

N.W. 1st Street

FLOOD ZONE AH  
(EL 12 FEET) S 89°55'38" E 166.67'

12' Utility Easement

FLOOD ZONE AH  
(EL 12 FEET)

10' Utility Easement  
S 00°01'04" W 205.96'

6" CONCRETE WALL (TYPICAL)  
CONCRETE DUMPSTER AREA

S 00°02'10" W 205.96'  
12' Utility Easement

CONCRETE DRIVE THRU

ASPHALT

**SITE PLAN DATA**

**LAND USE:**  
Current Land Use - Commercial  
Proposed Land Use - Commercial

**ZONING:**  
Current Zoning Classification - B-3

**Parking:**  
Required - 7,748 Sq. Ft. @ 1 Per 400 Sq. Ft. (Offices) = 20 Parking Spaces  
Proposed - 21 Parking Spaces

**SITE NOTES:**

- ALL SCREENED A/C CONDENSING UNITS ARE LOCATED ON THE ROOF DECK.

**FLOOD INFORMATION:**

Flood Zone "X" & "AE" (Elev. +12.0' NAVD).  
Design Flood Elevation = +13.0' NAVD  
Finish Floor Elevation = +13.0' NAVD

**AREA CALCULATIONS**

Suite 1 Office A/C Floor Area:	751	Sq. Ft.
Suite 2 Office A/C Floor Area:	1,511	Sq. Ft.
Suite 3 Office A/C Floor Area:	1,475	Sq. Ft.
Suite 4 Office A/C Floor Area:	1,430	Sq. Ft.
Suite 5 Office A/C Floor Area:	1,542	Sq. Ft.
Suite 6 Office A/C Floor Area:	1,519	Sq. Ft.
<b>Total A/C Floor Area :</b>	<b>8,228</b>	<b>Sq. Ft.</b>
Trash Enclosure :	145	Sq. Ft.

**DIMENSIONAL STANDARDS**

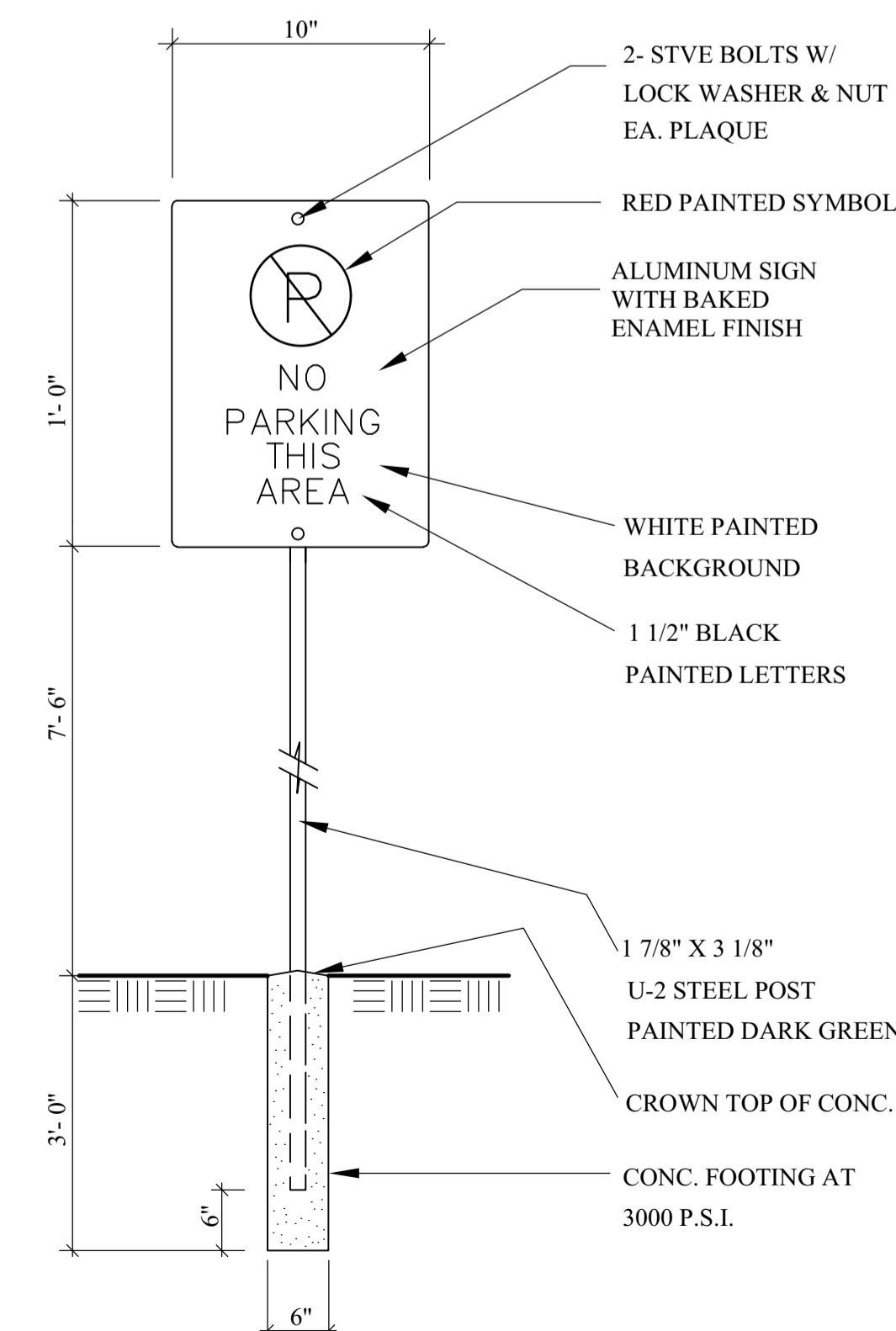
	Allowed	Proposed
Lot Area, Minimum (Sq. Ft.)	10,000	34,308 Per Survey
Lot Area After Road Dedication (Sq. Ft.)	10,000	27,639
Lot Width, Minimum (Ft.)	100	Front = 166.61 Rear = 166.67
Lot Coverage, Maximum (% Of Lot Area)	45 % = 12,438 Sq. Ft.	30% = 8,228 Sq. Ft.
Pervious Area Minimum (% Of Lot Area)	20 % = 5,528 Sq. Ft.	25.0% = 6,916 Sq. Ft.
Vehicular Use Landscape (% Of Vehicular Use Area, 9,683 Sq. Ft.)	15% Minimum 1453 Sq. Ft.	43% = 4,129 Sq. Ft.
Height, Maximum (Ft.)	105'-0"	21'-3/8" From Fin. Grade
Front Yard Setback, Minimum (Ft.)	0	0
Right Side Yard Setback, Minimum (Ft.)	0	10'-2 5/8"
Left Side Yard Setback, Minimum (Ft.)	0	10'-3"
Rear Yard Setback, Minimum (Ft.)	30'-0"	83'-11 3/8"

**NOTE:**

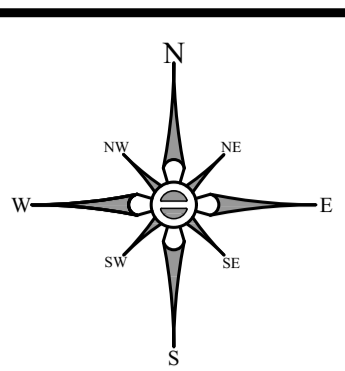
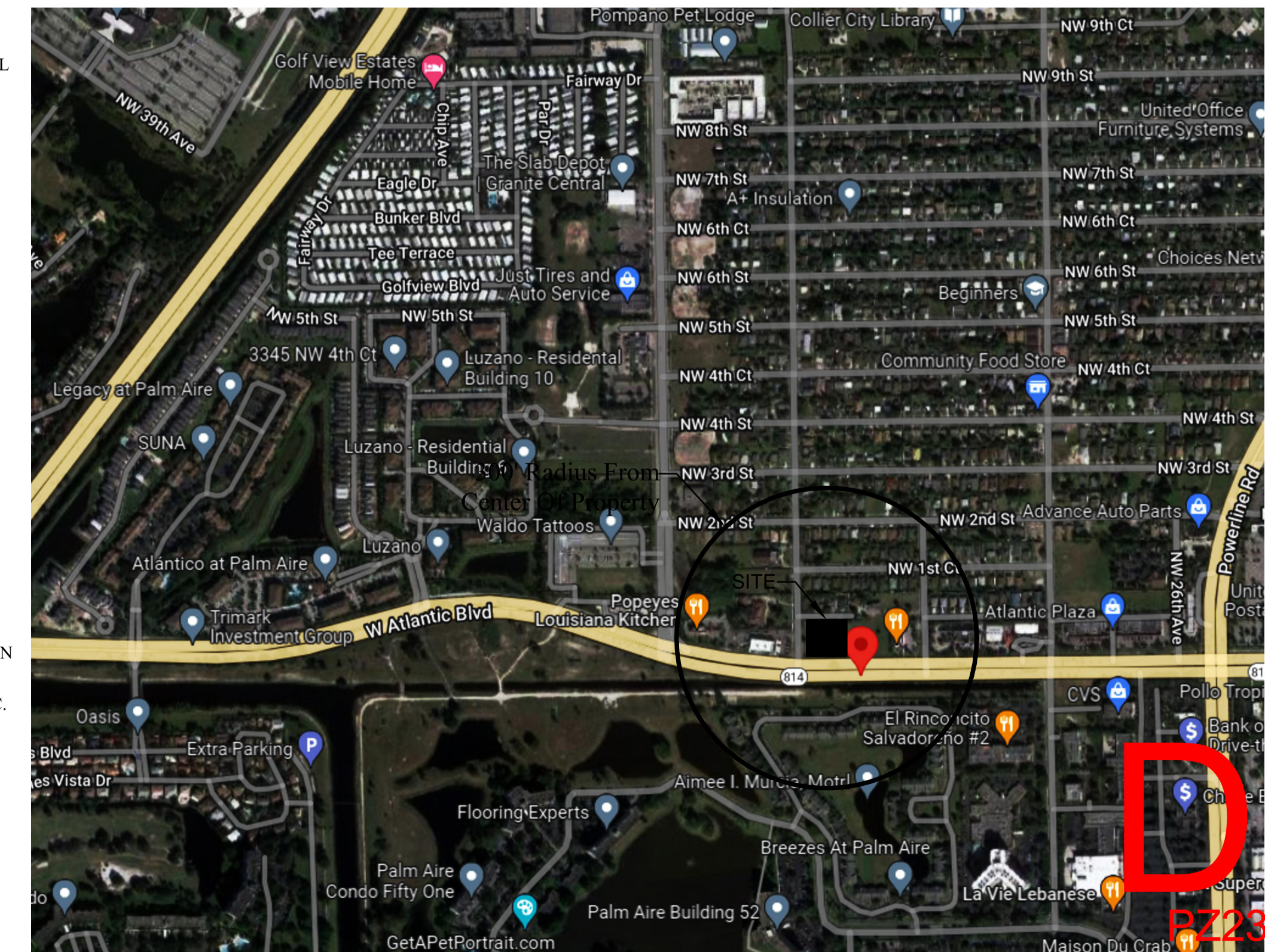
Lot Coverage & Pervious areas were calculated based on lot area after road dedication (27,640 Sq. Ft.)

**W. Atlantic Boulevard**  
(State Road No. 814)

**SITE PLAN**  
Scale: 1/16"=1'-0"



**NO PARKING SIGN**



REV	DATE	REVISIONS

**The Benedict Bullock Group, PA**  
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**COMMERCIAL BUILDING**  
**2900 W. Atlantic Boulevard**  
**Pompano Beach, Florida 33069**

ARCHITECT'S SEAL

BRIAN BULLOCK, ARCHITECT  
AR 95754

DIGITAL SIGNATURE

SCALE 1/16"=1'-0"  
DATE 04-20-2023  
DRAWN BY AS  
PROJECT NO. BP2272

**SITE PLAN**

**DRC**  
**BP2272-1000016**  
**09/20/2023**