MAINSTREET AT COCONUT CREEK
- BLOCK 11 -

CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA

GSR RE PARTNERS, LLC

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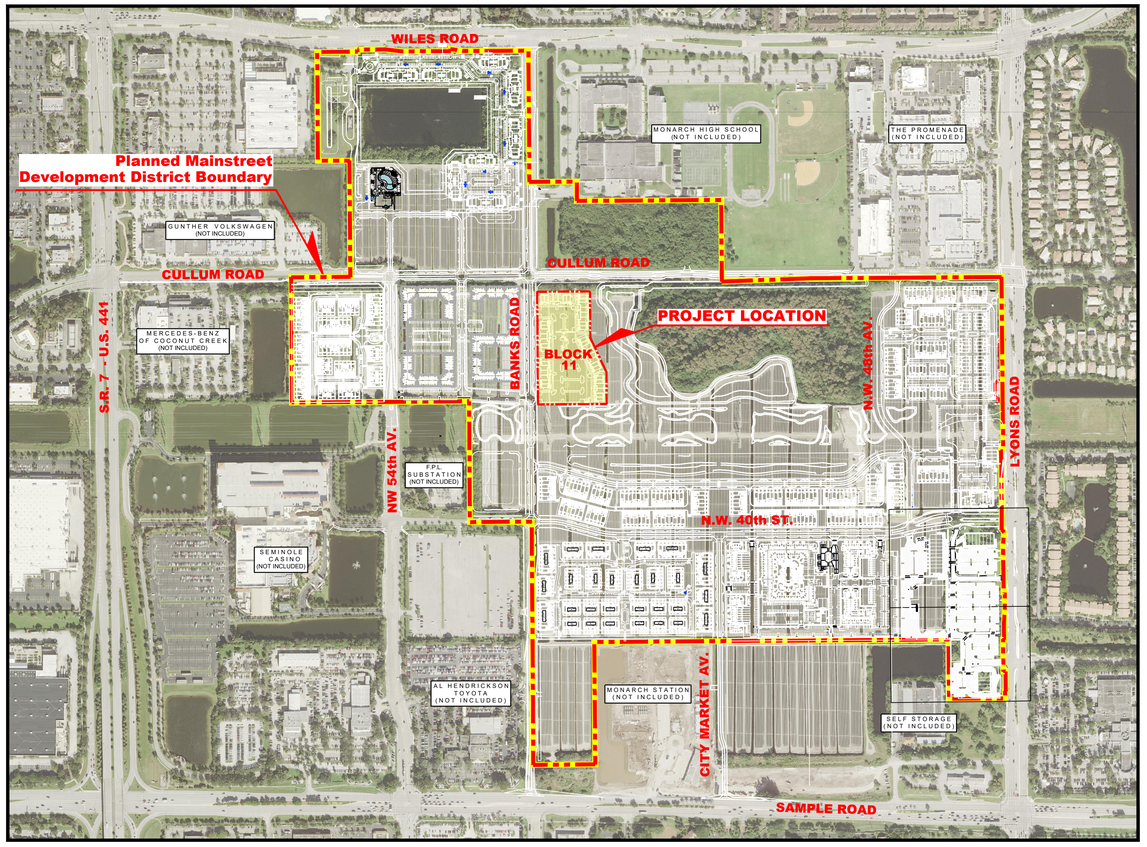

LOCATION MAP

SCALE: 1" = 400'

SECTION 18 / TOWNSHIP 48 S / RANGE 42 E

SITE PLAN

INDEX OF PLANS

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LEGAL DESCRIPTION:

LEGAL DESCRIPTION
JOHN'S FAMILY PARTNERS LLLP

Parcel 1:

Tracts 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60, and 73, Block 89, The Palm Beach Farms Co. Plat No. 3, according to the plat thereof, recorded in Plat Book 2, Pages 45 -54, of the Public Records of Palm Beach, Florida, said lands now lying, being and situate in Broward County, Florida; LESS and except the North 20 feet of Tracts 33 and 42 conveyed to Broward County by Warranty Deeds recorded in Official Records Book 14, Page 599 and Official Records Book 24, Page 594; LESS those portions of Tracts 33 and 55 conveyed to the Broward County Expressway Authority and Broward County, Florida, by Order Of Taking recorded in Official Records Book 13966, Page 480; LESS that portion of Tract 24 known as Parcel No. 101 conveyed to the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 21899, Pages 826 through 842, inclusive; and LESS that portion of Tract 42 known as Parcel No. 102 conveyed to the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 21899, Pages 845 through 861, inclusive, all of the Public Records of Broward County, Florida.

Parcel 2:

That part of the West one-half (1/2) of Tract 4, Block 90, The Palm Beach Farms Co. Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45-54, of the Public Records of Palm Beach County, Florida, lying North of the North right-of-way line of Sample Road; LESS AND EXCEPT that portion thereof conveyed to the City of Margate by Deed recorded in Official Records Book 8283, Page 952 and LESS AND EXCEPT that portion thereof conveyed to the State Of Florida Department Of Transportation by the Deed recorded in Official Records Book 12971, Page 265, of the Public Records of Broward County, Florida.

Said lands now lying, being and situate in Broward County, Florida.

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

ENGINEER'S CERTIFICATION

THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

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C26258 · LB7924

MAINSTREET AT COCONUT CREEK
BLOCK 11

COVER SHEET

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Apr 11, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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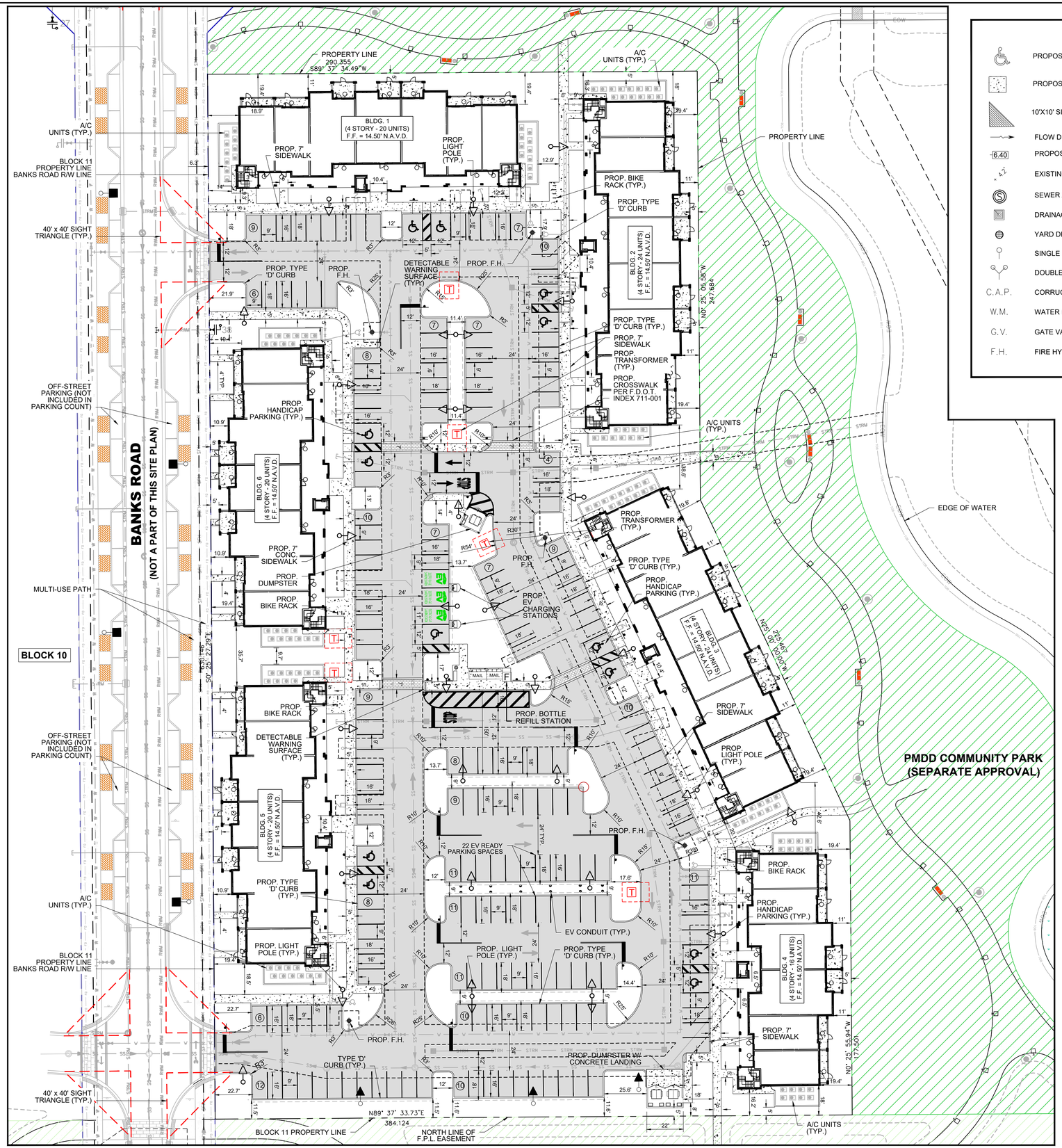
PROJECT: 1803-32

SHEET: CS-1

DATE: Apr 11, 2024 - 2:04pm Z:\Projects\2018\180332--JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 11\180332--BLOCK 11--PDC001.dwg



LEGEND

	PROPOSED ADA STALL	R.E.	RIM ELEVATION
	PROPOSED CONCRETE SIDEWALK	I.E.	INVERT ELEVATION
	10'X10' SIGHT TRIANGLE	E.O.P.	EDGE OF PAVEMENT
	FLOW DIRECTION	P.R.B.	POLLUTION RETARDANT BAFFLE
6.40	PROPOSED GRADE	R.C.P.	REINFORCED CONCRETE PIPE
x 6.7	EXISTING GRADE	H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
S	SEWER / DRAINAGE MANHOLE	D.W.E.	DESIGN WATER ELEVATION
	DRAINAGE INLET	D–1	DRAINAGE STRUCTURE NUMBER
	YARD DRAIN BASIN		FIRE HYDRANT ASSEMBLY
	SINGLE SEWER SERVICE		TAPPING SLEEVE & VALVE
	DOUBLE SEWER SERVICE		DOUBLE WATER METER
C.A.P.	CORRUGATED ALUMINUM PIPE		SINGLE WATER METER
W.M.	WATER MAIN		GATE VALVE
G.V.	GATE VALVE		EXISTING VALVE
F.H.	FIRE HYDRANT	1	BACTERIOLOGICAL SAMPLING POINT
			ASPHALT PAVEMENT

N

0 30 60

FEET

SCALE: 1"=30'

SITE DATA – BLOCK 11

LAND USE CLASSIFICATION: RAC

ZONING CLASSIFICATION: P.M.D.D. (CONCURRENT PROPOSED REZONING)

SITE AREA

NET SITE AREA:	4.83 AC	100%
LANDSCAPE AREAS (PERVIOUS):	1.10 AC	23%
PARKING OVERHANG (PERVIOUS):	0.03 AC	1%
PAVED SIDEWALKS (IMPERVIOUS):	0.29 AC	6%
PAVED VUA (IMPERVIOUS) :	1.88 AC	39%
SERVICE / MECH. EQUIP. AREAS (IMPERVIOUS):	0.14 AC	3%
BUILDING COVERAGE (IMPERVIOUS):	1.39 AC	29%
TOTAL DEVELOPMENT AREA:	**4.83 AC**	**100%**

PARKING REQUIREMENTS

PARKING REQUIRED: UNIT PARKING: 1.5 SPACES PER UNIT = 186 SPACES
GUEST PARKING: 10% OF REQUIRED UNIT PARKING = 19 SPACES
TOTAL: 205 SPACES

PARKING PROVIDED: 218 (202 PARKING SPACES, 13 HANDICAP SPACES, 3 EV CHARGING)

BIKE SPACES REQUIRED: 1 BIKE SPACE / EA. 15 REQUIRED UNIT SPACES @ 205 SPS. = 14 BIKE SP.
BIKE SPACES PROVIDED: 12 BIKE RACKS / 24 BIKE SPACES

DENSITY CALCULATIONS

NET SITE AREA: 4.83 AC

NUMBER OF UNITS: 124 CONDO UNITS 2&3 BEDROOM UNITS
124 TOTAL UNITS = 25.67 DU/AC

BUILDING HEIGHT: 4 STORIES

PERIMETER BUILDING SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
NORTH	20' MAX (FROM PUBLIC GREENWAY)	VARIES (5.0' PORCH / 20.0' UNIT)
EAST (PARK)	5' MIN. (FROM PROPERTY LINE)	VARIES (5.0' PORCH / 11.0' UNIT)
WEST (BANKS ROAD)	20' MAX.	VARIES (5.0' PORCH / 20.0' UNIT)
SOUTH (PARK)		16.2' UNIT

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NO	DATE	BY	REVISIONS

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MAINSTREET AT COCONUT CREEK
BLOCK 11

SITE PLAN

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Apr 11, 2024
JAY HUEBNER, P.E.
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PROJECT: 1803-32

SHEET: SP-1

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

13-320(b)(1)	
LEED Accredited Professional	**Daniel Denis, Runbrook**
Sustainable Site Development	
Construction Pollution Prevention	Silt fence will be installed around the entire perimeter of the site. Catch basins will be producted using Gutter Guards or similar product. A wash down station will be provided to wash down trucks exiting the site in an effort to reduce dust and debris spreading outside the site.
Construction site materials recycling	Design team developed construction and demolition waste management plan. Construction material recycling will be implimented for materials such as ferous metals, aluminum, wood, gypsum, concrete, and masonry. The recycling will impliment both on- and off-stie segregation of materials by a qualified recycling facility. A qualified waste hauler will be engaged with the goal of diverting 75% of construction waste from landfills.
Stormwater management	Onsight dry retention areas are provided for additional water quality measures to protect the preserve areas.
Alternative transportation	Bicycle paths, pedestrian connectivity, EV charging stations, and bike racks are being incorporated in Block 11. Specifically, the proposed greenway is planned to extend along Block 11 along with a pedestrian walkway connection to Community Park. EV charging stations and EV ready locations are proposed at strategic locations in Block 11.
Minimizing heat island effect	The use of white roofing membrane is being proposed for the buildings to minimize the heat island effect. Block 11 landscaping will be designed with a focus on a variety of Florida native landscaping to minimize heat island conditions.
Water Efficiency	
Innovative water technologies	Majority native landscaping will be provided to reduce the irrigation demand. The irrigation system is not permanent with 2-year establishment period.
Water efficient	High efficency plumbing fixtures are proposed for the residences and common area restrooms. Low flow shower heads, less than 2.0 gpm. All lavatory sinks less than 1.0 gpm. All toilets flush rated less than 1.28 gpf.
Energy Efficiency	
Minimum energy performance	High efficency air conditioning units are proposed for the dwelling units and the common areas. High performance building evenlope will be provided. LED Lighitng provided throughout the buildings and site. The goal being to reduce energy consumption by at least 31% when compared to the baseline building from the Florida Energy Conservation Code.
On-site renewable energy	The use of photovoltaic panels are proposed for a combination of uses such as pathway lighting, wall sconces, trash recepticals, and cell phone charging stations.
Indoor Environmental Quality	
Indoor air quality	Ventilaition air to be provided in accordance with the Florida Building Code. Low-VOC paints, caulkings, and sealants will be used in all interior spaces to improve indoor air quality.
Materials and Recycling	
Recycling of demolition waste	Construction material recycling will be implimented for materials such as ferous metals, aluminum, wood, gypsum, concrete, and masonry. The recycling will impliment both on- and off-site segregation of materials by a qualified recycling facility. A qualified waste hauler will be engaged with the goal of diverting 75% of construction waste from landfills.
Storage and collection of recyclables post occupancy	Recycling is proposed for all buildings and tenents. 13th Floor Investment has provided accessible recycling area and committed to providing a recyling tutorial for the tenants, as part of onboarding process.
Building re-use	No re-use of buildings is proposed.
Regional materials	At least 15% (by cost) will be locally sourced materials such as landscaping, concrete, limerock, etc are proposed for this project. 13th Floor Investment will incorporate distance to materials and respective carbon footprint in deciding on buidling material selection.
13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building.	13th Floor Investments is commited to creating a green maintenance plan to ensure the extended life of the systems and green building technologies.
Resolution 2020-063	
Green Event Checklist	We will provide green event checklists to all tenants outlining sustainable measures to be taken.
Water Fountains	Touchless bottle refill stations are planned for the common areas at Block 11 in an effort to promote the use of refillable water bottles in lieu of single use plastics
Purchasing	13th Floor Investments is commtted to green cleaning. Please see Green Cleaning Policy.
Other	13th Floor Investments will provide the tenants with a sustainable best practices guide.
Action 1.6 – Ensure 100% of new development projects throughout the City contain *conspicuous displays of green technology* that function in the project design while providing a social, artistic, and environmental value	Conspicuous display of green technology is proposed for Block 11. This will include EV charging station, solar powered pathway lighting, solar powered cell phone charging stations, touchless water bottle filling stations, a structured parking garage, multi use pathways for pedestrian connnectivity, widespread use of native landscaping, reclaimed water for irrigation, recycling of household waste, and conspicuous displays of proper disposal of hazardous materials.
Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.	A tree canopy table will be included on Block 11 Site Plan.
Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. (i.e. high albedo paint on roof)	The Buildings on Block 11 will incorporate the use of white roofing materials for the flat roofs.
Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.	Recycling programs are planned for the residential units.
Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.	Construction material recycling will be implimented for materials such as ferous metals, aluminum, wood, gypsum, concrete, and masonry. The recycling will impliment both on- and off-stie segregation of materials by a qualified recycling facility. A qualified waste hauler will be engaged with the goal of diverting 75% of construction waste from landfills.
Action 6.2 – Bicycle parking on site	Bike parking is being provided at the residential buildings on Block 11.
Action 6.4 – Alternative vehicle parking/EV charging stations	EV charging is proposed in the parking lots.

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

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MAINSTREET AT COCONUT CREEK
BLOCK 11

LAND DEVELOPMENT CODE

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Apr 11, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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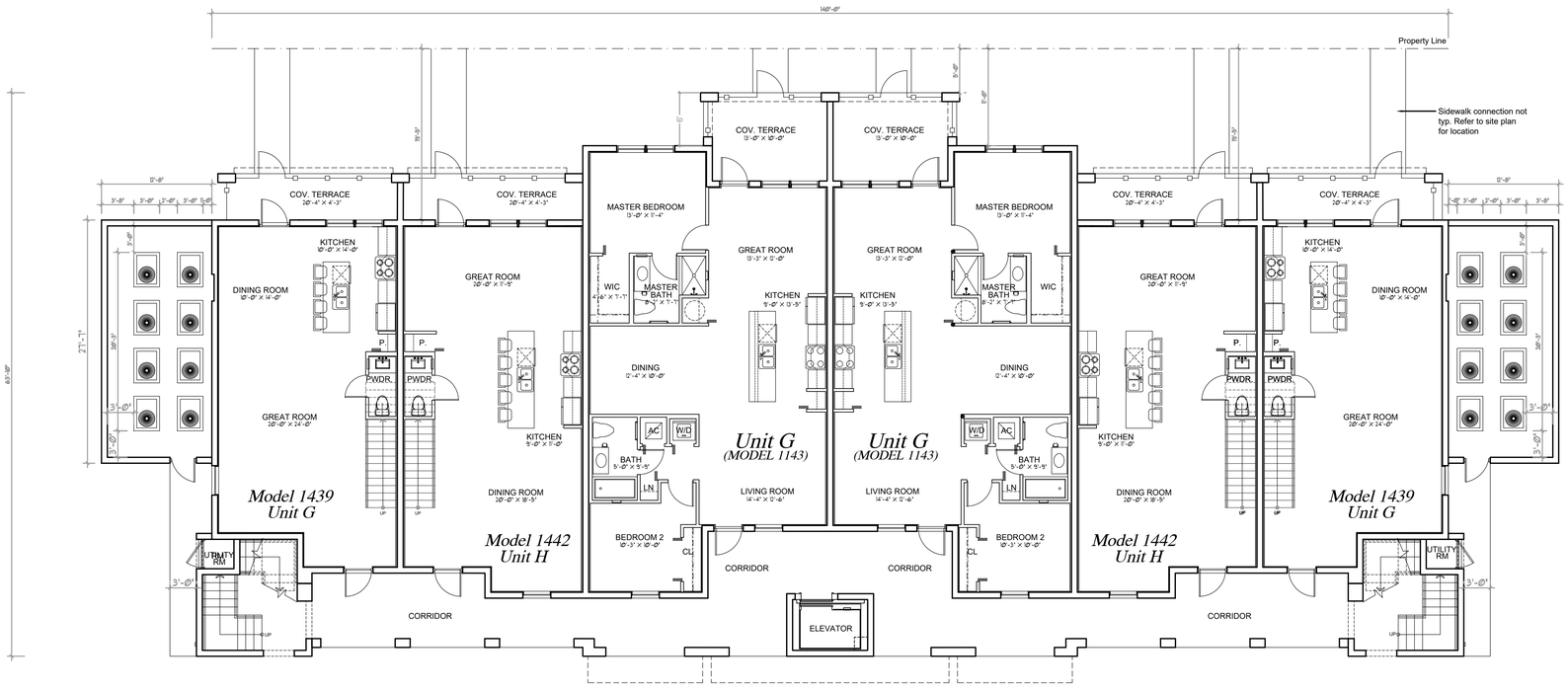
PROJECT: 1803-32

SHEET: SP-2

DATE: Apr 11, 2024 - 10:40am Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PDDS\BLOCK 11\180332-BLOCK 11-SP001.dwg



(16 UNIT BUILDING) FIRST FLOOR PLAN

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

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

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PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

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REVISIONS:

OWNER:

MAINSTREET
COCONUT CREEK, FLORIDA

SEAL:

CONDOS

16 UNIT BUILDING TYPE
FIRST FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-1

SHEET NO. :

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MAINSTREET CONDOS

16 UNIT BUILDING

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COCONUT CREEK, FLORIDA

SEAL:

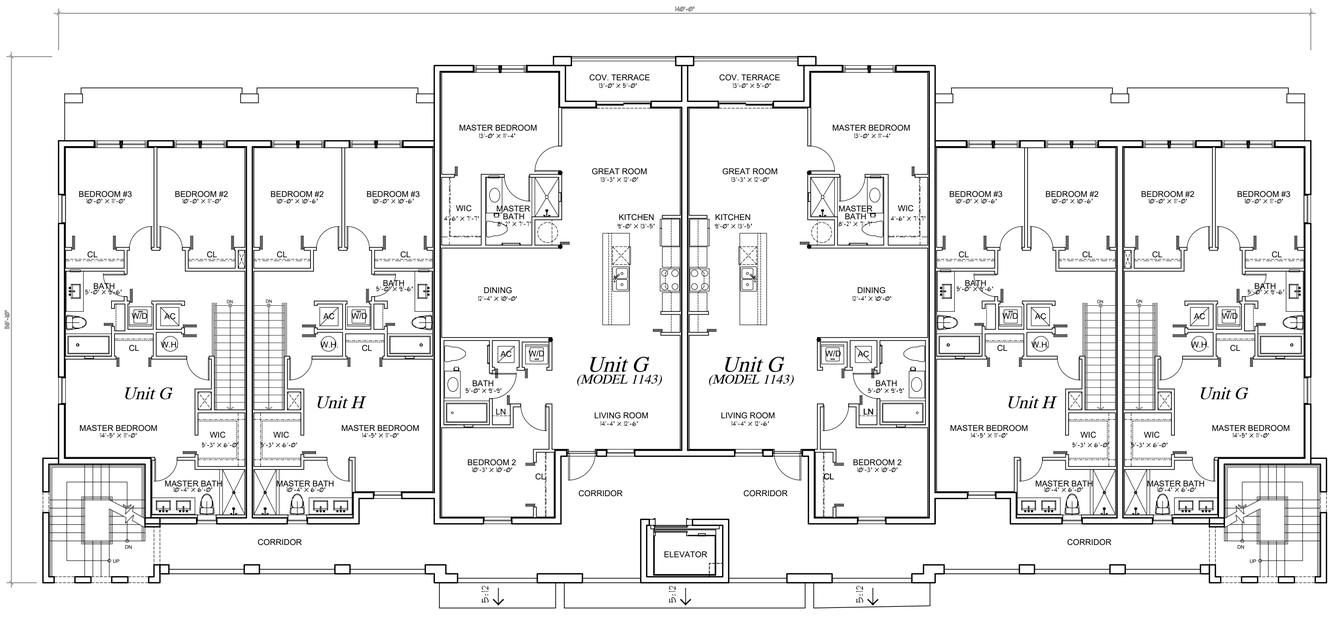
CONDOS

16 UNIT BUILDING TYPE
FIRST FLOOR PLAN

DATE : 2024-04-09
SCALE : AS SHOWN
DRAWN : AM
CHECK BY: PPKS
JOB NO. :

A-0

SHEET NO. :



(16 UNIT BUILDING) SECOND FLOOR PLAN

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

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REVISIONS:

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MAINSTREET
COCONUT CREEK, FLORIDA

SEAL:

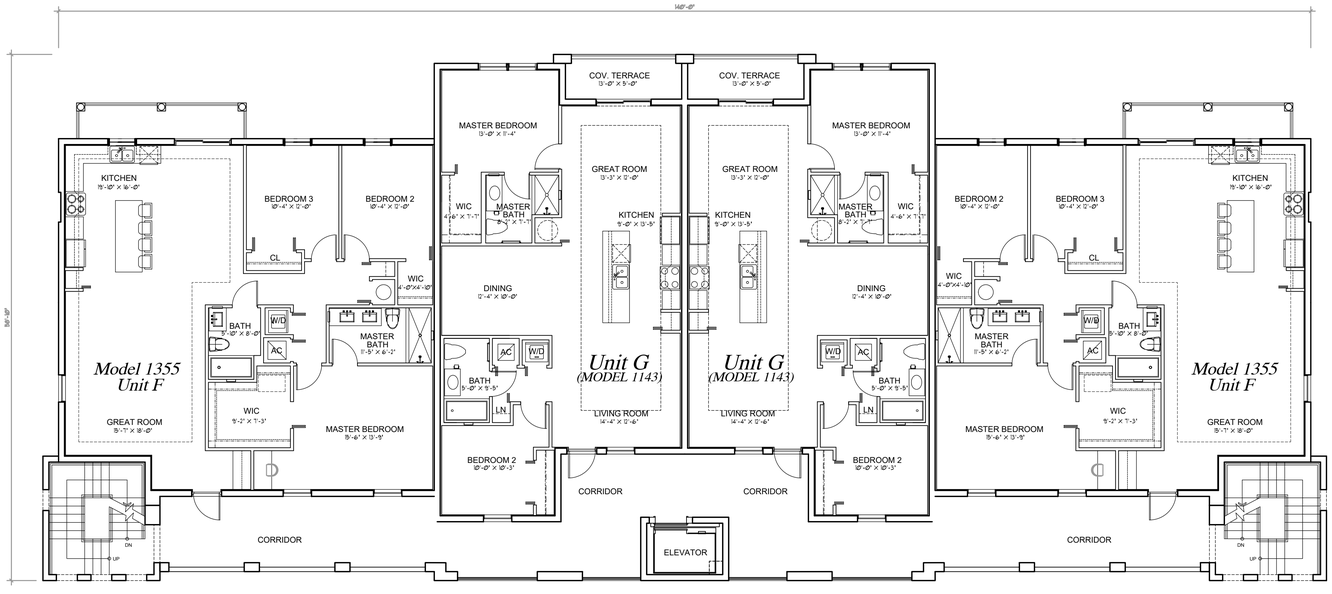
CONDOS

16 UNIT BUILDING TYPE
SECOND FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-2

SHEET NO. :



(16 UNIT BUILDING) THIRD FLOOR PLAN

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

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REVISIONS:

OWNER:

MAINSTREET
COCONUT CREEK, FLORIDA

SEAL:

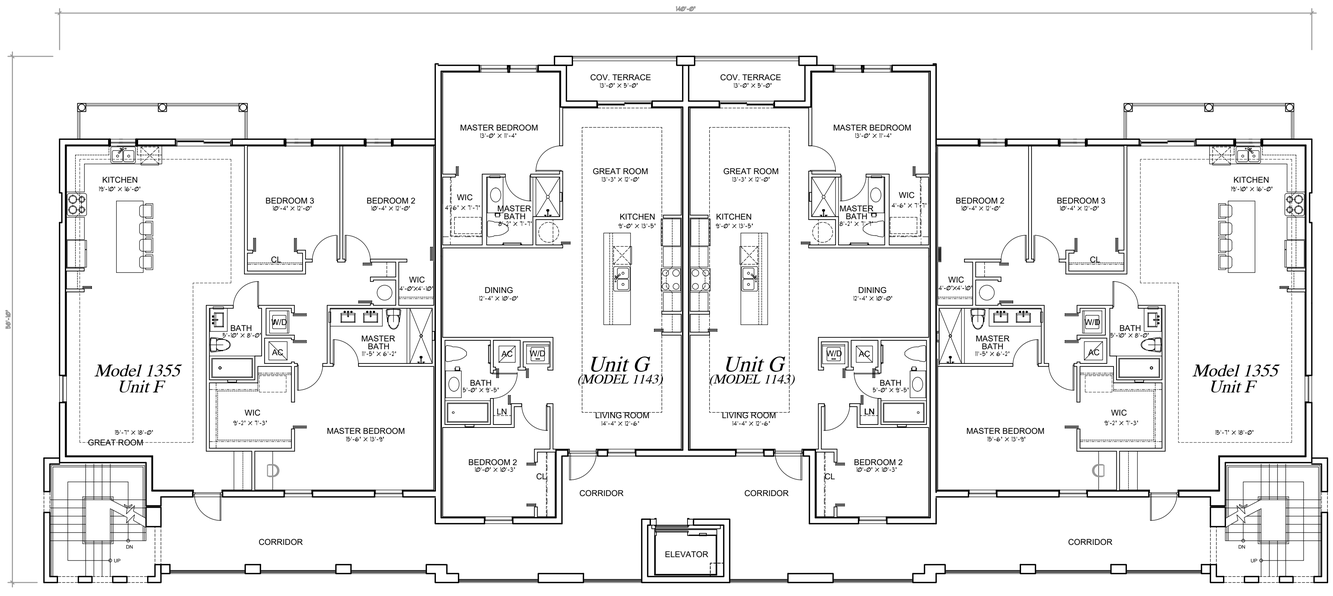
CONDOS

16 UNIT BUILDING TYPE
THIRD FLOOR PLAN

DATE : 2024-04-09
SCALE : AS SHOWN
DRAWN : AM
CHECK BY: PPKS
JOB NO. :

A-3

SHEET NO. :



(16 UNIT BUILDING) FOURTH FLOOR PLAN

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

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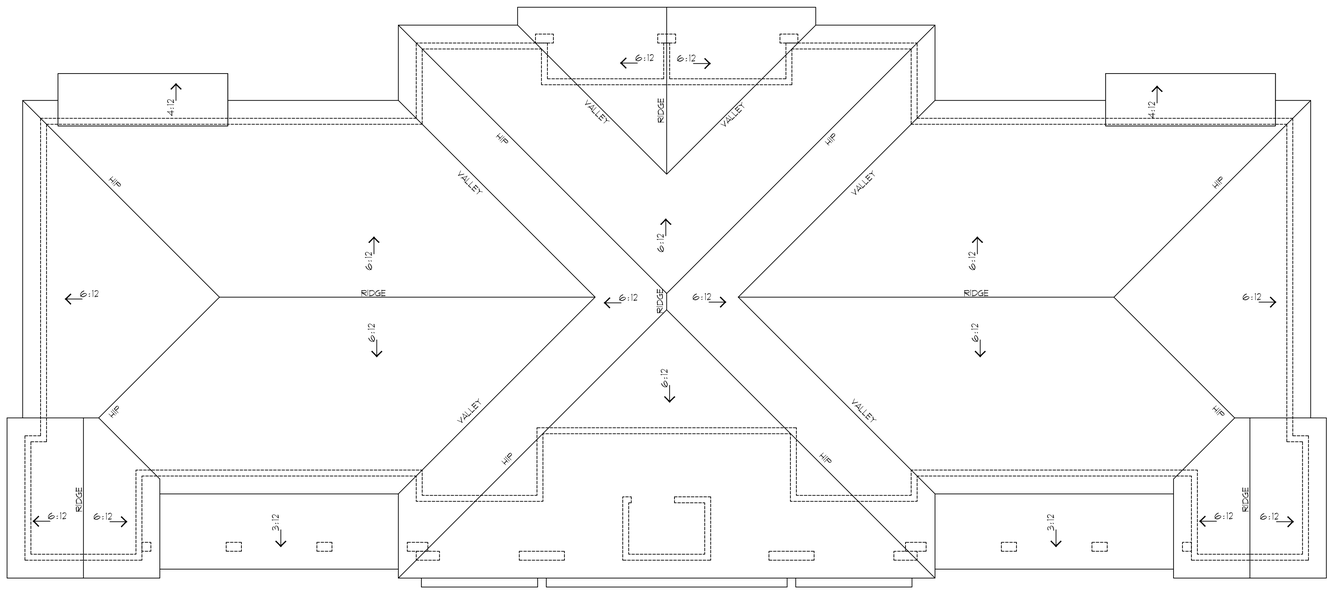
CONDOS

16 UNIT BUILDING TYPE
FOURTH FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-4

SHEET NO. :



(16 UNIT BUILDING) UPPER ROOF PLAN

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

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16 UNIT BUILDING TYPE
ROOF PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-5

SHEET NO. :

FRONT PARKING LOT ELEVATION (16 UNITS)

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

REAR STREET ELEVATION (16 UNITS)

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

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16 UNIT BUILDING TYPE
FRONT & REAR ELEVATION

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-6

SHEET NO. :

FRONT PARKING LOT ELEVATION (16 UNITS)

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

REAR STREET ELEVATION (16 UNITS)

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

COLOR PALLETE: SCHEME

BODY AND WINDOWSILL LEDGE — SW 9542 Natural White — (A)

FASCIA — SW 6257 Gibraltar — (B)

WALL TRIM — SW 7007 Ceiling Bright White — (C)

BRACKETS — SW 6257 Gibraltar — (D)

VERTICAL PICKET FENCE 4' HIGH BRONZE — (E)

FRONT DOOR AND SLIDING DOORS BRONZE — SW 7019 Gauntlet Gray — (F)

FLAT CEMENT ROOF TILE — BORAL SAXONY 900 SLATE CHARCOAL BLEND — (G)

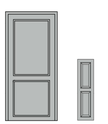
LIMESTONE — (H)

COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE — REFER TO ELEVATION FOR LIGHT TYP. LOCATION — (I)

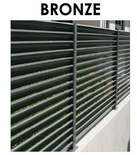
IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE — (J)

ALUMINUM FENCES AND GATES BRONZE — (K)

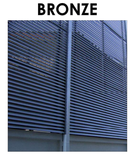
FRONT DOORS & SHUTTER — SW 7663 REFLECTION — (L)



ALUMINUM RAILING BRONZE — (M)



ALUMINUM LOUVERS BRONZE — (N)



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16 UNIT BUILDING TYPE
FRONT & REAR ELEVATION

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-6.1

SHEET NO. :

FRONT PARKING LOT ELEVATION (16 UNITS)

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

REAR STREET ELEVATION (16 UNITS)

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

COLOR PALLETE: SCHEME

BODY AND WINDOWSILL LEDGE
SW 9542 Natural White
Ⓐ

FASCIA
SW 6257 Gibraltar
Ⓑ

WALL TRIM
SW 7007 Ceiling Bright White
Ⓒ

BRACKETS
SW 6257 Gibraltar
Ⓓ

VERTICAL PICKET FENCE 4' HIGH BRONZE
Ⓔ

FRONT DOOR AND SLIDING DOORS BRONZE
SW 7019 Gauntlet Gray
Ⓕ

FLAT CEMENT ROOF TILE
BORAL SAXONY 900 SLATE CHARCOAL BLEND
Ⓖ

LIMESTONE
Ⓗ

COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE
REFER TO ELEVATION FOR LIGHT TYP. LOCATION
Ⓘ

IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE
Ⓙ

ALUMINUM FENCES AND GATES BRONZE
Ⓚ

FRONT DOORS & SHUTTER
SW 7663 REFLECTION
Ⓛ

ALUMINUM RAILING BRONZE
Ⓜ

ALUMINUM LOUVERS BRONZE
Ⓝ

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16 UNIT BUILDING TYPE
FRONT & REAR ELEVATION

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
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JOB NO. :	

A-6.2

SHEET NO. :

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SIDE ELEVATION (16 UNITS)

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

STANDARD LEFT / RIGHT

SIDE ELEVATION (16 UNITS)

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

ENHANCED ELEVATION FACING MAIN STREETS OR PARKS

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16 UNIT BUILDING TYPE
SIDE ELEVATIONS

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-7

SHEET NO. :

SIDE ELEVATION (16 UNITS)

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

STANDARD LEFT / RIGHT

SIDE ELEVATION (16 UNITS)

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

ENHANCED ELEVATION FACING MAIN STREETS OR PARKS

COLOR PALLETE: SCHEME

BODY AND WINDOWSILL LEDGE
SW 9542 Natural White
Ⓐ

FASCIA
SW 6257 Gibraltar
Ⓑ

WALL TRIM
SW 7007 Ceiling Bright White
Ⓒ

BRACKETS
SW 6257 Gibraltar
Ⓓ

VERTICAL PICKET FENCE 4' HIGH BRONZE

Ⓔ

FRONT DOOR AND SLIDING DOORS BRONZE

SW 7019 Gauntlet Gray
Ⓕ

FLAT CEMENT ROOF TILE

BORAL SAXONY 900 SLATE CHARCOAL BLEND
Ⓖ

LIMESTONE

Ⓗ

COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE

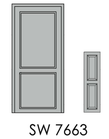
REFER TO ELEVATION FOR LIGHT TYP. LOCATION
Ⓘ

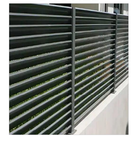
IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE

Ⓙ

ALUMINUM FENCES AND GATES BRONZE

Ⓚ

FRONT DOORS & SHUTTER

SW 7663 REFLECTION
Ⓛ

ALUMINUM RAILING BRONZE

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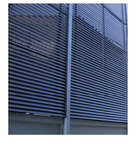
ALUMINUM LOUVERS BRONZE

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16 UNIT BUILDING TYPE
SIDE ELEVATIONS

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-7.1

SHEET NO. :

SIDE ELEVATION (16 UNITS)

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

STANDARD LEFT / RIGHT

SIDE ELEVATION (16 UNITS)

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

ENHANCED ELEVATION FACING MAIN STREETS OR PARKS

COLOR PALLETE: SCHEME

BODY AND WINDOWSILL LEDGE
SW 9542 Natural White
Ⓐ

FASCIA
SW 6257 Gibraltar
Ⓑ

WALL TRIM
SW 7007 Ceiling Bright White
Ⓒ

BRACKETS
SW 6257 Gibraltar
Ⓓ

VERTICAL PICKET FENCE 4' HIGH BRONZE

Ⓔ

FRONT DOOR AND SLIDING DOORS BRONZE

SW 7019
Gauntlet Gray
Ⓕ

FLAT CEMENT ROOF TILE

BORAL SAXONY 900 SLATE
CHARCOAL BLEND
Ⓖ

LIMESTONE

Ⓗ

COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE

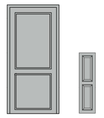
REFER TO ELEVATION
FOR LIGHT
TYP. LOCATION
Ⓘ

IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE

Ⓙ

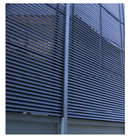
ALUMINUM FENCES AND GATES BRONZE

Ⓚ

FRONT DOORS & SHUTTER

SW 7663
REFLECTION
Ⓛ

ALUMINUM RAILING BRONZE

Ⓜ

ALUMINUM LOUVERS BRONZE

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16 UNIT BUILDING TYPE
SIDE ELEVATIONS

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SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-7.2

SHEET NO. :

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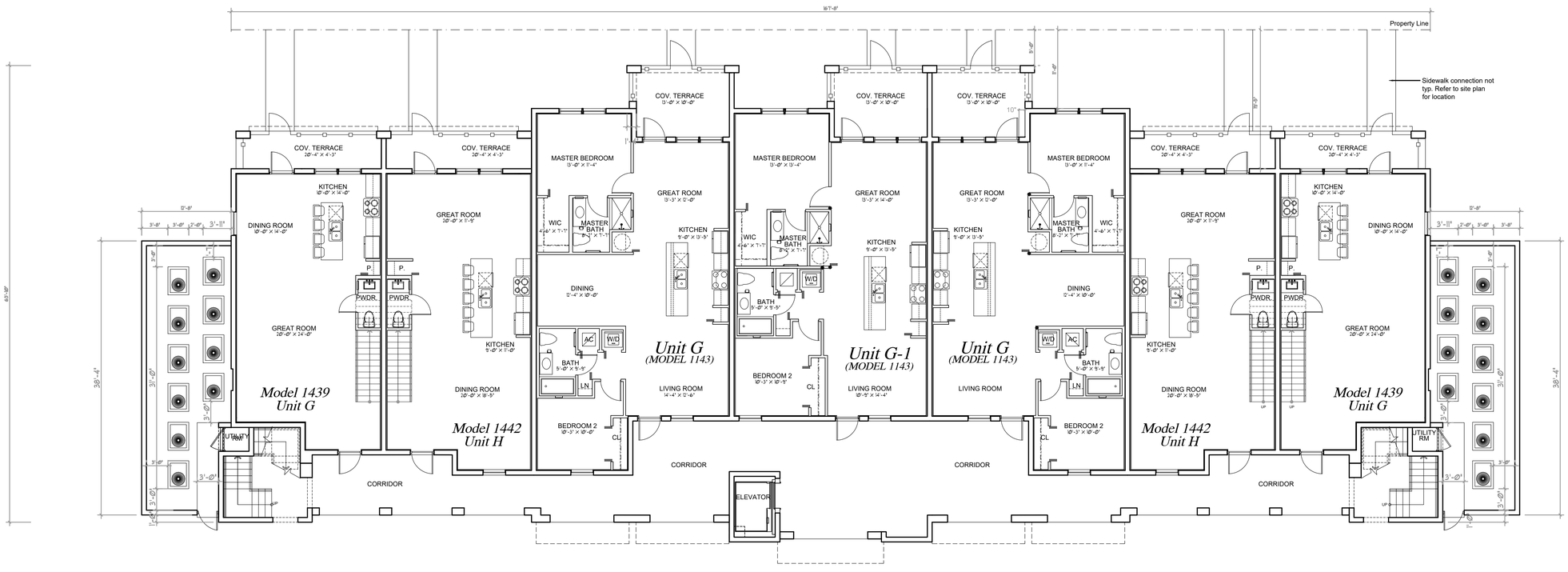

(20 UNIT BUILDING) FIRST FLOOR PLAN

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

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20 UNIT BUILDING TYPE
FIRST FLOOR PLAN

DATE : 2024-04-09
SCALE : AS SHOWN
DRAWN : AM
CHECK BY: PPKS
JOB NO. :

A-8

SHEET NO. :

MAINSTREET CONDOS

20 UNIT BUILDING

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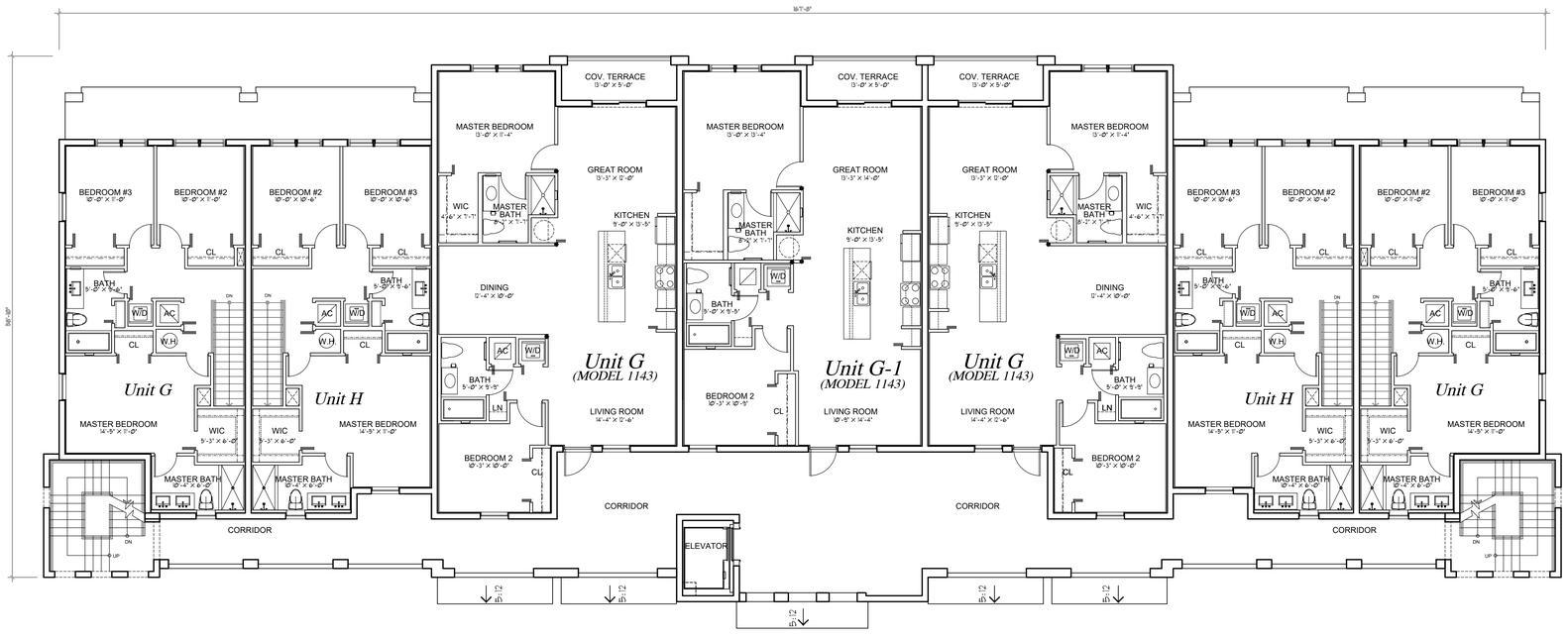
20 UNIT BUILDING TYPE
FIRST FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-0

SHEET NO. :



(20 UNIT BUILDING) SECOND FLOOR PLAN

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

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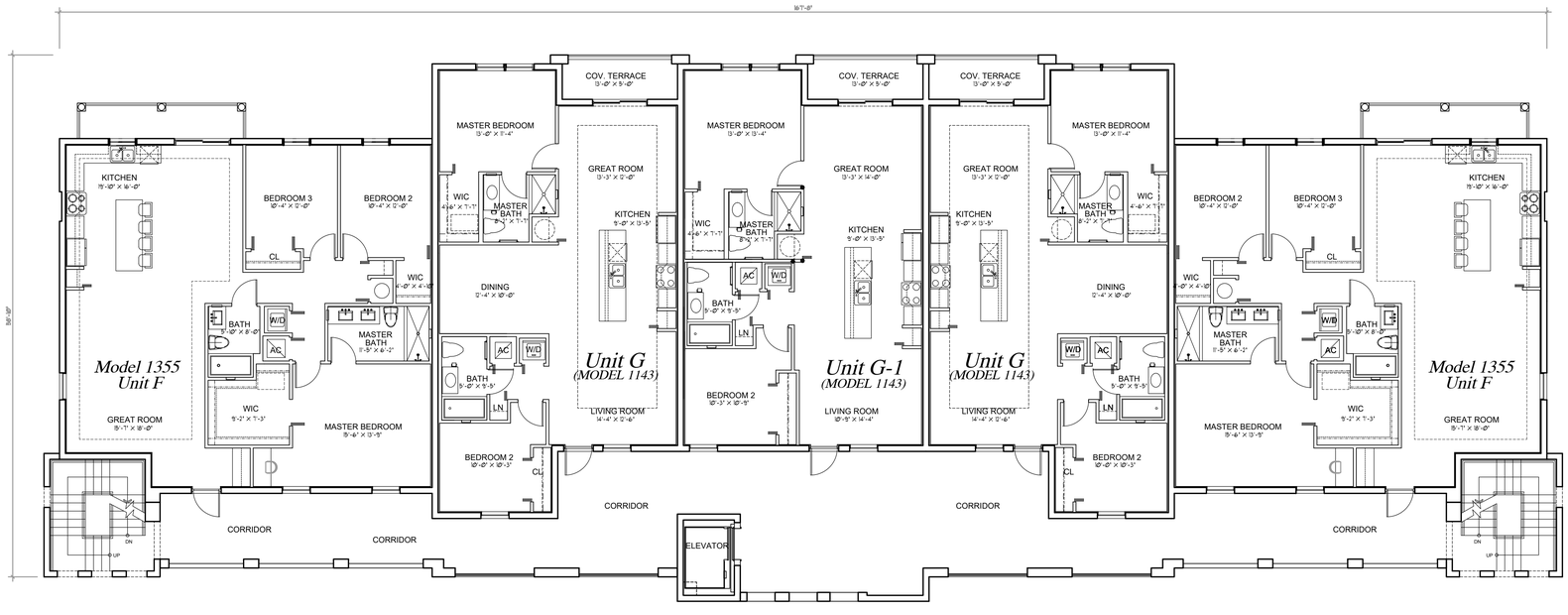
20 UNIT BUILDING TYPE
SECOND FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-9

SHEET NO. :



(20 UNIT BUILDING) THIRD FLOOR PLAN

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

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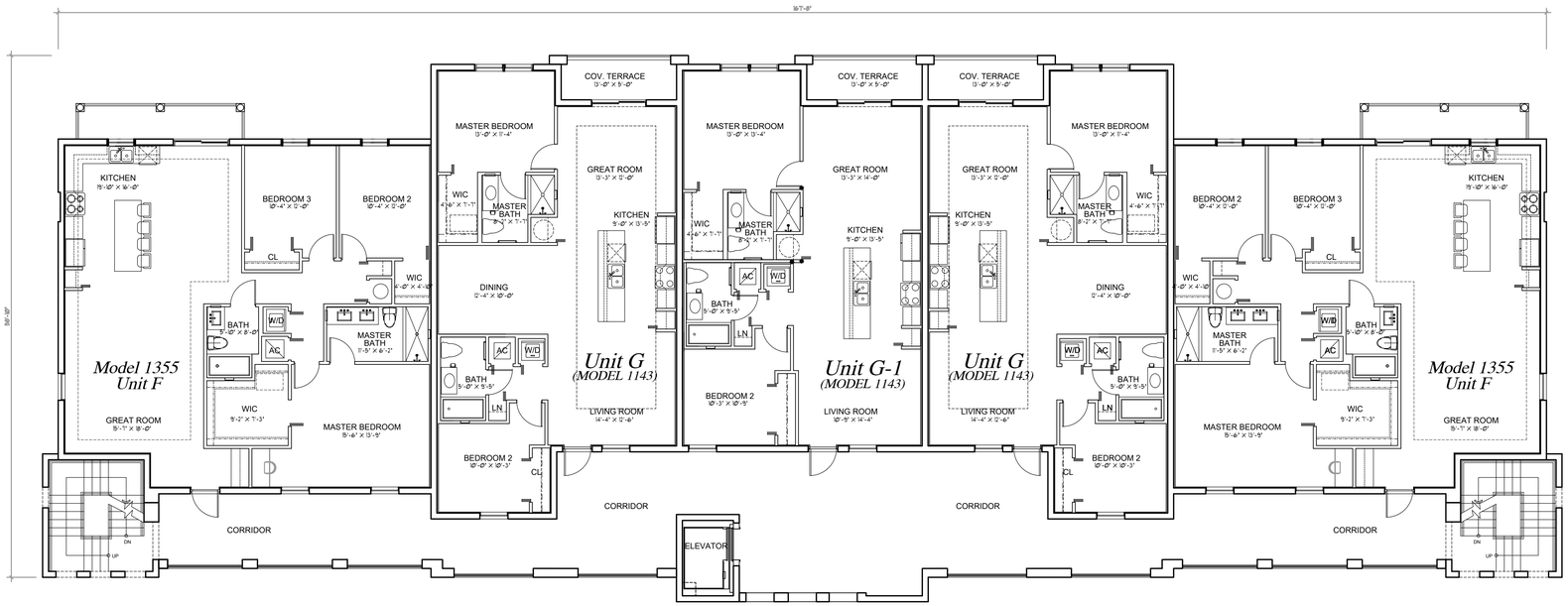
20 UNIT BUILDING TYPE
THIRD FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-10

SHEET NO. :



(20 UNIT BUILDING) FOURTH FLOOR PLAN

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

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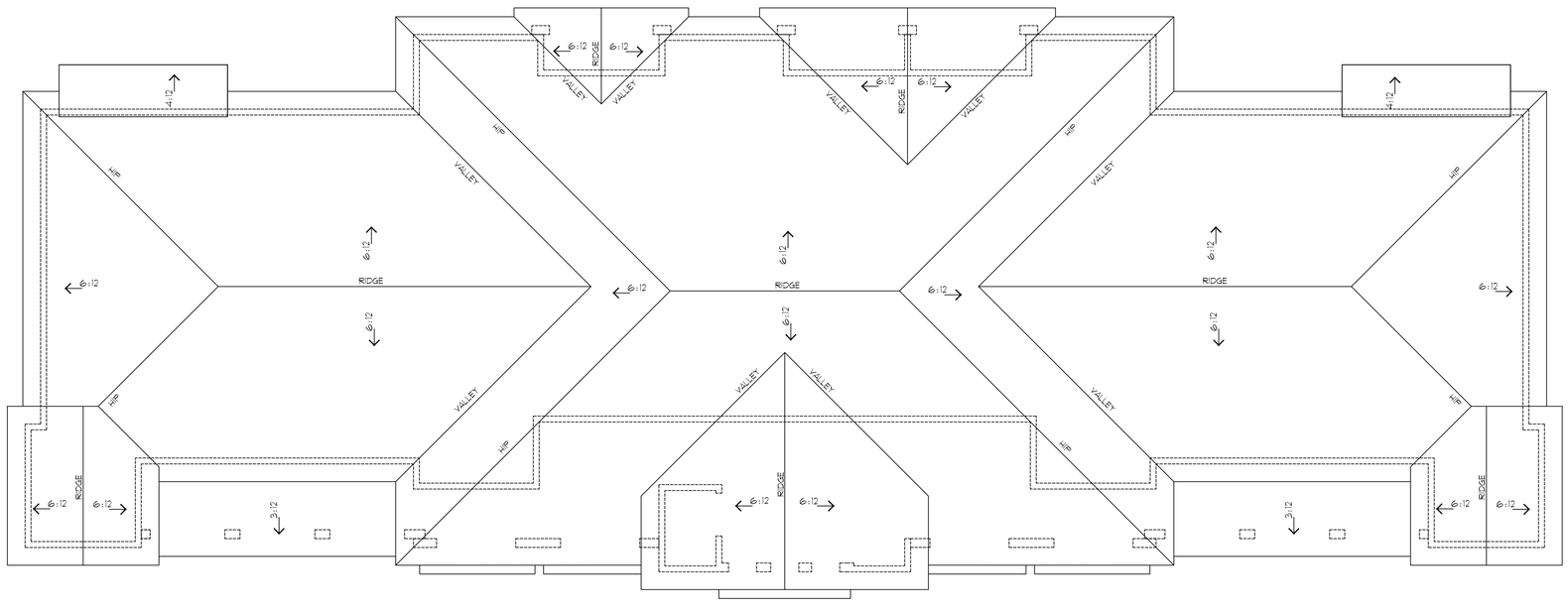
20 UNIT BUILDING TYPE
FOURTH FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-11

SHEET NO. :



(20 UNIT BUILDING) UPPER ROOF PLAN

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

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20 UNIT BUILDING TYPE
ROOF PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-12

SHEET NO. :

FRONT PARKING LOT ELEVATION (20 UNITS)

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

REAR STREET ELEVATION (20 UNITS)

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

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CONDOS

20 UNIT BUILDING TYPE
FRONT & REAR ELEVATION

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-13

SHEET NO. :

FRONT PARKING LOT ELEVATION (20 UNITS)

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

REAR STREET ELEVATION (20 UNITS)

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

COLOR PALLETE: SCHEME

BODY AND WINDOWSILL LEDGE — SW 9542 Natural White — (A)

FASCIA — SW 6257 Gibraltar — (B)

WALL TRIM — SW 7007 Ceiling Bright White — (C)

BRACKETS — SW 6257 Gibraltar — (D)

VERTICAL PICKET FENCE 4' HIGH BRONZE — (E)

FRONT DOOR AND SLIDING DOORS BRONZE — SW 7019 Gauntlet Gray — (F)

FLAT CEMENT ROOF TILE — BORAL SAXONY 900 SLATE CHARCOAL BLEND — (G)

LIMESTONE — (H)

COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE — REFER TO ELEVATION FOR LIGHT TYP. LOCATION — (I)

IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE — (J)

ALUMINUM FENCES AND GATES BRONZE — (K)

FRONT DOORS & SHUTTER — SW 7663 REFLECTION — (L)

ALUMINUM RAILING BRONZE — (M)

ALUMINUM LOUVERS BRONZE — (N)

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CONDOS

20 UNIT BUILDING TYPE
FRONT & REAR ELEVATION

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-13.1

SHEET NO. :

FRONT PARKING LOT ELEVATION (20 UNITS)

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

REAR STREET ELEVATION (20 UNITS)

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

COLOR PALLETE: SCHEME

A	B	C	D	E	F	G	H	I	J	K	L	M	N
BODY AND WINDOWSILL LEDGE	FASCIA	WALL TRIM	BRACKETS	VERTICAL PICKET FENCE 4' HIGH BRONZE	FRONT DOOR AND SLIDING DOORS BRONZE	FLAT CEMENT ROOF TILE	LIMESTONE	COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE	IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE	ALUMINUM FENCES AND GATES BRONZE	FRONT DOORS & SHUTTER	ALUMINUM RAILING BRONZE	ALUMINUM LOUVERS BRONZE
SW 9542 Natural White	SW 6257 Gibraltar	SW 7007 Ceiling Bright White	SW 6257 Gibraltar		SW 7019 Gauntlet Gray	BORAL SAXONY 900 SLATE CHARCOAL BLEND		REFER TO ELEVATION FOR LIGHT TYP. LOCATION			SW 7663 REFLECTION		

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20 UNIT BUILDING TYPE
FRONT & REAR ELEVATION

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-13.2

SHEET NO. :

SIDE ELEVATION (20 UNITS)

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

STANDARD LEFT / RIGHT

SIDE ELEVATION (20 UNITS)

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

ENHANCED ELEVATION FACING MAIN STREETS OR PARKS

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20 UNIT BUILDING TYPE
SIDE ELEVATIONS

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-14

SHEET NO. :

SIDE ELEVATION (20 UNITS)

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

STANDARD LEFT / RIGHT

SIDE ELEVATION (20 UNITS)

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

ENHANCED ELEVATION FACING MAIN STREETS OR PARKS

COLOR PALLETE: SCHEME

A	B	C	D	E	F	G	H	I	J	K	L	M	N
BODY AND WINDOWSILL LEDGE	FASCIA	WALL TRIM	BRACKETS	VERTICAL PICKET FENCE 4' HIGH BRONZE	FRONT DOOR AND SLIDING DOORS BRONZE	FLAT CEMENT ROOF TILE	LIMESTONE	COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE	IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE	ALUMINUM FENCES AND GATES BRONZE	FRONT DOORS & SHUTTER	ALUMINUM RAILING BRONZE	ALUMINUM LOUVERS BRONZE
SW 9542 Natural White	SW 6257 Gibraltar	SW 7007 Ceiling Bright White	SW 6257 Gibraltar		SW 7019 Gauntlet Gray	BORAL SAXONY 900 SLATE CHARCOAL BLEND		REFER TO ELEVATION FOR LIGHT TYP. LOCATION			SW 7663 REFLECTION		

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20 UNIT BUILDING TYPE
SIDE ELEVATIONS

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-14.1

SHEET NO. :

SIDE ELEVATION (20 UNITS)

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

STANDARD LEFT / RIGHT

SIDE ELEVATION (20 UNITS)

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

ENHANCED ELEVATION FACING MAIN STREETS OR PARKS

COLOR PALLETE: SCHEME

BODY AND WINDOWSILL LEDGE
SW 9542 Natural White
Ⓐ

FASCIA
SW 6257 Gibraltar
Ⓑ

WALL TRIM
SW 7007 Ceiling Bright White
Ⓒ

BRACKETS
SW 6257 Gibraltar
Ⓓ

VERTICAL PICKET FENCE 4' HIGH BRONZE

Ⓔ

FRONT DOOR AND SLIDING DOORS BRONZE

SW 7019
Gauntlet Gray
Ⓕ

FLAT CEMENT ROOF TILE

BORAL SAXONY 900 SLATE
CHARCOAL BLEND
Ⓖ

LIMESTONE

Ⓗ

COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE

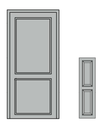
REFER TO ELEVATION
FOR LIGHT
TYP. LOCATION
Ⓘ

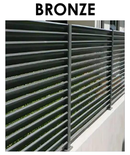
IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE

Ⓙ

ALUMINUM FENCES AND GATES BRONZE

Ⓚ

FRONT DOORS & SHUTTER

SW 7663
REFLECTION
Ⓛ

ALUMINUM RAILING BRONZE

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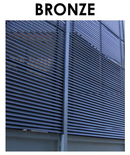
ALUMINUM LOUVERS BRONZE

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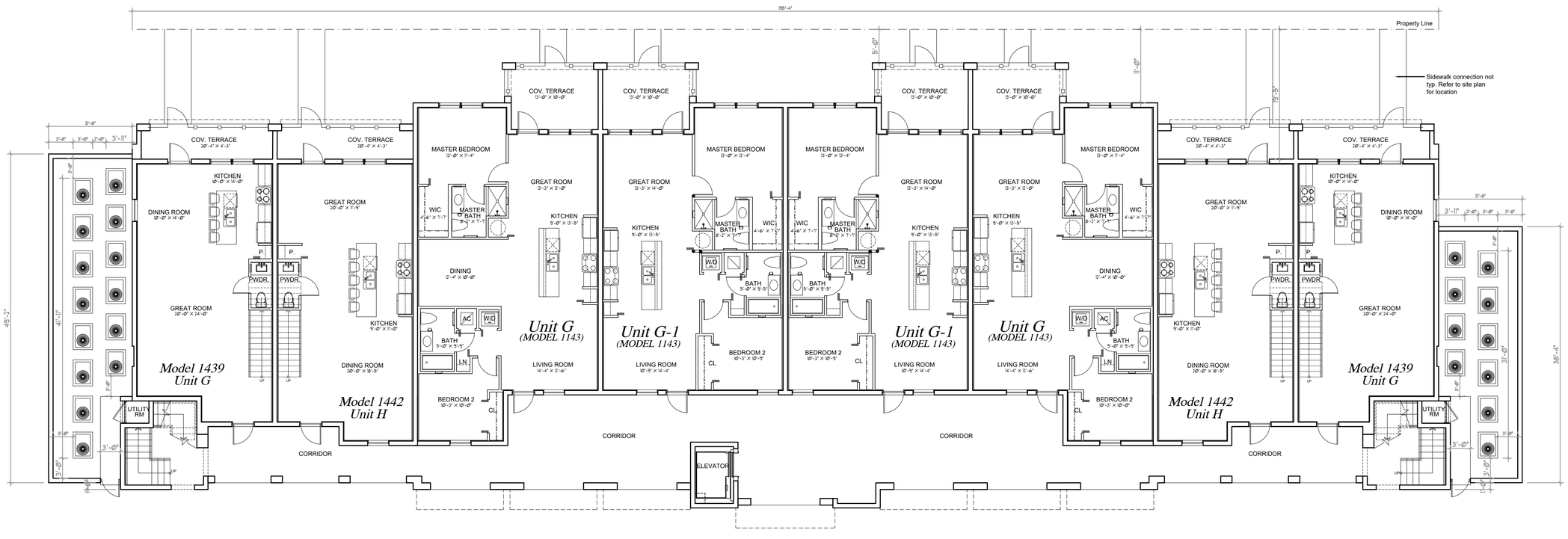
20 UNIT BUILDING TYPE
SIDE ELEVATIONS

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-14.2

SHEET NO. :


199'-4"
Property Line
Sidewalk connection not typ. Refer to site plan for location
5'-0"
11'-0"
5'-0"
11'-8"
3'-8"
3'-8"
2'-8"
3'-11"
COV. TERRACE 20'-4" X 4'-3"
COV. TERRACE 20'-4" X 4'-3"
COV. TERRACE 13'-0" X 10'-0"
COV. TERRACE 13'-0" X 10'-0"
COV. TERRACE 13'-0" X 10'-0"
COV. TERRACE 13'-0" X 10'-0"
COV. TERRACE 20'-4" X 4'-3"
COV. TERRACE 20'-4" X 4'-3"
MASTER BEDROOM 13'-0" X 11'-4"
MASTER BEDROOM 13'-0" X 13'-4"
MASTER BEDROOM 13'-0" X 13'-4"
MASTER BEDROOM 13'-0" X 11'-4"
KITCHEN 10'-0" X 14'-0"
DINING ROOM 10'-0" X 14'-0"
GREAT ROOM 20'-0" X 11'-5"
WIC 4'-6" X 7'-1"
MASTER BATH 8'-3" X 7'-1"
GREAT ROOM 13'-3" X 12'-0"
KITCHEN 9'-0" X 13'-5"
GREAT ROOM 13'-3" X 14'-0"
KITCHEN 9'-0" X 13'-5"
MASTER BATH 8'-3" X 7'-1"
WIC 4'-6" X 7'-1"
WIC 4'-6" X 7'-1"
MASTER BATH 8'-3" X 7'-1"
GREAT ROOM 13'-3" X 14'-0"
KITCHEN 9'-0" X 13'-5"
GREAT ROOM 13'-3" X 12'-0"
KITCHEN 9'-0" X 13'-5"
MASTER BATH 8'-3" X 7'-1"
WIC 4'-6" X 7'-1"
DINING 12'-4" X 10'-0"
W/D
AC
BATH 5'-0" X 7'-5"
LN
BEDROOM 2 10'-3" X 10'-0"
CL
Unit G (MODEL 1143)
Unit G-1 (MODEL 1143)
BATH 5'-0" X 7'-5"
BEDROOM 2 10'-3" X 10'-5"
CL
Unit G-1 (MODEL 1143)
Unit G (MODEL 1143)
LIVING ROOM 14'-4" X 12'-6"
LIVING ROOM 13'-5" X 14'-4"
LIVING ROOM 13'-5" X 14'-4"
LIVING ROOM 14'-4" X 12'-6"
W/D
AC
BATH 5'-0" X 7'-5"
LN
BEDROOM 2 10'-3" X 10'-0"
CL
DINING 12'-4" X 10'-0"
KITCHEN 9'-0" X 11'-0"
GREAT ROOM 20'-0" X 24'-0"
DINING ROOM 10'-0" X 16'-5"
Model 1439 Unit G
Model 1442 Unit H
Model 1442 Unit H
Model 1439 Unit G
P.
PWDR.
UP
UTILITY RM
CORRIDOR
CORRIDOR
CORRIDOR
CORRIDOR
ELEVATOR
49'-2"
41'-11"
3'-0"
3'-0"
3'-0

MAINSTREET CONDOS

24 UNIT BUILDING

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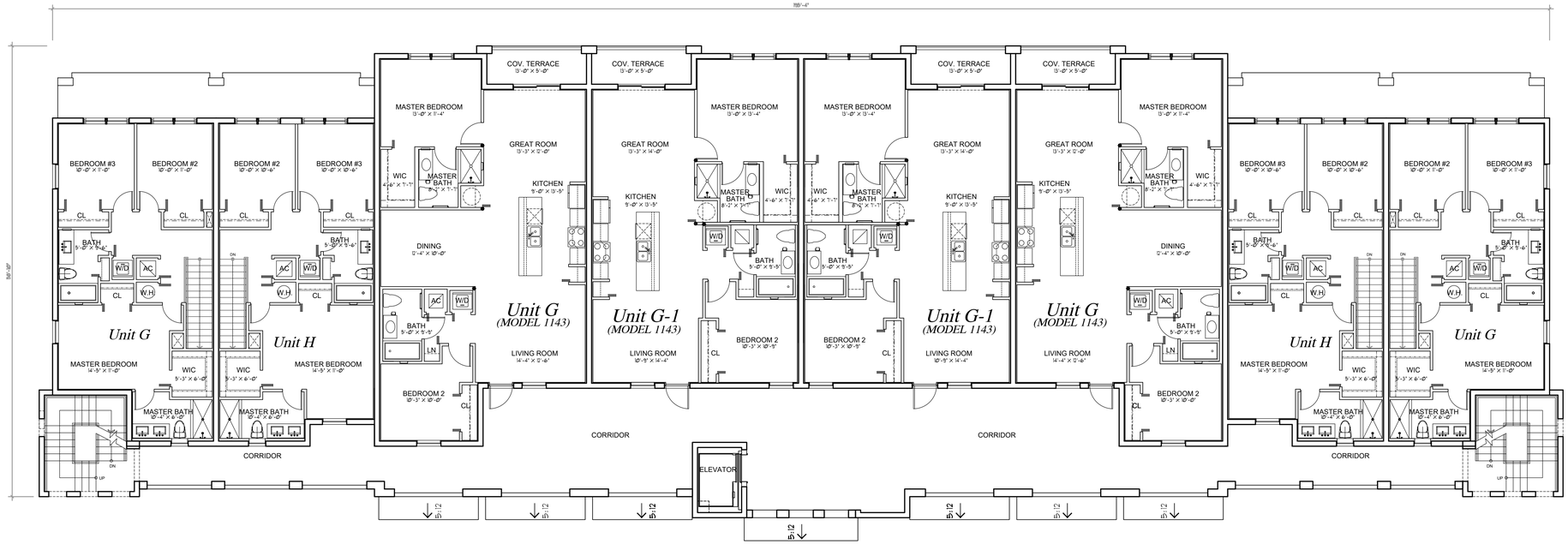
24 UNIT BUILDING TYPE
FIRST FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-0

SHEET NO. :



(24 UNIT BUILDING) SECOND FLOOR PLAN

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

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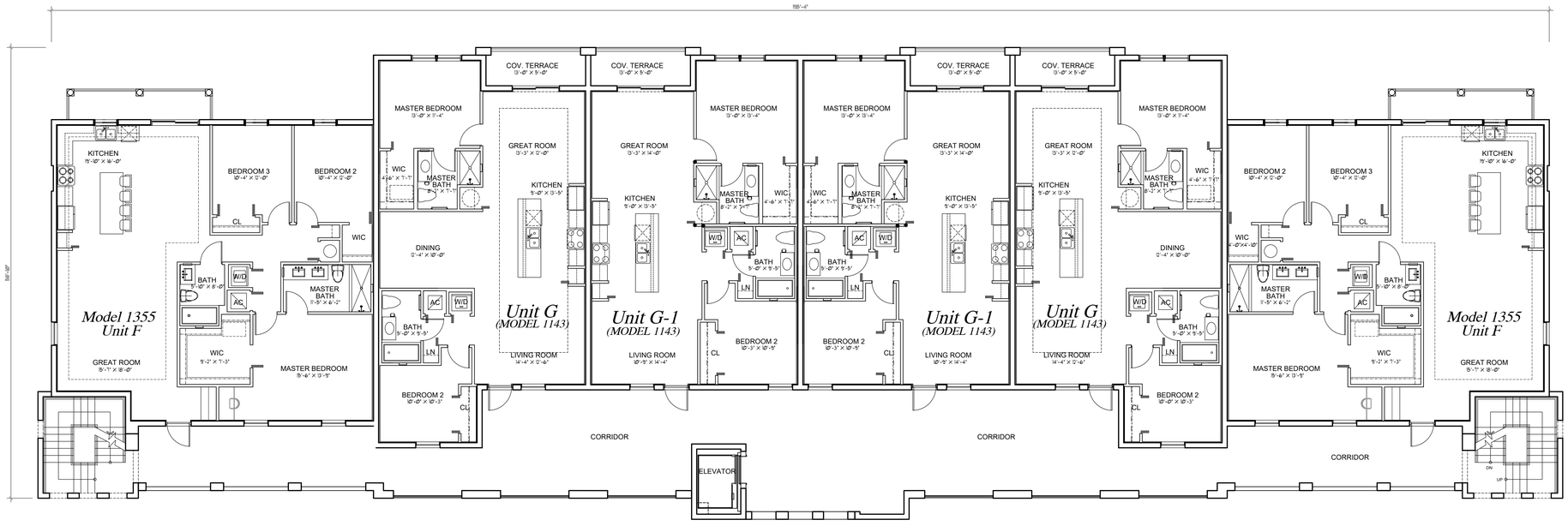
24 UNIT BUILDING TYPE
SECOND FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-16

SHEET NO. :



(24 UNIT BUILDING) THIRD FLOOR PLAN

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

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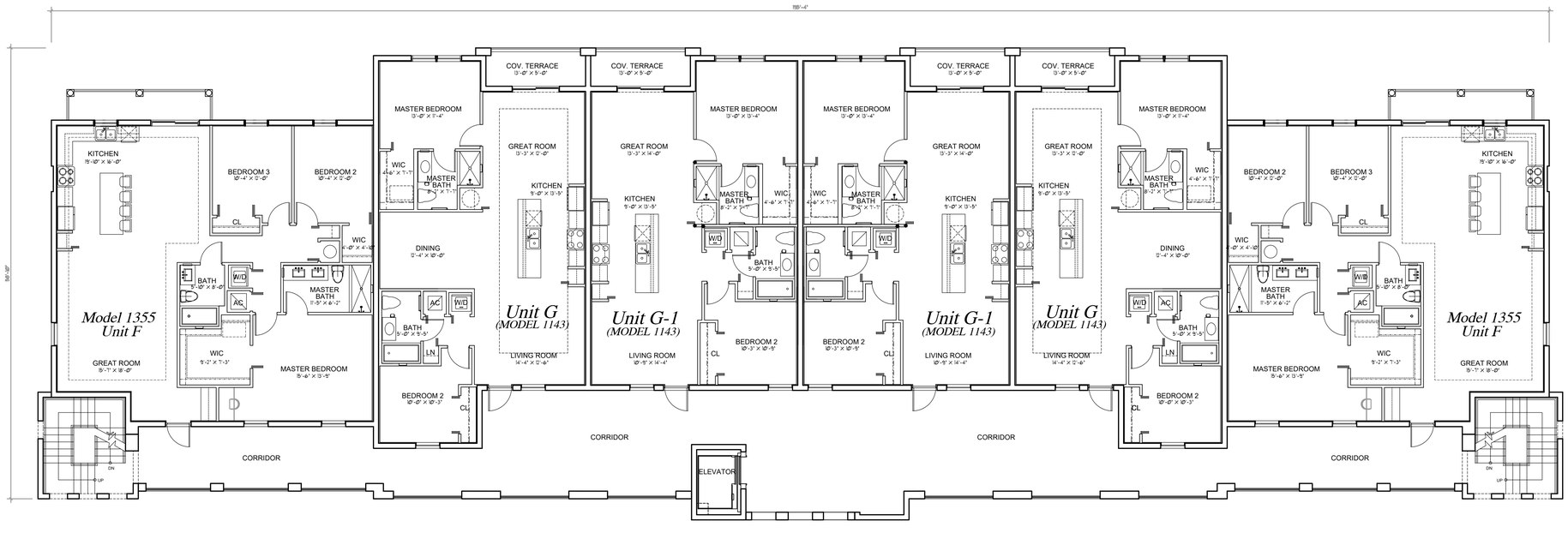
24 UNIT BUILDING TYPE
THIRD FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-17

SHEET NO. :



(24 UNIT BUILDING) FOURTH FLOOR PLAN

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

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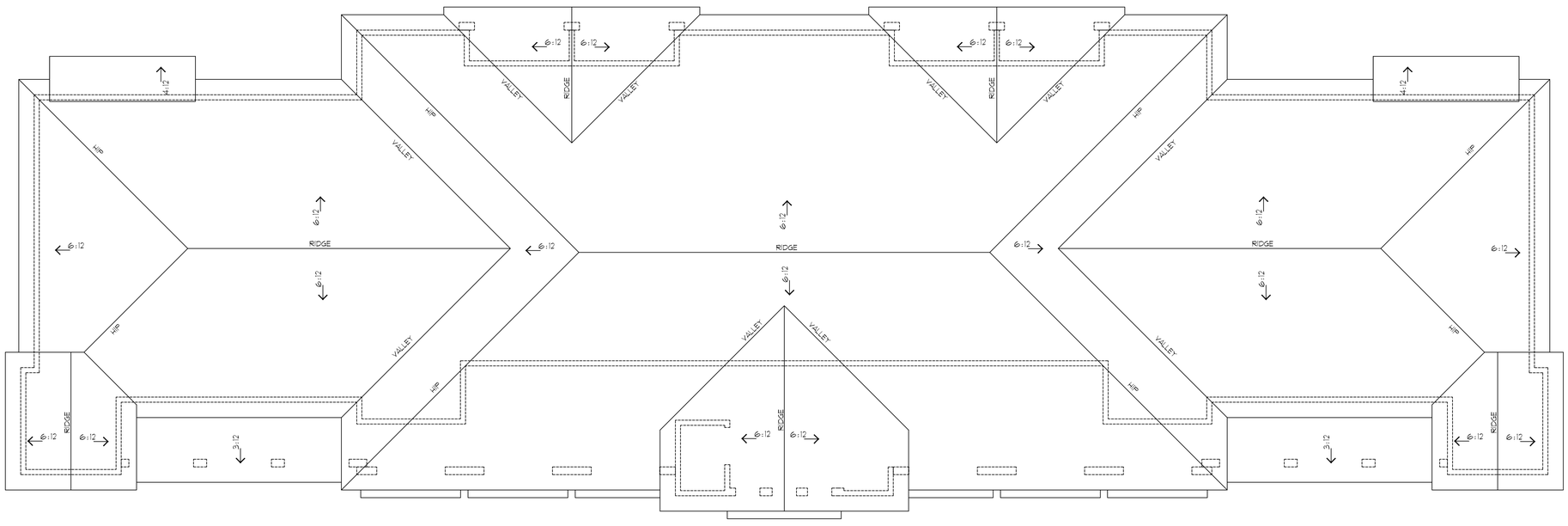
24 UNIT BUILDING TYPE
FOURTH FLOOR PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-18

SHEET NO. :



(24 UNIT BUILDING) UPPER ROOF PLAN

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

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24 UNIT BUILDING TYPE
ROOF PLAN

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-19

SHEET NO. :

FRONT PARKING LOT ELEVATION (24 UNITS)

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

REAR STREET ELEVATION (24 UNITS)

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

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24 UNIT BUILDING TYPE
FRONT & REAR ELEVATION

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-20

SHEET NO. :

FRONT PARKING LOT ELEVATION (24 UNITS)

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

REAR STREET ELEVATION (24 UNITS)

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

COLOR PALLETE: SCHEME

A — BODY AND WINDOWSILL LEDGE
SW 9542 Natural White

B — FASCIA
SW 6257 Gibraltar

C — WALL TRIM
SW 7007 Ceiling Bright White

D — BRACKETS
SW 6257 Gibraltar

E — VERTICAL PICKET FENCE 4' HIGH BRONZE

F — FRONT DOOR AND SLIDING DOORS BRONZE

SW 7019 Gauntlet Gray

G — FLAT CEMENT ROOF TILE

BORAL SAXONY 900 SLATE CHARCOAL BLEND

H — LIMESTONE

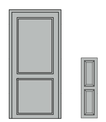
I — COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE

REFER TO ELEVATION FOR LIGHT TYP. LOCATION

J — IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE

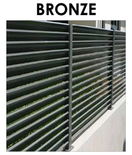
K — ALUMINUM FENCES AND GATES BRONZE

L — FRONT DOORS & SHUTTER

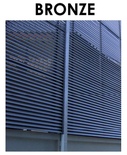


SW 7663 REFLECTION

M — ALUMINUM RAILING BRONZE



N — ALUMINUM LOUVERS BRONZE



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24 UNIT BUILDING TYPE
FRONT & REAR ELEVATION

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-20.1

SHEET NO. :

FRONT PARKING LOT ELEVATION (24 UNITS)

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

REAR STREET ELEVATION (24 UNITS)

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

COLOR PALLETE: SCHEME

BODY AND WINDOWSILL LEDGE
SW 9542 Natural White
Ⓐ

FASCIA
SW 6257 Gibraltar
Ⓑ

WALL TRIM
SW 7007 Ceiling Bright White
Ⓒ

BRACKETS
SW 6257 Gibraltar
Ⓓ

VERTICAL PICKET FENCE 4' HIGH BRONZE

Ⓔ

FRONT DOOR AND SLIDING DOORS BRONZE

SW 7019 Gauntlet Gray
Ⓕ

FLAT CEMENT ROOF TILE

BORAL SAXONY 900 SLATE CHARCOAL BLEND
Ⓖ

LIMESTONE

Ⓗ

COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE

REFER TO ELEVATION FOR LIGHT TYP. LOCATION
Ⓘ

IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE

Ⓙ

ALUMINUM FENCES AND GATES BRONZE

Ⓚ

FRONT DOORS & SHUTTER

SW 7663 REFLECTION
Ⓛ

ALUMINUM RAILING BRONZE

Ⓜ

ALUMINUM LOUVERS BRONZE

Ⓝ

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24 UNIT BUILDING TYPE
FRONT & REAR ELEVATION

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-20.2

SHEET NO. :

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SIDE ELEVATION (24 UNITS)

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

STANDARD LEFT / RIGHT

SIDE ELEVATION (24 UNITS)

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

ENHANCED ELEVATION FACING MAIN STREETS OR PARKS

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24 UNIT BUILDING TYPE
SIDE ELEVATIONS

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-21

SHEET NO. :

SIDE ELEVATION (24 UNITS)

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

STANDARD LEFT / RIGHT

SIDE ELEVATION (24 UNITS)

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

ENHANCED ELEVATION FACING MAIN STREETS OR PARKS

COLOR PALLETE: SCHEME

BODY AND WINDOWSILL LEDGE — SW 9542 Natural White — (A)

FASCIA — SW 6257 Gibraltar — (B)

WALL TRIM — SW 7007 Ceiling Bright White — (C)

BRACKETS — SW 6257 Gibraltar — (D)

VERTICAL PICKET FENCE 4' HIGH BRONZE — (E)

FRONT DOOR AND SLIDING DOORS BRONZE — SW 7019 Gauntlet Gray — (F)

FLAT CEMENT ROOF TILE — BORAL SAXONY 900 SLATE CHARCOAL BLEND — (G)

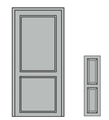
LIMESTONE — (H)

COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE — REFER TO ELEVATION FOR LIGHT TYP. LOCATION — (I)

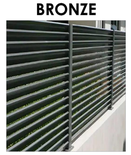
IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE — (J)

ALUMINUM FENCES AND GATES BRONZE — (K)

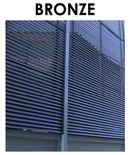
FRONT DOORS & SHUTTER — SW 7663 REFLECTION — (L)



ALUMINUM RAILING BRONZE — (M)



ALUMINUM LOUVERS BRONZE — (N)



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24 UNIT BUILDING TYPE
SIDE ELEVATIONS

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

A-21.1

SHEET NO. :

SIDE ELEVATION (24 UNITS)

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

STANDARD LEFT / RIGHT

SIDE ELEVATION (24 UNITS)

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

ENHANCED ELEVATION FACING MAIN STREETS OR PARKS

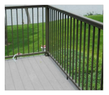
COLOR PALLETE: SCHEME

BODY AND WINDOWSILL LEDGE
SW 9542 Natural White
Ⓐ

FASCIA
SW 6257 Gibraltar
Ⓑ

WALL TRIM
SW 7007 Ceiling Bright White
Ⓒ

BRACKETS
SW 6257 Gibraltar
Ⓓ

VERTICAL PICKET FENCE 4' HIGH BRONZE

Ⓔ

FRONT DOOR AND SLIDING DOORS BRONZE

SW 7019 Gauntlet Gray
Ⓕ

FLAT CEMENT ROOF TILE

BORAL SAXONY 900 SLATE CHARCOAL BLEND
Ⓖ

LIMESTONE

Ⓗ

COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE

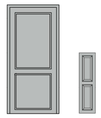
REFER TO ELEVATION FOR LIGHT TYP. LOCATION
Ⓘ

IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE

Ⓙ

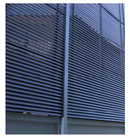
ALUMINUM FENCES AND GATES BRONZE

Ⓚ

FRONT DOORS & SHUTTER

SW 7663 REFLECTION
Ⓛ

ALUMINUM RAILING BRONZE

Ⓜ

ALUMINUM LOUVERS BRONZE

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PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

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REVISIONS:

OWNER:

MAINSTREET
COCONUT CREEK, FLORIDA

SEAL:

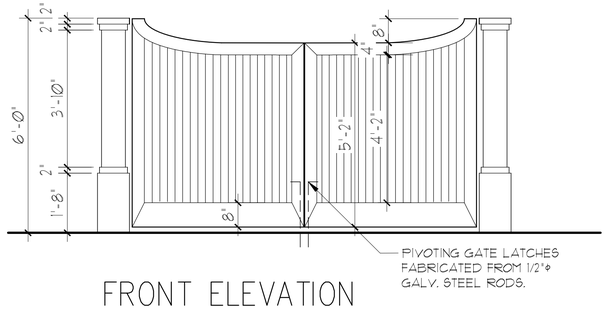
CONDOS

24 UNIT BUILDING TYPE
SIDE ELEVATIONS

DATE :	2024-04-09
SCALE :	AS SHOWN
DRAWN :	AM
CHECK BY:	PPKS
JOB NO. :	

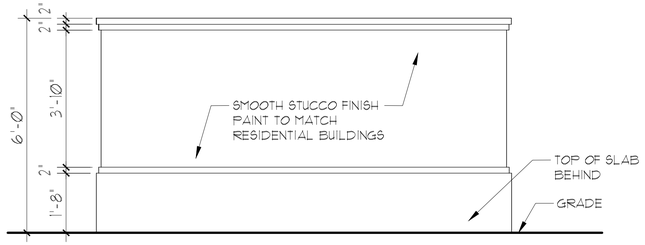
A-21.2

SHEET NO. :



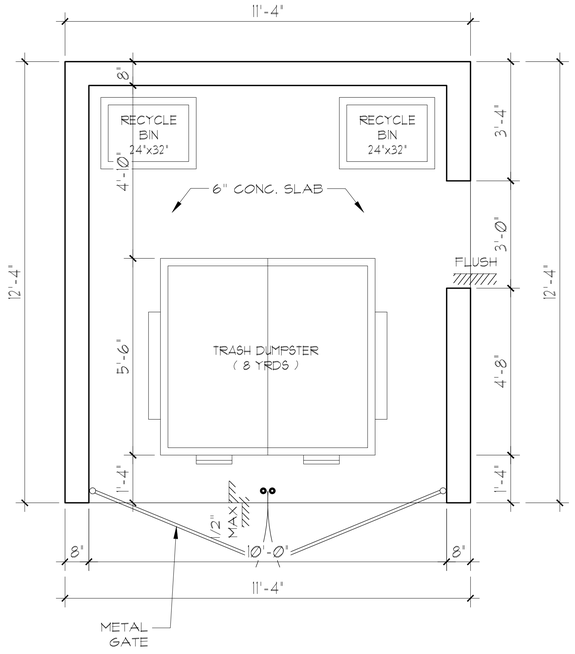
FRONT ELEVATION

SCALE: 1/2" = 1'-0"



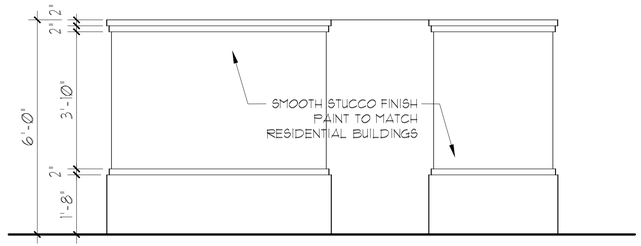
REAR ELEVATION

SCALE: 1/2" = 1'-0"



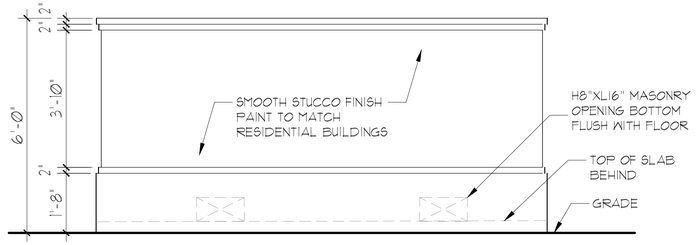
FLOOR PLAN

SCALE: 1/2" = 1'-0"



RIGHT ELEVATION

SCALE: 1/2" = 1'-0"



LEFT ELEVATION

SCALE: 1/2" = 1'-0"

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REVISIONS:

OWNER:

MAINSTREET
COCONUT CREEK, FLORIDA

SEAL:

SINGLE DUMPSTER DETAILS

SINGLE DUMPSTER TYPE
FLOOR PLAN AND ELEVATIONS

DATE :	**2023-01-25**
SCALE :	**AS SHOWN**
DRAWN :	**AM**
CHECK BY:	**PPK**
JOB NO. :	

A-0.1

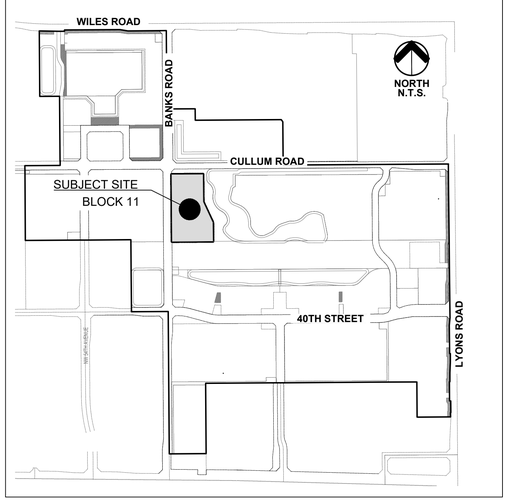
SHEET NO. :

Mainstreet at Coconut Creek PMDD

City of Coconut Creek, Florida
Block 11 Landscape Plan

NOTE: This Landscape Plan has been prepared to satisfy City of Coconut Creek and PMDD zoning requirements and to conceptually reflect landscape requirements for the site. They are not to be utilized for construction drawings until final engineering and architectural plans are available. These drawings are not to be used for Building Permit application until these plans are finalized.

LOCATION MAP



DEVELOPMENT TEAM

LANDSCAPE ARCHITECT:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

SURVEYOR:
CRAVEN THOMPSON AND ASSOCIATES, INC.
3563 N.W. 53RD STREET
FORT LAUDERDALE, FL 33309
(954) 739-6400

CIVIL ENGINEER:
HSQ GROUP
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

SITE DATA

LAND USE DESIGNATION:	RAC
ZONING DISTRICT:	MAINSTREET PMDD (PROPOSED)
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL CONDOMINIUM
PROPOSED DENSITY / INTENSITY:	124 UNITS
TOTAL SITE AREA:	4.83 AC. (210,495 S.F.)

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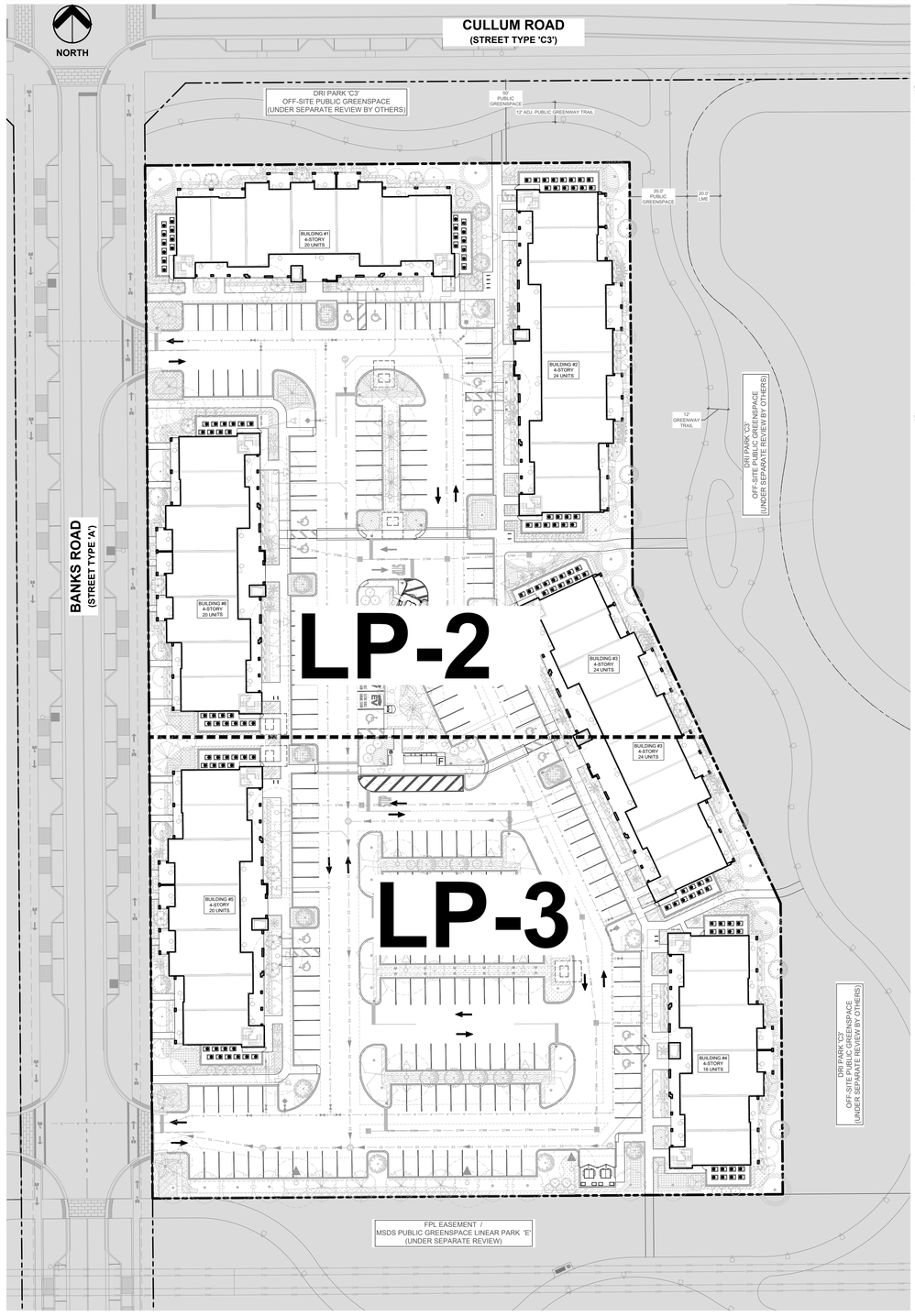
SHEET INDEX

COVER SHEET — LP-1.0
PLANT SCHEDULE & DATA — LP-1.1
LANDSCAPE PLAN — LP-2 to LP-3
PLANTING DETAILS — LP-4
PLANTING SPECIFICATIONS — LP-5

SHEET KEY / OVERALL REFERENCE PLAN

SCALE: 1" = 40'-0"



UTILITY SETBACK NOTES

1. ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
2. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM SIX FOOT (6') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. IN NO CASE SHALL A TREE ENCROACH INTO A CITY EASEMENT WITHOUT PRIOR CITY APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN A FIRE HYDRANT CLEAR ZONE UNLESS OTHERWISE APPROVED BY THE CITY.
3. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY DRAINAGE OR STORM SEWER INFRASTRUCTURE, OR WITH A MINIMUM SIX FOOT (6') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON FOR INSTALLATION REQUIREMENTS.
4. WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
5. TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION FROM ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

GENERAL LANDSCAPE NOTES

1. BASE INFORMATION OBTAINED FROM HSQ GROUP 10/25/2023.
2. ALL INVASIVE SPECIES WILL BE ERADICATED FROM THE AFFECTED AREA AS REQUIRED BY CODE.
3. ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
4. ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
5. QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.
6. ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED. MULCH SHALL BE GRADE A PREMIUM NATURAL MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE 3".
7. TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH HARDSCAPE AND UNDERGROUND UTILITIES.

CITY OF COCONUT CREEK STANDARD LANDSCAPE NOTES

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

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Landscape Architecture
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West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
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Mainstreet at Coconut Creek PMDD
Block 11
City of Coconut Creek, Florida
Preliminary Landscape Plan - COVER SHEET

Drawing name: H:\JOBS\Johns Property - Sample Re_15-039\GSR Partners LLC_DO_002\Drawings\Landscape Plan\Block 11\2022\04-12_PLP_Block11_SPR Resubmittal2.dwg, 4/11/2024 10:16:39 AM, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

Date:	Aug. 2022
Project No.:	15-039.002
Designed By:	MLC
Drawn By:	MLC
Checked By:	MLC / NM

Revision Dates:

2022.08.09: SPR Initial Submittal
2023.11.01: SPR RESUBMITTAL #1
2023.04.12: SPR RESUBMITTAL #2

LP-1.0
of 5

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
TREES					
	BU	12	Bursera simaruba / Gumbo Limbo Min. 12` Ht. x 5` Spr. 2" Cal., 6' c.t., Single Straight Trunk, Full Canopy (CATEGORY 1 TREE)	Yes	Yes
	CA	13	Callistemon rigidus / Stiff Bottlebrush Min. 8' ht. x 4' spr., 1.5" cal., full even canopy (CATEGORY 3 TREE)	No	Yes
	CR	27	Clusia rosea / Pitch Apple Min. 10` Ht. x 4` Spr. 2" Cal., 5' c.t., Single Straight Trunk, Full Canopy (CATEGORY 2 TREE)	Yes	Yes
	CE	12	Conocarpus erectus / Green Buttonwood Min. 12` Ht. x 5` Spr., 2" Cal., 6' c.t. Single Straight Trunk, Full Canopy (CATEGORY 1 TREE)	Yes	Yes
	CS	14	Conocarpus erectus sericeus / Silver Buttonwood Min. 8` Ht. x 4` Spr., 1.5" Cal., 4' c.t., Single Straight Trunk, Full Canopy (CATEGORY 3 TREE)	Yes	Yes
	CG	16	Cordia sebestena / Orange Geiger Tree Min. 10` Ht. x 4` Spr. 2" Cal. 5' c.t. Single Straight Trunk, Full Canopy (CATEGORY 2 TREE)	Yes	Yes
	ED	13	Elaeocarpus decipiens / Japanese Blueberry Tree Min. 10` Ht. x 4` Spr., 2" cal., 5` c.t., Full dense canopy (CATEGORY 2 TREE)	No	Yes
	LY	8	Lysiloma latisiliqua / Wild Tamarind Min. 12' ht. x 5' spr., 2" cal., 6' c.t., full canopy, straight trunk (CATEGORY 1 TREE)	Yes	Yes
	MG	13	Magnolia grandiflora / Southern Magnolia Min. 10` Ht. x 4` Spr., 2" Cal., 5' c.t., Single Straight Trunk, Full Canopy (CATEGORY 2 TREE)	Yes	Yes
	QV	13	Quercus virginiana / Live Oak Min. 12` Ht. x 5` Spr., 2" Cal., 6' c.t.,Straight trunk, Full Canopy (CATEGORY 1 TREE)	Yes	Yes
	TH	5	Tabebuia heterophylla / Pink Tabebuia Min. 10` Ht. x 4` Spr., 2" Cal., 5' c.t., Single Straight Trunk, Full Canopy (CATEGORY 2 TREE)	No	Yes
PALM TREES					
	PE	27	Ptychosperma elegans / Alexander palm 10` Ct, Full canopy, single straight trunk, matched. (CATEGORY 4 TREE)	No	Yes
	RE	9	Roystonea elata / Florida Royal Palm Field Grown, 9` GW, 12` CT, 17` OA Ht., 20" Cal. Heavy Straight Trunk, No Scars, Full Crown (CATEGORY 4 TREE)	Yes	Yes
	SP	39	Sabal palmetto / Cabbage Palmetto Varying Heights, Min. 8'-12` CT, Slick Straight Trunk (CATEGORY 4 TREE)	Yes	Yes
	TR	14	Thrinax radiata / Florida Thatch Palm Min. 8` Ct. 14` O.A. Ht. Single Trunk, Full Head (CATEGORY 4 TREE)	Yes	Yes
	WB	17	Wodyetia bifurcata / Foxtail Palm Min. 8' GW, Single Straight Trunk, Full Crown, No Scars on Trunk (CATEGORY 4 TREE)	No	Yes

SHRUBS					
	COR	4	Cordyline fruticosa `Red Sister` / Red Sister Ti Plant 3 PPP, Min. 24" Ht. x 18" Spr., Full to Base and Dense	No	Yes
	CRI	20	Crinum augustum `Queen Emma` / `Queen Emma` Crinum 1 PPP, Min. 3` Ht. x 3` Spr., Disease Free, Specimen	No	Yes
	STR	8	Strelitzia reginae / Orange Bird Of Paradise 7 Gal., 36" HT. x 36" Sprd., Full to Base and Dense	No	Yes
SHRUB AREAS					
	CHR	314	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum Min. 36" HT. x 24" Sprd., Full to Base and Dense, 24" O.C.	Yes	Yes
	CLD3	61	Clusia Guttifera / Small leaf clusia Min. 36" Ht. x 24" Spr, Full to Base and Dense, 30" o.c.	No	Yes
	CON	333	Conocarpus erectus / Green Buttonwood Min. 24" Ht. x 24" Spr., Full to Base and Dense, 24" O.C.	Yes	Yes
	CES	442	Conocarpus erectus sericeus / Silver Buttonwood Min. 24" Ht. x 24" Spr., Bush Form, Full to Base and Dense, 24" O.C.	Yes	Yes
	HAM	635	Hamelia patens 'Calusa' / Dwarf Firebush Min., 18" HT. x 18" Spr., Full to Base and Dense, 24" O.C.	Yes	Yes
	IXO	582	Ixora `Maui` / Dwarf Ixora Min. 18" Ht. x 12" Spr., Full to base and dense, 18" o.c.	No	Yes
	POD	652	Podocarpus macrophyllus / Podocarpus Min. 48" Ht. x 18" Spr., Full to Base and Densee, 18" O.C.	No	Yes
	ZAM	201	Zamia pumila / Coontie Min. 18" Ht. x 18" Spr., Full and Dense, No Spots, 24" O.C.,	Yes	Yes
GRASSES					
	MUH	538	Muhlenbergia capillaris / Pink Muhly Grass Min. 18" HT. x 18" Sprd., Fully Rooted and Dense, 24" O.C.	Yes	Yes
	FAK	584	Tripsacum floridanum / Dwarf Fakahatchee Grass Min. 18" HT. x 18" Sprd., Fully Rooted and Dense, 24" O.C.	Yes	Yes
GROUND COVERS					
	FIC	791	Ficus microcarpa `Green Island` / Green Island Ficus Min. 12" Ht. x 12" Sprd., Fully Rooted and Dense, 12" O.C.	No	Yes
	HEL	512	Helianthus debilis / Dune Sunflower Min. 12" Ht. x 12" Spr., Full and dense, 18" O.C.	Yes	Yes
	HYL	807	Hymenocallis latifolia / Spider Lily Min. 12" Ht. x 12" Spr. Full to base and dense, 18" o.c.	Yes	Yes
	ILV	1,144	Ilex vomitoria `Nana` / Dwarf Yaupon Min. 12" Ht. x 12" Spr. 12" O.C. Full and Dense Shrub, Full to Edge of Pot	Yes	Yes
	SAL	371	Salvia lyrata / Sage, Salvia 'indigo spires' Min. 12" ht. x 10" spr., full to base, 20" o.c.	Yes	Yes
SOD AND MULCH					
TBD	MULCH	TBD	Shredded Melaleuca / Mulch Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3"; Quantity to be Verified in the Field	N/A	N/A
TBD	SOD	TBD	Stenotaphrum secundatum `Floritam` / Floritam St. Augustine Sod Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sanded to Level Lawn *Quantity to be Verified in the Field	N/A	N/A

PLANT SCHEDULE NOTES

1) DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
2) ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
3) ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER.THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
4) QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.
5) ALL GROUNDCOVERS SHALL BE PLANTED WITHIN A MINIMUM OF 50% OF COVERAGE WITH 100% COVERAGE WITHIN 6 MONTHS.
6) ALL PROPOSED TREES AND PALMS ARE TO BE PLANTED IN LANDSCAPE AREAS THAT PROVIDE THE MINIMUM SOIL VOLUMES AS ESTABLISHED BY THE PMDD (3 CUBIC FEET OF SOIL VOLUME FOR EACH SQUARE FOOT OF TREE CANOPY ANTICIPATED BASED ON THE TREE CATEGORY). AREAS THAT ARE NOT ABLE TO PROVIDE THE REQUIRED SOIL VOLUMES, THE USE OF STRUCTURAL SOIL IS TO BE INCORPORATED.
7) TREE CATEGORIES BASED ON THE CITY RECOMMENDED TREE LIST (REV 08/2023). CANOPY VALUES PER PMDD LANDSCAPE DESIGN STANDARDS 7.A.1.e

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LANDSCAPE DATA

BLOCK 11 OVERALL LANDSCAPE SUMMARY				
	CODE	TREE/PALM SPECIES	QTY.	SPECIES MIX %
	BU	Gumbo Limbo	12	4.8%
TREE/PALM SUMMARY	CA	Stiff Bottlebrush	13	5.2%
	CR	Pitch Apple	26	10.4%
REQUIRED LANDSCAPE AREAS	CE	Green Buttonwood	12	4.8%
16 - SOUTH VUA BUFFER	CS	Silver Button Wood	14	5.6%
44 - VUA ISLANDS	CG	Orange Geiger Tree	16	6.4%
20 - VUA MEDIANS	ED	Japanese Blueberry	13	5.2%
74 - BLDG. FND.	LY	Wild Tamarind	8	3.2%
97 - OPEN SPACE	MG	Southern Magnolia	13	5.2%
251 - TOTAL SITE	QV	Live Oak	13	5.2%
	TH	Pink Tabebuia	5	2.0%
	PE	Alexander palm	27	10.8%
	RE	Florida Royal Palm	9	3.6%
	SP	Cabbage Palmetto	39	15.5%
	TR	Florida Thatch Palm	14	5.6%
	WB	Foxtail Palm	17	6.8%
		TOTAL	**251**	**100%**

	CODE	SHRUBS / GC SPECIES	QTY.	SPECIES MIX %
	COR	Red Sister Ti Plant	4	0.1%
SHRUBS / GROUNDCOVER (GC) SUMMARY	CRI	`Queen Emma` Crinum	20	0.3%
	STR	Orange Bird Of Paradise	8	0.1%
	CHR	Red Tip Cocoplum	314	4.0%
	CLD3	Small leaf clusia	61	0.8%
SHRUBS: 4,321	CON	Green Buttonwood	333	4.2%
150 - SOUTH VUA BUFFER (MIN)	CES	Silver Buttonwood	442	5.6%
620 - BLDG. FND. (MIN.)	HAM	Dwarf Firebush	582	7.3%
3,551 - OPEN SPACE	IXO	Ixora Dwarf	582	7.3%
	POD	Podocarpus	652	8.2%
	ZAM	Coontie	201	2.5%
GROUND COVER: 3,625	MUH	Pink Muhly Grass	538	6.8%
1,860 - BLDG. FND. PLANTER (MIN.)	FAK	Dwarf Fakahatchee Grass	584	7.3%
BALANCE OF TOTAL - OPEN SPACE	FIC	Green Island Ficus	791	10.0%
	HEL	Dune Sunflower	512	6.4%
	HYL	Spider Lily	807	10.2%
	ILV	Dwarf Yaupon	1144	14.4%
	SAL	Sage, Salvia	371	4.7%
		TOTAL	**7,946**	**100%**

NATIVE & DROUGHT TOLERANT SUMMARY *LDR Sec. 13-444 - The minimum quantities of native plants and plant species for each type of plant material installed, excluding turf grasses shall be fifty (50) percent.*		
TOTAL PLANTS PROPOSED	**NATIVE**	**DROUGHT TOLERANT**
TREES / PALMS: 251	**189 / 75%**	**100%**
SHRUBS / GROUND COVER: 7,946	**5,828 / 73%**	**100%**

PMDD REQUIRED LANDSCAPE COMPLIANCE TABULAR - BLOCK 11		
REQUIREMENT		
LANDSCAPED OPEN SPACE (PMDD DS SEC. III.E.7.B.1)		**PROPOSED**
Open Space is defined as the gross block site area excluding building coverage & vehicular use areas (VUA). The specific planting requirements for VUA's, perimeter buffers and building foundation planting shall be met in addition to this requirement. Refer to Sheet OSP - Open space calculations for provided O.S.	TREES: 1 /2,000 SF O.S. @ 1.40 AC/60,984 SF = 30 TREES	**32 TREES & 65 PALMS*** (*3 PALMS @ 1:1 / 62 PALMS @ 3:1) *PORTION OF 251 TOTAL PROJECT TREES/PALMS PROVIDED. SEE OVERALL TREE/PALM SUMMARY FOR BREAKDOWN*
	SHRUBS: 6/2,000 SF O.S. @ 1.40 AC/60,984 SF = 183 SHRUBS	**180+ SHRUBS/GROUND COVER** *(7,946 TOTAL PROJECT MINUS 150 MIN. WITHIN VUA BUFFER, MINUS 620 SHRUBS / 1,860 GC WITHIN FND. PLANTERS)*

PERIMETER BUFFER (PMDD DS SEC. III.E.7.B.2.a)	PROPOSED
WEST, NORTH & EAST FRONTAGES: ACTIVE USE FRONTING STREETS AND PUBLIC OPEN SPACES. NO PERIMETER BUFFER REQUIRED	N/A. SEE BUILDING FOUNDATION & LANDSCAPED OPEN SPACE
SOUTH SIDE INTERIOR	SEE VUA BUFFER
VUA BUFFER (PMDD DS SEC. III.E.7.B.2.b)	**PROPOSED**
SOUTH VUA ADJ. TO FPL ESMT. / GREENWAY (300 L.F.) 8' BUFFER W/ CONTINUOUS HEDGE (24" O.C.) = 150 SHRUBS MIN. TREES 1/40 L.F. = 8 TREES MIN.	**11 TREES & 5 PALMS*** (*5 PALMS @ 3:1) 150 SHRUBS (MIN.)

BUILDING FOUNDATION LANDSCAPE (PMDD DS SEC. III.E.7.B.3.b)	**MIN. REQUIRED / PROPOSED** *(TOTAL PLANTER LENGTH PER BUILDING EXCLUDES PERPENDICULAR SIDEWALK ACCESS PER PMDD STANDARDS. PLANTS AROUND BUILDING IN EXCESS OF MIN. REQUIREMENTS IS ALLOCATED AS OPEN SPACE LANDSCAPE)*
Multi-Family Condominium Min. (1) tree, ten (10) shrubs and thirty (30) ground cover for each 40 linear feet of foundation planter.	Bldg. #1 @ 416' = 9 TREES & 3 PALMS @ 3:1 / 100 SHRUBS / 300 GC
	Bldg. #2 @ 464' = 11 TREES & 3 PALMS @ 3:1 / 120 SHRUBS / 360 GC
	Bldg. #3 @ 464' = 11 TREES & 3 PALMS @ 3:1 / 120 SHRUBS / 360 GC
	Bldg. #4 @ 337' = 7 TREES & 3 PALMS @ 3:1 / 80 SHRUBS / 240 GC
	Bldg. #5 @ 416' = 9 TREES & 3 PALMS @ 3:1 / 100 SHRUBS / 300 GC
	Bldg. #6 @ 416' = 9 TREES & 3 PALMS @ 3:1 / 100 SHRUBS / 300 GC
	TOTAL ALL BLDG'S = 56 TREES & 18 PALMS @ 3:1 MIN. 620 SHRUBS / 1,860 GC

Vehicular Use Area Landscape (PMDD DS SEC. III.E.7.B.4)	**PROPOSED**
Parking area Intermediate & Terminal Islands Min. 12' width 1 tree per island (max. 12 spaces between islands)	**33 TREES & 11 PALMS*** **IN 38 ISLANDS** (*2 Palms @ 1:1 / 9 Palms @ 3:1)
Parking area divider medians Min. 5' width, 1 tree / 40 LF of median @ 421 LF (TOTAL) = 11 trees min.	**13 TREES & 7 PALMS*** (*4 Palms @ 1:1 / 3 Palms @ 3:1)
Other vehicular use area 1 SF of landscape area / 100 SF of paved area @ 1.88 Ac. / 81,893 SF Excluding parking space paved area @ 65,100 SF (300 SF x 217 spaces) = 16,793 SF VUA paved area = Min. 168 SF landscape area	**~45,516 SF LANDSCAPE AREA** (1.10 AC. / 47,916 SF TOTAL SITE LANDSCAPE AREA, LESS SOUTH VUA BUFFER @ 2,400 SF)

TREE CANOPY COVERAGE CALCULATION *			
TREE CATEGORY	CANOPY AREA (SF) PER PMDD SEC. III.B.2	TREE QTY. (OVERALL)	TOTAL CANOPY AREA PROPOSED (SF)
CATEGORY 1	300	45	13,500
CATEGORY 2	150	57	8,550
CATEGORY 3	100	43	4,300
CATEGORY 4	50	106	5,300
TOTAL		251	31,650
% OF BLOCK 11 TOTAL SITE AREA @ 4.83 AC. / 210,495 SF			15%

** Per City Green Plan Action 2.1 Goal is to achieve 40% tree canopy coverage throughout the city with maximum tree coverage on public and private land by 2020. Mainstreet to be evaluated for canopy coverage as a whole project, inclusive of coverage provided within individual development blocks and public open spaces.*

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Mainstreet at Coconut Creek PMDD
Block 11
City of Coconut Creek, Florida
Preliminary Landscape Plan - PLANT SCHEDULE & DATA

Date:	Aug. 2022
Project No.:	15-039.002
Designed By:	MLC
Drawn By:	MLC
Checked By:	MLC / NM

Revision Dates:
2022.08.09: SPR Initial Submittal
2023.11.01: SPR RESUBMITTAL #1
2023.04.12: SPR RESUBMITTAL #2

LP-1.1
of 5

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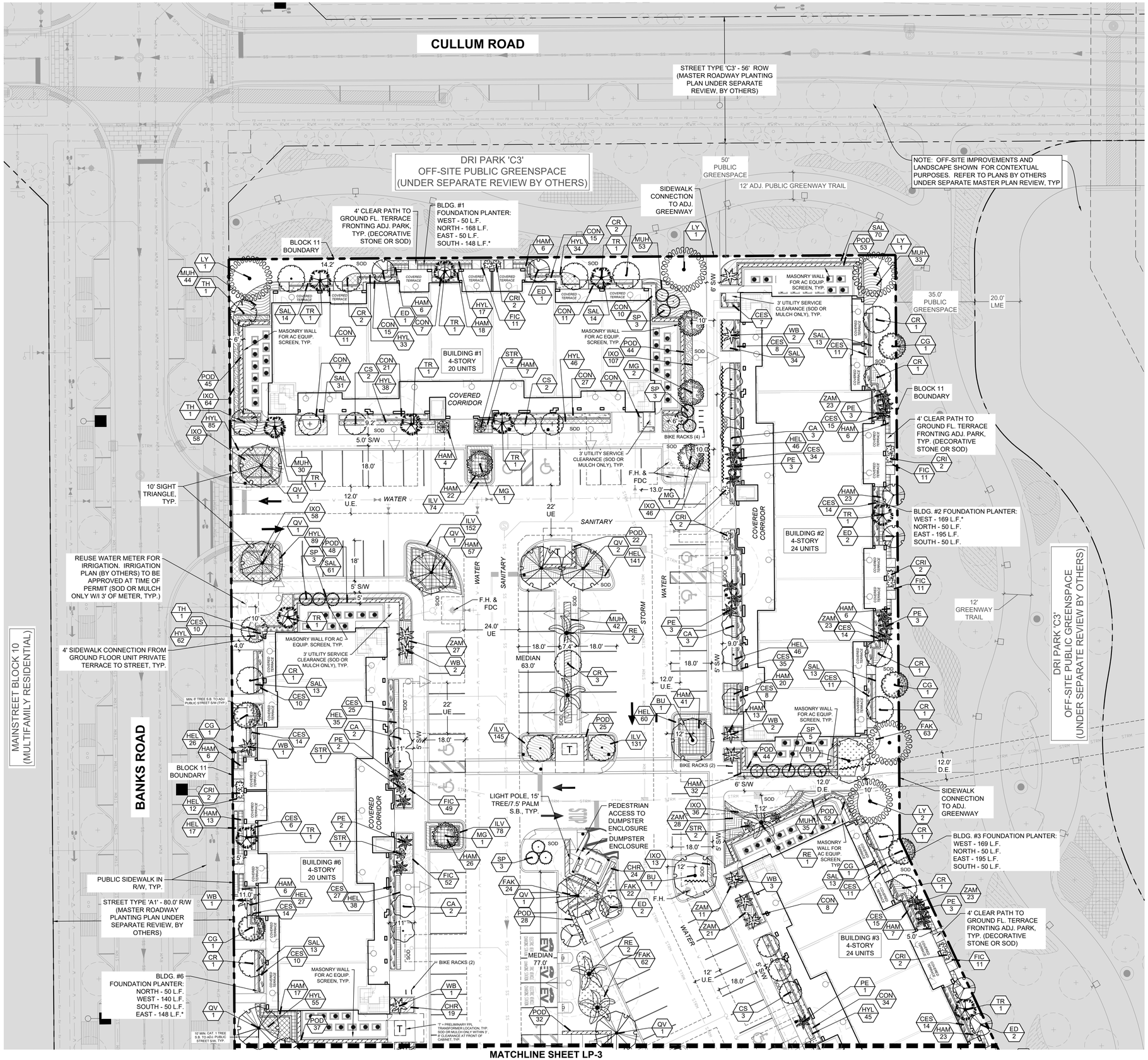

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BU	Bursera simaruba / Gumbo Limbo Min. 12` Ht. x 5` Spr. 2" Cal., 6' c.t., Single Straight Trunk, Full Canopy (CATEGORY 1 TREE)
	CA	Callistemon rigidus / Stiff Bottlebrush Min. 8` ht. x 4' spr., 1.5" cal., full even canopy (CATEGORY 3 TREE)
	CR	Clusia rosea / Pitch Apple Min. 10` Ht. x 4` Spr. 2" Cal., 5' c.t., Single Straight Trunk, Full Canopy (CATEGORY 2 TREE)
	CE	Conocarpus erectus / Green Buttonwood Min. 12` Ht. x 5` Spr., 2" Cal., 6' c.t. Single Straight Trunk, Full Canopy (CATEGORY 1 TREE)
	CS	Conocarpus erectus sericeus / Silver Buttonwood Min. 8` Ht. x 4` Spr., 1.5" Cal., 4' c.t., Single Straight Trunk, Full Canopy (CATEGORY 3 TREE)
	CG	Cordia sebestena / Orange Geiger Tree Min. 10` Ht. x 4` Spr. 2" Cal. 5' c.t. Single Straight Trunk, Full Canopy (CATEGORY 2 TREE)
	ED	Elaeocarpus decipiens / Japanese Blueberry Tree Min. 10` Ht. x 4` Spr., 2" cal., 5` c.t., Full dense canopy (CATEGORY 2 TREE)
	LY	Lysiloma latisiliqua / Wild Tamarind Min. 12' ht. x 5' spr., 2" cal., 6' c.t., full canopy, straight trunk (CATEGORY 1 TREE)
	MG	Magnolia grandiflora / Southern Magnolia Min. 10` Ht. x 4` Spr., 2" Cal., 5' c.t., Single Straight Trunk, Full Canopy (CATEGORY 2 TREE)
	QV	Quercus virginiana / Live Oak Min. 12` Ht. x 5` Spr., 2" Cal., 6' c.t.,Straight trunk, Full Canopy (CATEGORY 1 TREE)
	TH	Tabebuia heterophylla / Pink Tabebuia Min. 10` Ht. x 4` Spr., 2" Cal., 5' c.t., Single Straight Trunk, Full Canopy (CATEGORY 2 TREE)
PALM TREES		
	PE	Ptychosperma elegans / Alexander palm 10` Ct, Full canopy, single straight trunk, matched. (CATEGORY 4 TREE)
	RE	Roystonea elata / Florida Royal Palm Field Grown, 9` GW, 12` CT, 17` OA Ht., 20" Cal. Heavy Straight Trunk, No Scars, Full Crown (CATEGORY 4 TREE)
	SP	Sabal palmetto / Cabbage Palmetto Varying Heights, Min. 8'-12` CT, Slick Straight Trunk (CATEGORY 4 TREE)
	TR	Thrinax radiata / Florida Thatch Palm Min. 8` Ct. 14` O.A. Ht. Single Trunk, Full Head (CATEGORY 4 TREE)
	WB	Wodyetia bifurcata / Foxtail Palm Min. 8' GW, Single Straight Trunk, Full Crown, No Scars on Trunk (CATEGORY 4 TREE)
SHRUBS		
	COR	Cordyline fruticosa `Red Sister` / Red Sister Ti Plant 3 PPP, Min. 24" Ht. x 18" Spr., Full to Base and Dense
	CRI	Crinum augustum `Queen Emma` / `Queen Emma` Crinum 1 PPP, Min. 3` Ht. x 3` Spr., Disease Free, Specimen
	STR	Strelitzia reginae / Orange Bird Of Paradise 7 Gal., 36" HT. x 36" Sprd., Full to Base and Dense
SHRUB AREAS		
	CHR	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum Min. 36" HT. x 24" Sprd., Full to Base and Dense, 24" O.C.
	CLD3	Clusia Guttifera / Small leaf clusia Min. 36" Ht. x 24" Spr, Full to Base and Dense, 30" o.c.
	CON	Conocarpus erectus / Green Buttonwood Min. 24" Ht. x 24" Spr., Full to Base and Dense, 24" O.C.
	CES	Conocarpus erectus sericeus / Silver Buttonwood Min. 24" Ht. x 24" Spr., Bush Form, Full to Base and Dense, 24" O.C.
	HAM	Hamelia patens 'Calusa' / Dwarf Firebush Min., 18" HT. x 18" Spr., Full to Base and Dense, 24" O.C.
	IXO	Ixora `Maui` / Dwarf Ixora Min. 18" Ht. x 12" Spr., Full to base and dense, 18" o.c.
	POD	Podocarpus macrophyllus / Podocarpus Min. 48" Ht. x 18" Spr., Full to Base and Densee, 18" O.C.
	ZAM	Zamia pumila / Coontie Min. 18" Ht. x 18" Spr., Full and Dense, No Spots, 24" O.C.,
GRASSES		
	MUH	Muhlenbergia capillaris / Pink Muhly Grass Min. 18" HT. x 18" Sprd., Fully Rooted and Dense, 24" O.C.
	FAK	Tripsacum floridanum / Dwarf Fakahatchee Grass Min. 18" HT. x 18" Sprd., Fully Rooted and Dense, 24" O.C.
GROUND COVERS		
	FIC	Ficus microcarpa `Green Island` / Green Island Ficus Min. 12" Ht. x 12" Sprd., Fully Rooted and Dense, 12" O.C.
	HEL	Helianthus debilis / Dune Sunflower Min. 12" Ht. x 12" Spr., Full and dense, 18" O.C.
	HYL	Hymenocallis latifolia / Spider Lily Min. 12" Ht. x 12" Spr. Full to base and dense, 18" o.c.
	ILV	Ilex vomitoria `Nana` / Dwarf Yaupon Min. 12" Ht. x 12" Spr. 12" O.C. Full and Dense Shrub, Full to Edge of Pot
	SAL	Salvia lyrata / Sage, Salvia 'indigo spires' Min. 12" ht. x 10" spr., full to base, 20" o.c.

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Mainstreet at Coconut Creek PMDD
Block 11
City of Coconut Creek, Florida
Preliminary Landscape Plan

NORTH
0 10' 20' 40'
Scale: 1" = 20'-0"

Date:	Aug. 2022
Project No.:	15-039.002
Designed By:	MLC
Drawn By:	MLC
Checked By:	MLC / NM

Revision Dates:
2022.08.09: SPR Initial Submittal
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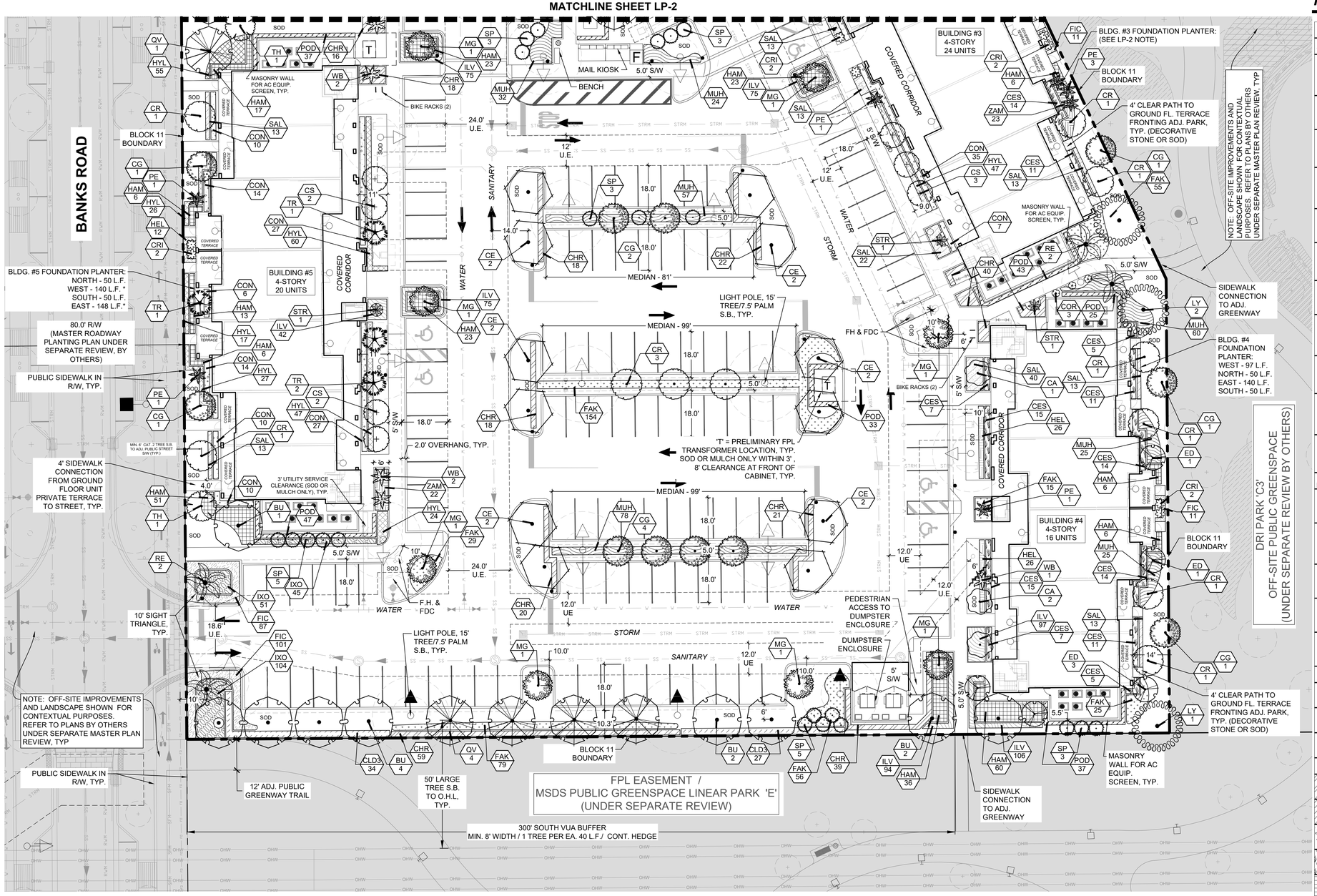
of 5

Drawing name: H:\JOBS\Jolma Property - Sample Rd_15-039\SGR Partners LLC_DD_002\Drawings\Landscape Plan\Block 11\2024-04-12_PLP_Block11_SPR Resubmittal2.dwg, 4/11/2024 9:46:52 AM, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



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	SAL	Salvia lyrata / Sage, Salvia 'indigo spires' Min. 12" ht. x 10" spr., full to base, 20" o.c.

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Mainstreet at Coconut Creek PMDD
Block 11
City of Coconut Creek, Florida
Preliminary Landscape Plan

Drawing name: H:\JOBS\Lennar Property - Sample Rd_15-039\GSR Partners LLC_DO_.002\Drawings\Landscape Plan\Block 11\2024-04-12_PLP_Block11_SPR Resubmittal2.dwg, 4/11/2024 9:36:47 AM, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

NORTH

0 10' 20' 40'

Scale: 1" = 20'-0"

Date:	Aug. 2022
Project No.:	15-039.002
Designed By:	MLC
Drawn By:	MLC
Checked By:	MLC / NM

Revision Dates:

2022.08.09: SPR Initial Submittal
2023.11.01: SPR RESUBMITTAL #1
2023.04.12: SPR RESUBMITTAL #2

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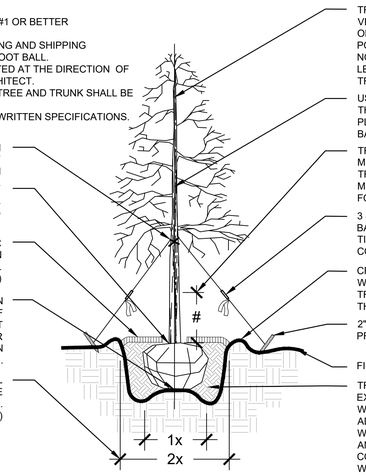
of 5

TREE SOIL VOLUME NOTE (PER PMDD LANDSCAPE CRITERIA): A MINIMUM OF THREE (3) CUBIC FEET OF SOIL VOLUME SHALL BE PROVIDED PER EACH SQUARE FOOT OF MATURE TREE CANOPY ANTICIPATED. SEE PLANT SCHEDULE FOR TREE CATEGORY INFORMATION. WHERE MIN. SOIL VOLUME IS NOT ACHIEVABLE DUE TO VICINITY OF HARDSCAPE SURFACES STRUCTURAL SOIL ('CU-STRUCTURAL SOIL') SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS TO MEET SOIL VOLUME.

CATEGORY 1 TREE = MIN. 900 CUBIC FEET OF SOIL / CATEGORY 2 TREE = MIN. 450 CUBIC FEET OF SOIL / CATEGORY 3 TREE = MIN. 300 CUBIC FEET OF SOIL / CATEGORY 4 PALM = MIN. 150 CUBIC FEET OF SOIL

NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



BIO-DEGRADABLE TWINE WITH WELLINGTON / BATTEN TAPE AT CROTCH OVER 1ST STURDY BRANCH

TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

TREES SHALL BE PLANTED IN A VERTICAL POSITION AND ORIENTED TO GIVE THE BEST POSSIBLE APPEARANCE. DO NOT CUT OUT TERMINAL LEADER SELECTIVELY PRUNE TREE CROWN

USE A PLUM LINE TO ASSURE THE TREE IS PROPERLY PLANTED UPRIGHT BEFORE BACKFILLING AND TAMPING.

TREE CALIPER SHALL BE MEASURED 6" ABOVE GRADE FOR TREES UP TO 4" IN CALIPER AND MEASURED 12" ABOVE GRADE FOR TREES OVER 4" IN CALIPER.

3 STRANDS WELLINGTON / BATTEN TAPE, TWIST TO TIGHTEN, WITH CONSPICUOUS COLOR SAFETY FLAG.

CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE TREE BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

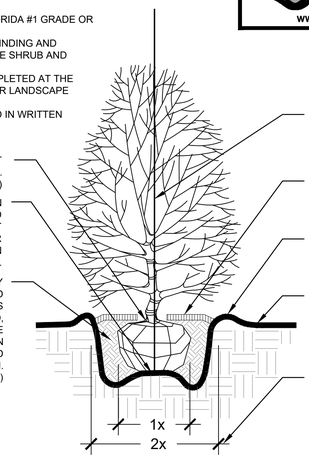
2" x 4" x 24" STAKE MADE OF PRESSURE TREATED HARDWOOD

FINISHED GRADE

TREE PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL MEET FLORIDA #1 GRADE OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE SHRUB AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



TOP OF ROOT BALL SHALL SIT 1" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.

SHRUB PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

SHRUBS SHALL BE PLANTED IN A VERTICAL POSITION AND ORIENTED TO GIVE THE BEST POSSIBLE APPEARANCE

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE SHRUB BASE. (SEE WRITTEN SPECIFICATIONS)

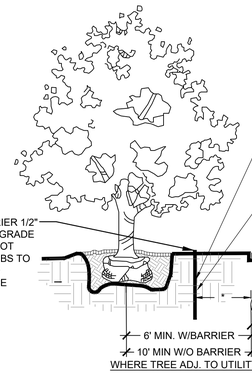
CREATE A 4" HIGH CIRCULAR WATERING BASIN AROUND THE SHRUB BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

FINISHED GRADE

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

LARGE SHRUB PLANTING DETAIL
NOT TO SCALE

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com



PLAN LEGEND = ROOT BARRIER LOCATION (CONTRACTOR TO DETERMINE FINAL LOCATIONS BASED ON FINAL UTILITY PLACEMENTS

24" MINIMUM HARDPLASTIC UNIVERSAL PANEL MANUFACTURER: WWW.DEEPROOT.COM
SEE MANUFACTURER FOR SPECIFIC INSTALLATION SPECIFICATIONS

* BARRIER PLACED AT MIN. SETBACK FROM ADJACENT UTILITY AS DETERMINED BY CITY ENGINEERING/UTILITY OWNER. BARRIERS ARE NOT PERMITTED WITHIN CITY EASEMENTS UNLESS APPROVED BY THE UTILITY PROVIDER.

TOP OF BARRIER 1/2" TO 1" ABOVE GRADE VERTICAL ROOT DIRECTING RIBS TO BE ORIENTED TOWARD TREE

ROOT BARRIERS PROVIDED WHERE LARGE TREES ARE WITHIN 6' OF A PUBLIC R/W SIDEWALK SHALL BE LOCATED AT THE EDGE OF THE ADJACENT SIDEWALK/PAVEMENT

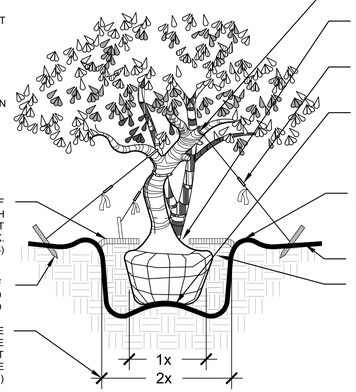
6' MIN. W/BARRIER
10' MIN W/O BARRIER
WHERE TREE ADJ. TO UTILITY

STORM SEWER, WATER AND/OR SEWER FACILITIES (I.E. MAINS, SERVICES AND/OR LATERALS)

LANDSCAPE AND ROOT BARRIER NOTE:
1. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES AND OTHER INFRASTRUCTURE. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
2. ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY STORM SEWER, WATER AND/OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A UTILITY EASEMENT WITHOUT PRIOR APPROVAL FROM THE CITY AND ONLY SOD CAN BE INSTALLED WITHIN CITY REQUIRED FIRE HYDRANT CLEAR UNLESS PRIOR APPROVAL BY THE FIRE MARSHAL AND UTILITY PROVIDER.
3. SOD ONLY SHALL BE INSTALLED WITHIN 3.0' MINIMUM OF ANY DEPARTMENT WATER METER.

ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



BIO-DEGRADABLE TWINE WITH WELLINGTON / BATTEN TAPE AT CROTCH OVER 1ST STURDY BRANCH

TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

3 STRANDS WELLINGTON / BATTEN TAPE, TWIST TO TIGHTEN, W/ CONSPICUOUSLY COLORED SAFETY FLAGS.

ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE TREE BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

2" x 4" x 24" STAKE MADE OF PRESSURE TREATED HARDWOOD

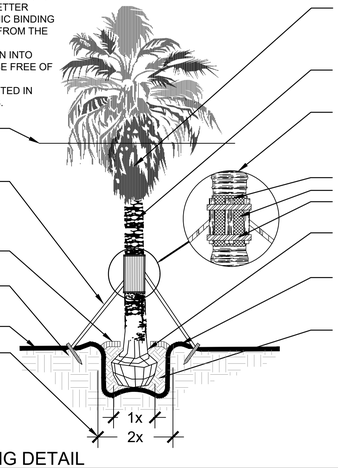
FINISHED GRADE

TREE PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL PALMS SHALL MEET FLORIDA #1 GRADE STANDARDS OR BETTER
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE PALM AND ROOT BALL.
3. NO NAILS SHALL BE DRIVEN INTO PALM AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



TRIM ONLY THOSE FRONDS WHICH HANG BELOW LEVEL OF TREE HEART

MINIMUM 3 (2"x4") WOOD BRACES

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

2" x 4" x 24" STAKE MADE OF PRESSURE TREATED HARDWOOD

FINISHED GRADE

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

USE A PLUM LINE TO ASSURE PALM IS PROPERLY PLANTED UPRIGHT BEFORE BACKFILLING AND TAMPING.

TRUNK DIAMETER SHALL BE CONSISTENT WITHOUT ABRUPT CHANGES, LOOSE SHEATHES, HOLES, OR CAVITIES.

SECURE BATTENS W/ 2-3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.

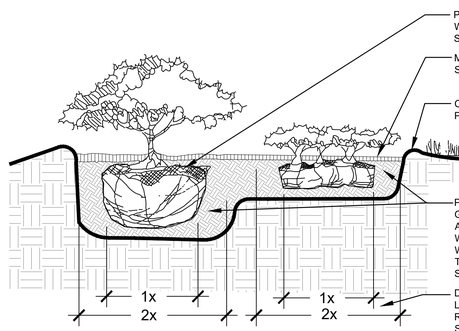
5 (2" x 4 " x 16") WOOD BATTENS.
5 LAYERS OF BURLAP TO WRAP TRUNK.
STEEL BANDS (3/4"; H.C.S.)

TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE PALM BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

PALM PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

PALM PLANTING DETAIL
NOT TO SCALE



PLANT SO THAT ROOTBALL IS LEVEL WITH FINISHED GRADE (ALLOW FOR SETTLING)

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING

CREATE A SHALLOW SAUCER AROUND PLANTING BED OR PLANT

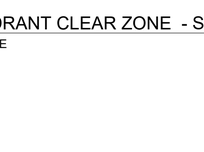
EXISTING SOIL

PLANTING BEDS FOR SHRUBS OR GROUNDCOVER TO BE FULLY EXCAVATED TO A DEPTH OF THE ROOT BALL AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY. (SEE WRITTEN SPECIFICATIONS)

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE

NOTES:
1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.



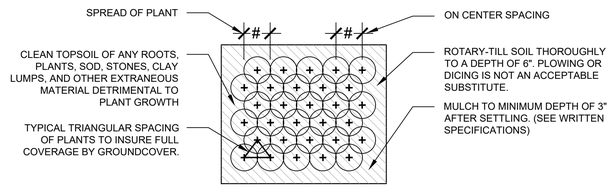
SOD

- MULCH RING SHALL BE CUT INTO A 'PERFECT' CIRCLE'.
- EDGES TO BE WELL-FORMED AND CRISP WITH VERTICALLY STRAIGHT CUTS.
- MULCH RING SHALL MEASURE 5' IN DIAMETER OR EXTEND TO THE EDGE OF THE DRIP LINE, WHICHEVER IS GREATER.

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

TREE OR PALM TRUNK

MULCH RING IN SOD DETAIL
NOT TO SCALE



SPREAD OF PLANT

CLEAN TOPSOIL OF ANY ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIAL DETRIMENTAL TO PLANT GROWTH

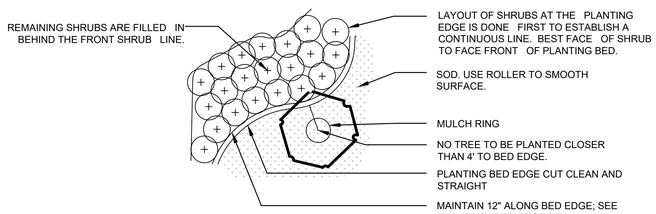
TYPICAL TRIANGULAR SPACING OF PLANTS TO INSURE FULL COVERAGE BY GROUNDCOVER.

ON CENTER SPACING

ROTARY-TILL SOIL THOROUGHLY TO A DEPTH OF 6". PLOWING OR DICING IS NOT AN ACCEPTABLE SUBSTITUTE.

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. (SEE WRITTEN SPECIFICATIONS)

GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE



REMAINING SHRUBS ARE FILLED IN BEHIND THE FRONT SHRUB LINE.

LAYOUT OF SHRUBS AT THE PLANTING EDGE IS DONE FIRST TO ESTABLISH A CONTINUOUS LINE. BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.

SOD. USE ROLLER TO SMOOTH SURFACE.

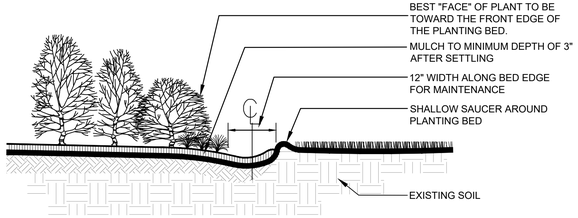
MULCH RING

NO TREE TO BE PLANTED CLOSER THAN 4' TO BED EDGE.

PLANTING BED EDGE CUT CLEAN AND STRAIGHT

MAINTAIN 12" ALONG BED EDGE; SEE PLANTING BED EDGE DETAIL.

SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE



BEST "FACE" OF PLANT TO BE TOWARD THE FRONT EDGE OF THE PLANTING BED.

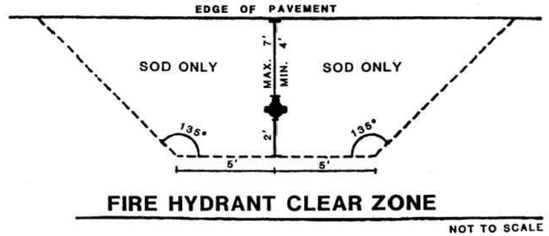
MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING

12" WIDTH ALONG BED EDGE FOR MAINTENANCE

SHALLOW SAUCER AROUND PLANTING BED

EXISTING SOIL

PLANTING BED EDGE DETAIL
NOT TO SCALE



FIRE HYDRANT CLEAR ZONE - Sec. 13-276 DIAGRAM
NOT TO SCALE

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Mainstreet at Coconut Creek PMDD
Block 11
City of Coconut Creek, Florida
Preliminary Landscape Plan - PLANTING DETAILS

Date:	Aug. 2022
Project No.:	15-039.002
Designed By:	MLC
Drawn By:	MLC
Checked By:	MLC / NM

Revision Dates:
2022.08.09: SPR Initial Submittal
2023.11.01: SPR RESUBMITTAL #1
2023.04.12: SPR RESUBMITTAL #2

LP-4
of 5

Drawing name: I:\JOBS\Jubilee Property - Sample Rd.-15-039\DSR Partners LLC_DD_002\Drawings\Landscape Plan\Block 11\2024-04-12_PLP_Block11_SPR Resubmittal2.dwg, 4/11/2024 10:17:13 AM, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 inches), 1:1

SECTION 02950
TREES, SHRUBS AND GROUND COVER

PART I - GENERAL

By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications, and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED

A. Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
B. All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
C. Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
D. Finish Grade Elevations: 2 inch below top of pathway edging.
E. The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE

A. All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
B. Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
C. Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
D. Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and poor or unusual form. No collected material will be permitted unless specific written approval is granted.
E. Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
F. Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
G. Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
H. The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS

A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturers or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING

A. Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight analysis and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
B. Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls; not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
C. Deliver plant materials after preparations for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
D. Do not remove container grown stock from containers until planting time.
E. Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
F. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS

A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
C. Protection of Existing Structures: All existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
D. Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
E. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS

2.01 TOPSOIL

A. The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
B. Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
C. Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous lime, plant roots, refuse and/or solid waste, sticks, brush, construction debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory-tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PARTICLE SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch

The analysis shall also show the following ranges:

Soluble salt	.2 - 1.0mmmhos/cm
Nitrogen	25-150 PPM
Phosphorus	26 - 39 PPM
Potassium	50 - 250 PPM
Calcium	500 - 2500 PPM
Magnesium	50 - 500 PPM
Iron	2.5 - 25 PPM
Manganese	2.5 - 25 PPM
Zinc	2.5 - 25 PPM
Copper	1.3 - 5 PPM
Boron	0.5 - 1.5 PPM
Sulphur	15 - 200 PPM
Chlorine	less than 100 PPM
Sodium	less than 10
Nematodes	none

2.02 SOIL AMENDMENTS AND FERTILIZERS

A. Peat Moss: Peat moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
B. Sand: Sand shall be clean, sharp, and free of all deleterious material.
C. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
   1. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
   2. Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
   3. Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
   4. Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER

A. All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS

A. Mulch: Mulch shall be shredded Melaleuca, Eucalyptus, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
B. Guying and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
C. Anti-desiccant: Anti-desiccant shall be "Wiltpruf" or equal, if specified on plans.
D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
E. Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acriamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

   Apply dry, using the following amounts:
   1. For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
   2. For trees and palms over 36" diameter root ball use two 3 oz.
   3. Handy Pacs. Broadcast throughout planting hole and backfill as per manufacturers specifications.

   For container grown plants:

Container Size	Application Rate
1 Gallon	1 Handy Pac / 9 Containers
3 Gallons	1 Handy Pac / 4 Containers
7-10 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL

A. Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
B. Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not root or container bound.
   1. Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
   2. All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.
C. Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the soil line to the average height of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

   Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS

A. Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
B. Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
C. Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
D. The sod shall be sufficiently thick to provide a dense stand of live grass. The sod shall be live, fresh and uninjured, at the time of planting. It shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION

A. All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall take place immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
B. The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION

3.01 GENERAL

A. Proceed with and complete landscape work as rapidly as portions of the site become available.
B. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
C. Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as rubble or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
D. Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
E. Coordination with Sod/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
F. Timing:
   1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
   2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
G. Clean-up:
   1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
   2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION

A. Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.

B. Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
   1. Mix lime with dry soil prior to mixing of fertilizer.
   2. Prevent lime from contacting roots of acid-loving plants.
E. Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
F. Tree and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
G. All tree and/or shrub planting areas within 8' of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING

A. Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
B. After all soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the areas to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or dicing is not an acceptable substitute for rotary-tilling.

   1. If the sprinkler system is installed after grading and tilling is completed, the backfill shall be retilled in the affected areas.
   2. When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING

A. When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.

   1. All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, mowing strips, clean-outs, drains, etc., with appropriate adjustments for varying sod thicknesses. The intent is for water always to drain away from paving into lawn/sod areas.
   2. Eliminating all erosion scars prior to beginning planting.
   3. The Owner and/or his representative shall approve all final finish grades prior to planting.

B. Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. The Contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS

A. Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
B. Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken not to disturb or damage any existing conditions. Properly maintain and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be consulted as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
C. Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
D. Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
E. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least twice the width of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or root ball.
F. Excess soil shall be removed or utilized as directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil off site in an acceptable manner.
G. Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications. Palm tree pits will be backfilled with a mixture of up to 95% sand and 5% organic material.
H. Add fertilizer to tree pits as specified elsewhere in these specifications.
I. Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burlap from top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, complete filling the hole, re-tamp, and water again.
J. Set container-grown stock as above, taking care not to damage roots when removing the container
K. During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap mesh etc., shall be removed from the root ball. No synthetic burlap is allowed on any plant material. Synthetic burlap is unacceptable for rootballs. Trees shall be planted so that the top of the root ball is 2" above the finish grade. Allow for settling. Any trees resting deeper or higher must be either reset or replaced at the discretion of the Owner or Landscape Architect; such work shall be at the Contractor's expense.
L. Create a watering basin around each tree at least as wide as the root ball in diameter formed by a circular ridge of soil at least 6" high.
M. Each planting basin shall be mulched to a minimum depth of 3" (after settling). Mulch shall not be applied until the tree has been thoroughly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
N. All trees are to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be flagged for visibility and public safety; guy wires shall be flagged.
O. Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS

A. The locations of all plants, bed outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
B. No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
C. No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
D. Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall then be filled to finish grade and a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
E. Coordination with Sod/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
F. Timing:
   1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
   2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
G. Clean-up:
   1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
   2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.07 ANNUAL AND SEASONAL COLOR BEDS

A. Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
B. Soil shall be covered with ½" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING

A. All pruning shall be done in the presence of, and with the approval of, the Owner or Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).
B. Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and fronds, to compensate for root loss suffered during digging and transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
C. Prune trees and shrubs to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with tree wound paint; all exposed living tissue shall be covered.
D. Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing spurs is prohibited. All diseased, dead branches and those interfering with healthy plant growth shall be removed. Also, remove root suckers, low branches, and any others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Remove any nails, wires, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL

A. If specified, landscaping in planters shall be installed using the following method:

   1. Install 4" deep layer of fine crushed stone in bottom of planter.
   2. Install filter fabric over stone layer. Turn up edges of fabric all around.
   3. Install planting soil mix over filter fabric to within 3½" of top for planter. Do not compact planting soil.
   4. Install plant material as specified elsewhere in these specifications.
   5. Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS

A. The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments as per sod type.
B. Whenever a suitable area has been graded and is ready for sodding the Contractor shall, when directed by the Landscape Architect, proceed at once with the sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect or Owner after his careful inspection thereof. Any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved manner and maintained properly moistened.
C. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools. Sod shall be rolled with 1,000 lbs. roller unless waived by the Landscape Architect or Owner.
D. Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line of flow. Offsets of individual strips shall not exceed six (6) inches. At the inside of the curbs, sod shall abut squarely and evenly.
E. On areas where the sod may slide, due to height and slope, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
F. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
G. Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
H. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS

4.01 MAINTENANCE AND ESTABLISHMENT PERIOD

A. The Maintenance Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction. from initial acceptance until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) continuous calendar days. Hurricane cut Sabal Palms shall have an Establishment Period of not less than one hundred and eighty (180) continuous calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner or Landscape Architect to accept the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
B. Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, weeding, mulching, tightening or replacing guys and stakes, resetting plants to proper grades or upright positions, furnishing and applying sprays as necessary to combat insects and disease, litter control, rolling, fertilizing and replanting.
C. Planting areas and plants shall be protected at all times against damage of any kind for the duration of the maintenance and establishment periods. If any plants are injured or damaged, they shall be treated or replaced as directed by the Owner or Landscape Architect at no additional cost. The Contractor is responsible for acts of vandalism or theft during the maintenance and establishment period unless this responsibility is assumed in writing by another party.
D. Restrict foot and vehicular traffic from all lawn and planting areas after seeding and planting operations. Erect signs and barriers if required and remove when lawn and plantings are well established and accepted by Owner.
E. The Contractor shall be responsible for maintaining adequate protection of the site. Areas damaged by the Landscape Contractor's men or equipment, or the men or equipment of his Subcontractor's, shall be repaired at the Landscape Contractor's expense.
F. The Contractor is responsible for keeping all plant materials adequately watered after installation even if the irrigation system is not operational. Plants shall receive a thorough watering immediately after planting. Afterwards, plants shall be watered during the maintenance and establishment periods per the requirements set forth in "Water Requirements for Newly Planted Grass, Ground Covers, Shrubs and Trees in Florida", distributed by the South Florida Water Management District. In those areas where a permanent irrigation system will not be provided, the Contractor is responsible for implementing the Watering Program identified in the Landscape Plans.
G. The Landscape Contractor is responsible for keeping all plant materials adequately fertilized throughout the Maintenance and Establishment Periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed fertilizer operator.
H. The Landscape Contractor shall control disease and pest infestations in the planting area. Upon approval, the Contractor shall implement the control measures, exercising extreme caution in using hazardous materials and taking all necessary steps to protect others and on and near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator..
I. Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.

   1. "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner for weed control. Apply per manufacturers specifications.
   2. "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
   3. Apply "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
   4. Apply "Basagram" or "Marage" in all areas where nutgrass has emerged. Apply per manufacturers specifications.

K. Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After the first cut, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
L. If the lawn surface becomes uneven or develops any low spots or gaps in the sod at any time during the maintenance or establishment periods, contractor to provide clean sand to fill all low spots and gaps to level the lawn surface. Roll the lawn immediately afterwards with a 1,000 lb. roller after thoroughly irrigating lawn. If required, level the lawn again, using the same procedure until a uniform level lawn surface is provided. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas within the lawn where normal turf growth is not evident. Turf must be well established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. All planted areas other than lawn shall be weeded at intervals of not more than ten (10) days.
M. Application of fertilizer to be done between the fortieth (40) and fiftieth (50) day of the establishment period. Landscape Architect or Owner are to be notified a minimum of forty eight (48) hours in advance.
N. Improper maintenance or poor condition of any planting at the time of the termination of the scheduled Establishment Period may cause postponement of the final acceptance of the contract. Any material found to be dead, missing, or in poor condition during the establishment period shall be replaced immediately. Maintenance shall be continued by the Contractor until the work is acceptable.
O. Inspection and Final Acceptance:

   1. In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written request for an inspection ten (10) days in advance.
   2. Following inspection(s), Landscape Architect will prepare a listing of outstanding items to be addressed prior to final acceptance. Final acceptance will be given once the outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.
   3. Any material that is 25% or more dying shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died or when 25% of the crown is dead. A tree that has suffered significant leaf drop but shows signs of life may be left for later re-inspection. Such trees shall be subject to removal and replacement at any time up to and including the first re-inspection, as requested by the Owner or Landscape Architect. The Warranty Period for such trees shall not begin until after the second re-inspection.

4.02 WARRANTY PERIOD

A. Unless a different agreement is reached in writing between the Owner and the Contractor, all trees and other plant material, including ground covers, installed under this agreement shall be guaranteed to live and grow, and shall be warranted against defects, death and unsatisfactory growth for a period of one (1) year from the day of final acceptance of contract work.
B. Non-living landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
C. Material found to be dead or in poor condition within the Warranty Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Owner's representative. The Owner or Landscape Architect shall be the sole judges as to the condition of the material.
D. Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
E. Soil Testing: Should plant materials show yellowing or other signs of soil and/or nutritional problems, the Owner or Landscape Architect may request soil testing and analysis. Such testing will be at the expense of the Contractor.
   1. Soil problems (as revealed by testing) shall be corrected by application of corrective chemicals and nutrients, removal and replacement of soil, or other measures as agreed upon by all parties. All such measures shall be at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
F. Replacement and Conditions:
   1. Materials will be replaced as many times as necessary to satisfy the OWNER'S representative and the specifications. All replacement costs will be the responsibility of the Contractor.
   2. Replacements will be of the same size, species, and specifications as the original. No additional soil additives will be required unless significant amounts of soil mix are lost before or during replacement.
   3. Plant losses due to abnormal weather conditions such as floods, excessive wind damage (on properly staked or guyed trees), severe freezing, or hail will not be the responsibility of the Contractor.
   4. Deciduous materials will be guaranteed to break dormancy at the proper season. Materials planted during their normal dormant period will be guaranteed to resume normal growth at the proper time for that species.

LANDSCAPE NOTES

GENERAL:

1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Part 1&2, Florida Dept. of Agriculture and Consumer Services, latest edition. No deviations will be permitted.
2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
4. All work shall proceed in a professional manner in accordance with standard nursery and installation practice.
5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
8. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
9. Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
10. Existing plant material to be removed, except as noted.

TREES & PALMS

1. All trees, new and relocated, to be staked and guyed as detailed.
2. No double or multi-trunk trees unless otherwise specified.
3. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surface, unless otherwise notated on plans.
4. Root suckers on Live Oaks are not acceptable.
5. All trees falling within grassed areas to have a mulch ring 3' in diameter, mulched 3" deep with no more than 1" deep directly adjacent to the trunk of the tree.

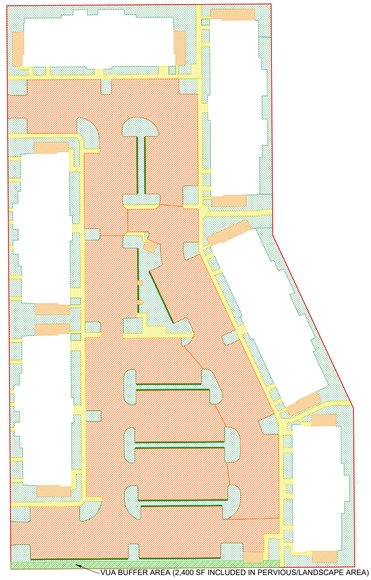
PLANTING BEDS

1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
2. All planting beds to receive mulch per plans.
3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
4. All existing paving base material to be removed from planting areas and replaced with clean top soil prior to planting. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.
5. Soil in landscaped areas shall be free of debris, including paving base or fill material, and calcareous materials such as shell, lime rock, concrete, plaster and stucco. Planting areas containing excessive calcareous materials shall be excavated to a minimum depth of (2') two feet.

**S

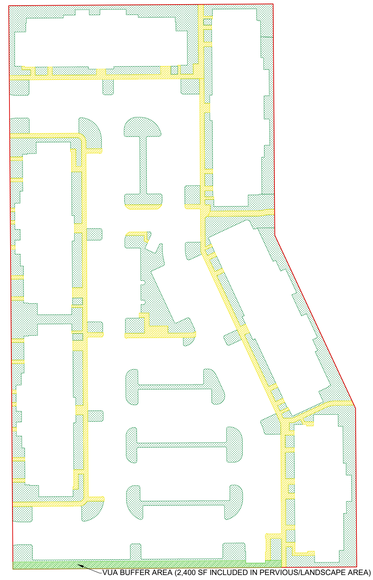
BLOCK 11 DEVELOPMENT SUMMARY

LEGEND		AC	% OF BLOCK
	LANDSCAPE AREA (PERVIOUS)	1.10	23%
	PARKING OVERHANG (PERVIOUS)	0.03	1%
	PAVED SIDEWALKS (IMPERVIOUS)	0.29	6%
	PAVED VUA (IMPERVIOUS)	1.88	39%
	SERVICE / MECH. EQUIP AREAS (IMPERVIOUS)	0.14	3%
	BUILDING COVERAGE (IMPERVIOUS)	1.39	29%
	TOTAL DEVELOPMENT AREA	**4.83**	**100%**



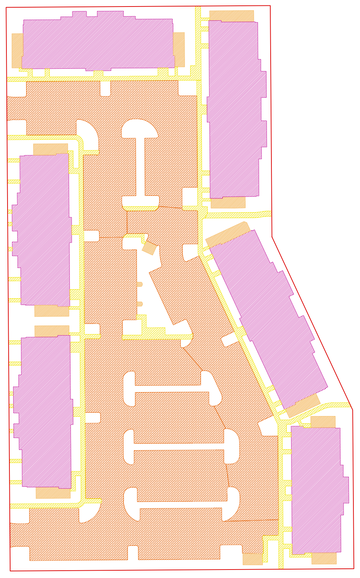
OPEN AREA TABULAR		
AREA	PROPOSED	
	AC	% OF 1.43 AC.
LANDSCAPE AREA (PERVIOUS)	1.10	
PAVED SIDEWALKS (IMPERVIOUS)	0.29	
PAVED VUA (IMPERVIOUS)	1.88	
SERVICE / MECH. EQUIP AREAS (IMPERVIOUS)	0.14	
PARKING OVERHANG (PERVIOUS)	0.03	
TOTAL OPEN AREA	**3.44**	**71%**

Open Area is defined as the portion of the total development block area not covered by buildings or structures.

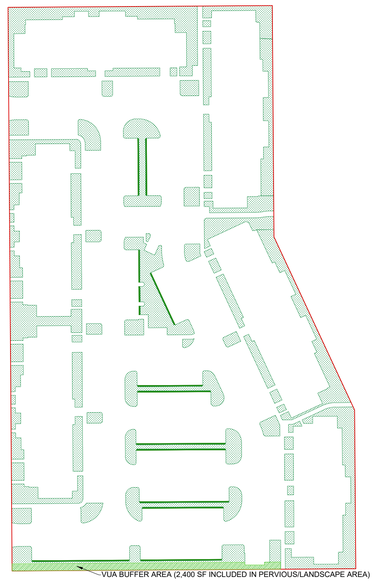


OPEN SPACE TABULAR		
AREA	PROPOSED	
	AC	% OF 1.43 AC.
LANDSCAPE AREA (PERVIOUS)	1.10	
PAVED SIDEWALKS (IMPERVIOUS)	0.29	
TOTAL OPEN SPACE	**1.39**	**29%**

Open space is defined as the portion of open area not including parking, drive aisles & service areas.



IMPERVIOUS AREA TABULAR		
AREA	PROPOSED	
	AC	% OF 4.83 AC.
BUILDING COVERAGE (IMPERVIOUS)	1.39	
PAVED SIDEWALKS (IMPERVIOUS)	0.29	
PAVED VUA (IMPERVIOUS)	1.88	
SERVICE / MECH. EQUIP AREAS (IMPERVIOUS)	0.14	
TOTAL IMPERVIOUS AREA	**3.70**	**77%**



PERVIOUS AREA TABULAR		
AREA	PROPOSED	
	AC	% OF 4.83 AC.
LANDSCAPE AREA (PERVIOUS)	1.10	
PARKING OVERHANG (PERVIOUS)	0.03	
TOTAL PERVIOUS AREA	**1.13**	**23%**

urban design studio
Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

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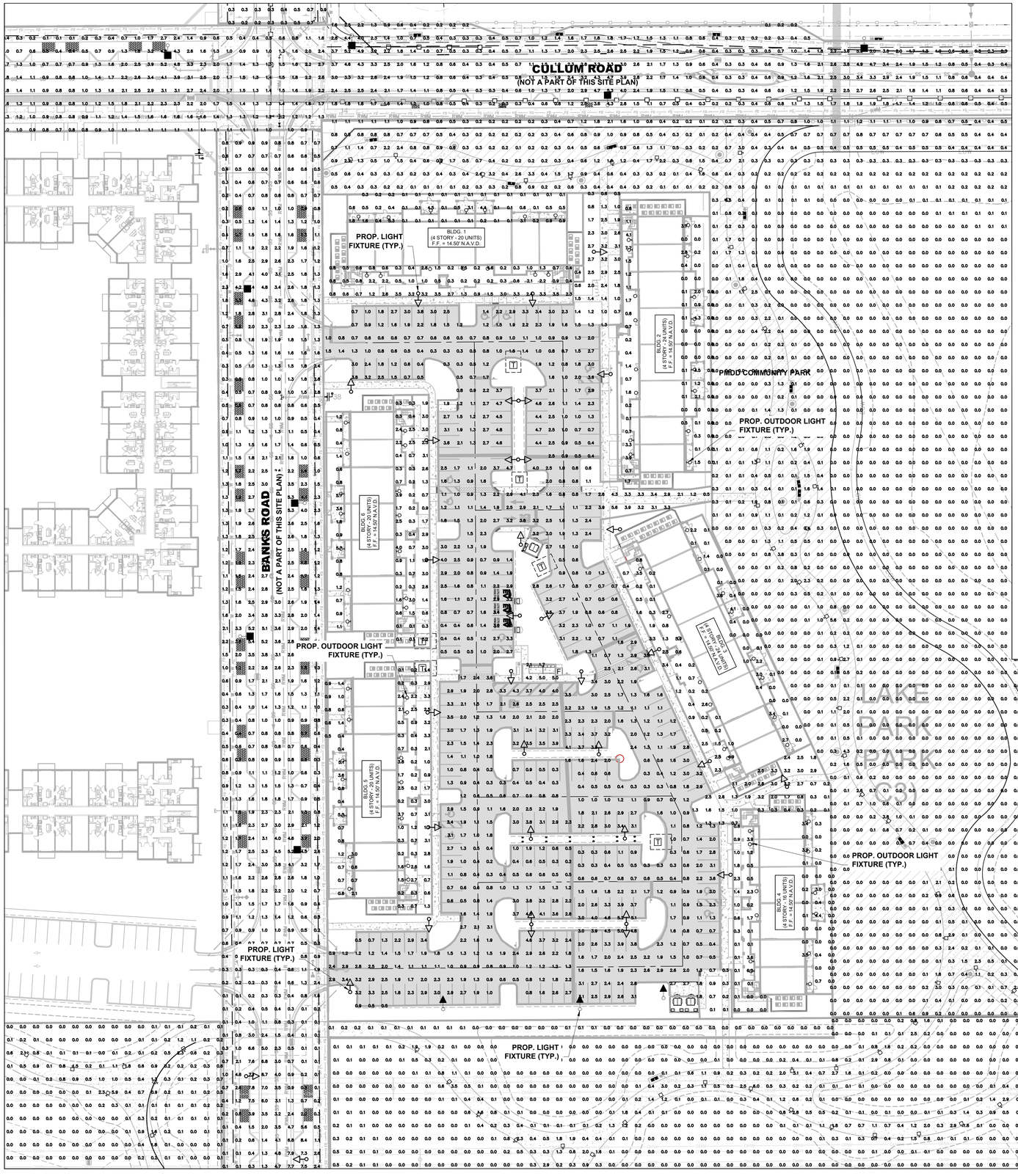
MainStreet at Coconut Creek PMDD
Block 11 Site Plan Review
City of Coconut Creek, Florida
Block Open Space Calculations

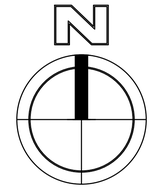
Date:	January 2023
Project No.:	15-039.002
Designed By:	
Drawn By:	MLC
Checked By:	MLC

Revision Dates:
2023.11.01 DRC RESUBMITTAL #1
2024.04.12 DRC RESUBMITTAL #2

OSP-1

Drawing name: H:\UDS\Johns Property - Sample Rd_15-039\GSR Partners LLC_DD_002\Drawings\Open Space Plan\Block 11 Condo\Block11_OSP_2024-04-12_SPR Resubmittal#2.dwg, 4/11/2024 11:43:57 AM, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1





SCALE: 1"=40'

BLOCK 11 ONSITE

AVERAGE FOOT–CANDLES	1.79
MAXIMUM FOOT–CANDLES	5.6
MINIMUM FOOT–CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	164.73
AVERAGE TO MINIMUM FC RATIO	52.65

BLOCK 11 Park Area

AVERAGE FOOT–CANDLES	0.26
MAXIMUM FOOT–CANDLES	6
MINIMUM FOOT–CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	6.04/0
AVERAGE TO MINIMUM FC RATIO	0.26/0

BLOCK 11 OFFSITE

AVERAGE FOOT–CANDLES	0.05
MAXIMUM FOOT–CANDLES	0.2
MINIMUM FOOT–CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	129.62
AVERAGE TO MINIMUM FC RATIO	32.61

BLOCK 11 OUTDOOR LIGHTING

AVERAGE FOOT–CANDLES	1.11
MAXIMUM FOOT–CANDLES	7.7
MINIMUM FOOT–CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	2020.94
AVERAGE TO MINIMUM FC RATIO	293.06

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MODEL	QUANTITY	DEFAULT ELEVATION	TOTAL LUMENS	IES FILE
Mesa Block 11		COOPER LIGHTING SOLUTIONS – STREETWORKS (FORMERLY EATON), PMM–SA2A–730–U–T3	33	15'–6"	10,667	PMM–SA2A–730–U–T3
Mesa Block 11 HSS		COOPER LIGHTING SOLUTIONS – STREETWORKS (FORMERLY EATON), PMM–SA2A–730–U–T3–HSS	3	15'–6"	7,889	PMM–SA2A–730–U–T3–HSS
kichler Block 11		KICHLER , 258377–2 MOD#:11250/CP133536	85	6'	374	11250 258377–2Q
Cooper–Bollard Block11		COOPER LIGHTING SOLUTIONS – INVUE (FORMERLY EATON), ABB–B2–LED–D1–A–8030	74	4'	689	ABB–B2–LED–D1–A–8030

TOTAL LUMENS ALLOWED PER SITE	
Hardscape Area (SF)	133230
Allowed Lumens per SF of Hardscape	5
Site allowed Total Lumens (lumens per SF x hardscape)	666150

LIGHTING COMPLIANCE CHART			
Lamp Description	Qty	Lumens	Total
Mesa	33	7228	238524
Mesa HSS	3	5346	16038
Kichler- Outdoor	85	374	31790
Cooper-Bollard	74	689	50986
TOTAL LUMINAIRE LUMENS			337338
Site allowed Total Lumens (lumens per SF x hardscape)			666150
PROJECT IS COMPLIANT?			YES

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · (561) 392-0221
C26258 · LB7924

MAINSTREET AT COCONUT CREEK
BLOCK 11

PHOTOMETRIC PLAN

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: Apr 11, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

This item has been digitally signed and sealed by Jay Huebner, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT:	1803-32
SHEET:	PH-1

DATE: Apr 11, 2024 – 1:55pm Z:\Projects\2018\1803\32–JOHNS FARM\Drawings\Construction Plans\POD'S\BLOCK 11\1803\32–BLOCK 11–PH001.dwg

Streetworks

DESCRIPTION

The geometric form of Mesa luminaire allows it to adapt to either contemporary or traditional architectural settings. Available in single or twin pole mount configurations with optional wall mounting capability, the Mesa luminaires mounting options allow for harmonized site design whether at the entryway or in the parking lot. UL/cUL listed for use in wet locations.

		Type
Catalog #		
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
HOUSING: Die-cast aluminum main housing and permanent mold spider mount base maintain a minimum Ø.125" wall thickness. Integral aluminum heat sink provides superior thermal +40°C ambient with optional 50°C environments. Standard 1.5G vibration, 3G optional.
DOOR ASSEMBLY: Top mounted, heavy wall, diecast aluminum door maintains a nominal Ø.125 thickness. Door includes a 4.5" stainless steel safety tether standard or an optional self-retaining interior hinge.
GASKET: Continuous silicone gasket provided to seal housing door assembly and optic tray.
LENS: Downlight lens is LED board integrated acrylic over optics, each individually sealed for IP66 rating.
HARDWARE: Four inset fasteners on underside of housing provide access to luminaire interior.

Optics
Choice of thirteen patented, high efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered in multiple CCTs (+/-275K). For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 50°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. Lightsquares feature and IP66 enclosure rating. Occupancy sensor and dimming options available.

Mounting
Fitter assembly mounts over 3" O.D. Tenon via four concealed, steel set screws and jam-set-screws.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Lightsquares cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection. Available in Costal Construction, salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Options to meet Buy American and other domestic preference requirements.

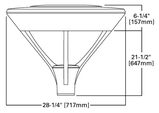
Warranty
Five-year warranty.

PMM MESA LED

Solid State LED

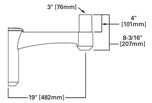
DECORATIVE LUMINAIRE

DIMENSIONS

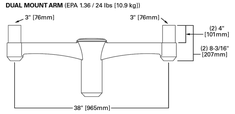


MOUNTING ACCESSORIES

WALL MOUNT ARM (15 lbs (8.8 kg))



DUAL MOUNT ARM (EPA 1.36 / 24 lbs (10.9 kg))



CERTIFICATION DATA

Dark Sky Approved* (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Standard, with 50°C Optional Emergency, 25°C at 1050mA maximum

EPA
Effective Projected Area: (Sq. Ft.)
Single Mount 1.1

SHIPPING DATA
Approximate Net Weight:
50 lbs. (22.7 kgs.)

COOPER Lighting Solutions

*www.darksky.org

TD506154EN
November 22, 2021 4:37 PM

Cylinder 3000K LED 7" Wall Light Textured Architectural Bronze

11250AZT30

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SPECIFICATIONS

Certifications/Qualifications	
Class 2	Yes
Dark Sky Compliant	Yes
Title 24 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	5.00" X 5.00"
Extension	6.50"
Weight	1.95 LBS
Height from center of Wall opening (Spec Sheet)	3.25"
Height	7.00"
Width	5.00"
Electrical	
Input Voltage	Dual (120/140)V
Light Source	
Delivered Lumens	350
Dimmable	Yes
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	11.00
# of Bulbs/LED Modules	1
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Photometrics	
Color Rendering Index	90
Color Temperature Range	3000
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Primary Material	Aluminum
Shade Dimensions	4.50" D X 7.00"
Product/Ordering Information	
SKU	11250AZT30
Finish	Textured Architectural Bronze
Style	Contemporary
UPC	783927453059

Finish Options

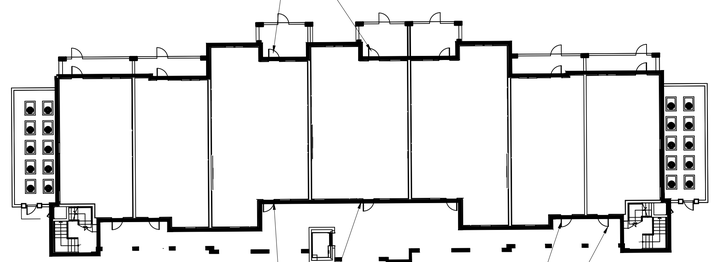
- Textured Architectural Bronze
- Textured Black

Kichler.com

KICHLER.

1

LIGHT FIXTURES MANUFACTURER: KICHLER LIGHTING LLC
STYLE: CYLINDER 3000K LED 7" WALL LIGHT TEXTURED ARCHITECTURAL BRONZE
COLOR: BRONZE



LIGHT FIXTURES MANUFACTURER: KICHLER LIGHTING LLC
STYLE: CYLINDER 3000K LED 7" WALL LIGHT TEXTURED ARCHITECTURAL BRONZE
COLOR: BRONZE

LIGHT FIXTURES MANUFACTURER: KICHLER LIGHTING
STYLE: CYLINDER 3000K LED 7" WALL LIGHT TEXTURED ARCHITECTURAL BRONZE
COLOR: BRONZE

PORCH LIGHT LOCATIONS FOR TYPICAL BUILDING

N.T.S.

ORDERING INFORMATION

Sample Number: PMM-SA4A-740-U-T3-GM

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Finish [1]
PMM=Mesa	**SA1**=1 Square	**A**=415mA	**722**=70CRI, 2200K	**U**=Universal (120-277V)	**T1**=Type I	**AP**=Grey
SAA-PMM=Mesa Buy American Act Compliant [22]	**SA2**=2 Squares	**B**=800mA	**727**=70CRI, 2700K	**9**=347V	**T2**=Type II	**BZ**=Bronze
	SA3=3 Squares	C=1050mA (1A)	**730**=70CRI, 3000K	**8**=480V [4]	**T4FT**=Type IV Forward Throw	**BK**=Black
TAA-PMM=Mesa Trade Agreements Act Compliant [22]	**SA4**=4 Squares	D=1200mA (1.2A)	**735**=70CRI, 3500K		**T4W**=Type IV Wide	**DP**=Dark Platinum
			740=70CRI, 4000K		**SL2**=Type II w/Spill Control	**GM**=Graphite Metallic
			750=70CRI, 5000K		**SL3**=Type III w/Spill Control	**WH**=White
			760=70CRI,6000K		**SL4**=Type IV w/Spill Control	
			827=80CRI, 2700K		**SLL**=90 Spill Light Eliminator Left	
			830=80CRI, 3000K		**SLR**=90 Spill Light Eliminator Right	
			835=80CRI, 3500K		**RW**=Rectangular Wide Type I	
			AMB=590nm, Amber [3]		**5NQ**=Type V Square Narrow	
					5MQ=Type V Square Medium	
					5WQ=Type V Square Wide	

Options (Add as Suffix)		Accessories (Order Separately) [16,24]
10MSP=10kV MOV Surge Protection Device	**PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle	**SA6028-XX**=Dual Mount Arm [2]
20K=20kV UL 1449 Fused Surge Protection Device	**PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle	**SA6029-XX**=Wall Mount Arm [2]
20MSP=20kV MOV Surge Protection Device	**LLPC**=Long Life Twistlock NEMA Photocontrol [23]	**OA/RA1013**=Photocontrol Shorting Cap
3=Three Position Terminal Block	**MS/DIM-L08**=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [11, 12]	**OA/RA1016**=NEMA Photocontrol - Multi-Tap
2L=UL Listed / CSA Certified [6,7]		**OA/RA1027**=NEMA Photocontrol - 480V
DIM=External 0-10V Dimming Leads	**MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [11, 12]	**OA/RA1201**=NEMA Photocontrol - 347V
EBP=Emergency Battery Pack [8]		**OA1223**=120kV Circuit Module Replacement
CBP=Cold Weather Emergency Battery Pack [8]	**MS/DIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [11, 12]	**FSIR-100**=Wireless Configuration Tool for Motion Sensor [20]
CC=Coastal Construction [9]		**LS/HSS**=House Side Shield [10,21]
UL=UL Listed / CSA Certified	**LWR-LW**=Enlighted Sensor, 8'-16' MH [11, 13]	**SWPD4-XX**=WaveLinx Wireless Sensor, 7' - 15' Mounting Height [13, 14, 17, 18]
HSS=House Side Shield [10]	**LWR-LN**=Enlighted Sensor, 16'-40' MH [11, 13, 14]	
G3=3G Vibration Rated	**ZD**=DALI-enabled 4-PIN Twistlock Receptacle [11, 15]	**SWPD5-XX**=WaveLinx Wireless Sensor, 15' - 40' Mounting Height [13, 14, 17, 18]
HA=50°C High Ambient Temperature	**ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [11, 15]	
IH=Internal Dome Heater [7]	**SWPD4X.X**=WaveLinx Wireless Sensor, 7' - 15' Mounting Height [13, 14, 17, 18]	**WOLC-7P-10A**=WaveLinx Outdoor Control Module [22]
LCI=Light Square Trim Plate Painted to Match Housing		
DALI=DALI Driver [17]	**SWPD5X.X**=WaveLinx Wireless Sensor, 15' - 40' Mounting Height [13, 14, 17, 18]	
BPC=Button Type Photocontrol		

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP913001EN for additional support information.
3. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
4. Not available with sensor options at 1.2A drive current. Not available in combination with HA high ambient and sensor options at 1A drive current.
5. Custom and RAL color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information.
6. Not available with LWR or SWPD sensor options. Not available with SA1 light square configuration. ZL is with MS/DIM sensors only available with UNV voltage.
7. Not available with EBP or CBP battery pack options.
8. Not available with high ambient (HA), high voltage (8 or 9), or 1.2A drive current configurations. Universal voltage (UNV) and drive currents 1A and lower only. Rated to maximum 25C ambient operating temperature.
9. Salt spray tested to 5,000hrs per ASTM B117. Scribe rating of 9 per ASTM D1654.
10. House side shield not for use with ENG, SMO, SWO, or RW distributions. The Light Square trim plate is painted black when the HSS option is selected.
11. Utilizes internal step-down transformer when 347V or 480V is selected.
12. Requires PR or PR7 photocontrol receptacle option.
13. Enlighted systems is not available with photocontrol (EPC), photocontrol receptacle (PR or PR7), or other controls systems (MS, ZD, ZW, LWR, DALI, or DIM).
14. Enlighted sensors are factory configured and require network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See website for Enlighted application information.
15. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
16. Replace XX with sensor color (WH, BZ or BK).
17. Sensor passive infrared (PIR) may be overly sensitive with operating below -20°C (-4°F).
18. For this device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
19. Replace XX with paint color.
20. FSIR-100 configuration tool pairs to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
21. Must order one per light square when ordering as a field-installable accessory.
22. Requires 7-PIN NEMA twistlock receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other control systems (MS, ZW, ZD or LWR). Operates on 120-347V input voltages.
23. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
24. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

COOPER Lighting Solutions

TD506154EN
November 22, 2021 4:37 PM

Signify Classified - Internal
Cooper Lighting Solutions Photometric Lab
1121 Highway 74 South
Peachtree City, GA 30269

Scaled Data Report

COOPER Lighting Solutions

Test Information

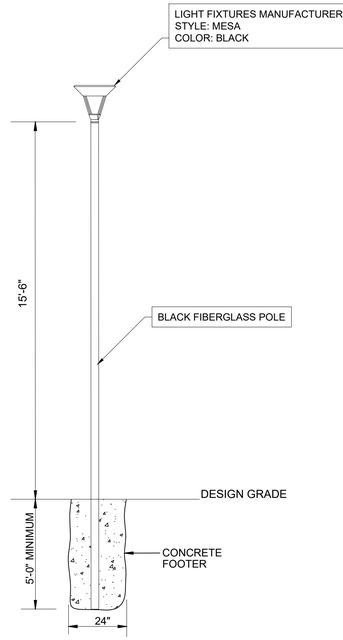
Test Method:	LM-79-08
Report Number:	P188981
	TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P34805)
Test Lab:	INNOVATION CENTER-P3
Issue Date:	03/03/2020
Manufacturer:	COOPER LIGHTING SOLUTIONS (FORMERLY EATON)
Product Line:	INVUE
Catalog Number:	ABB-B2-LED-D1-A-8030
Description:	ARBOR OUTDOOR ARCHITECTURAL BOLLARD
	80 CRI, 3000K LEDS AND ASYMMETRIC OPTIC, GRAPHITE METALLIC PAINTED FINISH
Light Source:	-
Ballast/Driver:	ELECTRONIC DRIVER

Summary

Lumens per Lamp:	N/A
Luminaire Lumens:	678 lumens
Efficiency:	N/A
Efficacy:	29.5 lumens/watt
Luminous Opening:	Circular (Dia: 4.75' x H: 0')
IES Classification:	Type III - Short
BUG Rating:	B0 - U0 - G1

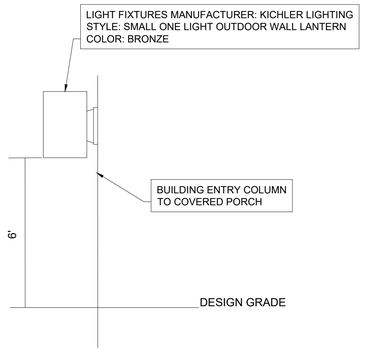
Input Watts (W):	23
Input Voltage (V):	NR
Input Current (Ain):	NR
Voltage Rise (V):	NR
Power Factor:	NR
Total Harmonic Distortion (THDi):	NR
Frequency (hertz):	60
Stabilization Time:	NR
Operation Time:	NR
Ambient Temperature (°C):	NR
Test Distance:	24 FT

FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE



LIGHT POLE DETAIL (MESA)

N.T.S.



LIGHT POLE DETAIL
(CYLINDER 3000 K LED 7" WALL LIGHT TEXTURED ARCHITECTURAL BRONZE)

N.T.S.

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · (561) 392-0221
C26258 · LB7924

MAINSTREET AT COCONUT CREEK
BLOCK 11

PHOTOMETRIC PLAN

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

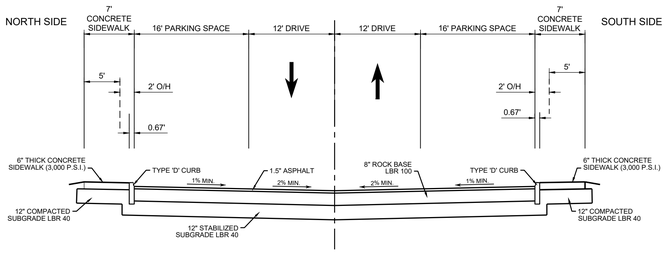
JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Apr 11, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

The seal on this page digitally signed and sealed by Jay Huebner, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

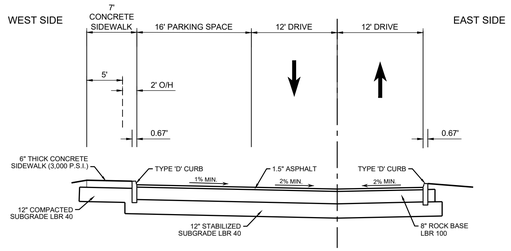
PROJECT:	1803-32
SHEET:	PH-2

DATE: Apr 11, 2024 — 2:09pm Z:\Projects\2018\18032E-JOHNS FARM\Drawings\Construction Plans\PCPDS\BLOCK 11\18032E-BLOCK 11-PH001.dwg



SECTION A - A

SCALE: 1" = 10' H 1" = 5' V



SECTION E - E

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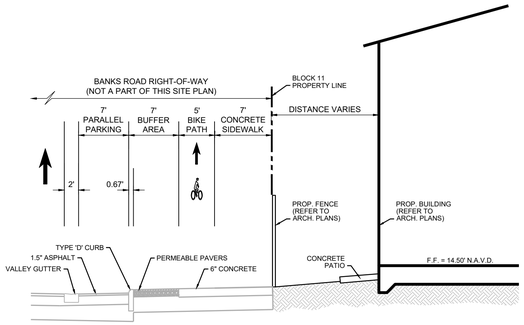

SECTION I - I

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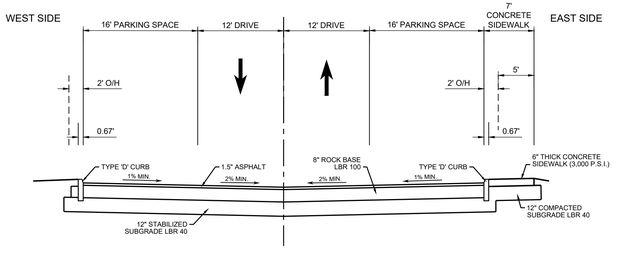

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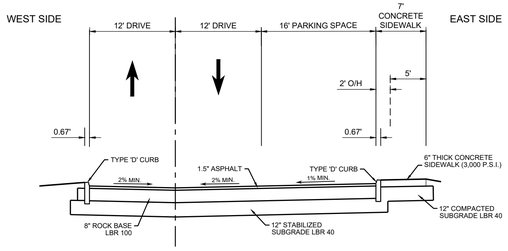
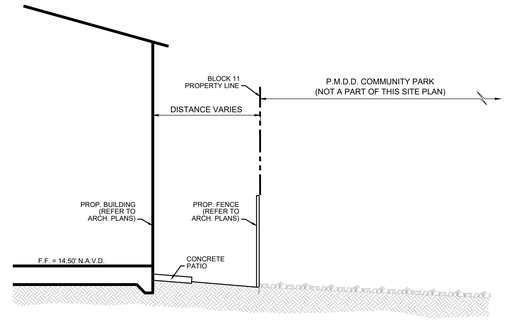


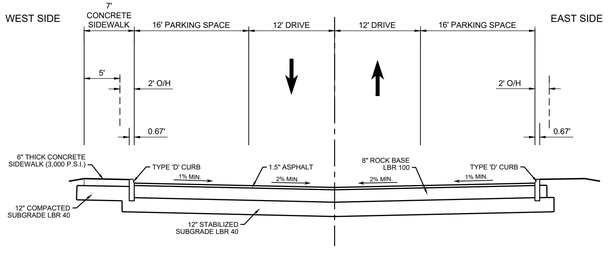
SECTION F - F

SCALE: 1" = 10' H 1" = 5' V



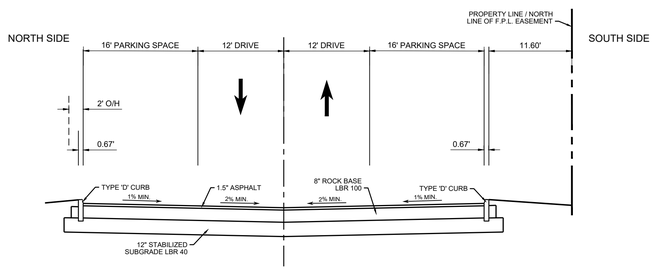
SECTION J - J

SCALE: 1" = 10' H 1" = 5' V



SECTION C - C

SCALE: 1" = 10' H 1" = 5' V



SECTION G - G

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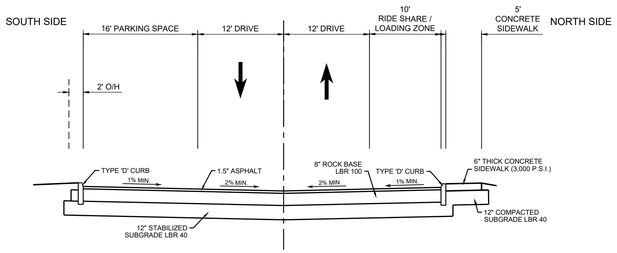

SECTION D - D

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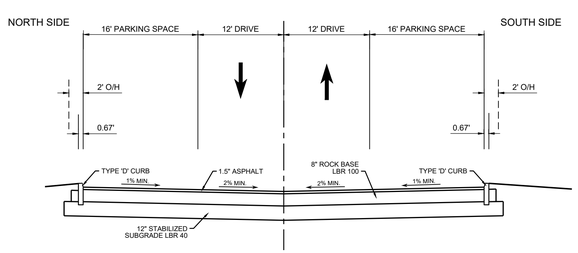

SECTION H - H

SCALE: 1" = 10' H 1" = 5' V

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

MAINSTREET AT COCONUT CREEK
BLOCK 11

ROADWAY CROSS SECTIONS

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Apr 10, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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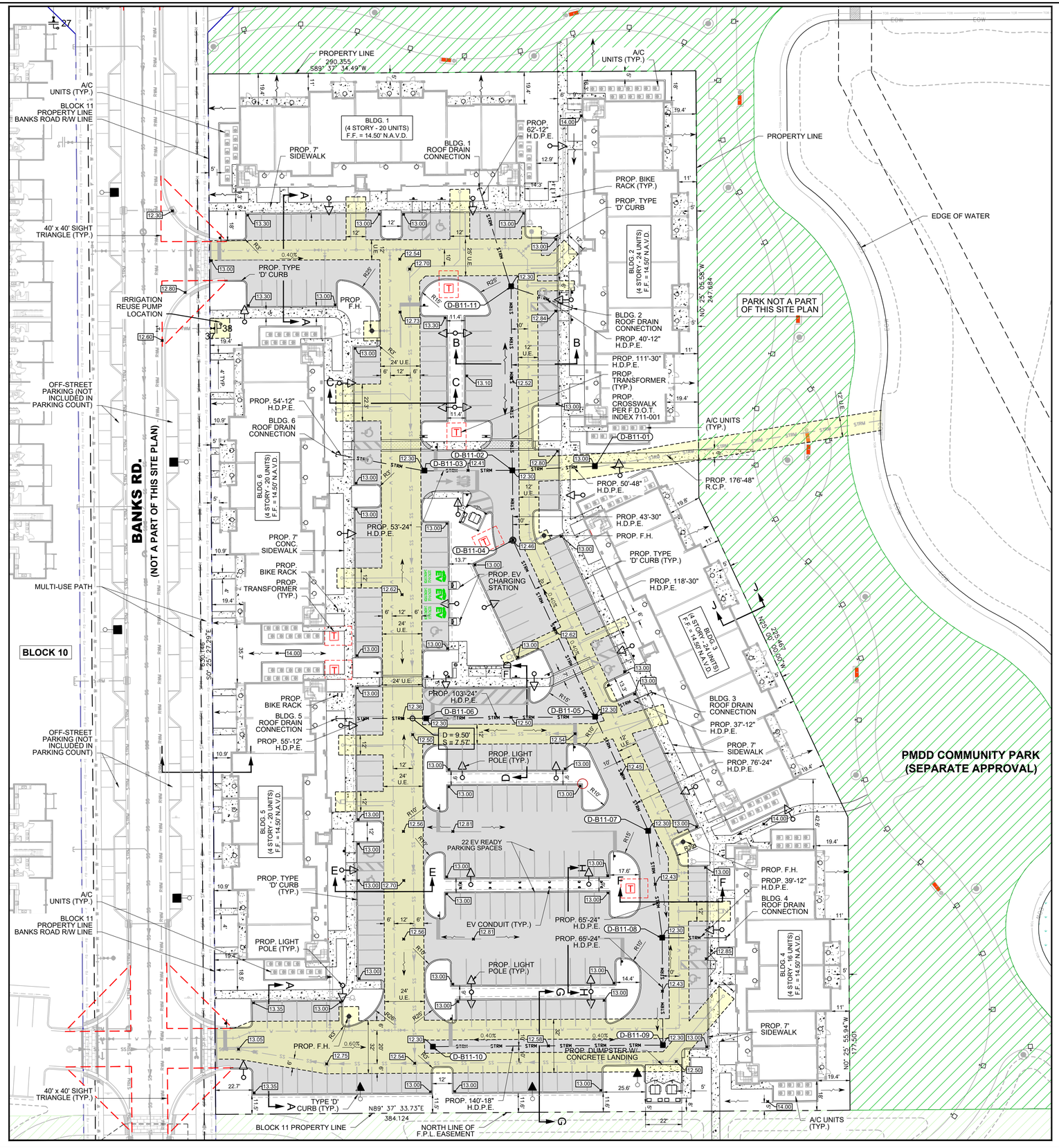
PROJECT:	1803-32
SHEET:	RD-1

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

DATE: Apr 10, 2024 - 8:56am Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 11\180332-BLOCK 11-RDD001.dwg



LEGEND

	PROPOSED ADA STALL	R.E.	RIM ELEVATION
	PROPOSED CONCRETE SIDEWALK	I.E.	INVERT ELEVATION
	10'X10' SIGHT TRIANGLE	E.O.P.	EDGE OF PAVEMENT
	FLOW DIRECTION	P.R.B.	POLLUTION RETARDANT BAFFLE
6.40	PROPOSED GRADE	R.C.P.	REINFORCED CONCRETE PIPE
6.40	EXISTING GRADE	H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
S	SEWER / DRAINAGE MANHOLE	D.W.E.	DESIGN WATER ELEVATION
	DRAINAGE INLET	D-1	DRAINAGE STRUCTURE NUMBER
	YARD DRAIN BASIN		FIRE HYDRANT ASSEMBLY
	SINGLE SEWER SERVICE		TAPPING SLEEVE & VALVE
	DOUBLE SEWER SERVICE		DOUBLE WATER METER
C.A.P.	CORRUGATED ALUMINUM PIPE		SINGLE WATER METER
W.M.	WATER MAIN		GATE VALVE
G.V.	GATE VALVE		EXISTING VALVE
F.H.	FIRE HYDRANT	1	BACTERIOLOGICAL SAMPLING POINT
			UTILITY EASEMENT
			ASPHALT PAVEMENT

Sunshine 811

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NO	DATE	BY	REVISIONS

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Boca Raton, Florida 33431 · (561) 392-0221
C26258 · LB7924

MAINSTREET AT COCONUT CREEK
BLOCK 11

PAVING AND DRAINAGE PLAN

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Apr 11, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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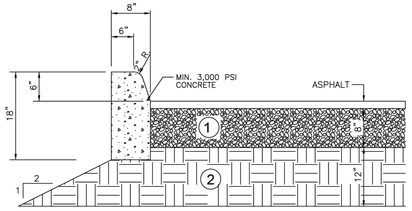
PROJECT: 1803-32

SHEET: PD-1

DATE: Apr 11, 2024 – 10:46am Z:\Projects\2018\180332--JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 11\180332-BLOCK 11--PDP001.dwg



GENERAL NOTES:

1. LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 100 AND MAXIMUM OF 6" LIFTS.
2. SUB GRADE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 40 AND A MAXIMUM OF 8" LIFTS.

ADDITIONAL CURBING NOTES:

1. DENSITY TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 5,000 SQUARE FEET, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10) FEET.
4. ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.

UTILITIES & ENGINEERING DEPARTMENT
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COCONUT CREEK, FL 33073
TEL NO: 954-973-6786
FAX NO: 954-571-4146
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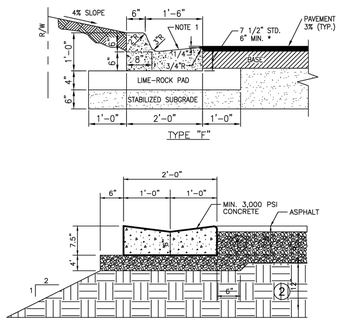
TYPE D CURB

STANDARD DETAILS | DWG. NO. 635
DATE: September 2022



MIAMI – TYPE

NOTE:

1. USE AN ALTERNATE ONLY PER ENGINEER DESIGN AND AND CITY APPROVAL; OR, AS CONTIGUOUS TO SPECIAL PAVERS.
2. FOR TYPE "D" CURB SEE DWG No. 635.

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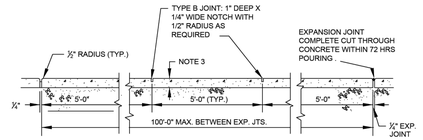
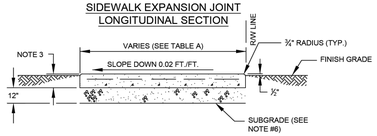
CURB & GUTTER

STANDARD DETAILS | DWG. NO. 609
DATE: September 2022



SIDEWALK EXPANSION JOINT
LONGITUDINAL SECTION



SIDEWALK SECTION

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

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

NOTES

1. CONCRETE TO BE TYPE I 3000 P.S.I.
2. USE OF REINFORCED CEMENT IS PROHIBITED
3. 4" THK. MIN. (TYP.); 6" THK. AT DRIVEWAYS, EXTENDED TWO-FEET BEYOND DRIVE, ON BOTH SIDES.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE; AT POINT OF CURVATURE; AT ADJOINING STRUCTURES; AND, AT THE END OF DAYS WORK.
6. EXISTING SUB-GRADE TO BE MECHANICALLY COMPACTED TO AASHTO T-99 PROCTOR AND DENSITY TESTED

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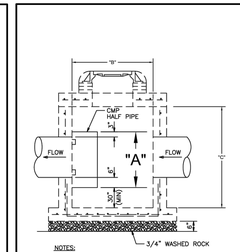
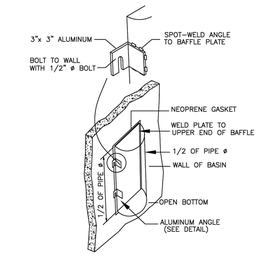
TYPICAL SIDEWALK

STANDARD DETAILS | DWG. NO. 605
DATE: September 2022



NOTES:

1. HALF ROUND PLATE TO BE WELDED TO TOP FOR POLLUTION RETARDANT BASIN.
2. THE HALF ROUND PIPE SHALL BE ONE SIZE LARGER THAN DISCHARGE PIPE.
3. FOR STRUCTURE'S CONSTRUCTION DIMENSIONS AND SPECS'S, SEE PRECAST CATCH BASIN DETAIL.
4. WEEP HOLES ARE NOT PERMITTED WHEN WORKING IN AN EXISTING STRUCTURE CONTRACTOR SHALL SEAL ALL EXISTING WEEP HOLES WITHIN STRUCTURES



PIPE DIAMETER	BAFFLE SCHEDULE		
	"A"	"B"	"C"
15"	27"	24"	37"
18"	30"	24"	37"
24"	36"	36"	36"
30"	42"	36"	42"
36"	48"	42"	54"
42"	56"	56"	56"
48"	60"	48"	60"
60"	72"	72"	72"

N.T.S

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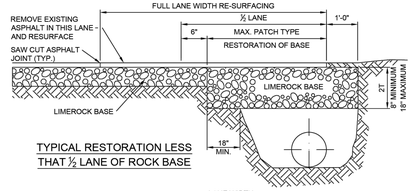
POLLUTION RETARDANT BAFFLE

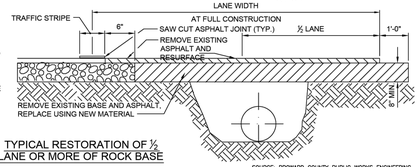
STANDARD DETAILS | DWG. NO. 644
DATE: September 2022

NOTES

1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUB-GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR, AND SHALL HAVE A MINIMUM LBR OF VALUE 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY. PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT, SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO ROADWAY, PRIOR TO THE RESURFACING.
6. RE-SURACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE AND SHALL BE APPLIED A MIN. OF 1" AND A MAX. OF 2" IN THICKNESS.
7. TRANSVERSE CUTS ARE REQUIRED TO BE CENTERED WITHIN R.O.W.



TYPICAL RESTORATION LESS THAT ½ LANE OF ROCK BASE



TYPICAL RESTORATION OF ½ LANE OR MORE OF ROCK BASE

SOURCE: BROWARD COUNTY PUBLIC WORKS ENGINEERING DIVISION MINIMUM STANDARDS, APRIL 1995

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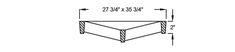
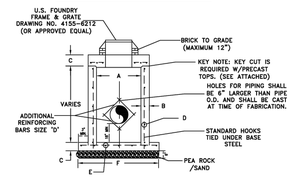
RESTORATION OF FLEXIBLE PAVEMENT (LONGITUDINAL & TRANSVERSE CROSSINGS)

STANDARD DETAILS | DWG. NO. 604
DATE: September 2022

TABLE OF DIMENSIONS						
TYPE	A	B	C	D-C.C.E.W.	E-C.C.E.W.	F
P4, P8	3'-6"	6"	8"	#4 AT 12"	#4 AT 12"	4"-10"
C-4, C-4@	4'-0"	8"	8"	#4 AT 12"	#4 AT 12"	5"-10"
C-5	5'-0"	8"	8"	#5 AT 12"	#5 AT 12"	6"-10"
C-6	6'-0"	8"	10"	#5 AT 12"	#5 AT 6"	7"-10"
C-7	7'-0"	8	10"	#5 AT 12"	#5 AT 6"	8"-10"
C-8	8'-0"	10"	10"	2-W.W.M. W/#4 @C.C. VERT.	#5 AT 6"	10"-2"



USF # 4155 FRAME & GRATE



N.T.S

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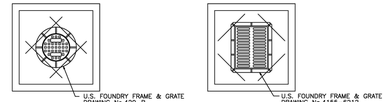
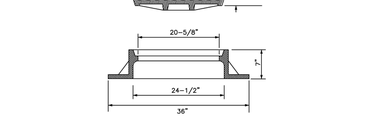
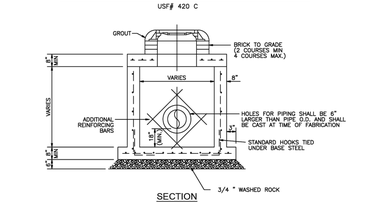
PRECAST CATCH BASIN

STANDARD DETAILS | DWG. NO. 650
DATE: September 2022





MAINTENANCE ACCESS STRUCTURE FRAME & LID
USF# 420 C



SECTION

N.T.S

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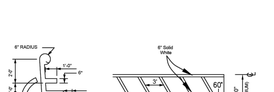
PRECAST DRAINAGE MAINTENANCE ACCESS STRUCTURE

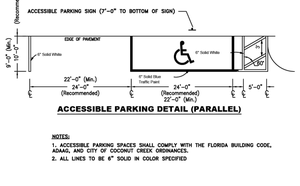
STANDARD DETAILS | DWG. NO. 651
DATE: September 2022



NOTES:

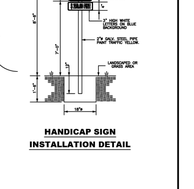
1. Top portion of FTP 25 shall have a permanent blue background with white reflective symbol.
2. Bottom portion shall have a reflective white background with black opaque legend and border.
3. FTP 25 may be fabricated on one panel for use.
4. FTP 25 is for use in areas where space is limited.

HANDICAP SIGN
F.D.O.T. INDEX NO. 17355
INSTALL SIGN IN FRONT OF HANDICAP SPACE



NOTES:

1. ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE FLORIDA BUILDING CODE, ADAAG, AND CITY OF COCONUT CREEK ORDINANCES.
2. ALL LINES TO BE 6" SOLID IN COLOR SPECIFIED



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STANDARD ACCESSIBLE PARKING

STANDARD DETAILS | DWG. NO. 622
DATE: September 2022

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NO	DATE	BY	REVISIONS

MAINSTREET AT COCONUT CREEK
BLOCK 11

PAVING AND DRAINAGE DETAILS

DATE: 07/22
DESIGNED BY: JH
DRAWN BY: HG
CHECKED BY: JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: Apr 10, 2024
JAY HUEBNER, P.E.
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PROJECT: 1803-32
SHEET: PDD-1

DATE: Apr 10, 2024 – 8:53am Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PDDS\BLOCK 11\180332-BLOCK 11-PDD001.dwg

SIGNING & PAVEMENT MARKING NOTES

1. INSTALL ALL NECESSARY PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH THE TRAFFIC OPERATIONS STANDARDS, FLORIDA DEPARTMENT OF TRANSPORTATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. ALL PAVEMENT MARKINGS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED USING THERMOPLASTIC PAINT.
3. ALL PAVEMENT MARKINGS LOCATED WITHIN PRIVATE PROPERTY SHALL BE INSTALLED USING REFLECTORIZED PAINT.
4. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED USING HIGH INTENSITY REFLECTORIZED MATERIAL.
5. INSTALL BLUE PAVEMENT REFLECTOR IN FRONT OF EACH FIRE HYDRANT LOCATED AT CENTER OF ADJACENT DRIVEWAY.

PAVEMENT NOTES

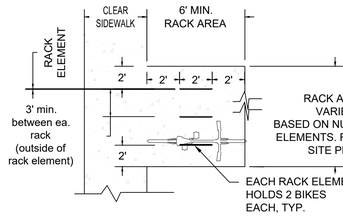
1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1 1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQAURE FEET OF PAVEMENT.
7. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED 1/2 INCH BELOW THE LIP OF CURB AND/OR SIDEWALK (IF APPLICABLE). THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB AND/OR SIDEWALK. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERNCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.
11. PAVING SHALL NOT COMMENCE UNTIL ROCK AS-BUILTS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD AND THE CITY INSPECTOR.

DRAINAGE NOTES

1. HDPE DRAINAGE PIPE (ADS N-12 ST IB), 12"-60", MUST MEET AASHTO M294, TYPE S OR ASTM F2306.
2. DRAINAGE CONCRETE STRUCTURES SHOULD BE AMDE WITH REBAR-GRADE 60, WELDED WIRE MESH GRADE 65 KSI, MONOLITHIC BASE POUR, 4,000 PSI @ 28 DAYS, 8" THICK WALLS.
3. MANHOLE PAINT: KOPPER 300. FIRST COAT RED, 24 HRS LATER FINAL COAT BLACK.

BACKFILLING NOTES

1. EXISTING CANAL EMBANKMENT FILL REQUIRMENTS:
   All EXISTING ORGANIC MATERIAL MUST BE REMOVED FROM CANAL/DITCHES BEFORE BACKFILLING. THE DETERMINATION FOR ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED UPON FDOT STANDARDS AND VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. SELECT (S) MATERIALS MEETING AASHTO M 145 STANDARDS A-1, A-3, A2-4 MUST BE USED WHERE PAVEMENT OR STRUCTURAL ELEMENTS ARE PROPOSED ABOVE THE FILL AREA TO THE SUB BASE. THE MATERIAL MUST BE COMPATED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 ABOVE THE WATER TABLE. ALL MATERIAL MUST PASS A 2" SIEVE SIZE. FILLING MUST MEET FDOT INDEX 505.
3. WHERE FILLING IS BELOW PROPOSED GREEN AREAS THAT DO NOT HAVE PROPOSED STRUCTURAL REQUIREMENTS SELECT MATERIALS (S) OR PLASTIC MATERIAL (P) MAY BE USED ABOVE THE WATER TABLE TO 24" FROM THE FINAL SURFACE ELEVATION. ORGANIC MATERIAL SHALL BE USED FOR THE REMAINING 24"FOR LANDSCAPE MATERIAL. ALL MATERIAL MUST PASS A 2"SIEVE SIZE



RACK ELEMENT:
LANDSCAPE FORMS.COM
SERIES: PARK PLACE VIKE RACK "LOOP" *

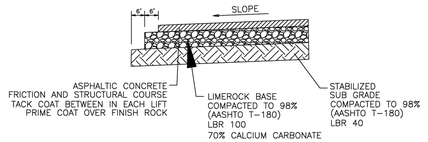
FINISH: POWDERCOATED
COLOR: SILVER

*OR APPROVED EQUAL

NOTE: FINAL RACK PRODUCT TO BE SELECTED BY OWNER / CONTRACTOR AT TIME OF PERMIT.

BIKE RACK TYPE 1 (FREESTANDING LOOP)

N.T.S.



N.T.S

Coconut Creek — Florida's Green Community — Tree City USA	UTILITIES & ENGINEERING DEPARTMENT 5295 JOHNSON ROAD COCONUT CREEK, FL 33073 TEL NO: 954-973-6786 FAX NO: 954-571-4146 www.coconutcreek.net	TYPICAL ROADWAY SECTION
		STANDARD DETAILS — DWG. NO. 662 DATE: September 2022

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Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

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Engineers · Planners · Surveyors
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C26238 · LB7924

MAINSTREET AT COCONUT CREEK
BLOCK 11

PAVING AND DRAINAGE DETAILS

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER — LICENSE — No. 54615 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

DATE: Apr 10, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

The seal for this drawing was signed and dated by the licensee. It is a violation of this document is not unaltered, signed and sealed. Printed copies of this document are not considered signed and sealed and the electronic media shall be verified for authenticity.

PROJECT:	1803-32
SHEET:	PDD-2

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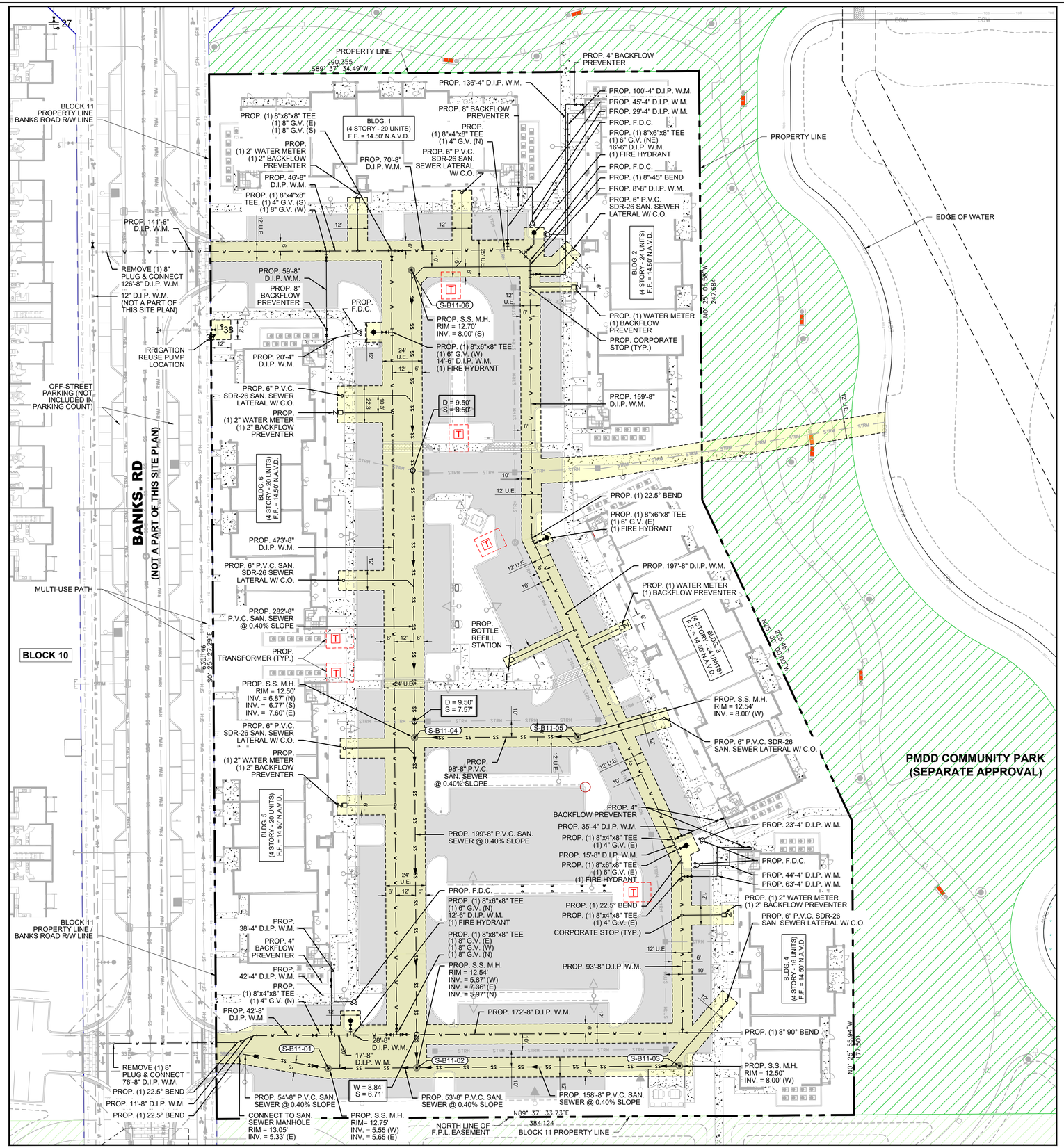

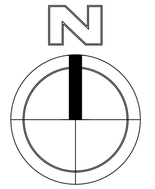

SCALE: 1"=30'

LEGEND

	PROPOSED ADA STALL	R.E.	RIM ELEVATION
	PROPOSED CONCRETE SIDEWALK	I.E.	INVERT ELEVATION
		E.O.P.	EDGE OF PAVEMENT
	10'X10' SIGHT TRIANGLE	P.R.B.	POLLUTION RETARDANT BAFFLE
	FLOW DIRECTION	R.C.P.	REINFORCED CONCRETE PIPE
6.40	PROPOSED GRADE	H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
6.40	EXISTING GRADE	D.W.E.	DESIGN WATER ELEVATION
	SEWER / DRAINAGE MANHOLE	D-1	DRAINAGE STRUCTURE NUMBER
	DRAINAGE INLET		FIRE HYDRANT ASSEMBLY
	YARD DRAIN BASIN		TAPPING SLEEVE & VALVE
	SINGLE SEWER SERVICE		DOUBLE WATER METER
	DOUBLE SEWER SERVICE		SINGLE WATER METER
C.A.P.	CORRUGATED ALUMINUM PIPE		GATE VALVE
W.M.	WATER MAIN		EXISTING VALVE
G.V.	GATE VALVE	1	BACTERIOLOGICAL SAMPLING POINT
F.H.	FIRE HYDRANT		UTILITY EASEMENT
			ASPHALT PAVEMENT

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NO	DATE	BY	REVISIONS

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MAINSTREET AT COCONUT CREEK
BLOCK 11

WATER AND SEWER PLAN

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: Apr 11, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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PROJECT: 1803-32

SHEET: WS-1

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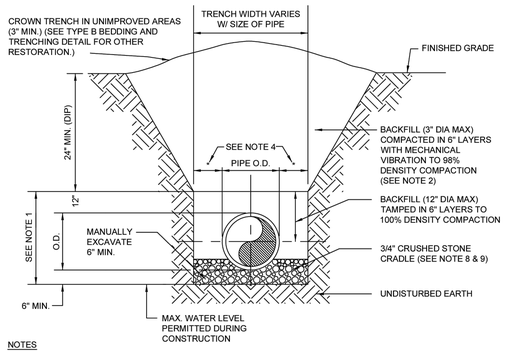

NOTES

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-99-C.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-99-C.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY OF COCONUT CREEK.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 2.18-E OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 6" MINIMUM FOR ANY DIAMETER PIPE.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. ENGINEER OF RECORD SHALL DETERMINE, AND CERTIFY IN THE FIELD, REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

N.T.S

UTILITIES & ENGINEERING DEPARTMENT
5295 JOHNSON ROAD
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TEL NO: 954-973-6786
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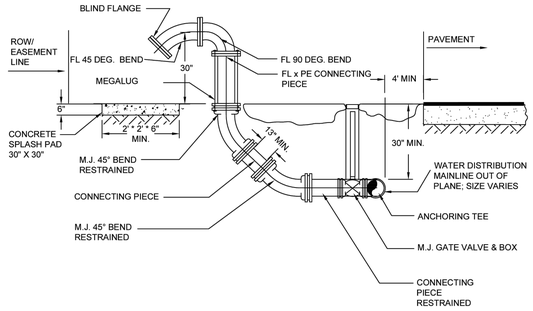
PIPE BEDDING

STANDARD DETAILS | DWG. NO. 101
DATE: September 2022



NOTES:

1. THIS DETAIL GRAPHICALLY REPRESENTS THE LAYOUT AND CONFIGURATION REQUIRED. THE DESIGN ENGINEER SHALL SIZE THE PIPING TO ENSURE THAT A MINIMUM VELOCITY OF 2.5 FPS IS OBTAINED IN THE PRIMARY WATER DISTRIBUTION SYSTEM MAINLINE.
2. FULL JOINT RESTRAINT IS REQUIRED; THRUST CALCULATIONS ARE NECESSARY.
3. EROSION AND SEDIMENT CONTROL IS ESSENTIAL FOR SATISFACTORY PERFORMANCE AND SHALL BE CONSIDERED IN THE DESIGN.
4. FL 90 DEG. BEND AND FL 45 DEG. BEND ARE SHOWN ROTATED 90 DEG. FOR CLARITY. CONSTRUCT DISCHARGE PARALLEL TO RIGHT OF WAY/EASEMENT.

N.T.S

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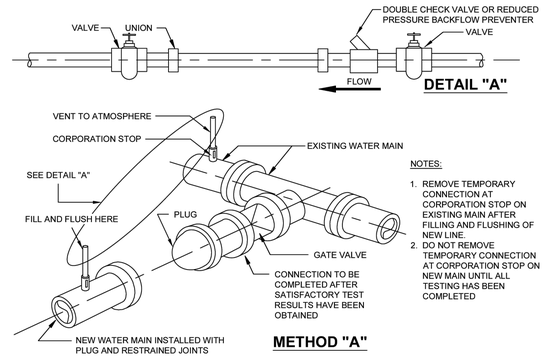
CANON FLUSH

STANDARD DETAILS | DWG. NO. 203
DATE: September 2022



N.T.S

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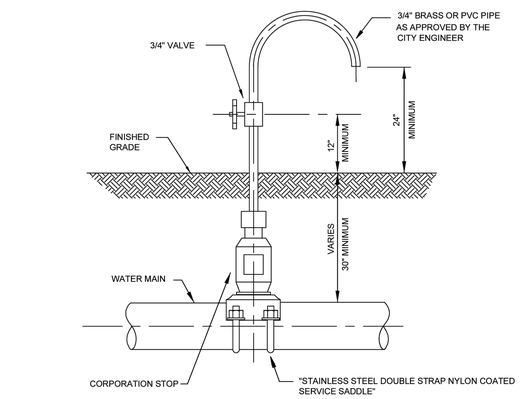
FILLING & FLUSHING

STANDARD DETAILS | DWG. NO. 202
DATE: September 2022



NOTES

1. SAMPLING POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY THE FLORIDA DEPARTMENT OF HEALTH.
2. A CORPORATION STOP SHALL BE INSTALLED WITH A LENGTH OF POLYETHYLENE OR BRASS TUBING EXTENDING ABOVE THE GROUND. THE TUBING SHALL BE INSTALLED WITH A 180 DEG. BEND AND A VALVE.
3. CORPORATION STOP SHALL BE REMOVED AND SADDLE PLUGGED WITH A BRASS FITTING AFTER THE FINAL CERTIFICATION CLEARANCE HAS BEEN PROVIDED BY FLORIDA DEPARTMENT OF HEALTH CONTRACTOR TO LABEL ALL SAMPLING POINTS WITH A NUMBERING SYSTEM PER THE APPROVED PLANS.

N.T.S

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BACTERIOLOGICAL SAMPLING POINT

STANDARD DETAILS | DWG. NO. 204
DATE: September 2022

MIN. LENGTH OF PIPE (FEET) TO BE RESTRAINED
(SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1. AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	16"	20"	24"	200psi 30"	36"	42"	48"
90° HORIZ. BEND		14	20	25	30	35	45	54	62	98	112	124	135
45° HORIZ. BEND		6	8	11	13	15	19	22	26	41	46	51	56
22.5° HORIZ. BEND		3	4	5	6	7	9	11	12	19	22	25	27
11.25° HORIZ. BEND		1	2	3	3	4	4	5	6	10	11	12	13
90° VERT. OFFSET	UPPER BEND	29	41	53	64	74	95	115	134	214	246	276	304
	LOWER BEND	7	10	13	16	19	25	30	35	57	66	74	83
45° VERT. OFFSET	UPPER BEND	12	19	24	29	34	39	48	56	89	102	114	126
	LOWER BEND	3	4	6	7	8	10	12	15	23	27	31	34
22.5° VERT. OFFSET	UPPER BEND	6	9	12	14	17	19	23	27	43	49	55	60
	LOWER BEND	1	2	4	4	4	5	6	7	11	13	15	16
11.25° VERT. OFFSET	UPPER BEND	3	4	6	7	8	9	11	13	21	24	27	30
	LOWER BEND	1	1	1	2	2	2	3	3	6	6	7	8
PLUG (DEAD END)		32	45	59	70	83	107	129	151	214	246	276	304
IN-LINE VALVE		32	45	45	45	45	56	65	80	110	125	140	155
TEE (BRANCH RESTRAINT)	4"x Ø	23	–	–	–	–	–	–	–	–	–	–	–
	6"x Ø	21	35	–	–	–	–	–	–	–	–	–	–
	8"x Ø	18	34	47	–	–	–	–	–	–	–	–	–
	10"x Ø	16	32	46	58	–	–	–	–	–	–	–	–
	12"x Ø	13	30	44	57	69	–	–	–	–	–	–	–
	16"x Ø	7	26	41	55	67	90	–	–	–	–	–	–
	20"x Ø	1	21	38	52	65	88	109	–	–	–	–	–
	24"x Ø	1	16	34	49	62	86	108	129	–	–	–	–
	30"x Ø	1	8	28	44	58	83	106	127	208	–	–	–
	36"x Ø	1	1	22	39	54	80	103	124	206	240	–	–
	42"x Ø	1	1	15	33	49	77	100	122	205	239	270	–
	48"x Ø	1	1	7	27	44	73	97	120	203	238	269	298
REDUCER (LARGER PIPE RESTRAINT)	6"x Ø	23	–	–	–	–	–	–	–	–	–	–	–
	8"x Ø	38	25	–	–	–	–	–	–	–	–	–	–
	10"x Ø	57	43	24	–	–	–	–	–	–	–	–	–
	12"x Ø	72	60	44	41	–	–	–	–	–	–	–	–
	16"x Ø	99	90	78	75	45	–	–	–	–	–	–	–
	20"x Ø	123	116	107	105	81	45	–	–	–	–	–	–
	24"x Ø	146	140	132	131	111	82	45	–	–	–	–	–
200psi	30"x Ø	209	204	197	188	177	153	116	75	–	–	–	–
	36"x Ø	243	236	233	226	217	196	168	135	74	–	–	–
	42"x Ø	273	270	265	259	252	234	211	183	133	72	–	–
	48"x Ø	301	298	294	289	283	268	249	226	183	131	71	–

NOTES:
1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
SOIL TYPE=SAND TEST PRESSURE=150 PSI/200 PSI DEPTH OF BURY=3'
TRENCH TYPE=3 SAFETY FACTOR=1.5 VERTICAL OFFSET=3'
MINIMUM PIPE LENGTH ALONG TEE RUN=5'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPEAND HDPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF VALVES AND FITTINGS.

RESTRAINED JOINT INFORMATION

N.T.S

UTILITIES & ENGINEERING DEPARTMENT
5295 JOHNSON ROAD
COCONUT CREEK, FL 33073
TEL NO: 954-973-6786
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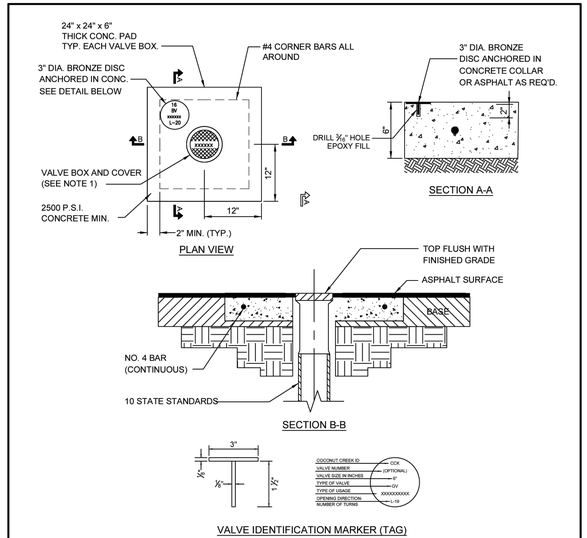
RESTRAINED JOINT INFORMATION

STANDARD DETAILS | DWG. NO. 322
DATE: September 2022



NOTES

1. VALVE BOXES SHALL BE USF 10 STATE STANDARD WITH APPLICABLE MARKING(EITHER WATER OR SEWER). SUPPLIED WITH 5 ¼" LOCKING LID. SUPPLY ONE (1) KEY PER LID TO THE CITY.

N.T.S

UTILITIES & ENGINEERING DEPARTMENT
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CONCRETE VALVE BOX COLLAR

STANDARD DETAILS | DWG. NO. 112
DATE: September 2022

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
6671 Venice Road, Suite 165
Boca Raton, Florida 33433 · 561.392.0221
C26258 · LB7924

MAINSTREET AT COCONUT CREEK
BLOCK 11

WATER AND SEWER DETAILS

DATE: 07/22
DESIGNED BY: JH
DRAWN BY: HG
CHECKED BY: JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Apr 10, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

PROJECT: 1803-32
SHEET: WSD-1

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

Doc. Not Rel. Sent. Digitally Signed and sealed by Jay Huebner, P.E. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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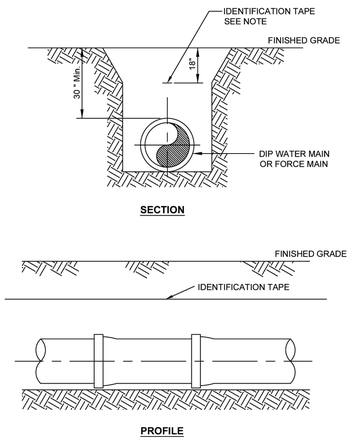

SECTION

PROFILE

NOTE:

1. DETECTABLE IDENTIFICATION TAPE SHALL BE INSTALLED DIRECTLY OVER CENTERLINE OF THE PIPE AT 18-INCHES BELOW FINISHED GRADE FOR OPEN CUT EXCAVATIONS ONLY.

2. FOR DIRECTIONAL BORE INSTALLATION USE TRACER WIRE BY COPPERHEAD INDUSTRIES SOLO SHOTXTREME PBX-50 $\frac{5}{8}$ O.D. OR APPROVED EQUAL. INSTALL 12" MAX. FROM THE MAIN

N.T.S

UTILITIES & ENGINEERING DEPARTMENT

5295 JOHNSON ROAD
COCONUT CREEK, FL 33073

TEL NO: 954-973-6786
FAX NO: 954-571-4146
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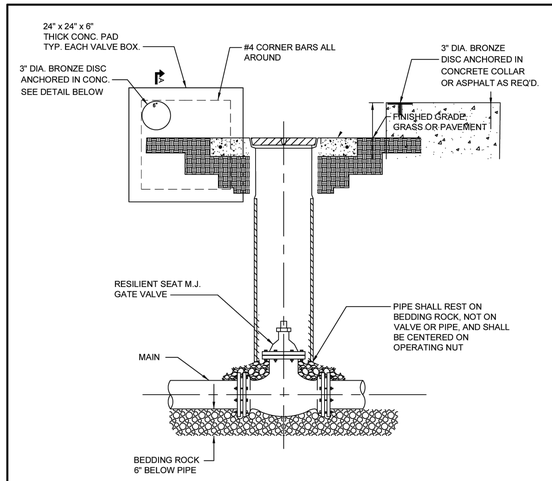
LOCATING TAPE

STANDARD DETAILS	DWG. NO.
DATE: September 2022	108



NOTES

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

2. 10 STATE STANDARD APPLICABLE MARKING EITHER WATER OR SEWER.

N.T.S

UTILITIES & ENGINEERING DEPARTMENT

5295 JOHNSON ROAD
COCONUT CREEK, FL 33073

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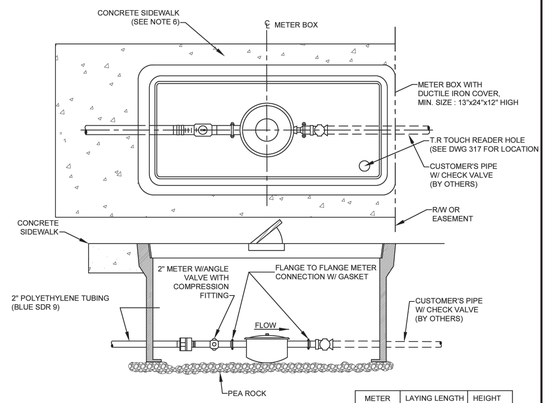
GATE VALVE & BOX

STANDARD DETAILS	DWG. NO.
DATE: September 2022	113



METER SIZE	LAYING LENGTH (IN)	HEIGHT (IN)
1 ½"	13.5	6 ⅛"
2"	17.5	7 ⅛"

NOTES:

1. ALL METER BOXES TO BE TRAFFIC BEARING TYPE.
2. R/W LINE OR EASEMENT LINE IS THE CUSTOMER'S SIDE OF METER BOX.
3. THE CITY RESPONSIBILITY ENDS AT THE CUSTOMER'S SIDE OF METER.
4. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL,WITH A MINIMUM RADIUS WHICH SHALL BE 21" FOR 2" TUBING.
5. ALL METERS WILL BE SUPPLIED AND INSTALLED BY THE CITY WATER DIVISION. METER HAS BRASS PIPE GASKET CONNECTION ON EACH END.
6. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
7. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
8. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.

N.T.S

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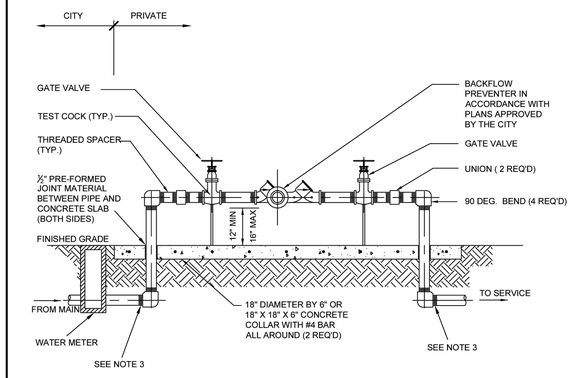
INSTALLATION FOR 1½" & 2" WATER METERS

STANDARD DETAILS	DWG. NO.
DATE: September 2022	209



NOTES

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED BRASS, AS SHOWN. ALL 3" PIPE TO BE PVC.
2. ALL PIPE FITTINGS LARGER THAN 4" SHALL BE CEMENT-LINED DUCTILE IRON WITH FLANGED FITTINGS FOR ABOVE GROUND USE. MECHANICAL JOINT FITTINGS SHALL BE USED UNDERGROUND WITH RESTRAINED JOINTS AND THRUST COLLARS.
3. M.J. RESTRAINT ON ALL UNDERGROUND DUCTILE IRON PIPING (4" AND LARGER) SHALL BE USED.
4. PAINT ALL ABOVEGROUND DUCTILE PIPING, FITTINGS AND VALVES WITH TRUE BLUE/SAFETY (11SF) BY TNEMEC CORP.

N.T.S

UTILITIES & ENGINEERING DEPARTMENT

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COCONUT CREEK, FL 33073

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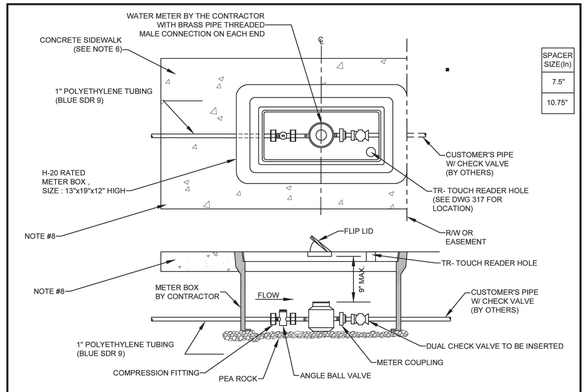
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY

STANDARD DETAILS	DWG. NO.
DATE: September 2022	210



NOTES:

1. ALL METER BOX TO BE TRAFFIC BEARING TYPE AND INSTALLED BY THE CONTRACTOR.
2. R/W LINE OR EASEMENT LINE IS THE CUSTOMER'S SIDE OF METER BOX.
3. THE CITY RESPONSIBILITY ENDS AT THE CUSTOMER'S SIDE OF METER.
4. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO THE METER BOX AS PRACTICAL,WITH A MINIMUM RADIUS OF 14" FOR 1" TUBING.
5. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
6. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL BE PARALLEL WITH THE BACK EDGE OF THE SIDEWALK.
7. METER SHALL BE CENTERED IN THE BOX DIRECTLY UNDER THE ACCESS LID.

N.T.S

UTILITIES & ENGINEERING DEPARTMENT

5295 JOHNSON ROAD
COCONUT CREEK, FL 33073

TEL NO: 954-973-6786
FAX NO: 954-571-4146
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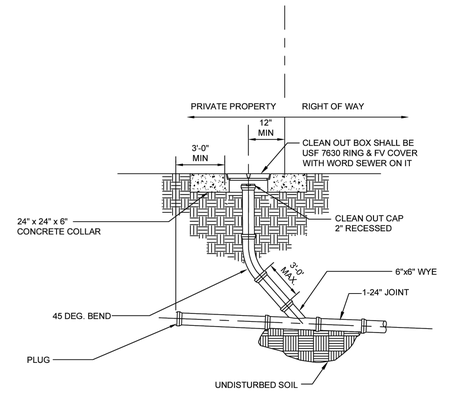
INSTALLATION FOR ⅝" X ¾" & 1" WATER METER

STANDARD DETAILS	DWG. NO.
DATE: September 2022	207



NOTES

1. ALL CLEAN OUT PLUG SHALL BE 2" RECESSED.
2. THREADS SHALL BE LUBRICATED AS NECESSARY AND UNIT FULLY OPERATIONAL PRIOR TO ACCEPTANCE AND/OR FINAL APPROVAL BY THE CITY.
3. CITY MAINTAINS WASTEWATER UP TO FIRST CLEAN OUT.

N.T.S

UTILITIES & ENGINEERING DEPARTMENT

5295 JOHNSON ROAD
COCONUT CREEK, FL 33073

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FAX NO: 954-571-4146
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WASTEWATER SERVICE CLEAN-OUT

STANDARD DETAILS	DWG. NO.
DATE: September 2022	411

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
6671 W. Indiantown Road, Suite 50-325
Boca Raton, Florida 33431 - (561) 392-0221
C26258 - LB7924

COCONUT CREEK
MAINSTREET AT COCONUT CREEK
BLOCK 11

WATER AND SEWER DETAILS

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Apr 10, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

This item has been digitally signed and sealed by Jay Huebner, P.E. Printed copies of this document are not considered signed and sealed and the SHA authentication must be verified on any electronic copies.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PROJECT: 1803-32

SHEET: WSD-2

DATE: Apr 10, 2024 -- 9:40am Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 11\180332-BLOCK 11-WSD001.dwg

CULLUM ROAD
(NOT A PART OF THIS SITE PLAN)

BANKS ROAD
(NOT A PART OF THIS SITE PLAN)

BLDG. 1
(4 STORY - 20 UNITS)
F.F. = 14.50' N.A.V.D.

BLDG. 2
(4 STORY - 24 UNITS)
F.F. = 14.50' N.A.V.D.

BLDG. 3
(4 STORY - 20 UNITS)
F.F. = 14.50' N.A.V.D.

BLDG. 4
(4 STORY - 16 UNITS)
F.F. = 14.50' N.A.V.D.

50' OUTER RADIUS
38' INNER RADIUS
12' WIDE (TYP.)

PROP. FIRE
TRUCK PATH (TYP.)

PROP. F.D.C.

PROP. F.H.

300' RADIUS FOR
FIRE HYDRANTS

PMDD COMMUNITY PARK
(SEPARATE APPROVAL)

Coconut Creek 39'

	feet
Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

39.00
7.00
22.00

50'/38'
RADIUS (TYP.)

NOTE:
BUILDINGS TO HAVE FIRE SPRINKLERS.

0 40 80
FEET
SCALE: 1"=40'

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 - (561) 392-0221
C26258 - LB7924

MAINSTREET AT COCONUT CREEK
BLOCK 11

FIRE TRUCK ROUTING PLAN

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER
LICENSE
No. 54615
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: Apr 09, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

Item(s) this seal appear(s) on may have been electronically signed and sealed by me using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT:	1803-32
SHEET:	FT-1

DATE: Apr 09, 2024 - 5:21pm Z:\Projects\2018\18032-JOHNS FARM\Drawings\Construction Plans\PDPD's\BLOCK 11\18032-BLOCK 11-FT001.dwg

WATER NOTES

1. **PIPE**

   ALL WATER MAINS SHALL BE DUCTILE IRON PIPE WITH ADEQUATE COVER AND SEPARATION SHALL BE SDR 26, OR DUCTILE IRON WITHOUT ADEQUATE COVER OR SEPARATION.

   A. DUCTILE IRON PIPE (P.I.P.) SHALL CONFORM TO ANSI / AWWA C151/A21.51-02 (LATEST REVISION) WITH 350 P.S.I. RATING, UNLESS OTHERWISE NOTED. D.I.P. SHALL BE CEMENT-LINED AND SEAL-COATED IN ACCORDANCE WITH ANSI / AWWA C104/A21.4-95 (LATEST REVISION.) D.I.P. SHALL BE LAID WITH A THIRTY (30) INCH MINIMUM CLEAR COVER UNLESS OTHERWISE NOTED ON PLANS, AND APPROVED BY THE CITY'S UTILITY DEPARTMENT.

2. ALL MECHANICAL JOINT DUCTILE IRON FITTINGS SHALL BE AS PER ANSI / AWWA C153/A21.53-00 (LATEST REVISION) WITH A 350 P.S.I. RATING. ALL FITTINGS SHALL BE CEMENT-LINED AND SEAL-COATED THE SAME AS DUCTILE IRON PIPE, SDR9 MINIMUM.

3. ALL POTABLE WATER SERVICE LINES UP TO 1-1/2 INCH SHALL BE POLYETHYLENE TUBING, TYPE "K" SOFT TEMPER COPPER, OR APPROVED EQUAL. ALL SERVICE LINES SHALL CONFORM TO ANSI / AWWA STANDARDS C-800-01 AND / OR C901-02 (LATEST REVISION.) ALL SERVICE FITTINGS UP TO 2" SHALL BE COMPRESSION TYPE OR EQUAL AS APPROVED BY THE DIRECTOR OF UTILITIES. ALL SERVICE LINES AND FITTINGS 3" OR LARGER SHALL BE CONSTRUCTED OF D.I.P.

4. VALVES 2" AND SMALLER SHALL BE BRASS BI-DIRECTIONAL BALL VALVES SUITABLE FOR A WORKING PRESSURE OF 200 P.S.I. MEETING THE REQUIREMENTS OF ANSI / AWWA C800-01 (LATEST REVISION.) GATE VALVES 3" THROUGH 16" SHALL BE IRON BODY, RESILIENT SEAT, EQUIPPED WITH A 2" SQUARE OPERATING NUT, SUITABLE FOR A WORKING PRESSURE OF 200 P.S.I., COMPLY WITH ANSI / AWWA C-509-01 (LATEST REVISION AND BE M&H, AMERICAN DARLING, MUELLER, OR APPROVED EQUAL.

   ALL VALVES SHALL BE FURNISHED WITH ADJUSTABLE TYPE CAST-IRON TYPE VALVE BOXES OF PROPER LENGTH FOR THE TRENCH DEPTH. ALL BOXES SHALL CONFORM TO AWWA WITH A SHAFT NOT LESS THAN 5" DIAMETER AND HAVE THE WORD "WATER" CAST IN THE COVER. BASE OF THE VALVE BOX SHALL BE CENTERED OVER THE VALVE, BE PLUMB AND BE SUPPORTED AT THE TOP WITH A 24" SQUARE CONCRETE COLLAR, EXCEPT IN PAVED AREAS. P.V.C. (SDR 35) RISERS SHALL BE USED UNDER VALVE BOXES. USE BRASS I.D. TAG WITH ANCHORING POST, INDICATE DIRECTION, NUMBER OF TURNS AND TYPE OF VALVE. ALL VALVES WITH 2" OPERATING NUTS DEEPER THAN 36" BELOW FINISHED GRADE WILL BE EQUIPPED WITH A NON-SECURED NUT EXTENSION TO 18" BELOW FINISHED GRADE.

5. WHERE SANITARY SEWER FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (D.I.P.) A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS. ALL CROSSINGS SHALL BE ARRANGED USING A FULL-LENGTH OF PIPE, IF POSSIBLE, SO THAT THE SEWER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANT 10 FEET FROM THE POINT OF CROSSING (PIPES SHALL BE CENTERED AT THE CROSSING.)

   WHERE NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENT ABOVE.

6. THE WATER MAIN SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER LINES. SEPARATION DISTANCE SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE AND SHALL NOT INCLUDE ANY CHORD, RADIUS, OR DIAMETER OF THE PIPE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF SEWER.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF D.I.P. AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF D.I.P. WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHALL ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

7. THE WATER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ANSI / AWWA C600-05 (LATEST REVISION). THE PRESSURE TESTING SHALL BE FOR A PERIOD OF NOT LESS THAN TW0 (2) HOURS AT 150 P.S.I. MINIMUM AT ALL TIMES DURING THE TEST WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE FORMULA OF L=SD / P /140,000; L = LEAKAGE IN GAL. / HR.; S=LENGTH OF PIPE TESTED IN FEET; D= DIAMETER OF PIPE IN INCHES; P = AVERAGE TEST PRESSURE DURING THE TEST IN LBS. / SQ. IN. THE SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI / AWWA C651-05 (LATEST REVISION.)

8. NO SERVICE CONNECTIONS, METER BOXES, OR VALVES WILL BE PERMITTED IN DRIVEWAYS OR SIDEWALKS UNLESS APPROVED BY THE ENGINEER.

9. ALL VALVES SHALL BE "AS-BUILT" LOCATED BY THE CONTRACTOR'S ENGINEER AND RECORDED ON THE AS-BUILT PLANS TO BE PROVIDED TO THE CITY UTILITIES DEPARTMENT. AS-BUILT PLANS MUST BE CERTIFIED BY A LICENSED STATE OF FLORIDA REGISTERED LAND SURVEYOR AND SEALED BY THE ENGINEER OF RECORD.

10. ALL EXCAVATION IN EXISTING RIGHT-OF-WAY SHALL BE BACKFILLED AT END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO CONTRACTOR LEAVING SITE.

11. ALL NEWLY INSTALLED OR CONSTRUCTED PIPING SYSTEMS SHALL BE CLEANED PRIOR TO BEING PUT INTO SERVICE USING A POLLY PIG CLEANING SYSTEM. A MINIMUM OF TWO (2) PIGGINS ARE REQUIRED. AT THE DISCRETION OF THE UTILITY ENGINEER THE TEST SHALL BE REDONE TO THEIR SATISFACTION.

12. NO SUPPLIER OF WATER SHALL PUT INTO SERVICE OR RESUME THE USE OF ANY PLANT, PUMPING STATION, MAIN STANDPIPE, RESERVOIR, TANK OR OTHER PIPE OR STRUCTURE THROUGH WHICH WATER IS DELEIVERED TO CONSUMERS FOR DRINKING AND HOUSEHOLD PURPOSES UNTIL THE STRUCTURES HAVE BEEN EFFECTIVELY DISINFECTED AND APPROVED FOR OPERATION BY THE BROWARD COUNTY HEALTH DEPARTMENT.

13. BACKFILL MATERIAL FOR WATER MAINS SHALL BE NON-COHESIVE, NON-PLASTIC MATERIAL FREE OF ALL DEBRIS, LUMPS AND ORGANIC MATTER. BACKFILL MATERIAL PLACED WITHIN ONE (1) FOOT OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN TWO (2) INCHES IN DIAMETER. NO STONE LARGER THAN SIX (6) INCHES IN DIAMETER WILL BE PERMITTED IN ANY REMAINING LANDFILL.

14. PIPE BENDS AND FITTINGS SHALL BE OF RESTRAINED JOINT TYPE AS APPROVED BY THE CITY UTILITIES DEPARTMENT. CONCRETE THRUST BLOCKS SHALL NOT BE USED. DISTANCE TO BE RESTRAINED SHALL BE IN ACCORDANCE TO THE SCHEDULE SHOWN AND AS VERIFIED BY THE ENGINEER OF RECORD.

POTABLE WATER-SANITARY SEWER-REUSE WATER SEPARATION NOTES

VERTICAL CROSSINGS

1 SANITARY SEWER SYSTEMS AND / OR REUSE WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWERS SYSTEMS AND / OR REUSE WATER MAINS CROSSINGS BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.

HORIZONTAL SEPARATIONS

2. WHENEVER IS IS PHYSICALLY POSSIBLE:

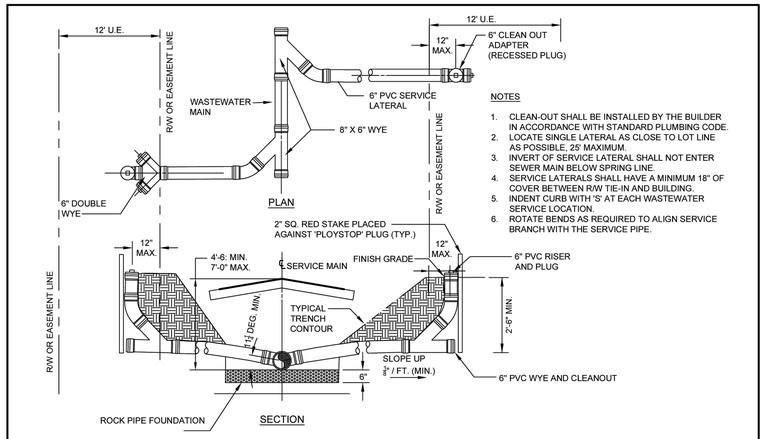
   SANITARY SEWER SYSTEMS REQUIRE A MINIMUM OF 10-FOOT HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER SYSTEM PARALLEL INSTALLATIONS.

   REUSE WATER MAINS REQUIRE A MINIMUM 5-FOOT CENTER TO CENTER (ABSOLUTE MINIMUM OF 3-FOOT OUTSIDE TO OUTSIDE OF PIPE) HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND / OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS.

   WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID:
   A) IN A SEPARATE TRENCH;
   B) ON AN UNDISTURBED EARTH SHELF WITH A MINIMUM VERTICAL SEPARATION DISTANCE OF 18 INCHES PROVIDED BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE, THUS CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1.

CONFLICTS

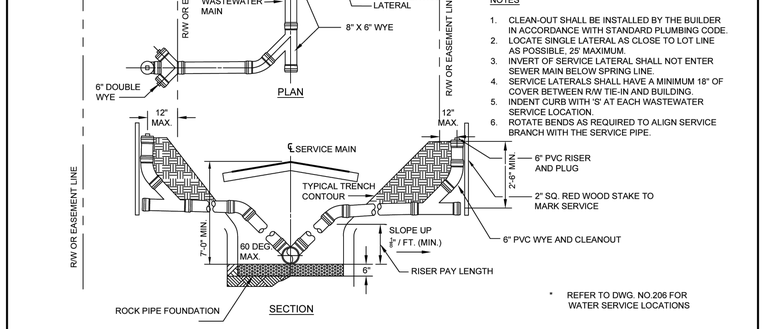
3. WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN PARAGRAPHS 1 AND 2, THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (D.I.P.). AL D.I.P. SHALL BE CLASS 51 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, ALL JOINTS ON THE POTABLE WATER MAIN WITHIN 20 FEET OF THE CONFLICT, SHALL BE MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.



UTILITIES & ENGINEERING DEPARTMENT
5295 JOHNSON ROAD
COCONUT CREEK, FL 33073
TEL NO: 954-973-6786
FAX NO: 954-571-4146
www.coconutcreek.net

SHALLOW SERVICE LATERAL

STANDARD DETAILS	DWG. NO.
DATE: September 2022	409



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5295 JOHNSON ROAD
COCONUT CREEK, FL 33073
TEL NO: 954-973-6786
FAX NO: 954-571-4146
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DEEP SERVICE LATERAL

STANDARD DETAILS	DWG. NO.
DATE: September 2022	410

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS TO AVOID CONFLICTS.
2. THE CITY OF COCONUT CREEK'S MAXIMUM APPROVED SANITARY SEWER PIPES DEFLECTION OR SAG IS 1/2" FOR VERTICAL DEFLECTION. UPON TV MONITORING OF SANITARY SEWER SYSTEM, THE CITY OF COCONUT CREEK SHALL NOT ACCEPT ANY DEVIATION FROM THIS RULE.
3. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE BY UNI-BELL PVC PIPE ASSOCIATION LATEST EDITION OR EQUIVALENT.
4. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN, OR ADJACENT TO, SIDEWALKS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.
5. A HYDROSTATIC TEST SHALL BE PERFORMED AT 150 P.S.I. FOR NOT LESS THAN TWO HOURS. TEST SECTIONS SHALL NOT BE PERFORMED UNTIL THE CITY HAS RECEIVED AND APPROVED AS-BUILT DRAWINGS AND THE TRENCHES BACKFILLED AND PROPERLY COMPACTED.
6. SEWER MANHOLES SHALL RECEIVE TWO (2) COATS OF KOPPERS 300-M OR POLYMER COATING, ONE (1) RED AND ONE (1) BLACK, INSIDE AND OUTSIDE.
7. AS-BUILT BASELINES SHALL BE ESTABLISHED AND RESET AT EVERY SANITARY SEWER MANHOLE. AS-BUILT STATE PLANE COORDINATES SHALL BE PROVIDED AT EVERY SANITARY SEWER MANHOLE. WATER AND SEWER HORIZONTAL LOCATION SHALL BE SHOWN GRAPHICALLY AT THE CORRECT LOCATION. WATER MAIN AS-BUILT SHALL CONTAIN STATION, OFFSET, AND ELEVATIONS EVERY 100 L.F. (MAX.) OF PIPE AND AT EVERY VALVE, BEND, REDUCER, CROSSING AND FITTING. METERS AND CLEANOUTS SHALL BE STATIONED AND OFFSET ONLY. ADDITIONAL AS-BUILT INFORMATION MAY BE REQUESTED BY THE ENGINEER OF RECORD AND / OR CITY OF COCONUT CREEK AS-BUILT STANDARDS AND SPECIFICATIONS.
8. DEFLECT WATER MAIN AS NECESSARY, BUT NOT MORE THAN 50% OF ITS ALLOWABLE DEFLECTION ANGLE. INSTALL BENDS AS NECESSARY AND MAINTAIN THE TEN (10) FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAIN.
9. ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER A CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. ANY UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE THAT IS LOCATED ALONG TOP OF THE PIPE; FOR PIPES WITH AN EXTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320 (10), F.A.C. AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1800 N. Dixie Highway, Suite 345
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

MAINSTREET AT COCONUT CREEK BLOCK 11

WATER AND SEWER DETAILS

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

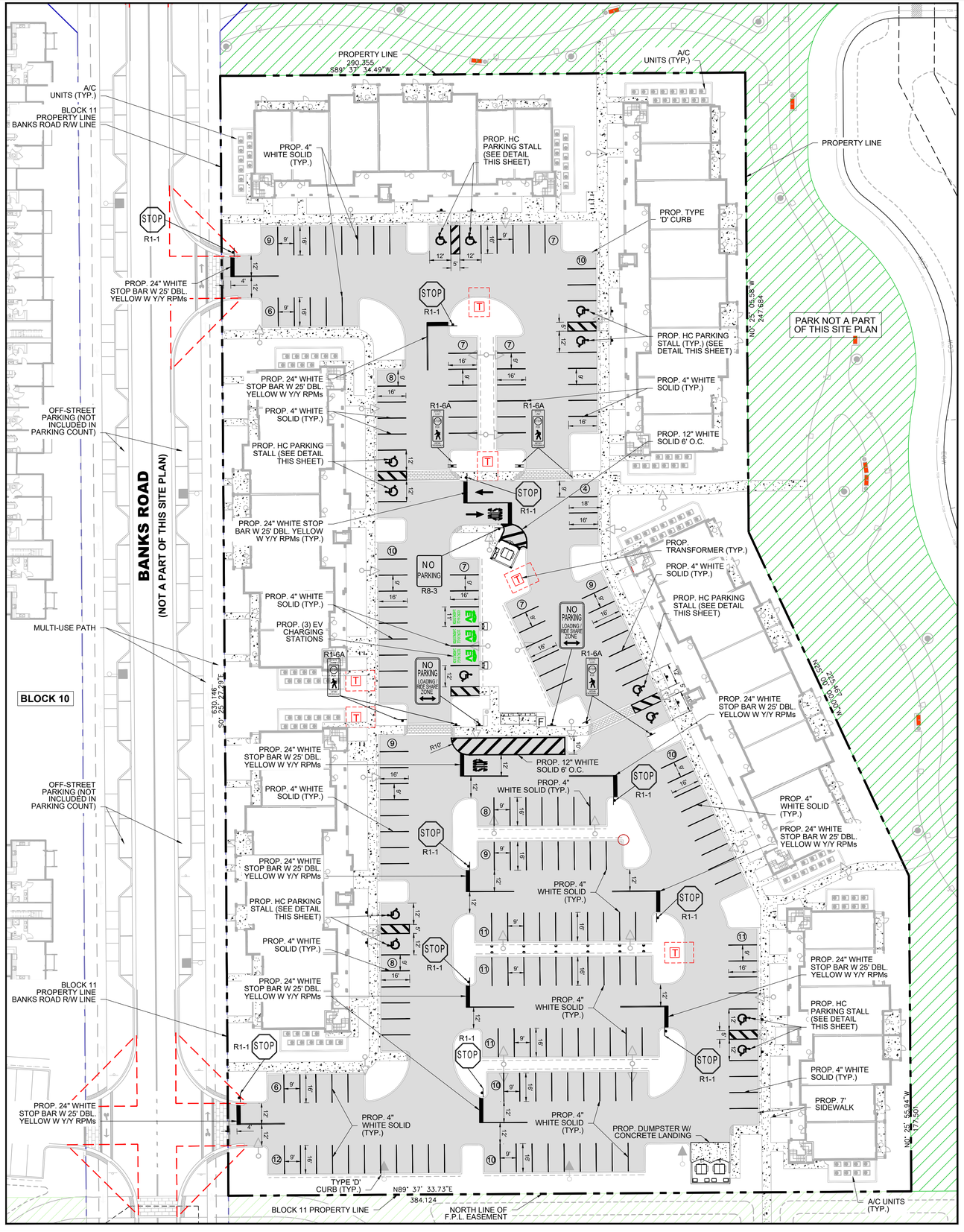
DATE: Apr 10, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

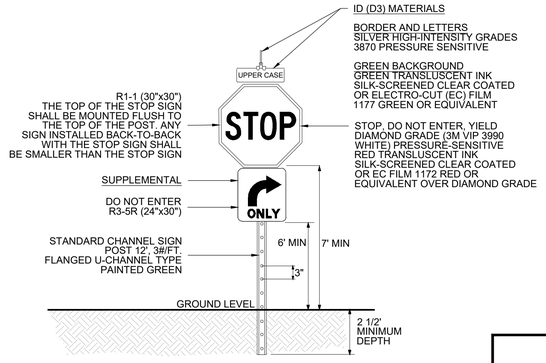
PROJECT:	1803-32
SHEET:	WSD-3

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

This item has been digitally signed and sealed by Jay Huebner, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

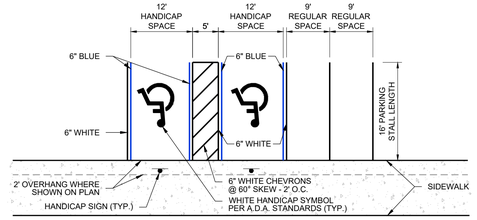
DATE: Apr 10, 2024 — 9:41am Z:\Projects\2018\1803320-JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 11\1803320-BLOCK 11-WSD001.dwg





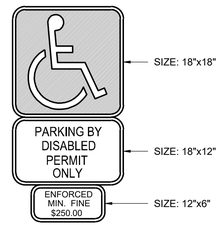
STOP SIGN AND STREET IDENTIFICATION ASSEMBLY (TYP.)

N.T.S.



TYPICAL PARKING DETAIL

N.T.S.



HANDICAP SIGN DETAIL

N.T.S.

LEGEND

	PROPOSED ADA STALL
	PROPOSED CONCRETE SIDEWALK
	10'X10' SIGHT TRIANGLE
	FLOW DIRECTION
6.40	PROPOSED GRADE
	EXISTING GRADE
S	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	YARD DRAIN BASIN
	SINGLE SEWER SERVICE
	DOUBLE SEWER SERVICE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
D.W.E.	DESIGN WATER ELEVATION
D-1	DRAINAGE STRUCTURE NUMBER
	FIRE HYDRANT ASSEMBLY
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
1	BACTERIOLOGICAL SAMPLING POINT

N

0 30 60

FEET

SCALE: 1"=30'

Sunshine811

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Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · (561) 392-0221
C26258 · LB7924

MAINSTREET AT COCONUT CREEK
BLOCK 11

SIGNAGE AND PAVEMENT MARKINGS PLAN

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Apr 11, 2024
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PROJECT:	1803-32
SHEET:	SPM-1

DATE: Apr 11, 2024 — 10:46am Z:\Projects\2018\180332-JOHNS F:\ARM\Drawings\Construction Plans\PODS\BLOCK 11\180332-BLOCK 11-SPM001.dwg