

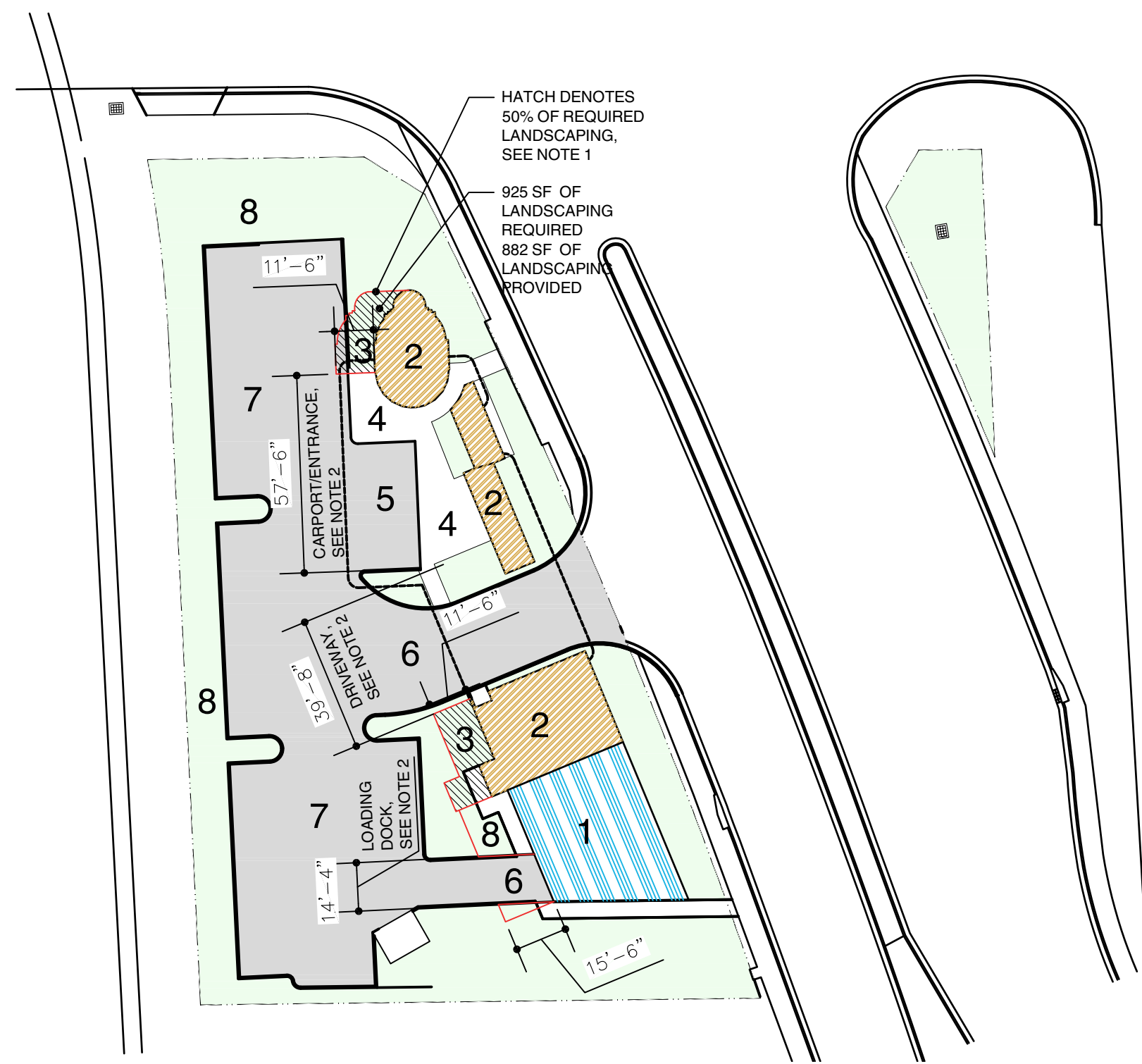
Digitally signed by Daniel Alejandro
Date: 2024.09.28 16:07:07
16:07:07 -04'00'

01.25.23 LT DRC Review Submittal
09.28.24 GC DRC Comment Response 1
Job A2165
Shut 10.08.21

Consulting Engineer

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

G101



VUA DIAGRAM

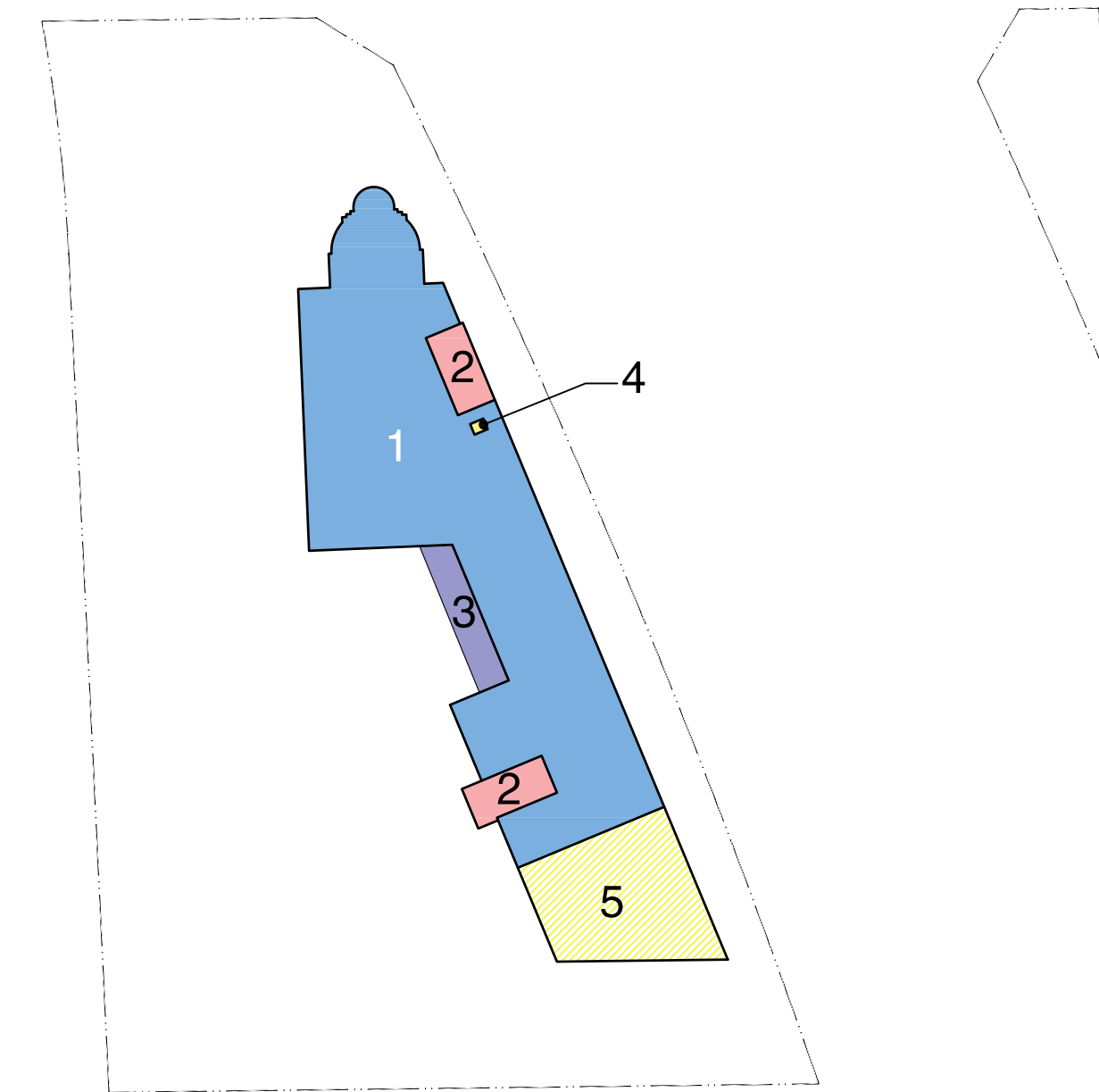
SCALE: 1" = 40'-0"

LEGEND:

- 30'-0" BUILDING HEIGHT
 - 45'-0" BUILDING HEIGHT
 - REQUIRED LANDSCAPING BETWEEN VUA AND BUILDING MINUS 50%⁽¹⁾
 - BUILDING ENTRANCE⁽²⁾
 - CAR PORT⁽²⁾
 - DRIVEWAY⁽²⁾
 - VEHICULAR USE AREA
 - INTERIOR LANDSCAPING
- 12,750 SF
6,282 SF (21.33% OF VUA)

NOTES

- 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...
- 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.

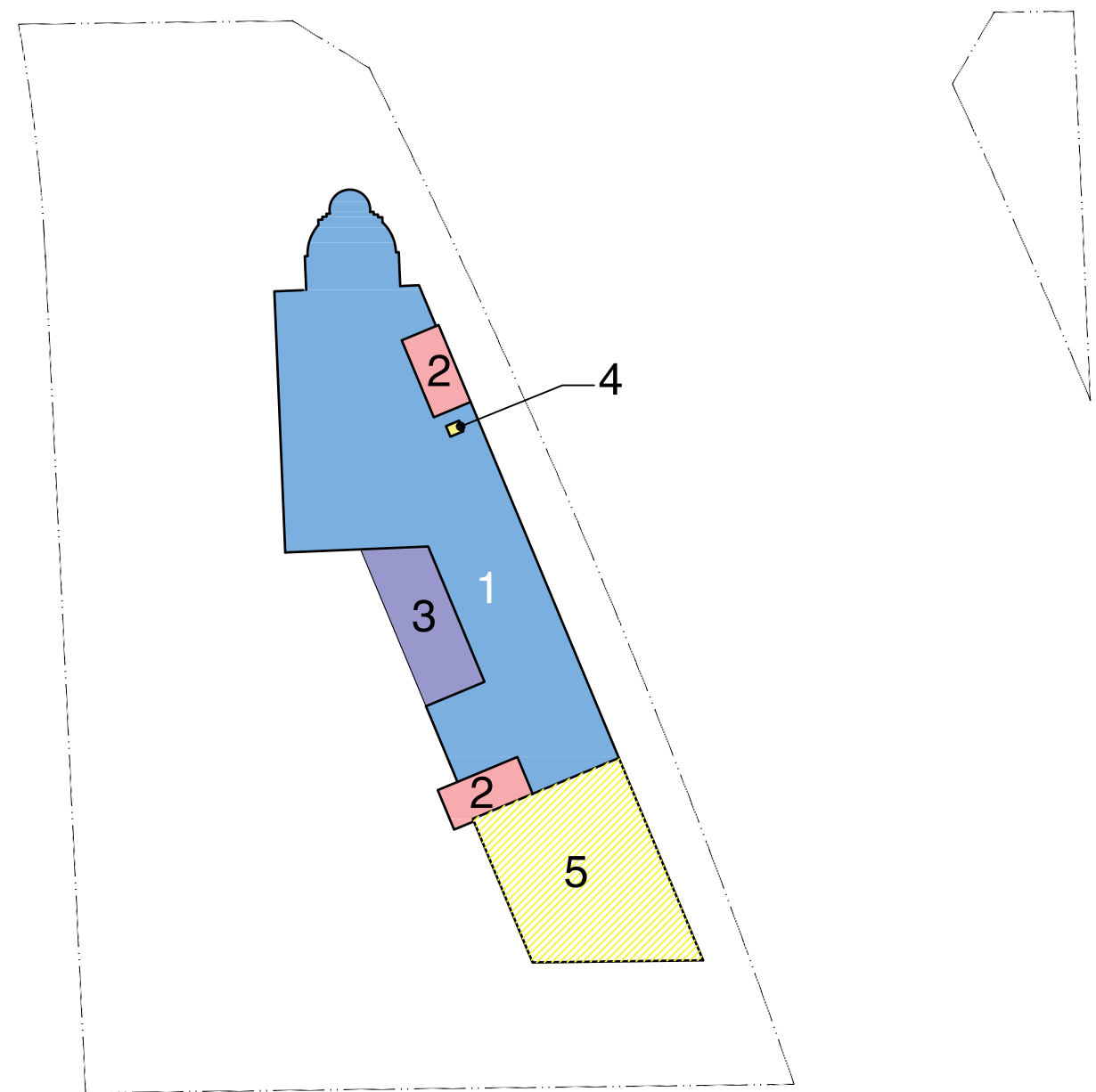


PROPOSED THIRD FLOOR PLAN DIAGRAM

SCALE: 1" = 40'-0"

LEGEND:

- | | |
|--------------------------|------------|
| 1. OFFICE SPACE | 5,048 sqft |
| 2. EGRESS STAIRS | 374 sqft |
| 3. BALCONY | 260 sqft |
| 4. SERVICES | 9 sqft |
| 5. MECHANICAL ROOF SPACE | 1,153 sqft |

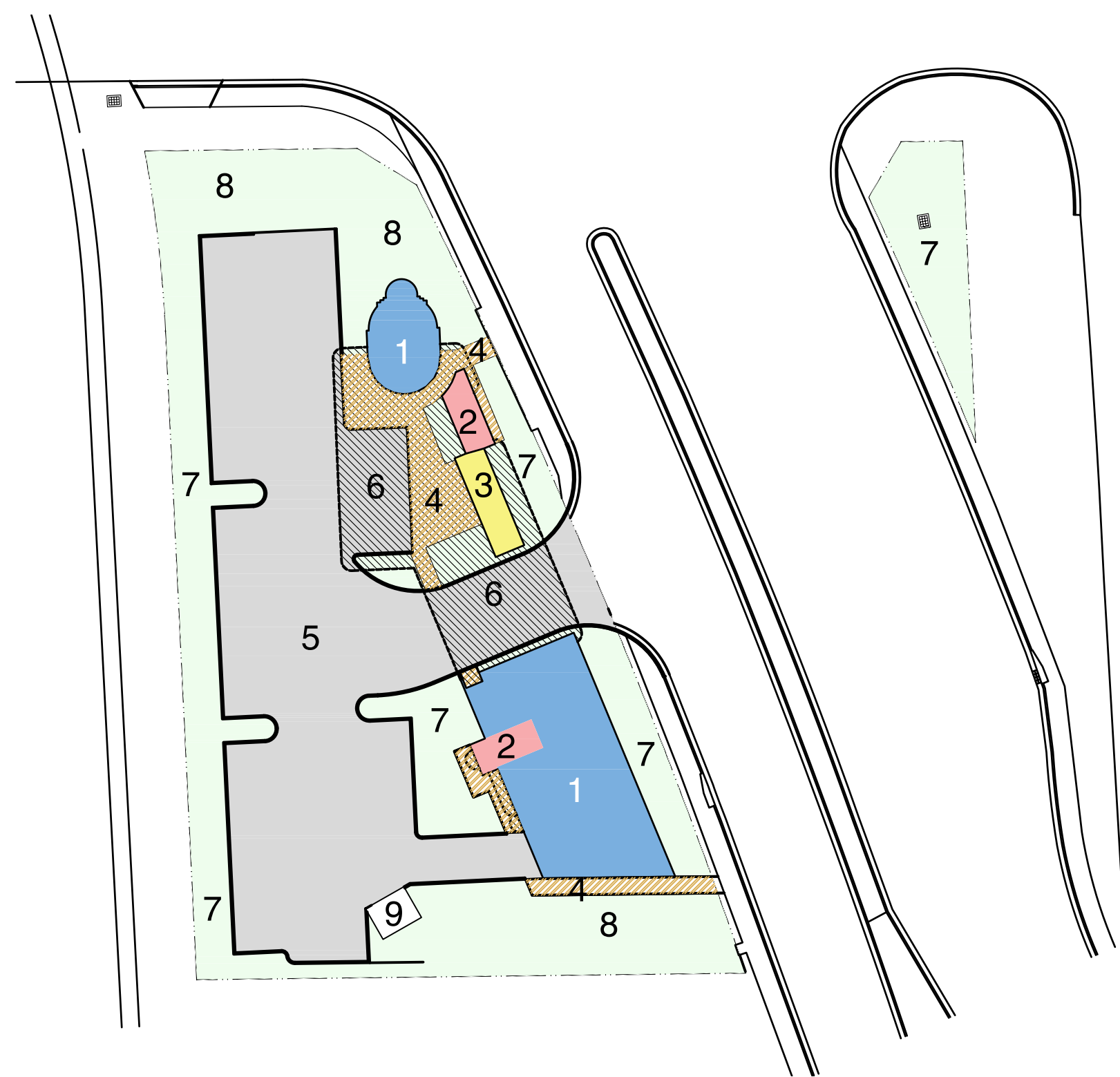


PROPOSED SECOND FLOOR PLAN DIAGRAM

SCALE: 1" = 40'-0"

LEGEND:

- | | |
|----------------------------|------------|
| 1. OFFICE SPACE | 4,579 sqft |
| 2. EGRESS STAIRS | 374 sqft |
| 3. BALCONY | 549 sqft |
| 4. SERVICES | 9 sqft |
| 5. OPEN TO WAREHOUSE BELOW | 1,622 sqft |



PROPOSED AREA DIAGRAM

SCALE: 1" = 40'-0"

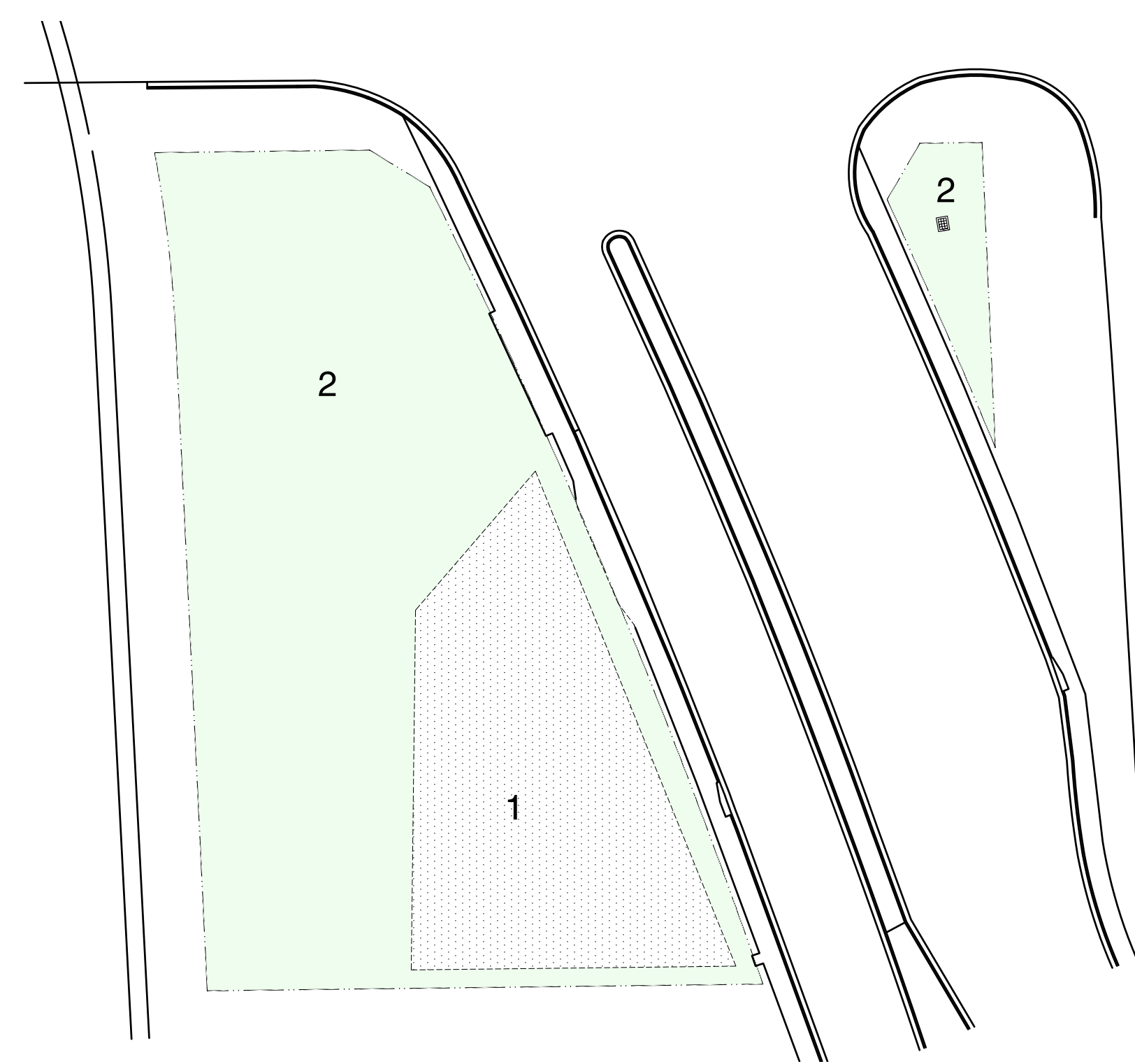
LEGEND:

- | | |
|------------------------------|-------------|
| 1. WAREHOUSE / OFFICES LOBBY | 3,104 sqft |
| 2. EGRESS STAIRS | 374 sqft |
| 3. SERVICES | 300 sqft |
| 4. WALKWAY | 1,674 sqft |
| 5. PARKING / DRIVEWAY | 12,750 sqft |
| 6. OPEN SPACE UNDER ROOF | 3,872 sqft |
| 7. LANDSCAPE AREA | 13,345 sqft |
| 8. PROPOSED LANDSCAPED SWALE | 2,700 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 | 22,854 sqft |

TOTAL LOT AREA:
32,017 sqft - 0.74 acres

LOT COVERAGE: 00.00%