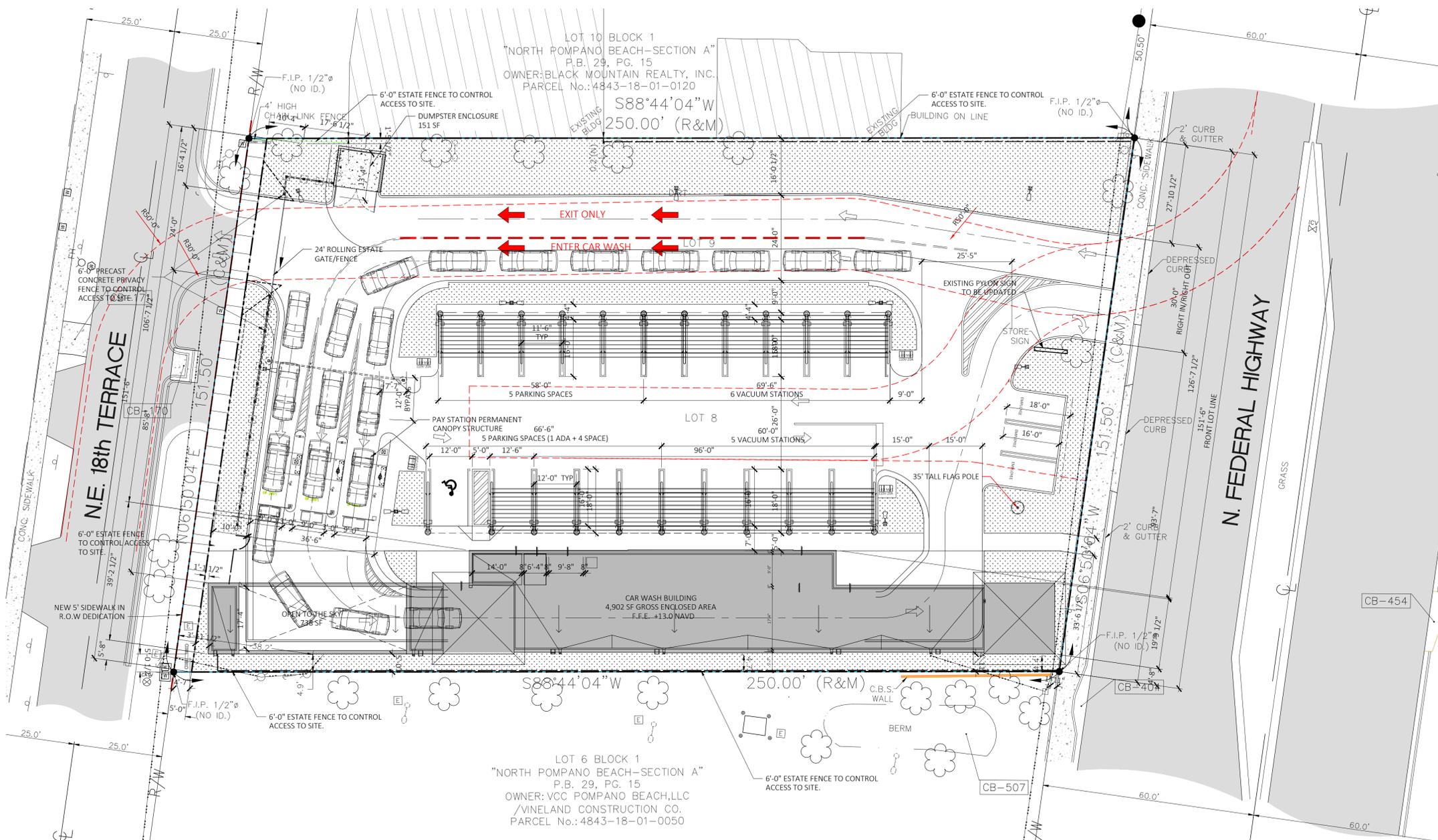


B:\OneDrive - FANJUL & ASSOCIATES, LLC\PROJECTS\00-ECW-2023\3-0701-ECW-3685-NFHwy-BASE-V2.dwg, 10/15/2023 10:15:12 AM, DWG To PDF.pc3

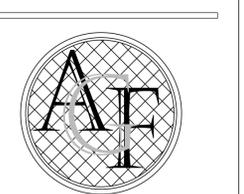


### PROPERTY DETAILS

Address: 3685 N FEDERAL HWY, POMPANO BEACH FL 33064  
 Owner(s): KAIA PROPERTIES INC  
 Folio: NORTH POMPANO BEACH SEC A 29-15 B LOTS 7,8,9, BLK 1  
 Parcel ID: 4843 18 01 0100

### PLANNING & COMMUNITY DEVELOPMENT

Zoning Designation: B-3  
 Zoning Description: B-3 GENERAL COMMERCIAL  
 Designating Agency: POMPANO BEACH  
 Future Land-Use Designation: COMMERCIAL  
 LOT Size (Current): 37497 SF 0.861 Acres  
 Less ROW Dedication - Federal: -139 SF 11" -0.003 Acres  
 Less ROW Dedication 18th Terrace: -758 SF 5'-0" -0.017 Acres  
 LOT Size (Proposed): 36600 SF 0.840 Acres  
 Proposed Use: Sec 155-4219 (H) Automatic dragline car wash with self service vacuums



**FANJUL & ASSOCIATES, LLC**  
 ARCHITECTURE, PLANNING & INTERIOR DESIGN  
 AA26000725  
**ARTURO G. FANJUL, RA**  
 PRESIDENT  
 5455 SW 8TH STREET, SUITE 240  
 CORAL GABLES, FLORIDA 33134  
 PH. 305 726.8313  
 FAX 305 356.3686  
 arturo@fanjularchitects.com  
 "A BETTER LIFE THROUGH DESIGN"

### B-3 DIMENSIONAL REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MAX BUILDING HEIGHT	105'	35'	35'
MIN LOT SIZE	10,000	37497	36600 SF
MIN LOT WIDTH	100'	150'	151'-6"
MAX LOT COVERAGE	60%	4902	13%
MIN PERVIOUS AREA	20%	8627	24%
BUILDING SETBACKS			
MINIMUM FRONT SETBACK (FT)	0'	N. Federal	1'-11" (E)
MINIMUM SIDE YARD (FT)	0'		(N)115' (S)5'
MINIMUM FRONT SETBACK (FT)	0'	18th Terrace	1'-1" (W)

### PARKING DIMENSIONS TABLE

STANDARD	CODE SECTION	REQUIRED	PROPOSED
PARKING DIMENSIONS	9'-0" X 18'		12'X18'
MIN. DRIVE AISLE WITH 90 DEGREE		24'	26'
2 WAY DRIVE AISLE WIDTH		24'	MIN 24'
1 WAY DRIVE AISLE WIDTH		12'	MIN 12'

### VEHICULAR PARKING REQUIREMENT

REQUIRED SPACES	AREA (SF)	RATIO	TOTAL REQUIRED
USE			
CARWASH, FULL SERVE AUTOMATIC	4790	1/500 SF	10
PROVIDED SPACES			
PARKING SPACES	9	ADA	10
VACUUM STATIONS			11

### AUTO WASH STACKING REQUIRMENTS

USE	REQ. INBOUND	REQUIRED	PROVIDED
TICKET GATE (AUTO PAY KIOSK)	2 SPACES/EA	6	30 Car Capacity

### GENERAL ZONING USE:

155-4219 (H) Car Wash or Auto Detailing

- Definition  
 A car wash or auto detailing use is an establishment providing the washing of the exterior of vehicles where vehicles are manually driven or pulled by a conveyor through a system of rollers and/or brushes. Interior cleaning and/or drying may be conducted manually by vehicle operator or on-site attendants. Interior cleaning and/or drying may be conducted manually by the vehicle operator or on-site attendants.
- Standards  
 A car wash or auto detailing use shall comply with the following standards:  
 a. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.  
 b. No overhead doors shall face the front lot line.  
 c. Each lane shall be covered with a permanent canopy which shall have a maximum clearance height of 14 feet above grade, except where state or federal law requires a higher clearance.

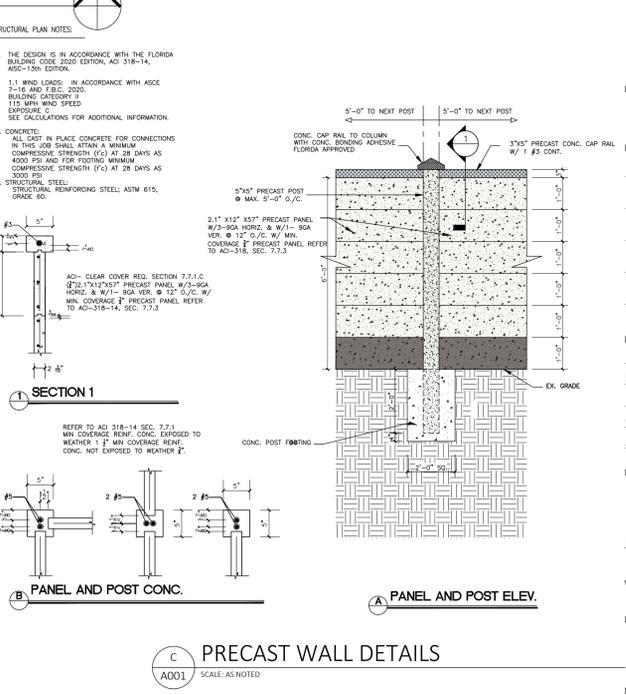
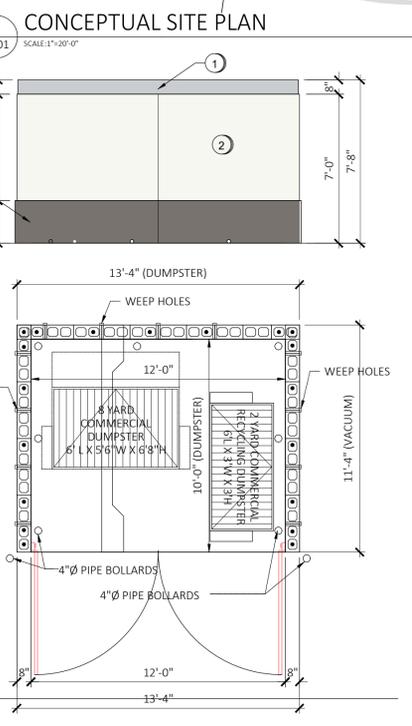
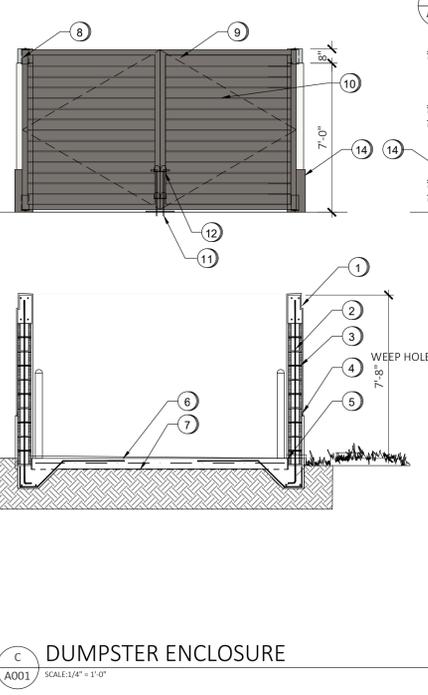
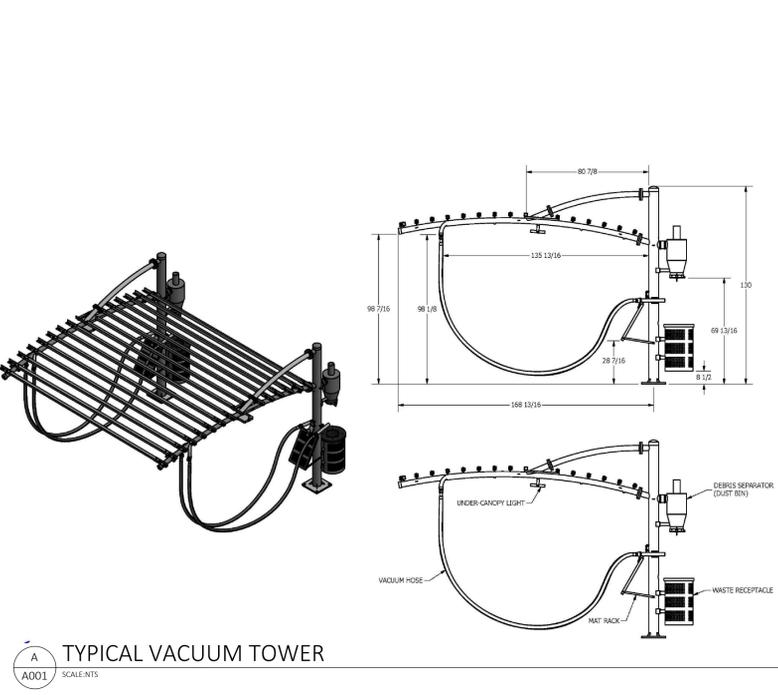
### MISCELLANEOUS SITE EQUIPMENT

ITEM	QTY
MAT BRUSHER & PAD - J-KO MODEL BB-X	4
MAT SINK	1
FLAG POLE - MODEL ECH-35	1
VACUUM ARCHES WITH AIR	23
OTT STANDS	2
XPT POINTS OF SALE	2
WAIT / GO SIGN & POST	1



This item has been electronically signed and sealed by:  
 Printed copies of electronically signed, dated, and sealed documents are not considered signed and sealed and the data authentication code must be verified on any electronic copies.

**NATIONAL EXPRESS WASH LLC**  
**EL CAR WASH**  
**POMPANO BEACH**  
 3685 N. FEDERAL HWY  
 POMPANO BEACH, FL



- ### ENCLOSURE KEY NOTES:
- CAST IN PLACE CONCRETE CAP WITH 2 #5 CONT. TOP & BOTTOM
  - CMU WALL WITH #5 BAR IN GROUT FILLED CELLS @ 32" O.C. AND ALL CORNERS.
  - PROVIDE 9 GA WIRE TYPE REINFORCING AT EVERY OTHER BLOCK COURSE.
  - 5/8" 3 COAT SMOOTH STUCCO FINISH. WITH TOOLED 1/4" VERTICAL REVEAL. PROVIDE PLASTIC J BEAD AT TRANSITION TO STUCCO BASE.
  - PROVIDE 1/2" EXPANSION JOINT FILLER.
  - 6" THICK SLOPPED CONCRETE 3000 PSI NORMAL WEIGHT CONCRETE SLAB ON GRADE WITH W6X6X10 WWM.
  - PROVIDE 5 MIL VAPOR BARRIER.
  - HEAVY DUTY HINGES.
  - PROVIDE 1X3 TUBE STEEL FRAME.
  - PROVIDE 1X3 TUBE STEEL FRAME.
  - 3/4" X 6" HORIZONTAL TUBE SLATS @ 6.5" O.C. PAINTED TO CREATE OPAQUE GATE.
  - STEEL PLATE WITH (2) 1" Ø HOLES FOR DROP PINS. DRILL ASPHALT 2" DEEP MIN.
  - PROVIDE HEAVY DUTY 3/4" ALUMINUM STOP PIN (CAIN BOLT) CLOSING DEVICE.
  - FOOTING SEE SCHEDULE.
  - PROVIDE 1-1/4" SMOOTH STUCCO 24" HIGH BASE WITH ACCENT COLOR. TERMINATE 6" BELOW GRADE.

### STRUCTURAL PLAN NOTES:

- THE DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 EDITION, ACI 318-14, 7-16 AND F.B.C. 2020. BUILDING CATEGORY II. 110 MPH WIND SPEED EXPOSURE C. SEE CALCULATIONS FOR ADDITIONAL INFORMATION.
- CONCRETE: ALL CAST IN PLACE CONCRETE FOR CONNECTIONS. ALL THIS JOB SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH (F<sub>c</sub>) AT 28 DAYS AS 4000 PSI AND FOR FOOTING MINIMUM COMPRESSIVE STRENGTH (F<sub>c</sub>) AT 28 DAYS AS 3000 PSI.
- STRUCTURAL STEEL: STRUCTURAL REINFORCING STEEL ASTM 615, GRADE 60.

### CONCEPTUAL SITE PLAN

REVISION	NO.

DATE: 8/18/2023  
 SCALE: AS NOTED  
 DRAWN: AGF  
 CHECKED: AGF  
 JOB NO.: 230701  
 PERMIT NO.:  
 OWNERSHIP  
 OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

# SP-1