

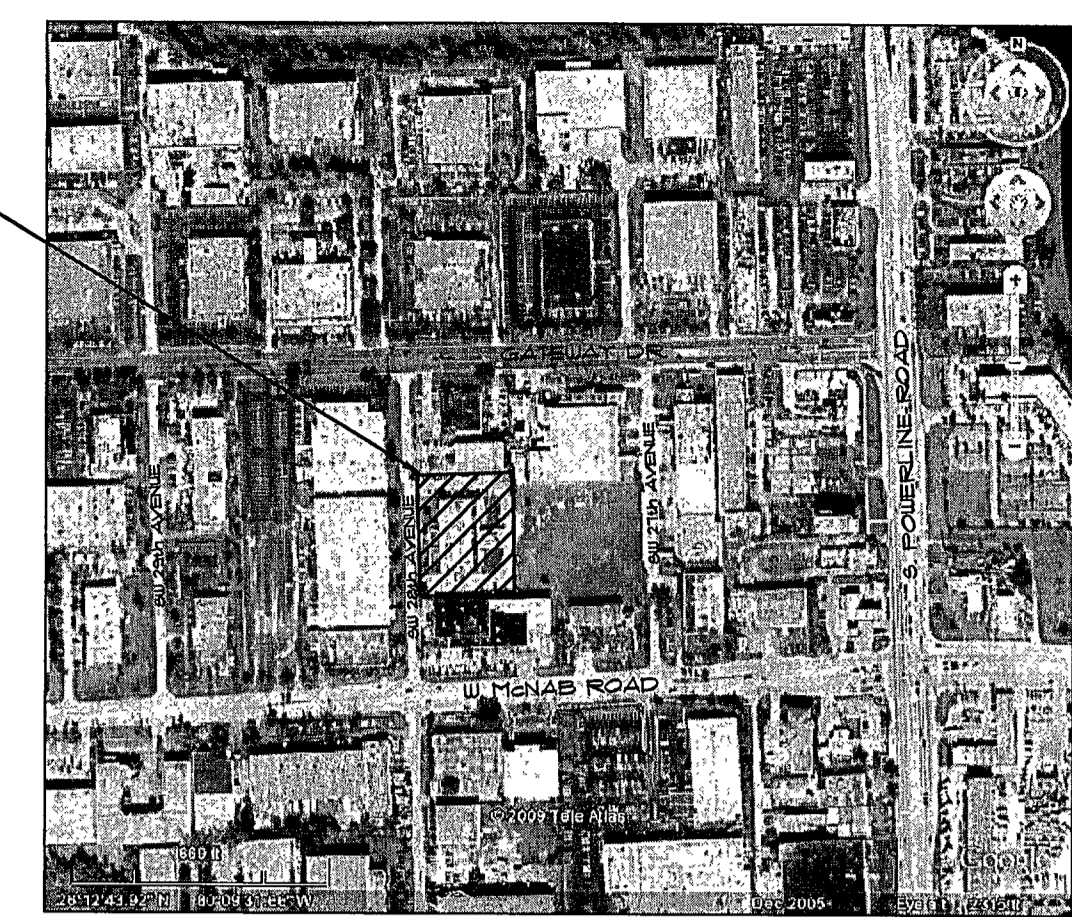
TRACT "A"
"GATEWAY INDUSTRIAL CENTER NO. 16"
 (P.B. 98, PG. 6 -B.C.R.)
 OWNER: VICAM INVESTMENTS, LLC
 TAX FOLIO NO. 494204160010
 (O.R.B. 32271, PG. 666 -B.C.R.)

ZONING: I-1 INDUSTRIAL
 CURRENT USE: COMMERCIAL
 HEIGHT: ±22'-0" A.F.S.
 STORIES: 1

KAM SPECIALTIES, INC.

1440 SW 28th AVENUE
 POMPANO BEACH, FL 33069
 OWNER:
 Q T F, INC.
 130 S. POWERLINE ROAD, UNIT H
 DEERFIELD BEACH, FL 33442
 954-977-1311
 954-977-1337 (FAX)
 DEBBIE BEAEDEN-HANLEY, PRESIDENT

LAND USE DESIGNATION: INDUSTRIAL
 CURRENT ZONING: I-1
 SECTION: 4
 TOWNSHIP: 49 SOUTH
 RANGE: 42 EAST



LOCATION MAP
 NOT TO SCALE

LEGAL DESCRIPTION

A parcel of land lying in the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 49 South, Range 42 East, more fully described as follows: Commencing at the Southeast corner of the said Southeast 1/4 of Section 4 thence westerly along the South line of the said Southeast 1/4 of Section 4, a distance of 1273.76 feet; thence Northerly along a line which is 30 feet East of and parallel to the West line of the Southeast 1/4 of the Southeast 1/4 of Section 4, making an angle in the Northeast quadrant of 88°25'04", a distance of 254.32 feet to the Point of Beginning, thence continuing Northerly along the last-mentioned course a distance of 315 feet; thence Easterly making an included angle of 99°56'59" a distance of 239 feet thence Southerly to the last-mentioned course, a distance of 315 feet thence Westerly perpendicular to the last-mentioned course, a distance of 238.72 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida and containing 1.716 acres more or less.
 Tax Folio No. 494204000422

SITE DATA: KAM SPECIALTIES, INC.

a) GROSS ACREAGE:	14,735.10 SF.	1.716 Acres	100%
b) NET ACREAGE:	NOT APPLICABLE		
c) RESIDENTIAL USE:	NOT APPLICABLE		
d) GROSS SQUARE FOOTAGE OF NON-RESIDENTIAL BUILDINGS:			
	1) ALL BUILDINGS:	25,695 SF.	
	2) ALL USES:	BUSINESS: 5,121 SF. STORAGE / WAREHOUSE: 20,568 SF. TOTAL SF.: 25,695 SF.	
	3) INDIVIDUAL BUILDINGS:	1 BUILDING: 25,695 SF.	
	4) BUILDING BY FLOOR:	1st FLR.: BUSINESS: 4,111 SF. STORAGE / WAREHOUSE: 18,226 SF. 2nd FLR.: BUSINESS: 1,016 SF. STORAGE / WAREHOUSE: 2,342 SF. TOTAL SF.: 25,695 SF.	

VEHICULAR USE AREA (INCLUDING VEHICLE OVERHANG & GRASSSED PKG.)	25,894.09 SF.		
INTERIOR LANDSCAPING: SEC. 155.13(D)	REQUIRED	PROVIDED	% OF VUA
15% OF VEH. USE AREA (VUA)	3,884.11 SF.	16,176.90 SF.	62.41%

PARKING:

GROSS BUILDING AREA = 25,695 SF. GROSS OFFICE AREA = 5,121 SF. GROSS OFFICE AREA = 19.95% OF GROSS BUILDING AREA
 USE: WAREHOUSE, STORAGE BUILDINGS, MANUFACTURING AND INDUSTRIAL ESTABLISHMENTS;
 PARKING REQUIREMENTS: SEC. 155.13

1/1000 SF. - FIRST 10,000 SF. - GROSS FLOOR AREA (GFA)	SEC. 155.13(B)(4) (b)	REQUIRED	PROVIDED
1/1000 SF. - REMAINING SF. - GROSS FLOOR AREA (GFA)		20	1
WAREHOUSE, STORAGE	10,000/500 = 20.0	16	5
WAREHOUSE, STORAGE	15,695/1000 = 16.69	36	22
TOTAL PARKING REQUIRED:		(2)	2
HANDICAP SPACES REQUIRED: F.B.C. 11-412(5)			36

REGULAR PARKING SPACES PROVIDED - OFFICE (10' x 20') 1
 REGULAR PARKING SPACES PROVIDED - INDUSTRIAL (8' x 20') 5
 REGULAR PARKING SPACES PROVIDED - INDUSTRIAL (8' x 18') 22
 HANDICAP SPACES PROVIDED - (12' x 20') 2
 TOTAL PARKING PROVIDED: 36

OFF-STREET LOADING REQUIREMENTS: SEC. 155.13(B)(4)(e)
 (25,000 - 40,000 SF. (2) - 12' Wx 55' L x 14' VERTICAL CLEARANCE
 TOTAL OFF-STREET LOADING PROVIDED: 3

PERVIOUS:

PERIMETER LANDSCAPING: SEC. 155.13 (B)(1) - 10' LANDSCAPE BUFFER ADJACENT TO PUBLIC RIGHT-OF-WAY	2,025.35 SF.		
SEC. 155.13 (C)(1) - 10' LANDSCAPE BUFFER RELATING TO ADJUTING PROPERTIES			
SEC. 151.45(E) ADJUSTMENT OF DEVELOPMENT STANDARDS REQUEST: 50% REDUCTION FROM REQUIRED 10' LANDSCAPE BUFFER & ADJACENT PROPERTIES TO A 5' BUFFER & EAST PROPERTY LINE	6,045.15 SF.		
INTERIOR LANDSCAPING: SEC. 155.13 (D)	16,176.90 SF.		
TOTAL PERVIOUS:	24,247.40 SF.		
GREEN SPACE: SEC. 155.12(C)(1) - 20% TOTAL GROSS AREA	REQUIRED	PROVIDED	% OF TOTAL AREA
20' x 14,735.10 =	14,941.14 SF.	24,247.40 SF.	32.44%

IMPERVIOUS:

ROADWAYS (VUA) / PARKING	25,894.09 SF.		
SIDEWALKS / DUMPSTER ENCLOSURE	2,394.65 SF.		
BUILDING COVERAGE: (FOOTPRINT)	22,193.56 SF.		
TOTAL IMPERVIOUS:	50,482.30 SF.		67.56%

SITE PLAN

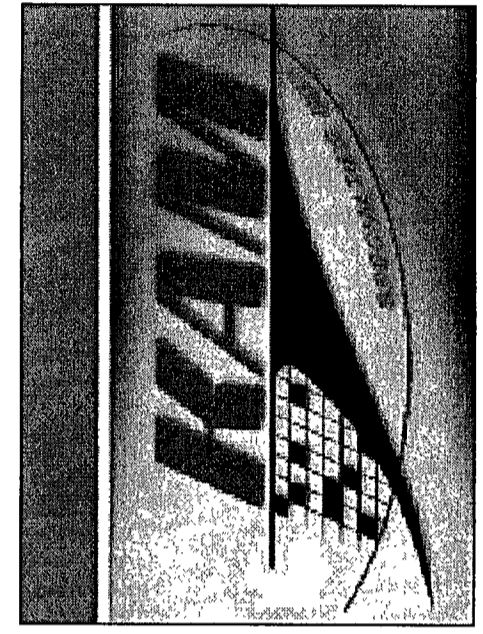
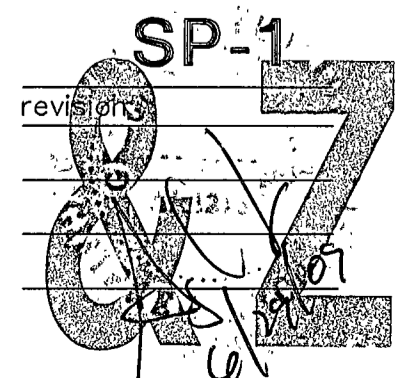
SCALE: 1" = 20'

CROSSWALKS / H.C. RAMPS NOTE:
 ALL NEW CROSSWALKS AND H.C. RAMPS WILL MEET THE MINIMUM ADA REQUIREMENTS AS SET FORTH IN CHAPTER 11 OF THE FLORIDA BUILDING CODE 2009 & F.D.O.T. 304 - 2002 ED.

SITE PLAN / SITE DATA / LOCATION MAP

project : **KAM SPECIALTIES, INC.**
 1440 S.W. 28th AVENUE
 POMPANO BEACH, FL. 33069

comm. no. 090309
 drawn GAJ
 date 04/27/09
 sheet no.



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 ARCHITECTURE PLANNING INTERIOR DESIGN
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 STATE OF FLORIDA REGISTRATION No. AR-12185