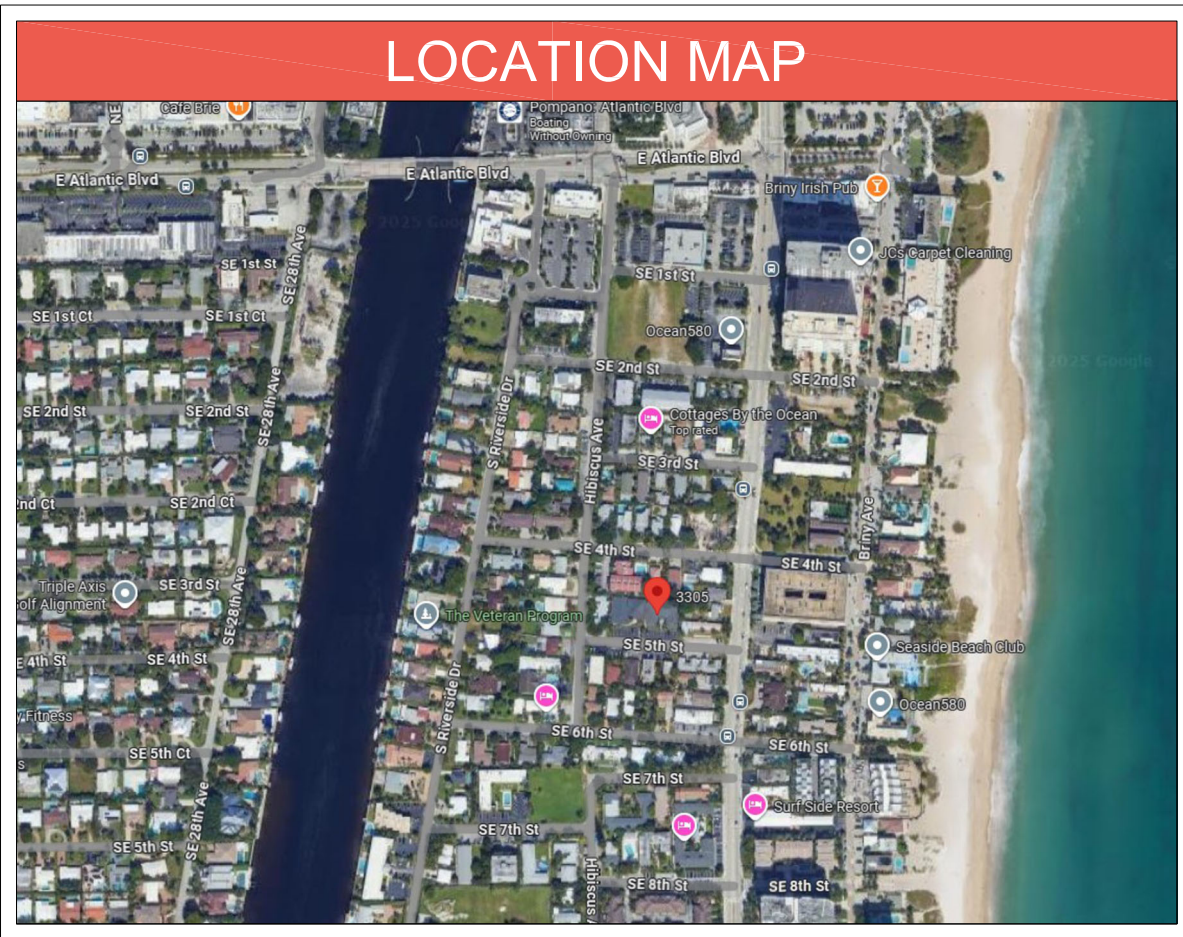


SHEET INDEX		
SHT	DESCRIPTION	DISCIPLINE
SP1.0	SITE PLAN	ARCHITECT
SP1.1	LOT LAYOUTS & FACADE CALCULATION	ARCHITECT
SP1.2	LIFE SAFETY PLAN	ARCHITECT
PH0.1	SITE LIGHTING DETAILS & FIXTURES	ARCHITECT
PH1.0	SITE LIGHTING PHOTOMETRIC PLAN	ARCHITECT
A0.1	3D IMAGES	ARCHITECT
A0.2	3D IMAGES	ARCHITECT
A1.0	1ST FLOOR PLAN & 2ND FLOOR PLAN	ARCHITECT
A2.0	3RD FLOOR PLAN & ROOF PLAN	ARCHITECT
A3.0	NOT USED	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



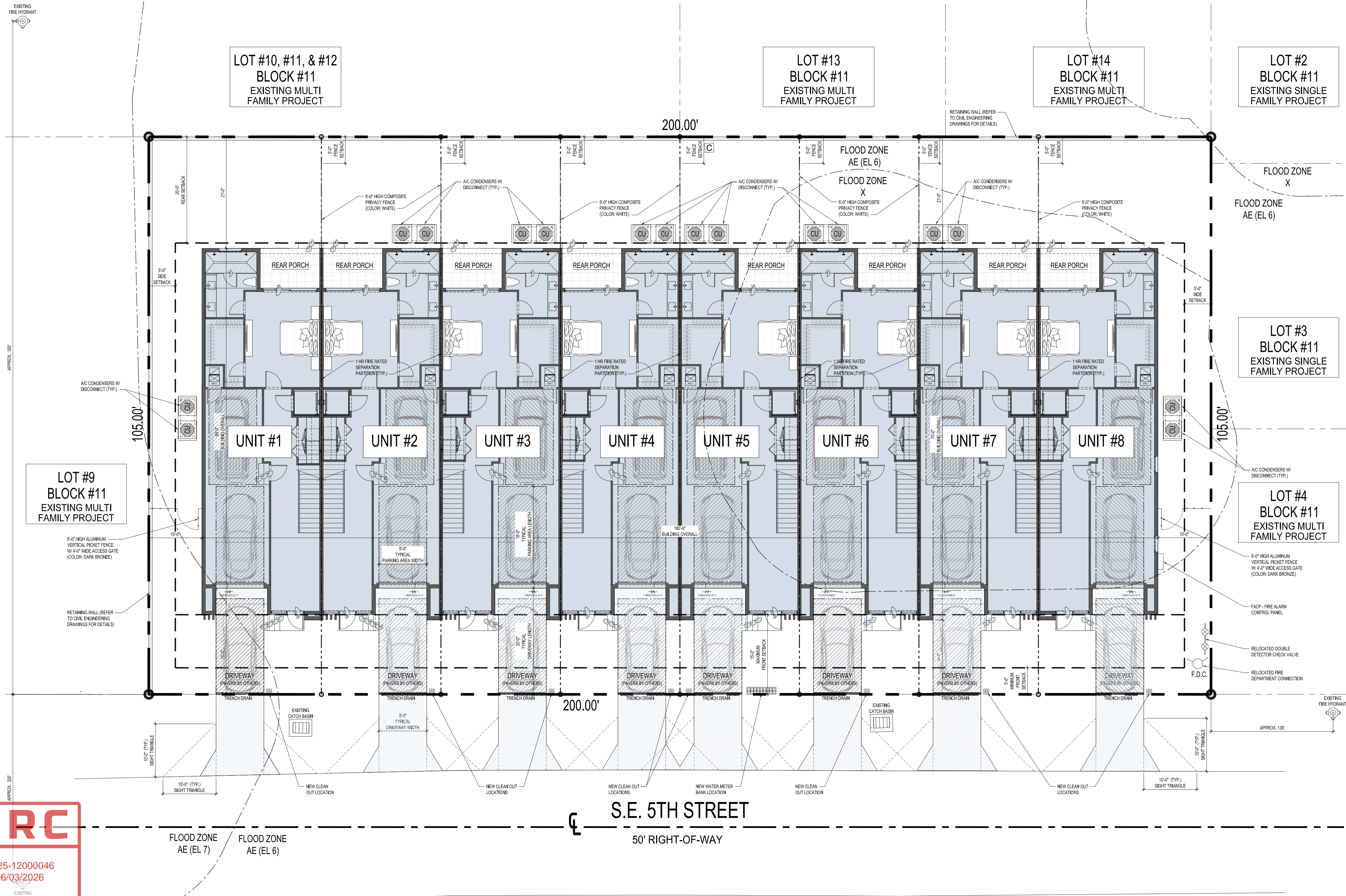
PROJECT DESCRIPTION	
TOWNHOME UNITS	8 UNITS
* 3-STORY END TOWNHOME UNITS	2 UNITS
- 3,233 S.F. UNDER AIR PER UNIT	
* 3-STORY INTERIOR TOWNHOME UNITS	6 UNITS
- 3,235 S.F. UNDER AIR PER UNIT	
SITE DENSITY CALCULATION	
SITE DENSITY 'ALLOWED' (20 D.U. X 0.48 ACRES)	9.6 D.U.
SITE DENSITY 'PROVIDED'	8 D.U.

SITE NOTES	
<ul style="list-style-type: none">SEE ATTACHED SURVEY FOR LEGAL DESCRIPTIONVERIFY PROPERTY LINE DIMENSIONS WITH SURVEYSEE 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 = 28,632 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 (16-26 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	38'-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	59.04% = 12,398 SQ. FT.
NOTE: LOT COVERAGE PROVIDED PER 155.3703(D)2, 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 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 33064 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"	



#25009

architecture + energy of intelligence

INTELAE

FOR: MARSAL MAINTENANCE CORP.
3305 S.E. 5TH STREET
POMPANO BEACH, FL 33062

DATE: 9-2-2025
DRAWN/CHECKED: LNU/LR
PERMIT: CONSTRUCTION:

REVISIONS:
12-1-2025
3-2-2026
4-28-2026
DRC ZONING REVIEW
DRC ZONING RESUBMITTAL
DRC ZONING RESUBMITTAL

STATE OF FLORIDA
REGISTERED ARCHITECT
AR 13630
©2025 - INTELAE

SP1.0