

6 SITE KEY
A3.0

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.

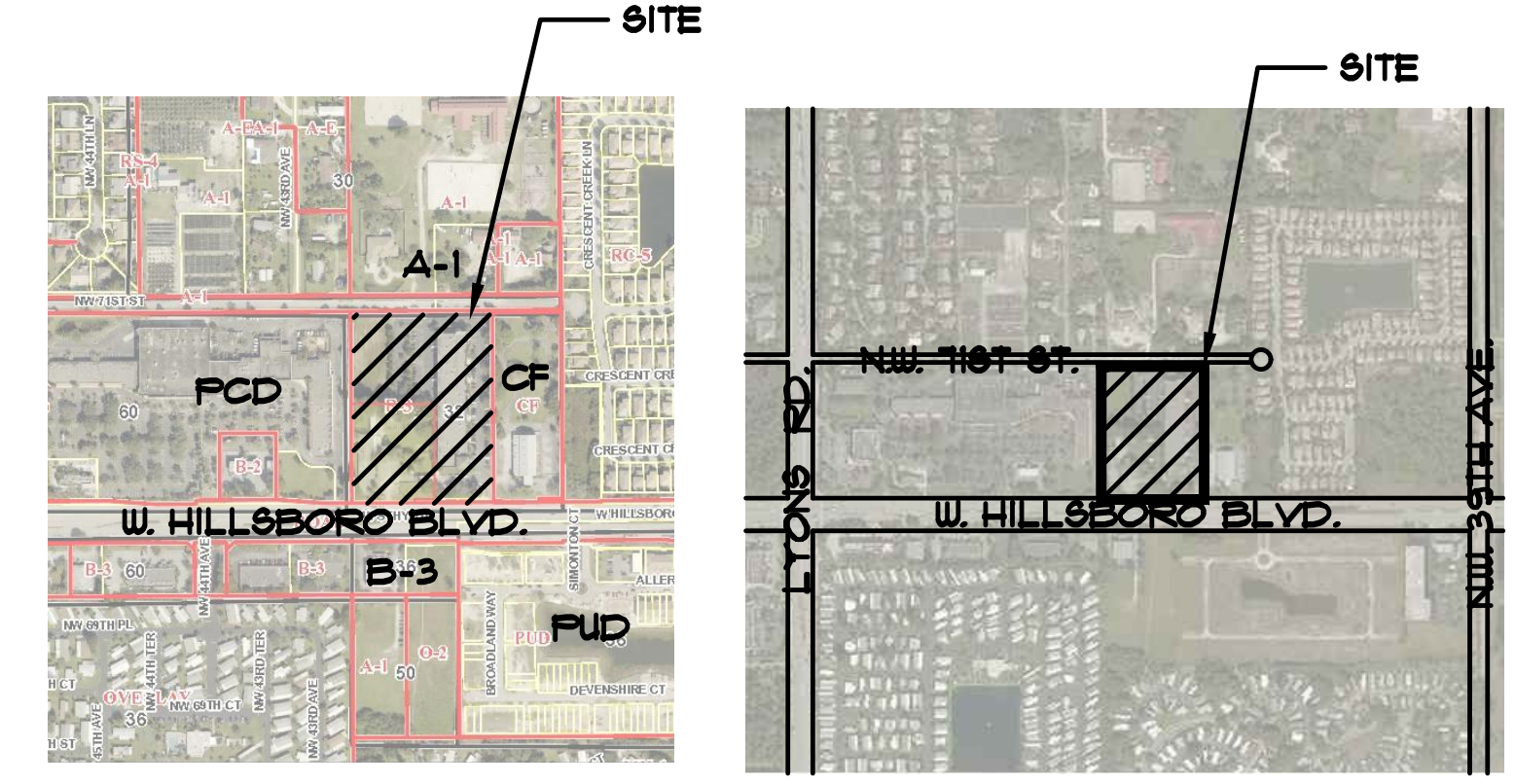
7 NOTES
A3.0

SELF-SERVICE STORAGE BUILDING (4-STORIES)	
GROUND FLOOR	26,200 SF.
OFFICE:	912 SF.
STORAGE:	25,228 SF.
SECOND FLOOR	27,600 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	7,223.41 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	37,927.9 SF.
TOTAL GROSS AREA	37,927.9 SF.

1 SITE PLAN
A3.0



5 VICINITY MAP
A3.0

4 LOCATION MAP
A3.0

LEGAL DESCRIPTION:

LEDER HILLSBORO COMPANY LIMITED PART 1 125-31 B PORTION TRACT A DESC AS COM SE COR TR A, THEN W 73.14 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 73.14 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 LEADER 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
A3.0

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		78,384.68 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		5,683.7 SF.	2.0 %

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"	77'-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			4
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.	37,927.9 / 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
A3.0

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

Revised: 08/21/16
DWG RESPONSES

DRAWN BY: DFB
CHECKED BY: KAC
DATE: 11-23-16
SCALE: AS NOTED
PROJECT #: 1612
CAD DWG FILE: A3.0

AR12546
KENNETH R. CARLSON

SHEET OF
A3.0
PAGE OF