

PROPERTY INFO	
PROJECT	THE AVE
ADDRESS	3058-3064 S. ANDREWS AVE. WILTON MAORS, FL. 33334
FOLIO NUMBER	494227170200, 494227180010, 494227180020
LEGAL DESCRIPTION	SEE SURVEY
JURISDICTION	BROWARD COUNTY, CITY OF WILTON MANORS
FUTURE LAND USE DESIGNATION	ACTIVITY CENTER
PROJECT SCOPE	149 UNIT MULTI-FAMILY APARTMENT BUILDING W/ LIVE WORK UNITS.

ZONING TOC-W REQUIREMENTS (PER UDR SECTION --)		
	REQUIRED	PROPOSED
LOT SIZE (GROSS)	N/A	3.1 AC. PER BCPC
LOT SIZE (NET)	N/A	91,810 (2.1 AC.)
DENSITY	60 DU/ACRE MAX (186 UNITS)	149 UNITS (48 DU/AC)
BUILDING FLOOR AREA (GROSS)	--	(4,409 S.F. GROSS FLOOR AREA)
BUILDING FOOTPRINT	--	+/- 47,400 SQFT.
PERVIOUS AREA	12% MIN.	44,410 SQFT. (48.3%)
PAVED AREA IN PEDESTRIAN FRONTAGE	--	12,400 SQFT.
<b>PARKING</b>		
RESIDENTIAL	149X1.5 = 223 SPACES	
COMMERCIAL (LIVE WORK)	7 UNITS X200SQFT. = 1400 SQFT. /300 SQFT. = 5SPACES	
TOTAL	228 SPACES	225 SPACES
E.V. CHARGING STATIONS	5% OF REQUIRED PARKING = 11	11 SPACES
BICYCLE PARKING	1 PER 5 UNITS = 30 NON RESIDENTS 5	30 SPACES 5 SPACES

BUILDING HEIGHT		
<b>TIER 1</b>		
ANDREW AVE. (WEST)	18'-0" (PRIMARY STREET)	18'-0"
OAKLAND PARK (NORTH)	18'-0" (PRIMARY STREET)	VARIES 108'-0" MIN.
N. FORK MIDDLE RIVER (EAST)	18'-0" (SECONDARY STREET)	VARIES 53'-0" MIN.
ALMAR CANAL (SOUTH)	18'-0" (SECONDARY STREET)	25'-0" MIN.
BUILDING HEIGHT	3 STORIES MAX.	3 STORIES
<b>TIER 2</b>		
ANDREW AVE. (WEST)	35'-0" (PRIMARY STREET)	53'-11"
OAKLAND PARK (NORTH)	35'-0" (PRIMARY STREET)	VARIES 121'-0" MIN.
N. FORK MIDDLE RIVER (EAST)	25'-0" (SECONDARY STREET)	VARIES 25'-0" MIN.
ALMAR CANAL (SOUTH)	25'-0" (SECONDARY STREET)	VARIES 25'-0" MIN.
BUILDING HEIGHT	6 STORIES, 70'-0" MAX.	6 STORIES

STREETScape FRONTAGE SETBACK		
ANDREW AVE. (WEST)	5'-0" (PRIMARY STREET)	
OAKLAND PARK (NORTH)	5'-0" (PRIMARY STREET)	
N. FORK MIDDLE RIVER (EAST)	5'-0" (SECONDARY STREET)	
ALMAR CANAL (SOUTH)	5'-0" (SECONDARY STREET)	

PEDESTRIAN REALM FRONTAGE SETBACK		
ANDREW AVE. (WEST)	18'-0" (PRIMARY STREET)	
OAKLAND PARK (NORTH)	18'-0" (PRIMARY STREET)	
N. FORK MIDDLE RIVER (EAST)	18'-0" (SECONDARY STREET)	
ALMAR CANAL (SOUTH)	18'-0" (SECONDARY STREET)	

FACADE ARCHITECTURAL PROJECTIONS		
PRIMARY AND SECONDARY STREETS	8'-0" MAX. AWNINGS	5'-0" (MAX)

ADDITIONAL HEIGHT INCENTIVE STANDARDS		
A. STREET ACTIVATION	FIRST FLOOR ACTIVE USES AT FRONTAGE	LIVE WORK UNITS LOBBY ACCESS AND LEASING OFFICE
B. OPEN SPACE DEDICATION	10,000 SQFT. MIN.	+/- 10,000 SQFT.
C. ENHANCED LANDSCAPING	ADDITIONAL 25% OF HEIGHT OF TREES, PALMS AND LANDSCAPING	SEE LANDSCAPE PLAN
D. GREEN BUILDING	WILTON MANORS GREEN BLDG. PROGRAM 14POINTS X2 = 28 POINTS MIN.	EV CHARGING = 10PTS. WHITE ROOF = 4PTS. COOL PAVING = 4PTS. 100% NATIVE = 2PTS. 100% ENERGY STAR = 4PTS. PERMEABLE SURFACE = 2PTS. SITE CERTIFICATION = 2PTS. TOTAL = 28PTS.
E. PERVIOUS PAVING	ALL PERVIOUS PAVING	YES
F. PUBLIC ART, MURAL, OR WATER FEATURE, OR ALTERNATIVE TRANSPORT INFRASTRUCTURE, OR BIOSWALE/ ALTERNATIVE DRAINAGE DESIGN	VARIOUS OPTIONS	PUBLIC ART SCULPTURE IN PLAZA AT NW CORNER

2ND FLOOR WINDOW SCHEDULE									
Number	GROSS FLOOR AREA	LIVE WORK UNIT	LOFT UNIT	STUDIO UNIT	1 BED UNIT	1 BED + DEN UNIT	2 BED UNIT	TOTAL UNITS	PARKING
LEVEL 1	52,616 SQFT.	7	13	--	--	--	--	20	54
LEVEL 1 LOFT	39,515 SQFT.	--	--	--	--	--	--	--	52
LEVEL 2	51,019 SQFT.	--	--	2	10	--	12	24	58
LEVEL 3	51,033 SQFT.	--	--	2	10	--	12	24	61
LEVEL 4	48,150 SQFT.	--	--	--	14	--	13	27	--
LEVEL 5	31,789 SQFT.	--	--	--	14	--	13	27	--
LEVEL 6	31,789 SQFT.	--	--	--	14	--	13	27	--
TOTAL	305,861	7	13	4	62	63	63	149	225
MIX		4.7%	8.7%	2.70%	41.6%		42.3%	100%	

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N  
**SITE PLAN**  
SCALE: 1"=20'-0"

DRC PRELIMINARY REVIEW. 07-28-25

THE AVE

3058-3064 S. ANDREWS AVE.  
WILTON MANORS, FL 33334



LICENSE # AA26003474

**Ada**  
Architecture Design Atelier

4301 NE 1st TER- SUITE 2 OAKLAND PARK, FL. - TEL: 561-692-3639 - ARCHITECT@ADATELIER.NET - WWW.ADATELIER.NET

ANDRE LATTOUF KORBAN  
FL. LICENSE # AR98726

SHT. **A101**



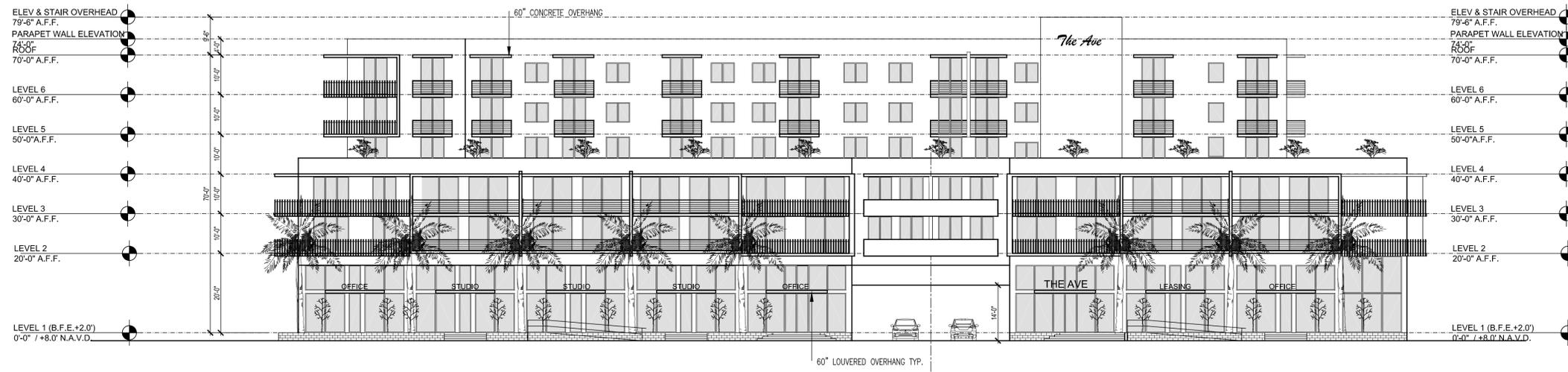












**FRONT ELEVATION (WEST-ON ANDREWS)**  
SCALE: 1/16"=1'-0"



**RIGHT ELEVATION (SOUTH)**  
SCALE: 1/16"=1'-0"

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Drawn By:  
Date Drawn:  
REVISID:

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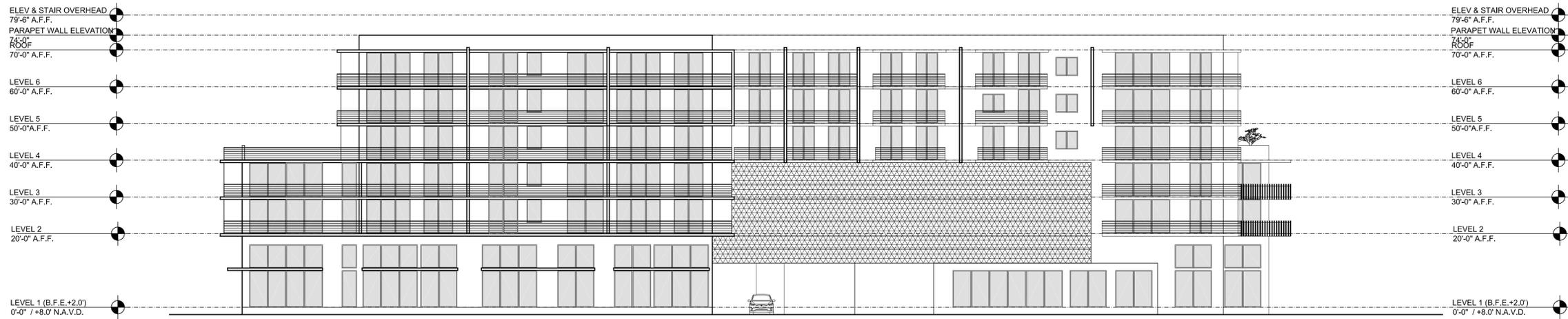
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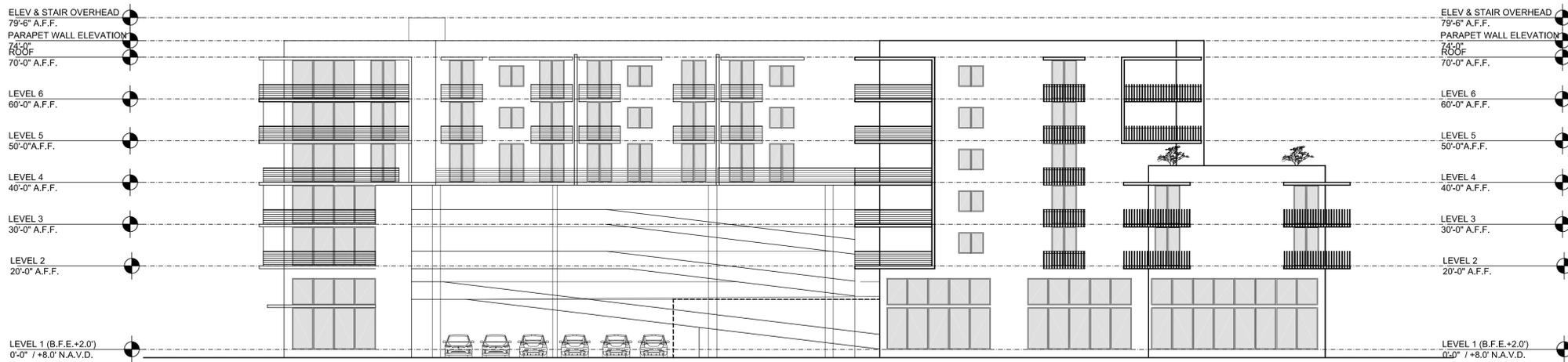
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SHT. **A301**



**REAR ELEVATION (EAST-WATER)**  
SCALE: 1/16"=1'-0"



**LEFT ELEVATION (NORTH-OAKLAND)**  
SCALE: 1/16"=1'-0"

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SHT. **A302**





WILTON MANORS



THE AVE - WILTON MANORS







