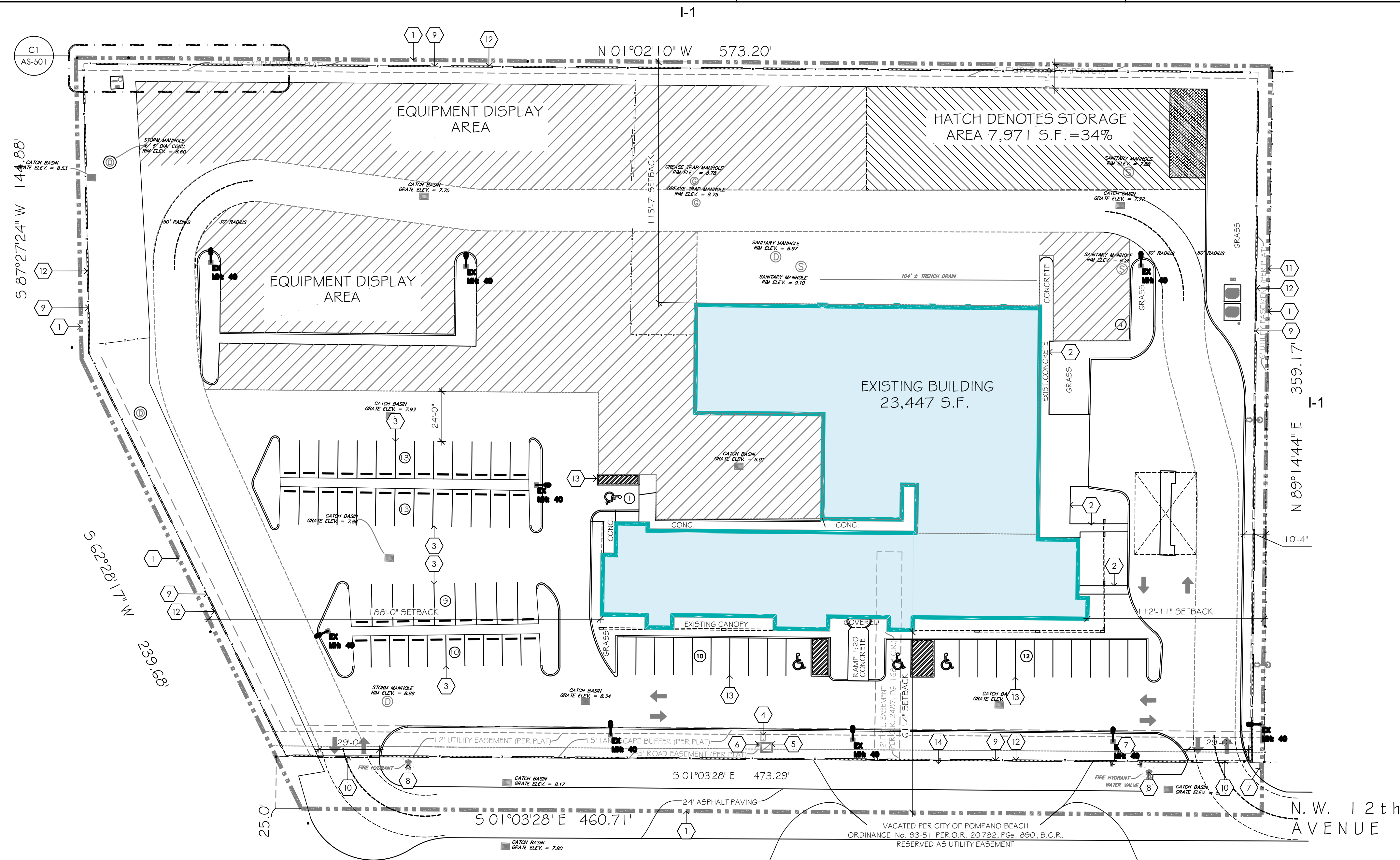


D1 NOT USED

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"

EQUIPMENT DISPLAY AREA
HATCH DENOTES STORAGE AREA

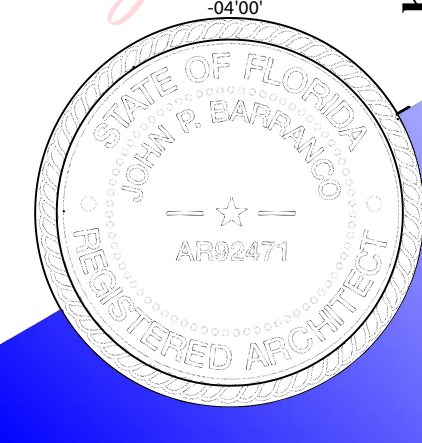
NOTE: GATES TO REMAIN OPEN DURING BUSINESS HOURS.
REFER TO LANDSCAPE PLAN FOR ALL DETAILS, LOCATION & TYPE OF TREES. LANDSCAPE DRAWINGS WILL SUPERCEDE ARCHITECTURAL
ADVISORY 502.4 FLOOR OR GROUND SURFACES, ACCESS AISLES ARE REQUIRED TO BE NEARLY LEVEL IN ALL DIRECTIONS TO PROVIDE A SURFACE FOR WHEELCHAIR 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.

A5 SITE DATA

A. CURRENT USE OF PROPERTY	INDUSTRIAL	
B. LAND USE DESIGNATION	INDUSTRIAL	
C. ZONING DESIGNATION / REZONING	EXISTING	PROPOSED
GENERAL INDUSTRIAL	I-1	I-1
D. WATER / WASTEWATER SERVICE PROVIDER	BROWARD COUNTY	
E. SITE AREA	193,056 (4.43 ACRES)	
F. BUILDING FOOTPRINT COVERAGE		
EXISTING BUILDING FOOTPRINT	23,447 S.F.	
G. GROSS FLOOR AREA		
TOTAL GROSS BLDG. AREA	23,447 S.F.	
H. FLOOR AREA RATIO (FAR)	23,447 S.F. / 193,056 S.F.	
	12%	
I. IMPERVIOUS AND PERVIOUS		
A. IMPERVIOUS		
1. BUILDING FOOTPRINT	12%	23,447 S.F.
2. VEHICULAR USE AREA	67%	129,142 S.F.
3. SIDEWALKS	1%	2,544 S.F.
4. TOTAL IMPERVIOUS AREA	80%	155,133 S.F.
J. PERVIOUS AREA		
LANDSCAPE	20%	38,611.2 S.F.
K. STANDARD PARKING SPACES	REQUIRED	PROVIDED
OUTDOOR STORAGE +/- 7,971 (1 PER 5,000 S.F.)	2 SPACES	
WAREHOUSE 13,974 S.F. (1 PER 750 S.F. FOR THE FIRST 3,000. 1 PER 2,500 S.F. FOR ADDITIONAL	11 SPACES	
OFFICE 9,473 S.F. (1 PER 400 S.F.)	24 SPACES	
TOTAL EXISTING PARKING	37	68
L. HANDICAP ACCESSIBLE PARKING SPACES	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING SPACES INCLUDED	3	4
M. LOADING SPACES	1	
N. BUILDING HEIGHT	1 STORY (30'-7")	
O. STRUCTURE LENGTH	210'-7"	
P. SETBACKS	REQUIRED	PROVIDED
SIDE (NORTH)	10'-0"	112'-11"
REAR (WEST)	30'-0"	115'-7"
SIDE (SOUTH)	10'-0"	188'-0"
FRONT (EAST)	25'-0"	61'-4"

PROPOSED IMPROVEMENTS FOR:
AHERN BUILDING

John Barranco



this document or parts thereof may not be reproduced in any form without permission copyrighted material ©

DESIGNED JPB
DRAWN GIC
CHECKED JPB

DATE: 05/08/20
COMM: 191213

REVISIONS

SITE PLAN PROPOSED

SITE PLAN APPROVAL

DRC-101
PZ20-12000038
11/4/2020



barranco gonzalez • architecture • planning • interior design
POMPANOBACH, FLORIDA.
phone: (954) 961-7675 fax: (954) 961-7685 mail@bgarchitecture.com
1915 southeast 4th avenue Fort Lauderdale, FL 33316
ib # 26001020 aa # 26001030