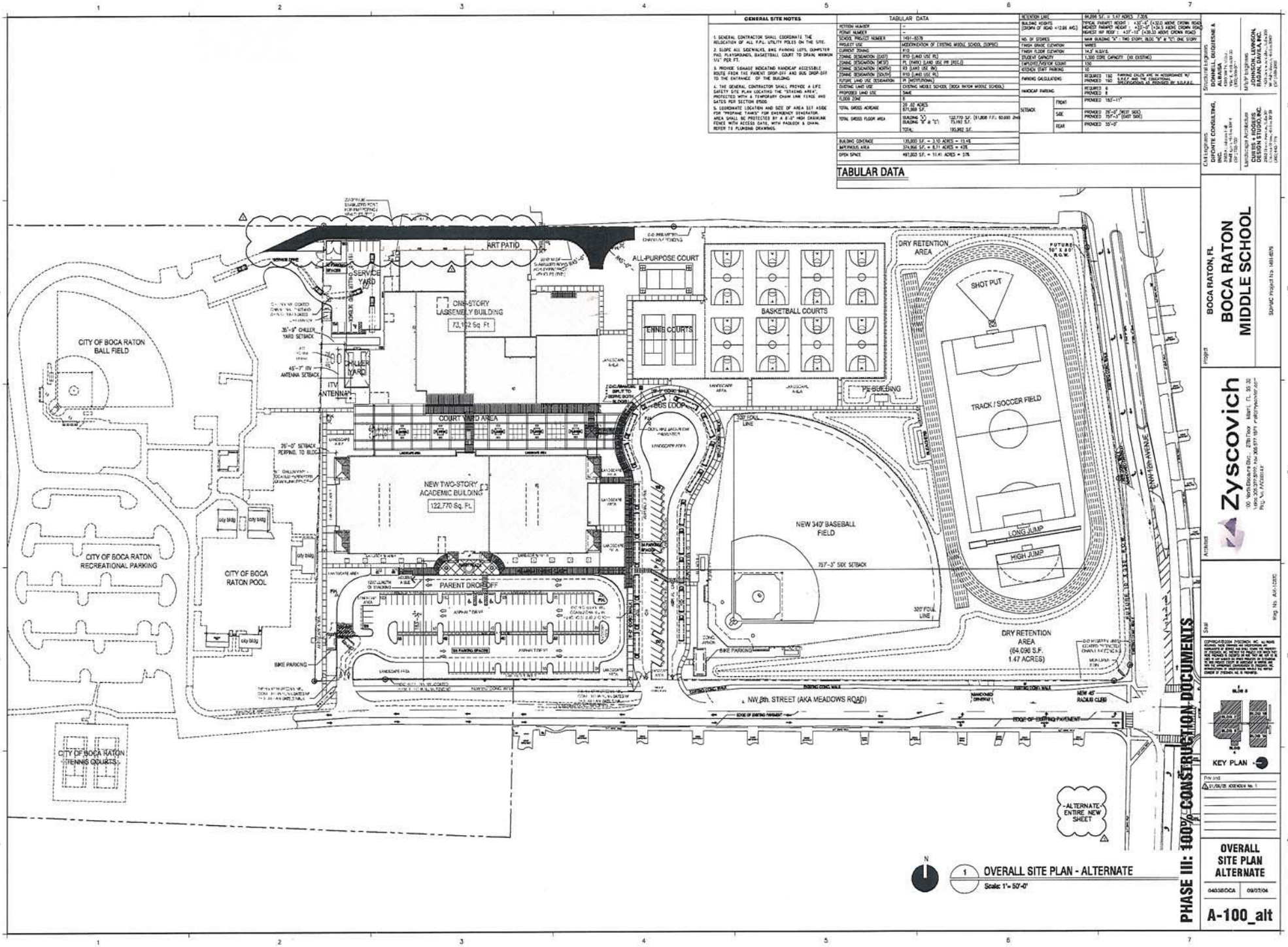

GENERAL SITE NOTES

1. GENERAL CONTRACTOR SHALL COORDINATE THE RELOCATION OF ALL F.P.L. UTILITY POLES ON THE SITE.
2. SLOPE ALL SIDEWALKS, BIKE PARKING LOTS, DUMPSTER PAD, PLAYGROUNDS, BASKETBALL COURT TO DRAIN, MINIMUM 1/4" PER FT.
3. PROVIDE SIGNAGE INDICATING HANDICAP ACCESSIBLE ROUTE FROM THE PARENT DROP-OFF AND BUS DROP-OFF TO THE ENTRANCE OF THE BUILDING.
4. THE GENERAL CONTRACTOR SHALL PROVIDE A LIFE SAFETY SITE PLAN LOCATING THE "STAGING AREA", PROTECTED WITH A TEMPORARY CHAIN LINK FENCE AND GATES PER SECTION 8100.
5. COORDINATE LOCATION AND SIZE OF AREA SET ASIDE FOR "PROPANE TANKS" FOR EMERGENCY GENERATOR. AREA SHALL BE PROTECTED BY A 6'-0" HIGH CHAINLINK FENCE WITH ACCESS GATE, WITH PADLOCK & CHAIN. REFER TO PLUMBING DRAWINGS.

TABULAR DATA

PETITION NUMBER	--
PZ&B# NUMBER	--
SCHOOL PROJECT NUMBER	1491-5579
PROJECT USE	MODERNIZATION OF EXISTING MIDDLE SCHOOL (SDPMC)
CURRENT ZONING	R1B
ZONING DESIGNATION (EAST)	RTD (LAND USE RL)
ZONING DESIGNATION (WEST)	PI, (YARD) (LAND USE PR (REC.))
ZONING DESIGNATION (NORTH)	R3 (LAND USE RM)
ZONING DESIGNATION (SOUTH)	RTD (LAND USE RL)
FUTURE LAND USE DESIGNATION	PI (INSTITUTIONAL)
EXISTING LAND USE	EXISTING MIDDLE SCHOOL (BOCA RATON MIDDLE SCHOOL)
PROPOSED LAND USE	SAME
FLOOD ZONE	X
TOTAL GROSS ACREAGE	28.82 ACRES 871,888 SF.
TOTAL GROSS FLOOR AREA	BUILDING "A" & "C": 122,770 SF. (81,808 F.F.; 50,880 2nd) BUILDING "B": 73,192 S.F. TOTAL: 195,962 S.F.
BUILDING COVERAGE	135,900 S.F. = 3.10 ACRES = 15.4%
IMPERVIOUS AREA	374,866 S.F. = 8.71 ACRES = 43%
OPEN SPACE	497,003 S.F. = 11.41 ACRES = 57%

RETENTION LAKE		64,096 S.F. = 1.47 ACRES (7.3%)
BUILDING HEIGHTS (DROWN OF ROAD +12.66 AVG.)		TYPICAL PARAPET HEIGHT: +30'-6" (+32.0 ABOVE CROWN ROAD) HIGHEST PARAPET HEIGHT: +33'-3" (+34.5 ABOVE CROWN ROAD) HIGHEST RIP ROOF: +37'-10" (+39.33 ABOVE CROWN ROAD)
NO. OF STORIES		MAIN BUILDING "A" - TWO STORY, BLDG "B" & "C" ONE STORY
FINISH GRADE ELEVATION		VARIES
FINISH FLOOR ELEVATION		14.5' N.G.V.E.
STUDENT CAPACITY		1,300 CORE CAPACITY (00 EXISTING)
EMPLOYEE/VISITOR COUNT		150
KITCHEN STAFF PARKING		10
PARKING CALCULATIONS		REQUIRED 150 PROVIDED 160 PARKING CALCS ARE IN ACCORDANCE W/ S.A.C.F. AND THE EDUCATIONAL SPECIFICATIONS AS PROVIDED BY S.D.P.B.C.
HANDICAP PARKING		REQUIRED 6 PROVIDED 8
SETBACK	FRONT	PROVIDED 183'-11"
	SIDE	PROVIDED 26'-0" (WEST SIDE) PROVIDED 757'-3" (EAST SIDE)
	REAR	PROVIDED 35'-0"

TABULAR DATA

Civil engineers: DiPONTE CONSULTING, INC.

Structural Engineers: DONNELL, DUQUESNE & ASSOCIATES

Landscape Architecture: JOHNSON, LEVINSON, RAJAN, DAVILA, INC. / CURTIS + RODGERS DESIGN STUDIO, INC.

MEP/FP Engineers: JOHNSON, LEVINSON, RAJAN, DAVILA, INC.

Project: BOCA RATON MIDDLE SCHOOL
BOCA RATON, FL
SDPMC Project No. 1491-5579

Architect: Zyscovich
100 North Biscayne Blvd., 27th Floor, Miami, FL 33132

Seal

Reg. No. AR-13881

KEY PLAN

Prev. Issd.
01/08/25 ADDENDUM No. 1

OVERALL SITE PLAN ALTERNATE

04038BOCA | 09/07/04

A-100_alt

PHASE III: 100% CONSTRUCTION DOCUMENTS