



G R E S H A M
S M I T H A N D
P A R T N E R S

April 3, 2015

Coconut Creek Building Department
4800 W Copans Road
Coconut Creek, FL 33063
954-973-6750

**Subject: West Boca Medical Center Freestanding Emergency Department
Coconut Creek, FL**
GS&P Project Number: 29548.00/0.3

To Whom It May Concern;

The following are Gresham, Smith and Partners' responses to your comments dated March 31, 2015, regarding the West Boca Medical Center Freestanding Emergency Department.

ENGINEERING:

1. **Comment:** All proposed signs and components shall not encroach into Utility Easements.

Response: **Shall comply. Signs have been shown in relation to the Utility Easements on the attached Landscaping and Signage Sketch for your reference.**

2. **Comment:** All utilities, drainage, fire lines, and plumbing components shall be located and identified to ensure they are not impacted by the proposed signs.

Response: **Shall comply. Existing site utilities are shown on the attached Landscaping and Signage Sketch for your reference.**

Design Services For The Built Environment



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LANDSCAPE ARCHITECTURE:

1. **Comment:** Sign #7 no longer has the required landscape material due to the shift in location per the previous location. Revise landscape plans to provide required planting, as well as revised landscape data tables.

Response: **Shall comply. Sign 07 was relocated back to the original location. Refer to revised drawings by Harbinger.**

2. **Comment:** Harbinger plans and GS&P plans are not consistent. Revise GS&P plans to match the Harbinger plans with provided dimensions that are to hold true.

Response: **Shall comply. The Landscaping and Signage Sketch provided by GS&P is for reference only, and has been revised to match the permit drawings by Harbinger.**

3. **Comment:** If possible, push sign #1 west to give more room to the proposed Live Oak.

Response: **Sign 01 shall be located at 5'-0" from the curb, per code requirements.**

PLANNING AND ZONING:

Canopy sign:

1. **Comment:** Sign location 04 (EMERGENCY), appears to be larger than the width of the canopy and is attached to a raceway. As stated previously, exposed raceway is NOT permitted. Please revise.

 Staff is proposing the following:

 1. That the sign be the same width of the canopy, twelve inches (12").
 2. Relocated the sign on the second floor façade.
 3. Or placed on the roof of the structural canopy, subject to the following standards:
 - a. Canopy roof sign must be comprised of individual letters and characters, designed specifically for placement on the top of the canopy, and must be attached to the canopy roof surface.
 - b. A single line of copy is permitted.
 - c. No part of the sign structure, including electrical apparatus shall be visible from any adjacent grade.
 - d. Sign must be parallel to the building face or canopy edge.



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- e. Maximum permitted height is thirty (30) inches.
f. Sign must not exceed seventy-five (75) percent of the canopy width.
- Response:** **Sign 04 shall be installed on top of the canopy and comply with the above requirements. Raceway shall not be exposed, but shall be enclosed in an aluminum housing which is finished to match the canopy. Refer to revised drawings by Harbinger.**
2. **Comment:** Signs location 05, 06 (AMBULANCE). Staff has identified this sign as a structural canopy identification sign. Only one (1) sign is permitted on the face of the structural canopy. It appears that applicant is proposing for two signs, and that the signs are attached to a raceway. As stated previously, exposed raceway is NOT permitted. Please revise.
- Response:** **After further discussion with Liz Aguiar, City of Coconut Creek Planning & Zoning Department, it was agreed that (2) signs are permitted to be on the ambulance canopy, (1) being on the West elevation, and (1) being on the East elevation. Raceway shall not be exposed, but shall be enclosed in an aluminum housing which is finished to match the canopy. Refer to revised drawings by Harbinger.**
3. **Comment:** All landscaping comments must be addressed during the building permit process.
- Response:** **Shall comply. Refer to Landscape comment responses 1-3 above.**

If you have any questions, please do not hesitate to call me at 954.981.9100.

Sincerely,

Rebekah Fried
Project Technician

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