

1 CONCEPTUAL SITE PLAN
SCALE: 1/16" = 1'-0"

TABULAR SITE DATA

1. APPLICATION DATA		
PROPERTY ADDRESS	1401 SW 26 AVE, POMPANO BEACH 33069	
LEGAL DESCRIPTION	POWERGATE PLAZA 111-34 B TRACT A	
ZONING	B-3 (GENERAL BUSINESS)	
PROPERTY CONTROL NUMBER	494204-26-0010	
EXISTING USE	RESTAURANT	
PROPOSED USE	CAR WASH	
WATER / WASTEWATER SERVICE PROVIDER:	POMPANO BEACH	
2.	SITE DATA	
	GROSS SITE AREA	
	41.146 SF/ 0.9446 ACRES	
	PERVIOUS AREA	
	12,753 SF (31% OF LOT AREA)	
	IMPERVIOUS AREA	
	28,393 SF	
3.	BUILDING SQUARE FOOTAGE (SF)	
	CAR WASH TUNNEL / EQUIP.	
	3,211 SF	
	AIR CONDITIONED ELEC. ROOM, OFFICE AND RESTROOM	
	439 SF	
	BUILDING TOTAL S.F.	
	3,650 SF	
4.	BUILDING HEIGHT	MAX. ALLOWED 105'-0"
		PROPOSED 39'-5"
5.	SETBACKS	MIN. REQUIRED
	FRONT (EAST)	0'-0"
	REAR (WEST)	2'-10" MIN.
	SIDE (NORTH)	30'-0"
	SIDE (SOUTH)	0'-0"
		87'-10"
		2'-10" MIN.
		124'-4"
6.	PROPOSED LANDSCAPE BUFFERS	MIN. REQUIRED
	FRONT (EAST)	10'-0"
	REAR (WEST)	10'-0"
	SIDE (NORTH)	10'-0"
	SIDE (SOUTH)	10'-0"
		10'-0"
7.	REQUIRED PARKING	MIN. REQUIRED
	CAR WASH (1 PER 500 SF)	PROPOSED
	3,650 SF / 500	8 SPACES
		18 SPACES
8.	ACCESSIBLE PARKING	MIN. REQUIRED
	(1 PER 25 SPACES)	PROPOSED
		1 SPACE
		1 SPACE
9.	BICYCLE PARKING	MIN. REQUIRED
	(4 PER 10 VEHICULAR SPACES)	PROPOSED
		8 SPACES
		8 SPACES

PROJECT NAME:

**GRIGGS EXPRESS
CAR WASH**

BUILDING NAME & ADDRESS
1401 SOUTHWEST 26TH AVENUE
POMPANO BEACH, FLORIDA 33069

ARCHITECT:

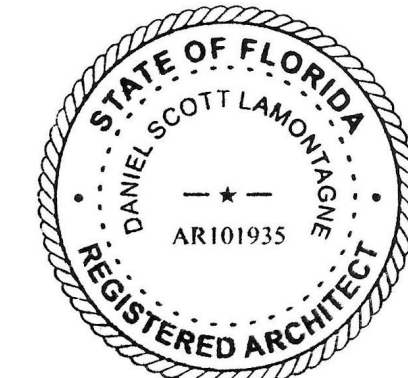


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CONSULTANTS:

STAMP AREA:



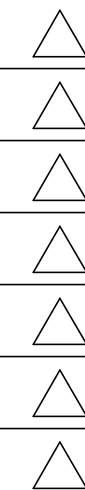
DIGITAL SIGNATURE:

ISSUE:

**SPECIAL EXCEPTION
DRAWINGS
08/20/2025**

ARCHITECT PROJECT #:
25021

REVISIONS:



**DRAWING TITLE
CONCEPTUAL SITE PLAN**

SCALE	DRAWN BY
As indicated	MG
CAD FILENAME	DATE
25021-ARCH-V2.RVT	8/20/2025
DRAWING NUMBER	

AS1.0

