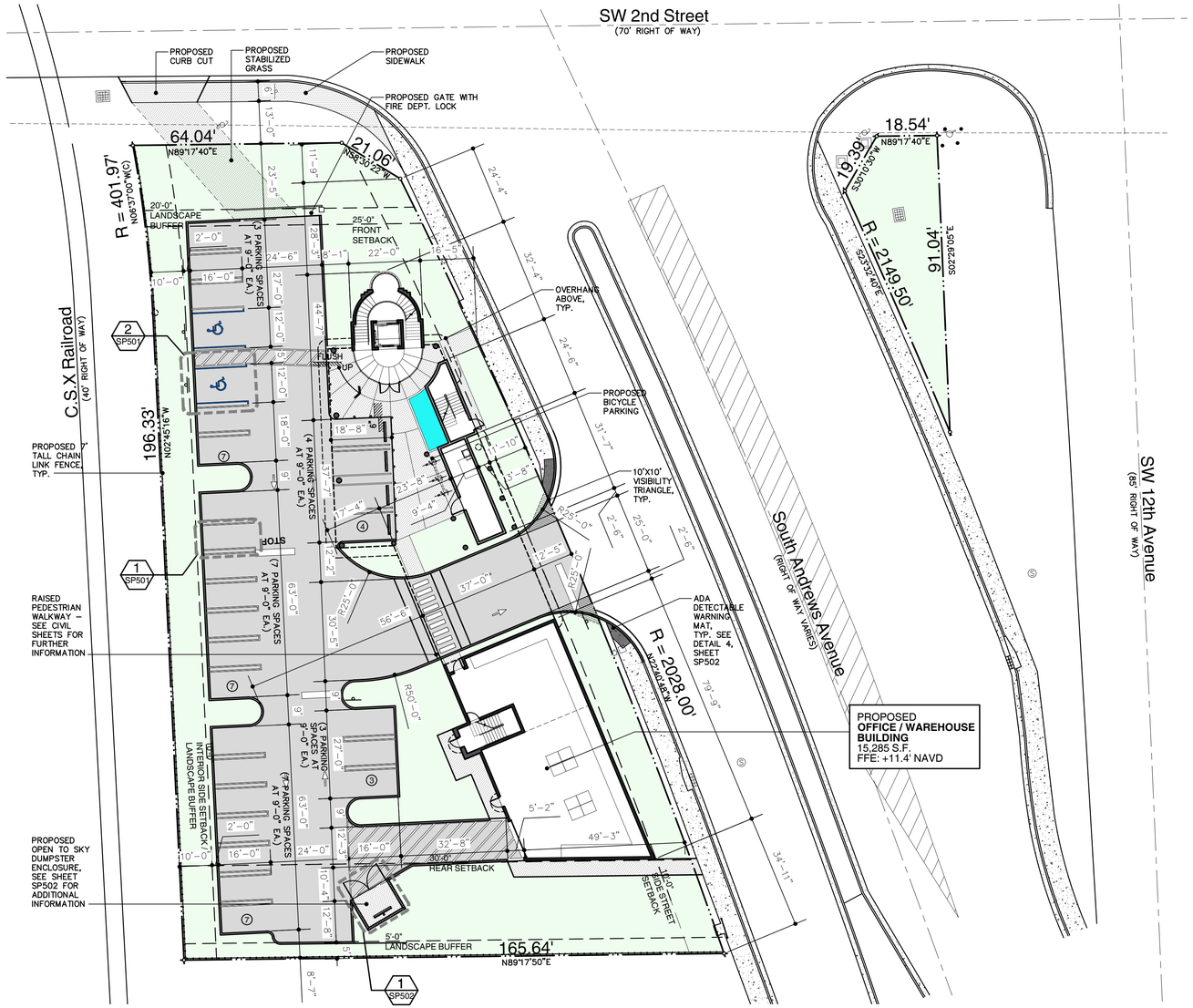

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

NOTES: ALL OVERHEAD UTILITIES TO BE BURIED AS PER 155.550.

ZONING INFORMATION

LEGAL DESCRIPTION:

2-49-42 NW1/4 TRACT LYING IN GOV LOT 4 DESC AS COMM AT SW COR GOV LOT 4,E 36.32 N 514.22 TO POB,N 316.33,NLY 54.03,SE 246.92,S 400,W 231.20, NW 31.96 TO POB,LESS THE S 150 THEREOF,PER OR 3695/532 & LESS POR DESC AS PARCEL 104 FOR RD

PARCEL ID: 4942 02 00 0110 **LOT AREA:** **32,017 sf** **0.74 acres**
JURISDICTION: BROWARD
ZONING: I-1 / GENERAL INDUSTRIAL
FLOOD ZONE: X
BASE FLOOD ELEVATION: NONE

CATEGORIES	REQUIRED / ALLOWED		EXISTING		PROVIDED	
INTENSITY AND DIMENSIONAL STANDARDS						
LOT AREA, MINIMUM (SQ FT)	10,000 sf		32,017 sf		32,017 ft	
LOT WIDTH, MINIMUM (FT)	100' min.		208'-0"		208'-0"	
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	20,811 sf	(65.00% max.)	-	(0.00%)	7,673 ft	(23.97%)
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	6,403 sf	(20.00% min.)	-	(100.00%)	13,272 sf	(41.45%)
HEIGHT, MAXIMUM (FT)	45'-0" max		-		43'-0"	
FRONT YARD SETBACK, MINIMNUM (FT)	25'-0"		-		28'-7"	
STREET SIDE YARD SETBACK, MINIMUM (FT)	10'-0"		-		10'-0"	
INTERIOR SIDE YARD SETBACK, MINIMUM (FT)	10'-0"		-		59'-9"	
REAR YARD SETBACK, MINIMUM (FT)	30'-0"		-		30'-0"	
PARKING						
OFFICES	1 per 400	22.35	-		24 stalls	
WAREHOUSE	1 per 750	3.36	-		4 stalls	
TOTAL		27 stalls	-		**28 stalls**	
HANDICAP		2 stall	-		2 stalls	
BICYCLE	4 per each 10 vehicles	12 stall			13 stalls	

NOTE: SEE SHEET G101, GROUND FLOOR, SECOND FLOOR, AND THIRD FLOOR AREA DIAGRAMS FOR AREAS BREAKDOWN.

AAC

PZ22-12000026

12/23/2024

oa | ARCHITECTURE
AA26001181
1200 Coral Way, Suite 101, Miami, FL, 33145 305.995.9095 oa-architecture

STATE OF FLORIDA
DANIEL ALONSO
AR98412
REGISTERED ARCHITECT

Digitally signed by Daniel Alonso
Date: 2024.12.23 11:07:14 -05'00'

Daniel Alonso
AR98412
NOT FOR PERMIT UNLESS SIGNED SEALED & DATED

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

SP101