

SITE DATA

- PROPERTY ADDRESS

NOT AVAILAE

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 SOUTHEAST ONE-QUARTER (SE 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 PANEL: X - BELOW 500-YR FLOOD PLAIN  
FLOOD PANEL: 12011C0376H

CURRENT PROPERTY AND INTENSITY

VACANT PARCELS

LAND USE DESIGNATION

EXISTING: INDUSTRIAL  
PROPOSED: INDUSTRIAL

ZONING DESIGNATION

ZONING: I-1

SITE AREA (NET)

LOT AREA: 57,628.6 S.F. (1.323 ACRES)

GROSS BUILDING COVERAGE

21,672 S.F. (39.6% OF TOTAL SITE)
- LANDSCAPE AREA REQUIREMENT

REQUIRED: 11,536.8 S.F. (MIN. 20% OF SITE)  
PROVIDED: 14,713.9 S.F. (25.5% OF SITE)

TOTAL PARKING/DRIVES AREA

15,148.5 S.F. (26.3%)

TOTAL MISC (WALKS, CURBS)

4,896.9 S.F. (8.5%)

HEIGHT

ALLOWED: 45'-0" MAX  
PROVIDED: BUILDING "A" = 27'-8" (29'-8" TOP OF PARAPET)  
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  
TOTAL LANDSCAPE AREA 14,713.9 S.F. (25.5%)  
  
IMPERVIOUS AREA  
BUILDING FOOTPRINT 22,867.7 S.F. (39.6%)  
VEHICULAR USE AREA 15,130.9 S.F. (26.2%)  
WALKWAYS/SLABS/OTHER 4,966.9 S.F. (8.7%)  
TOTAL IMPERVIOUS AREA 42,970.2 S.F. (74.5%)  
  
IMPERVIOUS + PERVIOUS AREA= 42,970.2 S.F. (74.5%) + 14,713.9 S.F. (25.5%) = 57,684.1 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			
BAY 5A	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"  
BUILDING "B"

19,473 SF  
3,395 SF

PARKING CALCULATIONS:

TABLE 155.5102 D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES  
NOTE 5: Floor area devoted to office use shall not count when computing the minimum number of required 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 (1/750 FOR THE 1ST 3,000 SF) = 4 SPACES REQ'D  
13,899 SF (1/2500 FOR ADDITIONAL SF OVER 3,000 SF) = 6 SPACES REQ'D

OFFICE USES: CONTRACTOR'S OFFICE (BAYS 7 & 8 AT 2,155 SF)  
2,089 SF (1/450 SF) = 5 SPACES REQ'D

TOTAL PARKING SPACES REQUIRED: = 10 INDUSTRIAL  
= 5 OFFICE  
= 15 PARKING SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED: 17 PARKING SPACES  
(INCLUDING 1 ACCESSIBLE SPACE)

- LOADING REQUIREMENTS (Sect. 155.3501 J.3 & 155.5102 M.I.)

REQUIRED: 1 OFF-STREET LOADING BERTH  
(INDUSTRIAL USES - LESS THAN MIN. 25,000 S.F.)

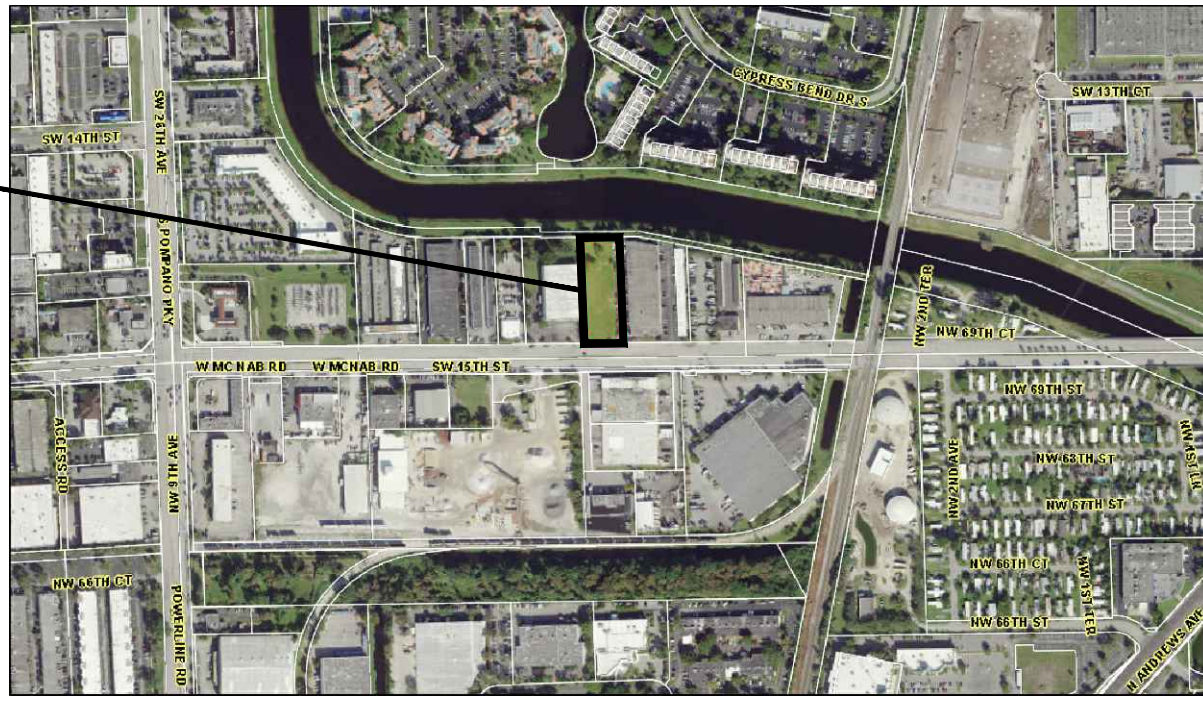
PROVIDED: 1 OFF-STREET LOADING BERTH  
12' x 55'

SITE LOCATION

FOLIO NUMBER  
4942-03-00-0521



NORTH



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

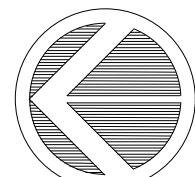
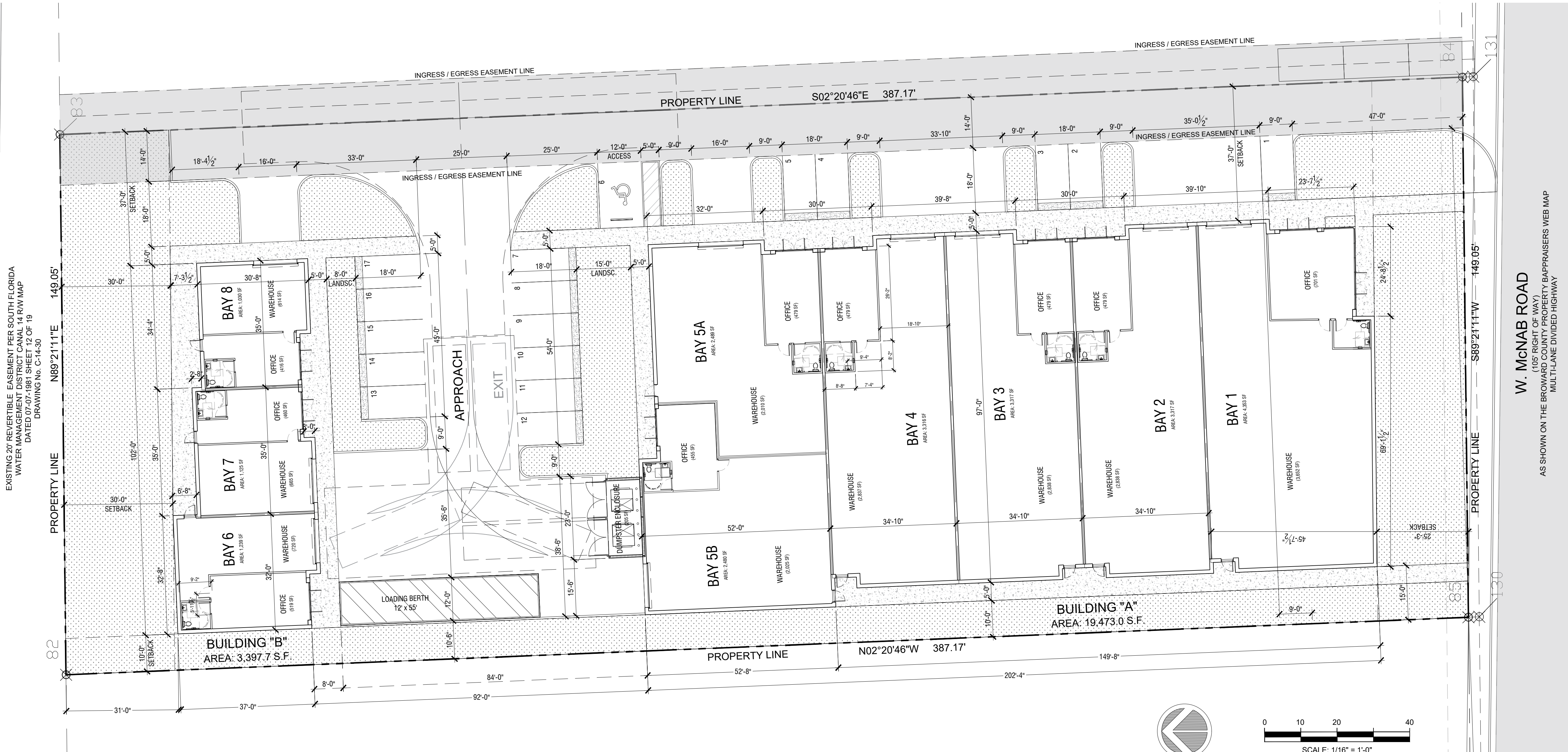
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SITE DATA

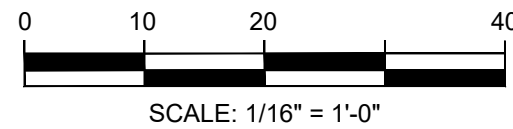
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SITE PLAN

SCALE: 1/16" = 1'-0"



NORTH



SCALE: 1/16" = 1'-0"

PROJECT TITLE

POMPANO WAREHOUSES

POMPANO BEACH, FL 33069

SHEET TITLE

SITE PLAN

REVISIONS  
No. DATE DESCRIPTION

0	06/08/22	SURVEY COORD.
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PROJECT No.: 21269  
DATE: 11/15/2021  
DRAWN BY: JAIME  
CHECKED BY: JBK

SHEET

SP-1

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