

# DRC SUBMITTAL FOR COCONUT CREEK MOB 4890 ACCESS ROAD, LLC

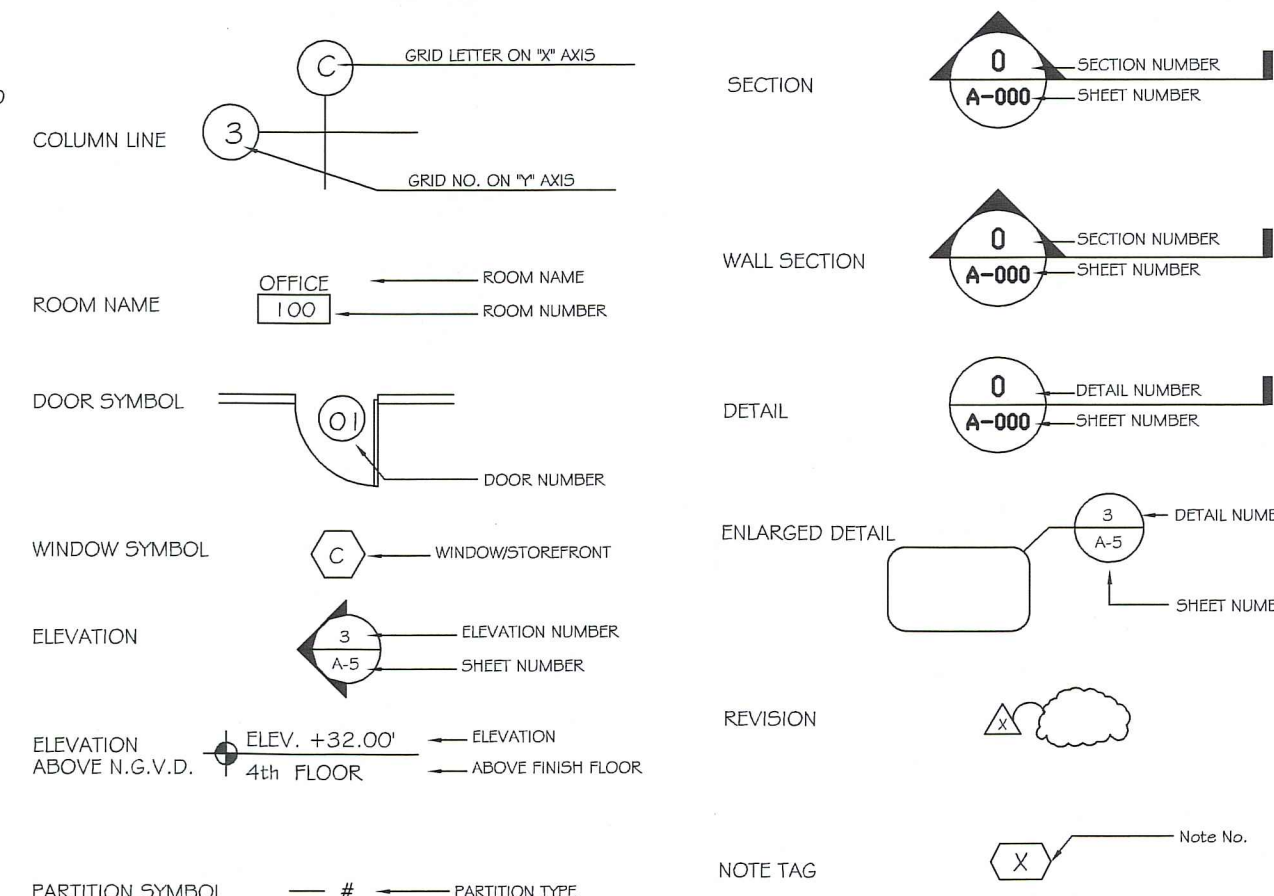
4890 ACCESS RD COCONUT CREEK, FLORIDA 33073

## PROJECT ADDRESS

|         |                       |          |                           |          |   |        |                   |      |                        |
|---------|-----------------------|----------|---------------------------|----------|---|--------|-------------------|------|------------------------|
| ABV     | ABOVE                 | DIAM     | DIAMETER                  | HANDIC   | HANDICAPPED                               | N.I.C. | NOT IN CONTRACT   | TJ   | TOP OF JOIST           |
| ACOUS   | ACOUSTICAL            | DIM      | DIMENSION                 | HB.      | HOSE BIB                                  | NO.    | NUMBER            | TOW  | TOP OF WALL            |
| ADJ     | AREA DRAIN            | D.O.S.   | DOOR OPENING SIZE         | HC.      | HOLLOW CORE                               | NOM.   | NOMINAL           | TYP  | TYPICAL                |
| ADJ     | ADJACENT/ADJUSTABLE   | DP       | DOOR PROOFING             | HD.      | HAND                                      | N.T.S. | NOT TO SCALE      | UN   | UNLESS OTHERWISE NOTED |
| APP     | ABOVE FINISHED FLOOR  | DR       | DOOR                      | HDW.     | HARDWARE                                  | OC     | ON CENTER         | W    | WITH                   |
| AGGR    | AGGREGATE             | DTL      | DETAIL                    | HDWD.    | HARDWOOD                                  | OD     | OUTSIDE DIAMETER  | WD   | WOOD                   |
| ALUM    | ALUMINUM              | DWGS.    | DRAWING(S)                | HGT./HT  | HEIGHT                                    | OPNG   | OPENING           | WGW  | WINDOW                 |
| ANCH    | ANCHOR                | EA.      | EACH                      | H.M.     | HOLLOW METAL                              | OFF    | OPPOSITE          | WH   | WATER HEATER           |
| ANOD    | ANODIZED              | E.A.     | EXPANSION JOINT           | HOR.     | HORIZONTAL                                | PARTN  | PARTITION         | W/O  | WITHOUT                |
| APPROX  | APPROXIMATE (LY)      | E.L.     | ELECTRICAL                | H.P.     | HIGH POINT                                | PPS    | PREMOLDED FILLER  | W/SC | WITH SCOT              |
| ARCH    | ARCHITECT (ORAL)      | ELEV.    | ELEVATION                 | H.V.A.C. | HEATING, VENTILATING AND AIR CONDITIONING | PL     | PLUMBING          |      |                        |
| AS      | ACOUSTICAL SEALANT    | ELEV.AEL | ELEVATION                 | ID.      | INSIDE DIAMETER                           | PLAS   | PLASTER, PLASTIC  |      |                        |
| ASPH    | ASPHALT               | EQ.      | EQUAL                     | IN.      | INCH                                      | PROJ   | PROJECT           |      |                        |
| AT      | ACOUSTICAL TILE       | EQUIP.   | EQUIPMENT                 | INSUL    | INSULATION                                | P/WD   | PLYWOOD           |      |                        |
| BT      | BOTTOM OF             | EXP.     | EXPANDED                  | INT.     | INTERIOR                                  | PVMT   | PAVEMENT          |      |                        |
| BD      | BOARD                 | EXIST    | EXISTING                  | INT.     | INTERIOR                                  | PT     | POINT             |      |                        |
| BITUM   | BITUMINOUS            | FE.      | FIRE EXTINGUISHER         | J.C.     | JANITORS CLOSET                           | PT     | PRESSURE TREATED  |      |                        |
| BLDG    | BUILDING              | FE.      | FIRE EXTINGUISHER CABINET | JST.     | JOIST                                     | P.T.   | PLYWOOD           |      |                        |
| BM      | BEAM                  | FE.      | FIRE EXTINGUISHER CABINET | JT.      | JOINT                                     | Q.T.   | QUARRY TILE       |      |                        |
| BRK     | BRICK                 | FD.      | FLOOR DRAIN               | KIT.     | KITCHEN                                   | REF    | REFRIGERATOR      |      |                        |
| CAB     | CABINET               | F.F.     | FINISHED FLOOR            | KO.      | KNOCK-OUT                                 | REFIN  | REFINISHED        |      |                        |
| CJ      | CONTROL JOINT         | FHC      | FIRE HOSE CABINET         | LAM      | LAMINATE                                  | RES    | RESILIENT         |      |                        |
| CLG     | CEILING               | FIN.     | FINISHED                  | LP       | LOW POINT                                 | RO     | ROUGH OPENING     |      |                        |
| C       | CENTERLINE            | FL.      | FLOOR                     | LT       | LIGHT                                     | SAN    | SANITARY          |      |                        |
| CLR     | CLEAR OPENING         | FLASH.   | FLASHING                  | LVR      | LOUVER                                    | SHT    | SHEET             |      |                        |
| CLR OPG | CLEAR OPENING         | FLR.     | FLOOR                     | MACH.    | MACHINE                                   | SHTG   | SHEATHING         |      |                        |
| CMU     | CONCRETE MASONRY UNIT | FT.      | FOOT, FEET                | MAX.     | MAXIMUM                                   | SIM    | SIMILAR           |      |                        |
| CP      | CEMENT PLASTER        | FUR.     | FURS                      | MISC.    | MISCELLANEOUS                             | SPEC   | SPECIFICATION     |      |                        |
| COL     | COLUMN                | GALV.    | GALVANIZED                | M.F.R.   | MECHANICAL                                | S.S.   | STAINLESS STEEL   |      |                        |
| CONC    | CONCRETE              | GL       | GLASS                     | MFG.     | MANUFACTURER                              | S.S.   | STAINLESS STEEL   |      |                        |
| CONST   | CONSTRUCTION          | G.W.B.   | GYP/STU WALL BOARD        | MIN.     | MINIMUM                                   | STD    | STANDARD          |      |                        |
| CONT    | CONTINUOUS            | GL       | GLASS                     | MISC.    | MISCELLANEOUS                             | T.O.C. | TOP OF CONCRETE   |      |                        |
| CONTR   | CONTRACTOR            | G.W.B.   | GYP/STU WALL BOARD        | M.O.     | MASONRY OPENING                           | T & G  | TONGUE AND GROOVE |      |                        |
| CPT     | CARPET                | GYP      | GYP/STU BOARD             | M.R.     | MOISTURE RESISTANT                        | TEMP   | TEMPERED          |      |                        |
| CT      | CERAMIC TILE          | GYP BD   | GYP/STU BOARD             | MTL.     | METAL                                     | TERR   | TERRAZO           |      |                        |

## ABBREVIATION & SYMBOLS

Scale : N.T.S. | 06



Scale : N.T.S. | 05

- A-0.0 COVER SHEET
- SURVEY
- RECORDED PLAT

### ARCHITECTURAL

- A-0.1 VICINITY MAP
- A-1.1 SITE PLAN
- A-1.1.A GEOMETRIC CONTROL PLAN
- A-1.2 SITE DETAILS, TYPICAL PARKING, DUMPSTER DETAILS
- A-1.3 SITE DETAILS
- A-2.1 FIRST FLOOR PLAN
- A-2.2 SECOND FLOOR PLAN
- A-2.3 ROOF PLAN
- A-6.1 EXTERIOR ELEVATIONS
- A-6.2 EXTERIOR ELEVATIONS
- A-6.3 RENDERINGS

### LANDSCAPE

- LS-1 LANDSCAPE PLAN
- LS-2 NOTES, DETAILS, # PLANT LIST

### PHOTOMETRICS

- PH-1 PHOTOMETRICS

### CIVIL

- C-1 PAVING AND DRAINAGE PLAN
- C-1.A EROSION CONTROL AND SEDIMENTATION PLAN
- C-1.B EROSION CONTROL AND SEDIMENTATION DETAILS
- C-1.C EROSION CONTROL AND SEDIMENTATION DETAILS
- C-1.D EROSION CONTROL AND SEDIMENTATION DETAILS
- C-2 PAVEMENT MARKING AND # SIGNING PLAN
- C-3 PAVEMENT MARKING DETAILS
- C-4 WATER AND SEWER PLAN
- FP-1 FIRE TURNING PLAN



INDEX

Scale : N.T.S. | 04

ZONING / SITE - CODE DATA | 02

### CLIENT

**GL Homes**  
1600 Sawgrass Corporate Pkwy, Suite 400  
Sunrise, Florida 33323  
T. (954) 603-0365  
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### SURVEY

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2461 LAKE WORTH RD., #410  
LAKE WORTH, FLORIDA 33467  
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www.sand-hills.com

### CIVIL ENGINEER

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Miami, FL 33155

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305-665-8488 (fax)  
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### STRUCTURAL ENGINEER

**BRYNTESEN STRUCTURAL ENGINEERS**  
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### LANDSCAPE

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### MEP AND FIRE ENGINEER

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Mechanical | Electrical | Plumbing Engineering  
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### LIGHTING

Power & Lighting Systems Inc. - Miami  
305-444-8520 Office ex. 141  
305-473-9339 Cell  
305-445-1948 Fax  
www.p-ls.com  
CONTACT: APRIL SHARP

## ZONING INFORMATION:

LEGAL DESCRIPTION  
TRACT E OF WILES/BUTLER PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 GO AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BUILDING JURISDICTION: CITY OF COCONUT CREEK, FLORIDA  
ZONING DESIGNATION: B3 BUSINESS DISTRICT (PUD)  
LAND USE DESIGNATION: COMMERCIAL  
EXISTING SITE AREA: 82,499 SF (1.89 ACRES)  
PROPOSED 2-STORY: 21,760 GSF  
BUILDING USE: MIXED USE OCCUPANCY: GROUP I-2 GROUND FLR / GROUP B MEDICAL OFFICE AT 2ND FLR.

BUILDING CODE: FBC 2010 EDITION  
BUILDING CONSTRUCTION TYPE: TYPE I-B, 100% FIRE SPECKLERS PROVIDED  
(NOTE: BUILDING SHELL WILL BE DESIGNED TO MEET ACHA FIRE SEPARATIONS BETWEEN FLOORS AND WALLS AND DESIGNED TO COMPLY WITH FBC 2010 GUIDELINES)

NUMBER OF STORIES: TWO STORY  
MAX HEIGHT TO ROOF ALLOWED: +35'  
MAX HEIGHT TO PARAPETS ALLOWED: +39'  
MAX HEIGHT PROVIDED: 30'-6" (GRADE TO ROOF)  
MAX HEIGHT PROVIDED: 32'-9" (GRADE TO ROOF)  
+ 38'-11" (GRADE TO TOP OF ARCHITECTURE ENTRY FEATURE)

MINIMUM FRONT SETBACK: TWENTY-FIVE (25) FEET  
MINIMUM SIDE SETBACK: TWENTY (20) FEET  
MINIMUM SIDE SETBACK: TWENTY (20) FEET  
MINIMUM REAR SETBACK: TWENTY-FIVE (25) FEET

PROVIDED FRONT (WEST) SETBACK: 76'-10 1/2"  
PROVIDED SIDE (SOUTH) SETBACK: 89'-0"  
PROVIDED SIDE (NORTH) SETBACK: 71'-3 1/2"  
PROVIDED REAR (EAST) SETBACK: 60'-6"

EXISTING WATER / WASTEWATER: CITY OF COCONUT CREEK, FL  
PERVIOUS REQUIRED: 20%  
LOT COVERAGE ALLOWED:

PVIOUS PROVIDED: 32 %  
LOT COVERAGE PROVIDED: 13.1 %

## SITE CALCULATIONS

SITE CALCULATIONS:  
EXISTING SITE AREA: 82,499 SF (1.89 ACRES)  
BUILDING SQ. FT. 11,220 SF (GROUND FLOOR) + 10,540 SF (SECOND) = 21,760 GSF  
BUILDING FOOTPRINT = 11,220 GSF  
PERCENT SITE COVERAGE = 11,220 SF / 82,499 SF (13.6 %)

AREA PROVIDED FOR LANDSCAPING = 25,406 (31 %)  
VEHICAL OVERHANG PERVIOUS AREA = 933 (1 %)  
VEHICULAR USE AREA = 39,475 SF (48 %)  
SIDE WALK AREAS = 4,069 SF (5 %)  
DUMPSTER / BACK-UP GENERATOR PAD / ELECT TRANSF. / REFLECTIVE POOL = 1,366 SF (1.4 %)

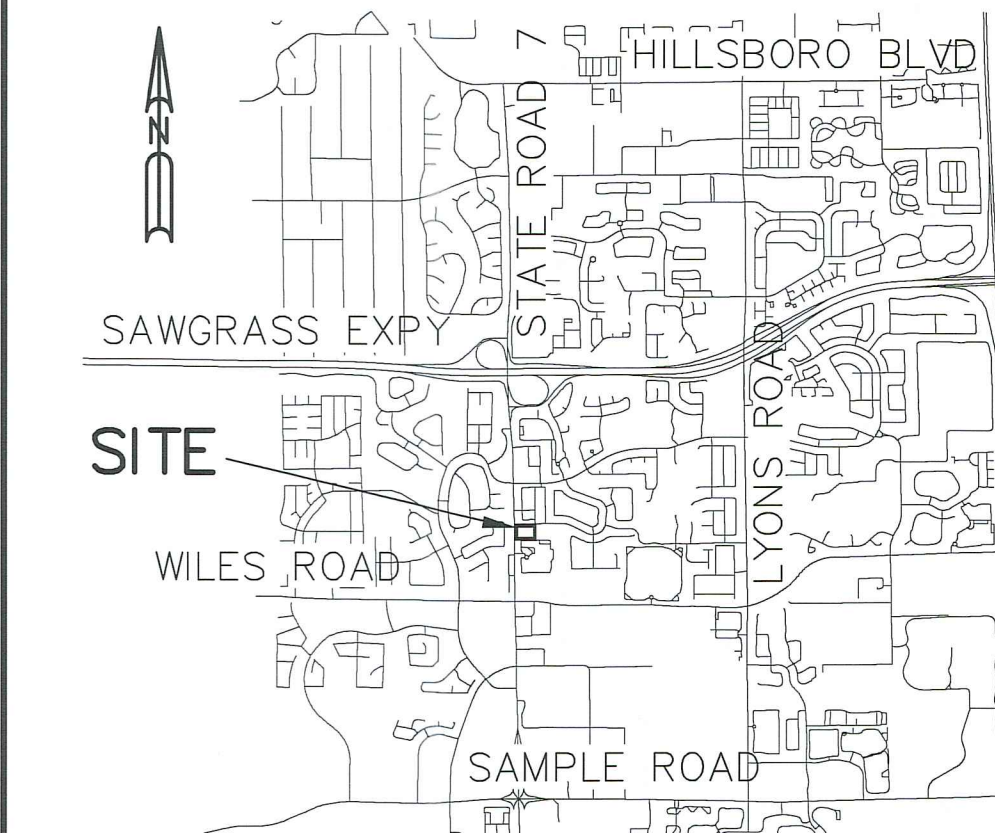
## PARKING CALCULATIONS

GROUND FLOOR REQ. 1 / EXAM BED # 1 / PER DOCTORS OFFICE = 38 REQ. 38 SPACES PROVIDED  
SECOND FLOOR REQ. 1 / 200 GSF OF MEDICAL OFFICE = 49.5 REQ. 50 SPACES PROVIDED

PARKING SPACE REQUIRED = 88 TOTAL PROVIDED = 88

## Applicable Building Codes:

- FLORIDA BUILDING CODE 2010 AND ALL STATE AND LOCAL AMENDMENTS
- FLORIDA BUILDING CODE 2010 TEST PROTOCOLS FOR HIGH-VELOCITY HURRICANE ZONES
- FLORIDA BUILDING CODE 2012 CHAPTER 11 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
- FLORIDA BUILDING CODE 2010 CHAPTER 13 FLORIDA ENERGY EFFICIENCY FOR BUILDING CONSTRUCTION
- FLORIDA BUILDING CODE 2010 FUEL GAS
- FLORIDA BUILDING CODE 2010 MECHANICAL
- FLORIDA BUILDING CODE 2010 PLUMBING
- FLORIDA FIRE PREVENTION CODE (2010 EDITION)
- FACILITY GUIDELINES INSTITUTE (2010 EDITION)



CONSULTANT  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
Gregory B. Molina  
FL REG. # AR 93354  
DATE: 03-26-13

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DRC SUBMITTAL FOR  
COCONUT CREEK MOB  
4890 ACCESS ROAD, LLC  
4890 ACCESS RD COCONUT CREEK, FLORIDA 33073

DRAWING ISSUE DATES:  
DRC COMMENTS  
04-17-13

COVER

SHEET  
A-0.0  
PROJECT 130218  
DATE 03-26-13  
PERMIT NO.

CONSULTANTS

Scale : N.T.S. | 03

AREA MAP

Scale : N.T.S. | 01