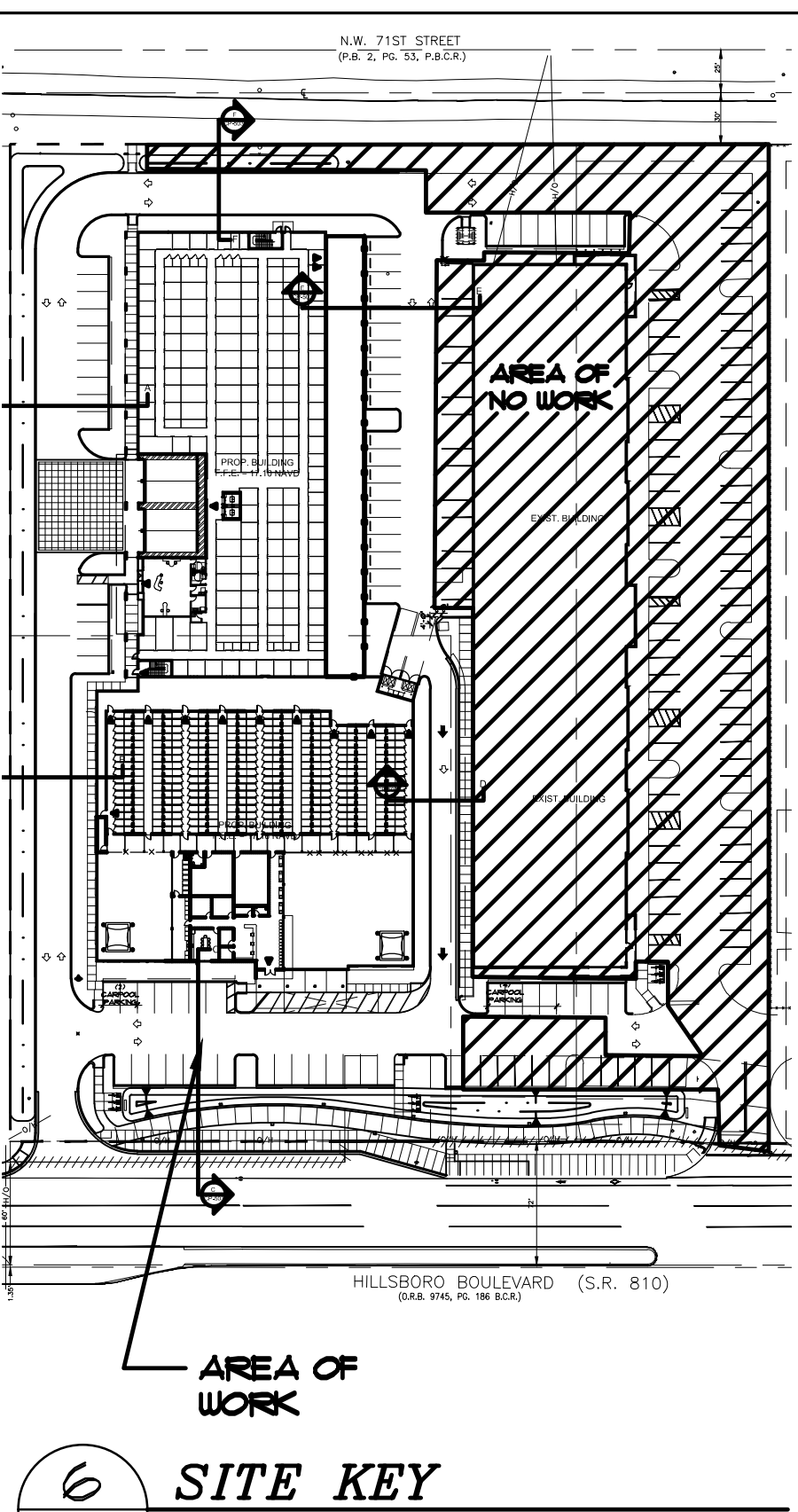
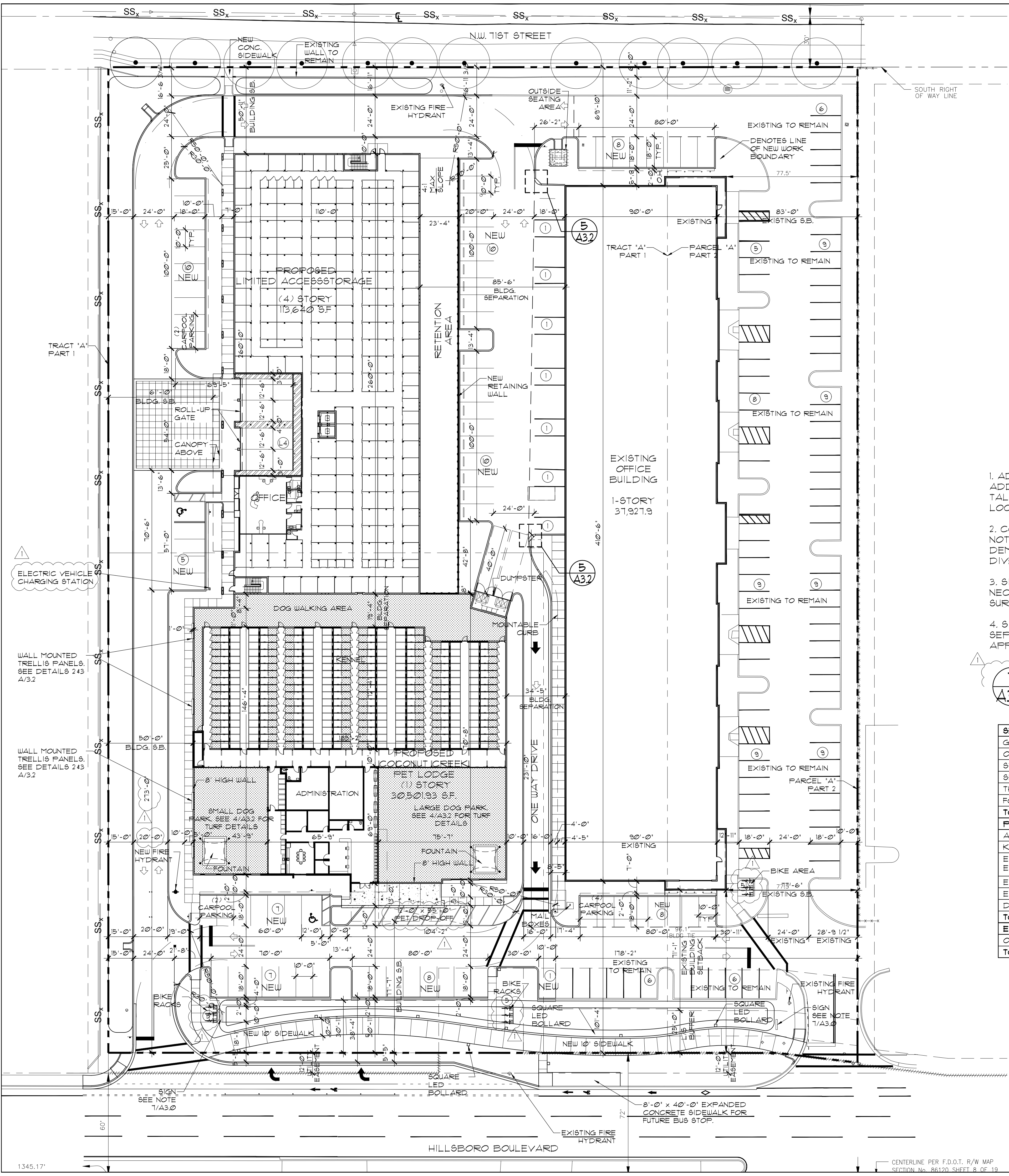




- 6 SITE KEY**
1. ADDRESS NUMBERS
ADDRESS NUMBERS SHALL BE AT LEAST 6" TALL AND PLACED IN A HIGHLY VISIBLE LOCATION ON THE BUILDING.
2. CONSTRUCTION SITE MATERIALS RECYCLING
NOTE: 15% PERCENT OF CONSTRUCTION AND DEMOLITION DEBRIS WILL BE RECYCLED AND DIVERTED AWAY FROM LANDFILL.
3. SITE LIGHTING: SHIELDS WILL BE USED IF NECESSARY TO LIMIT LIGHT/GLARE TO SURROUNDING RESIDENTIAL AREAS.
4. SITE SIGNAGE: SIGNAGE WILL BE REVIEWED SEPARATELY UNDER SEPARATE PERMIT APPLICATION.

7 NOTES

SELF-SERVICE STORAGE BUILDING (4-STORIES)

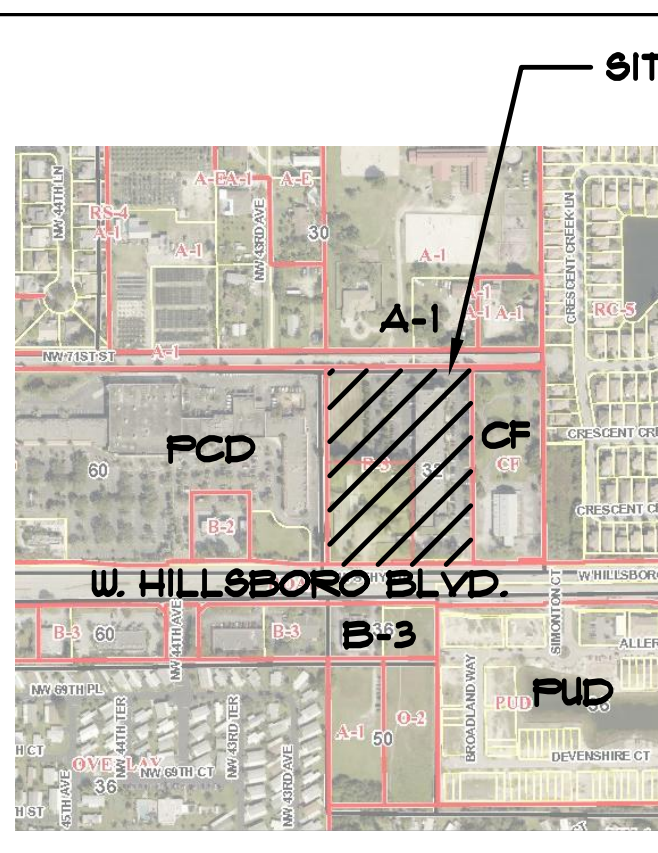
GROUND FLOOR	26,200 SF.
OFFICE	912 SF.
STORAGE	25,228 SF.
SECOND FLOOR	21,600 SF.
THIRD FLOOR	30,420 SF.
FOURTH FLOOR	29,420 SF.
TOTAL GROSS AREA	113,640 SF.

PET LODGING AREA (1 STORY)

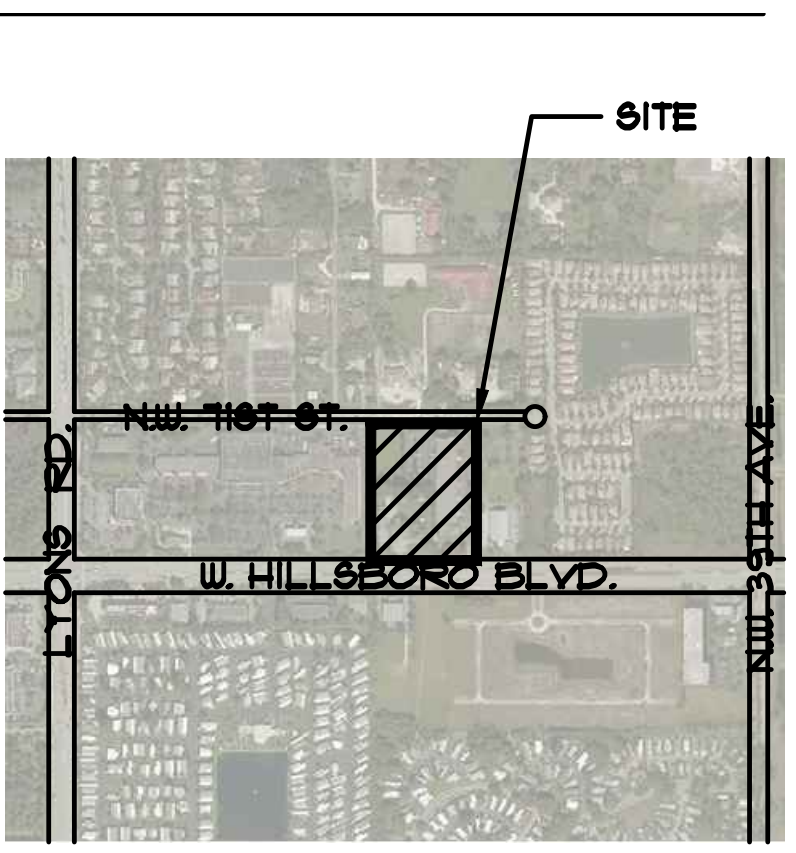
ADMIN/OFFICE	2,316.52 SF.
KENNEL & SUPPORT FACILITY	1,223.41 SF.
EXTERIOR COVERED WALKWAYS/ EXTERIOR COVERED KENNELS	4,675.69 SF.
EXTERIOR ASTRO TURF AREAS	13,960.46 SF.
EXTERIOR NON-COVERED WALKWAY	1,808.19 SF.
DOG FOUNTAINS AREAS	416.00 SF.
TOTAL GROSS AREA	30,460.93 SF.

EXISTING OFFICE BUILDING (1 STORY)

OFFICE	31,927.9 SF.
TOTAL GROSS AREA	31,927.9 SF.



5 VICINITY MAP



4 LOCATION MAP

LEGAL DESCRIPTION:

LEDER HILLSBORO COMPANY LIMITED- PART 1 125-31 B PORTION TRACT A DESC AS COM SE COR TR A, THEN W 13/4 ALG S/L TR A TO POB, CONT W 61.86, S 12, W 195 N 306.92, E 256.86, S 295.03 TO POB K/A ANIMAL HOSPITAL

LEDER HILLSBORO COMPANY LIMITED- PART 2 166-43 B PARCEL A LESS FOR DESC AS COM SE COR TR A, THEN W 13/4 ALG S/L TR A TO POB, CONT W 61.86, S 12, W 195 N 306.92, E 256.86, S 295.03 TO POB; TOGETHER WITH LEDER HILLSBORO COMPANY LIMITED PART 1 125-31 B PARCEL A & BUFFER PARCEL LESS FOR DESC IN OR 33445/162 FOR ADD'L R/W FOR HILLSBORO RD

3 LEGAL DESCRIPTION

SITE DATA

DESCRIPTION	ACRES	SF. AREA	% COVERAGE
GROSS SITE AREA	5.96	259,602.50 SF.	100 %
PROPOSED IMPERVIOUS			72.6 %
SIDEWALKS		12,068.49 SF.	4.8 %
BUILDING		18,384.68 SF.	30.1 %
VEHICULAR		97,921.8 SF.	37.7 %
PROPOSED PERVIOUS			27.4 %
LANDSCAPE OPEN SPACE		51,349.98 SF.	20 %
TURF OPEN SPACE		14,193.85 SF.	5.4 %
RETENTION		5,683.1 SF.	2.0 %

CURRENT ZONING: B-3 PROPOSED PCD
FLUM: L-3

PROPOSED USES:	EXISTING OFFICE/ SELF-SERVICE STORAGE/ PET LODGE
DEVELOPMENT STANDARDS	ALLOWED PROVIDED
FAR - TOTAL BUILDING AREA / GROSS SITE	- 64
MAX. BUILDING COVERAGE	40% 30.1%
HEIGHT OF BUILDING (MEASURED BY CODE)	- 53'
MIN. OPEN SPACE	20% 25.4%
MIN. DISTANCE BETWEEN BLDGS. AND PARKING	10' 10' (PHASE II)
SETBACKS	REQUIRED PROPOSED
ABUTTING THE ROAD	25'-0' 11'-1'
NEXT TO THE PCD BOUNDARY (NO PARKING)	25'-0' 25'-0'
BETWEEN BUILDINGS	10' PER STORY 25'-6' & 19'-4'
PERIMETER LANDSCAPE	25' 15' + 10' = 25'

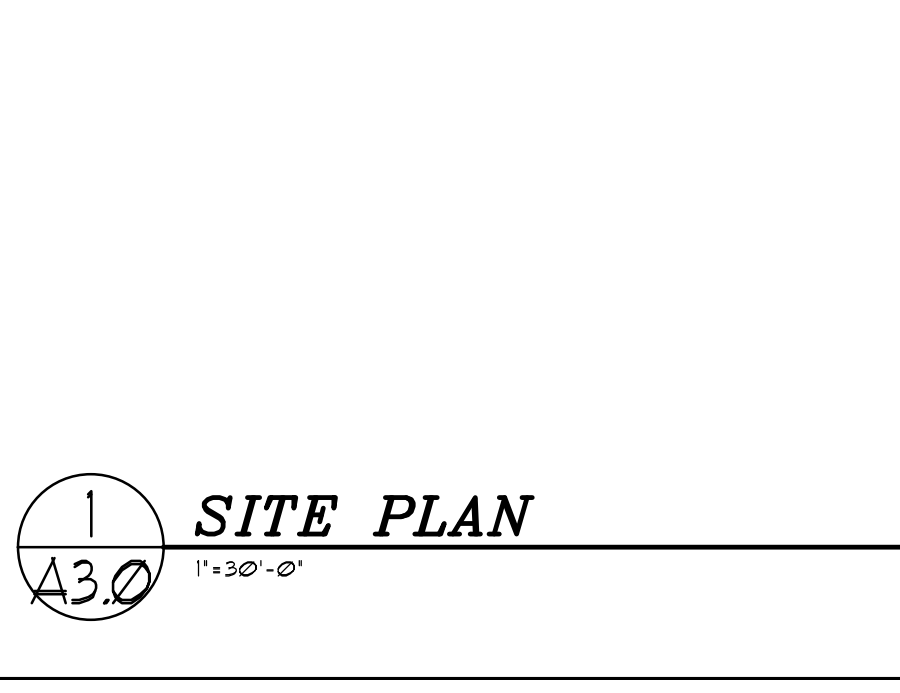
PARKING RATES AND REQUIREMENTS PCD

SELF-SERVICE STORAGE & 1 SPACE / 5,000 SF.	113,640 / 5,000	24
1 EMPLOYEE		
PET LODGING 1 SPACE / 2,000 SF.	7,264.47 / 2,000 SF.	4
PET OFFICE / ADMIN 1 SPACE / 300 SF.	2,316.52 / 300 SF.	8
EXISTING / OFFICE 1 SPACE / 300 SF.	31,927.9 / 300 SF.	127
TOTAL SPACES REQUIRED:		163

PARKING PROVIDED

REGULAR PARKING (10'-0" X 18'-0" + 2' OVERHANG)	158 SPACES
HANDICAPPED PARKING (12'-0" X 18'-0" + 2' OVERHANG)	8 SPACES
LOADING	4 SPACES
TOTAL PARKING SPACES PROVIDED:	170 SPACES
PET DROP-OFF	3 SPACES
BIKE PARKING	15 SPACES

2 SITE DATA



LEDER HILLSBORO

4181 W HILLSBORO BOULEVARD
COCONUT CREEK, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.

1166 W NEWPORT CENTER DR. SUITE 311
DEERFIELD BEACH, FLORIDA 33442
PH. (954) 421 - 8848
e-mail: krc@krcarlson.com
FAX (954) 421 - 9929

Rev'd On: 09/24/17
SUGGESTIONS

Drawn By: DJS
Checked By: KJC
Date: 11-23-16
Scale: AS NOTED
Project #: 1612
CAD Draw File: A3.0

AR12546

KENNETH R. CARLSON

SHEET OF

A3.0

PAGE OF