

DRC

PZ23-12000055  
08/21/2024



VACANT PROPERTY, SW 3RD STREET, POMPANO BEACH, FL.

1 LOCATION PLAN

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th . EDITION, FLORIDA FIRE PREVENTION CODE 2020 (7TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2018 EDITION, NFPA 13&13R APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.
5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.
7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.
9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.
10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).
11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.
12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL NOTES

SITE CALCULATIONS:

TOTAL SITE AREA:  
NET AREA= 16,631 SF or .38 ACRES

BUILDING FOOTPRINT AREA 7,482 SF  
DRIVEWAY 5,025 SF  
SIDEWALKS 638 SF  
DUMPSTER 63 SF  
GREEN AREA 3,423 SF

TOTAL IMPERVIOUS AREA= 13,208 SF (79.95 %)  
TOTAL PERVIOUS AREA= 3,423 SF (20.05 %)  
(GREEN AREA)

BUILDING CALCULATION:

	1ST FLOOR	MEZZANINE	TOTAL
ENTRANCE	884 SF	-	884 SF
BATH	164 SF	-	164 SF
WAREHOUSE	5,904 SF	2,300 SF	8,204 SF
TOTAL GROSS S.F.			9,352 SF

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25 FEET	25 FEET
REAR	30 FEET	30 FEET
SIDE	10 FEET	10 FEET

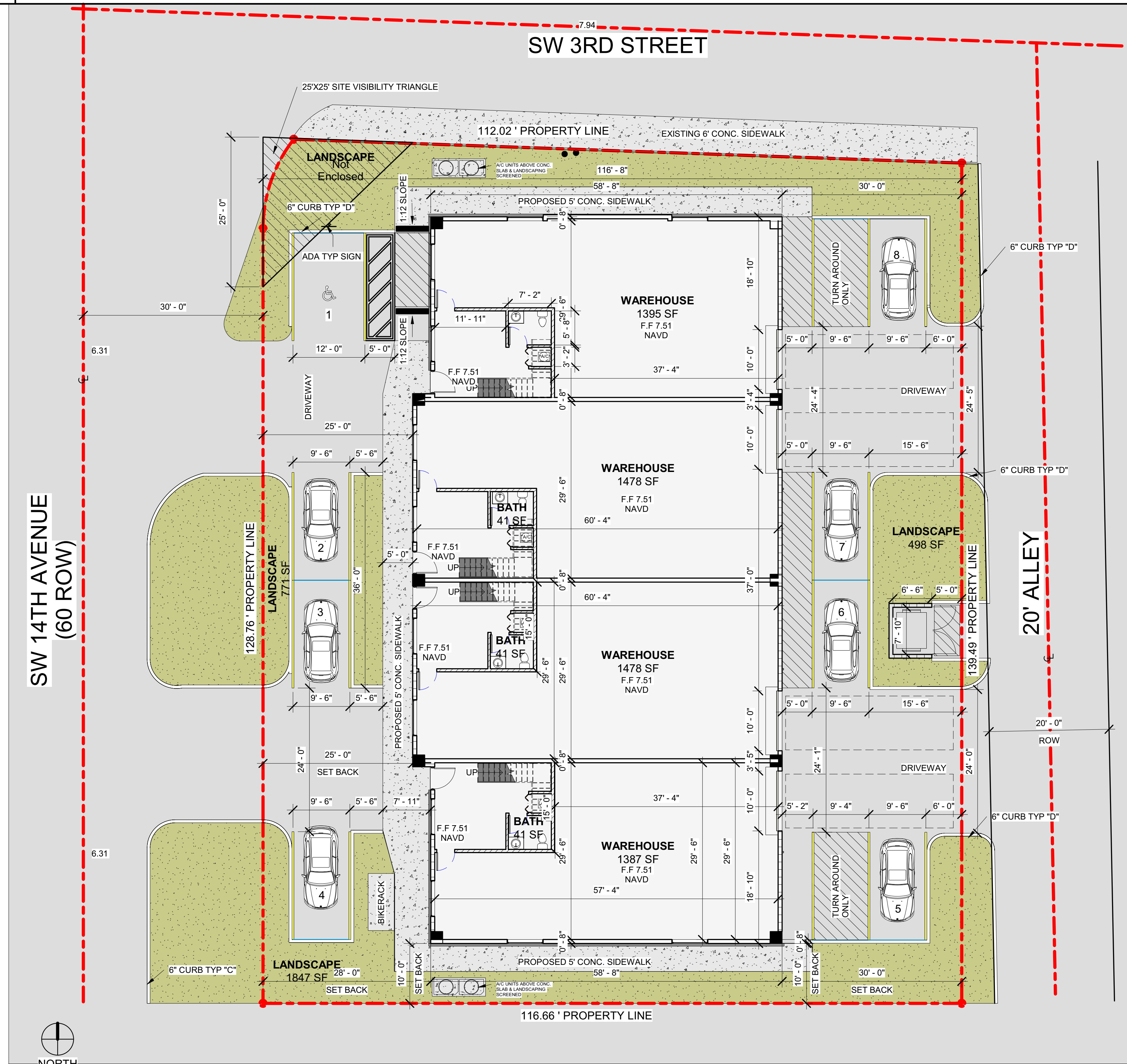
ZONING DATA TABLE

I-1 GENERAL INDUSTRIAL	REQUIRED	PROVIDED
LOT COVERAGE	65% MAX	60%(10,810 SF)
PERVIOUS AREA	20% MIN.	20.05%
HEIGHT	45 ft MAX	22 ft

PARKING CALCULATION

	REQUIRED	PROVIDED
1 PER 750 SF FOR FIRST 3,000 SF, THEN 1 PER 2,500 SF	7	8

4 SITE CALCULATIONS



1 SITE PLAN  
3/32" = 1'-0"

3 SITE PLAN

**LAR** Architects, Inc.  
ARCHITECTURE & PLANNING  
9000 SHERIDAN STREET ST. 158  
PEMBROKE PINES, FL 33024  
(OFF.) : 305-403-7926  
(CELL) : 786-543-0851  
E-MAIL : LAR@LARARCHITECTS.COM  
Luis La Rosa -Registered Architect  
Arch. No. 0017852

Revision		
REV	DATE	BY
1	SP REV	10/25/24 J.A.G.

PROPOSED WAREHOUSE FOR:  
REGANZANI GROUP LLC  
VACANT PROPERTY, SW 3RD STREET,  
POMPANO BEACH, FL, 33069

SEAL: APR 0017852  
Digitally signed by Luis La Rosa  
Date: 2024.05.29 17:26:00 -04'00'

DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	11/07/2023
SCALE:	AS NOTED
JOB. NO.:	023-042
SHEET:	
SP 1.1	
OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS

5/29/2024 3:32:39 PM

3/32" = 1'-0"