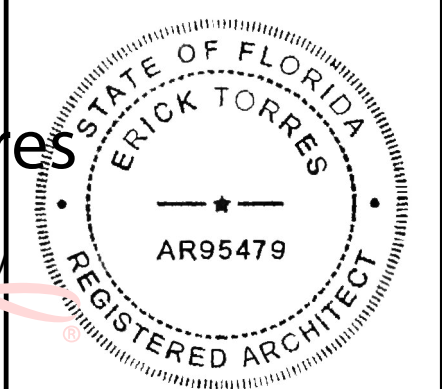


CONSTRUCTION DRAWINGS FOR 4 TOWNHOUSES AT:
SW 9th. AVENUE, POMPANO BEACH, FL.



ERICK TORRES R.A.
LICENSE # AR95479

ARCH. DESIGN:
DRAWN BY: ARCH. ERICK TORRES
CHECKED BY: ARCH. ERICK TORRES
DATE: SEPTEMBER, 2023

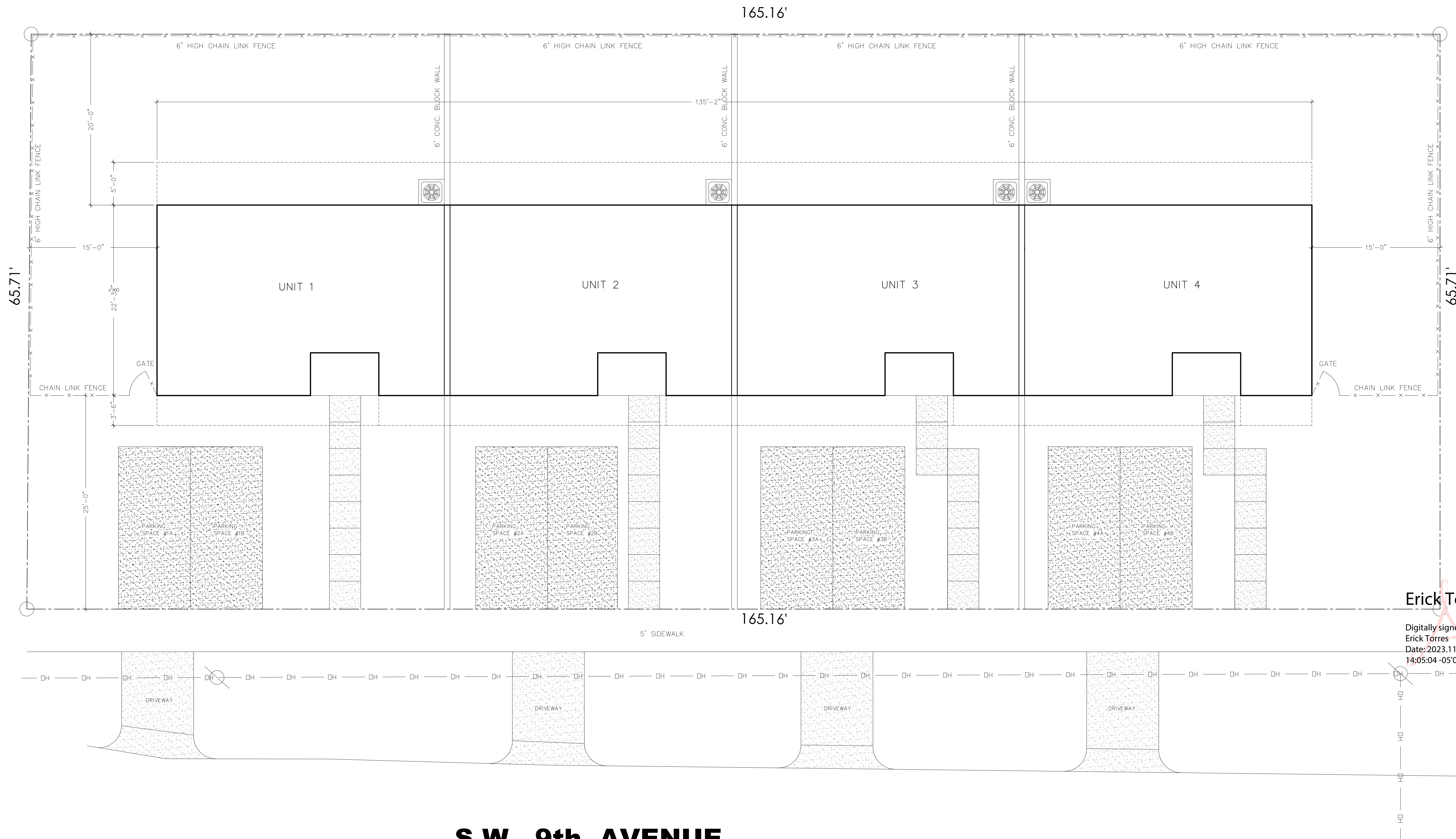
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| MK | DATE | DESCRIPTION |
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SHEET TITLE:

SITE PLAN

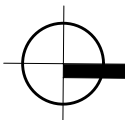
PROJECT: 012-22
SHEET NO: 1
DATE: 03/20/2024
DRAWN BY: SP-1.1
CHECKED BY: SP-1.1
DATE: 03/20/2024



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") |
| BUILDING SETBACKS: | | | |
| 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