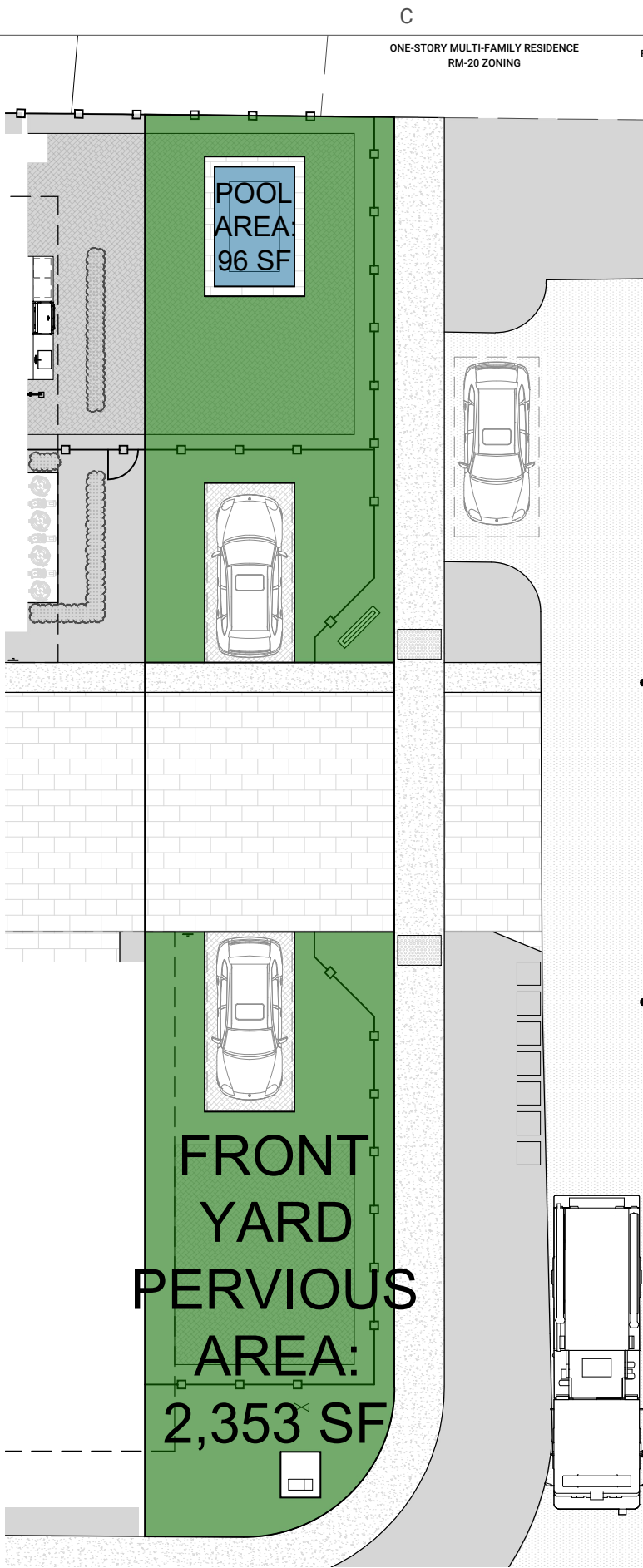


PERVIOUS AREA

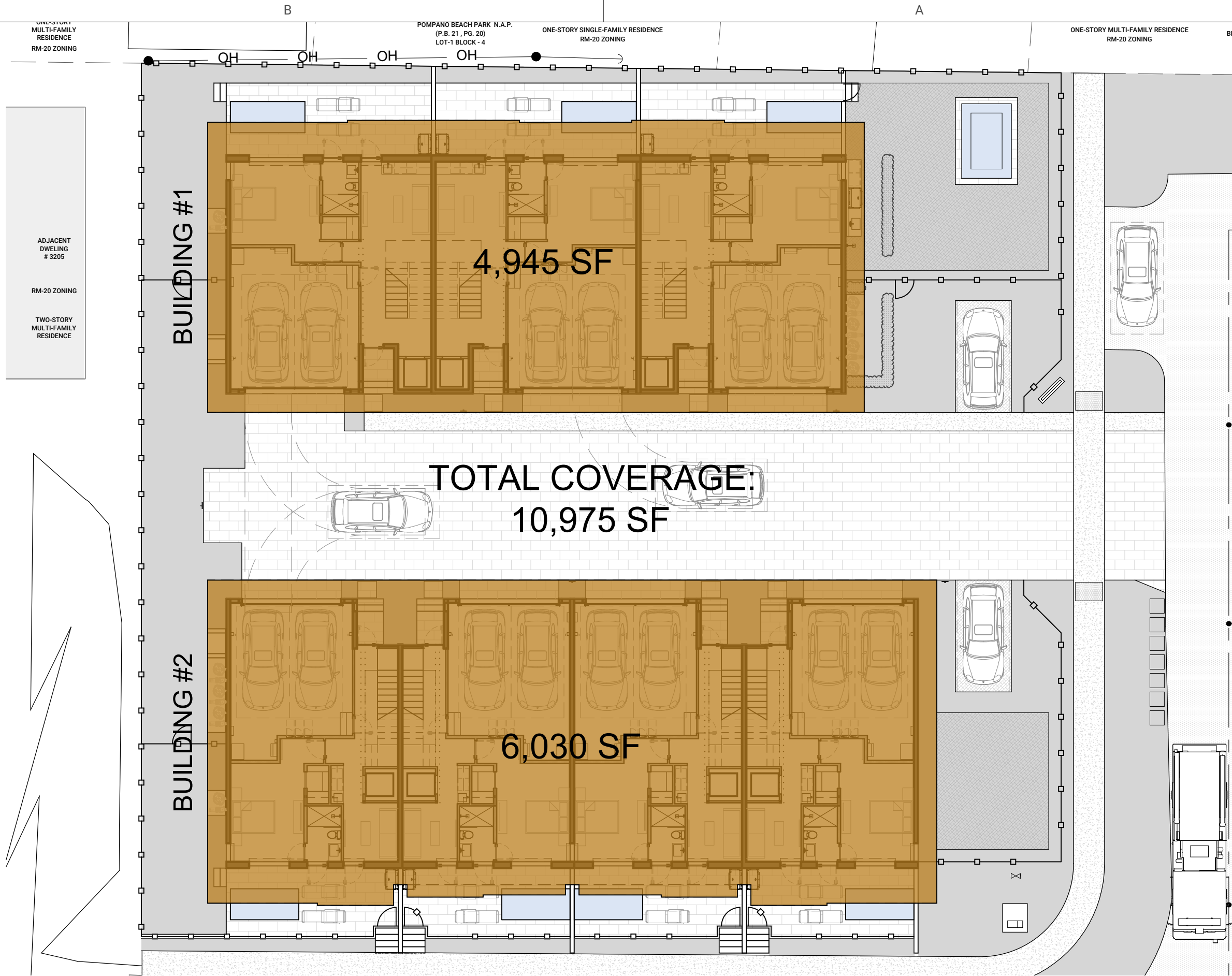
SITE PLAN

PERVIOUS AREA:	
LOT SIZE:	21,340 SF (100%)
REQUIRED PERVIOUS AREA:	5,335 SF (25%)
BUILT & PAVED (IMPERVIOUS):	15,277 SF
POOL (IMPERVIOUS):	496 SF
SODDED & LANDSCAPE (PERVIOUS):	5,567 SF
<b>TOTAL PERVIOUS AREA:</b>	<b>5,567 SF (26.1%)</b>



PERVIOUS FRONT YARD AREA:

FRONT YARD SIZE:	3,510 SF (100%)
REQUIRED PERVIOUS AREA:	1,755 SF (50%)
BUILT & PAVED (IMPERVIOUS):	1,061 SF
POOL (IMPERVIOUS):	96 SF
SODDED & LANDSCAPE (PERVIOUS):	2,353 SF
<b>TOTAL PERVIOUS AREA:</b>	<b>2,353 SF (67.0%)</b>



LOT COVERAGE

SITE PLAN

LOT COVERAGE:	
LOT SIZE:	21,340 SF (100%)
MAX. ALLOWABLE LOT COVERAGE:	12,804 SF (60%)
<b>BUILDING COVERAGE:</b>	<b>10,975 SF</b>
<b>POOL (EXEMPT)</b>	<b>496 SF</b>
<b>LOT COVERAGE:</b>	<b>10,975 SF (51.4%)</b>

MULTIPLE-FAMILY RESIDENCE 20 (RM-20)	
SITE DATA	
PROPERTY ADDRESS:	3213 SE 7TH ST. POMPANO BEACH FL, 33062
PROPERTY OWNER:	HORIZON TIME LLC.
TAX FOLIO #:	494306120010
FLOOD ZONE:	AE
FLOOD ELEVATION:	5 (NAVD)
FLOOD PANEL:	12011C0377H
ZONING:	RM-20 - MULTIPLE FAMILY RESIDENCE
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-B
EXISTING LAND USE:	VACANT RESIDENTIAL (M)
PROPOSED LAND USE:	M - MEDIUM DENSITY (20 DU/AC)
PROPOSED UNITS:	SEVEN(7) 3-STORY TOWNHOUSES
BUILDING FOOTPRINT:	8,262 SF (38.7%)
WALKS/STEPS/SLABS:	1,050 SF (04.9%)
POOL/DECK:	2,709 SF (12.7%)
POLLUTION BASIN:	0 SF (0%)
PAVED VUA:	3,992 SF (18.7%)
SEWER PROVIDER:	CITY OF POMPANO BEACH
WATER PROVIDER:	CITY OF POMPANO BEACH
GARBAGE PROVIDER:	CITY OF POMPANO BEACH

BUILDING DATA	ALLOWED/REQUIRED	PROPOSED
LOT AREA:	8,800 SF MIN.	21,340 SF (0.489 ACRES)
LOT WIDTH:	75' MIN.	142.74'
CONSTRUCTION DENSITY:	(20 DU x 0.489 ACRE) = 9.78 DU	7 DU
LOT COVERAGE:	12,804 SF (60%)	10,975 SF (51.4%)
LOT FAR:	12,804 SF (60%)	8,262 SF (38.7%)
PERVIOUS AREA:	5,335 SF (25%)	5,567 SF (26.1%)
IMPERVIOUS AREA:	16,005 SF (75%)	15,773 SF (73.9%)
BUILDING HEIGHT:	35' (3 STORIES)	35' (3 STORIES)
FRONT SETBACK:	25' - 0"	25' - 0"
SIDE SETBACK (STREET):	10' - 0"	13' - 9"
SIDE SETBACK (INTERIOR):	10' - 0"	14' - 0"
REAR SETBACK:	10' - 0"	13' - 9"
PRINCIPAL STRUCTURES SPACING:	25' - 0"	33' - 0"
FRONT YARD PERVIOUS AREA:	3,510 x 0.5 = 1,755 SF (50%)	2,353 SF (67.0%)
INTERIOR VUA LANDSCAPING:	3,992 X 0.15 = 599 SF (15%)	727 SF (18.2%)
PARKING SPACES:	(2/DU)+(1/5DU)=16 SPACES	16 SPACES

PROJECT  
HIBISCUS PARK  
TOWNHOMES

3213 SE 7TH STREET  
POMPANO BEACH, FL 33062

COMMISSION NUMBER

2224

DEVELOPER



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E: JACK@CASAMODERNALLC.COM  
T: 954.562.9647

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ARCHITECT



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

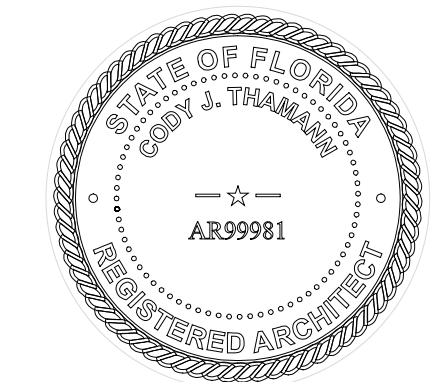
STRUCTURAL ENGINEER:  
R.E. ENGINEERING DESIGN CORP.  
1641 NW 115TH TERR.  
PLANTATION, FL 33323  
(954) 848-1232

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

REVISION

# DATE/DESCRIPTION

SEAL



CODY J. THAMMANN  
REGISTERED ARCHITECT  
AR99981

DATE

03/29/2023 - VARIANCE SUBMITTAL

SCALE

1/16" = 1'-0"

DIRECTION



SHEET TITLE

SITE DATA +  
CALCULATIONS

SHEET #

A-040