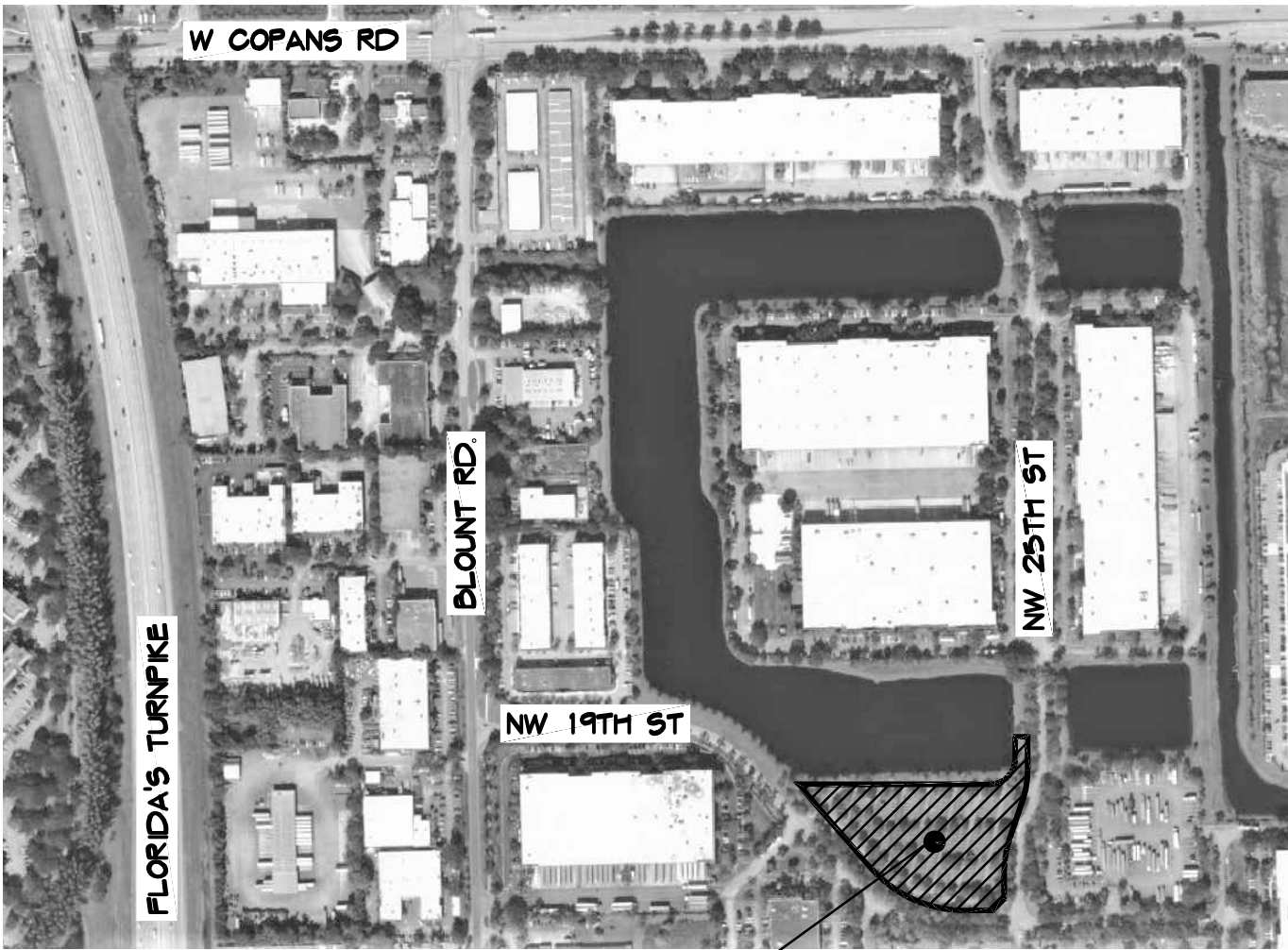


FIRST POMPANO LOGISTICS CENTER

2551 NW 19TH STREET
POMPANO BEACH, FLORIDA 33069



PROJECT LOCATION



PARCEL 16, AS SHOWN ON THE PLAT OF ALPHA 250, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA.

LEGAL DESCRIPTION

ALL WORK TO COMPLY WITH THE FOLLOWING CODES:

THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH ALL CITY OF POMPANO BEACH BUILDING DEPARTMENT REQUIREMENTS AND AMENDMENTS, BROWARD COUNTY REQUIREMENTS AND FOLLOWING CODES:

- 2020 FLORIDA BUILDING CODE
- NATIONAL ELECTRICAL CODE 2015
- 2017 THE FLORIDA FIRE PREVENTION CODE
- NFPA-101, 2018 EDITION W/ FLORIDA AMENDMENTS
- NFPA 1 UNIFORM FIRE CODE 2018 W/ FLORIDA AMENDMENTS
- FLORIDA STATUTES
- FLORIDA ADMINISTRATIVE CODE

NOTE: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110 OF THE PBC ADMINISTRATIVE CODE AND CHAPTER 633 OF THE FLORIDA STATUTES

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 Street Side: 10 ft Interior Side: 10 ft Rear : 30 ft	Front (NW 19th St) : 25'-8 7/8" Max. Street Side (NW 25th Ave) : 21'-4 1/4" Interior Side: N/A 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 (Conc 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 Reqd
Whse Distribution/Storage
80% 47,364 sf
@ 1 per 750 sf for first 3,000 sf = 4 Stalls Reqd
then 44,364 @ 1 per 2,500 sf = 18 Stalls Reqd

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)

VICINTY MAP

OWNER:

FIRST INDUSTRIAL REALTY TRUST, INC
5503 West Waters Avenue, Suite 503
Tampa, Florida 33634
Contact: Benjamin F. Wallert III
T - 813-347-5221
E - bwallert@firstindustrial.com

ARCHITECT:

HNM ARCHITECTURE, LLC
3705 North Federal Highway
Delray Beach, FL 33435
Contact: Jaime O. Mayo
T - 561-733-2225
E - jmayo@hnm-architecture.com

LANDSCAPE ARCHITECTURE:

KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060
Contact: Michael Phillips
T 954-788-3400
E mphilips@keithteam.com

CIVIL ENGINEERING:

KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060
Contact: Jonah Weaver
T 954-788-3400
E jweaver@keithteam.com

LIGHTING CONSULTANT:

GENESIS LIGHTING:
14101 Northwest 18th St
Sunrise, FL 33325
Contact: Ryan McCarthy
T 954-306-3931
E rmccarthy@genesislighting.net

NOTES

A-0.0 COVER SHEET

SURVEY:

SURVEY

CIVIL:

REFER TO CIVIL COVER SHEET SUBMITTED CONCURRENTLY WITH THIS APPLICATION.

ARCHITECTURAL:

A-0.1	SITE PLAN, STATS & NOTES
A-0.2	PHOTOMETRIC SITE PLAN
A-0.3	SITE DETAILS
A-1.0	FLOOR PLAN
A-1.1	LIFE SAFETY PLAN
A-3.0	ROOF PLAN
A-4.0	WEST & EAST ELEVATIONS
A-4.1	NORTH & SOUTH ELEVATIONS

LANDSCAPE & IRRIGATION:

REFER TO PLANS SUBMITTED CONCURRENTLY WITH THIS APPLICATION.

PROJECT TEAM

DRAWING INDEX

SITE AND BUILDING STATISTICS

FIRST POMPANO
LOGISTICS CENTER
2551 NW 19TH STREET
POMPANO BEACH, FL 33069

NO.	DATE	REVISION
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.		

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



Digitally signed by Michael Hanlon
Date: 2022.11.17 14:59:08-05'00'

MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR00197270

ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER: 20-043.1	
ISSUED DATE: 2022-09-22	
SCALE: N.T.S.	

DRAWING NUMBER:

DRC
A-0.0
PZ22-12000042
12/21/2022