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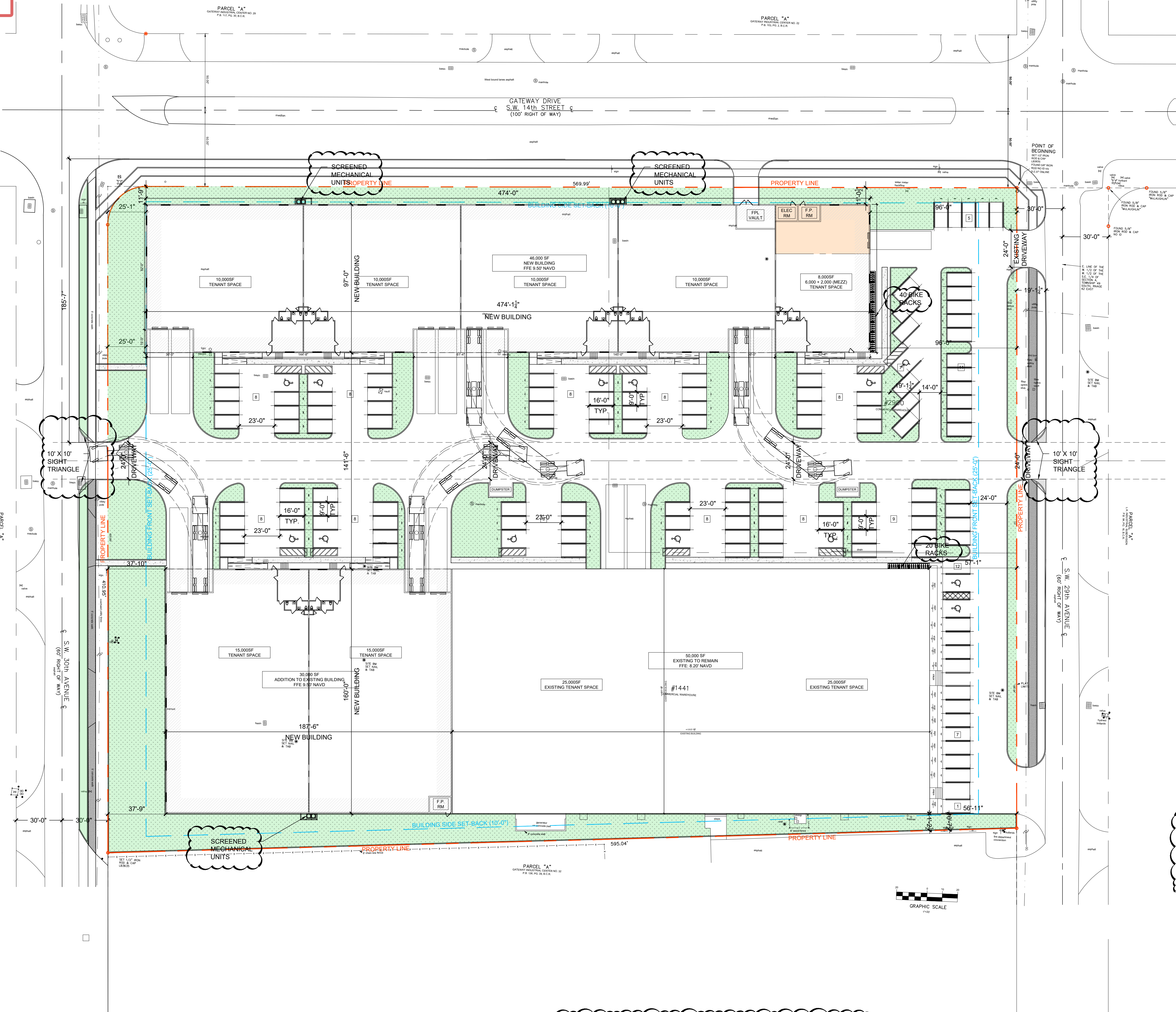
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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL ADOPTION OF THE 2021 INTERNATIONAL BUILDING CODE (IBC) IN ACCORDANCE WITH F.B.C. SECTION 109 AND CHAPTER 633, FLORIDA STATUTES.



SITE PLAN LEGEND

- CONCRETE SLAB ON GRAD, REFER TO STRUCTURAL FOR DTLS.
- SOD/PLANTER AREA, REFER TO LANDSCAPE DWG'S FOR DETAILS.

CITY STAMPS

ZONING

ZONE	GENERAL INDUSTRIAL (I-1)	
	REQUIRED	PROVIDED
LOT AREA, MINIMUM (SQ FT)	10,000 SF	254,210.68 SF
LOT WIDTH, MINIMUM (FT)	100 FT	410.95 FT
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	65% MAX (165,236.94 SF)	49.57% (126,000 SF)
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	20% MIN. (50,842.14 SF)	20.02% (50,900.52)
HEIGHT, MAXIMUM (FT)	45 FT	34'-0"

BUILDING SET-BACKS

	REQUIRED	
	REQUIRED	PROVIDED
FRONT YARD SETBACK, MINIMUM (FT)	25 FT	96'-0" NEW BLDG (SW 29TH AVE) 56'-11" EXIST. (SW 29TH AVE) 25'-0" NEW BLDG (SW 30TH AVE) 37'-9" NEW ADD (SW 30TH AVE)
STREET SIDE YARD SETBACK, MINIMUM (FT)	10 FT	11'-9"
INTERIOR SIDE YARD SETBACK, MINIMUM (FT)	10 FT	11'-2"
REAR YARD SETBACK, MINIMUM (FT)	30 FT	N/A

PARKING

	REQUIRED	PROVIDED
OFFICES: 1,400		
TENANT "A" 25,000 SF	63	
WAREHOUSE: 1,750 FOR FIRST 3,000 1:2,500 FOR ADDITIONAL FLOOR AREA		
TENANT "A1" 25,000 SF	13	
TENANT "B" 15,000 SF	9	
TENANT "C" 15,000 SF	9	
TENANT "D" 10,000 SF	7	
TENANT "E" 10,000 SF	7	
TENANT "F" 10,000 SF	7	
TENANT "G" 10,000 SF	7	
TENANT "H" 8,000 SF	6	
TOTAL:	128	115 (REG PS) + 13 (ADA PS) = 128 PS

	REQUIRED	PROVIDED
BICYCLES	4 PER 10 PARKING = 128/10 X 4 = 52	40 AT NORTH BUILDING 20 AT SOUTH BUILDING
TOTAL:	52	60

REV# / DESCRIPTION	DATE

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WAREHOUSE
1441 S.W. 29th Avenue, Pompano Beach, Florida 33069
2900 Gateway Drive, Pompano Beach, Florida 33069

SEAL

FELIPE A. MARTINEZ
5735 SW 54th Terrace
Miami, FL 33155
954 240 3305
PE# 68402

SITE PLAN

DATE: 11-01-2024
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

A1.0