



**SOS CHILDREN'S VILLAGE
ADMINISTRATIVE BUILDING ADDITION**

3681 NW 59th Pl, Coconut Creek, FL 33073

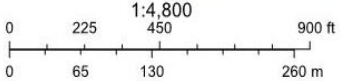
LOCATION MAP



LOCATION MAP



January 19, 2021



LANDSCAPE PLAN

CITY OF COCONUT CREEK STANDARD LANDSCAPE NOTES:

- 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.
- ALL PLANTING MATERIAL SHALL BE GRADED FLORIDA GRADE AS SPECIFIED IN GRASSES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. TREES SHALL NOT BE TIPPED, TOPPED, OR SHAVED PRIOR TO INSTALLATION.
- LANDSCAPE SHALL BE PLACED TO EDGE OF ADJUTING STREETS, CANALS, LAKES OR OTHER LANDS.
- 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 BRANCHED TOUCHING, ADJUST ON-CENTER SPACING AS NECESSARY AND/OR PROVIDE ADDITIONAL PLANTING TO PROVIDE AN ADEQUATE SCREEN.
- 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.
- OUTSTANDING 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.
- BURIAL 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.
- ALL PLANT MATERIAL SHALL BE FREE OF PESTS, INSECTS, DISEASE, WEEDS, ETC.
- ALL REQUIRED LANDSCAPE MATERIAL SHALL BE INSTALLED USING A PLANTING SOIL MIX COMPOSED OF A TYPE APPROPRIATE TO THE INDIVIDUAL PROPOSED PLANT MATERIAL AND THE NATIVE SOIL FOUND ON THE SITE.
- 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 PROTECTION WHEN PROPERLY PLANTED AT THE CORRECT PLANTING DEPTH.
- ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING TO ELIMINATE AIR POCKETS IN THE ROOT ZONE AREA.
- 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.
- REFER TO COCONUT CREEK FIRE EQUIPMENT CLEAR ZONE DIAGRAM TO MAINTAIN A SAFE ZONE FRONTING FIRE HYDRANTS.
- DO NOT PLANT TREES, SHRUBS OR GROUNDCOVER WITHIN ELECTRIC METER CLEAR ZONE. PROVIDE A SAFE ZONE AS DESCRIBED BY THE ELECTRICAL INSPECTOR.
- 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.
- IRRIGATION PERMITS AND PLANS SHALL BE SUBMITTED FOR APPROVAL AT TIME OF BUILDING PERMITS.
- 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.
- 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.
- 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 ADJUTS 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.
- AN INSPECTION IS REQUIRED PRIOR TO THE BACKFILLING OF TREES/PALMS IN ALL PARKING MEDANS AND ISLANDS.

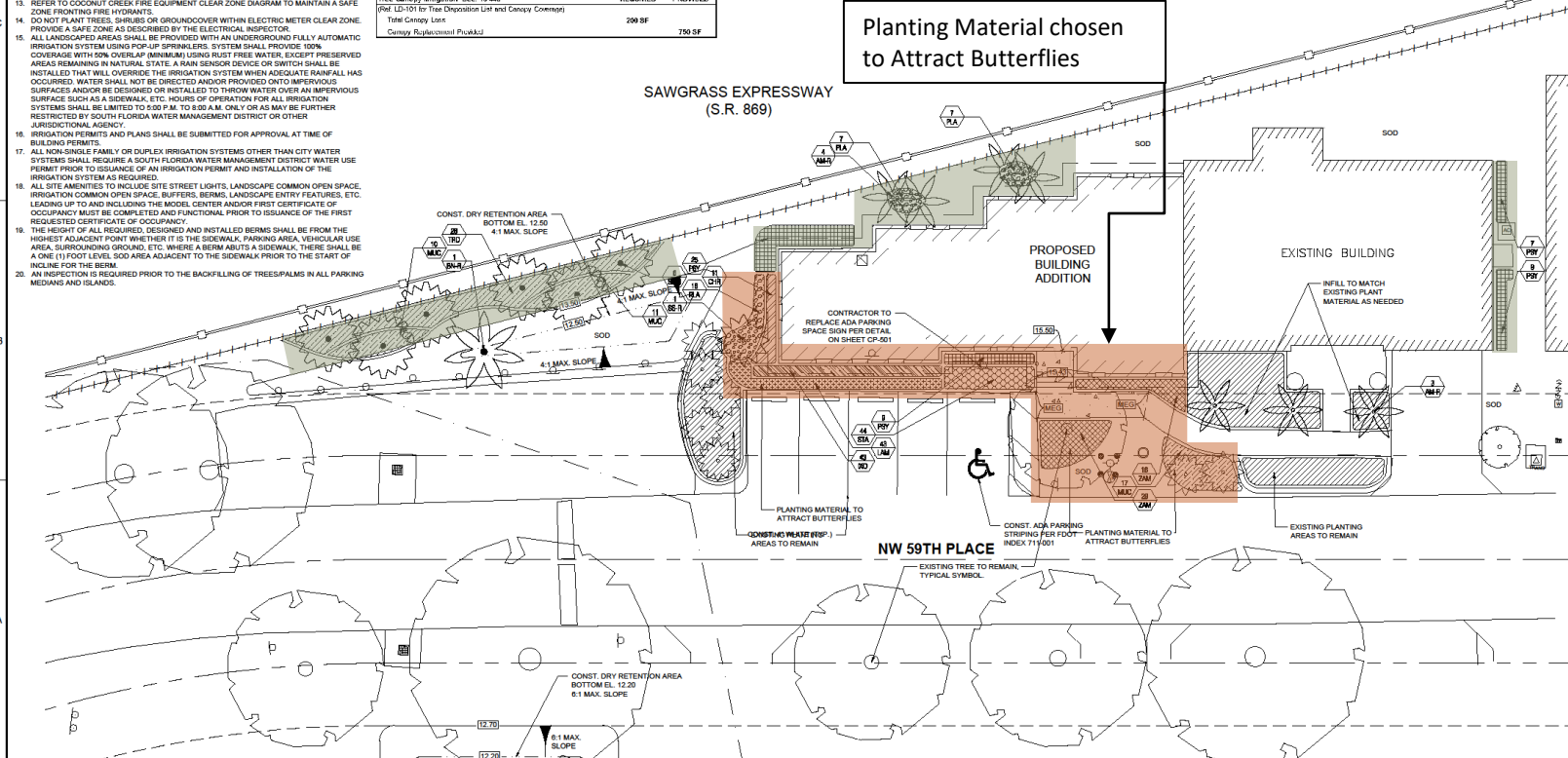
CITY OF COCONUT CREEK - LANDSCAPE REQUIREMENTS

Zoning	PUD	Req'd	Provided
Mid-Rise Area	35, 36 SF	10,959 SF	6,926 SF
Area of Utility Construction			6,926 SF
Total Parking Area			6,926 SF
Minimum Landscape Requirements Sec. 13-443 (b)			
1 Tree per 1000 SF (incl. driveways & parking)	6,926 SF	7 TREES	9 TREES
Existing Trees	4	Shade Trees	0
Proposed Trees	5	Trees = Palms @ 2:1	0
5 shrubs per 1000 SF	35 SHRUBS	372 SHRUBS	0
Building Foundation Sec. 13-443 (7) d			
Foundation Planting - Three (3) trees/landscaping required between the building and VUA area			
South Face	75 LF	1 TREE	1 TREE
1 tree per 40 LF	120 LF	3 TREES	2 TREES
20 shrubs per 40 LF	39 SHRUBS	106 SHRUBS	0
30 groundcovers per 40 LF	90 GROUNDCOVERS	106 GROUNDCOVERS	0
Perimeter Trees Sec. 13-443 (10)			
1 tree per 40 LF (continuous hedge)			
South Boundary	152 LF	4 TREES	4 TREES
Existing Trees	5	Shade Trees	0
Proposed Trees	0	Shade Trees	0
West Boundary	22 LF	1 TREE	2 TREES
Existing Trees	2	Shade Trees	0
Proposed Trees	0	Shade Trees	0
Street Trees Sec. 13-443 (7) c			
1 tree per 40 LF (with 1/2' overhanging white canopy)	184 LF	5 TREES	5 TREES
Existing Trees	4	Shade Trees	0
Proposed Trees	1	Trees = Palms @ 2:1	0
194 LF		7 TREES	9 TREES
Existing Trees	4	Shade Trees	0
Proposed Trees	3	Trees = Palms @ 2:1	0
Total Trees Required			
Includes Min. Landscaping, Bldg. Foundation, Perimeter, Interior VUA, Street Trees and Required Public Trees		14 TREES	15 TREES
Native Planting Sec. 13-444 (c)			
Tree = 50% of proposed trees		7 TREES	8 TREES
Shrub = 20% of proposed shrubs		106 SHRUBS	209 SHRUBS
Tree Canopy Mitigation Sec. 13-445			
(Ref. LD-101 for Tree Disposition List and Canopy Coverage)		209 SF	750 SF
Canopy Replacement Provided			

PALM	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	REMARKS
BPA	6	BALAU PALMETTO	RELOCATED	18" - 20" CT.	N	RELOCATED FROM ON-SITE
RELOCATED TREES & PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	REMARKS
AMR	7	ACONIA MIMOSA	RELOCATED	6" - 8" DBH	N	RELOCATED FROM ON-SITE
BMR	1	BRECKON MORIS	RELOCATED	8" - 10" DBH	N	RELOCATED FROM ON-SITE
BSR	1	BRACHYSTYLIS	RELOCATED	8" - 10" DBH	N	RELOCATED FROM ON-SITE
RELOCATED TREES & PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	REMARKS
CH8	11	CROTCHAMUS ECHO	YLD 18"	2 1/2" HT. X 3/4" DBH	N	8" OC
DC	45	DWARF DWARF	18" HT. X 1/2" DBH	N	8" OC	
LMI	45	LANTANA MONTENSIS	18" HT. X 1/2" DBH	N	8" OC	
MAD	70	MULLEBERGIA CAELIARIS	18" HT. X 1/2" DBH	N	8" OC	
PLA	30	PLUMBAGO ALBOVARIA	18" HT. X 1/2" DBH	N	8" OC	
PFF	60	PFYDINTIA MEXICANA	18" HT. X 1/2" DBH	N	8" OC	
ATA	44	ATACAPHTA JAMAICENSIS	18" HT. X 1/2" DBH	N	8" OC	
THO	38	THECOPHANTA PAVANACEA	18" HT. X 1/2" DBH	N	8" OC	
ZMI	44	ZAMI PALM 2	18" HT. X 1/2" DBH	N	8" OC	

Proposed Planting Addition
Butterfly Planting Palette

Planting Material chosen to Attract Butterflies



301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Certificate of Authorization: 7328
Licensed Business Number: 0860

NO.	DESCRIPTION	DATE

GRAPHIC SCALE
0 10 20
SCALE: 1" = 10'
NOTE: PRINTED DRAWINGS SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

Printed by: jphillips On Wednesday, September 23, 2020 4:00:34 AM

PRELIMINARY PLAN NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 12/15/2020
DESIGNED BY: AS, SL
DRAWN BY: AS, SL
CHECKED BY: KS, MP
BID-CONTRACT:

MICHAEL J. PHILLIPS, P.L.C.
FLORIDA REG. NO. 1A0001540
(FOR THE FIRM)

CLIENT: **SEAWOOD BUILDERS**

PROJECT: **SOS CHILDREN'S VILLAGE**

SHEET TITLE: **LANDSCAPE PLAN**

SHEET NUMBER: LP-101
PROJECT NUMBER: 11204.00

STATUS: PRELIMINARY

DRC LANDSCAPE COMMENTS

1. PLANT DATA TABLE: CHRISTMAS PALM, ARIKURY PALM, AND IXORA ARE NOTED AS NATIVES AND THEY ARE NOT. REVISE THE TABLE ACCORDINGLY.

RESPONSE: PLANTING DATA REVISED ACCORDINGLY

2. EXTEND THE PROPOSED WILD COFFEE HEDGE TO SURROUND THE AC UNIT ON THREE SIDES AS REQUIRED BY CODE.

RESPONSE: HEDGE WILL BE EXTENDED TO THREE SIDES OF AC UNIT

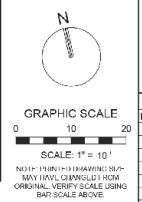
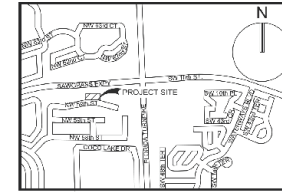
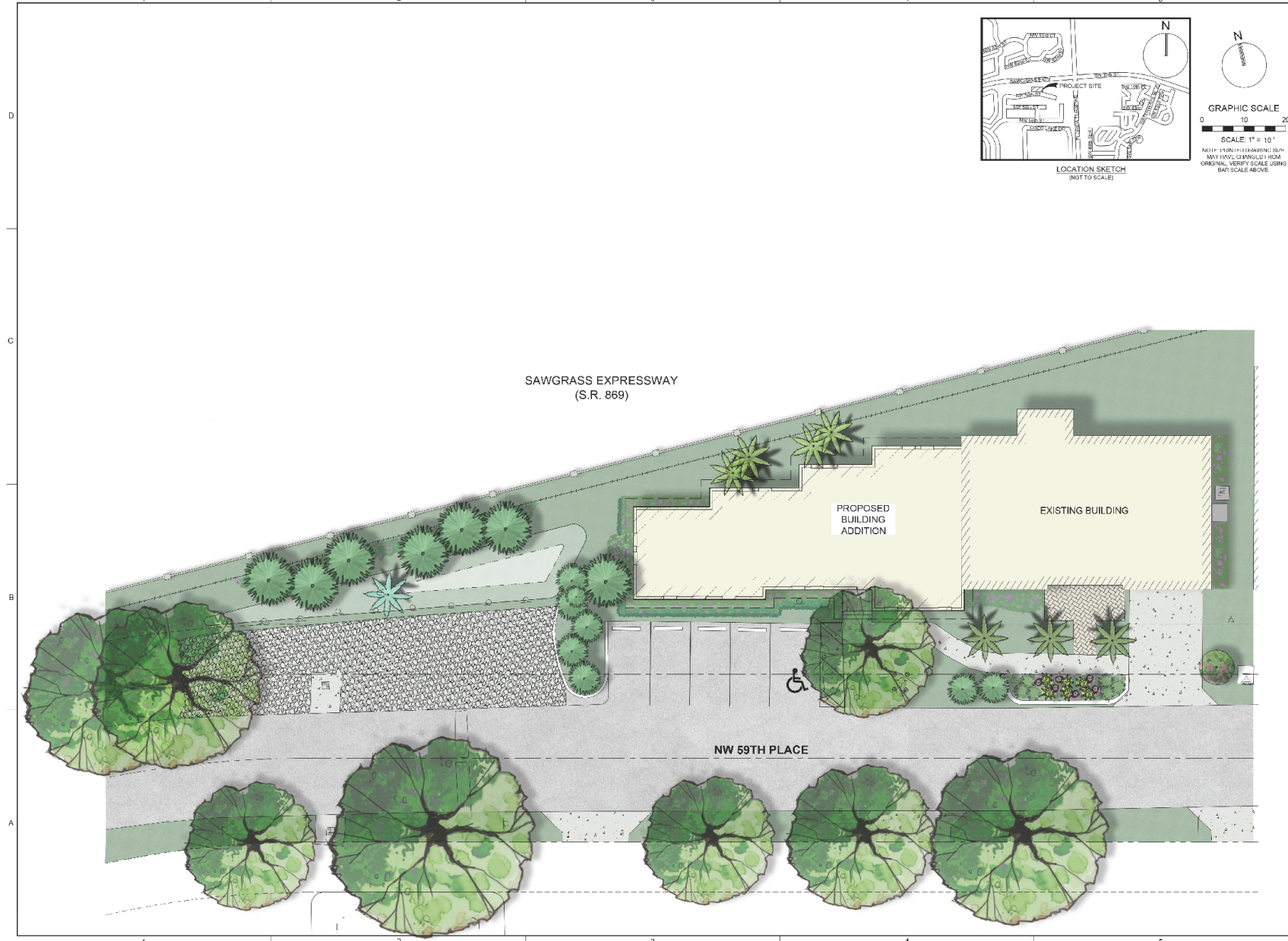
3. THE PROPOSED LOCATION FOR THE THREE RELOCATED ADONIDIAS ADJACENT TO THE EXISTING BUILDING ARE WITHIN A UTILITY EASEMENT. RELOCATE PALMS OUTSIDE OF THIS EASEMENT. (EXISTING TREES MAY REMAIN IN THE EASEMENT UNLESS OTHERWISE NOTED BY ENGINEERING.)

RESPONSE: THE THREE ADONIDIAS WILL BE LOCATED OUT OF THE EXISTING EASEMENT IN COORDINATION WITH THE CITY

4. IDENTIFY PLANT MATERIAL IN AREA NOTED AS “BUTTERFLY” AREA, WHICH IS THE “CONSPICUOUS DISPLAY OF GREEN” FOR THE SITE AS NOTED IN THE ZONING RESPONSES.

RESPONSE: BUTTERFLY GARDEN PLANT SPECIES WILL BE ELABORATED ON THE PLAN SHEET LP-101

ILLUSTRATIVE PLAN



KEITH
301 East Atlantic Blvd, Pompano
Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7923
Licensed Business Number: 6550

NO.	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION**
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ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.

ISSUE DATE: 12/15/2020
DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: AM
BID-CONTRACT: MG

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 69529
(FOR THE FIRM)

CLIENT
**SEAWOOD
BUILDERS**

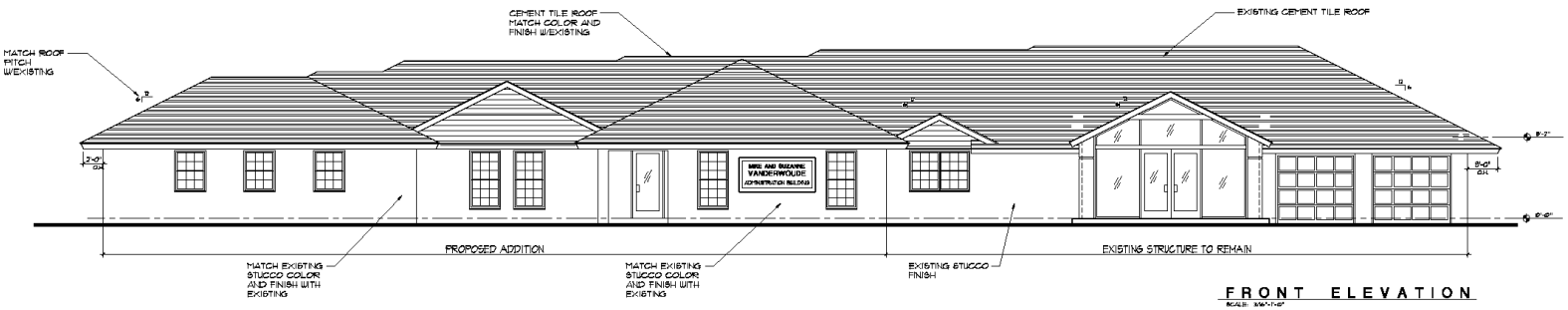
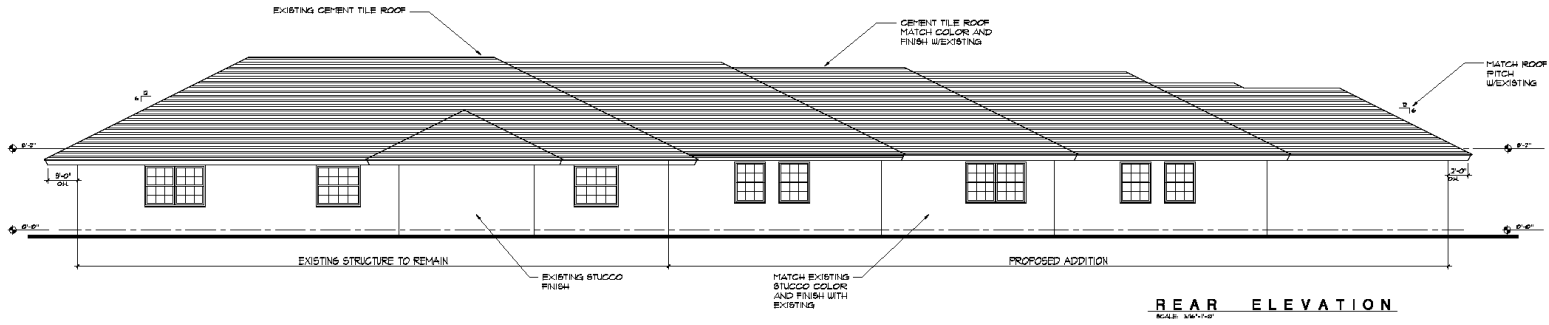
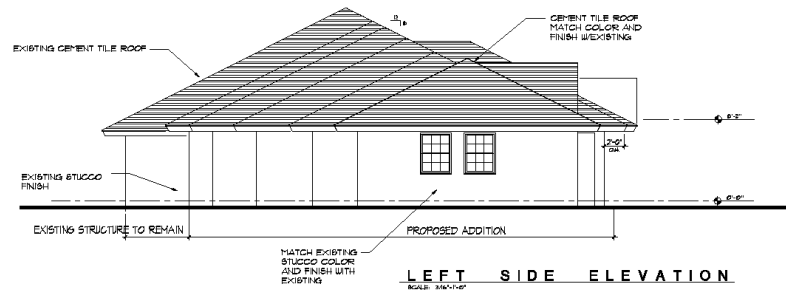
PROJECT
**SOS CHILDREN'S
VILLAGE**

SHEET TITLE
SITE PLAN

SHEET NUMBER **SP-101**
PROJECT NUMBER **11204.00**

STATUS: PRELIMINARY

ARCHITECTURAL ELEVATION



REVISIONS

DATE: 12-28-19



**ADDITION TO ADMINISTRATIVE OFFICES
FOR
SOS CHILDREN'S VILLAGES**

3681 N.W. 59 PLACE, COCONUT CREEK, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
 LIC # AR 7564, AR 0201896
 901 S. FEDERAL HWY, SUITE 200
 FORT LAUDERDALE, FL 33316
 (954) 465-3286
 FAX NUMBER: 19-88-77



A-2

SHEET:

DATE: 2

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