

**LEARNING TOGETHER ACADEMY
NEW DAYCARE OCCUPANCY**
5350 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063

Revisions:

- 1
- 2
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Project Number
180908

**LEARNING TOGETHER ACADEMY
NEW DAYCARE OCCUPANCY**
5350 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063

Project Name
**LANDLORD
IMPROVEMENT**

**STEPHEN
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REGISTRATION NO. AR12239
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**DRG REVIEW
SUBMITTAL 3-20-19**

Drawn By: RLS	Checked By: STB
Scale: SHOWN	Date: 3-20-19
Project Number 180908	
Sheet:	

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GENERAL CONSTRUCTION NOTES

- WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) AS INDICATED ON THIS SET OF DRAWINGS UNLESS NOTED OTHERWISE.
- DEPOSITS AND FEES:** DEPOSITS FOR UTILITIES INCLUDING WATER METER, TELEPHONE AND ELECTRICAL SERVICE TO BE MADE BY THE GENERAL CONTRACTOR. PERMIT FEES, AS REQUIRED, SHALL BE PAID BY THE CONTRACTOR FOR THAT PORTION OF THE WORK.
- GENERAL CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER, AND SANITARY FACILITIES AS REQUIRED FOR THE DURATION OF CONSTRUCTION.
- PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF SCALING THE DRAWINGS. MEASUREMENTS BY SCALING SHALL NOT BE USED AS DIMENSIONS TO WORK BY. FIELD MEASUREMENTS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SHOP DRAWINGS MUST BE FIELD VERIFIED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OR RESTRICTIONS HAVING JURISDICTION. GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT UPON THE OBSERVANCE OF ANY VARIATION BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES.
- ALL CONSTRUCTION MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABELS WHERE APPLICABLE.
- ALL PIERS, SUPPORTS, SHELVING, FOUNDATIONS, ANCHOR BOLTS, HANGERS, WHICH ARE REQUIRED BY A SUBCONTRACTORS FOR THE SUPPORT OR HANGING OF THEIR EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR REQUIRING SAME.
- FOR CONVENIENCE IN DESCRIPTION 4 AS A STANDARD FOR GRADE, TYPE, QUALITY AND PERFORMANCE CHARACTERISTICS, PROPRIETARY NAMES ARE INCLUDED WITH SOME DESCRIPTIONS. THIS DOES NOT IMPLY ANY PREFERENCE TO A PARTICULAR MANUFACTURER, BUT MINIMUM REQUIREMENTS, WITH FINAL DECISIONS BEING MADE BY THE OWNER AND ARCHITECT.
- ARRANGE FOR SUITABLE STORAGE SPACE FOR MATERIALS TO PREVENT INCLUSION OF FOREIGN MATERIALS AND DELIVER AT SUCH TIMES AS NOT TO INTERFERE WITH OTHER OPERATIONS. MATERIALS ON SITE SHALL BE KEPT IN UNOPENED, ORIGINAL CONTAINERS OR PACKAGES THAT BEAR IDENTIFYING LABELS WHICH ARE NOT TO BE REMOVED UNTIL THEIR IMMEDIATE USE. PROTECT ALL MATERIALS FROM MINOR ABRASIONS AND HANDLE MASONRY PRODUCTS WITH CARE TO PREVENT CHIPPING AND DAMAGE.
- GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE & LEAVE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF WORK. ANY PAINT SPECKS & OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.
- GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE OF DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF DEFECTS SHALL BE COMPLETED IN A TIMELY MANNER WITHOUT ADDITIONAL CHARGE. THIS SHALL INCLUDE ELEMENTS WHICH ARE DAMAGED BY SAID DEFECTS.
- ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1,000 PSI, OR NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL METAL USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED. ALL NAILS, BOLTS OR OTHER METAL CONNECTORS SHALL BE GALVANIZED OR SHALL BE CORROSION RESISTANT.

LEGAL DESCRIPTION:

THE WEST 160 FEET OF TRACT C, OF "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN AREA CALCULATIONS

SITE AREAS	(.60) ACRES	29,141 SF.	100.00%
EXISTING PERVIOUS AREA	(.20) ACRES	12,413 SF.	(41.7%)
EXISTING IMPERVIOUS AREA	(.40) ACRES	17,334 SF.	(58.2%)
PROPOSED PERVIOUS AREA	(.41) ACRES	18,043 SF.	(60.7%)
PROPOSED IMPERVIOUS AREA	(.27) ACRES	11,704 SF.	(39.3%)

AREA CALCULATIONS

TOTAL GROSS EXISTING BUILDING AREA	3,616 SF.
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PARKING TABULATIONS

REQUIRED PARKING:

NOTE: PER CODE SECTION 33.3.371 CHILDCARE PARKING REQUIRES (2) FOR PATRONS PLUS (1) FOR EVERY STAFF MEMBER WORKING.

EXISTING 2 STORY BUILDING			
OFFICE STAFF	11	=	11 SPACES
PATRONS	2	=	2 SPACES
TOTAL REQUIRED PARKING			= 13 SPACES

PROVIDED PARKING:

12' X 20' PAVED ASPHALT HC PARKING	=	1 SPACES
9' X 19' PAVED ASPHALT PARKING	=	14 SPACES
TOTAL PROVIDED PARKING		= 15 SPACES
TOTAL REQUIRED PARKING		= 13 SPACES

GENERAL NOTES

GOVERNING CODE: FLORIDA BUILDING CODE (FBC 2017), LATEST EDITION, ANSI / ASCE 7-10 FOR WIND LOADS, (110 MPH WIDESPREAD EXPOSURE "C") FLORIDA FIRE PREVENTION CODE 2011 SIXTH EDITION

REFERENCE STANDARDS: REFERENCE TO ASTM AND OTHER STANDARDS SHALL MEAN THE LATEST EDITION IN EFFECT ON THE BID DATE OR DATE OF OWNER-CONTRACTOR AGREEMENT UNLESS NOTED IN THESE DOCUMENTS OR DESIGNATED BY THE GOVERNING CODE.

NOTES: NOTES ON THE INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER STRUCTURAL NOTES ON THIS SHEET.

SPECIFICATIONS: REFER TO THE SPECIFICATIONS FOR INFORMATION IN ADDITION TO THESE NOTES AND THE STRUCTURAL DRAWINGS

ARCHITECTURAL: REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, DOORS, WINDOWS, NONBEARING WALLS, CURTAIN WALLS, ELEVATORS, STAIRS, SLOPES, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, REFERENCE STANDARDS & GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.

OMISSIONS/CONFLICTS: IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS AND SITE CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTLY COMPLETED STRUCTURES.

LOAD LIMITS: LOADS ON THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS SHOWN UNDER "DESIGN CRITERIA".

SUBMITTALS: WHERE SHOP DRAWINGS, MILL TESTS, OR OTHER ITEMS ARE REQUESTED, SUBMITTAL SHALL BE MADE TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION IN THE STRUCTURE, UNLESS SPECIFICALLY NOTED.

ALTERNATES: ALTERNATES FOR SPECIFIED ITEMS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. CONTRACTOR SHALL BUDGET FOR ARCHITECTURAL/ENGINEERING FEES ASSOCIATED WITH THE REVIEW OF THESE MATERIALS.

GOVERNING CODE:

FLORIDA BUILDING CODE 2017 EDITION SIXTH EDITION
FLORIDA FIRE PREVENTION CODE 2011 SIXTH EDITION

SIGNAGE

SIGNAGE IS NOT IN THIS SCOPE OF WORK

ACCESSIBILITY COMPLIANCE

THE PUBLIC SPACE SHALL COMPLY FULLY WITH THE ADA (AMERICAN WITH DISABILITIES ACT) FEDERAL STANDARDS FOR ACCESSIBLE DESIGN 2011.

THIS PUBLIC SPACE SHALL COMPLY FULLY WITH THE 2011 FLORIDA BUILDING CODE CHAPTER 11 PART A OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

ACCESSIBILITY NOTE:
ALL SPACES ARE JOINED BY A FLUSH AND LEVEL COVERED SIDEWALK WHICH SERVICES ALL ENTRIES WITH AN ACCESSIBLE APPROACH. SIDEWALKS ARE ACCESSED BY RAMPS AND PARKING AS REQUIRED BY FLORIDA AND ADA CODES.

**NO FIRE SPRINKLER SYSTEM IS EXISTING
AND NONE IS PROPOSED.**

**NO FIRE ALARM SYSTEM IS EXISTING. A
NEW FIRE ALARM IS REQUIRED AND SHALL
BE BY A LICENSED CONTRACTOR UNDER A
SEPARATE PERMIT, INCLUDING SHOP
DRAWINGS AND CALCULATIONS.**

BUILDING DATA SUMMARY

BUILDING HEIGHT : EXISTING (ONE STORY)
CONSTRUCTION TYPE: TYPE III, B (UNPROTECTED)
THIS SPACE IS NOT FIRE SPRINKLED
THIS SPACE HAS NO FIRE ALARM AND A NEW FIRE ALARM IS REQUIRED AND SHALL BE BY A LICENSED CONTRACTOR UNDER A SEPARATE PERMIT.

OCCUPANCY SUMMARY

USE	AREA SF.	SF. / PERSON	OCCUPANTS
EDUCATIONAL (DAYCARE)	2,430	35 NET	69.42 (70)
TOTAL OCCUPANTS :			70
TOTAL GROSS LEASEABLE AREA:			3,616

LIFE SAFETY CRITERIA

BUILDING CLASSIFICATION: EDUCATIONAL (DAYCARE)

OCCUPANCY: (TABLE - 1004.11 OF F.B.C.-2017) 70 PERSONS

MEANS OF EGRESS REQUIRED: 2 INCHES PER PERSON x 70 = 14.0"

MEANS OF EGRESS PROVIDED: 2'03 1/2" = 72" AT FRONT
2'03 1/2" = 72" AT SIDE
1'03 1/2" = 36" AT REAR
FOR A TOTAL OF 180"

REQUIRED PLUMBING FIXTURES

ACCORDING TO THE ABOVE CHART, MAXIMUM OCCUPANCY IS 70

35 MALES	35 FEMALES
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AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2017 SECTION (P403) MINIMUM PLUMBING FACILITIES, EDUCATIONAL

FACILITIES REQUIRED:
1 WATER CLOSET, 1 LAVATORY, 1 DRINKING FOUNTAIN AND 1 SERVICE SINK

AS PER 2017, FLORIDA BUILDING CODE PLUMBING 403.2: SEPARATE FACILITIES FOR EACH SEX SHALL ARE REQUIRED IN STRUCTURES OR TENANT SPACE WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR MORE.

FACILITIES PROVIDED:
5 WATER CLOSETS, 5 LAVATORIES, 2 SINKS, 5 DRINKING FOUNTAINS AND 1 SERVICE SINK

INDEX OF DRAWINGS

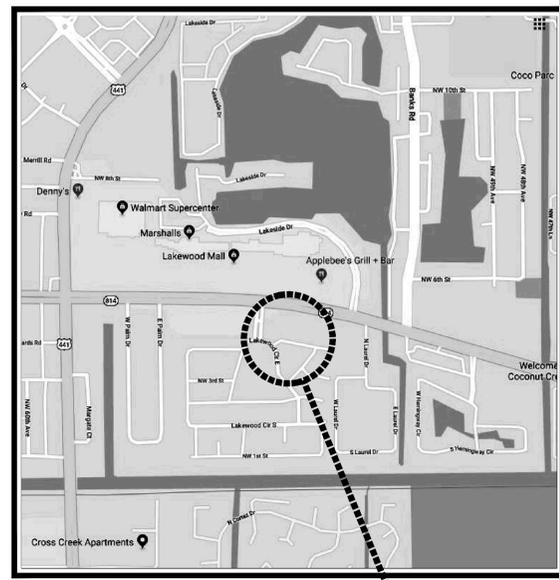
- T-1 TITLE SHEET / SITE LOCATION PLAN, DETAIL AND NOTES
- PROPERTY SURVEY
- SP-1 SITE PLAN DEMOLITION
- SP-2 SITE PLAN NOTES AND DETAILS
- A-1 EXISTING FLOOR PLAN
- A-2 FLOOR PLAN AND NOTES
- A-3 ELEVATION
- A-4 ELEVATION
- C-1 DRAINAGE PLAN
- C-2 PHOTOMETRIC PLAN
- C-3 DUMPSTER ENCLOSURE PLAN
- L-1 TREE DISPOSITION PLAN
- L-2 LANDSCAPE PLAN
- IR-1 IRRIGATION PLAN

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS CONTRACT IS TO CONVERT THE ANIMAL CLINIC INTO A DAYCARE OCCUPANCY AND REDEVELOP THE BUILDING. INSTALL NEW PARTITIONS INCLUDING CONSTRUCTION OF ACCESSIBLE RESTROOMS THAT COMPLY WITH THE CURRENT ADA (AMERICANS WITH DISABILITIES ACT) CODE. A NEW CEILING GRID AND CEILING TILES SHALL BE INSTALLED AS SHOWN IN THE PLANS.

THE EXISTING SITE PARKING AREA IS TO BE REDEVELOPED TO INCORPORATE A NEW PLAYGROUND AREA.

NO STRUCTURAL WORK IS PROPOSED.



SITE LOCATION MAP
SCALE: NOT TO SCALE





PINNELL SURVEY, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
 COCONUT CREEK, FLORIDA 33073
 PHONE: (954)418-4940 FAX: (954)418-4941
 LICENSED BUSINESS #6857

**PROJECT ADDRESS: 5350 WEST ATLANTIC BOULEVARD
 MARGATE, FLORIDA 33063**

CERTIFY TO:

1. ADYR CORP.
- 2.
- 3.
- 4.
- 5.

LEGAL DESCRIPTION:

THE WEST 160 FEET OF TRACT C, OF "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:

- 1) 6 FOOT CHAIN LINK FENCE, 5 CONC WALK AND CONCRETE SIDEWALK ENCRANCHING INTO 10 FOOT UTILITY EASEMENT ALONG THE NORTHERLY PORTION OF THE SUBJECT PROPERTY.
- 2) 0.7 FOOT CONCRETE CURB ENCRANCHING INTO 10 FOOT UTILITY EASEMENT ALONG THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY.
- 3) ASPHALT PAVEMENT AND 0.7 FOOT CONCRETE CURB CROSS OVER THE EASTERLY PROPERTY LINE.
- 4) 5 FOOT CONCRETE WALK CROSSES OVER THE NORTHERLY PROPERTY LINE.
- 5) CONCRETE SIDEWALK CROSSES OVER THE NORTHERLY PROPERTY LINE.

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NAVD '88, UNLESS OTHERWISE NOTED.
- 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- 11) THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSES ONLY.
- 12) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 07°35'42" EAST ALONG THE WESTERLY LINE OF TRACT "C", P.B. 120, PG. 27, B.C.R.
- 13) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X(0.2%) WITH NO BASE FLOOD ELEVATION, AS SHOWN ON F.I.R.M. MAP 120047-0355-H, BEARING A MAP EFFECTIVE DATE OF 08/18/14 AND AN INDEX MAP REVISION DATE OF 08/18/14.
- 14) DATE FIELDWORK PERFORMED: 10/28/18 (FIELD BOOK 389, PAGE 33)
- 15) DRAWN BY: Q.D.I. CHECKED BY: J.H.P./S.A.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

10/30/18

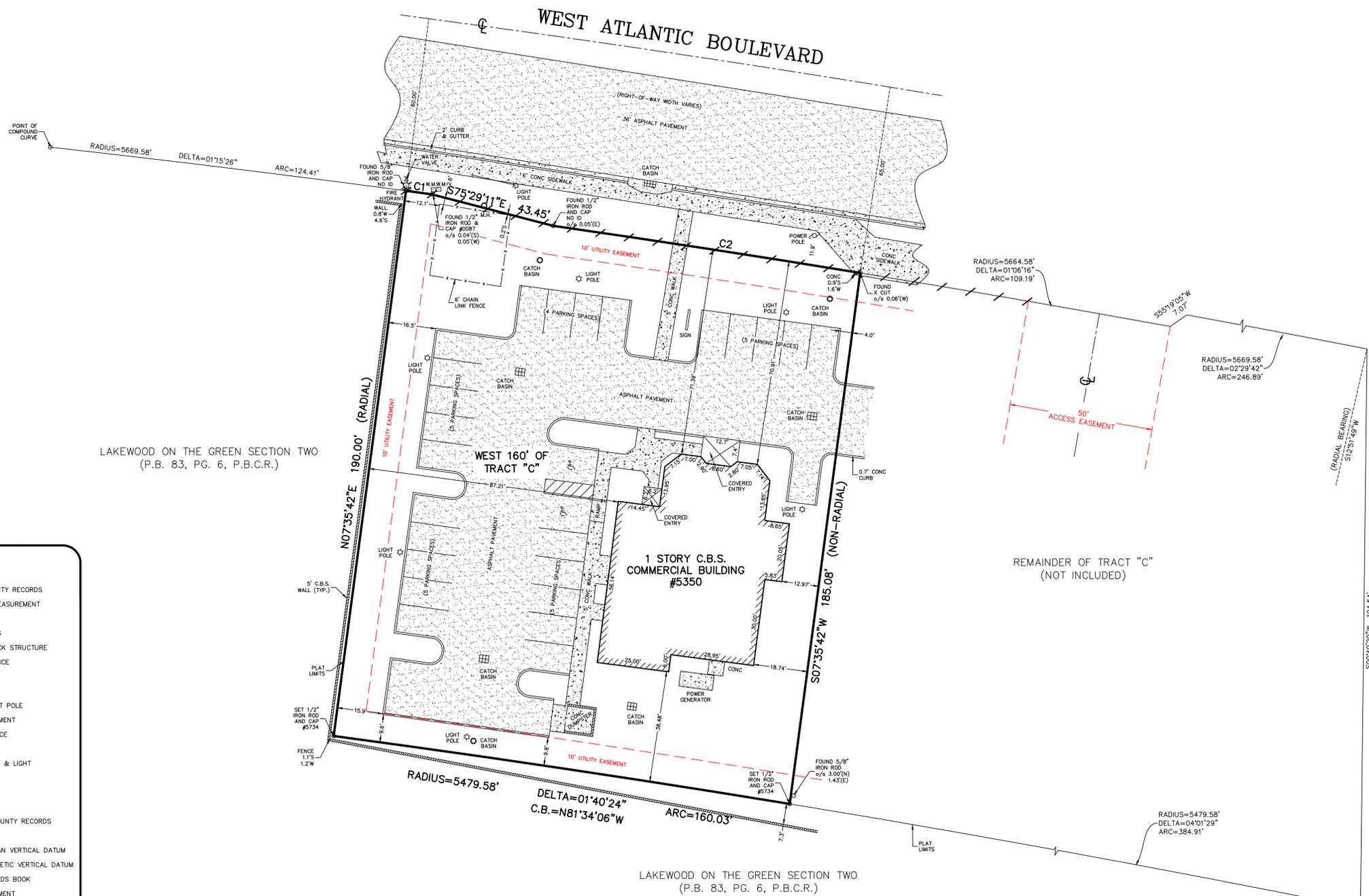
 JASON H. PINNELL
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

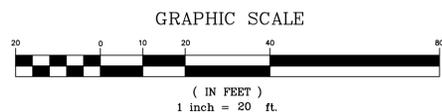
REVISION	DATE	CHECKED BY

PROJECT NAME: ADYR CORP.

JOB NO.: 18-1961



- LEGEND:**
- B.M. = BENCHMARK
 - B.C.R. = BROWARD COUNTY RECORDS
 - C = CALCULATED MEASUREMENT
 - CL = CENTERLINE
 - C.B. = CHORD BEARING
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.L.F. = CHAIN LINK FENCE
 - C.O. = CLEAN OUT
 - CONC. = CONCRETE
 - C.L.P. = CONCRETE LIGHT POLE
 - D = DEED MEASUREMENT
 - E.S. = ELECTRIC SERVICE
 - ELEV. = ELEVATION
 - F.P.L. = FLORIDA POWER & LIGHT
 - G.V. = GATE VALVE
 - L.P. = LIGHT POLE
 - M = MEASURED
 - M-D.C.R. = MIAMI-DADE COUNTY RECORDS
 - M.H. = MANHOLE
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P = PLAT MEASUREMENT
 - P.B. = PLAT BOOK
 - P.E. = POOL EQUIPMENT
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - TYP. = TYPICAL
 - W.M. = WATER METER
 - P.P. = POWER POLE
 - A/C = AIR CONDITIONING UNIT
 - o/s = OFFSET
 - R/W = RIGHT-OF-WAY
 - ♿ = HANDICAPPED PARKING
 - ☼ = FIRE HYDRANT
 - ⚡ = UTILITY POLE
 - = SPOT ELEVATION
 - = NON-VEHICULAR ACCESS LINE

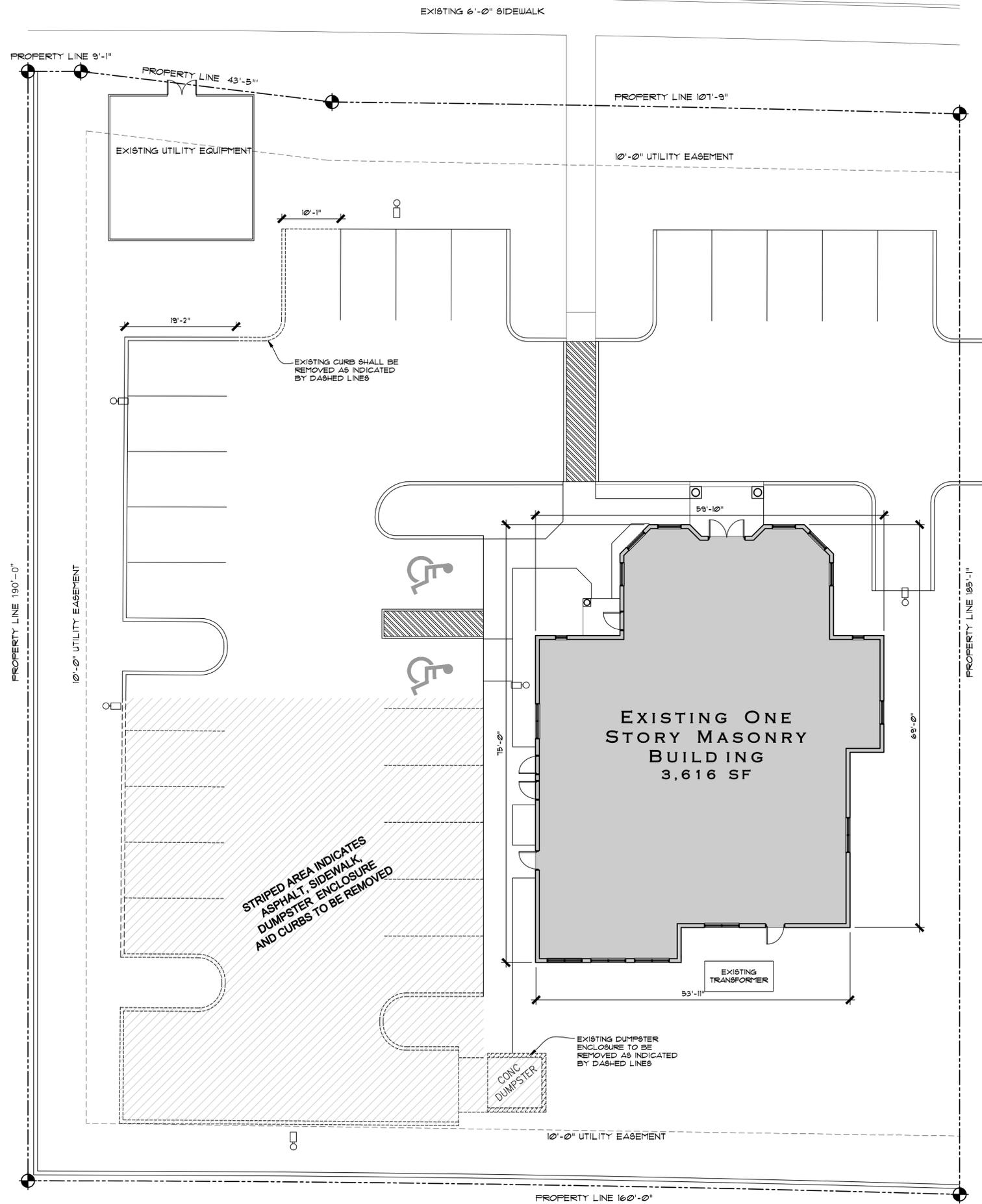


CURVE TABLE

CURVE	RADIUS	DELTA	ARC	C.B.
C1	5669.58'	00°05'31"	9.10'	S82°21'33"E
C2	5664.58'	01°05'25"	107.79'	S81°19'54"E

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STEPHEN BRASGALLA,
 ARCHITECT

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 REGISTRATION NO. AR12239

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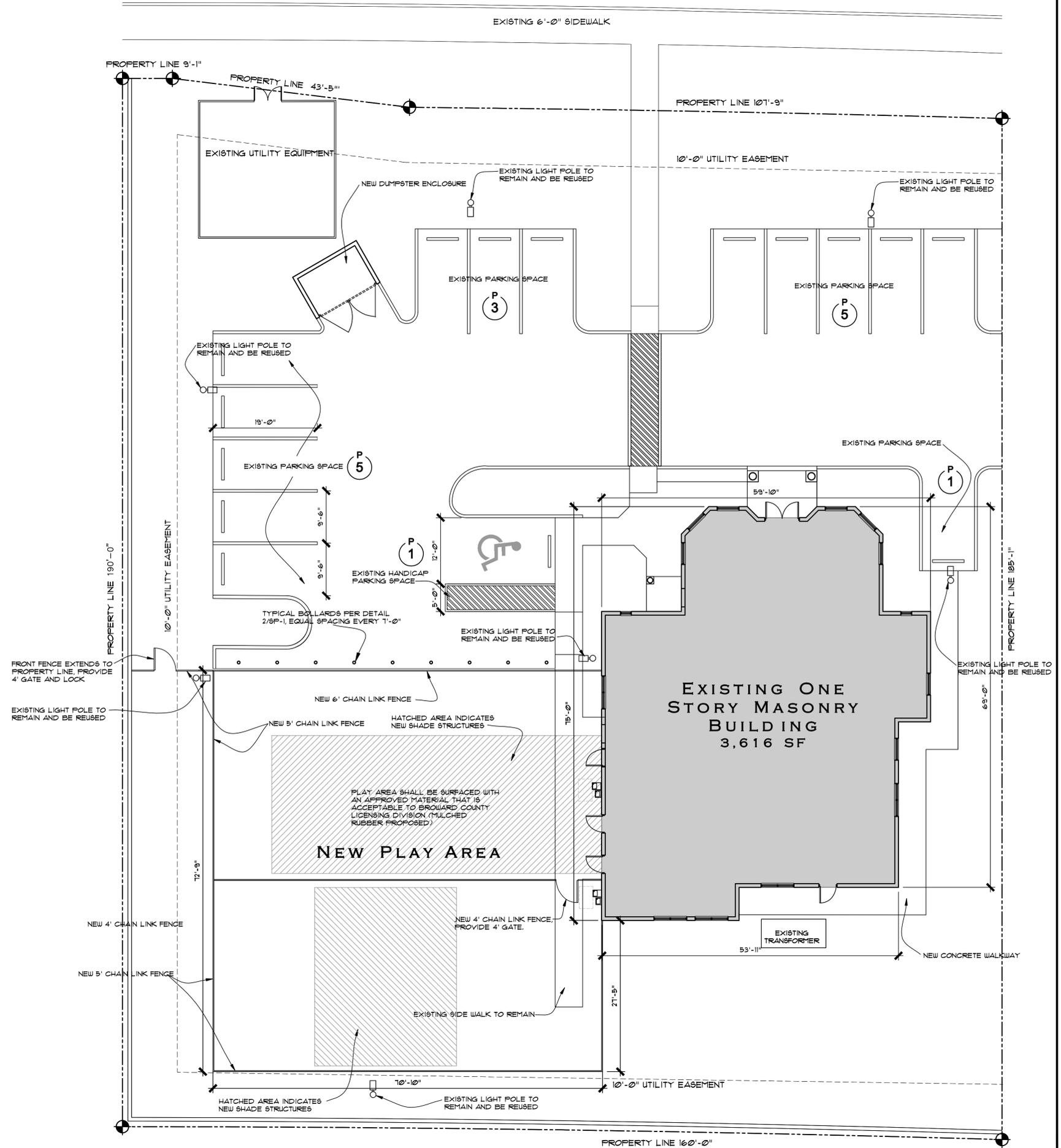
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SP-1

SITE PLAN DEMOLITION
 SCALE: 1" = 10'-0"

1
 SP-2





SITE PLAN
SCALE: 1" = 10'-0"

1
SP-2



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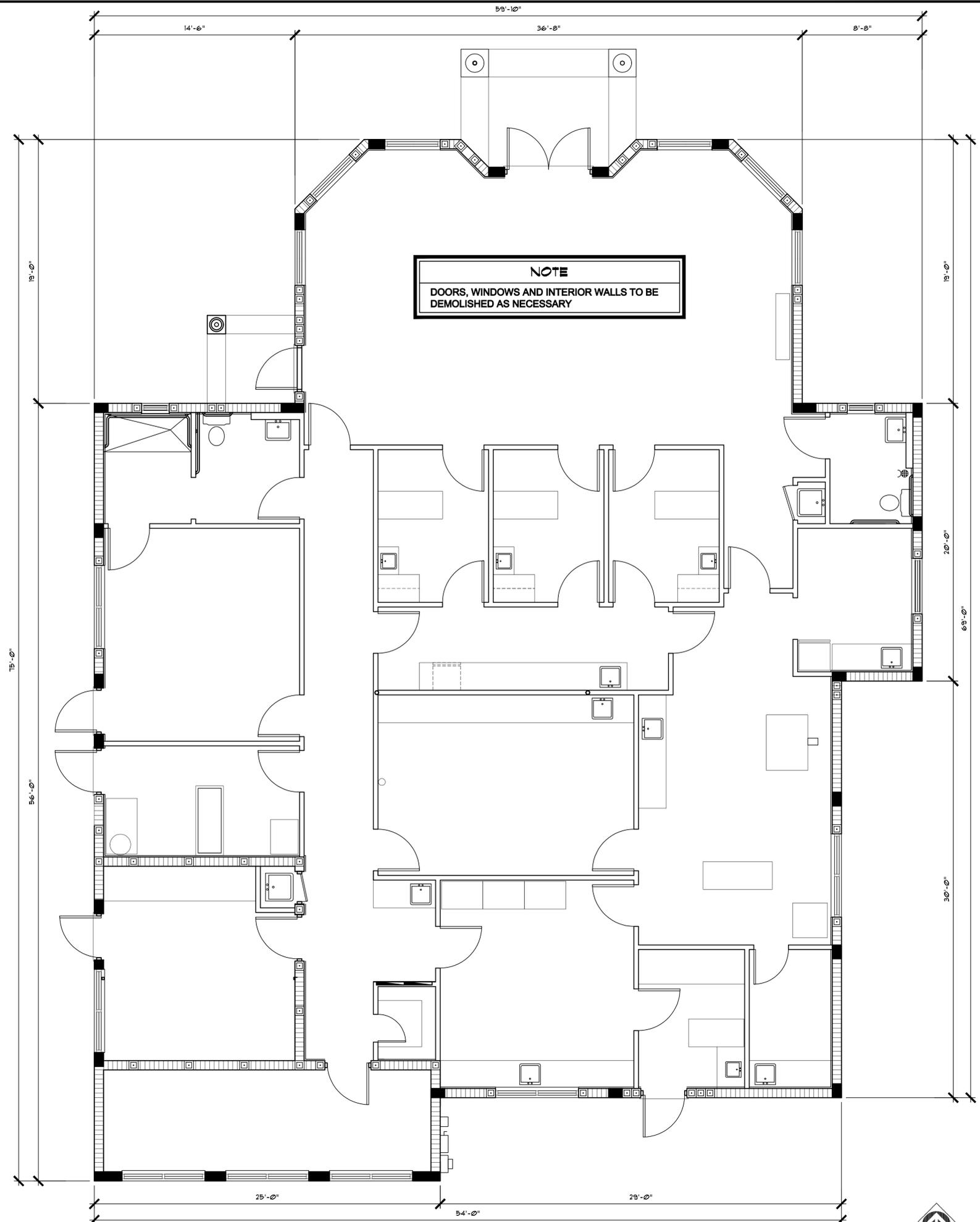
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NOTE
DOORS, WINDOWS AND INTERIOR WALLS TO BE DEMOLISHED AS NECESSARY

EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



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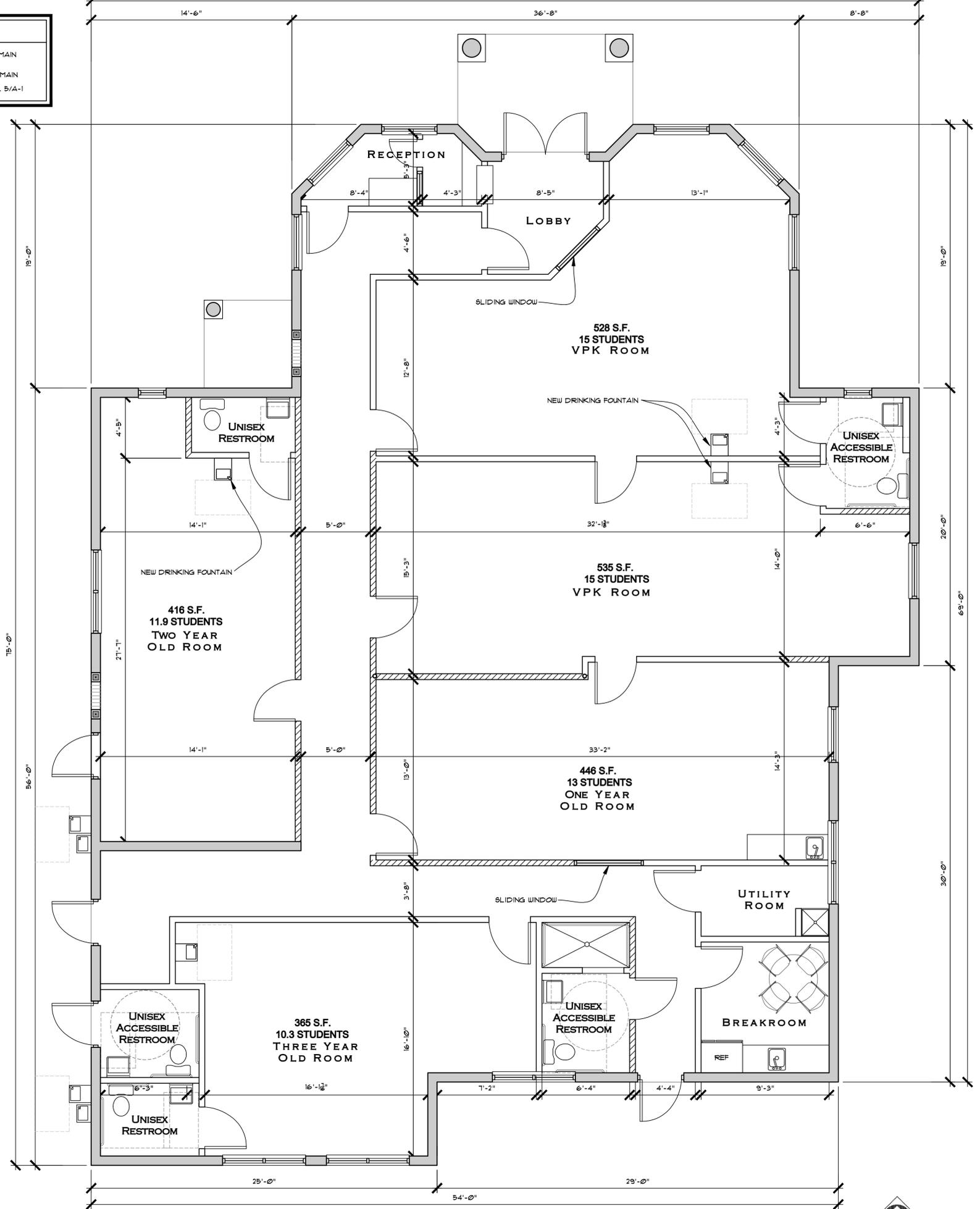
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A-1

WALL LEGEND	
	EXISTING MASONRY WALL TO REMAIN
	EXISTING PARTITION WALL TO REMAIN
	INTERIOR PARTITION PER DETAIL 5/A-1



FLOOR PLAN
SCALE: 1/4" = 1'-0"



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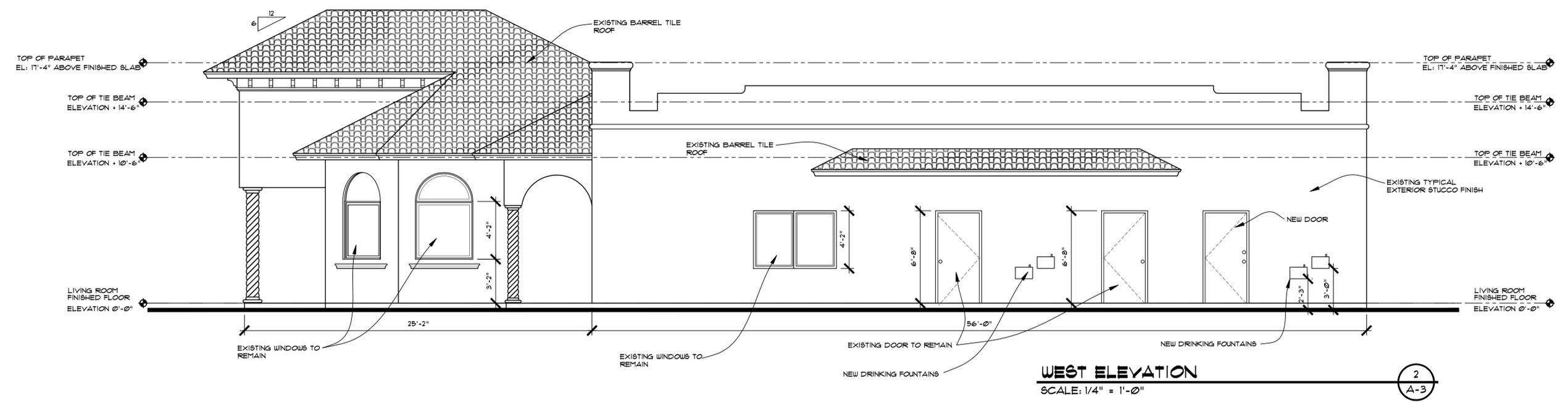
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SUBMITTAL 3-20-19**

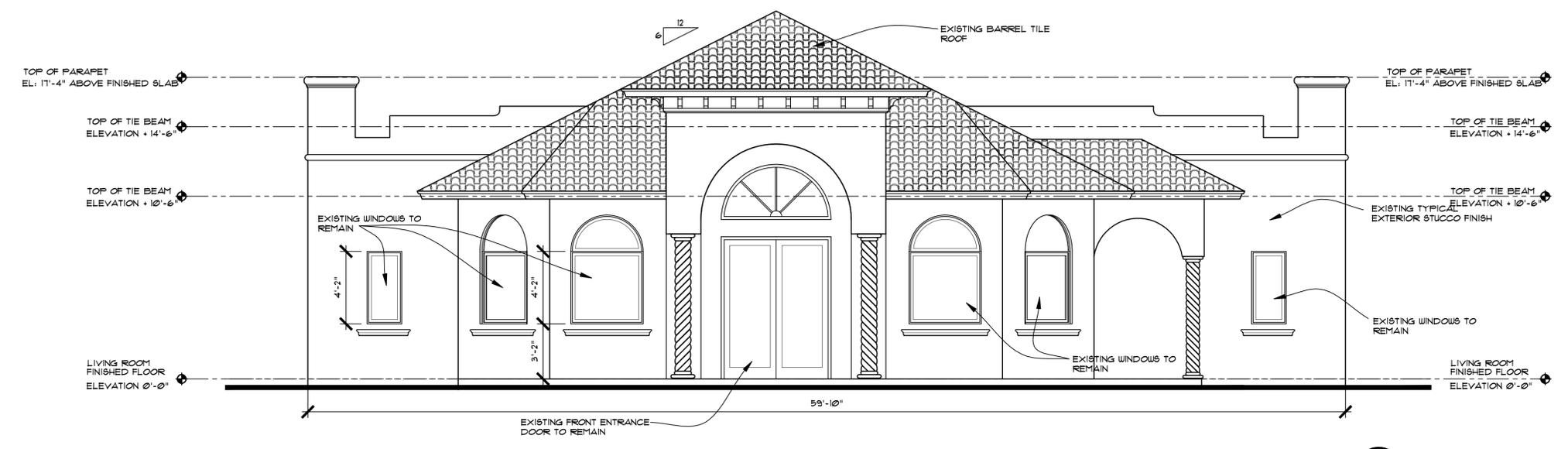
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Scale: SHOWN	Date: 3-20-19

Project Number
180908

Sheet:
A-3



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Revisions:

- 1
- 2
- 3
- 4
- 5

Project Number
180908

**LEARNING TOGETHER ACADEMY
NEW DAYCARE OCCUPANCY**
5350 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063

Project Name
LANDLORD IMPROVEMENT

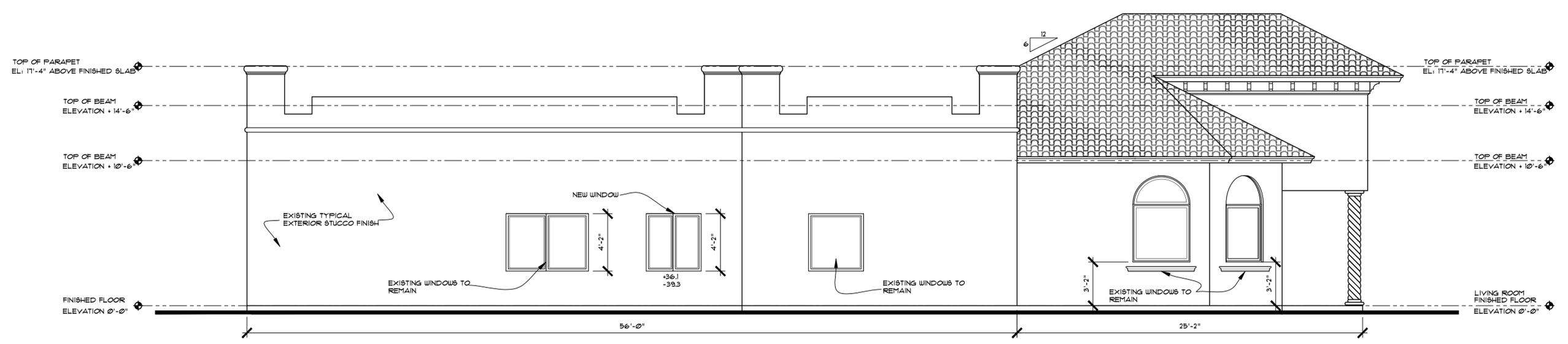
STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA
REGISTRATION NO. AR12239
6991 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317
TELEPHONE 954.614.3801
TELEFAX 954.208.0800
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**DRG REVIEW
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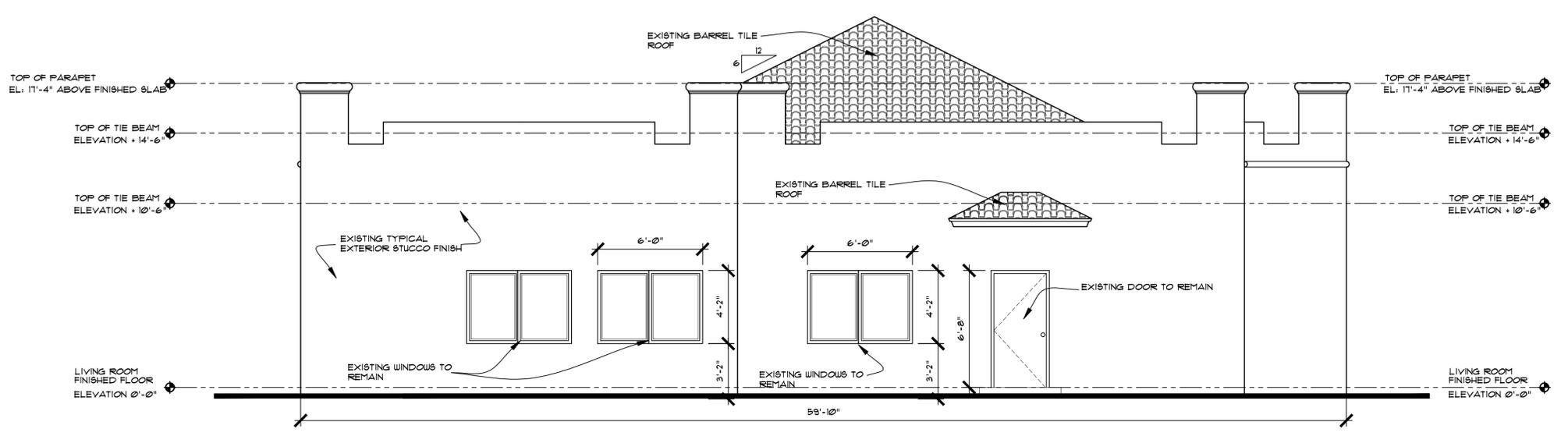
Project Number
180908

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A-4



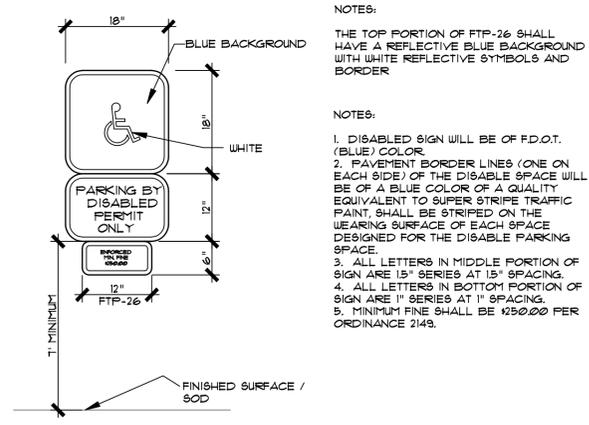
EAST ELEVATION
SCALE: 1/4" = 1'-0"

2
A-4

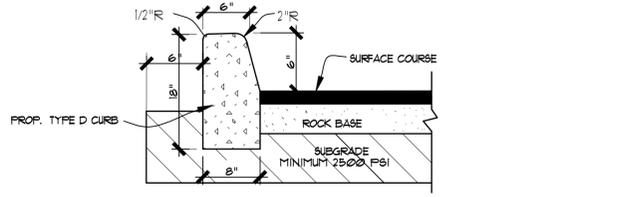


SOUTH ELEVATION
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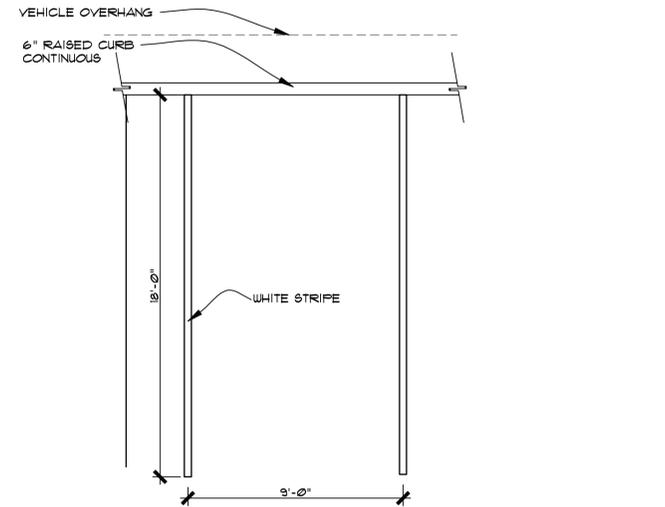
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A-4



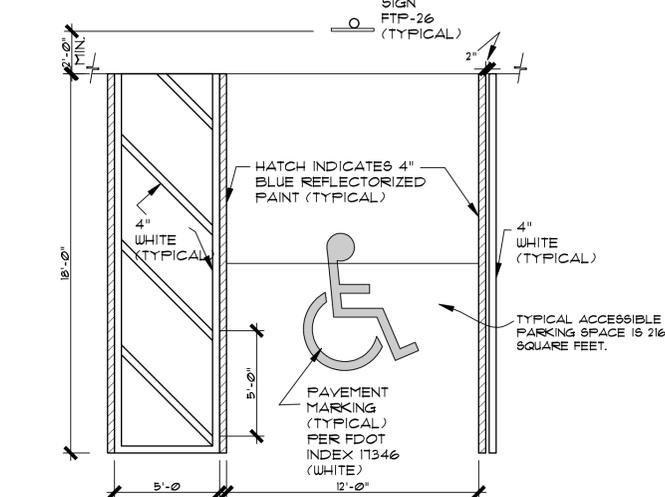
ACCESSIBLE PARKING SIGN DETAIL (5)
SCALE: NOT TO SCALE (C-1)



TYPICAL CONCRETE CURB DETAIL (4)
SCALE: NOT TO SCALE (C-1)



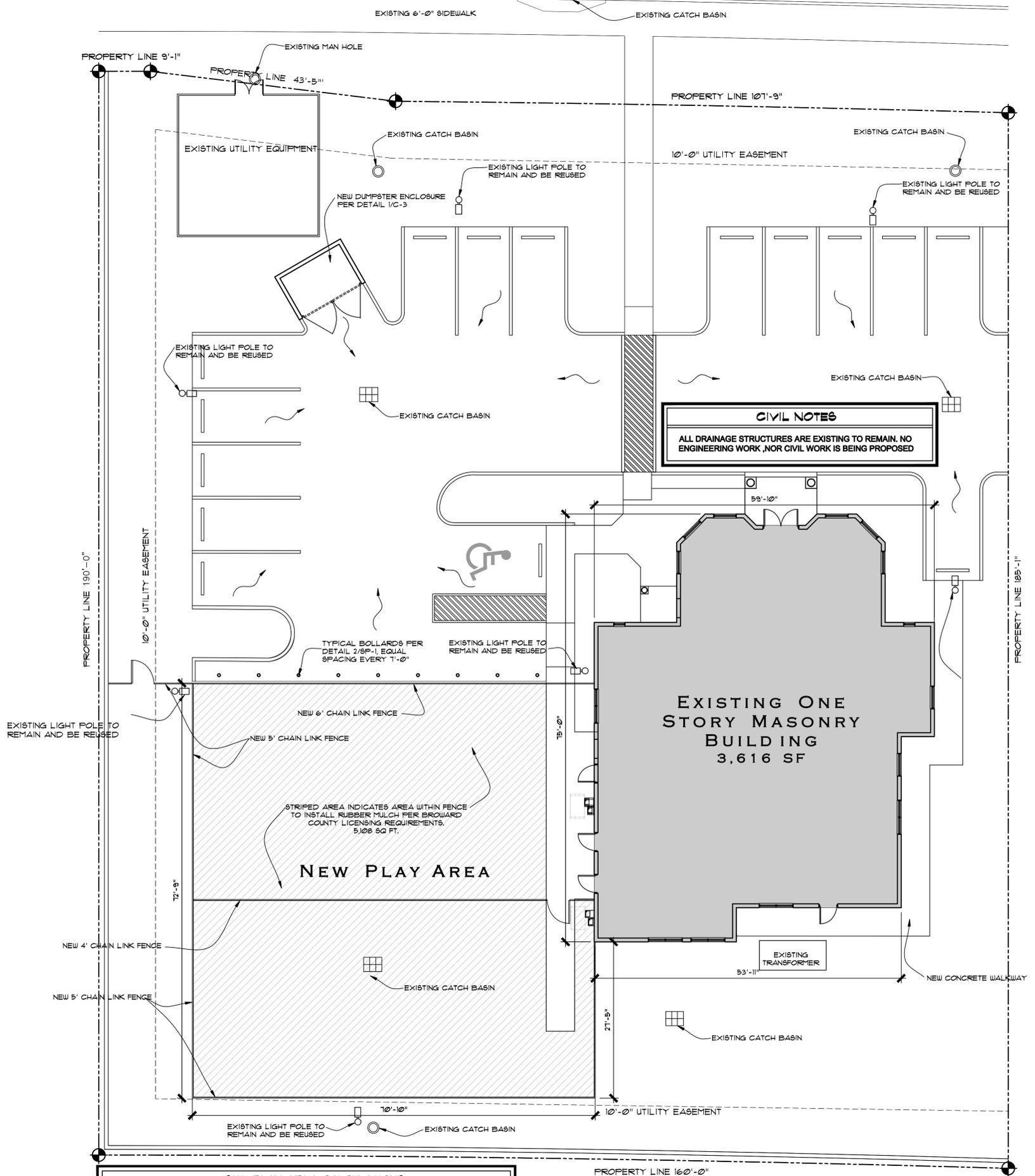
TYPICAL PARKING STALL STRIPING (3)
SCALE: NOT TO SCALE (C-1)



ACCESSIBLE PARKING DETAIL (2)
SCALE: NOT TO SCALE (C-1)

NOTES:
THE TOP PORTION OF FTP-26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOLS AND BORDER

NOTES:
1. DISABLED SIGN WILL BE OF F.D.O.T. (BLUE) COLOR
2. PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE DISABLE SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT. SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE DISABLE PARKING SPACE.
3. ALL LETTERS IN MIDDLE PORTION OF SIGN ARE 1 1/2" SERIES AT 1 1/2" SPACING.
4. ALL LETTERS IN BOTTOM PORTION OF SIGN ARE 1" SERIES AT 1" SPACING.
5. MINIMUM FINE SHALL BE 125000 PER ORDINANCE 2143.



CIVIL NOTES
ALL DRAINAGE STRUCTURES ARE EXISTING TO REMAIN. NO ENGINEERING WORK, NOR CIVIL WORK IS BEING PROPOSED

SITE PLAN AREA CALCULATIONS			
SITE AREAS	(.68) ACRES	29,747 SF.	100.00%
EXISTING PERVIOUS AREA	(.28) ACRES	12,413 SF.	(41.7%)
EXISTING IMPERVIOUS AREA	(.40) ACRES	17,334 SF.	(58.2%)
PROPOSED PERVIOUS AREA	(.41) ACRES	18,043 SF.	(60.7%)
PROPOSED IMPERVIOUS AREA	(.27) ACRES	11,704 SF.	(39.3%)

DRAINAGE PLAN
SCALE: 1" = 10'-0"

(1)
C-1
north

Revisions:
1
2
3
4
5

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180908

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NEW DAYCARE OCCUPANCY**
5350 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063

Project Name
LANDLORD IMPROVEMENT

STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA
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5350 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063

Project Name
**LANDLORD
IMPROVEMENT**

**STEPHEN BRASGALLA,
ARCHITECT**
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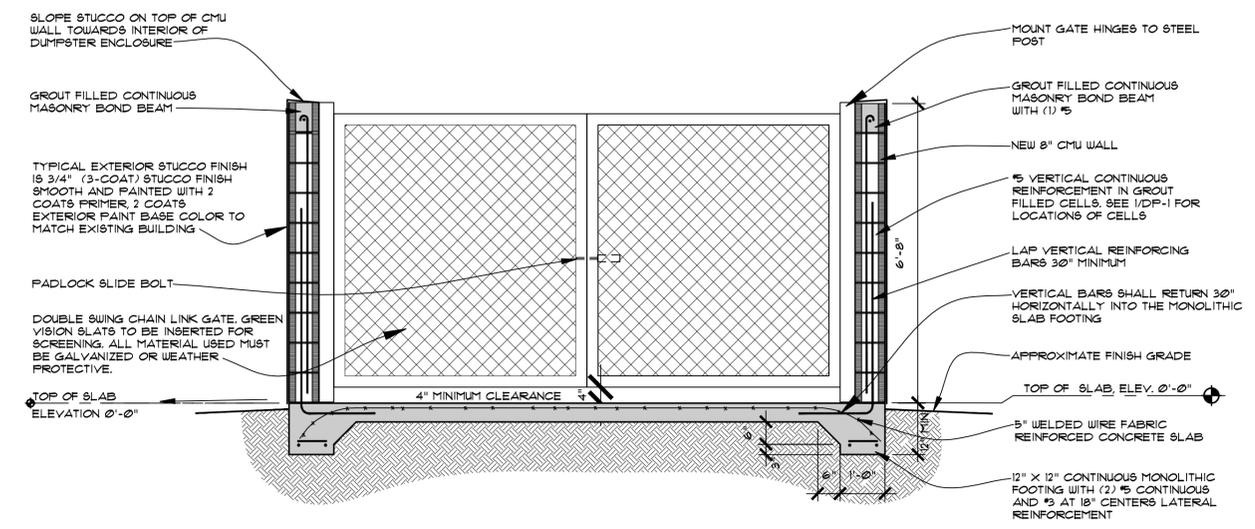
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SUBMITTAL 3-20-19**

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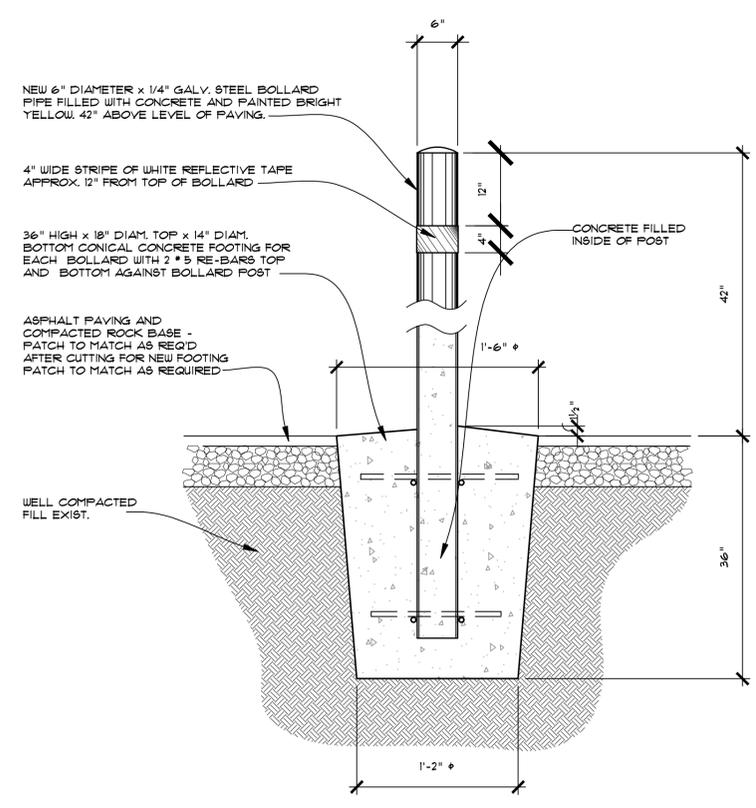
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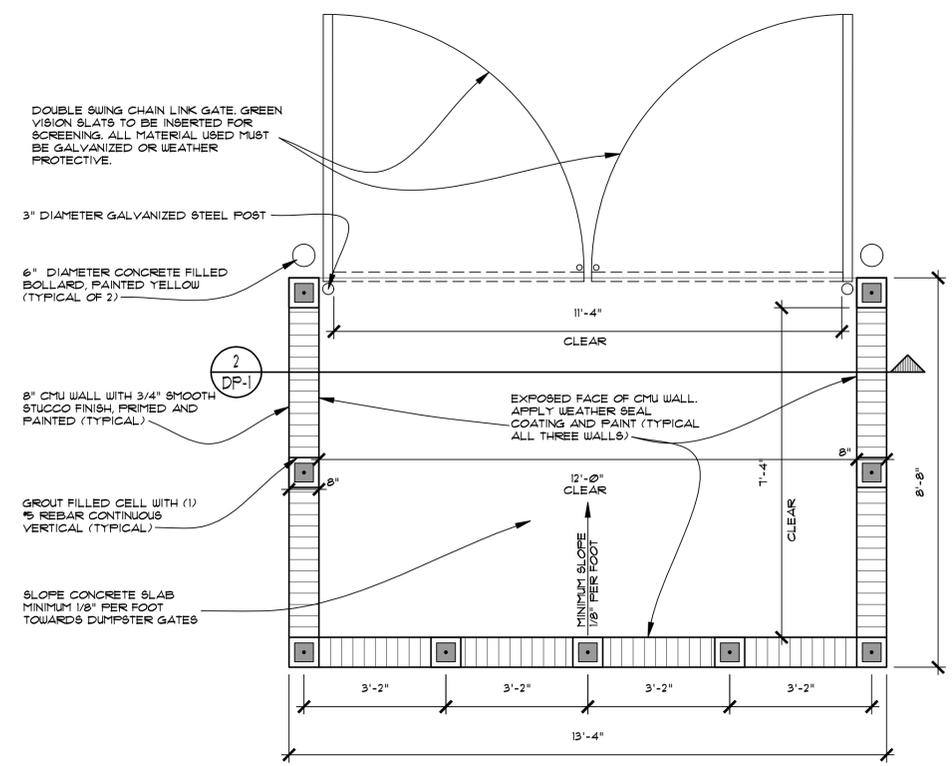
NOTE: TYPICAL EXTERIOR STUCCO FINISH IS 3/4" (3-COAT) STUCCO FINISH SMOOTH AND PAINTED WITH 2 COATS PRIMER, 2 COATS EXTERIOR PAINT TO MATCH MAIN BUILDING.



DUMPSTER SECTION
SCALE: NOT TO SCALE



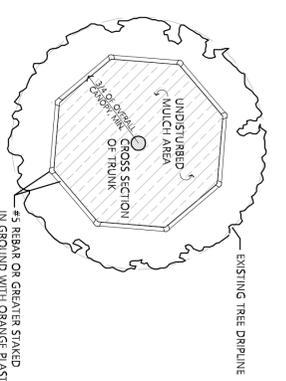
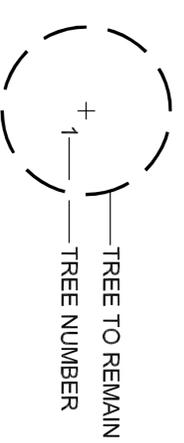
BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



DUMPSTER ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"

TREE DISPOSITION

TREE PROTECTION DETAIL



LEARNING TOGETHER ACADEMY

MARGATE FLORIDA

Reviewed by J.D. Yanover ISA Certified Arborist Reg. # 80 2801 A

TREE NO.	TREE / BALM SPECIES	SPECIFICATION	DISPOSITION / COND.	** DENOTES NATIVE
1	Quercus virginiana ** Live Oak	24" ht x 20" spr, 9" DBH	Remain - Fair - 60%	
2	Sweetenia mahagoni ** Magnogany Tree	35" ht x 30" spr, 9" DBH	Remain - Fair - 60%	
3	Sweetenia mahagoni ** Magnogany Tree	40" ht x 35" spr, 13" DBH	Remain - Fair - 60%	
4	Quercus virginiana ** Live Oak	30" ht x 16" spr, 8" DBH	Remain - Fair - 60%	
5	Sweetenia mahagoni ** Magnogany Tree	40" ht x 30" spr, 13" DBH	Remain - Fair - 60%	
6	Sweetenia mahagoni ** Magnogany Tree	40" ht x 35" spr, 12" DBH	Remain - Fair - 60%	
7	Sabal palmetto ** Sabal Palm	14" ct ht, 22" DBH	Remain - Fair - 60%	
8	Sabal palmetto ** Sabal Palm	14" ct ht, 22" DBH	Remain - Fair - 60%	
9	Sabal palmetto ** Sabal Palm	14" ct ht, 22" DBH	Remain - Fair - 60%	
10	Quercus virginiana ** Live Oak	25" ht x 18" spr, 9" DBH	Remain - Fair - 60%	
11	Quercus virginiana ** Live Oak	35" ht x 25" spr, 11" DBH	Remain - Fair - 60%	
12	Quercus virginiana ** Live Oak	25" ht x 18" spr, 9" DBH	Remain - Fair - 60%	
13	Quercus virginiana ** Live Oak	35" ht x 20" spr, 11" DBH	Remain - Fair - 60%	
14	Quercus virginiana ** Live Oak	35" ht x 30" spr, 13" DBH	Remain - Fair - 60%	
15	Quercus virginiana ** Live Oak	35" ht x 35" spr, 11" DBH	Remain - Fair - 60%	
16	Sabal palmetto ** Sabal Palm	16" ct ht, 22" DBH	Remain - Fair - 60%	
17	Sabal palmetto ** Sabal Palm	18" ct ht, 22" DBH	Remain - Fair - 60%	
18	Sabal palmetto ** Sabal Palm	17" ct ht, 22" DBH	Remain - Fair - 60%	
19	Quercus virginiana ** Live Oak	30" ht x 15" spr, 8" DBH	Remain - Fair - 60%	
20	Quercus virginiana ** Live Oak	30" ht x 25" spr, 12" DBH	Remain - Fair - 60%	
21	Quercus virginiana ** Live Oak	30" ht x 20" spr, 15" DBH	Remain - Fair - 60%	
22	Quercus virginiana ** Live Oak	30" ht x 20" spr, 14" DBH	Remain - Fair - 60%	
23	Quercus virginiana ** Live Oak	30" ht x 20" spr, 11" DBH	Remain - Fair - 60%	
24	Quercus virginiana ** Live Oak	25" ht x 20" spr, 9" DBH	Remain - Fair - 60%	
25	Sabal palmetto ** Sabal Palm	14" ct ht, 22" DBH	Remain - Fair - 60%	
26	Sabal palmetto ** Sabal Palm	15" ct ht, 22" DBH	Remain - Fair - 60%	
27	Sabal palmetto ** Sabal Palm	14" ct ht, 22" DBH	Remain - Fair - 60%	
28	Quercus virginiana ** Live Oak	30" ht x 20" spr, 12" DBH	Remain - Fair - 60%	
29	Veitchia montgomeryana Montgomery Palm	16" ct ht, 4" DBH	Remain - Good - 80%	
30	Veitchia montgomeryana Montgomery Palm	16" ct ht, 4" DBH	Remain - Good - 80%	
31	Veitchia montgomeryana Montgomery Palm	16" ct ht, 4" DBH	Remain - Good - 80%	
32	Veitchia montgomeryana Montgomery Palm	16" ct ht, 4" DBH	Remain - Good - 80%	
33	Veitchia montgomeryana Montgomery Palm	16" ct ht, 4" DBH	Remain - Good - 80%	
34	Veitchia montgomeryana Montgomery Palm	16" ct ht, 4" DBH	Remain - Good - 80%	
35	Quercus virginiana ** Live Oak	30" ht x 20" spr, 8" DBH	Remain - Fair - 60%	
36	Veitchia montgomeryana Montgomery Palm	16" ct ht, 4" DBH	Remain - Good - 80%	
37	Veitchia montgomeryana Montgomery Palm	16" ct ht, 4" DBH	Remain - Good - 80%	
38	Veitchia montgomeryana Montgomery Palm	16" ct ht, 4" DBH	Remain - Good - 80%	
39	Sweetenia mahagoni ** Magnogany Tree	30" ht x 30" spr, 10" DBH	Remain - Fair - 60%	
40	Sweetenia mahagoni ** Magnogany Tree	25" ht x 35" spr, 13" DBH	Remain - Fair - 60%	
41	Sweetenia mahagoni ** Magnogany Tree	30" ht x 35" spr, 14" DBH	Remain - Fair - 60%	
42	Quercus virginiana ** Live Oak	35" ht x 35" spr, 14" DBH	Remain - Good - 80%	



NOTE: ALL INVASIVE VEGETATION (FLORIDA HOLLY) ON SITE TO BE REMOVED

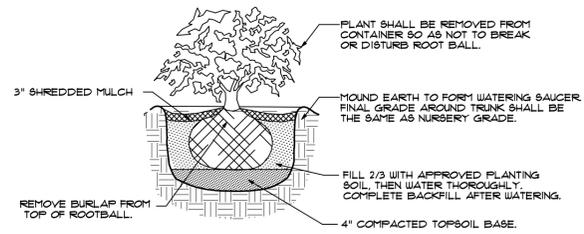
ISSUED FOR:
 ● REVIEW & COMMENTS
 ○ BIDDING
 ○ PERMIT
 ○ NOT FOR CONSTRUCTION
 ○ CONSTRUCTION

REVISIONS
 REV. DATE DESCRIPTION

PROJECT
Learning Together Academy
 5350 West Atlantic Boulevard
 Margate, Florida 33063

DRAWN:
 CHECKED:
 MEIN:
 SCALE:
 1" = 10'-0"
 JOB NO.:
 LTA2019
 DATE:
 03-19-19
 DRAWING TITLE:
TREE DISPOSITION PLAN

SHEET NO.:
L-1
 SHEET 01 OF 01
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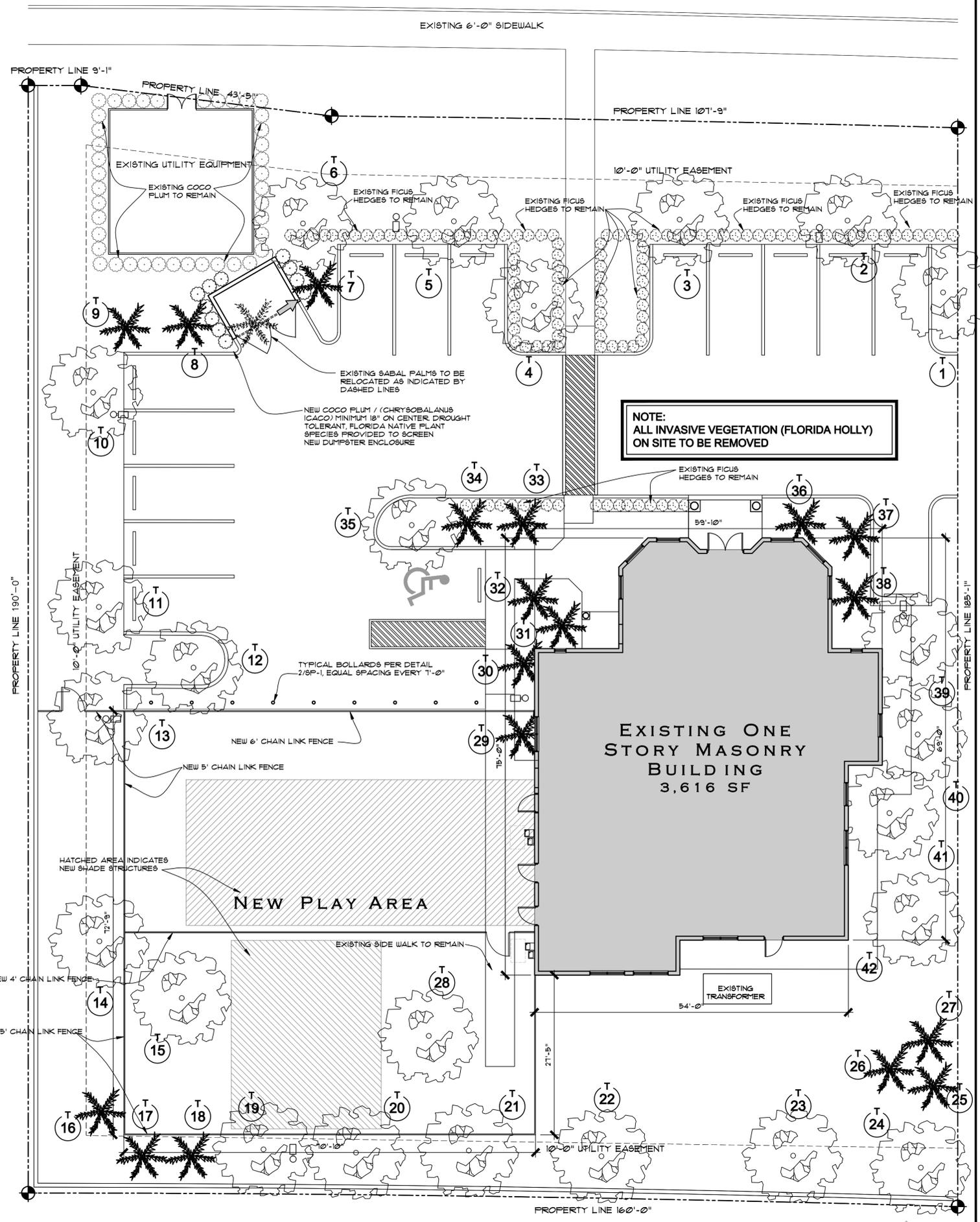
SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

SHRUBS AND HEDGES					
SYMBOL	QUANTITY	SCIENTIFIC/COMMON NAME	HEIGHT	SPREAD	REMARKS
	10	COCO PLUM / CHRYSOBALANUS ICACO	24"	18"	FULL TO BASE. 3 GALLON MINIMUM 18" ON CENTER. DROUGHT TOLERANT. FLORIDA NATIVE PLANT SPECIES.

- LANDSCAPE PROTECTION NOTES**
- 3" OF CLEAN MULCH IN A 5" DIAMETER RING WITH A 3" HIGH CONTINUOUS WATER EARTH BERM. KEEP MULCH 3" FROM TRUNKS AND STEMS OF ALL VEGETATION. THE USE OF CYPRESS OR RED MULCH IS PROHIBITED.
 - PLANTING HOLE SHALL BE TWICE AS WIDE AS ROOT BALL AND NO DEEPER THAN THE HEIGHT OF THE ROOTBALL. THE TOP OF THE ROOTBALL SHALL BE APPROXIMATE ABOVE THE FINISH GRADE. THE TRUNK FLAIR MUST BE VISIBLE TO ABOVE GRADE.
 - FINISH GRADE.
 - EXISTING UNDISTURBED SOIL.
 - 3 STANDS OF 3/4" DIAMETER BIODEGRADABLE ROPE TIED TO EACH TREE AND SUPPORTED IN THE GROUND WITH 3-1/2"x1" BURIED 80 TOP IS 1" BELOW GRADE.
 - TILL AND LOOSEN SOIL TO A DEPTH OF 8" WITH A RADIUS OF 5' FROM TRUNK OF TREE.
 - PLACE SOIL AMENDMENTS (IE "TERRASORB", FERTILIZER TABLETS) IN THE TOP 8" OF THE PLANTING HOLE.
 - REMOVE TOP 1/3 THIRD OF THE NATURAL BURLAP AND WIRE BASKET COMPLETELY. IF WIRE BASKETS CANNOT BE REMOVED DUE TO ROOTBALL STABILITY, SLICE THE BASKET TO THE BOTTOM OF THE ROOTBALL ON A MINIMUM OF 4 SIDES.
 - BACK FILL TO BE 50% SAND 50% MIXED WITH 50% EXISTING SOIL UNLESS OTHERWISE NOTED.
 - SINGLE DOMINATE LEADER GOOD STRUCTURE. FLORIDA #1 OR BETTER.
 - TILL AND LOOSEN EXISTING SOIL TO A DEPTH OF 8" IN ALL PLANTING BEDS THAN TILL IN 4" OF PLANTING SOIL THROUGHOUT.
 - ROOT BARRIER SYSTEM AS INDICATED ON THE PLANS IF APPLICABLE.
 - TREE PROTECTION BARRIERS SHALL BE INSTALLED AND IN PLACE PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY ON SITE. TREE PROTECTION BARRIERS SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION OF THE PROJECT UNTIL REMOVAL IS APPROVED BY THE CITY.
 - DURING LAND ALTERING AND CONSTRUCTION PROTECTIVE BARRIERS SHALL BE ERECTED AND MAINTAINED AROUND ALL TREES OR GROUPS OF TREES TO BE PROTECTED. THE MOVEMENT OF EQUIPMENT, MATERIALS, AND PLACEMENT OF DEBRIS OR FILL WITHIN PROTECTIVE BARRIERS IS PROHIBITED.
 - TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO THE COMMENCEMENT OF REMOVAL ACTIVITIES.

- LANDSCAPE NOTES**
- LANDSCAPING IN RIGHT-OF-WAY BUFFERS SHALL BE INSTALLED ON THE EXTERIOR SIDE OF WALLS AND FENCES.
 - FLORIDA DEPARTMENT OF TRANSPORTATION TYPE 'D' OR 'F' CURB SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRASSED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.
 - SAFE SIGHT TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30' AND 8' ABOVE CROWN OF ROAD.
 - LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAINAGE STRUCTURES, ETC. SHALL NOT INTERFERE WITH LANDSCAPING IN TERMINAL ISLANDS, PARKING ISLANDS, MEDIANS BUFFERS OR OTHER LANDSCAPE AREAS.
 - ALL PLANT MATERIAL IS TO BE INSTALLED AT THE HEIGHT, SPREAD AND DIAMETER OF GREATEST HEIGHT SHOWN IN THE PLANT LIST. CONTAINER SIZES ARE GIVEN AS A SUGGESTION ONLY.
 - TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
 - TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPERATION FROM ANY WATER OR SEWER MAIN OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPERATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCROUGH INTO PALM BEACH COUNTY UTILITY EASEMENT WITHOUT PRIOR PALM BEACH COUNTY WATER UTILITY DIRECTOR APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 15' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND PALM BEACH COUNTY WATER UTILITY DIRECTOR.
 - ANY MECHANICAL EQUIPMENT PROPOSED AT GROUND LEVEL IS REQUIRED TO BE SCREENED WITH APPROPRIATE LANDSCAPE MATERIAL.
 - ALL PLANTS USED IN THIS PROJECT ARE FREEZE AND DROUGHT RESISTANT FLORIDA NATIVE PLANTS WITH HIGH SUN AND SALT TOLERABILITY AND COMPLY FULLY WITH THE PRINCIPLES OF XERISCAPE LANDSCAPING.

EXISTING TREE SCHEDULE		
MARK	TREE / PALM SPECIES	SPECIFICATION
1	LIVE OAK (QUERCEUS VIRGINIANA)	24' HT X 20' SFR, 9" DBH
2	MAHOGANY TREE (SWIETENIA MAHAGONI)	35' HT X 30' SFR, 9" DBH
3	MAHOGANY TREE (SWIETENIA MAHAGONI)	40' HT X 35' SFR, 13" DBH
4	LIVE OAK (QUERCEUS VIRGINIANA)	30' HT X 16' SFR, 8" DBH
5	MAHOGANY TREE (SWIETENIA MAHAGONI)	40' HT X 30' SFR, 13" DBH
6	MAHOGANY TREE (SWIETENIA MAHAGONI)	40' HT X 35' SFR, 12" DBH
7	SABAL PALM (SABAL PALMETTO)	14' CT HT, 22" DBH
8	SABAL PALM (SABAL PALMETTO)	14' CT HT, 22" DBH
9	SABAL PALM (SABAL PALMETTO)	14' CT HT, 22" DBH
10	LIVE OAK (QUERCEUS VIRGINIANA)	25' HT X 18' SFR, 9" DBH
11	LIVE OAK (QUERCEUS VIRGINIANA)	35' HT X 25' SFR, 11" DBH
12	LIVE OAK (QUERCEUS VIRGINIANA)	25' HT X 18' SFR, 9" DBH
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19	LIVE OAK (QUERCEUS VIRGINIANA)	30' HT X 15' SFR, 8" DBH
20	LIVE OAK (QUERCEUS VIRGINIANA)	30' HT X 25' SFR, 12" DBH
21	LIVE OAK (QUERCEUS VIRGINIANA)	30' HT X 20' SFR, 15" DBH
22	LIVE OAK (QUERCEUS VIRGINIANA)	30' HT X 20' SFR, 14" DBH
23	LIVE OAK (QUERCEUS VIRGINIANA)	30' HT X 20' SFR, 11" DBH
24	LIVE OAK (QUERCEUS VIRGINIANA)	28' HT X 20' SFR, 9" DBH
25	SABAL PALM (SABAL PALMETTO)	14' CT HT, 22" DBH
26	SABAL PALM (SABAL PALMETTO)	15' CT HT, 22" DBH
27	SABAL PALM (SABAL PALMETTO)	14' CT HT, 22" DBH
28	LIVE OAK (QUERCEUS VIRGINIANA)	30' HT X 20' SFR, 12" DBH
29	MONTGOMERY PALM (VEITCHIA MONTGOMERYANA)	16' CT HT, 4" DBH
30	MONTGOMERY PALM (VEITCHIA MONTGOMERYANA)	16' CT HT, 4" DBH
31	MONTGOMERY PALM (VEITCHIA MONTGOMERYANA)	16' CT HT, 4" DBH
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41	MAHOGANY TREE (SWIETENIA MAHAGONI)	30' HT X 35' SFR, 14" DBH
42	LIVE OAK (QUERCEUS VIRGINIANA)	35' HT X 35' SFR, 14" DBH



LANDSCAPE PLAN
SCALE: 1" = 10'-0"

Revisions:
1
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3
4
5

Project Number
180908

Project Name
LANDLORD IMPROVEMENT

Project Name
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Sheet: L-2

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