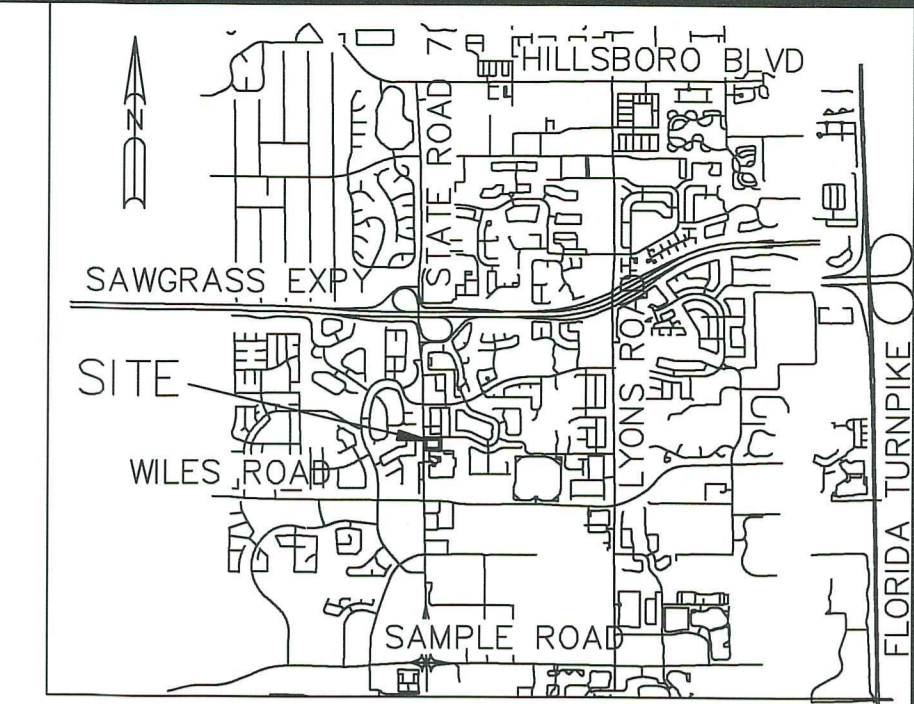


**TRACT "K"**  
(P.B. 160, PGS. 18)

**DESCRIPTION:**  
TRACT E OF WILES/BUTLER PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



**CONSULTANT**  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
Gregory B. Molina  
FL. REG. # AR 63364  
DATE: 03-26-13  
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**GBM**  
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AA24003322

3501 SW 3RD AVENUE, UNIT F 8  
FORT LAUDERDALE, FLORIDA 33304  
T: 954.713.6101  
C: 954.812.6680  
E: GBM@GBMARCHITECTURE.COM  
WWW: WWW.GBMARCHITECTURE.COM

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

**DRAWING ISSUE DATES:**

**SHEET**  
**FP-1**  
**PROJECT** 130218  
**DATE** 03-26-13  
**PERMIT NO.**

**TRACT "I-1"**  
(P.B. 160, PGS. 18)  
80' R/W  
**ALEXANDRA BOULEVARD**

**TRACT "F"**  
(P.B. 160, PGS. 18)

N44°00'21"E  
42.43'

S45°59'39"E  
42.43'

N89°00'21"E  
220.88'

266.92'

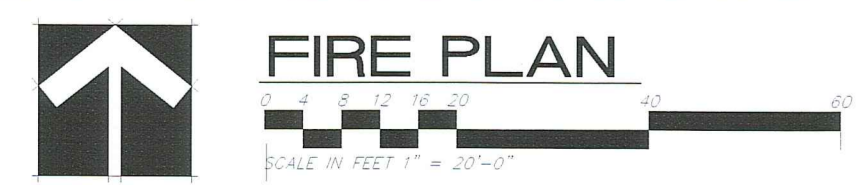
S00°59'39"E

S89°00'21"W  
280.88'

**STATE ROAD NO. 7**

**PROPOSED TWO-STORY**  
**21,700 SF**  
**FIN. FLR. 16.5' N.G.V.D.**  
**88 PARKING SPACES**

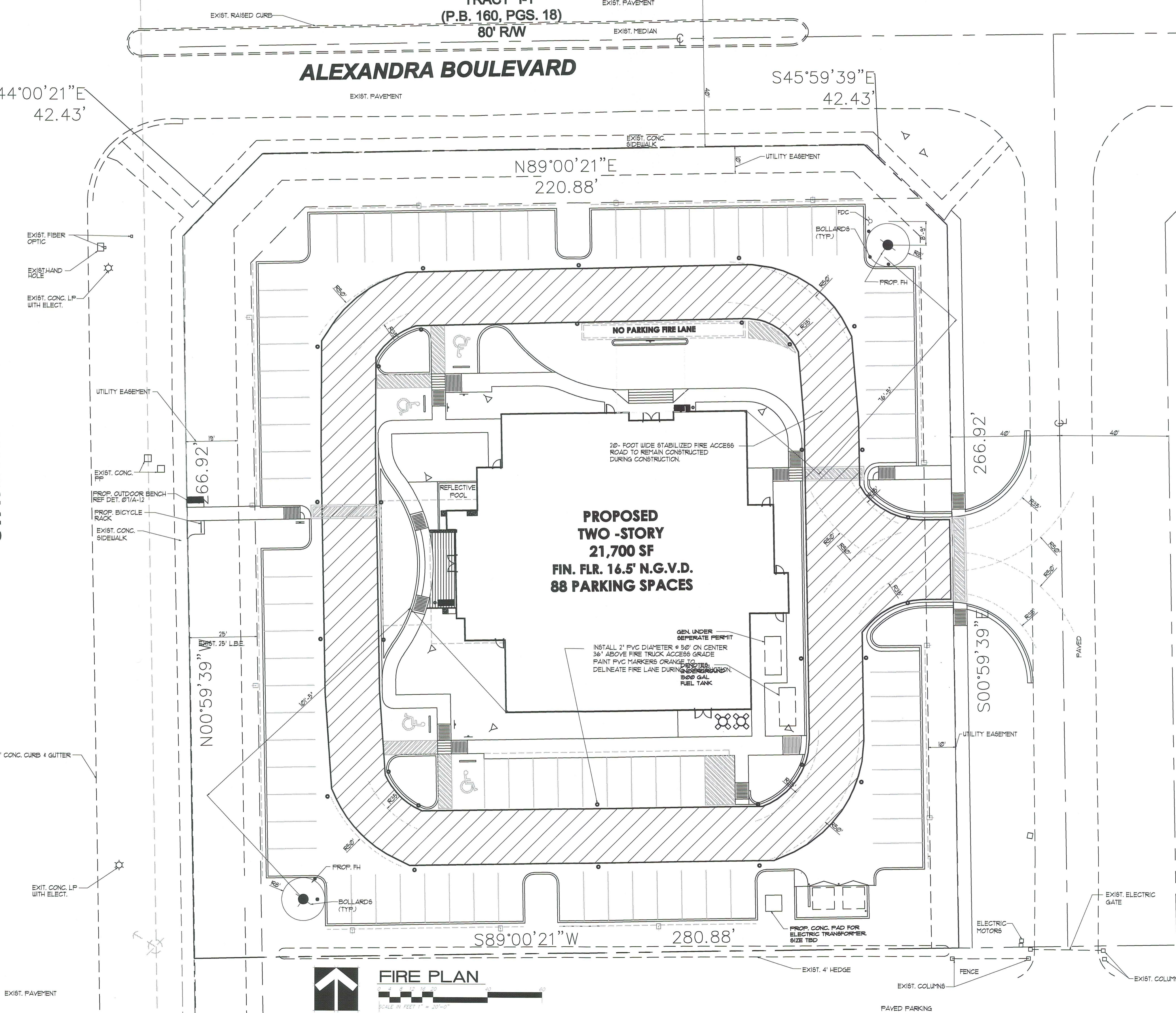
- FIRE DEPARTMENT NOTES:**
1. A MINIMUM VERTICAL CLEARANCE OF FOURTEEN FEET (PERMANENT, WATERPROOF SIGNAGE) WHERE APPLICABLE SHALL BE POSTED. (APPLICABLE AREAS ARE TRUCK ACCESS ROUTES) NFPA 1-823.412 (2006)
  2. FIRE LANE SIGNS SHALL BE 10"X14" WHITE BACKGROUND WITH RED LETTERS STATING "NO PARKING FIRE LANE" BY ORDER OF THE FIRE/POLICE DEPARTMENT. THESE SIGNS SHALL BE A MAXIMUM OF 11" IN HEIGHT FROM THE ROADWAY TO THE BOTTOM PART OF THE FIRE LANE'S SIGNS. SUCH SIGNS SHALL FACE THE TRAFFIC FLOW AND BE NO FURTHER THAN 75 FEET APART. CITY ORDINANCE 93.12
  3. FIRE HYDRANTS SHALL FACE THE NEAREST ROADWAY AND REQUIRE A BLUE REFLECTOR IN CENTER OF ROADWAY. CITY ORDINANCE 93.25
  4. BUILDINGS WITH STANDPIPE/SPRINKLERS REQUIRE A FIRE HYDRANT WITHIN 100 FEET OF EACH STANDPIPE/SPRINKLER FIRE DEPARTMENT CONNECTION. CITY ORDINANCE 93.29 (2) NFPA 144-3.5.4 (2006). MEASUREMENTS TAKEN AS THE FIRE TRUCK TRAVELS
  5. NO TREE, BUSH, HEDGE, OR SHRUB SHALL BE PLANTED WITHIN 10 FEET DIAMETER OF A HYDRANT AND ALL GRASSES AND WEEDS SHALL BE KEPT TRIMMED SUCH THAT THE HYDRANT SHALL BE FULLY VISIBLE FROM THE STREET. CITY ORDINANCE 93.25 (3)
  6. HYDRANTS SHALL BE PROTECTED WITH BOLLARDS & SUBJECT TO MECHANICAL DAMAGE. NFPA 144-3.5 (2006)
  7. ALL APARTMENT BUILDINGS, COMMERCIAL BUILDINGS, INDUSTRIAL BUILDINGS, AND MULTI-STORY BUILDINGS WITHIN THE CITY SHALL BE NUMBERED WITH THE STREET ADDRESS, WITH THE NUMBERS BEING NOT LESS THAN SIX, NOR MORE THAN NINE INCHES IN HEIGHT. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE KEPT FREE OF OBSTRUCTIONS. CITY ORDINANCE 93.10 (B)(1)
  8. NUMBERS TO BE MAINTAINED IN A CONSPICUOUS PLACE WHERE THEY CAN BE SEEN AND READ FROM THE STREET. CITY ORDINANCE 93.10 (D)
  9. FIRE DEPARTMENT CONNECTIONS ARE TO FACE THE ROADWAY AND REQUIRE A RED REFLECTOR IN MIDDLE OF THE ROADWAY.
  10. FIRE DEPARTMENT CONNECTIONS SHALL BE OF THE SAME PIPE DIAMETER AS THE LARGEST STANDPIPE CONNECTED AND SHALL BE PROTECTED BY A UL LISTED CHECK VALVE AND SHALL BE INSTALLED NOT LESS THAN 18" NOR MORE THAN 4" ABOVE GRADE. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED 3' ABOVE GRADE. NFPA 14-4.3.2 (2001) & NFPA 14-4.3.3 (2001)
  11. A PERMANENT SIGN CONSTRUCTED OF WEATHER RESISTANT METAL OR RIGID PLASTIC MATERIALS WITH RED AND WHITE LETTERS AT LEAST ONE INCH HIGH SHALL BE ATTACHED TO THE EXTERIOR OF THE BUILDING ADJACENT TO THE CONNECTION OR ON THE CONNECTION OR ON THE CONNECTION SECURED WITH SUBSTANTIAL AND CORROSION RESISTANT FASTENERS, AND SHALL READ "STANDPIPE" AND/OR "SPRINKLER" AS APPLICABLE.
  12. NFPA 14-4.3.3 (2001) NFPA 14-4.6, 14.4-10 (2001)
  13. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO EXTENDING CONSTRUCTION WORK VERTICALLY. NFPA 116.4.3.13 AD NFPA 2418.12.3
  14. FIREBROKE FINES REQUIRED FDC TO BE INSTALLED 3-FEET ABOVE GRADE
  15. ROAD DURING CONSTRUCTION SHALL HAVE AT LEAST ONE LIFT OF ASPHALT TO BE PROVIDED ON ROADS FOR FIRE AND EMERGENCY VEHICLE ACCESS OF BUILDINGS UNDER CONSTRUCTION.



**CAMERO + ASSOCIATES, INC.**  
CIVIL ENGINEERS PLANNERS  
CAMERO + ASSOCIATES, INC. EB NO. 0004275  
JORGE L. CAMERO, P.E. FLA. REG. NO. 325-45  
1400 SW 50th TERR SUITE 204 MIAMI, FL 33155  
(305) 665-1602 FAX (305) 665-8488  
jorge@cameroengineers.com OUR JOB # 13-110

*Jorge L. Camero*  
3/26/13

PAVED PARKING (NOT LOCATED)



EXIST. FIBER OPTIC  
EXIST. HAND HOLE  
EXIST. CONC. LP WITH ELECT.

UTILITY EASEMENT  
EXIST. CONC. FP  
PROP. OUTDOOR BENCH REF. DET. 01/A-12  
PROP. BICYCLE RACK  
EXIST. CONC. SIDEWALK

EXIST. 2" CONC. CURB & GUTTER

EXIT CONC. LP WITH ELECT.

EXIST. PAVEMENT

N00°59'39"E

266.92'

EXIST. 2" CONC. CURB & GUTTER

PROP. FH

BOLLARDS (TYP.)

EXIST. CONC. PAD FOR ELECTRIC TRANSFORMER, SIZE TBD

EXIST. 4" HEDGE

EXIST. COLUMNS

FENCE

EXIST. COLUMNS

EXIST. ELECTRIC GATE

EXIST. MOTOR

PAVED

UTILITY EASEMENT

PROP. FH

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