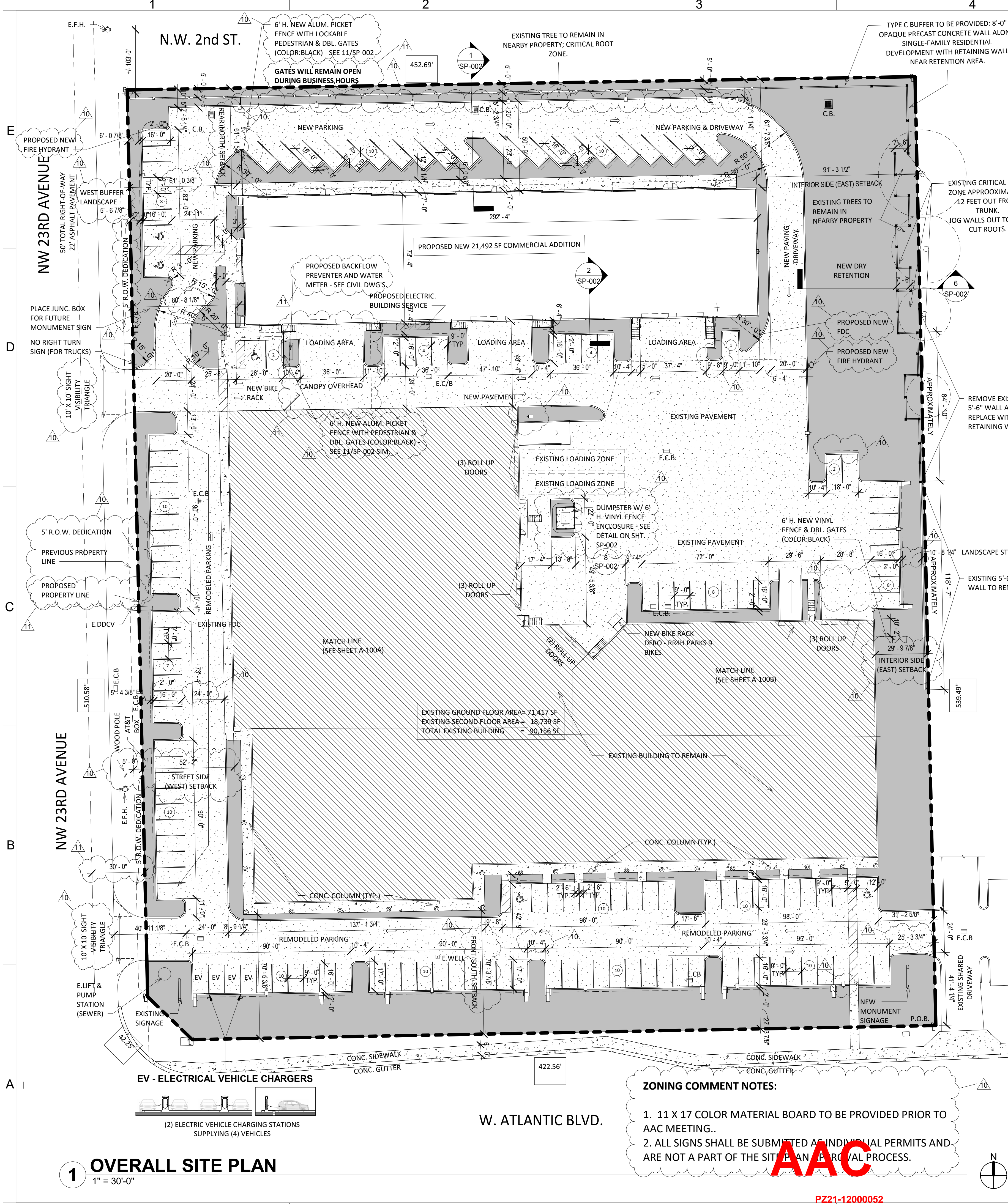


CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THESE PLANS AND SPECIFICATIONS. THIS DOCUMENT CONTAINS PROPERTY INFORMATION AND SHALL NOT BE USED OR REPRODUCED OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF GALLO HERBERT ARCHITECTS.



**LEGAL DESCRIPTION:**  
SEE SURVEY BY KARL F. KUHN 1382 N.E. 178TH ST. NORTH MIAMI BEACH, FL 786-306-5348  
DATE OF UPDATE 11/14/2023

**GENERAL DATA:**  
LAND USE: = LM-LOW-MEDIUM 5-10 DU/AC  
EXISTING ZONING: = B-3  
CURRENT USE: = COMMERCIAL, FURNITURE STORE, DESIGN CENTER  
PROPOSED USE: = VACANT, PARKING  
FEMA FLOOD ZONE: = "AH" AND "X" (ACCORDING TO BCPA CERTIFICATE)

**SITE COMPUTATIONS:**  
NET SITE AREA: = 243,897.68 S.F. (5.6 AC. APPROX.) 100%  
RIGHT-OF-WAY DEDICATION: = 2,565.31 S.F. (0.05 AC.) 1%  
EXISTING GROUND FLOOR AREA: = 71,417 S.F.  
PROPOSED GROUND FLOOR AREA: = 21,492 S.F. + 2,210 S.F. CANOPY  
TOTAL GROUND FLOOR AREA: = 95,119 S.F.  
LOT COVERAGE (60% MAX.): = 95,119 S.F. (2.2 AC.) 39% \*\*  
TOTAL PERVIOUS AREA (20% MIN.): = 51,385.59 S.F. (1.2 AC.) \*21.1%  
BUILDING HEIGHT: = 1-STORY 24'-0" CLEAR (105' MAX ALLOWED)  
= ROOF LEVEL 27'-9"  
= LOW PARAPET 28'-0"  
= HIGH PARAPET 31'-0"

**SITE PLAN LEGEND**

[Pattern]	PERVIOUS/LANDSCAPE AREA
[Pattern]	CONCRETE/SIDEWALK
[Pattern]	ASPHALT
[Pattern]	NOT IN SCOPE WORK
[Pattern]	ALL PARKING SPACES WILL BE DOUBLE STRIPED PER POMPANO CODE, TYPICAL.

**PROJECT CONTACT DATA:**  
OWNER: 2201 LLC PAUL KNAPP  
2351 WEST ATLANTIC BLVD #667110  
POMPANO BEACH, FL 33066  
STRUCTURAL ENGINEER: BRYNTESEN 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, FL 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, FL 33442  
PH: (954) 794-0300 FAX: (954) 794-0301  
LANDSCAPE ARCHITECT: DAVE BODKER LANDSCAPE  
ARCHITECTURE/PLANNING, INC.  
801 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. LAUDERDALE, FL 33332  
ROSANA CORDOVA 954-880-0180

**PARKING CALCULATIONS** (PER SEC. 155.5102.D.1.)

USE CATEGORY	# OF SPACES	REQUIRED	PROVIDED
EXISTING BUILDING	134 (VESTED #, NONCONFORMING)	134 + 43 (REQUIRED 23.8% INCREASE OF NONCONFORMING PARKING)	144 APPROVED PARKING REDUCTION 3-27-2024
NEW BUILDING-21,492 SF			
FURNITURE STORE	7000 SF @ 1 PER 500	63	
RETAIL	14,492 SF @ 1 PER 300		
<b>TOTAL</b>		<b>240</b>	

**PARKING NOTES:**  
AN ADMINISTRATIVE PARKING ADJUSTMENT WAS APPROVED FOR 40% REDUCTION AT THE 3/27/2024 P&Z AND PUBLIC HEARING. 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.1.:  
STANDARD: 135 PARKING SPACES  
HANDICAP: 5 PARKING SPACES  
ELECTRIC VEHICLE CHARGING STATIONS: 4 SPACES  
**LOADING ZONE REQUIREMENTS** (PER SEC. 155.5102.M.1)  
REQUIRED SPACES: 1 LOADING BERTH (12'-0" X 55'-0")  
14'-0" OVERHEAD CLEARANCE  
PROVIDED SPACES: 2 EXISTING LOADING ZONES AND 3 NEW LOADING AREAS FOR NEW ADDITION.

**BICYCLE REQUIREMENTS** (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

**2 SITE DATA TABLE**

ALL OVERHEAD UTILITIES (PROPOSED AND EXISTING) LOCATED ON THE DEVELOPMENT SITE AND/OR ALONG THE PUBLIC RIGHT-OF-WAY FRONTING THE DEVELOPMENT SITE SHALL BE PLACED UNDERGROUND PER CODE SECTION 155.5509 AND SHALL NOT INTERFERE WITH TREES.

**3 LOCATION MAPS**  
3" = 1'-0"

- ZONING COMMENT NOTES:**
- 11 X 17 COLOR MATERIAL BOARD TO BE PROVIDED PRIOR TO AAC MEETING..
  - ALL SIGNS SHALL BE SUBMITTED AS INDIVIDUAL PERMITS AND ARE NOT A PART OF THE SITE PLAN APPROVAL PROCESS.



AA26001731  
[SEAL]  
WILLIAM J. GALLO FL AR0008440  
BRIAN P. HERBERT FL AR000440  
BRIAN P. HERBERT FL AR0015474  
[PROJECT]

**FIBERBUILT UMBRELLA**  
2201 LLC  
2201 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33069  
OWNER  
fiberbuilt UMBRELLAS & CUSHIONS  
[REVISIONS]

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
9	DRC SUBMITTAL	9/12/24
10	DRC SUBMITTAL	01/07/25
11	DRC SUBMITTAL	02/18/25

[PROJECT STATUS]  
**SCHEMATIC DESIGN**  
[DATE]  
Aug. 30, 2021  
[PROJECT NUMBER]  
2321  
[SCALE]  
DRAWN BY: N.V.A. AS NOTED  
CHECK BY: J.E.T.  
[DRAWING TITLE]  
**OVERALL SITE PLAN**

[DRAWING NUMBER]  
**SP-001**