



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

**The
Benedict
Bullock
Group, PA**

ARCHITECTURE ■ PLANNING

1525 NW 3RD STREET, SUITE #1
DEERFIELD BEACH, FLORIDA 33442
PHONE (954) 570-9500 FAX (954) 570-9550
www.TBBG.net

FLACK'S WAREHOUSE
1220 SW 12TH AVE
POMPANO BEACH, FL 33060

ARCHITECT'S SEAL

BRIAN BULLOCK,
ARCHITECT AR 95754

DIGITAL SIGNATURE

DATE	09-06-2024
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SITE PLAN

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