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	32,673 SF	18.87%	38,676 SF	22.34%
OFFICE AREA	404 SF		568 SF	
WAREHOUSE AREA	32,269 SF		38,108 SF + 5,217 SF 2ND FLR = 43,325 SF	
PAVEMENT AREA	45,838 SF	26.48%	50,139 SF	28.96%
PAVEMENT AREA (EXTERIOR STORAGE)	6,683 SF	03.86%	6,683 SF	3.86%
PAVEMENT AREA (EXTERIOR DISPLAY)	25,952 SF	14.99%	16,648 SF	09.62%
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)		30'-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 250 SF OF FLOOR SPACE - OFFICE	LESS THAN 20% G.F.A. = 0	LESS THAN 20% G.F.A.= 0
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 41,665 SF / 2,500 = 17 SPACES	38 SPACES
TOTAL SPACES	21 SPACES	38 SPACES
REGULAR SPACES (9'-0"X 18'-0")	18 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

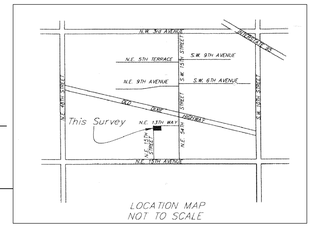
FLOOR AREA RATIO : 32,659 / 173,110 = .1887
BUILDING HEIGHT (EXISTING) : 16'-5" TOP OF PARAPET
BUILDING HEIGHT (PROPOSED) : 30'-4" TOP OF PARAPET
NUMBER OF STORIES : BUILDING A1, A2 = 1 STORY / BUILDING B = 2 STORY
EXTERIOR STORAGE : 6,683 SF - 20.5% OF GROSS BUILDING LOT COVERAGE (38,676 SF)
EXTERIOR DISPLAY : 25,952 SF - 79.5% OF GROSS BUILDING LOT OVERAGE (32,659)

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

25' ASPHALT PAVING

60' RIGHT OF WAY

NORTHEAST 51ST STREET

PU ZONING

I-1 ZONING

10' RIGHT OF WAY

SITE FRONT

20 FT. SIGHT TRIANGLE

EXIST. 5' SIDEWALK - BUILT UNDER SEPARATE BROWARD COUNTY PERMIT #I0041200I (BROWARD COUNTY CONTACT IS BERNARD EUGENE)

EXIST. 5' SIDEWALK

EXIST. 5' LANDSCAPE

6" SEWER LATERAL

1" BUILDING WATER SERVICE

12' UTILITY EASEMENT

EXISTING 6'-0" HIGH CHAINLINK FENCE

6" FIRE SPRINKLER RISER

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

FINISHED FLOOR = 15.82'

20,509 S.F.

EXIST. 4'-6" PEDESTRIAN GATE

EXIST. EXIT DOOR

16'-0" WIDE OPENING

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

EXIST. F.H. - SEE CIVIL

ON SITE EXTERIOR AREA (ASPHALT) - EXISTING PERSONAL WATERCRAFT TRAILER

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

STACKING = THREE VEHICLES @ 10'X20' TYPICAL

EXIST. 4'-0" WIDE CONC. WALK

EXIST. 5'-0" LANDSCAPE

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

EXIST. 5'-0" LANDSCAPE

EXISTING TRUCK WELL (LOADING SPACE)

NON AIR CONDITIONED - NO ROOF TOP OR GROUND MOUNTED EQUIPMENT

EXISTING ONE STORY C.B.S. WAREHOUSE 'A-2'

FINISHED FLOOR = 15.82'

12,150 S.F.

16'-0" WIDE OVERHEAD DOOR

9'-0" WIDE OVERHEAD DOOR

EXISTING LOADING SPACE (12' X 55')

EXISTING TRUCK WELL (2 LOADING SPACES)

ON SITE 20' MAX HIGH EXTERIOR STORAGE (ASPHALT)

PERSONAL WATERCRAFT CRATE STORAGE

BOAT & TRAILER 10' WIDE STALLS

4" PAINTED YELLOW LINE

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

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

INDICATES CONCRETE CURBING (TYP.) - EXIST.

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

TYPICAL MAIN DRIVE AISLE

PAINTED YELLOW LINE

25'-0" LANDSCAPE BUFFER

NEW LOADING SPACE (12' X 32')

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

NEW LANDSCAPE

NEW 4' CONC. SIDEWALK

3' WIDE CONCRETE APRON

NEW LANDSCAPE AREA

INDICATES CONCRETE CURBING

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

FINISHED FLOOR = 15.82'

12,006 S.F.

EXIST. 3' CONC. SIDEWALK

EXIST. LANDSCAPE AREA

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

EXIST. 5'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

VIA-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

604.09'

289.92'

314.08'

303.00'

273.00'

SITE PLAN

SCALE : 1" = 20'-0"

	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	consultant seal	E M… AR0011636 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

DRC
PZ21-12000024
8/4/2021