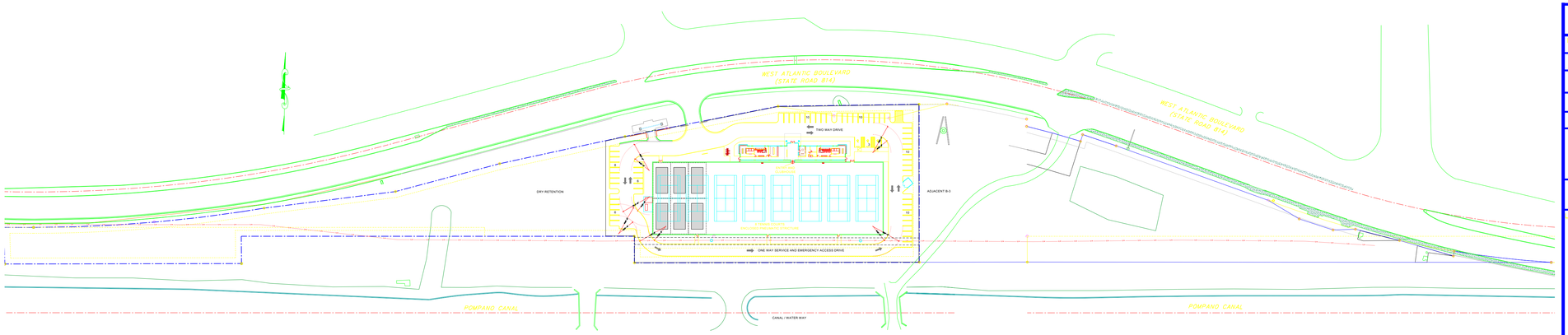

1 OVERALL SITE PLAN

SCALE: 1"=100'

SITE PLAN/ BUILDING DATA

PROJECT DESCRIPTION:
TENNIS COURT ENCLOSURE AND CLUBROOM FACILITY.

LAND USE DESIGNATION: CR COMMERCIAL RECREATION

ZONING DESIGNATION: CR COMMERCIAL RECREATION

SITE AREA: = 217,800 SF 5 ACRES

WATER/ WASTEWATER SERVICE PROVIDER: X

STRUCTURE USES:

CLUBHOUSE	5,044 SF
ENCLOSED TENNIS COURTS	49,724 SF
TOTAL:	54,768 SF

BUILDING FOOTPRINT:
TOTAL BUILDING FOOTPRINT = 54,768 SF

DT- STANDARDS:

	MIN.	MAX.	PROVIDED
LOT AREA	10,000SF	–	217,800SF
LOT WIDTH	100'	N/A	1,552'
LOT COVERAGE	–	108,895SF (50%)	54,768SF (25.1%)
PERVIOUS AREA	87,116SF (40%)	–	123,492SF (56.1%)
HEIGHT	–	105'	47'
FRONT NORTH SETBACK	25'	–	51'-3" (CLOSEST)
SIDE EAST SETBACK	25'	–	60'-7" (CLOSEST)
SIDE WEST SETBACK	25'	–	30'-11" (CLOSEST)
REAR SOUTH	15' (ADJ. WATER)	–	46'-10" (CLOSEST)

AREA SUMMARY
LOT AREA: 217,800 SF (5.0 ACRES)
GREEN AREA: 123,492 SF
BUILDING: 54,768 SF
AWA: 37,475 SF
SIDEWALKS AND DUMPSTER AREA: 2,054 SF

PARKING DATA: AS PER POMPANO BEACH FL PARKING REGULATIONS

RACKET SPORTS:	3 SPACE PER COURT (12)	= 36 SPACES REQUIRED
OTHER INDOOR MEMBERSHIP RECREATION USE: 5,044 SF/300		= 17 SPACES REQUIRED
TOTAL REQUIRED		= 53 SPACES
TOTAL SPACES PROVIDED		= 63 TOTAL
TOTAL ACCESSIBLE SPACES REQUIRED		= 3 PER FBC
BICYCLE PARKING PROVIDED		= 20 BICYCLES SPACES

LEGAL DESCRIPTION

LEGAL DESCRIPTION (WEST 5 ACRE PARCEL):

A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Section 32; thence South 88°48'29" West, on the South line of said Section 32, a distance of 183.15 feet to the Point of Beginning; thence continuing South 88°48'29" West, on said South line, a distance of 483.59 feet; thence North 01°20'37" West, a distance of 45.12 feet; thence South 88°55'15" West, a distance of 666.73 feet; thence South 01°19'28" East, a distance of 46.43 feet to a point on the South line of said Section 32; thence South 88°48'29" West, on said South line, a distance of 401.70 feet; thence North 02°42'34" West, on the Northerly extension of the West line of Section 4, Township 49 South, Range 42 East, a distance of 62.24 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies); thence Easterly on said South right-of-way line the following seven (7) courses and distances; 1) North 88°55'15" East, a distance of 50.57 feet to a point of curve; 2) thence Easterly on said curve to the left, with a radius of 2351.83 feet, a central angle of 09°34'34", an arc distance of 393.07 feet to a point of tangency; 3) thence North 81°43'56" East, a distance of 224.69 feet; 4) North 73°54'56" East, a distance of 182.75 feet; 5) North 76°39'36" East, a distance of 218.02 feet; 6) North 77°44'19" East, a distance of 264.67 feet; 7) North 88°06'27" East, a distance of 239.35 feet to the termination of said seven (7) courses and distance; thence South 01°11'31" East, a distance of 268.37 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 217,800 square feet or 5.0000 acres more or less.

CODE INFORMATION

APPLICABLE CODES:
2020 FLORIDA BUILDING CODE 7TH EDITION,
2020 NFPA 101 LIFE SAFETY CODE,
FLORIDA FIRE PREVENTION CODE 7TH EDITION

NOTES

ALL NEW FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND.

TO THE BEST OF THE ARCHITECT'S OR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

REVISIONS

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ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF RWB / LINARES ARCHITECTURE, INC

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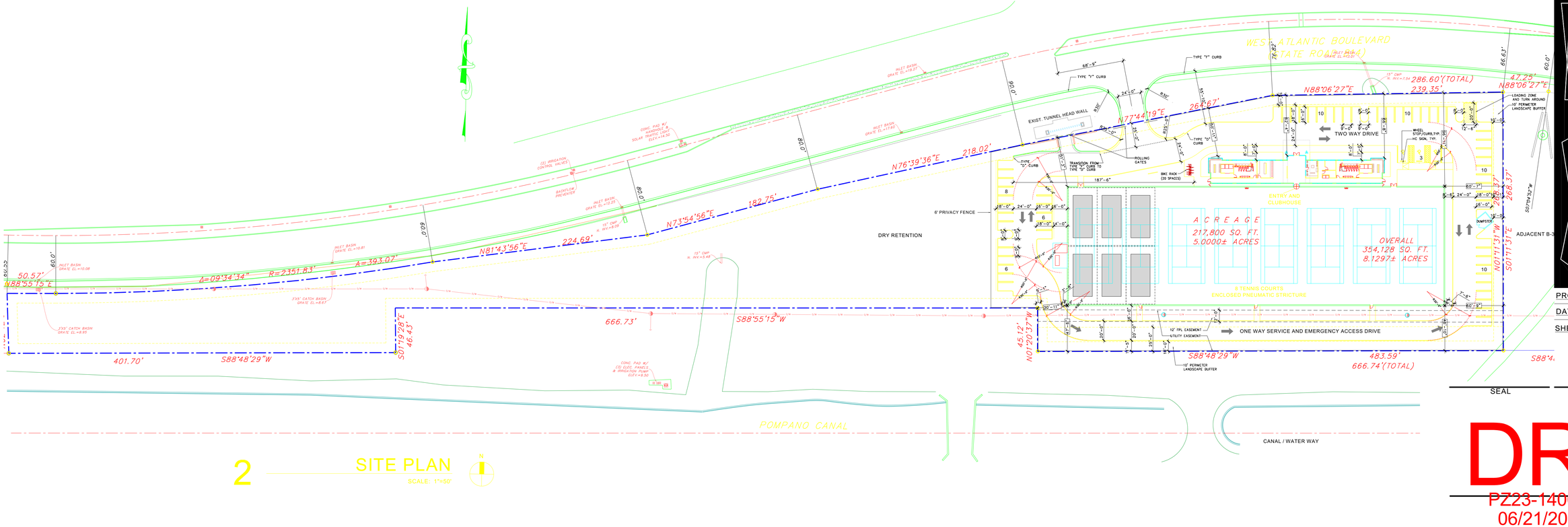
PHONE 561-391-0081 FAX 561-391-0085
EMAIL mail@rwb-arch.com

RWB Linares ARCHITECTURE

PROJECT # 21-035
DATE PER ISSUANCE
SHEET # SP-1

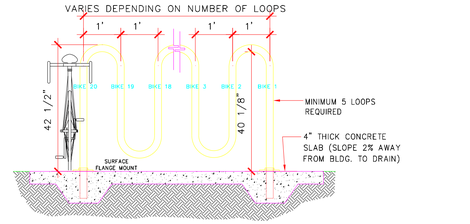
SEAL JUAN C. LINARES



2 SITE PLAN

SCALE: 1"=50'

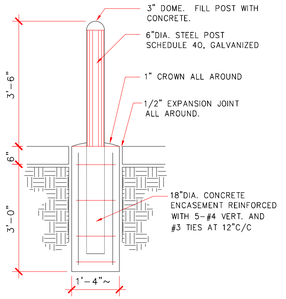
DRC
AA26000640
PZ23-14000005
06/21/2023



NOTE: BIKE RACK TO BE MADRAX HEAVY DUTY WINDER HW238-7 (5 LOOP) OR APPROVED EQUAL. ASTM A53 SCHEDULE 40 GALVANIZED STEEL PIPE (2.375" OD x 0.154 WALL).

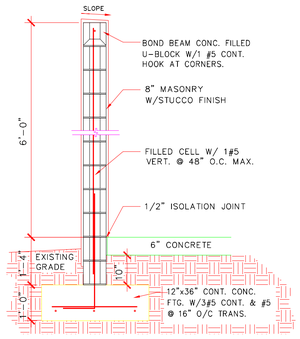
4 / SP-2 BIKE RACK DETAIL

SCALE: 1/2"=1'-0"



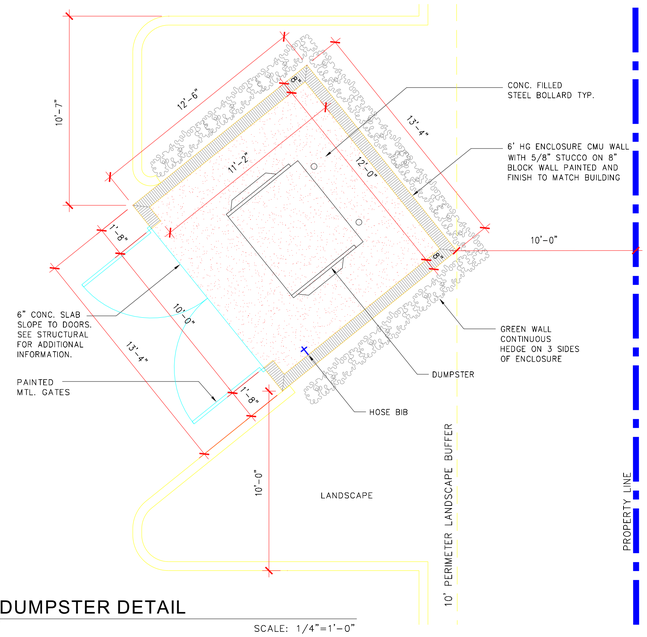
7 / SP-2 BOLLARD DETAIL

SCALE: 1/2"=1'-0"



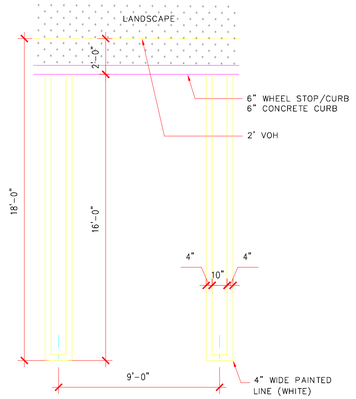
6 / SP-2 DUMPSTER ENCLOSURE WALL DETAIL

SCALE: 1/2"=1'-0"



5 / SP-2 DUMPSTER DETAIL

SCALE: 1/4"=1'-0"

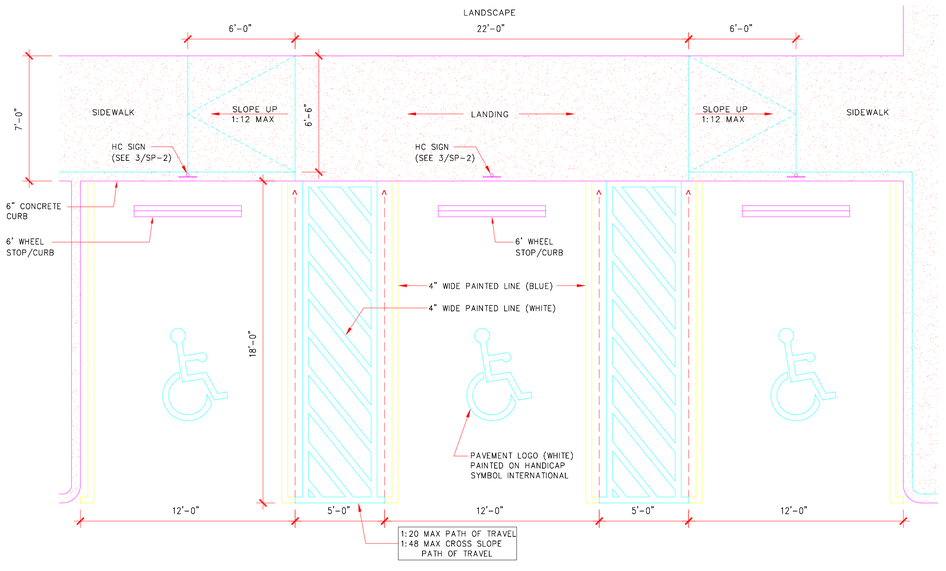


3 / SP-2 ACCESSIBLE HANDICAP SIGN DETAIL

SCALE: 1/2"=1'-0"

2 / SP-2 TYPICAL PARKING STALL DETAIL

SCALE: 1/4"=1'-0"



1 / SP-2 TYPICAL HC PARKING STALL DETAIL

SCALE: 1/4"=1'-0"

REVISIONS

1.	PRE-DRC COMMENTS	04.19.23
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RWB Linares ARCHITECTURE

PROJECT # 21-035

DATE PER ISSUANCE

SHEET # 1 SP-2

SEAL JUAN C. LINARES

DRC

AA26000640

PZ23-14000005

06/21/2023

SP-1

1 OVERALL SITE PLAN

SP-1

2 SITE PLAN

SP-2