

SANITARY SEWER MANHOLE

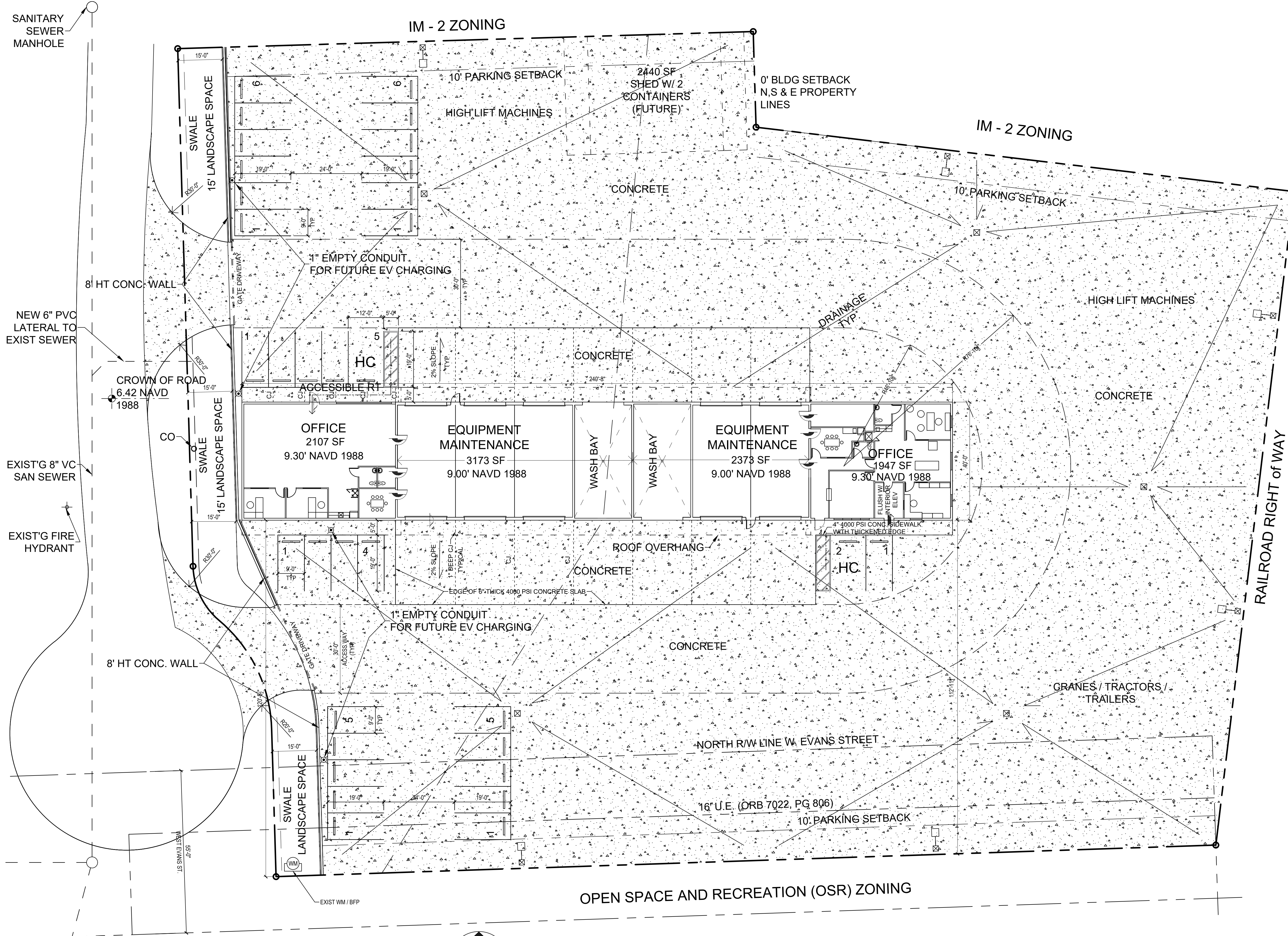
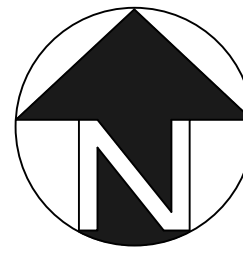
IM - 2 ZONING

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OPEN SPACE AND RECREATION (OSR) ZONING

SITE PLAN

SCALE 1/16" = 1'-0"



LIGHTING

MAX FC LEVEL AT PROPERTY LINES, 5 FC ALLOWED

SIGNAGE

- ALL SIGNAGE SHALL BE IN COMPLIANCE W/ ZONING AND LAND DEVELOPMENT REGULATIONS
- SEPARATE PERMITS REQUIRED FOR EACH SIGN

ZONING DESIGNATION

BASIC ZONING
 MUNICIPAL FUTURE LAND USE : INDUSTRIAL (IND)
 ZONE : IM-2
 EXISTING BUILDING USE : BULK STORAGE
 EXISTING LAND USE : INDUSTRIAL
 COUNTY FUTURE LAND USE : INDUSTRIAL
 ALLOWED USE(S) : LODGING(1), OFFICE(1), COMMERCIAL(5), INDUSTRIAL(5)

ADDITIONAL ZONES
 FEMA FLOOD ZONE : AH Broward County, X 0.2 PCT ANNUAL CHANCE FLOOD HAZARD Broward County, X AREA OF MINIMAL FLOOD HAZARD Broward County

BUILDING INTENSITY

PROPERTY SIZE	= 2.10AC - 91,635 SF
MAX LOT COVERAGE	= 90%
PROPOSED LOT COVERAGE	= 7,986 S.F. - 8.7%
MAX BUILDING HEIGHT	= 35 FT
PROPOSED BUILDING HEIGHT	= 21'-8"
MAX HEIGHT - STORIES	= 3 STORIES
PROPOSED	= 1 STORY
MAX BUILT AREA ALLOWED	= 248,085 SF
PROPOSED BUILT AREA IMPERMEABLE	= 88,157 SF
MAX BUILDING FOOTPRINT	= 7,986 SF
PROPOSED BUILDING FOOT PRINT	= 7,986 SF
MINIMUM OPEN SPACE	= 0%
MAX COMMERCIAL AREA ALLOWED	= 248,085 SF
MAX OFFICE AREA ALLOWED	= 248,085 SF
PROPOSED OFFICE AREA	= 4,054 SF

SETBACKS AT GROUND LEVEL

MIN. PRIMARY FRONTAGE SETBACK	= 15 FT
MIN. SECONDARY FRONTAGE SETBACK	= 15 FT
MIN. SIDE SETBACK	= 0 FT
MIN. REAR SETBACK	= 0 FT
MIN. WATER SETBACK	= N/A
REQ'D STREET LANDSCAPE BUFFER	= 15 FT
PROP. STREET LANDSCAPE BUFFER	= 15 FT

PARKING CALCULATIONS

2107	WEST OFFICE	
1947	EAST OFFICE	
4054	@ 250 SF/PKG	= 17 PKG
3173	WEST BAYS	
2373	EAST BAYS	
2440	REMOTE BAYS	
7986	@ 1000 SF/PKG	= 8 PKG
TOTAL REQUIRED		25
TOTAL PROVIDED		31

REVISIONS	BY

ROOFING
CC CAS6762

GENERAL CONTRACTOR
CC CAS6762

ARCHITECT
AK 0013250

J.F. SMITH
DESIGN & BUILD INC.

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GOLD COAST CRANE
4001 NS0th AVENUE
HOLLYWOOD, FL 33021

DRAWN
FS

CHECKED
FS

DATE
11-29-2021

SCALE
AS SHOWN

JOB NO.

SHEET

A-1

2 OF 16 SHEETS