



PROPOSED 1-STORY INDUSTRIAL BLDG
 59,912 GSF
 36' CLEAR HEIGHT
 F.F.E=16.0' NAVD

ZONING CLASSIFICATION: I-1 General Industrial
OCCUPANCY CLASSIFICATION: F-1 per FBC 306.2
WAREHOUSE USE: General Industrial per NFPA 101-40.1.2.1.1
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 Section 155.9401.G: General Height Measurement: "The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof...."

SETBACK DATA PER ZONING REGULATIONS

REQUIRED	PROPOSED
Front: 25 ft	Front (NW 25th Ave): 25'-7"
Street Side: 10 ft	Street Side (NW 19th St): 25'-8 7/8"
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

Per PCI Requirements via Ordinance 2007-6
 @ 1 per 500 sf for fires 10,000 sf = 20 Stalls required
 then 49,912 sf @ 1 per 1,000 sf = 50 Stalls required

TOTAL PARKING REQUIRED: 70 Stalls (Including 3 HC Required)
 per FBC-A, table 208.2
TOTAL PARKING PROVIDED: 74 Stalls (3 HC Provided)

LOADING BERTHS REQUIRED: 4
LOADING BERTHS PROVIDED: 14

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

NOTES:

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

FIRST POMPANO LOGISTICS CENTER I

2551 NW 19th Street
 Pompano Beach, FL 33069

2022-12-26
 DRC COMMENTS

NO. DATE REVISION

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OR 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: 2022.12.27
 16:24:22-05'00'

MICHAEL W. HANLON
 FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR009720
 ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:
20-043.1

ISSUED DATE:
2022-11-17

SCALE:
1" = 30'-0"

TITLE:
SITE PLAN

DRAWING NUMBER:
A-0.1