



TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION FBC-BCA, 110.8.5.4 AND CHARTER 633 OF FLORIDA STATUTES.

- GENERAL NOTES:
- 1- OUTDOOR STORAGE USES EXCEED 35% OF THE USE. A SPECIAL EXCEPTION IS REQUIRED AS PER SFC- 155.4303.W.3.b
 - 2- NO INDUSTRIAL USES WILL BE SITED WITHIN THE SITE WITH AN RS-4 ZONING DESIGNATION.
 - 3- EGRESS FROM NW 16th AVE. TO BE LEFT TURN OUT ONLY. FOR TRAFFIC COMING FROM SITE.
 - 4- NO WATER HEATING PROPOSED.

LEGAL DESCRIPTION:
 THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A PORTION OF LOTS 1, 2 AND 3, BLOCK 8 OF "SEABOARD HIGHLANDS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 8; THENCE NORTH 01°23'35" WEST ALONG THE EASTERLY LINE OF BLOCK 5 "SEABOARD HIGHLANDS ADDITION", 530.33 FEET TO THE NORTHEAST CORNER OF LOT 8, OF SAID BLOCK 5; THENCE NORTH 89°01'55" EAST 189.40 FEET TO THE SOUTHWEST CORNER OF LOT 1, OF SAID BLOCK 5, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF C.S.X. RAILROAD; THENCE SOUTH 10°46'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 541.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE SOUTH 88°54'29" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 219.01 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3, OF SAID BLOCK 8; THENCE NORTH 01°22'07" EAST 30.27 FEET ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF LOT 3, OF SAID BLOCK 8; THENCE NORTH 88°53'38" EAST 143.80 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 8 TO THE POINT, OF BEGINNING.

SAID LAND, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.
 A.K.A. ATLANTIC INDUSTRIAL PARK - UNRECORDED

GENERAL REFERENCE	
GRAPHIC	DESCRIPTION:
(A)	CAM PANORAMIC
(B)	LIGHT POLE
(C)	6' HIGH CHAIN LINK FENCE
(D)	8' HIGH CONC. MASONRY FENCE
(E)	HORIZONTAL METAL ROLLING SECURITY GATE- NIGHT TIME USE
(F)	INDICATES PEDESTRIAN DEMARCATION ACCESS
(G)	INDICATES PEDESTRIAN ACCESS GATE
(H)	INDICATES DIRECTION OF VEHICULAR MOVEMENT
(I)	INDICATES A/C COND. UNIT OVER CONC. PAD
(J)	INDICATES SIGN: 'NO PARKING'
(K)	INDICATES SIGN: 'NO PARKING FIRE LANE'
(L)	INDICATES 5.5'h x 6'w TYP. CONCRETE CURB
(M)	INDICATES TYP. BICYCLE RACK
(N)	INDICATES NON-VEHICULAR ACCESS LINE
(O)	INDICATES FIRE ALARM CLOSET
(P)	INDICATES MINI SPLIT FOR FIRE ALARM CLOSET (AHU+COMP.)

TYPICAL:
 24" WHITE STOP BAR AS PER CIVIL PLAN.
 TYPICAL:
 R1.1(30") STOP SIGN.
 TYPICAL:
 'LEFT TURN ONLY' SIGN.



1 DIMENSIONED AND REFERENCES SITE PLAN



REVISION	BY:
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GUSTAVO J. CARBONELL, P.A.
 Architect and Planner
 1457 N.E. 4th AVE., 33304
 Ft. Lauderdale, Florida, (954) 462-6565
 Member American Institute of Architects
 FLORIDA REGISTRATION AR NO. 0007957
 AA NO. 26001131

**PROPOSED NEW WAREHOUSE FOR:
 GENCO WAREHOUSES**



DRAWN	S.L.R.
CHECKED	G.J.C.
DATE	August 2021
SCALE	
JOB. NO.	21-035
SHEET	SP1.0
OF	SHEETS