

PARCEL "A"
COPANS CENTER
P.B. 135, PG. 37, B.C.R.PARCEL "A"
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P.B. 135, PG. 37, B.C.R.ACREAGE
N.W. 1/4 OF SECTION
26-48-42PARCEL "A"
FIRE STATION #61
P.B. 183, PG. 283, B.C.R.PARCEL "A"
NORTH COUNTY
MULTIPURPOSE CENTER
P.B. 118, PG. 31, B.C.R.**2 OVERALL ARCHITECTURAL SITE PLAN**
SCALE: 1" = 40'-0"**SITE INFORMATION:**ZONING CLASSIFICATION: — CF / COMMUNITY FACILITIES
PROPOSED USE: — GOVERNMENTAL ADMINISTRATION
AND STORAGE USE (BUSINESS "B"
AND STORAGE "S-1")LAND USE DESIGNATION: — GOVERNMENTAL
MAX. BUILDING HEIGHT ALLOWED: 60'-0" / PROVIDED: 23'-0"
FRONT YARD SETBACK = 25'-0"
REAR YARD SETBACK = 25'-0"
SIDE YARD SETBACK = 25'-0"
UTILITIES:
WATER & SEWER: CITY OF POMPANO BEACH
STORM WATER: CITY OF POMPANO BEACH
ELECTRIC: FLORIDA POWER & LIGHT CO.**SITE CALCULATIONS:**TOTAL SITE AREA: — 404,529 S.F. (9.28 ACRES)
TOTAL BUILDINGS A/C FOOTPRINT AREA: — 47,090 S.F. — 11.6%
VEHICULAR / SIDEWALK USE AREA: — 134,756 S.F. — 33.3%
IMPERVIOUS SUBTOTAL: — 181,846 S.F. — 44.9%
PERVIOUS AREAS: — 222,683 S.F. — 55.1%
TOTAL: — 404,529 S.F. — 100%**VEHICLE PARKING CALCULATION:**

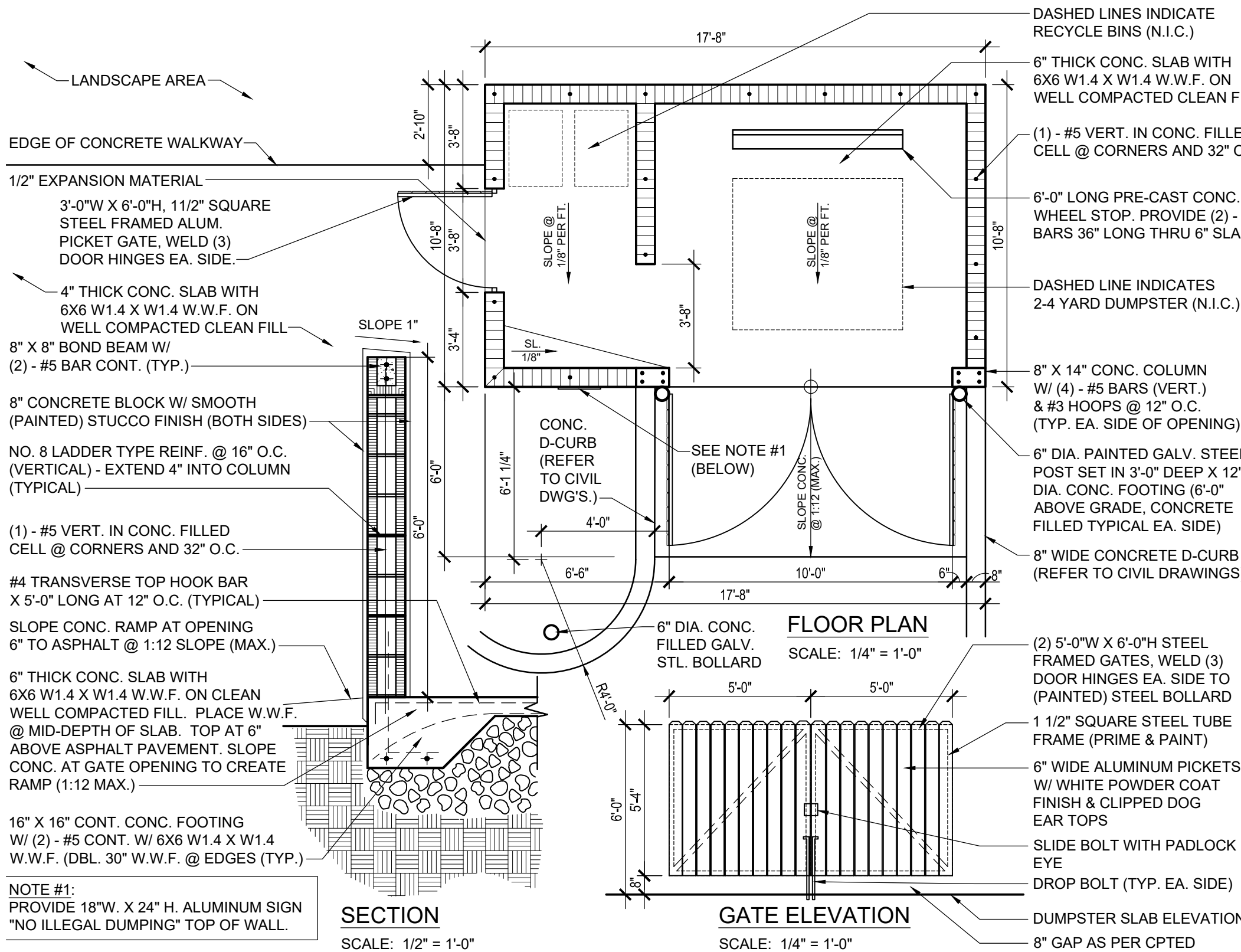
AS PER CITY OF POMPANO BEACH ZONING CODE:

EXISTING F.S. #61 - BUSINESS (B): 11,438 S.F. / 400 = 29 SPACES
NEW FIRE / EOC - BUSINESS (B): 35,652 S.F. / 400 = 90 SPACES
TOTAL: 47,090 S.F.TOTAL SPACES REQUIRED = 119 SPACES
TOTAL SPACES PROVIDED = 119 SPACES
(INCLUDES 7 H.C. SPACES) 5 REQUIRED AS PER TABLE 208.2**BICYCLE PARKING REQUIREMENT:**TOTAL SPACES REQUIRED = 90 / 10 = 9 X 4 = 36 SPACES
(INCLUDES 4 BICYCLES FOR EACH 10 PARKING) 39 PROVIDED**6 SITE DATA****4 NOT USED****1 DUMPSTER DETAILS**
SCALE: AS SHOWN**GENERAL SITE NOTES:**

- 1) ASSUMED DATUM 0'-0" IS EQUAL TO 17.00' N.A.V.D. 88 ELEVATION (SEE FLOOR PLANS).
- 2) CONTRACTOR SHALL FILL SITE UP TO REQUIRED ELEVATIONS. FILL SHALL EXTEND 5 FEET BEYOND BUILDING FOOTPRINT, INCLUSIVE OF ADJACENT SIDEWALKS. FILL SHALL BE ASTM D2487-85, CLASSIFICATION SW, WELL GRADED SAND, WITH NOT MORE THAN 5% LIMEROCK OF MAX. 1 INCH DIAMETER, 1% MAX. ORGANIC CONTENT, AND 12% MAX. PASSING #200 SIEVE, FILL COMPACTION ACHIEVE 98% MAXIMUM DRY DENSITY, (MODIFIED PROCTOR - ASTM 01557).
- 3) SOIL SHALL BE TREATED FOR SUBTERRANEAN INSECTS PRIOR TO INSTALLATION OF 20 MIL. POLYETHYLENE VAPOR BARRIER. (VAPOR BARRIER) SHALL BE INSTALLED UNDER ALL INTERIOR SLABS ON GRADE. USE APPROVED TERMITICIDE. COLOR SHALL BE USED TO SHOW THE EXTENT OF APPLICATION.
- 4) THE ALLOWABLE BEARING CAPACITY FOR THE BUILDING PAD IS 4,000 P.S.I. AND THE BUILDING STRUCTURE IS DESIGNED BASED ON THIS CAPACITY. CONTRACTOR SHALL VERIFY PRIOR TO POURING FOOTING.
- 5) THE TOP OF ALL ISOLATED FOOTINGS SHALL BE A MINIMUM OF 8 INCHES BELOW FINISH GRADE.
- 6) THE BOTTOM OF MONOLITHIC FOOTINGS SHALL BE A MINIMUM OF 8 INCHES BELOW GRADE.
- 7) SPECIAL STRUCTURAL INSPECTOR REQUIRED FOR THE INSPECTION OF CONCRETE FLOORS AND CONCRETE TILT WALL PANELS. COST OF SPECIAL INSPECTIONS SHALL BE IN CONTRACT.
- 8) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION, SITE CLEARING, TRENCHING AND BACKFILLING.
- 9) ALL REQUIRED TESTING SHALL BE PAID FOR BY OWNER.

5 GENERAL SITE NOTES

- 1 NEW INTEGRAL 8" CONCRETE D-CURB AND 4'-4" WIDE CONCRETE SIDEWALK.
- 2 NEW 5'-0" WIDE CONCRETE SIDEWALK TIED TO EXIST WALKWAY AT F.S. #61.
- 3 10'-0" X 10'-0" MIN. UNOBSTRUCTED TRAFFIC SIGHT LINE TRIANGLE.
- 4 10'-0" WIDE F.P.L. EASEMENT O.R.B. 7167, PG. 275, B.C.R.
- 5 10'-0" WIDE UTILITY EASEMENT P.B. 135, PG. 37, B.C.R.
- 6 12'-0" WIDE UTILITY EASEMENT P.B. 118, PG. 31, B.C.R.
- 7 DUMPSTER AND RECYCLE BIN ENCLOSURE. REFER TO 1 /AS-101 FOR ADDITIONAL INFORMATION.
- 8 CONSTRUCT 8" CMU RETAINING WALL WITH SMOOTH STUCCO FINISH (REFER TO ARCHITECTURAL SITE DETAILS & STRUCTURAL DRAWINGS).
- 8A CONSTRUCT 8" CMU RETAINING WALL WITH SMOOTH STUCCO FINISH AND "WHITE" ALUMINUM 6'-0" HIGH VERTICAL PICKET FENCE ABOVE TO A COMBINED HEIGHT OF +/- 8'-0" ABOVE FINISH GRADE (REFER TO ARCHITECTURAL SITE DETAILS & STRUCTURAL DRAWINGS).
- 9 CONSTRUCT 9 1/4" THICK CONCRETE TILT WALL PANEL GENERATOR ENCLOSURE TO A HEIGHT OF 8'-0" ABOVE FINISH GRADE WITH "WHITE" ALUMINUM PICKET ACCESS GATES.
- 10 12'-0" WIDE X 35'-0" LONG LOADING AREA FOR STANDARD BOX TRUCK DELIVERIES TO LOGISTIC'S STORAGE AREA.

3 KEY NOTES**POMPANO BEACH FIRE / EOC FACILITY**2121 NW THIRD AVENUE
POMPANO BEACH, FL 33060

CLIENT: CITY OF POMPANO BEACH

DESIGN
DELIVERABLE: DEVELOPMENT
ISSUE DATE: 10/02/2025

PROJECT NUMBER: 2024-0559.0000

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**OVERALL
ARCHITECTURAL
SITE PLAN**

SHEET NUMBER:

AS-101