

February 10th, 2022

Owner: **BREF Andrews, LLC.**

Project Name: **Andrews Industrial at Andrews Premier Business Park**

Project Address: **1698 N Andrews Avenue, Pompano Beach, FL 33069**

SUSTAINABLE POINTS NARRATIVE

Brownfield Site Redevelopment (6 points)

The project site is located in a brownfield designated area within Broward County, since 1999 (Brownfield area ID BF069901000, #10 – Pompano Beach Northwest CRA)

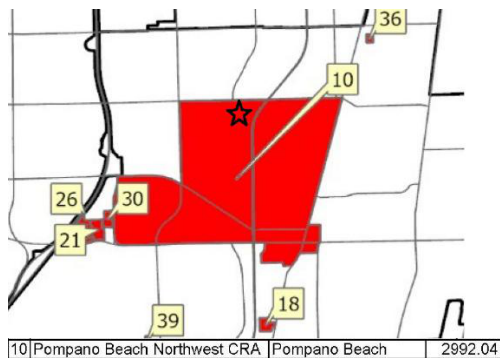


Figure 1 - Urban Broward County Brownfield Areas

Efficient Cooling (2 points)

The proposed building is an empty speculative shell without any known tenants and/or interior build outs at this time; however, at time of such interior improvements, those improvements shall also include all air conditioners to be Energy Star qualified.

Hurricane Resistant Structures (4 points)

The proposed building will be designed and constructed to meet a minimum of 170 mph wind load.

White Roof (2 points)

100% of the low sloped roof shall consists of 60 mil White TPO (Thermoplastic Polyolefin) single ply roofing membrane with an SRI (Solar Reflective Index) Value of .95. Please refer to Architectural Roof Plans, Sheets A-3.0 & A-3.1.

Others

Minimum Energy Performance

This development shall meet OR exceed state of Florida Energy Code, utilizing energy efficient lighting (controllability, motion sensors & LED) and HVAC. This initial construction phase of the 'Shell' construction shall utilize LED lighting for all exterior and interior light fixtures. Refer to Photometric Site Plan Sheet A-0.2 and Site Details Sheet A-0.3 for light fixture specs.

Sustainable Sites

The project site will provide outdoor space greater to 30% of the total site area. In addition, the proposed site also provides approximately 51,000 SF of drainage retention areas (20% of the total site area) for stormwater management.

Materials and Recycling

a) *Storage and collection of recyclables post-occupancy:* Refer to Architectural Site Plan Sheet A0.1 for location of dumpster enclosure and refer to Site Plan Details on Sheet A-0.3, for detail of dumpster enclosure which houses (6) 36" x 30" Recycle Totes.

b) *Building reuse:* This is a new building on vacant land. More so, this is a speculative building and there are no known tenants at this time. However, by nature these buildings are reused by multiple tenants. Over the life of the building all tenant spaces are expected to be occupied/reused multiple times by different companies/tenants.

Nontoxic Pest Control

The Project will include the following nontoxic pest-deterrent design methodology:

a) Soil under slab will be termite treated. All external future cracks, joints, penetrations, edges, and entry points to be sealed with appropriate caulking. Install rodent- and corrosion-proof screens (e.g., copper or stainless-steel mesh) on all openings greater than 1/4 inch, except where code prohibits their installation (e.g., dryer vents).

b) Design landscape features to provide a minimum 18-inch space between the exterior wall and any plantings.

c) At construction completion, the owner will implement a pest management plan that will encourage all future tenants to comply with cultural practices that minimizes the need of toxic pest control products, such as pesticide products, housekeeping, and prompt reporting of any observed pest problems within the building.

Should you have any questions or comments please contact the office.

Best regards:



Jaime Mayo – Principal – HNM Architecture, LLC.
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