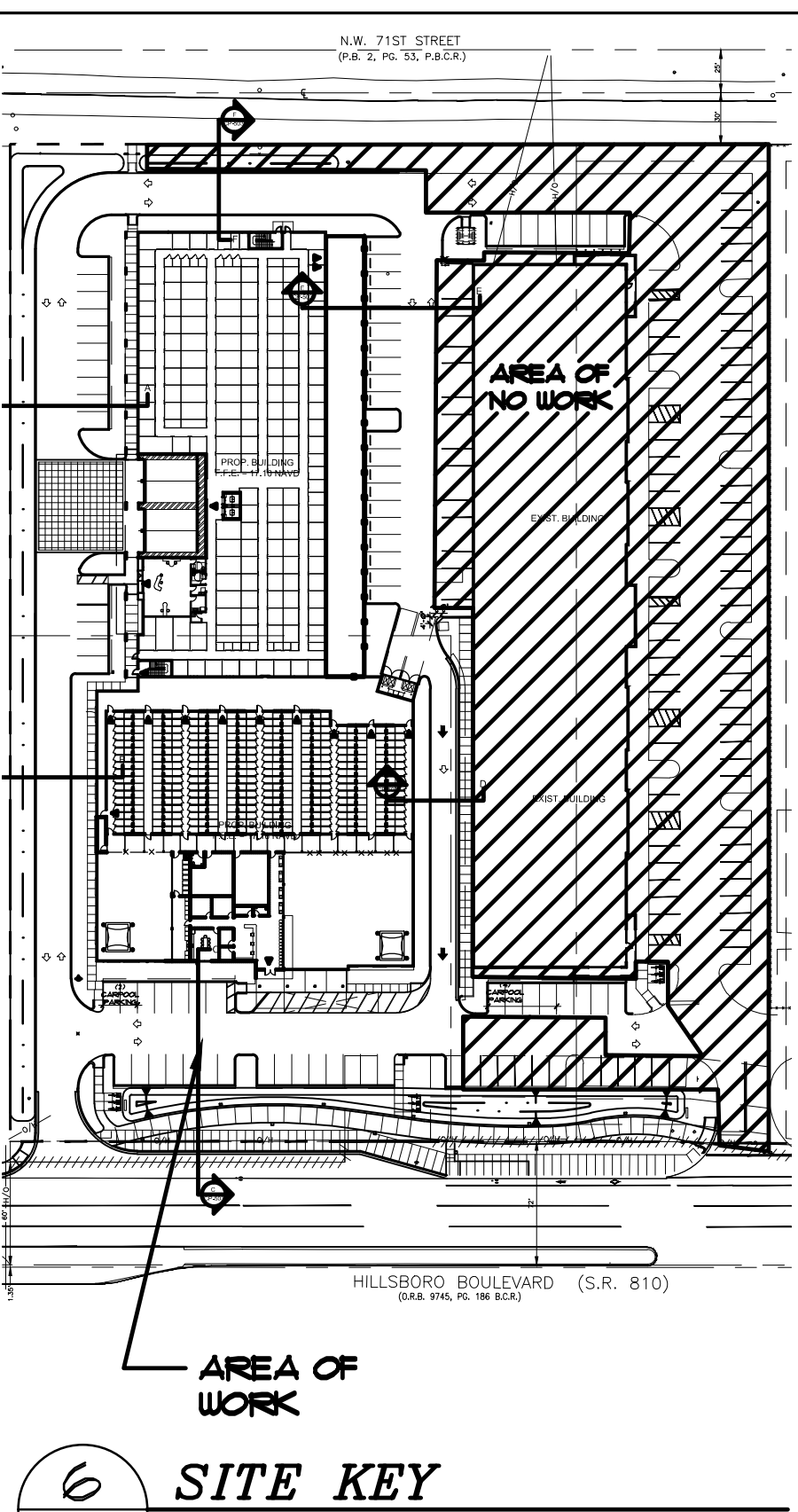
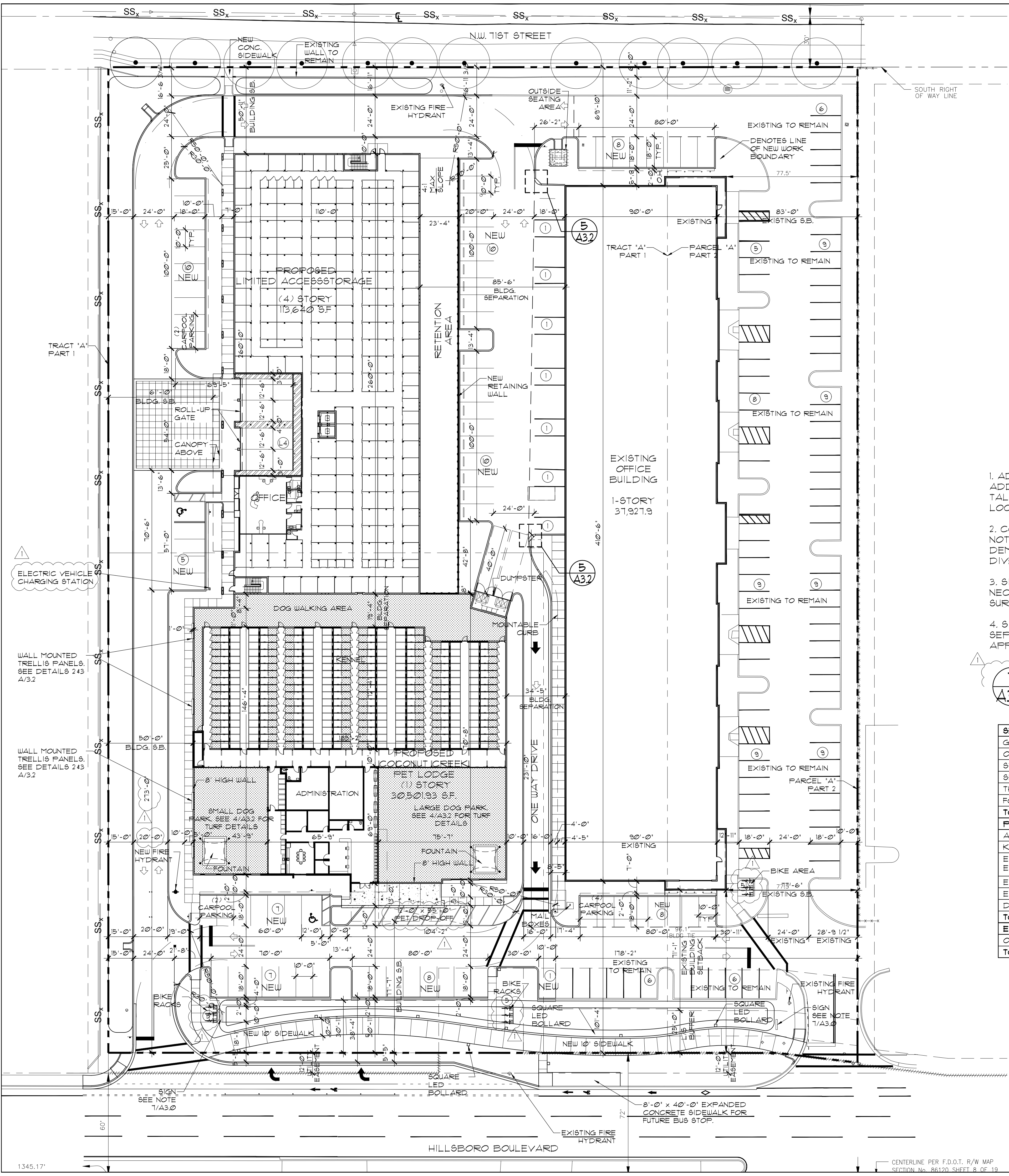


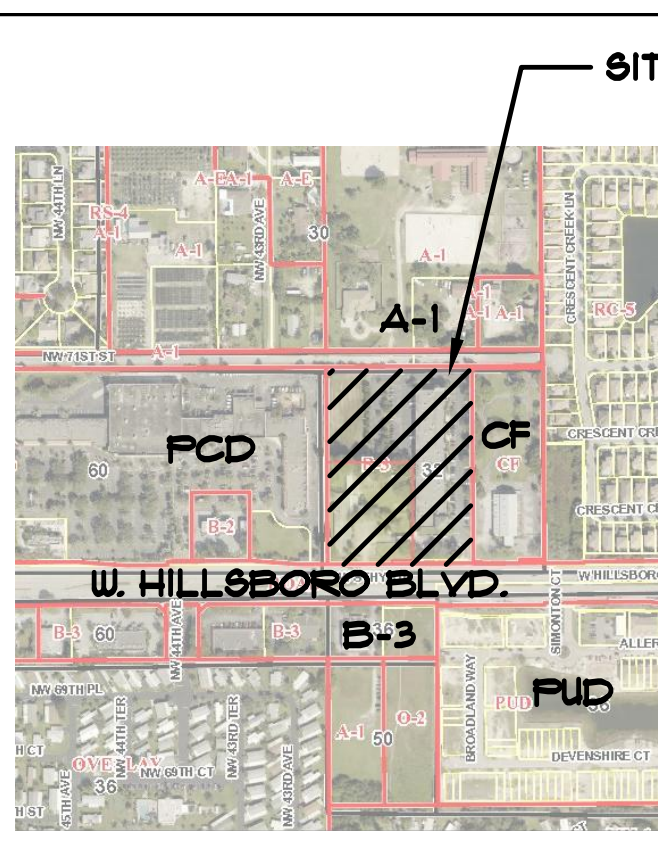


6 SITE KEY  
A3.0

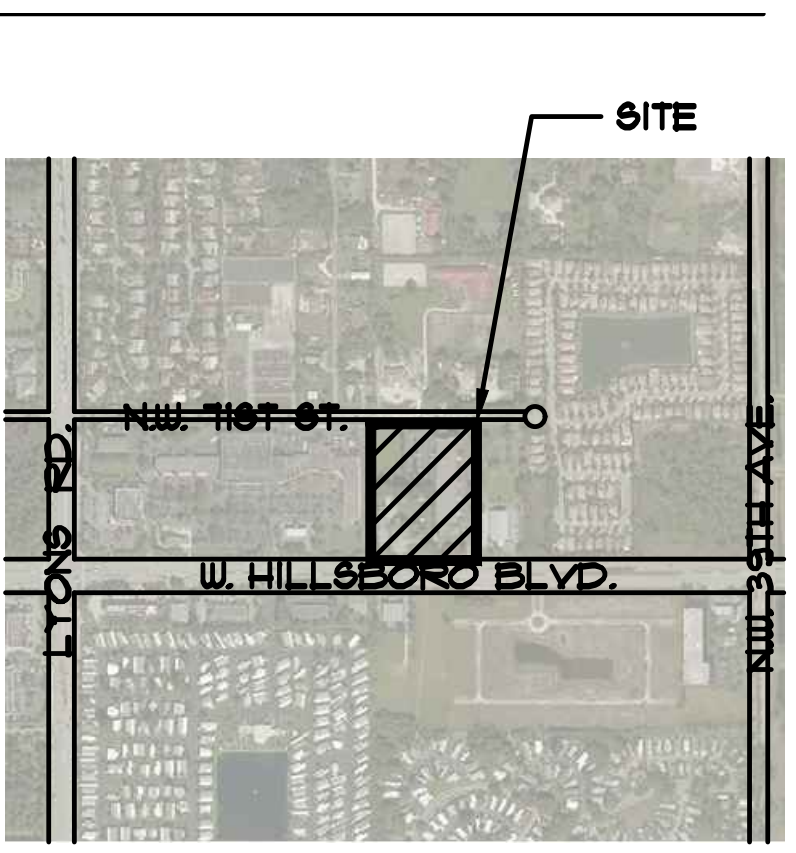
1. ADDRESS NUMBERS  
ADDRESS NUMBERS SHALL BE AT LEAST 6" TALL AND PLACED IN A HIGHLY VISIBLE LOCATION ON THE BUILDING.
2. CONSTRUCTION SITE MATERIALS RECYCLING  
NOTE: 15% PERCENT OF CONSTRUCTION AND DEMOLITION DEBRIS WILL BE RECYCLED AND DIVERTED AWAY FROM LANDFILL.
3. SITE LIGHTING: SHIELDS WILL BE 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                                        | 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  
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 13/4 ALG S/L TR A TO POB, CONT W 6186.5 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 6186.5 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

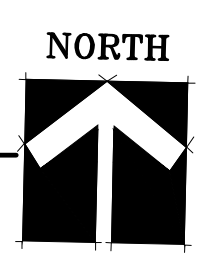
3 LEGAL DESCRIPTION  
A3.0

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                                            |  |                                                  | 18,384.68 SF.        | 30.1 %     |
| VEHICULAR                                           |  |                                                  | 91,921.8 SF.         | 37.1 %     |
| 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"                                           | 71'-1"               |            |
| NEXT TO THE PCD BOUNDARY (NO PARKING)               |  | 25'-0"                                           | 25'-0"               |            |
| BETWEEN BUILDINGS                                   |  | 10' PER STORY                                    | 85'-6" & 19'-4"      |            |
| PERIMETER LANDSCAPE                                 |  | 25'                                              | 15' + 10' = 25'      |            |
| PARKING RATES AND REQUIREMENTS PCD                  |  |                                                  |                      |            |
| SELF-SERVICE STORAGE & 1 EMPLOYEE                   |  | 1 SPACE / 5,000 SF.                              | 113,640 / 5,000      | 24         |
| 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  
A3.0

1 SITE PLAN  
A3.0



LEDER HILLSBORO  
4181 W HILLSBORO BOULEVARD  
COCONUT CREEK, FLORIDA

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Rev'd On: 08/24/17  
DWG RESPONSES  
A3.0

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

KENNETH R. CARLSON  
AR/2546