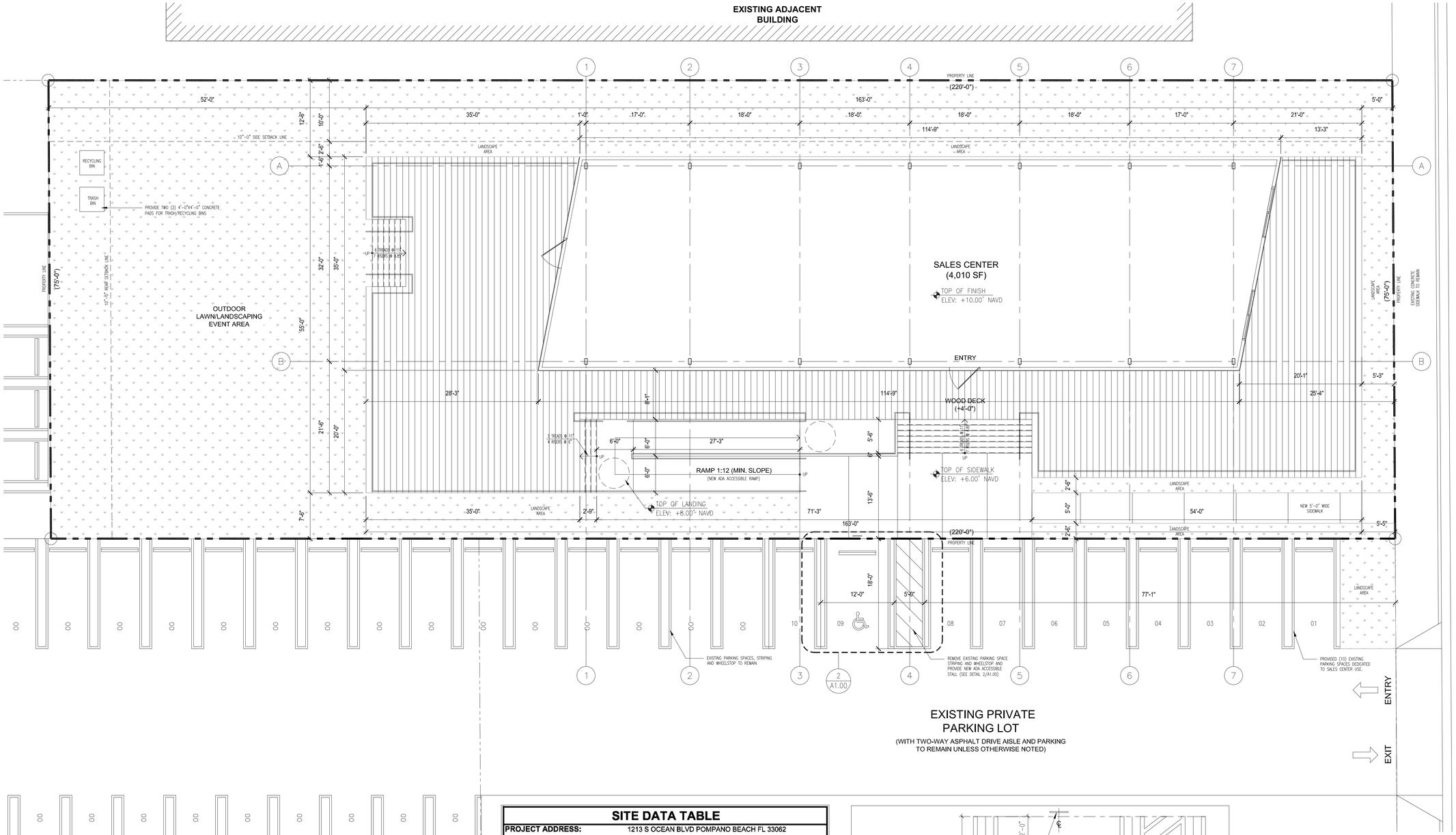
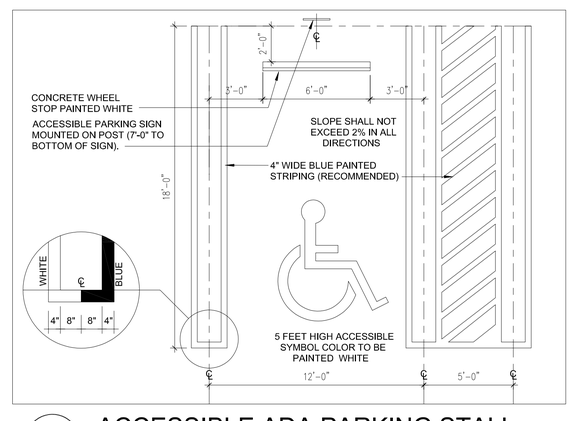


SITE DATA TABLE

PROJECT ADDRESS:	1213 S OCEAN BLVD POMPANO BEACH FL 33062 1209 S OCEAN BLVD POMPANO BEACH FL 33062		
FOLIO No.	4943 06 00 0080 4943 06 05 0040		
PROJECT INFORMATION:			
LAND USE DESIGNATION:	Commercial		
ZONING DESIGNATION:	B-3		
	SQ. FT.	**ACREAGE**	
GROSS SITE AREA	16,502	0.3788	
GROSS BUILDING AREA (SF)	4,010		
SERVICE PROVIDERS:			
POTABLE WATER	CITY OF POMPANO BEACH		
SANITARY SEWER	CITY OF POMPANO BEACH		
SOLID WASTE	WASTE MANAGEMENT		
SITE AREA CALCULATIONS:			
	SQ. FT.	**%**	**ACREAGE**
GROS SITE AREA:	16,502	100%	0.3788
PARKING CALCULATIONS:			
	REQUIRED	PROVIDED	
USE			
1 SPACE PER 400 SF (xxx SF)	10	10	STD. SPACES (9X18)
TOTAL PARKING			
ADA SPACES	1	1	ADA SPACES (12X18)



2 ACCESSIBLE ADA PARKING STALL
SCALE: 1/4"= 1'-0"

1 SITE PLAN
SCALE: 1/8"= 1'-0"

VICINITY MAP
SCALE: N.T.S.

SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A)

Nichols Architects

PROJECT

1213 S Ocean

1213 S OCEAN BLVD,
POMPANO BEACH, FL 33062

PROPERTY OWNER
MONTANA ENTERPRISES, INC.

DEVELOPER
POMPANO JV HOLDINGS, LP

CONSULTANTS

ARCHITECT
NICHOLS ARCHITECTS
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206

CIVIL ENGINEER
KEITH
2312 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL | 33316
954.788.3400

INTERIOR DESIGNER
BAMO
1000 BRANNAN STREET
SAN FRANCISCO, CA | 94103
415.979.9880

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE
08/15/22

PROJECT STATUS
SALES CENTER - ZBA

PROJECT NO.
13003

SEAL & SIGNATURE
PATRICK BUSTEED
ARCHITECT, AR920081

A1.00
SITE PLAN