PROJECT NUMBER 1105-20
SHEET NUMBER 1 of 1

BEL LAGO

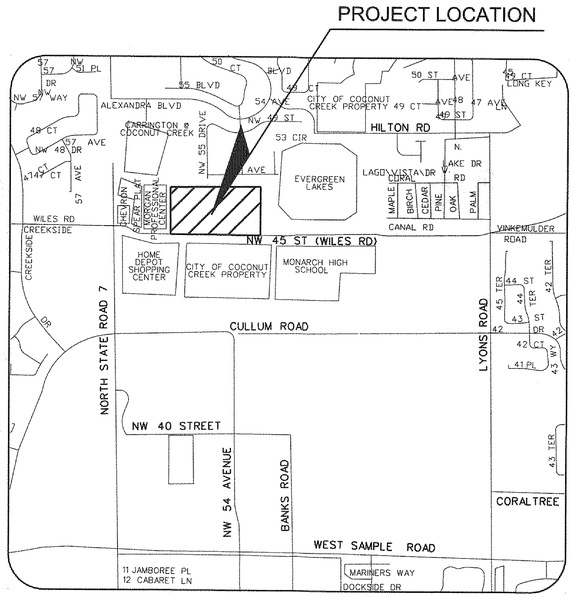
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

ST. LUCIE INDUSTRIAL PROPERTIES, LLC.

INDEX OF SHEETS

SHEET No.	SHEET DESCRIPTION
	SITE PLANS
SP-1	SITE DATA INFORMATION
SP-2	MASTER SITE PLAN
SP-3	SITE PLAN - WEST
SP-4	SITE PLAN - EAST
SP-5	SITE PLAN DETAILS
SP-6	SITE PLAN DETAILS
SP-7	SITE PLAN DETAILS
1	BOUNDARY SURVEY
	GARDEN APARTMENT BUILDING PLANS
A3.1	BUILDING TYPE I - 1st & 2nd FLOOR PLANS
A3.2	BUILDING TYPE I - 3rd FLOOR AND ROOF PLAN
A3.3	BUILDING TYPE I - EXTERIOR ELEVATIONS
A3.1A	BUILDING TYPE IA - 1st & 2nd FLOOR PLANS
A3.2A	BUILDING TYPE IA - 3rd FLOOR AND ROOF PLAN
A3.3A	BUILDING TYPE IA - EXTERIOR ELEVATIONS
A3.1B	BUILDING TYPE IB - 1st & 2nd FLOOR PLANS
A3.2B	BUILDING TYPE IB - 3rd FLOOR AND ROOF PLAN
A3.3B	BUILDING TYPE IB - EXTERIOR ELEVATIONS
A3.4	BUILDING TYPE II - 1st & 2nd FLOOR PLANS
A3.5	BUILDING TYPE II - 3rd FLOOR AND ROOF PLAN
A3.6	BUILDING TYPE II - EXTERIOR ELEVATIONS
A3.4A	BUILDING TYPE IIA - 1st & 2nd FLOOR PLANS
A3.5A	BUILDING TYPE IIA - 3rd FLOOR AND ROOF PLAN
A3.6A	BUILDING TYPE IIA - EXTERIOR ELEVATIONS
A3.7	BUILDING TYPE III - 1st & 2nd FLOOR PLANS
A3.8	BUILDING TYPE III - 3rd FLOOR AND ROOF PLAN
A3.9	BUILDING TYPE III - EXTERIOR ELEVATIONS
CH.1	CLUBHOUSE FLOOR PLAN
CH.3	CLUBHOUSE ELEVATIONS
CH.4	CLUBHOUSE ELEVATIONS

SHEET No.	SHEET DESCRIPTION
	LANDSCAPE PLANS
T-1	TREE DISPOSITION PLAN
T-2	TREE DISPOSITION PLAN
T-3	TREE DISPOSITION PLAN
L-1	SITE AND LINEAR PARK LANDSCAPE PLAN
L-2	SITE AND LINEAR PARK LANDSCAPE PLAN
L-3	SITE AND LINEAR PARK LANDSCAPE PLAN
L-4	BUILDING No.1 - LANDSCAPE PLAN
L-5	BUILDING No.2 - LANDSCAPE PLAN
L-6	BUILDING No.3 - LANDSCAPE PLAN
L-7	BUILDING No.4 - LANDSCAPE PLAN
L-8	BUILDING No.5 - LANDSCAPE PLAN
L-9	BUILDING No.6 - LANDSCAPE PLAN
L-10	BUILDING No.7 - LANDSCAPE PLAN
L-11	BUILDING No.8 - LANDSCAPE PLAN
L-12	BUILDING No.9 - LANDSCAPE PLAN
L-13	BUILDING No.10 - LANDSCAPE PLAN
L-14	BUILDING No.11 - LANDSCAPE PLAN
L-15	BUILDING No.12 - LANDSCAPE PLAN
L-16	CLUBHOUSE BUILDING AND POOL LANDSCAPE PLAN
L-17	SELF STORAGE BUILDING - LANDSCAPE PLAN
L-18	LANDSCAPE DETAILS & SPECIFICATIONS
	CIVIL PLANS
C-1	MASTER PAVING AND DRAINAGE PLAN
C-2	PAVING AND DRAINAGE PLAN - WEST
C-3	PAVING AND DRAINAGE PLAN - EAST
C-4	PAVING AND DRAINAGE DETAILS
C-5	PAVING AND DRAINAGE DETAILS
C-6	PAVING AND DRAINAGE DETAILS
C-7	PAVING AND DRAINAGE DETAILS
C-8	SIGNING AND PAVEMENT MARKINGS PLAN - WEST
C-9	SIGNING AND PAVEMENT MARKINGS PLAN - EAST
C-10	MASTER WATER AND SEWER PLAN
C-11	WATER AND SEWER PLAN - WEST
C-12	WATER AND SEWER PLAN - EAST



LOCATION MAP

SECTION 18 / TOWNSHIP 48 S / RANGE 42 E

LEGAL DESCRIPTION:

THE WEST 330 FEET OF TRACK 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THAT PORTION DEEDED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 23485, PAGE 52. MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE WEST 330 FEET OF TRACT 10 IN BLOCK 89, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "B", TOGETHER WITH THAT PORTION OF PARCEL "C" BOUNDED BETWEEN THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EAST AND WEST LINES PROJECTED SOUTHERLY TO THE SOUTHERLY LINE OF THE PLAT ENTITLED "F & N PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 660 FEET OF TRACK 10, IN BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 18.160 ACRES, MORE OR LESS.

Date: 6/11/2012 Seal:
Approved by: ANTONIO QUEVEDO
Registered Engineer Number: 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

6/11/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Site Plan\110520-COVER001.dgn

PROPERTY OWNER & DEVELOPER:

ST LUCIE INDUSTRIAL PROPERTIES, LLC.
PINEAPPLE GROVE CORPORATE CENTER
101 PINEAPPLE GROVE WAY
DELRAY BEACH, FLORIDA 33444
(561) 330-7000

DEVELOPER:

ALTMAN DEVELOPMENT CORPORATION
1515 SOUTH FRDERAL HIGHWAY, SUITE 300
BOCA RATON, FLORIDA 33432
(561) 997-8661

ATTORNEY:

RUDEN McCLOSKY SMITH SCHUSTER & RUSSEL, P.A.
200 EAST BROWARD BOULEVARD
FT. LAUDERDALE, FLORIDA 33301
(954) 527-2485

PLANNER & CIVIL ENGINEER:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FLORIDA 33486
(561) 392-0221

ARCHITECT (GARDEN APARTMENTS):

STB ARCHITECTS & PLANNERS, INC.
8144 WALNUT HILL LANE, SUITE 460, LB 107
DALLAS, TEXAS 75231
(214) 739-8080

LANDSCAPE ARCHITECT:

MICHAEL J. PETROW & ASSOCIATES, INC.
11210 NORTHWEST 41st STREET
CORAL SPRINGS, FLORIDA 33075
(954) 752-7762

SURVEYOR

SHAH DROTOS & ASSOCIATES.
3410 N ANDREWS AVENUE
POMPANO BEACH, FLORIDA 33064
(954)943-9433

LAND USE DATA TABLE

EXISTING LAND USE: LOW-MEDIUM (10) RESIDENTIAL

ACREAGE:

GROSS SITE AREA:	19.79 AC.
PARCEL A:	16.22 AC. (RESIDENTIAL)
PARCEL B:	2.14 AC. (SELF STORAGE)
PARCEL C:	1.43 AC. (RESTAURANT)

APPROVED UNITS PER LAND USE:

PARCEL A: 16.22 AC. X 10 DU/AC = 162 UNITS

FLEXIBILITY ALLOCATION:

RESIDENTIAL:
PARCEL A: 108 ADDITIONAL RESERVE UNITS

COMMERCIAL:
PARCEL B: 2.14 ACRES (PER 5% COMMERCIAL FLEXIBILITY RULE)
PARCEL C: 1.43 ACRES (PER 5% COMMERCIAL FLEXIBILITY RULE)

PROPOSED DENSITY & DEVELOPMENT:

RESIDENTIAL:
PARCEL A: 270 UNITS / 16.22 AC. = 16.65 DU/AC

COMMERCIAL:
PARCEL B: 116,293 S.F. (GROSS)
PARCEL C: 8,750 S.F. (GROSS)

SITE PLAN DATA TABLE

EXISTING ZONING: P.U.D. (PLANNED UNIT DEVELOPMENT)

SITE AREA INFORMATION:

GROSS SITE AREA:	19.79 AC.	
RIGHT-OF-WAY DEDICATION:	1.70 AC.	
NET SITE AREA:	18.09 AC.	100.0%
BUILDING COVERAGE AREA:	3.57 AC.	19.7%
SIDEWALK AREAS:	1.34 AC.	7.4%
DRIVEWAY & PARKING AREAS:	5.23 AC.	28.9%
COMMON GREEN AREAS:	4.31 AC.	23.8%
LAKE AREA:	2.92 AC.	16.2%
LAKE BANK AREA:	0.71 AC.	4.0%

BUILDING AND UNIT INFORMATION:

RESIDENTIAL USES:

BUILDING TYPE	QTY.	UNITS PER BLDG.	GARAGES	BEDROOM (BR) MIX PER BLDG.
TYPE I	4	30	10	(10) ONE BR (20) TWO BR
TYPE IA	1	27	8	(8) ONE BR (19) TWO BR
TYPE IB	1	30	8	(11) ONE BR (19) TWO BR
TYPE II	3	18	6	(6) ONE BR (12) TWO BR
TYPE III	3	13	10	(1) ONE BR (12) THREE BR
TOTALS	12	270		(80) 1BR - (154) 2BR (36) 3BR

CLUBHOUSE: 4,570 S.F. GROSS (3,985 RECREATIONAL & 585 OFFICES)

COMMERCIAL USES:

BUILDING	DESIGN	TYPE OF USES	SQUARE FOOTAGE
RESTAURANT	1 STORY	7,650 S.F. MAXIMUM CUSTOMER SERVICE AREA	6,300 INTERIOR 2,450 EXTERIOR
SELF STORAGE	4 STORY	113,478 S.F. STORAGE 1,850 S.F. OFFICES 965 S.F. APARTMENT	116,293 (GROSS)

OPEN SPACE CALCULATIONS:

GROSS AREA = 19.79 ACRES X 35% = 6.93 ACRES (OPEN SPACE NEEDED)

DESCRIPTION	PERCENTAGE OF TOTAL	OPEN SPACE CREDIT
COMMON GREEN AREAS	60%	4.16 ACRES
LAKE AREA (PORTION)	40%	2.77 ACRES
TOTAL OPEN SPACE PROVIDED:		6.93 ACRES

PARKING CALCULATIONS

RESIDENTIAL USES:

REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:

UNIT TYPE	GENERATION RATE	TOTAL UNITS	SPACES REQUIRED
ONE (1) BEDROOM	1.50 PER UNIT	80	120
TWO (2) BEDROOM	1.75 PER UNIT	154	270
THREE (3) BEDROOM	2.00 PER UNIT	36	72
GUEST PARKING	10% OF TOTAL SPACES		47
CLUBHOUSE	1.00 PER 200 S.F. (OFFICE ONLY)		3
TOTAL REQUIRED PER P.U.D.:			512
HANDICAP SPACES REQUIRED:			11

PROVIDED PER SITE PLAN:

DESCRIPTION	DIMENSIONS	TOTAL SPACES
COMMON SPACES	9'X18'	290
CLUBHOUSE	9'X18'	3
GARAGE SPACES	10'X20'	104
TANDEM DRIVEWAY SPACES	9'X18" (MIN)	104
HANDICAP SPACES PROVIDED:		11
TOTAL PROVIDED PER SITE PLAN:		512

COMMERCIAL USES:

REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:

UNIT TYPE / USE	GENERATION RATE	TOTAL S.F.	SPACES REQUIRED
RESTAURANT			
SERVICE AREA	1 PER 150 S.F.	6,750	45
NON-SERVICE	1 PER 300 S.F.	2,000	7
TOTAL REQUIRED PER P.U.D.:			52
HANDICAP SPACES REQUIRED:			3
SELF STORAGE			
STORAGE AREA	1 PER 10,000 S.F.	113,478	12
OFFICE AREA	1 PER 1,000 S.F.	1,850	2
APARTMENT	1 PER UNIT	1	1
TOTAL REQUIRED PER P.U.D.:			15
HANDICAP SPACES REQUIRED:			1

PROVIDED PER SITE PLAN:

DESCRIPTION	DIMENSIONS	TOTAL SPACES
RESTAURANT	9'X18'	52 *
SELF STORAGE	9'X18'	15

HANDICAP PARKING SPACES:

DESCRIPTION	DIMENSIONS	TOTAL SPACES
RESTAURANT	12'X18'	3 *
SELF STORAGE	12'X18'	1

* NINETEEN (19) REGULAR PARKING SPACES CURRENTLY SHOWN ON SITE PLAN. REMAINING REQUIRED SPACES TO BE INSTALLED DURING THE CONSTRUCTION OF THE PROPOSED FUTURE RESTAURANT BUILDING.

GENERAL SITE PLAN NOTES:

1. COMMON OPEN SPACE AND PUBLIC AND RECREATIONAL FACILITIES SHALL BE INCLUDED IN THE PUD PLAN AND FULLY IMPROVED BY THE DEVELOPER. IMPROVEMENTS INCLUDING PRIVATE OR PUBLIC PARKS, POOLS, RECREATIONAL CENTERS OR OTHER FACILITIES SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE RESIDENTIAL DWELLINGS. IMPROVEMENTS SHALL BE COMPLETE PRIOR TO THE FIRST RESIDENTIAL CERTIFICATE OF OCCUPANCY FOR WHICH THE IMPROVEMENTS ARE ASSOCIATED AS APPROVED BY THE PLANNING AND ZONING BOARD.

2. THE PERIMETER BERM ALONG THE NORTH PROPERTY LINE IS TO BE CONSTRUCTED BEFORE THE VERTICAL CONSTRUCTION PHASE CAN BEGIN ON BUILDINGS No. 6, 7, 8, 9, 10 & 11.

3. THE WETLAND PLANTINGS SHOWN ON THE SITE PLAN ARE BEING CREATED BY PROPERTY OWNER ON A VOLUNTARY BASIS. PURSUANT TO BROWARD COUNTY CODE SECTION 27-341, THE PROPERTY OWNER MAY REMOVE THE WETLAND PLANTINGS IN THE FUTURE AT THEIR DISCRETION WITHOUT ANY REQUIRED MITIGATION. THE WETLAND PLANTINGS WERE NOT INCLUDED IN THE OVERALL SITE DATA OR LANDSCAPING CALCULATIONS.

NO.	DATE	BY	REVISION
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	A.Q.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number: 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

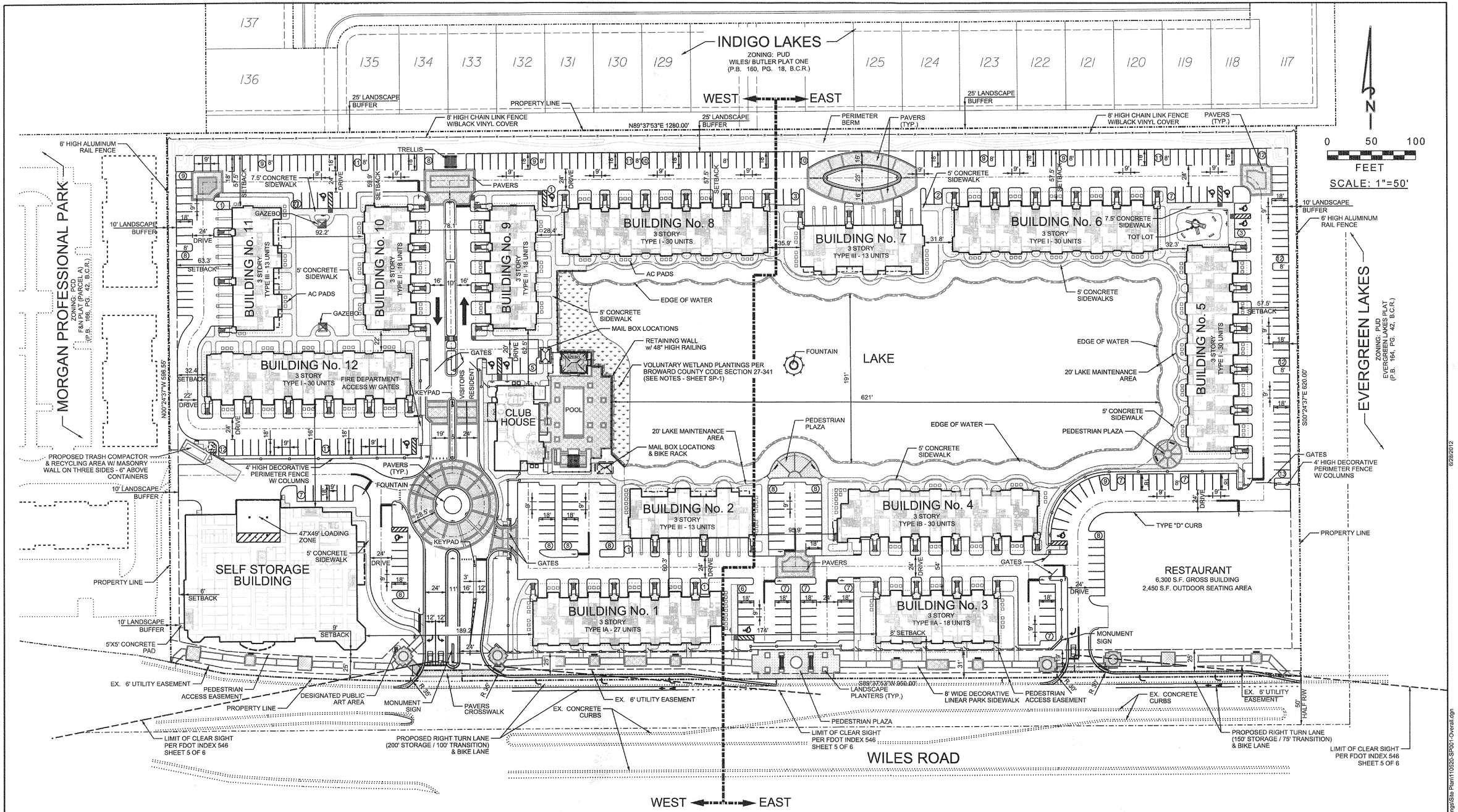
SITE DATA INFORMATION

PROJECT NUMBER 1105-20

SHEET NUMBER SP-1

6/11/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Site Plan\1105-20-SPDATA001.dgn



NO.	DATE	BY	REVISION
5	6/28/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
4	4/30/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
3	3/6/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

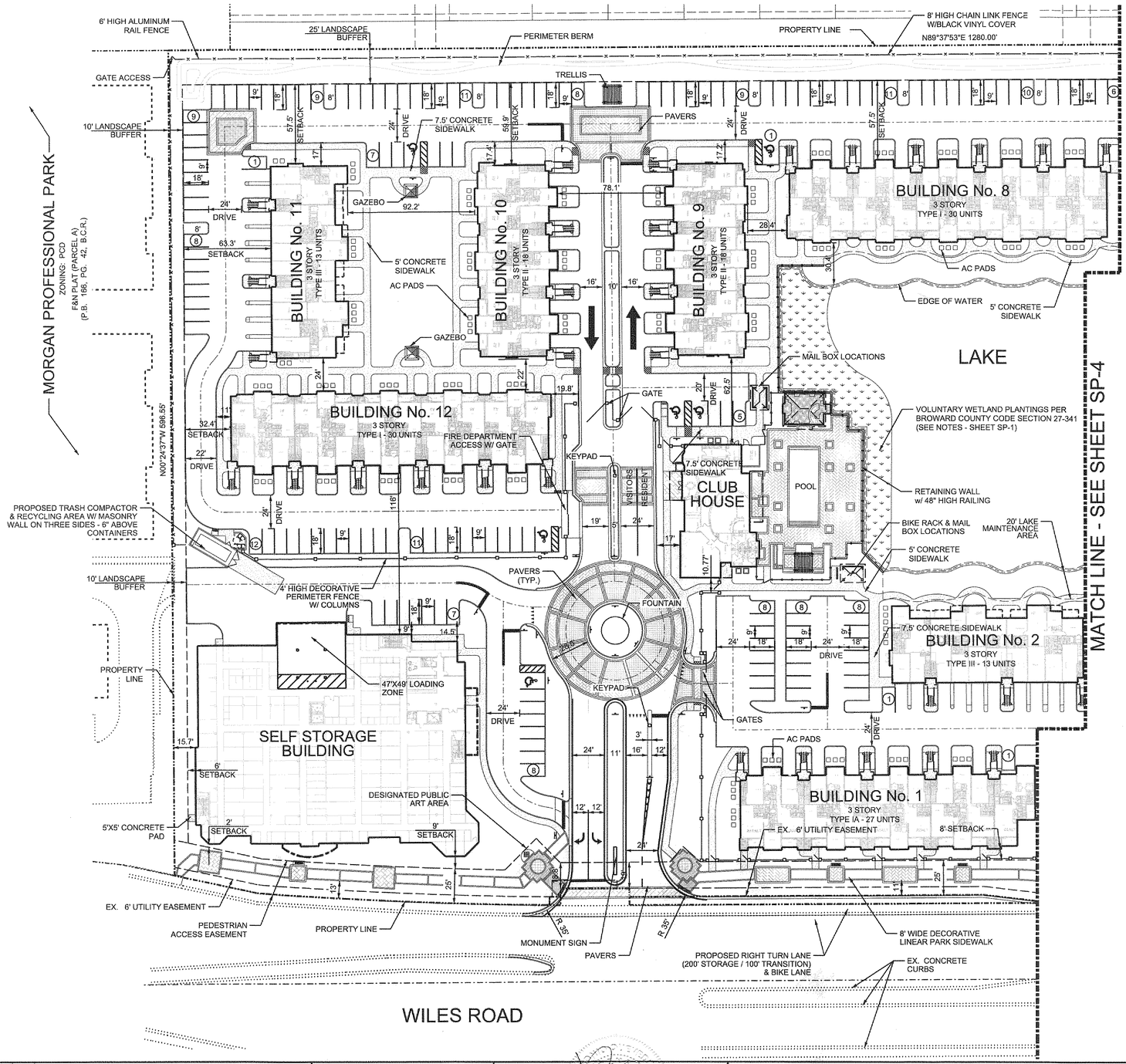
Approved by: ANTONIO QUEVEDO Date: 6/28/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO
OVERALL MASTER SITE PLAN

PROJECT NUMBER 1105-20
SHEET NUMBER SP-2

6/28/2012
Z:\Projects\2011\1105-20 Bel Lago\Drawings\Site Plan\110520-SP001-Overall.dgn



NO.	DATE	BY	REVISION
4	6/28/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
3	4/30/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/28/2012
Registered Engineer Number 54571
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

SITE PLAN - WEST

PROJECT NUMBER 1105-20
SHEET NUMBER SP-3

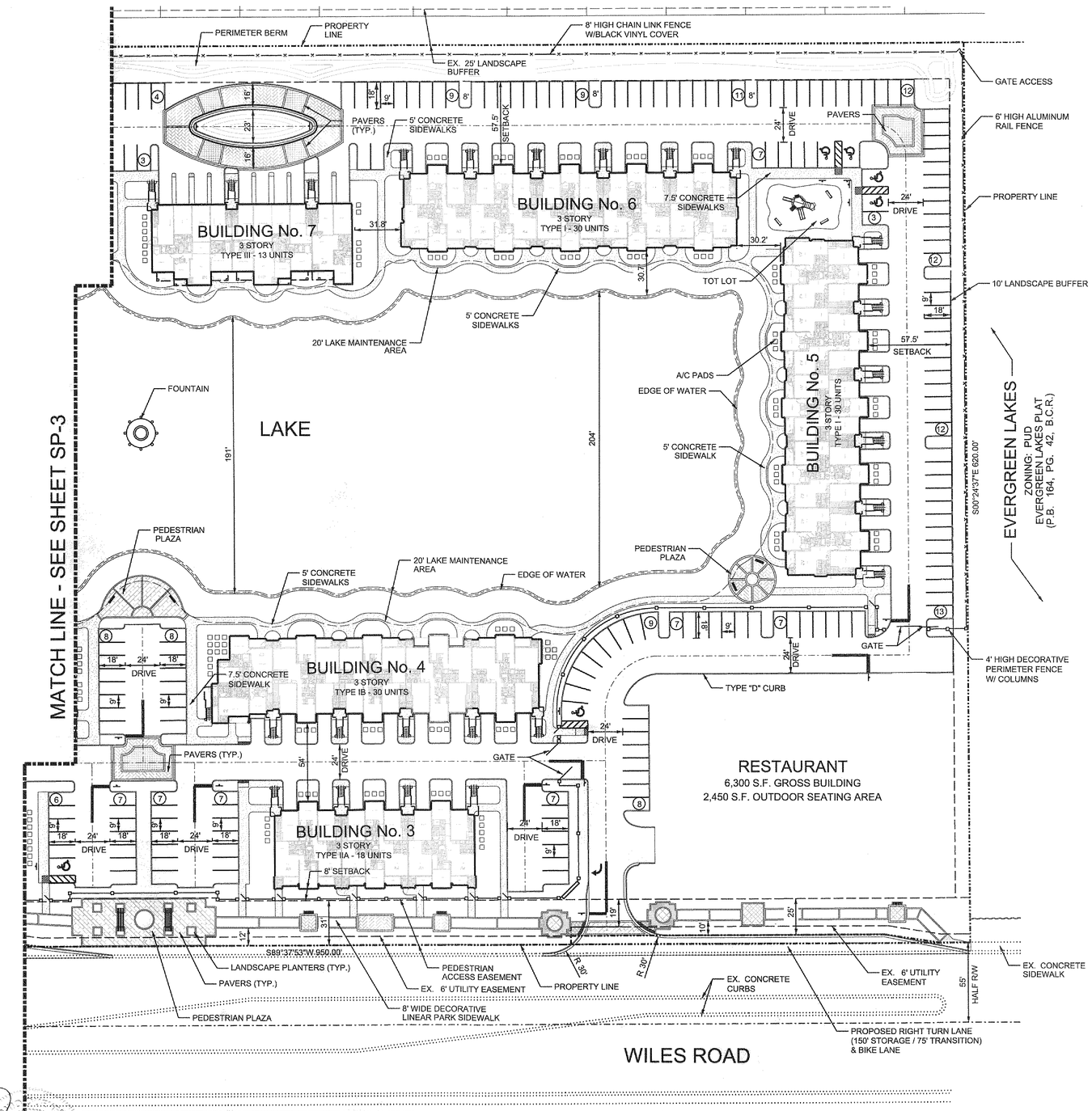
6/28/2012

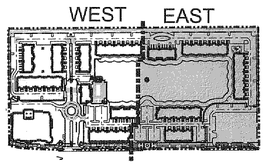
Z:\Projects\2011\1105-20 Bel Lago\Drawings\Site Plan\1105-20-SP001-West.dgn

N

0 40 80
FEET

SCALE: 1"=40'





KEY MAP
N.T.S.

NO.	DATE	BY	REVISION
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

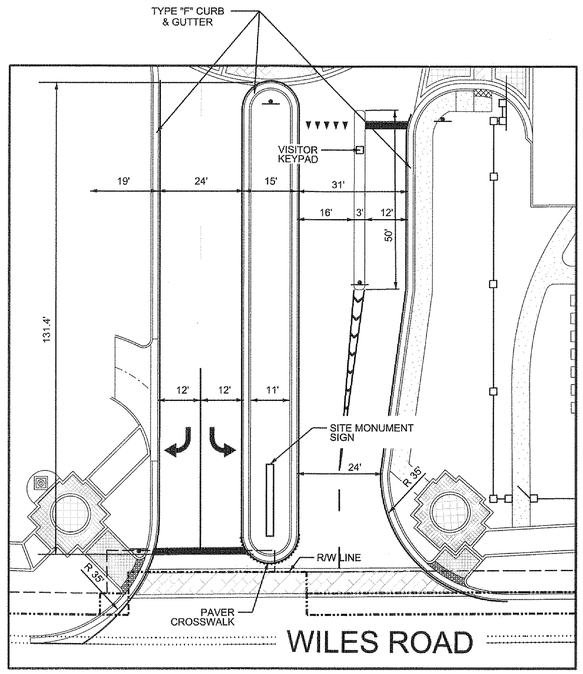
Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO
SITE PLAN - EAST

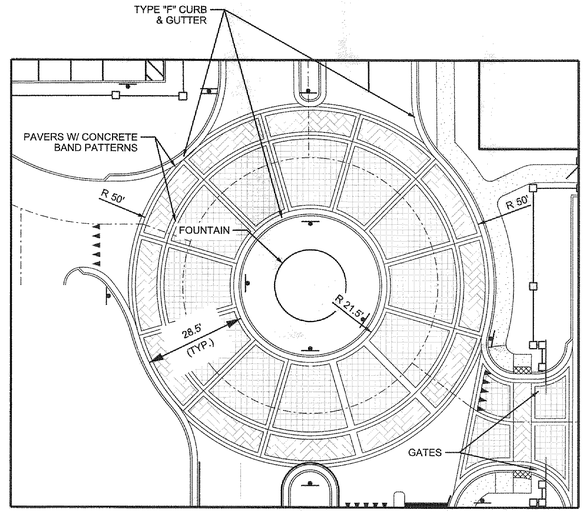
PROJECT NUMBER 1105-20
SHEET NUMBER SP-4

6/11/2012
Z:\Projects\2011\1105-20 Bel Lago\Drawings\Site Plan\110520-SP001-East.dgn



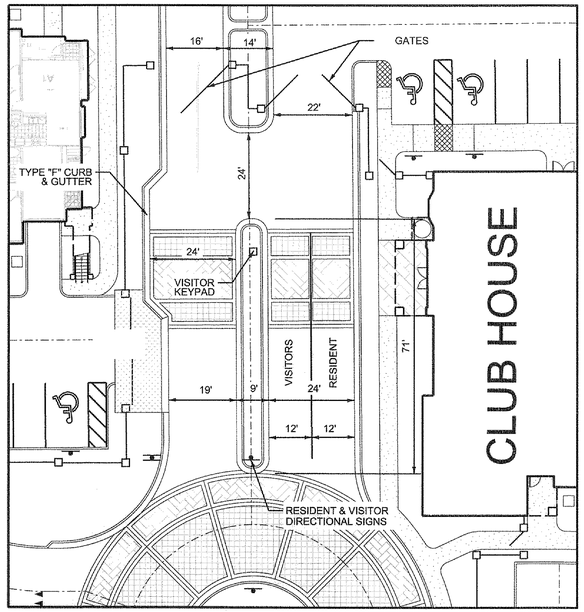
MAIN ENTRANCE @ WILES ROAD

SCALE: 1"=20'



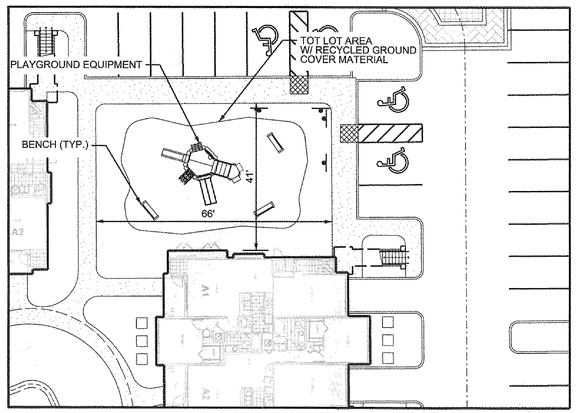
ROUND-A-BOUT

SCALE: 1"=20'



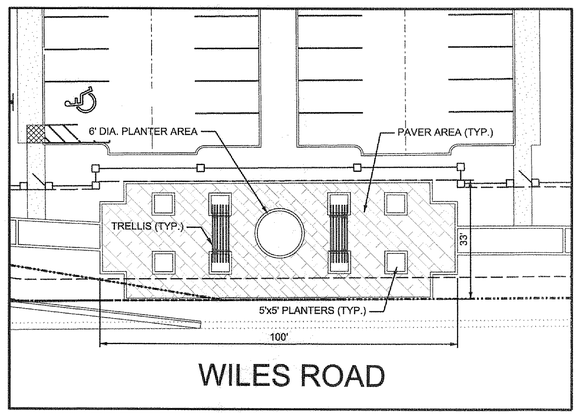
MAIN RESIDENTIAL ENTRANCE

SCALE: 1"=20'



TOT LOT AREA

SCALE: 1"=20'



PEDESTRIAN PLAZA @ WILES ROAD

SCALE: 1"=20'

NO.	DATE	BY	REVISION
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	A.Q.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

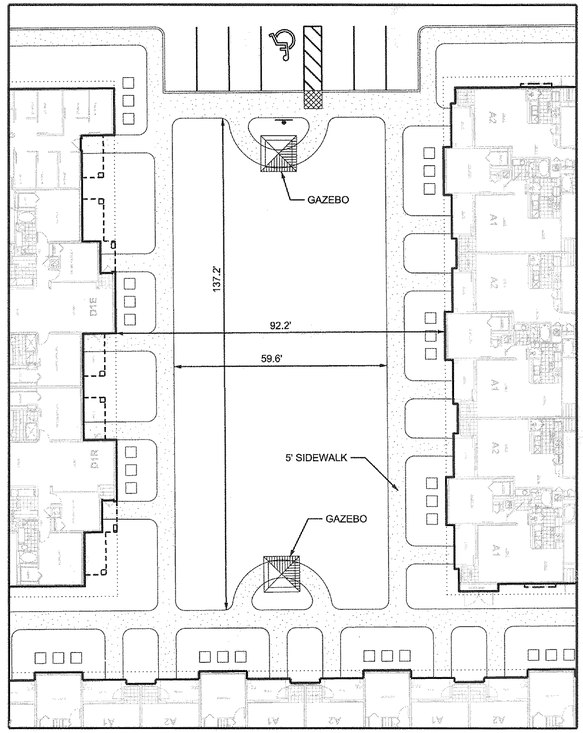
Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO
SITE PLAN DETAILS

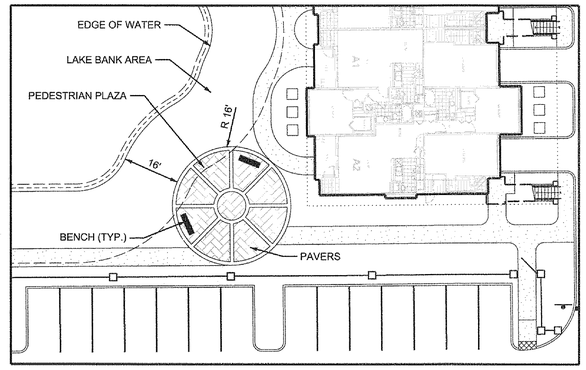
PROJECT NUMBER 1105-20
SHEET NUMBER SP-5

6/11/2012
Z:\Projects\2011\1105-20 Bel Lago\Drawings\Site Plan\110520-SPDETAILS.dgn



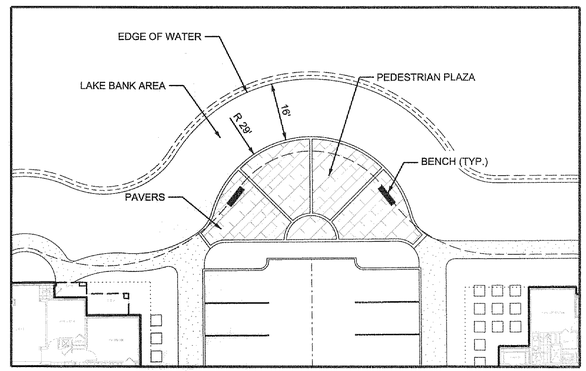
COURTYARD AREA

SCALE: 1"=20'



EAST PEDESTRIAN PLAZA @ LAKE

SCALE: 1"=20'



CENTER PEDESTRIAN PLAZA @ LAKE

SCALE: 1"=20'

6/11/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Site Plan\1105020-SPDETAILS.dgn

NO.	DATE	BY	REVISION
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	A.Q.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

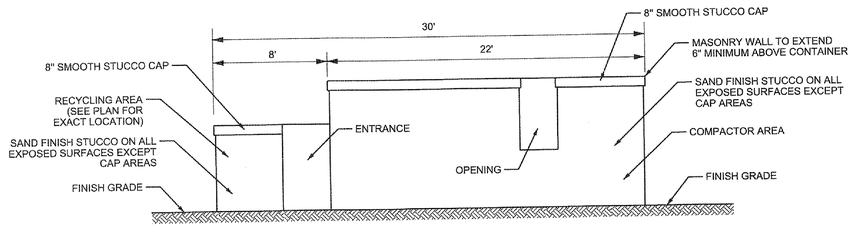
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

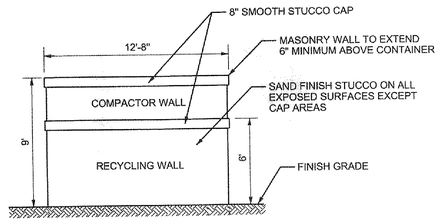
SITE PLAN DETAILS

PROJECT NUMBER 1105-20

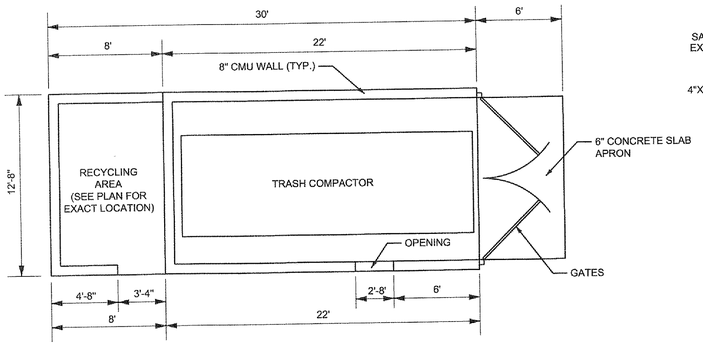
SHEET NUMBER SP-6



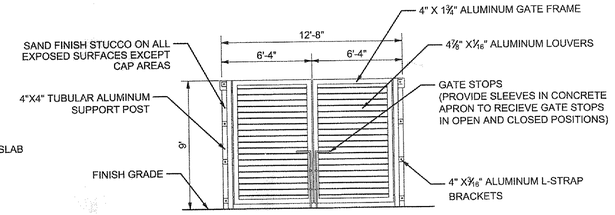
SIDE ELEVATION



REAR ELEVATION



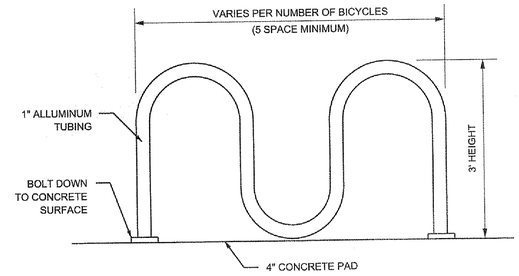
PLAN VIEW



FRONT GATE ELEVATION

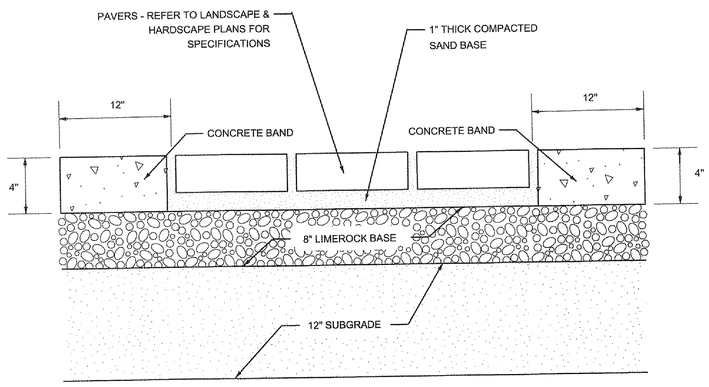
TRASH COMPACTOR ENCLOSURE DETAILS

N.T.S.



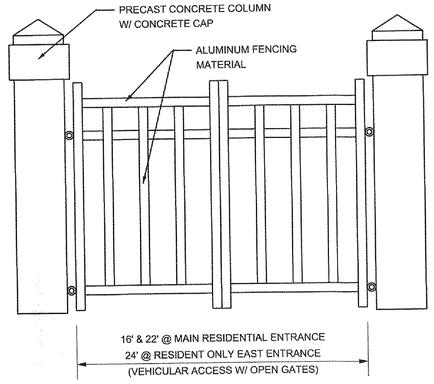
BIKE RACK DETAIL

N.T.S.



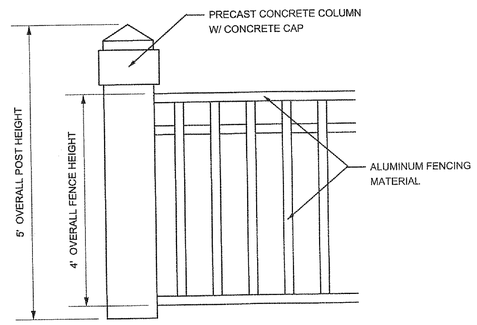
PAVER DETAIL

N.T.S.



ENTRANCE FENCE DETAIL

N.T.S.



PERIMETER FENCE DETAIL

N.T.S.

NO.	DATE	BY	REVISION
3	4/30/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	A.Q.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 8/11/2012
Registered Engineer Number 59471
State of Florida

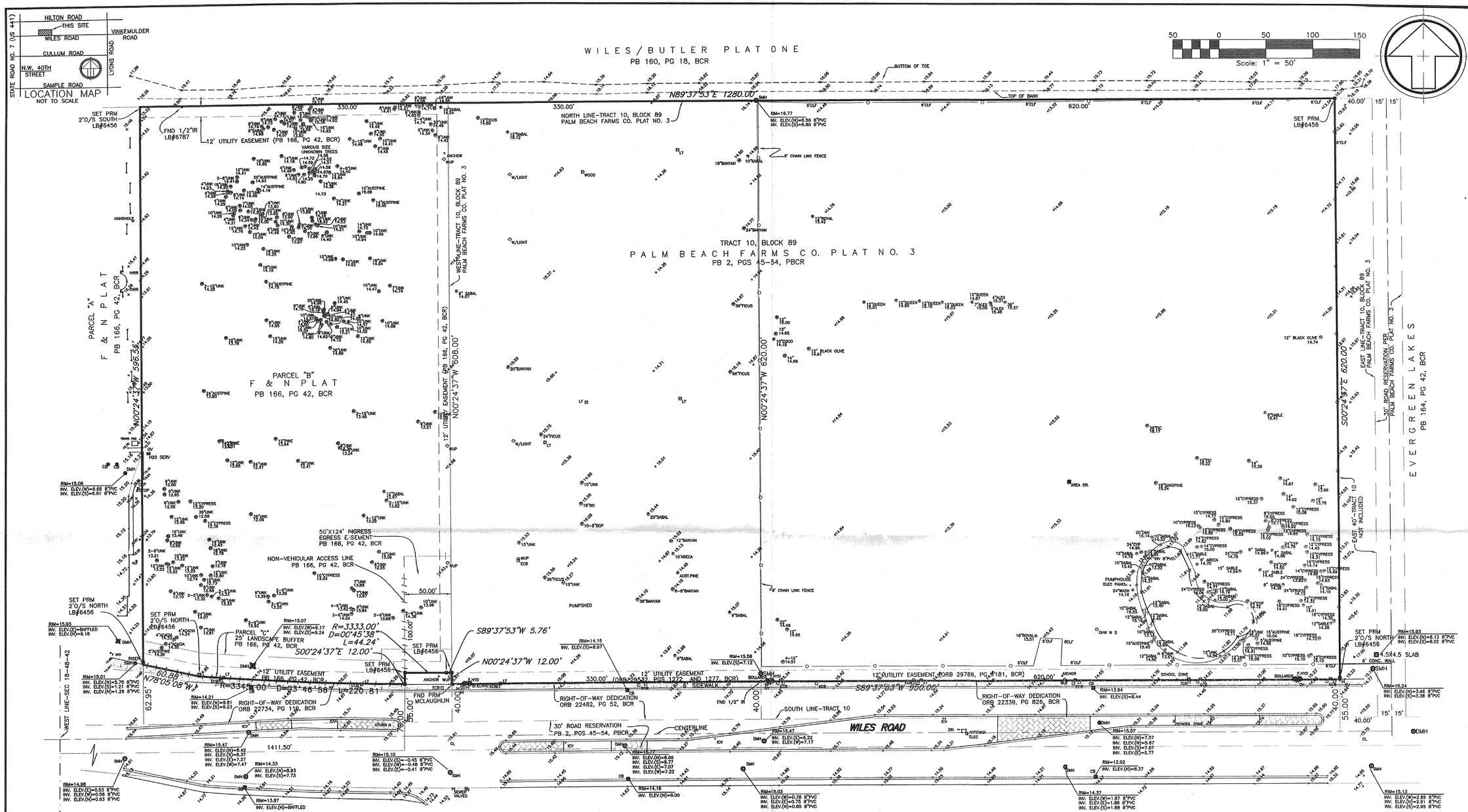
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO
SITE PLAN DETAILS

PROJECT NUMBER 1105-20
SHEET NUMBER SP-7

8/11/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Site Plan\1105-20-SPDETAILS.dgn



LAND DESCRIPTION:

THE EAST 660 FEET OF TRACT 10, IN BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF.

TOGETHER WITH:

THE WEST 330 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THAT PORTION DEEDED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 23482, PAGE 52, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE WEST 330 FEET OF TRACT 10 IN BLOCK 89, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "B", TOGETHER WITH THAT PORTION OF PARCEL "C" BOUNDED BETWEEN THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EAST AND WEST LINES PROJECTED SOUTHERLY TO THE SOUTHERLY LINE OF THE PLAT ENTITLED "F & N PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 18.160 ACRES, MORE OR LESS.

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOC., P.A. FOR RIGHTS-OF-WAY EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, THIS SURVEY IS BASED UPON A TITLE COMMITMENT ISSUED BY ATTORNEYS' TITLE INSURANCE FUND, INC., DATED DECEMBER 6, 2007 (COMMITMENT NUMBER C-3187964)

PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:

- ROAD, DIKE AND DITCH RESERVATIONS AND DEDICATIONS PROVIDED FOR ON THE THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (ROAD RESERVATION PLOTTED ON SURVEY).

- EASEMENT RECORDED IN ORB 29786, PG 1181, BCR. PLOTTED ON SURVEY.

- EASEMENT RECORDED IN ORB 29532, PG 1277, BCR. PLOTTED ON SURVEY.

- RESOLUTION RECORDED IN ORB 29532, PG 1272, BCR. PLOTTED ON SURVEY.

- AGREEMENT RECORDED IN ORB 20912, PG 528, BCR. NOT A PLOTTABLE ITEM.

- AGREEMENT RECORDED IN ORB 29366, PG 586 AND AMENDED IN ORB 34684, PG 682, BCR. AMENDED IN ORB 40179, PG 23. NOT A PLOTTABLE ITEM.

- AGREEMENT FOR AMENDMENT OF NOTATION OF PLAT RECORDED IN ORB 34684, PG 748, BCR. NOT A PLOTTABLE ITEM

- ROAD IMPACT FEE AGREEMENT RECORDED IN ORB 34684, PG 672, BCR. NOT A PLOTTABLE ITEM.

- ROAD, DIKE AND DITCH RESERVATIONS AND DEDICATIONS PROVIDED FOR ON THE THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (ROAD RESERVATION PLOTTED ON SURVEY).

- RESOLUTION NO. 2001-145 OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED IN ORB 32498, PG 315, BCR. NOT A PLOTTABLE ITEM.

- ORDINANCE OF BROWARD COUNTY FLORIDA NO. 2002-61, RECORDED IN ORB 34145, PG 1891, BCR. NOT A PLOTTABLE ITEM.

2. UNDERGROUND FOUNDATIONS AND INSTALLATIONS-NOT LOCATED.

3. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).

4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. SAID ELEVATIONS ARE BASED UPON BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 3201, SQUARE CUT ON WEST END OF HEADWALL CONTROL STRUCTURE. WEST SIDE OF ENTRANCE TO TURTLE RUN SOUTH SIDE OF WILES ROAD. 0.25 MILE WEST OF US 441 ELEVATION=15.178'

5. TREE SPECIES SHOULD BE VERIFIED BY A LANDSCAPE ARCHITECT OR OTHER QUALIFIED PERSON IN THIS FIELD.

6. FLOOD ZONE INFORMATION:

COMMUNITY NO.:	120031
PANEL NO.:	0115 F
ZONE:	X
BASE FLOOD ELEV.	N/A
DATE OF MAP:	8/18/92
DATE OF INDEX:	10/2/97

SURVEY UPDATED: FEBRUARY 03, 2011
SURVEY UPDATED: JUNE 22, 2009
SURVEY UPDATED: SEPTEMBER 4, 2008
SURVEY DATE: NOVEMBER 14, 2005
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

REVISIONS

DATE	BY	DESCRIPTION
12/19/05	BJA	ADDED SURVEY INFO FROM FIELD NOTES
01/09/08	BJA	RE-CERTIFIED SURVEY
04/01/08	BJA	UP-DATE SURVEY
07/28/08	MG	UP-DATE SURVEY PRM LOCATIONS
09/24/08	MG	UP-DATE SURVEY
06/22/09	MDR	UP-DATE SURVEY
02/03/11	MDR	UP-DATE SURVEY

SHAH DROTOS & ASSOCIATES
ENGINEERING | SURVEYING | PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MDR

CHECKED BY: MDR

DESIGNED BY:

APPROVED BY:

SCALE: 1"=50'

PARCEL "B" AND PORTION OF PARCEL "C", F & N PLAT TOGETHER WITH A PORTION OF TRACT 10, BLK 89, PALM BEACH FARMS CO. PLAT NO. 3
CITY OF COCONUT CREEK, BROWARD COUNTY, FL

BOUNDARY AND TOPOGRAPHIC SURVEY

SEAL

FOR THE FIRM, BY:

Michael D. Rose
JUL 20 2012

MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REG No. 3998

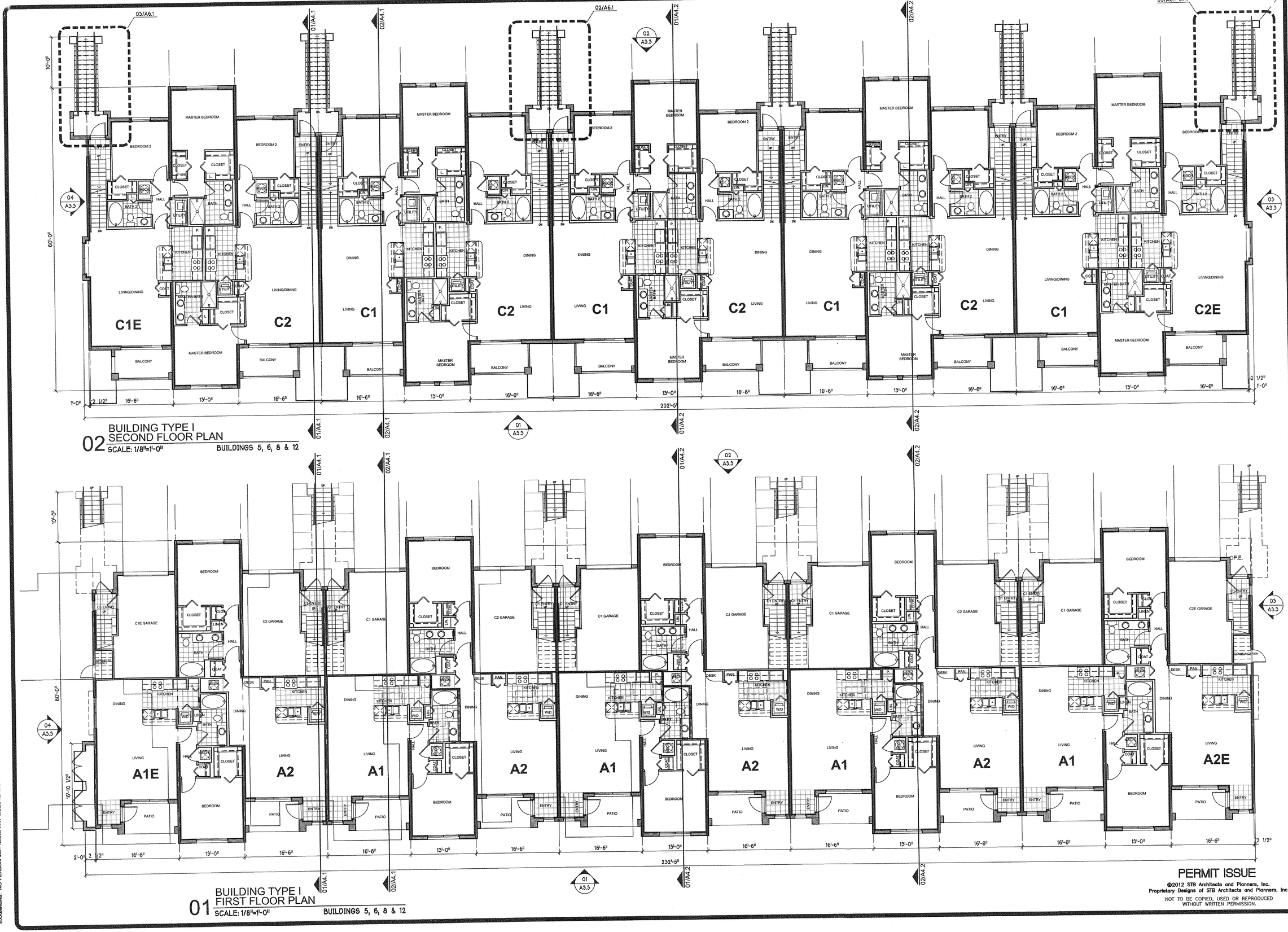
DATE: NOVEMBER 2005

JOB NO. 0778A.00

SHEET 1 OF 1

X:\Civil\Survey\OTTERBOO WILES ROAD\BOUNDARY\OTTERBR.dwg ROADWAY, 11/20/2012 1:56:17 PM, mroe

THIS ELECTRONIC DRAWING FILE IS PREPARED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL TEX. ARCH. REG. NO. 3495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THE ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 1.104(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECTS EXPRESSED WRITTEN PERMISSION



02 BUILDING TYPE I SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12

01 BUILDING TYPE I FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

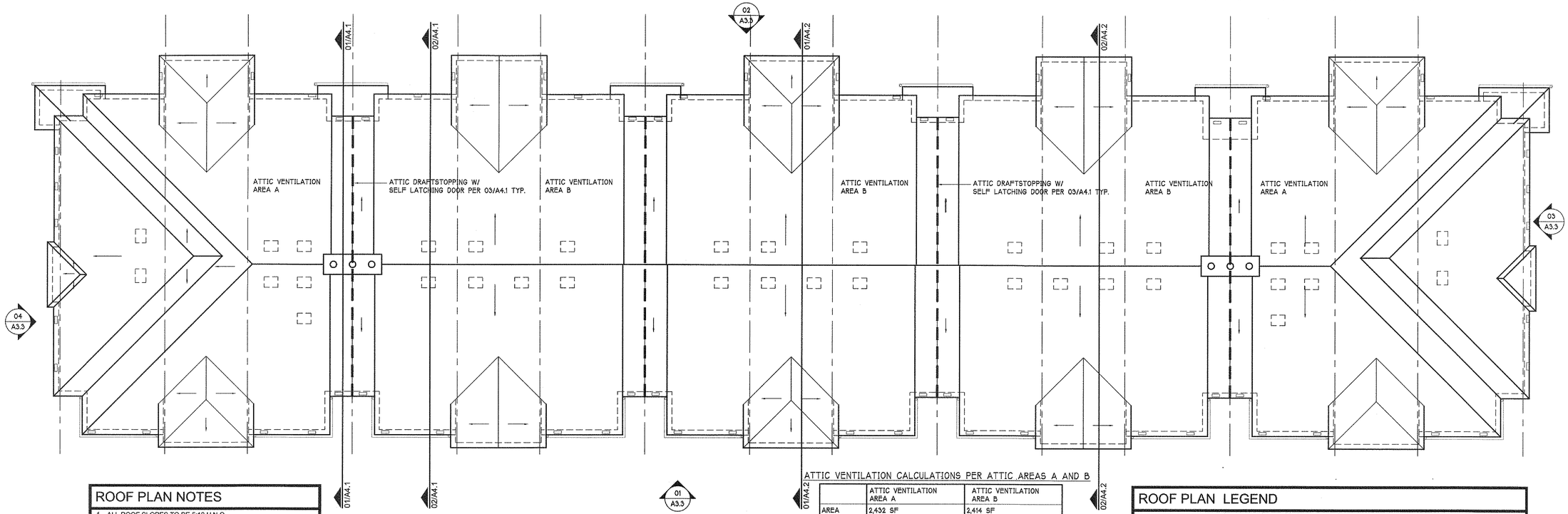
BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

CARRIAGE HOMES
APARTMENTS

revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

sheet number: A3.1



ROOF PLAN NOTES

1. ALL ROOF SLOPES TO BE 5:12 U.N.O.
2. ALL ROOF OVERHANGS TO BE 9 1/2" U.N.O.
3. ATTIC ACCESS PANELS TO BE 22" X 36" WITH A 30" VERTICAL CLEARANCE. REF. UNIT PLANS FOR LOCATION.
4. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS
5. ALL FLOOR AND ROOF TRUSS WILL BE DESIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATED OF FLORIDA
6. PROVIDE 5" PRE-FISNISHED ALUM. GUTTERS W/ DOWNSPOUTS

02 BUILDING TYPE I ROOF PLAN

SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12

ATTIC VENTILATION CALCULATIONS PER ATTIC AREAS A AND B

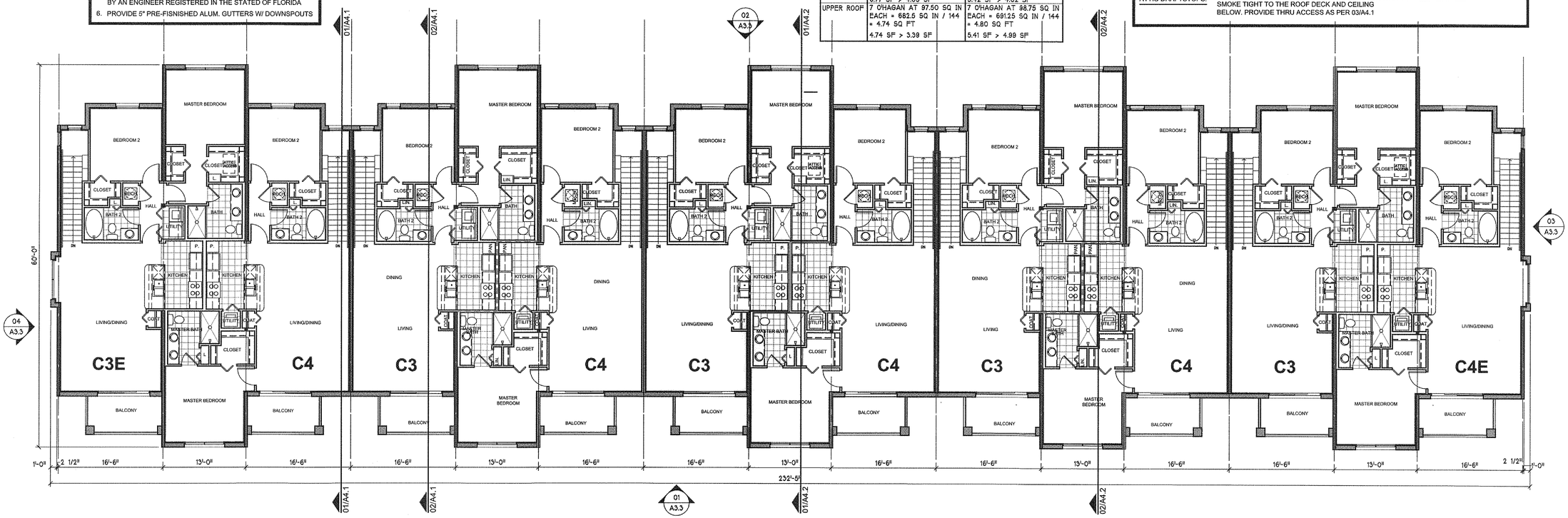
	ATTIC VENTILATION AREA A	ATTIC VENTILATION AREA B
AREA	2,432 SF	2,414 SF
AREA/300	8.11 SF	8.05 SF
AREA/2 FOR EAVE: UPPER ROOF:	8.11/2 = 4.05 SF 8.11/2 = 4.05 SF	8.05/2 = 4.02 SF 8.05/2 = 4.02 SF
EAVE:	15 VENTS WITH 0.45 SQ FT EACH = 6.77 SQ FT 6.77 SF > 4.05 SF	12 VENTS WITH 0.45 SQ FT EACH = 5.42 SF 5.42 SF > 4.02 SF
UPPER ROOF	7 O'HAGAN AT 97.50 SQ IN EACH = 682.5 SQ IN / 144 = 4.74 SQ FT 4.74 SF > 3.38 SF	7 O'HAGAN AT 98.75 SQ IN EACH = 691.25 SQ IN / 144 = 4.80 SQ FT 5.41 SF > 4.98 SF

ROOF PLAN LEGEND

UPPER VENTING: O'HAGIN CONCRETE VENT WITH SECONDARY VENT COVER AND 98.75 SQ IN NFVA MINIMUM; PLACE VENTS A MINIMUM OF 24" AWAY FROM HIPS, RIDGES AND VALLEYS SO THAT A FULL COURSE OF TILES CAN BE INSTALLED ABOVE THE VENT ASSEMBLIES.

LOWER VENTING: 5" x 14" SCREENED SOFFIT VENTS WITH 65 SQ. IN. NFVA MINIMUM.

ATTIC DRAFTSTOPS: DRAFSTOPS SHALL BE 5/8" GYPSUM SHEATHING; FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. PROVIDE THRU ACCESS AS PER 03/A4.1



01 BUILDING TYPE I THIRD FLOOR PLAN

SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC. JERRY W. STEWART PRINCIPAL TEX. ARCH. REG. NO. 3456 ON MARCH 16, 2012 WHO MAINTAINS THE ORIGINAL FILE. THE ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 1.206(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION. MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx 75231
(214) 739-8080 fax (214) 739-8084

7-19-12

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

CARRIAGE HOMES
APARTMENTS

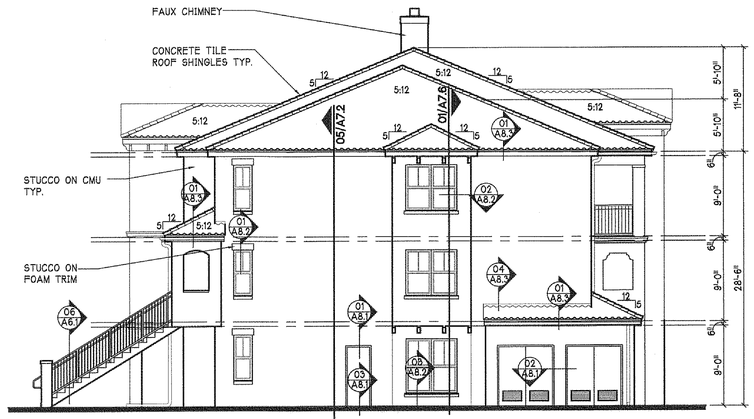
revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

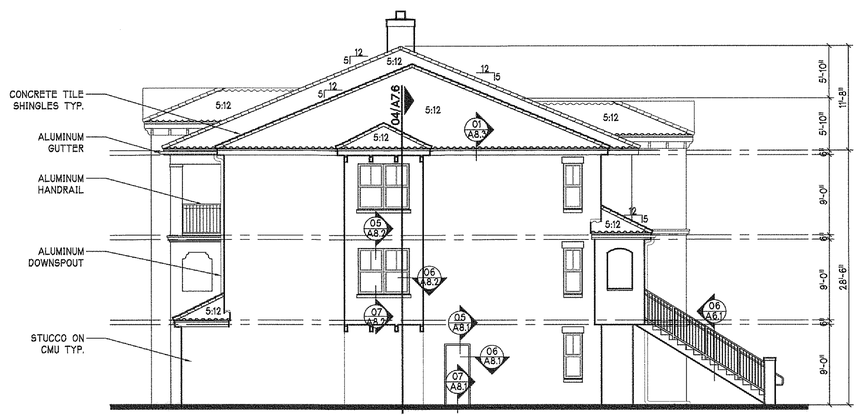
sheet number: A3.2

01 VIEW SIDE BUILDING TYPE I
SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12

02 GARAGE SIDE BUILDING TYPE I
SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12



03 BUILDING TYPE I LEFT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12



04 BUILDING TYPE I RIGHT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 3495 ON MARCH 12, 2012 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 1.104(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

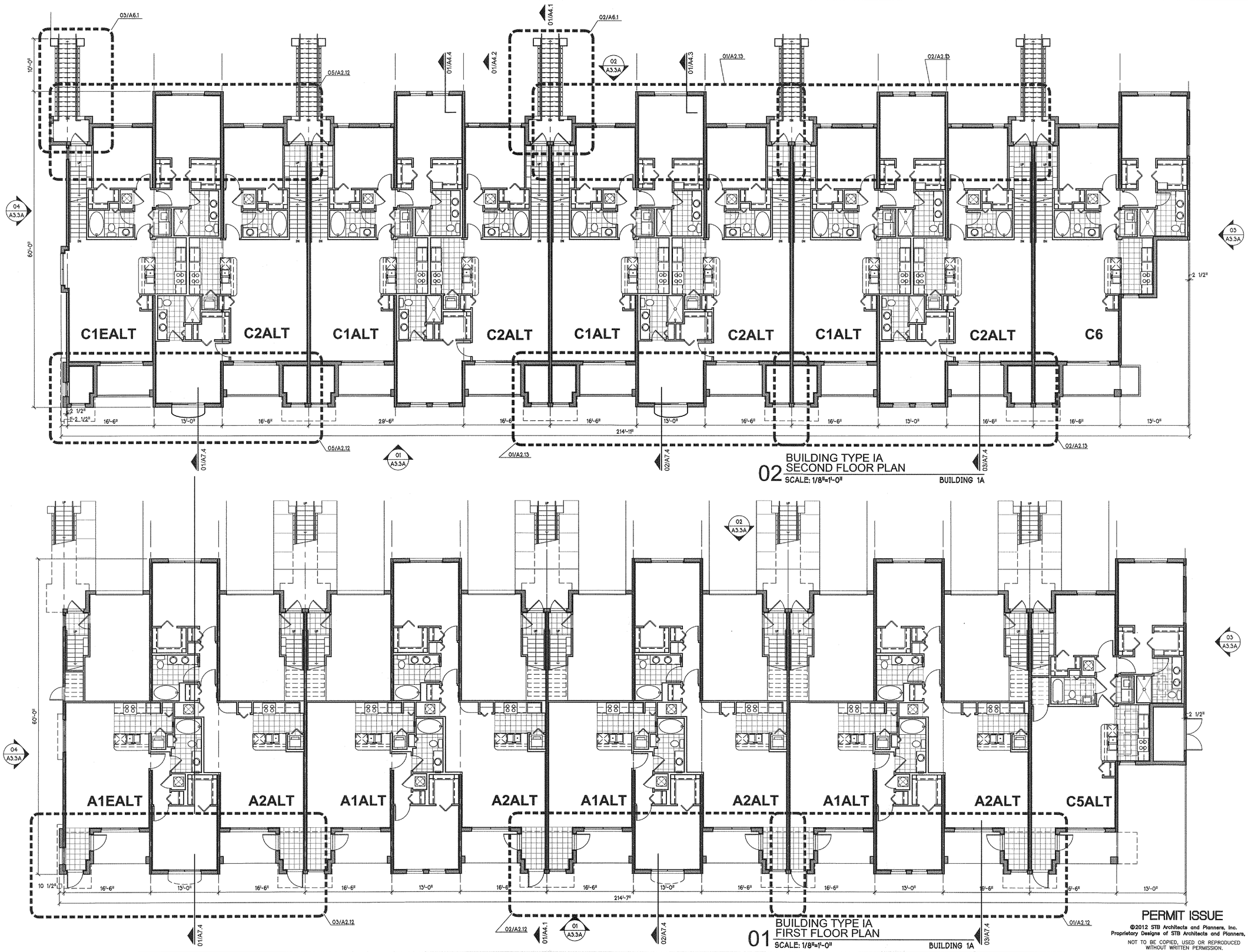
CARRIAGE HOME APARTMENTS

revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

sheet number: A3.3

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL, TEX. ARCH. REG. NO. 3495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 1.104(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



02 BUILDING TYPE IA SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
BUILDING 1A

01 BUILDING TYPE IA FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
BUILDING 1A

PERMIT ISSUE
©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

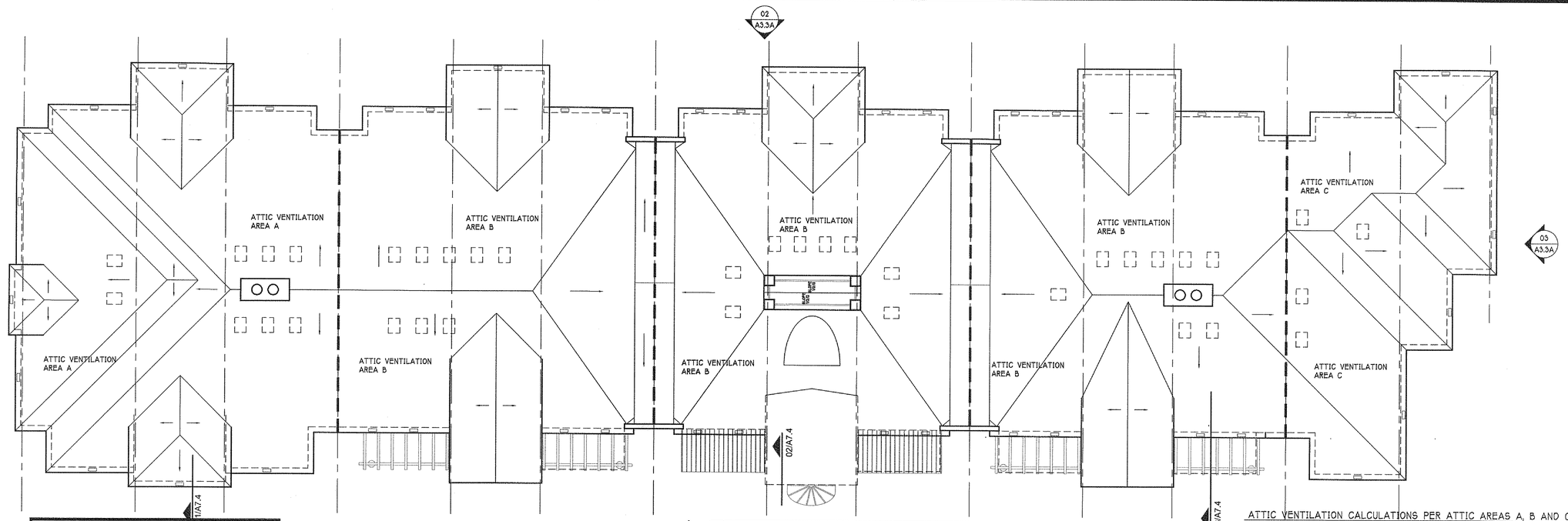
3-19-12

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOME APARTMENTS

revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

sheet number: A3.1A



ROOF PLAN NOTES

1. ALL ROOF SLOPES TO BE 5:12 U.N.O.
2. ALL ROOF OVERHANGS TO BE 9 1/2" U.N.O.
3. ATTIC ACCESS PANELS TO BE 22" X 36" WITH A 30" VERTICAL CLEARANCE. REF. UNIT PLANS FOR LOCATION.
4. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS
5. ALL FLOOR AND ROOF TRUSS WILL BE DESIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATED OF FLORIDA
6. PROVIDE 5" PRE-FISNISHED ALUM. GUTTERS W/ DOWNSPOUTS

02 BUILDING TYPE IA ROOF PLAN

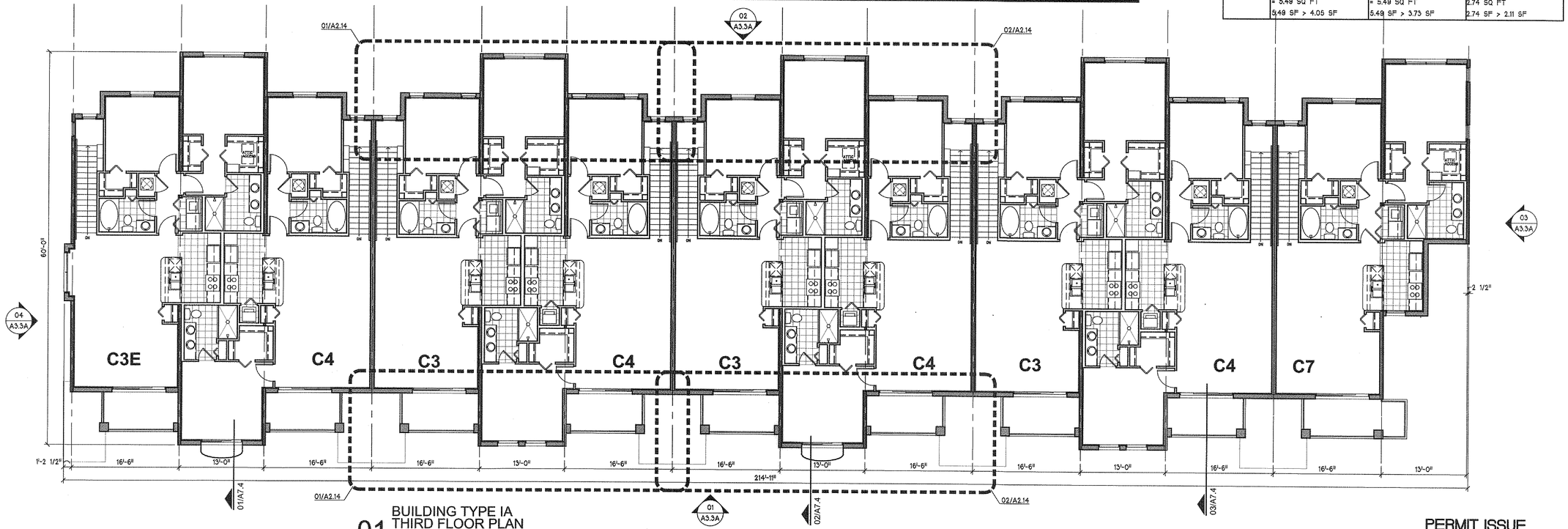
SCALE: 1/8"=1'-0" BUILDING 1

ROOF PLAN LEGEND

UPPER VENTING:	O'HAGIN CONCRETE VENT WITH SECONDARY VENT COVER AND 98.75 SQ IN NFVA MINIMUM; PLACE VENTS A MINIMUM OF 24" AWAY FROM HIPS, RIDGES AND VALLEYS SO THAT A FULL COURSE OF TILES CAN BE INSTALLED ABOVE THE VENT ASSEMBLIES.
LOWER VENTING:	5" x 14" SCREENED SOFFIT VENTS WITH 65 SQ. IN. NFVA MINIMUM.
ATTIC DRAFTSTOPS:	DRAFSTOPS SHALL BE 5/8" GYPSUM SHEATHING; FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. PROVIDE THRU ACCESS AS PER 03/A4.1

ATTIC VENTILATION CALCULATIONS PER ATTIC AREAS A, B AND C

	ATTIC VENTILATION AREA A	ATTIC VENTILATION AREA B	ATTIC VENTILATION AREA C
AREA	2,432 SF	2,236 SF	1,268 SF
AREA/300	8.11 SF	7.54 SF	4.23 SF
AREA/2 FOR EAVE:	8.11/2 = 4.05 SF	7.54/2 = 3.73 SF	4.23/2 = 2.11 SF
UPPER ROOF:	8.11/2 = 4.05 SF	7.54/2 = 3.73 SF	4.23/2 = 2.11 SF
EAVE:	9 VENTS WITH 0.45 SQ FT EACH = 4.06 SF 4.06 SF > 4.05 SF	9 VENTS WITH 0.45 SQ FT EACH = 4.06 SF 4.06 SF > 3.73 SF	7 VENTS WITH 0.45 SQ FT EACH = 3.16 SF 3.16 SF > 2.11 SF
UPPER ROOF	8 O'HAGAN AT 97.50 SQ IN EACH = 780.0 SQ IN / 144 = 5.49 SQ FT 5.49 SF > 4.05 SF	8 O'HAGAN AT 98.75 SQ IN EACH = 790.0 SQ IN / 144 = 5.49 SQ FT 5.49 SF > 3.73 SF	4 O'HAGAN AT 98.75 SQ IN EACH = 395 SQ IN / 144 = 2.74 SQ FT 2.74 SF > 2.11 SF



01 BUILDING TYPE IA THIRD FLOOR PLAN

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

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

7-19-12

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

CARRIAGE HOMES
APARTMENTS

revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

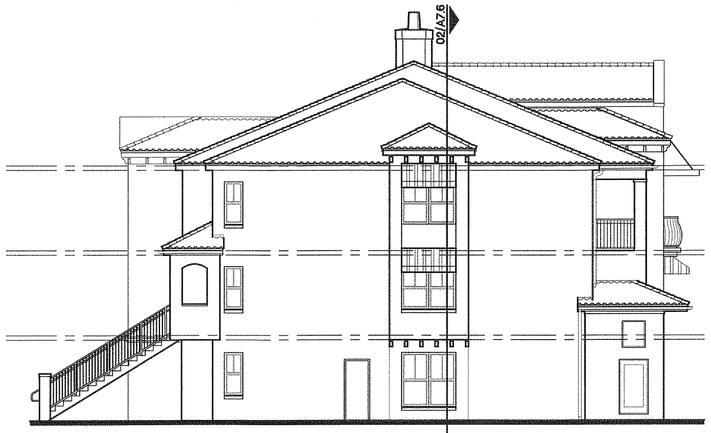
sheet number: A3.2A

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL TEX. ARCH. REG. NO. 3495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 1.104(II) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEXAS REG. NO. 3495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 1.109(F), OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.

01 BUILDING TYPE IA
FRONT ELEVATION
SCALE: 1/8"=1'-0" BUILDING 1

02 BUILDING TYPE IA
REAR ELEVATION
SCALE: 1/8"=1'-0" BUILDING 1



03 BUILDING TYPE IA
LEFT END ELEVATION
SCALE: 1/8"=1'-0" BUILDING 1

04 BUILDING TYPE IA
RIGHT END ELEVATION
SCALE: 1/8"=1'-0" BUILDING 1

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

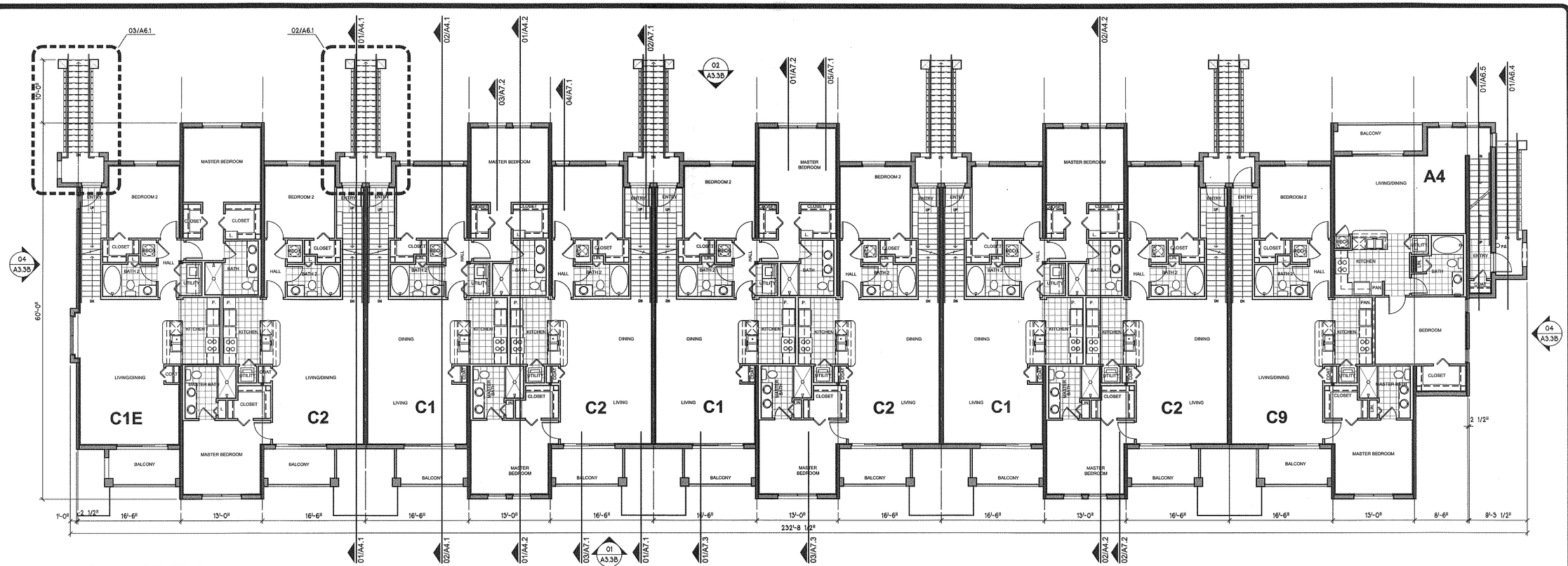
CARRIAGE HOME
APARTMENTS

revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

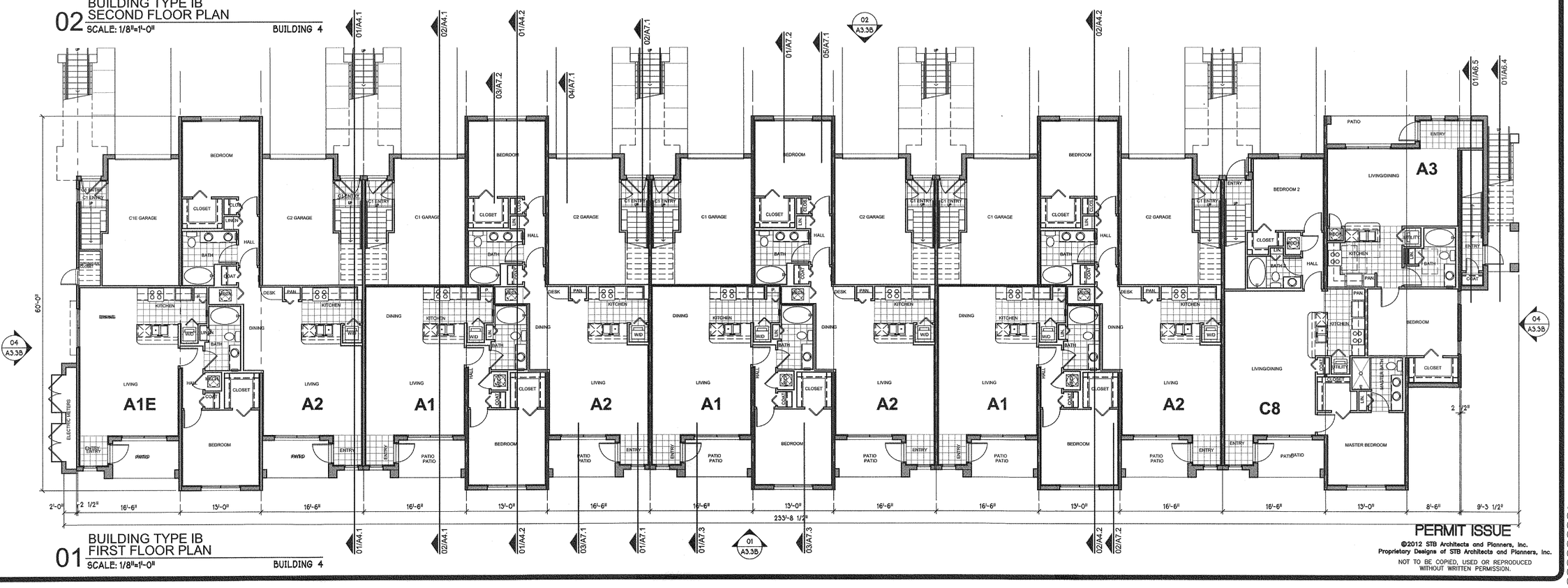
sheet number: A3.3A

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL TEX. ARCH. REG. NO. 9495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 1.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THE ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



02 BUILDING TYPE IB SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" BUILDING 4



01 BUILDING TYPE IB FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" BUILDING 4

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

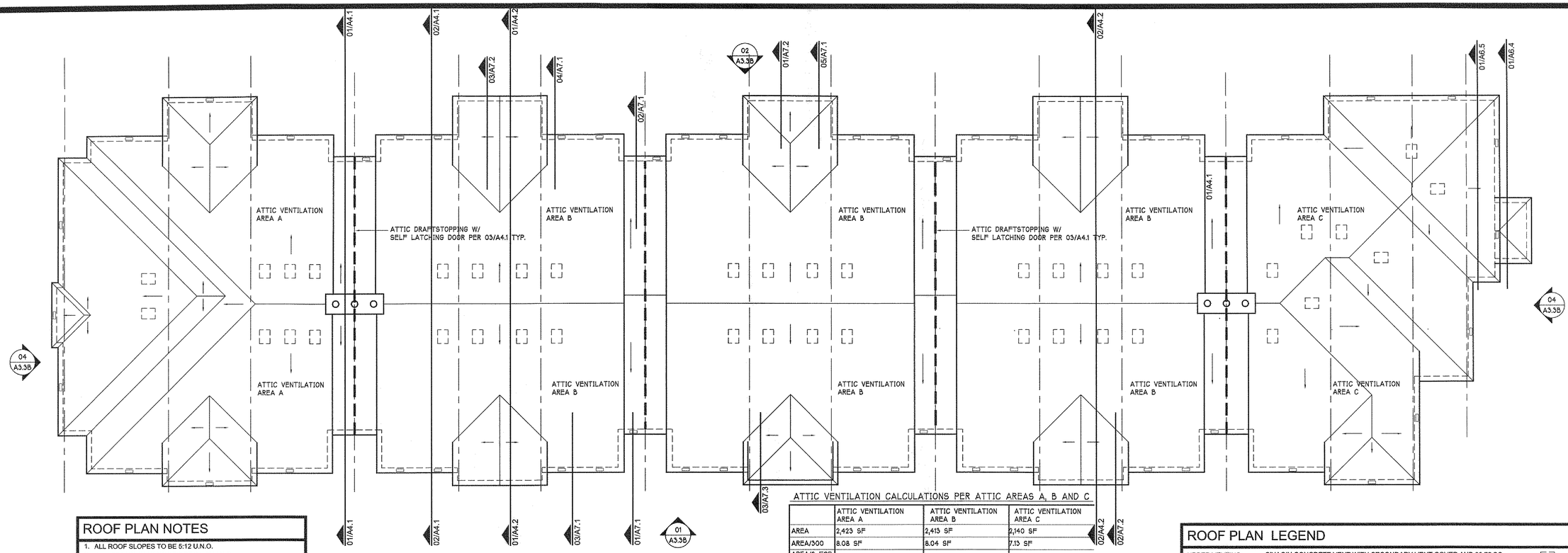
CARRIAGE HOMES
APARTMENTS

revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

sheet number: A3.1B

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL TEX. ARCH. REG. NO. 3485 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 1.209(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. ANY USE OF THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION IS FORBIDDEN. NO PERSON MAY MAKE ANY MODIFICATIONS TO THE ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



ROOF PLAN NOTES

1. ALL ROOF SLOPES TO BE 5:12 U.N.O.
2. ALL ROOF OVERHANGS TO BE 9 1/2" U.N.O.
3. ATTIC ACCESS PANELS TO BE 22" X 36" WITH A 30" VERTICAL CLEARANCE. REF. UNIT PLANS FOR LOCATION.
4. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS
5. ALL FLOOR AND ROOF TRUSS WILL BE DESIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATED OF FLORIDA
6. PROVIDE 5" PRE-FISNISHED ALUM. GUTTERS W/ DOWNSPOUTS

ATTIC VENTILATION CALCULATIONS PER ATTIC AREAS A, B AND C

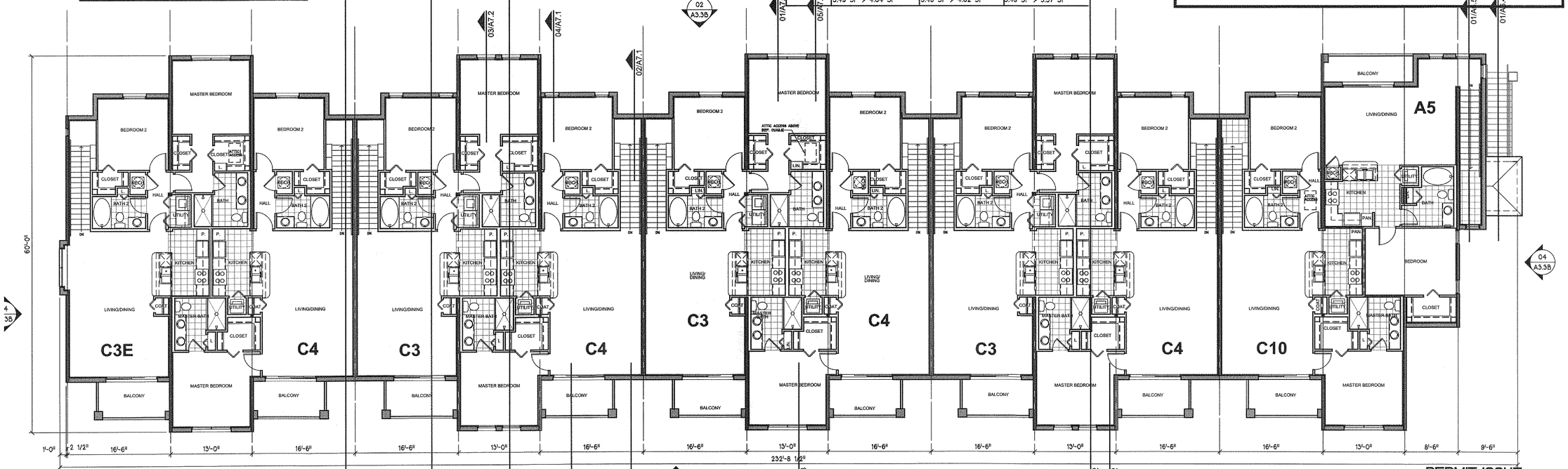
	ATTIC VENTILATION AREA A	ATTIC VENTILATION AREA B	ATTIC VENTILATION AREA C
AREA	2,423 SF	2,413 SF	2,140 SF
AREA/300	8.08 SF	8.04 SF	7.13 SF
AREA/2 FOR EAVE:	8.08/2 = 4.04 SF	8.04/2 = 4.02 SF	7.13/2 = 3.57 SF
UPPER ROOF	8.08/2 = 4.04 SF	8.04/2 = 4.02 SF	7.13/2 = 3.57 SF
EAVE:	9 VENTS WITH 0.45 SQ FT EACH = 4.06 SQ FT 4.06 SF > 4.04 SF	10 VENTS WITH 0.45 SQ FT EACH = 4.51 SF 4.51 SF > 4.02 SF	9 VENTS WITH 0.45 SQ FT EACH = 4.06 SF 4.06 SF > 3.57 SF
UPPER ROOF	8 O'HAGIN AT 37.50 SQ IN EACH = 780.0 SQ IN / 144 = 5.49 SQ FT 5.49 SF > 4.04 SF	8 O'HAGIN AT 98.75 SQ IN EACH = 790.0 SQ IN / 144 = 5.49 SQ FT 5.49 SF > 4.02 SF	8 O'HAGIN AT 98.75 SQ IN EACH = 790 SQ IN / 144 = 5.49 SQ FT 5.49 SF > 3.57 SF

ROOF PLAN LEGEND

- UPPER VENTING: O'HAGIN CONCRETE VENT WITH SECONDARY VENT COVER AND 98.75 SQ IN NFVA MINIMUM; PLACE VENTS A MINIMUM OF 24" AWAY FROM HIPS, RIDGES AND VALLEYS SO THAT A FULL COURSE OF TILES CAN BE INSTALLED ABOVE THE VENT ASSEMBLIES.
- LOWER VENTING: 5" x 14" SCREENED SOFFIT VENTS WITH 65 SQ. IN. NFVA MINIMUM.
- ATTIC DRAFTSTOPS: DRAFSTOPS SHALL BE 5/8" GYPSUM SHEATHING; FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. PROVIDE THRU ACCESS AS PER 03/A4.1

02 BUILDING TYPE IB ROOF PLAN

SCALE: 1/8"=1'-0" BUILDING 4



01 BUILDING TYPE IB THIRD FLOOR PLAN

SCALE: 1/8"=1'-0" BUILDING 4

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOMES
APARTMENTS

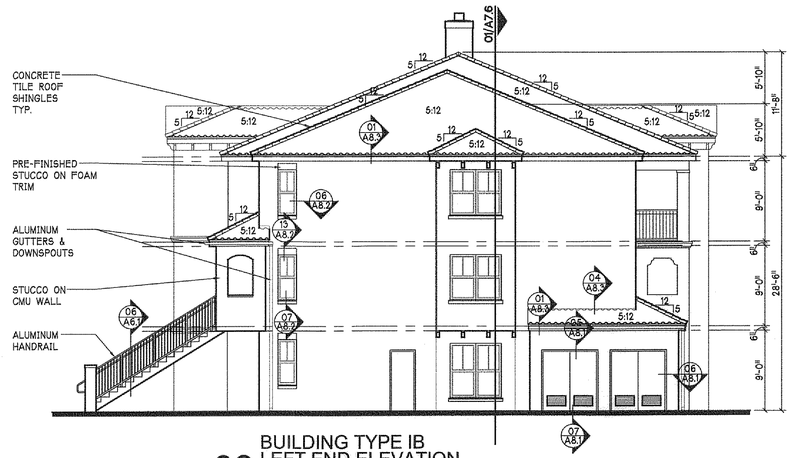
revisions:
1 04/30/12

date: 03/12/2012
job no.: 1102

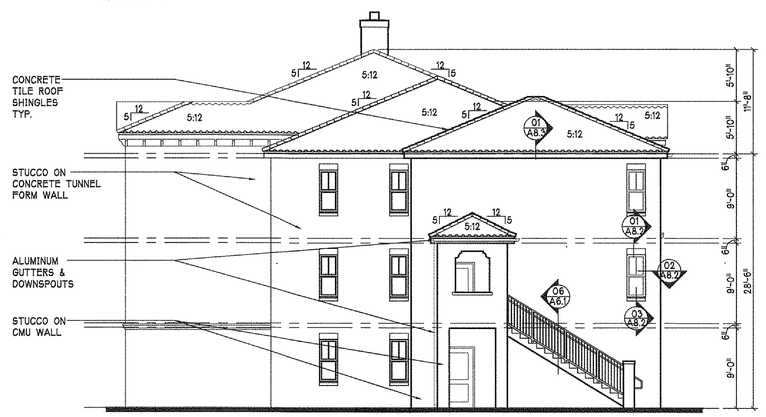
sheet number: A3.2B

01 BUILDING TYPE IB FRONT ELEVATION
SCALE: 1/8"=1'-0" BUILDING 4

02 BUILDING TYPE IB REAR ELEVATION
SCALE: 1/8"=1'-0" BUILDING 4



03 BUILDING TYPE IB LEFT END ELEVATION
SCALE: 1/8"=1'-0" BUILDING 4



04 BUILDING TYPE IB RIGHT END ELEVATION
SCALE: 1/8"=1'-0" BUILDING 4

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL, TEX. ARCH. REG. NO. 3495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 1.104(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

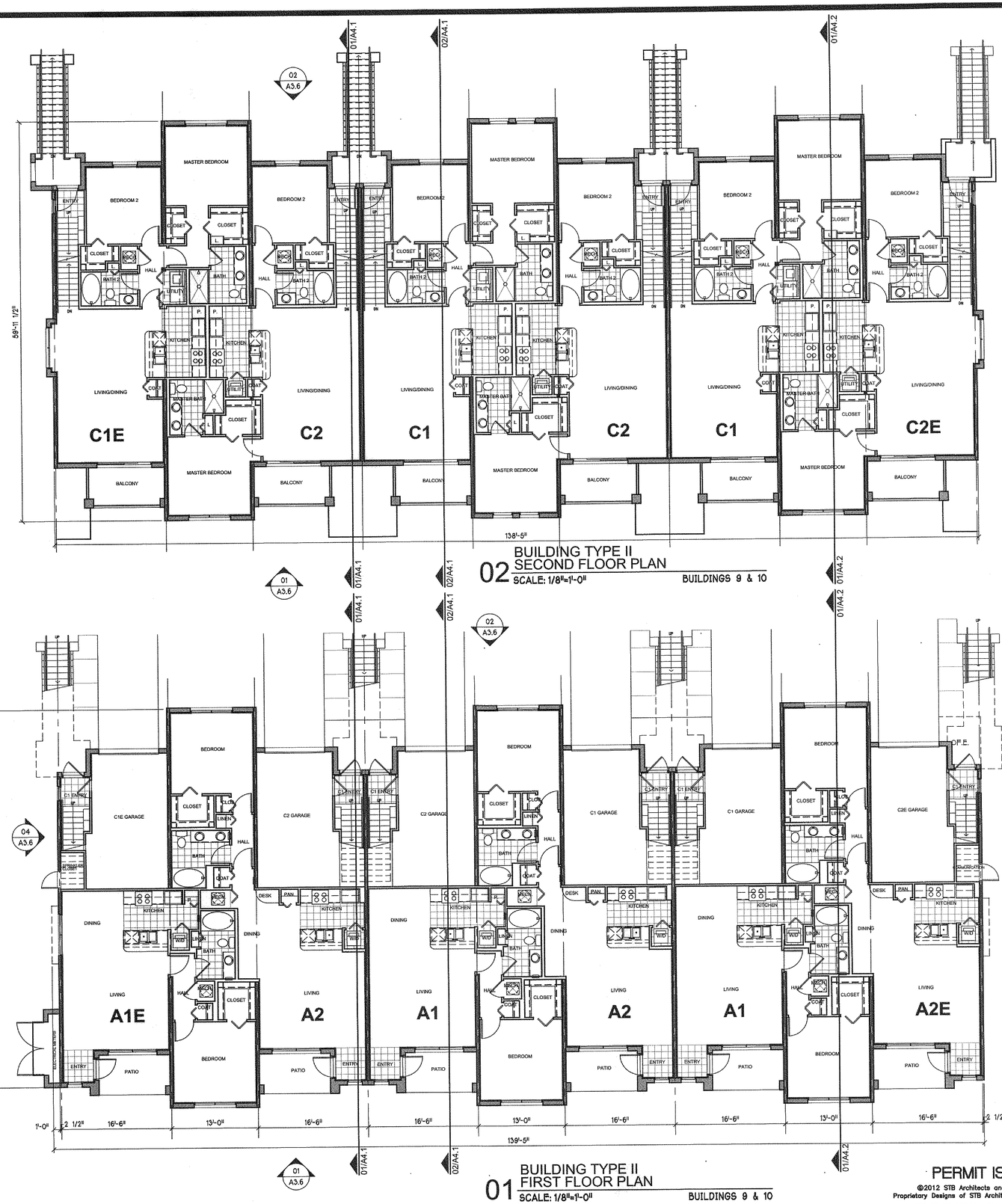
BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOMES APARTMENTS

revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

sheet number: A3.3B

THIS ELECTRONIC DRAWING FILE IS PREPARED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 3495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 1.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

STB
architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

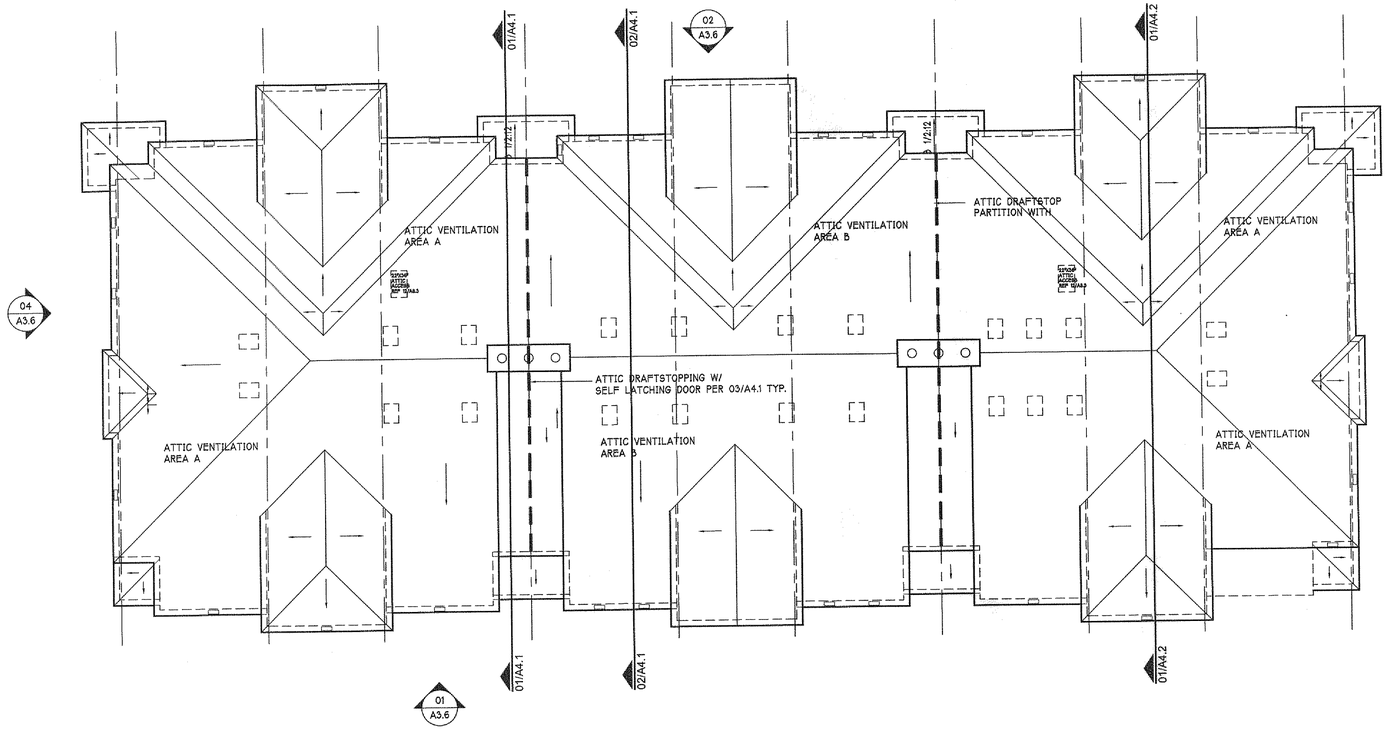
CARRIAGE HOMES
APARTMENTS

revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

sheet number: A3.4

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL, TEX. ARCH. REG. NO. 3495 ON MARCH 12, 2012 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 1.206(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC FILE AGREES TO RELEASE ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



02 BUILDING TYPE II ROOF PLAN
SCALE: 1/8"=1'-0"
BUILDINGS 9 & 10

ROOF PLAN LEGEND

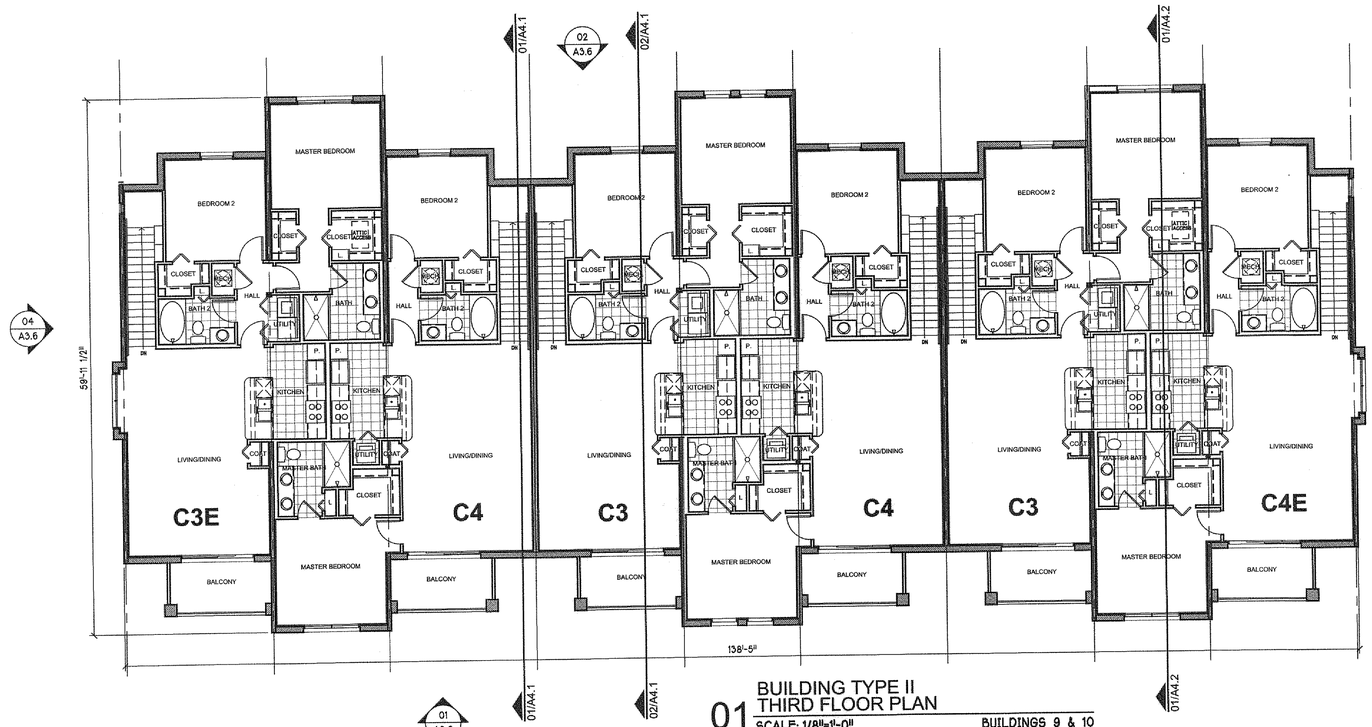
UPPER VENTING:	O'HAGIN CONCRETE VENT WITH SECONDARY VENT COVER AND 98.75 SQ IN NFVA MINIMUM; PLACE VENTS A MINIMUM OF 24" AWAY FROM HIPS, RIDGES AND VALLEYS SO THAT A FULL COURSE OF TILES CAN BE INSTALLED ABOVE THE VENT ASSEMBLIES.
LOWER VENTING:	5" x 14" SCREENED SOFFIT VENTS WITH 65 SQ. IN. NFVA MINIMUM.
ATTIC DRAFTSTOPS:	DRAFTSTOPS SHALL BE 5/8" GYPSUM SHEATHING; FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. PROVIDE THRU ACCESS AS PER 03/A4.1

ROOF PLAN NOTES

1. ALL ROOF SLOPES TO BE 5:12 U.N.O.
2. ALL ROOF OVERHANGS TO BE 9 1/2" U.N.O.
3. ATTIC ACCESS PANELS TO BE 22" X 36" WITH A 30" VERTICAL CLEARANCE. REF. UNIT PLANS FOR LOCATION.
4. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS
5. ALL FLOOR AND ROOF TRUSS WILL BE DESIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATED OF FLORIDA
6. PROVIDE 5" PRE-FISNISHED ALUM. GUTTERS W/ DOWNSPOUTS

ATTIC VENTILATION CALCULATIONS PER ATTIC AREAS A AND B

	ATTIC VENTILATION AREA A	ATTIC VENTILATION AREA B
AREA	2,434 SF	2422 SF
AREA/300	8.11 SF	8.07 SF
AREA/2 FOR EAVE: UPPER ROOF:	8.11/2 = 4.06 SF 8.11/2 = 4.06 SF	8.07/2 = 4.04 SF 8.07/2 = 4.04 SF
EAVE:	9 VENTS WITH 0.45 SQ FT EACH = 4.06 SQ FT 4.06 SF = 4.06 SF	11 VENTS WITH 0.45 SQ FT EACH = 4.97 SQ FT 4.97 SF > 4.90 SF
UPPER ROOF	6 O'HAGAN AT 97.50 SQ IN EACH = 592.5 SQ IN / 144 = 4.11 SQ FT 4.11 SF > 4.06 SF	6 O'HAGAN AT 98.75 SQ IN EACH = 592.5 SQ IN / 144 = 4.11 SQ FT 4.11 SF > 4.04 SF



01 BUILDING TYPE II THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"
BUILDINGS 9 & 10

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOMES APARTMENTS

revisions:
1 04/30/12

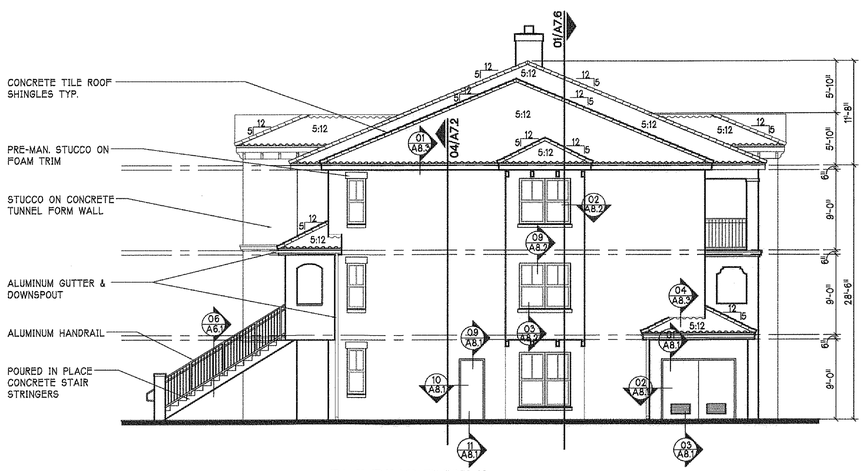
date: 03/12/2012
job no.: 1102

sheet number: A3.5

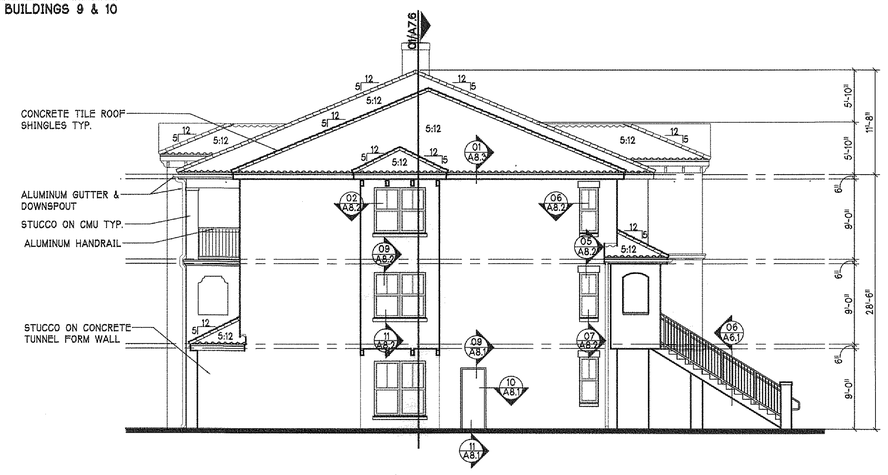
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL, TEX. ARCH. REG. NO. 3466 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 1.206(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY MODIFICATIONS OR CONVERSIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. ALL RIGHTS RESERVED. THIS ELECTRONIC FILE IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSFERRED TO ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.

01 BUILDING TYPE II
FRONT ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 9 & 10

02 BUILDING TYPE II
REAR ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 9 & 10



03 BUILDING TYPE II
LEFT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 9 & 10



04 BUILDING TYPE II
RIGHT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 9 & 10

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

STB
architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

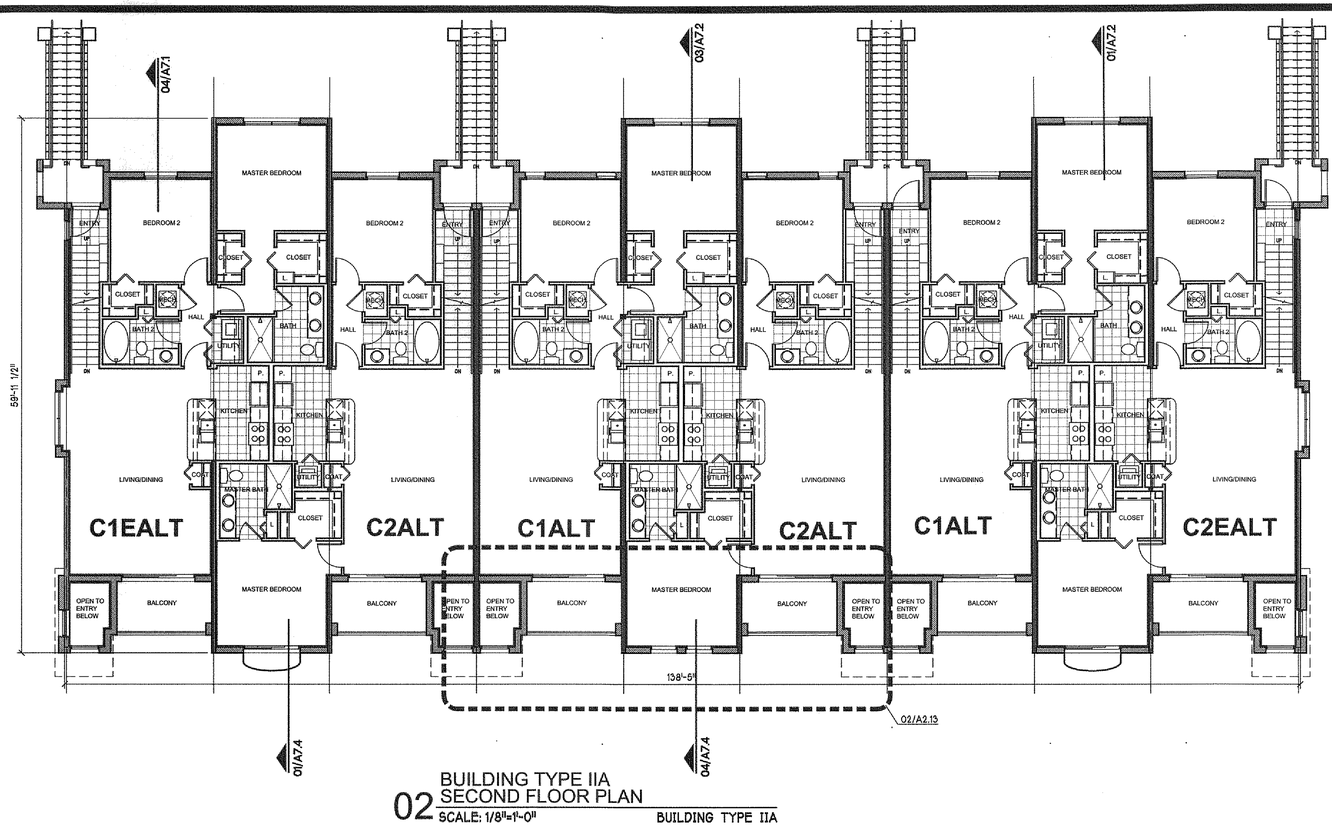
CARRIAGE HOMES
APARTMENTS

revisions:
△ 04/30/12

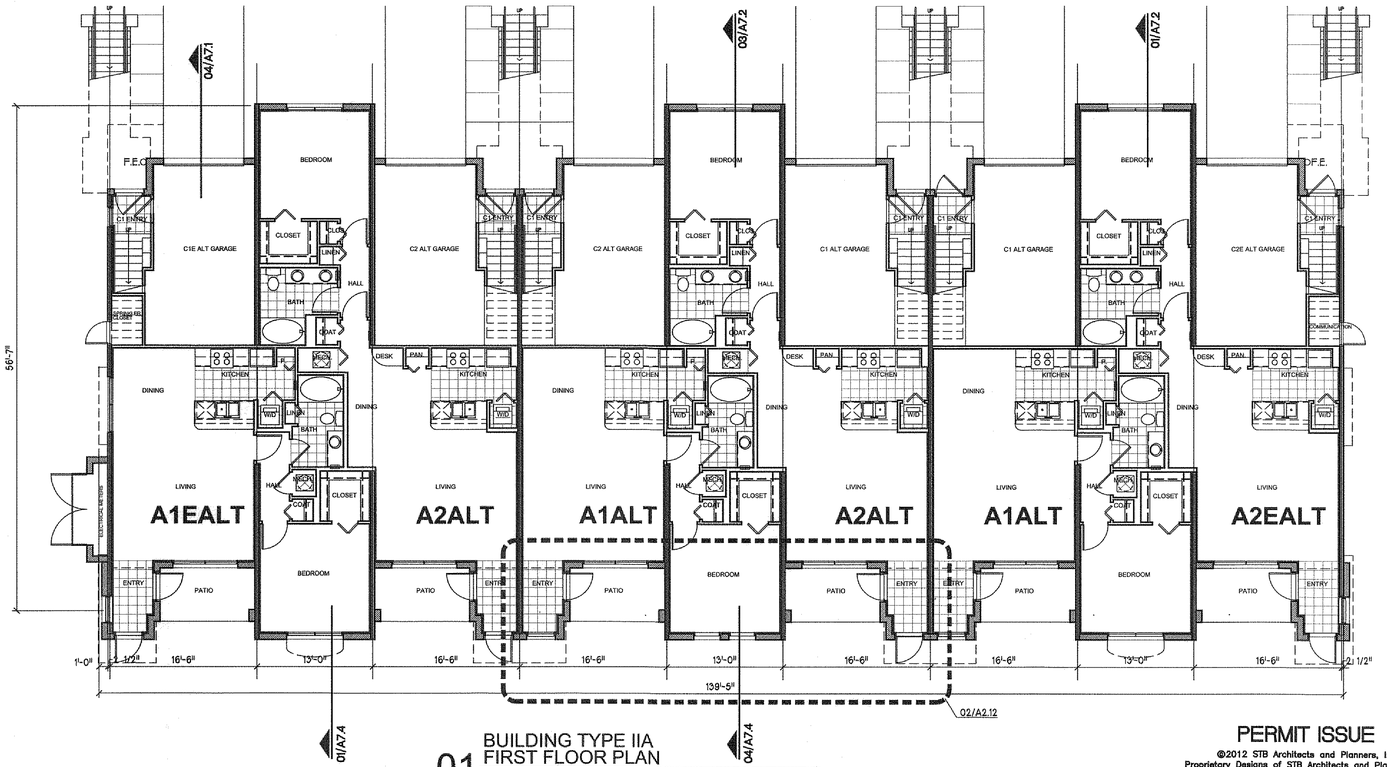
date: 03/12/2012
job no.: 1102

sheet number: A3.6

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL TEX. ARCH. REG. NO. 3495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 1.104(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



02 BUILDING TYPE IIA SECOND FLOOR PLAN
SCALE: 1/8"=1'-0" BUILDING TYPE IIA



01 BUILDING TYPE IIA FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" BUILDING TYPE IIA

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

7-19-12

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

CARRIAGE HOME APARTMENTS

revisions:
1 04/30/12

date: 03/12/2012
job no.: 1102

sheet number: A3.4A

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL TEX. ARCH. REG. NO. 3495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 1.326(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ABSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THE ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECTS EXPRESSED WRITTEN PERMISSION.

ROOF PLAN LEGEND

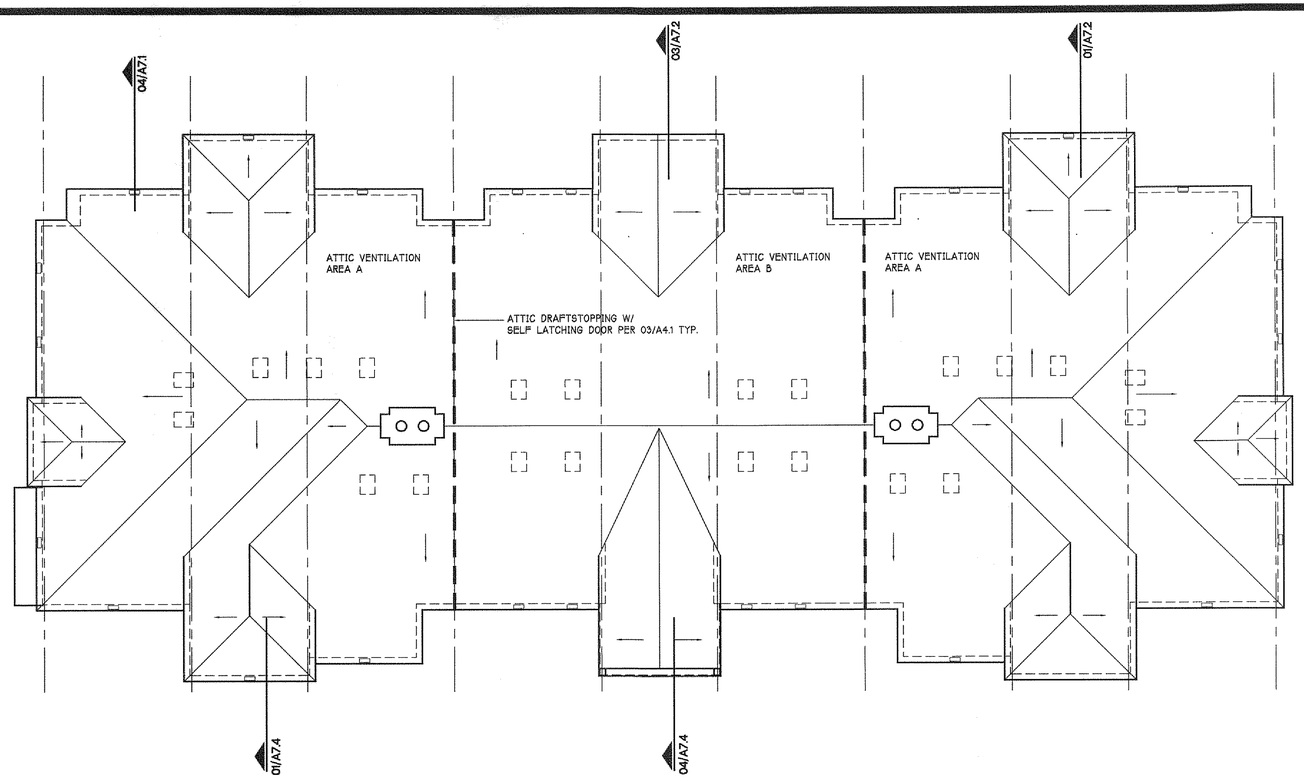
UPPER VENTING:	O'HAGIN CONCRETE VENT WITH SECONDARY VENT COVER AND 98.75 SQ IN NFVA MINIMUM; PLACE VENTS A MINIMUM OF 24" AWAY FROM HIPS, RIDGES AND VALLEYS SO THAT A FULL COURSE OF TILES CAN BE INSTALLED ABOVE THE VENT ASSEMBLIES.
LOWER VENTING:	5" x 14" SCREENED SOFFIT VENTS WITH 65 SQ. IN. NFVA MINIMUM.
ATTIC DRAFTSTOPS:	DRAFSTOPS SHALL BE 5/8" GYPSUM SHEATHING; FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. PROVIDE THRU ACCESS AS PER 03/A4.1

ROOF PLAN NOTES

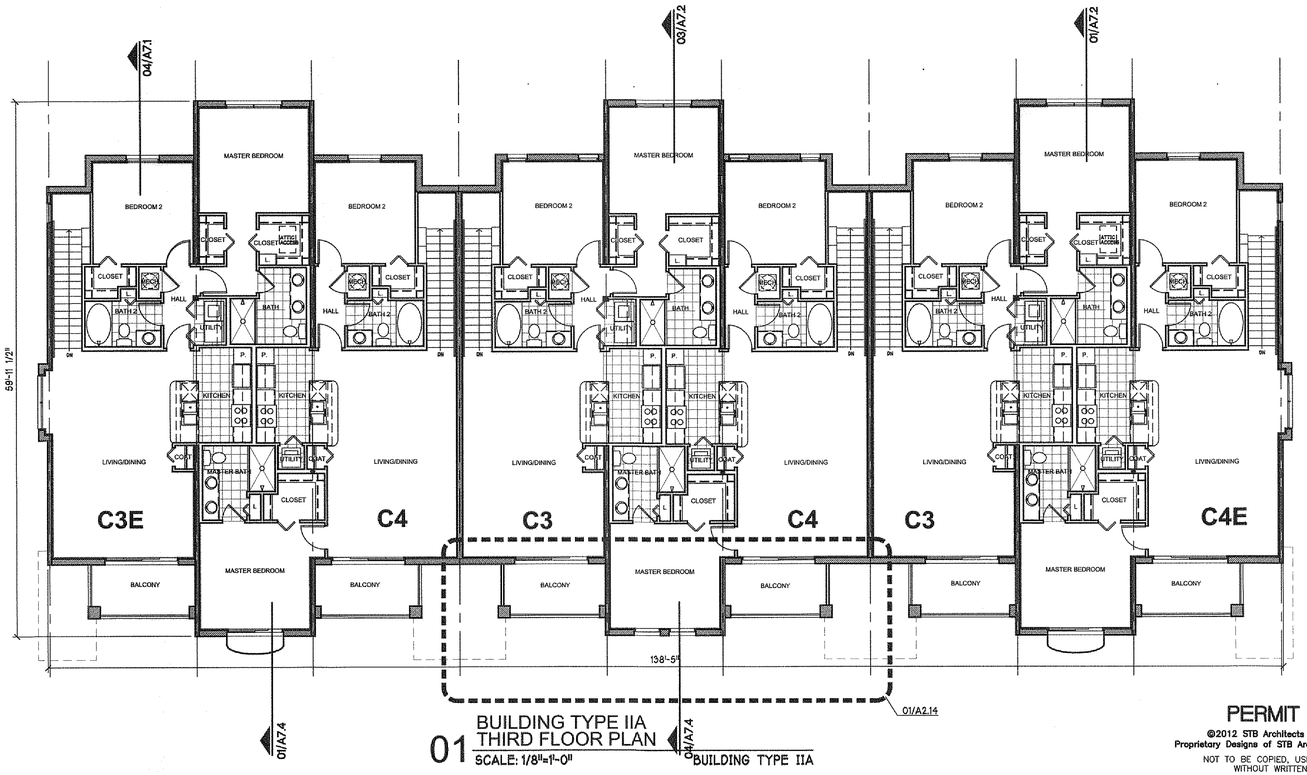
1. ALL ROOF SLOPES TO BE 5:12 U.N.O.
2. ALL ROOF OVERHANGS TO BE 9 1/2" U.N.O.
3. ATTIC ACCESS PANELS TO BE 22" X 36" WITH A 30" VERTICAL CLEARANCE. REF. UNIT PLANS FOR LOCATION.
4. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS
5. ALL FLOOR AND ROOF TRUSS WILL BE DESIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATED OF FLORIDA
6. PROVIDE 5" PRE-FISNISHED ALUM. GUTTERS W/ DOWNSPOUTS

ATTIC VENTILATION CALCULATIONS PER ATTIC AREAS A AND B

	ATTIC VENTILATION AREA A	ATTIC VENTILATION AREA B
AREA	2,356 SF	2,080 SF
AREA/300	7.85 SF	6.93 SF
AREA/2 FOR EAVE: UPPER ROOF:	7.85/2 = 3.93 SF 7.85/2 = 3.93 SF	6.93/2 = 3.47 SF 6.93/2 = 3.47 SF
EAVE:	9 VENTS WITH 0.45 SQ FT EACH = 4.08 SQ FT 4.08 SF > 3.93 SF	9 VENTS WITH 0.45 SQ FT EACH = 4.08 SF 4.08 SF > 3.47 SF
UPPER ROOF	7 O'HAGAN AT 97.50 SQ IN EACH = 682.5 SQ IN / 144 = 4.74 SQ FT 4.74 SF > 3.39 SF	8 O'HAGAN AT 98.75 SQ IN EACH = 691.25 SQ IN / 144 = 4.80 SQ FT 4.80 SF > 3.47 SF



02 BUILDING TYPE IIA ROOF PLAN
SCALE: 1/8"=1'-0"
BUILDING TYPE IIA



01 BUILDING TYPE IIA THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"
BUILDING TYPE IIA

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

01-16-13

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOMES
APARTMENTS

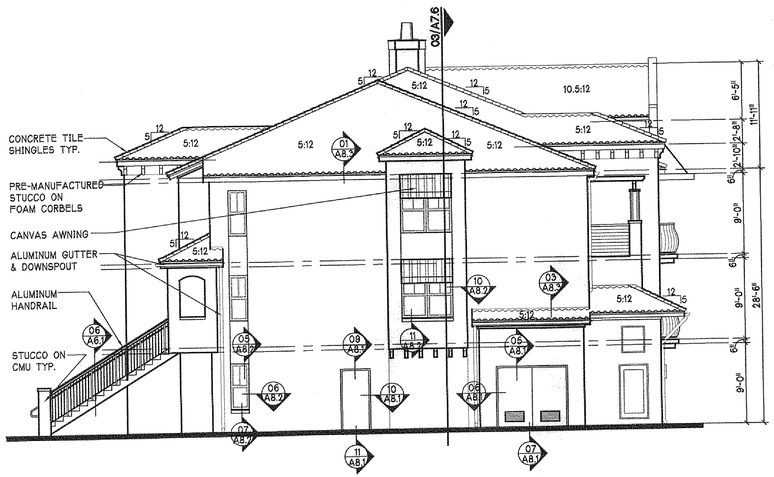
revisions:
1 04/30/12

date: 03/12/2012
job no.: 1102

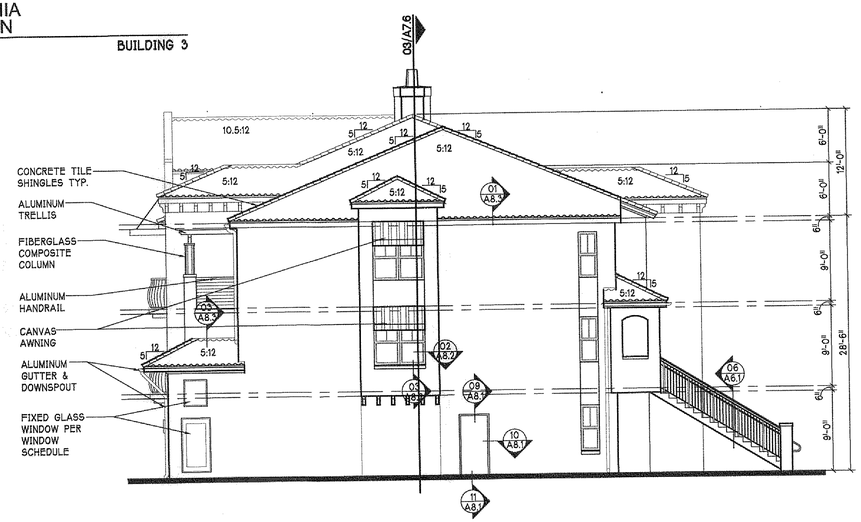
sheet number: A3.5A

01 BUILDING TYPE IIA FRONT ELEVATION
SCALE: 1/8"=1'-0" BUILDING 3

02 BUILDING TYPE IIA REAR ELEVATION
SCALE: 1/8"=1'-0" BUILDING 3



03 BUILDING TYPE IIA LEFT END ELEVATION
SCALE: 1/8"=1'-0" BUILDING 3



04 BUILDING TYPE IIA RIGHT END ELEVATION
SCALE: 1/8"=1'-0" BUILDING 3

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL, TEX. ARCH. REG. NO. 3456 ON MARCH 12, 2012 WHO WANTS THE ORIGINAL FILE. THE ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 1.104(f) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO INDEMNIFY AND HOLD HARMLESS STB ARCHITECTS AND PLANNERS, INC. AND ITS EMPLOYEES AND CONSULTANTS FROM ANY MODIFICATIONS TO THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE WRITTEN PERMISSION OF STB ARCHITECTS AND PLANNERS, INC. AND ITS EMPLOYEES AND CONSULTANTS FOR ANY MODIFICATIONS TO THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE WRITTEN PERMISSION.

STB
architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx 75231
(214) 739-8080 fax (214) 739-3884

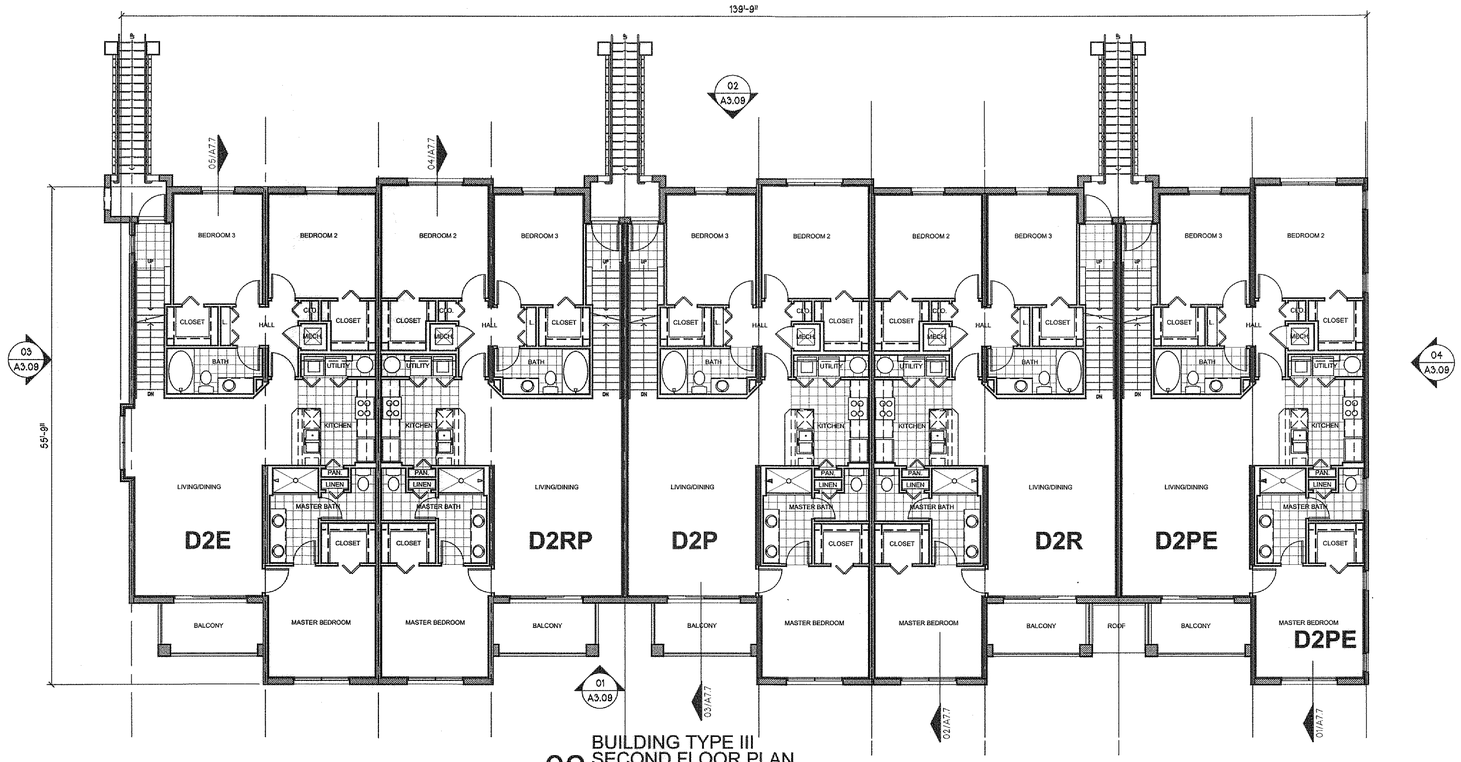
BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

CARRIAGE HOMES
APARTMENTS

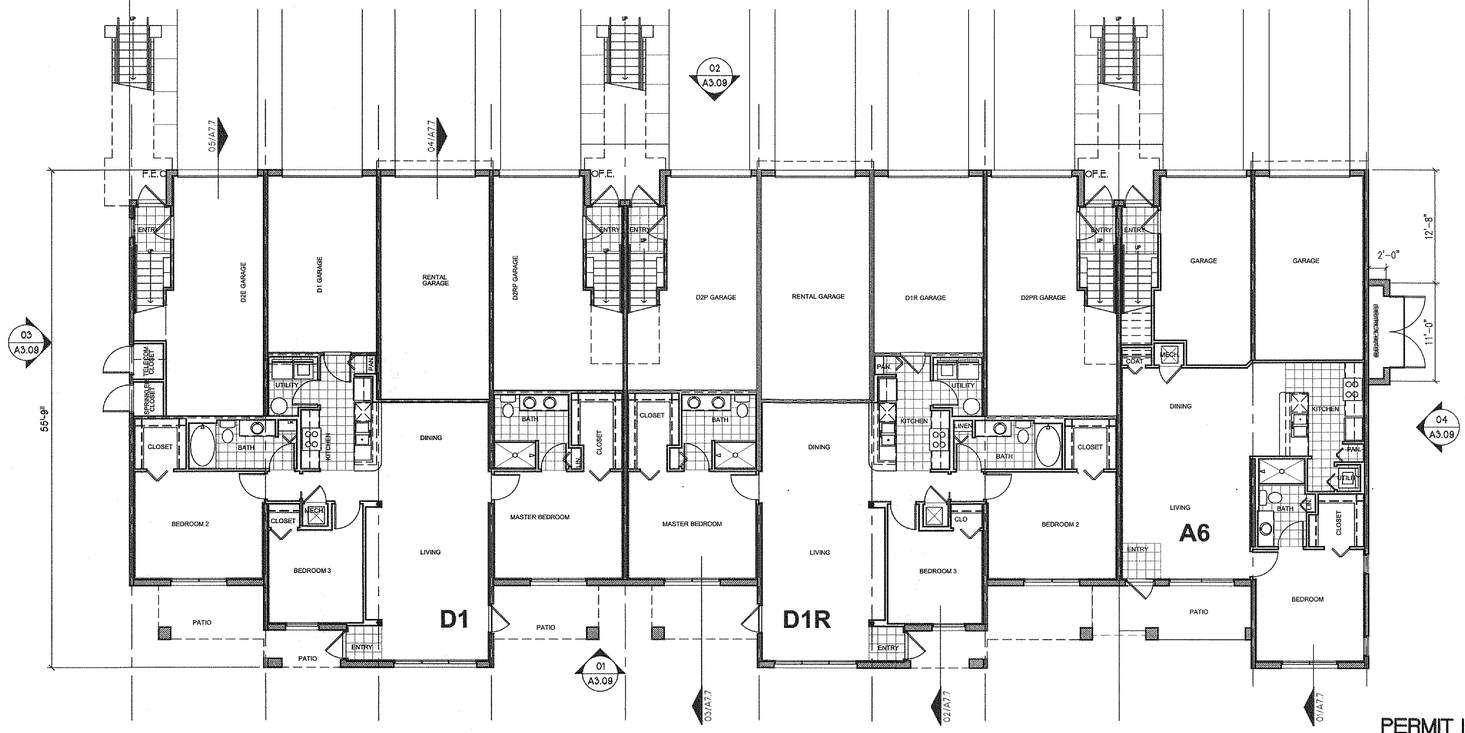
revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

sheet number: A3.6A



BUILDING TYPE III
02 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11



BUILDING TYPE III
01 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL, TEX. ARCH. REG.NO. 3486 ON MARCH 12, 2012. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE (5.208) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECTS EXPRESSED WRITTEN PERMISSION.

STB
architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOMES
APARTMENTS

revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

sheet number: A3.7

ROOF PLAN LEGEND

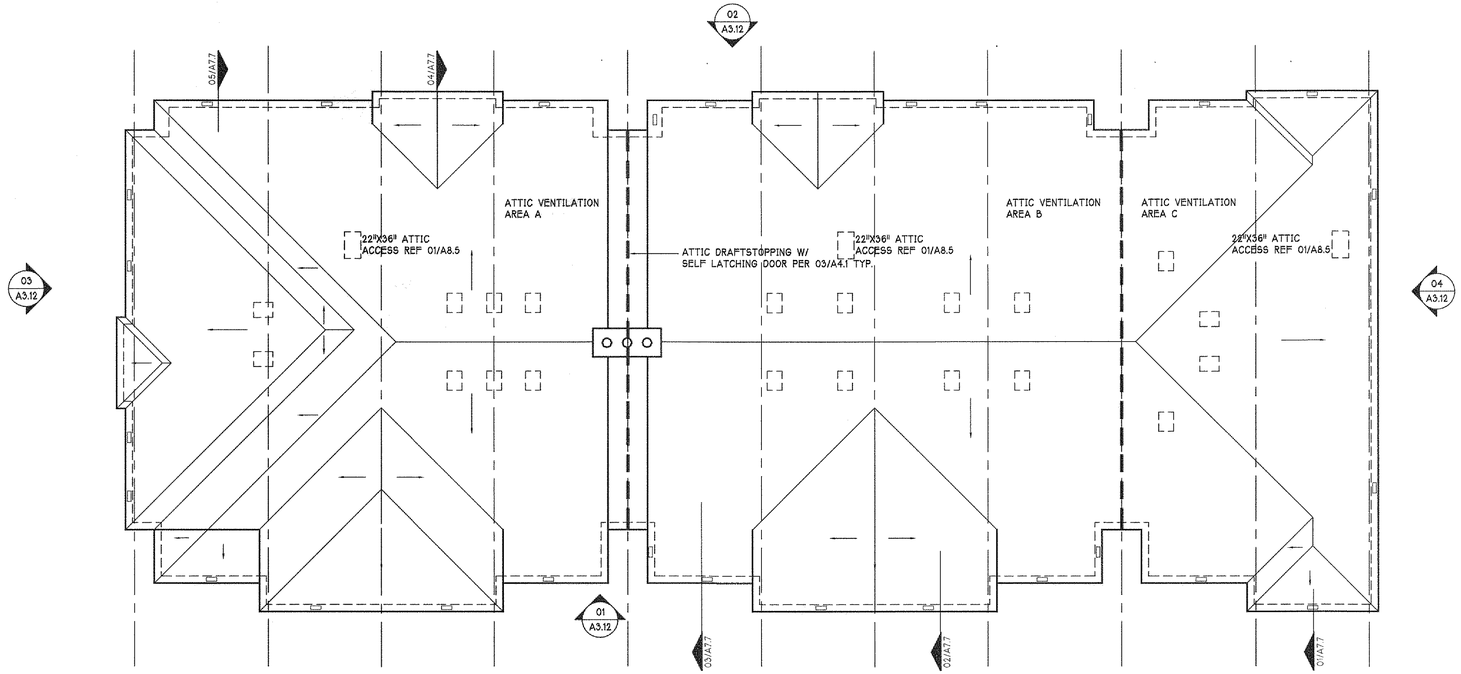
UPPER VENTING:	O'HAGIN CONCRETE VENT WITH SECONDARY VENT COVER AND 98.75 SQ IN NFVA MINIMUM; PLACE VENTS A MINIMUM OF 24" AWAY FROM HIPS, RIDGES AND VALLEYS SO THAT A FULL COURSE OF TILES CAN BE INSTALLED ABOVE THE VENT ASSEMBLIES.
LOWER VENTING:	5" x 14" SCREENED SOFFIT VENTS WITH 65 SQ. IN. NFVA MINIMUM.
ATTIC DRAFTSTOPS:	DRAFSTOPS SHALL BE 5/8" GYPSUM SHEATHING; FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. PROVIDE THRU ACCESS AS PER 03/A4.1

ROOF PLAN NOTES

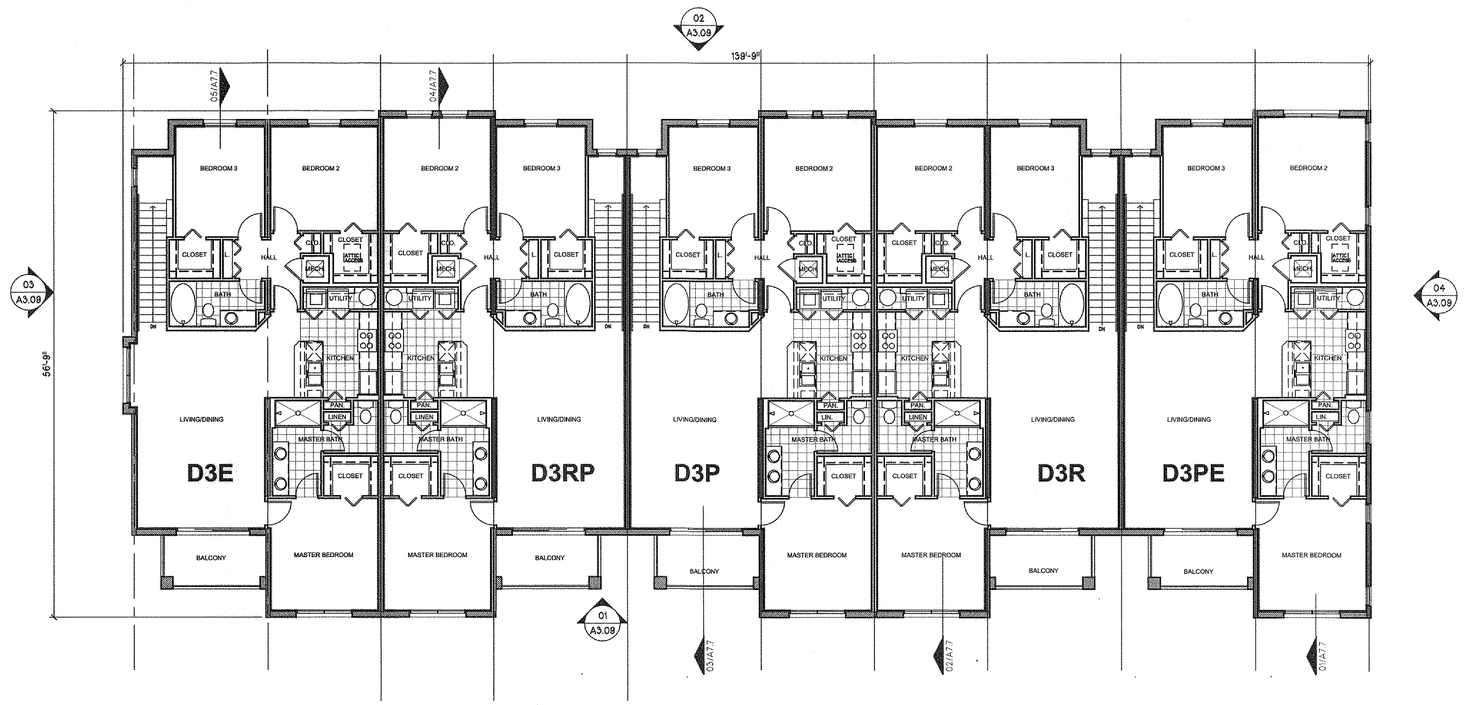
1. ALL ROOF SLOPES TO BE 5:12 U.N.O.
2. ALL ROOF OVERHANGS TO BE 9 1/2" U.N.O.
3. ATTIC ACCESS PANELS TO BE 22" X 36" WITH A 30" VERTICAL CLEARANCE. REF. UNIT PLANS FOR LOCATION.
4. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS
5. ALL FLOOR AND ROOF TRUSS WILL BE DESIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATED OF FLORIDA
6. PROVIDE 5" PRE-FISNISHED ALUM. GUTTERS W/ DOWNSPOUTS

ATTIC VENTILATION CALCULATIONS PER ATTIC AREAS A, B AND C

	ATTIC VENTILATION AREA A	ATTIC VENTILATION AREA B	ATTIC VENTILATION AREA C
AREA	2,947 SF	2942 SF	1,482 SF
AREA/300	9.82 SF	9.81 SF	4.94 SF
AREA/2 FOR EAVE: UPPER ROOF:	9.82/2 = 4.91 SF 9.82/2 = 4.91 SF	9.81/2 = 4.90 SF 9.81/2 = 4.90 SF	4.94/2 = 2.47 SF 4.94/2 = 2.47 SF
EAVE:	11 VENTS WITH 0.45 SQ FT EACH = 4.97 SQ FT 4.97 SF > 4.91 SF	11 VENTS WITH 0.45 SQ FT EACH = 4.97 SQ FT 4.97 SF > 4.90 SF	6 VENTS WITH 0.45 SQ FT EACH = 2.71 SF 2.71 SF > 2.47 SF
UPPER ROOF	8 O'HAGAN AT 97.50 SQ IN EACH = 780.0 SQ IN / 144 = 5.49 SQ FT 5.49 SF > 4.91 SF	8 O'HAGAN AT 98.75 SQ IN EACH = 790.0 SQ IN / 144 = 5.49 SQ FT 5.49 SF > 4.90 SF	4 O'HAGAN AT 98.75 SQ IN EACH = 395 SQ IN / 144 = 2.74 SQ FT 2.74 SF > 2.47 SF



02 BUILDING TYPE III
BUILDINGS NO. 3, 7 & 11
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11



01 BUILDING TYPE III
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL TEX. ARCH. REG. NO. 9495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 1.105(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECTS EXPRESSED WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

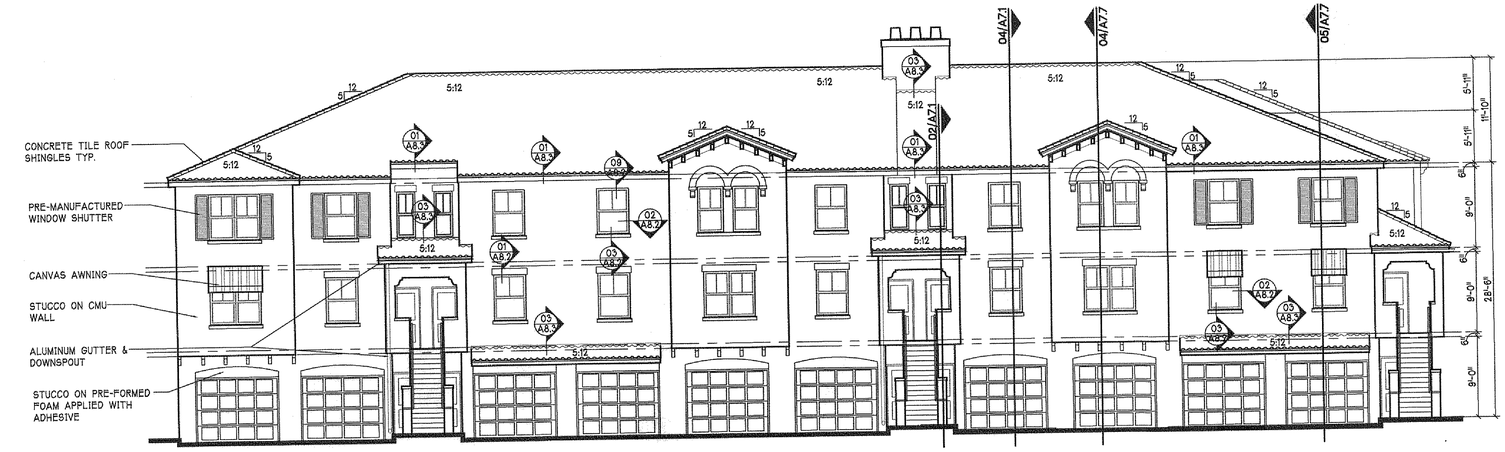
BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOMES APARTMENTS

revisions:
△ 04/30/12

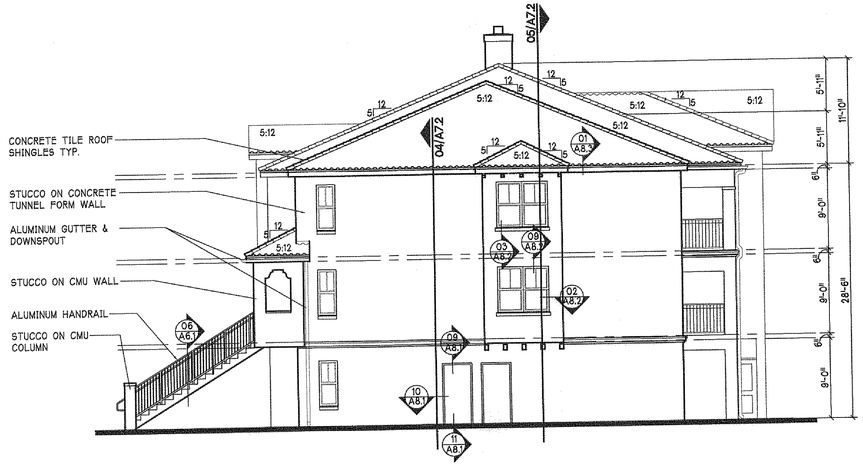
date: 03/12/2012
job no.: 1102

sheet number: A3.8

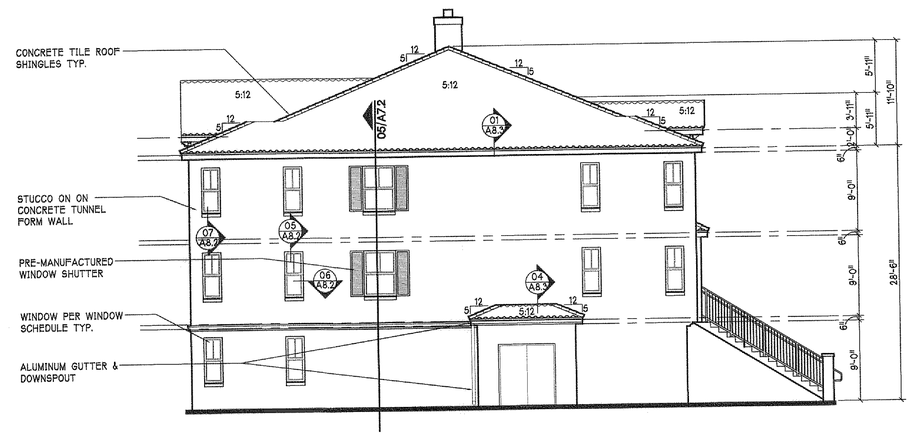
01 BUILDING TYPE III
FRONT ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11



02 BUILDING TYPE III
REAR ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11



03 BUILDING TYPE III
LEFT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11



04 BUILDING TYPE III
RIGHT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JEFFY W. STEWART, PRINCIPAL TEX. ARCH. REG. NO. 3495 ON MARCH 12, 2012, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 1.XXX(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION. THE PERSON WHO MODIFIES THE DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.

STB
architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

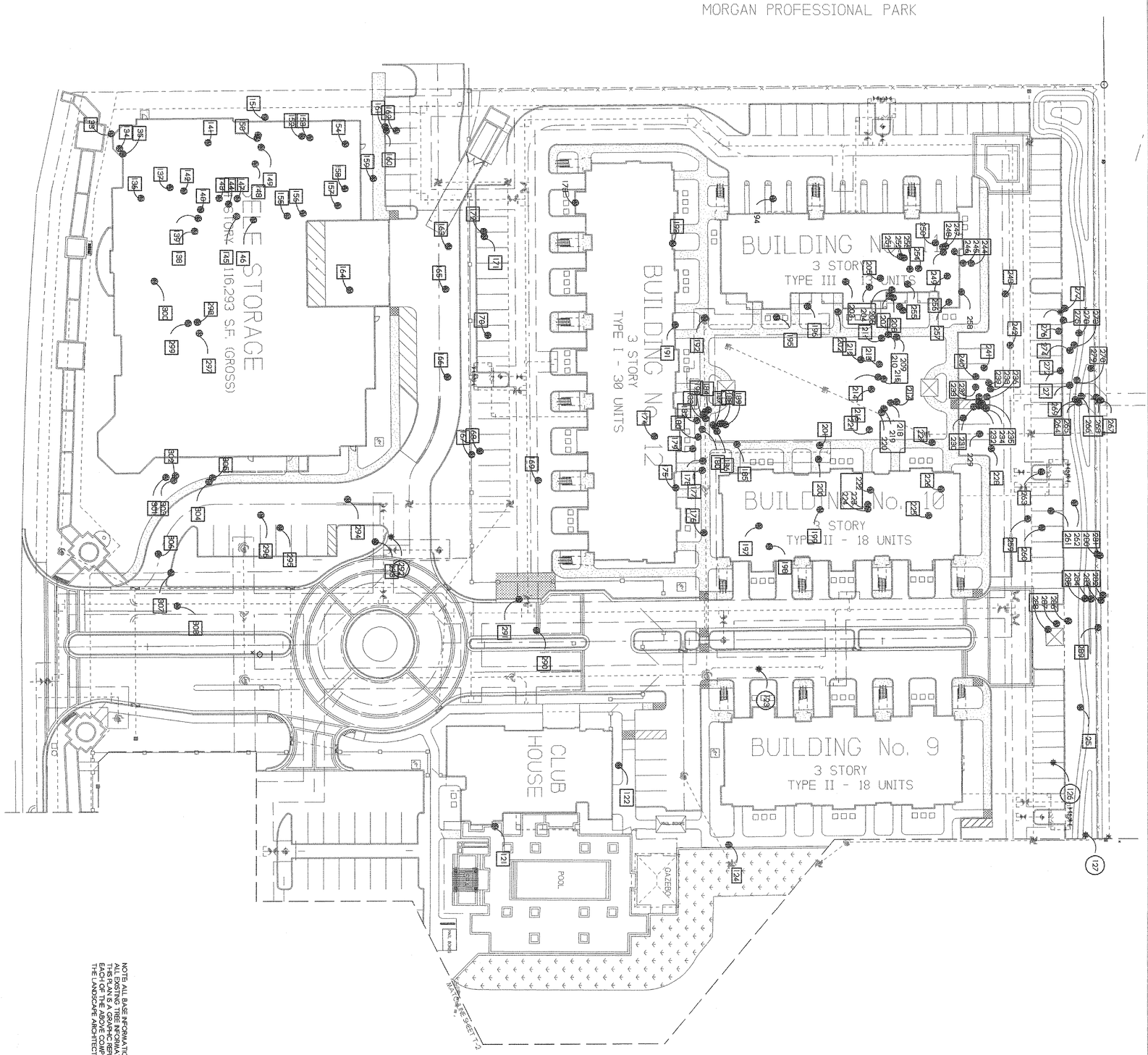
CARRIAGE HOMES
APARTMENTS

revisions:
△ 04/30/12

date: 03/12/2012
job no.: 1102

sheet number: A3.9

MORGAN PROFESSIONAL PARK



NOTE: ALL BASE INFORMATION FOR SITE PLAN HAS BEE PROVIDED BY: HSQ GROUP, INC. ENGINEERS.
ALL EXISTING TREE INFORMATION HAS BEEN PROVIDED BY: JERMY T. CHANCEY, ISA, CERTIFIED ARBORIST.
THIS PLAN IS A GRAPHIC REPRESENTATION OF THE BASE AND TREE INFORMATION PROVIDED BY
OTHERS. THE ACCURACY OF THIS PLAN IS NOT GUARANTEED.
THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

TREE DISPOSITION KEY

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE RELOCATED

NORTH

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.

©Copyright 2000, Michael J. Petrow and Associates, Inc. All Rights Reserved.

JAN 20 2012

SHEET NO. T-1 OF THREE

Michael J. Petrow and Associates, Inc.

Landscape Architecture
P.O. Box 8881, Coral Springs, Fl. 33075
Phone: (954) 448-8659 Fl. Reg. #352

TREE DISPOSITION PLAN
BEL LAGO
COCONUT CREEK, FLORIDA

SCALE: 1" = 30'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

NO	REVISIONS
	DEC. 5, 2011
	JAN. 30, 2012
	APRIL 26, 2012

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by and remain the property of the Landscape Architect. None of such drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the express written permission of the Landscape Architect.
To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

TREE DISPOSITION KEY

- 3 — TREE TO REMAIN
- 2 — TREE TO BE REMOVED
- (2) — TREE TO BE RELOCATED

NOTE: ALL BASE INFORMATION FOR SITE PLAN HAS BEE PROVIDED BY HSQ GROUP, INC. ENGINEERS.
ALL EXISTING TREE INFORMATION HAS BEEN PROVIDED BY JERMY T. CHANCEY, ISA CERTIFIED ARBORIST.
THIS PLAN IS A GRAPHIC REPRESENTATION OF THE BASE AND TREE INFORMATION PROVIDED BY
EACH OF THE ABOVE COMPANIES.
THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

MATCHLINE SHEET T-3

MATCHLINE SHEET T-1

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT NAMED HEREON. ANY UNSIGNED & UNSEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.

©Copyright 2986, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these sheets are the property of the Landscape Architect and shall remain the property of the Landscape Architect. None of such drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the express written consent of the Landscape Architect.
To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS
	DEC. 5, 2011
	JAN. 30, 2012
	APRIL 26, 2012

SCALE: 1" = 30'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

TREE DISPOSITION PLAN
BEL LAGO
COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 890, Coral Springs, Fl. 33075
Phone: (954) 448-8659 Fl. Reg. #382

SHEET NO. T-2
OF: THREE

JUL 26 2012

TREE DISPOSITION KEY

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE RELOCATED

NORTH

NOTE: ALL BASE INFORMATION FOR SITE PLAN HAS BEE PROVIDED BY HSQ GROUP, INC. ENGINEERS.
ALL EXISTING TREE INFORMATION HAS BEEN PROVIDED BY JERIMY T. CHANCEY, ISA CERTIFIED ARBORIST.
THIS PLAN IS A GRAPHIC REPRESENTATION OF THE BASE AND TREE INFORMATION PROVIDED BY
EACH OF THE ABOVE COMPANIES.
THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

©Copyright 2010, Michael J. Petrow and Associates, Inc. All Rights Reserved.

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED AND DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT REVIEW PURPOSES & BIDDING ONLY.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by and remain the property of Michael J. Petrow and Associates, Inc. These plans may not be used for any purpose whatsoever without the express written permission of the Landscape Architect.
Visual contact with these plans and specifications submitted hereunto shall constitute prima facie evidence of acceptance of these restrictions. The Landscape Architect will be pleased to interpret the intent of the plans and specifications as to compliance with the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
	DEC. 5, 2011	
	JAN. 30, 2012	
	APRIL 26, 2012	
	JULY 11, 2012	

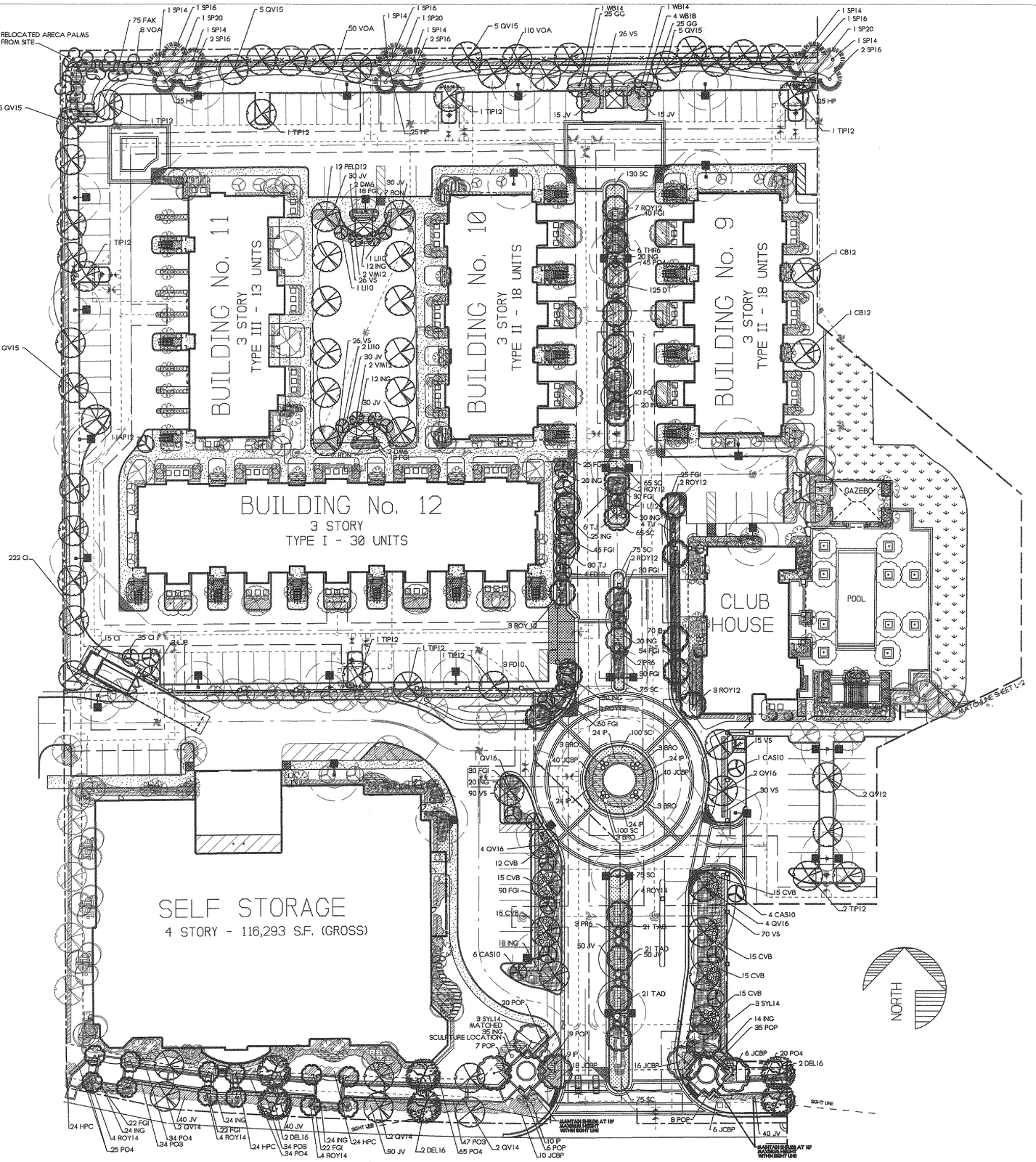
SCALE: 1" = 30'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

TREE DISPOSITION PLAN
BEL LAGO
COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 866, Coral Springs, FL 33075
Phone: (954) 448.8959 FL Reg. #932

SHEET NO. T-3
OF: THREE

JUL 20 2012



PLANT LIST SHEETS L-1, L-2 & L-3 SITE

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	ONT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
BRO	12	Bromeliad Spp.Orange	Bromeliad		12"			6" Pots
CAS10	13	Cassia surattensis	Cassia	10'	5'	4.5'CT	1.5"dbh	
CB12	3	Callistemon viminalis	Weeping Bottlebrush	12'	6'	4.5'CT	2" dbh	
CI	544	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
CVB	132	Codiaeum variegatum 'Bravo'	Bravo Croton	24"	18"			3 Per Pot
DM6	4	Dracaena marginata	Dracaena	6'	2'			5-7 Hds. Min.
DT	125	Dianella tasmanica	Blueberry Flax Lily	8"	8"			Full Gal.
FAK	75	Tripsacum dactyloides	*Fakahatchee Grass	30"	30"			Full
FD10	7	Filicium decipiens	Japanese Fern Tree	10'	4'	3'CT	2"dbh	
FGI	575	Ficus microcarpa	Green Island Ficus	18"	18"			
GG	110	Galphimia gracilis	Thryallis	24"	18"			Full
HP	225	Hamelia patens	*Firebush	24"-30"	18"			Full
IAP10	2	Ilex attenuata 'East Palatka'	*East Palatka Holly	10'	5'	3'CT	2"dbh	
IAP12	2	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1"dbh	
IB	70	Ilex cornuta 'Burfordii'	Burford Holly	24"	18"			
ING	468	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
IP	96	Ixora 'Petite'	Red Taiwan Dwarf Ixora	18"	18"			Full
JCBP	80	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper		12"-14"			
JV	485	Jasminum volubile	Wax Jasmine	24"	18"			Full
LAS12	4	Lagerstroemia speciosa	Queens Crape Myrtle	12'	5'	5'CT	2"dbh	
LC14	4	Livistona chinensis	Chinese Fan Palm	20'		14'CT		
LC16	4	Livistona chinensis	Chinese Fan Palm	22'		16'CT		
LC20	2	Livistona chinensis	Chinese Fan Palm	28'		20'CT		
LI10	17	Lagerstroemia indica	Crape Myrtle	10'	4'	3'-4.5'CT		
LI12	1	Lagerstroemia indica	Crape Myrtle	12'	5'	3'-4.5'CT		
LJ10	3	Ligustrum japonicum	Wax Privet	10'	6'	4'CT		MULT
LJ8	3	Ligustrum japonicum	Wax Privet	8'	4'	3'CT		MULT
MGL14	11	Magnolia grandiflora "Little Gem"	*Magnolia Little Gem	14'	6'	4'CT	3"dbh	
PE14	4	Ptychosperma elegans	Solitaire Palm	14'				Triple
PE18	2	Ptychosperma elegans	Solitaire Palm	18'				Triple
PELD12	12	Peltophorum dubium	Yellow Ponciana	12'	6'	4.5'CT	2"dbh	
PO4	45	Podocarpus makii	Yew Podocarpus	4'	24"			Full
PR6	5	Phoenix roebelenii	Pygmy Date Palm	6'				Triple Hd.
QV12	12	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
QV15	70	Quercus virginiana	*Live Oak	15'	7'	4.5'CT	3"dbh	
QV16	11	Quercus virginiana	*Live Oak	16'	8'	4'-6'CT	3.5"dbh	
RON	29	Rondeletia leucophylla	Panama Rose	18"		18"		
ROY12	21	Roystonia elata	*Florida Royal Palm			12' GW		
ROY14	4	Roystonia elata	*Florida Royal Palm			14' GW		
RUB	104	Ruellia brittoniana	Purple Shower	24"	18"			
SC	1060	Seasonal Color	Flowers as Available		4"-6"			Full
SP14	18	Sabal palmetto	*Cabbage Palm			14'CT		
SP16	27	Sabal palmetto	*Cabbage Palm			16'CT		
SP20	9	Sabal palmetto	*Cabbage Palm			20'CT		
SYL14	4	Phoenix sylvestris	Sylvester Palm.			14' CT		
TAD	63	Tabernaemontana divaricata	Crape Jasmine	30"	30"			Full
TAM	75	Trachelosperum asiaticum 'Minima'	Minima Jasmine		12"-14"			Full
THR6	6	Thrinax radiata	*Thatch Palm	6'				
TIP12	19	Tabebuia impetiginosa	Purple Trumpet Tree	12'	6'	4.5'CT	2"dbh	
TJ	40	Trachelospermum jasminoides	Confederate Jasmine	36"				Trellis
VM12	4	Vetchia montgomeryana	Montgomery Palm	18'.		12'CT		
VOA	533	Viburnum odoratissinum awabuki	Awabuki Viburnum	24"	18"			
VS	323	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	2	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)		As needed
SOIL	Planting Soil (Cubic Yards)		As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS	

©Copyright 200, Michael J. Petrow and Associates, Inc. All Rights Reserved.
RGHT. OF OWNERHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by and remain the property of the Landscape Architect. None of such drawings, designs, arrangements and ideas shall be used by or disclosed to any person without the express written permission of the Landscape Architect.
Use of these plans and specifications for any purpose not specifically authorized by the Landscape Architect, the plants and other components installed in conformity with these plans and specifications, and the completed building known or only to be used on this immediate site. The Landscape Architect makes no warranty at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
		DEC.5, 2011
		JAN. 30, 2012
		APRIL 26, 2012

SCALE: 1"=30'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

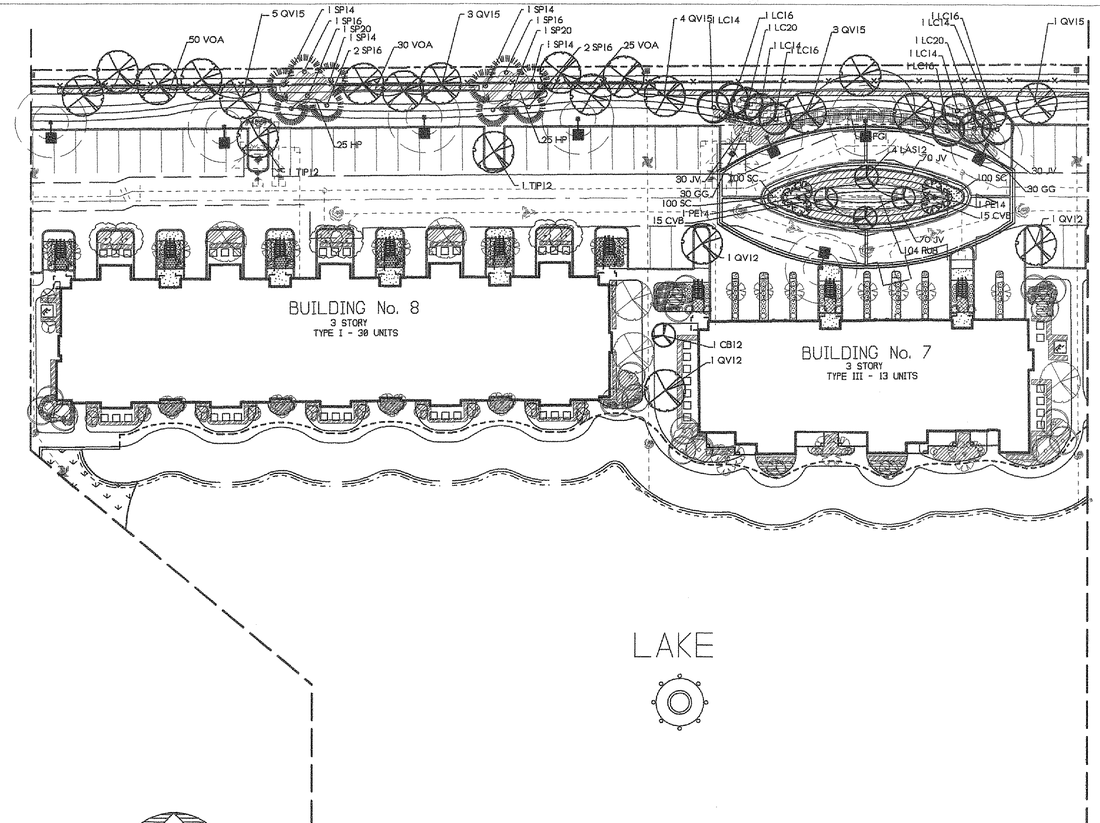
SITE LANDSCAPE PLAN FOR BEL LAGO

WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 9981, Coral Springs, FL 33075
Phone: (954) 440-8809 FL Reg. #582

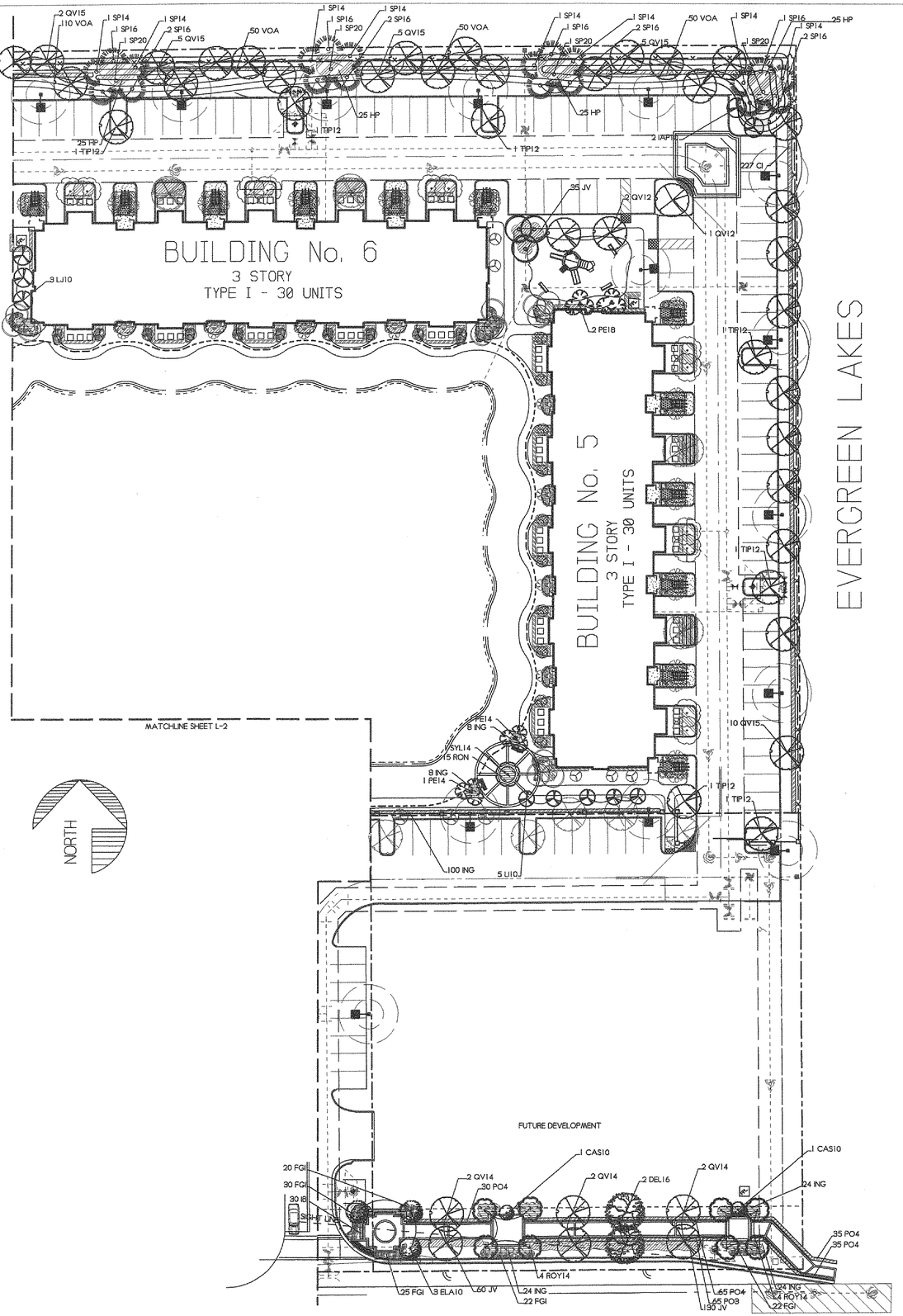
SHEET NO: L-1
OF: 17

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED AND DATED WITH ORIGINAL SIGNATURE & SEAL OF FLORIDA BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.



©Copyright 28H, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are and shall remain the property of the Landscape Architect. None of such drawings, designs are written permission of the Landscape Architect for any purpose whatsoever without the express written permission of the Landscape Architect for any purpose whatsoever without the express written permission of the Landscape Architect for any purpose whatsoever without the express



LANDSCAPE DATA- MULTIFAMILY RESIDENTIAL

PERVIOUS LANDSCAPE AREA PROVIDED: 204,732 SF

SEC. 13-443(4)

LANDSCAPE OPEN SPACE:204,732 SF
204,732 SF/2000 = 102 SITE TREES REQUIRED AND PROVIDED
102 X 6 = 612 SITE SHRUBS REQUIRED AND PROVIDED

7b. LANDSCAPE TO CANAL OR LAKE AND STREET EDGE REQUIRED AND PROVIDED

7e. BUILDING PERIMETER: 1 TREE AND 10 SHRUBS/10 LF ON FRONT, BACK AND SIDE WALKWAY AREA.

BUILDINGS 1, 4, 5, 6, 8, 12
FRONT: 230 LF-90' (DRIVES)=140LF/10= 4 TREES & 40 SHRUBS REQUIRED AND PROVIDED.
REAR: 230 LF/10= 6 TREES & 60 SHRUBS REQUIRED AND PROVIDED.
SIDES: 52 LF/10= 2 TREES & 20 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDINGS 1, 4, 5, 6, 8, 12 TREES = 84 TREES
TOTAL BUILDINGS 1, 4, 5, 6, 8, 12 SHRUBS = 840 SHRUBS

BUILDINGS 2, 3, 9, 10, 11
FRONT: 138 LF-90 (DRIVES)=48/ 10= 2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
REAR: 138 LF/10= 4 TREES & 40 SHRUBS REQUIRED AND PROVIDED.
SIDES: 50 LF / 10= 2 TREES & 20 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDINGS 2, 3, 9, 10, 11 TREES = 50 TREES
TOTAL BUILDING 2, 3, 5 & 9 SHRUBS = 400 SHRUBS

BUILDING 7
FRONT: 138 LF-90 (DRIVES)=48 / 10= 2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
REAR: 138 LF / 10= 4 TREES & 40 SHRUBS REQUIRED AND PROVIDED.
SIDES: 56 LF / 10= 2 TREES & 20 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDING 7 TREES = 10 TREES
TOTAL BUILDING 7 SHRUBS = 100 SHRUBS

RECREATION BUILDING:
FRONT: 89'-20'ENTRY=69LF/10=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
LEFT SIDE: 58LF - 8' WALK=48LF/10=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
RIGHT SIDE: 56LF - 4' WALK=52LF / 10=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
REAR: 89LF- 34' WALKS = 55LF / 10=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
TOTAL RECREATION BUILDING TREES = 8 TREES
TOTAL RECREATION BUILDING SHRUBS = 180 SHRUBS

10. PERIMETER LANDSCAPE REQUIRED AND PROVIDED.
NORTH PROPERTY LINE: 1 TREE/10 LF AND CONTINUOUS HEDGE
1279 LF/10= 32 TREES REQUIRED AND PROVIDED
3 TREES PER 100 LF @ 15' HT REQUIRED.
1279 LF/100=13 X 3=39 15' TREES REQUIRED AND PROVIDED
CONTINUOUS HEDGE PROVIDED
SOUTH PROPERTY LINE (R.O.W.): 1 TREE / 10 LF & CONT. HEDGE REQUIRED.
676 LF /10 = 17 TREES & CONT. HEDGE PROVIDED WITHIN LINEAR PARK.
EAST PROPERTY LINE: 387 LF/10= 10 TREES REQUIRED AND PROVIDED
CONTINUOUS HEDGE REQUIRED & PROVIDED
WEST PROPERTY LINE: 1 TREE / 10 LF & CONTINUOUS HEDGE REQUIRED.
385 LF/10 = 10 TREES & CONT. HEDGE PROVIDED.

11a. SCREEN STORAGE AND DUMPSTER AREAS REQUIRED AND PROVIDED

12a. PARKING INTERIOR: 1 TREE/10 SPACES REQUIRED & PROVIDED
313 SPACES/10= 32 TREES REQUIRED, 55 ISLANDS AND 55 TREES PROVIDED

13. STREET TREES REQUIRED: 17 STREET TREES PROVIDED IN LINEAR PARK

15. ROADWAY BUFFERS: PROVIDED IN LINEAR PARK

411 TREES REQUIRED BY CODE - 411 TREES PROVIDED
2046 SHRUBS REQUIRED + CONT. HEDGE
2046 SHRUBS PROVIDED + CONT. HEDGE

40% SHADE TREES (164) REQUIRED, 164 PROVIDED AT 12'HT OR GREATER
30% INTERMEDIATE TREES 123 REQUIRED, 123 PROVIDED AT 10' HT.
MAX OF 10% SMALL TREES , 41 (10%) PROVIDED AT 8' HT.
164 NATIVE TREES REQUIRED, 164 (40%) NATIVE PROVIDED
2046 SHRUBS REQUIRED, 818 (40%) NATIVE, 818 NATIVE SHRUBS PROVIDED

PLANT LIST LINEAR PARK

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	OA SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
BVT	4	Bougainvillea Spp.	Bougainvillea	4'	5'			Trellis Full
CAS10	16	Cassia surattensis	Cassia	10'	5'	4.5'CT	1.5"dbh	
DEL16	22	Delonix regia	Royal Poinciana	16'	10'	5'CT	4"dbh	
ELA	6	Elaeocarpus decipiens	Japanese Blueberry	8'	4'	3'CT		
FGI	528	Ficus microcarpa	Green Island Ficus	18"	18"			
HPC	422	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18"			Full
IAP12	1	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1"dbh	
IB	83	Ilex cornuta 'Burfordii'	Burford Holly	24"	18"			
ING	311	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
IP	91	Ixora 'Petite'	Red Taiwan Dwarf Ixora	18"	18"			Full
JCBP	56	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper		12"-14"			
JV	390	Jasminum volubile	Wax Jasmine	24"	18"			Full
LV	275	Liriope 'Variegata Giant'	Aztec Grass		12"			Full
PO3	372	Podocarpus makii	Yew Podocarpus	3'	18"			Full
PO4	682	Podocarpus makii	Yew Podocarpus	4'	24"			Full
POP	180	Podocarpus macrophyllus Pringles	Pringles Dwarf Podocarpus	18"	18"			
QV14	26	Quercus virginiana	*Live Oak	14'	7'	4.5'CT	3"dbh	
ROY14	48	Roystonia elata	*Florida Royal Palm			14' GW		
SC	225	Seasonal Color	Flowers as Available		4"-6"			Full
SD18	1	Phoenix reclinata	Senegal Date Palm	18'-20'				5-7 Trunks
SYL14	10	Phoenix sylvestris	Sylvester Palm			14' CT		
WB14	2	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 2011 Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by the Landscape Architect whether the project is executed or not. These drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the express written permission of the Landscape Architect.
The Landscape Contractor shall verify and be responsible for all dimensions and conditions on the job and shall notify the Landscape Architect of any discrepancies before proceeding with the work. Any work done by the Landscape Contractor that is submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
	DEC. 5, 2011	
	JAN. 30, 2012	
	APRIL 26, 2012	

SCALE: 1"=30'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

SITE LANDSCAPE PLAN FOR BEL LAGO

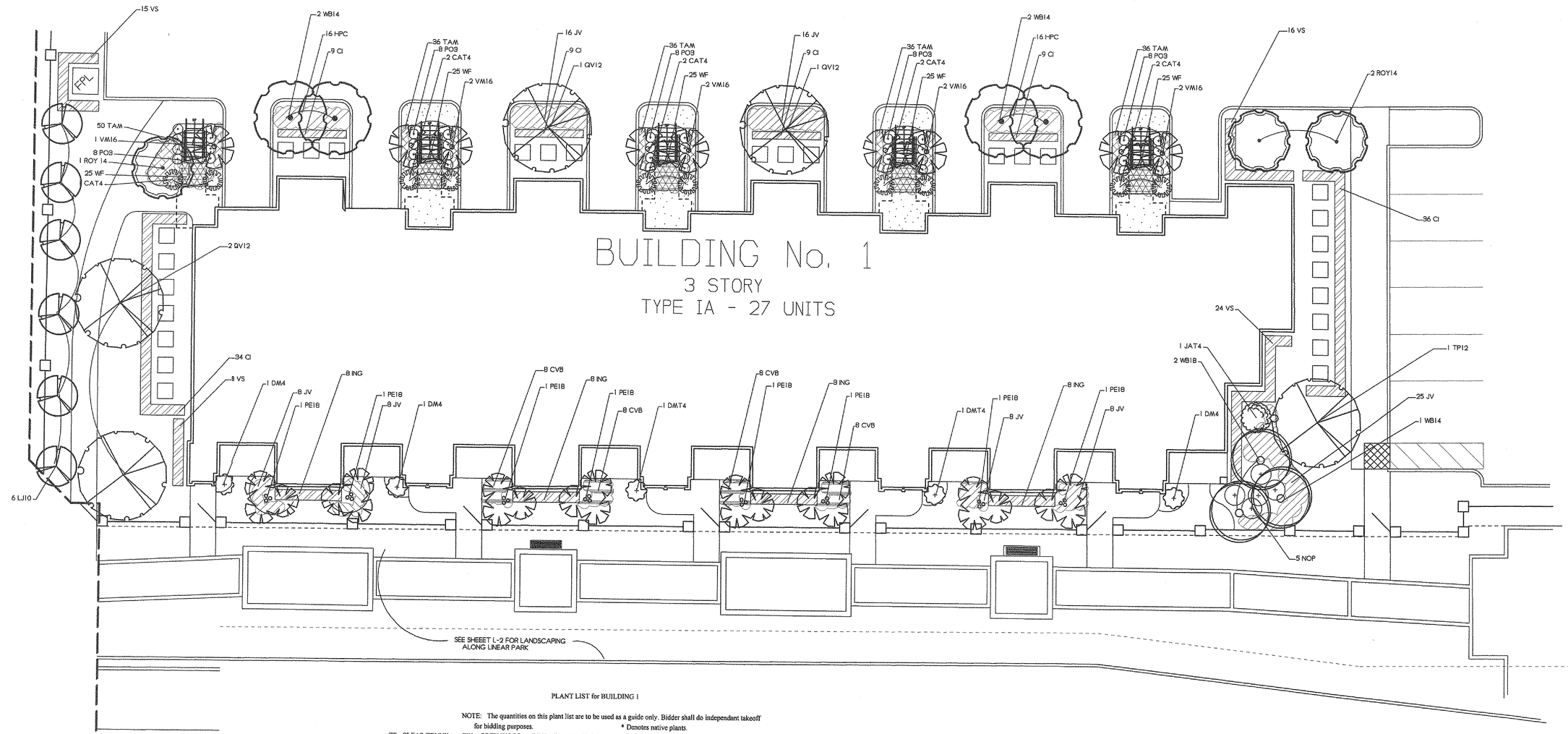
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 3064, Coral Springs, FL 33065
Phone: (954) 464-8659 FL Reg. #382

SHEET NO: L-3
OF: 17

JUL 20 2012

THESE DRAWINGS ARE NOT VALID FOR BIDDING OR CONSTRUCTION USE UNLESS SIGNED AND DATED WITH ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & REVIEW ONLY.



PLANT LIST for BUILDING 1

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	ONT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
CAT4	9	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	106	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
CVB	32	Codiaeum variegatum 'Bravo'	Bravo Croton	24"	18"			3 Per Pot
DM4	3	Dracaena marginata	Dracaena	4'	2'			4 Hds. Min.
DMT	2	Dracaena marginata 'Tricolor'	Tricolor Dracaena	3'	18"-24"			5 Hds. Min.
FGI	50	Ficus microcarpa	Green Island Ficus	18"	18"			
HPC	32	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
ING	32	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
JAT4	1	Jatropha integerrima compacta	Coral Berry	4'	3'			
JV	89	Jasminum volubile	Wax Jasmine	24"	18"			Full
LJ10	6	Ligustrum japonicum	Wax Privet	10'	6'	4'CT		MULT
NOP	5	Nerium oleander 'Petite'	Dwarf Oleander	24"	18"			
PE18	8	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO3	40	Podocarpus makii	Yew Podocarpus	3'	18"			Full
QV12	4	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
ROY14	3	Roystonia elata	*Florida Royal Palm			14' GW		
TAM	194	Trachelosperum asiaticum 'Minima'	Minima Jasmine		12"-14"			Full
TP12	1	Tabebuia heterophylla	Pink Trumpet Tree	12'	6'	4.5'CT	2"dbh	
VM16	9	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VS	63	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	5	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	2	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		
WF	125	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by the Landscape Architect and shall not be used in other projects. These designs, arrangements and ideas may be used for any purpose whatsoever without the express written permission of the Landscape Architect.
The Landscape Architect shall not be responsible for plans submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS
	DEC. 5, 2011
	JAN. 30, 2012
	APRIL 26, 2012

SCALE: 1" = 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

BUILDING #1 LANDSCAPE PLAN - BEL LAGO

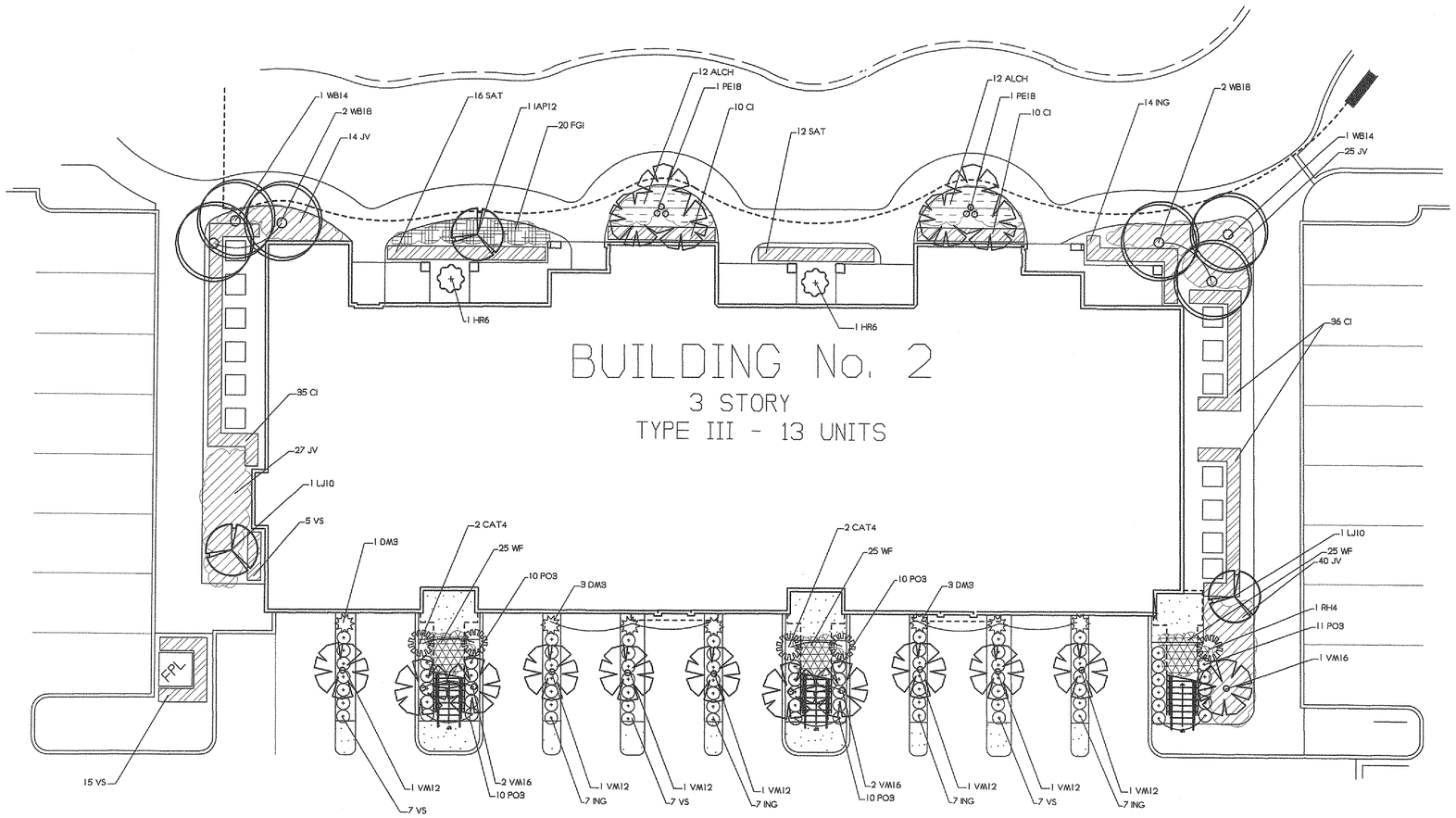
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8804, Coral Springs, FL 33075
Phone: (954) 440-4859 FL Reg. #382

SHEET NO: L-4
OF: 17

JUL 6 0 2012

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT REVIEW PURPOSES & BIDDING ONLY.



PLANT LIST for BUILDING 2

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
ALCH	24	Allamanda cathartica hendersonii	Hend. Dwarf Allamanda	24"	18"			
CAT4	4	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	91	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
DM3	7	Dracaena marginata	Dracaena	3'	18"			3 Hds. Min.
FGI	20	Ficus microcarpa	Green Island Ficus	18"	18"			
HR6	2	Hibiscus rosa-sinensis	Chinese Hibiscus	6'	3'-4'	3'CT	1.5"dbh	Tree Std.
IAP12	1	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1"dbh	
ING	42	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
JV	106	Jasminum volubile	Wax Jasmine	24"	18"			Full
LJ10	2	Ligustrum japonicum	Wax Privet	10'	6'	4'CT		MULT
PE18	2	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO3	51	Podocarpus makii	Yew Podocarpus	3'	18"			Full
RH4	1	Rhapis excelsa	Lady Palm	4'	18"-24"			5 Stem Min.
SAT	28	Schefflera arborcola "Trinette"	Dwarf Var. Schefflera	24"	18"			
VM12	7	Vetchia montgomeryana	Montgomery Palm	18'		12'CT		
VM16	5	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VS	41	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	1	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		
WF	75	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by and remain the property of the Landscape Architect. No other use, reuse or alteration may be made without the written permission of the Landscape Architect. The express written permission of the Landscape Architect must be obtained before any of the work represented hereon is commenced. The Landscape Architect assumes no responsibility for construction which does not comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
	DEC. 5, 2011	
	JAN. 30, 2012	
	APRIL 26, 2012	

SCALE: 1" = 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

BUILDING #2 LANDSCAPE PLAN - BEL LAGO

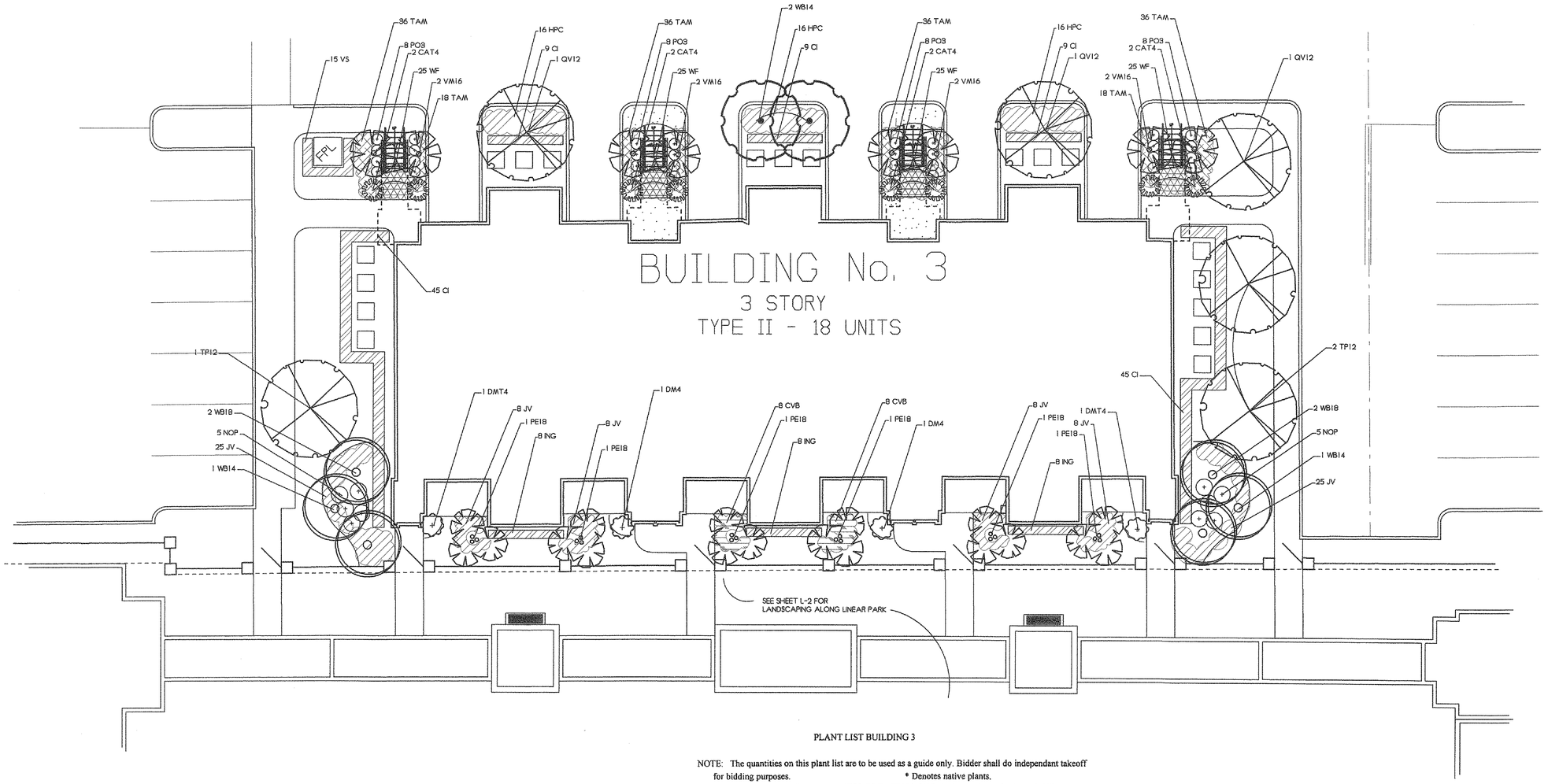
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 3067, Delray Beach, FL 33475
Phone: (954) 449-4859 FL Reg. #382

SHEET NO: L-5
OF: 17

JUL 2 0 2012

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.



PLANT LIST BUILDING 3

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	OA SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
CAT4	8	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	162	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
CVB	16	Codiaeum variegatum 'Bravo'	Bravo Croton	24"	18"			3 Per Pot
DM4	2	Dracaena marginata	Dracaena	4'	2'			4 Hds. Min.
DMT4	2	Draceana marginata 'Tricolor'	Tricolor Dracaena	4'	18"-24"			5 Hds. Min.
HPC	48	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
ING	24	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
JV	82	Jasminum volubile	Wax Jasmine	24"	18"			Full
NOP	10	Nerium oleander 'Petite'	Dwarf Oleander	24"	18"			
PE18	6	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO3	32	Podocarpus makii	Yew Podocarpus	3'	18"			Full
QV12	3	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
TAM	180	Trachelosperum asiaticum 'Minima'	Minima Jasmine		12"-14"			Full
TP12	3	Tabebuia heterophylla	Pink Trumpet Tree	12'	6'	4.5'CT	2"dbh	
VM16	8	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VS	15	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	4	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		
WF	100	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS	

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for the project only and are owned by and remain the property of the Landscape Architect. None of such drawings, designs, arrangements and ideas shall be used by any person whatsoever without the express written permission of the Landscape Architect.
To the best of our knowledge, the plans and specifications submitted herewith comply with all applicable codes and regulations in effect at the time of permitting. Any revisions of the plans required by governing authorities will be the responsibility of the owner.

NO	REVISIONS	
	DEC. 5, 2011	
	JAN. 30, 2012	
	APRIL 26, 2012	

SCALE: 1" - 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

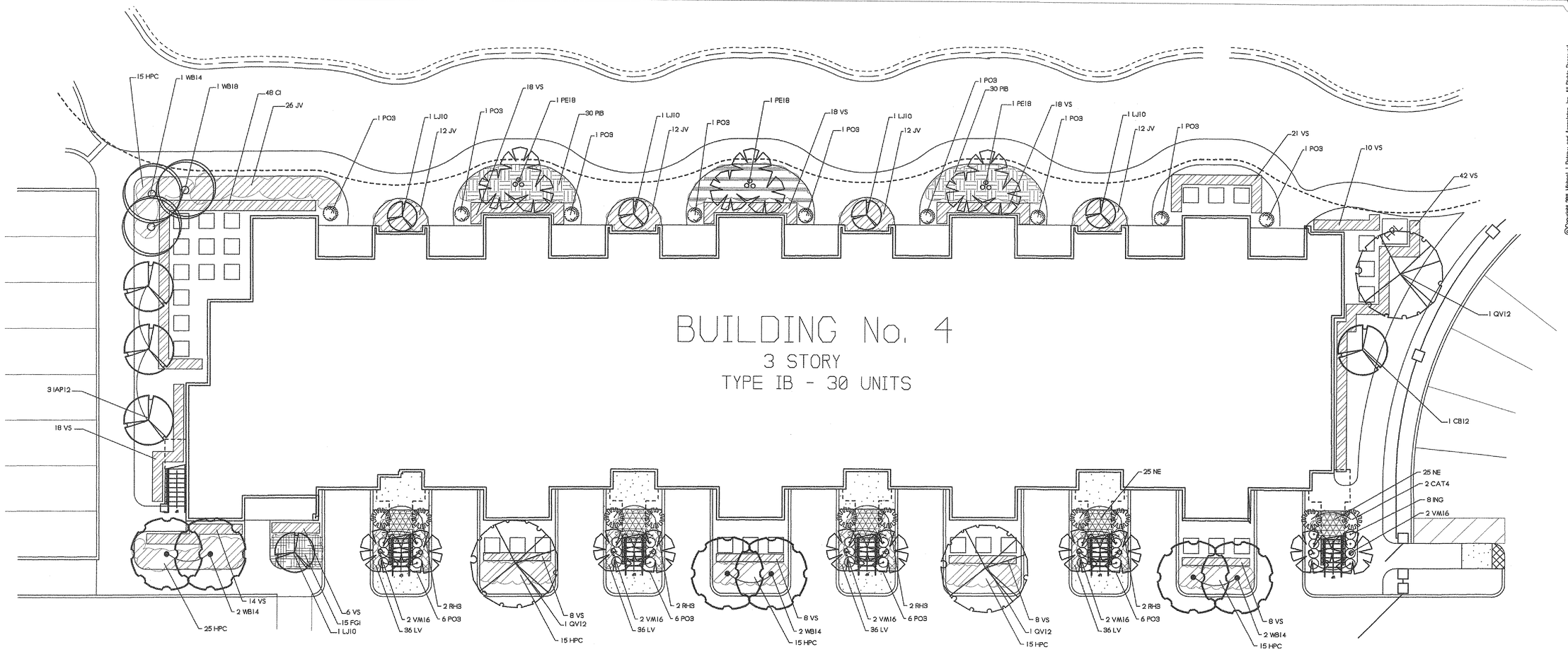
BUILDING #3 LANDSCAPE PLAN - BEL LAGO

WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8861, Coral Springs, FL 33075
Phone: (954) 468-8659 FL Reg. #382

SHEET NO: L-6
OF: 17

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED AND DATED WITH ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.



PLANT LIST BUILDING 4

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
CAT4	2	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CB12	1	Callistemon viminalis	Weeping Bottlebrush	12'	6'	4.5'CT	2" dbh	
CI	48	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
FGI	15	Ficus microcarpa	Green Island Ficus	18"	18"			
HPC	100	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
IAP12	3	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1"dbh	
ING	8	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
JV	74	Jasminum volubile	Wax Jasmine	24"	18"			Full
LJ10	5	Ligustrum japonicum	Wax Privet	10'	6'	4'CT		MULT
LV	144	Liriope 'Variegata Giant'	Aztec Grass		12"			Full
NE	50	Nephrolepis exaltata	*Boston Fern	10"				Full Gal.
PE18	3	Ptychosperma elegans	Solitaire Palm	18'				Triple
PIB	60	Plumbago "IMPERIAL BLUE"	Leadwort	24"	18"			
PO3	33	Podocarpus makii	Yew Podocarpus	3'	18"			Full
QV12	3	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
RH3	8	Rhapis excelsa	Lady Palm	3'	18"-24"			5 Stem Min.
VM16	10	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VS	197	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	7	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	1	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are the property of the Landscape Architect. None of such drawings, designs and arrangements shall be used for any purpose whatsoever without the written permission of the Landscape Architect.
To the best of our knowledge, the plans and specifications submitted herewith comply with the requirements of the applicable building codes and ordinances. The Owner of the plans shall indemnify and hold harmless the Landscape Architect against any claims or liability arising from any violation of any such codes and ordinances not disclosed by the Landscape Architect and which are discovered subsequent to the preparation of the plans. In terms of the plans preparation, no warranty are expressed or implied, it hereby given.

NO	REVISIONS	
	DEC.5, 2011	
	JAN. 30, 2012	
	APRIL 25, 2012	

SCALE: 1" = 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

BUILDING #1 LANDSCAPE PLAN - BEL LAGO

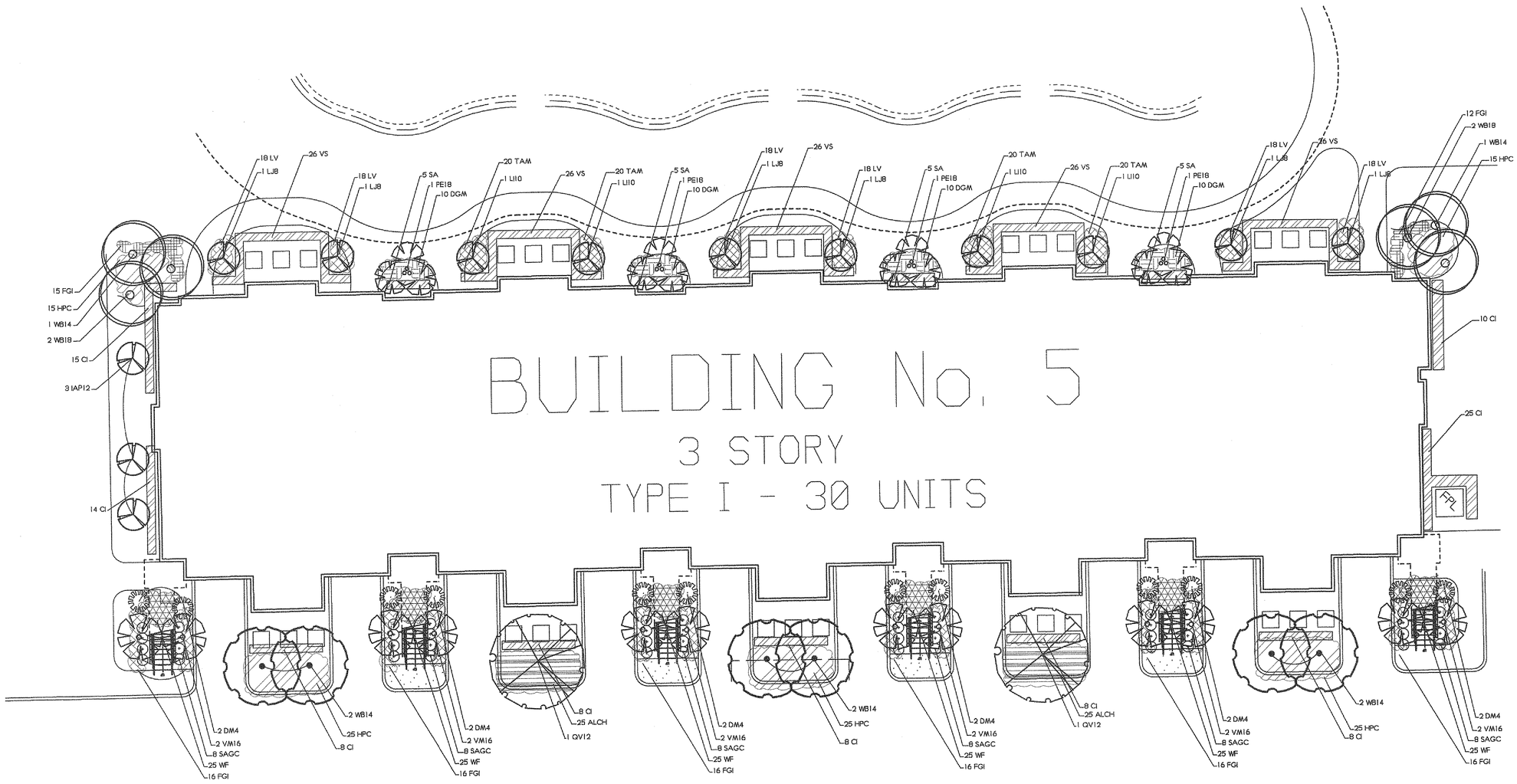
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 0967, Coral Springs, FL 33075
Phone: (954) 440-9659 FL Reg. #382

SHEET NO: L-7
OF: 17

THESE DRAWINGS ARE NOT VALID FOR BUILDING OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT REVIEW PURPOSES & BIDDING ONLY.

RECEIVED
APR 26 2012



BUILDING No. 5

3 STORY

TYPE I - 30 UNITS

PLANT LIST BUILDING 5

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes.

* Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
ALCH	50	Allamanda cathartica hendersonii	Hend. Dwarf Allamanda	24"	18"			
CI	104	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
DGM	40	Duranta erecta	Gold Mound	24"	18"			
DM4	12	Dracaena marginata	Dracaena	4'	2'			4 1ds. Min.
FGI	123	Ficus microcarpa	Green Island Ficus	18"	18"			
HPC	105	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
IAP12	3	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1"dbh	
LI10	4	Lagerstroemia indica	Crape Myrtle	10'	4'	3'-4.5'CT		
LJ8	6	Ligustrum japonicum	Wax Privet	8'	4'	3'CT		MULT
LV	108	Liriope 'Variegata Giant'	Aztec Grass		12"			Full
PE18	4	Ptychosperma elegans	Solitaire Palm	18'				Triple
QV12	2	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
SA	20	Shefflera arborcola	Dwarf Schefflera	24"	18"			
SAGC	48	Schefflera arborcola "Gold Capella"	Var. Schefflera	24"	18"			
TAM	80	Trachelosperum asiaticum 'Minima'	Minima Jasmine		12"-14"			Full
VM16	12	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VS	130	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	8	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		
WF	150	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are property of Michael J. Petrow and Associates, Inc. and may not be used in any form without the written consent of the Landscape Architect. None of such drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the express written consent of Michael J. Petrow and Associates, Inc.
To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty is either expressed or implied if it is not given.

NO	REVISIONS	
		DEC. 5, 2011
		JAN. 30, 2012
		APRIL 26, 2012

SCALE: 1" = 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

BUILDING #5 LANDSCAPE PLAN - BEL LAGO

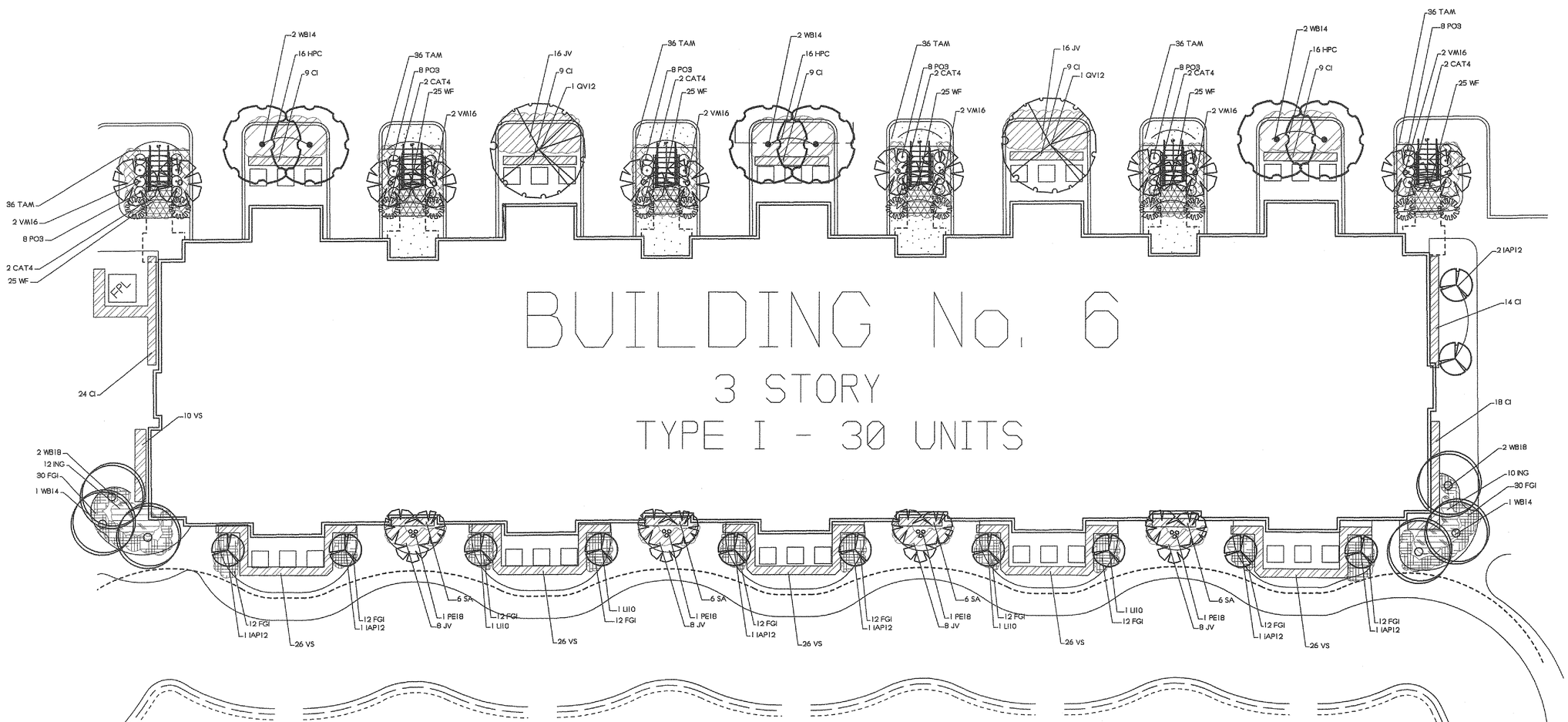
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 866, Coral Springs, Fl. 33075
Phone: (954) 445-9659 Fl. Reg. #382

SHEET NO: L-8
OF: 17

JUL 26 2012

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT AVAILABLE PURPOSES & BIDDING ONLY.



PLANT LIST BUILDING 6

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
CAT4	12	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	101	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
FGI	180	Ficus microcarpa	Green Island Ficus	18"	18"			
HPC	48	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
IAP12	8	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1"dbh	
ING	22	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
JV	64	Jasminum volubile	Wax Jasmine	24"	18"			Full
LI10	4	Lagerstroemia indica	Crape Myrtle	10'	4'	3'-4.5'CT		
PE18	4	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO3	48	Podocarpus makii	Yew Podocarpus	3'	18"			Full
QV12	2	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
SA	24	Shefflera arborcola	Dwarf Schefflera	24"	18"			
TAM	216	Trachelosperum asiaticum 'Minima'	Minima Jasmine		12"-14"			Full
VM16	12	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VS	140	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	8	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		
WF	150	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by the Landscape Architect. The Landscape Architect retains all rights to these drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the express written permission of the Landscape Architect.
The Landscape Architect shall not be responsible for any plans submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS
	DEC. 5, 2011
	JAN. 30, 2012
	APRIL 26, 2012

SCALE: 1" = 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

BUILDING #6 LANDSCAPE PLAN - BEL LAGO

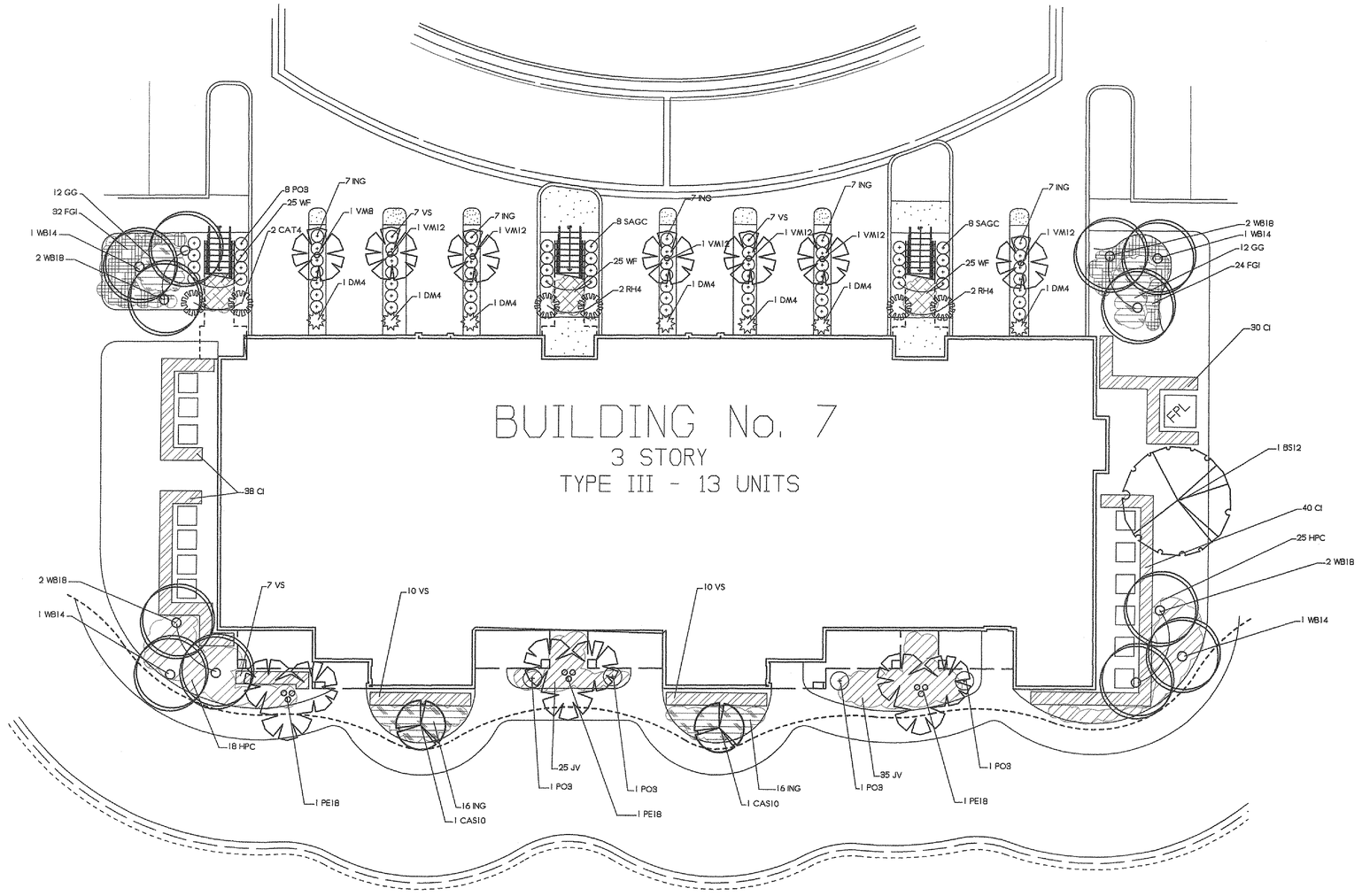
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 3667, Pompano Beach, FL 33075
Phone: (954) 480-4659 FL Reg. #382

SHEET NO: L-9
OF: 17

JUL 2 0 2012

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT REVIEW PURPOSES & BIDDING ONLY.



BUILDING No. 7

3 STORY

TYPE III - 13 UNITS

PLANT LIST BUILDING 7

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
BS12	1	Bursera simaruba	*Gumbo Limbo	12'	6'	4.5'CT	2"dbh	
CAS10	2	Cassia surattensis	Cassia	10'	5'	4.5'CT.	1.5"dbh	
CAT4	2	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	108	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
DM4	7	Dracaena marginata	Dracaena	4'	2'			4 Hds. Min.
FGI	56	Ficus microcarpa	Green Island Ficus	18"	18"			
GG	24	Galphimia gracilis	Thryallis	24"	18"			Full
HPC	43	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
ING	67	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
JV	60	Jasminum volubile	Wax Jasmine	24"	18"			Full
PE18	4	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO3	12	Podocarpus makii	Yew Podocarpus	3'	18"			Full
RH4	4	Rhapis excelsa	Lady Palm	4'	3'			5 Stem Min.
SAGC	16	Schefflera arboricola "Gold Capella"	Var. Schefflera	24"	18"			
VM12	6	Vetchia moetgomeryana	Montgomery Palm	18'		12'CT		
VM8	1	Vetchia montgomeryana	Montgomery Palm	14'		8'CT		
VS	41	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	4	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	8	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		
WF	75	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL. IT IS UNLAWFUL TO ALTER ANY UNSIGNED & SEALED DRAWINGS. MAY BE USED FOR CLIENT PURPOSE PURPOSES & BIDDING ONLY.

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are the property of the Landscape Architect, having been prepared by and remain the property of the Landscape Architect, none of such drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the express written consent of the Landscape Architect. To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS
	DEC. 5, 2011
	JAN. 30, 2012
	APRIL 26, 2012

SCALE: 1" = 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

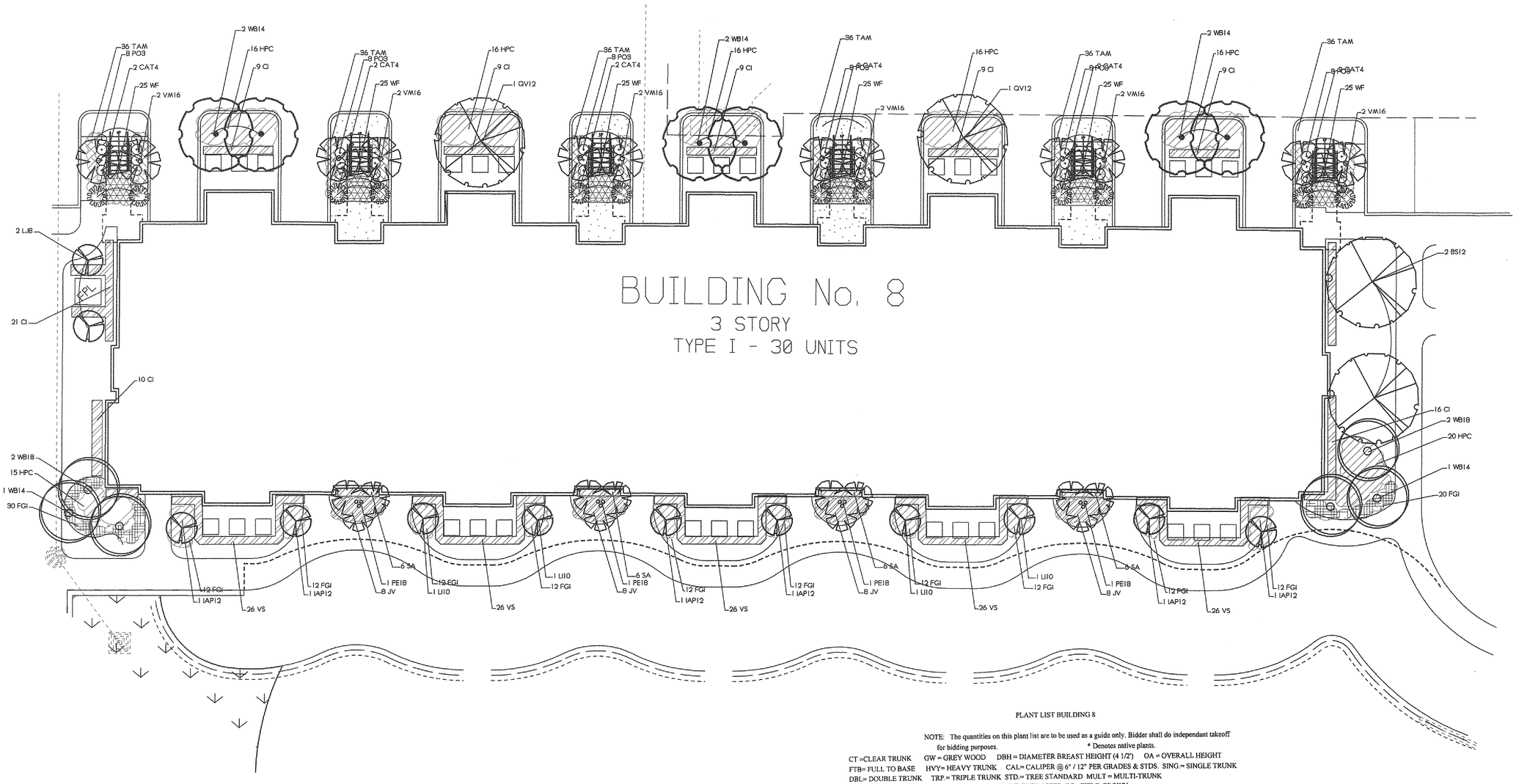
BUILDING #7 LANDSCAPE PLAN - BEL LAGO

WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
landscape Architecture
P.O. Box 6986, Coral Springs, Fl. 33075
Phone: (954) 448-4959 Fl. Reg. #932

SHEET NO: L-10
OF: 17

JUL 2 0 2012



BUILDING No. 8

3 STORY

TYPE I - 30 UNITS

PLANT LIST BUILDING 8

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes.

* Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP = TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
BS12	2	Bursera simaruba	*Gumbo Limbo	12'	6'	4.5'CT	2"dbh	
CAT4	12	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	92	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
FGI	170	Ficus microcarpa	Green Island Ficus	18"	18"			
HPC	115	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
IAP12	6	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1"dbh	
JV	32	Jasminum volubile	Wax Jasmine	24"	18"			Full
LI10	4	Lagerstroemia indica	Crape Myrtle	10'	4'	3'-4.5'CT		
LJ8	2	Ligustrum japonicum	Wax Privet	8'	4'	3'CT		MULT
PE18	4	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO3	48	Podocarpus makii	Yew Podocarpus	3'	18"			Full
QV12	2	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
SA	24	Shefflera arborcola	Dwarf Schefflera	24"	18"			
TAM	216	Trachelosperum asiaticum 'Minima'	Minima Jasmine		12"-14"			Full
VM16	12	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VS	130	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	8	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		
WF	150	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 28th, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by and remain the property of the Landscape Architect. None of such drawings, designs, arrangements and ideas shall be used by any person whatsoever without the express written permission of the Landscape Architect.
To the best of our knowledge, the plans and specifications submitted herewith comply with all applicable codes and regulations. We assume no responsibility for any portions of the plans prepared by others. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
	DEC. 5, 2011	
	JAN. 30, 2012	
	APRIL 26, 2012	

SCALE: 1" = 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

BUILDING #8 LANDSCAPE PLAN - BEL LAGO

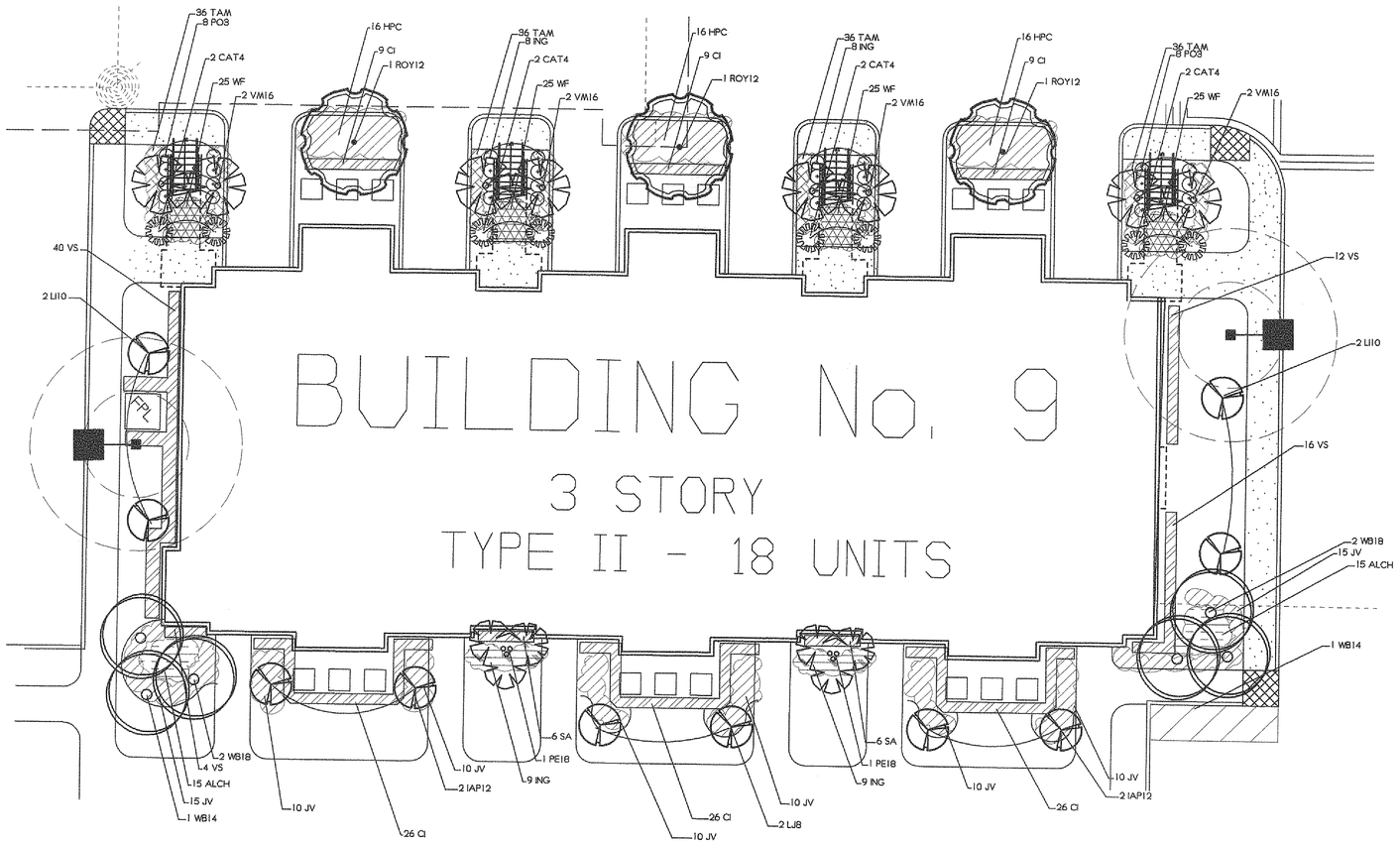
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 866, Coral Springs, FL 33075
Phone: (954) 448-8569 FL Reg. #382

SHEET NO: L-11
OF: 17

JUL 30 2012

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS THEY ARE REVISED DATED AND SIGNED & SEALED BY A LICENSED FLORIDA LANDSCAPE ARCHITECT. ALL SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.



PLANT LIST BUILDING 9

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
ALCH	30	Allamanda cathartica hendersonii	Hend. Dwarf Allamanda	24"	18"			
CAT4	8	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	105	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
HPC	48	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
IAP12	4	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1"dbh	
ING	34	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
JV	90	Jasminum volubile	Wax Jasmine	24"	18"			Full
LI10	4	Lagerstroemia indica	Crape Myrtle	10'	4'	3'-4.5'CT		
LJ10	2	Ligustrum japonicum	Wax Privet	10'	6'	4'CT		MULT
PE18	2	Psychosperma elegans	Solitaire Palm	18'				Triple
PO3	16	Podocarpus makii	Yew Podocarpus	3'	18"			Full
ROY12	3	Roystonia elata	*Florida Royal Palm			12' GW		
SA	12	Shefflera arborcola	Dwarf Schefflera	24"	18"			
TAM	144	Trachelosperum asiaticum 'Minima'	Minima Jasmine		12"-14"			Full
VM16	8	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VS	72	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	2	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		
WF	100	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 2011 Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are the property of Michael J. Petrow and Associates, Inc. and are owned by and remain the property of the Landscape Architect. None of the drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the expressed written consent of the Landscape Architect, Michael J. Petrow.
To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty, either expressed or implied is hereby given.

NO	REVISIONS	
	DEC. 5, 2011	
	JAN. 30, 2012	
	APRIL 26, 2012	

SCALE: 1" = 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

BUILDING #9 LANDSCAPE PLAN - BEL LAGO

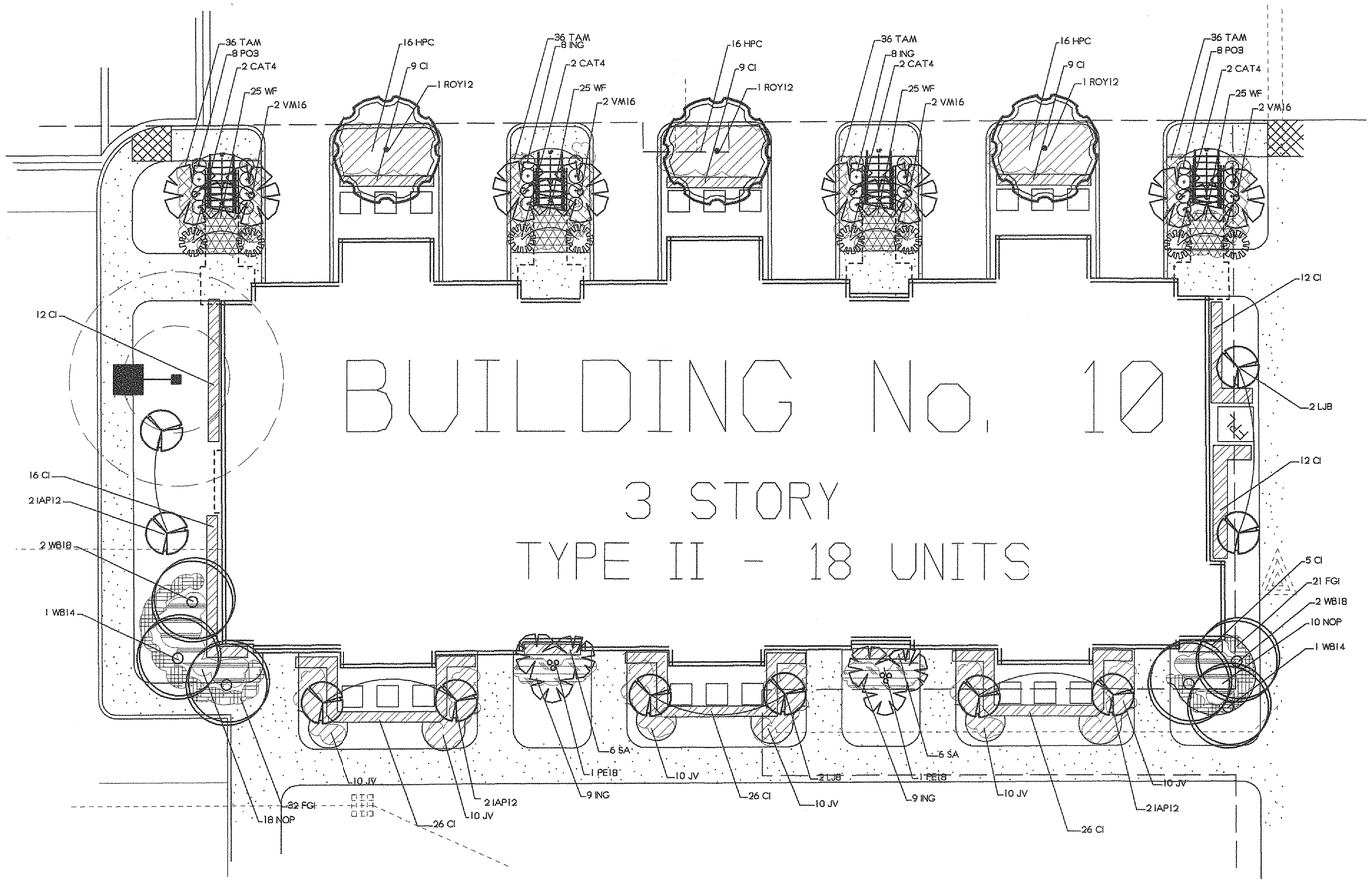
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 5081, Coral Springs, Fl. 33075
Phone: (954) 448-8859 Fl. Reg. #382

SHEET NO: L-12
OF: 17

JUL 2 0 2012

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL. THESE DRAWINGS ARE STRICTLY FOR PERMIT AND BID ONLY. SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.



PLANT LIST BUILDING 10

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes.
* Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
CAT4	8	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	162	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
FGI	53	Ficus microcarpa	Green Island Ficus	18"	18"			
HPC	48	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
IAP12	6	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1"dbh	
ING	34	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
JV	60	Jasminum volubile	Wax Jasmine	24"	18"			Full
LJ8	4	Ligustrum japonicum	Wax Privet	8'	4'	3'CT		MULT
NOP	28	Nerium oleander 'Petite'	Dwarf Oleander	24"	18"			
PE18	2	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO3	16	Podocarpus makii	Yew Podocarpus	3'	18"			Full
ROY12	3	Roystonia elata	*Florida Royal Palm			12' GW		
SA	12	Shefflera arborcola	Dwarf Schefflera	24"	18"			
TAM	144	Trachelosperum asiaticum 'Minima'	Minima Jasmine		12"-14"			Full
VM16	8	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
WB14	2	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		
WF	100	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 2011, Michael J. Petrow and Associates, Inc., All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by these plans are an instrument of service for this project only and are owned by the undersigned and shall not be used in other work and are not to be changed. These designs, arrangements and ideas may be used for any purpose whatsoever without the express written permission of the undersigned.
To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty is expressed or implied to the any given.

NO	REVISIONS	
	DEC. 5, 2011	
	JAN. 30, 2012	
	APRIL 26, 2012	

SCALE: 1" = 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

BUILDING #10 LANDSCAPE PLAN - BEL LAGO

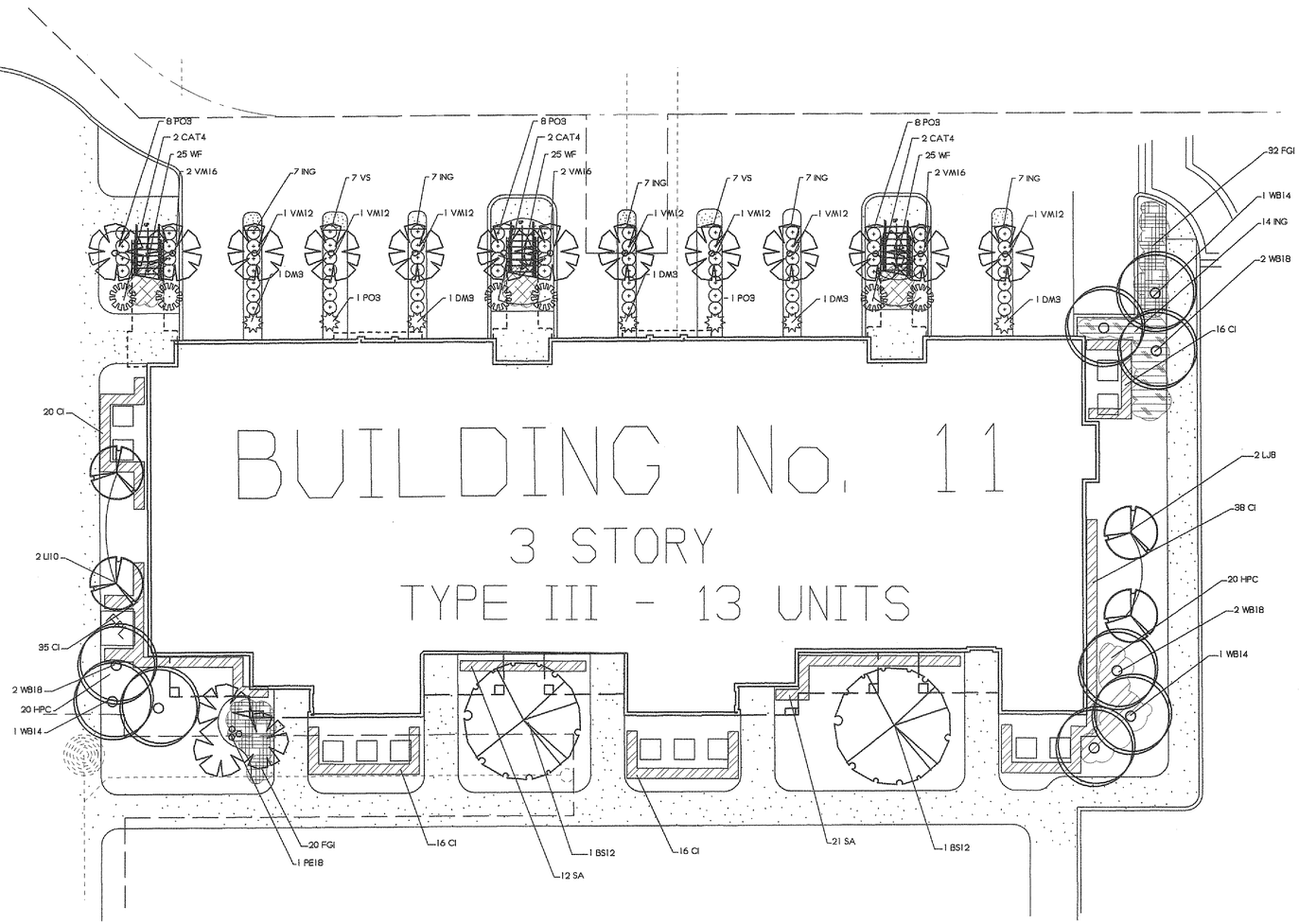
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8866, Coral Springs, FL 33075
Phone: (954) 468-8659 FL Reg. #382

SHEET NO: L-13
OF: 17

JUL 9 0 2012

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT IMAGE PROCESS & BIDDING ONLY.



PLANT LIST BUILDING 11

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	ONT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
BS12	2	Bursera simaruba	*Gumbo Limbo	12'	6'	4.5'CT	2"dbh	
CAT4	6	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	141	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
DM3	5	Dracaena marginata	Dracaena	3'	18"			3 Hds. Min.
FGI	52	Ficus microcarpa	Green Island Ficus	18"	18"			
HPC	40	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
ING	49	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
LI10	2	Lagerstroemia indica	Crape Myrtle	10'	4'	3'-4.5'CT		
LJ8	2	Ligustrum japonicum	Wax Privet	8'	4'	3'CT		MULT
PE18	1	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO3	26	Podocarpus makii	Yew Podocarpus	3'	18"			Full
SA	33	Shefflera arborcola	Dwarf Schefflera	24"	18"			
VM12	7	Vetchia montgomeryana	Montgomery Palm	18'		12'CT		
VM16	6	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VS	14	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	3	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	6	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		
WF	75	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SEALED, SIGNED AND DATED WITH A FEDERAL OFFICIAL SEAL OF APPROVAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by and remain the property of the Landscape Architect. None of such drawings, designs, arrangements and plans shall be used by any person whatsoever without the express written permission of the Landscape Architect.
To the best of our knowledge, the plans and specifications submitted herewith comply with all applicable requirements and provisions that are in effect at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
	DEC. 5, 2011	
	JAN. 30, 2012	
	APRIL 26, 2012	

SCALE: 1" - 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

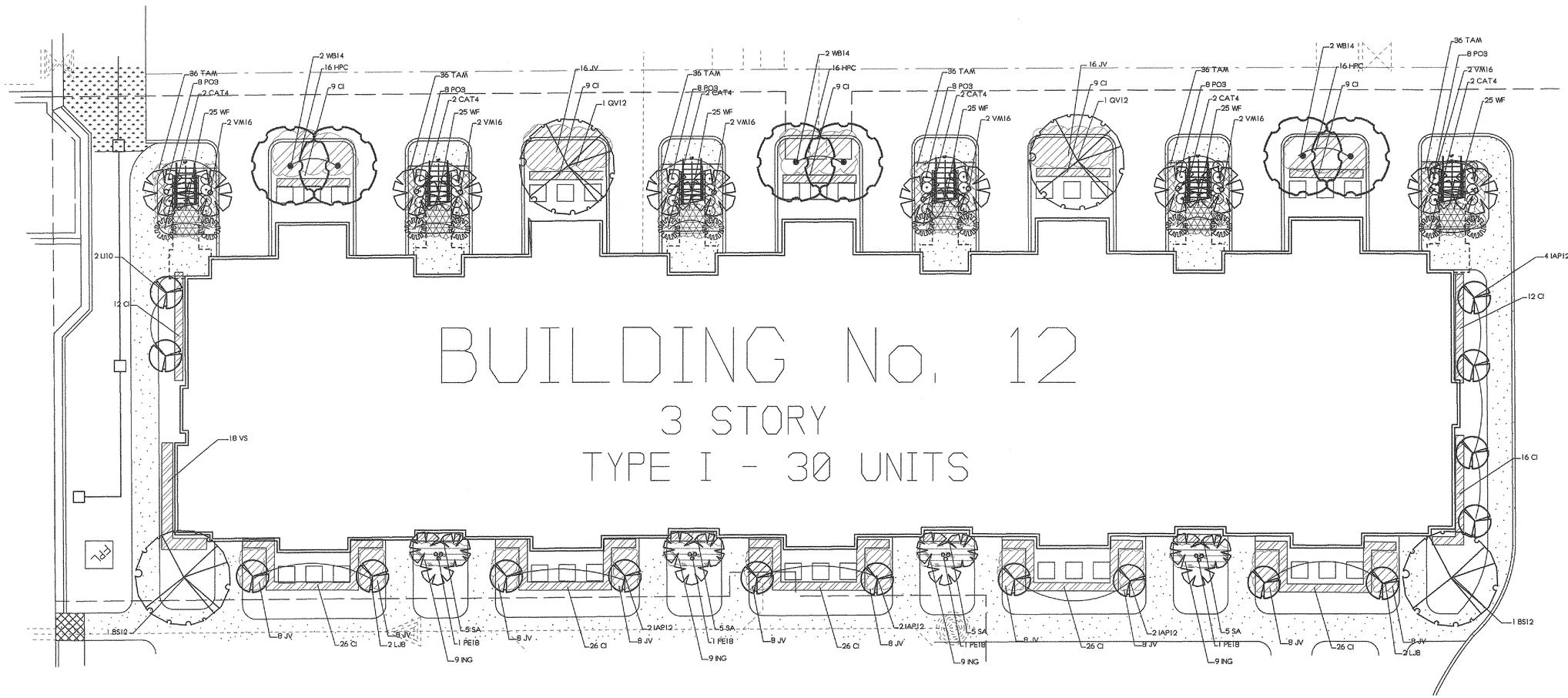
BUILDING #11 LANDSCAPE PLAN - BEL LAGO

WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 6661, Coral Springs, FL 33075
Phone: (954) 448-8569 FL Reg. #382

SHEET NO: L-14
OF: 17

JUL 2 0 2012



BUILDING No. 12

3 STORY

TYPE I - 30 UNITS

PLANT LIST BUILDING 12

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
BS12	2	Bursera simaruba	*Gumbo Limbo	12'	6'	4.5'CT	2"dbh	
CAT4	12	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	215	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
HPC	48	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
IAP12	10	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1"dbh	
ING	36	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
JV	112	Jasminum volubile	Wax Jasmine	24"	18"			Full
LI10	2	Lagerstroemia indica	Crape Myrtle	10'	4'	3'-4.5'CT		
LJ8	4	Ligustrum japonicum	Wax Privet	8'	4'	3'CT		MULT
PE18	4	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO3	48	Podocarpus makii	Yew Podocarpus	3'	18"			Full
QV12	2	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
SA	20	Shefflera arborcola	Dwarf Schefflera	24"	18"			
TAM	216	Trachelosperum asiaticum 'Minima'	Minima Jasmine		12"-14"			Full
VM16	12	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VS	18	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	6	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WF	150	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)		As needed
SOIL	Planting Soil (Cubic Yards)		As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS	

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by and remain the property of the Landscape Architect. None of such drawings, designs, arrangements and ideas shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the express written permission of the Landscape Architect.
The Landscape Contractor is responsible for and warrants that all work is entitled herewith comply with all existing Ordinances and provisions of this applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
		JAN. 30, 2012
		APRIL 26, 2012

SCALE: 1" = 10'
DATE:
DRAWN BY: M.J.P.

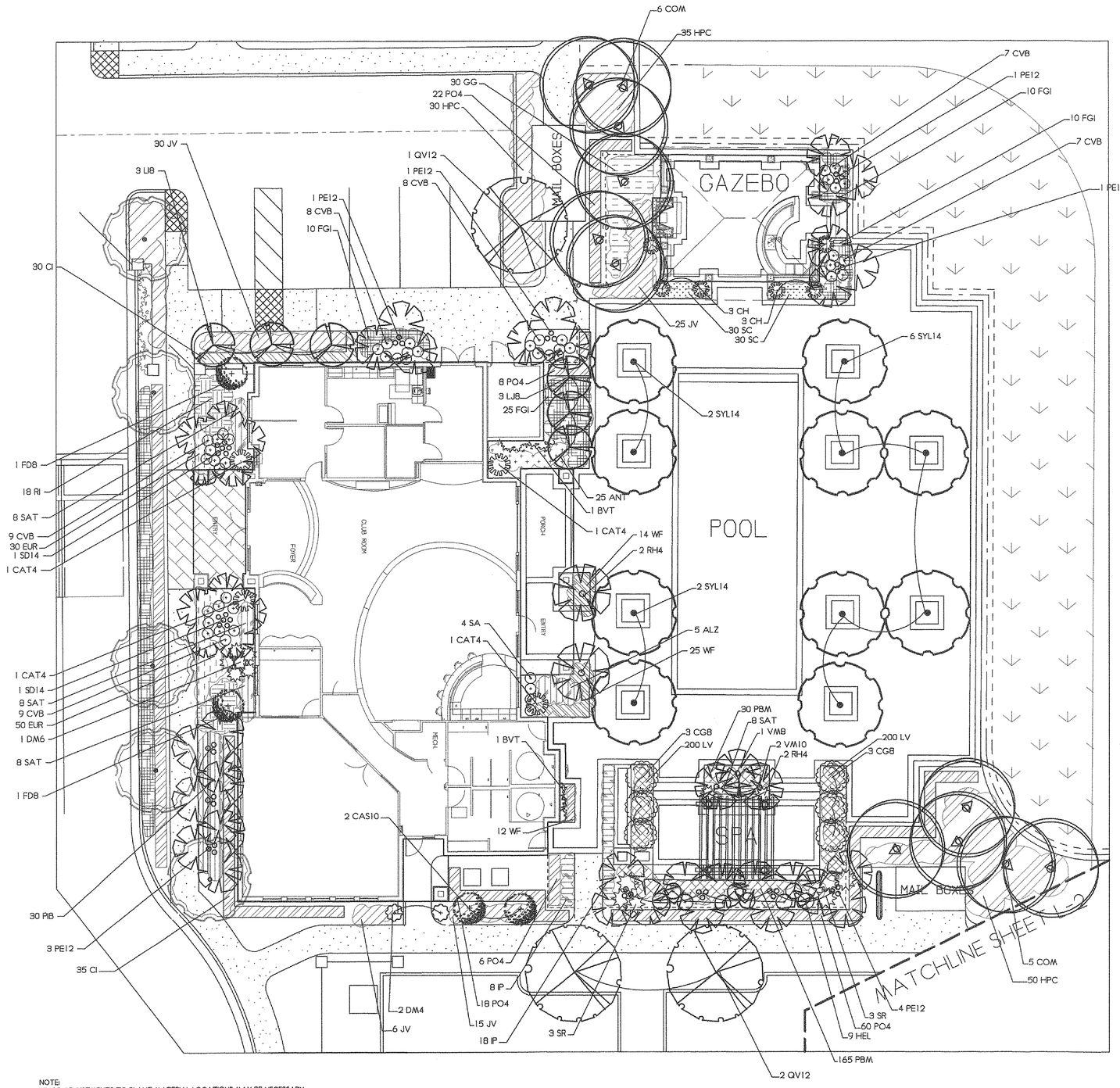
BUILDING #12 LANDSCAPE PLAN - BEL LAGO
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8881, Coral Springs, FL 33075
Phone: (954) 440-8659 FL Reg. #582

SHEET NO: L-15
OF: 17

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS BEARING THE ORIGINAL SIGNATURE & SEAL OF THE LANDSCAPE ARCHITECT OF RECORD. BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.

JUL 20 2012



NOTE:
MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS MAY BE NECESSARY DUE TO SITE WALK CONFIGURATIONS. SEE SHEETS L-1 AND L-2 FOR GRAPHIC REPRESENTATION OF BUILDING FOUNDATION LANDSCAPING SHOWN IN GREY TONE FOR MINOR ADJUSTMENT LOCATIONS.

©Copyright 2005, Michael J. Petrow and Associates, Inc. All Rights Reserved.

PLANT LIST CLUB & POOL

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
ALZ	5	Alpinia zerumbet 'variegata'	Variegated Shell Ginger	30"	30"			5 Stem Min.
ANT	25	Anthurium	Anthurium	6"	6"			
BVT	2	Bougainvillea Spp.	Bougainvillea	36"	5'			Trellis Full
CAS10	2	Cassia surattensis	Cassia	10'	5'	4.5'CT	1.5"dbh	
CAT4	4	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CG8	6	Clusia guttifera	Small Leaf Clusia	8'	5'			
CH	6	Chamaerops humilis	European Fan Palm	4'	4'			5 Stem Min.
CI	65	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
COM	11	Cocos nucifera 'Mapan'	Maypan Coconut	12'-14'		2'-4'GW		CERTIFIED
CVB	48	Codiaeum variegatum 'Bravo'	Bravo Croton	24"	18"			3 Per Pot
DM4	2	Dracaena marginata	Dracaena	4'	2'			4 Hds. Min.
DM6	1	Dracaena marginata	Dracaena	6'	2'			5-7 Hds. Min.
EUR	80	Euphorbia Rosie	Crown of Thorn	8"	8"			
FD8	2	Filicium decipiens	Japanese Fern Tree	8'	4'	3'CT	2"dbh	
FGI	55	Ficus microcarpa	Green Island Ficus	18"	18"			
GG	30	Galphimia gracilis	Thryallis	24"	18"			Full
HEL	9	Heliconia Spp.	Heliconia	2'-4'				Full
HPC	115	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
IP	26	Ixora 'Petite'	Red Taiwan Dwarf Ixora	18"	18"			Full
JV	76	Jasminum volubile	Wax Jasmine	24"	18"			Full
LI8	3	Lagerstroemia indica	Crape Myrtle	8'	4'	2'-3'CT		
LJ8	3	Ligustrum japonicum	Wax Privet	8'	4'	3'CT		MULT
LV	400	Liriope 'Variegata Giant'	Aztec Grass		12"			Full
PBM	195	Philodendron Burle Marx	Burle Marx Philodendron	6"	6"			Full
PE12	11	Ptychosperma elegans	Solitaire Palm	12'				Triple
PIB	30	Plumbago "IMPERIAL BLUE"	Leadwort	24"	18"			
PO4	114	Podocarpus makii	Yew Podocarpus	4'	24"			Full
QV12	3	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
RH4	4	Rhapis excelsa	Lady Palm	4'	3'			5 Stem Min.
RI	18	Raphiolepis indica	Indian Hawthorn	18"	18"			Full
SA	4	Shefflera arborcola	Dwarf Schefflera	24"	18"			
SAT	32	Schefflera arborcola "Trinette"	Dwarf Var. Schefflera	24"	18"			
SC	60	Seasonal Color	Flowers as Available		4"-6"			Full
SD14	2	Phoenix reclinata	Senegal Date Palm	14'-16'				4-5 Trunks
SR	6	Strelitzia reginae	Bird of Paradise	3'	3'			Heavy
SYL14	10	Phoenix sylvestris	Sylvester Palm			14' CT		
VM10	2	Vetchia montgomeryana	Montgomery Palm	16'		10'CT		
VM8	1	Vetchia montgomeryana	Montgomery Palm	14'		8'CT		
WF	51	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

NORTH

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT IMAGE PURPOSES & BIDDING ONLY.

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are the property of Michael J. Petrow and Associates, Inc. They are to be used by and remain the property of the Landscape Architect. None of such drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the express written permission of Michael J. Petrow and Associates, Inc.
To the best of our knowledge, the plans and specifications submitted herewith comply with all applicable codes and regulations. We warrant that the materials specified will be free from defects in composition. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
	DEC. 5, 2011	
	JAN. 30, 2012	
	APRIL 26, 2012	

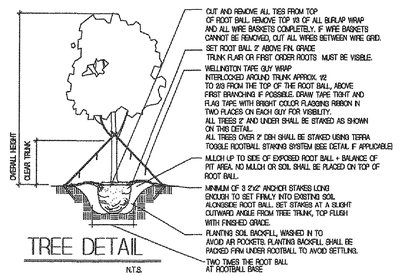
SCALE: 1" = 10'
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

LANDSCAPE PLAN FOR CLUB BUILDING AND POOL
BEL LAGO
COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8906, Coral Springs, FL 33075
Phone: (954) 448-8659 FL Reg. #382

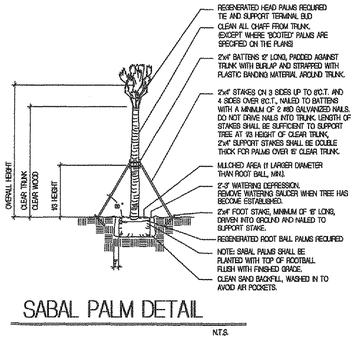
SHEET NO: L-16
OF: 17

JUL 2 0 2012



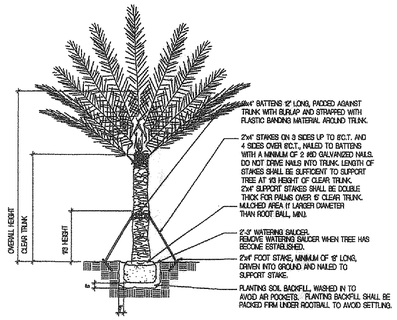
TREE DETAIL

N.T.S.



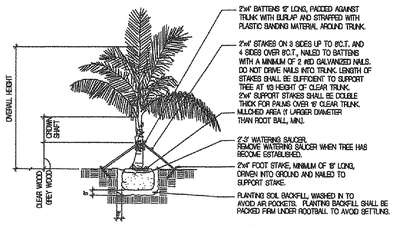
SABAL PALM DETAIL

N.T.S.



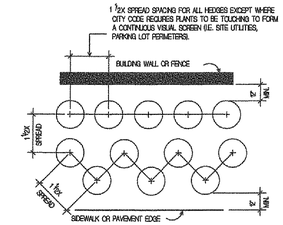
PALM DETAIL

(SYLVESTER) N.T.S.



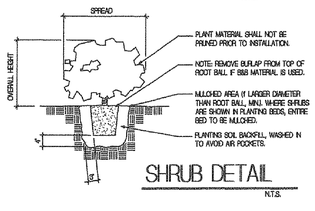
PALM DETAIL

(COCONUT) N.T.S.



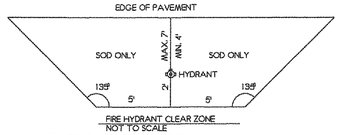
SPACING PLAN

N.T.S.



SHRUB DETAIL

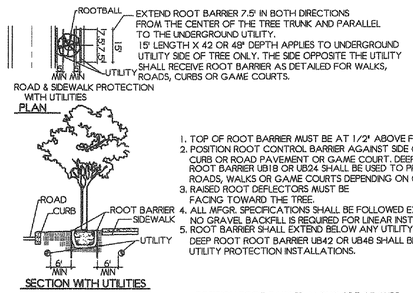
N.T.S.

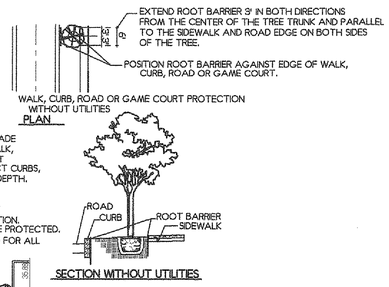


FIRE HYDRANT CLEAR ZONE

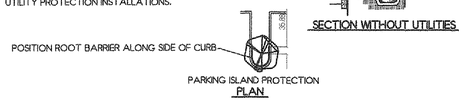
NOT TO SCALE

FIRE HYDRANT CLEAR ZONE REQUIREMENTS
APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE ON PUBLIC OR PRIVATE PROPERTY.
BY AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECT. 5211.2 THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS. EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PROTECT FIRE FIGHTING EQUIPMENT.





1. TOP OF ROOT BARRIER MUST BE AT 1/2" ABOVE FIN. GRADE
2. POSITION ROOT CONTROL BARRIER AGAINST SIDE OF WALK, CURB OR ROAD PAVEMENT OR GAME COURT. DEEP ROOT ROOT BARRIER UB18 OR UB24 SHALL BE USED TO PROTECT CURBS, ROADS, WALKS OR GAME COURTS DEPENDING ON CURB DEPTH.
3. RAISED ROOT DEFLECTORS MUST BE FACING TOWARD THE TREE.
4. ALL MFGR. SPECIFICATIONS SHALL BE FOLLOWED EXCEPT NO GRAVEL BACKFILL IS REQUIRED FOR LINEAR INSTALLATION.
5. ROOT BARRIER SHALL EXTEND BELOW ANY UTILITY TO BE PROTECTED. DEEP ROOT ROOT BARRIER UB42 OR UB48 SHALL BE USED FOR ALL UTILITY PROTECTION INSTALLATIONS.



ROOT CONTROL BARRIER INSTALLATION DETAIL & SPECIFICATIONS

NOT TO SCALE

ROOT BARRIER SHALL BE USED ON ALL TREES AND PALMS PLANTED WITHIN 6' OF ANY PUBLIC INFRASTRUCTURE, SIDEWALK, ROAD, TENNIS OR GAME COURT, CURB OR UTILITY. TENNIS AND GAME COURTS SHALL HAVE ROOT BARRIER CONTINUOUS ALONG COURT EDGE BETWEEN HEDGE ROWS AND COURT IN ADDITION TO TREES AND PALMS.

CITY OF COCONUT CREEK

STANDARD LANDSCAPE NOTES

1. All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code. Plans are incomplete without written notes and specifications.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition. Trees shall not be tipped, topped, or shaped prior to installation.
3. Landscape shall be placed to edge of abutting streets, canals, lakes or other lands.
4. All mechanical equipment, air conditioning, irrigation pump stations and equipment, FPL transformers, pool pumps, etc., must be screened on three (3) sides by landscape shrubs.
   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.
5. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two inches, tree trunks excluded. Measurement shall be made from top of root ball planted at proper elevation.
6. Guying/staking practices shall not permit nails, screws, wires, etc., to penetrate outer surfaces of trees, palms or other plant material. Trees, palms and plant material rejected due to this practice shall be replaced with the inspector on site.
7. Burlap material, wire cages, plastic/canvas straps, etc., must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material REMOVED ENTIRELY prior to planting the tree or shrub.
8. All plant material shall be free of pests, insects, disease, weeds, etc.
9. All required landscape material shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plant material and the native soil found on the site.
10. All plant material shall be planted at the proper depth, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
11. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
12. Color-treated or dyed mulch will not be accepted.
13. 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.
14. Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
15. Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
16. 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.
17. Irrigation permits and plans shall be submitted for approval at time of building permits.
18. 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.
19. All site amenities to include site street lights, landscape common open space, irrigation common open space, buffers, berms, landscape entry features, etc. leading up to and including the model center and/or first certificate of occupancy must be completed and functional prior to issuance of the first requested certificate of occupancy.
20. The height of all required, designed and installed berms shall be from the highest adjacent point whether it is the sidewalk, parking area, vehicular use area, surrounding ground, etc. Where a berm abuts a sidewalk, there shall be a one (1) foot level sod area adjacent to the sidewalk prior to the start of incline for the berm.
21. An inspection is required prior to the backfilling of trees/palms in all parking medians and islands.

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

E:\Development Services\PStanton\Documents\Standard Landscape Notes.doc

GENERAL SPECIFICATIONS

1. All plant materials shall be Florida No. 1 or better as set forth by the Florida Department of Agriculture, Grades and Standards for Nursery Plants, part I (current edition) and part II (current edition). All tree trunk calipers shall be measured at 4 1/2' above top of root ball.
   Landscaping shall be placed to edge of abutting streets, canals, lakes or other lands.
2. Palms shall be planted so that all heads are clear of building walls and windows at mature spread.
3. All Sabal Palms, Queen Palms, Washingtonia Palms, Phoenix varieties and all other single trunk, upright varieties with six foot (6') of clear trunk or greater shall be staked as detailed.
4. All trees shall be planted so that heads will be clear of building walls and windows at mature spread. Trees shall not be located closer that fifteen feet (15') from light poles.
   Locations of all trees planted in Rights-Of-Way or utility easements shall be confirmed by the landscape contractor with the City Engineer before installation.
5. All trees and Palms shall be kept in an upright position. Under no circumstances shall any support method used employ the driving of nails or other mechanical devices of any kind into the bark of any tree or palm. Trees rejected due to this type of damage shall be replaced with the inspector on site. Burlap material, wire cages, plastic straps, etc. must be cut and removed from the top one-half (1/2) of the root ball. Trees grown in "grow bag" type of materials must have the "grow bags" removed entirely prior to planting the tree.
6. All major trees within or overhanging pedestrian areas shall have a clear trunk high enough to allow unobstructed pedestrian movement under trees.
7. All hedges shall be planted with twelve inches (12") clear space between outer branches and building walls, fences or pavement edges at the time of planting. Required hedge plants shall be planted with branches touching, as required by municipal code.
   All mechanical equipment, air conditioning, irrigation pumps, FPL transformers, pool pumps, etc., must be screened on three (3) sides by shrubs.
8. Irrigation source shall be from well by underground, automatic, rust free system with 100% coverage and a minimum of 50% overlap of spray.
   Irrigation rain sensor shall be installed. Irrigation water shall not be directed onto or over impervious surfaces.
   Irrigation systems shall operate and be designated to operate between the hours of 5:00 PM and 8:00 AM. Irrigation systems other than City water shall require a South Florida Water Management District water use permit prior to the issuance of the required irrigation permit from the City and/or the operation of the irrigation system. Approved irrigation permits shall be required from the City prior to installation.
9. Planting soil shall be at least 50% muck and 50% sand pulverized and weed free, to be mixed with existing soil free from rocks and debris and backfilled into plant pits by washing in. Planting soil for Sabal Palms shall be clean sand. Existing soil may be used for planting soil if approved by the Landscape Architect.
10. Fertilizer for trees and shrubs shall be a general purpose 50% organic fertilizer (6-6-6) with minor elements, iron and manganese and shall be mixed with the planting soil at the time of backfilling.
    Fertilizer for palms shall be a palm special type to include manganese and magnesium sulfate.
    Application rates for all fertilizers at the time of planting shall be 1/2 the manufacturers recommendations for established plants.
11. Mulch shall be shreaded cypress, eucalyptus or florimulch grade "B" or better set at a 2" minimum depth and wet down to prevent wind displacement. No dyed or colored mulch will be accepted.
12. Sod shall be Stenotaphrum secundatum 'Floritam' solid sod, weed free and set with staggered joints. Sod shall be placed on all areas not used for buildings, vehicular use areas, walks or planting beds and shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway. Sod shall be placed no closer that two (2) feet from the trunk of any tree.
13. Planting plans take precedence over plant lists. The Landscape Contractor shall be responsible for doing his own takeoff. The Landscape Contractor shall familiarize himself with the municipal code and deed restrictions of the City of Coconut Creek. All existing codes, specifications, and deed restrictions shall apply. All landscaping shall meet or exceed these minimum requirements as stated in the City of Coconut Creek Land Development Code. The more stringent requirements shall apply.
14. The Landscape Contractor shall be aware of the locations of all easements and utilities above and below ground and coordinate plant locations before digging operations begin. All plant pits located in easements shall be hand dug.
15. The Landscape Contractor shall provide a written guarantee to the Owner for all plant materials and workmanship for a period no less than ninety (90) days from the time of final inspection and acceptance by the Owner.
    At the end of the guarantee period, all plant materials shall be inspected by the Landscape Contractor and the Owner. All plants that are in a healthy, growing condition at the time of the inspection shall be free from further guarantee and shall be the Owners responsibility. All plants that are in questionable condition due to transplant shock shall continue under the guarantee until recovery or, if deemed severely retarded in growth or dead, shall be replaced. Replaced plant material shall be guaranteed for the same time period and under the same conditions as the original plant material. This guarantee does not apply if the plant materials have not been maintained by the Owner as instructed by the Landscape Contractor, are damaged by storms, vandalism, insect or freeze damage or acts of God beyond the Landscape Contractors control. All plants shall be free from harmful plant pests at the time of planting.
16. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two (72) inches, tree trunks excluded.
17. All site amenities to include street and internal lighting, landscaped common areas, entrances, open space, irrigation, buffers, etc. leading to and including the first certificate of occupancy, must be completed and functional prior to the issuance of the requested certificate of occupancy.
18. All common area landscape shall require permits from the City prior to installation.

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.
RIGHT OF OWNERSHIP: This drawings, designs, arrangements and ideas represented by and contained herein are the property of the Landscape Architect. None of such drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the written permission of the Landscape Architect.
To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
	DEC. 5, 2011	
	JAN. 30, 2012	
	APRIL 26, 2012	

SCALE: N/TS
DATE: AUG. 29, 2011
DRAWN BY: M.J.P.

LANDSCAPE DETAILS & SPECIFICATIONS FOR BEL LAGO
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8991, Coral Springs, FL 33075
Phone: (954) 445-8959 FL. Reg. #362

SHEET NO: L-17
OF: 17

JUL 2 0 2012

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. ALL SIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT HANDLE PURPOSES & BIDDING ONLY.

INDIGO LAKES

136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117

WEST ◄► EAST

PROPERTY LINE

MORGAN PROFESSIONAL PARK

EVERGREEN LAKES

N

0 50 100
FEET
SCALE: 1"=50'

BUILDING No. 11
3 STORY
TYPE III - 13 UNITS
F.F.=+16.00

BUILDING No. 10
3 STORY
TYPE III - 18 UNITS
F.F.=+16.00

BUILDING No. 9
3 STORY
TYPE II - 18 UNITS
F.F.=+16.00

BUILDING No. 8
3 STORY
TYPE I - 30 UNITS
F.F.=+16.00

BUILDING No. 7
3 STORY
TYPE III - 13 UNITS
F.F.=+16.00

BUILDING No. 6
3 STORY
TYPE I - 30 UNITS
F.F.=+16.00

BUILDING No. 5
3 STORY
TYPE I - 30 UNITS
F.F.=+16.00

BUILDING No. 12
3 STORY
TYPE I - 30 UNITS
F.F.=+16.00

CLUB HOUSE
F.F. ELEV. = +16.00
POOL

LAKE
D.W.E. = +11.00

BUILDING No. 2
3 STORY
TYPE III - 13 UNITS
F.F.=+16.00

BUILDING No. 4
3 STORY
TYPE IB - 30 UNITS
F.F.=+16.00

BUILDING No. 1
3 STORY
TYPE IA - 27 UNITS
F.F.=+16.00

BUILDING No. 3
3 STORY
TYPE II - 18 UNITS
F.F.=+16.00

15" H.D.P.E.
15" H.D.P.E. W/TRENCH
18" H.D.P.E.
24" H.D.P.E.
12" H.D.P.E. (TYP.)
24" R.C.P.
18" R.C.P.
15" R.C.P.
36" R.C.P.
30" R.C.P.

20' LAKE MAINTENANCE EASEMENT

EDGE OF WATER

VOLUNTARY WETLAND PLANTINGS PER BROWARD COUNTY CODE SECTION 27-341 (SEE NOTES - SHEET C-6)

RETAINING WALL w/ 48" HIGH RAILING

PHASE LINE

EX. 18" R.C.P.
EX. DRAINAGE INLET
EX. 15" R.C.P.
EX. DRAINAGE PIPE 24" R.C.P.
EX. 36" DRAINAGE PIPE
EX. 42" DRAINAGE PIPE
EX. 15" DRAINAGE PIPE

BENCHMARK ELEV = 14.94

FUTURE PARCEL (CONCEPTUALLY APPROVED)

BUILDING	= 0.62 AC. (F.F.E.=+16.00 NGVD)
PAVEMENT	= 0.24 AC. (ELEV. +14.00 TO +15.50 NGVD)
SIDEWALKS	= 0.03 AC. (ELEV. +14.00 TO +15.50 NGVD)
GREEN AREA	= 0.63 AC. (ELEV. +14.00 TO +15.00 NGVD)

WATER QUALITY (PRE-TREATMENT)
PROVIDED IN 149 L.F. OF EXFILTRATION TRENCH

FUTURE PARCEL (CONCEPTUALLY APPROVED)

BUILDING	= 0.14 AC. (F.F.E.=+16.00 NGVD)
PAVEMENT	= 0.25 AC. (ELEV. +14.00 TO +15.50 NGVD)
SIDEWALKS	= 0.15 AC. (ELEV. +14.00 TO +15.50 NGVD)
GREEN AREA	= 0.22 AC. (ELEV. +14.00 TO +15.00 NGVD)

WATER QUALITY (PRE-TREATMENT)
PROVIDED IN 196 L.F. OF EXFILTRATION TRENCH

WILES ROAD

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

BASED ON SURVEY INFORMATION PROVIDED BY SHAH, DROTOS AND ASSOCIATES: ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. SAID ELEVATIONS ARE BASED UPON BROWARD COUNTY ENGINERING BENCHMARK NO. 3021, SQUARE CUT ON WEST OF HEADWALL CONTROL STRUCTURE, WEST SIDE OF ENTRANCE TO TURTLE RUN SOUTH SIDE OF WILES ROAD. 0.25 MILE WEST OF U.S. 441, ELEVATION = 15.178'

NO.	DATE	BY	REVISION
6	5/15/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
5	4/13/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
4	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
3	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

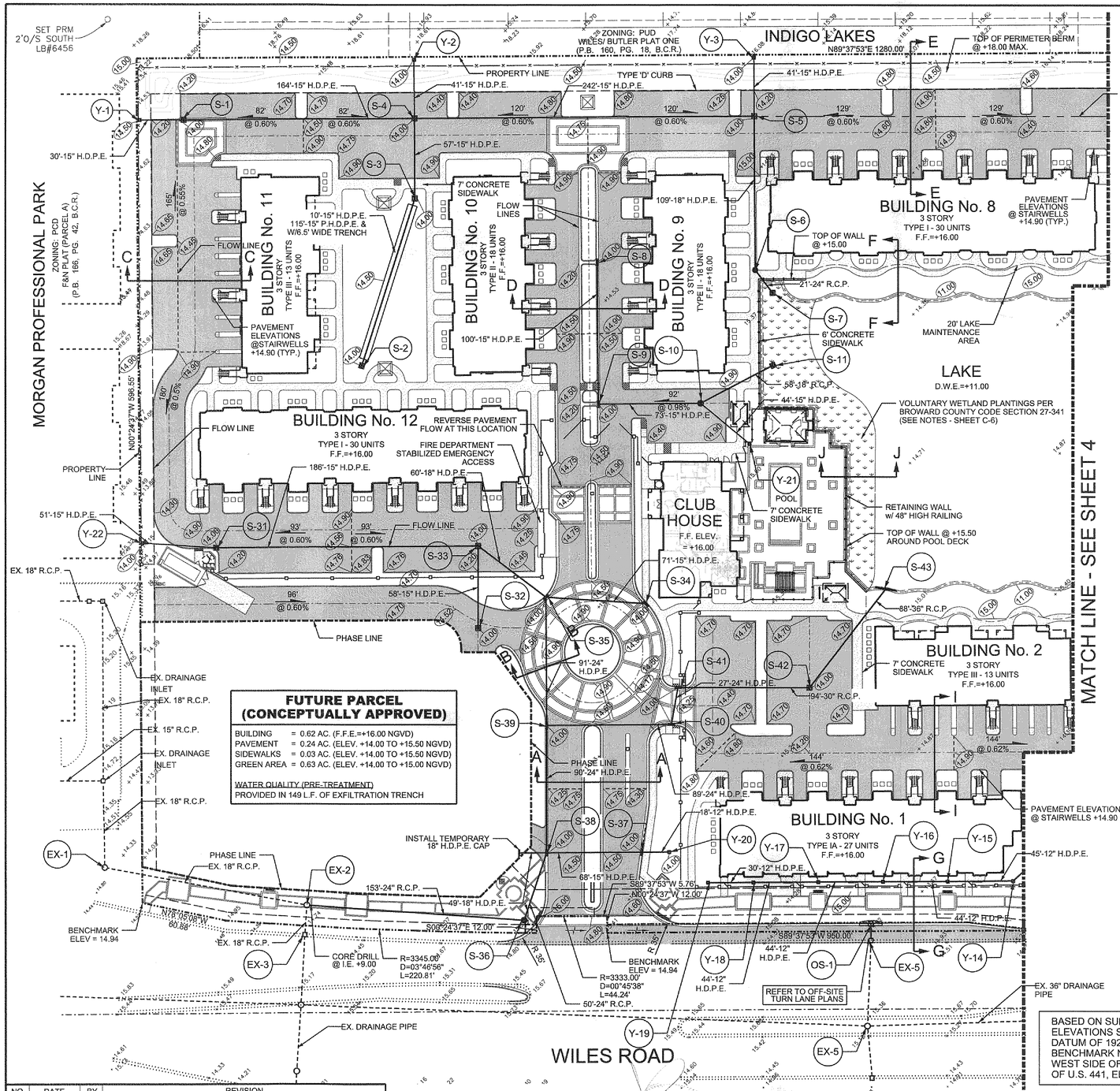
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

MASTER PAVING AND DRAINAGE PLAN

PROJECT NUMBER 1105-20
SHEET NUMBER C-1

6/11/2012
Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\1105020-PDP001-Overall.dgn



GENERAL NOTE:

1. ALL CONCRETE SIDEWALK TO BE 5' WIDE UNLESS OTHERWISE NOTED.

DRAINAGE INLET SCHEDULE

- S-1: TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 7.80 E, 9.50 W
- S-2: TYPE "D" DITCH BOTTOM INLET PER FDOT INDEX 232 R.E. 14.00 I.E. 10.70 NE (PRB)
- S-3: TYPE "D" DITCH BOTTOM INLET PER FDOT INDEX 232 R.E. 14.00 I.E. 10.70 SW (PRB), 7.80 N W/ INVERTED BAFFLE @ W.E. +13.50
- S-4: TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 N, 7.80 W, 7.80 E, 7.80 S
- S-5: TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 N, 7.80 W, 7.55 S
- S-6: 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER R.E. 15.00 I.E. 7.80 N, 5.50 SE (PRB)
- S-7: TYPE 'D' DITCH BOTTOM INLET FDOT INDEX 232 R.E. 10.50 I.E. 5.50 SW
- S-8: TYPE 'C' INLET W/ USF 5112-6143 R.E. 14.00 I.E. 7.95 S
- S-9: TYPE 'C' INLET W/ USF 5112-6143 R.E. 14.00 I.E. 7.95 N, 7.75 E
- S-10: 4' DIA MANHOLE W/ U.S.F. 580 RING & COVER R.E. 14.70 I.E. 7.75 W, 6.00 NE (PRB), 9.50 SE
- S-11: TYPE 'D' DITCH BOTTOM INLET FDOT INDEX 232 R.E. 10.50 I.E. 6.00 SW
- S-31: TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 7.80 E, 9.50 W
- EX-2: EX. DRAINAGE MANHOLE R.E. 15.07 (TO BE ADJUSTED) I.E. 9.17 W (EXISTING), 9.24 S (EXISTING), 9.00 E (CORE DRILL)
- S-32: TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 N
- S-33: 5' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 7.80 W, 9.50 S, 9.25 SE
- S-34: TYPE "P-9" CURB INLET FDOT INDEX 214 (4' DIA MANHOLE) R.E. 14.00 I.E. 7.20 W
- S-35: TYPE "P-9" CURB INLET FDOT INDEX 214 (5' DIA MANHOLE) R.E. 14.00 I.E. 7.20 E, 9.25 NW, 7.05 S
- S-36: 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER R.E. 15.50 I.E. 9.00 W, 9.00 NE
- S-37: TYPE "P-9" CURB INLET FDOT INDEX 214 (4' DIA MANHOLE) R.E. 14.00 I.E. 7.80 W, 9.50 E
- S-38: TYPE "P-9" CURB INLET FDOT INDEX 214 (5' DIA. MANHOLE) R.E. 14.00 I.E. 7.80 E, 9.25 W (PLUGGED), 6.15 N, 9.00SW
- S-39: TYPE "P-9" CURB INLET FDOT INDEX 214 (4' DIA MANHOLE) R.E. 14.00 I.E. 7.05 N, 6.15 S, 6.10 E
- S-40: TYPE "P-9" CURB INLET FDOT INDEX 214 (4' DIA MANHOLE) R.E. 14.00 I.E. 6.10 W, 7.05 N
- S-41: TYPE "P-9" CURB INLET FDOT INDEX 214 (4' DIA MANHOLE) R.E. 14.00 I.E. 7.05 S, 8.25 E
- S-42: 5' DIA MANHOLE W/TOP SLAB & U.S.F. 4155-6209 RING AND COVER R.E. 14.00 I.E. 8.25 W, 7.30 NE (PRB)
- S-43: 15'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11.55 I.E. 7.30 SW
- Y-1: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.50 I.E. 9.50 E
- Y-2: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 I.E. 9.50 S
- Y-3: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 I.E. 9.50 S
- Y-14: 12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 I.E. 10.75 W, 9.50 NE
- Y-15: 12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 I.E. 11.00 E & W
- Y-16: 12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 I.E. 11.25 E & W
- Y-17: 12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 I.E. 11.50 E & W
- Y-18: 12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 I.E. 11.75 E & W
- Y-19: 12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 I.E. 12.00 E
- Y-20: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 I.E. 9.50 W
- Y-21: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.50 I.E. 9.50 NW
- Y-22: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 I.E. 9.50 E

N

0 40 80
FEET

SCALE: 1"=40'

LEGEND

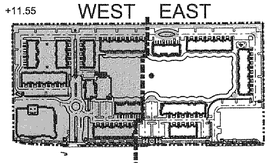
- 100'-24" R.C.P. — LENGTH - SIZE - MATERIAL
- PAVEMENT FLOW LINE
- PAVEMENT RIDGE LINE
- 0.60% — PAVEMENT SLOPE & DIRECTION
- FLOW DIRECTION
- (15.00) — PROPOSED GRADE
- 15.00 — EXISTING GRADE
- F.F. = +12.00 — FINISHED FLOOR ELEVATION
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- CURB INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- (1) — BACTERIOLOGICAL SAMPLING POINT
- R.C.P. — REINFORCED CONCRETE PIPE
- H.D.P.E. — HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. — CORRUGATED ALUMINUM PIPE
- W.M. — WATER MAIN
- G.V. — GATE VALVE
- F.H. — FIRE HYDRANT
- R.E. — RIM ELEVATION
- I.E. — INVERT ELEVATION
- E.O.P. — EDGE OF PAVEMENT
- P.R.B. — POLLUTION RETARDANT BAFFLE
- D.W.E. — DESIGN WATER ELEVATION
- SAWCUT & WIDENING

CONFLICT DESIGN INFORMATION

D = +15.00	TYPE & BOTTOM OF PIPE ELEV.
S = +13.50	TYPE & TOP OF PIPE ELEVATION

W = WATER MAIN
S = SANITARY SEWER MAIN
D = STORM DRAINAGE LINE

WEST EAST



KEY MAP
N.T.S.

BASED ON SURVEY INFORMATION PROVIDED BY SHAH, DROTOS AND ASSOCIATES: ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. SAID ELEVATIONS ARE BASED UPON BROWARD COUNTY ENGINEERING BENCHMARK NO. 3021, SQUARE CUT ON WEST OF HEADWALL CONTROL STRUCTURE. WEST SIDE OF ENTRANCE TO TURTLE RUN SOUTH SIDE OF WILES ROAD. 0.25 MILE WEST OF U.S. 441, ELEVATION = 15.178'

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

NO.	DATE	BY	REVISION
6	5/15/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
5	4/13/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
4	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
3	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

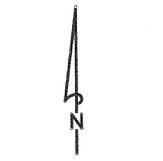
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

PAVING AND DRAINAGE PLAN - WEST

PROJECT NUMBER 1105-20
SHEET NUMBER C-2

6/11/2012
Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\1105-20-PDP001-West.dgn



SCALE: 1"=40'

LEGEND

100'-24" R.C.P.	LENGTH - SIZE - MATERIAL
	PAVEMENT FLOW LINE
	PAVEMENT RIDGE LINE
0.60%	PAVEMENT SLOPE & DIRECTION
	FLOW DIRECTION
15.00	PROPOSED GRADE
15.00	EXISTING GRADE
F.F. = +12.00	FINISHED FLOOR ELEVATION
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
1	BACTERIOLOGICAL SAMPLING POINT
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
D.W.E.	DESIGN WATER ELEVATION
	SAWCUT & WIDENING

CONFLICT DESIGN INFORMATION

D = +15.00 S = +13.50	TYPE & BOTTOM OF PIPE ELEV. TYPE & TOP OF PIPE ELEVATION

W = WATER MAIN
S = SANITARY SEWER MAIN
D = STORM DRAINAGE LINE

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

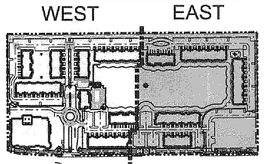
DRAINAGE INLET SCHEDULE

- S-12: TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 N 7.80 S
- S-13: 4' DIA MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER R.E. 15.00 I.E. 7.80 N 8.80 S (PRB)
- S-14: 9'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11.55 I.E. 8.80 N
- S-15: TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 N 6.08 S
- S-16: 4' DIA MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER R.E. 15.00 I.E. 6.80 N 8.80 S (PRB)
- S-17: 9'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL 11.55 I.E. 8.80 N
- S-18: TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 N 9.50 S
- S-19: TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 E 9.50 W
- S-20: 4' DIA. MANHOLE W/TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 N 9.50 E 9.50 W
- S-21: 9'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11.55 I.E. 8.80 NE
- S-22: TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 S (PLUGGED) 7.80 W
- S-23: 4' DIA. MANHOLE W/TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 E 9.50 SW
- S-24: 5' DIA MANHOLE W/TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 W 9.50 S 7.55 N 7.55 E
- S-25: 4' DIA MANHOLE W/TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 7.80 E 7.55 S 8.30 N (PRB)
- S-26: 11'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11.55 I.E. 8.30 S
- S-27: TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 W
- S-28: 5' DIA MANHOLE W/TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 E 9.50 SW 6.25 NE
- S-29: TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 6.25 SW 8.80 N (PRB)
- S-30: 9'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11.55 I.E. 8.80 S
- Y-4: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 I.E. 9.50 S
- Y-5: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 I.E. 9.50 S
- Y-6: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 I.E. 9.50 S
- Y-7: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 I.E. 9.50 W
- Y-8: 24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 I.E. 9.50 W
- Y-9: 12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 I.E. 11.00 W 9.50 NE
- Y-10: 12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 I.E. 11.25 E & W
- Y-11: 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON R.E. 15.00 I.E. 11.50 E & W
- Y-12: 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON R.E. 15.00 I.E. 11.75 E & W
- Y-13: 12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 I.E. 12.00 E

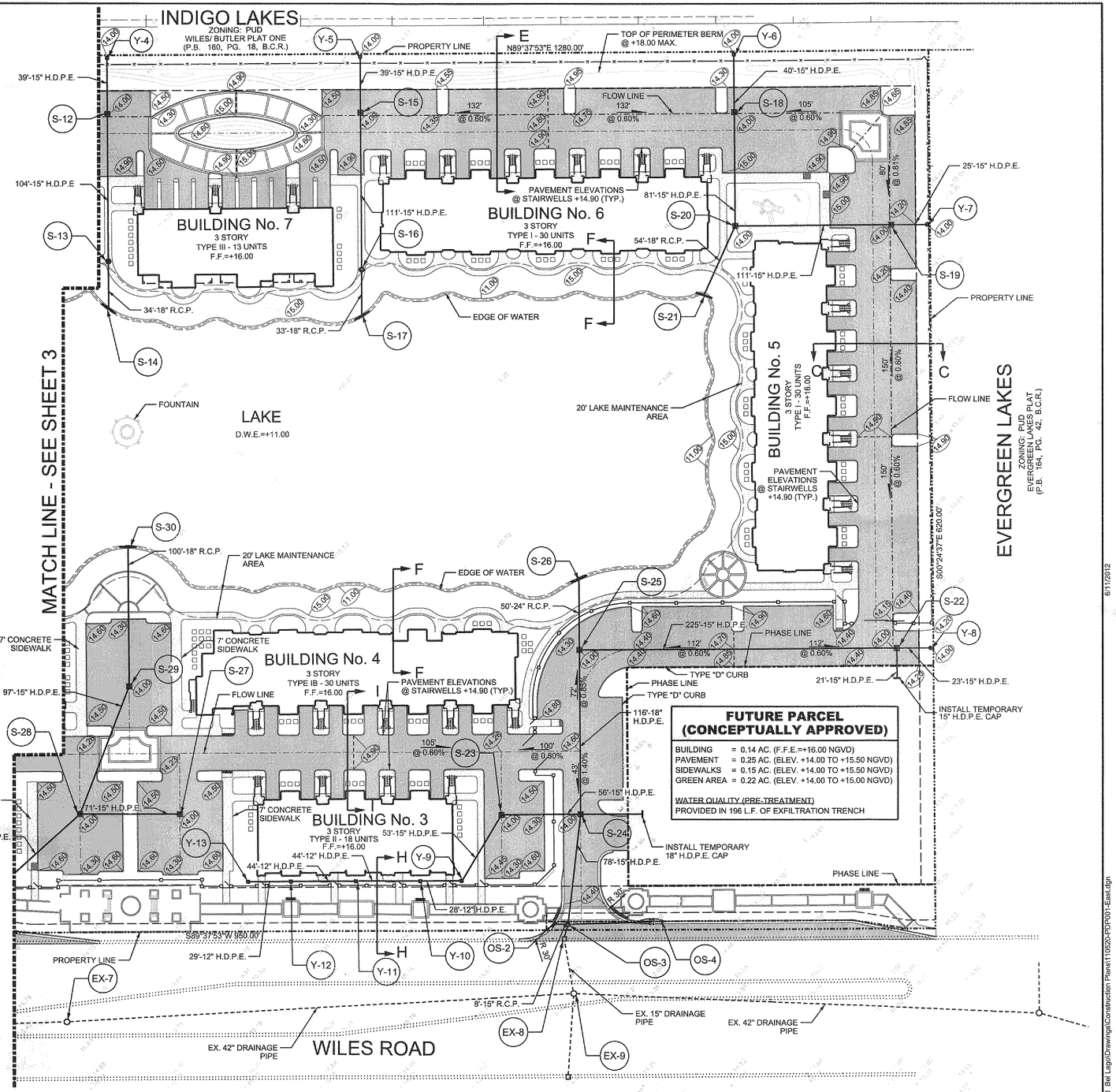
GENERAL NOTE:

1. ALL CONCRETE SIDEWALK TO BE 5' WIDE UNLESS OTHERWISE NOTED.

BASED ON SURVEY INFORMATION PROVIDED BY SHAH, DROTOS AND ASSOCIATES: ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. SAID ELEVATIONS ARE BASED UPON BROWARD COUNTY ENGINERING BENCHMARK NO. 3021, SQUARE CUT ON WEST OF HEADWALL CONTROL STRUCTURE, WEST SIDE OF ENTRANCE TO TURTLE RUN SOUTH SIDE OF WILES ROAD. 0.25 MILE WEST OF U.S. 441, ELEVATION = 15.178'



KEY MAP
N.T.S.



NO.	DATE	BY	REVISION
6	5/15/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
5	4/13/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
4	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
3	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 58471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

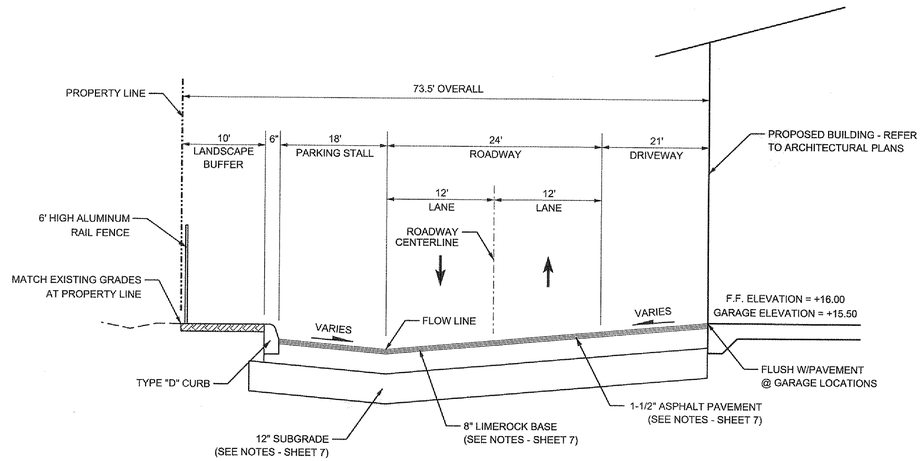
PAVING AND DRAINAGE - EAST

PROJECT NUMBER 1105-20

SHEET NUMBER C-3

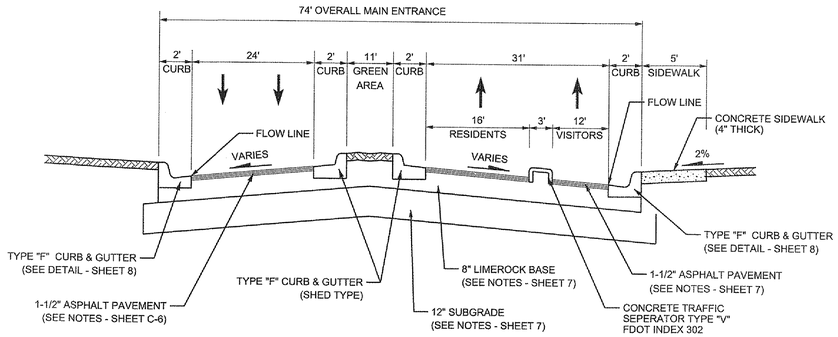
6/11/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\110520-PD001-East.dgn



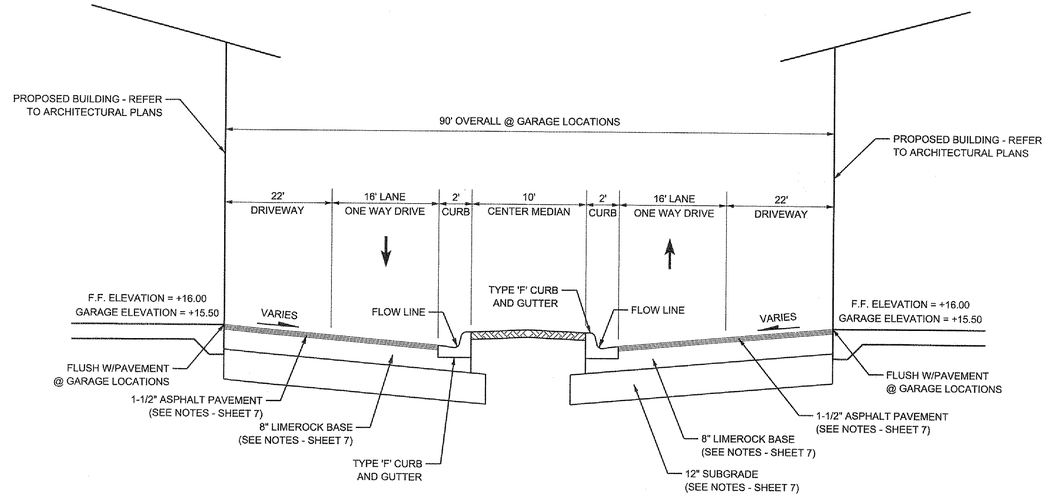
SECTION C-C @ GARDEN APARTMENTS

N.T.S.



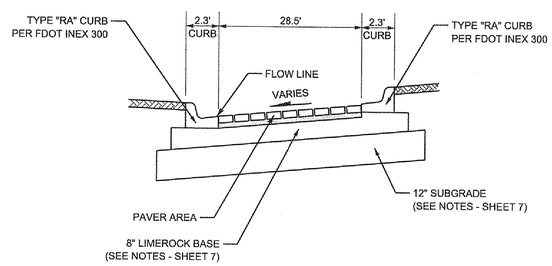
SECTION A-A @ MAIN ENTRANCE

N.T.S.



SECTION D-D @ MAIN BOULEVARD

N.T.S.



SECTION B-B @ ROUNDABOUT

N.T.S.

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

NO.	DATE	BY	REVISION
5	4/13/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
4	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
3	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

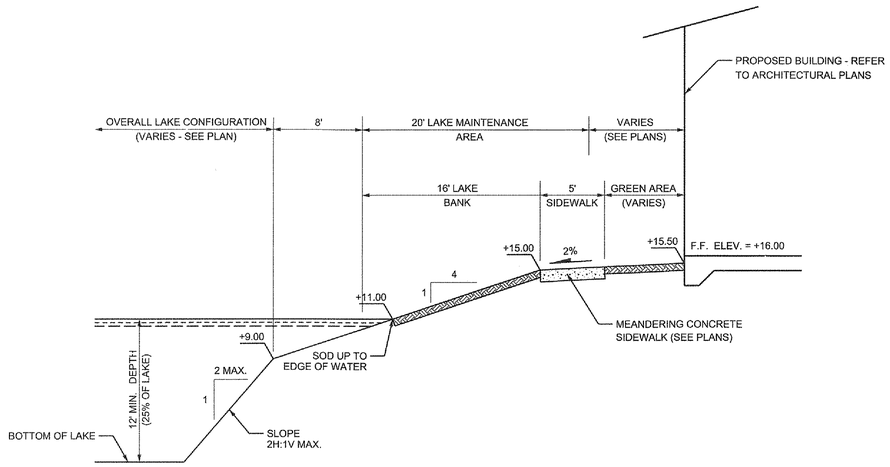
PAVING AND DRAINAGE DETAILS

PROJECT NUMBER 1105-20

SHEET NUMBER C-4

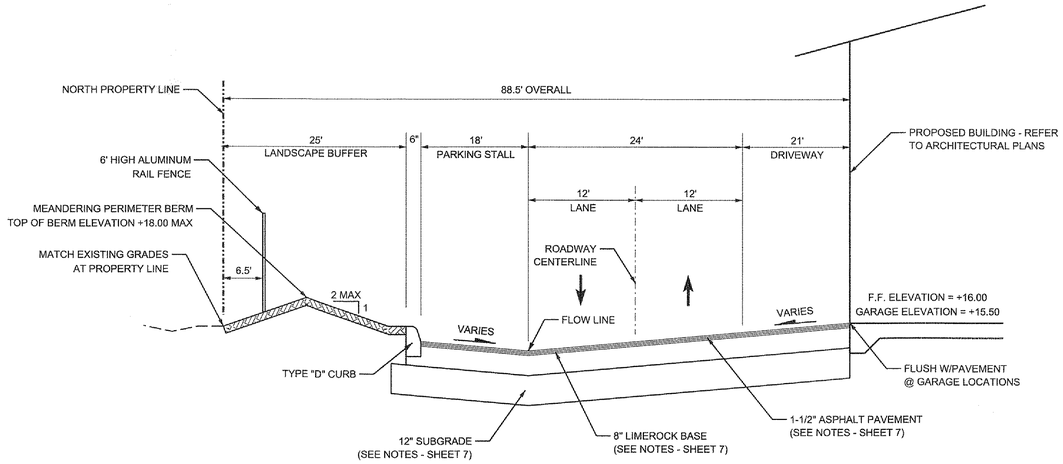
6/11/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\110520-PDD001.dgn



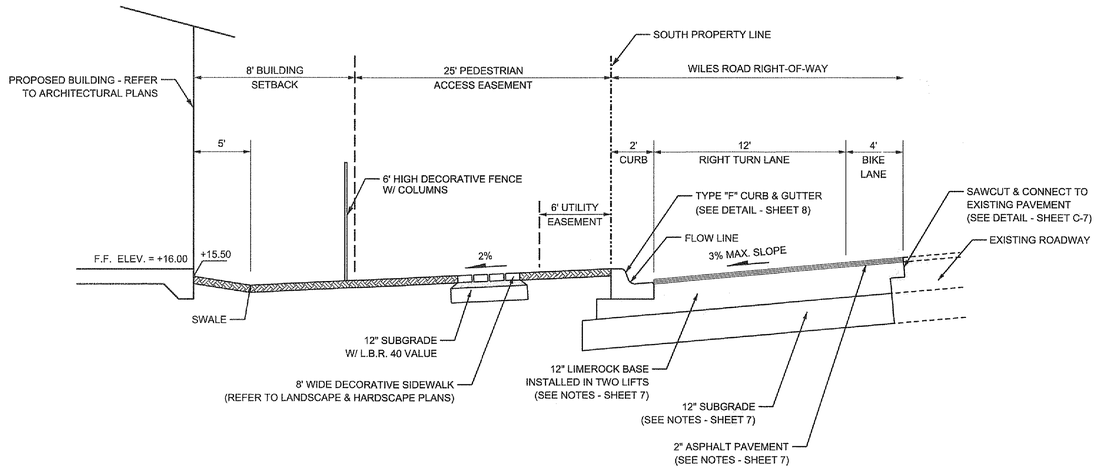
SECTION F-F @ GARDEN APARTMENTS & LAKE

N.T.S.



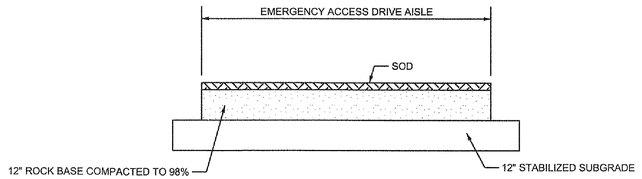
SECTION E-E @ GARDEN APARTMENTS

N.T.S.



SECTION G-G @ RIGHT TURN LANE (WILES ROAD)

N.T.S.



EMERGENCY STABILIZED TRUCK ACCESS

N.T.S.

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

NO.	DATE	BY	REVISION
5	4/13/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
4	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
3	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

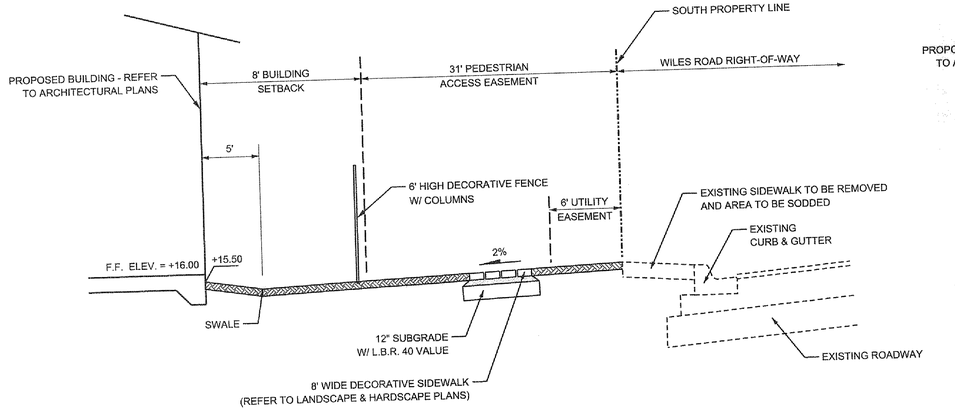
PAVING AND DRAINAGE DETAILS

PROJECT NUMBER 1105-20

SHEET NUMBER C-5

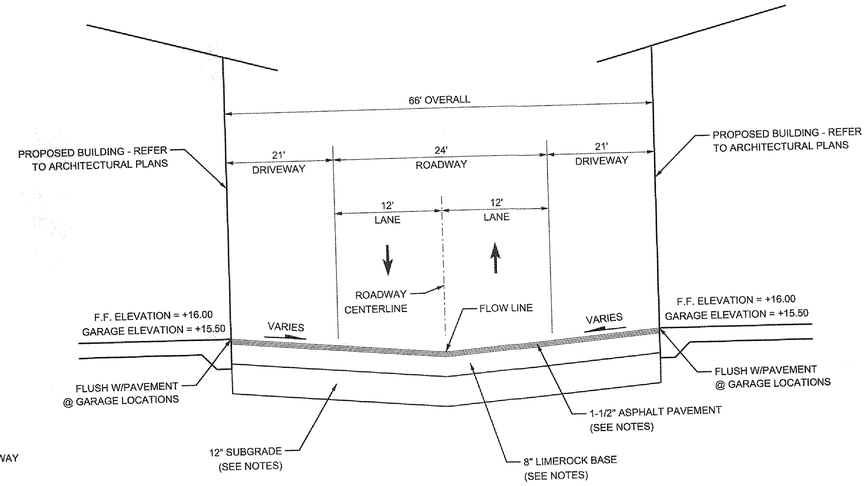
6/11/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\1105020-PDD001.dgn



SECTION H-H @ WILES ROAD

N.T.S.



SECTION I-I @ BUILDINGS No. 1 & 2

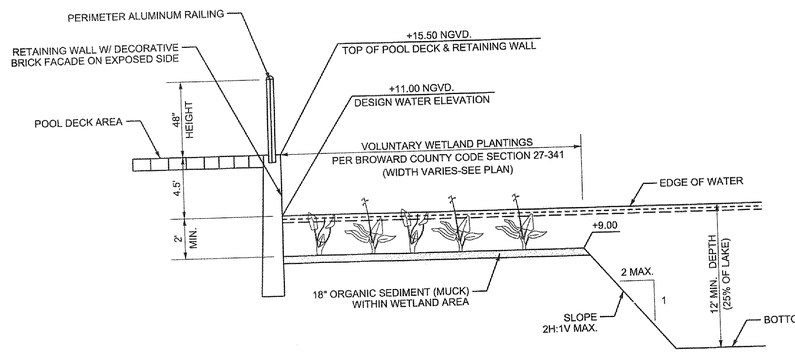
N.T.S.

PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1-1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100 AND A MINIMUM OF 70% CARBONATES. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT.
7. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL. UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
8. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
9. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.
10. ALL SIDEWALKS AND WALKWAYS SHALL COMPLY WITH A.D.A. ACCESSIBILITY REQUIREMENTS.

GENERAL NOTES

1. AT THE CITY ENGINEERS DISCRETION, AND IN COMPLIANCE WITH APPLICABLE CODES, CHANGES, ALTERATIONS, OR SITE-SPECIFIC DECISIONS MAY BE NECESSARY TO ENSURE COMPLIANCE WITH APPLICABLE CODES, CHANGES, ALTERATIONS, OR SITE-SPECIFIC DECISIONSMAY BE NECESSARY TO ENSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS DURING CONSTRUCTION.
2. THE FINISH RIMS, INVERTS AND ASPHALT GRADE ELEVATIONS SHALL NOT DEVIATE MORE THAN 0.10' FROM ORIGINAL DESIGN ELEVATIONS.
3. CONTRACTOR SHALL ADHERE TO ALL CITY OF COCONUT CREEK STANDARDS FOR SUBMITTAL OF RECORD DRAWINGS.
4. CONTRACTOR SHALL ADHERE TO ALL CITY OF COCONUT CREEK STANDARDS THAT REQUIRE AT LEAST 48 HOURS FOR ANY SCHEDULE INSPECTIONS.
5. DENSITY TESTS SHALL BE CONDUCTED EVERY 100 FEET AND 2 FEET AWAY FROM ANY MANHOLE OR DRAINAGE STRUCTURE INSTALLED IN PAVED AREAS.
6. HEAVY LANDSCAPING, WALLS, FENCES, ENTRANCE FEATURES, BERMS AND SIGNS THAT MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES WILL NOT BE PLACED WITHIN A UTILITY EASEMENT, WITHIN 6 FEET OF A WATER LINE, FIRE HYDRANT OR FORCE MAIN, OR WITHIN 6 FEET OF A SANITARY OR STORM SEWER.
7. THE WETLAND PLANTINGS SHOWN ON THE SITE PLAN ARE BEING CREATED BY PROPERTY OWNER ON A VOLUNTARY BASIS. PURSUANT TO BROWARD COUNTY CODE SECTION 27-341, THE PROPERTY OWNER MAY REMOVE THE WETLAND PLANTINGS IN THE FUTURE AT THEIR DISCRETION WITHOUT ANY REQUIRED MITIGATION. THE WETLAND PLANTINGS WERE NOT INCLUDED IN THE OVERALL SITE DATA OR LANDSCAPING CALCULATIONS.

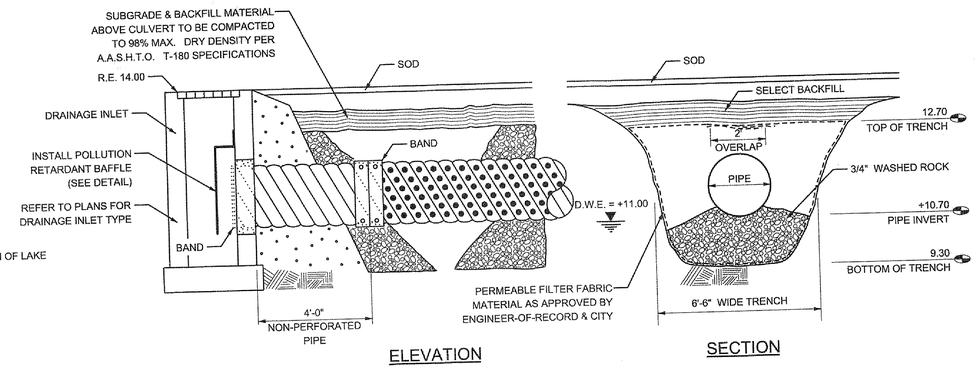


SECTION J-J @ RETAINING WALL - LAKE - WETLAND

N.T.S.

GENERAL NOTE:

THE WETLAND PLANTINGS SHOWN ON THE SITE PLAN ARE BEING CREATED BY PROPERTY OWNER ON A VOLUNTARY BASIS. PURSUANT TO BROWARD COUNTY CODE SECTION 27-341, THE PROPERTY OWNER MAY REMOVE THE WETLAND PLANTINGS IN THE FUTURE AT THEIR DISCRETION WITHOUT ANY REQUIRED MITIGATION. THE WETLAND PLANTINGS WERE NOT INCLUDED IN THE OVERALL SITE DATA OR LANDSCAPING CALCULATIONS.



ELEVATION SECTION

EXFILTRATION TRENCH DETAIL

N.T.S.

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

NO.	DATE	BY	REVISION
5	4/13/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
4	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
3	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

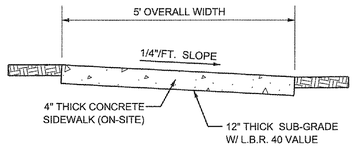
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

PAVING AND DRAINAGE DETAILS

PROJECT NUMBER 1105-20
SHEET NUMBER C-6

6/11/2012
Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\1105-20-PDD001.dgn

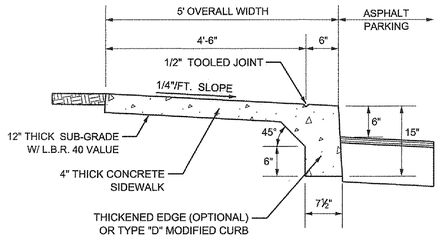


NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.
5. PAVER SIDEWALK OPTION MAY BE USED AS AN ALTERNATE TO CONCRETE.

CONCRETE SIDEWALK DETAILS

N.T.S.

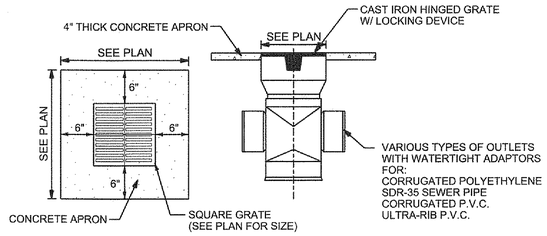


NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.
5. PAVER SIDEWALK OPTION MAY BE USED AS AN ALTERNATE TO CONCRETE.

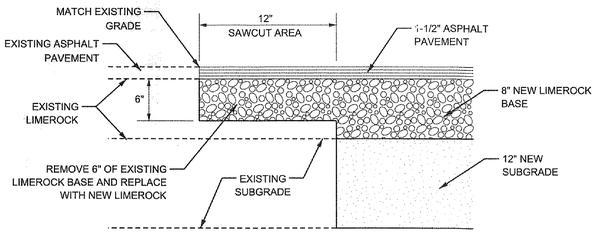
CONCRETE SIDEWALK DETAILS

N.T.S.



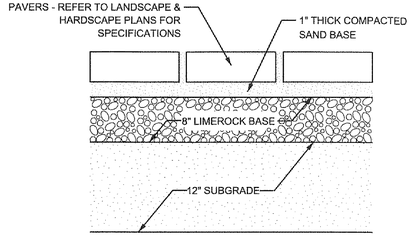
YARD DRAIN BASIN DETAIL

(NYLOPLAST OR APPROVED EQUAL)



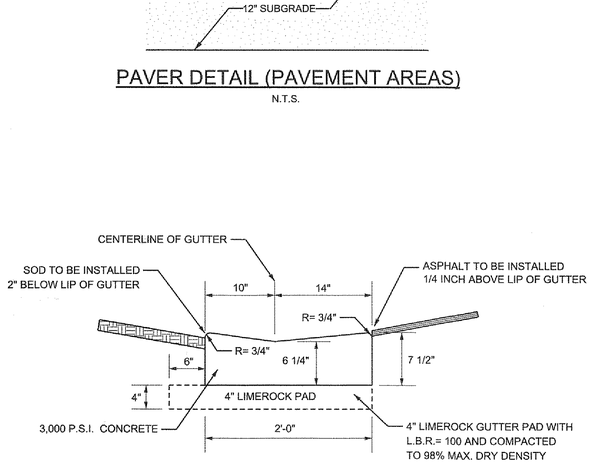
ASPHALT CONNECTION DETAIL

N.T.S.



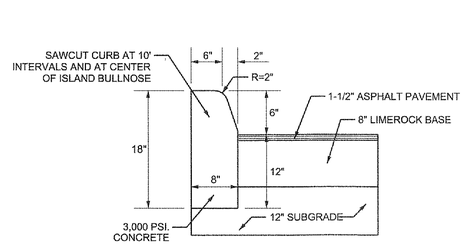
PAVER DETAIL (PAVEMENT AREAS)

N.T.S.



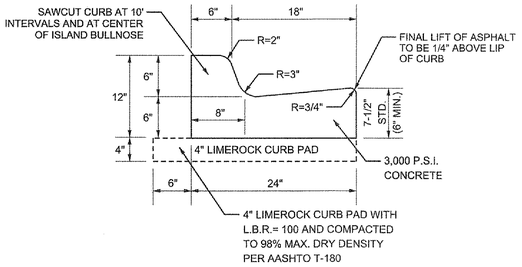
CONCRETE DROP CURB DETAIL

N.T.S. - PER F.D.O.T. INDEX 300



TYPE "D" CONCRETE CURB DETAIL

N.T.S. - PER F.D.O.T. INDEX 300



TYPE "F" CURB & GUTTER DETAIL

N.T.S. - PER F.D.O.T. INDEX 300

CONCRETE VALLEY GUTTER DETAIL

N.T.S. - PER F.D.O.T. INDEX 300

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

NO.	DATE	BY	REVISION
5	4/13/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
4	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
3	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

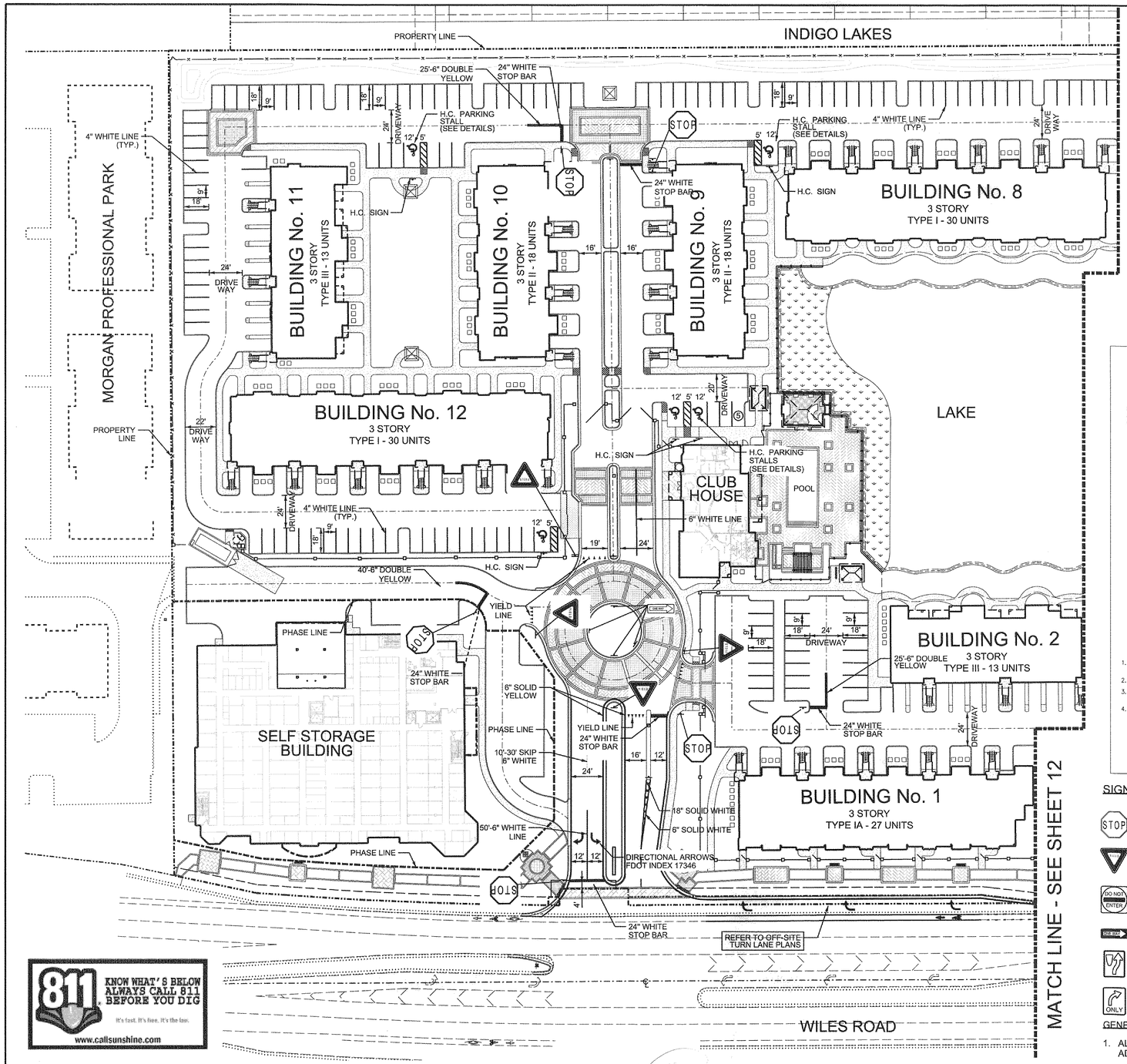
BEL LAGO

PAVING AND DRAINAGE DETAILS

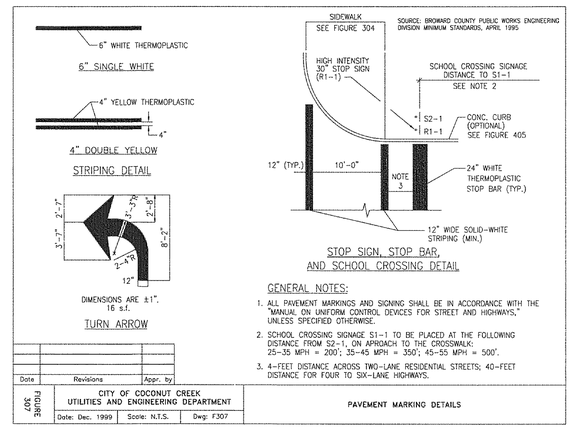
PROJECT NUMBER 1105-20
SHEET NUMBER C-7

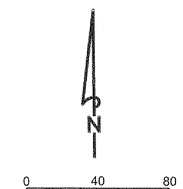
6/11/2012

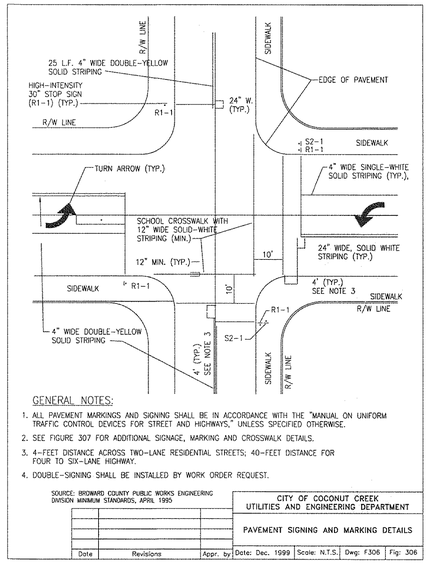
Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\1105(2)-PDD001.dgn

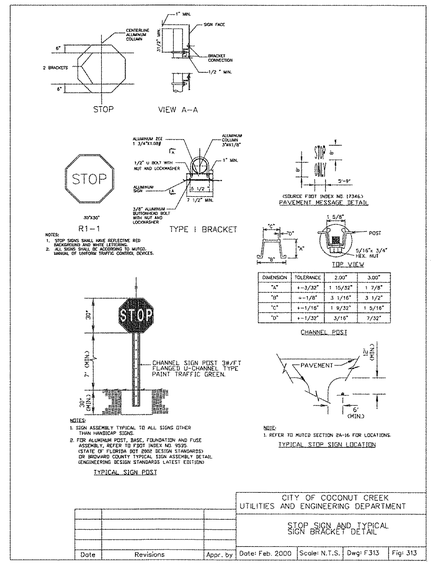


811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com



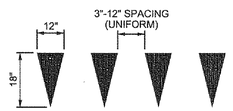






SIGN LEGEND:

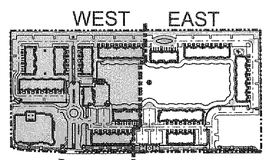
- R1-1 "STOP SIGN" (30" X 30")
- R1-2 "YIELD SIGN" (30" X 30")
- R5-1 "DO NOT ENTER SIGN"
- R06-01R "ONE WAY SIGN"
- R4-7 "KEEP RIGHT" (20" X 30")
- R3-5R "RIGHT TURN ONLY" (30" X 36")



YIELD LINE DETAIL

GENERAL NOTES:

1. ALL STOP BARS ARE TO BE INSTALLED 4' BEHIND ADJACENT TRAVEL LANES AND CROSSWALKS.



KEY MAP
N.T.S

NO.	DATE	BY	REVISION
5	4/30/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
4	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
3	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

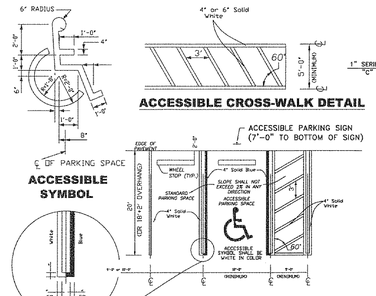
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

SIGNING AND PAVEMENT MARKINGS PLAN - WEST

PROJECT NUMBER 1105-20
SHEET NUMBER C-8

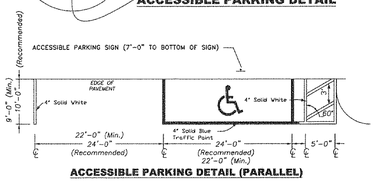
6/11/2012
Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\1105(2)-SPM00-West.dgn

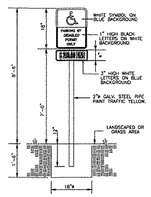


NOTES:
1. Top portion of FTP 25 shall have a reflective blue background with white reflective symbol and border.
2. Bottom portion shall have a reflective white background with black opaque legend and border.
3. FTP 26 may be fabricated on one panel or two.
4. FTP 25 is for use in areas where space is limited.

HANDICAP SIGN

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





NOTES:
1. ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE FLORIDA BUILDING CODE, ADAAG, AND CITY OF COCONUT CREEK ORDINANCES.

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

HANDICAP PARKING DETAILS

Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F320	Fig: 320

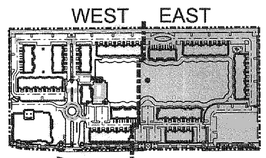
SIGN LEGEND:

- R1-1 "STOP SIGN" (30" X 30")
- R1-2 "YIELD SIGN" (30" X 30")
- R5-1 "DO NOT ENTER SIGN"
- R06-01R "ONE WAY SIGN"
- R4-7 "KEEP RIGHT" (20" X 30")
- R3-5R "RIGHT TURN ONLY" (30" X 36")

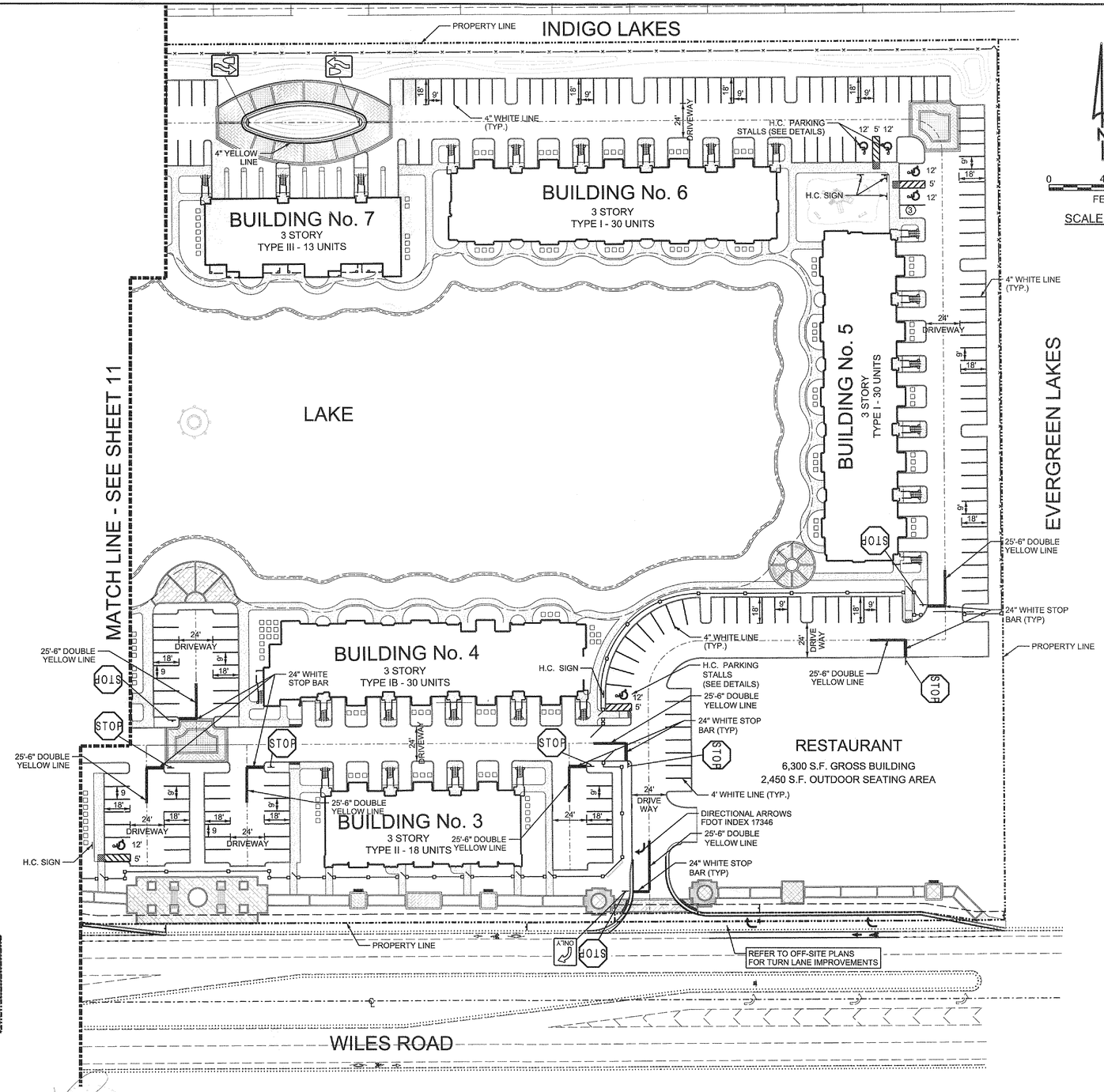
GENERAL NOTES:

1. ALL STOP BARS ARE TO BE INSTALLED 4' BEHIND ADJACENT TRAVEL LANES AND CROSSWALKS.

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



KEY MAP
N.T.S



NO.	DATE	BY	REVISION
4	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
3	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

SIGNING AND PAVEMENT MARKING PLAN - EAST

PROJECT NUMBER 1105-20
SHEET NUMBER C-9

6/11/2012
Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\1105(20-SPM)001-East.dgn

INDIGO LAKES

WEST ◄► EAST

MORGAN PROFESSIONAL PARK

EVERGREEN LAKES

WILES ROAD

LAKE

N

0 50 100

FEET

SCALE: 1"=50'

BUILDING No. 11
3 STORY
TYPE III - 13 UNITS

BUILDING No. 10
3 STORY
TYPE II - 18 UNITS

BUILDING No. 9
3 STORY
TYPE II - 18 UNITS

BUILDING No. 8
3 STORY
TYPE I - 30 UNITS

BUILDING No. 7
3 STORY
TYPE III - 13 UNITS

BUILDING No. 6
3 STORY
TYPE I - 30 UNITS

BUILDING No. 5
3 STORY
TYPE I - 30 UNITS

BUILDING No. 12
3 STORY
TYPE I - 30 UNITS

CLUB HOUSE

POOL

BUILDING No. 2
3 STORY
TYPE III - 13 UNITS

BUILDING No. 4
3 STORY
TYPE IB - 30 UNITS

BUILDING No. 3
3 STORY
TYPE II - 18 UNITS

SELF STORAGE BUILDING

RESTAURANT
6,300 S.F. GROSS BUILDING
2,450 S.F. OUTDOOR SEATING AREA

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

NO.	DATE	BY	REVISION
6	4/30/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
5	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
4	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
3	3/6/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11

Drawn by: R.W. Date: 11/11

Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012

Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

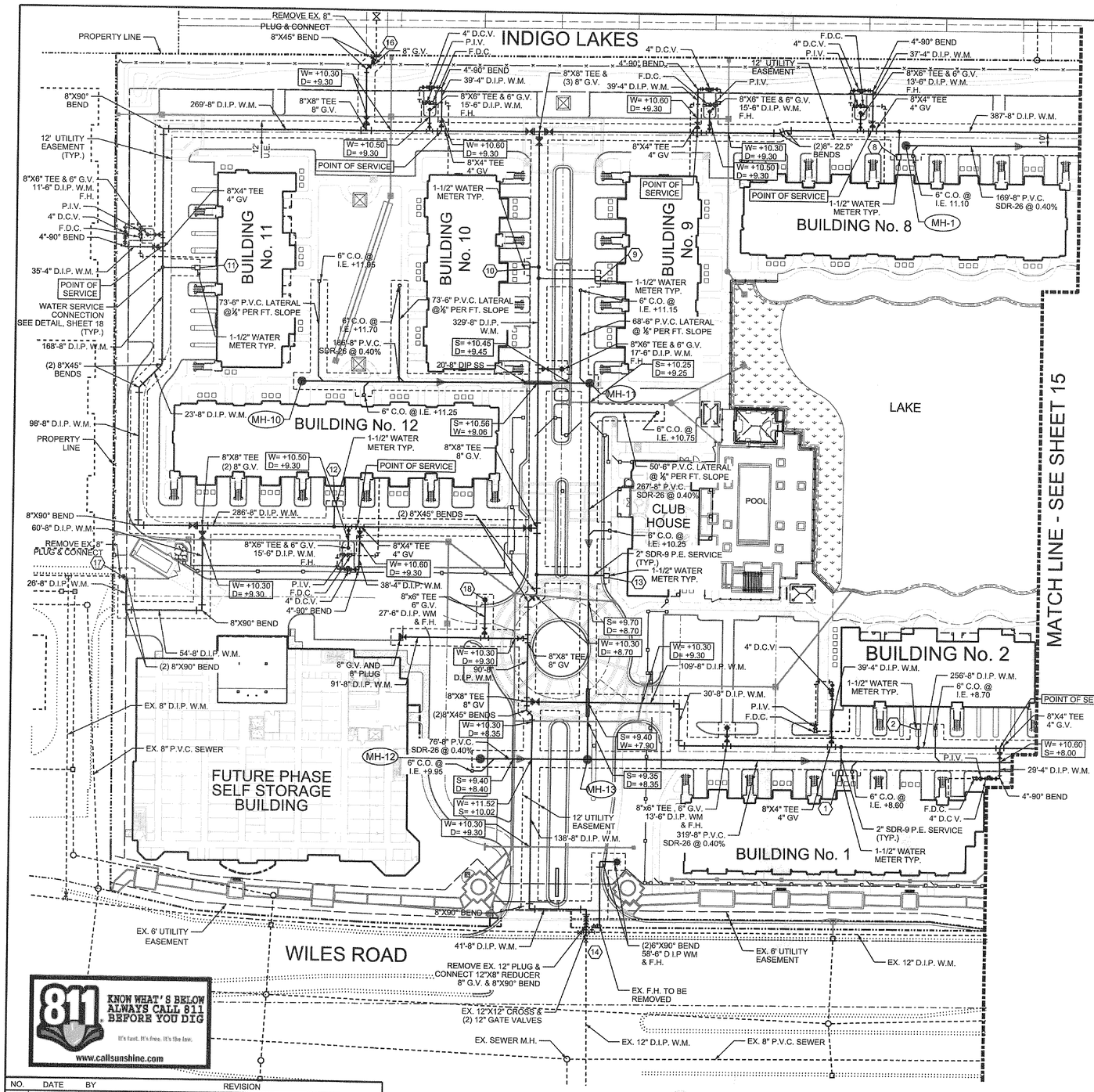
MASTER WATER AND SEWER PLAN

PROJECT NUMBER 1105-20

SHEET NUMBER C-10

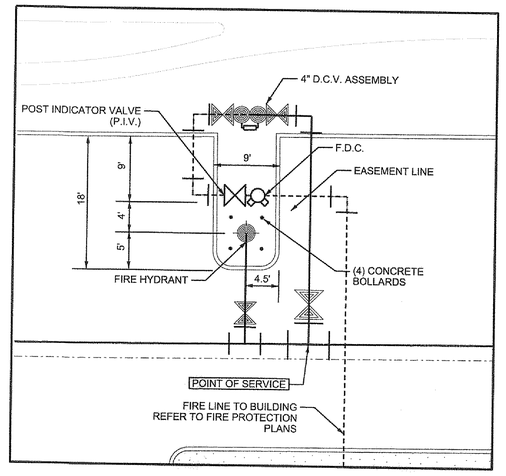
6/11/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\1105201WSP001-Overall.dgn



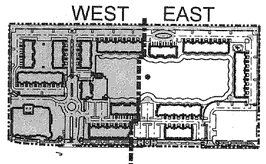
SEWER MANHOLE SCHEDULE

- MH-1: 4' DIA. SEWER MANHOLE, RIM EL. 14.90, I.E. 10.90 E
- MH-10: 4' DIA. SEWER MANHOLE, RIM EL. 15.25, I.E. 11.25 E
- MH-11: 4' DIA. SEWER MANHOLE, RIM EL. 14.90, I.E. 10.42 W, 10.32 S
- MH-12: 4' DIA. SEWER MANHOLE, RIM EL. 15.00, I.E. 9.55 E
- MH-13: 4' DIA. SEWER MANHOLE, RIM EL. 14.55, I.E. 9.25 N, 9.25 W, 9.15 E



FIRE HYDRANT, D.C.V., F.D.C. & P.I.V. DETAIL

N.T.S.



KEY MAP

N.T.S.

GENERAL NOTES

1. ALL 1-½" WATER METER ASSEMBLIES ARE TO BE SERVICED BY A 2" SDR 9 P.E. WATER SERVICE LINE FROM 8" D.I.P. WATER MAIN.
2. ALL 6" P.V.C. SEWER LATERALS ARE TO BE INSTALLED AT ¼" PER FT. SLOPE (MIN.) UNLESS NOTED OTHERWISE ON PLANS.
3. ALL SEWER CLEANOUTS TO HAVE U.S.F. 7635 SEWER VALVE BOX AND CONCRETE COLLAR.
4. ALL WATER MAIN, SEWER MAIN AND DRAINAGE PIPE TO HAVE 30" MINIMUM COVER. ALL SERVICE LINES TO HAVE 24" MINIMUM COVER.

N

0 40 80
FEET

SCALE 1" = 40'

LEGEND

- 100'-24" R.C.P. — LENGTH - SIZE - MATERIAL
- PAVEMENT FLOW LINE
- PAVEMENT RIDGE LINE
- 0.60% — PAVEMENT SLOPE & DIRECTION
- FLOW DIRECTION
- (15.00) — PROPOSED GRADE
- 15.00 — EXISTING GRADE
- F.F. = +12.00 — FINISHED FLOOR ELEVATION
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- CURB INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- (1) — BACTERIOLOGICAL SAMPLING POINT
- R.C.P. — REINFORCED CONCRETE PIPE
- H.D.P.E. — HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. — CORRUGATED ALUMINUM PIPE
- W.M. — WATER MAIN
- G.V. — GATE VALVE
- F.H. — FIRE HYDRANT
- R.E. — RIM ELEVATION
- I.E. — INVERT ELEVATION
- E.O.P. — EDGE OF PAVEMENT
- P.R.B. — POLLUTION RETARDANT BAFFLE
- D.W.E. — DESIGN WATER ELEVATION
- SAWCUT & WIDENING

CONFLICT DESIGN INFORMATION

- D = +15.00 / S = +13.50 — TYPE & BOTTOM OF PIPE ELEV. / TYPE & TOP OF PIPE ELEVATION
- W = WATER MAIN
- S = SANITARY SEWER MAIN
- D = STORM DRAINAGE LINE

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

NO.	DATE	BY	REVISION
6	4/30/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
5	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
4	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
3	3/6/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

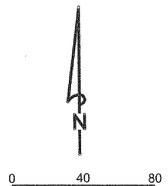
BEL LAGO

WATER AND SEWER PLAN - WEST

PROJECT NUMBER 1105-20
SHEET NUMBER C-11

6/11/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\1105201-WSP-01-West.dgn



SCALE 1" = 40'

LEGEND

100'-24" R.C.P.	LENGTH - SIZE - MATERIAL
	PAVEMENT FLOW LINE
	PAVEMENT RIDGE LINE
0.60%	PAVEMENT SLOPE & DIRECTION
	FLOW DIRECTION
15.00	PROPOSED GRADE
15.00	EXISTING GRADE
F.F. = +12.00	FINISHED FLOOR ELEVATION
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
1	BACTERIOLOGICAL SAMPLING POINT
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
D.W.E.	DESIGN WATER ELEVATION
	SAWCUT & WIDENING

CONFLICT DESIGN INFORMATION

D = +15.00	TYPE & BOTTOM OF PIPE ELEV.
S = +13.50	TYPE & TOP OF PIPE ELEVATION
	W = WATER MAIN
	S = SANITARY SEWER MAIN
	D = STORM DRAINAGE LINE

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

SEWER MANHOLE SCHEDULE

MH-2 4' DIA. SEWER MANHOLE
RIM EL. 14.55
I.E. 10.22 W
10.12 E

MH-3 4' DIA. SEWER MANHOLE
RIM EL. 14.95
I.E. 9.90 W
9.80 E

MH-4 4' DIA. SEWER MANHOLE
RIM EL. 14.45
I.E. 9.52 W
9.42 E

MH-5 4' DIA. SEWER MANHOLE
RIM EL. 14.75
I.E. 7.90 W
7.80 S

MH-6 4' DIA. SEWER MANHOLE
RIM EL. 14.20
I.E. 6.40 N
6.30 E

MH-7 4' DIA. SEWER MANHOLE
RIM EL. 14.20
I.E. 6.17 W
6.07 S

MH-8 4' DIA. SEWER MANHOLE
RIM EL. 15.00
I.E. 5.18 N
5.08 E

MH-9 4' DIA. SEWER MANHOLE
(CONSTRUCT OVER EXISTING 8" SEWER MAIN)
RIM EL. 14.95
I.E. 4.87 W
3.27± N & S (EXISTING)
(TO BE FIELD VERIFIED PRIOR TO MANHOLE FABRICATION)

MH-14 4' DIA. SEWER MANHOLE
RIM EL. 14.85
I.E. 9.52 W

MH-15 4' DIA. SEWER MANHOLE
RIM EL. 14.40
I.E. 7.87 W
7.77 S
8.63 E

EX-1 EX. SEWER MANHOLE
RIM EL. 15.03
I.E. 0.78 W
0.75 E
0.85 N

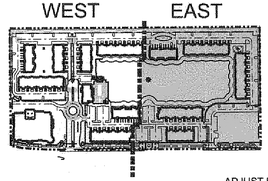
EX-2 4' DIA. SEWER MANHOLE
RIM EL. 15.58 (TO BE ADJUSTED)
I.E. 7.33 N (CORE DRILL)
7.12 S (EXISTING)

EX-3 EX. SEWER MANHOLE
RIM EL. 16.24
I.E. 3.46 N
3.38 S

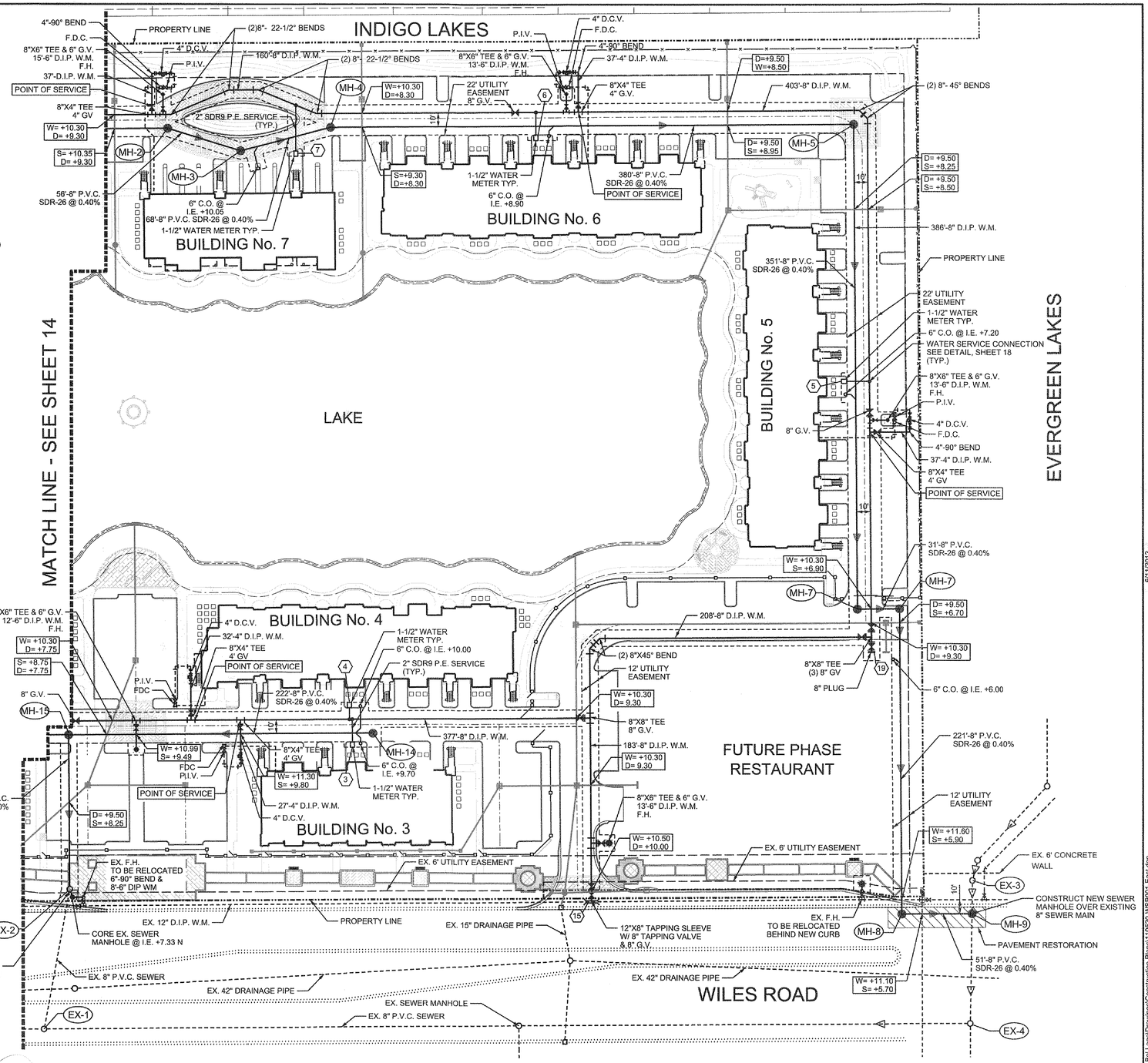
EX-4 EX. SEWER MANHOLE
RIM EL. 15.13
I.E. 2.89 W
2.91 N
2.95 S

GENERAL NOTES

1. ALL 1-½" WATER METER ASSEMBLIES ARE TO BE SERVICED BY A 2" SDR 9 P.E. WATER SERVICE LINE FROM 8" D.I.P. WATER MAIN.
2. ALL 6" P.V.C. SEWER LATERALS ARE TO BE INSTALLED AT ¼" PER FT. SLOPE (MIN.) UNLESS NOTED OTHERWISE ON PLANS.
3. ALL SEWER CLEANOUTS TO HAVE U.S.F. 7635 SEWER VALVE BOX AND CONCRETE COLLAR.
4. ALL WATER MAIN, SEWER MAIN AND DRAINAGE PIPE TO HAVE 30" MINIMUM COVER. ALL SERVICE LINES TO HAVE 24" MINIMUM COVER.



KEY MAP
N.T.S.



NO.	DATE	BY	REVISION
5	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
4	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
3	3/6/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

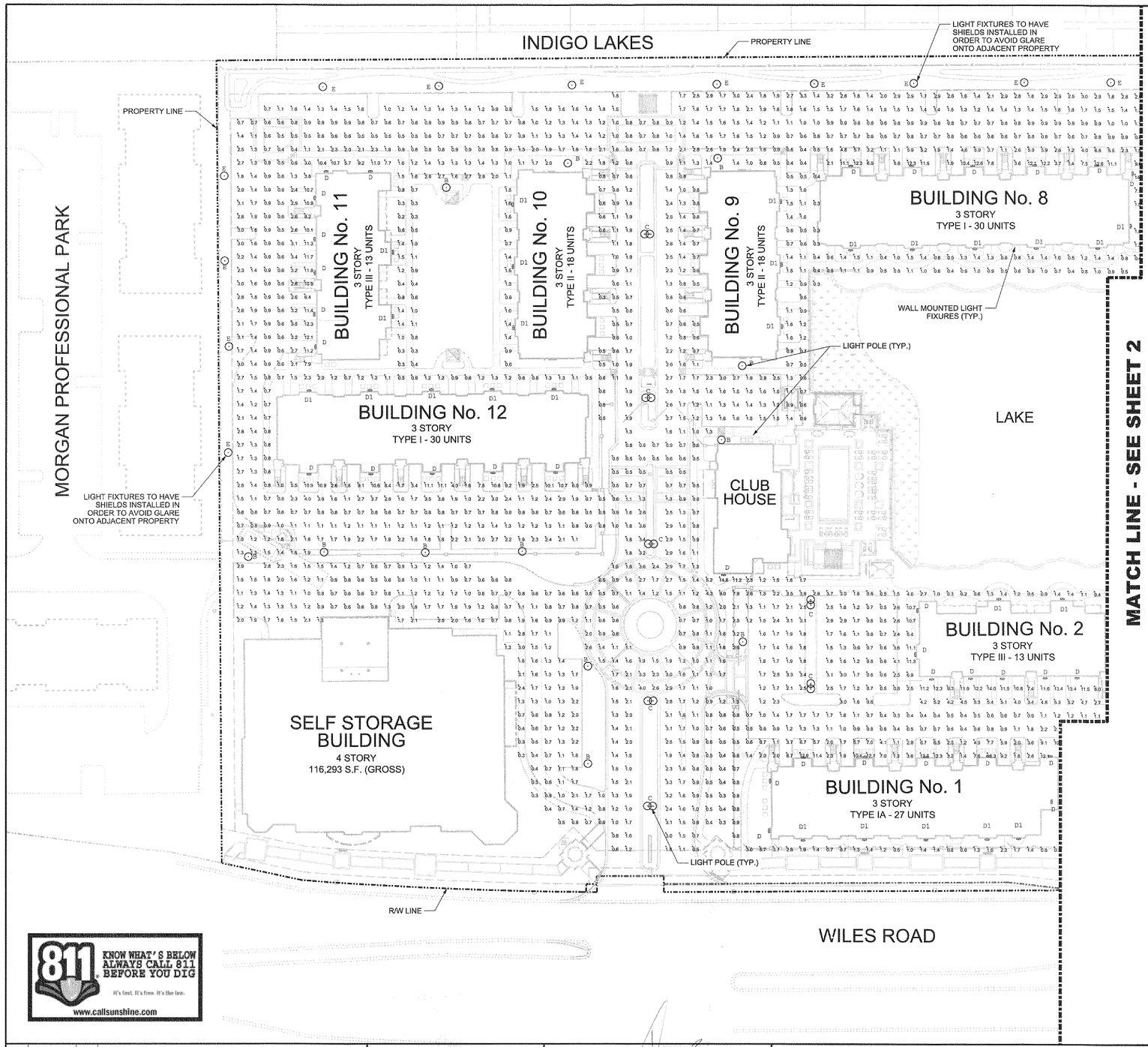
WATER AND SEWER PLAN - EAST

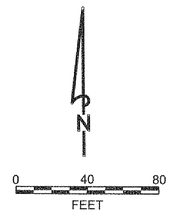
PROJECT NUMBER 1105-20

SHEET NUMBER C-12

6/11/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Construction Plans\1105020-WSP001 East.dgn

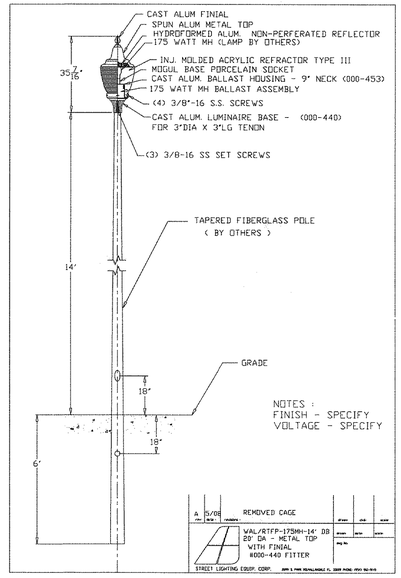


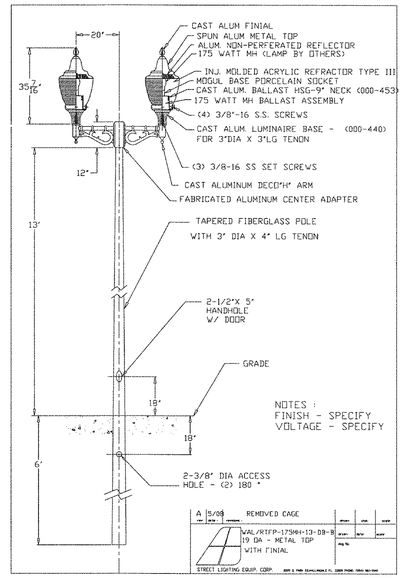


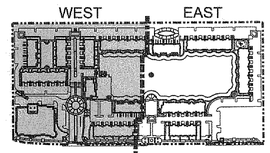
SCALE 1"=40'

GENERAL NOTE:

LIGHT FIXTURES TO HAVE SHIELDS INSTALLED IN ORDER TO AVOID GLARE ONTO ADJACENT PROPERTY TYPICAL ON ALL PERIMETER LIGHTING ON NORTH, EAST AND WEST SIDES







KEY MAP
N.T.S.

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

NO.	DATE	BY	REVISION
2	6/28/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
1	5/29/12	A.Q.	UPDATED PLANS PER FINAL SITE PLAN LAYOUT

Designed by: S.D.L. Date: 5/12
Drawn by: M.K. Date: 5/12
Checked by: A.Q. Date: 5/12

Approved by: ANTONIO QUEVEDO Date: 6/28/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

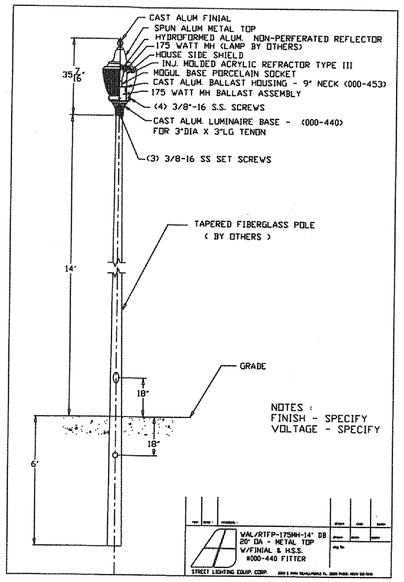
SITE PHOTOMETRIC PLAN - WEST

PROJECT NUMBER 1105-20

SHEET NUMBER 1 of 2

6/28/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Lighting\1105Z0-LIGHT001-West.dgn

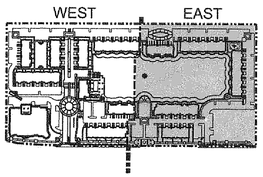


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
RADDWAY	Illuminance	Fc	1.98	15.9	0.2	9.90	79.50

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	24	E	SINGLE	14000	0.700	HB-08780-1 AT 14 FT MT HT TYPE III 048611.IES - H.S.S.
	59	D	SINGLE	14000	0.700	WP2FCH175QTW AT 15 FT T20376.IES
	11	C	BACK-BACK	14000	0.700	HB-08779 AT 14 FT MT HT TWINS TYPE III 048611.IES
	23	B	SINGLE	14000	0.700	HB-08780 AT 14 FT MT HT TYPE III 048611.IES
	56	D1	SINGLE	2720	0.700	WP2FCH42QTW AT 20 FT T20376.IES

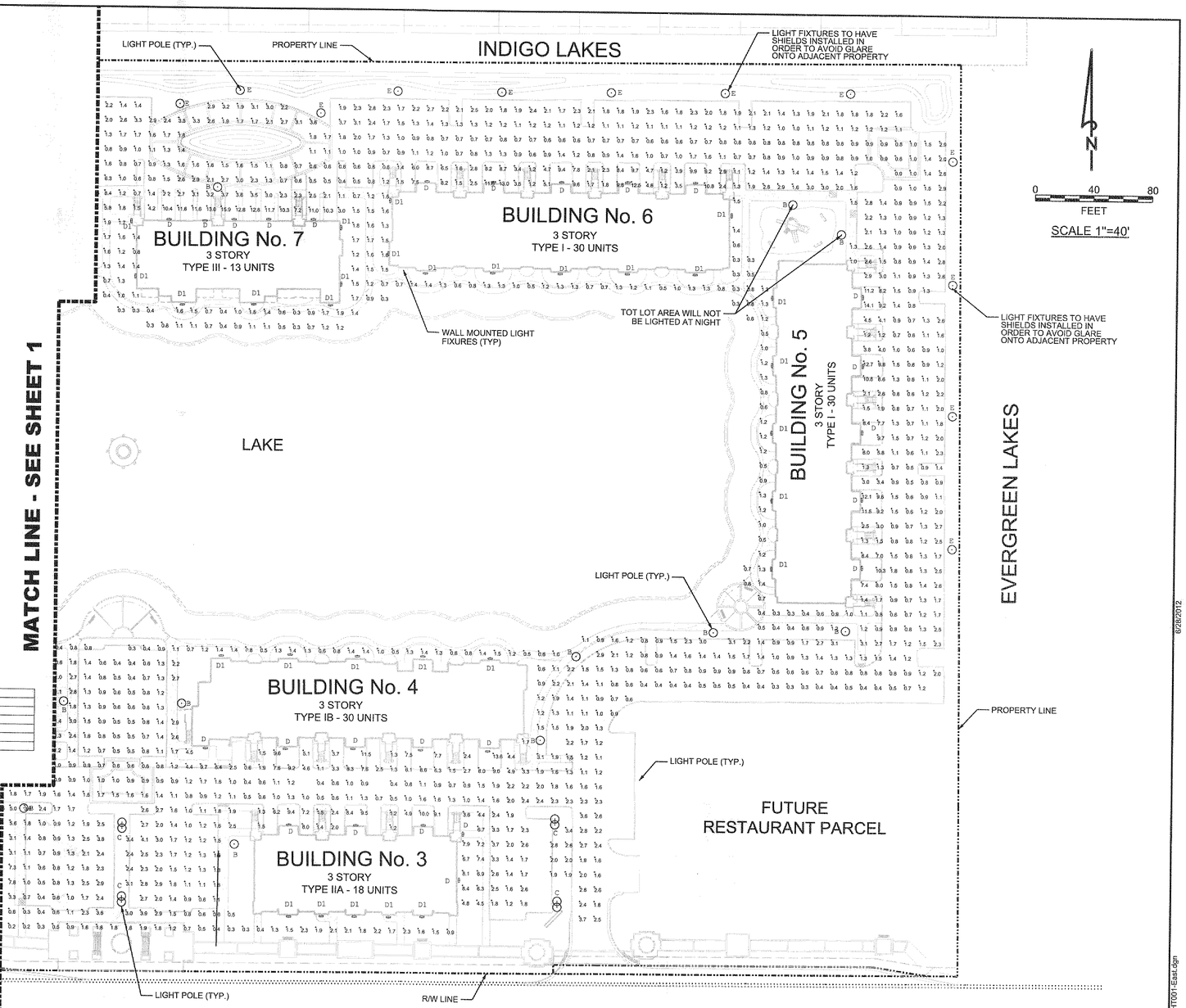
GENERAL NOTE:

LIGHT FIXTURES TO HAVE SHIELDS INSTALLED IN ORDER TO AVOID GLARE ONTO ADJACENT PROPERTY TYPICAL ON ALL PERIMETER LIGHTING ON NORTH, EAST AND WEST SIDES



KEY MAP
N.T.S.

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



NO.	DATE	BY	REVISION
2	6/28/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
1	5/29/12	A.Q.	UPDATED PLANS PER FINAL SITE PLAN LAYOUT

Designed by: S.D.L. Date: 5/12
Drawn by: M.K. Date: 5/12
Checked by: A.Q. Date: 5/12

Approved by: ANTONIO QUEVEDO Date: 6/28/2012
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

SITE PHOTOMETRIC PLAN - EAST

PROJECT NUMBER 1105-20
SHEET NUMBER 2 of 2

6/28/2012

Z:\Projects\2011\1105-20 Bel Lago\Drawings\Lighting\1105201-LIGHT001-East.dgn

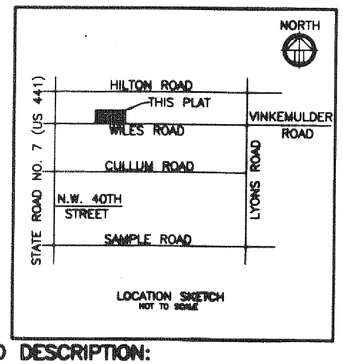
PREPARED BY: MICHAEL D. ROSE, P.S.M. #3998
SDA SHAH DROTOS & ASSOCIATES | ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

APRIL, 2008

BEL LAGO VILLAS PLAT

A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF THE EAST 660 FEET OF SAID TRACT 10; TOGETHER WITH ALL OF TRACT B AND A PORTION OF TRACT C, F&N PLAT, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____



LOCATION SKETCH
NOT TO SCALE

LAND DESCRIPTION:

THE EAST 660 FEET OF TRACT 10, IN BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF.

TOGETHER WITH:

THE WEST 330 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THAT PORTION DEEDED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 22482, PAGE 52, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE WEST 330 FEET OF TRACT 10 IN BLOCK 89, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "B", TOGETHER WITH THAT PORTION OF PARCEL "C" BOUNDED BETWEEN THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EAST AND WEST LINES PROJECTED SOURHERLY TO THE SOUTHERLY LINE OF THE PLAT ENTITLED "F & N PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 18.169 ACRES, MORE OR LESS.

DEDICATION:

STATE OF FLORIDA
SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT ST. LUCIE INDUSTRIAL PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS BEL LAGO VILLAS PLAT, A REPLAT.

~~THE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO, CABLE TELEVISION SERVICES PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.~~

THE ABORIGINAL RIGHT-OF-WAY TO BE DEDICATED, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

PARCELS "A", "B" AND "C" AS SHOWN HEREON, ARE HEREBY RESERVED FOR PRIVATE PURPOSES, INCLUDING BUT NOT LIMITED TO ACCESS, INGRESS AND EGRESS, PASSING, UTILITIES AND DRAINAGE AND ARE HEREBY DEDICATED TO ST. LUCIE INDUSTRIAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY WITHOUT RECOURSE TO THE CITY OF COCONUT CREEK.

THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PASSIVE RECREATIONAL USE AND PEDESTRIAN ACCESS. SAID EASEMENT SHALL CONTAIN AN ALTERNATING PATTERN OF LANDSCAPING AND PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ST. LUCIE INDUSTRIAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF COCONUT CREEK.

~~THE INGRESS-EGRESS AND ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.~~

WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

ST. LUCIE INDUSTRIAL PROPERTIES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
ANTHONY V. PUGLIESE, II
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF June, 2011, BY ANTHONY V. PUGLIESE, III, PRESIDENT OF ~~Michael D. Rose, P.S.M.~~ ST. LUCIE INDUSTRIAL PROPERTIES, LLC. WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

_____
PRINTED NAME:
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF CITY OF COCONUT CREEK, THIS 9th DAY OF June, A.D. 2011.

_____
CHAIRMAN Doug Young

CITY OF COCONUT CREEK CITY COMMISSION

THIS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. 2010-~~07~~, ADOPTED THIS 26 DAY OF August, A.D. 2010, PURSUANT TO SECTION 13-186, COCONUT CREEK CODE OF ORDINANCES. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

_____
BARBARA S. PRICE
CITY CLERK

CITY OF COCONUT CREEK CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____, A.D. 201__.

_____
CITY ENGINEER
FLORIDA P.E. NO. _____

MORTGAGEE'S CONSENT:

STATE OF Florida
COUNTY OF Miami-Dade SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT IT'S MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 40276, AT PAGE 544 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SUPERVISOR, THIS 11th DAY OF August, 2011.

WITNESS: _____
PRINTED NAME: Barbara S. Santa
WITNESS: _____
PRINTED NAME: _____

GREAT FLORIDA BANK
BY: _____
(PRINTED NAME) Joe Vanderlaan
(TITLE) Vice President

MORTGAGEE'S ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Miami-Dade SS

BEFORE ME PERSONALLY APPEARED Joe VanderLaan WHO IS ~~PERSONALLY KNOWN TO ME~~ OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ~~PRESIDENT~~ OF GREAT FLORIDA BANK, AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August A.D., 2011.

_____
(PRINTED NAME) Jenny M. Mesa
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 4th 2012

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE SECTIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE; THE PERMANENT REFERENCE MONUMENTS (P.R.M.S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 18TH DAY OF APRIL, 2008. BENCHMARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

_____ DATE: JULY 26, 2011
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998
SHAH, DROTOS AND ASSOCIATES, P.A.
3410 N. ANDREWS AVENUE EXTENSION
POMPANO BEACH, FLORIDA 33064
CERTIFICATE OF AUTHORIZATION NO. LB6456

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS _____ DAY OF _____, 201_.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201_.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD:

BY: _____
RICHARD TORNESE DATE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER 40263

THIS PLAT HAS BEEN REVIEWED AND FOUND TO CONFORM WITH CHAPTER 177, PART 1 FLORIDA STATUTES

BY: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 201_.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
MAYOR-COUNTY COMMISSION

BY: _____
DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS _____ DAY OF _____, 201_, AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

SURVEYOR'S PROJECT NO. 05-0778

DEDICATION ST. LUCIE INDUSTRIAL PROPERTIES, LLC	ACKNOWLEDGEMENT NOTARY PUBLIC	MORTGAGEE'S CONSENT	MORTGAGEE'S ACKNOWLEDGEMENT	BOARD OF COUNTY COMMISSIONERS	COUNTY ENGINEER	COUNTY SURVEYOR	COCONUT CREEK CITY COMMISSION	SURVEYOR

037-MP-08

X:\Cad\Survey\TOBACCO WILES BEND\BEL LAGO PLAT\TOTBPLAT.dwg, COMB.tab1, 8/2/2011 9:46:59 AM, mrose

PREPARED BY: MICHAEL D. ROSE, P.S.M. #3998
SDA SHAH DROTOS & ASSOCIATES | ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

APRIL, 2008

BEL LAGO VILLAS PLAT

A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT N0. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF THE EAST 660 FEET OF SAID TRACT 10; TOGETHER WITH ALL OF TRACT B AND A PORTION OF TRACT C, F&N PLAT, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE_____

30 0 30 60 90
Scale: 1" = 30'

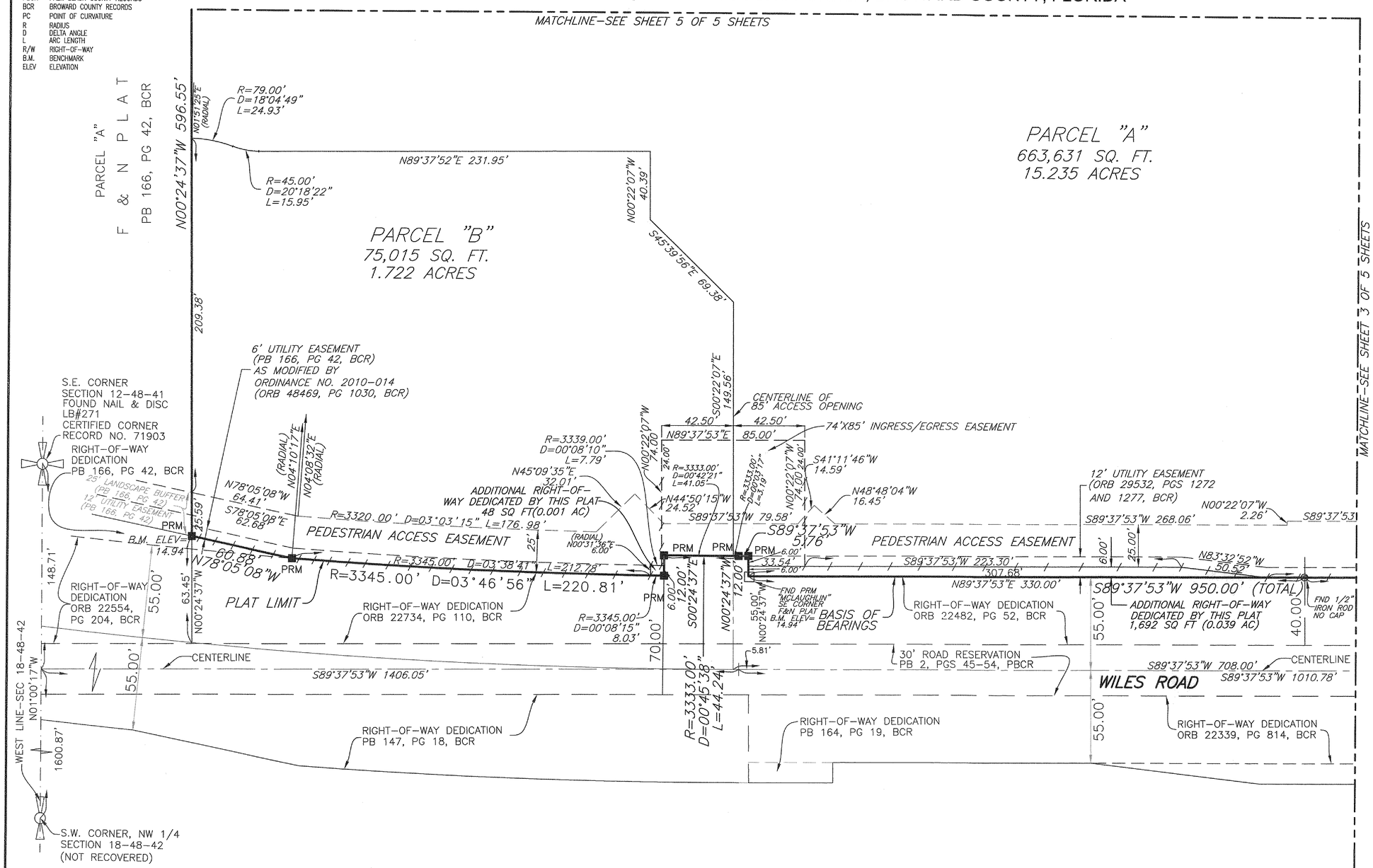
SHEET 2 OF 5 SHEETS

AREA TABULATION	
PARCEL "A"	663,631 SQUARE FEET
PARCEL "B"	75,015 SQUARE FEET
PARCEL "C"	49,329 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY	3,090 SQUARE FEET
TOTAL	791,065 SQUARE FEET

NORTH

LEGEND

®	IRON ROD
■	PRM - 4"x 4"x 24" PERMANENT REFERENCE MONUMENT - MARKED WITH SURVEYOR'S LB#6456
FND	FOUND
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PBCR	PALM BEACH COUNTY RECORDS
BCR	BROWARD COUNTY RECORDS
PC	POINT OF CURVATURE
R	RADIUS
D	DELTA ANGLE
L	ARC LENGTH
R/W	RIGHT-OF-WAY
B.M.	BENCHMARK
ELEV	ELEVATION



SURVEY NOTES:

1. ■ (P.R.M.) INDICATES SET PERMANENT REFERENCE MONUMENT- 4"X4"X24" CONCRETE MONUMENT WITH BRASS DISC MARKED PRM LB 6456 UNLESS NOTED OTHERWISE
2. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER ACCURACY FROM A BENCHMARK PUBLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT. BENCHMARK NO. 2947-ELEVATION=18.067 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCHMARK IS AN "X" CUT ON BULLNOSE, WEST SIDE OF STATE ROAD 441 AT CENTERLINE MEDIAN OF HOLMBERG ROAD.
5. THIS PLAT IS RESTRICTED TO 270 GARDEN APARTMENTS (78 ONE-BEDROOM, 156 TWO-BEDROOM, AND 36-THREE-BEDROOM) ON PARCEL A; 116,293 SQUARE FEET OF SELF-STORAGE (INCLUDING 1,850 SQUARE FEET OF OFFICE AND ONE RESIDENT MANAGER UNIT) ON PARCEL B, AND 8,750 SQUARE FEET OF RESTAURANT ON PARCEL C.

   ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

   THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

6. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

   IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL IS NOT ISSUED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

   IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

7. THIS NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. GROSS AREA OF PLATTED LANDS TOTALS 791,065 SQUARE FEET (18.160 ACRES), MORE OR LESS.
9. B.M. INDICATES BENCHMARK
10. ~~~~~~~~ INDICATES NON-VEHICULAR ACCESS LINE

SURVEYOR'S PROJECT NO. 05-0778 037-MP-08

X:\Civil Survey\COTBOCO MILES ROAD\BEL LAGO PLAT\COTPLAT.dwg, 8X11(PAGE), 5/29/2012 2:59:51 PM, mrose

PREPARED BY: MICHAEL D. ROSE, P.S.M. #3998

SDA SHAH DROTOS & ASSOCIATES | ENGINEERING SURVEYING PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB6456

3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064

PH: 954-943-9433 • FAX: 954-783-4754

APRIL, 2008

BEL LAGO VILLAS PLAT

A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT N0. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF THE EAST 660 FEET OF SAID TRACT 10; TOGETHER WITH ALL OF TRACT B AND A PORTION OF TRACT C, F&N PLAT, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE_____

SHEET 3 OF 5 SHEETS

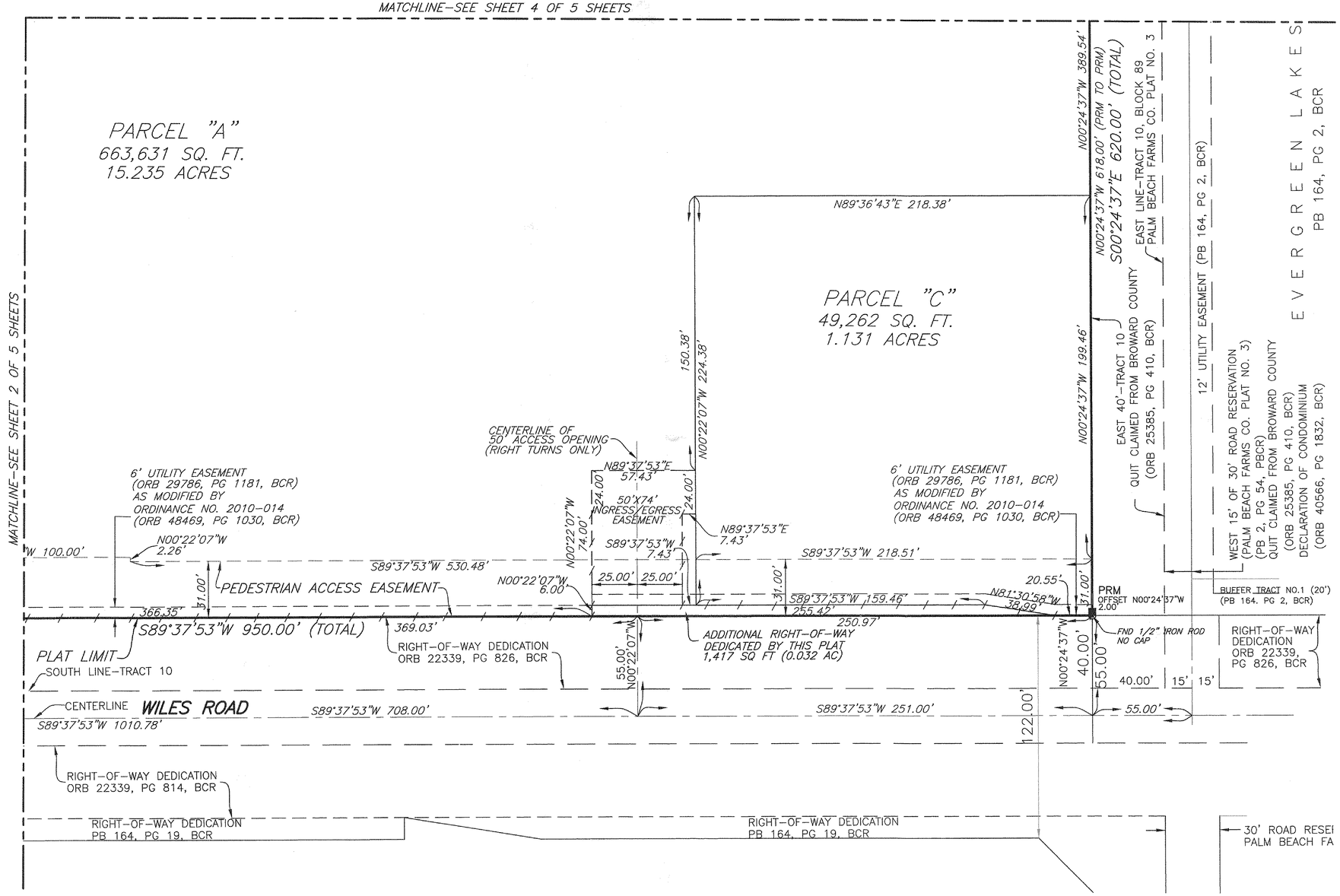
Scale: 1" = 30'

AREA TABULATION	
PARCEL "A"	663,631 SQUARE FEET
PARCEL "B"	75,015 SQUARE FEET
PARCEL "C"	49,329 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY	3,090 SQUARE FEET
TOTAL	791,065 SQUARE FEET

NORTH

LEGEND

⊕	IRON ROD
■	PRM – 4"x 4"x 24" PERMANENT REFERENCE MONUMENT – MARKED WITH SURVEYOR'S LB#6456
FND	FOUND
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PBCR	PALM BEACH COUNTY RECORDS
BCR	BROWARD COUNTY RECORDS
PC	POINT OF CURVATURE
R	RADIUS
D	DELTA ANGLE
L	ARC LENGTH
R/W	RIGHT-OF-WAY
B.M.	BENCHMARK
ELEV	ELEVATION



SURVEY NOTES:

1. ■ (P.R.M.) INDICATES SET PERMANENT REFERENCE MONUMENT– 4"X4"X24" CONCRETE MONUMENT WITH BRASS DISC MARKED PRM LB 6456 UNLESS NOTED OTHERWISE
2. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT–OF–WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT–OF–WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER ACCURACY FROM A BENCHMARK PUBLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT. BENCHMARK NO. 2947–ELEVATION=18.067 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCHMARK IS AN "X" CUT ON BULLNOSE, WEST SIDE OF STATE ROAD 441 AT CENTERLINE MEDIAN OF HOLMBERG ROAD.
5. THIS PLAT IS RESTRICTED TO 270 GARDEN APARTMENTS (78 ONE–BEDROOM, 156 TWO–BEDROOM, AND 36–THREE–BEDROOM) ON PARCEL A; 116,293 SQUARE FEET OF SELF–STORAGE (INCLUDING 1,850 SQUARE FEET OF OFFICE AND ONE RESIDENT MANAGER UNIT) ON PARCEL B, AND 8,750 SQUARE FEET OF RESTAURANT ON PARCEL C.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

6. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL IS NOT ISSUED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

7. THIS NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. GROSS AREA OF PLATTED LANDS TOTALS 791,065 SQUARE FEET (18.160 ACRES), MORE OR LESS.
9. B.M. INDICATES BENCHMARK
10. ⊣⊣⊣⊣⊣⊣⊣⊣ INDICATES NON–VEHICULAR ACCESS LINE

SURVEYOR'S PROJECT NO. 05–0778 037–MP–08

X:\Cad\Survey\CITYBACO WILES ROAD\BEL LAGO PLAT\CITYPEPLAT.dwg, 6PRINTS, 5/29/2012 11:51:19 AM, rmore

PREPARED BY: MICHAEL D. ROSE, P.S.M. #3998
SDA SHAH DROTOS & ASSOCIATES | ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

APRIL, 2008

BEL LAGO VILLAS PLAT

A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT N0. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF THE EAST 660 FEET OF SAID TRACT 10; TOGETHER WITH ALL OF TRACT B AND A PORTION OF TRACT C, F&N PLAT, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE_____

30 0 30 60 90
Scale: 1" = 30'

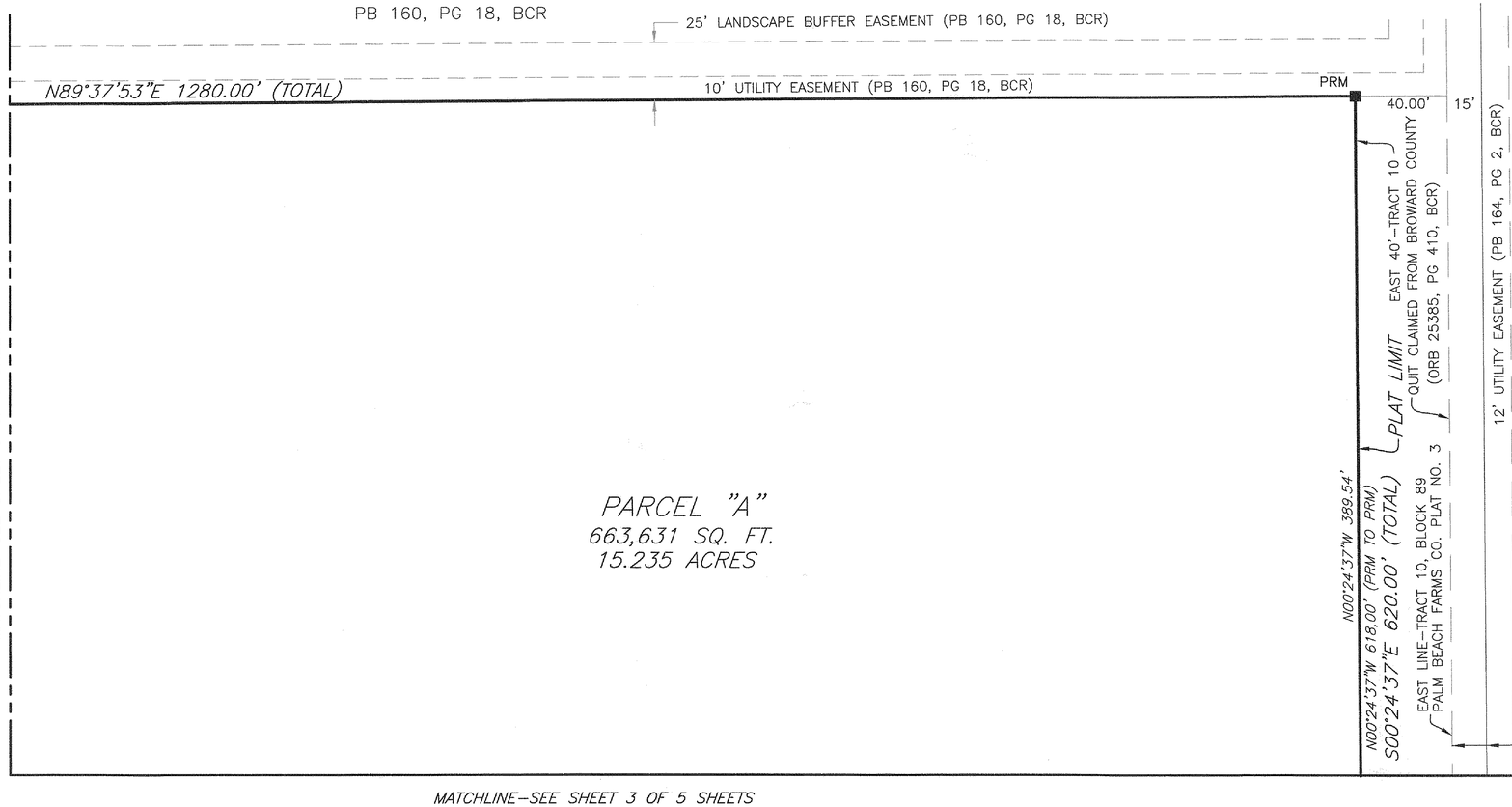
SHEET 4 OF 5 SHEETS

AREA TABULATION	
PARCEL "A"	663,631 SQUARE FEET
PARCEL "B"	75,015 SQUARE FEET
PARCEL "C"	49,329 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY	3,090 SQUARE FEET
TOTAL	791,065 SQUARE FEET

NORTH

LEGEND

®	IRON ROD
■	PRM – 4"x 4"x 24" PERMANENT REFERENCE MONUMENT – MARKED WITH SURVEYOR'S LB#6456
FND	FOUND
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PBCR	PALM BEACH COUNTY RECORDS
BCR	BROWARD COUNTY RECORDS
PC	POINT OF CURVATURE
R	RADIUS
D	DELTA ANGLE
L	ARC LENGTH
R/W	RIGHT-OF-WAY
B.M.	BENCHMARK
ELEV	ELEVATION



SURVEY NOTES:

1. ■ (P.R.M.) INDICATES SET PERMANENT REFERENCE MONUMENT– 4"X4"X24" CONCRETE MONUMENT WITH BRASS DISC MARKED PRM LB 6456 UNLESS NOTED OTHERWISE
2. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER ACCURACY FROM A BENCHMARK PUBLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT. BENCHMARK NO. 2947–ELEVATION=18.067 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCHMARK IS AN "X" CUT ON BULLNOSE, WEST SIDE OF STATE ROAD 441 AT CENTERLINE MEDIAN OF HOLMBERG ROAD.
5. THIS PLAT IS RESTRICTED TO 270 GARDEN APARTMENTS (78 ONE–BEDROOM, 156 TWO–BEDROOM, AND 36–THREE–BEDROOM) ON PARCEL A; 116,293 SQUARE FEET OF SELF–STORAGE (INCLUDING 1,850 SQUARE FEET OF OFFICE AND ONE RESIDENT MANAGER UNIT) ON PARCEL B, AND 8,750 SQUARE FEET OF RESTAURANT ON PARCEL C.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

6. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL IS NOT ISSUED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

7. THIS NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. GROSS AREA OF PLATTED LANDS TOTALS 791,065 SQUARE FEET (18.160 ACRES), MORE OR LESS.
9. B.M. INDICATES BENCHMARK
10. ⊣⊣⊣⊣⊣⊣⊣ INDICATES NON–VEHICULAR ACCESS LINE

SURVEYOR'S PROJECT NO. 05–0778 037–MP–08

X:\Civil\Survey\07TBLOO WILES ROAD\BEL LAGO PLAT\07TBPLAT.dwg, GRAPHICS, 9/21/2012 5:46:24 PM, mrose

PREPARED BY: MICHAEL D. ROSE, P.S.M. #3998
SDA SHAH DROTOS & ASSOCIATES | ENGINEERING | SURVEYING | PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

APRIL, 2008

BEL LAGO VILLAS PLAT

A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT N0. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF THE EAST 660 FEET OF SAID TRACT 10; TOGETHER WITH ALL OF TRACT B AND A PORTION OF TRACT C, F&N PLAT, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE_____

30 0 30 60 90
Scale: 1" = 30'

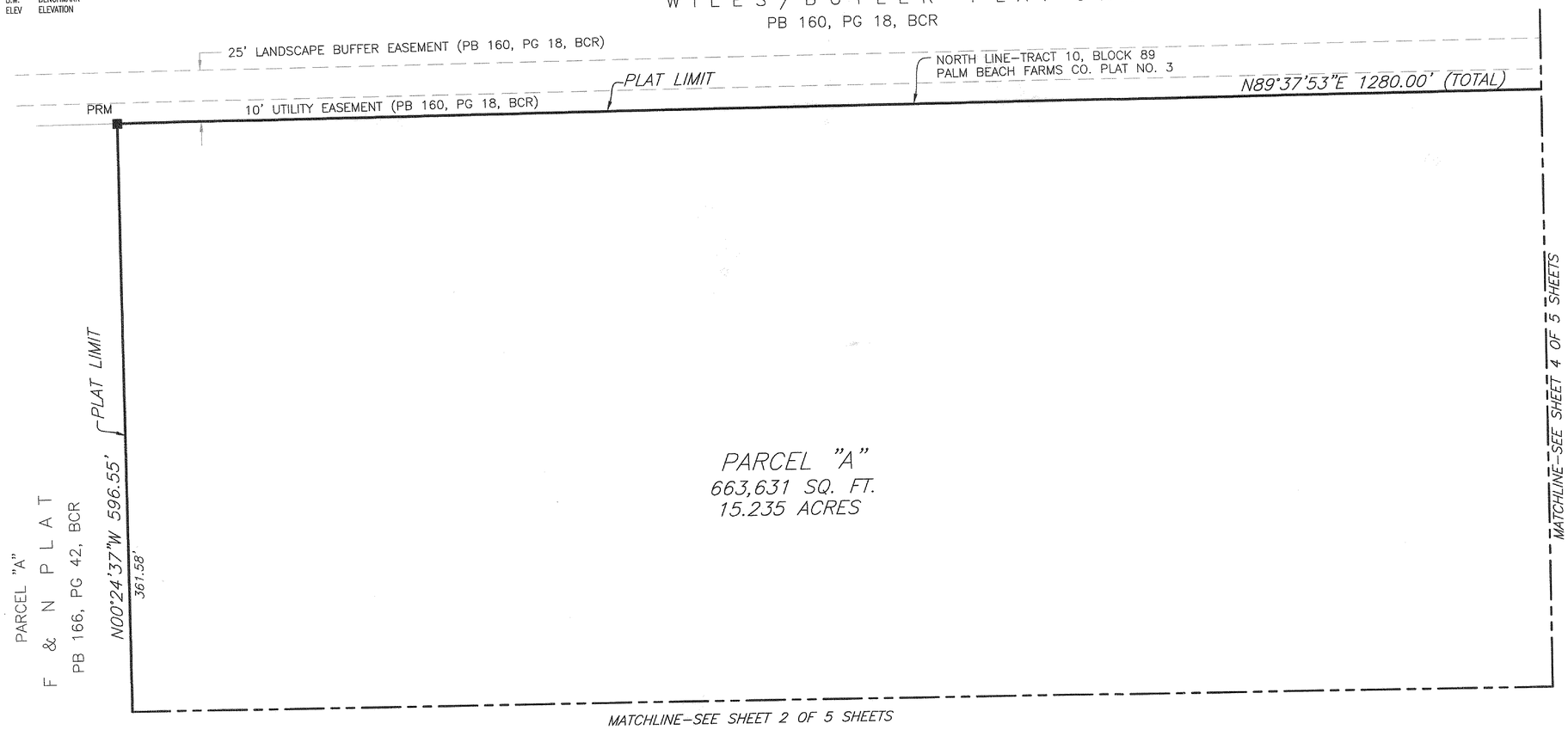
SHEET 5 OF 5 SHEETS

AREA TABULATION	
PARCEL "A"	663,631 SQUARE FEET
PARCEL "B"	75,015 SQUARE FEET
PARCEL "C"	49,329 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY	3,090 SQUARE FEET
TOTAL	791,065 SQUARE FEET

NORTH

LEGEND

®	IRON ROD
■	PRM – 4"x 4"x 24" PERMANENT REFERENCE MONUMENT – MARKED WITH SURVEYOR'S LB#6456
FND	FOUND
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PBCR	PALM BEACH COUNTY RECORDS
BCR	BROWARD COUNTY RECORDS
PC	POINT OF CURVATURE
R	RADIUS
D	DELTA ANGLE
L	ARC LENGTH
R/W	RIGHT-OF-WAY
B.M.	BENCHMARK
ELEV	ELEVATION



SURVEY NOTES:

1. ■ (P.R.M.) INDICATES SET PERMANENT REFERENCE MONUMENT– 4"X4"X24" CONCRETE MONUMENT WITH BRASS DISC MARKED PRM LB 6456 UNLESS NOTED OTHERWISE
2. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER ACCURACY FROM A BENCHMARK PUBLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT. BENCHMARK NO. 2947–ELEVATION=18.067 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCHMARK IS AN "X" CUT ON BULLNOSE, WEST SIDE OF STATE ROAD 441 AT CENTERLINE MEDIAN OF HOLMBERG ROAD.
5. THIS PLAT IS RESTRICTED TO 270 GARDEN APARTMENTS (78 ONE–BEDROOM, 156 TWO–BEDROOM, AND 36–THREE–BEDROOM) ON PARCEL A; 116,293 SQUARE FEET OF SELF–STORAGE (INCLUDING 1,850 SQUARE FEET OF OFFICE AND ONE RESIDENT MANAGER UNIT) ON PARCEL B, AND 8,750 SQUARE FEET OF RESTAURANT ON PARCEL C.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNEERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

6. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL IS NOT ISSUED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

7. THIS NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. GROSS AREA OF PLATTED LANDS TOTALS 791,065 SQUARE FEET (18.160 ACRES), MORE OR LESS.
9. B.M. INDICATES BENCHMARK
10. ++++++++ INDICATES NON-VEHICULAR ACCESS LINE

SURVEYOR'S PROJECT NO. 05-0778 037-MP-08

X:\Cad\Survey\07TBACO WILES ROAD\BEL LAGO PLAT\07TBPLAT.dwg, 6PPRESS, 5/21/2013 4:17:24 PM, mmoe