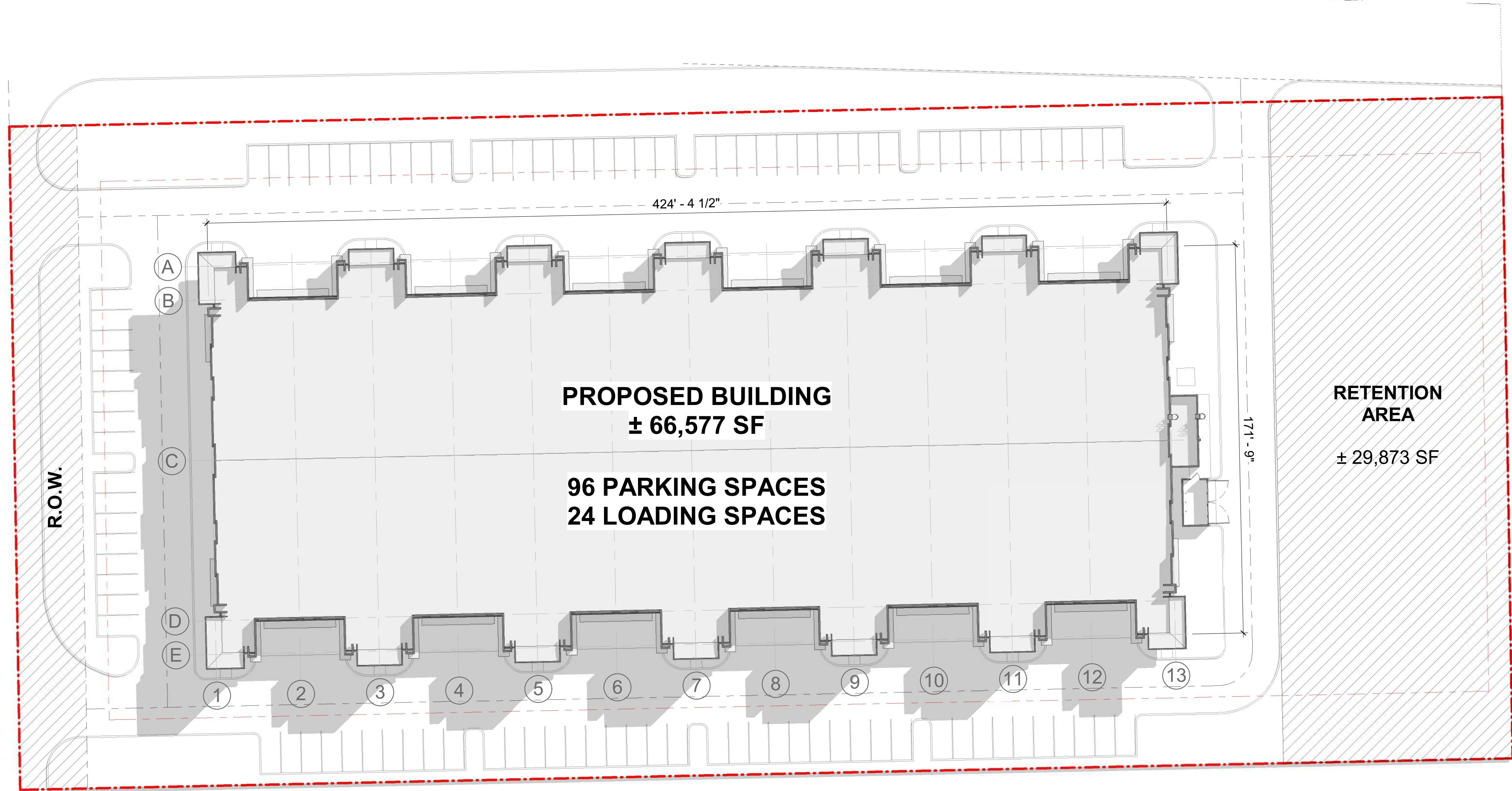


W. COPANS RD

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)	Ft ²	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	Ft ²	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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PROJECT
COPANS INDUSTRIAL
1900 W. COPANS RD.
POMPAÑO BEACH, FLORIDA

PROJECT NO:
144238

DRAWN BY:
JIG

CHECKED BY:
KW

PROJECT MGR:
KW

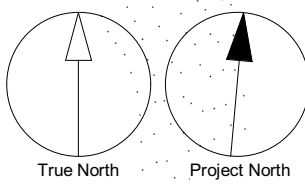
APPROVED BY:
Approver

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER

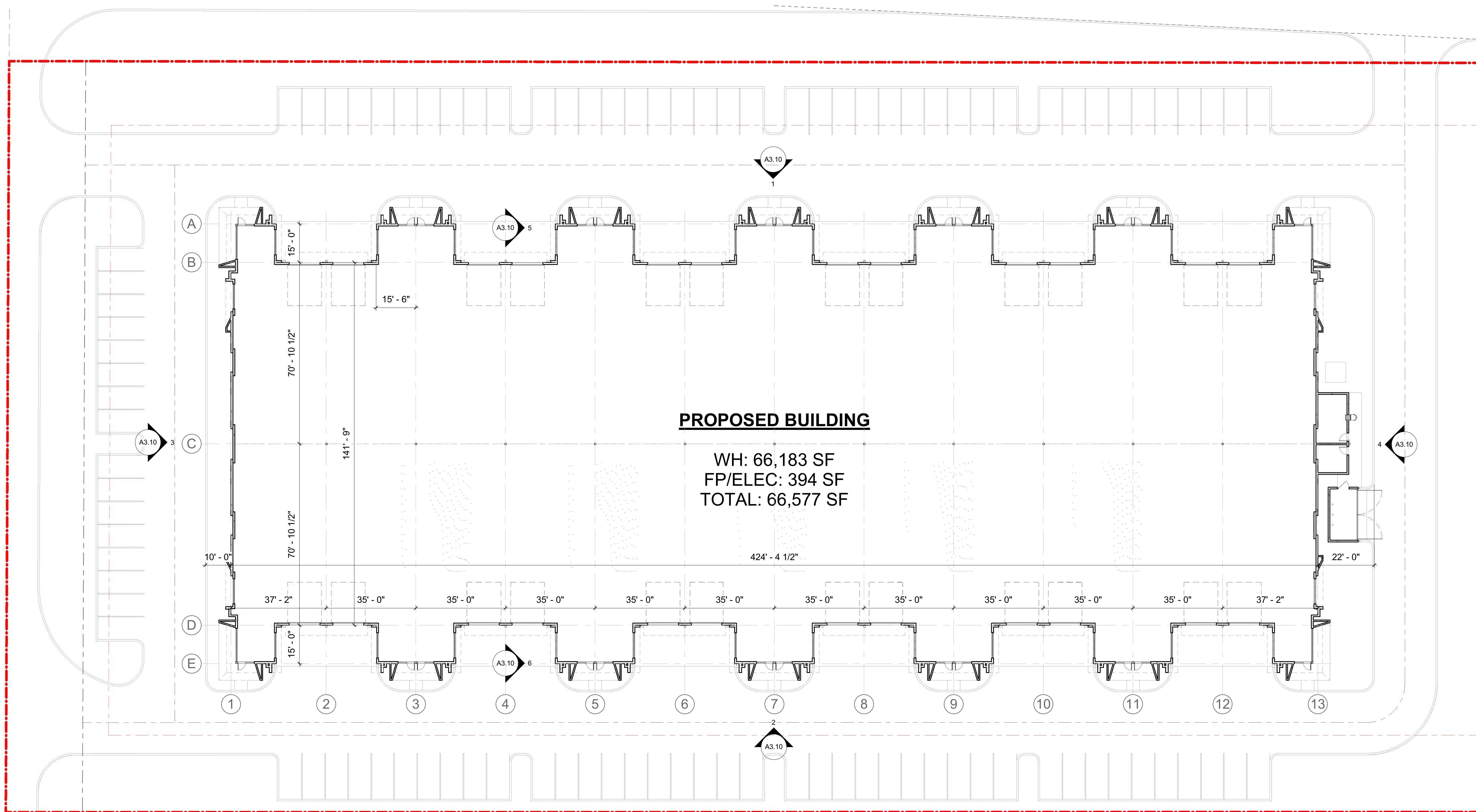
AS1.00

ISSUE



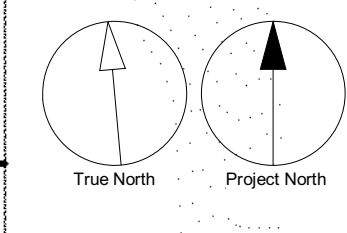
1 ARCHITECTURAL SITE PLAN

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



PROPOSED BUILDING

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



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PROJECT

COPANS INDUSTRIAL

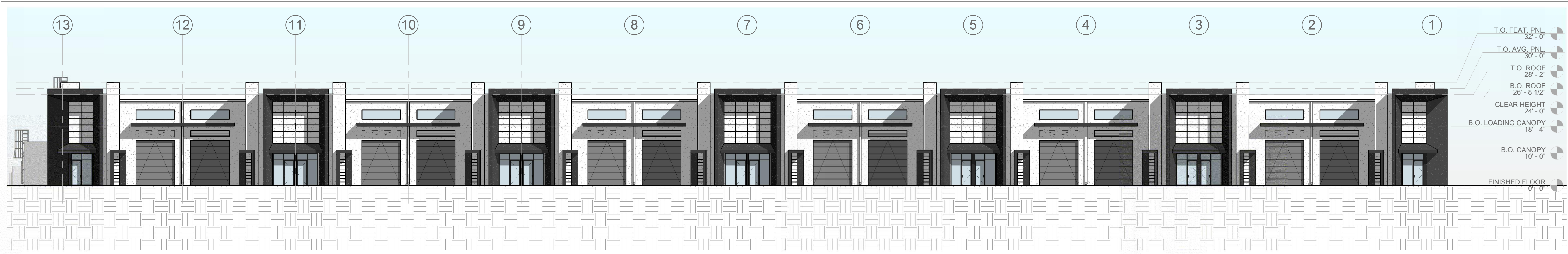
1900 W. COPANS RD.
POMPANO BEACH, FLORIDA

PROJECT NO: 144238	
DRAWN BY: JIG	CHECKED BY: CM
PROJECT MGR: CM	APPROVED BY: Approver

SHEET TITLE

OVERALL FLOOR PLAN

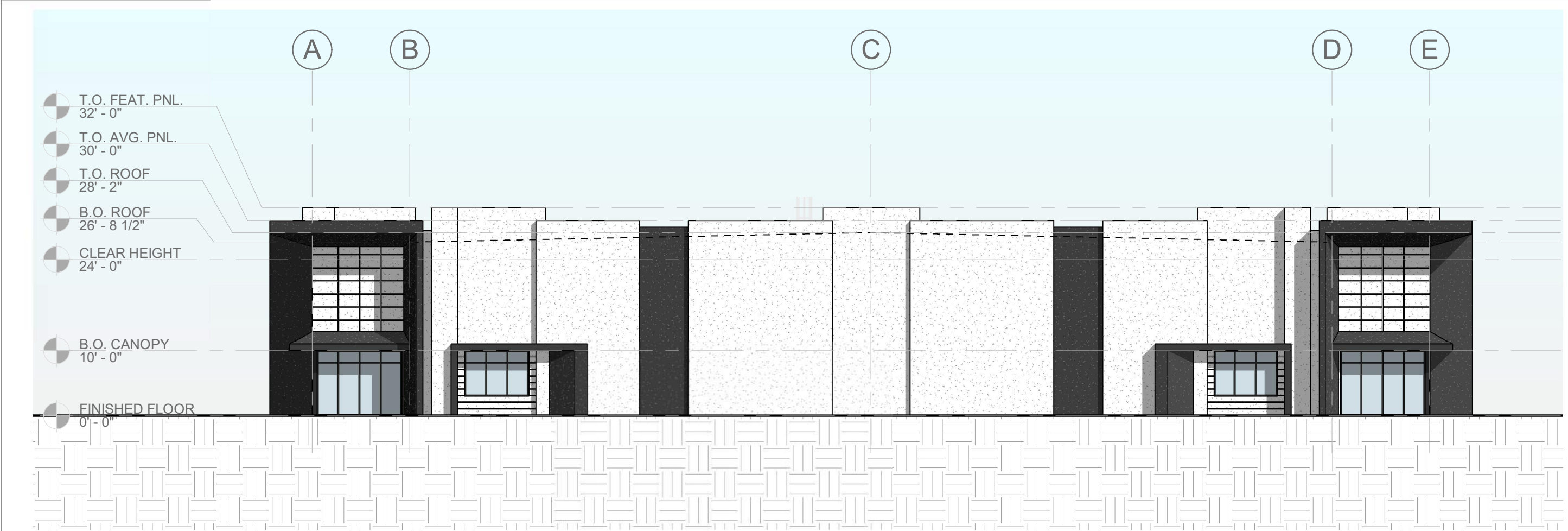
SHEET NUMBER	ISSUE
A1.10	



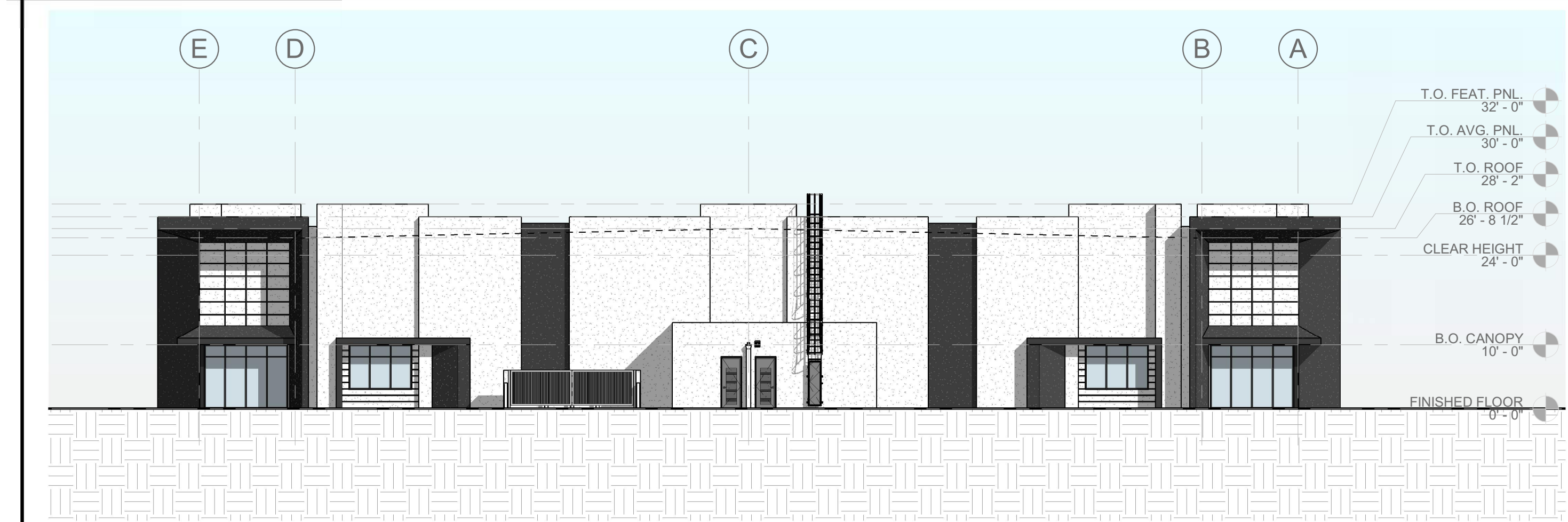
1 NORTH ELEVATION
A3.10 SCALE: 1/16" = 1'-0"



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		5 NORTH PARTIAL ELEV.		6 SOUTH PARTIAL ELEV.	
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.		1. ALL CONCRETE WALLS TO BE TREATED WITH TEXCOTE MEDIUM TEXTURE.						PT-1 SHERWIN WILLIAMS HIGH REFLECTIVE WHITE SWATCH #SW 7757		A3.10 SCALE: 1/16" = 1'-0"		A3.10 SCALE: 1/16" = 1'-0"	
2. 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. ALL STOREFRONT TO BE CLEAR ANODIZED AND GLAZED PER MIAMI-DADE REQUIRED HURRICANE RESISTANCE WITHOUT THE USE OF SHUTTERS.						PT-2 SHERWIN WILLIAMS TRICORN BLACK SWATCH #SW 6258					
3. 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. ALL FUTURE TENANT SIGNAGE TO BE PERMITTED SEPARATELY.						PT-3 SHERWIN WILLIAMS LAZY GRAY SWATCH #SW 6254					
4. CONTRACTOR TO PROVIDE SAMPLES OF COLORS OF ACTUAL BUILDING FOR OWNERS FINAL REVIEW.		4. 6" TALL WHITE ADDRESS NUMBERS ARE TO BE PLACED OVER EVERY TENANT ENTRANCE PER FLORIDA FIRE PREVENTION CODE.											
5. REFER TO ELECTRICAL PLAN FOR LIGHT FIXTURE SPECIFICATIONS.													
6. RETURN ALL REVEALS AT PANEL OVERLAP, TYP.													
7. REFER TO ENLARGED ELEVATION FOR COLOR PLACEMENT.													

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LANDSCAPE:

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PROJECT

COPANS INDUSTRIAL

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

ISSUE



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PROJECT
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POMPANO BEACH, FLORIDA

PROJECT NO:
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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
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PROJECT NO:
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DRAWN BY:
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CHECKED BY:
MAB

PROJECT MGR:
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SHEET TITLE
CONCEPT RENDERING

SHEET NUMBER

A4.11

ISSUE

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PROJECT
COPANS INDUSTRIAL
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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"