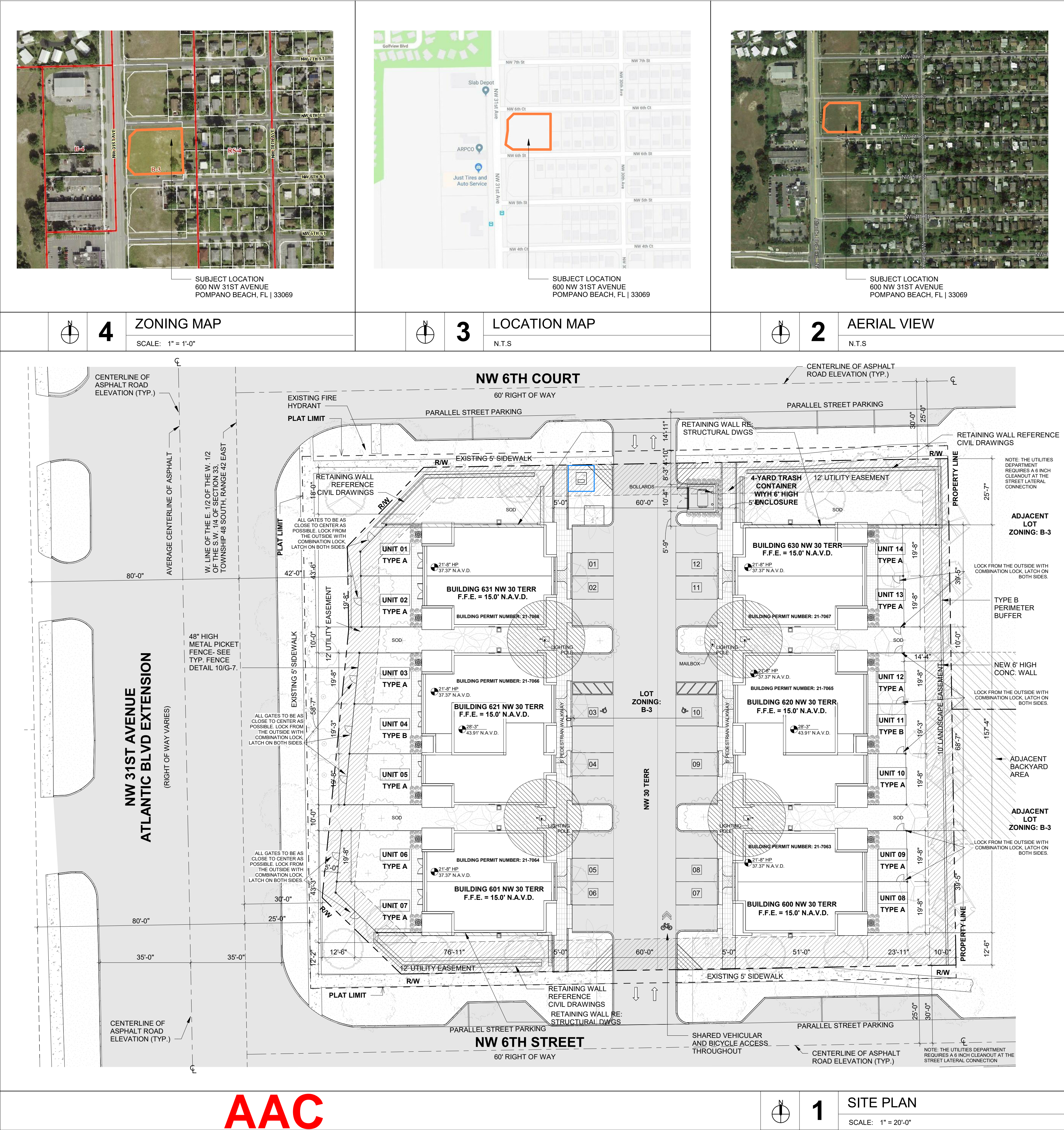


GENERAL SITE INFORMATION				
PROPERTY ADDRESS	600 NW 31ST AVENUE POMPAÑO BEACH, FL   33069			
FOLIO #	4842 33 39 0010			
LEGAL DESCRIPTION:	PARCEL "A", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.			
GOVERNING 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:	45,442 SF = 1.04 ACRES			
GROSS NET AREA:	76,388 SF = 1.75 ACRES			
INTENSITY & DIMENTIONAL STANDARDS		REQUIRED	PROPOSED USE	VARIANCE
LOT AREA, MINIMUM ( SQ. FT.)		10,000	45,442 SF	
LOT AREA, MAXIMUM ( ACRE)		5	1.04 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)  UNIT TYPE B = 1,749 SF 1,500 SF (NO GARAGE)	
		1 BEDROOM: 650 HABITABLE SPACE		
		ADDITIONAL BEDROOM: 100 HABITABLE SPACE		
LOT COVERAGE, MAXIMUM (% OF LOT AREA)		60% = 27,265.2 SF	30.3% = 13,781 SF	
PERVIOUS AREA, MINIMUM (% OF LOT AREA)		20% = 9,088.4 SF	42.1% = 19,175 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 2,225 - 2,420 SQ. FT. WIDTH: 19'-3" AND 19'-8"	
BUILDING SIZE (FOOTPRINT)		NOT EXCEED 20,000 SF OR 180 LINER FT	12,585 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-7"	
PARKING:				
		REQUIRED	PROVIDED	
DWELLING MULTIFAMILY		MINIMUM OFF-STREET PARKING:  1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA  22,228 SF /1000= 22.228 (23)	TYPE A (1,533 SF X 2) = 3,832 SF TYPE B (1,916 SF X 12) = 18,396 SF  22,228 SF (TOTAL WITHOUT GARAGE) 22,228/1000 = 22228 (23)  23 PARKING SPACES	
VISITOR PARKING		1 PER 5 TOWNHOUSE UNITS = 3	VISITOR PARKING = 3 PARKING SPACES	
		26 PARKING SPACES TOTAL	14 GARAGE PARKING 12 ON-SITE PARKING SPACES 14 TANDEM PARKING  <b>TOTAL PARKING = 40 PARKING SPACES</b> 10 PARALLEL STREET PARKING	
BIKE RACKS		4 PER 10 PARKING SPACES  16 BIKE RACKS REQUIRED	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT.  <b>14 TOTAL</b>	
OCCUPANCY CLASSIFICATION:		UNIT PERMIT NUMBERS:		
OCCUPANCY CLASSIFICATION: R-2 CONSTRUCTION TYPE: TYPE III (B)		UNITS	UNIT ADDRESS	UNIT PERMIT NUMBER
		600 / UNIT 08	UNIT 600 NW 30 TE	BP22-00000080
SCOPE OF WORK:		601 / UNIT 07	UNIT 601 NW 30 TE	BP22-00000059
		604 / UNIT 09	UNIT 604 NW 30 TE	BP22-00000061
NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT		605 / UNIT 06	UNIT 605 NW 30 TE	BP22-00000058
		620 / UNIT 10	UNIT 620 NW 30 TE	BP22-00000062
FLOOD ZONE / BASE FLOOD ELEVATION:		621 / UNIT 05	UNIT 621 NW 30 TE	BP22-00000057
		624 / UNIT 11	UNIT 624 NW 30 TE	BP22-00000063
FLOOD ZONE = ZONE X BASE FLOOD ELEVATION = 10.17' NAVD1988		625 / UNIT 04	UNIT 625 NW 30 TE	BP22-00000056
		628 / UNIT 12	UNIT 628 NW 30 TE	BP22-00000064
		629 / UNIT 03	UNIT 629 NW 30 TE	BP22-00000055
		630 / UNIT 13	UNIT 630 NW 30 TE	BP22-00000065
		631 / UNIT 02	UNIT 631 NW 30 TE	BP22-00000053
		634 / UNIT 14	UNIT 634 NW 30 TE	BP22-00000066
		635 / UNIT 01	UNIT 635 NW 30 TE	BP22-00000052



PROJECT, ADDRESS AND OWNER:

**SPORTS RESIDENCE 600**

600 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 e 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 (305 643 8699)

MEP:  
**BACH DESIGN**  
5100 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)

LEED CONSULTANT:  
**THOMAS WHITE**  
2000 NE 27TH AVENUE  
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.	DESCRIPTION	DATE
6	12/06/22 City Comments	12/06/22
7	03-13-27 City Comments	03/07/23
8	Revision 8	3/30/23
9	Manhole Adjustments	08/14/24
10	Field Revision	10/14/24
11	Fence Revision	02/03/2025

**PERMIT SET**

PROJECT No.: 1508  
ISSUE DATE: 05.11.2023  
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**  
AR40111

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.

**AAC**

PZ18-12000018

8/4/2020