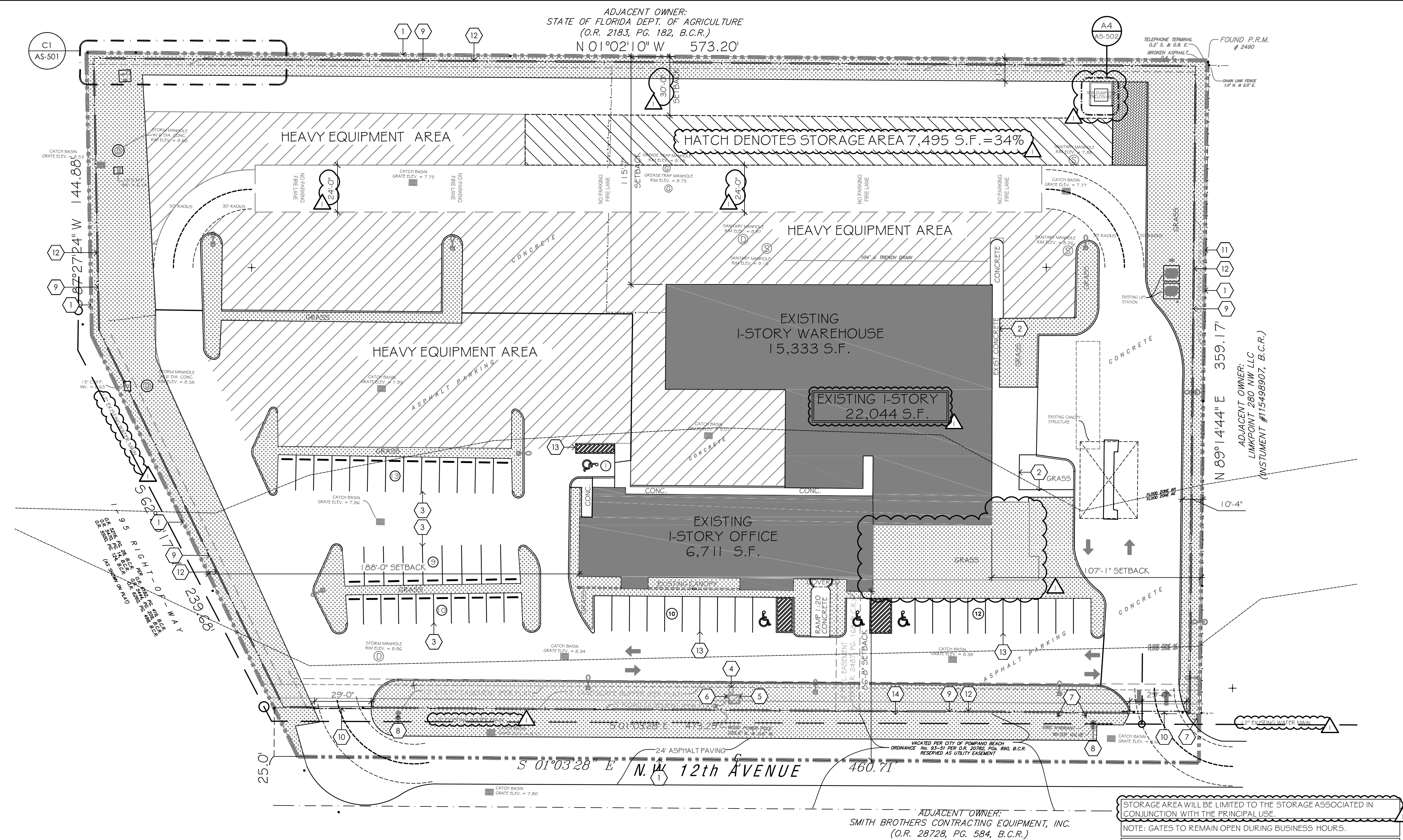


D1 NOT USED

D3 PARKING STALL DETAIL
NOT TO SCALE

D4 TYP. HANDICAP PARKING STALL DETAIL
NOT TO SCALE

D5 KEYNOTES



A1 SITE PLAN PROPOSED
1" = 30'-0"

HEAVY EQUIPMENT AREA
HATCH DENOTES STORAGE AREA

DRC
PZ20-12000038
12/16/2020

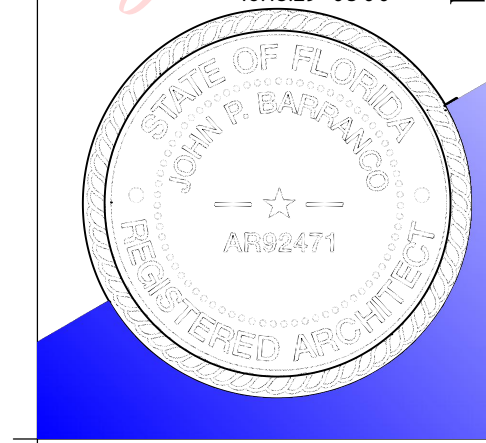
STORAGE AREA WILL BE LIMITED TO THE STORAGE ASSOCIATED IN CONJUNCTION WITH THE PRINCIPAL USE.
NOTE: GATES TO REMAIN OPEN DURING BUSINESS HOURS.
REFER TO LANDSCAPE PLAN FOR ALL DETAILS, LOCATION & TYPE OF TREES. LANDSCAPE DRAWINGS WILL SUPERCEDE ARCHITECTURAL.
ADVISORY 502.4 FLOOR OR GROUND SURFACES, ACCESS AISLES ARE REQUIRED TO BE NEARLY LEVEL IN ALL DIRECTIONS TO PROVIDE A SURFACE FOR WHEELCHAIR TRANSFER TO AND FROM VEHICLES. THE EXCEPTION ALLOWS SUFFICIENT SLOPE FOR DRAINAGE. BUILT-UP CURB RAMP ARE NOT PERMITTED TO PROJECT INTO ACCESS AISLES AND PARKING SPACES BECAUSE THEY WOULD CREATE SLOPES GREATER THAN 1:48.
PATCH & REPAIR EXISTING CONC. CURB & PAVEMENT AS REQUIRED. ALL NEW CURBS & PAVEMENT WILL MATCH EXISTING.
COMMERCIAL GATE REQUIREMENT:
PROVIDE A KNOX BOX FOR ALL ACCESS GATES. THE NEW PROPOSED MANUAL GATES SHALL BE DESIGNED TO UNLOCK WITH READILY ACCESSIBLE MANUAL RELEASING DEVICE FOR FIRE APPARATUS ACCESS.

A. CURRENT USE OF PROPERTY	INDUSTRIAL	
B. LAND USE DESIGNATION	HEAVY EQUIPMENT ESTABLISHMENT	
C. ZONING DESIGNATION / REZONING	EXISTING	PROPOSED
GENERAL INDUSTRIAL	I-1	I-1
D. WATER / WASTE WATER SERVICE PROVIDER	BROWARD COUNTY	
E. SITE AREA	193,056 (4.43 ACRES)	
F. BUILDING FOOTPRINT COVERAGE		
EXISTING BUILDING FOOTPRINT	22,044 S.F.	
G. GROSS FLOOR AREA		
TOTAL GROSS BLDG. AREA	22,044 S.F.	
H. FLOOR AREA RATIO (FAR)	22,044 S.F. / 193,056 S.F.	
	12%	
I. IMPERVIOUS AND PERVIOUS		
A. IMPERVIOUS		
1. BUILDING FOOTPRINT	11%	22,044 S.F.
2. VEHICULAR USE AREA	66%	126,961 S.F.
3. SIDEWALKS	1%	2,580 S.F.
4. TOTAL IMPERVIOUS AREA	79%	151,585 S.F.
J. PERVIOUS AREA		
LANDSCAPE	21%	41,471 S.F.
K. STANDARD PARKING SPACES	REQUIRED	PROVIDED
OUTDOOR STORAGE 7,495 S.F. (1 PER 5,000 S.F.)	2 SPACES	
WAREHOUSE 15,333 S.F. (1 PER 750 S.F. FOR THE FIRST 3,000, 1 PER 2,500 S.F. FOR ADDITIONAL)	10 SPACES	
OFFICE 6,711 S.F. (1 PER 400 S.F.)	17 SPACES	
TOTAL EXISTING PARKING	29	55
L. HANDICAP ACCESSIBLE PARKING SPACES	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING SPACES INCLUDED	3	4
M. LOADING SPACES	1	
N. BUILDING HEIGHT	1 STORY	
O. STRUCTURE LENGTH	210'-7"	
P. SETBACKS	REQUIRED	PROVIDED
SIDE (NORTH)	10'-0"	107'-1"
REAR (WEST)	30'-0"	115'-7"
SIDE (SOUTH)	10'-0"	188'-0"
FRONT (EAST)	25'-0"	86'-8"

A5 SITE DATA

PROPOSED IMPROVEMENTS FOR:
AHERN BUILDING

John Barranco



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DESIGNED	DRAWN	CHECKED
JPB	GIC	JPB
DATE:	COMM:	
05/08/20	191213	

REVISIONS

10.28.20 DRC COMMENT

SITE PLAN PROPOSED

SITE PLAN APPROVAL

AS-101