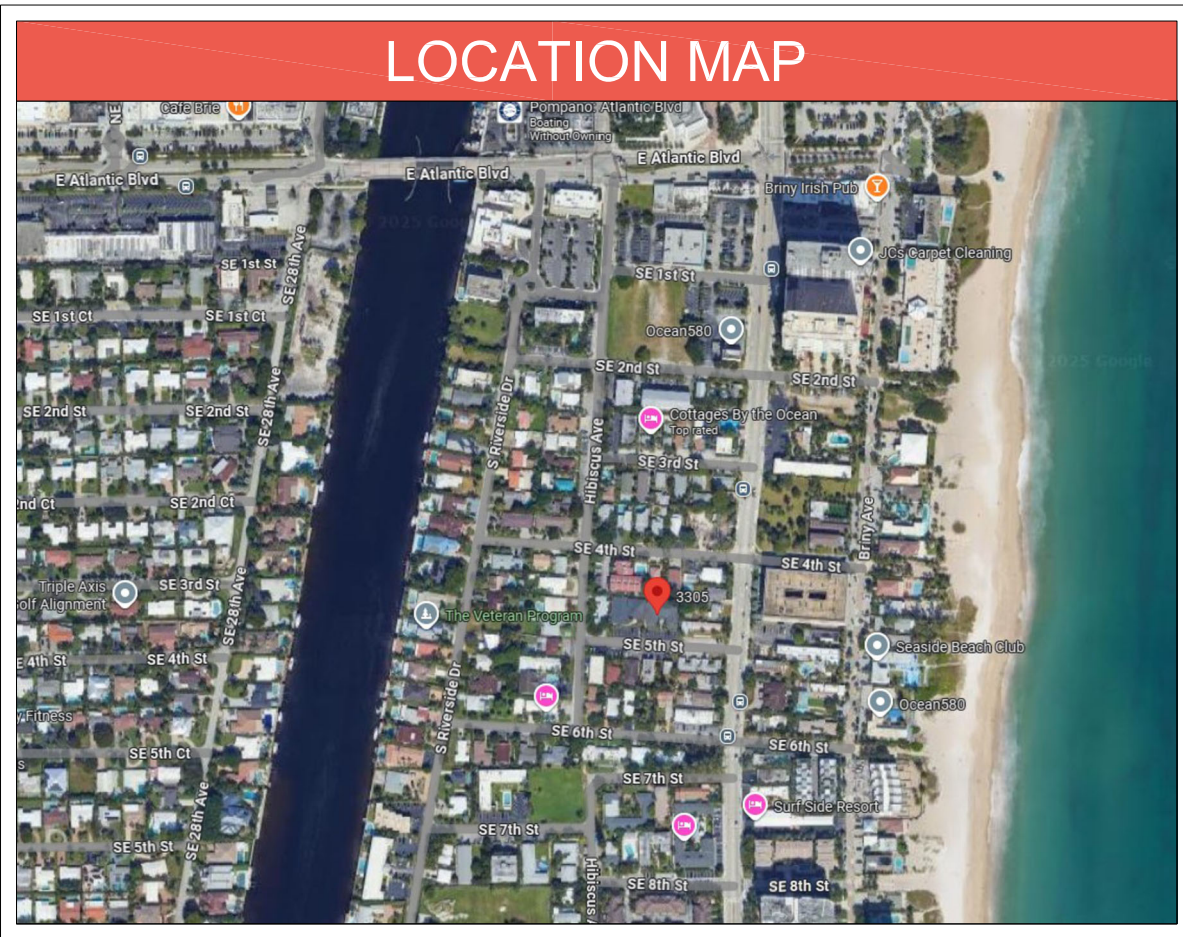


C:\Users\Tiffany\OneDrive\Dropbox\INTELAE\PROJECTS\2000\2009 - 3305 S.E. 5TH STREET TOWNHOMES - POMPANO BEACH\2009 - 3305 S.E. 5TH STREET TOWNHOMES - POMPANO BEACH - ALL 3 STORY UNITS.dwg, 9/20/2025 10:51:03 AM, Adobe PDF

| SHEET INDEX |                                   |            |
|-------------|-----------------------------------|------------|
| SHT         | DESCRIPTION                       | DISCIPLINE |
| SP1.0       | SITE PLAN                         | ARCHITECT  |
| SP1.1       | LOT LAYOUTS & FACADE CALCULATION  | ARCHITECT  |
| SP1.2       | LIFE SAFETY PLAN                  | ARCHITECT  |
| PH0.1       | SITE LIGHTING DETAILS & FIXTURES  | ARCHITECT  |
| PH1.0       | SITE LIGHTING PHOTOMETRIC PLAN    | ARCHITECT  |
| A0.1        | 3D IMAGES                         | ARCHITECT  |
| A0.2        | 3D IMAGES                         | ARCHITECT  |
| A1.0        | 1ST FLOOR PLAN & 2ND FLOOR PLAN   | ARCHITECT  |
| A2.0        | 3RD FLOOR PLAN & ROOF DECK PLAN   | ARCHITECT  |
| A3.0        | ROOF PLAN                         | ARCHITECT  |
| A4.0        | TYPICAL INTERIOR UNIT FLOOR PLANS | ARCHITECT  |
| A4.1        | TYPICAL END UNIT FLOOR PLANS      | ARCHITECT  |
| A5.0        | FRONT & RIGHT SIDE ELEVATIONS     | ARCHITECT  |
| A5.1        | REAR & LEFT SIDE ELEVATIONS       | ARCHITECT  |
| C-1         | CONCEPTUAL DRAINAGE & PAVING PLAN | CIVIL      |
| C-2         | WATER & SANITARY PLAN             | CIVIL      |

| SHEET INDEX |  |            |
|-------------|--|------------|
| SHT         | DESCRIPTION                                  | DISCIPLINE |
| C-3         | FIRE HYDRANT LOCATION PLAN                   | CIVIL      |
| C-4         | EROSION & SEDIMENTATION CONTROL PLAN         | CIVIL      |
| C-5         | SECTIONS & DETAILS                           | CIVIL      |
| C-6         | EROSION & SEDIMENTATION CONTROL PLAN DETAILS | CIVIL      |
| C-7         | DRAINAGE WELL DETAILS                        | CIVIL      |
| C-8         | CITY STANDARD DETAILS                        | CIVIL      |
| C-9         | CITY STANDARD DETAILS                        | CIVIL      |
| C-10        | CITY STANDARD DETAILS                        | CIVIL      |
| C-11        | CIVIL ENGINEERING SPECIFICATIONS             | CIVIL      |
| L-1         | EXISTING PALMS & TREES PLAN                  | LANDSCAPE  |
| L-2         | LANDSCAPE PLAN                               | LANDSCAPE  |
| L-3         | LANDSCAPE NOTES & DETAILS                    | LANDSCAPE  |
| L-4         | IRRIGATION PLAN                              | LANDSCAPE  |
| TD-1        | TREE DISPOSITION PLAN                        | PLANW3ST   |
| PS-1        | PUBLIC SAFETY SECURITY (CPTED) SITE PLAN     | PLANW3ST   |



| PROJECT DESCRIPTION                           |          |
|---|----------|
| TOWNHOME UNITS                                | 8 UNITS  |
| * 3-STORY END TOWNHOME UNITS                  | 2 UNITS  |
| - 3,180 S.F. UNDER AIR PER UNIT               |          |
| * 3-STORY INTERIOR TOWNHOME UNITS             | 6 UNITS  |
| - 3,235 S.F. UNDER AIR PER UNIT               |          |
| SITE DENSITY CALCULATION                      |          |
| SITE DENSITY 'ALLOWED' (20 D.U. X 0.48 ACRES) | 9.6 D.U. |
| SITE DENSITY 'PROVIDED'                       | 8 D.U.   |

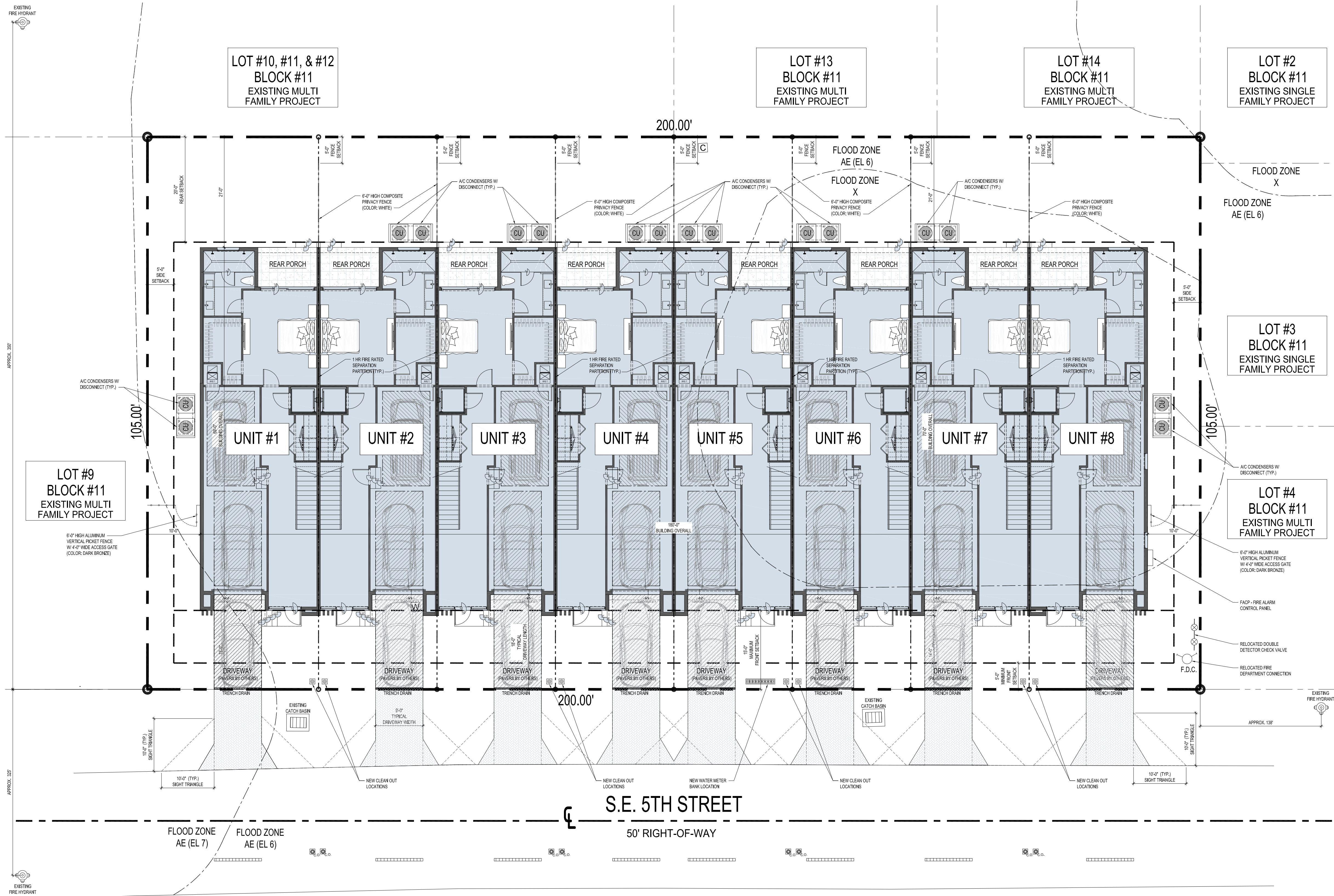
| SITE NOTES  |  |
|---|--|
| <ul style="list-style-type: none"><li>SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION</li><li>VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY</li><li>SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION.</li><li>SITE DRAINAGE BY CIVIL ENGINEER</li></ul> |  |

**DRC**  
PZ25- 12000046  
04/15/2026  
#25009

| SITE DATA  |                         |
|--|-------------------------|
| LOT SIZE   | 21000.0 SQ. FT.         |
| TYPE OF CONSTRUCTION   |                         |
| TYPE V-B   |                         |
| *MAXIMUM NUMBER OF STORIES 'ALLOWED' = 3 STORIES   |                         |
| *NUMBER OF STORIES PROVIDED = 3 STORY  |                         |
| *MAXIMUM SQUARE FOOTAGE 'ALLOWED' = UNLIMITED  |                         |
| *SQUARE FOOTAGE PROVIDED = 27,582 SQ. FT.  |                         |
| FLOOD ZONE INFORMATION   |                         |
| FLOOD ZONE: AE 7.0', AE 6.0', & X - MAP PANEL: #12011C0377H - EFFECTIVE DATE: 08/18/2014                     |                         |
| BASE FLOOD ELEVATION (B.F.E.): AE 7.0' + 1'-0" = B.F.E. 8'-0" NGVD   |                         |
| TYPE OF OCCUPANCY  |                         |
| GROUP 'R3' (SINGLE FAMILY RESIDENTIAL)   |                         |
| SETBACK REQUIREMENTS   |                         |
| LAND USE: (NH) MEDIUM - HIGH DENSITY RESIDENTIAL (16-26 DWELL UNITS PER ACRE)                                |                         |
| ZONING: (RM-20) - MULTIPLE FAMILY RESIDENTIAL DISTRICT & (AOD) ATLANTIC BOULEVARD OVERLAY DISTRICT           |                         |
| *ABUTTING PROPERTIES ZONING: (RM-20) - MULTIPLE FAMILY RESIDENTIAL DISTRICT                                  |                         |
| SETBACKS   |                         |
| *FRONT SETBACK MINIMUM REQUIRED  | 5'-0"                   |
| *FRONT SETBACK MAXIMUM REQUIRED  | 15'-0"                  |
| *FRONT SETBACK PROVIDED  | 15'-0"                  |
| *REAR SETBACK REQUIRED   | 20'-0"                  |
| *REAR SETBACK PROVIDED   | 20'-0"                  |
| *LEFT SIDE SETBACK REQUIRED  | 5'-0"                   |
| *LEFT SIDE SETBACK PROVIDED  | 10'-0"                  |
| *RIGHT SIDE SETBACK REQUIRED   | 5'-0"                   |
| *RIGHT SIDE SETBACK PROVIDED   | 10'-0"                  |
| NOTE: ALL SETBACKS PROVIDED PER TABLE 155.3703.D.4, YARD SETBACKS & BUILDING FACED PLACEMENT                 |                         |
| BUILDING HEIGHT REQUIREMENT  |                         |
| *MAXIMUM BUILDING HEIGHT 'ALLOWED'   | 105'-0"                 |
| *ACTUAL BUILDING HEIGHT PROVIDED   | 36'-0"                  |
| NOTE: HEIGHT PROVIDED PER 155.3703(D)3, MODIFIED INTENSITY & DIMENSIONAL STANDARDS - HEIGHT                  |                         |
| LOT COVERAGE REQUIREMENT   |                         |
| *MAXIMUM LOT COVERAGE 'ALLOWED'  | 60% = 12,600 SQ. FT.    |
| *ACTUAL LOT COVERAGE PROVIDED  | 59.04% = 12,398 SQ. FT. |
| NOTE: LOT COVERAGE PROVIDED PER 155.3210(C), INTENSITY & DIMENSIONAL STANDARDS - LOT COVERAGE, MAXIMUM       |                         |
| MINIMUM PERVIOUS AREA REQUIREMENT  |                         |
| *MINIMUM PERVIOUS AREA REQUIRED  | 25% = 5,250 SQ. FT.     |
| *ACTUAL PERVIOUS AREA PROVIDED   | 33.61% = 7,059 SQ. FT.  |
| NOTE: PERVIOUS PROVIDED PER 155.3703(D)2, MODIFIED INTENSITY & DIMENSIONAL STANDARDS - MINIMUM PERVIOUS AREA |                         |
| BUILDING FACADE PLACEMENT  |                         |
| *BUILDING FACADE WIDTH WITHIN BUILD-TO-ZONE REQUIRED (% OF TOTAL FACADE WIDTH)                               | 50% = 90 FT.            |
| *BUILDING FACADE WIDTH WITHIN BUILD-TO-ZONE PROVIDED   | 57.2% = 103'-0" FT.     |
| NOTE: FACADE PLACEMENT PROVIDED PER TABLE 155.3703.D.4, YARD SETBACKS & BUILDING FACADE PLACEMENT            |                         |
| PARKING REQUIREMENT REQUIREMENT  |                         |
| *MINIMUM PARKING SPACES REQUIRED   | 18 - PARKING SPACES     |
| - 1.5 PARKING SPACES PER DU'S WITH 1 OR 2 BEDROOMS (0 DU'S X 1.5 SPACES)                                     | 0 - PARKING SPACES      |
| - 2 PARKING SPACES PER DU'S WITH 3+ BEDROOMS (8 DU'S X 2 SPACES)   | 16 - PARKING SPACES     |
| - 1 GUEST PARKING SPACE PER EVERY 5 DU'S (8 DU'S / 5 DU'S = 1 SPACE)   | 1 - PARKING SPACE       |
| *ACTUAL PARKING SPACES PROVIDED  | 24 PARKING SPACES       |
| - 1.5 PARKING SPACES PER DU'S WITH 1 OR 2 BEDROOMS (0 DU'S X 1.5 SPACES)                                     | 0 - PARKING SPACES      |
| - 2 PARKING SPACES PER DU'S WITH 3+ BEDROOMS (8 DU'S X 2 SPACES)   | 16 - PARKING SPACES     |
| - 2 PARKING SPACES IN GARAGE (2 FOR 8 DU'S)  | 16 - PARKING SPACES     |
| - 1 GUEST PARKING SPACE PER EVERY 5 DU'S (8 DU'S / 5 DU'S)   | 1 - PARKING SPACE       |
| - 1 PARKING SPACE IN DRIVEWAY (1 FOR 8 DU'S)   | 8 - PARKING SPACES      |

| PROJECT TEAM                     |  |
|----------------------------------|--|
| TYPE:                            | CONTACT INFORMATION  |
| APPLICANT                        | COMPANY: MARSAL MAINTENANCE CORP<br>PHONE: 347-832-6717<br>ADDRESS: 3170 N. FEDERAL HIGHWAY - SUITE #2048 - LIGHHOUSE POINT, FL 33064<br>EMAIL: INFO@MARSAL-CORP.COM |
| PROPERTY OWNER                   | COMPANY: 3305 S.E. 5TH STREET, LLC<br>PHONE: 347-832-6717<br>ADDRESS: 3305 S.E. 5TH STREET - POMPANO BEACH, FL 33064<br>EMAIL: INFO@MARSAL-CORP.COM                  |
| PROJECT LAND PLANNING CONSULTANT | COMPANY: PLANW3ST, LLC<br>PHONE: 954-529-9417<br>ADDRESS: 10152 INDIANTOWN ROAD-UNIT #159 - JUPITER, FL 33478<br>EMAIL: PWEST@PLANW3ST.COM                           |
| ARCHITECT                        | COMPANY: INTELAE, LLC.<br>PHONE: 561-672-7124<br>ADDRESS: 1615 S. FEDERAL HIGHWAY - SUITE #206 - BOCA RATON, FL 33432<br>EMAIL: LOU@INTELAE.COM                      |
| CIVIL ENGINEER                   | COMPANY: GLOBE ENGINEERING, INC.<br>PHONE: 954-316-7628<br>ADDRESS: 4839 S.W. 148TH AVENUE - SUITE 507 - FT. LAUDERDALE, FL 33330<br>EMAIL: MARTIN@CIVIL-ENGINEER.US |
| LANDSCAPE ARCHITECT              | COMPANY: THOMAS L. WHITE, ASLA-ISA<br>PHONE: 954-253-2265<br>ADDRESS: 2600 N.E. 27TH AVENUE - FT. LAUDERDALE, FL 33306<br>EMAIL: TCAWHITE@BELLSOUTH.NET              |

**PROPOSED SITE PLAN**  
SCALE: 1" = 10'-0"



12-1-2025  
3-2-2026

REVISIONS:  
DRC ZONING REVIEW  
DRC ZONING RESUBMITTAL

DATE: 9-2-2025  
DRAWN/CHECKED: LAU/IR  
PERMIT: CONSTRUCTION:

STATE OF FLORIDA  
BOARD OF ARCHITECTS  
REGISTERED ARCHITECT  
AR13630  
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S.E. 5TH STREET TOWNHOMES  
FOR: MARSAL MAINTENANCE CORP.  
3305 S.E. 5TH STREET  
POMPANO BEACH, FL 33062

offices: 561.672.7124 website: intelae.com  
1615 south federal highway + suite 206  
boca raton + florida + 33432

**SP1.0**