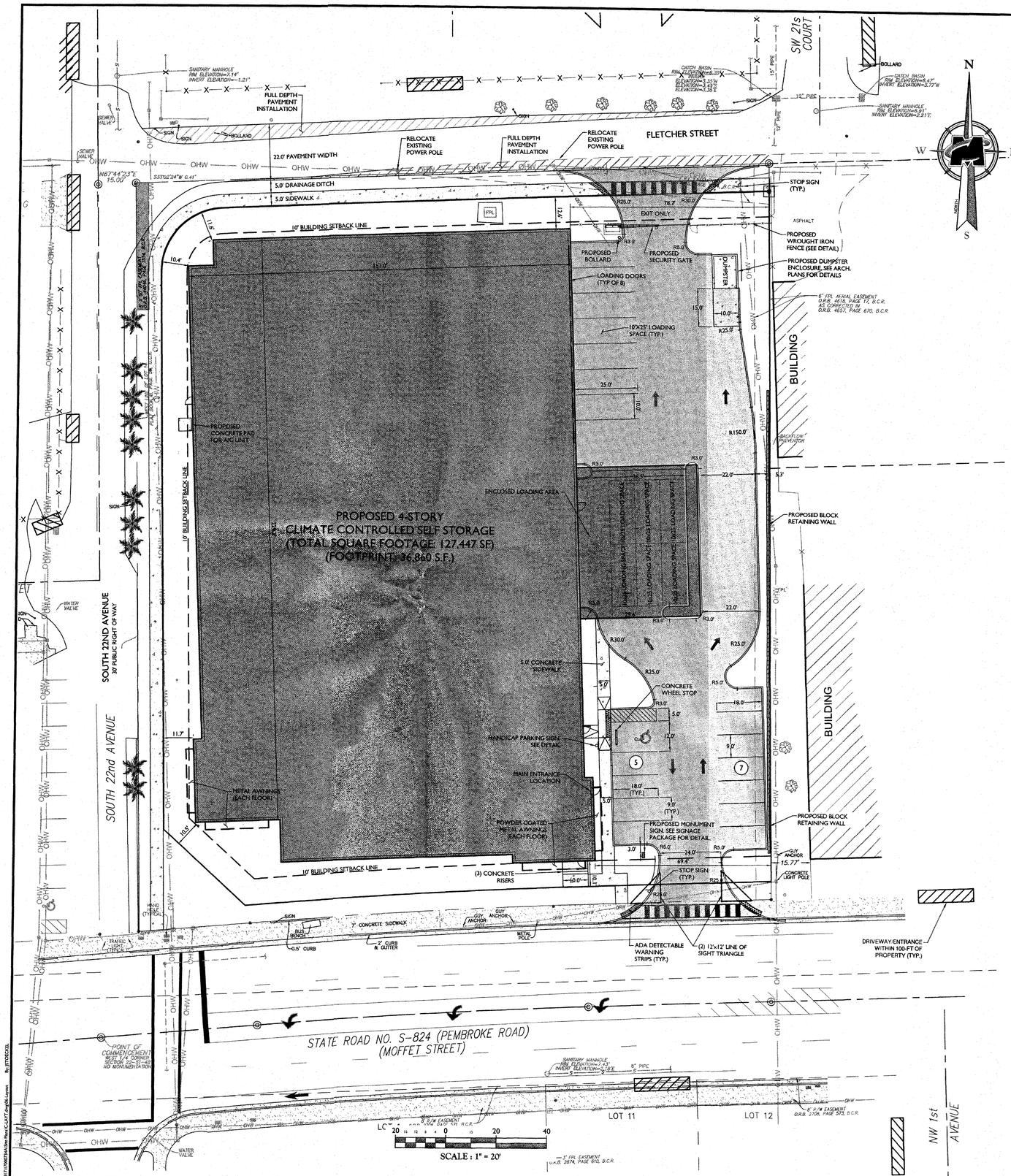

SITE INFORMATION:

1. PROPERTY OWNERS

AGAP HOLLYWOOD, LLC
C/O ANDOVER PROPERTIES, LLC
215 E. 58TH STREET, #4C
NEW YORK, NY 10022

2. SITE DATA

TOTAL SITE AREA:	1.67 AC (72,745 SF)
ZONING JURISDICTION:	CITY OF HOLLYWOOD
FOLIO #'s:	514222010050
EXISTING USE:	COMMERCIAL STORE - 1 STORY
PROPOSED USE:	SELF-STORAGE FACILITY
FLOOD ZONE:	ZONE "AH" PER FEMA FIRM PANEL (9.0' NAV88) NUMBER:12011C0732H DATED 08/18/2014
ZONING:	PEMBROKE ROAD (PR)
FUTURE LAND USE:	REGIONAL ACTIVITY CENTER (RAC)
BUILDING HEIGHT:	4 STORIES/ 58'
BUILDING SQ. FOOTAGE:	127,447 S.F. (COMBINED TOTAL)
OFFICE AREA:	1,009 S.F.
BREAK ROOM:	125 S.F.
STAIRS (S.F./FLOOR):	(440/FL) x 4 = 1,760 S.F.
ELEVATORS (S.F./FLOOR):	(188/FL) x 4 = 752 S.F.
EQUIPMENT ROOMS:	206 S.F.
RESTROOMS:	258 S.F.
STORAGE UNITS & HALLWAYS:	123,337 S.F.
ENCLOSED LOADING AREA:	3,054 S.F.
MAXIMUM ALLOWABLE FLOOR AREA RATIO (FAR)	3.0
PROPOSED FLOOR AREA RATIO (FAR):	1.72

3. SETBACKS

BUILDING:	REQUIRED:	PROVIDED:
NORTH:	10'	12.6'
SOUTH:	10'	10.1'
WEST:	10'	10.4'
EAST:	0'	69.4'

4. PARKING/LOADING

REQUIRED PARKING:	1/1,000 SF (127,447/1,000) = 128 SPACES
PROPOSED PARKING:	11 SPACES (9'X18')
	1 HANDICAP SPACES (12'x18')
TOTAL PROPOSED PARKING:	12 SPACES (VARIANCE REQUIRED)
LOADING REQUIRED:	4 SPACES
LOADING PROVIDED:	6 SPACES (SEE BUILDING LOADING AREA)

5. PERVIOUS/IMPERVIOUS

PERVIOUS	
BUFFER AREA:	6,577 S.F./ 0.15 AC/ 9%
LANDSCAPE AREA:	11,249 S.F./ 0.25 AC/ 16%
IMPERVIOUS	
BUILDING AREA:	36,860 S.F./ 0.84 AC/ 51%
VEHICULAR USE AREA:	16,462 S.F./ 0.38 AC/ 23%
CONCRETE AREA:	3,408 S.F./ 0.08 AC/ 1%

6. VEHICULAR USE AREA OPEN SPACE

OPEN SPACE REQUIRED (25%) 0.25 * 16,462 = 4,116 SF
OPEN SPACE PROVIDED: 4,547 SF

7. VARIANCES REQUESTED

1. TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES FROM 128 TO 12, SECTION 7.2, CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS
2. TO ALLOW 145.2 SQUARE FEET OF WALL SIGNAGE WHERE NO STREET FRONTAGE EXISTS, SECTION 8.5.A.1, CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

8. LEGAL DESCRIPTION

A PORTION OF THE WEST 250 FEET OF LOT 14 IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, "MAP OF THE SUBDIVISION OF SECTION 22, TP 51S, RGE 42E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 58, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 22; THENCE NORTH 00°48'00" WEST ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 22 FOR 345.00 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 14; THENCE NORTH 87°44'23" EAST ON SAID WESTERLY EXTENSION 15.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°44'23" EAST ON SAID NORTH LINE OF LOT 14, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF FLETCHER STREET AS SHOWN ON THE PLAT OF "GEO. M. PHIPPEN'S SUB-DIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 90, OF SAID PUBLIC RECORDS OF DADE COUNTY, FLORIDA, FOR 250.08 FEET TO THE INTERSECTION WITH A LINE LYING 250.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 14; THENCE SOUTH 00°48'00 EAST ON SAID PARALLEL LINE 300.12 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD (STATE ROAD NO. S-824) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86508-2606, SHEET 3 OF 7, AS RECORDED IN RIGHT-OF-WAY MAP BOOK 14, PAGE 200, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE NORTHEAST CORNER OF RIGHT-OF-WAY PARCEL 155 AS RECORDED IN OFFICIAL RECORDS BOOK 2799, PAGE 839, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON SAID NORTH RIGHT-OF-WAY LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY PARCEL 155, THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) SOUTH 87°46'07" WEST 86.12 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY; 2) WESTERLY ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2904.79 FEET, A CENTRAL ANGLE 2°22'08", FOR AN ARC DISTANCE OF 120.10 FEET TO A POINT OF TANGENCY; 3) SOUTH 85°23'59" WEST 44.05 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 14, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH 22ND AVENUE AS SHOWN ON SAID PLAT OF "MAP OF THE SUBDIVISION OF SECTION 22, TP 51S, RGE 42E"; THENCE NORTH 00°48'00" WEST ON SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE 304.56 FEET TO THE POINT OF THE BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 75,289 SQUARE FEET (1.7282 ACRES), MORE OR LESS.

ALSO KNOWN AS:

THE WEST 250 FEET OF LOT 14, OF THE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LESS THAT PORTION DEEDED TO THE STATE OF FLORIDA FOR ROAD PURPOSES AND RECORDED APRIL 30, 1964, IN OFFICIAL RECORDS BOOK 2799, PAGE 839, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

9. SITE NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
3. ALL CURBING SHALL BE TYPE 'D' UNLESS OTHERWISE NOTED.
4. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
5. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE.
6. BASED ON FLORIDA BUILDING CODE (2016) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY.
7. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF HOLLYWOOD LAND DEVELOPMENT CODE, ZONING AND ALL OTHER ORDINANCES.
8. ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.
9. THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES IS 3.6 FOOT-CANDLES WITH A SITE AVERAGE OF 1.9 FOOT-CANDLES; SEE LIGHTING PLAN FOR FURTHER DETAIL.
10. PROPOSED DEVELOPMENT SHALL COMPLY WITH THE CITY'S GREEN BUILDING ORDINANCE.
11. ALL METERS VISIBLE FROM PEMBROKE ROAD SHALL BE SCREENED.
12. ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE APPROVED.
13. ALL UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE, PER FS 633.102.
14. ALL SIGNAGE WILL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
15. PROPOSED DEVELOPMENT SHALL COMPLY WITH CITY OF HOLLYWOOD GREEN BUILDING ORDINANCE.

VERTICAL DATUM

ELEVATIONS SHOWN HEREIN ARE BASED ON THE (NAVD) 88 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR

LEGEND

EXISTING / PROPOSED
TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)
RIGHT OF WAY LINE
PROPERTY LINE
EDGE OF PAVEMENT
CURB (FACE / BACK)
DEPRESSED CURB
SIDEWALK
FENCES
TREELINE
ROADWAY SIGNS
WETLAND LINE
MUNICIPAL BOUNDARY LINE
STALL COUNT
ADA ACCESSIBLE STALL
DEPRESSED CURB AND ADA RAMP
DIRECTION OF TRAFFIC FLOW

LEGEND

PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED BUILDING FOOTPRINT
DRIVEWAYS/ENTRANCES WITHIN 100-FT OF PROPERTY

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REV	DATE	DRAWN BY	DESCRIPTION

JOHN J. STOECKEL LICENSE NO. 80758 STATE OF FLORIDA
06-30-18
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER - LICENSE NUMBER: 80758

PLANS FOR PERMITTING
FOR
STORAGE KING

2147 PEMBROKE RD

CITY OF HOLLYWOOD
BROWARD COUNTY, FLORIDA

TAMPA OFFICE
5471 West Waters Avenue
Suite 100
Tampa, FL 33634
Phone: 813.207.1061
Fax: 813.281.1050

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	7/2/18	FJT	JJS

PROJECT NUMBER: 17000734A
DRAWING NAME: C-LAYT

SHEET TITLE:
DIMENSION & LAYOUT PLAN

SHEET NUMBER:
6 of 10