

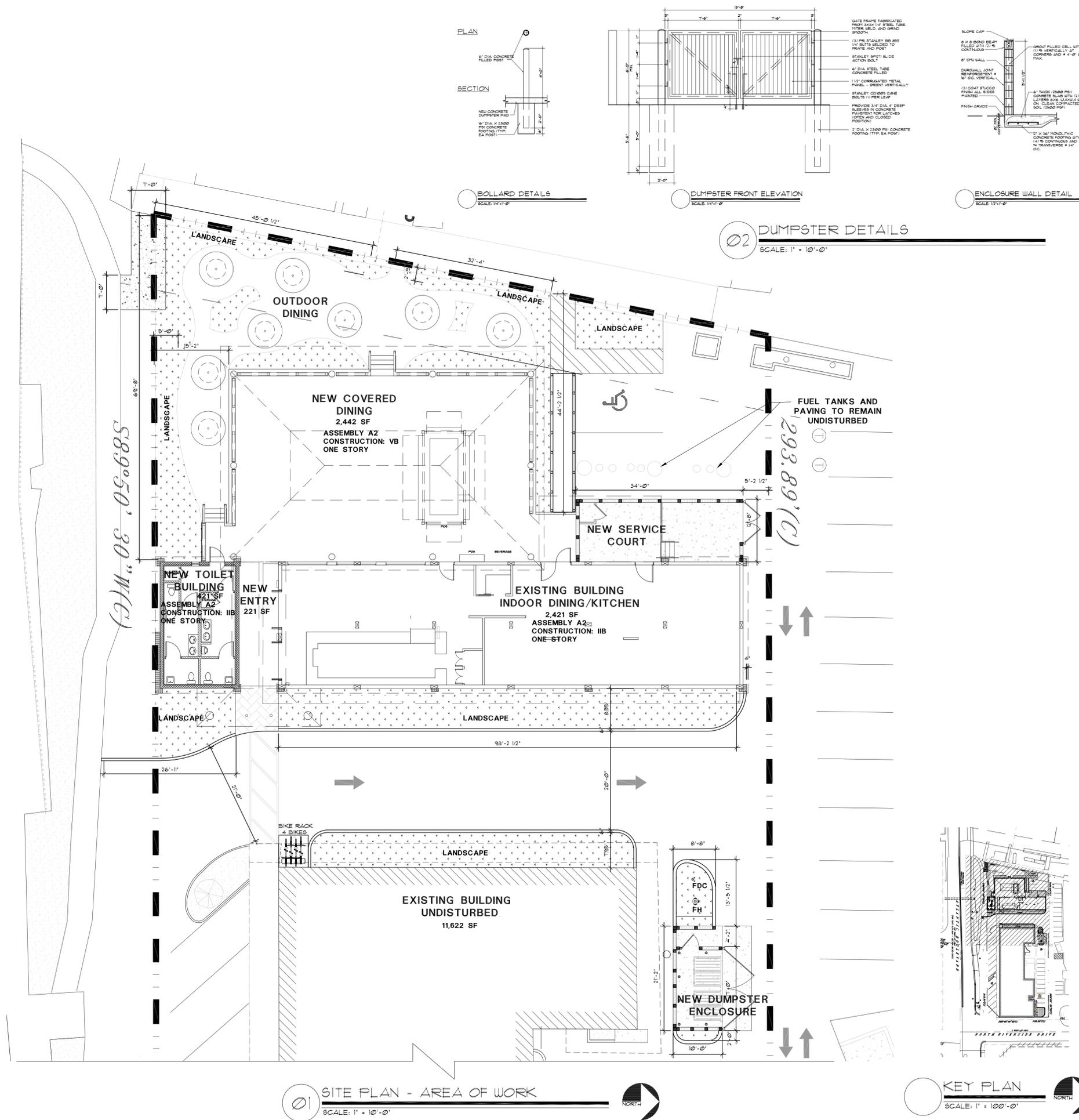
SITE DATA		
	ACRE	SQUARE FOOTAGE
NET SITE AREA	888	37,359
ZONING	B-3/ATLANTIC OVERLAY DISTRICT	
LAND USE DESIGNATION	COMMERCIAL	
EXISTING USE	GENERAL BUSINESS	
PROPOSED USE	GENERAL BUSINESS	
ABUTTING PROPERTIES	USE	ZONING
NORTH - 101 N. RIVERSIDE DRIVE	GEN. BUSINESS	B-3
SOUTH - E ATLANTIC BLVD	---	---
EAST - N. RIVERSIDE DRIVE	---	---
WEST - INTRACOASTAL WATERWAY	---	---

SETBACKS		
	REQUIRED	PROVIDED
FRONT - N. RIVERSIDE DRIVE (EAST)	5'	217.15'
STREET SIDE - E. ATLANTIC (SOUTH)	0'	0'
SIDE - (NORTH)	5'	5.2' EXISTING
REAR ABUTS ICW (WEST)	15'	15.3'

LOT COVERAGE		
	SQUARE FOOTAGE	% OF LOT
EXISTING BUILDING FOOTPRINT	14,134	37.83%
EXISTING OVERHANGS	1,741	4.7%
NEW BUILDING FOOTPRINT	421	1.1%
NEW OVERHANGS/ROOFED AREA	3,456	9.2%
TOTAL PROPOSED LOT COVERAGE	19,752	52.8%
TOTAL ALLOWABLE LOT COVERAGE	22,415	60%

LANDSCAPE		
	SQUARE FOOTAGE	% OF LOT
PROPOSED IMPERVIOUS AREA	33,310	89.16%
PROPOSED PERVIOUS-DINING	1,468	3.93%
PROPOSED PERVIOUS-LANDSCAPE	2,581	6.91%
REQUIRED PERVIOUS AREA	0	0%

PARKING		
REQUIRED PARKING:		
ATLANTIC BOULEVARD DISTRICT: SECTION 155.3703.E.2.a.11-SELECTED OFF-STREET PARKING REDUCTIONS FOR RETAIL SALES AND SERVICE USES, EATING AND DRINKING ESTABLISHMENTS, PROFESSIONAL OFFICE, OR HOTEL USES, B. EATING AND DRINKING ESTABLISHMENTS: OFF STREET PARKING IS REDUCED AS FOLLOWS: (2) NO OFF-STREET PARKING SPACES ARE REQUIRED FOR A NEW PRINCIPAL STRUCTURE OR ACCESSORY STRUCTURE ON PROPERTY OF ONE-ACRE OR LESS.		
EXISTING ON-SITE STANDARD PARKING PROVIDED:	45 SPACES	
EXISTING ON-SITE HANDICAP PARKING PROVIDED:	2 SPACES	
PROPOSED ON-SITE STANDARD PARKING PROVIDED:	22 SPACES	
PROPOSED ON-SITE HANDICAP PARKING PROVIDED:	2 SPACES	



01 SITE PLAN - AREA OF WORK  
SCALE: 1" = 100'-0"

KEY PLAN  
SCALE: 1" = 100'-0"

ALL UTILITIES, SERVICES, ENCLOSURES AND PLANS, INDICATED OR NOT, SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

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Blaise E. McGinley  
 2021.04.01 11:45:06-04'00"  
 ARCHITECT

NEW RESTAURANT  
**TAHA MARINE CENTER**  
 3109-3231 E ATLANTIC BLVD  
 POMPANO BEACH, FL 33062

DATE: 04/09/2020  
 PERMIT: 00/00/00  
 CONSTR: 00/00/00  
 PROJECT NO: 20006

BY	REVISIONS	DATE

SHEET NO.  
**SP101**  
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