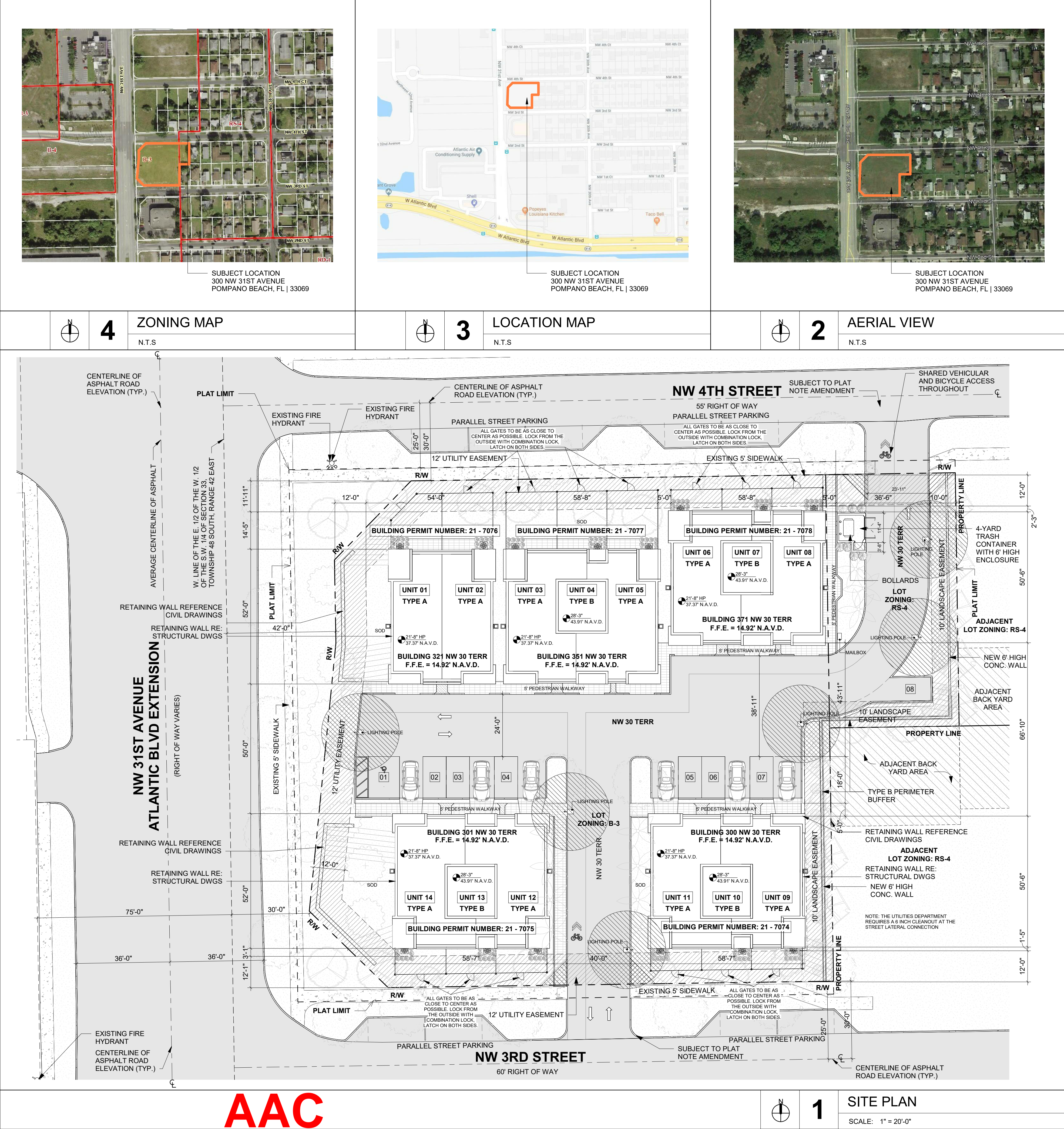


| GENERAL SITE INFORMATION - Florida | | | | |
|---|--|---|---|--------------------|
| PROPERTY ADDRESS | 300 NW 31ST AVENUE POMPANO BEACH, FL 33069 | | | |
| FOLIO # | 4842 33 39 0030 | | | |
| LEGAL DESCRIPTION | PARCEL "C", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, AT PAGE 47, 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: | 42,066 SF = 0.97 ACRES | | | |
| GROSS NET AREA: | 71,990 SF = 1.65 ACRES | | | |
| INTENSITY & DIMENTIONAL STANDARDS | | REQUIRED | PROPOSED USE | VARIANCE |
| LOT AREA, MINIMUM (SQ. FT.) | | 10,000 | 42,066 SF | |
| LOT AREA, MAXIMUM (ACRE) | | 5 | 0.97 ACRES | |
| LOT AREA, MAXIMUM (ACRE) FOR NWCRA OR AOD | | 10 | | |
| LOT WIDTH, MINIMUM (FT.) | | 100 | 195'-5" | |
| DENSITY, MAXIMUM (DU/AC) | | 46 <small>*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 18'</small> | 14 | |
| FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.) | | EFFICIENCY UNITS: 500 | UNIT TYPE A = 1,782 SF 1,533 SF (NO GARAGE) | |
| | | 1 BEDROOM: 650 HABITABLE SPACE | UNIT TYPE B = 1,749 SF 1,500 SF (NO GARAGE) | |
| | | ADDITIONAL BEDROOM: 100 HABITABLE SPACE | | |
| LOT COVERAGE, MAXIMUM (% OF LOT AREA) | | 60% = 25,239.6 SF | 32.5% = 13,690 SF | |
| PERVIOUS AREA, MINIMUM (% OF LOT AREA) | | 20% = 8,413.2 SF | 32.9% = 13,870 SF | |
| HEIGHT, MAXIMUM (FT) | | 105 | 31'-6" | |
| 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 1,828 -1,986 SQ. FT. WIDTH: 19'-3" AND 19'-8" | |
| BUILDING SIZE (FOOTPRINT) | | NOT EXCEED 20,000 SF OR 180 LINEAR FT | 12,545 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-8" | |
| PARKING: | | | | |
| | | REQUIRED | PROVIDED | |
| DWELLING MULTIFAMILY | | MINIMUM OFF-STREET PARKING: 1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA 22,994 SF /1000= 22.994 (23) | TYPE A (1,533 SF X 10) = 15,330 SF TYPE B (1,916 SF X 4) = 7,664 SF 22,994 SF (TOTAL WITHOUT GARAGE) 22,994 SF /1000= 22.994 (23) 23 PARKING SPACES | |
| VISITOR PARKING | | 1 PER 5 TOWNHOUSE UNITS = 3 | VISITOR PARKING = 3 PARKING SPACES | |
| | | 26 PARKING SPACES TOTAL | 14 GARAGE PARKING 08 ON-SITE PARKING SPACES 06 TANDEM PARKING TOTAL PARKING = 28 PARKING SPACES 9 PARALLEL STREET PARKING | |
| BIKE RACKS | | 4 PER 10 PARKING SPACES 12 BIKE RACKS REQUIRED | INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT. 14 TOTAL | |
| OCCUPANCY CLASSIFICATION: | | UNIT PERMIT NUMBERS: | | |
| OCCUPANCY CLASSIFICATION: R-2 CONSTRUCTION TYPE: TYPE III (B) | | UNITS | UNIT ADDRESS | UNIT PERMIT NUMBER |
| | | 300 / UNIT 11 | UNIT 300 NW 30 TE | BP22-00000205 |
| | | 301 / UNIT 12 | UNIT 301 NW 30 TE | BP22-00000204 |
| | | 304 / UNIT 10 | UNIT 304 NW 30 TE | BP22-00000206 |
| | | 305 / UNIT 13 | UNIT 305 NW 30 TE | BP22-00000203 |
| | | 308 / UNIT 09 | UNIT 308 NW 30 TE | BP22-00000207 |
| | | 309 / UNIT 14 | UNIT 309 NW 30 TE | BP22-00000202 |
| | | 321 / UNIT 01 | UNIT 321 NW 30 TE | BP22-00000193 |
| | | 325 / UNIT 02 | UNIT 325 NW 30 TE | BP22-00000195 |
| | | 351 / UNIT 03 | UNIT 351 NW 30 TE | BP22-00000196 |
| | | 355 / UNIT 04 | UNIT 355 NW 30 TE | BP22-00000197 |
| | | 359 / UNIT 05 | UNIT 359 NW 30 TE | BP22-00000198 |
| | | 371 / UNIT 06 | UNIT 371 NW 30 TE | BP22-00000199 |
| | | 375 / UNIT 07 | UNIT 375 NW 30 TE | BP22-00000200 |
| | | 379 / UNIT 08 | UNIT 379 NW 30 TE | BP22-00000201 |
| FLOOD ZONE / BASE FLOOD ELEVATION: | | | | |
| FLOOD ZONE | = ZONE X | | | |
| BASE FLOOD ELEVATION | = 10.17' NAVD1988 | | | |



PROJECT, ADDRESS AND OWNER:

SPORTS RESIDENCE 300

300 NW 31ST AVENUE
POMPAÑO BEACH, FL | 33069

OWNER

ICG ABCD 52, LLC

20000 NE 30th Ave
Aventura, FL 33180

ARCHITECT:

G3sec
975 Arthur Godfrey rd., suite 401
miami beach florida 33140
t 305 763 8471 • admin@g3sec.com
w www.g3sec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:
DENIS K. SOLANO
950 N.W. 22 ND AVE.
MIAMI, FL 33125
1 (954) 643 8699

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

CIVIL ENGINEER:
KIMLEY-HORN
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION, FL | 33324
1 (954) 535 5100

LANDSCAPE ARCHITECT:
THOMAS WHITE, ASLA - ISA
2600 NE 27TH AVE.
FORT LAUDERDALE, FL | 33306
1 (954) 253 2265

Reviewed for CODE COMPLIANCE

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

REVISIONS:

| NO. | REVISION | DATE |
|-----|------------------------|----------|
| 5 | 06/16/22 City Comment | 06/16/22 |
| 6 | 12/06/22 City Comments | 12/06/22 |
| 7 | 03/07/23 City Comments | 03/07/23 |
| 8 | Revision 8 | 3/30/23 |
| 10 | Field Revision | 10/14/24 |

PERMIT SET

PROJECT No.: 1805
ISSUE DATE: 05 / 22 / 23
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.