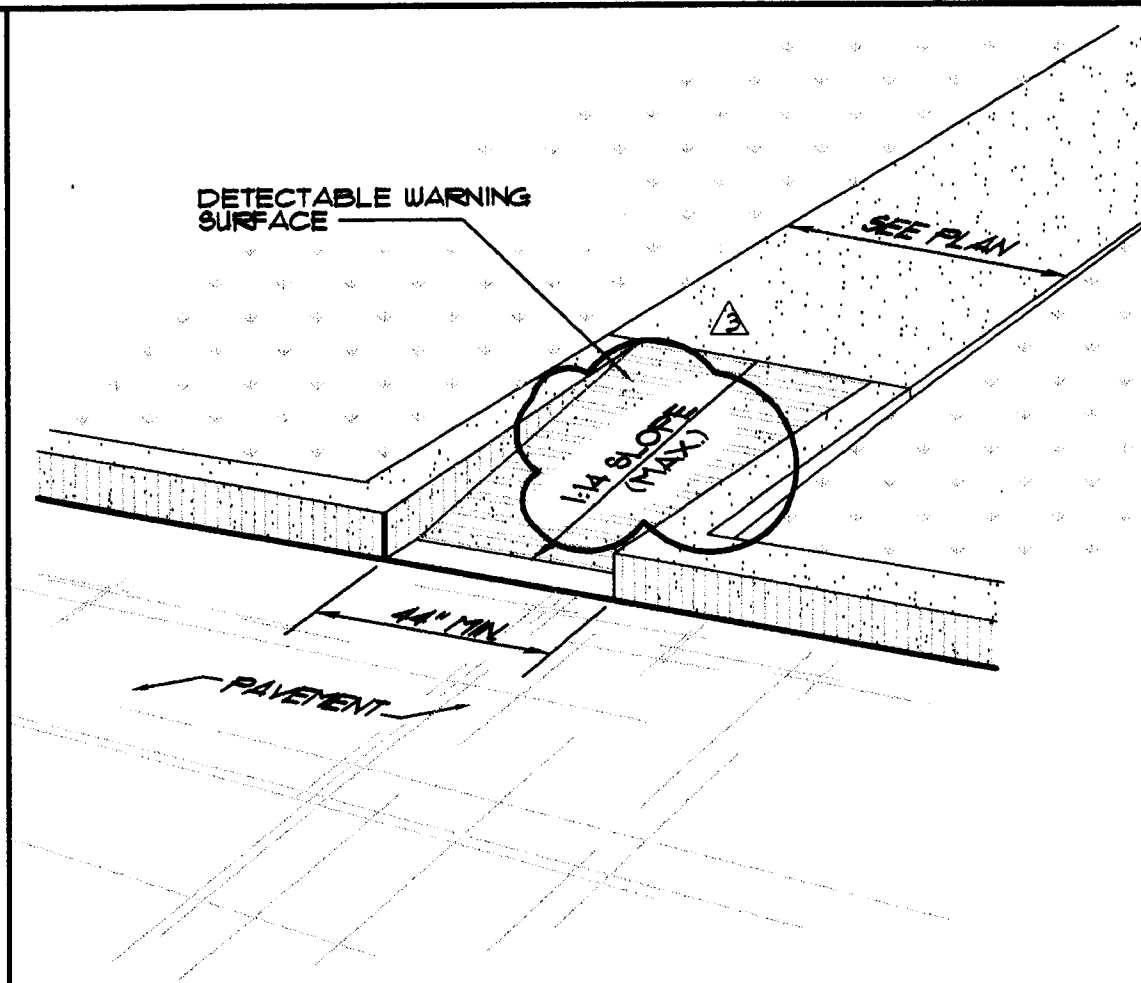
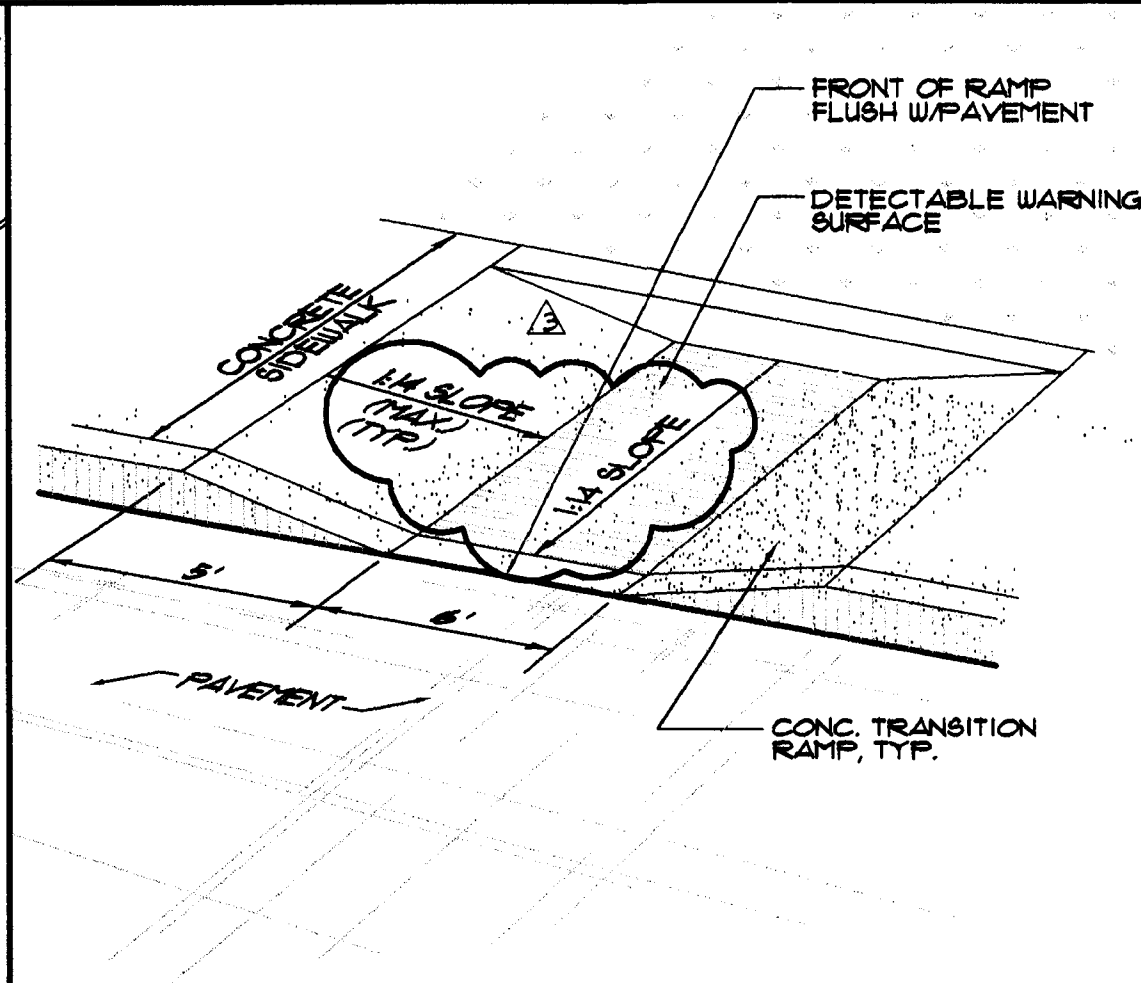


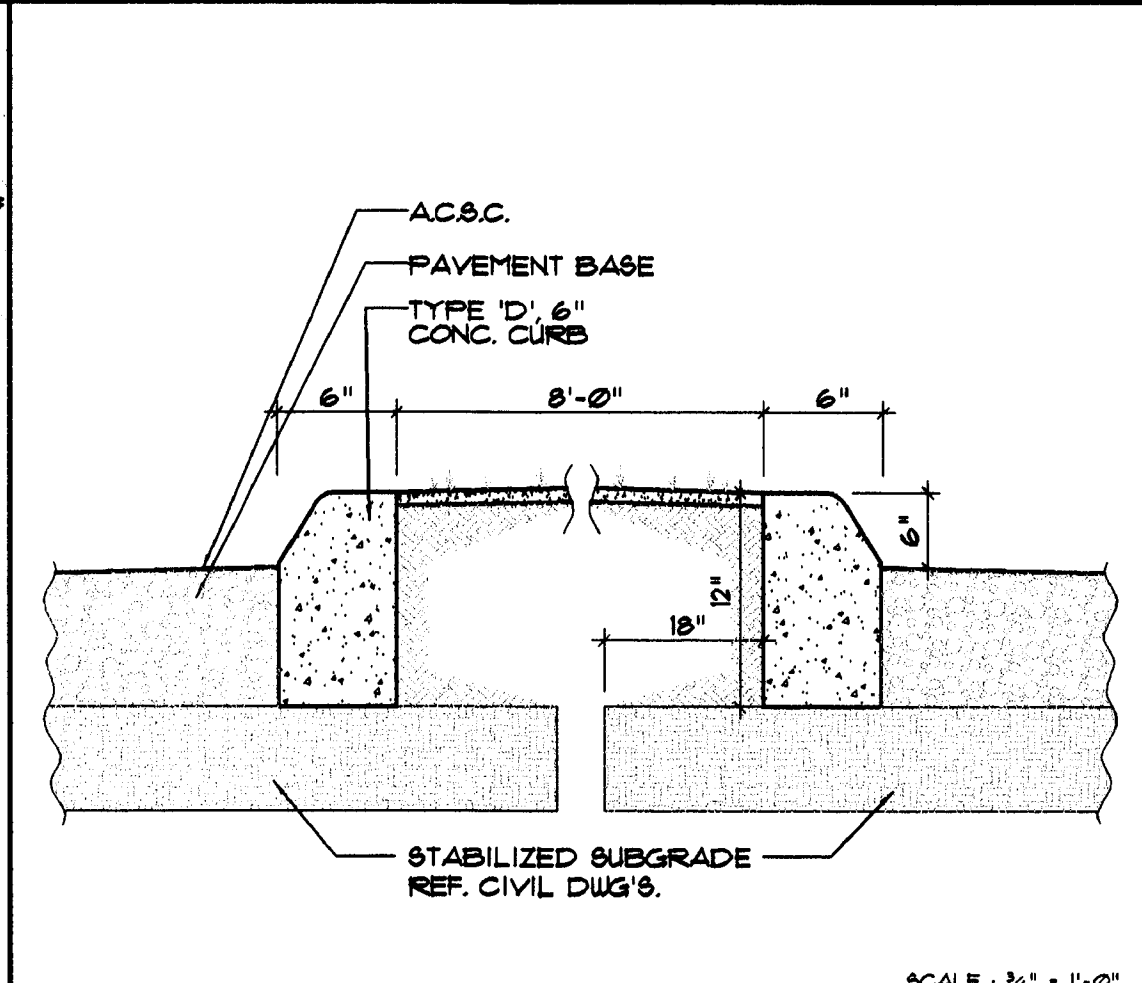
TYPE "F" CURB DETAIL SCALE: 1/2" = 1'-0"



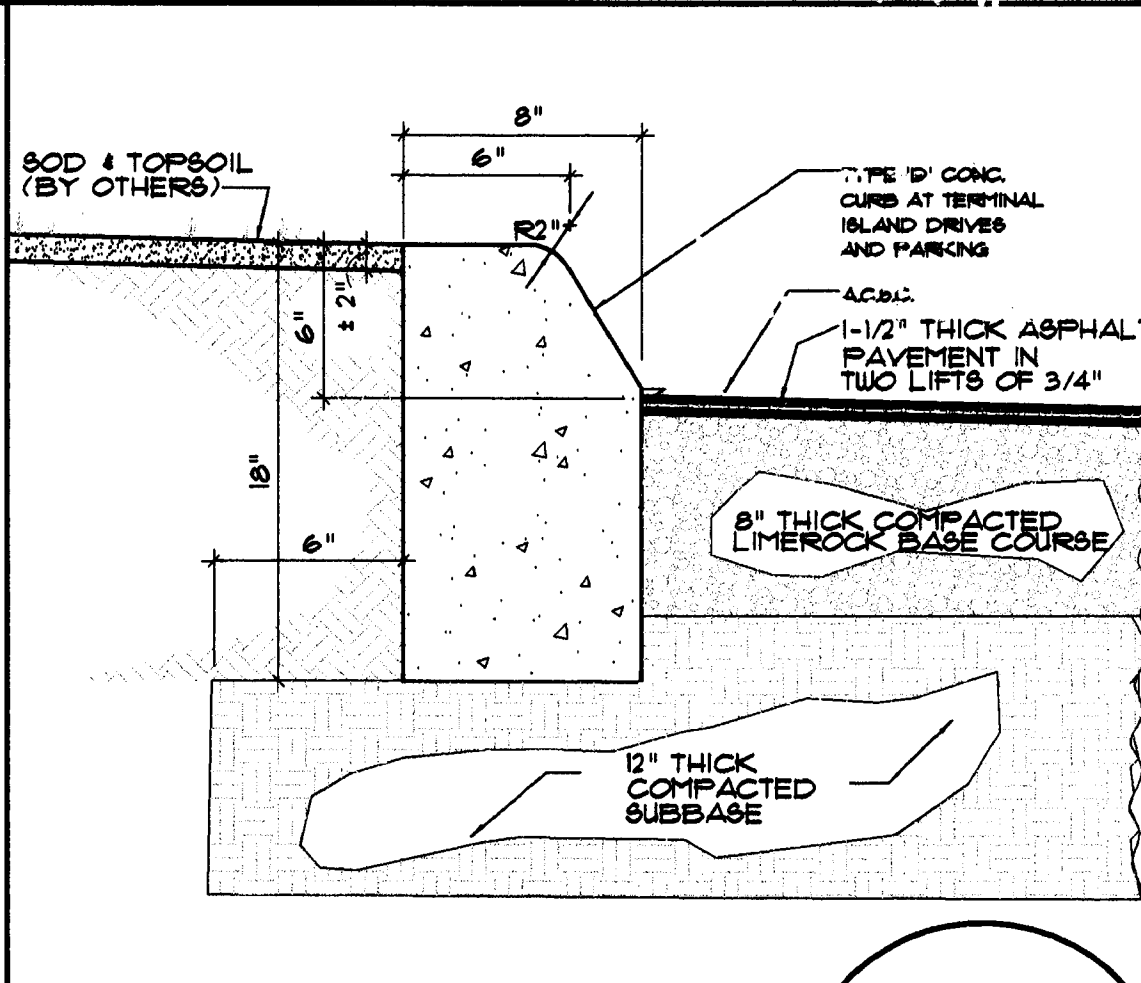
H.C. CURB RAMP NOT TO SCALE



H.C. CURB RAMP NOT TO SCALE



HEAD-HEAD PARKING DETAIL SCALE: 3/4" = 1'-0"

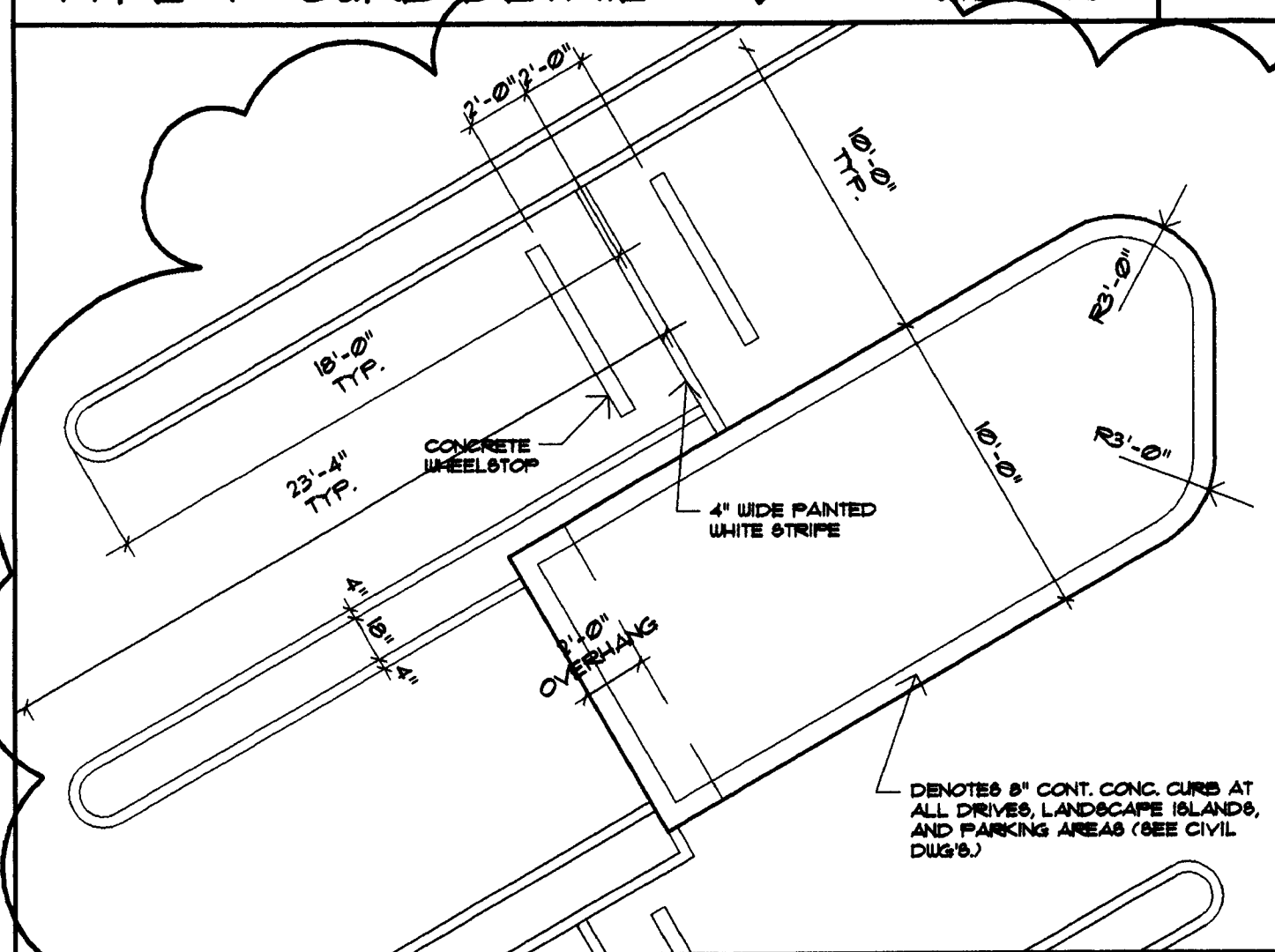


TYPE "D" CURB DETAIL

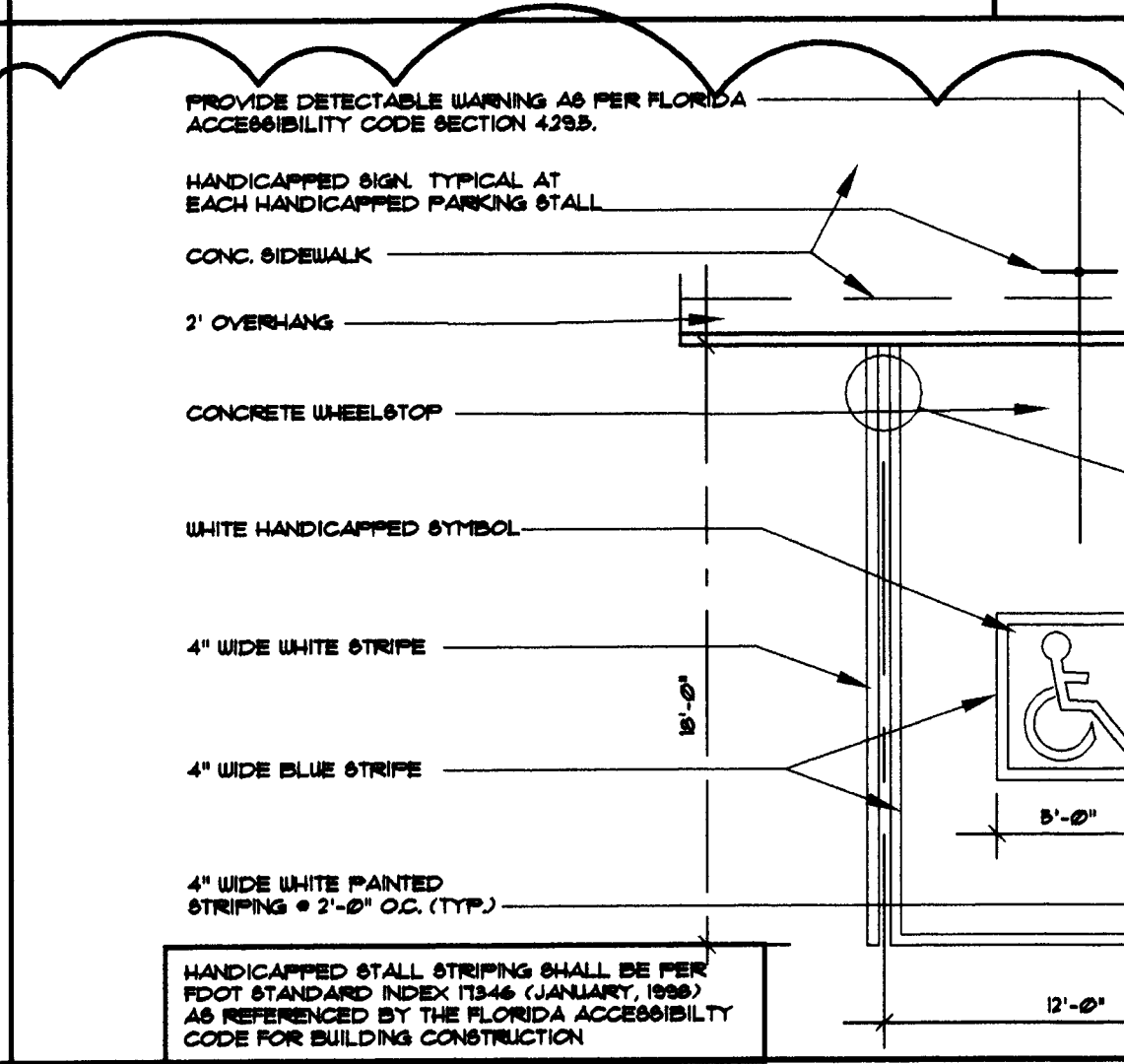
REVISIONS

1	ADD COMMENTS
2	ADD COMMENTS
3	ADD COMMENTS

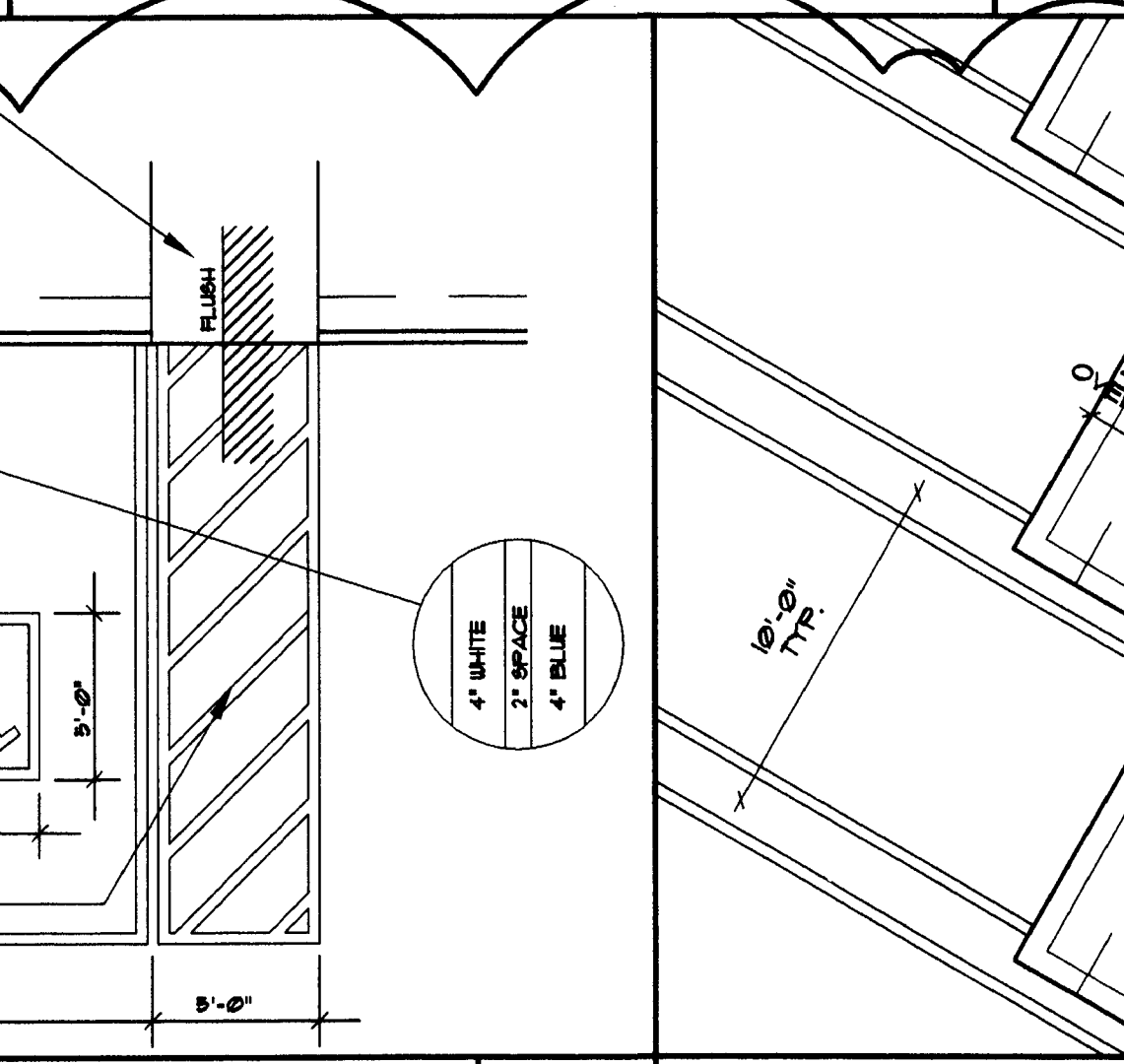
CONSULTANT: **FREY L. PEAL**  
FL Reg. # 9002



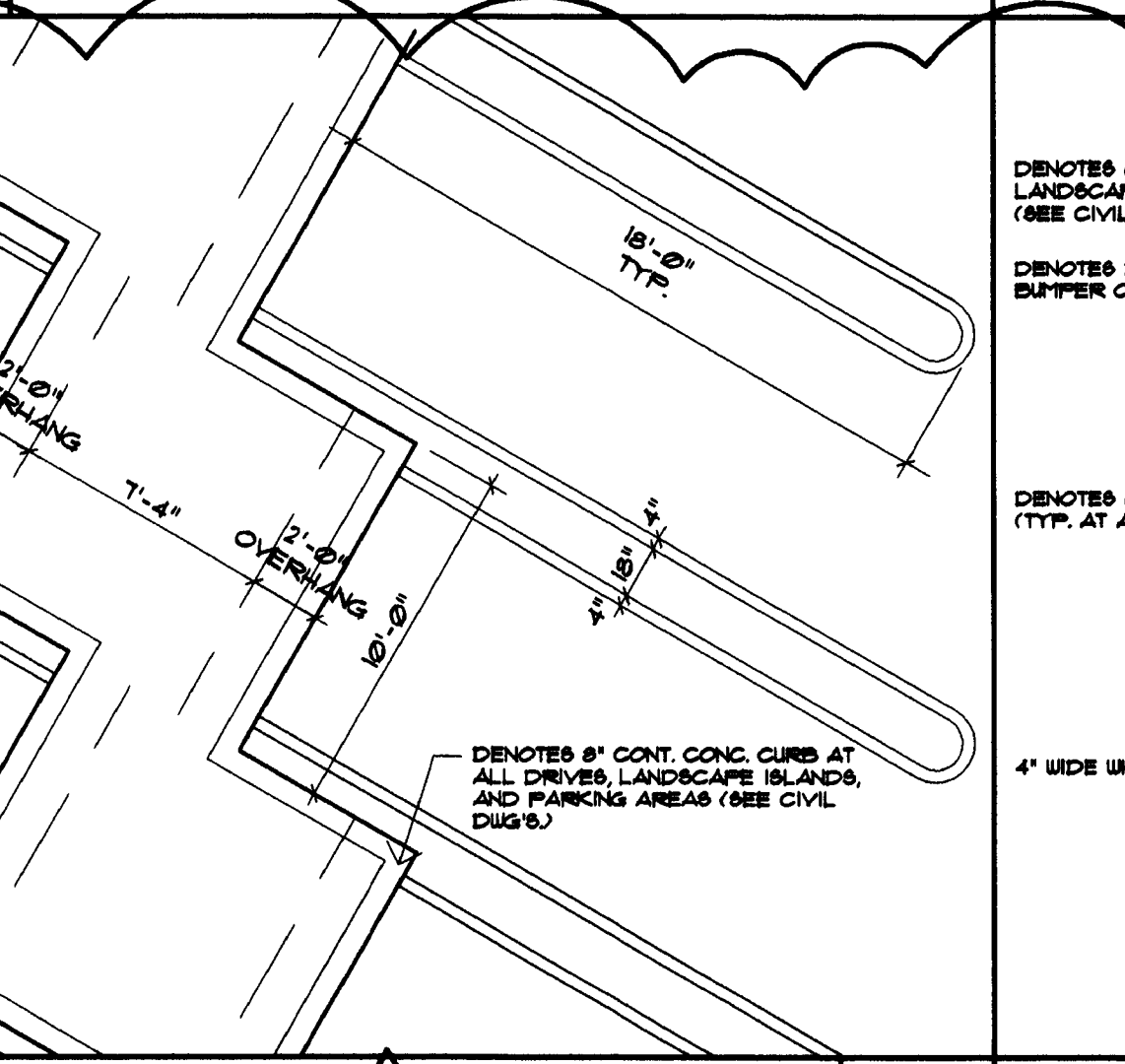
PARKING STALL DETAILS NOT TO SCALE



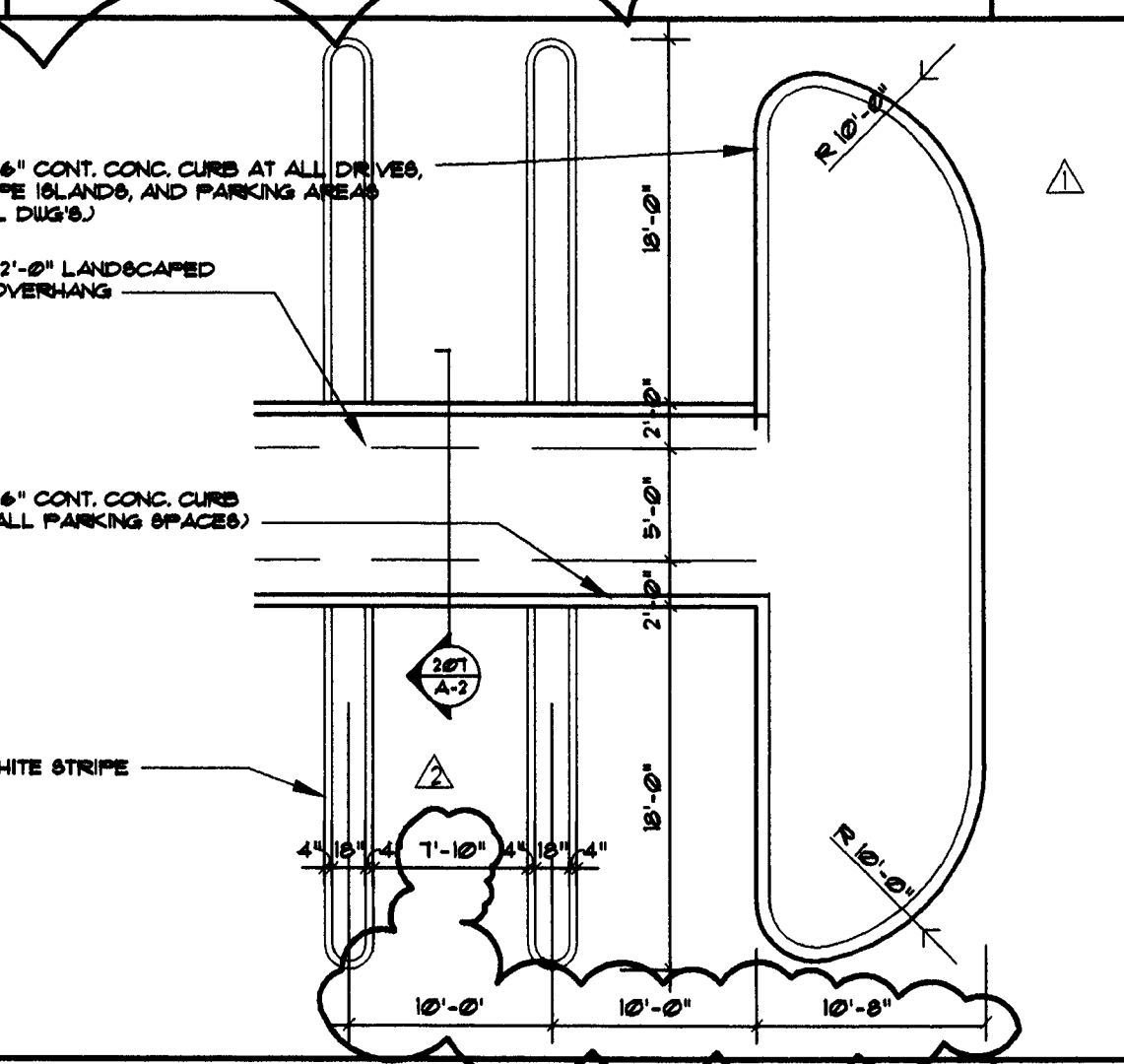
HANDICAPPED PARKING STALL DETAILS NOT TO SCALE



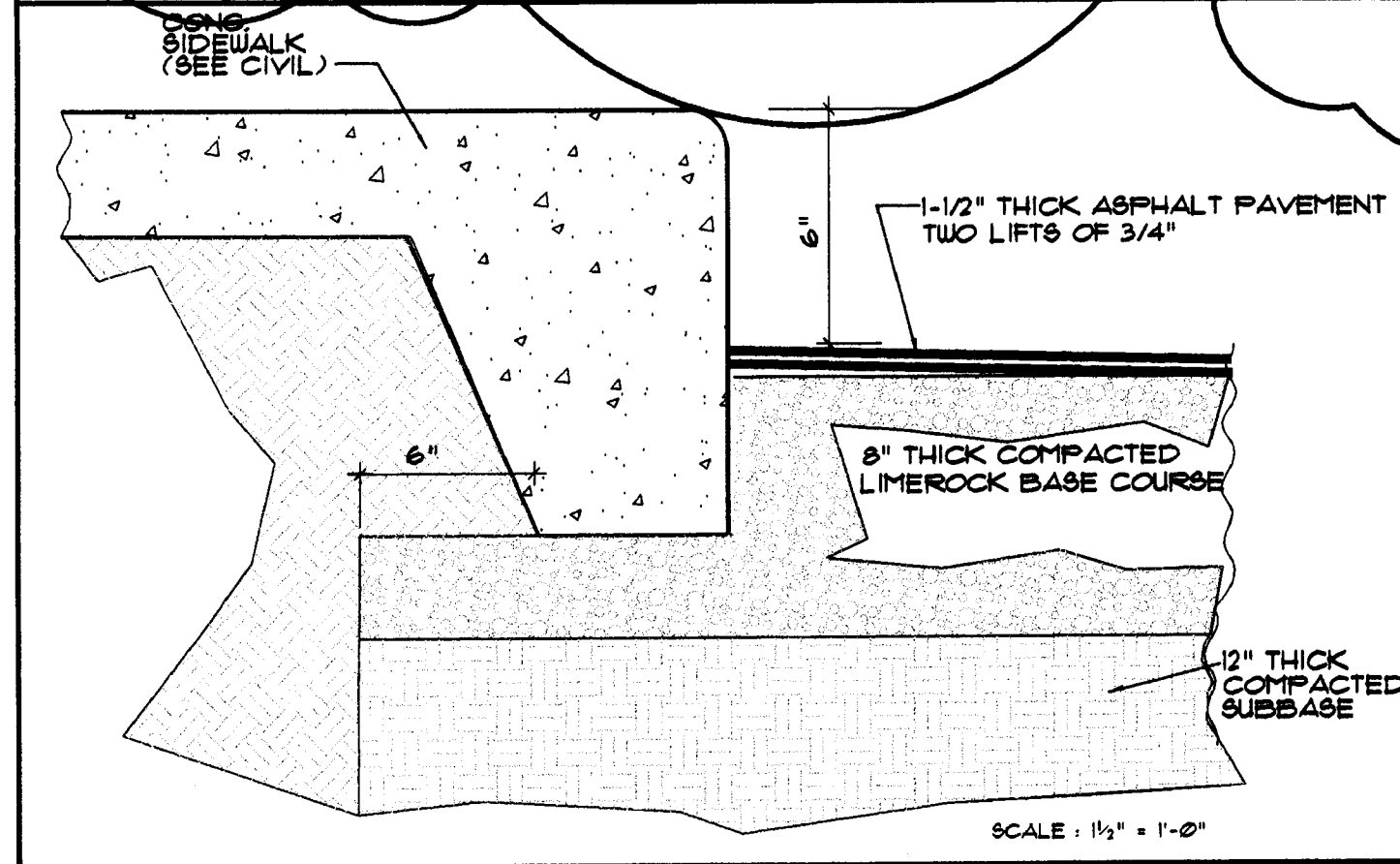
PARKING STALL DETAILS NOT TO SCALE



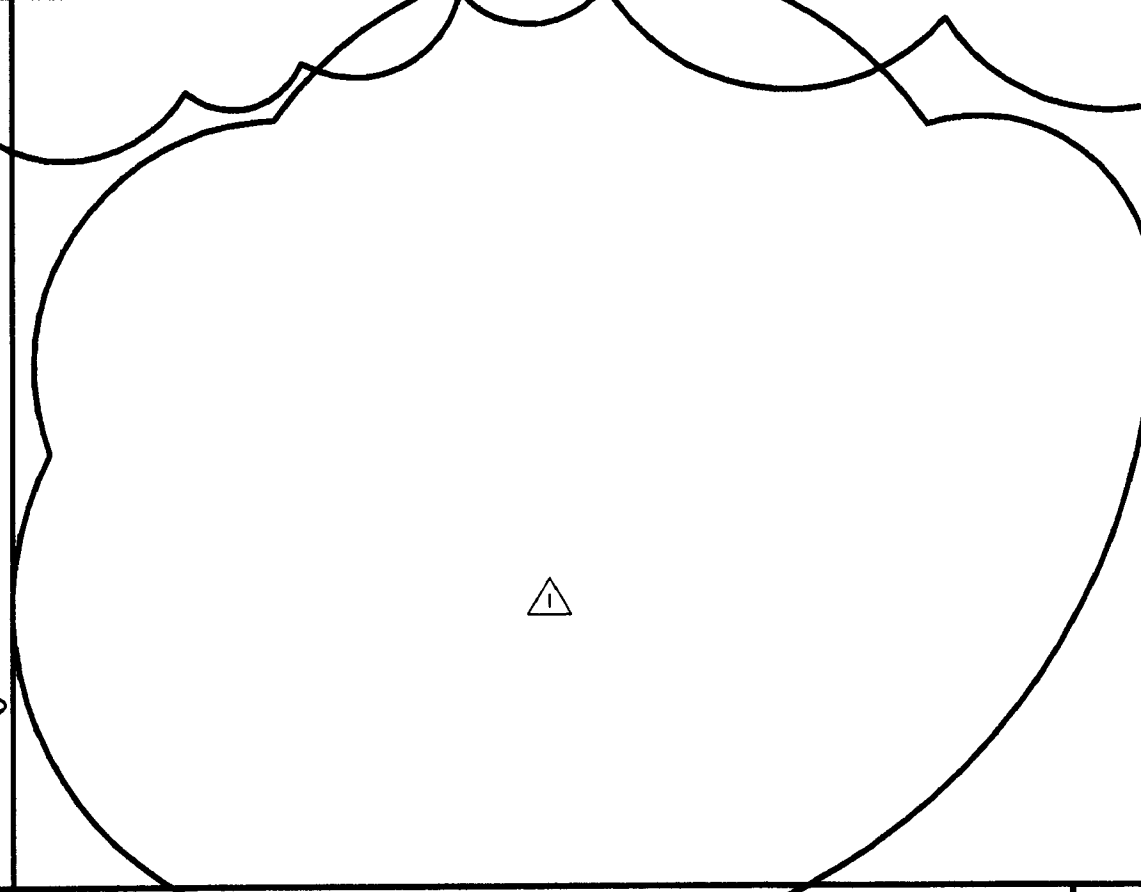
PARKING STALL DETAILS NOT TO SCALE



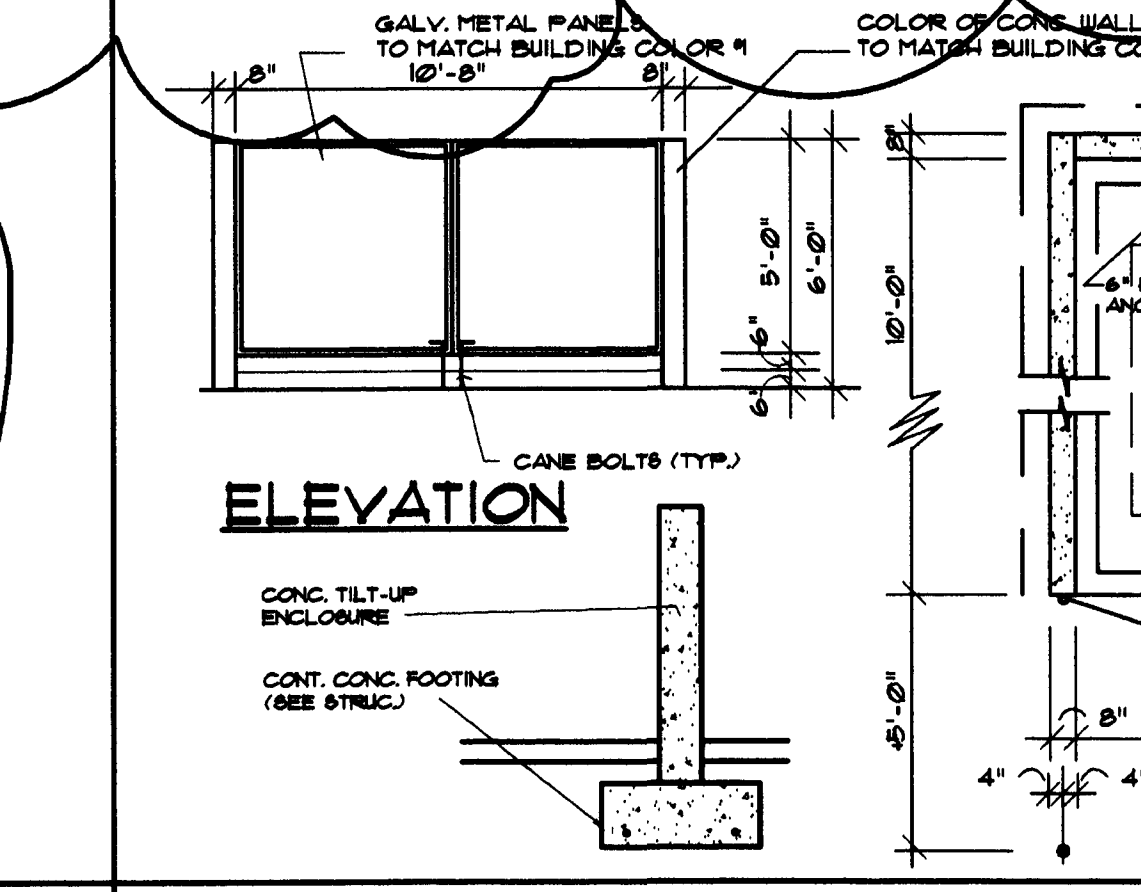
PARKING STALL DETAILS NOT TO SCALE



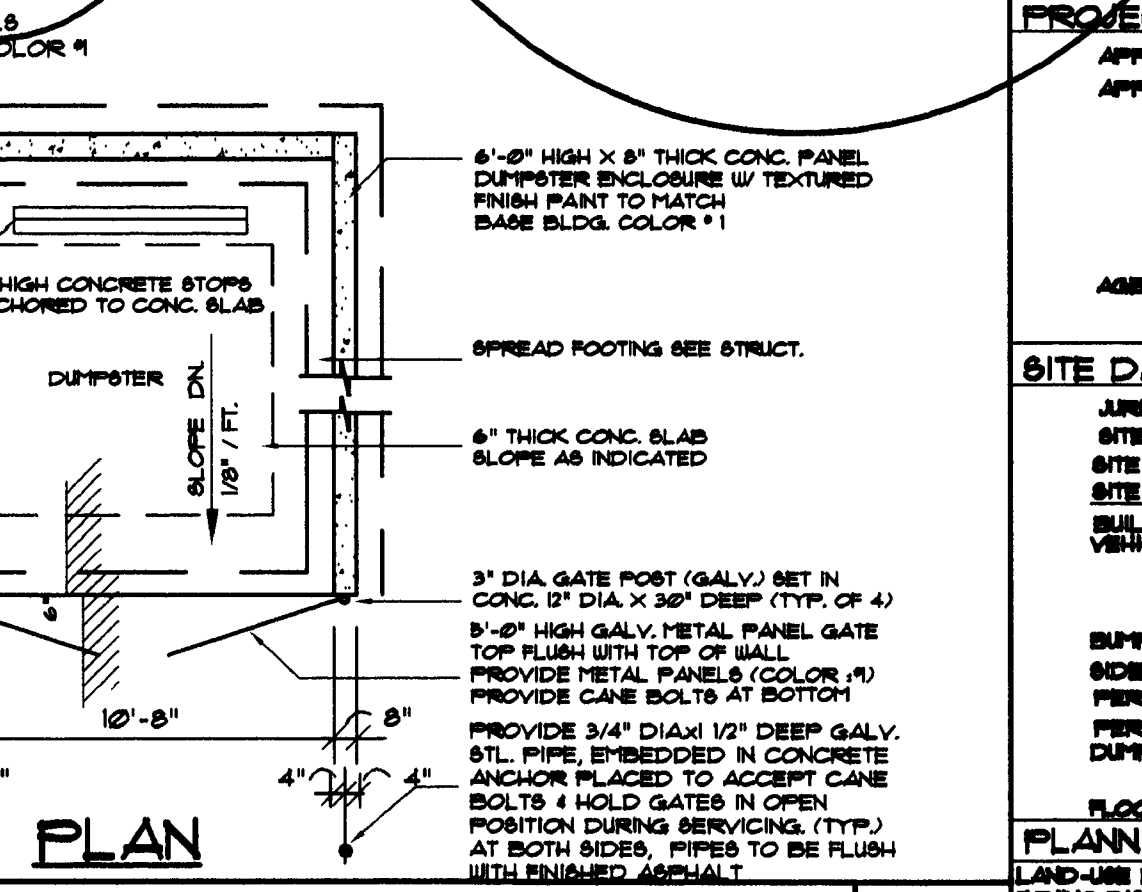
SIDE WALK DETAIL SCALE: 1/2" = 1'-0"



DUMPSTER ENCLOSURE DETAIL NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL NOT TO SCALE



PARKING STALL DETAILS NOT TO SCALE

**PROJECT SUMMARY:**

APPLICATION: WESTCREEK COMMONS. THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR A COMMUNITY SHOPPING CENTER CONSISTING OF THREE BUILDINGS WITH A TOTAL OF 10,931 SF.

AGENT: STILES CORPORATION, 300 SOUTH-EAST 2ND STREET, FORT LAUDERDALE, FLORIDA 33301

**SITE DATA:**

JURISDICTION: CITY OF COCONUT CREEK  
 SITE LOCATION: 8111 CORNER OF HILLSBORO AND LYONS  
 SITE AREA: 359,454 SQ. FT. / 8,232 ACRES  
 SITE COVERAGE: 69,996 SQ. FT. (19.5% COVERAGE)  
 BUILDING VEHICLE USE AREA: 106,340 SQ. FT. (29.6% COVERAGE)  
 SIDEWALKS: 5,600 SQ. FT. (1.6% COVERAGE)  
 BUFFER OVERHANGS: 1,280 SQ. FT. (0.4% COVERAGE)  
 FURNISH AREA REQUIRED: 11,981 SQ. FT. (3.3% COVERAGE)  
 FURNISH AREA PROVIDED: 55,251 SQ. FT. (15.4% COVERAGE)  
 FLOOR TO AREA RATIO: 78% (REQUIRED) / 100% (PROVIDED)

**PLANNING DATA:**

LAND-USE DESIGNATION: COMMERCIAL SHOPPING DISTRICT (CS)  
 ZONING: COMMUNITY SHOPPING CENTER (CSCD) / 10,931 SF. COMMUNITY SHOPPING CENTER

EXISTING/PROPOSED USE	ZONING
NORTH COMMUNITY SHOPPING CENTER	CSCD
EAST COMMUNITY SHOPPING CENTER	CSCD
SOUTH COMMUNITY SHOPPING CENTER	CSCD
WEST COMMUNITY SHOPPING CENTER	CSCD

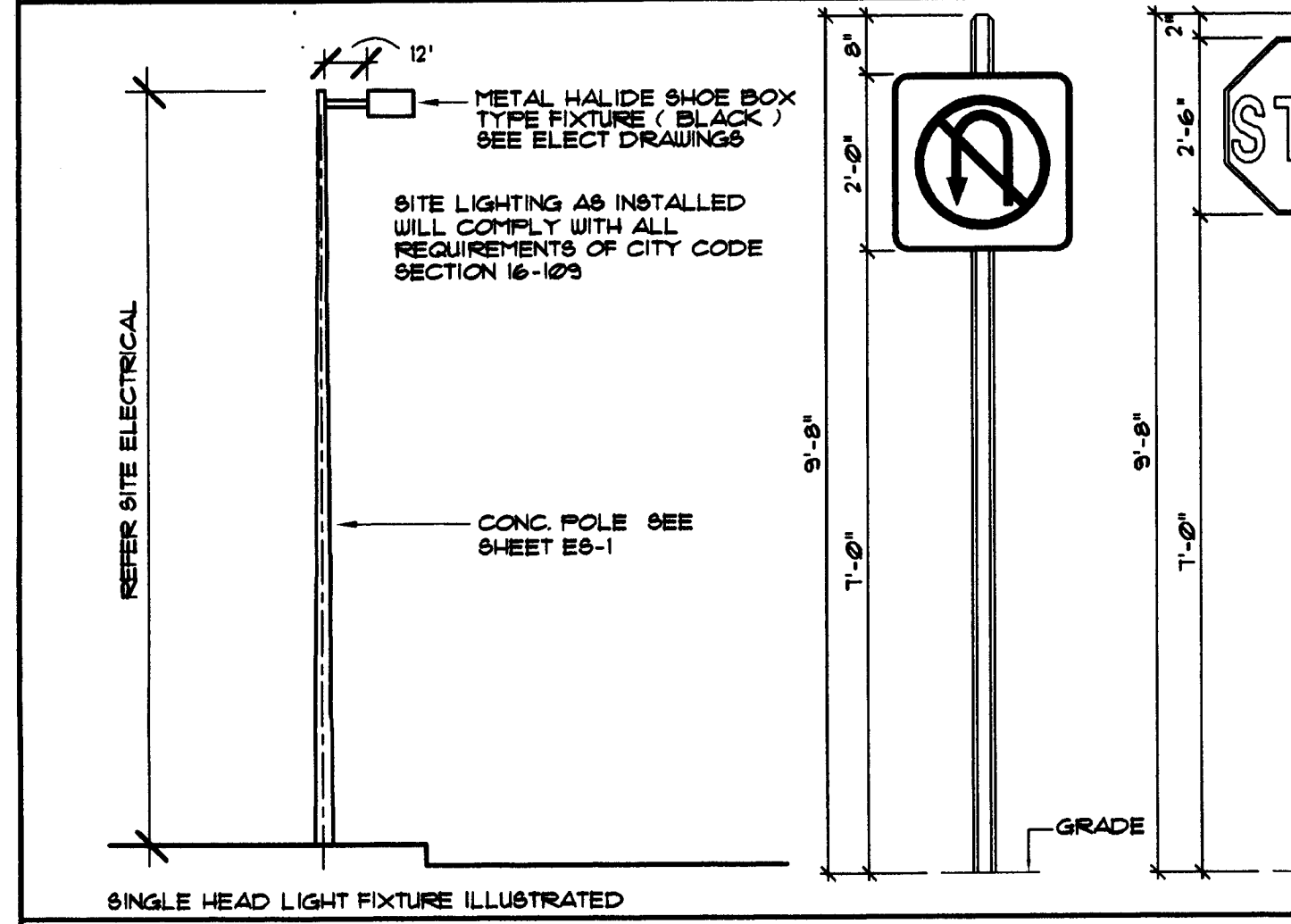
**ZONING DATA:**

BUILDING CODE: SOUTH FLORIDA BUILDING CODE, 1998 EDITION, BROWARD COUNTY WITH ALL STATE AND LOCAL AMENDMENTS  
 OCCUPANCY: TYPE III, PROTECTED 100% FULLY FIRE SPRINKLED  
 WATER UTILITIES: CITY OF COCONUT CREEK  
 WASTE SERVICE: ALL SERVICE  
 BUILDING HEIGHT: EL. 40'-0" / BLDG. 'A' / EL. 38'-0" / BLDG. 'B' / EL. 35'-0" / BLDG. 'C'  
 BUILDING SETBACKS: BLDG. 'A' / FRONT (NORTH) 25'-0" REQ'D. 343'-2" PROVIDED / SIDE (EAST) 25'-0" REQ'D. 350'-4" PROVIDED / SIDE (WEST) 25'-0" REQ'D. 171'-0" PROVIDED / REAR (SOUTH) 25'-0" REQ'D. 85'-0" PROVIDED. BLDG. 'B' / FRONT (NORTH) 25'-0" REQ'D. 350'-0" PROVIDED / SIDE (EAST) 25'-0" REQ'D. 350'-0" PROVIDED / SIDE (WEST) 25'-0" REQ'D. 61'-11" PROVIDED. BLDG. 'C' / FRONT (NORTH) 25'-0" REQ'D. 125'-0" PROVIDED / SIDE (EAST) 25'-0" REQ'D. 125'-0" PROVIDED / SIDE (WEST) 25'-0" REQ'D. 432'-6" PROVIDED / REAR (SOUTH) 25'-0" REQ'D. 321'-11" PROVIDED

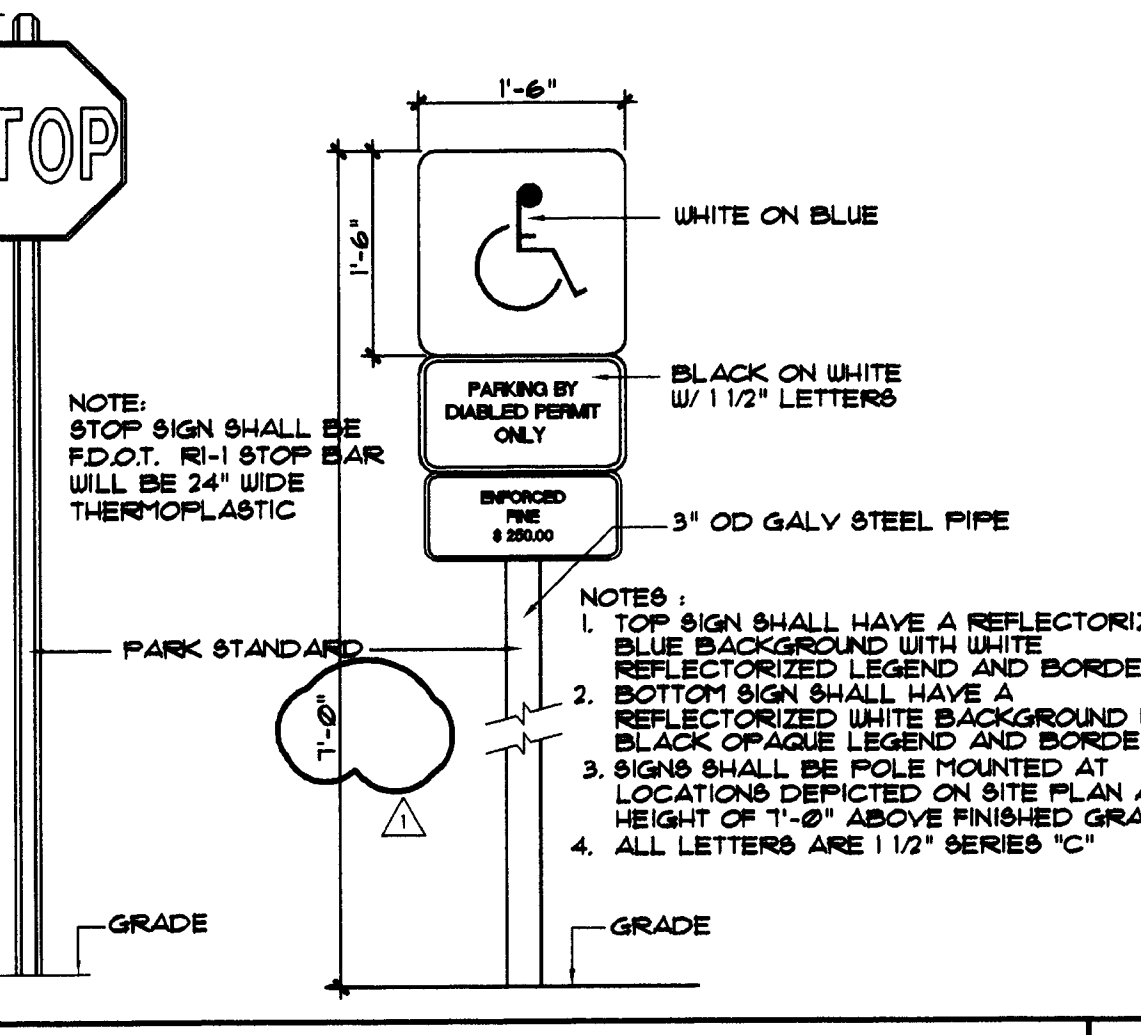
**PARKING DATA:**

NET PARKING TIER: 1 PARKING SPACE PER 200 SQ. FT. OF BUILDING / 69,996 SQ. FT. / 200 = 349.98 PARKING SPACES  
 NET PARKING TIER: 1 PARKING SPACE PER 200 SQ. FT. OF BUILDING / 106,340 SQ. FT. / 200 = 531.70 PARKING SPACES  
 STANDARD (10' x 20') = 331 PARKING SPACES  
 HANDICAPPED (11' x 20') = 18 PARKING SPACES  
 TOTAL REQUIRED: 331 + 18 = 349 PARKING SPACES  
 PROVIDED: 349.98 + 531.70 = 881.68 PARKING SPACES  
 LOADING DOCK: 4 SPACES

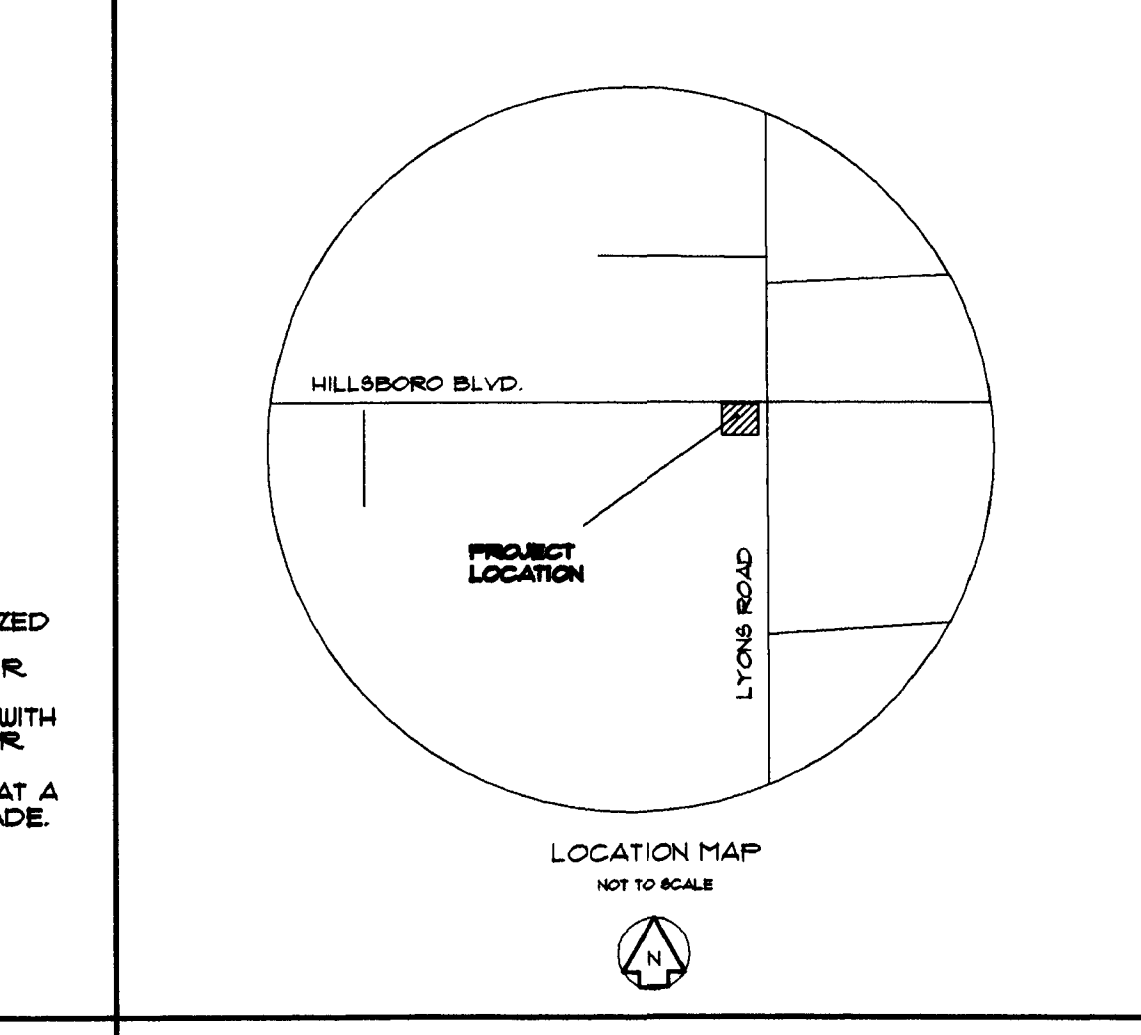
PARKING STALL DETAILS NOT TO SCALE



TRAFFIC SIGNAGE (TYPICAL) SCALE: 1/2" = 1'-0"



LEGAL DESCRIPTION NOT TO SCALE



LEGAL DESCRIPTION NOT TO SCALE

**SITE DATA:**

PROJECT NO. 01023  
 DRAIN BY: GMD/A/HG  
 CHECKED BY: JLP  
 DATE: 08-28-01  
 9101-A02.DWG

SITE DATA

**ARCHITECTURE 6400 inc.**  
 A Division of Stiles Corporation  
 300 S.E. 2nd Street  
 Fort Lauderdale, Florida 33301  
 954 - 627- 9100

**WESTCREEK COMMONS**  
 HILLSBORO AND LYONS  
 COCONUT CREEK, FLORIDA

**A-14 DRC**

SITE DATA