



# SofA DISTRICT OFFICES

## 101 S.E. 1ST STREET

### DELRAY BEACH, FL 33444

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#### WAIVERS REQUESTED

- REQUESTING A WAIVER TO REDUCE THE MINIMUM FRONT SETBACK ON S.E. 1ST AVENUE FROM 10'-0" TO 5'-0" IN CONFORMANCE WITH SECTION 4.4.13(E)(2)
- REQUESTING A WAIVER TO REDUCE THE MINIMUM SIDE STREET SETBACK ON S.E. 1ST STREET FROM 10'-0" TO 8'-9" IN CONFORMANCE WITH SECTION 4.4.13(E)(2)

#### GENERAL NOTES

G01. PRIOR TO THE SUBMISSION OF ANY BIDS THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND VERIFY THE ARCHITECTS DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

G02. DRAWINGS CONFORM TO BUILDING STANDARD GUIDELINES AND DECLARATION OF COVENANTS, WITH SOME APPROVED EXCEPTIONS

G03. THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101, AND ALL OTHER APPLICABLE CODES AS GENERALLY DEPICTED IN THESE DRAWINGS.

G04. DIMENSIONS AS INDICATED ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALING OF THE DRAWINGS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE CALCULATED BY COMPUTER AND ROUNDED TO THE NEAREST INCH. THE LOCATION OF PARTITIONS TO THE CENTERS OF MULLIONS OR TO ALIGN WITH FINISHES SHALL TAKE PRECEDENCE OVER WRITTEN DIMENSIONS WHEN SO NOTED

G05. THE CONTRACTOR AND ALL SUBCONTRACTORS AND ALL VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ANY AND ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

G06. THE WORK SHALL BE LIMITED TO THE SCOPE REASONABLY INFERRED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE EXECUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER AND ARCHITECT. ANY ADDITIONAL WORK DONE WITHOUT PRIOR WRITTEN APPROVAL SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.

G07. SHOULD THE SCOPE OF WORK FOR ANY REASON NOT BE FULLY INDICATED ON THE CONTRACT DOCUMENTS THE ARCHITECT SHOULD BE CONTACTED IMMEDIATELY.

G08. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

G09. THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE, COORDINATING ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.

G10. THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT, ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB. ALL FIREPROOFING MUST LIKEWISE BE FREE OF THE ABOVE DESCRIBED MATERIALS.

G11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION, A COMPLETE SET OF THE SIGNED AND SEALED PERMIT DOCUMENTS, INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS, AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.

G12. THE CONTRACTOR SHALL COORDINATE ALL OWNER OR TENANT SUPPLIED ITEMS, AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE. VERIFY THE SCOPE OF SUCH ITEMS PRIOR TO BID SUBMITTAL.

G13. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH SUBCONTRACTORS, SUPPLIERS, VENDORS AND SPECIALTY CONTRACTORS.

G14. THE CONTRACTOR SHALL MAINTAIN SUPERVISION ON SITE WHENEVER WORK IS BEING PERFORMED.

G15. ALL WORK DONE BY THE CONTRACTOR, SUBCONTRACTORS, VENDORS, AND SPECIALTY CONTRACTORS SHALL EXERCISE DUE CARE AND SKILL IN PERFORMING ALL WORK IN REGARDS TO THE PROJECT. ALL WORK SHALL BE DONE IN A NEAT WORKMANLIKE PROFESSIONAL MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND RULES.

G16. THE JOB SITE SHALL REMAIN FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

G17. EACH CONTRACTOR SHALL PROTECT THE WORK OF OTHER CONTRACTORS. ANY CONFLICTS ARE TO BE RESOLVED BETWEEN THE CONTRACTORS INVOLVED AND ANY WORK DAMAGED SHALL BE REPLACED BY THE CONTRACTOR CAUSING THE DAMAGE. THE ARCHITECT AND THE OWNER SHALL BE NOTIFIED OF SUCH CONFLICTS.

G18. THE CONTRACTOR SHALL EXPEDITE THE DELIVERY OF LONG LEAD TIME ITEMS TO INSURE DELIVERY CONFORMING TO THE CONSTRUCTION SCHEDULE. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL EQUIPMENT, FIXTURES, APPLIANCES, FURNISHINGS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE STRICTLY ADHERED TO, AND ARE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.

G19. UPON COMPLETION OF THE PROJECT, ISSUANCE OF THE OCCUPANCY CERTIFICATE AND ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS AND WARRANTIES

G20. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A SET OF 'AS BUILT' MARKED PLANS, THE ELECTRICAL CONTRACTORS AS BUILT DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER.

G21. THE CONTRACTOR SHALL WARRANT AND GUARANTEE ALL WORK, EQUIPMENT, FIXTURES, DOORS, WINDOWS, HARDWARE, ETC. FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AS EVIDENCE BY THE CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE REQUIRED.

G22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FAULTY WORKMANSHIP OR MATERIALS WITHIN THE WARRANTY PERIOD. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF WORK THAT HAS BEEN ABUSED OR NEGLECTED BY THE OWNER OR HIS REPRESENTATIVES.

G23. THE CONTRACTOR SHALL COORDINATE ALL NEW MILLWORK WITH THE EQUIPMENT PLANS PRIOR TO FABRICATION OF MILLWORK. COORDINATE ALL ELECTRICAL, GAS AND PLUMBING DEVICE LOCATIONS WITH FIXTURE PLANS PRIOR TO ROUGHING IN THE EQUIPMENT.

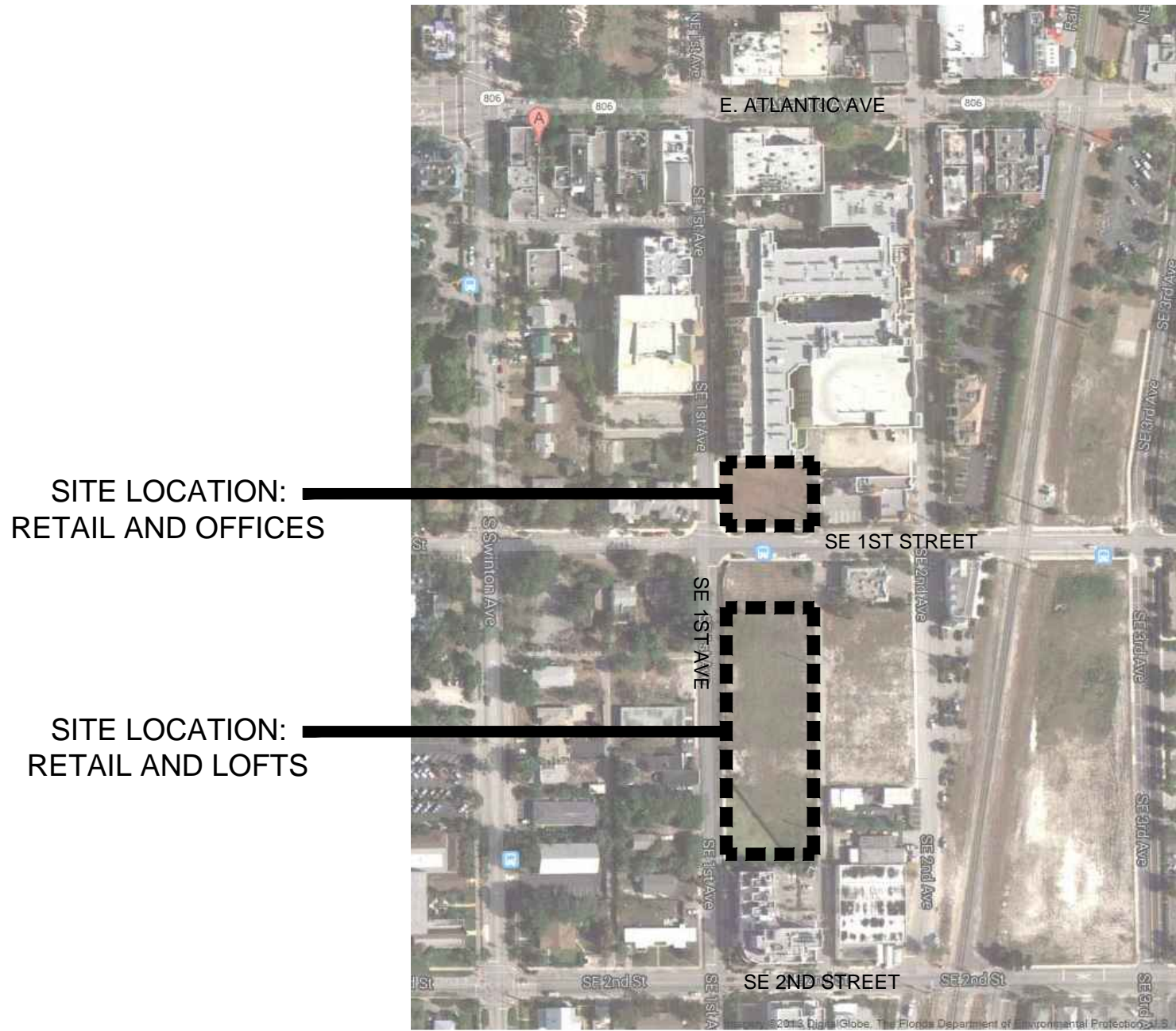
G24. MILLWORK NOTES: THE FOLLOWING APPLIES TO ALL MILLWORK ITEMS AND REMAINS TYPICAL UNLESS OTHERWISE NOTED. ALL COUNTER TOP MATERIAL ITEMS SHALL HAVE FINISHED EDGES. ALL CABINET/ DRAWER INTERIORS ARE TO BE FINISHED. ALL MILLWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH PREMIUM GRADE STANDARDS AS ESTABLISHED BY THE ARCHITECTURAL WOODWORK INSTITUTE. MATERIAL, EQUIPMENT AND WORKMANSHIP SHOULD CONFORM TO THE INDUSTRY STANDARD PRACTICES, PROCEDURES, CONDITIONS AND RECOMMENDATIONS AS SPECIFIED BY ANS/INEMA LD3-1995, SECTION DLPA (DECORATIVE LAMINATE PRODUCTS ASSOC.) AND ANSI/ 1612-1979 STANDARDS. MILLWORK CONTRACTOR SHALL COMPLY WITH ALL JOB SITE BUILDING CODES AND REGULATIONS.

G25. MILLWORK CONTRACTOR SHALL COORDINATE WITH GENERAL, ELECTRICAL AND PLUMBING CONTRACTORS AND WITH LOCAL COMMUNICATION REP'S. WHERE APPLICABLE. THE ARCHITECT/ DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES.

#### PROJECT INFORMATION

PROPOSED PROJECT:	4-STORY MIXED USE PROJECT WITH RETAIL AT GROUND FLOOR AND OFFICE SUITES ABOVE
GOVERNING CODE:	FLORIDA BUILDING CODE- 2014 5TH EDITION FLORIDA FIRE PREV. CODE-2015 EDITION NFPA 1 UFC FLORIDA 2012 EDITION NFPA 101 LSC FLORIDA 2012 EDITION FLORIDA ACCESSIBILITY CODE- 2014 5TH EDITION
ROOF HEIGHT:	53'-0"(ABOVE CROWN ROAD)
TYPE OF CONSTRUCTION:	TYPE V (B)- SPRINKLERED
BUILDING DESIGNED:	ENCLOSED
ZONING DISTRICT:	CBD: CENTRAL BUSINESS DISTRICT

#### LOCATION MAP



#### CLIENT

J&M HOLDING & INVESTMENTS INC.  
5200 TOWN CENTER CIRCLE  
STE 601  
BOCA RATON FL. 33486

#### ARCHITECT

RICHARD JONES ARCHITECTURE  
10 S.E. FIRST AVENUE, SUITE 102  
DELRAY BEACH, FL. 33444  
TELEPHONE: 561-274-9186

#### CIVIL ENGINEER

ENVIRODESIGN ASSOCIATES, INC.  
298 NE 2ND AVENUE  
DELRAY BEACH, FL 33444  
TELEPHONE: 561-274-6500  
FAX: 561-274-8558

#### SURVEYOR

OBRIEN, SUITER AND OBRIEN, INC.  
955 NW 17TH AVE. SUITE K-1  
DELRAY BEACH, FL. 33445  
TELEPHONE: 561-276-4501  
FAX: 561-276-2390

#### LANDSCAPE ARCHITECT

DAVE BODKER LANDSCAPE ARCHITECT  
601 NORTH CONGRESS AVE. SUITE 105  
DELRAY BEACH, FL 33445  
TELEPHONE: 561-276-6311  
FAX: 561-276-3869

RICHARD JONES



ARCHITECTURE

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SofA DISTRICT OFFICES

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DELRAY BEACH, FLORIDA 33444

J & M HOLDINGS AND INVESTMENTS INC.  
BOCA RATON, FLORIDA 33431

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 13-009.01  
DESIGNER: RJ/JS  
DRAWN BY: JS  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS III  
SUBMITTAL 04.18.16

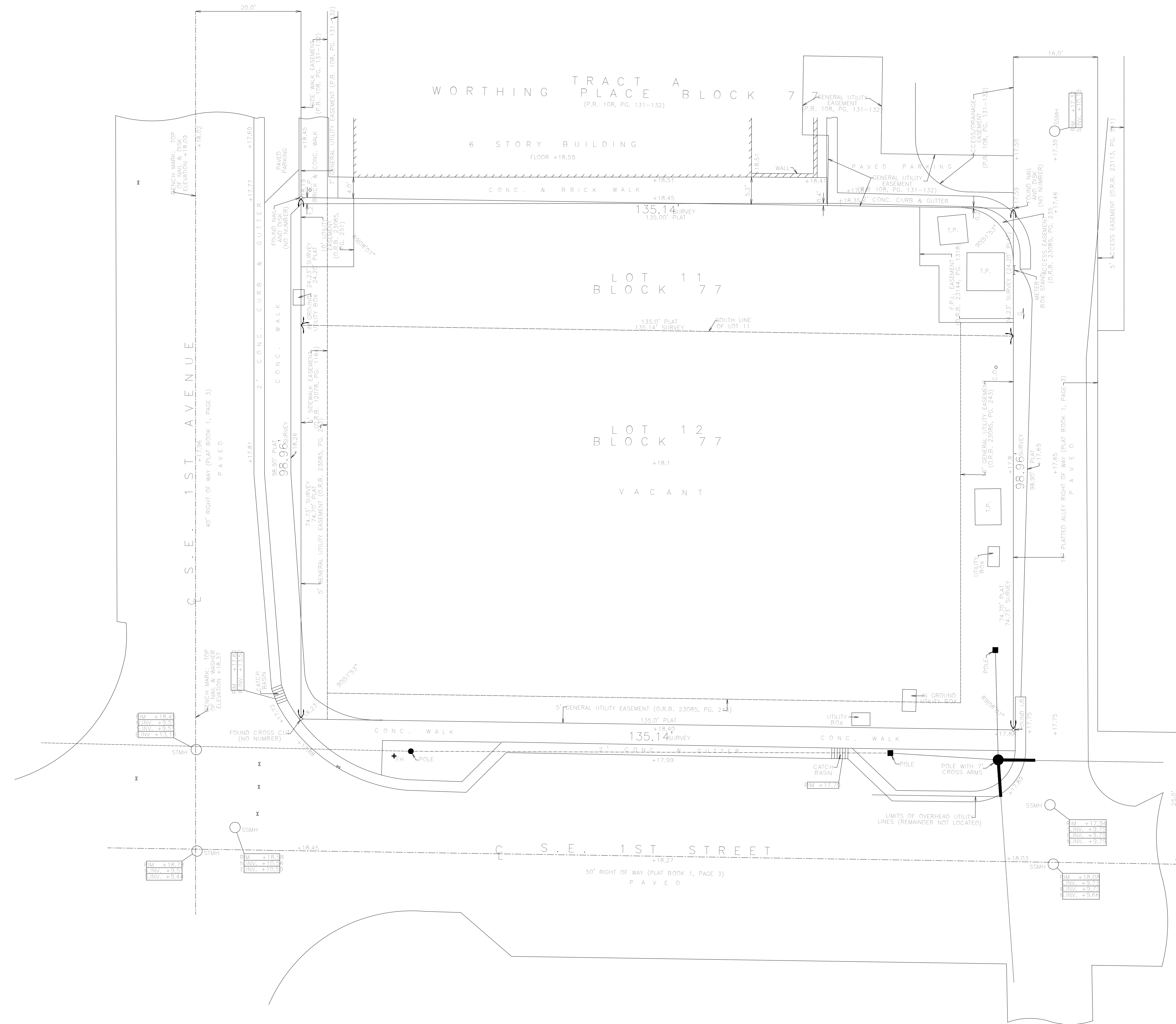
REVISIONS:

COVER SHEET

CVR

RICHARD JONES ARCHITECTURE





- LEGEND:
- ⊕ = CENTERLINE
  - CONC. = CONCRETE
  - T.P. = CONC. TRANSFORMER PAD
  - L.P. = LIGHT POLE
  - P.B. = PLAT BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - I.R. = 5/8" IRON ROD WITH CAP #LB 353
  - STMH = STORM SEWER MANHOLE
  - SSMH = SANITARY SEWER MANHOLE
  - C.O. = SANITARY SEWER CLEAN OUT
  - FH = FIRE HYDRANT
  - X = WATER VALVE
  - = OVERHEAD UTILITY LINES
- +18.37 = ELEVATION BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. SOURCE: STATE ROAD DEPARTMENT BENCH MARK IN BRIDGE OVER INTRACOASTAL WATERWAY
- INV. = INVERT
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- FLOOD ZONE: X

DESCRIPTION:

LOT 11, LESS THE NORTH 50.5 FEET AND ALL OF LOT 12, BLOCK 77, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### MAP OF BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PAUL D. ENGLE  
SURVEYOR & MAPPER #5708

O'BRIEN, SUITER & O'BRIEN, INC. LAND SURVEYORS CERTIFICATE OF AUTHORIZATION #LB353 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501 732-3279 FAX 276-2390			DATE OF SURVEY APRIL 11, 2016	SCALE: 1" = 10'
FIELD BOOK D.302	PAGE NO. 76	ORDER NO. 96-30db"E		

<b>PROJECT DATA</b>		
ZONING DESIGNATION:	CENTRAL BUSINESS DISTRICT (CBD) - CENTRAL CORE	
ARCHITECTURAL STYLE:	MASONRY MODERN	
	SQ. FEET	% OF SITE
TOTAL SITE AREA	13,372	-
SITE AREA POST DEDICATION	12,285	100%
TOTAL BUILDING FOOTPRINT	9,203	74.9%
PARKING/PAVED AREA	423	3.4%
SIDEWALKS/MISC.	1,279	10.4%
WATER BODIES	N/A	N/A
TOTAL IMPERVIOUS AREA	10,905	88.7%
TOTAL PERVIOUS AREA	1,380	11.2%
OPEN SPACE	1,380	11.2%

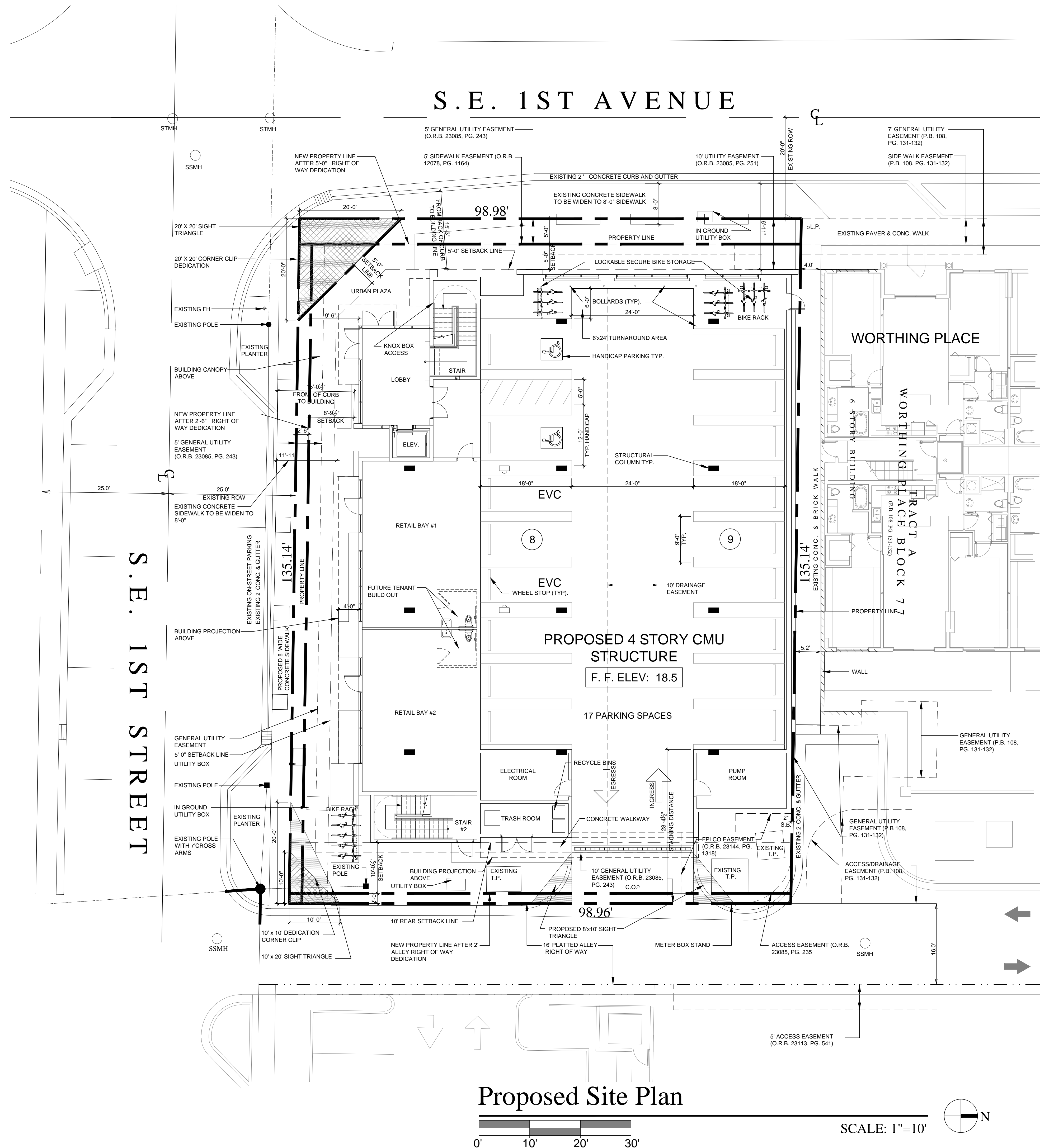
<b>BUILDING DATA</b>			
<b>BUILDING SETBACKS PURSUANT TO LDR SECTION 4.4.13(C)</b>			
	REQUIRED	PROVIDED	
FRONT	10'-0"	5'-0"	** WAIVER BEING REQUESTED
INTERIOR SIDE	0'-0"	2'	
SIDE STREET	10'-0"	8'-9"	** WAIVER BEING REQUESTED
REAR	10'-0"	10'-0-1/2"	
HEIGHT	54'-0" MAX	53'-0"	

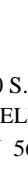
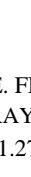


<b>PARKING BREAKDOWN</b>	
<b>PARKING REQUIRED</b>	
RETAIL=	1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA X 1600 SQ. FT = 3.2 SPACES
OFFICE=	1 SPACE PER 500 SQUARE FEET OF NET FLOOR AREA X 22,610 SQ FT = 45.22 SPACES
TOTAL REQUIRED = 48.42 SPACES	
** PREVIOUSLY APPROVED PROJECT REQUIRED 54.93 PARKING SPACES	
<b>PARKING PROVIDED</b>	
REGULAR:	=13 SPACES
EVC:	= 2 SPACES
HANDICAPPED:	= 2 SPACES
TOTAL:	=17 SPACES
<b>BICYCLE SPACES REQUIRED</b>	
RETAIL:	1 PER 500 SQ FT = 3.2
OFFICE:	1 PER 2000 SQ FT = 11.3
TOTAL:	=14.5 SPACES
<b>BICYCLE SPACES PROVIDED</b>	
EXTERIOR ADJACENT TO ROW =	5
SECURE INTERIOR GARAGE =	9
TOTAL:	=14 SPACES
PURSUANT TO LDR SECTION 6.1.8, UTILITY FACILITIES SERVING THE DEVELOPMENT INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC POWER, TELEPHONE, AND CATV CABLES SHALL BE LOCATED UNDERGROUND THROUGHOUT THE DEVELOPMENT.	

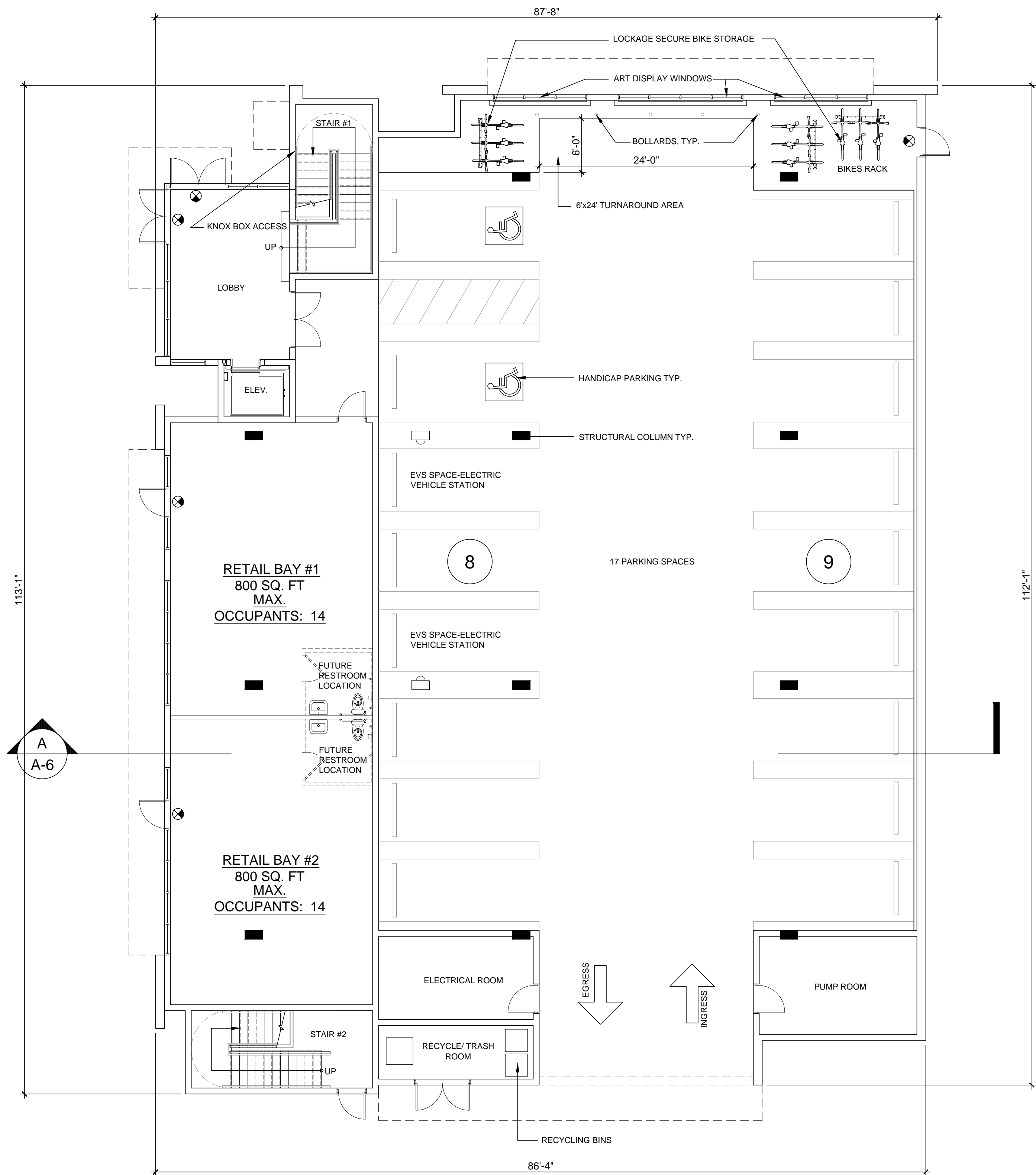
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<b>SITE KEY PLAN</b>	

<b>BIKE RACK DETAIL</b>	
<b>BIKE RACK MODEL:</b> TBSD 13 (SQUARE TUBING THUNDERBOLT) BY CREATIVE PIPE, INC., 13 BIKE CAPACITY EACH. SURFACE FLANGE MOUNTED. STAINLESS STEEL #4 SATIN FINISH MANUFACTURER: CREATIVE PIPE, INC. P.O. BOX 2458   RANCHO MIRAGE, CALIFORNIA 92270-1057 USATELEPHONE: 1.800.644.8467   FAX: 760.340.5883	

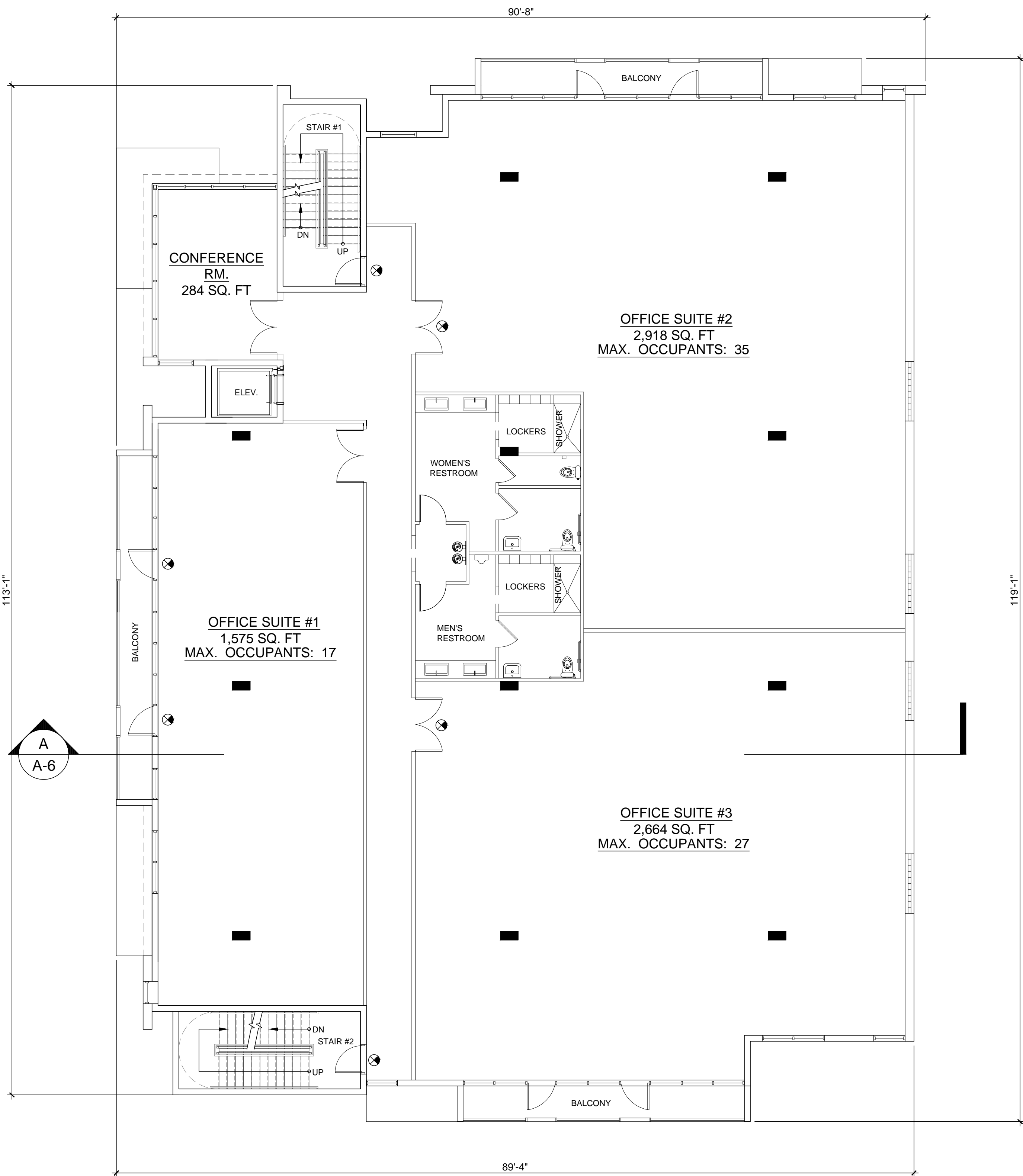
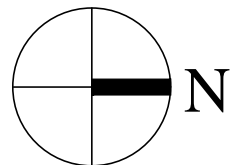


RICHARD JONES	
	
	
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FLORIDA	LICENSEURE
AA26001617   IB26001056	
COMMISSION #	13-009-01
DESIGNER:	RJJS
DRAWN BY:	JS
PLAN REVIEW:	RJ
SUBMITTALS:	
CLASS III	04.18.16
SUBMITTAL	
REVISIONS:	
SITE PLAN	
SP-1	



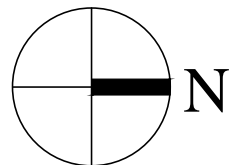
Ground Floor Plan

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



Second Floor Plan

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



THIS BUILDING WILL HAVE NFPA 13 FIRE SPRINKLER SYSTEM WITH CENTRAL STATION MONITORING.  
A SEPARATE PERMIT IS REQUIRED.

THIS BUILDING WILL HAVE A FIRE ALARM SYSTEM- CENTRAL STATION MONITORED.  
A SEPARATE PERMIT IS REQUIRED.

BUILDING SQUARE FOOTAGE CHART

GROUND FLOOR GROSS FLOOR AREA:	9,203 SQ.FT.
GROUND FLOOR (RETAIL) SQUARE FOOTAGE:	1,600 SQ.FT.
SECOND FLOOR GROSS FLOOR AREA:	9,625 SQ.FT.
SECOND FLOOR NET (OFFICE) SQUARE FOOTAGE:	7,441 SQ.FT.
THIRD FLOOR GROSS FLOOR AREA:	9,647 SQ.FT.
THIRD FLOOR NET (OFFICE) SQUARE FOOTAGE:	7,557 SQ.FT.
FOURTH FLOOR GROSS FLOOR AREA:	9,306 SQ.FT.
FOURTH FLOOR NET (OFFICE) SQUARE FOOTAGE:	7,612 SQ.FT.
ROOF TERRACE GROSS FLOOR AREA:	3,399 SQ.FT.
ROOF PLAN (APPURTENANCE) SQUARE FOOTAGE:	247 SQ.FT.
TOTAL GROSS BUILDING AREA (INCLUDES BALCONY'S AND ROOF TERRACE):	41,180 SQ.FT.
TOTAL NET BUILDING AREA:	24,210 SQ.FT.

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COMMISSION # 13-009.01  
DESIGNER: RJ/JS  
DRAWN BY: JS  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS III SUBMITTAL 04.18.16

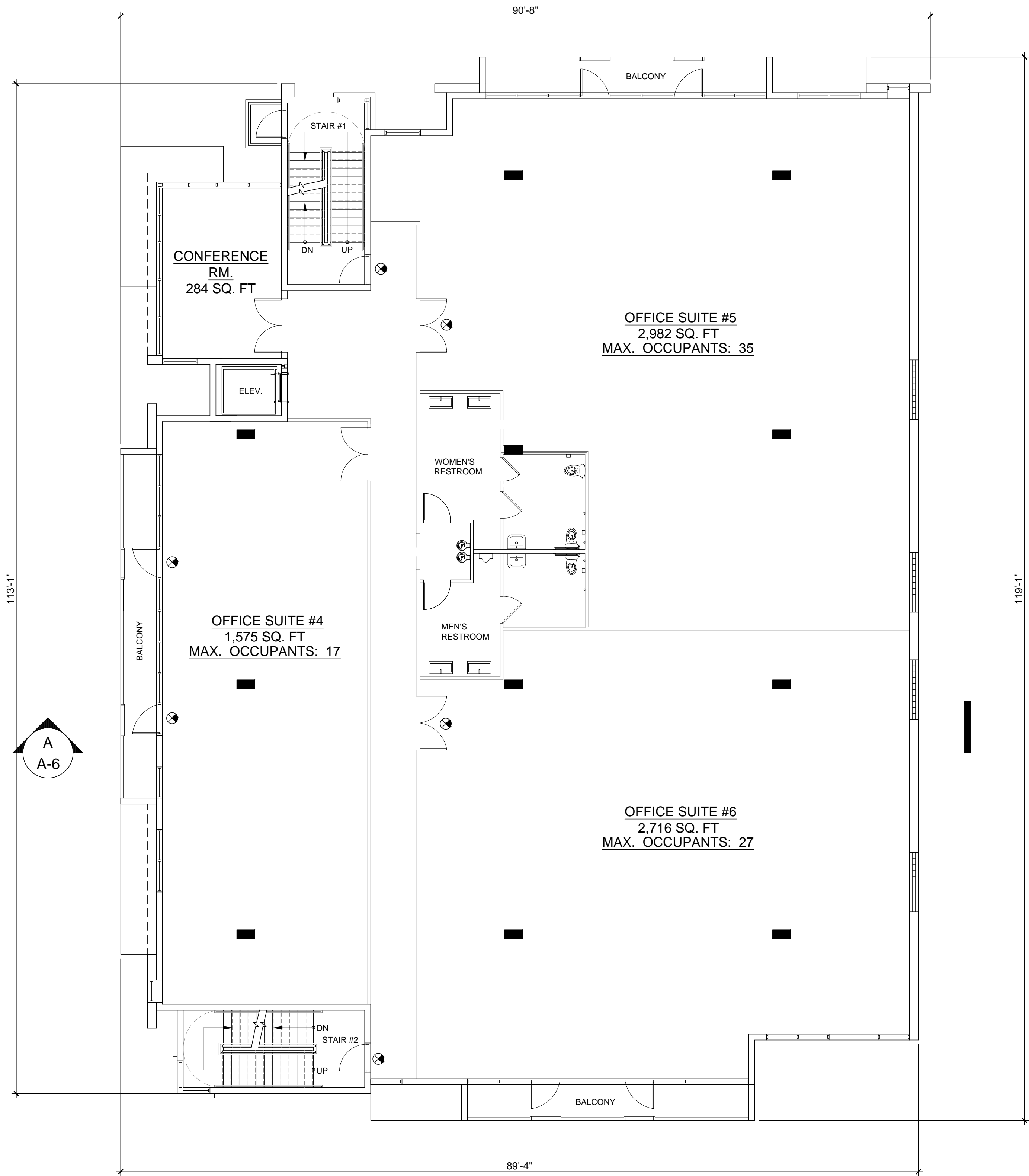
REVISIONS:

GROUND &  
SECOND  
FLOOR PLAN

A-1

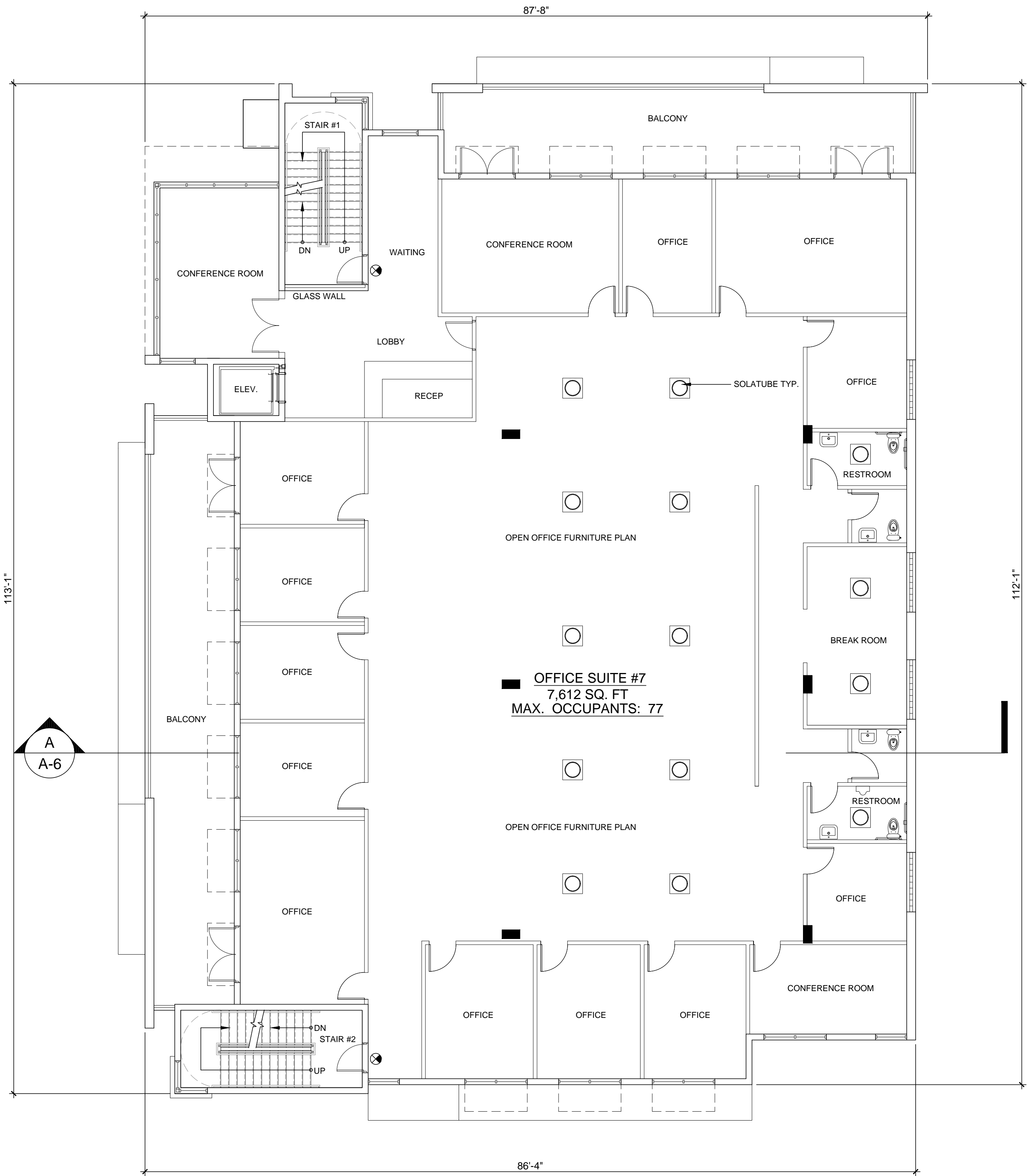
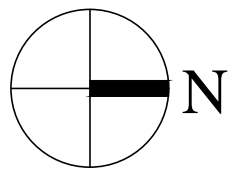
RICHARD JONES ARCHITECTURE





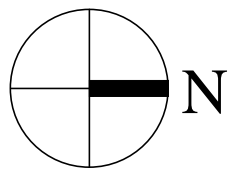
Third Floor Plan

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



Fourth Floor Plan

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



THIS BUILDING WILL HAVE NFPA 13 FIRE SPRINKLER SYSTEM WITH CENTRAL STATION MONITORING. A SEPARATE PERMIT IS REQUIRED.	
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FLORIDA LICENSURE

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COMMISSION # 13-009.01  
DESIGNER: RJ/JS  
DRAWN BY: JS  
PLAN REVIEW: RJ

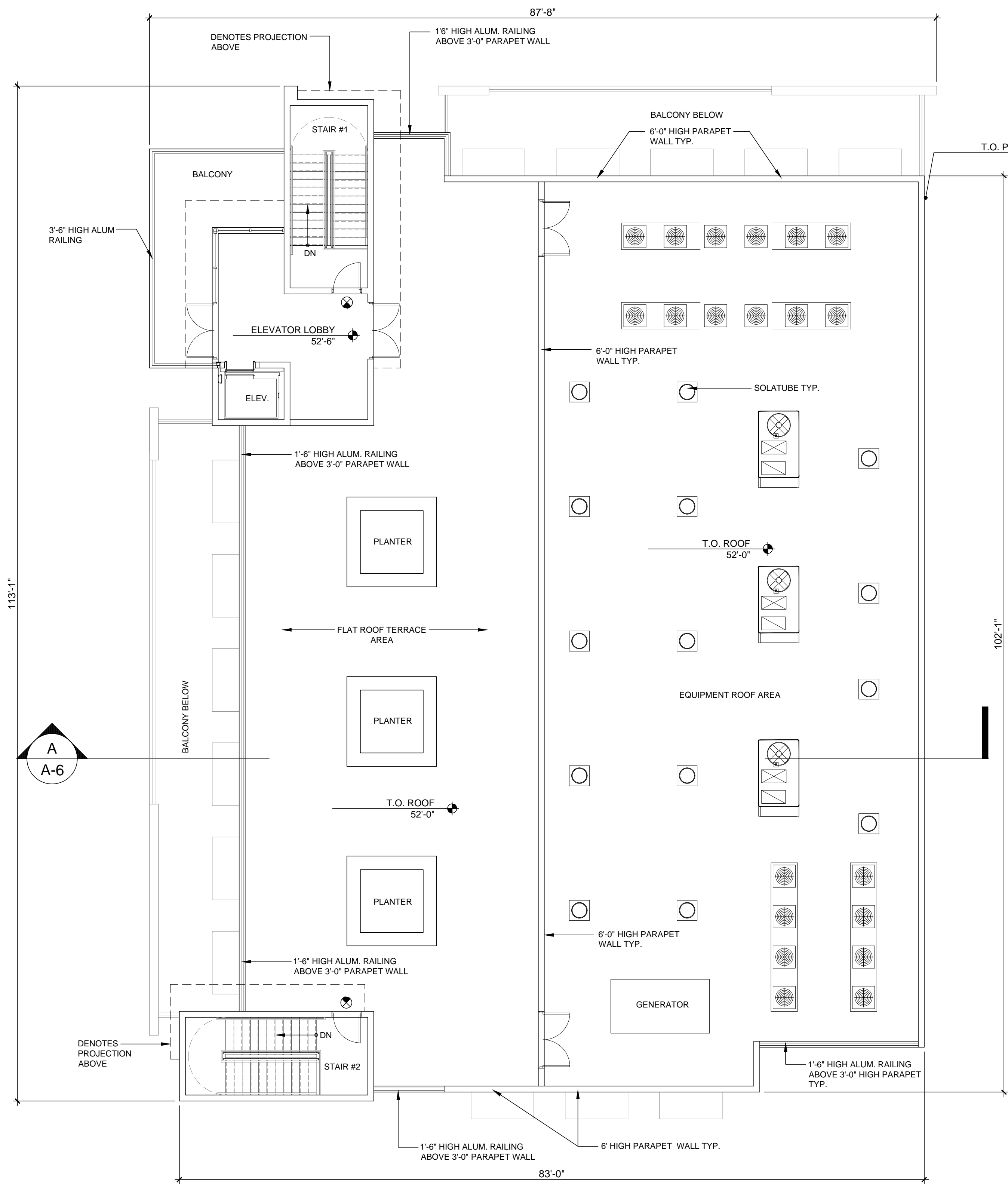
SUBMITTALS:  
CLASS III  
SUBMITTAL 04.18.16

REVISIONS:

THIRD &  
FOURTH  
FLOOR PLAN

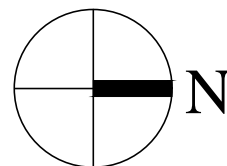
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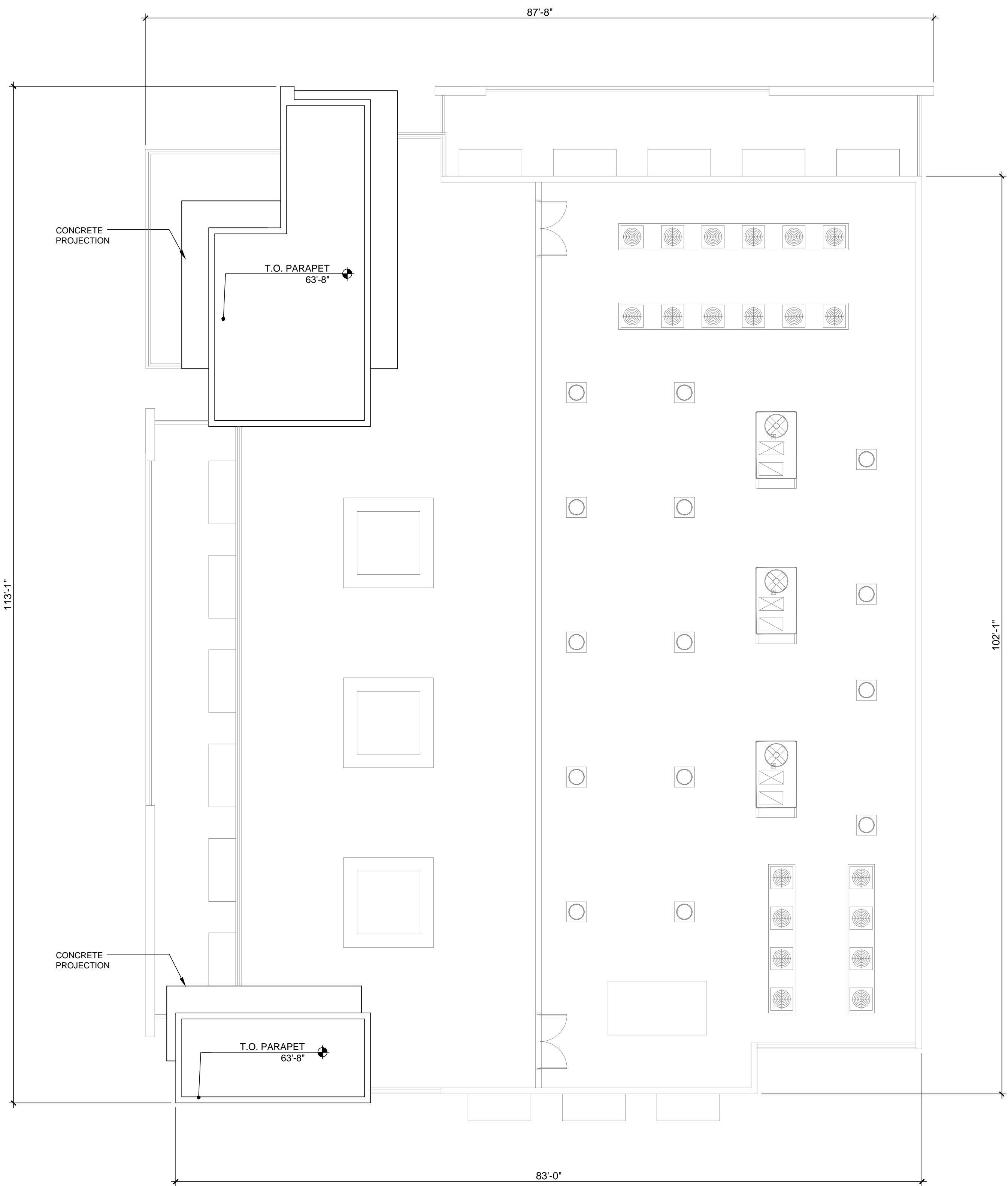
Roof Plan

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



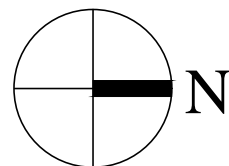
THIS BUILDING WILL HAVE NFPA 13 FIRE SPRINKLER SYSTEM WITH CENTRAL STATION MONITORING. A SEPARATE PERMIT IS REQUIRED.

THIS BUILDING WILL HAVE A FIRE ALARM SYSTEM- CENTRAL STATION MONITORED. A SEPARATE PERMIT IS REQUIRED.



Upper Roof Plan

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



BUILDING SQUARE FOOTAGE CHART

GROUND FLOOR GROSS FLOOR AREA:	9,203 SQ.FT.
GROUND FLOOR (RETAIL) SQUARE FOOTAGE:	1,600 SQ.FT.
SECOND FLOOR GROSS FLOOR AREA:	9,625 SQ.FT.
SECOND FLOOR NET (OFFICE) SQUARE FOOTAGE:	7,441 SQ.FT.
THIRD FLOOR GROSS FLOOR AREA:	9,647 SQ.FT.
THIRD FLOOR NET (OFFICE) SQUARE FOOTAGE:	7,557 SQ.FT.
FOURTH FLOOR GROSS FLOOR AREA:	9,306 SQ.FT.
FOURTH FLOOR NET (OFFICE) SQUARE FOOTAGE:	7,612 SQ.FT.
ROOF TERRACE GROSS FLOOR AREA:	3,399 SQ.FT.
ROOF PLAN (APPURTENANCE) SQUARE FOOTAGE:	247 SQ.FT.
TOTAL GROSS BUILDING AREA (INCLUDES BALCONY'S AND ROOF TERRACE):	41,180 SQ.FT.
TOTAL NET BUILDING AREA:	24,210 SQ.FT.





West Elevation

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

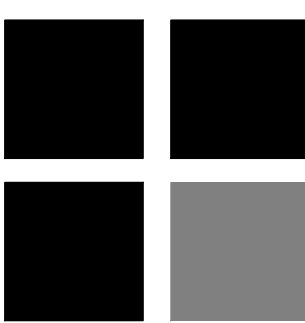


South Elevation

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

ELEVATION KEYNOTES	
A	IMPACT RESISTANT WINDOWS W/ CLEAR ANODIZED ALUMINUM FRAME
B	IMPACT RESISTANT STOREFRONT W/ CLEAR ANODIZED ALUMINUM FRAME
C	8" CLEAR GLASS BLOCK
D	HOLLOW METAL DOOR
E	SMOOTH STUCCO FINISH ON MASONRY WALL
F	1.5" WIDE ALUMINUM REVEAL - COLOR SILVER
G	PROJECTED EYEBROW W/ SMOOTH STUCCO FINISH
H	MASONRY KNEE WALL W/ SMOOTH STUCCO FINISH
J	DECORATIVE HORIZONTAL ALUMINUM RAILING. COLOR SILVER
K	OVERFLOW SCUPPER
L	ART DISPLAY
M	SUSPENDED ALUMINUM CANOPY - COLOR SILVER
N	SCORE LINES TYP.
O	DECORATIVE ALUMINUM CANOPY ABOVE WINDOWS - COLOR SILVER
P	DECORATIVE ALUMINUM GRILLES - COLOR SILVER
Q	DECORATIVE ALUMINUM FINS - COLOR SILVER
R	DECORATIVE LIGHT FIXTURE W/ANODIZED ALUMINUM FINISH
S	NEW SIGNAGE WITH ANODIZED ALUMINUM LETTERS. PREMISES IDENTIFICATION-ADDRESS NUMBERS-AT LEAST 6 INCHES ON A CONTRASTING BACKGROUND-(UNDER SEPARATE PERMIT)
T	ROOF TOP EQUIPMENT (SCREENING PROVIDED BY PARAPET AND ALUMINUM RAILING)

RICHARD JONES



ARCHITECTURE

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AA26001617 | IB26001056

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AA26001617 | IB26001056

COMMISSION # 13-009.01  
DESIGNER: RJ/JS  
DRAWN BY: JS  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS III 04.18.16  
SUBMITTAL

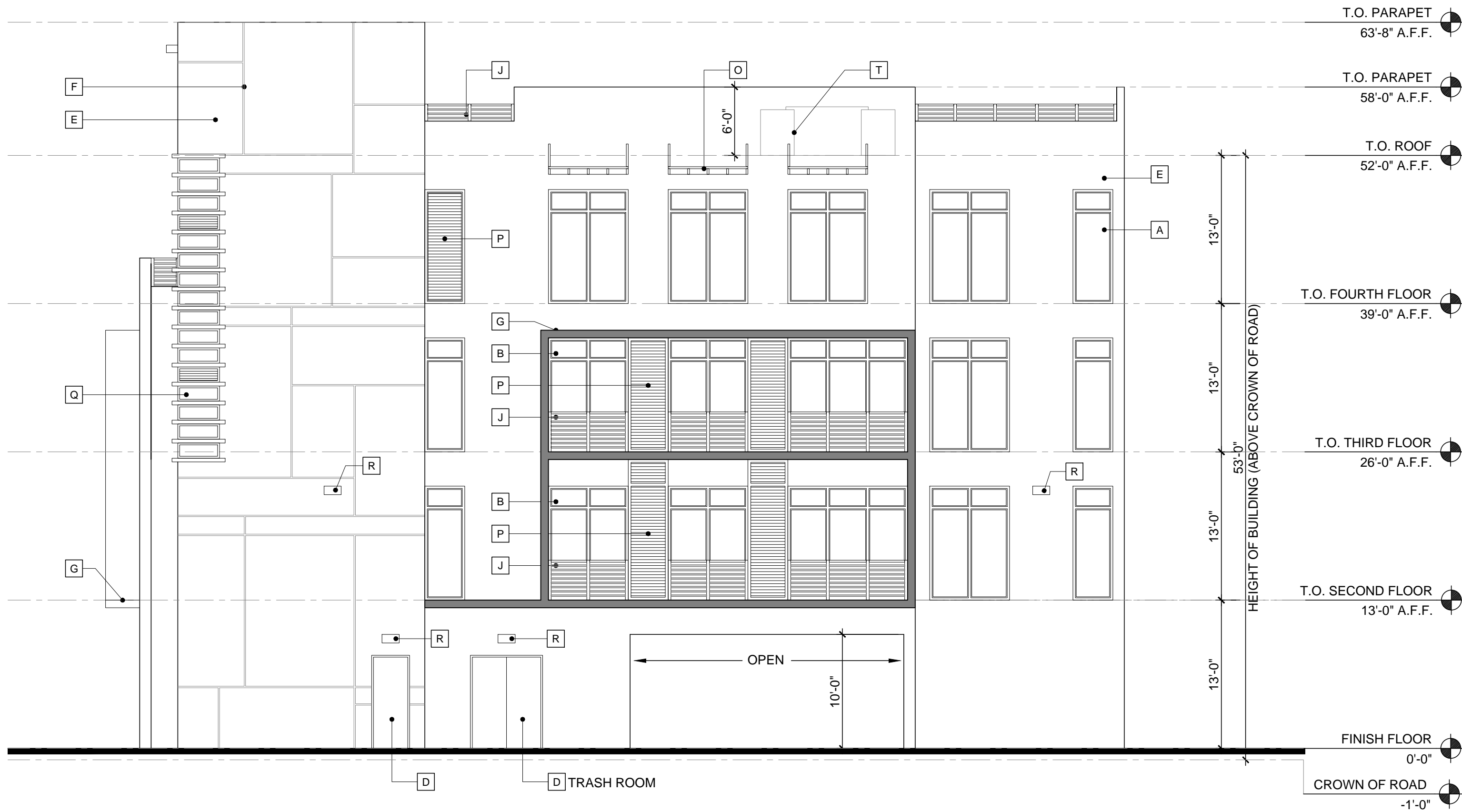
REVISIONS:

SOUTH AND  
WEST  
ELEVATIONS

A-4

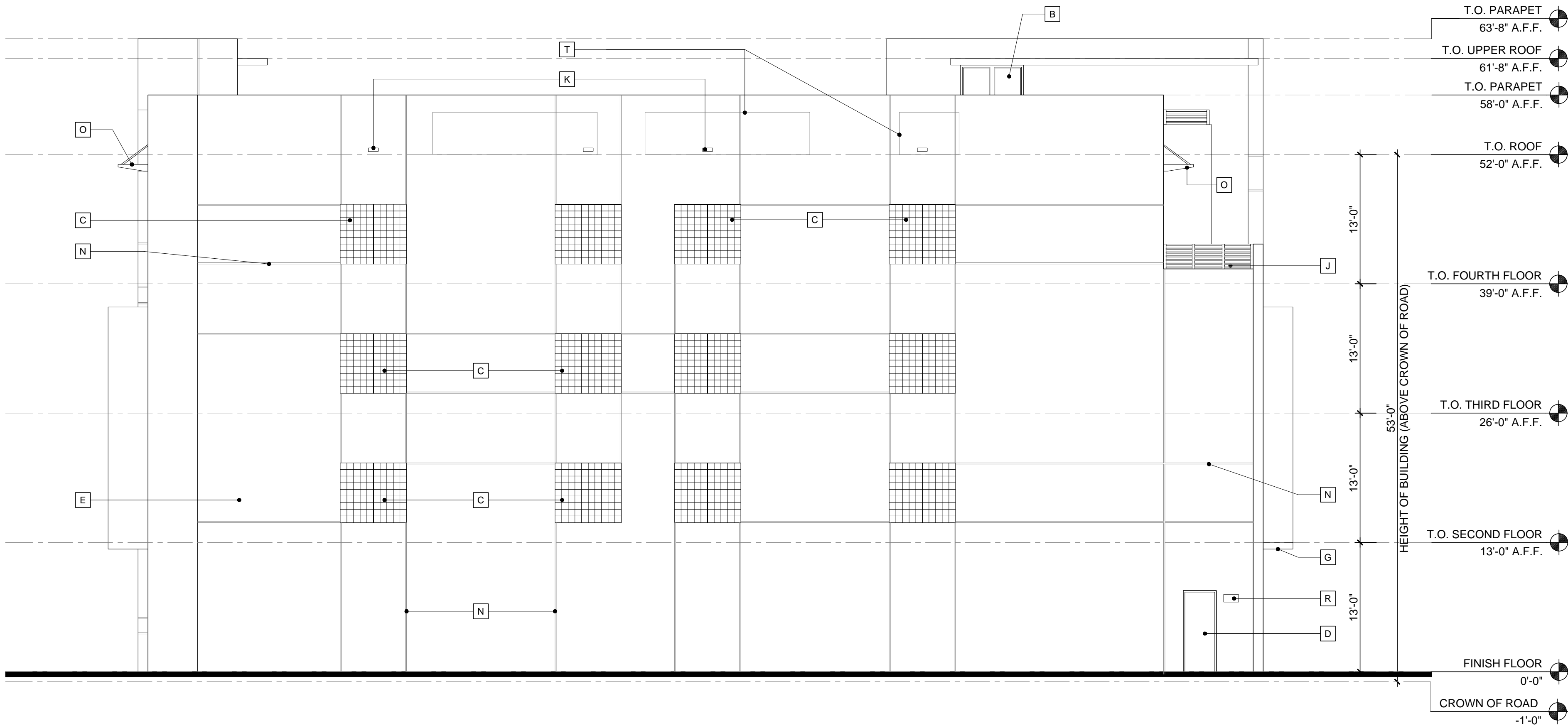
RICHARD JONES ARCHITECTURE





East Elevation

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



North Elevation

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

ELEVATION KEYNOTES	
A	IMPACT RESISTANT WINDOWS W/ CLEAR ANODIZED ALUMINUM FRAME
B	IMPACT RESISTANT STOREFRONT W/ CLEAR ANODIZED ALUMINUM FRAME
C	8" CLEAR GLASS BLOCK
D	HOLLOW METAL DOOR
E	SMOOTH STUCCO FINISH ON MASONRY WALL
F	1.5" WIDE ALUMINUM REVEAL - COLOR SILVER
G	PROJECTED EYEBROW W/ SMOOTH STUCCO FINISH
H	MASONRY KNEE WALL W/ SMOOTH STUCCO FINISH
J	DECORATIVE HORIZONTAL ALUMINUM RAILING. COLOR SILVER
K	OVERFLOW SCUPPER
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N	SCORE LINES TYP.
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P	DECORATIVE ALUMINUM GRILLES - COLOR SILVER
Q	DECORATIVE ALUMINUM FINS - COLOR SILVER
R	DECORATIVE LIGHT FIXTURE W/ANODIZED ALUMINUM FINISH
S	NEW SIGNAGE WITH ANODIZED ALUMINUM LETTERS. PREMISES IDENTIFICATION-ADDRESS NUMBERS-AT LEAST 6 INCHES ON A CONTRASTING BACKGROUND-(UNDER SEPARATE PERMIT)
T	ROOF TOP EQUIPMENT (SCREENING PROVIDED BY PARAPET AND ALUMINUM RAILING)

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COMMISSION # 13-009.01  
DESIGNER: RJ/JS  
DRAWN BY: JS  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS III 04.18.16  
SUBMITTAL

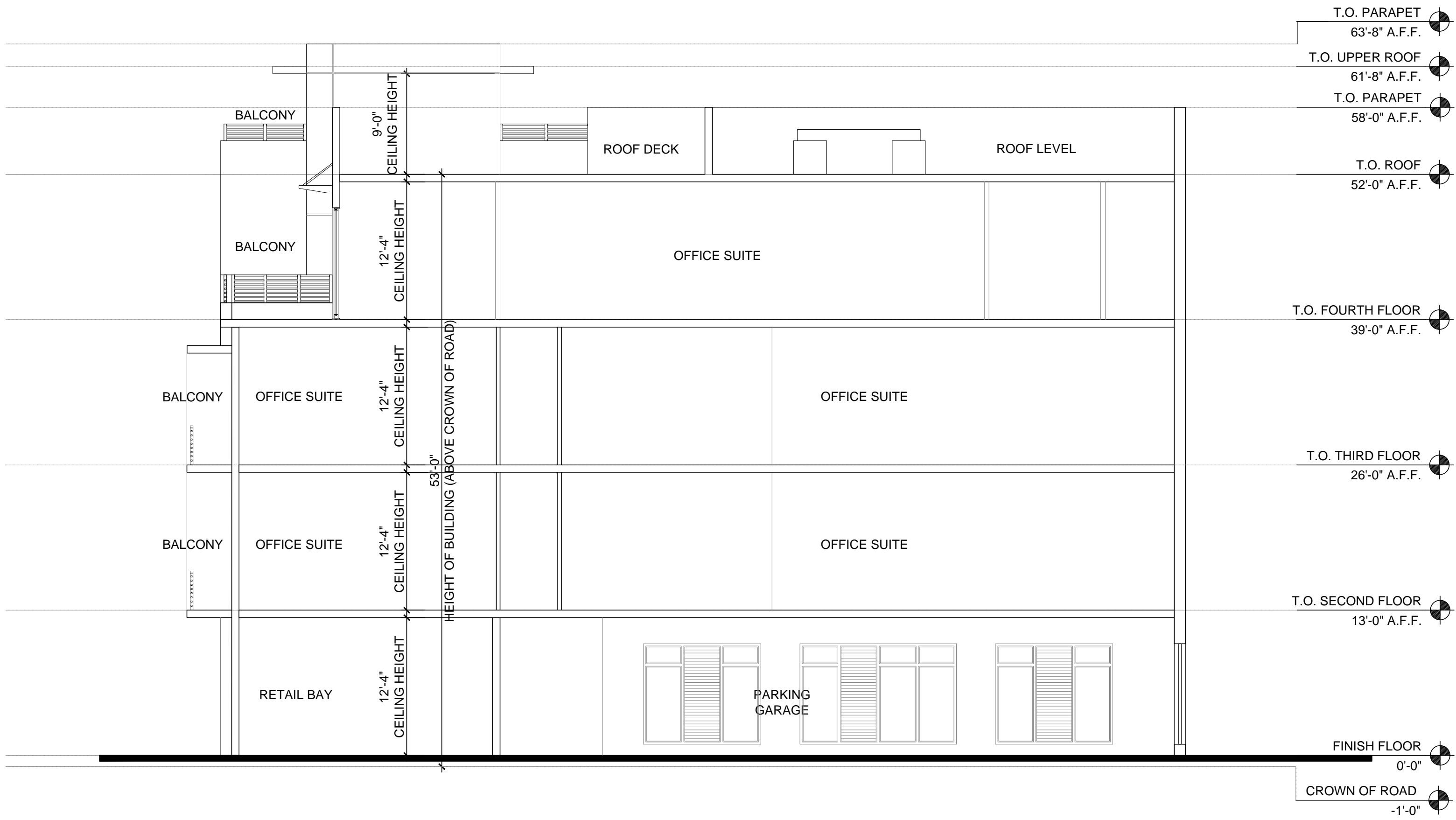
REVISIONS:

NORTH AND  
EAST  
ELEVATIONS

A-5

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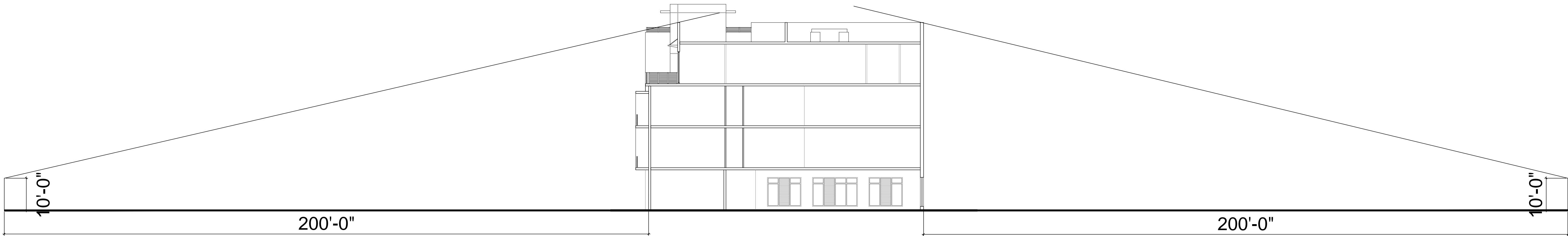




Building Section A

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

NOTE: POST SYMBOLS ON BUILDING FOR LIGHT FRAME TRUSS TYPE CONSTRUCTION



Site Line Study

SCALE: 1/16"=1'-0"

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CLASS III

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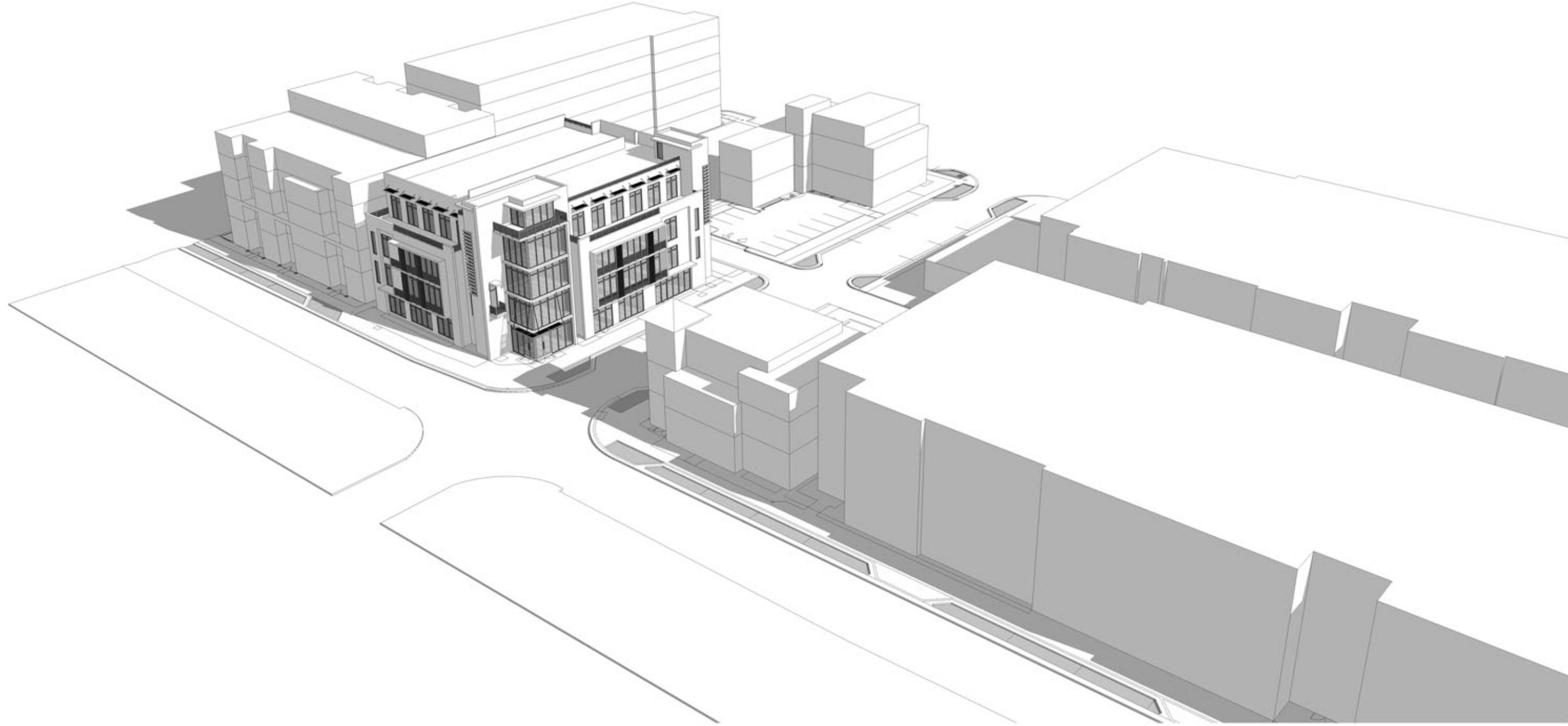
BUILDING SECTION & LINE OF SIGHT STUDY

A-6

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DRAWN BY: JS  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS III  
SUBMITTAL

04.18.16

REVISIONS:

SKETCHUP  
3D-MASSING  
MODEL

A-7

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SofA DISTRICT OFFICES  
SOUTH ELEVATION



SofA DISTRICT OFFICES  
WEST ELEVATION

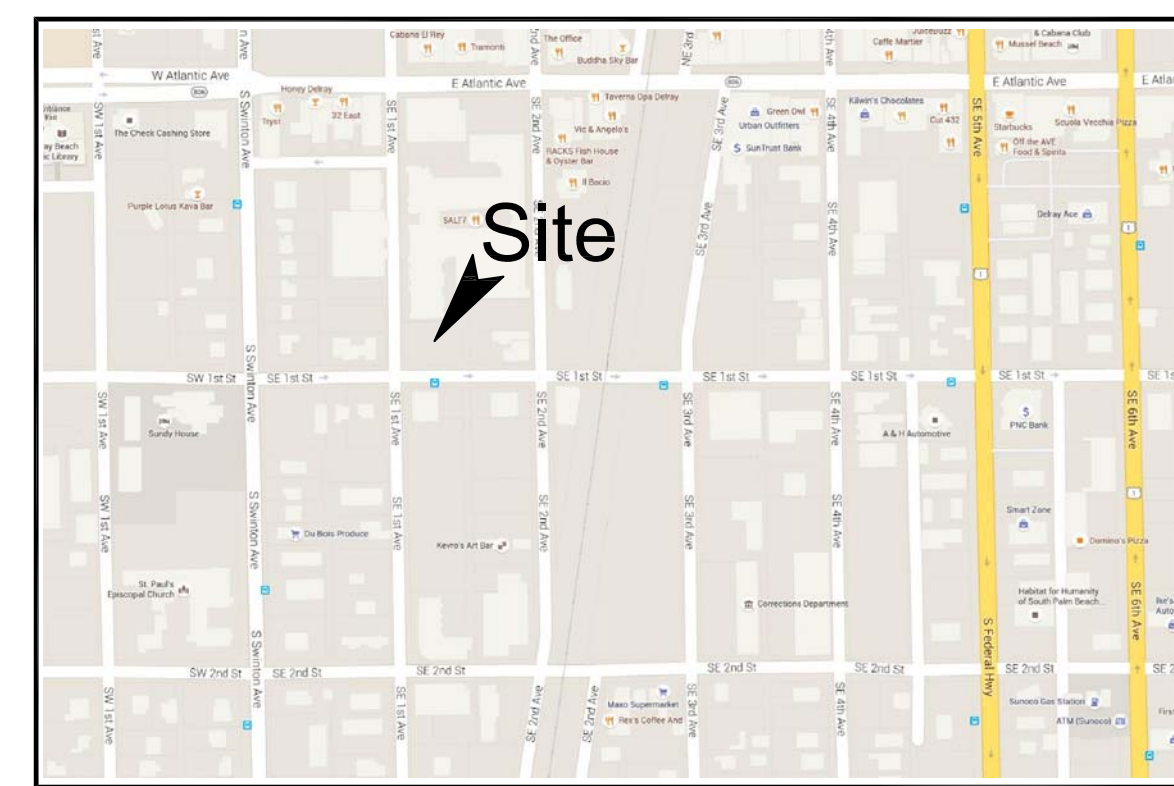
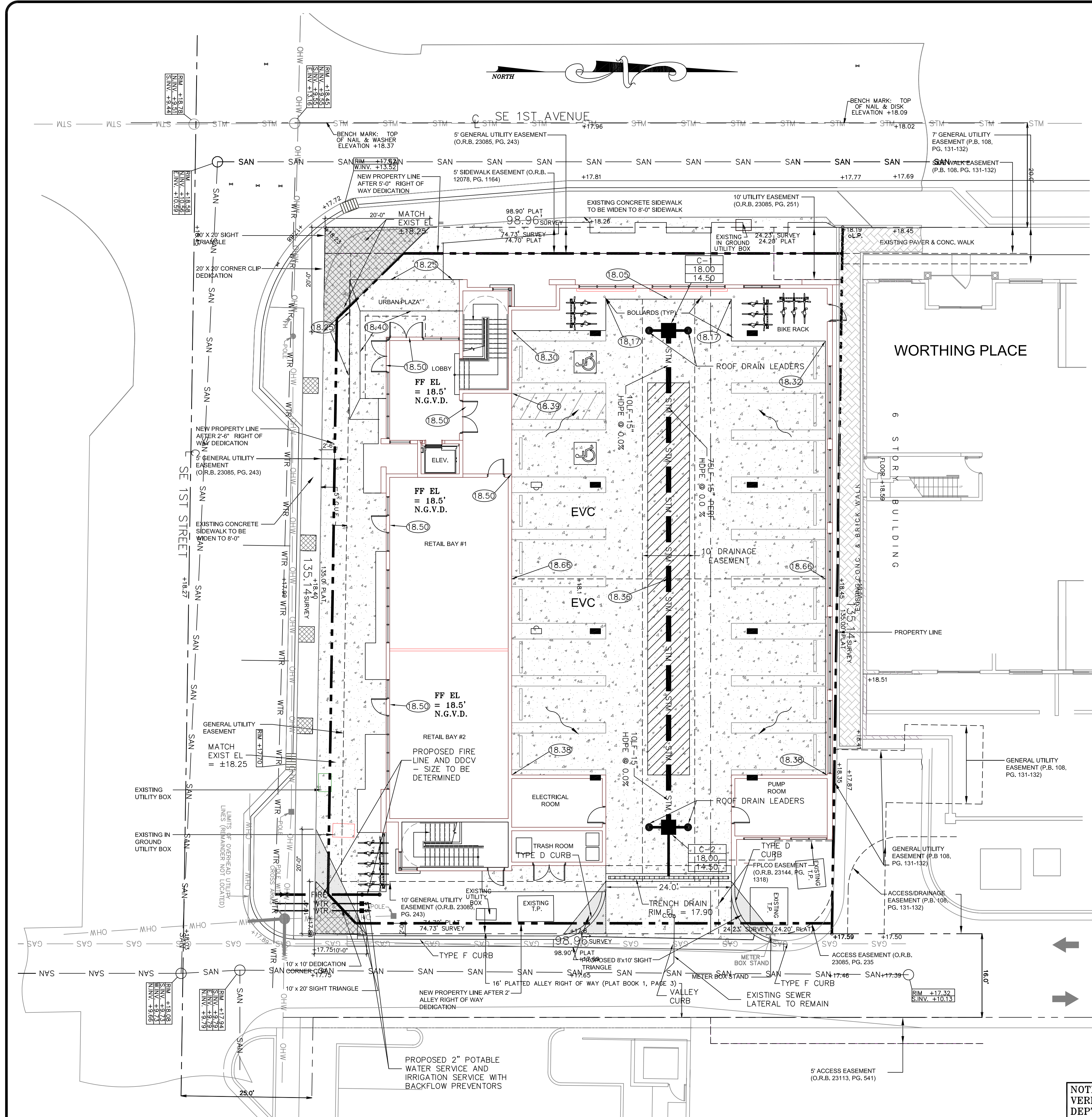


SofA DISTRICT OFFICES  
NORTH ELEVATION



SofA DISTRICT OFFICES  
EAST ELEVATION





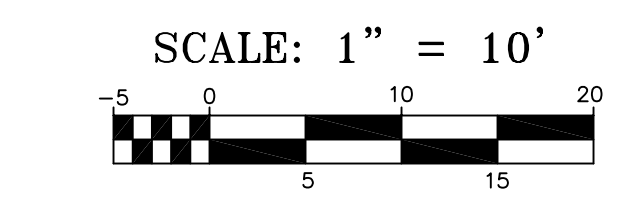
LOCATION MAP  
N.T.S.

- LEGEND:
- PROPERTY LINE
  - SECTION IDENTIFIER  
PLAN PAGE DETAIL PAGE
  - PROPOSED ELEVATION
  - DIRECTION OF FLOW
  - EXISTING ELEVATION
  - DENOTES AREA OF PROPOSED 3,000psi CONCRETE PAVING
  - PROPOSED CATCH BASIN
  - HDPE HIGH-DENSITY POLYETHYLENE PIPE
  - DENOTES 18" PERF HDPE PIPE IN 8' WIDE X 4' DEEP ROCK TRENCH (BOTTOM EL= 12.5)
  - POLY-1  
6.00  
3.50  
STRUCTURE NUMBER  
RIM ELEVATION  
INVERT ELEVATION
  - PROPOSED WATER METER
  - EXISTING MANHOLE
  - C.O. SANITARY SEWER CLEANOUT
  - SINGLE SANITARY SERVICE WITH CLEANOUT

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.



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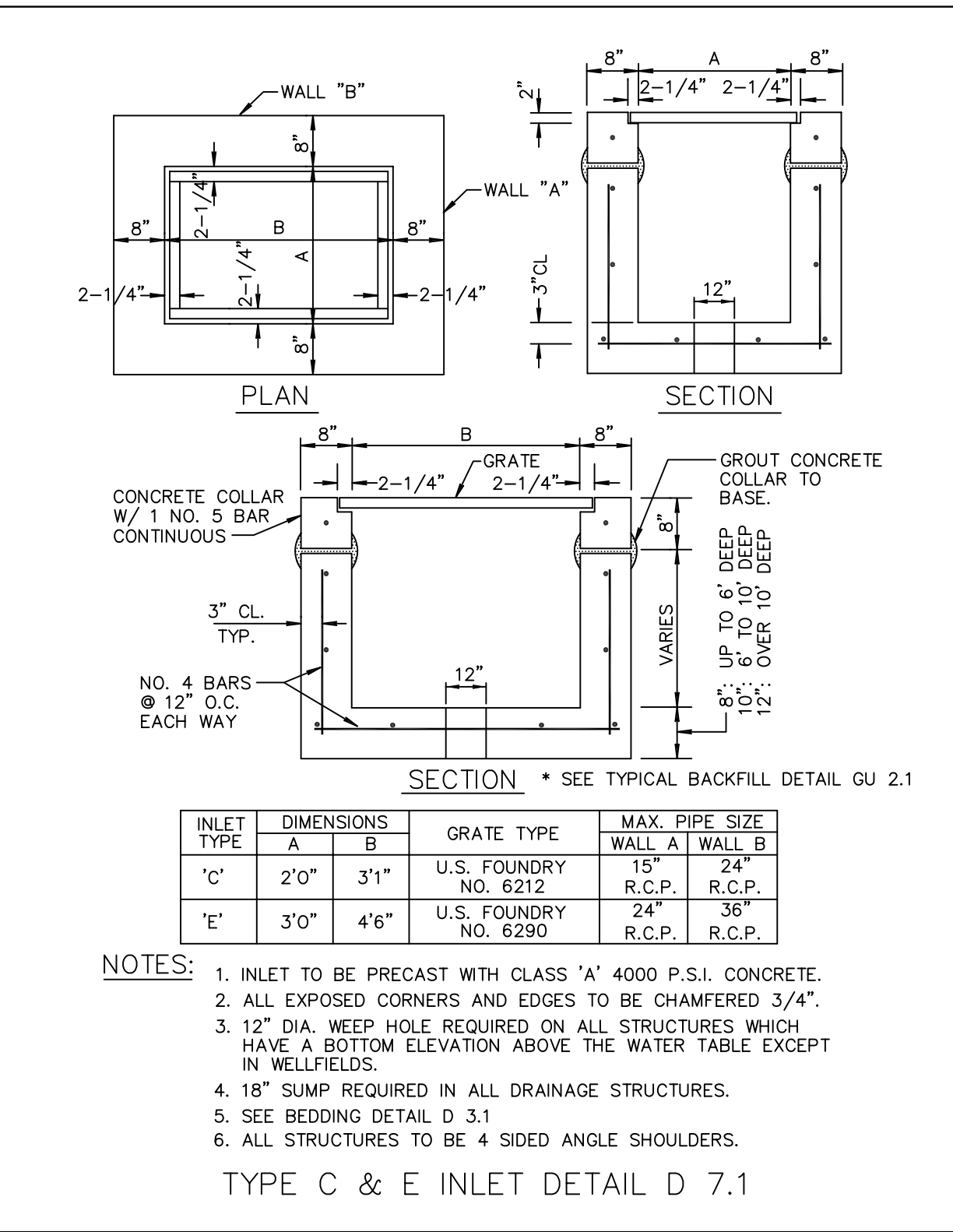
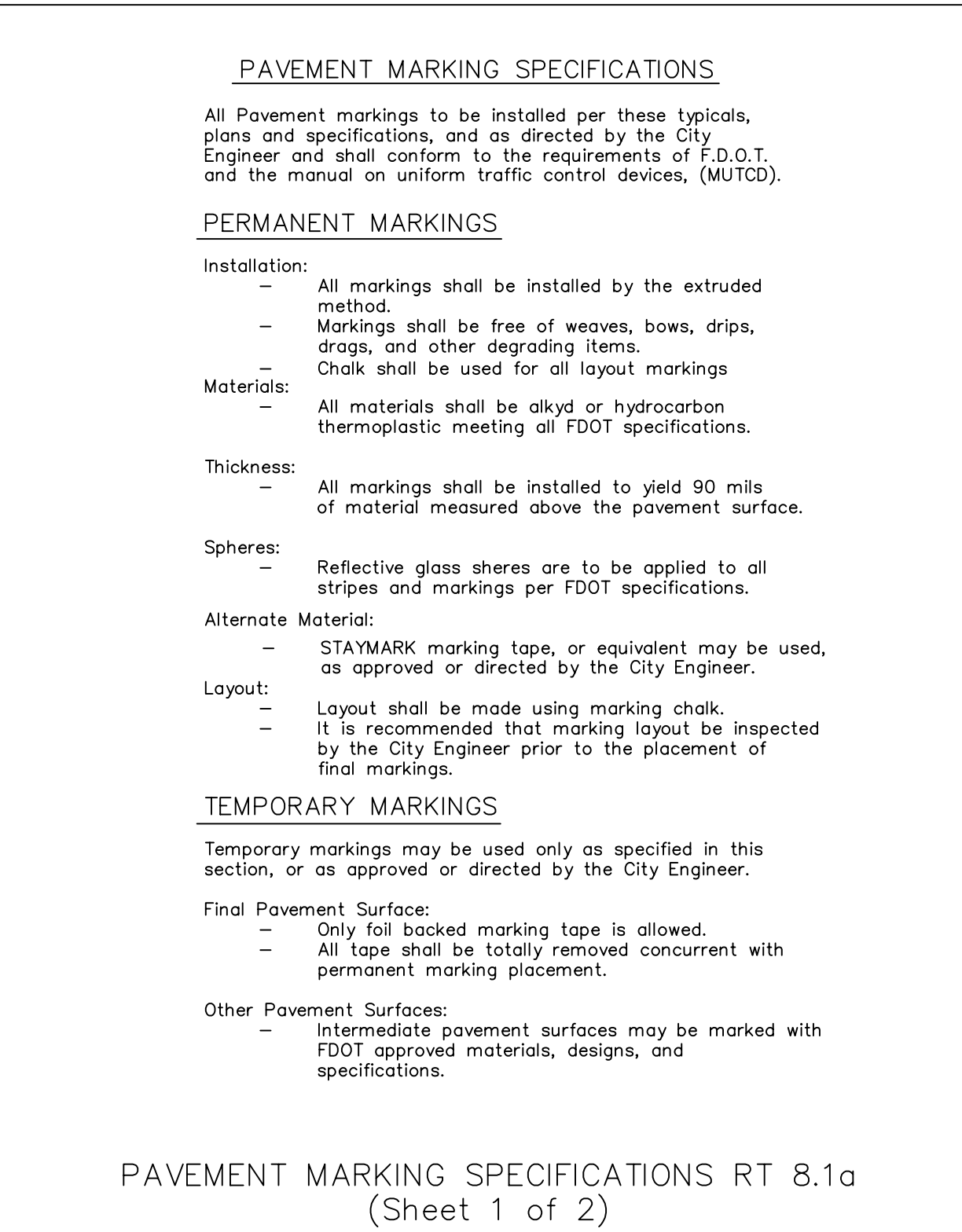
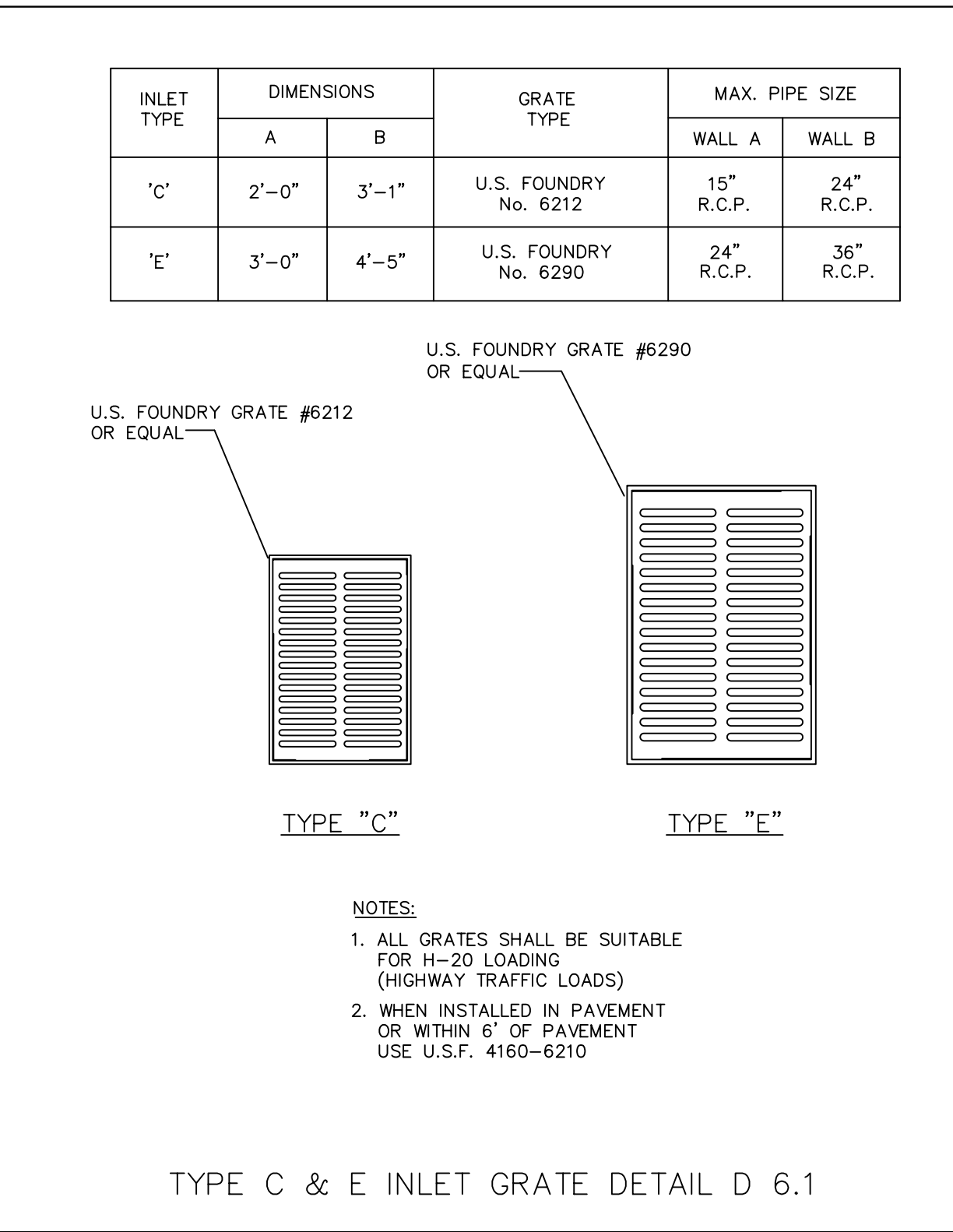
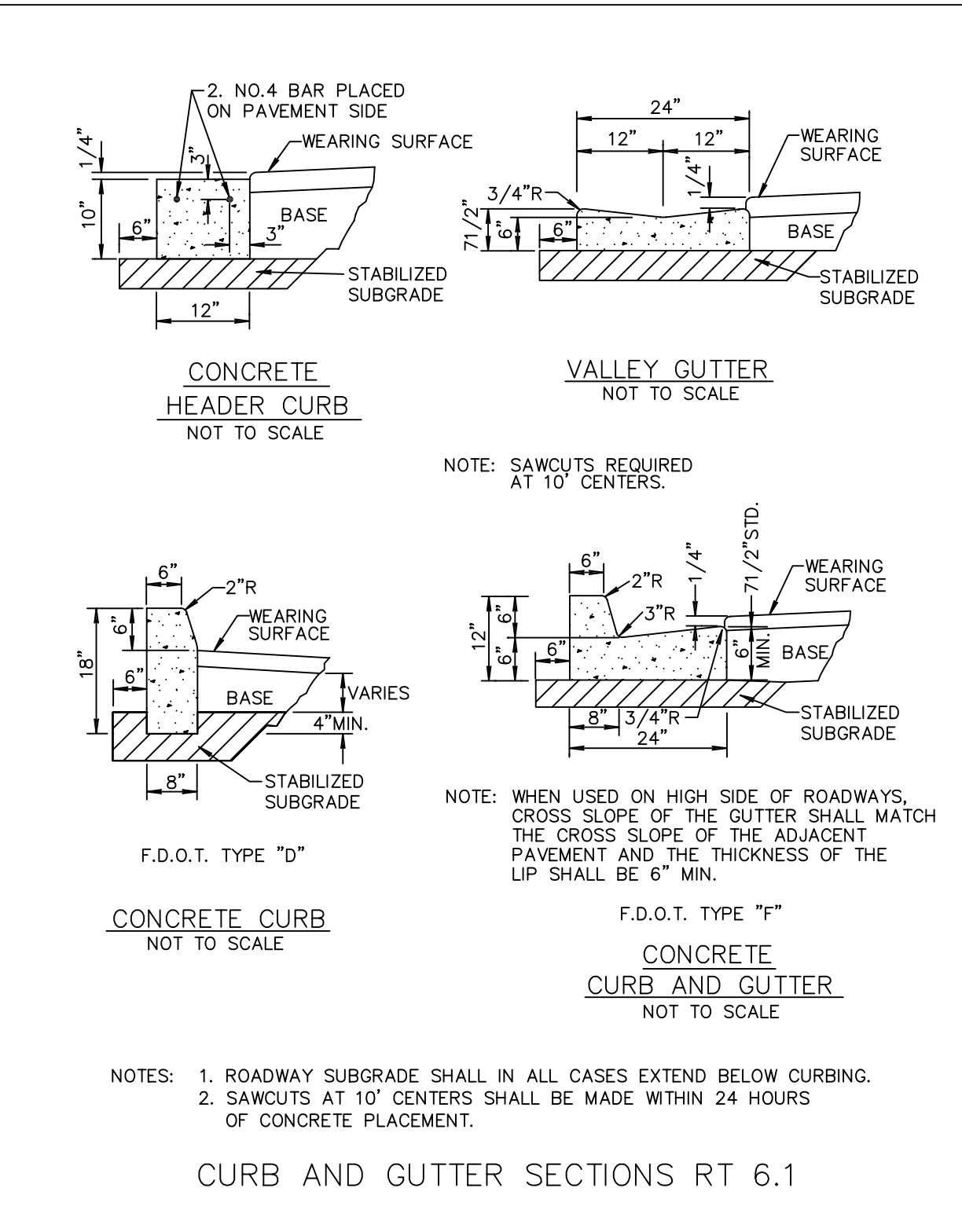
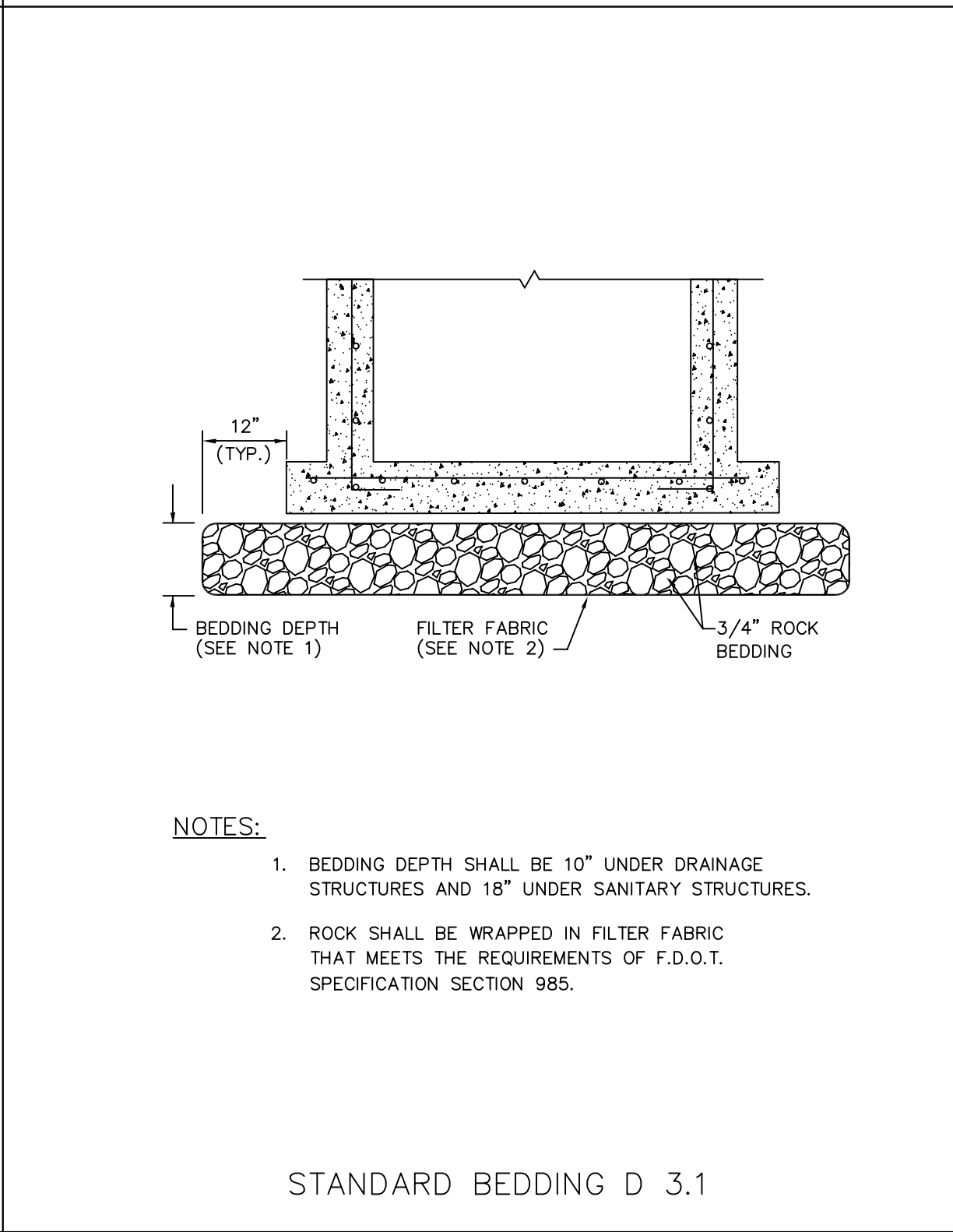
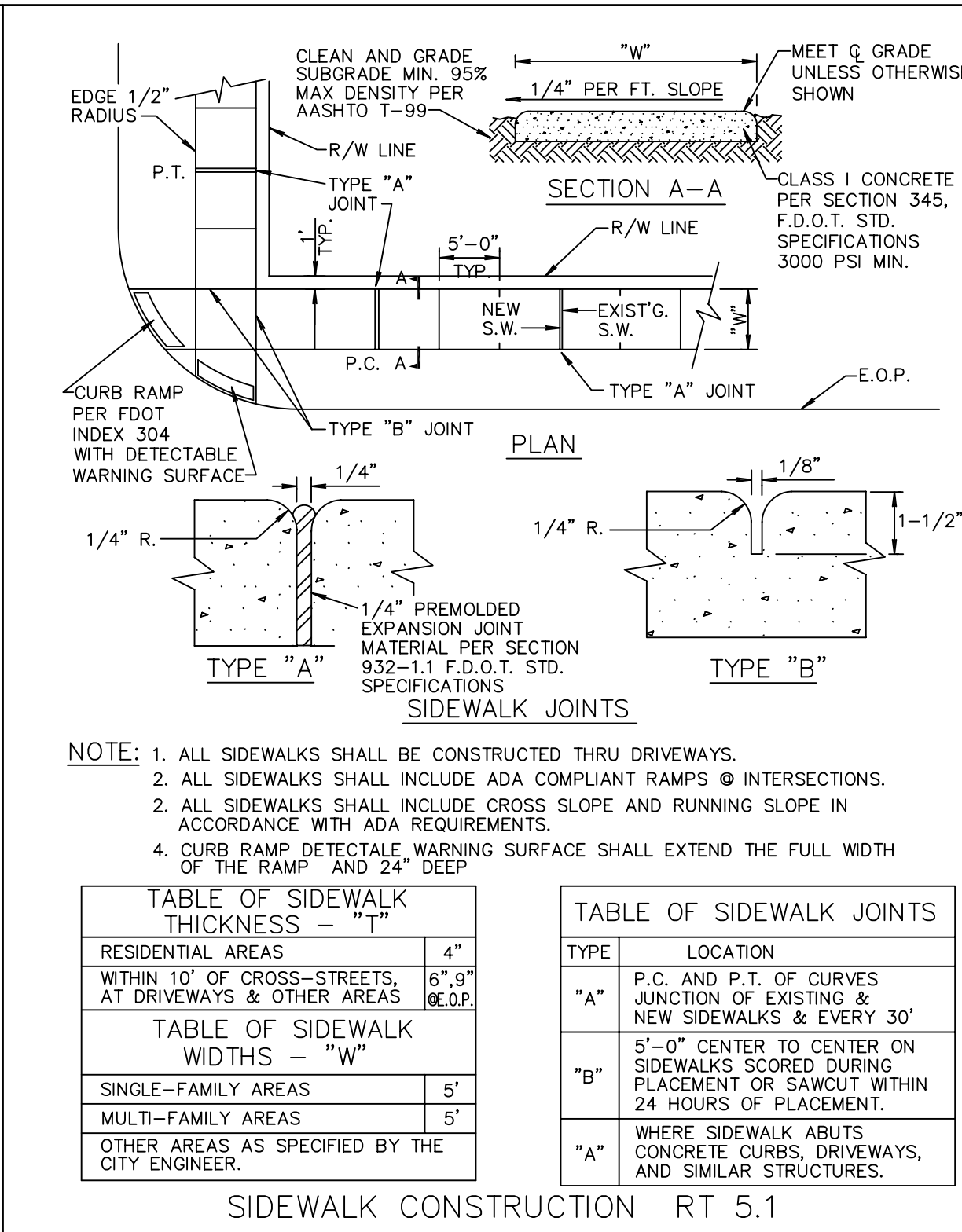
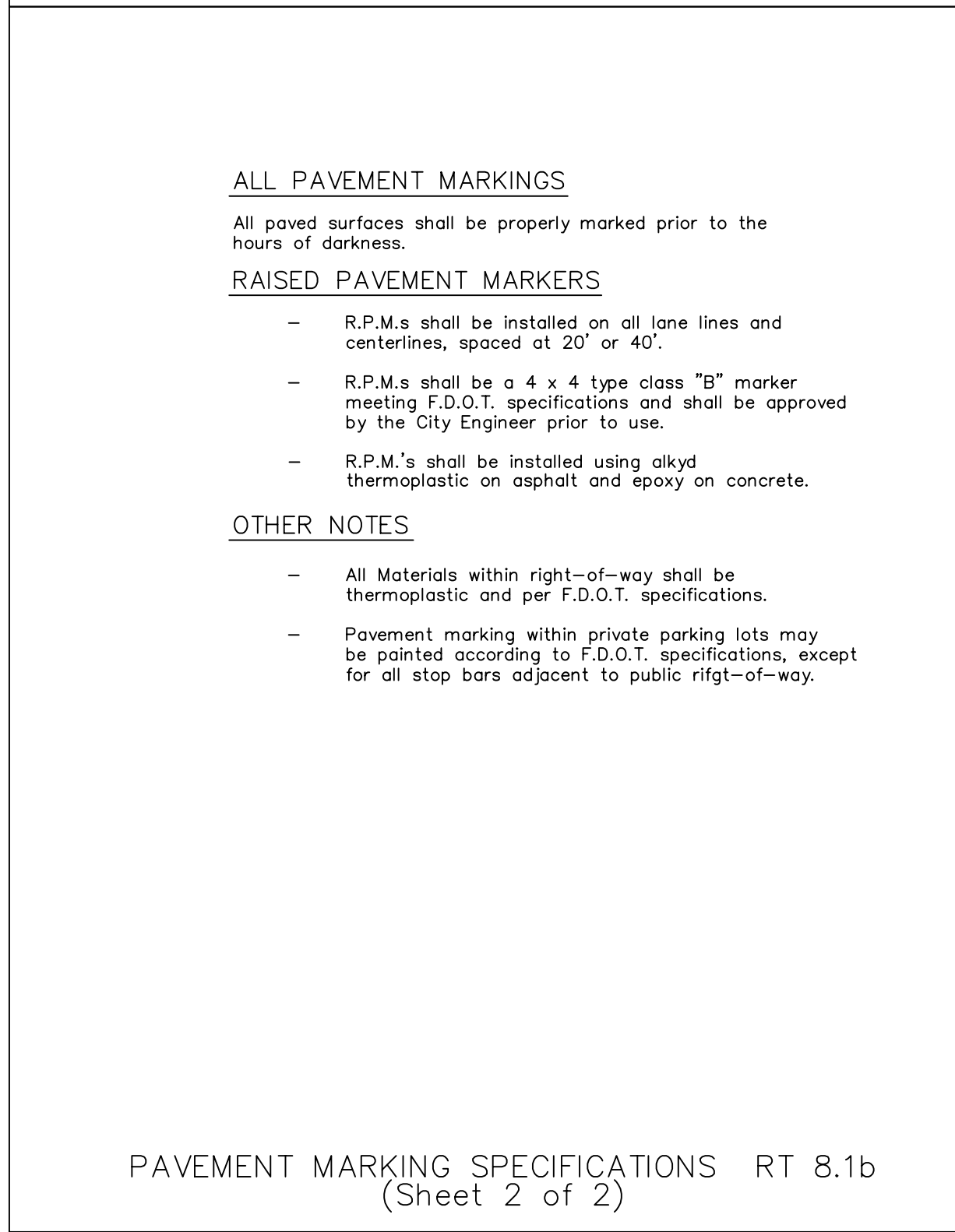
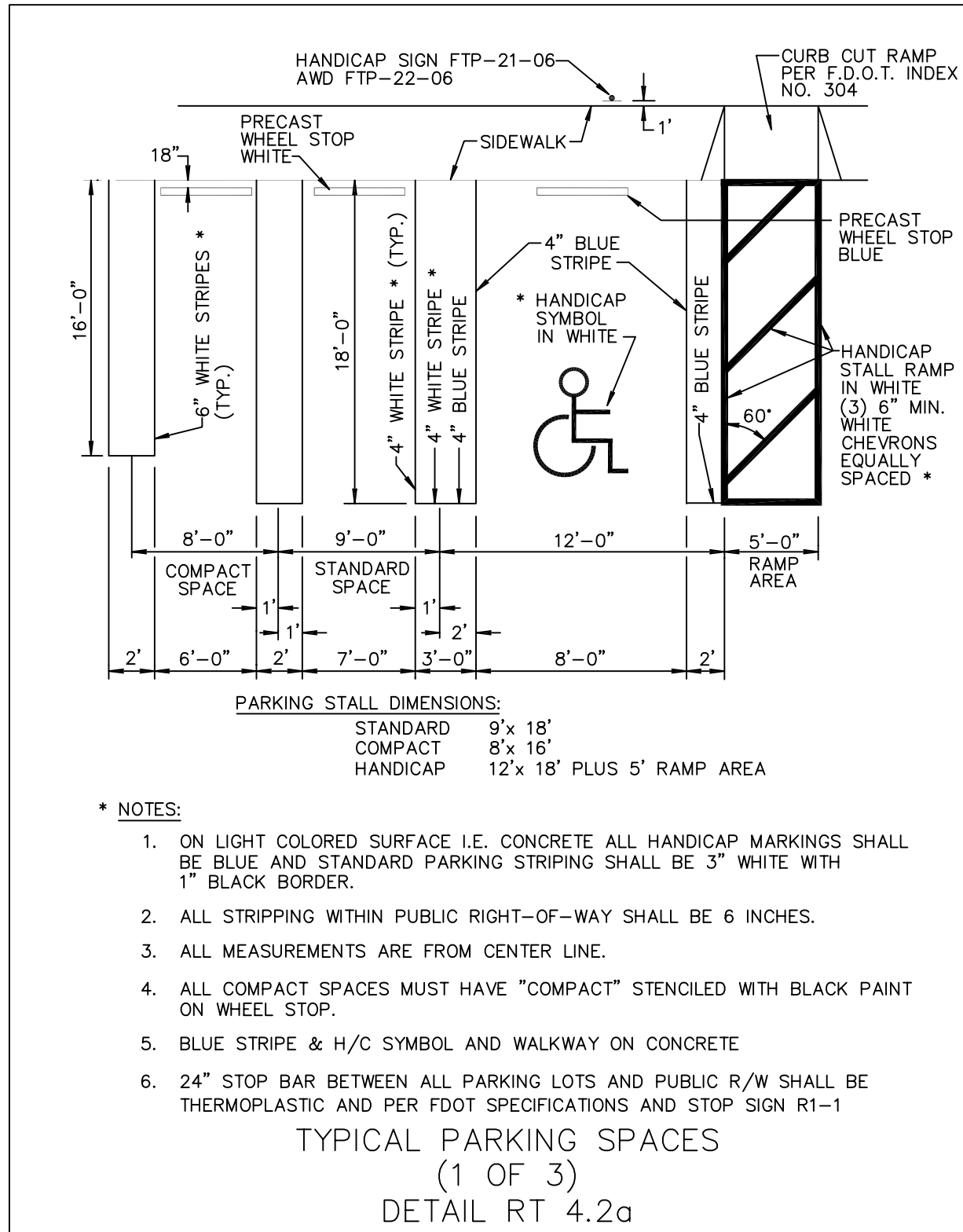
PAVING & DRAINAGE PLAN FOR:  
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DELRAY BEACH, FLORIDA

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FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506  
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Phone: (561) 274-6500 Fax: (561) 274-8558

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CHECKED:  
J.A.P.  
DATE:  
4/14/16  
JOB NO.  
13087A-ENG  
SHEET NO.  
1 OF 6

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FL REG # 42696





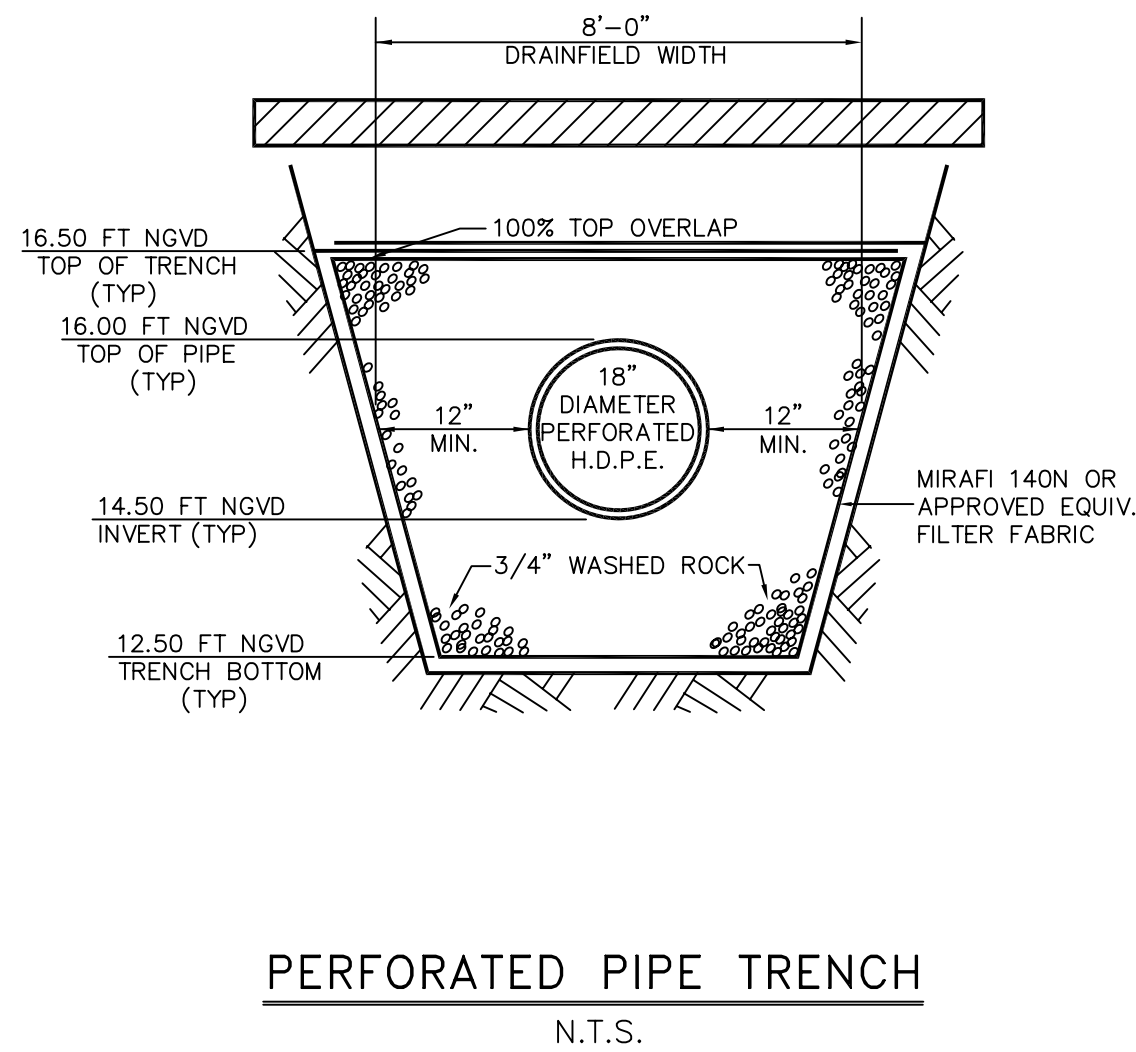
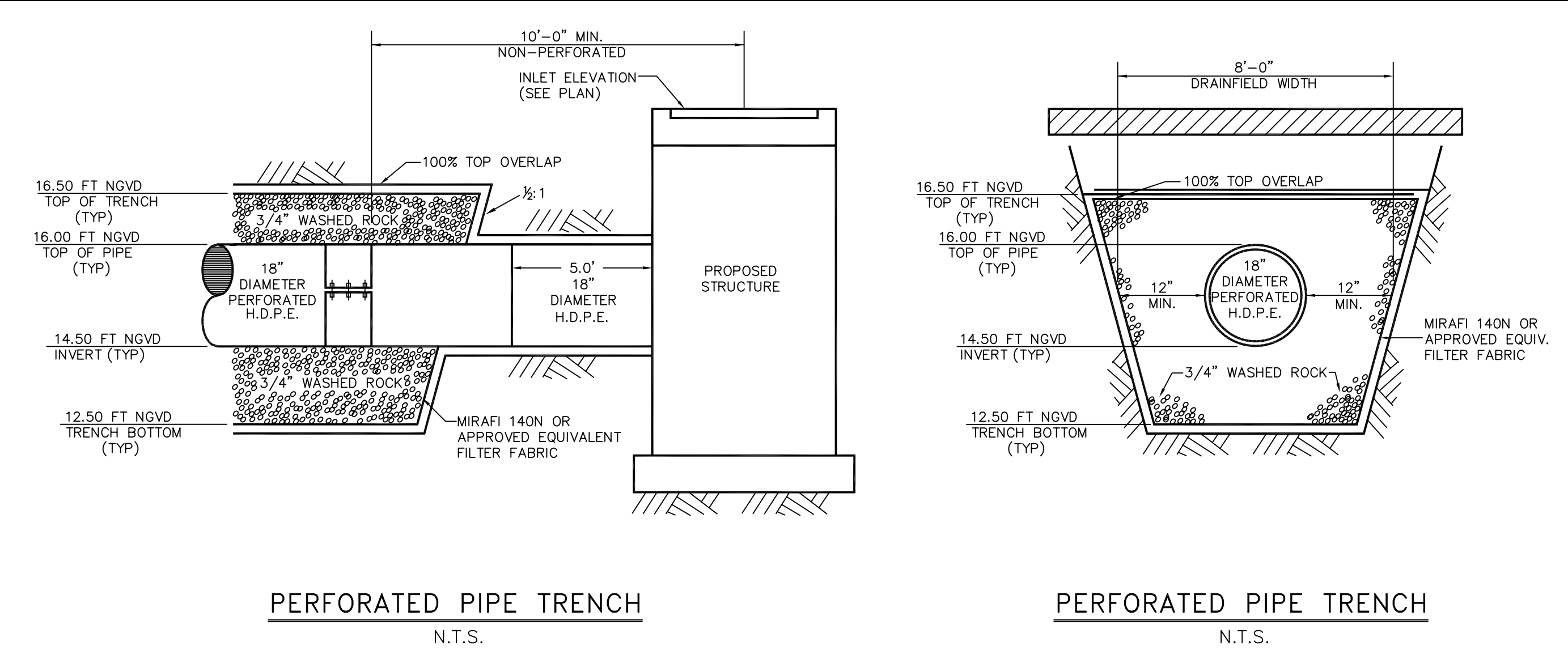
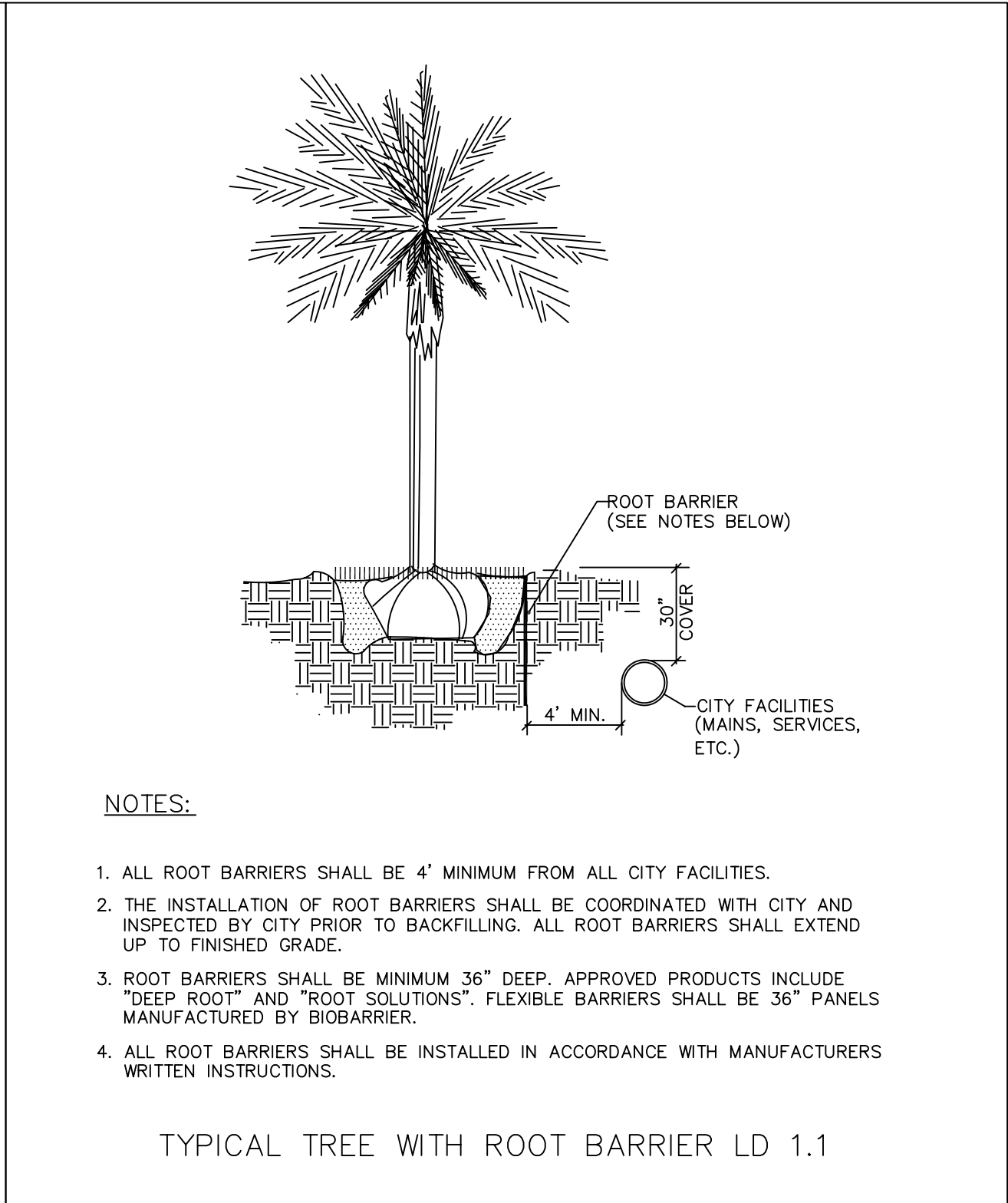
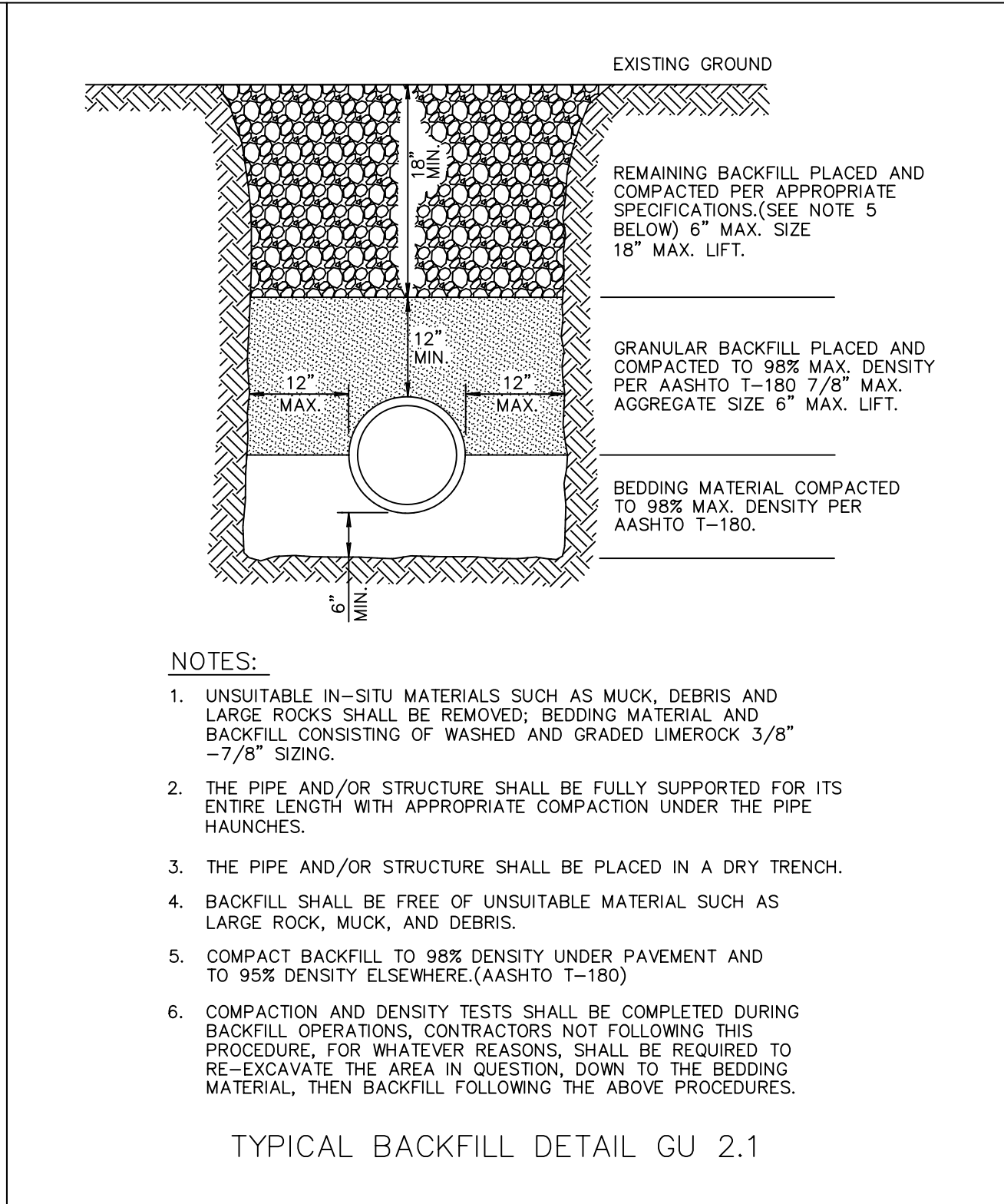
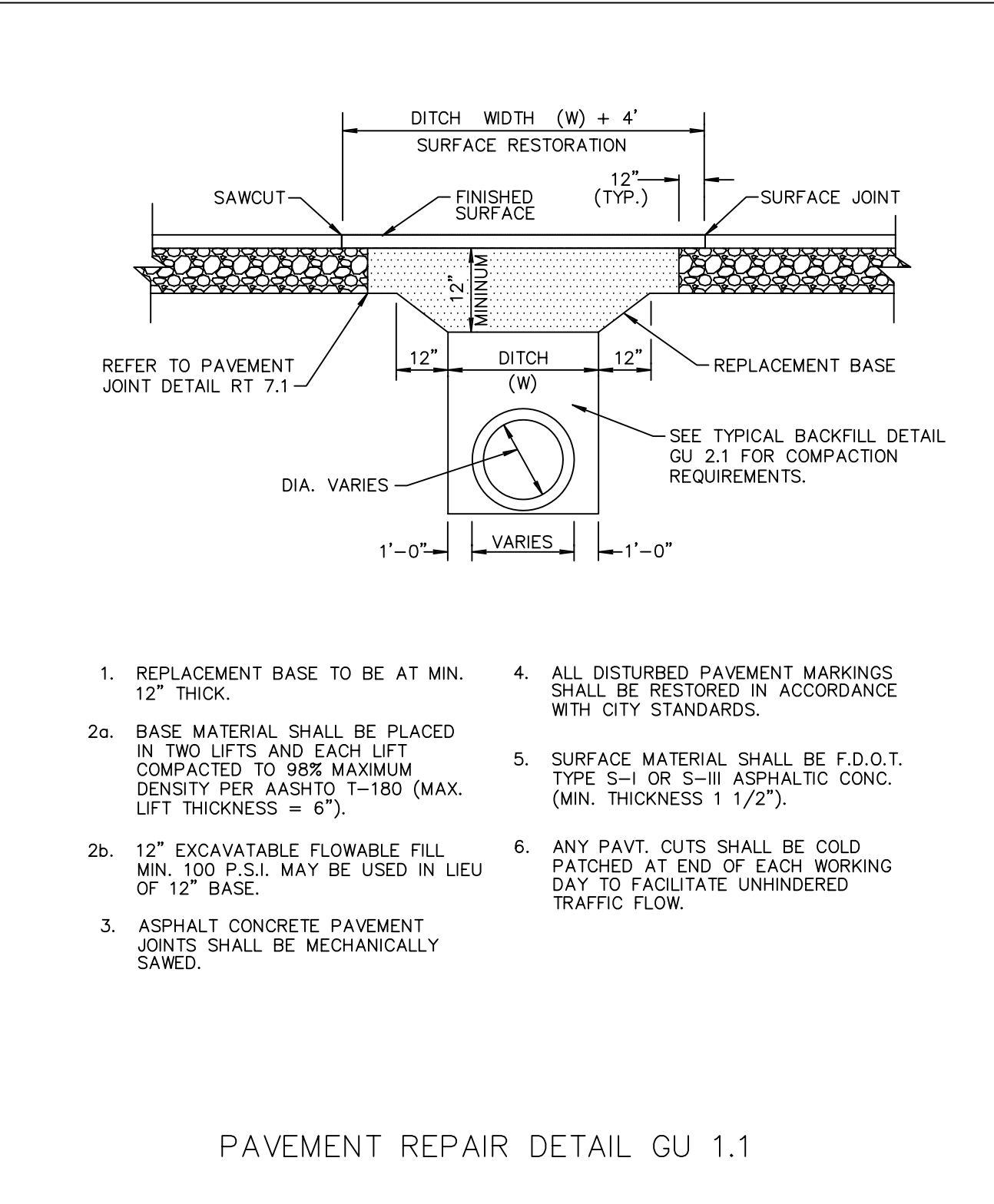
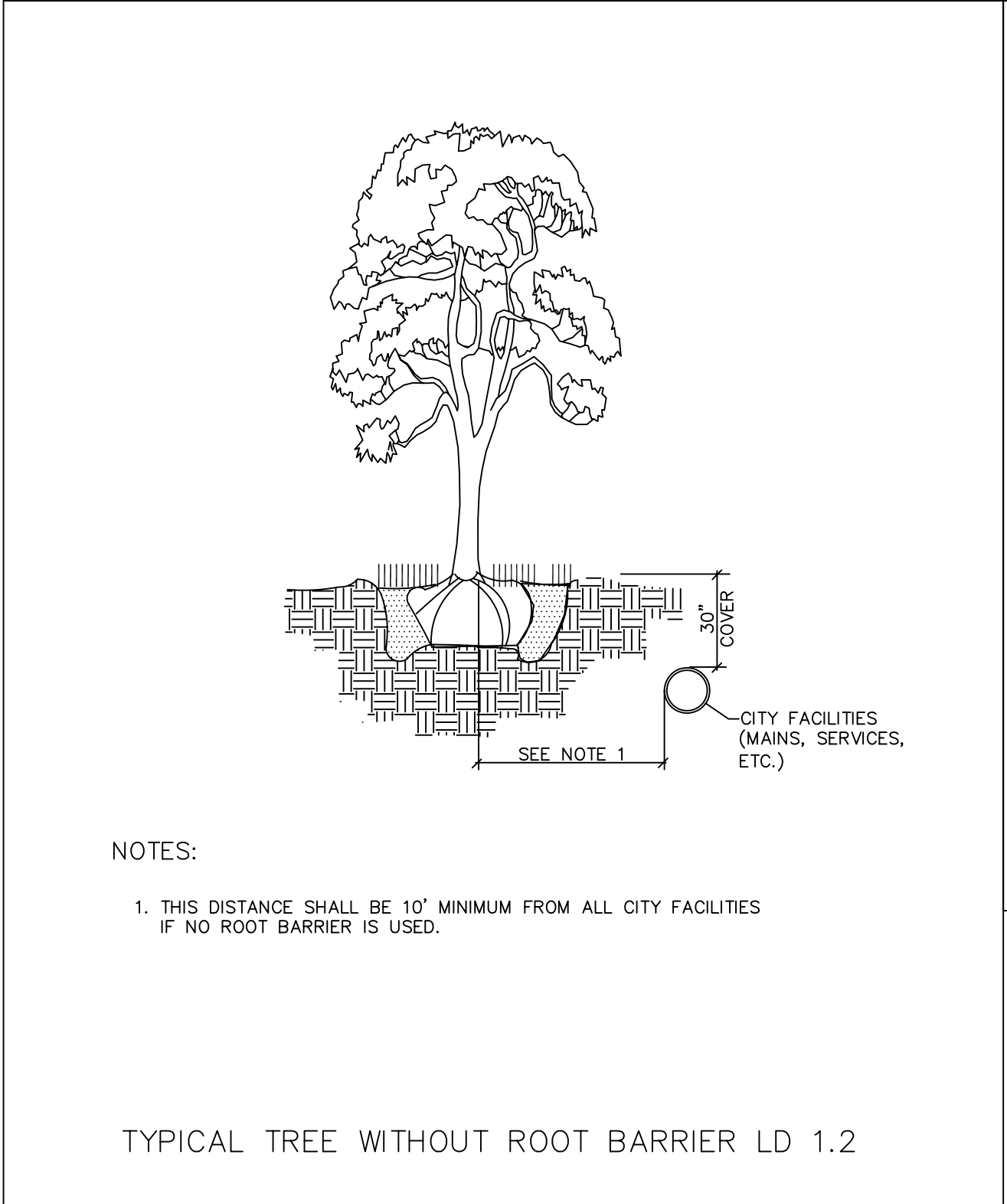
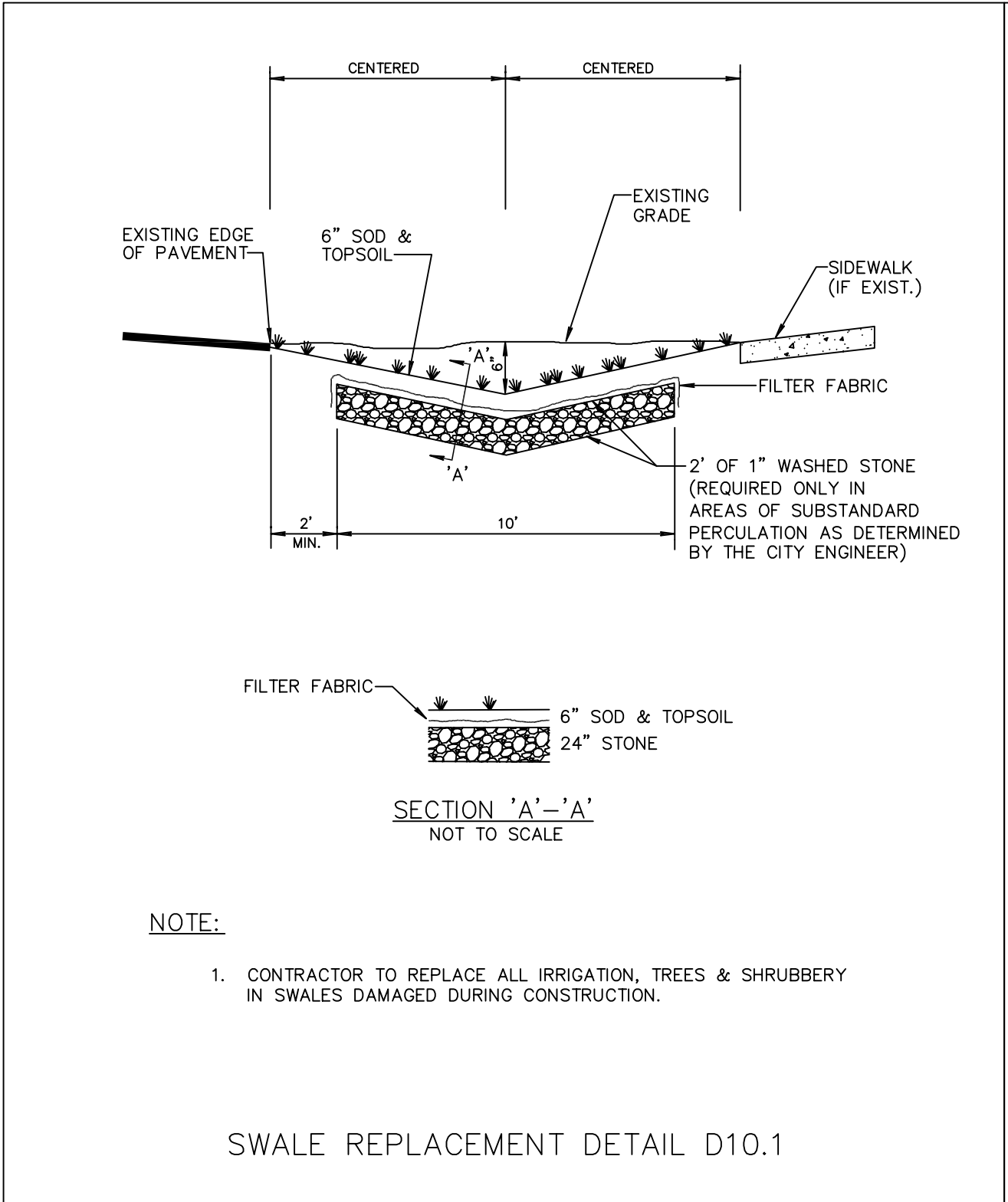
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4/14/16  
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3 OF 6

NO.	DATE	REVISIONS	BY:
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PAVING, GRADING AND DRAINAGE NOTES	
1. ALL PAVING AND DRAINAGE WORK IN THE PALM BEACH COUNTY (PBC) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE PBC LATEST STANDARDS. ALL PAVING AND DRAINAGE WORK IN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE FDOT LATEST STANDARDS.	11. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH SECTION 334 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST ADDITION. THE THICKNESS OF THE SURFACE COURSE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS.
2. COMPACTED SUBGRADE SHALL BE COMPACTED AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE AASHTO T-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "T" CURB & GUTTER, OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO 98% ACCORDING TO AASHTO T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CENTERLINE OF THE ROADWAY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE BY THE FLORIDA BEARING TEST, TEST METHOD "C" OF AASHTO T-180 SPECIFICATIONS.	12. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
3. SHELLROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELLROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE SHELLROCK SHALL HAVE A MINIMUM OF 40% CARBONATES OF CALCIUM AND MAGNESIUM IN THE MATERIAL.	13. PAVEMENT TRAFFIC STRIPES AND MARKINGS SHALL BE IN ACCORDANCE WITH CITY OF DELRAY BEACH CURRENT STANDARDS AND/OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND/OR PALM BEACH COUNTY TRAFFIC DEPARTMENT TYPICAL T-P-10-001, WHERE APPLICABLE.
4. LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE LIMEROCK BASE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.	14. SEQUENCE OF CONSTRUCTION – THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
5. MUCK AND PEAT – IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY WILL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL. IF HARDPAN IS ENCOUNTERED IN THE SWALE AREA, IT WILL REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.	15. INLETS AND MANHOLES – ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FDOT SPECIFICATIONS, LATEST EDITION, AND ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, AND PBC STANDARDS LATEST EDITION, WHERE APPLICABLE.
6. WHERE SOD IS DESIRED, LOWER THE GRADE 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.	16. GRATE ELEVATIONS REFER TO THE FLOWLINE OF THE GRATE.
7. CLEARING AND GRUBBING – WITHIN THE LIMITS OF CONSTRUCTION ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.	17. GRADES SHOWN ARE FINISHED GRADES.
8. GUMBO – WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.	18. MINIMUM ROAD CROWN ELEVATION SHALL BE EL. TBD' N.G.V.D.
9. PRIME COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PRIME COAT SHALL BE RC-70 OR ASPHALT EMULSION PRIME (AEP). PRIME COAT SHALL BE APPLIED AT A RATE OF APPLICATION NOT LESS THAN 0.10 GALLONS PER SQUARE YARD FOR LIMEROCK BASES AND NOT LESS THAN 0.15 GALLONS PER SQUARE YARD FOR SHELL ROCK OR COQUINA SHELL BASES.	19. REINFORCED CONCRETE PIPE – THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF CLASS III OF ASTM C-76 AND WITH THE FDOT SPECIFICATIONS, LATEST EDITION. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A MANHOLE OR INLET SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.
10. TACK COAT – BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.	20. CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M196 AND SECTIONS 125, 430 AND 943 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
	21. MEASUREMENT OF THE LENGTH OF PIPE SHALL BE FROM THE CENTER OF THE STRUCTURE TO THE CENTER OF THE STRUCTURE.
	22. PIPE BACKFILL – REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FDOT SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO) T-99 SPECIFICATIONS.
	23. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THREE (3) CERTIFIED COPIES OF A CHEMICAL AND SIEVE ANALYSIS OF THE SHELL ROCK BY A STATE OF FLORIDA CERTIFIED LAB WHEN CONSTRUCTING A SHELL ROCK BASE FOR ROADWAY.
	24. PRIOR TO CERTIFICATION OF THE DRAINAGE SYSTEM, THE CONTRACTOR MUST PUMP DOWN AND LAMP THE DRAINAGE SYSTEM FOR INSPECTION BY THE ENGINEER AFTER FINISHED ROCK FOR THE ROADWAYS HAS BEEN INSTALLED.

CITY OF DELRAY BEACH GENERAL NOTES	
1. ALL CITY OF DELRAY BEACH STANDARD DETAILS INCLUDED IN THE CIVIL PLANS PREPARED BY ENVIRODESIGN ASSOCIATES, INC. HAVE NOT BEEN MODIFIED FROM THEIR ORIGINAL CONTENT.	
2. CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.	
3. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.	
4. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10- FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.	
5. NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS, THEY SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2	
6. ALL SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS. ALL SIDEWALKS NOT TO EXCEED 1:48 CROSS-SLOPE AND 1:20 RUNNING SLOPES. ALL RAMPS NOT TO EXCEED 1:48 CROSS-SLOPE AND 1:12 RUNNING SLOPES WITH MAXIMUM RISE AND RUNS PER ADA REQUIREMENTS WITH RAILINGS WHERE NEEDED. LANDINGS WITH 1:48 CROSS- AND RUNNING-SLOPES ARE TO BE PROVIDED AT TOPS AND BOTTOMS OF ALL RAMPS.	
7. CITY OF DELRAY BEACH UTILITY DIVISION MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY SHUTDOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT 561-243-7312.	
8. THE EXISTING SANITARY SEWER LINE MUST BE TELEVIEWED PRIOR TO AND AFTER ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT.	
9. UPON APPROVAL AND RECEIPT OF PERMIT, THE CONTRACTOR SHALL CONTACT THE CITY OF DELRAY BEACH DEPUTY DIRECTOR OF CONSTRUCTION AT 561-243-7320 TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING ANY SITE WORK.	
10. ALL WATER METER SIZES TO BE DETERMINED BY PLUMBING ENGINEERING OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF DELRAY BEACH UTILITIES DIVISION.	
11. ALL CITY OF DELRAY BEACH 2014 STANDARD DETAILS INCLUDED IN THIS SET OF PLANS AND DETAILS HAVE NOT BEEN MODIFIED FROM THEIR ORIGINAL CONTENT.	

GENERAL NOTES	
1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.	11. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.	12. ENVIRODESIGN ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.	13. ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COAST TO THE OWNER.	14. THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
5. ALL ELEVATIONS REFER TO N.G.V.D. 1929. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION TBD (WHICH IS ABOVE THE 100-YEAR FREQUENCY STORM).	15. CORRUGATED ALUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN CONFORMANCE WITH SEC. 8.24.E.5.i
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.	16. ALL CONSTRUCTION ACTIVITY, INCLUDING TRENCHING, IS TO BE A MINIMUM OF SIX FEET FROM THE BASE OF ANY TREE THAT IS DESIGNATED TO REMAIN.
7. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.	17. ALL LIMEROCK AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TOT THE LANDSCAPING OF THE SITE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.	18. THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED PERMITS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.	19. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM (LATEST ED.).
10. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.	20. LANE CLOSURES WITHIN THE FDOT RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF 9AM-3PM, MONDAY-FRIDAY EXCLUDING GOVERNMENTAL HOLIDAYS. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED IN ACCORDANCE WITH INDEX 613 OF THE FDOT DESIGN STANDARDS (LATEST ED.)

GENERAL NOTES

DEFINITIONS

- CITY – THE CITY OF DELRAY BEACH
- CONTRACTOR – UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS
- ENGINEER – ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION

PROCEDURE

- A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY WATER AND SEWER CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE CITY, CONTRACTOR, SUBCONTRACTORS, ENGINEER AND OTHER INTERESTED PARTIES.
- ANY REVISIONS TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
- A MINIMUM OF THREE (3) COPIES OF THE CURRENT APPROVED PRODUCT LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING. ALL PIPE MANUFACTURERS SHALL SUBMIT THREE (3) COPIES OF AN AFFIDAVIT THAT THE PIPE AND COATINGS WERE MANUFACTURED IN ACCORDANCE WITH AWWA C151/A21.51-91.
- ALL APPLICABLE PERMITS MUST BE OBTAINED WITH COPIES PROVIDED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED BY THE CITY PRIOR TO CONSTRUCTION. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLAN) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE CITY AND NOTIFY THE RESPECTIVE UTILITY OWNER TO RESOLVE THE UTILITY CONFLICTS AND THE UTILITY ADJUSTMENTS AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS OF ALL OTHER UTILITY FACILITIES.
- THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AND TESTS WITH THE CITY A MINIMUM OF 24 HOURS IN ADVANCE.
- CONTRACTOR SHALL NOT DISTURB EXISTING CITY MAINS OR STRUCTURES WITHOUT THE PRESENCE OF A CITY INSPECTOR. CITY UTILITY SYSTEM VALVES AND APPURTENANCES MAY ONLY BE OPERATED BY CITY PERSONNEL.
- FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE CITY.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF THE WORK, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.

- PAVING, DRAINAGE AND TRAFFIC CONSTRUCTION SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND DESIGN STANDARDS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND PALM BEACH COUNTY TYPICAL T-3-89-004-PS (LATEST REVISION) UNLESS SHOWN OTHERWISE.
- AS-BUILT DRAWINGS SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, AND SUBMITTED BY THE CONTRACTOR TO THE CITY.
- PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553-851 FOR PROTECTION OF UNDERGROUND GAS PIPE LINES.
- CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE (1-800-432-4770) 48 HOURS IN ADVANCE OF CONSTRUCTION.
- GRADES SHOWN ON PLANS ARE FINISHED GRADES. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST EXISTING SANITARY SEWER MANHOLE TOPS AND VALVE BOX COVERS TO FINISHED GRADE.
- CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES DURING CONSTRUCTION AND SHALL BE REQUIRED TO PROVIDE ALL BARRICADES, LIGHTING, SIGNAGE AND FLAGMEN AS NECESSARY TO PROVIDE FOR THE SAFETY OF THE PUBLIC IN THE WORK AREA. THE CONTRACTOR SHALL SUBMIT A DETAILED TRAFFIC MAINTENANCE PLAN PRIOR TO CONSTRUCTION.
- EXISTING BASE MATERIAL THAT IS REMOVED DURING CONSTRUCTION SHALL NOT BE USED IN THE CONSTRUCTION OF NEW LIMEROCK BASE.
- ALL VEGETATION, DEBRIS, CONCRETE OR OTHER UNSUITABLE MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN AREA AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES, SUCH AS TURBIDITY SCREENS, CURTAINS AND FLOATING SILT BARRIERS WHERE NECESSARY IN ORDER TO COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
- ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED.
- ALL PAVED SURFACES SHALL BE PROPERLY MARKED PRIOR TO HOURS OF DARKNESS. PERMANENT PAVEMENT MARKING STALLS SHALL BE LAID OUT USING MARKING CHALK. LAYOUT TO BE REVIEWED BY THE CITY PRIOR TO PLACEMENT OF FINAL MARKING.
- EMBANKMENT (FILL) AND EXCESS MATERIAL REQUIRED FOR ROADWAY RECONSTRUCTION AND UTILITY INSTALLATIONS SHALL BE SUPPLIED AND/OR DISPOSED OF BY THE CONTRACTOR. ALL COSTS ASSOCIATED WITH EARTHWORK REQUIREMENTS TO COMPLETE THE ROADWAY RECONSTRUCTION AND UTILITY IMPROVEMENTS SHALL BE INCLUDED IN THE COSTS OF OTHER APPROPRIATE PAY ITEMS.
- CONTINUITY OF WATER AND SEWER SERVICE TO CITY UTILITY CUSTOMERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THIS PROJECT. IF A BREAK IN SERVICE IS UNAVOIDABLE TO ACCOMMODATE CONNECTION OF NEW FACILITIES, IT SHALL BE SCHEDULED FOR OFF PEAK HOURS WITH THE CITY. DETERMINATION OF SERVICE BREAK REQUIREMENT WILL BE MADE BY THE CITY.
- SITE INFORMATION BASED ON A SURVEY PREPARED BY: O'BRIEN, SUITER & O'BRIEN, INC.
- THE EXTENT OF ROAD CONSTRUCTION WORK TO BE COMPLETED BY THE CONTRACTOR, WITHIN THE RAILROAD RIGHT-OF-WAY SHALL BE DETERMINED BY THE CITY AND COORDINATED WITH THE FLORIDA EAST COAST RAILWAY COMPANY AT THE TIME OF CONSTRUCTION.
- RELOCATION OF UTILITY POLES AND GAS PIPE LINES SHALL BE COORDINATED BY THE CONTRACTOR WITH FLORIDA POWER AND LIGHT, AND FLORIDA PUBLIC UTILITIES, RESPECTIVELY. EACH UTILITY HAS BEEN NOTIFIED THAT THEY WILL BE REQUIRED TO RELOCATE THEIR UTILITIES.



Know what's below.  
Call before you dig.

CALL 48 HOURS BEFORE YOU DIG.

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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"NOT FOR CONSTRUCTION"

PAVING & DRAINAGE DETAILS FOR:  
SofA DISTRICT OFFICES  
101 SE 1ST STREET  
DELRAY BEACH, FLORIDA

ENGINEERS • ENVIRONMENTAL CONSULTANTS  
EnviroDesign Associates Inc.  
www.envirodesign.com  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506  
298 Pineapple Grove Way Delray Beach, Florida 33444  
Phone: (561) 274-6500 Fax: (561) 274-8558

DRAWN:  
B.A.B.

CHECKED:  
J.A.P.

DATE:  
4/14/16

JOB NO.  
13087A-DTL

SHEET NO.

4 OF 6



TYPICAL GATE VALVE DETAIL  
4" THRU 12" PW 3.1

TYPICAL SERVICE CONNECTION PW 9.1a

DOUBLE DETECTOR CHECK VALVE PW 10.1

REDUCED PRESSURE ZONE BACKFLOW PREVENTER PW 10.2

ANTI-SIPHON PRESSURE TYPE VACUUM BREAKER  
PW 10.3

TYPICAL COMMERCIAL CLEANOUT WW 5.2

PIPE RESTRAINT TABLE FOR PRESSURE PIPE  
PP 2.1A  
(SHEET 1 OF 2)

1. THE DATA IN THE PREVIOUS TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:  

SOIL TYPE .....	SAND
TEST PRESSURE .....	150 PSI, 200 PSI FOR PIPES LARGER THAN 24"
DEPTH OF BURY .....	3'
TRENCH TYPE .....	3
SAFETY FACTOR .....	1.5
VERTICAL OFF-SET .....	3'
MINIMUM PIPE LENGTHS	
ALONG TEE RUN .....	5'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON PIPE AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES
5. THE PREVIOUS TABLE SHALL SERVICE AS A GENERAL DESIGN GUIDE ONLY. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO JUSTIFY AND DOCUMENT ANY DEVIATIONS FROM THE PIPE LENGTHS SPECIFIED IN THE PREVIOUS TABLE.
6. SOURCES: EBAA IRON RESTRANT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1 AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2.
7. RESTRAIN JOINTS SHALL EXTEND ONE JOINT BEYOND MIN. LENGTH REQUIRED.

PIPE RESTRAINT TABLE FOR PRESSURE PIPE  
PP 2.1B  
(SHEET 2 OF 2)

Know what's **below**.  
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**WATER & WASTEWATER DETAILS FOR:**  
**Sofa DISTRICT OFFICES**  
**101 SE 1ST STREET**  
**DELRAY BEACH, FLORIDA**

 **EnviroDesign  
Associates Inc.**  
[www.envirodesign.com](http://www.envirodesign.com)

**ENGINEERS • ENVIRONMENTAL CONSULTANTS**

FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506  
298 Pineapple Grove Way Delray Beach, Florida 33444  
TEL: 561-271-1100 FAX: 561-271-1101

DRAWN:  
B.A.B.

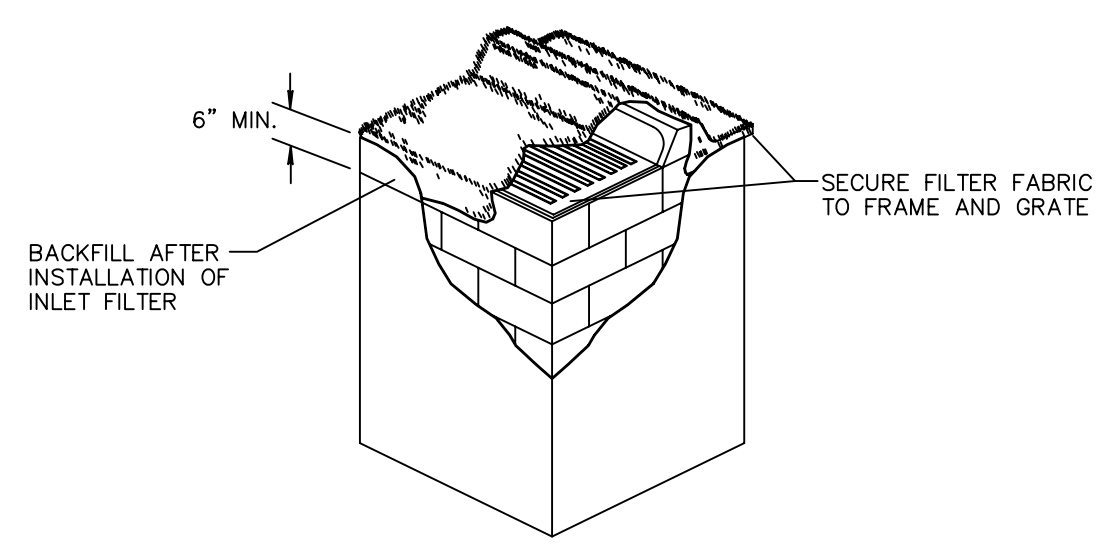
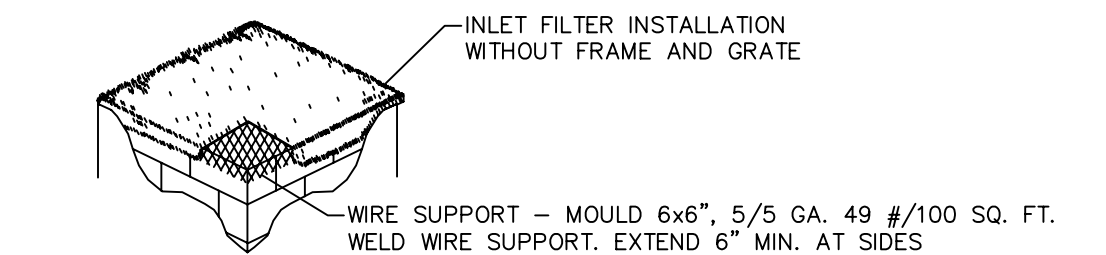
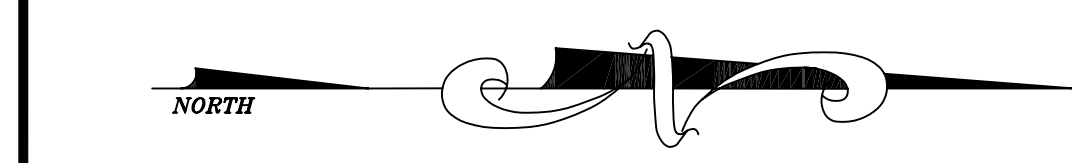
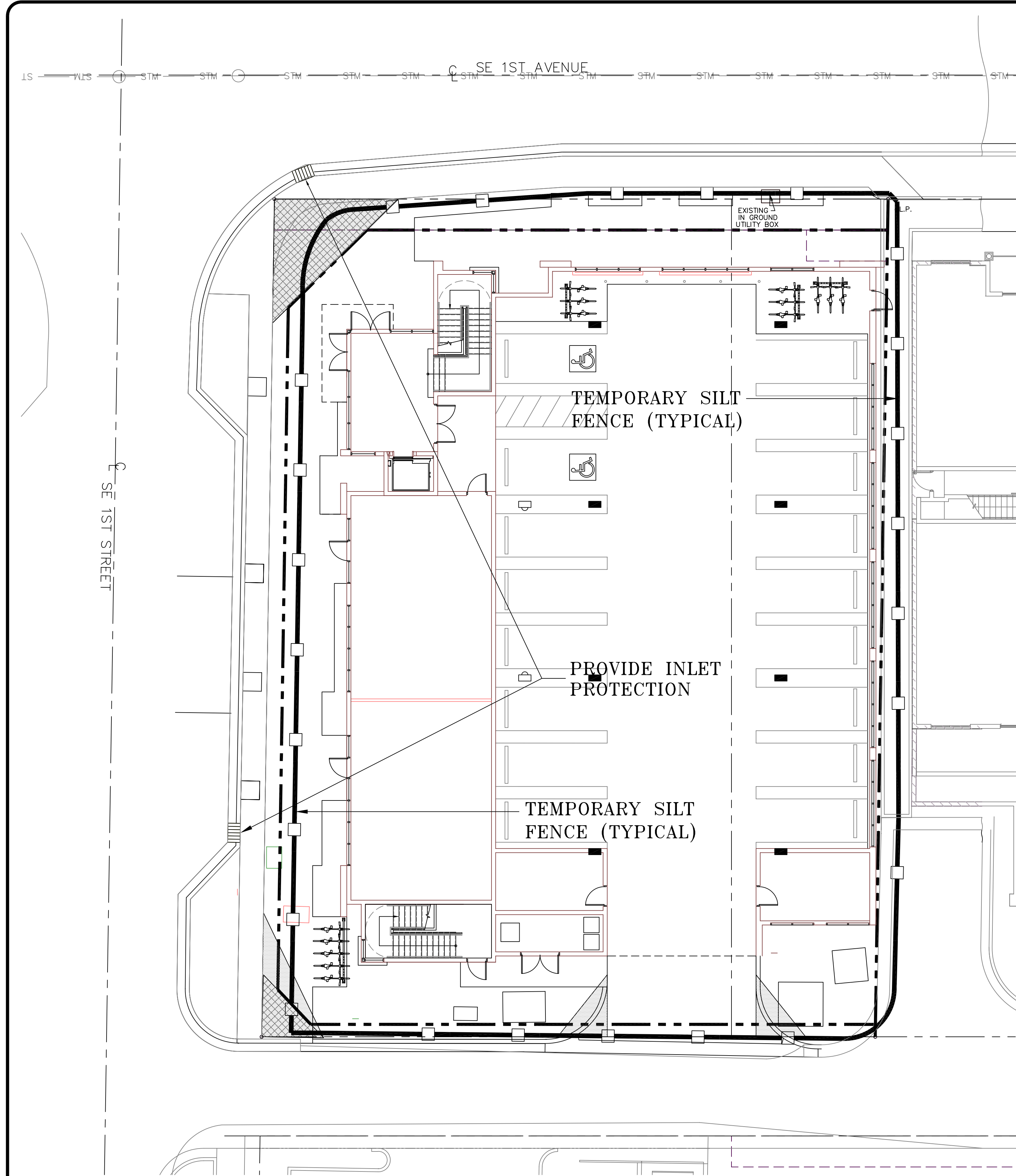
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DATE:  
4/14/16

JOB NO.  
13087A-DTL

SHEET NO.  
**5** OF **6**





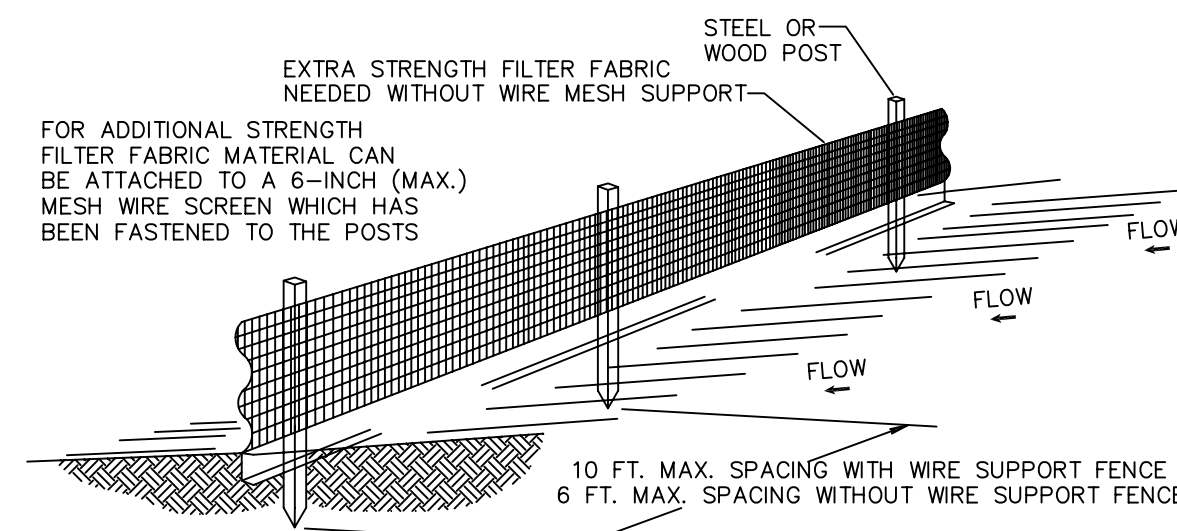
NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

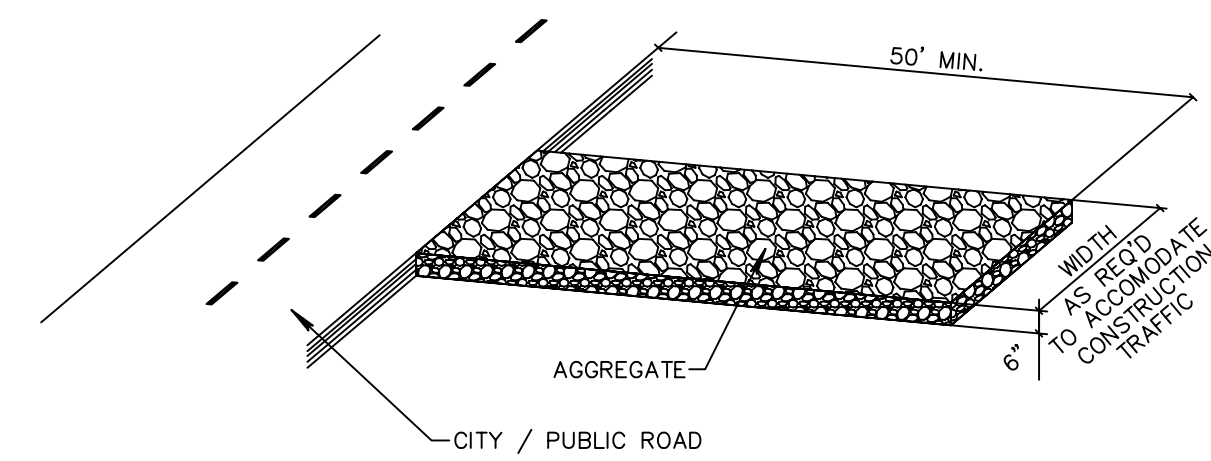
INLET FILTER DETAIL D 8.1



NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a  
Sheet 1 of 2

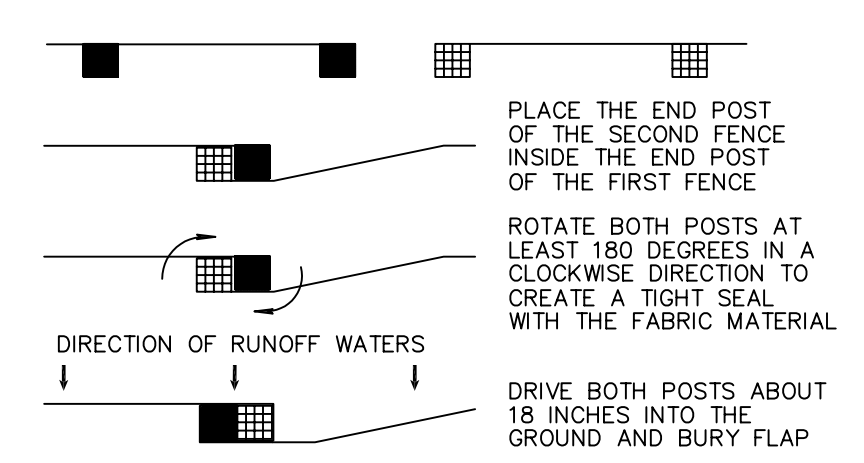
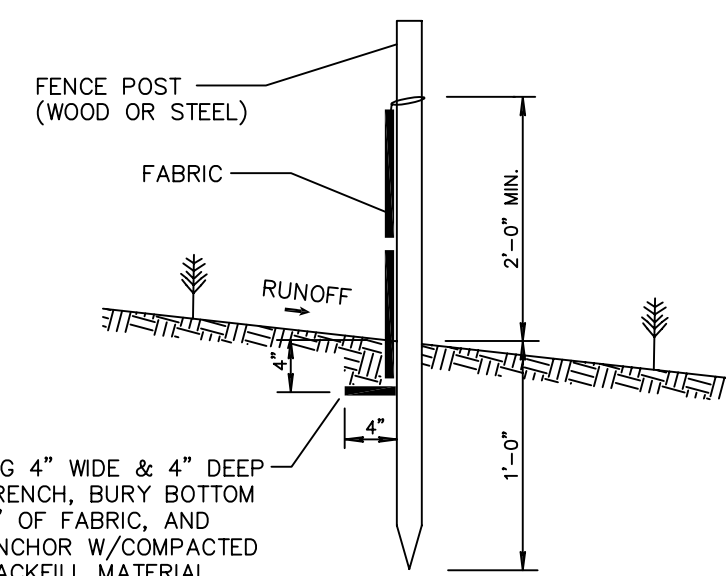


NOTE:  
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT, REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

EROSION CONTROL NOTES DETAIL D9.1



ATTACHING TWO SILT FENCES  
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b  
Sheet 2 of 2

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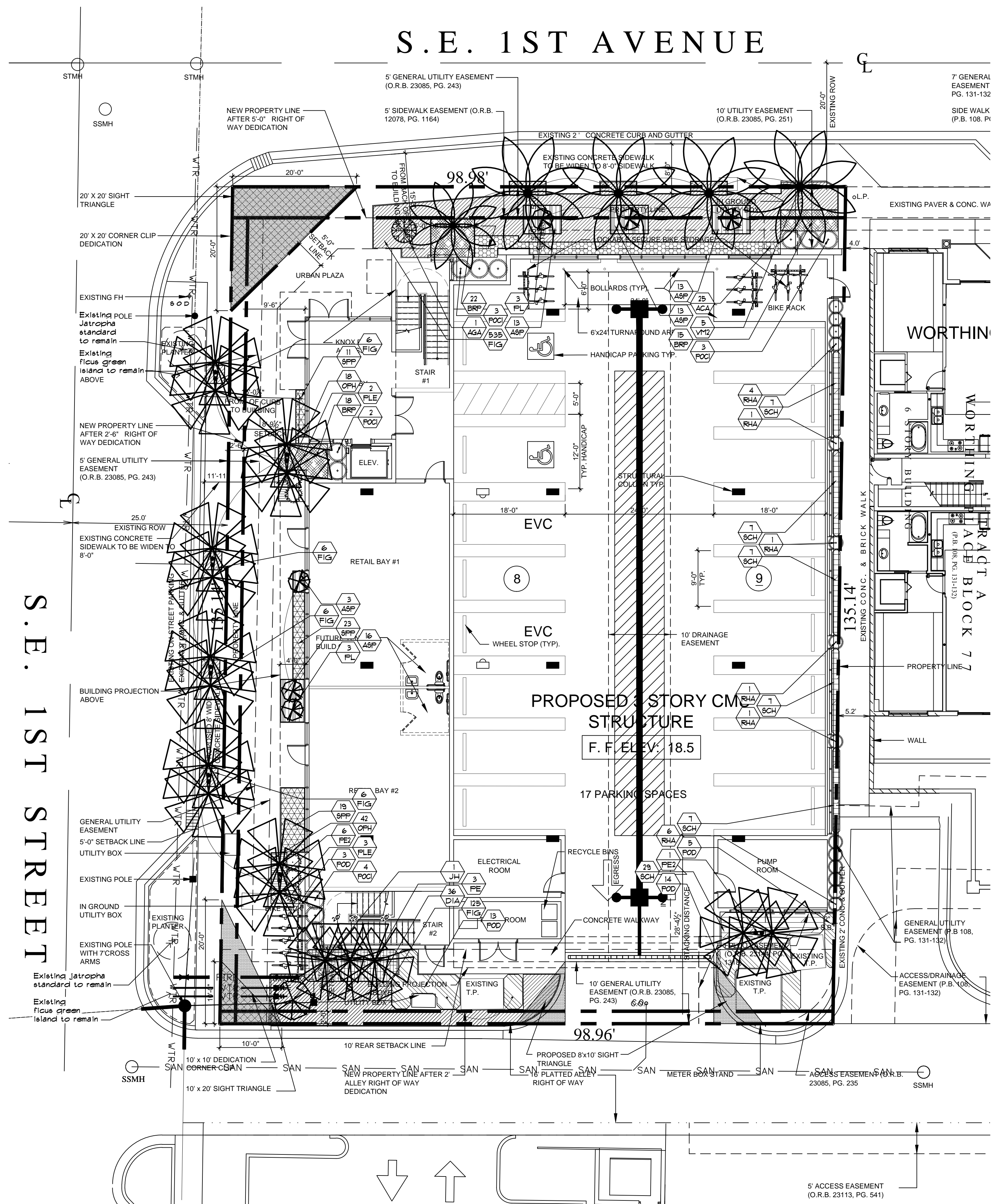
SCALE: 1" = 10'  
-5 0 10 20  
5 15

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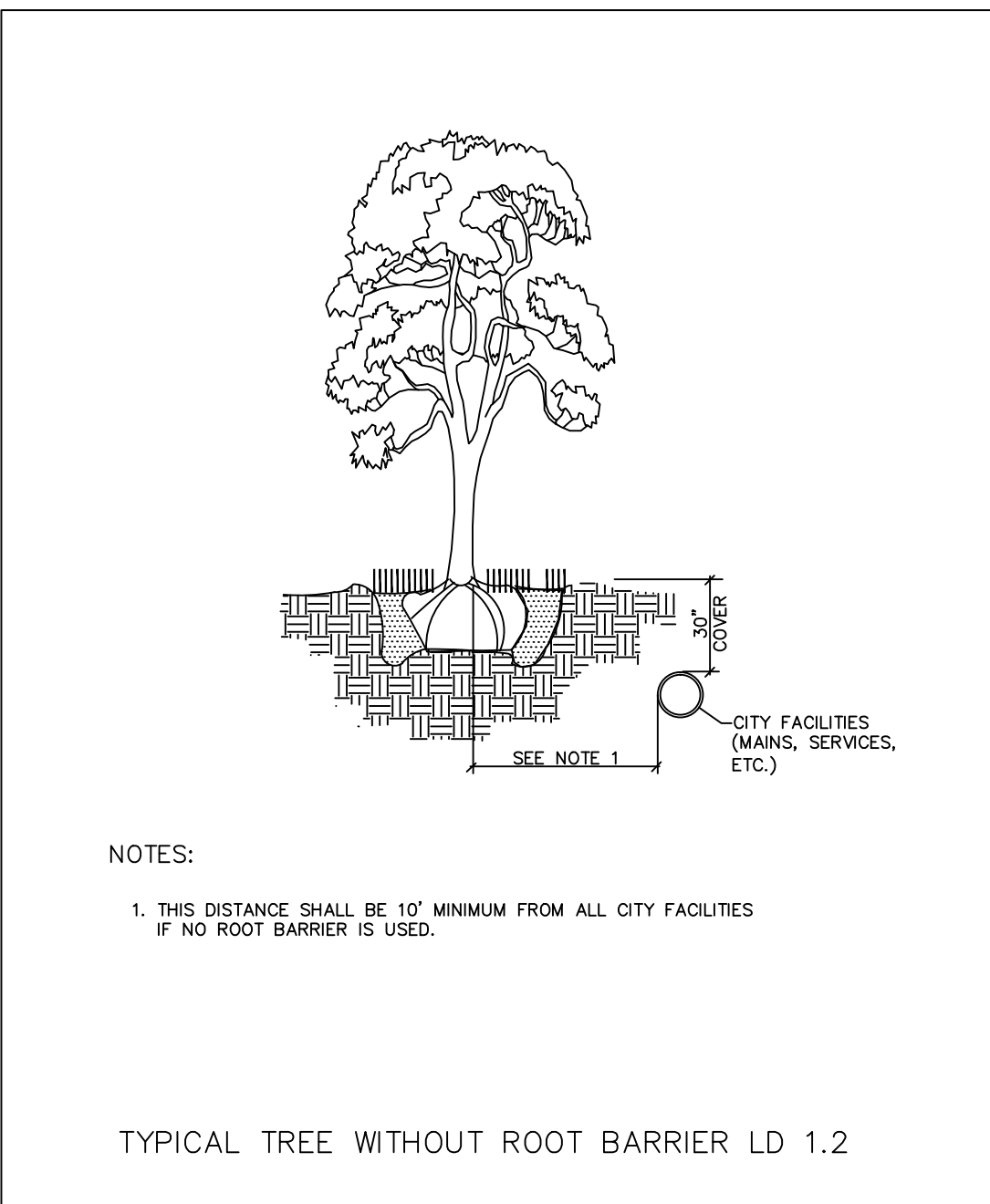
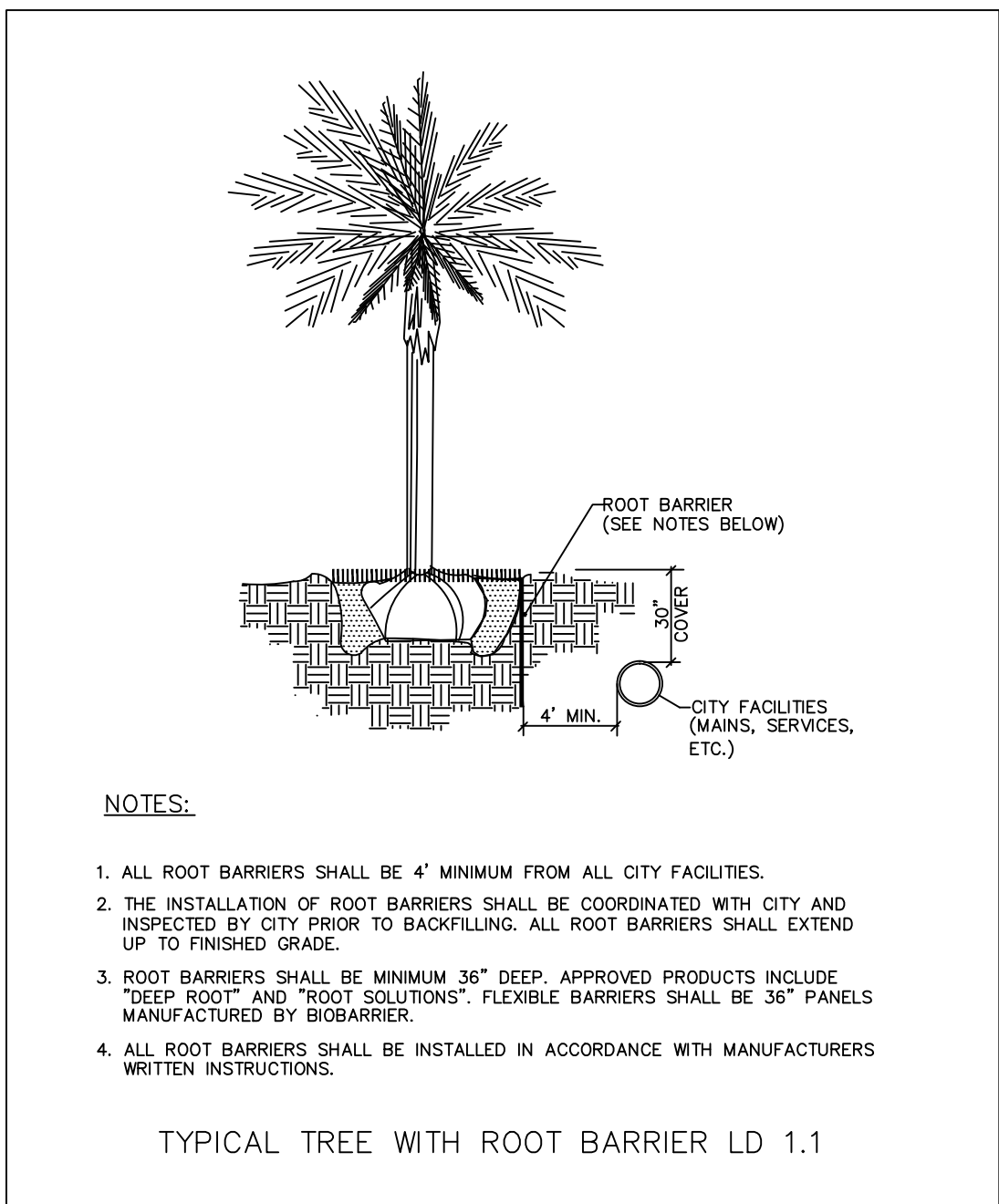
POLLUTION PREVENTION PLAN FOR: <b>Sofa DISTRICT OFFICES</b> <b>101 SE 1ST STREET</b> <b>DELRAY BEACH, FLORIDA</b>		NOT VALID WITHOUT ENGINEER'S SEAL		BY: DATE: REVISIONS: NO. Δ	
EnviroDesign Associates Inc. www.envirodesign.com <b>ENGINEERS • ENVIRONMENTAL CONSULTANTS</b> FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506 298 Pineapple Grove Way Delray Beach, Florida 33444 Phone: (561) 274-6500 Fax: (561) 274-8558		JOSEPH A. PIKE, P.E. FL REG # 42696			
DRAWN: B.A.B.		CHECKED: J.A.P.		DATE: 4/14/16	
SHEET NO. 13087A-ENG		SHEET NO. 6 OF 6			





## NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
- MULCH SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.
- ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.
- SOOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.
- THREE (3) PALMS ARE EQUIVALENT TO ONE (1) SHADE TREE.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 11 & LD 12.



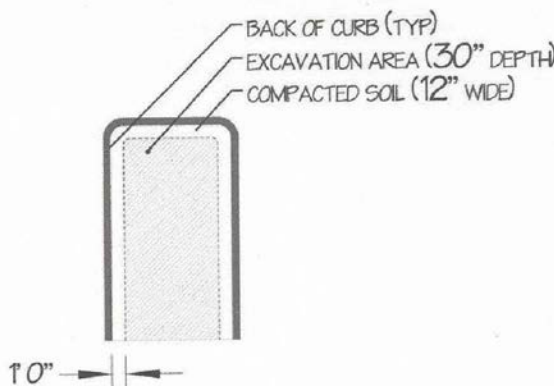
## PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
JH	Jatropha spp. Jatropha Standard	5' ht. x 3' spr. standard	1
FE	Ptychosperma elegans Alexander Palm	ca. 10 ft. as noted on plan	3
FE2	Ptychosperma elegans Double Alexander Palm	25' ca. ht., double trunk	1
FL	Plumeria pudica Bridal Bouquet	5' ht. x 3' spr.	6
VM2	Veitchia montgomeryana Double Montgomery Palm	35' ca. ht., double trunk	5
ACA	Acalypha wilkesiana Copper Leaf	42" ht. x 24" spr. 24" o.c.	25
AGA	Agave tequilana Blue Agave	5' ht. x 5' spr.	1
ASP	Asparagus dens. myer Foxtail Asparagus	12" ht. x 12" spr. 18" o.c.	58
BRP	Bromeliad spp. Perfection Bromeliad	12" ht. x 12" spr. 18" o.c.	55
DIA	Dianella tasmanica Blueberry Flax Lily	12" ht. x 12" spr. 18" o.c.	36
FIG	Ficus microcarpa Green Island	10" ht. x 10" spr. 12" o.c.	684
OPH	Ophiopogon japonicus Mondo Grass	6" ht. x 6" spr. 6" o.c.	60
PLE	Dracaena reflexa Variegated Pleomele	1' ht., 3 ppp	5
POCI	Podocarpus macrophyllus Podocarpus Column	10" ht. x 3' spr., column	12
POD	Podocarpus macrophyllus Podocarpus Hedge	4' ht. x 24" spr., 24" o.c.	35
RHA	Rhaphe excelsa Lady Palm	6' ht.	14
SCH	Schefflera arboricola Variegated Trinitie	24" ht. x 18" spr. 24" o.c.	64
SFP	Spathoglottis Ground Orchid	10" ht. x 10" spr. 12" o.c.	53
SOD	Stenotaphrum secundatum St. Augustine Floratam	Full, fresh sod	as req'd

## DETAIL

THE CONTRACTOR MUST ADHERE TO THE FOLLOWING:

- (n) Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12\"/>



project:  
**SofA**  
**district**  
**office**  
101 s.e. 1st avenue  
delray beach  
florida, 33444

**dave bodker**  
landscape architecture/planning inc.

601 n. congress ave., suite 105-a  
delray beach, florida 33445  
561-276-6311

#LA0000999

sheet title:  
**planting**  
**plan**

project number:  
11813

date:  
11-27-13  
scale:  
1\"/>

revisions:

- 4-8-2014
- 5-22-2014
- 9-17-14 per comments
- 4-15-16

sheet:

**L-1**

1 of 2 sheets



Applicable Documents:	Quality Assurance:	Delivery, Handling and Storage:	F. If requested by the Owner or Landscape Architect, submit a sample and analysis of all planting soil types for approval by the Landscape Architect before the material is delivered and installed on the project.	Guarantee:	However, if for some reason, the plant to be replaced is smaller than the size originally specified, the replacement shall be at least equal to the originally specified size.	The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect on site observations or inspections are not for safety on or off the job site.	D. Measurement of Trees, Palms, Shrubs, and Groundcover:
A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and maintenance period.	A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for name, variety, size, and quality. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and latent defects, and to reject unsatisfactory or defective materials at any time during the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.	A. Delivery and Handling:  (1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.  (2) Protect during delivery to prevent damage to root ball or decoliation of leaves. Remove unacceptable plant materials immediately from the job site. Maintain and protect while stored at the site.  (3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plants shall be covered to prevent wind damage during transit.	If requested by the Owner or Landscape Architect, submit a sample and analysis of the soil for approval by the Landscape Architect before the material is delivered and installed on the project.	A. The guarantee shall not begin until the day final written acceptance is given.  B. All plant material, except sod, trees and palms, shall be guaranteed for a minimum of 1 year from the time of final acceptance. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms must be in place and ready for installation at the time of final acceptance.  C. The guarantees shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, and winds which exceed hurricane force, providing the plant was in a healthy growing condition prior to these "Acts of God".	(2) Replacement shall be guaranteed for a period equal to the originally specified guarantee. This guarantee period shall begin at time of acceptable replacement.  (3) Final payment to the Contractor shall not relieve he or she of the guarantee obligations.	On Site Observations and Inspections:  A. The Contractor shall make requests for on site observations or inspections 48 hours in advance and they shall be in writing, if directed by the Landscape Architect.	(1) Trees, Shrubs, and Groundcover:  a. Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the Florida Department of Agriculture's Grades and Standards for Nursery Plants, Part 1 and Part 2 as follows:
Scope of Work:	B. Responsibility for Assuring Quality Work:  (1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification interpretation, coordination with other contracts or service in the project area and coordination between the nursery and the project.  (2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the material on the project.  (3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape materials and work.	B. Sod  (1) Deliver sod on pallets with root system protected from damage by weight of sod and sun. Deliver sod in quantities capable of being installed within 48 hours of cutting.	If requested by the Owner or Landscape Architect, submit a schedule of all specimen plant material and collected plant material indicating the sources or suppliers of these materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item, showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be submitted if requested.	Replacement:  A. The guaranteeing of a plant material shall be construed to mean the complete and immediate replacement of plant material within 3 calendar days if it is:  (1) Not in a healthy growing condition and thus renders it below the minimum quality indicated in the Specifications.  (2) There is a question to its ability to survive after the end of the guarantee period that would render it below the minimum quality indicated in the Specifications.  (3) It is dead.	Plan and Specification Interpretation:  A. On the Plans, figured dimensions shall govern over scaled dimensions. If any error or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and decision. In resolving conflicts between the Plans and Specifications, the Landscape Architect shall have the right to correct apparent errors or omissions in the Plans and Specifications and to make such interpretations as he or she may deem necessary for the proper fulfillment of the intent of the Plans and Specifications.	B. If an inspection is related to completion and final acceptance, the request shall be made in writing 48 hours in advance.  C. An inspection at the growing site does not preclude the right of rejection at the project site.  D. The fact that the Landscape Architect has not made an early on site observation or inspections to discover faulty work or work omitted, or work performed which is not in accordance with the contract requirements, shall not bar the Landscape Architect from subsequently rejecting such work at a later time.	b. Height: The height of plant material shall be measured from finish grade and continue up to where the main mass of the plant uniformly ends. The height shall not include any singular or isolated parts of the plant, such as leaves, shoots, or branches, limbs or fronds, which extend out beyond the main mass of the plant.
A. The work specified by this section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident thereto.	C. Grade Standards:  (1) Plant material to be Florida "1" or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.  (2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the completeness or proper proportions, plants which are weak or thin, and plants injured by frost, insect, or other causes shall not be accepted. Plant materials which have been cut back from larger grades to meet certain specification requirements will be rejected.	Submittals 4. Approvals  A. Written request for approval to substitute a plant species or a plants designation (B4B, UB4B, CG etc.) type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is unavailable.	K. Submit in writing any hindrance to the timely completion of the installation.	B. The 3 calendar days may be extended due to seasonal conditions, availability, preparation time such as root pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned, but must receive final approval by the Landscape Architect.	Permits and Codes:  A. The Contractor shall procure all necessary permits to accomplish all of the work.  B. The Contractor is responsible for performing all work in accordance with all applicable regulations, ordinances, and code requirements from the appropriate city, county, state and/or Federal jurisdiction the project is located in.	E. The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect on site observations or inspections are not for safety on or off the job site.	E. Die-Back and Leaf Drop: plant material showing signs of die-back or leaf-drop will not be accepted and must be removed from the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward leaf-drop or die-back must be root pruned early enough to provide a sound network of root roots prior to relocation.
B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection to the public, excavation, leveling, grading, grading, fertilizing, mulching, staking and guying where required, watering, pruning where required, sod installation, seeding, cleanup, maintenance and guarantee.	D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as he or she deems in order to become familiar with the character of the existing material and the construction conditions to be encountered on the work. These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.	B. Any request for the approval of an equal shall be in writing. Approval shall be given by the Landscape Architect before the material is delivered and installed on the project.	L. Submit and Certificate of Inspection of plant material as may be required by the State, local or Federal Authorities.	C. Size, Quality, and Grade:  (1) Replacement plant material shall be one of the same species, quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant. It is the Contractor's responsibility to ensure that the replacement plant is of equal size to the plant it must be replaced at the time it has been determined that it must be replaced.	Changes and Additional Work:  A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjusted contract amount has been executed by the Owner and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for.	F. Except where another grade is specifically called for in the Plans, all plant material, including collected material if specified, shall be no less than Florida "1", or better, at the time of installation and final acceptance. Existing plant material to remain or to be relocated shall be excluded from sources such as residences.	F. Mechanical Destruction of Foliage: Mechanical destruction of foliage resulting from root pruning shall not affect more than 10% of the total foliage prior to planting on the project. Loss of foliage caused by seasonal change will be project.
C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the locations shown in order to provide for any modifications which might be necessary.	E. The Landscape Contractor shall be paid for only those units that are installed at the time of the final acceptance. The contractor's unit prices shall be the basis for said payment. The total amount of payments may or may not be the total sum of the contract depending on the number of units installed.	C. Submit three prints of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are implemented in the project.			Job Site, "Project Site" Etc.:	G. Habit of Growth: All plant material shall have a habit of growth that is normal for that species and shall be sound, healthy, vigorous and free from insects, plant diseases and injuries.	G. Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists on plant material, it shall be completely removed prior to planting on the project.
D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as he or she deems in order to become familiar with the character of the existing material and the construction conditions to be encountered on the work. These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.	F. Ten percent (10%) of the total contract price will be held as retainer for 90 days after final written acceptance.	D. If requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect before it is delivered and installed on the project.			Safety On and Off the Job Site:	H. Palms:  (1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.	H. Palms:  (1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.
E. The Landscape Contractor will coordinate his work with all other trades at the job site.							

<p>(2) Palm frond tying shall be as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants". Tying palms shall be at the option of the Contractor. The Landscape Architect may reject the Landscape Contractor to tie Palm fronds to accommodate an owners "grand opening". The Contractor may retie the palm after the event. This retying will not affect the guarantee or represent an additional cost to the owner.</p> <p>(3) To reduce held volume, Palm fronds may be taper trimmed by no more than one-third.</p> <p>(4) Palms with mechanical damage, such as from cables, chains, equipment and nails, shall be rejected.</p> <p><b>I. Chlorosis:</b> The allowable level of Chlorosis in foliage shall be as set forth in the Florida Department of Agriculture's "Grades and Standards for Nursery Plants".</p> <p>J. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.</p> <p><b>K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project.</b></p> <p><b>Sod:</b></p> <p>A. Sod shall be solid sod and shall be standard quality grade. Note: Quality grade shall be based on the standards of sod quality grades (premium, standard or commercial) as established by the Turf Grass Producers Association of Florida Inc. The sod shall be well matted with roots and of firm enough texture having sufficient depth to support healthy root development. Sod shall be free of objectionable grass and broad leaf weeds. Sod shall not accepted if it contains Bermudagrass. Sod sections shall be strong enough to support when suspended vertically from a firm grasp on the upper 10% of the section. Sod shall be harvested and stored in containers under moisture content (excessively dry or wet) may adversely affect its survival. Sod shall be relatively free of thatch, up to one half inch allowable (uncompressed).</p> <p>B. The soil embedded in the sod shall be a clean, earth free of stones and debris. The sod shall have been mowed at least three times with a lawn mower with final mow not more than seven days prior to the sod being out for placement. The sod shall be provided in containers measuring no more than 12 inches by 24 inches and shall be live, fresh and uninvolved at the time of placement. It shall be planted within 48 hours after being cut and shall be shaded and kept moist from the time it is cut until it is planted.</p>	<p><b>Planting Soil:</b></p> <p>A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (50% sand, and 50% muck) typical of the locality. The soil must be taken from ground that has never been disturbed by a slight acid reaction (5.5 to 6.5 ph) and without an excess of organic matter. Sod shall be delivered in a loose friable condition.</p> <p><b>Water:</b></p> <p>A. Potable, from municipal water supplies or other sources which are approved by a public health department.</p> <p><b>Mulch:</b></p> <p>A. Mulch shall be:</p> <p>(1) "Floralmulch"</p> <p><b>Fertilizer:</b></p> <p>A. New and existing Trees and Palms: Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of 1/2 lb. per 1000 SF of area.</p> <p>B. New and existing Shrubs, and Groundcover: Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of 1/2 lb. per 1000 SF of area.</p> <p>C. Annuals: Fertilize with Osmocote - Sierra 14-14-14 or approved equal.</p> <p>D. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bagged containers or boxes shall be fully labeled with the manufacturer's analysis.</p> <p>E. All fertilizer shall comply with the State of Florida fertilizer laws.</p>	<p><b>Staking and Guying:</b></p> <p>A. Staking and guying shall be the responsibility of the Landscape Contractor. Staking and guying shall not be attached directly to the plant material with nails. Also, no batteries used in staking and guying shall not be attached to the plant material with nails. Any method of staking and guying other than those indicated in the details, shall receive approval from the Landscape Architect prior to their installation. Under no circumstances will approval be given to use the plunging, buying, or planting of trees or palms so that the top of the grade, in order to eliminate the need or requirement of staking or guying.</p> <p>B. The Contractor is responsible for performing all staking and guying in accordance with all applicable regulations, ordinances and code requirements from the appropriate local jurisdiction the project is located in.</p> <p>C. The decision of whether to stake or guy shall be left to the discretion of the Contractor. The Contractor shall be responsible according to local regulations, ordinances and code requirements. However, a Contractor's decision not to stake or guy shall not relieve he or she of the responsibility of resetting plant material if it blows, falls or leans over.</p> <p>D. The Contractor shall be responsible for the material dies as a result of blowing, falling or leaning over.</p> <p><b>EXECUTION</b></p> <p><b>Inspection:</b></p> <p>A. Utilities (Above Ground and Underground):</p> <p>(1) The work area may have existing utilities, such as, but not limited to, irrigation pipes, electrical and storm sewer. The location of some of these existing utilities have been indicated on the Plans.</p> <p><b>Grades:</b></p> <p>A. Its shall be the responsibility of the Contractor to provide the final grading so the final level for planting areas conforms to surrounding grades and is at the proper elevation with relation to the drain structures and other site conditions, unless indicated otherwise on the plans.</p> <p>B. Plant Area Next to Pavement: All planting areas next to pavement areas, such as, but not limited to, curbs, roads, drives, walks, terraces, decks and alleys shall be clear so that the TOP OF THE MULCH IS 1 INCH BELOW THE TOP OF THE PAVEMENT AREA or as indicated otherwise on the plans.</p> <p><b>Preparation</b></p> <p>A. Staking Plant Locations: Stake or mark plant material prior to excavation, based on information from the plans.</p> <p>(3) Edge and weed all shrubs, groundcover and flower beds once a week.</p> <p>(4) Edge and weed all shrubs, groundcover and flower beds once a week.</p> <p>(5) Remove all litter once a week.</p> <p>(6) Spraying and Dusting: Contractor shall do all seasonal spraying and/or dusting of all planting, as needed, for complete control of pests and diseases. The materials and methods shall be in accordance with the highest standard horticultural practices and as recommended by the County Agent, and approved by the Landscape Architect, prior to implementation.</p> <p>(7) Sod: After the sod has been laid, tamped and top dressed, all areas and parts of areas until fall to show uniform growth and health shall be reseeded, repeatedly if necessary, until all sodded areas are covered with a satisfactory lawn. Damage resulting from erosion, gullies, washouts, or other causes shall be repaired by filling with topsoil, tamping, reseeded, and reseeded by the Contractor at his or her expense.</p> <p>(8) Protection: Plant material shall be protected against trespassing and damage. If any plants become damaged or injured, they shall be treated or replaced as directed and in compliance with the Specifications.</p> <p>(9) Maintenance Prior to Final Acceptance:</p> <p>(1) Maintenance shall begin immediately after each plant is planted and continue until final acceptance.</p> <p>(2) Plant maintenance shall include watering, mowing, adding pruning, weeding, cultivating, repair of stakes, braces, etc., replacement of sick or dead plants, replacement of sod areas which do not become established, resetting plants to proper grades or upright position, maintenance of the watering saucers, litter removal, and all other care needed for proper growth of the plants.</p> <p>(3) Immediately after planting, each plant shall be watered and the watering period shall continue until final acceptance. Refer to the heading "watering" which is in Part 3 of these Specifications, for additional requirements.</p> <p>(4) All plant material shall be weeded once a week, in the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material, they shall be removed as directed by the Landscape Architect. If necessary, the plant material mulch and/or planting soil shall be replaced as needed to eliminate weeds or undesirable vegetation at the expense of the Contractor.</p>	<p>B. Setting of Plants:</p> <p>(1) All plants shall be set at the proper level so that after settlement, a normal or natural relationship between the crown of the plant and the surrounding ground surface exists. The plant shall be set vertically. After excavation of planting pits and prior to placement of the plant material, fill the planting pits with water. The plant hole shall be backfilled with topsoil mixture placed in layers around the roots or set and adjusted to prevent the formation of air pockets before applying the water. After the water has been absorbed the plant hole shall be filled with topsoil mixture and tamped to grade. Subsoil removed from tree pit shall not be mixed or used in any way with the topsoil.</p> <p>(2) All sodal and queen palms shall be backfilled with clean thoroughly washed in during the planting operation.</p> <p>(3) Water Saucer: A 4-inch high water saucer shall be formed around the rim of each individual tree or palm pit and maintained in place.</p> <p>(4) Plant material of the shrub category and smaller must be handled by the ball only. Plant material too large for hand handling, if moved by winch or crane, must be thoroughly protected from chain, rope, or cable marks. Strapped work slings must be used and any other damage that might occur by improper handling or negligence.</p> <p>(5) All trees and palms shall be handled by both the trunk and rootball at the same time and not by the trunk only. Trunks shall be thoroughly protected.</p> <p>(6) Container group plant material shall be carefully removed from the container so as not to disturb the root system.</p> <p>C. Sod</p> <p>(1) Sod Preparation: Within 24 hours prior to placing sod, prepare the sod in the following manner:</p> <p>a. Uniformly apply formula 8-8-8 fertilizer over the area at a rate of 25 pounds per 1000 square feet.</p> <p>b. Remove stones and foreign matter over two inches in diameter from the top two inches of soil.</p> <p>c. Grade the sod area so that the top of the sod will be at finished grade after rolling and tamping.</p> <p>(2) Placing Beds:</p> <p>a. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade. Avoid continuous seams along lines of water flow in alleys. Place sod in rows at right angles to slope.</p> <p>b. Water sod every day for a period of three weeks.</p> <p>c. Fertilize sod three weeks after planting with 2 pounds of 8-8-8 formula fertilizer per 1000 square feet of lawn.</p> <p>d. No sod shall be used which is not certified as being free of the Imported Fire Ant. Before any sod is brought to the site, furnish a written certification of clearance from pest control officials of either State or Federal Department of Agriculture.</p> <p>(3) Maintenance of Sod:</p> <p>a. It shall be the responsibility of the Contractor to replace any areas of sod that are not in healthy growing condition.</p> <p>b. The Contractor shall completely maintain the sod until final acceptance by mowing or spraying as necessary.</p> <p>D. Planting Beds:</p> <p>(1) Spread six inches of topsoil mixture uniformly over the entire planting area.</p> <p>(2) Spread 50% organic fertilizer at a rate of 4 pounds per 1000 square feet uniformly over the groundcover area.</p> <p>(3) Rotor mix, or by other approved method, to a depth of twelve inches.</p> <p>(4) Fine grade to remove all trash, rocks, and debris to depth indicated.</p> <p>(5) Regrade to finish grade before adding two inches mulch.</p> <p>(6) Thoroughly water and firm the plants into the soil mixture.</p> <p>E. Mulch:</p> <p>(1) Areas to be mulched shall have existing weeds and vegetation removed, including root systems, before applying mulch.</p> <p>(2) Grades area to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other approved fill material.</p> <p>F. Weeding:</p> <p>(1) In the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material, they shall be removed as directed by the Landscape Architect. This condition shall apply until final acceptance.</p>	<p>(3) The mulch shall be uniformly applied to a depth of approximately 2 inches, or other depth as indicated approximately 2 inches, or other depth as indicated on the plans.</p> <p>F. Watering:</p> <p>(1) Initially, water the plant material to develop uniform coverage and deep water penetration to the full depth of the root zone. Avoid erosion, puddling, and sealing soil away from the roots.</p> <p>(2) Provide continuous watering of plant material after planting in order to achieve optimum growth conditions for establishment. Watering shall be applied as necessary and the amount of water and frequency of watering shall be based on the specific needs of each plant type, the time of year, amount of rainfall and other environmental conditions it is exposed to. The watering shall begin after the plant is planted and continue until final acceptance. All trees and palms shall be watered, only during the period, 2 to 4 weeks on the irrigation system, if there is no, to achieve this task. It cannot deliver the volume of water needed and/or over watering other landscape material. Shrubs, groundcover and palms shall be watered by using the irrigation system. If there is no hand water during this period.</p> <p>(3) If there is no source for water available at the project, such as a hose bib (s) or the hydrant (s) if approved for use, the Contractor shall be responsible for supplying water for watering by such means as a water truck or tank.</p> <p>G. Pruning and Thinning:</p> <p>(1) The amount of general pruning and thinning shall be limited to the minimum necessary to remove dead, injured limbs and branches and to compensate for the loss of roots as a result of transplanting operations. Pruning and thinning shall be done in such a manner so not to change the natural habit or shape of a plant.</p> <p>(2) The Landscape Architect shall be contacted prior to performing any major pruning and thinning. The Landscape Architect may elect to be present during any pruning and thinning.</p>
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<p><b>Removal of Plant Material:</b></p> <p>(1) All plant material to be removed shall be removed completely, including the rootball, from the job or as directed by the Landscape Architect. The remaining hole shall be filled with suitable material or planting soil as directed by the Landscape Architect.</p> <p><b>Existing Plant Material to be Relocated:</b></p> <p>(1) All existing plant material to be relocated shall be root pruned a minimum of 4 weeks or for a period as determined by the Landscape Architect prior to relocation.</p> <p>(2) Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the requirements as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants, Part 1 and Part 2 as follows:</p> <table> <tr> <th>CALIFRER</th><th>MIN. BALL DIA.</th><th>MIN. BALL DEPTH</th></tr> <tr> <td>1 - 15"</td><td>16"</td><td>75% of dia.</td></tr> <tr> <td>15 - 17 1/2"</td><td>20"</td><td>65% of dia.</td></tr> <tr> <td>17 1/2 - 19"</td><td>24"</td><td>65% of dia.</td></tr> <tr> <td>19 - 21"</td><td>24"</td><td>65% of dia.</td></tr> <tr> <td>21 - 23 1/2"</td><td>28"</td><td>65% of dia.</td></tr> <tr> <td>23 1/2 - 25"</td><td>32"</td><td>65% of dia.</td></tr> <tr> <td>25 - 27"</td><td>36"</td><td>65% of dia.</td></tr> <tr> <td>27 - 30"</td><td>36"</td><td>65% of dia.</td></tr> <tr> <td>30 - 34"</td><td>36"</td><td>65% of dia.</td></tr> <tr> <td>34 - 42"</td><td>36"</td><td>65% of dia.</td></tr> <tr> <td>42 - 48"</td><td>36"</td><td>65% of dia.</td></tr> <tr> <td>48 - 54"</td><td>36"</td><td>65% of dia.</td></tr> <tr> <td>54 - 60"</td><td>36"</td><td>65% of dia.</td></tr> <tr> <td>60" or more</td><td>Increase in proportion</td><td>up to 48" then decrease in proportion for larger size diameter.</td></tr> </table> <p>(3) Root pruning shall be accomplished by digging a trench completely around the plant about 18 inches deep. All exposed roots shall be cut off smoothly.</p>	CALIFRER	MIN. BALL DIA.	MIN. BALL DEPTH	1 - 15"	16"	75% of dia.	15 - 17 1/2"	20"	65% of dia.	17 1/2 - 19"	24"	65% of dia.	19 - 21"	24"	65% of dia.	21 - 23 1/2"	28"	65% of dia.	23 1/2 - 25"	32"	65% of dia.	25 - 27"	36"	65% of dia.	27 - 30"	36"	65% of dia.	30 - 34"	36"	65% of dia.	34 - 42"	36"	65% of dia.	42 - 48"	36"	65% of dia.	48 - 54"	36"	65% of dia.	54 - 60"	36"	65% of dia.	60" or more	Increase in proportion	up to 48" then decrease in proportion for larger size diameter.	<p><b>Cleanup:</b></p> <p>A. Disposal of Trash: All debris and other objectionable material created through planting operation and landscape construction shall be removed completely on a daily basis from the job or as directed by the Landscape Architect. Any debris including curbs and sidewalks which have been strewn with soil, sod waste, fertilizer or other debris shall be thoroughly swept.</p> <p>B. Excess Fill: All excess fill which results from the installation of the project shall remain the property of the Owner and remain on the project at the option of the Owner. All excess fill which the Owner does not want shall be removed and disposed of from the project at no additional cost. No excess fill shall be removed or disposed of from the site until approved by the Owner or Landscape Architect. Excess fill shall be disposed of as directed.</p> <p><b>Protection:</b></p> <p>A. Responsibility for Protection and Restoration of Property: The Contractor shall be responsible for all damage or injury to person or property.</p> <p>B. Protection Against Mechanical Damage: The Contractor's responsibility for protection against mechanical damage shall include providing protection from vehicles and providing warning signs and barricades as might be necessary and he or she shall repair, replace or replace all property which becomes damaged as a result of any negligence of the Contractor or his or her employees in complying with these requirements.</p> <p><b>Completion and Final Acceptance:</b></p> <p>A. Upon written notice from the Contractor of the presumptive completion as defined below, of the entire project, the Landscape Architect, along with other appropriate parties, will make an inspection within 48 hours after the written completion. If all construction provided for and compensated by the contract is found to be completed in accordance with the contract Plans and Specifications, such inspection shall constitute the final inspection. The Contractor shall be notified in writing of final acceptance as of the date of the final inspection.</p> <p>B. If, however, the inspection mentioned in paragraph A, above, discloses any work, in whole or in part, as being unsatisfactory, final acceptance shall not be given and the Contractor shall be responsible for the correction of the work. The Contractor shall be notified in writing of the necessary instructions or "punch lists". Upon correction of work, another inspection will be made which will constitute the final inspection provided the work has been satisfactorily completed. In such event, the Owner or their representative shall make the final acceptance and the Contractor in writing of this final acceptance as of the date of this final inspection.</p>	<p>(3) Edge and weed all shrubs, groundcover and flower beds once a week.</p> <p>(4) Edge and weed all shrubs, groundcover and flower beds once a week.</p> <p>(5) Remove all litter once a week.</p> <p>(6) Spraying and Dusting: Contractor shall do all seasonal spraying and/or dusting of all planting, as needed, for complete control of pests and diseases. The materials and methods shall be in accordance with the highest standard horticultural practices and as recommended by the County Agent, and approved by the Landscape Architect, prior to implementation.</p> <p>(7) Sod: After the sod has been laid, tamped and top dressed, all areas and parts of areas until fall to show uniform growth and health shall be reseeded, repeatedly if necessary, until all sodded areas are covered with a satisfactory lawn. Damage resulting from erosion, gullies, washouts, or other causes shall be repaired by filling with topsoil, tamping, reseeded, and reseeded by the Contractor at his or her expense.</p> <p>(8) Protection: Plant material shall be protected against trespassing and damage. If any plants become damaged or injured, they shall be treated or replaced as directed and in compliance with the Specifications at no additional cost. No work shall be done until after the planting areas or adjacent to plants without proper safeguards and protection.</p> <p>(9) Keep sidewalks, curbs and gutters, driveways, parking lots, streets, terraces, drives, and pavements free of plant cuttings, debris and stains.</p> <p>D. Material rejected during the course of construction shall be removed within 3 working days and replaced before an established, rescheduling plan will be scheduled.</p> <p>E. Survival and Conditions: The Contractor shall be responsible for the proper maintenance and the survival and condition of</p>	<p><b>PLANTING DETAILS</b></p> <p><b>Groundcovers</b></p> <p><b>Shrubs</b></p>
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project:  
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sheet title:  
specifications  
details, notes

project number:  
11813  
date: 11-27-13  
scale: n.t.s.  
drawn by: jbe

revisions:

sheet:

L-2

2 of 2 sheets



**SEC-EDG-4M/4MB-WM**  
SEC-EDG-4M/4MB-WM  
Product Description  
Performance Summary  
Ordering Information

**SEC-EDG-4M/4MB-WM**  
SEC-EDG-4M/4MB-WM  
Product Specifications  
Photometry  
Electrical System  
Regulation & Voltage Maintenance  
Lumen Output, Electrical, and Lumen Maintenance Data

**PKG-304-SS-DM**  
PKG-304-SS-DM  
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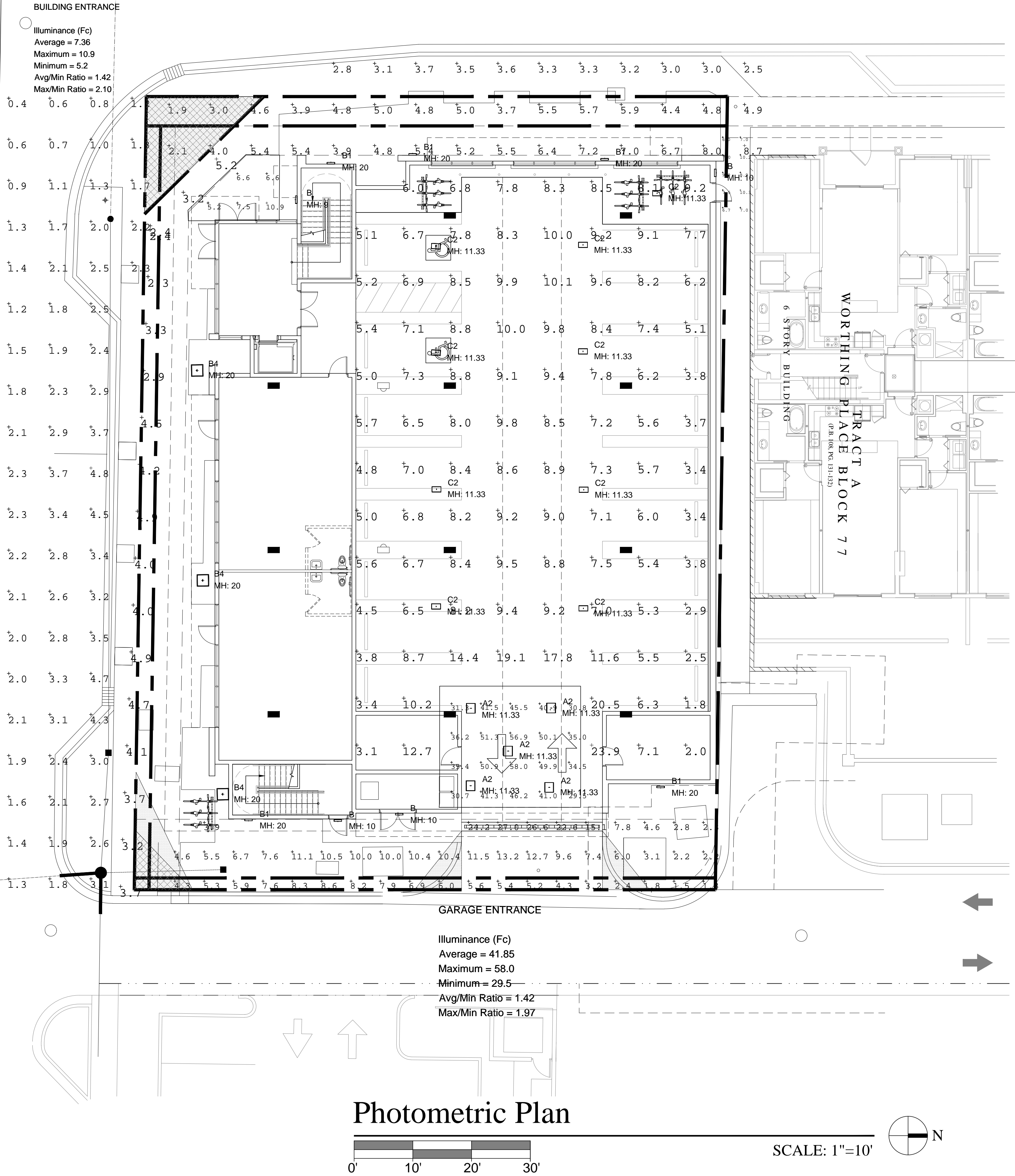
**XSP Series**  
XSP Series  
Product Description  
Performance Summary  
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**XSP Series**  
XSP Series  
Product Specifications  
Photometry  
Electrical System  
Regulation & Voltage Maintenance  
Lumen Output, Electrical, and Lumen Maintenance Data

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Lum. Lumens
1	5	B1	SINGLE	N.A.	0.950	CREE LED WALLPACK CAT # XSPWAL3MC-U	42.96	4931
2	8	B1	SINGLE	N.A.	0.950	CREE LED WALLPACK CAT # XSPWAL3MC-U	24.4	2691
3	5	A2	SINGLE	N.A.	0.950	CREE CAT # PRG-304-SS--04-E-01-525-57K (525mA)	68	7587
4	9	C2	SINGLE	N.A.	0.950	CREE CAT # PRG-304-SS--04-E-01-350-57K (350mA)	43	5301
5	3	B4	SINGLE	N.A.	0.900	CREE SEC-EDG-4M-4MB-06-D-01-700-40K	133	9524

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALLEY	Illuminance	Fc	8.15	27.0	1.3	6.27	20.77
BUILDING ENTRANCE	Illuminance	Fc	7.36	10.9	5.2	1.42	2.10
PARKING	Illuminance	Fc	7.73	23.9	1.8	4.29	13.28
PARKING ENTRANCE	Illuminance	Fc	41.85	58.0	29.5	1.42	1.97
PARKING SE 1ST STREET	Illuminance	Fc	2.23	4.8	0.4	5.58	12.00
SIDE DOOR	Illuminance	Fc	8.05	10.3	6.0	1.34	1.72
SIDE WALK 1ST AVE	Illuminance	Fc	4.60	8.7	1.9	2.42	4.58
SIDE WALK SE 1ST STREET	Illuminance	Fc	3.76	5.2	2.3	1.63	2.26
BUILDING ENTRANCE	Illuminance	Fc	7.36	10.9	5.2	1.42	2.10
GARAGE ENTRANCE	Illuminance	Fc	41.85	58.0	29.5	1.42	1.97

FOR LIGHTING INFO CONTACT GENESIS LIGHTING. 14101 NW 8TH STREET SUNRISE FL. 33325  
ANDY DIEPPA 786-344-7807



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COMMISSION # 13-009.01  
DESIGNER: RJ/JS  
DRAWN BY: JS  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS III SUBMITTAL 04.18.16

REVISIONS:

PHOTOMETRIC PLAN

PH-1

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