

GENERAL SITE INFORMATION:	
PROPERTY ADDRESS	140 N.W. 27TH AVENUE - 90 N.W. 27 TH AVENUE
FOLIO #	4842 33 65 0010 - 4842 33 05 3810
LEGAL DESCRIPTION:	
PARCEL A = PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-4934215, COMMITMENT EFFECTIVE DATE: SEPTEMBER 04, PARCEL "A", OF N.W. 27TH AVENUE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 99, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
PARCEL B = PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-4934213, COMMITMENT EFFECTIVE DATE: SEPTEMBER 04, 2020 AT 8AM, TRACT NO. 8 COLLIER CITY, DESCRIBED AS: THE WEST 1/2 OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE WEST 25 FEET THEREOF, DEDICATED TO BROWARD COUNTY FOR FREE PUBLIC ROAD PURPOSES; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF PARCEL CONVEYED TO SURREY HOLDING CORPORATION, A FLORIDA CORPORATION BY WARRANTY DEED RECORDED JULY 9, 2003 IN BOOK 28529, PAGE 748.	
LOT AREA:	PARCEL A: 77,510 SF. - PARCEL B: 38,821 SF.    TOTAL AREA: 116,331 SF. OR 2.67 ACRES
YEAR BUILT:	
SCOPE OF WORK	
NEW CONSTRUCTION OF MULTIFAMILY TOWNHOUSE DEVELOPMENT	
GOVERNING CODES	
FBC 2020 RESIDENTIAL 2020 NATIONAL ELECTRIC CODE 2020FBC MECHANICAL 2020 FBC PLUMBING 2020 FBC ACCESSIBILITY	

ZONING GUIDELINES:	
ZONING: B-3 (GENERAL BUSINESS)	
LAND USE:	COMMERCIAL (C)
FLOOD ZONE:	X
LOT SIZE:	IRREGULAR
LOT AREA:	116,331 SQ.FT.
BASE FLOOD ELEVATION:	12' - 0" N.A.V.D. 1988

PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
OPEN SPACE		74% = 85,891 SF
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	60% = 69,798 SF	26% = 29,513 SF
PERVIOUS, MINIMUM (% OF LOT AREA)	20% = 23,266 SF	35% = 41,494 SF
IMPERVIOUS		65% = 74,919 SF
FLOOR AREA PER DWELLING UNIT MINIMUM (SQ.FT.)	EFFICIENCY UNITS: 500  1 BEDROOM: 650 HABITABLE SPACE  ADDITIONAL BEDROOM: 100 HABITABLE SPACE	TYPE A UNIT = 745.24 SF / TYPE A UNIT X 22 = 16,395 TYPE B UNIT = 728.73 SF / TYPE B UNIT X 18 = 13,118
TOTAL GROSS FLOOR AREA		20 TOTAL TYPE A UNITS (BOTH FLOORS) = 29,650 SF 20 TOTAL TYPE B UNITS (BOTH FLOORS) = 29,370 SF <b>TOTAL = 59,020 SF</b>
HEIGHT, MAXIMUM (FT)	105	21' 9"

SETBACKS		
FRONT (WEST)	0'	FROM 12'-10" TO 14'-10"
SIDE (NORTH)	10'-0"	17'-0"
SIDE (SOUTH)	10'-0"	FROM 13'-11" TO 18'-4"
REAR (EAST)	10'-0"	FROM 19'-6" TO 21'-6"

PARKING AS PER NW CRA TABLE 155.5102.D.1.4		
NEW MULTIFAMILY IS NW CRA	1 SPACE / 1000 GSF = +/- 61	80 SPACES (TOTAL)
ACCESIBLE PARKING	76-100 SPACES = 4	4 SPACES (INCLUDED IN TOTAL)
GUEST PARKING SPACES	1 PER 5 TOWNHOUSES	8 SPACES (INCLUDED IN TOTAL)

NOTE		
APPLYING FOR ALLOCATION OF THE FLEX UNITS TO PERMIT RESIDENTIAL DWELLING UNITS ON THIS PROJECT FLEX UNITS APPLICATION IS PENDING FOR ALLOCATED OF TO DWELLING		

UNITS	TOTAL NUMBER	NUMBER OF BEDROOMS
TYPE A	20 UNITS	2 BEDROOMS
TYPE B	20 UNITS	2 BEDROOMS

SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS		
EFFICIENT WATER HEATING	AT LEAST 75% OF HOT WATER ON PREMISES IS HEATED VIA TANKLESS WATER HEATERS OR SOLAR WATER HEATERS.	2 POINTS
HURRICANE RESISTANT STRUCTURES	THE PRINCIPAL BUILDING IS CONSTRUCTED TO MEET INCREASED WIND LOADS, 150MPH LOAD MINIMUM.	4 POINTS
INFILL OF MIXED USED DEVELOPMENT	THE DEVELOPMENT CONSTITUTES INFILL DEVELOPMENT AND/OR MIXED-USE DEVELOPMENT	4 POINTS
PERMEABLE PARKING SURFACES	PERMEABLE SURFACING MATERIALS ARE USED FOR SOME OR ALL OF SURFACE PARKING AREAS. 25% MINIMUM.	2 POINTS
WHITE ROOF	ALL ROOF SURFACES ARE PAINTED WHITE.	2 POINTS
		TOTAL: 14 SUSTAINABILITY POINTS PROVIDED ( 10 MINIMUM REQUIRED)

**SUBJECT LOCATION**  
140 NW 27TH AVE  
POMPAN0 BEACH, FL | 33069

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	<b>4</b>	<b>ZONING MAP</b> N.T.S
	<b>3</b>	<b>AERIAL VIEW</b> N.T.S
	<b>2</b>	<b>LOCATION MAP</b> N.T.S

**5 UNIT BUILDING    3,964 SF FOOTPRINT**

**4 UNIT BUILDING    3,180 SF FOOTPRINT**

**3 UNIT BUILDING    2,390 SF FOOTPRINT**

**P&Z**

**PZ21-05000013**

**09/27/2023**

	<b>1</b>	<b>SITE PLAN</b> SCALE: 1" = 30'-0"
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PROJECT, ADDRESS AND OWNER:

**COVENT GARDENS**  
140 N.W. 27TH AVENUE, POMPAN0 BEACH, FL | 33069

OWNER

ICG CGP 58, LLC  
20900 NE 30th Ave Aventura, FL 33180

ARCHITECT:

G3ac  
975 Arthur Godfrey rd., suite 401  
miami beach florida 33140  
t 305 763 8471 e admin@g3aac.com  
w www.g3aac.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:  
**DIEGO R. PASSARELLA**  
2049 NW 38TH STREET  
OAKLAND PARK | FL | 33309

MEP:  
**PJV ENGINEERING INC.**  
7791 NW 46th St.  
Doral | FL | 33166

CIVIL ENGINEER:  
**KIMLEY HORN**  
8201 PETERS ROAD | SUITE 2200  
PLANTATION | FL | 33324

LEED CONSULTANT:  
**GREEN EARTH LANDSCAPE**  
HOLLYWOOD | FL |  
1|954 638 9825

Reviewed for CODE COMPLIANCE

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

REVISIONS:

1	CITY COMMENTS	10/05/2021
2	CITY COMMENTS	04/14/2022

**PERMIT SET**

PROJECT No.: 2024  
ISSUE DATE: 05-16-2023  
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.