## City of Coconut Creek InterOffice Memorandum

To: File (electronic site plan file)

Date: September 16, 2013

From: Jim Hetzel Subject: The Promenade - Silverspot

Sustainable City Coordinator 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 where 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\PromenadeA tCoconutCreek

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 (<u>HSolano@coconutcreek.net</u>); <u>mmadera@archall.net</u>; 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,

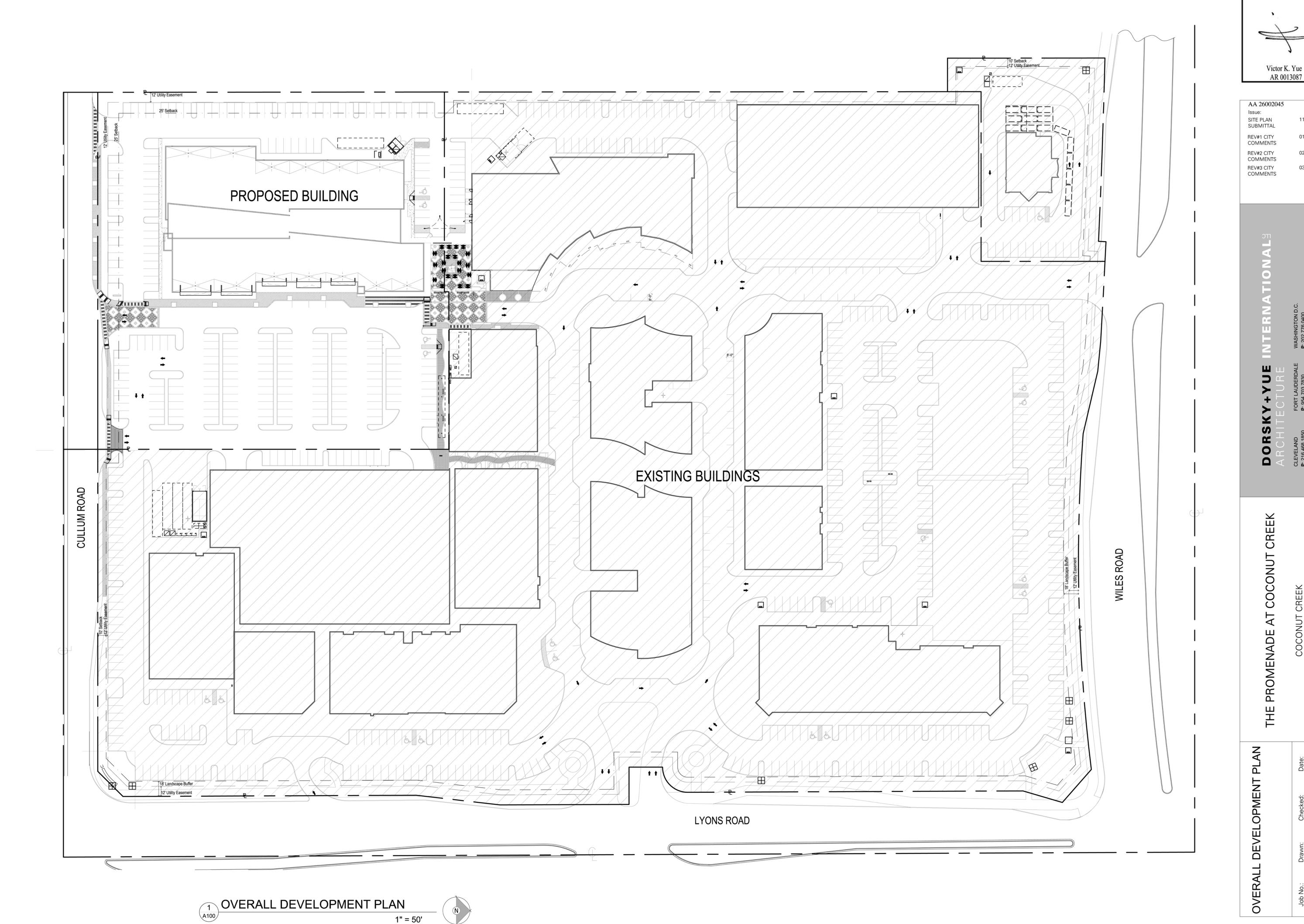
### Sema Atis

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

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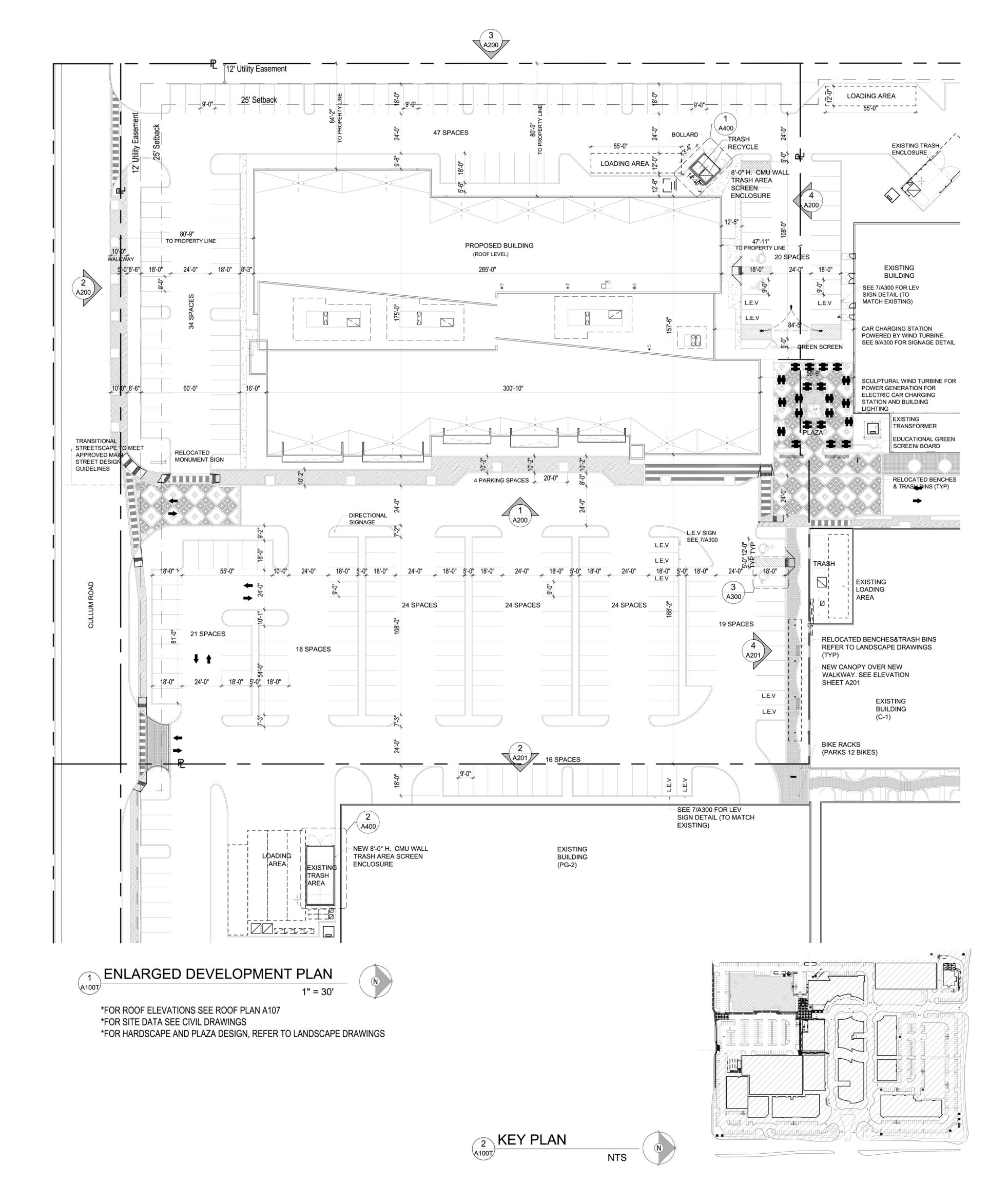


A100

AR 0013087

\*FOR ROOF ELEVATIONS SEE ROOF PLAN A-107A

\*FOR SITE DATA SEE CIVIL DRAWINGS





AR 0013087

AA 26002045
Issue: Date:
SITE PLAN 11.27.2012
SUBMITTAL
REV#1 CITY 01.07.2013
COMMENTS
REV#2 CITY 02.05.2013
COMMENTS
REV#3 CITY 03.25.2013
COMMENTS

C ⊤ ∪ R E
 FORT LAUDERDALE WASHINGTON D.C.
 P: 954.703.7830 P: 202.776.0400
 F: 954.524.8604 F: 202.776.9347

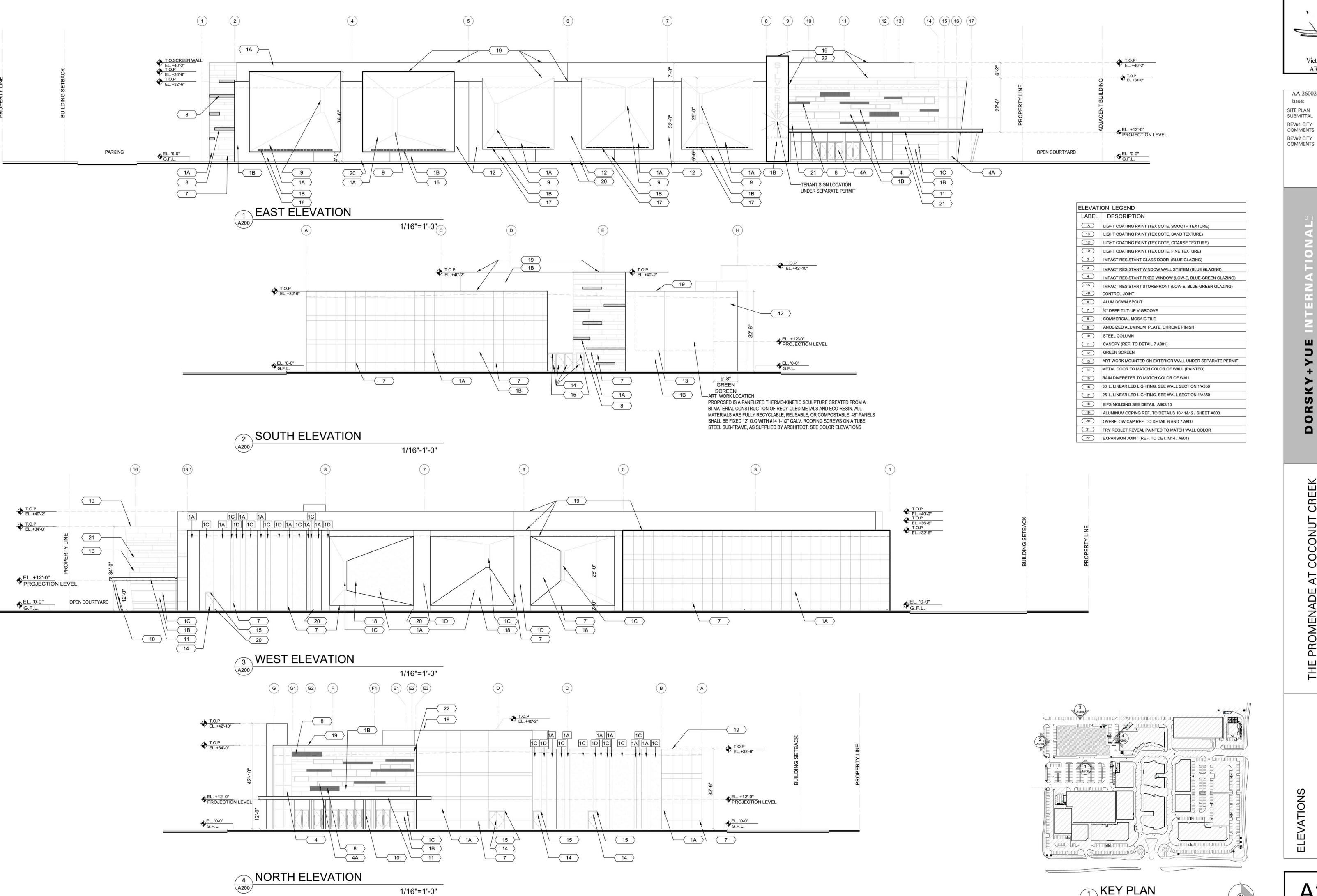
CLEVELAND FORT LAUDER
P: 216.468.1850 P: 954.703.7830

THE PROMENADE AT COCONUT CRI

ENLARGED DEVELOPMENT PL.

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

A100T



1/16"=1'-0"

Victor K. Yue AR 0013087

AA 26002045 Issue: 11.27.2012 SITE PLAN SUBMITTAL REV#1 CITY 01.07.2013 COMMENTS 02.05.2013 REV#2 CITY

**PROMENADE** 

1 A200 KEY PLAN

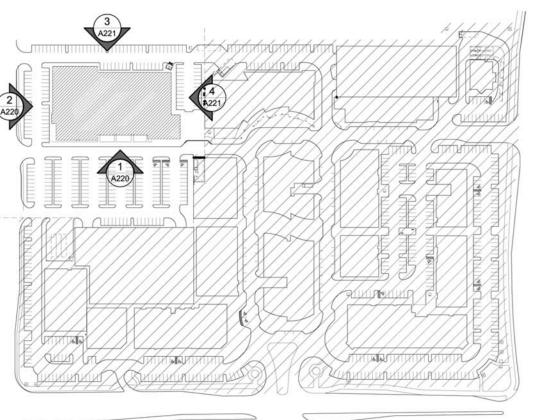




1/16"=1'-0"







N



Date: 11.27.2012

02.05.2013

AA 26002045
Issue:
SITE PLAN
SUBMITTAL
SITE PLAN
SUBMITTAL

Tenant/ Landlord

Tenant/ Landlord Issue:

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NGTON D.C. 776.0400

CREEK

COCONUT CF

Checked: Date: 02-05-13

ELEVALIONS
Job No.: Drawn:

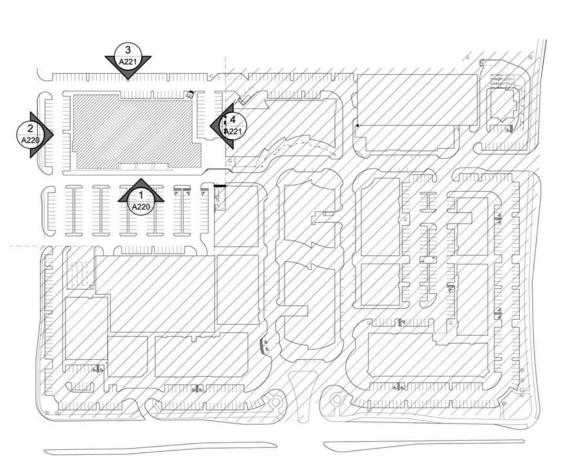
A220



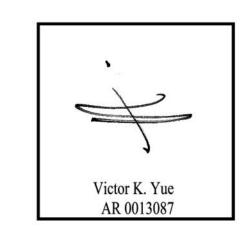




NORTH ELEVATION 1/16"=1'-0"





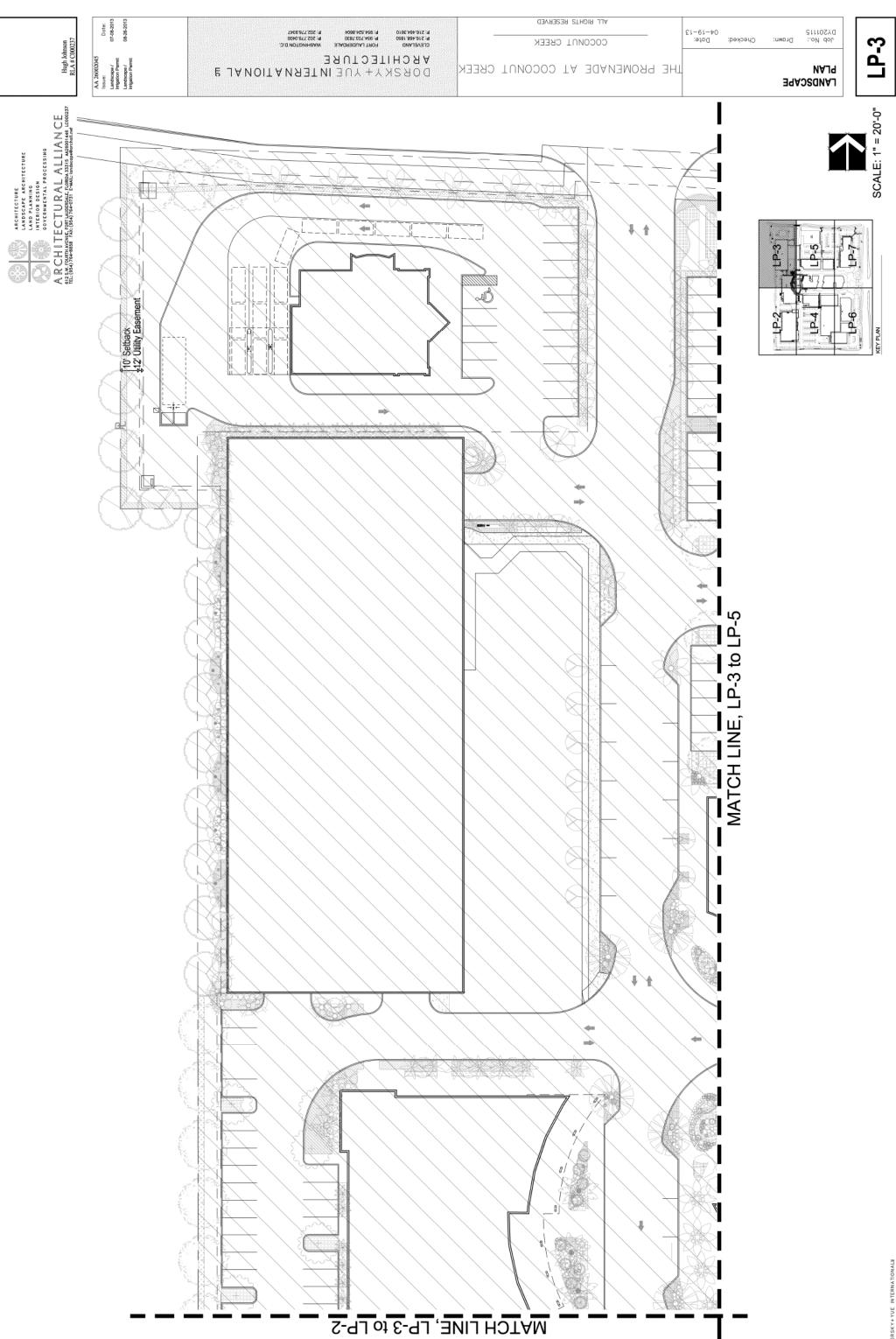


SITE PLAN SUBMITTAL SITE PLAN SUBMITTAL

PROMENADE AT COCONUT

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NTS





ALL RIGHTS RESERVED FORT LAUDERD 9: 954.524.9604 1: 954.524.9604 P: 202,776,0400 726,9347 COCONNI CREEK ARCHITECTURE

Date: 07-08-2013 Hugh Johnson RLA # C000237

A RCHITECTURAL ALLIANCE 612 SW. FOURTHWEIGHT, FORDIA 33315 AZBOTALE TELIGAS) 764-6055 F.XX. (1934) TELICAL LONDOZZY TELIGAS) 764-6055 F.XX. (1934) TELICAL LONDOZZY

LP-4 to LP-2

MATCH

DORSKY+YUE INTERNATIONAL 9

SEE DETAIL LP-8
SEE DETAIL LP-8
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CGS
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47
10

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8 8 8

2 SP RP SP NOV

STRUCTURAL SOIL-

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<u> RATCH LINE, LР-4 to LР-5</u>

43 MD

¶ SS -

BS -

FMG

PEd 20

Ses 86

BB 1

33 00

cgs /

TRANGE PROPERTY IND DEG 28 BS

MODE CHANNEL TRIM OR MODE STREET, EXCHE TRIM OPTIONAL OF EXCELT THE PROSEN STREET TO SCHOOL FOR

Con- Dain Dain John J.
XWW.881-04.5UNERSHOWS N. COSTS STERMS
LPGTS-TYCUSTS-4-105X

-‡←

LIMBO TREE AND
COCOPLUM HEDGE
TO REMAIN

- STRUCTURAL SOIL

THE PROMENADE AT COCONUT CREEK

10-01

EXISTING DEVELOPMENT

FREESTANDING FENCI

-4 EXISTING CYPRESS TREE AND HEDGES TO REMAIN

-EXISTING SABAL PALMS AND SHRUBS TO REMAIN

<del>Juamas</del>

MATCH LINE, LP-4 to LP-6

Checked:



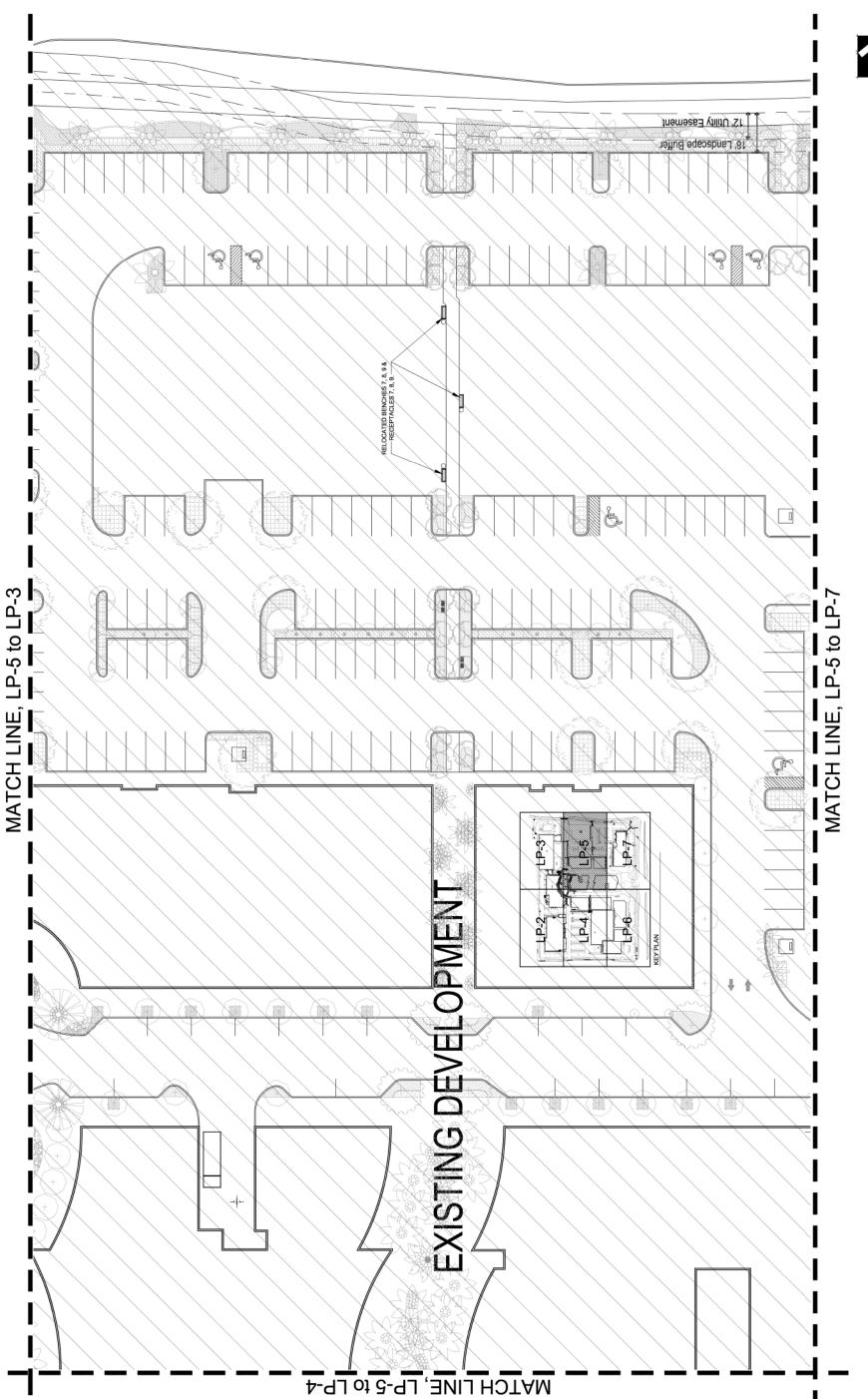
SCALE: 1" = 20'-0"

ALL RIGHTS RESERVED Date: 04-13 Checked: COCONNI CREEK ARCHITECTURE THE PROMENADE AT COCONUT CREEK DOBSKY+YUE INTERNATIONAL 9

Date: 07-08-2013 Hugh Johnson RLA # C000237 ARCHITECTURE
LAND PLANING
INTERIOR DESIGN
COVERNMENTAL PROCESSING
A R C H I T E C T U R A L A L L I A N C E
TEL (1983) Verdesse Tax (1984) Feed (1984)

WASHINGTON D.C. P: 202.776.0400 F: 202.776.9347

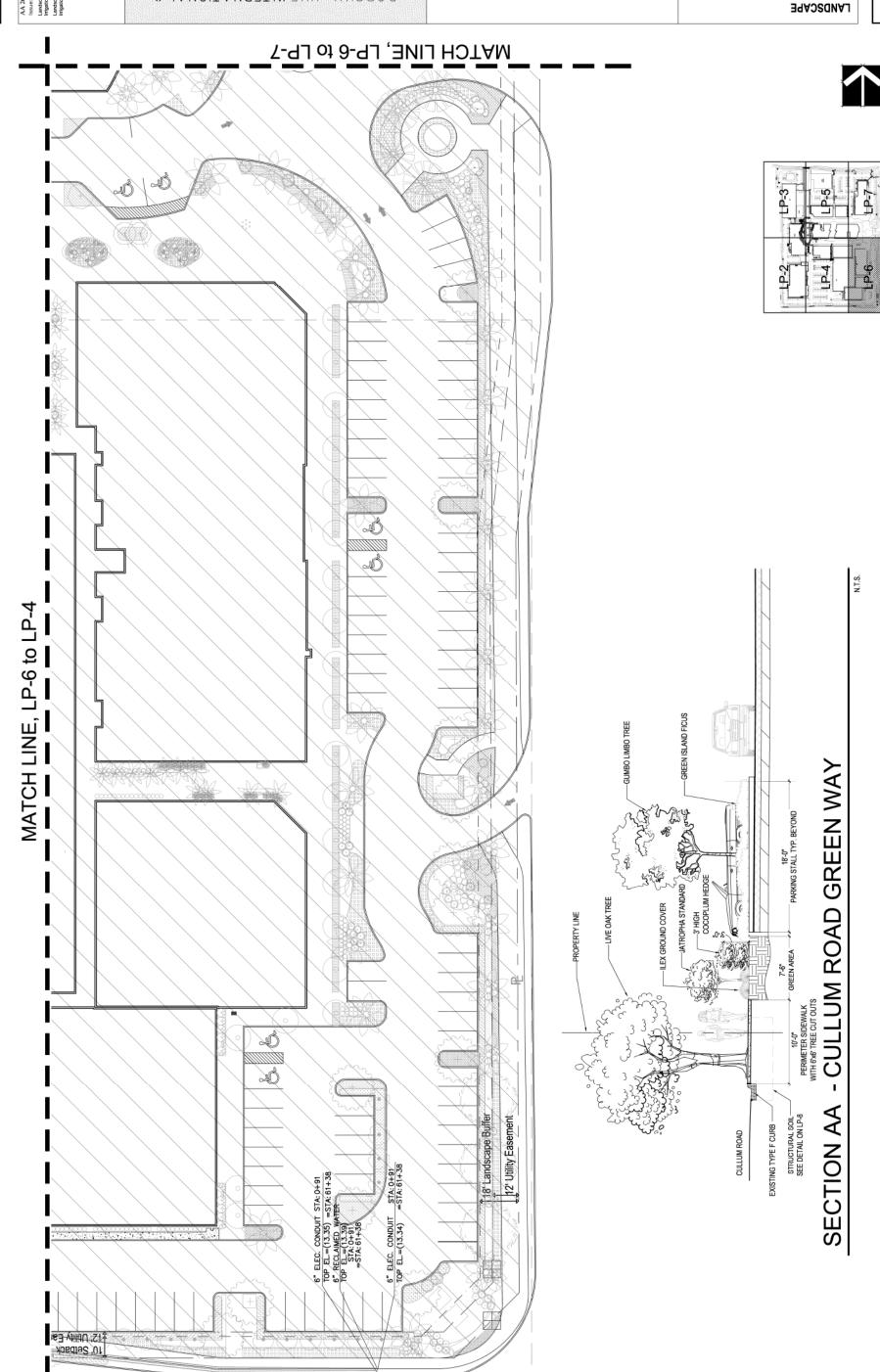
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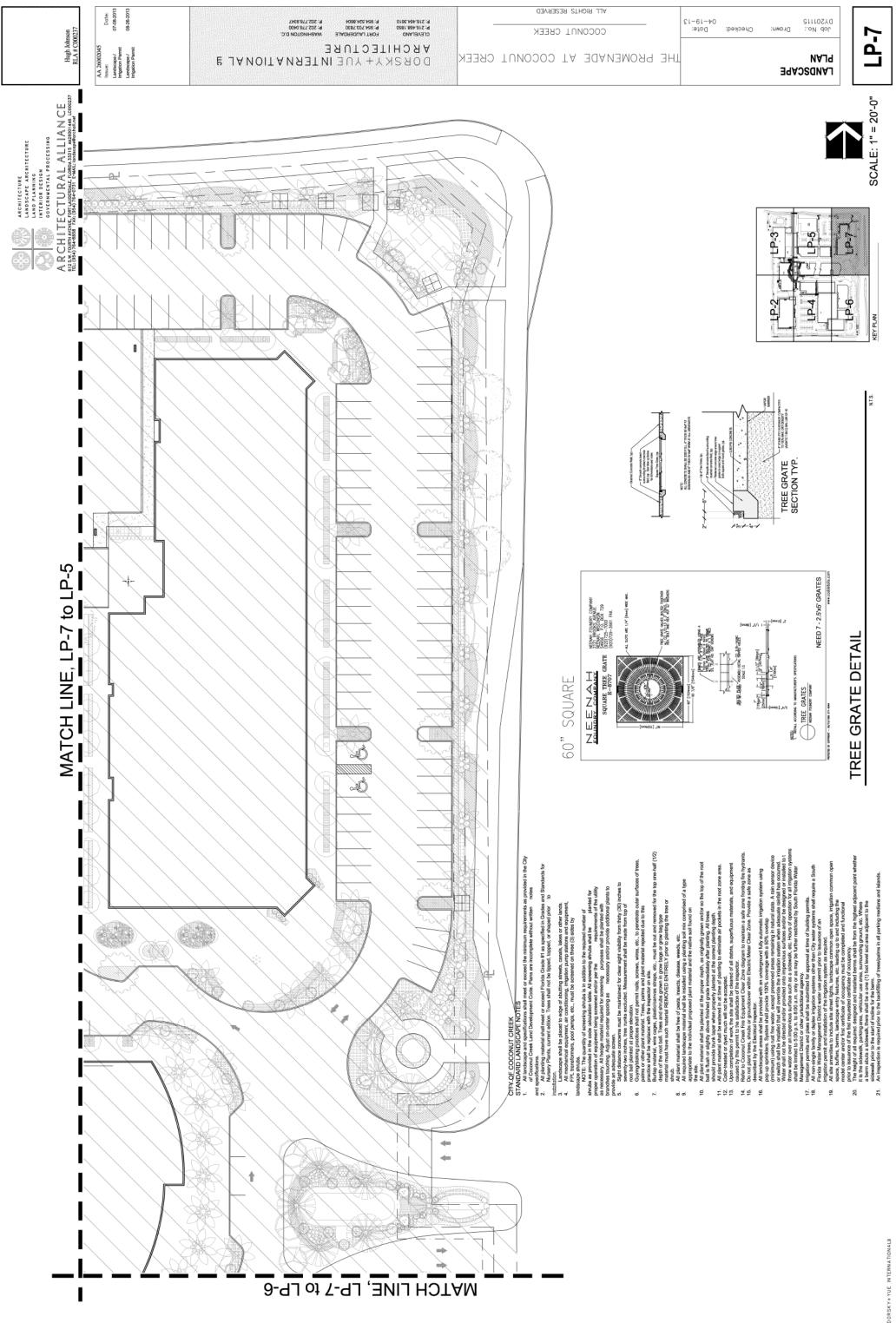




ALL RIGHTS RESERVED WASHINGTON D.C. P: 202.776.0400 F: 202.776.9347 Checked: COCONUT CREEK ARCHITECTURE THE PROMENADE AT COCONUT CREEK DORSKY+YUE INTERNATIONAL 9 LANDSCAPE

Hugh Johnson RLA # C000237





All point instead firmshed by the landscape contractor shall be Forded #1 or better as established by 'Grades and Standards for Forde Nirsay Pents' and 'Crades and Standards for Florida Nirsay Pents' and pen CSI specifications for Florida Nirsay Trees. All material shall be installed as per CSI specifications.

All plant naterial as included heren shall be warranted by the landscape contractor for a minim period as follows. All trees and paths for 12 months, all shrbs, vies, grandcovers and inscellancous planting materials for 10 days, and all leven areas for 60 days after final acceptance by the owner or owner's representative.

All plant natural shall be planted in planting soil that is delivered to the site in a clean loose and finishe confidition. All soil shall have a well drained characteristic soil mat be free of all rocks sities, and objectionable natural including vecebs and veed seeds as per CSI specifications.

Twelve inches CL2') of planting soil 50/50 sand/topsol mix is required around and beneath the root ball of all trees and palms, and 1 cubic yand per 50 bedding or groundcover plants.

All plant naterial shall be throughly watered in at the time of planting, no dry planting permitted. All plant naterials shall be planted such that the top of the plant ball is flush with the surrounding grade. All bindscape areas shall be covered with Exchiptus or sterlized seed free Melabuca much to a miniman depth of three inches (37) of cover when settled. Cypress bank much shall not be used.

All backcape and bein areas stall be trigated by a fully automatic sprinklar system adjacted to provide 100% coverage of all backcape areas. We becked to 100% overlape as per manufacturers specifications and performance adjacked to 100% overlape as per manufacturers specifications and performance adjacked to 100% overlape as per manufacturers specifications and performance reads activities where the performance and the per

It is the sole responsibility of the landscape contractor to insire that all new planting receive absolute when damp all planting receives a damp all planting and any supplement warrantly periods. Deep withing of all new trees and palis and any supplement watering that may be required to augment material rainful and site rigidion is mandatory to have proper plant development and shall be provided as a part of this contract.

All point natural shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to NH-P.K. of with 502 of the nitragen shall be derived from an organic source as per CSI specifications. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excevation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Allance.

The plan takes precedence over the plant list.

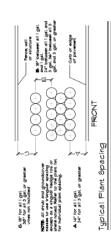
## SPECIAL INSTRUCTIONS

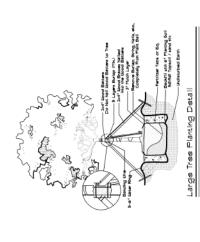
General site and bern grading to +/-1 inch (1) shall be provided by the general contractor. All finished site grading and final decorative bern shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Steadtaytrum Soyals. Southern Dought tolerant. Zoyals sodd sod, it shall be the responsibility of the insideage contractor to inclose in the blot, the repair of any sod which may be damaged from the landscape installation operations.

# SPECIES 25% DIVERSIFICATION REQUIREMENT

Total number of trees and palms provided equal 212. 25% 0f 212 is 55, this means that there can not be more than 55 these or palms of any species. In This requirement has been met as greatest number of one species comes to 52 - and these are the Solitaire Palms.





# DESIGN GUIDELINES + CITY OF COCONUT CREEK LANDSCAPE REQUIREMENTS MAINSTREET

## 1) Site Perime

## ROAD STEETSCAPE REQUIREMENT: FRONTAGE

Trees: 1 tree every 30 linear feet	= 797 feet / 30 Feet per 1	East (Lyons Road) = 1006 feet / 30 Feet per tree = 33 Trees	

North = 26 Trees, 100% Native

East = 36 Trees, 100% Native

and parking pundcover: Min. 60% in Pervious Areas between sidewalk North (Wiles Road) = 12,131 (buffer area) x 60% = 7,278 s.f. East (Lyons Road) = 11,567 (buffer area) x 60% = 6,940 s.f. Shrubs / Gro East (Lyons

# STREET TYPE 'F' (CULLUM ROAD) STREETSCAPE REQUIREMENTS:

	Trees							
	r tree = 25		(NATIVE)	(NATIVE)		(NATIVE)	(NATIVE)	TREES PROVIDED
r feet	30 Feet per		9 TREES	1 TRE	2 TREES	3 TREES	10 TREES	25 TREES I
Shade Trees: 1 tree every 30 linear feet	South (Cullum Road) = 753 feet / 30 Feet per tree = 25 Trees	25 - Tree break down:	27 - SABAL PALMS =	01 - ROYAL PALM =	02 - MEDJOOL DATE PALMS =	03 - GUMBO LIMBO TREES =	10 - LIVE OAK TREES =	REQURED TREES 25, TOTAL =

Shrubs / Groundcover: Min. 60% in Pervious Areas between sidewalk and parking South (Cullum Road) = 2,283 (buffer area)  $\times$  60% = 1,370 s.f.

South = 2,077 s.f. shrubs/groundcovers = 91%

Provided Shrubs / Groundcover

## REQUIREMENT: PLOT TREE

## COMMERCIAL PUD DISTRICT:

305,933 s.f. (retail site area) / 1000 = 306 x 5 = 1530 Shrubs Required (retail site area) / 1000 = 306 Trees Required 1 Tres & 5 shrubs for every 1,000 s.f. pervious plot area. 305,933 s.f.

Retail = 2000+ Shrubs 100% Native Retail = 307 Trees 100% Native

## PERMETER TREE REQUIREMENTS

West Property Line: 1202' / 30 = 40 trees Required 30 linear feet 1 Tres every

required, 55 Provided 100% Native

West = 40 Trees

Provided: 98 Trees

Provided:

# PARKING LOT LANDSCAPE REQUIREMENTS:

977 Parking Spaces / 10 = 98 Trees Required 1 Tres every 10 Parking Spaces

1 Sq. Ft. Landscaped Area for Each 100 Sq. Ft. Paved V.U.A.

300 = 293,100 Sq. Ft. 269,267 total sq. ft. VUA - 222,300= 376 s.f. required 977 souces x 37,667 / 100

3,300+ Sq. Ft.

## NATIVE TREE + SHRUB REQUIREMENT:

- 50% of Trees required to be of a Native Species 50% of 528 Required Trees = 211 trees Ė
- 50% of 19,546 Provided Shrubs & Groundcovers = 7,818 Shrubs 50% of Shrubs & Groundcovers to be of a native species (2)
- 50% of Trees to be Drought—Tolerant Species 50% 528 Provided Trees = 264 Trees Ē.
- 50% of 21,597 Provided Shrubs & Groundcovers = 10,798 Shrubs 50% of Shrubs & Groundcovers to be Drought-Tolerant Species **£**

11,800 Shrubs & Groundcovers are of a drought tolerant sp. = 55%

528 Trees, 100% are drought

10,639, 54% Native

## NATIVE TREE + SHRUB REQUIREMENT:

100% of required shrubs are Native, 54% of total provided shrubs are Native also. 100% of required trees are Native, 67% of total provided trees are Native also.

USING ABOVE LISTED INFO. TREE CANOPY REQUIREMENTS FOR THEATER SITE COME TO:

TREES GROUPED UNDER 40' DIA. SHADE CANOPY WHICH EQUALS 1256 S.F. ARE 30 THESE TREES ARE - QV, SEE PLANT LIST FOR SPECIES. TREES GROUPED UNDER 30' DIA, SHADE CANOPY WHICH EQUALS 706 S.F. ARE 29 THESE TREES ARE - BS & SM, SEE PLANT LIST FOR SPECIES.

TREES GROUPED UNDER 20' DIA, SHADE CANOPY WHICH EQUALS 314 S.F. ARE 23 THESE TREES ARE - CD, RE & TD, SEE PLANT LIST FOR SPECIES.

TREES GROUPED UNDER 11' DIA, SHADE CANOPY WHICH EQUALS 95 S.F. ARE 48 THESE TREES ARE - BA, PD, SP & VMt, SEE PLANT LIST FOR SPECIES.

## PALM MITIGATION: PAUROTIS

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.

NOTE: Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. Per discussions with engineering department, shrubs and ground covers under 30" in height will be allowed in easements.

of 30" maximum height and maintained at this height at maturity. All trees, lighting, and irrigation shall maintain a minimum 6' width separation between all existing and proposed water, wastewater, and drainage. Aa fabric root barrier fabric shall be used all trees and large shrubs planted the minimum 6' from proposed drainage, water, and sewer lines.

NOTE: All shrubs planted in easements and within 6' of all proposed utilities to be a maximum

Surround Style Planting with Deeprool Universal Barriers
were missing to Samed spie page spieces you all 1, it indeep or apply inquire missing the page of the pag

ROOT BARRIER DETAIL

North = 7,885 s.f. shrubs/groundcovers = 65%

Provided Shrubs / Groundcover

East = 10,179 s.f. shrubs/groundco

3 = 88%

	8		. ;	2 ;	Company of confess Of contract of the
	8	ĝ	>	F	Coccoldes diversifolis / Pigeon Plum
	8		>	N	Phoenix dactylifera 'Medjool' / Medjool Date Palm
	EG		>	22	Ptychosperma elegans / Solitaire Palm
	ĕ		>	2	Ptychosperma elegans / Soitaire Palm
	ò	ŝ	>	8	Quercus virginiana / Live Oak
	분	ŝ	Σ	10	Roystonea elata / Florida Royal Palm
	SM	ĝ	>	13	Swietenia mahogani / Mahogany
	S	ĝ	>	36	Sabal palmetto / Cabbage Palm
	5	ĝ	>	N	Taxodium distichum / Bald Cypness
	M	ĝ	>	0	Thrinax morrisii / Key Thatch Palm
	VMt		>	4	Veitchia modanielsii / Sunshine Palm
	ACC	ENTS	/SHRUE	3S / GR(	ACCENTS / SHRUBS / GROUND COVERS
	AGR		>	492	Arachis glabrata / Large Leaf Peanut Grass
	BST		>	4	Bougainvillea sp. 'Red' / Red Bougainvillea
	CAP	Z	>	2	Crinum augustum 'Queen Emma' / Purple Crinum Jly
	CES	(Z	>	301	Conocarpus erectus sericeus / Silver Buttonwood
	CGS	Z	>	147	Clusia guttifera / Small Leaf Clusia
	CIR	(Z	×	453	Chrysobalanus icaco / 'Red Tip' Cocoplum
	DEG	Œ.	>	323	Duranta 'Gold Mound' / Golden Duranta
	DSG		>	4	Dison spinulosum / Giant Dison
	DTB		>	67	Dianella tasmanica / Blueberry Flax Lily
	ELB	ĝ	>	51	Emodea littoralis / Beach Creeper
٦	FMG		>	1264	Flous microcarpa / Green Island Flous
	ΔV	Ź	>	1305	llex vomitoria 'Schillings Dwarf / Dwarf llex Holly
	₽,		>	38	Jatropha integerrima / Red Jatropha Standard
	LMP		>	163	Hemographis alternata / Rad Ivy
	MCG	ŝ	M	389	Muhlenbergia capillaris / Muhly Grass
	NGE		×	8	Neoregelia sp. 'Green Eyes' / Green Eyes Bromelad
	NSF		×	48	Neoregelia sp. 'Fireball Donger' / Dwarf Red Bromylad
	PMD		×	45	Podocarpus macrophyllus 'Pringles' / Dwarf Podocarpus
	PMP		2	ន	Podocarpus macrophyllus / Podocarpus
	SAG		×	15	Schefflera arboricola / Green Schefflera
	140		2	****	Section of the sectio

Lane to it beautiful Bush does from

92% Native

South = 25 Trees,

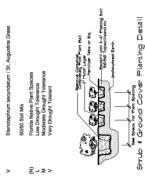
Provided Trees:

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W Mehen (New) Mehen J Tree Ref De Dende (New Postba)

SAT	×	201	Schefflera arboricola 'Trinette' / Tricolor Schefflera
SPD	>	9	Senna polyphylla / Desert Cassia
STB	2	9	Sanseveria trifaciata 'Black Gold' / Black Gold Snake Plant
TJC	>	8	Trachelospermum jasminoides / Confederate Jasmine
MISCELLANEOUS	SN		
gos	>		Stenotaphrum secundatum / St. Augustine Grass
SOIL			50/50 Soll Mix
	ĝ		Florida Native Plant Species
	_		Low Drought Tolerance
	Σ		Moderate Drought Tolerance
	>		Very Drought Tolerant



Banding thre Around 5 Layers Burlep (MN.)

## BIKE RACK CALCULATIONS

provided. RESTAURANT required bike storage: 5 Bike per high turnover Restaurant. Total restaurants is: 8 x 5 = 40 Required - 40 provided. Total outdoor bike storage provided on Landscape Plans equal 56

## BULDING / SITE CALCULATIONS:

- Fertilizer Tabs or Eq. Backell with 6" Planting Boll 56050 Topsoll / sand rix

Palm Planting Detail

òmall Tree Planting Detail

444 - 84% Native Trees, Sabals were counted 3:1

Г	Т	٦	П	Г	Т	П	Г	Г	Г	Г	П	Г	П	П	П						
OOTAGE		T.	15,295	9,357	22,157	13,957	16,658	28,797	24,642	24,577	15,861	21,875	16,700	9,222	26,435	4,100	45,253	11,047	305,933		
SOUARE FOOTAGE	D. II dina	Bulling	٧	13	B2	ວົ	CZ	٥	D 2nd	D 3rd	ш	ш	Ŧ	H2	7	٦	_	T 2nd	Total SF		
_	_		_			918 spaces	1,369 spaces			28 spaces	30 spaces			(22.98 AC)	6.77%	20.68%	5.00%	32.00%	(DBOWDED)	81.00%	(PROVIDED)
	saceds sp	2 500005	2 spaces	TO speces	- 1		1,3	THE CO.	200	1,369 spaces x .02% =			NOLLY	1,001,053 SF (22.98 AC)	67,805 SF	207,034 SF	50,193 SF	319,934 SF		195,364 SF	
1,399 spaces x .00% -	Parking Prox.	vel Parking Prov.	vel Parking Prov.	g Prev.		(3 per 1,000 SF)		OND DADIONO OF	per connectives tare (westpreet control 1986	1,369 space			OPEN AREA CALCULATION		fer				QUIREMENT FOR	ES PLAZA AND S GREEN AREAS)	QUIREMENT FOR MENTS FOR TOTAL
LEV Parking Reg.	LEV Ground Lavel Parking Prov.	LEV PS-2 2nd Lowel Parking Prox.	LEV PG-3 2nd Level Parking Phys.	Total LEV Parking Prov.		Parking Req. (3 per 1,000 SF) 305,833 SF no constroint that the co	Total Parking Prov.	THAT I		H.C. Req.	H.C. Prov.		Ö	Net Site Area	Perimeter Green Buffer	Plaza & Green Area	Pedestrian Arcades	Total Open Space	LANDSCAPE AREA REQUIREMENT FOR	OPEN SPACE (INCLUDES PLAZA AND PEDESTRIAN ARCADES GREEN AREAS)	LANDSCAPE AREA REQUIREMENT FOR TOTAL (PERVIOUS) REQUIREMENTS FOR TOTAL SITE (INCLUDES PLAZA AND
						- 4					_				_				12	-	201

TREES GROUPED UNDER 10' DIA. SHADE CANOPY WHICH EQUALS 78.5 S.F. ARE 55 THESE TREES ARE - CAJ, PEd & PEI, SEE PLANT LIST FOR SPECIES.

TREE CANOPY REQUIREMENTS FOR THEATER SITE:

		, ,	_	\
NOTHING IN FRONT OF FH OR FDC	EDGE OF PAVEMENT	SOD OR	 COVER ONLY	

FIRE HYDRANT CLEAR ZONE

TOTAL PERCENT OF TREE CAOPY PROVIDED AT MATURITY = 74,276/187,961.4 = 40% COVERAGE

187,961.4 S.F. 74,276 S.F.

LANDSCAPE DETAILS PLAN

Date: 04-19-13

Job No.: DY201115

ф ф

Hugh Johnson RLA # C000237

Date: 07-08-2013

Issue: Landscape / Intgation Permit Landscape / Intgation Permit

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

A R CHITECTURAL ALLIAN CE 812 S. FORTHAVENE FORTHUM FLORIN ASSIST AND ALCONDAY TEL (954) 744-8535 FAKE (954) 754-0731 CHALL INDERCOPPORTURALINA

Field Grown, 12' X 5-6", 2" DBH., single straight Field Grown, 8' CT. min.- Matched

15 Gui, 10°L and 20°L and 20°L

ARCHITECTURE

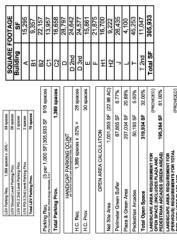
DORSKY+YUE INTERNATIONAL

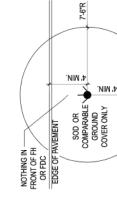
RETAIL required bike storage: 1 Bike per 10,000.00 S.F. of retail. Total retail is: 161,648.00 / 10,000.00 = 16 Required - 16 - 40

ALL RIGHTS RESERVED

COCONNI CREEK

THE PROMENADE AT COCONUT CREEK





7,245 S.F. 20,474 S.F. 37,680 S.F.

48 TREE & PALMS WITH 95 S.F. OF SHADE CANOPY (48 x 95)
23 TREES & PALMS WITH 314 S.F. OF SHADE CANOPY (23 x 315)
29 TREES WITH 706 S.F. OF SHADE CANOPY (29 x 706)
30 TREES WITH 1,256 S.F. OF SHADE CANOPY (30 x 1,256)

4,560 S.F.

TREE LOCATIONS TO BE COORDINATED IN FIELD AS TO NOT FALL IN CONFLICT WITH FH., FDC.'S, BFP's AND TRANSFORMERS

Hugh Johnson RLA # C000237

A R CHITECTURAL ALLIAN CE 112 S.W. FOURTHAYDRE, FOOT LANDERSALE, INDIRECT STATES AZBODIAS, LODOSZ37 TEL (954) 744-9538 FAX; (954) 744-9531 FAMIL INDIRECTORISM AZBODIAN ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTRIOR DESIGN
GOVERNMENTAL PROCESSING

# THEATER AT THE PROMENADE MOVIE

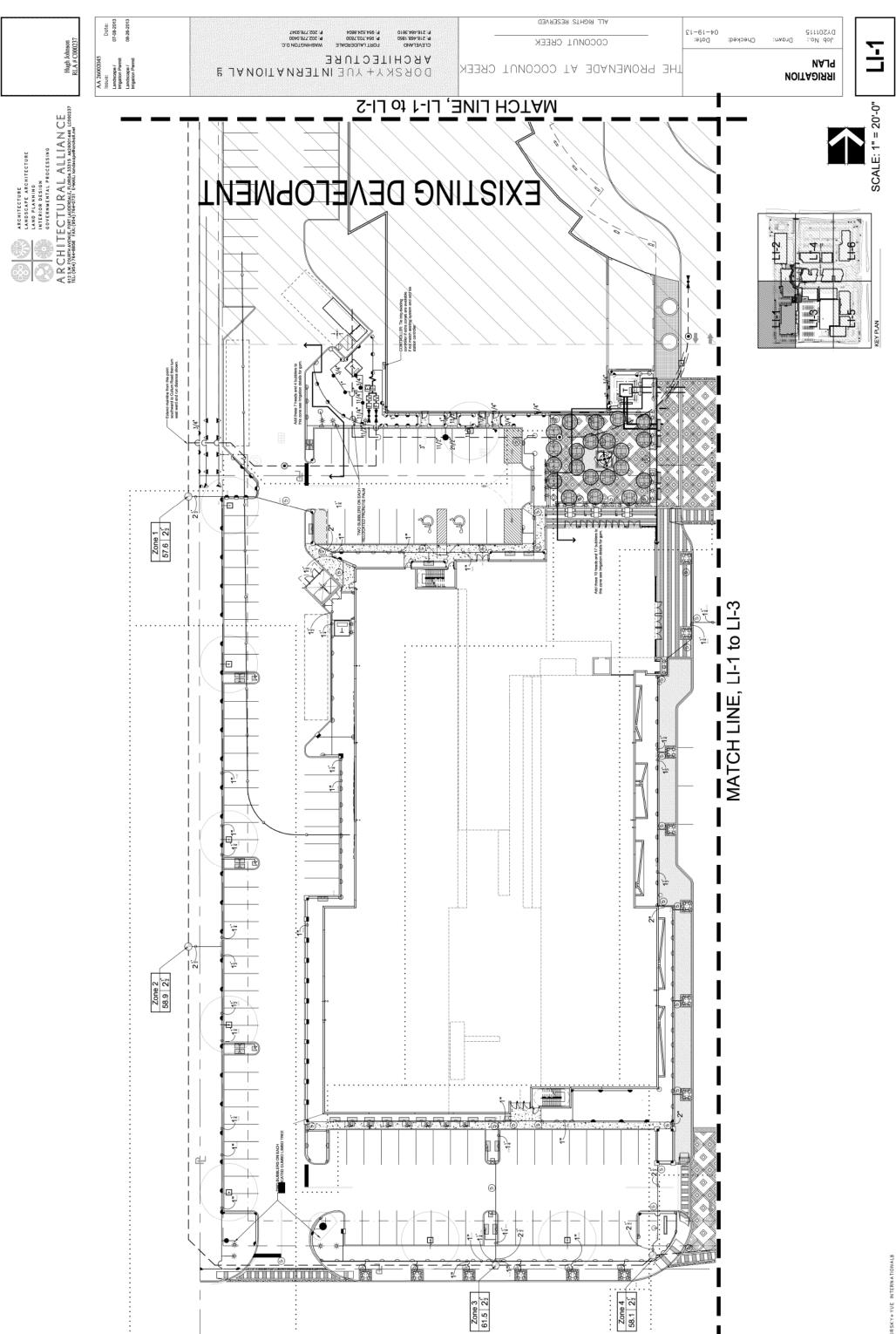
Coconut Creek, Florida.

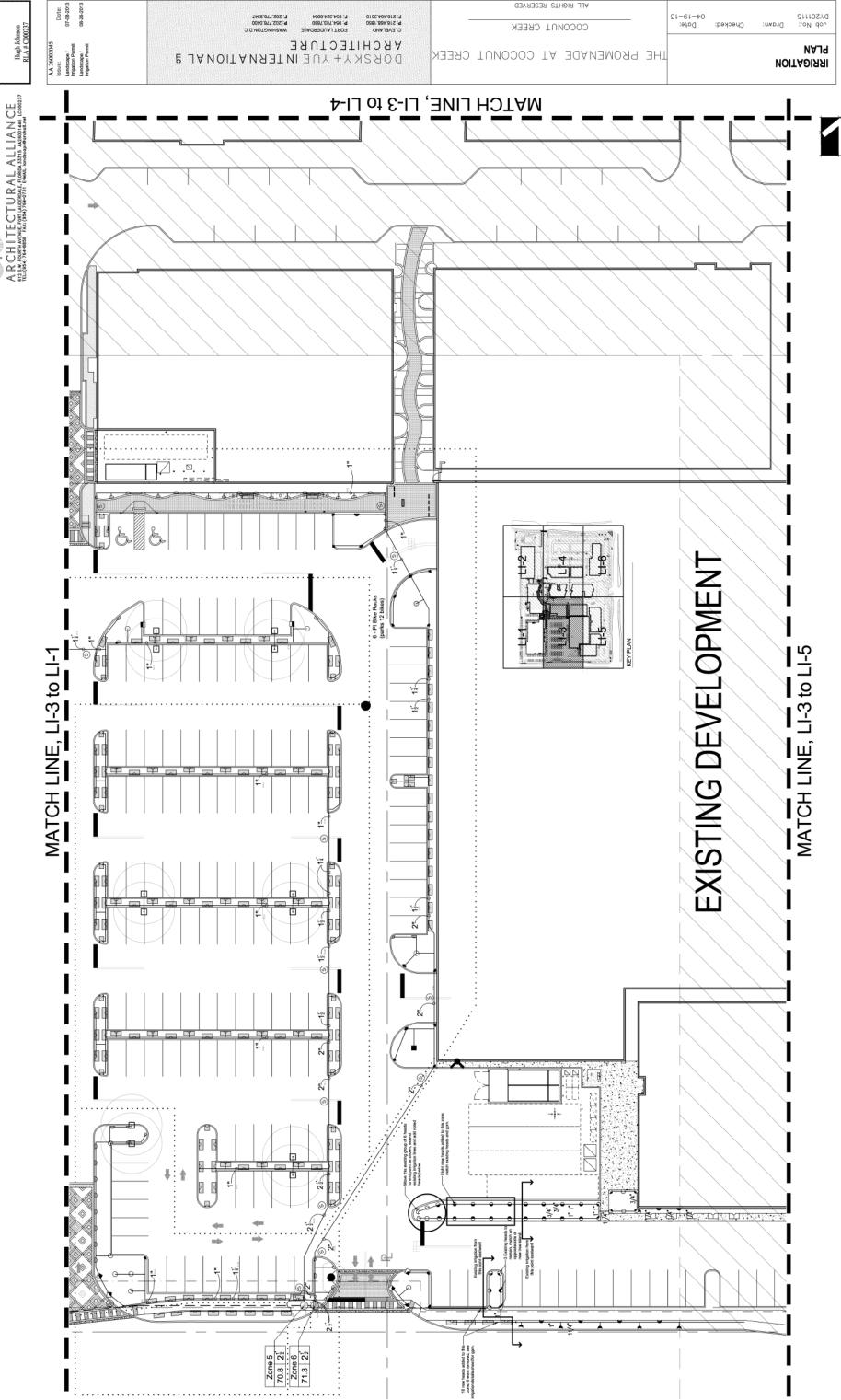
IRRIGATION	LI-1 IRRIGATION PLAN LI-3 IRRIGATION PLAN LI-7 IRRIGATION DETAILS	

# LANDSCAPE ARCHITECT

ARCHITECTURAL ALLIANCE 612 s.w. 4th avenue Ft. Lauderdale, FL 33315 TEL: (954) 764-8858 FAX: (954) 764-0731

**CS-1** 





ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

SCALE: 1" = 20'-0"

F:3

LATERAL ZONE LINES - SDR PVC as noted MAIN LINE -3" Feed From Well Water Source ı

Date: 07-08-2013

Issue: Landscape / Imgation Permit Landscape / Imgation Permit

Hugh Johnson RLA # C000237

A R CHITECTURAL ALLIAN CE 812 S.W. FOURTH AYENUE, FORT LAUDEROALE, ICHORD 33315. AA28001.48 LC000237 TEL (954,754-9598 FAX; (954,754-975); E-MALL IORISEO-998-901-901-901-901-

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BACK FLOW: See Point of Connection Detail.

ZONE VALVES -K-Rain: RPF 200 Series.

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

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

Main Lines: PVC SDR 26, Class 160 Solvent Weld

IRRIGATION NOTES:

Zone Number

Valve Size

 $52.6 \mid 2^{1}_{2}$ Zone 2

GPM per Zone

12-Q-PC - 1/4" 12-T-PC - 1/3" 12-H-PC - 1/2" 6" POP-UP SPRAY K-Rain Nozzles as Required.
NOTE - All of the below may not be used 15' Series -

4S-SST-PC 4 x 18' 15F-PC - Full 3

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, crossings, etc. using dimensions from fixed datums.

encement of work.

Contractor shall verify all underground utilities prior to comm

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.

AWG 14 for all hot wires and AWG 12 for common. Solid copper type UF 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 tile or DPY UL connectors. Common shall be white, hot shall be do or color coded. Spare shall be black. Run in corduit where no Main line runs.

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

Control Wires:

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

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

4-CST-PC 4 x 30'

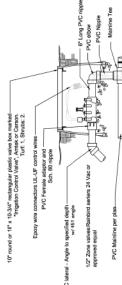
6\* POP-UP FLOOD BUBBLER -K-Rain Series MPR Pressure Compensating Nozzles as Required.

5-TT-PC - 2/3" 5-TQ-PC - 3/4" 5-F-PC - Full

000000

5-Q-PC - 1/4" 5-T-PC - 1/3" 5-H-PC - 1/2"





Zone Valve Detail PVC lateral - Angle to specified depth w/ +51 angle

NTS

PRO S SPRAY: 2", 3"AND 4"
IRRIGATION INSTALLATION DETAIL

PRO S SPRAY: 6" BOTTOM INSTALLATION

IRRIGATION INSTALLATION DETAIL

LATERAL TEE-OR ELL LATERAL PIPE

LATERAL PIPE

LATERAL TEE OR ELL SWING PIPE -WITH TWO BARB ELBOWS

# RRIGATION LEGEND:

I I ZONE BOUNDARIES

 ${\tt M}$ 

CCNTROLLER - The 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 structure OR EQUAL.

PROPOSED WATER SOURCE - EXISTING WELL.

3

SLEEVES -Scr. 40, 2 Sizes Larger. NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

(9)

P: 202.776.0400

DORSKY+ YUE INTERNATIONAL 9

P: 954,703,7830 F: 954,524,8604

8-Q-PC - 1/4" 8-T-PC - 1/3" 8-H-PC - 1/2" 8-TT-PC - 2/3" 8-TQ-PC - 3/4"

40000

10-Q-PC - 1/4" 10-T-PC - 1/3" 10-H-PC - 1/2" 10-TT-PC - 2/3" 10-TQ-PC - 3/4" 10-F-PC - Full

8-F-PC - Full

ARCHITECTURE

12-TT-PC - 2/3" 12-TQ-PC - 3/4" 40000 15-Q-PC - 1/4" 15-T-PC - 1/3" 15-H-PC - 1/2" 15-TT-PC - 2/3" 15-TQ-PC - 3/4"

12-F-PC - Full

4-EST-PC 4 x 15'  $\leq$ 

\*

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 atternate 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

Office number: (561) 844-1002 Office Fax: (561) 842-9493

Please contact K-Rain at:

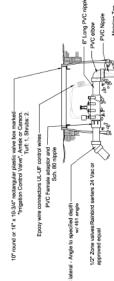
SYSTEM DESIGN OPERATING PRESSURE = Between 35 and 40 psi.

GROUND LINE MOTH 1-1/2" Double check Backflow,-febco 805 V or Approved Equal Type K Copper-Manifold w/ Union or as per Code

EQUAL

K-RAIN IRRIGATION PRODUCTS OR

Point of Connection



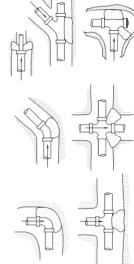
MODEL PRO S SPRAY

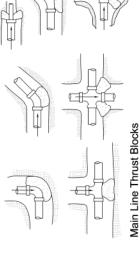
INISH GRADE

MODEL PRO S 6" SPRAY

FINISH GRADE

SWING PIPE-WITH TWO BARB ELBOWS





#2011 DORSKY+YUE INTERNATIONALS

FORT LAUDERDALE P: 954.703.7830 F: 954.524.8604

WASHINGTON D.C. P: 202.776.0400 F: 202.776.9347

DORSKY+ YUE INTERNATIONAL 9

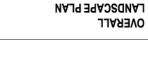
Hugh Johnson RLA # C000237

ARCHITECTURE
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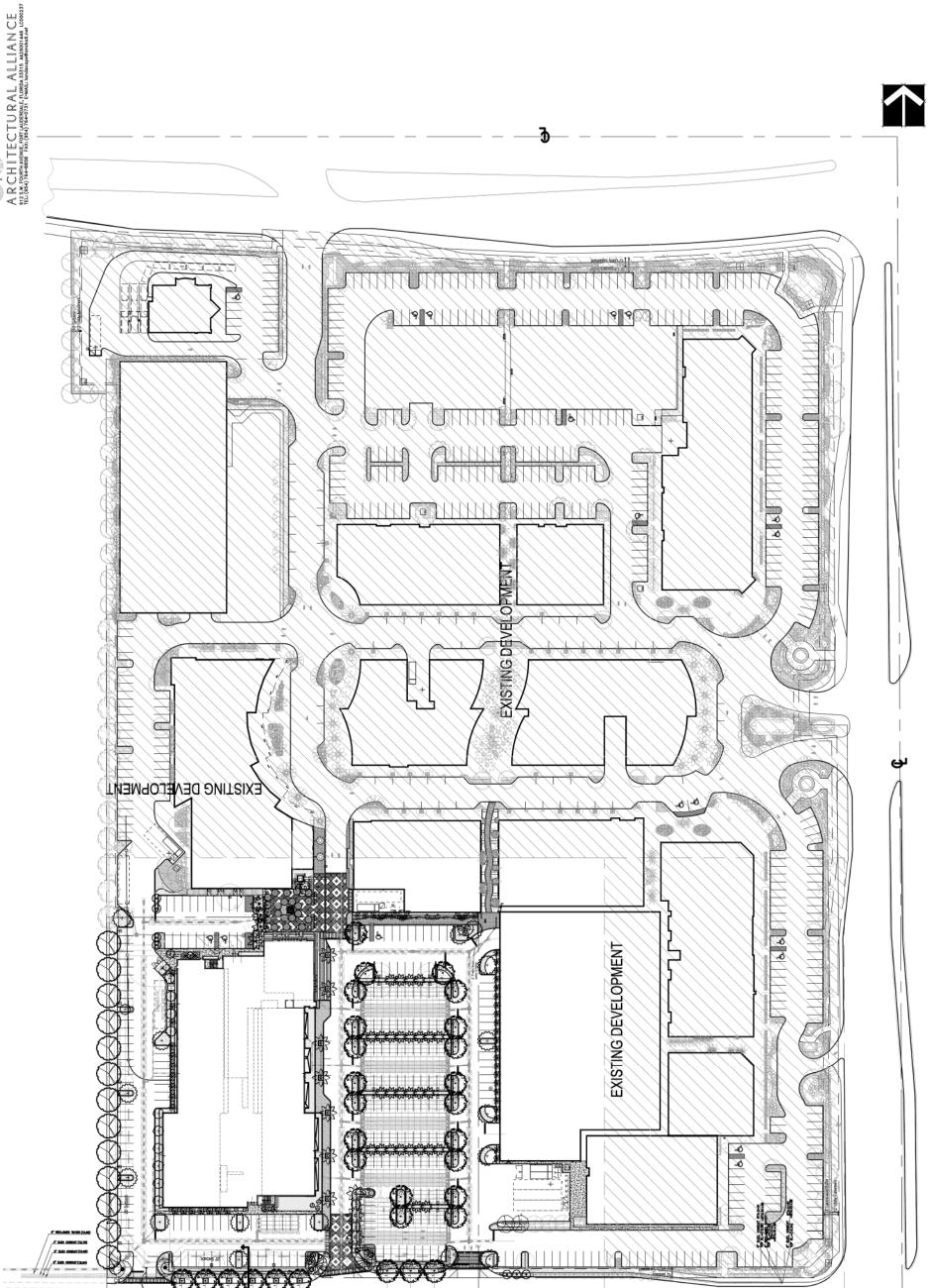
ARCHITECTURE

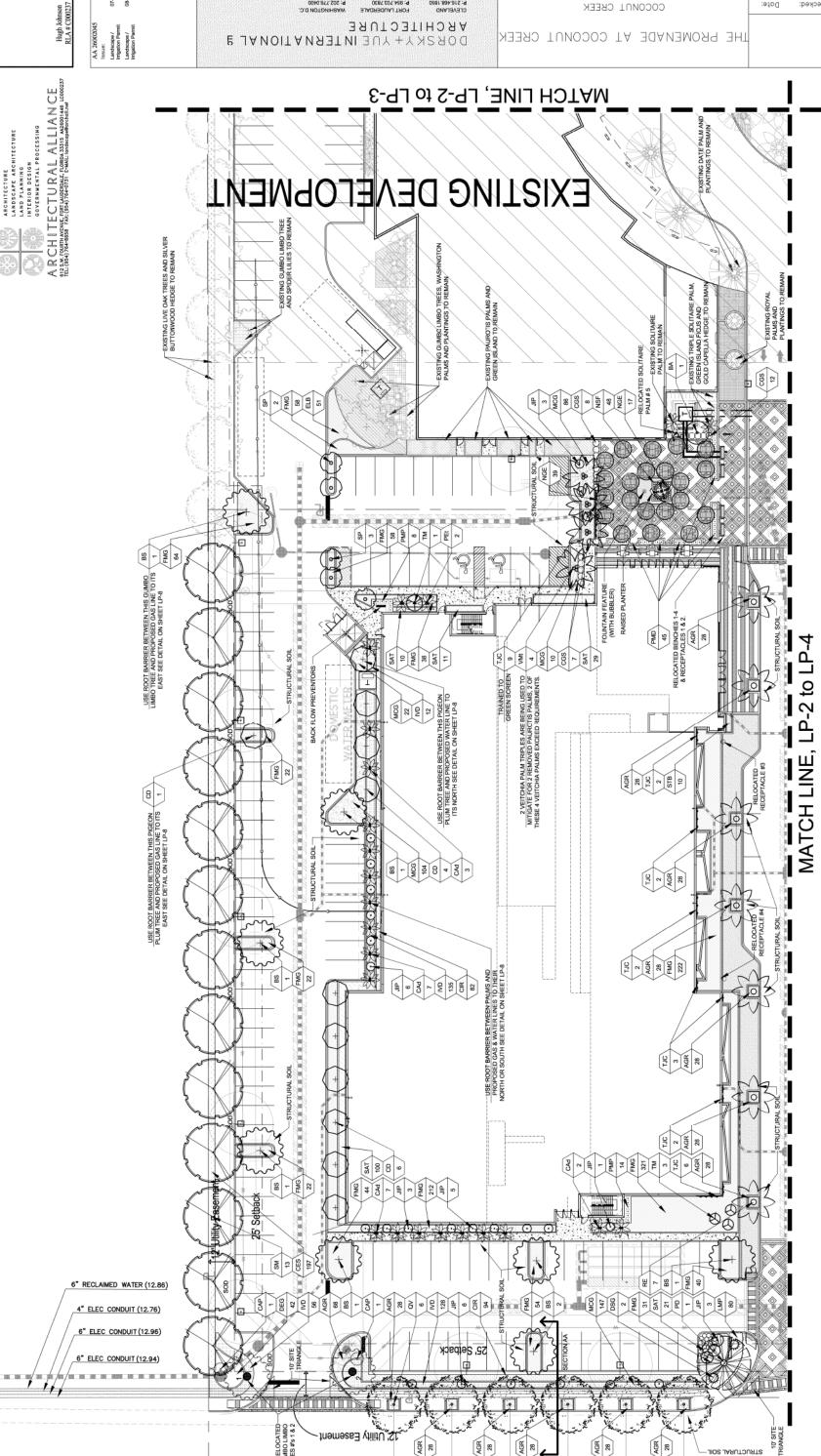
Checked: Date:

Job No.: DY201115









Date: 07-08-2013

P: 202,776,0400 726,9347

NAJ9

LANDSCAPE

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COCONNI CREEK

Checked:

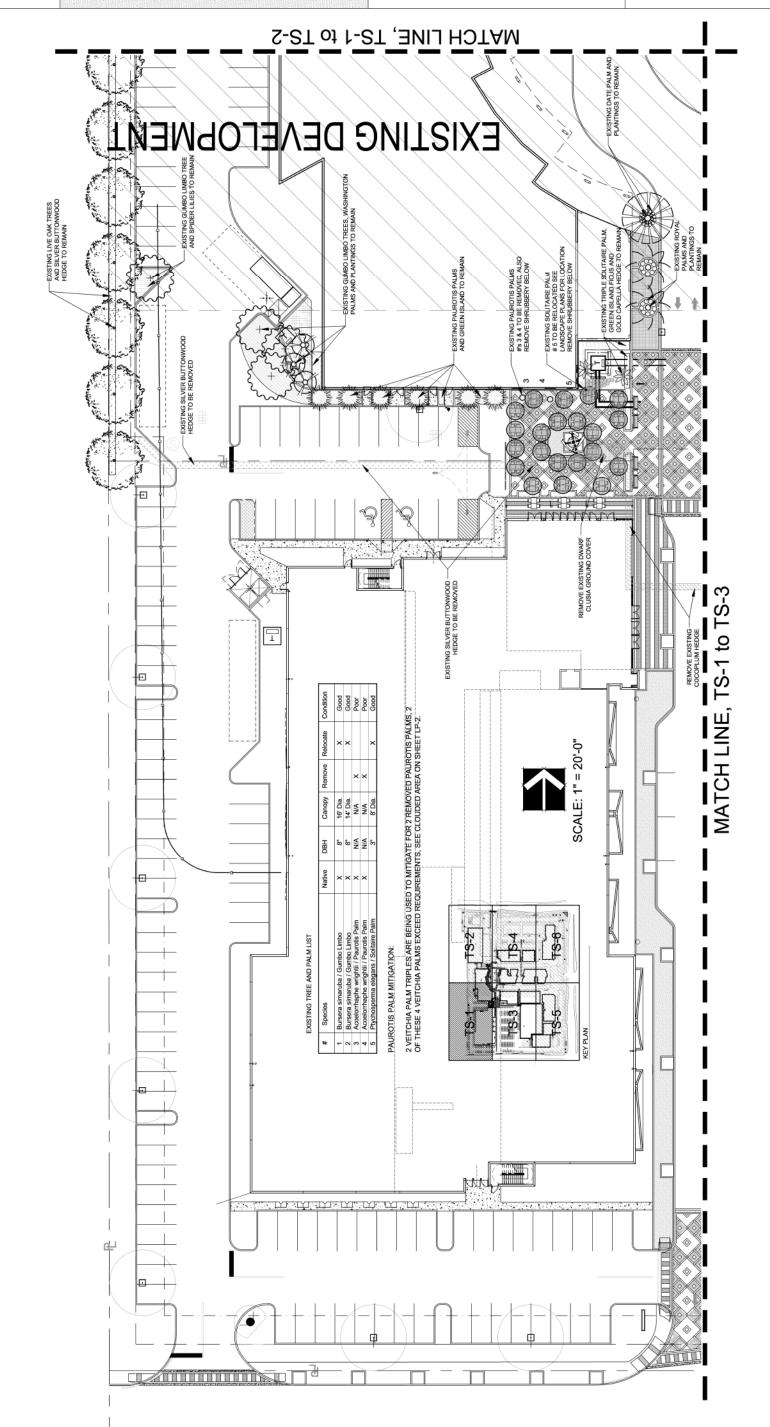
Job No.: DY201115

**LP-2** 

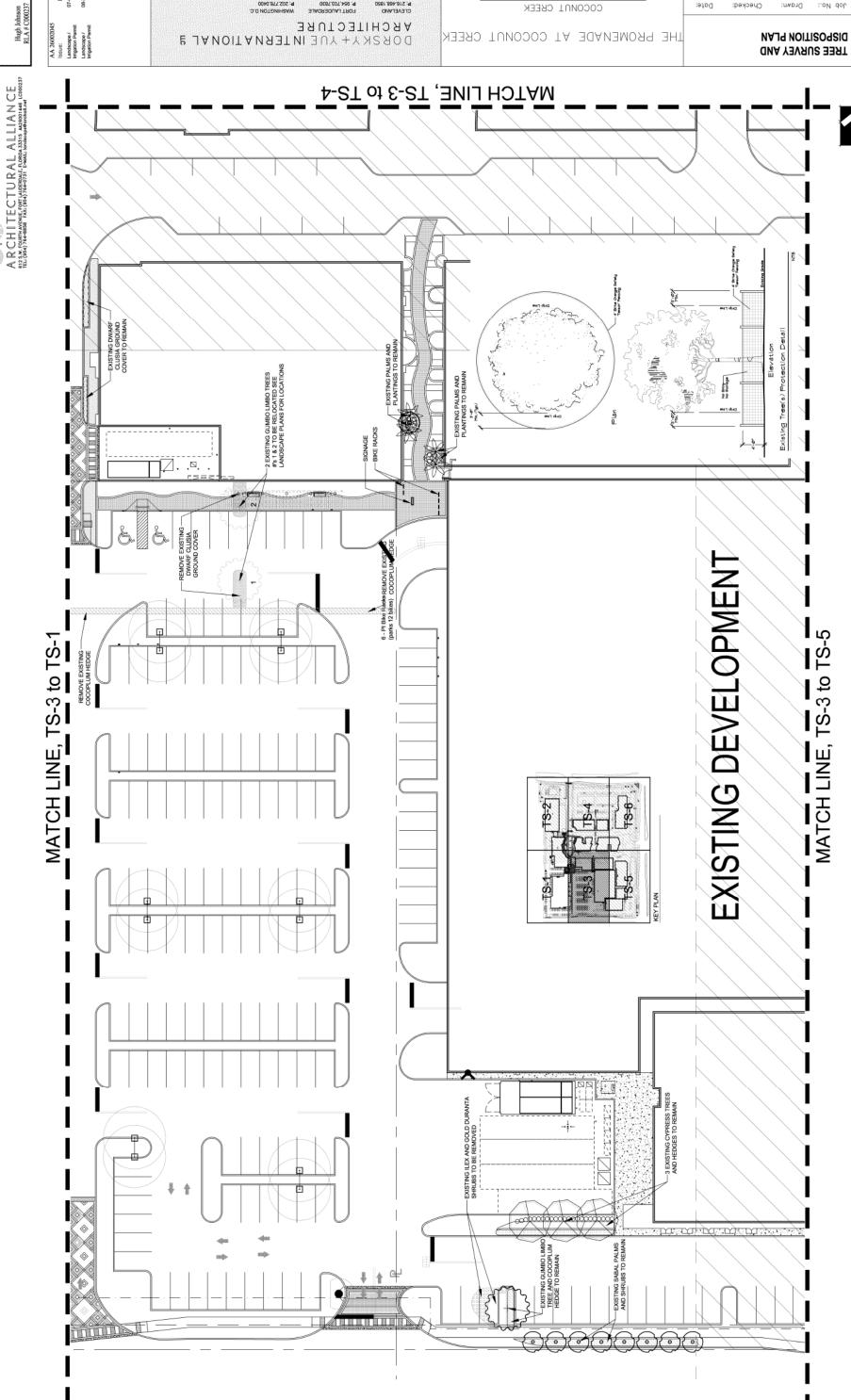
P: 202.776.0400 ARCHITECTURE DOBSKY+ YUE INTERNATIONAL 9

A R CHITECTURAL ALLIAN CE 112 SM. FOURHAYPUE, FORT LAUDEROALE, IDRIOLA 33315. AZBODI 446. LCD00237 TEL: (954) 764-8658 R. AXI; (954) 764-9659 F. EMBLI: IORISEO-PREDICTIONAL ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

Hugh Johnson RLA # C000237







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P: 202,776,0400 T=202,776,0400

Date: 07-08-2013

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