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)	100%	173,104 SF (3.97AC)	100%
GROSS BUILDING LOT COVERAGE	32,659 SF	18.87%	38,662 SF	22.33%
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	26.48%	50,139 SF	28.96%
PAVEMENT AREA (EXTERIOR STORAGE)	6,281 SF	3.62%	6,281 SF	3.62%
PAVEMENT AREA (EXTERIOR DISPLAY)	25,952 SF	14.99%	16,585 SF	9.58%
SIDEWALK AREA	1,470 SF	00.85%	2,426 SF	01.40%
TRUCK WELL LOADING AREA	2,703 SF	01.56%	2,703 SF	01.56%
PERVIOUS AREA	57,791 SF	33.39%	56,591 SF	32.69%
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 POMPANO BEACH (DUMPSTER)		CITY OF POMPANO 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

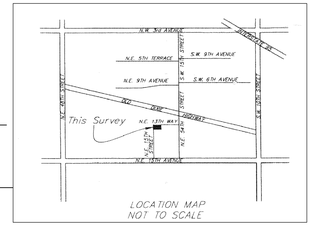
FLOOR AREA RATIO : 38,662 / 173,104 = .2233
BUILDING HEIGHT (EXISTING) : 30'-4" TOP OF PARAPET
BUILDING HEIGHT (PROPOSED) : 32'-4" TOP OF PARAPET
NUMBER OF STORIES : BUILDING A1 & A2 = 1 STORY, BUILDING B = 2 STORY
EXTERIOR STORAGE : 6,281 SF - 16.2% OF GROSS BUILDING LOT COVERAGE (38,662 SF)
EXTERIOR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

PARKING NOTE:

PARKING WILL BE DOUBLE STRIPED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