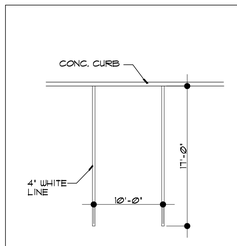
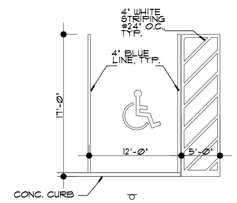


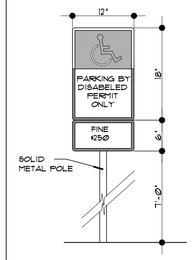
TYP. PARKING STALL

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



TYP. HANDICAP STALL

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



SIGN DETAIL

N.T.S

LEGAL DESCRIPTION

THE NORTH 115 FEET OF THAT PORTION OF THE SOUTH 215 FEET OF THE NORTH 315 FEET OF THE WEST 461.07 FEET OF THE SOUTH ONE HALF (S½) OF THE NORTHWEST ONE QUARTER (NW¼) OF THE NORTHWEST ONE QUARTER (NW¼) OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD 862 (I-595) AS DESCRIBED IN DEED RECORDS IN OFFICIAL RECORDS OF BROWATR COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 42 EAST, THENCE SOUTH 01° 49' 57" EAST, ALONG THE WEST LINE OF SECTION 23, A DISTANCE OF 888.56 FEET, THENCE NORTH 87° 58' 33" EAST ALONG A LINE 215.00 FEET SOUTH OF THE PARALLEL WITH THE NORTH BOUNDARY OF THE SOUTHWEST ONE QUARTER (SW¼) OF THE NORTHWEST ONE QUARTER (NW¼) OF THE NORTHWEST ONE QUARTER (NW¼) OF SAID SECTION 23, A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE FOR STATE ROAD 862 (I-595) AS DESCRIBED ON OFFICIAL RECORDS BOOK 10734, PAGE 610, OF THE PUBLICS RECORDS OF BROWARD COUNTY FLORIDA, THENCE NORTHEASTERLY 116.52 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1988.00 FEET, A CENTRAL ANGLE OF 03° 21' 30" , A CHORD BEARING OF NORTH 01° 11' 45" EAST, TO A POINT ON A LINE 160.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH BOUNDARY OF THE SOUTHWEST ONE QUARTER (SW¼) OF THE NORTHWEST ONE QUARTER (NW¼) OF THE NORTHWEST ONE QUARTER (NW¼). THENCE NORTH 87° 58' 33" EAST, ALONG SAID PARALLEL LINE, 342.75 FEET TO A POINT ON A LINE 461.07 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF AFORESAID SECTION 23, THENCE SOUTH 016 49' 57" EAST ALONG SAID PARALLEL LINE 115.00 FEET TO A POINT ON A LINE 215.00 FEET SOUTH PARALLEL WITH THE NORTH BOUNDARY OF AFORESAID SOUTHWEST ONE QUARTER (SW¼) OF THE NORTHWEST ONE QUARTER (NW¼) OF THE NORTHWEST ONE QUARTER (NW¼) THENCE SOUTH 87° 58' 33" WEST ALONG SAID PARALLEL LINE, 361.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD , BROWARD COUNTY, FLORIDA, AND CONTAINING 40,535 SQUARE FEET OR 0.9306 ACRES, MORE OR LESS.

NOTE:

FOR DETAILED MODIFICATIONS TO EXISTING DRIVEWAY/CURB CUTS, SEE CIVIL DRAWINGS.

SIGNAGE NOTES:

ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.

ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

SITE DATA

LOT SIZE		40,467 S.F.
ZONING CLASSIFICATION		I-M3 MEDIUM INTENSITY INDUSTRIAL
LAND USE DESIGNATION		GENERAL BUSINESS
SITE AREA	100%	40,467 S.F.
BUILDING AREA	22.71%	9,192 .23 S.F.
AIR CONDITIONED AREA	22.10%	8,945 S.F.
COVERED WALKWAYS	7.91%	3,204 S.F.
VEHICULAR - WALKWAYS IMPERVIOUS AREA	22.36%	9,049 S.F.
PERVIOUS AREA	42.21%	17,080.36 SF
IMPERVIOUS AREA	57.79 %	23,387 S.F.

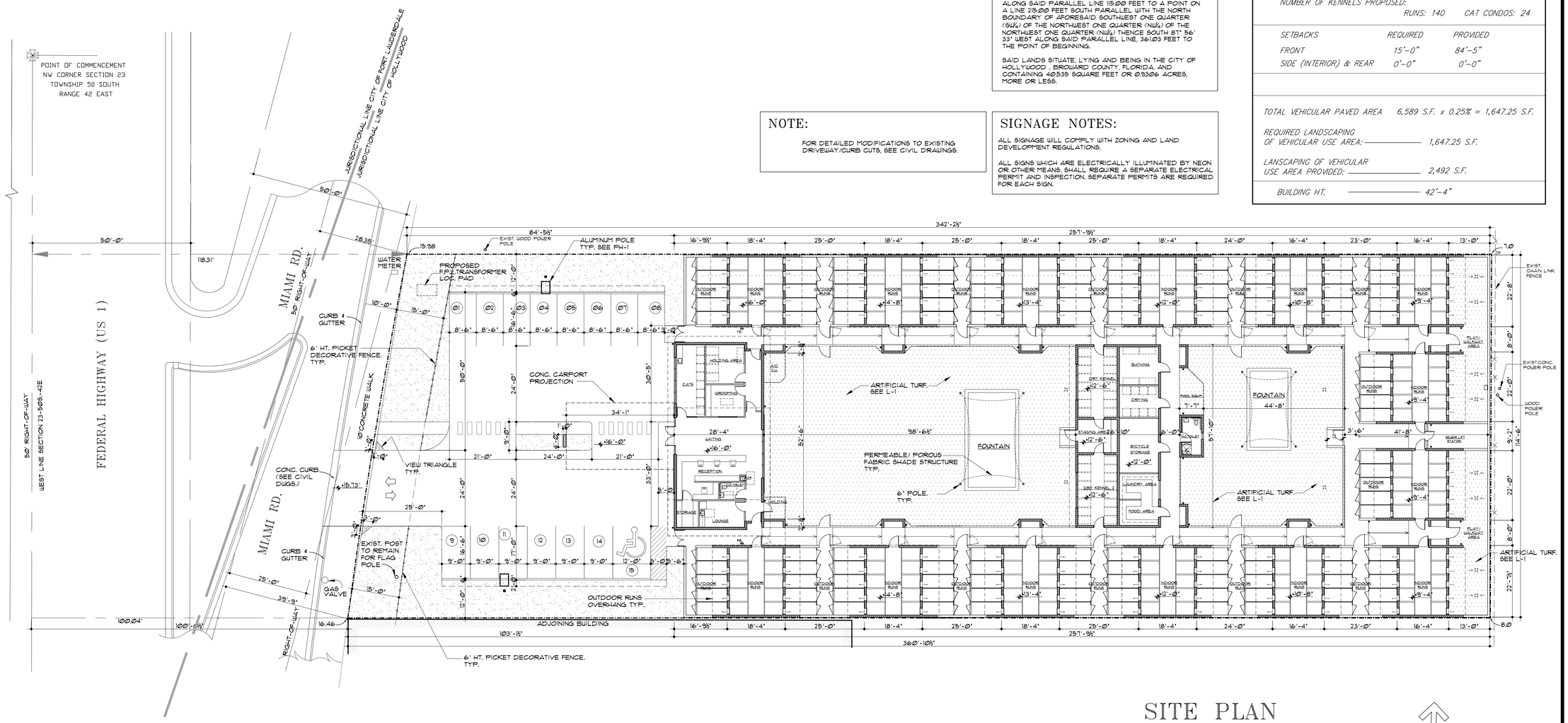
PARKING DATA:

OFFICE AREA	1,740 S.F /250= 6.96 SPACES.
STORAGE AREA	7,231 S.F./ 1000 = 7.23 SPACES
	TOTAL REQUIRED: 14.18 SPACES
	TOTAL PROVIDED: 15 SPACES

NUMBER OF KENNELS PROPOSED: RUNS: 140 CAT CONDOS: 24

SETBACKS	REQUIRED	PROVIDED
FRONT	15'-0"	84'-5"
SIDE (INTERIOR) & REAR	0'-0"	0'-0"

TOTAL VEHICULAR PAVED AREA	6,589 S.F. x 0.25% = 1,647.25 S.F.
REQUIRED LANDSCAPING OF VEHICULAR USE AREA:	1,647.25 S.F.
LANSCAPING OF VEHICULAR USE AREA PROVIDED:	2,492 S.F.
BUILDING HT.	42'-4"



SITE PLAN

SCALE: 1/16"= 1'-0"

N

GUTIERREZ & LOZANO ARCHITECTS
2830 W. STATE ROAD 84, SUITE117
FT. LAUDERDALE, FL. 33312
PHONE: (954) 321-3442
FAX: (954) 321-3864

REVISIONS		
1	FINAL TAC	07-12-11

MANUEL GUTIERREZ
STATE OF FLA. REG. No. 8253

SEAL

CARLOS LOZANO
STATE OF FLA. REG. No. 0014722

NEW BUILDING:
AIRPORT PET LODGE
AT:
2604 Federal Highway
Hollywood, Florida

SHEET TITLE :
SITE PLAN

SCALE: 1/16"= 1'-0"

JOB No.:

DATE: 4/26/11

SHEET
SP-1
OF

PET LODGE