

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development Board

Date of Application: 4.17.17

Location Address: 2147 Pembroke Road

Lot(s): 14 (part of) Block(s): N/A Subdivision: PB "B", PG 58

Folio Number(s): 5142 22 01 0050

Zoning Classification: PR Land Use Classification: RAC

Existing Property Use: Retail (furniture store) Sq Ft/Number of Units: 18,578 sf

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO.

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development

Explanation of Request: Site plan for redevelopment of the subject property with a self-storage facility, to include variances for parking and building signage (see attached narrative).

Number of units/rooms: N/A Sq Ft: 126,636

Value of Improvement: \$7,000,000 Estimated Date of Completion: July 2019

Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: John W. Baber, Janet Baber Parasmio and James C. Baber, III

Address of Property Owner: 3931 RCA Blvd, Suite 3122, Palm Beach Gardens, FL 33410

Telephone: N/A Fax: N/A Email Address: Thomas.brown@badockinc.com

Name of Consultant/Representative/Tenant (circle one): Ty Maxey, AICP, Maser Consulting, P.A.

Address: 405 N Reo St., Suite 105, Tampa, FL 33609 Telephone: 813.207.1061, ext 4924

Fax: 813.281.1050 Email Address: tmaxey@maserconsulting.com

Date of Purchase: Pending Is there an option to purchase the Property? Yes (X) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Brian Cohen, Andover Properties, LLC,

(Contract Purchaser, Authorized Rep) Address: 215 E. 58th Street, 4th Floor

New York, NY 10022 Email Address: bcohen@andoverprop.com

Statement of Interest in Property and Authorization to File Petitions

James C. Baber, III, John W. Baber and Janet Baber Parasmio certify that they are the Owners of the subject property located on the northeast corner of West Pembroke Road and South 22<sup>nd</sup> Avenue (Folio No. 5142 22 01 0050) in the City of Hollywood, Florida and hereby authorize ANDOVER PROPERTIES, LLC, as agent, STUDIO x 2 ARCHITECTS, as agent, MASER CONSULTING, P.A., as agent, and NATE AYALA, as agent, to submit and process any and all development applications to the City of Hollywood, Broward County and State of Florida and in the approval, permitting and development of the proposed self-storage facility, and appear at any meetings or public hearings necessary for the approval, permitting and development of the proposed use located within the City of Hollywood and Broward County, Florida.

James C. Baber, III

Signature of Owner: **James C. Baber, III**

Address: 102 Playa Rienta Way  
Palm Beach Gardens, FL 33418

State of Florida

County of PAUM BEACH

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 2017, by James C. Baber III, an individual who is ✓ personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

Sign: Jennifer Turner  
Print: Jennifer Turner  
My Commission Expires: 12/3/18



JENNIFER TURNER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF180984  
Expires 12/3/2018



Signature of Owner: John W. Baber

Address: 3931 RCA BLVD #3122

P B GONS, FL 33410

State of FLORIDA

County of PALM BEACH

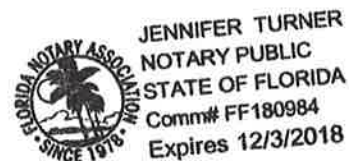
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2017, by John W. Baber, an individual who is ☒ personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

Sign: Jennifer Turner

Print: Jennifer Turner

My Commission Expires: 12/3/18





Signature of Owner: Janet Baber Parasmio

Address: 685 Hermitage Circle

Palm Beach Gardens FL 33410

State of FLORIDA

County of PALM BEACH

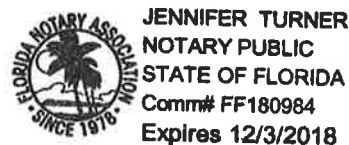
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 2017, by Janet Baber Parasmio, an individual who is ☒ personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

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## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_

Date: 4/6/17

PRINT NAME: John W. Baber

Date: 4/6/17

Signature of Consultant/Representative: \_\_\_\_\_

Date: 4/11/17 4/14/17

PRINT NAME: Brian Cohen, Andover Properties, LLC

Date: 4/11/17 4/14/17

Signature of Tenant: \_\_\_\_\_

Date: 4/6/17

PRINT NAME: JOHN BABER

Date: 4/6/17

### Current Owner Power of Attorney

I, John W. Baber, am the current owner of the described real property and that I am aware of the nature and effect the request for development of a self-storage facility to my property, which is hereby made by me or I am hereby authorizing Andover Properties, LLC, Maser Consulting, P.A. to be my legal representative before the TAC, Planning & Zoning Board and (Board and/or Studio x 2 Architects and Nate Ayala City Council Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 6<sup>th</sup> day of April

Jennifer Turner

Notary Public

State of Florida

My Commission Expires: 12/3/18 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_

Signature of Current Owner

John W. Baber

Print Name



JENNIFER TURNER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF180984  
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Signature of Current Owner: [Signature] Date: 4/5/17

PRINT NAME: Janet Baber Parasmio Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: 4/11/17 4/14/17  
PRINT NAME: Brian Cohen, Andover Properties, LLC Ty Maser Maser Consulting, P.A. Date: 4/11/17 4/14/17

Signature of Tenant: [Signature] AS PRESIDENT Date: 4/6/17  
PRINT NAME: JOHN BABER Date: 4/6/17

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Sworn to and subscribed before me  
this 5<sup>th</sup> day of April

[Signature]  
Notary Public

State of Florida

My Commission Expires: 12/3/18 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



JENNIFER TURNER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF180984  
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[Signature]  
Signature of Current Owner

Janet Baber Parasmio

Print Name

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Signature of Current Owner: [Signature] Date: 4/5/17

PRINT NAME: James C. Baber, III Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: 4/11/17 4/14/17

PRINT NAME: Brian Cohen Andover Properties, LLC Ty Maxey Maser Consulting, P.A. Date: 4/11/17 4/14/17

Signature of Tenant: [Signature] AS PRESIDENT Date: 4/6/17

PRINT NAME: JOHN BABER Date: 4/6/17

### Current Owner Power of Attorney

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Sworn to and subscribed before me this 5<sup>th</sup> day of April

Jennifer Turner  
Notary Public

State of Florida

My Commission Expires: 12/3/18 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



JENNIFER TURNER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF180984  
Expires 12/3/2018

[Signature]  
Signature of Current Owner

James C. Baber, III  
Print Name



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

405 North Reo Street  
Suite 105  
Tampa, FL 33609  
T: 813.207.1061  
F: 813.281.1050  
[www.maserconsulting.com](http://www.maserconsulting.com)

***Storage King USA  
Andover Properties, LLC (Applicant)  
2147 Pembroke Road  
Site Plan Narrative***

Andover Properties, LLC, the “Applicant”, is the Contract Purchaser of the 1.67+/- acre property located at 2147 Pembroke Road (“Subject Property”). More specifically, the site is located on the northeast corner of Pembroke Road and South 22<sup>nd</sup> Avenue, in the City of Hollywood. The property is currently owned by James C. Baber, III, Janet Baber Parasmo and John W. Baber, and is also identified by the Broward County Property Appraiser Folio No. 5142 22 01 0050. The site is currently occupied by a single-story, 18,578 square feet retail building (Babcok Furniture) and associated parking and loading areas. The Applicant intends to develop the Subject Property with a first class self-service storage facility, operated as Storage King USA.

The Subject Property is located on the north side of the Pembroke Road corridor, within an area of the City of Hollywood characterized by various commercial, office, personal service and residential uses. A small supermarket, liquor store and single family residences are located to the west of the Subject Property, across South 22<sup>nd</sup> Avenue. An electric substation is located to the north of the Subject Property, across Fletcher Street. An intensive auto body repair shop is located to the east of the Subject Property, while a rental car business and single family residences are located to the south of the Subject Property, across Pembroke Road.

The Subject Property is located within the Regional Activity Center (RAC) future land use district of the City’s Comprehensive Plan and is currently zoned Pembroke Road (PR). The proposed self-storage facility is a permitted use within the PR zoning district.

The attached Site Plan proposes a self-service storage facility consisting of a primary 4-story, 120,070 square foot climate controlled building and two (2) single-story non-climate controlled storage buildings, which include 6,566 square feet of building area.

The state-of-the-art, 4-story primary building consists of multiple interior storage units, individually accessed. The proposed facility is designed to be a contemporary structure that incorporates the latest innovations, features and conveniences desired by astute storage users. A rental office is located adjacent to the Subject Property’s Pembroke road frontage. The office includes the sale of storage and packing supplies (boxes, tape, locks, etc.) and is strategically located to provide for a safe and satisfying experience for customer transactions.

An interior loading plaza affords customers protection from the elements. The climate controlled customer loading lobby contains restrooms and an accessible drinking fountain, as well as two (2) freight-sized elevators, providing access to the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors. Clean, brightly lit and well organized corridors on each floor are designed to enhance access to every storage unit.



Strong corner elements anchor the façade and invite interaction by way of generous expanses of storefront glazing. Delightful canopy awnings accent the storefront glazing, while also providing shade to reduce heat gain through the glass. Durable split-faced concrete masonry wraps the buildings base on the first floor while modern and energy efficient metallic panels sheath the main body of the facility above the ground level.

The two (2) single-story buildings have individual exterior access doors to each unit, which are facing interior to the site. Their facades are also accented with split-faced concrete masonry block.

A single ingress/egress driveway into the site off of Pembroke Road, as well as a secured interior loading area, coupled with a camera monitored system provides maximum security for the Storage King customers. A secured gate provides egress only onto South 22<sup>nd</sup> Avenue. Perimeter landscaping, lighting and signage will complement the proposed project.

The proposed self-service storage project complies with all setback, maximum height and lot coverage, as outlined in the City of Hollywood Zoning and Land Development Regulations. A variance to the required parking spaces will be applied for with the Final TAC application submittal. The required parking, based on 1 space/1,000 square feet for warehouse use, is 127 spaces. The Applicant is proposing 12 parking spaces, including one (1) handicapped space.

In lieu of the permissible building signage on the primary building's north façade, facing the Fletcher Street right-of-way, a variance application will be submitted to permit building signage on the building's east façade.

All of the required submittal documents, as outlined on the attached Technical Advisory Committee Checklist, are attached for your review. The proposed Storage King USA project will prove to be a welcomed use serving the surrounding community, as well as an asset to the City of Hollywood. The architectural design of the proposed buildings and the associated site improvements will also enhance the character of the Pembroke Road corridor.

We look forward to your favorable review and recommendation. Should you have any questions and/or require any additional information, please do not hesitate to contact Ty Maxey, AICP, Maser Consulting, P.A., at 813.207.1061, ext. 4924.



# BROWARD COUNTY, FL

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### SCHEDULE "B" ITEMS

- 9 EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 4618, PAGE 17, AS AFFECTED BY CORRECTIVE EASEMENT RECORDED IN BOOK 4657, PAGE 640. (AFFECTS, AS SHOWN)
- 10 EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 44046, PAGE 1554. (AFFECTS, AS SHOWN)

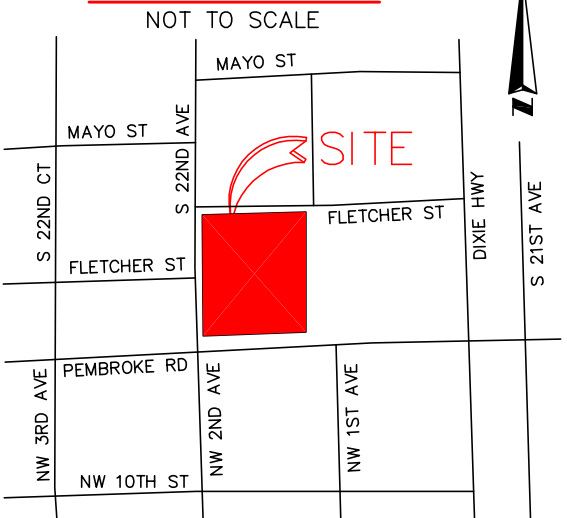
### BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH PER GPS OBSERVATION.

### SITE PICTURE



### VICINITY MAP



### LAND AREA

±72,772 SQUARE FEET  
±1.67 ACRES

### PARKING STALLS

REGULAR= 72 HANDICAP= 2  
TOTAL= 74

### STATEMENT OF ENCROACHMENTS

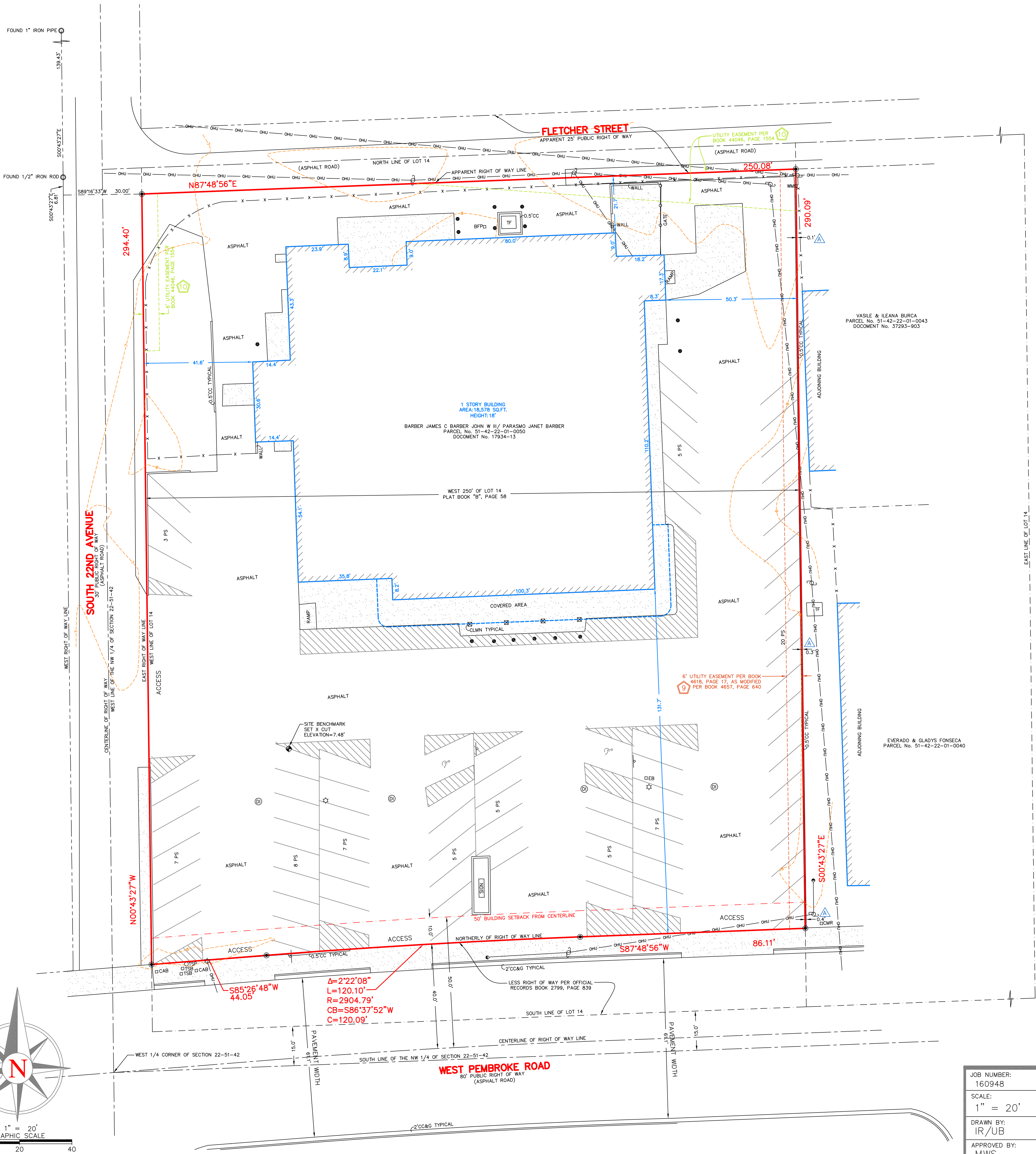
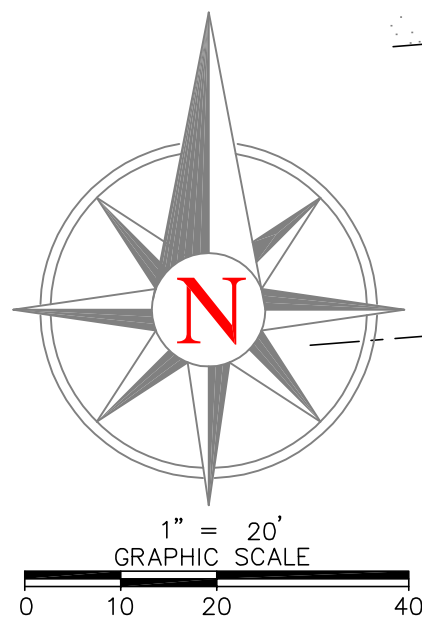
▲ CURB CROSSES OFF OF SUBJECT PROPERTY BY AT MOST 0.4'.

### FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC-FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "AH" ON FLOOD INSURANCE RATE MAP NUMBER 12011C0732H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2014 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### LEGEND

SQ.FT.	SQUARE FEET	DI	DRAINAGE INLET
CONCRETE SURFACE	CONCRETE SURFACE	TF	TRANSFORMER
NO PARKING AREA	NO PARKING AREA	BFP	BACKFLOW PREVENTER
HANDICAP PARKING SPACE	HANDICAP PARKING SPACE	EB	ELECTRIC BOX
UTILITY POLE	UTILITY POLE	TSP	TRAFFIC SIGNAL POLE
QUY ANCHOR	QUY ANCHOR	TSB	TRAFFIC SIGNAL CONTROL BOX
LIGHT POLE	LIGHT POLE	CLMN	COLUMN
BOLLARD	BOLLARD	CAB	CABLE MARKER
TRAFFIC SIGN	TRAFFIC SIGN	WM	WATER METER
PLASTIC FENCE	PLASTIC FENCE	CC&G	CONCRETE CURB & GUTTER
OVERHEAD UTILITY LINES	OVERHEAD UTILITY LINES	CC	CONCRETE CURB
CHAIN LINK FENCE	CHAIN LINK FENCE	Δ	CENTRAL ANGLE
CORNER TO BE SET	CORNER TO BE SET	L	ARC LENGTH
		R	RADIUS
		CB	CHORD BEARING
		C	CHORD LENGTH



### LEGAL DESCRIPTION

SHEET 1 OF 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 250 FEET OF LOT 14, OF THE SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION DEEDED TO THE STATE OF FLORIDA FOR ROAD PURPOSES AND RECORDED APRIL 30, 1984, IN OFFICIAL RECORDS BOOK 2799, PAGE 839, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

NORTH LINE OF SUBJECT PROPERTY RESTABLISHED BY THE EASTERLY ADJOINING DEEDS. WESTERLY LINE OF SUBJECT PROPERTY RESTABLISHED FROM CORNERS FOUND ON THE WEST RIGHT OF WAY LINE OF 22ND AVENUE. BOUNDARY SHOWN HEREON IS BASED ON LIMITED MONUMENTATION FOUND DO TO THE RECENT REPAVING OF THE ADJOINING RIGHT OF WAYS. OTHER MATTERS NOT DISCLOSED TO THE SURVEYOR MIGHT AFFECT THE BOUNDARY.

### TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 1062-3633595, WITH AN EFFECTIVE DATE OF APRIL 3, 2017.

### GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH 22ND AVENUE AND WEST PEMBROKE ROAD, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE IS OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. ALL THREE ADJOINING RIGHT OF WAYS HAVE BEEN RECENTLY REPAVED.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
12. ELEVATION SHOWN HEREON ARE BASED ON OPUS SOLUTION PER GPS OBSERVATION, NAVD 88 DATUM.

DATE	REVISION HISTORY	BY
4/13/17	UPDATE TITLE/CERTIFICATIONS	DWD

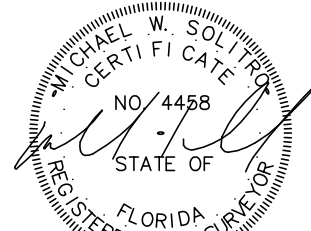
### ALTA/NSPS LAND TITLE SURVEY

PROJECT NAME  
BADCOCK & MORE  
2147 PEMBROKE ROAD  
BROWARD COUNTY HOLLYWOOD, FL

### SURVEYOR'S CERTIFICATE

TO: ANDOVER PROPERTIES, LLC, AKERMAN LLP; FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/23/16, DATE OF PLAT OR MAP: 04/13/17.



REGISTERED SURVEYOR: MICHAEL W. SOUTIRO  
PROFESSIONAL LAND SURVEYOR NO.: 4458  
CERTIFICATE OF AUTHORIZATION: LB 6300  
STATE OF FLORIDA

SURVEYED BY:

REPUBLIC NATIONAL

480 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
PH: (407) 862-4200 FAX: (407) 862-4229

JOB NUMBER:

160948

SCALE:

1" = 20'

DRAWN BY:

IR/UB

APPROVED BY:

MWS

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

REPUBLIC NATIONAL  
GRS  
GROUP

480 NEEDLES TRAIL, LONGWOOD, FLORIDA 32779 | SURVEYS@GRS-REPUBLICANATIONAL.COM | PHONE 407.862.4200 FAX 407.862.4229



### SCHEDULE "B" ITEMS

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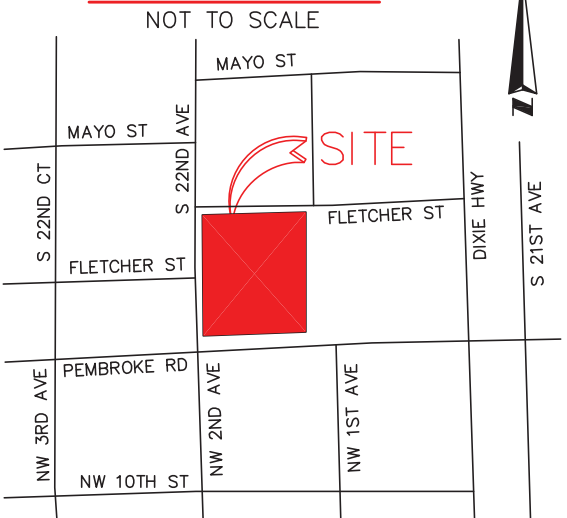
### BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH PER GPS OBSERVATION.

### SITE PICTURE



### VICINITY MAP



### LAND AREA

±72,772 SQUARE FEET  
±1.67 ACRES

### PARKING STALLS

REGULAR= 72 HANDICAP= 2  
TOTAL= 74

### STATEMENT OF ENCROACHMENTS

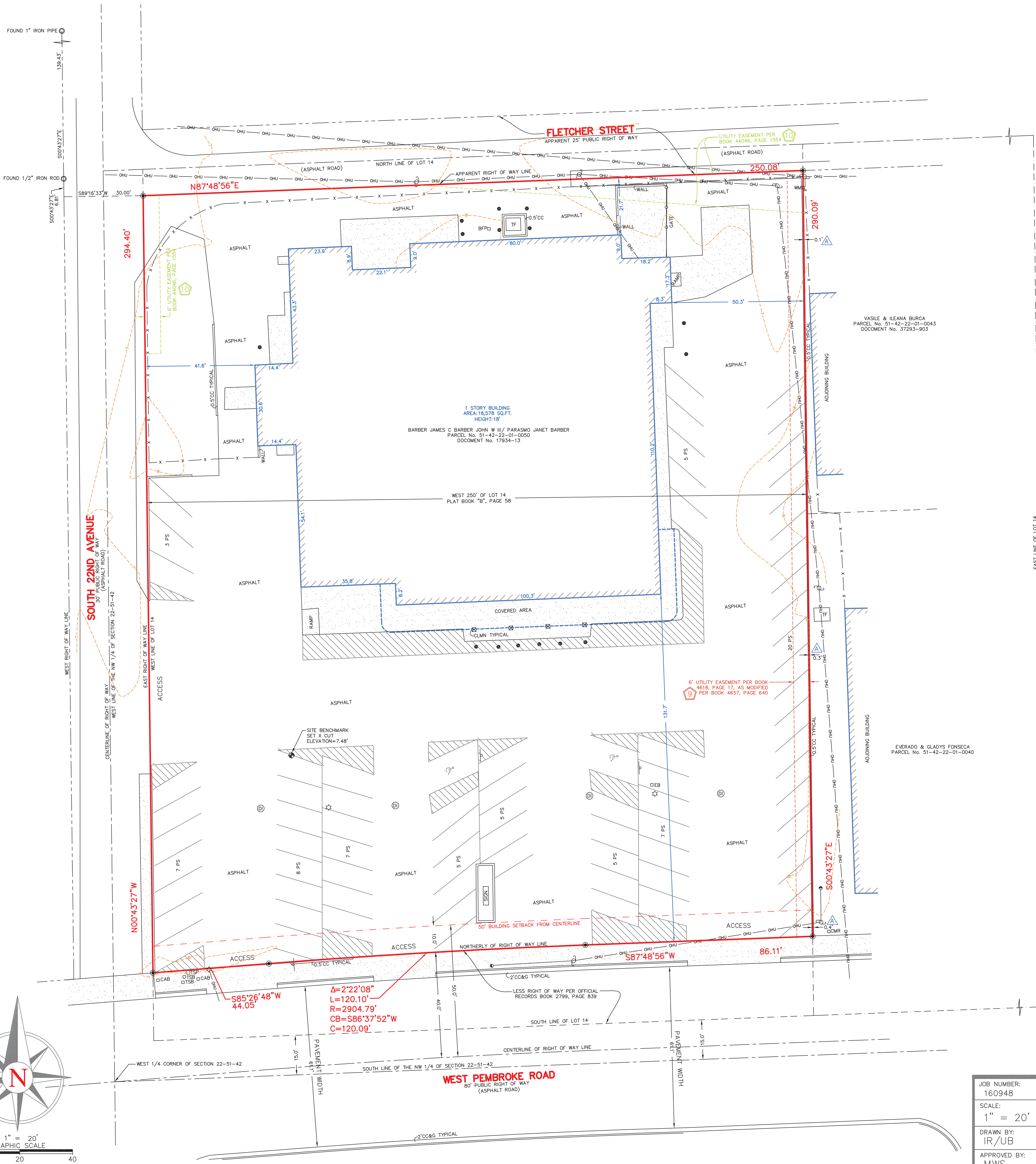
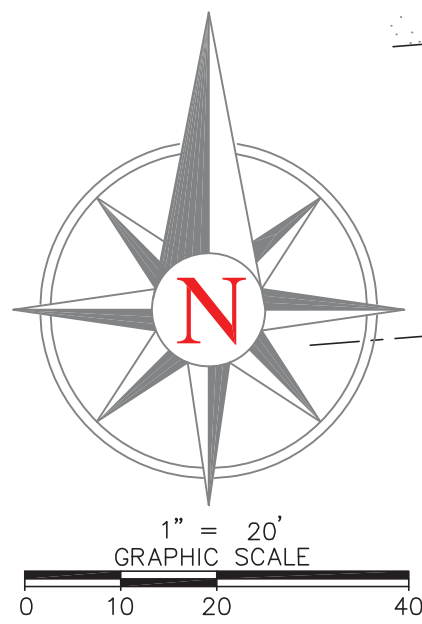
CURB CROSSES OFF OF SUBJECT PROPERTY BY AT MOST 0.4'.

### FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC-FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "AH" ON FLOOD INSURANCE RATE MAP NUMBER 12011C0732H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2014 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### LEGEND

SQ.FT.	SQUARE FEET	DI	DRAINAGE INLET
CONCRETE SURFACE	CONCRETE SURFACE	TF	TRANSFORMER
NO PARKING AREA	NO PARKING AREA	BFP	BACKFLOW PREVENTER
HANDICAP PARKING SPACE	HANDICAP PARKING SPACE	EB	ELECTRIC BOX
UTILITY POLE	UTILITY POLE	TSP	TRAFFIC SIGNAL POLE
OUT ANCHOR	OUT ANCHOR	TSB	TRAFFIC SIGNAL CONTROL BOX
LIGHT POLE	LIGHT POLE	CLMN	COLUMN
BOLLARD	BOLLARD	CAB	CABLE BOX
TRAFFIC SIGN	TRAFFIC SIGN	CMR	CABLE MARKER
PLASTIC FENCE	PLASTIC FENCE	WM	WATER METER
OVERHEAD UTILITY LINES	OVERHEAD UTILITY LINES	CC&G	CONCRETE CURB & GUTTER
CHAIN LINK FENCE	CHAIN LINK FENCE	CC	CONCRETE CURB
CORNER TO BE SET	CORNER TO BE SET	Δ	CENTRAL ANGLE
		L	ARC LENGTH
		R	RADIUS
		CB	CHORD BEARING
		C	CHORD LENGTH



### LEGAL DESCRIPTION

SHEET 1 OF 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 250 FEET OF LOT 14, OF THE SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION DEEDED TO THE STATE OF FLORIDA FOR ROAD PURPOSES AND RECORDED APRIL 30, 1984, IN OFFICIAL RECORDS BOOK 2799, PAGE 839, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

NORTH LINE OF SUBJECT PROPERTY RESTABLISHED BY THE EASTERLY ADJOINING DEEDS. WESTERLY LINE OF SUBJECT PROPERTY RESTABLISHED FROM CORNERS FOUND ON THE WEST RIGHT OF WAY LINE OF 22ND AVENUE. BOUNDARY SHOWN HEREON IS BASED ON LIMITED MONUMENTATION FOUND DO TO THE RECENT REPAVING OF THE ADJOINING RIGHT OF WAYS. OTHER MATTERS NOT DISCLOSED TO THE SURVEYOR MIGHT AFFECT THE BOUNDARY.

### TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 1062-3633595, WITH AN EFFECTIVE DATE OF APRIL 3, 2017.

### GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH 22ND AVENUE AND WEST PEMBROKE ROAD, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE IS OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. ALL THREE ADJOINING RIGHT OF WAYS HAVE BEEN RECENTLY REPAVED.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
12. ELEVATION SHOWN HEREON ARE BASED ON OPUS SOLUTION PER GPS OBSERVATION, NAVD 88 DATUM.

DATE	REVISION HISTORY	BY
4/13/17	UPDATE TITLE/CERTIFICATIONS	DMD

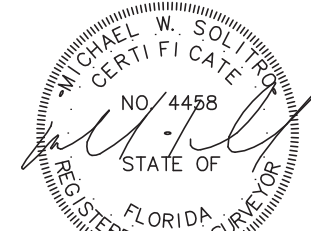
### ALTA/NSPS LAND TITLE SURVEY

PROJECT NAME  
BADCOCK & MORE  
2147 PEMBROKE ROAD  
BROWARD COUNTY HOLLYWOOD, FL

### SURVEYOR'S CERTIFICATE

TO: ANDOVER PROPERTIES, LLC, AKERMAN LLP; FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/23/16, DATE OF PLAT OR MAP: 04/13/17.



REGISTERED SURVEYOR: MICHAEL W. SOUTIRO  
PROFESSIONAL LAND SURVEYOR NO.: 4458  
CERTIFICATE OF AUTHORIZATION: LB 6300  
STATE OF FLORIDA

SURVEYED BY:  
**REPUBLIC NATIONAL**  
480 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
PH: (407) 862-4200 FAX: (407) 862-4229

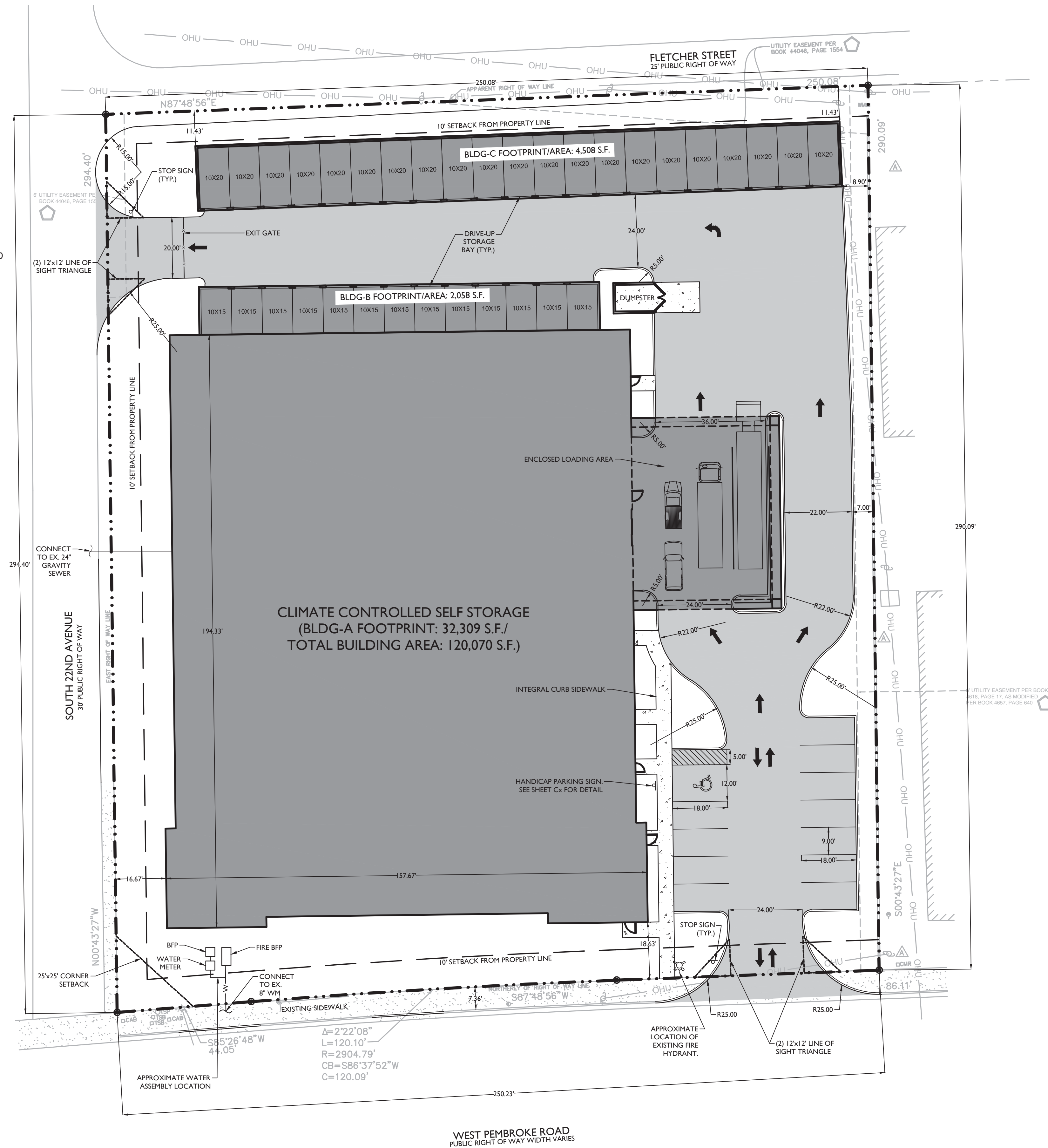
JOB NUMBER:  
160948  
SCALE:  
1" = 20'  
DRAWN BY:  
IR/UB  
APPROVED BY:  
MWS

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

REPUBLIC NATIONAL  
GRS GROUP

480 NEEDLES TRAIL, LONGWOOD, FLORIDA 32779 | SURVEYS@GRS-REPUBLICNATIONAL.COM | PHONE: 407.862.4200 FAX: 407.862.4229





VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE BASED ON THE (NAVD) 88 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR.

1. TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES FROM 125 TO 12 SECTION 7.2, CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS
2. TO RELOCATE THE PERMISSIBLE BUILDING SIGNAGE ON THE NORTH FAÇADE TO THE EAST FAÇADE, SECTION 8.5.A.1, CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

SHEET NUMBER: C3



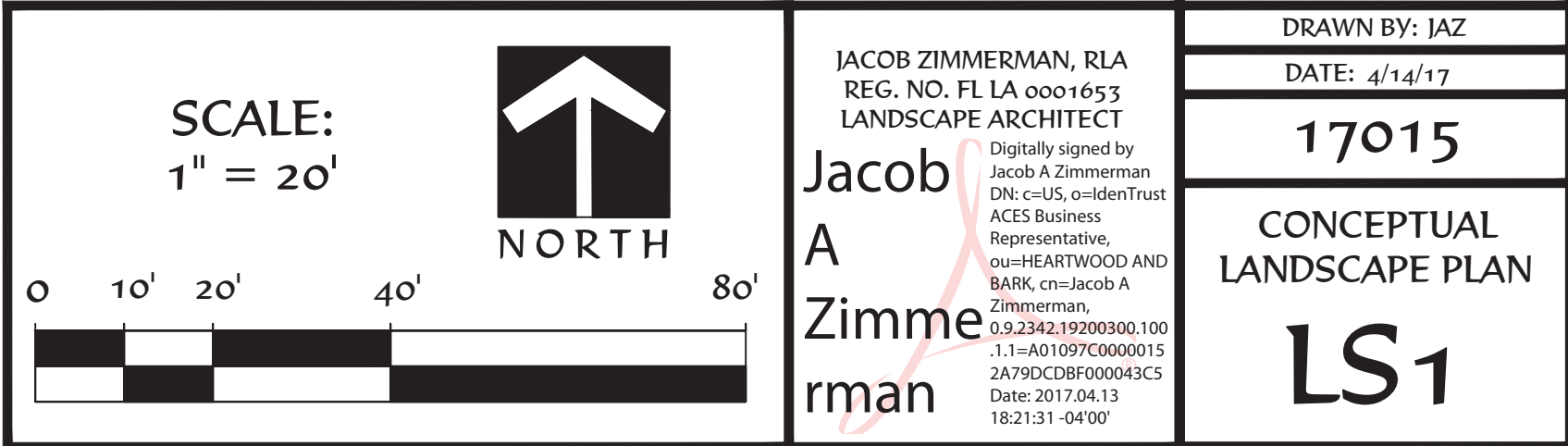
1. All plant material to be Florida #1 or better quality, as specified in the current edition of the FDACS Grades and Standards for Nursery Stock'.
2. Tree caliper measurements shall be taken at six (6") inches above natural grade. Measurements for trees over four (4") inches of caliper shall be taken at twelve (12") above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
3. The Plant Material Schedule included with the Plans is provided only for the Contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
4. In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the Contractor shall provide the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
5. If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
6. Contractor shall provide documentation of plant variety when specified. Plants specified by Genus and Species alone shall not require documentation.
7. All materials shall be installed as specified on the Plans. If material and labor do not adhere to the Details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the Landscape Contractor at no additional cost.
8. All necessary permits are to be provided by the installing contractor for work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).
9. The Contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.
10. The Owner or Owners Representative shall provide site grading to within 0.1 foot of finish grade. The Contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/slopes with smooth grading transitions. Debris larger than 1.5 inches shall be removed from surface of landscape beds and sodded areas.
11. All plant material shall be installed and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the Contractor until Final Acceptance is granted by the Owner.
12. All B&B trees shall have strings, twine or rope removed from the top of the basket. All flying tags, identifying tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.
13. Mulch shall be Pine Bark mini-nuggets. Sod shall be St. Augustine Floratam'.
14. The Contractor shall remove existing vegetation necessary to complete the work shown on the plans. Use of herbicide shall be in accordance to manufacturer's recommendations and supervised by licensed applicators. The Contractor is solely responsible for the means to remove existing vegetation and responsible to ensure that re-growth does not occur.
15. The Contractor shall keep a neat and orderly job site. Paved surfaces necessary for egress shall be kept clear of debris. Debris generated by the work shown on the Plans shall be removed from the site.
16. The Contractor shall provide a replacement warranty for trees of one year's duration and shrub/groundcover for three months' duration from Final Acceptance.
17. Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Contractor shall apply proper irrigation water quantities prior to rolling to insure proper soil/root contact but not produce indentations from pedestrians.
18. All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect, (727-343-1809).

1. All plant material shall be fertilized upon installation but prior to mulching. Plant material adjacent to open bodies of water shall be mulched immediately following fertilization to reduce translocation of the granules.
2. Fertilizer shall be Scotts Osmocote® Classic® 19-6-12 in the twelve(12) month release formulation. Contractor may use the Standard or Lo-Start mixes depending on the level of existing fertilizer from plant nursery applications.
3. Each containerized plant shall receive fertilization at the rates shown for each container size. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote® Classic® 19-6-12 fertilizer.

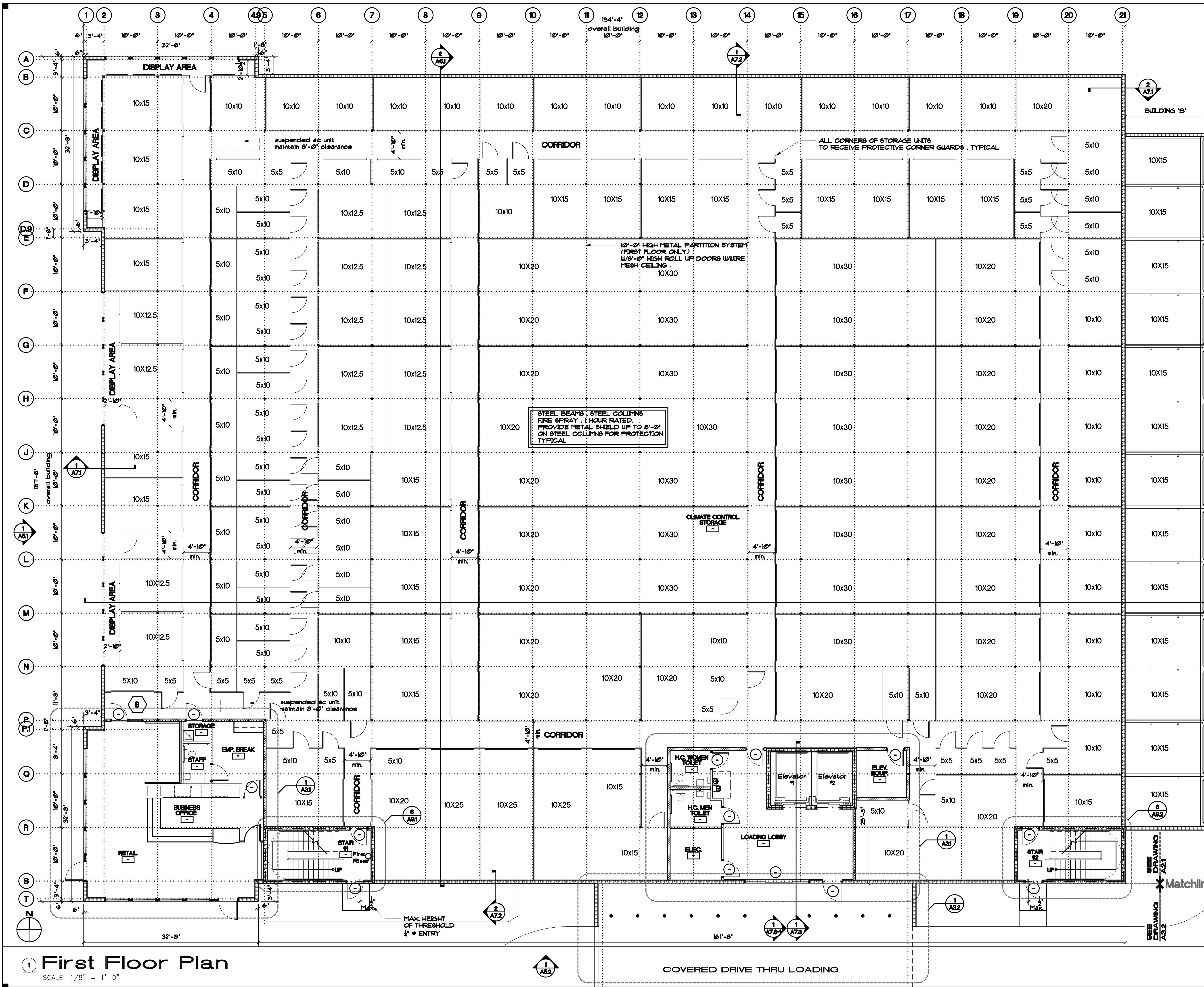
1 Gallon Container	15 plants per cup
3 Gallon Container	1/4 cup
7 Gallon Container	1/2 cup
15 Gallon Container	3/4 cup
25 Gallon Container	1-1/2 cups
30 Gallon Container	1-3/4 cups
45 Gallon Container	2-1/4 cups
65 Gallon Container	2-1/4 cups
100 Gallon Container	3 cups
4. Each balled and burlapped plant shall receive one half (0.5) cup of Scotts Osmocote® Classic® 19-6-12 in the twelve (12) month release formulation for every caliper inch of trunk. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote® Classic® 19-6-12 fertilizer.
5. Scotts Osmocote® Classic® 19-6-12 in the twelve (12) month release formulation shall be applied to sodded or seeded areas at a rate of ten (10) pounds per one thousand (1000) square feet.
6. Scotts Osmocote® Plus® 15-9-12 in the twelve (12) month release formulation shall be applied to palms at a rate of five (5) cups per one hundred (100) square feet of palm canopy. One (1) cup equals two hundred fifty (250) grams of Scotts Osmocote® Plus® 15-9-12 fertilizer. If dripline of palm extends into lawn or other shrub/groundcover areas, the palm fertilizer shall be the only fertilizer applied to the area under the dripline of the palm.

1. The Contractor may substitute Scotts Agriform 20-10-5 Planting Tablets Plus Minors for fertilization of trees, and large containers. The application rate shall be three (3) twenty-one (21) gram tablets per inch of caliper. Use Manufacturer's recommendations for palm fertilizer tablet application rate. Contractor shall notify Landscape Architect of the election to use fertilizer tablets prior to substantial completion inspection.
2. Sodded or seeded areas over one half (0.5) acre may be fertilized (at contractor's choice) with a quick release granular fertilizer with the formulation that delivers three and one half (3.5) pounds of nitrogen, one half (0.5) pound of phosphate and one and one half (1.5) pounds of potash per one thousand (1000) square feet.
3. Palms may be fertilized (at contractor's choice) with Florikan 8-2-12 Plus Magnesium under entire drip line of palm. The application rate to be fifteen (15) pounds per one thousand (1000) square feet.

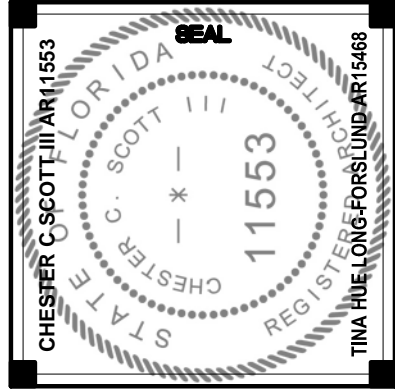
1 TREE REQUIRED PER 1,000 SQ. FT. OF PERVIOUS AREA  
15,867 SQ. FT. OF PERVIOUS AREA/1000 SQ. FT. PER TREE = 16 TREES REQUIRED  
26 TREES PROVIDED (DOES NOT INCLUDE TERMINAL ISLAND TREES)







REVISIONS
DRAWN BY



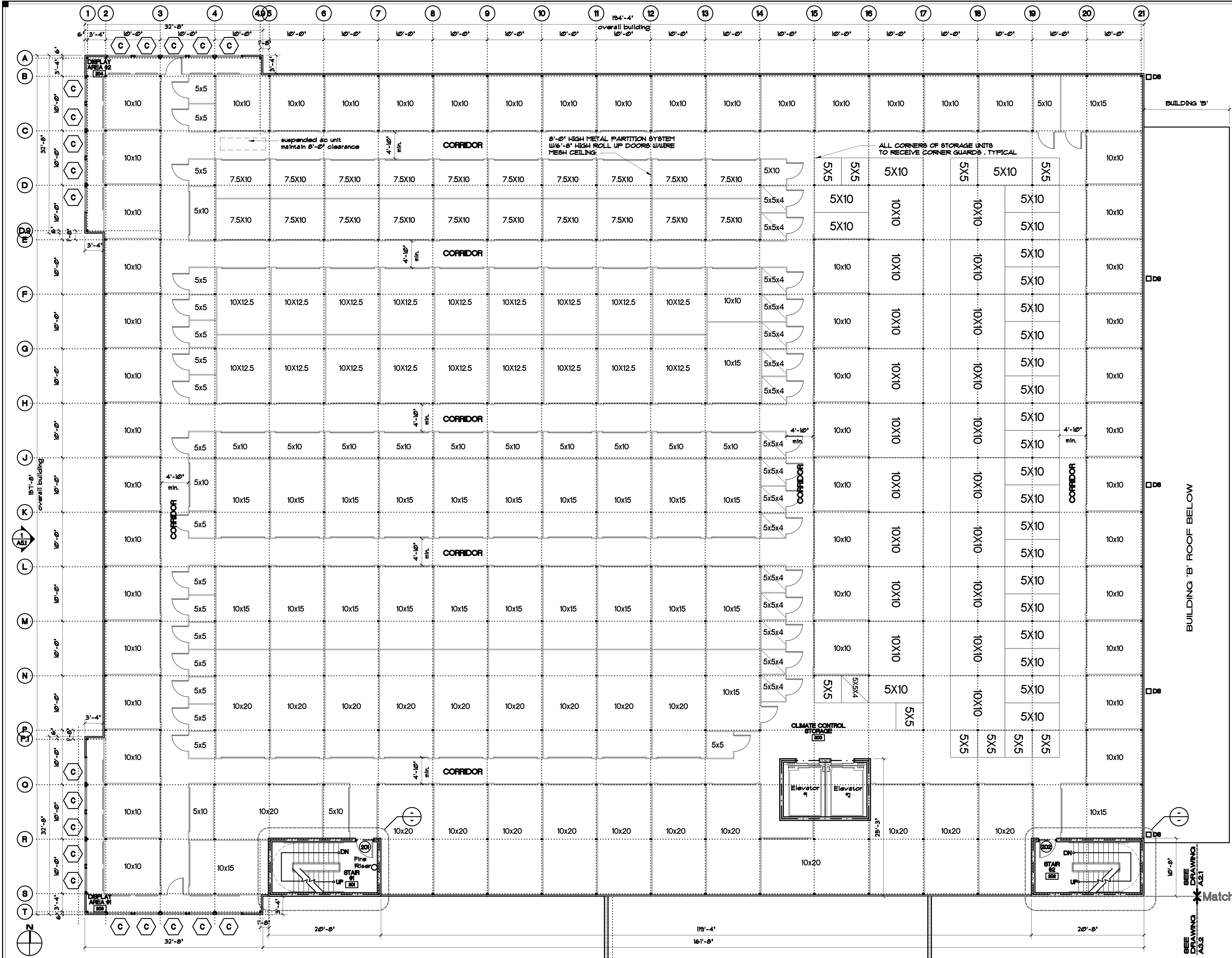
Studio X2  
Architects, pa  
510 7th Street East  
Bradenton, Florida 34208  
941.747.0220  
[www.studiox2architects.com](http://www.studiox2architects.com)



**Storage King USA Self Storage  
West Pembroke Road  
First Floor Plan**

2016025	
JOB NO	
A2.1	
of	-
DATE	4.17.17



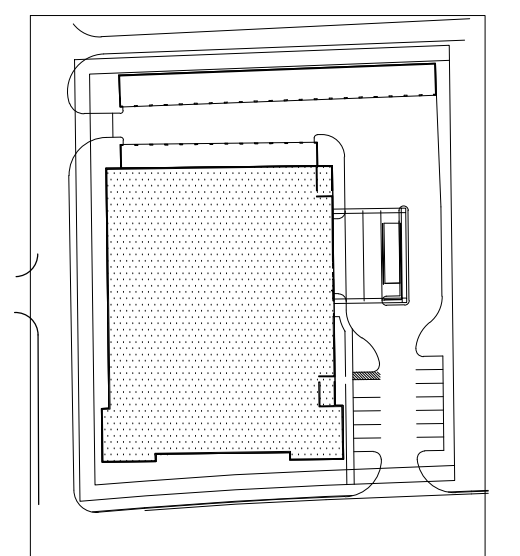


**1 Second Floor Plan**  
SCALE: 1/8" = 1'-0"

COVERED DRIVE THRU LOADING

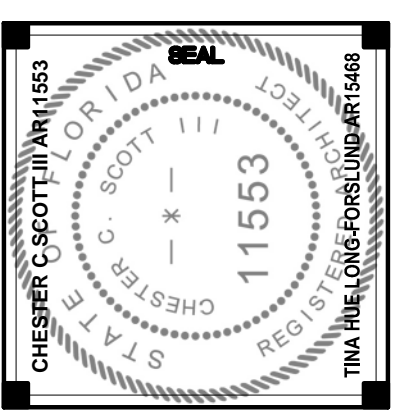
- STORAGE UNIT DOORS**
- 5X5 3'-0" wide swing door
  - 5X10 8'-0" wide roll up door (for units w/door on 10'-0" side)
  - 5X10 3'-0" wide swing door (for units w/door on 5'-0" side)
  - 7.5X10 4'-0" wide roll-up door
  - 10X10 8'-0" wide roll up door
  - 10X15 8'-0" wide roll up door
  - 10X12.5 8'-0" wide roll up door
  - 10X20 8'-0" wide roll up door
  - 15X20 8'-0" wide roll up door

Plan North



**KEY PLAN**  
SCALE: N.T.S.

REVISIONS
DRAWN BY



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Bradenton, Florida 34208  
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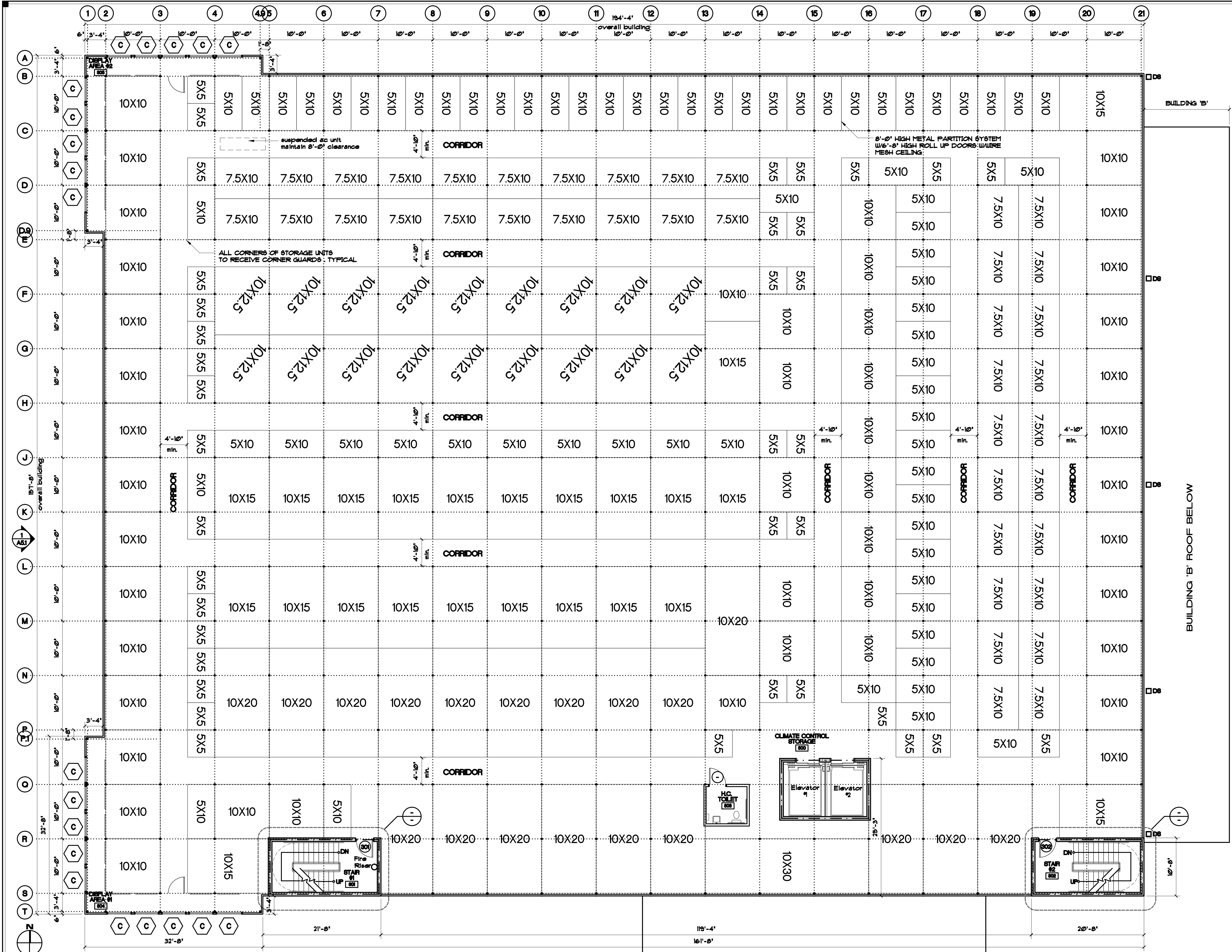


**Storage King USA Self Storage  
West Pembroke Road  
Second Floor Plan**  
2147 West Pembroke Road, Hollywood, Florida 33020

JOB NO	2016025
DATE	4.17.17

**A2.2**

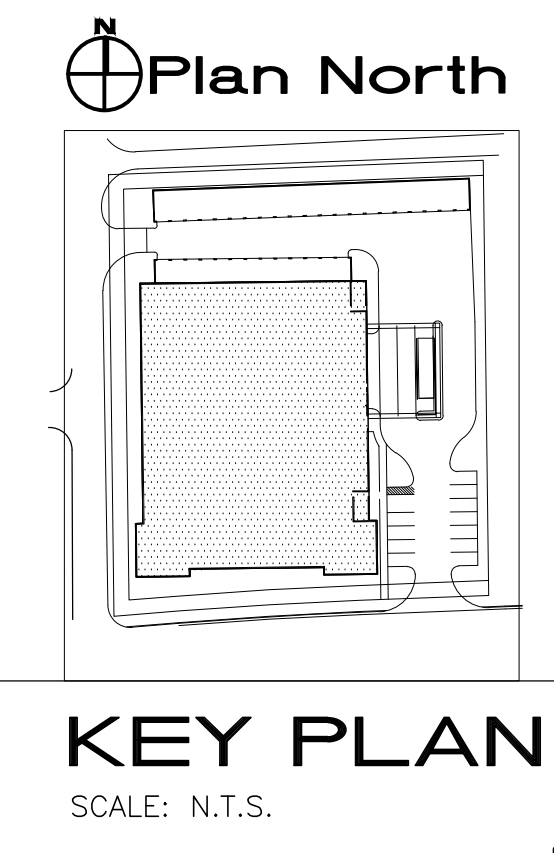




**1 Third Floor Plan**  
SCALE: 1/8" = 1'-0"

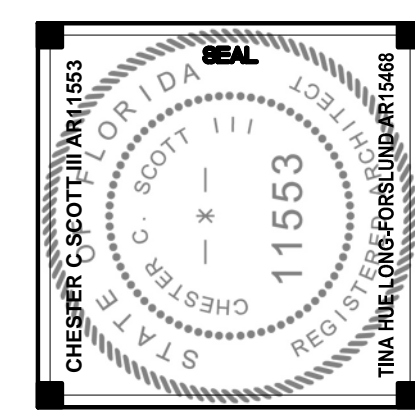
**ROOF BELOW**

- STORAGE UNIT DOORS**
- 5X5 3'-0" wide swing door
  - 5X10 8'-0" wide roll up door (for units w/door on 10'-0" side)
  - 5X10 3'-0" wide swing door (for units w/door on 5'-0" side)
  - 7.5X10 4'-0" wide roll-up door
  - 10X10 8'-0" wide roll up door
  - 10X15 8'-0" wide roll up door
  - 10X12.5 8'-0" wide roll up door
  - 10X20 8'-0" wide roll up door
  - 15X20 8'-0" wide roll up door



**KEY PLAN**  
SCALE: N.T.S.

REVISIONS
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**Storage King USA Self Storage  
West Pembroke Road  
Third Floor Plan**

247 West Pembroke Road, Hollywood, Florida 33020

JOB NO	2016025
DATE	4.17.17

**A2.3**



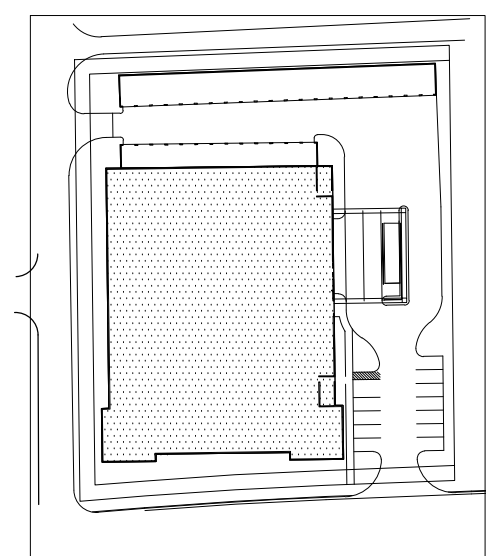


**Fourth Floor Plan**  
SCALE: 1/8" = 1'-0"

ROOF BELOW

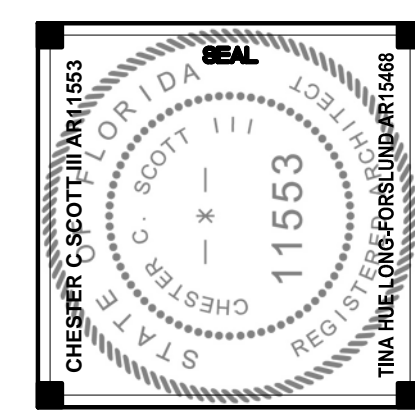
- STORAGE UNIT DOORS**
- 5X5 3'-0" wide swing door
  - 5X10 8'-0" wide roll up door (for units w/door on 10'-0" side)
  - 5X10 3'-0" wide swing door (for units w/door on 5'-0" side)
  - 7.5X10 4'-0" wide roll-up door
  - 10X10 8'-0" wide roll up door
  - 10X15 8'-0" wide roll up door
  - 10X12.5 8'-0" wide roll up door
  - 10X20 8'-0" wide roll up door
  - 15X20 8'-0" wide roll up door

Plan North



**KEY PLAN**  
SCALE: N.T.S.

REVISIONS
DRAWN BY



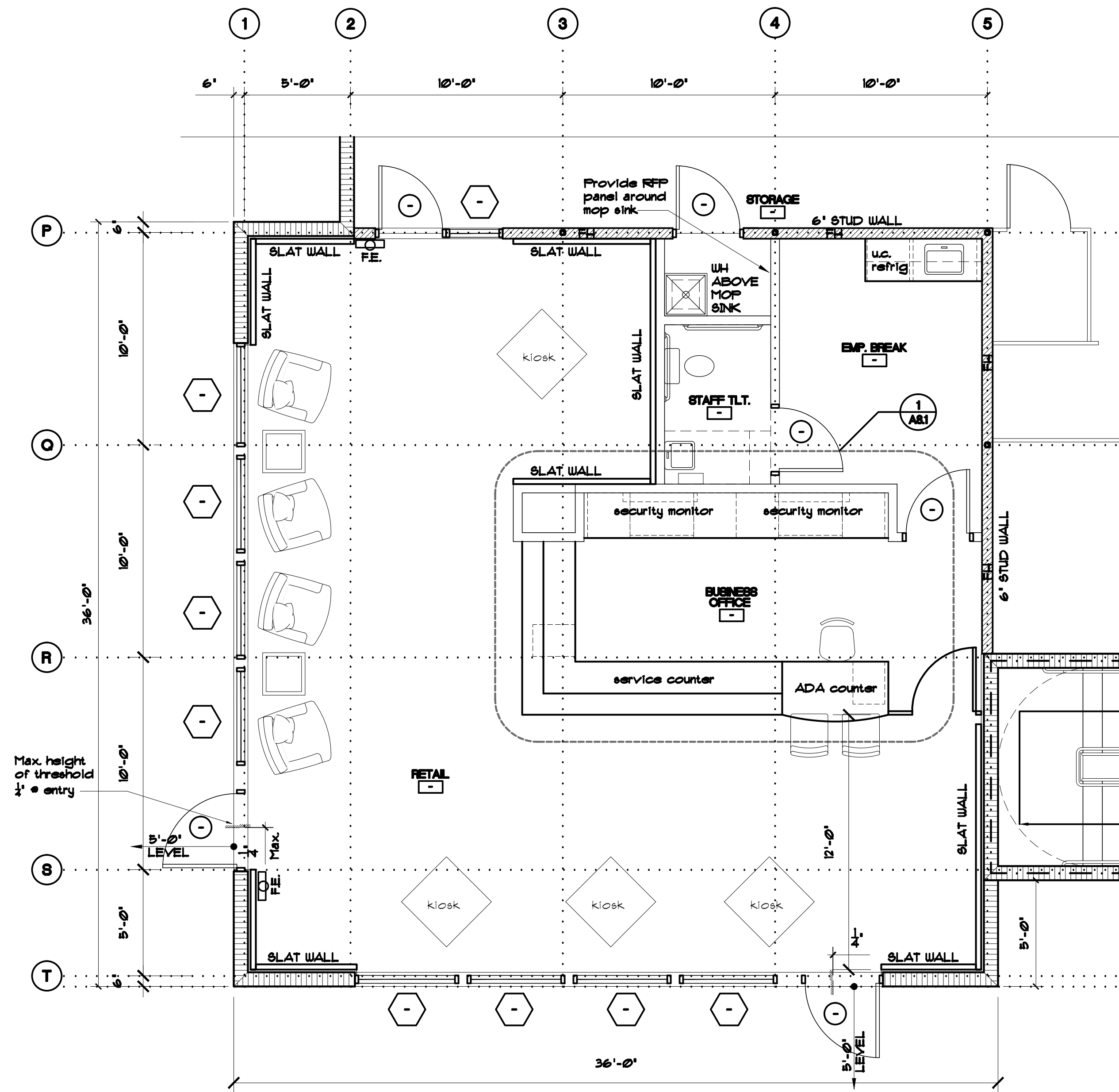
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Bradenton, Florida 34208  
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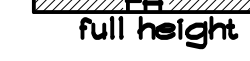
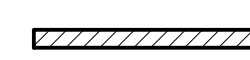




**Storage King USA Self Storage  
West Pembroke Road  
Fourth Floor Plan**

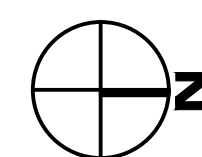
247 West Pembroke Road, Hollywood, Florida 33020

JOB NO	2016025
of	<b>A2.4</b>
DATE	4/17/17



## Wall Types

-  6' METAL STUDS @ 16" O.C. 1/2" THICK GYPSUM BOARD EACH SIDE. PARTITION TO UNDERSIDE OF DECK
-  6' METAL STUDS @ 16" O.C. 1/2" THICK GYPSUM BOARD EACH SIDE. STOP WALL 6" ABOVE FINISH CEILING
-  8' CMU WALL
-  8' CMU WALL - 2 HOUR RATED - ELEVATOR SHAFT/STAIR TOWER. STANDARD BLOCK IBC CALCULATED METHOD. SEE DRAWING A4.3 FOR DETAIL.
-  8'-0" or 10'-0" HIGH METAL PARTITION SYSTEM W/6'-8" or 8'-0" H ROLL UP DOORS. WIRE MESH CEILING.
-  3' METAL STUDS @ 16" O.C. 1/2" THICK GYPSUM BOARD EACH SIDE. PARTITION TO UNDERSIDE OF DECK
-  3' METAL STUDS @ 16" O.C. 1/2" THICK GYPSUM BOARD EACH SIDE. STOP WALL 6" ABOVE FINISH CEILING



## 1 Enlarged Office Floor Plan

SCALE: 1/4" = 1'-0"

REVISIONS

DRAWN BY



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Bradenton, Florida 34208  
941.747.0220  
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**Storage King USA Self Storage**  
**West Pembroke Road**  
**Enlarge Office Plan**  
247 West Pembroke Road, Hollywood, Florida 33020

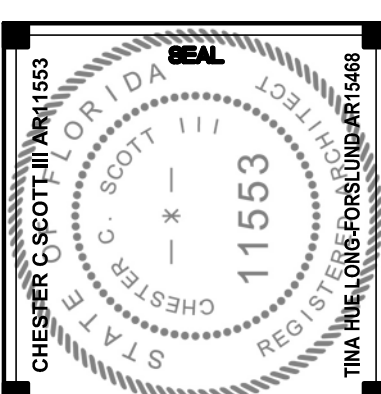
JOB NO 2016025

**A3.1**

DATE 4/17/17



REVISIONS
DRAWN BY

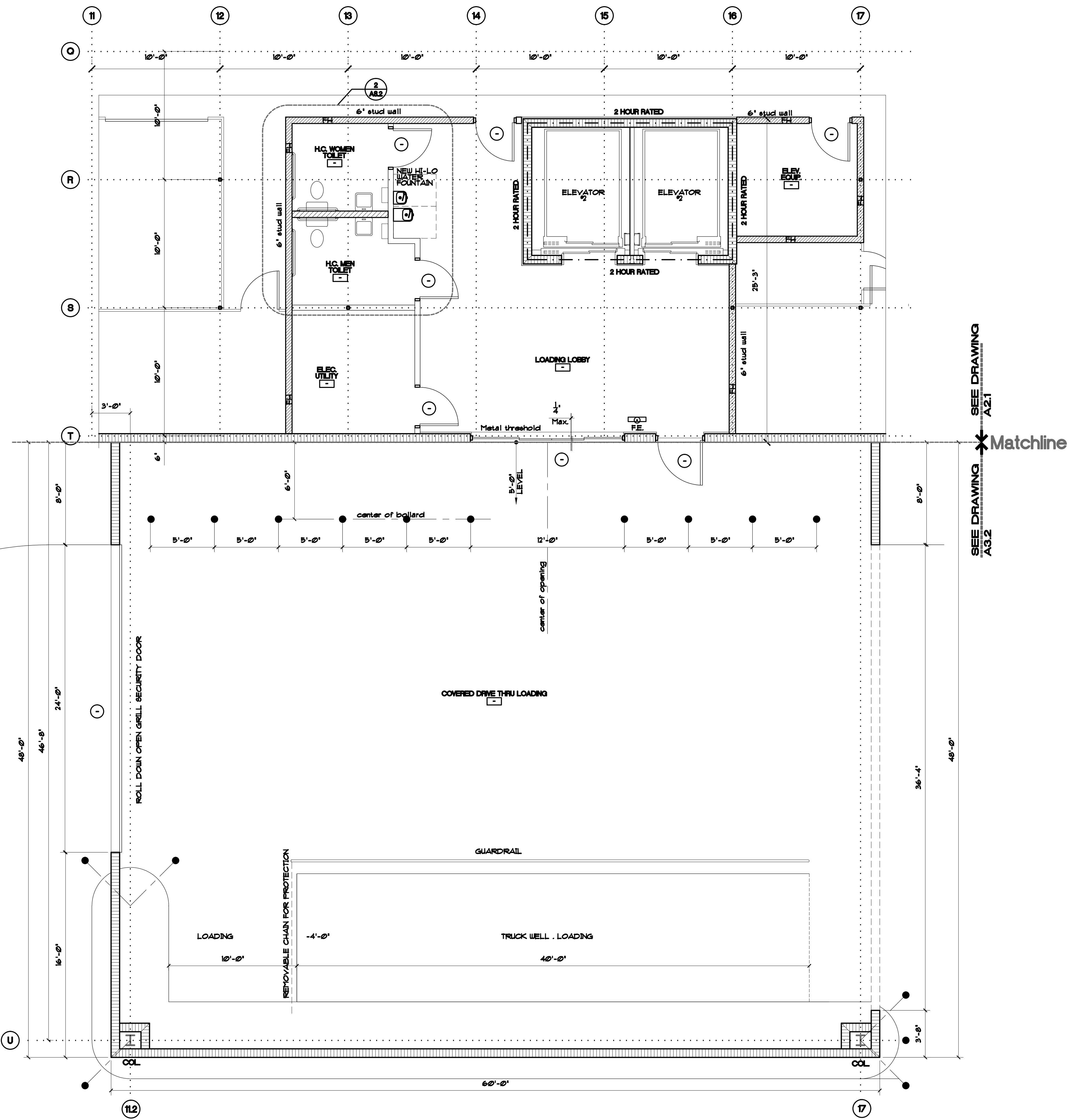


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 Bradenton, Florida . 34208  
 941 . 747 . 0220  
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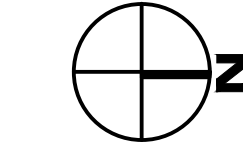
**Storage King USA Self Storage**  
**West Pembroke Road**  
**Enlarge Covered Drive Thru Loading Plan**  
 2147 West Pembroke Road, Hollywood, Florida 33020

JOB NO	2016025
<b>A3.2</b>	
of	-
DATE	4/17/17



### Wall Types

- 6" METAL STUDS • 16" O.C. W/ 1/2" THICK GYPSUM BOARD EACH SIDE. PARTITION TO UNDERSIDE OF DECK
- 6" METAL STUDS • 16" O.C. W/ 1/2" THICK GYPSUM BOARD EACH SIDE. STOP WALL 6" ABOVE FINISH CEILING
- 8" CMU WALL
- 8" CMU WALL - 2 HOUR RATED - ELEVATOR SHAFT/STAIR TOWER. STANDARD BLOCK IBC CALCULATED METHOD. SEE DRAWING A4.3 FOR DETAIL.
- 8'-0" or 10'-0" HIGH METAL PARTITION SYSTEM W/ 6'-8" or 8'-0" HIGH ROLL UP DOORS. WIRE MESH CEILING.
- 3" METAL STUDS • 16" O.C. W/ 1/2" THICK GYPSUM BOARD EACH SIDE. PARTITION TO UNDERSIDE OF DECK
- 3" METAL STUDS • 16" O.C. W/ 1/2" THICK GYPSUM BOARD EACH SIDE. STOP WALL 6" ABOVE FINISH CEILING

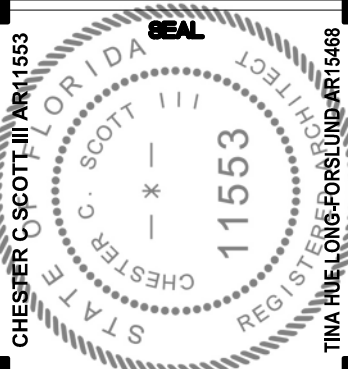


**1 Enlarged Covered Drive Thru Loading Floor Plan**  
 SCALE: 1/4" = 1'-0"

Notes:  
1. Signage is for graphic representation only - size and type to be provided and installed by sign vendor.

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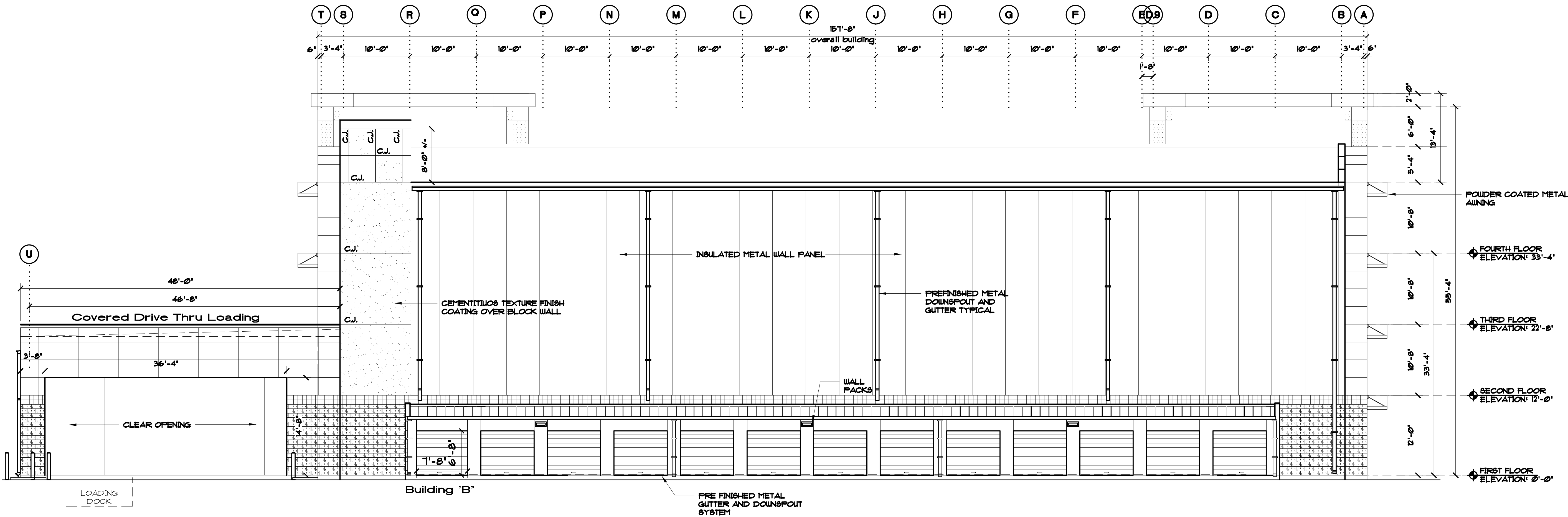


Storage King USA Self Storage  
West Pembroke Road  
Exterior Elevations  
2147 West Pembroke Road, Hollywood, Florida 33020

JOB NO. 2016025

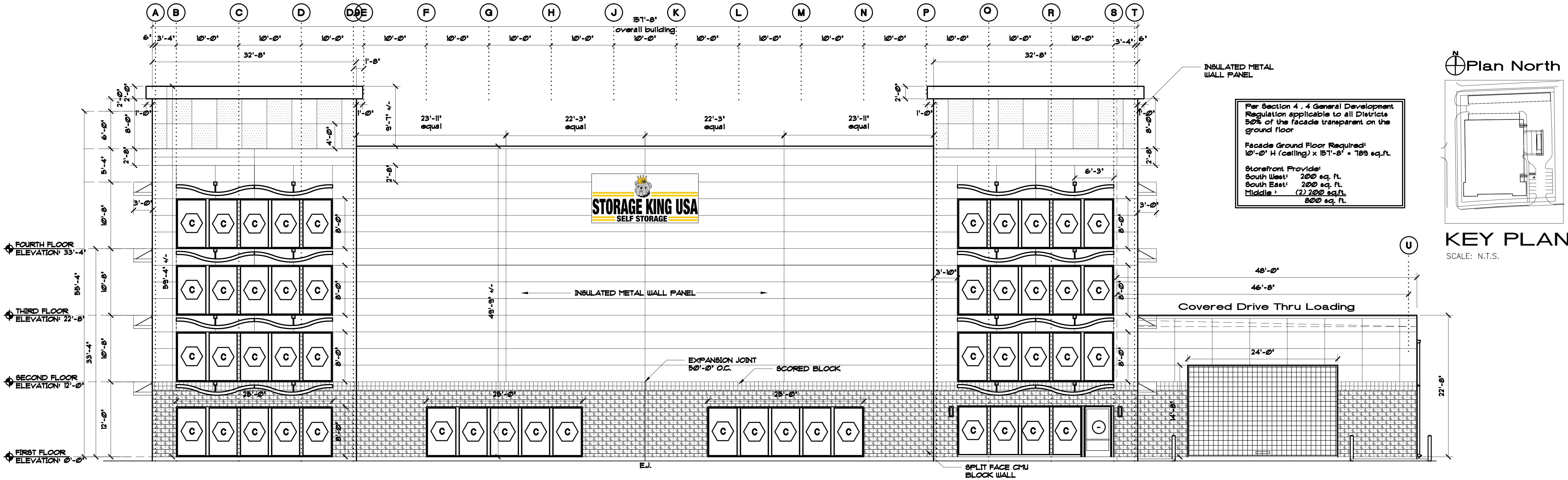
A.5.1

DATE 4/17/17



2 North Exterior Elevation

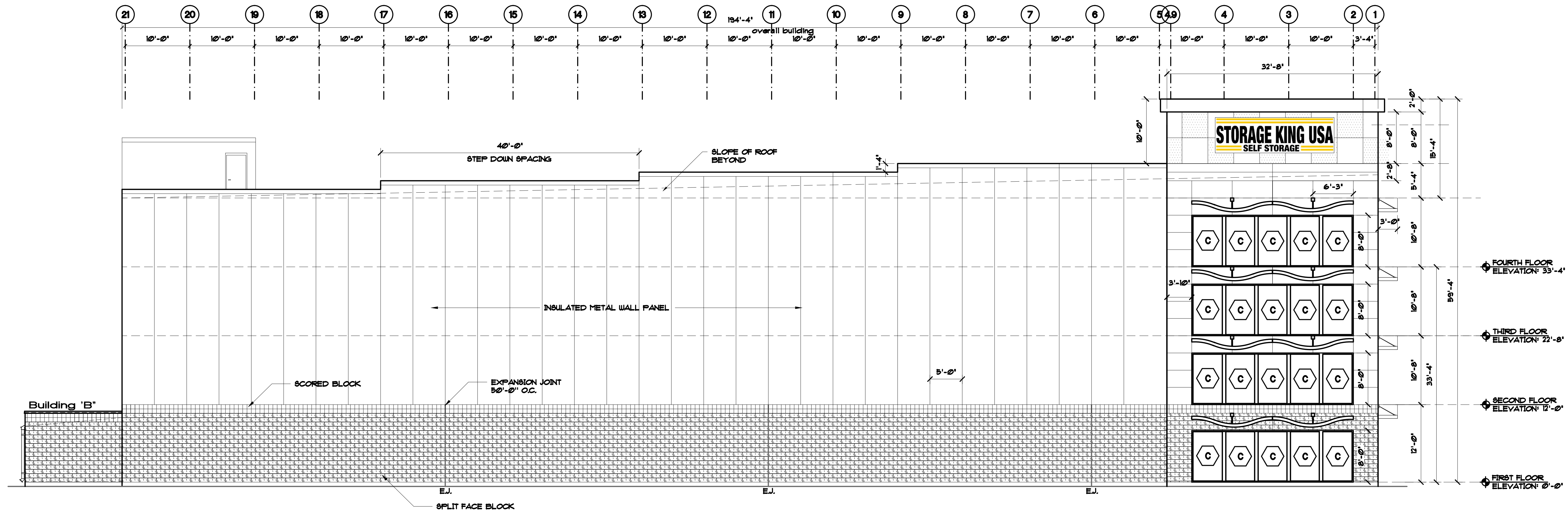
SCALE: 1/8" = 1'-0"



1 South Exterior Elevation

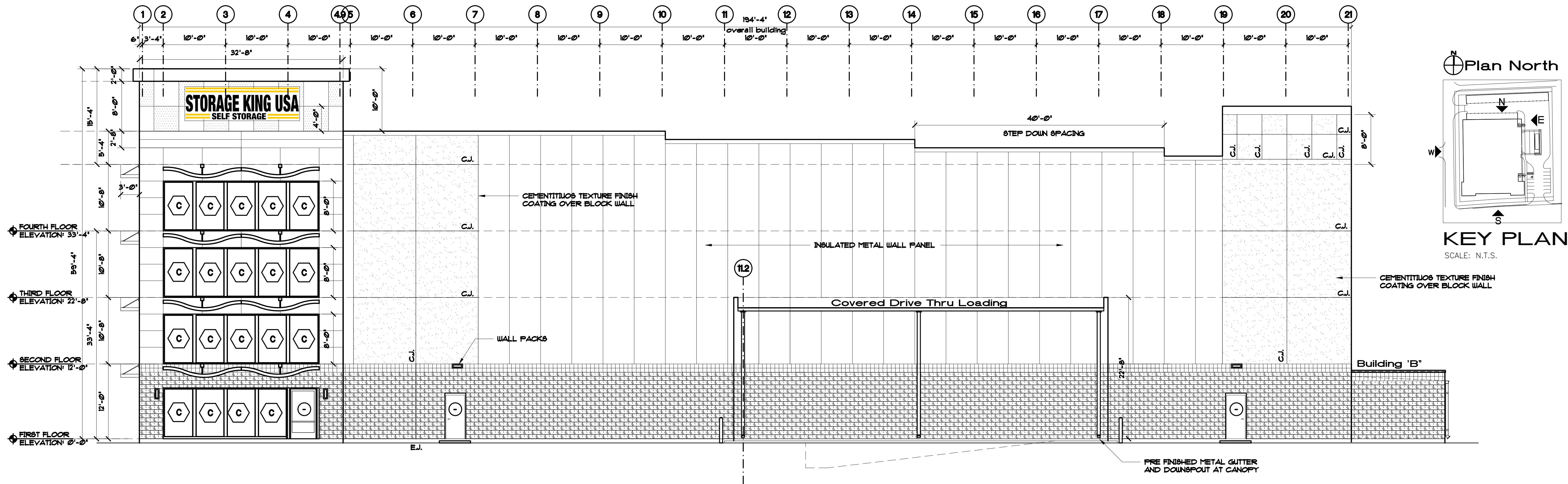
SCALE: 1/8" = 1'-0"





2 West Exterior Elevation

SCALE: 1/8" = 1'-0"



1 East Exterior Elevation

SCALE: 1/8" = 1'-0"

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