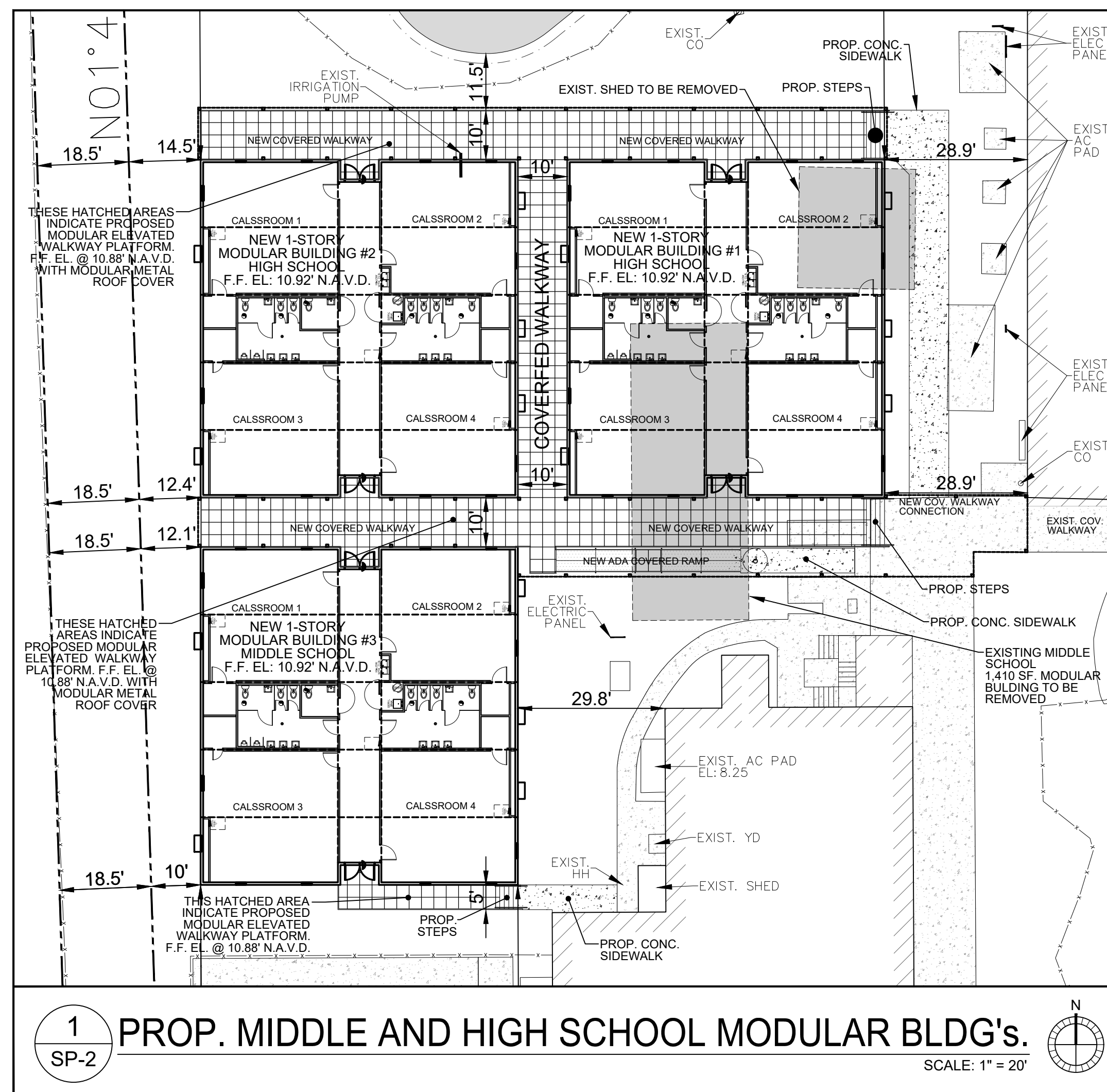
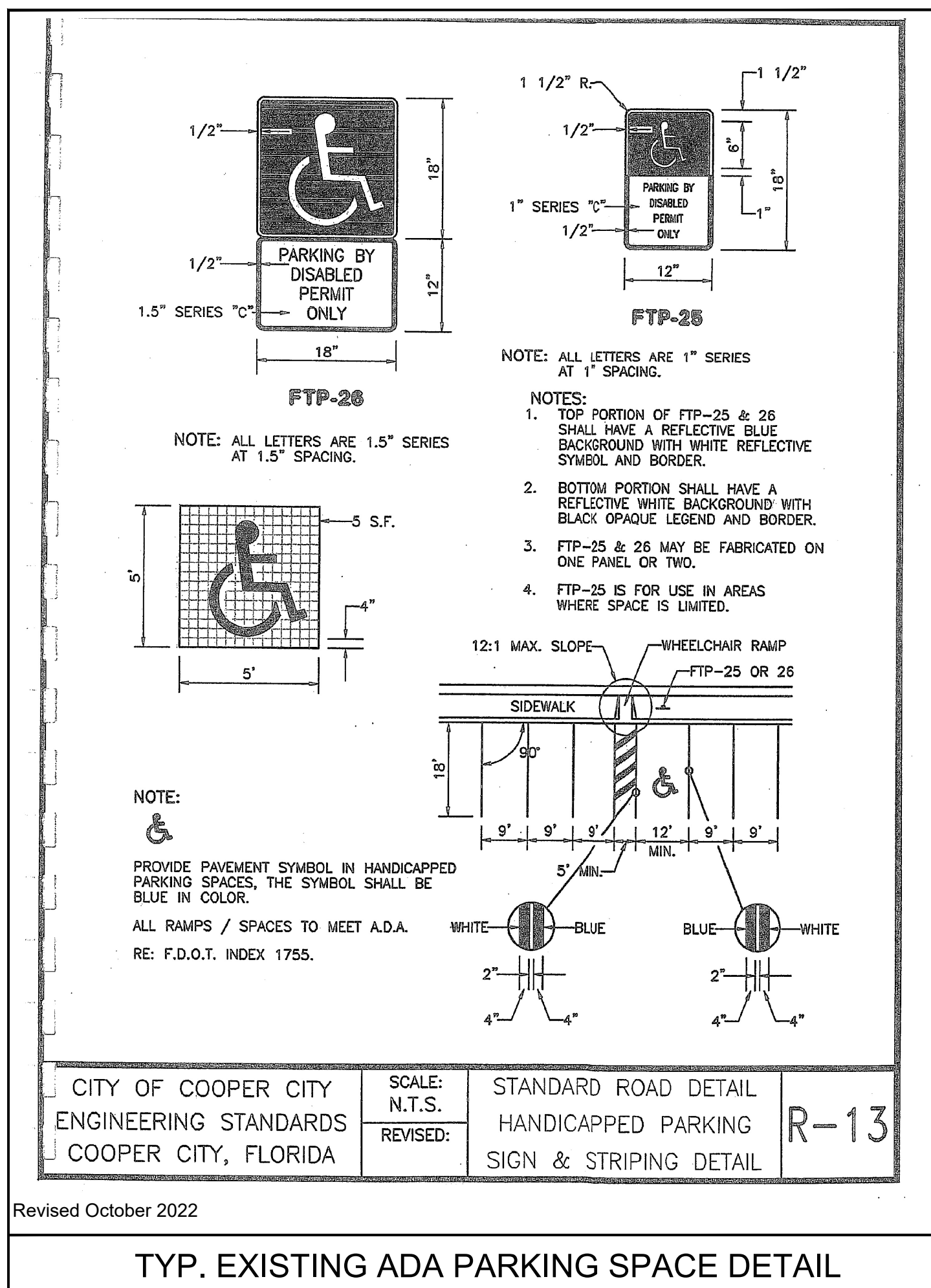
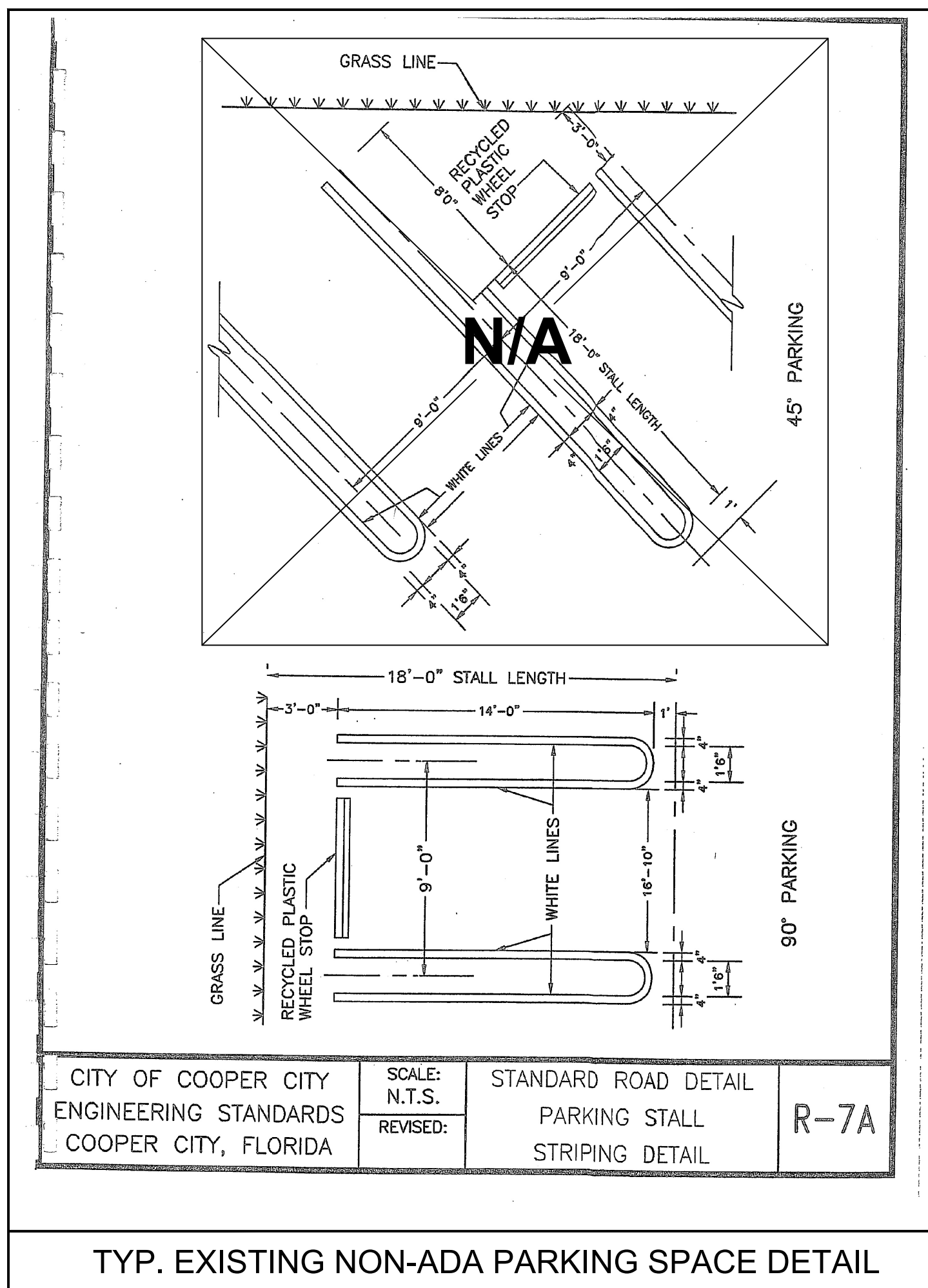


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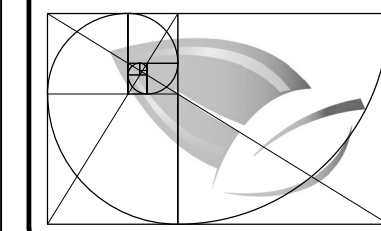
EXIST. PARKING SPACES SIZE NOTE	
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95	10' x 20'
96	10' x 20'
97	10' x 20'
98	10' x 20'
99	10' x 20'
100	10' x 20'



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P.A. Architect, INC.
ARCHITECTURAL PLANNING DESIGN

5450 GRIFFIN ROAD, SUITE B
DAVIE, FLORIDA 33314
Tel: (954) 584-6880 Fax: (954) 581-2631
e-mail: paguirre@pa-architect.com
F1 ORIDA LICENSE AA-260001976



CLIENT:
POTENTIAL CHRISTIAN
ACADEMY

DESIGNED BY:
PHILIP D. AGUIRRE

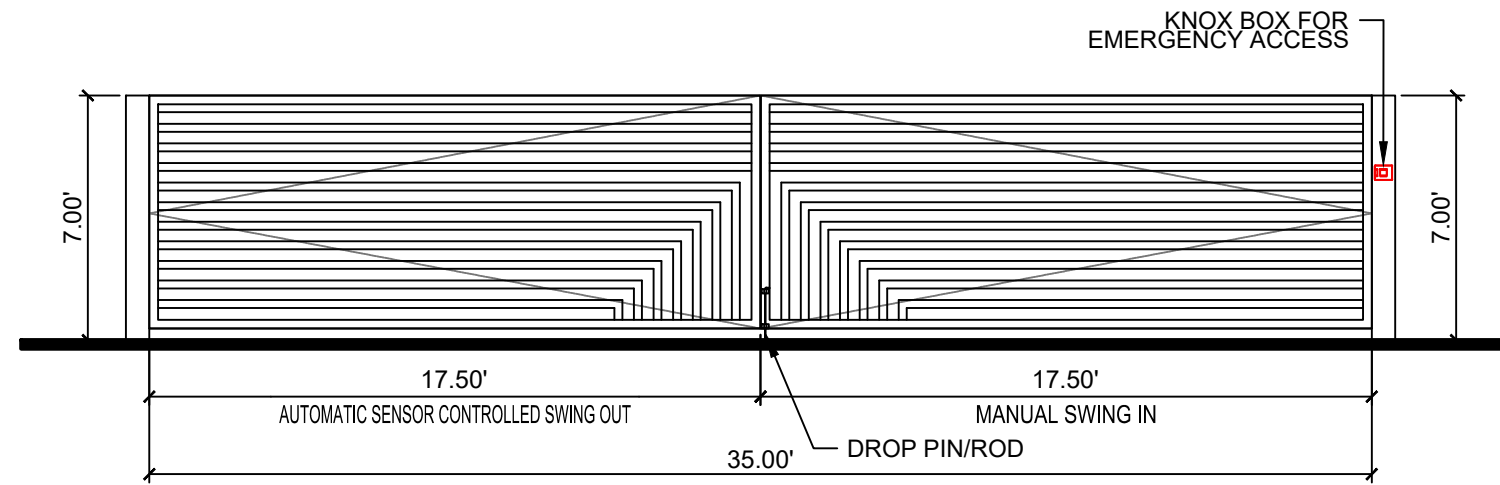
DRAWN BY:
Y.V.

CHKD BY: P.D.A.	ISSUE DATE 09-10-24
--------------------	------------------------

DATE:
PHILIP D. AGUIRRE, R.A.
FL-AR0092740

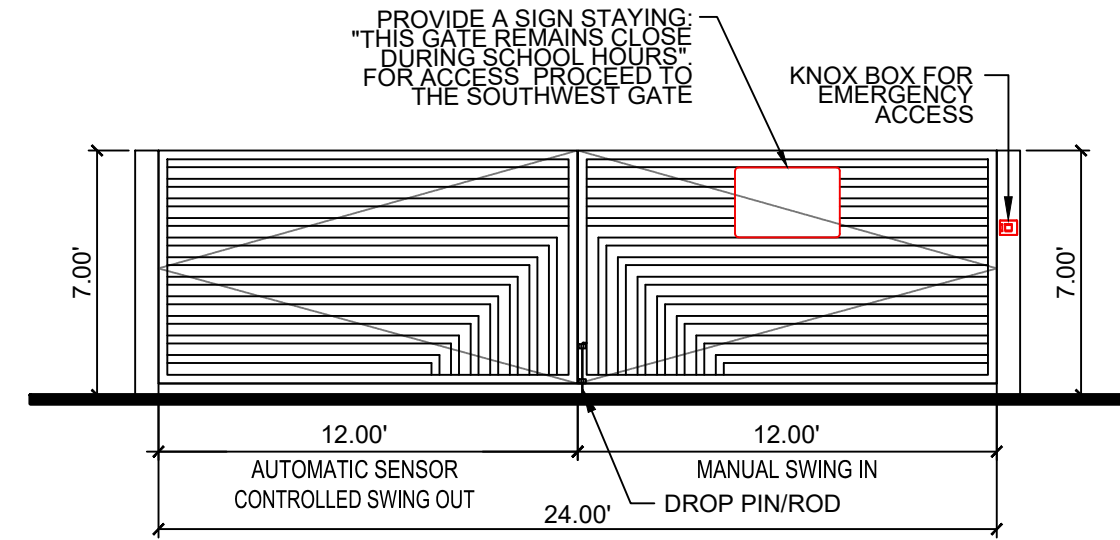
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SERVER.../P/
POTENTIAL...

SHEET
SP-2



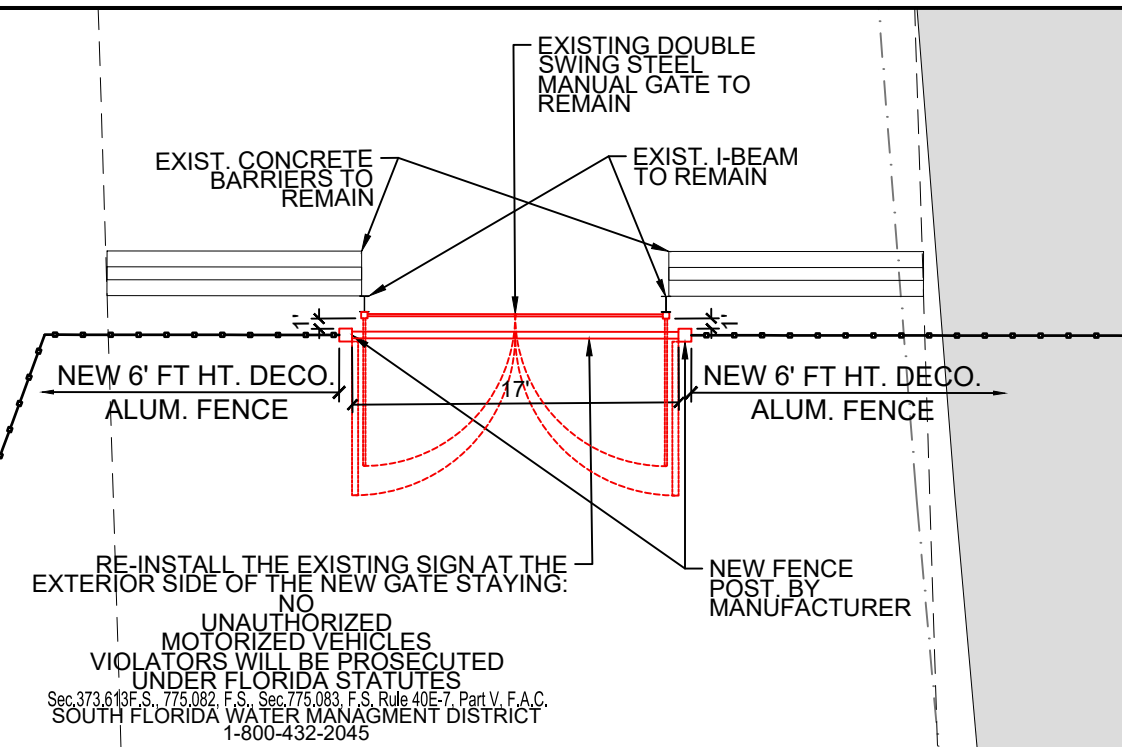
SOUTHWEST GATE FRONT VIEW

SCALE: N.T.S.



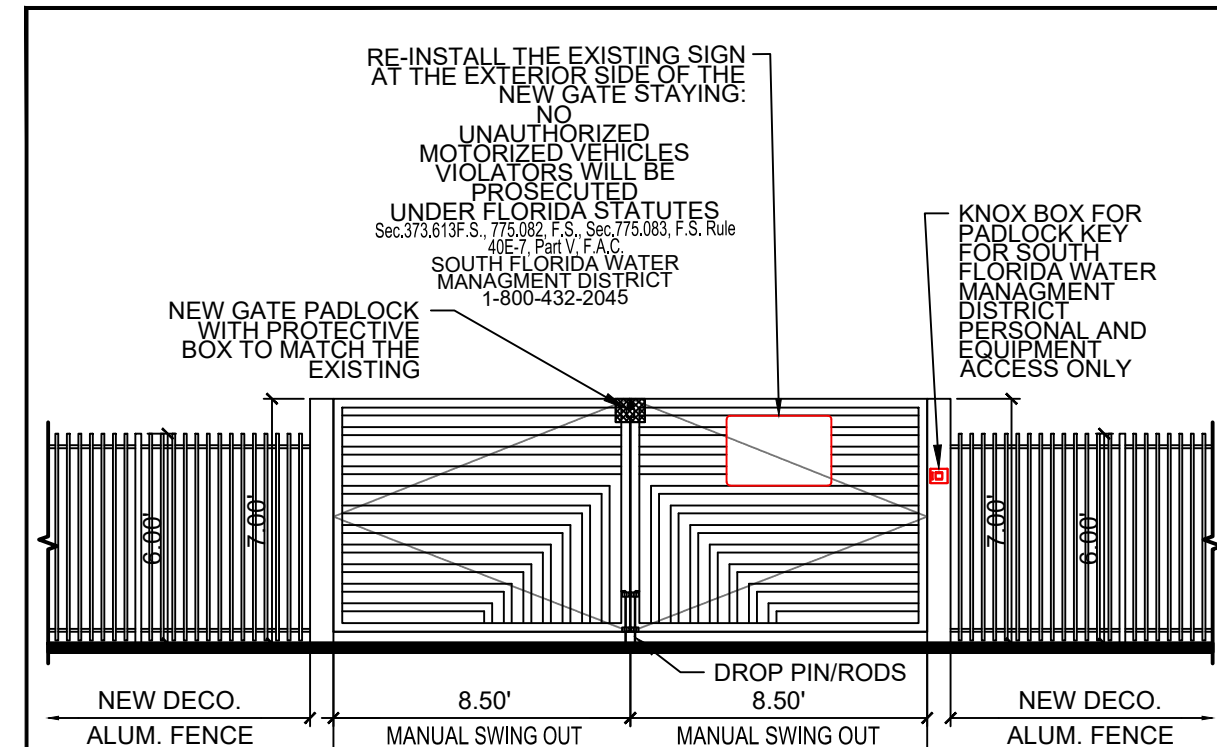
SOUTHEAST GATE FRONT VIEW

SCALE: N.T.S.



3 SP-3 SWFMD GATE PLAN VIEW

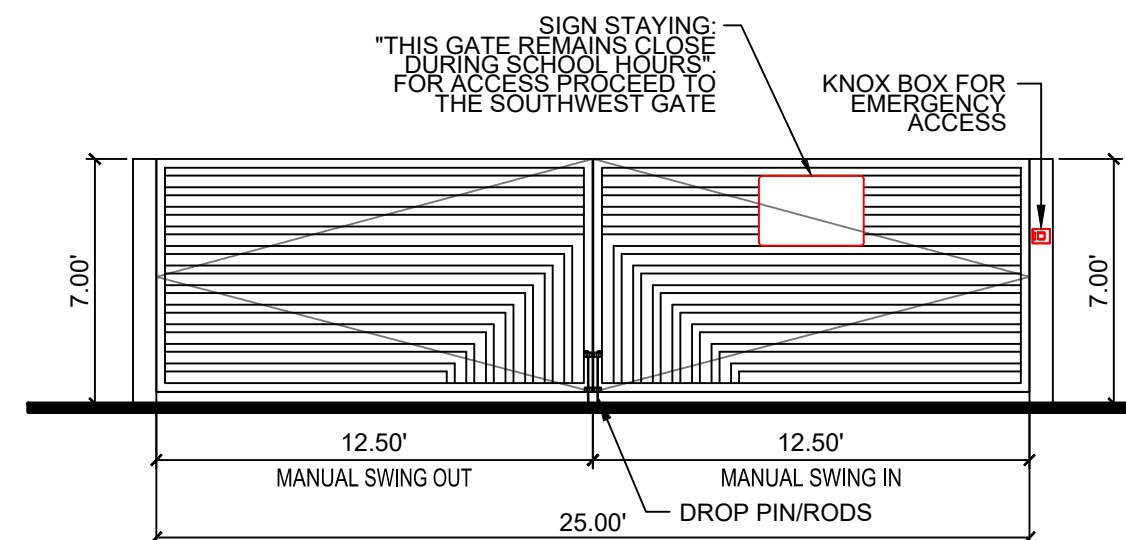
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SWFMD GATE FRONT VIEW

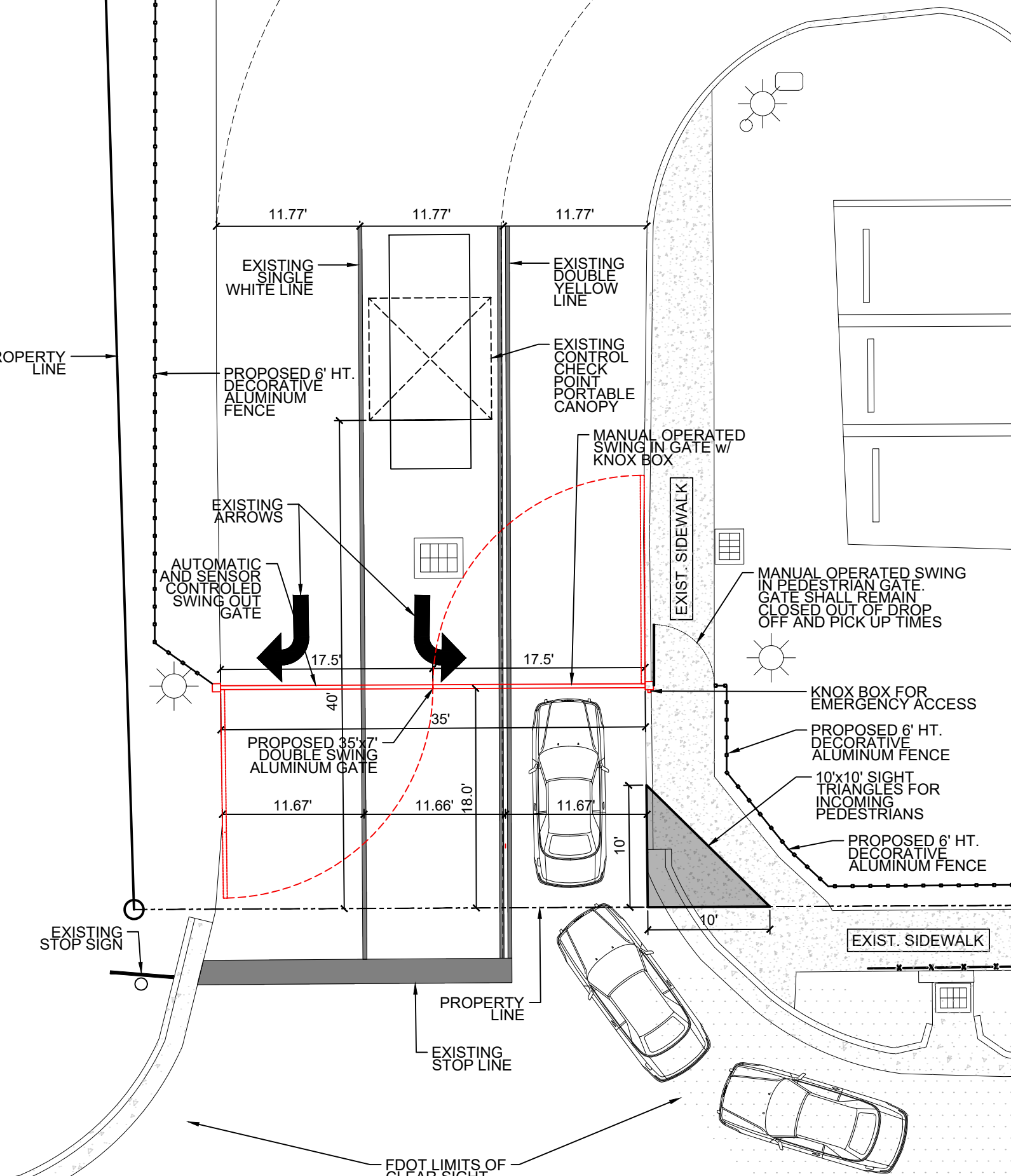
SCALE: N.T.S.

GATES REINFORCEMENT NOTE:
GATES AT ALL EGRESS AND INGRESS NEED TO BE PERMANENTLY AFFIXED WITH HEAVY DUTY ENFORCED ARMS LOCKED WITH A COPY OF THE KEY PROVIDED TO LAW ENFORCEMENT FOR EMERGENCIES OCCURRING AFTER HOURS



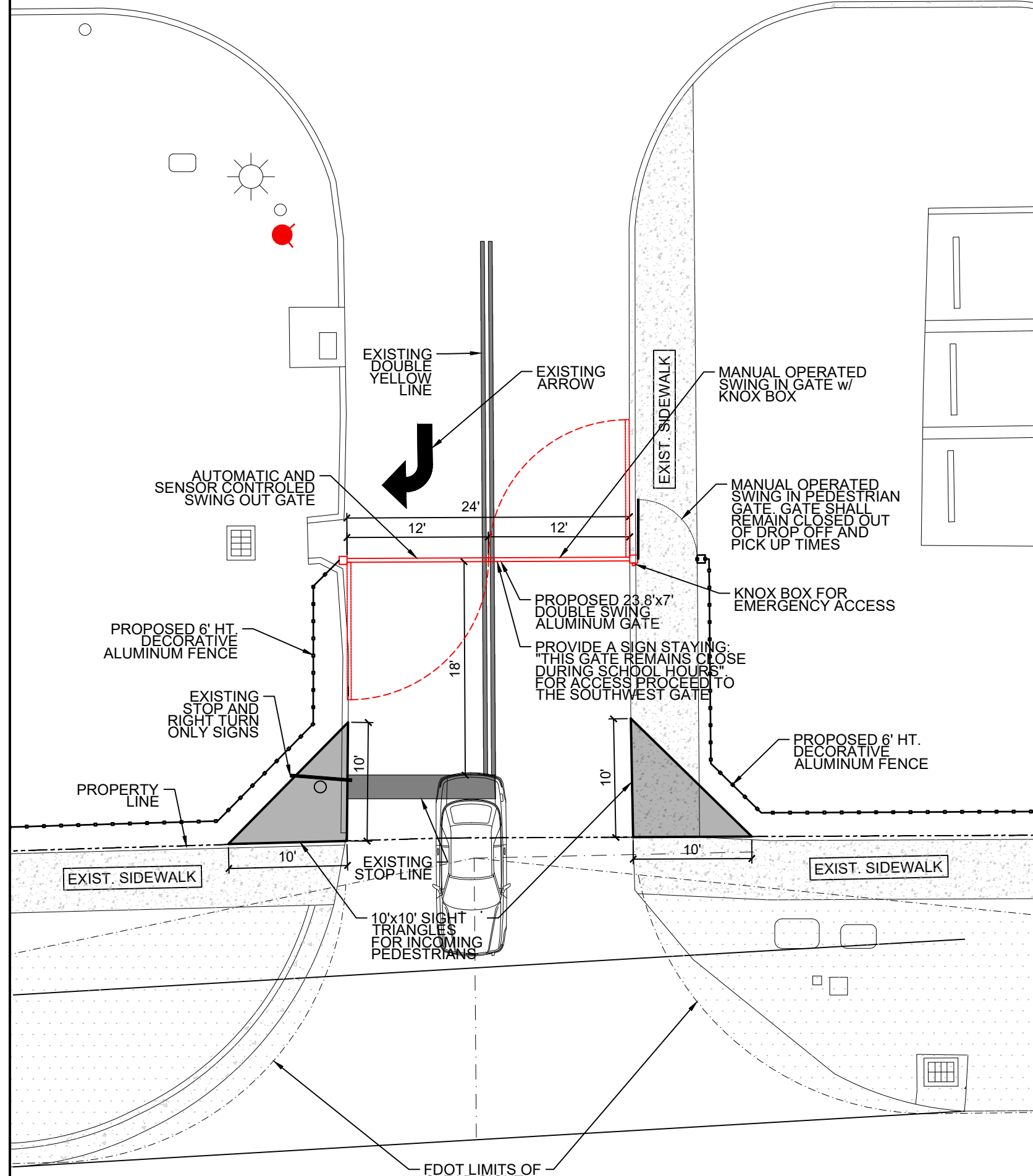
NORTHEAST GATE FRONT VIEW

SCALE: N.T.S.



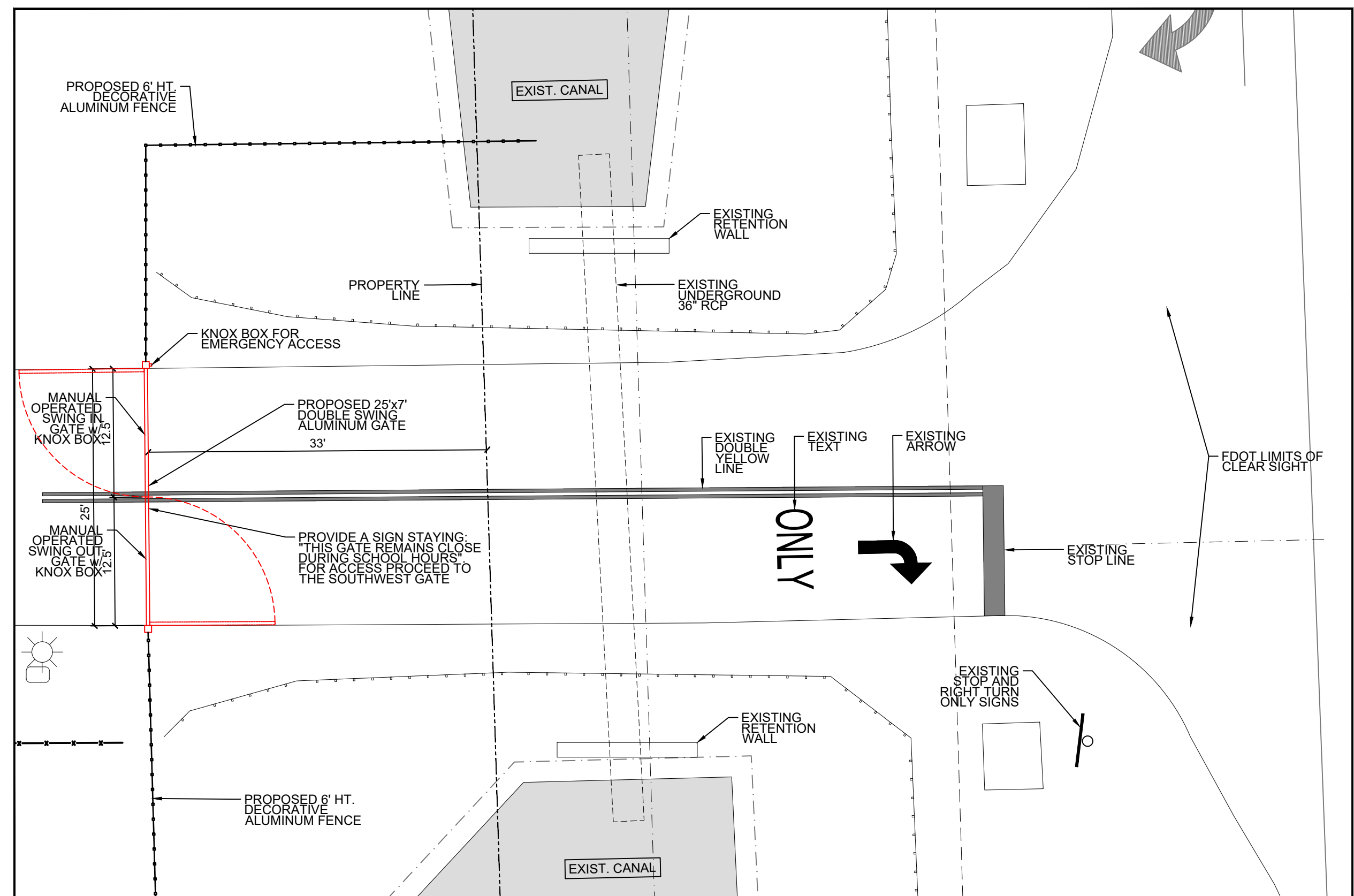
1 SP-3 SOUTHWEST GATE PLAN VIEW

SCALE: 1" = 10'



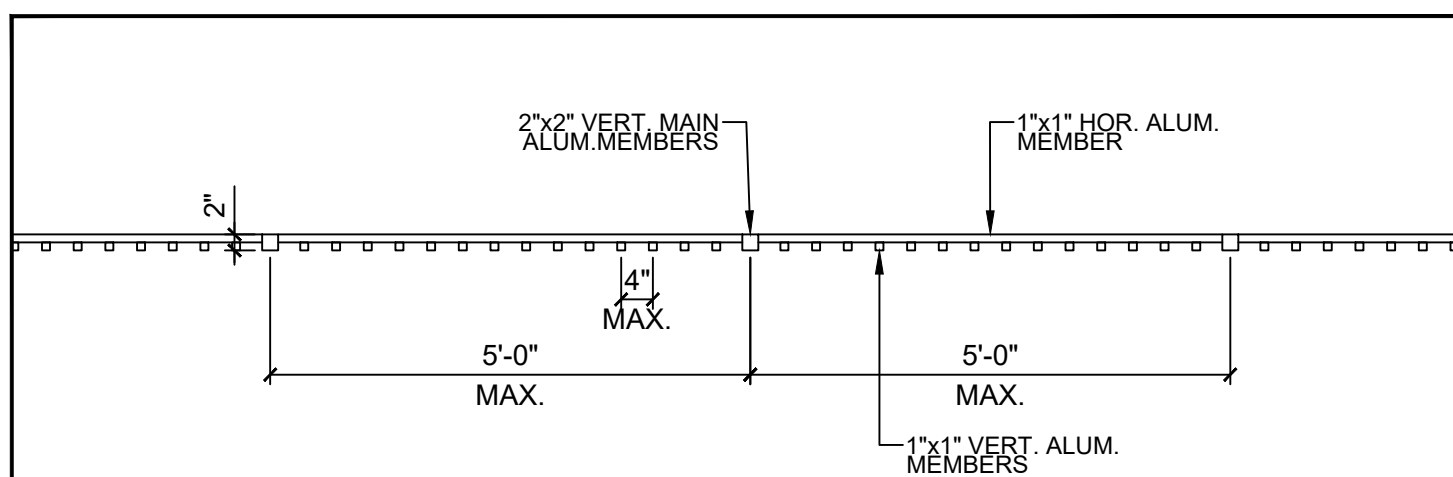
2 SP-3 SOUTHEAST GATE PLAN VIEW

SCALE: 1" = 10'



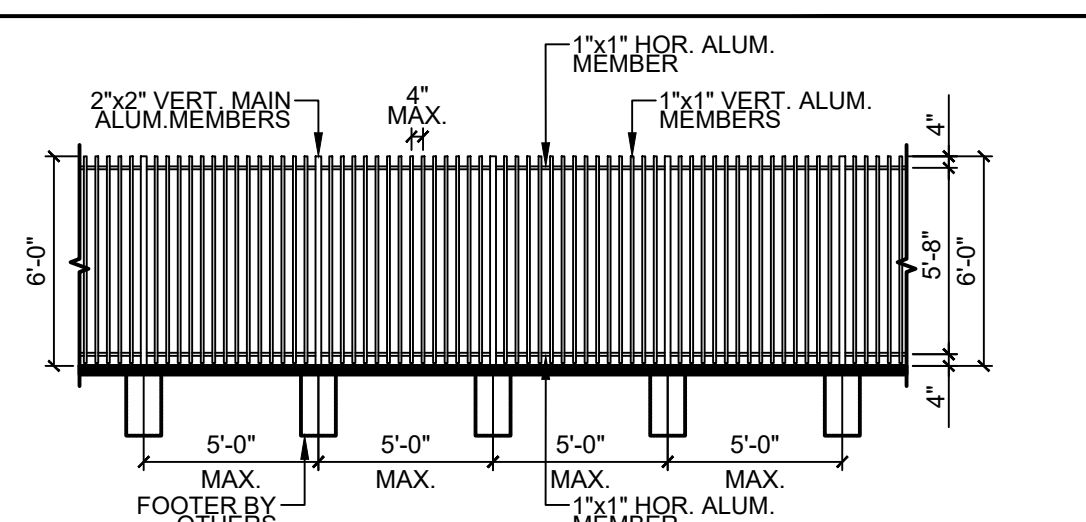
3 SP-3 NORTHEAST GATE PLAN VIEW

SCALE: 1" = 10'



5 SP-3 TYP. DECO. ALUM. FENCE PLAN VIEW

SCALE: 1" = 2'



TYP. DECO. ALUM. FENCE FRONT VIEW

SCALE: N.T.S.

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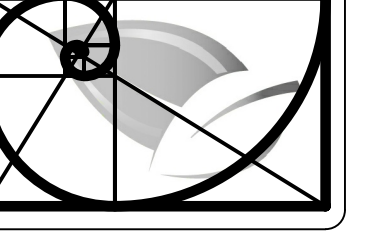
REVISIONS

DESCRIPTION

DATE

NO.

P.A. Architect, INC.
5450 GRIFFIN ROAD, SUITE B
DAVIE, FLORIDA 33314
Tel: (954) 584-6880 Fax: (954) 581-2631
e-mail: paguirre@pa-architect.com
FLORIDA LICENSE AA-26001926



3 NEW PORTABLE MODULAR BUILDINGS

POTENTIAL CHRISTIAN ACADEMY
12401 STIRLING ROAD
COOPER CITY, FL, 33330

CLIENT:
POTENTIAL CHRISTIAN ACADEMY

DESIGNED BY:
PHILIP D. AGUIRRE

DRAWN BY:
Y.V.

SCALE:
AS NOTED

CHKD BY:
P.D.A.

ISSUE DATE:
09-10-24

DATE:
PHILIP D. AGUIRRE, R.A.
FL-AR092740

ACAD DWG/
SERVER, J/P/
POTENTIAL.

PROJ No.
2024-

SHEET
SP-3

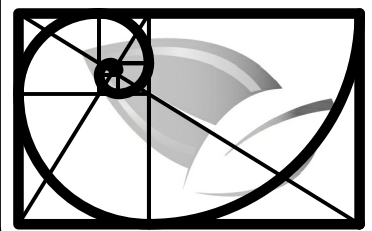
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REVISIONS

DESCRIPTION

No. DATE

P.A. Architect, INC.
REGISTERED PROFESSIONAL ARCHITECT
5450 GRIFFIN ROAD, SUITE B
DAVIE, FLORIDA 33314
Tel: (954) 584-6880 Fax: (954) 581-2631
e-mail: paguirre@pa-architect.com
FLORIDA LICENSE AA-26001926



3 NEW PORTABLE MODULAR BUILDINGS

POTENTIAL CHRISTIAN ACADEMY
12401 STIRLING ROAD
COOPER CITY, FL, 33330

CLIENT:
POTENTIAL CHRISTIAN ACADEMY

DESIGNED BY:
PHILIP D. AGUIRRE

DRAWN BY:
Y.V.

SCALE:
AS NOTED

CHKD BY:
P.D.A.

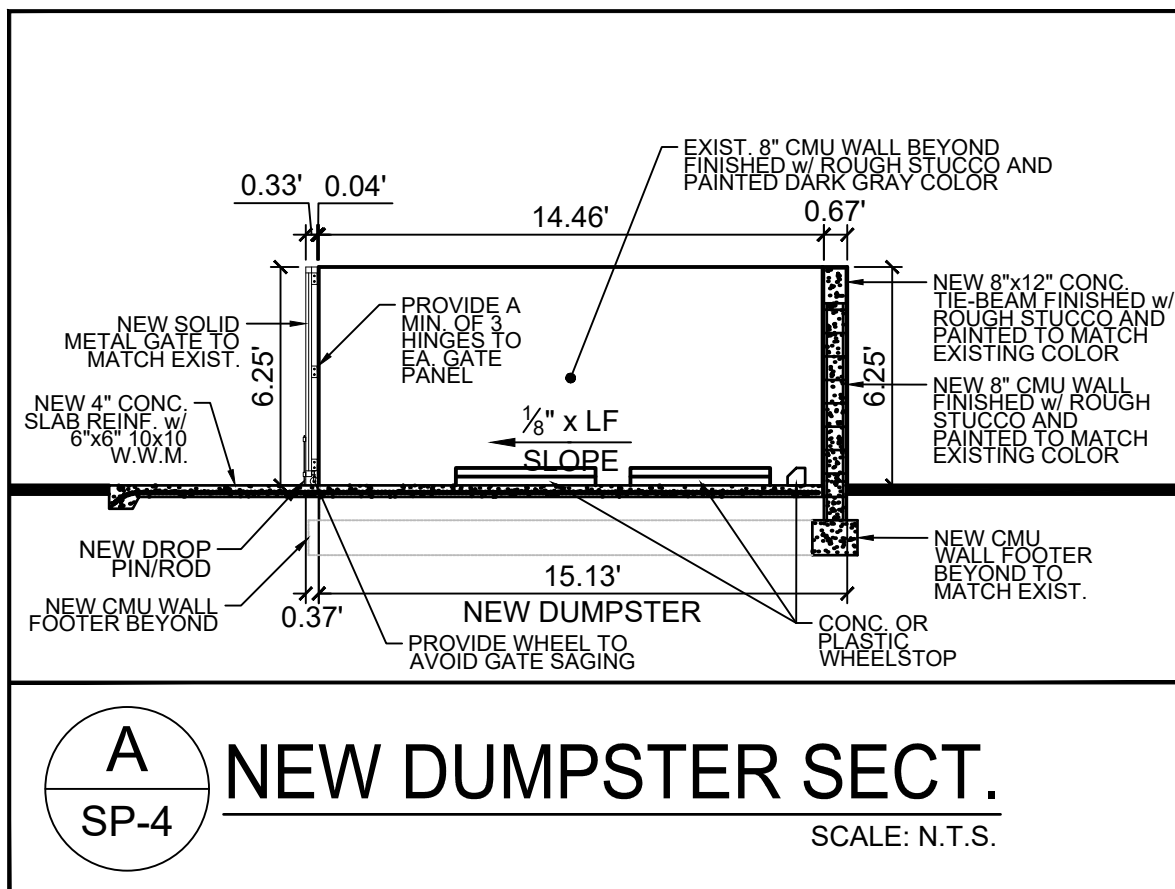
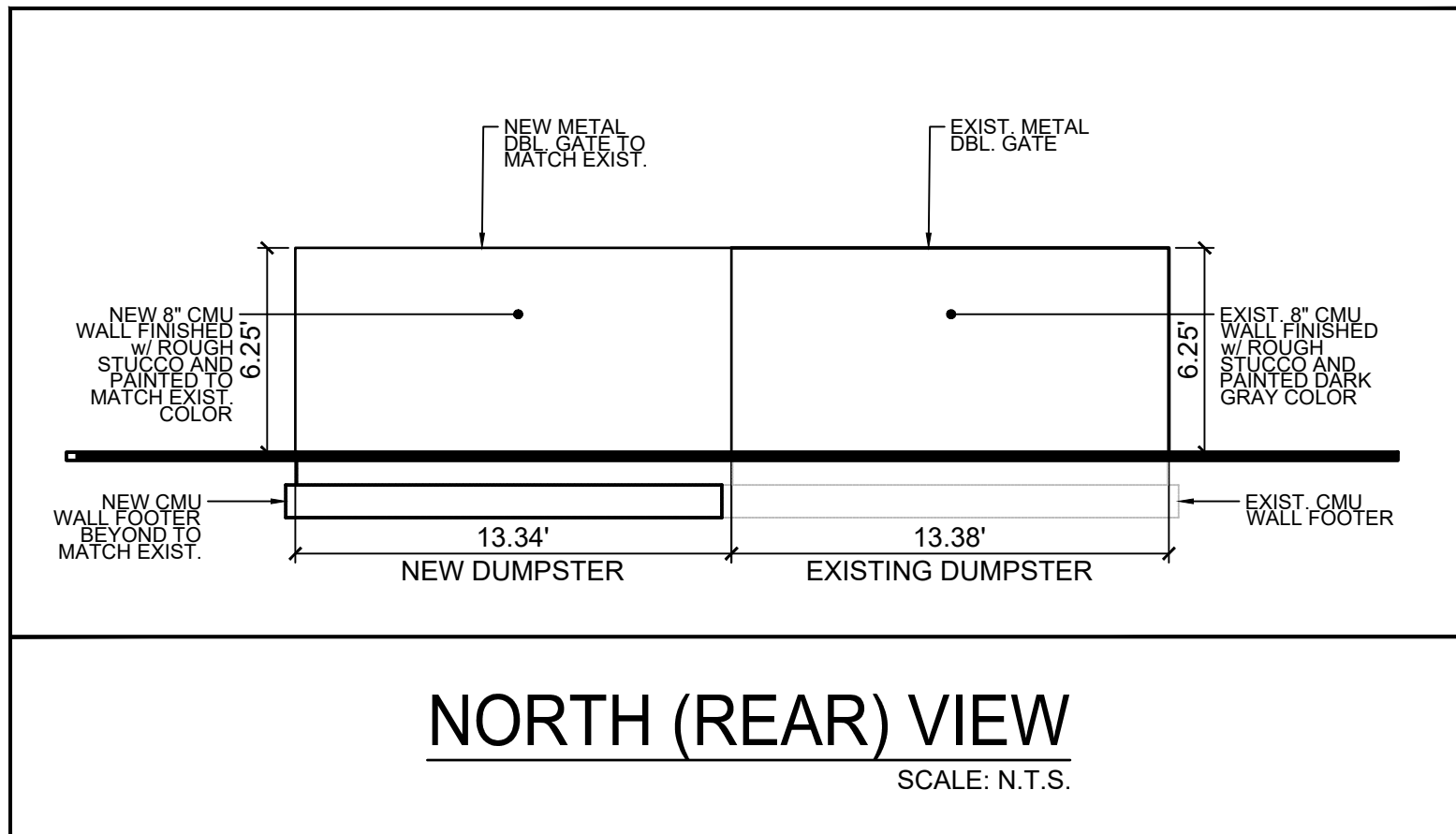
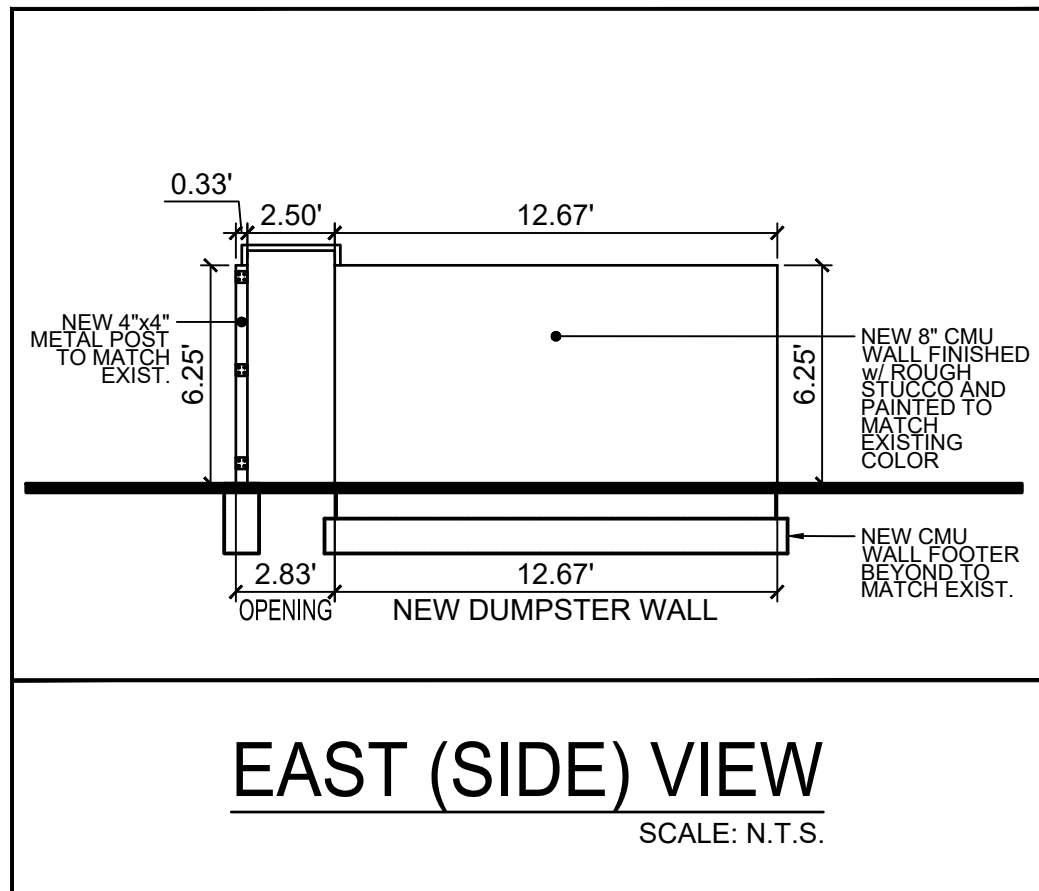
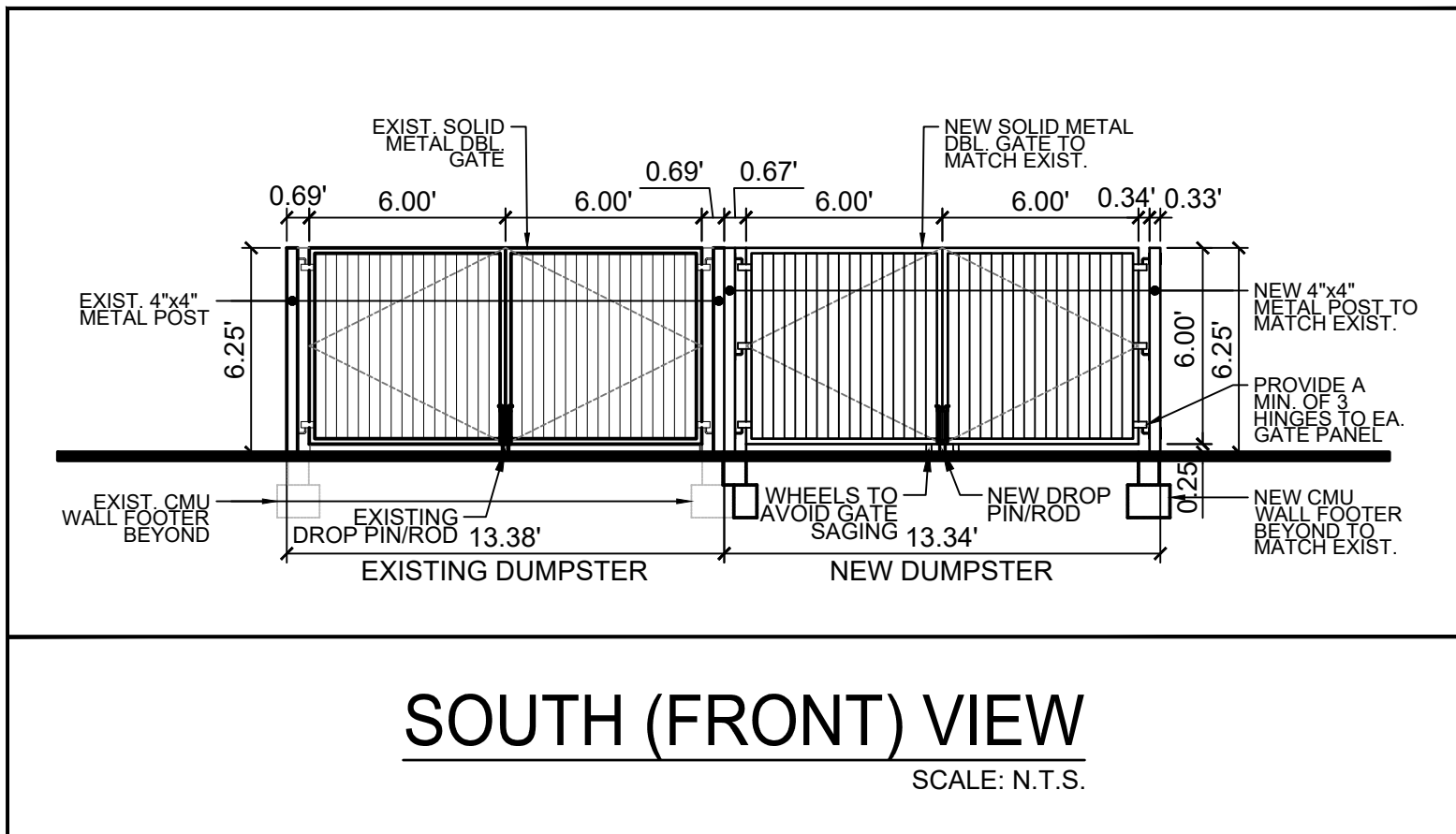
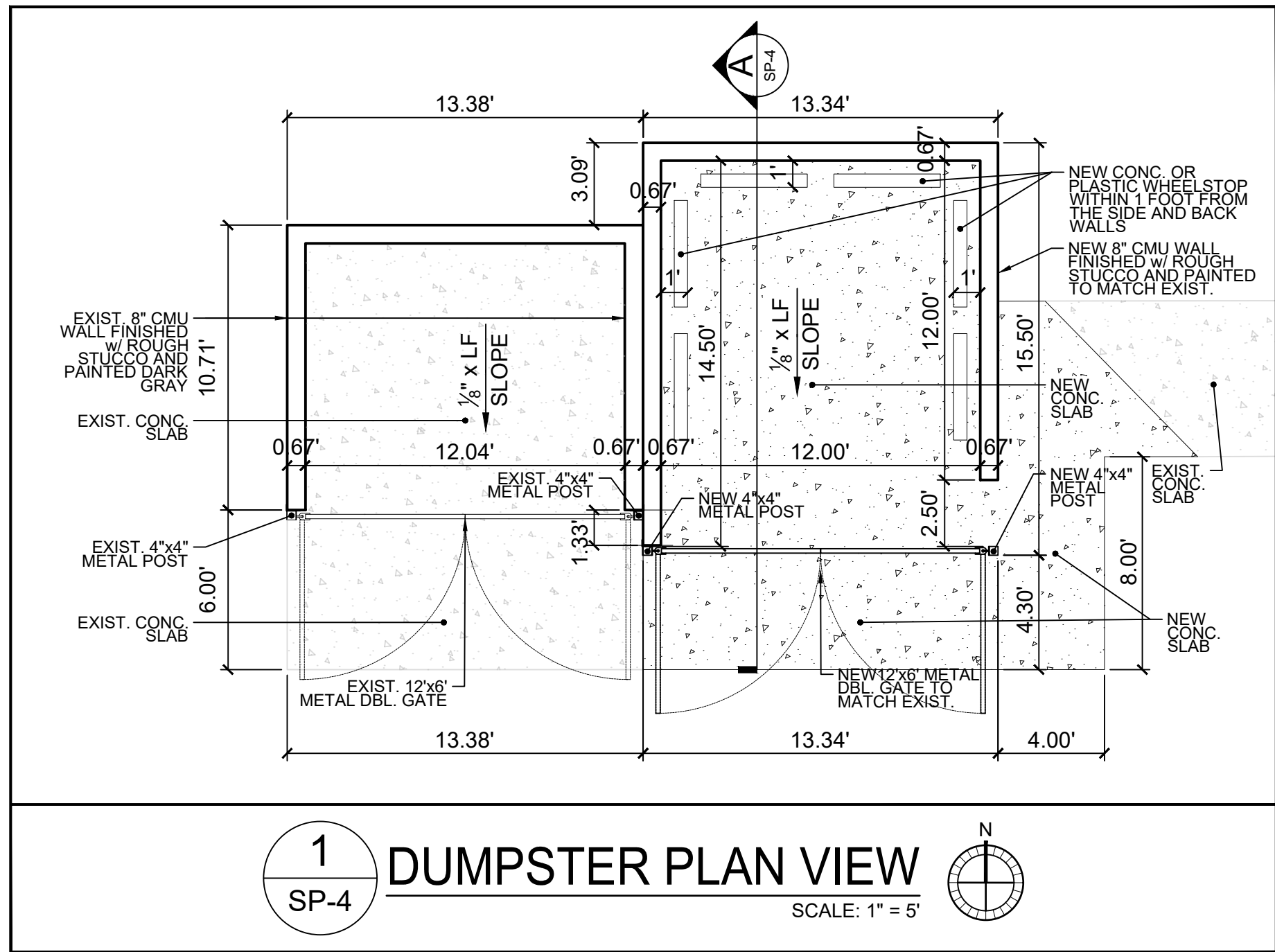
ISSUE DATE:
09-10-24

DATE:
PHILIP D. AGUIRRE, R.A.
FL-AR0092740

ACAD DWG/
SERVER: J.P. /
POTENTIAL

PROJ No.
2024-

SHEET
SP-4



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

TRACT 'A' OF THE FLAMINGO ROAD BAPTIST CHURCH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 34, BROWARD COUNTY OFFICIAL RECORDS, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 35-50-40; THENCE NORTH 01°46'01" WEST A DISTANCE OF 65.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 43°58'52" WEST A DISTANCE OF 8.25 FEET; THENCE SOUTH 89°43'46" WEST A DISTANCE OF 205.88 FEET; THENCE SOUTH 89°17'50" WEST A DISTANCE OF 200.06 FEET; THENCE SOUTH 89°43'46" WEST A DISTANCE OF 153.72 FEET; THENCE NORTH 01°46'14" WEST A DISTANCE OF 605.50 FEET; THENCE NORTH 89°43'41" EAST A DISTANCE OF 289.19 FEET; THENCE NORTH 01°46'25" WEST A DISTANCE OF 330.11 FEET; THENCE NORTH 89°43'41" EAST A DISTANCE OF 355.65 FEET; THENCE SOUTH 01°46'01" EAST A DISTANCE 330.11 FEET; THENCE NORTH 89°43'41" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°46'01" EAST A DISTANCE OF 594.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA CONTAINING A TOTAL OF 514,673 SF/11.82 AC.

SURVEY NOTES:

1. THE SURVEY, AS SHOWN HEREON, HAS BEEN PREPARED FOR AND CERTIFIED TO POTENTIAL CHRISTIAN ACADEMY, INC., HEREINAFTER KNOWN COLLECTIVELY AS THE CLIENT.
2. ALL RECORDING INFORMATION IS PER BROWARD COUNTY RECORDS UNLESS OTHERWISE NOTED.
3. THE LEGAL DESCRIPTION IS BASED ON PLAT BOOK 112, PAGE 34 RECORDED IN BROWARD COUNTY RECORDS AS SHOWN HEREON.
4. BEARING REFERENCE: THE BEARINGS, AS SHOWN HEREON, ARE BASED ON GPS COORDINATES OF FOUND MONUMENTATION WITH THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD BEING SOUTH 01°46'01" EAST.
5. BENCHMARK REFERENCE: BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 67 B CO. ELEVATION = 6.60(NAVD)
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CONVERSION FACTOR FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) TO NAVD88 IN THIS AREA IS NGVD29 - 1.604 = NAVD88.
7. DATE OF LAST FIELD WORK: AUGUST 1, 2024

LEGEND:

PRM	- PERMANENT REFERENCE MONUMENT
PB	- PLAT BOOK
PG	- PAGE
BCR.	- BROWARD COUNTY RECORDS
DCR.	- DADE COUNTY RECORDS
R/W	- RIGHT OF WAY
LB	- LEGITIMATE BUSINESS
POC	- POINT OF COMMENCEMENT
POB	- POINT OF BEGINNING
CT	- CLEAR TRUNK
HT	- HEIGHT
CO	- CLEANOUT
WV	- WATER VALVE
HH	- HANDHOLE
FF	- FINISHED FLOOR
EL	- ELEVATION
SMH	- SANITARY MANHOLE
ICV	- IRRIGATION CONTROL VALVE
BFP	- BACKFLOW PREVENTER
YD	- YARD DRAIN
COMM	- COMMUNICATION
RCP	- REINFORCED CONCRETE PIPE
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
GA	- GUY ANCHOR
●	- FIRE HYDRANT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOSE A. CORREA
PROFESSIONAL SURVEYOR AND MAPPER LS#7023
STATE OF FLORIDA
PILLAR CONSULTANTS, INC. LB#7024
5230 S UNIVERSITY DRIVE, SUITE 104
DAVIE, FL 33328

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET TITLE

BOUNDARY TOPOGRAPHIC SURVEY

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors

5230 S. University Drive - Suite 104

Davie, Florida 33328

Phone: (954) 680-6533

POTENTIAL CHRISTIAN ACADEMY
12401 STIRLING ROADCITY OF COOPER CITY
BROWARD COUNTY, FLORIDA

SCALE: 1"=50'

DATE: 08/07/24

DRAWN BY: JMP

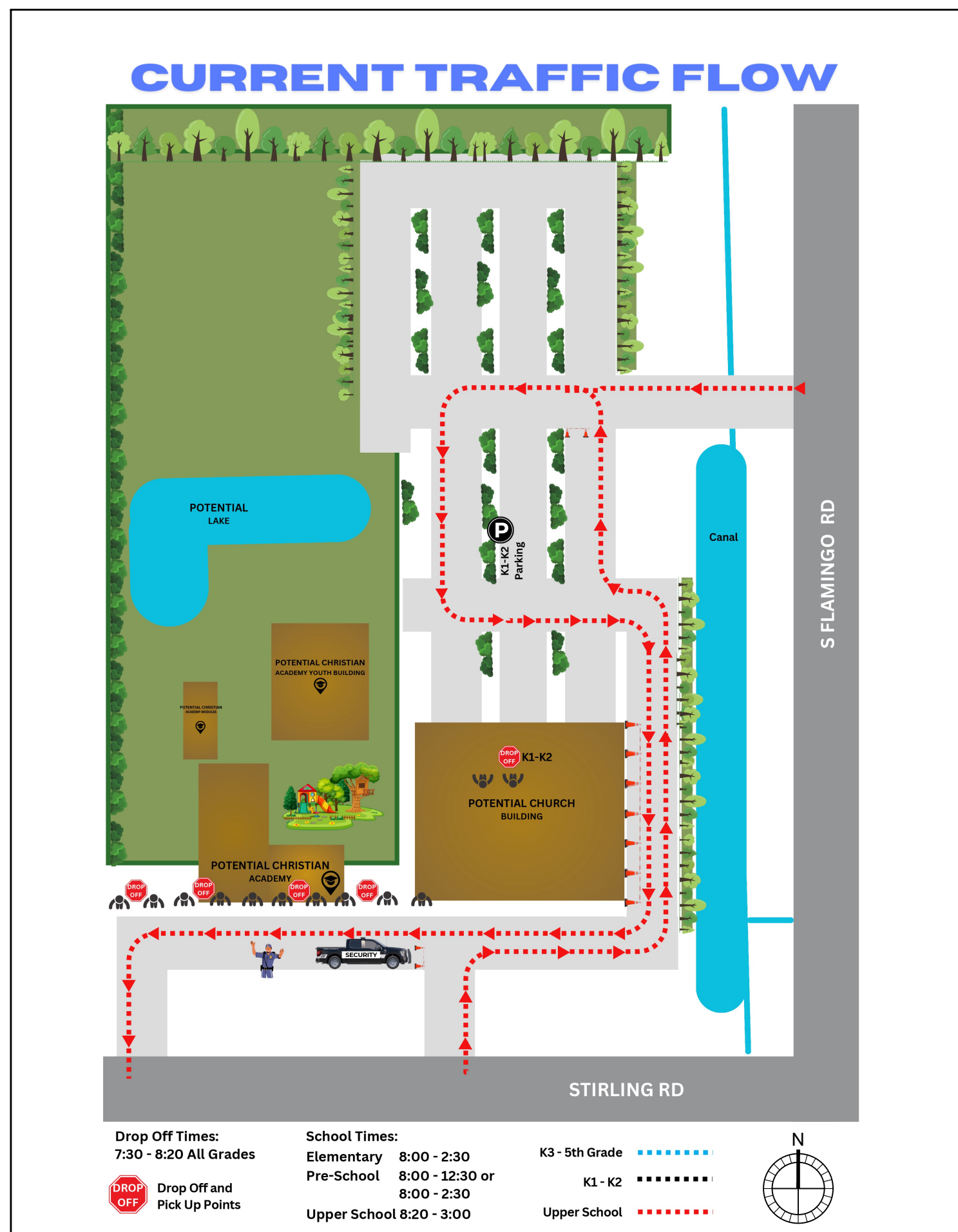
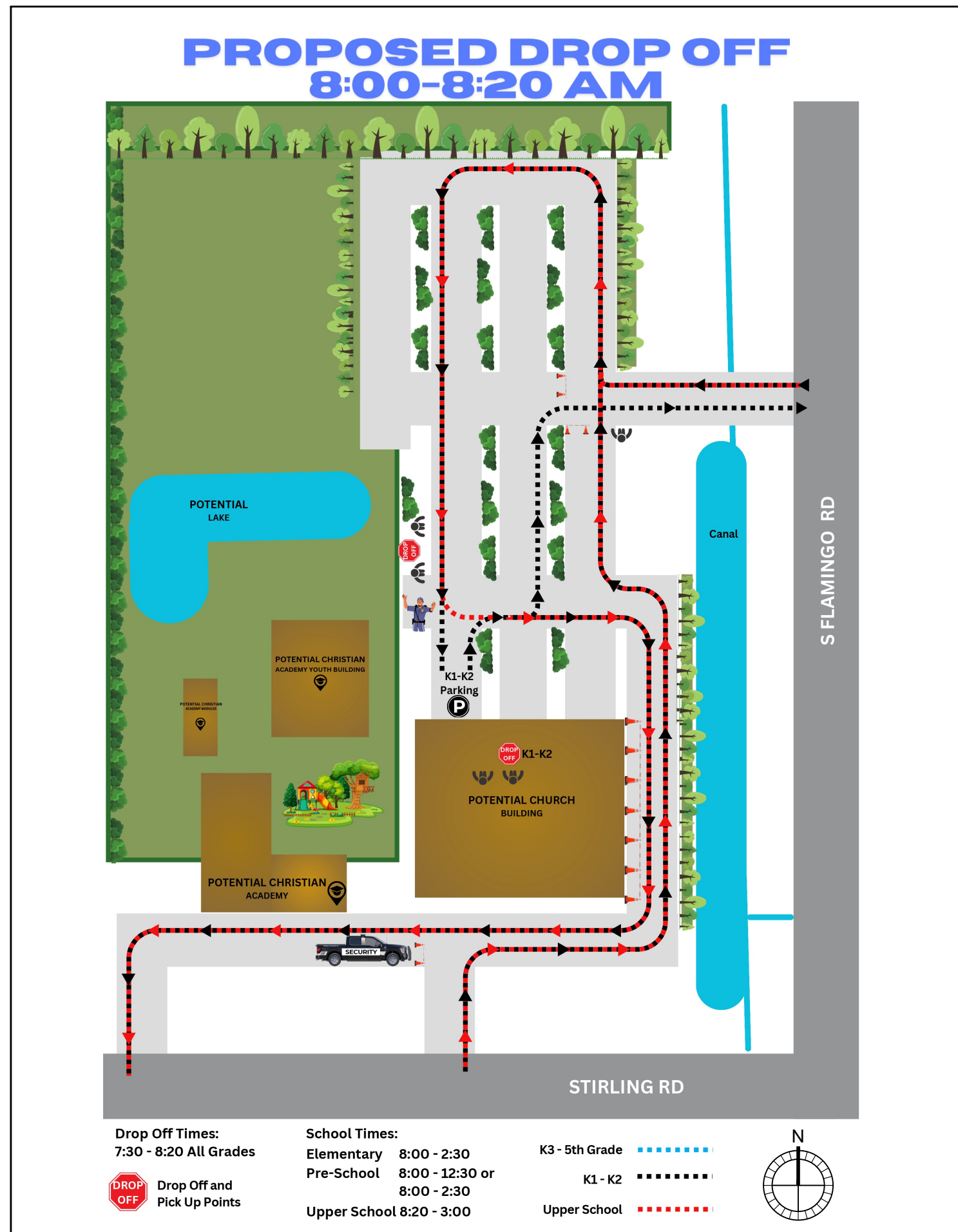
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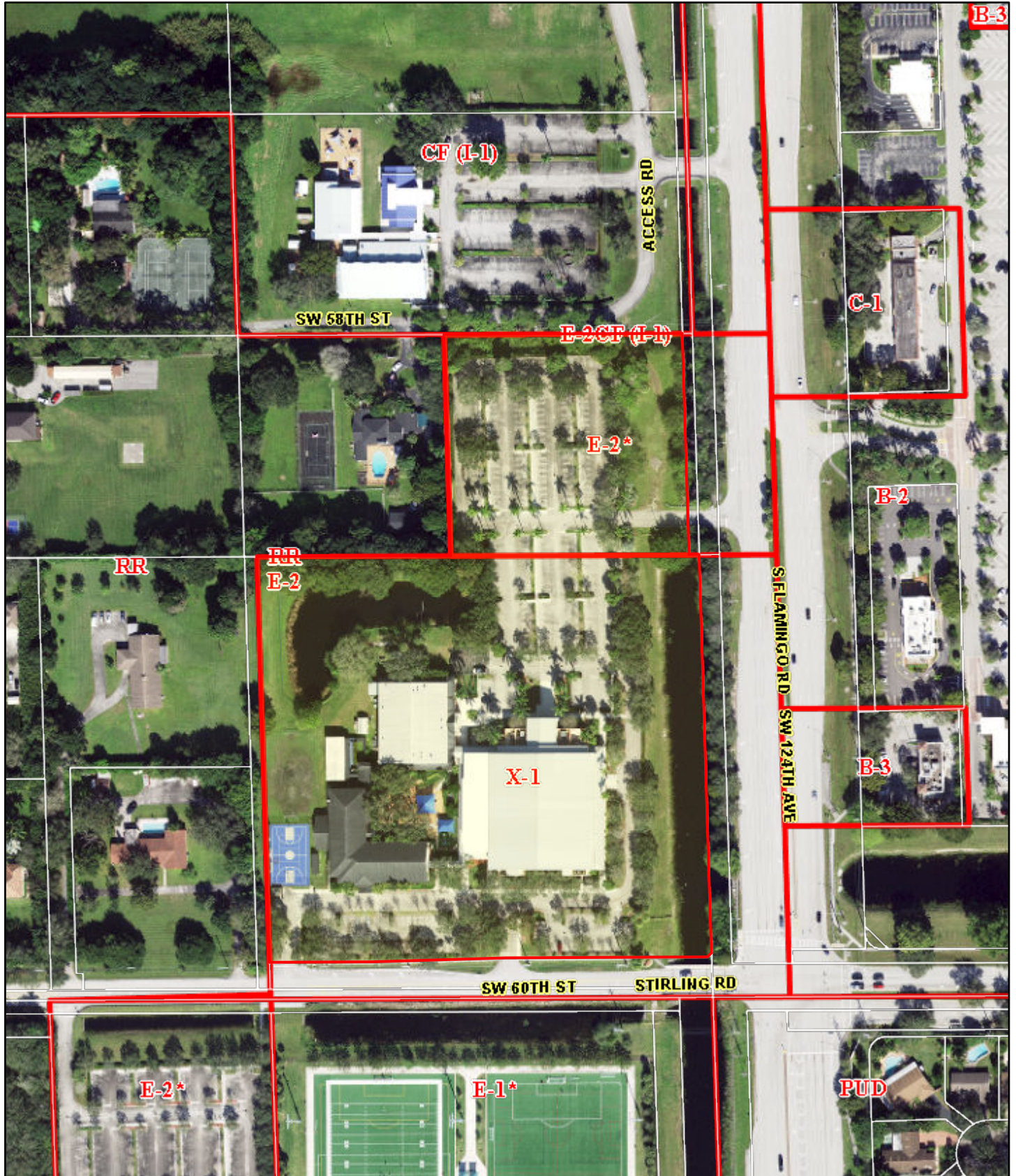
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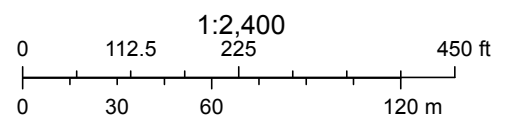
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SHEET
TF-1

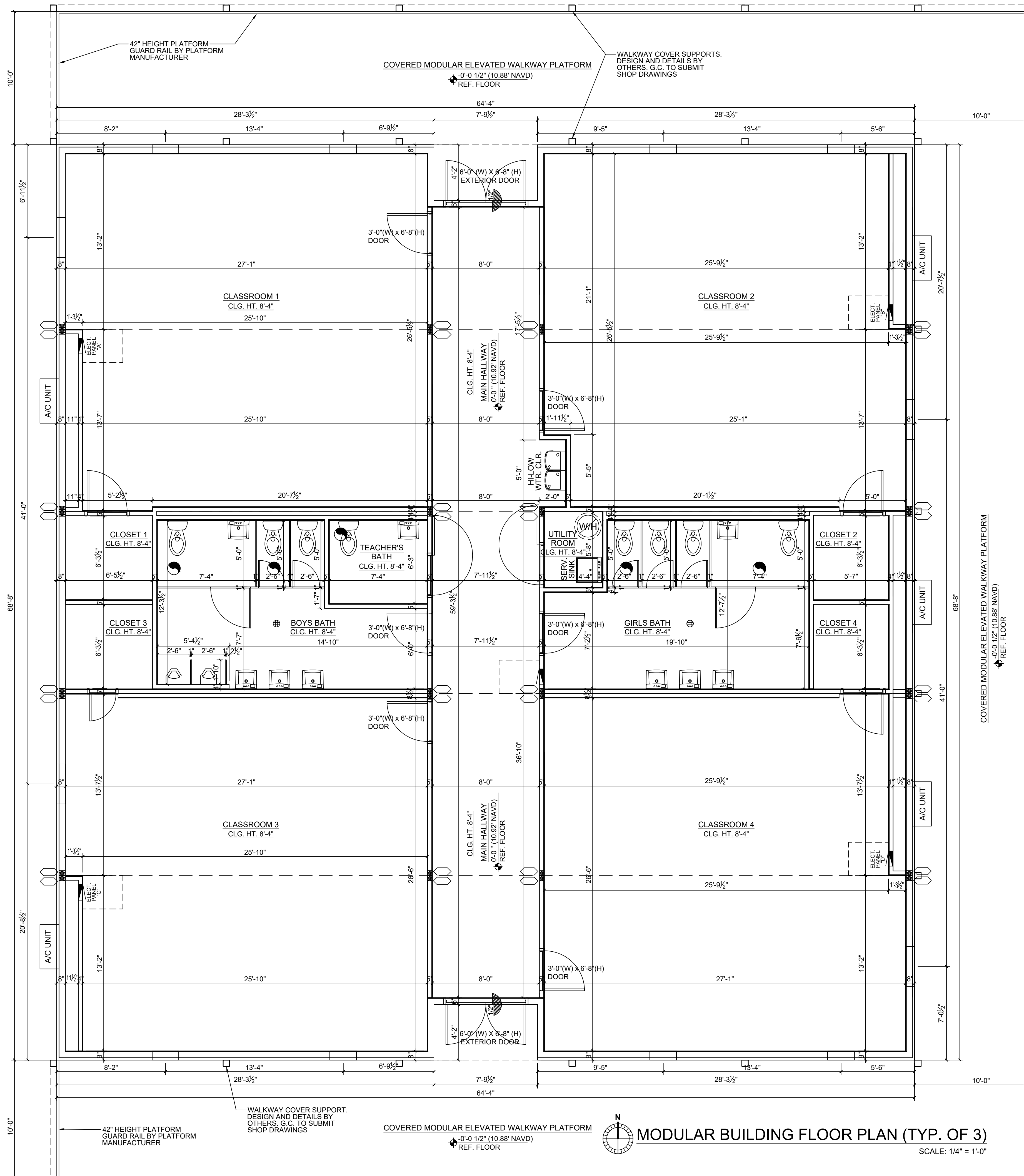




February 11, 2025



POTENTIAL CHRISTIAN ACADEMY (AERIAL VIEW MAP)



AREA CALCULATIONS

TYP. MODULAR BUILDING AREAS:	
MAIN HALLWAY AREA	= 517 S.F.
CLASSROOM 1 AREA	= 751 S.F.
CLASSROOM 2 AREA	= 738 S.F.
CLASSROOM 3 AREA	= 747 S.F.
CLASSROOM 4 AREA	= 747 S.F.
CLOSET 1 AREA	= 49 S.F.
CLOSET 2 AREA	= 40 S.F.
CLOSET 3 AREA	= 50 S.F.
CLOSET 4 AREA	= 40 S.F.
GIRLS BATH AREA	= 246 S.F.
BOYS BATH AREA	= 225 S.F.
TEACHERS BATH AREA	= 54 S.F.
UTILITY ROOM AREA	= 29 S.F.
CLASSROOM 1 CHASE AREA	= 24 S.F.
CLASSROOM 2 CHASE AREA	= 23 S.F.
CLASSROOM 3 CHASE AREA	= 24 S.F.
CLASSROOM 4 CHASE AREA	= 24 S.F.
CLOSET 2 CHASE AREA	= 12 S.F.
CLOSET 4 CHASE AREA	= 12 S.F.
TOTAL MODULAR BUILDING AREA	= 4,352 S.F.

BUILDING DATA

OCCUPANCY GROUP : E
TYPE OF USE : EDUCATION
CONSTRUCTION TYPE : TYPE III-B
(PROTECTED)

OCUPANT LOAD CALCULATIONS

GROUP E NET FLOOR AREA:	
BUILDING #1	
CLASSROOM 1 NET AREA	= 701 S.F.
CLASSROOM 2 NET AREA	= 691 S.F.
CLASSROOM 3 NET AREA	= 702 S.F.
CLASSROOM 4 NET AREA	= 702 S.F.
TOTAL MODULAR BUILDING #1 AREA	= 2,796 S.F.

2,796 S.F. NET AREA / 1PERS. / 20SF NET = 140 PERS.

BUILDING #2	
CLASSROOM 1 NET AREA	= 701 S.F.
CLASSROOM 2 NET AREA	= 691 S.F.
CLASSROOM 3 NET AREA	= 702 S.F.
CLASSROOM 4 NET AREA	= 702 S.F.
TOTAL MODULAR BUILDING #2 AREA	= 2,796 S.F.

2,796 S.F. NET AREA / 1PERS. / 20SF NET = 140 PERS.

BUILDING #3	
CLASSROOM 1 NET AREA	= 701 S.F.
CLASSROOM 2 NET AREA	= 691 S.F.
CLASSROOM 3 NET AREA	= 702 S.F.
CLASSROOM 4 NET AREA	= 702 S.F.
TOTAL MODULAR BUILDING# 3 AREA	= 2,796 S.F.

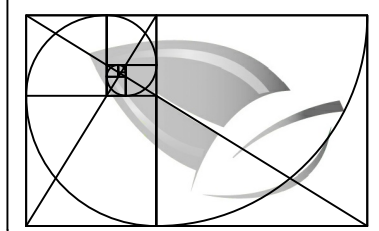
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REVISIONS

No.	DATE	DESCRIPTION

P.A. Architect, INC.
ARCHITECTURAL • PLANNING • ENGINEERING
5450 GRIFFIN ROAD, SUITE B
DAVIE, FLORIDA 33314
Tel: (954) 584-5880 Fax: (954) 581-2631
e-mail: paguirre@pa-architect.com
FLORIDA LICENSE AA-26001926



3 NEW PORTABLE MODULAR BUILDINGS

POTENTIAL CHRISTIAN ACADEMY
12401 STIRLING ROAD
COOPER CITY, FL, 33330

CLIENT:
POTENTIAL CHRISTIAN
ACADEMY

DESIGNED BY:
PHILIP D. AGUIRRE

DRAWN BY:
Y.V.

SCALE:
AS NOTED

CHKD BY:
P.D.A.

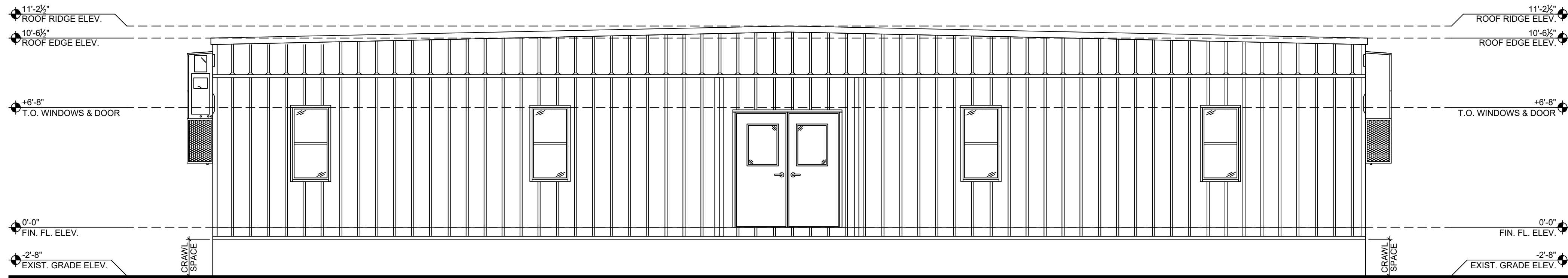
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09-10-24

DATE:
PHILIP D. AGUIRRE, R.A.
FL-AR0092740

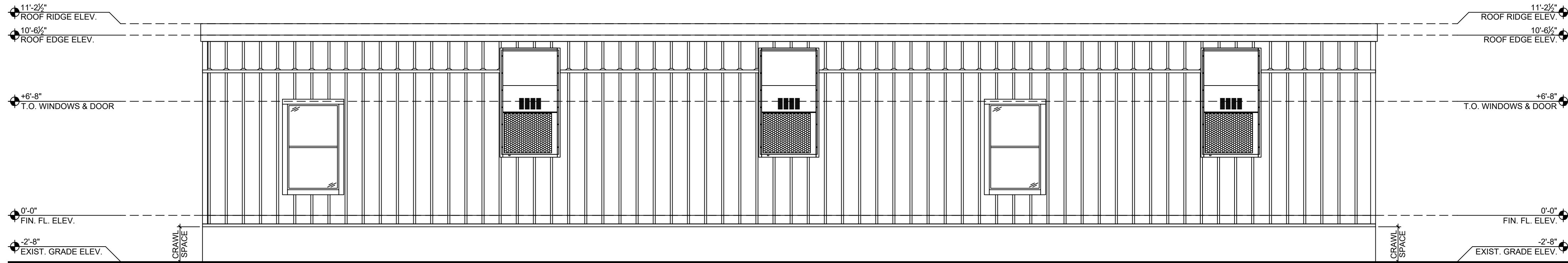
ACAD DWG
SERVER... P /
POTENTIAL...

PROJ No.
2024-

SHEET
A-1

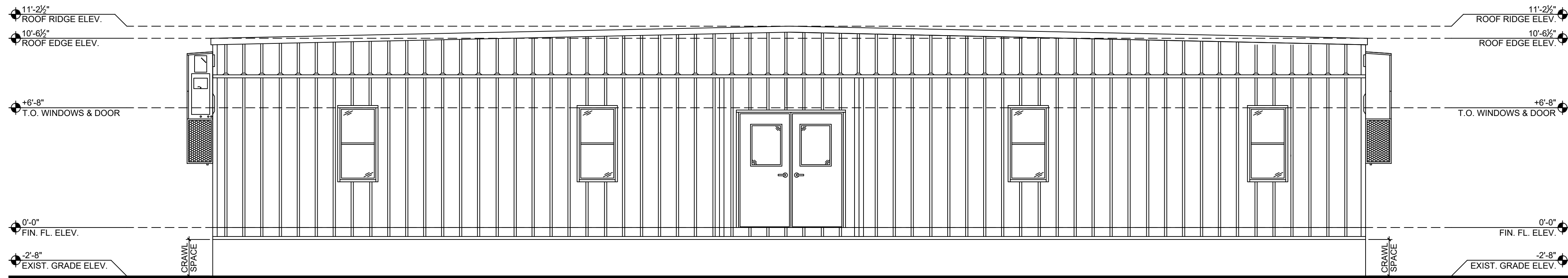


1 TYP. MODULAR BLDG. NORTH ELEVATION
1/4"=1'-0"

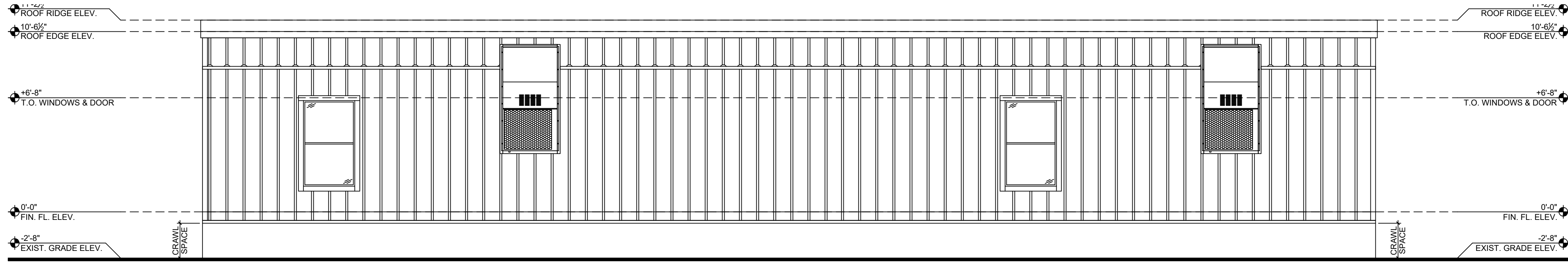


2 TYP. MODULAR BLDG. EAST ELEVATION
1/4"=1'-0"

PROP. MODULAR BLDG. COLOR NOTE
1. ALL (3) PROPOSED MODULAR BUILDINGS COLOR WILL
MATCH THE EXISTING BUILDING CURRENT COLORS.



3 TYP. MODULAR BLDG. SOUTH ELEVATION
1/4"=1'-0"



4 TYP. MODULAR BLDG. WEST ELEVATION
1/4"=1'-0"

P.A. ARCHITECT, INC. HEREBY RESERVES ITS
COMMON LAW COPYRIGHTS AND OTHER PROPERTY
RIGHTS IN THESE PLANS, IDEAS, AND DESIGN.
THESE PLANS, IDEAS, AND DESIGNS ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER, WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
P.A. ARCHITECT, INC. OR PHILIP D. AGUIRRE.
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. CONTRACTOR SHALL
VERIFY AND BE RESPONSIBLE FOR DIMENSIONS
AND CONDITIONS OF THE JOB AND P.A. ARCHITECT,
INC. BE NOTIFIED IN WRITING OF ANY VARIATION
FROM THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS.

REVISIONS	
No.	DESCRIPTION

P.A. Architect, INC.
ARCHITECTURAL - PLANNING - ENGINEERING
5450 GRIFFIN ROAD, SUITE B
DAVIE, FLORIDA 33314
Tel: (954) 584-5880 Fax: (954) 581-2631
e-mail: paguirre@pa-architect.com
FLORIDA LICENSE AA-26001926

3 NEW PORTABLE MODULAR BUILDINGS

POTENTIAL CHRISTIAN ACADEMY
12401 STIRLING ROAD
COOPER CITY, FL, 33330

CLIENT:
POTENTIAL CHRISTIAN
ACADEMY

DESIGNED BY:
PHILIP D. AGUIRRE

DRAWN BY:
Y.V.

SCALE:
AS NOTED

CHKD BY:
P.D.A.

ISSUE DATE:
09-10-24

DATE:
PHILIP D. AGUIRRE, R.A.
FL-AR0092740

ACAD DWG
SERVER: J P /
POTENTIAL...

PROJ No.
2024-

SHEET
A-2



AREA CALCULATIONS	
MODULAR BUILDING OVERALL AREAS:	
MODULAR BUILDING #1 AREA	= 4,352 S.F.
MODULAR BUILDING #2 AREA	= 4,352 S.F.
MODULAR BUILDING #3 AREA	= 4,352 S.F.
TOTAL MODULAR BUILDINGS AREA	= 13,056 S.F.
TOTAL PLATFORM ROOF AREA	= 4,263 S.F.
TOTAL PLATFORM AREA (INCLUDING STEPS AND ADA RAMP)	= 3,839 S.F.
TOTAL PROP. CONC. SIDEWALKS AREA	= 899 S.F.

LEGEND	
	THIS SHADED AREA INDICATES PROP. MODULAR BUILDING
	THIS HATCHED AREA INDICATES PROP. RAISED PLATFORM
	THIS SHADED AREA INDICATES PROP. RAISED PLATFORM ROOF
	THIS HATCHED AREA INDICATES PROP. CONC. SIDEWALK

- PROP. MODULAR BLDG. COLOR NOTE**
1. ALL (3) PROPOSED MODULAR BUILDINGS COLOR WILL MATCH THE EXISTING BUILDING CURRENT COLORS.
- PROP. MODULAR BLDG. HITCH NOTE**
1. ALL (3) PROPOSED MODULAR BUILDINGS ARE ABLE TO BE PORTABLE BUT THEY ARE NOT ABLE TO BE TOW, AND THEY WON' T HAVE ANY HITCHES, THEREFORE, ALL THE PREVIOUS SHOWN HITCHES HAD BEEN REMOVED FROM THE DRAWING.

BLDG. STUDENTS DATA		
CLASSROOM	No. CLASSROOMS	MAX. No. STUDENTS
BLDG. #1 HIGH SCHOOL	4	88
BLDG. #2 HIGH SCHOOL	4	88
BLDG. #3 MIDDLE SCHOOL	4	88
TOTAL BLDG's.	12	264

BLDG. ASSEMBLY AREA DATA		
AREA DESCRIPTION	TYPE OF SEATING	GROSS FLOOR AREA
NONE	WITHOUT FIX	0
TOTAL BLDG.	-	0

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REVISIONS	
No.	DATE

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ARCHITECTURAL • PLANNING • DESIGN
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Tel: (954) 584-5880 Fax: (954) 581-2631
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3 NEW PORTABLE MODULAR BUILDINGS

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12401 STIRLING ROAD
COOPER CITY, FL, 33330

CLIENT:
POTENTIAL CHRISTIAN ACADEMY

DESIGNED BY:
PHILIP D. AGUIRRE

DRAWN BY:
Y.V.

SCALE:
AS NOTED

CHKD BY:
P.D.A.

ISSUE DATE:
09-10-24

DATE:
PHILIP D. AGUIRRE, R.A
FL-AR0092740

ACAD DWG
SERVER... P /
POTENTIAL...

PROJ No.
2024-

SHEET
A-3

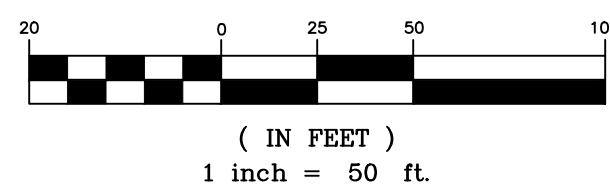
LEGEND:

BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
C	CENTERLINE
R/W	RIGHT-OF-WAY
SEC	SECTION
PP	WOOD POWER POLE
CLP	CONCRETE LIGHT POLE
ANC	ANCHOR
TYP	TYPICAL
T.O.B.	TOP OF BANK
E.O.W.	EDGE OF WATER
F.F.	FINISH FLOOR
S.B.	SETBACK
L.B.	LANDSCAPE BUFFER
U.E.	UTILITY EASEMENT
CBWCD	CENTRAL BROWARD WATER CONTROL DISTRICT
D.F.S.E.	DRAINAGE, FLOWAGE & STORAGE EASEMENT
D.E.	DRAINAGE EASEMENT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
FH	FIRE HYDRANT
GV	GATE VALVE
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
EE	EXISTING ELEVATION
PEE	PROPOSED ELEVATION
FD	FLOW DIRECTION
ELP	EXIST. LIGHT POLE
PLP	PROP. LIGHT POLE

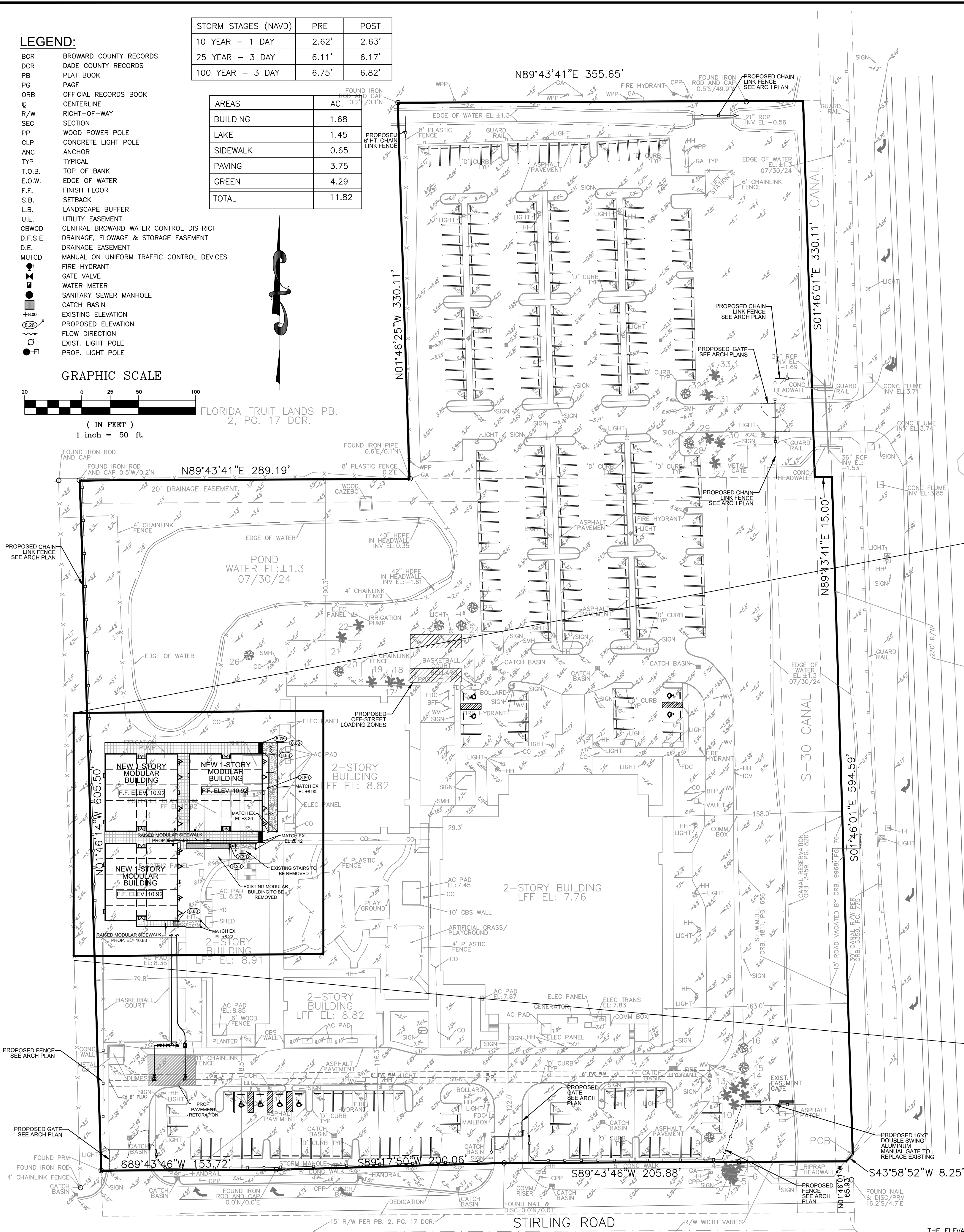
STORM STAGES (NAVD)	PRE	POST
10 YEAR - 1 DAY	2.62'	2.63'
25 YEAR - 3 DAY	6.11'	6.17'
100 YEAR - 3 DAY	6.75'	6.82'

AREAS	AC.
BUILDING	1.68
LAKE	1.45
SIDEWALK	0.65
PAVING	3.75
GREEN	4.29
TOTAL	11.82

GRAPHIC SCALE

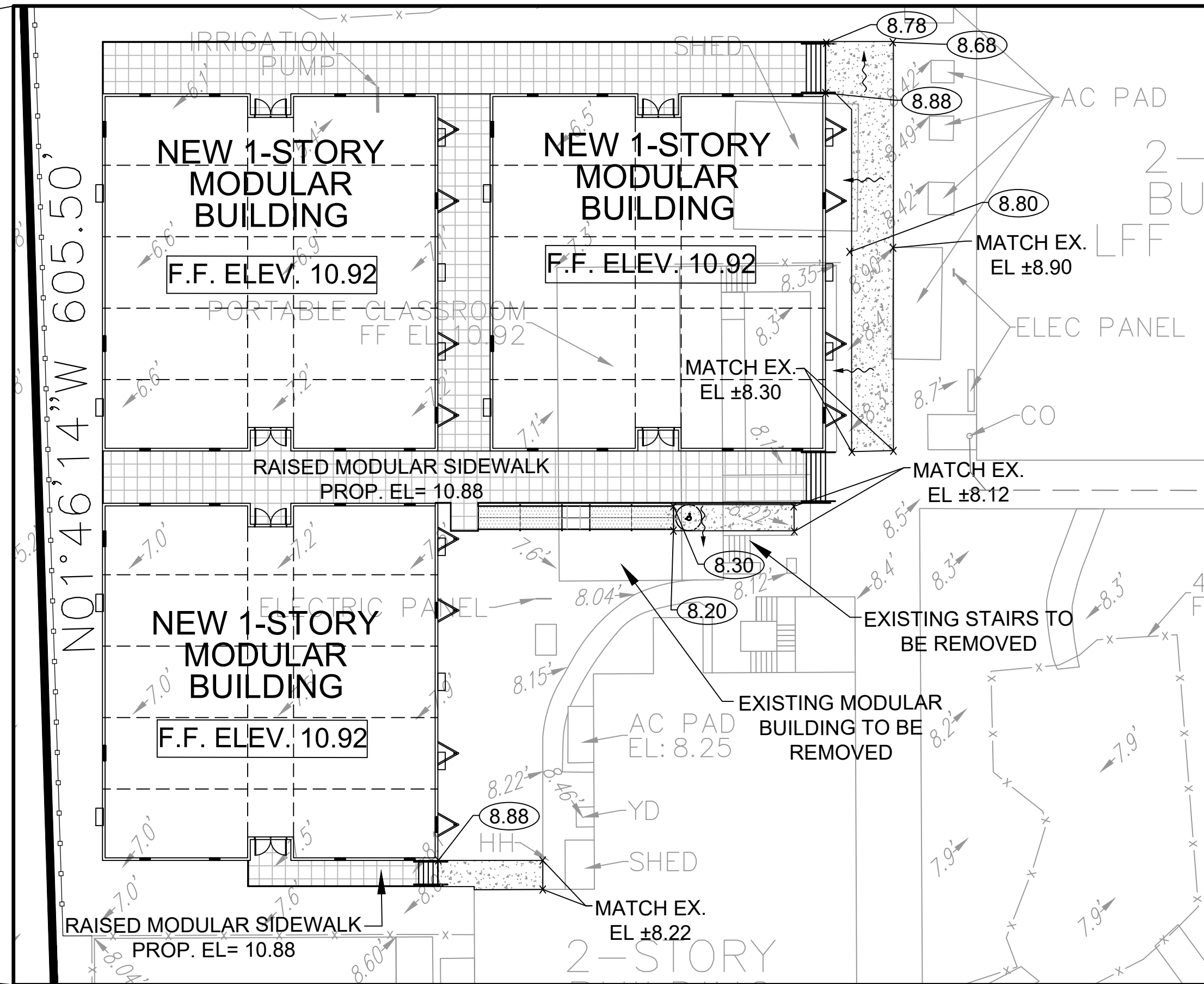


FLORIDA FRUIT LANDS PB.
2, PG. 17 DCR.



CBWCD GENERAL NOTES

- The following General Notes are required by Central Broward Water Control District. They are not meant to be all inclusive, and it is the Engineer of Records' responsibility to add any notes which will inform the Owner and the Contractor of any additional requirement of the Central Broward Water Control District.
- Any revisions to these plans must be approved by the Central Broward Water Control District prior to construction.
- Bonds: Upon District Board of Commissioners approval of plans, but before construction can commence, the following items must be complied with:
 - Bond (cash or surety), in the District's favor, must be posted in the amount of 110 percent of the developer's Engineer of Record's estimate of cost of construction of the paving and drainage works. (Subject to approval of the cost estimate by the District Secretary/Manager or District Engineer.)
 - Swales, lake/pond banks, slopes, canals, and other excavations shall be bonded separately from other drainage improvements and will be held by the District until successful completion. The amount of this separate bond will be determined by the District Board of Commissioners and by recommendation of the District Secretary/Manager.
 - The District's Bond Form is the only form approved for use, and it shall be a recorded instrument. Release or reduction from the recorded instrument shall be the responsibility of the applicant.
 - Bonds shall be provided by the principals of development only. Contractor or Sub-Contractor bonds are not acceptable.
 - Upon successful completion of construction, and acceptance of "As-Built/Record Drawings" by the District Board of Commissioners, a percentage of the performance bond as determined by the District may be released. The balance of bond shall remain in full force and effect for an additional twelve (12) months after final inspection and approval, unless supplemented by new bond forms in the required amounts and approved by the District Attorney.
- Inspections: When construction is in progress, the District's Inspector will inspect the installation of drainage works, according to an inspection schedule established by the Board of Commissioners. Inspection must be made by District personnel before backfilling of any storm drain structures, pipes, exfiltration trenches, work in District canals, and before placement of asphalt or concrete pavement. Call (954) 432-5110 for an inspection appointment a minimum of twenty-four (24) hours in advance. All costs of periodic inspections of construction by the District shall be borne by the developer.
- Limerock base course shall conform to the requirements of Section 911 of Florida Department of Transportation Standard Specifications, except the minimum percentage of carbonates of calcium and magnesium shall be sixty percent (60%).
- All muck and deleterious soils shall be removed from the top of bank to top of bank limits of dry detention/retention areas, and exfiltration trenches down to a minimum of five feet (5') below the water control elevation and replaced with suitable well-draining soils.
- All nuisance vegetation shall be removed from within the project limits and within the portion of the CBWCD canal that falls within the property boundary. This also applies when the property abuts a roadway and the District canal is located on the opposite side of the road with respect to the property. In this case, nuisance vegetation shall be removed from the canal bank nearest the property line.
- Existing storm sewers shall be cleaned from the point of connection with new storm sewers or drainage structures to the first existing structure upstream and downstream of the point of connection. Television inspection of the pipes shall be reviewed and certified that they are clean by the Engineer of Record prior to submittal of as-built drawings to the District.
- The limits of any easement to be dedicated to the District shall be staked prior to installing trees to be located within three (3) feet of a District easement. The stakes shall remain in place until the site or landscape contractor verifies the intended plant location does not encroach into a District easement.
- The District Secretary/Manager and District Engineer shall be notified prior to the submittal of as-built/record drawings of any encroachment within a District easement not expressly approved by the District Board of Commissioners.
- As-Built Survey and Record Drawings: "As-Built" plans from the Surveyor of Record must be certified as "Record Drawings" by the Engineer of Record. The Surveyor's certification shall include the last date of field data acquisition. The Engineer's certification shall include the CBWCD permit compliance statement. As-Built plans shall be provided as an overlay on the approved construction drawings at the same scale for comparison purposes. All references to "proposed" shall be struck through and replaced with the as-built condition. As-Built submittals shall follow the same format of general review as described in the Central Broward Water Control District's Stormwater Management Regulations, Standards, Procedures, and Design Criteria Manual.
- Lake/pond, canal, and dry detention/retention area as-builts will be cross-sectioned showing the designed section as dashed, as-built section as solid, and have the top of bank reference to the Lake/Canal Maintenance Easement. Spacing between each cross-section shall be such as to provide enough data to determine if the lake/pond/canal/dry detention/retention area was constructed as designed. The maximum spacing between cross sections shall be 100'.
- The contractor shall provide stable and permanent elevation benchmarks on the top of each headwall cap for pipes discharging into District canals and driveway culverts along District canals. The benchmark elevation shall be based on North American Vertical Datum of 1988 (NAVD88) and include the datum reference using National Geodetic Survey benchmarks or Florida Department of Transportation benchmarks in NAVD88 and only converted back to National Geodetic Vertical Datum of 1929 (NGVD29). The other shall be based on NGVD29 and include the datum reference. Each headwall shall have one (1) NAVD88 and one (1) NGVD29 benchmark. Culverts connecting District canals only require one (1) benchmark per each pair of headwalls.
- The Surveyor of Record shall annotate the benchmark elevations on the as-built drawing in the format provided by the District Engineer. The benchmark data shall also include a Northing/Easting coordinate at the center of each headwall. The horizontal datum shall be based on State Plane, Florida East Zone, North American Datum of 1983/1990 (NAD83/90).



BLOW-UP
1 INCH = 20 FT.

STORMWATER MANAGEMENT DESIGN DATA TABLE		
ITEM	ELEVATION IN FEET	
	REQUIRED	PROVIDED
ELEVATION IN THESE DRAWINGS ARE BASED ON:		
NAVD88		
NGVD29 TO NAVD88 CONVERSION FACTOR	0.00	NGVD29 = (-)1.51 NAVD88
MINIMUM FINISHED FLOOR ELEVATION		
FEMA MIN. BASE FLOODPLAIN ELEVATION WITH ASCE 24 MODIFIER	6.00	10.92
BROWARD COUNTY 100-YEAR FLOOD ELEVATION	6.50	10.92
18" ABOVE NEAREST ROAD CROWN ELEVATION - RESIDENTIAL STRUCTURES	7.00	10.92
6" ABOVE NEAREST ROAD CROWN ELEVATION - NON-RESIDENTIAL STRUCTURES	7.00	10.92

ENGINEER'S SEAL
NOT VALID WITHOUT
ORIGINAL SIGNATURE



SHEET TITLE
PAVING, GRADING & DRAINAGE PLAN

REVISIONS

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors

5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533

P.E. # 70946

POTENTIAL CHRISTIAN ACADEMY
MODULAR ADDITIONS

COOPER CITY
BROWARD COUNTY, FLORIDA

SCALE: 1"=50'

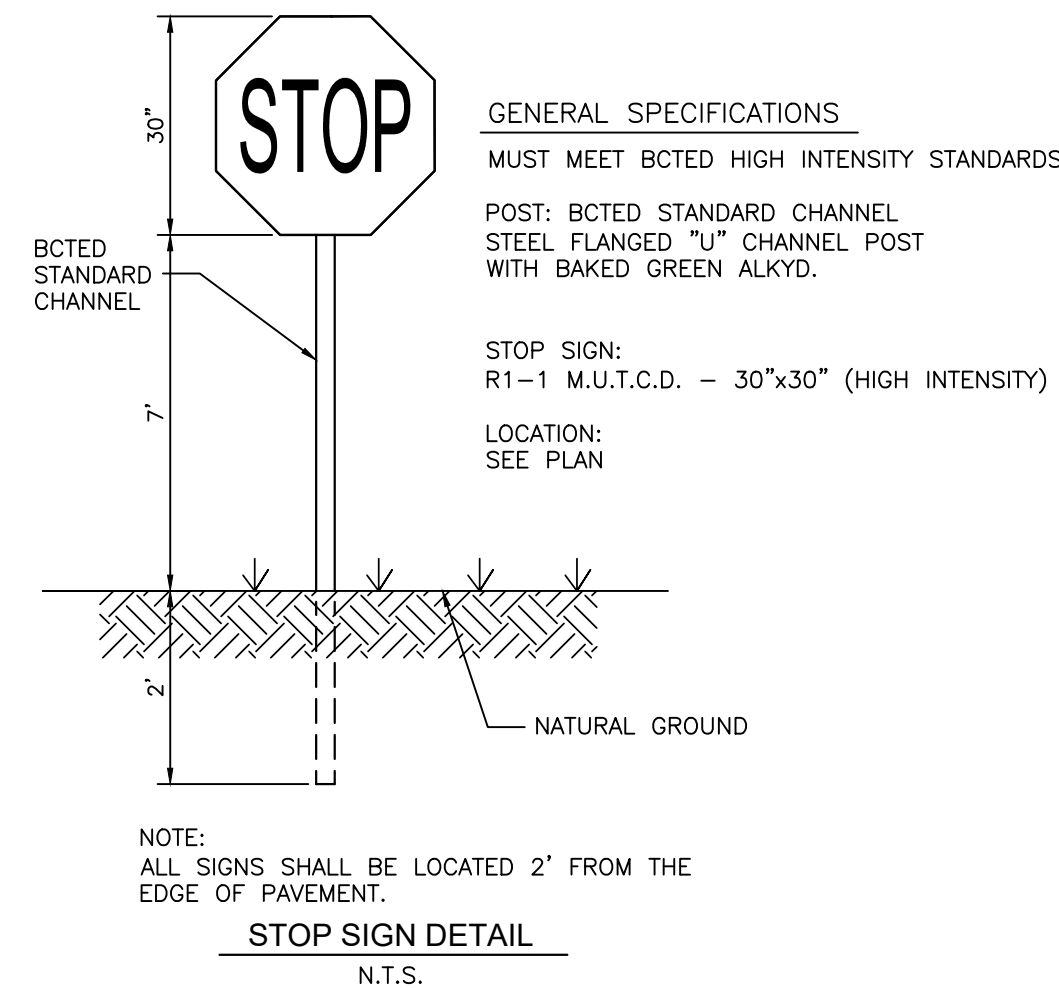
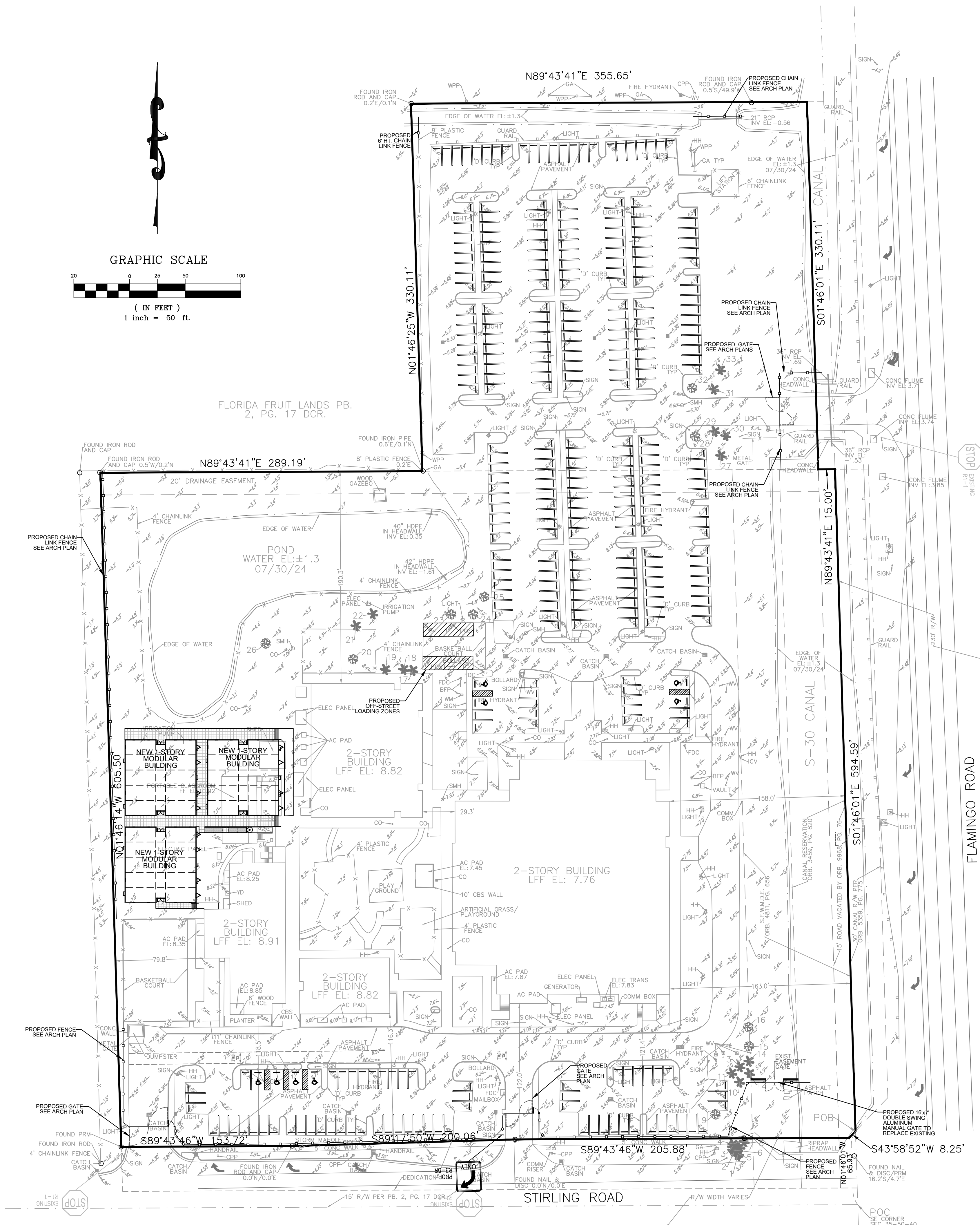
DATE: 11/14/24

DRAWN BY: WEG

SHEET No.

C-1

24052



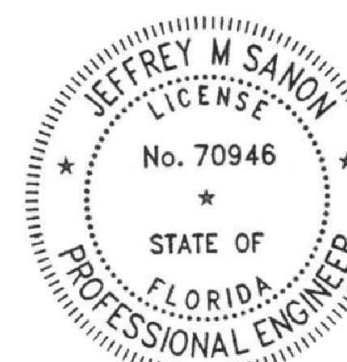
LEGEND:

BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
€	CENTERLINE
R/W	RIGHT-OF-WAY
SEC	SECTION
PP	WOOD POWER POLE
CLP	CONCRETE LIGHT POLE
ANC	ANCHOR
TYP	TYPICAL
T.O.B.	TOP OF BANK
E.O.W.	EDGE OF WATER
F.F.	FINISH FLOOR
S.B.	SETBACK
L.B.	LANDSCAPE BUFFER
U.E.	UTILITY EASEMENT

LEGEND CONT:

D.E.	DRAINAGE EASEMENT
CBWCD	CENTRAL BROWARD WATER CONTROL DISTRICT
D.F.S.E.	DRAINAGE, FLOWAGE & STORAGE EASEMENT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
+	FIRE HYDRANT
+	GATE VALVE
+	WATER METER
+	BLOW OFF
+	SANITARY SEWER MANHOLE
+	CATCH BASIN
+	EXISTING ELEVATION
+	PROPOSED ELEVATION
+	EXIST. WOOD POWER POLE
+	PROP. WOOD POWER POLE
+	PROP. LIGHT POLE
+	TRAFFIC SIGN

ENGINEER'S SEAL
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ORIGINAL SIGNATURE



NOTES:
TRAFFIC PAINT FOR STRIPING AND MARKING SHALL BE FOOT
APPROVED PAINT IN CONFORMANCE WITH FOOT STANDARD
SPECIFICATIONS MANUAL SECTIONS 710, 711 AND 971.

SHEET TITLE

PAVEMENT MARKING & SIGNAGE PLAN

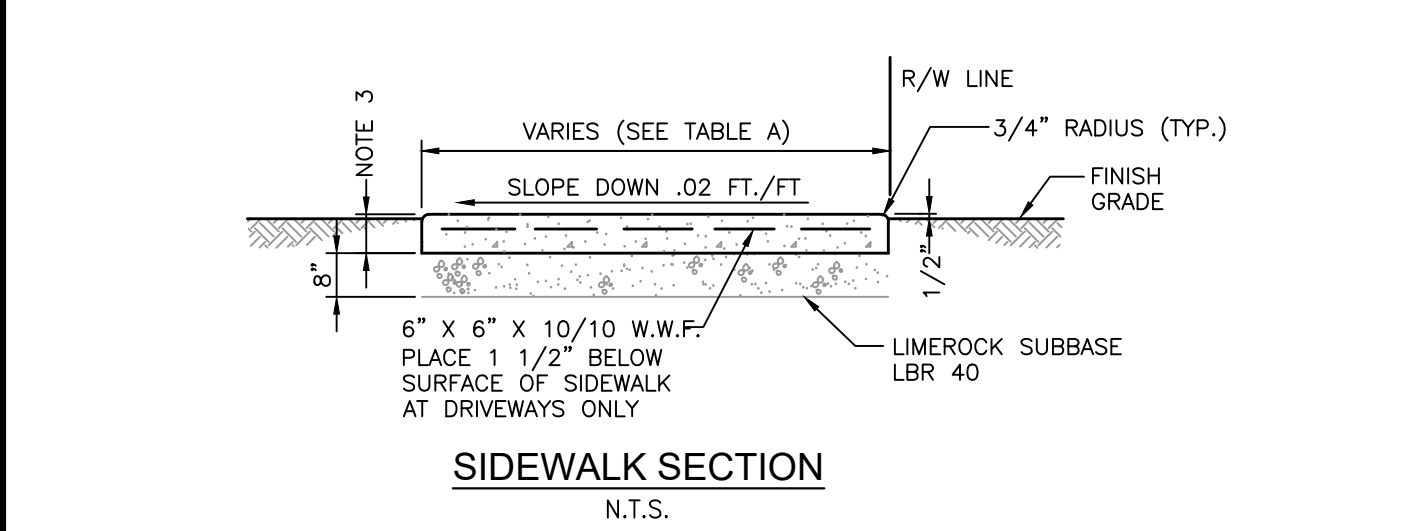
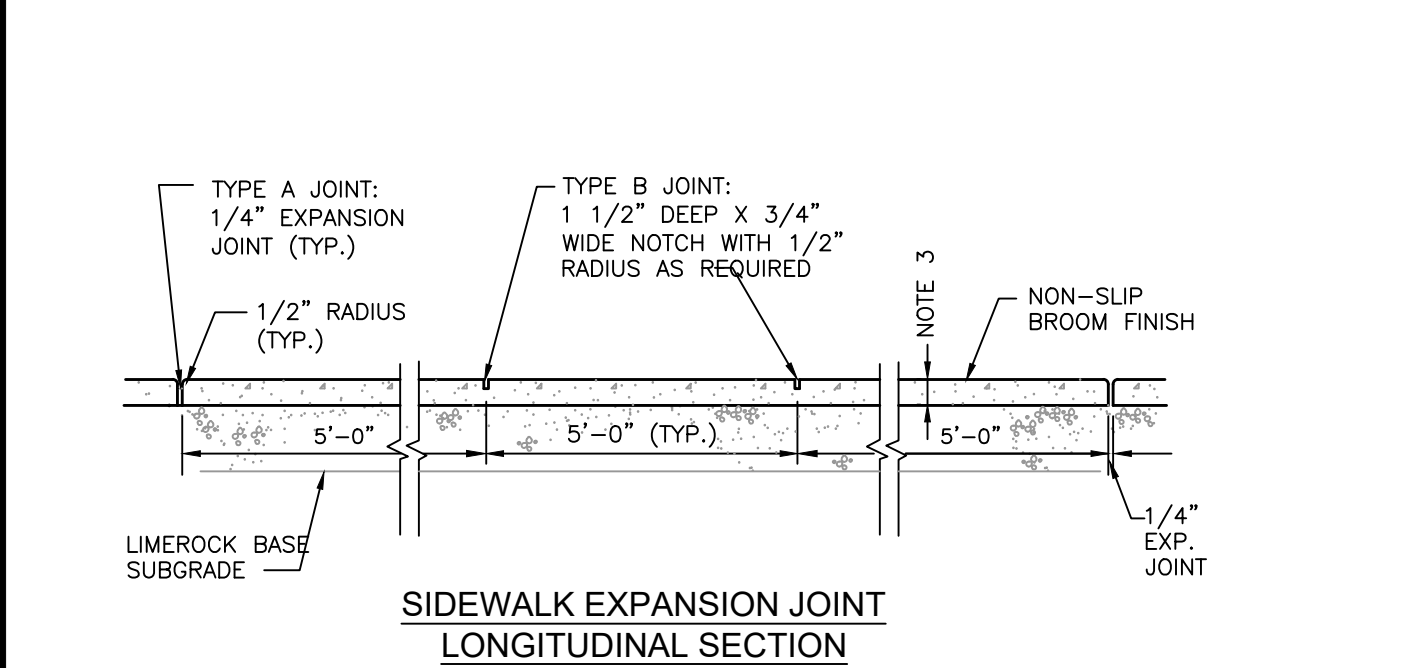
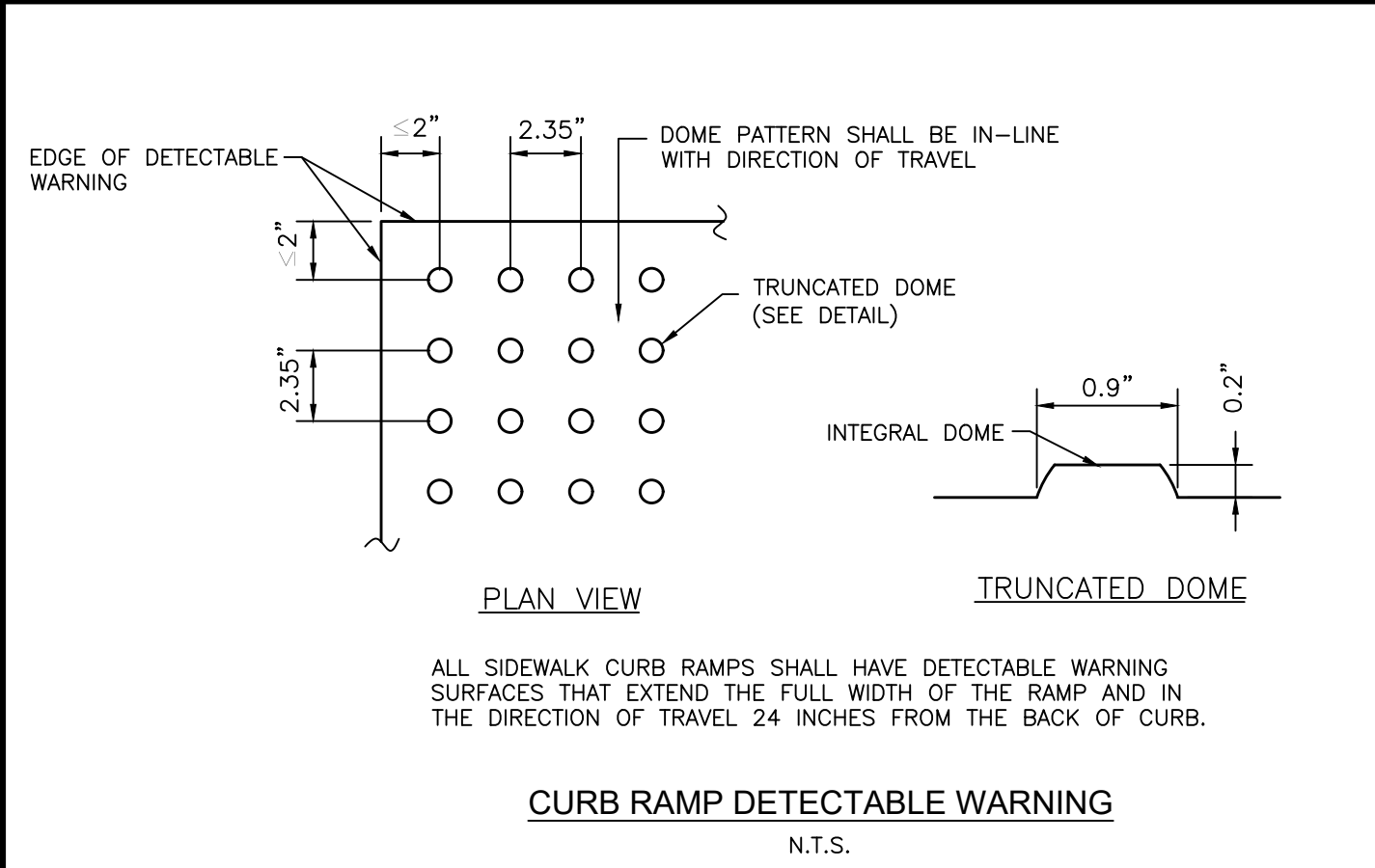
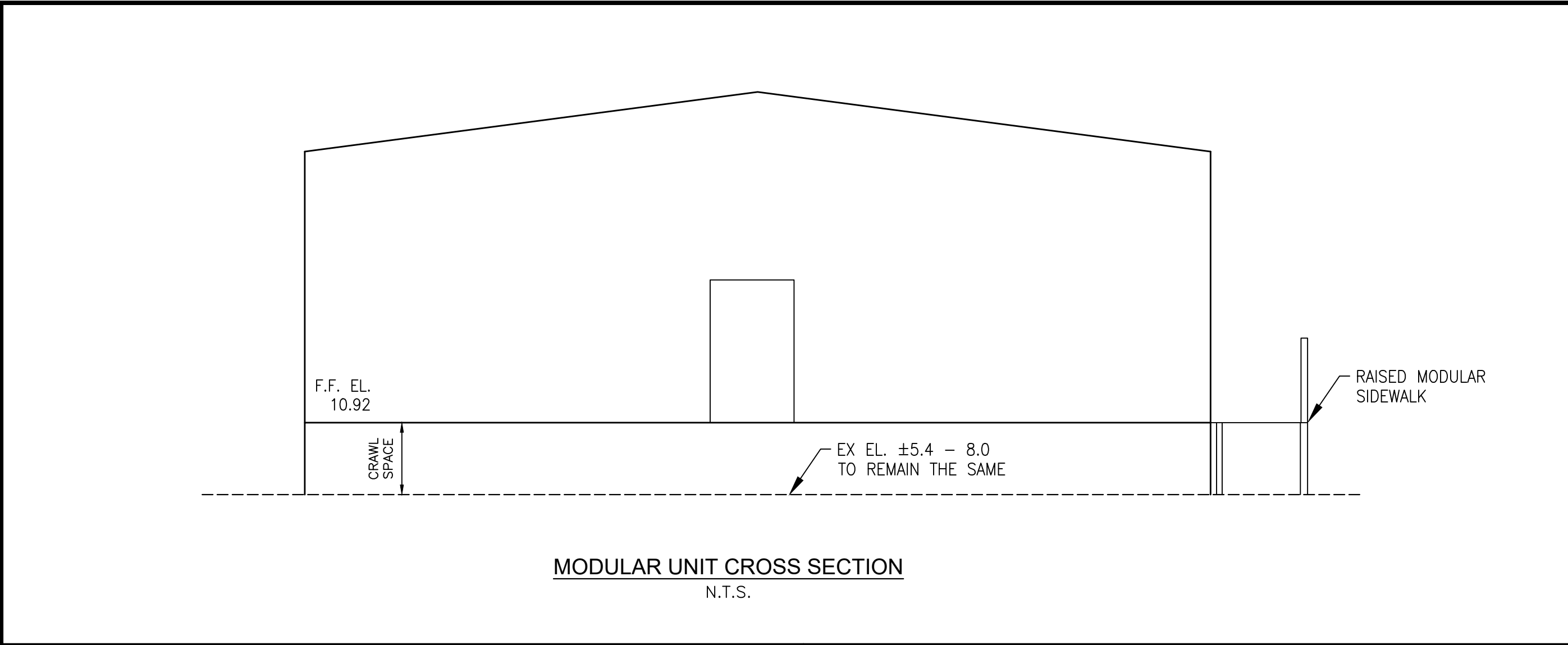


TABLE A - SIDEWALK WIDTH	
WIDTH	ROADWAY APPLICATION
4'	LOCAL STREET ACCESSES
5'	TWO-LANE COLLECTOR
5'	FOUR-LANE COLLECTOR
6'	ARTERIAL ROADWAYS

SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. P.T. OF CURVES
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS

- NOTES:
- CONCRETE TO BE CLASS 1, 3,000 P.S.I.
 - USE OF FIBRE REINFORCED CEMENT IS PROHIBITED.
 - 4" THK. MIN. (TYP.); 6" THK. AT DRIVEWAYS, EXTENDED TWO- FEET BEYOND DRIVE, ON BOTH SIDES.
 - SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
 - CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE; AT POINT OF CURVATURE; AT ADJOINING STRUCTURES; AT THE END OF DAYS WORK; AND WHERE NEW SIDEWALK MEETS EXISTING SIDEWALK.
 - ALL SIDEWALKS TO HAVE NON-SLIP BROOM FINISH.

THE ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

THE CONVERSION FROM NGVD 1929 ELEVATIONS TO NAVD 1988 ELEVATIONS IS MINUS 1.51 FEET AT THIS LOCATION ONLY.



SHEET	TITLE
	ENGINEERING DETAILS

REVISIONS

POTENTIAL CHRISTIAN ACADEMY
MODULAR ADDITIONS
COOPER CITY
BROWARD COUNTY, FLORIDA

P.E. # 70946

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533

ENGINEER'S SEAL
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ORIGINAL SIGNATURE

SCALE: N.T.S.

DATE: 11/26/24

DRAWN BY: WEG

SHEET No.
C-2
24052

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NOTES:
1. CONTRACTOR TO FIELD VERIFY EXISTING SANITARY CLEANOUTS AND SERVICES FOR PROPER CONNECTION.
2. MAXIMUM DISTANCE BETWEEN CLEANOUTS IS NOT TO EXCEED 75 FEET.

FLORIDA FRUIT LANDS PB.
2, PG. 17 DCR.

FLAMINGO ROAD

STIRLING ROAD

BLOW-UP
1 INCH = 20 FT.

ADDITIONAL WATER FLOW PROJECTIONS

MIDDLE SCHOOL STUDENTS	44 STUDENTS	10 GPD/STUDENT	440 ADDITIONAL GPD
HIGH SCHOOL STUDENTS	176 STUDENTS	15 GPD/STUDENT	2640 ADDITIONAL GPD
			3080 TOTAL ADDITIONAL GPD

LEGEND:

BCR BROWARD COUNTY RECORDS
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PB PLAT BOOK
PG PAGE
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L.B. LANDSCAPE BUFFER
U.E. UTILITY EASEMENT

LEGEND CONT:

D.E. DRAINAGE EASEMENT
C.B.W.C.D. CENTRAL BROWARD WATER CONTROL DISTRICT
D.F.S.E. DRAINAGE, FLOWAGE & STORAGE EASEMENT
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F.H. FIRE HYDRANT
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B.O. BLOW OFF
S.S.M. SANITARY SEWER MANHOLE
C.B. CATCH BASIN
E.E. EXISTING ELEVATION
P.E. PROPOSED ELEVATION
E.W.P.P. EXIST. WOOD POWER POLE
P.W.P.P. PROP. WOOD POWER POLE
L.P. PROP. LIGHT POLE
T.S. TRAFFIC SIGN
B.S.P. BACTERIAL SAMPLING POINT

NOTE: Contractor to field verify location of existing water & sewer mains prior to connection. Location of existing water & sewer shown on plans were approximated based on plans provided by Cooper City.

THE ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
THE CONVERSION FROM NGVD 1929 ELEVATIONS TO NAVD 1988 ELEVATIONS IS MINUS 1.51 FEET AT THIS LOCATION ONLY.

ENGINEER'S SEAL
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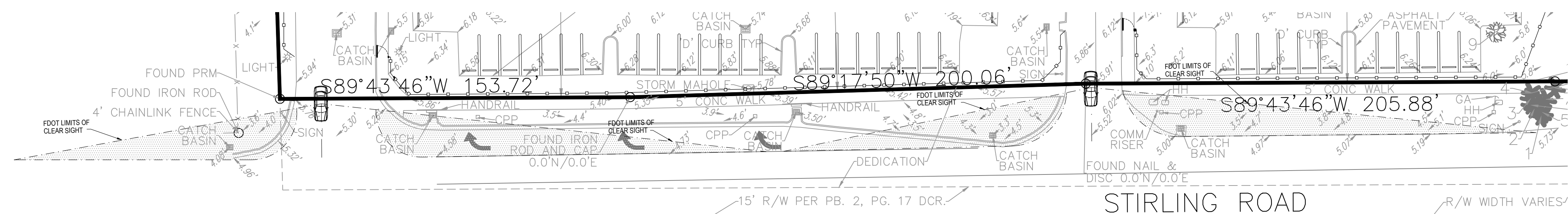
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WATER AND SEWER PLAN

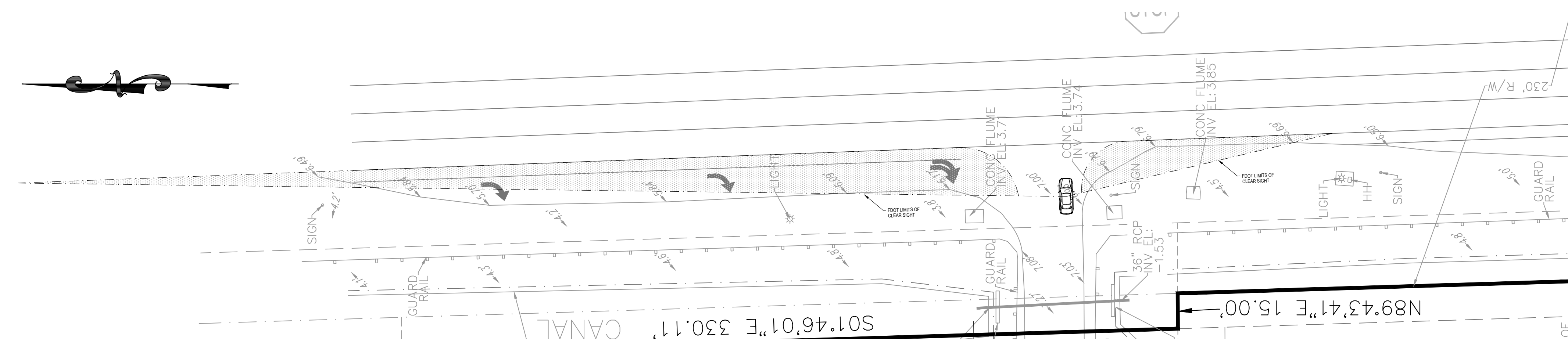
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DCR	DADE COUNTY RECORDS
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⦿	FIRE HYDRANT
⌒	GATE VALVE
⌒	WATER METER
●	SANITARY SEWER MANHOLE
▣	CATCH BASIN
+0.00	EXISTING ELEVATION
②	PROPOSED ELEVATION
↗	FLOW DIRECTION
⊙	EXIST. LIGHT POLE
□	PROP. LIGHT POLE

(IN FEET)
1 inch = 30 ft.



STIRLING ROAD SITE TRIANGLES



FLAMINGO ROAD SITE TRIANGLES

A circular professional engineer seal for Jeffrey M. Sanon. The outer ring contains the text "JEFFREY M SANON" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the word "LICENSE" at the top, "No. 70946" in the center, a small star below the number, and "STATE OF FLORIDA" at the bottom.

SHEET	TITLE
	SITE TRIANGLE EXHIBIT

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors

5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533

P.E. # 70946

POTENTIAL CHRISTIAN ACADEMY
MODULAR ADDITIONS

MODULAR ADDITIONS
COOPER CITY
BROWARD COUNTY, FLORIDA

DATE: 11/14/24

SHEET No.

SHEET No.

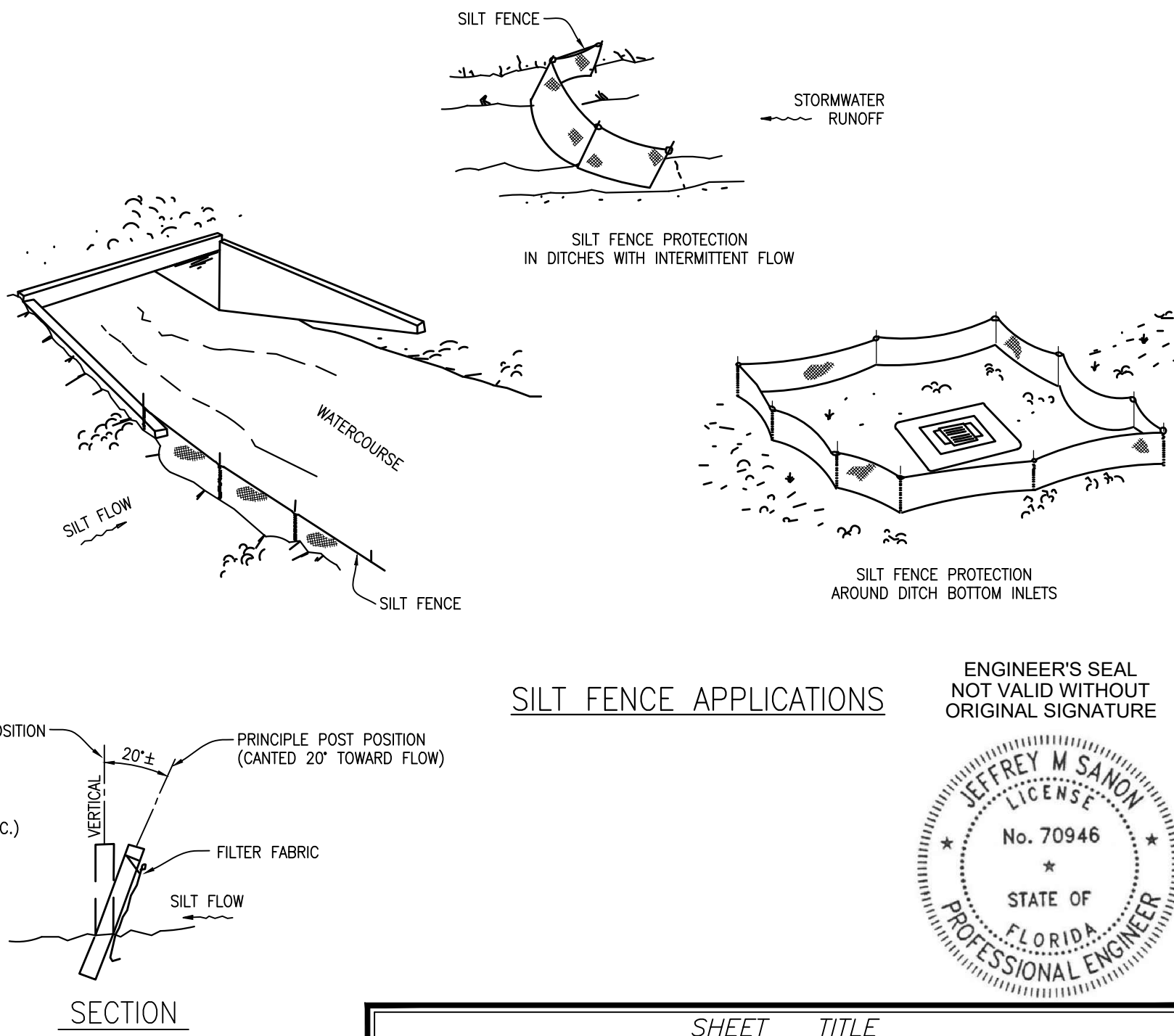
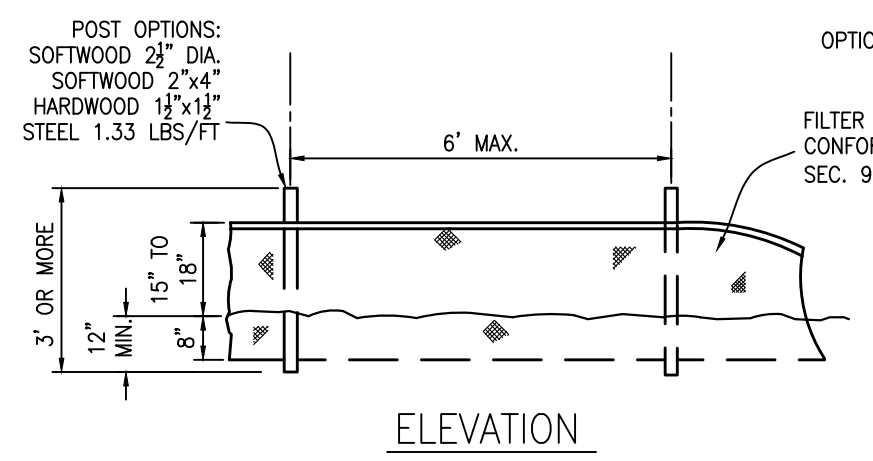
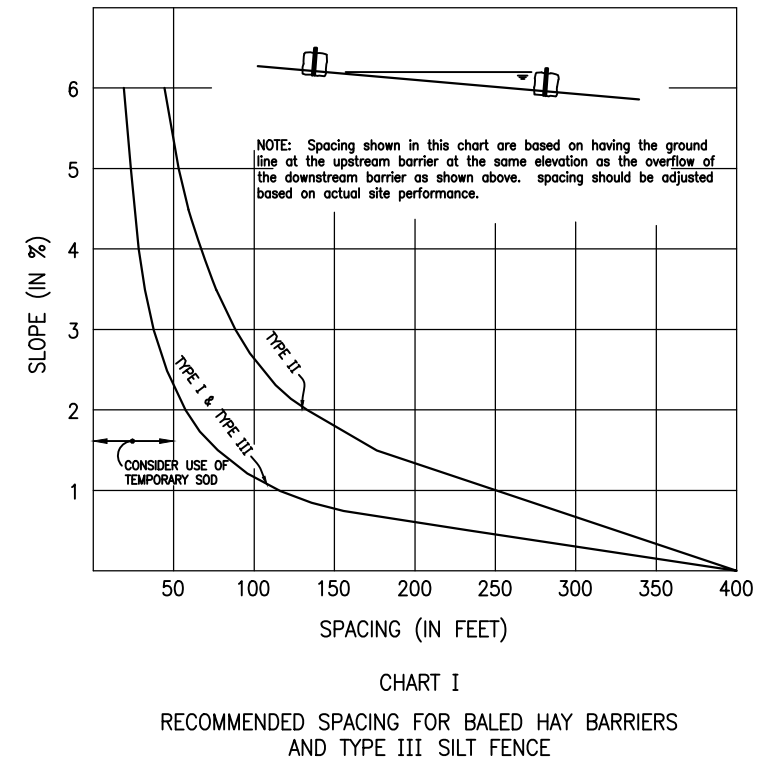
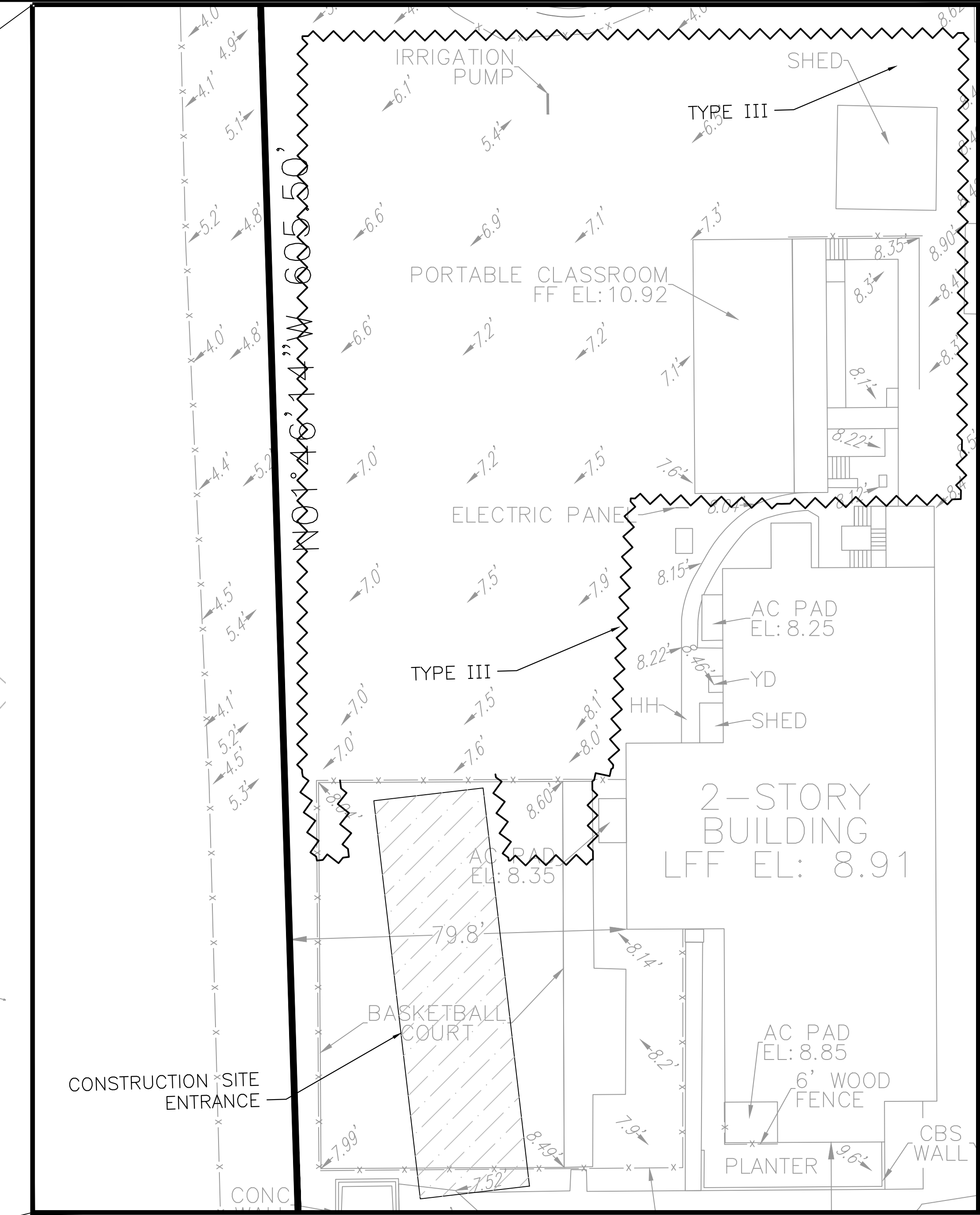
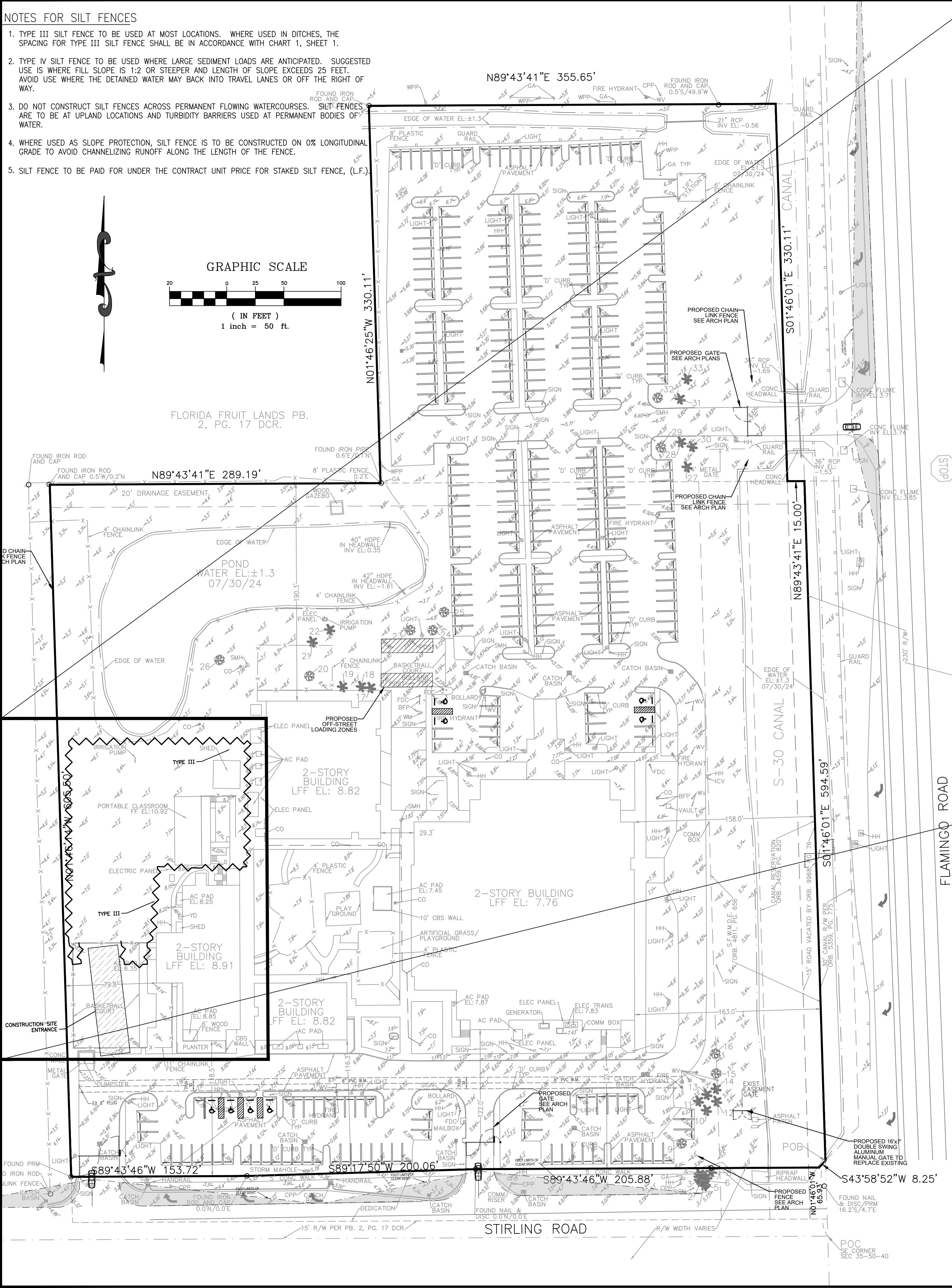
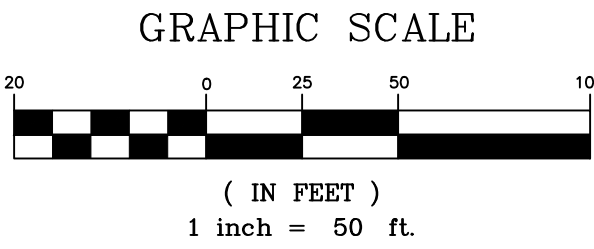
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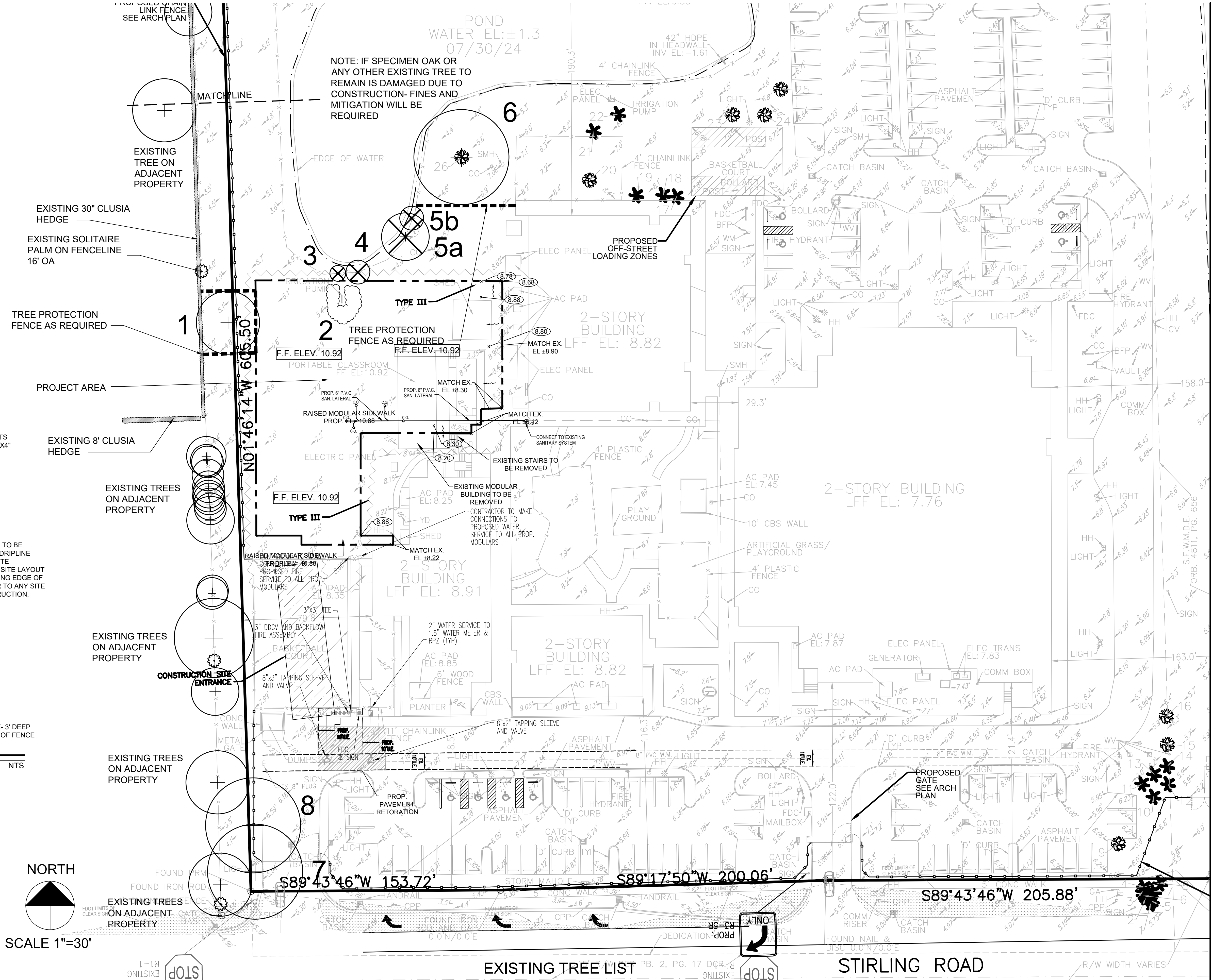
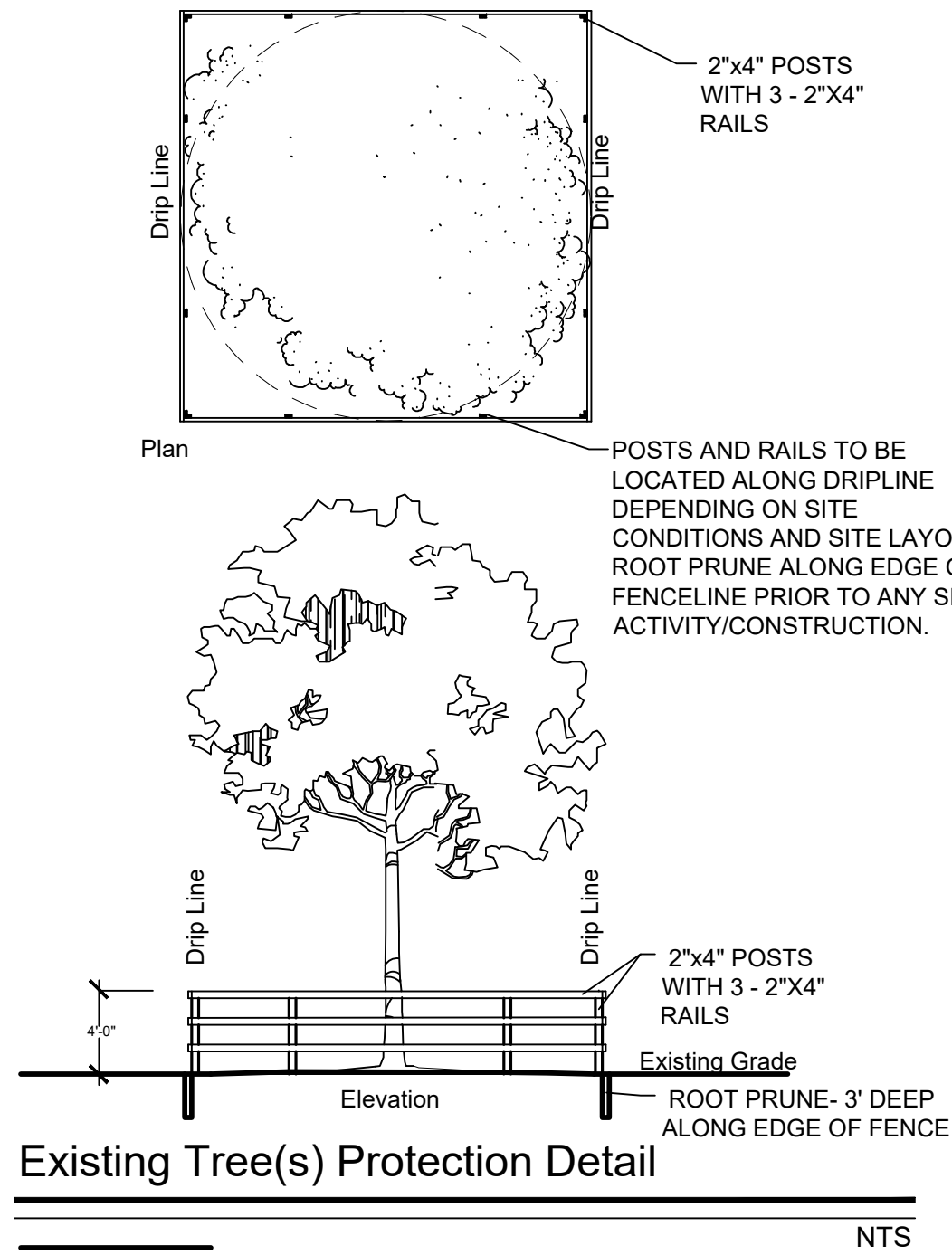
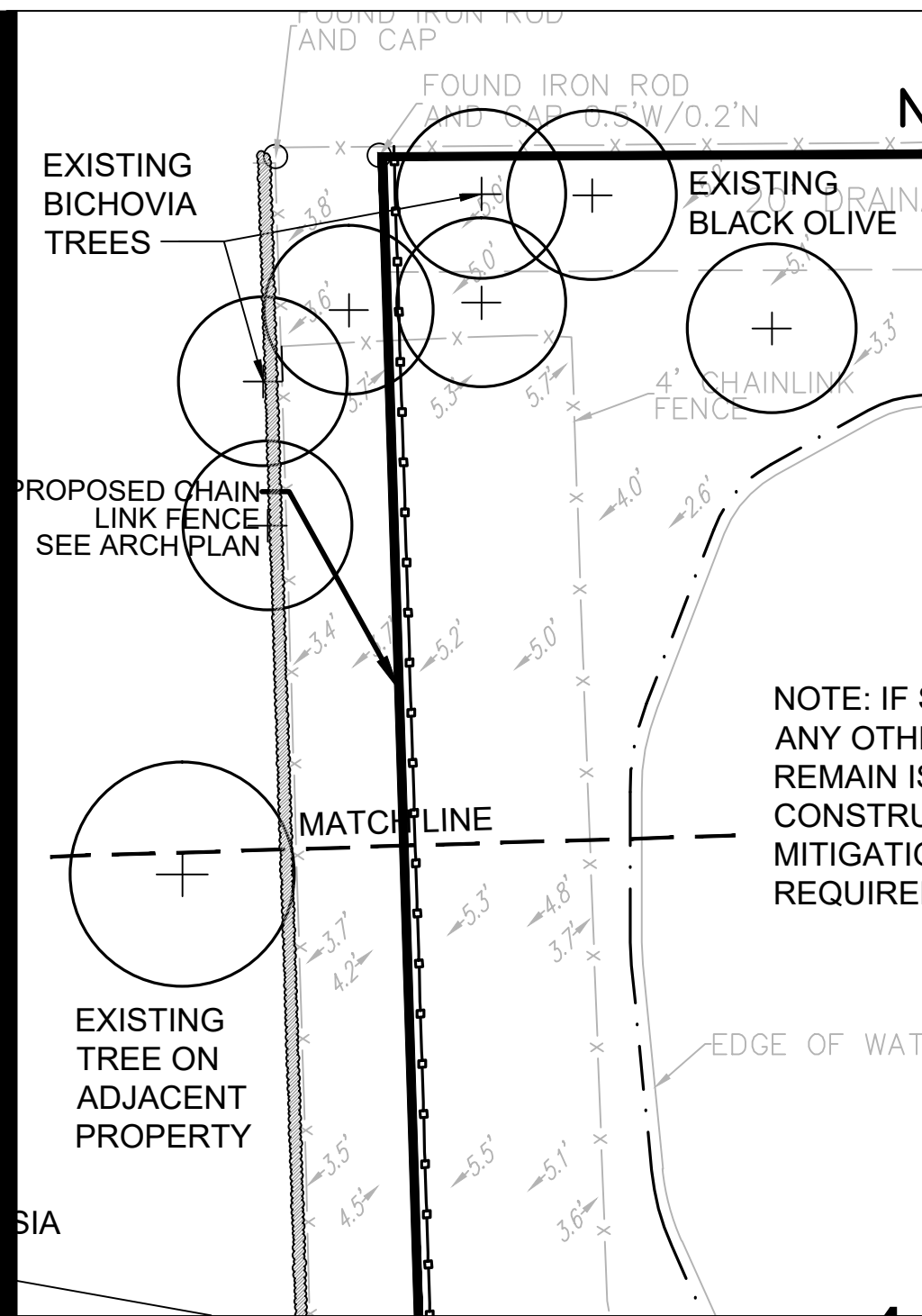
LA-1
24052

24052

NOTES FOR SILT FENCES

1. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1.
2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.
5. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (L.F.).





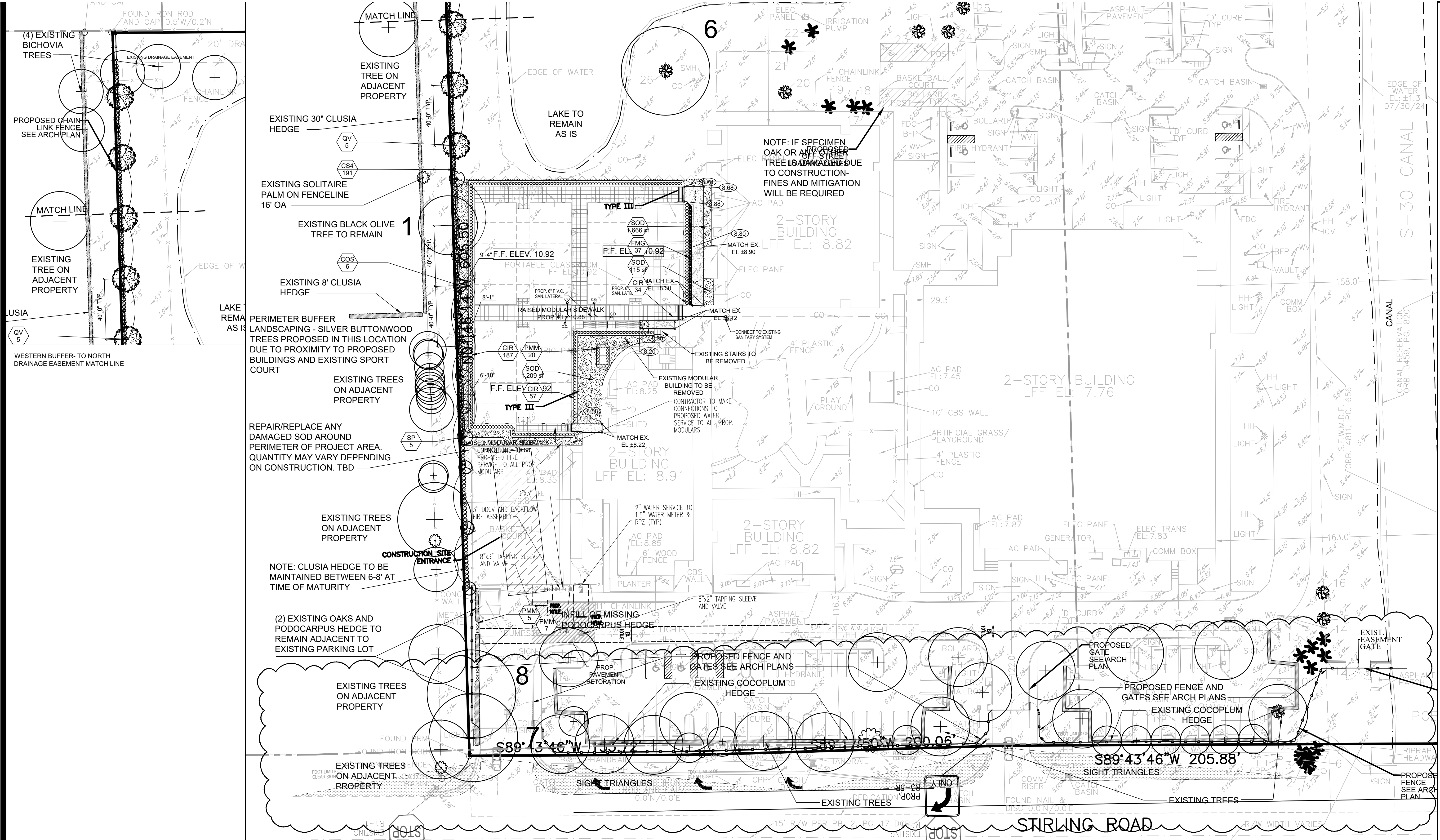
EXISTING TREE LIST

#	Species	Native	DBH	Height (In Feet)	Spread (In Feet)	Condition	Disposition	Mitigation
1	BUCIDA BUCERAS / BLACK OLIVE	NO	28"	50'	50'	GOOD	TO REMAIN/ OFFSITE	CLASS C- N/A OFFSITE
2	FICUS BENJAMINA / FICUS HEDGE	NO	N/A	8'-10'	6'	OVERGROWN HEDGE	TO BE REMOVED	N/A- HEDGE
3	BISCHOFIA JAVANICA / BISHOPWOOD	NO	4.5"	10'	15'	INVASIVE SPECIES	TO BE REMOVED	INVASIVE
4	BISCHOFIA JAVANICA / BISHOPWOOD	NO	9"	15'	20'	INVASIVE SPECIES	TO BE REMOVED	INVASIVE
5a	BISCHOFIA JAVANICA / BISHOPWOOD	NO	14"	20'	25'	INVASIVE SPECIES	TO BE REMOVED	INVASIVE
5b	BUCIDA BUCERAS / BLACK OLIVE	NO	3"	20'	15'	FAIR- WATER EDGE	TO BE REMOVED	CLASS C

EXISTING TREE LIST

#	Species	Native	DBH	Height	Spread (In Feet)	Condition	Disposition	Mitigation
6	QUERCUS VIRGINIANA / LIVE OAK	YES	28"	55'	80'	GOOD	TO REMAIN	CLASS A- N/A TO REMAIN
7	QUERCUS VIRGINIANA / LIVE OAK	YES	24"	55'	70'	GOOD	TO REMAIN	CLASS A- N/A TO REMAIN
8	QUERCUS VIRGINIANA / LIVE OAK	YES	30"	60'	70'	GOOD	TO REMAIN	CLASS A- N/A TO REMAIN

SCHOOL EXPANSION BUILDING
POTENTIAL CHURCH
12401 STIRLING ROAD
COOPER CITY, FL 33330



PROJECT PLANT SCHEDULE

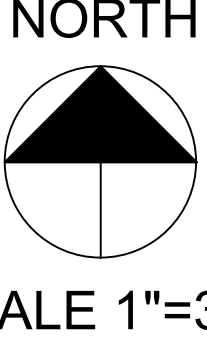
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	
TREES									
COS	6	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	FIELD GROWN / B & B	3" CAL. - 3 CANES @ 1" EACH MIN.	12' HEIGHT X 5' SPD MULTI-STEM	YES	HIGH	
QV	5	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	2.5" CAL.	12' HT X 5' SPR.	YES	HIGH	
PALM TREES									
SP	5	SABAL PALMETTO	CABBAGE PALMETTO	B&B FIELD GROWN	10"-12" CAL	16' OA	YES	HIGH	
SHRUBS									
CIR	278	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	-		24" HT X 18" SPR.	YES	MEDIUM	
CS4	191	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		4' OA, FULL	NO	HIGH	
PMM	32	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	-		30" HT. X 18" SPD.	NO	HIGH	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING
GROUND COVERS									
FMG	37	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	-		12" HT X 12" SPR	NO	HIGH	20" o.c.

30.5" OF INVASIVE TREES REMOVED
SEE TD PLAN PLAN FOR MITIGATION
30.5" OF TREE REPLACEMENT

CLUSIA HEDGE TO BE MAINTAINED
BETWEEN 6-8' AT MATURITY

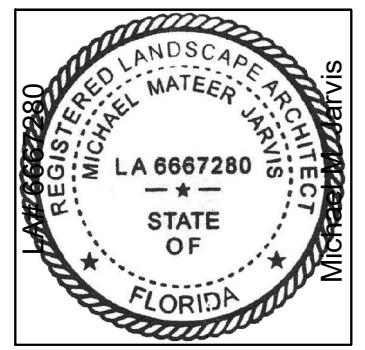
A/C UNITS ARE WALL/BUILDING MOUNTED

IRRIGATION TO TIE INTO EXISTING SYSTEM





Land Design/Research2, LLC
2500 Kimmie Drive
Cooper City, FL 33026
www.landdesignresearch2.com
Email: landdesignresearch2@gmail.com
Phone: 954-980-1100



Revision	Date	Comments
04/08/2025	DRC COMMENTS	
05/14/2025	DRC COMMENTS	
07/09/2025	DRC COMMENTS	

Revision	Date	Comments
08/12/25	DRC COMMENTS	

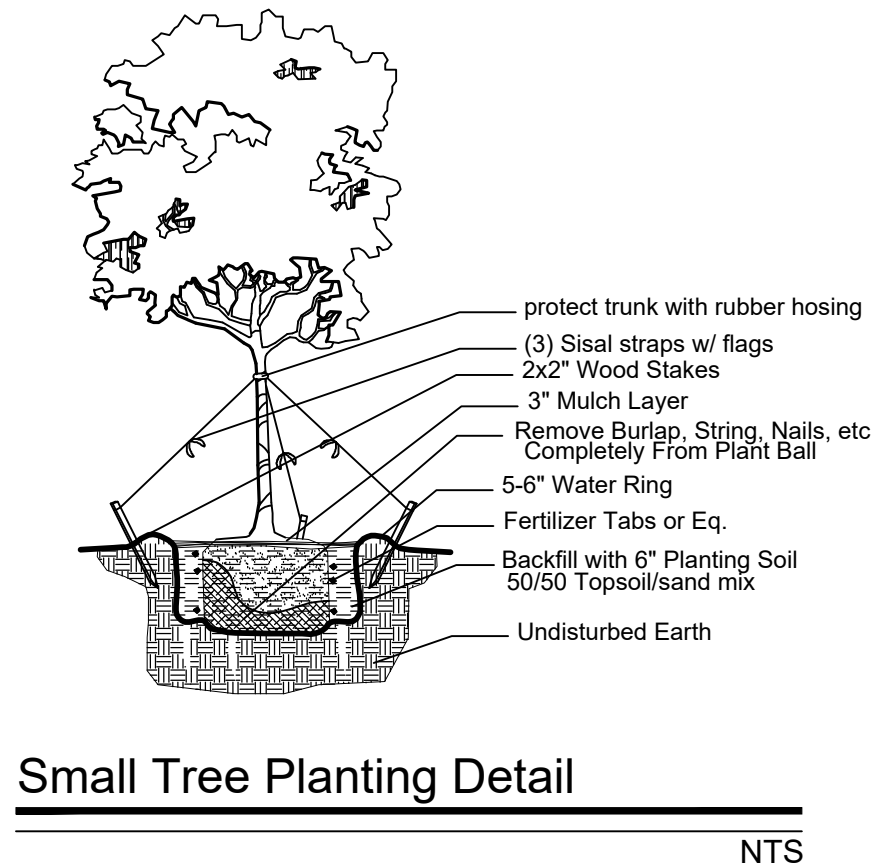
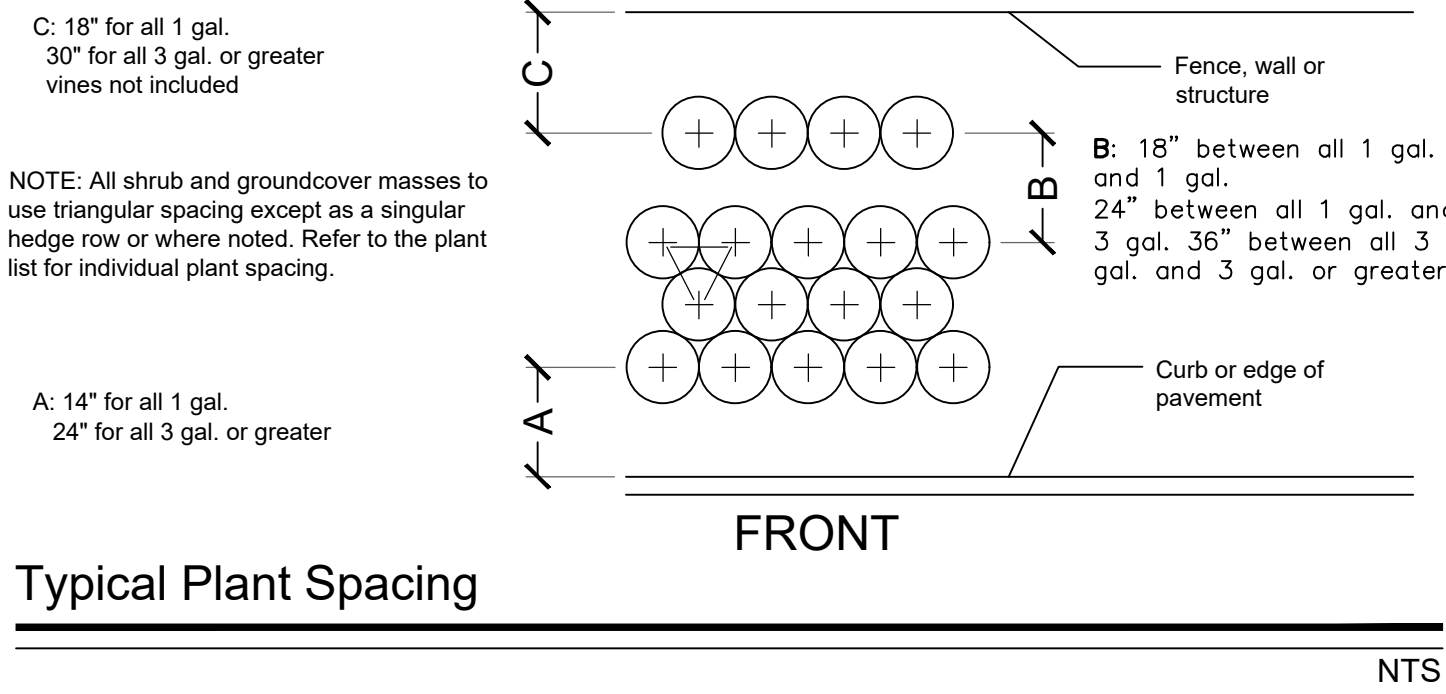
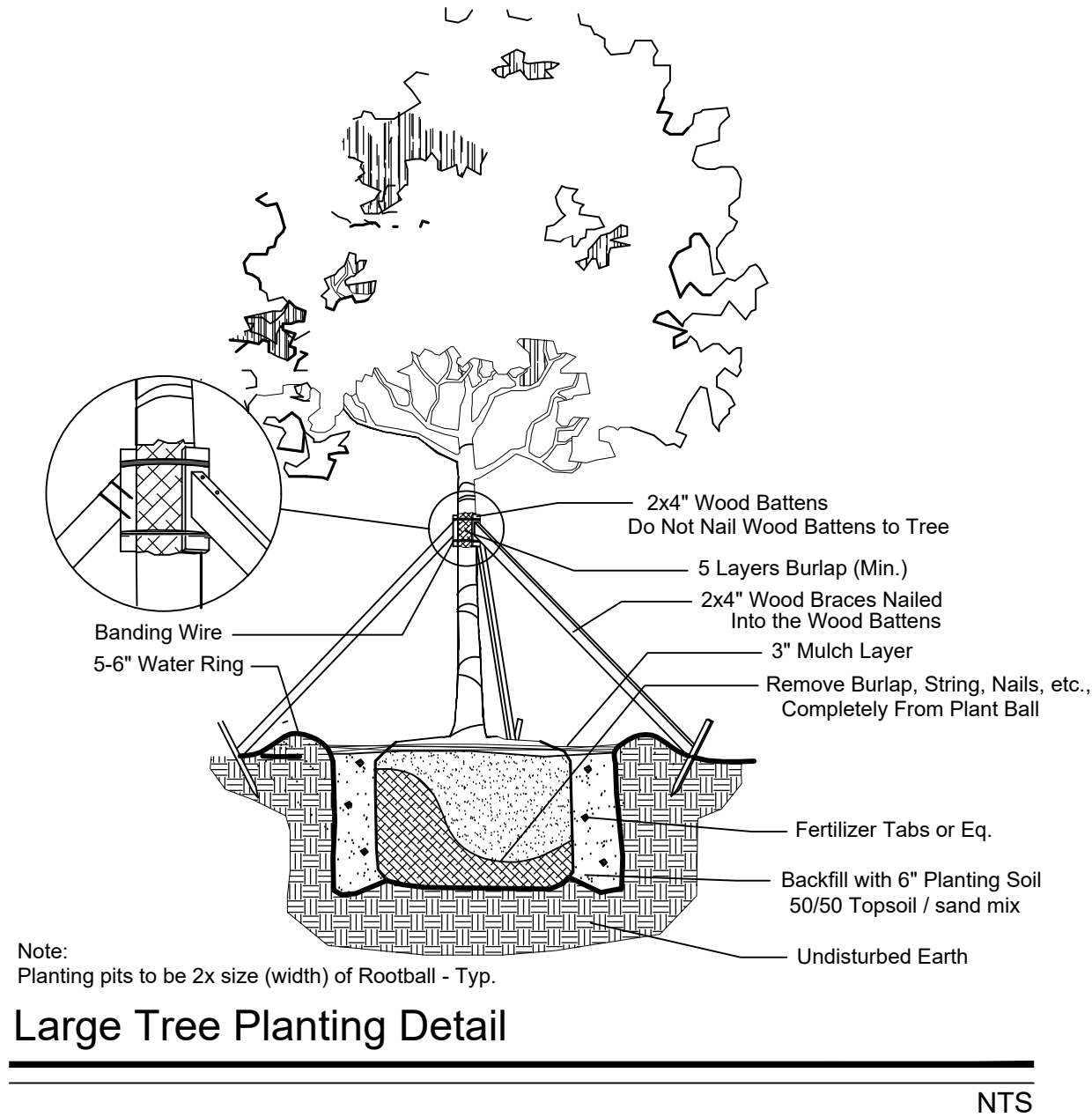
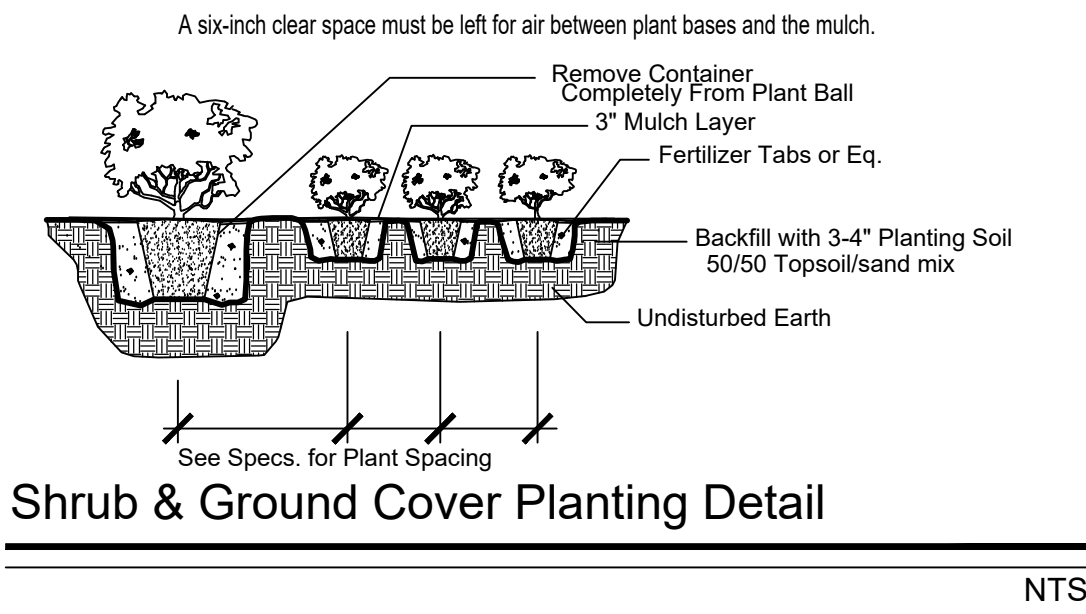
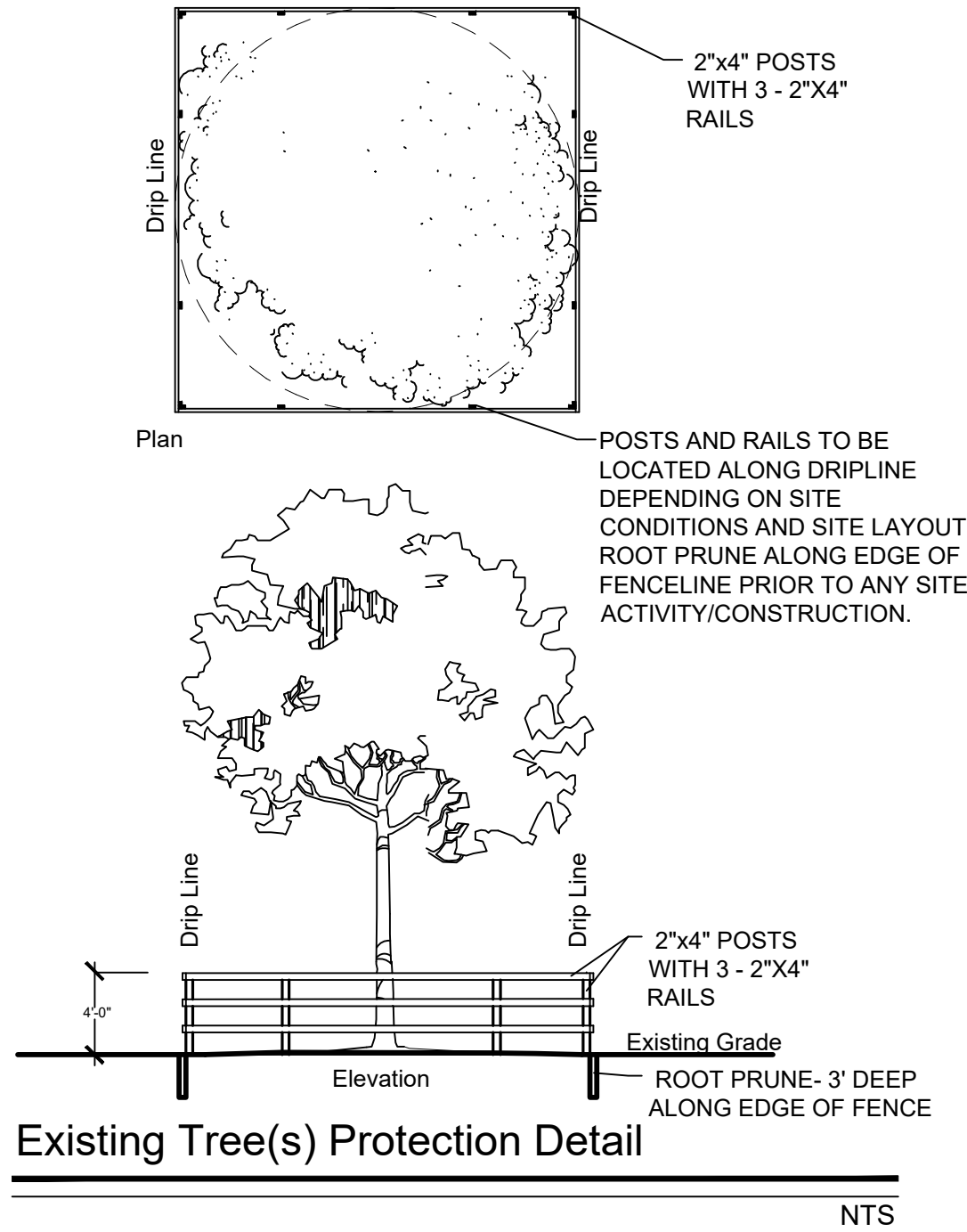
SCHOOL EXPANSION BUILDING
POTENTIAL CHURCH
12401 STIRLING ROAD
COOPER CITY, FL 33330

Sheet Description
LANDSCAPE PLAN

Release Date
02-28-25

Project Number
2024-39

Drawing Number
L-100
Sheet 1 of 2



NOTES:

GENERAL PLANTING REQUIREMENTS

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN(S) WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR FLORIDA NURSERY PLANTS" AND "GRADES AND STANDARDS FOR FLORIDA NURSERY TREES". ALL MATERIAL SHALL BE INSTALLED AS PER CSI SPECIFICATIONS.

ALL PLANT MATERIAL AS INCLUDED HEREIN SHALL BE WARRANTIED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL PLANT MATERIAL SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN LOOSE AND FRIABLE CONDITION. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS AND WEED SEEDS AS PER CSI SPECIFICATIONS.

TWELVE INCHES (12") OF PLANTING SOIL 50/50 SAND/TOPSOIL MIX IS REQUIRED AROUND AND BENEATH THE ROOT BALL OF ALL TREES AND PALMS, AND 1 CUBIC YARD PER 50 BEDDING OR GROUNDCOVER PLANTS.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH EUCALYPTUS OR STERILIZED SEED FREE MELALEUCA MULCH TO A MINIMUM DEPTH OF THREE INCHES (3") OF COVER WHEN SETTLED. A SIX-INCH CLEAR SPACE MUST BE LEFT FOR AIR BETWEEN PLANT BASES AND THE MULCH. CYPRESS BARK MULCH SHALL NOT BE USED.

ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING; NO DRY PLANTING PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.

ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO 100% OVERLAP AS PER MANUFACTURERS SPECIFICATIONS AND PERFORMANCE STANDARDS UTILIZING A RUST FREE WATER SOURCE. EACH SYSTEM SHALL BE INSTALLED WITH A RAIN SENSOR.

IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THIS CONTRACT.

ALL PLANT MATERIAL SHALL BE INSTALLED WITH FERTILIZER, WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% OF THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE AS PER CSI SPECIFICATIONS.

CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE EXCLUSIVE PROPERTY OF LDR2,LLC.

THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

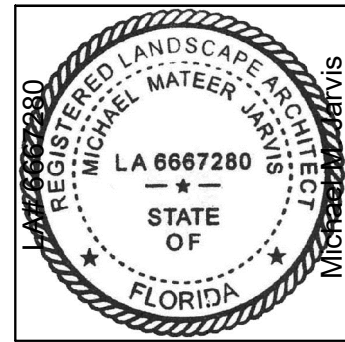
SPECIAL INSTRUCTIONS

GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.

NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEET L-100 FOR PLANTING PLAN
- ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
- ALL SHADE AND MEDIUM TREES INSTALLED WITHIN 6' OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
- POLES AND TIES ARE TO BE REMOVED FROM TREE PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CANNOT STAND UPRIGHT ALONE WILL BE REJECTED.
- THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE KEPT AT A MINIMUM OF 6" FROM BASE OF ALL PLANT MATERIAL.
- THE USE OF SISAL STRAPPING/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE THE PLANTING.



Revision Dates

SCHOOL EXPANSION BUILDING
POTENTIAL CHURCH
12401 STIRLING ROAD
COOPER CITY, FL 33330

Sheet Description

PLANTING
DETAILS
AND NOTES

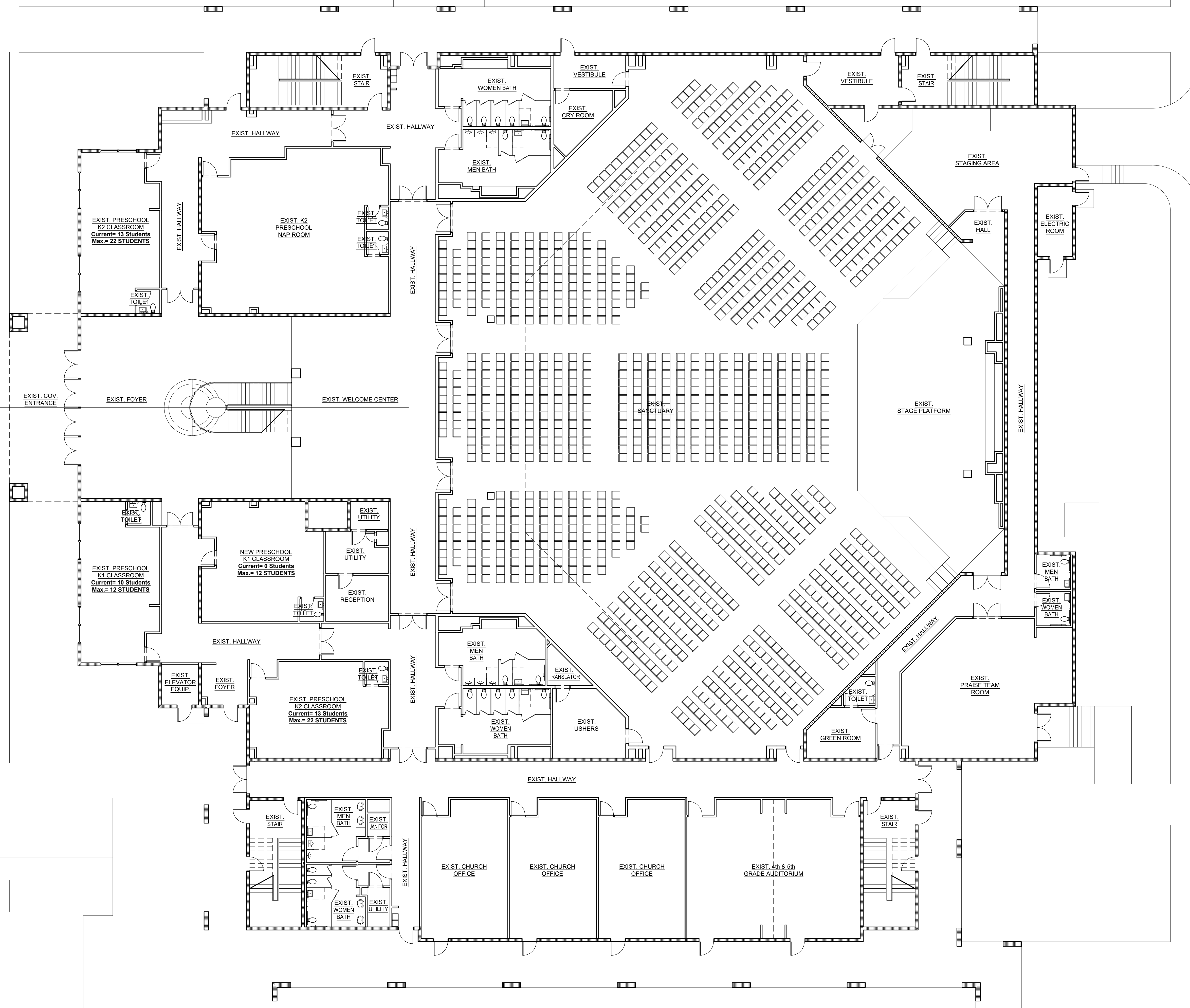
Release Date
02-28-25

Project Number
2024-39

Drawing Number

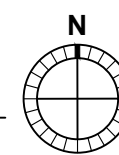
L-101

Sheet 2 of 2



EXISTING SANCTUARY - ADMINISTRATIVE BUILDING GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"



1st FL. STUDENTS DATA				
CLASSROOM	Current		Maximum Prop.	
	No. CLASSROOMS	No. STUDENTS	No. CLASSROOMS	No. STUDENTS
K1 (Day care)	1	10	2	24
K2 (Day care)	2	26	2	44
TOTAL 1st FL. K1 & K2 (Day care)	3	36	4	68

1st FL. CHURCH ASSEMBLY AREA DATA	
AREA DESCRIPTION	GROSS FLOOR AREA
1st FL SANCTUARY SEATING AREA	14,306
1st FL SANCTUARY ACCESSORY AREAS	15,981
1st FL. TOTAL CHURCH ASSEMBLY AREA	30,287

1st FL. SCHOOL ASSEMBLY AREA DATA	
AREA DESCRIPTION	GROSS FLOOR AREA
4th & 5th GRADES AUDITORIUM SEATING AREA	1,075
4th & 5th GRADES AUDITORIUM ACCESSORY AREA	143
1st FL. TOTAL SCHOOL ASSEMBLY	1,218

1st FL. CHURCH OFFICE AREA DATA	
AREA DESCRIPTION	GROSS FLOOR AREA
CHURCH OFFICE AREA	1,778

1st FL. SCHOOL CLASSROOMS AREA DATA	
AREA DESCRIPTION	GROSS FLOOR AREA
K1 & K2 CLASSROOMS AREA	2,666

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[illegible]

P.A. Architect, INC.
ARCHITECTURAL PLANNING DESIGN

5450 GRIFFIN ROAD, SUITE B
DAVIE, FLORIDA 33314
Tel: (954) 584-6880 Fax: (954) 581-2631
e-mail: pague@pa-architect.com
FLORIDA LICENSE AA-26001926

**3 NEW PORTABLE MODULAR
BUILDINGS**

POTENTIAL CHRISTIAN ACADEMY
12401 STIRLING ROAD
COOPER CITY, FL, 33330

CLIENT:
POTENTIAL CHRISTIAN
ACADEMY

DESIGNED BY:
PHILIP D. AGUIRRE

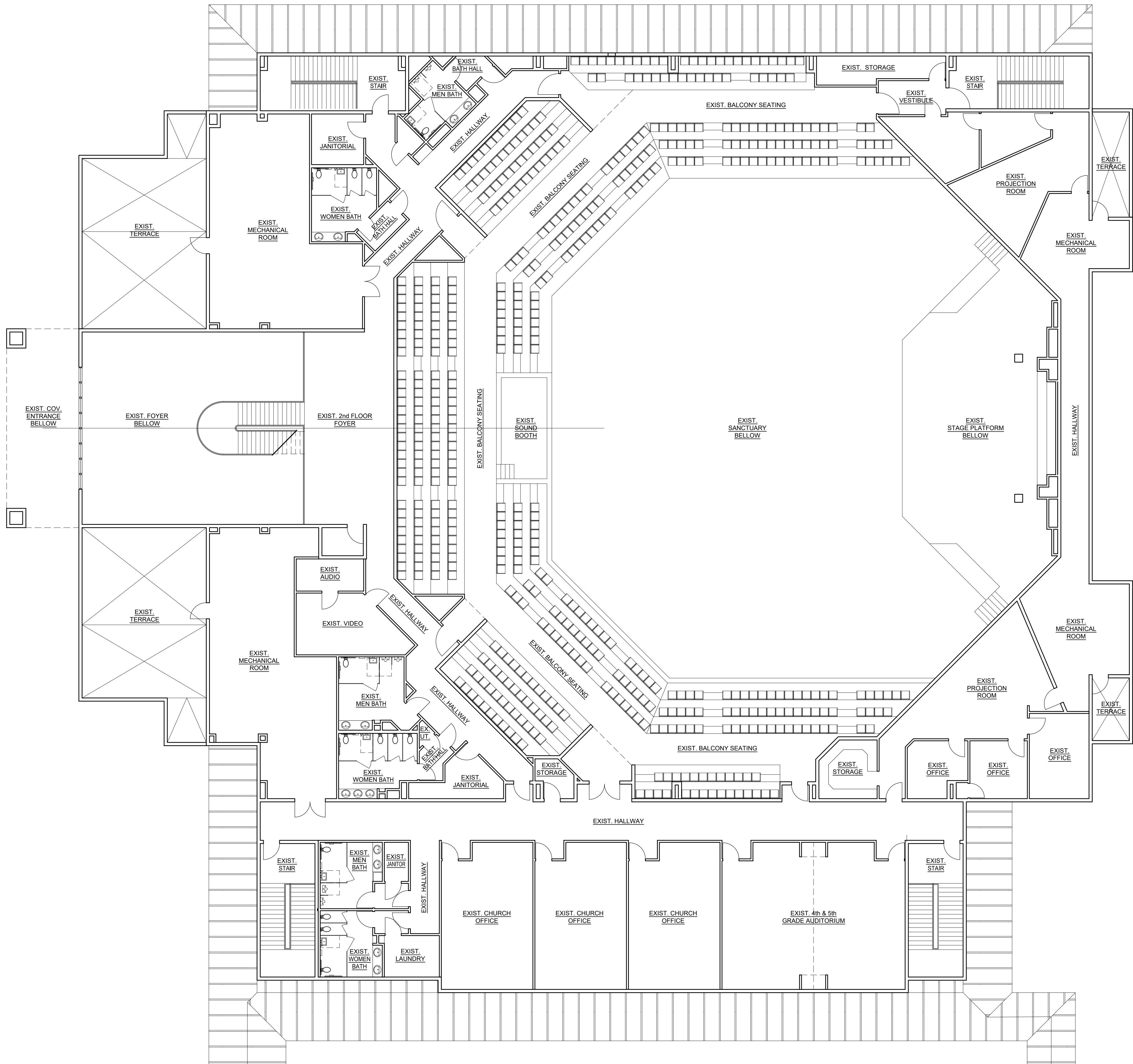
DRAWN BY: Y.V. SCALE: AS NOTED

CHKD BY: P.D.A.	ISSUE DATE: 09-10-24
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DATE:
PHILIP D. AGUIRRE, R.A
FL-AR0092740

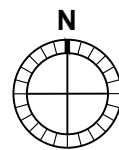
ACAD DWG
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POTENTIAL...

SHEET
EXB-1



EXISTING SANCTUARY - ADMINISTRATIVE BUILDING SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



2nd FL. STUDENTS DATA				
CLASSROOM	Current		Maximum Prop.	
	No. CLASSROOMS	No. STUDENTS	No. CLASSROOMS	No. STUDENTS
NONE	0	0	0	0
TOTAL 2nd FL.	0	0	0	0

2nd FL. CHURCH ASSEMBLY AREA DATA	
AREA DESCRIPTION	GROSS FLOOR AREA
2nd FL. SANCTUARY SEATING AREA	6,630
2nd FL. SANCTUARY ACCESSORY AREAS	12,912
TOTAL CHURCH ASSEMBLY	19,542

2nd FL. SCHOOL ASSEMBLY AREA DATA	
AREA DESCRIPTION	GROSS FLOOR AREA
4th & 5th GRADES AUDITORIUM AREA	1,075
4th & 5th GRADES AUDITORIUM ACCESSORY AREA	143
TOTAL SCHOOL ASSEMBLY	1,218

2nd FL. CHURCH OFFICE AREA DATA	
AREA DESCRIPTION	GROSS FLOOR AREA
CHURCH OFFICE AREA	1,776

TOTAL BLDG. STUDENTS DATA				
AREA DESCRIPTION	Current		Maximum Prop.	
	No. CLASSROOMS	No. STUDENTS	No. CLASSROOMS	No. STUDENTS
TOTAL 1st FLOOR K1 & K2 (Daycare)	3	36	4	68
TOTAL 2nd FLOOR	0	0	0	0
TOTAL BLDG. K1 & K2 (Daycare)	3	36	4	68

TOTAL BLDG. CHURCH ASSEMBLY AREA	
AREA DESCRIPTION	GROSS FLOOR AREA
TOTAL 1st FL. CHURCH ASSEMBLY AREA	30,287
TOTAL 2nd FL. CHURCH ASSEMBLY AREA	19,542
TOTAL BLDG. CHURCH ASSEMBLY AREA	49,829

TOTAL BLDG. SCHOOL ASSEMBLY AREA	
AREA DESCRIPTION	GROSS FLOOR AREA
TOTAL 1st FL. SCHOOL ASSEMBLY AREA	1,218
TOTAL 2nd FL. SCHOOL ASSEMBLY AREA	1,218
TOTAL BLDG. SCHOOL ASSEMBLY 4th & 5th (Elementary)	2,436

TOTAL BLDG. CHURCH OFFICE AREA	
AREA DESCRIPTION	GROSS FLOOR AREA
1st FL. CHURCH OFFICE AREA	1,778
2nd FL. CHURCH OFFICE AREA	1,776
TOTAL CHURCH OFFICE AREA	3,554

TOTAL BLDG. AREAS DATA	
AREA DESCRIPTION	GROSS FLOOR AREA
TOTAL CHURCH ASSEMBLY AREA	49,829
TOTAL PRE-SCHOOL ASSEMBLY AREA	2,436
TOTAL CHURCH OFFICE AREA	3,554
TOTAL PRE-SCHOOL CLASSROOMS AREA	2,666
TOTAL BLDG. AREA	58,485

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REVISIONS	
No.	DATE

P.A. Architect, INC.

ARCHITECTURAL • PLANNING • DESIGN

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FLORIDA LICENSE AA-26001926

3 NEW PORTABLE MODULAR BUILDINGS

POTENTIAL CHRISTIAN ACADEMY

12401 STIRLING ROAD

COOPER CITY, FL, 33330

CLIENT:
POTENTIAL CHRISTIAN ACADEMY

DESIGNED BY:
PHILIP D. AGUIRRE

DRAWN BY:
Y.V.

SCALE:
AS NOTED

CHKD BY:
P.D.A.

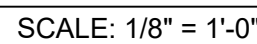
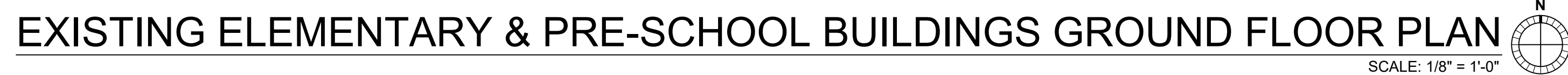
ISSUE DATE:
09-10-24

DATE:
PHILIP D. AGUIRRE, R.A
FL-AR0092740

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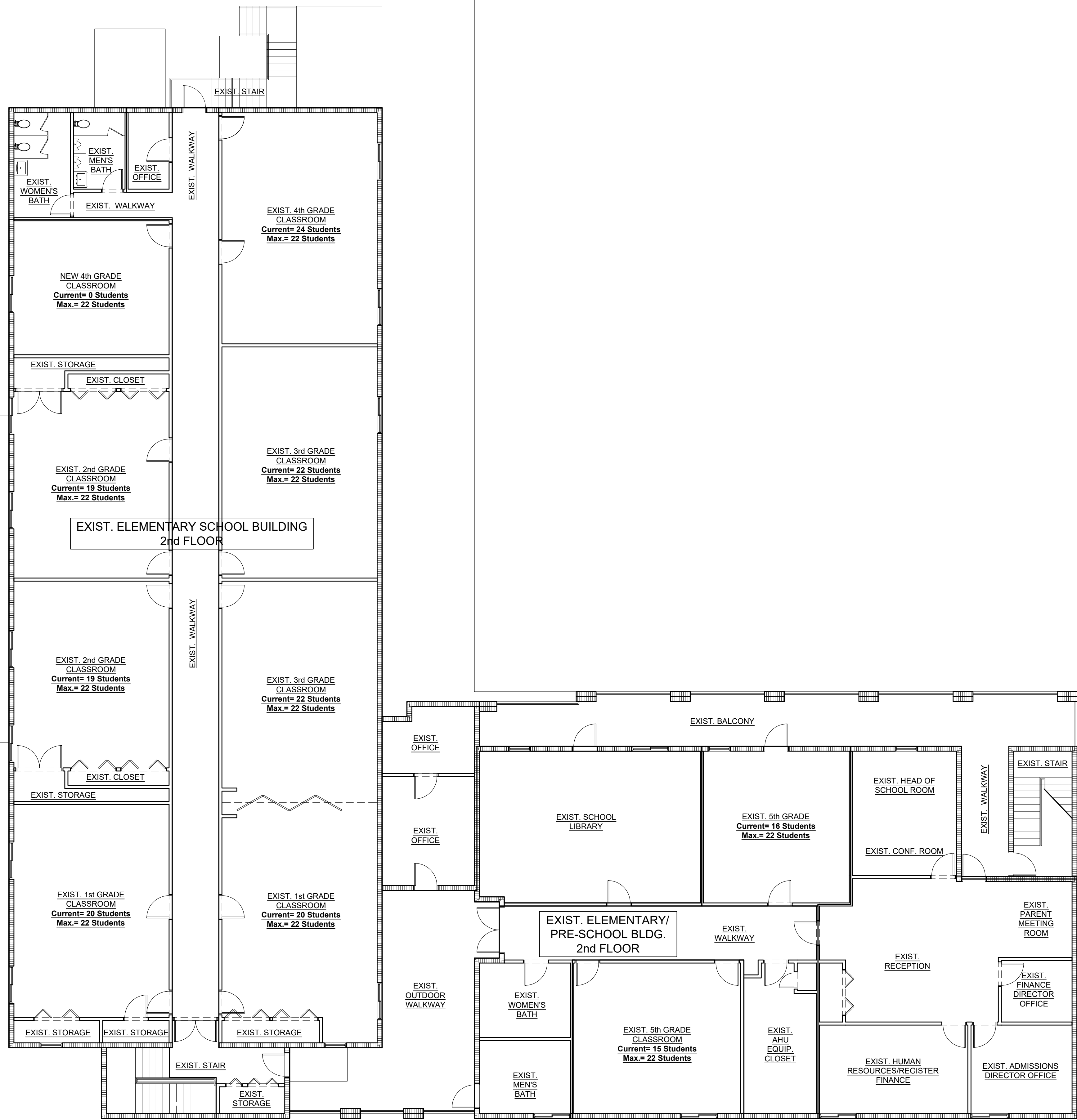
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EXB-2



AREA DESCRIPTION	GROSS FLOOR AREA
PRE-SCHOOL OFFICE AREA	303
PRE-SCHOOL AREA	3,716
TOTAL PRE-SCHOOL BLDG. AREA	4,019

SHEET
EXB-3



EXISTING ELEMENTARY & PRE-SCHOOL BUILDINGS SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXIST. ELEMENTARY SCHOOL BLDG. (2nd FLOOR)

2nd FL. STUDENTS DATA				
CLASSROOM	Current		Maximum Prop.	
	No. CLASSROOMS	No. STUDENTS	No. CLASSROOMS	No. STUDENTS
1st GRADE (Elementary)	2	40	2	44
2nd GRADE (Elementary)	2	38	2	44
3rd GRADE (Elementary)	2	44	2	44
4th GRADE (Elementary)	1	24	2	44
TOTAL 2nd FL: 1st to 4th Grade (Elementary)	7	146	8	176

2nd FL. ELEM. SCHOOL OFFICE AREA DATA

AREA DESCRIPTION	GROSS FLOOR AREA
ELEMENTARY SCHOOL OFFICE AREA	70

2nd FL. ELEM. SCHOOL AREA DATA

AREA DESCRIPTION	GROSS FLOOR AREA
1st TO 4th GRADE CLASSROOMS AREA	5,207
ACCESSORY SCHOOL AREAS	1,168
TOTAL ELEMENTARY SCHOOL AREA	6,375

2nd FL. TOTAL ELEM. SCHOOL BLDG. AREA DATA

AREA DESCRIPTION	GROSS FLOOR AREA
ELEMENTARY SCHOOL OFFICE AREA	70
ELEMENTARY SCHOOL AREA	6,375
TOTAL BLDG. AREA	6,445

EXIST. ELEMENTARY SCHOOL BLDG. (TOTALS)

TOTAL BLDG. STUDENTS DATA				
AREA DESCRIPTION	Current		Maximum Prop.	
	No. CLASSROOMS	No. STUDENTS	No. CLASSROOMS	No. STUDENTS
TOTAL 1st FL K5 (Elementary)	3	53	2	44
TOTAL 1st to 4th grade (Elementary)	7	146	8	176
TOTAL K5 to 4th grade (Elementary)	10	199	10	220

TOTAL BLDG. ELEM. SCHOOL ASSEMBLY AREA

AREA DESCRIPTION	GROSS FLOOR AREA
1st FL. ELEMENTARY SCHOOL ASSEMBLY	3,065
TOTAL ELEMENTARY SCHOOL ASSEMBLY	3,065

TOTAL BLDG. ELEM. SCHOOL OFFICE AREA

AREA DESCRIPTION	GROSS FLOOR AREA
2nd FL. ELEMENTARY SCHOOL OFFICE AREA	70
TOTAL ELEMENTARY SCHOOL OFFICE AREA	70

TOTAL ELEM. SCHOOL BLDG. AREA DATA

AREA DESCRIPTION	GROSS FLOOR AREA
1st FLOOR TOTAL ELEMENTARY SCHOOL BLDG. AREA	7,573
2nd FLOOR TOTAL ELEMENTARY SCHOOL BLDG. AREA	6,445
TOTAL ELEMENTARY SCHOOL BLDG. AREA	14,018

EXIST. ELEM. / PRE-SCHOOL BLDG. (2nd FLOOR)

2nd FL. STUDENTS DATA				
CLASSROOM	Current		Maximum Prop.	
	No. CLASSROOMS	No. STUDENTS	No. CLASSROOMS	No. STUDENTS
5th GRADE (Elementary)	2	31	2	44
TOTAL 2nd FL: 1st to 5th Grade (Elementary)	9	177	10	220

2nd FL. SCHOOL ASSEMBLY AREA DATA

AREA DESCRIPTION	GROSS FLOOR AREA
SCHOOL ASSEMBLY SEATING AREA (Elementary)	602
SCHOOL ASSEMBLY ACCESSORY AREA (Elementary)	45
TOTAL 2nd FL. SCHOOL ASSEMBLY (Elementary)	647

2nd FL. SCHOOL OFFICE AREA DATA

AREA DESCRIPTION	GROSS FLOOR AREA
SCHOOL OFFICE AREA (Elementary)	1,369

2nd FL. SCHOOL AREA DATA

AREA DESCRIPTION	GROSS FLOOR AREA
5th GRADE CLASSROOMS AREA	919
ACCESSORY SCHOOL AREAS	1,038
TOTAL SCHOOL AREA (Elementary)	1,957

2nd FL. TOTAL SCHOOL BLDG. AREA DATA

AREA DESCRIPTION	GROSS FLOOR AREA
SCHOOL ASSEMBLY AREA (Elementary)	647
SCHOOL OFFICE AREA (Elementary)	1,369
SCHOOL AREA (Elementary)	1,957
TOTAL SCHOOL BLDG. AREA (Elementary)	3,973

EXIST. ELEM. / PRE-SCHOOL BLDG. (TOTALS)

TOTAL BLDG. STUDENTS DATA				
AREA DESCRIPTION	Current		Maximum Prop.	
	No. CLASSROOMS	No. STUDENTS	No. CLASSROOMS	No. STUDENTS
TOTAL K3 to K4 (Preschool)	7	67	7	105
TOTAL K5 to 5th grade (Elementary)	9	177	10	220
TOTAL K3 to 5th grade (Preschool+Elementary)	16	244	17	325

TOTAL BLDG. SCHOOL ASSEMBLY AREA

AREA DESCRIPTION	GROSS FLOOR AREA
TOTAL 2nd FL. SCHOOL ASSEMBLY LIBRARY (Elementary)	647
TOTAL BLDG. SCHOOL ASSEMBLY AREA (Elementary)	647

TOTAL BLDG. SCHOOL OFFICE AREA

AREA DESCRIPTION	GROSS FLOOR AREA
1st FL. PRE-SCHOOL OFFICE AREA	303
2nd FL. ELEMENTARY SCHOOL OFFICE AREA	1,369
TOTAL SCHOOL OFFICE AREA	1,672

TOTAL SCHOOL BLDG. AREA DATA

AREA DESCRIPTION	GROSS FLOOR AREA
1st FLOOR TOTAL SCHOOL BLDG. AREA	4,019
2nd FLOOR TOTAL SCHOOL BLDG. AREA	3,973
TOTAL SCHOOL BLDG. AREA	7,992

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REVISIONS	
No.	DATE

P.A. Architect, INC.
ARCHITECTURAL • PLANNING • INTERIORS

5450 GRIFFIN ROAD, SUITE B
DAVIE, FLORIDA 33314
Tel: (954) 584-6880 Fax: (954) 581-2631
e-mail: paguirre@pa-a-architect.com
FLORIDA LICENSE AA-26001926

3 NEW PORTABLE MODULAR BUILDINGS

POTENTIAL CHRISTIAN ACADEMY
12401 STIRLING ROAD
COOPER CITY, FL, 33330

CLIENT:
POTENTIAL CHRISTIAN ACADEMY

DESIGNED BY:
PHILIP D. AGUIRRE

DRAWN BY: Y.V. SCALE: AS NOTED

CHKD BY: P.D.A. ISSUE DATE: 09-10-24

DATE:
PHILIP D. AGUIRRE, R.A.
FL-AR092740

ACAD DWG SERVER.../P/ POTENTIAL...

PROJ No. 2024-

SHEET EXB-4

EXIST. MULTI PURPOSE BLDG. (2nd FLOOR)					
2nd FL. STUDENTS DATA				2nd FL. SCHOOL ASSEMBLY AREA DATA	
CLASSROOM	Current		Maximum Prop.		
	No. CLASSROOMS	No. STUDENTS	No. CLASSROOMS	No. STUDENTS	
6th GRADE (Secondary)	2	38	2	44	
TOTAL 2nd FLOOR (Secondary)	2	38	2	44	
2nd FL. ACCESSORY AREA DATA		2nd FL. SCHOOL AREA DATA		2nd FL. TOTAL SCHOOL BLDG. AREA DATA	
AREA DESCRIPTION	GROSS FLOOR AREA	AREA DESCRIPTION	GROSS FLOOR AREA	AREA DESCRIPTION	GROSS FLOOR AREA
ACCESSORY AREAS	3,405	6th GRADE (Secondary) AREA (Secondary)	1,023	SCHOOL ASSEMBLY AREA	5,905
TOTAL 2nd FL. SCHOOL ASSEMBLY (Secondary)	3,405	6th GRADE (Secondary) AREA (STUDENT SERVICES)	386	SCHOOL AREA	1,409
		TOTAL SCHOOL AREA	1,409	TOTAL SCHOOL BLDG. AREA	7,314

Architectural floor plan of the existing 6th grade classroom building. The plan shows a large central area labeled "EXIST. OPENING BELOW" and "EXIST. BALCONY - HALLWAY". To the left is an "EXIST. STORAGE ROOM". To the right are two "EXIST. 6th GRADE CLASSROOM" units, each with "Current = 19 Students" and "Max = 22 Students". Other rooms include "EXIST. STUDENTS SERVICES", "EXIST. BATH", "EXIST. AIR HANDLER CLOSET", "EXIST. CLOSET", "EXIST. AUDIO/VIDEO BOOTH", "EXIST. WOOD SEATING AREA", and "EXIST. ACCESS STAIR". The plan also indicates "EXIST. HALLWAY" and "EXIST. BALCONY - HALLWAY" throughout the building.

[illegible]

EXISTING YOUTH BUILDING GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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[illegible]

P.A. Architect, INC.
ARCHITECTURAL • PLANNING • DESIGN

**5450 GRIFFIN ROAD, SUITE B
DAVIE, FLORIDA 33314**

Tel: (954) 584-6880 Fax: (954) 581-2631
e-mail: pguigue@pa-architect.com
FLORIDA LICENSE AA-26001926



3 NEW PORTABLE MODULAR
BUILDINGS

POTENTIAL CHRISTIAN ACADEMY
12401 STIRLING ROAD
COOPER CITY, FL, 33330

CLIENT:
POTENTIAL CHRISTIAN
ACADEMY

DESIGNED BY:
PHILIP D. AGUIRRE

DRAWN BY:
Y.V.

CHKD BY: P.D.A.	ISSUE DATE: 09-10-24
--------------------	-------------------------

DATE:
PHILIP D. AGUIRRE, R.A.
FL-AR0092740

ACAD DWG
SERVER.../ P /
POTENTIAL...

PROJ No.
2024-

SHEET
EXB-5

SITE DATA TABLE

SITE ACREAGE:		
PLATTED UNINC. AREA (UNINC. BC)	9.1211	
NORTH PARKING LOT (COOPER CITY)	2.43	
SOUTH PARKING LOT (COOPER CITY)	5.697	
TOTAL GROSS ACREAGE	17.248	
NET ACREAGE	17.248	
EXISTING USES WITHIN 9.1211 AC:	SF	BUILDING NO.
CHURCH/CHURCH OFFICE	9370	3&4
PRIVATE SCHOOL/CHURCH*	15458	1 & PORTION OF 2
PRESCHOOL/DAY CARE/CHURCH*	6496	PORTION OF 2
COVERED WALKWAYS	7659	
PROPOSED USES WITHIN 9.1211 AC:	SF	BLDG. 5
CHURCH/CHURCH OFFICES	58485	
COVERED WALKWAYS	7790	
EXISTING/PROPOSED TOTALS	SF	
TOTAL EXIST. AND PROPOSED BLDGS.	89809	
TOTAL EXIST. AND PROPOSED COVERED WKY.	15449	
TOTAL EXIST./PROP. BLDG. & WLKYS.	105258	
BUILDING COVERAGE	SF	
EXIST. BLDG. #1	7718	
EXIST. BLDG. #2	3998	
EXIST. BLDG. #3	5207	
EXIST. BLDG. #4	1440	
PROPOSED BLDG. #5	37769	
TOTAL EXIST. & PROP. BLDG. COVERAGE	56130	
EXISTING LAND USE DESIGNATION:		
UNINC. 9.1211 ACRES	CF	
NORTH 2.43 ACRES	RR	
SOUTH 5.697 ACRES	E	
EXISTING ZONING DESIGNATION:		
UNINC. 9.1211 ACRES	I-1	
NORTH 2.43 ACRES IN COOPER CITY	E-2	
SOUTH 5.697 ACRES IN COOPER CITY	E-2	
WATER PROVIDER	COOPER CITY	
SEWER PROVIDER	SEPTIC	
	COOPER CITY CAN	
	PROVIDE SEWER	
REQUIRED PARKING CALCULATIONS:	REQUIRED	
BLDG#5 - WORKSHOP AREA 1800 seats/4	450	
PARKING CALCULATIONS:	PERMITTED	PROVIDED
ON-SITE	368	352
OFF-SITE	113	279
TOTAL	481	631
PERVIOUS/IMPERVIOUS AREAS:	SF	AC
PERVIOUS AREA		
EXISTING POND	28698	0.66
PROPOSED POND	26782	0.61
OTHER	428677.31	9.81
TOTAL PERVIOUS	484157.31	1.11
IMPERVIOUS AREA		
PROPOSED BLDG. COVERAGE	37769	0.87
PROPOSED CONCRETE WALKWAYS	17152	0.39
PROPOSED ASPHALT AREA	134478.69	3.09
EXIST. BLDG COVERAGE	18361	0.42
EXIST. CONCRETE WALKWAYS	9228	0.21
EXIST. ASPHALT AREA	23600	0.54
OTHER IMPERVIOUS	26518	0.61
TOTAL IMPERVIOUS	267104.89	6.13
TOTAL SITE AREA	751262	17.25
		100%

* THESE BUILDINGS ARE USED FOR CHURCH PURPOSES DURING WORSHIP HOURS.

LANDSCAPE ISLAND NOTE:

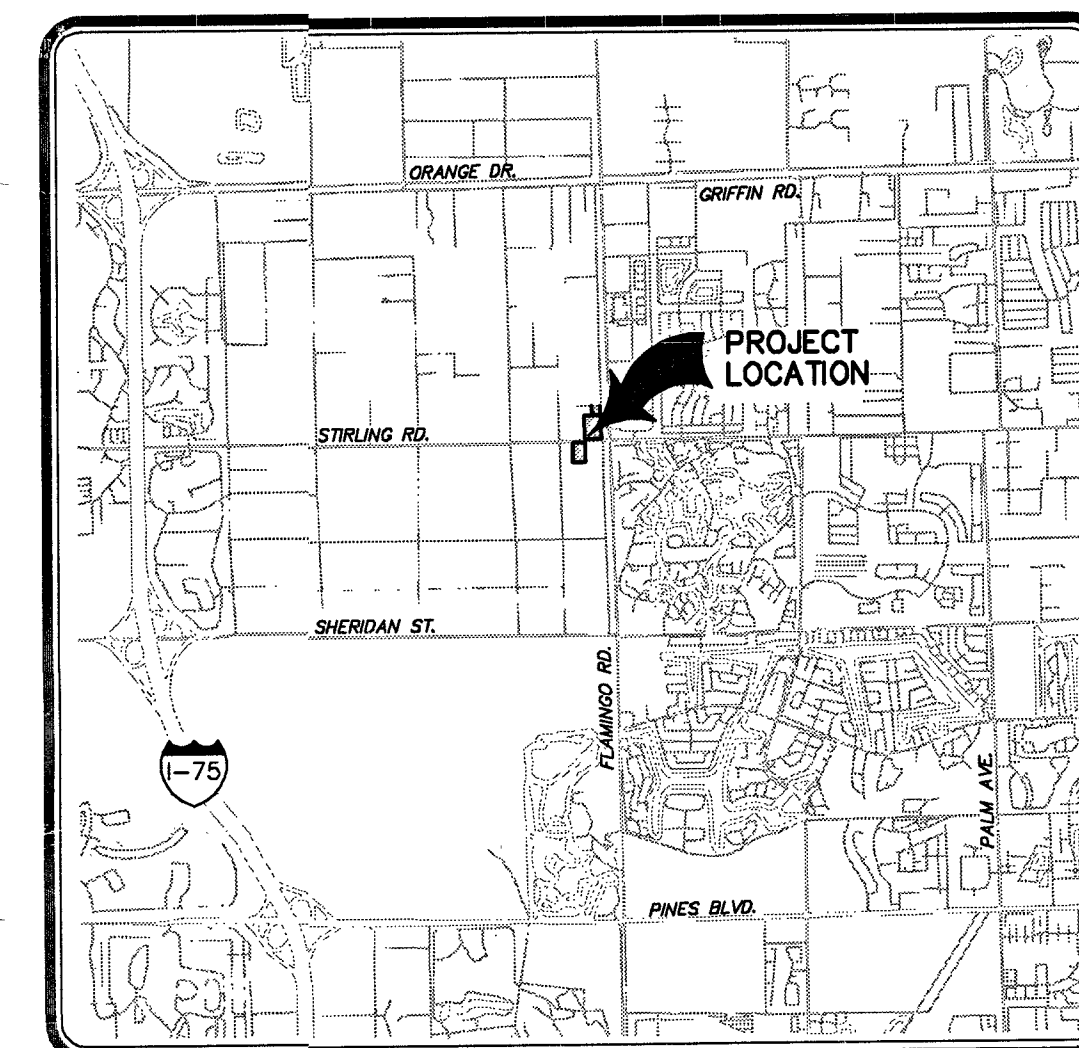
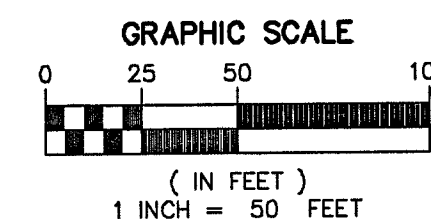
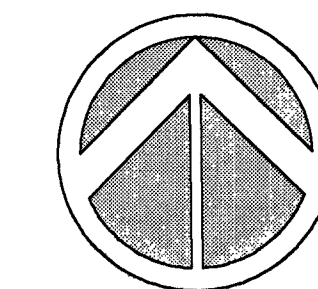
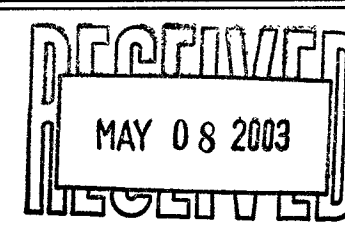
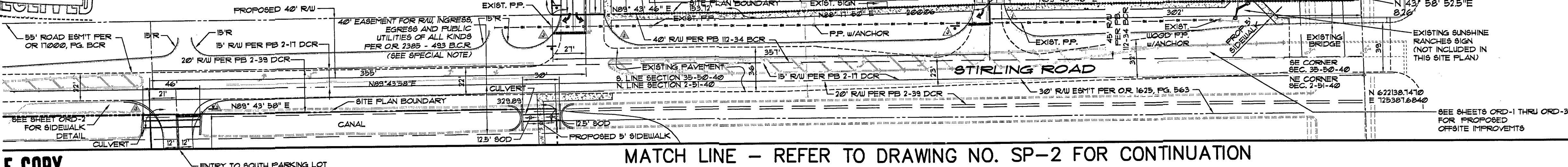
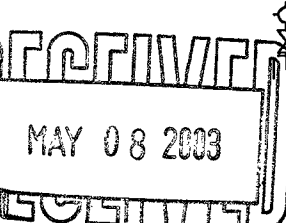
LANDSCAPE ISLANDS ARE PROVIDED PER COOPER CITY CODE OF 8 ISLANDS PER SPACE WITH 4 MINIMUM AND 12 MAXIMUM SPACES IN A ROW.

MAIN AND NORTH PARKING LOT: 360 SPACES / 8 * 45 ISLANDS REQUIRED - 66 PROVIDED

SOUTH PARKING LOT: 317 SPACES / 8 * 40 ISLANDS REQUIRED - 51 PROVIDED

LEGEND

- CENTER LINE
- RIGHT OF WAY LINE (R/W)
- PROPERTY LINE (PL)
- EASEMENT LINE
- INGRESS/EGRESS EASEMENT LINE
- FIRE HYDRANT



SECTION 35 - TOWNSHIP 50 - RANGE 40

SECTION 02 - TOWNSHIP 51 - RANGE 40

N.T.S.

LOCATION MAP

LEGAL DESCRIPTION

ALL OF TRACT 84 OF "FLAMINGO ROAD BAPTIST CHURCH" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS CONTAINING 391,311 SQUARE FEET (9.01 ACRES) MORE OR LESS.

TOGETHER WITH:

TRACT 84, LESS THE WEST 34,500 FEET, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN SECTION 35, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AND CONTAINING 391,311 SQUARE FEET (9.01 ACRES) MORE OR LESS.

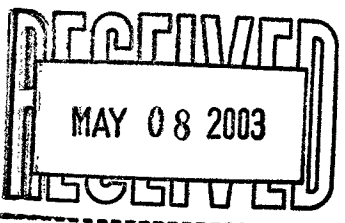
TOGETHER WITH:

THE WEST ONE-HALF OF TRACTS 1 AND 2 IN SECTION 31, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF SEVERAL LAKES BLVD. AND LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THAT PORTION PLATTED AS "SHERRIN HOUSE PLAT NO. 2" AS RECORDED IN PLAT BOOK 02, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS RIGHT-OF-WAY OVER THE WEST 80 FEET OF SAID TRACT 1 FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 4236, PAGE 626 BROWARD COUNTY RECORDS.

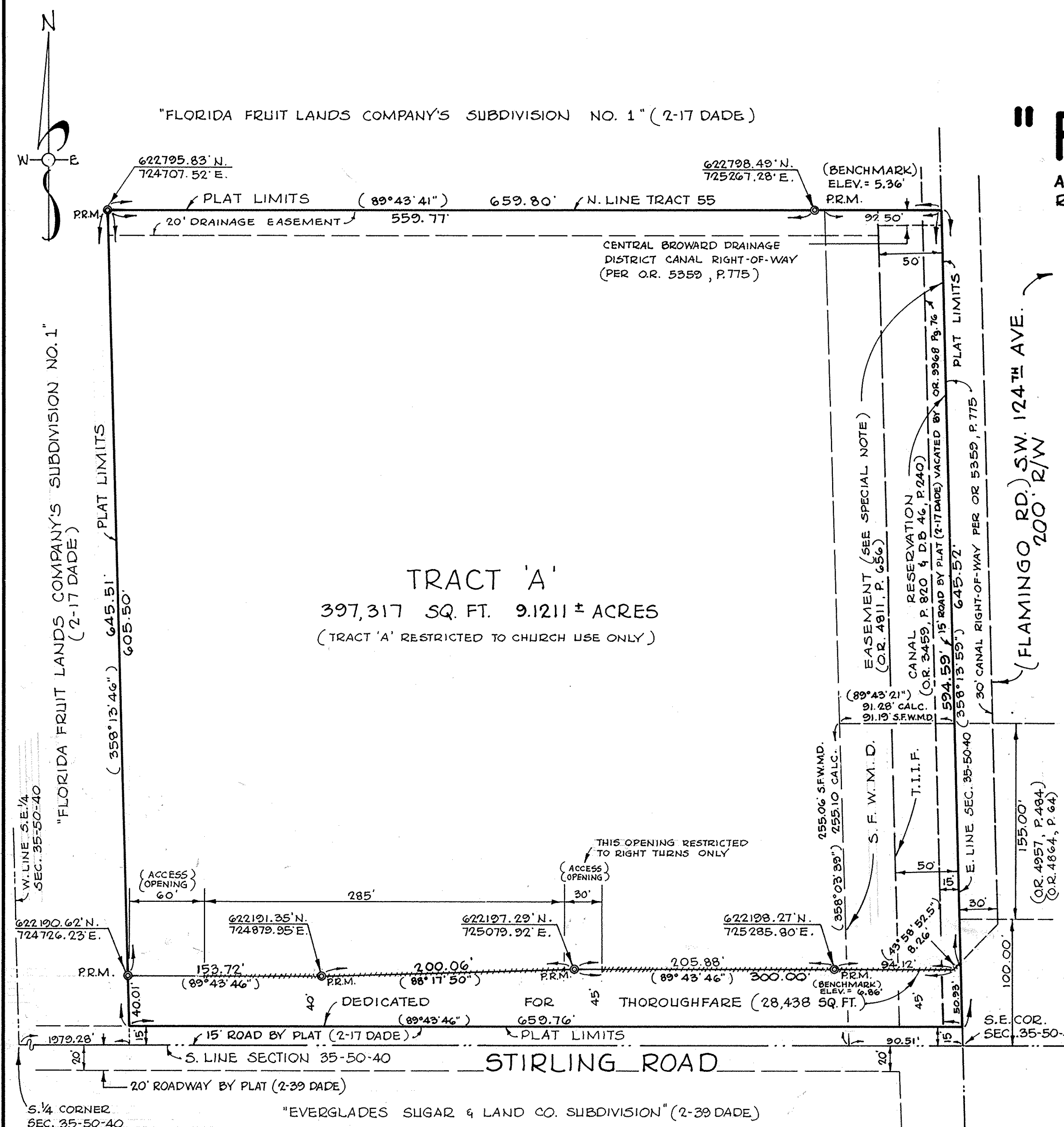
SAID LAND SITUATE LYING AND BEING IN COOPER CITY, BROWARD COUNTY, FLORIDA AND CONTAINING 7,447.8 SQUARE FEET (0.17 ACRES) MORE OR LESS.

RADIUS LEGEND

- ▲ 25' RADIUS
- ▲ 3' RADIUS
- ▲ 4.5' RADIUS
- ▲ 5.25' RADIUS
- ▲ 5' RADIUS
- ▲ 3.5' RADIUS
- ▲ 10' RADIUS
- ▲ 3.75' RADIUS
- ▲ 20' RADIUS
- ▲ 30' RADIUS
- ▲ 40' RADIUS



May 07, 2003



S.W. 49TH ST.			
32	17	16	1
31	18	15	2
30	19	14	3
29	20	13	4
28	21	12	5
27	22	11	6
26	23	10	7
25	24	9	8
24	25	8	9
23	26	7	10
22	27	6	11
21	28	5	12
20	29	4	13
19	30	3	14
18	31	2	15
17	32	1	16

LOCATION MAP
SECTION 35-50-40
(NOT TO SCALE)

"FLAMINGO ROAD BAPTIST CHURCH"

A RESUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 40 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (2-17 DADE) BROWARD COUNTY, FLORIDA



DESCRIPTION

THE EAST ONE-HALF (E 1/2) OF TRACT 55 TOGETHER WITH THE EAST ONE-HALF (E 1/2) OF TRACT 56, IN SECTION 35, TOWNSHIP 50 SOUTH, RANGE 40 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, INCLUDING THAT PORTION OF THE 15 FOOT ROAD LYING WEST OF THE EAST LINE OF SAID SECTION 35 AND SOUTH OF THE NORTH LINE OF SAID TRACT 55 AND NORTH OF A LINE LYING 15.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 35, SUBJECT TO EASEMENTS OF RECORD.

DEDICATION

STATE OF FLORIDA } S.S. KNOW ALL MEN BY THESE PRESENTS THAT FLAMINGO COUNTY OF BROWARD } ROAD BAPTIST CHURCH, INC. A FLORIDA CORPORATION, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON, AND TO BE KNOWN AS "FLAMINGO ROAD BAPTIST CHURCH", SAID PLAT BEING A REPLAT. THE THOROUGHFARE AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, SAID FLAMINGO ROAD BAPTIST CHURCH, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICERS AND THE CORPORATE SEAL AFFIXED HERETO, THIS 5th DAY OF AUGUST A.D. 1981.

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, CHARLES H. COX AND ROBERT E. CROCKER, TRUSTEES RESPECTIVELY OF FLAMINGO ROAD BAPTIST CHURCH, INC. A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND THEY SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THE PERMANENT REFERENCE MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET WHERE INDICATED WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT. THE BENCHMARKS SHOWN HEREON WERE ESTABLISHED IN CONFORMITY WITH STANDARDS ADOPTED BY NATIONAL GEODETIC VERTICAL DATUM FOR THIRD ORDER WORK.

SPECIAL NOTE

THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT HAS JURISDICTION OVER THIS EASEMENT. ANY USE OF THIS EASEMENT WITHOUT A VALID PERMIT FROM THE DISTRICT IS PROHIBITED. FOR PERMIT APPLICATIONS WRITE TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT, POST OFFICE BOX V, WEST PALM BEACH, FLORIDA, 33402 OR CALL 305-686-8800.

SURVEYOR'S NOTES

1. THIS PLAT RESTRICTED TO NON-RESIDENTIAL USE.
2. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
3. R.C.P. DENOTES PERMANENT CONTROL POINT
4. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM.
5. TOTAL AREA DEDICATED FOR THOROUGHFARE IS 28,438 SQ. FT.
6. DENOTES NON-VEHICULAR ACCESS

STATE PLANE COORDINATE NOTE

THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO NATIONAL GEODETIC SURVEY TRAVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, AS SHOWN ON THE "STONER-KEITH RESURVEY NO. II" AS RECORDED IN MISCELLANEOUS PLAT BOOK 4 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (258° 13' 53") INDICATES GRID AZIMUTHS (NORTH). COORDINATES ARE SHOWN THIS:

SURVEYOR'S CERTIFICATE

I, ROBERT P. LEGG, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON AND THAT THE SURVEY AND PLAT WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THE PERMANENT REFERENCE MONUMENTS AS SHOWN ON THIS PLAT HAVE BEEN SET WHERE INDICATED. THE PERMANENT CONTROL POINT AS SHOWN ON THIS PLAT WILL BE SET WHERE INDICATED WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT. THE BENCHMARKS SHOWN HEREON WERE ESTABLISHED IN CONFORMITY WITH STANDARDS ADOPTED BY NATIONAL GEODETIC VERTICAL DATUM FOR THIRD ORDER WORK.

DATED AT PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THIS 16th DAY OF OCTOBER A.D. 1981.

PREPARED BY:
R. P. LEGG & ASSOCIATES, INC.
LAND SURVEYORS
PEMBROKE PINES, FLORIDA

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OR RIGHT-OF-WAY FOR TRAFFICWAY BY RESOLUTION DULY ADOPTED THIS 23rd DAY OF JULY A.D. 1981.

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 7th DAY OF APRIL A.D. 1982

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT-ARCHIVES AND MINUTES DIVISION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, THIS 18th DAY OF DECEMBER A.D. 1981.

BROWARD COUNTY FINANCE DEPARTMENT-RECORDING DIVISION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 13th DAY OF APRIL A.D. 1981 AND RECORDED IN PLAT BOOK 112, AT PAGE 34. RECORD VERIFIED

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

CENTRAL BROWARD DRAINAGE DISTRICT

THIS PLAT HAS BEEN APPROVED THIS 3rd DAY OF OCT A.D. 1981.

DEDICATION BY MORTGAGE HOLDERS

STATE OF FLORIDA } S.S. KNOW ALL MEN BY THESE PRESENTS THAT HOLLYWOOD COUNTY OF BROWARD } FEDERAL SAVINGS AND LOAN ASSOCIATION, INC. A FLORIDA CORPORATION, AS THE OWNER AND HOLDER OF A CERTAIN MORTGAGE ON THE LANDS SHOWN AND DESCRIBED HEREON, JOINS IN CAUSING SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "FLAMINGO ROAD BAPTIST CHURCH", SAID PLAT BEING A REPLAT. THE THOROUGHFARE AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, SAID HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICERS THIS 2nd DAY OF APRIL A.D. 1982 AND THE CORPORATE SEAL AFFIXED HERETO.

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, I, HENRY TROUT AND AUDREY O. LARSEN, VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, TO ME WELL KNOWN TO BE THE OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND THEY SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS AND THEY AFFIXED THEREON THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT HOLLYWOOD BROWARD COUNTY, FLORIDA, THIS 8th DAY OF APRIL A.D. 1982.

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOEL MILLER, PRESIDENT OF VOLUNTEER REALTY CO., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS SAID OFFICER FOR THE PURPOSES EXPRESSED HEREIN AND HE AFFIXED THEREON THE CORPORATE SEAL, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT Fort Lauderdale, BROWARD COUNTY, FLORIDA THIS 19th DAY OF October A.D. 1981.