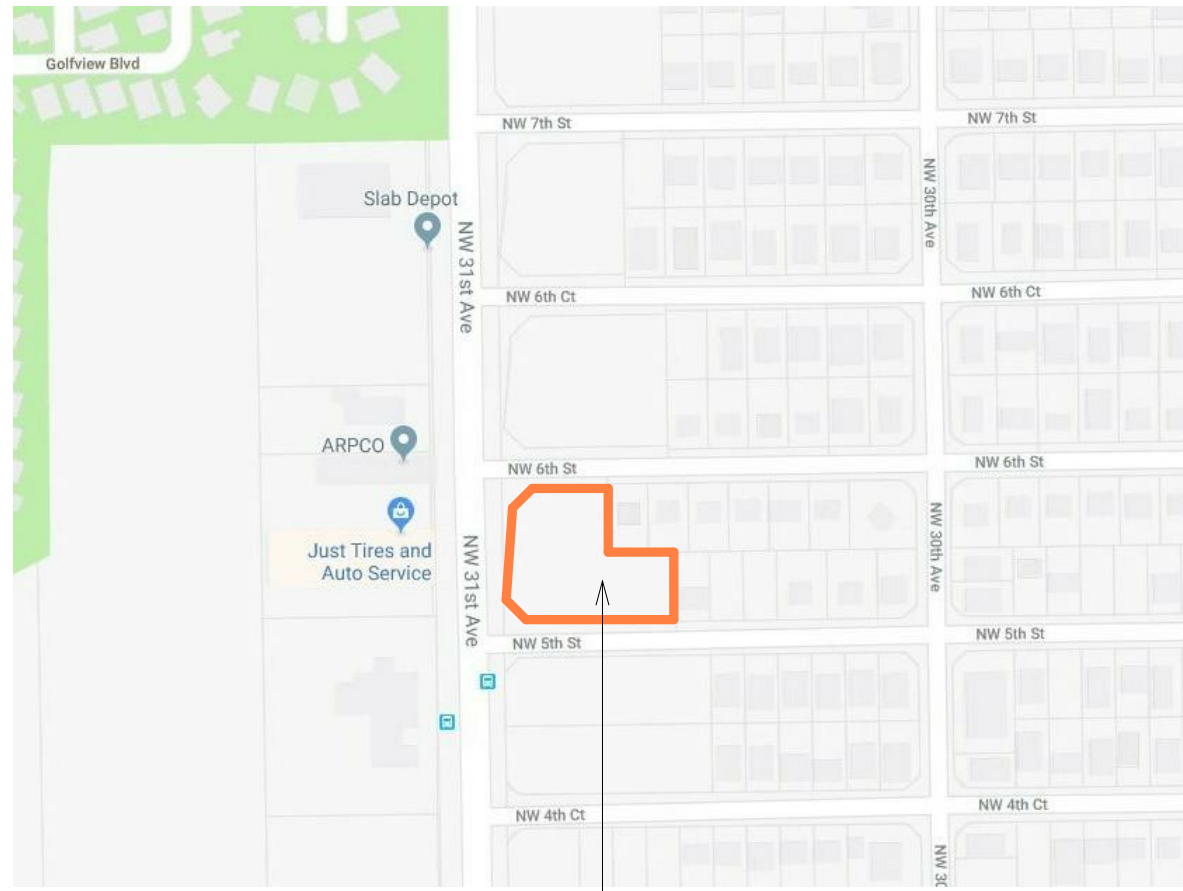


GENERAL SITE INFORMATION			
PROPERTY ADDRESS	500 NW 31ST AVENUE POMPAÑO BEACH, FL   33069		
FOLIO #	4842 33 39 0020		
LEGAL DESCRIPTION	PARCEL "B", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
GOVERNING CODES:			
FLORIDA BUILDING CODE 2017 NFPA 101 - LIFE SAFETY CODE 2012 EDITION FLORIDA FIRE PREVENTION CODE 2017 NEC - 2011 EDITION FBC - MECHANICAL 2017 FBC - PLUMBING 2017 FBC - ACCESSIBILITY 2017			
SITE ZONING (EXISTING):			
ZONING:	B-3 (GENERAL BUSINESS)		
TOTAL LOT AREA:			
LOT AREA:	37,397 SF = 0.86 ACRES		
GROSS NET AREA:	65,903 SF = 1.51 ACRES		
INTENSITY & DIMENTIONAL STANDARDS	REQUIRED	PROPOSED USE	VARIANCE
LOT AREA, MINIMUM ( SQ. FT.)	10,000	37,397 SF	0.86 ACRES
LOT AREA, MAXIMUM ( ACRE)	5		
LOT AREA, MAXIMUM ( ACRE) FOR NWCRA OR AOD	10		
LOT WIDTH, MINIMUM ( FT.)	100	193'-9"	
DENSITY, MAXIMUM (DU/AC)	46 <small>*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 18'</small>	12	
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% = 22,438.2 SF	31.4% = 11,725 SF	
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	20% = 7,479.4 SF	38.1% = 14,261 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 1,800 - 2,030 SQ. FT. WIDTH: 19'-3" AND 19'-8"	
BUILDING SIZE (FOOTPRINT)	NOT EXCEED 20,000 SF OR 180 LINEAR FT	10,735 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-8" 4 UNIT BUILDING = 77'-10"	
PARKING:			
	REQUIRED	PROVIDED	
DWELLING MULTIFAMILY	MINIMUM OFF-STREET PARKING:  1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA  19,162 SF /1000= 19.162 (20)	TYPE A (1,533 SF X 10) = 15,330 SF TYPE B (1,916 SF X 2) = 3,832 SF  19,162 SF (TOTAL WITHOUT GARAGE) 19,162 SF /1000= 19.162 (20)  20 PARKING SPACES	
VISITOR PARKING	1 PER 5 TOWNHOUSE UNITS = 3	VISITOR PARKING = 3 PARKING SPACES	
	23 PARKING SPACES TOTAL	12 GARAGE PARKING 12 ON-SITE PARKING SPACES  <b>TOTAL PARKING = 24 PARKING SPACES</b> 6 PARALLEL STREET PARKING	
BIKE RACKS	4 PER 10 PARKING SPACES  10 BIKE RACKS REQUIRED	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT.  <b>12 TOTAL</b>	
OCCUPANCY CLASSIFICATION:			
OCCUPANCY CLASSIFICATION: 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		
BASE FLOOD ELEVATION	= 10.17' NAVD1988		

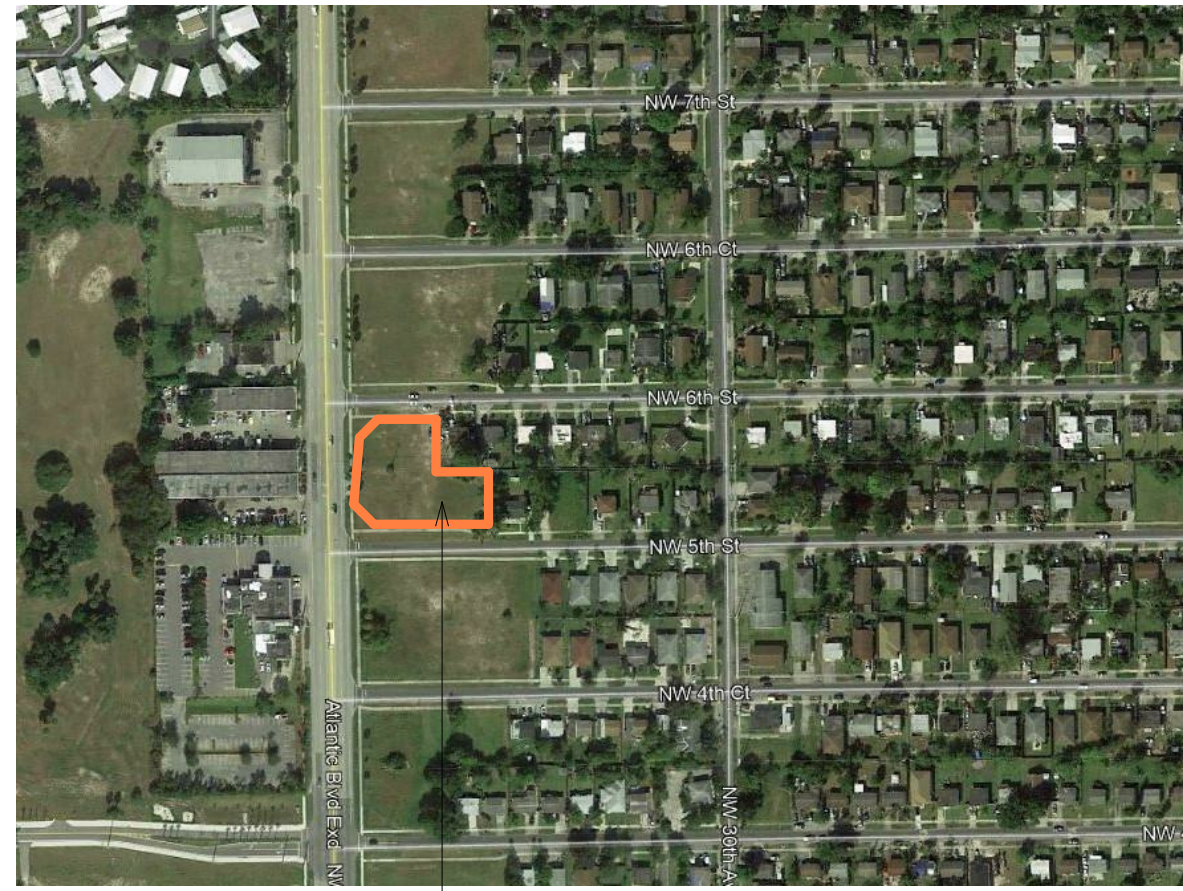
Exhibit "B": 500 NW 31st Ave  
Conceptual Plan 18-05000005



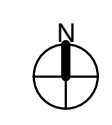
SUBJECT LOCATION  
500 NW 31ST AVENUE  
POMPAÑO BEACH, FL | 33069



SUBJECT LOCATION  
500 NW 31ST AVENUE  
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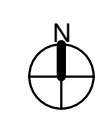
SUBJECT LOCATION  
500 NW 31ST AVENUE  
POMPAÑO BEACH, FL | 33069



3

ZONING MAP

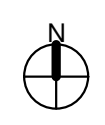
SCALE: 1" = 1'-0"



2

LOCATION MAP

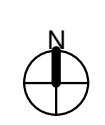
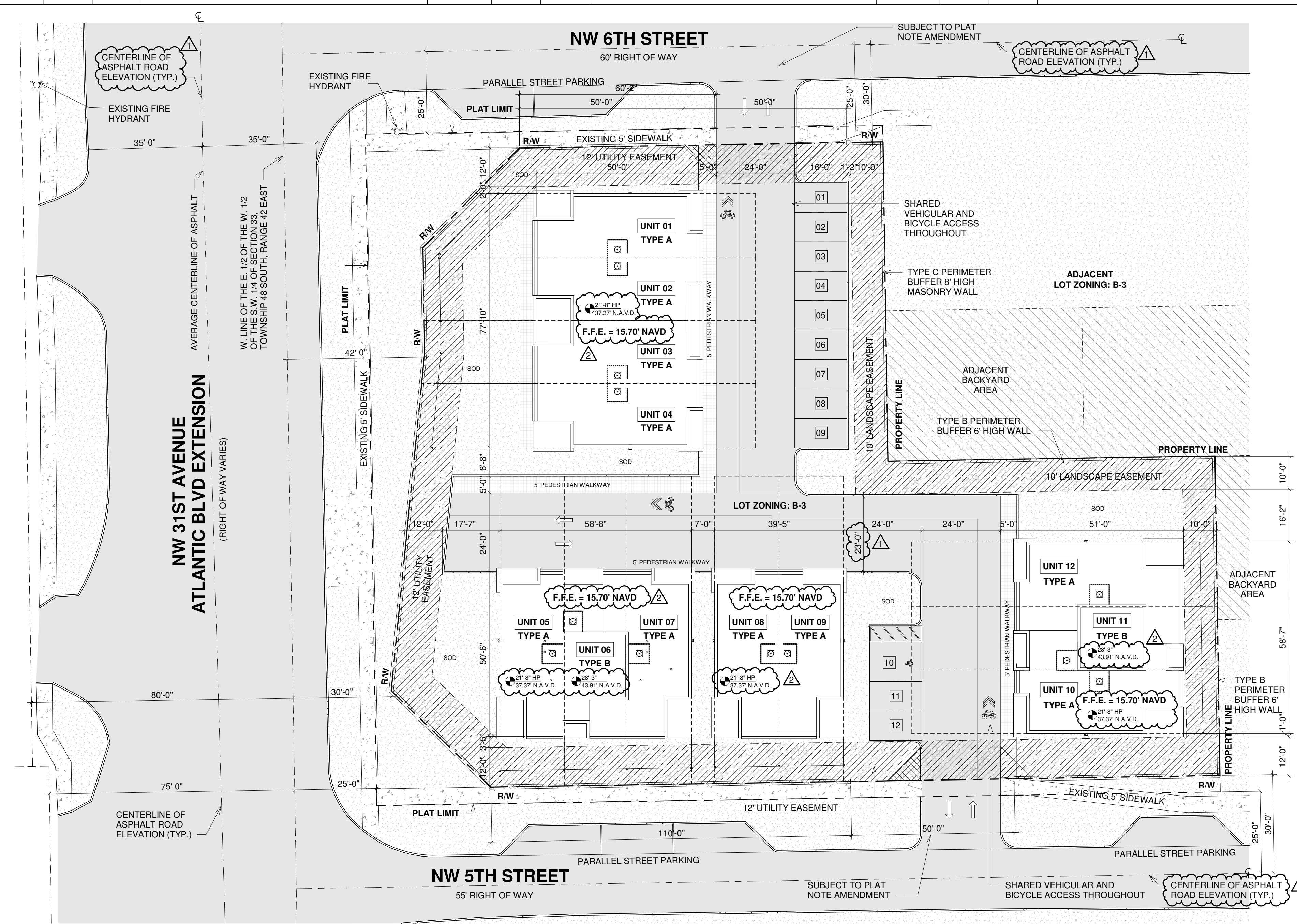
N.T.S



1

AERIAL VIEW

N.T.S



4

SITE PLAN

SCALE: 1" = 20'-0"

PROJECT AND OWNER:

SPORTS RESIDENCE 500

500 NW 31ST AVENUE  
POMPAÑO BEACH, FL | 33069

HADAR HOMES, LLC  
300 S. PINE ISLAND ROAD, SUITE 309  
PLANTATION | FL | 33324

ARCHITECT:

itec design 7261 NE 4TH AVE #101  
Miami, FL 33138  
t | 305 673 2121  
f | 305 673 4640  
w | www.itecdesign.net  
# A A 0 0 3 3 9 4

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KIMLEY-HORN  
600 NORTH PINE ISLAND ROAD, SUITE 450  
PLANTATION | FL | 33324  
t | 954 535 5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA-ISA

2600 NE 27TH AVENUE  
FORT LAUDERDALE | FL | 33306  
t | 954 253 2265

KEY PLAN:

AAC SET

PERMIT APPLICATION DATE: 11-06-19

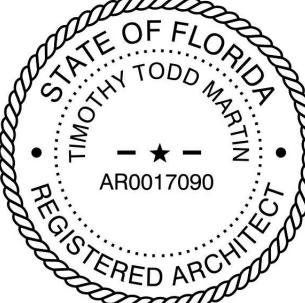
PROJECT NO.: 1805

DRAWN BY: BJ APPROVED BY: TM

1	04/03/19 DRC Comments	06/15/20
2	FFE Change & City Comments	06/15/20

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

SEAL:



SIGNATURE:

T. TODD MARTIN RA,  
LIC# AR0017090

SHEET TITLE:

ZONING, SITE PLAN &  
LOCATION DIAGRAMS

SCALE:

N.T.S.

SHEET NO:

G-2

itec design inc.  
2019