

ZONING CLASSIFICATION: I-1 General Industrial
OCCUPANCY CLASSIFICATION: F-1 per FBC 306.2
General Industrial per NFPA 101-40.1.2.1.1
WAREHOUSE USE: Vacant/Unoccupied Space
TYPE OF CONSTRUCTION: III-B (FULLY SPRINKLERED)
MAX. LOT COVERAGE: 65%
PROPOSED LOT COVERAGE: 33.64 %
MAX. ALLOWABLE BLDG. HT: 45'-0"
PROPOSED MAX BLDG HT: 44'-8"

Note: As defined in ULDC Sec 1.1.2.B.59 *Building Height*: "The vertical distance measured in feet from finished grade to the highest point of the roof for flat roofs....."

SETBACK DATA PER ZONING REGULATIONS

REQUIRED	PROPOSED
Front: 25 ft	Front (NW 19th St): 25-8 7/8" Max.
Street Side: 10 ft	Street Side (NW 25th Ave): 21'-4 1/4"
Interior Side: 10 ft	Interior Side: N/A
Rear: 30 ft	Rear (North): 108'-8"

SITE STATS
TOTAL SITE AREA: 178,076 sf or 4.09 acres
GROSS BUILDING AREA: 59,912 sf or 33.64 % of Site Area

PERVIOUS AREA
• Perimeter Landscape: 37,409 sf
• Interior Landscape: 21,282 sf or 39% of VUA
TOTAL PERVIOUS AREA: 58,691 sf or 33% of Site Area
MIN. PERVIOUS AREA REQD: 20.0 % of Site Area

IMPERVIOUS AREA
• Building area: 59,912 sf
• Miscellaneous Concrete: 4,919 sf
(Cone Walk/Dumpster/Stairs)
• Vehicular Use Area (VUA): 54,554 sf
TOTAL IMPERVIOUS AREA: 119,385 sf

PARKING STATS

Gross Building Area: 59,912 sf
less Meter/Pump Room: 491 sf
less Exterior Covered Entry: 216 sf
Net Building Area: 59,205 sf

Office
20% or 11,841 sf @ 1 per 400 sf = 30 Stalls Req'd
Whse Distribution/Storage
80% 47,364 sf
@ 1 per 750 sf for first 3,000 sf = 4 Stalls Req'd
then 44,364 @ 1 per 2,500 sf = 18 Stalls Req'd

TOTAL PARKING REQUIRED: 52 Stalls (Including 3 HC Required)
per FBC-A, table 208.2)
TOTAL PARKING PROVIDED: 59 Stalls (3 HC Provided)

LOADING BERTHS REQUIRED: 3
LOADING BERTHS PROVIDED: 14

BICYCLE PARKING REQUIRED: 20
BICYCLE PARKING PROVIDED: 20 (2 BICYCLE RACKS OF 10 EACH)

NOTES:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION.
2. REFER TO CIVIL PLANS FOR PROPOSED GRADING AT BUILDING ENTRANCES.
3. REFER TO ARCHITECTURAL PLANS FOR GROUND FLOOR PLAN/BAY LAYOUT.
4. ALL PARKING STALLS TO BE DOUBLE STRIPED.

PARCEL L-1
"ALPHA 250"
PB. 156, PG. 26 B.C.R.

PARCEL 4
"ALPHA 250"
PB. 156, PG. 26 B.C.R.

FIRST POMPANO LOGISTICS CENTER

2551 NW 19TH STREET
POMPANO BEACH, FL 33069

NO. DATE REVISION

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



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Hanlon
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MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270

ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:
20-043.1

ISSUED DATE:
2022-11-17

SCALE:
1" = 30'-0"

TITLE:
SITE PLAN

DRAWING NUMBER:

DRC

P222-12000042

12/21/2022