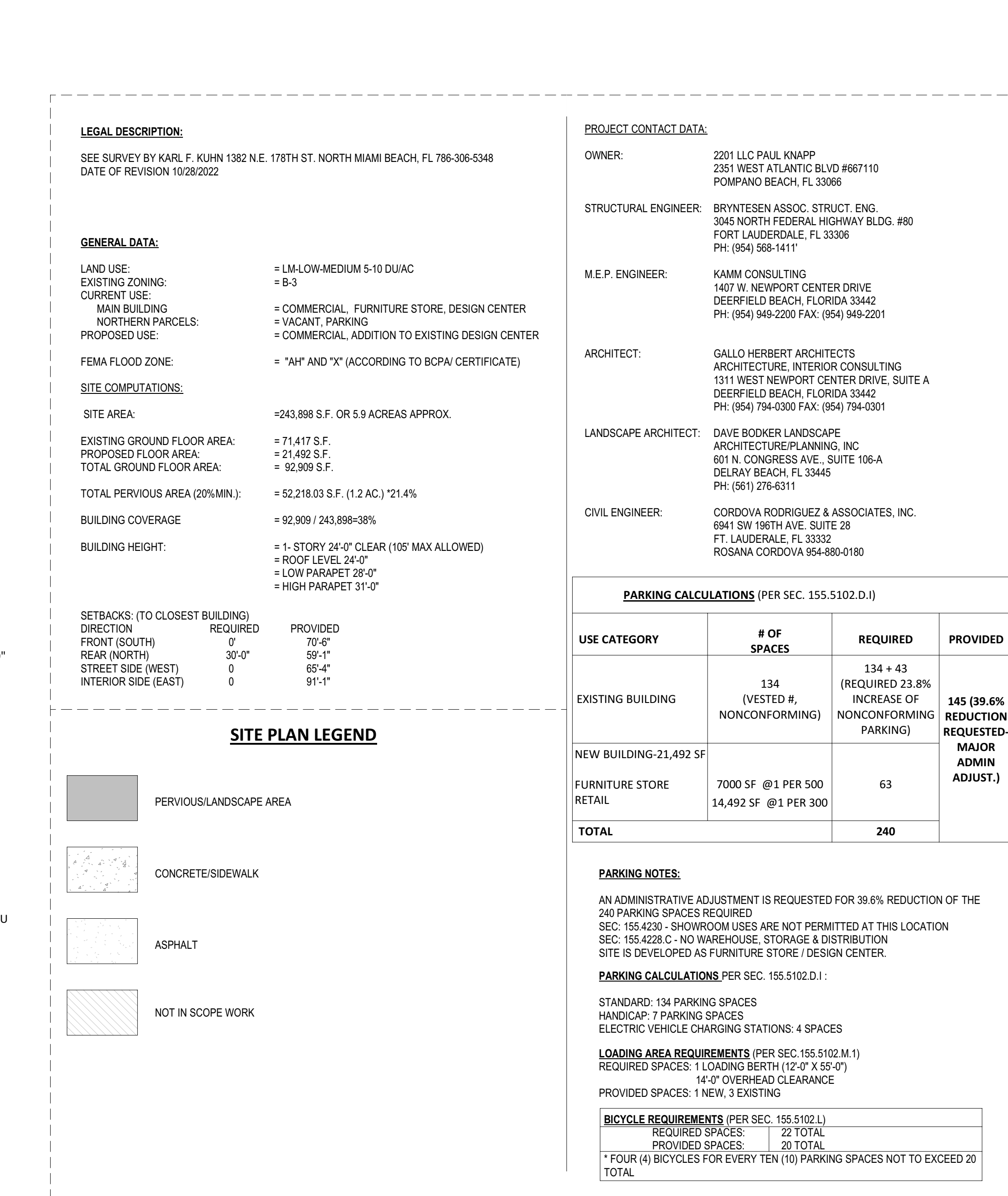


# 1 OVERALL SITE PLAN

OVER  
1" = 30'-0"



## 2 SITE DATA TABLE



### 3 LOCATION MAPS

LOC  
3" = 1'-0"

<b>PROJECT CONTACT DATA:</b>			
OWNER:	2201 LLC PAUL KNAPP 2351 WEST ATLANTIC BLVD #667110 POMPANO BEACH, FL 33066		
STRUCTURAL ENGINEER:	BRYNTENSEN 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) 949-2200 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:	DAVE BODKER LANDSCAPE ARCHITECTURE/PLANNING, INC 601 N. CONGRESS AVE., SUITE 106-A DELRAY BEACH, FL 33445 PH: (561) 276-6311		
CIVIL ENGINEER:	CORDOVA RODRIGUEZ & ASSOCIATES, INC. 6941 SW 196TH AVE. SUITE 28 FT. LAUDERALE, FL 33332 ROSANA CORDOVA 954-880-0180		

<b><u>PARKING CALCULATIONS</u></b> (PER SEC. 155.5102.D.I)			
<b>USE CATEGORY</b>	<b># OF SPACES</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
EXISTING BUILDING	134 (VESTED H, NONCONFORMING)	134 + 43 (REQUIRED 23.8% INCREASE OF NONCONFORMING PARKING)	<b>145 (39.6% REDUCTION REQUIRED- MAJOR ADMIN ADJUST.)</b>
NEW BUILDING-21,492 SF			
FURNITURE STORE RETAIL	7000 SF @1 PER 500 14,492 SF @1 PER 300	63	
<b>TOTAL</b>		<b>240</b>	

**PARKING NOTES:**

AN ADMINISTRATIVE ADJUSTMENT IS REQUESTED FOR 39.6% REDUCTION OF THE 240 PARKING SPACES REQUIRED  
 SEC: 155.4230 - SHOWROOM USES ARE NOT PERMITTED AT THIS LOCATION  
 SEC: 155.4228.C - NO WAREHOUSE, STORAGE & DISTRIBUTION  
 SITE IS DEVELOPED AS FURNITURE STORE / DESIGN CENTER.

**PARKING CALCULATIONS** PER SEC. 155.5102.D.I :

STANDARD: 134 PARKING SPACES  
 HANDICAP: 7 PARKING SPACES  
 ELECTRIC VEHICLE CHARGING STATIONS: 4 SPACES

**LOADING AREA REQUIREMENTS** (PER SEC. 155.5102.M.1)  
 REQUIRED SPACES: 1 LOADING BERTH (12'-0" X 55'-0")  
 14'-0" OVERHEAD CLEARANCE  
 PROVIDED SPACES: 1 NEW, 3 EXISTING

<b><u>BICYCLE REQUIREMENTS</u></b> (PER SEC. 155.5102.L)	
REQUIRED SPACES:	22 TOTAL
PROVIDED SPACES:	20 TOTAL
* FOUR (4) BICYCLES FOR EVERY TEN (10) PARKING SPACES NOT TO EXCEED 20 TOTAL	

<b><u>PARKING CALCULATIONS</u></b> (PER SEC. 155.5102.D.)			
<b>USE CATEGORY</b>	<b># OF SPACES</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
EXISTING BUILDING	134 (VESTED #, NONCONFORMING)	134 + 43 (REQUIRED 23.8% INCREASE OF NONCONFORMING PARKING)	<b>145 (39.6% REDUCTION REQUIRED- MAJOR ADMIN ADJUST.)</b>
NEW BUILDING-21,492 SF			
FURNITURE STORE RETAIL	7000 SF @1 PER 500 14,492 SF @1 PER 300	63	
<b>TOTAL</b>		<b>240</b>	

<b><u>BICYCLE REQUIREMENTS</u></b> (PER SEC. 155.5102.L)	
REQUIRED SPACES:	22 TOTAL
PROVIDED SPACES:	20 TOTAL
* FOUR (4) BICYCLES FOR EVERY TEN (10) PARKING SPACES NOT TO EXCEED 20 TOTAL	

No.	Description	Date
1	DRC comments	09/26/23
2	Parking update	10/30/23
4	Parking Update 3	01/17/23
5	DRC 2	01/31/24
7	MAJOR ADMIN. ADJUST	03/12/24

PROJECT STATUS	
SCHEMATIC DESIGN	
DATE	
Aug. 30, 2021	
PROJECT NUMBER	
2321	
SCALE	
DRAWN BY	CHECK BY
N. V. A.	AS NOTED
DRAWING TITLE	

PZ24-16500001  
03/27/2024

3/12/2024 4:31:08 PM