

CONSTRUCTION PLANS FOR:



FIFTH THIRD BANK - COCONUT CREEK

4805 COCONUT CREEK PARKWAY
COCONUT CREEK, FLORIDA 33063

PROJECT TEAM

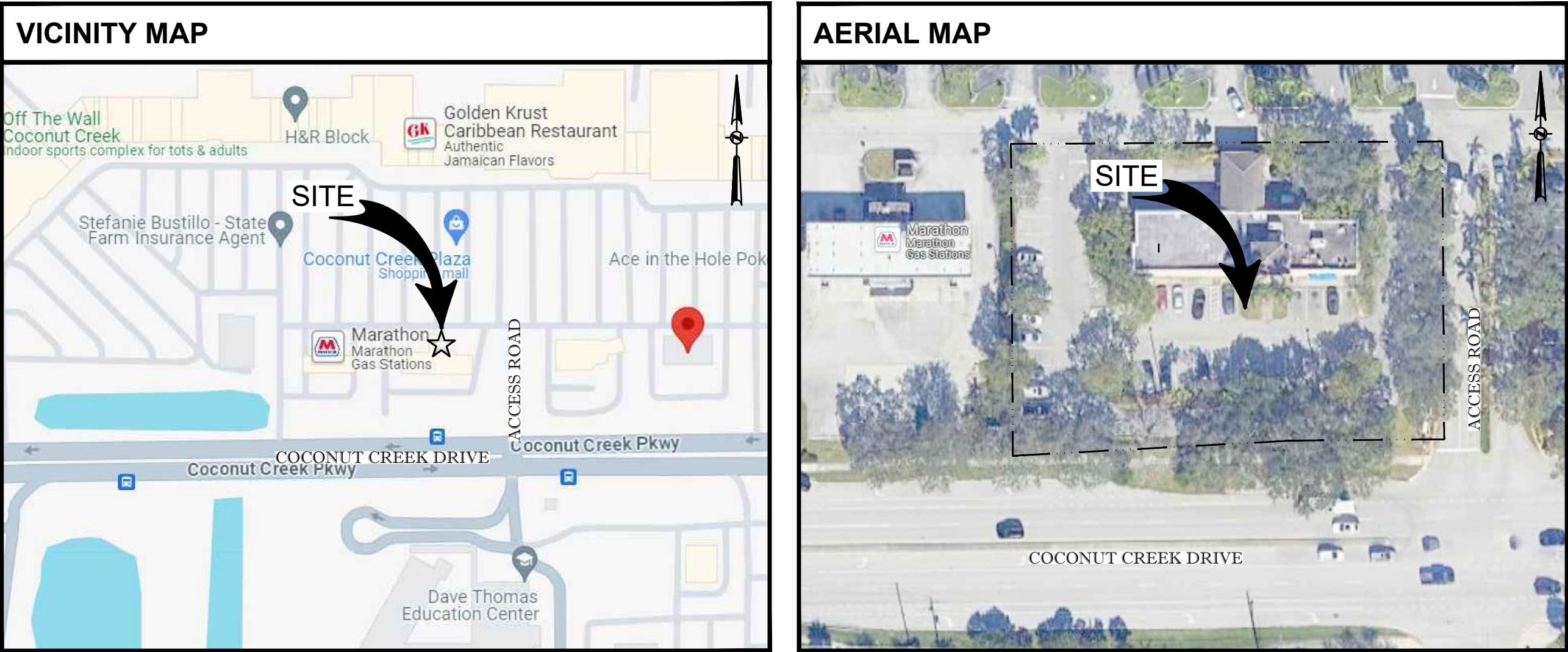
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DATE
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY NISIT SAPPARKHAO ON THE
DATE ADJACENT TO THE SEAL.

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SHEET

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GENERAL NOTE

1. ALL CONSTRUCTION SHALL BE EXECUTED AS SHOWN ON THESE PLANS. ANY REVISIONS AND/OR DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD AND MAY RESULT IN ADDITIONAL PERMITTING EFFORTS THROUGH THE RELATED PERMITTING AGENCY. THE CONTRACTOR SHALL ACKNOWLEDGE THAT REVISIONS AND/OR DEVIATIONS MAY RESULT IN ADDITIONAL PERMITTING REQUIREMENTS AND POSSIBLY AFFECT SCHEDULING OF WORK.
2. UNLESS OTHERWISE NOTED ON PLANS, OR WITHIN THE PROJECT SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH DESIGN AND CONSTRUCTION STANDARDS OF THE PERMITTING AGENCY HAVING JURISDICTION. THE LOCALLY ADOPTED BUILDING CODE; AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
3. PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
4. THIS PARCEL OF LAND MAY BE SUBJECT TO ANY AND ALL RECORDED (AND POSSIBLY UNRECORDED) EASEMENTS, RESTRICTIONS, AND COVENANTS.
5. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN A TIMELY MANNER.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.
8. THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.
9. NO BLASTING OR BURNING IS ALLOWED ON THE PROJECT, UNLESS OTHERWISE DIRECTED OR NOTED BY THE ENGINEER.
10. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. HOWEVER IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ENGINEER AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

REGULATORY STANDARDS AND REQUIREMENTS

1. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
2. COMPLY WITH ANSI A10.6, "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION."
3. COMPLY WITH NFPA 241, "SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS."

DEMOLITION AND CLEARING

1. DEMOLITION AND CLEARING OPERATIONS SHALL CONFORM TO APPLICABLE REGULATIONS RELATING TO ENVIRONMENTAL REQUIREMENTS DISPOSAL OF DEBRIS, BURNING OF DEBRIS ON SITE, AND USE OF HERBICIDES.
2. DEMOLITION WASTE SHALL BE DISPOSED OF IN A LEGAL MANNER. REMOVED DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF WASTE IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. DO NOT BURY OR BURN DEMOLITION WASTE ON-SITE.
3. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS, INCLUDING, BUT NOT LIMITED TO CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OF VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF THE OWNER.
4. ARRANGE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNERS' ON-SITE OPERATIONS OR OPERATIONS OF ADJACENT OCCUPIED BUILDINGS.
5. CONDUCT BUILDING DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
6. AUTHORITY FOR PERFORMING SITE CLEARING INDICATED ON PROPERTY ADJOINING OWNER'S PROPERTY MUST BE OBTAINED BY OWNER PRIOR TO COMMENCEMENT OF CLEARING. DO NOT PROCEED WITH WORK ON ADJOINING PROPERTY UNTIL DIRECTED BY ENGINEER.
7. PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS:
 - a. VERIFY THAT HAZARDOUS MATERIALS, IF PRESENT, HAVE BEEN REMEDIATED.
 - b. REVIEW PROJECT RECORD DRAWINGS OF EXISTING BUILDING AND EXISTING SITE IMPROVEMENTS.
 - c. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED. TAKE DIGITAL PHOTOGRAPHS OR VIDEO OF PROJECT SITE AND SURROUNDINGS PROPERTIES, INCLUDING EXISTING ITEMS TO REMAIN DURING CONSTRUCTION OPERATIONS. RECORD CONDITIONS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SALVAGE OPERATIONS.
 - d. CLEAN, PACK, IDENTIFY, AND TRANSPORT SALVAGED ITEMS TO STORAGE AREA DESIGNATED BY OWNER.
 - e. REMOVE REFRIGERANT FROM THE MECHANICAL EQUIPMENT ACCORDING TO 40 CFR 82 AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 - f. COORDINATE ANY ADDITIONAL REQUIREMENTS FOR DEMOLISHING OR RELOCATING SITE MECHANICAL AND ELECTRICAL ITEMS WITH OWNER AND OTHER AUTHORITIES HAVING JURISDICTION.
 - g. ASSURE THAT ANY REQUIRED INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND IN WORKING ORDER.
 - h. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP-OFF EXISTING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. CUT AND REMOVE PIPE OR CONDUIT A MINIMUM OF 24 INCHES BELOW GRADE. CAP, VALVE, PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT.
 - i. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTION AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
8. PRIOR TO COMMENCEMENT OF SITE CLEARING OPERATIONS, VERIFY THE FOLLOWING:
 - a. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER.
 - b. UTILITY LOCATOR SERVICE HAS DETERMINED AND FLAGGED THE LOCATION OF UNDERGROUND UTILITIES.
 - c. EXISTING SITE IMPROVEMENTS AND UTILITIES TO REMAIN HAVE BEEN PROTECTED.
 - d. BENCHMARKS AND SURVEY CONTROL POINTS HAVE BEEN PROTECTED FROM DISTURBANCE.
 - e. TREES AND VEGETATION TO REMAIN (OR TO BE RELOCATED) HAVE BEEN LOCATED AND CLEARLY FLAGGED IN ACCORDANCE WITH TREE PROTECTION AND TRIMMING REQUIREMENTS.
9. COORDINATE UTILITY DEMOLITION AND ABANDONMENT WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION.
10. IN THE EVENT BUILDINGS IMMEDIATELY ADJACENT TO THE DEMOLITION AREA WILL BE OCCUPIED, CONDUCT SITE DEMOLITION SO OPERATIONS OF OCCUPIED

- BUILDINGS WILL NOT BE DISRUPTED. MAINTAIN ACCESS TO AND FROM EXISTING WALKWAYS, EXITS, AND OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS.
11. PROTECT EXISTING FACILITIES AND ADJACENT WALKWAYS, LOADING DOCKS, BUILDING ENTRANCES, AND OTHER BUILDING FACILITIES DURING DEMOLITION OPERATIONS. MAINTAIN EXITS FROM EXISTING BUILDINGS.
 12. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, AS NECESSARY, AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
 13. PROTECT EXISTING UTILITIES FROM DAMAGE DURING DEMOLITION OPERATIONS. MAINTAIN OPERATION OF UTILITY SERVICES TO REMAIN. PROVIDE AT LEAST 72 HOURS' NOTICE TO OCCUPANTS OF AFFECTED BUILDINGS IF SHUTDOWN OF SERVICE IS REQUIRED.
 14. IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, MAINTAIN CONTINUITY OF SERVICE TO ADJACENT BUILDINGS BY PROVIDING TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED. TEMPORARY BYPASS SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITIES HAVING JURISDICTION.

15. TEMPORARY SHORING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF EXISTING IMPROVEMENTS BEING DEMOLISHED. ALL SHORING OPERATIONS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PER OSHA REQUIREMENTS.
16. DEMOLITION OF STRUCTURAL FRAMING MEMBERS SHALL PROCEED SYSTEMATICALLY FROM HIGHER TO LOWER LEVEL. COMPLETE BUILDING DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL. REMOVE DEBRIS FROM ELEVATED PORTIONS OF THE BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A CONTROLLED DESCENT.
17. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.
18. CLEARING AND GRUBBING:
 - a. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
 - b. CUT MINOR ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER AND ONLY WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION.
 - c. CLEAR UNDERGROWTH AND DEADWOOD WITHOUT DISTURBING SUBSOIL.
 - d. GRIND STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS EXTENDING TO A DEPTH BELOW EXPOSED SUBGRADE AS FOLLOWS:
 - FOOTINGS, SLABS ON GRADE AND BOTTOM SLABS OF STRUCTURES: 36 INCHES.
 - ROADS AND PAVEMENT AREAS: 18 INCHES.
 - AREAS TO BE GRADED OR LANDSCAPED: 8 INCHES.
 - AREAS TO BE RELOCATED: 12 INCHES.
 - e. USE ONLY HAND METHODS FOR GRUBBING WITHIN TREE PROTECTION ZONES.
 - f. CHIP REMOVED TREE BRANCHES AND DISPOSE OF OFF-SITE.
 - g. UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED, FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

19. TOPSOIL STRIPPING:
 - a. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
 - b. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMIXING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
 - c. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHADE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST. LIMIT HEIGHT OF TOPSOIL STOCKPILES TO 72 INCHES. DO NOT STOCKPILE TOPSOIL WITHIN TREE PROTECTION ZONES. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RESPREADING DEEPER TOPSOIL.
20. SITE IMPROVEMENTS:
 - a. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REMOVE SLABS, PAVING, CURBS, GUTTERS, AND AGGREGATE BASE AS INDICATED.
 - b. UNLESS EXISTING FULL-DEPTH JOINTS COINCIDE WITH LINE OF DEMOLITION, NEATLY SAW-CUT LENGTH OF EXISTING PAVEMENT TO REMAIN BEFORE REMOVING EXISTING PAVEMENT. SAWCUT ALL FACES VERTICALLY.
 - c. PAINT CUT ENDS OF STEEL REINFORCEMENT IN CONCRETE TO REMAIN TO PREVENT CORROSION.
21. DISPOSAL:
 - a. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - b. REMOVE AND TRANSPORT DEBRIS AND RUBBISH IN A MANNER THAT WILL PREVENT SPILLAGE ON STREETS OR ADJACENT AREAS. CLEAN UP SPILLAGE FROM STREETS AND ADJACENT AREAS.
 - c. COMPLY WITH FEDERAL, STATE AND LOCAL HAULING AND DISPOSAL REGULATIONS.
 - d. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NON-RECYCLABLE STORER OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

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TREE PROTECTION AND TRIMMING

1. INSTALL TEMPORARY FENCING AROUND TREE PROTECTION ZONES TO PROTECT TREES AND VEGETATION DESIGNATED TO REMAIN FROM CONSTRUCTION DAMAGE. MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES. AND REMOVE WHEN CONSTRUCTION IS COMPLETE.
2. KEEP TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
3. DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL INSIDE TREE PROTECTION ZONE; OR PERMIT VEHICLES OR FOOT TRAFFIC WITHIN TREE PROTECTION ZONE, OR ALLOW FIVES WITHIN TREE PROTECTION ZONE.
4. PROTECT TREE ROOT SYSTEMS FROM THE FOLLOWING:
 - a. DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS;
 - b. DAMAGE CAUSED BY PONDING, ERODING, OR EXCESSIVE WETTING FROM DEWATERING OPERATIONS.
5. UNLESS OTHERWISE INDICATED, DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES. WHERE EXCAVATION FOR NEW CONSTRUCTION IS UNAVOIDABLE, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
6. WHERE UTILITY TRENCHES ARE UNAVOIDABLE WITHIN TREE PROTECTION ZONES, TUNNEL UNDER OR AROUND ROOTS BY DRILLING AUGER BORING, PIPE JACKING, OR DIGGING BY HAND. DO NOT CUT MAIN LATERAL ROOTS OR TAPROOTS.
7. PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS, AND ROOTS ACCORDING TO

ARBORIST'S WRITTEN INSTRUCTIONS.

8. TREE PRUNING: PRUNE TREES ACCORDING TO ANSI A300 (PART 1), "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (PRUNING)."

EROSION AND SEDIMENTATION CONTROL

1. PRIOR TO COMMENCEMENT OF ANY CLEARING AND EXCAVATION WITHIN A WORK AREA, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND IN WORKING ORDER.
2. PERFORM WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE AND FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL FEATURES TO PREVENT AND CONTROL SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION AREAS AND ENTERING EXISTING STORMWATER FACILITIES AND SURFACE WATERS. ADDITIONAL MEASURES BEYOND THOSE SHOWN WITHIN THESE PLANS MAY BE NECESSARY DURING CONSTRUCTION, INCLUDING TEMPORARY VEGETATIVE MEASURES AND INSTALLATION OF OTHER SILT TRAPPING MEASURES.
4. THE CONTRACTOR IS REQUIRED TO ADJUST THE EROSION AND SEDIMENT CONTROLS AS NECESSARY AND AS SHOWN ON THE DRAWINGS; AND ADD ADDITIONAL CONTROL MEASURES AS REQUIRED TO INSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
5. ALL BEST MANAGEMENT EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY OPERATIONS; OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST EVERY OTHER WEEK AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER.
6. ALL BEST MANAGEMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

EARTHWORK

1. IN THE EVENT OF ANY UNFORESEEN CONDITIONS THAT ARE ENCOUNTERED AND NOT COVERED BY THESE NOTES DURING GRADING OPERATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND RELATED OFF-SITE WORK SO AS TO ESTABLISH THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SPECIFIED WITHIN THE PLANS.
3. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION. ALL SHORING AND ASSOCIATED TEMPORARY STRUCTURES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PURSUANT TO OSHA REQUIREMENTS.

SOIL MATERIALS:

1. UNSATISFACTORY SOILS CONSIST OF SOIL CLASSIFICATION GROUPS ML, OL, CH, MH, OH, AND PT, OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
2. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS AS IDENTIFIED ON THE DRAWINGS, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION; DEBRIS WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATERIAL

SUBGRADE INSPECTION:

1. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH HEAVY PNEUMATIC-TYRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS WETTING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES.
 - a. COMPLETELY PROOF-ROLL SUBGRADE IN TWO DIRECTIONS. REPEATING PROOF ROLLING IN DIRECTION PERPENDICULAR TO FIRST DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH.
 - b. PROOF-ROLL WITH A Loaded 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT MORE THAN 15 TONS.
 - c. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
2. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER, WITHOUT ADDITIONAL COMPENSATION.

BACKFILL:

1. THE CONTRACTOR SHALL PLACE AND COMPACT BACKFILL IN EXCAVATIONS PROMPTLY, BUT NOT LATER THAN 72 HOURS AFTER EXCAVATION.
 - a. CONSTRUCTION BELOW FINISH GRADE INCLUDING, WHERE APPLICABLE, SUBDRAINAGE, DAMP PROOFING, WATERPROOFING, AND PERIMETER INSULATION.
 - b. SURVEYING LOCATIONS OF UNDERGROUND UTILITIES FOR RECORD DRAWINGS.
 - c. TESTING AND INSPECTING UNDERGROUND UTILITIES.
 - d. REMOVING CONCRETE FORMWORK.
 - e. REMOVING TRASH AND DEBRIS.
 - f. REMOVING TEMPORARY SHORING AND BRACING, AND SHEETING.
 - g. INSTALLING PERMANENT OR TEMPORARY HORIZONTAL BRACING ON HORIZONTALLY SUPPORTED WALLS.

COMPACTION OF SOIL BACKFILLS AND FILLS:

1. CONTRACTOR SHALL PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE PLAN SPECIFIED PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 OR ASTM D 1557. (SEE CIVIL DETAILS FOR SUMMARY OF TRENCH BACKFILL AND BEDDING MATERIALS AND PLACEMENT SPECIFICATIONS).

GRADING:

1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO DETAILED/INDICATED CROSS-SECTIONS, LINES, AND ELEVATIONS INDICATED IN PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
2. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - a. LAWN OR UNPAVED AREAS: PLUS OR MINUS ONE (1) INCH.
 - b. WALKS: PLUS OR MINUS ONE (1) INCH.
 - c. PAVEMENTS: PLUS OR MINUS ONE-HALF (1/2) INCH.
 - d. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF

ONE-HALF (1/2) INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

3. SUBBASE AND BASE COURSES:
 - a. PLACE SUBBASE AND BASE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
 - b. PLACE SUBBASE AND BASE COURSE 6 INCHES OR LESS IN COMPACTED THICKNESS IN A SINGLE LAYER.
 - c. PLACE SUBBASE AND BASE COURSE EXCEEDING 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES.
4. COMPACT SUBBASE AND BASE COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS ACCORDING TO ASTM D 698 OR ASTM D 1557, AS INDICATED ON THE DRAWING DETAILS.

FIELD QUALITY CONTROL:

1. THE TESTING AGENCY WILL INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. CONTRACTOR SHALL PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
2. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ENGINEER.
3. THE TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937. AS APPLICABLE, TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - a. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST FOR EVERY 10,000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
 - b. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
 - c. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 150 FEET OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN 2 TESTS.
5. IF THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL, TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
6. ALL FIELD QUALITY CONTROL TESTS THAT FAIL TO MEET THE SPECIFIED COMPACTION DENSITY SHALL BE REPORTED TO THE ENGINEER.

GENERAL UTILITY NOTES

1. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL THE AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
3. THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.
5. EXISTING UTILITIES SHOWN HEREIN ARE BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO EXCAVATION WITHIN WORK AREAS. THE ENGINEER SHALL BE NOTIFIED UPON DISCOVERY OF ANY DISCREPANCIES THAT WILL AFFECT INSTALLATION OF WORK OR DISCOVERY OF UNCHARTED UTILITIES WHICH MAY REQUIRE RELOCATION. NOTIFICATION SHALL BE DONE IN A TIMELY MANNER.
6. WHERE APPLICABLE, THE CONTRACTOR SHALL MAINTAIN ALL FENCING, SIGNS, DETOURS, FLAGMEN, SIGNALS, ETC., FOR ANY OPEN TRENCHES, HOLES OR PITS. ALL TRENCHES, HOLES OR PITS SHALL BE CLOSED OR PROTECTED BY BARRICADES AT THE END OF THE DAY.

7. PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW THE CONSTRUCTED CONDITIONS OF ALL WORK INSTALLED. SEE "AS-BUILT" REQUIREMENTS FOR ADDITIONAL INFORMATION.
9. ALL VALVE BOXES, METER BOXES, VAULTS, CLEANOUTS, HOLE COVERS, FIRE HYDRANTS AND OTHER APPURTENANCES THAT ARE TO REMAIN IN SERVICE WITHIN THE PROJECT AREA SHALL BE ADJUSTED TO CONFORM TO FINISHED GRADE.

10. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED AS REQUIRED PRIOR TO BASE AND SURFACE CONSTRUCTION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
 - a. UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, THE FOLLOWING SHOULD BE CONTACTED BY THE CONTRACTOR:
 1. GAS
 2. TELEPHONE
 3. CABLE
 4. POWER
 5. CITY/COUNTY WATER AND SEWER
 6. CITY/COUNTY/STATE TRAFFIC SIGNAL UTILITY (FIBER, HARDWIRE TRAFFIC SIGNAL INTERCONNECT)

13. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY COMPANIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE OF THESE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
14. COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

WHITE - PROPOSED EXCAVATION. PINK - TEMPORARY SURVEY MARKINGS.
RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES.
YELLOW - GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS.
ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT.
BLUE - POTABLE WATER. PURPLE - RECLAIMED WATER, IRRIGATION AND SLURRY LINES.
GREEN - SEWERS AND DRAIN LINES.

WATER SYSTEM NOTES

1. A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWERS AND WATER MAINS. IF CLEARANCE CANNOT BE ACHIEVED BY ADJUSTING WATER MAINS THE SANITARY SEWER SHALL BE CONSTRUCTED PER SANITARY NOTE No. 1 BELOW.
2. A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
3. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
4. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
5. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
6. ALL BURIED DUCTILE IRON PIPE SHALL BE CLASS 53 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C150) AND ANSI A 21.51 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
7. ALL BURIED FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATINGS OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
8. CONTRACTOR TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
9. THRUST BLOCKING AND/OR RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.
10. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241, AND COLOR CODED BLUE.
11. ALL FITTINGS 3" AND SMALLER SHALL BE CLASS 160 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
12. ALL WATER MAINS AND WATER SERVICES TO BE INSTALLED UNDER ROAD UNDERDRAIN SHALL MAINTAIN 18" SEPARATION.
13. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY DEPARTMENT OF PUBLIC UTILITIES.
14. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT AND AWWA SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
15. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING REQUIRED TO OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM THROUGH LOCAL REGULATORY AGENCIES. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

SANITARY SEWER NOTES

1. A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 26 AND COLOR CODED GREEN.
3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT. AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. PVC PIPE AND FITTINGS SHALL CONFORM WITH A.S.T.M. SPECIFICATIONS DESIGNATION D-3034-77C. MA SDR 26. INSTALLATION OF SDR PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF A.S.T.M. SPECIFICATION DESIGNATION D3231. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS WITHIN PUBLIC R/W SHALL BE CLASS 200, SDR 18, WITH MECHANICAL JOINTS, AND HAVE A GREEN MAGNETIC TAPE A MINIMUM OF 3" WIDE, PLACED 24" BELOW THE PROPOSED GRADE; THE PRINT ON THE MAGNETIC TAPE SHOULD READ "FORCE MAIN".
7. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE D.I.P. ARE TO BE POLY-LINED OR EPOXY LINED.
8. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
9. SANITARY SEWERS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET AND SHALL BE INSTALLED ACCOMPANIED BY A METAL TAPE SIMILAR TO "TERRAPEZ" COLORED GREEN AND LAID ONE FOOT ABOVE THE PIPE.
10. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
11. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
12. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS CONTRACTOR'S RESPONSIBILITY.

GEOTECHNICAL NOTE

CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES OUTLINED IN THE SITE GEOTECHNICAL REPORT.

STORM DRAINAGE

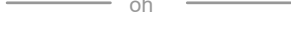
1. UNLESS OTHERWISE SHOWN ON PLANS, ALL PVC PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING:
 - a. PVC SEWER PIPE AND FITTINGS, NPS 15-INCH AND SMALLER ASTM D 3034, SDR 35, WITH BELL-AND-SPIOT ENDS FOR GASKETED JOINTS USING ASTM F 477, ELASTOMERIC SEALS.
 - b. PVC SEWER PIPE AND FITTINGS, NPS 18-INCH AND LARGER: ASTM F 679, T-1 WALL THICKNESS, WITH BELL-AND-SPIOT ENDS FOR GASKETED JOINTS USING ASTM F 477, ELASTOMERIC SEALS.
 - c. PIPE JOINTS SHALL BE WATER-TIGHT.
2. UNLESS OTHERWISE SHOWN ON THE PLANS, ALL REINFORCED CONCRETE PIPE (RCP) AND FITTINGS SHALL CONFORM TO THE FOLLOWING:
 - a. ASTM C 76, WITH BELL-AND-SPIGOT OR GROOVE AND TONGUE ENDS AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
 - b. RCP PIPE SHALL BE CLASS III, WALL B.
 - c. WHEN LOCATED IN TRAFFIC AREAS WITH LESS THAN 2 FEET OF COVER, RCP PIPE SHALL BE CLASS IV, WALL B.
 - d. WHEN LOCATED UNDER AIRCRAFT RAMPS OR RAILROAD OPERATIONS, RCP PIPE SHALL BE CLASS V, WALL B WITH O-RING JOINTS.
 - e. PIPE CLASS SHALL BE CLEARLY "STAMPED" ON EACH SEGMENT OF RCP PIPE DELIVERED TO THE PROJECT.
 - f. PIPE JOINTS SHALL BE WATER-TIGHT.
3. CONTRACTOR SHALL HANDLE AND STORE PIPE, FITTINGS, GASKETS, AND RELATED APPURTENANCES IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
4. CONTRACTOR SHALL HANDLE MANHOLES, DROP INLETS, CURB INLETS, PIPE END COMPONENTS AND RELATED APPURTENANCES ACCORDING TO MANUFACTURER'S WRITTEN RIGGING INSTRUCTIONS.
5. PVC PLASTIC PIPE AND FITTINGS SHALL NOT BE STORED IN DIRECT SUNLIGHT.
6. ALL PIPE, FITTINGS, GASKETS, AND SEALS SHALL BE PROTECTED FROM DIRT AND DAMAGE.
7. ALL STORM SEWER LINES SHALL BE TELEVISED AND THE VIDEO REPORTS SUBMITTED TO THE ENGINEER FOR REVIEW.
 - a. VIDEO REPORTS ARE TO BE SUBMITTED ON CD-ROM OR DVD COMPACT DISKS.
 - b. ALL LINES MUST BE FLUSHED AND CLEANED WITH POTABLE WATER PRIOR TO TELEVISING.
 - c. FOR SUBMERGED SYSTEMS, POND WATER LEVELS SHALL BE LOWERED (PUMPED DOWN) BELOW THE LOWEST PIPE ENTRANCE INVERT.
 - d. VIDEO REPORTS WILL BE USED TO VIEW THE CONDITION OF THE STORM SEWER PIPE PRIOR TO ACCEPTANCE. WORKMANSHIP AND CLEANLINESS OF THE INSTALLATION WILL BE CHECKED.
8. AS-B

SCALE
AS NOTED

KEYED NOTES	
①	EXISTING BUILDING TO BE DEMOLISHED/REMOVED.
②	EXISTING CONCRETE SIDEWALK/PAVEMENT TO BE REMOVED.
③	EXISTING CONCRETE CURB TO BE SAWCUT AND REMOVED.
④	EXISTING WHEEL STOPS TO BE REMOVED (TYPICAL OF 49).
⑤	EXISTING TREE TO BE REMOVED (TYPICAL OF 9).
⑥	EXISTING SIGNS TO BE REMOVED (TYPICAL OF 4).
⑦	EXISTING ASPHALT PAVEMENT, BASE AND SUB BASE TO BE REMOVED.
⑧	EXISTING STORM STRUCTURE TO REMAIN.
⑨	EXISTING STORM PIPE TO REMAIN.
⑩	EXISTING GREASE TRAP TO BE REMOVED BY LICENSED CONTRACTOR. INSTALL TEMPORARY CAP AT THE EXISTING CONNECTION FOR FUTURE USE.
⑪	EXISTING 1-INCH WATER METER TO REMAIN.
⑫	EXISTING LIGHT POLE(S) TO BE REMOVED (TYPICAL OF 2).
⑬	EXISTING SANITARY SEWER PIPE TO BE REMOVED. INSTALL TEMPORARY CAP AT EXISTING CONNECTION FOR FUTURE USE.
⑭	EXISTING BACKFLOW PREVENTER TO BE REMOVED.
⑮	EXISTING HAND HOLE BOX TO REMAIN.

DEMOLITION QUANTITIES	
ASPHALT PAVEMENT	= 18,245 SF
BUILDING	= 4,500 SF
CONCRETE	= 2,002 SF
CONCRETE CURB	= 641 LF

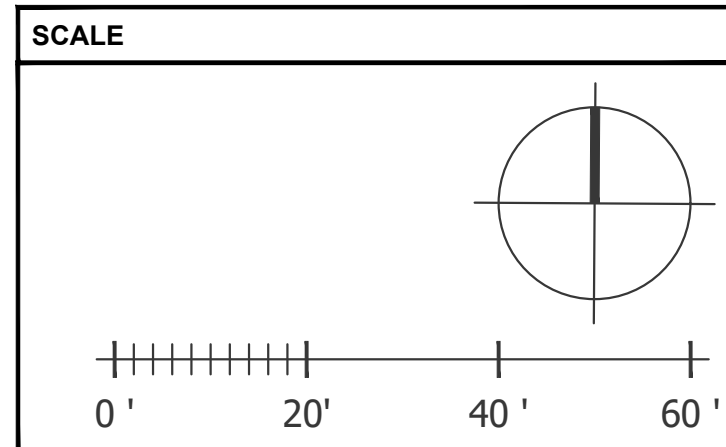
LEGEND

	PROPERTY LINE
	EXISTING CONCRETE TO REMAIN
	EXISTING TO REMAIN
	EXISTING ASPHALT/CONCRETE TO BE REMOVED
	EXISTING CONCRETE SIDEWALK/PAVEMENT TO BE REMOVED
	EXISTING TO BE REMOVED
	EXISTING TREE TO BE REMOVED
	EXISTING GAS
	EXISTING SANITARY
	EXISTING TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD LINE
	EXISTING WATER
	EXISTING CONTOUR

DEMOLITION NOTES

1. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
2. ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
3. ANY AFFECTED WATER AND SANITARY UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER. ANY UTILITIES THAT ARE EXPECTED TO BE ABANDONED, MUST BE FULLY REMOVED FROM THE SITE.
4. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
5. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
6. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION. SEE "EROSION & SEDIMENT CONTROL DETAILS".
7. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
8. ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED.
9. THE DEMOLITION SHALL MEET THE REQUIREMENTS OF NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS.

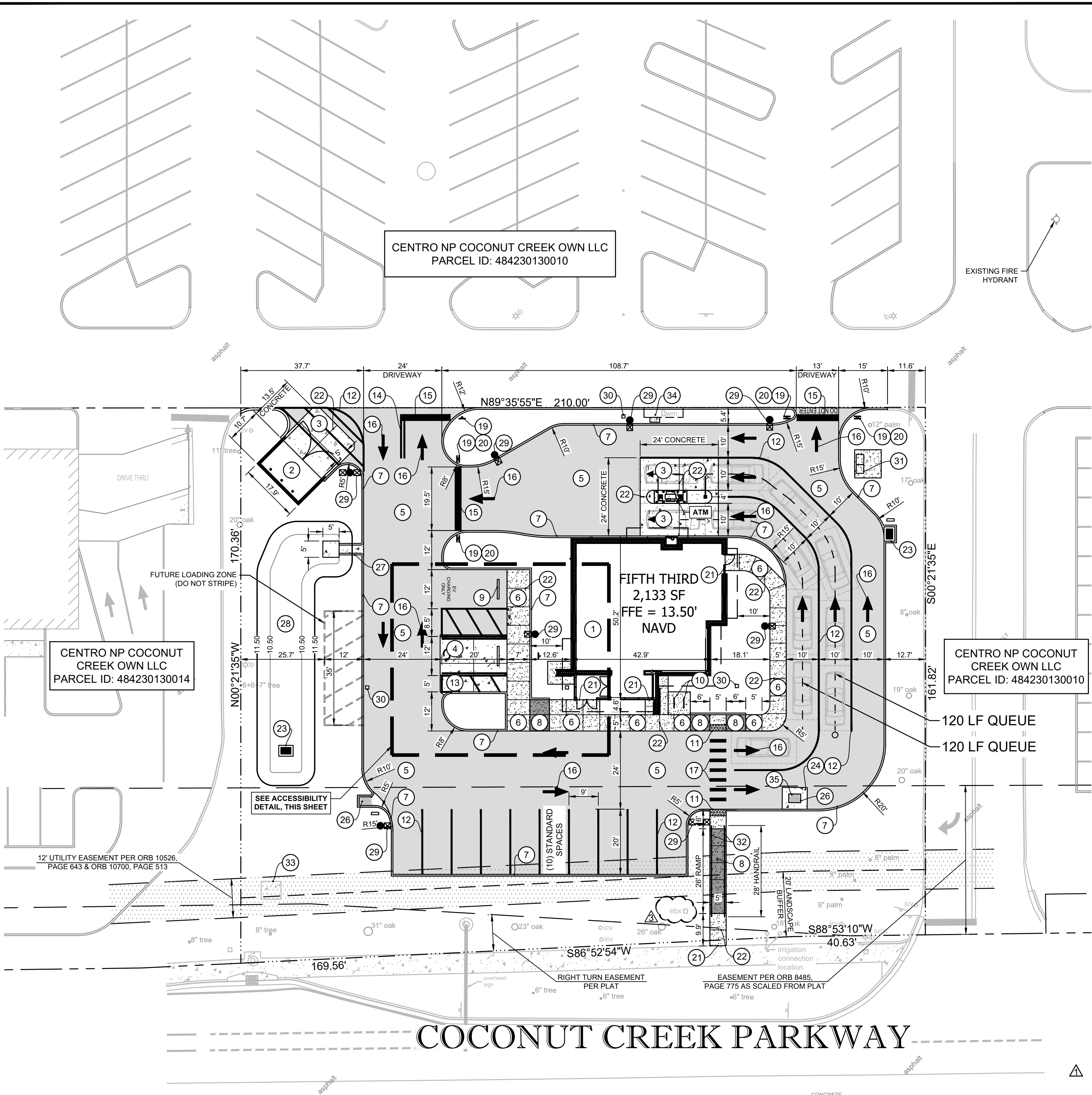
TREE NOTE:
CONTRACTOR TO INSTALL TREE BARRICADES SURROUNDING ALL TREES TO REMAIN. IRRIGATE ALL LANDSCAPING AS NEEDED.



ISSUE	BY	DATE	DESCRIPTION
		09/05/24	PERMIT SET
		12/20/24	DRC COMMENTS #1
		04/28/25	DRC ROUND 3
		06/25/25	DRC ROUND 4

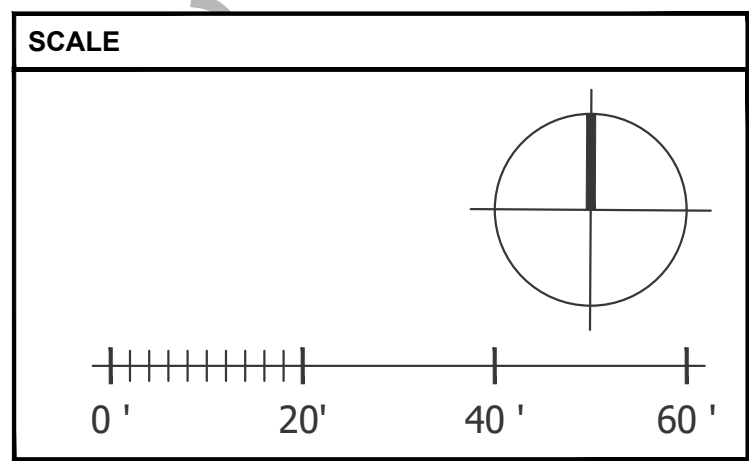
PROJECT INFORMATION BLOCK	
JOB #	230649
DATE:	09/05/24
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE
DEMOLITION PLAN
SHEET NUMBER



- SITE PLAN GENERAL NOTES**
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
 - EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
 - BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
 - ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
 - ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED

- LANDSCAPE NOTE**
- CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
 - CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING.
 - CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.



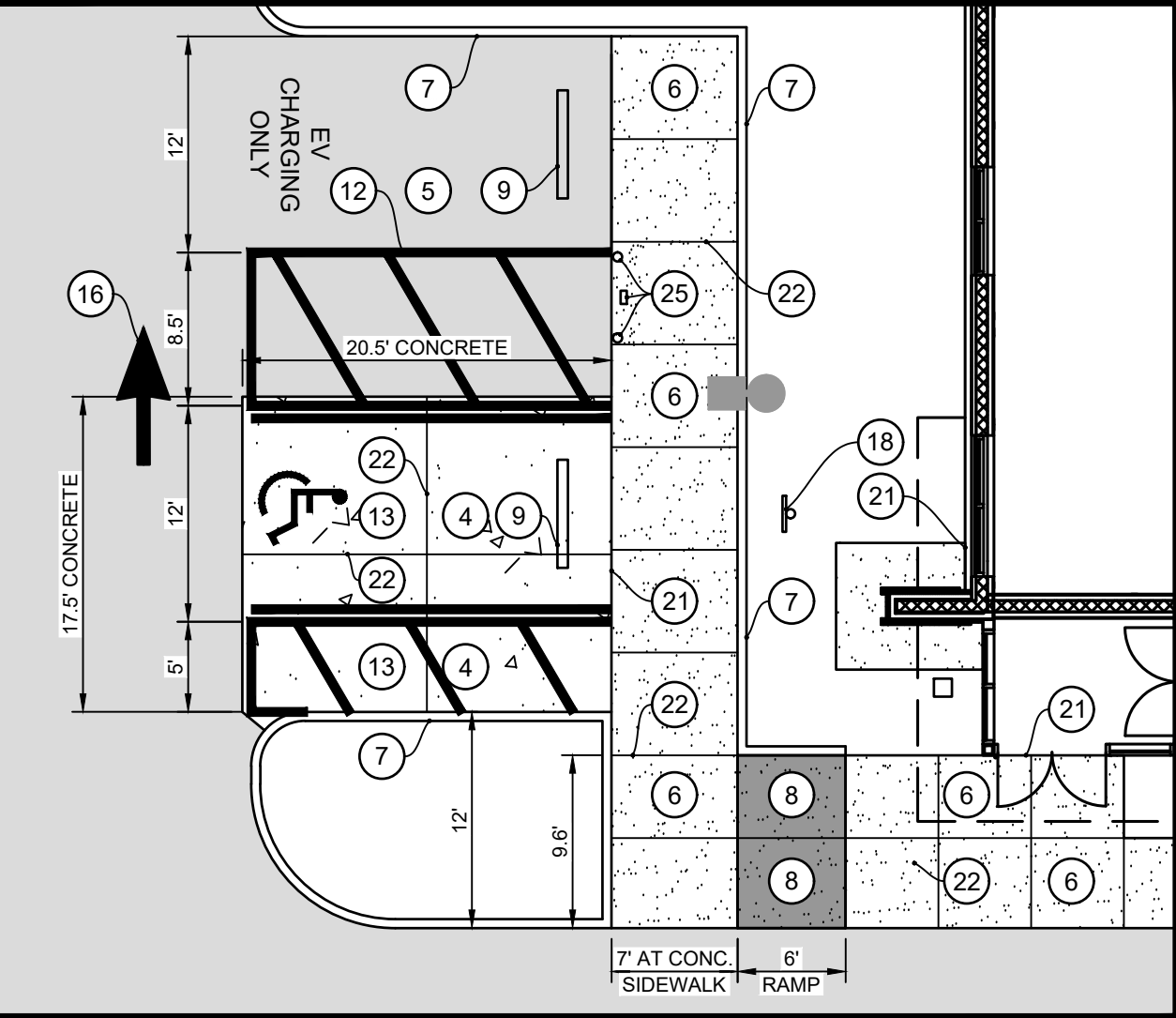
PLAN VIEW SCALE AS NOTED

KEYED NOTES

- NEW BUILDING (SEE ARCHITECTURAL DRAWINGS).
- NEW TRASH ENCLOSURE (SEE ARCHITECTURAL DRAWING).
- NEW 6" CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
- NEW 6" BLACKTINT CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
- NEW ASPHALT PAVEMENT. SEE DETAILS, SHEET C05.01.
- NEW 4" CONCRETE SIDEWALK. SEE PLAN FOR WIDTH. SEE DETAILS, SHEET C05.01.
- NEW TYPE "D" CURB PER CITY OF COCONUT CREEK STANDARD 635. SEE COCONUT CREEK DETAILS, SHEET C05.05.
- NEW ADA RAMP. SEE DETAILS, SHEET C05.01.
- NEW WHEEL STOP (TYPICAL OF 2). SEE DETAILS, SHEET C05.01.
- NEW BICYCLE RACK. SEE DETAILS, SHEET C05.01.
- NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.01.
- NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT).
- NEW ACCESSIBLE PARKING SPACE AND ACCESS AISLE PER CITY OF COCONUT CREEK DETAIL 622. SEE COCONUT CREEK DETAILS, SHEET C05.05.
- NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT).
- NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT).
- NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT). SEE DETAILS, SHEET C05.01.
- NEW 5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT).
- NEW ACCESSIBLE PARKING SIGN PER CITY OF COCONUT CREEK DETAIL 622. SEE COCONUT CREEK DETAILS, SHEET C05.05.
- NEW 30" R1-1 "STOP" SIGN (TYPICAL OF 5). SEE DETAILS, SHEET C05.02.
- NEW 30" R5-1 "DO NOT ENTER" SIGN (TYPICAL OF 4). SEE DETAILS, SHEET C05.02.
- NEW EXPANSION JOINT. SEE DETAILS, SHEET C05.01.
- NEW CONTROL JOINT. SEE DETAILS, SHEET C05.01.
- NEW STORMWATER STRUCTURE. SEE STORM PIPING PLAN, SHEET C03.02.
- NEW CONCRETE COLLAR. SEE DETAILS, SHEET C05.02.
- NEW ELECTRICAL STUB-UP FOR FUTURE ELECTRIC VEHICLE (EV) CHARGING STATION WITH 4" BOLLARD(S). SEE ELECTRICAL SHEET FOR MORE DETAILS.
- EXISTING STORMWATER STRUCTURE TO REMAIN.
- NEW CONCRETE FLUME PER CITY OF COCONUT CREEK DETAIL 659. SEE COCONUT CREEK DETAILS, SHEET C05.05.
- NEW RAIN GARDEN. REFER TO LANDSCAPE PLAN, SHEET LP.01.01.
- NEW LIGHT POLE. SEE ELECTRICAL SITE PLAN.
- NEW CLEANOUT CONCRETE PAD.
- NEW PAD MOUNTED TRANSFORMER. SEE ELECTRICAL SITE PLAN.
- NEW HANDRAIL (56 LF TOTAL). CONTRACTOR TO FIELD MEASURE PRIOR TO FABRICATION. SEE DETAILS, SHEET C05.02.
- EXISTING TRANSFORMER TO REMAIN.
- NEW BACKFLOW PREVENTER CONCRETE PAD.
- EXISTING INLET TOP TO BE RAISED TO MATCH PROPOSED ELEVATION. SEE DETAILS, SHEET C05.02.

ACCESSIBILITY DETAIL

SCALE: 1"=10'



LEGEND

- PROPERTY LINE
- EXISTING TO REMAIN
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE LESS THAN 6"
- PROPOSED CONCRETE 6" OR GREATER
- NEW ASPHALT PAVEMENT
- SETBACK/BUFFER
- PROPOSED CURB
- PROPOSED CURB AND GUTTER

SITE DATA

SITE ADDRESS: 4805 COCONUT CREEK PARKWAY
COCONUT CREEK, FLORIDA 33063

PIN: 4842 30 13 0015

BUILDING AREA: 2,133 SF BUILDING

EXISTING ZONING: B-4 REGIONAL SHOPPING

SITE AREA: 34,758 SF / .80 AC

EXISTING USE: EXISTING RESTAURANT

FUTURE USE: BANK WITH DRIVE THRU

PARKING DATA

BANK PARKING REQUIRED: 1 SPACE PER 200' SF OF G.F.A.
2,133 SF x (1 / 200 SF) = 11 SPACES

TOTAL PARKING PROVIDED: STANDARD PARKING = 9 SPACES
ADA PARKING = 1 SPACE
EV PARKING = 2 SPACES
TOTAL PARKING PROVIDED = 12 SPACES

PARKING SPACE SIZE: 10' x 20' MINIMUM

DRIVE THROUGH QUEUE: 6 SPACES PER ATM LANE
6 SPACES PER TELLER LANE
10' x 18' QUEUE SIZE

LOADING ZONE: *NOTE-FINANCIAL INSTITUTIONS DO NOT USE
LOADING ZONES FOR SECURITY PURPOSES
DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT
OF MAIN ENTRANCE.

LANDSCAPE REQUIREMENTS: REQUIRED

LANDSCAPE BUFFER - FRONT (COCONUT CREEK PARKWAY) = 20'
LANDSCAPE BUFFER - SIDE (EAST) = 10'
LANDSCAPE BUFFER - REAR = 10'

BUILDING REQUIREMENTS: REQUIRED

BUILDING SETBACK - FRONT (COCONUT CREEK PARKWAY) = 150'
BUILDING SETBACK - REAR = 100'
BUILDING SETBACK - SIDE = 100'
MAXIMUM BUILDING HEIGHT = 72'

FLOOD ZONE:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", AND X "SHADED" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120031, PANEL NUMBER 0355, SUFFIX H, EFFECTIVE AUGUST 18, 2014, FOR COCONUT CREEK, FLORIDA.

MATERIAL QUANTITIES

ASPHALT PAVEMENT	= 13,770 SF
CONCRETE SIDEWALK	= 1,380 SF
CONCRETE	= 1,120 SF
BLACKTINT CONCRETE	= 361 SF
CONCRETE CURB	= 990 LF

PRE SITE AREAS

AREAS	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
GROSS SITE	34,758	0.80	100%
BUILDING	4,130	0.09	12%
TOTAL IMPERVIOUS (INCLUDES BUILDING)	25,183	0.58	72%
TOTAL PERVIOUS (LS + DRY POND AREA)	9,575	0.22	28%

POST SITE AREAS

AREAS	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
GROSS SITE	34,758	0.80	100%
BUILDING	2,133	0.05	6%
TOTAL IMPERVIOUS (INCLUDES BUILDING)	19,704	0.45	57%
TOTAL PERVIOUS (LS + DRY POND AREA)	15,054	0.35	43%

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FIFTH THIRD

FIFTH THIRD BANK
COCONUT CREEK

4805 COCONUT CREEK PARKWAY
COCONUT CREEK, FLORIDA 33063

INFINITY

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FL Cert. of Auth. No 27889
IEG JOB NO. 15-328.00

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FL REG. NO. 64085

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ISSUE	BY	DATE	DESCRIPTION
△		09/05/24	PERMIT SET
△		12/20/24	DRC COMMENTS #1
△		06/25/25	DRC ROUND 4

PROJECT INFORMATION BLOCK

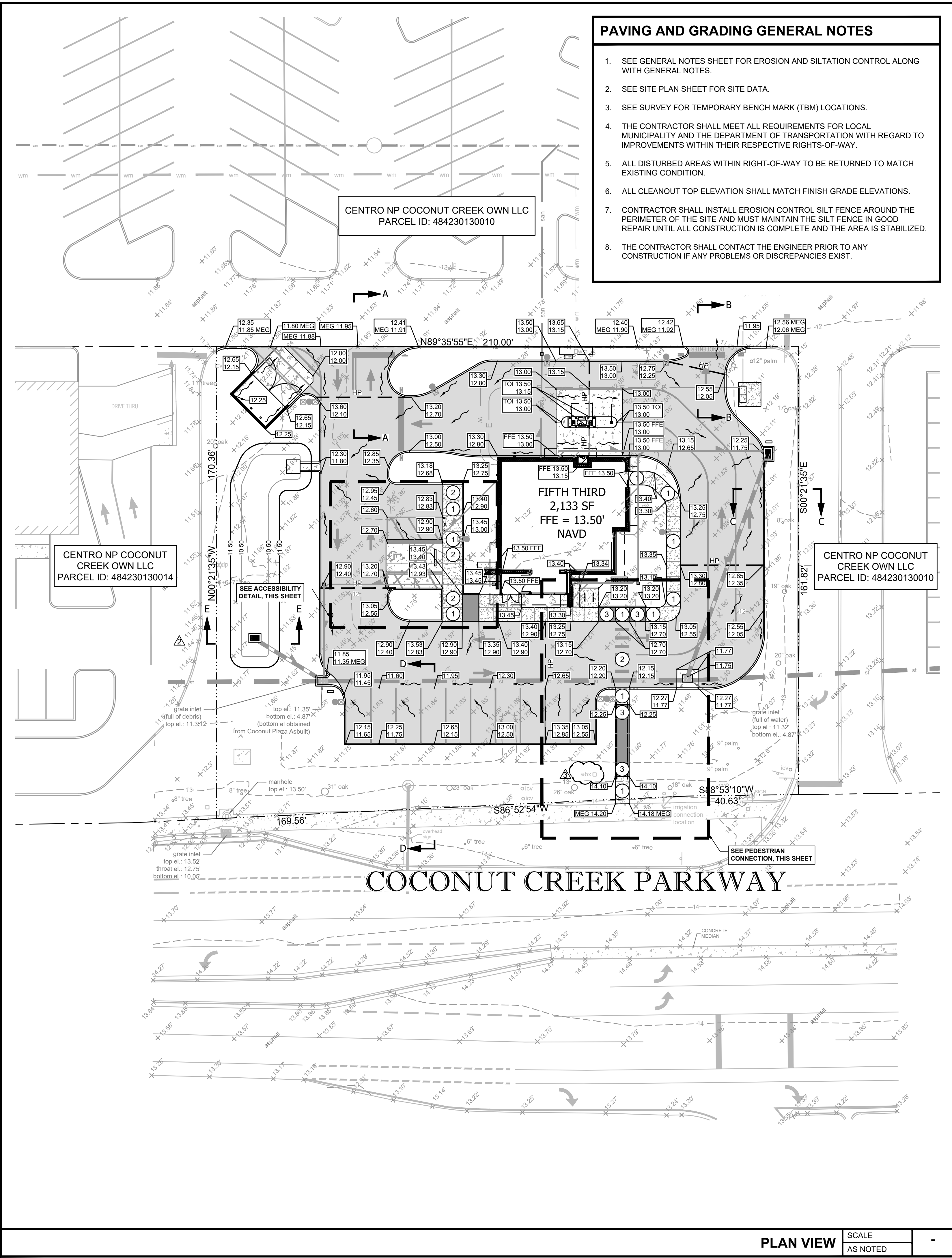
JOB # 230649
DATE: 09/05/24
DRAWN BY: IEG
CHECKED BY: IEG

SHEET TITLE

SITE PLAN

SHEET NUMBER

C02.01



LEGEND

- EXISTING ELEVATION
PROPOSED PAVEMENT ELEVATION
TOP OF SIDEWALK/CURB
EDGE OF PAVEMENT
DITCH BOTTOM INLET
FINISH FLOOR ELEVATION
HIGH POINT
MATCH EXISTING GRADE
TOP OF ISLAND
12" OR GREATER STORMWATER PIPE
LESS THAN 12" STORMWATER PIPE
PROPOSED SURFACE STORMWATER FLOW
PROPOSED SWALE STORMWATER FLOW
EXISTING CONTOUR
PROPOSED CONTOUR

CONTROL BENCHMARKS

BENCHMARKS:
CONTROL BENCHMARK:
S.B.C STAMPED BM#40 AT SOUTHEAST CORNER OF CONCRETE PAD AROUND CONCRETE TRAFFIC LIGHT SUPPORT POLE, SOUTHEAST QUADRANT OF LYONS ROAD AND HAMMONKS BOULEVARD.

12.95' (NGVD29) - 1.562' = EL.: 11.39' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 51.4' SOUTHWEST OF THE SOUTHEAST CORNER OF SUBJECT PARCEL.

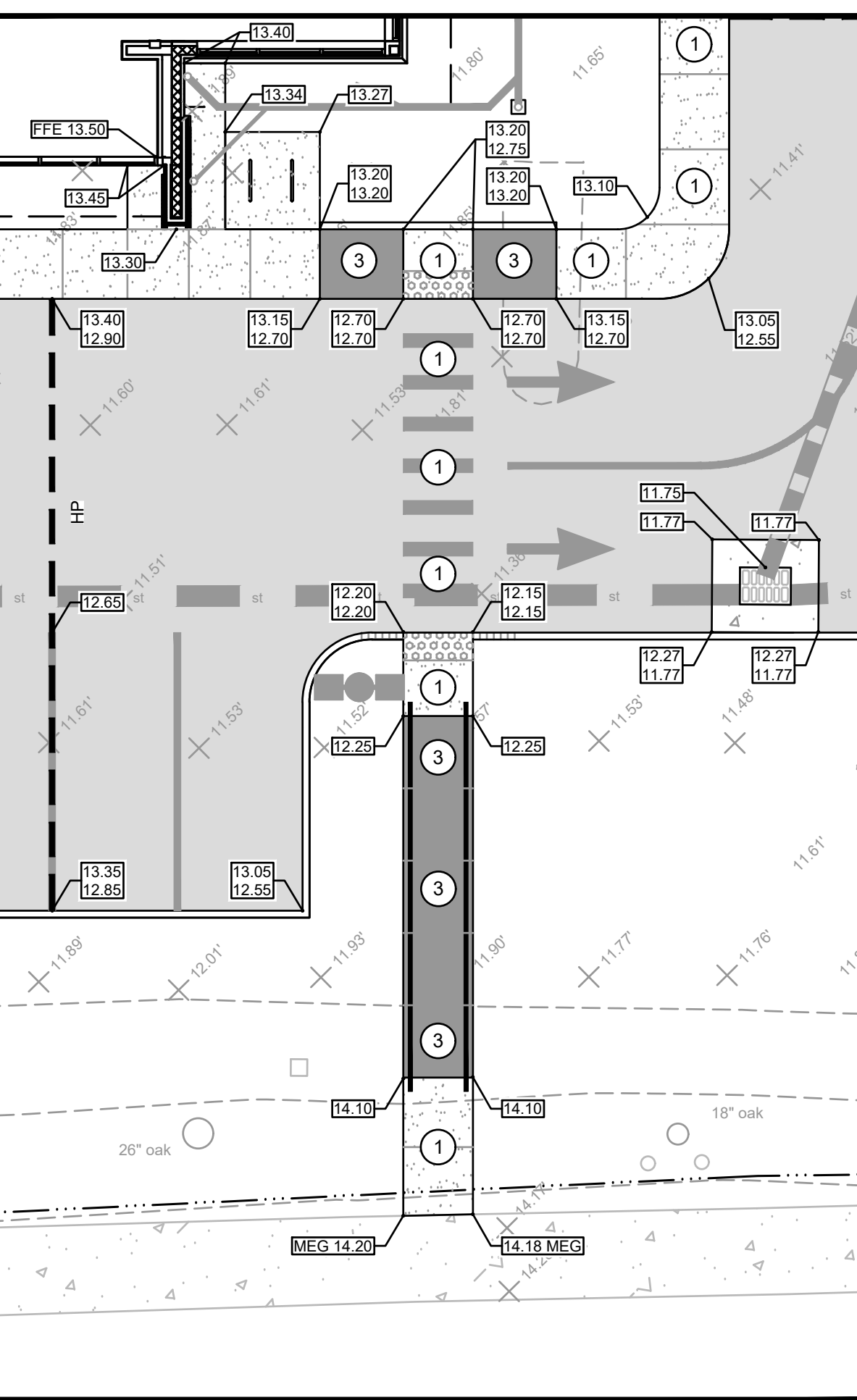
EL.: 14.32' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 3.1' NORTHEAST OF THE SOUTHWEST CORNER OF SUBJECT PARCEL.

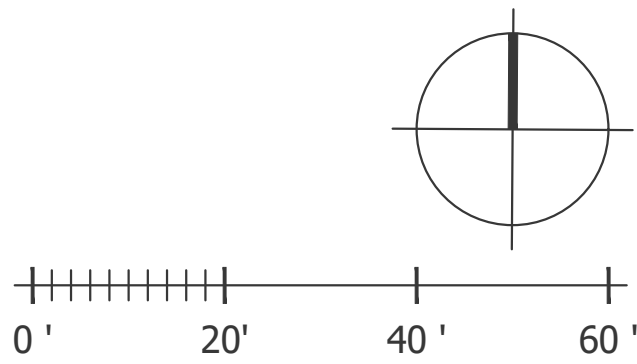
EL.: 13.55' (NAVD88)

PEDESTRIAN CONNECTION

SCALE: 1"=10'



SCALE



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ISSUE	BY	DATE	DESCRIPTION
Δ		09/05/24	PERMIT SET
Δ		12/20/24	DRC COMMENTS #1
Δ		04/28/25	DRC ROUND 3
Δ		06/25/25	DRC ROUND 4

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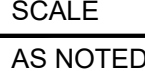
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DATE: 09/05/24
DRAWN BY: IEG
CHECKED BY: IEG

SHEET TITLE

GRADING PLAN

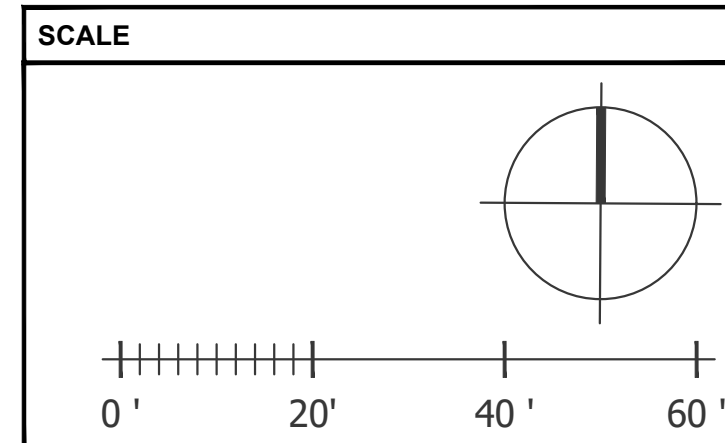
SHEET NUMBER

C03.01



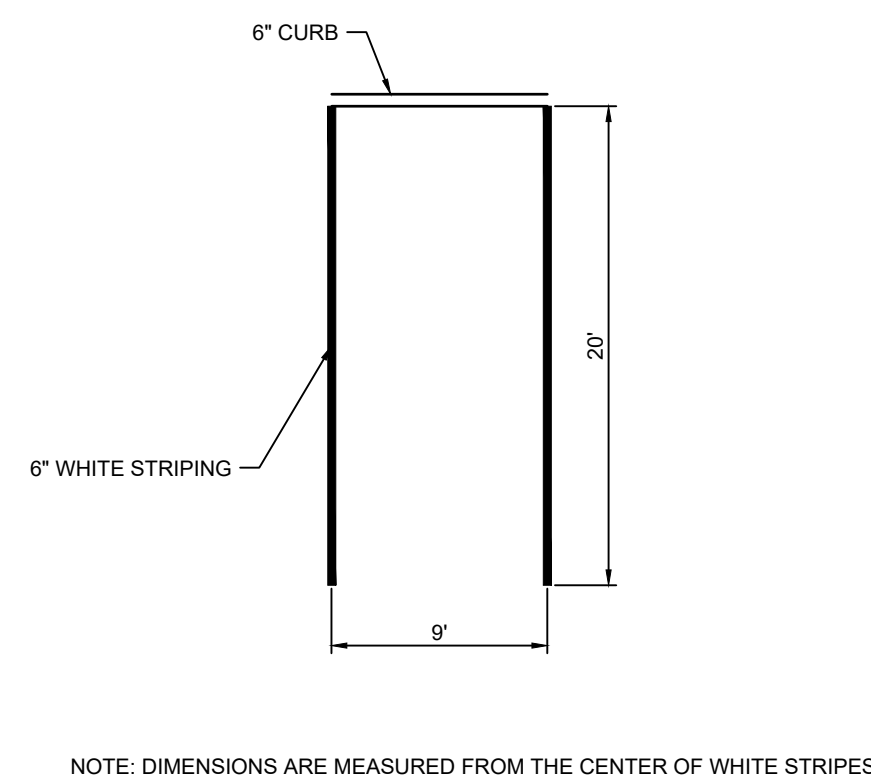
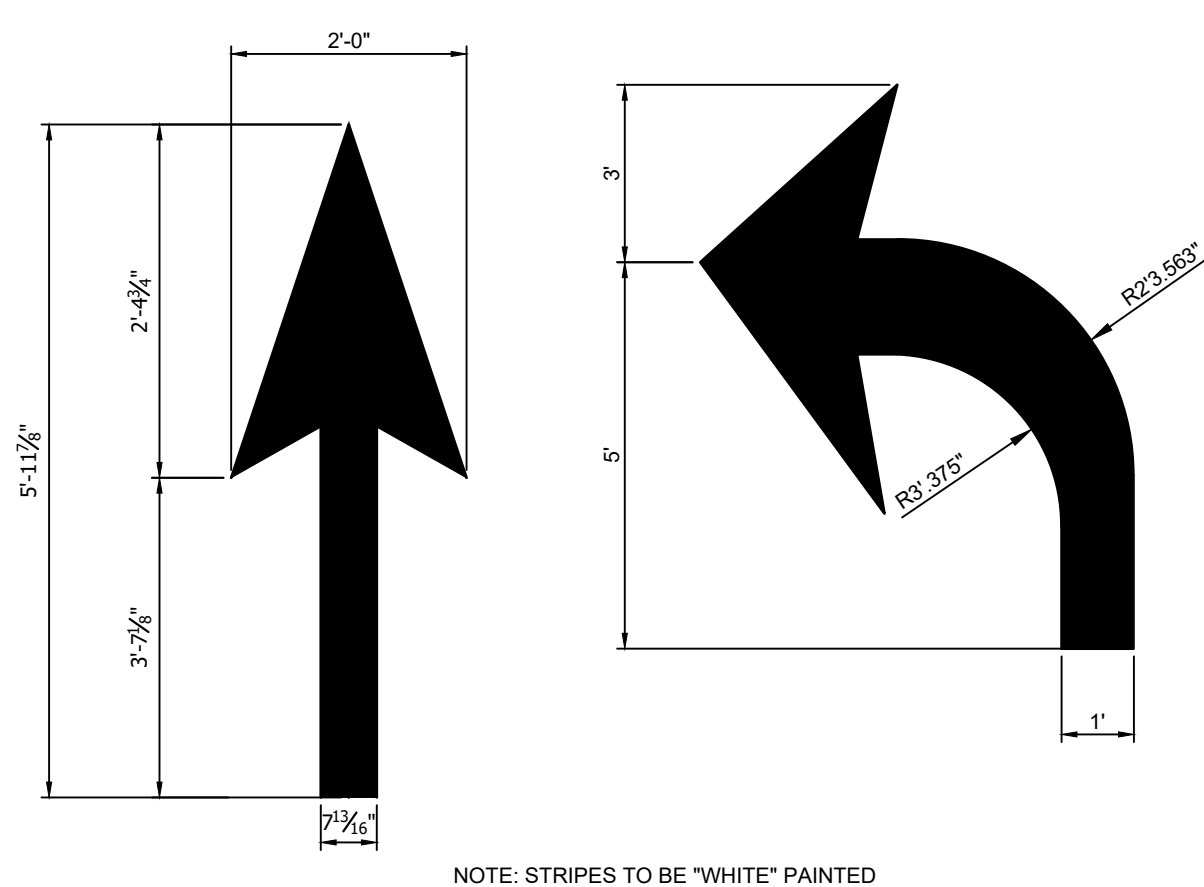
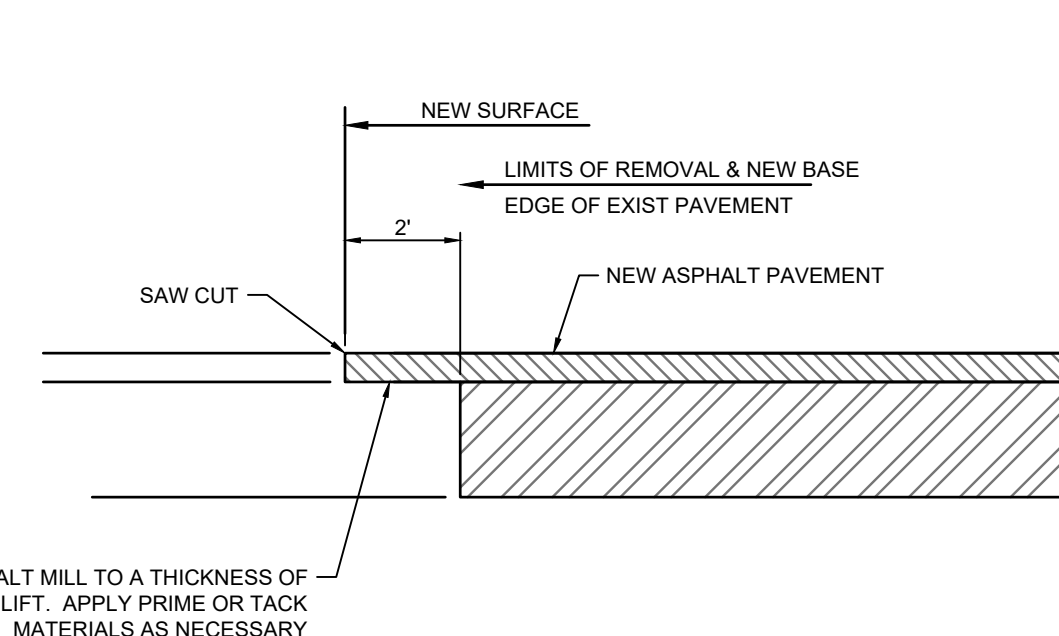
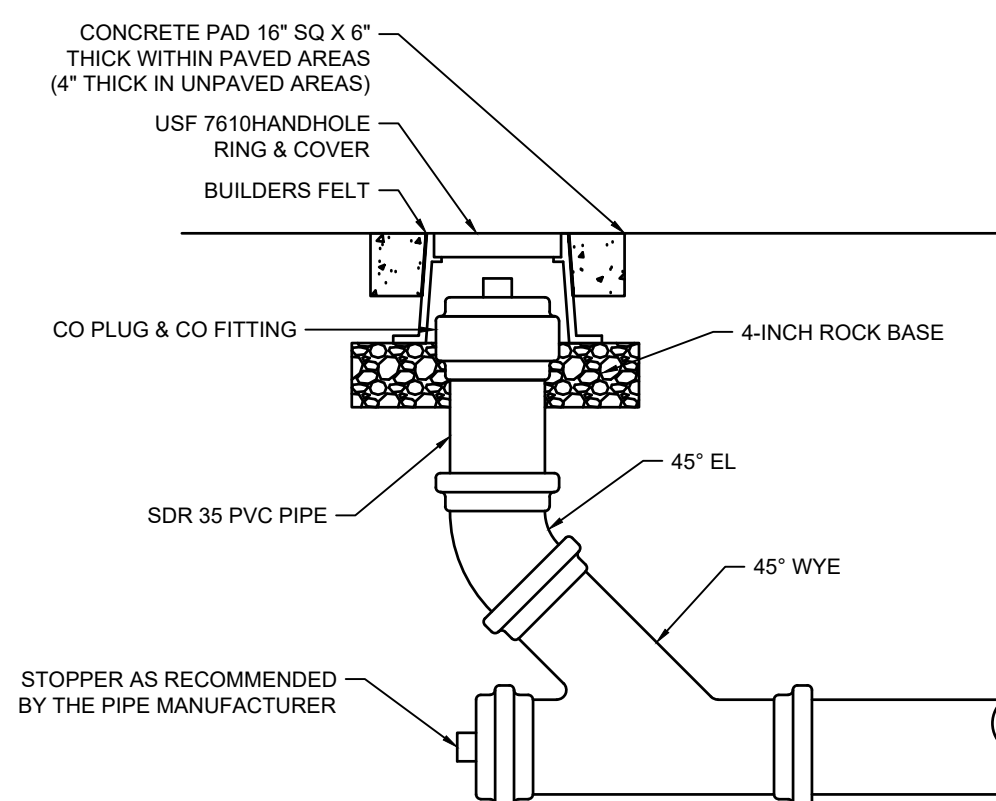
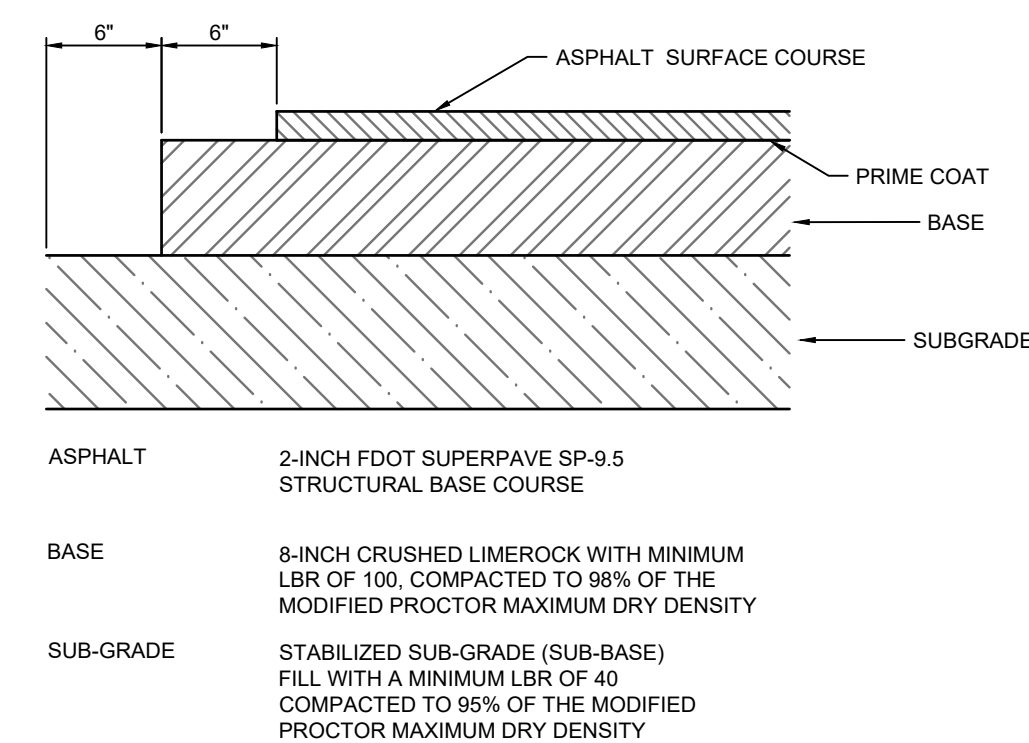
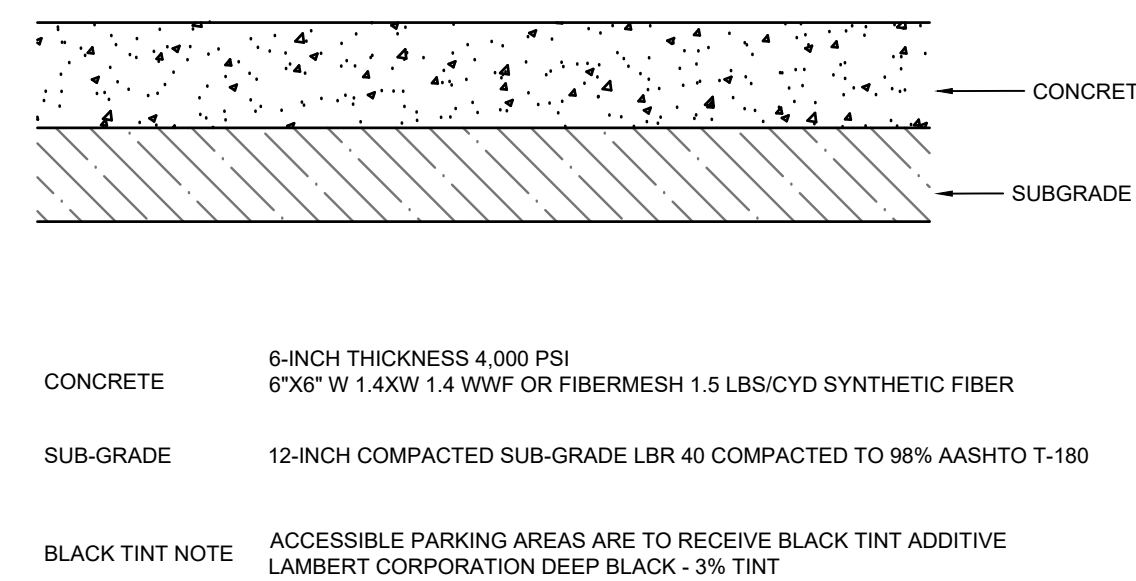
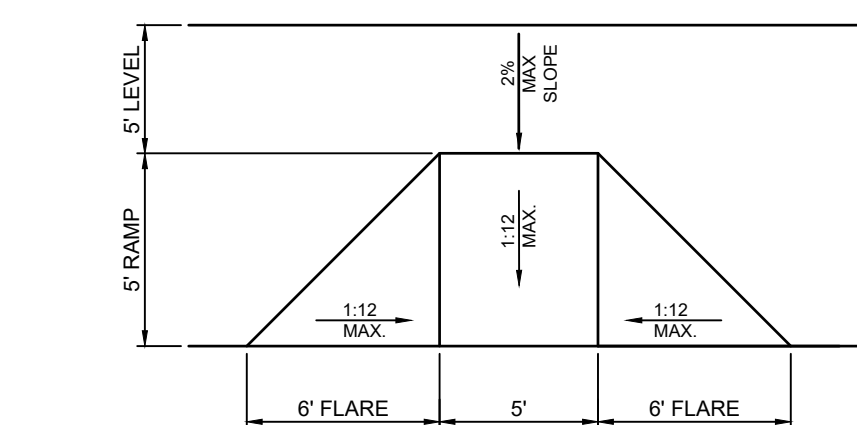
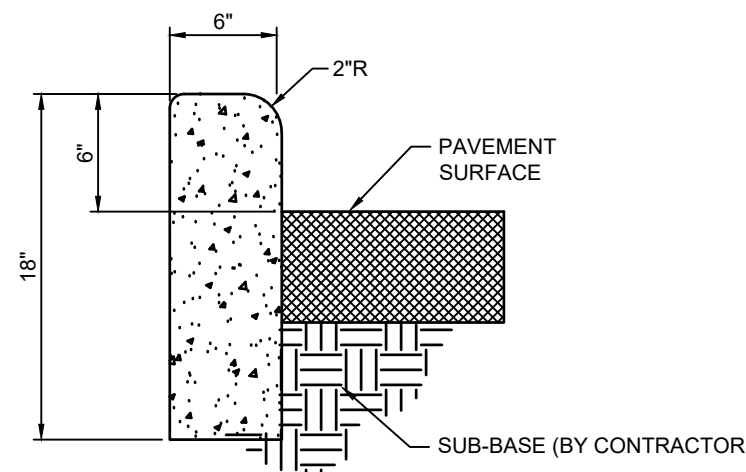
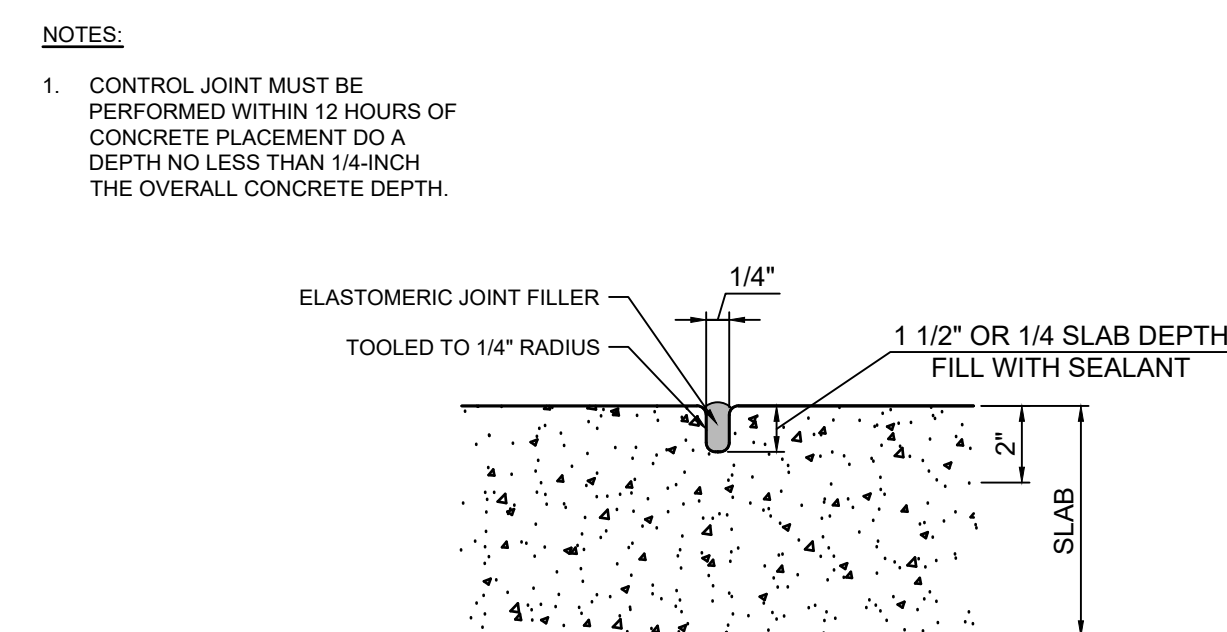
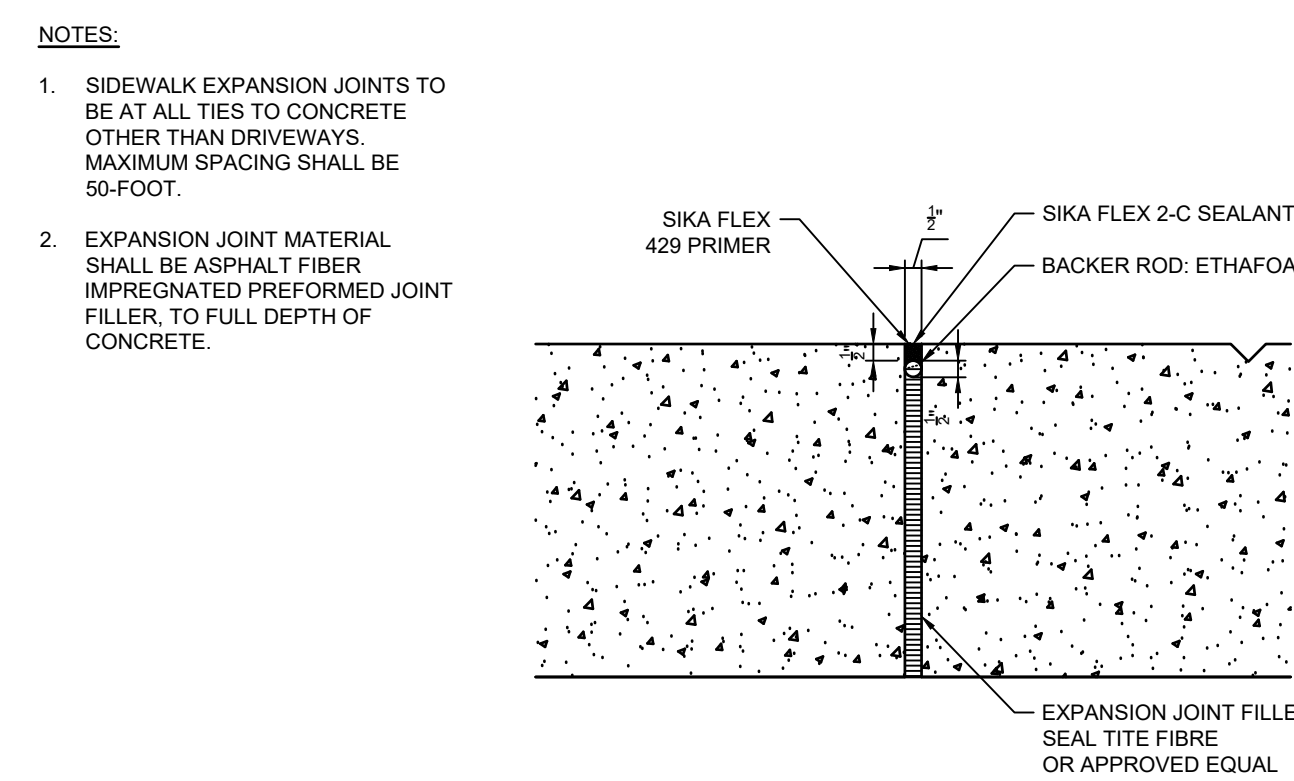
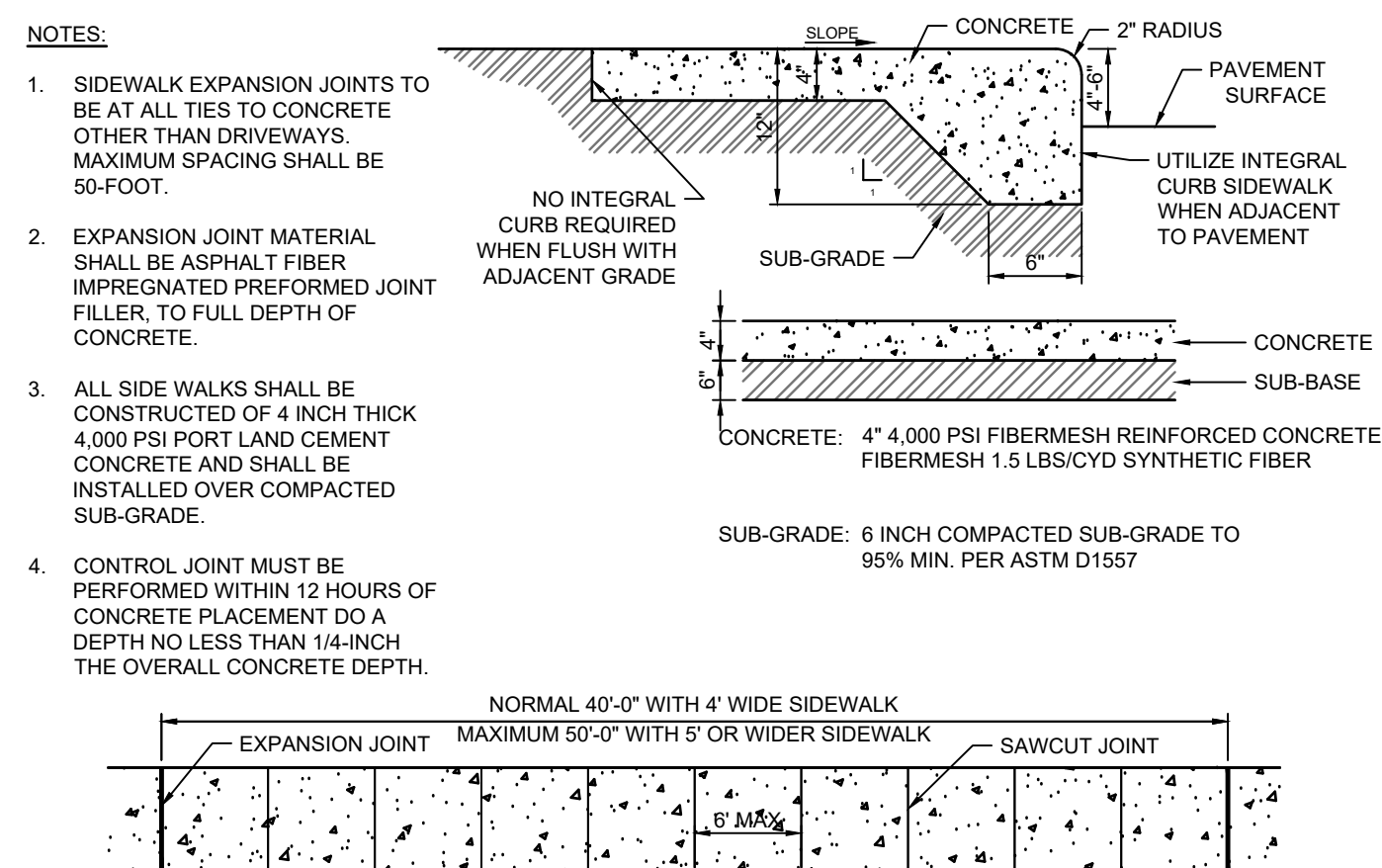
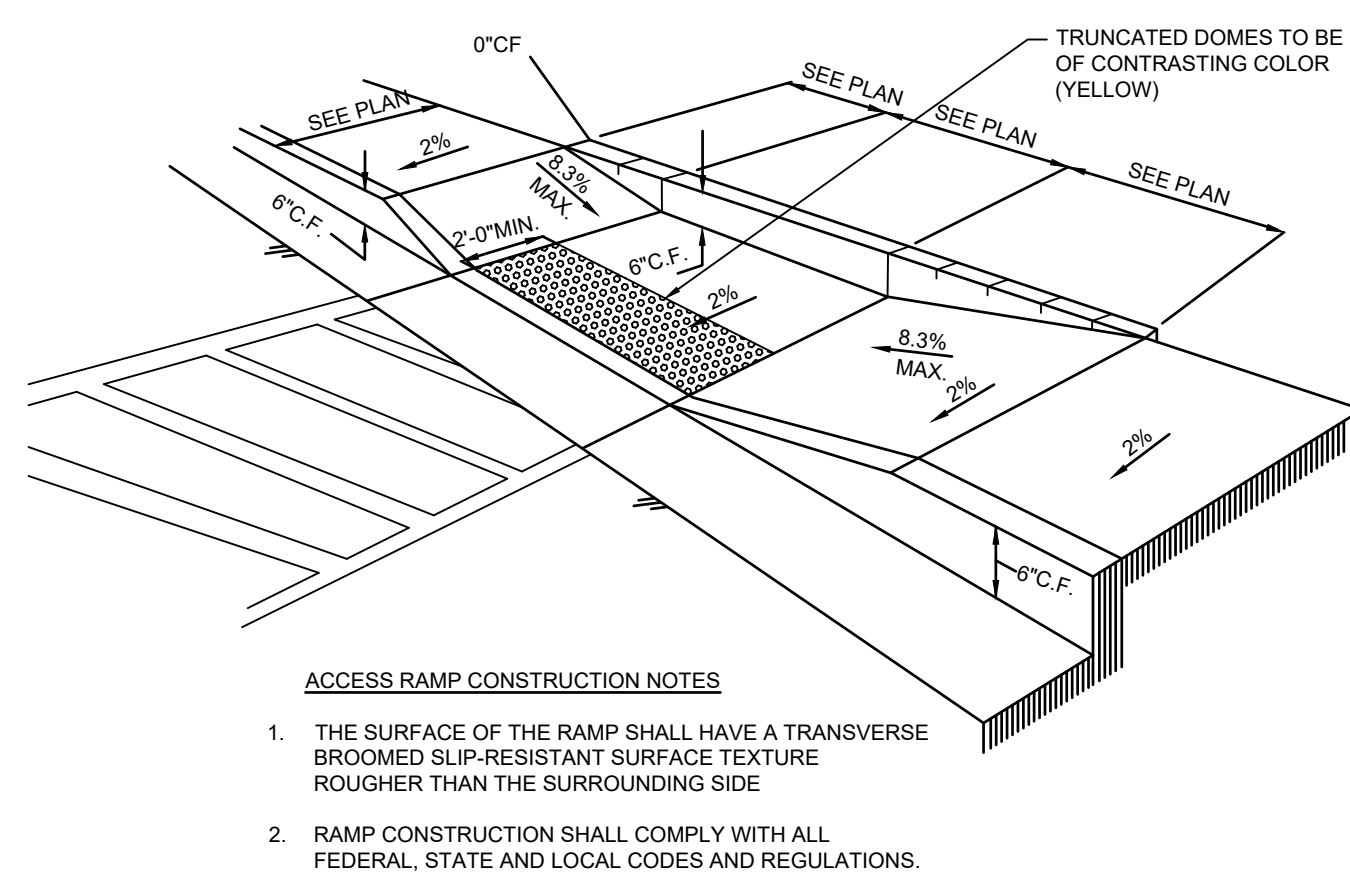
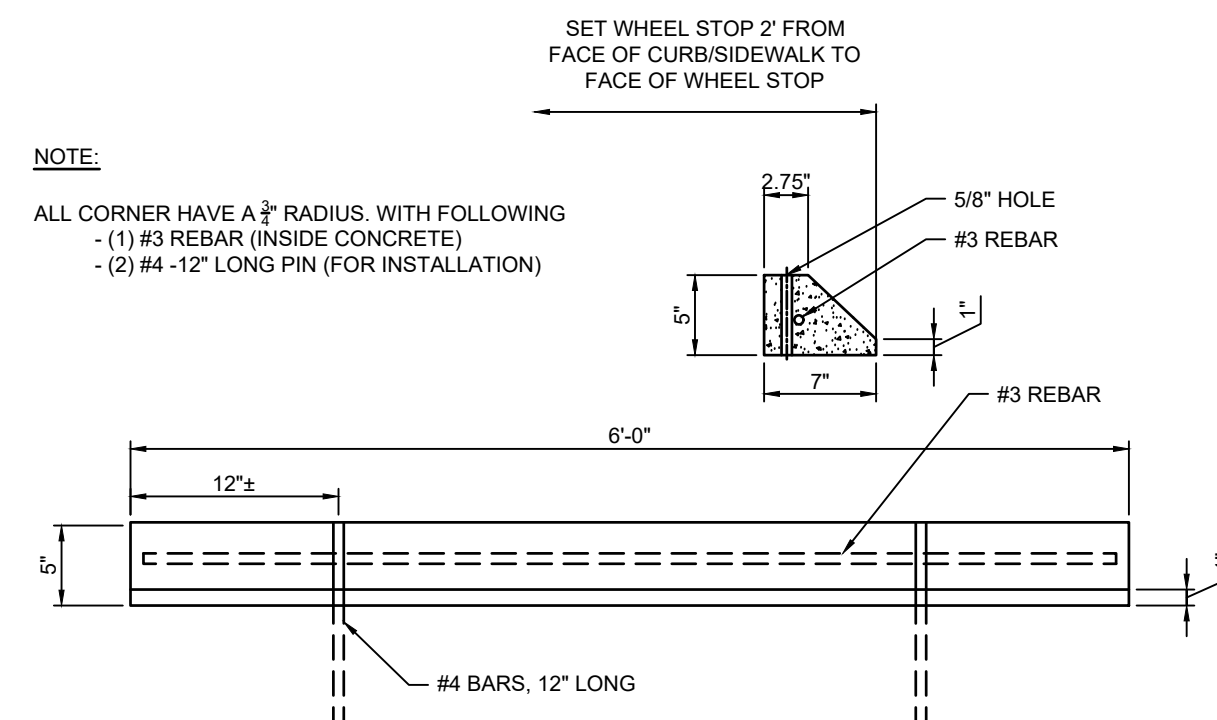
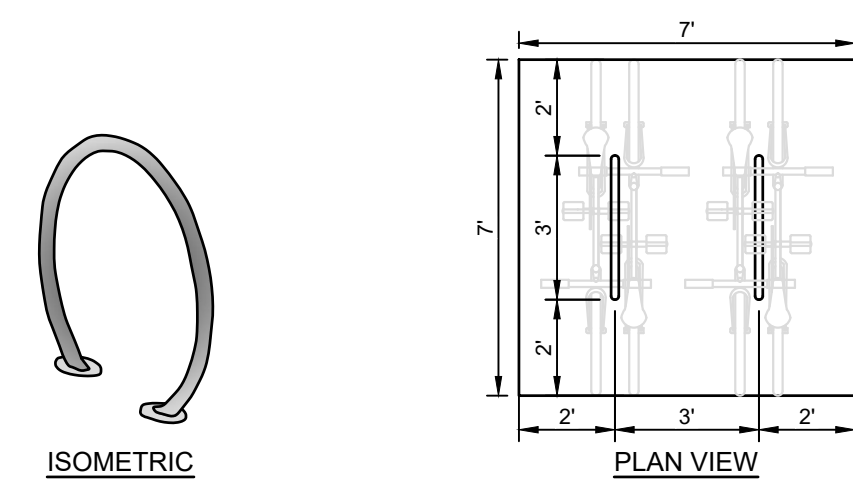
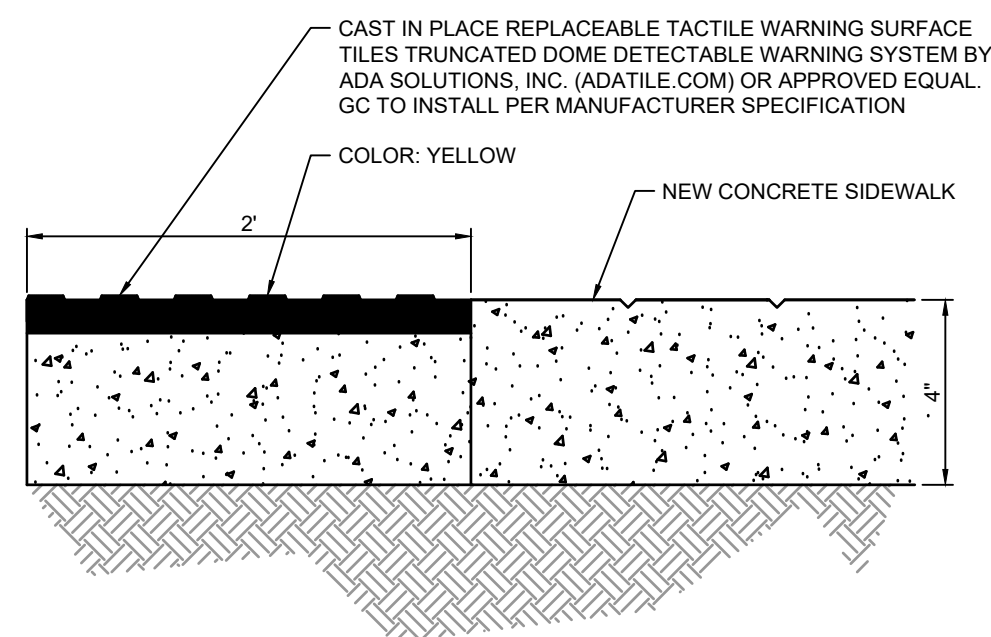
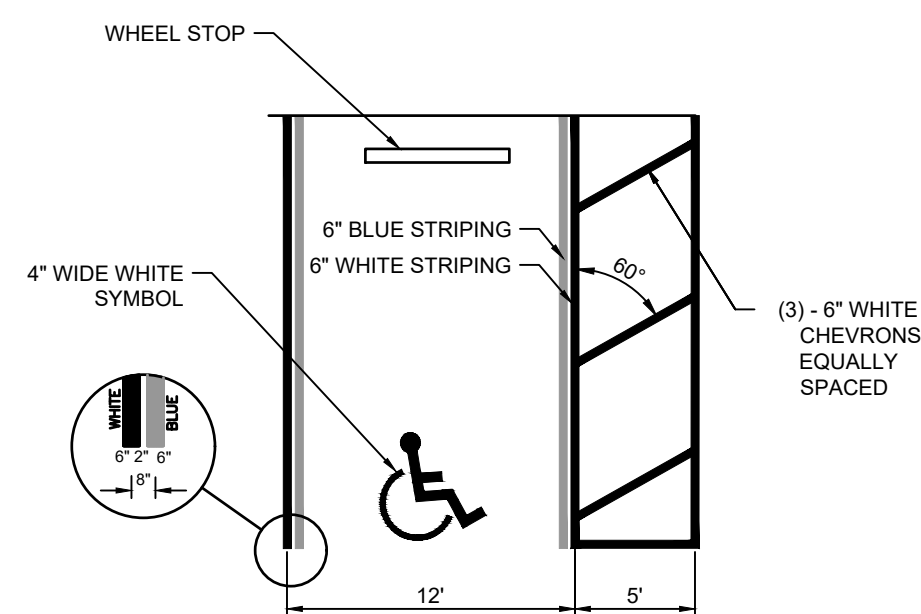
- CONTRACTOR TO WET JET AND VACUUM EXISTING STRUCTURES EX-1 AND EX-2 AND CONNECTIVE CONVEYANCE PIPING.

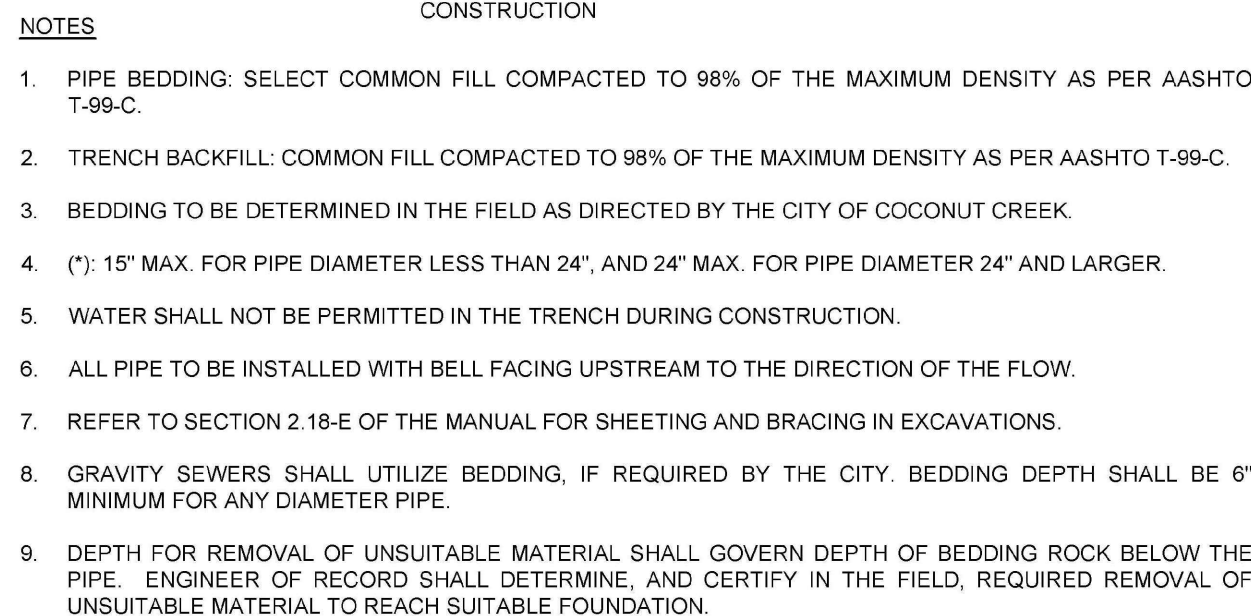
1. SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
2. SEE SITE PLAN SHEET FOR SITE DATA.
3. SEE SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
4. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR LOCAL MUNICIPALITY AND THE DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
5. ALL DISTURBED AREAS WITHIN RIGHTS-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
6. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
7. CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.





C04.01





STANDARD DETAILS	DWG. NO.
DATE: APRIL 2025	101

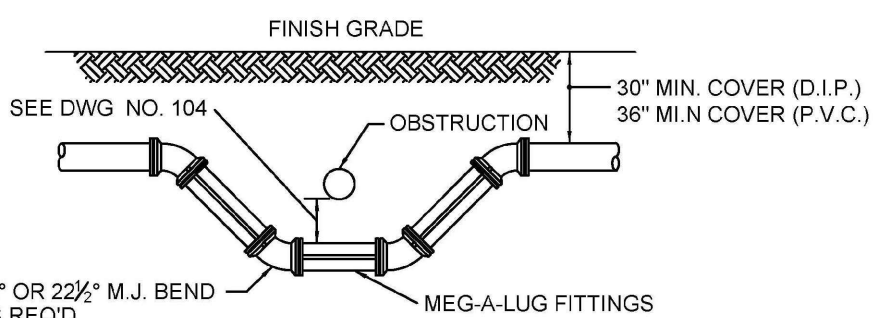
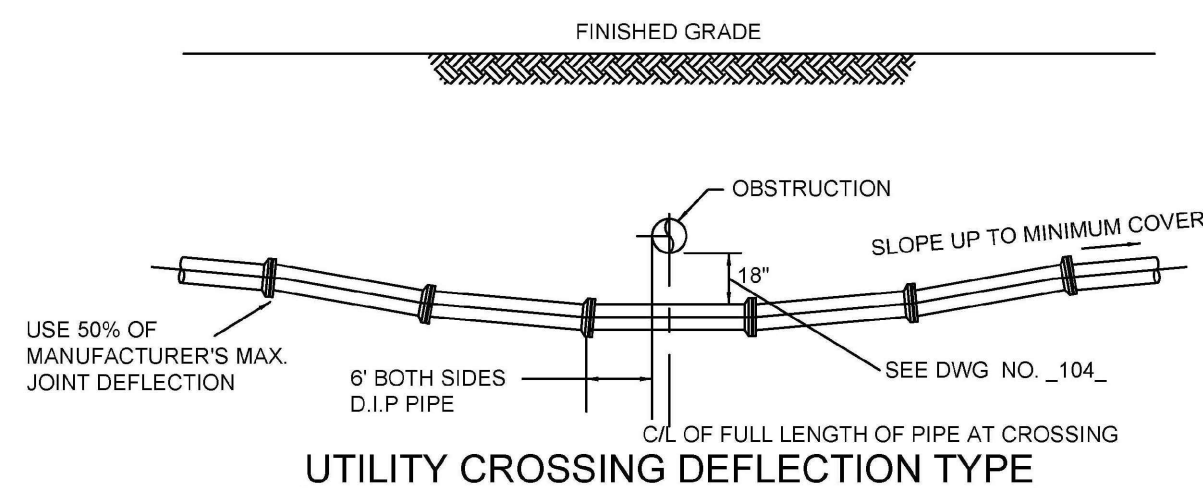
UTILITY SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314			
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (4)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, 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 CITY, UNLESS OTHERWISE APPROVED.**




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FAX NO: 954-571-4146
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STANDARD DETAILS	DWG. NO.
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NOTE: USE DEFLECTION TYPE PIPE

Coconut Creek
NATURAL CAPITAL OF THE MIDDLE

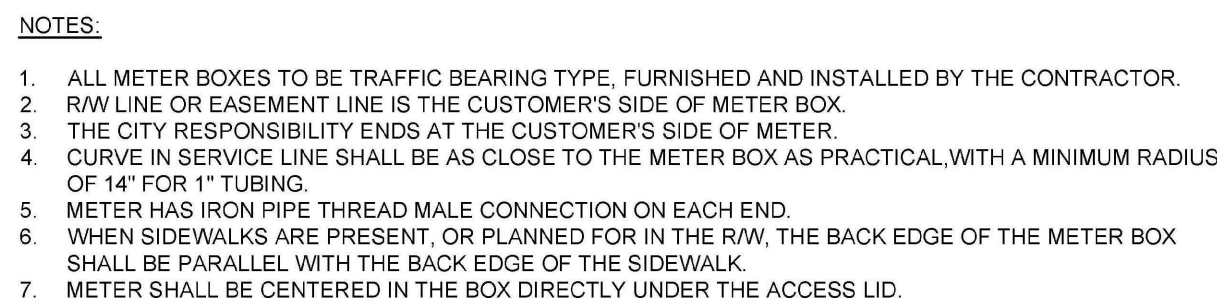
**UTILITIES & ENGINEERING
DEPARTMENT**

5295 JOHNSON ROAD
COCONUT CREEK, FL 33073

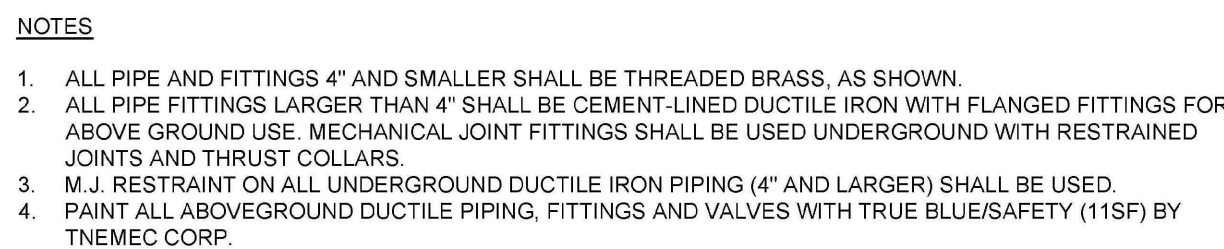
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STANDARD DETAILS	DWG. NO.
DATE: APRIL 2025	105

- ## NOTES
1. A WATER MAIN SHOULD CROSS OVER PIPES WHEREVER POSSIBLE MAINTAINING 30" COVER FOR D.I.P. AND 18" SEPARATION AS MINIMUM.
 2. WHEREVER A WATER MAIN CROSSES UNDER A SEWER MAIN, OR CROSSES OVER WITH LESS THAN 12" VERTICAL SEPARATION, THEN D.I.P. SHALL BE USED FOR BOTH PIPES FOR A DISTANCE OF 20' CENTERED ON CROSSING WITH NO JOINTS WITHIN 10' OF THE CROSSING.
 3. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER AS A MINIMUM.
 4. 4' HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND ANY OBSTRUCTIONS (CATCH BASINS, CONCRETE POLES, ETC.)
 5. 12" HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND TREES.
 6. 18" MINIMUM CLEARANCE REQUIRED FOR WATER AND SEWER MAIN CROSSINGS, 12" MINIMUM CLEARANCE REQUIRED FOR OTHER UTILITY CROSSINGS. USE OF DIP REQUIRED FOR ANY SEPARATION LESS THAN 12"
 7. CONSTRUCT CROSSING USING 50% OF MANUFACTURER'S MAXIMUM JOINT DEFLECTION (MAXIMUM).¹
 8. COAT THE RODS WITH A COAL TAR ENAMEL AFTER ASSEMBLY (2 COATS MIN.).
 9. THE RODS MAY BE OMITTED WHEN OTHER APPROVED METHODS OF RESTRAINING ARE UTILIZED.



STANDARD DETAILS	DWG. NO.
DATE: January 2024	106



STANDARD DETAILS	DWG. NO.
DATE: APRIL 2025	210

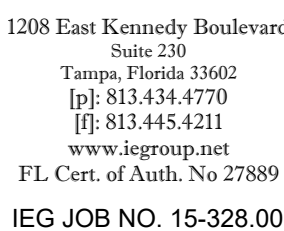
1. THE TYPE OF BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED AT ANY GIVEN LOCATION WILL BE DETERMINED AT THE BUILDING PLAN REVIEW, IN ACCORDANCE WITH THE GUIDELINES OF AMERICAN WATER WORKS ASSOCIATION. INSTALLATION OF BACKFLOW PREVENTION ASSEMBLIES ON THE NEW CONSTRUCTION SHALL BE ACCOMPLISHED AT TIME OF METER INSTALLATION.
2. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED ON THE HOUSE SIDE OF AND IMMEDIATELY AFTER THE WATER METER. VARIANCES TO THIS RULE WILL BE GRANTED ONLY BY THE CITY ENGINEER OR THEIR DESIGNATED REPRESENTATIVE.
3. ON THE SERVICE LINE THERE SHALL BE NO OUTLET TEE, TAP, OR CONNECTION OF ANY SORT TO OR FROM THE SUPPLY PIPE LINE BETWEEN THE METER AND THE PROTECTIVE ASSEMBLY.
4. ALL REDUCED PRESSURE ASSEMBLIES SHALL CONFORM TO AWWA STANDARD C511, LATEST REVISION.
5. DETECTOR REDUCED PRESSURE ZONE (RPZ) ASSEMBLIES SHALL CONFORM TO AWWA STANDARD 1048, LATEST REVISION.
6. PRESSURE VACUUM BREAKER ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1020, LATEST REVISION.
7. DUAL CHECK VALVE ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1024, LATEST REVISION.
8. DUAL CHECK VALVE ASSEMBLIES SHALL BE INSTALLED IN THE METER BOX ON THE DOWNSTREAM SIDE OF ALL ¾" X ¾" AND 1" METERS FOR NEW SINGLE FAMILY SERVICES. ALL BACKFLOW PREVENTER ASSEMBLIES SHALL BE INSTALLED BY OWNER'S PLUMBER WHO MUST HAVE A CITY OF COCONTO CREEK BUILDING DEPARTMENT PERMIT AND CERTIFICATION.
9. ALL PERMANENT INSTALLATIONS, OTHER THAN THE DUAL CHECK VALVE SHALL HAVE A MINIMUM OF 12" VERTICAL CLEARANCE ON THE TESTING SIDE OF THE ASSEMBLY, AND 12" ON THE OPPOSITE SIDE, FROM ANY WALL OR STRUCTURE, TO FACILITATE TESTING, MAINTENANCE, OR REMOVAL.
10. NO TREES, SHRUBS, BUSHES, ETC., SHALL BE PLANTED WITHIN 3' OF ANY BACKFLOW PREVENTION ASSEMBLY. BRANCHES OR LIMBS OF NEARBY PLANTINGS WILL NOT BE ALLOWED TO GROW WITHIN THREE (3) FEET OF ANY BACKFLOW PREVENTION ASSEMBLY.
11. DIMENSIONS AND WEIGHTS OF VARIOUS ASSEMBLIES CAN BE OBTAINED FROM MANUFACTURE'S SPECIFICATIONS.
12. WHERE MORE THAN ONE METER IS REQUIRED FOR SERVICE, A BACKFLOW PREVENTION ASSEMBLY SHALL BE REQUIRED FOR EACH METER.
13. INSTALLATION SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE'S LATEST EDITION, AND MANUFACTURERS' RECOMMENDED INSTALLATION INSTRUCTIONS AND/OR CITY OF COCONTO CREEK MINIMUM STANDARDS.
14. ALL REDUCED PRESSURE AND DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLIES SHALL BE SUPPORTED AND SECURED PROPERLY ACCORDING TO FLORIDA BUILDING CODE AND MANUFACTURES STANDARDS.
15. 4" STEEL GUARD POSTS FILLED WITH CONCRETE ARE REQUIRED WHEN AN ASSEMBLY IS WITHIN 5' OF ANY PAVED SURFACE. MULTIPLE POSTS ARE TO BE SPACED NO MORE THAN 5' APART.

STANDARD DETAILS	DWG. NO.
DATE: APRIL 2025	2



FIFTH THIRD BANK
COCONUT CREEK

4805 COCONUT CREEK PARKWAY
COCONUT CREEK, FLORIDA 33063



ANISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

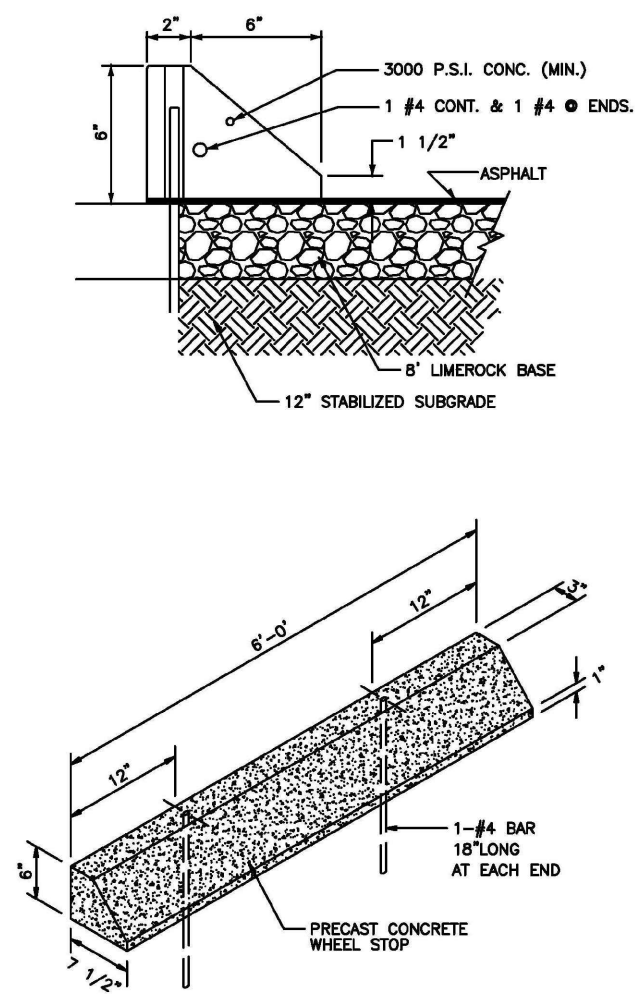
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ISSUE	BY	DATE	DESCRIPTION
		09/05/24	PERMIT SET
A		12/20/24	DRC COMMENTS #1
3		06/25/25	DRC ROUND 4

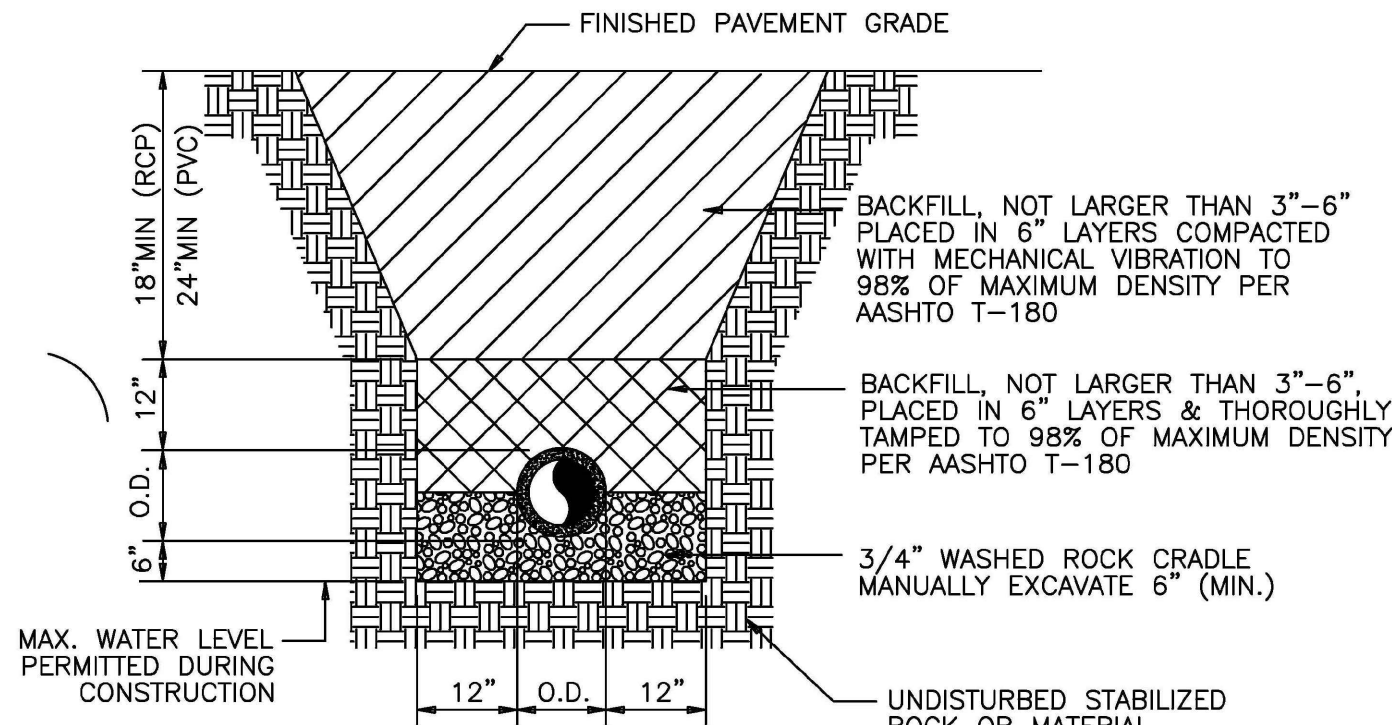
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DRAWN BY:	IEG
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SHEET NUMBER

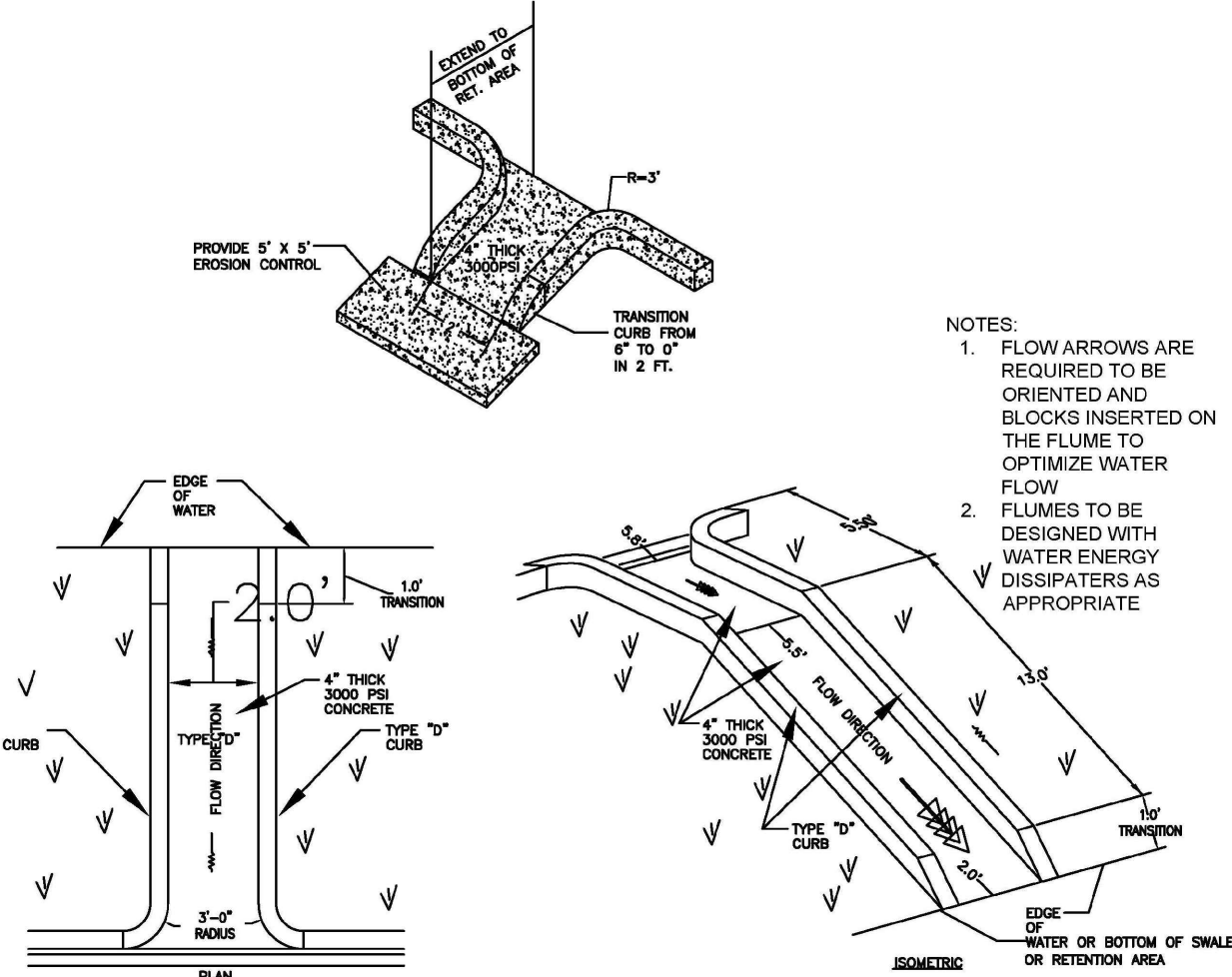
C05.03



NOTES:
1. CONCRETE STRENGTH SHALL BE 3,000 P.S.I.



N.T.S



N.T.S



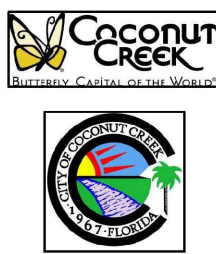
**UTILITIES & ENGINEERING
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WHEELSTOP

STANDARD DETAILS	DWG. NO.
DATE: APRIL 2025	640



**UTILITIES & ENGINEERING
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COCONUT CREEK, FL 33073

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**TYPICAL TRENCH FOR
STORM DRAINS**

STANDARD DETAILS	DWG. NO.
DATE: APRIL 2025	645



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DEPARTMENT**

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STANDARD DETAILS	DWG. NO.
DATE: APRIL 2025	659

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ISSUE	BY	DATE	DESCRIPTION
		09/05/24	PERMIT SET
		12/20/24	DRC COMMENTS #1
		04/28/25	DRC ROUND 3
		06/25/25	DRC ROUND 4

PROJECT INFORMATION BLOCK

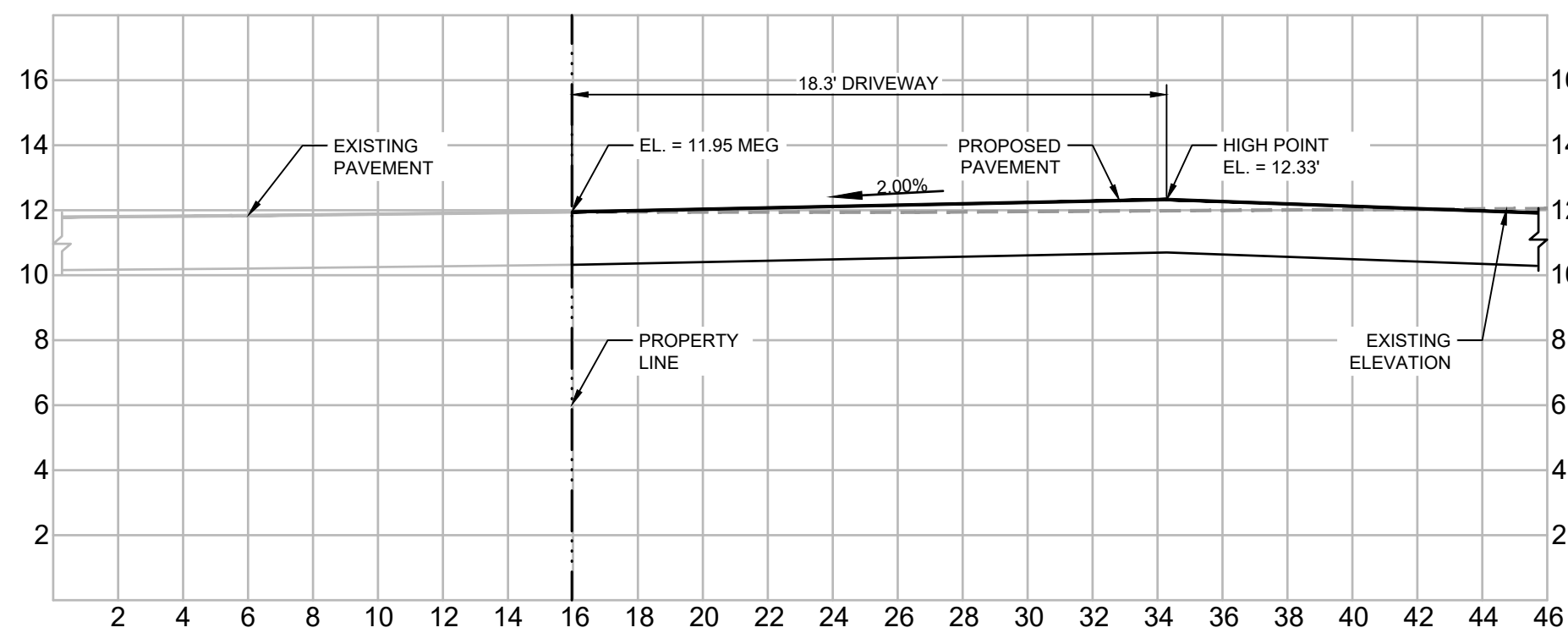
JOB # 230649
DATE: 09/05/24
DRAWN BY: IEG
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SHEET TITLE

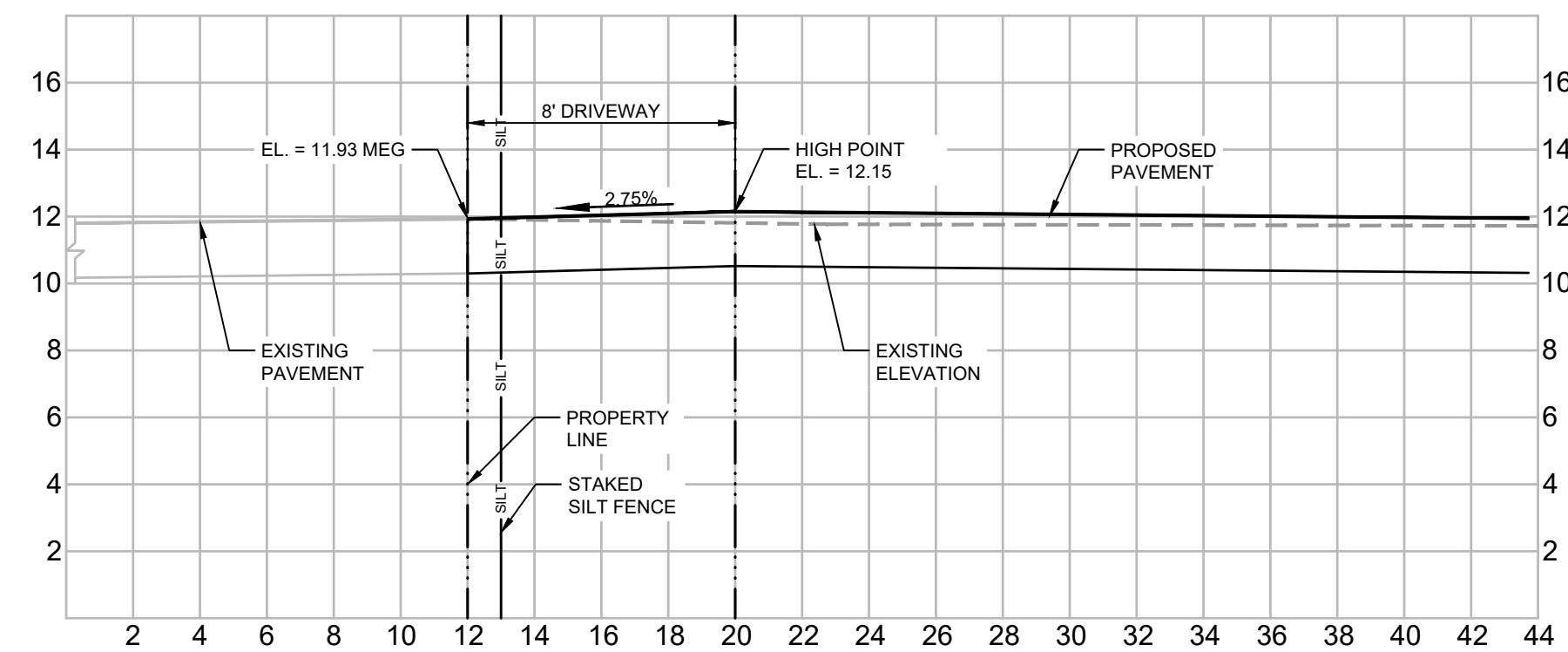
**COCONUT CREEK
DETAILS**

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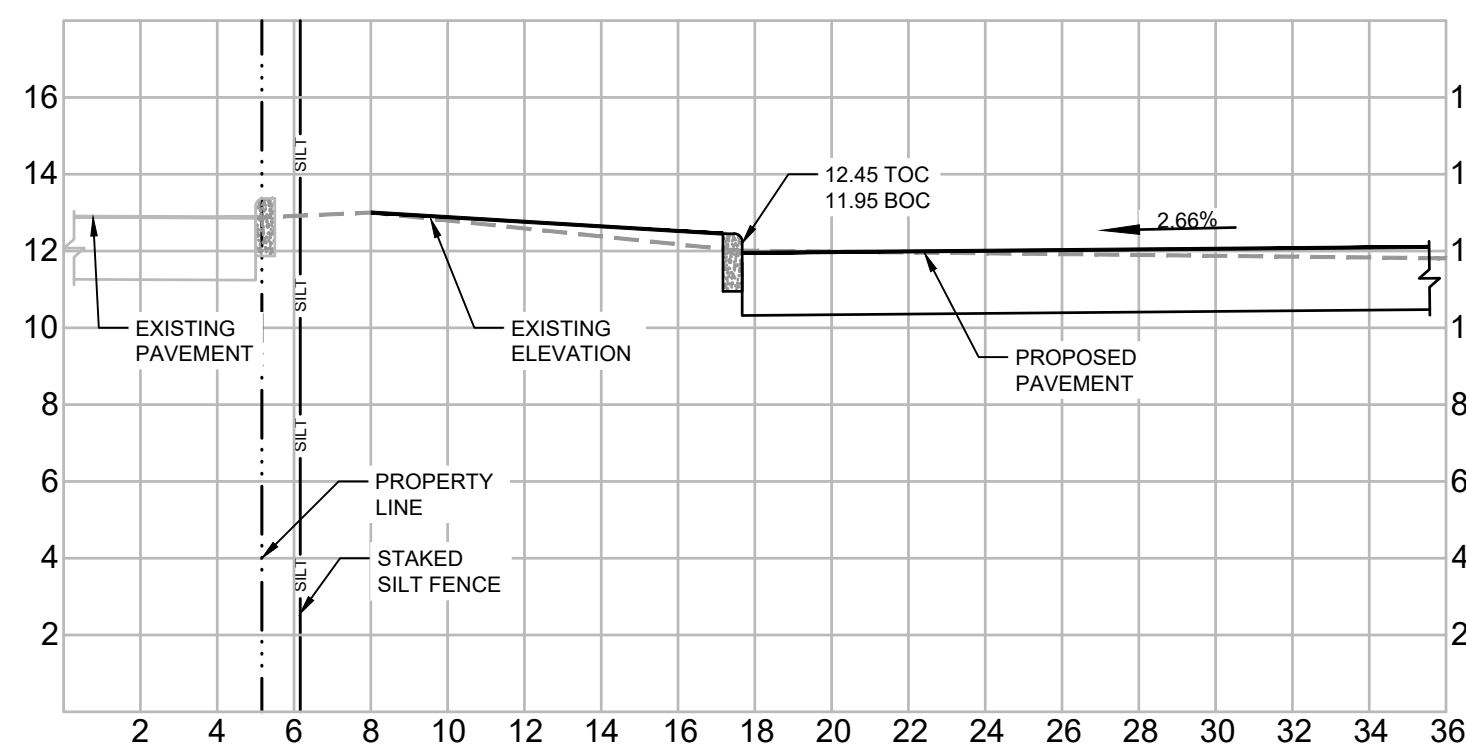
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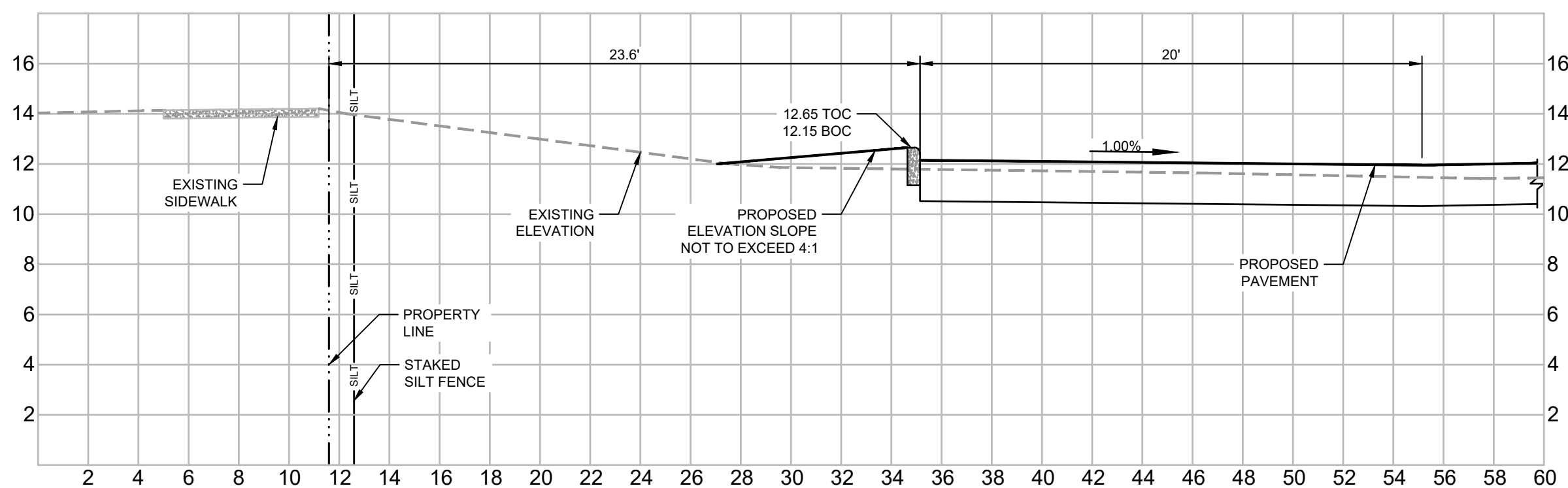
SECTION A-A
SCALE 1" = 5'



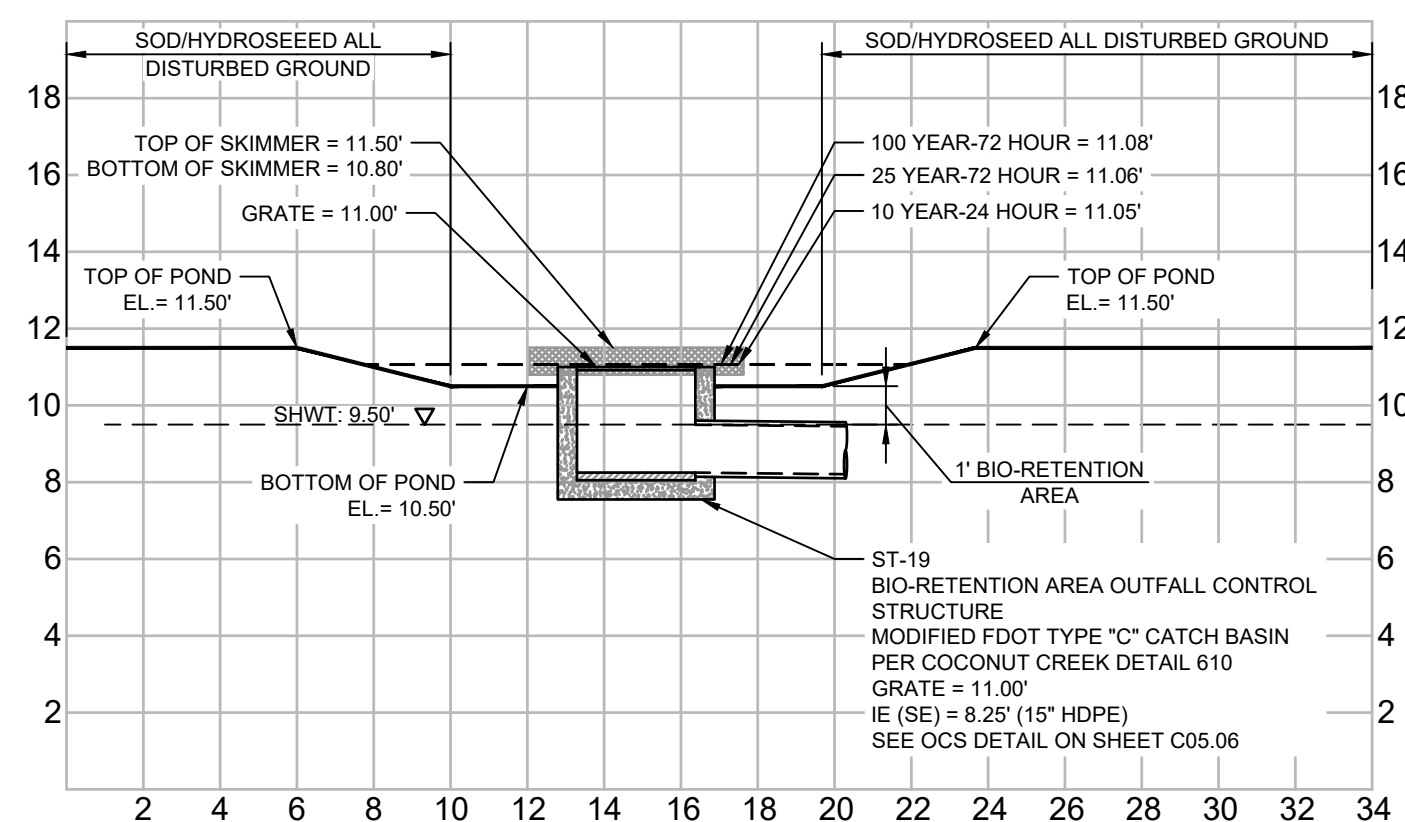
SECTION B-B
SCALE 1" = 5'



SECTION C-C
SCALE 1" = 5'



SECTION D-D
SCALE 1" = 5'



SECTION E-E
SCALE 1" = 5'

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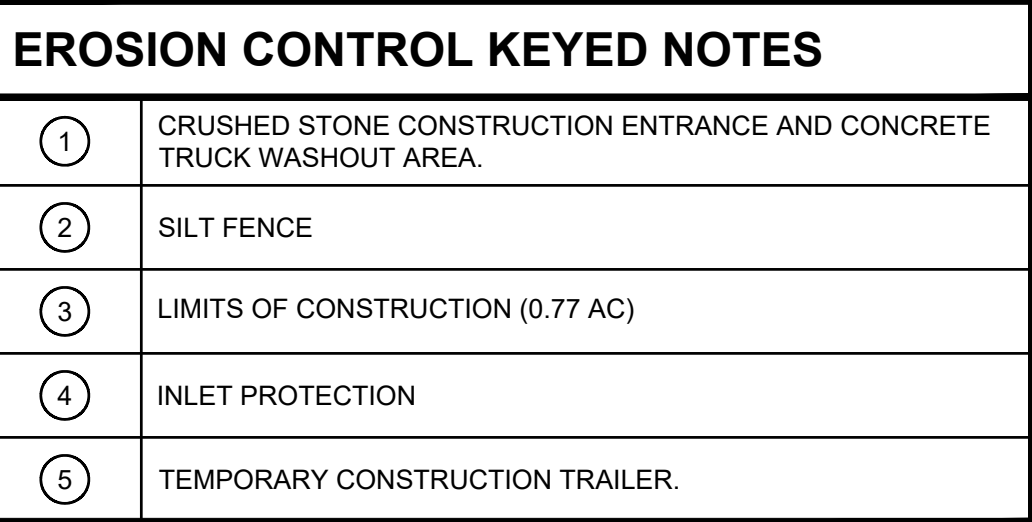
SHEET TITLE

CROSS SECTIONS

SHEET NUMBER

C05.07

OWNER'S REQUIREMENTS		CONTRACTOR'S REQUIREMENTS				
SITE DESCRIPTION	GENERAL	STABILIZATION PRACTICES EROSION AND SEDIMENT CONTROLS	OTHER CONTROLS	HAZARDOUS PRODUCTS	MAINTENANCE/INSPECTION PROCEDURES	
PROJECT NAME AND LOCATION: FIFTH THIRD BANK - COCONUT CREEK PROPERTY OWNER: FIFTH THIRD BANK MD 10AT1A CORP FAC 38 FOUNTAIN SQUARE PLZ CINCINNATI, OHIO 45202-3102 SITE ADDRESS: 4805 COCONUT CREEK PARKWAY COCONUT CREEK, FLORIDA 33063 DESCRIPTION: CONSTRUCT NEW BUILDING AND PARKING LOT. MODIFY EXISTING SMS AS REQUIRED TO ACCOMMODATE IMPROVEMENTS PER AUTHORITIES WITH JURISDICTION. SOIL DISTURBING ACTIVITIES WILL INCLUDE: RE-GRADING, CONSTRUCTION OF FACILITY SOILS: SEE SOIL REPORT SITE MAPS: * SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORMWATER DISCHARGE POINTS. * SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS * SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION. NAME OF RECEIVING WATERS: EXISTING INLET	THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION. SEQUENCE OF MAJOR ACTIVITIES THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS: 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE 2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED 3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN 4. CONSTRUCT SEDIMENTATION BASIN 5. CONTINUE CLEARING AND GRUBBING 6. STOCK PILE TOP SOIL IF REQUIRED 7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED 8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE 9. INSTALL STORM SEWER AND IRRIGATION. 10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING 11. REMOVE ACCUMULATED SEDIMENT FROM BASINS 12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED TIMING OF CONTROLS/MEASURES AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE RESEED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN. CONTROLS IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES. SPILL PREVENTION MATERIAL MANAGEMENT PRACTICES THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF. GOOD HOUSEKEEPING THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT. * AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB. * ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. * PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. * SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. * WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER. * MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED. * THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.	1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS: A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT. B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS. D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT. 2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS: A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT. B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2. ACRES. 3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE. 4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE APPLIED ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE APPLIED ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. 5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY. 6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS. 7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET. 8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. 9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH. 10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GRASS GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS. 11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER. 12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED. 13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES. 14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.	WASTE DISPOSAL WASTE MATERIALS ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. HAZARDOUS WASTE ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. SANITARY WASTE ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS. OFFSITE VEHICLE TRACKING A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN. INVENTORY FOR POLLUTION PREVENTION PLAN THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION: ☐ Concrete ☐ Asphalt ☐ Tar ☐ Detergents ☐ _____ ☐ Fertilizers ☐ Petroleum Based Products ☐ Cleaning Solvents ☐ Paints ☐ _____ ☐ Wood ☐ Masonry Blocks ☐ Roofing Materials ☐ Metal Stud			

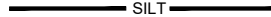




Know what's below.
Call before you dig.

PLAN VIEW	SCALE	-
	AS NOTED	

LEGEND

	PROPERTY LINE
	EXISTING CONCRETE TO REMAIN
	EXISTING TO REMAIN
	SILT FENCE
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	EXISTING CONTOUR
	EXISTING GRADE ELEVATION

X428.33

GENERAL NOTES

- ALL MATERIALS INCLUDING FILL STOCKPILES SHALL NOT BE PERMANENTLY LOCATED ON THE UNDEVELOPED AREA OF PROPOSED DEVELOPMENT.
- ALL DISTURBED AREAS OF UNDEVELOPED PROPERTY SHALL BE HYDROMULCHED WITH SEED TO ESTABLISH TURN AND PREVENT SILT RUNOFF INTO THE STREETS.

EROSION CONTROL KEYED NOTES

①	CRUSHED STONE CONSTRUCTION ENTRANCE AND CONCRETE TRUCK WASHOUT AREA
②	SILT FENCE
③	LIMITS OF CONSTRUCTION (0.77 AC)
④	INLET PROTECTION



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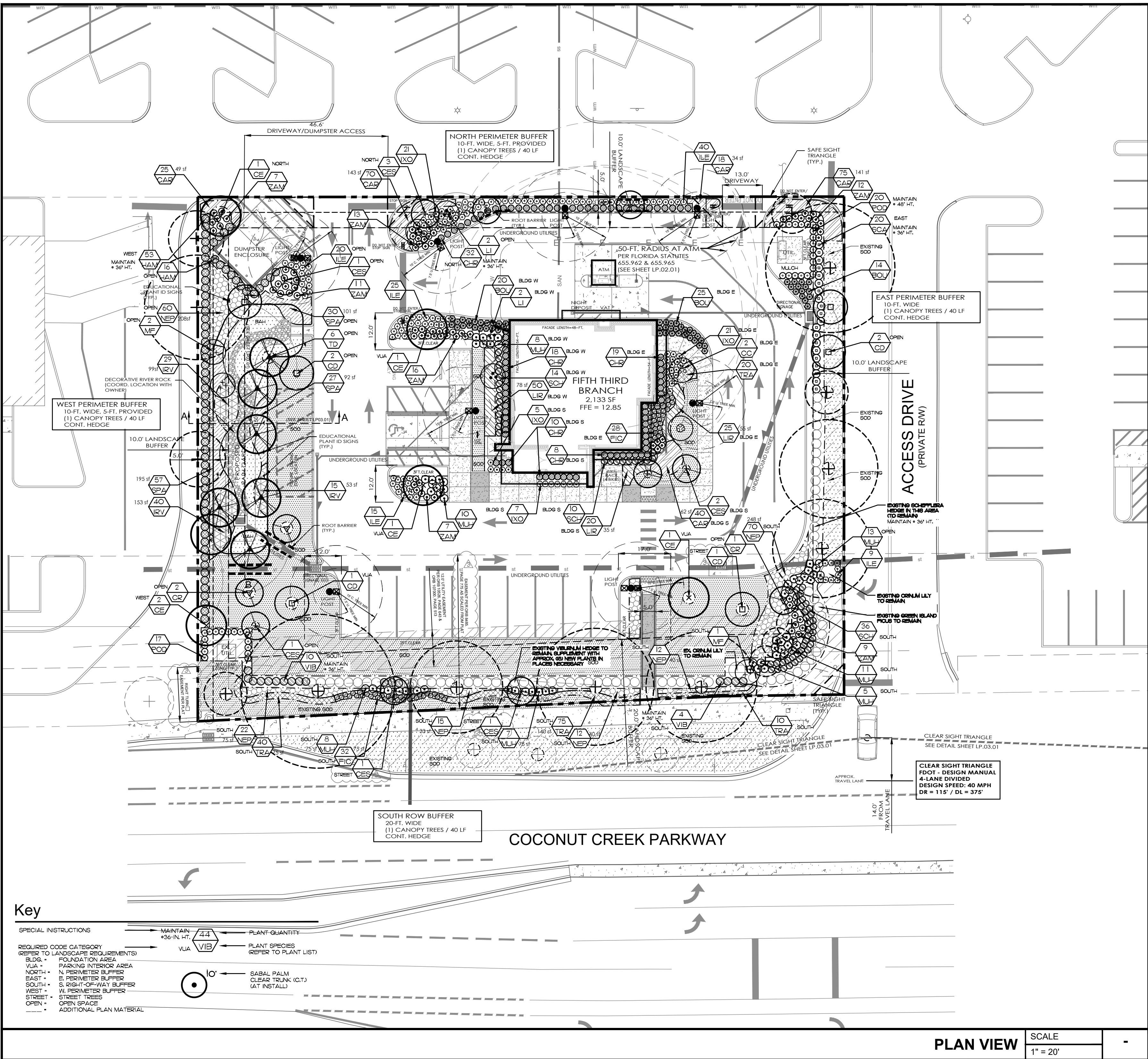
JOB #	230649
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SHEET TITLE

EROSION CONTROL
PLAN PHASE II

SHEET NUMBER

C06.03



City of Coconut Creek Standard Landscape Notes

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 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 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 BRANCHES TOUCHING, ADJUST ON-CENTER SPACING AS NECESSARY AND/OR PROVIDE ADDITIONAL PLANTS 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.
- ALL TREES AND PALMS PLANTED AS TREES SHALL BE SECURELY GUIED, BRACED, AND/OR STAKED WITH SISAL ROPE OR OTHER ORGANIC MATERIAL AT THE TIME OF PLANTING UNTIL ESTABLISHMENT. NO SYNTHETIC MATERIAL MAY BE USED AROUND THE TREE TRUNK. 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 SELECTED DUE TO THIS PRACTICE SHALL BE REPLACED WITH THE INSPECTOR ON SITE.
- SUBPLANT MATERIAL, WIRE CAGES, 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 WITH ANY SYNTHETIC 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 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 AROUND 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. 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 SET FORTH 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 MEDIANS AND ISLANDS.
- A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO THE REMOVAL OR TRANSPLANTATION OF ANY TREE AND/OR PALM.

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

Plant List

SYM	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD (MINIMUM)	SPECIFICATION (MINIMUM)	NATIVE	DROUGHT TOLERANT	TOTAL	MAX. PERCENTAGE
CE	CONOCARPUS ERECTUS	12' HT.	FIELD GROWN, BUB	Y	H	6	
TD	TAXODIUM DISTICHUM BALD CYPRESS	12' HT. 5' SP.	2" CAL. 4' C.T. MIN.	Y	M	6	
CEB	CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD	10' HT. 4' SP.	FIELD GROWN, BUB 2" CAL.	Y	H	9	23%
CD	COCOLOBA DIVERSIFOLIA PROSELYN PALM	10' HT. 4' SP.	FIELD GROWN, BUB 2" CAL.	Y	H	6	
CR	CLUSIA ROSEA PITCH APPLE	10' HT. 4' SP.	FIELD GROWN, BUB 2" CAL.	Y	H	3	
CC	CAPPARIS CYNORHODIOLARIA JAMAICA CAPER	8' HT. 4' SP.	FIELD GROWN, BUB 1.5" CAL.	Y	H	2	
LI	LAGERSTROEMIA INDICA ADAPPE WITTE	8' HT. 4' SP.	FIELD GROWN, MULTI TRUNK 1/2" CAL. FOR (1) TRUNK MIN.	N	H	4	
MF	MIRICANTHES FRAGRANS SIMPSON STOPPER	8' HT. 4' SP.	FIELD GROWN, MULTI TRUNK 1/2" CAL. FOR (1) TRUNK MIN.	Y	H	3	
TOTAL PROPOSED TREES						39	100%
OR	ORYSOBALANUS ICAGO	24" X 18"	24" - 30" O.C. AS SHOWN FULL TO BASE	Y	H	8.7	22%
HAM	HAMELIA PATENS FIREBUSH	24" X 18"	30" O.C. FULL TO BASE	Y	H	6.9	
INO	INORA NORA GRANT INORA	24" X 18"	24" O.C. FULL TO BASE	N	H	5.4	
MLH	MULLEBERGIA CAPILLARIS PINK MULYGRASS	24" X 18"	24" O.C. FULL TO BASE	Y	H	6.2	
POD	PODOCARPUS MACROPHYLLUS PODOCARPUS	4" HT. X 18"	24" O.C. FULL TO BASE	N	H	3.7	
SCA	SCOFFLERIA ARBORICOLA GREEN SCOFFLER	24" X 18"	36" O.C. FULL TO BASE	N	H	2.0	
SCF	SCOFFLERIA ARBORICOLA TRINETTE VARIEGATED SCOFFLERIA	24" X 18"	36" O.C. FULL TO BASE	N	H	6.0	
VIB	VIBURNUM SUSPENSUM SANDANWIA VIBURNUM	24" X 18"	36" O.C. FULL TO BASE	N	H	1.4	
TOTAL PROPOSED SHRUBS						40.3	100%
BOU	BOUGAINVILLEA SSP BOUGAINVILLEA BUSH	12" X 18"	24" O.C.	N	H	5.9	
CAR	CARISSA MACROCARPA 'GREEN ISLAND' GREEN ISLAND FIG	12" X 18"	18" O.C. FULL TO BASE	N	H	6.0	
FIC	FICUS MICROCARPA EVERGREEN BLANKET	12" X 18"	18" O.C. FULL TO BASE	N	H	22.8	20%
ILE	ILEX VOMITORIA 'SHILLINGS' DWARF YALPOON HOLLY	12" X 18"	24" O.C. FULL TO BASE	Y	H	10.9	
IRV	IRIS VIRGINICA BLUE FLAG IRIS	12" X 18"	24" O.C. FULL TO BASE	Y	H	8.4	
LIR	LIRIOPE MUSCARI LIRIOPE	12" X 18"	1 GAL. 18" O.C. FULL	N	M	9.5	
NEP	NEPENTHES EXALTATA SWORD FERN	18" X 18"	24" O.C. FULL TO BASE	Y	H	19.1	
SPA	SPARTINA BAKERI SAND CORDGRASS	12" X 18"	24" O.C. FULL TO BASE	Y	H	11.4	
TRA	TRACHELOSPERMUM ASIATICUM MINIMA DWARF ASIATIC JASMINE	12" X 18"	18" O.C. FULL TO BASE	N	H	14.5	
ZAM	ZAMIA PUMILA COOTIE	12" X 18"	24" O.C. FULL TO BASE	Y	H	7.5	
TOTAL PROPOSED SMALL SHRUBS/GROUNDCOVERS						116.0	100%
BAH	PASPALLUM NOTATUM 'FLUGGE' ARGENTINE BAHIA SOD		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.	
SOD	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE FLORITAM GRASS		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.	

ALL PROPOSED TREES ARE ON THE CITY'S APPROVED LIST
* NOTE FOR ALL PLANTS: INCREASE THE HEIGHT TO OBTAIN THE MINIMUM SPREAD (AS NECESSARY)
● CATEGORY 1 REPLACEMENT TREES = 3,600 SF
○ CATEGORY 2 REPLACEMENT TREES = 2,700 SF
▽ CATEGORY 3 REPLACEMENT TREES = 900 SF

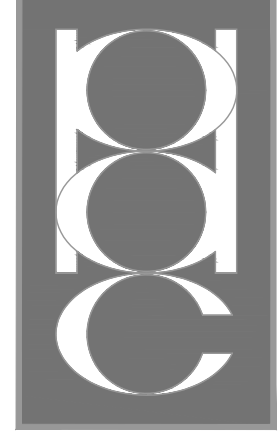
Landscape Requirements

ZONING DISTRICT:	REQUIRED/ PERMITTED	PROVIDED
TOTAL SITE:	8-4	
IMPERVIOUS AREA	34,759 SF (0.8 AC.)	
PERVIOUS AREA (OPEN SPACE)	19,488 SF (57%)	
	15,071 SF (43%)	
MINIMUM LANDSCAPE REQUIREMENTS:		
SEC. 13-443 (3)		
(34,759 SF LOT LESS 15,354 VUA, LESS 2,156 SF BLDG = 17,249 SF)	18 TREES	18 TREES
(1) TREE/1,000 SF		
INCLUDES (1) PROPOSED TREES		
(5) EXISTING PALMS = 1 TREE	86 SHRUBS	126 SHRUBS
(5) SHRUBS/1,000 SF		
FOUNDATION PLANTINGS		
SEC. 13-443 (5) F		
MIN 10-FT. WIDE		
WEST FACADE LENGTH:		
(1) TREE/40 LF	2 TREES	54 LF
(20) SHRUBS/40 LF	27 SHRUBS	40 SHRUBS
(30) GROUNDCOVERS/40 LF	41 GC	70 GC
SOUTH FACADE LENGTH:		
(1) TREE/40 LF	2 TREES	48 LF
(20) SHRUBS/40 LF	24 SHRUBS	40 SHRUBS
(30) GROUNDCOVERS/40 LF	36 GC	60 GC
EAST FACADE LENGTH:		
(1) TREE/40 LF	2 TREES	54 LF
(20) SHRUBS/40 LF	27 SHRUBS	40 SHRUBS
(30) GROUNDCOVERS/40 LF	41 GC	70 GC

LANDSCAPE BUFFERS		
SEC. 13-443 (7)		
ADJ. TO R.O.W. - MIN 20-FT. WIDE		
SOUTH - (COCONUT CREEK PARKWAY)		
(1) TREE/40 LF	6 TREES	210 LF
INCLUDES (3) EXISTING TREES		6 TREES
(1) PROPOSED TREES		
CONT. HEDGE	--	29 SHRUBS*
"PLUS EXISTING HEDGE		
SHRUBS (40/2000SF OF O.S.)		
(4,310 SF (2,000 X 40)	87 SHRUBS	117 SHRUBS
GROUNDCOVERS		157 PLANTS
PERIMETER BUFFER - MIN 10-FT. WIDE		
SEC. 13-443 (8)		
WEST - 5' WIDE PROVIDED		
(1) TREE/40 LF	5 TREES	170 LF
INCLUDES (3) EXISTING TREES		5 TREES
(2) PROPOSED TREES		
CONT. HEDGE	--	53 SHRUBS
NORTH - 5' WIDE PROVIDED		
(210 LF LESS 60' ACCESSWAY)		150 LF
(1) TREE/40 LF	4 TREES	4 TREES
INCLUDES (4) PROPOSED TREES		
CONT. HEDGE	--	32 SHRUBS
EAST		
(1) TREE/40 LF	4 TREES	162 LF
INCLUDES (4) EXISTING TREES		4 TREES
CONT. HEDGE	--	20 SHRUBS*
"PLUS EXISTING HEDGE		

VEHICULAR USE AREAS		
SEC. 13-443 (10)		
PARKING ISLANDS		
(1) TREE / PARKING ISLAND	4 TREES	4 TREES
TOTAL VEHICULAR USE AREA:		15,354 SF, [44.2%]
OTHER VUA: (TOTAL VUA - (# SPACES X 300)		
15,354 SF - (112 X 300) = 11,754 SF		
ADDITIONAL VUA LANDSCAPE AREA		
(1 SF/ 100 SF OTHER VUA)	118 SF	934 SF.
STREET TREES		
SEC. 13-443 (11)		
SOUTH - (COCONUT CREEK PARKWAY)		
(1) TREE/40 LF	6 TREES	210 LF
INCLUDES (1) EXISTING TREES WITHIN R.O.W.		6 TREES
(2) PROPOSED TREES (ON-SITE)		

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IEG JOB NO. 15-328.00

SEAL PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

ISSUE	BY	DATE	DESCRIPTION
-	PDC	09/05/24	PERMIT SET
△	PDC	12/20/24	DRC COMMENTS #1
△	PDC	04/28/25	DRC ROUND 3
△	PDC	06/25/25	DRC ROUND 4

PROJECT INFORMATION BLOCK

JOB # 230649
DATE: 09/05/2024
DRAWN BY: PDC
CHECKED BY: PDC

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP01.01



1. THE EXISTING TREE LOCATIONS AND SIZES (DBH) DEPICTED WITHIN THE LANDSCAPE PLAN SET ARE TAKEN FROM THE CERTIFIED SURVEY DATED JUNE 27, 2024, PREPARED BY EBI SURVEYING, (015) 556-0300.
2. THE CANOPY SHOWN ON THE PLANS ARE GRAPHIC AND DO NOT ACCURATELY REPRESENT EXISTING CANOPY.
3. PROPOSED MITIGATION EXISTING TREES TO BE REMOVED ARE TO BE REPLACED AT A TREE PER TREE (1:1) RATIO.
4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR COMMENCEMENT OF DEVELOPMENT ACTIVITY.
5. A CERTIFIED ARBORIST, NOT THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ANY TREE EVALUATION IF REQUIRED BY THE COUNTY.
6. THE AREA WITHIN THE DRP LINE OF EXISTING TREES AND/OR PALMS SCHEDULED TO REMAIN AND BE PROTECTED, SHALL BE UNDISTURBED.
7. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE DRP LINE OF PRESERVED TREES AND/OR PALMS:
 - A. MOVEMENTS, ROLL, MACHINERY AND VEHICLE TRAVEL OR PARKING
 - B. UNDERGROUND UTILITIES
 - C. GRADE CHANGES, COMPACTION OF SOIL, OR EXCAVATION
 - D. STORAGE OR CONSTRUCTION MATERIALS.
8. THE TREE PROTECTION BARRICADES SHALL CONSIST OF A CHAIN-LINK FENCE OR ORANGE SAFETY FENCE PER THE DETAIL UNLESS OTHERWISE APPROVED BY THE COUNTY.
9. IF POSSIBLE, BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF THE TREES AND/OR PALMS TO BE PRESERVED AS FOLLOWS:
 - A. TREES/PALMS 10-IN. OR LESS DBH. + 5-FT. MIN. FROM BASE OF TREE TO BE PRESERVED
 - B. TREES/PALMS GREATER THAN 10-IN. DBH. + 10-FT. PLUS 1-FT. FOR EACH ADDITIONAL INCH DBH GREATER THAN 10-IN. FROM BASE OF TREE TO BE PROTECTED.



ALL EXISTING TREES TO BE PROTECTED
DURING ANY LAND CLEARING AND/OR
CONSTRUCTION AS FOLLOWS:

(A) PRIOR TO ANY LAND CLEARING
OPERATIONS, TEMPORARY BARRIERS
SHALL BE INSTALLED AROUND ALL TREES
TO REMAIN WITHIN THE LIMITS OF LAND
CLEARING OR CONSTRUCTION AND SHALL
REMAIN UNTIL THE COMPLETION OF THE
WORK.

TREE PROTECTION SHALL COMPLY WITH
THE JURISDICTION'S REGULATIONS.

(B) NO MATERIALS, TRAILERS, EQUIPMENT OR
CHEMICALS SHALL BE STORED, OPERATED,
DUMPED, BURIED OR BURNED WITHIN THE
PROTECTED AREAS.

TOTAL CANOPY REMAINING:	10,375 SF
TOTAL CANOPY REMOVED:	3,940 SF
MITIGATION:	
(12) CAT, 1 TREES @ 300 SF = 3,600 SF	
(18) CAT, 2 TREES @ 150 SF = 2,700 SF	
(9) CAT, 3 TREE @ 100 SF = 900 SF	
TOTAL MITIGATION PROVIDED:	7,200 SF
PLEASE NOTE: A TREE REMOVAL PERMIT MUST BE PRIOR TO ANY CONSTRUCTION.	

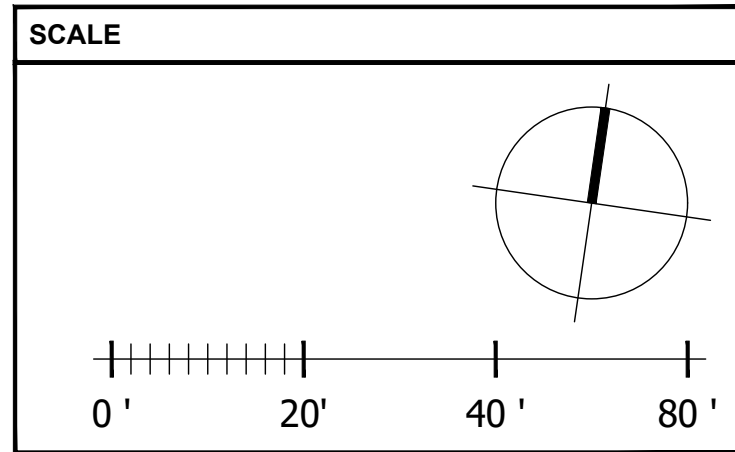
PALMS =	(3) FOXTAIL PALMS
	(1) QUEEN PALM
TREES =	(2) PINK TABEQUIAS
	(13) LIVE OAKS
TOTAL =	(19) TREES/PALMS (4-SPECIES)

NEW TREE #	ORIG. TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	WIDTH (FT)	DBH (IN)	CLEAR TRUNK (FT)	HEALTH CONDITION	HEALTHY CONDITION %	CTLA 19TH EDITION APPRAISAL (\$)	RELOCATABLE (Y/N)	OBSERVATIONS	TREE DISPOSITION	ESTIMATED CANOPY (SQ. FT.)
1	101	CHRISTMAS PALM	ADONIDIA MERRILLII	18.2	10	4.5	2	FAIR	53%	N/A	N	NUTRIENT DEFICIENCY, DOUBLE TRUNK	REMOVE	80
2	201	PINK TABEBUIA	TABEBUIA HETEROPHYLLA	26.3	18	12		FAIR	54%	N/A	N	POOR STRUCTURE, CANOPY CROWDING, CONFINED ROOT SPACE, CANOPY DIEBACK	REMAIN	255
3	202	LIVE OAK	QUERCUS VIRGINIANA	27.1	34	19.75		GOOD	64%	\$5,200.00	N	POOR STRUCTURE, CONFINED ROOT SPACE, WATER SPROUTS, MINOR DEADWOOD, OVER LIFTED CANOPY, INSUFFICIENT ROOTBALL FOR RELOCATION	REMAIN	910
4	203	PINK TABEBUIA	TABEBUIA HETEROPHYLLA	20.2	18	16		FAIR	48%	N/A	N	POOR STRUCTURE, CANOPY DIEBACK, DEADWOOD, DIRECTIONAL PRUNING AWAY FROM LIGHT POLE	REMAIN	255
5	204	LIVE OAK	QUERCUS VIRGINIANA	22.2	14	8.25		FAIR	53%	N/A	N	POOR STRUCTURE, CANOPY CROWDING, TRUNK LEAN	REMAIN	155
6	205	LIVE OAK	QUERCUS VIRGINIANA	35.3	50	34.25		GOOD	62%	\$17,200.00	N	POOR STRUCTURE, CANOPY CROWDING, CONFINED ROOT SPACE, DIRECTIONAL PRUNING AWAY FROM LIGHT POLE, OVER LIFTED CANOPY, INSUFFICIENT ROOTBALL FOR RELOCATION	REMAIN	1,965
7	206	LIVE OAK	QUERCUS VIRGINIANA	33.2	30	25		FAIR	61%	\$9,200.00	N	POOR STRUCTURE, CONFINED ROOT SPACE, HANGING CUTS, MINOR DEADWOOD, OVER LIFTED CANOPY, DIRECTIONAL PRUNING AWAY FROM MAIN ARM, INSUFFICIENT ROOTBALL FOR RELOCATION	REMAIN	710
8	302	LIVE OAK	QUERCUS VIRGINIANA	17	12	6		FAIR	47%	N/A	N	CANOPY CROWDING, TRUNK LEAN, GROUNDING ROOTS, POOR STRUCTURE	REMAIN	115
9	303	LIVE OAK	QUERCUS VIRGINIANA	19.7	12	6.5		FAIR	53%	N/A	N	CANOPY CROWDING, TRUNK LEAN, BURIED ROOT COLLAR, POOR STRUCTURE	REMAIN	115
10	304	LIVE OAK	QUERCUS VIRGINIANA	19	12	6.5		FAIR	44%	N/A	N	CANOPY CROWDING, TRUNK LEAN, BURIED ROOT COLLAR, POOR STRUCTURE, LARGE TRUNK WOUND	REMAIN	115
11	108	QUEEN PALM	SYAGRUS ROMANZOFFIANA	28.3	15	9	22.30	FAIR	47%	N/A	N	FLORIDA INVASIVE SPECIES COUNCIL CATEGORY II // INVASIVE, TRUNK WOUND, VERTICAL CRACK	REMOVE	180
12	207	LIVE OAK	QUERCUS VIRGINIANA	32.1	38	28.25		FAIR	61%	\$10,100.00	N	POOR STRUCTURE, CANOPY CROWDING, CONFINED ROOT SPACE, DIRECTIONAL PRUNING AWAY FROM LIGHT POLE, OVER LIFTED CANOPY, INSUFFICIENT ROOTBALL FOR RELOCATION	REMAIN	1,135
13	208	LIVE OAK	QUERCUS VIRGINIANA	34.2	36	23		FAIR	58%	N/A	N	POOR STRUCTURE, CANOPY CROWDING, CONFINED ROOT SPACE, CANOPY DIEBACK, TRUNK LEAN, DEADWOOD, OVER LIFTED CANOPY, INSUFFICIENT ROOTBALL FOR RELOCATION	REMAIN	1,120
14	214	FOXTAIL PALM	WODYETIA BIFURCATA	22	10	8.25	18.00	FAIR	54%	N/A	N	NUTRIENT DEFICIENCY	REMAIN	80
15	215	FOXTAIL PALM	WODYETIA BIFURCATA	24	10	8.25	20.00	GOOD	65%	N/A	Y		REMAIN	80
16	216	FOXTAIL PALM	WODYETIA BIFURCATA	22	10	7.5	18.00	FAIR	54%	N/A	N	NUTRIENT DEFICIENCY	REMAIN	80
17	209	LIVE OAK	QUERCUS VIRGINIANA	32	32	25.5		FAIR	49%	N/A	N	POOR STRUCTURE, CONFINED ROOT SPACE, CANOPY DIEBACK, DEADWOOD, WATER SPROUTS, OVER LIFTED CANOPY, CANOPY CROWDING	REMAIN	805
18	210	LIVE OAK	QUERCUS VIRGINIANA	40.1	32	27		FAIR	47%	N/A	N	POOR STRUCTURE, CANOPY CROWDING, CONFINED ROOT SPACE, CANOPY DIEBACK, TRUNK LEAN, DEADWOOD, OVER LIFTED CANOPY, LARGE TRUNK WOUND	REMAIN	805
19	211	LIVE OAK	QUERCUS VIRGINIANA	17	14	8		POOR	30%	N/A	N	POOR STRUCTURE, POOR VISOR, DEADWOOD, BURIED ROOT COLLAR	REMAIN	155
20	212	LIVE OAK	QUERCUS VIRGINIANA	30.9	42	17.5		POOR	39%	N/A	N	POOR STRUCTURE, DEADWOOD, CANOPY DIEBACK, LARGE TRUNK WOUND	REMAIN	1,385
21	213	QUEEN PALM	SYAGRUS ROMANZOFFIANA	23.1	13	12.25	17.10	FAIR	53%	N/A	N	FLORIDA INVASIVE SPECIES COUNCIL CATEGORY II // INVASIVE, NUTRIENT DEFICIENCY	REMAIN	135
22	107	LIVE OAK	QUERCUS VIRGINIANA	26.9	38	21.75		FAIR	53%	N/A	N	POOR STRUCTURE, TRUNK LEAN, SIGNIFICANT CONFINED ROOT SPACE, CANOPY DIEBACK, OVER LIFTED CANOPY	REMOVE	1,135
23	106	QUEEN PALM	SYAGRUS ROMANZOFFIANA	26.2	15	11.25	20.20	FAIR	54%	N/A	Y	FLORIDA INVASIVE SPECIES COUNCIL CATEGORY II // INVASIVE, NUTRIENT DEFICIENCY	REMOVE	180
24	104	LIVE OAK	QUERCUS VIRGINIANA	31.3	44	23.75		GOOD	62%	\$8,500.00	N	POOR STRUCTURE, OVER LIFTED CANOPY, CONFINED ROOT SPACE, MINOR CANOPY DIEBACK, WATER SPROUTS, INSUFFICIENT ROOTBALL FOR RELOCATION	REMOVE	1,520
25	105	DAHOON HOLLY	ILEX CASSINE	21	14	8.5		FAIR	57%	N/A	N	TRUNK LEAN, CONFINED ROOT SPACE, MINOR CANOPY DIEBACK, INSUFFICIENT ROOTBALL FOR RELOCATION	REMOVE	155
26	103	YELLOW TABEBUIA	TABEBUIA CARAIBA	21.5	14	14		FAIR	55%	N/A	N	POOR STRUCTURE, CANOPY DIEBACK, BURIED ROOT COLLAR, TRUNK LEAN	REMOVE	155
27	102	LAUREL OAK	QUERCUS LAURIFOLIA	25.7	26	19.5		FAIR	46%	N/A	N	POOR STRUCTURE, CANOPY DIEBACK, CONFINED ROOT SPACE, VISUAL EVIDENCE OF DECAY, UNBALANCED CROWN, GROUNDING ROOTS	REMOVE	535

☐ EXISTING TREES/PALMS TO BE REMOVED DUE TO LOCATION FOR DEVELOPMENT

EXISTING TREE INFORMATION IS TAKEN FROM A VARIETY OF SOURCES TO INCLUDE THE CERTIFIED SURVEY, CERTIFIED ARBORIST REPORT, SITE OBSERVATIONS, AND SITE PHOTOGRAPHS, AND RELIED ON BY THE LANDSCAPE ARCHITECT.

EXISTING TREES THAT ARE IN CONFLICT WITH ANY EXISTING ELEMENT SUCH AS OVERHEAD AND/OR UNDERGROUND UTILITIES, LIGHTING, SIDEWALKS, BUILDING AND/OR CANOPIES, AS WELL AS ANY FLORIDA STATE STATUTES REFERENCED ON SHEET LP03.01 ARE NOT THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.



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SEAL PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

ISSUE	BY	DATE	DESCRIPTION
-	PDC	09/05/24	PERMIT SET
	PDC	12/20/24	DRC COMMENTS #1
	PDC	04/28/25	DRC ROUND 3

PROJECT INFORMATION BLOCK	
JOB #	230649
DATE:	09/05/2024
DRAWN BY:	PDC
CHECKED BY:	PDC

SHEET TITLE
TREE INVENTORY PLAN
SHEET NUMBER

LP02.01

NOTES:

SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HOSCARPES AND LANDSCAPES, ASSEMBLED IN 2' LONG MODULES TO CREATE VARYING SIZES OF CYLINDERS FOR SURROUNDING ROOT BALLS (GROUND PLANTING STYLE) OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE A HOSCARPE ADJACENT TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

A. MATERIALS

1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # UB 24-2, # UB 36-2, AND # UB 48-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, LP, 548 LORTON AVE. #103, BURLINGAME, CA (800-455-7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.085" WALL THICKNESS IN MODULES 24" LONG BY 24" x 48" DEEP, MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS. RECTANGULAR, EACH PANEL SHALL HAVE

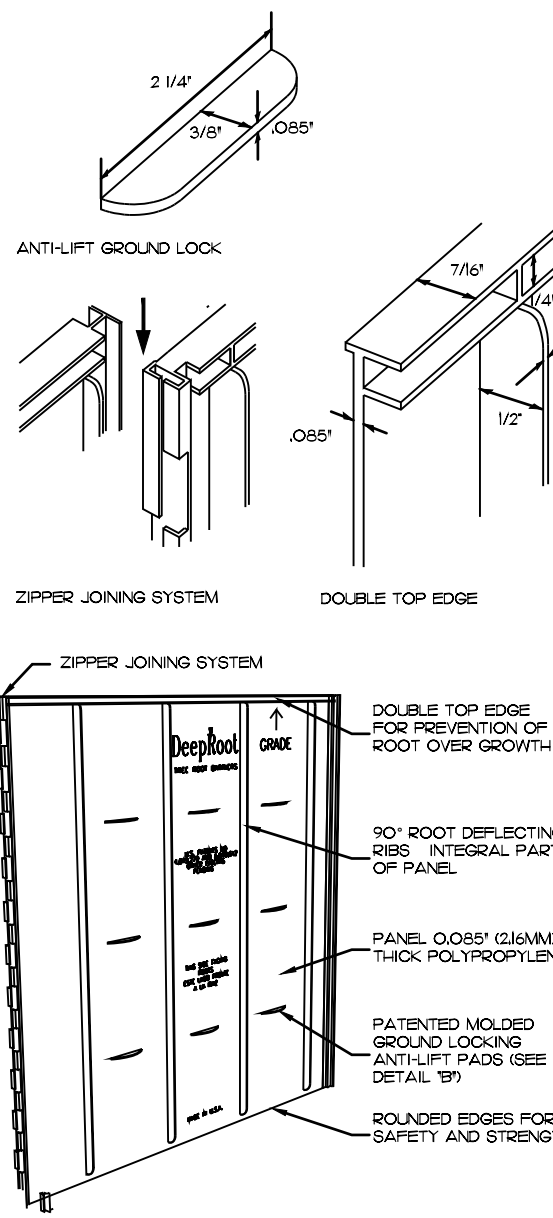
B. CONSTRUCTION AND INSTALLATION

1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED TO FORM A CIRCLE AROUND THE ROOT BALL OR WHERE SPECIFIED JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HOSCARPE.

ALL STREET TREES WITH TRUNKS CLOSER THAN 4 FT. TO PAVED SURFACES SHALL BE PLANTED WITH ROOT BARRIER BETWEEN THE ROOT BALL AND PAVING. PLANTINGS WITHIN TREE WELLS REQUIRE ROOT BARRIERS ALONG ALL SIDES OF THE TREE WELL.

2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.

3. THE TREE ROOT BARRIERS SHALL BE BACKFILLED ON THE OUTSIDE WITH 3/4" TO 1 1/2" GRAVEL, OR CRUSHED ROCK AS SHOWN ON THE DRAWINGS. NO GRAVEL BACKFILL IS REQUIRED FOR A LINEAR PLANTING



TYPICAL ROOT BARRIER INSTALLATION

NOT TO SCALE

655.962 LIGHTING, MIRRORS, LANDSCAPING.

(1) EACH OPERATOR, OR OTHER PERSON RESPONSIBLE FOR AN AUTOMATED TELLER MACHINE PURSUANT TO SS. 655.960-655.965, SHALL PROVIDE LIGHTING DURING THE HOURS OF DARKNESS WITH RESPECT TO AN OPEN AND OPERATING AUTOMATED TELLER MACHINE AND ANY DEFINED PARKING AREA, ACCESS AREA, AND THE EXTERIOR OF AN ENCLOSED AUTOMATED TELLER MACHINE INSTALLATION, AS FOLLOWS:

(A) THERE SHALL BE A MINIMUM OF 10 CANDELFoot POWER AT THE FACE OF THE AUTOMATED TELLER MACHINE AND EXTENDING IN AN UNOBSTRUCTED DIRECTION OUTWARD 5 FEET.

(B) THERE SHALL BE A MINIMUM OF 2 CANDELFoot POWER WITHIN 50 FEET IN ALL UNOBSTRUCTED DIRECTIONS FROM THE FACE OF THE AUTOMATED TELLER MACHINE. IF THE AUTOMATED TELLER MACHINE IS LOCATED WITHIN 10 FEET OF THE CORNER OF THE BUILDING AND THE AUTOMATED TELLER MACHINE IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF 2 CANDELFoot POWER ALONG THE FIRST 40 UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING.

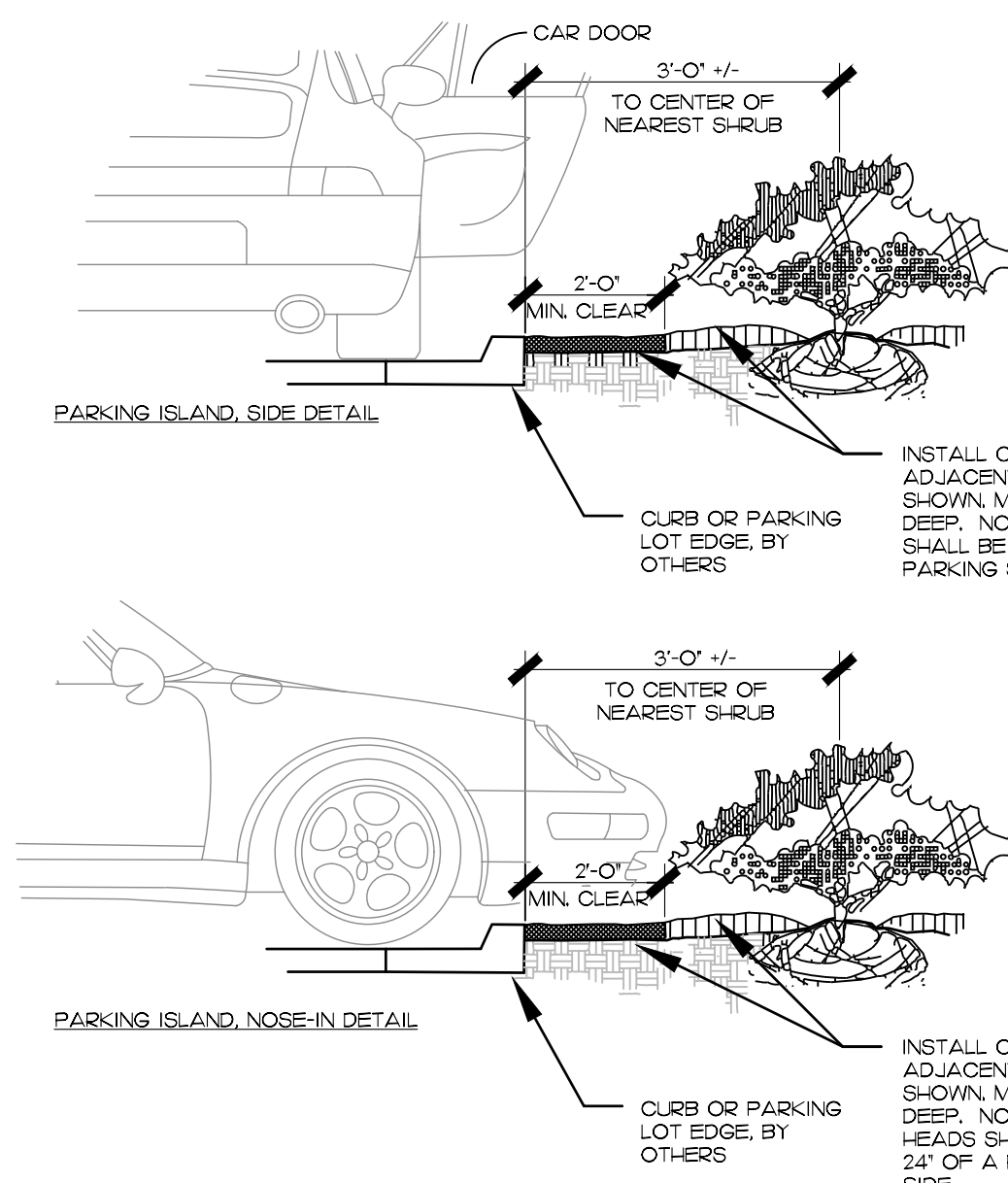
(C) THERE SHALL BE A MINIMUM OF 2 CANDELFoot POWER IN THAT PORTION OF THE DEFINED PARKING AREA WITHIN 60 FEET OF THE AUTOMATED TELLER MACHINE.

(2) THE OPERATOR SHALL PROVIDE REFLECTIVE MIRRORS OR SURFACES AT EACH AUTOMATED TELLER MACHINE WHICH PROVIDE THE CUSTOMER WITH A REAR VIEW WHILE THE CUSTOMER IS ENGAGED IN USING THE AUTOMATED TELLER MACHINE.

(3) THE OPERATOR, OR OTHER PERSON RESPONSIBLE PURSUANT TO SS. 655.960-655.965 FOR AN AUTOMATED TELLER MACHINE, SHALL ENSURE THAT THE HEIGHT OF ANY LANDSCAPING, VEGETATION, OR OTHER PHYSICAL OBSTRUCTIONS IN THE AREA REQUIRED TO BE LIGHTED PURSUANT TO SUBSECTION (1) FOR ANY OPEN AND OPERATING AUTOMATED TELLER MACHINE SHALL NOT EXCEED 3 FEET, EXCEPT THAT TREES TRIMMED TO A HEIGHT OF 10 FEET AND WHOSE DIAMETERS ARE LESS THAN 2 FEET AND MANMADE PHYSICAL OBSTRUCTIONS REQUIRED BY STATUTE, LAW, CODE, ORDINANCE, OR OTHER GOVERNMENTAL REGULATION SHALL NOT BE AFFECTED BY THIS SUBSECTION.

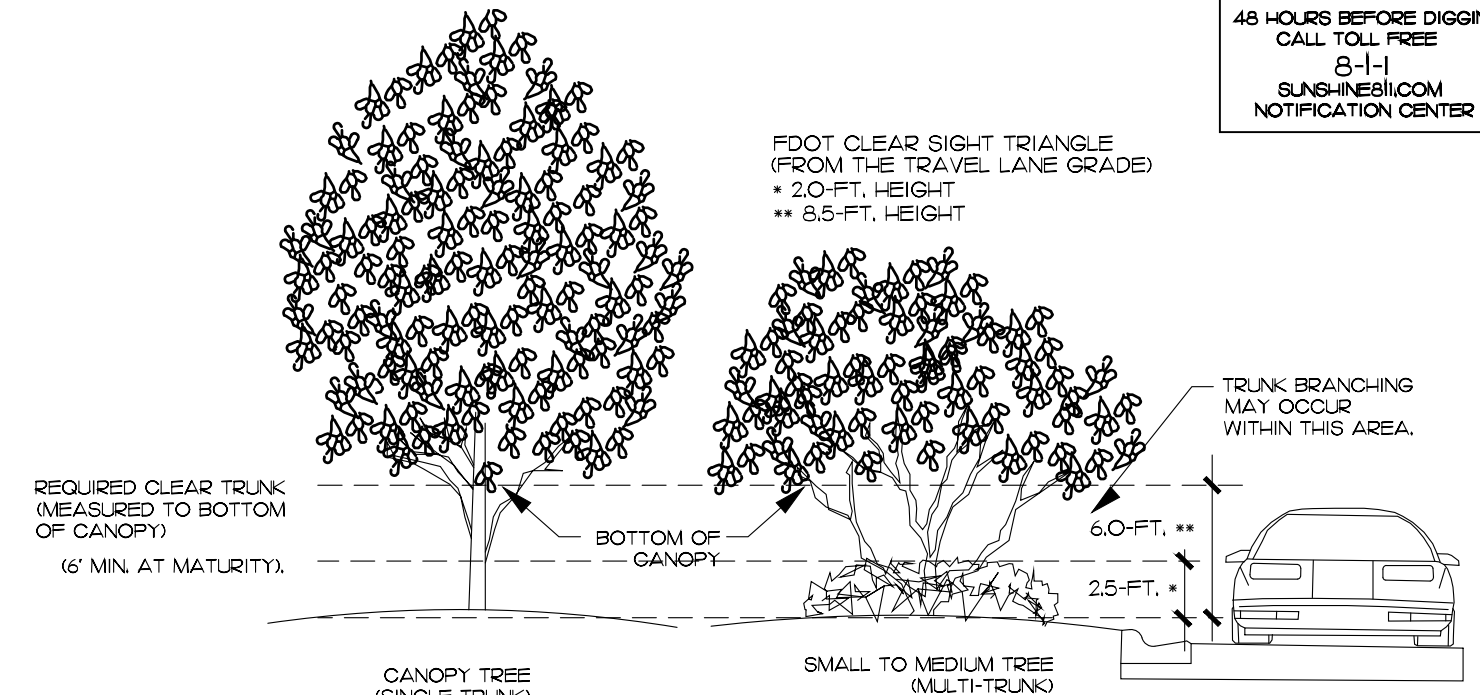
FLORIDA STATE STATUTES

NOT TO SCALE



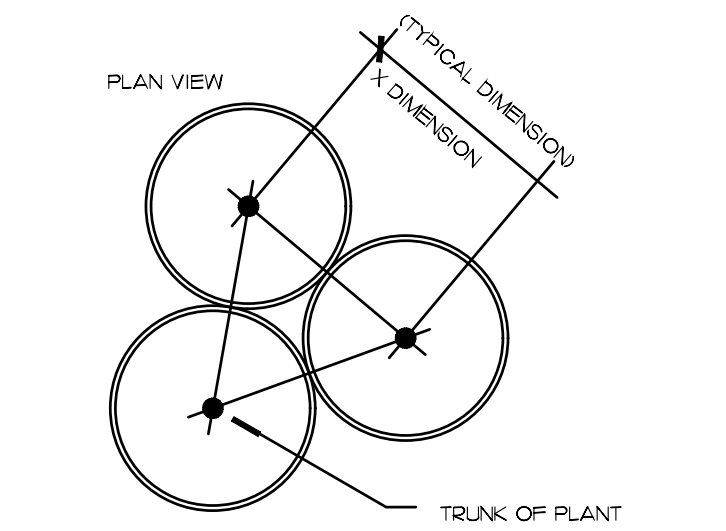
PARKING SPACE/CURB PLANTING

NOT TO SCALE



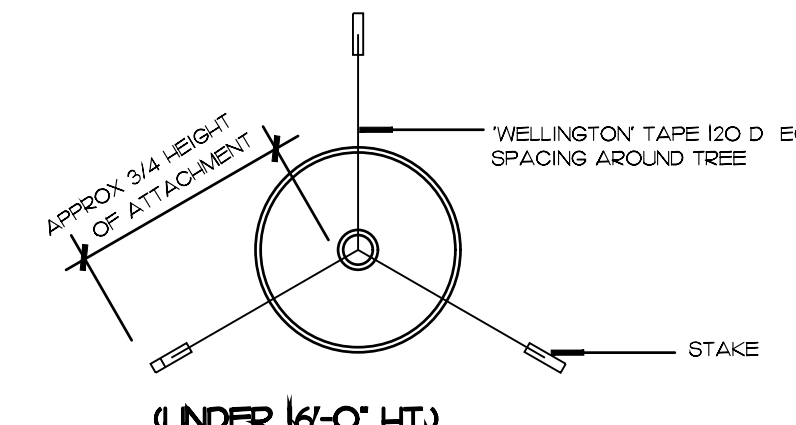
CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL

NOT TO SCALE



TYPICAL PLANT SPACING DETAIL

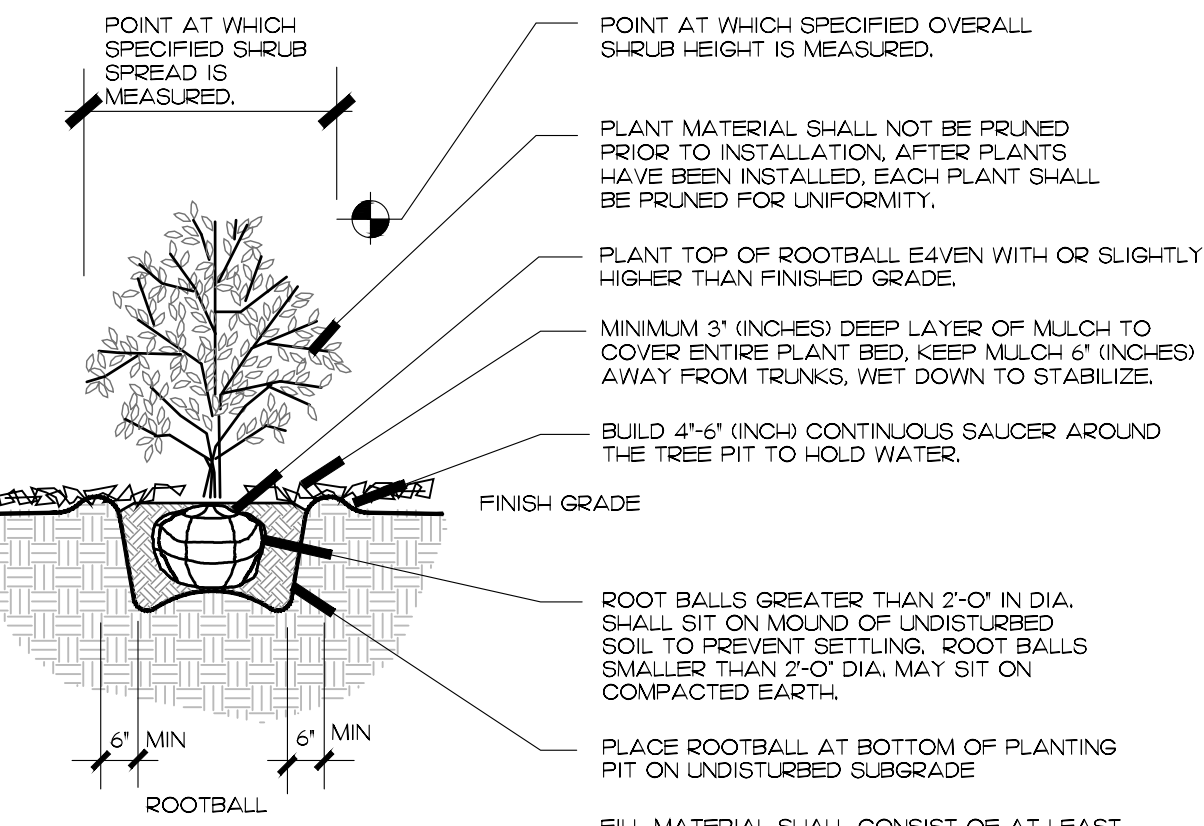
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(UNDER 16'-0" HT.)

TYPICAL TREE GUYING DETAIL

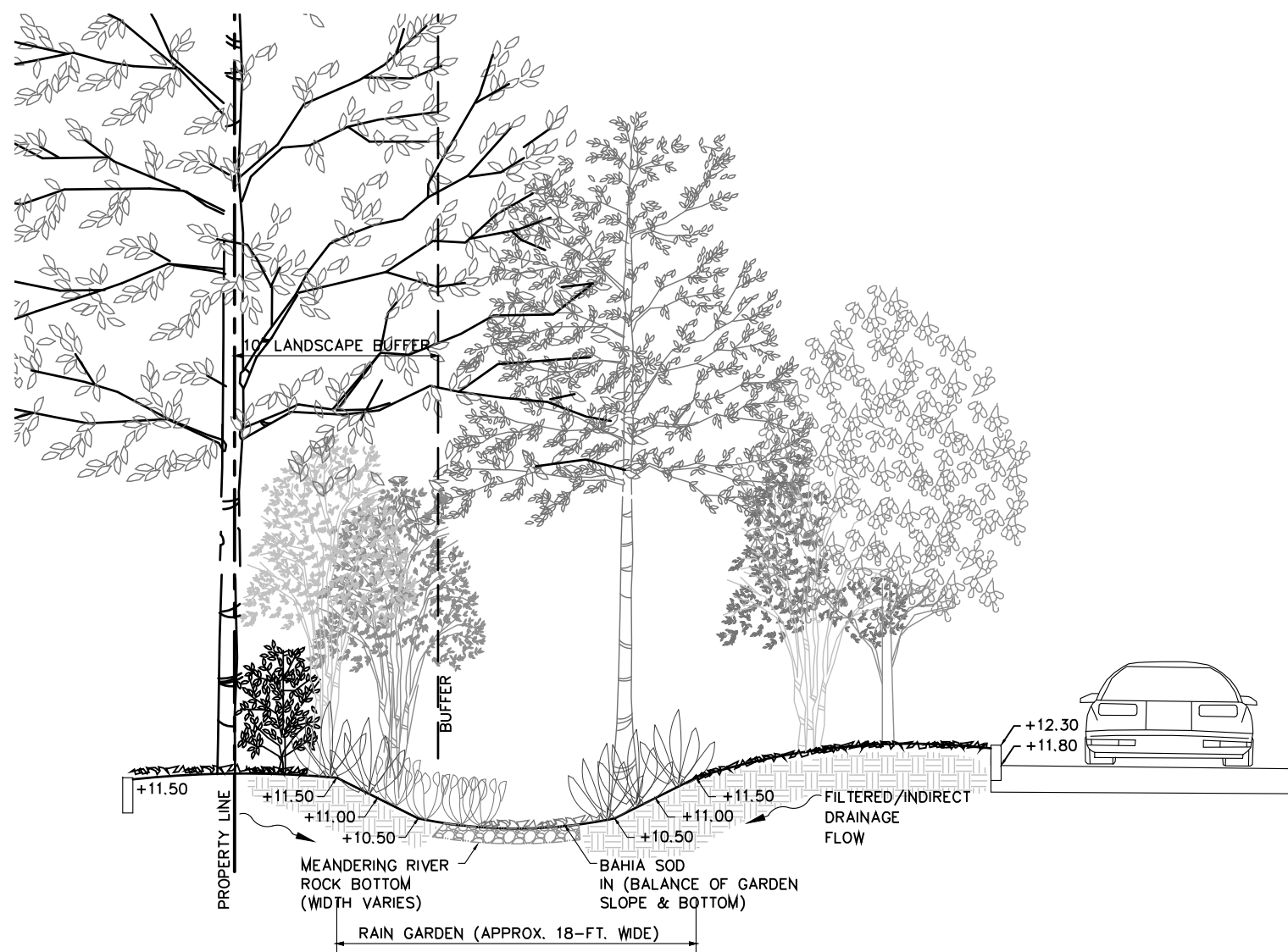
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PLEASE NOTE: FOR ALL SHRUBS AND GROUNDCOVERS, A MINIMUM OF 24-IN. DEPTH IS TO BE EXCAVATED AND BACKFILLED WITH PREFERRED PLANTING SOIL.

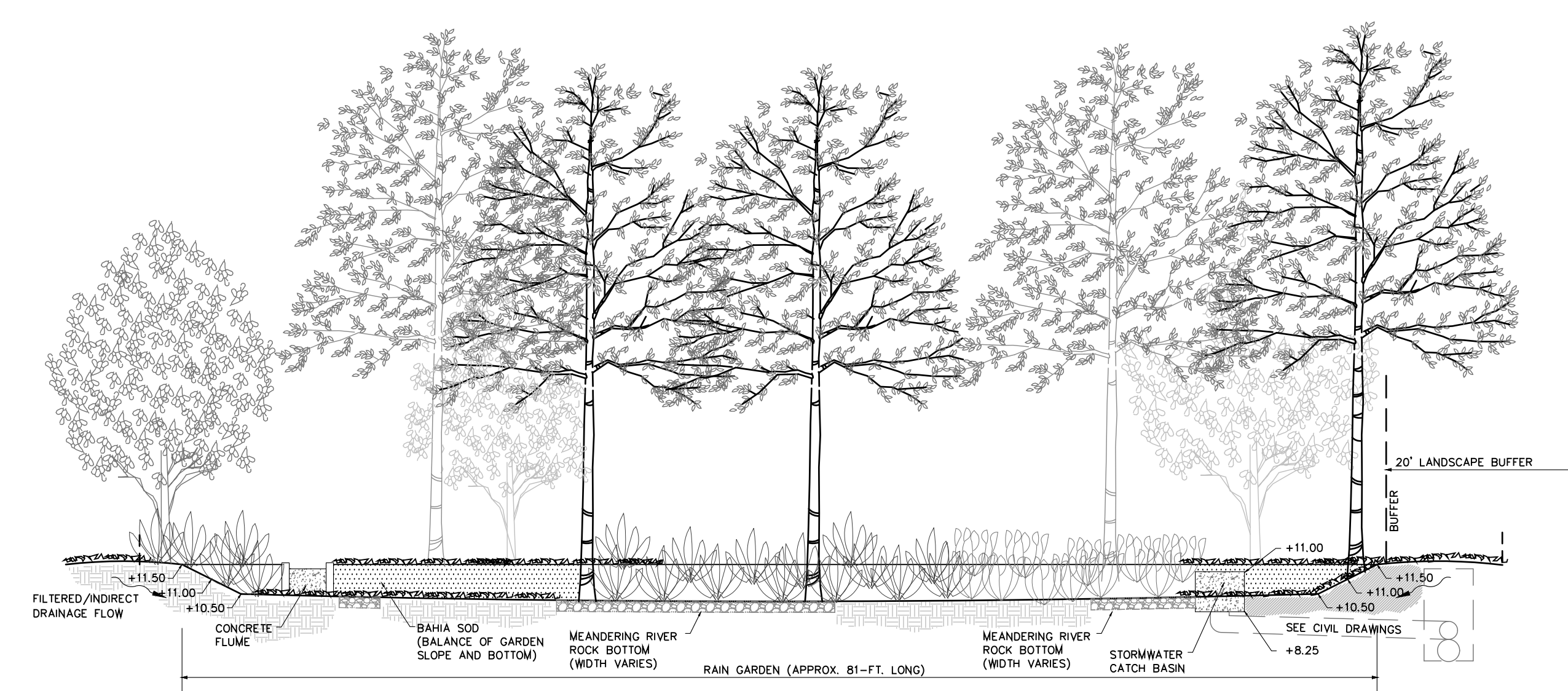
TYPICAL SHRUB/ GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



RAIN GARDEN CROSS-SECTION A-A

NOT TO SCALE

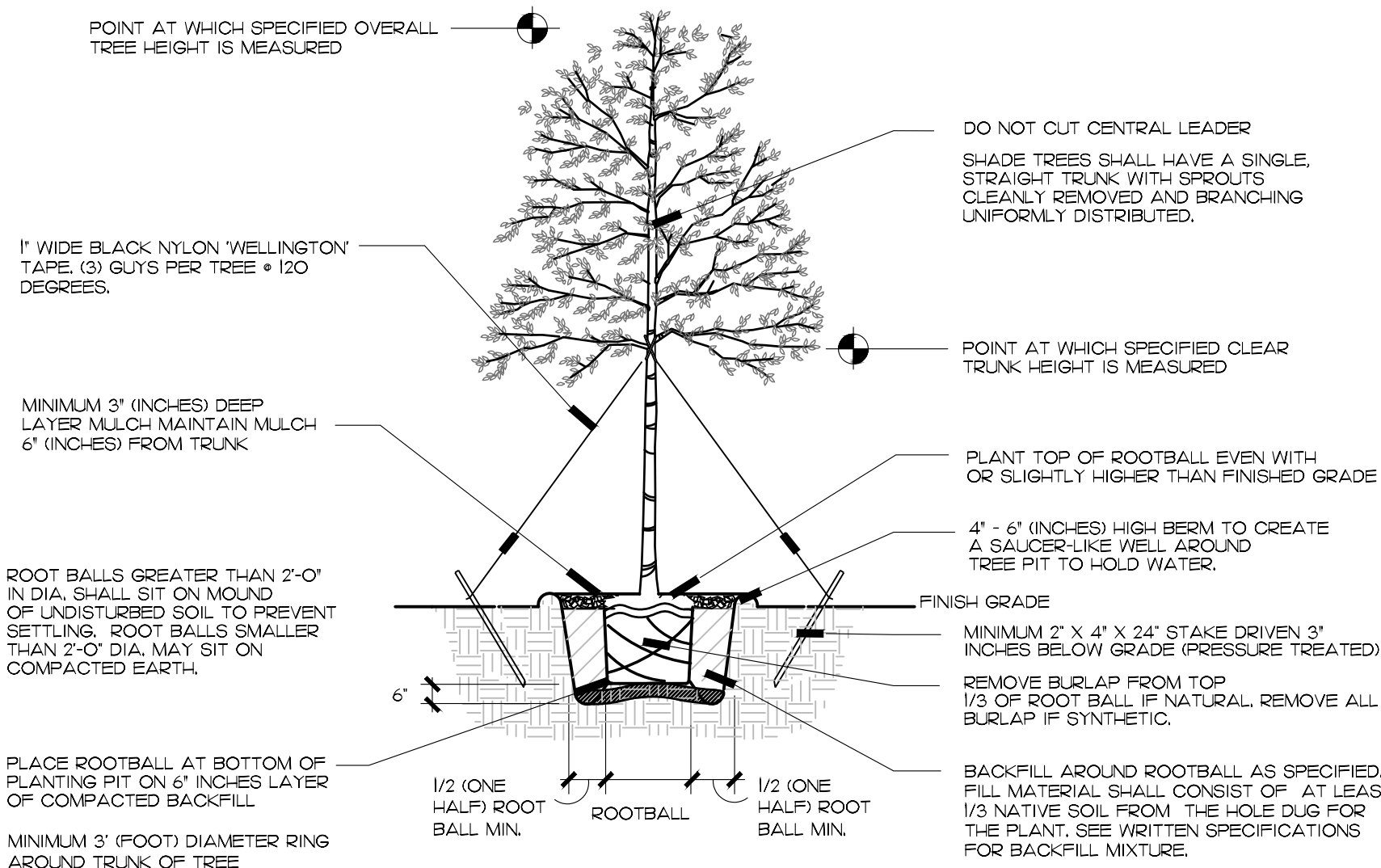


RAIN GARDEN CROSS-SECTION B-B

NOT TO SCALE

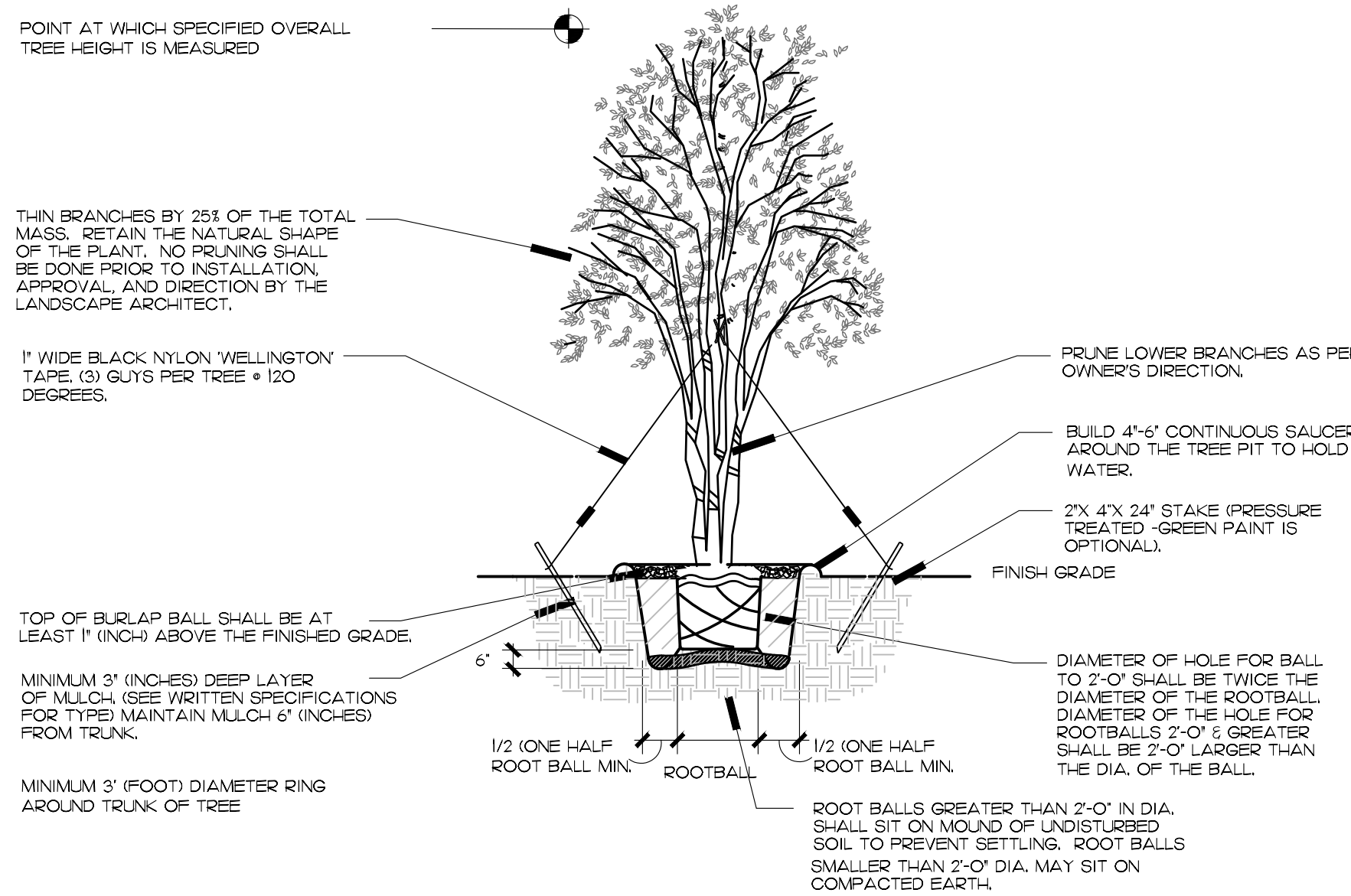
Additional Notes

- ALL UTILITIES THAT ARE KNOWN TO THE LANDSCAPE ARCHITECT ARE LOCATED ON THE PLAN, FOR EXISTING OR PROPOSED UTILITIES:
 - NO TREE SHALL BE PLANTED WHERE IT COULD CONFLICT WITH OVER-HEAD POWER LINES AT MATURE HEIGHT.
 - NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR PAD MOUNTED TRANSFORMER.
 - LARGE TREES (HEIGHT AT MATURITY OF MORE THAN 30 FEET) SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF 30 FEET FROM THE NEAREST OVER-HEAD POWERLINE.
 - MEDIUM HEIGHT TREE (HEIGHT AT MATURITY BETWEEN 20 AND 30 FEET) SHALL BE OFFSET AT LEAST TWENTY (20) FEET.
 - SMALL TREES (HEIGHT AT MATURITY OF LESS THAN 20 FEET) REQUIRE NO OFFSET.
 - PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS 2 FEET FROM POWER LINES.
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24 INCHES PRIOR TO LANDSCAPE INSTALLATION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS. EXISTING DRAINAGE PATTERN SHALL NOT BE ALTERED OR EFFECTED BY NEW LANDSCAPING.
- PLANT ALL TREES AND PALMS (2 INCH - 4 INCH) ABOVE FINISHED GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD, REMOVE THE TOP ONE-THIRD (1/3) OF THE WIRE BASKETS ON ALL B & B MATERIAL.
- ALL HEDGES AND GROUNDCOVERS TO BE PLANTED LEAVING SPACE BETWEEN PLANTS AND BUILDINGS, WALLS AND FENCES.
- ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3-INCH DEEP LAYER OF COMMERCIAL PINE BARK NUGGETS. CONTRACTOR SHALL INSTALL WOVEN WEED BARRIER FABRIC IN ALL SHRUB/GROUNDCOVER BEDS.
- HAND DIGGING HOLES FOR INSTALLING PROPOSED TREES IN CLOSE PROXIMITY TO UTILITIES IS REQUIRED TO AVOID CONFLICTS.
- ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NEW SOD SHALL BE ST. AUGUSTINE SOD AND ARGENTINE BAHIA GRASS AS SHOWN ON THE PLAN. THE QUANTITY SHOWN ON THE PLANT LIST IS AN ESTIMATE AND CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS TO BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH THE REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
 - THE HEIGHT AND SPREAD WILL PREVAIL OVER CALIPER AND CONTAINER SIZE.
 - PERIMETER HEDGES ARE REQUIRED TO BE INSTALLED AT 24-IN. HEIGHT AND CALCULATED AT A 30-IN. ON-CENTER (OC) EQUIVALENT.IF ANY OF THE MINIMUMS ARE NOT MET, THE INSTALLED MATERIAL MAY OR MAY NOT BE REJECTED ON A CASE BY CASE BASIS BY THE LANDSCAPE ARCHITECT, OWNER, OR JURISDICTION. FOR EXAMPLE, ALL TREE CALIPER AND CONTAINER SIZES NOTED ON THE PLANT LIST ARE A MINIMUM. CONTRACTOR TO INCREASE THE SIZE IF NECESSARY TO CONFORM TO THE PLANT SIZES AND SPECIFICATIONS.
- NO SUBSTITUTIONS WILL BE ACCEPTABLE. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT AND JURISDICTION TOGETHER WITH THE PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- IN EVENT OF DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.



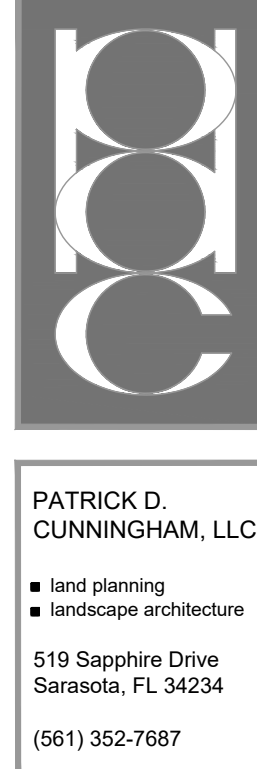
TYPICAL TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL IRREGULAR/MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



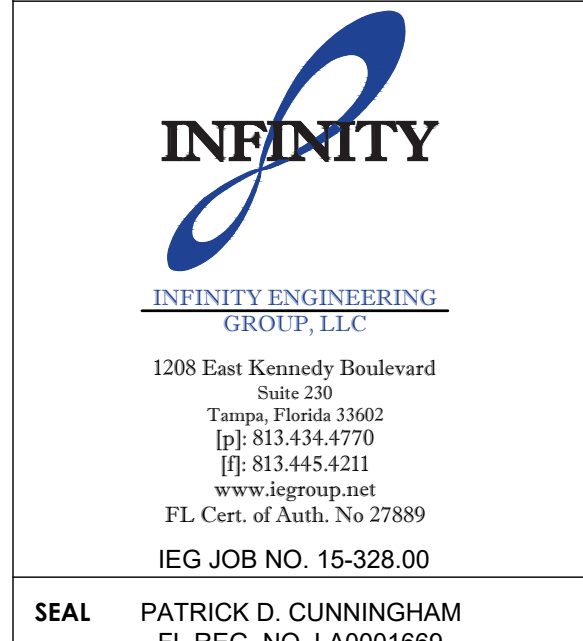
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PROJECT INFORMATION BLOCK

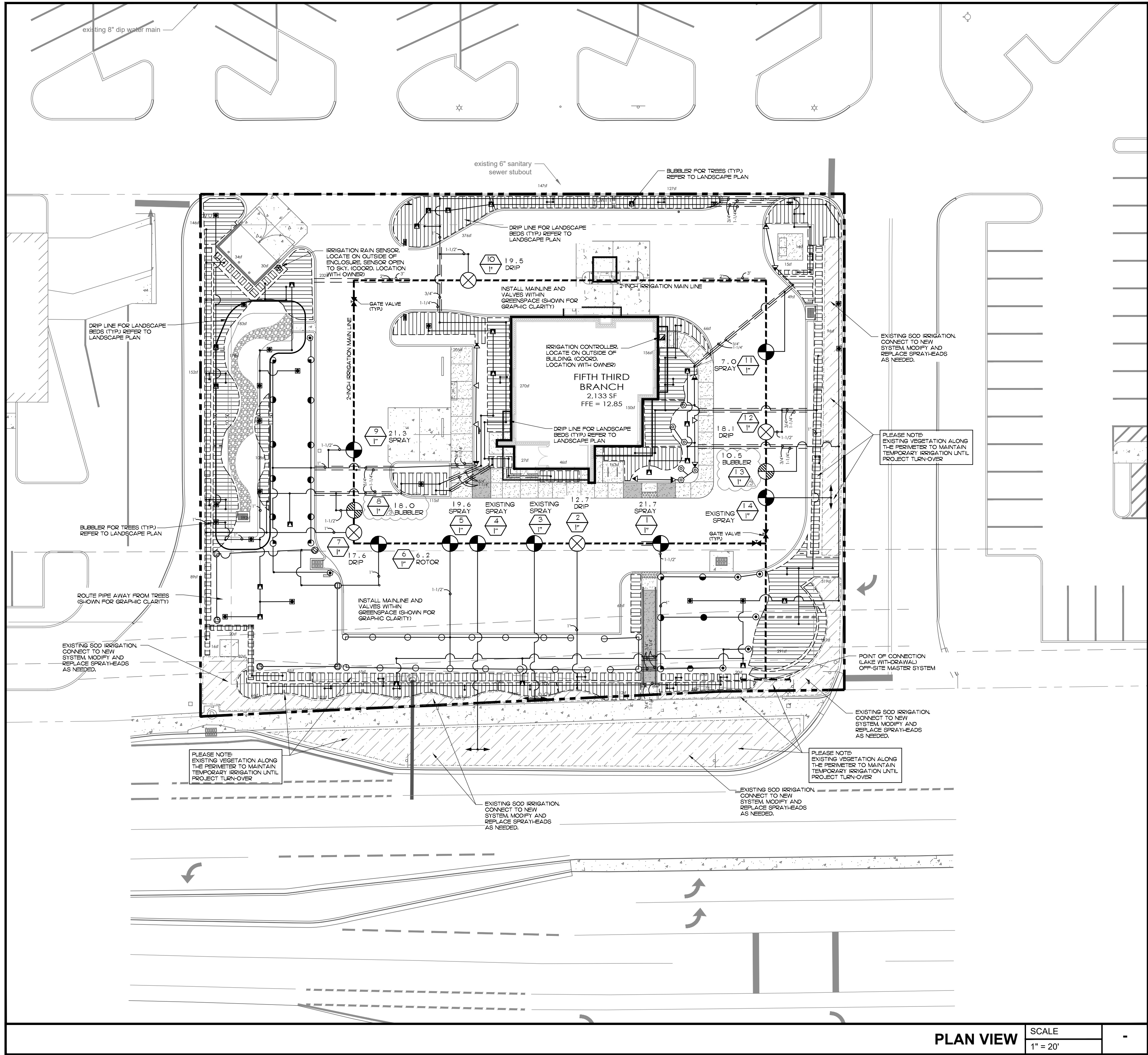
ISSUE	BY	DATE	DESCRIPTION
-	PDC	09/05/24	PERMIT SET
Δ	PDC	12/20/24	DRC COMMENTS #1
Δ	PDC	04/28/25	DRC ROUND 3

SHEET TITLE

LANDSCAPE
DETAILS

SHEET NUMBER

LP03.01



PLAN VIEW

SCALE	
1" = 20'	-

Irrigation Legend

PLEASE NOTE: ALL IRRIGATION SPRAY HEADS TO BE 30 PSI REGULATED 6" POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.

HUNTER PROS-06-PR330-R 5' STRIP SPRAY

▲ LCS @ 0.65 GPM
▲ RCS @ 0.45 GPM
▲ SST @ 1.30 GPM

HUNTER PROS-06-PR330-R 4' RADIUS
⊙ H @ 0.45 GPM

HUNTER PROS-06-PR330-R 6' RADIUS

⊙ Q @ 0.51 GPM
⊙ H @ 0.98 GPM

HUNTER PROS-06-PR330-R 8' RADIUS

⊙ Q @ 0.24 GPM
⊙ H @ 0.47 GPM
⊙ F @ 0.97 GPM

HUNTER PROS-06-PR330-R 10' RADIUS

⊙ Q @ 0.42 GPM
⊙ H @ 0.88 GPM
⊙ F @ 1.59 GPM

HUNTER PROS-06-PR330-R 12' RADIUS

⊙ Q @ 0.67 GPM
⊙ H @ 1.30 GPM
⊙ F @ 2.70 GPM

HUNTER PROS-06-PR330-R 15' RADIUS

⊙ Q @ 0.97 GPM
⊙ H @ 1.69 GPM
⊙ F @ 3.75 GPM

HUNTER PROS-06-PR330-R 17' RADIUS

⊙ Q @ 1.15 GPM
⊙ H @ 2.37 GPM

HUNTER PROS-06-PR330-R ADJ

⊙ 8 @ 1.76 GPM
⊙ 10 @ 2.00 GPM
⊙ 12 @ 2.52 GPM
⊙ 15 @ 3.72 GPM
⊙ 17 @ 4.60 GPM

HUNTER PCB-R FLOOD BUBBLER, 1/2" FIPT.

▲ 50 @ 0.50 GPM
▲ 10 @ 1.00 GPM

HUNTER MP2000: ROTATOR 13' - 21' RADIUS

⊙ Q 17 @ 0.38 GPM
⊙ H 17 @ 0.64 GPM
⊙ T 17 @ 0.98 GPM
⊙ F 17 @ 1.28 GPM

HUNTER MP3000: ROTATOR 22' - 30' RADIUS

⊙ Q 27 @ 0.76 GPM
⊙ H 27 @ 1.58 GPM
⊙ T 27 @ 1.84 GPM
⊙ F 27 @ 3.15 GPM

HUNTER MP3500: ROTATOR 31' - 35' RADIUS

⊙ Q 34 @ 1.13 GPM
⊙ H 34 @ 2.24 GPM
⊙ T 34 @ 2.84 GPM

ALL IRRIGATION FIXTURES/ EQUIPMENT SPECIFIED TO BE FOR RECLAIMED, RE-USE, NON-POTABLE IRRIGATION.

AREA TO RECEIVE DRIPLINE

HUNTER PLD-10-12 (18)
IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE, 1.0 GPH EMITTERS AT 12.0' O.C. DRIPLINE LATERALS SPACED AT 18.0' APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.

HUNTER PCZ-101-25
DRIP CONTROL VALVE KIT, 1" PGV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM, PRESSURE REGULATION: 25PSI, FLOW RANGE: 0.5 GPM TO 15 GPM, 1.50 MESH STAINLESS STEEL SCREEN.

HUNTER PGV-101G
1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE, FEMALE NPT INLET/OUTLET, GLOBE CONFIGURATION, WITH FLOW CONTROL.

MATCO-NORCA 514TX
1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, IPS, CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.

WEATHERMATIC SL1600 SMARTLINE CONTROLLER W/ SMARTLINK AIRCARD

ORDERING INFO:
• MODEL # - SSSLV1600-3YR
• DESCRIPTION - SL1600 SMARTLINK CONTROLLER (16-ZONE), AIRCARD, SLWS WEATHER STATION, SOFTWARE AND 3-YEAR SERVICE PLAN WITH WARRANTY AND MONITORING.

WEATHERMATIC SLWS WIRELESS ON-SITE WEATHER SENSOR

IRRIGATION LATERAL LINE:
PVC CLASS 160 SDR 26
PVC CLASS 315 FOR 1/2" PIPE,
PVC CLASS 200 FOR 3/4" PIPE,
PVC CLASS 160 SDR 26 FOR 1" AND ABOVE.

PLEASE NOTE:
ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

IRRIGATION MAINLINE:
PVC SCHEDULE 40 IRRIGATION PIPE.

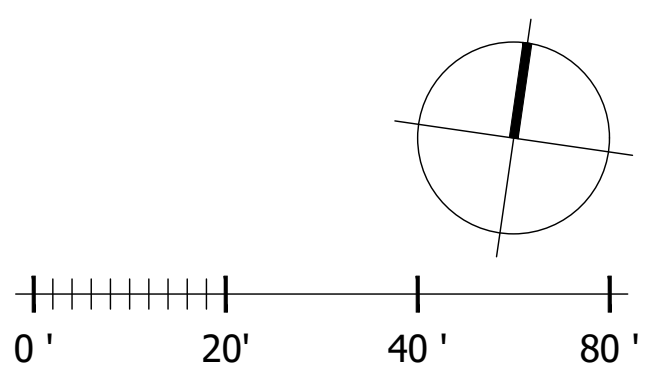
PIPE SLEEVE:
PVC SCHEDULE 40

VALVE CALL OUT

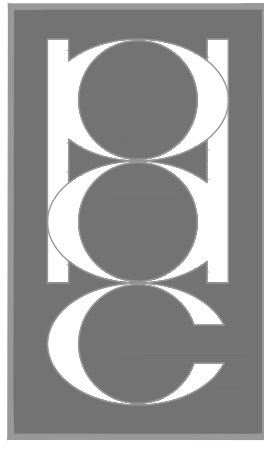
Sleeve Size Schedule

PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	3"
2-1/4"	4"
3" - 4"	6"

SCALE



48 HOURS BEFORE DIGGING
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NOTIFICATION CENTER



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△	PDC	04/28/25	DRC ROUND 3
△	PDC	08/25/25	DRC ROUND 4

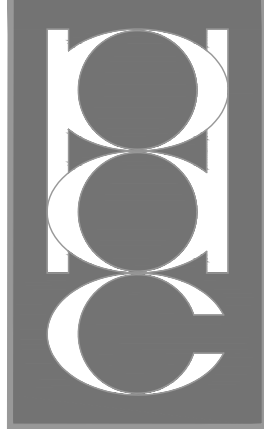
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JOB # 230649
DATE: 09/05/2024
DRAWN BY: PDC
CHECKED BY: PDC

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

IR01.01



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PROJECT INFORMATION BLOCK			
JOB #	230649		
DATE:	09/05/2024		
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CHECKED BY:	PDC		

SHEET TITLE

IRRIGATION
DETAILS

SHEET NUMBER

IR02.01

General Notes

- IRRIGATION SYSTEM DESIGN REQUIREMENTS: 28 GPM • A 55 PSI AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN PROCESS, SUCH AS OBSTRUCTIONS, GRADE DIFFERENCES, WATER LEVELS, DIMENSIONAL DIFFERENCES, ETC. REFER TO THE LANDSCAPE PLAN TO AVOID CONFLICTS WITH PROPOSED TREES OR SHRUBS.
- PIPING MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS; I.E. UNDER BUILDINGS OR PAVEMENT, OUTSIDE OF PROPERTY LINES, IN LAKES OR DITCHES, ETC. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN PVIOUS AREAS.
- ALL COMPONENTS ARE SHOWN AND/OR DEPICTED ON THE PLAN SHEETS REPRESENT APPROXIMATE LOCATION(S) ONLY, AND ARE FOR CLARIFICATION PURPOSES. THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- DO NOT SCALE PLAN FOR EXACT HEAD LOCATION. LOCATION OF ALL SPRINKLER HEADS SHALL BE SITE ADJUSTED TO MINIMIZE WATER OVERTHROW ONTO BUILDING SURFACES AND WALKWAYS. THROTTLER VALVES ON SPRAY ZONES AS REQUIRED TO PREVENT FOGGING.
- PIPE SIZES SHALL CONFORM TO THOSE ON THE DRAWINGS. SUBSTITUTING WITH SMALLER PIPE SIZES WILL NOT BE PERMITTED.
- ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED LEVEL AND FLUSH TO GRADE.
- MAIN LINE FITTINGS SHALL BE PVC SCH. 40 JOINT FITTINGS. PIPES PLACED IN SLEEVES SHALL BE SCH. 40 SOLVENT WELD PIPE WITH ADEQUATE RESTRAINTS. SLEEVE LOCATION ARE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.
- MAINLINE IS TO BE INSTALLED WITH A MINIMUM OF 18-IN. DEPTH OF COVER. LATERAL LINES ARE TO BE INSTALLED WITH A MINIMUM OF 12" DEPTH OF COVER.
- UNLESS OTHERWISE INDICATED, ALL SLEEVES ARE TO BE PVC SCH. 40 AND TWO (2) NOMINAL SIZES LARGER THAN THE PIPE TO BE SLEEVED. FOR EXAMPLE: THE SLEEVE FOR A 2-IN. PIPE SHALL BE 3-IN.
- INSTALL VALVES IN MULCH BEDS AND/OR IN LOW TRAFFIC AREAS. ALL VALVES, FLUSH VALVES AND WIRE SPLICES SHALL BE INSTALLED IN RAIN BIRD WIDE FLANGED, STRUCTURAL FOAM "PLASTIC" VALVES BOXES.
- THE BOTTOM AND SIDES OF THE VALVE BOXES SHALL BE LINED WITH LANDSCAPE FABRIC. INSTALL A 3-IN. DEEP BED OF GRAVEL ON THE LANDSCAPE FABRIC TO CREATE A DRAINAGE SUMP.
- INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 16-IN. TO 24-IN. ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 7-FT. WITH 8-IN. LONG WIRE TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING DEAD ENDS.
- EXACT CONTROLLER LOCATION(S) SHALL BE COORDINATED WITH AN OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER(S). PER MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING ALL ELECTRICAL SERVICE CONNECTIONS, AND SHALL RUN TWO (2) ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
- AT EACH IRRIGATION CONTROLLER, INSTALL A "SECONDARY SURGE ARRESTER" TO THE INCOMING (120 VOLT) POWER SUPPLY (INTERMATIC #AG2401 OR EQUAL).
- A WEATHER BASED SENSOR WITH INTERFACE SHALL BE CONNECTED TO IRRIGATION CONTROLLER. THE SENSOR/ SHALL ADJUST IRRIGATION PROGRAM BASED ON DAILY WEATHER READINGS. SENSOR SHALL BE INSTALLED TO MEET LOCAL CODES AND/OR MINIMUM MANUFACTURER'S RECOMMENDATIONS. OBSTRUCTIONS, VANDALISM AND EASE OF SERVICE SHALL BE CONSIDERED IN LOCATING THE DEVICE.
- IRRIGATION CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON REPRODUCIBLE PAPER DETAILING THE ACTUAL INSTALLATION OF THE IRRIGATION SYSTEM. THE AS-BUILT DRAWINGS SHALL LOCATE ALL MAIN LINE PIPING, CONTROL WIRES, WIRE SPLICES, SLEEVES AND VALVES BY SHOWING EXACT MEASUREMENTS FROM PERMANENT FEATURES (BUILDINGS, EDGE OF PAVEMENT, POWER POLES, FIRE HYDRANTS, ETC.). INCLUDE DEPTH OF COVER ON MAINLINE AND SLEEVES.
- NO PRODUCT SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE. IRRIGATION CONTRACTOR TO PROVIDE SUBMITTALS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- ANY OTHER EQUIPMENT REQUIRED THAT IS NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE.
- THE PROPOSED IRRIGATION IS TO TIE INTO THE EXISTING SYSTEM, WHICH WILL BE RETROFITTED TO PROVIDE 100% COVERAGE.
* * *
- IF RE-USE WATER IS USED FOR IRRIGATION, ALL EQUIPMENT IS TO BE SPECIFIED / MARKED AS SUCH IF REQUIRED BY THE JURISDICTION. (PURPLE LATERALS, HEADS, ETC.)
- AN AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED THAT MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS.
- THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.

ALL IRRIGATION FIXTURES/ EQUIPMENT
SPECIFIED TO BE FOR RECLAIMED, RE-USE,
NON-POTABLE IRRIGATION.

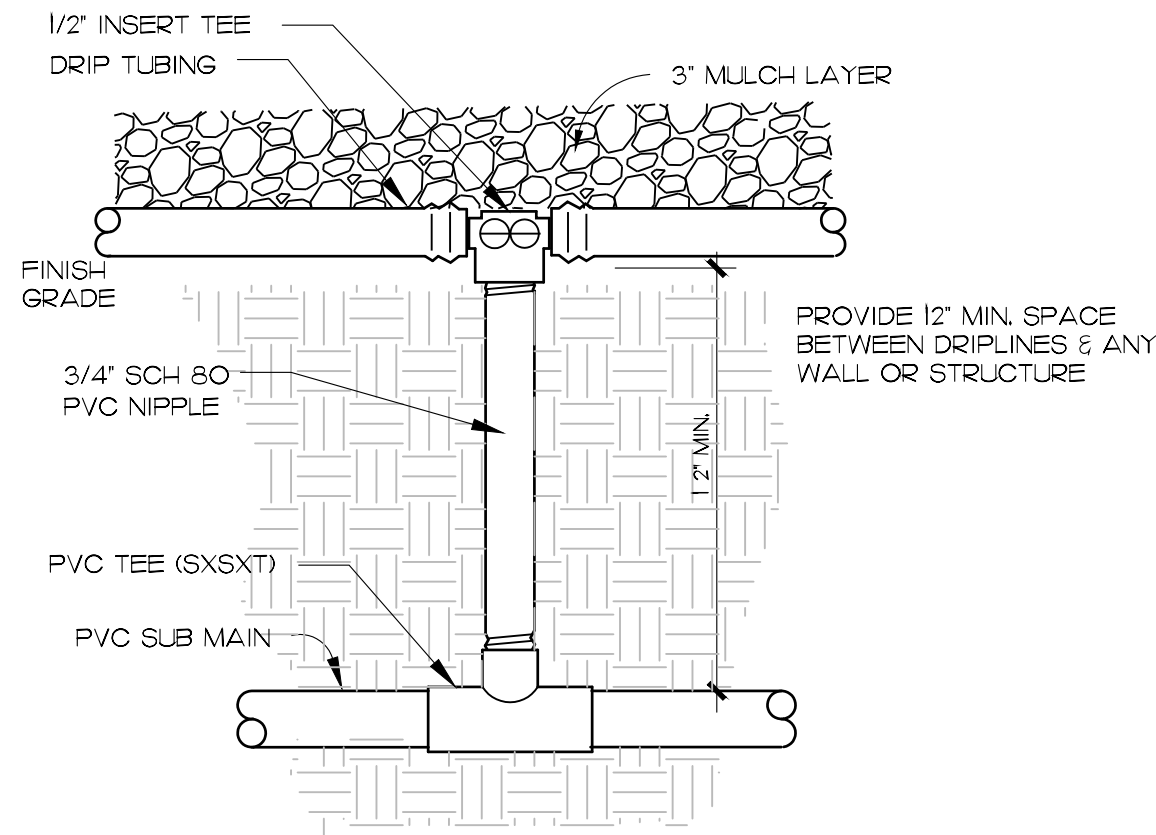
Additional Notes

- IRRIGATION CONTROLLER IS TO HAVE AN EXTERIOR MOUNTING LOCATION.
- ELECTRICAL IS TO BE HARD-WIRED TO THE CONTROLLER, NOT AN ELECTRICAL OUTLET.
- WEATHERMATIC SL1600 SMARTLINE CONTROLLER (SEE PHOTO)
A. INSTALLS LIKE A NORMAL CONTROLLER-THE EXTERIOR OF THE BUILDING, PREFERABLY NEAR THE UTILITY ENTRANCES
B. INSTALL INSTRUCTIONS: SL1600 CONTROLLER INSTALLATION INSTRUCTIONS - WEATHERMATIC
- WEATHERMATIC SMART LINK AIRCARD (SEE PHOTO)
A. MOUNT NEAR CONTROLLER
B. INSTALL INSTRUCTIONS: [HTTPS://WWW.WEATHERMATIC.COM/DOWNLOAD/SMARTLINK-AIRCARD-INSTALLATION-QUICK-START/](https://www.weathermatic.com/download/smartlink-aircard-installation-quick-start/)
[WPDML193761REFRESH-628F6BEE2B56761653567202](https://www.weathermatic.com/download/smartlink-aircard-installation-quick-start/)
- WEATHERMATIC SLW15 WIRELESS ON-SITE WEATHER SENSOR (SEE PHOTO)
A. MOUNT IN AN AREA WITH UNOBSTRUCTED AIRFLOW.
B. MOUNTING IS PREFERRED IN DIRECT SUNLIGHT WITH GOOD AIRFLOW.
C. THE LOCATION MUST HAVE OPEN ACCESS TO RAINFALL (CANNOT BE COVERED BY ANY OVER-HEAD OBSTRUCTION SUCH AS TREES, ROOFS, ETC.).
D. MOUNT THE SLW15 AS CLOSE AS POSSIBLE TO THE CONTROLLER.
E. INSTALL INSTRUCTIONS: SLW15 WIRELESS WEATHER STATION INSTALLATION GUIDE - WEATHERMATIC
- DESIGN DRAWING SPECIFICATION -
A. WEATHERMATIC SL1600 SMARTLINE CONTROLLER W/ SMARTLINK AIRCARD
B. WEATHERMATIC SLW15 WIRELESS ON-SITE WEATHER SENSOR
- TO COMMISSION THE WEATHERMATIC SMART IRRIGATION CONTROLLER PLEASE DO THE FOLLOWING:
A. FIRST, PLEASE CONFIRM THAT ALL THREE PIECES OF EQUIPMENT (CONTROLLER, WEATHER STATION, AND AIRCARD) ARE PROPERLY INSTALLED.
B. NEXT, WEATHERMATIC NEEDS THE AIRCARD NUMBER THAT IS ON THE SIDE OF THE AIRCARD (20-DIGIT LONG NUMBER).
1) CONTACT FOR WEATHERMATIC IS CALL OR EMAIL KE.SI.VAQUERA WITH ANY QUESTIONS (KE.SI.VAQUERA@WEATHERMATIC.COM) OR 316.516.3625.
C. WHEN SHARING THIS INFORMATION WITH WEATHERMATIC, YOU SHOULD ALSO NOTE THAT THIS IS A FIFTH THIRD BANK CORPORATE LOCATION AND PROVIDE THE SITE ID NUMBER AND ADDRESS. 2.

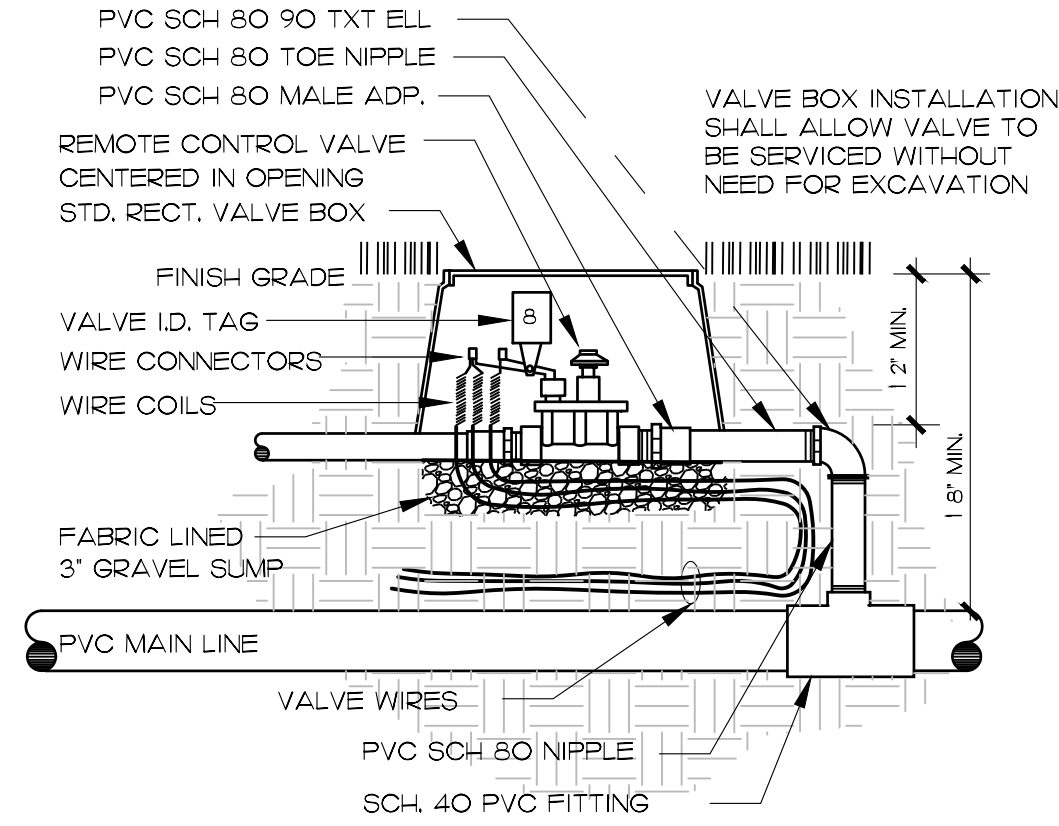


WEATHERMATIC ORDERING INFORMATION:

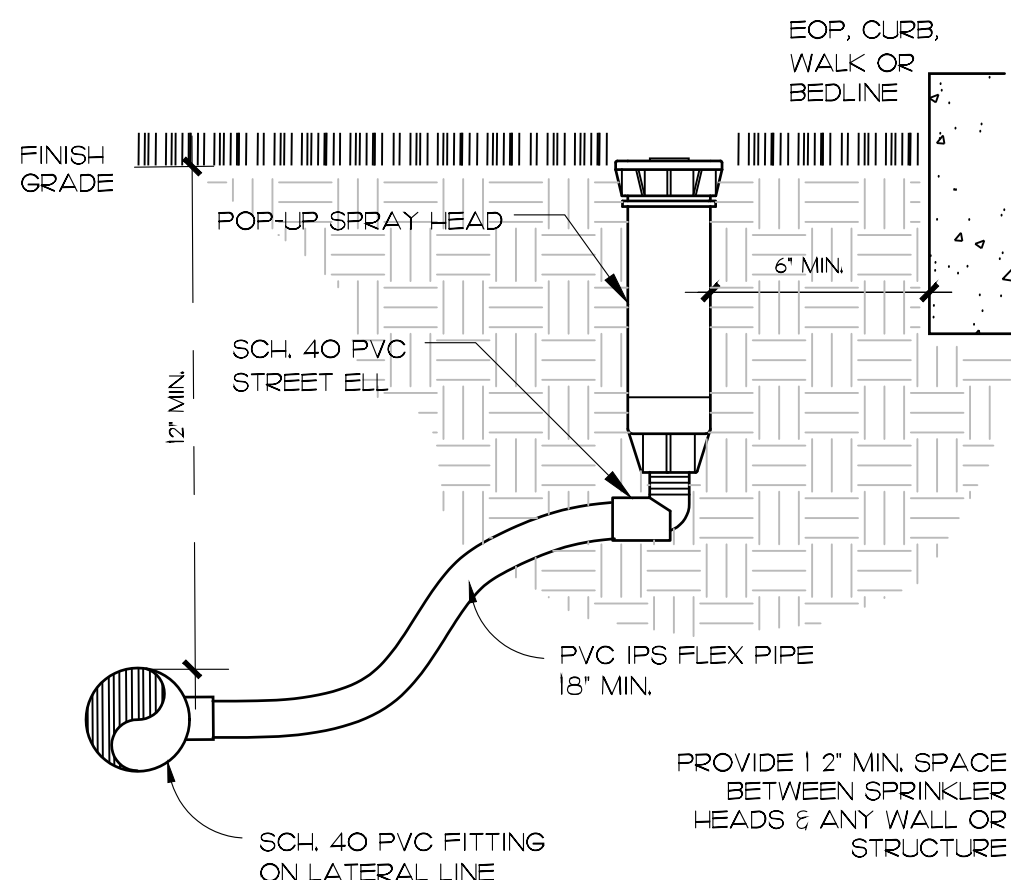
- MODEL # - SESSLV1600-3YR
- DESCRIPTION - SL1600 SMARTLINK CONTROLLER (16-ZONE), AIRCARD, SLW15 WEATHER STATION, SOFTWARE AND 3-YEAR SERVICE PLAN WITH WARRANTY AND MONITORING.



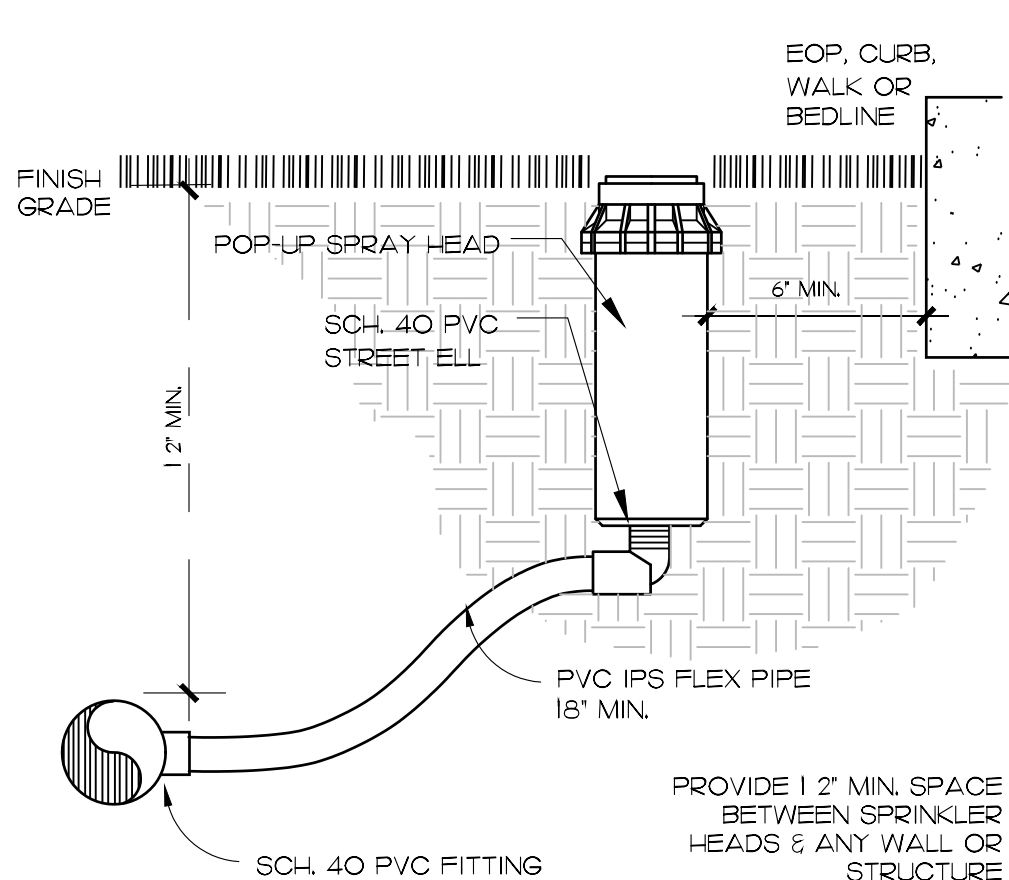
PVC - DRIP CONNECTION
NOT TO SCALE



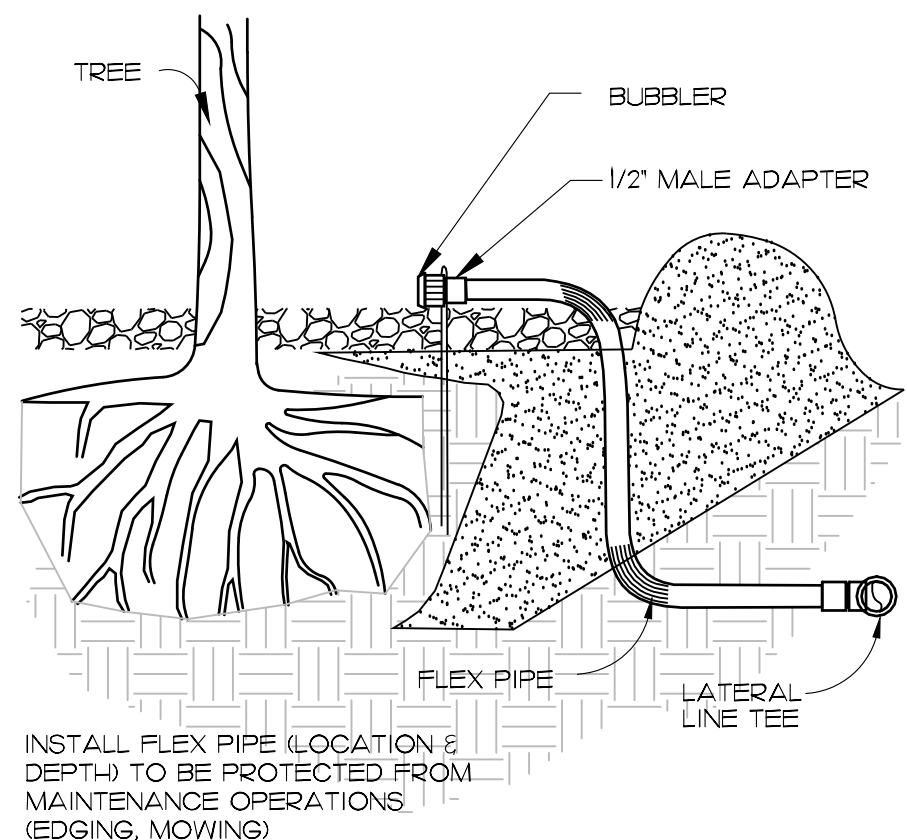
REMOTE CONTROL VALVE
NOT TO SCALE



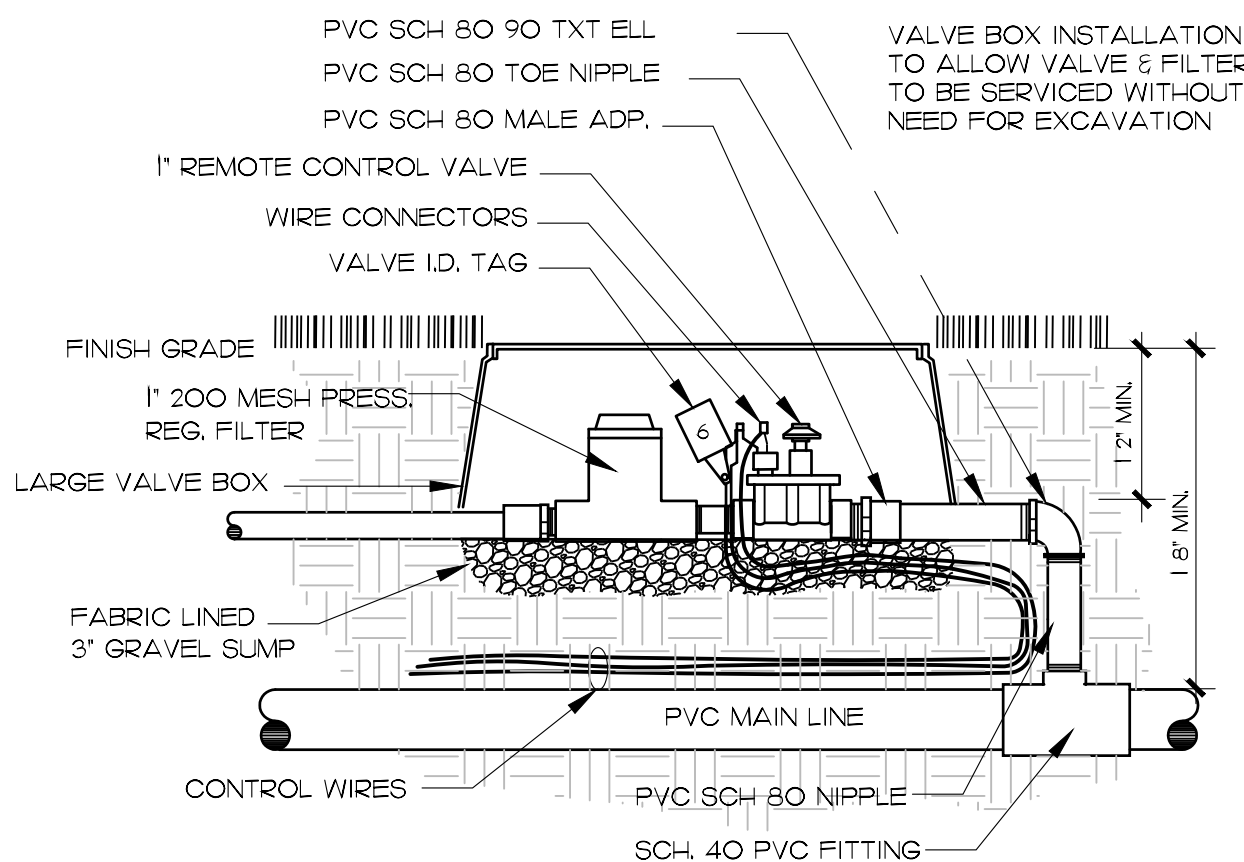
TURF SPRAY HEAD
NOT TO SCALE



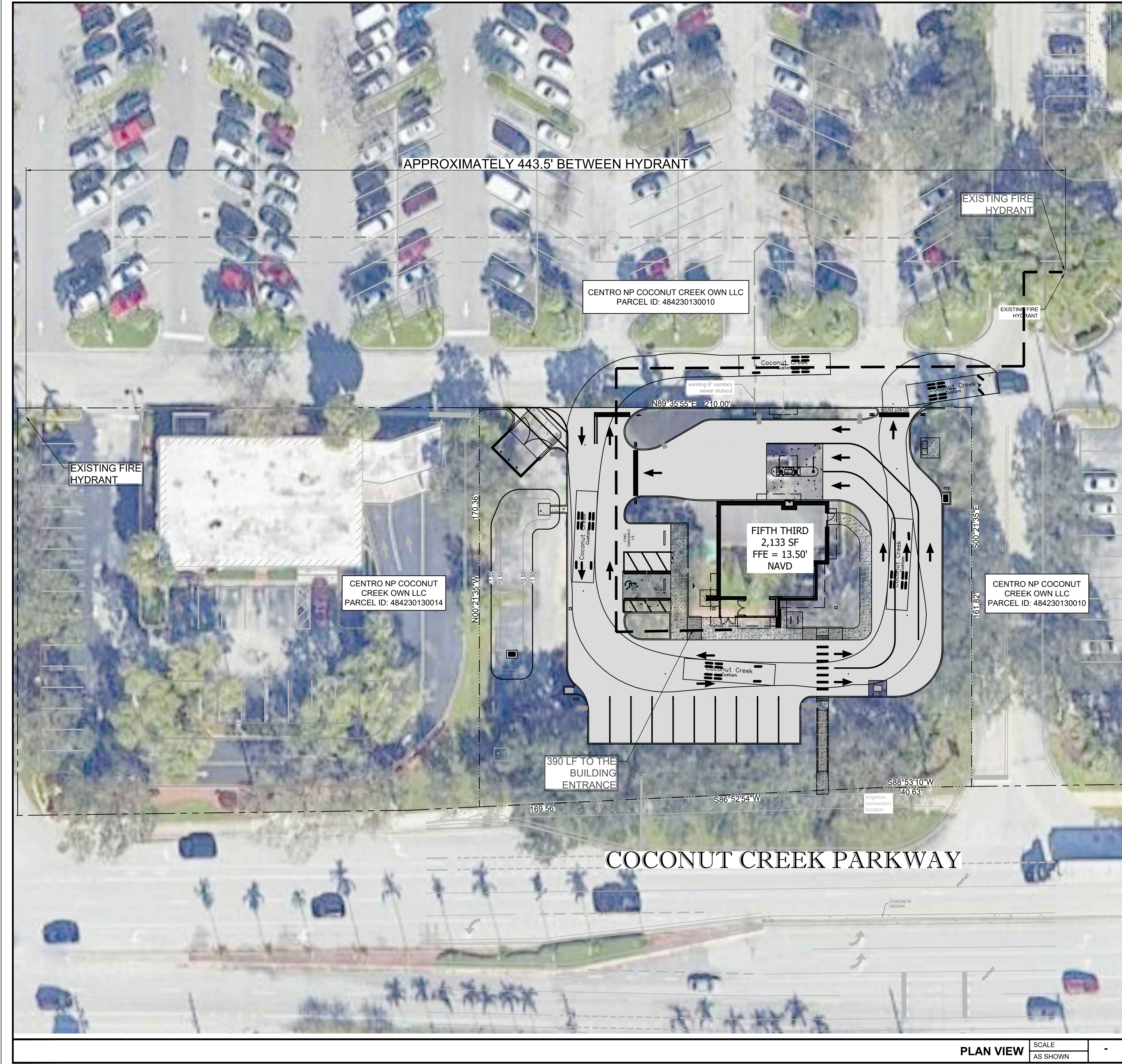
TURF ROTOR HEAD
NOT TO SCALE



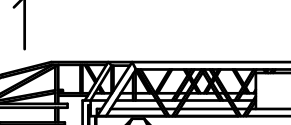
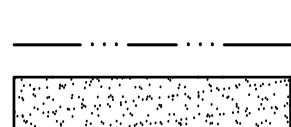
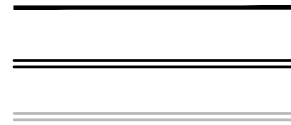
TREE BUBBLER
NOT TO SCALE



20 gpm DRIP ZONE CONTROL VALVE
NOT TO SCALE



SITE PLAN LEGEND:

- 
- DIRECTIONAL ARROW

HANDICAP PARKING

PROPOSED PAVEMENT STRIPE

PROPOSED CURB

EXISTING CURB

PROPERTY LINE

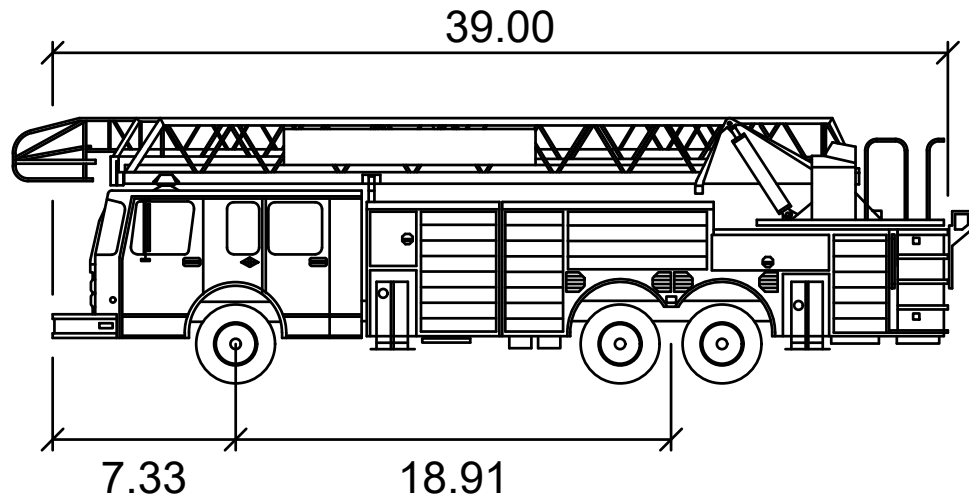
NEW CONCRETE

NEW CONCRETE

NEW ASPHALT PAVEMENT

EXISTING CONCRETE

TRUCK LEGEND



Coconut Creek	
	feet
Width	: 9.00
Track	: 7.16
Lock to Lock Time	: 6.0
Steering Angle	: 50.0

bdg
architects

400 N Ashley Drive,
Suite, 600
Tampa, FL 33602

P: 813 - 323 - 9233
Lic. #: AA - 0003590
W: www.bdgllp.com

 **FIFTH THIRD**

FIFTH THIRD BANK
COCONUT CREEK

4805 COCONUT CREEK PARKWAY
COCONUT CREEK, FLORIDA 33063



INFINITY ENGINEERING
GROUP, PLLC

1208 East Kennedy Boulevard
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Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.ieggroup.net
FL Cert. of Auth. No 27889
IEG JOB NO. 15-328.00

SEAL

NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

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ISSUE	BY	DATE	DESCRIPTION
		09/05/24	PERMIT SET
		12/20/24	DRC COMMENTS #1

PROJECT INFORMATION BLOCK

JOB #	230649
DATE:	09/05/24
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

SITE ACCESS PLAN
(FIRE TRUCK)

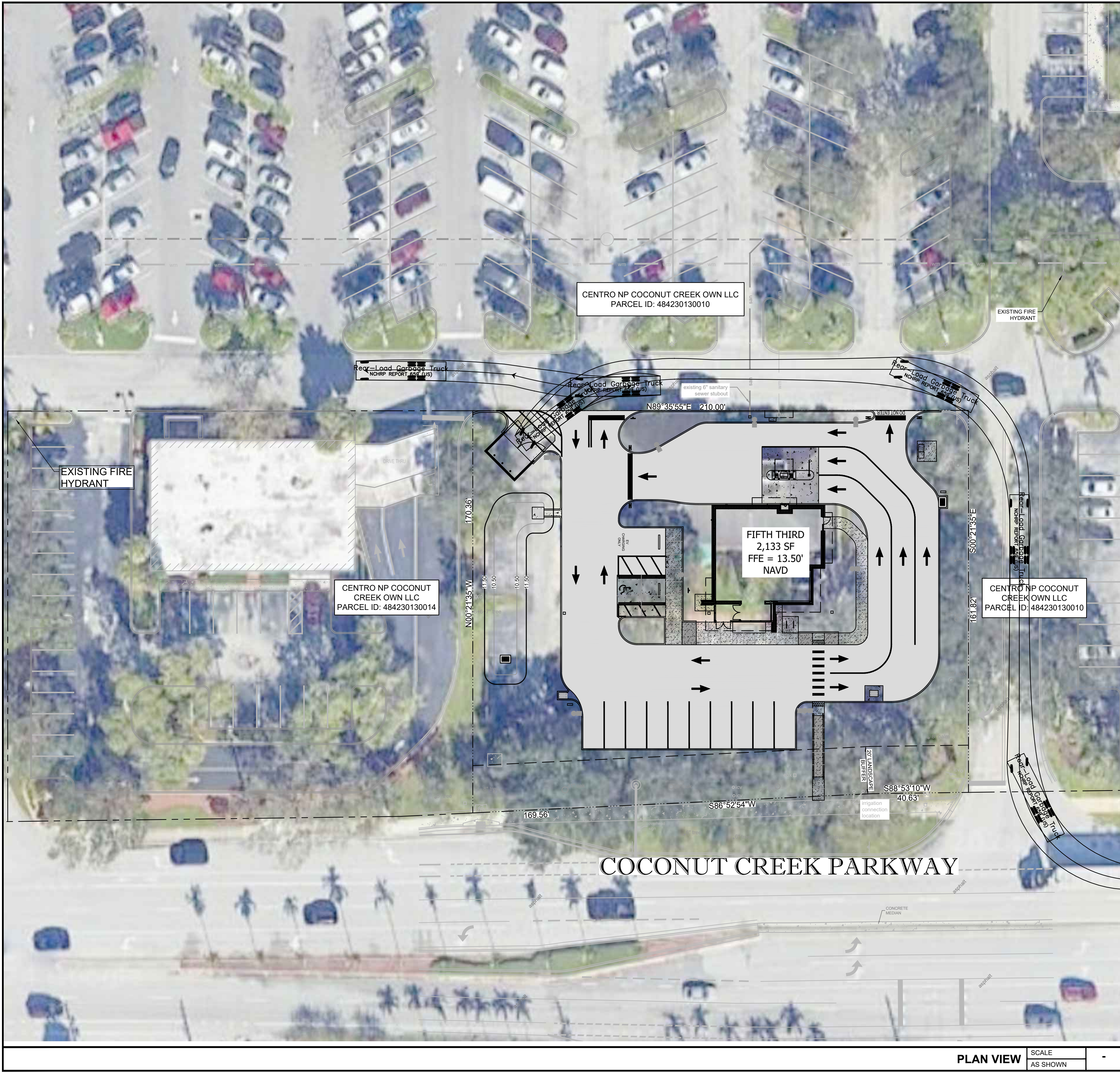
SHEET NUMBER

SA01.01

PLAN VIEW

SCALE
AS SHOWN

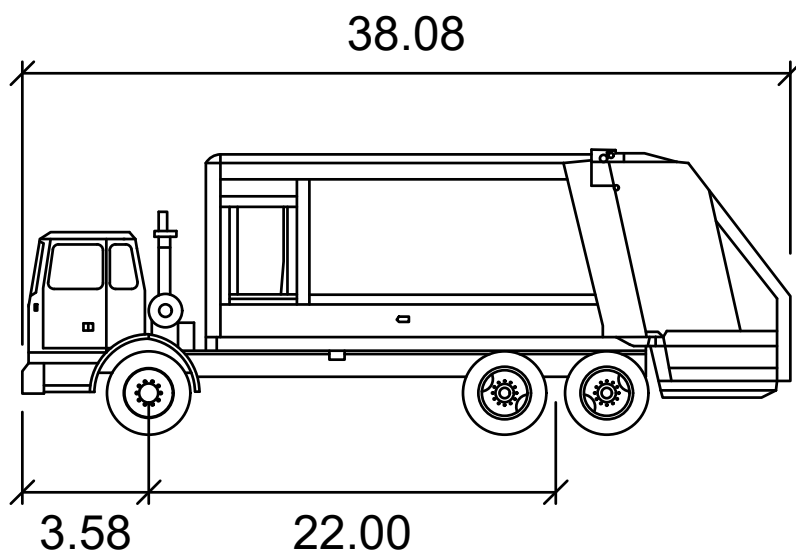
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SITE PLAN LEGEND:

- DIRECTIONAL ARROW
- HANDICAP PARKING
- PROPOSED PAVEMENT STRIPE
- PROPOSED CURB
- EXISTING CURB
- PROPERTY LINE
- NEW CONCRETE
- NEW CONCRETE
- NEW ASPHALT PAVEMENT
- EXISTING CONCRETE

TRUCK LEGEND



Rear-Load Garbage Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

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ISSUE	BY	DATE	DESCRIPTION
		09/05/24	PERMIT SET

PROJECT INFORMATION BLOCK

JOB #	230649
DATE:	09/05/24
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

SITE ACCESS PLAN
(GARBAGE TRUCK)

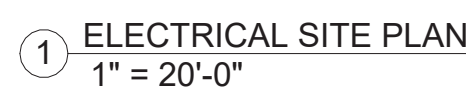
SHEET NUMBER

SA01.02



LABEL	DESCRIPTION	MFG.	MODEL NUMBER	MOUNTING	LAMP QTY AND TYPE	DIMMING	VOLTS	TOTAL FIXTURE WATTS	NOTES (REFER TO GENERAL AND LAMP AND BALLAST NOTES BELOW)
1P4F	LED FULL CUTOFF AREA LUMINAIRE, 15000 LUMENS, FORWARD DISTRIBUTION, ALUMINUM HOUSING, UL LISTED FOR WET LOCATION, 1-HEAD	GE	FIXTURE: EALS 03 2 F4 AF 7 40 X D D1 DKBZ	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	116 VA	
1P4F-2	LED FULL CUTOFF AREA LUMINAIRE, 15000 LUMENS, FORWARD DISTRIBUTION, ALUMINUM HOUSING, DIMMING WITH MOTION SENSOR, UL LISTED FOR WET LOCATION, 1-HEAD	GE	FIXTURE: EALS 03 2 F4 AF 7 40 N D D1 DKBZ H1	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	116 VA	DIMMING WITH MOTION SENSOR
1P5D	LED FULL CUTOFF AREA LUMINAIRE, 10000 LUMENS, TYPE 5 DISTRIBUTION, ALUMINUM HOUSING, UL LISTED FOR WET LOCATION, 1-HEAD	GE	FIXTURE: EALS 03 2 D5 SW 7 40 X D D1 DKBZ	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	64 VA	
2P4F	LED FULL CUTOFF AREA LUMINAIRE, 15000 LUMENS, FORWARD DISTRIBUTION, ALUMINUM HOUSING, DIMMING WITH MOTION SENSOR, UL LISTED FOR WET LOCATION, 2-HEAD, 180° CONFIGURATION	GE	FIXTURE: EALS 03 2 F4 AF 7 40 X D D1 DKBZ H1	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	232 VA	DIMMING WITH MOTION SENSOR
DP	DRIVE-THRU CANOPY OPEN/CLOSE LED SIGN	DIRECTIONAL SYSTEMS	5887 (TCL718R-100/120-277VAC)	SURFACE	LED	-	120 V	20 VA	REFER TO THE ARCHITECTURAL DRAWING FOR MOUNTING HEIGHT
WM3	WALL BRACKET LED LUMINAIRE, DIE CAST ALUMINUM HOUSING, TYPE 3 DISTRIBUTION, DARK BRONZE FINISH, FULL CUTOFF	LSI	XWM 3 LED 2L 40 UE BRZ	WALL MOUNTED AT 10'-6" ABOVE FINISHED GRADE TO CENTERLINE OF FIXTURE	LED	-	120 V	23 VA	CUSTOM 2000 LUMEN OUTPUT. SEE E-130 FOR CONNECTION

1. MANUFACTURER CATALOG NUMBERS ARE SHOWN FOR GENERAL DESCRIPTION PURPOSES AND TO ESTABLISH STANDARD OF QUALITY ONLY. CONTACT CHRIS YOUNG (cyoung@southernlightningsource.com) OR ADAM MAGGIO (amaggio@southernlightningsource.com) (770-242-4000) 53lighting@southernlightningsource.com) SOUTHERN LIGHTING SOURCE ON LIGHTING AND LIGHTING CONTROLS. GC/EC SHALL PROVIDE LUMINAIRES COMPLETE WITH ALL OPTIONS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALL PRODUCTS SHALL BE UL LISTED. POLE MOUNTED LIGHT FIXTURES SHALL MATCH EXISTING DEVELOPMENT AS SPECIFIED. NO EQUALS FOR POLE MOUNTED FIXTURES.
2. POLE MANUFACTURER SHALL COORDINATE WITH LUMINAIRE MANUFACTURER TO PROVIDE ADEQUATE STRENGTH TO SUPPORT THE FIXTURE. PROVIDE APPROPRIATE MOUNTING HARDWARE, ANCHOR BOLTS, BOLT/BASEPLATE COVERS AND GROUNDING LUG. MANUFACTURER SHALL FURNISH AN ANCHOR BOLT TEMPLATE TO ENSURE PROPER MOUNTING AND LUMINAIRE ORIENTATION FOR CORRECT LIGHT DISTRIBUTION. APPROVED EQUAL POLE MANUFACTURERS: DURAGUARD AND VALMONT.
3. REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT NECESSARILY BE REFLECTED IN CATALOG NUMBER AND/OR DESCRIPTION IN THIS SCHEDULE

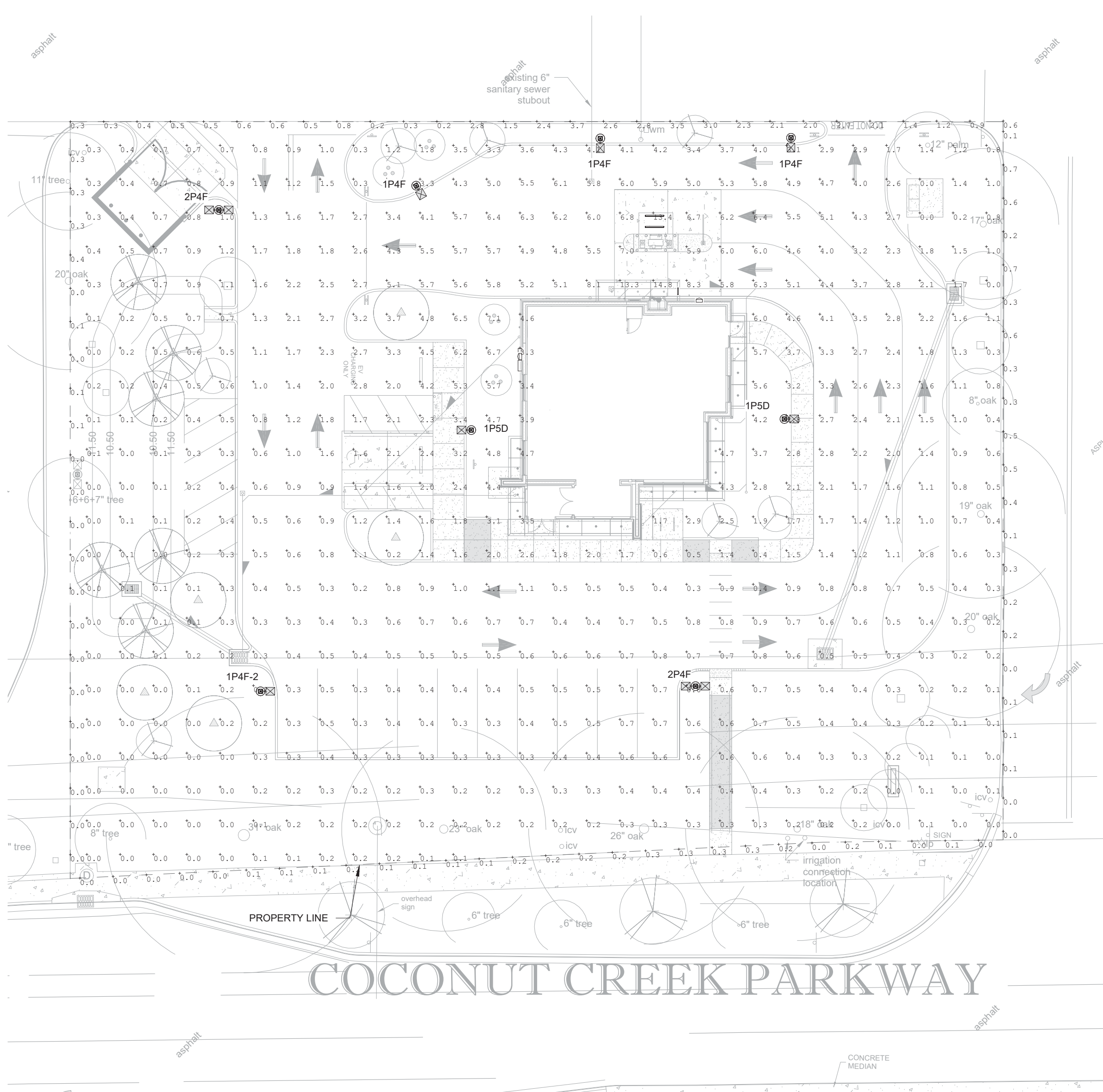


TELEPHONE UTILITY CONTACT:
TBD

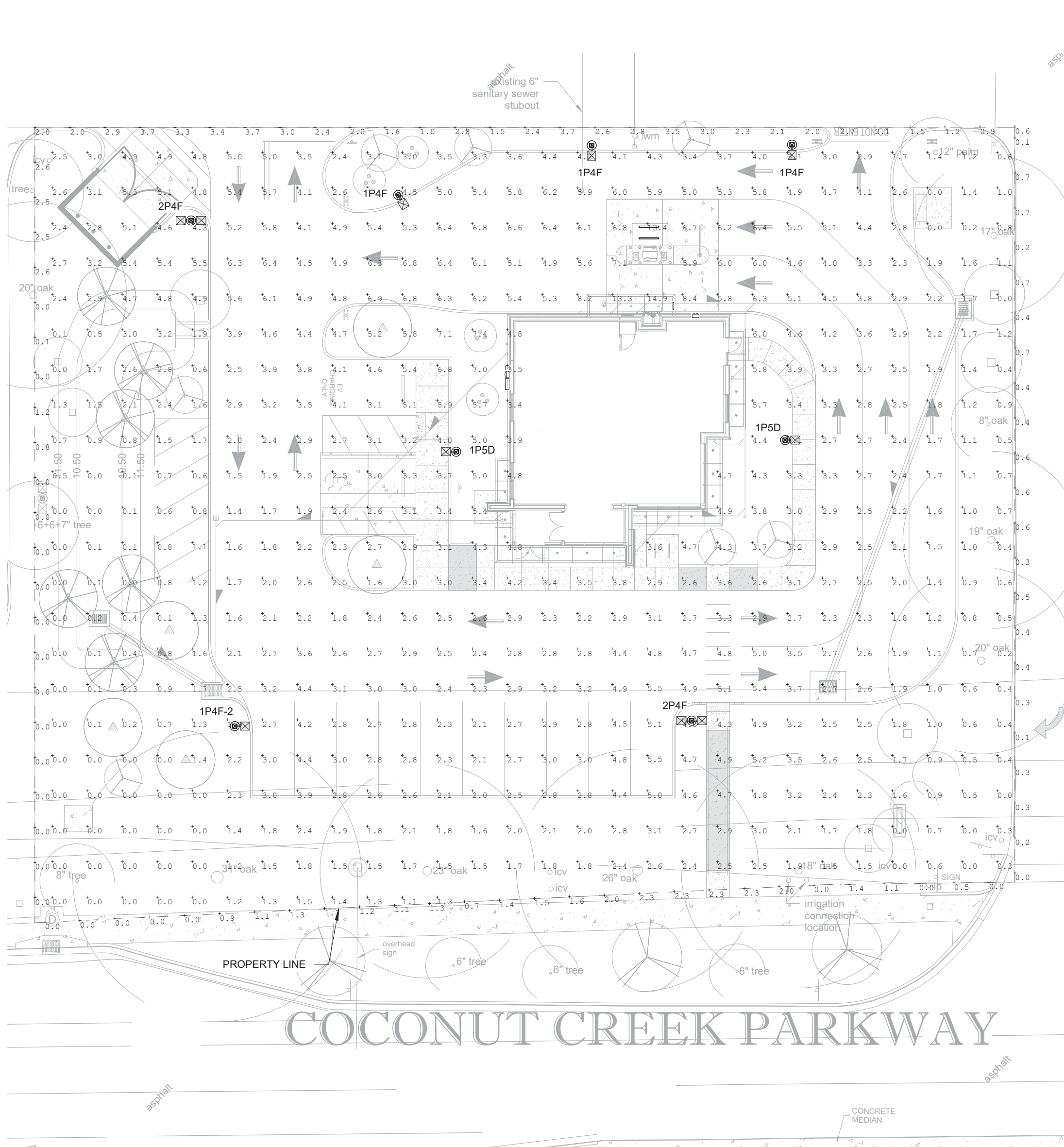
- 1 ROUTE (2"-4" TO MAIN TELEPHONE SERVICE ENTRANCE. ROUTE TO CLEAR STRUCTURAL FOOTING. CONDUITS SHALL BE STUBBED UP AND CAPPED 12" A.F.F. IN BUILDING. AS-BUILT DRAWINGS MUST SHOW CONDUIT LENGTH AND ROUTE.
- 2 IRRIGATION BACKFLOW. VERIFY LOCATION - DISCONNECT SHALL BE NEMA 3R.
- 3 NOT USED.
- 4 ELECTRIC UTILITY METER. PROVIDE ELECTRIC UTILITY METER PER POWER COMPANY REQUIREMENTS. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION. EXACT LOCATION TO BE DETERMINED BY UTILITY COMPANY REPRESENTATIVE IN FIELD.
- 5 SERVICE DISCONNECT. PROPOSED ELECTRICAL SERVICE DISCONNECT MOUNTED ON BUILDING EXTERIOR. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
- 6 DRIVE-THRU ATM. PROVIDE CONDUIT AND WIRING FOR ATM. REFER TO ELECTRICAL FLOOR PLAN ON SHEET E-500 FOR ADDITIONAL INFORMATION.
- 7 STUB-OUT AND TERMINATE PER UTILITY COMPANY REQUIREMENTS. VERIFY LOCATION OF HIGH VOLTAGE SERVICE POINT PRIOR TO BIDDING AND INCLUDE ALL COST IN BID.
- 8 (2")-5" FOR HIGH VOLTAGE SERVICE FROM PROPERTY LINE TO TRANSFORMER SLABS - VERIFY LOCATION AND ROUTING. HIGH VOLTAGE CONDUIT SHALL BE 48" TERMINATE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS INCLUDING TRENCHING AND BACKFILL TO 90% COMPACTION.
- 9 TRANSFORMER SLAB-BOX WITH TRAFFIC GUARDS PER UTILITY COMPANY REQUIREMENTS. VERIFY SIZE, LOCATION AND ORIENTATION WITH UTILITY COMPANY. CONTRACTOR WILL PROVIDE TRANSFORMER SLABS INSTALLED COMPLETE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. PROVIDE ADEQUATE GUARD RAILING AROUND POWER TRANSFORMERS IN PARKING AREAS.
- 10 SECONDARY FROM TRANSFORMER TO MAIN DISCONNECT. VERIFY ROUTING WITH UTILITY COMPANY AND ROUTE TO CLEAR STRUCTURAL FOOTING. SEE RISER DIAGRAM. TERMINATE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- 11 DRIVE THROUGH LANE OPEN/CLOSE GANG SWITCHES. PROVIDE CONSTANT HOT & NEUTRAL. LCP SHALL NOT CONTROL OPEN/CLOSE/ATM SIGNS. SEE DETAIL 3 ON E-501. COORDINATE PLACEMENT WITH ARCHITECT PRIOR TO ROUGH-IN.
- 12 MAINTENANCE RECEPTACLE: PROVIDE 120V, 20A, GFCI WEATHER-RESISTANT DUPLEX RECEPTACLE IN WEATHERPROOF SURFACE MOUNTED BELL BOX WITH "EXTRA DUTY WHILE-IN-USE" METALLIC COVER.
- 13 MONUMENT SIGN POWER: COORDINATE EXACT LOCATION OF SIGNAGE. STUB-UP WITH SIGN VENDOR AND MAKE FINAL ELECTRICAL CONNECTIONS. PROVIDE 120V, 20A, TOGGLE SWITCH IN METALLIC BELL BOX WITH METALLIC WEATHERPROOF COVER IF DISCONNECT IS NOT FURNISHED WITH MONUMENT SIGN. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS.
- 14 CANOPY LIGHT FIXTURE: FACTORY INSTALLED CANOPY LIGHT PROVIDED BY KIDNEY MANUFACTURER. EC TO COORDINATE WITH THE MANUFACTURER AND MAKE FINAL CONNECTION.
- 15 FOR FUTURE EV CHARGING STATIONS. PROVIDE FLUSH, IN GRADE QUOTE 2", STRAIGHT WALL, FRP 11"x18"x12" BOX WITH A BOLT ON COVER. PROVIDE 2" CONDUIT WITH PULL STRING FROM THE BOX AND STUB UP INTO PANELBOARD CAB AND SEAL SPARE CONDUIT. COORDINATE WITH CIVIL PLANS PRIOR TO ROUGH-IN.
- 16 SOLAR SYSTEM EQUIPMENT: REFER TO GRID-INTERACTIVE PHOTOVOLTAIC SYSTEM DRAWING FOR RESPONSIBILITY.
- 17 LIGHT FIXTURE WITH DIMMING CAPABILITY: LIGHT FIXTURE IS PROVIDED WITH DIMMING CAPABILITY WITH MOTION SENSOR. THE FIXTURE SHALL BE PROGRAMMED TO DECREASE LUMEN OUTPUT TO 10% WHEN UNOCCUPIED AND 100% WHEN UNOCCUPIED OR MOTION IS DETECTED.
- 18 EXISTING LIGHT POLE TO REMAIN: EC TO VERIFY THE CONNECTION OF THIS LIGHT POLE. IF THE WIRING IS FROM FIFTH THIRDS SIDE, EC SHALL EXTEND THE NEW CIRCUIT AND CONTROL AND CONNECT IT TO THIS LIGHT POLE. IF THE CONNECTION IS FROM THE OTHER SIDE, THIS LIGHT POLE SHALL REMAIN AS-IS AND BE PROTECTED DURING CONSTRUCTION.
- 19 OPEN/CLOSE SIGN FOR REMOTE DRIVE-UP CANOPY. PROVIDE CONSTANT HOT & NEUTRAL. LCP SHALL NOT CONTROL OPEN/CLOSE/ATM SIGNS. SEE DETAIL 3 ON E-500. COORDINATE PLACEMENT WITH ARCHITECT PRIOR TO ROUGH-IN. REMOVE IF IT IS NOT REQUIRED BY THE MANUFACTURER.

FIFTH THIRD BANK
COCONUT CREEK
4805 COCONUT CREEK PARKWAY
COCONUT CREEK, FL 33063

E-010



2 ELECTRICAL PHOTOMETRIC SITE PLAN AT GRADE - UNOCCUPIED
1" = 20'-0"



3 ELECTRICAL PHOTOMETRIC SITE PLAN AT GRADE - OCCUPIED
1" = 20'-0"

CALCULATION SUMMARY AT GRADE(OCCUPIED)

LABEL	CALCTYPE	UNIT	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOTS(OCCUPIED)	ILLUMINANCE	FC	3.23	5.5	2.0	1.62	2.75
DRIVEWAY/PARKING LOTS(OCCUPIED)	ILLUMINANCE	FC	3.84	14.9	1.2	3.20	12.42
5FT TRASH ENCLOSURE(OCCUPIED)	ILLUMINANCE	FC	3.97	5.4	2.4	1.65	2.25
PROPERTY LINE	ILLUMINANCE	FC	1.18	3.7	0.0	N.A.	N.A.

SHEET NOTES:

- PHOTOMETRY CALCULATION: PHOTOMETRIC VALUES SHOWN HEREIN ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE CALCULATED POINT-BY-POINT VALUES SHOWN ON THIS SHEET ARE BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. AS A RESULT, PHOTOMETRIC VALUES MAY VARY FROM ACTUAL FIELD MEASUREMENTS.



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COCONUT CREEK, FL 33063

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SEAL ANDREW MOHR
FL PE# 73077

This item has been electronically signed and sealed by Andrew Mohr, P.E., on the date and on time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy. FAC 11015-23.004

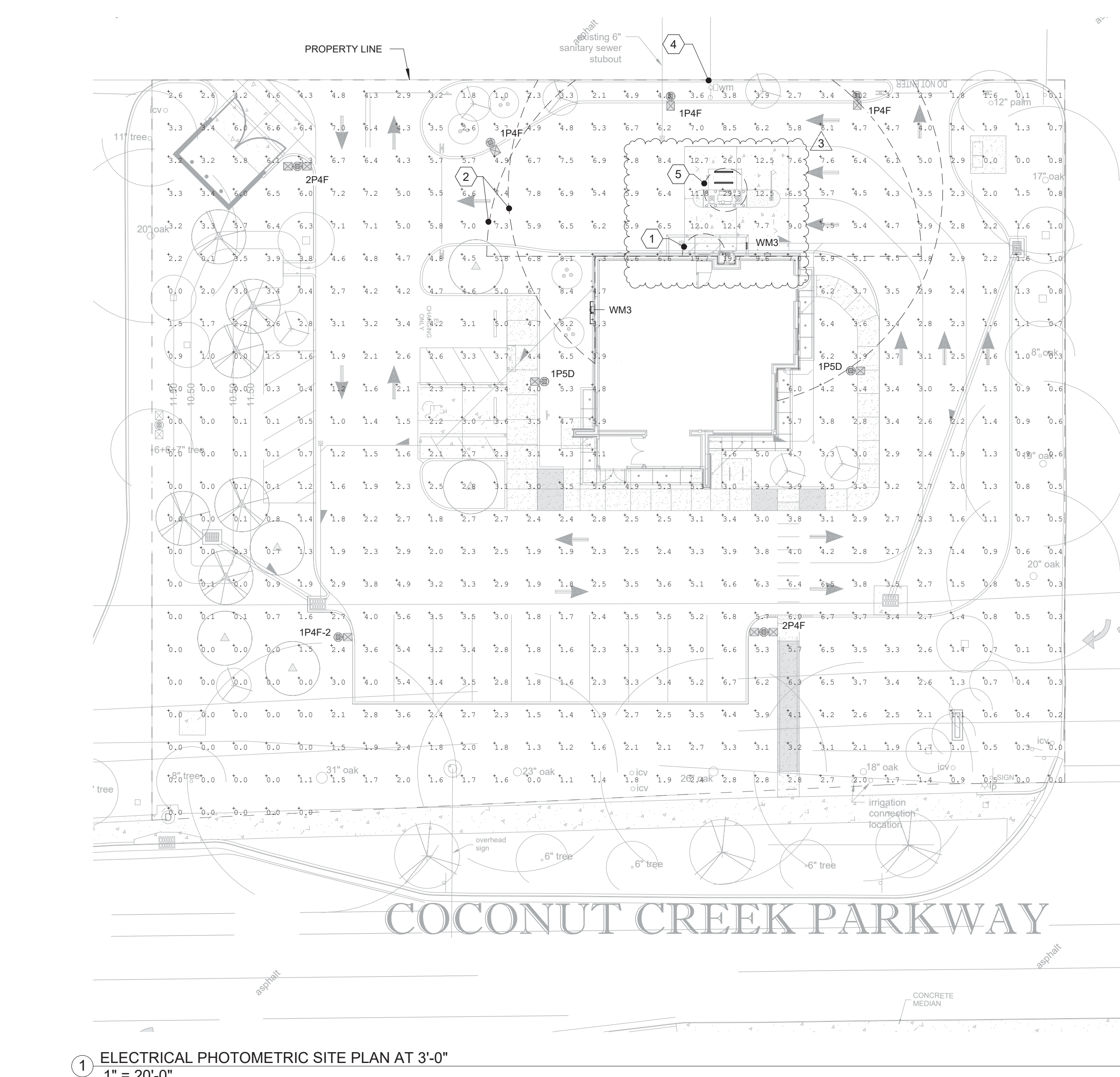
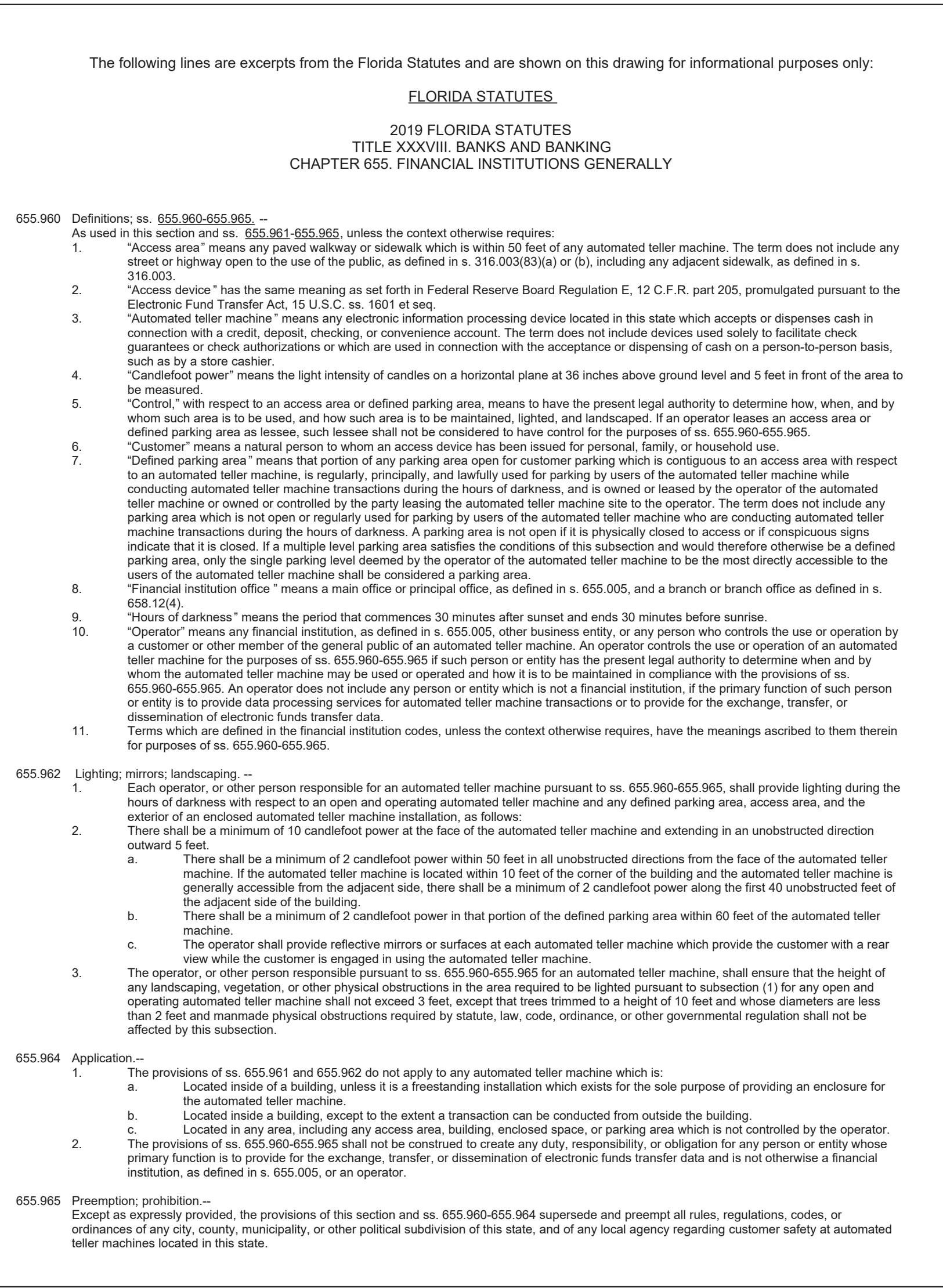
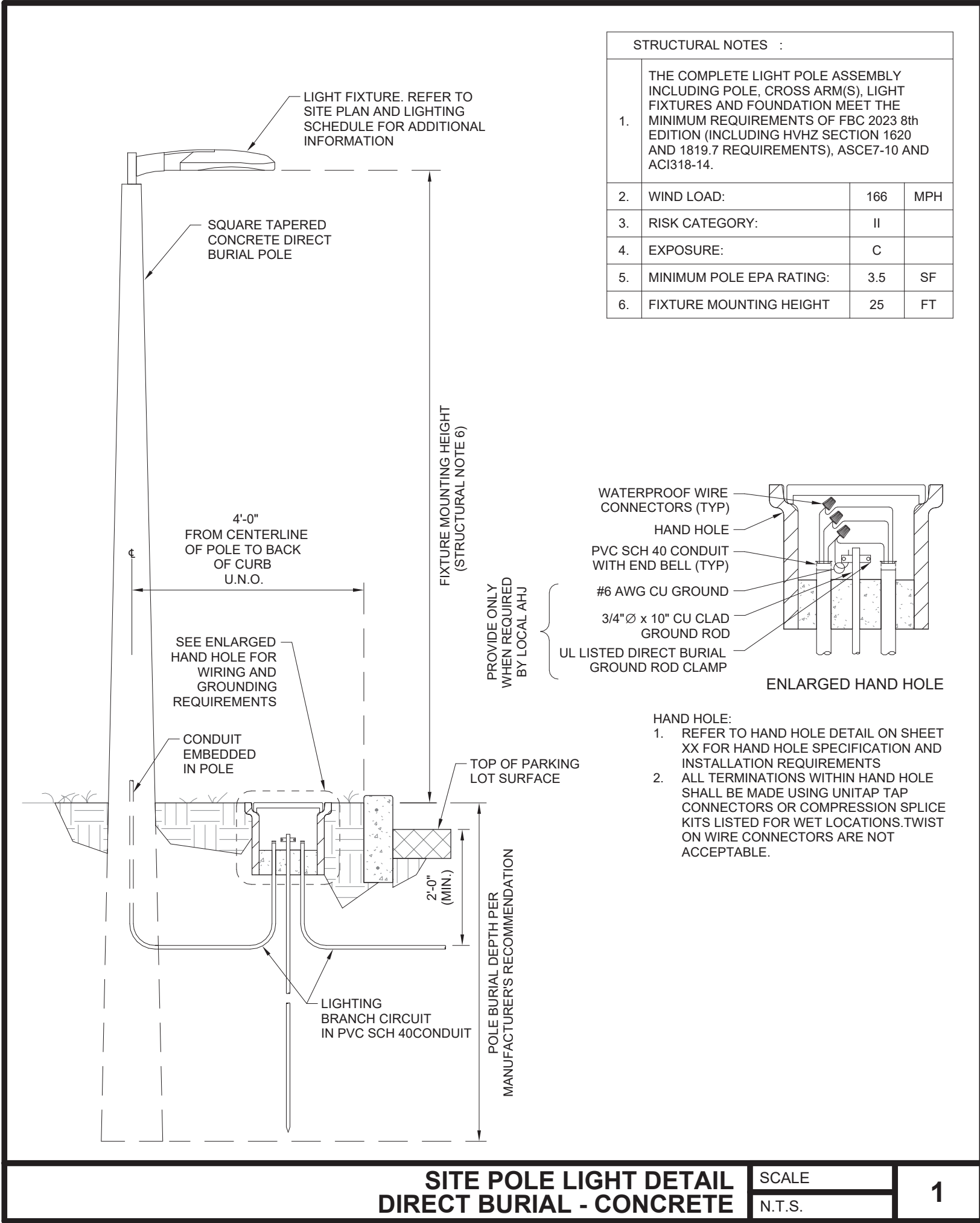
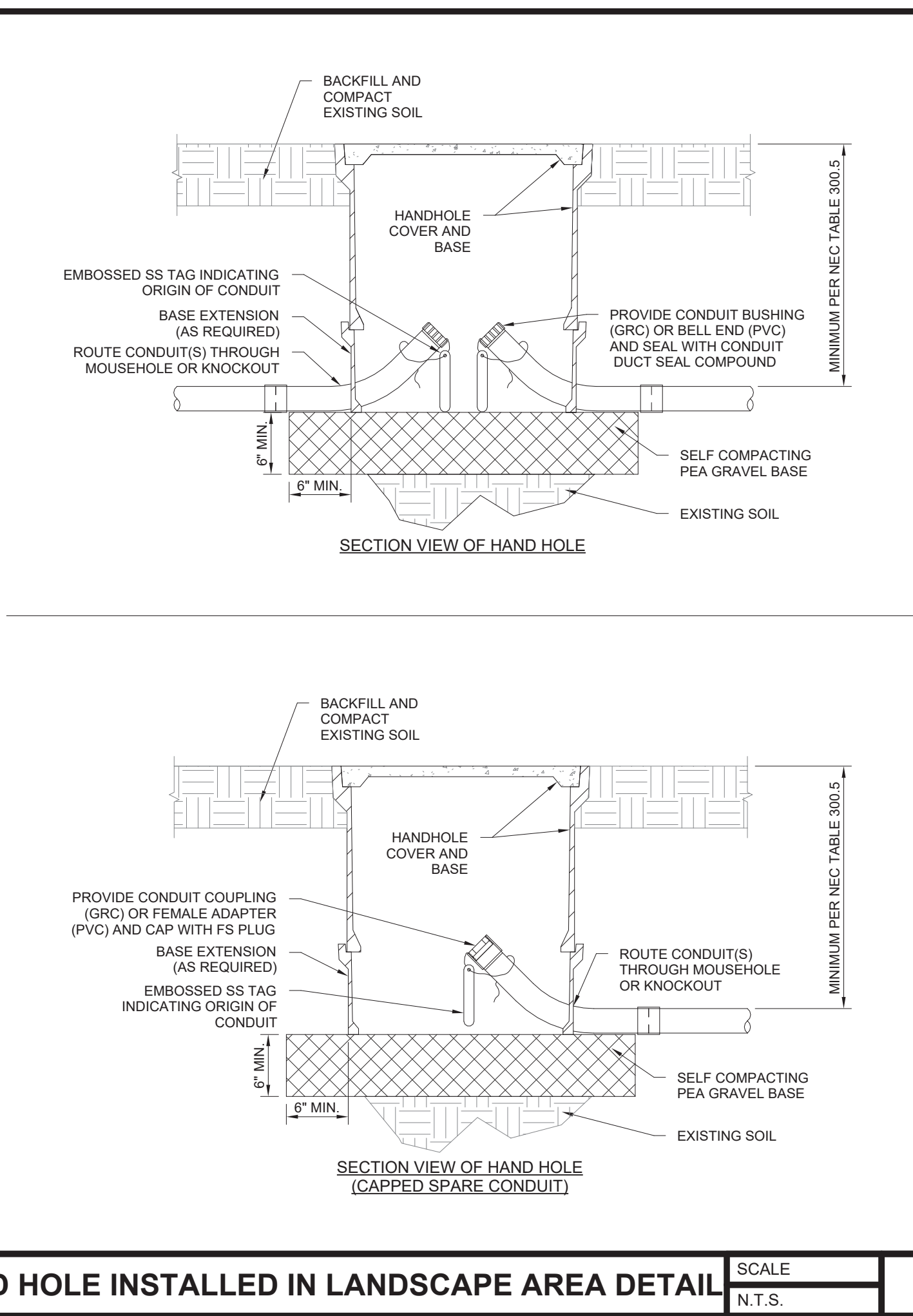
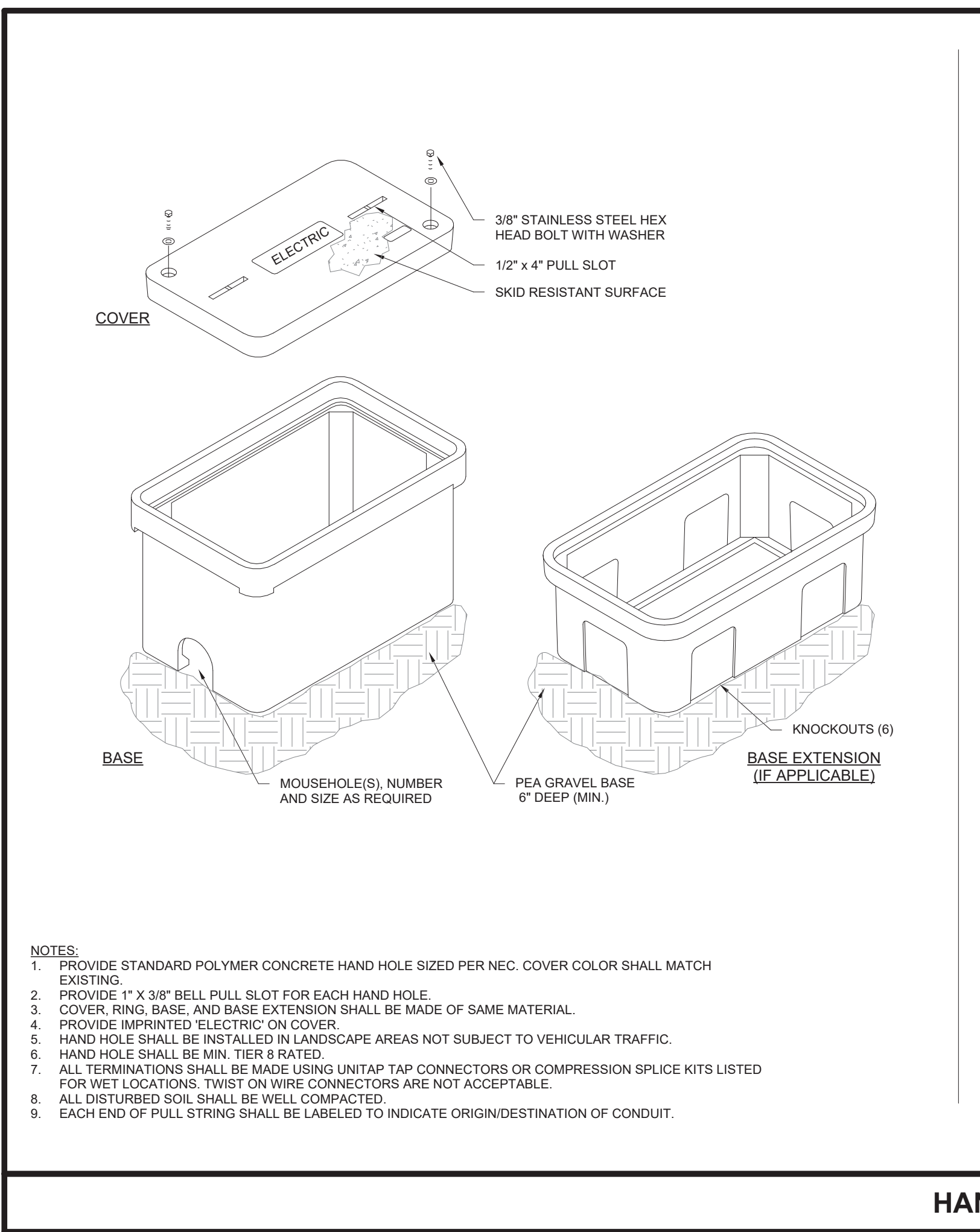
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Suite 230
Tampa, Florida 33602
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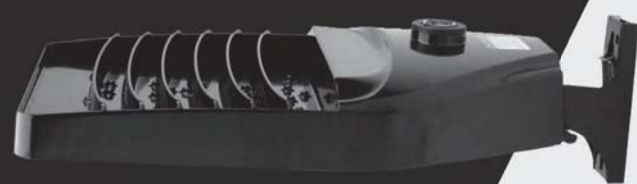
ISSUE	BY	DATE	DESCRIPTION
1	K.V	08/26/24	Permit Set
2	K	04/28/25	DRC Round 3

PROJECT INFORMATION BLOCK	
JOB #	230649/15-328.00
DATE:	04/28/2024
DRAWN BY:	KL
CHECKED BY:	AM

SHEET TITLE	
ELECTRICAL PHOTOMETRIC SITE PLAN	
SHEET NUMBER	

E-011





EALS Series
LED Outdoor Area Light

The EALS Area Light luminaire offers a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form-factor. They are ideal for commercial property site-lighting applications such as retail and commercial exteriors.

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional = Coastal Finish
Weight:	27 lbs

Lumens:	7,000 - 30,300
Photometry:	Type II, III, IV & V
Efficacy:	126 - 160 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical	
Input Voltage:	120-277V, 277-480V & 347-480V
Input Frequency:	50/60 Hz
Power Factor (PF):	> 90% at rated watts
Total Harmonic Distortion (THD):	< 20% at rated watts

Input Voltage:	120-277V, 277-480V & 347-480V
Input Frequency:	50/60 Hz
Power Factor (PF):	> 90% at rated watts
Total Harmonic Distortion (THD):	< 20% at rated watts
Surge Protection	
TYPICAL (120 STRIKES)	
☐ 6kV/3kA*	☐ 10kV/5kA*
☐ 20kV/10kA*	

Current ©

Projected Lxx per IES TM-21-11 at 25°C			
OPTICS	LXX110KJ @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
C2, C3, C4, C5, D2, D3, D4, D5	L96	L92	L91
F5, F2, H3, H4, H5	L95	L93	L92
F2, F3, F4, J3, J4, J5	L95	L93	L92
K2, K3, K4, K5	L95	L93	L92

Note: Projected Lxx based on LM80 (= 10,000 hour testing). Accepted industry tolerance: apply to initial luminous flux and lumen maintenance measurements

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00

Operating Temperature:	-40° C to 40° C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Dimming: Standard - 0-10V ☐
Optional - DALI (Option U) ☐

Sensors: Photo Electric Sensors (PE) available
LightGrid and Daintree Compatible

☐ 5 Year (Standard) ☐ 10 Year (Optional)

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OLP3111_R04

EALS Series
LED Outdoor Area Light

Ordering Information

PRODUCT ID	GENERATION	VOLTAGE	OPTICAL CODE	DISTRIBUTION	CRI	CCT	DIMMING*	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
Ev Evolve	03	0°/120-277V	Cx = 7500*	8M = Symmetric Medium	7 x 70 (mm)	300° = 3000K	N = Dimming thru PE Incandescent	A = ANSI C136-47 7-Pin Receptacle with Shorting Cap	C1* = Integral Splitter - Standard	BLCK = Black	F= Fusing
AL+ Area Light		H† = 347-480V	Dx = 10000 In**	8W = Symmetric Wide		40° = 4000K	D = External Dimming 1½/2 3 ft Cable	D = ANSI C136-47-7Pn Receptacle with Shorting Cap	D† = Universal Mounting Arms Fitted for round or square pole mounting	BNKZ = Dark bronze	H = Motion Sensor††††† (Sensor Switch)
S = Standard		E†† = 277-480V	Fx = 15000 In	8H = Symmetric High Angle		50° = 5000K	X = Non dimming, no external dimming leads††	E† = ANSI C136-47 7 pin with Non-dimming PE Control	W†† = Knuckle Splitter For 2.3 in. - 2.3 in OD Tenon	GSAY = Gray	H††††† Light-Gnd w/ Weatherstopper™
			Hx = 20000 In	AF = Asymmetric Forward					S††† = Knuckle Splitter For 2.3 in. - 3.0 in OD Tenon	W††† = White	H††† = Daintree enabled motion sensor™†††
		1 = 120V	Jx = 25600 In	AH = Asymmetric High Angle					V††† = Knuckle Wall Mount		H††† = Motion Sensor (Weatherstopper™)
		2 = 208V	Kx = 30000 In	AW = Asymmetric Wide							J = cUL/CANADA
		3 = 240V		AN = Asymmetric Narrow/Sub							L = Tool-Less Entry
		4 = 277V									R = Enhanced Surge Protection (20kV/50A)
		D = 347V									S†† = Rotated Left
		5 = 480V									S††† = Rotated Right
											T = Extreme Surge Protection (20kV/100A)
											U† = DALI Programmable
											V = 3 Position Terminal Block
											Y†† = Coastal Finish
											XXX = Special Options

† Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
 *Nose Standard Dimming is 0-50V
 *Not available in 277-480V
 † Supplied with 3ft leads
 ** Supplied with 1½/3 ft Cable

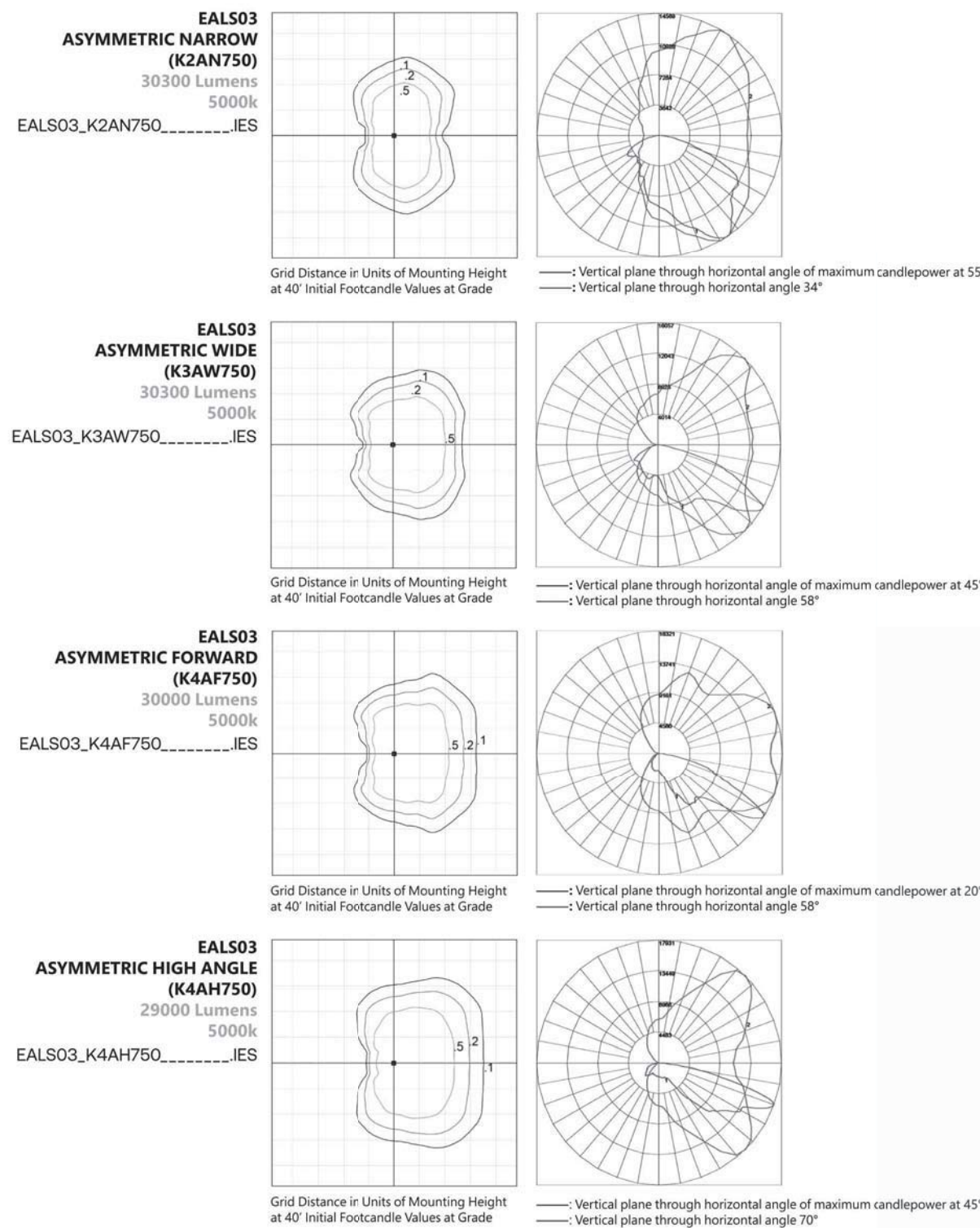
- * Note Standard Dimming is 0-10V
- * Not available in 277-480V
- * Supplied with 20 leads
- * Supplied with 1/2 B Cable
- * Restricted Aiming Angle of 45°
- * Compatible with LightStix Wireless Control Nodes, Not Compatible with Motion Sensor Control
- * Not available in 7AUX, 480V or 347-480V
- * Only available with JFLX, 480V
- * Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
- * Select 3000K CRI for IBA approved fixtures.
- * For aimed set of right light distribution operation, as assembled in manufacturing. Not applicable for Symmetric Distribution
- * Not available for CRI for CRI critical codes only, not available for other code codes
- * Not available with DALI
- * DALI option not available with 347, 480V, or 347-480V
- * Not available with 20WVA/0PA EPO

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EALS Series
LED Outdoor Area Light

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(Rev 06/26/23)
OLP3111_R04

bdg
architects

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FIFTH THIRD
BANK

FIFTH THIRD BANK
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4805 COCONUT CREEK PARKWAY
COCONUT CREEK, FL 33063

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SEAL ANDREW MOH
FL PE# 73077

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PROJECT INFORMATION BLOCK

JOB #	230649/15-328.00
DATE:	04/28/2024
DRAWN BY:	KL
CHECKED BY:	AM

SHEET TITLE

EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER

E-601



XSPS LED Soffit Light



OVERVIEW	
Lumen Package	4000 - 8000
Wattage Range	43 - 59
Efficacy Range (LPW)	96 -104
Weight lbs (kg)	7.6 (3.5)

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____



QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
----------------	-------------	--------------	------------

FEATURES & SPECIFICATIONS

Construction

- Housing is die-formed aluminum with diffusing acrylic lens providing a water-resistant seal. Enclosure contains factory prewired driver and optical unit containing LEDs.
- Recess mount into an enclosed soffit with screws through the mounting frame. 8" clearance required for ease of installation.
- Finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is gloss white.
- Shipping weight: 7.6 lbs in carton.
- Suitable for wet locations.

Optical System

- Symmetric distribution with excellent uniformity and a BUG rating of B2-UO-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77 -5 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-347VAC 50/60Hz
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100K Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HO and VHO, -40°C to 45°C (-40°F to 113°F) for SS, -40°C to 35°C (-40°F to 95°F) for SHO.
- Power factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- Listings
 - Listed to UL 1598 and UL 8750
 - Suitable For Damp Locations
 - Meets Buy American Act requirements.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/GPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.



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XSPS LED Soffit Light

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TYPICAL ORDER EXAMPLE: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	S - Symmetric	LED	SS - 4,000 Lumens HO - 5,000 Lumens VHO - 6,000 Lumens	CW - 5000K 80 CRI NW - 4000K 80 CRI WW - 3000K 80 CRI	120V - 120V 208 - 208V 240 - 240V 277 - 277V 347 - 347V	GWT - Gloss White	DFL - Diffused Acrylic Lens	CMT - Channel Bar Mounting Kit BB - Emergency Battery Pack ¹

1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions).

PERFORMANCE

DELIVERED LUMENS									
Lumen Package	Distribution	Lens Type	CRI	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating
SS	S	DFL	80	3816	123	B2-UO-G1	4022	129	B2-UO-G1
HO	S	DFL	80	4756	120	B2-UO-G1	5011	127	B2-UO-G1
VHO	S	DFL	80	5733	118	B2-UO-G1	6041	124	B2-UO-G1
SHD	S	DFL	80	7559	113	B3-UO-G1	7965	119	B3-UO-G1

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*							
Lumen Package	Wattage	120V	208V	240V	277V	347V	
SS	31	0.26	0.15	0.13	0.11	0.09	
HO	40	0.33	0.19	0.16	0.14	0.11	
VHO	49	0.41	0.23	0.2	0.18	0.14	
SHD	67	0.56	0.32	0.28	0.24	0.19	

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE					
Ambient Temp C	Initial ¹	25K hrs. ¹	50K hrs. ¹	75K hrs. ²	100K hrs. ²
25 C	100%	95%	91%	86%	82%

1 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time data that are within six times the IESNA LM-80-08 test duration for the device under testing.
2 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 test duration for the device under testing.



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SPEC-2038-A.0320



Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce



OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PLSI

Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____



QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
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FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMa) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton
- Optical System**
 - State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 95-95%.
 - Zero uplight.
 - Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
 - Minimum CRI of 70.
- Electrical**
 - High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100K Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to +95°F).
- Power factor (PF): > 90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive Infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.

- LSI's AirLink™ blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- 1 Year warranty on Battery Back-up option.
- Listings
 - Listed to UL 1598 and UL 8750.
 - Meets Buy American Act requirements.
 - IDA compliant, with 3000K or lower color temperature selection.
 - Title 24 Compliant; see local ordinance for qualification information.
 - Suitable for wet Locations.
 - IP65 rated luminaire per IEC 60598.
 - 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMa bracket) or wall mounted.
 - IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/GPL to confirm which versions are qualified.

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: XWM 2 LED OSL 30 UE BRZ ALSC				
Family	Distribution	Light Source	Lumen Package	Color Temperature
XWM - Mirada Medium Wall Sconce	2 - Type 2	LED	3L - 3,000	30 - 300K
	5 - Type 3		4L - 4,000	40 - 400K
	6L - 6,000		8L - 8,000	50 - 500K
	4 - Type 4		12L - 12,000	
	FT - Type 4 Forward Throw		15L - 15,000	
			18L - 18,000	
			21L - 21,000	
			Custom Lumen Packages¹	
Voltage	Finish	Controls	Options	
UE - Universal Voltage (120-277V) HV - High Voltage (347-480V)	BLK - Black BRZ - Dark Bronze CMG - Gun Metal Gray GP - Graphite MSV - Metallic Silver PLS - Platinum Plus SWG - Satin Nickel-Green WH - White	Blank - None Wireless Controls ALSC - Active Synapse Control System ALSCS01 - Air-Link Synapse Control System with 8-12" Motion Sensor ALSCS02 - Air-Link Synapse Control System with 12-20" Motion Sensor ALSCS1 - Air-Link Blue Wireless Motion & Photo Sensor Controller (8-24 MH) ² ALSCS2 - Air-Link Blue Wireless Motion & Photo Sensor Controller (25-40 MH) ³ Standalone Controls DIM - 0-10V Dimming leads extended to housing exterior IN0811 - Integral Bluetooth™ Motion and Photo Sensor (8-24 MH) ⁴ IN0812 - Integral Bluetooth™ Motion and Photo Sensor (25-40 MH) ⁴ Button Type Photo Cells PC120 - 120V PC1208-277 - 208 - 277V PC347 - 347V	Blank - None RB - Battery Back-up (0K) ⁵ CWB - Cold Weather Battery Backup (-20°C) ⁶ XPMa - Pole Mounting Bracket SP1 - 10kV Surge Protection TB - Terminal Block	



Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

FUSING ACCESSORY ORDERING INFORMATION⁴

Part Number	Description
FX120¹	FX120 - Single Fusing
FX277¹	FX277 - Single Fusing
FX347¹	FX347 - Single Fusing
DFK200²	DFK - Double Fusing
DFK240²	DFK - Double Fusing (240V)
DFK480²	DFK - Double Fusing (480V)

MOUNTING ACCESSORY ORDERING INFORMATION⁴

Part Number ¹	Description
3560150LR	XWM Wet Location Surface Conduit/Wiring Box
761562	10" Linear Dead Spike Kit (2" Recommended per Luminaire)

1 - Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DC listed.
2 - Only available in 6 Lumen Package. Consult factory for heat sink and availability.
3 - W08L and A08S control options are not available in 3L, 4L, 6L lumen packages when high voltage (HV) is specified.
4 - PSEDA is field configurable via the Lutron app that can be downloaded from your smartphone's app store.

5 - Not available in HV.
6 - Accessories are shipped separately and field installed.
7 - Fixing must be installed in a fixed hole for pole or in the junction box.
8 - "0K" is required to permit finish selection. See Finish options for paint color selections.



SPEC-00273 NEW ECO, 5", V-8.0, UPDATED 05/19/2023

ECO 5" LED DOWNLIGHT	
ED5AIC, ED5ANC, ED5NIC, ED5RM	
ED5LAIC, ED5LANC, ED5LNIC, ED5LRIC	
ED5SNC	

PROJECT: _____
TYPE: _____
NOTE: _____

ORDER MATRIX

ED5

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5AIC-309050-30S)

FAMILY APERTURE		HOUSING BASE		LED PERFORMANCE		DRIVER ASSEMBLY	
		INSTALLATION TYPE		CCT	CRI	OPTIC	WATTAGE
☐ ED5	ECO 5"	☐ AIC (Adjustable New Construction, IC, CCEA)	☐ -27 (2700K) ☐ -30 (3000K) ☐ -35 (3500K) ☐ -40 (4000K)	☐ 90 (90 CRI)	☐ 50 (50° Flood) Installed 10", 30", 80" optic available from the Additional Optics Accessories table below	☐ -30 (29.5W)	\$ Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)
		☐ AIC' (Adj New Construction)					
		☐ NIC (New Construction)					
		☐ RM (Remodel)					
☐ ED5	ECO 5"	☐ AIC' (Adjustable New Construction, IC, CCEA)	☐ -WD ¹ (1800K-3000K)	☐ 98 (98 CRI)	☐ 50 (50° Flood) Installed 10", 30", 80" optic available from the Additional Optics Accessories table below	☐ -16 ² (15.3W)	\$ Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)
		☐ AIC' (Adj New Construction)					
		☐ NIC' (New Construction IC)					
		☐ RIC' (Remodel IC)					

1. AIC or AIC' Installation Type and Wattage Code -25. NIC or RIC Installation Type and Wattage Code -16.
2. Wattage Code -25 Title 24 JA-8 compliant only with 10", 30" or 50" optic installed.

ED5L

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5LAIC-309050-16S2)

FAMILY APERTURE		HOUSING BASE		LED PERFORMANCE		DRIVER ASSEMBLY	
		INSTALLATION TYPE		CCT	CRI	OPTIC	WATTAGE
☐ ED5L	ECO 5" LPD	☐ AIC (Adjustable New Construction, IC, CCEA)	☐ -27 (2700K) ☐ -30 (3000K) ☐ -35 (3500K) ☐ -40 (4000K)	☐ 90 (90 CRI)	☐ 50 (50° Flood) Installed 10", 30", 80" optic available from the Additional Optics Accessories table below	☐ -16 (15.3W)	\$ Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)
		☐ AIC' (Adj New Construction)					
		☐ NIC (New Construction IC)					
		☐ RIC (Remodel IC)					

ED5S

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5SNC-309050-25S)

FAMILY APERTURE		HOUSING BASE		LED PERFORMANCE		DRIVER ASSEMBLY	
		INSTALLATION TYPE		CCT	CRI	OPTIC	WATTAGE
☐ ED5S	ECO 5" Shallow	☐ NIC (Shallow Plenum New Construction, IC, CCEA)	☐ -27 (2700K) ☐ -30 (3000K) ☐ -35 (3500K) ☐ -40 (4000K)	☐ 90 (90 CRI)	☐ 50 (50° Flood) Installed 10", 30", 80" optic available from the Additional Optics Accessories table below	☐ -25 (24W)	\$ Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)
		☐ AIC' (Adj New Construction)					
		☐ NIC' (New Construction IC)					
		☐ RIC' (Remodel IC)					

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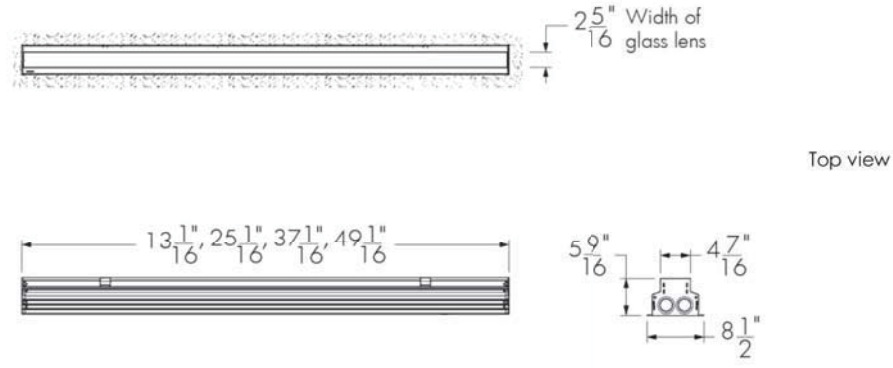
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Patent: csllighting.com/patents



400 N Ashley Drive,
Suite 400
T

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



	Delivered output (lm)	Intensity (peak cd)
WW	3,654	10,795
8"x8"	4,512	59,238
10"x10"	4,410	33,872
10"x30"	4,586	25,296
10"x60"	3,876	12,062
10"x90"	4,077	6,927
15"x25"	4,346	19,773
30"x30"	4,730	16,886
30"x60"	4,035	5,317
35"x35"	4,612	11,616
50"x80"	4,656	3,904
60"x60"	3,868	3,368
80"x80"	4,548	2,992
90"x90"	4,070	2,132

	Delivered output (lm)	Intensity (peak cd)
WW	3,654	10,795
8"x8"	4,512	59,238
10"x10"	4,410	33,872
10"x30"	4,586	25,296
10"x60"	3,876	12,062
10"x90"	4,077	6,927
15"x25"	4,346	19,773
30"x30"	4,730	16,886
30"x60"	4,035	5,317
35"x35"	4,612	11,616
50"x80"	4,656	3,904
60"x60"	3,868	3,368
80"x80"	4,548	2,992
90"x90"	4,070	2,132

The Luminaface Ground is an LED luminare designed for ground-recessed lighting applications, including asymmetric wall washing, grazing, and linear wayfinding. An innovative, plug and play design simplifies installation, protecting the system from water infiltration and ensuring long-term performance. Featuring second generation LED technology, the Luminaface Ground is available in four different sizes (12 in, 24 in, 36 in or 48 in), with a wide choice of outputs, color temperatures, color-mixing systems, optics and controls. A unique asymmetric wafer distribution is also available, providing exceptional uniformity and brightness for walls and signage.

Construction	Walk over compliant up to 500 kg in any type of ground. Walk over compliant up to 1000 kg in concrete
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
Tilt Setting (factory set)	0 degrees, 2.5 degrees, 5 degrees, 20 degrees
Optical Option	Internal louver
Options	Anti-slip lens, CE (certification covers European Economic Area)
Power Consumption	5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (RO version), 15.25 W/ft (HO version). Typically 20% higher for 12 in fixture lengths
Warranty	5-year limited warranty

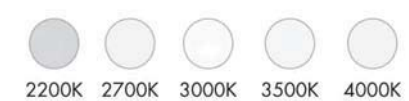
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WHITE AND STATIC COLOR

2200K 2700K 3000K 3500K 4000K



Red Green Blue

ON/OFF 0-10V D

Ratings

IP68 IK10



lumennpulse™ 12

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WHITE AND STATIC COLOR

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FIFTH THIRD BANK
COCONUT CREEK

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SEAL ANDREW MOHR
FL PE# 73077

This item has been electronically signed and sealed by Andrew Mohr, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any

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CHECKED BY:	AM

REFERENCES

EXTERIOR LIGHTING CUTSHEETS

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