

PARCEL L-1  
"ALPHA 250"  
PB. 156, PG. 26 B.C.R.PARCEL 4  
"ALPHA 250"  
PB. 156, PG. 26 B.C.R.

**ZONING CLASSIFICATION:** I-1 General Industrial  
**OCCUPANCY CLASSIFICATION:** F-1 per FBC 306.2  
General Industrial per NFPA 101-40.1.2.1.1  
Vacant/Unoccupied Space  
**WAREHOUSE USE:** III-B (FULLY SPRINKLERED)  
**TYPE OF CONSTRUCTION:** III-B  
**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 first 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.

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

# FIRST POMPANO LOGISTICS CENTER I

2551 NW 19th Street  
Pompano Beach, FL 33069

2022-12-26  
DRC COMMENTS

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.

**HNM**  
ARCHITECTURE

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