



DESIGNED: BPA
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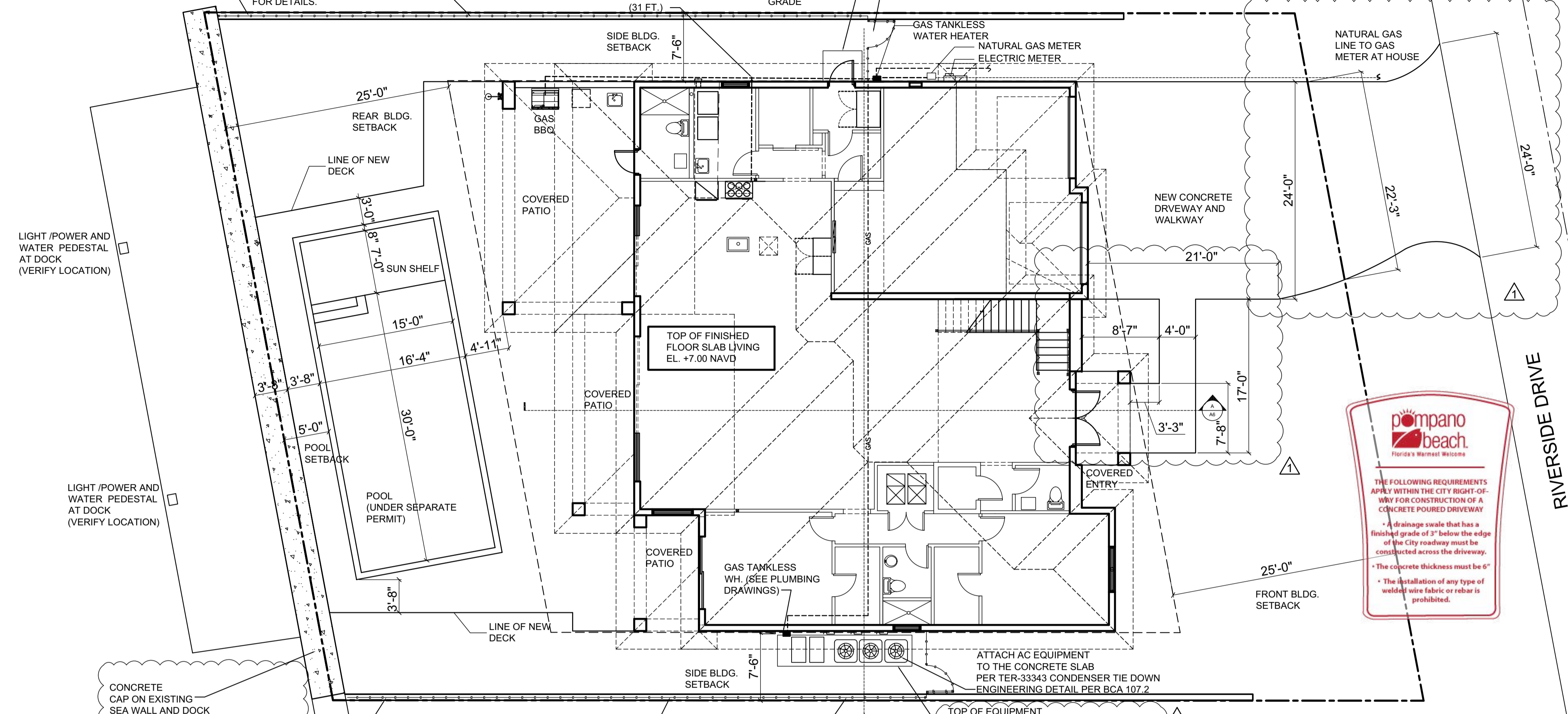
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Bruce Anchell
Date: 2022.02.16
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Bruce P. Anchell
AR0015484

LAMB
RESIDENCE
2103 N. RIVERSIDE DRIVE
POMPANO BEACH, FL

RETAINING WALL OR FENCE WITHIN THE 25'-0" CANAL SITE TRIANGLE:
SHALL COMPLY WITH SECTION 155.5302.D.5 MUST BE MAX. 3 FT. HIGH THE WALL OR FENCE MAY BE 42" HIGH IF IT IS MIN. 66 PERCENT SEE THROUGH AND MAY BE AS HIGH AS 72 INCHES IF IT IS AT LEAST 75 PERCENT SEE THROUGH.

NEW RETAINING WALL TOP AT +5.5' WALL SHALL NOT ENCR OACH ON THE SITE TRIANGLE REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

FROM GAS METER RUN 3/4" DIA. LINES TO BBQ AND WATER HEATER, STUB UP FOR KITCHEN COOKTOP AND DRYER (42FT. = TOTAL DEV. LENGTH FROM METER TO FURTHEST OUTLET)



pompano beach
Florida's Warmest Welcome

THE FOLLOWING REQUIREMENTS APPLY WITHIN THE CITY RIGHT-OF-WAY FOR CONSTRUCTION OF A CONCRETE POURED DRIVEWAY

- A drainage swale that has a finished grade of 3" below the edge of the City roadway must be constructed across the driveway.
- The concrete thickness must be 6"
- The installation of any type of welded wire fabric or rebar is prohibited.

LIGHT /POWER AND WATER PEDESTAL AT DOCK (VERIFY LOCATION)

LIGHT /POWER AND WATER PEDESTAL AT DOCK (VERIFY LOCATION)

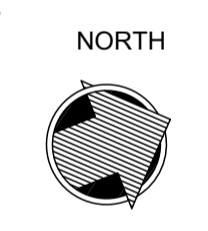
CONCRETE CAP ON EXISTING SEA WALL AND DOCK (BY OTHERS UNDER SEPARATE PERMIT)

RETAINING WALL OR FENCE WITHIN THE SITE TRIANGLE:
SHALL COMPLY WITH SECTION 155.5302.D.5 MUST BE MAX. 3 FT. HIGH THE WALL OR FENCE MAY BE 42" HIGH IF IT IS MIN. 66 PERCENT SEE THROUGH AND MAY BE AS HIGH AS 72 INCHES IF IT IS AT LEAST 75 PERCENT SEE THROUGH.

NEW RETAINING WALL TOP AT +5.5' WALL SHALL NOT ENCR OACH ON THE SITE TRIANGLE REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

NEW 5'-0" HIGH WHITE PVC FENCE WITH 3'-0" WIDE GATE GATE SHALL BE SELF CLOSING AND SELF LATCHING

ATTACH AC EQUIPMENT TO THE CONCRETE SLAB PER TER-33343 CONDENSER TIE DOWN ENGINEERING DETAIL PER BCA 107.2



1 SITE PLAN
SCALE: 1/8" = 1'-0"

AREA CALCULATIONS / SITE DATA	
LOT AREA	9,119 SQ. FT.
TOTAL BUILDING FOOTPRINT	3,633 SQ. FT.
(39.8 % BUILDING COVERAGE / MAX. 40%)	
POOL AND POOL DECK:	1,005 SQ. FT.
DRIVEWAY AND WALKWAY	792 SQ. FT.
EQUIPMENT PAD	60 SQ. FT.
TOTAL IMPERVIOUS AREA	5,802 SQ. FT. (56.8%)
AREA WITHIN THE FRONT YARD	2,114 SQ. FT.
IMPERVIOUS AREA WITHIN THE FRONT YARD	792 SQ. FT.
62.6% PERVIOUS AREA IN THE FRONT YARD (MIN. 50% REQ.)	
MAXIMUM HEIGHT:	35 FT. TO HIGHEST POINT OF THE ROOF

PROJECT: 2021.77
DATE: 12-01-21
ISSUED FOR PERMIT

REVISIONS

BLDG. DEPT. COMMENTS 1-12-22

BLDG. DEPT. COMMENTS 2-16-22

FUTURE GAS APPLIANCES

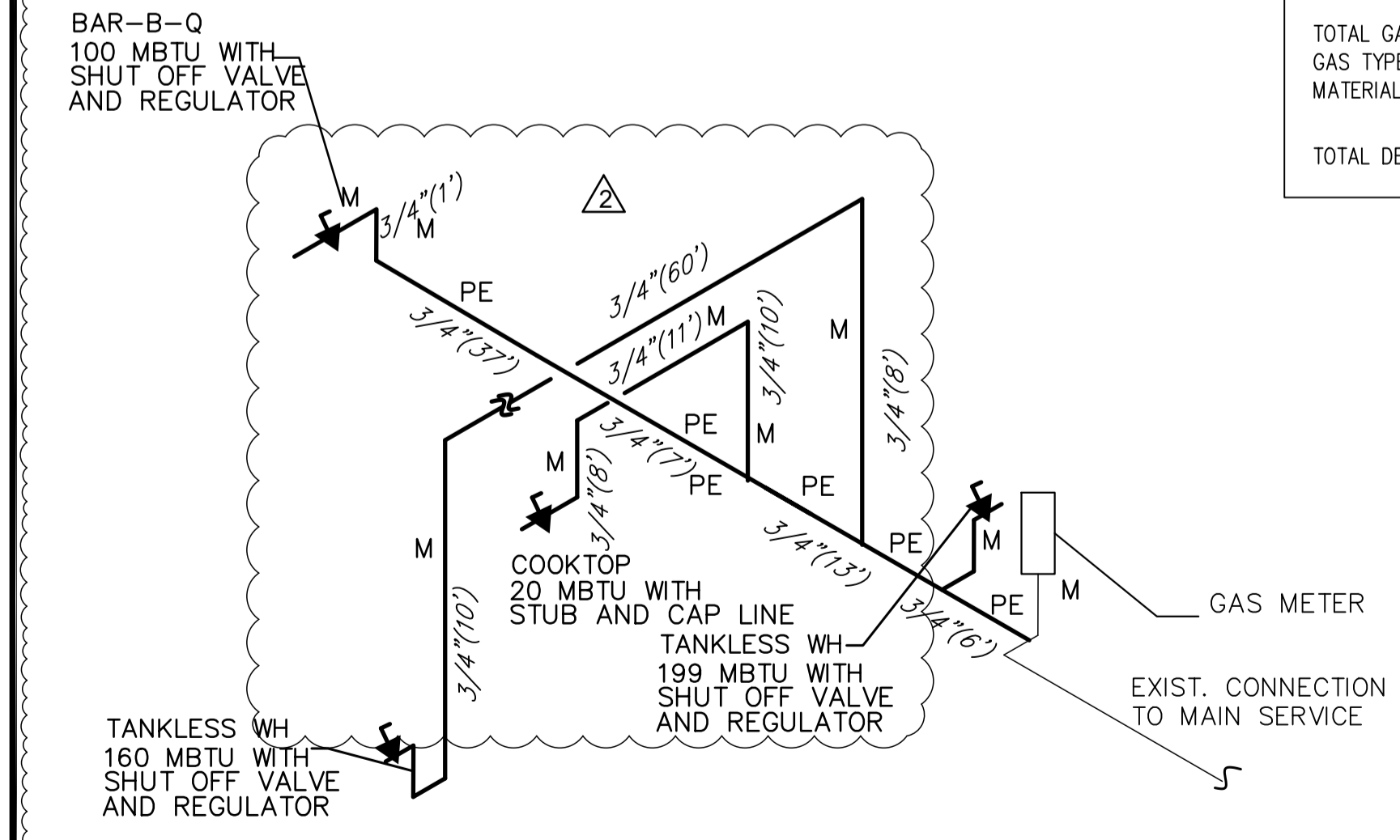
- COOKTOP (WOLF)	20,000 BTU'S
- TANKLESS WATER HEATER (RENNAI)	199,000 BTU'S
- TANKLESS WATRE HEATRE (RENNAI)	160,000 BTU'S
- DRYER	20,000 BTU'S
- BBQ (DCS 42")	100,000 BTU'S
TOTAL BTU'S	499,000 BTU'S

GAS LINE PIPING TO MAINTAIN AT PRESSURE OF 2PS. REGULATORS SHALL BE PLACED ON EACH EQUIPMENT TO REGULATE PSI AS REQUIRED

GAS INFORMATION:

APPLICABLE CODE: 2020 FBC FUEL / GAS	
TOTAL GAS DEMAND : 339,000 BTU	
GAS TYPE: NATURAL GAS	
MATERIAL: POLYETHYLENE PLASTIC PIPE / OR METALLIC UNDER SLAB	
TOTAL DEVELOPED LENGTH : 90'-0"	

ALL PIPING ABOVE GRADE SHALL BE SCH. 40 METALLIC PIPE.



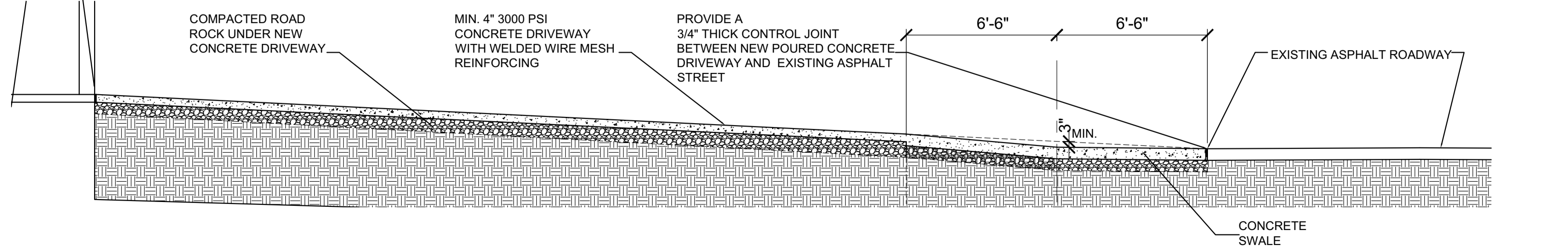
PIPE SIZES FOR GAS ARE PER:
POLYETHYLENE MATERIAL:
FBC 2020 7TH EDITION GAS CODE TABLE G2413.4(8)
INLET PRESSURE: 2.0 PSI
SCHEDULE 40 METALLIC MATERIAL:
FBC 2020 7TH EDITION GAS CODE TABLE G2413.4(1)
INLET PRESSURE: LESS THAN 2.0 PSI

PE =POLYETHYLENE PLASTIC PIPE
M =SCHEDULE 40 METALLIC PIPE

GAS LINE PIPING TO MAINTAIN AT PRESSURE OF 2PS. REGULATORS SHALL BE PLACED ON EACH EQUIPMENT TO REGULATE PSI TO PROPER PSI AS REQUIRED

GAS PIPING INFO
SCALE:

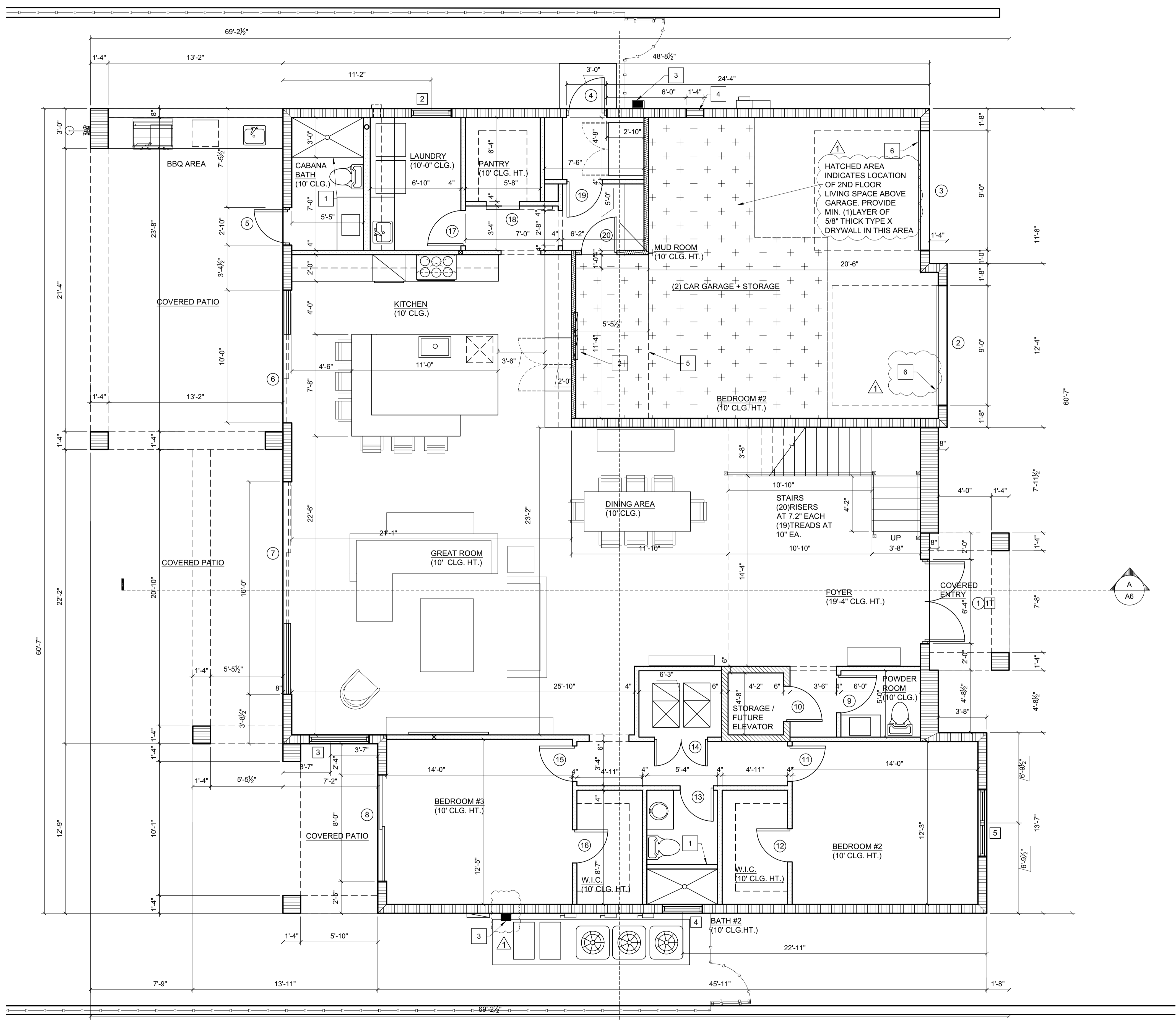
PROVIDE A 3/4" THICK CONTROL JOINT BETWEEN NEW POURED CONCRETE DRIVEWAY AND MASONRY GARAGE WALLS



CONCRETE DRIVEWAY SECTION
SCALE:

SITE PLAN

A-1



#	FLOOR PLAN KEY NOTES
1	CAT. II SAFETY GLAZING SHOWER ENCLOSURE
2	NEW ELECTRICAL PANELS
3	NEW GAS TANKLESS WATER HEATER
4	AIR / FLOOD VENT COMBO UNITS (MIN. 120 SQ. INCH SPACE FOR AIR 4" OFF FINISHED SLAB) FLOOD VENT AREA MIN (1 SQ. INCH FOR EACH SQ. FT. OF ENCLOSED AREA) GARAGE AREA = 577 / 577 SQ. INCHES REQUIRED SMART VENT MODEL 1540-510 200 SQ. FT. FLOOD COVERAGE (3) REQUIRED 51 SQ. INCHES AIR VENT (3) REQUIRED TOTAL OF (3) COMBO UNITS REQUIRED
5	LINE OF DROPPED SOFFIT FOR AC DUCTWORK
6	FLOOD VENT WITHIN GARAGE DOOR (SEE EXTERIOR ELEVATION)

MIN. LIGHT AND VENTILATION	
LIGHT - 8% OF FLOOR AREA VENTILATION - 4% OF FLOOR AREA	
MASTER BEDROOM / SITTING AREA (496 SQ. FT. AREA)	
PROVIDED	LIGHT AREA: 56 SQ. FT. - WINDOWS VENTILATION: 40 SQ. FT. DOORS
REQUIRED	39 SQ. FT. LIGHT / 19.5 SQ. FT. VENTILATION
BEDROOMS 2 / 3 / 4 / 5 (175 SQ. FT.)	
PROVIDED	LIGHT AREA 25 SQ. FT. (5050 CASEMENT) VENTILATION AREA: 25 SQ. FT. (5050 CASEMENT)
REQUIRED LIGHT	14 SQ. FT.
REQUIRED VENTILATION	7 SQ. FT.



DESIGNED BpA
DRAWN BpA
CHECKED BpA

Bruce Anchell
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Date: 2022.01.25 17:51:02 -05'00'
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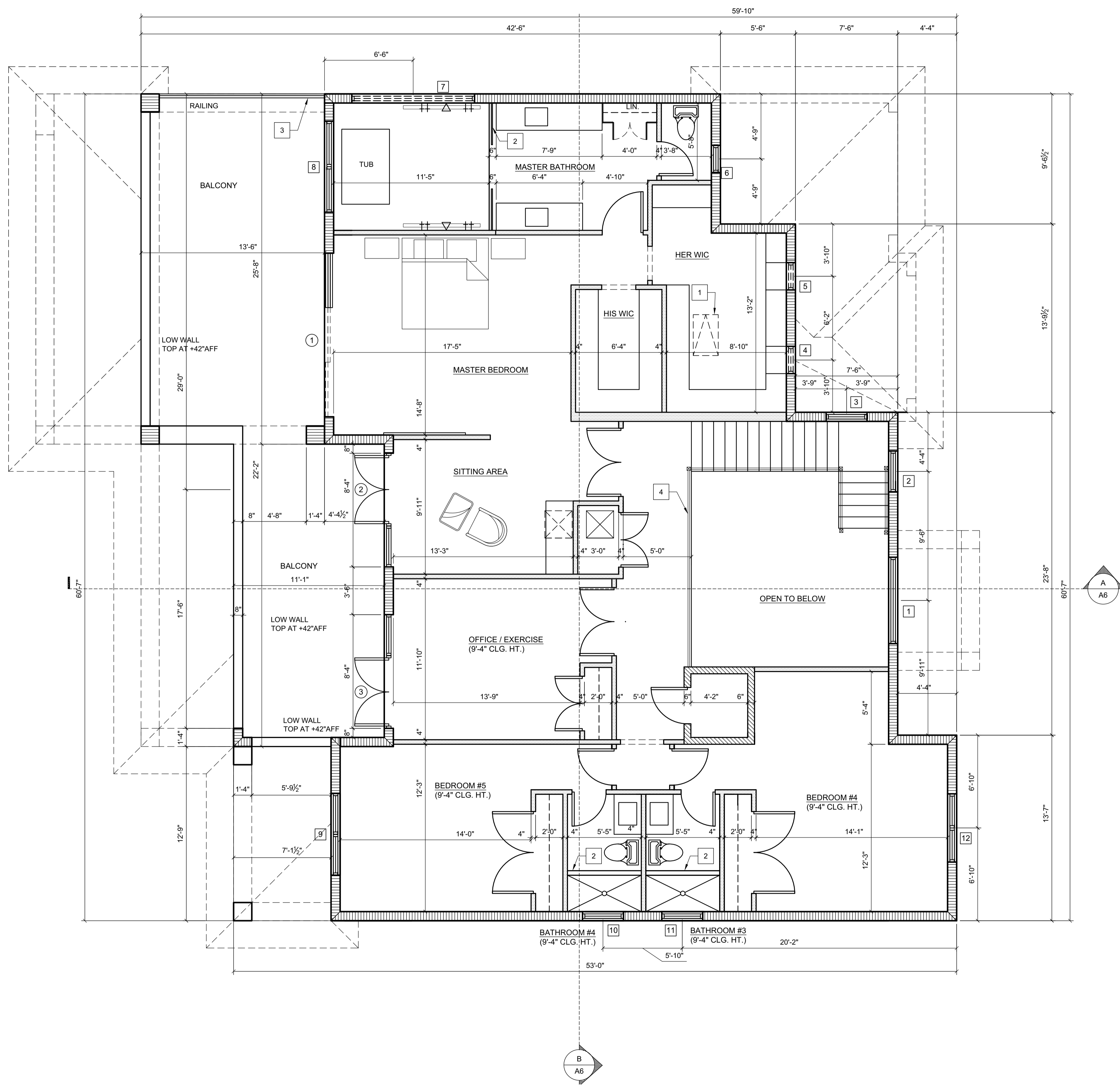
REVISIONS
BLDG. DEPT. COMMENTS
1-25-22

AREA CALCULATIONS	
1ST FLOOR A/C	2,357 SQ. FT.
2ND FLOOR A/C	2,108 SQ. FT.
TOTAL A/C	4,465 SQ. FT.
COVERED PATIO	632 SQ. FT.
COVERED ENTRY	67 SQ. FT.
GARAGE	577 SQ. FT.
TOTAL BUILDING FOOTPRINT	3,633 SQ. FT.

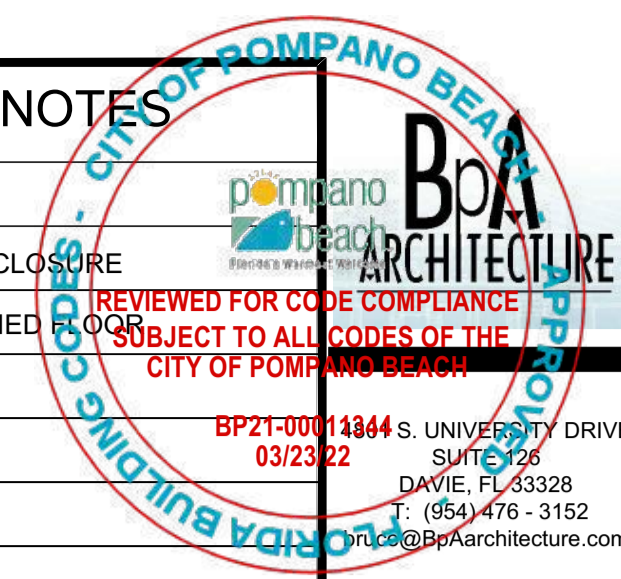
1 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN

A2



#	FLOOR PLAN KEY NOTES
1	ATTIC ACCESS (22" X 36")
2	CATEGORY 2 SAFETY GLAZING SHOWER ENCLOSURE
3	BALCONY RAILING TOP AT 42" ABOVE FINISHED FLOOR
4	STAIR GUARDRAIL TOP AT +42" AFF
5	LOW MASONRY WALL TOP AT +42" AFF
6	



BP21-0011444 S. UNIVERSITY DRIVE
DAVIE, FL 33328
954-476-3152
BpArchitecture.com

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SECOND FLOOR PLAN

A3

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"