



SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION.
- SITE DRAINAGE BY CIVIL ENGINEER

DRC

PZ25- 12000046

04/15/2026

#25009

NORTH

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 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: #12011C037H - EFFECTIVE DATE: 08/19/2014	
BASE FLOOD ELEVATION (B.F.E.): AE 7.0' + 1'-0" = 8.0' F.E. 8'-0" NGVD	
TYPE OF OCCUPANCY	
GROUP 'R2' (SINGLE FAMILY RESIDENTIAL)	
SETBACK REQUIREMENTS	
LAND USE: (MH) MEDIUM - HIGH DENSITY RESIDENTIAL (16-25 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% = 12,388 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% = 80 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 (0 DU'S X 2 SPACES)	16 - PARKING SPACES
- 1 GUEST PARKING SPACE PER EVERY 5 DU'S (0 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 (0 DU'S X 2 SPACES)	
- 2 PARKING SPACES IN GARAGE (2 FOR 0 DU'S)	16 - PARKING SPACES
- 1 GUEST PARKING SPACE PER EVERY 5 DU'S (0 DU'S / 5 DU'S)	
*1 PARKING SPACE IN DRIVEWAY (1 FOR 0 DU'S)	8 - PARKING SPACES

PROPOSED LIFE SAFETY PLAN

SCALE: 1" = 10'-0"

architecture + energy of intelligence

S.E. 5TH STREET TOWNHOMES

FOR: MARSAL MAINTENANCE CORP.

3305 S.E. 5TH STREET

POMPANO BEACH, FL 33062

12-1-2025

3-2-2026

REVISIONS:

DRC ZONING REVIEW

DRC ZONING RESUBMITTAL

DATE:

9-2-2025

DRAWN / CHECKED:

LNU/LR

PERMIT:

CONSTRUCTION:

architect

STATE OF FLORIDA

REGISTERED ARCHITECT

AR13630

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SP1.2

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