



REVISIONS:

- 10-23-06 PRECON COMMENTS
- 11-21-06 OWNER REVISION
- 01-21-07 OWNER REVISION

SEAL

CONSULTANT

Architecture 6400 inc.
 A Division of Stiles Corporation
 300 S.E. 2nd Street
 Fort Lauderdale, Florida
 954 - 621-9180
 FL REG # AA-C000881

EL DORADO FURNITURE STORE AT:
 EL DORADO HOME FURNISHINGS CENTER
 COCONUT CREEK
 SAWGRASS BLVD. & LYONS ROAD
 BROWARD COUNTY, FLORIDA

SITE SYMBOLS LEGEND

- BICYCLE RACK: DENOTES 6 SPACE BICYCLE RACK (TYP. OF 4 SEE DET. SHEET A-12)
- CLUSTER MAILBOX: DENOTES CURBSIDE, ALUM. PEDESTAL MOUNT (ON 18"x20"x30" CONC. PAD) CLUSTER MAILBOX UNIT, TYPE IV, 800 SERIES CBU (TYP. OF 3 ON SITE - COORDINATE EXACT LOCATIONS W/USERS) AS MFR. BY "SECURITY" (OR ARCHITECT APPROVED ALTERNATE). PROVIDE ADDRESSES ON BOTH SIDES OF BOX IN 3" REFLECTIVE LETTERS. CONTACT SUPPLIER: FRANK @ ACE HARDWARE/MCLEAN & BALLARD HARDWARE, INC. 5843 MARGATE BLVD., MARGATE, FL 33063, PH: (954) 972-1711
- BENCHES AND TRASH RECEPTACLES: BY VICTOR STANLEY INC. 1-800-368-2273 (OR APPROVED EQUAL)
- 6'-0" BENCHES: C-138 "MAPLE" PLASTIC SLATS, BLACK FRAME FINISH, TYPICAL OF (8)
- TRASH RECEPTACLES: RB 36 BLACK FRAME FINISH - TYPICAL OF (8)
- ALL BENCHES AND RECEPTACLES SHALL BE FASTENED TO CONCRETE SLAB WITH ANCHOR BOLTS

SITE LIGHTING

- Type III Prismatic Glass Reflector, Two Luminaire At 180°
- Pole Mounted, 18'0" Above Grade, Single Luminaire Pole, Orient as Shown in Plan.
- Wall Mounted, 25'0" Above Grade
- Pole Mounted, 25'0" Above Grade Type IV Horizontal Segmented Reflector, Single Luminaire Pole.
- Roof elements above 41'-0" height

NOTE:
 30' LANDSCAPE BUFFERS, SHOWN IN POD #1, ARE REQUIRED ONLY FOR "SPECIAL LAND USES". OTHERWISE SUCH BUFFERS SHALL BE REDUCED TO COMPLY WITH MIN. 25' LANDSCAPE BUFFER REQUIREMENTS FOR ALL USES PERMITTED IN TABLE 1, MODULES 3 & 4 PERMITTED USES BY PARCEL, ISSUED 5-15-93, OF THE SAWGRASS EXCHANGE D.R.I.

STANDARD FOR THE PROTECTION OF EXISTING UNDERGROUND UTILITIES:

PROTECT ALL EXISTING UNDERGROUND UTILITIES FROM DAMAGE. DUE TO THE SENSITIVITY OF THE EXISTING WATER MAIN AND FORCE MAIN WHICH SERVE A LARGE POPULATION THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE(S) RESULTING FROM THE WORK PERFORMED. PRIOR TO STARTING CONSTRUCTION AND BASED ON AN UNDERGROUND UTILITIES SURVEY OF ALL EXISTING ON SITE UNDERGROUND UTILITIES, PROVIDING FOR THEIR MATERIALS PURPOSE LOCATION AND DEPTH WHICH SHALL BE FURNISHED BY THE OWNER. THE CONTRACTOR SHALL LOCATE AND ADEQUATELY TAG ALL SUCH UTILITIES IN THE FIELD. PARTICULAR CONCERN ARE THE UNDERGROUND UTILITIES (INCLUDING BUT NOT NECESSARILY LIMITED TO WATER AND SANITARY SEWERS EXISTING ON SITE ALONG THE WEST SIDE OF THE LYONS ROAD RIGHT-OF-WAY. AT A MINIMUM PROVIDE 4'-0" CLEARANCE BETWEEN EXISTING UNDERGROUND UTILITIES (WATER, SEWER, ELECTRICAL, FIBER OPTICS, ETC.) AND ROOT BALLS OF TREES/PALMS, FOOTINGS, FOUNDATIONS AND ALL PROPOSED UNDERGROUND STRUCTURES. MAINTAIN 6" (MIN) CLEAR SEPARATION IS NOT PRACTICABLE, PROVIDE CONCRETE ENCASUREMENT OF EXISTING PIPELINES AS APPROVED BY THE CITY AND CIVIL ENGINEER OR PRICE AS NOTED. AT A MINIMUM CLEAR SEPARATION AND DUCTILE IRON PIPE SLEEVING SHALL BE MAINTAINED (SEE SECTION) SO AS TO PROTECT THE LINES/PIPES OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL FIELD ADJUST THE LOCATION OF ANY AND ALL ROOT BALLS OF TREES/PALMS, FOOTINGS, FOUNDATIONS AND ALL PROPOSED UNDERGROUND STRUCTURES TO LOCATIONS AS APPROVED BY THE ARCHITECT SO AS TO FULLY ENSURE COMPLIANCE WITH THE ABOVE-MENTIONED CITY STANDARDS. THE CONTRACTOR SHALL PROVIDE FOR ANY AND ALL COSTS OF FIELD ADJUSTMENTS) AND/OR PIPE PROTECTION, NON-INVASIVE LANDSCAPE MATERIALS ARE EXEMPT FROM THESE STANDARDS. THE CITY DOES NOT PROHIBIT PLANTINGS IN EASEMENTS, HOWEVER, THE PLACEMENT, TYPE OF PLANTING AND STRUCTURES (INDICATED IN THE CONSTRUCTION DOCUMENTS TO BE LOCATED ON, IN OVER AND/OR ABOVE EXISTING EASEMENTS) SHALL BE SUBJECT TO THE COVENANTS, LIMITATIONS AND RESTRICTIONS GRANTED TO THE HOLDER(S) OF THE SUBJECT EASEMENT(S).

NOTE:
 SEE SHEET A-21 - EL DORADO OVERALL FLOOR PLAN FOR PLANTERS' LOCATION AND DIMENSIONS.

NOTE:
 SEE LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS, FENCE WALLS, ENTRY FEATURES, 1 MONUMENT SIGN WALLS.

NOTE:
 PROVIDE ADDRESS NUMBERS FOR EACH TENANT SPACE AT EACH REAR ACCESS ROAD.

LYONS ROAD
 (RIGHT-OF-WAY WIDTH VARIES)

SITE PLAN

Area #1 Parking Calculations:
 El Dorado Ground Floor 67,517 s.f.
 Second Floor 24,040 s.f.
 Total Building Area #1 91,557 s.f.

Parking Calculation: REQ. PROVIDED
 Parking Required 367 219
 (91,557 s.f. / 250) (1/416 S.F.)
 Standard 10'x20' Stalls (*) 211
 Handicap 12'x20' Stalls (*) 8
 Loading Area 12'x55' (*) 3
 (*): see "Combined Areas #1 & #2 Parking Calc."

PARKING WAIVER REQUEST:
 A PARKING WAIVER IS HEREBY REQUESTED FOR THE 91,557SF. EL DORADO FURNITURE STORE TO ALLOW, AS A MINIMUM, ONE (1) PARKING SPACE PER 450 SQUARE FEET OF GROSS LEASABLE AREA (GLA) INSTEAD OF THE 1 SPACE PER 250 SF OF GLA REQUIRED BY SEC. 13-402(b) FOR SHOPPING CENTERS OVER 150,001-200,000 SQUARE FEET.

Area #2 Parking Calculations:
 Retail 8,837 s.f.
 Retail B 21,656 s.f.
 2nd floor 21,230 s.f.
 Retail C 9,629 s.f.
 Total Building Area #2 61,352 s.f.

Parking Calculation: REQ. PROV.
 Tot. Retail A,B&C Parking 246 246
 (61,352 s.f. / 250)
 Standard 10'x20' Stalls (*) 242
 Handicap 12'x20' Stalls (*) 4
 Loading Area 12'x55' (*) 2
 (*): see "Combined Areas #1 & #2 Parking Calc."

Combined Areas #1 & #2 Parking Calc.:
 El Do + A,B&C Bldg. Area=152,909 GLA
 Parking Calculation: REQ. PROV.
 Standard 10'x20' Stalls 600 453
 Handicap 12'x20' Stalls 12 12
 (2% of Total Provided Parking)
 Grand Total Parking 612 465
 (1 space/ 250 s.f. GLA)
 Loading Area 12'x35' 2 2
 Loading Area 12'x55' 5 5
 (Sec.13-409(1),d.:5 spaces for 120,000-200,000 SF)

Area #3 Parking Calculations:
 Retail D (POD #2) 9,033 s.f.
 Total Building Area #3 9,033 s.f.

Parking Calculation: REQ. PROV.
 Tot. Retail D Parking 46 48
 (9,033 s.f. / 200)
 Standard 10'x20' Stalls 44 46
 Handicap 12'x20' Stalls 2 2
 Loading Area 12'x35' 1 1
 Loading Area 12'x55' 5 5
 (Sec.13-409(1),d.:120,000-200,000 SF, 5 spaces)

Total Shopping Center Parking Calc.:
 (Excluding Area #4 / Pod #1):
 Grand Tot. Building Area=161,942 s.f.
 Parking Calculation: REQ. PROV.
 Standard 10'x20' Stalls 654 499
 Handicap 12'x20' Stalls 14 14
 (2% of Total)
 Grand Total Parking 668 513
 Loading Area 12'x35' 1 1
 Loading Area 12'x55' 5 5
 (Sec.13-409(1),d.:120,000-200,000 SF, 5 spaces)

SITE TABULATION-POD #1

RESTAURANT EDU AREA = 742,974.15 SQ FT (17.05 ACRES)
 GROSS SITE AREA = 43,653 S.F. (1.00 ACRES)
 THIS SITE AREA-POD #1 = 43,653 S.F. (1.00 ACRES)

TOTAL BUILDING AREA
 RESTAURANT BUILDING 5,000 S.F.
 DECK 1,000 S.F.
 TOTAL FLOOR AREA 5,000 S.F.
ESTM. TOTAL BUILDING AREA 5,000 SF (11.5% OF POD AREA)

OPEN SPACES
 30' LANDSCAPE BUFFERS AREA 10,915 S.F. (25%)
 15% OF THE BALANCE OF AREA IN POD #1 4,910 S.F. (11%)
MIN. TOTAL OPEN SPACE = 15,825 SF (36% OF POD AREA)

PAVED AREA:
 SUM OF MAX. VEHICULAR USE AREA AND MAX. AREA OF CONC WALKS 22,828 S.F. (52.5%)
MAX. TOTAL PAVED AREA = 22,828 SF

MAX. TOT. IMPERVIOUS AREA = 27,828 SF (64% OF POD AREA)

SITE TABULATION-POD #2 (RETAIL D)

RETAIL EDU AREA = 742,974.15 SQ FT (17.05 ACRES)
 GROSS SITE AREA = 47,320 S.F. (1.08 ACRES)
 THIS SITE AREA-POD #2 = 47,320 S.F. (1.08 ACRES)

TOTAL BUILDING AREA
 RETAIL "D" 9,033 S.F.
TOTAL BUILDING AREA 9,033 S.F. (19% OF POD AREA)

OPEN SPACES
 LANDSCAPED AREA 15,365 S.F. (32%)
 VEHICULAR OVERHANG 715 S.F. (2%)
TOTAL OPEN SPACE = 14,650 SF (34% OF POD AREA)

PAVED AREA:
 VEHICULAR USE AREA 18,496S.F. (41%)
 CONC WALK 2,780 S.F. (6%)
TOTAL PAVED AREA = 21,276 SF (47% OF POD AREA)

TOTAL IMPERVIOUS AREA = 30,309 SF (67% OF POD AREA)

SITE TABULATION-EL DORADO (RETAIL A,B,C)

RETAIL SITE AREA = 742,974.15 SQ FT (17.05 ACRES)
 GROSS SITE AREA = 654,353.15 S.F. (15 ACRES)

TOTAL BUILDING AREA
 EL DORADO SHOWROOM 67,517 S.F.
 RETAIL "A" 8,837 S.F.
 RETAIL "B" 21,656 S.F.
 RETAIL "C" 9,629 S.F.
TOTAL GROUND FLOOR AREA 107,639 S.F. (16.5% OF SITE AREA)

SECOND FLOOR:
 EL DORADO SHOWROOM 24,040 S.F.
 RETAIL "B" 21,230 S.F.
TOTAL SECOND FLOOR AREA 45,270 S.F.

TOTAL BUILDING AREA 152,909 S.F.

OPEN SPACES
 LANDSCAPED AREA 134,237 S.F. (20.5%)
 VEHICULAR OVERHANG 7,068 S.F. (1%)
 WATER BODIES AREA (127,294 TOTAL) 36,188 S.F. (5%)
 (ONLY 30% OF WATER BODY MAY BE USED FOR OPEN SPACE CALC.)
TOTAL OPEN SPACE = 179,493 SF (27.5% OF SITE AREA)

PAVED AREA:
 VEHICULAR USE AREA 257,574.15 S.F. (39.5%)
 CONC WALK 20,434 S.F. (3%)
TOTAL PAVED AREA = 278,008.15 SF (42.5% OF SITE AREA)

TOTAL IMPERVIOUS AREA = 385,647 S.F. (59% OF SITE AREA)

SITE TABULATION-TOTAL SITE

GROSS SITE AREA 742,974.15 SQ FT (17.05 ACRES)

TOTAL BUILDING AREA
 TOTAL GROUND FLOOR AREA 121,672 S.F. (16.4%)
 TOTAL SECOND FLOOR AREA 45,270 S.F.
TOTAL BUILDING AREA 166,942 SF (22.5% OF SITE AREA)

OPEN SPACES (MINIMUM REQUIRED: 15% OF MODULE AREA.)
 SUM OF LANDSCAPED AREA 171,789 S.F. (23%)
 VEHICULAR OVERHANG 36,188 S.F. (5%)
 WATER BODIES AREA (127,294 TOTAL) 36,188 S.F. (5%)
 (ONLY 30% OF MANMADE WATER BODY MAY BE USED FOR OPEN SPACE CALC.)
TOTAL OPEN SPACE = 209,977 SF (28% OF SITE AREA)

PAVED AREA:
 MAX. SUM TOTAL OF VEHICULAR USE & CONC. WALK AREAS 322,219.15 S.F. (43.5%)
TOTAL PAVED AREA = 322,219.15 SF (43.5% OF SITE AREA)

SUMMARY OF AREAS @ GROUND
 TOTAL GROUND FLOOR AREA 121,672 S.F. (16.4%)
 VEHICULAR USE & CONC. WALK AREAS 322,219.15 S.F. (43.5%)
 LANDSCAPED AREA & VEHICULAR OVERHANG 171,789 S.F. (23%)
 WATER BODIES AREA @ 100 127,294 S.F. (17.1%)
TOTAL SITE AREA = 742,974.15 S.F. (17.05 ACRES)

TOTAL PERVIOUS AREA = 299,083 SF (40.2%)
TOTAL IMPERVIOUS AREA = 443,891.15 SF (59.8%)

PARKING CALCULATIONS

SITE DATA

SITE PLAN

A-11
EL DORADO

PROJECT NO. 133295
 DRAIN BY: LVH / PAV/GLS/SB
 CHECKED BY: P.D.
 DATE: August 24, 2006

EL Dorado\73399 El Dorado A-1 Site Plan.dwg, 9/5/2007 9:27:48 AM, Bluebeam PDF9 Printer HighRes.pc3
 COCONUT CREEK ARCH DWG\654 construction documents
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