

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 2023 (8TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2021 EDITION, 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).

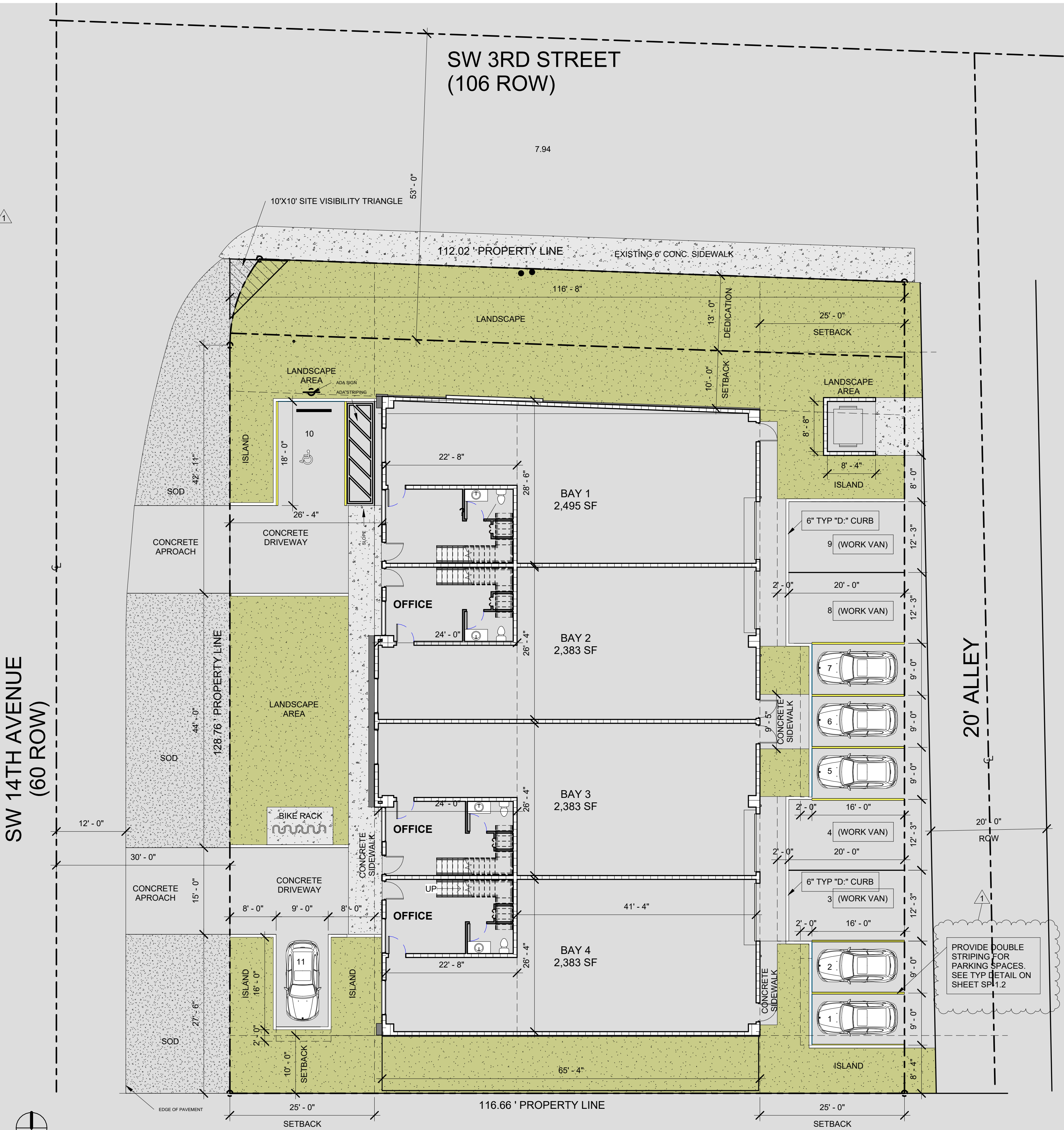
11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

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.

NOTE

IN NEW DEVELOPMENTS OR REDEVELOPMENTS THAT INCREASE GROSS FLOOR AREA BY 50% OR MORE, ALL OVERHEAD UTILITIES LOCATED ON THE DEVELOPMENT SITE AND/OR ALONG THE PUBLIC RIGHT-OF-WAY FRONTING THE DEVELOPMENT SITE MUST BE PLACED UNDERGROUND TO THE MAXIMUM EXTENT PRACTICABLE. THE DEVELOPMENT SERVICES DIRECTOR MAY WAIVE THIS REQUIREMENT IF THE UTILITY COMPANY DEMONSTRATES THAT UNDERGROUNDING WOULD BE DETRIMENTAL TO OVERALL SAFETY OR RELIABILITY..



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

2 GENERAL NOTES

3 SITE PLAN

ZONING DATA TABLE

I-1 GENERAL INDUSTRIAL	REQUIRED	PROVIDED
LOT COVERAGE	65% MAX	47%(7,184 SF)
PERVIOUS AREA	20% MIN.	27.23%
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 FOR 9,213 SF GROSS	11

SITE CALCULATIONS:

TOTAL SITE AREA:
NET AREA= 15,092 SF or .34 ACRES

BUILDING FOOTPRINT AREA	7,184 SF
DRIVEWAY	3,027 SF
SIDEWALKS	630 SF
DUMPSTER	140 SF
GREEN AREA	4,111 SF

TOTAL IMPERVIOUS AREA=	10,981 SF (72.77 %)
TOTAL PERVIOUS AREA= (GREEN AREA)	4,111 SF (27.23 %)

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25 FEET	25 FEET
2ND FRONT	25 FEET	25 FEET
SIDE	10 FEET	10 FEET

LEGAL DESCRIPTION:

LOTS 26, 27 AND 28 OF RACE TRACK ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THAN PORTION INCLUDED IN THE DESCRIPTION OF PARCEL 103 OF CA 89-10639, RECORDED IN ORB 16627, PAGE 20, BROWARD COUNTY RECORDS.



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Revision

REV	DATE	BY
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1	DRC	11/20/2025	J.A.G.
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PROPOSED WAREHOUSE FOR:
REGANZANI GROUP LLC
VACANT PROPERTY, SW 3RD STREET,
POMPANO BEACH, FL, 33069

SEAL: AR 0017852
LUIS LA ROSA

DRAWN: A.G.

CHECKED: L.L.R

DATE: 11/07/2023

SCALE: AS NOTED

JOB. NO.: 023-042

SHEET:

.SP 1.1

OF: SHEETS:

P&Z

PZ23-12000055

10/22/2025

3/32" = 1'-0"