

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 SOUTHWEST ONE-QUARTER (SW 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: 12011C0378H
- CURRENT PROPERTY AND INTENSITY: VACANT PARCELS
- LAND USE DESIGNATION: EXISTING: INDUSTRIAL PROPOSED: INDUSTRIAL
- ZONING DESIGNATION: ZONING: I-1
- SITE AREA (NET): LOT AREA: 57,682.0 S.F. (1.324 ACRES)
- GROSS BUILDING COVERAGE: 22,867.6 S.F. (39.6% OF TOTAL SITE)

- LANDSCAPE AREA REQUIREMENT REQUIRED: 11,536.4 S.F. (MIN. 20% OF SITE) PROVIDED: 14,151.1 S.F. (24.5% OF SITE)
- TOTAL PARKING/DRIVES AREA: 15,316.2 S.F. (26.6%)
- TOTAL MISC. (WALKS, CURBS): 5,347.1 S.F. (9.3%)
- HEIGHT: ALLOWED: 45'-0" MAX BUILDING "A" = 27'-8" (29'-8" TOP OF PARAPET) PROVIDED: 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	14,151.1 S.F. (24.5%)
TOTAL LANDSCAPE AREA	14,151.1 S.F. (24.5%)
IMPERVIOUS AREA	22,867.6 S.F. (39.6%)
BUILDING FOOTPRINT	15,316.2 S.F. (26.6%)
VEHICULAR USE AREA	5,347.1 S.F. (9.3%)
WALKWAYS/SLABS/OTHER	43,530.9 S.F. (75.5%)
TOTAL IMPERVIOUS AREA	43,530.9 S.F. (75.5%)
IMPERVIOUS + PERVIOUS AREA	43,530.9 S.F. (75.5%) + 14,151.1 S.F. (24.5%) = 57,682.0 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	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"	3,397 SF		

- PARKING CALCULATIONS:**
- TABLE 155.5102-D.1. MINIMUM NUMBER OF OFF-STREET PARKING SPACES, PROVIDED SUCH FLOOR AREA DOES NOT EXCEED 20 PERCENT OF THE TOTAL GROSS FLOOR AREA OF THE INDUSTRIAL USE.
- INDUSTRIAL: WAREHOUSE, DISTRIBUTION OR STORAGE
- 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 (1/750 FOR THE 1ST 3,000 SF)
13,899 SF = 6 SPACES REQ'D (1/2500 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 (1/400 SF)
- TOTAL PARKING SPACES REQUIRED: = 10 INDUSTRIAL = 5 OFFICE = 15 PARKING SPACES REQUIRED
- TOTAL PARKING SPACES PROVIDED: 17 PARKING SPACES (INCLUDING 1 ACCESSIBLE SPACE)
- BICYCLE PARKING (Sect. 155.5102.L.1)
REQUIRED: 4 BICYCLE PER 10 PARKING (INDUSTRIAL USES - LESS THAN MIN. 25,000 S.F.) PROVIDED: 8 BICYCLE (17 PARKING SPACES)
 - LOADING REQUIREMENTS (Sect. 155.3501.1.3 & 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
FOIOL NUMBER 4942-03-00-0521



2 SITE LOCATION

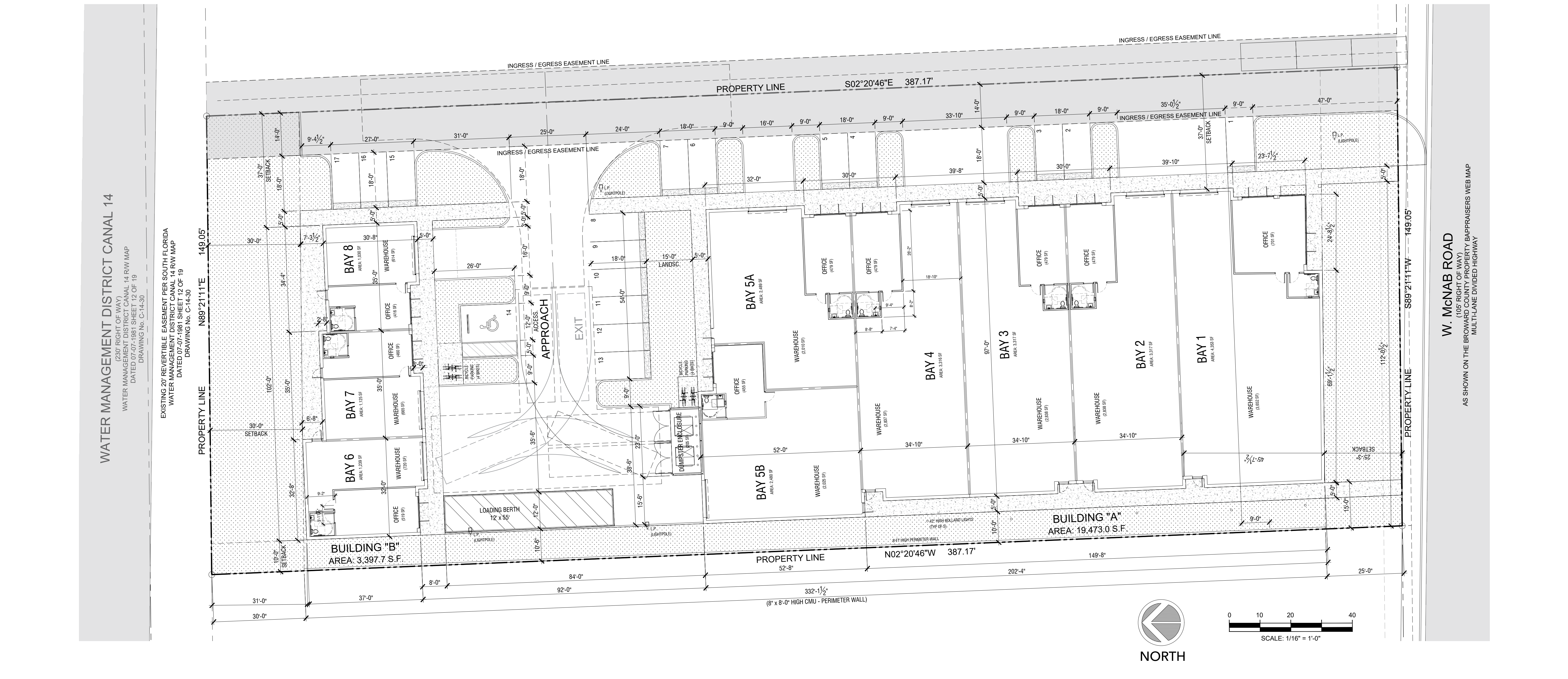
SCOPE OF WORK

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.

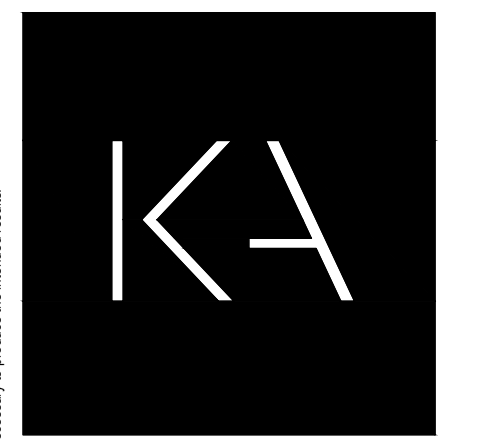
NOTE: THE SITE CURRENTLY SHARES A DRIVE WITH THE ADJACENT LOT WITH AN EXISTING 44-FOOT CURB CUT ALONG W. McNAB ROAD. A CROSS ACCESS AGREEMENT IS INTENDED TO BE RECORDED FOR USE BY BOTH SITES. PROPOSED DESIGN IS BASED ON THIS SHARED-DRIVE CONDITION & RELATED ACCESS EASEMENT.

3 SCOPE OF WORK

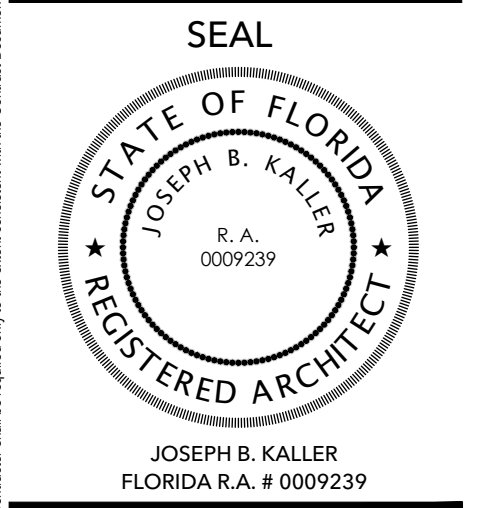
1 SITE DATA



4 SITE PLAN
SCALE: 1/16" = 1'-0"



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POMPAÑO WAREHOUSES
POMPAÑO BEACH, FL 33069

PROJECT TITLE: **POMPAÑO WAREHOUSES**
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