

JAIME PLANA / LICENSE AR 9769

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 Date: 2024.04.10 00:39:42 -0400

PLANA
 INTERNATIONAL CONSULTANTS, LLC

Architecture & Planning

1053 S.W. 12th Street
 Boca Raton, Florida 33486
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APPROVED	J.M. PLANA
DESIGNED	J.M. PLANA
DRAWN	S. PEREZ

REVISIONS

NO.	DESCRIPTION

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 WRITTEN AUTHORIZATION OF
 JAIME M. PLANA, ARCHITECT

PROJECT

SITE PLAN
 FOR EXISTING
STORAGE FACILITY
 FOR
THERMOSET ROOFING CORP.
 located at
500 NW 12 Street
Pompano Beach, FL.

SHEET CONTENTS

SITE PLAN

ISSUED FOR

- REVIEW & COMMENTS
- BIDDING
- NOT FOR CONSTRUCTION
- PERMIT
- CONSTRUCTION

ISSUE DATE: 09 APR 24

PROJECT NUMBER: 24TS
 SHEET NUMBER: 1

LEGAL DESCRIPTION:

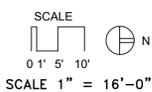
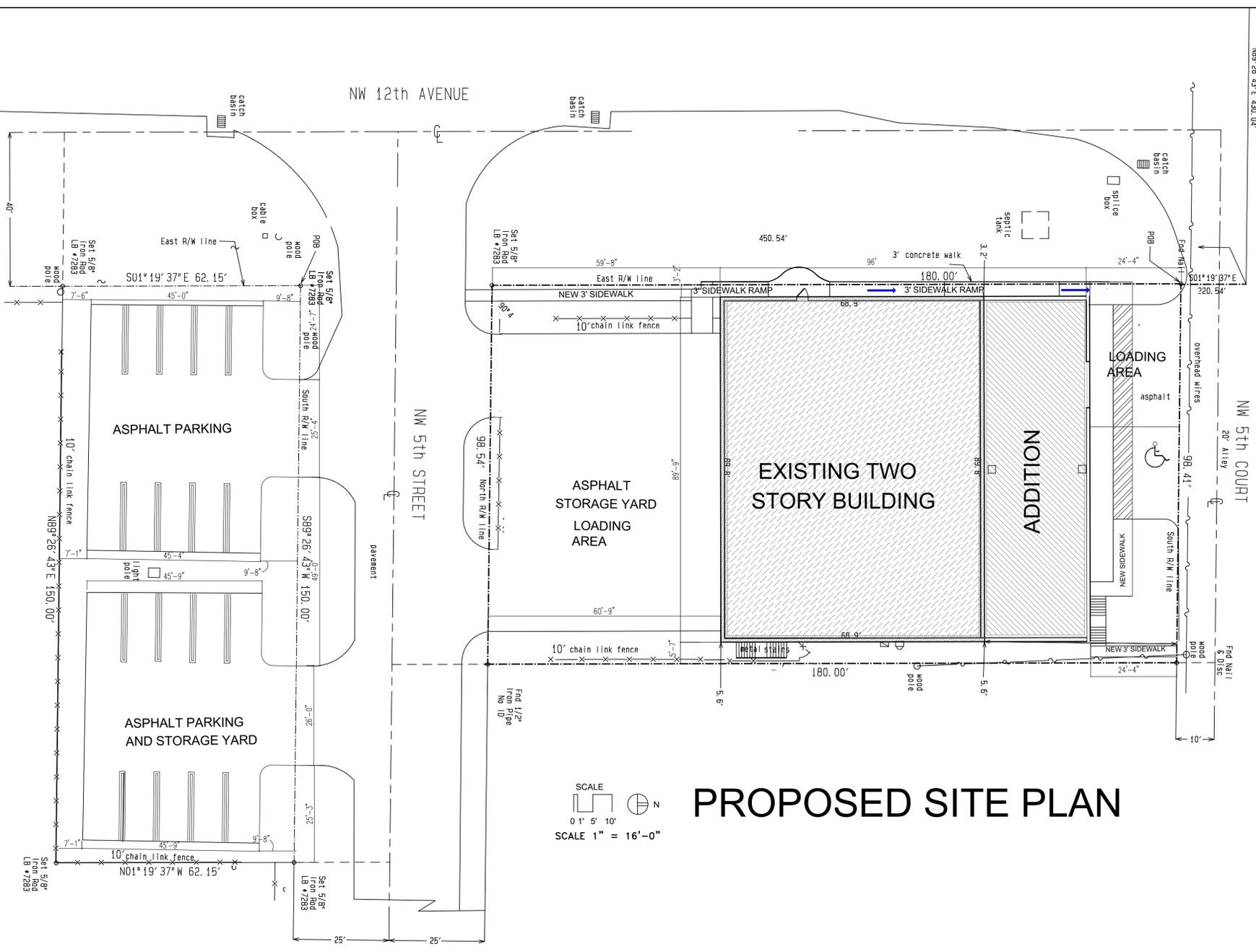
A portion of the SW 1/4 of the NE 1/4 of the SE 1/4 of Section 34, Township 48 South, Range 42 East, Broward County, Florida, more particularly described as follows:

Commencing at the Northwest corner of said SW 1/4 of the NE 1/4 of the SE 1/4; thence Easterly along the North line of said SW 1/4 of the NE 1/4 of the SE 1/4 a distance of 430.04 feet; thence Southerly along a line making an angle of 89°13'40" into the Southwest quadrant a distance of 99.46 feet to a point on the Easterly right-of-way line of Northwest 12th Avenue; thence continue Southerly along the East right-of-way line of Northwest 12th Avenue a distance of 121.08 feet to a point on the South right-of-way line of that certain 20-foot alley, as referred to in Official Records Book 1970, Page 269, and as now occupied and the POINT OF BEGINNING; thence Easterly along the South right-of-way line, making an included angle of 89°13'40" a distance of 98.41 feet; thence Southerly making an included angle of 90°47'55", a distance of 180 feet to a point on the North right-of-way line of Northwest 5th Street; thence Westerly along the said North right-of-way line of Northwest 5th Street, making an included angle of 89°12'05", a distance of 98.54 feet to a point on the East right-of-way line of said Northwest 12th Avenue; thence Northerly along the said East right-of-way line of Northwest 12th Avenue, making an included angle of 90°46'20", a distance of 180 feet to the POINT OF BEGINNING.

AND

A portion of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of Section 34, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4); thence North 89°26'43" East along the North line of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) a distance of 430.04 feet; thence South 1°19'37" East a distance of 99.48 feet to a point on the Easterly right-of-way line of Northwest 12th Avenue; thence continue South 1°19'37" East along the said East right-of-way line a distance of 351.08 feet to a point on the South right-of-way line of Northwest 5th Street as now occupied, and to the POINT OF BEGINNING; thence continue South 1°19'37" East along said East right-of-way line a distance of 62.15 feet; thence North 89°26'43" East a distance of 150.0 feet; thence North 1°19'37" West a distance of 62.15 feet to a point on the South right-of-way line of said Northwest 5th Street; thence South 89°26'43" West along said South right-of-way line a distance of 150.00 feet to the POINT OF BEGINNING.



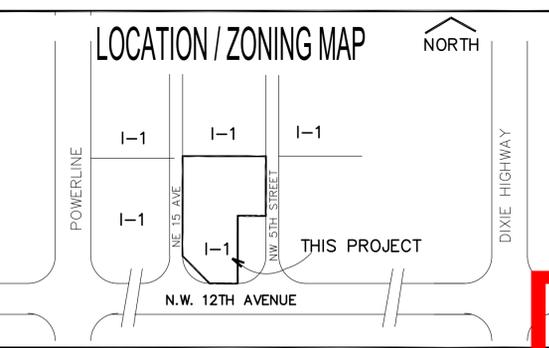
PROPOSED SITE PLAN

THE PROPERTY DESCRIBED HEREON IS ZONED I-1 GENERAL INDUSTRIAL AS SHOWN ON THE CITY OF POMPANO BEACH, FLORIDA OFFICIAL ZONING MAP, MAP UPDATED: OCTOBER 30, 2013 OBTAINED FROM THE POMPANO BEACH PLANNING AND ZONING WEB SITE <http://www.flvec.com/broward/content/UrlView.aspx?id=4045>

SITE PLAN DATA

SITE AREAS	BUILDING AREAS	LAND USE										
NORTH SITE AREA = 17,737 SF SOUTH SITE AREA = 9,322 SF TOTAL SITE AREA = 27,059 SF IMPERVIOUS BUILDING FOOTPRINT = 8,665 S.F. WALKS, DECKS, EQUIPMENT PADS = 676 S.F. PARKING = 6,831 S.F. STORAGE YARD = 4,574 S.F. NORTH LOADING ZONE = 574 S.F. TOTAL IMPERVIOUS AREA PROVIDED = 78.9% = 21,320 S.F. TOTAL PERVIOUS AREA PROVIDED = 21.1% = 5,739 S.F. TOTAL PERVIOUS AREA REQUIRED = 15% = 15,721 S.F.	FIRST FLOOR OFFICE SPACE 0 S.F. SECOND FLOOR OFFICE SPACE 1,794 S.F. TOTAL OFFICE SPACE 1,794 S.F. TOTAL GROUND FLOOR INDUSTRIAL AREA 8,665 S.F. TOTAL SECOND FLOOR INDUSTRIAL AREA 6,871 S.F. TOTAL GROUND FLOOR 8,665 S.F. TOTAL BUILDING AREA 17,330 S.F.	CURRENT LAND USE = INDUSTRIAL PROPOSED LAND USE = INDUSTRIAL ZONING CURRENT ZONING CLASSIFICATION = I-1 POMPANO BEACH LOT SIZE TOTAL SITE AREA = 27,059 SF NET AREA = 0.6211 ACRES SETBACKS <table border="1"> <tr> <th>REQUIRED</th> <th>PROVIDED</th> </tr> <tr> <td>REAR YARD 0'</td> <td>5.6'</td> </tr> <tr> <td>FRONT YARD 0'</td> <td>3.2'</td> </tr> <tr> <td>SOUTH STREET SIDE YARD 0'</td> <td>60.7'</td> </tr> <tr> <td>NORTH SIDE YARD 0'</td> <td>24.3'</td> </tr> </table>	REQUIRED	PROVIDED	REAR YARD 0'	5.6'	FRONT YARD 0'	3.2'	SOUTH STREET SIDE YARD 0'	60.7'	NORTH SIDE YARD 0'	24.3'
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REAR YARD 0'	5.6'											
FRONT YARD 0'	3.2'											
SOUTH STREET SIDE YARD 0'	60.7'											
NORTH SIDE YARD 0'	24.3'											

- SITE NOTES**
1. AC CONDENSING UNITS ARE AT ROOF, SCREENED BY PARAPET
 2. TRASH CONTAINERS ARE KEPT IN WAREHOUSE AND WHEELED TO CURBSIDE FOR PICKUP
 3. INSTALL SIGNS INDICATING "NO PARKING FIRE LANE BY ORDER OF OF FIRE AND POLICE." IN DRIVE BETWEEN BUILDINGS MAX 60' APART.



DRC
 PZ24-1200009
 5/15/2024