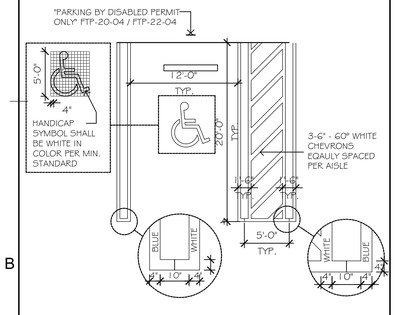
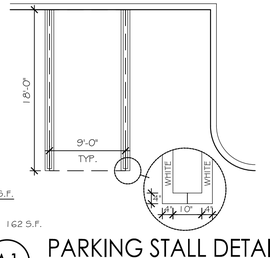
C1 NOT USED



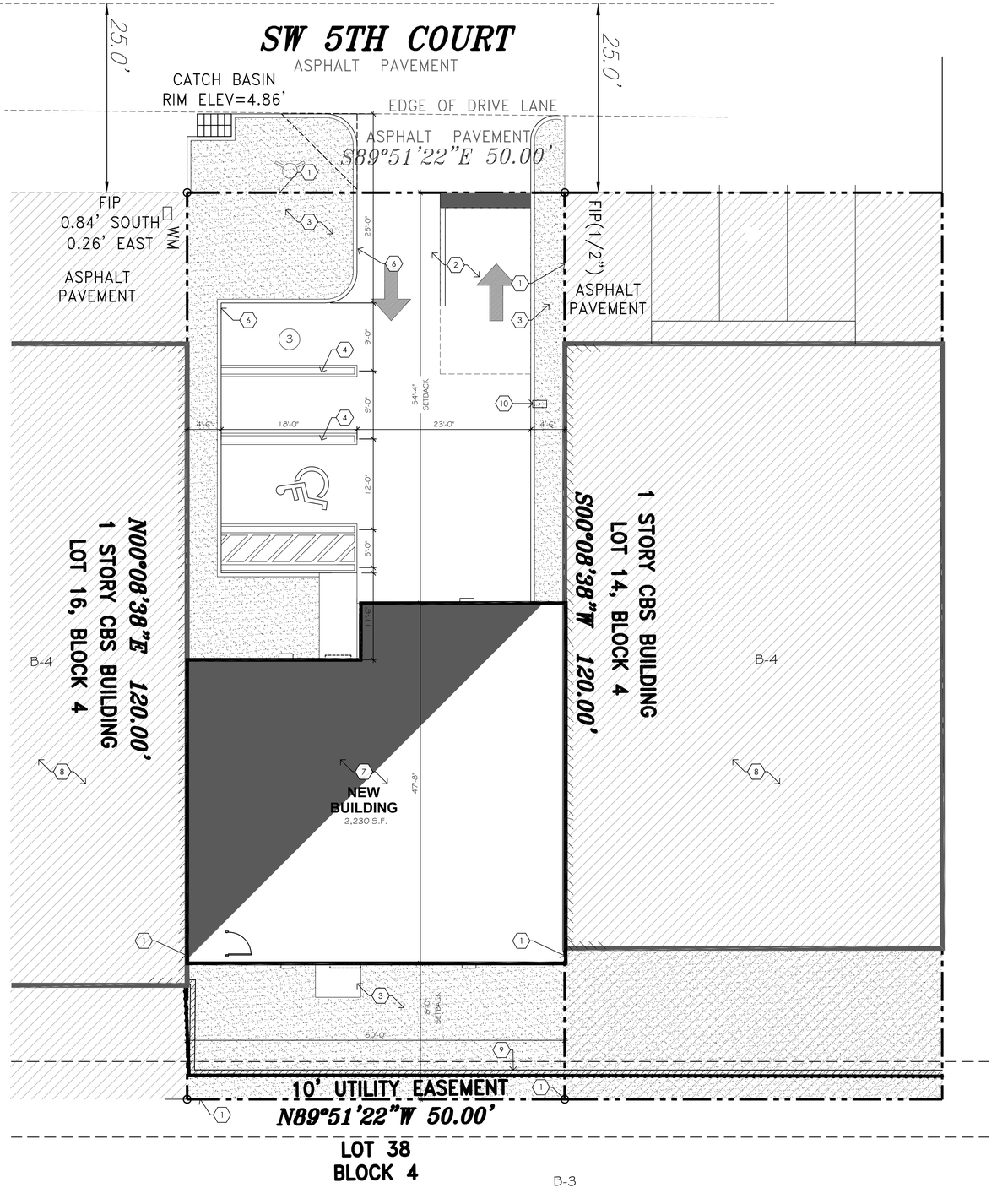
B1 TYP. HANDICAP PARKING STALL DETAIL

NOT TO SCALE



A1 PARKING STALL DETAIL

NOT TO SCALE



A2 SITE PLAN

1/8" = 1'-0"

A. USE OF PROPERY		MANUFACTURING (NON-SLAUGHTER)	
B. LAND USE DESIGNATION		(60) COMMERCE	
C. ZONING DESIGNATION		B-4	
D. SITE AREA		6,000 S.F. (APPROX. 0.137 ACRES)	
E. GROSS FLOOR AREA			
	BUILDING FOOT PRINT	2,300 S.F.	
F. PARKING			
	NEW PARKING	REQUIRED	PROVIDED
	PROPOSED BUILDING 3,000/1000 S.F.	3	3
G. LOT COVERAGE, MAX.		60%	38%
H. LOT WIDTH, MINIMUM*		40'	50'
I. LOT AREA, MINIMUM		10,000'	6,000'
J. BUILDING HEIGHT MAX.		27'-0"	
K. SETBACKS		REQUIRED	PROVIDED
	REAR (SOUTH)**	30'	24'-0"
	SIDE (WEST)	NONE	0'-0"
	SIDE (EAST)		0'-0"
	FRONT (NORTH)		50'-0"
L. IMPERVIOUS AREA			
	BUILDING FOOTPRINT- 2,300 S.F.		38%
	VEHICULAR USE AREA- 1,821 S.F.		30%
	SIDEWALKS- 155 S.F.		3%
	TOTAL IMPERVIOUS AREA- 4276 S.F.		71%
M. PERVIOUS AREA			
	LANDSCAPE - 1,724 S.F		29%
N. LOADING ZONE		N/A	

*SECTION 155.7403.A STATES, NONCONFORMING LOTS MAY BE DEVELOPED AS THE LOT IS AT LEAST 40 FEET WIDE, AND ALL OTHER APPLICABLE ZONING REQUIREMENTS AND STANDARDS ARE MET

**REQUESTING A MAJOR ADMINISTRATIVE ADJUSTMENT OF UP TO 40%. THIS WOULD ALLOW FOR A 18' SETBACK RATHER THAN 30', IF APPROVED (30 X 40% = 12; 30 - 12 = 18).

B6 SITE PLAN DATA

1. PROPERTY LINE
2. NEW ASPHALT AREA.
3. NEW PLANTING AREA OR PLANTING STRIP. SEE LANDSCAPE.
4. NEW PARKING LINE STRIPING.
5. EXISTING PARKING SPACES.
6. NEW CURB.
7. NEW BUILDING.
8. EXISTING BUILDING.
9. EXISTING FENCE TO REMAIN.
10. SITE LIGHTING. REFER TO AS-103

A6 KEYNOTES

barranco gonzalez • architecture • planning • interior design
POMPANO BEACH, FLORIDA
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ab # 26001020 aa # 26001020

SITE IMPROVEMENTS & NEW BUILDING FOR:
FRANCO'S WAREHOUSE

STATE OF FLORIDA JOHN P. BARRANCO AR0014171 REGISTERED ARCHITECT

Digitally signed by John Barranco
Date: 2022.04.19 12:56:13 -04'00'

consultant

DESIGNED	DRAWN	CHECKED
JPB	GC	JPB
DATE:		COMM:
8.17.21		210511

REVISIONS

SITE PLAN

SITE PLAN APPROVAL

AS-101

P&Z
PZ22-16500001
5/25/2022

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