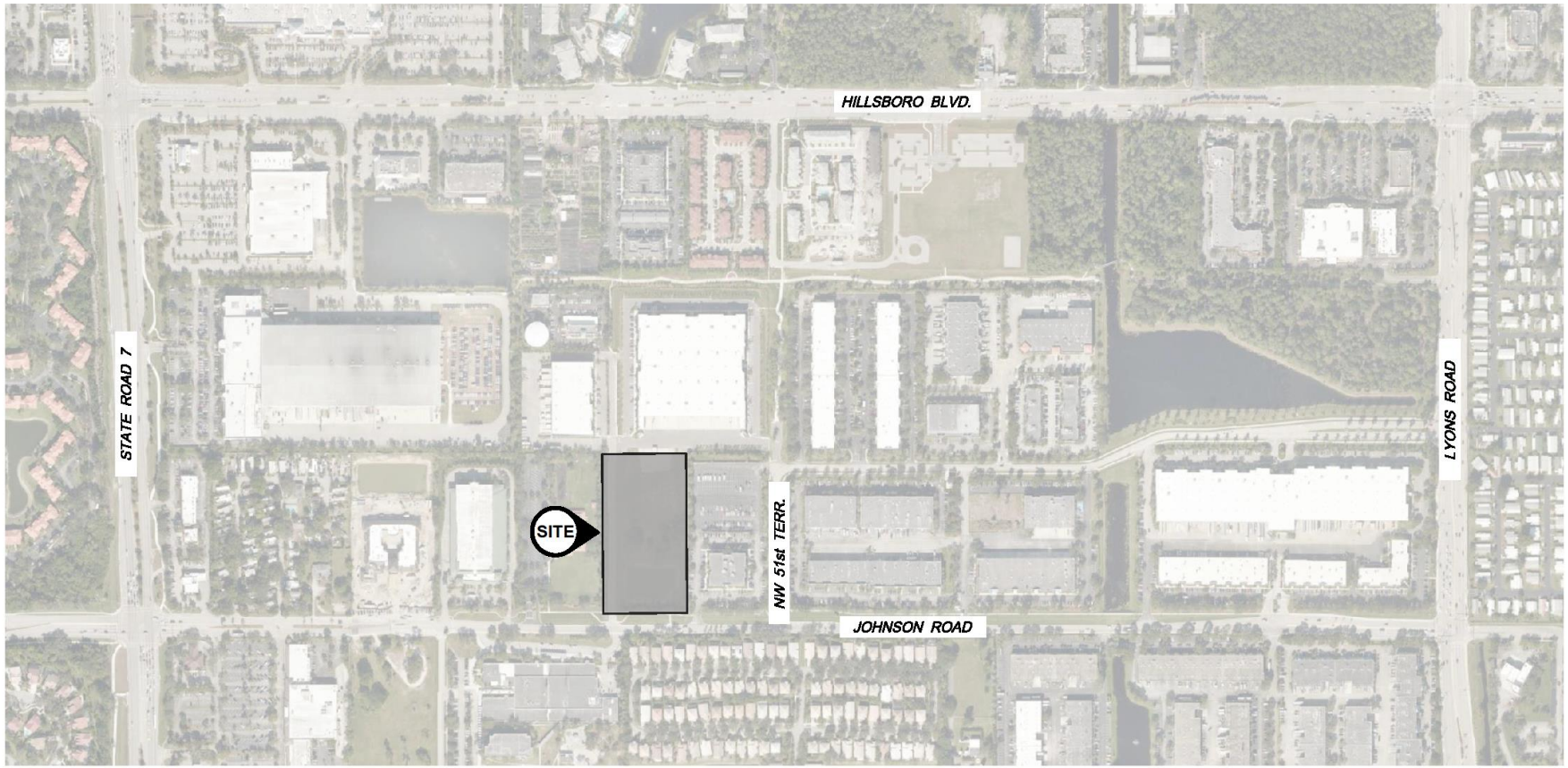
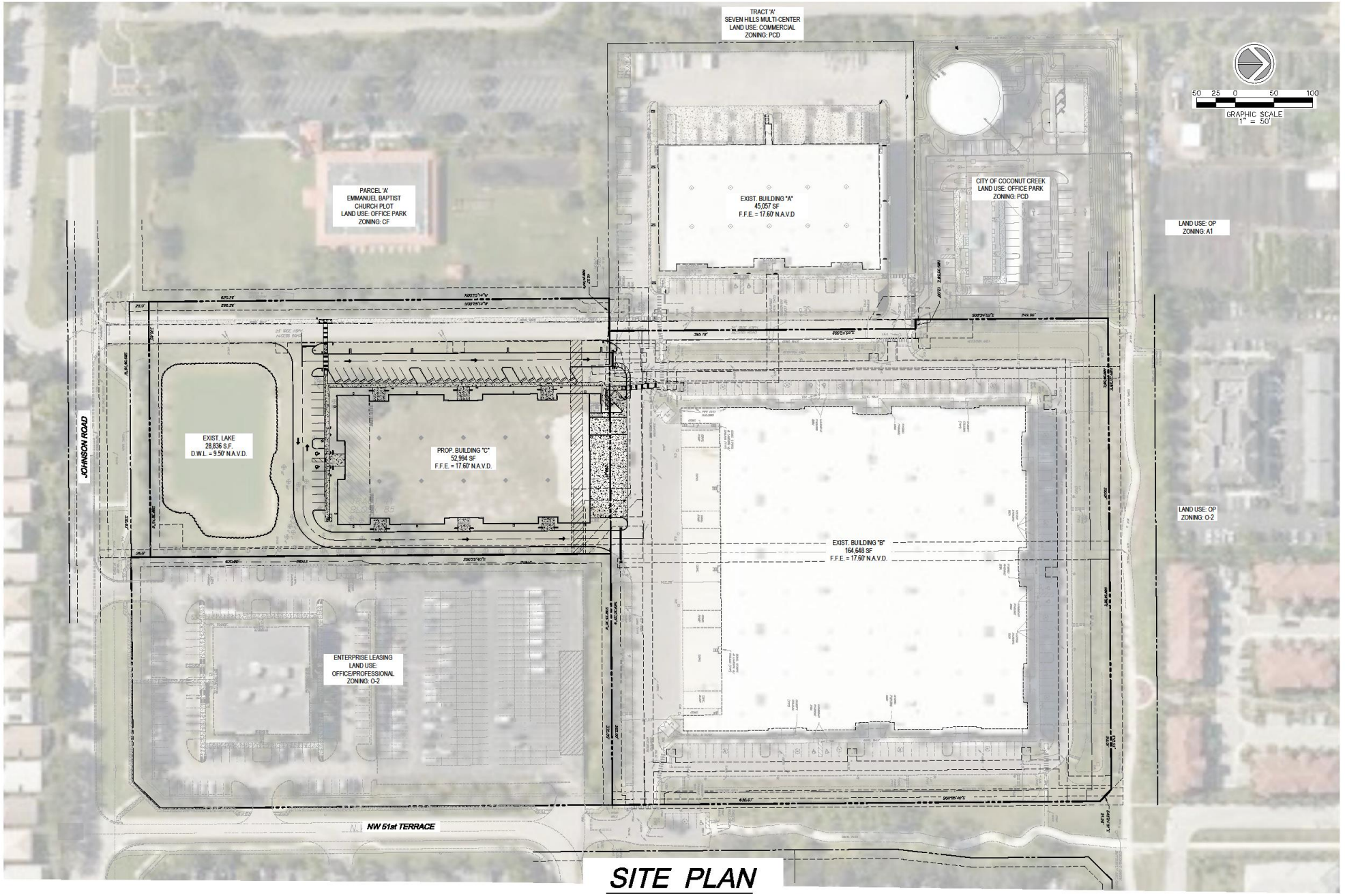
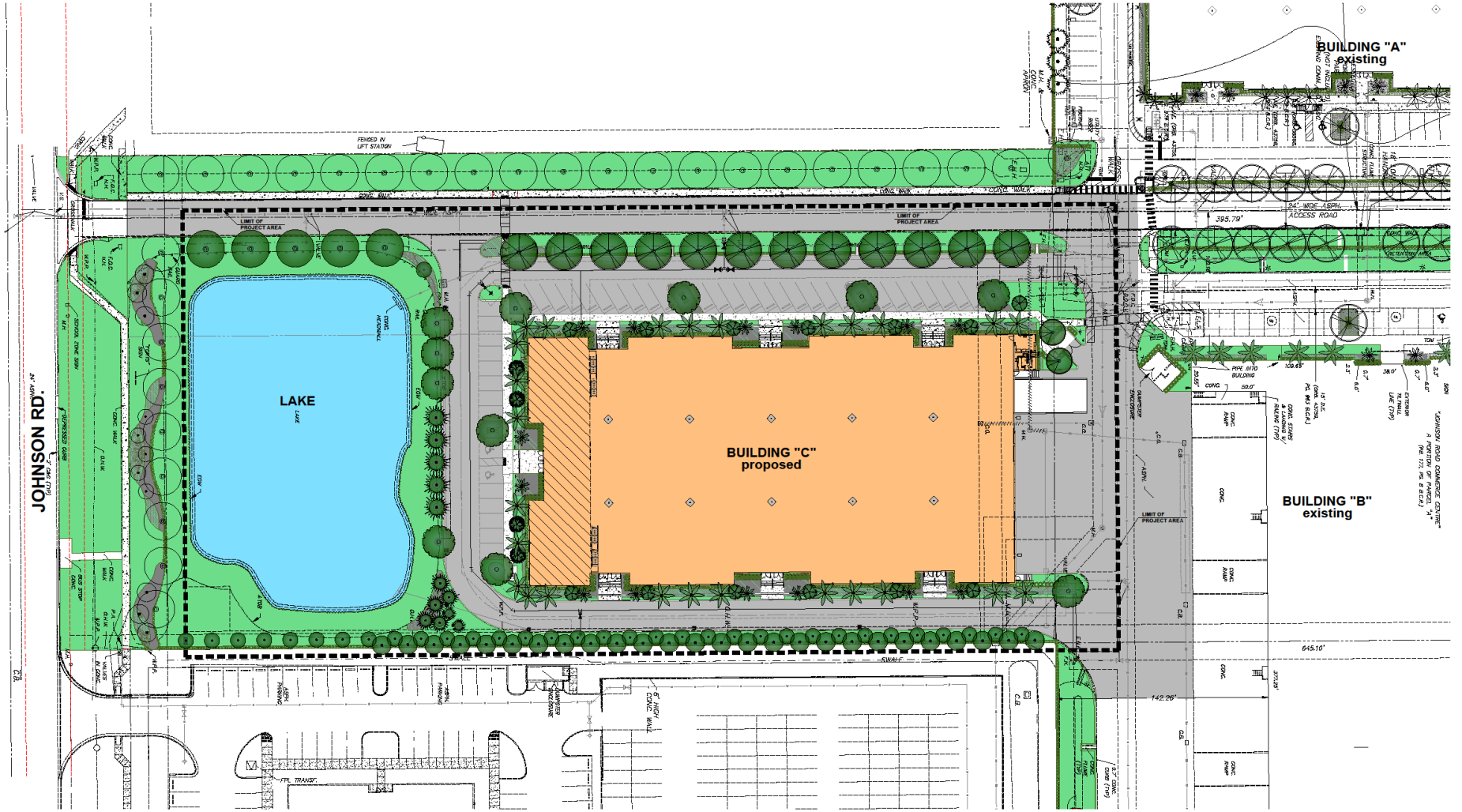


LOCATION MAP


TRACT 'A'
SEVEN HILLS MULTI-CENTER
LAND USE: COMMERCIAL
ZONING: PCD
PARCEL 'A'
EMMANUEL BAPTIST
CHURCH PLOT
LAND USE: OFFICE PARK
ZONING: CF
EXIST. BUILDING "A"
45,057 SF
F.F.E. = 17.60' N.A.V.D
CITY OF COCONUT CREEK
LAND USE: OFFICE PARK
ZONING: PCD
LAND USE: OP
ZONING: A1
JOHNSON ROAD
EXIST. LAKE
28,836 S.F.
D.W.L. = 9.50' N.A.V.D.
PROP. BUILDING "C"
52,994 SF
F.F.E. = 17.60' N.A.V.D.
EXIST. BUILDING "B"
164,648 SF
F.F.E. = 17.60' N.A.V.D.
LAND USE: OP
ZONING: O-2
ENTERPRISE LEASING
LAND USE:
OFFICE/PROFESSIONAL
ZONING: O-2
NW 51st TERRACE
50 25 0 50 100
GRAPHIC SCALE
1" = 50'

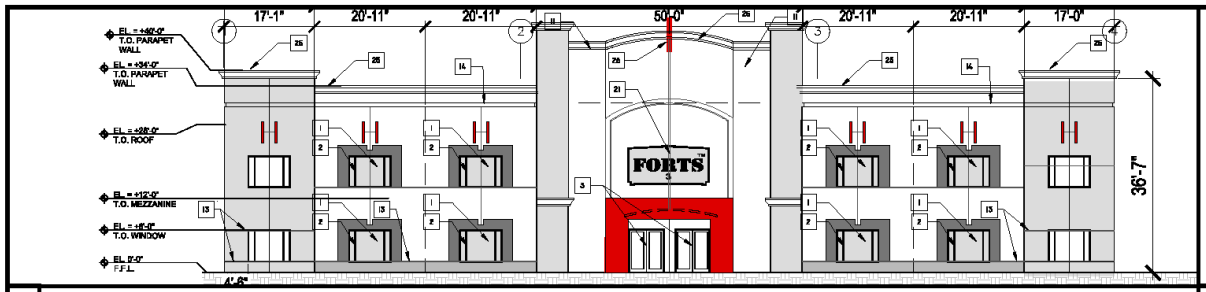
SITE PLAN



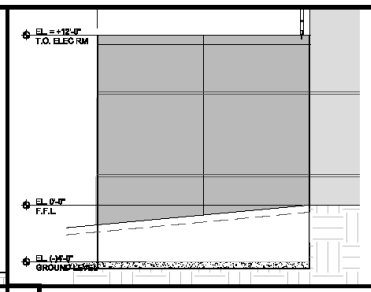
SITE PLAN

JOHNSON TECHNOLOGY PARK III

4650 LYONS TECHNOLOGY PARK
COCONUT CREEK, FL. 33073



1 FRONT ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0"

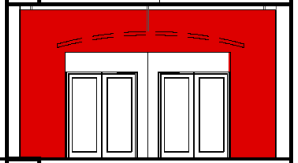


1 ELEV @ ELECTRIC/PUMP RM (WEST)
SCALE: N/A

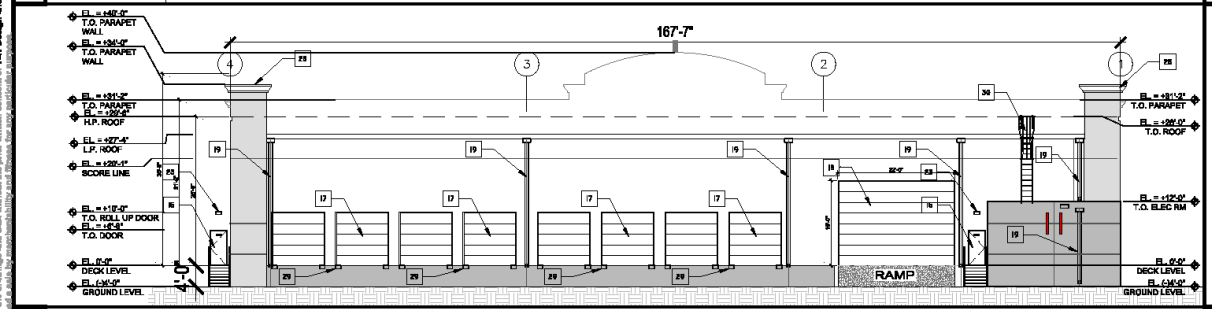
MATERIAL / COLOR SCHEDULE		
KEY NOTES	COLOR TYPE	COLOR CODE
1 IMPACT GLASS	DARK GRAY	T-121
2 IMPACT GLASS "WINDOW FRAME"	WHITE TO MATCH PURE WHITE	SW 7005
3 IMPACT GLASS "STOREFRONT"	WHITE TO MATCH PURE WHITE	SW 7005
4 SPANDREL GLASS		
5 CANVAS COVER	BLACK	BLACK
6 METAL FRAME CANOPY SUPPORT	BLACK	BLACK
7 CONCRETE COLUMN	MISTY	SW 9除2
8 PANEL COLOR	POINSETTIA	SW 6604 (ENTRY)
9 PANEL COLOR	ROCK CANDY	SW 6991 (BASE)
10 PANEL COLOR	UNDERSEA GRAY	SW 6254 (WAINSC)
11 PANEL COLOR	MISTY	SW 9除2 (MID BAND)
12 RECESS SCORE LINE (3/8" X 3/4")	FLORIDA WHITE	T-121
13 RECESS SCORE LINE (3" X 3/4")	FLORIDA WHITE	T-121
14 RECESS SCORE LINE (1'-7" X 3/4")	FLORIDA WHITE	T-121
15 MAN DOOR 3'-0" x 7'-0"	COLOR TO MATCH	
16 PANEL COLOR	(BASE) ROCK CANDY	SW 6991
17 12'-0"X 10'-0" SALVANIZED DOOR	COLOR TO MATCH	
18 16'-0"X 20'-0" SALVANIZED DOOR	COLOR TO MATCH	
19 DOWN SPOT	ROCK CANDY	SW 6991
20 WATER LINDER	ROCK CANDY	SW 6991
21 SIGAGE LOCATION		
22 EXTERIOR RUSH LIGHTS		
23 MAN DOOR LIGHTS		
24 EXTERIOR METAL BAILING		SW 6991
25 FOAM TRIM BANDING	FLORIDA WHITE	T-121
26 FOAM TRIM ACCENT	POINSETTIA	SW 6604
27 SKYLIGHT TYPICAL	BASE WHITE	
28 SCUPPER	TO MATCH WALL	
29 DOCK BUMPER	SUBRTR BLACK	
30 ACCESS LADDER	TO MATCH WALL	SW 6991

GENERAL NOTES:
A. ALL WINDOWS SHALL HAVE IMPACT RESISTANT GLASS AND FRAME SYSTEMS.
B. COLORS FOR REVIEW TO BE SELECTED BY ARCHITECT.
C. ALL GUTTERS ARE TO CENTERED OVER CONTROL JOINTS WHERE APPLICABLE.
D. ALL AIR CONDITION UNITS WILL BE LOCATED ON TOP OF BUILDING ADJACENT TO PARAPET WALL AND WILL BE SCREENED FROM VIEW.
E. ALL COLOR FINISH TO BE TEXPOTE OR EQUAL.
F. PAINT COLORS TO MATCH SHERWIN WILLIAMS OR EQUAL.
G. CONTRACTOR TO SUBMIT ALL COLOR SAMPLES AND SHOP DRAWINGS FOR APROVAL.

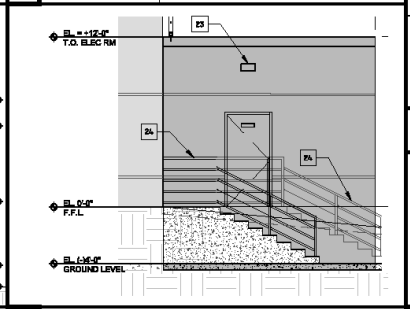
A FINISH SCHEDULE
SCALE: N/A



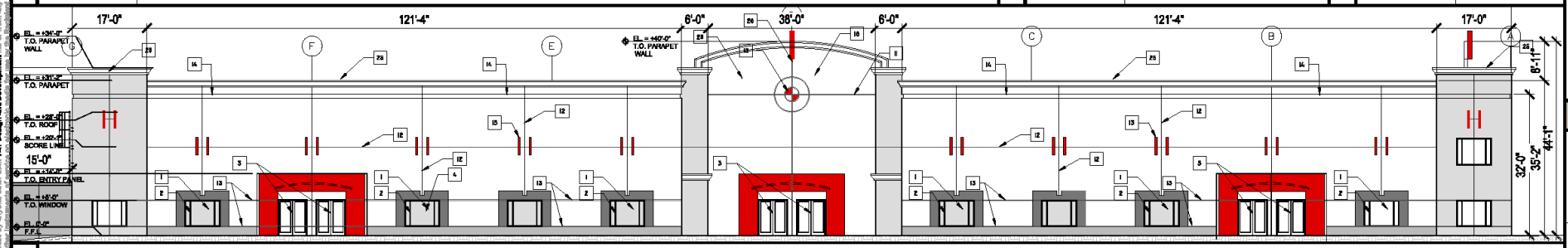
B ENTRY OFFSET PANEL
SCALE: 3/16"=1'-0"



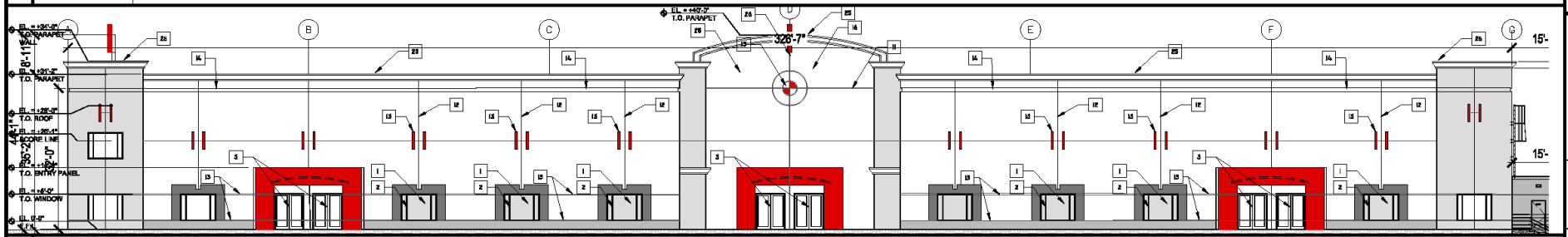
2 REAR ELEVATION (NORTH)
SCALE: 3/32" = 1'-0"



1 ELEV @ ELECTRIC/PUMP RM (EAST)
SCALE: N/A



3 SIDE ELEVATION (WEST)
SCALE: 3/32" = 1'-0"



4 SIDE ELEVATION (EAST)
SCALE: 3/32" = 1'-0"

T&T Design and Development Inc.
6810 Lyons Technology Circle
Suite 140, Coconut Creek, FL
Tel: (954) 755-9999
Fax: (954) 979-9199
info@ttdesigninc.com
www.ttdesigninc.com

FORTS

JOHNSON TECHNOLOGY PARK 3
COCONUT CREEK, FLORIDA. 33073
SUITE ADDRESS 6810 Lyons Technology Parkway, Coconut Creek, FL 33073

ISSUE:	DATE:	ITEM DESC.
	04-15-2019	DRC SUBMITTAL

SHEET TITLE
BUILDING 3 ELEVATIONS

DRAWING NO.
A201

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FORTS

Johnson Technology Park Easement Vacation

MAP OF BOUNDADRY SURVEY

FOR: ELITE ALUMINIUM

DESCRIPTION:
PARCEL "L-1" JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING:

A PORTION OF PARCEL "A", JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°36'16" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 330.63 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°25'14" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 595.26 FEET; THENCE NORTH 89°34'00" EAST, A DISTANCE OF 42.23 FEET; THENCE NORTH 89°39'38" EAST, A DISTANCE OF 288.31 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE "ELITE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 58 AND 58 OF SAID BROWARD COUNTY PUBLIC RECORDS, AND SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE TRACT "42" L.C." PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGES 27 THROUGH 28 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTH 00°25'40" EAST, ALONG THE EAST LINE OF SAID PARCEL "A" AND ALONG THE WEST LINE OF SAID TRACT "42" L.C." PLAT, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 205,014 SQUARE FEET OR 4.7065 ACRES MORE OR LESS.

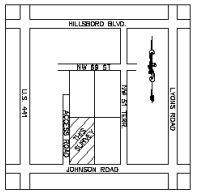
SURVEY NOTES:

1. ALL PROPERTY CORNERS ARE SET I.R. #3240 UNLESS NOTED OTHERWISE.
2. THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT HAS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
3. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF JOHNSON ROAD COMMERCE CENTRE, (PB. 177, PG. 8 B.C.R.)
4. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
5. OWNERSHIP OF FENCES AND/OR WALLS ALONG THE PROPERTY BOUNDARIES WAS NOT DETERMINED.
6. LEGAL DESCRIPTION SHOWN ABOVE WAS PREPARED BY PAUL E. BREWER AND ASSOC., INC.
7. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY PAUL E. BREWER AND ASSOC. INC. REGARDING EASEMENTS OR OTHER SERVITUDES THAT MAY EFFECT THE SUBJECT PROPERTY.
8. BENCHMARK OF ORIGIN: BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING BENCHMARK #2428, ELEVATION=15.890 (NGVD1929) OR ELEVATION=14.340 (NAVD1988).
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988
10. THE TOP OF BERM ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY COINCIDES APPROXIMATELY WITH THE LINE OF PIGEON PLUM TREES.
11. ALL THE PIGEON PLUM TREES ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY ARE MORE LIKE SHRUBS WITH MULTIPLE SMALL DIAMETER (2" TO 3") STEMS/TRUNKS.
12. THE LIMITS OF THE TREE LOCATION PER THE CLIENTS REQUEST IS AS FOLLOWS:
    THE WESTERN LIMITS IS THE EAST SIDE OF 24' WIDE ACCESS ROAD.
    THE SOUTHERN LIMITS IS THE NORTH SIDE OF PARCEL "L-1"
    THE EASTERN LIMITS IS THE LINE OF PIGEON PLUM TREES SHOWN HEREON.
    THE NORTHERN LIMITS IS THE NORTH BOUNDARY LINE OF THIS SURVEY.

LEGEND:

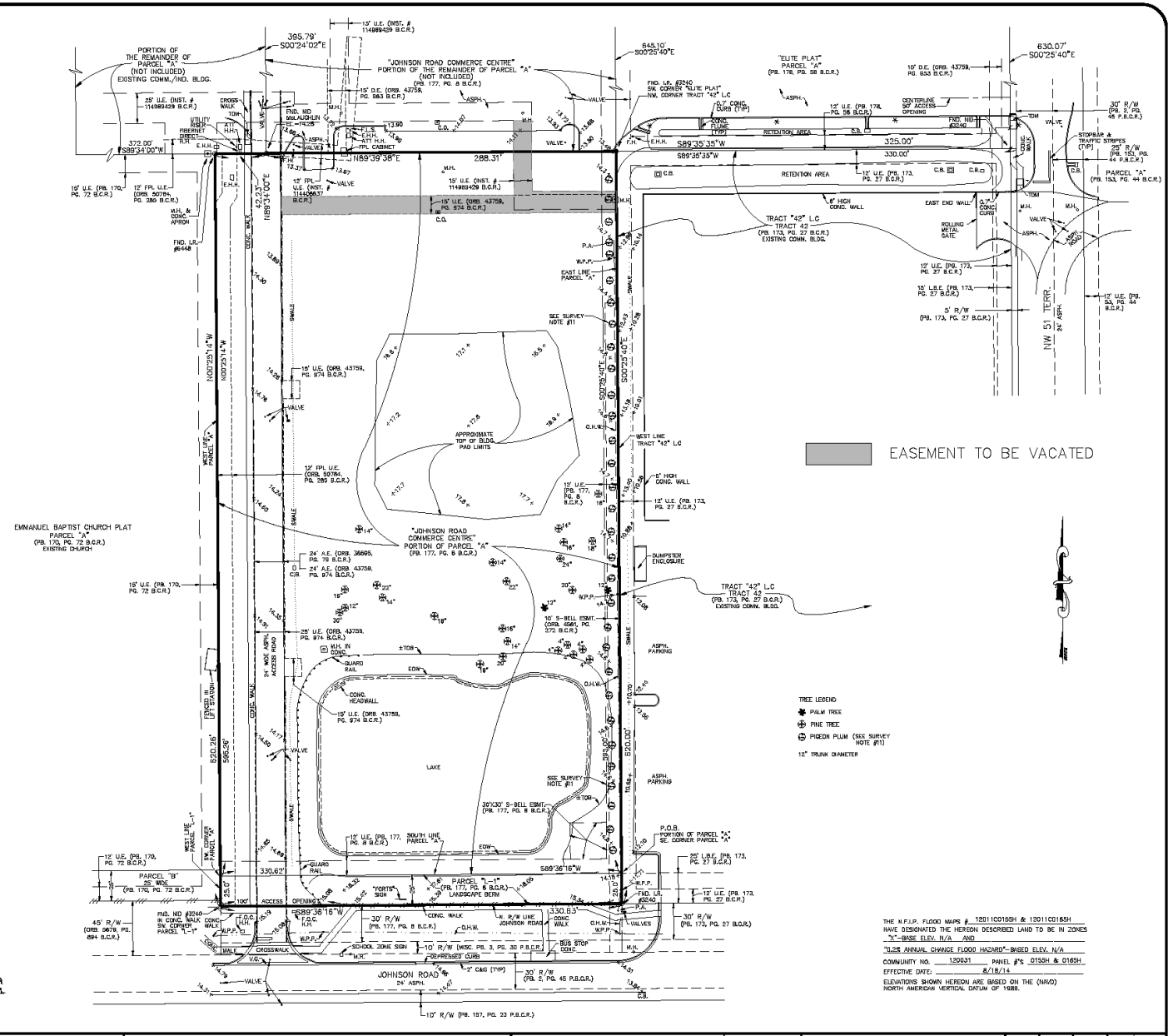
A/C	AIR CONDITIONING	(N.R.)	NON-RADIAL
ASPH.	ASPHALT	NID	NAIL IN DISC
A.E.	ACCESS EASEMENT	NIT.	NAIL IN TAB
APPROX.	APPROXIMATE	O.H.W.	OVERHEAD WIRES
BOC	BACK OF CURB	ORB.	OFFICIAL RECORD BOOK
BM.	BENCHMARK	O/S	OFFSET
BOL.	BOLLARD	P.O.B.	POINT OF BEGINNING
BLDG.	BUILDING	P.O.C.	POINT OF COMMENCEMENT
BFP	BACKFLOW PREVENTER	P.O.T.	POINT OF TERMINATION
BOW	BACK OF WALK	PB	PLAT(BOOK)
B.C.R.	BROWARD COUNTY RECORDS	P.C.P.	PERMANENT CONTROL POINT
COR.	CORNER	P.C.	POINT OF CURVATURE
COMM.	COMMERCIAL	P.R.C.	POINT OF REVERSE CURVATURE
CONC.	CONCRETE	P.C.C.	POINT OF COMPOUND CURVATURE
C&G	CURB AND GUTTER	P.I.	POINT OF INTERSECTION
CATV	CABLE TELEVISION	PRM	PERMANENT REFERENCE MONUMENT
C.B.	CATCH BASIN	(P)	PLAT
C.L.F.	CHAIN LINK FENCE	PVMT.	PAVEMENT
(C)	CALCULATED	PG.	PAGE
COVRD.	COVERED	P.A.	POLE ANCHOR
COL.	COLUMN	PLTR.	PLANTER
CPP	CONCRETE POWER POLE	PROP.	PROPOSED
C.O.	CLEANOUT	PVC	POLYVINYL CHLORIDE
(CFT)	CALCULATED FROM FIELD TRAVERSE	P.K.	PARKER KALON
DESC.	DESCRIPTION	RET.	RETENTION
D	CENTRAL ANGLE	R	RADIUS
D.E.	DRAINAGE EASEMENT	(RAD)	RADIAL
DIA.	DIAMETER	RES.	RESIDENCE
EL.	ELEVATION	REF.	REFERENCE
E.H.H.	ELECTRIC HANDHOLE	R/W	RIGHT OF WAY
EXIST.	EXISTING	RNG.	RANGE
E.O.W.	EDGE OF WATER	SEC.	SECTION
EOP	EDGE OF PAVEMENT	SAN.	SANITARY
ESMT.	EASEMENT	STA.	STATION
EXT.	EXTENDED	S-BELL	SOUTHERN BELL
ELEC.	ELECTRIC	STY.	STORY
FIN. FL.	FINISHED FLOOR	SEW.	SEWER
F.C.	FENCE CORNER	SERV.	SERVICE
F.H.	FIRE HYDRANT	S.F.	SQUARE FEET
FPL	FLORIDA POWER & LIGHT	TWP.	TOWNSHIP
FT.	FOOT	(TYP)	TYPICAL
FND.	FOUND	TAN.	TANGENT
GAR.	GARAGE	T.O.B.	TOP OF BANK
G.T.	GREASE TRAP	U.E.	UTILITY EASEMENT
H.H.	HAND HOLE	V.G.	VALLEY GUTTER
INV.	INVERT	W.F.	WOOD FENCE
I.R.	IRON ROD	W.P.P.	WOOD POWER POLE
I.P.	IRON PIPE	W.V.	WATER VALVE
IRRIG.	IRRIGATION	W.M.	WATER METER
I.E.	INGRESS/EGRESS	W.S.	WATER SERVICE
IND.	INDUSTRIAL	Y.D.	YARD DRAIN
I.D.	IDENTIFICATION	0.00	EXISTING ELEVATION
L	ARC LENGTH	0.00	PROPOSED ELEVATION
L.P.	LIGHT POLE	℄	CENTERLINE
LDP.	LIQUID PROPANE	⚑	L.P. LIGHT POLE
MON.	MONUMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT
(M)	MEASURED	P.B.C.R.	PALM BEACH COUNTY RECORDS
M.H.	MANHOLE		
M.B.	METAL BOLLARD		
M.W.	MONITORING WELL	+15.18	SPOT ELEVATION
M.R.F.	METAL RAIL FENCE	INST. #	INSTRUMENT NUMBER
M.F.	METAL FENCE		
MISC.	MISCELLANEOUS		

NON-VEHICULAR ACCESS (PB. 176, PG. 75 B.C.R.)
NON-VEHICULAR ACCESS (PB. 177, PG. 8 B.C.R.)
NON-VEHICULAR ACCESS (PB. 178, PG. 58 B.C.R.)



LOCATION MAP NOT TO SCALE

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



THE N.F.I.P. FLOOD MAPS # 12011C0155H & 12011C0165H HAVE DESIGNATED THE HEREON DESCRIBED LAND TO BE IN ZONES "X"-BASE ELEV. N/A AND "0.2% ANNUAL CHANCE FLOOD HAZARD"-BASED ELEV. N/A
COMMUNITY NO. 120031 PANEL #'S .0155H & 0165H
EFFECTIVE DATE: 8/18/14
ELEVATIONS SHOWN HEREON ARE BASED ON THE (NAVD) NORTH AMERICAN VERTICAL DATUM OF 1988.

PAUL E. BREWER & ASSOCIATES, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
PH.: (954) 753-5210
FAX: (954) 753-9813
E-MAIL: BREWERJM@BELLSOUTH.NET

CERTIFICATION:
I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 10/17/14

PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240

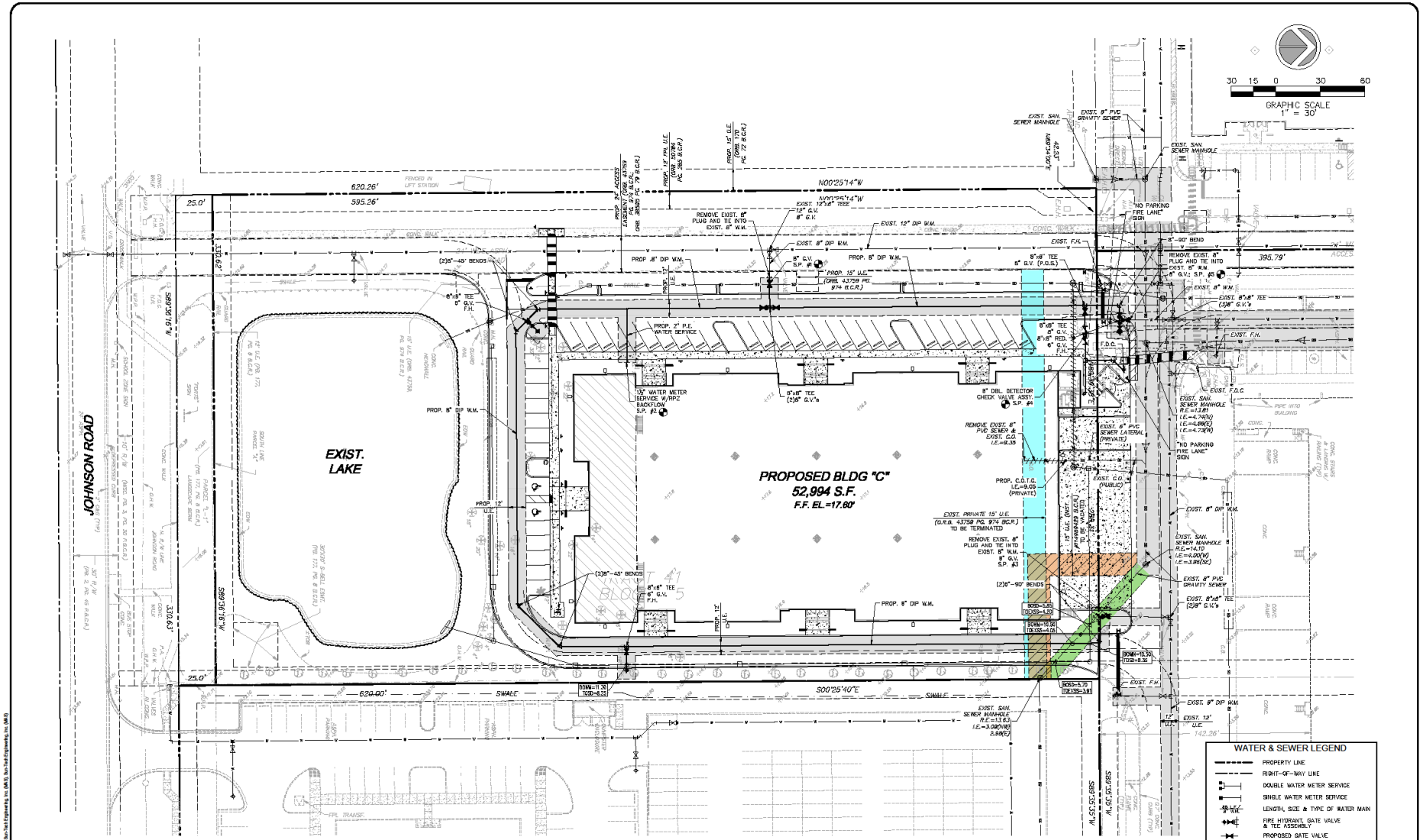
PARCELS "L-1" & A PORTION OF PARCEL "A", JOHNSON ROAD COMMERCE CENTRE

(PB. 177, PG. 8 B.C.R.)

NOTE:
THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD

SCALE: 1" = 40'
FB/PG: ELECTRONIC & FILE
DRAWN BY: OTHERS A.F.F.
CK'D. BY: WDK
JOB NO: 19-60

REVISIONS	DATE	BY	CK'D	FB/PG
ADD U.E. (INST. #114989429 B.C.R.) NOT A FIELD UPDATE	12/3/19	WDK		N/A
BLDG. PAD LOCATION & TOPOGRAPHY	10/2/19	WDK	AFF	N/A
TREE LOCATION & TOPOGRAPHY ALONG E. BOUNDARY (SEE SURVEY NOTES #10, #11 & #12)	8/24/19	WDK	AFF	N/A
SOUTH LEGAL ONLY	4/18/16	AFF	WDK	N/A


JOHNSON ROAD
EXIST. LAKE
PROPOSED BLDG "C"
52,994 S.F.
F.F. EL.=17.60'
620.26'
595.26'
620.00'
330.63'
N00°25'14"W
S00°25'40"E
S89°16'16"W
N89°55'55"E
SWALE
PROP. 2" P.E. WATER SERVICE
PROP. 8" DIP W.M.
EXIST. 8" DIP W.M.
EXIST. 12" DIP W.M.
EXIST. 8" PVC GRAVITY SEWER
EXIST. SAN. SEWER MANHOLE
EXIST. F.H.
EXIST. F.D.C.
EXIST. 6" PVC SEWER LATERAL (PRIVATE)
EXIST. C.O.C. (PUBLIC)
PROP. C.O.T.G. I.E.=9.05 (PRIVATE)
EXIST. PRIVATE 15' U.E. (O.R.B. 43759 PG. 974 (B.C.R.) TO BE TERMINATED
15' U.E. (REST.) TO BE VACATED
"NO PARKING FIRE LANE" SIGN
1½" WATER METER (SERVICE W/RP2 BACKFLOW S.P. #2
8" DBL DETECTOR CHECK VALVE ASSY. S.P. #4
REMOVE EXIST. 8" PLUG AND TIE INTO EXIST. 8" W.M.
REMOVE EXIST. 6" PVC SEWER & EXIST. C.O. I.E.=8.35
(2)8"-45° BENDS
(2)8"-90° BENDS
8"x8" TEE (2)6" G.V.'s
6"x6" TEE 6" G.V. F.H.
8"x8" TEE 8" G.V. (P.O.S.)
8"x6" RED. 6" G.V. F.H.
8" G.V. S.P. #5
8" G.V. S.P. #3
8"-90° BEND
EXIST. 8"x8" TEE (2)6" G.V.'s
EXIST. SAN. SEWER MANHOLE R.E.=13.81 (E.=4.74(N) (E.=4.69(SE) (E.=4.73(W)
EXIST. SAN. SEWER MANHOLE R.E.=14.10 I.E.=4.00(W) I.E.=3.89(SE)
EXIST. SAN. SEWER MANHOLE R.E.=11.63 I.E.=3.08(W) I.E.=3.08(E)
EXIST. 12" U.E.
EXIST. 15" U.E.
PROP. 15" U.E. (ORB. 43759 PG. 974 (B.C.R.)
PROP. 12' P.U.E. (ORB. 50764 PG. 280 (B.C.R.)
PROP. 15' U.E. (ORB. 50764 PG. 172 (B.C.R.)
PROP. ACCESS EASEMENT (ORB. 43759 PG. 974 (B.C.R.)
EXIST. 12' U.E. (PB. 170 PG. 8 (B.C.R.)
EXIST. 30' R/W (PB. 2 PG. 45 P.B.C.R.)
EXIST. 12' U.E. (PB. 170 PG. 8 (B.C.R.)
EXIST. 30' R/W (PB. 170 PG. 8 (