

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)	173,104 SF (3.97AC)
GROSS BUILDING LOT COVERAGE		32,659 SF	38,662 SF
LIGHT MANUFACTURING AREA		0	5,000 SF
WAREHOUSE AREA		32,659 SF	38,662 SF + 6,003 SF 2ND FLR = 44,665 SF
PAVEMENT AREA		45,838 SF	50,139 SF
PAVEMENT AREA (EXTERIOR STORAGE)		6,281 SF	6,281 SF
PAVEMENT AREA (EXTERIOR DISPLAY)		25,952 SF	16,585 SF
SIDEWALK AREA		1,470 SF	2,426 SF
TRUCK WELL LOADING AREA		2,703 SF	2,703 SF
PERVIOUS AREA		57,791 SF	56,591 SF
BUILDING HEIGHT		30'-4" (45'-0" HIGH MAX. PER CODE)	32'-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 POMPAÑO BEACH (DUMPSTER)	CITY OF POMPAÑO BEACH (DUMPSTER)
TYPE OF OCCUPANCY :		LIGHT INDUSTRIAL	LIGHT INDUSTRIAL

PARKING DATA		
REQUIRED PARKING	REQUIRED	PROVIDED
1 SPACE PER 1,000 SF - LIGHT MANUFACTURING	5,000 SF / 1,000 = 5 SPACES	5 SPACES
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 36,665 SF / 2,500 = 15 SPACES	33 SPACES
TOTAL SPACES	24 SPACES	38 SPACES
REGULAR SPACES (9'-0"X 18'-0")	21 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

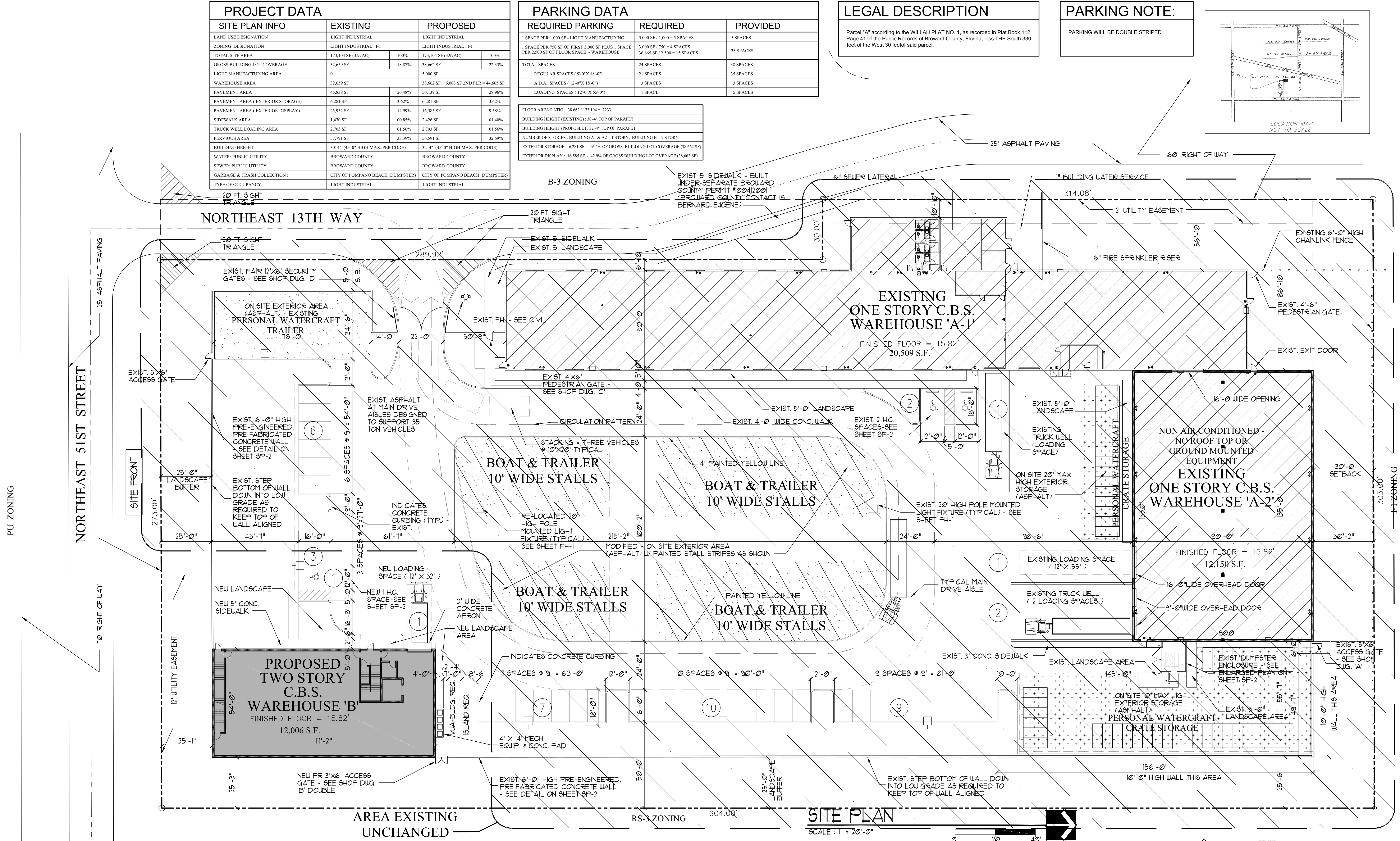
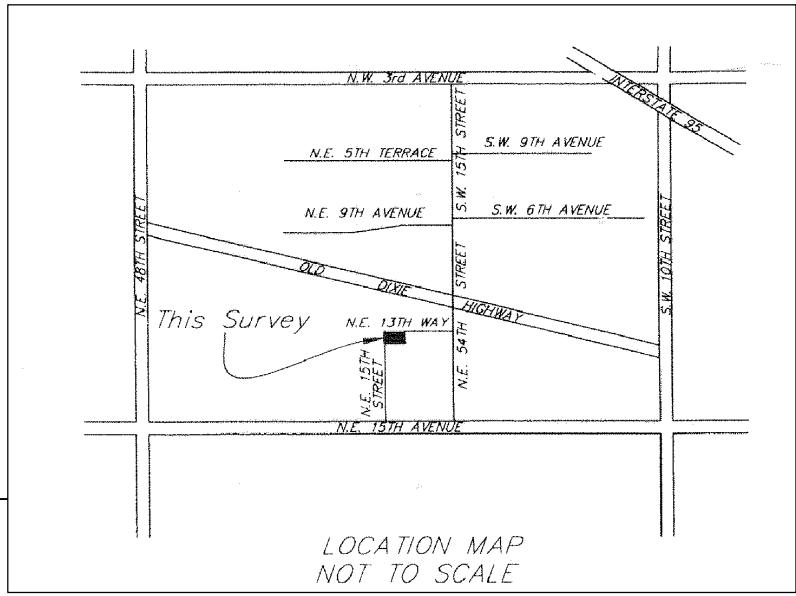
FLOOR AREA RATIO : 38,662 / 173,104 = .2233
BUILDING HEIGHT (EXISTING) : 30'-4" TOP OF PARAPET
BUILDING HEIGHT (PROPOSED) : 32'-4" TOP OF PARAPET
NUMBER OF STORIES : BUILDING A1 & A2 = 1 STORY, BUILDING B = 2 STORY
EXTERIOR STORAGE : 6,281 SF = 16.2% OF GROSS BUILDING LOT COVERAGE (38,662 SF)
EXTERIOR DISPLAY : 16,585 SF = 42.9% OF GROSS BUILDING LOT COVERAGE (38,662 SF)

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 feet of said parcel.

PARKING NOTE:

PARKING WILL BE DOUBLE STRIPED



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 REV 2: 8-30-21 REV 3: 10-11-21	consultant seal	PETE MEADOR EBERSOLE AI Pete M Ebersole Professional Seal Architectural Alliance AA26001446	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	sheet description SITE PLAN	drawing number SP-1
12/07/21						6-16-21		