

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

**LEGAL DESCRIPTION:** LOTS 31 & 32, LESS THE SOUTH 5' THEREOF, SILVER BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 32, OF THE PUBLIC RECORDS OF 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 (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**

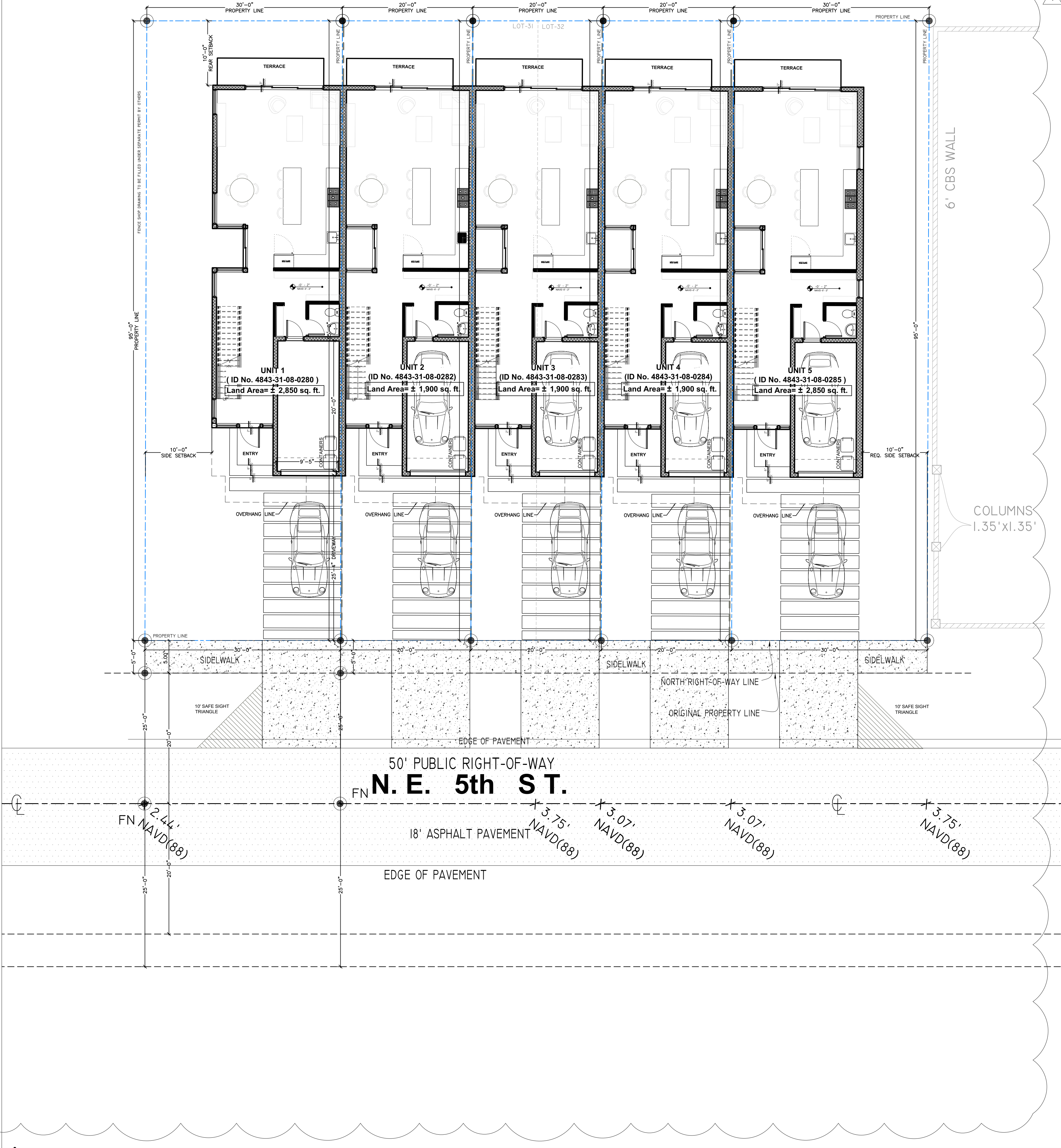
LOT AREA	11,400 SF
TOTAL BUILDING FOOTPRINT	6,216 SF

**ZONING INFORMATION**  
**PROPOSED LAND USE: RM-45 - TOWNHOMES**

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 OCCUPATION		
DENSITY	4.5 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

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



**KEYPLAN**

**Alioskar  
Ganem  
Osorio**

Digitally signed by  
Alioskar Ganem  
Osorio  
Date: 2024.06.14  
11:30:57 -04'00'

**CONSULTING ENGINEER**



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

ECO POMPAÑO TOWNHOME  
DEVELOPMENT

3225 NE 5TH ST, POMPAÑO  
BEACH, FL. 33062 UNIT 2

**NOTES/COMMENTS**

1 06-07-24

**REVISIONS / SUBMISSIONS**

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

SITE PLAN

A-100