

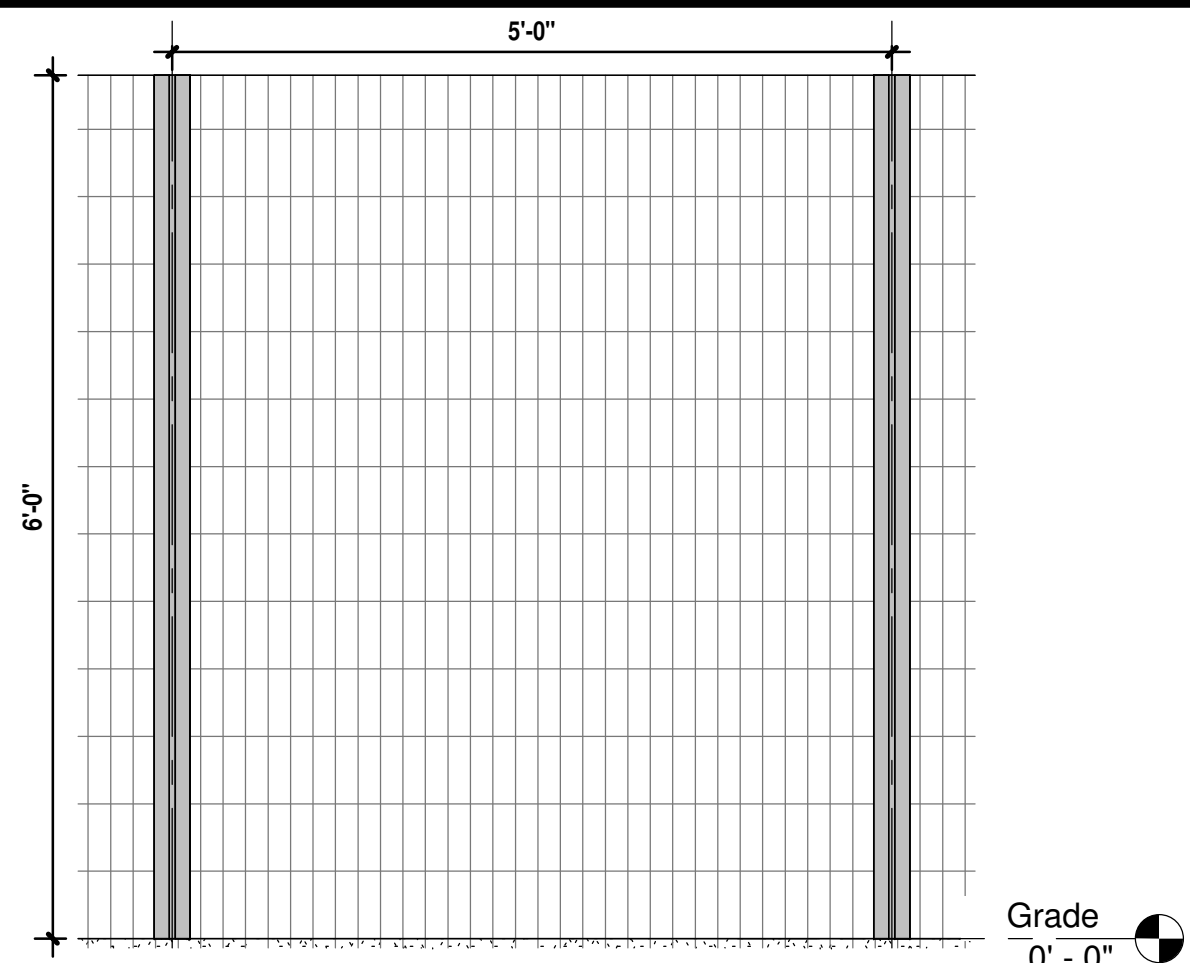
CURRENT USE: VACANT			
PROPOSED USE:	3,500 SF CAR WASH	PROPOSED SETBACKS:	
LAND USE DESIGNATION:	COMMERCIAL (C)	BUILDING STREET (SOUTH)	REQUIRED NONE
ZONING DESIGNATION:	B-3 - GENERAL COMMERCIAL	STREET (NORTH)	REQUIRED NONE
WATER/WASTEWATER SERVICE PROVIDER:	CITY OF POMPANO BEACH	FRONT (WEST)	REQUIRED NONE
BUILDING AREA (FOOTPRINT)	3,500 SF	REAR (EAST)	REQUIRED 30'
COVERED ENTRANCE	500 SF	PROPOSED LANDSCAPE BUFFERS:	REQUIRED 10'
VACUUM POLE CANOPY 01	756 SF	STREET (SOUTH)	REQUIRED 10'
VACUUM POLE CANOPY 02	540 SF	STREET (NORTH)	REQUIRED 10'
CANOPY STRUCTURE 01	1,275 SF	FRONT (WEST)	REQUIRED 10'
CANOPY STRUCTURE 02	336 SF	FRONT (EAST)	REQUIRED 30'
CANOPY STRUCTURE 03	593 SF	REAR (EAST)	REQUIRED 44'-10"
TOTAL COVERED AREA	7,500 SF	OPEN SPACE/ PERVIOUS AREA:	REQUIRED 8,230 S.F.
		MINIMUM 10% OF GROSS SITE AREA	PROVIDED 14,649 S.F.
		REQUIRED 52,371 SF x 10% = 5,237 S.F.	
TOTAL SITE AREA	52,371 SF (1.2023 AC)		
BUILDING AREA (FOOTPRINT)	REQUIRED 3,500 SF		
MAX. BLDG. HEIGHT:	105' 2"		
REQUIRED PARKING	REQUIRED 29		
Car Wash (3,500 @ 1 PER 500 SF)	PROPOSED 29		
ACCESSIBLE PARKING	REQUIRED 1 SPACE		
(1 PER 25 SPACES)	PROPOSED 1 SPACE		
BICYCLE PARKING	REQUIRED 4 SPACES		
(4 PER 10 VEHICULAR SPACES)	PROPOSED 4 SPACES		

Precast Concrete Wall

04

Site Data

03



Metal Fence Elevation

SPECS

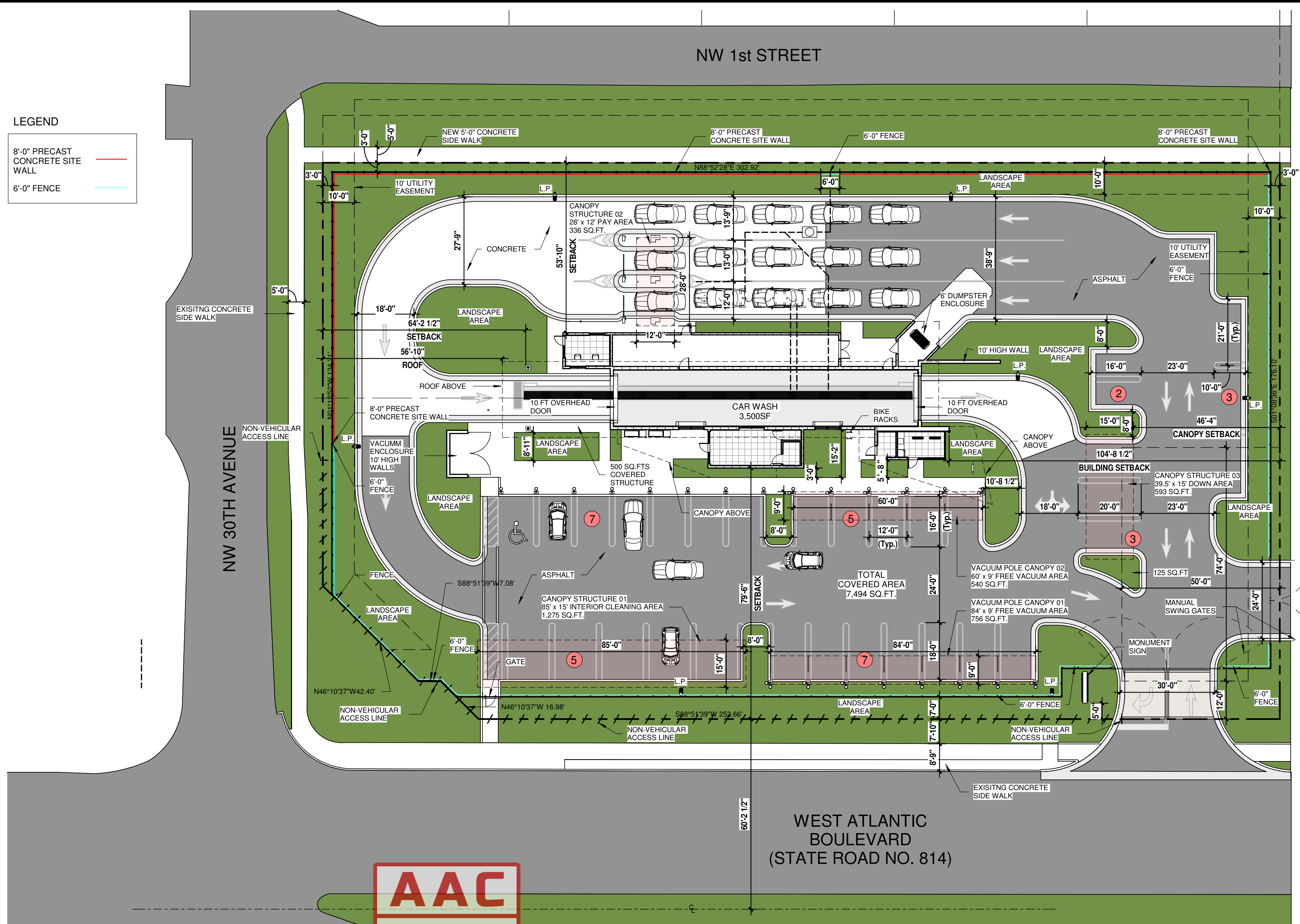
Fence Material: 14 ga. Welded Wire
Post Material: Powder coated galvanized steel
Life Expectancy: 20+ years

NOTES:
ALL REINFORCING STEEL USED TO BE ASTM A-60, Fy=60,000 PSI
CONCRETE USED IN FOOTING MAY BE 2500 PSI
DESIGN ACCORDING TO FBC 2023, ASCE 7, WIND SPEED 185 MPH, EXP. "C"



Metal Fence

02



AAC

PZ25- 12000026
01/06/2026

Site Plan

SCALE: 1" = 20'-0"

01

CONSULTANT
STATE OF FLORIDA
REGISTERED ARCHITECT
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DATE: 12-09-25
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DRAWING ISSUE DATES:

Site Plan

SHEET
A-1.0
PROJECT 250225
DATE 12-09-25
PERMIT NO.