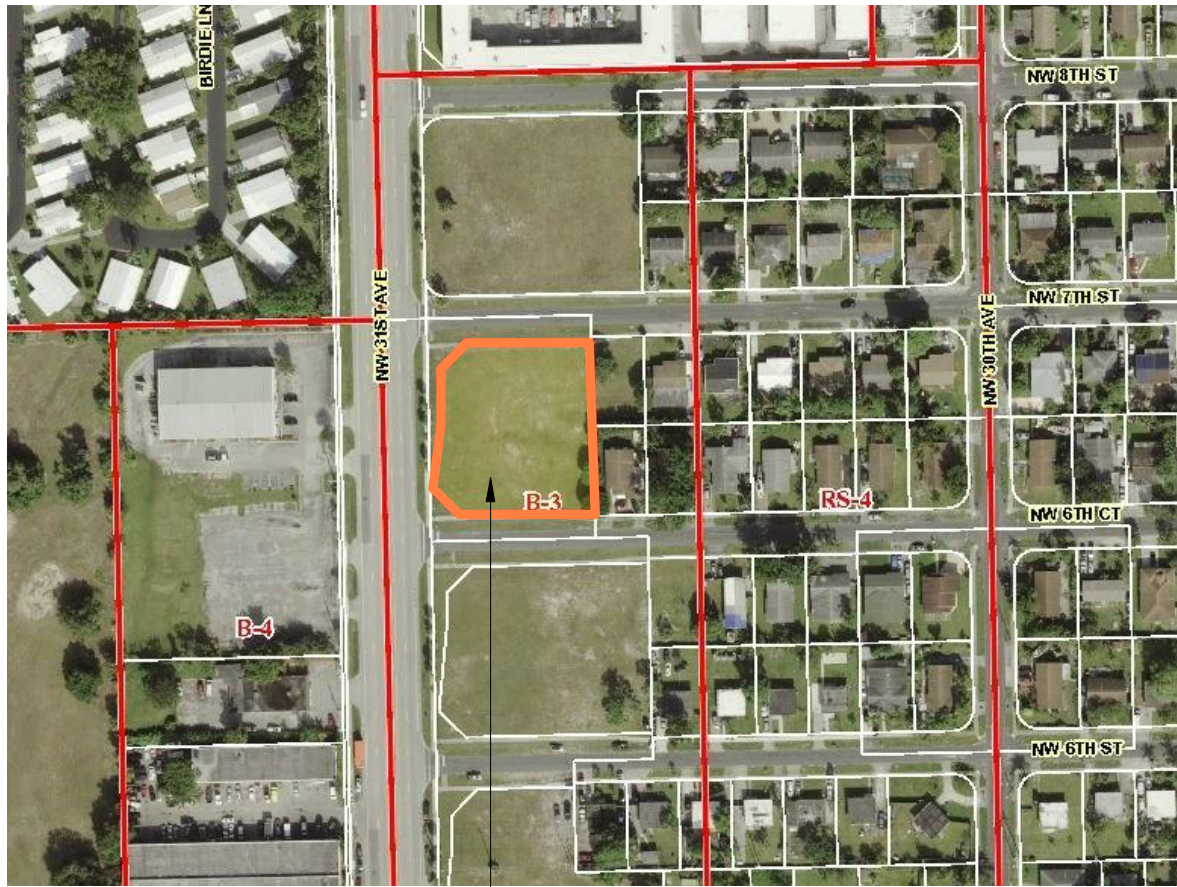
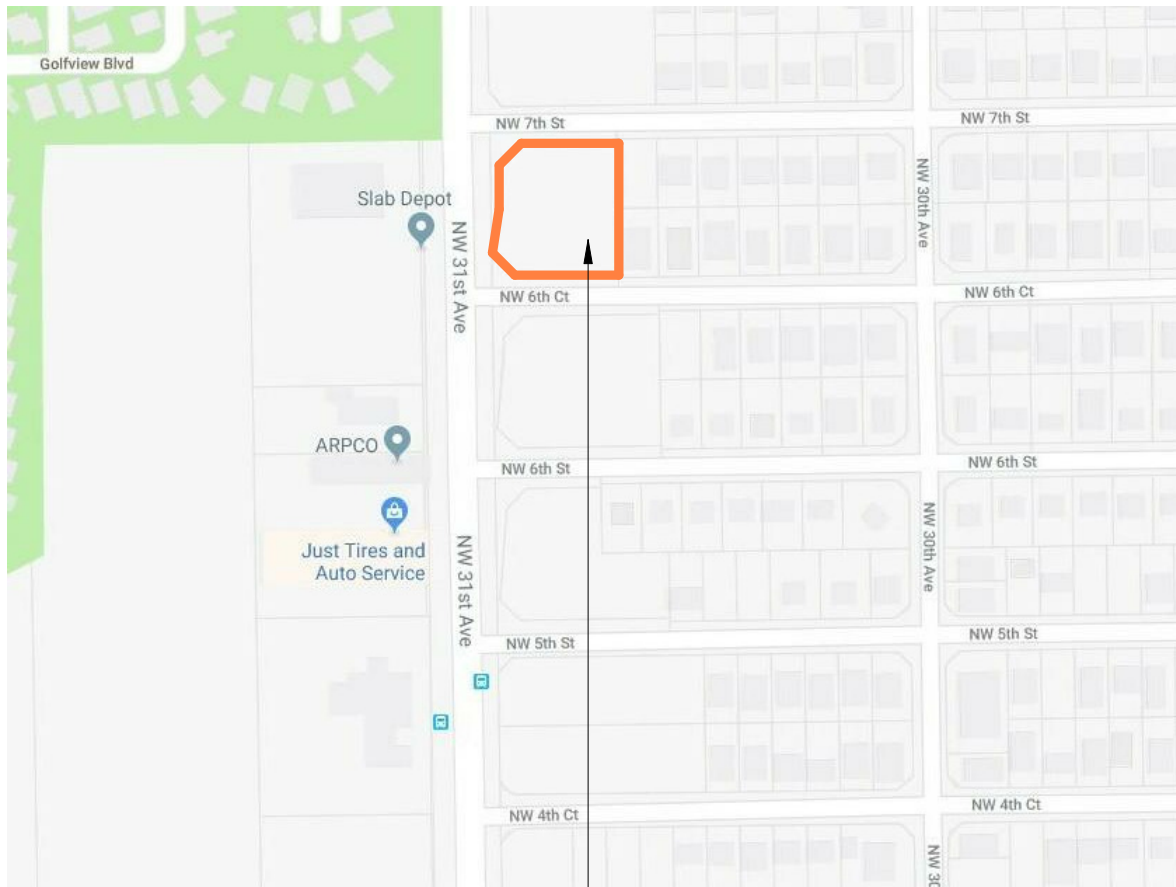


12				11				10				9			
GENERAL SITE INFORMATION															
PROPERTY ADDRESS				620 NW 31ST AVENUE POMPANO BEACH, FL 33069											
FOLIO #				4842 33 40 0010											
LEGAL DESCRIPTION:				PARCEL "A", S.H. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.											
GOVERNING CODES:															
FLORIDA BUILDING CODE 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:				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 <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											
				ADDITIONAL BEDROOM: 100 HABITABLE SPACE											
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. WIDTH: (19'-3") - (21'-8")							
BUILDING SIZE (FOOTPRINT)				NOT EXCEED 20,000 SF OR 180 LINEAR FT				10,722 SF 2 UNIT BUILDING = 39'-5" 4 UNIT BUILDING = 77'-11"							
PARKING:															
				REQUIRED				PROVIDED							
DWELLING MULTIFAMILY				MINIMUM OFF-STREET PARKING: 1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA 18,262 SF /1000= 18.262 (19)				TYPE A (1,533 SF X 12) = 18,396 SF 18,396 SF (TOTAL WITHOUT GARAGE) 18,396 SF /1000= 18.396 (19) 19 PARKING SPACES							
VISITOR PARKING				1 PER 5 TOWNHOUSE UNITS = 3				VISITOR PARKING = 3 PARKING SPACES							
				22 PARKING SPACES TOTAL				12 GARAGE PARKING 12 ON-SITE PARKING SPACES TOTAL PARKING = 24 PARKING SPACES 06 PARALLEL STREET PARKING							
BIKE RACKS				4 PER 10 PARKING SPACES 9 BIKE RACKS REQUIRED				INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT. 12 TOTAL							
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 / AH-12 BASE FLOOD ELEVATION = 10.17' NAVD1988															

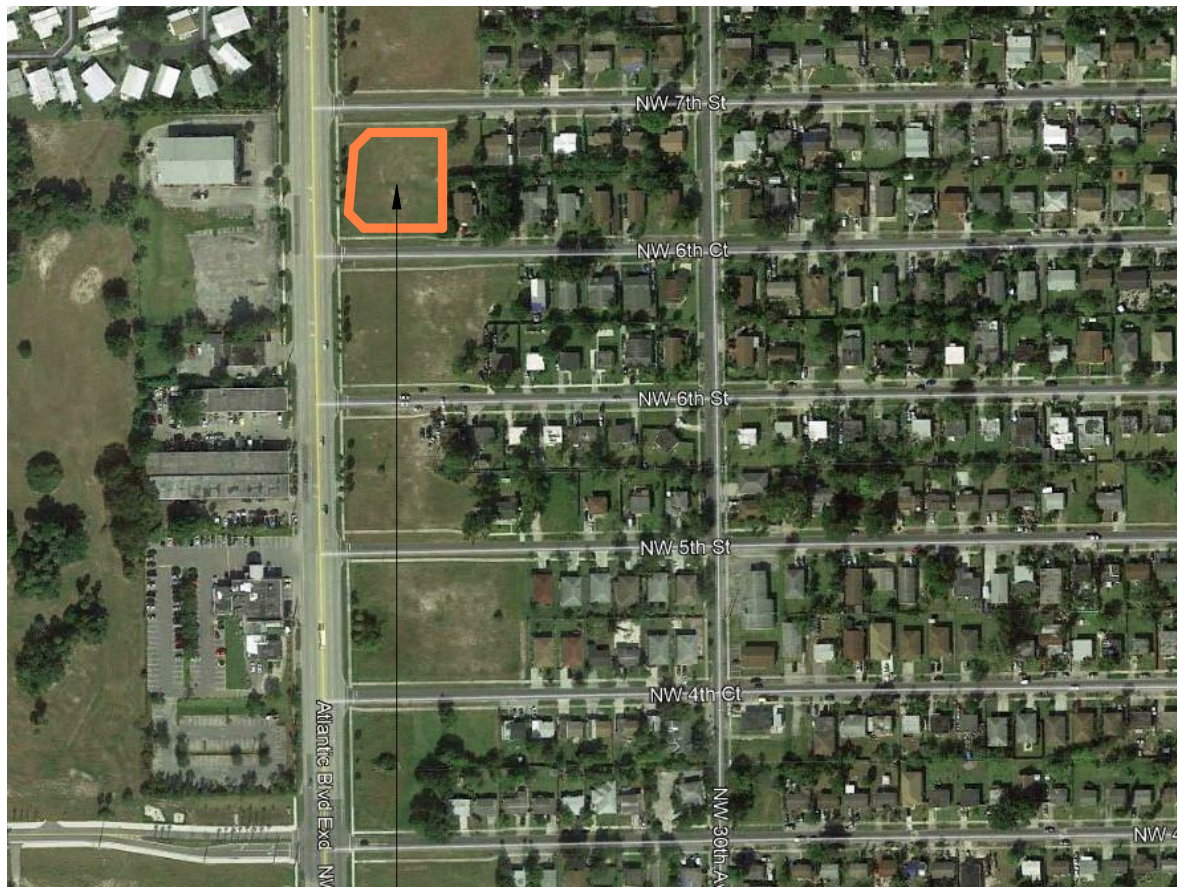
Exhibit "B": 620 NW 31st Ave
Conceptual Plan 18-05000006



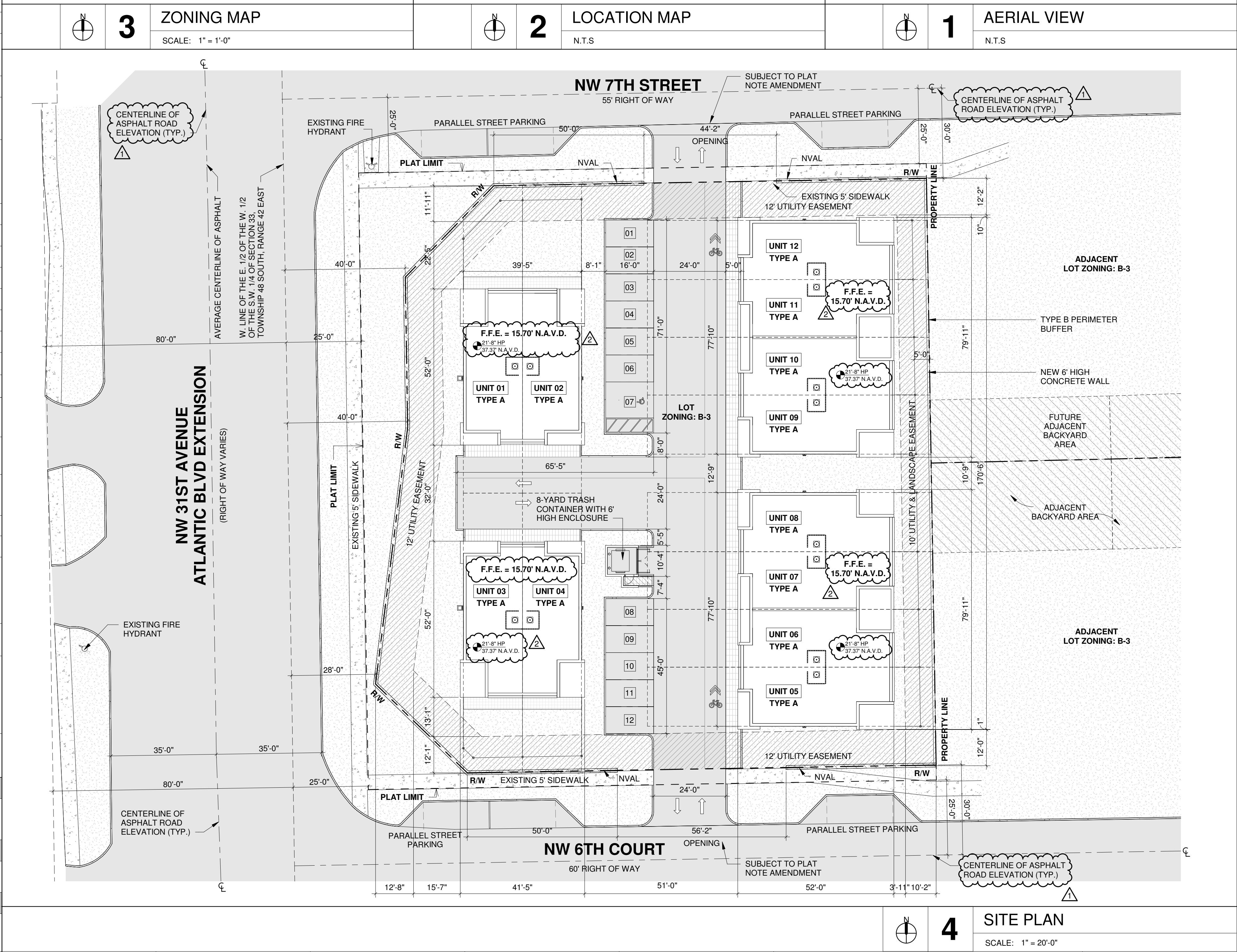
SUBJECT LOCATION
620 NW 31ST AVENUE
POMPAÑO BEACH, FL | 33069



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



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



PROJECT AND OWNER:

SPORTS RESIDENCE 620

620 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

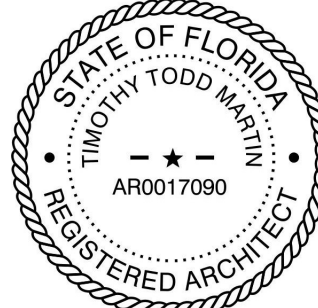
PROJECT NO.: 1508

DRAWN BY: BJ APPROVED BY: TM

1	04/13/19 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