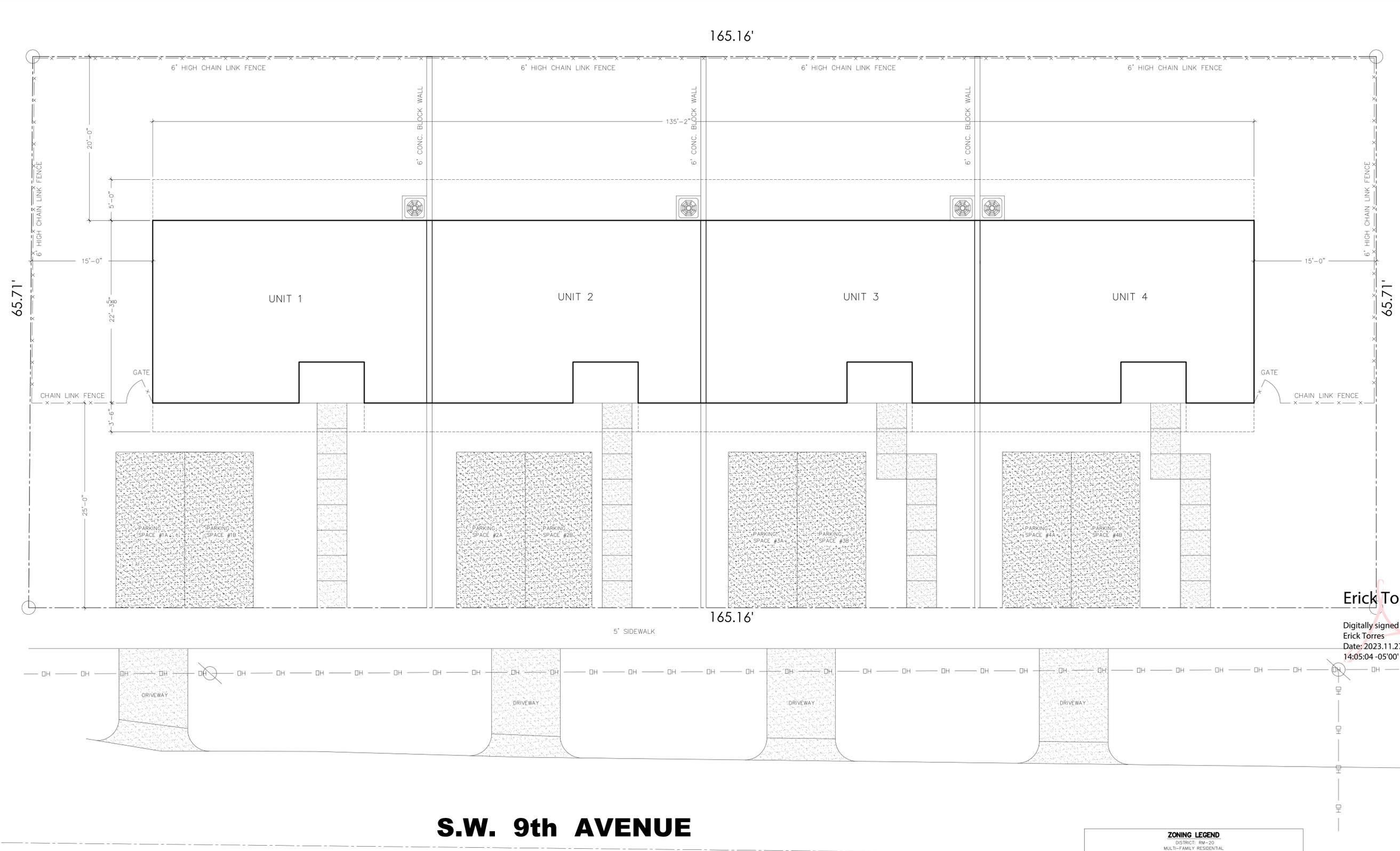


CONSTRUCTION DRAWINGS FOR 4 TOWNHOUSES AT:  
 SW 9th. AVENUE, POMPANO BEACH, FL.



Erick Torres  
 Digitally signed by  
 Erick Torres  
 Date: 2023.11.27  
 14:05:04 -05'00'



ERICK TORRES R.A.  
 LICENSE # AR95479

ARCH. DESIGN: ARCH. ERICK TORRES  
 DRAWN BY: ARCH. ERICK TORRES  
 CHECKED BY: ARCH. ERICK TORRES

DATE: SEPTEMBER, 2023  
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MK	DATE	DESCRIPTION

SHEET TITLE:

**SITE PLAN**

PRJ. NO: 012-22  
 SHEET NO: 1 OF 8  
 etr ARCHITECTURAL WORKSHOP

**S.W. 9th AVENUE**

Site Plan  
 SCALE: 3/16"=1'-0"

ZONING LEGEND			
DISTRICT: RM-20 MULTI-FAMILY RESIDENTIAL NEW CONSTRUCTION			
ZONING:	PERMITTED	EXISTING	PROPOSED
LOT AREA (SQ. FT.)		11,104 SF	
LOT AREA (ACRES)		0.13739	
LOT COVERAGE (60% MAX)	6,662.4 SF (60%)		3,014 SF (27%)
GREEN SPACE OF THE SITE:	2,776 SF (25%)		6,246 SF (56.2%)
DENSITY	20 DU/AC-MAX.		4 DU/0.2549 AC
FLOOR AREA PER UNIT:	950 SF.		1,694 SF.
TOWNHOUSE MIN. LOT AREA:	1,800 SF.		2,262 SF.
TOWNHOUSE MIN. WIDTH OF LOT:	18 SF.		33,625 SF.
HEIGHT (TO RIDGE OF ROOF) 35 FT	2 STORIES (25')		2 STORIES (24'-6")
<b>BUILDING SETBACKS:</b>			
FRONT	25.0'		25.0'
RIGHT SIDE	15.0'		15.0'
LEFT SIDE	15.0'		15.0'
REAR	20.0'		20.0'
OCCUPANCY: RESIDENTIAL			
TYPE OF CONSTRUCTION: II-B			

**DRC**  
 PZ23-12500050  
 03/20/2024