

2 LOT COVERAGE DIAGRAM  
1/16" = 1'-0"

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.

BUILDING CODE SECTIONS

PARKING/ DRIVEWAY REQUIREMENTS:

Sec. 155.5101.7.b.i- Driveway Width and Length  
Sec. 155.5102.d.i- Min. number of off-street parking

SETBACKS, DIMENSIONS, HEIGHTS:

Sec. 155.32.12- Table C: Intensity and Dimensional Standards

LANDSCAPE REQUIREMENTS:

Sec. 155.5203 - Landscaping

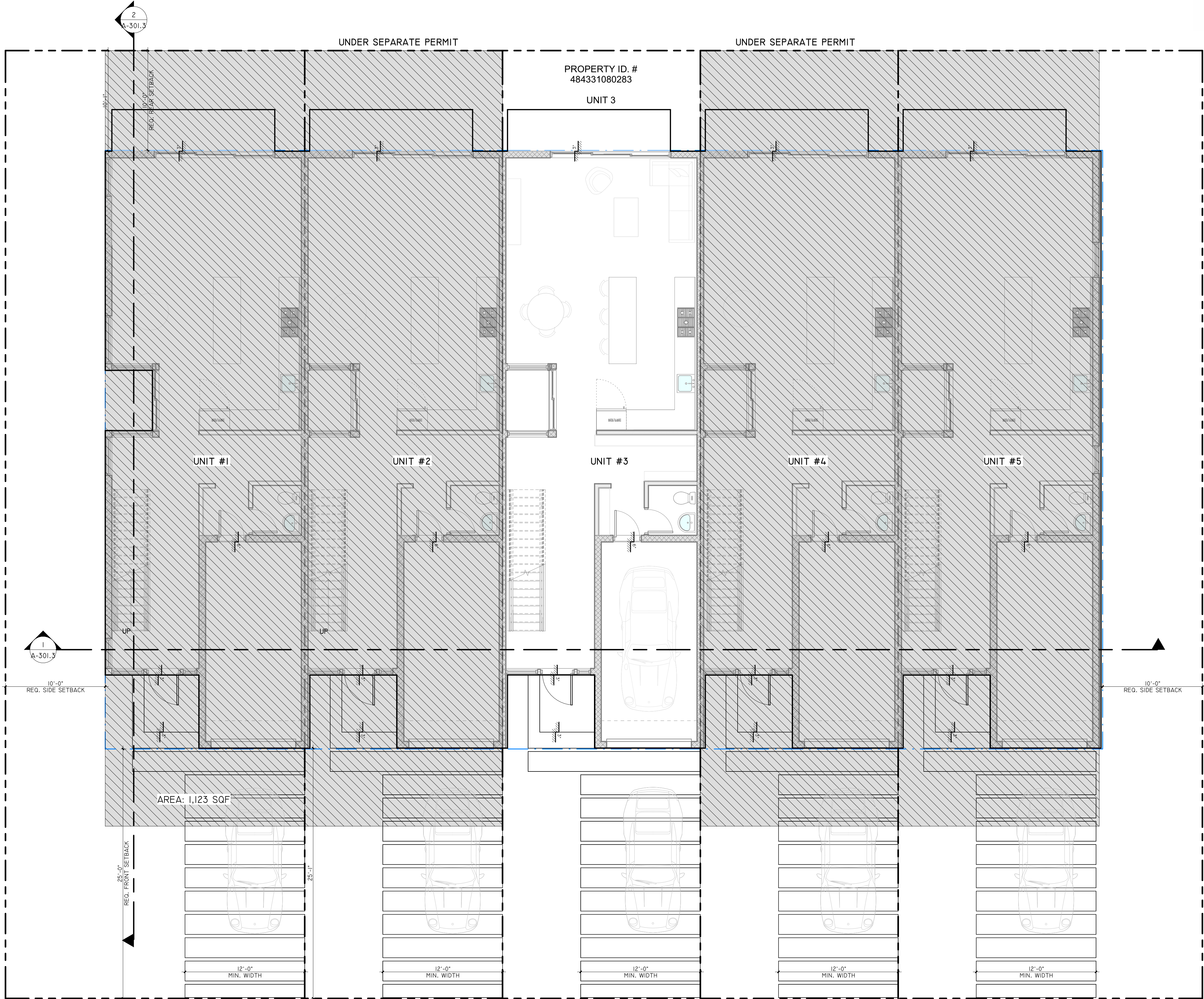
AREA TALLY

LOT AREA	11,400 SF
A/C GROUND FL	871 SF PER UNIT
A/C SECOND FL	1,170 SF PER UNIT
A/C TOTAL	2,041 SF PER UNIT
GARAGE	226 SF PER UNIT

ZONING INFORMATION

CITY OF POMPAÑO BEACH  
VACANT LOT- RM-45  
SECTION 155.3212

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"
LOT OCUPATION		
DENSITY	45 DU	5
PERVIOUS AREA	25% OF WHOLE DEVELOPMENT (155.3212, RM-45.C) 25% OF 11,400 SQF= 2,850 SQF	3,960 SQF = 34%
LOT COVERAGE	60% OF WHOLE DEVELOPMENT (155.3212, RM-45.C) 60% OF 11,400 SQF= 6,840 SQF	5,775 SQF = 51%
RES. DEVELOPMENT		
TYPE	N/A	TOWNHOUSE
STORIES	N/A (REGULATION BASED ON HEIGHT)	2
PARKING DATA		
PARKING SPACES	2 PER D/U=8	2 PER D/U=8

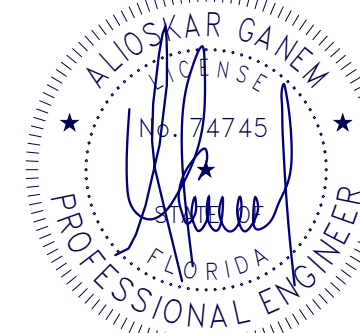


KEYPLAN

**Alioskar  
Ganem  
Osorio**

Digitally signed by  
Alioskar Ganem  
Osorio  
Date: 2024.01.11  
14:05:52 -05'00'

CONSULTING ENGINEER



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

ECO POMPAÑO TOWNHOME  
DEVELOPMENT

3227 NE 5TH ST, POMPAÑO  
BEACH, FL. 33062

PROPERTY ID.  
484331080283

UNIT 3

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

DRAWN BY: AG  
CHECKED BY: AG  
INITIAL DRAWING  
RELEASE DATE: ISSUE DATE