

City of Coconut Creek

InterOffice Memorandum

To: File (electronic site plan file)

Date: September 16, 2013

From: Jim Hetzel
Sustainable City Coordinator

Subject: The Promenade - Silverspot
Theater

The following minor adjustment to the approved Promenade Silverspot Theater site plan has been accepted by the Development Review Committee.

Requested Change: Modification to Elevations and Landscape Plans

This memo shall serve as formal acceptance of the following:

- Removal of multiple exit doors on the building elevations
- Modifications to landscape plans for areas around the building where exit doors were removed
- Removal of aluminum panels on the building elevations
- Replacement of the aluminum panels with mosaic tile

Summary of Requested Changes:

The applicant made minor adjustments to the building elevations. Multiple exit doors that were depicted on the original building elevations were removed. Exit doors for each theater were not necessary based on final drawings submitted to the building division. Based on these revisions, the landscape plans were revised to remove the walkways leading to the exit doors. In addition, the aluminum panels depicted on the original building elevation design do not have product approval and the applicant is substituting the panels with mosaic tiles which will create a more aesthetically pleasing design due to variation in the tiles.

Attached to this memo is an email from the architect representing the owner and revised architectural drawings and landscape plans. This memo will be filed electronically on the network in the following location:

- Z:\GIS\DevServices\Planning\ScannedSitePlans\GreenFarmReplat\PromenadeAtCoconutCreek

cc via email: Heidi Solano, Planner II
Sharon Vollmer, Landscape Coordinator
Dave Poplawski, Landscape Inspector

Hetzel, Jim

From: Sema Atis <satis@dorskyyue.com>
Sent: Thursday, August 22, 2013 5:13 PM
To: Hetzel, Jim; Schmitt, Susan J.
Cc: Solano, Heidi; mmadera@archall.net; Ramon Gonzalez; Karina Blanco
Subject: RE: Silverspot- Shell permit- Revised Site Plan Application sheets
Attachments: A100.pdf; A100T.pdf

I got notified that you have not received the attachment (4mb), please see my previous email below, I will send the pdf files in two emails. Please see attached first part, sheets A100 and A100T

Thank you.

Sema Atis

DORSKY+YUE INTERNATIONAL LLC ARCHITECTURE

One Financial Plaza, Suite 2410
Fort Lauderdale, Florida 33394
T 954-703-7830

satis@dorskyyue.com

www.dorskyyue.com

From: Sema Atis
Sent: Thursday, August 22, 2013 5:07 PM
To: jhetzel@coconutcreek.net; Schmitt, Susan J. (sschmitt@coconutcreek.net)
Cc: Solano, Heidi (HSolano@coconutcreek.net); mmadera@archall.net; Ramon Gonzalez; Karina Blanco
Subject: Silverspot- Shell permit- Revised Site Plan Application sheets

Hello Jim,

Per your conversation with Karina, please find attached revised sheets of "Site Plan Application" set per your request for your record.

Below is the itemized list of changes done on each revised sheet:

A100, A100T Site plans:

East side: exits from auditoriums deleted, hardscape/landscape revised

A200, A201, A202- Elevations:

East elevation: -deleted exit doors from auditoriums

- added entrance doors/ revised storefront at Ground Level
- revised window sizes/ locations at Mezzanine Level
- deleted aluminum panels, added mosaic tiles

South elevation: -added 1 single exit door

-deleted aluminum panels, added mosaic tiles

North elevation: -added doors/ revised storefront at Ground Level
-revised window sizes/ locations at Mezzanine Level
-deleted aluminum panels, added mosaic tiles

West elevation: -deleted exit doors from auditoriums

Thank you.

Regards,

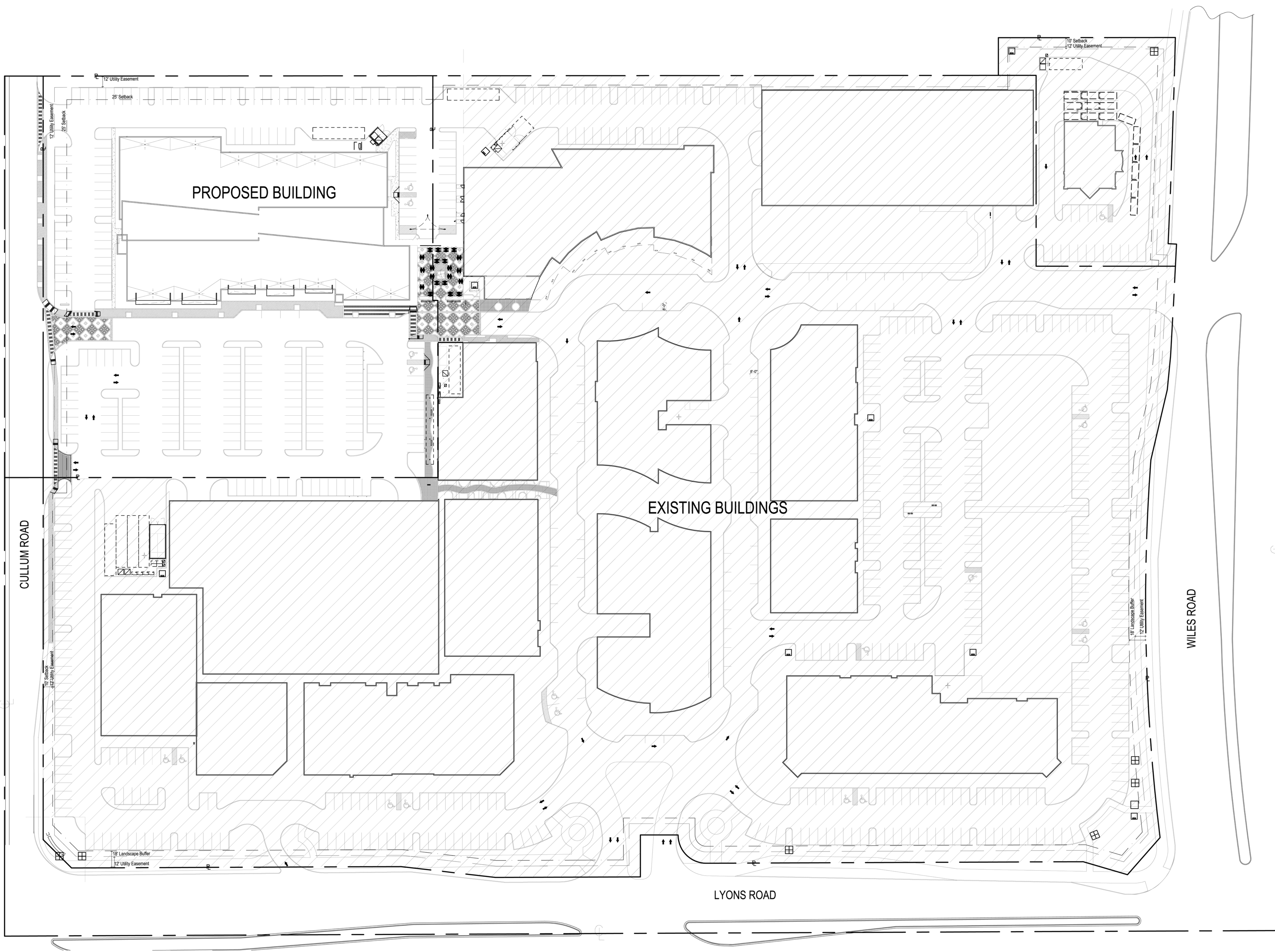
Sema Atis

DORSKY+YUE INTERNATIONAL LLC
ARCHITECTURE

One Financial Plaza, Suite 2410
Fort Lauderdale, Florida 33394
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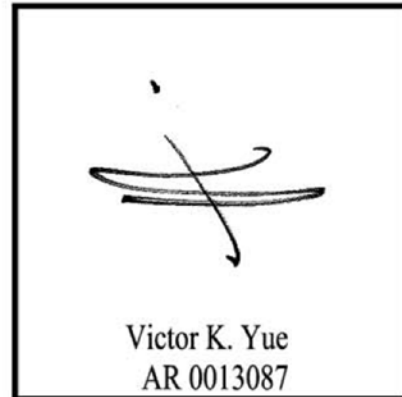
satis@dorskyyue.com

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1 OVERALL DEVELOPMENT PLAN
A100
1" = 50'

*FOR ROOF ELEVATIONS SEE ROOF PLAN A-107A
*FOR SITE DATA SEE CIVIL DRAWINGS



AA 26002045	Date:
Issue:	11.27.2012
SITE PLAN	
SUBMITTAL	
REV#1 CITY	01.07.2013
COMMENTS	
REV#2 CITY	02.06.2013
COMMENTS	
REV#3 CITY	03.25.2013
COMMENTS	

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F: 954.524.8804

CLEVELAND
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F: 216.464.3810

THE PROMENADE AT COCONUT CREEK
COCONUT CREEK

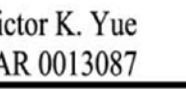
OVERALL DEVELOPMENT PLAN

Job No.:
DY201115

Drawn:
Checked:

Date:
01-07-13

A100



Due:	Date:
E PLAN BMITTAL	11.27.2012
/#1 CITY MMENTS	01.07.2013
/#2 CITY MMENTS	02.05.2013
/#3 CITY MMENTS	03.25.2013

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THE PROMENADE AT COCONUT CREEK

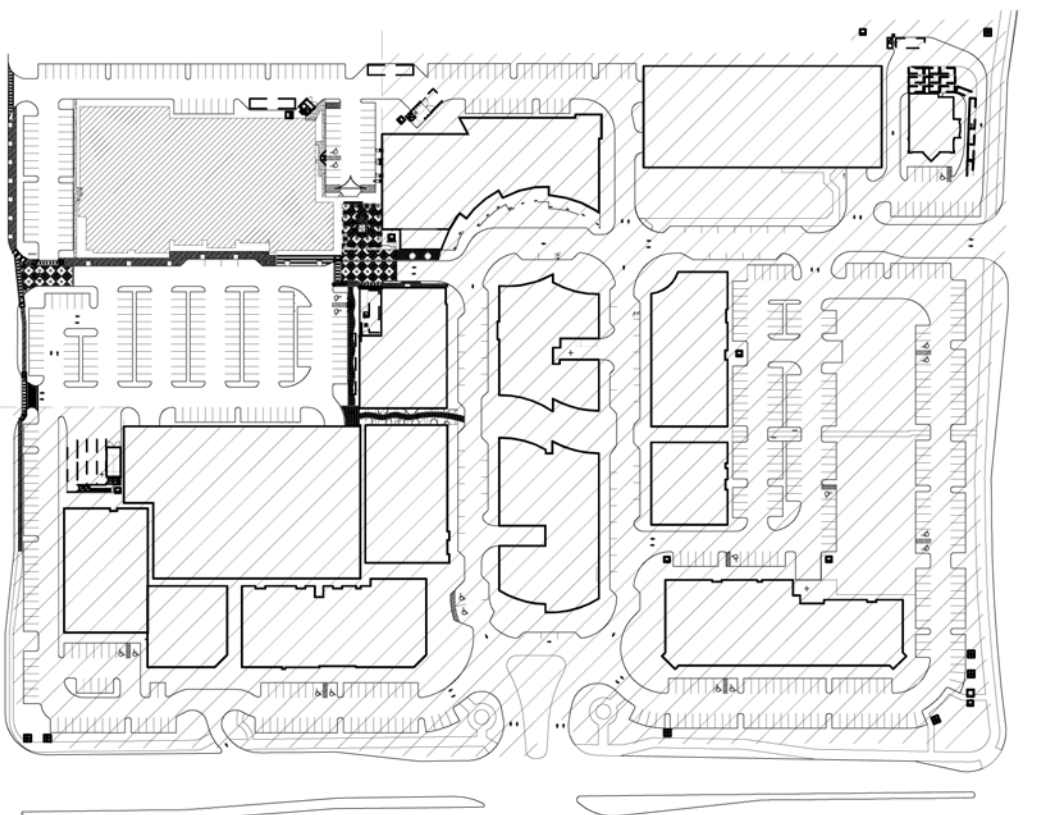
COCONUI CREEK

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ENLARGED DEVELOPMENT PL.

JOB NO.: DY201115
 Drawn: _____
 Checked: _____
 Date: 01-07-13

A100T



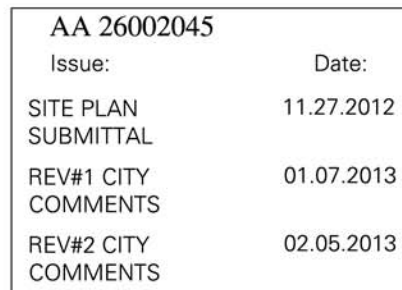
ENLARGED DEVELOPMENT PLAN

$$1'' = 30'$$

*FOR ROOF ELEVATIONS SEE ROOF PLAN A107
*FOR SITE DATA SEE CIVIL DRAWINGS
*FOR HARDSCAPE AND PLAZA DESIGN, REFER TO LANDSCAPE DRAWINGS

KEY PLAN

NTS



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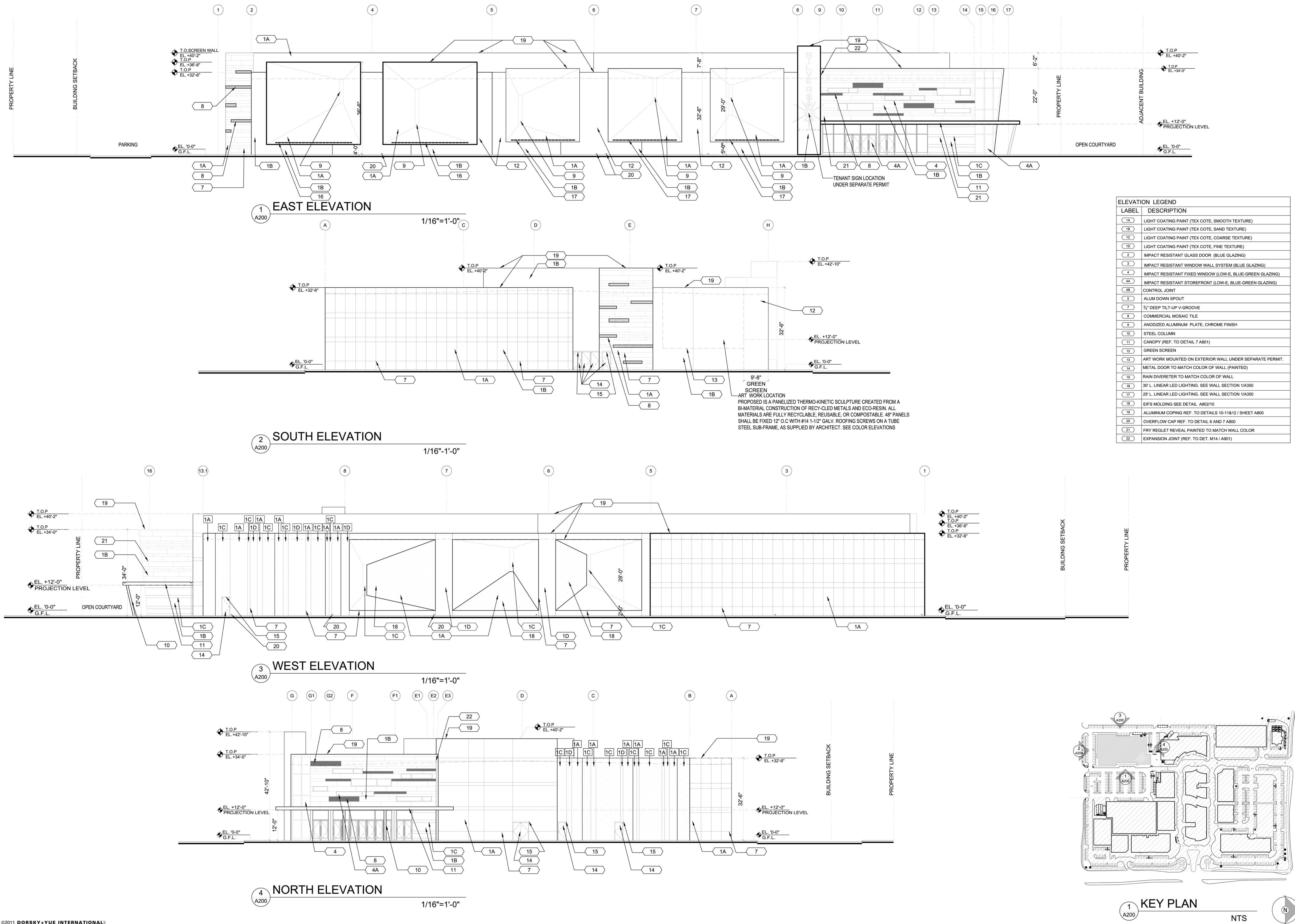
COCONUT CREEK

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ELEVATIONS

Job No.:	Drawn:	Checked:	Date:
DY201115			01-07-13

A200

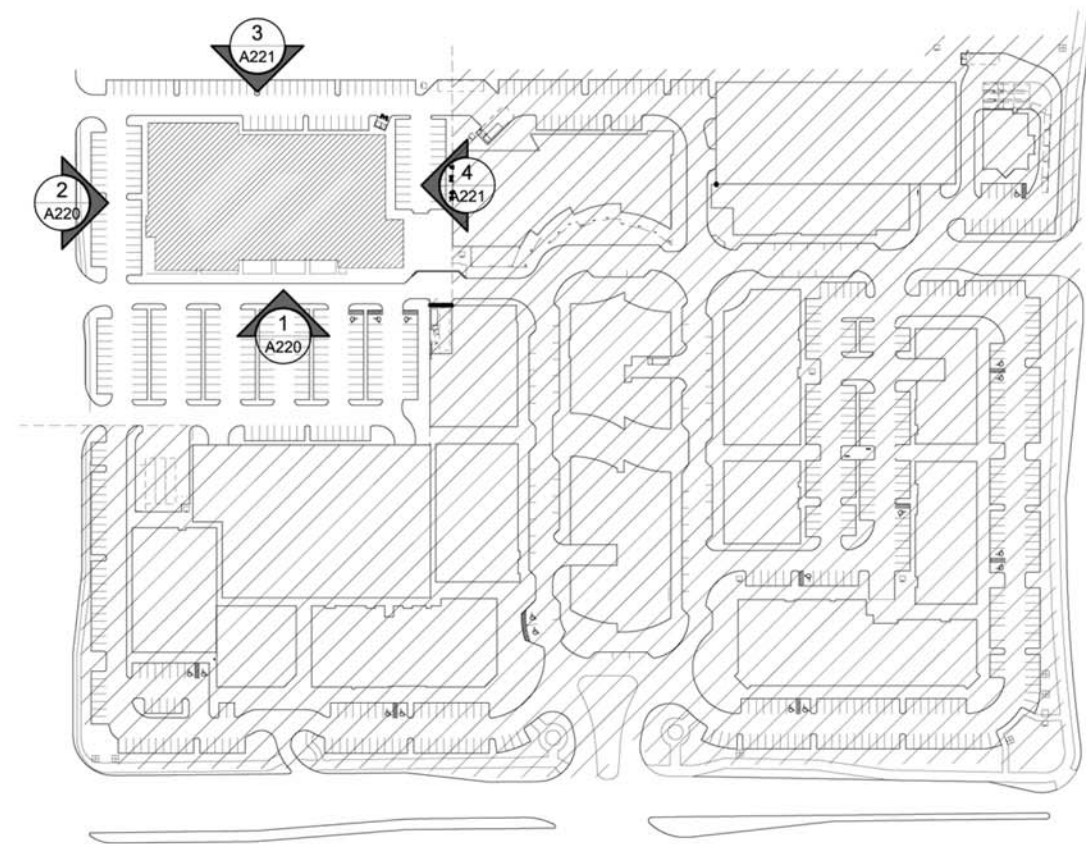




1 EAST ELEVATION
A300 1/16"=1'-0"



2 SOUTH ELEVATION
A300 1/16"=1'-0"



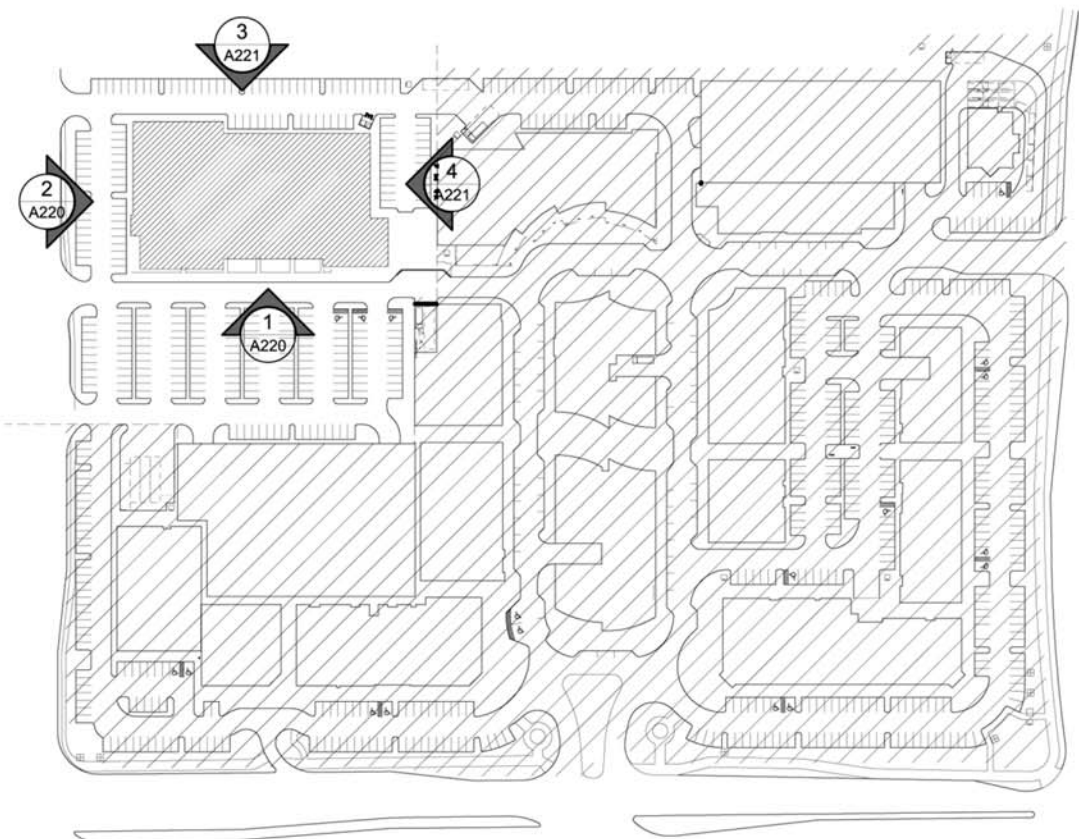
1 KEY PLAN
A220 NTS



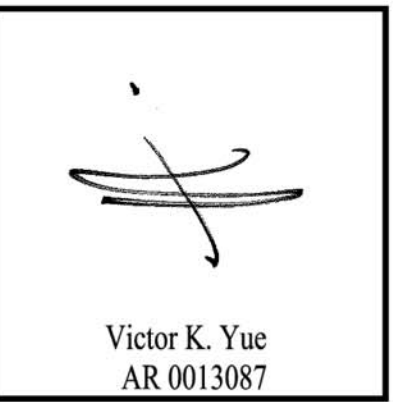
3 WEST ELEVATION
1/16"=1'-0"



4 NORTH ELEVATION
1/16"=1'-0"



1 KEY PLAN
NTS



AA 26002045
Issue: 11.27.2012
Date: 02.05.2013
SITE PLAN SUBMITTAL
SITE PLAN SUBMITTAL

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ELEVATIONS
Job No.: DY201115
Drawn: 02-05-13
Checked: 02-05-13
Date: 02-05-13

A221



AA 26003045
Issue:
Landscape /
Site Plan Permit
Landscape /
Irrigation Permit

Date:
07-06-2013
08-26-2013

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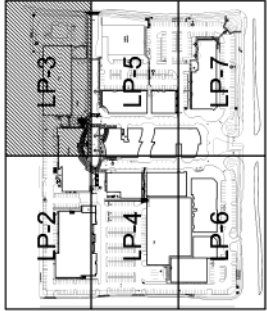
THE PROMENADE AT COCONUT CREEK

Job No.:
DYZ01115
Drawn:
Checked:
Date:
04-19-13

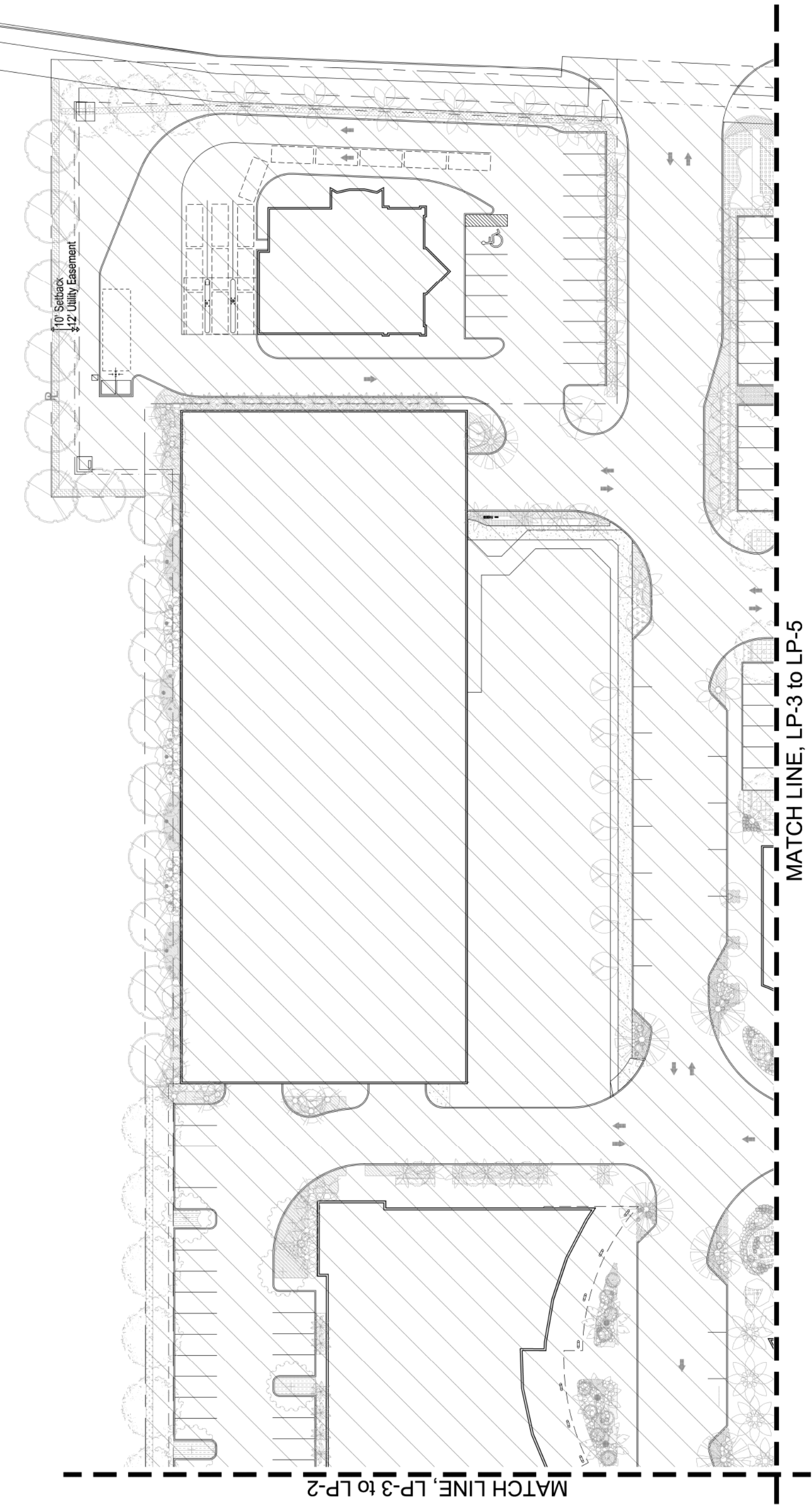
LANDSCAPE
PLAN

LP-3

SCALE: 1" = 20'-0"



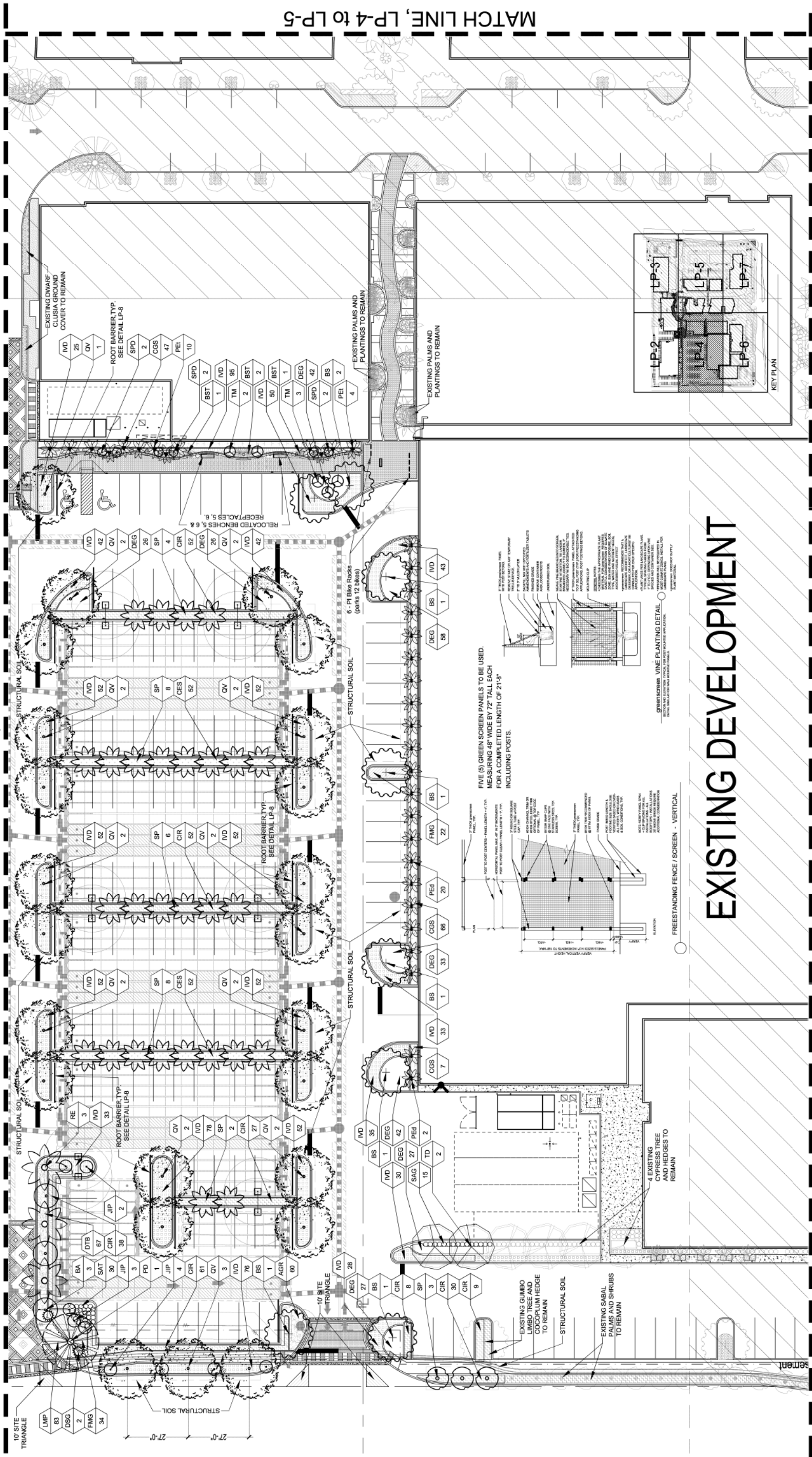
KEY PLAN



MATCH LINE, LP-3 to LP-2

MATCH LINE, LP-3 to LP-5

MATCH LINE, LP-4 to LP-2

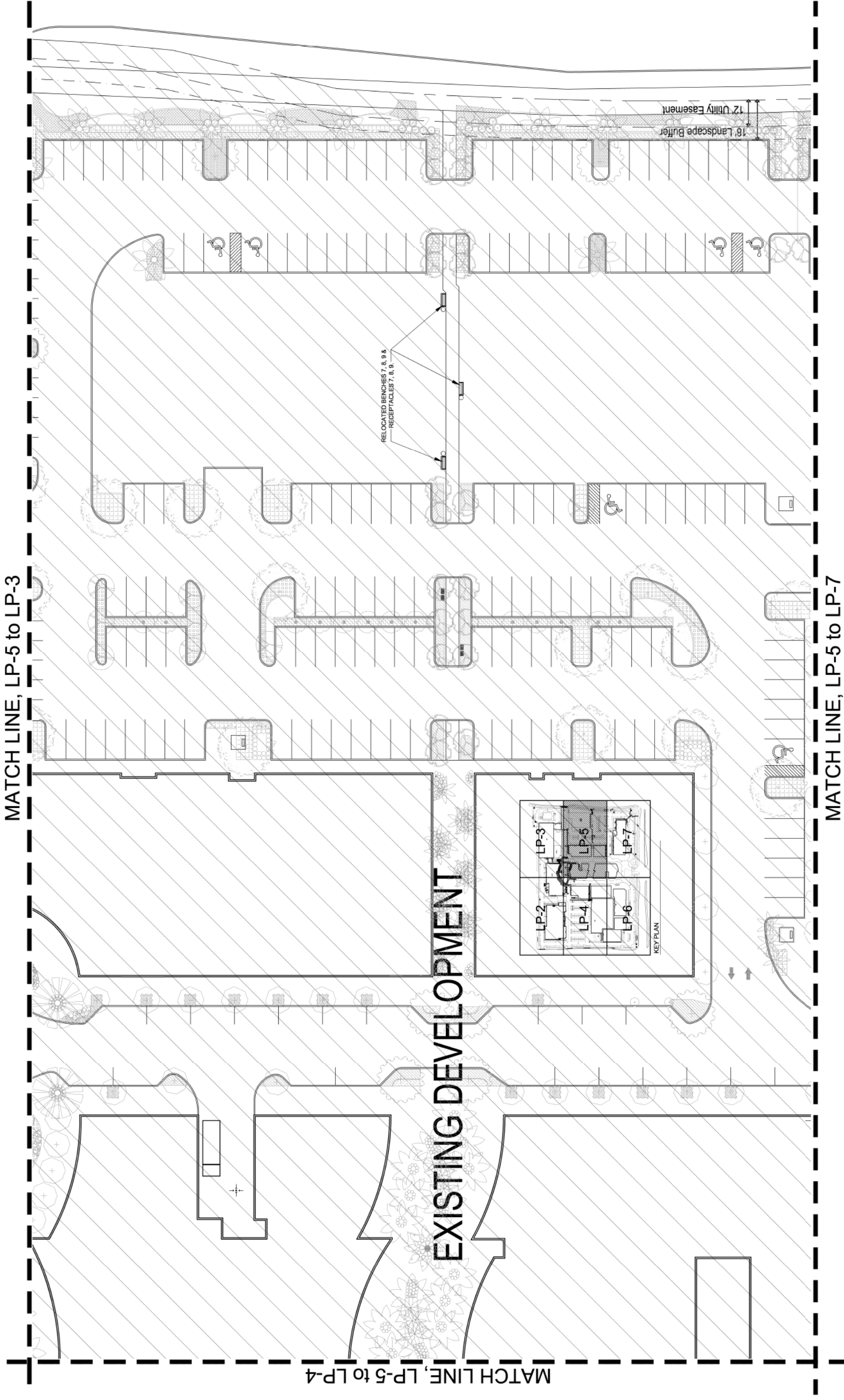


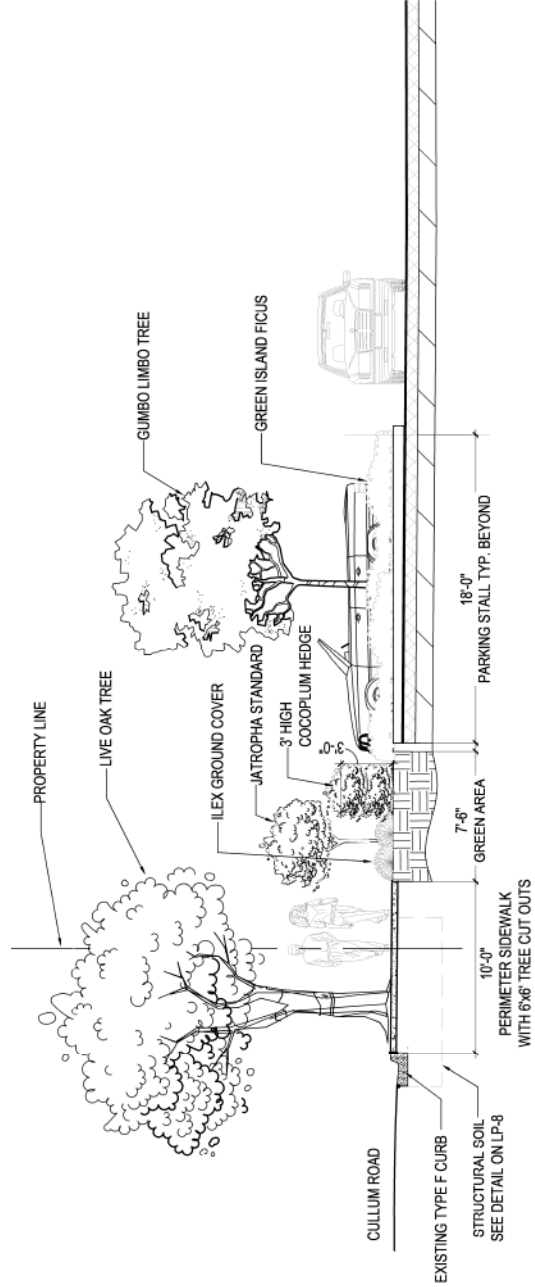
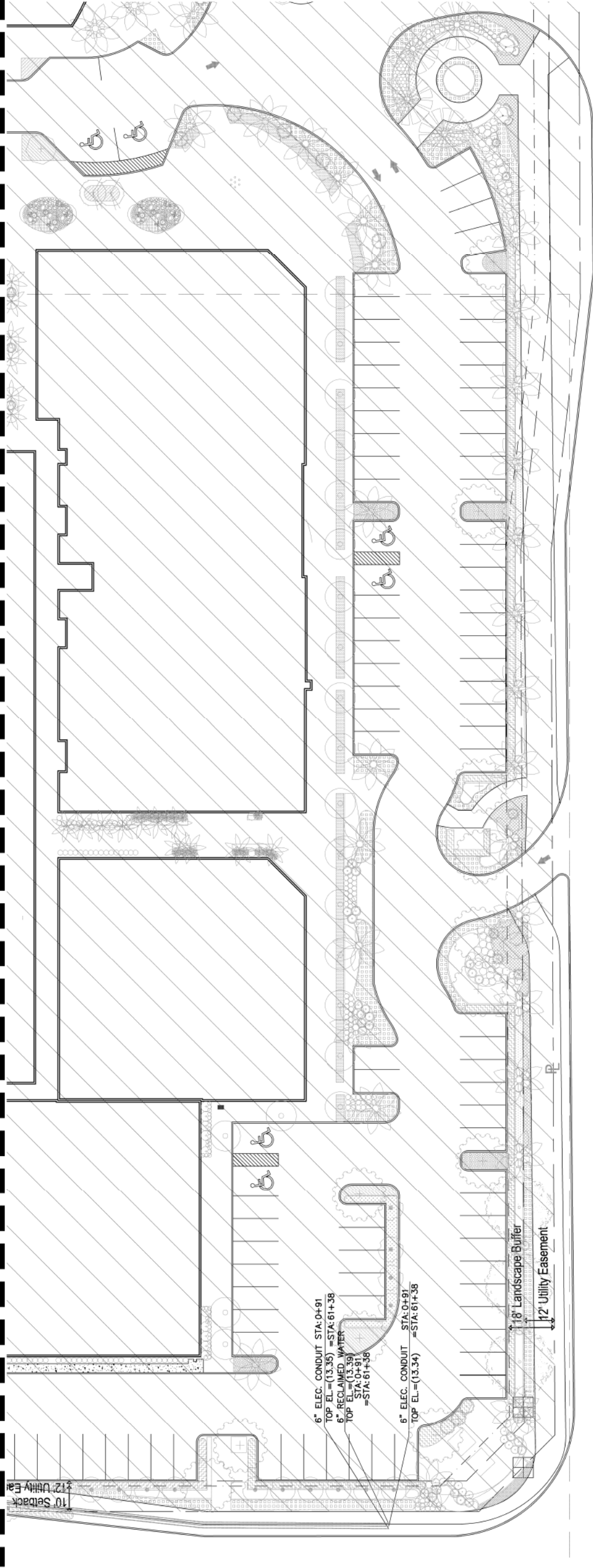
EXISTING DEVELOPMENT

MATCH LINE, LP-4 to LP-6



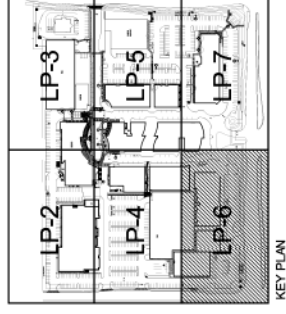
SCALE: 1" = 20'-0"



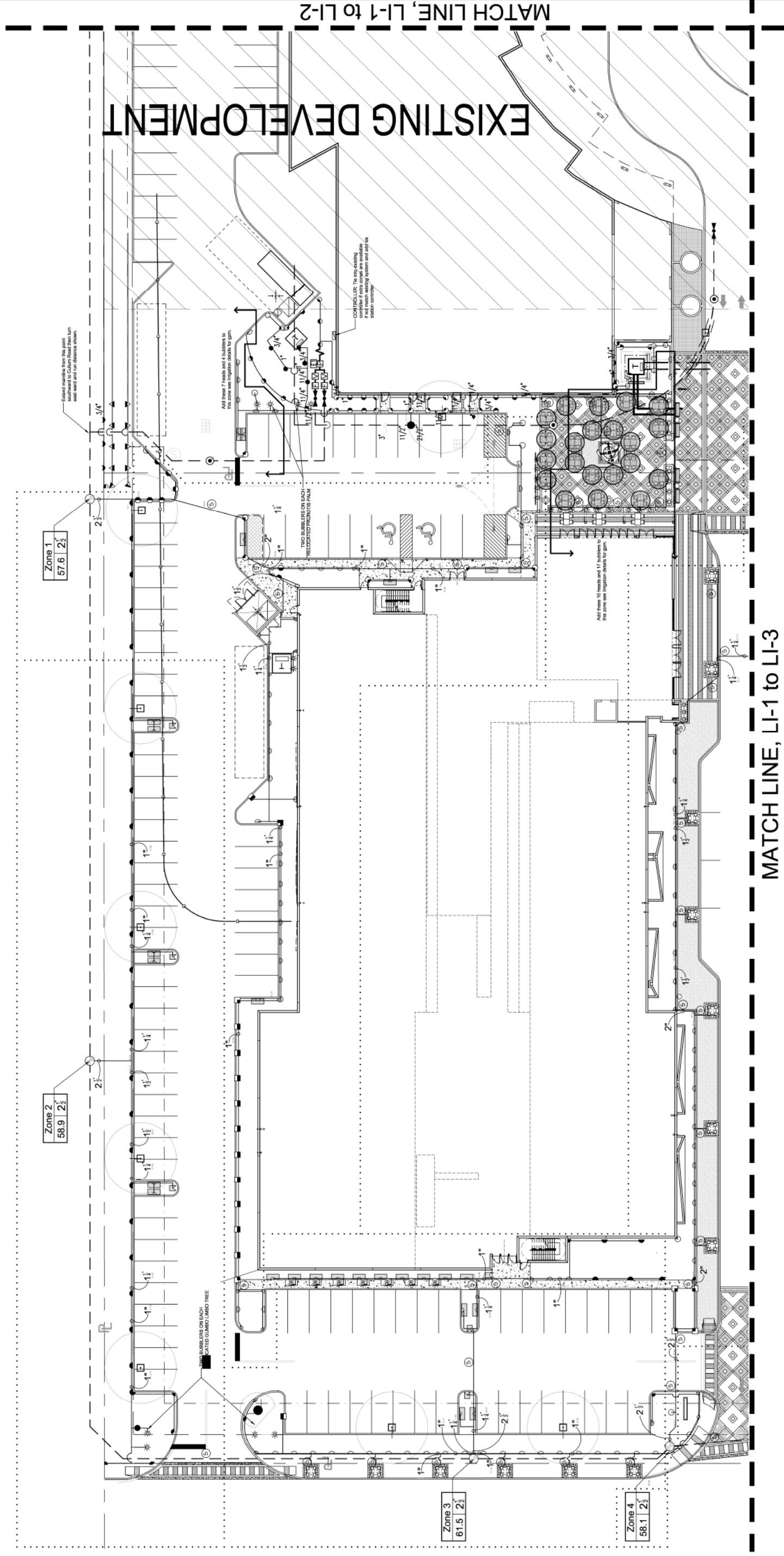
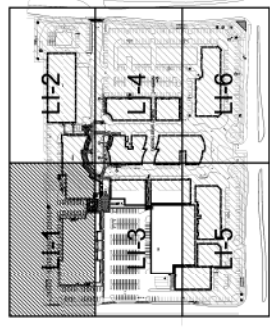


SECTION AA - CULLUM ROAD GREEN WAY

N.T.S.



SCALE: 1" = 20'-0"



IRRIGATION NOTES:

Piping:

Main Lines: PVC SDR 26, Class 160 Solvent Weld.

Zone Lines: PVC; 1/2 in. and 3/4 in. are not used. Min. pipe is 1 in. 315 PSI: 1 in. = SDR 21. 200 PSI: 1-1/4 in. and greater = SDR 26, 160 PSI. All solvent weld.

All end of the line unmarked pipe = 1 in. (min.).

Sleeves and suction Line: PVC, SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UL listed for direct burial.
Run wires under main and tape every 20 feet.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tit or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be black. Run in conduit where no Main line runs.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

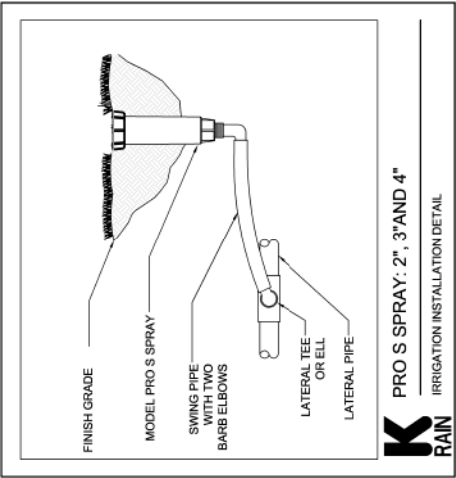
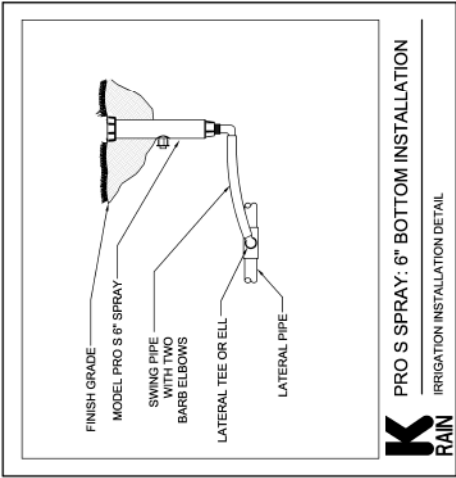
Contractor shall verify all underground utilities prior to commencement of work.

The perimeter irrigation and landscape may be required to be installed prior to either or both pump stations and all main line / valve wiring. A separate plan showing modifications and alternate water source will be provided prior to construction. The modifications will not impact upon the design intent or substantially affect the construction plan.

FOR K-RAIN IRRIGATION PRODUCTS:

Please contact K-Rain at:
Office number: (561) 844-1002
Office Fax: (561) 842-9493

K-RAIN IRRIGATION PRODUCTS OR EQUAL



IRRIGATION LEGEND:

--- MAIN LINE -
3" Feed From Well Water Source
----- LATERAL ZONE LINES - SDR PVC as noted
..... ZONE BOUNDARIES
BACK FLOW: See Point of Connection Detail.
CONTROLLER - Tie into existing controller if extra zones are available if not match existing water conserving system and add needed controller and zones, use a K-Rain R200 automatic rain sensor shutoff switch mounted outside on eave of structure OR EQUAL.

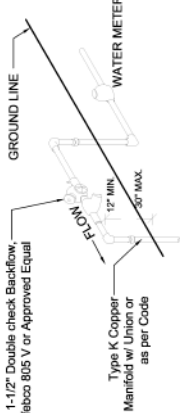
⊕ ZONE VALVES -
K-Rain: RPF 200 Series.
Ⓜ PROPOSED WATER SOURCE -
EXISTING WELL.

Ⓢ SLEEVES -
Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
6" POP-UP SPRAY -
K-Rain Nozzles as Required.
NOTE - All of the below may not be used

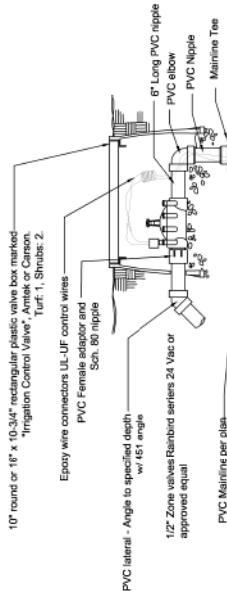
15' Series -	12' Series -	10' Series -	8' Series -
15-Q-PC - 1/4"	12-Q-PC - 1/4"	10-Q-PC - 1/4"	8-Q-PC - 1/4"
15-T-PC - 1/3"	12-T-PC - 1/3"	10-T-PC - 1/3"	8-T-PC - 1/3"
15-H-PC - 1/2"	12-H-PC - 1/2"	10-H-PC - 1/2"	8-H-PC - 1/2"
15-TT-PC - 2/3"	12-TT-PC - 2/3"	10-TT-PC - 2/3"	8-TT-PC - 2/3"
15-TQ-PC - 3/4"	12-TQ-PC - 3/4"	10-TQ-PC - 3/4"	8-TQ-PC - 3/4"
15-F-PC - Full	12-F-PC - Full	10-F-PC - Full	8-F-PC - Full
4S-SST-PC 4 x 18"			
4-EST-PC 4 x 15"			
4-CST-PC 4 x 30"			

☀ 6" POP-UP FLOOD BUBBLER -
K-Rain Series MPR Pressure Compensating Nozzles as Required.

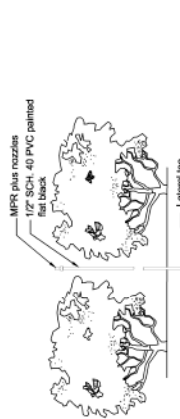
SYSTEM DESIGN OPERATING PRESSURE = Between 35 and 40 psi.



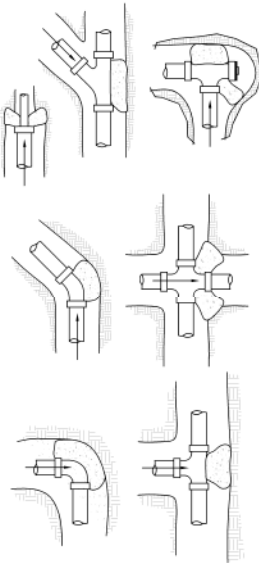
Point of Connection



Zone Valve Detail



Shrub Riser Spray Detail

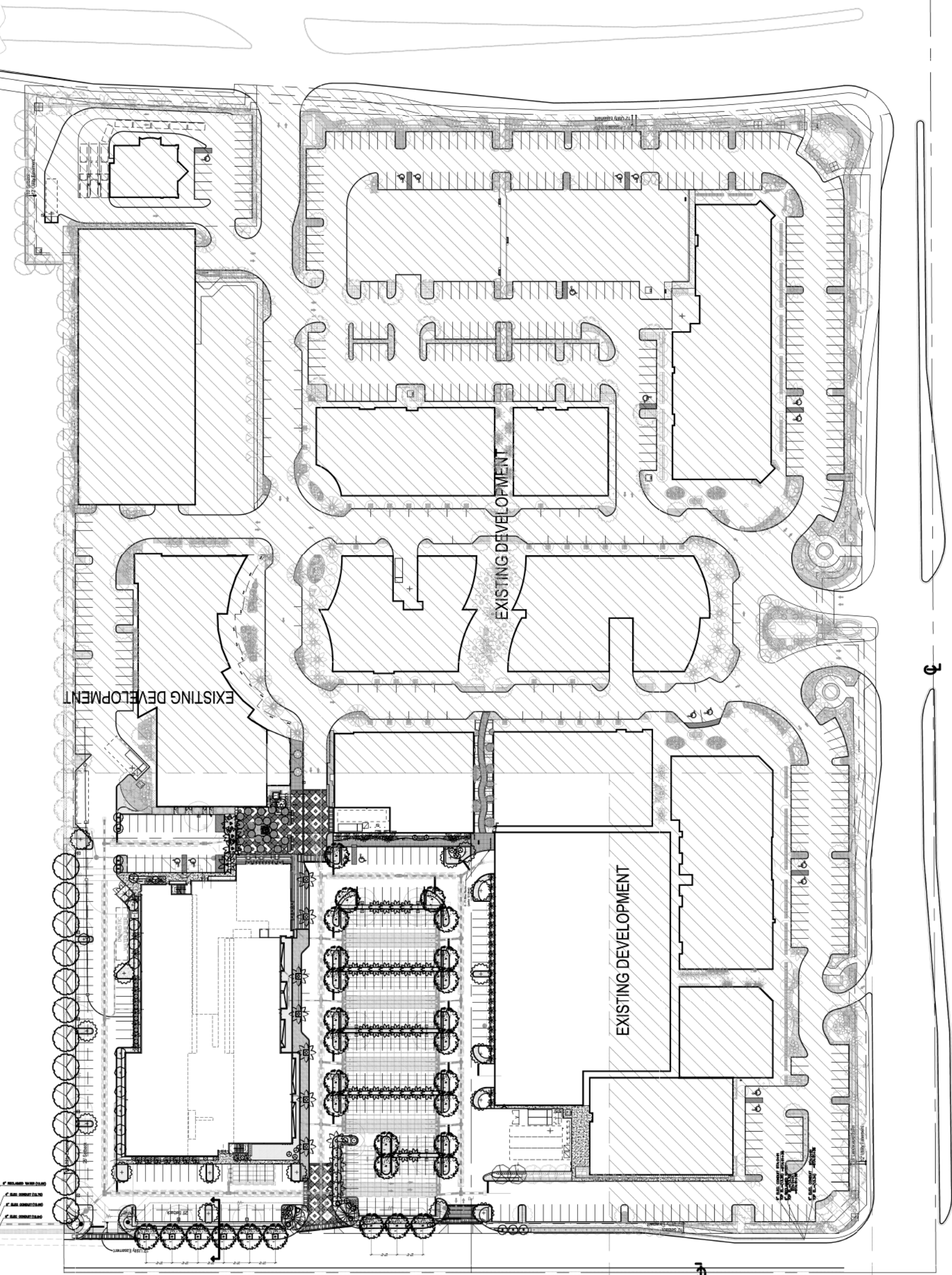


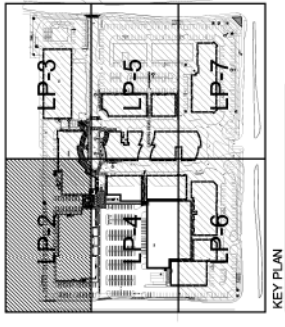
Main Line Thrust Blocks

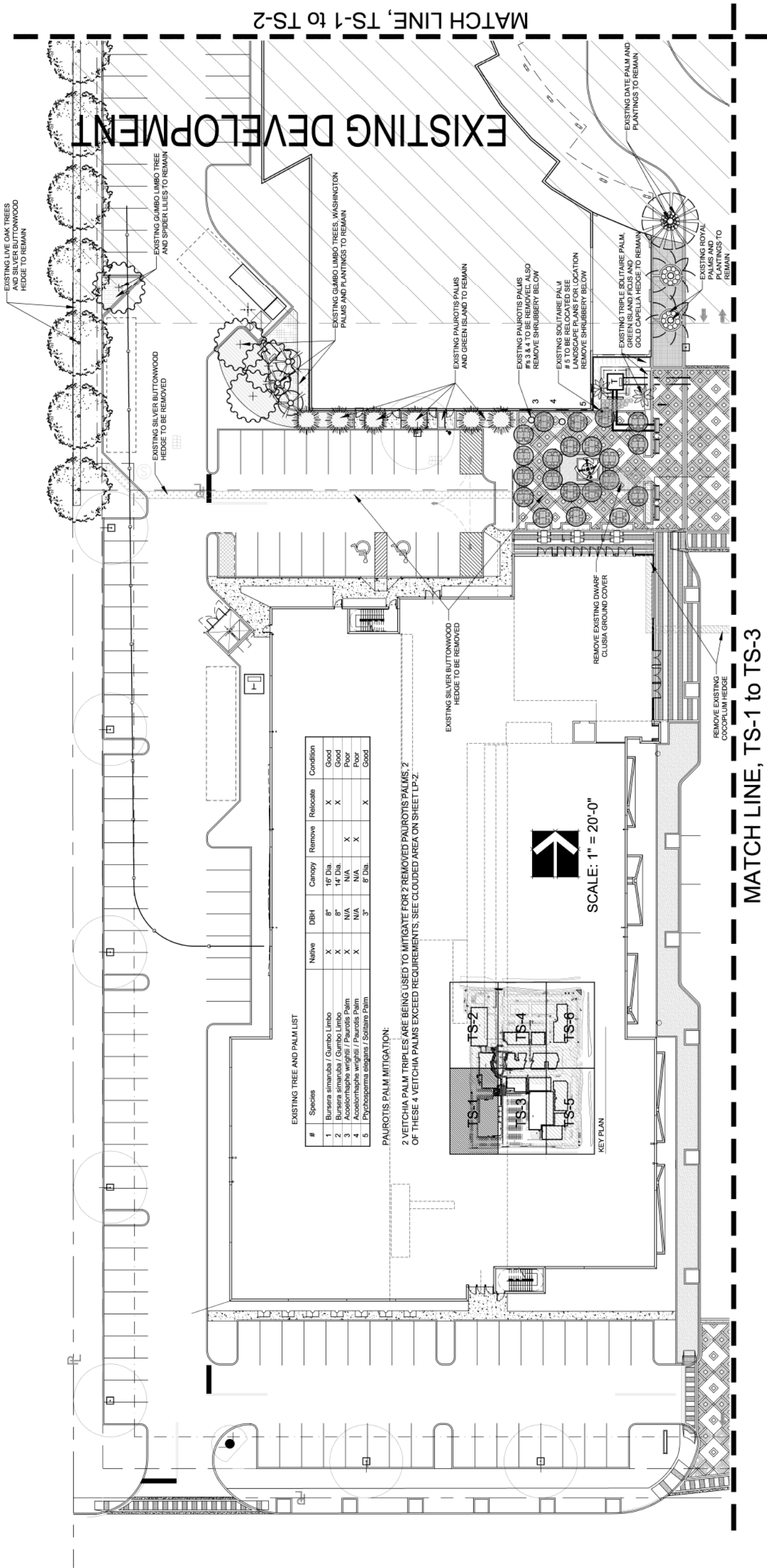


OVERALL LANDSCAPE PLAN	Job No.: DYZ01115	Drawn: 04-19-13	Checked: 04-19-13	Date: 04-19-13
	COCONUT CREEK THE PROMENADE AT COCONUT CREEK ALL RIGHTS RESERVED			

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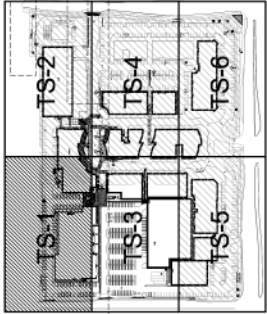


EXISTING TREE AND PALM LIST

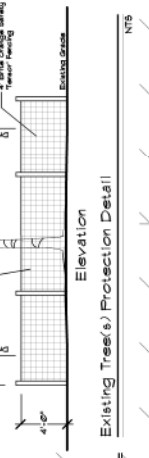
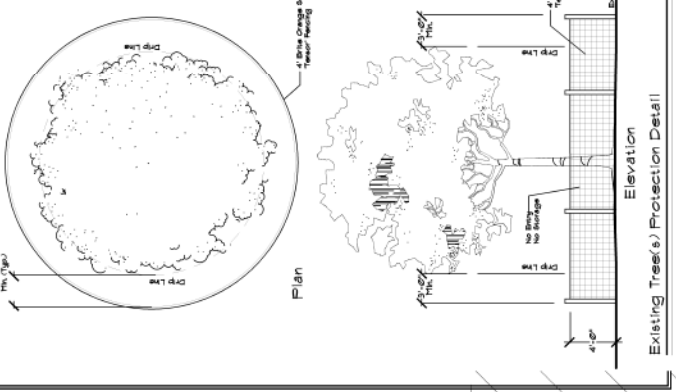
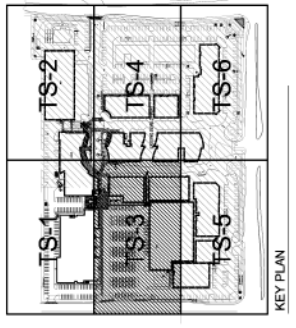
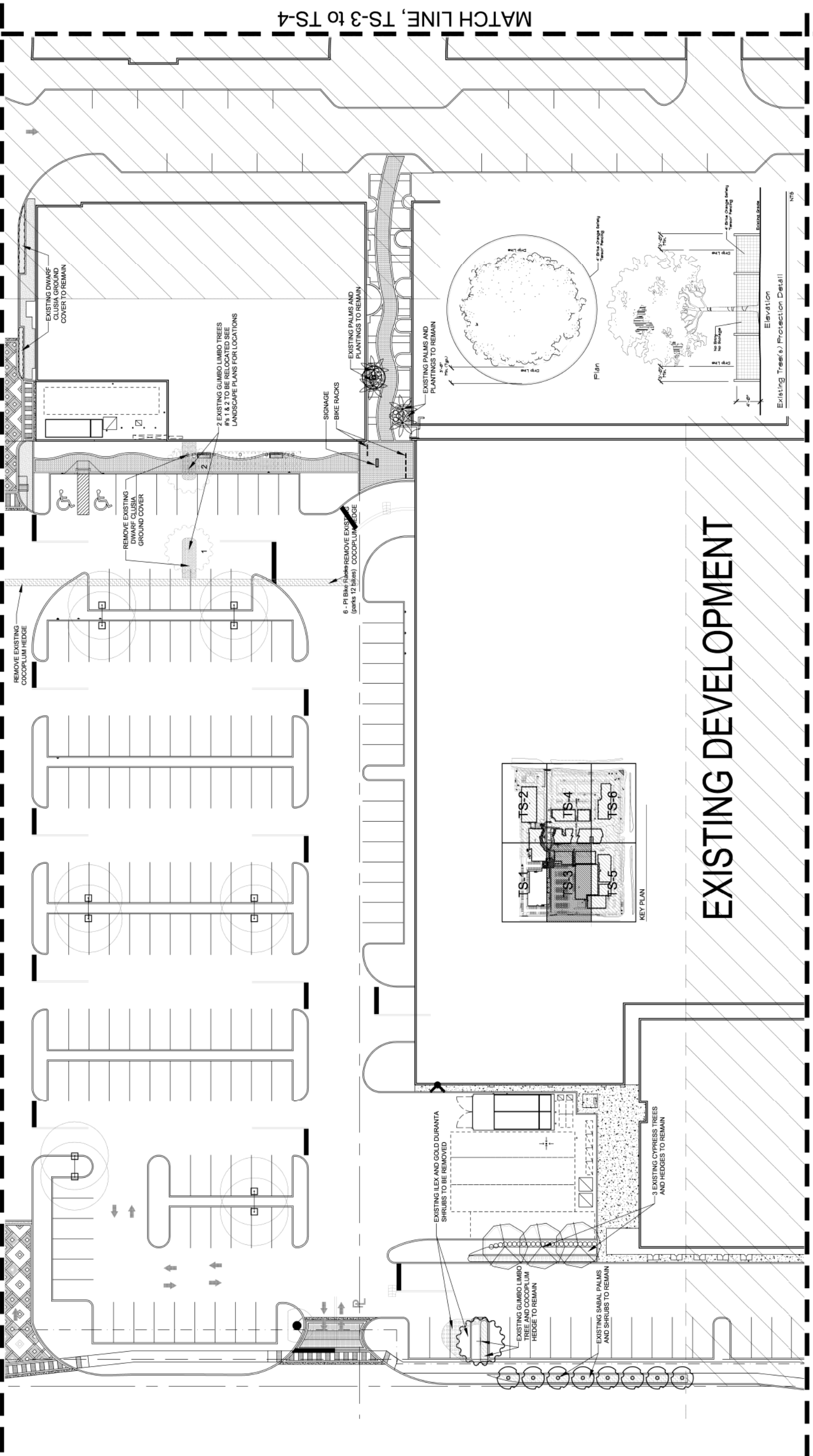
#	Species	Native	DBH	Canopy	Remove	Relocate	Condition
1	Bursera simaruba / Gumbo Limbo	X	8"	16' Dia		X	Good
2	Bursera simaruba / Gumbo Limbo	X	8"	14' Dia		X	Good
3	Acosmium elegans / Paurotis Palm	X	N/A	N/A	X		Poor
4	Acosmium elegans / Paurotis Palm	X	N/A	N/A	X		Poor
5	Psychospermum elegans / Solitaire Palm	X	3"	8' Dia		X	Good

PAUROTIS PALM MITIGATION:

2 VEITCHIA PALM TRIPLES ARE BEING USED TO MITIGATE FOR 2 REMOVED PAUROTIS PALMS. 2 OF THESE 4 VEITCHIA PALMS EXCEED REQUIREMENTS, SEE CLOUDED AREA ON SHEET LP-2.



KEY PLAN



Existing Tree(s) Protection Detail

NTE /

THE PROMENADE AT COCONUT CREEK

COCONUT CREEK

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F. 954.524.8804
PORT LAUDERDALE

16002045	Date:	07-08-2013
	scope /	08-26-2013
	on Permit	
	scope /	
	on Permit	

DISPOSITION PLAN

Job No.: DY201115
 Drawn: _____
 Checked: _____
 Date: 04-19-13

SCALE: 1" = 20'-0"