

# 3081 McNab Warehouse

3081 MCNAB ROAD  
POMPANO BEACH, FLORIDA 33069

## ARCHITECTURAL:

- A-0.0 COVER SHEET
- A-0.1 SITE PLAN
- A-0.2 DEMO PLAN
- A-0.3 CPTED PLAN
- A-1.0 FLOORPLAN
- A-1.1 LIFE SAFETY
- A-3.0 ROOF PLAN
- A-4.0 EXISTING & PROPOSED SOUTH ELEVATION
- A-4.1 EXISTING & PROPOSED NORTH ELEVATION
- A-4.2 EXISTING & PROPOSED EAST ELEVATION
- A-4.3 EXISTING & PROPOSED WEST ELEVATION

## CIVIL:

- COVER SHEET
- PD1 PAVING, GRADING AND DRAINAGE PLANS
- PD2 PAVING, GRADING AND DRAINAGE DETAILS
- WS1 WATER AND SEWER PLANS
- WS2 WATER AND SEWER DETAILS
- SPP1 STORMWATER POLLUTION PREVENTION PLAN

## LANDSCAPE:

- LP1 LANDSCAPE PLAN
- LP2 SPECIFICATIONS AND DETAILS
- IR1 IRRIGATION PLAN
- TR1 TREE DISPOSITION PLAN

**ZONING CLASSIFICATION:** I-1 General Industrial  
**OCCUPANCY CLASSIFICATION:** S-1 per FBC 306.2  
General Industrial per NFPA 101-40.1.2.1.1

## 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"

**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

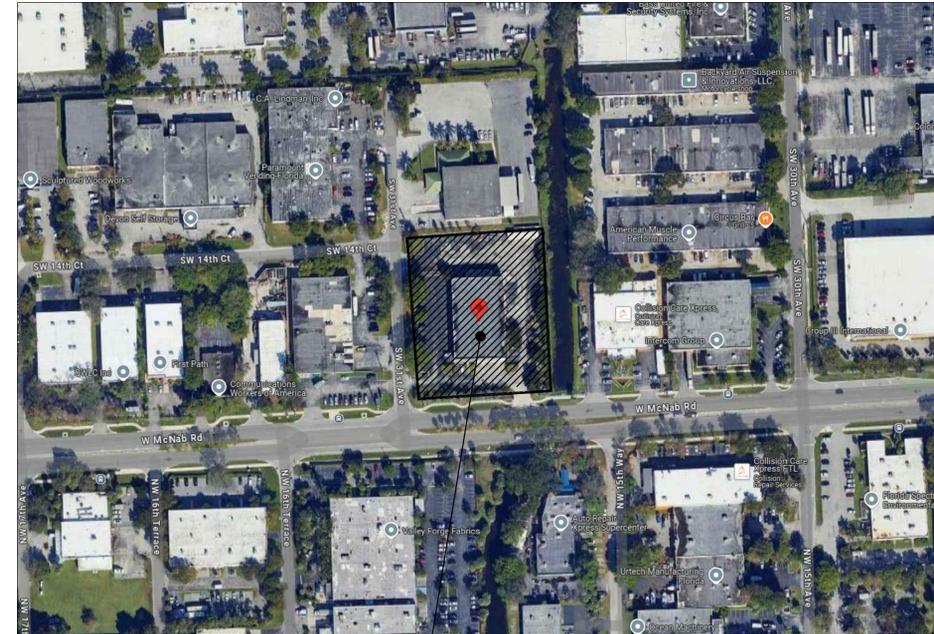
**TOTAL PARKING REQUIRED :** 25 Stalls (Incl 1 HC)  
**TOTAL PARKING PROVIDED:** 38 Stalls (Incl 2 HC)

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



PROJECT LOCATION

## DRAWING INDEX

**APPLICANT:**  
BLUEWATER BUILDERS, INC.  
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West Palm Beach FL 33407  
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**LANDSCAPE:**  
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**OWNER:**  
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Coral Springs, FL 33065  
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**ARCHITECT:**  
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Delray Beach, FL 33444  
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**CIVIL:**  
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Sunrise, FL 33351  
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## PROJECT TEAM

## PROJECT STATS

## VICINITY MAP

### ALL WORK TO COMPLY WITH THE FOLLOWING CODES:

THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH ALL CITY OF POMPANO BEACH BUILDING DEPARTMENT REQUIREMENTS AND AMENDMENTS, BROWARD COUNTY REQUIREMENTS AND FOLLOWING CODES:

- 2023 FLORIDA BUILDING CODE
- 2023 FLORIDA BUILDING CODE - ACCESSIBILITY
- NATIONAL ELECTRICAL CODE 2023
- 2023 THE FLORIDA FIRE PREVENTION CODE
- NFPA-101, 2018 EDITION W/ FLORIDA AMENDMENTS
- NFPA 1 UNIFORM FIRE CODE 2018 W/ FLORIDA AMENDMENTS
- FLORIDA STATUTES
- FLORIDA ADMINISTRATIVE CODE

NOTE: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110 OF THE PBC ADMINISTRATIVE CODE AND CHAPTER 633 OF THE FLORIDA STATUTES

NOTE: THE PROJECT IS PURSUING LEED CERTIFICATION. THE OWNER HAS ENGAGED COMMISSIONING AUTHORITY FOR FUNDAMENTAL AND ENHANCED COMMISSIONING SERVICES. PLEASE REFER TO LEED PROJECT MANUAL FOR MORE INFORMATION.

3081 McNab Road

Project at  
3081 McNab Rd, Pompano Beach, Florida 33069

NO. DATE REVISION  
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



Digitally signed by Michael Hanlon  
Date: 2024.09.17 13:51:24-04'00'

MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR007270  
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:  
23-055

ISSUED DATE:  
2020-09-17

SCALE:  
AS NOTED

TITLE:  
COVER SHEET



PZ24-12000016  
10/16/2024