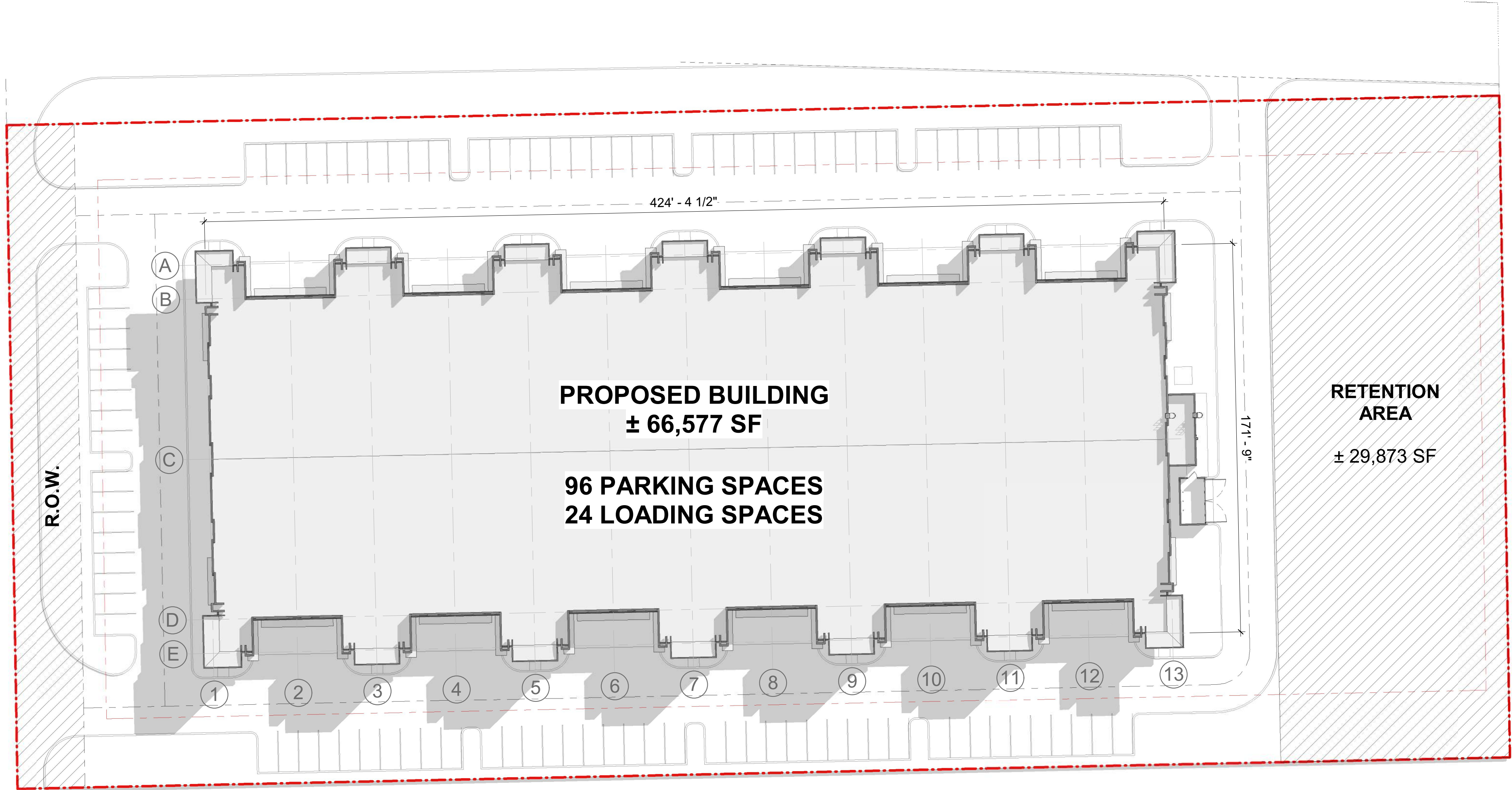


W. COPANS RD

NW. 18TH AVE



COPANS INDUSTRIAL - ALTERNATIVE 1			
PROPOSED ZONING			
I-1: INDUSTRIAL (LIGHT)			
	FT²	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			
	FT²	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)	FT²	SPACES	
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	

OPEN SPACE			
	FT²	ACRES	%
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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MEP:

LANDSCAPE:

SEAL

PRIME CONSULTANT

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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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PROJECT

COPANS INDUSTRIAL

1900 W. COPANS RD.
POMPANO BEACH, FLORIDA

PROJECT NO:
144238

DRAWN BY:
JIG

CHECKED BY:
CM

PROJECT MGR:
CM

APPROVED BY:
Approver

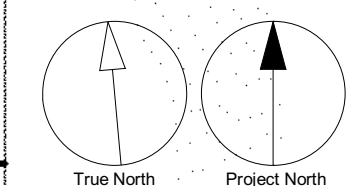
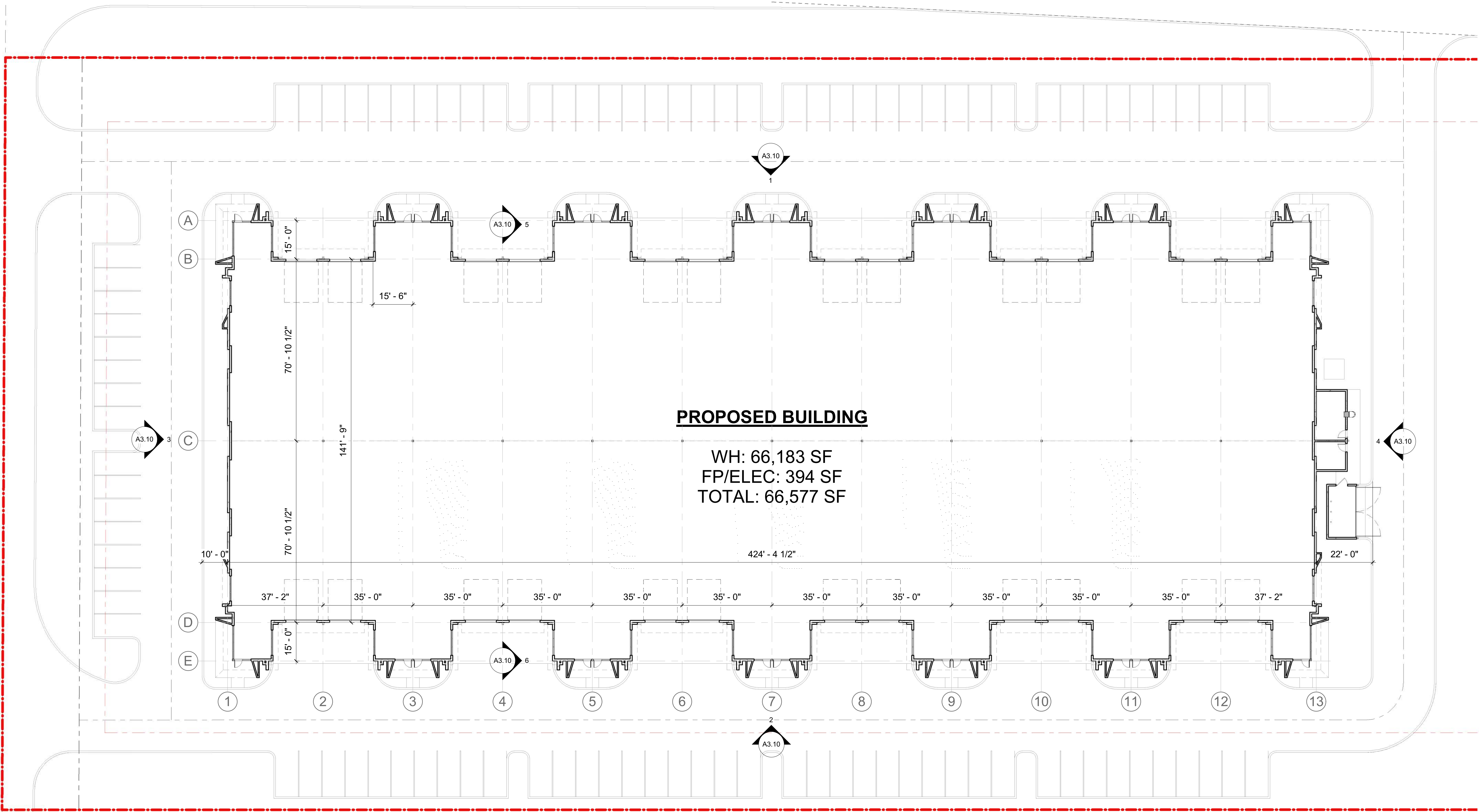
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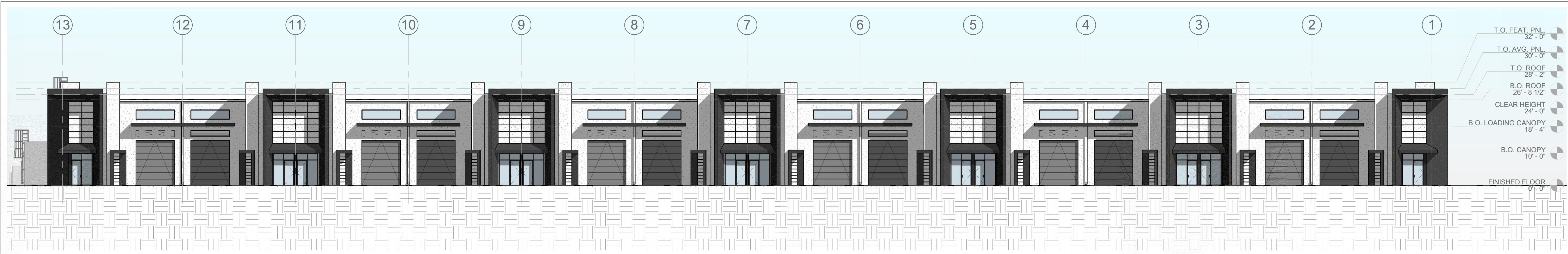
OVERALL FLOOR PLAN

SHEET NUMBER

A1.10

ISSUE

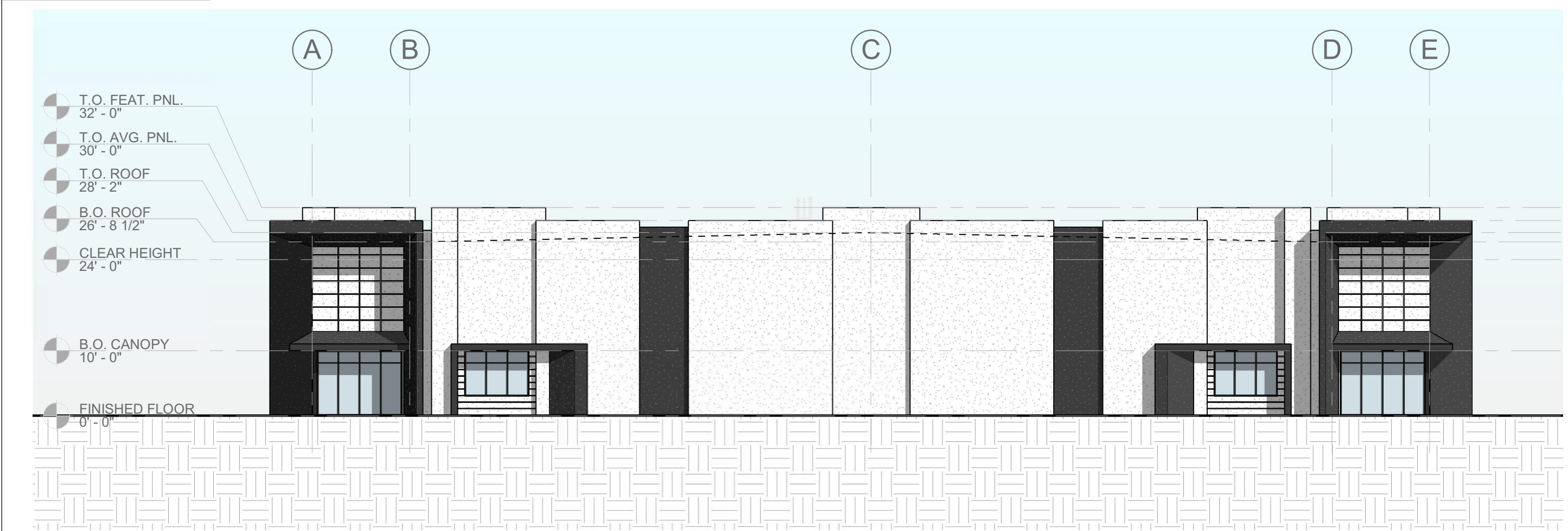




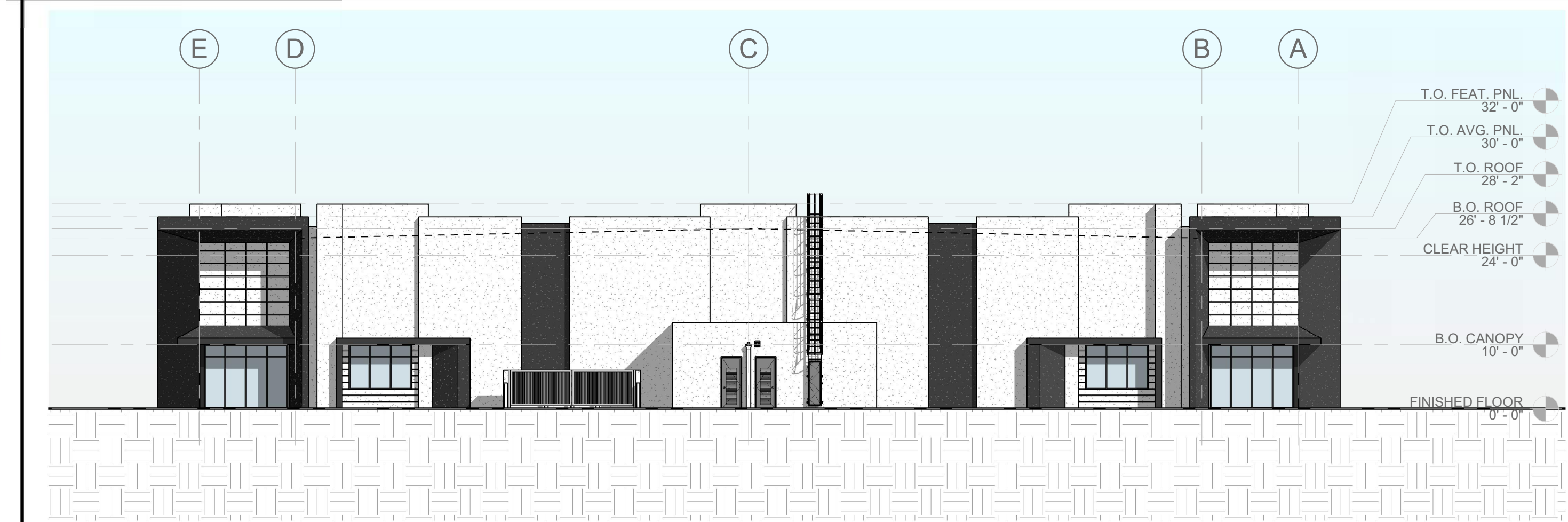
1 NORTH ELEVATION
A3.10 SCALE: 1/16" = 1'-0"



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

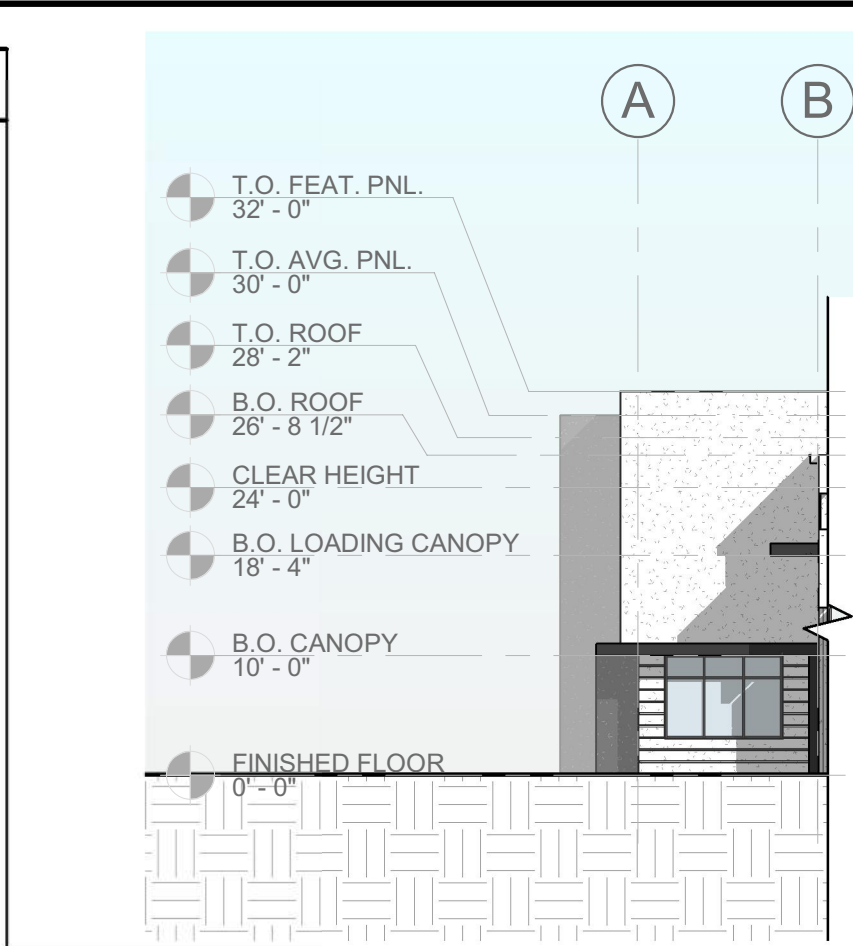


3 WEST ELEVATION
A3.10 SCALE: 1/16" = 1'-0"

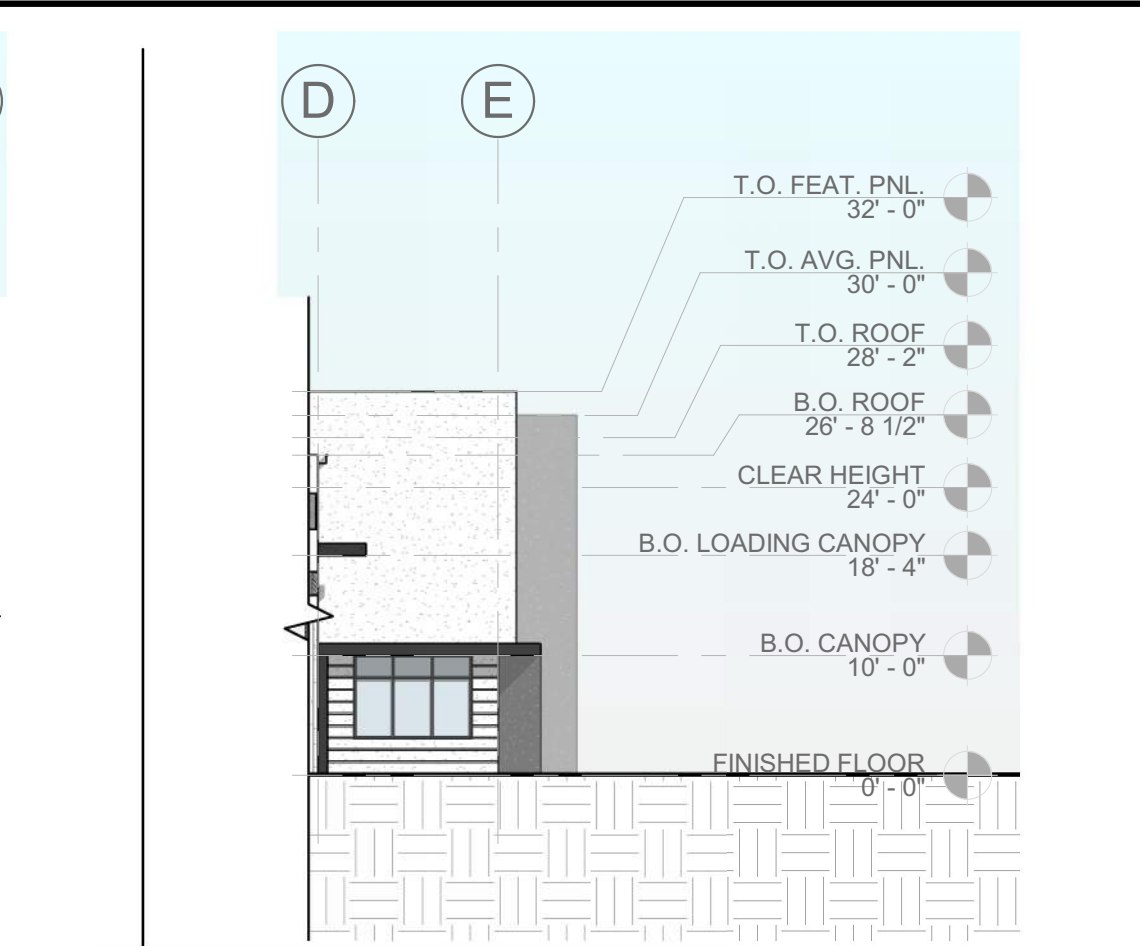


4 EAST ELEVATION
A3.10 SCALE: 1/16" = 1'-0"

GENERAL ELEVATION NOTES	GENERAL NOTES	KEYNOTE LEGEND	KEYNOTE LEGEND	PAINT LEGEND
<ol style="list-style-type: none">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.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.CONTRACTOR TO PROVIDE SAMPLES OF COLORS OF ACTUAL BUILDING FOR OWNERS FINAL REVIEW.REFER TO ELECTRICAL PLAN FOR LIGHT FIXTURE SPECIFICATIONS.RETURN ALL REVEALS AT PANEL OVERLAP, TYP.REFER TO ENLARGED ELEVATION FOR COLOR PLACEMENT.	<ol style="list-style-type: none">ALL CONCRETE WALLS TO BE TREATED WITH TEXCOTE MEDIUM TEXTURE.ALL STOREFRONT TO BE CLEAR ANODIZED AND GLAZED PER MIAMI-DADE REQUIRED HURRICANE RESISTANCE WITHOUT THE USE OF SHUTTERS.ALL FUTURE TENANT SIGNAGE TO BE PERMITTED SEPARATELY.6" TALL WHITE ADDRESS NUMBERS ARE TO BE PLACED OVER EVERY TENANT ENTRANCE PER FLORIDA FIRE PREVENTION CODE.			<p>PT-1 SHERWIN WILLIAMS HIGH REFLECTIVE WHITE SWATCH #SW 7757</p> <p>PT-2 SHERWIN WILLIAMS TRICORN BLACK SWATCH #SW 6258</p> <p>PT-3 SHERWIN WILLIAMS LAZY GRAY SWATCH #SW 6254</p>



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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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

ISSUE

2023-09-11 6:55:20 PM

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10/25/2023

J:\144238_CopansWarehouse\07_BM\144238_CopansWarehouse_V22.rvt

1/16

SCALE CHECK

1/16



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PROJECT NO:
144238

DRAWN BY: JIG	CHECKED BY: MAB
PROJECT MGR: JIG	APPROVED BY: Approver

SHEET TITLE
CONCEPT RENDERING

SHEET NUMBER

A4.10

ISSUE

1
NORTHEAST CORNER ENTRY

SCALE: 1/2" = 1'-0"



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PROJECT NO:
144238

DRAWN BY:
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CHECKED BY:
MAB

PROJECT MGR:
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APPROVED BY:
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SHEET TITLE
CONCEPT RENDERING

SHEET NUMBER

A4.11

ISSUE

1

SOUTH CENTER ENTRY

SCALE: 1/2" = 1'-0"



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PROJECT

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

PROJECT NO:
144238

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

SHEET TITLE

CONCEPT RENDERING

SHEET NUMBER

A4.12

ISSUE

1
NORTHEAST CORNER VIEW

SCALE: 1/2" = 1'-0"