

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

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	16'-8"

BUILDING SET-BACKS

	BUILDING SET-BACKS	
	REQUIRED	PROVIDED
FRONT YARD SETBACK, MINIMUM (FT)	25 FT	96'-0" NEW BLDG (SW 29TH AVE) 56'-11" EXIST. (SE 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

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

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S,7,E 3/A1

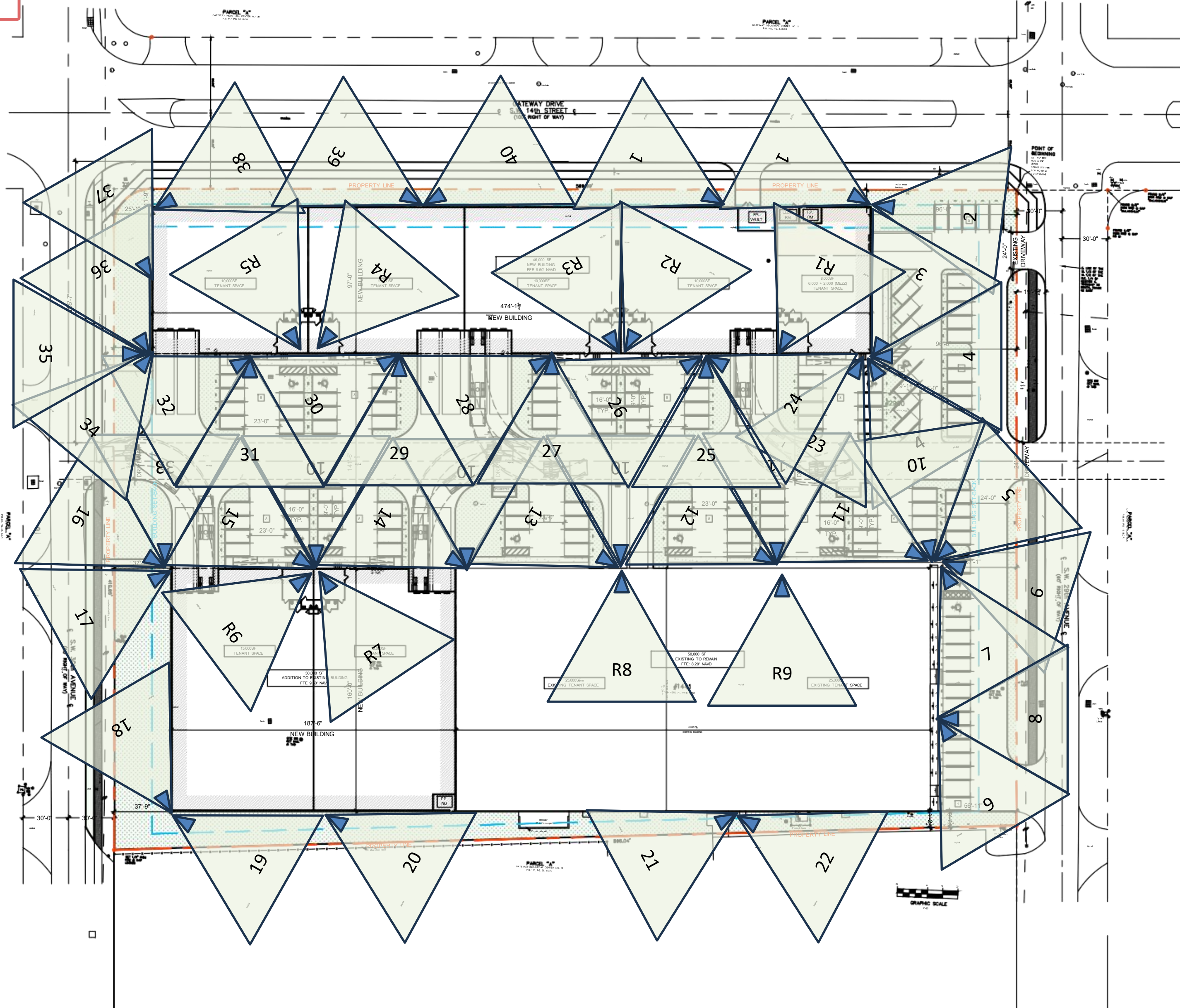
DATE: 11-01-2024

SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

A



SITE PLAN