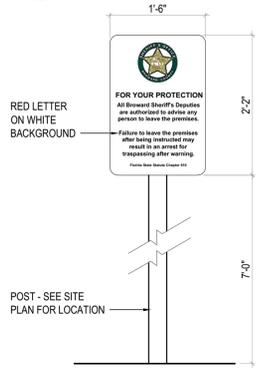
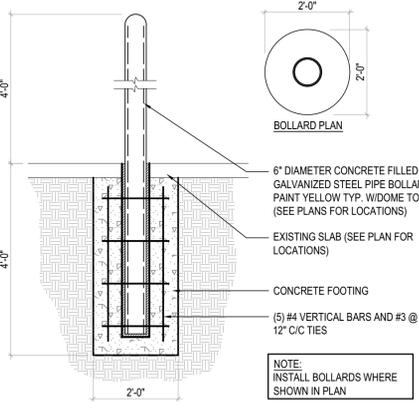


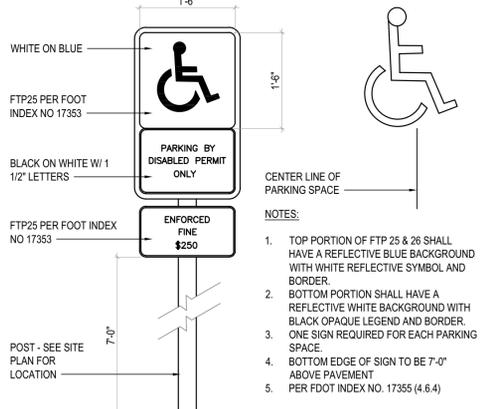
**BIKE PARKING SIGN DETAIL**  
SCALE: 3/4" = 1'-0"



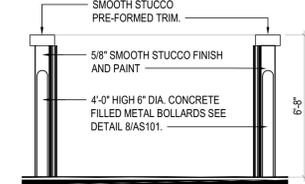
**BSO NO TRESPASS SIGN DETAIL**  
SCALE: 3/4" = 1'-0"



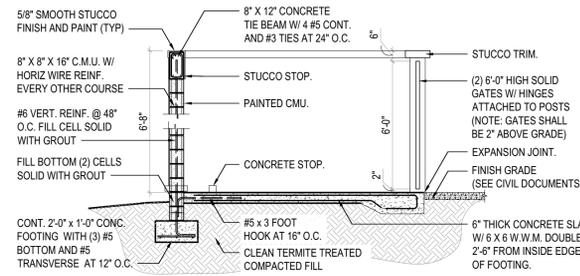
**BOLLARD DETAIL**  
SCALE: 1/2" = 1'-0"



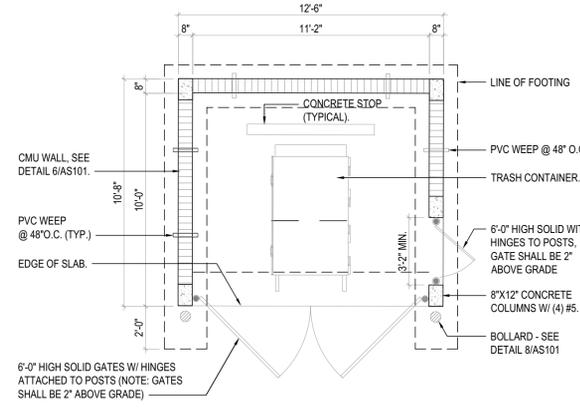
**HANDICAP SIGN DETAIL**  
SCALE: 3/4" = 1'-0"



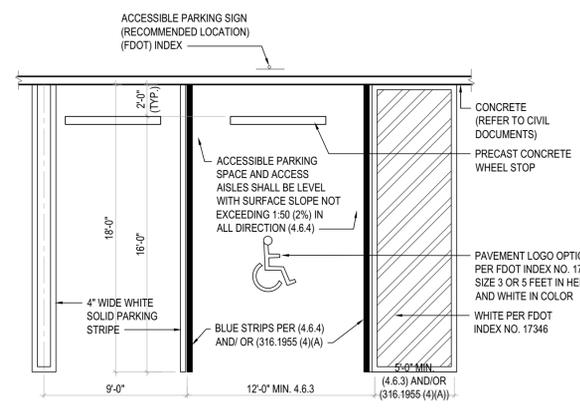
**DUMPSTER ENCLOSURE ELEVATION**  
SCALE: 1/4" = 1'-0"



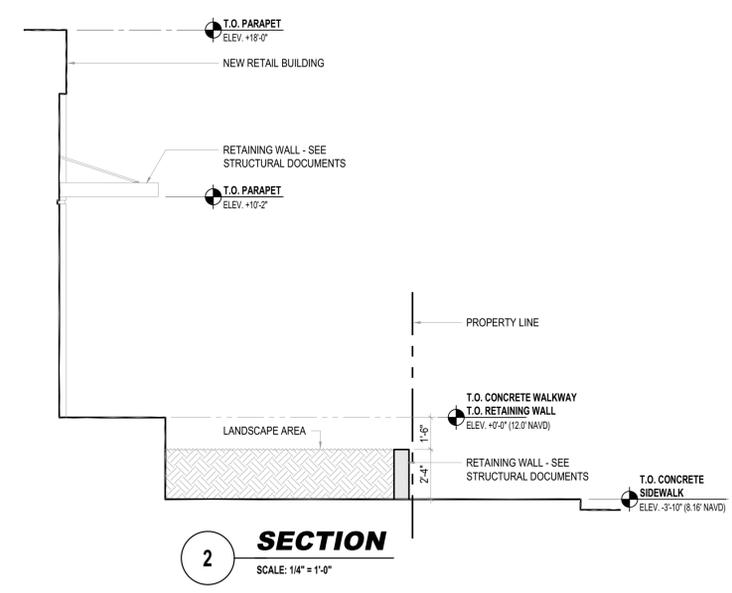
**DUMPSTER ENCLOSURE SECTION**  
SCALE: 1/4" = 1'-0"



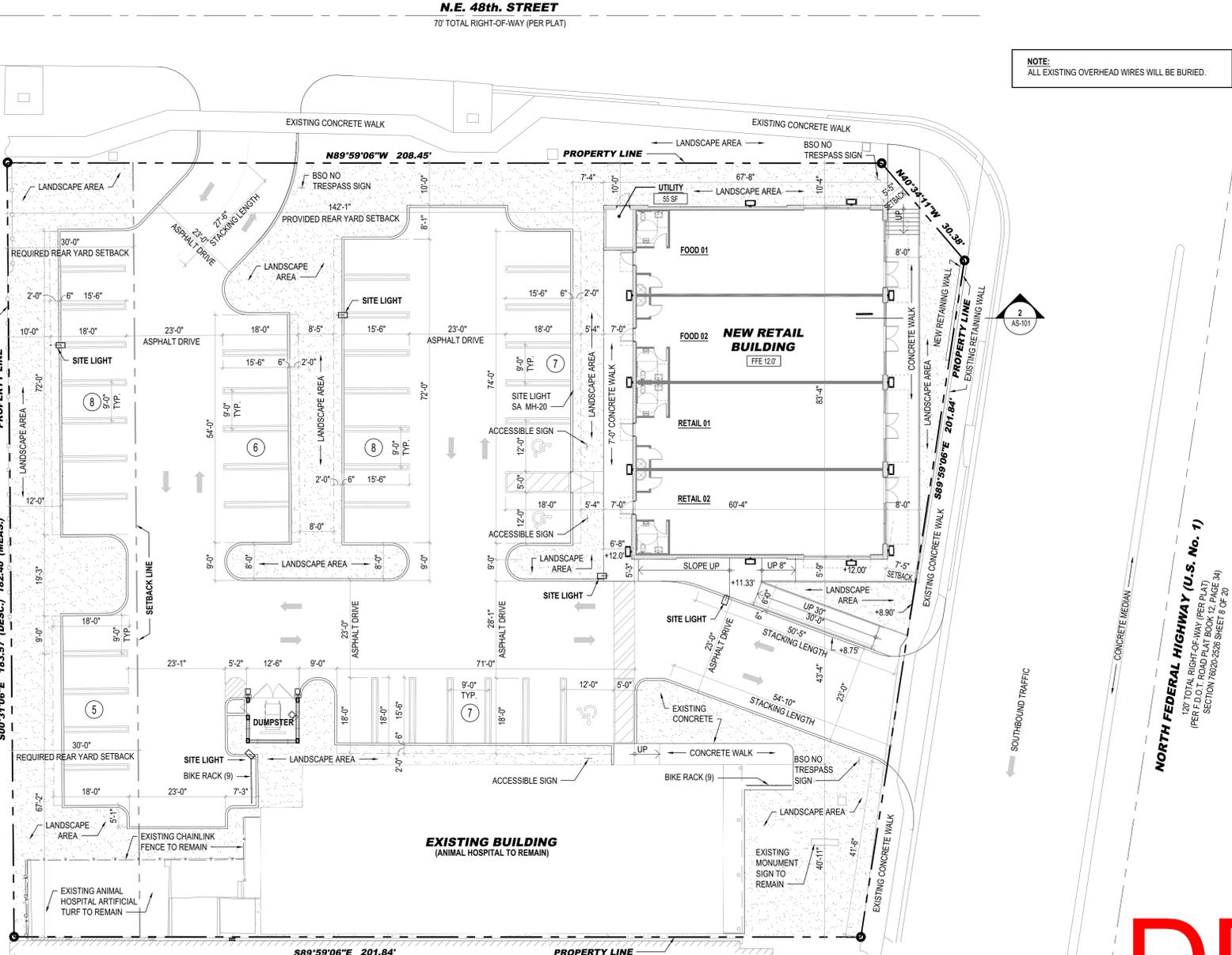
**DUMPSTER ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



**H.C. PARKING SPACE DETAIL**  
SCALE: 3/16" = 1'-0"



**SECTION**  
SCALE: 1/4" = 1'-0"



**SITE PLAN**  
SCALE: 1/16" = 1'-0"

PARKING REQUIREMENTS				
DESCRIPTION	AREA	OCCUPANCY	PARKING REQUIRED	PARKING PROVIDED
EXISTING ANIMAL HOSPITAL	4,325 S.F.	VETERINARY HOSPITAL / CLINIC	4325 S.F. @ 1 PER 500 S.F. = 9	-
FOOD / DRINKS	2 x 1,180 S.F.	CUST. SERVICE AREA = 2x540 S.F. = 1,080 S.F. 1,080 S.F. / 15 S.F. PER PERSON = 72 MAX. OCC.	1 PARKING SPACE PER 4 PERSONS 72 / 4 = 18 PARKING SPACES MIN.	-
RETAIL	2 x 1,180 S.F.	2,360 S.F. / 300 S.F. PER PARKING SPACE	2,360 / 300 = 8 PARKING SPACES MIN.	-
ACCESSIBLE PARKING REQUIRED	-	-	2 PER 26-50 PARKING SPACES = 2	3
<b>TOTAL PARKING REQUIRED</b>	-	-	<b>TOTAL MINIMUM REQUIRED PARKING</b> 9 + 18 + 8 = 35 PARKING SPACES	<b>PARKING PROVIDED = 41 (INCLUDING 3 ACCESSIBLE PARKING SPACES)</b>
<b>TOTAL MAXIMUM ALLOWED (125%)</b>	-	-	35 x 125% = 43	-

**STATEMENT OF COMPLIANCE**

"TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS AND PROJECT MANUAL ARE COMPLETE AND COMPLY WITH THE FLORIDA BUILDING CODE 2020 SEVENTH EDITION, THE FLORIDA FIRE PREVENTION CODE, AND OTHER APPLICABLE FEDERAL CODES, STATE LAWS AND RULES, INCLUDING OTHER LOCAL ORDINANCES AND RULES AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION."

**APPLICABLE CODES**

- FLORIDA BUILDING CODE 2023 EIGHTH EDITION
- FLORIDA FIRE PREVENTION CODE, 2023 EIGHTH EDITION
- NPPA 101- LIFE SAFETY CODE, 2023 EIGHTH EDITION

SITE DATA (B-3 ZONING DISTRICT)			
DESCRIPTION	AREA	REQUIRED	PROVIDED
<b>TOTAL SITE AREA</b>	39,542 S.F.	-	-
EXISTING ANIMAL HOSPITAL	4,325 S.F.	-	-
PROPOSED BUILDING	5,124 S.F.	-	-
<b>TOTAL BUILDING AREA</b>	<b>9,449 S.F.</b>	60% MAXIMUM	23.90%
BUILDING HEIGHT	-	MAXIMUM 105'-0"	MAXIMUM 20'-0"
FRONT SETBACK (EAST)	-	0	5'-5"
SIDE SETBACK (NORTH)	-	0	10'-0"
REAR SETBACK (WEST)	-	MINIMUM 30'-0"	142'-1"
LANDSCAPE AREA (PERVIOUS AREA)	9,438 S.F.	MINIMUM 20%	23.87%
BIKE RACKS	-	4 BIKES / 10 PARKING	18 BIKES



**JUSTIN ARCHITECTS**  
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Address: 2400 E. Commercial Blvd., Suite 201, Ft. Lauderdale, FL 33308

**RETAIL DEVELOPMENT**  
4791 N. FEDERAL HIGHWAY  
POMPANO BEACH, FLORIDA

PROJECT: 2304

DATE:	REVISIONS:
01/03/2024	BH
	CJ

DRAWN BY: BH  
CHECKED BY: CJ  
JOB NO: 2304

SITE PLAN  
AS 101

**DRC**  
PZ23-12000049  
02/21/2024