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01/21/2026

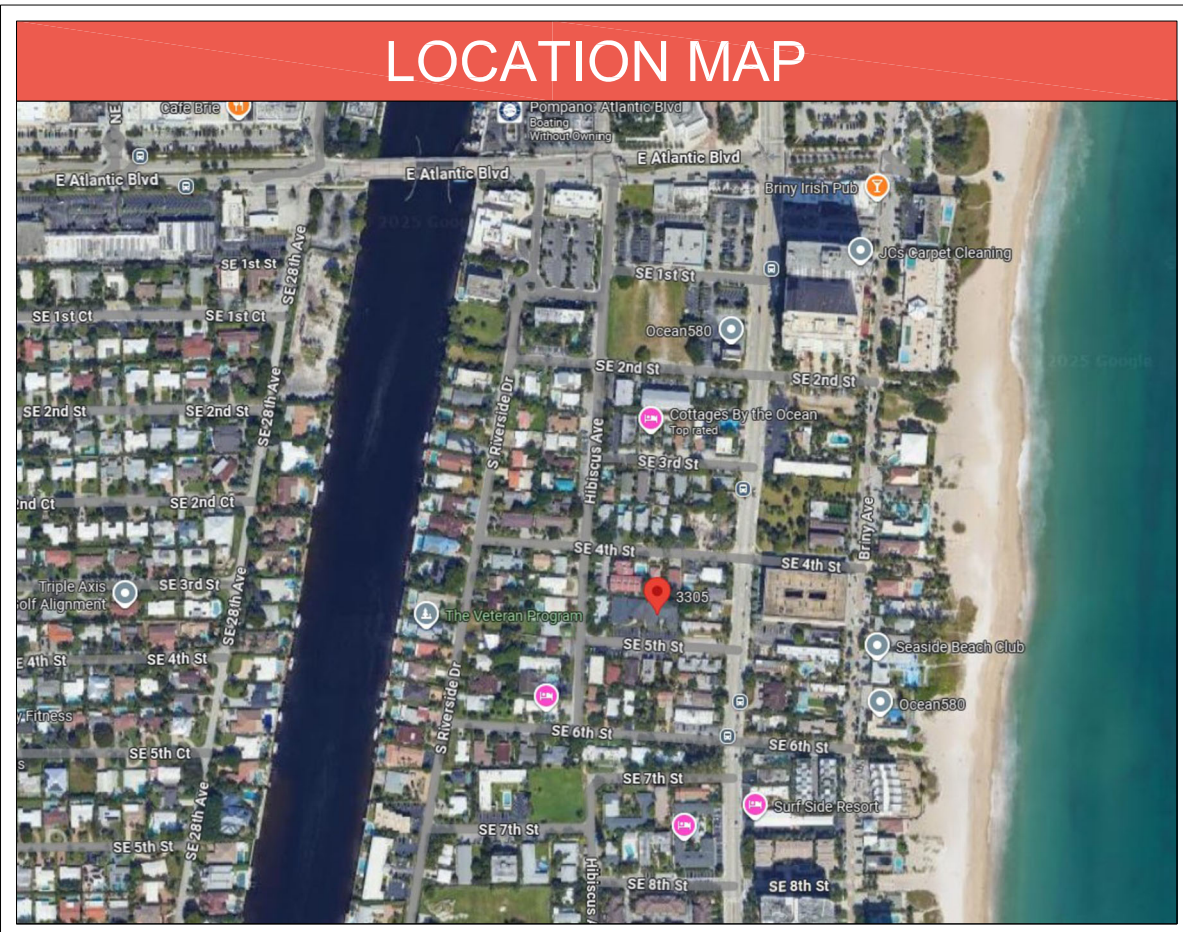
SHEET INDEX

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

SHEET INDEX

SHT	DESCRIPTION	DISCIPLINE
C-1	CONCEPTUAL DRAINAGE & PAVING PLAN	CIVIL
C-2	CONCEPTUAL WATER & SEWER PLAN	CIVIL
C-3	EROSION & SEDIMENTATION CONTROL PLAN	CIVIL
C-4	SECTIONS & DETAILS	CIVIL
C-5	EROSION & SEDIMENTATION CONTROL PLAN DETAILS	CIVIL
C-6	DRAINAGE WELL DETAILS	CIVIL
C-7	CITY STANDARD DETAILS	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

LOCATION MAP

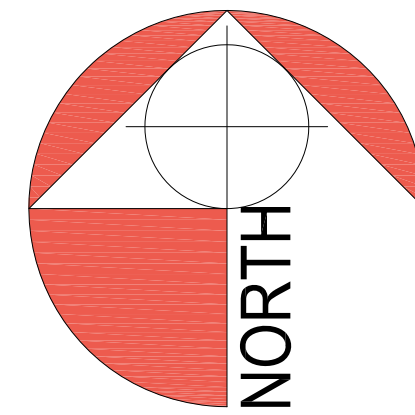


PROJECT DESCRIPTION

TOWNHOME UNITS	8 UNITS
* 2-STORY END TOWNHOME UNITS	2 UNITS
* 2,303 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' (16-25 DWELL UNITS PER ACRE)	0.48 ACRES (8 -12 D.U.)
SITE DENSITY 'PROVIDED'	8 UNITS

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



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: #12011C037TH - 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 (16-25 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	47'-6"
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	58.96% = 12,381 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	32.36% = 6,796 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	53.7% = 96'-8" 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)	22 - PARKING SPACES
* 2 PARKING SPACES IN GARAGE (2 FOR 8 DU'S + 1 FOR 2 DU'S)	14 - PARKING SPACES
* 1 PARKING SPACE IN DRIVEWAY (1 FOR 8 DU'S)	8 - PARKING SPACES
- 1 GUEST PARKING SPACE PER EVERY 5 DU'S (8 DU'S / 5 DU'S)	2 - PARKING SPACE

PROJECT TEAM

TYPE:	CONTACT INFORMATION
APPLICANT	COMPANY: MARSAL MAINTENANCE CORP PHONE: 347-832-6717 ADDRESS: 3170 N. FEDERAL HIGHWAY - SUITE #2048 - LIGHHOUSE POINT, FL 33064 EMAIL: INFO@MARSAL-CORP.COM
PROPERTY OWNER	COMPANY: 3305 S.E. 5TH STREET, LLC PHONE: 347-832-6717 ADDRESS: 3305 S.E. 5TH STREET - POMPANO BEACH, FL 33034 EMAIL: INFO@MARSAL-CORP.COM
PROJECT LAND PLANNING CONSULTANT	COMPANY: PLANW3ST, LLC PHONE: 954-529-9417 ADDRESS: 10152 INDIANTOWN ROAD-UNIT #159 - JUPITER, FL 33478 EMAIL: PWEST@PLANW3ST.COM
ARCHITECT	COMPANY: INTELAE, LLC. PHONE: 561-672-7124 ADDRESS: 1615 S. FEDERAL HIGHWAY - SUITE #206 - BOCA RATON, FL 33432 EMAIL: LOU@INTELAE.COM
CIVIL ENGINEER	COMPANY: GLOBE ENGINEERING, INC. PHONE: 954-316-7628 ADDRESS: 4839 S.W. 148TH AVENUE - SUITE 507 - FT. LAUDERDALE, FL 33330 EMAIL: MARTIN@CIVIL-ENGINEER.US
LANDSCAPE ARCHITECT	COMPANY: THOMAS L. WHITE, ASLA-ISA PHONE: 954-253-2265 ADDRESS: 2600 N.E. 27TH AVENUE - FT. LAUDERDALE, FL 33306 EMAIL: TCAWHITE@BELLSOUTH.NET

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

LOT #10, #11, & #12
BLOCK #11
EXISTING MULTI
FAMILY PROJECT

LOT #13
BLOCK #11
EXISTING MULTI
FAMILY PROJECT

LOT #14
BLOCK #11
EXISTING MULTI
FAMILY PROJECT

LOT #2
BLOCK #11
EXISTING SINGLE
FAMILY PROJECT

LOT #3
BLOCK #11
EXISTING SINGLE
FAMILY PROJECT

LOT #4
BLOCK #11
EXISTING MULTI
FAMILY PROJECT

LOT #9
BLOCK #11
EXISTING MULTI
FAMILY PROJECT

S.E. 5TH STREET

50' RIGHT-OF-WAY

#25009

architecture + energy of intelligence

S.E. 5TH STREET TOWNHOMES

FOR: MARSAL MAINTENANCE CORP.

3305 S.E. 5TH STREET

POMPANO BEACH, FL 33062

REVISIONS: 12-1-2025
DRC ZONING REVIEW

DATE: 9-2-2025
DRAWN/CHECKED: LAU/R

PERMIT: CONSTRUCTION: 01/25 - 01/26



SP1.0