

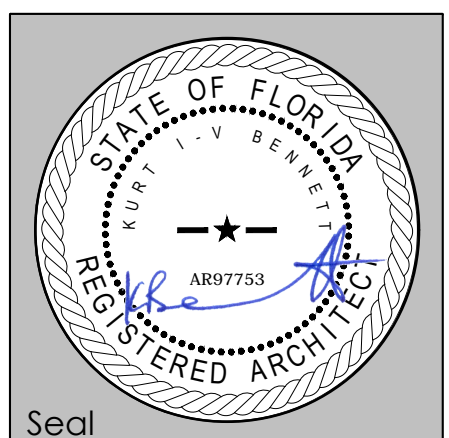
NW 4th COURT

SITE CODE INFORMATION			
PER ZONING CODE SECTION 155.3303. COMMUNITY BUSINESS (B-2)			
DIMENSIONAL STANDARDS:			
• MINIMUM LOT AREA	10,000 SF.		
• MINIMUM LOT WIDTH	100 FT.		
• MAXIMUM DENSITY	30 DWELLING UNITS PER ACRE MAX.		
• MAXIMUM LOT COVERAGE	45%		
• MINIMUM PAVEMENT AREA	20%		
• MAXIMUM HEIGHT	105 FT.		
• MINIMUM FRONT YARD SETBACK	0 FT.		
• MINIMUM STREET SIDE YARD SETBACK	0 FT.		
• MINIMUM INTERIOR YARD SETBACK	0 FT.		
• MINIMUM REAR YARD SETBACK	30 FT.		
SITE CALCULATIONS			
TOTAL LOT AREA	14,536.1 SF.		
PERVIOUS AREAS	REQUIRED/ALLOWED	PROVIDED	
	± SF. %	± SF. %	
	2,907.2 20	4,639.0 31.9	
IMPERVIOUS AREAS	REQUIRED/ALLOWED	PROVIDED	
	± SF. %	± SF. %	
• BUILDING AREA (LOT COVERAGE)	6,541.2 45	2,749.4	
• VEHICULAR USE AREA	N/A	6,033.3	
• PEDESTRIAN WALKWAYS	N/A	914.0	
• PERIMETER CMU WALL & CURBS	N/A	200.4	
SUBTOTAL		9,897.1	68.1
VEHICULAR PARKING CALCULATIONS:			
TOTAL SPACES REQUIRED (PER TABLE 155.5102D.1)	2,749.4 GSF. @ 1/500 SF.	6 SPACES	
TOTAL SPACES PROVIDED INCL. (1) ACCESSIBLE PARKING SPACE PER 2017 FLORIDA ACCESSIBILITY CODE TABLE 208.2			12 SPACES
BICYCLE PARKING REQUIREMENT:			
TOTAL SPACES REQUIRED: 4 FOR EACH (10) PARKING SPACES (PER 155.5102L.1)	12 / 10 = 1.2	5 SPACES	
TOTAL SPACES PROVIDED	1.2 X 4 = 4.8		7 SPACES



License #
AA26003131 • IB26001701
4710 SW 163rd Avenue
Miramar, Florida 33027
Phone (954) 489-8245
bennett.architecture@gmail.com

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ARCHITECT OF RECORD: KURT I-V BENNETT
LICENSE NUMBER: AR97753

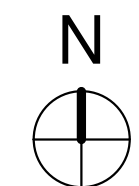
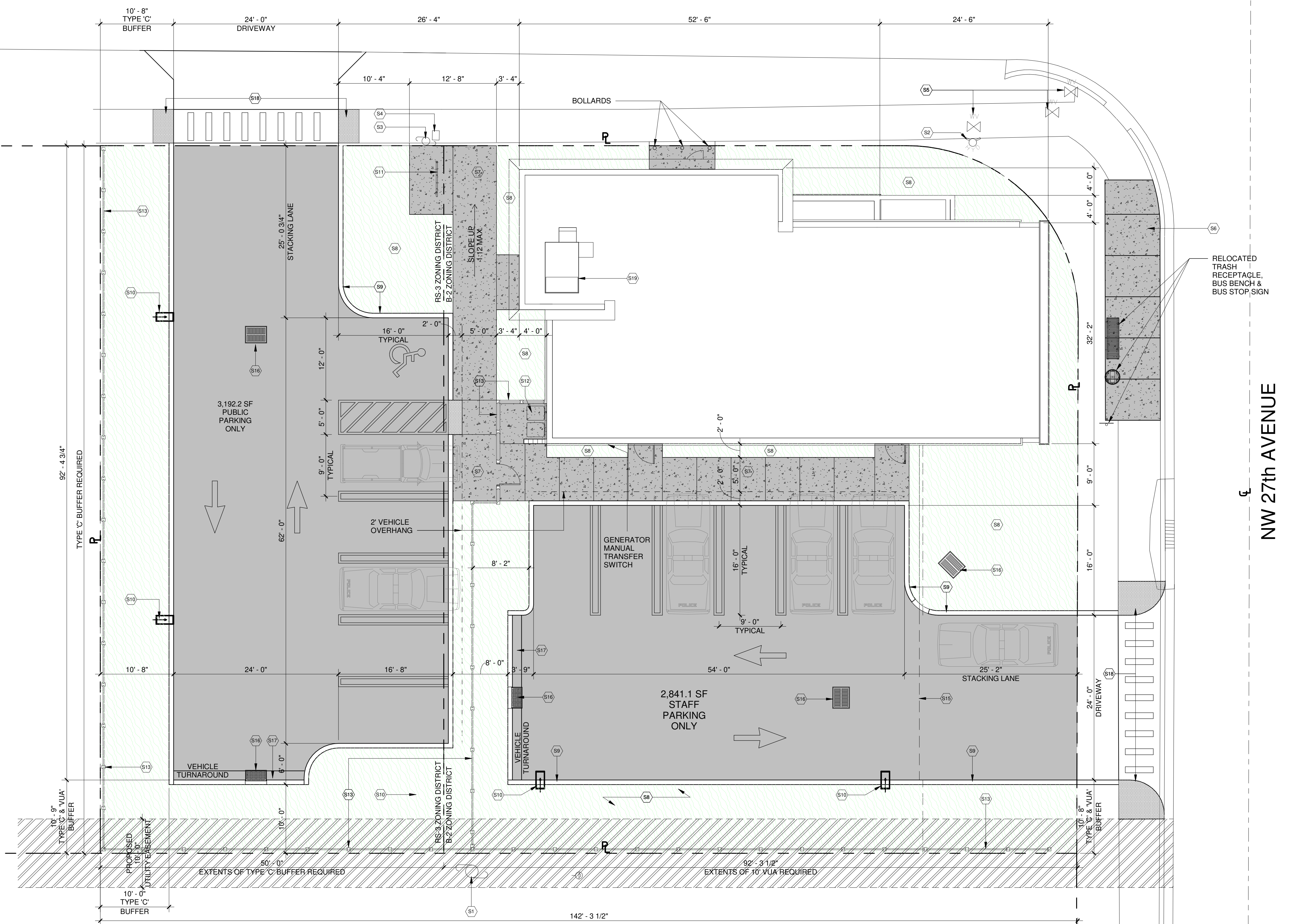
Site Data 03

KEYNOTE LEGEND (#)	
S1	EXISTING WOODEN FPL UTILITY POLE W/ TRANSFORMER. OVERHEAD LINE FEED TO STREET LIGHT (NORTH PROPERTY LINE) TO BE REMOVED
S2	EXISTING FIRE HYDRANT
S3	EXISTING WOODEN UTILITY POLE WITH STREET LIGHT TO BE REMOVED ALONG WITH OVERHEAD LINE FEED
S4	EXISTING METER BOX. SEE CIVIL DWGS FOR POINT OF CONNECTION
S5	EXISTING WATER VALVE
S6	CONCRETE APRON. SEE CIVIL DWGS DWGS FOR ADDITIONAL INFO
S7	5'-0" WIDE X 4" THICK FIBER REINFORCED CONCRETE WALKWAY. THICKENED EDGE W/ (1) CONT. # BAR TO PROVIDED ADJACENT TO LANDSCAPE AREAS. SAW CUT CONTROL JOINTS TO AT 5'-0" O.C MAX. WITHIN 24 HOURS OF CONCRETE PLACEMENT
S8	LANDSCAPE AREA. SEE LANDSCAPE PLANA FOR ADDITIONAL INFO
S9	TYPE D CURB (TYP.). SEE CIVIL DWGS DWGS FOR ADDITIONAL INFO
S10	15' LIGHT POLE AND LED LIGHT FIXTURE. SEE PHOTOMETRICS PLAN FOR ADDITIONAL INFO
S11	HUNTICO SITE FURNISHINGS - (7 BIKE) RACK INSTALLED IN GROUND
S12	TRASH AND RECYCLE RECEPTACLES. SEE LANDSCAPE DWGS FOR SCREENING MATERIAL
S13	8' PERIMETER PRECAST CONCRETE POST-AND-PANEL WALL BY WALL WAY USA. SEE STRUCTURAL DWGS FOR ADDITIONAL INFO
S15	DECORATIVE FENCE W/ ACCESS CONTROLLED PEDESTRIAN / VEHICULAR ACCESS GATE
S16	CATCH BASIN. SEE CIVIL DWGS FOR ADDITIONAL INFO
S17	TYPE F CURB (TYP.). SEE CIVIL DWGS DWGS FOR ADDITIONAL INFO
S18	TRUNCATED WARNING DOME MATS. SEE CIVIL DWGS FOR ADDITIONAL INFO
S19	ROOF TOP MOUNTED MECHANICAL UNIT SCREENED FROM VIEW W/ PARAPET WALLS

Site Plan Keynote Legend 02



Location Plan 01



Architectural Site Plan 04
SCALE: 1/8" = 1'-0"

City of Pompano Beach:
BSO Substation (Collier City)
441 Northwest 27th Ave
Pompano Beach, Florida

Project

Revisions	#	Description	Date

Sheet Title
Architectural Site Plan

Sheet No.
AS-100
Project No: 191210
Date Issued: 4/1/2021
Drawn By: KI-VB
Checked By: KI-VB