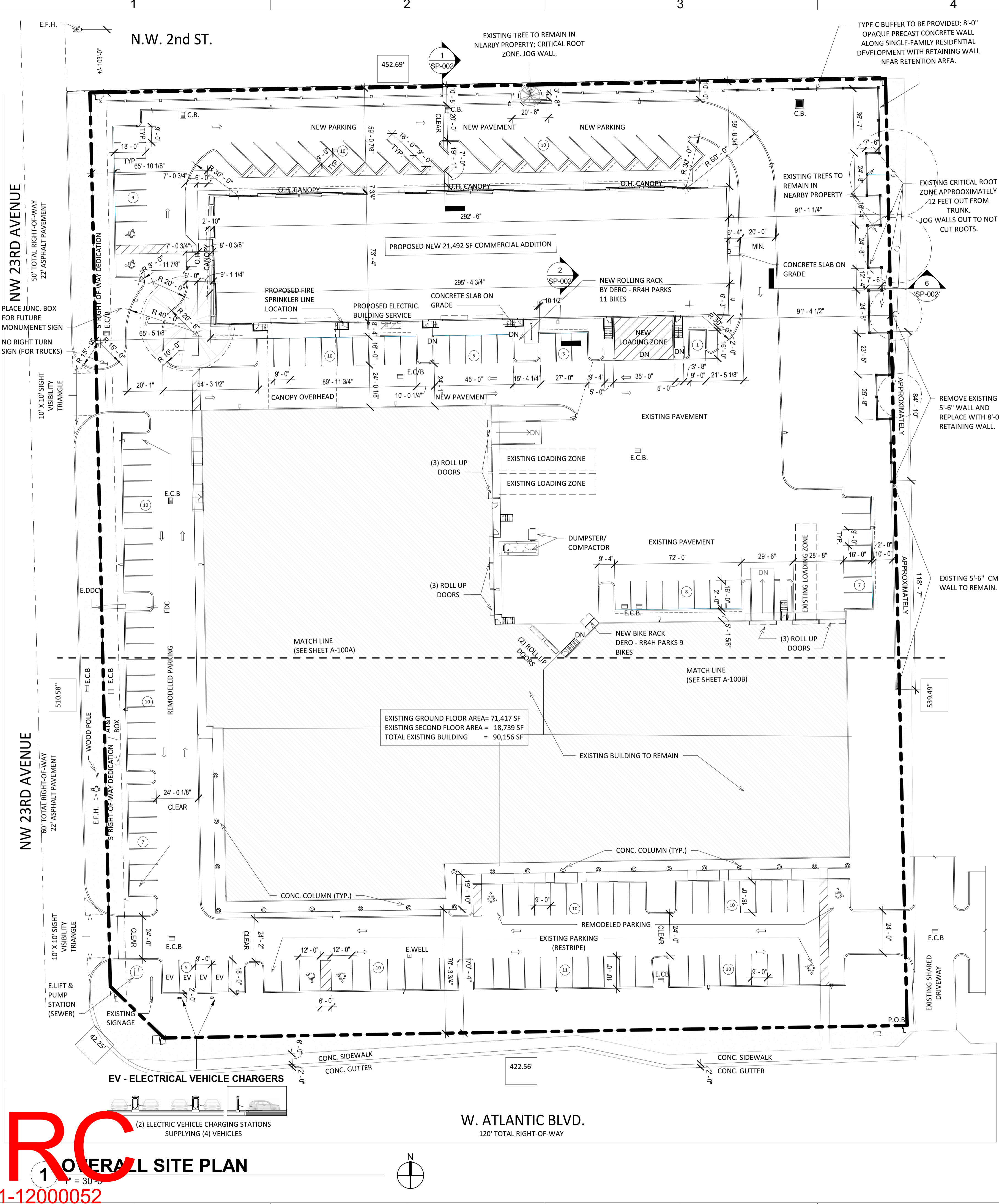


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**LEGAL DESCRIPTION:**  
SEE SURVEY BY KARL F. KUHN 1382 N.E. 178TH ST. NORTH MIAMI BEACH, FL 786-306-5348  
DATE OF REVISION 10/28/2022

**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 = COMMERCIAL, ADDITION TO EXISTING DESIGN CENTER  
FEMA FLOOD ZONE: = "AH" AND "X" (ACCORDING TO BCPA/CERTIFICATE)  
SITE COMPUTATIONS:  
SITE AREA: = 243,898 S.F. OR 5.9 ACRES APPROX.  
EXISTING GROUND FLOOR AREA: = 71,417 S.F.  
PROPOSED FLOOR AREA: = 21,492 S.F.  
TOTAL GROUND FLOOR AREA: = 92,909 S.F.  
TOTAL PERVIOUS AREA (20%MIN.): = 52,218.03 S.F. (1.2 AC) \*21.4%  
BUILDING COVERAGE = 92,909 / 243,898=38%  
BUILDING HEIGHT: = 1- STORY 24'-0" CLEAR (105' MAX ALLOWED)  
= ROOF LEVEL 24'-0"  
= LOW PARAPET 28'-0"  
= HIGH PARAPET 31'-0"

**SETBACKS: (TO CLOSEST BUILDING)**

DIRECTION	REQUIRED	PROVIDED
FRONT (SOUTH)	0'	70'-6"
REAR (NORTH)	30'-0"	59'-1"
STREET SIDE (WEST)	0	65'-4"
INTERIOR SIDE (EAST)	0	91'-1"

**PROJECT CONTACT DATA:**

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  
DELRAY BEACH, FL 33445  
PH: (561) 276-8311

LANDSCAPE ARCHITECT: DAVE BODKER LANDSCAPE  
ARCHITECTURE/PLANNING, INC  
601 N. CONGRESS AVE., SUITE 106-A  
DELRAY BEACH, FL 33445  
PH: (561) 276-8311

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)	145 (39.6% REDUCTION REQUESTED- MAJOR ADMIN ADJUST.)
NEW BUILDING-21,492 SF			
FURNITURE STORE	7000 SF @ 1 PER 500	63	
RETAIL	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.1:**  
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  
**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**



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



AA26001731  
SEAL  
WILLIAM J. GALLO FL AR0008440  
Digitally signed by Brian Herbert  
Date: 2024.01.31  
17:06:07 -0500  
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

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

DRAWING NUMBER: **SP-001**

**DRC**  
21-1200052  
03/06/2024

1/31/2024 3:52:59 PM