

SITE DATA

- PROPERTY ADDRESS
NOT AVAILABLE
- PROPERTY ID
4942 03 00 0521
- LEGAL DESCRIPTION

THE EAST 149.05 FT (AS MEASURED ALONG THE SOUTH LINE) OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING SOUTH OF THE A LINE 20.00 FT. SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF THE C-14 CANAL, SAID LINE BEING THE SOUTH LINE OF A 20 FT. REVERSIBLE EASEMENT AND LYING WEST OF A LINE THAT IS 966.56 FT. EAST OF (AS MEASURED ALONG THE SOUTH LINE) AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 3, LESS THE SOUTH 50.00 FT. THEREOF AND LESS THE SOUTH 3 FEET AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5671, PAGE 715. SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA

- FLOOD ZONE
FLOOD ZONE: X - BELOW 500-YR FLOOD PLAIN
FLOOD PANEL: 12011C0376H
- CURRENT PROPERTY AND INTENSITY
VACANT PARCELS
- LAND USE DESIGNATION
EXISTING: INDUSTRIAL
PROPOSED: INDUSTRIAL
- ZONING DESIGNATION
ZONING: I-1
- SITE AREA (NET)
LOT AREA: 57,628.6 S.F. (1.323 ACRES)
- GROSS BUILDING COVERAGE
21,672 S.F. (39.6% OF TOTAL SITE)

- LANDSCAPE AREA REQUIREMENT
REQUIRED: 11,536.8 S.F. (MIN. 20% OF SITE)
PROVIDED: 14,713.9 S.F. (25.5% OF SITE)
- TOTAL PARKING/DRIVES AREA
15,148.5 S.F. (26.3%)
- TOTAL MISC. (WALKS, CURBS)
4,896.9 S.F. (8.5%)
- HEIGHT
ALLOWED: 45'-0" MAX
PROVIDED: BUILDING "A" = 27'-8" (29'-8" TOP OF PARAPET)
BUILDING "B" = 13'-8" (15'-8" TOP OF PARAPET)
- SETBACK TABLE
REQUIRED (MINIMUM)
FRONT YARD (Mc NAB) 25'-0"
REAR YARD (CANAL EASEMENT) 30'-0"
SIDE YARD (WEST) 10'-0"
SIDE YARD (EAST) 10'-0"
PROVIDED
FRONT YARD (Mc NAB) 25'-0" (BUILDING "A")
REAR YARD (CANAL EASEMENT) 30'-0" (BUILDING "B")
SIDE YARD (WEST) 10'-0" (BUILDINGS "A" & "B")
SIDE YARD (EAST) 37'-0" (BUILDINGS "A" & "B")

- SITE CALCULATIONS
PERVIOUS AREA
TOTAL LANDSCAPE AREA 14,713.9 S.F. (25.5%)
IMPERVIOUS AREA
BUILDING FOOTPRINT 22,867.7 S.F. (39.6%)
VEHICULAR USE AREA 15,130.9 S.F. (26.2%)
WALKWAYS/SLABS/OTHER 4,966.9 S.F. (8.7%)
TOTAL IMPERVIOUS AREA 42,970.2 S.F. (74.5%)
IMPERVIOUS + PERVIOUS AREA= 42,970.2 S.F. (74.5%) + 14,713.9 S.F. (25.5%) = 57,684.1 S.F. (100%)

BUILDING AREAS:			
INDUSTRIAL USES (WAREHOUSE / DISTRIBUTION / STORAGE)			
	WAREHOUSE (AREA SQ. FT.)	OFFICE (AREA SQ. FT.)	TOTAL (AREA SQ. FT.)
BAY 1	3,652	701	4,353
BAY 2	2,838	479	3,317
BAY 3	2,838	479	3,317
BAY 4	2,837	479	3,316
BAY 5			
BAY 5A	2,010	479	2,489
BAY 5B	2,025	455	2,480
BAY 6	720	519	1,239
TOTAL	16,920	3,591	20,511
BUSINESS USES (CONTRACTOR'S OFFICE)			
	STORAGE (AREA SQ. FT.)	OFFICE (AREA SQ. FT.)	TOTAL (AREA SQ. FT.)
BAY 7	634	450	1,084
BAY 8	591	414	1,005
TOTAL			2,089

TOTAL BUILDINGS		
BUILDING "A"	19,473 SF	
BUILDING "B"	3,395 SF	

- PARKING CALCULATIONS:
TABLE 155.5102 D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES
NOTE 5: Floor area devoted to office use shall not count when computing the minimum number of required parking spaces, provided such floor area does not exceed 20 percent of the total gross floor area of the industrial use.
INDUSTRIAL WAREHOUSE AREA: 16,920 SF (82.5%)
INDUSTRIAL OFFICE USE AREA: 3,591 SF (17.5%)
GROSS INDUSTRIAL USE AREAS: 20,511 SF (100%)
WAREHOUSE (BAYS 1 THRU 6 AT 16,920 SF)
3,000 SF = 4 SPACES REQ'D
(11750 FOR THE 1ST 3,000 SF)
13,899 SF = 6 SPACES REQ'D
(112500 FOR ADDITIONAL SF OVER 3,000 SF)
OFFICE USES: CONTRACTOR'S OFFICE (BAYS 7 & 8 AT 2,155 SF)
2,089 SF = 5 SPACES REQ'D
(1450 SF)
TOTAL PARKING SPACES REQUIRED: = 10 INDUSTRIAL
= 5 OFFICE
= 15 PARKING SPACES REQUIRED
TOTAL PARKING SPACES PROVIDED: 17 PARKING SPACES
(INCLUDING 1 ACCESSIBLE SPACE)
LOADING REQUIREMENTS (Sect. 155.3501 J.3 & 155.5102 M.I.)
REQUIRED: 1 OFF-STREET LOADING BERTH
(INDUSTRIAL USES - LESS THAN MIN. 25,000 S.F.)
PROVIDED: 1 OFF-STREET LOADING BERTH
12' x 55'

SITE LOCATION
FOLIO NUMBER
4942-03-00-0521



2 SITE LOCATION

SCOPE OF WORK

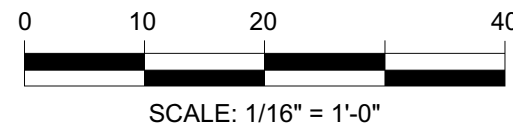
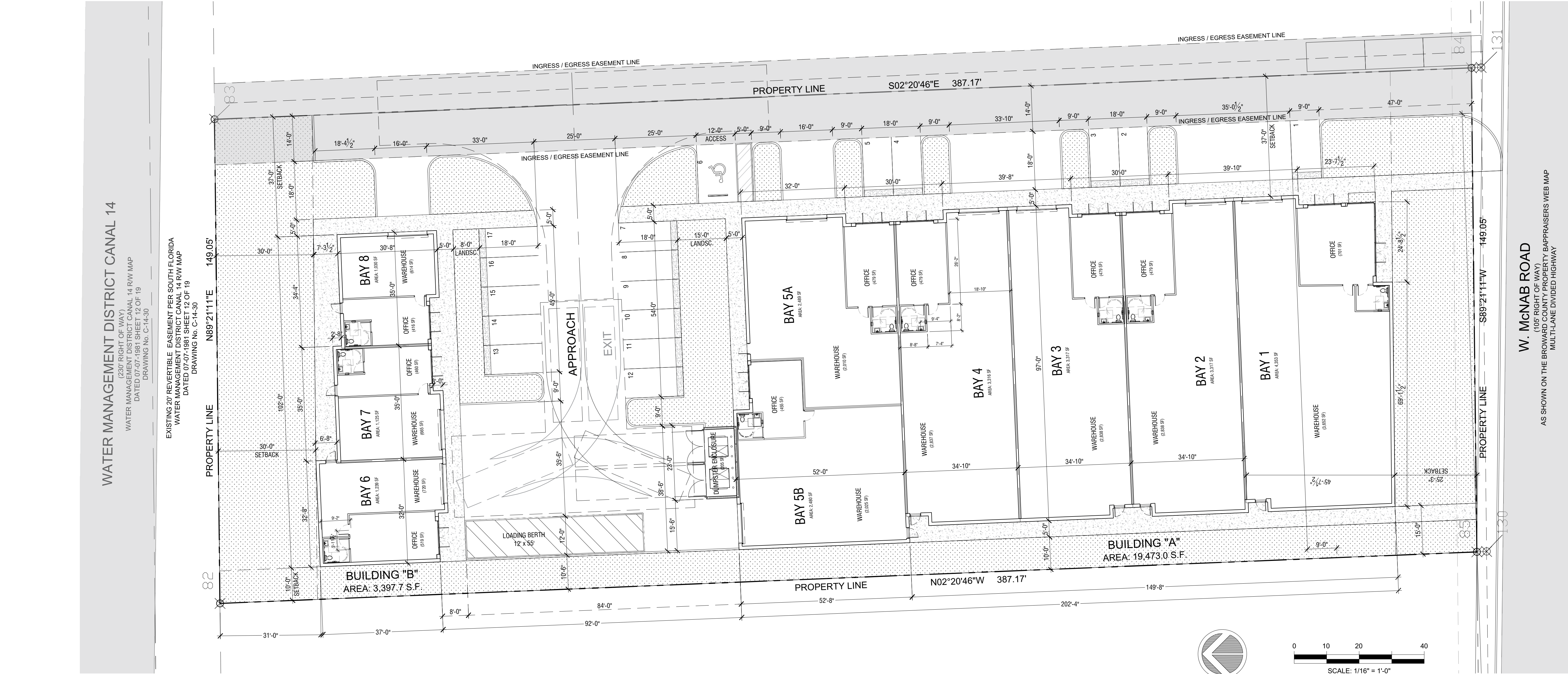
PROPOSED CONSTRUCTION OF TWO (2) NEW MULTI-TENANT ONE-STORY WAREHOUSE BUILDINGS ON AN EXISTING VACANT SITE. WORK CONSISTS OF, BUT IS NOT LIMITED TO SITE WORK, PAVING & GRADING, LANDSCAPE, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND GENERAL FINISHES.

NOTE:
THE SITE CURRENTLY SHARES A DRIVE WITH THE ADJACENT LOT WITH AN EXISTING 44-FOOT CURB CUT ALONG W. McNAB ROAD. A CROSS ACCESS AGREEMENT IS INTENDED TO BE RECORDED FOR USE BY BOTH SITES.

PROPOSED DESIGN IS BASED ON THIS SHARED-DRIVE CONDITION & RELATED ACCESS EASEMENT.

3 SCOPE OF WORK

1 SITE DATA



W. McNAB ROAD
(15' RIGHT OF WAY)
AS SHOWN ON THE BROWARD COUNTY OFFICIAL PROPERTY APPRAISERS WEB MAP
MULTI-LANE DIVIDED HIGHWAY

PROJECT TITLE

POMPANO WAREHOUSES

POMPANO BEACH, FL 33069

SHEET TITLE

SITE PLAN

REVISIONS
No. DATE DESCRIPTION

0	06/08/22	SURVEY COORD.
---	----------	---------------

PROJECT No.: 21269
DATE: 11/15/2021
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

SP-1

PZ22-14000007

8/3/2022

DRC

STATE OF FLORIDA
NOT FOR CONSTRUCTION
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

SEAL

KallerArchitecture

A&W 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

KA