ONE-STORY MULTI-FAMILY RESIDENCE
RM-20 ZONING

POMPANO BEACH PARK N.A.P.
(P.B. 21 , PG. 20)
LOT-1 BLOCK - 4

ONE-STORY SINGLE-FAMILY RESIDENCE
RM-20 ZONING

ONE-STORY MULTI-FAMILY RESIDENCE
RM-20 ZONING

POMPANO BEACH BLOUNT
BROS REALTY CO'S SUBDIVISION N.A.P.
(P.B. 2 , PG. 43)

PROPERTY LINE: 150.00'

ADJACENT
DWELING
3205

RM-20 ZONING

TWO-STORY
MULTI-FAMILY
RESIDENCE

PROPERTY LINE: 143.14'

BUILDING #1

MODEL A+ — UNIT 3 — 1,230 SF FOOTPRINT
MODEL A — UNIT 2 — 1,218 SF FOOTPRINT
MODEL A+ — UNIT 1 — 1,230 SF FOOTPRINT

NEW THREE-STORY
CBS TOWNHOMES
GROUND FLR. TOS.
+0'-0" TOS.
+7.00' NAVD
23,483 SF NET A/C AREA
3,342 SF GARAGE
26,825 SF GROSS

BUILDING SEPARATION

BUILDING #2

UNIT 7 — 1,154 SF FOOTPRINT — MODEL B+
UNIT 6 — 1,138 SF FOOTPRINT — MODEL B
UNIT 5 — 1,138 SF FOOTPRINT — MODEL B
UNIT 4 — 1,154 SF FOOTPRINT — MODEL B+

PROPERTY LINE: 150.00'
5' CONCRETE WALKWAY

PROPERTY LINE: 142.34'
5' CONCRETE WALKWAY

COMMUNITY HOT TUB
96 SF

LAWN
LANDSCAPING
(SEE LSCPE. DWG'S)

GUEST PARKING #1

GUEST PARKING #2

STREET PARKING

STREET PARKING

TWO-WAY DRIVEWAY
(24' WIDE W/ 3' CONCRETE PEDESTRIAN WALK)

24' VEHICULAR DRIVE

VEHICULAR ENTRY

3' CONC. PED. WALK

PED. ENTRY

5' CONCRETE WALKWAY

HIBISCUS AVE.

SE 7TH ST.

FIRE TRUCK

"MORANG & PARKS ON PALM ISLAND"
P.B. 2, PG. 8 BROWARD COUNTY
OFFICIAL RECORDS

EXISTING FIRE HYDRANT AT THE CORNER OF SE 7TH ST. AND HWY A1A (APPROX. 395' DISTANCE)

NEW, CONTINUOUS 6'-0" TALL ALUM. FENCE

NEW, CONTINUOUS 4'-0" TALL ALUM. FENCE

EXISTING FIRE HYDRANT ON SITE

PROP. FPL ELECT. TRANSFORMER (LOCATION TBD. BY FPL)

NEW MARQUEE SIGN NOT TO EXCEED 60 SF TOTAL AS PER CH.156.06

TRUNCATED WARNING DOME MATS

GARBAGE CART DESIGNATED STAGING AREA

APPROX. STREET ENTRY -3'-6" TOS. +3.50' NAVD

EXIST. COR. +3.78' NAVD

EXIST. COR. +3.67' NAVD

EXIST. COR. +3.55' NAVD

EXIST. COR. +3.57' NAVD

EXIST. COR. +1.87' NAVD

EXIST. COR. +2.11' NAVD

EXIST. COR. +2.62' NAVD

EXIST. COR. +3.22' NAVD

POST FENCING DISTANCE TO BE MAXIMIZED

FENCE TYPE
A 4'-0" ALUMINUM FENCE
SCALE: 1/4"=1'-0"

FENCE TYPE
B 6'-0" CHAIN-LINK FENCE
SCALE: 1/4"=1'-0"

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

PROJECT

HIBISCUS PARK TOWNHOMES

3213 SE 7TH STREET
POMPANO BEACH, FL 33062

COMMISSION NUMBER

2224

DEVELOPER

CASA MODERNA

A: 790 E. BROWARD BLVD. STE 2000
FORT LAUDERDALE, FL 33301
E: JACK@CASAMODERNALLC.COM
T: 954.562.9647

CASAMODERNALLC.COM

ARCHITECT

THAMANN ARCHITECTURE+DESIGN

A: 1853 SW 24TH TER.
MIAMI, FL 33145
E: OFFICE@TAPLUSD.COM
T: 786.584.7857

THAMANNARCHITECTURE.COM

CONSULTANTS

CIVIL ENGINEER:
HALEY ENGINEERING, INC.
1680 SE 4TH ST.
DEERFIELD BEACH, FL 33441
(954) 260-6194

LANDSCAPE ARCHITECT:
LAND ART PLANNING & DESIGN LLC.
2600 NE 27TH AVE
FORT LAUDERDALE, FL 33306
(954) 253-2265

STRUCTURAL ENGINEER:
R.E. ENGINEERING DESIGN CORP.
1641 NW 115TH TERR.
PLANTATION, FL 33323
(954) 848-1232

MEP ENGINEER:
G&P DESIGN CONSULTANTS LLC.
621 NW 53RD ST. SUITE 240
BOCA RATON, FL 33487
(305) 331-7626

REVISION

#	DATE/DESCRIPTION

SEAL

STATE OF FLORIDA
CODY J. THAMANN
AR99981
REGISTERED ARCHITECT

CODY J. THAMANN
REGISTERED ARCHITECT
AR99981

DATE

03/29/2023 - VARIANCE SUBMITTAL

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

SHEET TITLE

SITE PLAN

SHEET

A-050