

SITE LIGHTING NOTE

ALL LIGHT POLES AND FIXTURES ARE EXISTING AND WILL NOT BE AFFECTED BY THE PROPOSED WORK. SITE LIGHTING/PHOTOMETRICS TO REMAIN UNDISTURBED.

SITE DRAINAGE NOTE

ALL PAVED AREAS ARE EXISTING TO REMAIN UNDISTURBED.

LEGAL DESCRIPTION

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4, SECTION 6, TOWNSHIP 48 SOUTH, RANGE 43 EAST, THENCE SOUTH 00°35'36" EAST, ON THE WEST LINE OF THE SAID NE 1/4 OF SECTION 6, A DISTANCE OF 2,959.52 FEET, THENCE NORTH 89°23'43" EAST ON THE NORTH LINE OF THE SE 1/4 SECTION 6, TOWNSHIP 48 SOUTH, RANGE 43 EAST, A DISTANCE OF 662.07 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 43 EAST, THENCE SOUTH 00°43'22" WEST OF THE WEST LINE OF THE SAID NE 1/4 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 216.88 FEET TO THE NORTHWEST CORNER OF PARCEL "A" SEILER TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 89°24'09" EAST OF THE NORTH LINE OF THE SAID PARCEL "A", A DISTANCE OF 334.95 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°24'08" EAST OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "A" AND ON THE SOUTH LINE OF TRACK "A", CAMPBELL CORNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 202.56 FEET TO A POINT TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 THENCE SOUTH 08°32'38" ON THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 149.60 FEET, THENCE SOUTH 85°23'53" WEST, A DISTANCE 205.35 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE NORTH 08°31'38" EAST ON THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 164.12 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATED, LYING AND BEING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 31,372 SQUARE FEET OR 0.72 ACRES MORE OR LESS.

ZONING INFORMATION

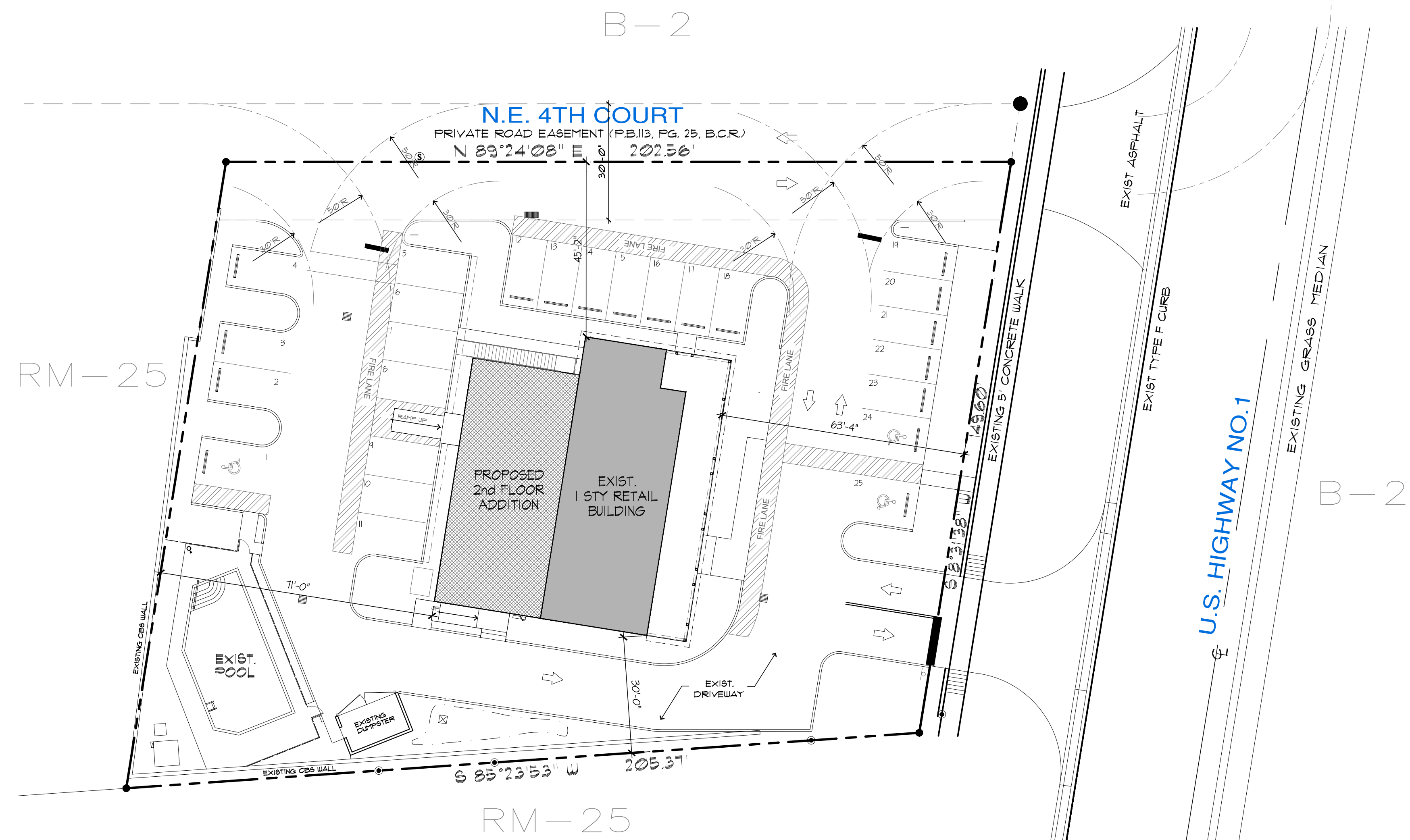
EXISTING ZONING: B-2 HIGHWAY BUSINESS
 EXISTING LAND USE: RETAIL

SITE DATA

EXISTING		NEW	
GROSS LOT AREA :	31,359 S.F. 0.72 AC.	GROSS LOT AREA :	31,359 S.F. 0.72 AC.
LOT COVERAGE :	4,550 S.F. (14.5%)	LOT COVERAGE :	4,550 S.F. (14.5%)
IMPERVIOUS AREA:	24,231 S.F. (77.3%)	IMPERVIOUS AREA:	23,982 S.F. (76.5%)
PERVIOUS AREA:	7,122 S.F. (22.7%)	PERVIOUS AREA:	7,371 S.F. (23.5%)
BUILDING AREA:	3,745 S.F.	BUILDING AREA:	3,745 S.F.
COVERED PATIO:	805 S.F.	2nd FLOOR ADDITION:	1,735 S.F.
TOTAL NO. OF FLOORS:	1	COVERED PATIO:	805 S.F.
BUILDING HEIGHT:	24'-6" (T.O. TOWER)	TOTAL NO. OF FLOORS:	2
		BUILDING HEIGHT:	26'-8" (T.O. MANSARD)

PARKING CALCULATION

RETAIL AREA	2,525 S.F. @ 1 SPACE/300 S.F. = 8.5 SPACES
CLASSROOM (DIVING LESSONS)	5/CLASSROOM + 214 S.F. @ 1/50 S.F. = 9.3 SPACES
OFFICE	1,500 S.F. @ 1/250 S.F. = 6 SPACES
STORAGE	342 S.F. @ 1/750 S.F. = 1 SPACES
TOTAL REQUIRED PARKING	25 SPACES
TOTAL PROVIDED PARKING	25 SPACES (INCLUDING 3 HC SPACES)



SPI.01 SITE PLAN
 SCALE: 1" = 20'-0"



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SECOND FLOOR ADDITION FOR
DIXIE DIVERS
 455 U.S. HIGHWAY #1
 DEERFIELD BEACH, FL.

drawing name:
 SITE PLAN, SITE DATA, LEGAL DESCRIPTION AND NOTES

revisions

designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15136
sheet	

