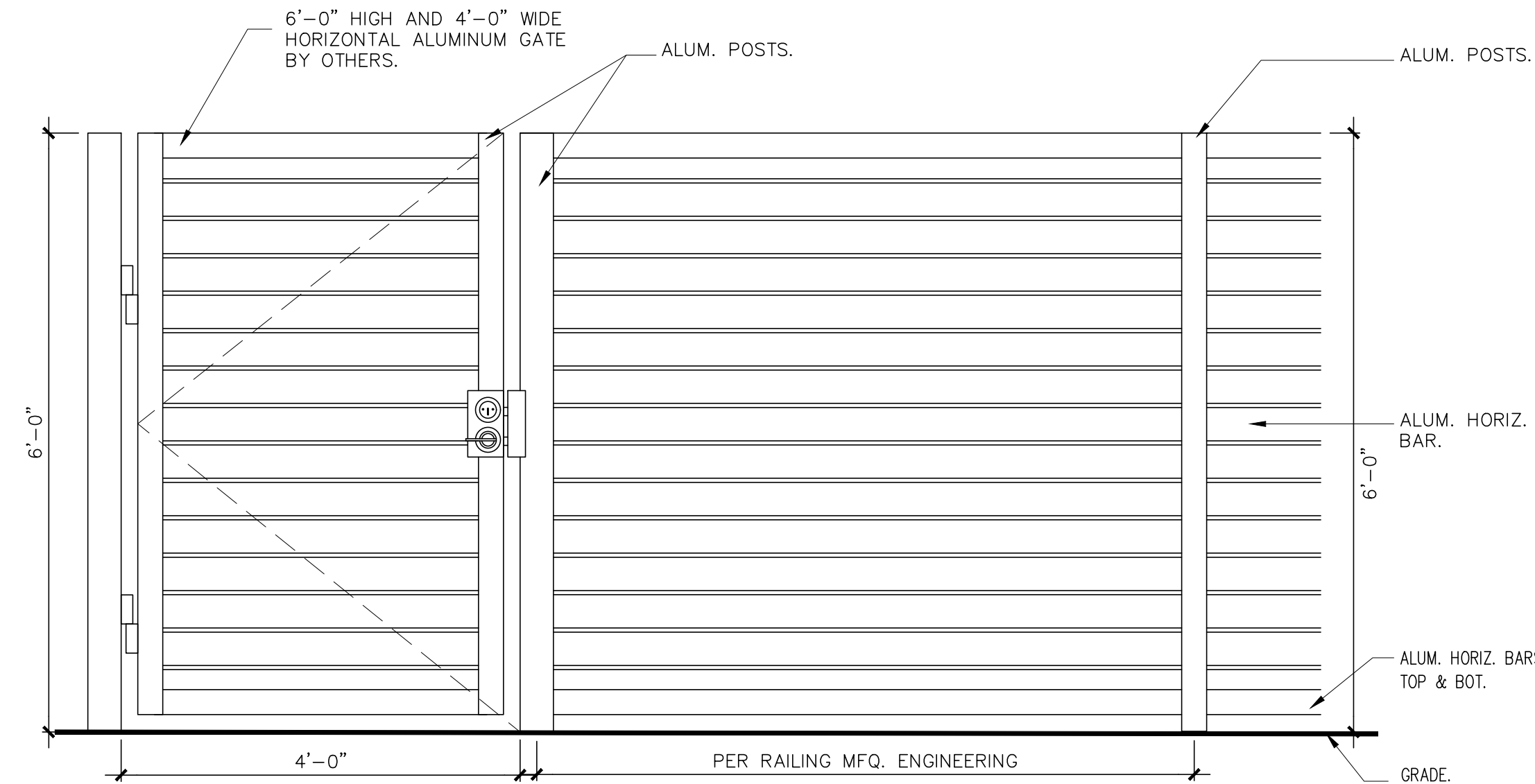
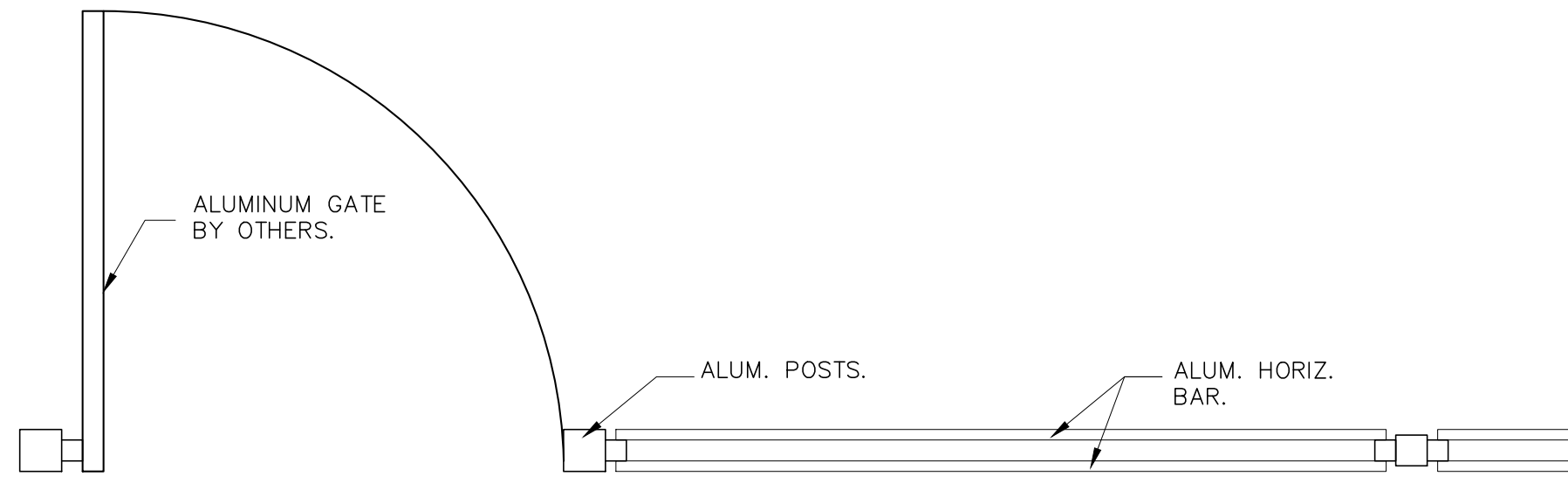


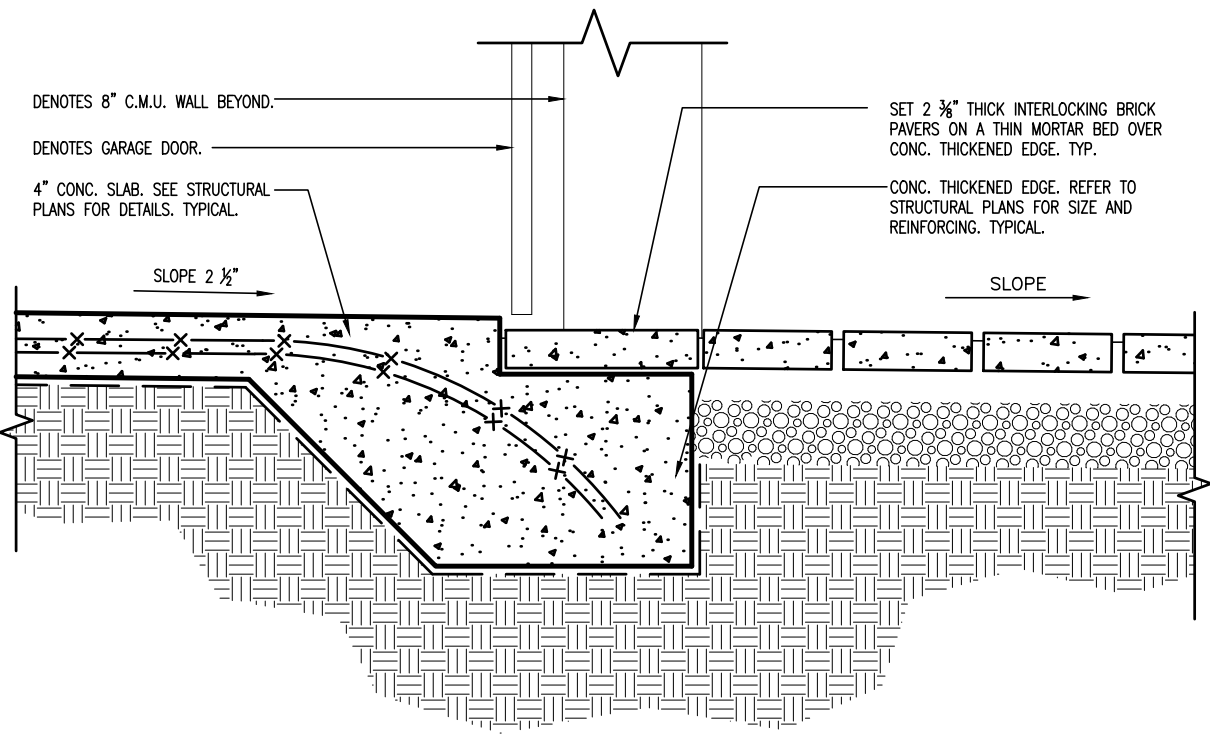
- LEGEND:**
- A- SUITABLE SUBBASE TO BE COMPACTED SOIL (SEE NOTE NO.1)
  - B- LIMEROCK BASE COMPACTED TO A MIN. OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180. MINIMUM THICKNESS REQUIRED: 6" IN THE PUBLIC RIGHT-OF-WAY 4" ON PRIVATE PROPERTY
  - C- 1 1/2"-2" MASONRY SAND, TYPICAL
  - D- CONCRETE SEGMENTAL PAVING UNITS
  - E- JOINT FILLING SAND
  - F- 2500 PSI CONCRETE @ CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY
  - G- (1) #4 CONT.
- LIMITATIONS:**
1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN.
  2. SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO SLOPED PERVIOUS AREA.
  3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT. (SEE ATTACHMENT).

**2 TYP. PAVERS DETAIL**  
SCALE: N.T.S.

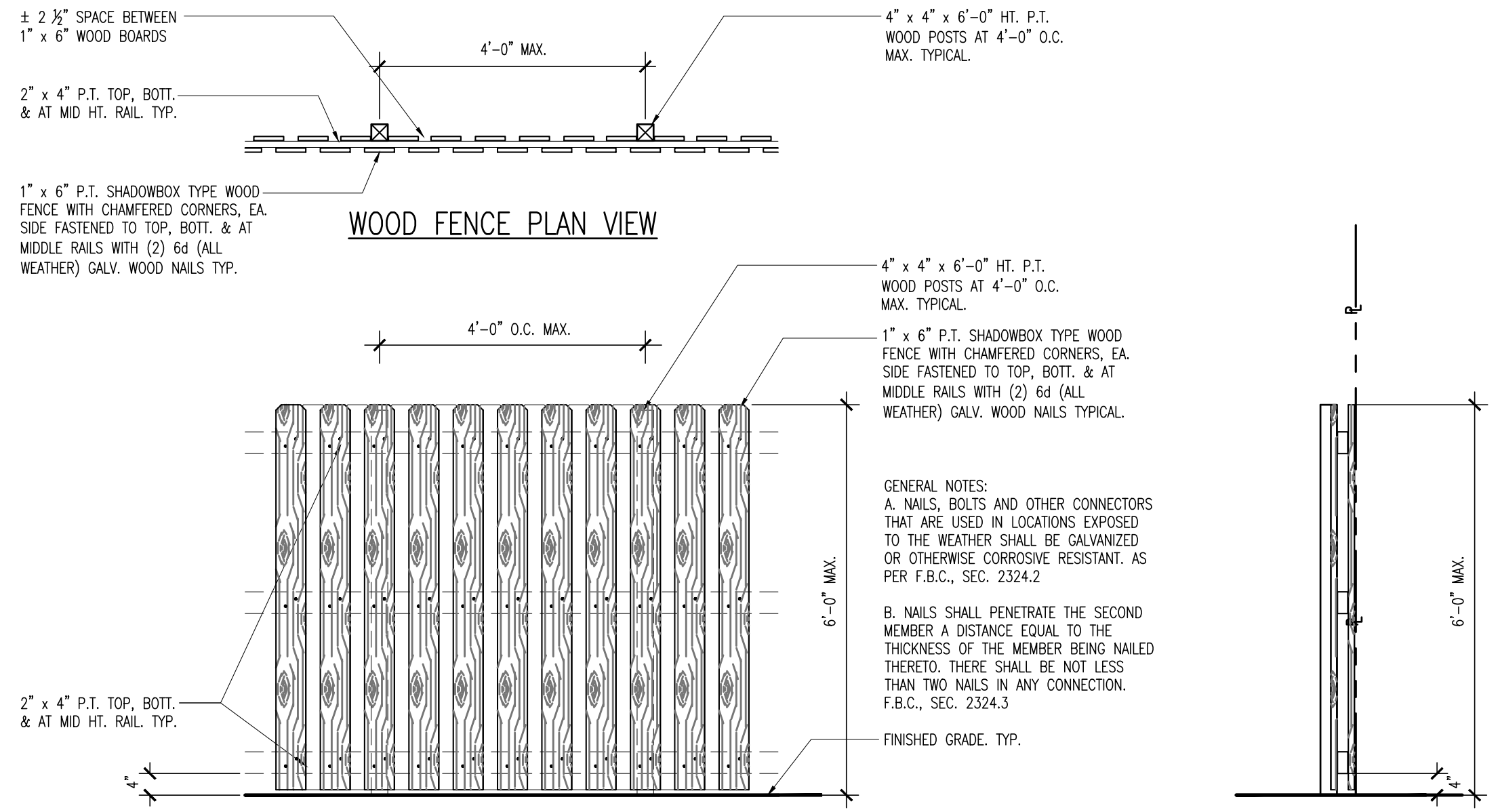


**4 ALUMINUM FENCE & PEDESTRIAN ENTRANCE DETAIL**  
SCALE: 1/2" = 1'-0"

ALL FENCE DETAILS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. A SEPARATE PERMIT IS REQUIRED FOR FENCE.



**1 PAVERS INSTALATION AT GARAGE DOOR**  
SCALE: 1-1/2" = 1'-0"



**3 WOOD FENCE DETAIL**  
SCALE: 1/2" = 1'-0"

**DRC SITE DATA TABLE**

<b>SITE INFORMATION :</b>		
PROPERTY ADDRESS:	3220 & 3224 NE 7 ST. POMPANO BEACH, FL 33062	
DRC CASE # :		
BLDG PERMIT # :		
<b>ZONING AND PROPERTY INFORMATION:</b>		
LAND USE DESIGNATION:	LOW - MEDIUM RESIDENTIAL	
ZONING DESIGNATION:	RM-20	
CURRENT USE OF PROPERTY:	VACANT	
PROPOSED USE OF PROPERTY:	(6) THREE STORY, 3 BED, 3 1/2 BATH TOWNHOUSE UNITS	
FLOOD ZONE:	X & VE	
BASE FLOOD ELEVATION:	VARIABLE - 9.0' NAVD THRU 11.5' NAVD	
<b>UTILITIES AND SERVICES:</b>		
WATER PROVIDER:	CITY OF POMPANO BEACH	
WASTE WATER PROVIDER:	CITY OF POMPANO BEACH	
SOLID WASTE PROVIDER:	CITY OF POMPANO BEACH (ROLL OUT CARTS)	
RECYCLING PROVIDER:	CITY OF POMPANO BEACH (ROLL OUT CARTS)	
<b>DEVELOPMENT DATA:</b>		
NUMBER OF RESIDENTIAL UNITS:	SIX UNITS	
UNIT TYPE :	TOWNHOUSES	
NUMBER OF STORIES:	THREE STORY	
NON-RESIDENTIAL DEVELOPMENT: (USES / GROSS FLOOR AREA)	N/A	
<b>SITE AND BUILDING DATA:</b>		
	SF	%
GROSS SITE (SF / ACREAGE):	20,000 SF (OR) 0.46 ACRES	100 %
LOT SIZE (SF / ACREAGE):	15,000 SF (OR) 0.34 ACRES	100 %
BUILDING FOOTPRINT:	5,528 SF	37 %
VEHICULAR USE AREA (VUA):	2,515 SF	18 %
PEDESTRIAN WALKS:	1,939 SF	12 %
LANDSCAPE AREA:	4,718 SF	31 %
PATIO AREA:	300 SF	2 %
	REQUIRED	PROVIDED
LOT DENSITY:	20 DU/AC X 0.34 AC = 6.8 DU	6 DU / 0.34 AC = 17.6 DU/AC
BUILDING HEIGHT :	35'-0" / 3 STORIES	31'-8" T.O ROOF
LOT WIDTH :	60'	200'
STRUCTURE LENGTH:	200'	173'-8"
FLOOR AREA RATIO (FAR):		5,528 S.F. / 16,032 S.F. = 0.35
LOT COVERAGE MAX. :	60	5,528 SF / 15,000 SF = 36.85
OPEN SPACE:		9,472 S.F. (INCL. LANDSCAPE AND PATIO AREAS)
PERVIOUS AREA	25% x 15,000 = 3,750 S.F.	4,710 S.F. = 31%
IMPERVIOUS AREA		15,000 - 4,718 = 10,282 SF
PARKING SPACES	2 PER UNIT OR 8 SPACES	8 INSIDE GARAGES & 5 GUESTS
<b>SETBACKS (INDICATE DIRECTION N, S, E, W) :</b>		
	REQUIRED	PROVIDED
FRONT YARD ( NORTH )	25'-0"	33'-0"
STREET SITE YARD ( NORTH )	10'-0"	10'-0"
SIDE YARD (EAST)	10'-0"	13'-2"
SIDE YARD (WEST)	10'-0"	13'-2"
REAR YARD ( SOUTH )	10'-0"	10'-2"

**5 SITE DATA & STBACK TABLE**  
SCALE: N.T.S.

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-2**  
OF 1 SHEETS