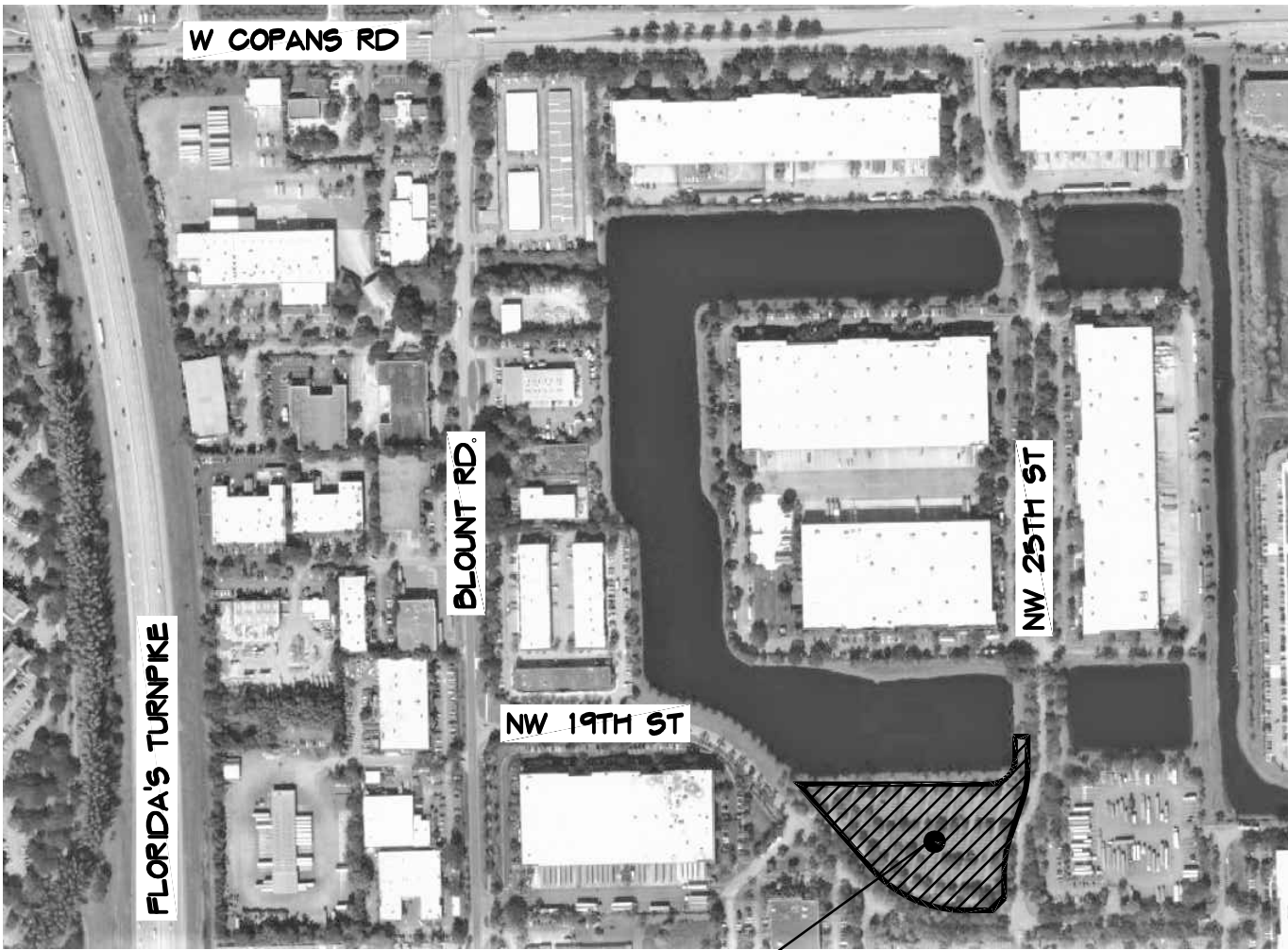


FIRST POMPANO LOGISTICS CENTER

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 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 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"

<b>SITE STATS</b>	
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

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)

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 mphillips@keithteam.com

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

NOTES

A-0.0 COVER SHEET

SURVEY:  
SURVEY

CIVIL:  
REFER TO CIVIL COVER SHEET SUBMITTED  
CONCURRENTLY WITH THIS APPLICATION.

<u>ARCHITECTURAL:</u>	
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 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.



Digitally signed  
by Michael  
Hanlon  
Date:  
2022.12.27  
16:24:18-05'00'

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.	

TITLE:

COVER SHEET

DRAWING NUMBER:

A-0.0