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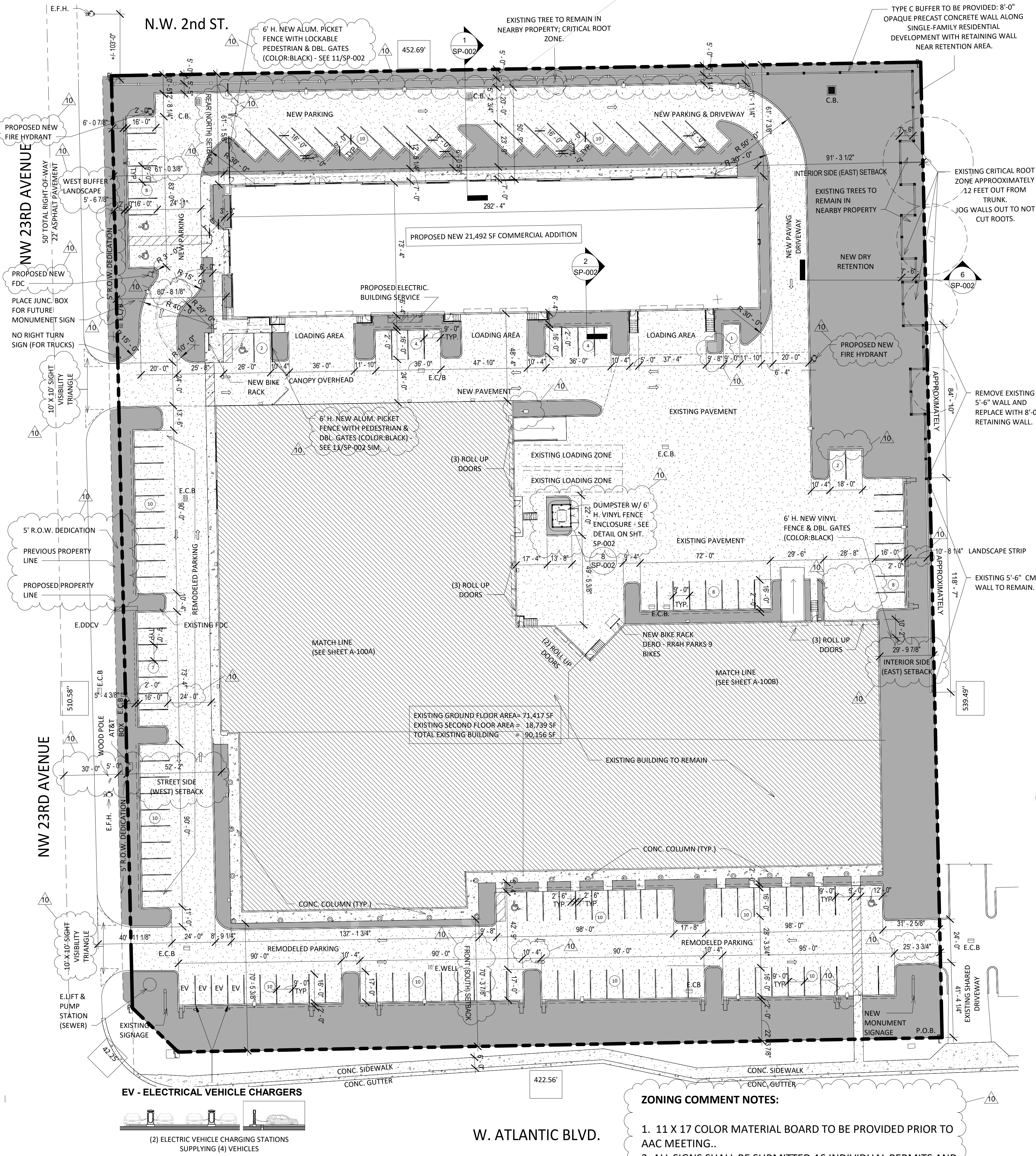
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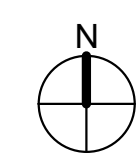
# OVERALL SITE PLAN

1" = 30'-0"



## ZONING COMMENT NOTES:

- 11 X 17 COLOR MATERIAL BOARD TO BE PROVIDED PRIOR TO AAC MEETING..
- ALL SIGNS SHALL BE SUBMITTED AS INDIVIDUAL PERMITS AND ARE NOT A PART OF THE SITE PLAN APPROVAL PROCESS.



# LOCATION MAPS

3" = 1'-0"



SITE PLAN UPDATE

## LEGAL DESCRIPTION:

SEE SURVEY BY KARL F. KUHN 1382 N.E. 178TH ST. NORTH MIAMI BEACH, FL 786-306-5348  
DATE OF UPDATE 11/14/2023

## 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  
FEMA FLOOD ZONE: = "AH" AND "X" (ACCORDING TO BCPA/CERTIFICATE)

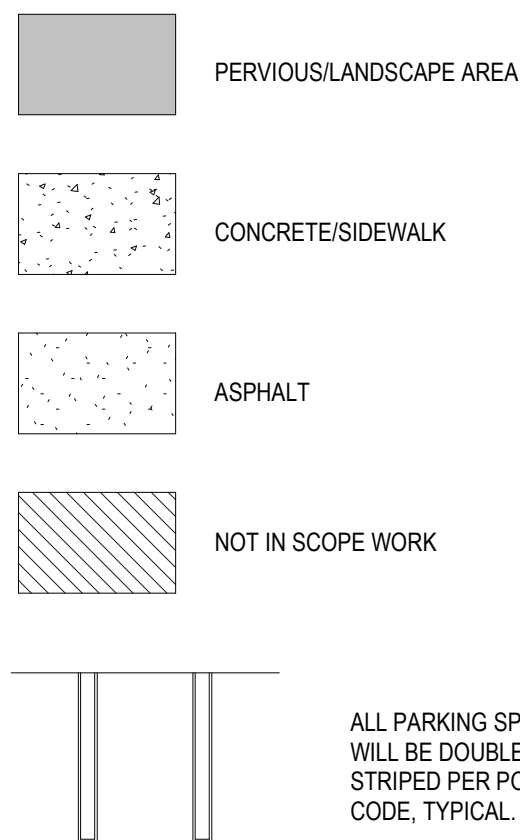
**SITE COMPUTATIONS:**

NET SITE AREA:	= 243,897.68 S.F. (5.6 AC. APPROX.)	100%
RIGHT-OF-WAY DEDICATION:	= 2,565.31 S.F. (0.05 AC.)	1%
EXISTING GROUND FLOOR AREA:	= 71,417 S.F.	
PROPOSED GROUND FLOOR AREA:	= 21,492 S.F. + 2,210 S.F. CANOPY	
TOTAL GROUND FLOOR AREA:	= 95,119 S.F.	
LOT COVERAGE (60% MAX.):	= 95,119 S.F. (2.2 AC.)	39% **
TOTAL PERVIOUS AREA (20% MIN.):	= 51,385.59 S.F. (1.2 AC.)	*21.1%
BUILDING HEIGHT:	= 1-STORY 24'-0" CLEAR (105' MAX ALLOWED) = ROOF LEVEL 24'-0" = LOW PARAPET 28'-0" = HIGH PARAPET 31'-0"	

\*\* INCLUDES GROUND FLOOR AREA OF ALL BUILDINGS & CANOPY AREAS WITH ROOF STRUCTURES

SETBACKS: (TO CLOSEST BUILDING)	REQUIRED	PROVIDED
DIRECTION		
FRONT (SOUTH)	0'	70'-3"
REAR (NORTH)	30'-0"	61'-1"
STREET SIDE (WEST)	0	52'-2"
INTERIOR SIDE (EAST)	0	91'-3"

## SITE PLAN LEGEND



## PROJECT CONTACT DATA:

OWNER: 2201 LLC PAUL KNAPP  
2351 WEST ATLANTIC BLVD #667110  
POMPAHO BEACH, FL 33066

STRUCTURAL ENGINEER: BRYNTESEN 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, FL 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, FL 33442  
PH: (954) 794-0300 FAX: (954) 794-0301

LANDSCAPE ARCHITECT: DAVE BODKER LANDSCAPE  
ARCHITECTURE/PLANNING, INC.  
801 N. CONGRESS AVE., SUITE 106-A  
DEERFIELD BEACH, FL 33445  
PH: (561) 276-6311

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)	144 APPROVED PARKING REDUCTION 3-27-2024
NEW BUILDING -21,492 SF			
FURNITURE STORE	7000 SF @ 1 PER 500	63	
RETAIL	14,492 SF @ 1 PER 300		
<b>TOTAL</b>		<b>240</b>	

## PARKING NOTES:

AN ADMINISTRATIVE PARKING ADJUSTMENT WAS APPROVED FOR 40% REDUCTION AT THE 3/27/2024 P&Z AND PUBLIC HEARING.  
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: 135 PARKING SPACES  
HANDICAP: 5 PARKING SPACES  
ELECTRIC VEHICLE CHARGING STATIONS: 4 SPACES  
LOADING ZONE REQUIREMENTS (PER SEC. 155.5102.M.1)  
REQUIRED SPACES: 1 LOADING BERTH (12'-0" X 55'-0")  
14'-0" OVERHEAD CLEARANCE

BICYCLE REQUIREMENTS (PER SEC. 155.5102.L)
PROVIDED SPACES: 22 TOTAL
REQUIRED SPACES: 20 TOTAL
* FOUR (4) BICYCLES FOR EVERY TEN (10) PARKING SPACES NOT TO EXCEED 20 TOTAL

DRC

PZ21-12000052  
02/19/2025

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AA26001731  
[SEAL]  
WILLIAM J. GALLO FL AR0008440

BRIAN P. HERBERT FL AR0015474  
[PROJECT]

## FIBERBUILT UMBRELLA

2201 LLC

2201 WEST ATLANTIC BLVD  
POMPAHO BEACH, FL 33069

[OWNER]



[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
7	MAJOR ADMIN. ADJUST	03/12/24
9	DRC SUBMITTAL	9/12/24
10	DRC SUBMITTAL	01/07/25

## SCHEMATIC DESIGN

[DATE]

Aug. 30, 2021

[PROJECT NUMBER]

2321

[SCALE]

DRAWN BY: N.V.A. AS NOTED

CHECK BY: J.E.T.

[DRAWING TITLE]

## OVERALL SITE PLAN

[DRAWING NUMBER]

SP-001