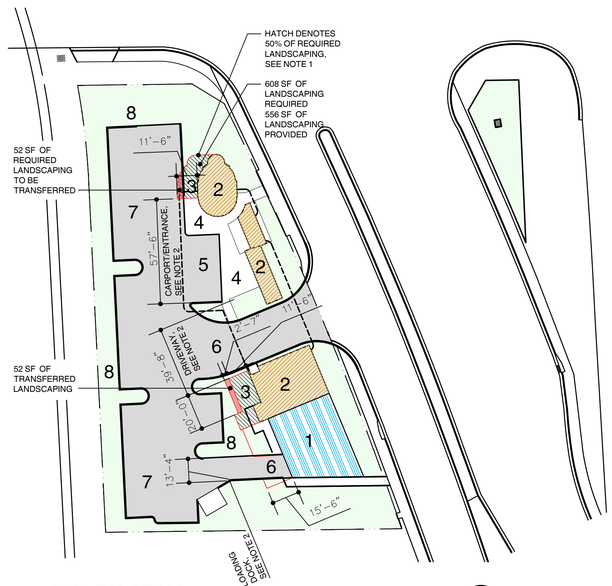


VUA DIAGRAM

SCALE: 1" = 40'-0"

LEGEND:

1.	30'-0" BUILDING HEIGHT = 15'-6" OF LANDSCAPING BETWEEN BUILDING AND VUA	
2.	45'-0" BUILDING HEIGHT = 23'-0" MINUS 50% = 11'-6" OF LANDSCAPING BETWEEN BUILDING AND VUA[1]	
3.	REQUIRED LANDSCAPING BETWEEN BUILDING AND VUA MINUS 50%[1]	
4.	BUILDING ENTRANCE[2]	
5.	CAR PORT[2]	
6.	DRIVEWAY[2]	
7.	VEHICULAR USE AREA	12,750 SF
8.	INTERIOR LANDSCAPING	6,282 SF (21.33% OF VUA)

NOTES

1. 155.5203.D.5.A - THE DEVELOPMENT SERVICES DIRECTOR MAY GRANT MODIFICATIONS TO THE REQUIRED LANDSCAPING BETWEEN VEHICULAR USE AREAS AND BUILDING FOR DEVELOPMENT THAT PROVIDE AT LEAST 50% OF THE REQUIRED WIDTH, SUBJECT TO PROVIDING SUPERIOR LANDSCAPE DESIGN THAT INCLUDES A MINIMUM OF TREES OR PALMS AS FOLLOWS...
2. 155.5203.D.5 - NO LANDSCAPE AREA IS REQUIRED ALONG THOSE PARTS OF AN ABUTTING BUILDING FACADE CONTAINING BUILDING ENTRANCES, DRIVEWAYS INTO GARAGES OR CAR PORTS, OR LOADING DOCKS.

PROPOSED THIRD FLOOR AREA DIAGRAM

SCALE: 1" = 40'-0"

LEGEND:

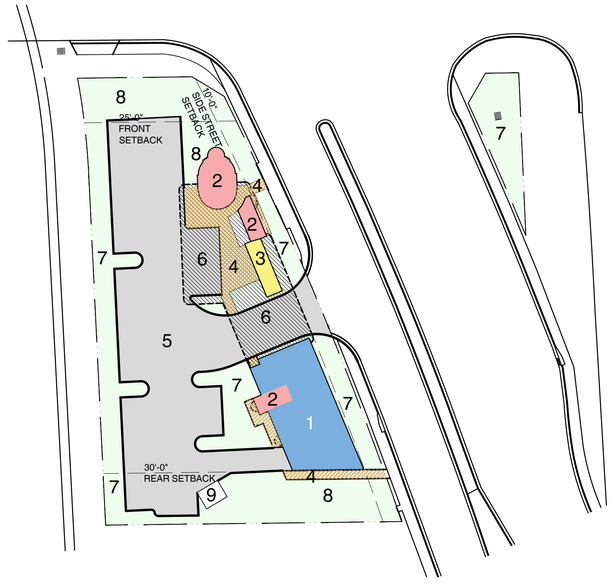
1.	OFFICE SPACE	4,709 sqft
2.	EGRESS STAIRS/BUILDING ACCESS	759 sqft
3.	BALCONY	260 sqft
4.	MECHANICAL ROOF SPACE	1,153 sqft

PROPOSED SECOND FLOOR AREA DIAGRAM

SCALE: 1" = 40'-0"

LEGEND:

1.	OFFICE SPACE	4,233 sqft
2.	EGRESS STAIRS/BUILDING ACCESS	759 sqft
3.	BALCONY	549 sqft
4.	OPEN TO WAREHOUSE BELOW	1,622 sqft



PROPOSED GROUND FLOOR AREA DIAGRAM

SCALE: 1" = 40'-0"

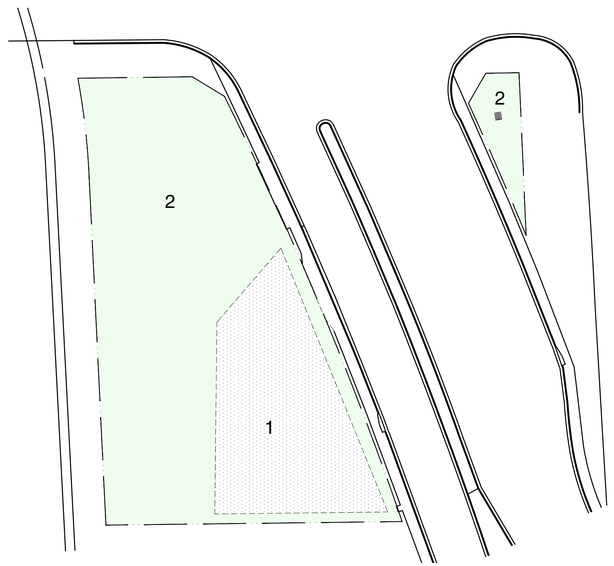
LEGEND:

1.	WAREHOUSE	2,517 sqft
2.	EGRESS STAIRS/BUILDING ACCESS	984 sqft
3.	SERVICES	300 sqft
4.	WALKWAY	1,674 sqft
5.	PARKING / DRIVEWAY	7,750 sqft
6.	OPEN SPACE UNDER ROOF	1,672 sqft
7.	LANDSCAPE AREA	13,345 sqft
8.	PROPOSED LANDSCAPED SWALE	2,[illegible] sqft
9.	PROPOSED DUMPSTER	143 sqft

TOTAL LOT AREA: 32,017 sqft - 0.74 acres

PROPOSED LOT COVERAGE: (7,673 sqft) 23.97%

PROPOSED PERVIOUS: (13,345 sqft) 41.68%



EXISTING LOT OCCUPATION DIAGRAM

SCALE: 1" = 40'-0"

LEGEND:

1.	EXISTING PAVEMENT	9,063 sqft
2.	EXISTING LANDSCAPE AREA	22,954 sqft

TOTAL LOT AREA: 32,017 sqft - 0.74 acres

LOT COVERAGE: 00.00%

AAC
PZ22-12000026
12/23/2024

oa | ARCHITECTURE
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STATE OF FLORIDA
DANIEL ALONSO
AR98412
REGISTERED ARCHITECT

Digitally signed by Daniel Alonso
Date: 2021.12.20 11:09:08 -05'00'

01.25.23 LT DRC Review Submittal
08.28.24 GC DRC Comment Response 1

Job A2165 Start 10.08.21

Consulting Engineer

Proposed Offices
Power Petroleum HQ
Owner: 201 SW 12 Ave. Inc.
201 SW 12 Ave, Pompano Beach, 33069

G101