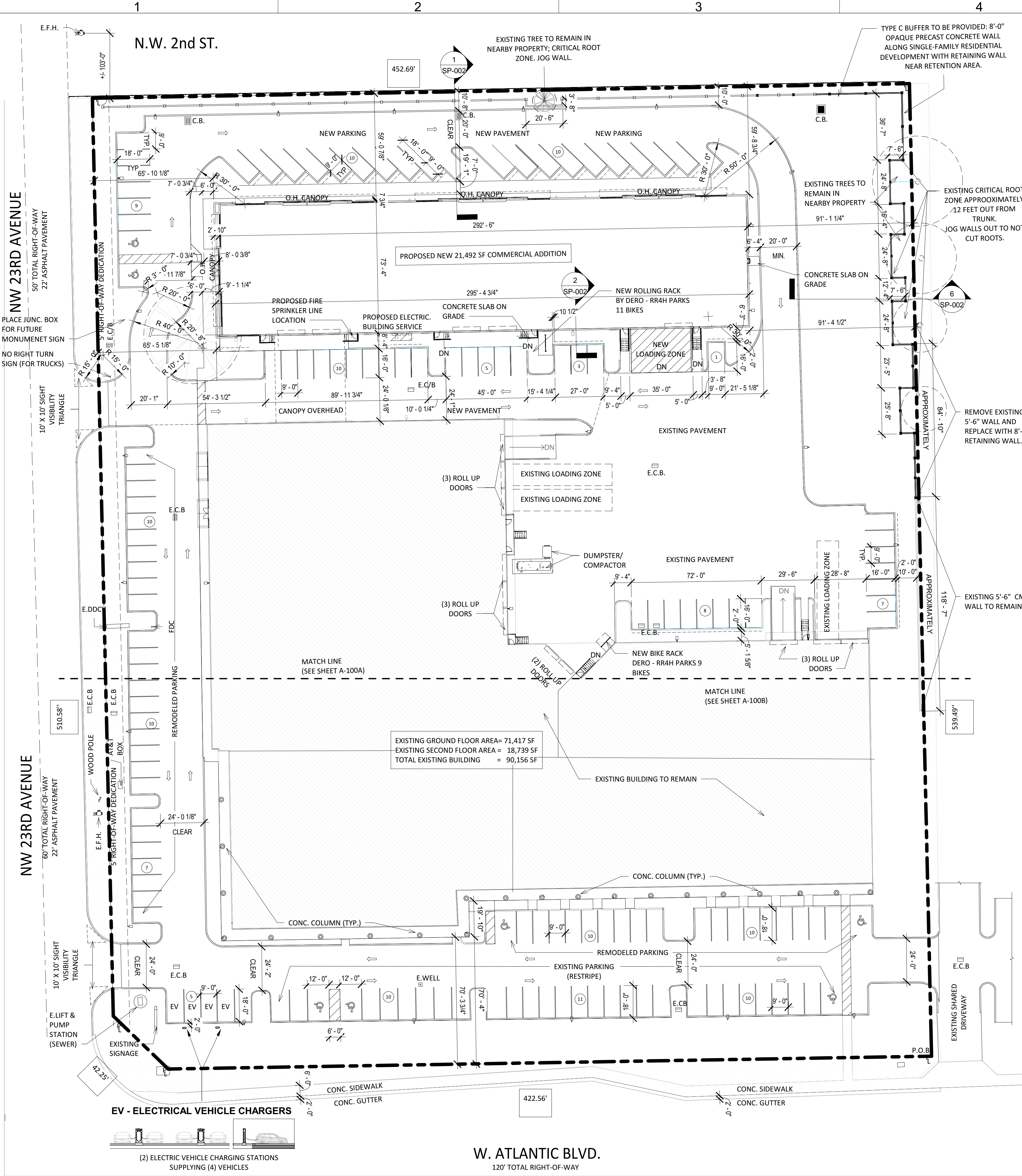


CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THESE PLANS AND SPECIFICATIONS. THIS DOCUMENT CONTAINS PROPERTY INFORMATION AND SHALL NOT BE USED OR REPRODUCED OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF GALLO HERBERT ARCHITECTS.

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1 OVERALL SITE PLAN  
1" = 30'-0"

2 SITE DATA TABLE



3 LOCATION MAPS  
3" = 1'-0"

**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
MAIN BUILDING:	= VACANT, PARKING
NORTHERN PARCELS:	= COMMERCIAL, ADDITION TO EXISTING DESIGN CENTER
PROPOSED USE:	
FEMA FLOOD ZONE:	= "AH" AND "X" (ACCORDING TO BCPAI 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 PH: (561) 276-6311
LANDSCAPE ARCHITECT:	DAVE BODKER LANDSCAPE ARCHITECTURE/PLANNING, INC. 601 N. CONGRESS AVE., SUITE 106-A DELRAY 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)	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		
<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



AA26001731  
[SEAL]  
☐ WILLIAM J. GALLO FL AR0008440  
**Brian Herbert**  
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]



[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]  
N.V.A.  
[DRAWING TITLE]  
OVERALL SITE PLAN  
[DRAWN BY]  
N.V.A.  
[CHECKED BY]  
J.E.T.  
[DRAWING NUMBER]  
SP-001

**P&Z**  
PZ24-18000001  
04/24/2024