

1 GENERAL SITE PLAN GROUND FLOOR  
1/8" = 1'-0"

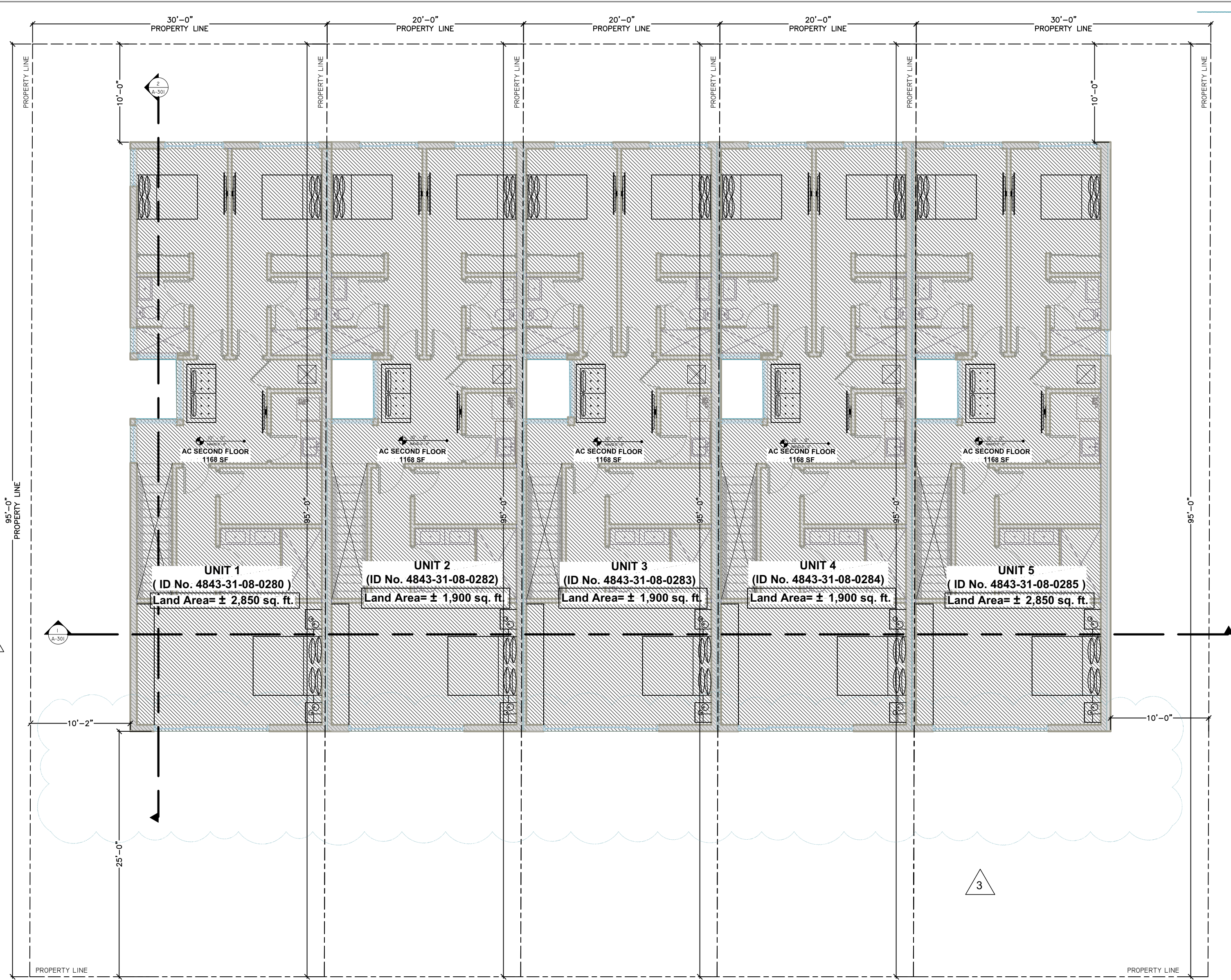
FLOOD ZONE INFORMATION:  
Community No. 120055  
Panel No. 0377  
Suffix: L  
FIRM Date: 09-11-2009  
Flood Zone: AE + 5'

**BUILDING CODE SECTIONS:**

**PARKING/ DRIVEWAYS REQUIREMENTS:**  
SEC. 155.5101.7.B.I Driveway width and length  
SEC. 155.5102.D.I Min. number of off-street parking

**SETBACKS, DOMENSIONS, HEIGHT:**  
SEC. 155.3212 table C: Intensity and dimensional standars

**LANDSCAPE:**  
SEC. 155.5203 Landscape



2 SITE PLAN SECOND FLOOR  
1/8" = 1'-0"

**AREA TALLY (PER UNIT)**

	UNIT 1/5	UNIT 2/3/4
LOT AREA	2,850 SF	1,900 SF
AREA UNDER A/C GROUND FLOOR	867 SF PER UNIT	
AREA UNDER A/C SECOND FLOOR	1,168 SF PER UNIT	
GARAGE	223 SF PER UNIT	
TOTAL	1,473 SF PER UNIT	
TOTAL BUILDING FOOTPRINT	1,267 SF PER UNIT	
BEDS / BATHS / HALF	3 / 3 / 1	

**AREA TALLY**

LOT AREA	11,400 SF
TOTAL BUILDING FOOTPRINT	6,216 SF

**ZONING INFORMATION**  
**PROPOSED LAND USE: H- High Residential 46 DU/AC**

BUILDING SET BACK	REQUIRED/PERMITTED	PROVIDED
FRONT SETBACK	25'-0"	25'-1"
REAR SETBACK	10'-0"	10'-1"
SIDES SETBACK	10'-0"	10'-0"
HEIGHT LIMITATION	105'	20'-0"
<b>LOT OCCUPATION</b>		
DENSITY	46 DU	5
PERVIOUS AREA	25% OF WHOLE DEVELOPMENT (155.3212, RM-4.5.C) 25% OF 11,400 SQF = 2,850 SQF	3,960 SQF = 34%
LOT COVERAGE	60% OF WHOLE DEVELOPMENT (155.3212, RM-4.5.C) 60% OF 11,400 SQF = 6,840 SQF	5,775 SQF = 51%
<b>RES. DEVELOPMENT</b>		
TYPE	N/A	TOWNHOUSE
STORIES	N/A (REGULATION BASED ON HEIGHT)	2
<b>PARKING DATA</b>		
PARKING SPACES	2 PER D/U=8	2 PER D/U=8

**LEGAL DESCRIPTION**

**UNIT 1:**  
The West 30.00 feet of Lot 31, less the South 5 feet thereof, **SILVER BEACH**, according to the plat thereof, as recorded in Plat Book 22, Page 32, of the Public Records of Broward County, Florida.  
Said lands containing 2850.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.

**UNIT 2:**  
The East 20.00 feet of the West 50.00 feet of Lot 31, less the South 5 feet thereof, **SILVER BEACH**, according to the plat thereof, as recorded in Plat Book 22, Page 32, of the Public Records of Broward County, Florida.  
Said lands containing 1900.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.

**UNIT 3:**  
The East 10.00 feet of Lot 31 and the West 10.00 feet of Lot 32, less the South 5 feet thereof, **SILVER BEACH**, according to the plat thereof, as recorded in Plat Book 22, Page 32, of the Public Records of Broward County, Florida.  
Said lands containing 1900.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.

**UNIT 4:**  
The East 20.00 feet of the West 30.00 feet of Lot 32, less the South 5 feet thereof, **SILVER BEACH**, according to the plat thereof, as recorded in Plat Book 22, Page 32, of the Public Records of Broward County, Florida.  
Said lands containing 1900.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.

**UNIT 5:**  
The East 30.00 feet of Lot 32, less the South 5 feet thereof, **SILVER BEACH**, according to the plat thereof, as recorded in Plat Book 22, Page 32, of the Public Records of Broward County, Florida.  
Said lands containing 1900.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.



3 LOCATION MAP  
NTS

**KEY PLAN**

**Alioskar Ganem Osorio**  
Digitally signed by Alioskar Ganem Osorio  
Date: 2024.12.02 11:40:36 -05'00'

**CONSULTING ENGINEER**

**ALIOSKAR GANEM P.E.**  
FL. LIC. No. 74745

**PROJECT NAME:**  
**NEW RESIDENCE**

**PROJECT ADDRESS:**  
3223 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 1  
3225 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 2  
3227 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 3  
3229 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 4  
3231 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 5

REVISIONS	DATE
3	11-01-2024

Project No:  
Scale:  
Date:  
Drawn:  
Checked:  
CAD File:

Drawing Title:

**DRC**  
**PZ24-12000008**  
**01/15/2025**