N

GRAPHIC SCALE

0 30 60

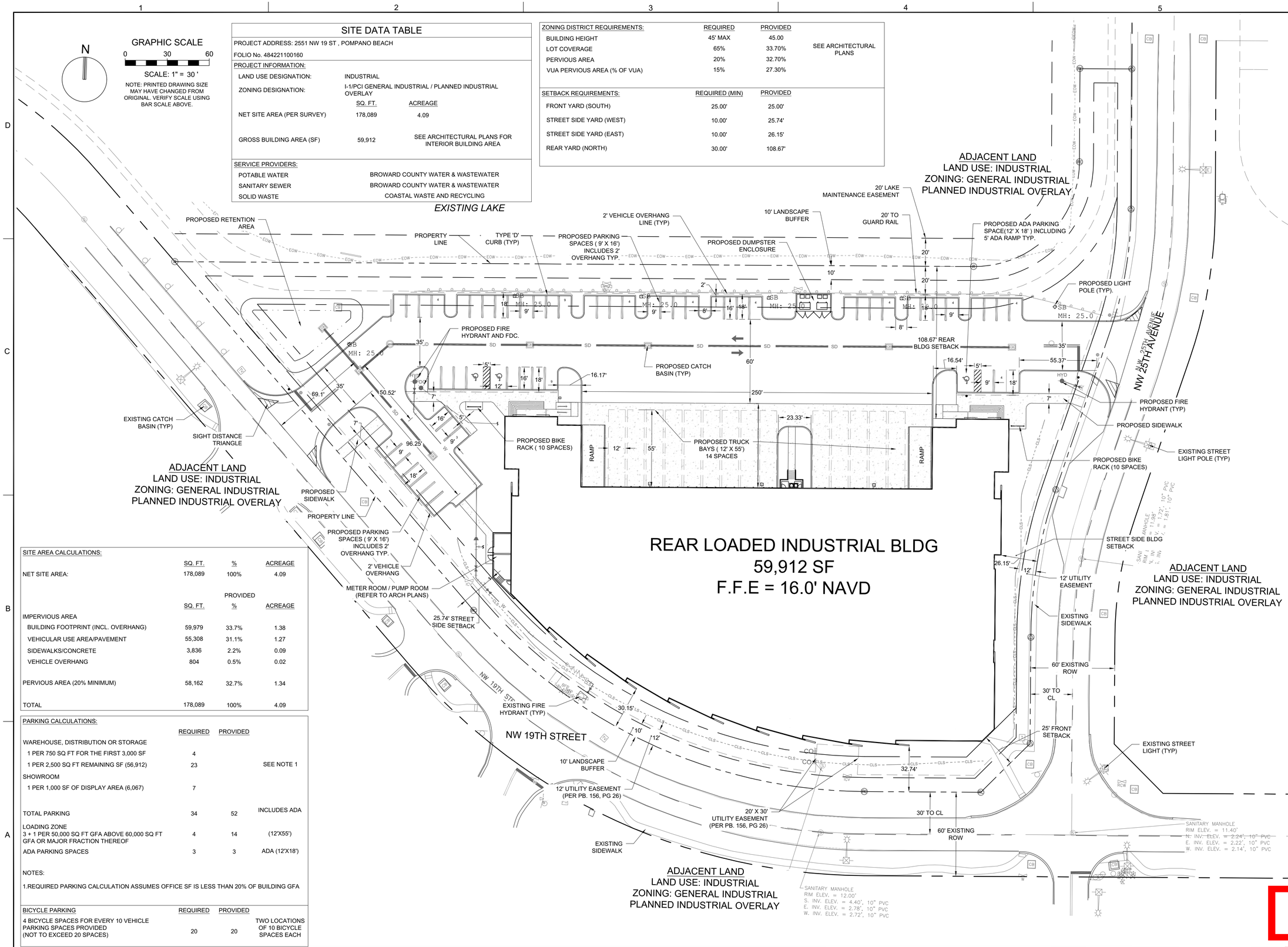
SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

## SITE DATA TABLE

| | | |
|---|---|---|
| PROJECT ADDRESS: 2551 NW 19 ST , POMPANO BEACH | | |
| FOLIO No. 484221100160 | | |
| PROJECT INFORMATION: | | |
| LAND USE DESIGNATION: | INDUSTRIAL | |
| ZONING DESIGNATION: | I-1/PCI GENERAL INDUSTRIAL / PLANNED INDUSTRIAL OVERLAY | |
| | SQ. FT. | ACREAGE |
| NET SITE AREA (PER SURVEY) | 178,089 | 4.09 |
| GROSS BUILDING AREA (SF) | 59,912 | SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA |
| SERVICE PROVIDERS: | | |
| POTABLE WATER | BROWARD COUNTY WATER & WASTEWATER | |
| SANITARY SEWER | BROWARD COUNTY WATER & WASTEWATER | |
| SOLID WASTE | COASTAL WASTE AND RECYCLING | |

| ZONING DISTRICT REQUIREMENTS: | REQUIRED | PROVIDED | |
|---|---|---|---|
| BUILDING HEIGHT | 45' MAX | 45.00 | SEE ARCHITECTURAL PLANS |
| LOT COVERAGE | 65% | 33.70% | |
| PERVIOUS AREA | 20% | 32.70% | |
| VUA PERVIOUS AREA (% OF VUA) | 15% | 27.30% | |
| SETBACK REQUIREMENTS: | REQUIRED (MIN) | PROVIDED | |
| FRONT YARD (SOUTH) | 25.00' | 25.00' | |
| STREET SIDE YARD (WEST) | 10.00' | 25.74' | |
| STREET SIDE YARD (EAST) | 10.00' | 26.15' | |
| REAR YARD (NORTH) | 30.00' | 108.67' | |




## SITE AREA CALCULATIONS:

| | SQ. FT. | % | ACREAGE |
|---|---|---|---|
| NET SITE AREA: | 178,089 | 100% | 4.09 |
| | | PROVIDED | |
| | SQ. FT. | % | ACREAGE |
| IMPERVIOUS AREA | | | |
| BUILDING FOOTPRINT (INCL. OVERHANG) | 59,979 | 33.7% | 1.38 |
| VEHICULAR USE AREA/PAVEMENT | 55,308 | 31.1% | 1.27 |
| SIDEWALKS/CONCRETE | 3,836 | 2.2% | 0.09 |
| VEHICLE OVERHANG | 804 | 0.5% | 0.02 |
| PERVIOUS AREA (20% MINIMUM) | 58,162 | 32.7% | 1.34 |
| TOTAL | 178,089 | 100% | 4.09 |

## PARKING CALCULATIONS:

| | REQUIRED | PROVIDED | |
|---|---|---|---|
| WAREHOUSE, DISTRIBUTION OR STORAGE | | | |
| 1 PER 750 SQ FT FOR THE FIRST 3,000 SF | 4 | | |
| 1 PER 2,500 SQ FT REMAINING SF (56,912) | 23 | | SEE NOTE 1 |
| SHOWROOM | | | |
| 1 PER 1,000 SF OF DISPLAY AREA (6,067) | 7 | | |
| TOTAL PARKING | 34 | 52 | INCLUDES ADA |
| LOADING ZONE 3 + 1 PER 50,000 SQ FT GFA ABOVE 60,000 SQ FT GFA OR MAJOR FRACTION THEREOF | 4 | 14 | (12'X55') |
| ADA PARKING SPACES | 3 | 3 | ADA (12'X18') |

NOTES:

1.REQUIRED PARKING CALCULATION ASSUMES OFFICE SF IS LESS THAN 20% OF BUILDING GFA

| BICYCLE PARKING | REQUIRED | PROVIDED | |
|---|---|---|---|
| 4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES) | 20 | 20 | TWO LOCATIONS OF 10 BICYCLE SPACES EACH |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Florida Landscape Architecture Business License: LC26000457


REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

| | |
|---|---|
| ISSUE DATE: | 09/15/22 |
| DESIGNED BY: | JW |
| DRAWN BY: | NW/SS/FA |
| CHECKED BY: | TD |
| BID-CONTRACT: | |

This item has been digitally signed and sealed by Thomas F. Donahue, P.E. on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

2022.11.17 10:51:06-05'00'

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

**FIRST INDUSTRIAL REALITY TRUST**

PROJECT

**2551 NW 19TH ST POMPANO BEACH, FL 33069**

SHEET TITLE

**SITE PLAN**

SHEET NUMBER: SP 101

PROJECT NUMBER: 1290

STATUS: PRELIMINARY

DRC
PZ22-12000042
12/21/2022