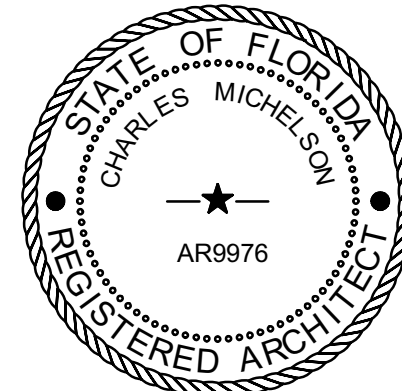


ZONING DATA / CODE			
LEGAL DESCRIPTION:			
PARCEL ID: 48422825 BROWARD COUNTY PLAT NO.2 159-16 B PARCEL A			
ZONING:	I-1 - GENERAL INDUSTRIAL		
TYPE OF CONSTRUCTION:	EXISTING: TYPE III-B (FBC) NON - SPRINKLERED/ FIRE ALARM NEW: TYPE III-B (FBC) FULLY SPRINKLERED/ FIRE ALARM		
OCCUPANCY TYPE PER FBC:	"B" BUSINESS		
FLOOR AREAS:	EXISTING: 1 STORY, 4,232 SF. NEW: 1 STORY, 6,335 SF.		
BUILDING GROSS AREA:	ALLOWABLE: 92,000 SF PROVIDED: 11,135 SF (EXIST. + NEW)		
HEIGHT, MAXIMUM (FT):	ALLOWABLE: 45' - 0" PROVIDED: 17' - 4"		
PARKING: 1 PER / 300 SQ FT OVERALL SITE HAS APPROXIMATELY 288 EXISTING PARKING SPOTS, NEW ADDITION REQUIRES 2 ADDITIONAL ADA PARKING TO BE ADDED.			
	EXISTING	REQUIRED	NEW
	136	38	2
			(TOTAL) PROVIDED
			136
SETBACKS:			
	REQUIRED/ALLOWED		PROVIDED
FRONT	25'		136' - 2"
INTERIOR SIDE	10'		
REAR	30'		
SITE AREA CALCULATIONS:			
	REQUIRED	PROVIDED	
LOT AREA	**	"	
VEHICULAR USE	**		
IMPERVIOUS AREA	**		
PERVIOUS AREA	**		
* TOTALS ARE BASED WITH IN PROJECT LIMIT LINES ** THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDINGS ON SITE(CAMPUS) IS EQUAL TO 79,112 SF ±. THE EXISTING AUXILIARY ADMINISTRATION BUILDING IS APPROXIMATELY 4,232 SF. THE NEW ADDITION IS APPROXIMATELY 6,335 SF AND WILL ONLY BE A TOTAL OF 8% OF THE TOTAL 79,112 SF OF EXISTING BUILDINGS ON THIS SITE(CAMPUS).			



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Charles Michelson AR0009976

Project No. :
2022-104
Drawn By :
LE
Checked By :
CW
Date:
06.26.2023

REVISIONS

06-26-23 Site Plan Comments

ARCHITECTURAL SITE
PLAN
A1.0

DRC
PZ23-1000012
08/16/2023

1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

