

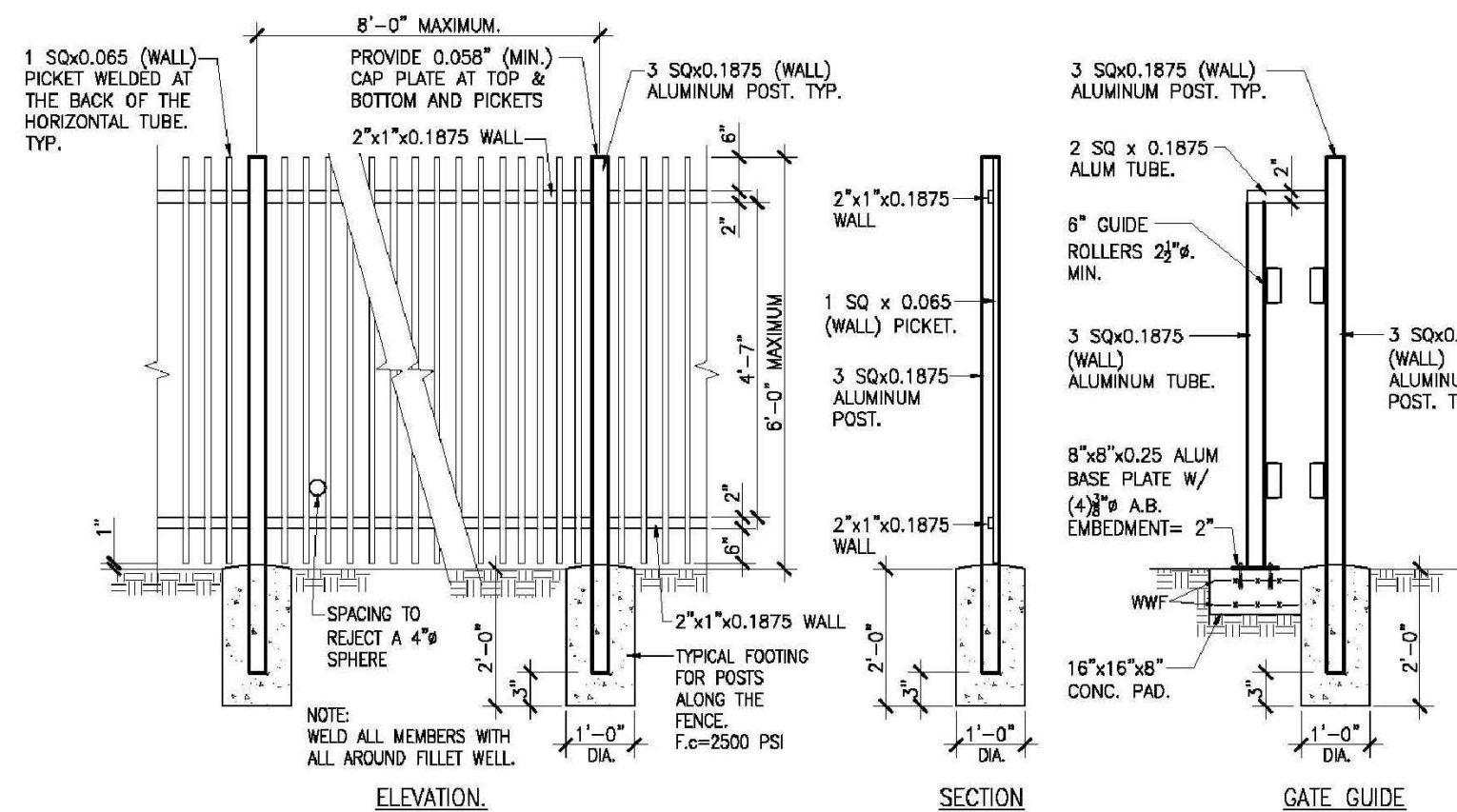
DRC

ADDRESS:

PZ25- 12000013

12/03/2025

OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH FLORIDA BUILDING CODE SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.4.
ACCESS GATES SHALL BE EQUIPPED WITH A SELF-CLOSING SELF-LATCHING LOCKING DEVICE LOCATED NO LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE. THE DEVICE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL.
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL.
THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL.
OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE.



- NOTES:
1. ALUMINUM MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PROTECTED AS PER ADMI-2015, (ALUMINUM DESIGN MANUAL AND SPECIFICATIONS), M-7 THRU M-7.5.
 2. THIS DETAIL DOES NOT COVER ELECTRICAL AND ZONING REQUIREMENTS.
 3. MEMBER SIZES ARE MINIMUM VALUES.

2 TYPICAL PICKET FENCE MIN 6'-0" HIGH

SP-1 SCALE: NTS

PROPERTY DETAILS

Address:	2690 W SAMPLE RD, POMPANO BEACH, FL 33069
Owner(s):	FESTIVAL CENTRE LLC
Parcel ID:	48422107031/32/33

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)	48533 SF 1.114 Acres
LOT Size (Proposed)	48533 SF 1.114 Acres
Proposed Use:	Sec 155-4219 (H) Automatic dragline car wash with self service vacuums

B-3 DIMENSIONAL REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MAX BUILDING HEIGHT	105'		35'
MIN LOT SIZE	10,000	48533	48533 SF
MIN LOT WIDTH	100'	245.25'	243.25'
MAX LOT COVERAGE	60%	29119.8	4982 10.3%
MIN PERVIOUS AREA	20%		16555 34.1%
BUILDING SETBACKS			
MINIMUM FRONT SETBACK (FT)	0'	W SAMPLE	N: 15'-4"
MINIMUM SIDE YARD (FT)	0'	W 27TH AVE	W: 15'-4"
MINIMUM REAR YARD (FT)	30'		S: 153'-7"
INTERIOR SIDE YARD	0'		E: 102'-10"

PARKING DIMENSIONS TABLE

STANDARD	CODE SECTION	REQUIRED	PROPOSED
PARKING DIMENSIONS		9'-0" X 19'	12'X19'
MIN. DRIVE AISLE WITH 90 DEGREE		24'	26'
2 WAY DRIVE AISLE WIDTH		24'	MIN 24'
1 WAY DRIVE AISLE WIDTH		12'	MIN 12'

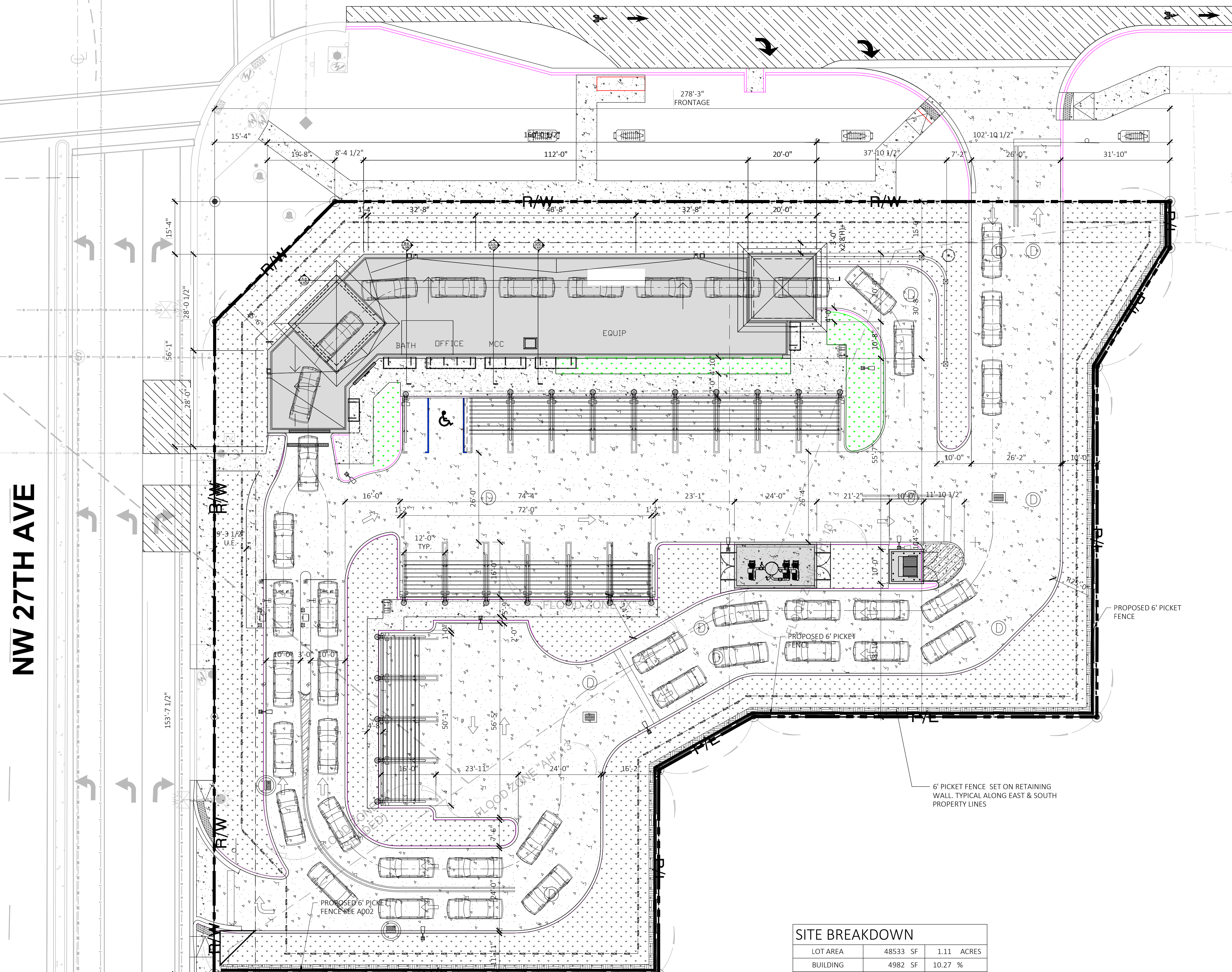
VEHICULAR PARKING REQUIREMENT

REQUIRED SPACES	AREA (SF)	RATIO	TOTAL REQUIRED
USE	4982	1/500 SF	10
CARWASH, FULL SERVE AUTOMATIC			
PROVIDED SPACES	STANDARD	ADA	TOTAL PROVIDED
PARKING SPACES	3	1	23
PARKING WITH VACUUM STATIONS			19
AUTO WASH STACKING REQUIREMENTS	REQ. INBOUND	REQUIRED	PROVIDED
TICKET GATE (AUTO PAY KIOSK)	2 SPACES/EA	6	22 Car Capacity

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

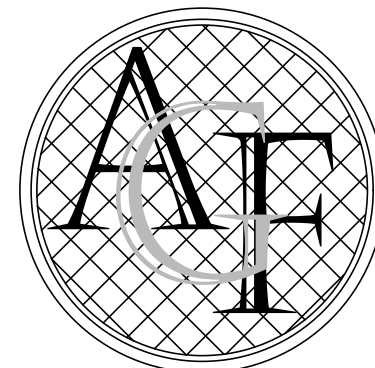
WEST SAMPLE ROAD



SITE BREAKDOWN

LOT AREA	48533 SF	1.11 ACRES
BUILDING	4982 SF	10.27 %
OPEN SPACE	15539 SF	32.02 %
WALKWAYS	2584 SF	5.32 %
VUA	25428 SF	52.39 %

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



FANJUL & ASSOCIATES, LLC
ARCHITECTURE, PLANNING & INTERIOR DESIGN

AA26000725

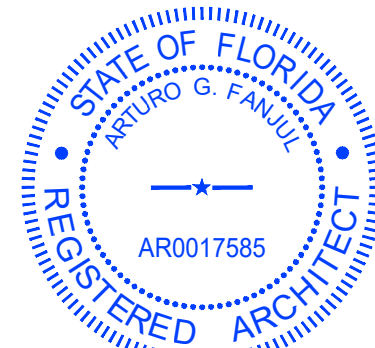
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"A BETTER LIFE THROUGH DESIGN"



ARTURO G. FANJUL, AR0017585
STATE OF FLORIDA REGISTERED ARCHITECT

This item has been electronically signed and sealed by:

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DESIGN REVIEW



WEST POMANO

2690 W SAMPLE ROAD
POMPANO BEACH, FL 33069
ID:484221070031/32/32

SITE PLAN

REVISION NO.

DATE: 10/24/2025

SCALE: AS NOTED

DRAWN: AGF

CHECKED: AGF

JOB NO. 24-0704

PERMIT NO.

OWNERSHIP

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SP-1