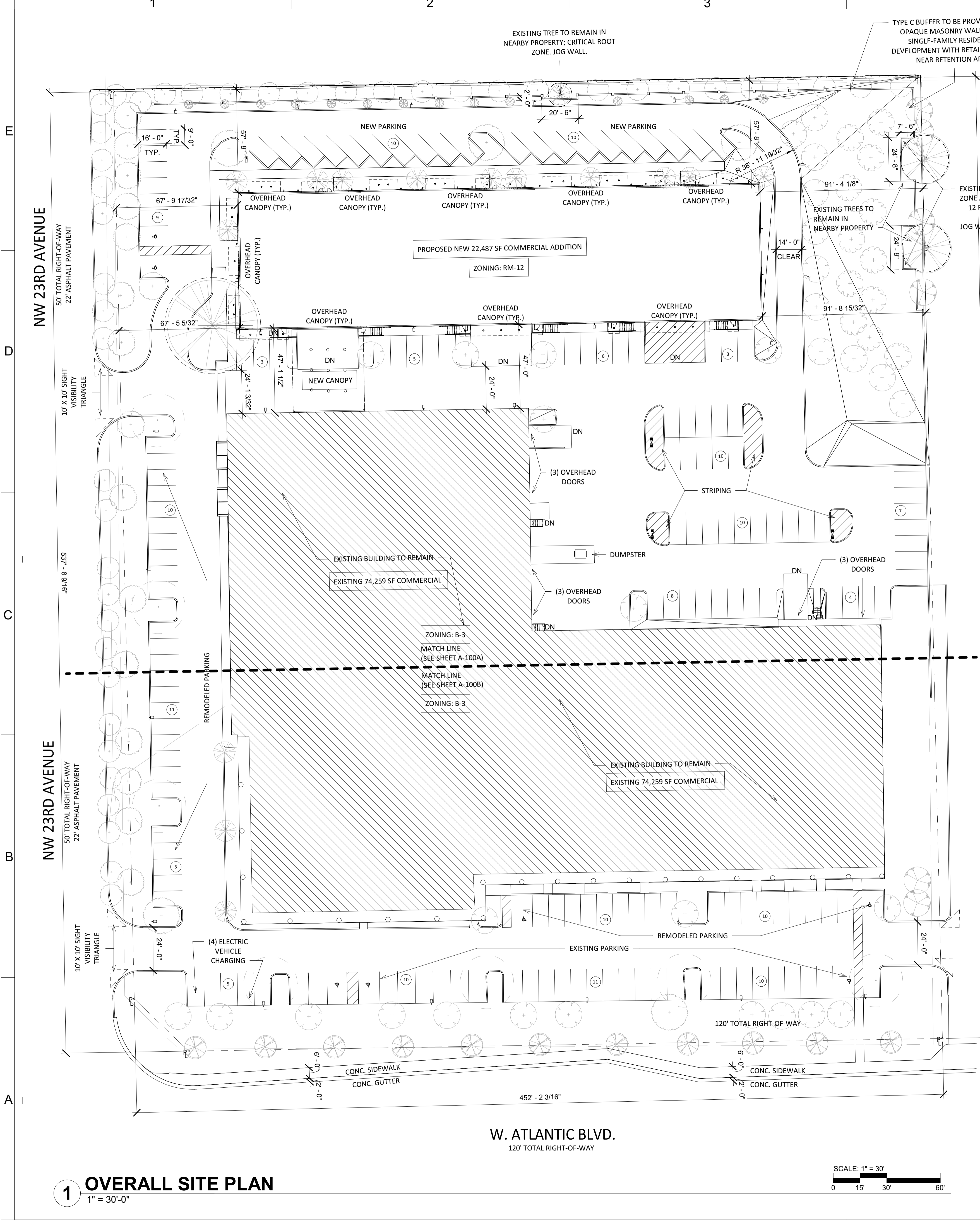


CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THESE PLANS AND SPECIFICATIONS. THIS DOCUMENT CONTAINS PROPERTY INFORMATION AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF GALLO HERBERT ARCHITECTS. COPYRIGHT 2018 GALLO HERBERT ARCHITECTS



1 OVERALL SITE PLAN
1" = 30'-0"

LEGAL DESCRIPTION:

(REFER TO SKETCH OF BOUNDARY SURVEY)

PARCEL 1:
PARCEL "A" OF POMPAÑO MERCHANDISE MART PHASE III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PARCEL ID=4842-33-29-0010

PARCEL 2:
THE EAST 65 FEET OF THE WEST HALF (1/2) OF THE NORTH ONE FIFTH (1/5) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, STATE OF FLORIDA, WITH THE NORTH 25 FEET AVAILABLE AT ALL TIMES FOR PUBLIC ROAD USE. PARCEL ID= 4842-33-05-4283

PARCEL 3:
THE WEST 72.8 FEET OF THE EAST 137.8 FEET OF THE WEST HALF (W 1/2) OF THE NORTH FIFTH (N 1/5) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER SE 1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. PARCEL ID= 4842-33-05-4281

PARCEL 4:
NONEXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 CONTAINED IN EASEMENT AGREEMENT BETWEEN GREE-LOU HOLDINGS CO. LTD., GOLF FOUR INVESTMENTS CO. LTD. AND LOUIS WEISFELD, LTD., GRANTOR AND SOUTHWEST 33 ASSOCIATES, GRANTEE RECORDED OCTOBER 7, 1985, IN OFFICIAL RECORDS BOOD 12876, PAGE 738 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL 5:
A PARCEL OF LAND LYING, BEING AND SITUATED IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST IS BROWARD COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE N1°18'10"W, ALONG THE EAST LINE OF SAID SECTION 33 A DISTANCE OF 56.76 FEET TO THE OLD NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD; THENCE S89°02'12"W ALONG SAID OLD NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 332.48 FEET; THENCE N1°18'15"W, 50.00 FEET TO THE SOUTHEAST CORNER OF PARCEL "A" OF POMPAÑO MERCHANDISE MART PHASE III, AS RECORDED IN PLAT BOOK 112, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N1°18'15"W ALONG THE EAST LINE OF SAID PARCEL "A", 409.31 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE S89°01'10"W ALONG THE NORTH LINE OF SAID PARCEL "A", 137.80 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S89°01'10"W, 65.00 FEET; THENCE N1°18'15"W, 129.23 FEET TO A POINT ON THE SOUTH LINE OF "COLLIER CITY", A SUBDIVISION, AS RECORDED IN PLAT BOOK 31, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N88°58'33"E ALONG THE SOUTH LINE OF SAID "COLLIER CITY" 65.00 FEET; THENCE S1°18'15"E, 128.28 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT OVER THE NORTH 25.00 FEET FOR INGRESS AND EGRESS OF THE ABOVE DESCRIBED PARCEL. PARCEL ID: 4842-33-054284. SQ FEET: 8401.47 +/-

GENERAL DATA:

LAND USE: = POMPAÑO COMMERCIAL AND LM
EXISTING ZONING: = B-3 MAIN AND RM-12 ALL LOTS NORTH OF MAIN
CURRENT USE: = COMMERCIAL

FEMA FLOOD ZONE: = "AH" AND "X" (ACCORDING TO BCPA/ CERTIFICATE)

SITE COMPUTATIONS:
GROSS SITE AREA: = 193,315 (4.4 AC.) *CURRENT; 243,467 (5.6 AC.) *COMBINED
EXISTING FLOOR AREA: = 74,259 (1.7 AC.)
PROPOSED FLOOR AREA: = 22,487 S.F. (0.5 AC.)
TOTAL FLOOR AREA: = 96,746 S.F. (2.2 AC.)
F.A.R.: = NO F.A.R. BUT 50% MAX. COVERAGE
BUILDING HEIGHT: = 1- STORY 24'-0" CLEAR (105' MAX ALLOWED)
= ROOF LEVEL 24'-0"
= LOW PARAPET 28'-0"
= HIGH PARAPET 31'-0"

PERVIOUS/IMPERVIOUS CALCULATIONS:
TOTAL BUILDING COVERAGE: 96,746 SF (2.22 AC.) *40% OF SITE
PAVING AREA (VUA):
SIDEWALK/CONCRETE:

TOTAL IMPERVIOUS AREA: 20% MIN. PERVIOUS

SITE DATA TABLE:

PROJECT CONTACT DATA:

OWNER:
PAUL KNAPP
2201 LLC
FIBERBUILT UMBRELLAS
2201 WEST ATLANTIC BLVD
POMPAÑO BEACH, FL 33069

STRUCTURAL ENGINEER:
BRYNTESEN ASSOC. STRUCT. ENG.
3045 NORTH FEDERAL HIGHWAY BLDG. #80
FORT LAUDERDALE, FL 33306
PH: (954) 568-1411"

M.E.P. ENGINEER:
KAMM CONSULTING
1407 W. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
PH: (954) 794-0300 FAX: (954) 949-2201

ARCHITECT:
GALLO HERBERT ARCHITECTS
ARCHITECTURE, INTERIOR CONSULTING
1311 WEST NEWPORT CENTER DRIVE, SUITE A
DEERFIELD BEACH, FLORIDA 33442
PH: (954) 794-0300 FAX: (954) 794-0301

LANDSCAPE ARCHITECT:
ARCHITECTURE/PLANNING, INC
601 N. CONGRESS AVE., SUITE 106-A
LAKE WORTH, FL 33445
PH: (561) 276-6311

CIVIL ENGINEER:
TEAM CDI
8461 LAKE WORTH ROAD, #440
LAKE WORTH, FL 33467
PH: (561) 557-5950

PARKING CALCULATIONS:

REQUIRED:
FURNITURE SHOWROOM - 1 SPACE PER 500 SF.
INVENTORY - 1 SPACE PER 1,000 SF.
OFFICE - 1 SPACE PER 300 SF.

TOTAL REQUIRED: 141 PARKING SPACES
TOTAL PROVIDED: 167 PARKING SPACES

STANDARD: 160 PARKING SPACES
HANDICAP: 7 PARKING SPACES

SETBACKS: (TO CLOSEST BUILDING)
DIRECTION REQUIRED PROVIDED
FRONT 0' 57'-0"
REAR 30'-0" 47'-0" (TO EXISTING BLDG.)
SIDE 0 91'-4"
SIDE 0 67'-5"

LANDSCAPE CALCULATIONS:
MINIMUM PERVIOUS AREA REQD (20%)
PERVIOUS AREA PROVIDED
INTERIOR LANDSCAPE ARE REQD (%)
INTERIOR LANDSCAPE ARE PROVIDED
PERIMETER LANDSCAPE AREA PROVIDED

2 SITE DATA TABLE



AA26001731
[SEAL]
☐ WILLIAM J. GALLO FL AR0008440

Digitally signed
by Brian Herbert
DN: cn=Brian Herbert, o=Gallo Herbert Architects, ou=, email=bherbert@galloherbert.com, c=US
Date: 2022.01.03 11:22:12 -05'00'

☐ BRIAN P. HERBERT FL AR0015474
[PROJECT]

FIBERBUILT UMBRELLA

2201 LLC
2201 WEST ATLANTIC BLVD
POMPAÑO BEACH, FL 33069

[OWNER]



REVISIONS:

No.	Description	Date
1	SCHEMATIC DESIGN	09/03/2021
2	INTERNAL COORDINATION	11/18/2021

[PROJECT STATUS]
SCHEMATIC DESIGN

[DATE]
Aug. 30, 2021

[PROJECT NUMBER]

2321

[DRAWN BY] M.L.B. [CHECK BY] J.E.T.

[DRAWING TITLE]

OVERALL SITE PLAN

[DRAWING NUMBER]

SP-001

DRC
PZ22-15000001
3/16/2022

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