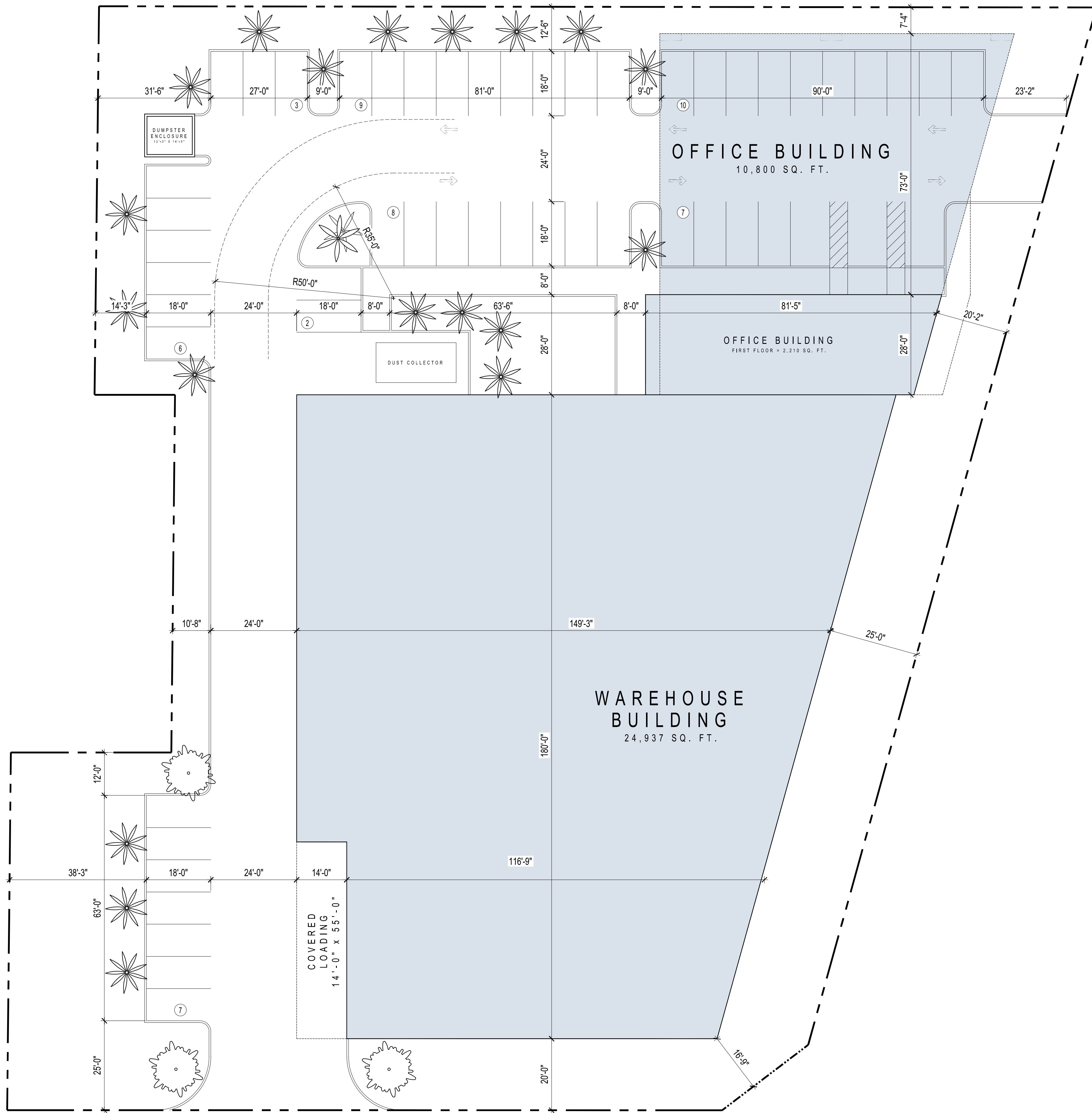


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SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION.
- SITE DRAINAGE BY CIVIL ENGINEER

NORTH

SITE DATA	
B-3 (OFFICE) LOT SIZE	28678.3 SQ. FT.
I-1 (WAREHOUSE) LOT SIZE	44455.4 SQ. FT.
TYPE OF CONSTRUCTION	
TYPE	
*MAXIMUM NUMBER OF STORIES ALLOWED =	
*NUMBER OF STORIES PROVIDED =	
*MAXIMUM SQUARE FOOTAGE ALLOWED =	
*SQUARE FOOTAGE PROVIDED =	
FLOOD ZONE INFORMATION	
FLOOD ZONE / BASE FLOOD ELEVATION (BFE) = ; DESIGN FLOOD ELEVATION (DFE) = BFE + 1'-0" =	
TYPE OF OCCUPANCY	
SETBACK REQUIREMENTS	
ZONING : (B-3) - GENERAL BUSINESS	
SETBACKS	
*FRONT SETBACK REQUIRED	0'-0"
*FRONT SETBACK PROVIDED	
*REAR SETBACK REQUIRED	30'-0"
*REAR SETBACK PROVIDED	
*STREET SIDE SETBACK REQUIRED	0'-0"
*STREET SIDE SETBACK PROVIDED	
*INTERIOR SIDE SETBACK REQUIRED	0'-0"
*INTERIOR SIDE SETBACK PROVIDED	
ZONING : (I-1) - GENERAL INDUSTRIAL	
SETBACKS	
*FRONT SETBACK REQUIRED	25'-0"
*FRONT SETBACK PROVIDED	
*REAR SETBACK REQUIRED	30'-0"
*REAR SETBACK PROVIDED	
*STREET SIDE SETBACK REQUIRED	10'-0"
*STREET SIDE SETBACK PROVIDED	
*INTERIOR SIDE SETBACK REQUIRED	10'-0"
*INTERIOR SIDE SETBACK PROVIDED	
BUILDING HEIGHT REQUIREMENT	
B-3 *MAXIMUM BUILDING HEIGHT ALLOWED	105'-0"
B-3 *ACTUAL BUILDING HEIGHT PROVIDED	
NOTE: MAXIMUM BUILDING HEIGHT MEASUREMENTS BASED ON CITY OF POMPAÑO BEACH LAND DEVELOPMENT REGULATIONS SECTION 155.3304 MEASUREMENTS	
I-1 *MAXIMUM BUILDING HEIGHT ALLOWED	45'-0"
I-1 *ACTUAL BUILDING HEIGHT PROVIDED	
NOTE: MAXIMUM BUILDING HEIGHT MEASUREMENTS BASED ON CITY OF POMPAÑO BEACH LAND DEVELOPMENT REGULATIONS SECTION 155.3402 MEASUREMENTS	
PERVIOUS AREA REQUIREMENT	
B-3 *MINIMUM PERVIOUS AREA ALLOWED	20% = 5735.6 SQ. FT.
B-3 *ACTUAL PERVIOUS AREA PROVIDED	
NOTE: MINIMUM PERVIOUS AREA MEASUREMENTS BASED ON CITY OF POMPAÑO BEACH LAND DEVELOPMENT REGULATIONS SECTION 155.3304 MEASUREMENTS	
I-1 *MINIMUM PERVIOUS AREA ALLOWED	20% = 8,891 SQ. FT.
I-1 *ACTUAL PERVIOUS AREA PROVIDED	
NOTE: MINIMUM PERVIOUS AREA MEASUREMENTS BASED ON CITY OF POMPAÑO BEACH LAND DEVELOPMENT REGULATIONS SECTION 155.3402 MEASUREMENTS	
LOT COVERAGE REQUIREMENT	
B-3 *MAXIMUM LOT COVERAGE ALLOWED	60% = 17,206.8 SQ. FT.
B-3 *ACTUAL LOT COVERAGE PROVIDED	
NOTE: MAXIMUM LOT COVERAGE MEASUREMENTS BASED ON CITY OF POMPAÑO BEACH LAND DEVELOPMENT REGULATIONS SECTION 155.3304 MEASUREMENTS	
I-1 *MAXIMUM LOT COVERAGE ALLOWED	65% = 28,895.75 SQ. FT.
I-1 *ACTUAL LOT COVERAGE PROVIDED	
NOTE: MAXIMUM LOT COVERAGE MEASUREMENTS BASED ON CITY OF POMPAÑO BEACH LAND DEVELOPMENT REGULATIONS SECTION 155.3402 MEASUREMENTS	
OFF-STREET PARKING SPACE REQUIREMENT	
B-3 *MINIMUM PARKING SPACES CALCULATION	1 / 400 SQ. FT.
B-3 *MINIMUM PARKING SPACES REQUIRED	10,800 / 400 = 27 SPACES
I-1 *MINIMUM PARKING SPACES CALCULATION	1 / 1,000 SQ. FT.
I-1 *MINIMUM PARKING SPACES REQUIRED	24,937 / 1,000 = 25 SPACES
TOTAL PARKING SPACES REQUIRED	52 SPACES
TOTAL PARKING SPACES PROVIDED	52 SPACES
NOTE: MINIMUM OFF-STREET PARKING SPACES BASED ON CITY OF POMPAÑO BEACH LAND DEVELOPMENT REGULATIONS TABLE 155.5102 D.1	

ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

14000022

7/27/2022

architect

energy

DATE: 07-21-2021
DRAWN / CHECKED: TRF / JR
PERMIT:
CONSTRUCTION:
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#21031

architecture + energy of intelligence

INTELAE

COLOR FACTORY
NEW WAREHOUSE / OFFICE
1621 NORTH DIXIE HIGHWAY
POMPAÑO BEACH, FL 33060