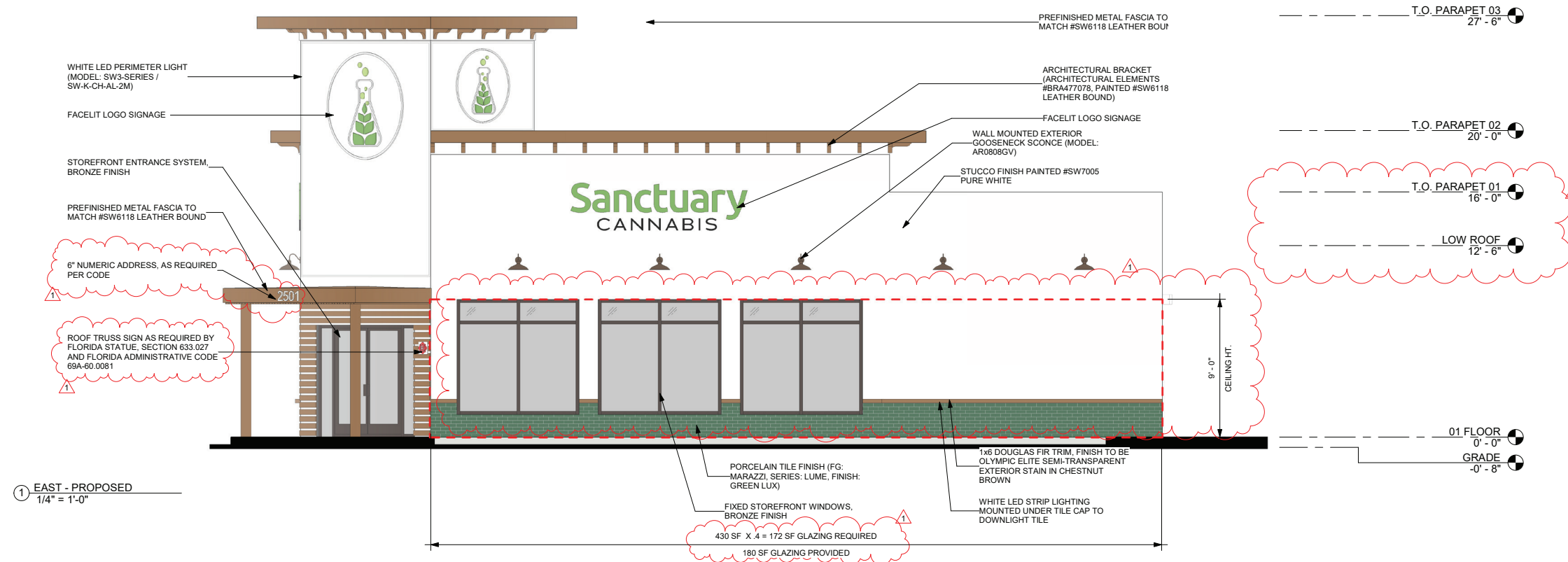


② SOUTH - PROPOSED  
1/4" = 1'-0"



① EAST - PROPOSED  
1/4" = 1'-0"

**SANCTUARY MEDICINALS, LLC**  
2501 W BROWARD BLVD  
FORT LAUDERDALE, FL 33312



**Sanctuary**

PROJ. NO. 2109-03  
DATE: 12/10/2021  
DRAWN BY: SJ



REVISIONS		
NO.	DESCRIPTION	DATE

**AN ACTION**  
ERMITTED  
NS MADE  
CESS.

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: 04/16/21  
DESIGNED BY: CD  
DRAWN BY: SM  
CHECKED BY: TD  
BID-CONTRACT:

THOMAS F. DONAHUE, P.E.  
FLORIDA REG. NO. 60529  
(FOR THE FIRM)

CLIENT



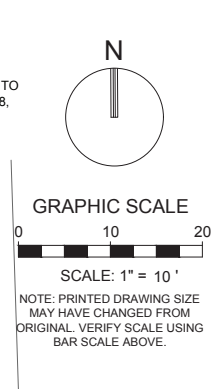
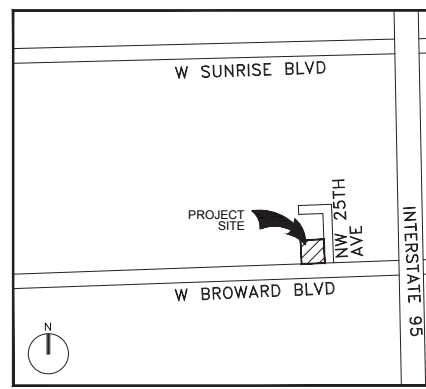
PROJECT

### 2501 WEST BROWARD BOULEVARD

SHEET TITLE

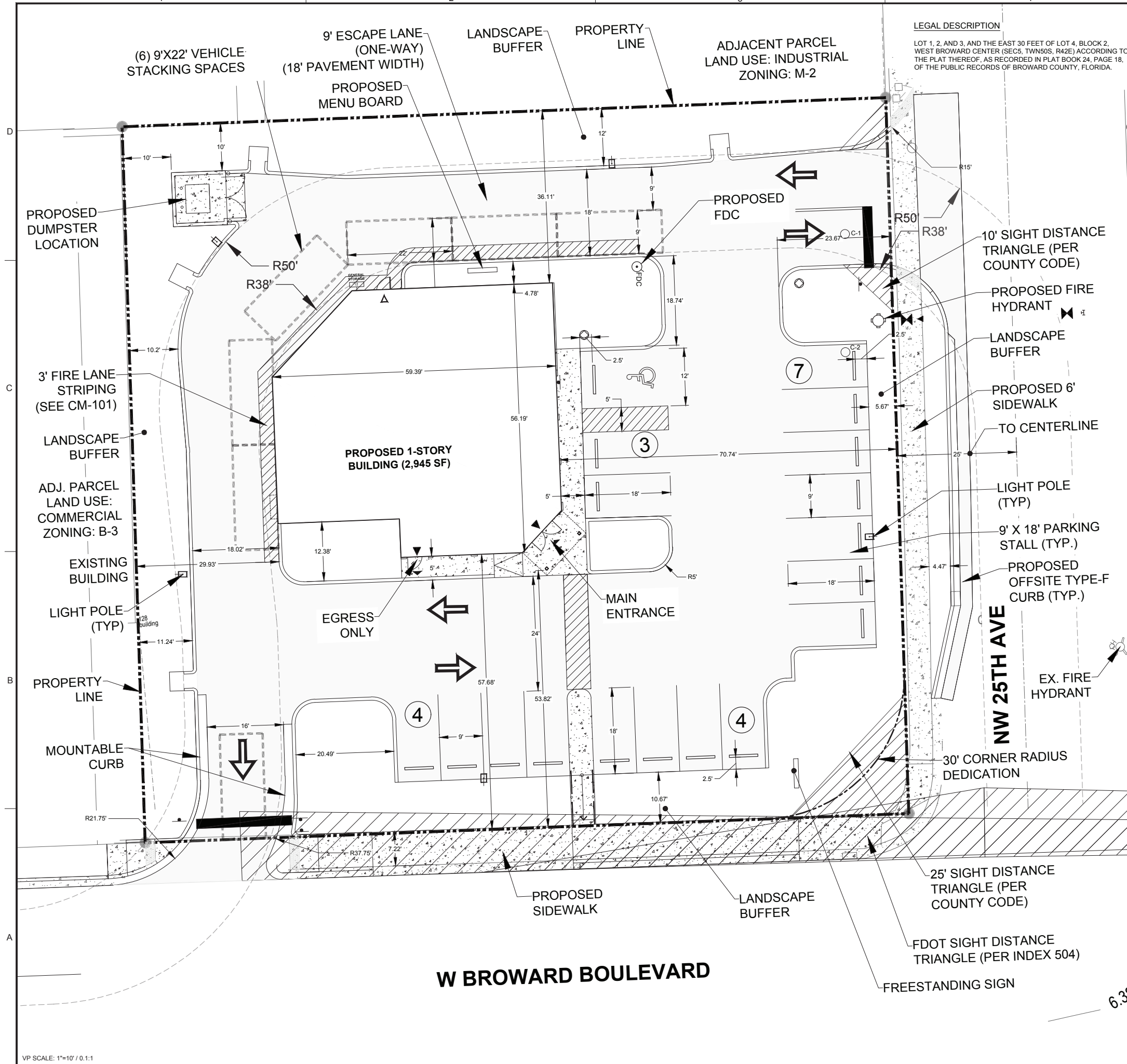
### SITE PLAN

SHEET NUMBER **SP-101**  
PROJECT NUMBER **11159.00**



**LEGAL DESCRIPTION**

LOT 1, 2, AND 3, AND THE EAST 30 FEET OF LOT 4, BLOCK 2, WEST BROWARD CENTER (SEC. 5, T. 28 N. 50 E., R. 42 E.) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



**SITE DATA TABLE**

PROJECT ADDRESS: 2501 W BROWARD BLVD, FORT LAUDERDALE FL 33316  
FOLIO No. 504205120100

LAND USE DESIGNATION:	COMMERCIAL	
	SQ. FT.	ACREAGE
ZONING DESIGNATION:	INTENSE COMMERCIAL DISTRICT (B-3)	
GROSS SITE AREA (PER SURVEY)	23,999	0.55
ROW DEDICATION	191	
NET SITE AREA (SF)	23,808	0.55
GROSS BUILDING AREA (SF)	2,945	

NOTES:  
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA

SERVICE PROVIDERS:	REQUIRED	PROVIDED
POTABLE WATER	BROWARD COUNTY	
SANITARY SEWER	BROWARD COUNTY	
SOLID WASTE	WASTEPRO	
ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED
BUILDING HEIGHT	2-STORY MAX.	1-STORY
LOT COVERAGE	35% MAX	12.4%
PERVIOUS AREA	30% MIN	30.1%

BUFFER / SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED BUFFER	PROVIDED BUILDING SETBACK
NW 25TH AVE	5'	5.67'	70.74'
NORTH	10'	10.00'	36.11'
W BROWARD BLVD	10'	10.67'	5.67'
WEST	10'	10.00'	5.67'

SITE AREA CALCULATIONS:	SQ. FT.	%	ACREAGE
NET SITE AREA:	23,808	100%	0.55

IMPERVIOUS AREA	SQ. FT.	%	ACREAGE
BUILDING FOOTPRINT	2945	12.37%	0.07
VEHICULAR USE AREA/PAVEMENT	13,120	55.11%	0.30
SIDEWALKS/CONCRETE	575	2.42%	0.01
PERVIOUS AREA (30% MINIMUM)	7,168	30.11%	0.16
TOTAL	23,808	100%	0.55

PARKING CALCULATIONS:	REQUIRED	PROVIDED
RETAIL		
1 SPACE PER 300 SF (2,945 SF)	10	18
		STD SPACES (9X18)
		INCLUDES (1) ADA SPACE (12X18)

TABLE NOTES:  
1. LOADING ZONE NOT REQUIRED PER CODE SECTION 39-229.d.1 (BUILDING UNDER 7,000 GFA)

- PLAN NOTES:**
- REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT, DUMPSTER ENCLOSURE DETAIL
  - REFER TO CIVIL PLANS FOR PARKING SPACE DETAILS
  - FIRE ACCESS LANE / DRIVE THRU LANE TO ACCOMMODATE IMPOSED LOAD FIRE DEPARTMENT APPARATUS WEIGHING A MINIMUM OF 32 TONS PER NFPA 1:18.2.3.5.2
  - FIRE DEPARTMENT UNOBSTRUCTED VERTICAL CLEARANCE SHALL BE NO LESS THAN 13 FEET 6 INCHES PER NFPA 1:18.2.3.5.1.1

6.38