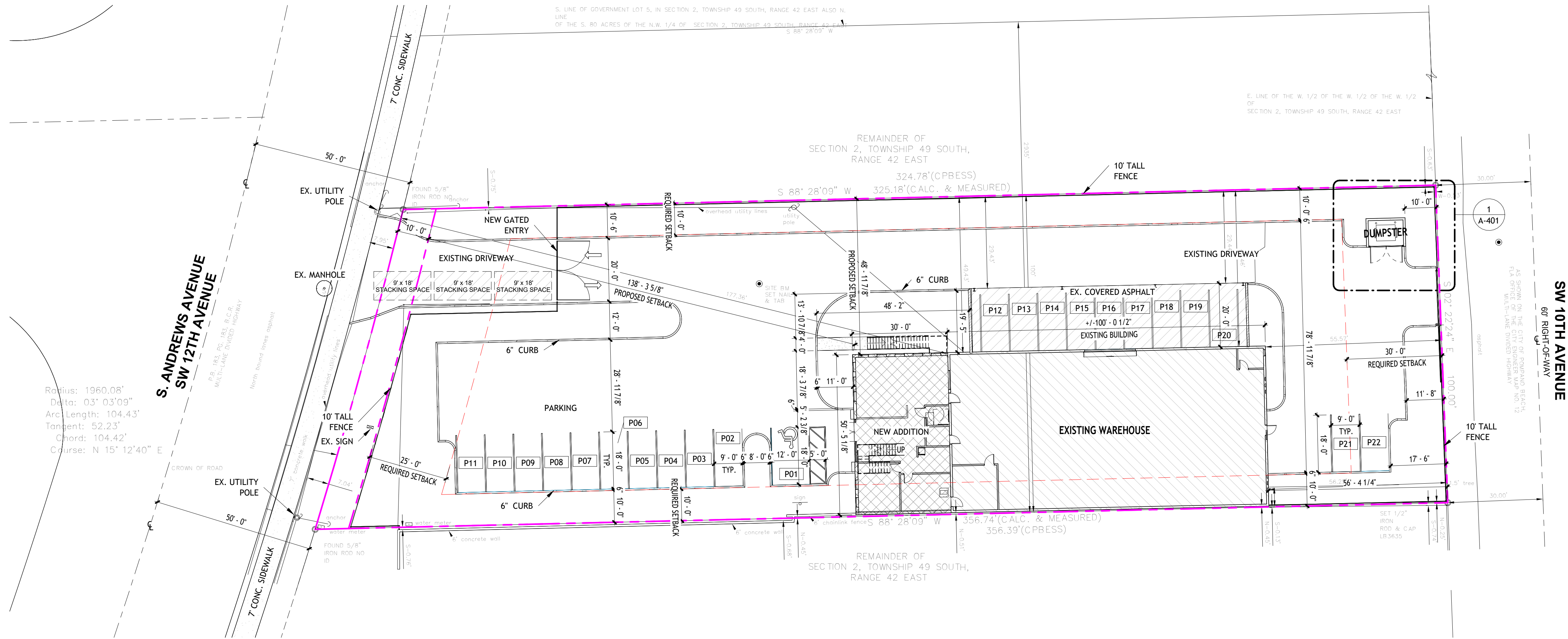




Radius: 1960.08'
Delta: 03° 03' 09"
Arc Length: 104.43'
Tangent: 52.23'
Chord: 104.42'
Course: N 15° 12' 40" E

N
↑
1 SITE PLAN
1" = 20'-0"

SITE DEVELOPMENT DATA			
1. DATA TABLE			
EXISTING LAND USE:	WAREHOUSE		
PROPOSED LAND USE:	BUSINESS & WAREHOUSE		
CLASSIFICATION OF WORK:	NEW ADDITION		
2. SITE DATA			
NET AREA	0.782 ACRE / 34,094 SF		
GROSS AREA	39,322 SF		
3. INTENSITY & DIMENSIONAL STANDARDS			
	REQUIRED	EXISTING	PROPOSED
LOT AREA, MIN.	10,000 SF	33,050 SF	—
LOT WITH, MIN.	100'-0"	100'-0"	—
DENSITY, MAX.	N/A	N/A	N/A
LOT COVERAGE, MAX.	65%	20.5% (6,802 SF)	25.1% (8,316 SF)
PERVIOUS AREA, MIN.	20%	26.2% (8,670 SF)	29.0% (9,605 SF)
BUILDING HEIGHT, MAX.	45'-0"	16'-0"	21'-9"
FRONT YARD SETBACK, MIN.	25'-0"	190.51'	137.68'
STREET SIDE YARD SETBACK, MIN.	10'-0"	N/A	N/A
SETBACK FROM A WATERWAY OR CANAL, MIN.	15'-0"	N/A	N/A
INTERIOR SIDE YARD SETBACK, MIN.	10'-0"	R- 0.58' / L- 49.29'	R- 0.64' / L- 48.94'
REAR SIDE YARD SETBACK, MIN.	30'-0"	56.64'	—
4. PARKING DATA			
	REQUIRED	EXISTING	PROPOSED
BUSINESS PARKING 1 PER 400 S.F.	7 SPACES	9 SPACES	10 SPACES
WAREHOUSE PARKING 1 PER 750 S.F. FOR 1ST 3,000 S.F. 1 PER FOR 1ST 1,500S.F.	6 SPACES	11 SPACES	11 SPACES
HANDICAP PARKING		1 SPACE	1 SPACES
TOTAL PARKING REQUIRED	13 SPACES	21 SPACES	22 SPACES

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THE ARCHITECT & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRIAN A. BULLOCK, ARCHITECT. WRITTEN PERMISSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION UNLESS SO NOTED.

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ARCHITECT'S SEAL

BRIAN BULLOCK,
ARCHITECT AR 95754

DIGITAL SIGNATURE

DATE 09-06-2024

DRAWN BY GG

PROJECT NO. BF2457

A-101
SITE PLAN

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