



**NORTH BROWARD  
PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



# NORTH BROWARD PREPARATORY SCHOOL ARTS + INNOVATION CENTER & EARLY CHILDHOOD CENTER

PLANNING AND ZONING MEETING

07.10.2026

**Kimley»Horn**





### CAMPUS CONTEXT AERIAL

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



**NORTH BROWARD PREPARATORY**  
AIC + ECC  
P&Z MEETING | 07.10.2026



**DITMAN ARCHITECTURE**

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648

HILLSBORO CANAL

COMMON PROPERTY LINE

LYONS ROAD

NORTH BROWARD  
PREPARATORY  
SCHOOL

Existing  
Conservation  
Area

Existing  
Conservation  
Area

~300'

~100'

Proposed Area of New Buildings

NW 74<sup>TH</sup> STREET



### PROJECT CONTEXT AERIAL

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD  
PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



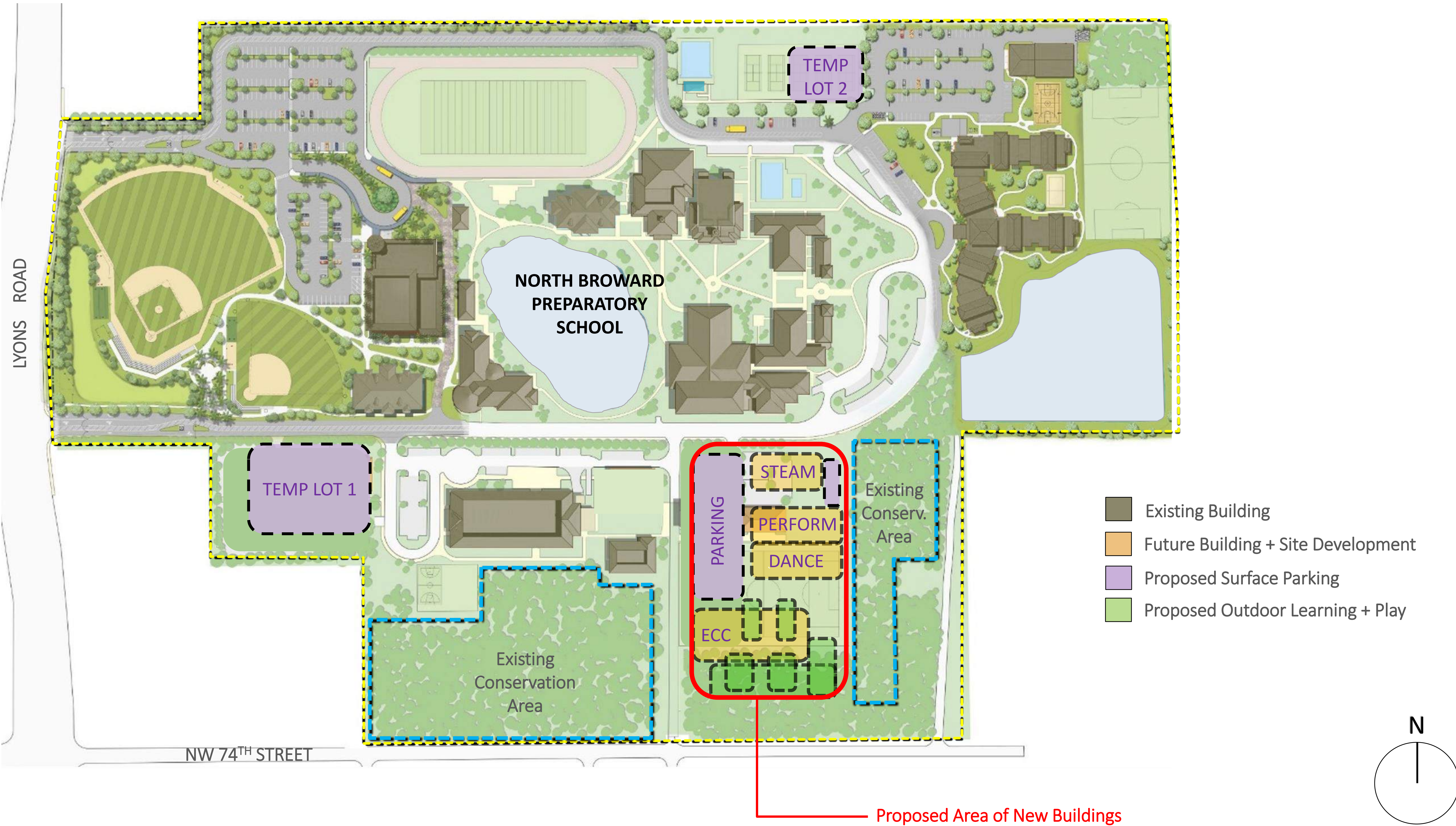
**NORTH BROWARD PREPARATORY**  
AIC + ECC

P&Z MEETING | 07.10.2026



**DITMAN  
ARCHITECTURE**

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648



2022-2028 MASTER PLAN, CONSISTENT WITH CAMPUS VISION

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



NORTH BROWARD PREPARATORY  
AIC + ECC  
P&Z MEETING | 07.10.2026



1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648

SPEED TABLE, SAFE PEDESTRIAN CROSSING

EXISTING CAMPUS DRIVE

ARTS + INNOVATION CENTER

BUILDING 1: 1-STORY

BUILDING 1

"STEAM", 25', ~8,000 GSF

BUILDING 2: 1-STORY

BUILDING 2

"PERFORMANCE", 50', ~13,000 GSF

DANCE & DRAMA, 25', ~13,000 GSF

10 PARKING SPACES & SERVICE DRIVE

Existing Conservation Area

+/- 80 PARKING SPACES

SENSORY GARDEN

~300'

EARLY CHILDHOOD CENTER

BUILDING 3: 1-STORY

BUILDING 3

PRE-K + K, 25', ~25,000 GSF

OUTDOOR LEARNING POD

Existing Conservation Area

MEANDERING NATURE PATH

OUTDOOR LEARNING POD

SECURE PLAY POD

EXISTING FIRE LANE / FIRE ACCESS ONLY

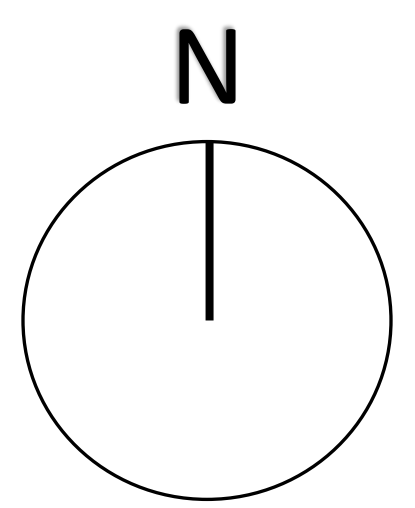
~100'

~50'

Native Species Buffer

PROPERTY LINE

SW 74th STREET



EXPANSION SITE PLAN

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



NORTH BROWARD PREPARATORY SCHOOL  
A NORD ANGLIA EDUCATION SCHOOL



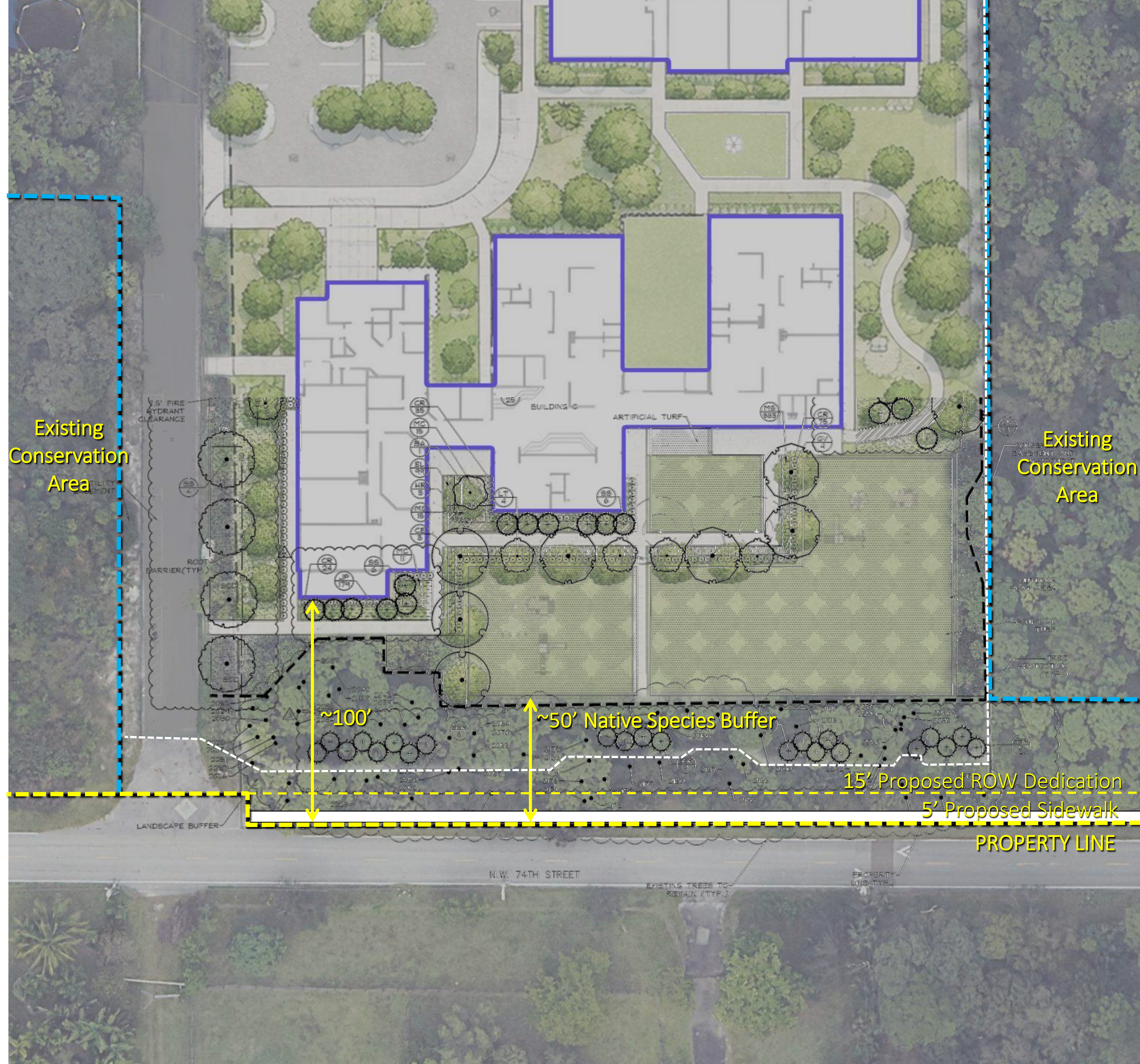
NORTH BROWARD PREPARATORY  
AIC + ECC

P&Z MEETING | 07.10.2026



DITMAN ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648



## ENHANCED NATIVE LANDSCAPE BUFFER

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD  
PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



**NORTH BROWARD PREPARATORY**  
AIC + ECC

P&Z MEETING | 07.10.2026



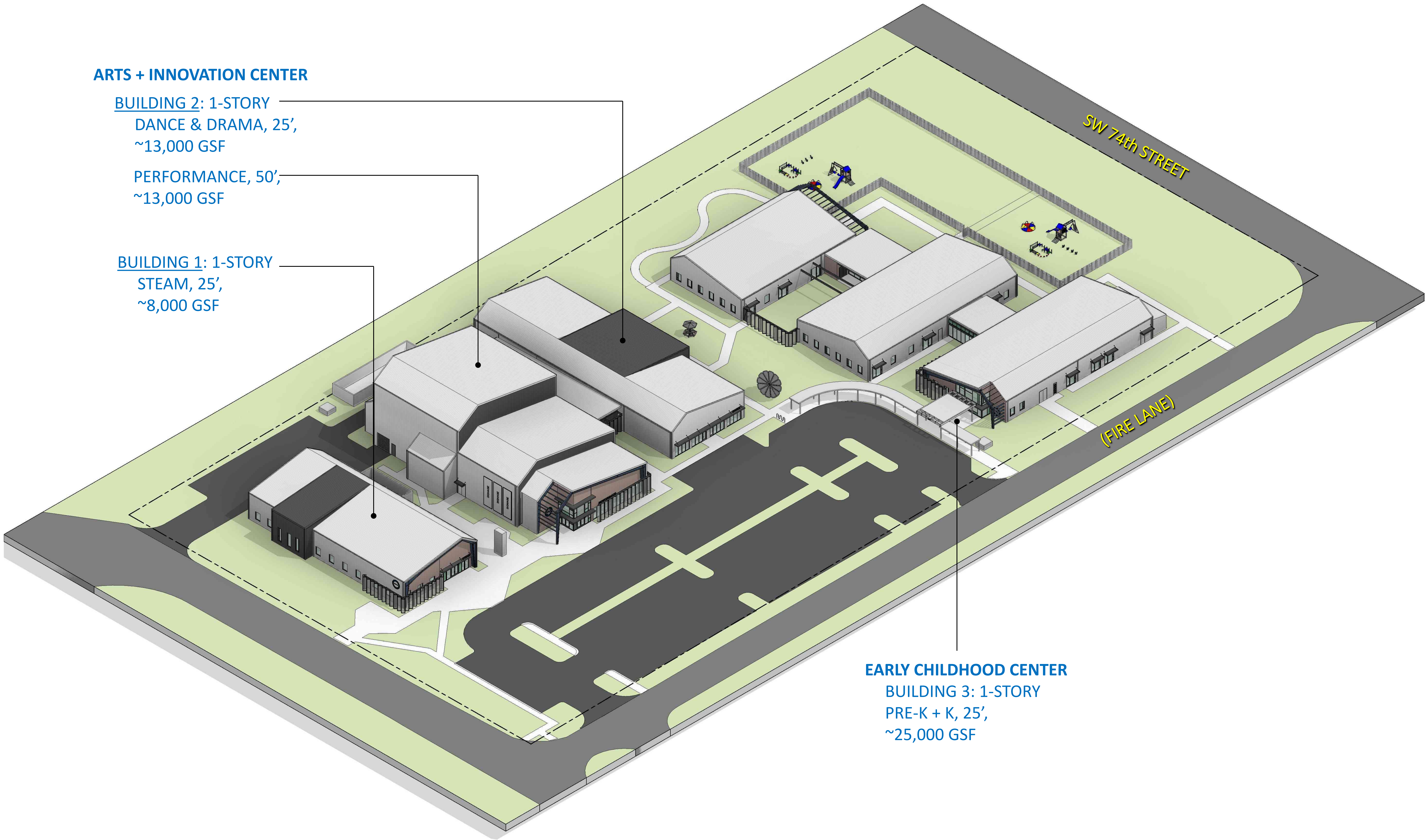
**DITMAN**  
ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648

**ARTS + INNOVATION CENTER**

**BUILDING 2: 1-STORY**  
DANCE & DRAMA, 25',  
~13,000 GSF  
  
PERFORMANCE, 50',  
~13,000 GSF

**BUILDING 1: 1-STORY**  
STEAM, 25',  
~8,000 GSF



**EARLY CHILDHOOD CENTER**  
BUILDING 3: 1-STORY  
PRE-K + K, 25',  
~25,000 GSF

**AXONOMETRIC AERIAL**

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD  
PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



**NORTH BROWARD PREPARATORY**  
AIC + ECC

P&Z MEETING | 07.10.2026



**DITMAN  
ARCHITECTURE**

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648



**KNOX COLLEGE  
WHITCOMB ART CENTER**

- METAL CONSTRUCTION ASSOCIATION CHAIRMAN'S AWARD IN EDUCATION (2017)
- ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT BUILDING
- AESTHETIC AND FUNCTIONAL VERSITILITY, UTILIZING THE ROOF MATERIAL ALONG WALLS.
- DURABILITY AND SUSTAINABILITY OF METAL, HIGH RECYCLED CONTENT.



**MT. HOOD CC EARLY CHILDHOOD CENTER**



**BEN FRANKLIN CHARTER SCHOOL, K-8**

**PRE-ENGINEERED METAL BUILDINGS | EDUCATIONAL CASE STUDIES**

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD  
PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



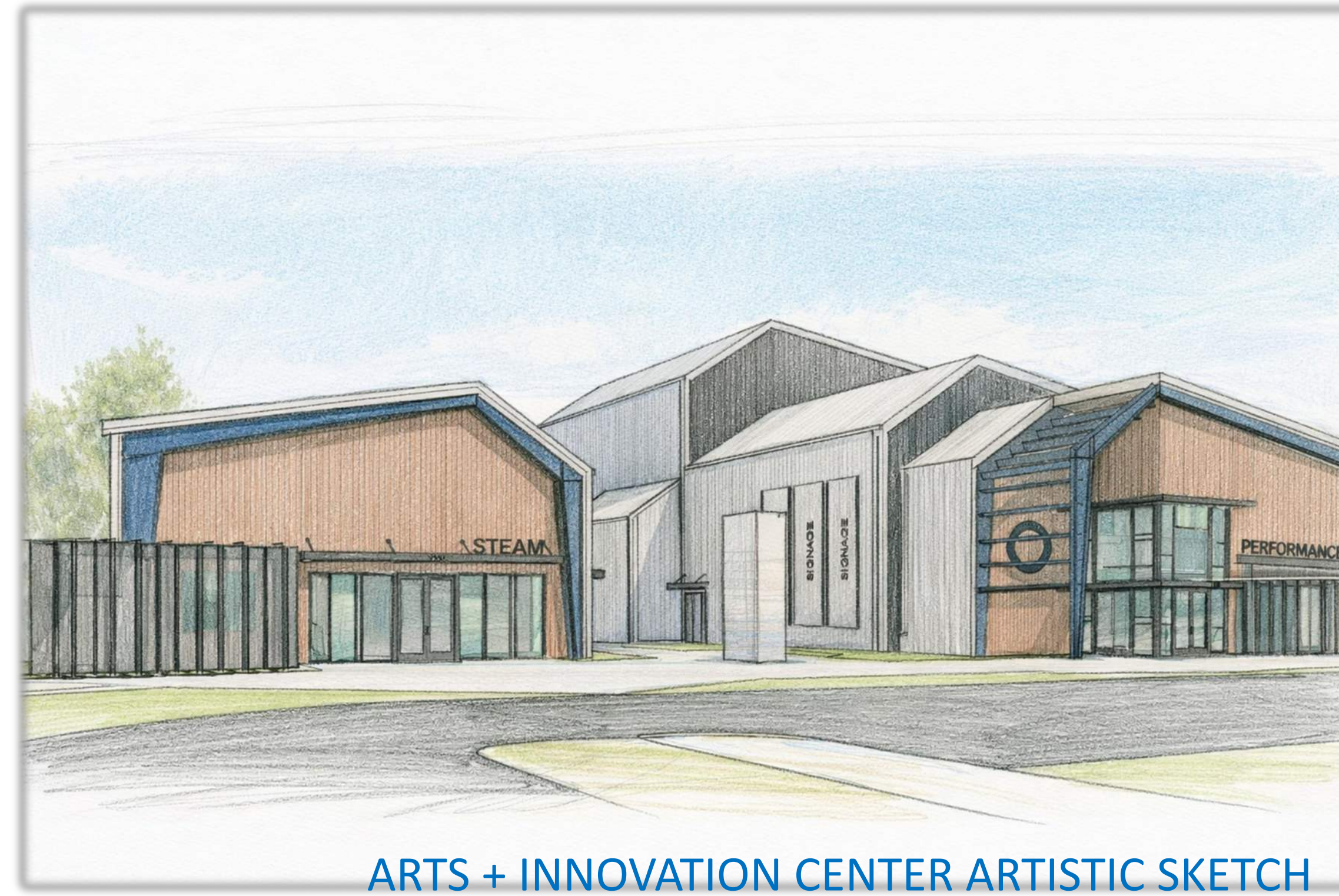
**NORTH BROWARD PREPARATORY  
AIC + ECC**

P&Z MEETING | 07.10.2026



**DITMAN  
ARCHITECTURE**

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648



ARTS + INNOVATION CENTER ARTISTIC SKETCH



EARLY CHILDHOOD CENTER ARTISTIC SKETCH



## FINAL EXTERIOR DESIGN

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD  
PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



**NORTH BROWARD PREPARATORY**  
**AIC + ECC**  
P&Z MEETING | 07.10.2026



**DITMAN**  
ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648



NORTH ELEVATION



WEST ELEVATION



BUILDING 1 FAÇADE MURAL

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD  
PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



**NORTH BROWARD PREPARATORY**  
AIC + ECC  
P&Z MEETING | 07.10.2026



**DITMAN  
ARCHITECTURE**

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648



SOUTH ELEVATION



BUILDING 1 FAÇADE MURAL

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD  
PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



**NORTH BROWARD PREPARATORY**  
AIC + ECC  
P&Z MEETING | 07.10.2026

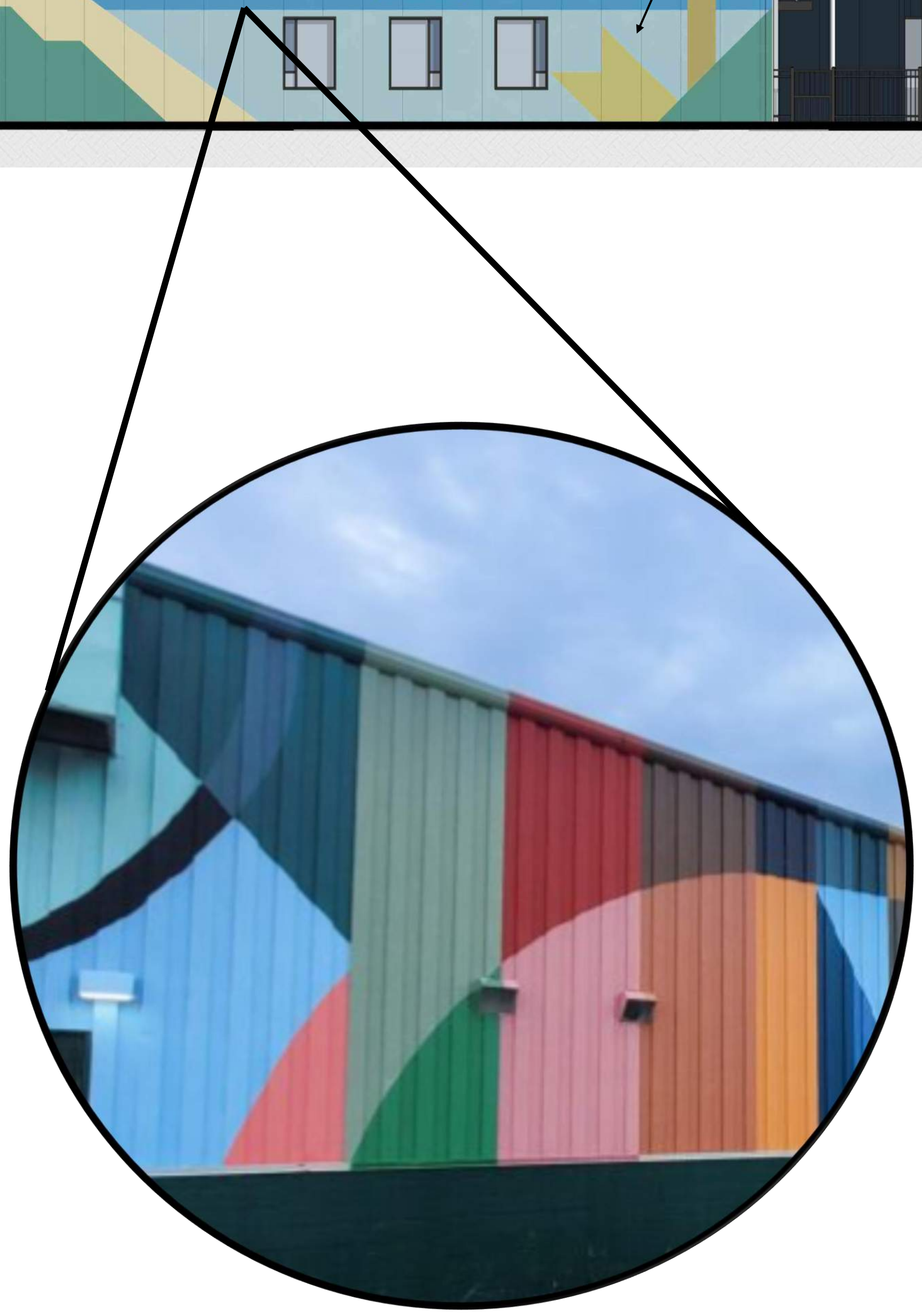


**DITMAN**  
ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648



NORTH ELEVATION



PAINTED METAL BUILDING



BUILDING 3 FAÇADE MURAL

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



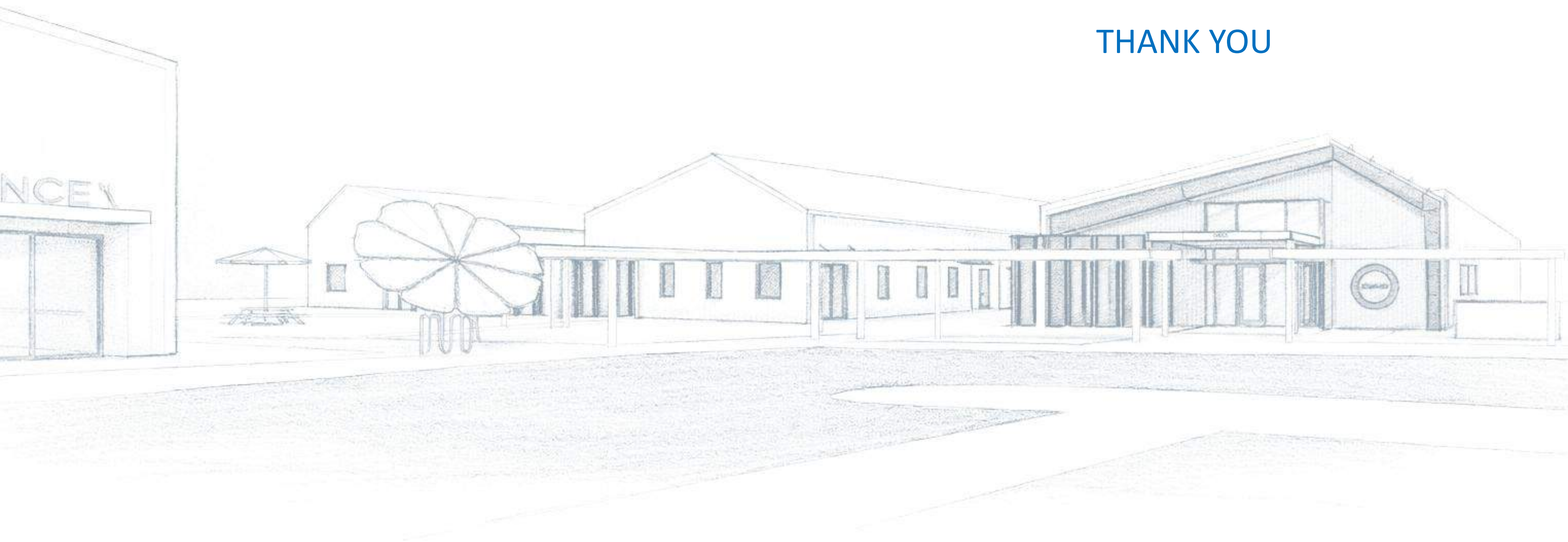
NORTH BROWARD PREPARATORY  
AIC + ECC  
P&Z MEETING | 07.10.2026



1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648



THANK YOU



ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD  
PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



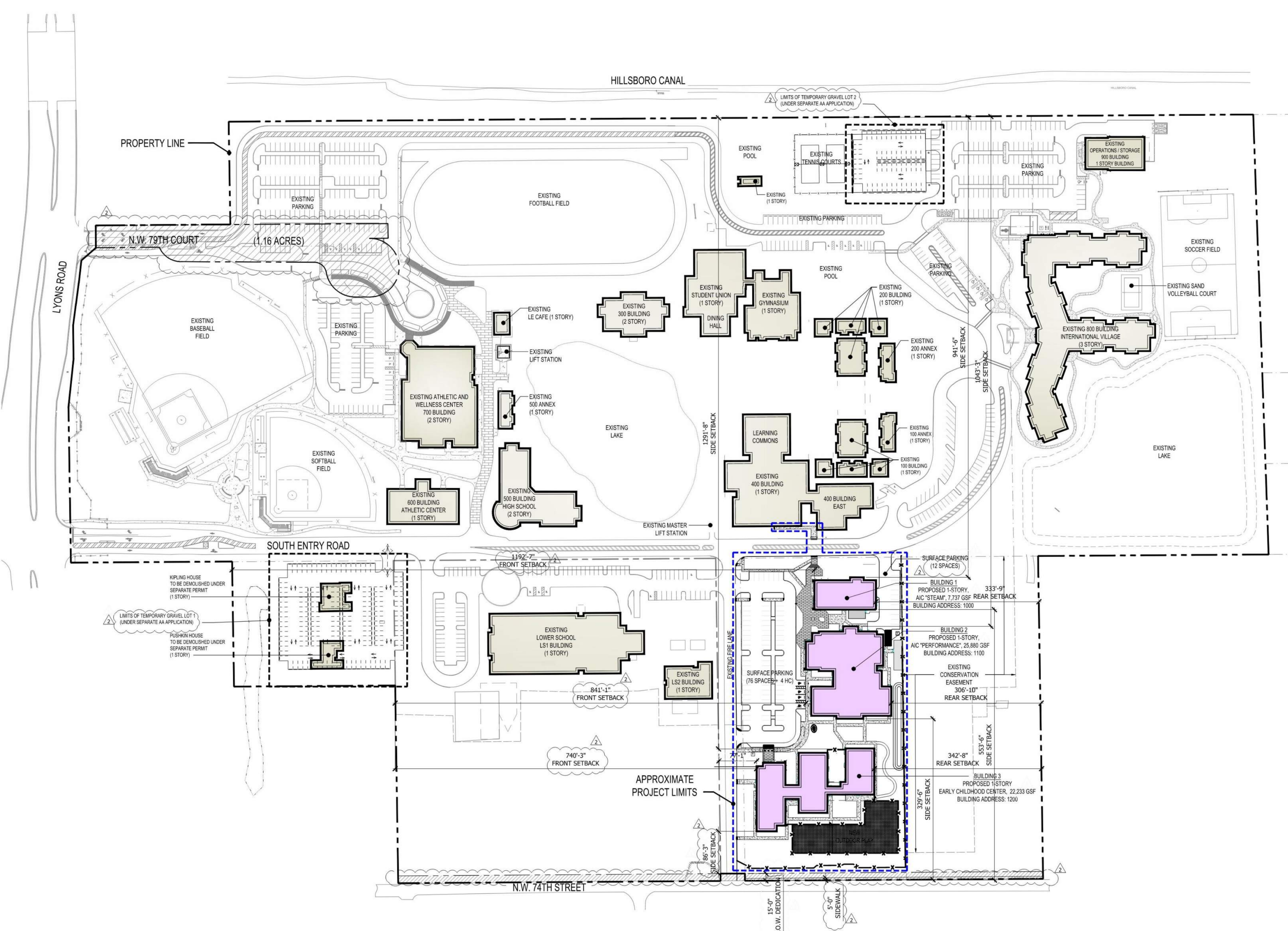
**NORTH BROWARD PREPARATORY**  
**AIC + ECC**  
P&Z MEETING | 07.10.2026



**DITMAN**  
ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648

ZONING AND BUILDING DATA (ALT)	ZONING AND BUILDING DATA
TOTAL SITE ACREAGE = 70.66 ACRES (1.16 ACRES INCLUDED) TOTAL LOT AREA = 3,077,990 GSF PERCENTAGE OF BLDG COV. = 30% MAX (1,55,82% (55,346 SF) PERCENTAGE PAVED AREA = 8.85% (33,219 SF) PERCENTAGE OF OPEN SPACE = 67.31% (-55,430 SF)	ZONING = CF (COMMUNITY FACILITIES) FUTURE LAND USE = E1 (Residential Estate 1) TOTAL SITE ACREAGE = 69.50 ACRES (1.16 ACRES EXCLUDED) TOTAL LOT AREA = 3,027,420 GSF PERCENTAGE OF BLDG COV. = 30% MAX (1,56,09% (55,346 SF) PERCENTAGE OF LAKES = 8.76% PERCENTAGE PAVED AREA = 9% (33,219 SF) PERCENTAGE OF OPEN SPACE = 68.43% (-55,430 SF) AREA OF REDEVELOPMENT = 5.21 ACRES (226,948 SF)
<b>BUILDING 1 - ARTS AND INNOVATION CENTER 'STEAM'</b> NUMBER OF STORES = 1-STORY MAX BLDG HEIGHT = 50'-0" MAXIMUM 23'-1" PROVIDED (ARCH. FEATURE MEAN HEIGHT)	
<b>BUILDING 2 - ARTS AND INNOVATION CENTER 'PERFORMANCE'</b> NUMBER OF STORES = 1-STORY W/ ENCLOSED MEZZANINE** MAX BLDG HEIGHT = 50'-0" MAX. / 46'-6" PROVIDED (ARCH. FEATURE MEAN HEIGHT)	
<b>BUILDING 3 - EARLY CHILDHOOD CENTER</b> NUMBER OF STORES = 1-STORY MAX BLDG HEIGHT = 50'-0" MAXIMUM 23'-1" PROVIDED (ARCH. FEATURE MEAN HEIGHT)	
<b>REQUIRED OFF-STREET PARKING (PER 13-407)</b> ELEMENTARY + MIDDLE SCHOOL = 3 SPACES PER CLASSROOM HIGH SCHOOL = 1 SPACE PER 5 STUDENTS 3 SPACES / CLASSROOM X 98 = 294 SPACES 1 SPACE / 5 STUDENTS X 1,062** = 213 SPACES TOTAL CAMPUS REQ. PARKING = 507 SPACES EXISTING CAMPUS PARKING = 616 SPACES (595 REG / 21 HCP) PROPOSED NEW PARKING = 92 SPACES (88 REG / 4 HCP) TOTAL CAMPUS PROV. PARKING = 708 SPACES (683 REG / 25 HCP) LOADING IS NOT REQUIRED, BUT PROVIDED FOR THIS PROJECT ON THE EAST SIDE OF BUILDING 2 TO PROVIDE ACCESS TO THE SCENE SHOP. **THIS NUMBER REPRESENTS HIGH SCHOOL DAY STUDENT ENROLLMENT FORECASTED THROUGH 2029. HIGH SCHOOL BOARDING STUDENTS HAVE NOT BEEN INCLUDED IN THIS CALCULATION SINCE THEY LIVE ON CAMPUS AND DO NOT OWN OR OPERATE VEHICLES.	
<b>APPROXIMATE CONSTRUCTION SCHEDULE</b> BUILDING 1 - STEAM + SITE WORK (AIC) CONSTRUCTION COMMENCEMENT: AUGUST 2026 CONSTRUCTION COMPLETION: AUGUST 2027 BUILDING 2 - PERFORMANCE (AIC) CONSTRUCTION COMMENCEMENT: AUGUST 2026 CONSTRUCTION COMPLETION: DECEMBER 2027 BUILDING 3 - EARLY CHILDHOOD CENTER (ECC) CONSTRUCTION COMMENCEMENT: AUGUST 2026 CONSTRUCTION COMPLETION: AUGUST 2028	
<b>APPROXIMATE SITE WORK PHASING</b> PHASE 0 - SITE REMOVALS AND ESC MEASURES TO BE INSTALLED PHASE 1 - EXCAVATION FOR UTILITIES/STORM AND UTILITY/STORM INSTALLATION PHASE 2A - CONSTRUCTION OF PROPOSED STEAM BUILDING AND CONNECT UTILITIES PHASE 2B - CONSTRUCTION OF PROPOSED PERFORMANCE BUILDING AND CONNECT UTILITIES PHASE 2C - PARTIAL STABILIZATION OF HORIZONTAL CONTROL TO SUPPORT NEW BUILDINGS PHASE 3 - CONSTRUCTION OF PROPOSED ECC BUILDING AND CONNECT UTILITIES PHASE 4 - REMOVAL OF TEMPORARY ESC MEASURES AND FINAL STABILIZATION OF HORIZONTAL CONTROL, GRADING, LANDSCAPING AND ANY OTHER AT GRADE FEATURES	
<b>GRAPHIC LEGEND</b> 	
<b>SCALE: 1"=1000'-0"</b> 0 500' 1000' 2000'	



OVERALL ARCHITECTURAL MASTER PLAN

**CLIENT**  
 NORTH BROWARD PREPARATORY SCHOOL  
 3600 LYONS ROAD  
 COCONUT CREEK, FL 33073  
 (772) 254-2400

**ARCHITECT**  
  
 DITMAN ARCHITECTURE  
 1358 W NEWPORT CENTER DR, SUITE B  
 DEERFIELD BEACH, FL 33442  
 (561) 994-3793 FAX (561) 994-3048

**CONSULTANT**

**PROJECT TITLE**  
 NBPS  
 ARTS AND INNOVATION CENTER & EARLY CHILDHOOD CENTER

**PROJECT LOCATION**  
 7600 LYONS RD  
 COCONUT CREEK, FL  
 33073

**PROFESSIONAL OF RECORD**  
  
 CRAIG DITMAN  
 ARCHITECT  
 11102 SE  
 11102 SE  
 01 21 26  
 05 18 26

**SUBMITTAL HISTORY**

**DRC PACKAGE NOT FOR CONSTRUCTION**

**PROJECT NUMBER**  
 251390

**SHEET NAME**  
 OVERALL ARCHITECTURAL MASTER PLAN

**SHEET NUMBER**  
 A1.00

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD PREPARATORY**  
 AIC + ECC  
 P&Z MEETING | 07.10.2026



1358 W NEWPORT CENTER DR SUITE B  
 DEERFIELD BEACH FLORIDA 33442  
 954.379.3015  
 AA26003648

FILE NAME: Autodesk Docs://NBP Reno + Expansion/NBP\_AIC+ECC\_DRC SITE\_R24.rvt  
DATE STAMP: 5/22/2026 11:07:21 AM

**SUSTAINABILITY CHECKLIST**  
THE PROJECT SHALL BE DESIGNED BY/TOWN T. WILSON, AIA, LEED AP BD-C ASSOCIATE PRINCIPAL WITH DITMAN ARCHITECTURE AS THE LEED ACCREDITED PROFESSIONAL FOR THIS PROJECT.

**A. SUSTAINABLE SITE DEVELOPMENT**

1. CONSTRUCTION POLLUTION PREVENTION  
NBP IS IN THE PROCESS OF INTERVIEWING GENERAL CONTRACTORS FOR THIS PROJECT. WHEN AWARDED, THE SCHOOL WILL REQUIRE THE GC TO PROVIDE A CONSTRUCTION POLLUTION PREVENTION PLAN PRIOR TO BREAKING GROUND ON THE PROJECT.

2. CONSTRUCTION SITE MATERIALS RECYCLING  
NBP IS IN THE PROCESS OF INTERVIEWING GENERAL CONTRACTORS FOR THIS PROJECT. WHEN AWARDED, THE SCHOOL WILL REQUIRE THE GC TO PROVIDE A CONSTRUCTION SITE MATERIALS RECYCLING PLAN PRIOR TO BREAKING GROUND ON THE PROJECT.

3. STORMWATER MANAGEMENT  
THE CAMPUS CURRENTLY HAS TWO LARGE EXISTING STORMWATER PONDS, AND THE DESIGN OF THIS PROJECT WILL INTERCONNECT TO THE EXISTING UNDERGROUND PIPING TO MEET THE REQUIREMENTS OF BROWARD COUNTY SURFACE WATER.

4. ALTERNATIVE TRANSPORTATION  
THE CAMPUS CURRENTLY HAS APPROXIMATELY 8 STUDENT BUSES IN CIRCULATION AND PROVIDES AN AVERAGE OF A SIMILAR POOL PARKING OF THE SCHOOL.

5. MINIMIZING HEAT ISLAND EFFECT  
THE PROPOSED PROJECT WILL SEEK TO INTEGRATE THE FOLLOWING BUILDING ROOFING MATERIALS BASED ON THE ROOF SLOPE.  
1. LOW SLOPED ROOF LESS THAN 2:12 - INITIAL SRI 87  
2. STEEP SLOPED ROOF GREATER THAN 2:12 - INITIAL SRI 39 OR 3-YR AGED SRI 22

**B. WATER EFFICIENCY**

1. INNOVATIVE WATER TECHNOLOGIES  
THE PROPOSED PROJECT WILL UTILIZE PLUMBING AND FITTING EFFICIENCY WITH LOW FLOW RATES ALONG WITH AUTO SHUTOFFS WHERE POSSIBLE. THE PROJECT WILL ALSO INTEGRATE EFFICIENT DOMESTIC HOT WATER EQUIPMENT AS WELL AS ENERGY STAR OR EQUIVALENT WHERE POSSIBLE (E.G. WASHING MACHINES).

2. WATER EFFICIENT LANDSCAPING  
THE PLANT PALETTE PROPOSED FOR THIS PROJECT WILL UTILIZE BOTH NATIVE AND DROUGHT TOLERANT PLANTINGS THAT WILL ONLY BE IRRIGATED AS NEEDED TO MAINTAIN THE OVERALL HEALTH OF THE ONSITE LANDSCAPING.

**C. ENERGY EFFICIENCY**

1. MINIMUM ENERGY PERFORMANCE  
THE OWNER HAS A GOAL OF EXCEEDING CODE STANDARDS SPECIFIC TO ENERGY BILLS WHEN COMPARED TO ASHRAE 90.1 USING THE BUILDING PERFORMANCE RATING METHOD. ENERGY SAVINGS SHOULD BE ACHIEVED BY OPTIMIZING KEY FACTORS SUCH AS A HIGH PERFORMANCE BUILDING ENVELOPE, HIGH EFFICIENCY HVAC SYSTEMS, HVAC ENERGY RECOVERY UNITS, ENERGY EFFICIENT LIGHTING SYSTEMS AND HIGH PERFORMANCE GLAZING.  
THE BUILDING SYSTEMS SHOULD BE DESIGNED AND INSTALLED TO ALLOW PART-LOAD OPERATION WITHOUT SACRIFICING OPERATING EFFICIENCY.

2. ON-SITE RENEWABLE ENERGY  
NBP HAS SELECTED TO INSTALL TWO SOLAR HARVESTING METHODS. THE FIRST METHOD IS (1) HAVEN SOLAR SHELTER MANUFACTURED BY SPOTLIGHT SOLAR. THESE SHELTERS PROVIDE SEATING AND STANDING TABLE POWER OUTLETS AND WIRELESS CHARGING AS A COMPLEMENT TO THE OUTDOOR TEACHING AND GATHERING SPACES ON THE SOUTH SIDE OF THE ARTS AND INNOVATION CENTER. PLEASE REFER TO SITE PLAN KEYNOTE SP08 ON SHEET A1.10, INDICATING THE LOCATION OF THE SOLAR SHELTERS. PLEASE REFER TO DETAIL 22A1.51 FOR FEATURES OF THE SOLAR SHELTER. THE SECOND METHOD IS (2) SOLAR FLOWER SOLAR PANELS TO TEACH CHILDREN THE BASICS OF SOLAR ENERGY IN A HANDSON AND ENGAGING MANNER BY INVITING THEM TO WITNESS THE SOLAR TRACKING MOVEMENTS OF THE SOLAR FLOWER. PLEASE REFER TO SITE PLAN KEYNOTE SP09 ON SHEET A1.10, INDICATING THE LOCATION OF THE SOLAR SHELTER. PLEASE REFER TO DETAIL 22A1.51 FOR FEATURES OF THE SMART FLOWER.

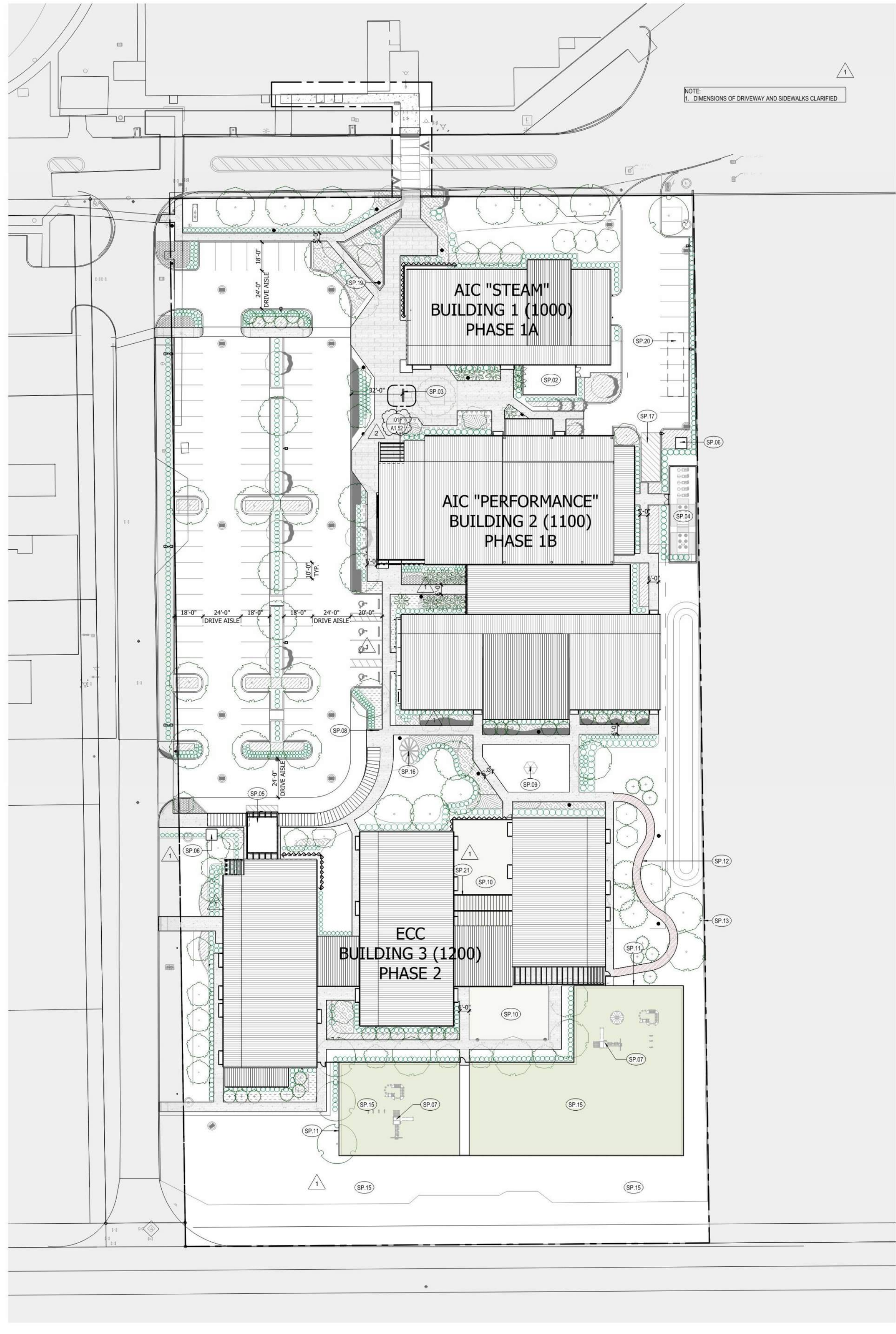
**D. INDOOR ENVIRONMENTAL QUALITY**

1. INDOOR AIR QUALITY  
THE TEMPERATURE AND HUMIDITY REQUIREMENTS WILL BE GUIDED FOR HUMAN COMFORT ONLY. PROJECT WILL PROVIDE LOW VOC PAINTS, COATINGS, ADHESIVES, AND SEALANTS FOR INTERIOR SPACES. PROVIDE SUSTAINABLE CARPET FLOORING WHERE POSSIBLE.  
LIGHTING LEVELS ARE NECESSARY TO PROVIDE AN ACCEPTABLE LEVEL OF LIGHTING FOR ITS OCCUPANTS AND SHALL BE MAINTAINED AT A DESIGN MINIMUM.

**E. MATERIALS AND RECYCLING**

1. RECYCLING OF REVOLUTION WASTE  
NBP IS IN THE PROCESS OF INTERVIEWING GENERAL CONTRACTORS FOR THIS PROJECT. WHEN AWARDED, THE SCHOOL WILL REQUIRE THE GC PROVIDE A CONSTRUCTION SITE RECYCLING PLAN PRIOR TO BREAKING GROUND ON THE PROJECT.  
2. STORAGE AND COLLECTION OF RECYCLABLES POST-OCCUPANCY  
NBP HAS A ROBUST EXISTING MASTER TRASH/RECYCLE PLAN IN PLACE WITH REPUBLIC FOR THEIR 80-ACRE CAMPUS. THE SCHOOL CURRENTLY HAS 4 COMPACTORS, 3 FLIP TOP CONTAINERS, AND ONE 30 YD DUMPSTER.  
• (1) 8-YARD RECYCLE - SERVICED TUESDAY/FRIDAY  
• (1) 35-YARD RECYCLE COMPACTOR - ON-CALL  
• (2) 8-YARD TRASH - SERVICED TUESDAY/FRIDAY  
• (2) 8-YARD TRASH/COMPACTOR - SERVICED TUESDAY/FRIDAY  
AS PART OF THE PROPOSED PROJECT, THERE IS NO NEW DEDICATED TRASH OR COMPACTOR AREA. RATHER, THE SCHOOL WILL UTILIZE THEIR MASTER CAMPUS TRASH MANAGEMENT APPROACH. COLLECT INDIVIDUALLY WITHIN THE THREE NEW BUILDINGS, AND BRING THEM TO THE CENTRALIZED AREA IN THE NORTHEAST CORNER OF THEIR CAMPUS FOR RECYCLING AND TRASH. SPECIFIC TO RECYCLING, AS THEY DO WITH ALL EXISTING BUILDINGS ON CAMPUS, MAINTENANCE AND JANITORIAL STAFF WILL COLLECT RECYCLABLE MATERIALS FROM EACH SPACE STORED IN BLUE CONTAINERS, AND THEY WILL BE BROUGHT TO THE CENTRALIZED RECYCLE AREA IN THE REAR OF THE MAINTENANCE BUILDING IN THE NORTHEAST CORNER OF CAMPUS. THE CONTAINERS HAVE CARDBOARD, PAPER, PLASTIC AND METAL.  
3. BUILDING REUSE  
THIS PROJECT IS A NEW DEVELOPMENT AND AS SUCH OPPORTUNITIES FOR BUILDING REUSE IS NOT POSSIBLE. HOWEVER, A DISCUSSION ON CONSTRUCTION MATERIAL REUSE WILL BE HAD WITH THE SELECTED GENERAL CONTRACTOR.  
4. REGIONAL MATERIALS  
THE DESIGN TEAM WILL SEEK TO INTEGRATE MATERIALS FOR THE PROJECT THAT HAVE BEEN EXTRACTED, HARVESTED OR RECOVERED, AS WELL AS MANUFACTURED WITHIN 500 MILES OF THE PROJECT SITE.

THE PROJECT OWNER ACKNOWLEDGES THAT THEY MUST MAINTAIN ALL GREEN COMPONENTS FOR THE LIFE OF THE BUILDING.



**GENERAL SITE PLAN NOTES**

1. FFE OF 0'-0" IN THESE PLANS REF TO CIVIL ELEV XXXX NAVD OR XXXX NGVD.
2. CONT SHALL FIELD VFY ALL EXIST COND PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY, INACCURACY OR CONFLICTING INFO BEFORE EXECUTION OF WORK.
3. DO NOT SCALE DIMENSIONS FROM DWGS. ANY UNKNOWN DIMENSION SHALL BE OBTAINED FROM DESIGN PROFESSIONAL VIA REQUEST FOR INFORMATION (RFI).
4. REFER TO CIVIL AND LANDSCAPE DWGS FOR ALL INFORMATION REGARDING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO PAVING, GRADING, SITE GRADING, PLANTINGS ETC.
5. REF TO STRUCT, PLUMB & ARCHITECTURAL DWGS FOR SLOPES & ELEV OF FINISHED FLOORS WITHIN THE BLDG FOOTPRINT. REF TO CIVIL FOR SLOPES AND ELEV OUTSIDE THE BLDG FOOTPRINT.
6. REF TO ARCHITECTURE, CIVIL & LANDSCAPE DWGS FOR ALL WORK OUTSIDE THE BLDG ENVELOPE.
7. ALL EXIST DOORS, LOUVERS, WINDOWS, & FRAMES SHALL HAVE PRODUCT APPROVALS. LOUVERS SHALL BE WIND-DRIVEN RAIN RESISTANT.
8. REF TO PLUMBING DWGS FOR ALL FIXTURES, RAIN WATER LEADERS, DRAIN & VENT CONNECTIONS.
9. REF TO LANDSCAPE AND HANDSCAPE DWGS FOR PLANTINGS AND IRRIGATION.
10. REF TO SURVEY FOR THE IDENTIFICATION OF EXIST STRUCTURES NOT NOTED ON ANY SITE PLANS PROVIDED IN THE CONSTRUCTION DOCUMENTS. ALL DIMENSIONS, GRADE ELEV, AND EXIST COND INFO IS BASED ON THE SURVEY. INFO SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR PRIOR TO COMMENSAL CONSTRUCTION OR ORDERING MATERIAL. REPORT ANY DISCREPANCY TO THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
11. ALL EXIST STRUCTURES SUCH AS, BUT NOT LIMITED TO, EQUIPMENT, UTILITIES, PAVEMENT, AND LANDSCAPE TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IN A MANNER THAT MATCHES OR IMPROVES EXIST CONDITIONS.
12. REFER TO PARKING FUNCTIONALITY DWGS FOR PAVEMENT MARKINGS AND SIGNAGE WITHIN THE GARAGE.
13. REF TO CIVIL FOR PAVEMENT MARKINGS AND SIGNAGE OUTSIDE THE BLDG FOOTPRINT.
14. TREATMENT SOIL TREATMENT BENEATH THE BLDG SHALL EXTEND 5 FEET MIN. BEYOND THE STRUCTURAL FOOTPRINT.
15. HORIZ CONTROL DIMS PRIOR FOR REF ONLY. COORD ALL DIMS TO LOCATE AND ORIENT THE BLDG WITH THE SURVEY. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.

**PROJECT KEYNOTES**

NOTE: KEYNOTE NUMBERING IS FOR ORGANIZATIONAL PURPOSES ONLY AND NOT INTENDED TO REFERENCE A SPECIFIC CSI DIVISION.

No.	DESCRIPTION
SP-02	MECHANICAL YARD ENCLOSURE. REFER TO DETAIL 22A1.51.
SP-03	POOLING SIGN DIGITAL DISPLAY. REFER TO DETAIL 01A1.52.
SP-04	CHILLER YARD ENCLOSURE. REFER TO DETAIL 22A1.51.
SP-05	8'-0" AND 12'-0" TALL ALUMINUM CANOPY COVERED WALKWAY W/ UNDERMOUNT LIGHTING. REFER TO DETAIL 12A1.51.
SP-06	TRANSFORMER LOCATION. REFER TO ELECTRICAL PLANS UNDER SEPARATE PERMIT.
SP-07	PRE- & IN- OUTDOOR PLAY EQUIPMENT W/ BLUE FABRIC SHADE STRUCTURES.
SP-08	(8) BICYCLE RACKS. REFER TO DETAIL 11A1.51.
SP-09	HAVEN SOLAR SHELTER. REFER TO DETAIL 22A1.51.
SP-10	LEARNING GARDEN W/ RESILIENT SURFACING (ARTIFICIAL TURF, MULCH, POURED IN PLACE CONCRETE, AND/OR PAVERS - TBD.)
SP-11	6'-0" HIGH POSTERBOARD BLACK METAL POCKET FENCE TO MATCH EXISTING STYLE ON CAMPUS. REFER TO DETAIL 21A1.51.
SP-12	MULCH TRAIL HEADGARDING THROUGH EXISTING MATURE TREES.
SP-13	6'-0" HIGH GREEN CHAIN LINK PROPERTY FENCE TO MATCH EXISTING STYLE ON CAMPUS.
SP-14	OUTDOOR PLAY AREA W/ TURF.
SP-15	SOLAR FLOWER PV PANEL SCULPTURE. REFER TO DETAIL 13A1.51.
SP-16	LOADING ZONE (SMALL BOX TRUCKS).
SP-19	SITE LIGHTING REFER TO ELECTRICAL.
SP-20	APPROXIMATE LOCATION OF TEMPORARY CONSTRUCTION TRAILER.
SP-21	ALUMINUM STRUCTURE W/ RAIN-SENSING LOUVER SYSTEM. OVERALL HEIGHT OF ROOF COVERING SHALL NOT EXCEED 20' TO THE TOP OF FLAT ROOF.

**KEY PLAN**

**GRAPHIC LEGEND**

APPROXIMATE PROJECT LIMITS

0 15'-0" 30'-0" 60'-0"

**ARCHITECTURAL SITE PLAN 1"=30'-0" 01**

**CLIENT**

**ARCHITECT**

**CONSULTANT**

**PROJECT TITLE**  
NBP  
ARTS AND INNOVATION  
CENTER & EARLY  
CHILDHOOD CENTER

**PROJECT LOCATION**  
7600 LYONS ROAD  
COCONUT CREEK, FL  
33073

**PROFESSIONAL OF RECORD**

**SUBMITTAL HISTORY**

1. DRC SUBMITTAL	11.13.25
2. DRC COMMENTS RD-1	01.21.26
3. DRC COMMENTS RD-2	05.18.26

**DRC PACKAGE NOT FOR CONSTRUCTION**

**PROJECT NUMBER**  
251390

**SHEET NAME**  
ARCHITECTURAL  
SITE PLAN

**SHEET NUMBER**  
A1.10

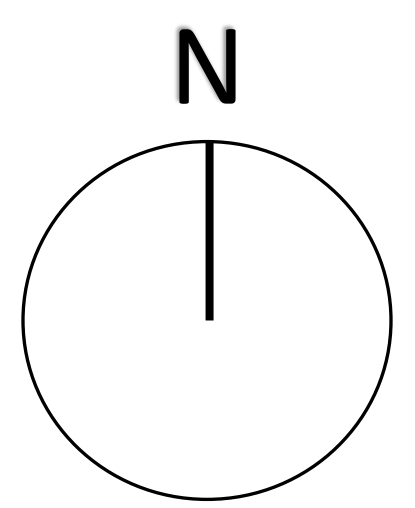
ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



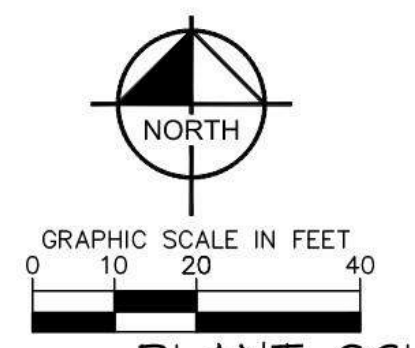
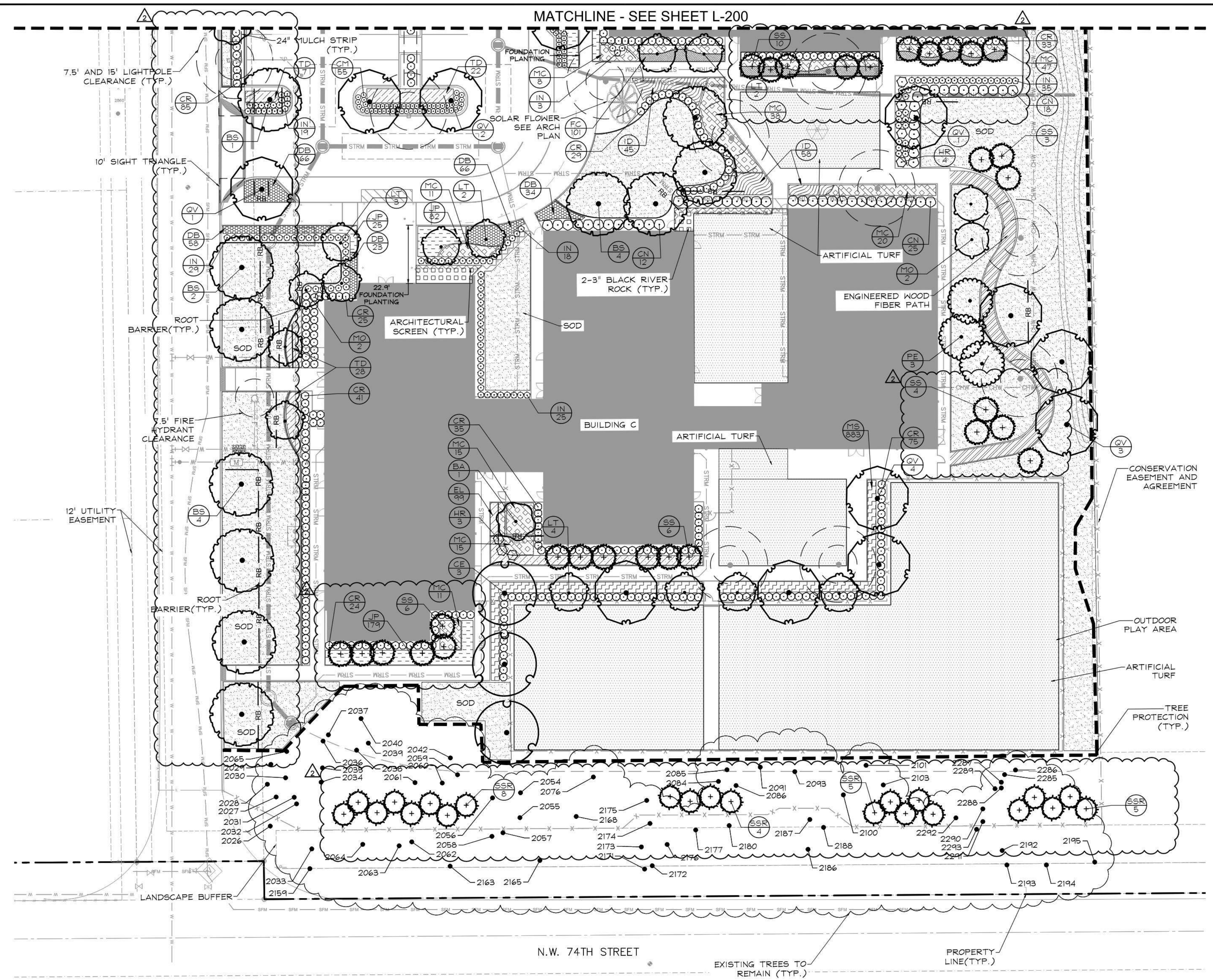
**NORTH BROWARD PREPARATORY**  
AIC + ECC  
P&Z MEETING | 07.10.2026



1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648



Printed By: Tom, Sophie Sheet Set: ARTS & INNOVATION CENTER / EARLY CHILDHOOD CENTER Layout: L-201 LANDSCAPE PLAN May 08, 2026 03:20:09pm K:\brow\sh\140519016 - nbsa storm and ec\CADD\plan\sh\140519016 - 200 LANDSCAPE PLAN.dwg  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**PLANT SCHEDULE**

SYMBOL	CODE	COMMON NAME
<b>TREES</b>		
	BA	Verawood
	BS	Gumbo Limbo
	CE	Green Buttonwood
	EA	Japanese Blueberry Tree
	LT	Tuskegee Grape Myrtle
	MO	Simpson's Stopper
	PE	South Florida Slash Pine
	QV	Southern Live Oak
	TA	Pink Trumpet Tree
<b>PALM TREES</b>		
	SS	Cabbage Palm
	SSR	Cabbage Palm
	VM	Montgomery Palm
<b>SHRUBS</b>		
	CM	Mammy Croton
	CN	Clusia
	CR	Red Tip Coco Plum
	HR	Pink Chinese Hibiscus
	IN	Dwarf Nora Grant Ixora
	PM	Podocarpus
	RE	Lady Palm
<b>SHRUB AREAS</b>		
	EL	Golden Creeper
	FC	Green Island Ficus
	ID	Schillings Dwarf Yaupon Holly
	MC	Pink Muhly Grass
	TD	Dwarf Fakahatchee Grass
<b>GROUND COVERS</b>		
	DB	Blueberry Flax Lily
	JP	Parsoni Juniper
	LE	Emerald Goddess Liriope
	MS	Sunshine Mimosa
	R	MULCH
	SOD	Floratast St. Augustine Grass

SEE FULL SCHEDULE ON L-202

NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
 1615 S. CONGRESS AVE., SUITE 201,  
 DELRAY BEACH, FLORIDA 33445  
 PHONE: 561-330-2345 WWW.KIMLEY-HORN.COM  
 REGISTRY NO. 35106

Tricia Richter  
 2026.05.08  
 6:09:42-0400

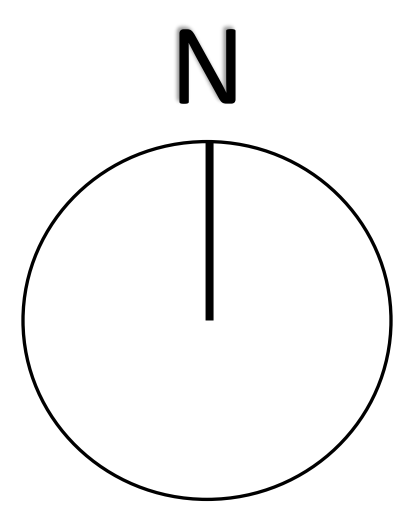
KHA PROJECT	140519016
DATE	APRIL 2026
SCALE	AS SHOWN
DESIGNED BY	IZ
DRAWN BY	IZ
CHECKED BY	JAW

**LANDSCAPE PLAN**

ARTS & INNOVATION CENTER /  
 EARLY CHILDHOOD CENTER  
 PREPARED FOR  
**NORTH BROWARD  
 PREPARATORY SCHOOL**  
 COCONUT CREEK, FLORIDA

PLANS ARE IN NAVD 1988 DATUM  
 CONVERSION EQUATION IS BELOW:  
 NAVD 1988 + 1.55' = NGVD 1929  
 Always call 811 two full business days before you dig to  
 have underground utilities located and marked.  
**Sunshine811.com**  
 THE PRESENCE OF GROUNDWATER  
 SHOULD BE ANTICIPATED. CONTRACTOR'S  
 BID SHALL INCLUDE CONSIDERATION FOR  
 ADDRESSING THIS ISSUE AND OBTAINING  
 ALL NECESSARY PERMITS.

SHEET NUMBER  
**L-201**







## ENHANCED NATIVE LANDSCAPE BUFFER

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD  
PREPARATORY SCHOOL**  
A NORD ANGLIA EDUCATION SCHOOL



**NORTH BROWARD PREPARATORY**  
AIC + ECC

P&Z MEETING | 07.10.2026



**DITMAN  
ARCHITECTURE**

1358 W NEWPORT CENTER DR SUITE B  
DEERFIELD BEACH FLORIDA 33442  
954.379.3015  
AA26003648