# PROJECT DATA

| SITE PLAN INFO | EXISTING | | PROPOSED | |
|---|---|---|---|---|
| LAND USE DESIGNATION | LIGHT INDUSTRIAL | | LIGHT INDUSTRIAL | |
| ZONING DESIGNATION | LIGHT INDUSTRIAL : I-1 | | LIGHT INDUSTRIAL : I-1 | |
| TOTAL SITE AREA | 173,104 SF (3.97AC) | 100% | 173,104 SF (3.97AC) | 100% |
| GROSS BUILDING LOT COVERAGE | 32,659 SF | 18.87% | 38,662 SF | 22.33% |
| LIGHT MANUFACTURING AREA | 0 | | 5,000 SF | |
| WAREHOUSE AREA | 32,659 SF | | 38,662 SF + 6,003 SF 2ND FLR = 44,665 SF | |
| PAVEMENT AREA | 45,838 SF | 26.48% | 50,139 SF | 28.96% |
| PAVEMENT AREA ( EXTERIOR STORAGE) | 6,281 SF | 3.62% | 6,281 SF | 3.62% |
| PAVEMENT AREA ( EXTERIOR DISPLAY) | 25,952 SF | 14.99% | 16,585 SF | 9.58% |
| SIDEWALK AREA | 1,470 SF | 00.85% | 2,426 SF | 01.40% |
| TRUCK WELL LOADING AREA | 2,703 SF | 01.56% | 2,703 SF | 01.56% |
| PERVIOUS AREA | 57,791 SF | 33.39% | 56,591 SF | 32.69% |
| BUILDING HEIGHT | 30'-4" (45'-0" HIGH MAX. PER CODE) | | 32'-4" (45'-0" HIGH MAX. PER CODE) | |
| WATER: PUBLIC UTILITY | BROWARD COUNTY | | BROWARD COUNTY | |
| SEWER: PUBLIC UTILITY | BROWARD COUNTY | | BROWARD COUNTY | |
| GARBAGE & TRASH COLLECTION : | CITY OF POMPANO BEACH (DUMPSTER) | | CITY OF POMPANO BEACH (DUMPSTER) | |
| TYPE OF OCCUPANCY : | LIGHT INDUSTRIAL | | LIGHT INDUSTRIAL | |

# PARKING DATA

| REQUIRED PARKING | REQUIRED | PROVIDED |
|---|---|---|
| 1 SPACE PER 1,000 SF - LIGHT MANUFACTURING | 5,000 SF / 1,000 = 5 SPACES | 5 SPACES |
| 1 SPACE PER 750 SF OF FIRST 3,000 SF PLUS 1 SPACE PER 2,500 SF OF FLOOR SPACE - WAREHOUSE | 3,000 SF / 750 = 4 SPACES<br>36,665 SF / 2,500 = 15 SPACES | 33 SPACES |
| TOTAL SPACES | 24 SPACES | 38 SPACES |
| REGULAR SPACES ( 9'-0"X 18'-0") | 21 SPACES | 35 SPACES |
| A.D.A. SPACES ( 12'-0"X 18'-0") | 3 SPACES | 3 SPACES |
| LOADING SPACES ( 12'-0"X 55'-0") | 1 SPACE | 5 SPACES |

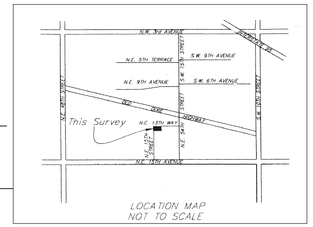
| |
|---|
| FLOOR AREA RATIO : 38,662 / 173,104 = .2233 |
| BUILDING HEIGHT (EXISTING) : 30'-4" TOP OF PARAPET |
| BUILDING HEIGHT (PROPOSED) : 32'-4" TOP OF PARAPET |
| NUMBER OF STORIES : BUILDING A1 & A2 = 1 STORY, BUILDING B = 2 STORY |
| EXTERIOR STORAGE : 6,281 SF - 16.2% OF GROSS BUILDING LOT COVERAGE (38,662 SF) |
| EXTERIOR DISPLAY : 16,585 SF - 42.9% OF GROSS BUILDING LOT OVERAGE (38,662 SF) |

# LEGAL DESCRIPTION

Parcel "A" according to the WILLAH PLAT NO. 1, as recorded in Plat Book 112, Page 41 of the Public Records of Broward County, Florida, less THE South 330 feet of the West 30 feetof said parcel.

# PARKING NOTE:

PARKING WILL BE DOUBLE STRIPED



LOCATION MAP
NOT TO SCALE

B-3 ZONING

NORTHEAST 13TH WAY

NORTHEAST 51ST STREET

25' ASPHALT PAVING

60' RIGHT OF WAY

10' RIGHT OF WAY

12' UTILITY EASEMENT

PU ZONING

I-1 ZONING

SITE FRONT

20 FT. SIGHT TRIANGLE

EXIST. 5' SIDEWALK - BUILT UNDER SEPARATE BROWARD COUNTY PERMIT #100412001 (BROWARD COUNTY CONTACT IS BERNARD EUGENE)

EXIST. 5' SIDEWALK

EXIST. 5' LANDSCAPE

6" SEWER LATERAL

1" BUILDING WATER SERVICE

314.08'

289.92'

30.00'

EXIST. PAIR 12'X6' SECURITY GATES - SEE SHOP DWG. 'D'

ON SITE EXTERIOR AREA (ASPHALT) - EXISTING PERSONAL WATERCRAFT TRAILER 18'-0"

EXIST. F.H. - SEE CIVIL

EXISTING ONE STORY C.B.S. WAREHOUSE 'A-1'

FINISHED FLOOR = 15.82'

20,509 S.F.

12' UTILITY EASEMENT

6" FIRE SPRINKLER RISER

EXISTING 6'-0" HIGH CHAINLINK FENCE

EXIST. 4'-6" PEDESTRIAN GATE

EXIST. EXIT DOOR

16'-0" WIDE OPENING

EXIST. 3'X6' ACCESS GATE

EXIST. 4'X6' PEDESTRIAN GATE - SEE SHOP DWG. 'C'

EXIST. ASPHALT AT MAIN DRIVE AISLES DESIGNED TO SUPPORT 35 TON VEHICLES

EXIST. 6'-0" HIGH PRE-ENGINEERED, PRE FABRICATED CONCRETE WALL - SEE DETAIL ON SHEET SP-2

CIRCULATION PATTERN

EXIST. 4'-0" WIDE CONC. WALK

EXIST. 5'-0" LANDSCAPE

EXIST. 2 H.C. SPACES-SEE SHEET SP-2

STACKING = THREE VEHICLES @10'X20' TYPICAL

BOAT & TRAILER 10' WIDE STALLS

4" PAINTED YELLOW LINE

EXIST. 5'-0" LANDSCAPE

EXISTING TRUCK WELL (LOADING SPACE)

ON SITE 20' MAX HIGH EXTERIOR STORAGE (ASPHALT)

NON AIR CONDITIONED - NO ROOF TOP OR GROUND EQUI

EXIS ONE STO WAREHOUSE 'A-2'

PERSONAL WATERCRAFT CRATE STORAGE

Received after DRC Meeting to address DRC comments prior to the submission of a Building Permit Application. 10/27/202

30'-0" SETBACK

25'-0" LANDSCAPE BUFFER

EXIST. STEP BOTTOM OF WALL DOWN INTO LOW GRADE AS REQUIRED TO KEEP TOP OF WALL ALIGNED

INDICATES CONCRETE CURBING (TYP.) - EXIST.

RE-LOCATED 20' HIGH POLE MOUNTED LIGHT FIXTURE (TYPICAL) - SEE SHEET PH-1

EXIST. 20' HIGH POLE MOUNTED LIGHT FIXTURE (TYPICAL) - SEE SHEET PH-1

MODIFIED - ON SITE EXTERIOR AREA (ASPHALT) W/ PAINTED STALL STRIPES AS SHOWN

BOAT & TRAILER 10' WIDE STALLS

BOAT & TRAILER 10' WIDE STALLS

BOAT & TRAILER 10' WIDE STALLS

PAINTED YELLOW LINE

TYPICAL MAIN DRIVE AISLE

EXISTING LOADING SPACE ( 12'X 55' )

EXISTING TRUCK WELL ( 2 LOADING SPACES )

NEW LOADING SPACE ( 12' X 32' )

NEW 1 H.C. SPACE-SEE SHEET SP-2

NEW LANDSCAPE

NEW 5' CONC. SIDEWALK

3' WIDE CONCRETE APRON

NEW LANDSCAPE AREA

INDICATES CONCRETE CURBING

EXIST. 3' CONC. SIDEWALK

EXIST. LANDSCAPE AREA

EXIST. DUMPSTER ENCLOSURE - SEE ENLARGED PLAN ON SHEET SP-2

EXIST. 3'X6' ACCESS GATE - SEE SHOP DWG. 'A'

ON SITE 10' MAX HIGH EXTERIOR STORAGE (ASPHALT) PERSONAL WATERCRAFT CRATE STORAGE

EXIST. 5'-0" LANDSCAPE AREA

10'-0" HIGH WALL THIS AREA

PROPOSED TWO STORY C.B.S. WAREHOUSE 'B'

FINISHED FLOOR = 15.82'

12,006 S.F.

111'-2"

54'-0"

4'-0"

8'-6"

VUA-BLDG. REQ.

ISLAND REQ.

4' X 14' MECH. EQUIP. & CONC. PAD

NEW PR 3'X6' ACCESS GATE - SEE SHOP DWG. 'B' DOUBLE

EXIST. 6'-0" HIGH PRE-ENGINEERED, PRE FABRICATED CONCRETE WALL - SEE DETAIL ON SHEET SP-2

EXIST. STEP BOTTOM OF WALL DOWN INTO LOW GRADE AS REQUIRED TO KEEP TOP OF WALL ALIGNED

AREA EXISTING UNCHANGED

RS-3 ZONING

604.00'

303.00'

# SITE PLAN

SCALE : 1" = 20'-0"

0 20' 40'

| | | | | | | |
|---|---|---|---|---|---|---|
| | project name: A PROPOSED TWO STORY WAREHOUSE FOR: RIVA MOTORSPORTS, 5100 NE 13 WAY POMPANO BEACH, FLORIDA 33064 | revision dates: REV 1: 6-15-21; REV 2: 8-30-21; REV 3: 10-11-21 | consultant seal | PETE MEADOR EBERSOLE AI, Pete M Ebersole | ARCHITECTURE, LANDSCAPE ARCHITECTURE, LAND PLANNING, INTERIOR DESIGN, GOVERNMENTAL PROCESSING, AA26001446, ARCHITECTURAL ALLIANCE, 612 S.W. 4TH AVENUE FORT LAUDERDALE, FLORIDA 33315, TEL :(954) 764-8858 FAX : (954) 764-0731 E-MAIL : architecture@archall.net | project number: 21112; release date: 6-16-21 | sheet description: SITE PLAN | drawing number: SP-1 |