- The Proposed Lift station location seems to be in conflict with existing water service, please clearly.
  Response: Are the existing observation wells to remain (see survey), if so they are in conflict with them not water service.

- Provide total pervious and impervious area before and after proposed construction.
  Response: The total pervious and impervious area before and after proposed construction has been provided.

- Make sure that all FFE are in **NAVD 88**.
  Response: See note 2 of the General Notes and the FFE indicates NAVD.

- Show all proposed/existing Easements for sewer and water.

  Response: Provided as required.

- Provided a 12' easement for the proposed water main, hydrant, and water service line up to the water meter.
  Response: A 12' easement for the proposed water main, hydrant, and water service line up to the water meter has been provided as required.

- Show the connection point between the proposed water main and the existing water stub on the northeast side of the property.
  Response: The connection point between the proposed water main and the existing water stub on the northeast side of the property.

- Provide standard details for all proposed water structures.
  Response: Standard details for all proposed water structures have been provided.

- Provide cross sections with details for all proposed pavements and sidewalks.
- **Response: Cross sections with details for all proposed pavements and sidewalks have been provided.**

- All accessible parking spaces and sidewalks shall conform to ADA standards.
- **Response: All accessible parking spaces and sidewalks conform to ADA standards, ie 12 foot wide space and not greater than2% slope to walkway accesses and around the HC stall**.

- Provide a conflict schedule to show all conflicts/crossing between all of the proposed/existing utilities.
  Response: Conflicts/crossing between all of the proposed utilities have been shown.

- Conflicts between water, wastewater and drainage shall be minimum separations according to Florida Administrative Code (FAC) Rule 62-555.31.
- **Response: Conflicts between water, wastewater and drainage have been provided with minimum separations according to Florida Administrative Code (FAC) Rule 62-555.31.**

- Show all proposed signage on plans with details.
  Response: All proposed signage was shown on the plan.

- No trees allowed within 5 feet of swales centerline.
  Response: A Note has been provided in the specific Notes.

- Per Section 13-266 of City Code, Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. Therefore, any existing/proposed trees/monument signs located within an existing easement shall be relocated.
  Response: Understood.

To whom it may concern:

After reviewing the site plan for Vista Gardens Ballroom LLC at 5011 West Hillsboro Blvd. Coconut Creek, Fl, 33073 per the information provided we have deemed the plan Safe for our Commercial Fleet to maneuver through the facility and service the enclosures.

Republic Services is the franchise hauler for the city of Coconut Creek therefore, you will be required to use our services for Waste, and it is recommended for recycling as well.

Sincerely,

Michel Beaute

Customer Service

Michel Beaute

Daniel Baker

Operations Supervisor

Daniel Baker

LEED AP BD+C

10420587-AP-BD+C

CREDENTIAL ID

12 AUG 2011

ISSUED

09 AUG 2021

VALID THROUGH

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Andres Hollmann

HAS ATTAINED THE DESIGNATION OF

LEED AP® Building Design + Construction

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED® green building program.

MAHESH RAMANUJAN
PRESIDENT & CEO, U.S. GREEN BUILDING COUNCIL
PRESIDENT & CEO, GREEN BUSINESS CERTIFICATION INC.

Note: All responses to this checklist are to reflect efforts ABOVE minimum code requirements.

LAND DEVELOPMENT CODE - Section 13-320: Green Building Construction	
GREEN STANDARDS	DESCRIPTION (description of use in development)
13-320(b)(1)	
LEED Accredited Professional	**Andres Hollman, LEED AP BC & D, Certifcate Attached**
Sustainable Site Development	
Construction Pollution Prevention	The Site Wil be watered to minimize any dust during construction.
Construction site materials recycling	Contractor will dispose of all necessary construction materinal with qualified C & D recycling facioty. Verification will be provide.
Stormwater management	Exfiltration trench system will be used to filter site run off and return it to the ground water.
Alternative transportation	Deignated drop off area for shared rides services, shuttle buses and limos.
Minimizing heat island effect	The sidewalks will be Concrete and white concrete pavers which will be a reflective paving material. High Albedo paint will be used on the building's flat roof . Conncrete roof tiles will be installed on 4 towers on the 4 corners of the building as well as the front tower. The concrete roof tiles are able to meet LEED and Energy Star requirements. They are also environmentally friendly as they are produced without the worry of depleting limited natural resources, are fully recyclable and do not contain chemical preservatives.Their inherent energy efficiency properties enables the tiles to reflect sunlight and release heat for greater energy efficiency, instead of absorbing it and transferring it from the roof deck and into the structure. The site exceeds the min. open space requirements. Required open space is 15%. Provided is 36%. The site has achieved 22% tree canopy which will minimize the heat island effect. Trees have been placed in the parking lot end islands and medians as well as along the perimeter.
Water Efficiency	
Innovative water technologies	Senors will be provided for lavarties and irrigation
Water efficient	High effieciency plimbing fixtures throughout and the use of low flow toilets.
Energy Efficiency	
Minimum energy performance	The Site will be using Propane Gas, solar powered bench & charging station and will utilize the 2014building code energy efficiency.
On-site renewable energy	Solar powered landscape lighting and a solar powered bench & charging station for personal electronic devices.
Indoor Environmental Quality	
Indoor air quality	Will be designed to meer ASHARE 62.1.2004 STANDARD. "ventilation for acceptable indoor air quality." We will be using low VOC paint.
Materials and Recycling	
Recycling of demolition waste	Contractor will dispose of all necessary construction materinal with qualified C & D recycling facioty. Verification will be provide.
Storage and collection of recyclables post occupancy	We will have a recycling program and will maintian the program for the life of the building.
Building re-use	Kitchen equipment will be reused in new building.
Regional materials	The galvanized steel for portions of the structure will be sourced from Space Coast Steel Corp. in Cocoa Beach. Interior noise abatement material will be sourced from Acoustiblok in Tampa. (Etc.)
13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building.	Managing member Vista Gardens Ballroom LLC

GREEN PLAN ACTION ITEMS ACTION ITEMS	DESCRIPTION (description of use in development)
Action 1.6 – Ensure 100% of new development projects throughout the City contain *conspicuous displays of green technology* that function in the project design while providing a social, artistic, and environmental value.	Signage will be used for the planting area at the entrance to delineate it as a "Butterfly Garden". Rain sensors will be highlighted as a water conservation initiative. As well as solar powered bench with a charging station for personal electronic devices.
Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.	The site has achieved 22% Tree Canopy Coverage. This tree canopy is used to shade the parking lot, greenway along Hillsboro and surrounds the building and perimeters.
Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. (i.e. high albedo paint on roof)	LEED & Energy Star approved Concrete Roof tiles will be used on the 4 decorative towers and front decorative tower of the building. High Albedo paint will be used on the flat roof portion of the building.
Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.	The site will have recycling as a part of the business function, additional educational information will be displayed so that patrons of the site can easliy recycle disposable material. Recycle bins will be displayed alongside trash receptacles both inside and outside of the facility.
Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.	An agreement will be executed with the contractor to haul 75%, at a minimum, of construction waste to an appropriate recycling center. The executed agreement will be made available prior to building permit.

Note: All responses to this checklist are to reflect efforts ABOVE minimum code requirements.

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Melanie Brill
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
Lauren G. Odom

Vista Garden Ballroom

Site Plan Narrative & Aesthetic Design Criteria

Vista Garden Ballroom LLC ("Petitioner") is the owner of the +/- 1.6 acre parcel generally located on the north side of Hillsboro Boulevard, approximately 1,650 feet west of Lyons Road (folio # 484206010051, 484206010050, 484206010060) and the contract purchaser of the +/- 0.81 acre parcel immediately west (folio # 484206330010) ("City Parcel") (the Vista Parcel and City Parcel are collectively referred to herein as the "Property") in the City of Coconut Creek ("City"). The Vista Parcel currently has a City land use designation of Office/Professional and zoning designation of A-1, Agricultural District. The City Parcel currently has a City land use designation of Conservation and a zoning designation of P, Park and Recreation District. The Vista Parcel is the location of the former Deenie's Hideaway restaurant. Petitioner is proposing to demolish the existing building and redevelop the Property with a +/- 7,200 square foot catering hall for special events ("Project"). In order to develop the Project, Petitioner is proposing to rezone the Property to the B-3, Community Shopping, zoning district. The B-3 district permits catering and meeting halls subject to approval of a Special Land Use ("SLU").

The Project is intended as a venue to host a variety of functions, primarily weddings, bar-bat mitzvahs, birthdays and corporate events. While most activities will occur within the building itself, there is a small outdoor space that can be utilized for wedding ceremonies, cocktails and pictures. This area is buffered by attractive landscape and green space. The limited nature of the event space model allows for only one (1) event per day, and events will be primarily held on Friday and Saturday evenings and Sundays. While some instrumental music may be permitted for wedding ceremonies or a cocktail hour during the afternoon and early evening hours, no amplified music will be permitted outdoors. Aside from these uses, the outdoor space will function mainly as a passive area where guests may get some fresh air or find a quiet space to escape the festivities being held within the building itself. Any bands or DJs providing music for an event will be set up inside the building and their music will be contained within the building itself. Further, while the proposed use would only require thirty three (33) parking spaces pursuant to the City's Code of Ordinances ("Code"), Petitioner is proposing seventy three (73) parking spaces, which will exceed the demand for events being held on the Property. Petitioner has also submitted a traffic statement demonstrating that the Project will have a minimal effect to the surrounding street system (one new peak-hour trip every three and one-half minutes). The traffic statement also concludes that ample roadway capacity is available near the Property in order to absorb the minimal traffic impacts generated by the Project. The Project is compatible with the development on adjacent properties that generally include community retail, commercial business and higher density, multi-family developments to the east and west along Hillsboro Boulevard. The Project will add to the character of the Hillsboro Boulevard corridor by removing a blighted, old building and transform the Property into a vibrant, new development that will serve the community. It will also expand the economic base of the City by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long term jobs with the added employer that will come to the City as a result of the Project.

Site Plan Aesthetic Design Criteria

Pursuant to Section 13-37 of the City's Code of Ordinances ("Code"), Petitioner will demonstrate compliance with the general standards for a SLU as follows:

(1) *Harmonious and efficient organizations.* The site plan is organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.

The site plan is organized harmoniously and efficiently. As previously noted, Petitioner is proposing to demolish the existing building and redevelop the Property with a vibrant, new community-serving use. As part of the Project, Petitioner will be removing the existing non-conformities on site and redeveloping the Property to the standards outlined in the City's Code. As part of this redevelopment, a new, attractive building will be constructed with significant landscaping that will add to the aesthetics of the Property. The Project will also meet all applicable setbacks and development standards for the B-3 zoning district. In addition, all vehicular use areas have been directed towards the street, with access from Hillsboro Boulevard and parking areas located towards the south and eastern portions of the Property. The site plan also provides for a safe pedestrian circulation system that is separate from the vehicular circulation system. Walkways are provided along all sides of the proposed building to provide for safe pedestrian travels to and from any portion of the building. As such, visitors that wish to walk around the building to the outdoor area in the rear (or vice versa) may safely do so without any interaction with the vehicular use areas. This also allows for people to easily reach a pedestrian area from their vehicle once parked in any area of the proposed parking lot. This internal pedestrian circulation system also provides a connection to the existing sidewalk along Hillsboro Boulevard.

Special consideration has been made for the existing single-family home community located approximately three hundred thirty (330) feet north of the Property, the Project will limit any impacts to this area. The Property is currently separated from this community by the Saw Palmetto Natural Area. While this portion of the natural area is primarily used for parking and is not as heavily vegetated as the area to the west of the Property, it still provides a natural separation from the single-family residences. The Project proposes an additional separation of approximately one hundred (100) feet from the rear Property line to the building creating further distance to the building. While most activities will occur within the building itself, there is a small outdoor space that can be utilized for wedding ceremonies, cocktails and pictures. This area is buffered by attractive landscape and green space. Aside from these uses, the outdoor space will function mainly as a passive area where guests may get some fresh air or find a quiet space to escape the festivities being held within the building itself (there will be no amplified music outside). As such, the site plan is organized harmoniously and efficiently and will be developed to facilitate other orderly development of surrounding property.

(2) *Preservation of natural state*. Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.

There are no unique natural features on the site. While there are some existing trees towards the southwest corner of the Property, most of this area is comprised of overgrown and poorly maintained vegetation. Tree and soil removal from the Property have been minimized. Petitioner is proposing to substantially improve the existing landscaping on site and great an attractive open area that will be comprised of a five (5) foot Clusia hedge planted along the north, east and west sides of the Property to provide for thick screening along the boundary of the Property, Live Oaks will also be planted along the perimeter to provide an attractive canopy, and a large of Oaks, Thatch Palms, Gingers, Philodendron and Downy Jasmine will be provided to provide an attractive area for photographs and additional protection to the neighbors from the outdoor activity area. No filling of natural watercourses is proposed.

(3) *Enhancement of residential privacy*. The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.

There are no dwelling units immediately adjacent to the Property, although there is an existing single-family home community located approximately three hundred thirty (330) feet north of the Property, north of the Saw Palmetto Natural Area. The site plan provides reasonable visual and sound privacy for this single family home community to the north. While this portion of the Saw Palmetto natural area immediately adjacent to the Property is primarily used for parking and is not as heavily vegetated as the area to the west of the Property, it still provides a natural separation from the single-family residences and is secured by an existing eight (8) foot chain-linked fence that is covered in a black mesh that reduces visibility and sound to and from the Property. The Project proposes an additional separation of approximately one hundred (100) feet from the rear Property line to the building creating further distance to the building. While most activities will occur within the building itself, there is a small outdoor space that can be utilized for wedding ceremonies, cocktails and pictures. This area will be further buffered by attractive landscaping and green space. More specifically, a five (5) foot Clusia hedge will be planted along the north, east and west sides of the Property to provide for thick screening along the boundary of the Property. Live Oaks will also be planted along the perimeter to provide an attractive canopy. Towards the center of the outdoor space, a large landscape grouping of Oaks, Thatch Palms, Gingers, Philodendron and Downy Jasmine will be provided to provide an attractive area for photographs and additional protection to the neighbors from the outdoor activity area. The limited nature of the event space model allows for only one (1) event per day, and events will be primarily held on Friday and Saturday evenings and Sundays. Some instrumental music may be permitted for wedding ceremonies or a cocktail hour during the afternoon and early evening hours, however no amplified music will be permitted outdoors. Aside from these uses, the outdoor space will function mainly as a passive area where guests may get some fresh air or find a quiet space to escape the festivities being held within the building itself. Any bands or DJs providing music for an event will be set up inside the building and their music will be contained within the building itself, which is located over one hundred (100) feet from the northern property boundary. As such, the site plan provides reasonable visual and sound privacy for the nearby residential community.

(4) ***Emergency access.*** **Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.**

The structure and other site features are arranged to permit emergency vehicle access to all sides of the building. Access to the site is provided from Hillsboro Boulevard, a main thoroughfare in the City which will provide quick access to the site from the nearby fire and police stations in the City. The site plan is arranged to provide sufficient drive aisles and turning radii to permit emergency vehicles to safely access the building from the south and east facades. The north and west facades are adjacent to proposed landscape areas. However, the proposed building is only one hundred twenty (120) feet wide by sixty (60) feet wide, allowing for fire and other emergency services to safely and adequately access all sides of the proposed building. The site plan will further be reviewed by the City to confirm the proposed site plan meets all applicable fire codes and provides for safe vehicular access for emergency services.

(5) ***Access to public ways*****. Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.**

The proposed building will have access to a public street and walkway dedicated to common use. There is an existing 6' concrete sidewalk that provides for safe pedestrian travels along Hillsboro Boulevard. Petitioner is proposing to modify the existing sidewalk by providing an expanded ten (10) foot meandering walkway along Hillsboro Boulevard. The site plan proposes a pedestrian pathway leading from the main entrance of the building to this meandering sidewalk along Hillsboro Boulevard. In addition, walkways are provided around the building that lead to this main pedestrian connection so that visitors can safely access the new public walkway from any portion of the proposed building.

(6) ***Pedestrian circulation.*** **A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.**

The site plan provides for a safe pedestrian circulation system that is separate from the vehicular circulation system. Walkways are provided along all sides of the proposed building to provide for safe pedestrian travels to and from any portion of the building. As such, visitors that wish to walk around the building to the outdoor area in the rear (or vice versa) may safely do so without any interaction with the vehicular use areas. This also allows for people to easily reach a pedestrian area from their vehicle once parked in any area of the proposed parking lot. As noted above, this internal pedestrian circulation system also provides a connection to the sidewalk along Hillsboro Boulevard.

(7) ***Design of access and egress drives*****. The location, size and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.**

The location, size and number of ingress and egress drives are designed to minimize negative impacts on public and private streets and on adjacent property. As the Property is only adjacent to one (1) right-of-

way, Hillsboro Boulevard, access to the Property must be along this main thoroughfare. A twenty four (24) foot drive is proposed from Hillsboro Boulevard towards the eastern portion of the Property. As the adjacent office park has a single access point, also located towards the eastern end of that parcel, the proposed location of the access to the Property is not in close proximity to other existing access points whereby it would create any conflicts. This single access point is sufficient to accommodate the visitors that will travel to the Property for events. As part of the related rezoning application, Petitioner submitted a traffic statement demonstrating that the Project will have a minimal effect to the surrounding street system (one new peak-hour trip every three and one-half minutes). The traffic statement also concludes that ample roadway capacity is available near the Property in order to absorb the minimal traffic impacts generated by the Project. As such the access is designed to minimize negative impacts on the adjacent public street.

(8) ***Coordination with off-site vehicular and pedestrian circulation systems*****. The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.**

The arrangements of right-of-way or easements for vehicular and pedestrian circulation have been coordinated with the pattern of existing streets and pedestrian pathways in the area. As noted above, the proposed building will have access to a public street and walkway dedicated to common use. There is an existing 6' concrete sidewalk that provides for safe pedestrian travels along Hillsboro Boulevard. Petitioner is proposing to modify the existing sidewalk by providing an expanded ten (10) foot meandering walkway along Hillsboro Boulevard. The site plan proposes a pedestrian pathway leading from the main entrance of the building to this meandering sidewalk along Hillsboro Boulevard. In addition, walkways are provided along all sides of the proposed building to provide for safe pedestrian travels to and from any portion of the building. As such, visitors that wish to walk around the building to the outdoor area in the rear (or vice versa) may safely do so without any interaction with the vehicular use areas. This also allows for people to easily reach a pedestrian area from their vehicle once parked in any area of the proposed parking lot.

(9) ***Stormwater control.*** **Protective measures shall ensure that removal of stormwater runoffs will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.**

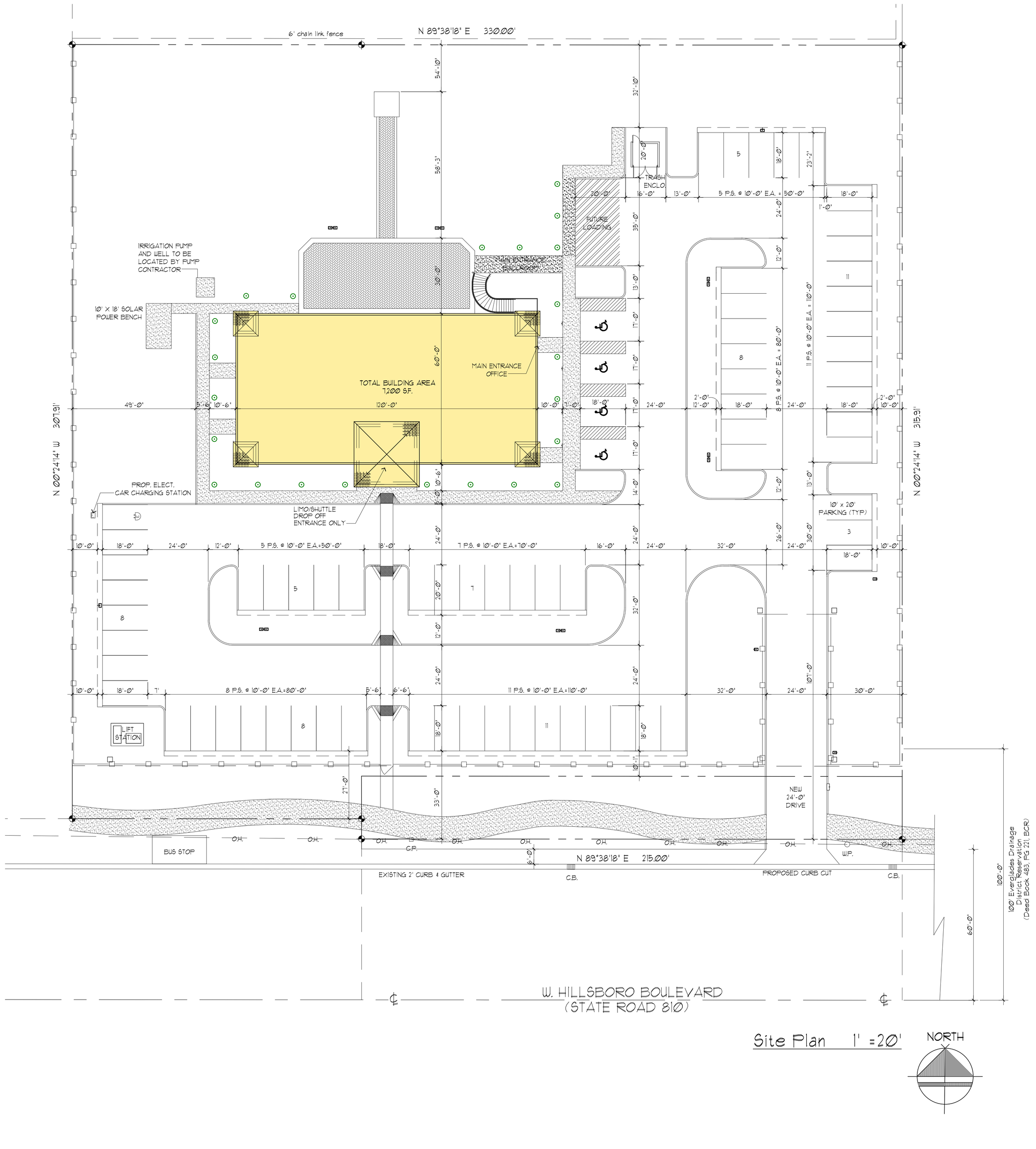
Protective measures have been provided to ensure that removal of stormwater runoff will not adversely impact neighboring parcels or the public storm water drainage system. The civil plans provided detail the proposed drainage for the Project and how the stormwater will be captured on site. New water and sewer service lines are provided to the site with the inclusion of a proposed force main. The proposed civil details are included on the plan sets that will be thoroughly reviewed and vetted by the City's engineering staff to ensure there are no adverse impacts from the Project prior to approval of the site plan.

(10) ***Exterior lighting.*** **Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.**

The location, type, size and direction of exterior lighting will not glare or direct illumination to interfere with adjacent properties or the safety of public rights-of-ways. The Project proposes lighting within the parking areas and on the exterior of the proposed building and lighting levels are in accordance with the maximum foot candles permitted at the property boundary. The lighting within the parking areas will be directed downward, and not to any adjacent parcels or the Hillsboro Boulevard right-of-way. The lighting on the building itself will provide sufficient lighting to illuminate the pedestrian walkways along the exterior of the building, without creating glare that would extend to adjacent parcels. As such, the proposed exterior lighting will not interfere with adjacent properties or the safety of the public right-of-way.

(11) ***Protection of property values.*** **Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.**

Elements of the site plan have been arranged to have minimal negative impact on values of adjoining parcels. The Project will add to the character of the Hillsboro Boulevard corridor by removing a blighted, old building and transform the Property into a vibrant, new development that will serve the community and increase the value of the Property and those in the immediate area. The site plan is also arranged to minimize any potential impact to the existing residential community to the north. As noted above, while this portion of the Saw Palmetto natural area immediately adjacent to the Property is primarily used for parking and is not as heavily vegetated as the area to the west of the Property, it still provides a natural separation from the single-family residences and is secured by an existing eight (8) foot chain-linked fence that is covered in a black mesh that reduces visibility and sound to and from the Property. The Project proposes an additional separation of approximately one hundred (100) feet from the rear Property line to the building creating further distance to the building. While most activities will occur within the building itself, there is a small outdoor space that can be utilized for wedding ceremonies, cocktails and pictures. This area will be further buffered by attractive landscaping and green space. More specifically, a five (5) foot Clusia hedge will be planted along the north, east and west sides of the Property to provide for thick screening along the boundary of the Property. Live Oaks will also be planted along the perimeter to provide an attractive canopy. Towards the center of the outdoor space, a large landscape grouping of Oaks, Thatch Palms, Gingers, Philodendron and Downy Jasmine will be provided to provide an attractive area for photographs and additional protection to the neighbors from the limited outdoor activity in this area. Any bands or DJs providing music for an event will be set up inside the building and their music will be contained within the building itself, which is located over one hundred (100) feet from the northern property boundary. As such, the site plan is arranged to provide minimal impact on the values of adjoining properties.



Site Plan 1" =20'

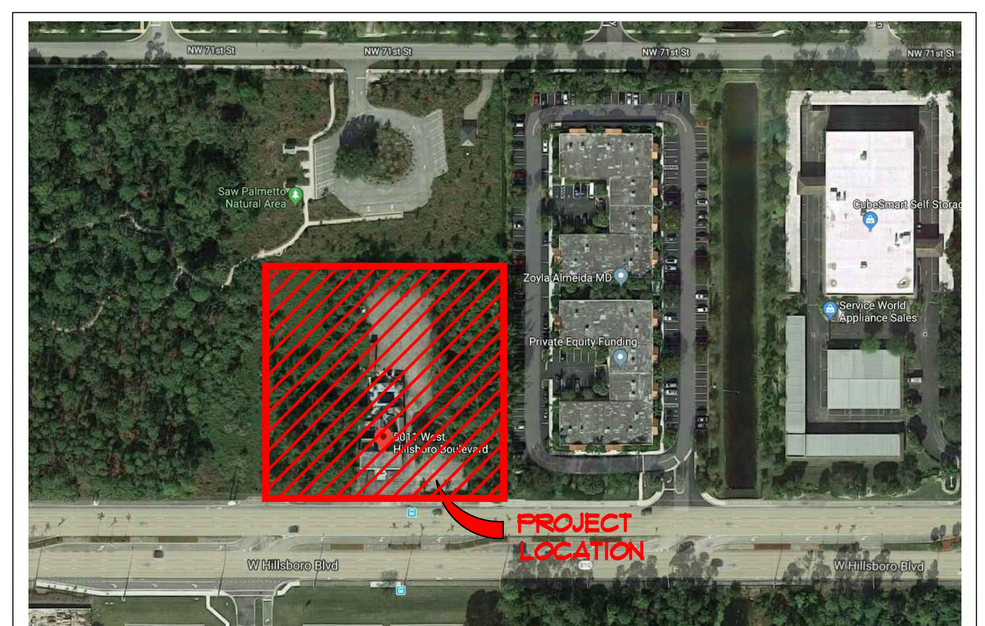
NORTH

SITE GENERAL INFORMATION

ZONING	B-3
LAND AREA	130,330 S.F. 2.31 ACRES
BUILDING COVERAGE/GROUND FLOOR AREA	7,200 S.F.
MEZZANINE (EQUIPMENT CONTROL ROOM /STORAGE)	543 S.F.
TOTAL BUILDING AREA	7,743 S.F.
TOTAL PARKING REQUIRED 7,743/200 S.F. = P.S. REQ'	38.7 SPACES
TOTAL PARKING PROVIDED	70 SPACES
LANDSCAPE BUFFER INFORMATION	18,853 S.F.
OPEN SPACE	47,173 S.F.

NOTES:

1. SITE PLAN HAS BEEN PREPARED WITH THE USE OF A CERTIFIED LAND SURVEY.
2. ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE.
3. THE DESIGN/LAYOUT OF SITE PLAN IS THE PROPERTY OF ARCHITEK STUDIO ANY USE USE OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ARCHITEK STUDIO IS STRICTLY PROHIBITED.
4. SITE PLAN REQUIRES THE REVIEW AND APPROVAL FROM BROWARD COUNTY AND COCONUT CREEK ZONING, PUBLIC WORKS & FIRE DEPARTMENT.
5. PROPOSED SIGNAGE TO BE DONE UNDER A SEPARATE PERMIT.
6. MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE ON THE ROOF, GROUND OR BUILDING SHALL BE SCREENED FROM PUBLIC VIEW WITH MATERIALS HARMONIOUS WITH THE BUILDING.
7. MECHANICAL EQUIPMENT ON THE ROOF SHALL BE SCREENED BY PARAPET



LOCATION MAP N.T.S.

REVISIONS :

PROPOSED BALLROOM FOR:

VISTA GARDENS

5011 W. HILLSBORO BLVD
COCONUT CREEK, FL

JOSE SALCEDO

Corporation Licence #AA0003589

Architectural Seal

JORGE L VILLAVICENCIO NO. AR0012110

VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@att.net

CONSULTANT : ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail magular@architekstudio.com

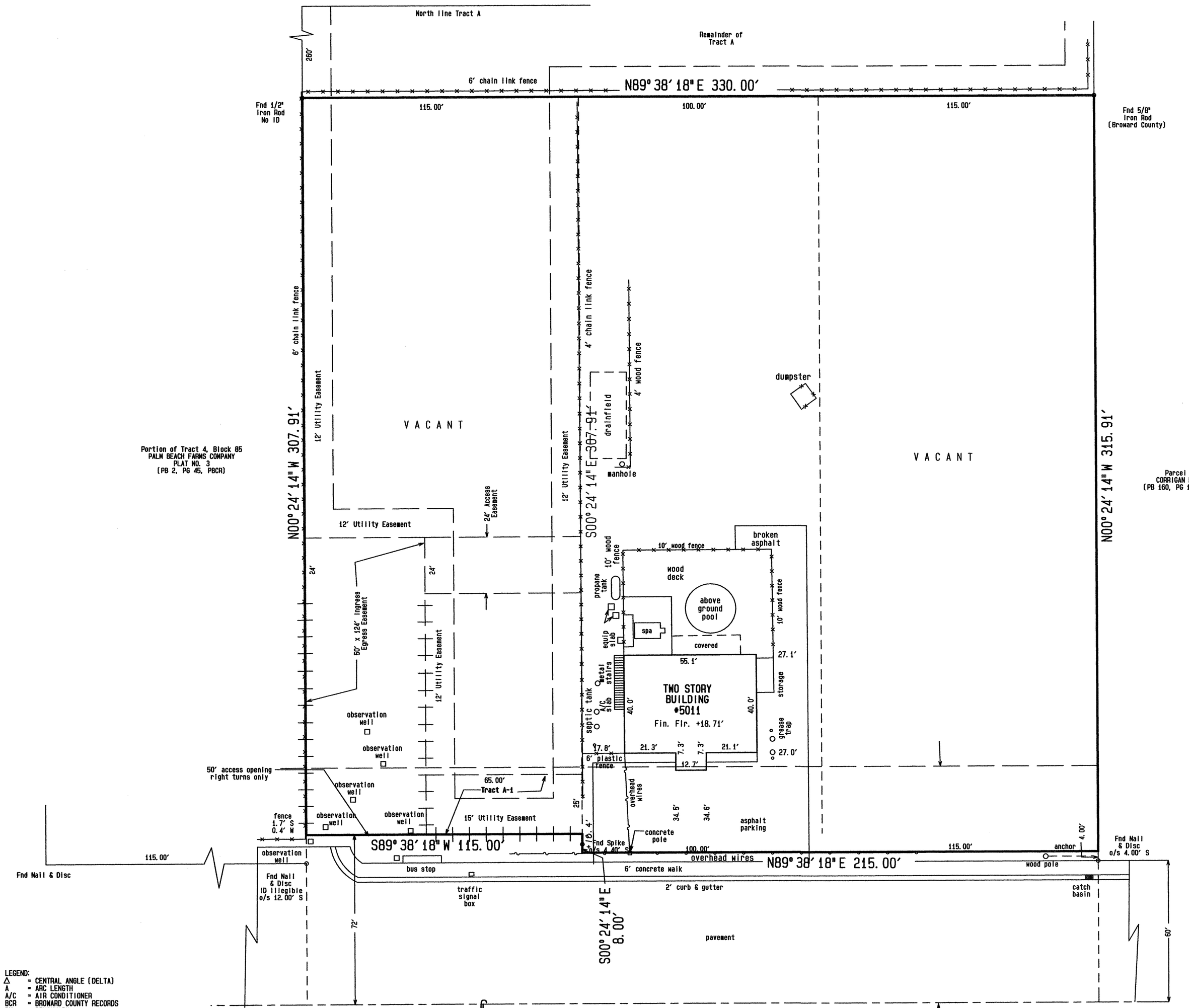
DATE : 12-23-19

SCALE :

PROJECT NO :

DRAWING NO : A-1 OF

SKETCH OF BOUNDARY SURVEY



LEGAL DECRIPTION:

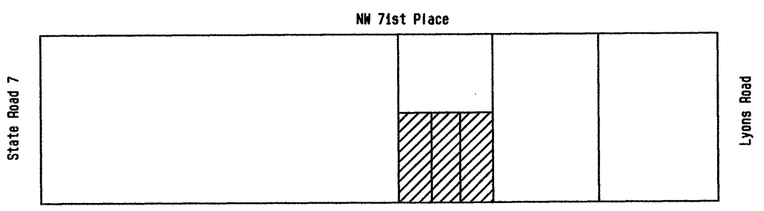
The East 100 feet of the West 215 feet, excepting therefrom the North 280 feet of the West 1/2 of Tract 3, in Block 85, of PALM BEACH FARMS COMPANY'S PLAT NO. 3, according to the map or plat thereof, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, Less the South 60 feet thereof.

AND

The East 115 feet, less the North 280 feet of the West 1/2 of Tract 3, Block 85, PALM BEACH FARMS COMPANY'S PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, Less the South 60 feet thereof. Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida.

AND

Tract A-1 Buffer together with Tract "A" according to the plat of "JANIS PLAT", as recorded in Plat Book 174, Page 18 of the Public Records of Broward County, Florida, less and except the North 260 feet of said Tract "A". Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida.



LEGEND:
- Δ = CENTRAL ANGLE (DELTA)
- A = ARC LENGTH
- A/C = AIR CONDITIONER
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- ℄ = CENTERLINE
- (C) = CALCULATED
- (D) = DEED
- FND = FOUND
- FPL = FLORIDA POWER & LIGHT
- H = HANDICAP PARKING SPACE
- O/S = OFFSET
- (P) = PLAT
- PB = PLAT BOOK
- P.C. = POINT OF CURVATURE
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- +++ = NON-VEHICULAR ACCESS LINE

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA

9/25/19

FILENAME: JP-A

SCALE: 1" = 30'

NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF W. HILLSBORO BLVD; N 89°38'18" E PER PB 174, PG 18, BCR
3. ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
4. SUBSURFACE FEATURES NOT LOCATED.
5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

REVISIONS	DATE	FOR: KLEMON	DATE: 6/10/2017	NO. 1706002	F.B. 116-40
1909037 Update Survey	9/23/2019				

DENI LAND SURVEYORS, INC. LB #7281
1991 NW 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

"VISTA GARDENS BALLROOM"

A REPLAT OF A PORTION OF TRACT 3, BLOCK 85, PALM BEACH FARMS COMPANY'S PLAT NO. 3 (PB 2, PG 45, PBCR), AND A REPLAT OF TRACT A-1 BUFFER AND PORTION OF TRACT A, JANIS PLAT (PB 174, PG 18, BCR), CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTES:

1. ® PRM indicates Permanent Reference monument (6" round, 24" long concrete monument with aluminum disk stamped PRM, LB #7281), unless otherwise noted.

2. Bearings shown hereon are based on the Easterly line Tract A, JANIS PLAT, (PB 174, PG 18, BCR). Said lines bears North 00°24'14" West (assumed meridian).

3. NOTICE: This plat, as recorded in its graphic form, if the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

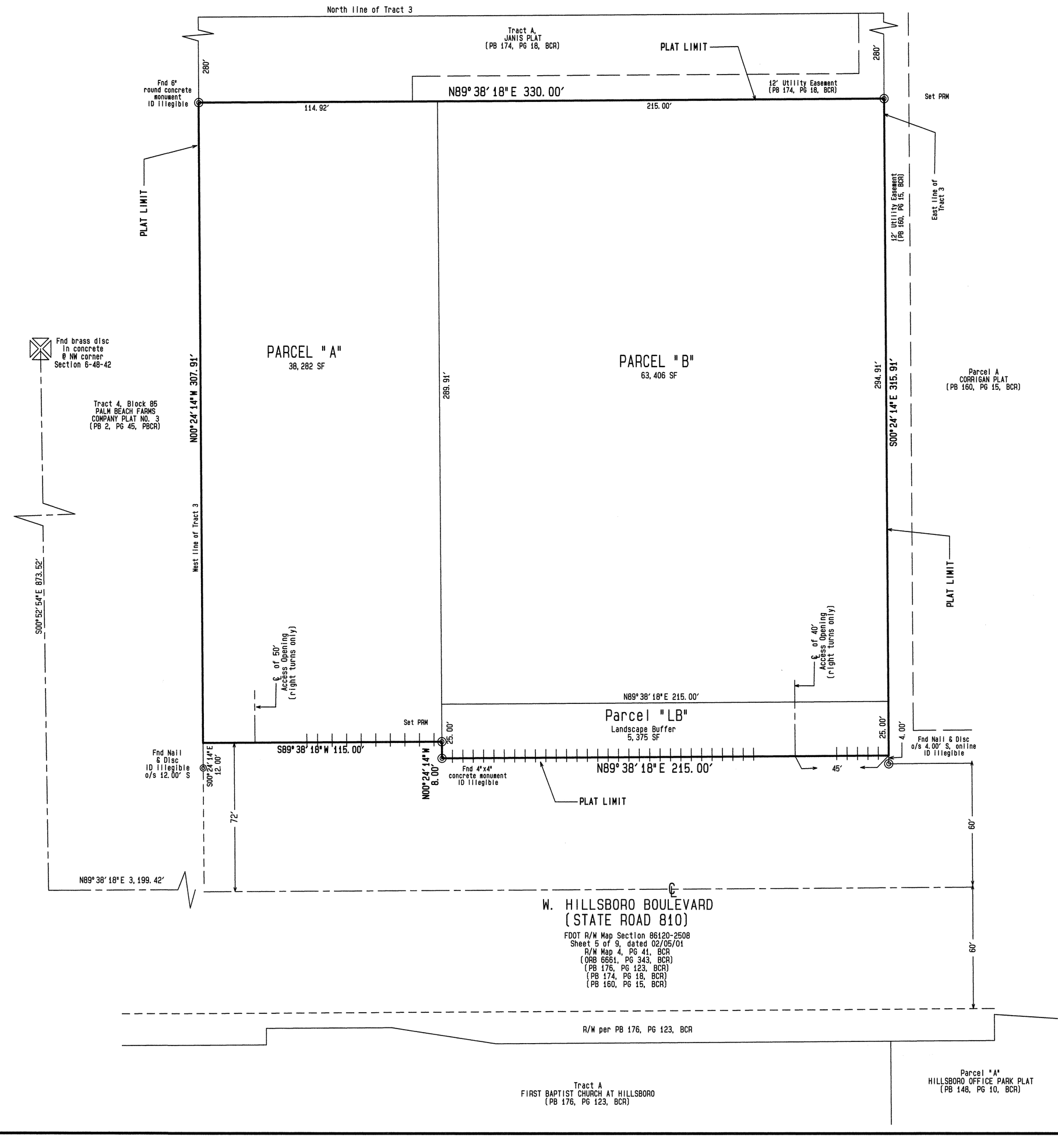
4. This plat is restricted to square feet of 15,000 square feet of commercial use.

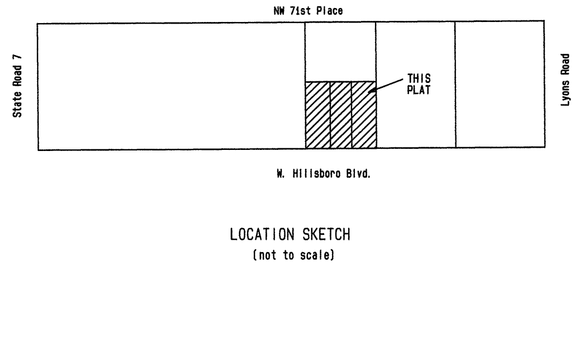
This note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
Any structure within this plat must comply with Section 281.7., Development Review Requirements. of the Broward County Land Use Plan, regarding hazards to air navigation.

5.a) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by _____ 2024, then the County's finding of adequacy shall expire and no addiotnal building permits shall be issued until such time as the Broward County makes a subsequent finding that the application satisfie the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

b) If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by _____ _____, 2024, then the County's finding of adequacy shall expire and no additonal building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisifes the adequacy requirements set forth within the Broward County Land Development Code. the owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity documenting compliance with this requirement within the above referenced time frame.

6. The following note is required by the Broward County Surveyor pursuant to Chapter 177.091, subsection (28), Florida Statutes: Platted utility easements are also for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for damages. This does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.





LOCATION SKETCH
(not to scale)

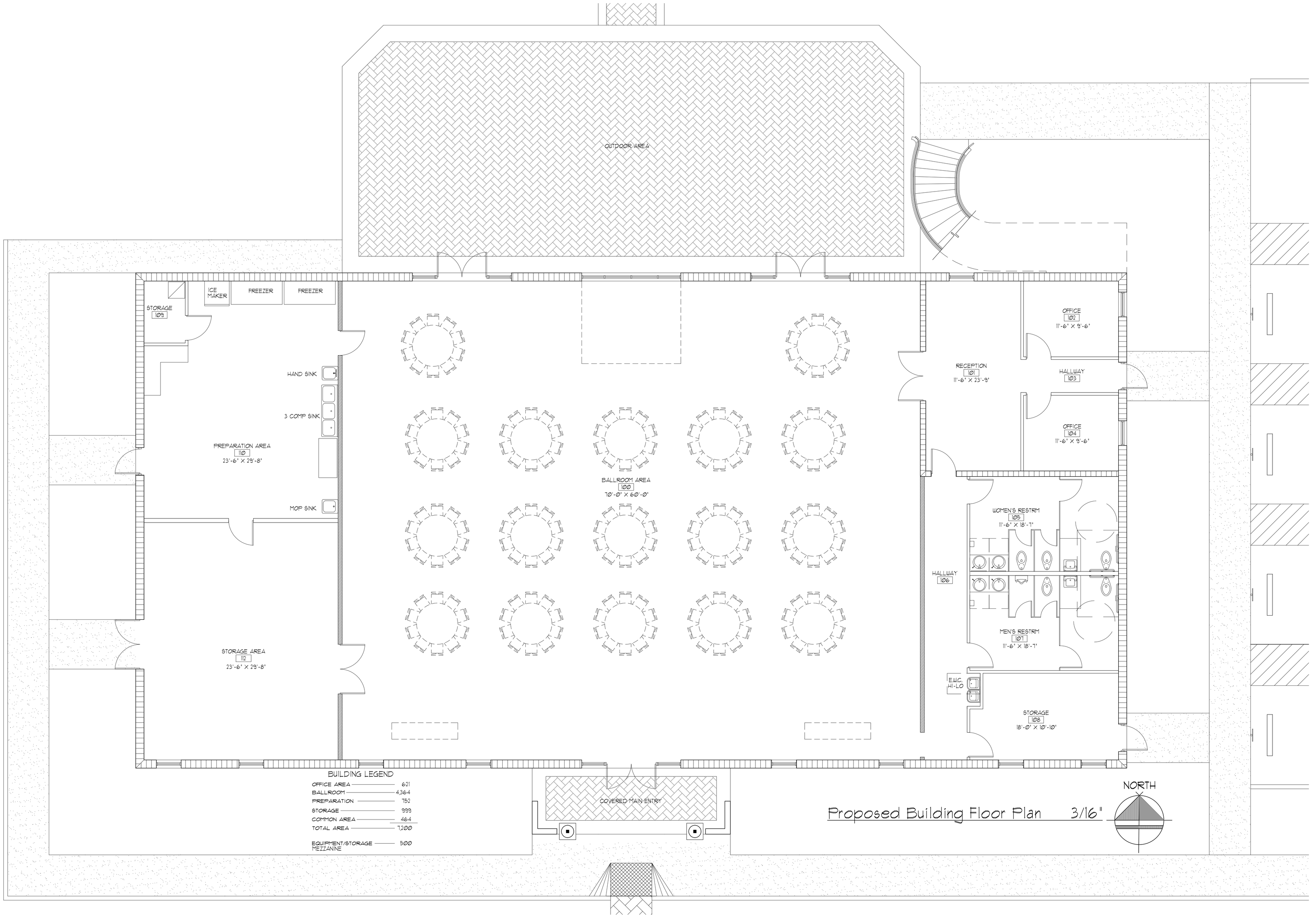
LEGEND:
Δ = Central Angle
A = Arc distance
BCR = Broward County Records
℄ = Centerline
C&M = Calculated & Measured
D = Deed
DCR = Dade County Records
DE = Drainage Easement
Fnd = Found
ID = Identification
LB = Licensed Business
ORB = Official Records Book
O/S = Offset
PB = Plat Book
PG = Page
POB = Point of Beginning
POC = Point of Commencement
PRM = Permanent Reference Monument
R = Radius
R/W = Right-of-Way
SF = Square footage
+++ = Non-vehicular access line

1" = 30'
0' 15' 30' 60' 90'

Prepared By:
DENI LAND SURVEYORS, INC.
1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066
PHONE (954)973-7966 FAX (954)979-0343

FIELD BOOK: 100-51

020-MP-19



Proposed Building Floor Plan 3/16"

REVISIONS :

PROPOSED BALLROOM FOR:

VISTA GARDENS

5011 W. HILLSBORO BLVD
COCONUT CREEK, FL

JOSE SALCEDO

Corporation Licence #AA0003589

Architectural Seal

JORGE I. VILLAVICENCIO
NO. AR0012110

VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@att.net

CONSULTANT : ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail magullar@architekstudio.com

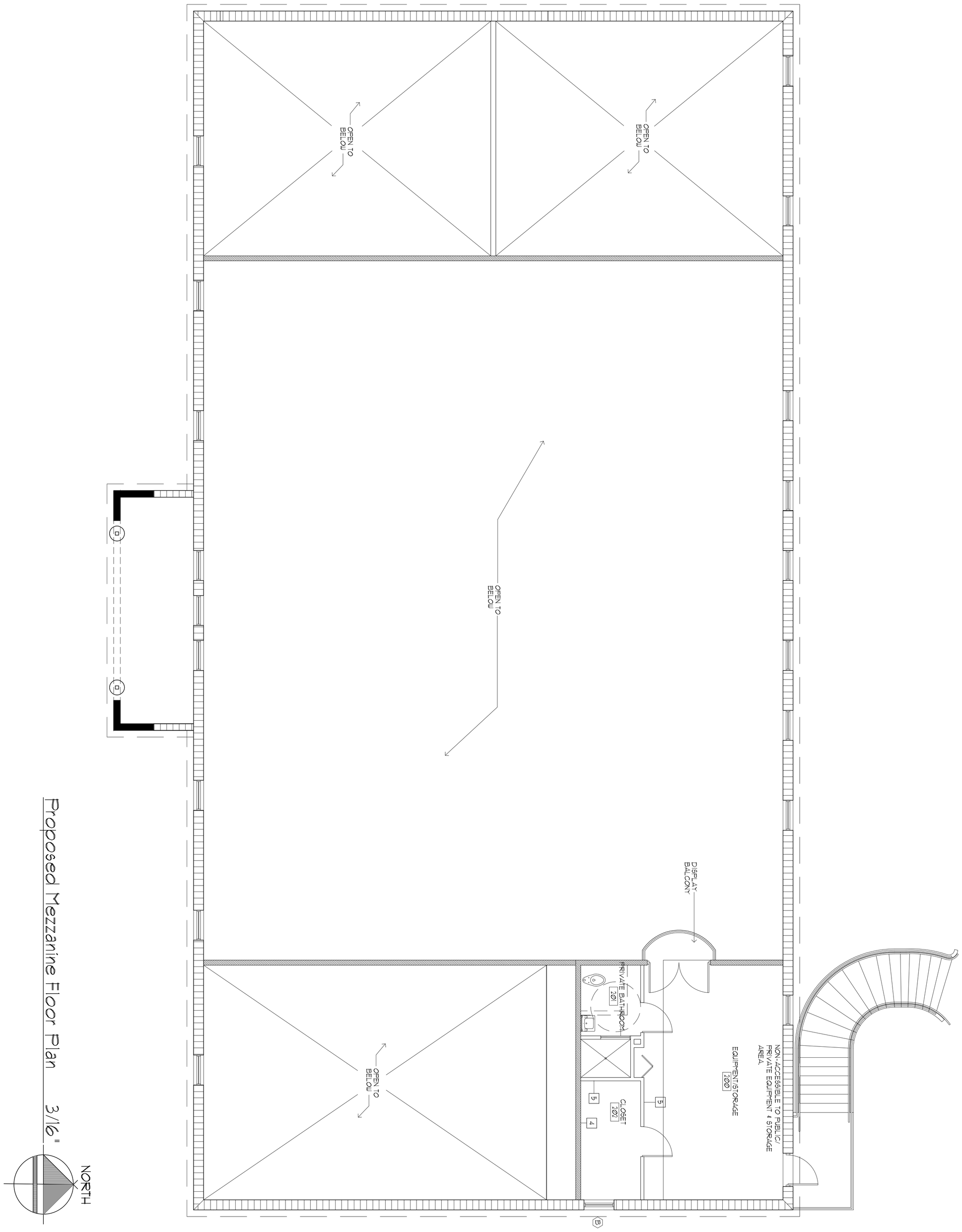
DATE : 03-14-19

SCALE :

PROJECT NO :

DRAWING NO :

OF



Proposed Mezzanine Floor Plan 3/16"

NORTH

DRAWING NO : OF

PROJECT NO :

DATE : 03-14-19

SCALE :

VILLA & ASSOCIATES INC.

ARCHITECTURE - PLANNING - INTERIOR DESIGN

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PROPOSED BALLROOM FOR:

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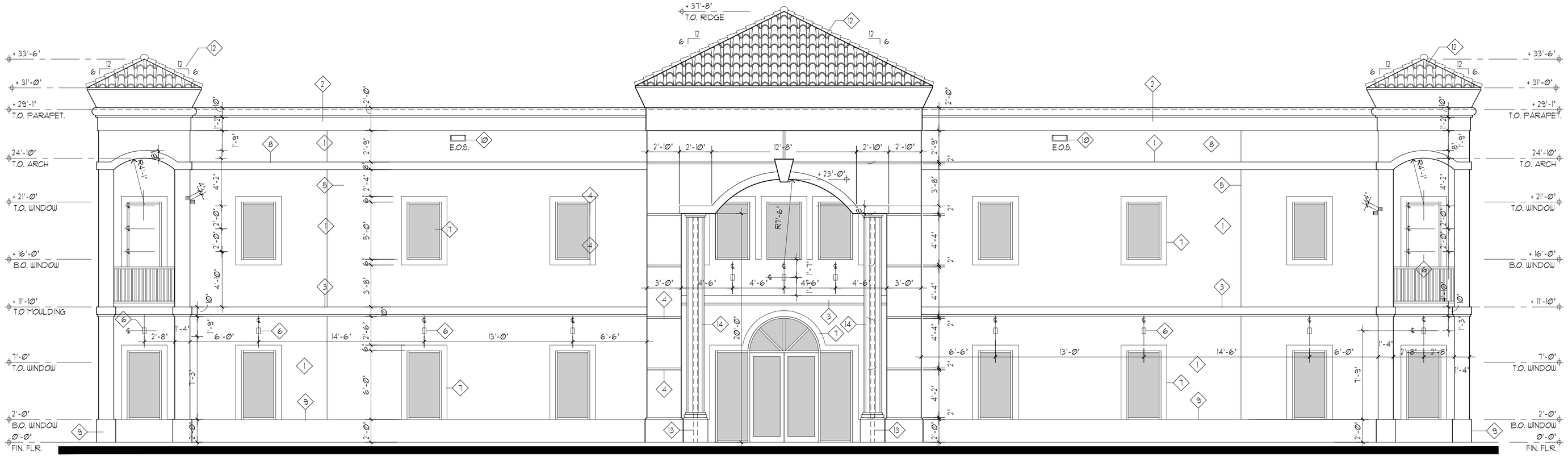
5011 W. HILLSBORO BLVD

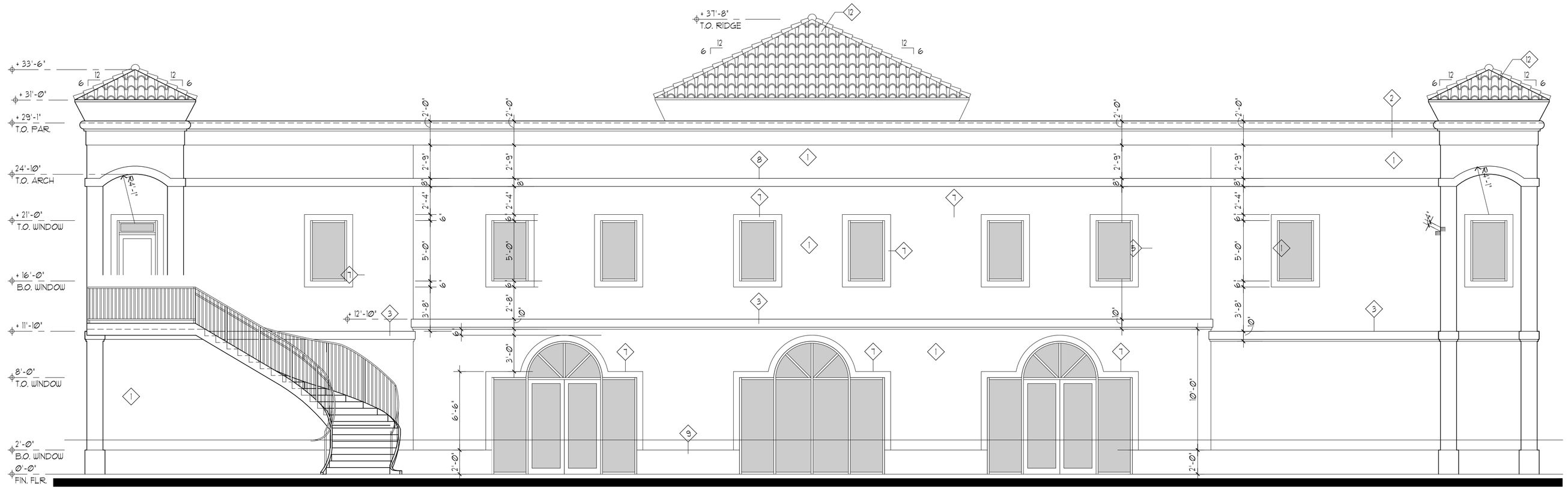
COCONUT CREEK, FL

JOSE SALCEDO

REVISIONS :



Proposed Front Elevation 3/16"



Proposed Rear Elevation 3/16"

KEYED CONSTRUCTION NOTES

1. MEDIUM TEXTURE STUCCO FINISH. (TYPICAL)
2. PREFAB. STYROFOAM DECORATIVE MOLDING.
3. 2" X 10" PREFAB. STYROFOAM DECORATIVE MOLDING.
4. 2" PVC REVEAL.
5. 1" PVC REVEAL.
6. 4" X 6" DECORATIVE RECESSED STUCCO
7. 6" X 3/4" RAISED STUCCO BAND.
8. 8" X 3/4" RAISED STUCCO BAND.
9. 24" X 2" RAISED STUCCO BAND
10. EMERGENCY OVERFLOW SCUPPER.
11. STEEL CAGE ROOF LADDER.
12. SPANISH "S" BARREL TILE ROOF (AS SELECTED BY OWNER) OVER BUILT-UP ROOF OVER 5/8" EXTERIOR GRADE SHEATHING PLYWOOD OVER PRE-FAB WOOD TRUSSES @ 24" O.C.
13. STEEL COLUMNS INSIDE DECORATIVE COLUMNS.
14. IMITATION KEYSTONE DECORATIVE COLUMNS CONSISTING OF PEDISTAL, BASE, SHAFT AND CAPITAL. COORDINATE W/ OWNER

GLAZING AND STOREFRONT NOTES:

1. ALL EXTERIOR GLASS PANELS (WINDOWS AND DOORS FOR ENTIRE BUILDING) SHALL BE GREY TINTED IMPACT RESISTANT GLASS ON IMPACT RESISTANT WHITE ESP ALUM. FRAMES (SERIES 3000) AS MFG. BY ARCH. ALUMINUM OR APPROVED EQUAL. SUBMIT SHOP DWGS. FOR REVIEW AND APPROVAL. ASSEMBLY TO COMPLY W/ PRODUCT APPROVAL
2. CONTRACTOR SHALL TAKE EXTREME CARE NOT TO SCRATCH OR DAMAGE GLASS OR FRAMES.
3. CONTRACTOR SHALL PROPERLY CAULK PERIMETER OF ALL STOREFRONT PANELS WITH WHITE ACRYLIC CAULK.
4. ALL STOREFRONT FRAMES AND GLASS SHALL COMPLY WITH PRODUCT CONTROL REQUIREMENTS AND APPROVALS. SUBMIT SHOP DRAWINGS FOR REVIEW.
5. ALL STOREFRONT FRAMES SHALL BE SECURED TO THE STRUCTURE WITH 1/4" CORROSION RESISTANT APPROVED CONCRETE SCREWS ANCHORED WITH A MINIMUM EMBEDMENT OF 1½" AT 24" O.C. (6" FROM THE ENDS) ON 3000 PSI CONCRETE AND AT 15" O.C. (4" FROM THE ENDS) ON ASTM CONCRETE BLOCK. A NOMINAL 1 X 3 P.T. WOOD SPACER SHALL BE USED BETWEEN THE FRAME AND THE STRUCTURE BUT THE SCREW EMBEDMENT INTO THE CONCRETE OR BLOCK SHALL REMAIN AT 1½" MIN. PROPERLY CAULK 1 X 3 SPACER. SHIMMING SHALL BE KEPT TO A MAXIMUM OF 1/4"

PAINT NOTE:

EXTERIOR MASONRY AND CONCRETE BUILDING SURFACES SHALL RECEIVE ONE COAT OF PRIMER/ SEALER AND TWO FINISH COATS OF EXTERIOR FLAT ACRYLIC LATEX PAINT, AS MANUFACTURED BY BENJAMIN MOORE & COMPANY OR APPROVED EQUAL. COLOR SELECTION BY OWNER.

MOLDING NOTES

1. CONTRACTOR SHALL STUCCO MASONRY WALL (FRONT, TOP & BACK) PRIOR TO INSTALLATION OF PRE-FAB. MOLDINGS.
2. ALL EXTERIOR STYROFOAM MOLDINGS SHALL RECEIVE PAINT OVER STUCCO SKIN COAT.
3. ALL PRE-FAB. STYROFOAM MOLDINGS SHALL BE FABRICATED TO BE A ONE PIECE PROFILE AS PER

REVISIONS :

PROPOSED BALLROOM FOR:
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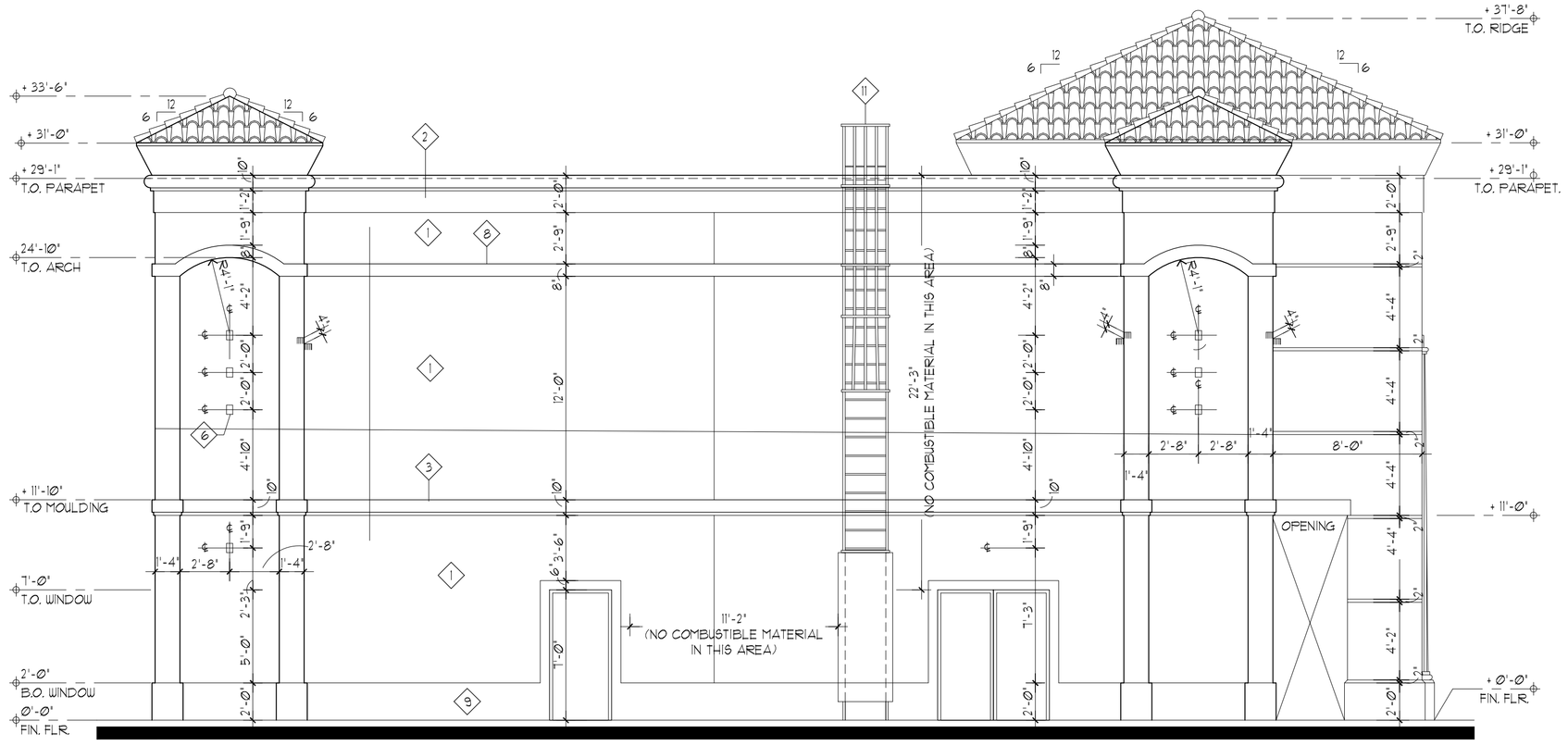
TEL. 305-799-8016 - E-Mail magular@architekstudio.com

DATE : 03-14-19

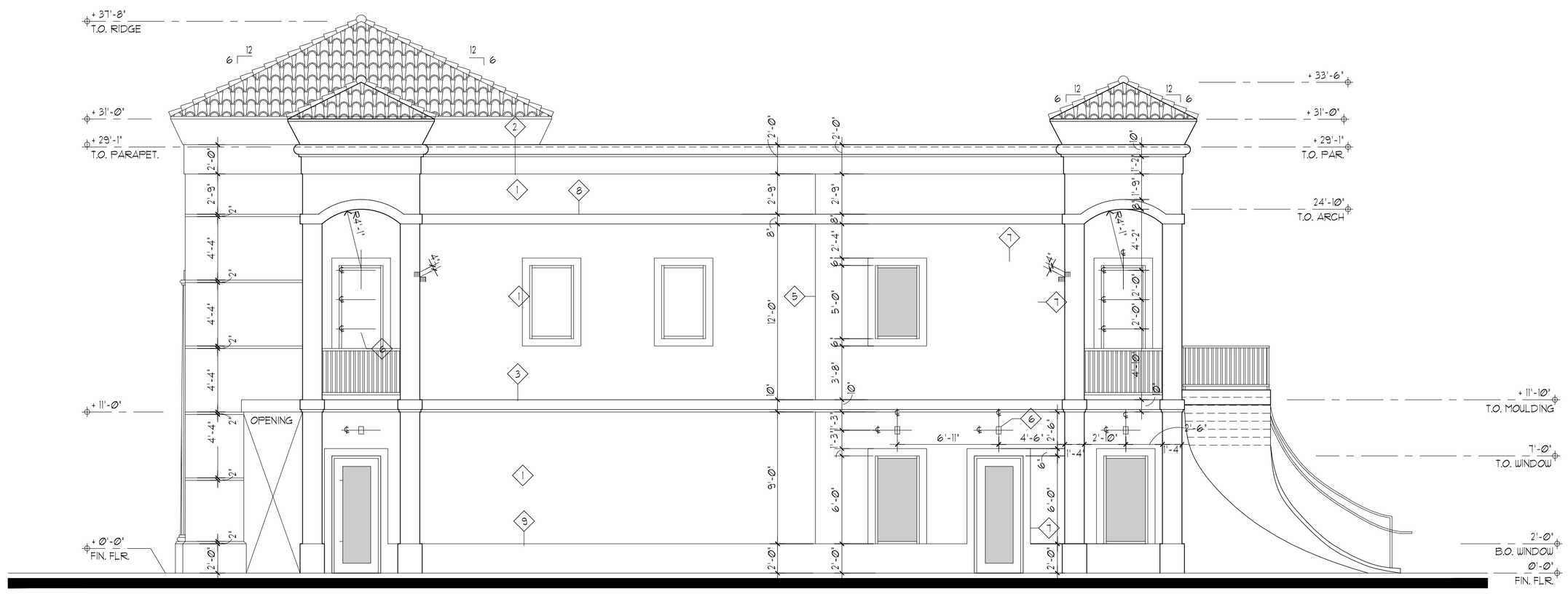
SCALE :

PROJECT NO :

DRAWING NO : A-4 OF



Proposed Right Elevation 3/16"



Proposed Left Elevation 3/16"

KEYED CONSTRUCTION NOTES

1. MEDIUM TEXTURE STUCCO FINISH. (TYPICAL)
2. PREFAB. STYROFOAM DECORATIVE MOLDING. SEE DETAIL 10 ON SHT A-6, SEE NOTE THIS SHT
3. 2" X 10" PREFAB. STYROFOAM DECORATIVE MOLDING. SEE DETAILS ON SHT A-6
4. 2" PVC REVEAL. SEE DETAIL 8 ON SHT A-6
5. 1" PVC REVEAL. SEE DETAIL 3 ON SHT A-6
6. 4" X 6" DECORATIVE RECESSED STUCCO REVEAL. SEE DETAIL 4 ON SHT A-6
7. 6" X 3/4" RAISED STUCCO BAND. SEE DETAIL ON SHT A-6
8. 8" X 3/4" RAISED STUCCO BAND. SEE DETAIL 3 ON SHT A-6
9. 24" X 2" RAISED STUCCO BAND
10. EMERGENCY OVERFLOW SCUPPER. SEE SHT A-3
11. STEEL CAGE ROOF LADDER. SEE DETAILS ON SHT A-3
12. SPANISH "S" BARREL TILE ROOF (AS SELECTED BY OWNER) OVER BUILT-UP ROOF OVER 5/8" EXTERIOR GRADE SHEATHING PLYWOOD OVER PRE-FAB WOOD TRUSSES @ 24" O.C.
13. STEEL COLUMNS INSIDE DECORATIVE COLUMNS. SEE STRUCT DWGS
14. IMITATION KEYSTONE DECORATIVE COLUMNS CONSISTING OF PEDISTAL, BASE, SHAFT AND CAPITAL. SEE DETAIL 6, SHT A-6.) COORDINATE W/ OWNER

GLAZING AND STOREFRONT NOTES:

1. ALL EXTERIOR GLASS PANELS (WINDOWS AND DOORS FOR ENTIRE BUILDING) SHALL BE GREY TINTED IMPACT RESISTANT GLASS ON IMPACT RESISTANT WHITE ESP ALUM. FRAMES (SERIES 3000) AS MFG. BY ARCH. ALUMINUM OR APPROVED EQUAL. SUBMIT SHOP DWGS. FOR REVIEW AND APPROVAL. ASSEMBLY TO COMPLY W/ PRODUCT APPROVAL
2. CONTRACTOR SHALL TAKE EXTREME CARE NOT TO SCRATCH OR DAMAGE GLASS OR FRAMES.
3. CONTRACTOR SHALL PROPERLY CAULK PERIMETER OF ALL STOREFRONT PANELS WITH WHITE ACRYLIC CAULK.
4. ALL STOREFRONT FRAMES AND GLASS SHALL COMPLY WITH PRODUCT CONTROL REQUIREMENTS AND APPROVALS. SUBMIT SHOP DRAWINGS FOR REVIEW.
5. ALL STOREFRONT FRAMES SHALL BE SECURED TO THE STRUCTURE WITH 1/4" CORROSION RESISTANT APPROVED CONCRETE SCREWS ANCHORED WITH A MINIMUM EMBEDMENT OF 1½" AT 24" O.C. (6" FROM THE ENDS) ON 3000 PSI CONCRETE AND AT 15" O.C. (4" FROM THE ENDS) ON ASTM CONCRETE BLOCK. A NOMINAL 1 X 3 P.T. WOOD SPACER SHALL BE USED BETWEEN THE FRAME AND THE STRUCTURE BUT THE SCREW EMBEDMENT INTO THE CONCRETE OR BLOCK SHALL REMAIN AT 1½" MIN. PROPERLY CAULK 1 X 3 SPACER. SHIMMING SHALL BE KEPT TO A MAXIMUM OF 1/4"

PAINT NOTE:

EXTERIOR MASONRY AND CONCRETE BUILDING SURFACES SHALL RECEIVE ONE COAT OF PRIMER/ SEALER AND TWO FINISH COATS OF EXTERIOR FLAT ACRYLIC LATEX PAINT, AS MANUFACTURED BY BENJAMIN MOORE & COMPANY OR APPROVED EQUAL. COLOR SELECTION BY OWNER.

MOLDING NOTES

1. CONTRACTOR SHALL STUCCO MASONRY WALL (FRONT, TOP & BACK) PRIOR TO INSTALLATION OF PRE-FAB. MOLDINGS.
2. ALL EXTERIOR STYROFOAM MOLDINGS SHALL RECEIVE PAINT OVER STUCCO SKIN COAT.
3. ALL PRE-FAB. STYROFOAM MOLDINGS SHALL BE FABRICATED TO BE A ONE PIECE PROFILE AS PER DETAILS ON SHEET A-6.

REVISIONS :

PROPOSED BALLROOM FOR:
VISTA GARDENS
5011 W. HILLSBORO BLVD
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JOSE SALCEDO

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DATE : 03-14-19

SCALE :

PROJECT NO :

DRAWING NO : A-4.1

LANDSCAPE TABULAR DATA NON-RESIDENTIAL LANDSCAPE REQUIREMENTS

CATEGORY	REQUIREMENT	VEGETATION REQUIRED	VEGETATION PROVIDED
PERIMETER VEGETATION			
NORTH PROPERTY LINE (330 L.F.)	1 CANOPY TREE / 40 L.F.	9 TREES	9 (8 TREES AND 3 PALMS)
WEST PROPERTY LINE (307 L.F.)	1 CANOPY TREE / 40 L.F.	8 TREES	8 (7 TREES AND 3 PALMS)
EAST PROPERTY LINE (315 L.F.)	1 CANOPY TREE / 40 L.F.	8 TREES	8 TREES
NORTH PROPERTY LINE (330 L.F.)	CONTINUOUS HEDGE	330' CONTINUOUS HEDGE	330' CONTINUOUS HEDGE
WEST PROPERTY LINE (307 L.F.)	CONTINUOUS HEDGE	307' CONTINUOUS HEDGE	307' CONTINUOUS HEDGE
EAST PROPERTY LINE (315 L.F.)	CONTINUOUS HEDGE	315' CONTINUOUS HEDGE	315' CONTINUOUS HEDGE
ROADWAY LANDSCAPE BUFFER	1 CANOPY TREE / 40 L.F.	9 TREES	9 TREES
	CONTINUOUS HEDGE	325' CONTINUOUS HEDGE	325' CONTINUOUS HEDGE
SOUTH PROPERTY LINE (330 L.F.)	1 TREE / 2,000 S.F.	6,760 S.F. = 4 TREES	4 (3 TREES AND 3 PALMS)
	40 SHRUBS / 2,000 S.F.	6,760 S.F. = 136 SHRUBS	473 SHRUBS
R.O.W. STREET TREES	1 TREE / 40 L.F.	330 L.F. = 9 TREES	9 (6 TREES IN R.O.W. AND 3 INSIDE PROPERTY LINE DUE TO LIMITED SPACE)
VEHICULAR USE AREA	1 TREE EVERY ISLAND	15 TREES	15 TREES
	1 TREE / 40 L.F. OF MEDIAN	200 L.F. = 5 TREES	5 TREES
LANDSCAPING BETWEEN BUILDING AND PARKING			
TREES	1 / 40 L.F. OF BUILDING	358 L.F. = 9 TREES	9 (7 TREES AND 6 PALMS)
SHRUBS	20 / 40 L.F. OF BUILDING	179 SHRUBS	182 SHRUBS
GROUNDCOVERS	30 / 40 L.F. OF BUILDING	269 GROUNDCOVERS	407 GROUNDCOVERS
OVERALL SITE LANDSCAPE REQUIREMENTS			
TREES	1/1,000 S.F. GREENSPACE	44,113 S.F. = 44 TREES	44 (40 TREES AND 12 PALMS)
SHRUBS	5/1,000 S.F. GREENSPACE	220 SHRUBS	1,022 SHRUBS
TOTALS		120 TREES REQUIRED 804 SHRUBS/GROUNDCOVERS	120 TREES PROVIDED 2,084 SHRUBS/GROUNDCOVERS PROVIDED ON SITE

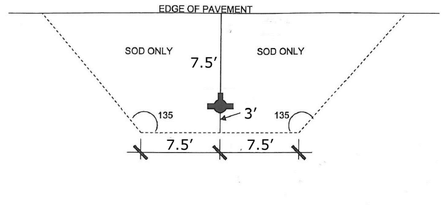
PLANT LIST

CAT. #	TREE CANOPY AREA S.F.		KEY	QTY	PLANT AND SPECIFICATION
			TREES AND PALMS		
2 (150 sf)	2,100		BA	14	Bulnesia arborea (Verawood) 12' ht., 5' spr., 4' c.t., 2" cal., matched, full
1 (300 sf)	3,300	N	CE1	11	Conocarpus erectus (Green Buttonwood) 12' ht., 5' spr., 4' c.t., 2" cal., matched, full
1 (300 sf)	2,400	N	CE2	8	Conocarpus erectus (Green Buttonwood) 10' ht., 4' spr., 2" cal., matched, full
2 (150 sf)	300	N	CES	2	Conocarpus erectus 'sericeus' (Silver Buttonwood) 10' ht., 4' spr., multi-trunk, 2" cal., matched, full
2 (150 sf)	300		CG	2	Caesalpinia granadilla (Bridal Veil Tree) 10' ht., 4' spr., 2" cal., matched, full
4 (50 sf)	600		ED	12	Elaeocarpus decipiens (Japanese Blueberry) 10' ht., 4' spr., 4' c.t., 2" cal., matched, full
2 (150 sf)	900	N	IA	6	Ilex attenuata 'Eagleston' (Eagleston Holly) 10' ht., 4' spr., 4' c.t., 2" cal., matched, full
3 (100 sf)	200		LJ	2	Ligustrum japonicum (Japanese Privet) 8' ht., 4' spr., 1.5" cal., multitrunk, symmetrical, full
3 (100 sf)	900	N	MF	9	Myrcianthes fragrans (Simpson's Stopper) 8' ht., 4' spr., 1.5" cal., matched
1 (300 sf)	6,300	N	QV	21	Quercus virginiana (Live Oak) 12' ht., 5' spr., 2" cal., full
3 (100 sf)	900	N	SP	9	Sabal palmetto (Sabal Palm) 16'-20' ht., 8' c.t., staggered heights, full
2 (150 sf)	600		SS	4	Senna surranttensis (Glaucous Cassia) 10' ht., 4' spr., 2" cal.
2 (150 sf)	300		TC	2	Tabebuia chrysotricha (Gold Trumpet Tree) 10' ht., 4' spr., 2" cal., symmetrical, matched, full
4 (50 sf)	200	N	TR	4	Thrinax radiata (Double Thatch Palm) 3' g.w., doubles, full
1 (300 sf)	1,800	N	PE	6	Pinus elliottii (Slash Pine) 12' ht., 5' spr., 2" cal., matched, full
2 (150 sf)	1,800		PL	12	Plumeria sp. (Frangipani) 10' ht., 4' spr., 2" cal., multitrunk, matched, color by owner
4 (50 sf)	100		VM1	2	Veitchia montgomeryana (Montgomery Palm) 20' o.a. ht., single, matched, full
4 (50 sf)	400		VM2	8	Veitchia montgomeryana (Double Montgomery Palm) 20' o.a. ht., doubles, full
3 (100 sf)	600		WB	6	Wodyetia bifurcata (Foxtail Palm) 16' o.a. ht., single, matched, full
TOTAL REPLACEMENT CANOPY				24,000 S.F.	

KEY	QTY	PLANT AND SPECIFICATION
SHRUBS, GROUNDCOVERS AND ACCENTS		
ALV	19	Alpinia z. 'Variegata' (Variegated Shell Ginger) 30" ht., 24" spr., full
ALP	23	Alpinia zerumbet (Green Shell Ginger) 30" ht., 24" spr., full
BRU	4	Brunfelsia grandiflora (Yesterday-Today-Tomorrow) 4'-5" ht., 3' spr., multitrunk, 25 gal., matched, full
N CHR	388	Chrysobalanus icaco (Cocoplum Hedge) 24" ht., 24" spr., 24" o.c.
CLU	250	Clusia guttifera (Clusia Hedge) 5' ht., 30" spr., 30" o.c.
COD	6	Codiaeum 'Sloppy Painter' (Sloppy Painter Croton) 24" ht., 24" spr., full
CRO	72	Codiaeum 'Gold Dust' (Gold Dust Croton) 24" ht., 24" spr., 24" o.c., full
N ERN	46	Ernodea littoralis (Golden Creeper) 18" ht., 18" spr., 24" o.c.
N FAK	36	Tripsacum dactyloides (Fakahatchee Grass) 20" ht., 20" spr., 36" o.c.
HAM	22	Hamelia patens 'Calusa' (Firebush) 20" ht., 20" spr., 24" o.c.
N IVS	421	Illex vomitoria 'Schillings' (Yaupon Holly) 14" ht., 14" spr., 18" o.c.
LIR	50	Liriope muscari (Liriope) 14" ht., 14" spr., 18" o.c.
JAS	273	Jasminum multiflorum (Downy Jasmine) 14" ht., 14" spr., 18" o.c.
N MUH	160	Muhlenbergia capillaris (Muhly Grass) 24" ht., 30" o.c.
N MYR	10	Myrica cerifera (Wax Myrtle) 3' ht., 2' spr., full
PHI	10	Philodendron selloum (Philodendron) 3' ht., 3' spr., full
PBM	50	Philodendron 'Burle Marx' (Burle Marx Philodendron) 18" ht., 24" o.c.
PRC	51	Philodendron 'Rojo Congo' (Rojo Congo Philodendron) 24" ht., 24" spr., matched
POD1	73	Podocarpus macrophyllus (Podocarpus Hedge) 3' ht., 24" spr., 24" o.c.
POD2	27	Podocarpus macrophyllus (Podocarpus Hedge) 5' ht., 24" spr., 24" o.c.
PR3	4	Phoenix roebelleni (Pygmy Date Palm) 5' ht., 5'-6' spr., triple, full
N SER	14	Serenoa repens (Saw Palmetto) 30" ht., 30" spr., full
STR	2	Strelitzia nicolai (White Bird of Paradise) 8' ht., 5' spr., full clump
TAB	26	Tabernaemontana divaricata (Pinwheel Jasmine) 3' ht., 24" spr., 30" o.c., full
N VIB	53	Viburnum obovatum (Walter's Virburnum) 18" ht., 18" spr., 30" o.c.

N DENOTES NATIVE SPECIES

SOD	ST.AUGUSTINE SOD. CONTRACTOR TO REPLACE ANY SOD DAMAGED DURING CONSTRUCTION. CONTRACTOR TO DETERMINE QUANTITY.
MULCH	NON-CYPRESS MULCH. 3" DEPTH. CONTRACTOR TO DETERMINE QUANTITY.



Fire Hydrant Clear Zone
NOT TO SCALE

Requirements apply to fire hydrants, siamese connections and any other fire equipment for utilizing fire hose on public or private property.

By the authority of the South Florida Fire Prevention Code Section 5211.2.

The diagram shall appear on all landscape plans prior to approval.

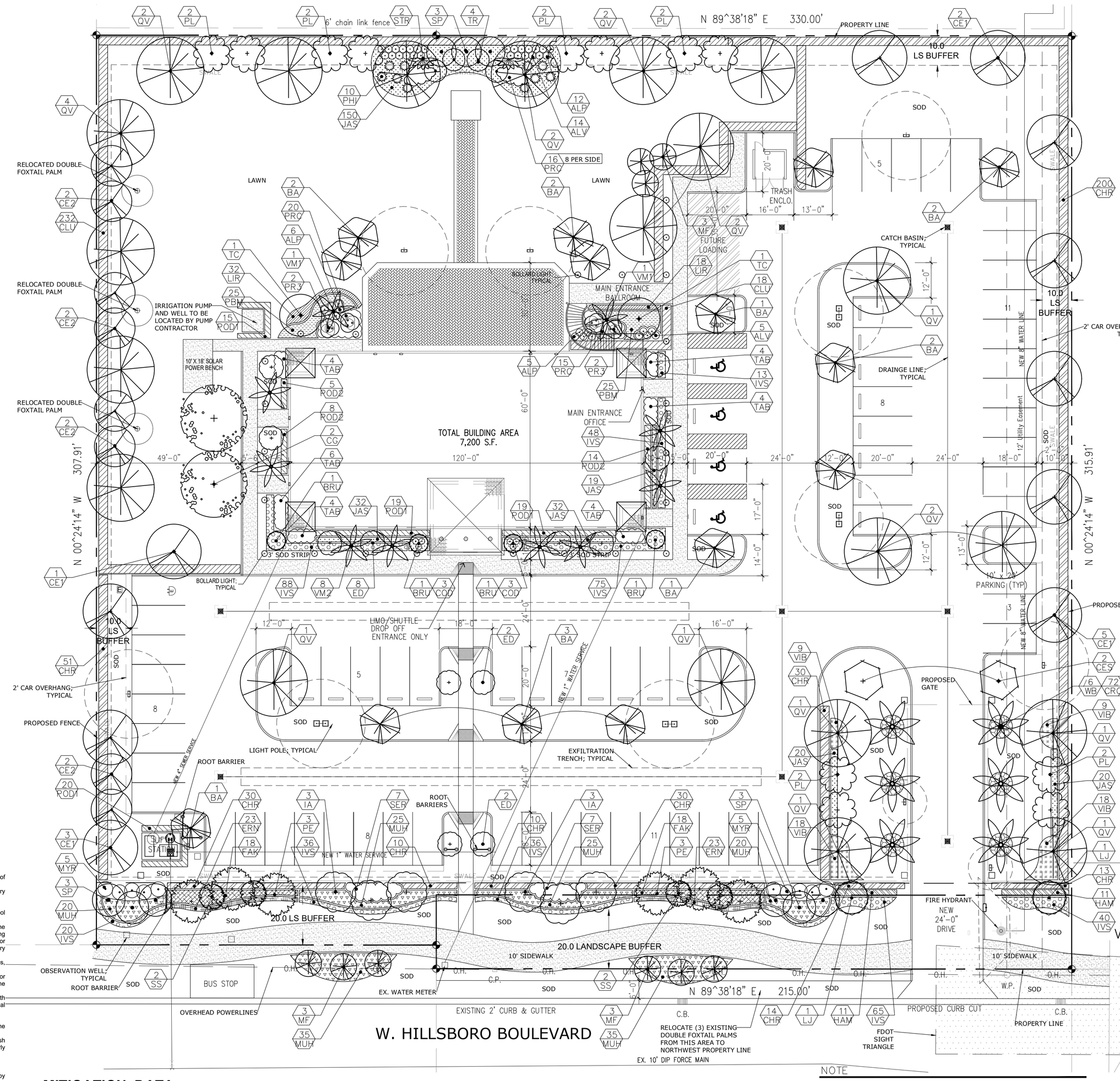
The clear zone shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.

Exceptions: other fire fighting equipment, or traffic posts to protect fire fighting equipment.

CITY OF COCONUT CREEK
STANDARD LANDSCAPE NOTES

1. All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code. Plans are incomplete without written notes and specifications.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition. Trees shall not be tipped, topped, or shaped prior to installation.
3. Landscape shall be placed to edge of abutting streets, canals, lakes or other lands.
4. All mechanical equipment, air conditioning, irrigation pump stations and equipment, FPL transformers, pool pumps, etc., must be screened on three (3) sides by landscape shrubs.
   NOTE: The quantity of screening shrubs is in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust on-center spacing as necessary and/or provide additional plants to provide an adequate screen.
5. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two inches, tree trunks excluded. Measurement shall be made from top of root ball planted at proper elevation.
6. Guying/staking practices shall not permit nails, screws, wires, etc., to penetrate outer surfaces of trees, palms or other plant material. Trees, palms and plant material rejected due to this practice shall be replaced with the inspector on site.
7. Burlap material, wire cages, plastic/canvas straps, etc., must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material REMOVED ENTIRELY prior to planting the tree or shrub.
8. All plant material shall be free of pests, insects, disease, weeds, etc.
9. All required landscape material shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plant material and the native soil found on the site.
10. All plant material shall be planted at the proper depth, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
11. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
12. Color-treated or dyed mulch will not be accepted.
13. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit to the satisfaction of the inspector.
14. Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
15. Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
16. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with 50% overlap (minimum) using rust free water, except preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
17. Irrigation permits and plans shall be submitted for approval at time of building permits.
18. All non-single family or duplex irrigation systems other than City water systems shall require a South Florida Water Management District water use permit prior to issuance of an irrigation permit and installation of the irrigation system as required.
19. All site amenities to include site street lights, landscape common open space, irrigation common open space, buffers, berms, landscape entry features, etc. leading up to and including the model center and/or first certificate of occupancy must be completed and functional prior to issuance of the first requested certificate of occupancy.
20. The height of all required, designed and installed berms shall be from the highest adjacent point whether it is the sidewalk, parking area, vehicular use area, surrounding ground, etc. Where a berm abuts a sidewalk, there shall be a one (1) foot level sod area adjacent to the sidewalk prior to the start of incline for the berm.
21. An inspection is required prior to the backfilling of trees/palms in all parking medians and islands.

NOTE: THIS COMMENT SHEET IS TO BE PLACED ON ALL LANDSCAPE PLANS "AS IS".



SCALE: 1"=20'-0"

MITIGATION DATA

TREE CATEGORY

REPLACEMENT TREE CATEGORY	EQUIVALENT REPLACEMENT CANOPY AREA IN S.F.
CATEGORY 1	300 SF
CATEGORY 2	150 SF
CATEGORY 3	100 SF
CATEGORY 4	50 SF

TREE SPECIES REQ'TS

REPLACEMENT	SPECIES UTILIZED
1-5 trees	1
6-10 trees	2
11-20 trees	3
21-50 trees	4
51+	5

TOTAL S.F. CANOPY TO BE MITIGATED: 1,600 S.F.
TOTAL TREES REQUIRED FOR MITIGATION: 6 Category 1 (or equivalent)

TOTAL MITIGATION PROVIDED: 6 Category 1 Live Oaks

TREE REMOVAL NOTE

TREES REMOVED PER TREE REMOVAL PERMIT# 19000618
TOTAL CANOPY REMOVED = 1,600 S.F.

ALL INVASIVE TREES AND SHRUBS TO BE REMOVED FROM PROPERTY.
(3) EXISTING DOUBLE FOXTAIL PALMS ARE BEING RELOCATED ON-SITE.
SEE LANDSCAPE PLAN FOR LOCATION.

GREEN CITY PLAN - TREE CANOPY ACHIEVED

PROJECT AREA = 103,364 S.F.
CANOPY ACHIEVED = 24,000 S.F. OR 23.2% CANOPY ACHIEVED (SEE PLANT LIST)

SPECIES DIVERSIFICATION

THERE ARE 140 PROPOSED TREES/PALMS PROVIDED ON SITE.
NO MORE THAN 35 TREES (25%) OF ONE SPECIES CAN BE USED.

21% ARE PALM
79% ARE TREES:
-10% ARE SMALL TREES 8' HT.
-46% ARE MEDIUM TREES 10' HT.
-44% ARE LARGE SHADE TREES 12' HT.

THERE ARE 2,084 SHRUBS/GROUNDCOVERS ON THE PLAN.
NO MORE THAN 521 (25%) OF ONE SPECIES CAN BE USED.

NATIVE CALCULATIONS

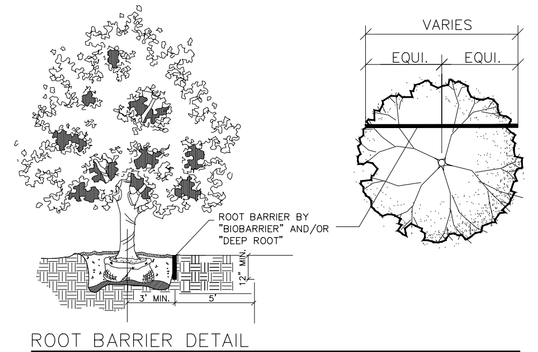
THERE ARE 140 PROPOSED TREES/PALMS ON THE PLAN. 76 ARE NATIVE = 54% NATIVE.
THERE ARE 2,084 PROPOSED SHRUBS/GROUNDCOVERS ON THE PLAN. 1,133 ARE NATIVE = 54% NATIVE.

VUA LANDSCAPE AREA CALCULATION

VEHICULAR USE AREA = 38,505 S.F.
38,505 S.F. / 100 S.F. = 386 S.F. OF REQUIRED LANDSCAPE AREA
THIS REQUIRED LANDSCAPE AREA IS ACHIEVED BY PARKING LOT ISLANDS.
OVER 600 S.F. OF LANDSCAPE AREA IS PROPOSED IN THE LANDSCAPE ISLANDS.

NOTE

CITY HAS REQUIRED THAT THE CONTRACTOR SET UP PRE-CONSTRUCTION MEETING WITH THE CITY LANDSCAPE INSPECTOR PRIOR TO ANY LANDSCAPE OR IRRIGATION WORK.



ROOT BARRIER DETAIL

ROOT BARRIER TO BE INSTALLED WHERE TREES ARE WITHIN 6' OF HARDSCAPE OR UNDERGROUND UTILITIES.

AGTLAND
LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
www.agtland.com

PROJECT
VISTA GARDENS BALLROOM
COCONUT CREEK, FL
TITLE
LANDSCAPE PLAN

PROJ. NO.	
FILE NAME	
BB	DRAWN
03/06/20	DATE
05/01/20	REV.
06/30/20	
08/05/20	

SHEET
LP-1
OF
3

1. GENERAL CONDITIONS

A. SCOPE

1. Contractor shall furnish labor, equipment, and materials required to perform all work necessary for the construction of the project as indicated in the drawings.
   Such work includes but is not limited to the following:
   a. Finish grading of planting areas.
   b. Planting.
   c. Sodding (if required).
2. Contractor shall have a competent representative at the site who shall be capable of reading and understanding plans, specifications, and other contract documents. The representative shall be knowledgeable in all areas of landscape construction in Florida.
3. Contractor shall be responsible for knowledge of the contents of these specifications and the requirements of any accompanying drawings.

B. DRAWINGS

The drawings and plant lists together with these written specifications shall be considered as one contract document and shall be accordingly read together. The drawings and specifications remain the property of the Landscape Architect and, if required, shall be returned to him upon completion of the work. The contractor shall keep one copy of the darwings and the specifications at the construction site for the use of the Landscape Architect, Owner, and their representatives.

C. REQUIREMENTS OF REGULATORY AGENCIES

1. Perform work in accordance with all applicable codes, laws, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by Federal, State, and local authorities in furnishing, transporting and installing materials.
2. Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificates with Landscape Architect or Owner after acceptance of material. Inspection by Federal or State Governments at place of growth does not preclude rejection of plants at project site.

D. PROTECTION OF WORK AND PROPERTY

1. Contractor is responsible for maintaining adequate protection of his work from, injury and loss resulting from the execution of this contract. He must make good all repairs and replacements to the satisfaction of the Landscape Architect or the Owner except where caused by the Owner or his agents. He must provide all safety or protective measures required by public authorities or local conditions.
2. Existing plant material to remain must be protected by barriers or fences at the drip line surrounding the material. No burning, storage, or parking shall be permitted within these protected areas. Contractor shall notify the Landscape Architect or Owner of any situation he feels may damage the existing plants to remain in the normal execution of this contract. Do not proceed with such work until directed by the Landscape Architect or Owner. Contractor damaged plants shall be replaced with plants of the same species, size, and quality as those damaged at no cost to the Owner. The Landscape Architect shall determine the extent and value of the damaged plants.

E. CHANGES IN THE WORK

1. The Owner reserves the right to make changes in the work and thereby changes in the cost of the work within the conditions of the original contract. All changes shall be in written form and once accepted, shall become a part of the contract documents.
2. The Contractor shall not begin any work on extras or changes from the contract document before written approval has been given by the Owner or Owner's representative. Any work done prior to such written approval may or may not be paid for, at the discretion of the Owner..

F. OWNER'S RIGHT TO DO WORK

The Owner reserves the right, upon two (2) days written notice to the Contractor to remedy any neglected provisions of the contract and to deduct the cost of the work or deficiencies from the contract payments.

G. SURFACE AND SUBSURFACE OBSTRUCTIONS

It is the Contractor's responsibility to acquaint himself with the existence and location of all surface and subsurface structures and installations, existing or proposed, before commencing work. Any damage by the Contractor during the execution of this contract shall be made good at the Contractor's own time and expense. If subsurface construction or obstructions are encountered during planting, alternate locations may be selected by the Landscape Architect or Owner.

H. OWNER'S RIGHT TO TERMINATE

Should the Contractor at any time fail, refuse, or neglect to comply with the provisions of this contract, the Owner or his representative shall without prejudice to any other rights or remedy and after having given seven (7) days written notice to the Contractor, terminate the contract and take possession of the premises. The cost of completion will be deducted from the amount of the contract.

I. COORDINATION OF WORK

Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

J. INSPECTION OF SITE

1. Contractor shall visit the site and inspect site conditions as they exist prior to submitting bid.
2. No additional compensation nor relief from any obligation of the contract will be granted because of lack of knowledge of the site or of the conditions under which the work will be accomplished.

II. PLANTING SPECIFICATIONS

A. PLANT MATERIALS

1. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project, unless otherwise noted.
2. Quantities, sizes, and spacing will be determined by the drawings and specifications. Where discrepancies exist, the Landscape Architect or Owner is to be notified for clarification. Contractor shall be responsible for completing installation as called for in the plans, plant lists, and specifications.

B. ABBREVIATIONS ON PLANT LIST

B&B – Balled and burlapped. Plants shall be dug with a firm natural ball of earth of sufficient size to encompass the fibrous root system necessary for recovery of the plant. Broken or loose balls will not be accepted.

G. – One (1) gallon container.

R.C. – Rooted cutting. A cutting which has calloused and produced roots. Applies equally to cuttings rooted in a propogation bed or in individual containers.

Cal. – Caliper of trunk measured four (4) feet above the ground.

C.T. – Clear trunk. Measurement from top of root ball to first branching.

G.W. – Grey wood area on palms between ground level and base of fronds.

O.A. HT. – Overall height from ground level to midpoint of current season's growth.

SPR. – Spread measured across the average diameter of plant.

O.C. – On center. Horizontal spacing of plants center to center.

P.P.P.– Plants per pot.

Container sizes are only a guide. Contractor is responsible for size and quantity of plant material as specified. No container material shall be rootbound. Where B&B material is specified, container material will not be accepted without written consent of Landscape Architect or Owner.

C. QUALITY AND SIZE

Plants shall have a habit of growth which is normal for the species and shall be free from physical damage, insects or pests, and adverse conditions that would prevent thriving growth. Measurements specified in the plant list are the minimum acceptable sizes. All plant materials used shall be true to name and size in conformance with the Grades and Standards for Nursery Plants, State Plant Board of Florida, and shall be graded Florida No. 1 or greater, except where noted in the contract documents. Plants shall be graded before pruning. Any necessary pruning shall be done after planting, and with the consent of the Landscape Architect or Owner. Plants which do not meet the requirements will not be accepted.

D. SUBSTITUTIONS

No substitutions shall be accepted without the written consent of the Landscape Architect, Owner or their representatives. Proof must be submitted that the plant in question is not available in the type or size specified. The Landscape Architetct or Owner shall determine the nearest equivalent replacement.

E. TRANSPORTATION AND STORAGE

All plant material shall be protected from possible injury or breakage of branches. All plants shall be delivered adequately covered to prevent windburn, drying, or damage. Plants which can not be planted immediately shall be adequately heeled in and protected from the drying of sun and wind. All plants shall be watered as necessary until planting. Storage period shall not exceed 72 hours. All palms shall have their buds tied with burlap strips to remain in place until the tree is well established in its new location (this may be waived with the consent of the Landscape Architect or Owner). Trees moved by crane or winch shall be adequately protected from chain marks and girdling by approved methods.

F. INSPECTION

No plant material shall be planted until it is inspected and approved by the Landscape Architect, Owner, or their representatives. Contractor shall give the Landscape Architect or Owner two (2) days notice for inspection of plant material. Inspection may be waived st the discretion of the Landscape Architect or Owner, in which case, the Contractor will still be responsible for complying with all specifications. Contractor shall be responsible for all inspections of plant material that may be required by State or Federal authorities and inspection certificates shall be submitted to the Landscape Architect or Owner. Rejected material shall be replaced at no additional cost. Landscape Architect, at his discretion, may tag any or all plant material in the nursery.

G. PLANTING SOIL

Planting soil shall consist of fertile friable soil of a sandy loam nature and shall be derived from 50% minimum amount of decomposed organic matter (muck or peat) and 50% clean sand with no trace of salinity. There must be a slight acid reaction to the soil. Planting soil shall be free from stones, plants, roots, clods, sticks and other foreign materials which might be a hinderance to planting operations or be detrimental to good plant growth. Planting soil shal be applied in accordance with the Methods of Installation and details.

H. MULCH

Mulch shall be approved (as per Municipality) non-cypress mulch, unless otherwise specified, and shall be free of weeds, weed seeds, sticks and other foreign materials. It shall be applied to a minimum three (3) inch depth, unless otherwise specified, and moistened at the time of application to prevent wind displacement.

I. COMMERCIAL FERTILIZER

Commercial fertilizer shall be an organic fertilizer containing equal percentages of nitrogen. phosphoric acid and potash as available plant food by weight. 50% of the nitrogen shall be derived from natural organic sources. The trace elements of iron and magnesium must also be present. The minimum analysis acceptable shall be 6%N-6%P-6%K. Fertilizer shall be dry, free flowing, and delivered to the site in unopened original containers, each bearing the manufacturers guaranted analysis. If Milorganite with trace elements is to be used, application rates are as follows:

Trees:	12 lbs./2"-3" caliper tree
7gal + :	4 lbs./container
3gal :	1 lb./container
1 Gal. Can:	.5 lbs/container
4" Pot:	.25 lbs./container
Groundcover Beds	10 lbs./100 sq. ft.

Fertilizer shall be spread before laying mulch and at the above recommended rates, unless otherwise specified. If plant tablets are called for, they shall be Agriform 20-10-5 formula, 21 gram tablets. Tablets shall be placed mid-way to the plant ball in the back fill material and at manufacturer's rates, unless otherwise specified.

J. WATER

Water is to be furnished by the Owner. The Contractor shall transport as required.

K. SOD (WHEN APPLICABLE)

Sod shall be one year old and of the variety indicated in the plant list. Sod shall be dense, vigorous, and green, with the grass having been mowed at least three times at a 2"-2 1/2" height before lifting from the field. Sod shall have a good root development and compact growth and contain no weeds, vermin, fungus, or other diseases. No sod shall be used which is not certified as being free of the imported fire ant. All sticks, stones, and other foreign material over one inch in diameter shall be removed from the top 2" of soil. Grade areas to be sodded so that the top of sod will be the finished grade. Solid sod shall be laid with closely abutting joints with a tamped or rolled even surface. Avoid a continuous seam along the line of water flow in swales. Place sod at right angles to slope. All sod edges shall be neat and even and conform to the shape of the planting plans. Rolling may be required at the discretion of the Landscape Architect or Owner. If the Landscape Architect or Owner determines that top-dressing is required after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in. Rolling and top-dressing shall be done at no extra cost to the Owner.

L. SEED (WHERE APPLICABLE)

Grass seed shall be of the mixture called for in the plant list. It shall be a standard grade seed of the current or last year's crop. Seed which has become wet, moldy, or otherwise damaged will not be accepted. Seed must come in unopened packages with the procurer's guaranteed analysis attached. Weed seed content shall not exceed 0.25%. Before any planting, the ground shall be plowed or scarified to a depth of at least 4" and shall be raked and smoothed evenly to establish a final grade. All sticks, and other foreign material over one inch in diameter shall be removed. Contractor shall use the Hydromulch seeding method and supply all material and equipment necessary to perform the specified work. Seed shall be applied at a rate of 2-3 pounds per 1000 sq. ft. (90-100 lbs./acre). Mulch shall be "Silva Fiber" processed wood fiber or approved equal and applied at the rate of 50 lbs./acre. All materials shall be uniformly blended in an agitating system using clean water and applied uniformly at the rates specified. Contractor shall be responsible for proper watering of the seeded areas in order to avoid runoff, and for keeping the ground moist until the grass is re-established, and watering for proper growth until the work is accepted. Contractor shall repair erosion caused by excessive raintall or watering at no extra cost to the Owner. Any areas which are damaged or do not germinate within the first thirty (30) days shall be re-seeded and maintained until grass is established. Grass shall be vigorous and healthy and coverage shall be at least 95% prior to final acceptance.

III. METHODS OF INSTALLATION

A. LAYOUT

Location of plants and layout of all beds are indicated on the plans. Plant locations are to be staked in the field by the Contractor. Landscape Architect or Owner will check staking of plants in the field and shall adjust to his satisfaction before planting begins. Where surface or subsurface obstructions are encountered or where changes have been made in construction, necessary adjustments will be approved by the Landscape Architect or Owner.

B. EXCAVATION FOR PLANTING

Shrub beds are to be excavated a minimum of 18" and backfilled with planting soil as defined in Section II, G and as shown on details.

Tree and palm planting holes shall be excavated to a minimum depth of four (4) inches deeper than the depth of the root ball except for trees over 10 feet in height (see section III, C).

Holes shall be a minimum of six (6) inches greater in diameter than the root ball for shrubs and eighteen (18) inches greater in diameter for trees. All existing vegetation, including sod, shall be completely removed from all planting beds before planting. Four (4) inches of planting soil shall be incorporated into all planting beds for rooted cuttings. Where applicable, planting holes for all trees, shrubs, and gorundcovers shall be excavated through any compacted building subgrade or road rock to undisturbed subsoil or clean sand fill. All excess excavation material shall be removed from the site by the Contractor. Holes shall be back-filled with planting soil as defined in Section II, G and as shown in details. The following is a guide for planting soil quantities:

Trees – 10' or greater	9 cu. ft.
Trees – 8' ht.	6 cu. ft.

Quantities of planting soil needed may be greater if excavation of building subgrade or roadrock is necessary.

C. SETTING TREES AND SHRUBS

All trees and shrubs are to be planted plumb on four (4) inches of planting soil and centered in the planting hole as as to give the best appearance in relation to adjacent plants and structures. Trees over ten (10) feet in height shall be planted directly on the undisturbed subgrade. The finished grade level of the plant after settlement shall be the same as that at which the plant was grown. Rootballs on container grown material shall be scarified to prevent a root-bound condition. When the plant holes have been backfilled approximately 2/3 full with planting soil, water thoroughly, saturating rootball, before installing remainder of planting soil to top of hole, eliminating all air pockets. After settlement, add planting soil to the level of the finished grade, allowing three (3) inches for mulch. Form a shallow saucer around each plant by forming a ridge of soil along the edge of the planting hole. All Sabal palmetto are to be planted in sand. Water all plants immediately after planting.

D. PRUNING

Remove dead and broken branches from all plant material. Prune with sharp instrument flush with trunk or branch so as to leave no stubs. Prune to retain typical growth habit of the particular species. Paint cuts over 1"1/2" in diameter with a waterproof antiseptic tree paint.

E. STAKING AND GUYING

Staking and guying of trees, where specified, is an option to be used by the Contractor, who will be responsible for material remaining plumb and striaght for all given conditions throug the guarantee period. The Landscape Architect, Owner or Owner's representative may require that a tree or trees be staked or guyed if the tree(s) are obviously unstable or pose a threat to person or property if they should fall. Tree support, if required by Landscape Architect or Owner, shall be done according to staking details provided. Staking and guying shall be done at no extra cost to the Owner. No method of support shall be permitted which causes physical damage to the plant. Any method of staking or guying not shown must be approved by the Landscape Architect.

F. MULCHING

All tree and shrub beds shall be mulched immediately after planting to a three (3) inch depth and thoroughly wetted down. Unless otherwise specified, the following configurations will apply:

Trees and Palms:	3' diameter ring
Hedges:	3' wide beds
Shrub masses	continuous bed extending 2' outside of plants, in configurations shown on plans
Ground cover beds:	entire surface (mulching of certain ground cover plants may be waived by Landscape Architect)

G. FINISH GRADES

1. Finish grades for all sod areas after settlement shall be 1/2" below top of adjacent curbs, walks, walls, and abutments.
2. Finish grade of all ground cover beds after mulching and settling shall be 1/2" below finish grade of sod, adjacent curbs, walks and walls.
3. Finish grading shall include the removal of all surface rock and other debris that prevents a smooth level surface.

H. CLEANUP

All areas shall be kept clean and orderly as the work progresses. Upon completion of planting, alll excess deleterious materials and debris shall be removed from the site or disposed of as directed by the Landscape Architect or Owner. All tags and ribbons shall be removed from trees and shrubs.

I. MAINTENANCE

A maintenance period shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance of new planting shall consist of watering, cultivating, weeding, mulching, restaking, repairing and tightening guys, resetting plants to proper grades and positions, removal of dead materials, restoration of planting saucers, maintaining any barriers or fences, and any other necessary operations. Any damage created by the planting operation shall be repaired promptly. All trees and other B&B material shall be deep watered for a period of least twenty one (21) days after installation and at least once every other day during the (21) day period.

IV. FINAL INSPECTION AND ACCEPTANCE

A. Inspection of work to determine completion of contract, but exclusive of the replacement of plant materials under the Warranty Period, will be made by the Landscape Architect or Owner at the conclusion of all planting and at the written request of the Contractor.

B. The Contractor will be notified by the Landscape Architect or Owner of the acceptance of all plant material and work,manship, exclusive of the possible replacement of plants subject to Warranty.

V. WARRANTY PERIOD AND REPLACEMENT

A. The Contractor, as part of this contract, shall guarantee all materials, workmanship, and plant materials for a period of twelve (12) months from the time of final acceptance. Exception: sod shall be guranteed for thirty (30) days. Guarantee shall apply to the position,, health, shape, condition, and specified size and quality of all plant material.

B. The guarantee shall be null and void for plant material that is damaged or dies as a result of freeze, hail or hurricane-force winds, provided the material was properly planted and in a healthy growing condition prior to such acts of Nature.

C. The Contractor shall not be held responsible for failures due to neglect by Owner or acts of vandalism during the Warranty Period.

D. During, or at the end of the Warranty Period, any plant that is dead or not in satisfactory condition, as determined by the Landscape Architect or Owner, shall be replaced by the Contractor at no cost to the Owner. Subsequent replacement costs shall be shared equally by the Owner and the Contractor, should the replacement not survive, unless the plant(s) have not been planted in accordance with previous specifications as determined by the Landscape Architect or Owner. All replacements shall be furnished and planted as specified herein.

E. The Warranty Period for replaced plant material shall commence on the date of acceptance of the replaced item(s) of plant material.

VI. ADDENDA

All addenda apply to section(s) specified in the contract documents and therefore are to be considered a part of the contract.

SITE RESTORATION

The contractor shall remove all excess material and shall clean up and restore the site to its original condition or better. All damage, as a result of work under this Contract, done to existing structure, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basins, flagstones, rocked, graveled or stabilized areas or driveways and including all obstructions not specifically named herein, shall be repaired and restored to a condition acceptable to the Landscape Architect or owner.

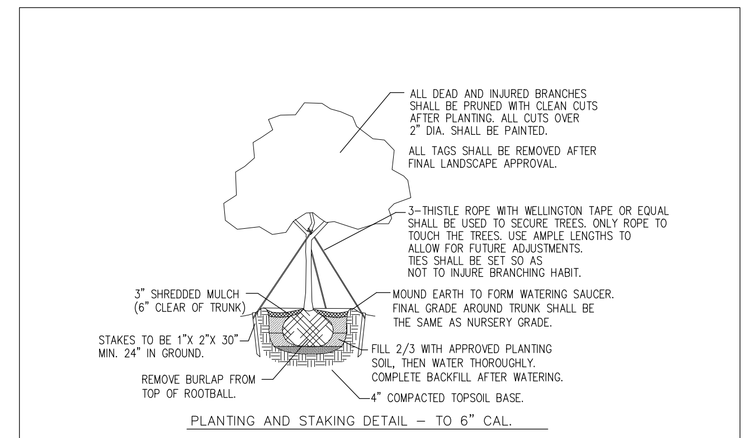
CONTRACTOR TO CHECK DRAWINGS AND DATA

The Contractor shall verify all dimensions, quantities, locations, materials and details shown on the Drawings, supplementary drawings, schedules or other data received from the Landscape Architect, and shall notify him of all errors, omissions, conflicts and discrepancies found therein. Failure to discover or correct errors, conflictions or descrepancies shall not relieve the Contractor of full responsibility for unsatisfactory work, faulty construction, or improper operation resulting therefrom nor from rectifying such condition at his own expense. He will not be allowed to take advantage of any error or omissions, as full instructions will be furnished by the Landscape Architect or Owner, should any error or omissions be discovered. All schedules are given for the convenience of the Client, Landscape Architect and Contractor and are not guaranteed to be complete.

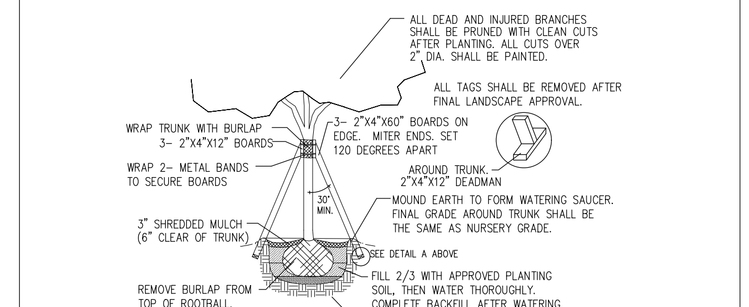
CALL 48 HOURS BEFORE YOU DIG.

IT'S THE LAW
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



PLANTING AND STAKING DETAIL – TO 6" CAL.



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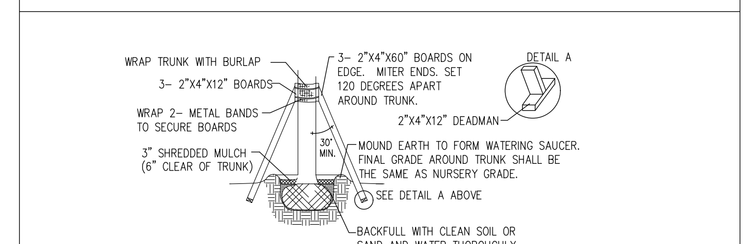
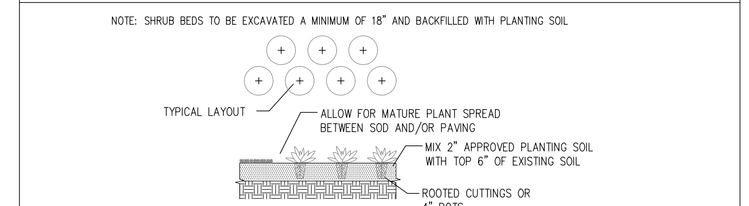
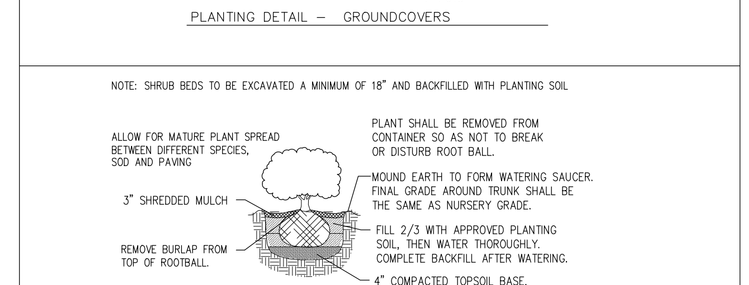


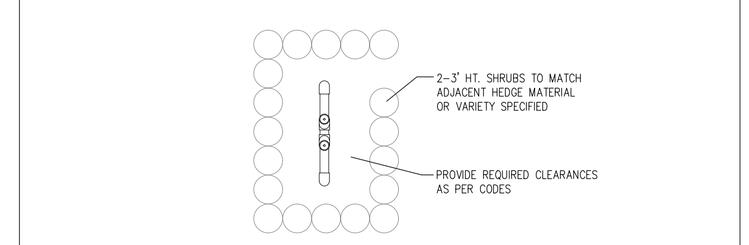
PLANTING AND STAKING DETAIL – PALMS



PLANTING DETAIL – GROUNDCOVERS



PLANTING DETAIL – CONTAINER SHRUBS



PLANTING DETAIL – UTILITY SCREENING

AGTLAND
LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
www.agtland.com

PROJECT

VISTA GARDENS BALLROOM

COCONUT CREEK, FL

TITLE

SPECIFICATIONS & DETAILS

	PROJ. NO.
	FILE NAME
BB	DRAWN
03/06/20	DATE
05/01/20	REV.

SHEET
LP-2
OF
3

AGTLAND
LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
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Note: All responses to this checklist are to reflect efforts ABOVE minimum code requirements.

LAND DEVELOPMENT CODE - Section 13-320: Green Building Construction	
GREEN STANDARDS	**DESCRIPTION** (description of use in development)
13-320(b)(1)	
LEED Accredited Professional	Andres Hollman, LEED AP BC & D, Certificate Attached
Sustainable Site Development	
Construction Pollution Prevention	The Site Wil be watered to minimize any dust during construction.
Construction site materials recycling	Contractor will dispose of all necessary construction materinal with qualified C & D recycling facioty. Verification will be provide.
Stormwater management	Exfiltration trench system will be used to filter site run off and return it to the ground water.
Alternative transportation	Deignated drop off area for shared rides services, shuttle buses and limos.
Minimizing heat island effect	The sidewalks will be Concrete and white concrete pavers which will be a reflective paving material. High Albedo paint will be used on the building's flat roof . Conncrete roof tiles will be installed on 4 towers on the 4 corners of the building as well as the front tower. The concrete roof tiles are able to meet LEED and Energy Star requirements. They are also environmentally friendly as they are produced without the worry of depleting limited natural resources, are fully recyclable and do not contain chemical preservatives.Their inherent energy efficiency properties enables the tiles to reflect sunlight and release heat for greater energy efficiency, instead of absorbing it and transferring it from the roof deck and into the structure. The site exceeds the min. open space requirements. Required open space is 15%. Provided is 36%. The site has achieved 22% tree canopy which will minimize the heat island effect. Trees have been placed in the parking lot end islands and medians as well as along the perimeter.
Water Efficiency	
Innovative water technoiogies	Senors will be provided for lavarties and irrigation.
Water efficient	High effeciency plimbing fixtures throughout and the use of low flow toilets.
Energy Efficiency	
Minimum energy performance	The Site will be using Propane Gas, solar powered bench & charging station and will utilize the 2014building code energy efficiency.
On-site renewable energy	Solar powered landscape lighting and a solar powered bench & charging station for personal electronic devices.
Indoor Environmental Quality	
Indoor air quality	Will be designed to meer ASHARE 62.1.2004 STANDARD "ventilation for acceptable indoor air quality." We will be using low VOC paint.
Materials and Recycling	
Recycling of demolition waste	Contractor will dispose of all necessary construction materinal with qualified C & D recycling facioty. Verification will be provide.
Storage and collection of recyclables post occupancy	We will have a recycling program and will maintian the program for the life of the building.
Building re-use	Kitchen equipment will be reused in new building.
Regional materials	The galvanized steel for portions of the structure will be sourced from Space Coast Steel Corp. in Cocoa Beach. Interior noise abatement material will be sourced from Acoustiblok in Tampa.. (Etc.)
13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building.	Managing Member Vista Gardens Ballroom LLC

GREEN PLAN ACTION ITEMS	
ACTION ITEMS	**DESCRIPTION** (description of use in development)
Action 1.6 – Ensure 100% of new development projects throughout the City contain *conspicuous displays of green technology* that function in the project design while providing a social, artistic, and environmental value.	Signage will be used for the planting area at the entrance to delineate it as a "Butterfly Garden". Rain sensors will be highlighted as a water conservation initiative. As well as solar powered bench with a charging station for personal electronic devices.
Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.	The site has achieved 22% Tree Canopy Coverage. This tree canopy is used to shade the parking lot, greenway along Hillsboro and surrounds the building and perimeters.
Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. (i.e. high albedo paint on roof)	LEED & Energy Star approved Concrete Roof files will be used on the 4 decorative towers and front decorative tower of the building. High Albedo paint will be used on the flat roof portion of the building.
Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.	The site will have recycling as a part of the business function, additional educational information will be displayed so that patrons of the site can easily recycle disposable material. Recycle bins will be displayed alongside trash receptacles both inside and outside of the facility.
Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.	An agreement will be executed with the contractor to haul 75%, at a minimum, of construction waste to an appropriate recycling center. The executed agreement will be made available prior to building permit.

Note: All responses to this checklist are to reflect efforts ABOVE minimum code requirements.

PROJECT
VISTA GARDENS BALLROOM

COCONUT CREEK, FL

TITLE
GREEN STANDARDS CHECKLIST

PROJ. NO.
FILE NAME
BB DRAWN
03/06/20 DATE
05/01/20 REV.

SHEET
LP-3
OF
3

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	2	SA-2	SINGLE	0.950	LUMINOSO-SBK-60W-50K-2M-BLS	63.4	126.8	6272
	4	SB	BACK-BACK	0.950	LUMINOSO-SBK-150W-50K-5X	140.9	1127.2	19284
	3	SC	SINGLE	0.950	LUMINOSO-SBK-60W-50K-4S	61.1	183.3	8332
	2	SC-2	SINGLE	0.950	LUMINOSO-SBK-60W-50K-4S-BLS	63.7	127.4	6053
	23	BA	SINGLE	0.950	LUMINOSO-MWR-36-10W-5M	11.15	256.45	856
	9	WA	SINGLE	0.950	LUMINOSO-MWPK-20W-50K-3M	21.8	196.2	2085
	3	DA	SINGLE	0.950	LUMINOSO-RCD-8-18W-Y-50K	17.5	52.5	1411

Calculation Summary

Label	Calculation Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor-Sidewalk	Illuminance	Fc	4.15	9.3	1.5	2.77	6.20
Parking Lot	Illuminance	Fc	3.21	7.8	1.1	2.92	7.09
Patio	Illuminance	Fc	4.78	8.6	1.8	2.66	4.78
Property Line	Illuminance	Fc	0.20	0.5	0.0	N.A.	N.A.

NOTES:

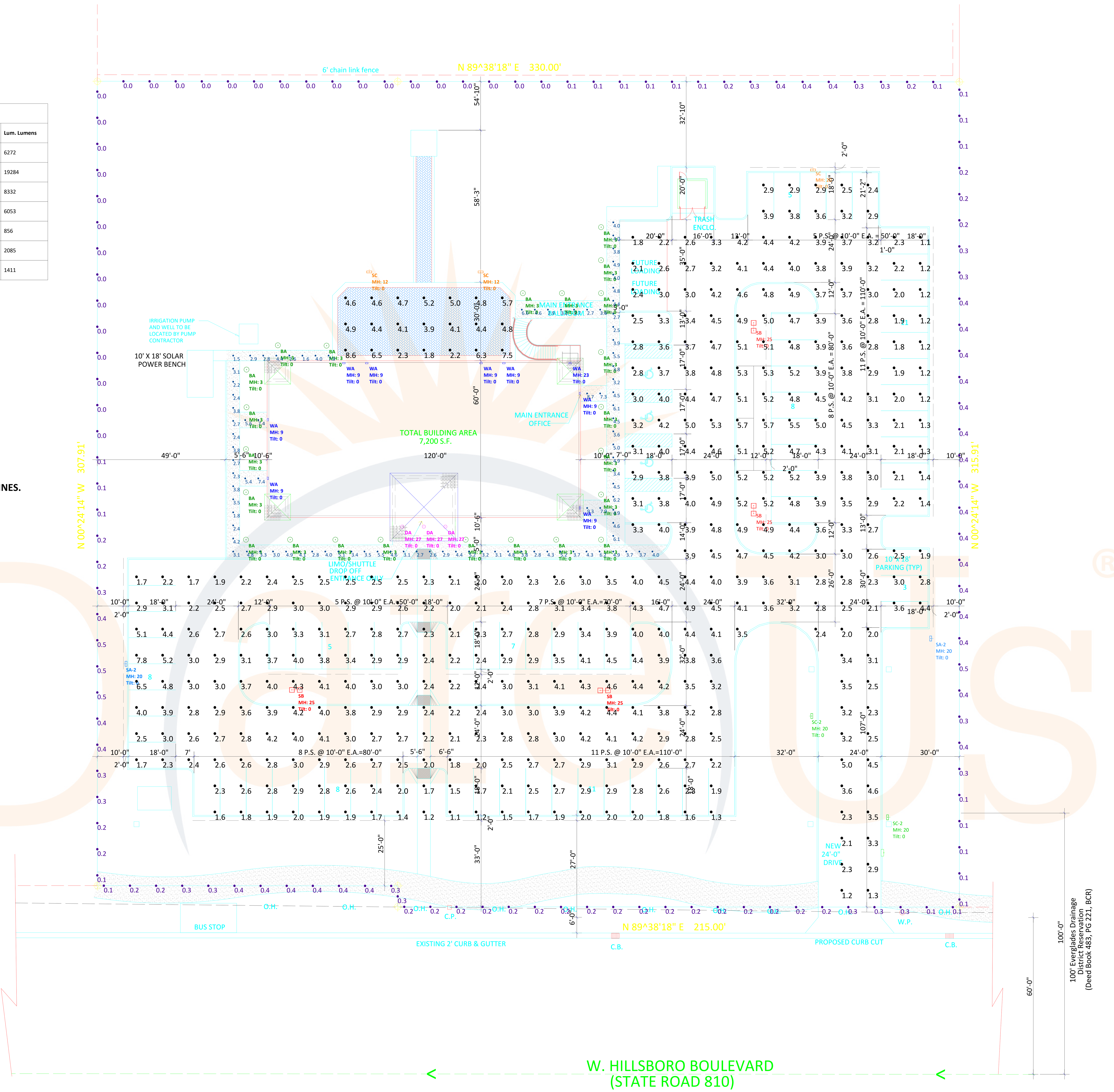
1. ALL EXTERIOR LIGHTING WILL BE ON A TIMER AND WILL SHUT OFF AFTER HOURS.
2. ALL FIXTURES ARE MOUNTED AT 90 (NO TILT) DEGREES PER DARK SKY COMPLIANCE GUIDELINES.

Lighting Compliance Chart

Label	Quantity	Luminaire Lumens	Total
SA-2	2	6272	12544
SB	8	19284	154272
SC	3	8332	24996
SC-2	2	6053	12106
BA	23	856	19688
WA	9	2085	18765
DA	3	1411	4233
Total Luminaire Lumens			246604
** Site allowed Total Lumens (lumens per SF x hardscape)			353752.5
Project is complaint?			YES

Total Lumens Allowed Per Site

Hardscapre Area (SF)	47167
Allowed Lumens per SF of Hardscape	7.5
Site allowed Total Lumens (lumens per SF x hardscape)	353752.5



LEDareUs
9840 NW 77TH AVE
HIALEAH, FL 33016
(305) 823-2803
INFO@LEDAREUS.COM

SEAL:

REVISIONS

05	NEW CAD / PATIO 06/29/2020
06	ADD WPs & DLs 06/29/2020
07	IRRIGATION PUMP 07/06/2020
08	AS PER CITY NOTES 07/28/2020
09	RELOCATE POLES 08/04/2020

PROJECT INFO :

VISTA GARDENS BALLROOM

W HILLSBORO BLVD
FLORIDA

SHEET TITLE :

PHOTOMETRIC PLAN

SALESPERSON : JIMMY
DRAWN BY : WJJ
SCALE : 1" = 20'
DATE : 8/4/2020

SHEET

PH-1

Project		Date
Type		
Model		

SBK Series LED Area Light

Features & Benefits

01. HOUSING

- Die cast aluminum housing.
- Modular design allows for easy installation, replacement and maintenance.
- This design also creates a chimney effect which provides exceptional thermal management.
- IK08 rated.

02. FINISH

- Corrosion resistant polyester powder painted 100µm thickness.
- Meets a 1000-hour salt spray certification per ASTM B117/ ISO 9227:2012.
- Standard colors: Silver, Black, Bronze and White.
- Customized colors are available.

03. LED / OPTICAL ASSEMBLY / FWC / IDA

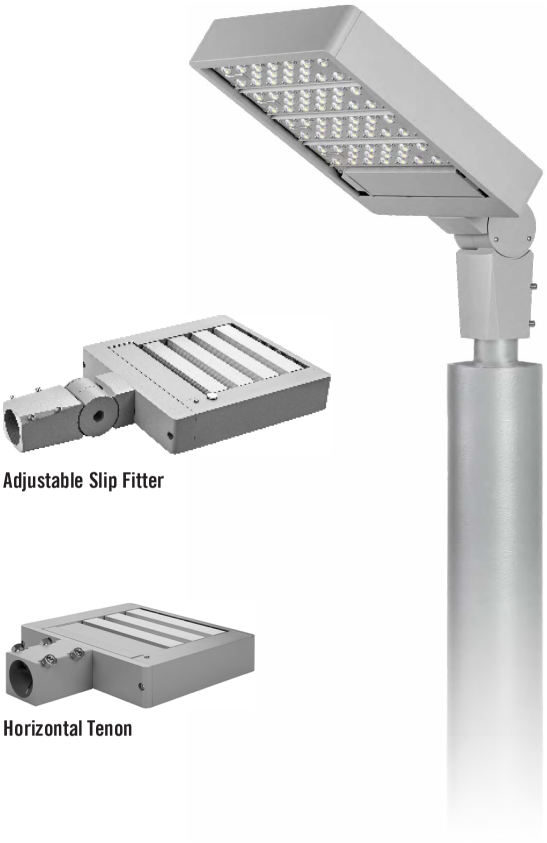
- Each PCB are mounted with a TVS (Transient Voltage Suppressors) to protect the LEDs from voltage transients induced by lightning and other transient voltage events.
- High-uniformity LED optics are constructed of durable optical polycarbonate that is impact and UV resistant.
- The metal plate provides double protection for the LED light engine and prolongs LED optics life.
- Over 20 optical lenses are available for virtually any application.
- Each LED module are 100% tested prior to assembly which is IP67 rated.
- FWC Certification, AMBER light Turtle friendly.
- IDA Certification requires 30K CCT or lower and for fixture to be fixed mount at 90°

04. MOUNTING

- Side-entry or post-top mounting.
- Slipfitter with +/- 90 degree of adjustment for leveling.
- Adjustable for 1 5/8-2 3/8"(42mm-60mm) O.D. tenon.
- Interchangeable with standard brackets.

05. ELECTRICAL / KEY COMPONENTS / CONTROLS

- 120-277VAC and 347-480VAC available.
- Surge protection to 20kV/10kA per ANSI/IEEE C62.41.2-2002 available.
- High quality LEDs, driver and components, e.g. MOLEX, WAGO connectors.
- Multiple lighting control options are available, e.g. DALI, 1-10V.



Adjustable Slip Fitter

Horizontal Tenon

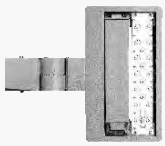
ORDER INFORMATION

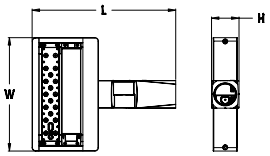
EXAMPLE: SBK-16-120W-50K-3M1-Y-SV

Series	Mount	Wattage	CCT	Optics	Voltage	Finish
SBK	16=Slip Fitter 24=Horizontal Tenon	30W 60W 90W 120W 150W 180W 210W 240W 270W 300W	30K = 3000K 40K = 4000K 50K = 5000K	2M1 T5U 3M1 T5V 3L1 T5W 4M1 T5S 4S1 T5X 5M1 T5D 5L1	Y = 120-277V HV = 347-480V**	SV = Silver BZ = Bronze** BK = Black** WH = White**

Enter configuration:

** Special Order

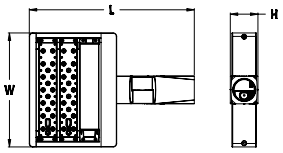




Model	SBK30
LED Modules	1
LEDs	18
EPA(sq.ft.)	0.283

Net Weight	4.98kg(10.98lbs)
Gross Weight	5.97kg(13.16lbs)
Product Dimensions	15.94"x12.99"x2.76"
Carton Dimensions	14.37"x16.34"x6.30"

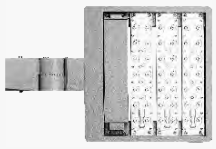
Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SBK30	31W	120-277VAC	530mA	3,627lm	4,030lm	130

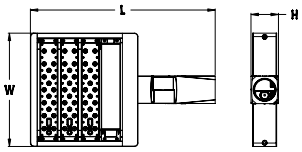


Model	SBK-60 / SBK-80 (347-480V)**
LED Modules	2
LEDs	36
EPA(sq.ft.)	0.308

Net Weight	5.79kg(12.76lbs)
Gross Weight	6.67kg(14.70lbs)
Product Dimensions	18.31"x12.99"x2.76"
Carton Dimensions	16.73"x16.34"x6.30"

Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SBK-60	61W	120-277VAC	530mA	7,247lm	8,052lm	132
*SBK-80***	*78W*	*347-480VAC***	*700mA*	*8,986lm*	*9,984lm*	*128*

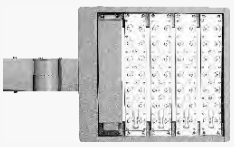


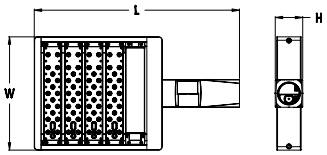


Model	SBK-90 / SBK-120 (347-480V)**
LED Modules	3
LEDs	54
EPA(sq.ft.)	0.336

Net Weight	6.90kg(15.21lbs)
Gross Weight	8.03kg(17.70lbs)
Product Dimensions	20.67"x12.99"x2.76"
Carton Dimensions	19.09"x16.34"x6.30"

Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SBK-90	87W	120-277VAC	530mA	10,571lm	11,745lm	135
*SBK-120***	*118W*	*347-480VAC***	*700mA*	*13,806lm*	*15,340lm*	*130*

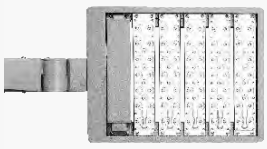


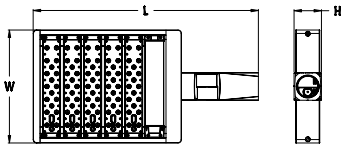


Model	SBK-120 / SBK-160 (347-480V)**
LED Modules	4
LEDs	72
EPA(sq.ft.)	0.368

Net Weight	7.79kg(17.17lbs)
Gross Weight	8.72kg(19.22lbs)
Product Dimensions	23.03"x12.99"x2.76"
Carton Dimensions	21.46"x16.34"x6.30"

Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SBK-120	110W	120-277VAC	530mA	13,365lm	14,850lm	135
*SBK-160***	*156W*	*347-480VAC***	*700mA*	*18,252lm*	*20,280lm*	130

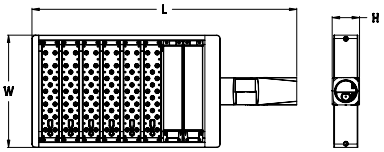




Model	SBK-150W
LED Modules	5
LEDs	90
EPA(sq.ft.)	0.403

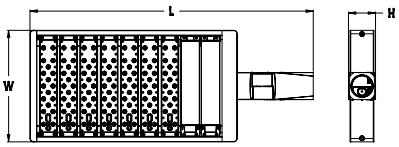
Net Weight	8.68kg(19.14lbs)
Gross Weight	9.41kg(20.75lbs)
Product Dimensions	25.39"x12.99"x2.76"
Carton Dimensions	23.82"x16.34"x6.30"

Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SBK-150	141W	120-277VAC	530mA	17,132lm	19,035lm	135



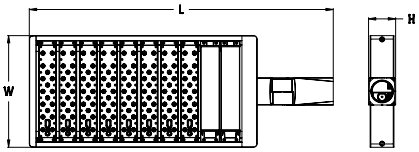
Model	SBK-180 / *SBK-240 (347-480V)***	Net Weight	10.63kg(23.44lbs)
LED Modules	6	Gross Weight	11.80kg(26.01lbs)
LEDs	108	Product Dimensions	30.12"x12.99"x2.76"
EPA(sq.ft.)	0.477	Carton Dimensions	28.54"x16.34"x6.30"

Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SBK-180	172W	120-277VAC	530mA	20,898lm	23,220lm	135
*SBK-240***	*234W*	*347-480VAC***	*700mA*	*27,378lm*	*30,420lm*	*130*



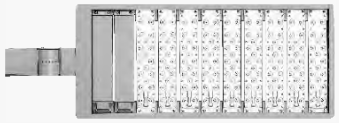
Model	SBK-210 / *SBK-280 (347-480V)***	Net Weight	11.24kg(24.78lbs)
LED Modules	7	Gross Weight	12.48kg(27.51lbs)
LEDs	126	Product Dimensions	32.48"x12.99"x2.76"
EPA(sq.ft.)	0.517	Carton Dimensions	30.91"x16.34"x6.30"

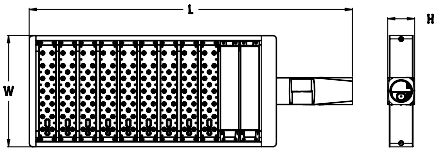
Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SBK-210	202W	120-277VAC	530mA	24,543lm	27,270lm	135
*SBK-280***	*274W*	*347-480VAC***	*700mA*	*32,058m*	*35,620lm*	*130*



Model	SBK-240 / SBK-310 (347-480V)**	Net Weight	11.95kg(26.35lbs)
LED Modules	8	Gross Weight	13.54kg(29.85lbs)
LEDs	144	Product Dimensions	34.84"x12.99"x2.76"
EPA(sq.ft.)	0.556	Carton Dimensions	33.27"x16.34"x6.30"

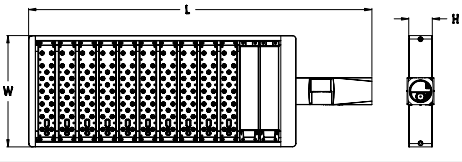
Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SBK-240	228W	120-277VAC	530mA	27,702lm	30,780lm	135
*SBK-310***	*310W*	*347-480VAC***	*700mA*	*36,270m*	*40,300lm*	*130*





Model	SBK-270	Net Weight	12.94kg(28.53lbs)
LED Modules	9	Gross Weight	14.88kg(32.80lbs)
LEDs	162	Product Dimensions	37.20"x12.99"x2.76"
EPA(sq.ft.)	0.596	Carton Dimensions	35.63"x16.34"x6.30"

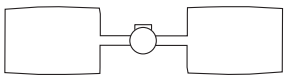
Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SBK-270	256W	120-277VAC	530mA	31,104lm	34,560lm	135



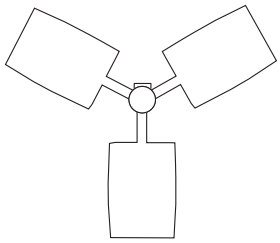
Model	SBK-300	Net Weight	13.93kg(30.71lbs)
LED Modules	10	Gross Weight	16.22kg(35.76lbs)
LEDs	180	Product Dimensions	39.57"x12.99"x2.76"
EPA(sq.ft.)	0.638	Carton Dimensions	37.99"x16.34"x6.30"

Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SBK-300	283W	120-277VAC	530mA	34,385lm	38,205lm	135

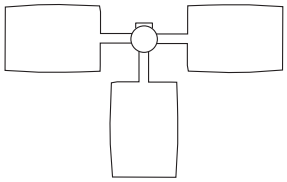
Arm Mount 2 at 180º



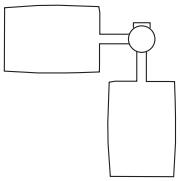
Triple[1]
Arm Mount 3 at 120º



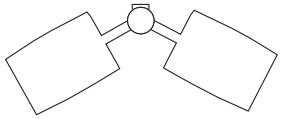
Triple[2]
Arm Mount 3 at 90º



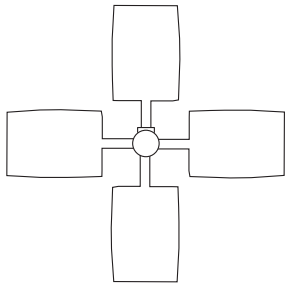
Arm Mount 2 at 90º



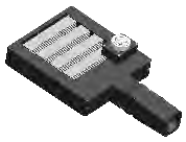
Arm Mount 2 at 120º

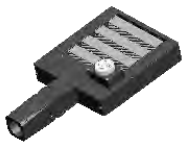


Arm Mount 4 at 90º

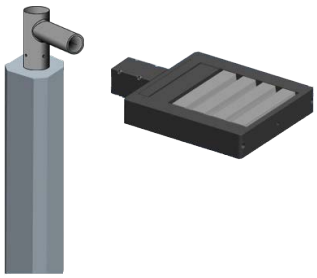


3/5/7 - pin NEMA Receptacle+Shorting Cap/Photocell

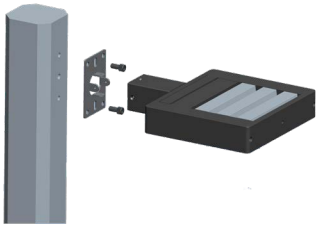


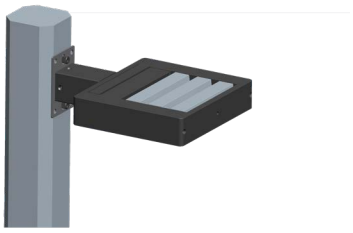


Tenon Bracket sold separately



Wall Bracket included





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	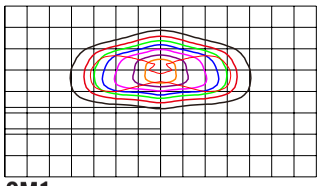	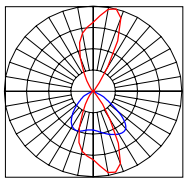
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	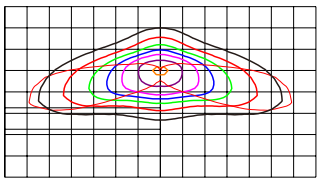	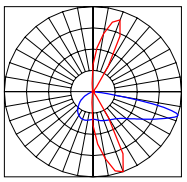
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	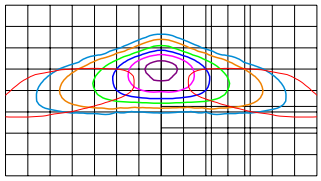	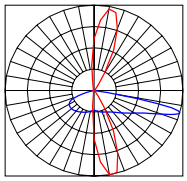
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	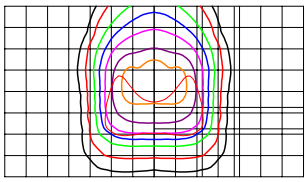	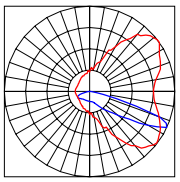
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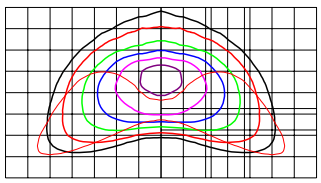
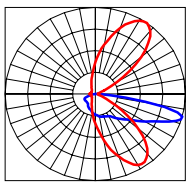
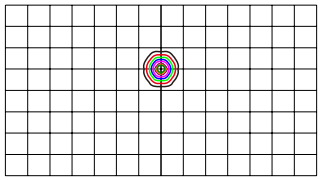
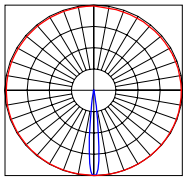
		
T4M Type IV Medium		
		
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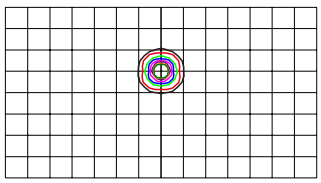
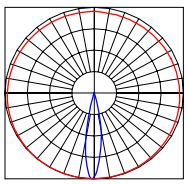
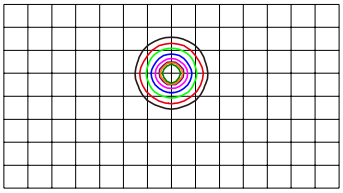
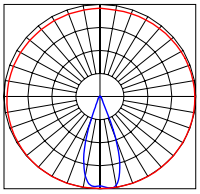
		
T5V Average beam angle 25°		

	ISO Plot	Polar Curve
		
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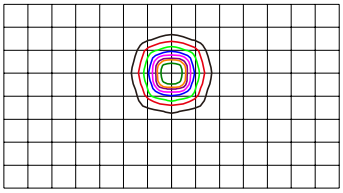
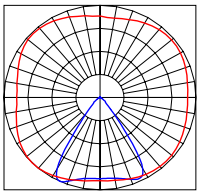
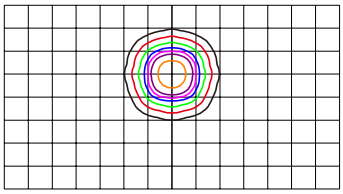
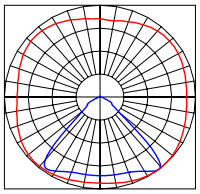
		
T5S Average beam angle 60°		
		
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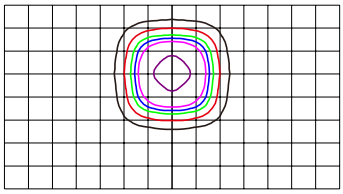
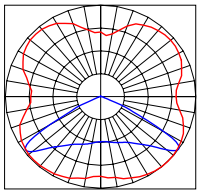
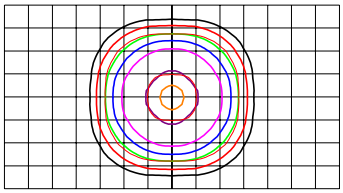
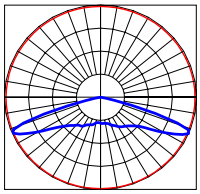
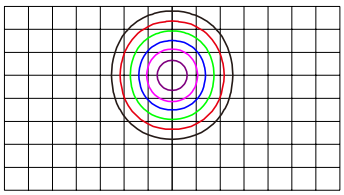
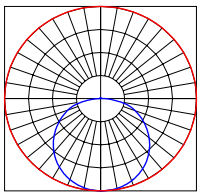
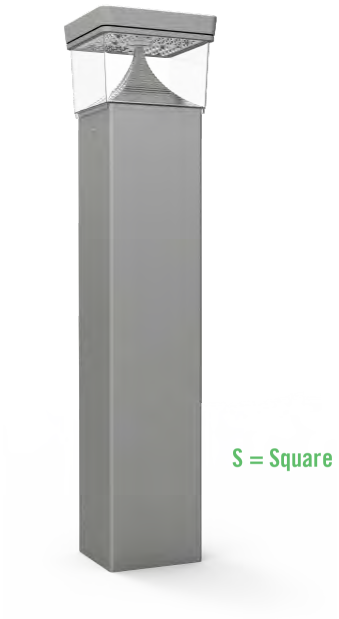
		
5L1 Average beam angle 120°		
		
T5X Average beam angle 150°		
		
T5D Diffuser		

Project:		Date
Type:		
Model#		

MWR-MWS LED Bollards

PRODUCT DESCRIPTION

The Moon Walk Series features a heavy-cast aluminum housing designed with modern aesthetics in mind. The architectural luminaire provides brilliant illumination to walkways and other outdoor spaces, improving the visibility, safety, and overall look of any outdoor area. Powered by energy-saving LED technology, this high-powered outdoor luminaire is Dark Sky compliant and paired with state-of-the-art optics to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting.



PRODUCT SPECIFICATIONS

- Efficacy: 90 LPW
- Delivered Light Output: 1,800 - 2,700 Lumens
- Watts: 20W, 30W
- CRI: Ra>70
- CCT: 3000K, 4000K, 5000K
- Input Voltage: 120-277VAC
- Power Factor: 0.95
- Operating Temperature: -31°F ~ 113°F
- Dimming: Non Dimmable
- Standard Warranty: 5 Years
- Standard Lifetime: Designed to L70 minimum 50,000 hours
- IP Rating: IP65
- Materials: Steel base / powder coating

ORDER INFORMATION

EXAMPLE: MWR-36-30W-Y-40K-T5-29-BK

Series	Size	Watts	Voltage	CCT	Optics	Mount	Finish
MWR=Round MWS=Square	18in 24in 36in 42in	20W 30W	Y=120-277V HV=480V**	30K = 3000K 40K = 4000K 50K = 5000K	3M 5M	29=Anchor Bolts	SL = Silver BZ = Bronze BK = Black WH = White

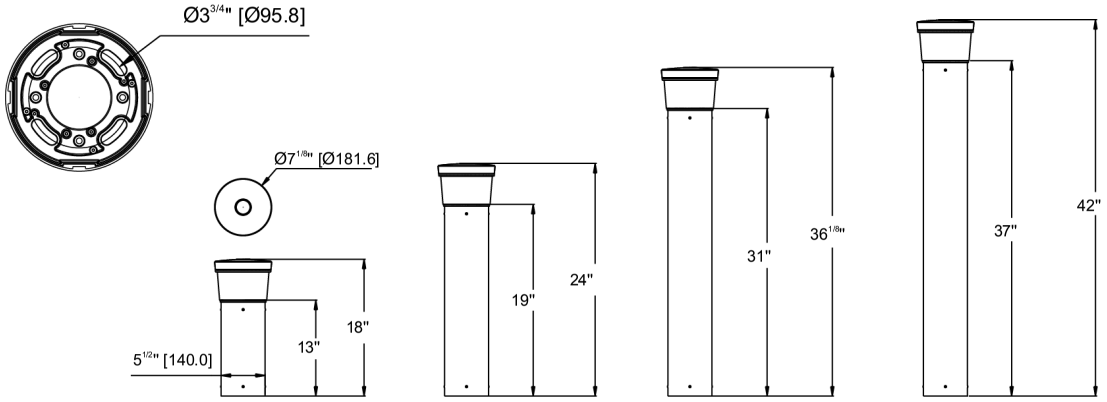
Enter configuration: _____

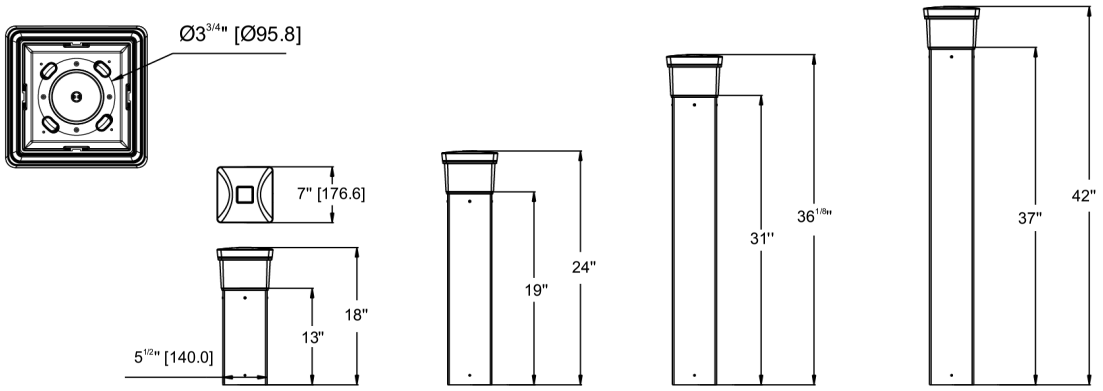
** Special Order / contact vendor

Series / Performance

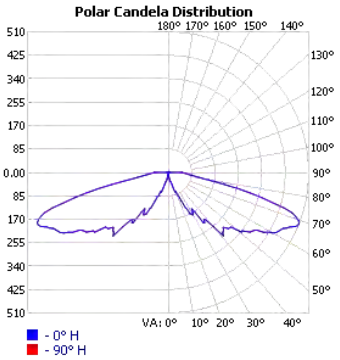
Series No.	MWR/MWS-20W	MWR/MWS-30W
Power	20W	30W
Lumens:	1,800	2,700
Efficacy	90 LPW	90 LPW
Input current 120/277V	0.16 / 0.07 Amps	0.25 / 0.10 Amps
Input	120-277V AC	120-277V AC

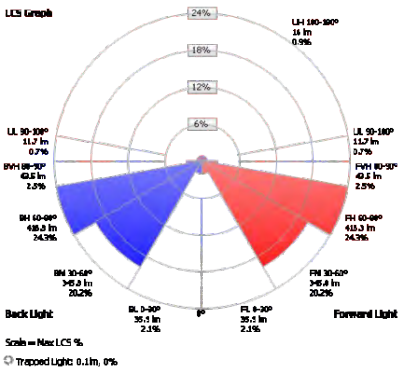
Dimensions





Photometric Data





Project:	
Types:	
Model#	

MWPK-20W / 40W LED Wall Pack

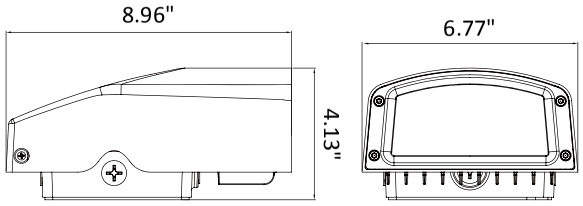
PRODUCT DESCRIPTION

The Luminoso MWPK 20-40W series combines traditional styling with the latest LED technology. The high pressure die cast housing along with anti-static powder painting makes this product ideal for exterior applications. The MWPK's highly efficient cooling system allows lower running temperatures translating into a maximized product life. The wall pack has a built in UL class driver and is also rated for damp and wet locations. Ideal for entry ways, area perimeters, stairwells and hallways this product offers the added security and cost effectiveness to meet any demand.

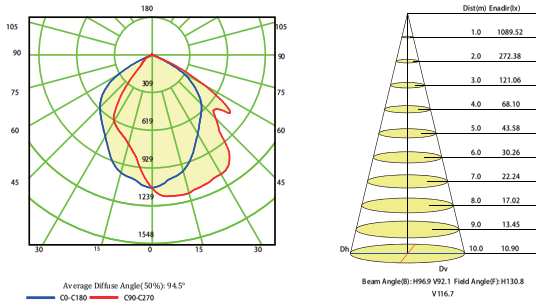
PERFORMANCE SUMMARY

Efficacy: 100 / 112 Lm/W
Power consumption: 20W / 40W Watts
Delivered Light Output: 2,170Lm (40K) 2,000Lm (50K) / 4,636Lm (40K) 4,500Lm (50K)
CRI: Ra>70
CCT : 4000K - 5000K
Input Voltage: 120 - 277 VAC
Input current: 0.33 - 0.14 Amps (120-277V)
THD: <20% (at 120V)
Power factor: > 0.9 (120V)
IP Rating: IP65
Standard Warranty: 5 Years
Non-dimmable
Standard Lifetime: Designed to L70 minimum 50,000 hours
Qualifications: UL Listed

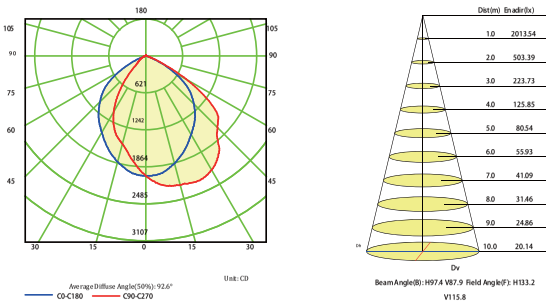
Dimensions



Luminous Intensity Distribution Curve **20W** Illuminance at a Distance



Luminous Intensity Distribution Curve **40W** Illuminance at a Distance



ORDER INFORMATION

EXAMPLE: MWPK-14-20W-50K-3M-Y-BZ

Series	Mount	Wattage	CCT	Optics	Voltage	Finish	Options
MWPK	14 = Direct Mount	20W 40W	40K = 4000K 50K = 5000K	3M = 180° (Half Round)	Y = 120-277V	BZ = Bronze	PC-120V PC-277V

Enter configuration:

** Special Order / contact vendor

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).

3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THTS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVNG THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.

7. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.

8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITGRATI0N.

9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

11. FILER FABRIC SHALL BE INSTALL UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.

12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.

13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMAMENT VEGETATIVE COVER IS ESTABLISHED.

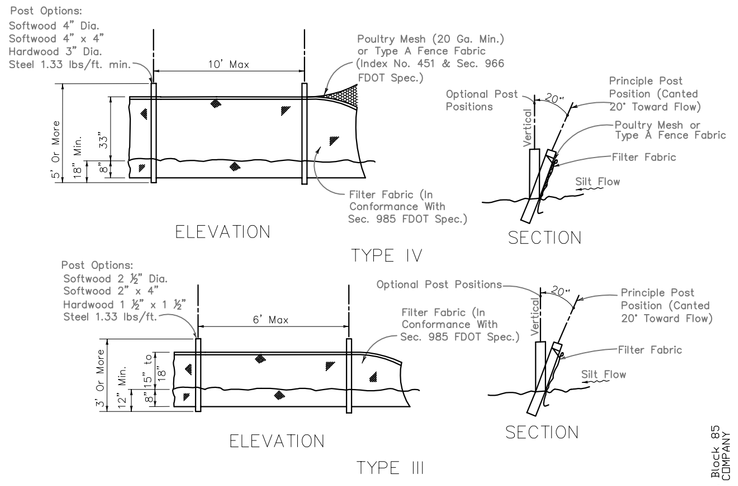
16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

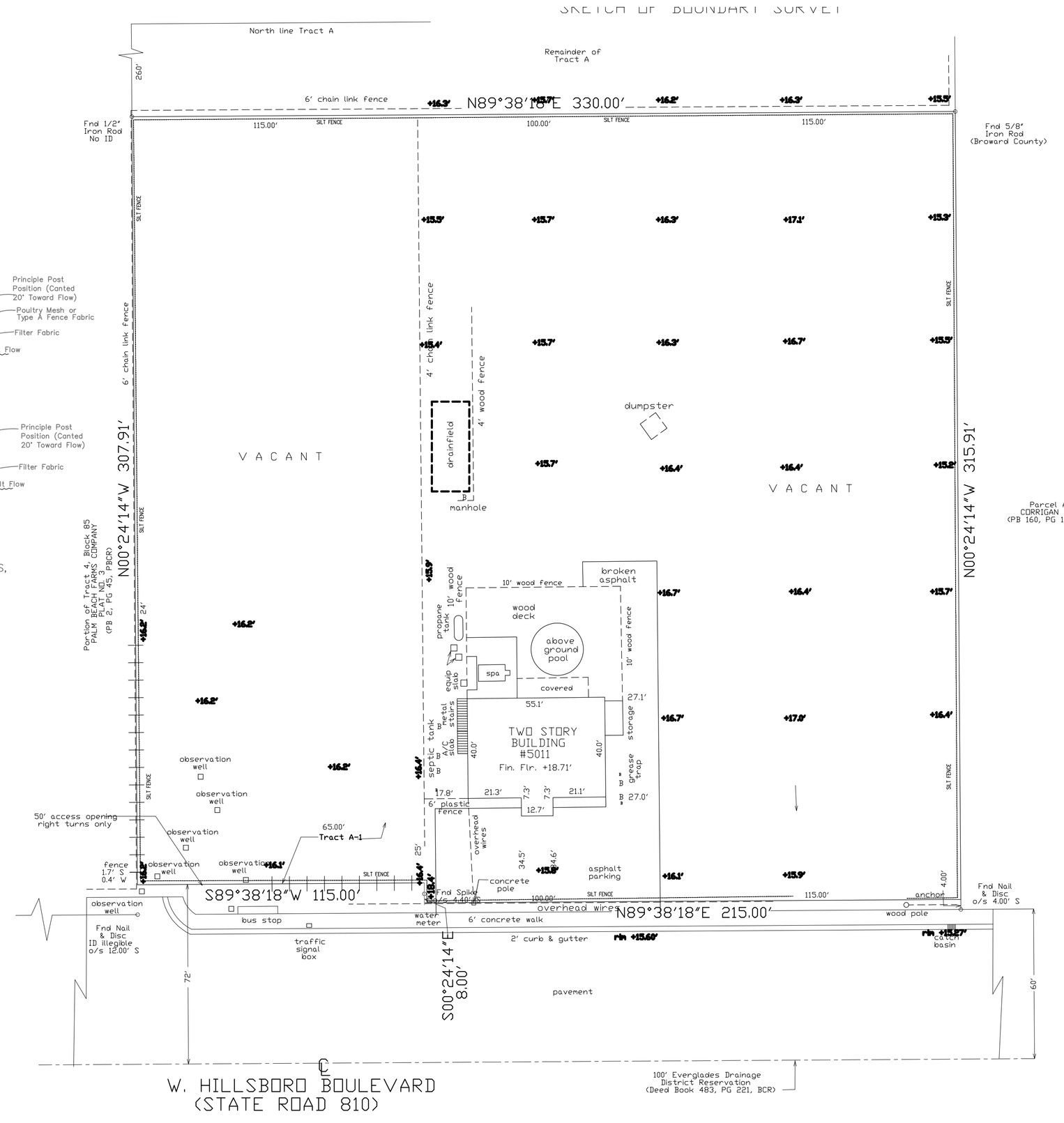
19. FLOATING TURBIDITY BARRIERS WILL BE PLACED OFF SET FROM THE SEAWALL ADJACENT TO THE PROPERTY. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL ALSO BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

20. ALL DEATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.

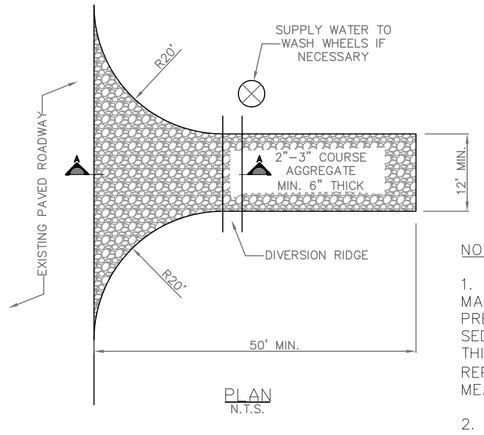


NOTE: FOR SLIT FENCE APPLICATIONS AND NOTES, SEE SHEET 3 OF 3 FDOT INDEX No. 102.

SILT FENCE DETAIL
N.T.S.



EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=30'



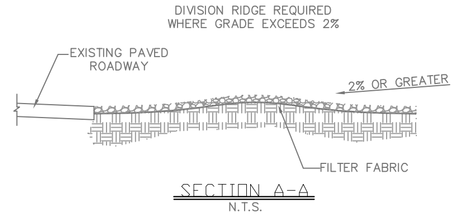
PLAN
N.T.S.

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

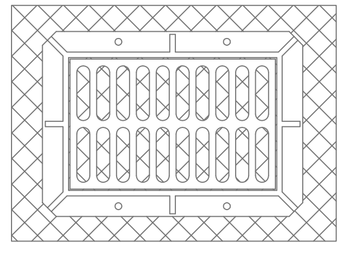
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



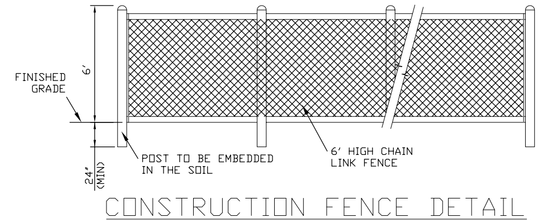
SECTION A-A
N.T.S.

TEMPORARY GRAVEL CONTRUCTION ENTRANCE
N.T.S.



INLET PROTECTION
N.T.S.

NOTE: **INSTALL FILTER FABRIC UNDER ALL GRATES TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM ENTERING THE SYSTEM.**



CONSTRUCTION FENCE DETAIL
N.T.S.

GATOR ENGINEERING ASSOCIATES, INC.
11380 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL
DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

PROPOSED BALLROOM FOR:
VISTA GARDENS
5011 W HILLSBORO BLVD.
COCONUT CREEK, FL

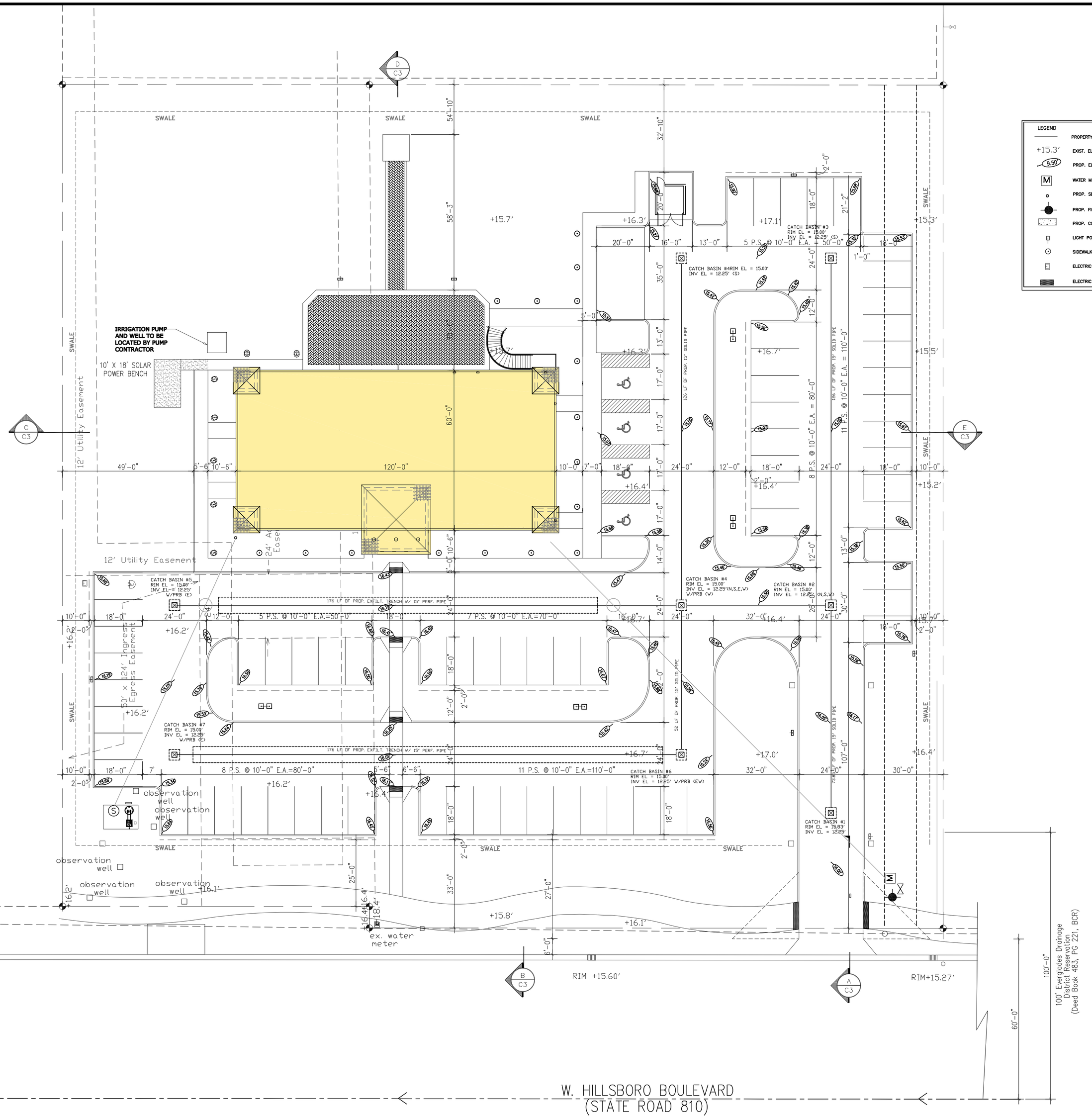
REVISIONS

No.	DATE	DESCRIPTION

GEA PROJECT NO.: 19012
DATE: 03-20-2019
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
EROSION & SEDIMENT CONTROL PLAN

C1 OF 9



P, G & D PLAN
SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- +15.3' EXIST. ELEVATION
- 9.50' PROP. ELEVATION
- M WATER METER
- PROP. SEWER CLEAN OUT
- PROP. FIRE HYDRANT
- PROP. CONC. SIDEWALK
- LIGHT POLE
- SIDEWALK LIGHTS
- ELECTRIC CHARGER
- ELECTRIC CHARGER

LEGAL DESCRIPTION

THE EAST 100 FEET OF THE WEST 215 FEET, EXCEPTING THEREFROM THE NORTH 280 FEET OF THE WEST 1/2 OF TRACT 3, IN BLOCK 85, OF PALM BEACH FARMS COMPANY'S PLAT NO.3, AS SHOWN IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 60 FEET THEREOF.TOGETHER WITH:
AND
THE EAST 115 FEET, LESS THE NORTH 280 FEET OF THE WEST 1/2 OF TRACT 3, BLOCK 85, PALM BEACH FARMS COMPANY'S PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 60 FEET THEREOF. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARDCOUNTY, FLORIDA.
AND
TRACT A-1 BUFFER TOGETHER WITH TRACT "A" ACCORDING TO THE PLAT OF "JANIS PLAT", AS RECORDED IN PLAT BOOK 174, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 260 FEET OF SAID TRACT "A". SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

GENERAL NOTES:

1. BASE SURVEY WAS PROVIDED BY DENI LAND SURVEYORS, INC.

2. ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

3. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ANY DISTURBED EXISTING MANHOLES, VALVE BOXES, BLOW- OFF RISERS OR ANY OTHER POINT OF ACCESSIBILITY TO UTILITIES, AND TO MATCH ASPHALT GRADES, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.

7. TO AVOID MISUNDERSTANDING AND TO INSURE COMPLIANCE WITH SPECIFICATIONS, BEFORE PURCHASING MATERIALS OR EQUIPMENT FOR HIS WORK, THE CONTRACTOR SHALL FURNISH AT LEAST FOUR COPIES OF SHOP DRAWINGS OR ILLUSTRATION SHEETS FOR APPROVAL BY THE ENGINEER. THE APPROVAL OF SHOP OR WORKING DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRONEOUS OR INCONSISTENT DIMENSIONS, NOTATIONS, OMISSIONS OR OTHER ERRORS, OR FOR THE PROPER FUNCTIONING OF THE COMPLETE INSTALLATION.

8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.

9. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MAKERS.

11. CONTRACTOR SHALL COORDINATE THIS PLAN WITH THE PLUMBING AND PLUMBING AND LANDSCAPE PLANS.

SPECIFIC NOTES:

1. PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROPERTY. ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEPT UP IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY. PRIOR TO THE START OF CONSTRUCTION, AN ENGINEERING ROUGH INSPECTION MUST BE SCHEDULED TO VERIFY EROSION AND SEDIMENTATION CONTROL IS SETUP PROPERLY.

2. AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ONSITE. NO DISCHARGE INTO THE PUBLIC RIGHT OF WAY IS ALLOWED.

3. ALL POTABLE WATER SERVICE CONNECTIONS REQUIRE BACKFLOW PREVENTERS.

4. CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SEWER CLEAN-OUT PROPOSED FOR USE.

5. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AS PROPOSED ON THESE PLANS AND IN THE DETAIL ON C4.

6. NO CONCRETE PADS OR ANY OBSTRUCTION SHALL BE PLACED INSIDE OF THE SWALE AREAS. NO TREES ARE ALLOWED WITHIN 5 FEET OF SWALE BOTTOM CENTERLINES.

7. NO TREES SHALL BE ALLOWED WITHIN 5 FEET OF SWALES CENTERLINE.

SITE CALCULATIONS:

	EXISTING	PROPOSED	% OF PROP.
BUILDING FOOTPRINT	2,387 SQ FT	7,200 SQ FT	6.96 %
PARKING AREA & WALKWAYS	5,139 SQ FT	49,780 SQ FT	48.16 %
POOL & PATIO	2,867 SQ FT	2,271 SQ FT	2.20 %
LANDSCAPING	92,971 SQ FT	44,113 SQ FT	42.68 %
TOTAL AREA	103,364 SQ FT	103,364 SQ FT	100.00 %
TOTAL PERVIOUS AREA	92,971 SQ FT	44,113 SQ FT	
TOTAL IMPERVIOUS AREA	10,393 SQ FT	59,251 SQ FT	

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL
DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

PROPOSED BALLROOM FOR:
VISTA GARDENS
5011 W HILLSBORO BLVD.
COCONUT CREEK, FL

REVISIONS

No.	DATE	DESCRIPTION

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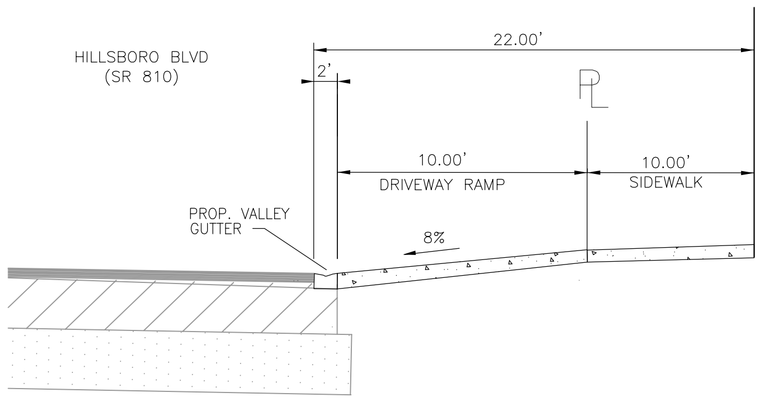
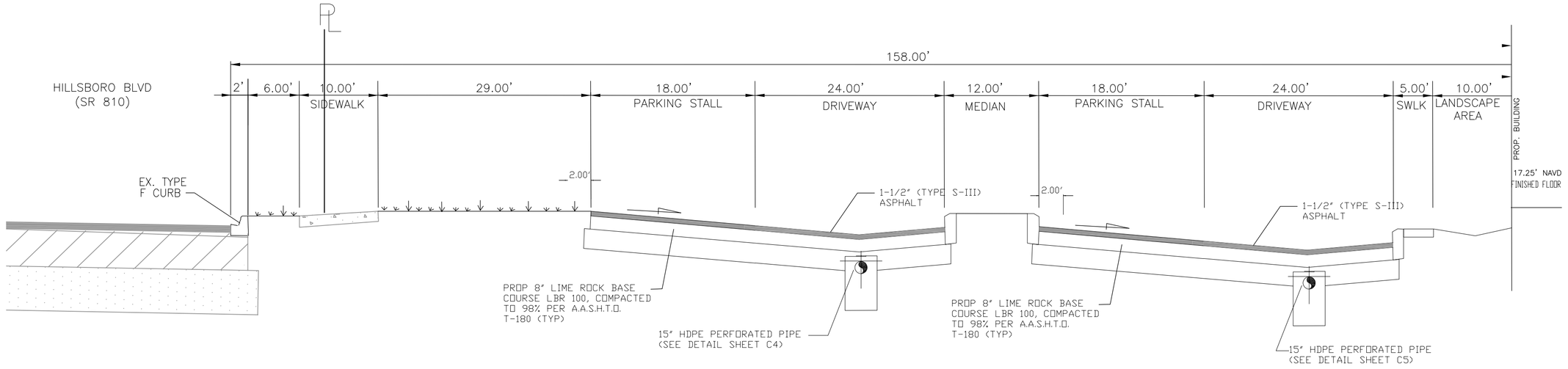
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

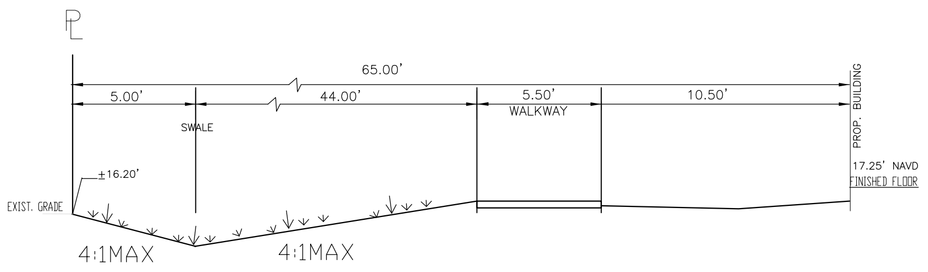
SHEET TITLE
P, G & D PLAN



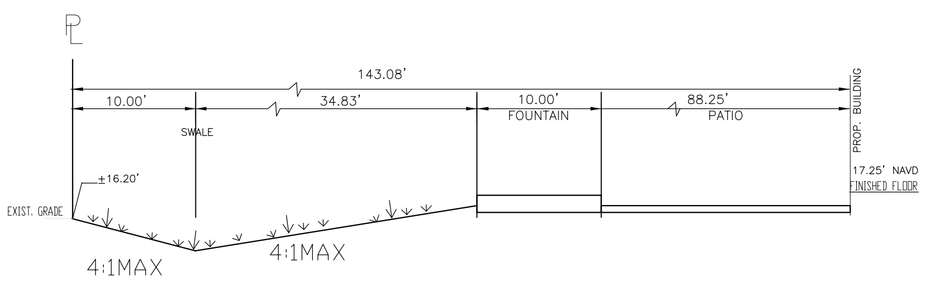
SECTION A-A
NTS



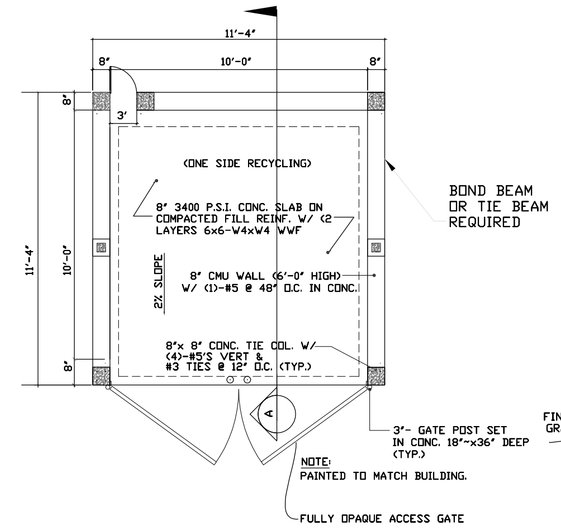
SECTION B-B
NTS



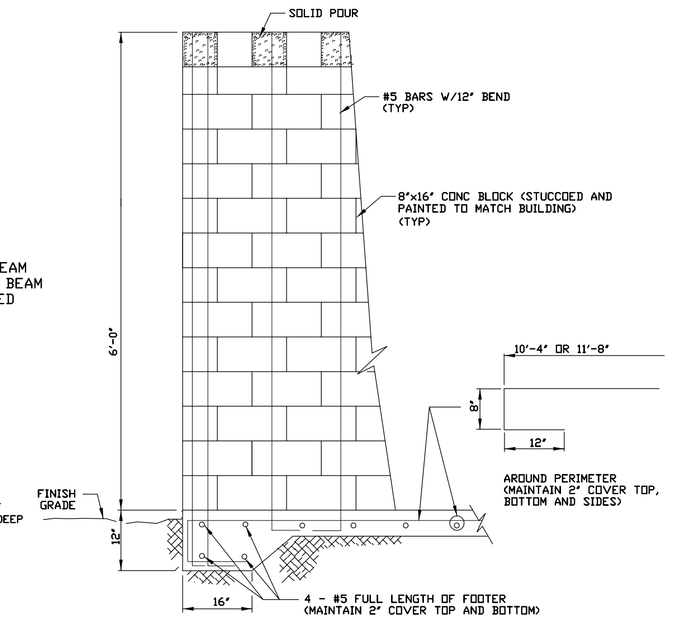
SECTION C-C
NTS



SECTION D-D
NTS

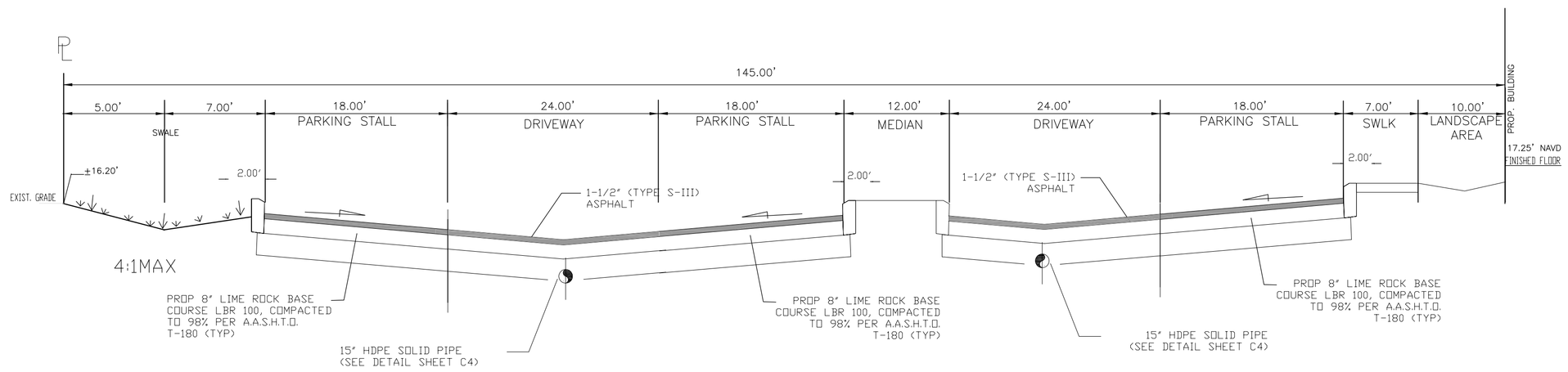


DUMPSTER GATES SHALL BE ALUMINUM PANELS WITH A COMBINATION LOCK.
DUMPSTER ENCLOSURE WALLS SHALL BE SMOOTHE STUCCO FINISHED.



ELEVATION A-A (TYPICAL SECTION)

DUMPSTER PLAN
N.T.S.



SECTION E-E
NTS

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5805 FAX: (954) 434-5804
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 39550

PROPOSED BALLROOM FOR:
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REVISIONS

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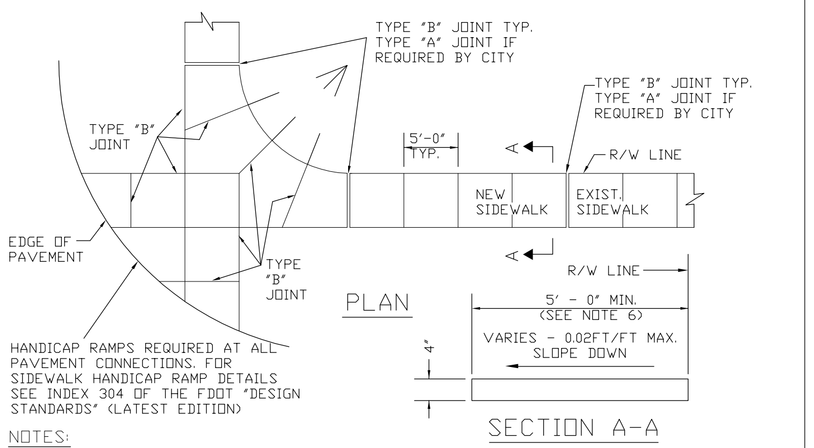
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

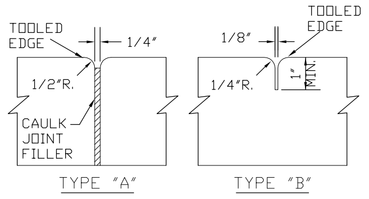
SHEET TITLE
SECTIONS & DUMPSTER DETAIL

C3 OF 9



NOTES:

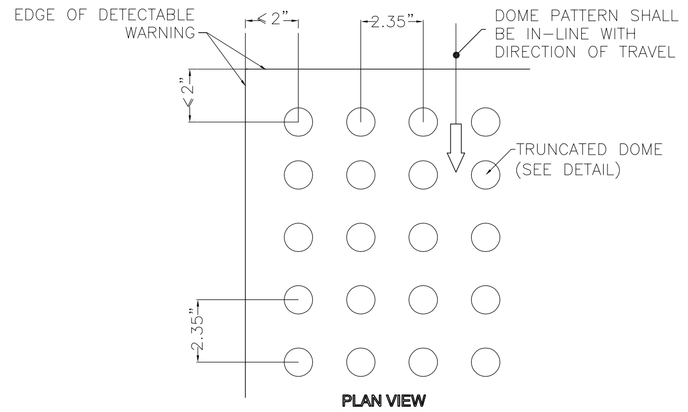
1. FOR NEW SIDEWALK LOCATIONS SUBGRADE BELOW SIDEWALK SHALL BE A MIN. L.B.R.-40 COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
2. CONCRETE TO BE 3,000 P.S.I.@ 28 DAYS
3. ALL JOINTS AND EDGES OF NEW SIDEWALK SHALL BE TOOLED. NO SAWCUT JOINTS ARE PERMITTED IN NEW SIDEWALK.
4. THE USE OF WIRE MESH REINFORCEMENT IN SIDEWALK WILL NOT BE PERMITTED
5. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE "AMERICAN WITH DISABILITIES ACT". CROSS SLOPES SHALL NOT EXCEED 0.02"/FT (2.0%).
6. ALL SIDEWALKS SHALL BE 4" THICK EXCEPT AT DRIVEWAY CROSSINGS AND OTHER VEHICULAR CROSSING AREAS WHERE THE SIDEWALK SHALL BE A MINIMUM OF 6" THICK.
7. MINIMUM WIDTH OF SIDEWALK PLACED AT BACK OF CURB IS 6'-0".
8. FOR TYPE "A" EXPANSION JOINTS PRE-MOULDED EXPANSION MATERIAL IS NOT PERMITTED. EXPANSION JOINTS TO BE USED ONLY IF APPROVED BY THE ENGINEERING DIVISION AND SHALL BE SEALED WITH APPROVED FLEXIBLE RUBBERIZED CAULK.
9. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH.



SIDEWALK JOINTS

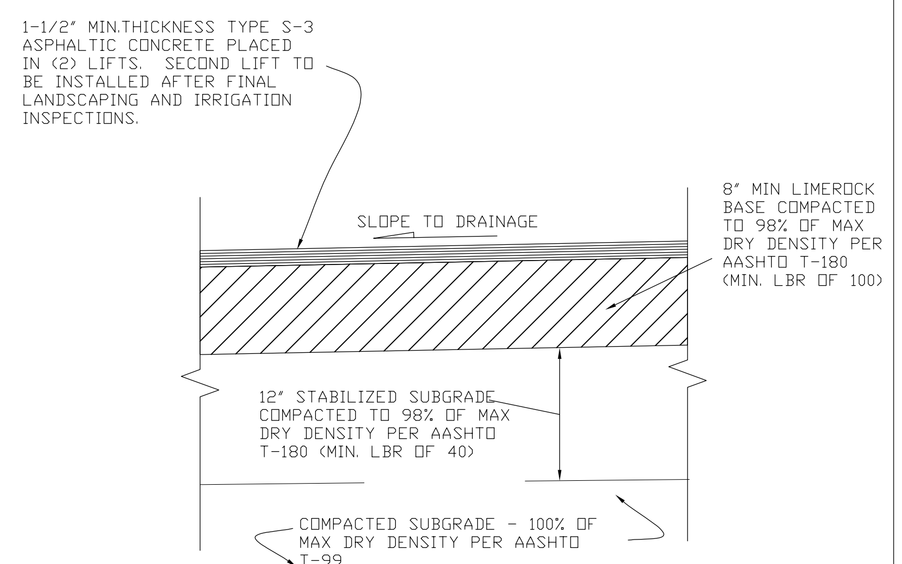
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	ONLY WHERE DIRECTED BY THE CITY
"B"	5'-0" MINIMUM CENTER TO CENTER ON SIDEWALK

SIDEWALK CONSTRUCTION DETAIL
N.T.S.



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTENDS THE FULL WIDTH OF THE RAMP AND THE DIRECTION OF TRAVEL 36 INCHES FROM THE BACK OF CURB, PER BROWARD COUNTY BUILDING CODE.

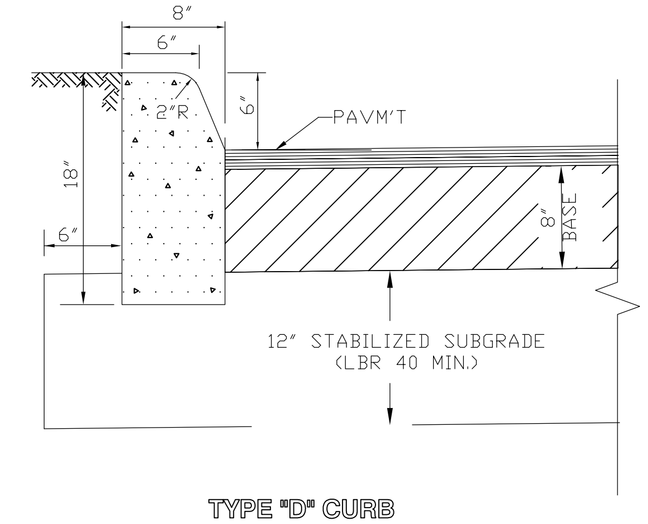
CURB RAMP DETECTABLE WARNING
N.T.S.



NOTES:

1. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 AND IS REQUIRED FOR ALL NEW PAVEMENT CONSTRUCTION. ALL STABILIZED SUBGRADE SHALL BE STRING LINED FOR GRADE AND PASS ALL REQUIRED DENSITY TESTING PRIOR TO PLACEMENT OF LIMEROCK BASE.
2. LIMEROCK BASE FOR PARKING LOTS SHALL BE A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM.
3. PRIME COAT SHALL BE APPLIED TO ALL FINISHED LIMEROCK BASE SURFACES AFTER BOARDING AND DENSITY INSPECTIONS. APPLICATION RATES AND MATERIALS SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS.
4. TACK COAT SHALL BE PLACED BETWEEN SURFACE LIFTS. APPLICATION RATES AND MATERIALS SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS.
5. THE FINAL PAVEMENT LIFT SHOULD NOT BE PLACED UNTIL ALL PROJECT LANDSCAPING IS IN PLACE AND THE IRRIGATION SYSTEM IS FINALED.

ASPHALTIC CONRETE PAVEMENT DETAIL
N.T.S.

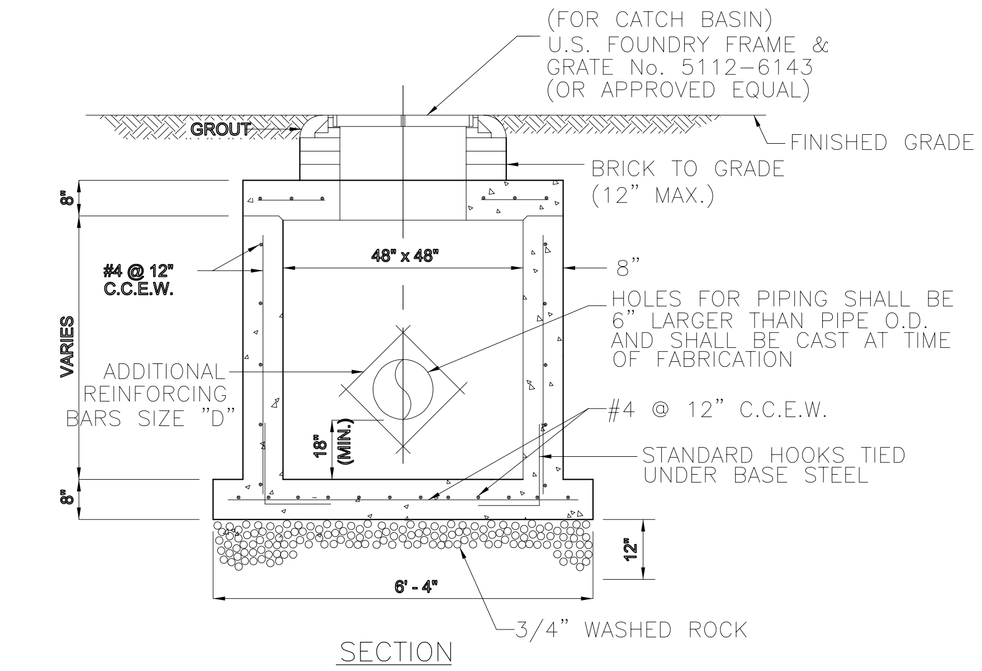


TYPE "D" CURB
N.T.S.

CURB NOTES:

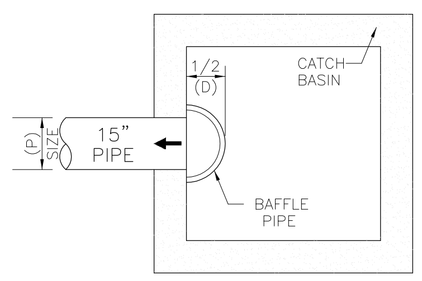
1. PROVIDE 1/4" WIDE CONTRACTION JOINT A MINIMUM OF 1-1/2" DEEP AND AT 10' SPACING MAXIMUM FOR ALL CURBS.
2. CONCRETE SHALL BE 3000 P.S.I. MIN. @ 28 DAYS.
3. TYPE "D" CURB FOR PARKING LOTS MAY BE INSTALLED AS "TRENCHED" D CURB WITH EXTRUDED TOP AT THE CONTRACTOR'S OPTION. TRENCHED CURB REQUIRES CITY TRENCH INSPECTION AND APPROVAL. EXTRUDED CURB MUST BE PLACED WITHIN 15 MINUTES OF PLACEMENT OF TRENCH CONCRETE. EXTRUDED CURB AND TRENCH CONCRETE SHALL BE MONOLITHIC.

TYPE "D" CURB DETAILS
N.T.S.



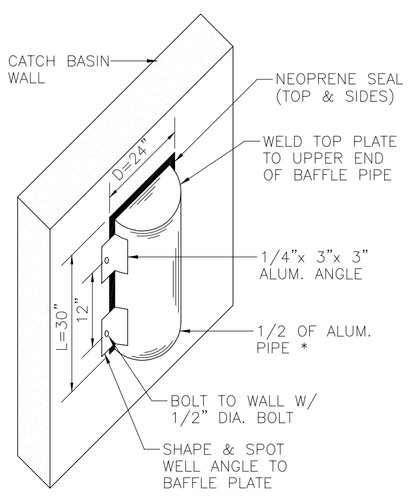
SECTION

PRECAST DRAINAGE CATCH BASIN
N.T.S.

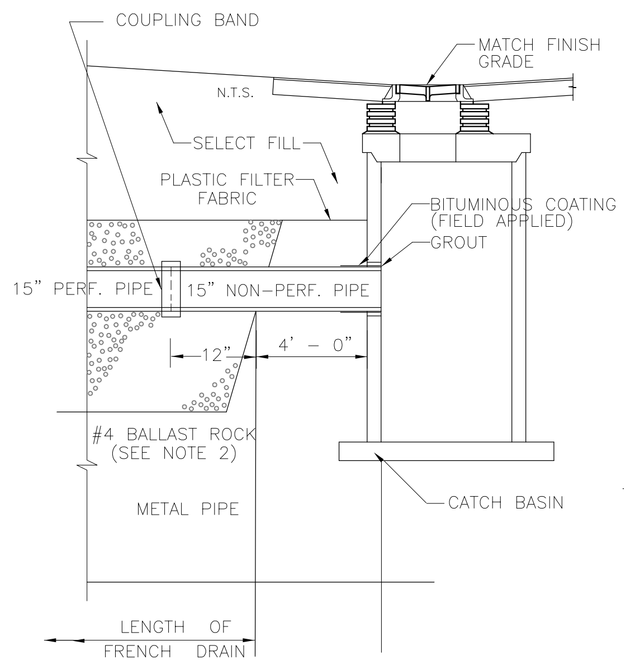


PLAN VIEW

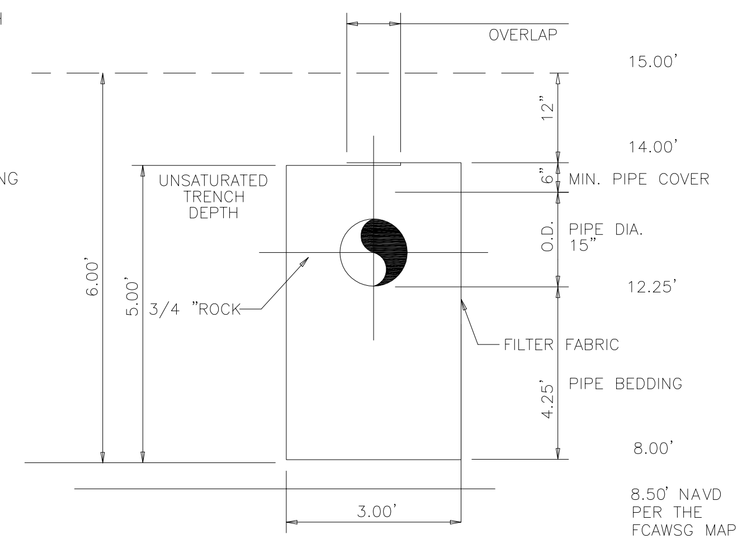
NOTE:
INSTALL BAFFLE WITH TOP PLATE 3" ABOVE TOP OF OUTFALL PIPE AND BOTTOM OF BAFFLE PIPE 6" BELOW INV. OF OUTFALL PIPE.



POLLUTION RETARDENT BAFFLE (PRB)
N.T.S.



LONGITUDE SECTION



TRANSVERSE SECTION

NOTES:

1. FILTER FABRIC PER F.D.O.T. STD. INDEX # 285 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

EXFILTRATION TRENCH DETAIL
N.T.S.

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5805 FAX: (954) 434-5804
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550
DATE:

REVISIONS

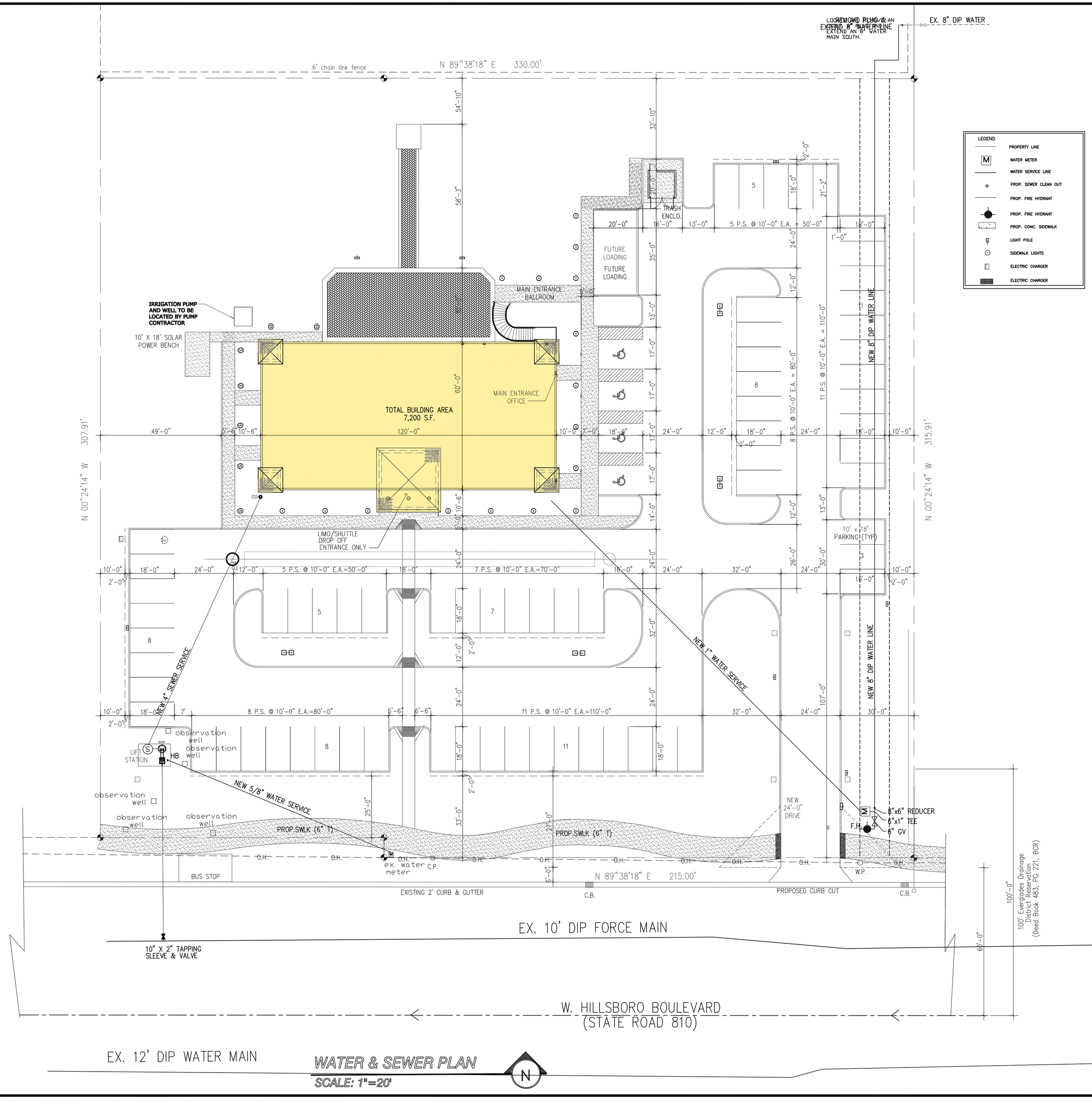
No.	DATE	DESCRIPTION

PROPOSED BALLROOM FOR:
VISTA GARDENS
5011 W HILLSBORO BLVD.
COCONUT CREEK, FL

GEA PROJECT NO.: 19012
DATE: 03-20-2019
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
SITE DETAILS

C4 OF 9



WATER SYSTEM NOTES

1. Specifications for this project shall be the BCWWS and City of Dania Beach.
2. Ductile Iron water main pipe shall conform to the requirements of A.N.S.I. A.W.W.A. C-151/A 21.51-02 and lined and coated per A.N.S.I. A.W.W.A. C-104/A-21.4-03. 20" and smaller pipe shall be pressure class 350; 24" and larger, pipe shall be pressure class 250.
3. All P.V.C. mains shall be series 1120, class 150 (DR 18) pressure pipe, conforming to A.N.S.I. A.W.W.A. C-900-97, or latest revision, and shall have push on joints, and iron pipe O.D.
4. Fittings shall be ductile iron meeting A.N.S.I. A.W.W.A. C-110/A21.10-03. Fittings must be cement lined and seal coated per A.N.S.I. A.W.W.A.C-104/A-21.4-03.
5. Tapping valves shall be Mueller H667 or approved equal.
6. Gate valves 3" or less shall be NIBCO T-133 OR T-136 with malleable hand wheels. No substitutions allowed.
7. Tapping sleeves shall be Mueller H615 or approved equal.
8. Restrained joint pipe shall be used for all bends, tees, crosses, plugs, and fire hydrants. Thrust blocks shall not be allowed.
9. All valves shall be furnished with extension type cast iron valve boxes of proper length for pipe depth. All boxes shall conform with A.W.W.A. specifications with a shaft of no less than 5 inches and have the word "WATER" cast in the cover. Base of valve box shall have a flared section to fit over stuffing box of valve.
10. Gate valves 4" or larger shall meet A.N.S.I. A.W.W.A. C-500-02 specification (latest revision). Valves shall be Mueller Co. or approved equal.
11. Fire hydrants shall be breakaway Mueller Co. Centurion model #A-423, or American Darling type F.H.
12. Fire hydrants shall be installed with the center of the nozzle 18" above finished grade.
13. All meter service connections shall be bronze from plug valve. No gate valves are to be used (2" or less).
14. Proposed water mains shall be desinfected in accordance with ANSI/AWWA standards C651-05 and bacteriologically tested for two consecutive days. Bacteriological tests will be performed by a certified environmental testing laboratory and be witnessed by the engineer of record and BCWWS inspector.
15. All connections to existing mains shall be made under the direction of Broward County Water and Wastewater Engineering Division.
16. Pipe shall be tested under constant pressure of 150 P.S.I. for a minimum test period of 2 hours and shall not exceed the leakage requirements as per A.N.S.I./A.W.W.A. specifications of C-600-05 leakage formula: $Q = S\,D\,P\,/\,148{,}000$

    Q = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
    D = DIAMETER OF THE PIPE TESTED, IN INCHES.
    S = TOTAL LENGTH OF PIPE TESTED, IN FEET.
    P = AVERAGE TEST PRESSURE, IN POUNDS PER SQUARE INCH.

17. Disinfection of mains shall comply with A.N.S.I. A.W.W.A. C-651-05 standard. Bacteriological sampling points shall be designated on the engineering plans. Minimum one sampling point at each end. Maximum space between sampling points is 1500 feet.
18. Dead end water mains 6" or larger shall terminate with a fire hydrant.
19. No connections to the existing lines shall be made until the pressure and bacteriological test have been performed in the proposed water mains and the system is acceptable to BCWWS the City of Hollywood and Broward County Public Health Unit (BCPHU).
20. All service lines shall be copper tubing, type "K", or plasticized polyethylene 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.
21. Sanitary sewers and force mains should cross under water mains whenever possible. Sanitary sewers and force mains crossing water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe whenever possible.
22. Where sanitary sewer force mains must cross a water main with less than 18" vertical separation, both the sewer and water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be mechanically restrained. A minimum vertical clearance of 6" must be maintained at all crossings.
23. A minimum 10 foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible.
24. In cases where it is not possible to maintain a 10 foot horizontal separation the water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such an elevation that the bottom of the water main is at least 18" above the top of the sewer.
25. Where it is not possible to maintain a vertical distance of 18" in parallel installations , the water main shall be constructed of DIP and the sanitary sewer or force main shall be constructed of DIP and/or PVC C-900, with a minimum vertical clearance of 6". The water main should be above the sewer. Joints on the water main shall be located as far apart as possible from the joints on the sewer or force main (staggered joints).
26. All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
27. Where a new pipe conflicts with an existing pipe with less than 18" vertical clearance, the new pipe shall be arranged to meet the crossing requirements above.
28. All DIP shall have adequate protective measures against corrosion and it shall be used only if as determined by the design engineer, based on field conditions.
29. Retainer glands/megalug shall be used only if authorized by the Engineer and shall conform to A.N.S.I. A.W.W.A. standards C 111/A-21.11-00, or latest revision.
30. All glands shall be manufactured from ductile iron as listed by underwriter's laboratory for 250 P.S.I. minimum water pressure rating.
31. Glands shall be CLOW Corporation model F-1058, standard fire protection equipment company, or approved equal.
32. Service saddles shall be ductile iron with stainless steel straps. Saddles shall be double strap type. All service saddles shall conform to A.N.S.I. A.W.W.A. C 111/A-21.11-00 and A.S.T.M. A588.
33. All P.V.C. pipe shall be installed in accordance with the Uni-Bell plastic pipe Association's "Guide for installation of P.V.C. pressure pipe for Municipal water distribution system". Water distribution pipe shall be of "BLUE" color.
34. Detecto tape on all P.V.C. mains shall be installed 18" above the water main.
35. All P.V.C. mains must have #6 copper wire, single stand, placed on top of pipe ,shall be electrically continuous over the entire length of the pipe, and fastened every 10' with a #12 wire.
36. All DIP shall be installed in accordance with A.N.S.I. A.W.W.A. C-600-05, or latest revision.
37. Pipe deflection shall not exceed 50% of the maximum deflection recommended by the manufacturer.
38. A continuous and uniform bedding shall be provided. Backfill material shall be tamped in layers around the pipe as shown on the plans. Rocks or stones larger than 3/4" diameter found in the trench shall be removed for a depth of at least 6" below the bottom of the pipe.
39. All details and notes on this sheet shall be applicable unless otherwise indicated elsewhere in plans or specifications.
40. All water main installations shall comply with the color coding requirements of Chapter 62-555.320, FAC.
41. A minimum cover of 30" is require for DIP.

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TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL
DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

PROPOSED BALLROOM FOR:
VISTA GARDENS
5011 W HILLSBORO BLVD.
COCONUT CREEK, FL

REVISIONS

NO.	DATE	DESCRIPTION

GEA PROJECT NO.: 19012
DATE: 03-20-2019
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

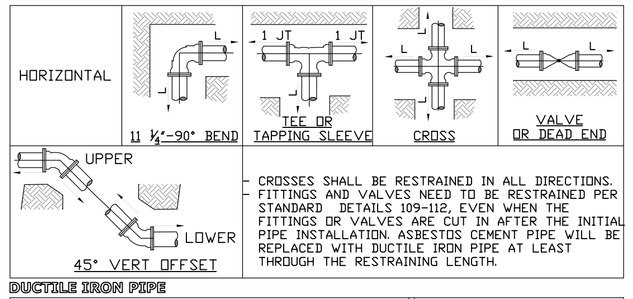
SHEET TITLE
WATER & SEWER PLAN
C5 OF 9

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (4)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
VACUUM SANITARY SEWER	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches min	Alternate 3 ft. minimum Water Main
GRAVITY SANITARY SEWER,(3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	Water Main 10 ft. preferred 6 ft. minimum	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	——	——

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.

WATER MAIN SEPARATION



- CROSSES SHALL BE RESTRAINED IN ALL DIRECTIONS.
- FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS 109-112, EVEN WHEN THE FITTINGS OR VALVES ARE CUT IN AFTER THE INITIAL PIPE INSTALLATION. ASBESTOS CEMENT PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AT LEAST THROUGH THE RESTRAINING LENGTH.

DUCTILE IRON PIPE

	HORIZONTAL, L (FEET)						45° VERTICAL OFFSET (FEET)	
Diameter	11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	UPPER	LOWER
4	1	2	4	10	3	20	9	3
6	2	3	6	14	11	28	12	4
8	2	4	8	17	20	37	16	5
10	2	5	19	21	27	44	19	6
12	3	5	10	24	34	52	22	6

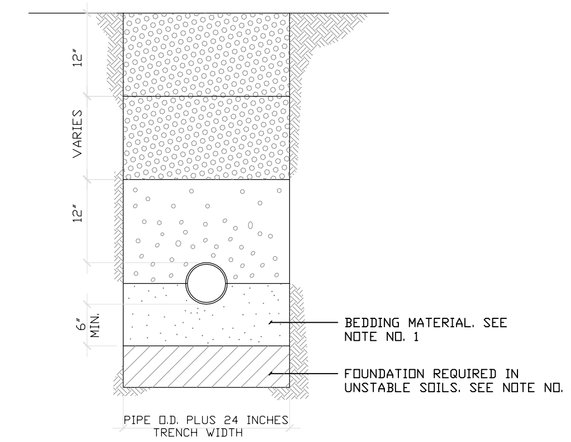
PVC PIPE

	HORIZONTAL, L (FEET)						45° VERTICAL OFFSET (FEET)	
Diameter	11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	UPPER	LOWER
4	2	3	5	12	5	32	14	3
6	2	4	7	16	18	45	19	5
8	3	5	9	21	31	59	25	6
10	3	5	11	25	43	71	30	7
12	3	6	12	29	55	83	35	7

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION= 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS. FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE

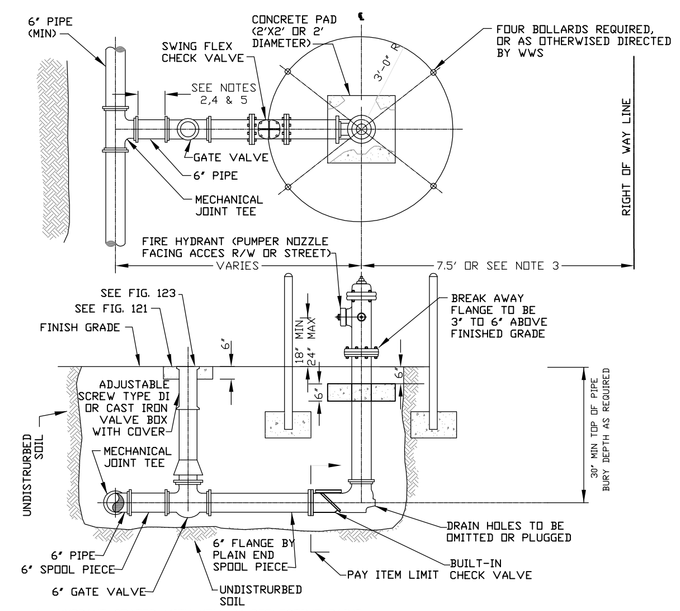
RESTRAINED JOINT REQUIREMENTS SINGLE FITTING



NOTES:

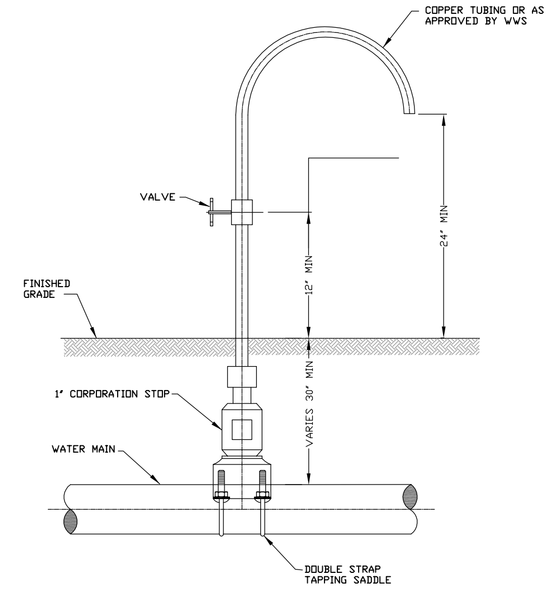
1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

TYPICAL TRENCH BACKFILL



1. HYDRANT COATED WITH YELLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BCHCED REQUIREMENTS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 20 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 3' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. HYDRANT FEED PIPE MAY BE TAPPED FOR A SERVICE LINE UPSTREAM OF THE ISOLATION GATE VALVE.
7. A BLUE RAISED REFLECTIVE PAVEMENT MARKER SHALL BE PLACED AT THE CENTER LINE OF THE OUTSIDE ROADWAY LANE TO IDENTIFY THE FIRE HYDRANT LOCATION.

FIRE HYDRANT INSTALLATION



1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT.
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER HEALTH DEPARTMENT CLEARANCE.
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS, WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS.

SAMPLE POINT

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
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FL P.E. NO.: 38550

PROPOSED BALLROOM FOR:
VISTA GARDENS
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REVISIONS

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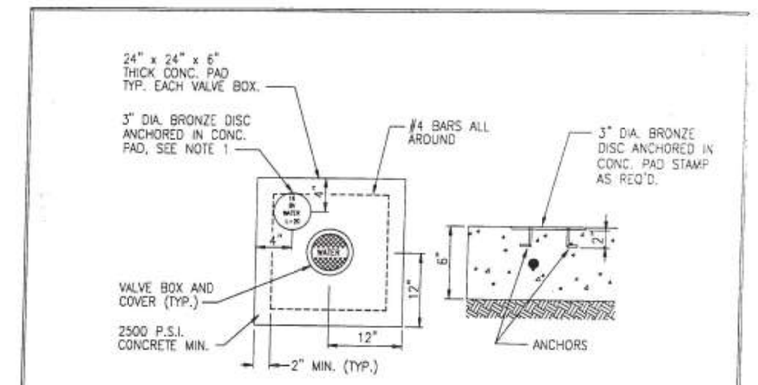
SHEET TITLE

DETAILS



NOTES:

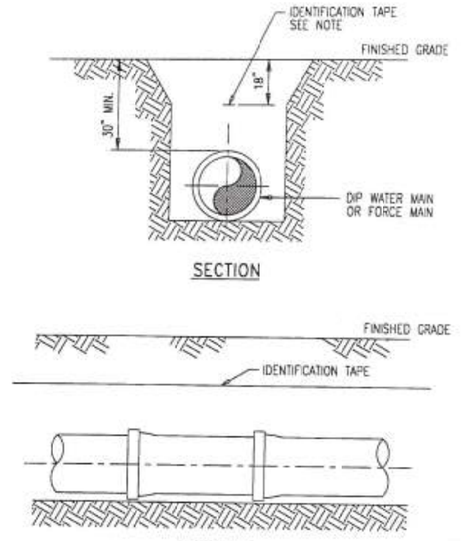
1. BRONZE DISC TO BE SUPPLIED BY CITY.
2. AMERICAN FLOW CONTROL TRENCH ADAPTER VALVE BOX AND EXTENSION IS PREFERRED.

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

VALVE COLLAR DETAIL

Date: Nov. 1999 | Scale: N.T.S. | Dwg: F111 | Fig: 111



NOTE:

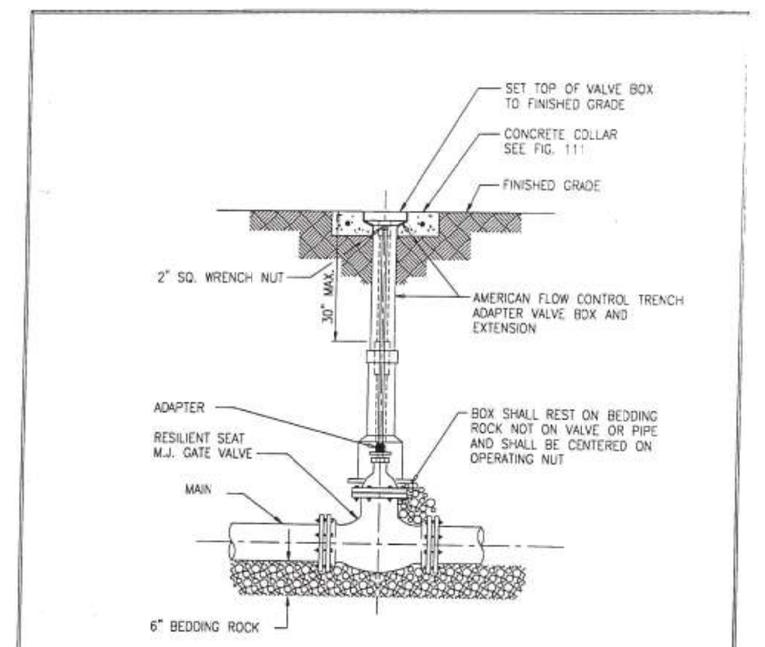
DETECTABLE IDENTIFICATION TAPE SHALL BE INSTALLED DIRECTLY OVER CENTERLINE OF THE PIPE AT 18-INCHES BELOW FINISHED GRADE.

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES DEPARTMENT

LOCATING TAPE DETAIL

Date: Nov. 1999 | Scale: N.T.S. | Dwg: F112 | Fig: 112



NOTES:

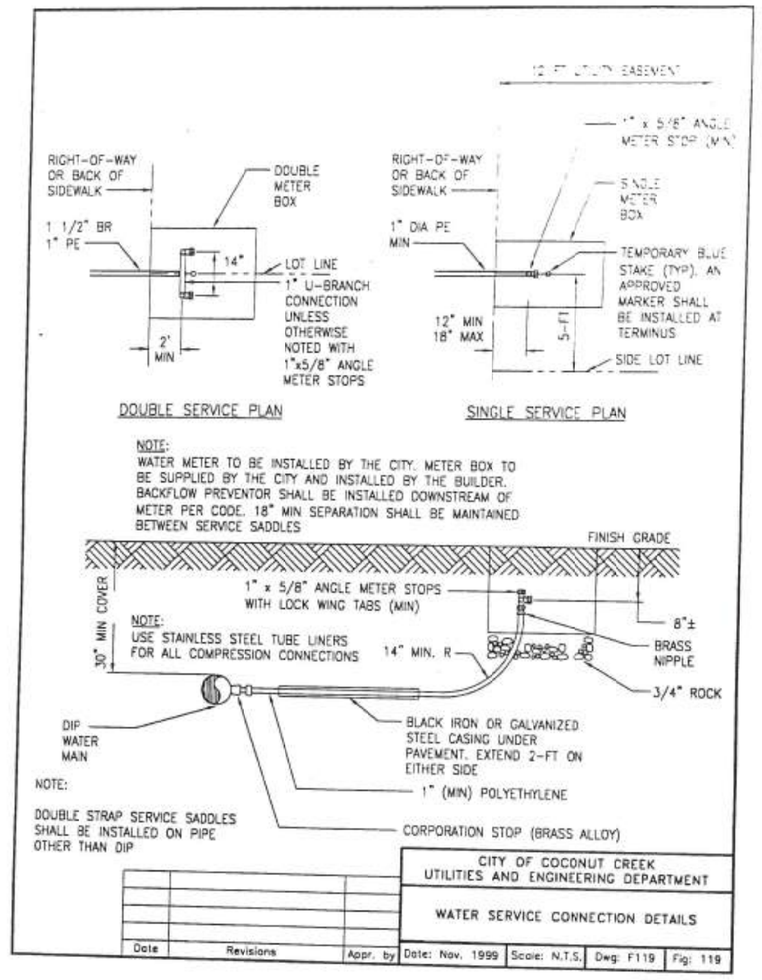
WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

GATE VALVE AND BOX DETAIL

Date: Nov. 1999 | Scale: N.T.S. | Dwg: F115 | Fig: 115



Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

WATER SERVICE CONNECTION DETAILS

Date: Nov. 1999 | Scale: N.T.S. | Dwg: F119 | Fig: 119

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SHEET TITLE

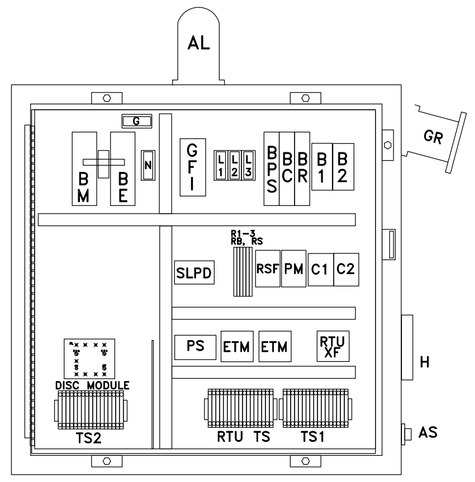
DETAILS

C7 OF 9

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

AL	ALARM LIGHT
ALT	ALTERNATOR (ON DISC)
AS	ALARM SILENCE SWITCH
B1–2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
C1–2	CONTACTOR, MOTOR START
GFI	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND–OFF–AUTO SWITCH (ON DISC)
L1,2,3	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1–3	RELAYS
RB	BATTERY RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
SLPD	SURGE/LIGHTNING
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

ENCLOSURE

NEMA 4X Stainless Steel
Single Door w/ Padlock Hasp
30"H x 30"W x 8"D

NOTES:

27 S	NEU	NEU	120	120	+	–	GND	COM	SF1	SF2	T1	T2	T3	1	2	P1G	T1	T2	T3	1	2	P2G
	NEU		120V		RTU TERMINALS (IF USED)		PUMP SEAL FAIL		MOTOR LEADS					MT1 MOTOR 1		G N D				MOTOR 2 LEADS		MT2 MOTOR 2	G N D

TS1 TERMINAL SCHEDULE

JUMPERS

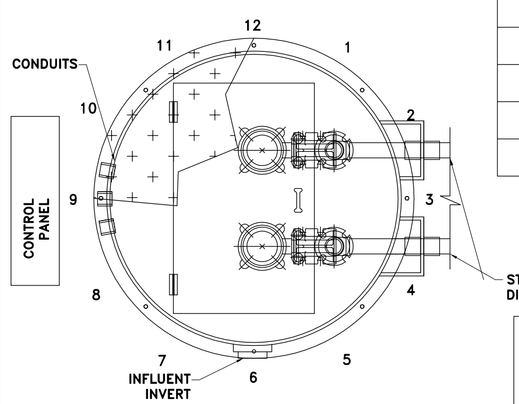
1	2	3	4	5	6	7	8
FS1 ALL OFF		FS2 CALL LEAD		FS3 CALL LAG		FS4 HIGH ALARM	

TS2 TERMINAL SCHEDULE

✳✳ THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 460V.

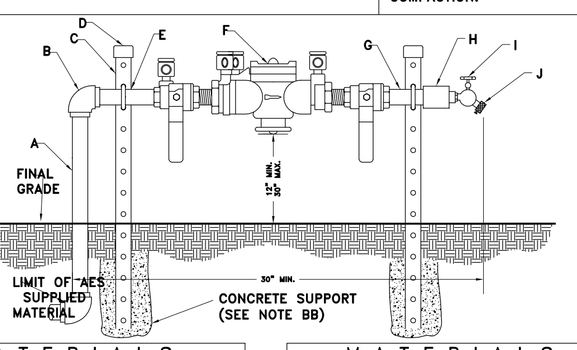
HUB AND INVERT LOCATION

ITEMS	CLOCK POSITION
DISCHARGE LINE$	3:00
PRIMARY INVERT	6:00(WEST)
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	9:00(NORTH)



SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI–FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12–INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T–180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.

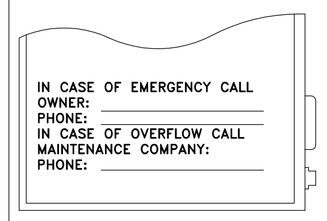


MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 24" S.S. NIPPLE
B	2	3/4" x 1" S.S. 90° ELBOW
C	2	1"x1"x40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 520
E	2	3/4" S.S. PIPE BOLTS

MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	1	3/4" x 4" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

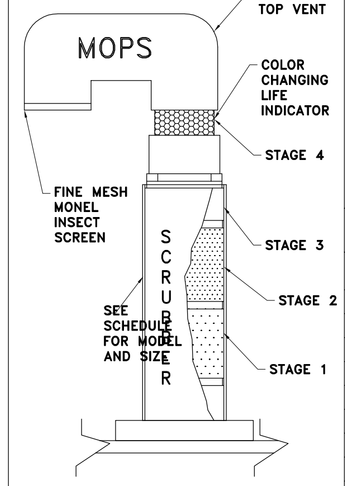
DETAIL B
R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.



DETAIL C
(SUPPLIED BY MAINT. COMPANY)

CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



DETAIL A

MOPS ODOR/GAS SCRUBBER

NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET–WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.

PUMP STATION — VALVE BOX ASSEMBLY

TOP VIEW N.T.S.

SECTION VIEW N.T.S.

MOPS

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547–8080 FAX: (561) 547–3999 © 2000

PRIVATE SERIES

REVISION	DATE
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MOPS PUMP STATION SCHEDULE

MOPS SERIES			ITEM DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	21		100 YEAR FLOOD ELEVATION	ZONE X
INITIAL DESIGN HEAD (T.D.H.)	81'		25 YEAR FLOOD ELEVATION	ZONE X
SECONDARY DESIGN FLOW (G.P.M.)	41	A	GRADE ELEVATION	16.40'
SECONDARY DESIGN HEAD (T.D.H.)	24'	B	TOP ELEVATION OF WET WELL	16.40'
RATED PERFORMANCE SPEED	3450 RPM	C	BOTTOM ELEVATION OF WET WELL	8.40'
RATED MOTOR HORSEPOWER	3.0	D	ALL PUMPS OFF ELEVATION	10.50'
SUBMERSIBLE PUMP TYPE (P–1,P–2)	GRINDER	E	LEAD PUMP ON ELEVATION	11.50'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	12.00'
SERVICE ENTRANCE VOLTAGE	208	G	HIGH ALARM ELEVATION	12.50'
SERVICE ENTRANCE PHASE	1	H	INSIDE DIAMETER OF WET–WELL	48"
CONTROL CENTER FULL LOAD AMPS	56	I	OUTSIDE DIAMETER OF ANTI–FLOATATION RING	84"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	60	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	000/(0)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	4"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L	FORCE MAIN DIAMETER	2"
ON–SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	13.00'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	B22–4896–B–3.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA–22
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS–B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC–221–3.0
MOPS DISCONNECT SWITCH	1	FDS–60–1–2–PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA–32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON–SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START–UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62–640.400– COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D– HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A–MOTOR CONTROL CENTERS AND U.L. 698A–INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (1997 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS–SEAL–OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF–CHARGING, BACK–UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62–604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL–OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI–DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS MOUNTED ABOVE THE 100 YEAR FLOOD ELEVATION.
FF. MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE–CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

PRIVATE PUMP STATION

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561–547–8080 Fax: 561–547–3999

Project: VISTA GARDENS BALLROOM
Prepared For: GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET, COOPER CITY, FLORIDA 33330

AES. Project No.: 1337
Date: 07/02/19

Page No. LS–1

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5805 FAX: (954) 434-5804
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE: REGINA BOBO–JACKSON, P.E.
FL P.E. NO.: 38550

REVISIONS

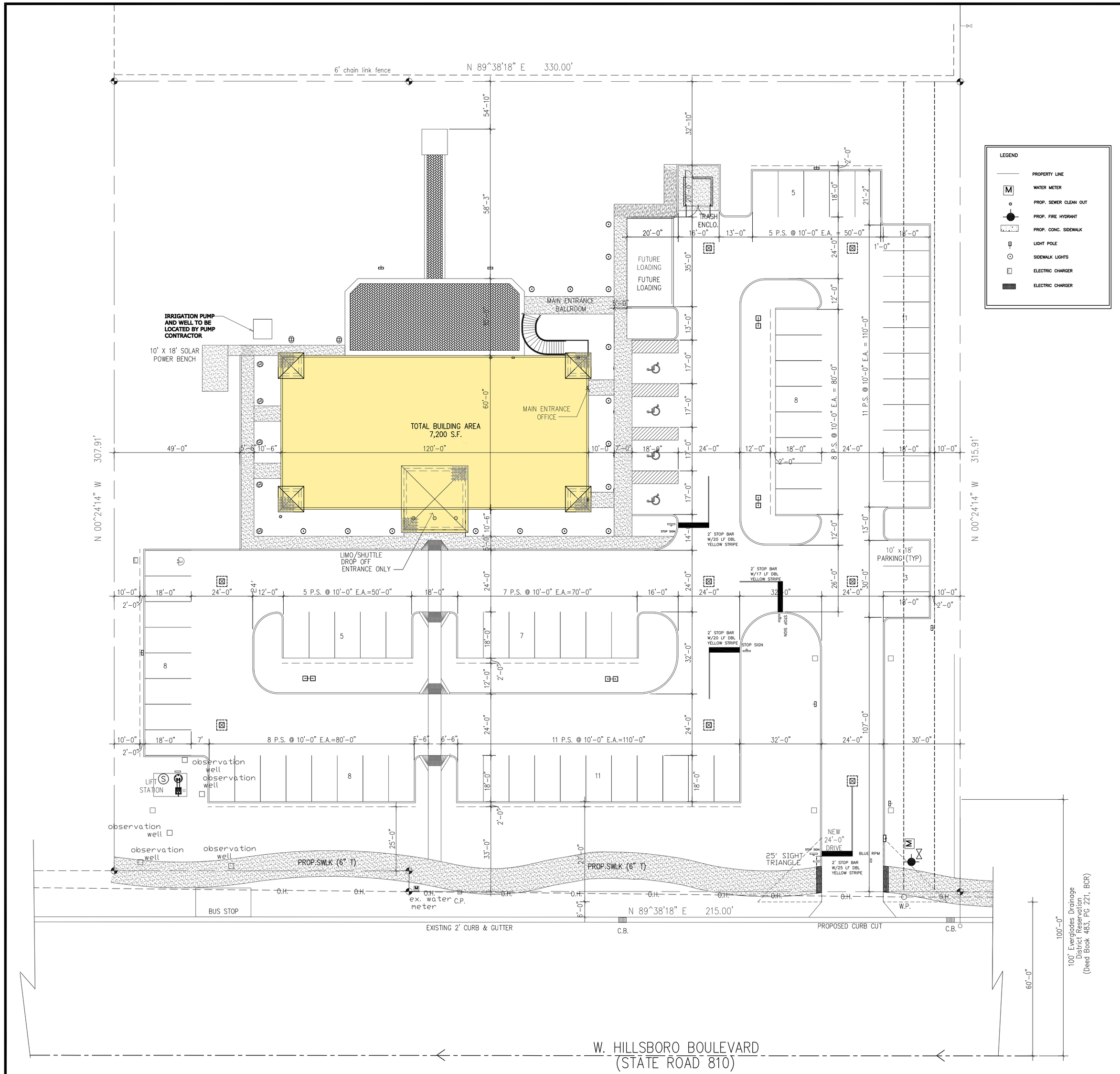
No.	DATE	DESCRIPTION

PROPOSED BALLROOM FOR:
VISTA GARDENS
5011 W HILLSBORO BLVD.
COCONUT CREEK, FL

GEA PROJECT NO.: 19012
DATE: 03–20–2019
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
LIFT STATION & DETAILS

C8 OF 9



LEGEND

- PROPERTY LINE
- WATER METER
- PROP. SEWER CLEAN OUT
- PROP. FIRE HYDRANT
- PROP. CONC. SIDEWALK
- LIGHT POLE
- SIDEWALK LIGHTS
- ELECTRIC CHARGER
- ELECTRIC CHARGER

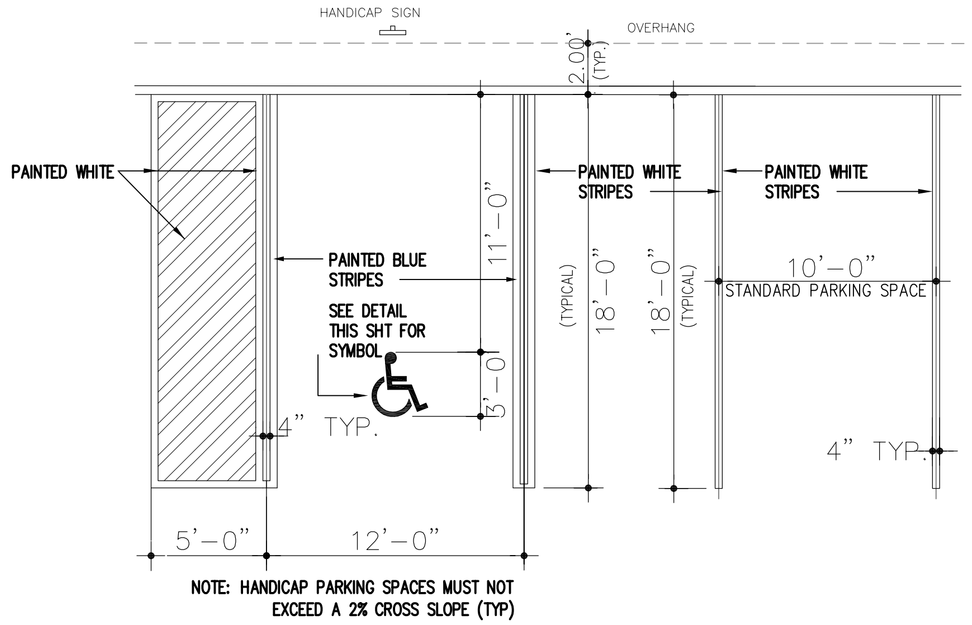
SIGNING & MARKING PLAN

SCALE: 1"=20'

N

SIGNING & MARKING NOTES:

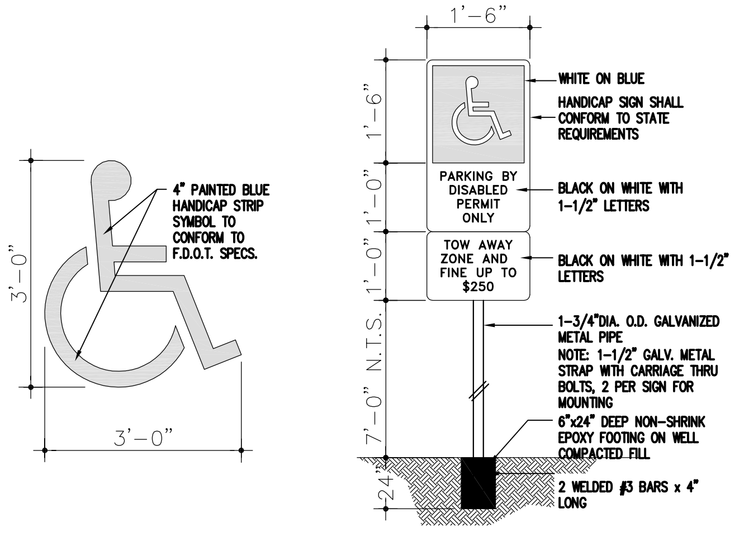
1. INSTALL SIGNS, STRIPPING AND WHEEL STOPS AS INDICATED ON PLANS.
2. ALL STOP BARS AND LANE SEPARATORS SHALL BE THERMOPLASTIC. ALL OTHER STRIPPING SHALL BE FDOT REFLECTIVE PAINT.
3. ALL SIGNS SHALL BE HIGH INTENSITY.
4. SEE DETAILS THIS SHEET FOR HANDICAP AND REGULAR STALL STIRPING.



NOTE: HANDICAP PARKING SPACES MUST NOT EXCEED A 2% CROSS SLOPE (TYP)

PARKING STALLS DETAILS

N.T.S.



NOTE: PROVIDE ONE SIGN FOR EACH HANDICAP SPACE.

HC SIGNAGE & MARKING DETAILS

N.T.S.

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

PROPOSED BALLROOM FOR:
VISTA GARDENS
5011 W HILLSBORO BLVD.
COCONUT CREEK, FL

REVISIONS

No.	DATE	DESCRIPTION

GEA PROJECT NO.: 19012
DATE: 03-20-2019
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
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APPROVED BY: R.B.J.

SHEET TITLE

SIGNING & MARKING PLAN

C9 OF 9