

PROJECT LOCATION	199 EAST MCNAB ROAD, POMPANO BEACH		
ZONING DISTRICT	RM-20		
BUILDING REQUIRED SETBACKS:	CRITERIA CODE	REQUIRED	PROPOSED
FRONT (SOUTH)	155.3210	25'	33.2'
REAR (NORTH)	155.3210	10'	8.7'*
SIDE INTERIOR (WEST)	155.3210	10'	93.3'
WATERWAY/CANAL (EAST)	155.3210	25'	24.5'*
LANDSCAPE BUFFER	PER TABLE 155.5203.F.3	10'	10'

^{*} EXISTING BUILDING PARKING CALCULATIONS

PAIRING CALCULATIONS	
EXISTING BUILDING*	
EXISTING PARKING SPACES	39 PARKING SPACES
REQUIRED PARKING SPACES PER TABLE 155.5102.D.1	
17 UNITS (2 BED/1 BATH)	1.5 SPACES PER DU = 26 SPACES
6 UNITS (1 BED/ I BATH)	1.5 SPACES PER DU = 9 SPACES
	35 REQUIRED (INCLUDED ADA SPACES)

PROPOSED TOTAL PARKING SPACES 39 PROPOSED (INCLUDED ADA SPACES) * INFORMATION OBTAINED FROM BROWARD COUNTY PROPERTY APPRAISER

(NAVD 1988) + 1.58' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.



SHEET NUMBER

EX-1

CYPRESS

ANDING

EXHIBIT

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:

S.E. 14TH STREET

DUMPSTER ENCLOSURE

PROP TYPE D
CURB (TYP)

EXIST 6' HIGH VINYL FENCE (OFF PROPERTY)

EXIST TREE TO— REMAIN AND BE PROTECTED AT ALL TIMES

EXIST 6' HIGH VINYL FENCE—
(OFF PROPERTY)

3' CURB TAPER (TYP) (SEE DETAIL)

EXIST SIGN "NO PARKING ANY TIME" AND "NO DUMPING VIOLATORS WILL

PROP TURF BLOCK -

R10-7

23.0'

12.0' 16.0'

PROP TYPE D
CURB (TYP)

PROTECTED AT ALL TIMES

BE PROSECUTED"

20' GATE WITH FIRE DEPARTMENT KNOX BOX

PROP FIRE LANE

CONTINUATION OF EXIST 6' HIGH VINYL FENCE

DESIGNATED TURN AROUND SPACE

LOWEST FLOOR ELEV=5.11

SIDEWALK

EXIST WATER METER (SERIAL # 11026665) AND BFP

REFER TO MCNAB ROAD STREETSCAPE IMPROVEMENT PLAN FOR CONTINUATION

MCNAB ROAD (S.E. 15TH STREET)

EXIST IRRIGATION METER (SERIAL # 14008135)

CONNECT INTO EXISTING SIDEWALK

PROP 5' CONC
SIDEWALK PER CITY OF
POMPANO BEACH
DETAILS 301-1 AND
302-2

EXIST 6' HIGH VINYL FENCE

PROP 7' CONC SIDEWALK