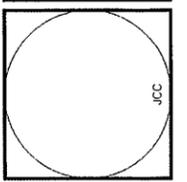


1 CONTEXTUAL PLAN

AS0.00 SCALE: 1" = 80'-0"

RLC
 14 SE 4th Street, Boca Raton, FL 33432
 Tel: 561-398-6555 Fax: 561-398-0087
 Web: www.rlcarchitects.com
 OFFICE: 14 SE 4th Street, Boca Raton, FL 33432
 THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGN AND PLANS
 HEREON, INCLUDING ANY AND ALL INFORMATION, SHALL BE THE PROPERTY OF
 RLC ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED, COPIED, OR
 TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN
 PERMISSION OF RLC ARCHITECTS, P.A.



LEDER OFFICE BUILDING
4161 W, HILLSBORO BLVD.
 Coconut Creek, Florida

REVISIONS

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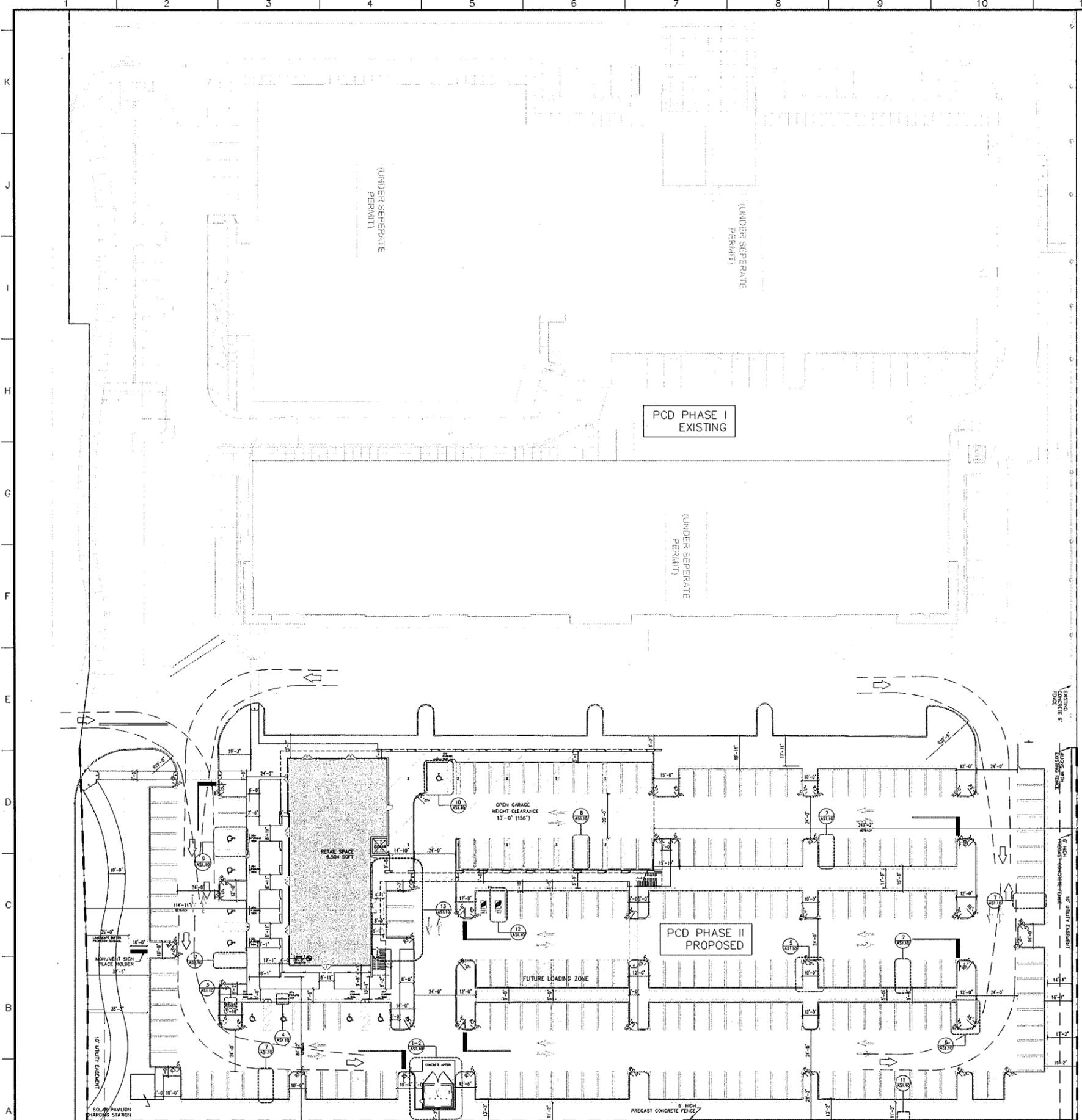
CONTEXTUAL PLAN
 Scale 1" = 80'-0"
 Project No. 19047.00
 Date 02.10.2020

Principal: JCC
 Project Director: XXX
 Project Manager: XXX
 Drafted by: APD
 Checked by:



02.10.2020

Sheet No.
AS0.00



ZONING DATA

4161 W. HILLSBORO BLVD.
 SITE AREA: 126,976 SQFT (2.9150 ACRES)
 BUILDING AREA: 61,930 SQFT
 BUILDING HEIGHT: 64'-0" (FOUR STORIES)
 USE: RETAIL/OFFICE

	EXISTING ZONING	REQUIRED FOR PROPOSED ZONING	PROVIDED FOR PROPOSED ZONING
HEIGHT	36'-0"	56'-0" (TOP OF ROOF) 64'-0" (HIGHEST POINT)	56'-0" (TOP OF ROOF) 64'-0" (HIGHEST POINT)
SETBACKS (YARDS)			
FRONT OF STREET (SOUTH)	75 FEET	25 FEET	114 FEET
SIDE (EAST)	30 FEET	25 FEET	64 FEET
REAR (NORTH)	50 FEET	25 FEET	249 FEET
OPEN SPACE (PHASE II)			
GREEN SPACE *NOT INCLUDING CAR OVERHANG AREA*			29,110 SQFT
HARDSCAPE (SIDEWALK)			10,550 SQFT
CAR OVERHANG AREA			3,600 SQFT
ASPHALT AREA			77,212 SQFT
OPEN SPACE (PERVIOUS AREA)	10% OF TOTAL SITE AREA (MIN SQFT: 12,697)	20% OF TOTAL SITE AREA (MIN. SQFT: 25,395)	22% OF TOTAL SITE AREA (SQFT PROVIDED: 29,110)
* TOTAL OPEN SPACE FOR PHASE I AND PHASE II: 25% (100,604 SQFT OF OPEN SPACE OF 386,593 SQFT OF SITE AREA)*			

FLORIDA BUILDING CODE (BUILDING, 6TH EDITION 2017)

Classification		Business Classification		BUILDING DATA	
Construction Type		Type II-B - Sprinkled (multistory)		HEIGHT	56'-0" (TOP OF ROOF) 64'-0" (HIGHEST POINT)
HEIGHT	Allowed (Max) 75'-0"	Proposed 64'-0"		BUILDING SQUARE FEET (MEASURED EXTERIOR OF WALL)	FLOOR 1 (RETAIL): 6,504 SQFT
FLOORS	4 Floors	4 Floors			FLOOR 2 (OFFICE): 18,236 SQFT
SQFT	69,000 sqft	61,930			FLOOR 3 (OFFICE): 18,236 SQFT
					FLOOR 4 (OFFICE): 18,175 SQFT
				TOTAL	61,930 SQFT

SITE PARKING

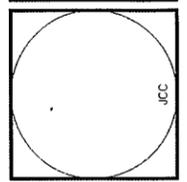
	REQUIRED	PROPOSED
RETAIL (1 PER 200 SQFT)	33	33
OFFICE (1 PER 300 SQFT)	183	200
ADA PARKING	9	9
TOTAL VEHICLE PARKING	225	242
BICYCLE PARKING (1 PER 10,000 SQFT OF BUILDING)	7	7

PARKING DISTRIBUTION

	STANDARD PARKING	ADA PARKING	TOTAL PARKING SPACES
OPEN GARAGE	24	1	25
SURFACE PARKING	209	8	217
TOTAL PARKING	233	9	242

RLC
 14 SE 4th Street, Boca Raton, FL 33432
 Tel: 561.393.6355 Fax: 561.393.0037
 Web: www.rlcarchitect.com

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 PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC PERMISSION OF
 CONCEPT ARCHITECTS, P.A.



LEDER OFFICE BUILDING
 4161 W, HILLSBORO BLVD.
 Coconut Creek, Florida

REVISIONS

NO.	DESCRIPTION
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PHASE II SITE PLAN

Scale 1" = 30'-0"
 Project No. 19047.00
 Date 02.10.2020

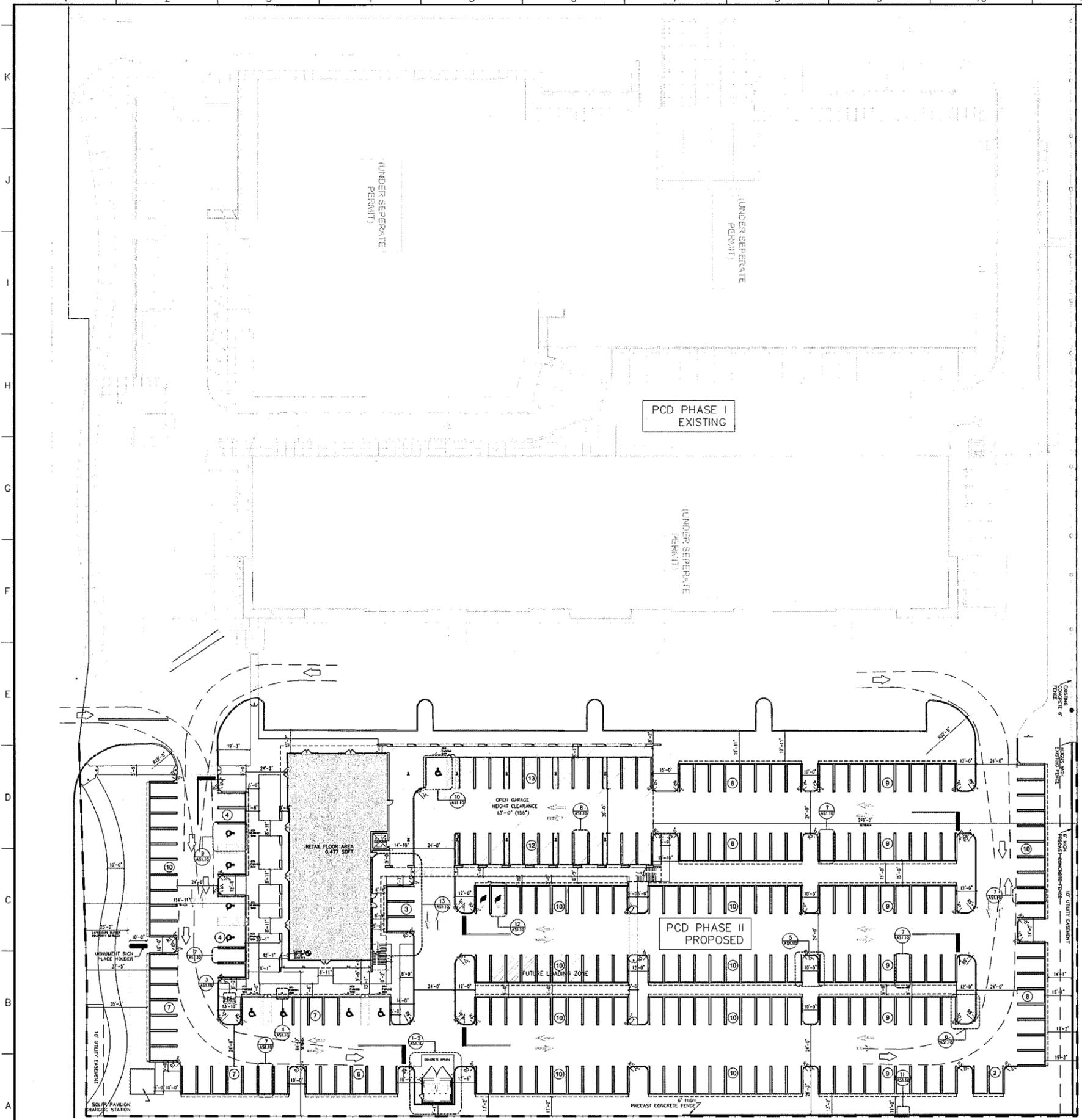
Principal: JCC
 Project Director: XXX
 Project Manager: XXX
 Drafted by: APD
 Checked by:

Sheet No.
AS1.00

1 PHASE II SITE PLAN
 AS1.00 SCALE: 1" = 30'-0"



02.10.2020



ZONING DATA

4161 W. HILLSBORO BLVD.
 SITE AREA: 125,976 SQFT (2.9150 ACRES)
 BUILDING AREA: 61,930 SQFT
 BUILDING HEIGHT: 64'-0" (FOUR STORIES)
 USE: RETAIL/OFFICE

	EXISTING ZONING	REQUIRED FOR PROPOSED ZONING	PROVIDED FOR PROPOSED ZONING
HEIGHT	35'-0"	56'-0" (TOP OF ROOF) 64'-0" (HIGHEST POINT)	56'-0" (TOP OF ROOF) 64'-0" (HIGHEST POINT)
SETBACKS (YARDS)			
FRONT OF STREET (SOUTH)	75 FEET	25 FEET	114 FEET
SIDE (EAST)	30 FEET	25 FEET	64 FEET
REAR (NORTH)	50 FEET	25 FEET	249 FEET
OPEN SPACE (PHASE II)			
GREEN SPACE *NOT INCLUDING CAR OVERHANG AREA*			29,110 SQFT
HARDSCAPE (SIDEWALK)			10,550 SQFT
CAR OVERHANG AREA			3,600 SQFT
ASPHALT AREA			77,212 SQFT
OPEN SPACE (PERVIOUS AREA)	10% OF TOTAL SITE AREA (MIN SQFT: 12,697)	20% OF TOTAL SITE AREA (MIN. SQFT: 25,395)	22% OF TOTAL SITE AREA (SQFT PROVIDED: 29,110)
* TOTAL OPEN SPACE FOR PHASE I AND PHASE II: 25% (100,504 SQFT OF OPEN SPACE OF 398,693 SQFT OF SITE AREA)*			

FLORIDA BUILDING CODE (BUILDING, 6TH EDITION 2017)

Classification		BUILDING DATA	
(B) Business Classification		HEIGHT	56'-0" (TOP OF ROOF) 64'-0" (HIGHEST POINT)
Type II-B - Sprinkled (multistory)		BUILDING FLOOR AREA, G.L.A. (MEASURED TO EXTERIOR OF WALL)	FLOOR 1 (RETAIL): 6,477 SQFT
HEIGHT	Allowed (Max)		Proposed
FLOORS	4 Stories		4 Stories
SQFT	92,000 s.f.		79,616 s.f. (gross)
		TOTAL	61,293 SQFT

SITE PARKING

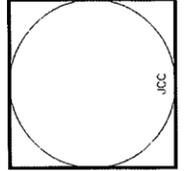
	REQUIRED	PROPOSED
RETAIL (1 PER 200 GLA)	33	33
OFFICE (1 PER 300 GLA)	199	209
TOTAL VEHICLE PARKING	232	242
ADA PARKING (INCLUDED ABOVE)	7	9
BICYCLE PARKING (1 PER 10,000 SQFT OF BUILDING)	7	7

PARKING DISTRIBUTION

	STANDARD PARKING	ADA PARKING	TOTAL PARKING SPACES
OPEN GARAGE	24	1	25
SURFACE PARKING	209	8	217
TOTAL PARKING	233	9	242

RLC Architects
 14 SE 4th Street, Room 200, Ft. Lauderdale, FL 33302
 Tel: 954 393 6505 Fax: 954 393 0007
 www.rlcarchitects.com

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LEDER OFFICE BUILDING
 4161 W. HILLSBORO BLVD.
 Coconut Creek, Florida

REVISIONS

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PHASE II SITE PLAN

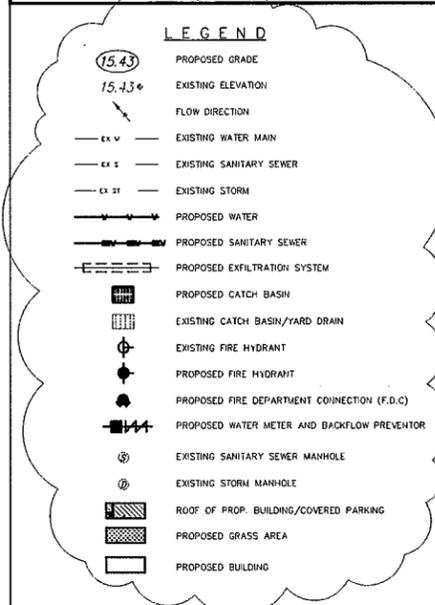
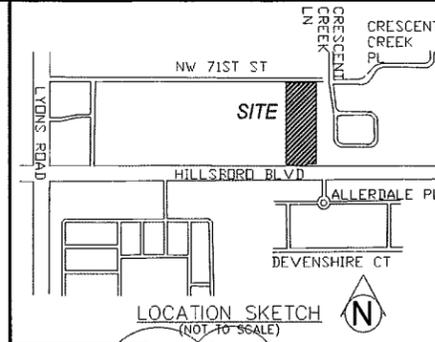
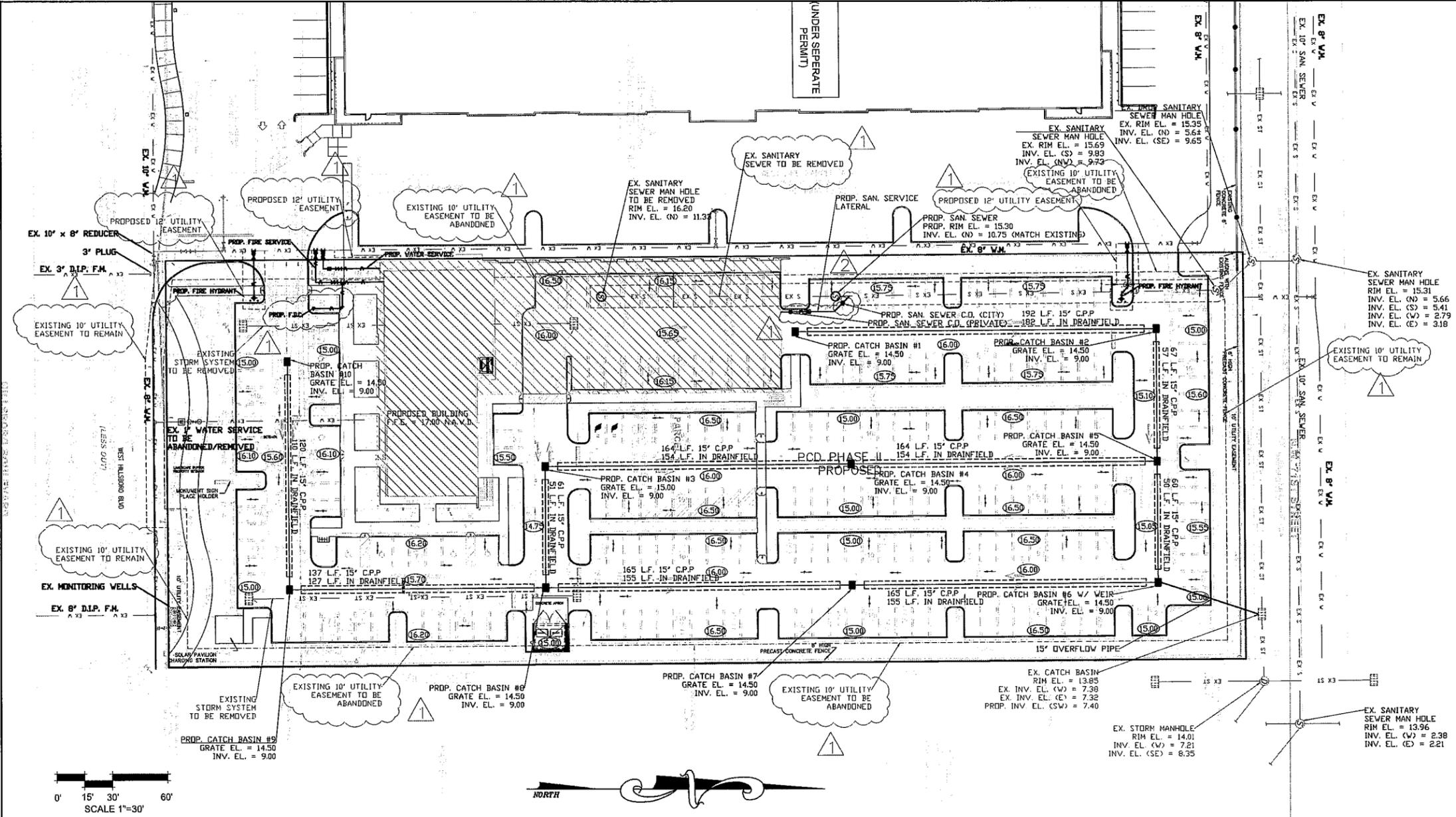
Scale: 1" = 30'-0"
 Project No. 19047.00
 Date 02.10.2020

Principal: JCC
 Project Director: XXX
 Project Manager: XXX
 Drafted by: APD
 Checked by:

Sheet No. **AS1.00**

1 PHASE II SITE PLAN
 AS1.00 SCALE: 1" = 30'-0"

02.10.2020



DIVERSIFIED CONSTRUCTION
DCES
 & ENGINEERING SERVICES
 2295 N.W. CORPORATE BLVD. #125 BOCA RATON, FL 33431
 561-750-3717 FAX 561-750-3686
 ES #6459

REVISIONS	DATE	DWN.:	CHK.:
		M.A.	M.A.
1. REVISED PER DRC #2 COMMENTS	12-17-19		
2. REVISED PER DRC #3 COMMENTS	02-07-2020		
3.			
4.			
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7.			
8.			

LAND DESCRIPTION:

PARCEL 1
 PARCEL "A" OF WORKINGMAN'S NURSERY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 126, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 33601, PAGE 1736 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2
 NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT C OF THE MUTUAL INGRESS AND EGRESS EASEMENT BETWEEN FIRST BAPTIST CHURCH OF COCONUT CREEK AND LEDER HILLSBORO COMPANY, LTD. RECORDED IN OFFICIAL RECORDS BOOK 32117, PAGE 1578, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 33445, PAGE 162, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3
 NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT B OF THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE PAVED ROADWAYS AND ACCESS BY LEDER HILLSBORO, LTD. AND NEW LIFE COMMUNITY CHURCH OF BROWARD COUNTY, INC. RECORDED IN OFFICIAL RECORDS BOOK 33516, PAGE 122 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION LYING WITHIN SAID PARCEL 1.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA AND CONTAINING 126,976 SQUARE FEET (2.9150 ACRES) MORE OR LESS.

UTILITY NOTES:

- EXISTING UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL INSTALLATIONS SHALL BE MADE IN SUCH A MANNER AS NOT TO INTERFERE WITH EXISTING OR NEW UTILITIES, DRAINAGE OR ROADWAY CONSTRUCTION. IF AN EXISTING FACILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" (1-800-432-4770) 48 HOURS BEFORE DIGGING.
- THE CONTRACTOR SHALL MAINTAIN AND ADJUST ALL EXISTING MANHOLE COVERS, HANDHOLE BOXES, METER BOXES AND VALVE BOXES TO FINISHED GRADE AS REQUIRED.
- EXISTING WATER AND SEWER SERVICES NOT UTILIZED SHALL BE CUT & CAPPED AT THE MAIN.

SURVEY NOTES:

- EXISTING CONDITIONS WERE TAKEN FROM A SKETCH OF SURVEY PREPARED BY AVIROM & ASSOCIATES INC., PROJECT NO. 11186 SURVEYED ON 04/15/19.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK DESCRIPTION: BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK #842. ELEVATION = 14.95 (NAVD 1988).
- THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12011C0158H, COMMUNITY PANEL NUMBER 120031 0158 H, DATED 08/18/2014.

GENERAL NOTES:

- ALL EXISTING DRAINAGE IMPROVEMENTS ARE TO BE REMOVED.

SITE DATA:

ROOF AREA	18,855 S.F.	(0.433 AC)
1ST FL BLDG AREA	6,675 S.F.	(0.153 AC)
WALKWAY/SDWK AREA	10,470 S.F.	(0.240 AC)
GREEN/PERVIOUS AREA	36,000 S.F.	(0.826 AC)
DRIVEWAY AREA	59,978 S.F.	(1.377 AC)
CURBING AREA	1,908 S.F.	(0.044 AC)
TOTAL AREA	127,209 S.F.	(2.920 AC)
IMPERVIOUS AREA	91,209 S.F.	(71.70%)
PERVIOUS AREA	36,000 S.F.	(28.30%)

48 HOURS BEFORE DIGGING
 BROWARD • PALM BEACH • INDIAN RIVER • ST. LUCIE • HARTY COUNTIES
 CALL TOLL FREE
1-800-432-4770
 FOR UNDERGROUND UTILITIES NOTIFICATION AND LOCATION

DISCLAIMER:
 INFORMATION SHOWN ON THIS PLAN IS A GRAPHIC REPRESENTATION ONLY, AND IS NOT TO BE USED IN LIEU OF A HORIZONTAL CONTROL PLAN.

LEDER OFFICE BUILDING
 4161 HILLSBORO BOULEVARD
 COCONUT CREEK, FLORIDA

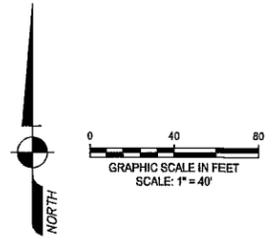
CONCEPTUAL SITE ENGINEERING PLAN

DCES

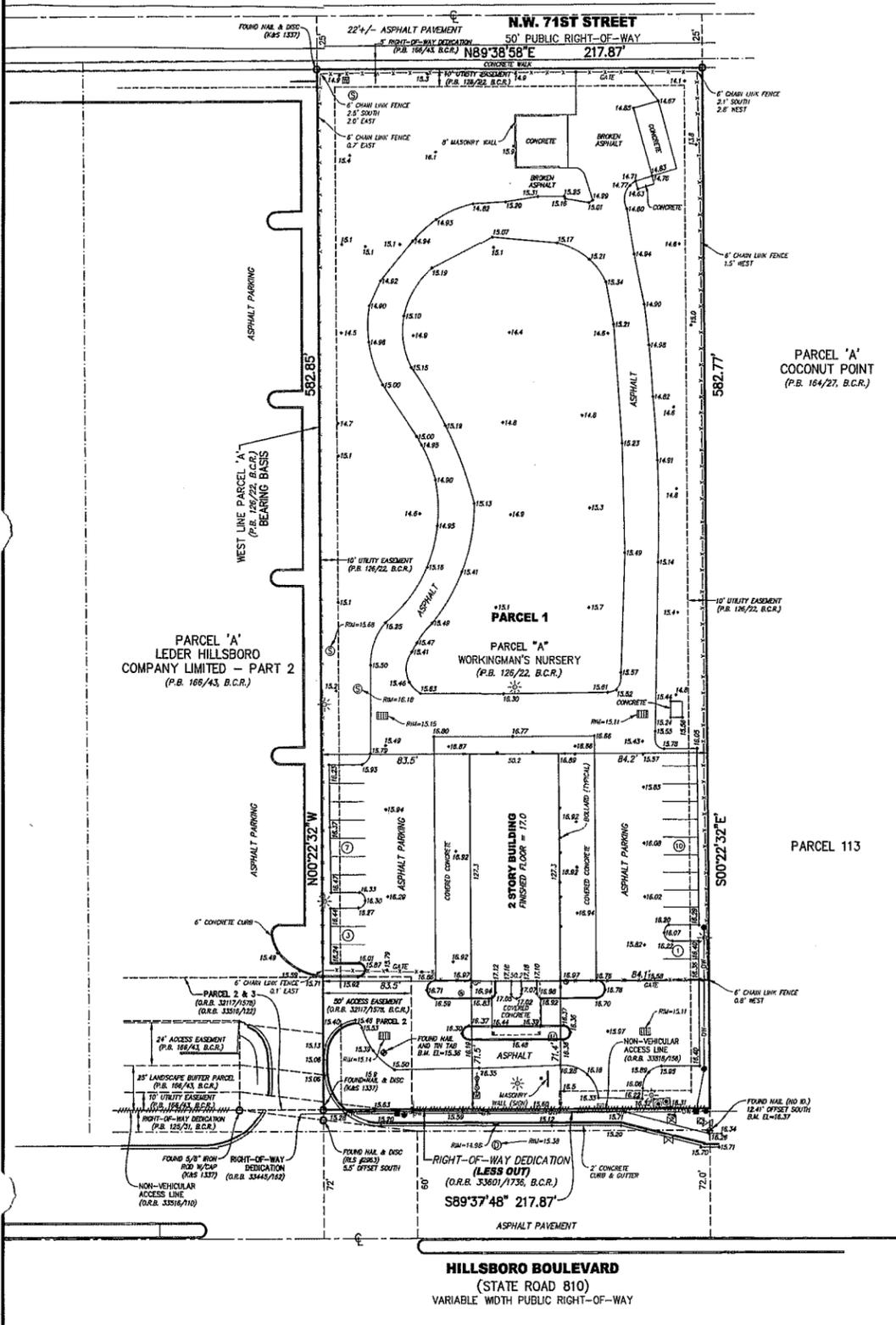
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 DATE: 09-24-2019
 DWN. BY: M.A.
 CHK. BY: N.B.J.
 F.B. PG.
 JOB NO.:
2373-19
 SHEET: C-1 OF 1

Neal B. Janov, State of Florida, Professional Engineer, License No. 21998. This item has been electronically signed and sealed by Neal B. Janov, P.E. on February 10, 2020 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NEAL B. JANOV #21998



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



LEGEND

- ⊖ BACK FLOW PREVENTOR VALVE
- ⊕ BENCHMARK
- ▬ CABLE TELEVISION RISER
- ⊠ CATCH BASIN
- ⊙ CLEAN OUT
- ⊞ CONCRETE UTILITY POLE
- ⊞ CURB INLET
- ⊞ DRAINAGE MANHOLE
- ⊞ ELECTRIC OUTLET
- ⊞ EXISTING ELEVATION
- ⊞ FIRE HYDRANT
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ MAIL BOX
- ⊞ METAL LIGHT POLE
- ⊞ MONITORING WELL
- ⊞ NUMBER OF REGULAR PARKING
- ⊞ SANITARY MANHOLE
- ⊞ SIGN (UNLESS NOTED)
- ⊞ SPIGOT
- ⊞ VAULT
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ WOOD UTILITY POLE

SUMMARY TABLE FOR:
 SCHEDULE B, SECTION II EXCEPTIONS
 TITLE COMMITMENT NO. 7559847 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 5 D.B. 853032 O.R.B. 2031298	YES	NOT PLOTTABLE
No. 6 D.B. 507944 O.R.B. 2019359	YES	NOT PLOTTABLE
No. 7 P.B. 12622 O.R.B. 366541899	YES	NOT PLOTTABLE
No. 8 O.R.B. 1841607 O.R.B. 2014384 O.R.B. 30889960 O.R.B. 308654991 O.R.B. 487081445	YES YES YES YES YES	SHOWN NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
No. 9 O.R.B. 321171678	YES	SHOWN
No. 10 O.R.B. 33516127	YES	SHOWN
No. 11 O.R.B. 307514225	YES	NOT PLOTTABLE
No. 12 INST. 114455275	YES	NOT PLOTTABLE
No. 13 P.B. 16043 O.R.B. 33519110 O.R.B. 35465817	YES YES YES	SHOWN NOT PLOTTABLE NOT PLOTTABLE
No. 14 O.R.B. 29817160	YES	NOT PLOTTABLE

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Chicago Title Insurance Company, Title Commitment No. 7559847, effective date 04/04/2019, Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the west line of said Parcel 'A' having a bearing of N00°22'32"W.
6. The boundary line dimensions as shown on this survey form a mathematically closed figure within +/-0.01 foot.
7. The real property legally described herein has access to and from a paved and dedicated public road(s) known as Hillsboro Boulevard (State Road 810) and N.W. 71st Street.
8. All observed encroachments, if any, are accurately shown hereon in.
9. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
10. The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0158H, Community Panel Number 120031 0158 H, dated 08/16/2014.
11. Benchmark Description: Broward County Engineering Department Benchmark #842, Elevation = 14.95 (NAVD 1988).
12. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
13. This map is intended to be displayed at a scale of 1:480 (1"=40').
14. Property Address: 4161 W. Hillsboro Blvd., Coconut Creek, Florida.
15. Abbreviation Legend: B.C.R. = Broward County Records; B.M. = Benchmark; C.L. = Centerline; D.B. = Deed Book; E.L. = Elevation; F.B. = Field Book; ID. = Identification; INST. = Instrument Number; L.B. = Licensed Business; NAVD = North American Vertical Datum; O.R.B. = Official Records Book; OW = Overhead Wires; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R.L.S. = Registered Land Surveyor; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Parcel 1
 Parcel "A" OF WORKINGMAN'S NURSERY, according to the Plat thereof recorded in Plat Book 126, Page 22 of the Public Records of Broward County, Florida, LESS that portion conveyed to the State of Florida Department of Transportation by the Warranty Deed recorded in Official Records Book 33601, Page 1736 of the Public Records of Broward County, Florida.

Parcel 2
 Non-exclusive easement for ingress and egress for the benefit of Parcel 1 above created by, and more particularly described in Exhibit C of the Mutual Ingress and Egress Easement between First Baptist Church of Coconut Creek and Leder Hillsboro Company, Ltd. recorded in Official Records Book 32117, Page 1576, less and except that portion conveyed to the State of Florida Department of Transportation by the Warranty Deed recorded in Official Records Book 33445, Page 162, all of the Public Records of Broward County, Florida.

Parcel 3
 Non-exclusive easement for ingress and egress for the benefit of Parcel 1 above created by, and more particularly described in Exhibit B of the Declaration of Restrictive Covenants for Private Paved Roadways and Access by Leder Hillsboro, Ltd. and New Life Community Church of Broward County, Inc. recorded in Official Records Book 33516, Page 122 of the Public Records of Broward County, Florida, less and except that portion lying within said Parcel 1.

Said lands lying in Broward County, Florida and containing 126,976 square feet (2.9150 acres) more or less.

CERTIFICATION:

To: Congress Statesville, LLC, a North Carolina liability company, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Chicago Title Insurance Company, The Vine International Ministries, Inc., a Florida not-for-profit corporation, 4161 Hillsboro, LLC, a Florida limited liability company.

I HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 4/15/2019

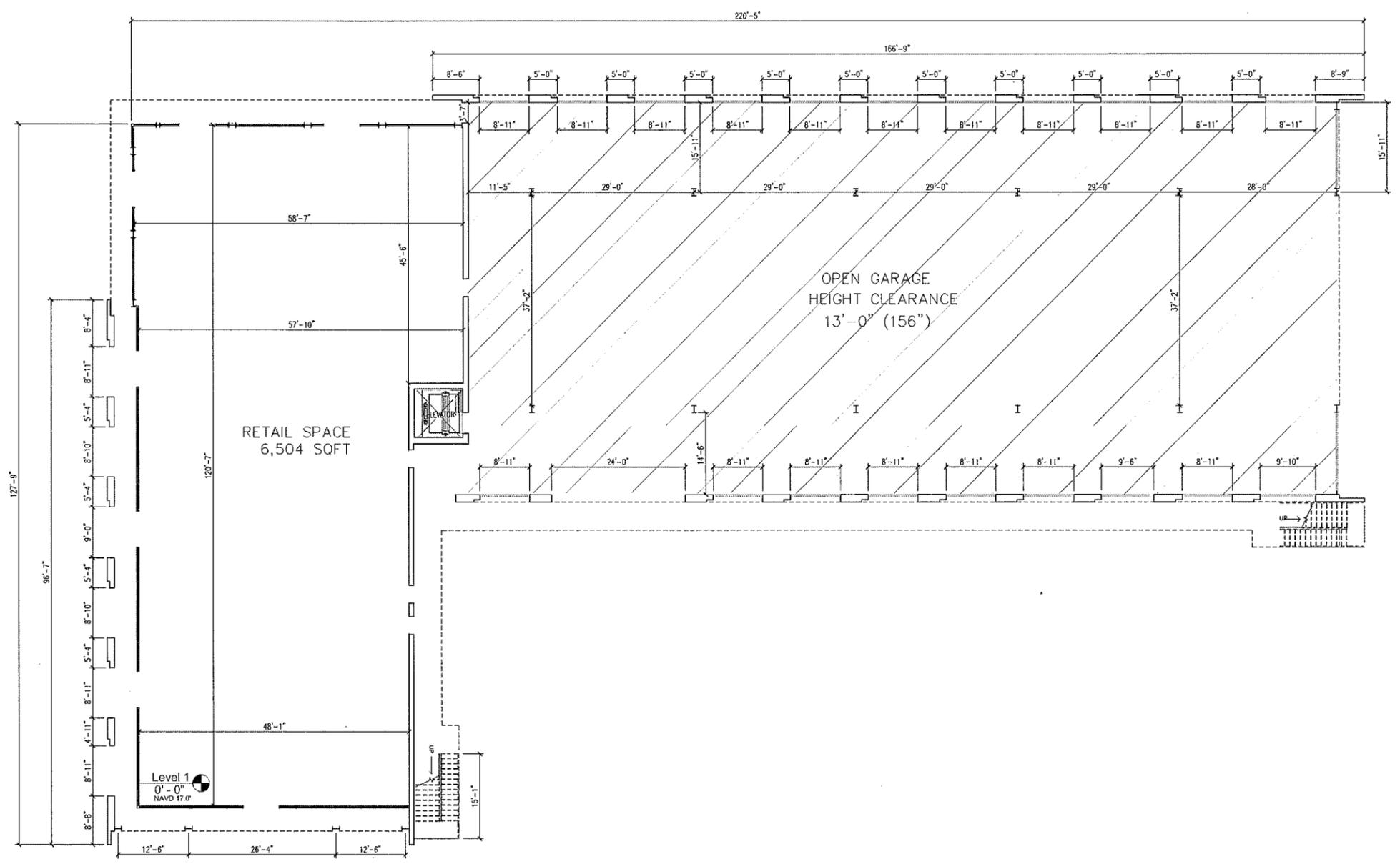
John T. Doogan
 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 992-2584 / WWW.AVIROMSURVEY.COM
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AVIROM & ASSOCIATES
 EST. 1987

JOB #	SCALE	DATE	BY	CHECKED	PG.	SHEET
11186	1" = 40'	04/15/2019	J.S.B.	J.T.D.	21-23	1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY
PARCEL "A"
 WORKINGMAN'S NURSERY
 SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 (P.B. 126, PG. 22, B.C.R.)
 CITY OF COCONUT CREEK
 BROWARD COUNTY, FLORIDA



1 FIRST FLOOR PLAN

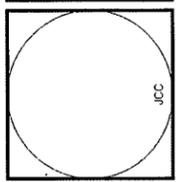
A1.10 SCALE: 3/32" = 1'-0"



02.10.2020

RLC Architects
 14 SE 4th Street, Room 200, Ft. Lauderdale, FL 33302
 Tel: 954.393.0535 Fax: 954.393.0007
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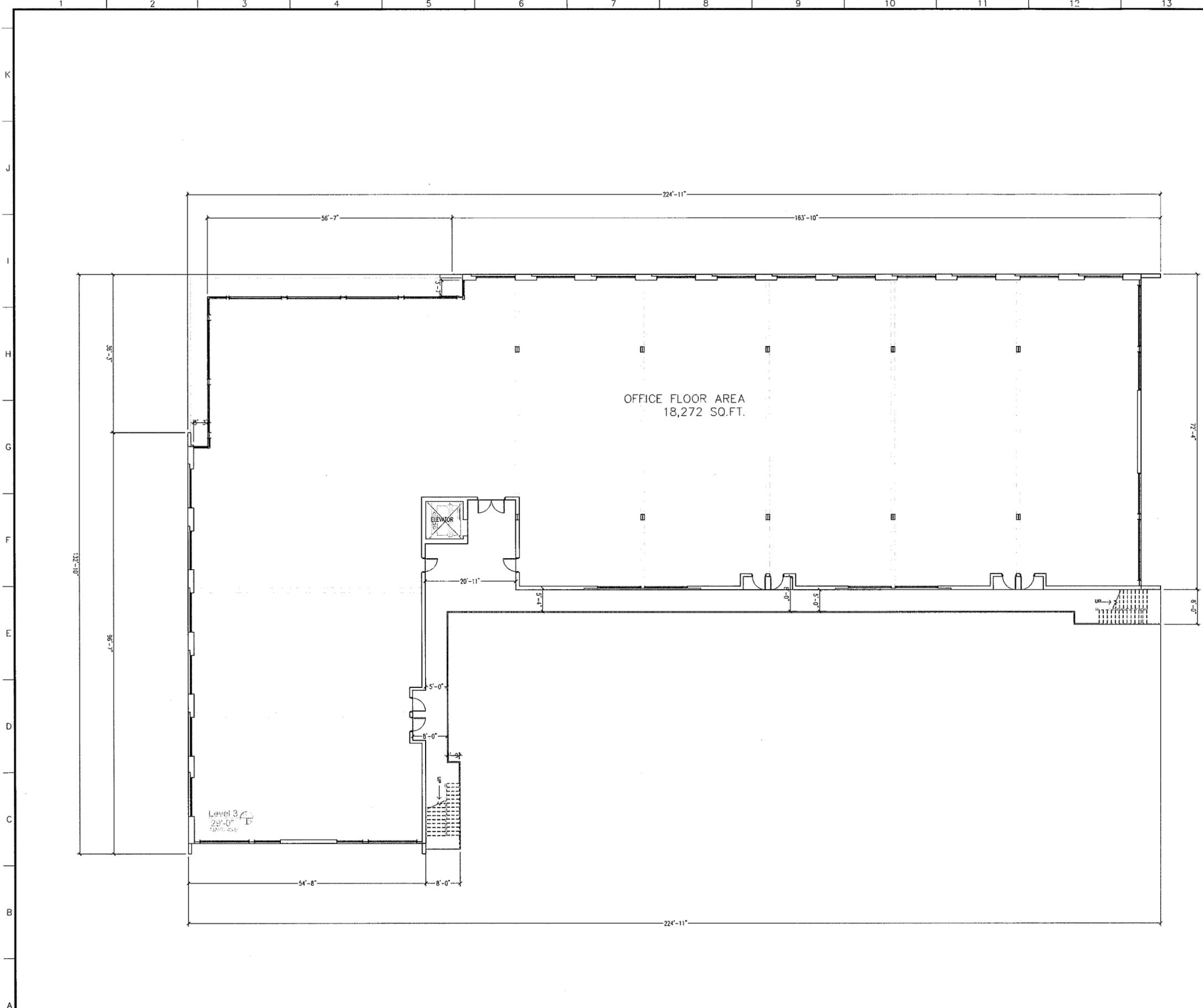
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FLOOR PLAN
 FIRST FLOOR

Scale 3/32" = 1'-0"
 Project No. 19047.00
 Date 02.10.2020

Principal: JCC
 Project Director: XXX
 Project Manager: XXX
 Drafted by: APD
 Checked by:

Sheet No.
A1.10

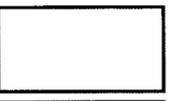
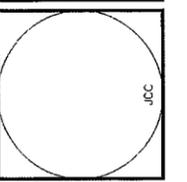


OFFICE FLOOR AREA
18,272 SQ.FT.

Level 3
29'-0"
18,000 SQ.FT.

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Coconut Creek, Florida

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FLOOR PLAN
SECOND FLOOR

Scale 3/32" = 1'-0"
Project No. 19047.00
Date 02.10.2020

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by: APD
Checked by:

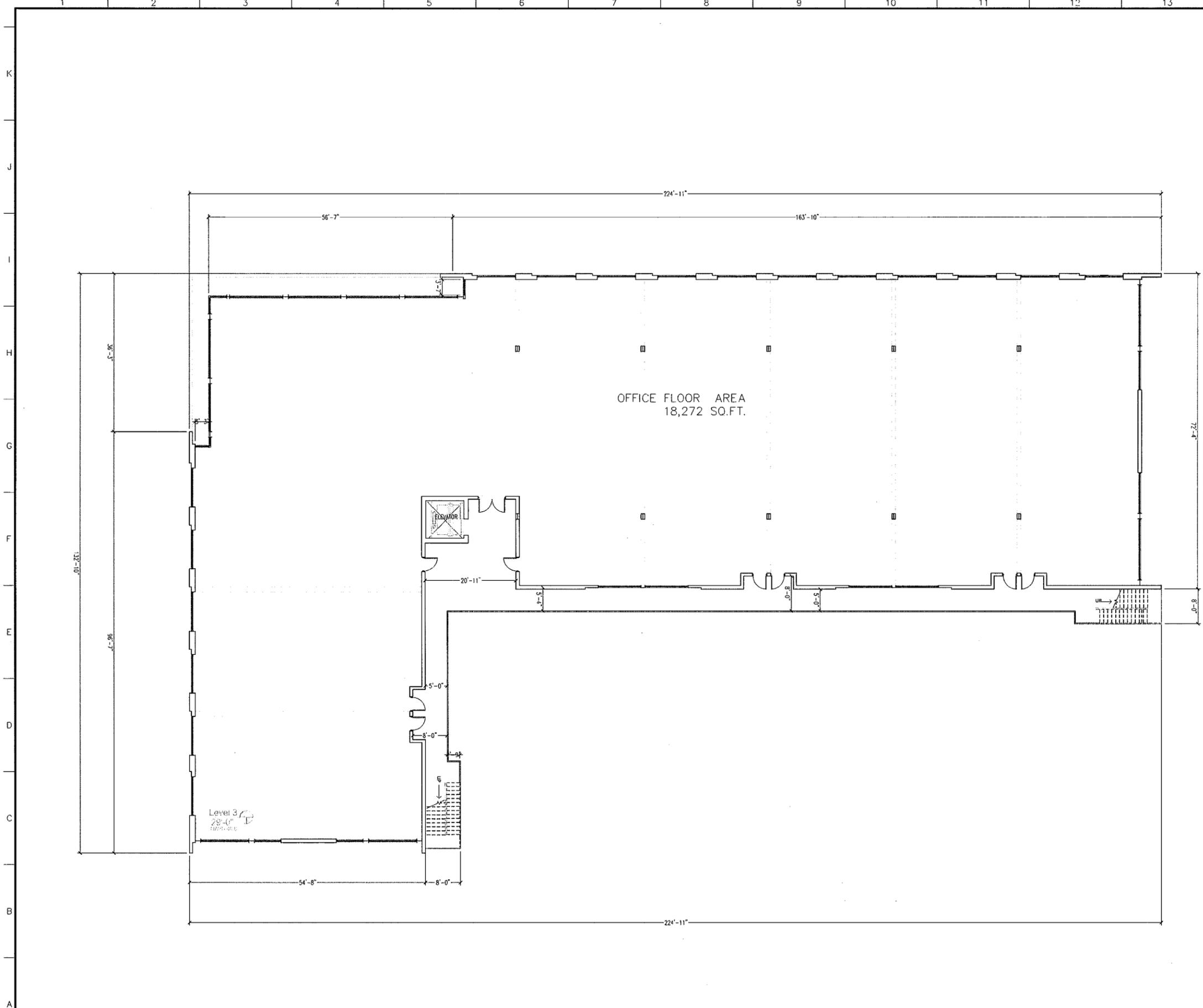
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A1.20



02.10.2020

1 SECOND FLOOR PLAN

A1.20 SCALE: 3/32" = 1'-0"



OFFICE FLOOR AREA
18,272 SQ.FT.

Level 3
29'-4"
1200'-0"

ELEVATOR

STAIRS

1 THIRD FLOOR PLAN

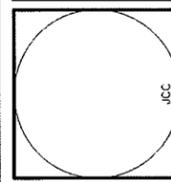
A1.30 SCALE: 3/32" = 1'-0"



02.10.2020

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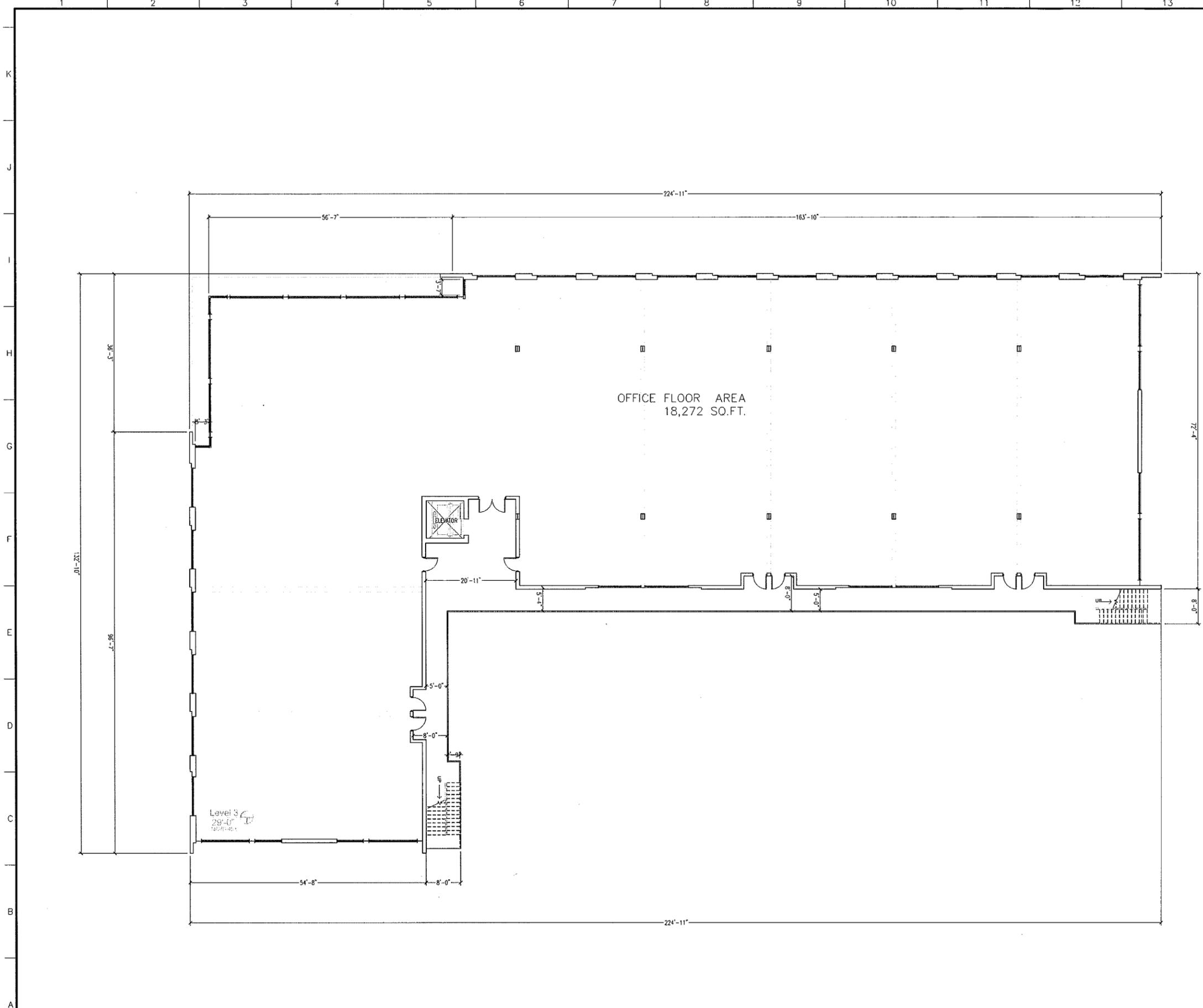
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FLOOR PLAN
THIRD FLOOR

Scale 3/32" = 1'-0"
 Project No. 19047.00
 Date 02.10.2020

Principal: JCC
 Project Director: XXX
 Project Manager: XXX
 Drafted by: APD
 Checked by:

Sheet No.
A1.30



OFFICE FLOOR AREA
18,272 SQ.FT.

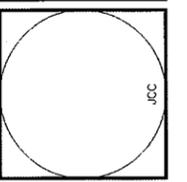
Level 3
29'-0"
12041-401

ELEVATOR

1 FOURTH FLOOR PLAN

A1.40 SCALE: 3/32" = 1'-0"

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Coconut Creek, Florida

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FLOOR PLAN
FOURTH FLOOR

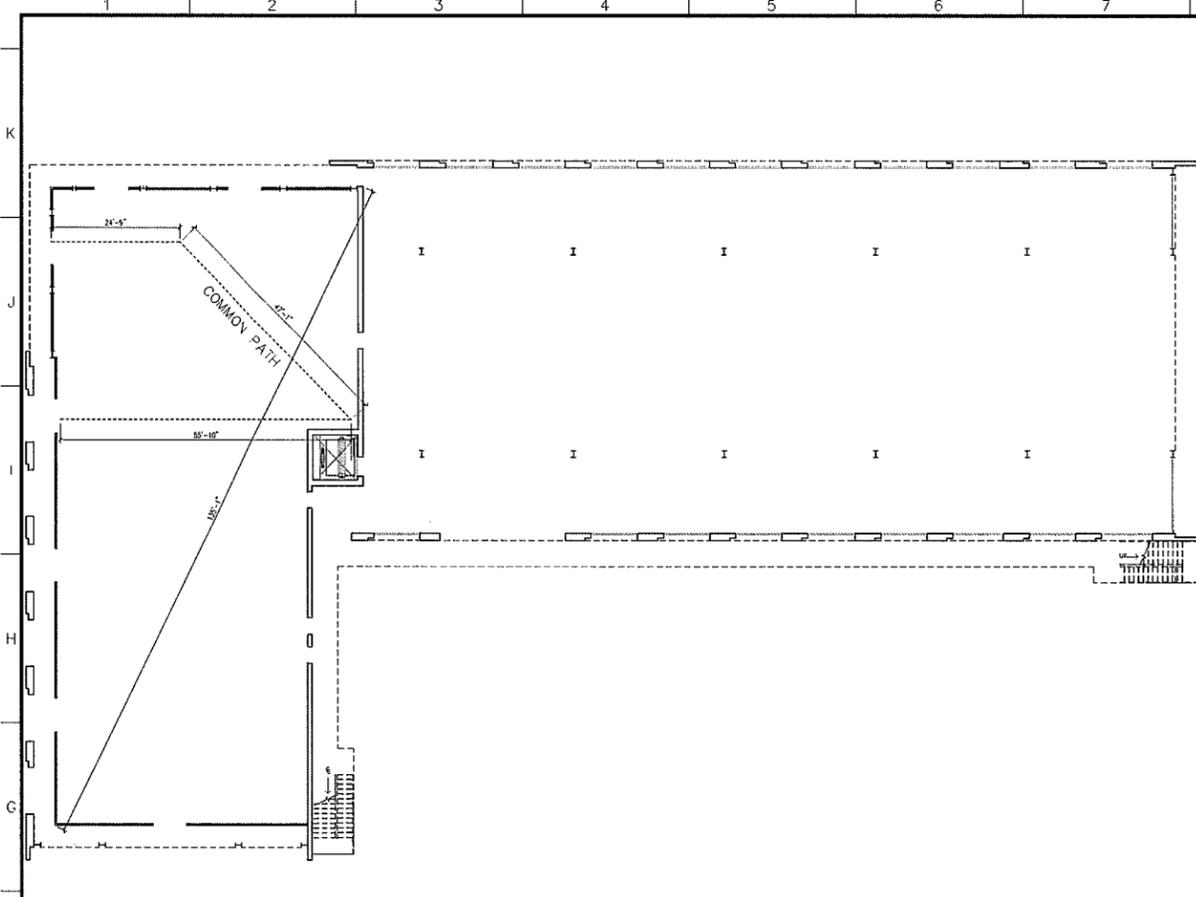
Scale 3/32" = 1'-0"
Project No. 19047.00
Date 02.10.2020

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by: APD
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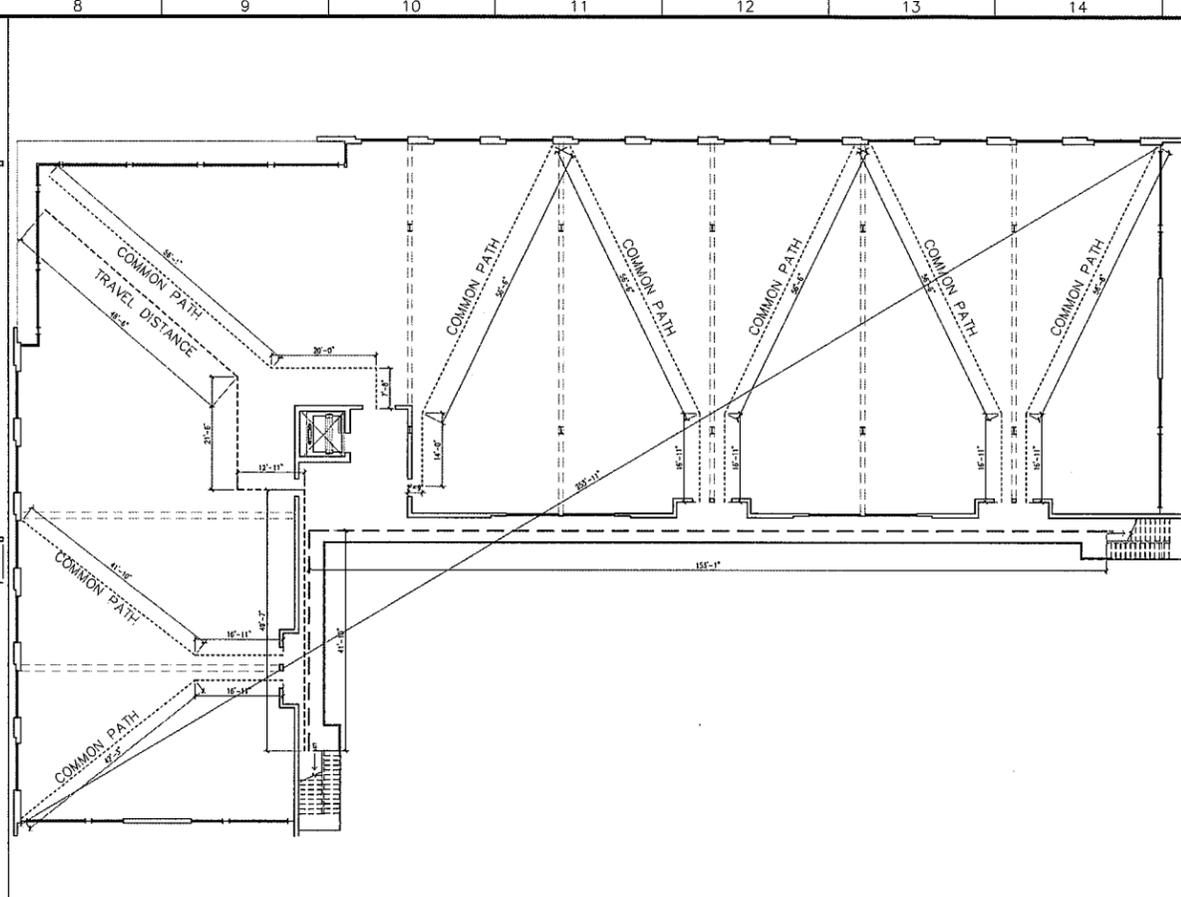


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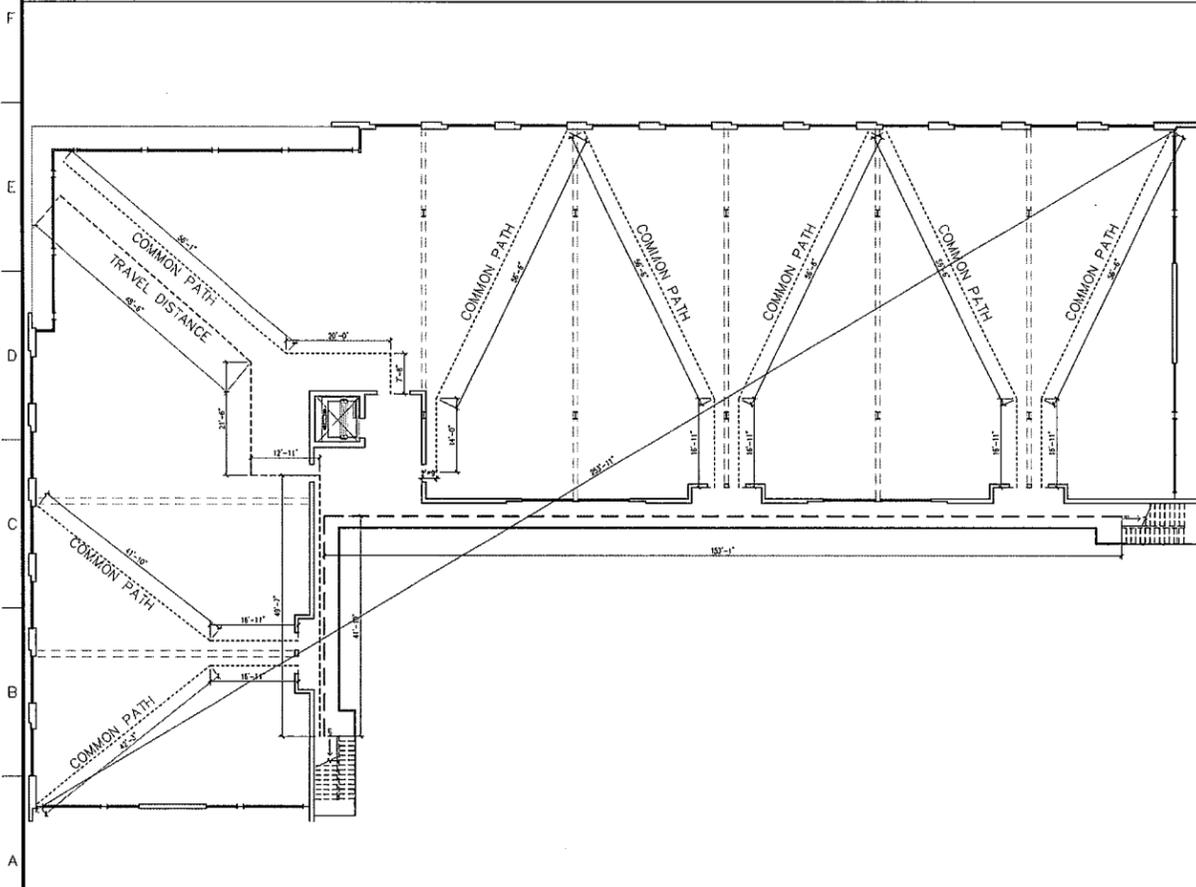
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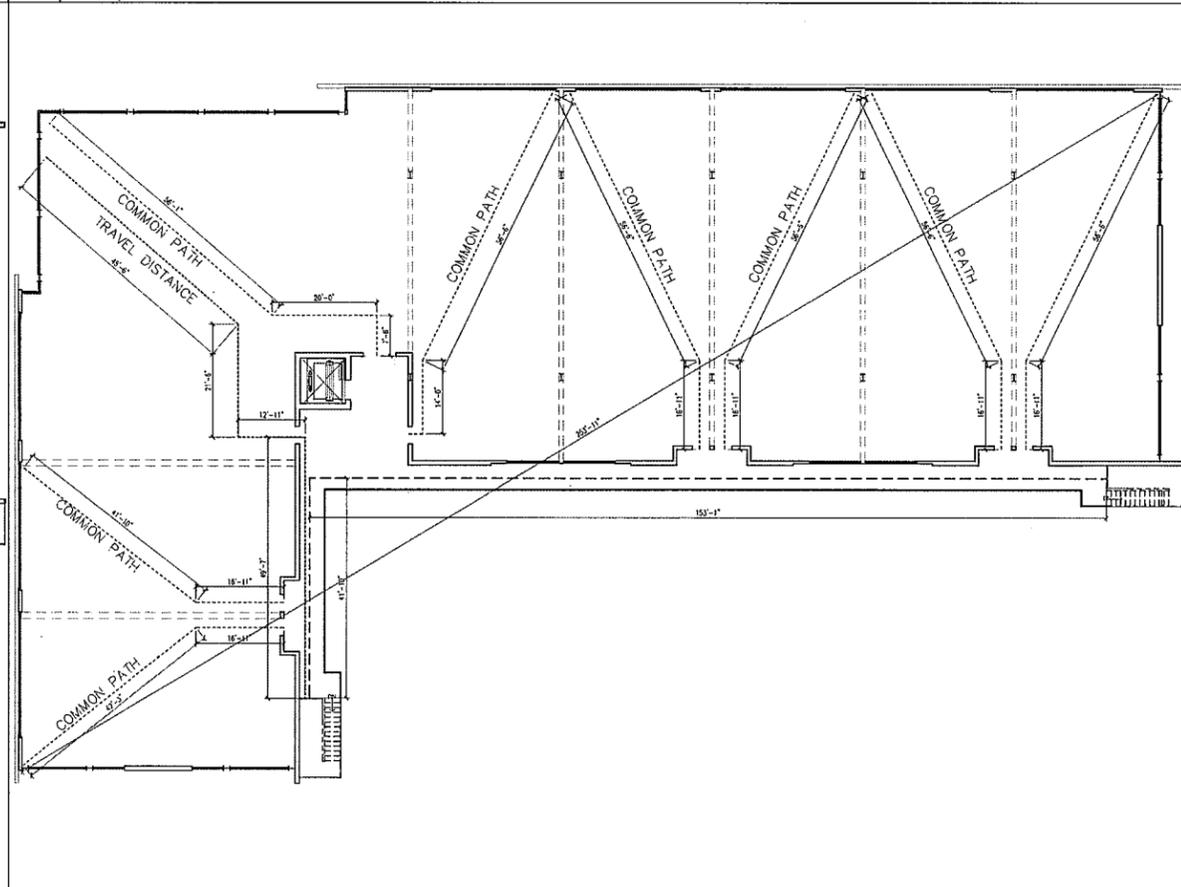
1 FIRST FLOOR LIFE SAFETY
A1.50 SCALE: 1/16" = 1'-0"



3 THIRD FLOOR LIFE SAFETY
A1.50 SCALE: 1/16" = 1'-0"



2 SECOND FLOOR LIFE SAFETY
A1.50 SCALE: 1/16" = 1'-0"



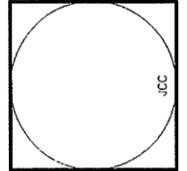
4 FOURTH FLOOR LIFE SAFETY
A1.50 SCALE: 1/16" = 1'-0"



02.10.2020

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Coconut Creek, Florida

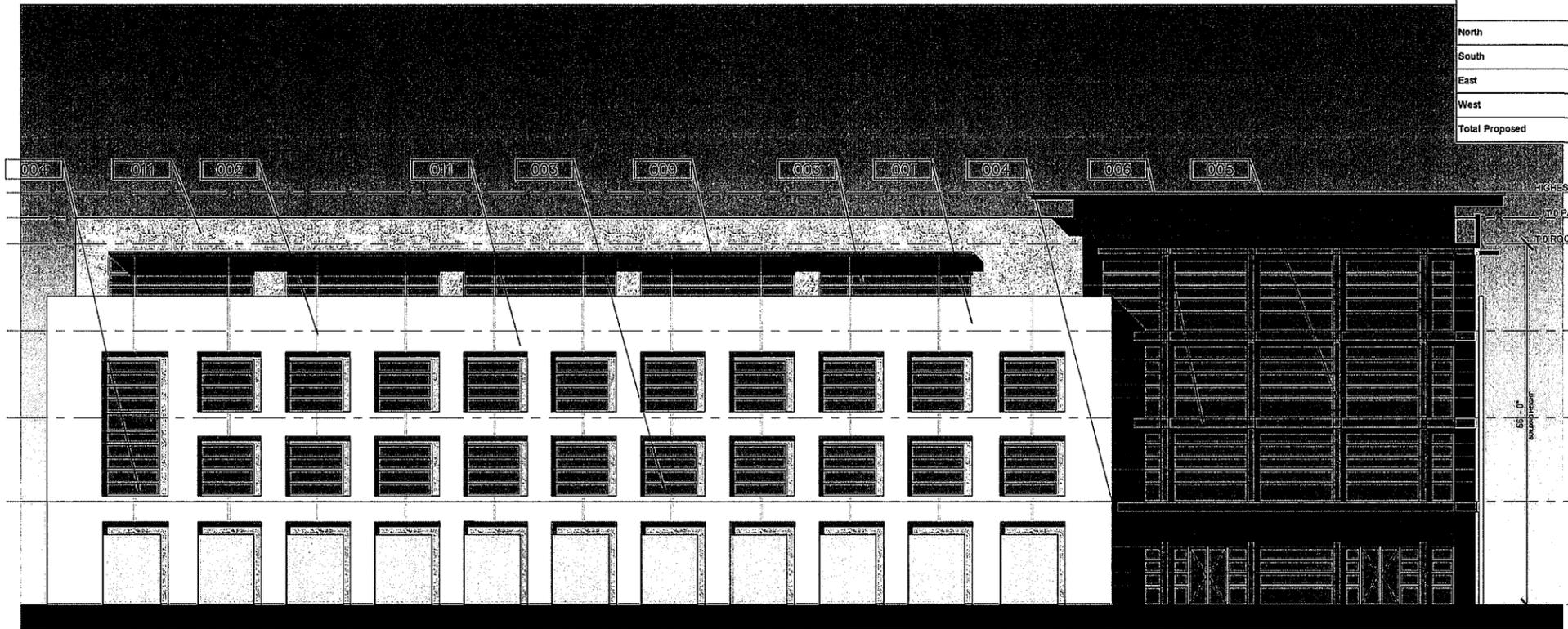
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LIFE SAFETY PLANS
FLOORS 2-4

Scale 1/16" = 1'-0"
Project No. 19047.00
Date 02.10.2020

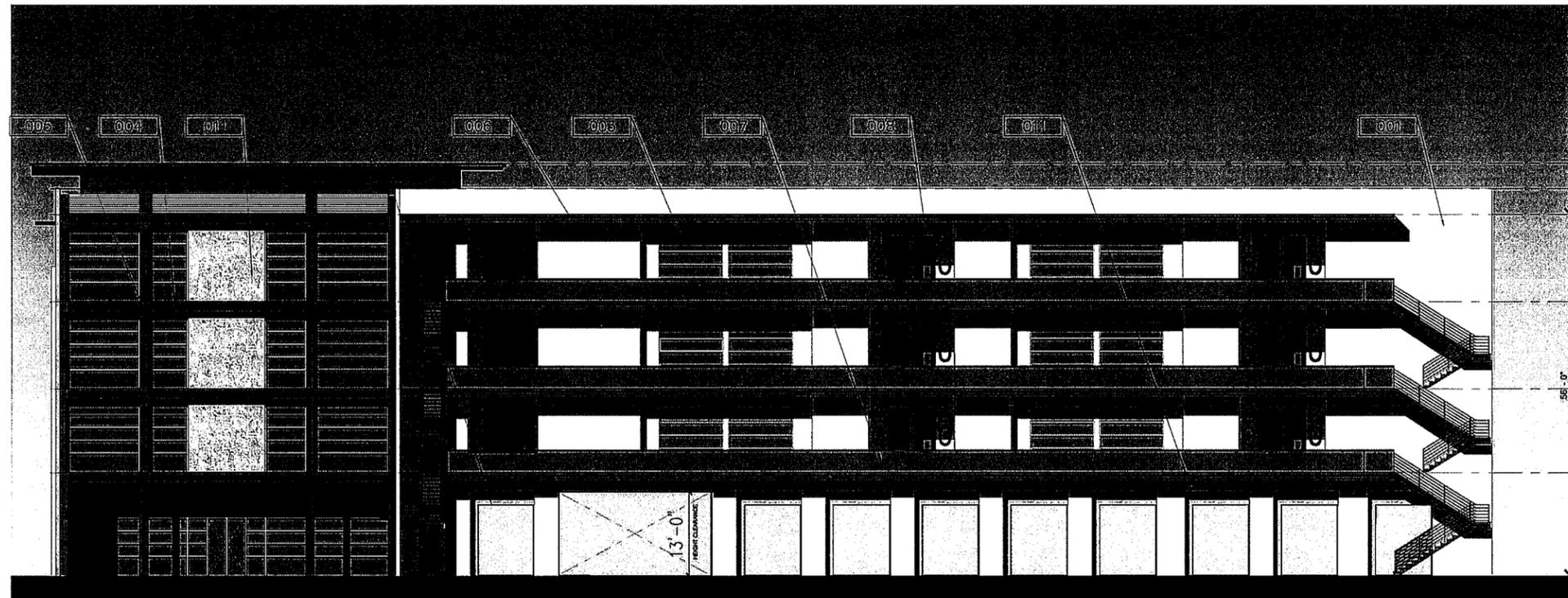
Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by: APD
Checked by:

Sheet No.
A1.50



1 WEST ELEVATION

A3.10 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION

A3.10 SCALE: 3/32" = 1'-0"

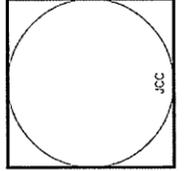
Open Garage - Calculations			
	Facade Sqft	Facade Opening Sqft Total Required: 20% (1,412sqft)	Length Opening Total Required: 40% (2,248.4')
North	981 sqft	931 sqft (94%)	69'-6"
South	981 sqft	0 sqft (0%)	69'-6"
East	2460 sqft	1,165 sqft (47%)	104'-3" (64%)
West	2639 sqft	1,045 sqft (39%)	98'-0" (59%)
Total Proposed	7061 sqft	3,141 sqft (44%)	468'-5" (57%)

FLORIDA BUILDING CODE (BUILDING, 6TH EDITION 2017)		
Classification	Business Classification	
Construction Type	Type II-B - Sprinkled (multistory)	
HEIGHT	Allowed (Max)	Proposed
FLOORS	4 Floors	4 Floors
SQFT	69,000 sqft	61,930

- MATERIAL TABLE**
- 001 - TILT-UP PANEL
PAINTED WHITE
 - 002 - 3/4" REVEAL
 - 003 - WINDOW WITH
ALUMINUM FRAME
 - 004 - STOREFRONT SYSTEM
ALUMINUM FRAME
 - 005 - STEEL COLUMN
 - 006 - STEEL BEAM
 - 007 - GLASS RAILING
 - 008 - METAL DOOR WITH GLASS
 - 009 - METAL CANOPY
 - 010 -
 - 011 - CONCRETE CLADDING

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 4161 W, HILLSBORO BLVD.
 Coconut Creek, Florida

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ELEVATION(S)
 EAST AND WEST

Scale 3/32" = 1'-0"
 Project No. 19047.00
 Date 02.10.2020

Principal: JCC
 Project Director: XXX
 Project Manager: XXX
 Drafted by: APD
 Checked by:

Sheet No.
A3.10

02.10.2020



1 SOUTH ELEVATION

A3.20 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

A3.20 SCALE: 1/8" = 1'-0"

Open Garage Calculations			
	Façade Sqft	Façade Opening Sqft Total Required: 20% (1,412sqft)	Length Opening Total Required: 40% (2,248.4')
North	981 sqft	931 sqft (94%)	69'-6"
South	981 sqft	0 sqft (0%)	69'-6"
East	2450 sqft	1,165 sqft (47%)	162'-6"
West	2639 sqft	1,045 sqft (39%)	166'-9"
Total Proposed	7051 sqft	3,141 sqft (44%)	488'-5"

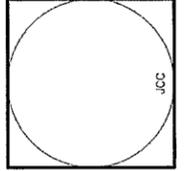
FLORIDA BUILDING CODE (BUILDING, 6TH EDITION 2017)		
Classification	Business Classification	
Construction Type	Type II-B - Sprinkled (multistory)	
HEIGHT	Allowed (Max)	Proposed
FLOORS	75'-0"	64'-0"
SQFT	69,000 sqft	61,930

MATERIAL TABLE

- 001 - TILT-UP PANEL
PAINTED WHITE
- 002 - 3/4" REVEAL
- 003 - WINDOW WITH
ALUMINUM FRAME
- 004 - STOREFRONT SYSTEM
ALUMINUM FRAME
- 005 - STEEL COLUMN
- 006 - STEEL BEAM
- 007 - GLASS RAILING
- 008 - METAL DOOR WITH GLASS
- 009 - METAL CANOPY
- 010 -
- 011 - CONCRETE CLADDING

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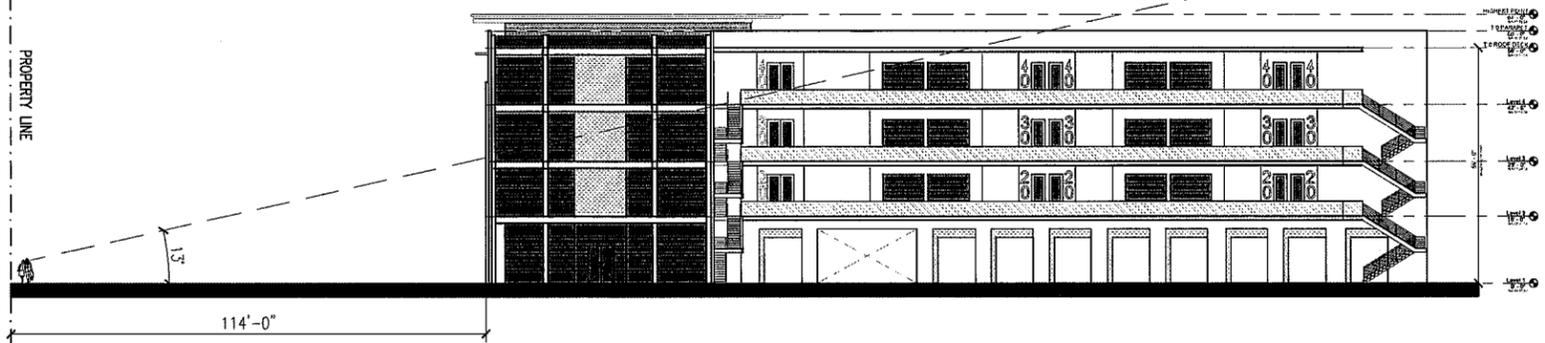
ELEVATION(S)
 SOUTH AND NORTH

Scale 1/8" = 1'-0"
 Project No. 19047.00
 Date 02.10.2020

Principal: JCC
 Project Director: XXX
 Project Manager: XXX
 Drafted by: APD
 Checked by:

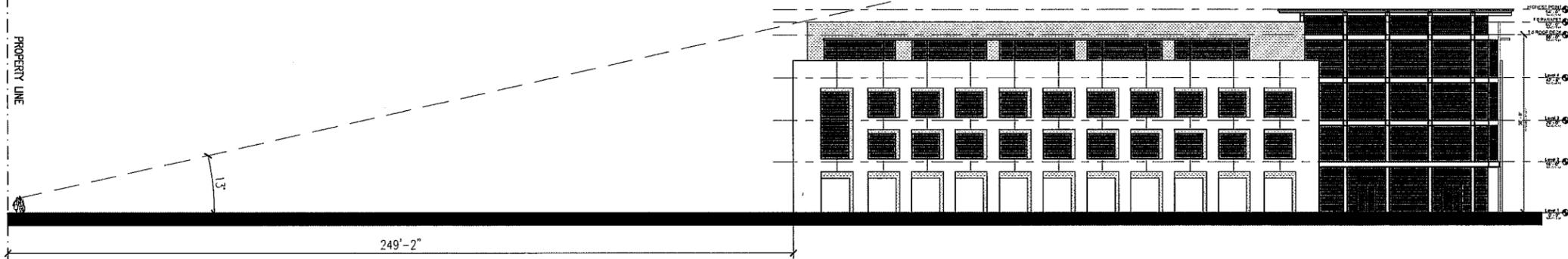
02.10.2020

A3.20



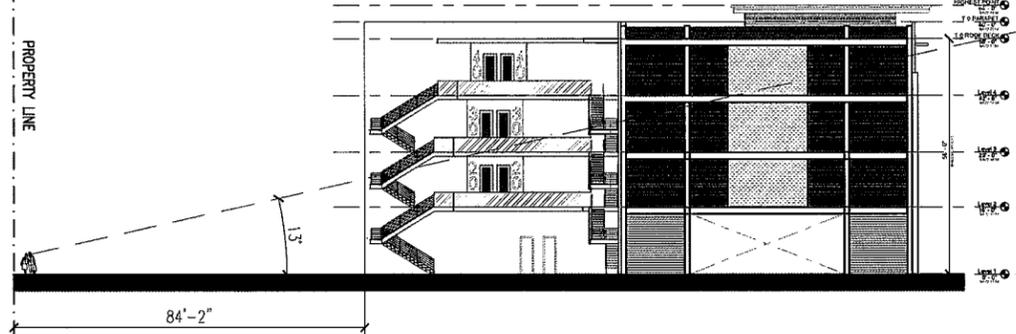
1 EAST ELEVATION - LINE OF SIGHT

A3.30 SCALE: 1" = 20'-0"



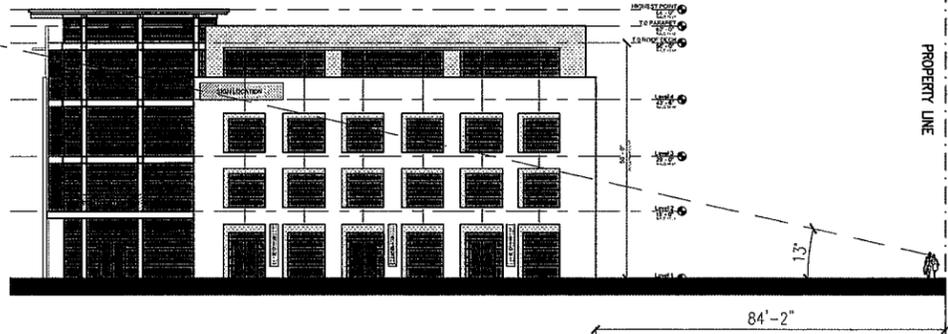
2 WEST ELEVATION - LINE OF SIGHT

A3.30 SCALE: 1" = 20'-0"



3 NORTH ELEVATION - LINE OF SIGHT

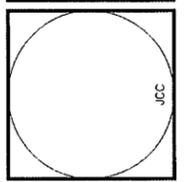
A3.30 SCALE: 1" = 20'-0"



4 SOUTH ELEVATION - LINE OF SIGHT

A3.30 SCALE: 1" = 20'-0"

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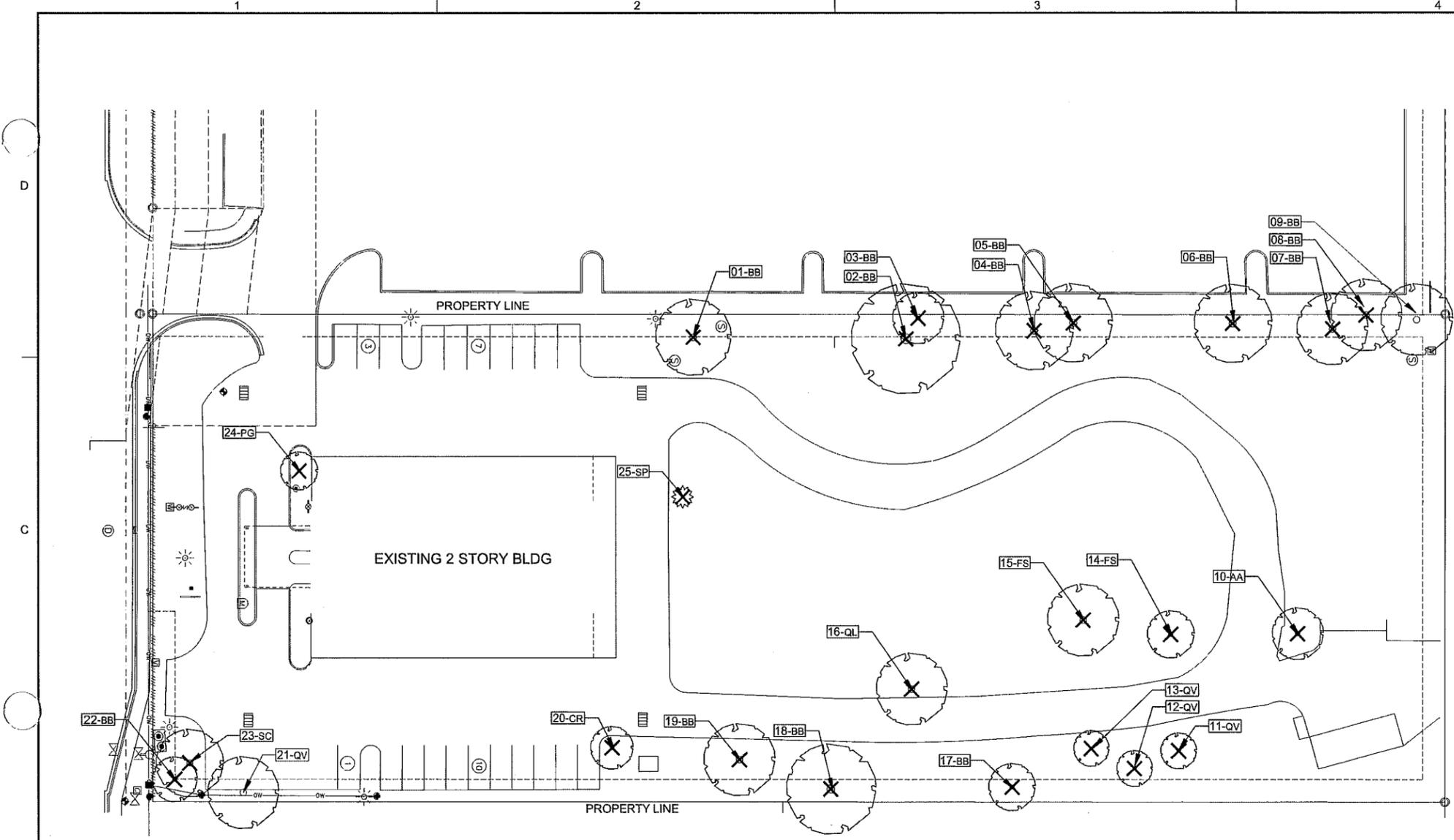
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LINE OF SIGHT
 Scale 1" = 20'-0"
 Project No. 19047.00
 Date 02.10.2020

Principal: JCC
 Project Director: XXX
 Project Manager: XXX
 Drafted by: APD
 Checked by:

Sheet No.
A3.30

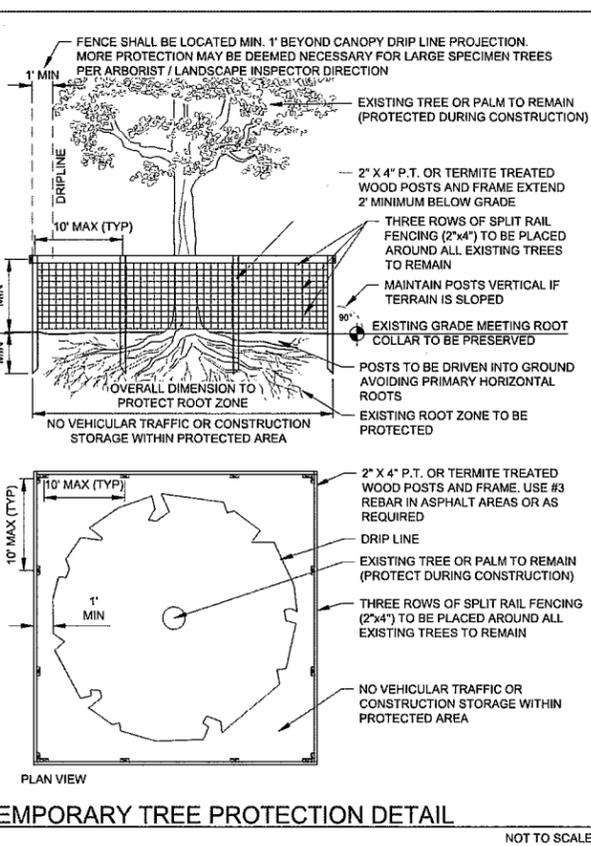
02.10.2020



TREE DISPOSITION LEGEND:

(NO SYMBOL)	EXISTING TREE/PALM TO REMAIN (NO SYMBOL); TO BE PROTECTED DURING CONSTRUCTION
△	EXISTING TREE/PALM TO RELOCATE REFER TO LANDSCAPE PLAN FOR NEW LOCATION
X	EXISTING TREE/PALM TO REMOVE REMOVE ALL CAT 1 INVASIVE EXOTICS (EX: BRAZ. PEPPER)
XXX-XX	EXISTING TREE/PALM NUMBER REFER TO TREE DISPOSITION TABLE ON LD-102

- TREE DISPOSITION NOTES:**
- EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
 - SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
 - CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.
 - TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
 - ALL TREE WORK REQUIRE PERMITTING BY A REGISTERED COUNTY TREE TRIMMER.
 - BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS.
 - REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. CONFIRM WITH LOCAL GOVERNING AGENCY THAT TREES CLASSIFIED AS NUISANCE/EXOTIC INVASIVE MAY BE EXEMPT.
 - ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

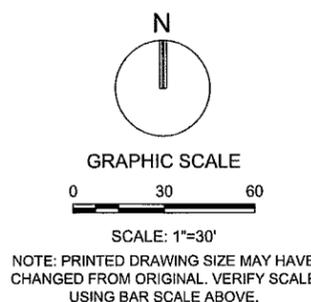


TREE DISPOSITION TABLE

PROJECT #: 09675.01 PROJECT NAME: Leder Hillsboro Blvd.

TREE #	COMMON NAME	SCIENTIFIC NAME	DBH IN.	HT. FT.	CNPLY. FT.	TREE %	CONDITION	TREE DISPOSITION	TREE CANOPY S.F.	COMMENTS
1	BLACK OLIVE	"Bucida buceras"	13	30	35	50		REMOVE	962	poor branching, inclusions, leaning, storm damage
2	BLACK OLIVE	"Bucida buceras"	22	35	50	40		REMOVE	1962	TD, BD, shared canopy, storm damage, dieback
3	BLACK OLIVE	"Bucida buceras"	14	35	18	25		REMOVE	254	TD, BD, shared canopy, storm damage, dieback
4	BLACK OLIVE	"Bucida buceras"	18	35	35	50		REMOVE	962	TD, BD, shared canopy, storm damage, dieback
5	BLACK OLIVE	"Bucida buceras"	13	30	35	50		REMOVE	962	BD, shared canopy, shaded, storm damage
6	BLACK OLIVE	"Bucida buceras"	12	30	35	60		REMOVE	962	TD, BD, shared canopy, storm damage
7	BLACK OLIVE	"Bucida buceras"	15	30	30	60		REMOVE	706	BD, shared canopy, storm damage, dieback
8	BLACK OLIVE	"Bucida buceras"	12	30	30	40		REMOVE	706	BD, shared canopy, inclusions, poor branching
9	BLACK OLIVE	"Bucida buceras"	15	30	30	40		REMAIN	706	BD, shared canopy, co-dom, inclusions, poor branching
10	EARLEAF ACACIA	"Acacia auriculiformis"	19	30	20	65		REMOVE	314	invasive exotic, co-dom, damaged
11	LIVE OAK	"Quercus virginiana"	5	20	12	50		REMOVE	113	TD
12	LIVE OAK	"Quercus virginiana"	2,3	12	10	50		REMOVE	79	multi-stem
13	LIVE OAK	"Quercus virginiana"	5	12	8	50		REMOVE	50	TD, BD
14	FICUS	"Ficus spp."	15	30	20	30		REMOVE	314	TD, BD, multi-stem
15	FICUS	"Ficus spp."	8,8	30	30	40		REMOVE	706	co-dom, BD, dieback
16	LAUREL OAK	"Quercus laurifolia"	16	40	30	15		REMOVE	706	co-dom, BD, poor branching, severe dieback
17	BLACK OLIVE	"Bucida buceras"	9	20	20	20		REMOVE	314	storm damage, top half snapped off
18	BLACK OLIVE	"Bucida buceras"	20	40	40	50		REMOVE	1256	TD, BD, shared canopy, shaded, dieback
19	BLACK OLIVE	"Bucida buceras"	18	30	30	40		REMOVE	706	TD, BD, shared canopy, shaded, dieback
20	PITCH APPLE	"Clusia rosea"	12	20	16	30		REMOVE	201	TD, BD, multi-stem
21	LIVE OAK	"Quercus virginiana"	16	25	30	50		REMAIN	706	BD, shared canopy, roots/paving
22	BLACK OLIVE	"Bucida buceras"	11	20	16	50		REMOVE	201	BD, shared canopy
23	JAMBOLAN PLUM	"Syzygium cumini"	22	25	25	50		REMOVE	N/A	BD, shared canopy
24	YEW	"Podocarpus gracillior"	11	18	14	40		REMOVE	154	BD, poor branching, dieback
25	CABBAGE PALM	"Sabal palmetto"	10	20	12	60		REMOVE	113	
									12,590	Total S.F. canopy of trees removed

REPLACEMENT CATEGORY	EQUIVALENT REPLACEMENT VALUE	PROVIDED QTY:	PROVIDED CANOPY
CATEGORY 1 TREES (300 SF)		60	= 18,000 SF
CATEGORY 2 TREES (150 SF)		21	= 3,150 SF
CATEGORY 3 TREES (100 SF)		17	= 1,700 SF
CATEGORY 4 TREES (50 SF)		0	=
			12,590 SF TOTAL CANOPY LOSS
			22,850 SF TOTAL CANOPY REPLACEMENT



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(954) 788-3400

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Doral, Florida 33122

Palm Beach County
120 N Federal Highway, Suite 208
Lake Worth, Florida 33480

Orange County
2948 E Livingston Street
Orlando, Florida 32803

State of Florida Certificate of Authorization Number - 7928

BID / CONTRACT NO.:

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
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LEDER
4161 HILLSBORO
STORAGE

SCALE: AS NOTED
DATE ISSUED: JULY 16, 2019
DRAWN BY: SR
DESIGNED BY: MP
CHECKED BY: MP

MICHAEL J. PHILLIPS, RLA
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE
TREE DISPOSITION PLAN

SHEET NUMBER
LD-101

PROJECT NO. **09675.00**

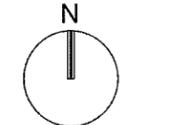
Drawing name: N:\09675.01 - 4161 Hillsboro LLC - Leder Hillsboro Storage - Architecture\09675.01.LD-101.dwg Layout Name: LD-101 Plotted by: MPhillips Plotted on: Feb 10, 2020 3:29pm

IRRIGATION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
- IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITY PROVIDERS TO VERIFY LOCATIONS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
- VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
- PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
- THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
- ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
- SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURBED ROADWAYS.
- ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
- CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
- PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
- ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
- SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
- WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
- IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 100% OVERLAP MIN. PROVIDE BUBBLERS FOR ALL NEW AND RELOCATED TREES AND PALMS.
- RUST CONTROL SYSTEM TO BE INSTALLED WITH PUMP STATION (IF FROM WELL).
- THE IRRIGATION SYSTEM IN THE RIGHT-OF-WAY IS TO INCORPORATE LOW TRAJECTORY SPRAY HEADS TO MINIMIZE OVERSPRAY.
- AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

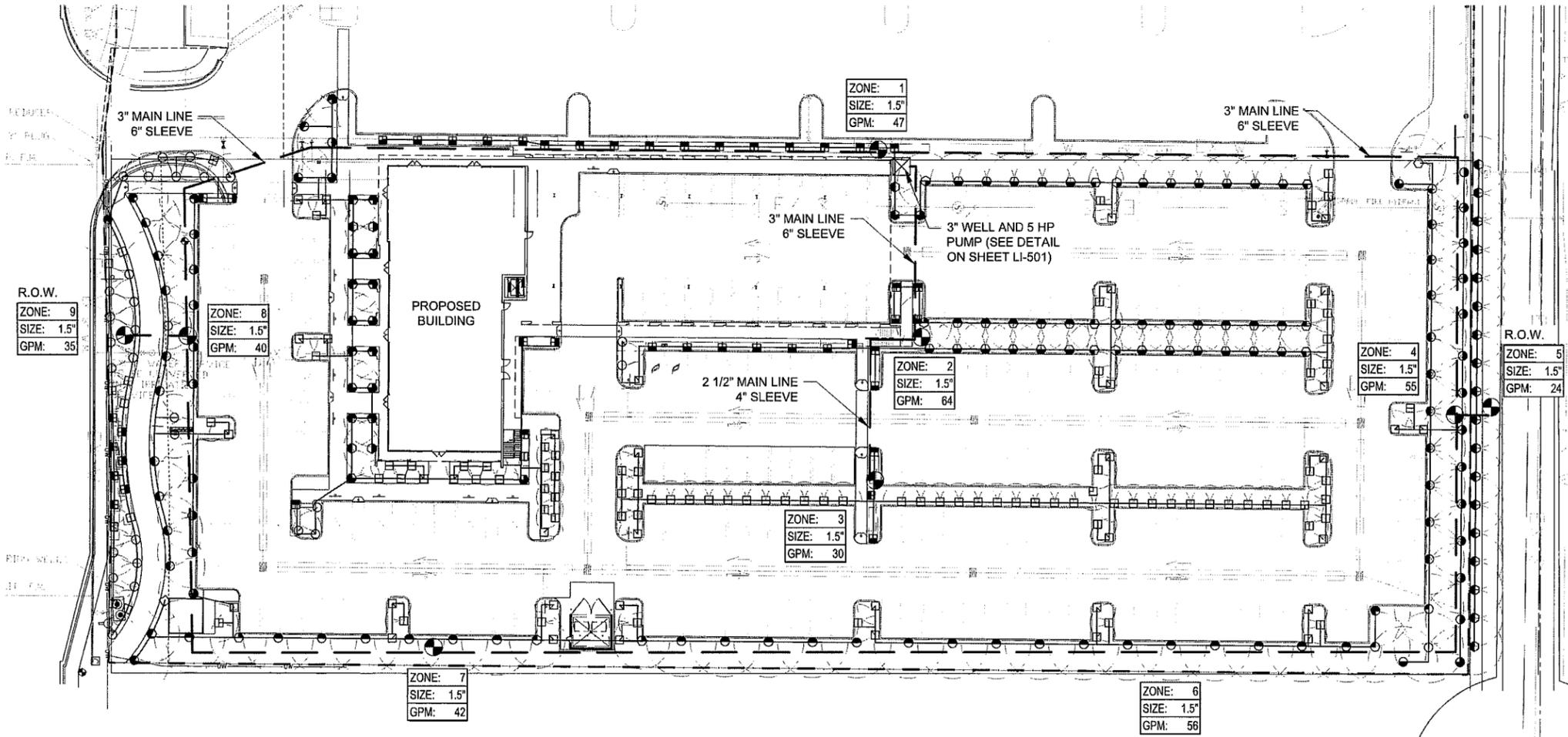
IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	HUNTER PGP 6" POP-UP ROTOR HEADS
	HUNTER 140 POP-UP ROTOR HEADS
	HUNTER SPRAY NOZZLES: 15' RADIUS, WITH PRO SPRAY BODY
	HUNTER SPRAY NOZZLES: 12' RADIUS, WITH PRO SPRAY BODY
	HUNTER SPRAY NOZZLES: 10' RADIUS, WITH PRO SPRAY BODY
	HUNTER SPRAY NOZZLES: 8' RADIUS, WITH PRO SPRAY BODY
	HUNTER SIDE SPRAY: SS530, WITH PRO SPRAY BODY
	HUNTER END SPRAY: ES515, WITH PRO SPRAY BODY
	HUNTER MULTI-STREAM BUBBLERS: MSBN SERIES
	HUNTER BUBBLERS: PCN SERIES
	ZONE VALVE: ELECTRONIC, EQUAL TO IRRITROL, SIZE PER PLAN, IN AMETEK OR CARSON 12"x18" VALVE BOX
	AMES BRASS GATE VALVE, SAME SIZE AS MAINLINE, IN 6" SCH 40 PVC COLLAR EXTENSION AND VALVE BOX
	HUNTER MODULAR IRRIGATION CONTROLLER EQUAL TO PRO-C SERIES WITH SOLAR SYNC, TO BE LOCATED PER OWNER'S PREFERENCE
	SLEEVES: SCH 40 PVC OR RATED EQUAL CLASS SLEEVES TO BE MIN. 24" AND MAX. 30" DEEP
	MAIN LINE: SCH 40 PVC WITH SCH 80 PVS FITTINGS THRUST BLOCKS AT STRESS POINTS, SITE PER PLAN
	LATERAL PIPING: PVC CLASS 200 PVC FITTINGS AND GLUE JOINTS, PER SPECIFICATIONS



GRAPHIC SCALE
0 30 60
SCALE: 1"=30'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

- NOTES:**
- ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 - A RAIN SENSOR MUST BE INSTALLED TO OVER-RIDE THE CONTROLLER.
 - BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND IRRIGATION SPECIFICATION ATTACHED TO THIS PLAN. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
 - INVESTIGATE TO DETERMINE AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION.



KEITH
Corporate Office
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400

Miami-Dade County
2160 NW 82 Avenue
Doral, Florida 33122

Palm Beach County
120 N Federal Highway, Suite 208
Lake Worth, Florida 33460

Orange County
2948 E Livingston Street
Orlando, Florida 32803

State of Florida Certificate of
Authorization Number - 7928

BID / CONTRACT NO. :

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
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MICHAEL J. PHILLIPS, P.E.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
LI-101

PROJECT NO. **09675.00**

D

C

B

A

PLANT LIST

SHRUBS & GROUNDCOVERS				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
28		ANN	FLOWERING ANNUALS (varies per seasonal availability)	4" POT; FULL; 12" O.C.
397	**	CLU	<i>Clusia guttifera</i> SMALL LEAF CLUSIA	36" HT; 24" SPRD; FULL TO BASE; 30" O.C.
180	**N	CHH	<i>Chrysobalanus icaco</i> 'Horizontal' HORIZONTAL COCOPLUM	18" HT; 20" SPRD; 24" O.C.
75	**N	CHR	<i>Chrysobalanus icaco</i> COCOPLUM	24" HT; 24" SPRD; 24" O.C.
242	N**	CRN	<i>Clusia rosea</i> 'Nana' DWARF CLUSIA	4" HT; 16" SPRD; 18" O.C.
114	*	CSP	<i>Codiaeum v. 'Sloppy Painter'</i> YELLOW CROTON	20" HT; 20" SPRD; 24" O.C.
1141	**N	ERN	<i>Erodia littoralis</i> GOLDEN CREEPER	12" HT; 14" SPRD; 16" O.C.
55	*	GAL	<i>Galphimia gracilis</i> THRYALLIS	24" HT; 24" SPRD; 24" O.C.
10	**N	HAM	<i>Hamelia patens</i> FIREBUSH	5' HT; 36" SPRD; FULL; TREE FORM
5	*N	ILC	<i>Ilex cassine</i> DAHOON HOLLY	6' HT; 3" SPRD; FULL CANOPY
120	**	JUN	<i>Juniperus conferta</i> 'Parsoni' PARSON'S JUNIPER	12" HT; 16" SPRD; 18" O.C.
130	**N	MUH	<i>Muhlenbergia capillaris</i> GULF MUHLY GRASS	24" HT; 24" SPRD; 30" O.C.
125	**N	NBM	<i>Nephrolepis b. 'Macho'</i> MACHO FERN	18" HT; 24" SPRD; 36" O.C.
350	**N	NEP	<i>Nephrolepis exaltata</i> SWORD FERN	12" HT; 14" SPRD; 24" O.C. CERTIFIED NATIVE ONLY
45	*N	PSY	<i>Psychotria nervosa</i> WILD COFFEE	24" HT; 24" SPRD; 24" O.C.
50	*	RON	<i>Rondeletia splendens</i> PANAMA ROSE	24" HT; 24" SPRD; 24" O.C.
45	**N	SER	<i>Serenoa repens</i> SAW PALMETTO	18" HT; 18" SPRD; 36" O.C.
120	**N	STJ	<i>Stachytarpheta jamaicensis</i> NATIVE PORTERWEED	12" HT; 16" SPRD; 24" O.C.
181	*	STR	<i>Stromanthe sanguinea</i> 'Charlie' STROMANTHE	18" HT; 18" SPRD; 24" O.C.
151	*	TAB	<i>Tabernaemontana</i> spp. PINWHEEL JASMINE	24" HT; 24" SPRD; 24" O.C.
28	*	TFP	<i>Tabernaemontana 'Flora Pleno'</i> CRAPE JASMINE	36" HT; 36" SPRD; FULL CANOPY; TREE STANDARD
387	**	TRA	<i>Trechelospermum a. 'Minima'</i> ASIAN JASMINE	12" HT; 14" SPRD; 16" O.C.
455	**N	ZAM	<i>Zamia pumila (Zamia floridana)</i> COONTIE	20" HT; 20" SPRD; 24" O.C.
		SOD	ST. AUGUSTINE 'FLORATUM'	SOLID SOD

N DENOTES NATIVE SPECIES
 ** DENOTES HIGH DROUGHT TOLERANT SPECIES
 * DENOTES MODERATE DROUGHT TOLERANT SPECIES

NOTES

- SOD TO BE ST. AUGUSTINE 'FLORATUM', CONTRACTOR TO DETERMINE QUANTITY.
- ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
- PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
- ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
- NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.

PLANT LIST

TREES					
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS	REPL CATEGORY
13	**N	AR	<i>Acer rubrum</i> RED MAPLE	15' HT; 7' SPRD; FULL CANOPY	1
10	**N	CE	<i>Conocarpus erectus</i> GREEN BUTTWOOD	12' HT; 6' SPRD; FULL CANOPY	1
10	**N	BS	<i>Bursera Simaruba</i> GUMBO LIMBO	12' HT; 6' SPRD; FULL CANOPY	1
3	**	LI	<i>Lagerstroemia indica</i> CRAPE MYRTLE	10' HT; 5' SPRD; MULTI-STEM; FULL CANOPY	3
6	**	LJ	<i>Ligustrum japonicum</i> JAPANESE PRIVET	8' HT; 8' SPRD; FULL CANOPY, HEAVY	6
17	**N	LL	<i>Lycium latifolium</i> WILD TAMARIND	12' HT; 6' SPRD; FULL CANOPY	2
6	**N	MF	<i>Myrcianthes fragrans</i> SIMPSON STOPPER	8' HT; 5' SPRD; MULTI-STEM; FULL CANOPY	3
6	**N	PI	<i>Pinus elliottii</i> SLASH PINE	12-15' STAGGERED HTS; 6'-7' SPRD; FULL CANOPY	1
21	**N	QV	<i>Quercus virginiana</i> LIVE OAK	15' HT; 7' SPRD; FULL CANOPY	1
5	**	TH	<i>Tabebuia heterophylla</i> PINK TRUMPET	12' HT; 6' SPRD; FULL CANOPY	2

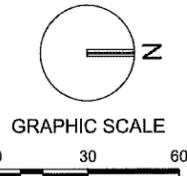
PALMS

QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
21	**	PE	<i>Ptychosperma elegans</i> SOLITAIRE PALM	8' CT; 16' OA HT; SINGLE
11	**N	SP	<i>Sabal palmetto</i> CABBAGE PALM / SABAL PALM	14 - 28' STAGGERED CT HTS; SLICK; SEE PLAN
14	**	VM	<i>Veitchia montgomeryana</i> MONTGOMERY PALM	8' & 12' CT; 16' & 20' OA HTS' HEAVY
2	**	VM3	<i>Veitchia montgomeryana</i> MONTGOMERY PALM	10' CT; TRIPLE; HEAVY

CITY 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 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.
- Landscape shall be placed to edge of abutting 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 branches touching. Adjust on-center spacing as necessary and/or provide additional plants to provide an adequate screen.
- Slight 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.
- 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.
- 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.
- All plant material shall be free of pests, insects, disease, weeds, etc.
- 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.
- 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.
- 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 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.
- An inspection is required prior to the backfilling of trees/palms in all parking medians and islands.

City of Coconut Creek - Landscape Requirements		
Zoning	PCD	
Net Site Area	126,976 SF	2.91 AC
Total Pervious Area	33,322 SF	
Minimum Landscape Requirements		
1 Tree per 1000 SF (Min.) 33,322/1000 =	34 TREES	34 TREES *
5 shrubs per 1000 SF (Min.) 25 X 5 =	170 SHRUBS	170 SHRUBS
* Includes Existing Trees		
Buffer/Perimeter Trees		
East (583') 1 tree per 40 LF	15 TREES	15 TREES *
REQUIRED	15 TREES	PROVIDED
Roadway Buffer Requirement		
1 tree per 2000 SF of total land area	REQUIRED	PROVIDED
40 shrubs per 2000 SF plus continuous hedge (3 tiers)		
North (NW 71st St) - 3,270 SF/2000 SF =	2 TREES	5 TREES
	66 SHRUBS	75 SHRUBS
South (Hillsboro Blvd) - 5,450/2000 SF =	3 TREES	9 TREES
	109 SHRUBS	978 SHRUBS
Street Trees		
North (218') 1 tree per 40 LF	6 TREES	6 TREES
South (218') 1 tree per 30 LF (overhead wires)	7 TREES	9 TREES
REQUIRED	7 TREES	PROVIDED
VUA Requirement		
VUA Impervious Area	76,669 SF	
REQUIRED	767 SF	11,678 SF
1 SF of Landscape area required per 100 SF of paved area		
Divider medians - 1 tree per 40'	16 TREES	19 TREES
Parking Islands - 1 tree per island	35 TREES	35 TREES
REQUIRED	51 TREES	88 TREES *
TOTAL TREES REQUIRED		
Includes buffer trees, street trees, parking island trees, and minimum tree code requirements	102 TREES	102 TREES
Shade Trees: 40% of total Qty	41 TREES	79 TREES
Intermediate Trees: 30% of total Qty	30 TREES	18 TREES *
Small Trees: 10% of total Qty	10 TREES	19 TREES *
Native Requirement		
Trees - 50% of required trees	51 TREES	88 TREES *
Shrubs - 50% of required shrubs	85 SHRUBS	2,923 SHRUBS
Plant Diversity		
No more than 25% of proposed plant material can be the same species		
Trees/Palms - 124 total * 25% =	31	Max of any one species
Shrubs/Groundcovers - 4172 total * 25% =	1043	Max of any one species
Building Foundation (Sec. 19-443 (7) c)		
1 tree, 20 shrubs, 30 gc per 40 LF (tiered)	REQUIRED	PROVIDED
North side (121 Linear Ft)	3 trees 60 shrubs 90 Gc	0 trees, 14 palms, 131 Shrubs, 42 Gc
South side (121 Linear Ft)	3 trees 60 shrubs 90 Gc	7 trees, 5 palms, 191 Shrubs, 207 Gc
East side (220 Linear Ft)	6 trees 120 shrubs 180 Gc	5 trees, 16 palms, 215 Shrubs, 70 Gc
West side (220 Linear Ft)	6 trees 120 shrubs 180 Gc	3 trees**, 12 palms, 70 Shrubs, 260 Gc
*Includes palms at 3:1 **Includes Existing		



SCALE: 1"=30'
 NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

KEITH
 Corporate Office
 301 East Atlantic Boulevard
 Pompano Beach, Florida 33060-6643
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Miami-Dade County
 2160 NW 82 Avenue
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Palm Beach County
 120 N Federal Highway, Suite 208
 Lake Worth, Florida 33460

Orange County
 2948 E Livingston Street
 Orlando, Florida 32803

State of Florida Certificate of Authorization Number - 7928

BID / CONTRACT NO.:

REVISIONS

NO.	DESCRIPTION	DATE

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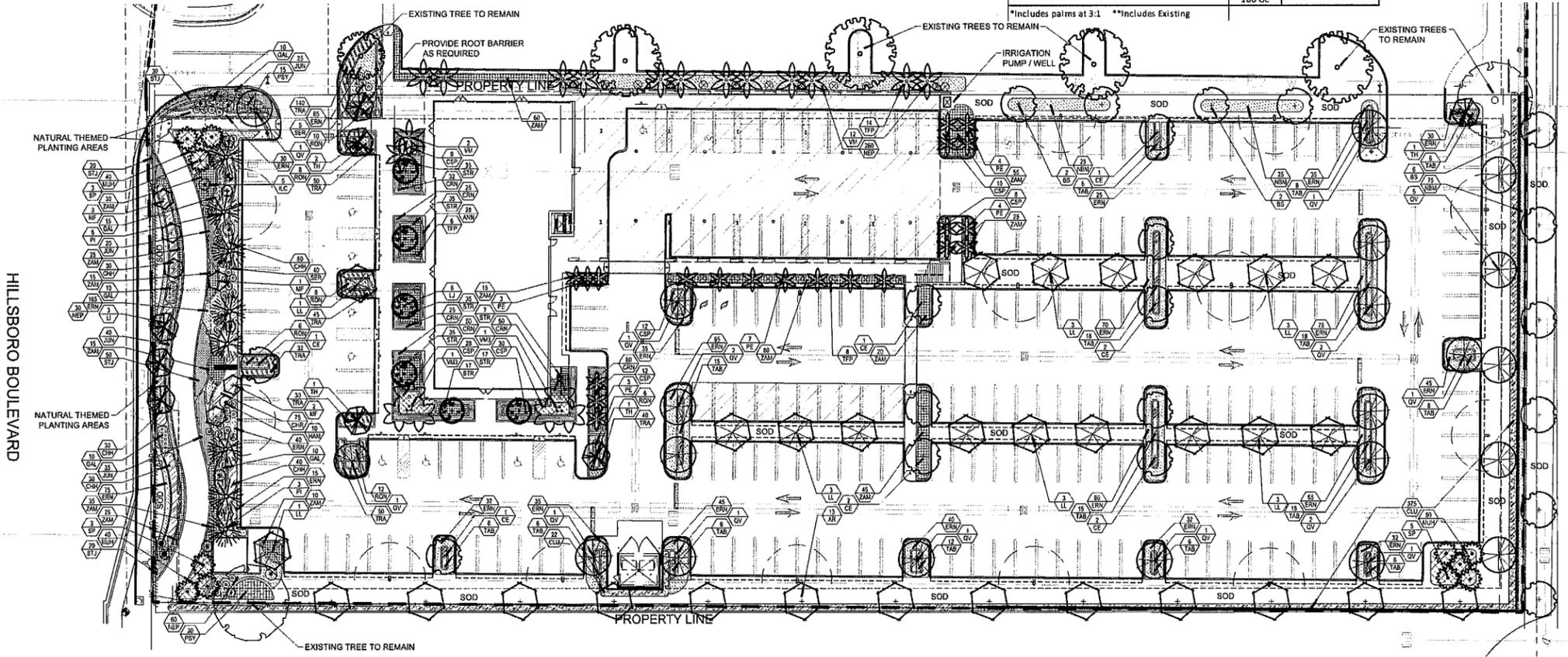
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 FLORIDA REG. NO. LA0001540
 (FOR THE FIRM)

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LP-101

PROJECT NO. **09675.00**



Drawing Name: 1057062517 - 4161 Hillsboro LLC - Leder (City) Landscape Architecture/CD/09675.00.dwg
 Layout Name: LP-101
 Plotted by: MP/MSK
 Plotted on: Feb 16, 2020, 2:30pm

Luminaire Schedule

Project: LEDER OFFICE BUILDING - SITE_REV 3 COCONUT CREEK, FL 12/19/2019

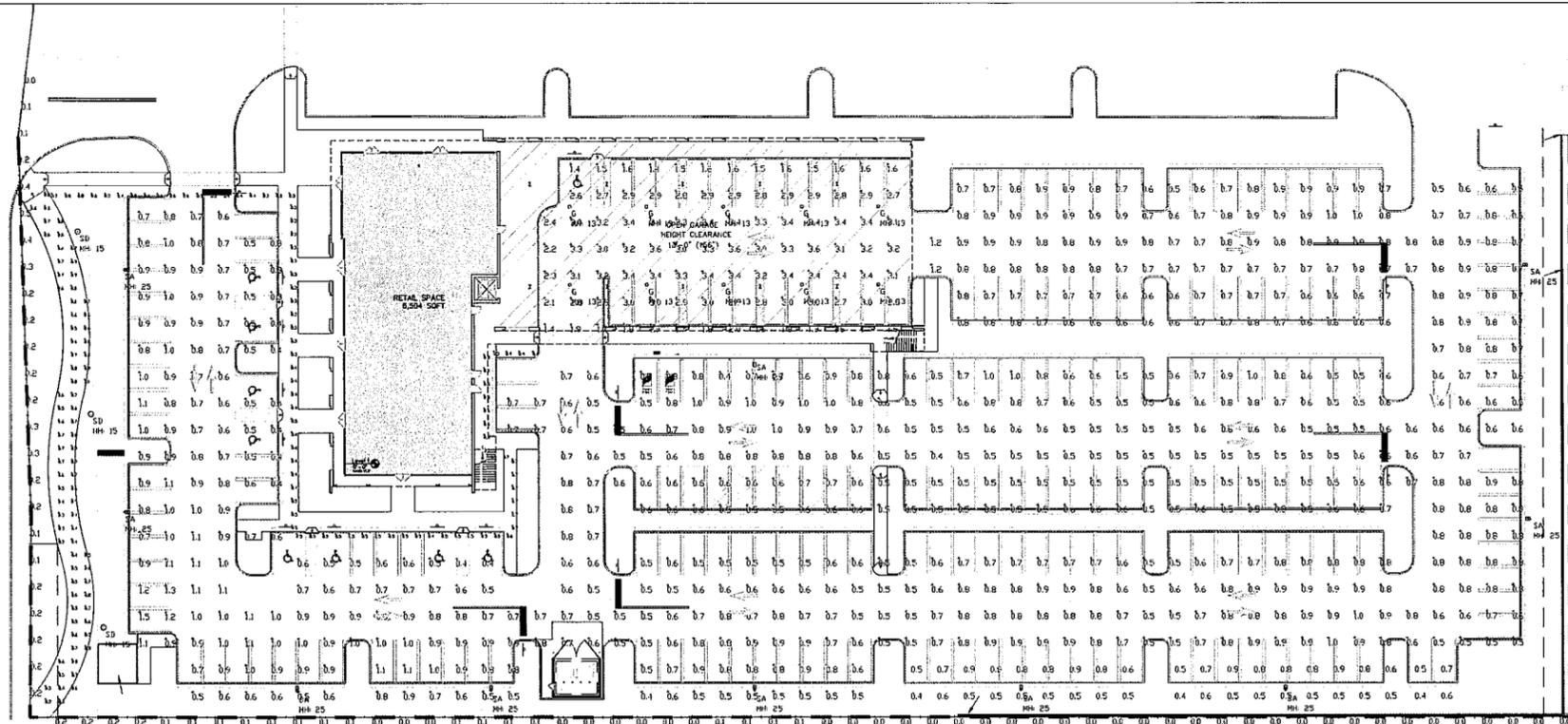
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF	Luminaire Watts	Assembly Watts	LUMENS
	10	G	SINGLE	Lithonia Lighting	VCPG LED P1 40K T5M MVOLT MH: CEILING MOUNT A.F.F.	3856	0.855	26.57	26.57	30,000
	10	SA	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-M/PLED-IV-FT/24LED-700mA/NW/HS-PLED MH: POLE MOUNT A.F.G.	4729	0.855	55.9	55.9	65,670
	2	SB	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-M/PLED-VSQ-W/24LED-700mA/NW MH: POLE MOUNT A.F.G.	6615	0.855	55.9	55.9	13,134
	3	SC	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-M/PLED-IV/24LED-350mA/NW MH: POLE MOUNT A.F.G.	3620	0.855	28.2	28.2	10,623
	3	SD	SINGLE	KIM LIGHTING	17" ERA PICOEMITTER LED.	2919	0.855	25.4134	25.4134	9,000

* SITE LIGHTING WILL BE REDUCED TO 1 FOOT-CANDLE AFTER HOURS AS REQUIRED BY CODE *

Calculation Summary

Project: LEDER OFFICE BUILDING - SITE_REV 3 COCONUT CREEK, FL 12/19/2019

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING	Illuminance	Fc	2.67	3.6	1.4	1.91	2.57
PARKING LOT (3' above grade)	Illuminance	Fc	0.70	1.5	0.3	2.33	5.00
PROPERTY LINE (3' above grade)	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.
WALKWAYS	Illuminance	Fc	0.55	1.0	0.3	1.83	3.33



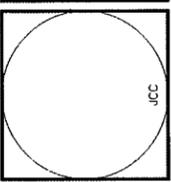
1 PHOTOMETRICS

AS1.20 SCALE: 1" = 30'-0"



02.10.2020

RLC



LEDER OFFICE BUILDING

4161 W, HILLSBORO BLVD.
Coconut Creek, Florida

REVISIONS
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3
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PHOTOMETRICS

Scale 1" = 30'-0"
Project No. 19047.00
Date 02.10.2020

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by: APD
Checked by:

Sheet No.

AS1.20

Sustainable (Green) Plan

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 <small>(description of use in development)</small>
13-320(b)(1)	
LEED Accredited Professional	Benson R. Ellis RA, LEED AP. Certificate attached
Sustainable Site Development	
Construction Pollution Prevention	Site will be watered to minimize dust during construction.
Construction site materials recycling	Contractor shall dispose of all appropriate construction material with qualified C&D recycling facility. Verification will be provided.
Stormwater management	Exfiltration trench system will be utilized.
Alternative transportation	Bike racks have been provided. In addition, development will provide shelter at the adjacent bus stop.
Minimizing heat island effect	N/A
Water Efficiency	
Innovative water technologies	Sensors will be provided for irrigation and for laboratories.
Water efficient	High efficiency plumbing fixtures throughout and the utilization of low flow toilets.
Energy Efficiency	
Minimum energy performance	The site will provide 2 car charging stations and will utilize the 2014 building code for energy efficiency.
On-site renewable energy	N/A
Indoor Environmental Quality	
Indoor air quality	The building will be designed to meet ASHRAE 62.1 2004 Standard "ventilation for acceptable indoor air quality". Building will use low VOC paint.
Materials and Recycling	
Recycling of demolition waste	Contractor shall dispose of all appropriate construction material with qualified C&D recycling facility. Verification will be provided.
Storage and collection of recyclables post occupancy	The development will institute a recycling program and will maintain the program for the life of the building.
Building re-use	Not feasible
Regional materials	Not sure yet but will try to source materials locally.
13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building.	Sean Leder acknowledges

GREEN PLAN ACTION ITEMS

ACTION ITEMS	DESCRIPTION <small>(description of use in development)</small>
Action 1.6 – Ensure 100% of new development projects throughout the City contain <i>conspicuous displays of green technology</i> that function in the project design while providing a social, artistic, and environmental value.	Solar pavillion charging station will be visible and inviting.
Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.	Landscape architect will handle this requirement.
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)	TPO roof
Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.	Although 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.
Action 6.2 – Bicycle parking on site	Bike racks have been provided.
Action 6.4 – Alternative vehicle parking.	2 EV parking spaces, with chargers, have been provided.

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

4161 HILLSBORO, LLC

February 5, 2020

RE: 4161 Hillsboro – Public Participation Report

City of Coconut Creek Staff:

On multiple occasions, we reached out to Crescent Creek homeowners living at 7083, 7087, 7093 and 7097 Crescent Creek Lane. These are the four homeowners who share a property line with the proposed 4161 Hillsboro project.

The first letter we mailed to the neighbors was on May 28, 2019 (see attached). The second letter we mailed was on January 6, 2020 (see attached).

Additionally, I spoke with Cecile and Gary Lobban a number of times but most recently on January 11, 2020. Katherine Jackson and I spoke as well.

I have not heard from any other neighbors and believe I explained what we were planning and the neighbors seemed satisfied with my explanations.

Respectfully submitted,



Sean M. Leder, Manager
4161 Hillsboro, LLC

4161 West Hillsboro – Update Letter – May 28, 2019

Dear Neighbors,

My name is Sean Leder and my company owns the Sherwin Williams building along with the construction project to the west of that building. I am now completing the acquisition of the Church property.

Approximate 1 Year Timeline:

For the next year, I will be working with the City of Coconut Creek on their pre-development process. During that time, when no construction will likely take place, I will be utilizing the property to store construction materials as well as short term rentals.

For example, the steel decking we stored will be utilized in the self-storage building that has now been erected to the west of the Sherwin Williams building.

Future Plan and Construction

Yesterday, I met Brian, your neighbor, and he shared with me that there was concern that the property would be developed as a cemetery. While I cannot confirm at the moment what the ultimate development will be, I can confirm that it will NOT be a cemetery.

Once the pre-development process starts, you will be able to attend public meetings to see which direction we are heading.

Leder Family History in Coconut Creek

In 1982, when Hillsboro Blvd. was still a two-lane road, my father purchased an egg farm. He then built a successful veterinary practice. In 2002, I developed the Sherwin Williams building on the remaining land. My family has been responsible stewards and we've contributed to Coconut Creek's development.

We intend to continue doing the same.

Sincerely,

Sean Leder, Manager
Leder Hillsboro, LLC
4161 Hillsboro, LLC

4161 West Hillsboro – 2nd Update Letter – January 6, 2020

Dear Neighbors,

My name is Sean Leder and my company owns the former Church property to your West.

2020 Game Plan

For most of 2019, I have been working with the City of Coconut Creek on their pre-development process. In the next few months we will have our site plan approval and will be submitting our construction documents to the building department for permitting.

I am building an office building. The building will be set toward the front of the property so that it is close to Hillsboro Blvd. Once a demo permit is issued, we will be demolishing the old metal building.

Leder Family History in Coconut Creek

In 1982, when Hillsboro Blvd. was still a two-lane road, my father purchased an egg farm. He then built a successful veterinary practice. In 2002, I developed the Sherwin Williams building on the remaining land. My family has been responsible stewards and we've contributed to Coconut Creek's development.

We intend to continue doing the same.

Sincerely,

Sean Leder, Manager
Leder Hillsboro, LLC
4161 Hillsboro, LLC

4755 Technology Way, Suite 203
Boca Raton, FL 33431
Tel: 561.289.1377
Email: smleder@lederholdings.com



751 NW 31st Avenue, Fort Lauderdale, FL 33311
O (954) 583-1830; F (954) 327-9521 republicservices.com

February 3, 2020

Department of Sustainable Development
4800 W Copans Road
Coconut Creek, FL 33063

RE: 4161 W Hillsboro Blvd, Coconut Creek, FL 33073

To Whom It May Concern,

As the authorized trash hauler for the city of Coconut Creek, Republic Services will be establishing trash services at the referenced address, through the registered owner, 4161 Hillsboro LLC, 4755 Technology Way, Suite 203, Boca Raton, FL 33431.

The location as proposed on the attached Site Plan, is acceptable.

Sincerely,
Karen Morrison, Account Executive
e kmorrison@republicservices.com
o (954) 327-9540 c (954) 205-0720