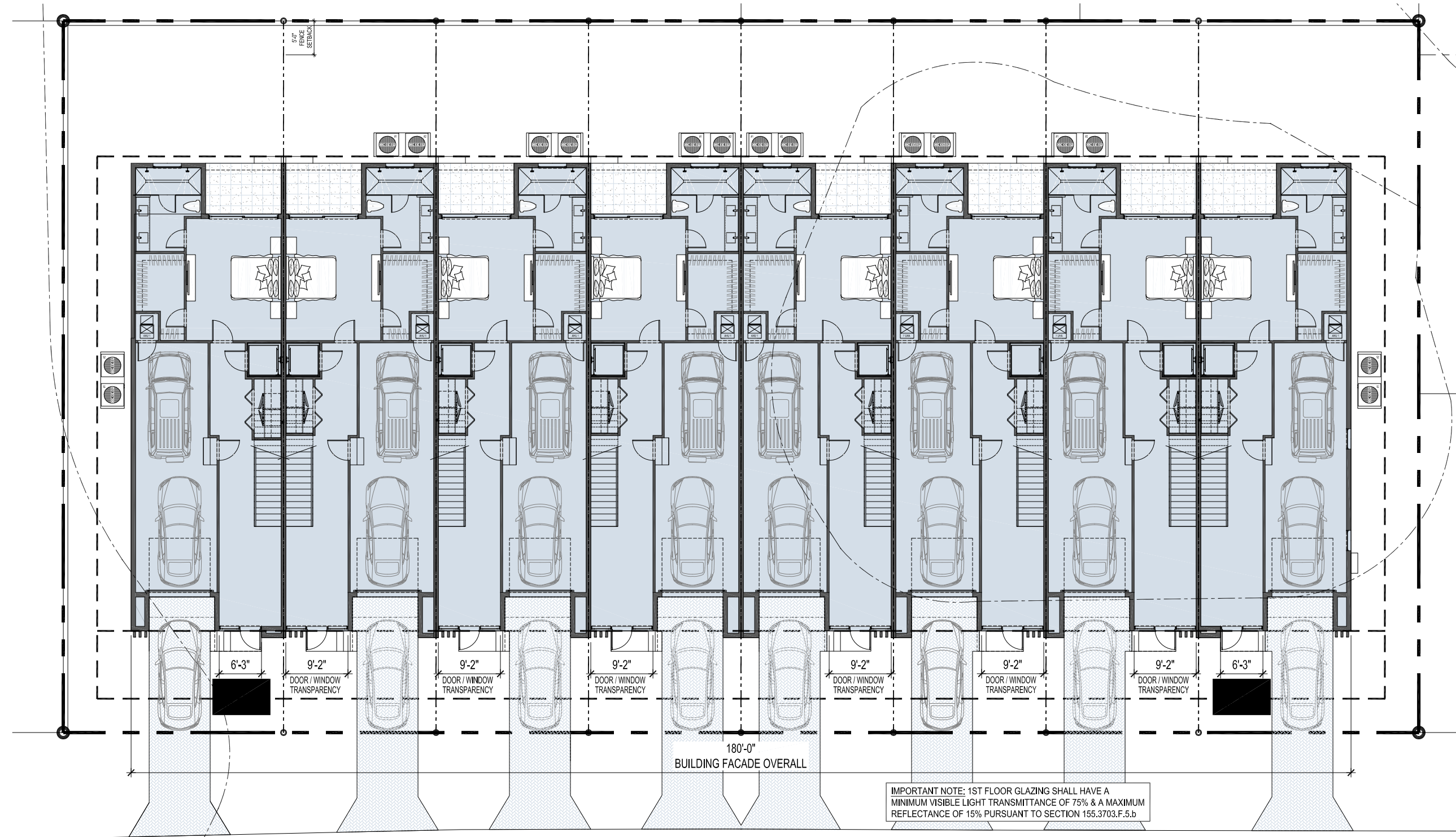


C:\Users\Tiffany\OneDrive\Intel\Projects\25009\25009 - 3305 SE 5th STREET TOWNHOMES - POMPANO BEACH - ALL 3 STORY UNITS.dwg, 4/28/2026 10:08:23 AM, Adobe PDF

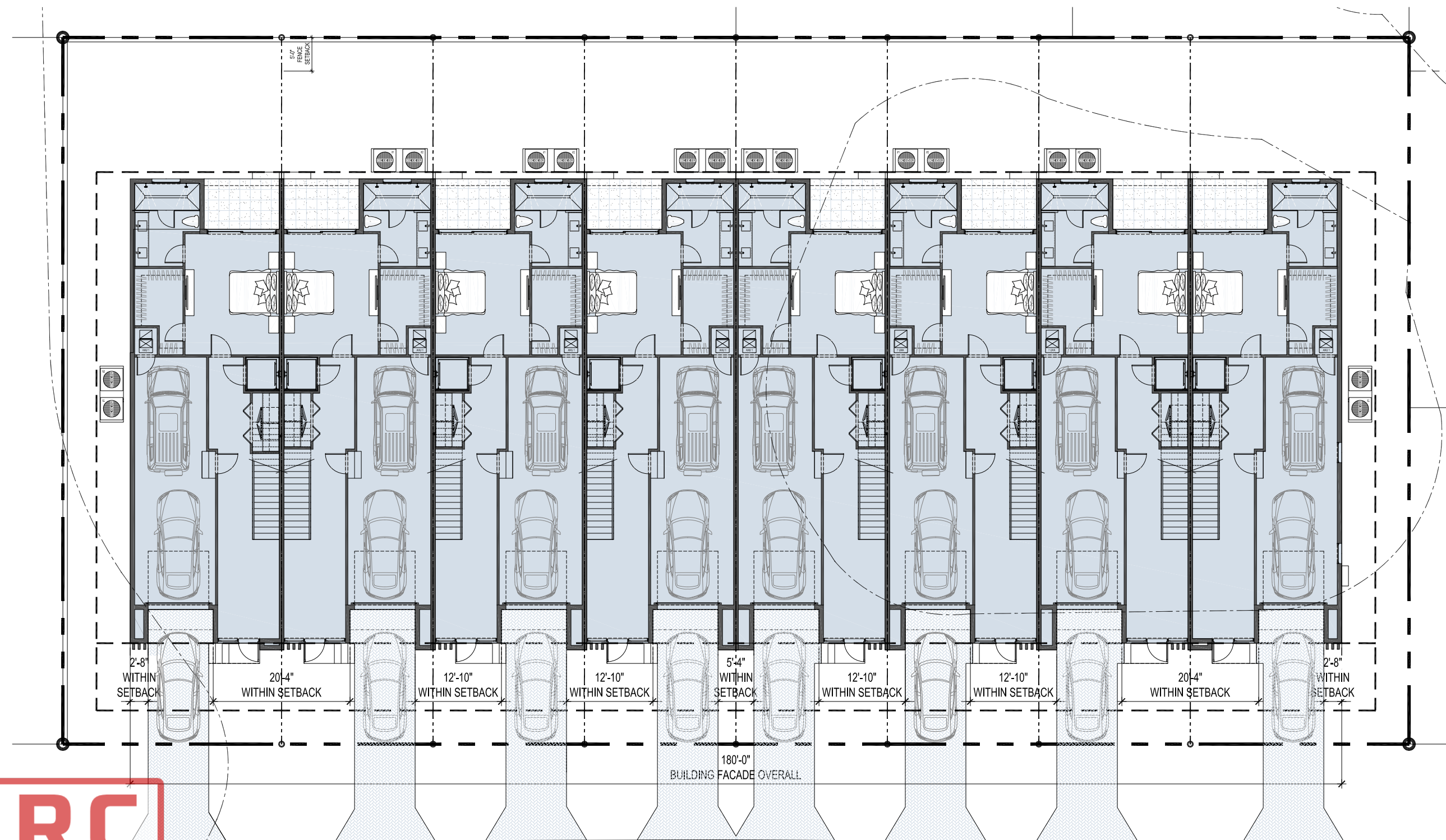


REQUIRED FENESTRATION / TRANSPARENCY WIDTH CALCULATION

SCALE: 1/16" = 1'-0"

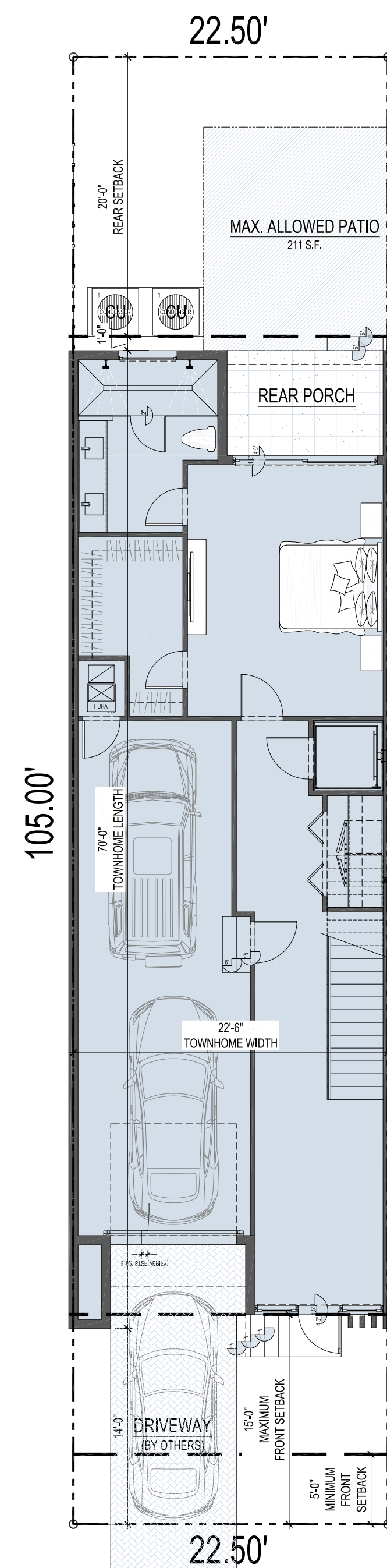
FRONT FACADE CALCULATION	
OVERALL BUILDING FACADE LENGTH	180'-0"
TOTAL FACADE LENGTH WITHIN SETBACK	103'-0"
* FACADE LENGTH PORTION #1	2'-8"
* FACADE LENGTH PORTION #2	20'-4"
* FACADE LENGTH PORTION #3	12'-10"
* FACADE LENGTH PORTION #4	12'-10"
* FACADE LENGTH PORTION #5	5'-4"
* FACADE LENGTH PORTION #6	12'-10"
* FACADE LENGTH PORTION #7	12'-10"
* FACADE LENGTH PORTION #8	20'-4"
* FACADE LENGTH PORTION #9	2'-8"
BUILDING FACADE WITHIN BUILD-TO ZONE 'REQUIRED'	50% = 90 FT.
BUILDING FACADE 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	

FENESTRATION / TRANSPARENCY CALCULATION	
OVERALL BUILDING FACADE LENGTH	180'-0"
TOTAL FACADE LENGTH WITHIN SETBACK	67'-6"
* DOOR / WINDOW WIDTH - UNIT #1	6'-3"
* DOOR / WINDOW WIDTH - UNIT #2	9'-2"
* DOOR / WINDOW WIDTH - UNIT #3	9'-2"
* DOOR / WINDOW WIDTH - UNIT #4	9'-2"
* DOOR / WINDOW WIDTH - UNIT #5	9'-2"
* DOOR / WINDOW WIDTH - UNIT #6	9'-2"
* DOOR / WINDOW WIDTH - UNIT #7	9'-2"
* DOOR / WINDOW WIDTH - UNIT #8	6'-3"
FENESTRATION / TRANSPARENCY WIDTH WITHIN BUILD-TO ZONE 'REQUIRED'	30% = 60 FT.
FENESTRATION / TRANSPARENCY WIDTH WITHIN BUILD-TO ZONE 'PROVIDED'	37.5% = 67'-6" FT.
NOTE: MINIMUM FENESTRATION / TRANSPARENCY WIDTH REQUIREMENTS PROVIDED PER TABLE 155.3703.F.5, MINIMUM FENESTRATION / TRANSPARENCY WIDTH	



REQUIRED FRONT FACADE CALCULATION

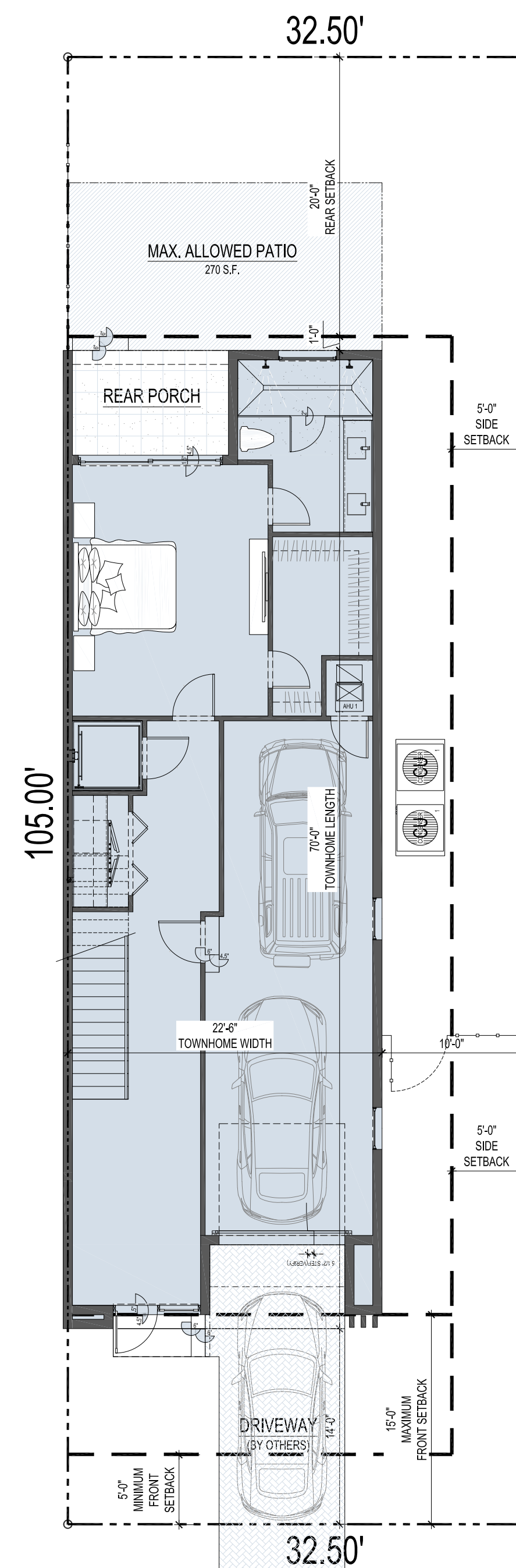
SCALE: 1/16" = 1'-0"



S.E. 5TH STREET

TYPICAL INTERIOR LOT LAYOUT

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



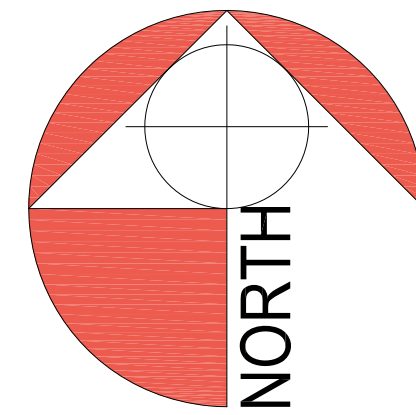
S.E. 5TH STREET

TYPICAL END LOT LAYOUT

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

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



END LOTS - SITE DATA CALCULATION

MINIMUM INDIVIDUAL TOWNHOUSE LOT SIZE 'REQUIRED'	1800 SQ. FT.
INDIVIDUAL TOWNHOUSE LOT SIZE 'PROVIDED'	3413 SQ. FT.
NOTE: TOWNHOUSE REQUIREMENTS PROVIDED PER SECTION 155.3210 - NOTES #2, MULTIPLE-FAMILY RESIDENCE 20 (RM-20)	

MINIMUM INDIVIDUAL TOWNHOUSE LOT WIDTH 'REQUIRED'	18'-0" FT.
INDIVIDUAL TOWNHOUSE LOT WIDTH 'PROVIDED'	22'-6" FT.
NOTE: TOWNHOUSE REQUIREMENTS PROVIDED PER SECTION 155.3210 - NOTES #2, MULTIPLE-FAMILY RESIDENCE 20 (RM-20)	

IMPERVIOUS LOT CALCULATION

1ST FLOOR A/C	964 SQ. FT.
GARAGE	468 SQ. FT.
COVERED ENTRY	21 SQ. FT.
COVERED REAR PORCH	86 SQ. FT.
TOTAL FOOTPRINT	1539 SQ. FT.
DRIVEWAY	185 SQ. FT.
EQUIPMENT PAD	29 SQ. FT.
ALLOWABLE PORCH ADDITION	270 SQ. FT.
TOTAL IMPERVIOUS	2023 SQ. FT.

INTERIOR LOTS - SITE DATA CALCULATION

MINIMUM INDIVIDUAL TOWNHOUSE LOT SIZE 'REQUIRED'	1800 SQ. FT.
INDIVIDUAL TOWNHOUSE LOT SIZE 'PROVIDED'	2362 SQ. FT.
NOTE: TOWNHOUSE REQUIREMENTS PROVIDED PER SECTION 155.3210 - NOTES #2, MULTIPLE-FAMILY RESIDENCE 20 (RM-20)	

MINIMUM INDIVIDUAL TOWNHOUSE LOT WIDTH 'REQUIRED'	18'-0" FT.
INDIVIDUAL TOWNHOUSE LOT WIDTH 'PROVIDED'	22'-6" FT.
NOTE: TOWNHOUSE REQUIREMENTS PROVIDED PER SECTION 155.3210 - NOTES #2, MULTIPLE-FAMILY RESIDENCE 20 (RM-20)	

IMPERVIOUS LOT CALCULATION

1ST FLOOR A/C	950 SQ. FT.
GARAGE	470 SQ. FT.
COVERED ENTRY	21 SQ. FT.
COVERED REAR PORCH	86 SQ. FT.
TOTAL FOOTPRINT	1527 SQ. FT.
DRIVEWAY	185 SQ. FT.
EQUIPMENT PAD	29 SQ. FT.
ALLOWABLE PORCH ADDITION	211 SQ. FT.
TOTAL IMPERVIOUS	1953 SQ. FT.

ADDITIONAL SITE DATA

MINIMUM PERVIOUS AREA REQUIREMENT	
*MINIMUM PERVIOUS AREA 'REQUIRED'	25% = 5,250 SQ. FT.
*ACTUAL PERVIOUS AREA 'PROVIDED'	33.61% = 7,099 SQ. FT.
NOTE: PERVIOUS PROVIDED PER 155.3703(D)2, MODIFIED INTENSITY & DIMENSIONAL STANDARDS - MINIMUM PERVIOUS AREA	
ADDITIONAL PERVIOUS AREA ALLOWED PER TOWNHOUSE LOT	
ADDITIONAL PERVIOUS AREA 'ALLOWED' FOR ENTIRE PROPERTY	
END TOWNHOUSE LOTS PERVIOUS AREA 'ALLOWED'	540 SQ. FT.
- TOWNHOUSE LOT - UNIT #1 ADDITIONAL PERVIOUS AREA 'ALLOWED'	270 SQ. FT.
- TOWNHOUSE LOT - UNIT #6 ADDITIONAL PERVIOUS AREA 'ALLOWED'	270 SQ. FT.
INTERIOR TOWNHOUSE LOTS PERVIOUS AREA 'ALLOWED'	
- TOWNHOUSE LOT - UNIT #2 ADDITIONAL PERVIOUS AREA 'ALLOWED'	211 SQ. FT.
- TOWNHOUSE LOT - UNIT #3 ADDITIONAL PERVIOUS AREA 'ALLOWED'	211 SQ. FT.
- TOWNHOUSE LOT - UNIT #4 ADDITIONAL PERVIOUS AREA 'ALLOWED'	211 SQ. FT.
- TOWNHOUSE LOT - UNIT #5 ADDITIONAL PERVIOUS AREA 'ALLOWED'	211 SQ. FT.
- TOWNHOUSE LOT - UNIT #7 ADDITIONAL PERVIOUS AREA 'ALLOWED'	211 SQ. FT.
TOTAL TOWNHOUSE LOTS PERVIOUS AREA 'PROVIDED'	1806 SQ. FT.

DRC

PZ25-12000046
06/03/2026

#25009

architecture + energy of intelligence

S.E. 5TH STREET TOWNHOMES

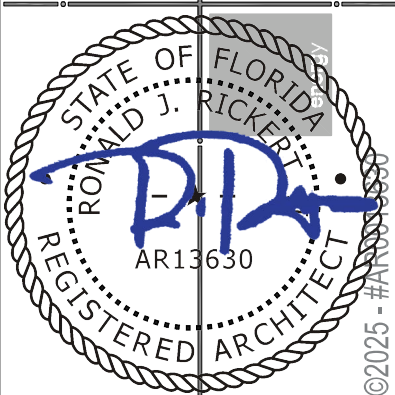
FOR: MARSAL MAINTENANCE CORP.

3305 S.E. 5TH STREET

POMPANO BEACH, FL 33062

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

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



SP1.1