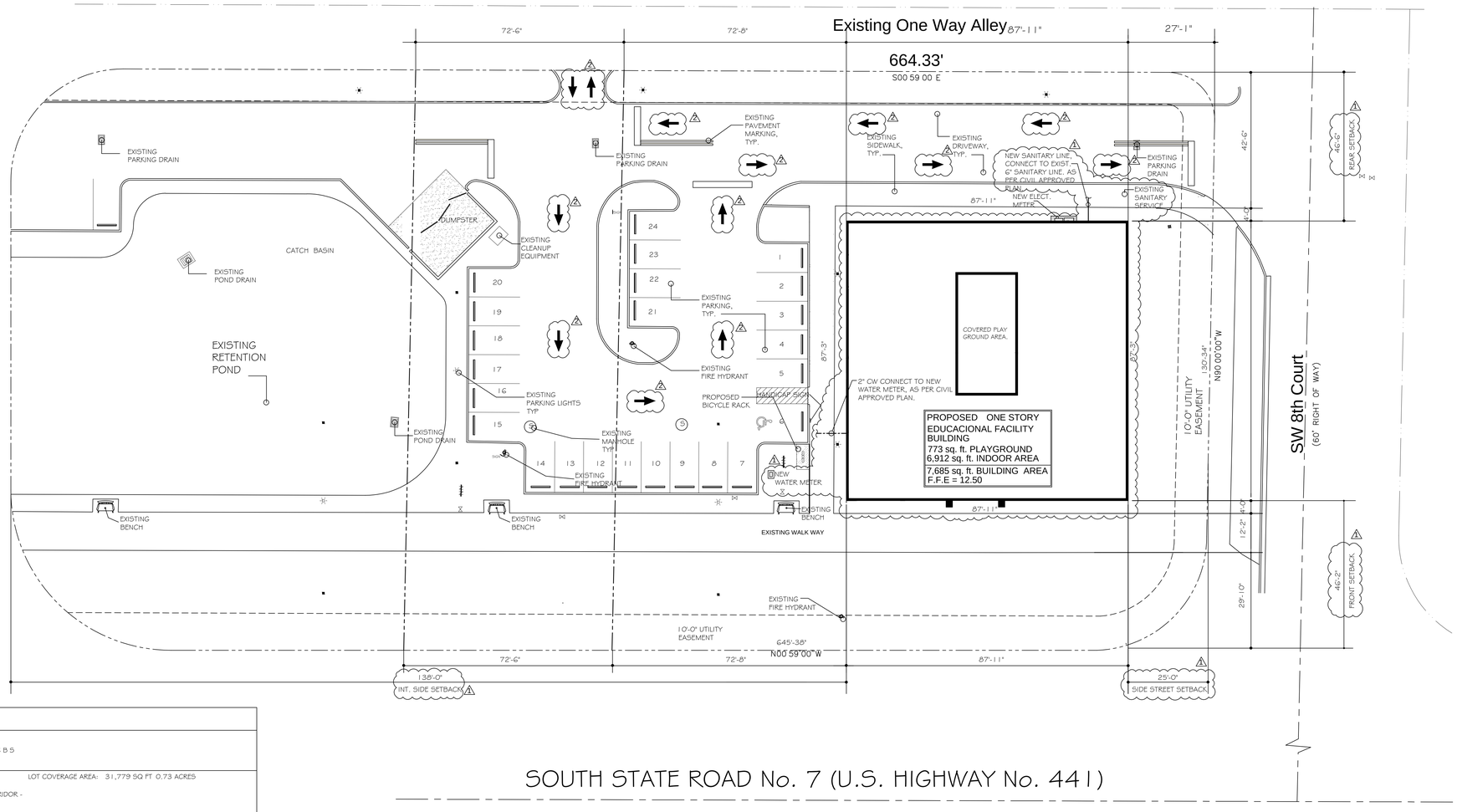

SITE PLAN

SCALE: 1/16 "= 1'-0"

ZONING INFORMATION

LEGAL DESCRIPTION;

LOT COVERGEASERINO PARK SEC 3 81-46 B 5
TOGETHER WITH S 88.23 OF N 1025.42.

PROPERTY ID; 494206180935
JURISDICTION: FROWARD COUNTY
ZONING: TOD-C / TRANSIT ORIENTED CORRIDOR - CORRIDOR
FLOOD ZONE: ZONE X
BASE FLOOD ELEVATION:--

LOT COVERAGE AREA: 31,779 SQ FT 0.73 ACRES

CATEGORIES	REQUIRED / ALLOWED	EXISTING	PROVIDED
LOT OCCUPATION			
LOT COVERAGE			7,685 SQ FT
VEHICULEAR USE AREA		8,673 SQ FT	8,673 SQ FT
LANDSCAPE			
OPEN SPACE	0 SQ FT (0.00 % MIN.)	18,968 SQ FT 59.69 %	11,011 SQ FT 34.65 %
IMPERVIOUS AREA		12,811 SQ FT 40.31 %	20,768 SQ FT 65.35 %
SETBACKEA			
FRONT	N/A		46'-2"
INTERIOR SIDE	N/A		138'-0"
SIDE STREET	N/A		25'-0"
REAR	N/A		46'-6"
HEIGHT			
EDUCATIONAL FACILITY	55'-0" /4 STORY MAX.		18'-11" / 1 STORY
AREAS (UNDER A/C)			
EDUCATION FACILITY			6,912 SQ FT

PARKING DATA:	REQUIRED / ALLOWED	EXISTING	PROVIDED
EDUCATIONAL FACILITY 6,185 S.F. @ 3 SPACE 1,000S.F. =3 SPACE	18 PARKING	18 PARKING	18 PARKING
OFFICE: 1,500 S.F. @3 SPACE /1,500 S.F. =3 SPACE	5 PARKING	5 PARKING	5 PARKING
TOTAL PARKING	23 PARKING	23 PARKING	23 PARKING
DIVIDE BY SHARING FACTOR OF 1.2 =20 SPACES	19 PARKING	4 PARKING	4 PARKING
DENCLOSED SELF-STORAGE: 757 STORAGE BAY 1 SPACE /200 BAYS 3.70	4 PARKING		
TOTAL PARKING	23 PARKING	27 PARKING	27 PARKING
HANDICAP PARKING	2 PARKING	2 PARKING	2 PARKING
TOTAL PARKING	30 PARKING		
LOADING	3 SPACES (11X 24' MIN.)	3 LOADING	3 LOADING
BICYCLE PARKING	4 SPACES (1 /2,500 S.F. RETAIL 6,185 S.F.) OFFICE (1,500S.F.	4 BICYCLE PARKING	4 BICYCLE PARKING

REVISIONS:

1	08-14-25 Bldg Deptm Comments.
2	10-07-25 Bldg Deptm Comments.
3	
4	
5	
6	
7	
8	
9	

ARTRIC INC.
C.A. #:32686
RADAMES IRIBAR, P.E.
622 SW 99 Place, Miami, FL 33174
Phone: (305) 331-5090
Florida P.E. # 63925

This item has been digitally signed and sealed by Radames Iribar, on the date adjacent to the seal. Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies

SEAL:

Radames Iribar
Digitally signed by Radames Iribar
Date: 2025.10.07 20:48:38 -04'00'

Project: Education Facility Building.
Owner:
Address: 830 S. State Rd. 7
Margate, Fl 33068

SHEET TITLE:

SITE PLAN

DATE: 07-11-25
DRAWN BY: E.L.
CAD FILE:19-2025
PROJECT No. 19025
SHEET No. SP-1