

ZONING CLASSIFICATION: I-1 General Industrial
OCCUPANCY CLASSIFICATION: S-1 per FBC 306.2
 General Industrial per NFPA 101-40.1.2.

WAREHOUSE USE:
EXIST. CONSTRUCTION TYPE: TYPE V - (NON- SPRINKLERED)
NEW CONSTRUCTION TYPE: III-B (FULLY SPRINKLERED)

MAX. LOT COVERAGE: 65%
PROPOSED LOT COVERAGE: 36.26 %
MAX. ALLOWABLE BLDG. HT: 45'-0"
PROPOSED MAX BLDG HT: 23'-10"

Note: As defined in Section 155.9401.G: *General Height Measurement: "The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof...."*

SETBACK DATA PER ZONING REGULATIONS

REQUIRED	PROPOSED
Front : 25 ft	Front (W McNab Rd) : 61'-6"
Street Side: 10 ft	Street Side (SW 31st Ave) : 80'-10"
Waterway or Canal: 15 ft	Canal: 15'-0"
Interior Side: 10 ft	Interior Side: N/A
Rear : 30 ft	Rear (North) : 34'-9"

SITE STATS

TOTAL SITE AREA: 90,827 sf / 2.0851 AC.

GROSS BUILDING AREA : 39,376 sf
 Existing Ground Floor Whse 13,296 sf (9,553 sf - 21ft clear Rack Storage)
 Existing Ground Floor Whse 2,704 sf (Office)
 Existing Second Floor Whse 6,447 sf (9ft clear Shelving Light Storage)
 New Ground Floor Whse 16,929 sf (21ft clear Rack Storage)

PERVIOUS AREA

MIN. PERVIOUS AREA REQUIRED: 18,165 SF (20.00%)
TOTAL PERVIOUS AREA PROVIDED: 22,433 SF (23.15%)

INTERIOR GREEN AREA REQUIRED: (15.00% of VUA): 4,916 SF
INTERIOR GREEN AREA PROVIDED: (15.65% of VUA): 5,457 SF

IMPERVIOUS AREA

- Building area (Lot Coverage): 32,929 SF (36.26%)
- Miscellaneous Concrete: 2,671 SF (4.68%)
 (Conc Walk & Ramps/Dumpster/Aprons)
- Vehicular Use Area (VUA): 32,794 SF (35.91%)

TOTAL IMPERVIOUS AREA: 68,394 SF
 (Including Building Footprint)

PARKING STATS

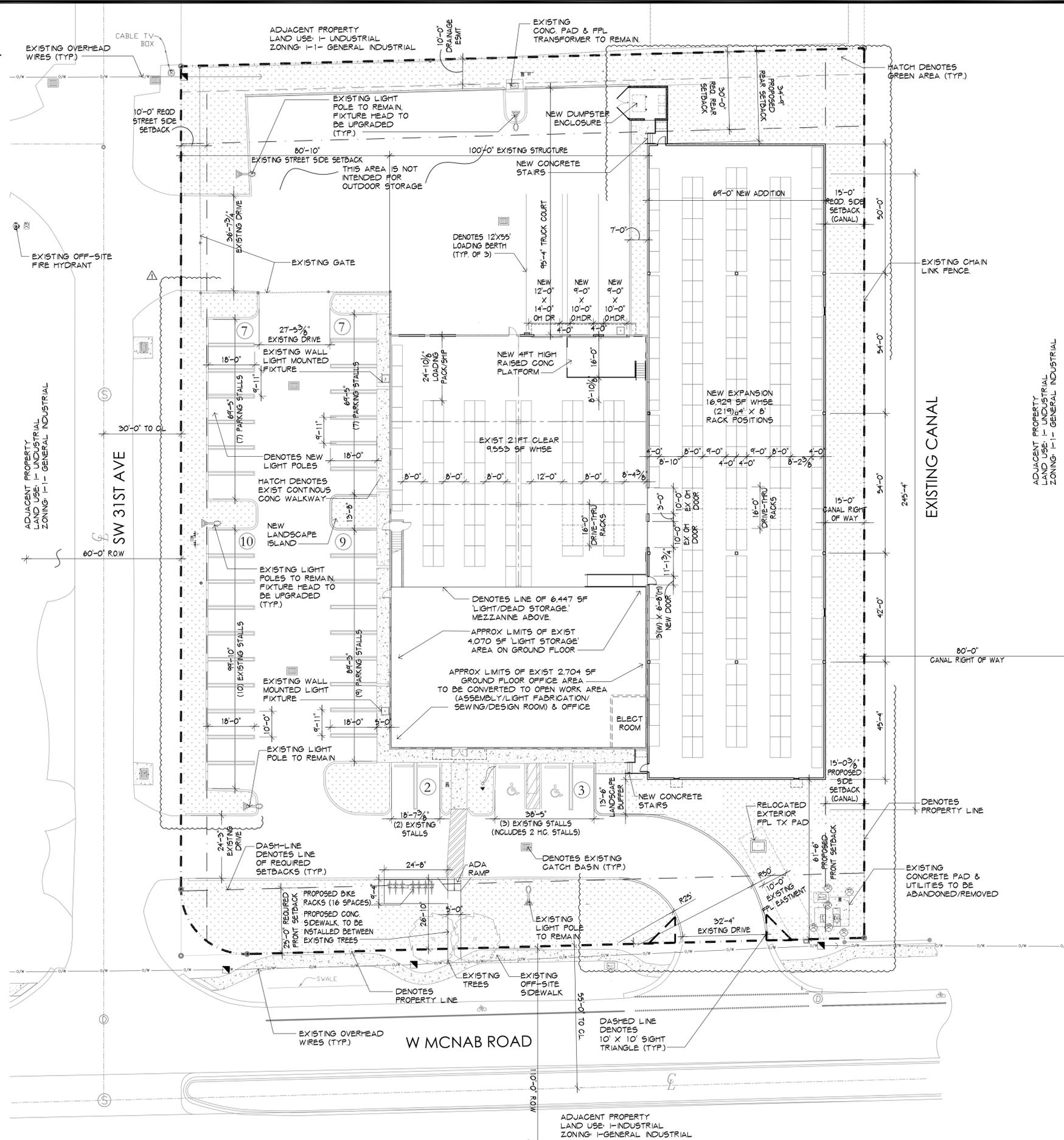
TOTAL PARKING REQUIRED : 25 Stalls (Incl 1 HC)
TOTAL PARKING PROVIDED: 38 Stalls (Incl 2 HC)

Office Area: (Typical Business Office Uses)
 2,704 sf @ 1 per 400 sf = 7 Stalls
 Whse Area: (Warehousing/Distribution/Storage)
 36,672 sf @ 1/750 sf for 1st 3k sf = 4 Stalls
 Remaining 33,672 sf @ 1/2,500 sf = 14 Stalls

LOADING BERTHS REQUIRED: 2
LOADING BERTHS PROVIDED: 3

4 BICYCLE SPACES FOR EVERY 10 VEHICLE
PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)

TOTAL BIKE SPACES REQUIRED: 16
TOTAL BIKE SPACES PROVIDED: 16



3081 McNab Road

Project at
 3081 McNab Rd, Pompano Beach, Florida 33069

2024-08-30
 DRC COMMENTS/COORDINATION



Digitally signed by Michael Hanlon
 Date: 2024.09.10 11:23:12-04'00'

HNM PROJECT NUMBER: 23-055
 ISSUED DATE: 2024-08-30
 SCALE: 1" = 20'-0"

TITLE: SITE PLAN



PZ24-1200016
 10/16/2024