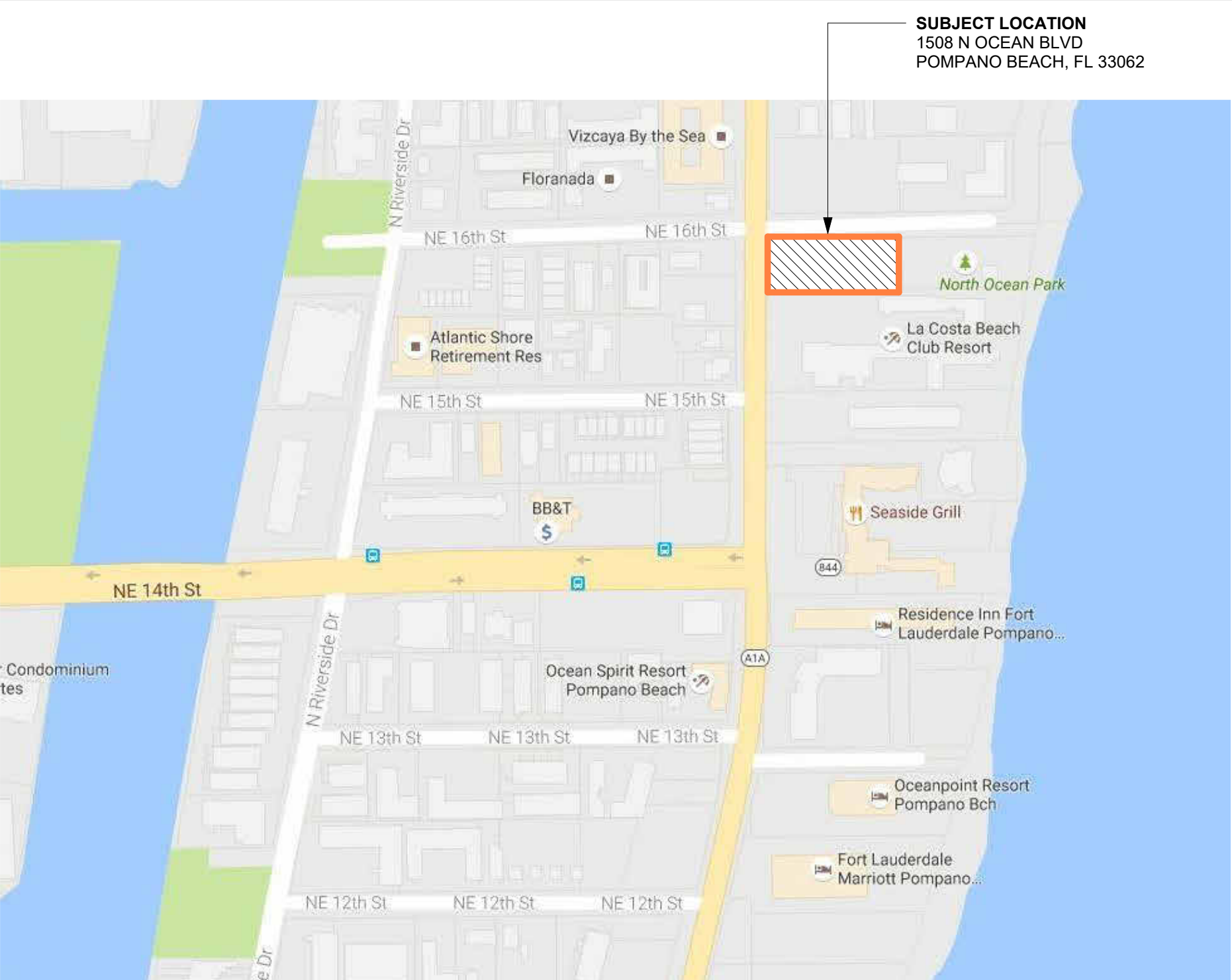
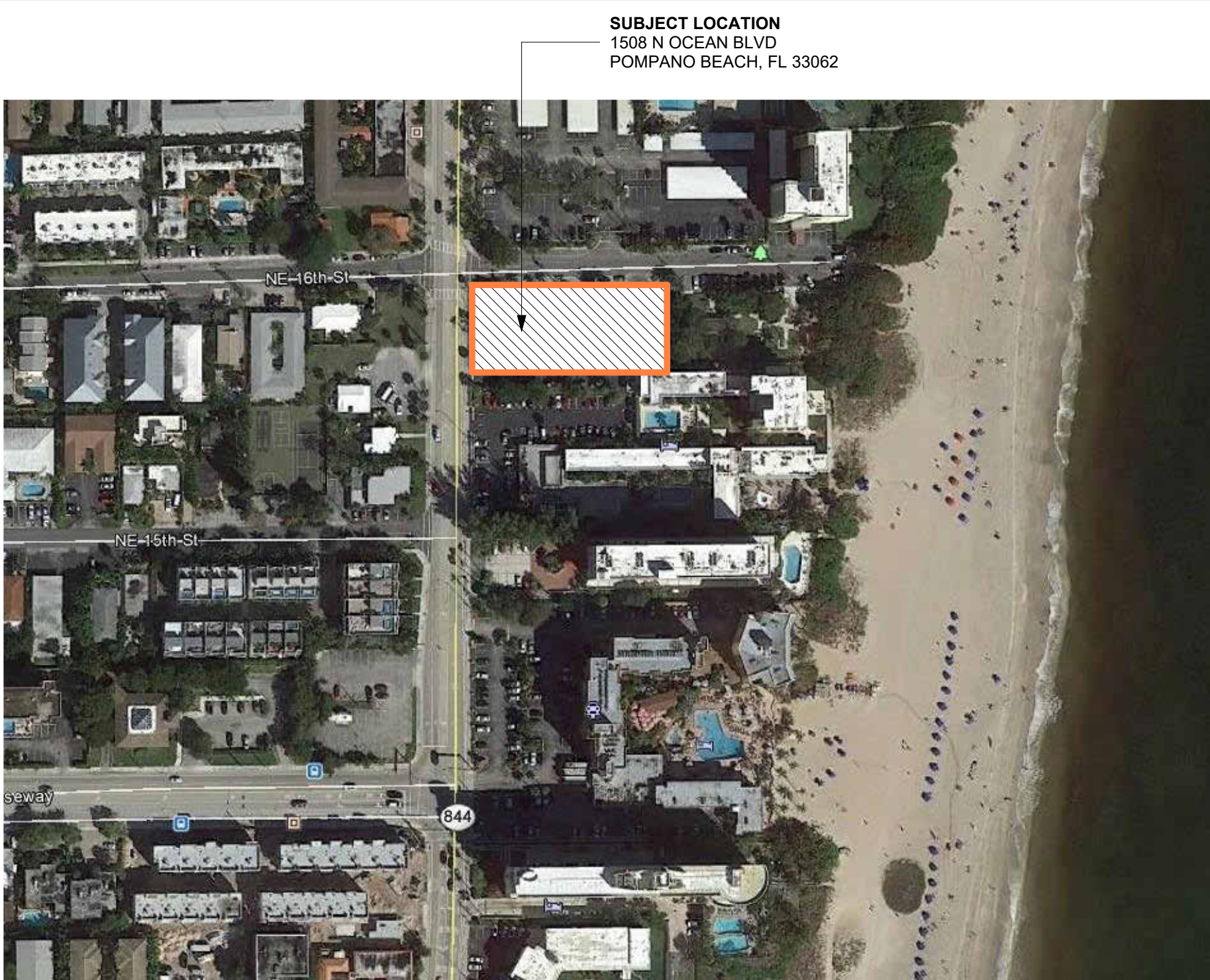


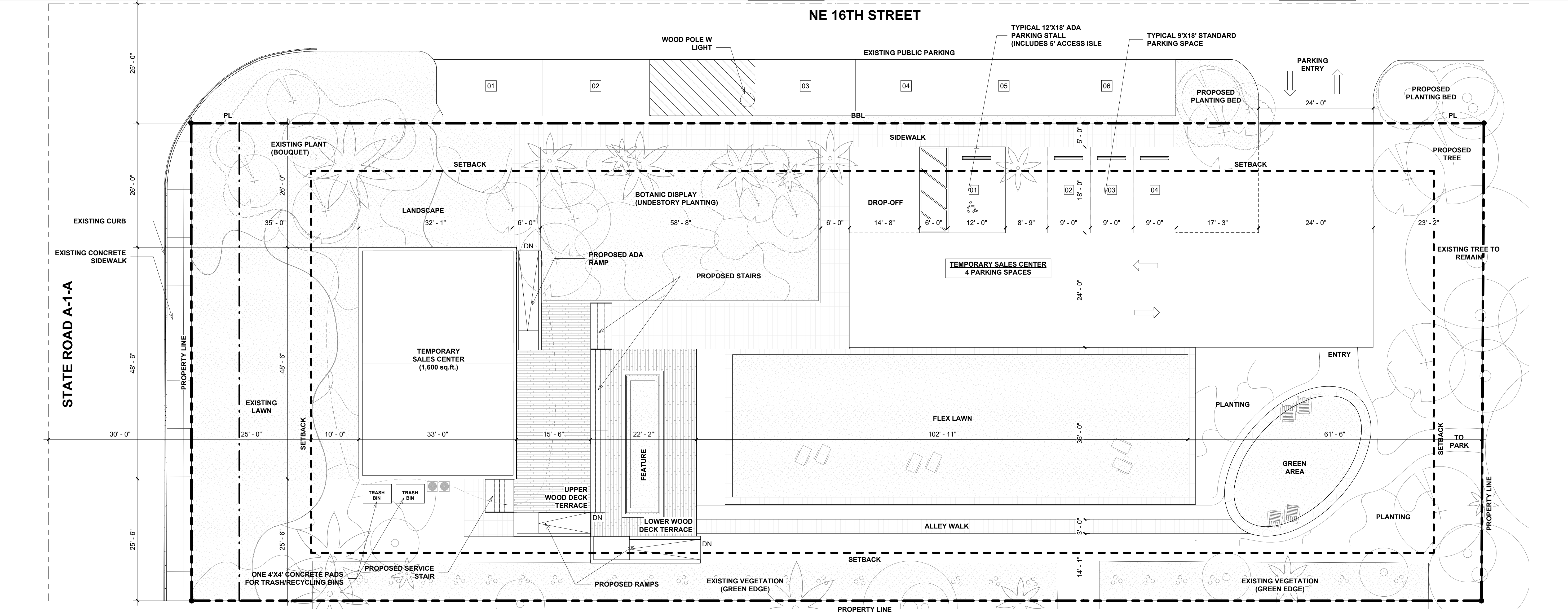
PROPERTY ADDRESS & FOLIO NUMBER:		
1508 N OCEAN BOULEVARD POMPAÑO BEACH FLORIDA 33062 - FOLIO # 484329010070		
LEGAL DESCRIPTION:		
POMPAÑO BEACH N.E. 16TH STREET AND STATE ROAD A-1-A THE WEST 300 FEET OF LOT 20 OF THE "EAST COAST FINANCE CORPORTATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 48 SOUTH, RANGE 41 EAST.		
GOVERNING CODES:		
020 FBC BUILDING 2020 FBC RESIDENTIAL 2014 NATIONAL ELECTRIC CODE 2020 FBC ENERGY CONSERVATION 2020 FBC MECHANICAL 2020 FBC PLUMBING	A.C.I. A.I.S.C. MANUFACTURERS SPECS ARE NOT PART OF THIS CONTRACT DADE COUNTY PRODUCT APPROVAL REQUIREMENTS ALL CODES AS PER LATEST EDITIONS AND REVISIONS- SEE STRUCTURAL, MECHANICAL, AND ELECTRIAL PLANS FOR REFERENCED CODES.	
SITE ZONING (EXISTING):		
PD-1 (Planned Development Infill)		
PROPOSED USES:		
TEMPORARY SALES CENTER - NEW CONSTRUCTION		
INTENSITY & DIMENSIONAL STANDARDS		PROPOSED USE
LOT AREA, MINIMUM (SQ. FT.)	-	25,550 SF (0.59 ACREAGE)
LOT WIDTH, MINIMUM (FT.)	-	100 FT.
GROSS BUILDING AREA (SF)	-	1,600 SF.
PARKING:		
	REQUIRED	PROVIDED
COMMERCIAL RETAIL	1 / 400 S.F. 1,600 S.F. / 400 S.F. = 4 SPACES	4 PARKING SPACES
HANDICAP PARKING (INCLUDED IN TOTAL)	REQUIRED HDCP = 1	1 SPACE
TOTAL PARKING SPACES REQUIRED:	NUMBER OF PARKING REQUIRED = 4 (1 HDCP INCLUDED IN TOTAL)	NUMBER OF PARKING PROVIDED = 4 (1 HDCP SPACES INCLUDED IN TOTAL)



2 LOCATION MAP
N.T.S.



1 AERIAL VIEW
N.T.S.



3 SITE PLAN
SCALE 3/32" = 1'-0"

PROJECT, ADDRESS AND OWNER:

DUET

1550 N OCEAN BLVD
POMPAÑO BEACH, FL | 33062
Mount Vernon Property
Holdings, LLC
219 NW 12th Ave, #812 Miami, FL 33128

OWNER

ARCHITECT:



CONSULTING ENGINEERS:
STRUCTURAL ENGINEER

MEP

CIVIL ENGINEER

LEED CONSULTANT

LANDSCAPE:

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	___/___/___
Fire Prev.	___/___/___
Planning	___/___/___
Zoning	___/___/___
Building	___/___/___
Structural	___/___/___
Electrical	___/___/___
Plumbing	___/___/___
Mech.	___/___/___
S. Waste	___/___/___

SCHEMATIC SET

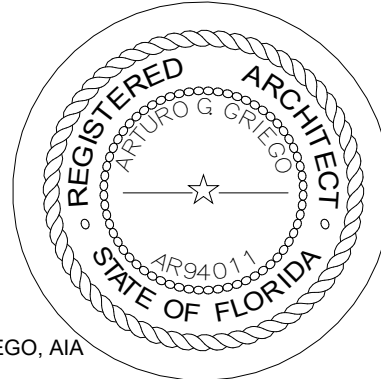
PROJECT No.:
ISSUE DATE:
REVISIONS:

ZONING, SITE PLAN, MAP &
LOCATION DIAGRAM

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE APPLICABLE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE-SAFETY
STANDARDS
AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:



SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

G-2

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL
WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR
WRITTEN CONSENT.