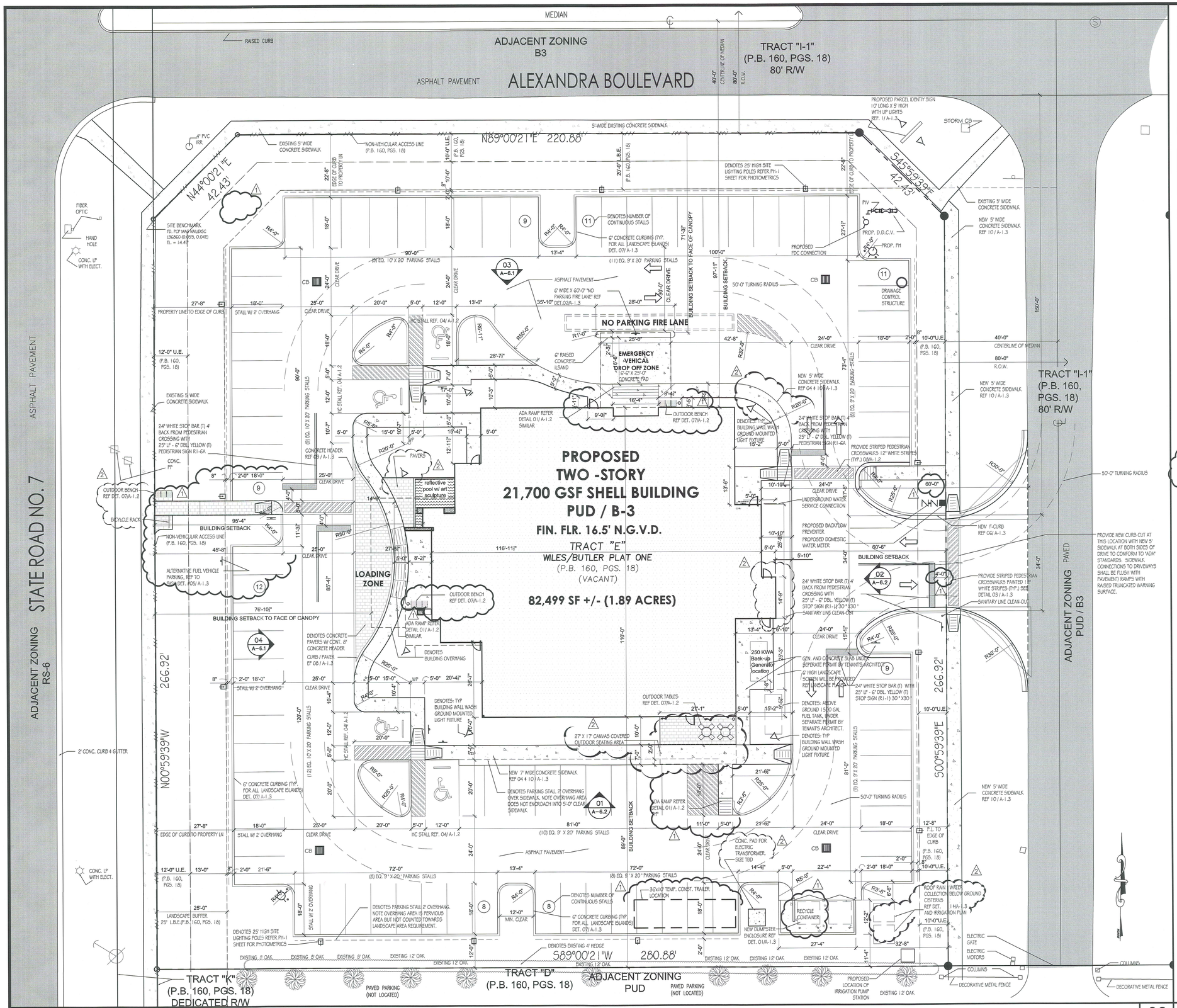

GENERAL NOTES:
ELECTRIC – COORDINATE WITH FP&L FOR UNDERGROUND SERVICE.
WATER AND SEWER – COORDINATE WITH CITY UTILITIES DEPARTMENT .
SITE AND SECURITY LIGHTING– REFER TO PHOTOMETRIC SHEET.
NEW LANDSCAPE – TO MEET CITY CODE . REF. LANDSCAPE SHEETS

NOTE:
SLOPE ALL SIDEWALKS 1:12 MAXIMUM TO MEET ASPHALT PAVEMENT AT VEHICULAR INTERSECTION LOCATIONS. PROVIDE DETECTABLE WARNING SURFACE W/ NON SKID SURFACE AT ALL RAMPED SURFACES TO MEET ADA AND FLORIDA ACCESSIBILITY REQUIREMENTS. REFEER DETAILS 03 & 10 ON A-1.3

NOTE :
FIRE CONNECTIONS, AND CHECK VALVE DEVICES ALONG WITH CITY CONNECTION POINTS ARE INDICATED ON CIVIL DRAWINGS.

WATER WILL BE AVAILABLE AT EXISTING FIRE HYDRANT INDICATED ON PLANS DURING CONSTRUCTION.

FIRE ACCESS
DRIVES WHERE NOTED SHALL HAVE A MINIMUM 50' OUTSIDE TURNING RADIUS AND WILL MAINTAIN A 20' LANE WIDTH THROUGHOUT THE INSIDE CORNERS

NOTE:
ALL LANDSCAPE AREAS TO BE PROTECTED FROM VEHICLE ENCROACHMENT BY 6" TYPE 'D' CONTINUOUS CONC. CURBS. SEE DETAIL # 07/A-1.3

NOTE:
BUILDING WILL BE 100% FIRE SPRINKLERED. BACKFLOW PREVENTOR SHALL BE SCREENED BY LANDSCAPE

NOTE:
AIR CONDITIONERS, PUMPS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER SIMILAR EQUIPMENT ON THE GROUND WILL BE SCREENED BY APPROVED LANDSCAPED HEDGES. ALL MECHANICAL UNITS ON THE ROOF WILL BE SCREENED FROM VIEW WITH ROOF MOUNTED MECH SCREENS, REFER TO ROOF PLAN AND EXTERIOR ELEVATIONS.

1 RECYCLING CONSTRUCTION NOTE:
A CONSTRUCTION AND DEBRI RECYCLING PLAN WILL BE IMPLEMENTED THAT WILL REQUIRE ALL CONSTRUCTION AND DEBRIS TO DIVERT 75% OF WASTE FROM LANDFILLS.

NOTE :
GRADE ADJACENT TO BUILDING SHALL SLOOP AWAY FROM BUILINDG AT (TYP. AROUND PERIMETER)

NOTE :
LANDSCAPE AREAS SHALL NOT OBSCURE OR BLOCK FIRE HYDRANTS OR SIAMESE CONNECTIONS.

NOTE :
REFER TO SHEET A–1.2 & A–1.3 FOR SITE DETAILS

NOTE :
HVAC UNITS FOR NEW BUILDING WILL BE SCREENED BY A/C SCREENS REF. BUILDING ELEVATIONS

NOTE:
KNOX BOX WILL BE PROVIDED FOR FIRE DEPARTMENT USE LOCATED BY MAIN ENTRY DOORS

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

COPYRIGHT © 2013 GBM ARCHITECTURE, PA
ALL RIGHTS RESERVED. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE OWNED BY GBM ARCHITECTURE PA AND MAY NOT BE USED, REPRODUCED OR MODIFIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF GBM ARCHITECTURE PA. UNAUTHORIZED USE OF THESE PLANS AND DESIGNS WITHOUT THE EXPRESS AND WRITTEN PERMISSION OF GBM ARCHITECTURE PA SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GBM ARCHITECTURE PA AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS GBM ARCHITECTURE PA FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

GBM
ARCHITECTURE PA
ARCHITECTURE
MASTER PLANNING
AA26002322

2801 SW 3rd AVENUE, UNIT F8
FORT LAUDERDALE, FLORIDA 33315
T: 954.713.6101
C: 954.812.6680
E: GREGH@GBMARCHITECTURE.COM
WEB: WWW.GBMARCHITECTURE.COM

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

DRAWING ISSUE DATES:
1 DRC COMMENTS 04-17-13
2 COORDINATION REVISIONS 05-13-13

SITE PLAN

SHEET
A- 1.1
PROJECT 130218
DATE 03-26-13
PERMIT NO.

ARCHITECTURE SITE PLAN — Scale : 1/8" = 1' - 0" | 02 KEYNOTES — Scale : N.T.S. | 01