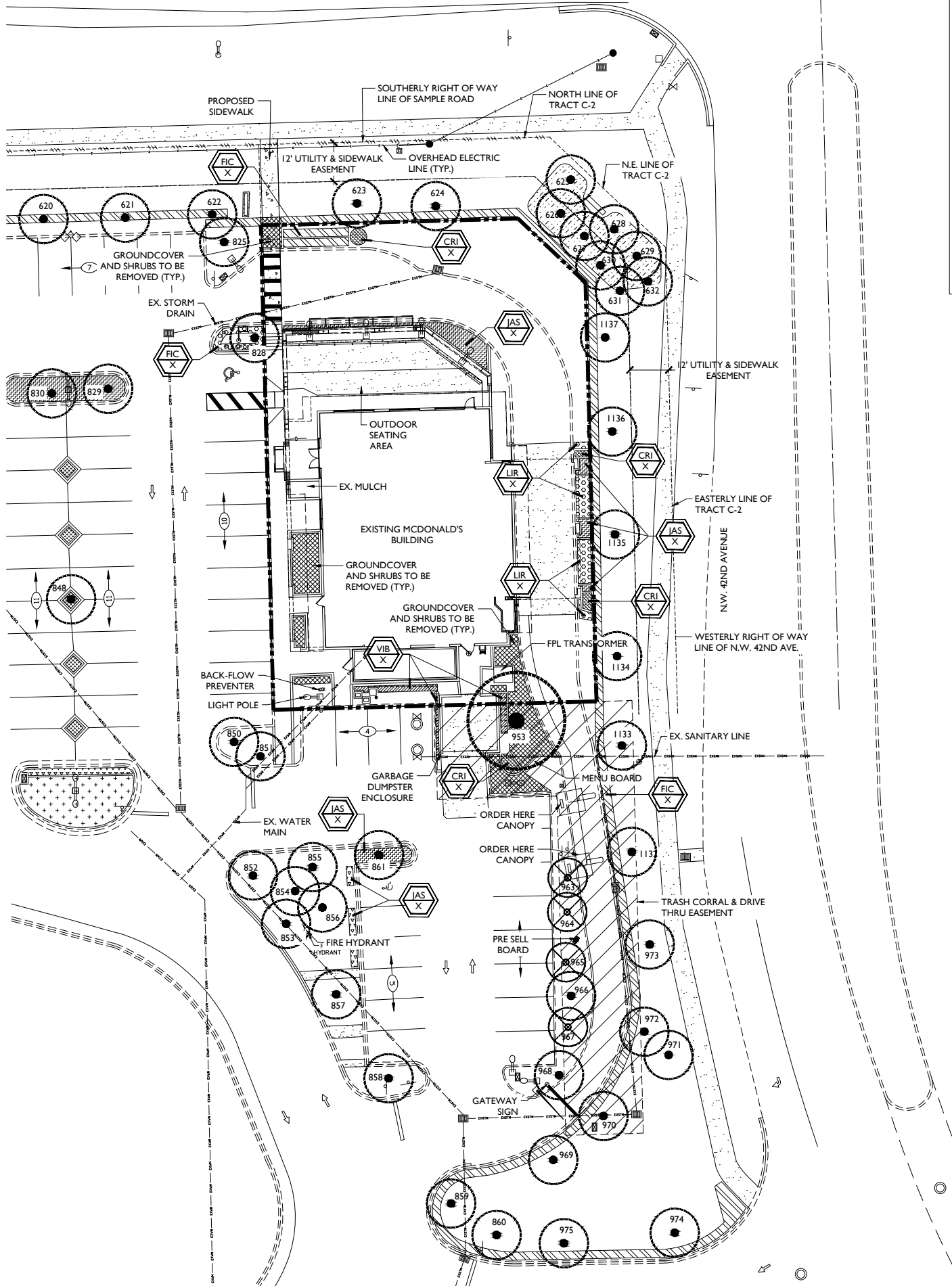




PLANNING & ZONING BOARD 09-16-14
APPROVED

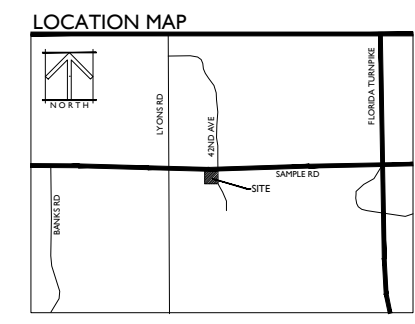
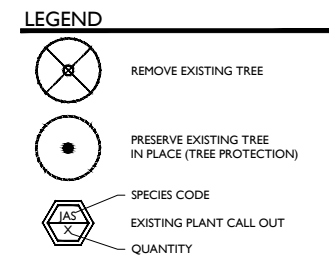


POINT	SIZE	SPREAD	HEIGHT	TYPE	DISPOSITION
622	16"	24'	28'	OAK	Preserve
623	20"	35'	28'	OAK	Preserve
624	20"	30'	30'	OAK	Preserve
625	9"	20'	24'	QUEEN PALM	Preserve
626	9"	20'	24'	QUEEN PALM	Preserve
627	14"	20'	18'	QUEEN PALM	Preserve
628	9"	20'	24'	QUEEN PALM	Preserve
629	12"	20'	24'	QUEEN PALM	Preserve
630	10"	20'	22'	QUEEN PALM	Preserve
631	10"	20'	20'	QUEEN PALM	Preserve
632	10"	20'	20'	QUEEN PALM	Preserve
825	10"	18'	25'	TABEBUIA	Preserve
828	8"	18'	20'	TABEBUIA	Preserve
850	10"	12'	23'	FOX TAIL PALM	Preserve
851	10"	12'	23'	FOX TAIL PALM	Preserve
852	9"	16'	28'	QUEEN PALM	Preserve
853	9"	16'	28'	QUEEN PALM	Preserve
854	7"	18'	20'	ORCHID	Preserve
855	15"	38'	29'	OAK	Preserve
856	22"	50'	36'	OAK	Preserve
857	13"	14'	19'	QUEEN PALM	Preserve
858	22"	62'	36'	OAK	Preserve
859	10"	18'	27'	QUEEN PALM	Preserve
860	8"	18'	22'	QUEEN PALM	Preserve
861	14"	42'	33'	OAK	Preserve
963	10"	14'	18'	ORCHID	Remove
964	3" DIA.	18'	15'	ARECA CLUSTER	Remove
965	2" DIA.	15'	12'	ARECA CLUSTER	Remove
966	10"	24'	25'	ORCHID	Preserve
967	12"	12'	12'	ARECA CLUSTER	Remove
968	22"	50'	35'	OAK	Preserve
969	24"	50'	36'	OAK	Preserve
970	22"	50'	36'	OAK	Preserve
971	22"	50'	36'	OAK	Preserve
972	14"	30'	30'	OAK	Preserve
973	9"	24'	30'	QUEEN PALM	Preserve
974	9"	24'	30'	QUEEN PALM	Preserve
975	8"	18'	22'	QUEEN PALM	Preserve
1132	14"	30'	30'	OAK	Preserve
1133	14"	30'	30'	OAK	Preserve
1134	14"	30'	25'	OAK	Preserve
1135	14"	30'	28'	OAK	Preserve
1136	14"	30'	28'	OAK	Preserve
1137	14"	30'	28'	OAK	Preserve

EXISTING LANDSCAPE SCHEDULE			
SHRUBS			
CODE	Botanical Name	Common Name	Remarks
CHR	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	Existing To Remain
CRI	CRINUM AUGUSTUM	CRINUM LILY	Existing To Remain
FIC	FICUS NITIDA	FICUS	Existing To Remain
LIR	LIRIOPE MUSCARI 'EVERGREEN GIANT'	LIRIOPE	Existing To Remain
JAS	JASMINUM VOLUBILE	WAX JASMINE	Existing To Remain
VIB	VIBURNUM ODORTISSIMUM	SWEET VIBURNUM	Existing To Remain

MITIGATION CALCULATIONS				
	QUANTITY	TYPE	CATEGORY	SQUARE FOOTAGE
TO BE REMOVED	1	ORCHID	3*	100 S.F.
TO BE REMOVED	3	ARECA	3*	100 S.F.
TOTAL	4		3*	400 S.F.
PROPOSED	4	PIGEON PLUM	2	600 S.F.
TOTAL				600 S.F.

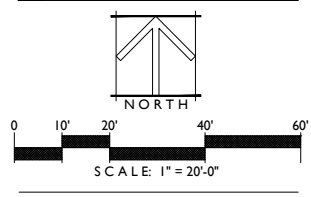
* PER SEC. 13-448 APPENDIX 2. ALL SPECIES ARE CONSIDERED CATEGORY 3 TREES EXCEPT AS OTHERWISE NOTED IN APPENDIX 1.



MCDONALD'S 009-1012
EXISTING LANDSCAPE INVENTORY
 PREPARED FOR MCDONALD'S CORP.
 CITY OF COCONUT CREEK, FL

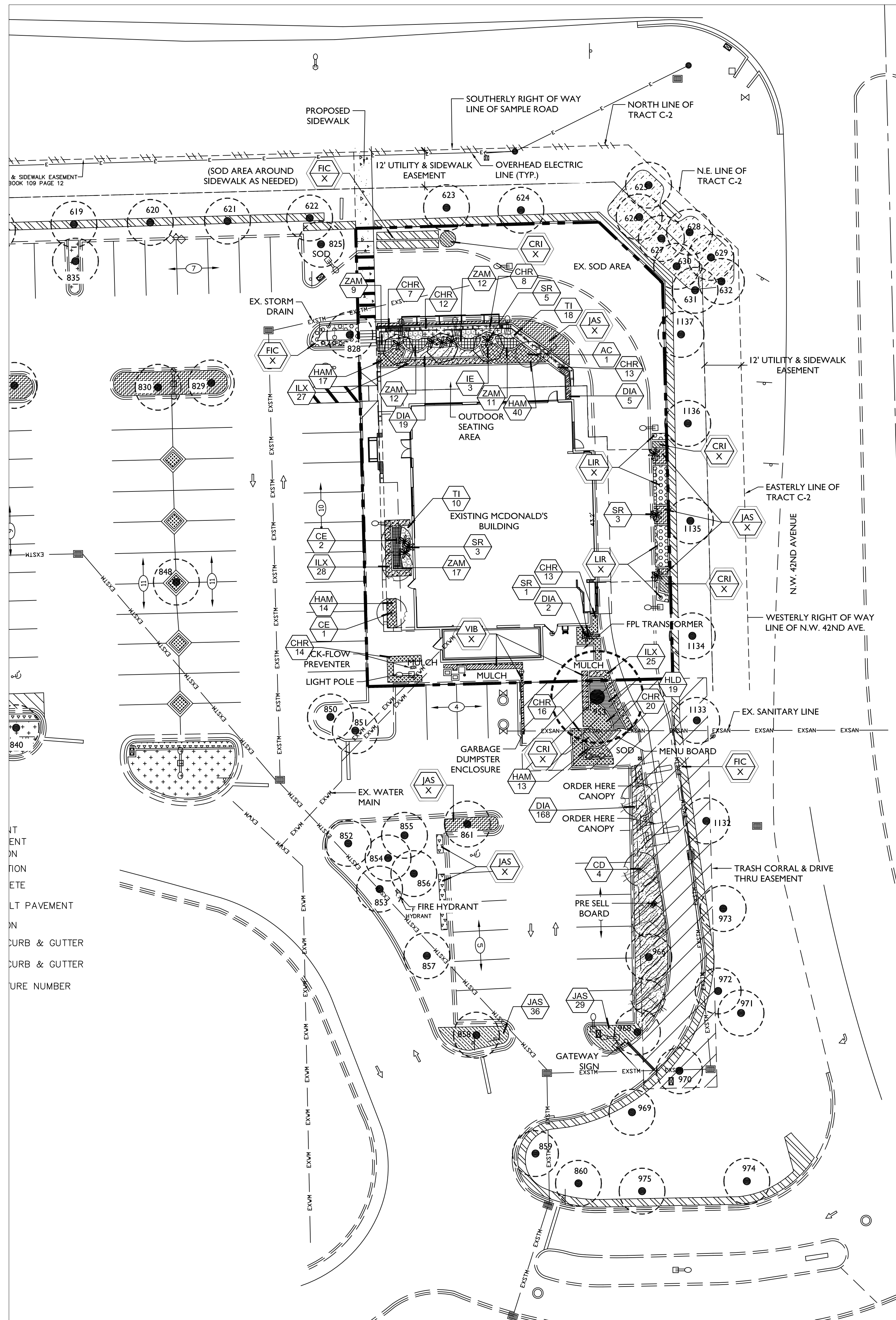
REVISION DATES		
DATE	APPROVAL	NOTES
1.27.2014		INITIAL PREPARATION
2.27.2014		REVISIONS TO ADDRESS CITY COMMENTS
4.12.2014		REVISIONS
4.18.2014		REVISIONS

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 DRAWING #: 2014-07-08_EXLSC_1066.52.dwg
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SHEET #
TI.1



PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
CD	4	Pigeon Plum	Coccoloba diversifolia	B & B	8' - 10' Ht.	Yes	1.5" Cal., 4'-6" Sprd., Full
CE	3	Silver Buttonwood	Conocarpus erectus senecus	B & B	8' - 10' Ht.	Yes	2" Cal., 4'-6" Sprd., Full
IE	3	East Palatka Holly	Ilex x attenuata 'East Palatka'	B & B	8' - 10' Ht.	Yes	2" Cal., 4'-6" Sprd., Full

PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
AC	1	Paurotis Palm	Acoelorrhaphes wrightii	B & B	10" O.A. HT	Yes	Full

ACCENTS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
TI	28	Black Magic Ti	Cordyline fruticosa 'Black Magic'	7 gal	3'-4" Ht.	No	Full, 3 Plants per pot
SR	12	Bird Of Paradise	Strelitzia reginae	7 gal	3'-4" Ht.	No	Full, 3 Plants per pot

SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
CHR	103	Red Tip Cocoplum	Chrysobalanus icaco 'Red Tip'	3 gal	24" Ht. x 24" Sprd.	Yes	24" o.c.	Full
HLD	19	Lady Di Heliconia	Heliconia psittacorum 'Lady Di'	3 gal	18" Ht. x 18" Sprd.	No	24" o.c.	Full
JAS	65	Wax Jasmine	Jasminum volubile	3 gal	18" Ht. x 18" Sprd.	No	24" o.c.	Full

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
DIA	194	Flax Lily	Dianella tasmanica 'Vanegata'	3 gal	12" Ht. x 12" Sprd.	No	24" o.c.	Full
HAM	84	Dwarf Scarlet Bush	Hamelia patens 'Compacta'	3 gal	12" Ht. x 12" Sprd.	Yes	18" o.c.	Full
ILX	80	Dwarf Yaupon	Ilex vomitoria 'Nana'	3 gal	12" Ht. x 12" Sprd.	Yes	18" o.c.	Full
ZAM	61	Coontie	Zamia pumila	3 gal	12" Ht. x 12" Sprd.	Yes	18" o.c.	Full

SOD St. Augustine 'Floritam' Stenotaphrum secundatum Solid Sod, Sq. Ft. to be determined by land contractor

- PLANT SCHEDULE SATISFIES 50% MIN. NATIVE REQUIREMENTS.
100% OF ALL TREES/PALMS, 63% OF ALL SHRUBS/ACCENTS, AND 84% OF ALL GROUNDCOVERS ARE NATIVE SPECIES.

EXISTING TABULAR TREE LIST

POINT	SIZE	SPREAD	HEIGHT	TYPE
622	16"	24'	28'	OAK
623	20"	35'	28'	OAK
624	20"	30'	30'	OAK
625	9"	20'	24'	QUEEN PALM
626	9"	20'	24'	QUEEN PALM
627	14"	20'	18'	QUEEN PALM
628	9"	20'	24'	QUEEN PALM
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630	10"	20'	22'	QUEEN PALM
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853	9"	16'	28'	QUEEN PALM
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855	15"	38'	29'	OAK
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857	13"	14'	19'	QUEEN PALM
858	22"	62'	36'	OAK
859	10"	18'	27'	QUEEN PALM
860	8"	18'	22'	QUEEN PALM
861	14"	42'	33'	OAK
966	10"	24'	25'	ORCHID
968	22"	50'	35'	OAK
969	24"	50'	36'	OAK
970	22"	50'	36'	OAK
971	22"	50'	36'	OAK
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1133	14"	30'	30'	OAK
1134	14"	30'	25'	OAK
1135	14"	30'	28'	OAK
1136	14"	30'	28'	OAK
1137	14"	30'	28'	OAK

EXISTING LANDSCAPE SCHEDULE

CODE	Botanical Name	Common Name	Remarks
CHR	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	Existing To Remain
CRI	CRINUM AUGUSTUM	CRINUM LILY	Existing To Remain
FIC	FICUS NITIDA	FICUS	Existing To Remain
LIR	LIRIOPE MUSCARI 'EVERGREEN GIANT'	LIRIOPE	Existing To Remain
JAS	JASMINUM VOLUBILE	WAX JASMINE	Existing To Remain
VIB	VIBURNUM ODORTISSIMUM	SWEET VIBURNUM	Existing To Remain

MITIGATION CALCULATIONS

	QUANTITY	TYPE	CATEGORY	SQUARE FOOTAGE
TO BE REMOVED	1	ORCHID	3 rd	100 S.F.
TO BE REMOVED	3	ARECA	3 rd	100 S.F.
TOTAL	4		3 rd	400 S.F.
PROPOSED	4	PIGEON PLUM	2 nd	600 S.F.
TOTAL				600 S.F.

* PER SEC. 13-448 APPENDIX 2: ALL SPECIES ARE CONSIDERED CATEGORY 3 TREES EXCEPT AS OTHERWISE NOTED IN APPENDIX 1.

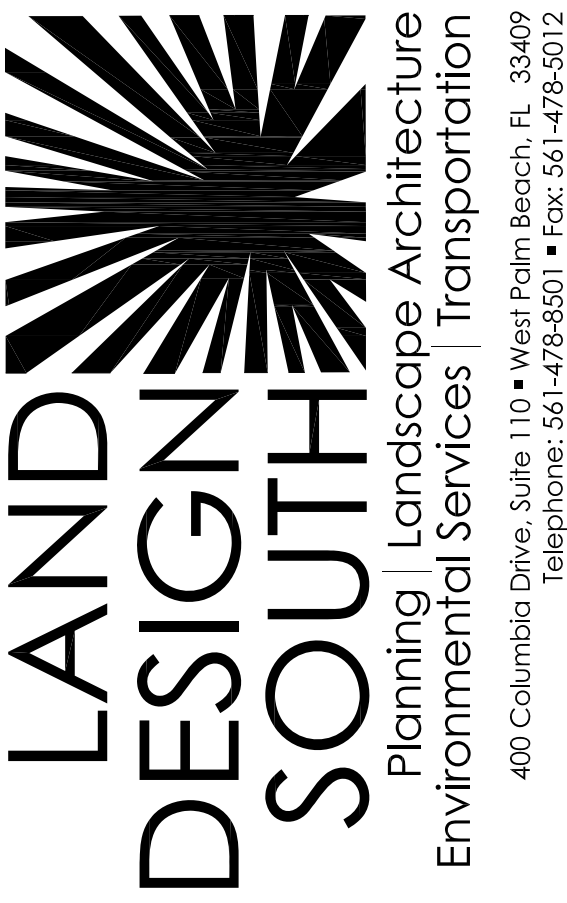
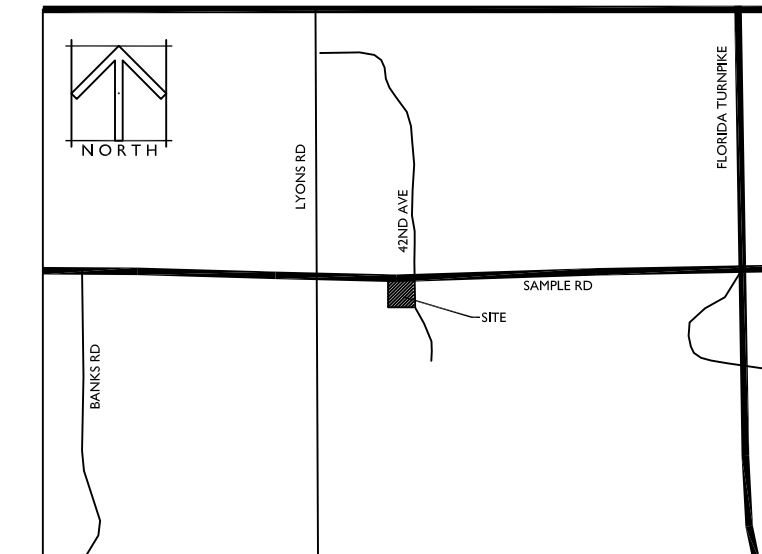
IRRIGATION NOTE

- EXISTING IRRIGATION SYSTEM TO BE REPAIRED/REPLACED AS NEEDED. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP. AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.

LEGEND

- PRESERVE EXISTING TREE IN PLACE (TREE PROTECTION)
- SPECIES CODE
- EXISTING PLANT CALL OUT
- QUANTITY
- SPECIES CODE
- PROPOSED PLANT CALL OUT
- QUANTITY

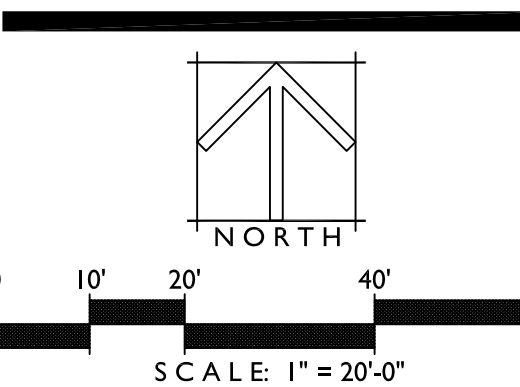
LOCATION MAP



MCDONALD'S 009-1012
LANDSCAPE PLAN
PREPARED FOR MCDONALD'S CORP.
CITY OF COCONUT CREEK, FL

REVISION DATES		
DATE	APPROVAL	NOTES
12/20/14		INITIAL PREPARATION
2/10/15		REVISIONS TO ADDRESS CITY COMMENTS
4/10/15		REVISIONS
4/10/15		REVISIONS

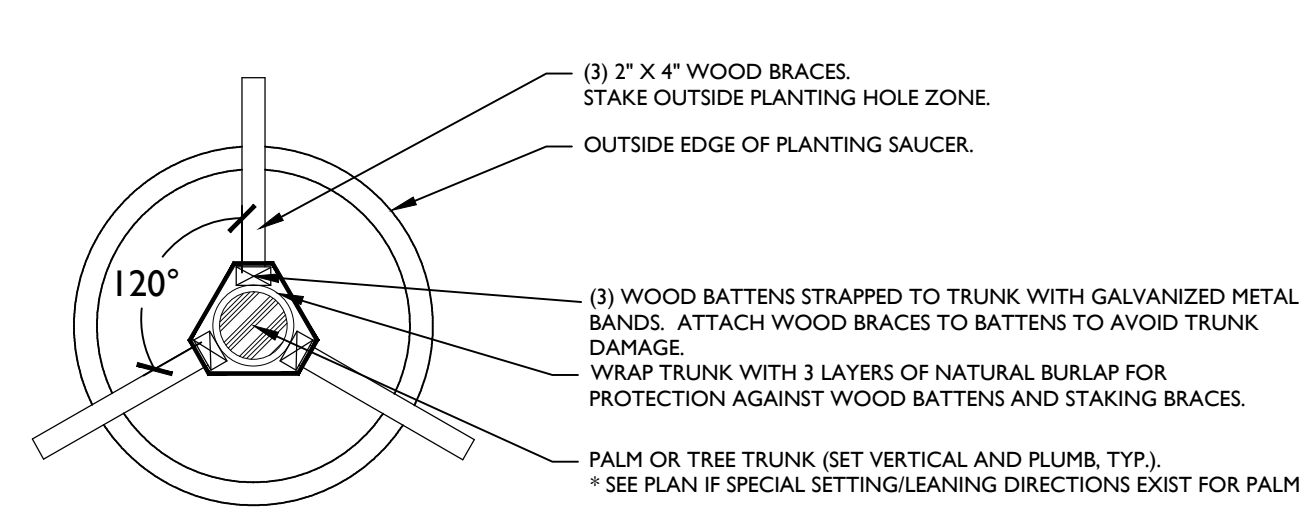
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FILE #: 1066.52

SMALL PALM STAKING PLAN

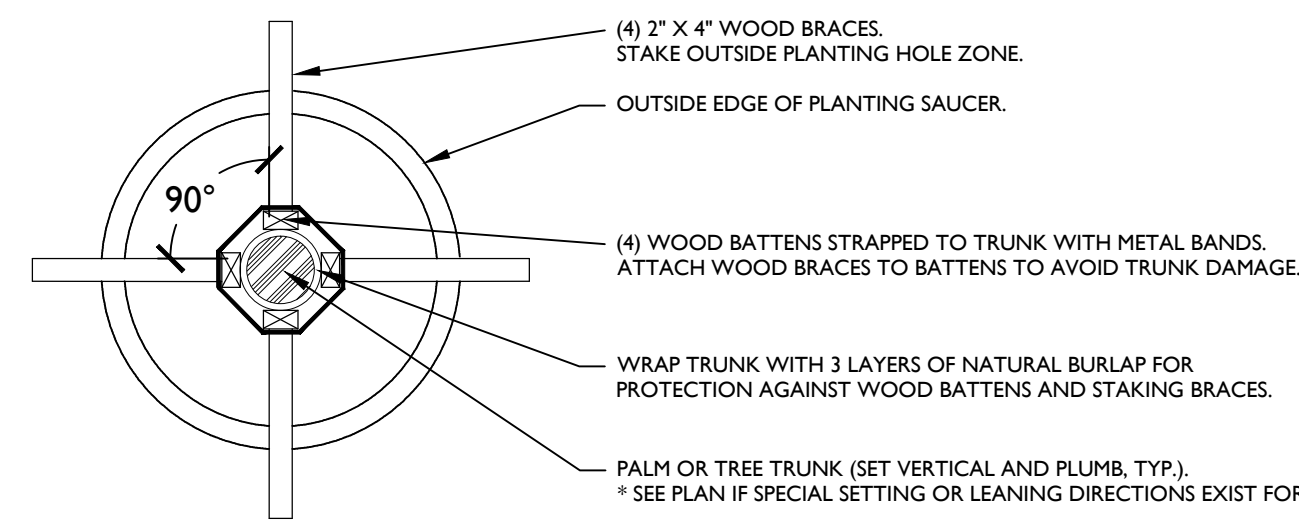
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



NTS.

LARGE PALM OR TREE STAKING PLAN

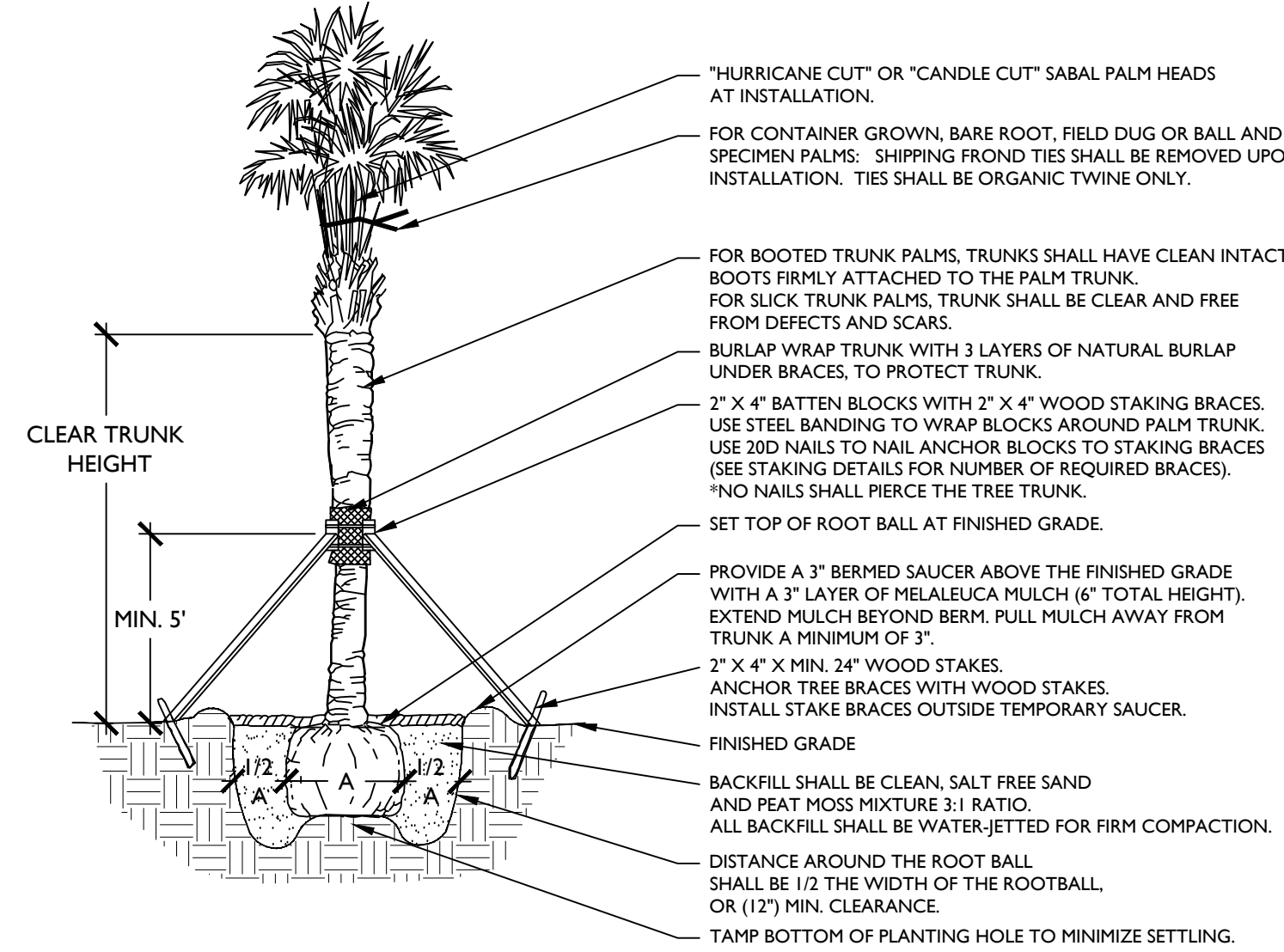
NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



NTS.

PALM PLANTING DETAIL

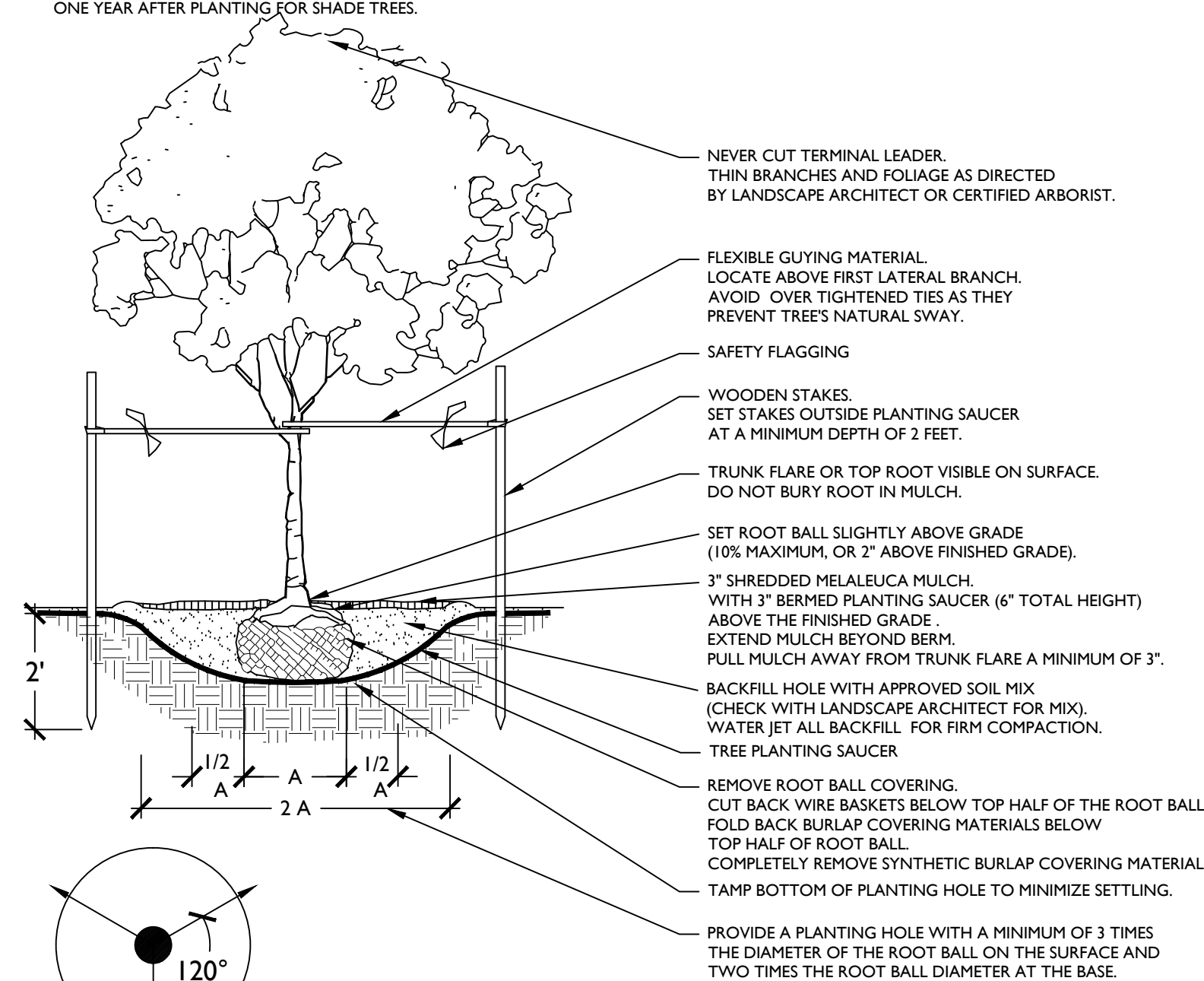
NTS.



TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

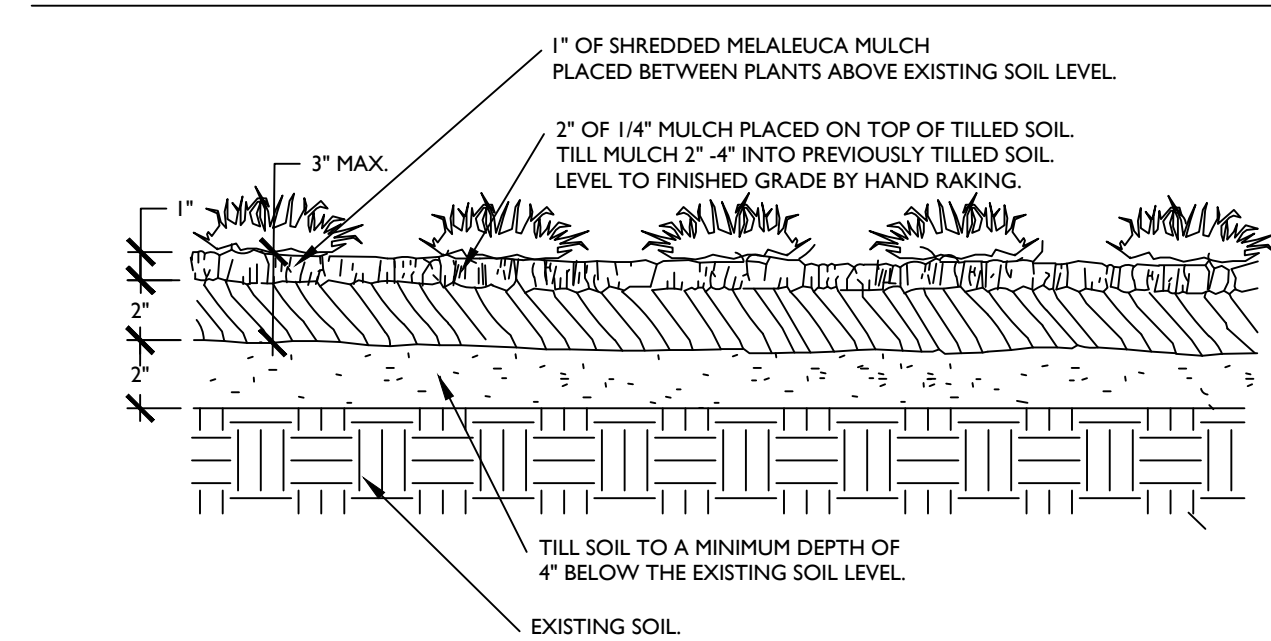
NTS.



STAKING PLAN DIAGRAM

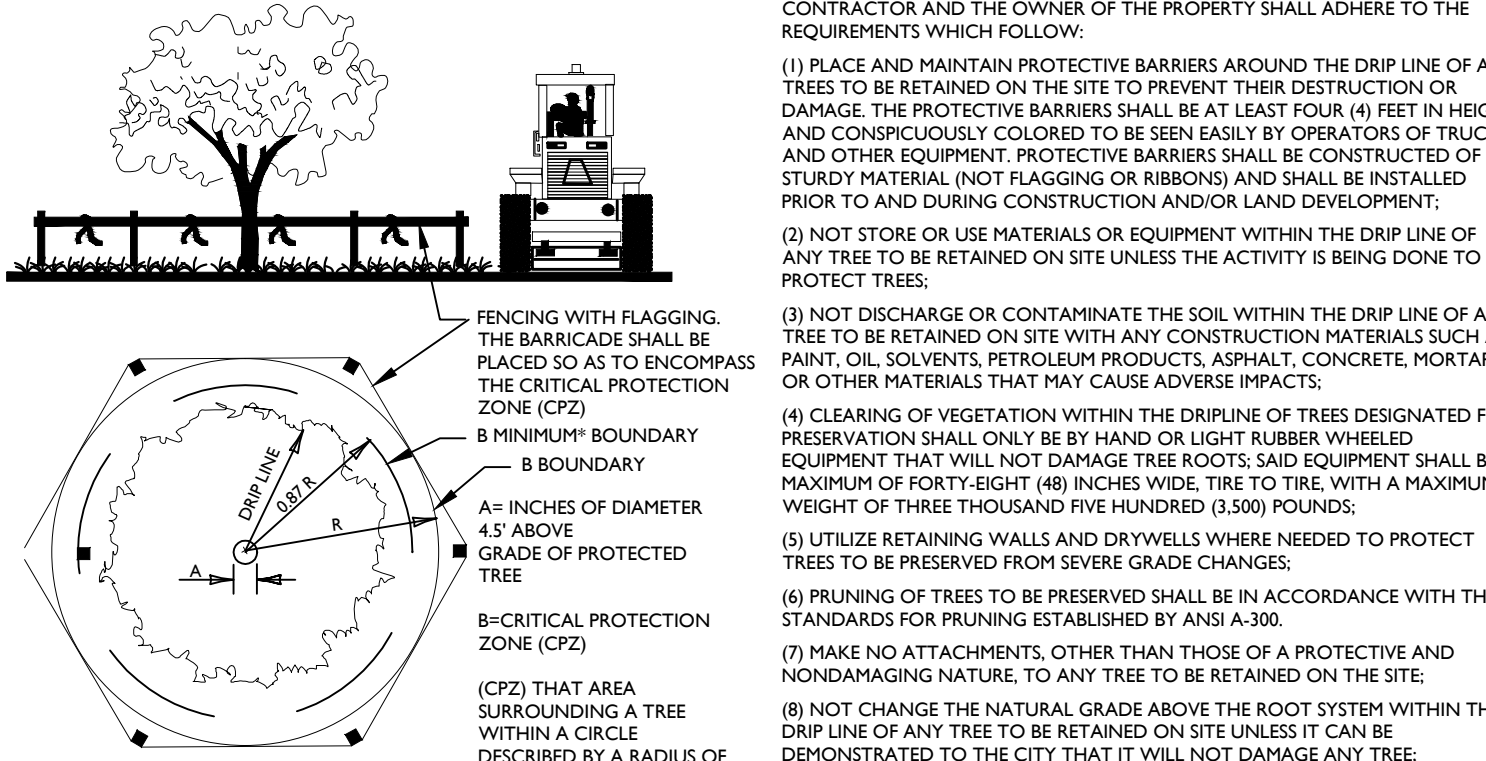
GROUND COVER DETAIL

NTS.



TREE PROTECTION DETAIL

NOTE 1: THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.



NTS.

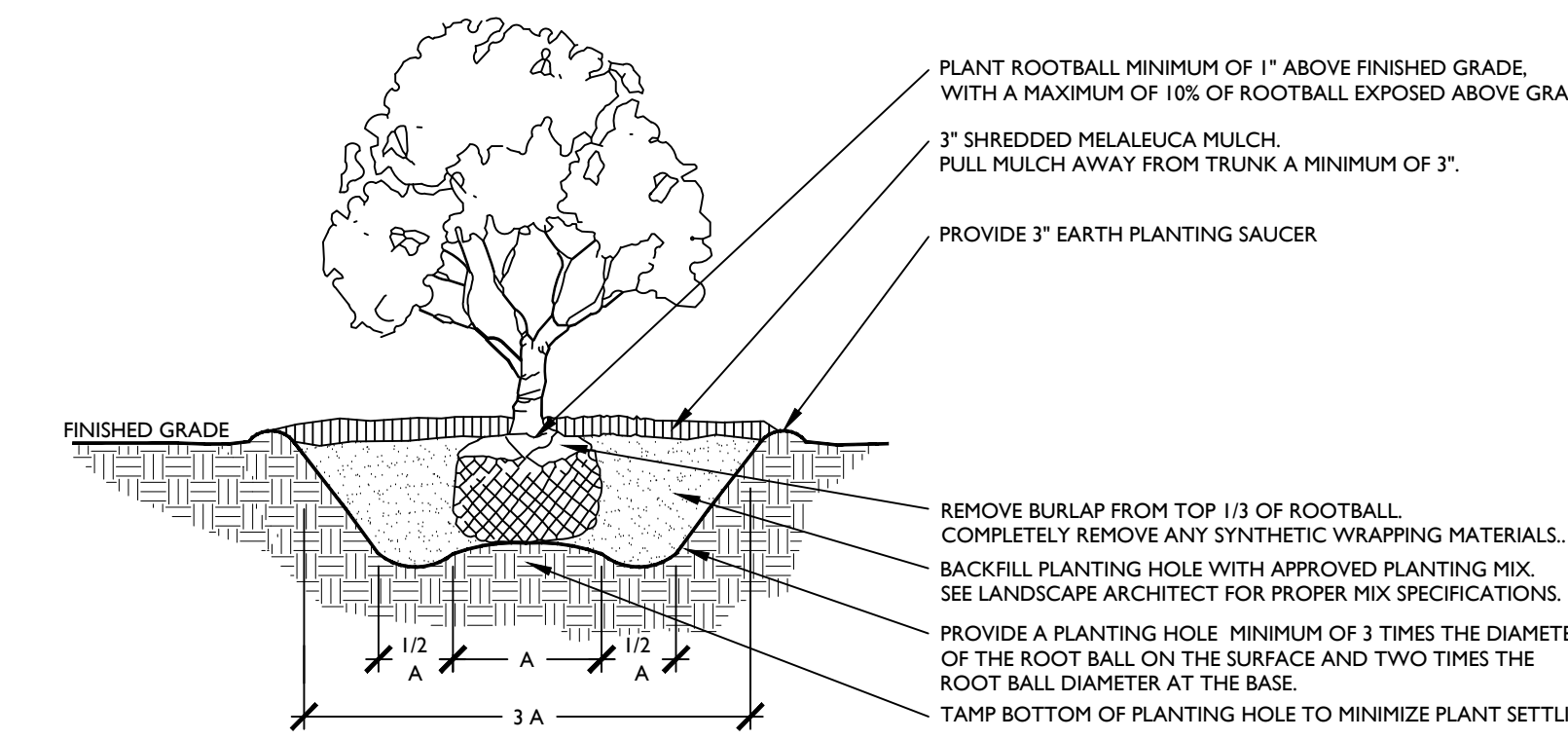
PLANT SPACING DETAIL

NTS.

SPACING "D"	ROW "A"	PLANT SPACING CHART
6" O.C.	5.2'	
8" O.C.	6.93'	
10" O.C.	8.66'	
12" O.C.	10.4'	
18" O.C.	15.6'	
24" O.C.	20.8'	
30" O.C.	26.0'	
48" O.C.	41.6'	

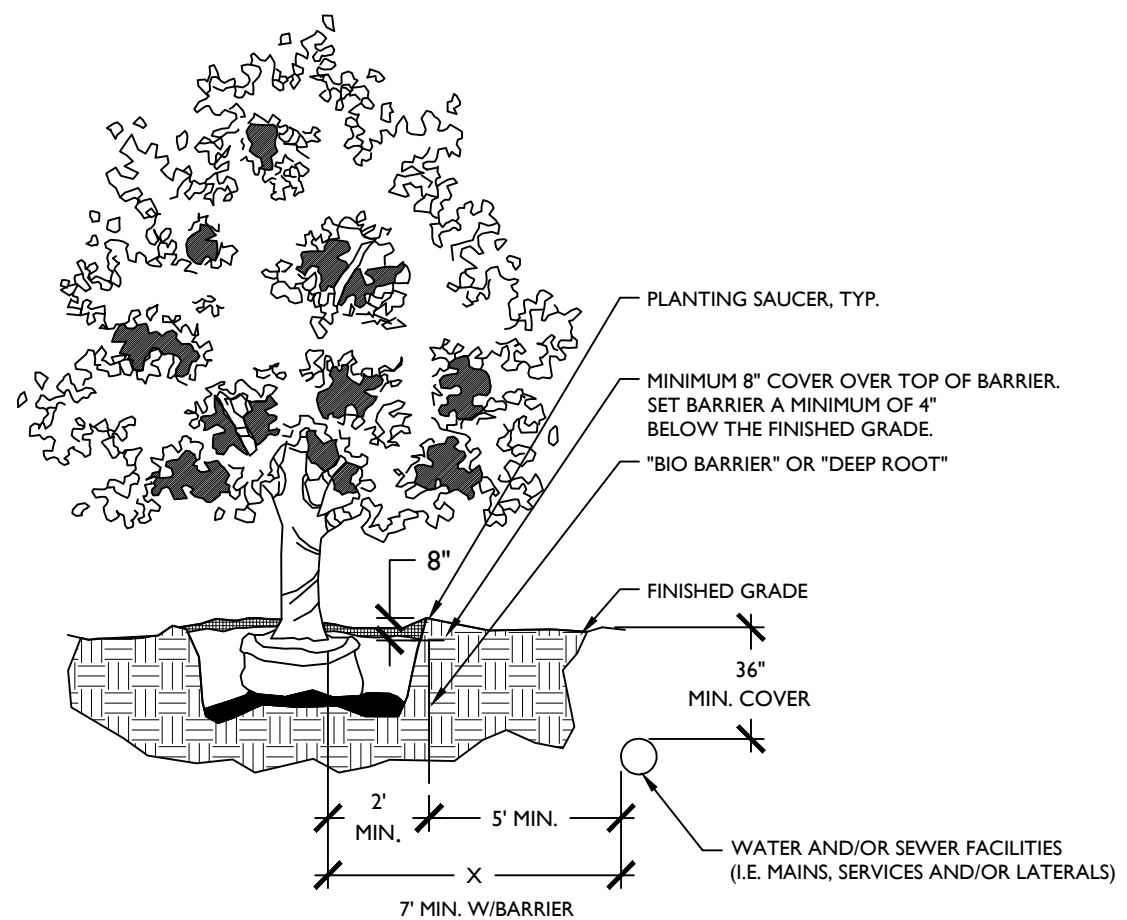
SHRUB PLANTING DETAIL

NTS.



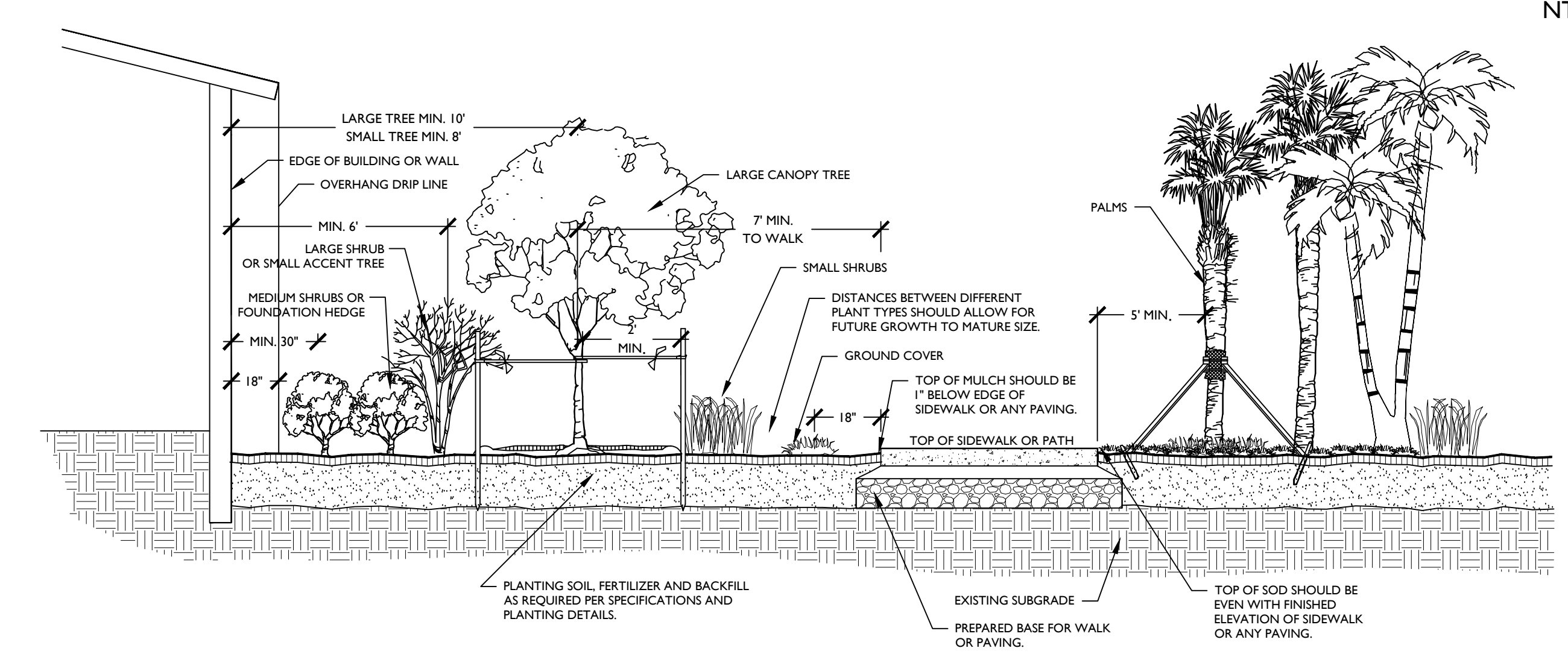
ROOT BARRIER DETAIL

NOTE:
1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM.
2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNICIPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.



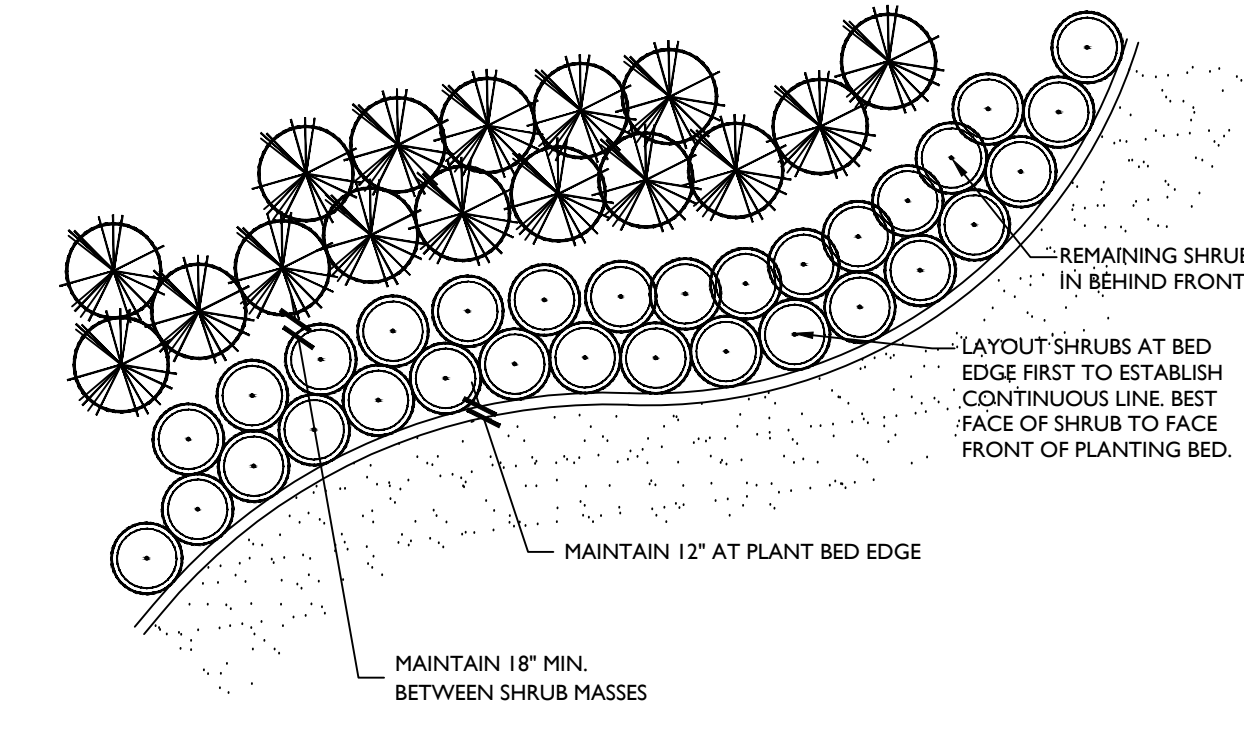
TYPICAL PLANTING DIAGRAM

NTS.



SHRUB AND GROUND COVER PLANTING DETAIL

NTS.



CITY OF COCONUT CREEK STANDARD LANDSCAPE NOTES

- ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED IN THE CITY OF COCONUT CREEK LAND DEVELOPMENT CODE. PLANS ARE INCOMPLETE WITHOUT WRITTEN NOTES AND SPECIFICATIONS.
- ALL PLANTING MATERIAL SHALL MEET OR EXCEED FLORIDA GRADE #1 AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. TREES SHALL NOT BE TIPPED, TOPPED, OR SHAPED PRIOR TO INSTALLATION.
- LANDSCAPE SHALL BE PLACED TO EDGE OF ABUTTING STREETS, CANALS, LAKES OR OTHER LANDS.
- ALL MECHANICAL EQUIPMENT, AIR CONDITIONING, IRRIGATION PUMP STATIONS AND EQUIPMENT, FPL TRANSFORMERS, POOL PUMPS, ETC., MUST BE SCREENED ON THREE (3) SIDES BY LANDSCAPE SHRUBS. NOTE: THE QUANTITY OF SCREENING SHRUBS IS IN ADDITION TO THE REQUIRED NUMBER OF SHRUBS AS PROVIDED IN THE CODE CALCULATION TABLE. ALL SCREENING SHRUBS SHALL BE PLANTED FOR PROPER OPERATION OF EQUIPMENT BEING SCREENED AND/OR PER THE REQUIREMENTS OF THE UTILITY AS NECESSARY. ALL HEDGE MATERIAL REQUIRED FOR SCREENING PURPOSES SHALL BE PLANTED WITH BRANCHES TOUCHING. ADJUST ON-CENTER SPACING AS NECESSARY AND/OR PROVIDE ADDITIONAL PLANTS TO PROVIDE AN ADEQUATE SCREEN.
- SIGHT DISTANCE CONCERNS MUST BE MAINTAINED FOR CLEAR SIGHT VISIBILITY FROM THIRTY (30) INCHES TO SEVENTY-TWO INCHES. TREE TRUNKS EXCLUDED. MEASUREMENT SHALL BE MADE FROM TOP OF ROOT BALL PLANTED AT PROPER ELEVATION.
- GUYING/STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC., TO PENETRATE OUTER SURFACES OF TREES, PALMS OR OTHER PLANT MATERIAL. TREES, PALMS AND PLANT MATERIAL REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED WITH THE INSPECTOR ON SITE.
- BURLAP MATERIAL, WIRE CAGES, PLASTIC/CANVAS STRAPS, ETC., MUST BE CUT AND REMOVED FOR THE TOP ONE-HALF (1/2) DEPTH OF THE ROOT BALL. TREES AND SHRUBS GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE SUCH MATERIAL REMOVED ENTIRELY PRIOR TO PLANTING THE TREE OR SHRUB.
- ALL PLANT MATERIAL SHALL BE FREE OF PESTS, INSECTS, DISEASE, WEEDS, ETC.
- ALL REQUIRED LANDSCAPE MATERIAL SHALL BE INSTALLED USING A PLANTING SOIL MIX COMPRISED OF A TYPE APPROPRIATE TO THE INDIVIDUAL PROPOSED PLANT MATERIAL AND THE NATIVE SOIL FOUND ON THE SITE.
- ALL PLANT MATERIAL SHALL BE PLANTED AT THE PROPER DEPTH, AS ORIGINALLY GROWN AND/OR SO THE TOP OF THE ROOT BALL IS FLUSH OR SLIGHTLY ABOVE FINISHED GRADE IMMEDIATELY AFTER PLANTING. ALL TREES SHOULD PROVIDE TRUNK TAPER WHEN PROPERLY PLANTED AT THE CORRECT PLANTING DEPTH.
- ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING TO ELIMINATE AIR POCKETS IN THE ROOT ZONE AREA.
- COLOR-TREATED OR DYED MULCH WILL NOT BE ACCEPTED.
- UPON COMPLETION OF WORK, THE SITE SHALL BE CLEARED OF ALL DEBRIS, SUPERFLUOUS MATERIALS, AND EQUIPMENT CAUSED BY THIS PERMIT TO THE SATISFACTION OF THE INSPECTOR.
- REFER TO COCONUT CREEK FIRE EQUIPMENT CLEAR ZONE DIAGRAM TO MAINTAIN A SAFE ZONE FRONTING FIRE HYDRANTS.
- DO NOT PLANT TREES, SHRUBS OR GROUND COVER WITHIN ELECTRIC METER CLEAR ZONE. PROVIDE A SAFE ZONE AS DESCRIBED BY THE ELECTRICAL INSPECTOR.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER AN IMPERVIOUS SURFACE SUCH AS A SIDEWALK, ETC. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 P.M. TO 8:00 A.M. ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
- IRRIGATION PERMITS AND PLANS SHALL BE SUBMITTED FOR APPROVAL AT TIME OF BUILDING PERMITS.
- ALL NON-SINGLE FAMILY OR DUPLEX IRRIGATION SYSTEMS OTHER THAN CITY WATER SYSTEMS SHALL REQUIRE A SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER USE PERMIT PRIOR TO ISSUANCE OF AN IRRIGATION PERMIT AND INSTALLATION OF THE IRRIGATION SYSTEM AS REQUIRED.
- ALL SITE AMENITIES TO INCLUDE SITE STREET LIGHTS, LANDSCAPE COMMON OPEN SPACE, IRRIGATION COMMON OPEN SPACE, BUFFERS, BERMS, LANDSCAPE ENTRY FEATURES, ETC., LEADING UP TO AND INCLUDING THE MODEL. ALL IRRIGATION SYSTEMS SHALL REQUIRE A CERTIFICATE OF OCCUPANCY MUST BE COMPLETED AND FUNCTIONAL PRIOR TO ISSUANCE OF THE FIRST REQUESTED CERTIFICATE OF OCCUPANCY.
- THE HEIGHT OF ALL REQUIRED, DESIGNED AND INSTALLED BERMS SHALL BE FROM THE HIGHEST ADJACENT POINT WHETHER IT IS THE SIDEWALK, PARKING AREA, VEHICULAR USE AREA, SURROUNDING GROUND, ETC., WHERE A BERM ABUTS A SIDEWALK, THERE SHALL BE A ONE (1) FOOT LEVEL SOD AREA ADJACENT TO THE SIDEWALK PRIOR TO THE START OF AN INCLINE FOR THE BERM.
- AN INSPECTION IS REQUIRED PRIOR TO THE BACKFILLING OF TREES/PALMS IN ALL PARKING MEDIANS AND ISLANDS.

GENERAL LANDSCAPE NOTES

- STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
- CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
- TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
- ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
- ALL UTILITY BOXES/STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
- IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
- ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS' (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
- IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.



LAND DESIGN SOUTH
Planning | Landscape Architecture
Environmental Services | Transportation

MCDONALD'S 009-1012
LANDSCAPE DETAILS
PREPARED FOR MCDONALD'S CORP.
CITY OF COCONUT CREEK, FL

REVISION DATES		
DATE	APPROVAL	NOTES
1-27-2014		INITIAL PREPARATION
2-12-2014		REVISIONS TO ADDRESS CITY COMMENTS
4-10-2014		REVISIONS
4-10-2014		REVISIONS

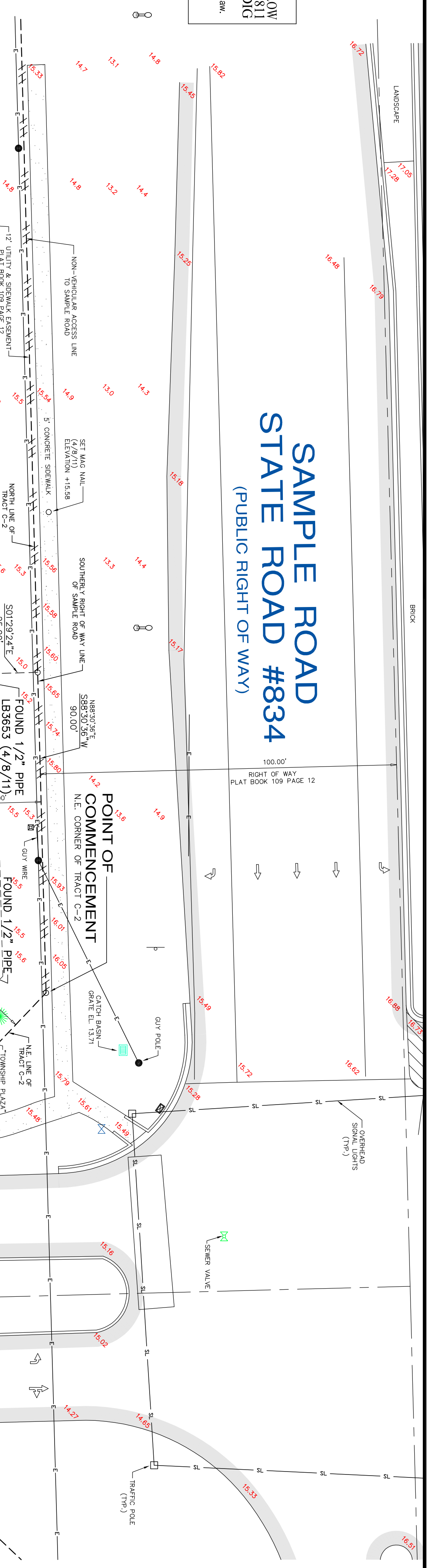
"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION."

DRAWN BY: LHT
DRAWING #: 2014-06-12_LSC_1066.52.dwg
FILE #: 1066.52

SHEET #
LP.2

**SAMPLE ROAD
 STATE ROAD #834
 (PUBLIC RIGHT OF WAY)**

100.00'
 RIGHT OF WAY
 PLAT BOOK 109 PAGE 12



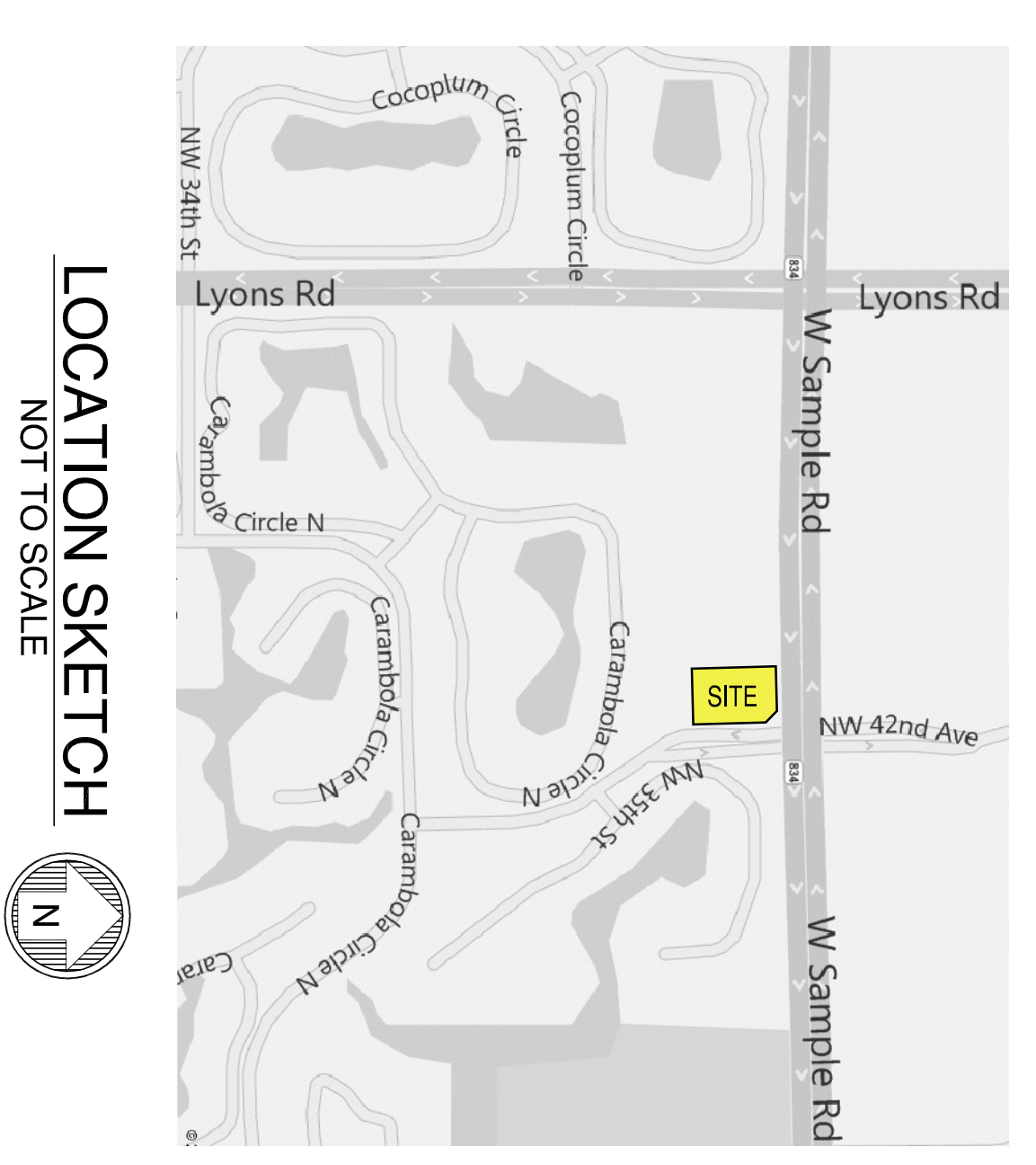
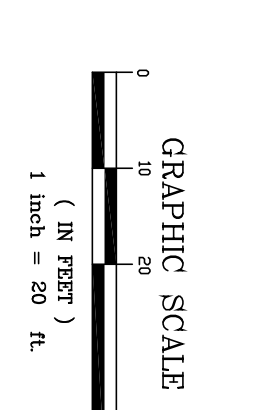
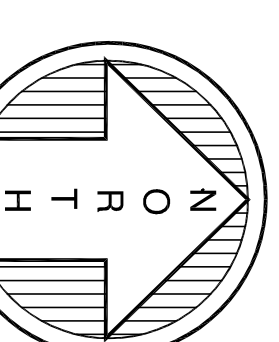
**N.W. 42ND AVENUE
 (PUBLIC RIGHT OF WAY)**

TREE LEGEND

SYMBOL	DESCRIPTION
1" DBH	1" DBH
2" DBH	2" DBH
3" DBH	3" DBH
4" DBH	4" DBH
5" DBH	5" DBH
6" DBH	6" DBH
7" DBH	7" DBH
8" DBH	8" DBH
9" DBH	9" DBH
10" DBH	10" DBH
11" DBH	11" DBH
12" DBH	12" DBH
13" DBH	13" DBH
14" DBH	14" DBH
15" DBH	15" DBH
16" DBH	16" DBH
17" DBH	17" DBH
18" DBH	18" DBH
19" DBH	19" DBH
20" DBH	20" DBH
21" DBH	21" DBH
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93" DBH	93" DBH
94" DBH	94" DBH
95" DBH	95" DBH
96" DBH	96" DBH
97" DBH	97" DBH
98" DBH	98" DBH
99" DBH	99" DBH
100" DBH	100" DBH

LEGEND

- CATCH BASIN
- MANHOLE
- OVERHEAD ELECTRICAL LINE
- OVERHEAD SIGNAL LIGHTS
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SIGN
- BOLLARD
- CLEANOUT
- 0.5" CURB
- 2.00" CURB & GUTTER
- CONCRETE
- ASPHALT PAVEMENT
- CHAIN LINK FENCE
- OVERHEAD ELECTRICAL LINE
- OVERHEAD TELEPHONE/ELECTRIC LINE
- UNDERGROUND TELEPHONE/ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND COMMUNICATION LINE
- ELEVATION
- INVERT
- SANITARY
- PERMANENT REFERENCE MONUMENT
- IDENTIFICATION
- FLORIDA POWER & LIGHT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION



LEGAL DESCRIPTION:
 Being a portion of Tract C-2, TARTAN COCONUT CREEK PHASE II, according to the Plat thereof as recorded in Plat Book 109 of the Public Records of Broward County, Florida.

SURVEYORS NOTES:
 - This site lies in Section 20, Township 48 South, Range 42 East, City of Coconut Creek, Broward County, Florida.
 - All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
 - Land shown herein were NOT obstructed for assessments and/or rights-of-way of records.
 - Bearings hereon are referred to an assumed value of S 88°30'36" W for the North line of Tract C-2, said bearing is identical with the plat of record, and evidenced by (2) found 1/2" pipe.

SURVEYORS CERTIFICATION TO:
 McDonald's Restaurants of Florida, a Florida corporation
 McDonald's Corporation, a Delaware corporation
 Leonard Korn Leopold & Snyder, P.A.
 I hereby certify that this Boundary & Topographic Survey was made under my responsible charge on April 8, 2011, and meets the applicable codes as set forth in the Florida Administrative Code, McDonald's Corporation
 Not valid without the signature and the original record
 McDonald's Corporation
 FORTIN, LEAVY, SKILES, INC., LB9663

By: Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida
McDONALD'S - COCONUT CREEK
4200 SAMPLE ROAD
CITY OF COCONUT CREEK
BROWARD COUNTY, FLORIDA
 LC: 009-1012

No.	Revision	Description
2	120175	AMEND TO SHOW E & S LINES OF TRACT C-2 MAP
1	120175	AMEND TO SHOW ESMT PER LEASE AGREEMENT MAP
No.	O.N.	

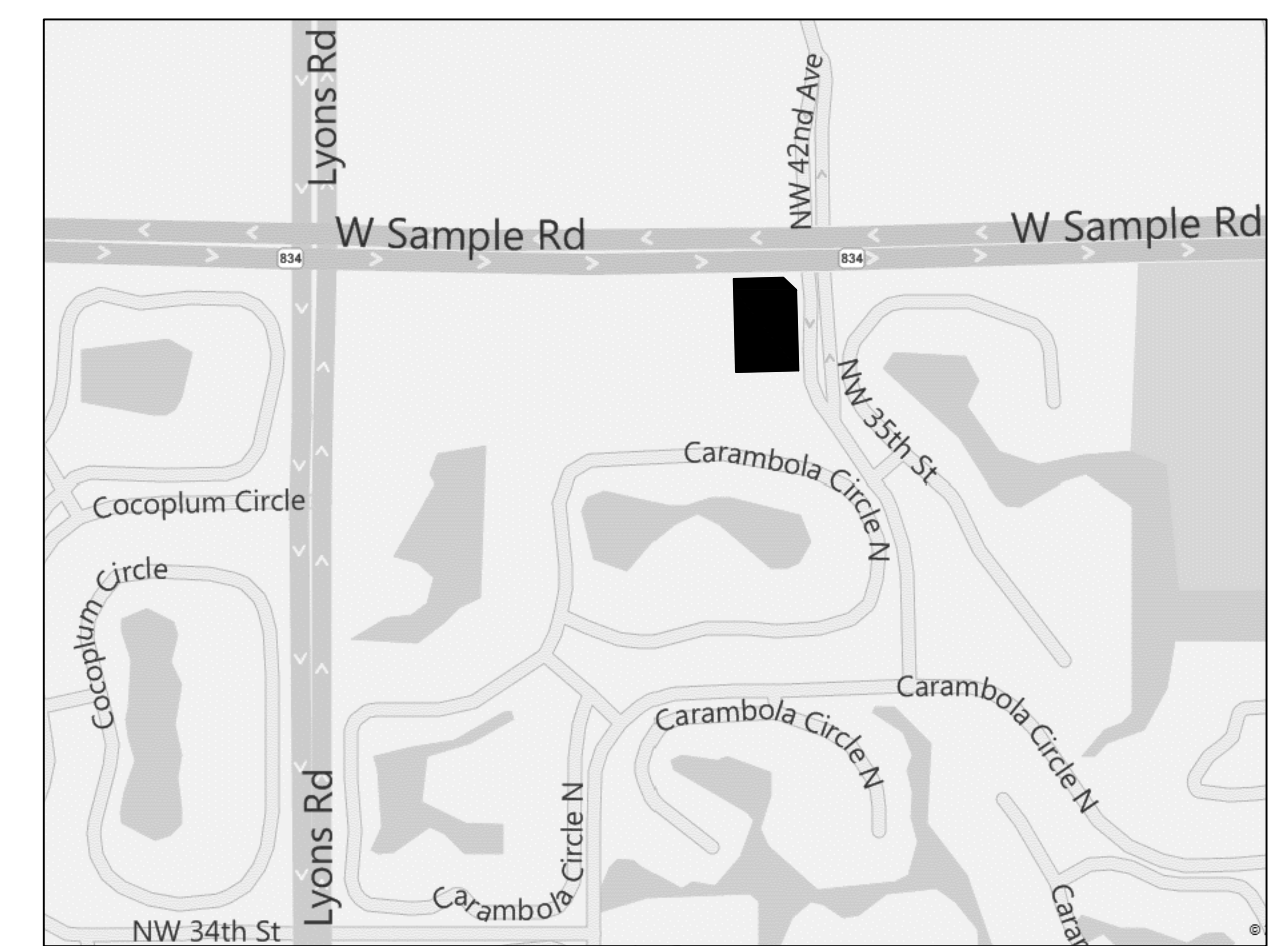
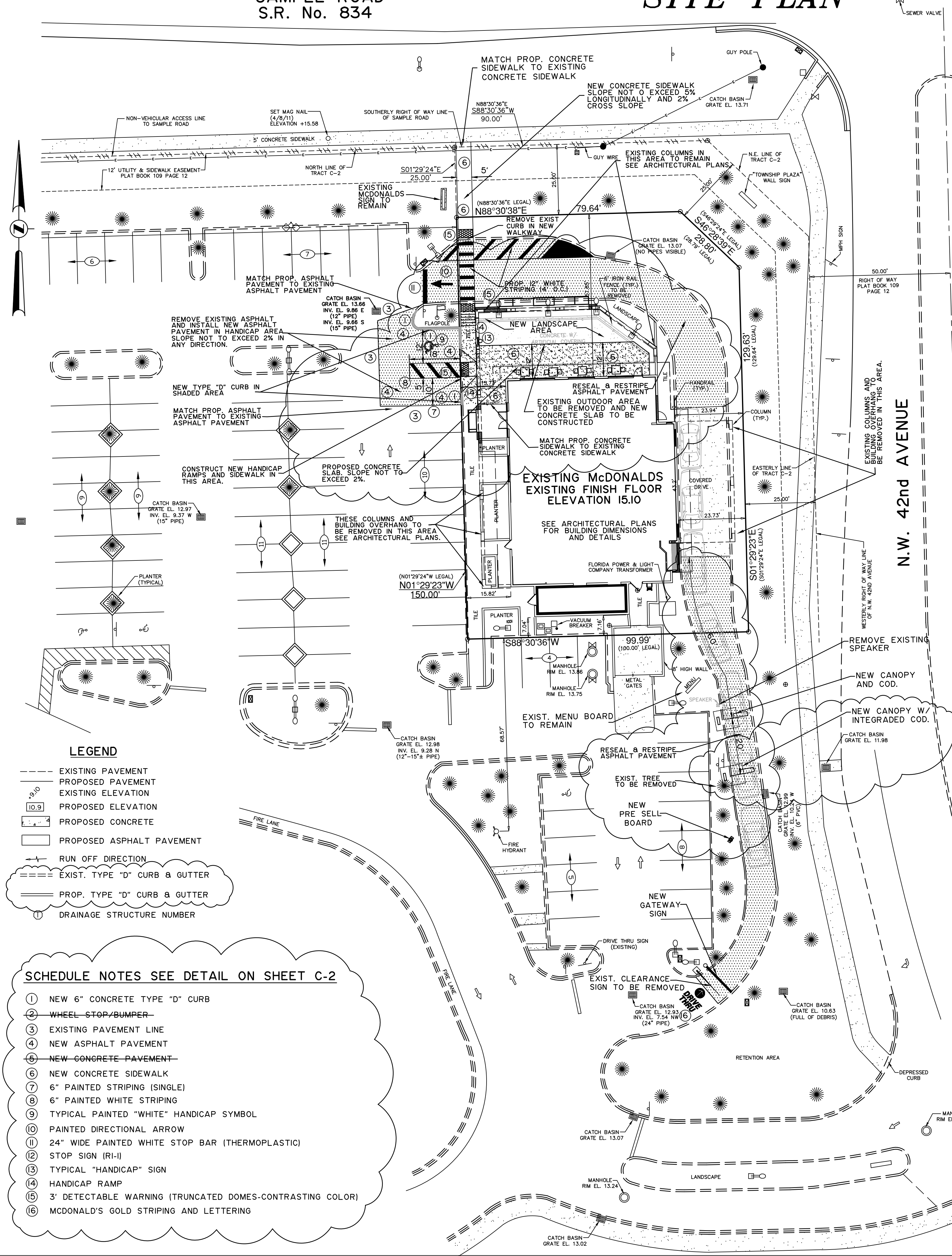
FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
McDONALD'S - 4200 SAMPLE ROAD
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

Date: 4/8/11
 Scale: 1"=20'
 Drawn By: MAP
 Ctd. No.: 110286
 Plotted: 4/15/11 1:25P
 Pld. Book: RLL
 Job No.: 6164465 & FLD-SHT
 DWG. No.: 110286
 DWG. No.: 2011-045
 Sheet: 1 of 1

SAMPLE ROAD
S.R. No. 834

SITE PLAN



SITE DATA:

ZONING: B - 3
LAND USE: COMMUNITY SHOPPING DISTRICT

Flood Zone: AH Elevation 14 FEET

BUILDING SETBACKS:	REQUIRED	EXISTING
Front (Sample Rd)	25 Ft.	56.8 Ft.
Rear	0 Ft.	7.0 Ft.
Side (East)	20 Ft.	23.7 Ft.

LEGAL DESCRIPTION:

Being a portion of Tract C-2, TARTAN COCONUT CREEK PHASE II, according to the Plat thereof as recorded in Plat Book 109 at Page 12 of the Public Records of Broward County, Florida.

Commence at the Northeast corner of said Tract C-2, said corner lying on the Southerly right-of-way line of Sample Road; thence South 88°30'36" West along said Southerly right-of-way line also being the North line of said Tract C-2 for 90.00 feet; thence South 01°29'24" East for 25.00 feet to the Point of Beginning of the hereinafter described parcel of land; thence North 88°30'36" East along a line parallel with and 25.00 feet South of said Southerly right-of-way line of Sample Road for 79.64 feet; thence South 46°29'24" East along a line parallel with and 25.00 feet Southwesterly of the Northeast line of said Tract C-2 for 28.79 feet; thence South 01°29'24" East along a line parallel with and 25.00 feet West of the Westerly right-of-way line of NW 42nd Avenue and its projection thereof said Westerly right-of-way line also being the Easterly line of said Tract C-2 for 129.64 feet; thence South 88°30'36" West for 100.00 feet; thence North 01°29'24" West for 150.00 feet to the Point of Beginning.

All lying and being in Section 20, Township 48 South, Range 42 East, City of Coconut Creek, Broward County, Florida.

NOTES:

- BACKGROUND INFORMATION OBTAINED FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC. APRIL 8, 2011.
- ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929 AND AS SHOWN ON SURVEY.
- UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.
- ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
- CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
- THIS SITE LIES IN SECTION 20, TOWNSHIP 48 SOUTH, RANGE 42 EAST IN THE CITY OF COCONUT CREEK IN BROWARD COUNTY, FLORIDA.
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODE IN AFFECT.
- CONTRACTOR SHALL VERIFY THAT COMPONENTS OF THE SITE COMPLY WITH CURRENT ADA STANDARDS AND SPECIFICATIONS.

NOTE TO CONTRACTOR:
CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ADA REPORT DEVELOPED BY ADA COMPLIANCE. CONTRACTOR SHALL IMPLEMENT ALL REQUIRED WORK UNDER THIS REPORT. FURTHERMORE IF ANY ASPECT CAN NOT BE PERFORMED OR IF ANY ADDITIONAL EXISTING SITE ADA COMPONENT DOES NOT COMPLY WITH ADA STANDARDS CONTRACTOR SHALL NOTIFY ENGINEER AND McDONALD'S PROJECT MANAGER FOR DIRECTION.

NOTE TO CONTRACTOR:
AFTER ALL NEW SITE WORK HAS BEEN COMPLETED, THE HATCHED AREA IS TO BE RE-SEALED AND RE-STRIPED.
CONTRACTOR TO TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO INSURE THAT NO DEBRIS ENTERS THE DRAINAGE SYSTEM.
AFTER ALL CONSTRUCTION IS COMPLETED CONTRACTOR TO VACUUM CLEAN THE EXISTING DRAINAGE SYSTEM AND MANHOLES.

LEGEND

- EXISTING PAVEMENT
- - - PROPOSED PAVEMENT
- EXISTING ELEVATION
- 10.9 PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "D" CURB & GUTTER
- PROP. TYPE "D" CURB & GUTTER
- ① DRAINAGE STRUCTURE NUMBER

- ### SCHEDULE NOTES SEE DETAIL ON SHEET C-2
- NEW 6" CONCRETE TYPE "D" CURB
 - WHEEL STOP/BUMPER
 - EXISTING PAVEMENT LINE
 - NEW ASPHALT PAVEMENT
 - NEW CONCRETE PAVEMENT
 - NEW CONCRETE SIDEWALK
 - 6" PAINTED STRIPING (SINGLE)
 - 6" PAINTED WHITE STRIPING
 - TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
 - PAINTED DIRECTIONAL ARROW
 - 24" WIDE PAINTED WHITE STOP BAR (THERMOPLASTIC)
 - STOP SIGN (R-I)
 - TYPICAL "HANDICAP" SIGN
 - HANDICAP RAMP
 - 3' DETECTABLE WARNING (TRUNCATED DOMES-CONTRASTING COLOR)
 - MCDONALD'S GOLD STRIPING AND LETTERING

REV	DATE	DESCRIPTION	BY	ISSUE/REF
1	2/26/14	REMOVE OUTDOOR SEATING	GZ	
2	3/26/14	COORDINATE BUILDING FOOTPRINT	GZ	
3	4/21/14	CITY COMMENTS	GZ	
4	6/18/14	MENU BOARD LOCATION	GZ	

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

ZAMORA & ASSOCIATES, INC.
ENGINEERING & ARCHITECTURE
LAND PLANNING
1410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 275-1600 FAX (305) 275-9884

McDONALD'S

4200 W. SAMPLE ROAD
COCONUT CREEK, FLORIDA

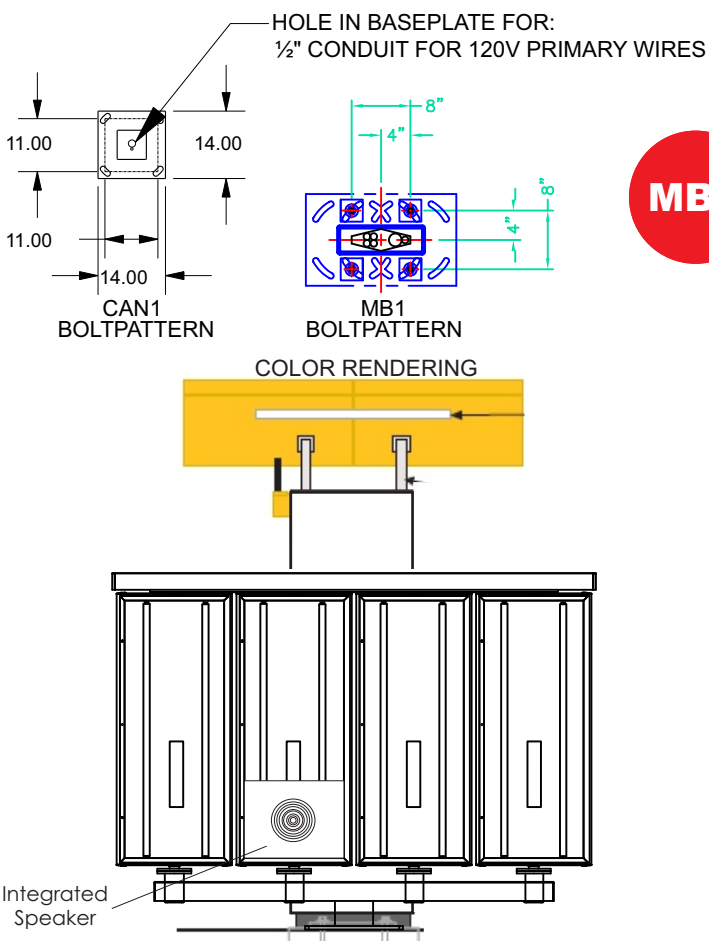
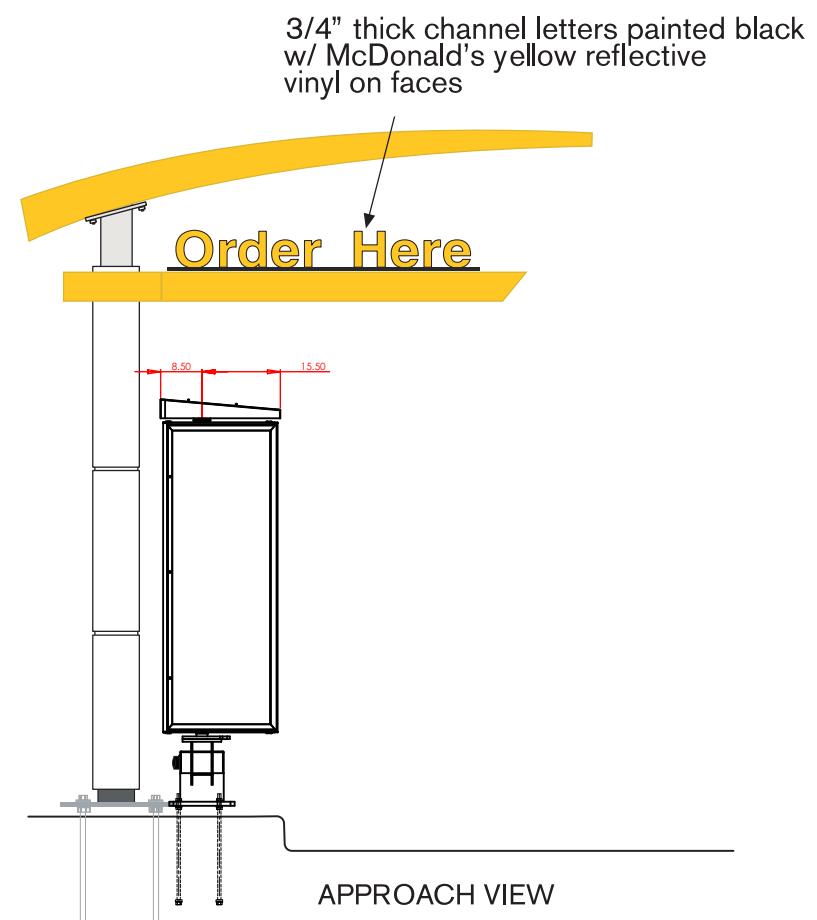
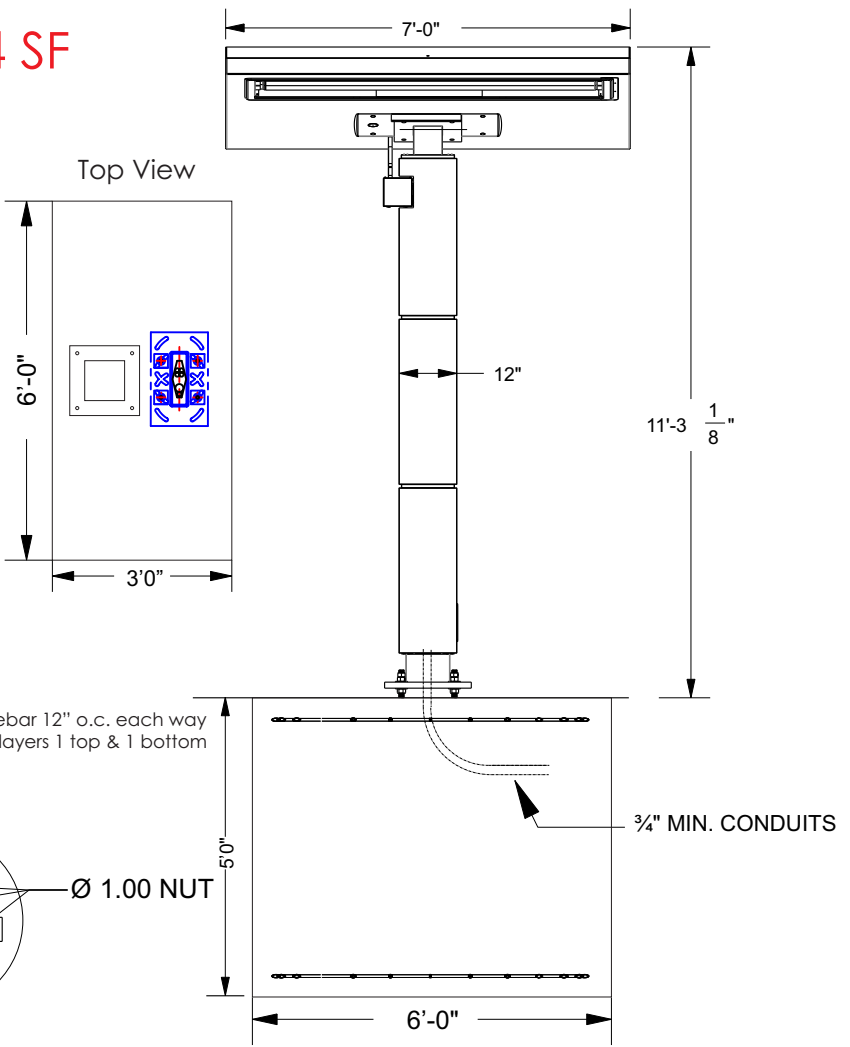
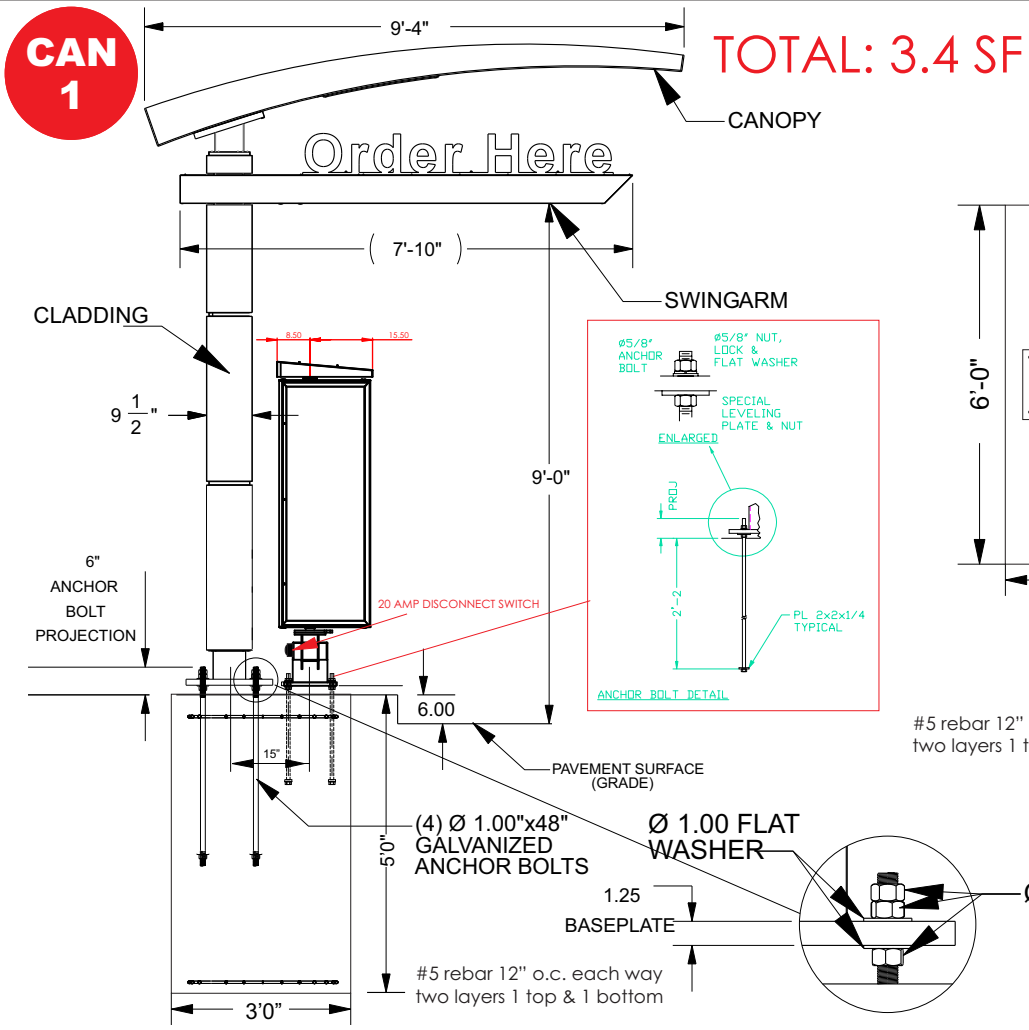
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORP. AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PLAN APPROVAL	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

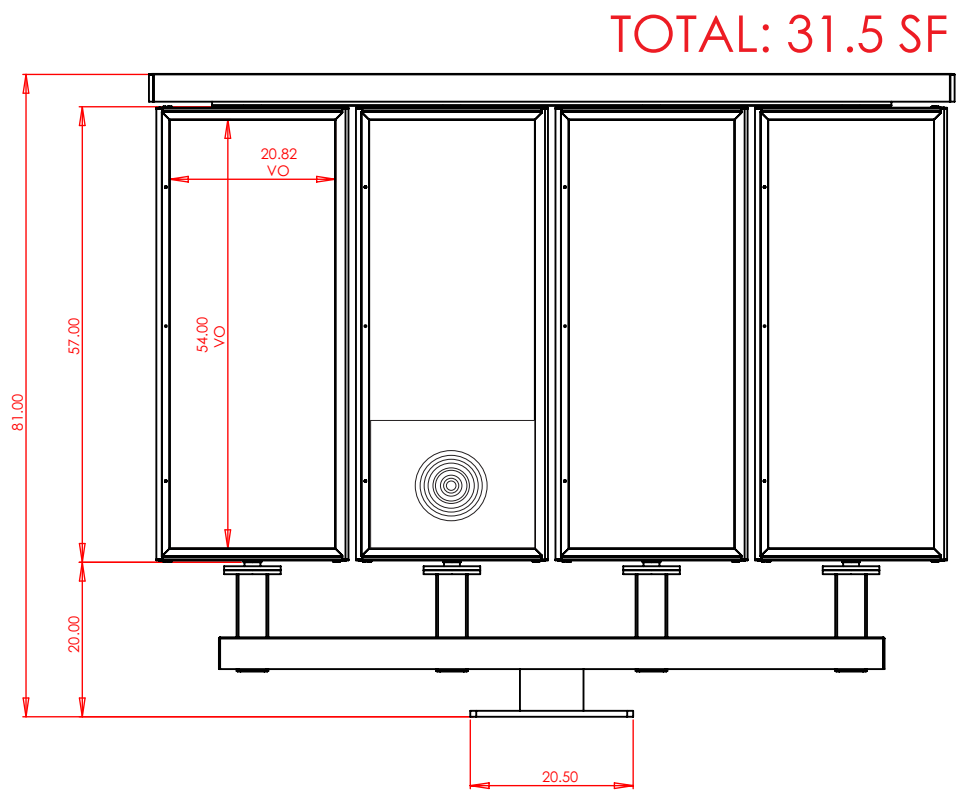
STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

REGIONAL DWG. NO	LOCATION CODE NUMBER
-	009 - 1012

PROJECT NO. 201-38 DATE: 6/7/2011



MB 1



ELECTRICAL NOTES ILLUMINATED CABINETS

Primary wire size - #12 THWN
 Disconnect switch - at base of sign, 20 amp single pole, timeclock at panel room
 Maximum load - 16 amps 120 volts per circuit maximum circuit size 20 amps per NEC 600-6A
 Ballast - Universal H.O. or equiv.
 Lamps - G.E. High output daylight or equiv. sizes vary with cabinet dimensions
 Sockets - Kulka 5843 H.O. or equiv.
 Conduit - minimum 1/2"
 Total sign load - 3.64 amps 120 volts
 Total sign circuits - 1
 All components shall be U.L. approved
 Ballasts shall have independent U.L. approval (fused where required)
 All installations shall be in compliance with N.E.C. and state, county, or local codes
 All signs shall be bonded to building equipment bonding conductor per N.E.C. 250

WIND LOAD CRITERIA: 2010 F.B.C., 170 MPH Ultimate wind speed - exposure "D" Risk Category 1 Per ASCE 7-10. All fasteners and other metal in contact with aluminum shall be stainless steel or hot dip galv.

SOIL STATEMENT
 Visual inspection indicates 2,000 P.S.F. for which footings are designed. If a bearing capacity of less than 2,000 P.S.F. is encountered at site, the engineer should be notified before proceeding with work.

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET N.E.C. STANDARDS

U.L. Underwriters Laboratories Inc. LISTED
ELECTRIC SIGN

SALES: SK	GRAPHICS: HP	DATE: 05.06.14	REV	REV	REV
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McDonald's

Coconut Creek
 4200 W. Sample Rd
 Coconut Creek, FL

Kemp Signs inc.

1767 Hill Ave.
 West Palm Beach, FL 33407
 561-840-6382 fax 561-840-6385

ALBERT A. GARGIULO, P.E.
 CONSULTING ENGINEER
 Lic. No. PE 32582
 324 SUNSET RD.
 WEST PALM BEACH, FL. 33401
 561-686-5554