# GENERAL SITE INFORMATION

| | |
|---|---|
| PROPERTY ADDRESS | 650 NW 31ST AVENUE<br>POMPANO BEACH, FL \| 33069 |
| FOLIO # | 4842 33 40 0010 |
| LEGAL DESCRIPTION: | PARCEL "A", S.H. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. |

## GOVERNING CODES:

FLORIDA BUILDING CODE 2020
NFPA 101 - LIFE SAFETY CODE 2018 EDITION
FLORIDA FIRE PREVENTION CODE 2020
NEC - 2020 EDITION
FBC - MECHANICAL 2020
FBC - PLUMBING 2020
FBC - ACCESSIBILITY 2020

## SITE ZONING (EXISTING):

ZONING: B-3 (GENERAL BUSINESS)

## TOTAL LOT AREA:

LOT AREA: 33,988 SF = 0.78 ACRES

GROSS NET AREA: 61,104 SF = 1.40 ACRES

| INTENSITY & DIMENTIONAL STANDARDS | REQUIRED | PROPOSED USE | VARIANCE |
|---|---|---|---|
| LOT AREA, MINIMUM ( SQ. FT.) | 10,000 | 33,988 SF | |
| LOT AREA, MAXIMUM ( ACRE) | 5 | 0.78 ACRES | |
| LOT AREA, MAXIMUM ( ACRE) FOR NWCRA OR AOD | 10 | | |
| LOT WIDTH, MINIMUM ( FT.) | 100 | 195'-5" | |
| DENSITY, MAXIMUM (DU/AC) | 46<br>*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 18' | 12 | |
| FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.) | EFFICIENCY UNITS: 500<br>1 BEDROOM: 650 HABITABLE SPACE<br>ADDITIONAL BEDROOM: 100 HABITABLE SPACE | UNIT TYPE A = 1,782 SF<br>1,533 SF (NO GARAGE) | |
| LOT COVERAGE, MAXIMUM (% OF LOT AREA) | 60% = 20,392.8 SF | 34.4% = 11,695 SF | |
| PERVIOUS AREA, MINIMUM (% OF LOT AREA) | 20% = 6,797.6 SF | 36.7% = 12,478 SF | |
| HEIGHT, MAXIMUM (FT) | 105 | 21'-0" | |
| FRONT YARD SETBACK MINIMUM (FT) | 0 | 12 | |
| STREET SIDE YARD SETBACK MINIMUM (FT) | 0 | 12 | |
| SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT) | 15 | 0 | |
| SETBACK FROM A DUNE VEGETATION LINE, MINIMUM (FT) | 25 | 0 | |
| INTERIOR SIDE YARD SETBACK MINIMUM (FT) | 10 | 12 | |
| REAR YARD SETBACK MINIMUM (FT) | 10 | 10 | |
| DIMENSION STANDARDS FOR ACCESSORY STRUCTURES | SEE ACCESSORY, USE-SPECIFIC STANDARDS IN ARTICLE 4: PART 3 | N/A | |
| INDIVIDUAL LOT SIZE | MINIMUM AREA OF 1,800 SQ. FT. AND MINIMUM WIDTH OF 18 FEET | LOTS RANGE FROM 1,800 - 2,018 SQ. FT.<br>WIDTH: (19'-3") - (21'-8") | |
| BUILDING SIZE (FOOTPRINT) | NOT EXCEED 20,000 SF OR 180 LINEAR FT | 10,722 SF<br>2 UNIT BUILDING = 39'-5"<br>4 UNIT BUILDING = 77'-11" | |

## PARKING:

| | REQUIRED | PROVIDED |
|---|---|---|
| DWELLING MULTIFAMILY | MINIMUM OFF-STREET PARKING:<br>1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA<br>18,262 SF /1000= 18.262 (19) | TYPE A (1,533 SF X 12) = 18,396 SF<br>18,396 SF (TOTAL WITHOUT GARAGE)<br>18,396 SF /1000= 18.396 (19)<br>19 PARKING SPACES |
| VISITOR PARKING | 1 PER 5 TOWNHOUSE UNITS = 3 | VISITOR PARKING = 3 PARKING SPACES |
| | 22 PARKING SPACES TOTAL | 12 GARAGE PARKING<br>12 ON-SITE PARKING SPACES<br>**TOTAL PARKING = 24 PARKING SPACES**<br>06 PARALLEL STREET PARKING |
| BIKE RACKS | 4 PER 10 PARKING SPACES<br>9 BIKE RACKS REQUIRED | INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT.<br>**12 TOTAL** |

## OCCUPANCY CLASSIFICATION:

OCCUPANCY CLASSIFICATIION: R-2
CONSTRUCTION TYPE: TYPE III (B)

## SCOPE OF WORK:

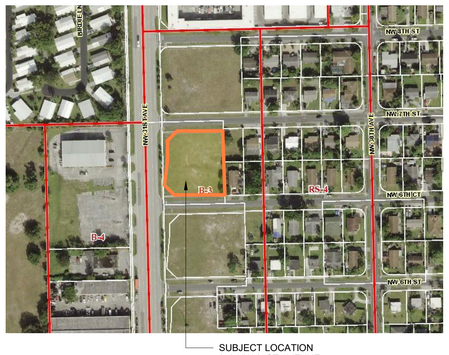
NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT

## FLOOD ZONE / BASE FLOOD ELEVATION:

FLOOD ZONE = ZONE X / AH-12
BASE FLOOD ELEVATION = 10.17' NAVD1988

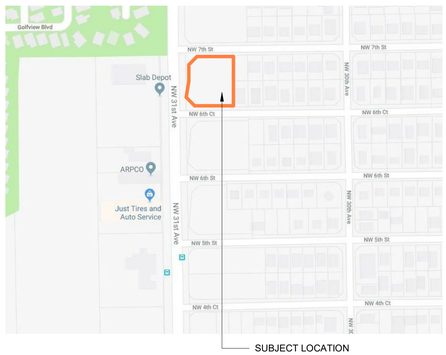
## UNIT PERMIT NUMBERS:

| UNITS | UNIT ADDRESS | UNIT PERMIT NUMBER |
|---|---|---|
| 650 / UNIT 05 | UNIT 650 NW 30 TE | BP21-00012058 |
| 654 / UNIT 06 | UNIT 654 NW 30 TE | BP21-00012059 |
| 658 / UNIT 07 | UNIT 658 NW 30 TE | BP21-00012060 |
| 661 / UNIT 04 | UNIT 661 NW 30 TE | BP21-00012057 |
| 662 / UNIT 08 | UNIT 662 NW 30 TE | BP21-00012061 |
| 665 / UNIT 03 | UNIT 665 NW 30 TE | BP21-00012056 |
| 671 / UNIT 02 | UNIT 671 NW 30 TE | BP21-00012054 |
| 675 / UNIT 01 | UNIT 675 NW 30 TE | BP21-00012053 |
| 680 / UNIT 09 | UNIT 680 NW 30 TE | BP21-00012062 |
| 684 / UNIT 10 | UNIT 684 NW 30 TE | BP21-00012063 |
| 688 / UNIT 11 | UNIT 688 NW 30 TE | BP21-00012064 |
| 692 / UNIT 12 | UNIT 692 NW 30 TE | BP21-00012066 |




SUBJECT LOCATION
650 NW 31ST AVENUE
POMPANO BEACH, FL | 33069

4 ZONING MAP
N.T.S

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3 LOCATION MAP
N.T.S

SUBJECT LOCATION
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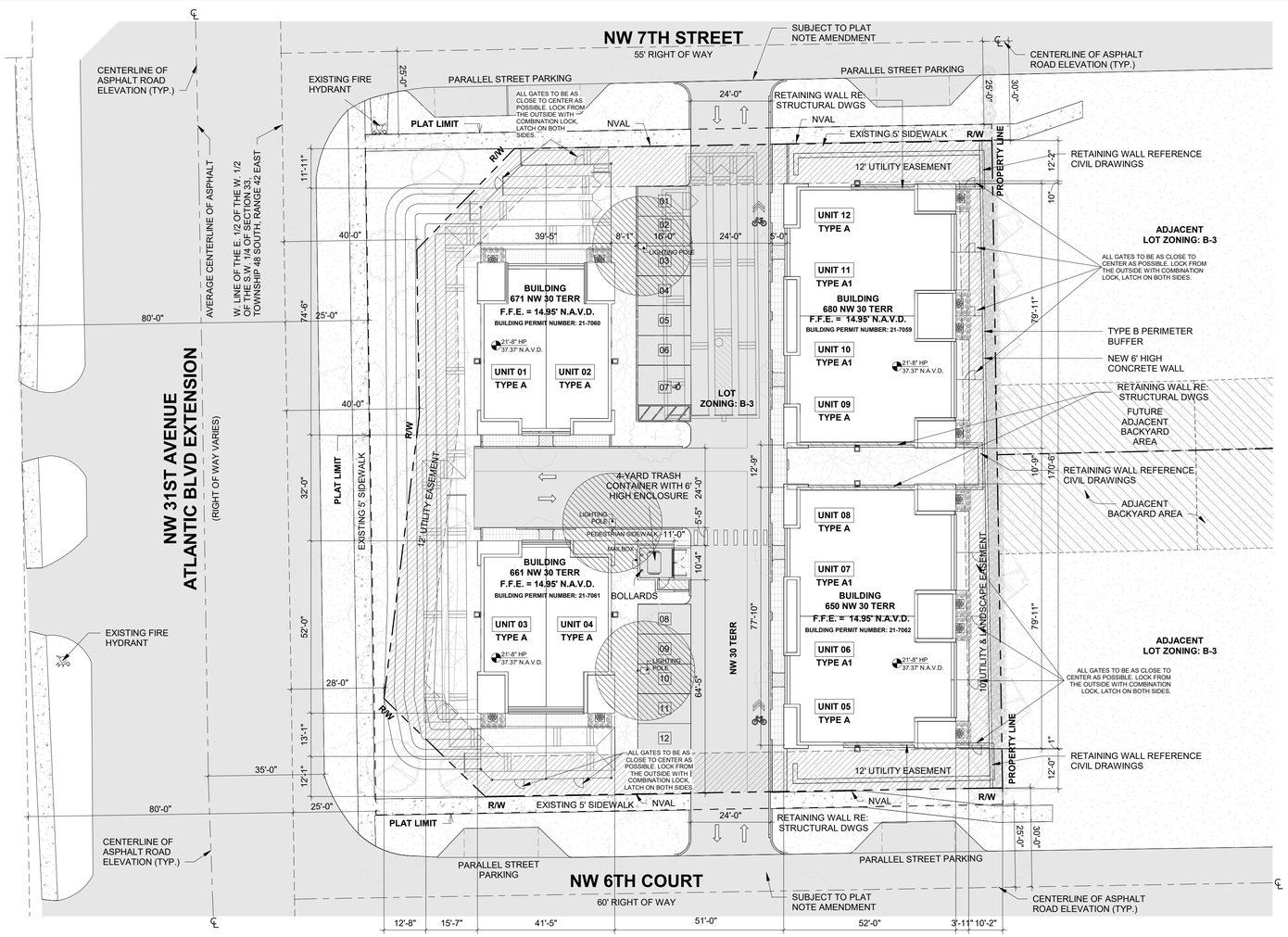
2 AERIAL VIEW
N.T.S




1 SITE PLAN
SCALE: 1" = 20'-0"

AAC

PZ18-12000020

8/4/2020

PROJECT, ADDRESS AND OWNER:

**SPORTS RESIDENCE 650**

650 NW 31ST AVENUE
POMPANO BEACH, FL | 33069

OWNER

ICG ABCD 52, LLC

20900 NE 30th Ave
Aventura, FL 33180

ARCHITECT:


G3aec
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
t 305 763 8471 e admin@g3aec.com
w www.g3aec.com | #AA26003670


CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:
DENIS K. SOLANO
950 N.W. 22 ND AVE.
MIAMI | FL | 33125
t.|305 643 8699

MEP:
BACH DESIGN
5130 N FEDERAL HWY, SUITE 1
FT. LAUDERDALE | FL | 33308
t.|954 461 4314

CIVIL ENGINEER:
KIMLEY-HORN
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION | FL | 33324
t.|954 536 5100

LEED CONSULTANT:
THOMAS WHITE, ASLA-ISA
2900 NE 27TH AVENUE
FORT LAUDERDALE | FL | 33306
t.|954 253 2265

Reviewed for CODE COMPLIANCE

| | Signature | Date |
|---|---|---|
| P. Works | | __/__/__ |
| Fire Prev. | | __/__/__ |
| Planning | | __/__/__ |
| Zoning | | __/__/__ |
| Building | | __/__/__ |
| Structural | | __/__/__ |
| Electrical | | __/__/__ |
| Plumbing | | __/__/__ |
| Mech. | | __/__/__ |
| S. Waste | | __/__/__ |

REVISIONS:

| | | |
|---|---|---|
| 3 | 10/20/21 DRC Comments | 10/20/21 |
| 5 | 06/16/22 City Comments | 06/16/22 |
| 6 | 12/06/22 City Comments | 12/06/22 |
| 8 | Revision 8 | 3/30/23 |
| 9 | Field Revision | 10/14/24 |

**PERMIT SET**

PROJECT No.: 1508
ISSUE DATE: 08.22.2020
REVISIONS:

ZONING, SITE PLAN & LOCATION DIAGRAMS

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:
**G-2**


ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.