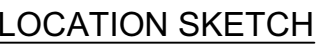


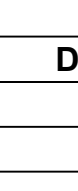

PZ22-12000052  
06/06/2023



**NOTES:**

1. NEW CURB CUT ON THE NORTH END OF THE SITE ON N ANDREWS WILL BE RIGHT-IN ONLY.
2. NO OUTDOOR STORAGE IS PROPOSED FOR THE SITE.

SITE DATA TABLE			
PROJECT ADDRESS:			
1801 N. ANDREWS AVE, POMPANO BEACH, FL 33069			
FOLIO No. 484227260044			
PROJECT INFORMATION:			
LAND USE DESIGNATION:	I-INDUSTRIAL		
ZONING DESIGNATION:	I-1 - GENERAL INDUSTRIAL		
	<u>SQ. FT.</u>	<u>ACREAGE</u>	
NET SITE AREA (PER SURVEY)	364,333	8.36	
GROSS BUILDING AREA (SF)	124,071		
NOTES:			
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA.			
SERVICE PROVIDERS:			
POTABLE WATER		CITY OF POMPANO BEACH	
SANITARY SEWER		CITY OF POMPANO BEACH	
SOLID WASTE		COASTAL WASTE & RECYCLE	
ZONING DISTRICT REQUIREMENTS:	<u>REQUIRED</u>	<u>PROVIDED</u>	
BUILDING HEIGHT	45'(max.)	44' - 10 <sup>5</sup> / <sub>8</sub> "	BUILDING HEIGHT MEASURED FROM AVERAGE ELEVATION OF THE EXISTING FINISHED GRADE AT FRONT OF STRUCTURE TO TOP OF FLAT ROOF PER 155.9401.G
LOT COVERAGE	65% (max.)	33.6%	
PERVIOUS AREA	20% (min.)	28.9%	
VUA PERVIOUS AREA (% OF VUA)	15% (min.)	41%	
SETBACK REQUIREMENTS:	<u>REQUIRED (MIN)</u>	<u>PROVIDED</u>	
FRONT YARD	25'	79.61'	
INTERIOR SIDE YARD	10'	159.67'	
STREET SIDE YARD	10'	102.72'	
REAR YARD	30'	63.83'	
SITE AREA CALCULATIONS:			
	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
NET SITE AREA:	364,333	100%	8.36
		<u>PROVIDED</u>	
	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	124,071	34.1%	2.85
VEHICULAR USE AREA/PAVEMENT	126,803	34.8%	2.91
SIDEWALKS/CONCRETE	5,760	1.6%	0.13
VEHICLE OVERHANG	2,440	0.7%	0.06
PERVIOUS AREA (20% MINIMUM)	105,259	28.9%	2.42
TOTAL	364,333	100%	8.36
PARKING CALCULATIONS:			
	<u>REQUIRED</u>	<u>PROVIDED</u>	
USE			
1 SPACE PER 750 SF (FIRST 3,000 SF)	4	25	
1 SPACE PER 2,500 SF (120,280 SF)	48	100	STD. SPACES (8X18)
TOTAL PARKING:	52	125	INCLUDES ADA
LOADING ZONE PROVIDED:			
3 + 1 PER 50,000 SQ FT GFA ABOVE 60,000 SQ FT GFA OR MAJOR FRACTION THEREOF	5	20	(12'X55')
TRUCK STAGING PARKING		27	
TOTAL:		47	
ADA SPACES	5	5	ADA SPACES (12X18)
NOTES:			
1. REQUIRED PARKING CALCULATION ASSUMES OFFICE SF IS LESS THAN 20% OF BUILDING GFA			
BICYCLE PARKING			
	<u>REQUIRED</u>	<u>PROVIDED</u>	
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20	

 <b>KEITH</b>		
301 East Atlantic Blvd. Pompano Beach, FL 33060 PH: (954) 788-3400		
Florida Engineering Business License: CA7928 Florida Surveyor and Mapper Business License: LB8860 Florida Landscape Architecture Business License: LC26000457		
REVISIONS		
NO.	DESCRIPTION	DATE
RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.		
ISSUE DATE:	01/25/23	
DESIGNED BY:	JW	
DRAWN BY:	BB	
CHECKED BY:	TD	
BID-CONTRACT:		
<div>This item has been digitally signed and sealed by Thomas F. Donahue, P.E. on the date below using a Digital Signature.</div> <div></div> <div>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</div> <div>2023.05.01 12:23:20-04'00'</div> <div>THOMAS F. DONAHUE, P.E. FLORIDA REG. NO. 60529 (FOR THE FIRM)</div>		
CLIENT		
FIRST INDUSTRIAL		
PROJECT		
FIRST ANDREWS LOGISTICS CENTER 1801 N ANDREWS AVE POMPANO BEACH, FL 33069		
SHEET TITLE		
SITE PLAN		
SHEET NUMBER	SP-101	
PROJECT NUMBER	12866.01	

Drawing name: T:\2866.01 - 1801 N Andrews - Next Phase - Engineering\Cadd\2866.01-SP-101 - Site Plan.dwg

**STATUS: PRELIMINARY**