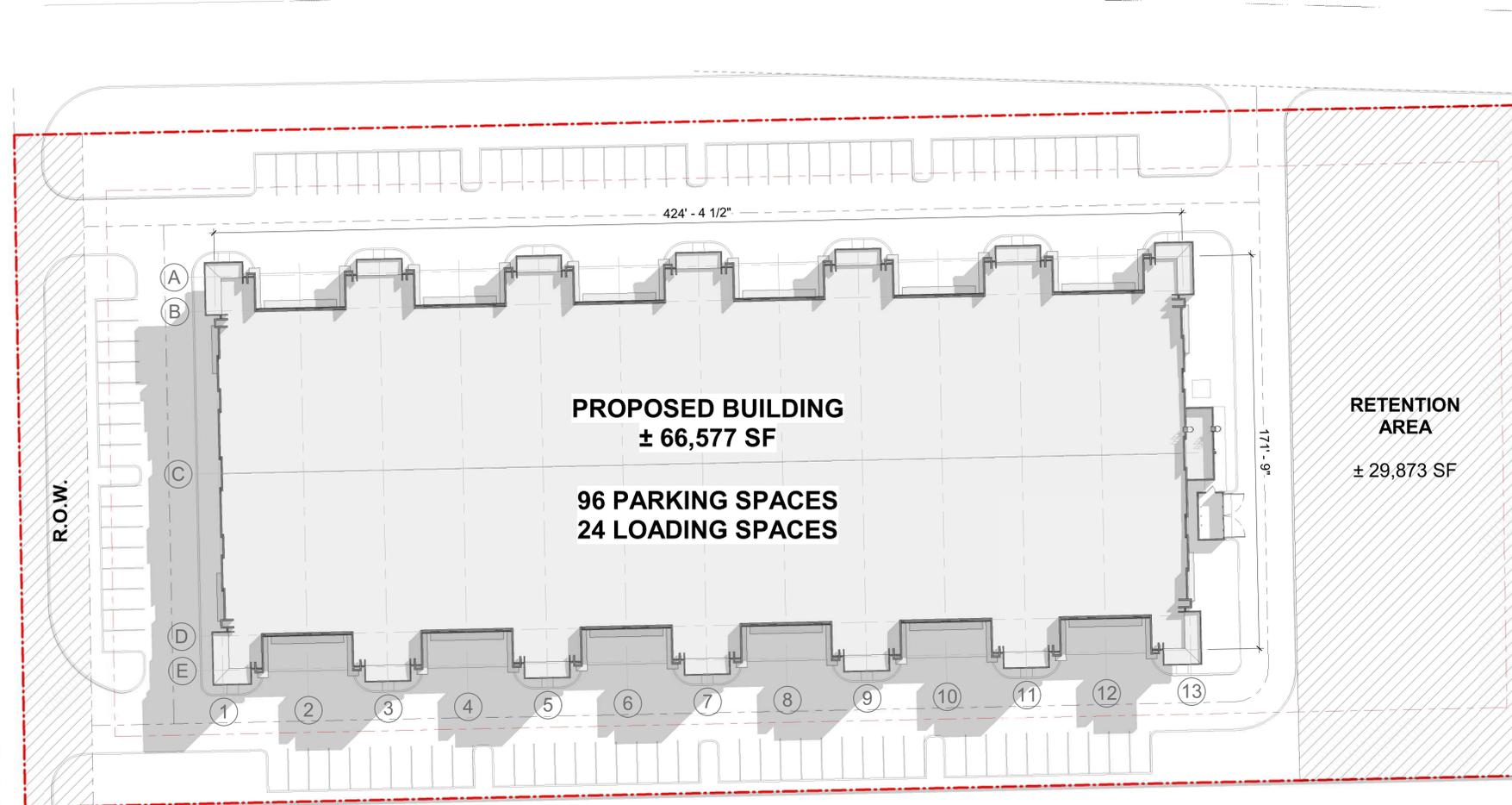


W. COPANS RD

NW. 18TH AVE



COPANS INDUSTRIAL - ALTERNATIVE 1

PROPOSED ZONING
I-1: INDUSTRIAL (LIGHT)

	Ft ²	ACRES	%
TOTAL SITE AREA	±193,503	±4.4	100%
Right of Way- Road	±8,802	±0.2	5%
Net Development Area (TOTAL)	±184,701	±4.2	95%

DEVELOPMENT PROPOSAL - INDUSTRIAL

	Ft ²	PARKING SPACES	PARKING RATIO (1/1000)
GROSS BUILDING AREA			
BUILDING 1	±66,577	±96	±1.44
Subtotal	±66,577	±96	±1.44
PARKING REQUIREMENTS (CODE)			
FOR FIRST 3,000 SF (1/750)	±3,000	±4.00	
REMAINDER SF (1/2500)	±63,577	±26.00	
TOTAL PARKING SPACES REQ. (CODE)		±30	

	Ft ²	ACRES	%
OPEN SPACE			
Net Development Area	±184,701	±4.2	100%
Retention	±29,873	±0.7	16.2%
Landscape proposed	±19,983	±0.5	10.8%
TOTAL OPEN SPACE	±49,856	±1.1	27.0%
Landscape required	±27,705	±0.6	15.0%
COVERAGE			36%

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www.arcadis.com

PROJECT

COPANS INDUSTRIAL
1900 W. COPANS RD.
POMPAÑO BEACH, FLORIDA

PROJECT NO:
144238

DRAWN BY:
JIG

CHECKED BY:
KW

PROJECT MGR:
KW

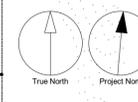
APPROVED BY:
Approver

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER

AS1.00

ISSUE



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1 ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"

P&Z
PZ20-1300006
10/25/2023

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POMPANO BEACH, FLORIDA

PROJECT NO:
144238

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JIG

CHECKED BY:
CM

PROJECT MGR:
CM

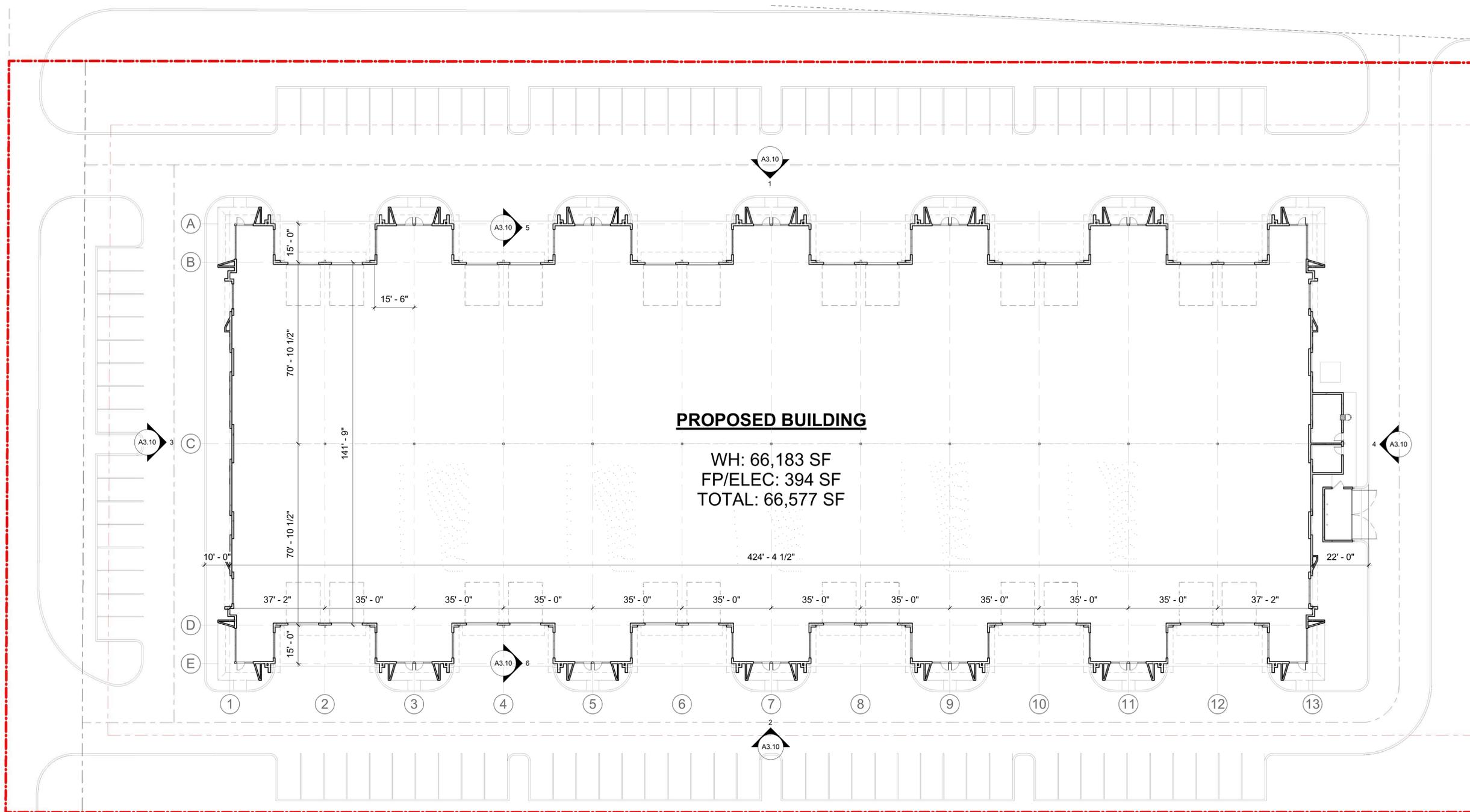
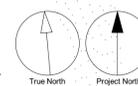
APPROVED BY:
Approver

SHEET TITLE
OVERALL FLOOR PLAN

SHEET NUMBER

A1.10

ISSUE



PROPOSED BUILDING

WH: 66,183 SF
FP/ELEC: 394 SF
TOTAL: 66,577 SF

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1 OVERALL FLOOR PLAN

SCALE: 1" = 20'-0"

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10/25/2023

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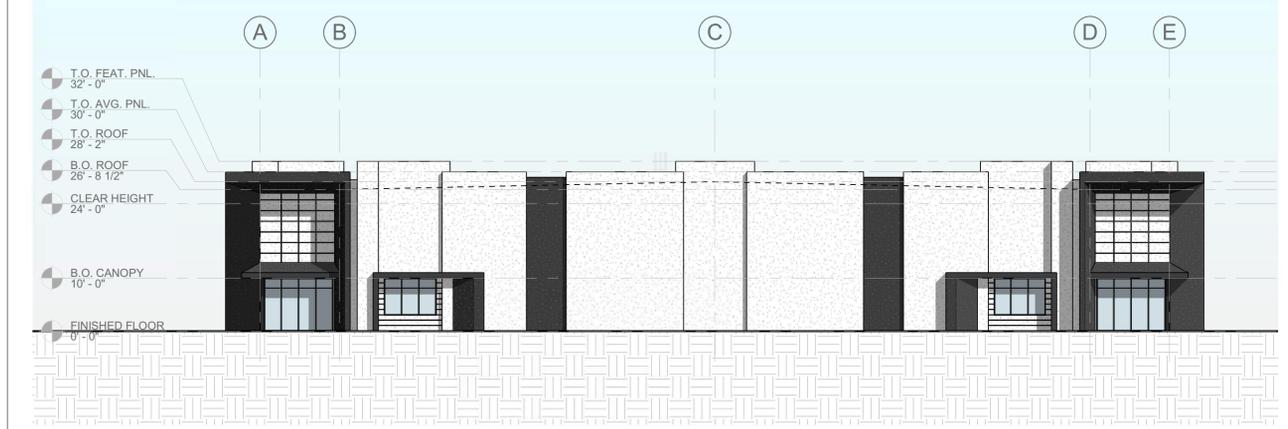
1 NORTH ELEVATION

A3.10 SCALE: 1/16" = 1'-0"



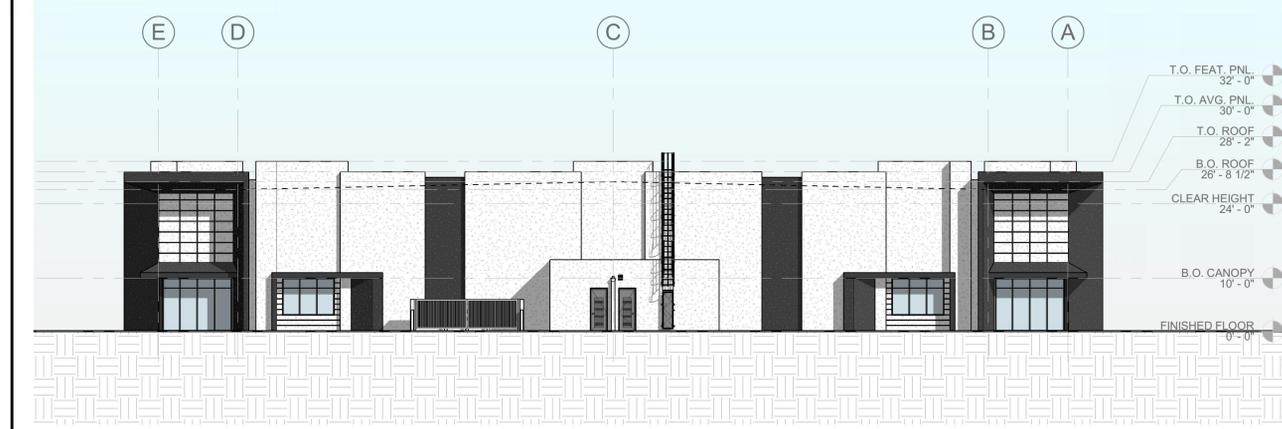
2 SOUTH ELEVATION

A3.10 SCALE: 1/16" = 1'-0"



3 WEST ELEVATION

A3.10 SCALE: 1/16" = 1'-0"



4 EAST ELEVATION

A3.10 SCALE: 1/16" = 1'-0"

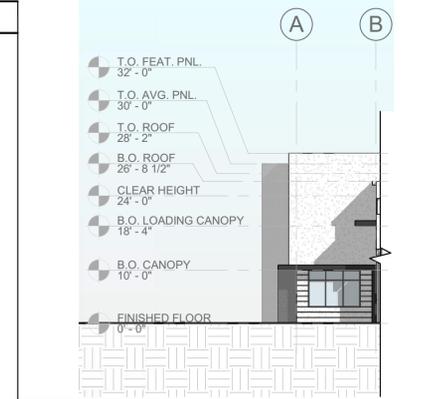
GENERAL ELEVATION NOTES	
1.	PROVIDE MEDIUM TEXTURED ACRYLIC COATING WITH INTEGRAL BASE BUILDING COLOR (TEX-COAT XL-70 OR APPROVED EQUAL) ON ALL EXTERIOR WALLS EXCEPT DOCK AREA WALLS. ACCENT COLORS AND DOCK AREA WALLS TO BE PRIMED AND HAVE TWO (2) COATS OF COMMERCIAL QUALITY GRADE LATEX PAINT. WHERE DARK COLORS ARE USED, PROVIDE SATIN FINISH LATEX.
2.	MISCELLANEOUS METALS INCLUDING EXTERIOR EXPOSED METALS (i.e. HANDRAILS, LADDERS, BOLLARDS) TO HAVE ONE (1) COAT OF PRIMER AND TWO (2) COATS OF COMMERCIAL QUALITY ENAMEL PAINT.
3.	CONTRACTOR TO PROVIDE SAMPLES OF COLORS OF ACTUAL BUILDING FOR OWNERS FINAL REVIEW.
4.	REFER TO ELECTRICAL PLAN FOR LIGHT FIXTURE SPECIFICATIONS.
5.	RETURN ALL REVEALS AT PANEL OVERLAP, TYP.
6.	REFER TO ENLARGED ELEVATION FOR COLOR PLACEMENT.
7.	

GENERAL NOTES	
1.	ALL CONCRETE WALLS TO BE TREATED WITH TEXCOTE MEDIUM TEXTURE.
2.	ALL STOREFRONT TO BE CLEAR ANODIZED AND GLAZED PER MIAMI-DADE REQUIRED HURRICANE RESISTANCE WITHOUT THE USE OF SHUTTERS.
3.	ALL FUTURE TENANT SIGNAGE TO BE PERMITTED SEPARATELY.
4.	6" TALL WHITE ADDRESS NUMBERS ARE TO BE PLACED OVER EVERY TENANT ENTRANCE PER FLORIDA FIRE PREVENTION CODE.

KEYNOTE LEGEND	
1.	
2.	
3.	
4.	

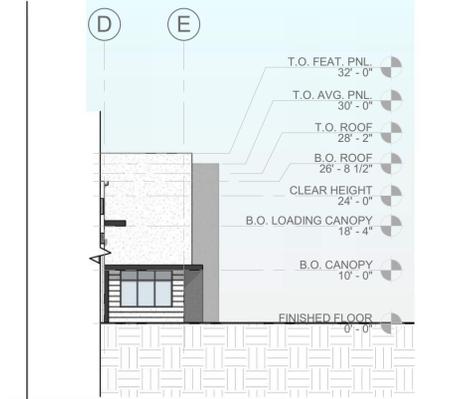
KEYNOTE LEGEND	
1.	
2.	
3.	
4.	

PAINT LEGEND	
	PT-1 SHERWIN WILLIAMS HIGH REFLECTIVE WHITE SWATCH #SW 7757
	PT-2 SHERWIN WILLIAMS TRICORN BLACK SWATCH #SW 6258
	PT-3 SHERWIN WILLIAMS LAZY GRAY SWATCH #SW 6254



5 NORTH PARTIAL ELEV.

A3.10 SCALE: 1/16" = 1'-0"



6 SOUTH PARTIAL ELEV.

A3.10 SCALE: 1/16" = 1'-0"

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PROJECT
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1900 W. COPANS RD.
POMPANO BEACH, FLORIDA

PROJECT NO:
144238

DRAWN BY:
JIG

CHECKED BY:
MAB

PROJECT MGR:
JIG

APPROVED BY:
Approver

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A3.10

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SHEET TITLE
CONCEPT RENDERING

SHEET NUMBER A4.10	ISSUE
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MAB

PROJECT MGR:

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SHEET TITLE

CONCEPT RENDERING

SHEET NUMBER

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Checker

PROJECT MGR:
Designer

APPROVED BY:
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CONCEPT RENDERING

SHEET NUMBER

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