

# SITE PLAN MODIFICATIONS

# VILLAGE SHOPPES OF COCONUT CREEK

## 4690 NORTH S.R. 7

## COCONUT CREEK, FLORIDA

### GENERAL NOTES:

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY W/ 2007 FLORIDA BUILDING CODE, AND ALL OTHER LOCAL ORDINANCES.
4. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROVIDING PEDESTRIAN PROTECTION DURING CONSTRUCTION TO COMPLY WITH ALL FEDERAL, STATE & LOCAL CODES AND OSHA REGULATIONS.
5. CONTRACTOR SHALL VISIT SITE AND BE RESPONSIBLE FOR KNOWING ALL OBSERVABLE CONDITIONS.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISHES WITH OWNER.
7. GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF CONSTRUCTION. ANY PAINT SPECKS AND OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.

### DRAWING INDEX

#### ARCHITECTURAL

- A-001 Cover Sheet
- A-101 Site Plan and Details
- A-102 Partial Site Plan and Parking Calcs.

### VICINITY MAP

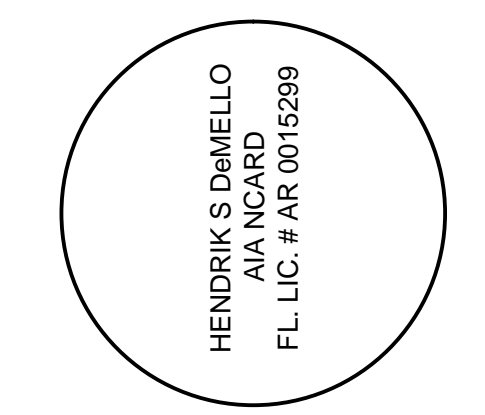
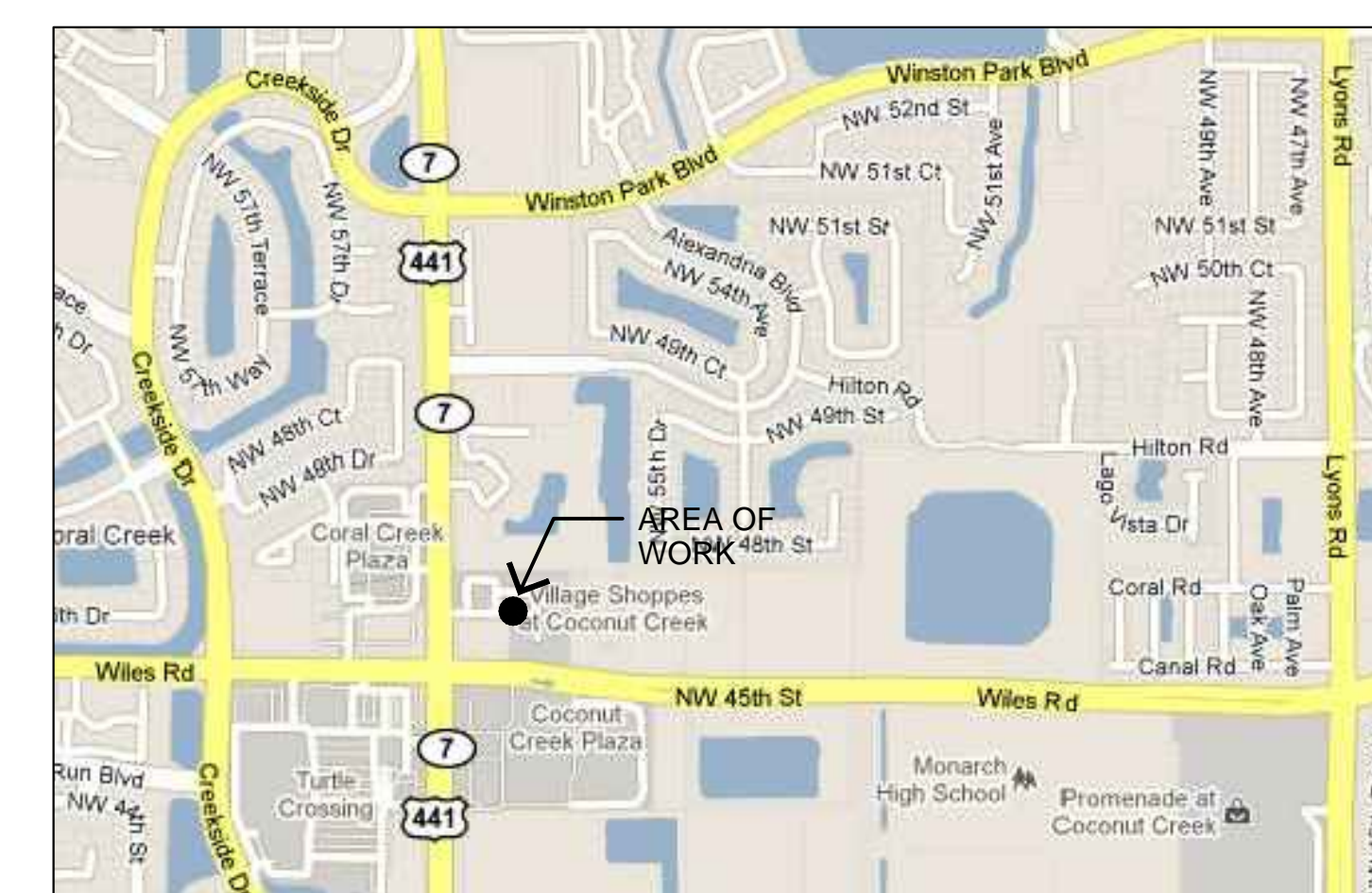
LOCATION OF WORK



### SYMBOL LEGEND

DRAWING TITLE	<b>A-101.1 OVERALL SITE PLAN</b> SCALE: 1"=40'-0"
SECTION MARK	(A-101.1) —
ELEVATION VIEW MARK	(A-101.1) —
DETAIL MARK	(A-101.1) —
ELEVATION MARK	TOP OF FLOOR SLAB ELEV. +0'-0" —

### LOCATION MAP



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AA26001907

**DeMELLO**  
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**954 671 0203** Fax 954 418 0022

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PROPOSED TENANT IMPROVEMENT FOR  
**PASSPORT PRE-SCHOOL**  
VILLAGE SHOPPES OF COCONUT CREEK  
4690 NORTH S.R. 7 - SUITES 101  
COCONUT CREEK, FLORIDA  
drawing name:  
COVER SHEET

revisions	
designed	H. DeMello
drawn	B. Hayles
date	12 APRIL 2011
scale	AS SHOWN
project #	11-106
sheet	

**A-001**  
of sheets

**LEGAL DESCRIPTION:**

PARCEL 1:  
TRACT A, A-1, B AND B-1, OF SPEAR PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 82 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED TO BROWARD COUNTY BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 42609, PAGE 1973 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**RIGHT OF DEDICATION**

A PORTION OF TRACT B-1, SPEAR PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 82 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B-1, SAID CORNER BEING ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHERLY, FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH 08°06'29" WEST, THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID TRACT B-1 AND THE ARC OF SAID CURVE HAVING A RADIUS OF 3455.00 FEET, THROUGH A CENTRAL ANGLE OF 00°11'02" FOR AN ARC DISTANCE OF 11.09 FEET TO A POINT OF CURVE; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF CIRCULAR CURVE CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 04°29'22" EAST, SAID CURVE HAVING A RADIUS OF 18.42 FEET, THROUGH A CENTRAL ANGLE OF 35°34'25", FOR AN ARC DISTANCE OF 11.44 FEET TO A POINT ON THE EAST BOUNDARY OF SAID TRACT B-1; THENCE SOUTH 00°24'15" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 4.14 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING, THE EAST BOUNDARY OF SAID TRACT B-1 IS ASSUMED TO BEAR NORTH 00°24'15" WEST.

**PARCEL 2:**

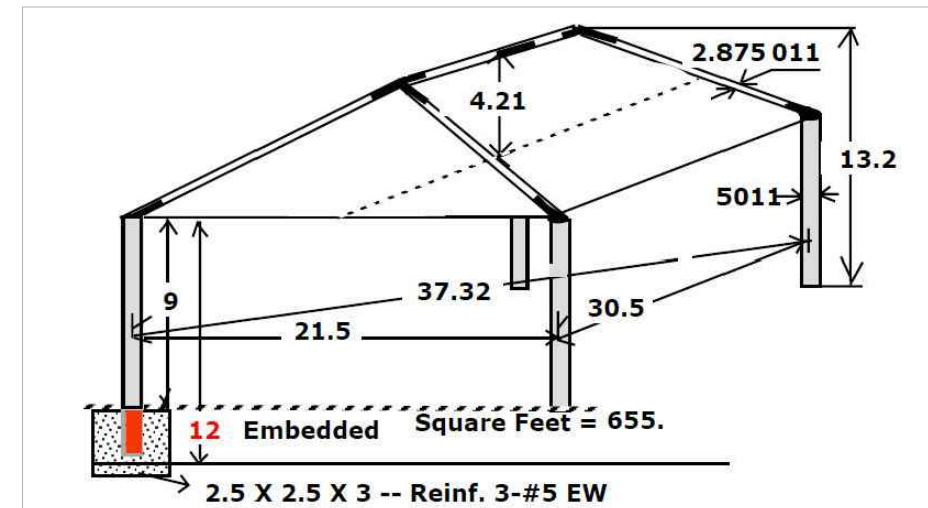
TRACT B, OF THE ALEXANDER-YOUNG PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 10 OF SAID PUBLIC RECORDS.

PARCEL 1 AND PARCEL 2 ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST, NORTHEAST CORNER OF SAID TRACT A-1; THENCE SOUTH 00°24'15" EAST ALONG AN EAST BOUNDARY OF SAID TRACT A-1 AND TRACT B-1, A DISTANCE OF 552.86 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS NORTH 31°05'03" WEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 18.42 FEET, THROUGH A CENTRAL ANGLE OF 35°34'25", FOR AN ARC LENGTH OF 11.44 FEET TO A POINT LYING ON THE ARC OF CIRCULAR CURVE CONCAVE TO THE SOUTH FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH 07°55'27" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3455.00 FEET, THROUGH A CENTRAL ANGLE OF 01°30'18", FOR AN ARC DISTANCE OF 90.75 FEET; THENCE NORTH 76°59'15" WEST ALONG A NON-TANGENT LINE, A DISTANCE OF 127.82 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH 04°19'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3472.00 FEET, THROUGH A CENTRAL ANGLE OF 01°56'50", FOR AN ARC DISTANCE OF 118.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B-1, THE LAST THREE (3) COURSES LYING ALONG THE SOUTH BOUNDARY OF SAID TRACT B-1 AND THE NORTH RIGHT OF WAY LINE OF WILES ROAD; THENCE NORTH 00°24'15" WEST ALONG A WEST BOUNDARY OF SAID TRACT B-1 AND A PORTION OF A WEST BOUNDARY OF SAID TRACT A-1, A DISTANCE OF 226.35 FEET TO THE SOUTHEAST CORNER OF TRACT B OF SAID ALEXANDER-YOUNG PLAT; THENCE SOUTH 89°37'35" WEST ALONG THE SOUTH BOUNDARY OF TRACT B OF SAID ALEXANDER-YOUNG PLAT, A DISTANCE OF 292.99 FEET TO THE SOUTHWEST CORNER OF TRACT B OF SAID ALEXANDER-YOUNG PLAT; THENCE NORTH 01°00'19" WEST, ALONG THE WEST BOUNDARY OF TRACT B OF SAID ALEXANDER-YOUNG PLAT AND THE EAST RIGHT OF WAY LINE STATE ROAD NUMBER 7, A DISTANCE OF 279.71 FEET TO THE NORTHWEST CORNER OF TRACT B OF SAID ALEXANDER-YOUNG PLAT; THENCE NORTH 89°36'40" EAST ALONG THE NORTH BOUNDARY OF SAID TRACT A-1 AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 638.93 FEET THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 263,591 SQUARE FEET (6.06 ACRES) MORE OR LESS.

CANOPY NOTE:  
CONTRACTOR TO SUBMIT ENGINEERED SHOP DRAWINGS FOR APPROVAL PRIOR TO BLDG. PERMIT APPLICATION.



**A-101.5 CANOPY STRUCT.**  
N.T.S.

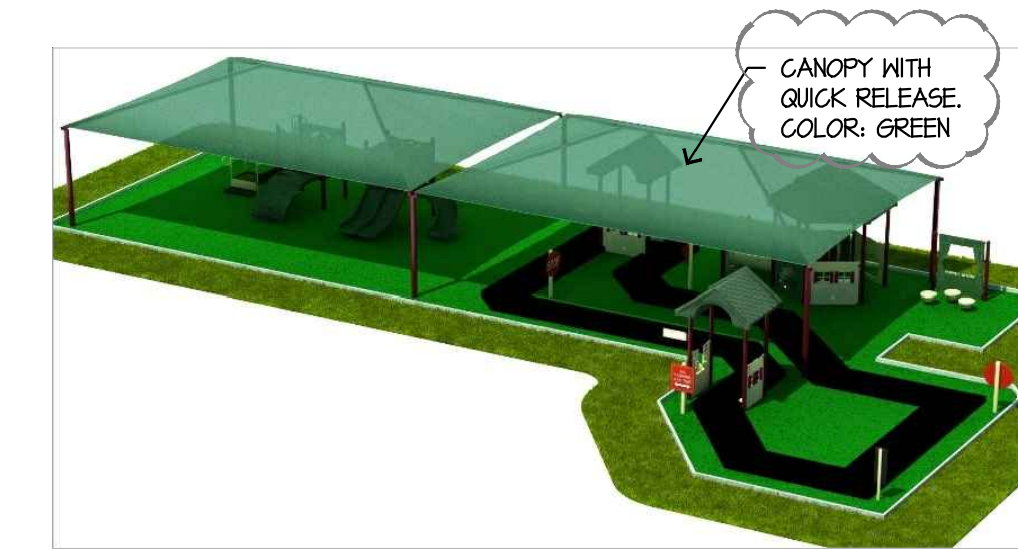
PLAYGROUND NOTE:  
PLAYGROUND RENDERINGS ARE CONCEPTUAL. FINAL EQUIPMENT AND LAYOUT MAY DIFFER.



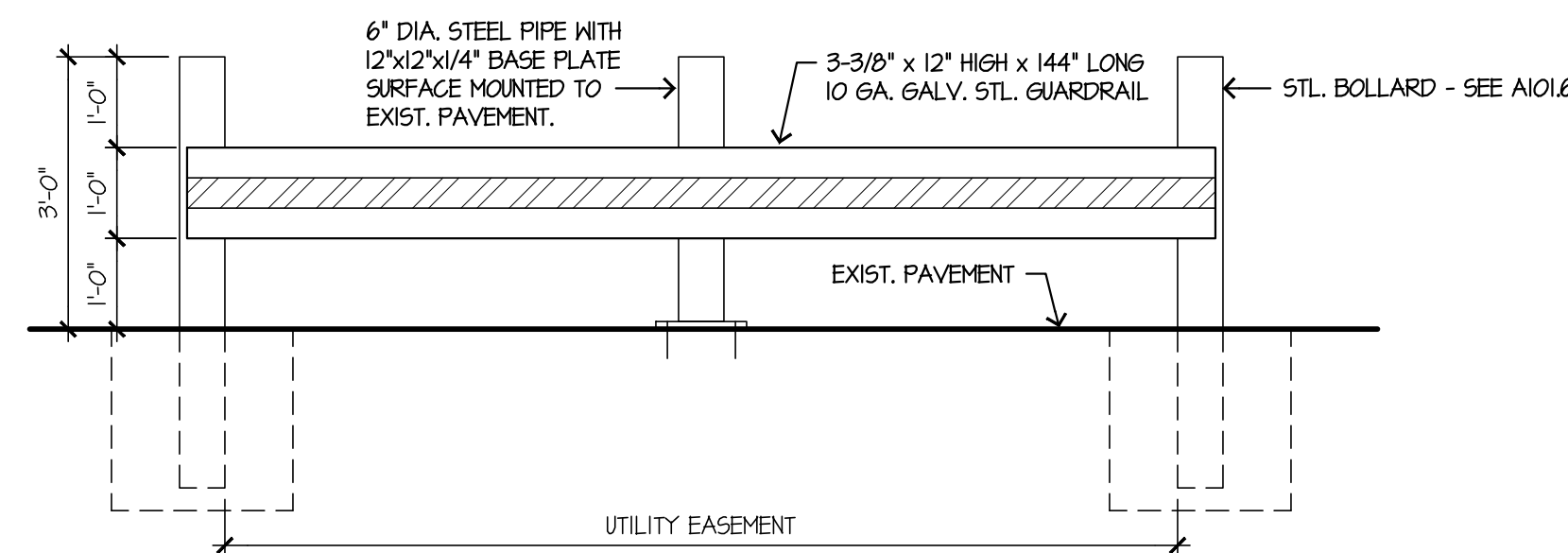
**A-101.4 PVC FENCE VIEW**  
N.T.S.



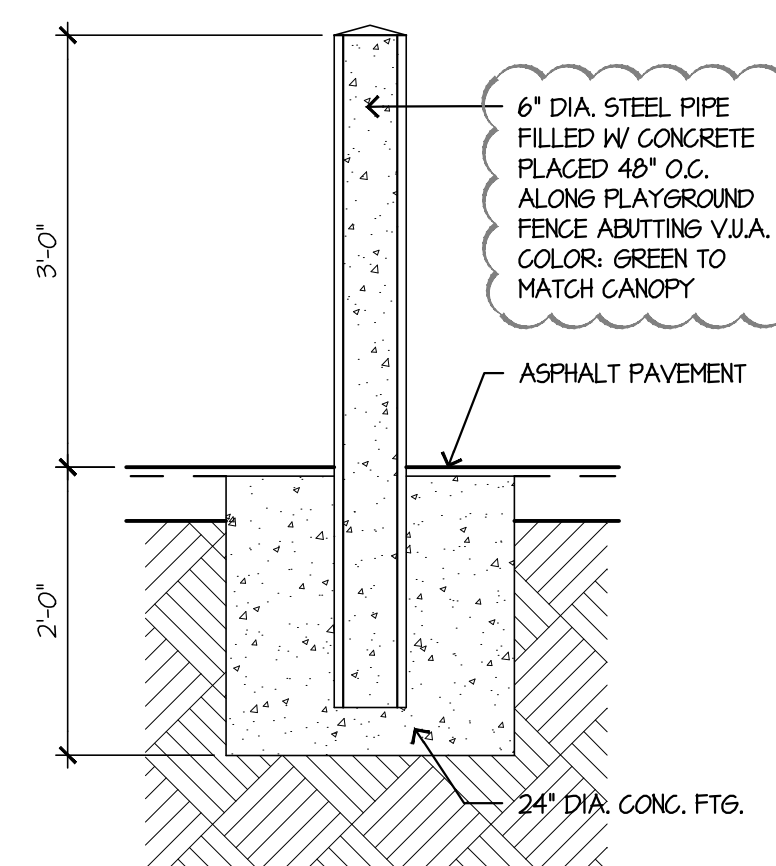
**A-101.3 PLAYGROUND VIEW**  
N.T.S.



**A-101.2 PLAYGROUND CANOPY**  
N.T.S.

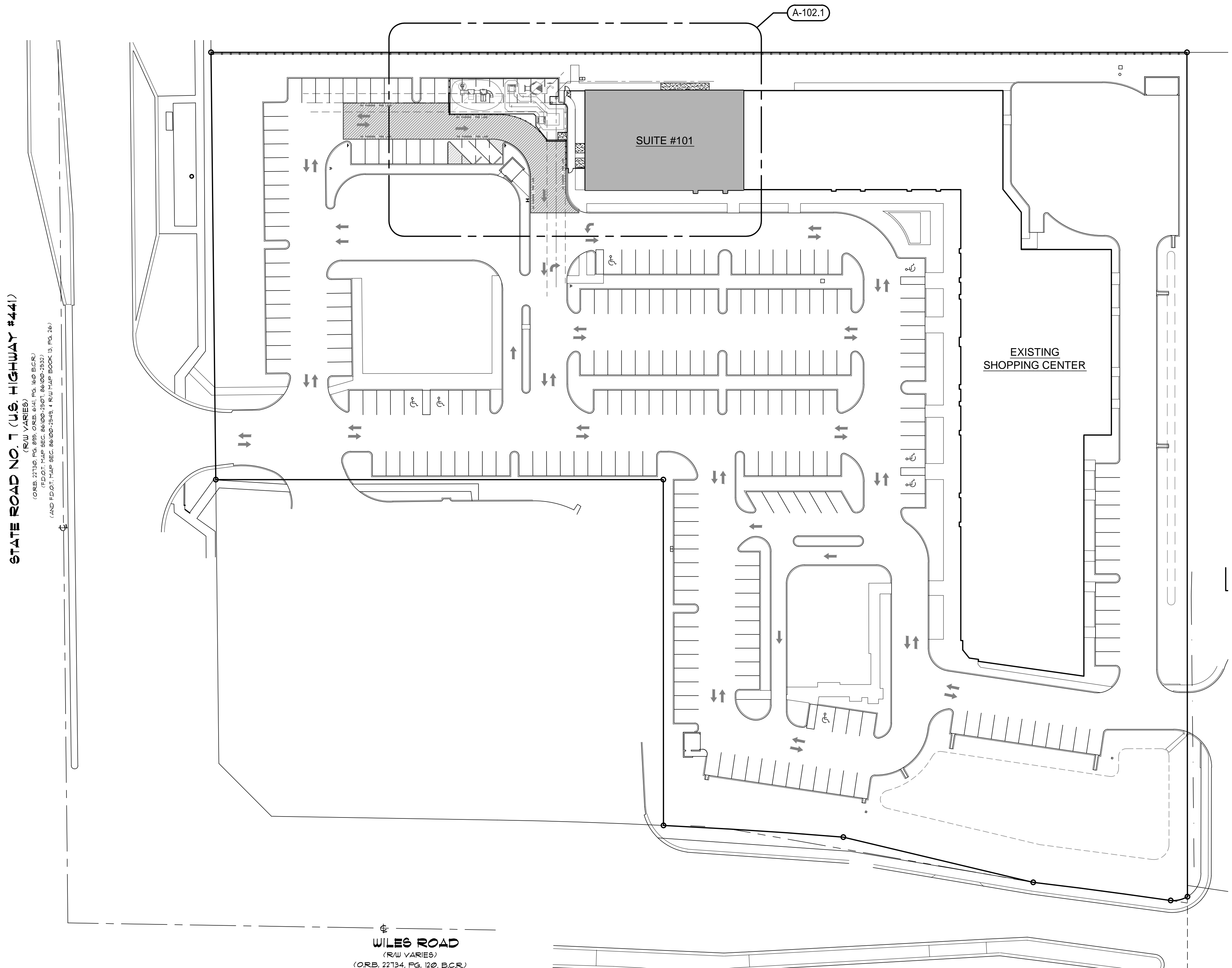


**A-101.7 GUARDRAIL DETAIL**  
SCALE: 1/2"=1'-0"



**A-101.6 BOLLARD DETAIL**  
SCALE: 3/4"=1'-0"

STATE ROAD NO. 7 (U.S. HIGHWAY #441)  
(R/W VARIES)  
(OR.B. 22136, PG. 89, C.C.E. 4-1, PG. 140, B.C.R.)  
(P.D. 01-14-02, B.C.E. 8/10/02-10/01/04, 8/10/02-10/01/04)  
(AND 10-01-14-02, B.C.E. 8/10/02-10/01/04, 10/01/04-10/01/04, PG. 24)



WILES ROAD  
(R/W VARIES)  
(OR.B. 22134, PG. 120, B.C.R.)

**A-101.1 OVERALL SITE PLAN**  
SCALE: 1"=40'-0"



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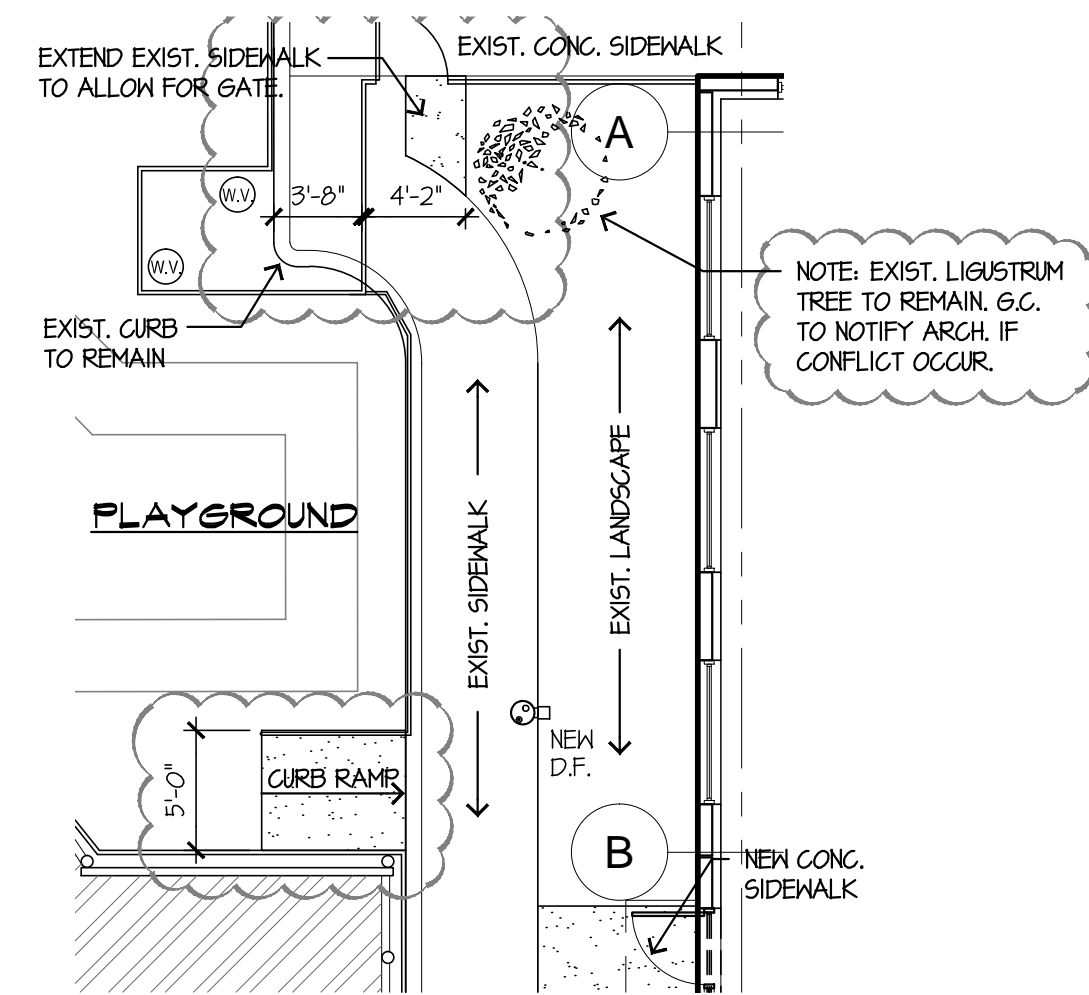
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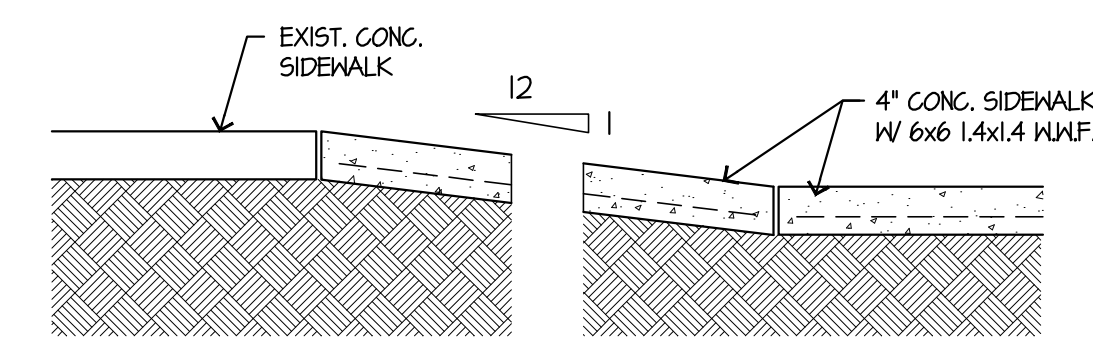
revisions  
DRG COMMENTS 04-28-2011

designed H. DeMello  
drawn B. Hayles  
date 12 APRIL 2011  
scale AS SHOWN  
project # 11-106  
sheet

**A-101**  
of sheets



**A-102.2 RAMP/SIDEWALK DETAIL**  
SCALE: 1/8"=1'-0"

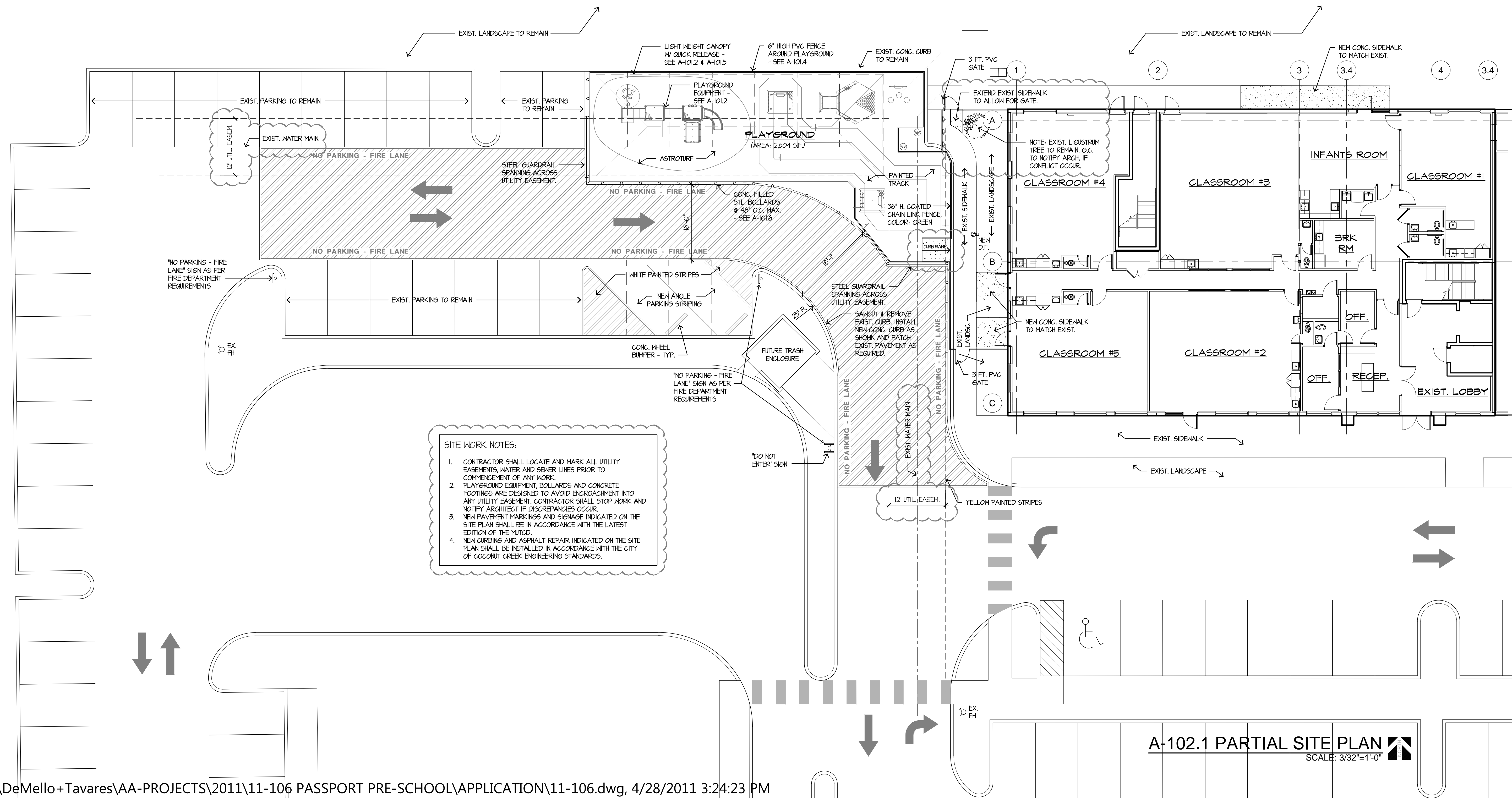


**A-102.3 RAMP SECTION**  
SCALE: 3/4"=1'-0"

**PARKING DATA**

PRE-SCHOOL REQUIREMENT	3 SPACES/CLASSROOM
REQUIREMENT FOR 6 CLASSROOMS	6 x 3 = 18 SPACES
SPACES USED BY PLAYGROUND	8 SPACES
SPACES LOST DUE TO SITE PLAN MODIFICATION	2 SPACES
TOTAL SPACES USED	28 SPACES

PCD PROVIDED PARKING FOR TENANT SPACE  
GROSS FLOOR AREA 6,717 S.F. (@ 1SPACE/230 S.F.) = 29 SPACES



- SITE WORK NOTES:**
- CONTRACTOR SHALL LOCATE AND MARK ALL UTILITY EASEMENTS, WATER AND SEWER LINES PRIOR TO COMMENCEMENT OF ANY WORK.
  - PLAYGROUND EQUIPMENT, BOLLARDS AND CONCRETE FOOTINGS ARE DESIGNED TO AVOID ENCROACHMENT INTO ANY UTILITY EASEMENT. CONTRACTOR SHALL STOP WORK AND NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.
  - NEW PAVEMENT MARKINGS AND SIGNAGE INDICATED ON THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD.
  - NEW CURBING AND ASPHALT REPAIR INDICATED ON THE SITE PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COCONUT CREEK ENGINEERING STANDARDS.

**A-102.1 PARTIAL SITE PLAN**  
SCALE: 3/32"=1'-0"



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