

GENERAL CONSTRUCTION NOTES

1. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) AS INDICATED ON THIS SET OF DRAWINGS UNLESS NOTED OTHERWISE.
2. **DEPOSITS AND FEES:** DEPOSITS FOR UTILITIES INCLUDING WATER METER, TELEPHONE AND ELECTRICAL SERVICE TO BE MADE BY THE GENERAL CONTRACTOR. PERMIT FEES, AS REQUIRED, SHALL BE PAID BY THE CONTRACTOR FOR THAT PORTION OF THE WORK.
3. GENERAL CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER, AND SANITARY FACILITIES AS REQUIRED FOR THE DURATION OF CONSTRUCTION.
4. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF SCALING THE DRAWINGS. MEASUREMENTS BY SCALING SHALL NOT BE USED AS DIMENSIONS TO WORK BY. FIELD MEASUREMENTS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SHOP DRAWINGS MUST BE FIELD VERIFIED.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OR RESTRICTIONS HAVING JURISDICTION. GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT UPON THE OBSERVANCE OF ANY VARIATION BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES.
6. ALL CONSTRUCTION MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABELS WHERE APPLICABLE.
7. ALL PIERS, SUPPORTS, SHELVING, FOUNDATIONS, ANCHOR BOLTS, HANGERS, WHICH ARE REQUIRED BY A SUBCONTRACTOR FOR THE SUPPORT OR HANGING OF THEIR EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR REQUIRING SAME.
8. FOR CONVENIENCE IN DESCRIPTION 4 AS A STANDARD FOR GRADE, TYPE, QUALITY AND PERFORMANCE CHARACTERISTICS, PROPRIETARY NAMES ARE INCLUDED WITH SOME DESCRIPTIONS. THIS DOES NOT IMPLY ANY PREFERENCE TO A PARTICULAR MANUFACTURER, BUT MINIMUM REQUIREMENTS, WITH FINAL DECISIONS BEING MADE BY THE OWNER AND ARCHITECT.
9. ARRANGE FOR SUITABLE STORAGE SPACE FOR MATERIALS TO PREVENT INCLUSION OF FOREIGN MATERIALS AND DELIVER AT SUCH TIMES AS NOT TO INTERFERE WITH OTHER OPERATIONS. MATERIALS ON SITE SHALL BE KEPT IN UNOPENED, ORIGINAL CONTAINERS OR PACKAGES THAT BEAR IDENTIFYING LABELS WHICH ARE NOT TO BE REMOVED UNTIL THEIR IMMEDIATE USE. PROTECT ALL MATERIALS FROM MINOR ABRASIONS AND HANDLE MASONRY PRODUCTS WITH CARE TO PREVENT CHIPPING AND DAMAGE.
10. GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE & LEAVE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF WORK. ANY PAINT SPECKS & OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.
11. GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE OF DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF DEFECTS SHALL BE COMPLETED IN A TIMELY MANNER WITHOUT ADDITIONAL CHARGE. THIS SHALL INCLUDE ELEMENTS WHICH ARE DAMAGED BY SAID DEFECTS.
12. ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1000 PSI, OR NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
13. ALL METAL USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED. ALL NAILS, BOLTS OR OTHER METAL CONNECTORS SHALL BE GALVANIZED OR SHALL BE CORROSION RESISTANT.

GENERAL NOTES

- GOVERNING CODE:** FLORIDA BUILDING CODE (FBC 2017), LATEST EDITION, ANSI / ASCE 7-10 FOR WIND LOADS, (110 MPH WINDS) FREED EXPOSURE "C", FLORIDA FIRE PREVENTION CODE 2017 SIXTH EDITION
- REFERENCE STANDARDS:** REFERENCE TO ASTM AND OTHER STANDARDS SHALL MEAN THE LATEST EDITION IN EFFECT ON THE BID DATE OR DATE OF OWNER-CONTRACTOR AGREEMENT UNLESS NOTED IN THESE DOCUMENTS OR DESIGNATED BY THE GOVERNING CODE.
- NOTES:** NOTES ON THE INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER STRUCTURAL NOTES ON THIS SHEET.
- SPECIFICATIONS:** REFER TO THE SPECIFICATIONS FOR INFORMATION IN ADDITION TO THESE NOTES AND THE STRUCTURAL DRAWINGS
- ARCHITECTURAL:** REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, DOORS, WINDOWS, NONBEARING WALLS, CURTAIN WALLS, ELEVATORS, STAIRS, SLOPES, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC
- DISCREPANCIES:** IN CASE OF DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, REFERENCE STANDARDS & GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- SITE VERIFICATION:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
- OMISSIONS/CONFLICTS:** IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS AND SITE CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR RESPONSIBILITIES:** THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTLY COMPLETED STRUCTURES.
- LOAD LIMITS:** LOADS ON THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS SHOWN UNDER "DESIGN CRITERIA".
- SUBMITTALS:** WHERE SHOP DRAWINGS, MILL TESTS, OR OTHER ITEMS ARE REQUESTED, SUBMITTAL SHALL BE MADE TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION IN THE STRUCTURE, UNLESS SPECIFICALLY NOTED.
- ALTERNATES:** ALTERNATES FOR SPECIFIED ITEMS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. CONTRACTOR SHALL BUDGET FOR ARCHITECTURAL/ENGINEERING FEES ASSOCIATED WITH THE REVIEW OF THESE MATERIALS.

LEGAL DESCRIPTION:

THE WEST 160 FEET OF TRACT C, OF "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN AREA CALCULATIONS

SITE AREAS	(60) ACRES	29,141 SF.	100.00%
EXISTING PERVIOUS AREA	(20) ACRES	12,413 SF.	(41.7%)
EXISTING IMPERVIOUS AREA	(40) ACRES	17,334 SF.	(58.2%)
PROPOSED PERVIOUS AREA	(41) ACRES	18,043 SF.	(60.7%)
PROPOSED IMPERVIOUS AREA	(27) ACRES	11,704 SF.	(39.3%)

AREA CALCULATIONS

TOTAL GROSS EXISTING BUILDING AREA 3,616 SF.

PARKING TABULATIONS

REQUIRED PARKING:
NOTE: PER CODE SECTION 33.3.31 CHILDCARE PARKING REQUIRES (2) FOR PATRONS PLUS (1) FOR EVERY STAFF MEMBER WORKING.

EXISTING 1 STORY BUILDING

OFFICE STAFF = 11 SPACES
PATRONS = 2 SPACES

TOTAL REQUIRED PARKING = 13 SPACES

PROVIDED PARKING:

12' X 20' PAVED ASPHALT HC PARKING = 1 SPACES
9' X 19' PAVED ASPHALT PARKING = 14 SPACES

TOTAL PROVIDED PARKING = 15 SPACES

TOTAL REQUIRED PARKING = 13 SPACES

GOVERNING CODE:

FLORIDA BUILDING CODE 2017 EDITION SIXTH EDITION
FLORIDA FIRE PREVENTION CODE 2017 SIXTH EDITION

SIGNAGE

SIGNAGE IS NOT IN THIS SCOPE OF WORK

ACCESSIBILITY COMPLIANCE

THE PUBLIC SPACE SHALL COMPLY FULLY WITH THE ADA (AMERICAN WITH DISABILITIES ACT) FEDERAL STANDARDS FOR ACCESSIBLE DESIGN 2017.

THIS PUBLIC SPACE SHALL COMPLY FULLY WITH THE 2017 FLORIDA BUILDING CODE CHAPTER 11 PART A OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

ACCESSIBILITY NOTE:
ALL SPACES ARE JOINED BY A FLUSH AND LEVEL COVERED SIDEWALK WHICH SERVES ALL ENTRIES WITH AN ACCESSIBLE APPROACH. SIDEWALKS ARE ACCESSED BY RAMPS AND PARKING AS REQUIRED BY FLORIDA AND ADA CODES.

NO FIRE SPRINKLER SYSTEM IS EXISTING AND NONE IS PROPOSED.

NO FIRE ALARM SYSTEM IS EXISTING. A NEW FIRE ALARM IS REQUIRED AND SHALL BE BY A LICENSED CONTRACTOR UNDER A SEPARATE PERMIT, INCLUDING SHOP DRAWINGS AND CALCULATIONS.

BUILDING DATA SUMMARY

BUILDING HEIGHT : EXISTING (ONE STORY)
CONSTRUCTION TYPE: TYPE III, B (UNPROTECTED)
THIS SPACE IS NOT FIRE SPRINKLED
THIS SPACE HAS NO FIRE ALARM AND A NEW FIRE ALARM IS REQUIRED AND SHALL BE BY A LICENSED CONTRACTOR UNDER A SEPARATE PERMIT.

OCCUPANCY SUMMARY

USE	AREA SF.	SF. / PERSON	OCCUPANTS
EDUCATIONAL (DAYCARE)	2,430	35 NET	69.42 (70)
TOTAL OCCUPANTS :			70
TOTAL GROSS LEASEABLE AREA:			3,616

LIFE SAFETY CRITERIA

BUILDING CLASSIFICATION: EDUCATIONAL (DAYCARE)
OCCUPANCY: (TABLE - 1004.1.1 OF F.B.C.-2017) 70 PERSONS
MEANS OF EGRESS REQUIRED: 2 INCHES PER PERSON x 70 = 14.0"
(SECTION-1005 OF F.B.C.-2017)
MEANS OF EGRESS PROVIDED: 2@36"= 72" AT FRONT
2@36"= 72" AT SIDE
1@36"= 36" AT REAR
FOR A TOTAL OF 180"

REQUIRED PLUMBING FIXTURES

ACCORDING TO THE ABOVE CHART, MAXIMUM OCCUPANCY IS 70 = 35 MALES 35 FEMALES

AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2017 SECTION (P403) MINIMUM PLUMBING FACILITIES, EDUCATIONAL

FACILITIES REQUIRED:
1 WATER CLOSET, 1 LAVATORY, 1 DRINKING FOUNTAIN AND 1 SERVICE SINK

AS PER 2017, FLORIDA BUILDING CODE PLUMBING 403.2: SEPARATE FACILITIES FOR EACH SEX SHALL ARE REQUIRED IN STRUCTURES OR TENANT SPACE WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR MORE.

FACILITIES PROVIDED:
5 WATER CLOSETS, 5 LAVATORIES, 2 SINKS, 5 DRINKING FOUNTAINS AND 1 SERVICE SINK

LEARNING TOGETHER ACADEMY
NEW DAYCARE OCCUPANCY
5350 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063

INDEX OF DRAWINGS

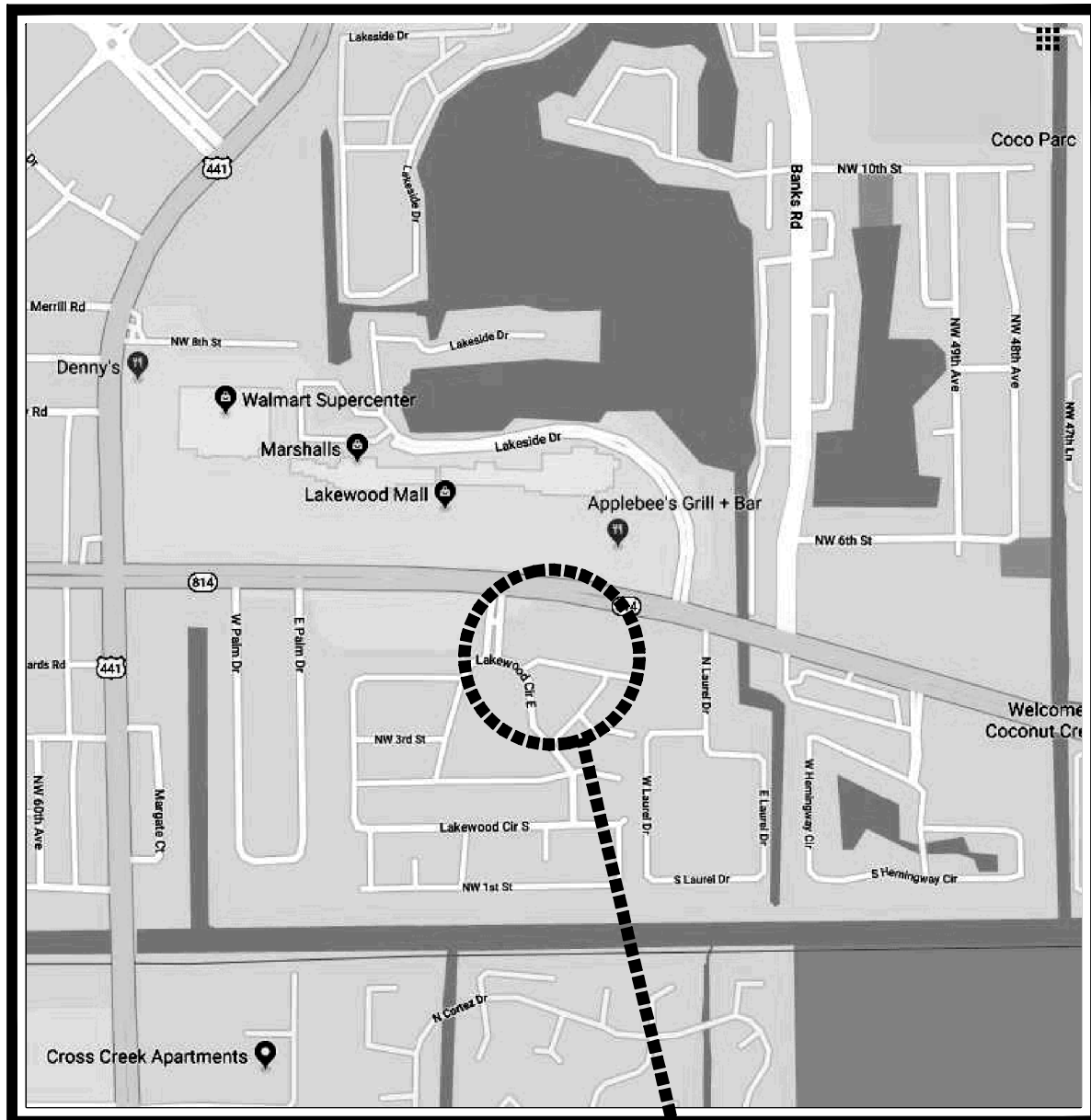
- T-1 TITLE SHEET / SITE LOCATION PLAN, DETAIL AND NOTES
PROPERTY SURVEY
D-1 SITE PLAN DEMOLITION
SP-1 SITE PLAN NOTES AND DETAILS
A-1 EXISTING FLOOR PLAN
A-2 FLOOR PLAN AND NOTES
A-3 ELEVATION
A-4 ELEVATION
C-1 CIVIL PLAN
C-2 PHOTOMETRIC PLAN
C-3 DUMPSTER ENCLOSURE PLAN
L-1 TREE DISPOSITION PLAN
L-2 LANDSCAPE PLAN
IR-1 IRRIGATION PLAN

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS CONTRACT IS TO CONVERT THE ANIMAL CLINIC INTO A DAYCARE OCCUPANCY AND REDEVELOP THE BUILDING. INSTALL NEW PARTITIONS INCLUDING CONSTRUCTION OF ACCESSIBLE RESTROOMS THAT COMPLY WITH THE CURRENT ADA (AMERICANS WITH DISABILITIES ACT) CODE. A NEW CEILING GRID AND CEILING TILES SHALL BE INSTALLED AS SHOWN IN THE PLANS.

THE EXISTING SITE PARKING AREA IS TO BE REDEVELOPED TO INCORPORATE A NEW PLAYGROUND AREA.

NO STRUCTURAL WORK IS PROPOSED.



LOCATION OF EXISTING PROPERTY

SITE LOCATION MAP
SCALE: NOT TO SCALE

- Revisions:
- 1 10-25-19 DRC COMMENTS RESPONSE
 - 2 2-11-20 DRC COMMENTS RESPONSE
 - 3
 - 4
 - 5

Project Number
180908

**LEARNING TOGETHER ACADEMY
NEW DAYCARE OCCUPANCY**
5350 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063

Project Name
LANDLORD IMPROVEMENT

STEPHEN BRASGALLA, ARCHITECT

STATE OF FLORIDA
REGISTRATION NO. AR12239
6991 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317
TELEPHONE 954.614.3801
TELEFAX 954.208.0800
ARCHITECT @ DESIGN23.NET

AS ISSUED FOR DRC
2-11-20
(NOT FOR CONSTRUCTION)

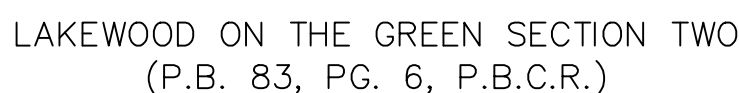
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Scale: SHOWN Date: 3-22-19

Project Number
180908

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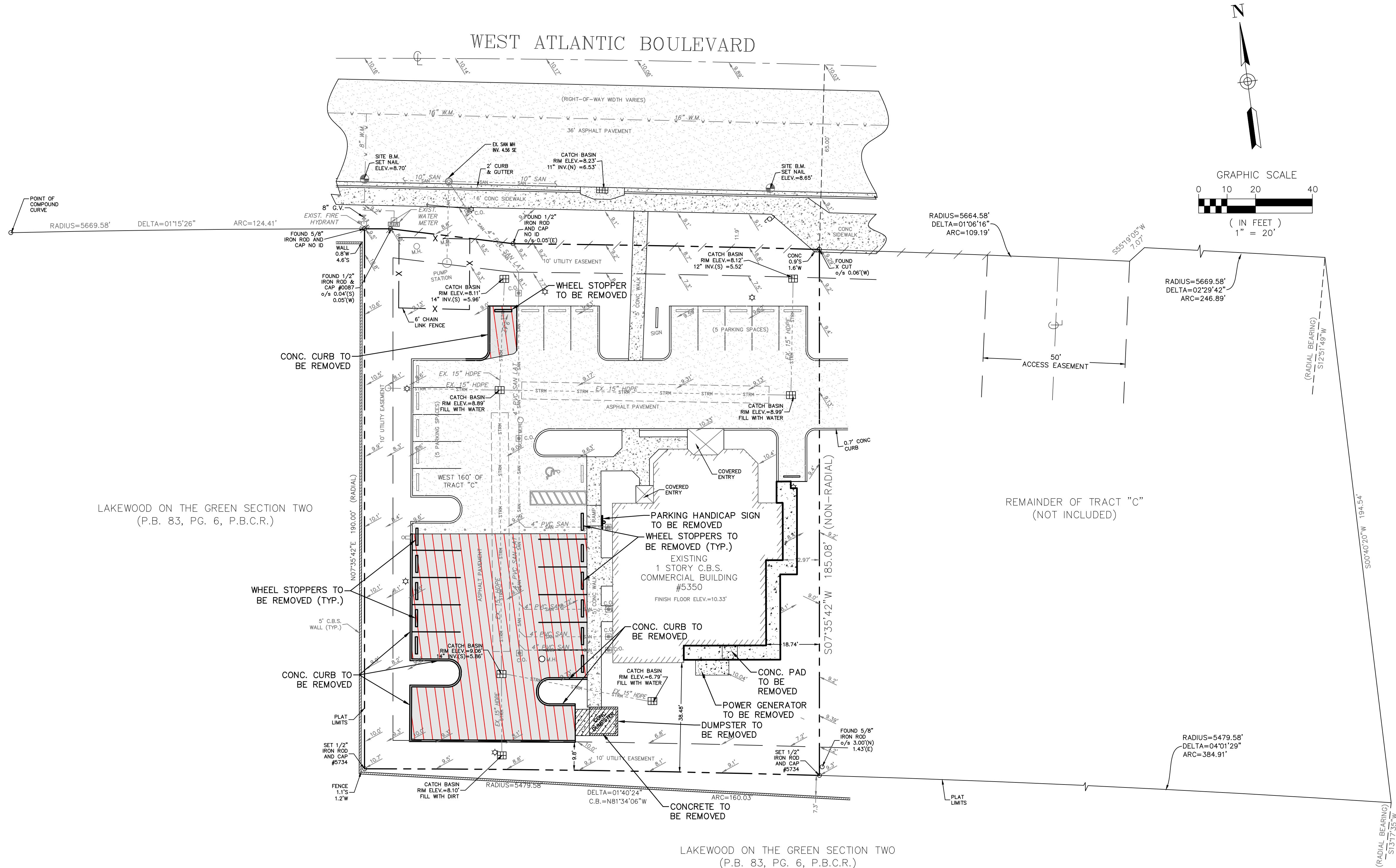
T - 1



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	C.B.
C1	5669.58'	00°05'31"	9.10'	S82°21'33"E
C2	5664.58'	01°05'25"	107.79'	S81°19'54"E

J:\CAD\19-28\CAD files\Drawings\19-28_C-1.dwg — 12/16/2019



LOCATION MAP
N.T.S.

ELEVATIONS ARE REFERENCED TO NAVD 1988

LEGAL DESCRIPTION:

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"LAKEWOOD COMMERCIAL", ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 120, AT PAGE 27, OF THE PUBLIC
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LEGEND

- | | | | |
|----------|-------------------------------------|--|-----------------------------------|
| 9.00 | PROPOSED TOP OF CURB ELEVATION | | PROPOSED CATCH BASIN |
| 8.50 | PROPOSED ASPHALT/CONCRETE ELEVATION | | PROPOSED PIPING AND APPURTENANCES |
| 7-8-9-10 | LANDSCAPE BERM ELEVATION | | EXISTING ELEVATION |
| | PROPOSED WATER METER | | EXISTING SANITARY SEWER MAIN |
| | PROPOSED BACKFLOW | | EXISTING OVER HEAD WIRES |
| | PROPOSED PLAY AREA | | EXISTING WATER |
| | PROPOSED PAVEMENT RESTORATION | | EXISTING GAS LINE |
| | ASPHALT TO BE REMOVED | | EXISTING PIPING AND APPURTENANCES |
| | PROPOSED PAVERS | | EXISTING FENCE |
| | PROPOSED CONCRETE | | EXISTING WATER METER |
| | PROPOSED LANDSCAPE | | EXISTING CLEANOUT |
| | | | EXISTING CATCH BASIN |
| | | | EXISTING SANITARY SEWER MANHOLE |



DEMOLITION PLAN

SCALE=1"=20'

REVISIONS		DESCRIPTION			
NO.	DATE	BY	CHK'D		

LEARNING TOGETHER
ACADEMY, INC.
5350 WEST ATLANTIC BOULEVARD
MARGATE, FL 33063

NO. OF SHEETS: 2
SHEET NO.:

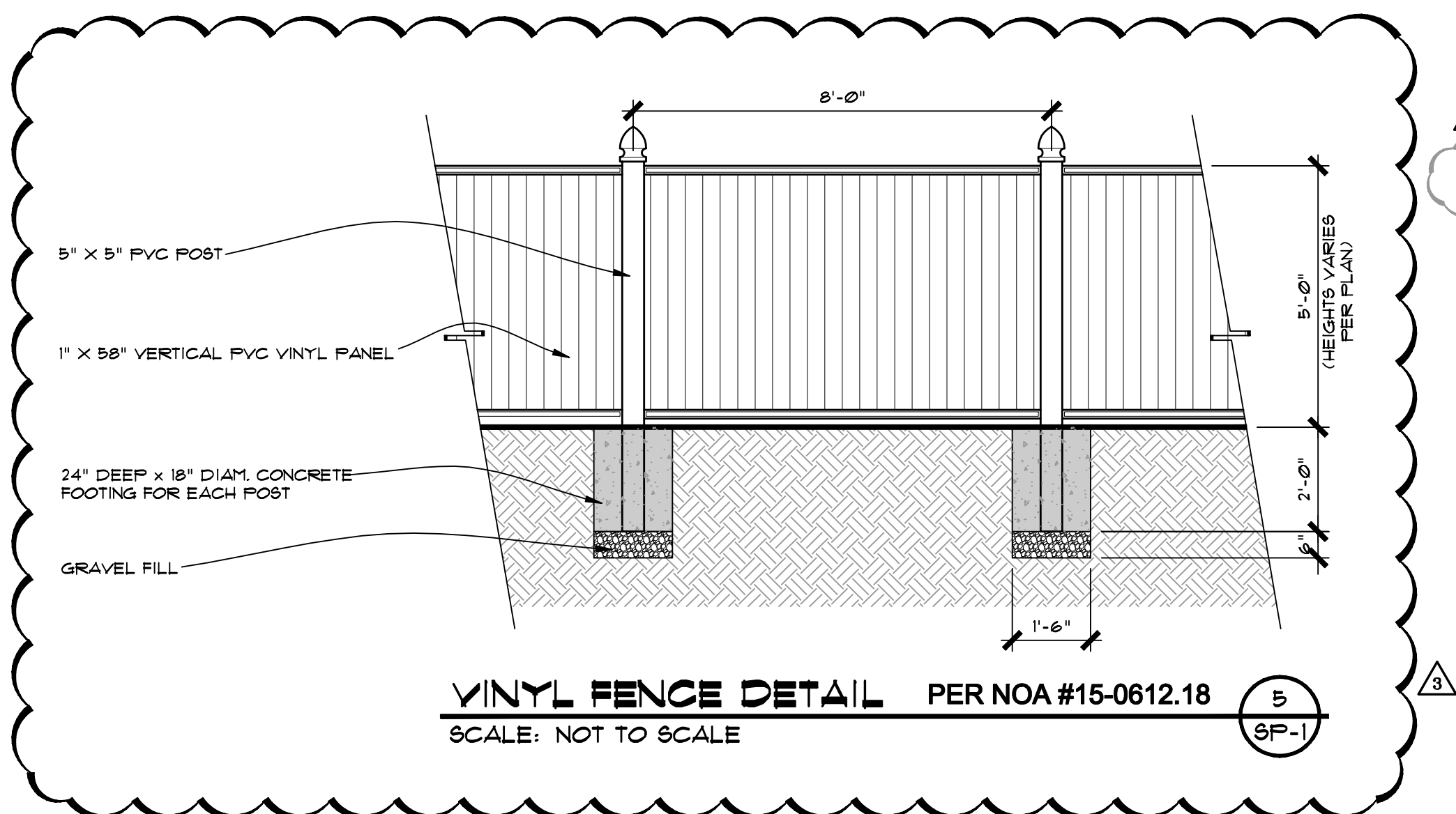
D-I

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
1120 SE 3rd Avenue
Fort Lauderdale, Florida 33316
Phone: 954.367.0371
Certificate of Authorization 7325

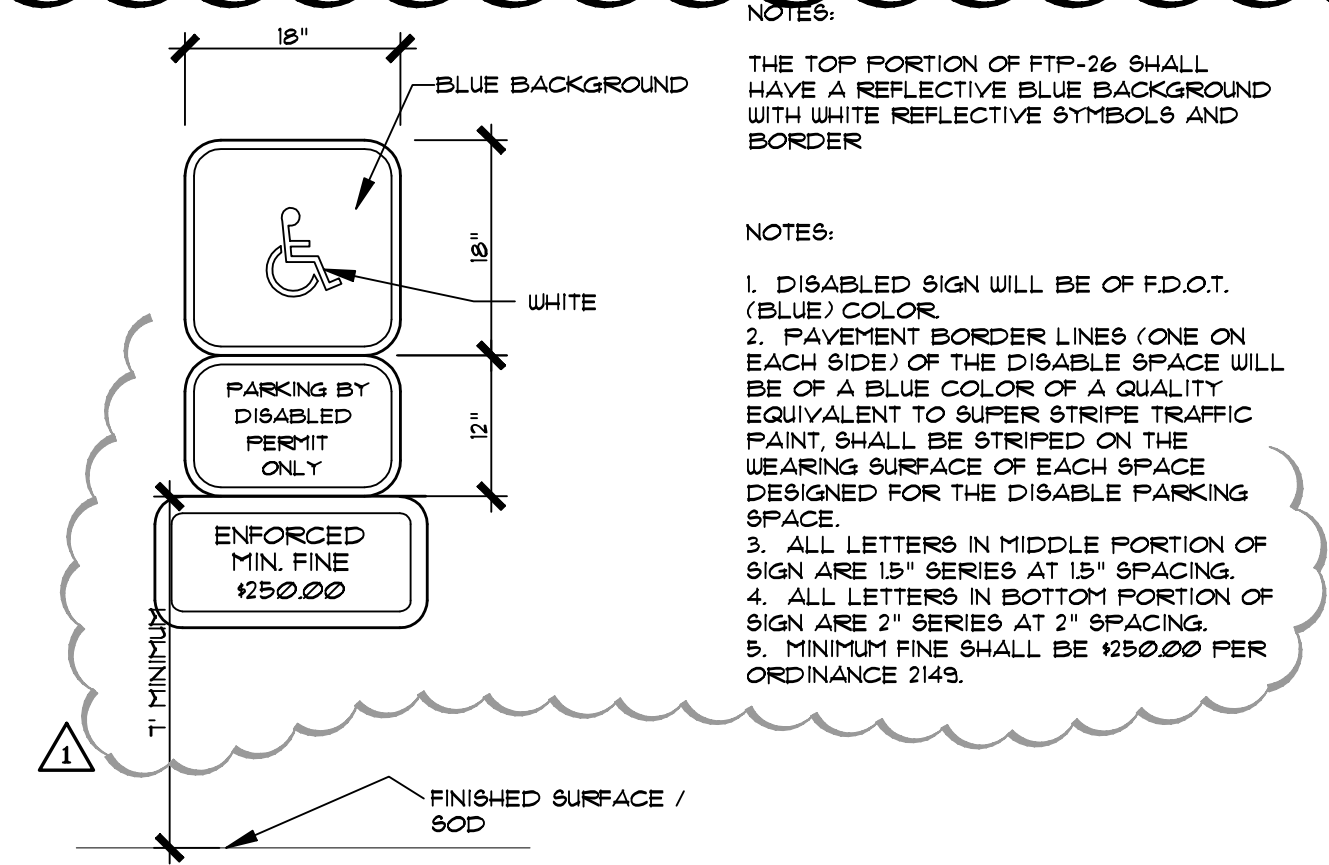
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SCALE:	1"=20'
DESIGNED BY:	SCH
CHECKED BY:	SCH
DATE:	10/14/19
FIELD BOOK:	FIELD BOOK

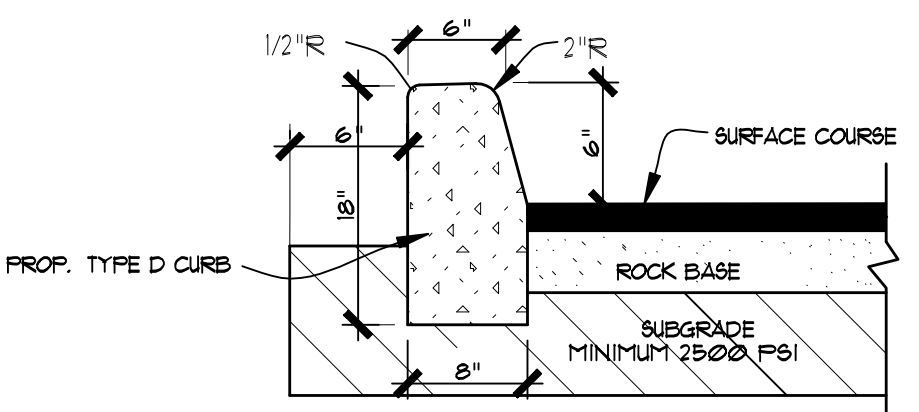
FINAL APPROVAL



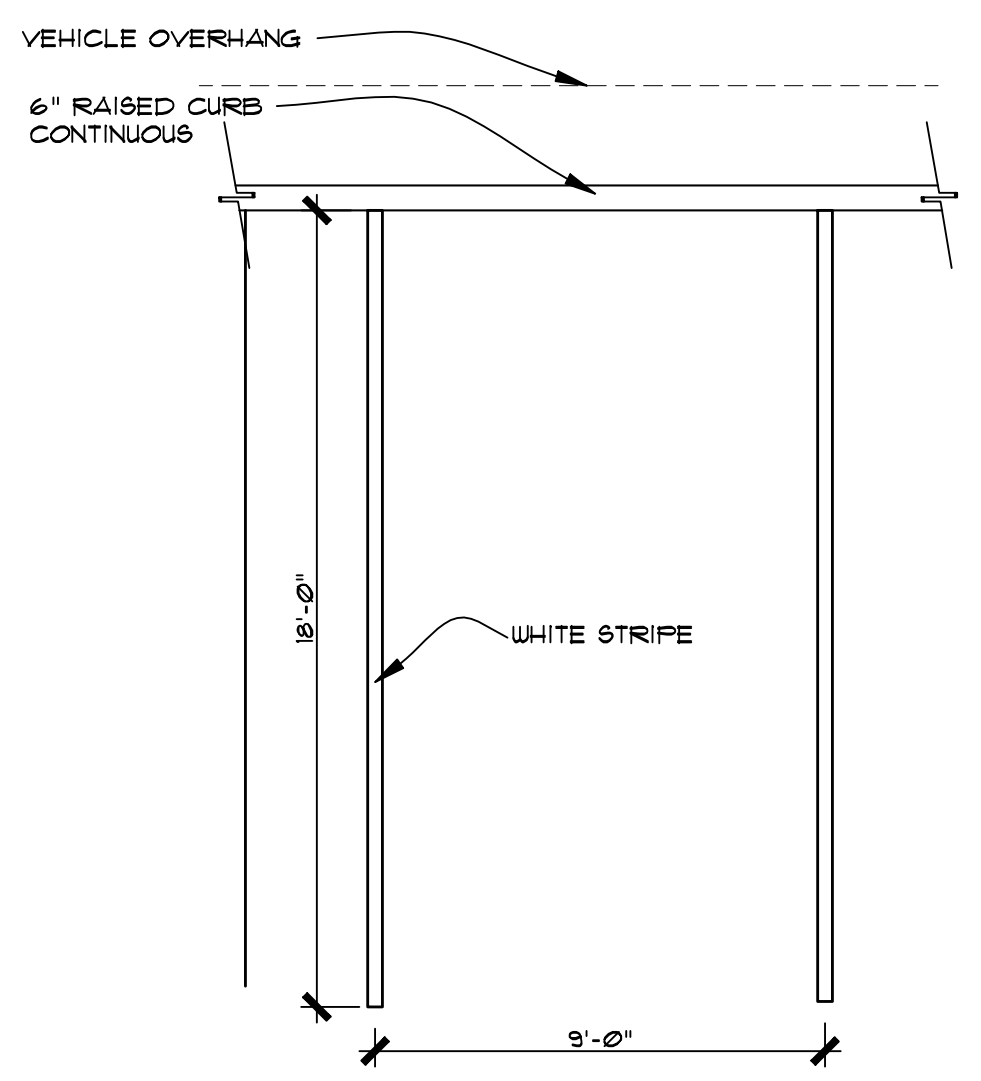
VINYL FENCE DETAIL PER NOA #15-0612.18
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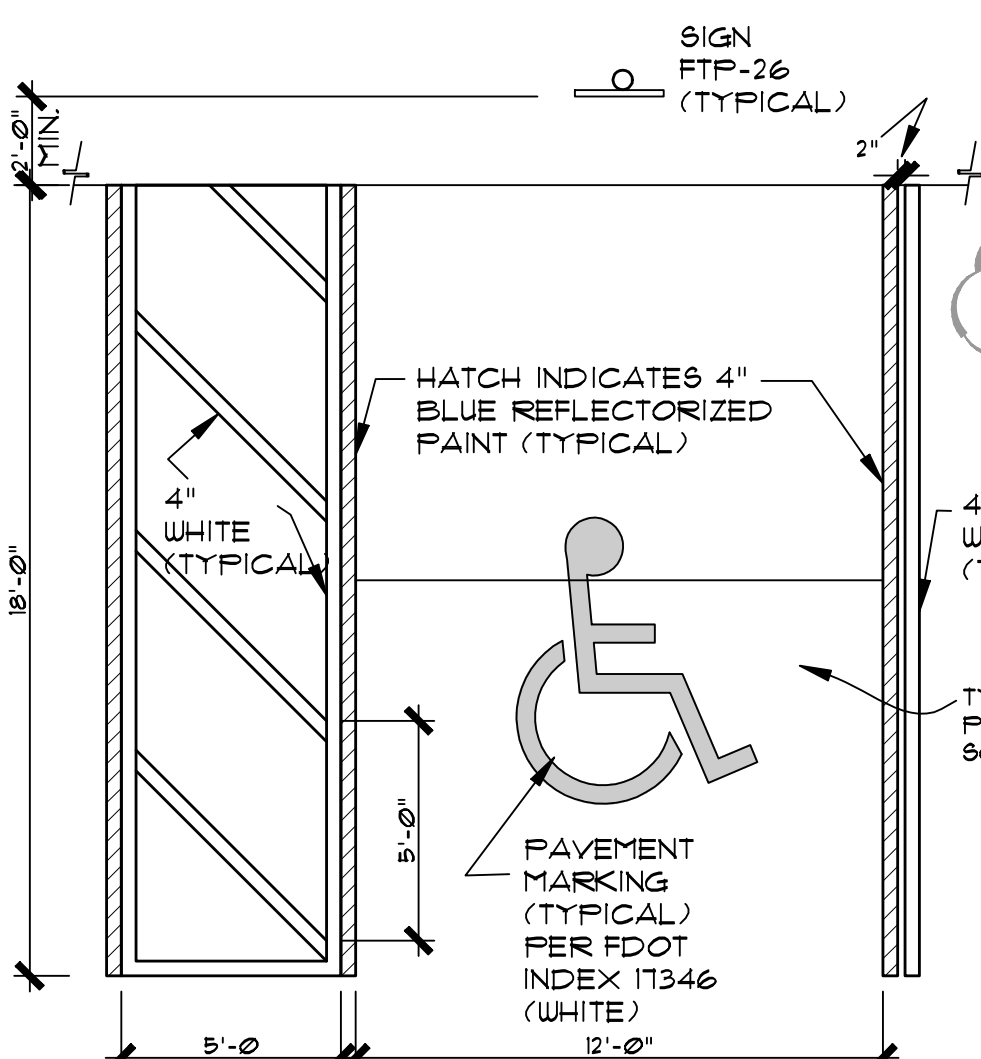
ACCESSIBLE PARKING SIGN DETAIL
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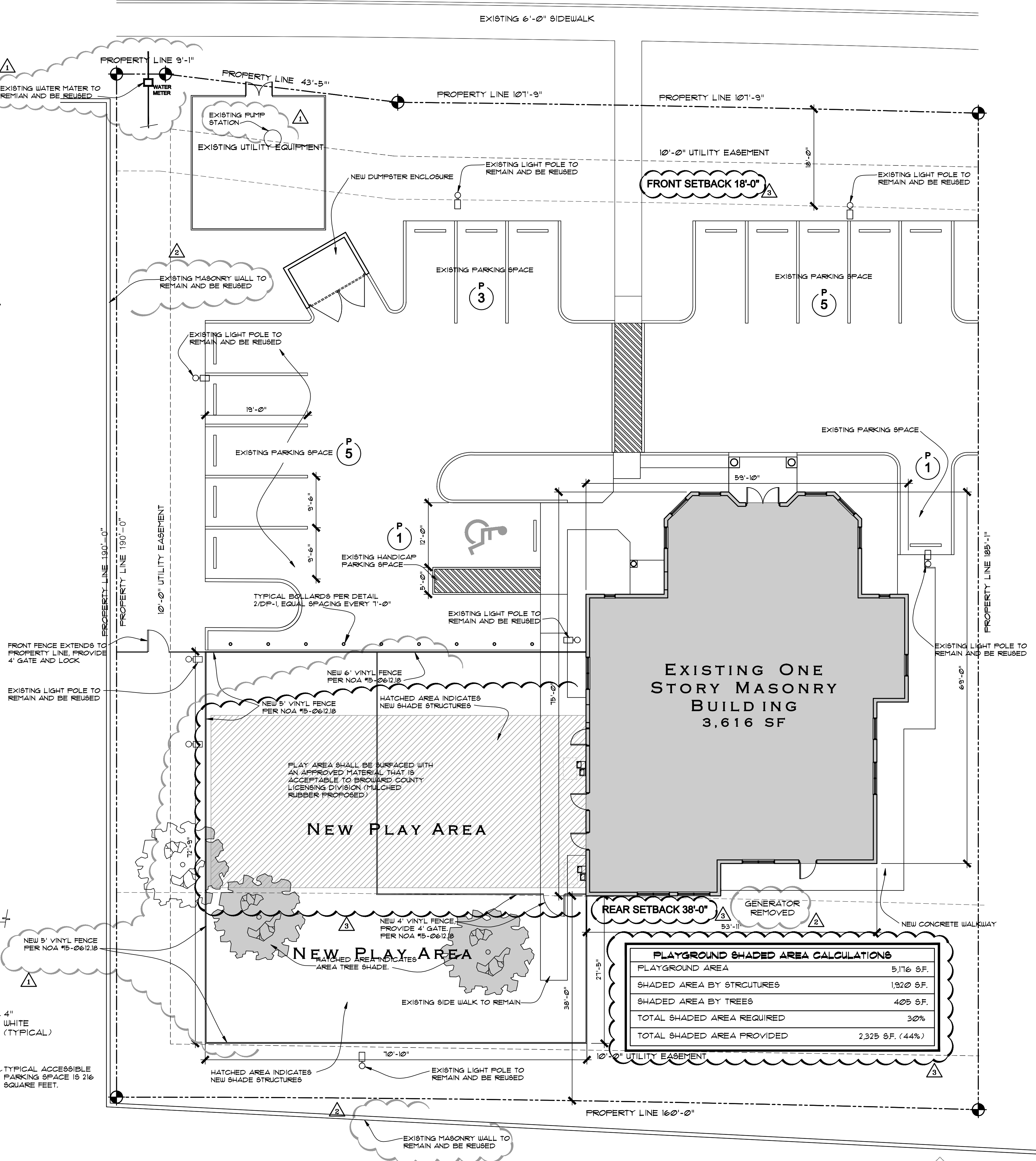
TYPICAL CONCRETE CURB DETAIL
SCALE: NOT TO SCALE



TYPICAL PARKING STALL STRIPING
SCALE: NOT TO SCALE



ACCESSIBLE PARKING DETAIL
SCALE: NOT TO SCALE



SITE PLAN
SCALE: 1" = 10'-0"

PLAYGROUND SHADED AREA CALCULATIONS	
PLAYGROUND AREA	5,116 S.F.
SHADED AREA BY STRUCTURES	1,920 S.F.
SHADED AREA BY TREES	405 S.F.
TOTAL SHADED AREA REQUIRED	30%
TOTAL SHADED AREA PROVIDED	2,325 S.F. (44%)

- Revisions:
- 1 10-25-19 DRC COMMENTS RESPONSE
 - 2 12-19-19 DRC COMMENTS RESPONSE
 - 3 2-11-20 DRC COMMENTS RESPONSE
 - 4
 - 5

Project Number
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**LEARNING TOGETHER ACADEMY
NEW DAYCARE OCCUPANCY**
5350 WEST ATLANTIC BOULEVARD
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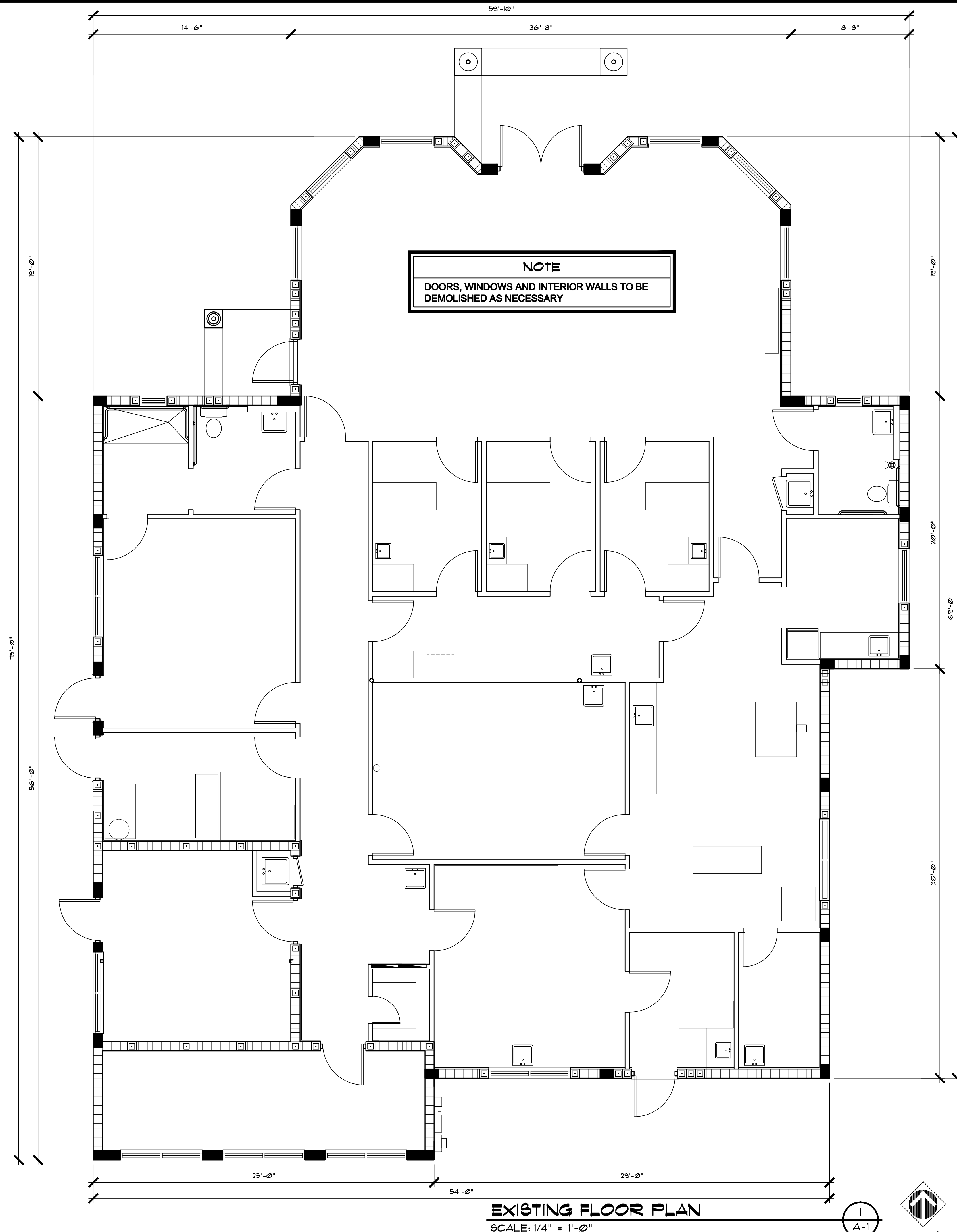
Project Name
**LANDLORD
IMPROVEMENT**

**STEPHEN BRASGALLA,
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AS ISSUED FOR DRC
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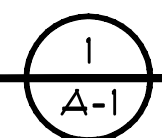
SP-1



NOTE
DOORS, WINDOWS AND INTERIOR WALLS TO BE
DEMOLISHED AS NECESSARY

EXISTING FLOOR PLAN

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



Revisions:
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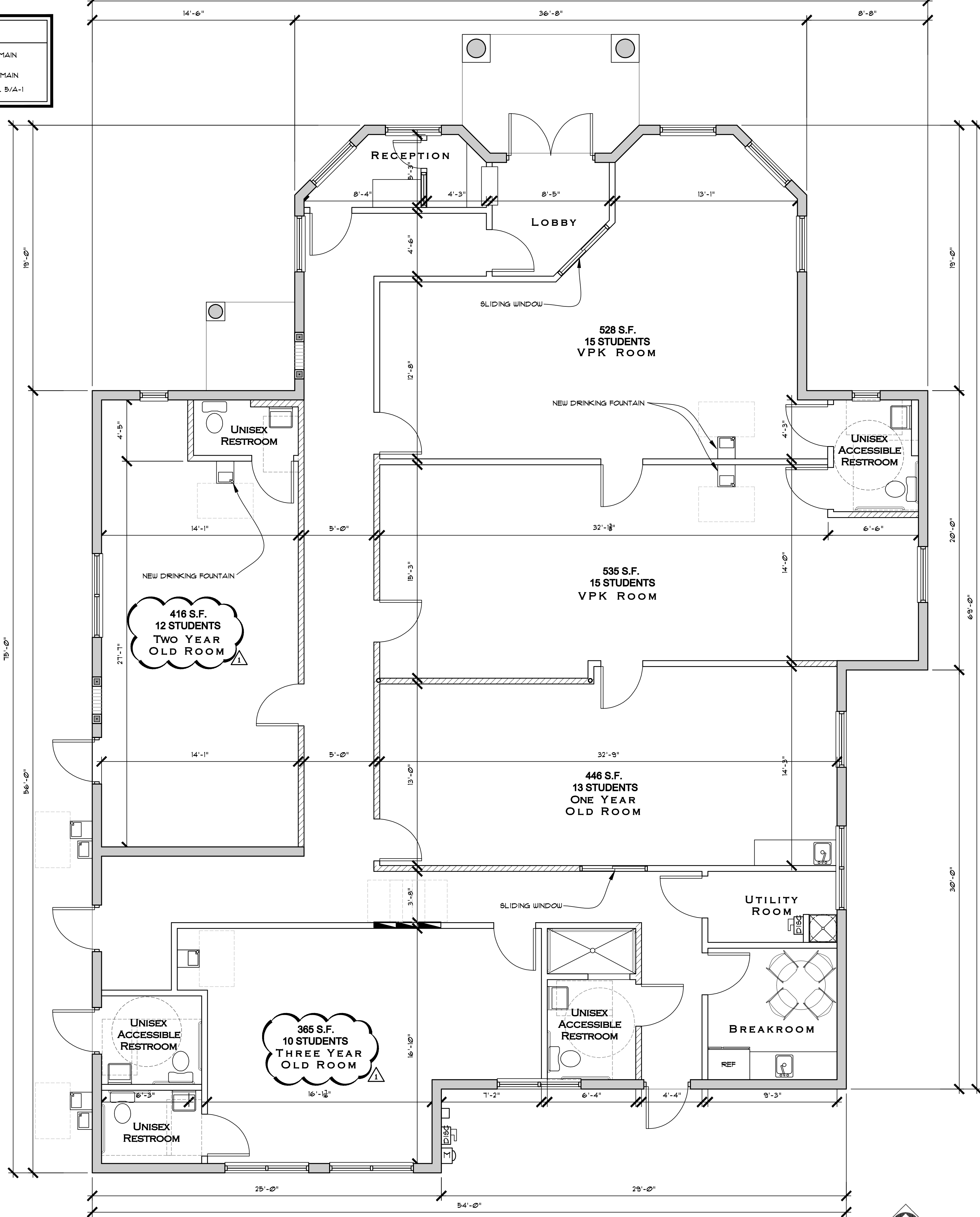
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Date:
3-22-19

WALL LEGEND

EXISTING MASONRY WALL TO REMAIN

EXISTING PARTITION WALL TO REMAIN

INTERIOR PARTITION PER DETAIL 5/A-1



STUDENTS ALLOWED PER CLASSROOM	
ONE YEAR OLD ROOM	13 STUDENTS
TWO YEAR OLD ROOM	12 STUDENTS
THREE YEAR OLD ROOM	10 STUDENTS
VPK ROOM 1	15 STUDENTS
VPK ROOM 2	15 STUDENTS
TOTAL	65 STUDENTS

FLOOR PLAN

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

Revisions:

10-25-19 DRC

COMMENTS

RESPONSE

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A-2

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1	2-11-20 DRC COMMENTS RESPONSE
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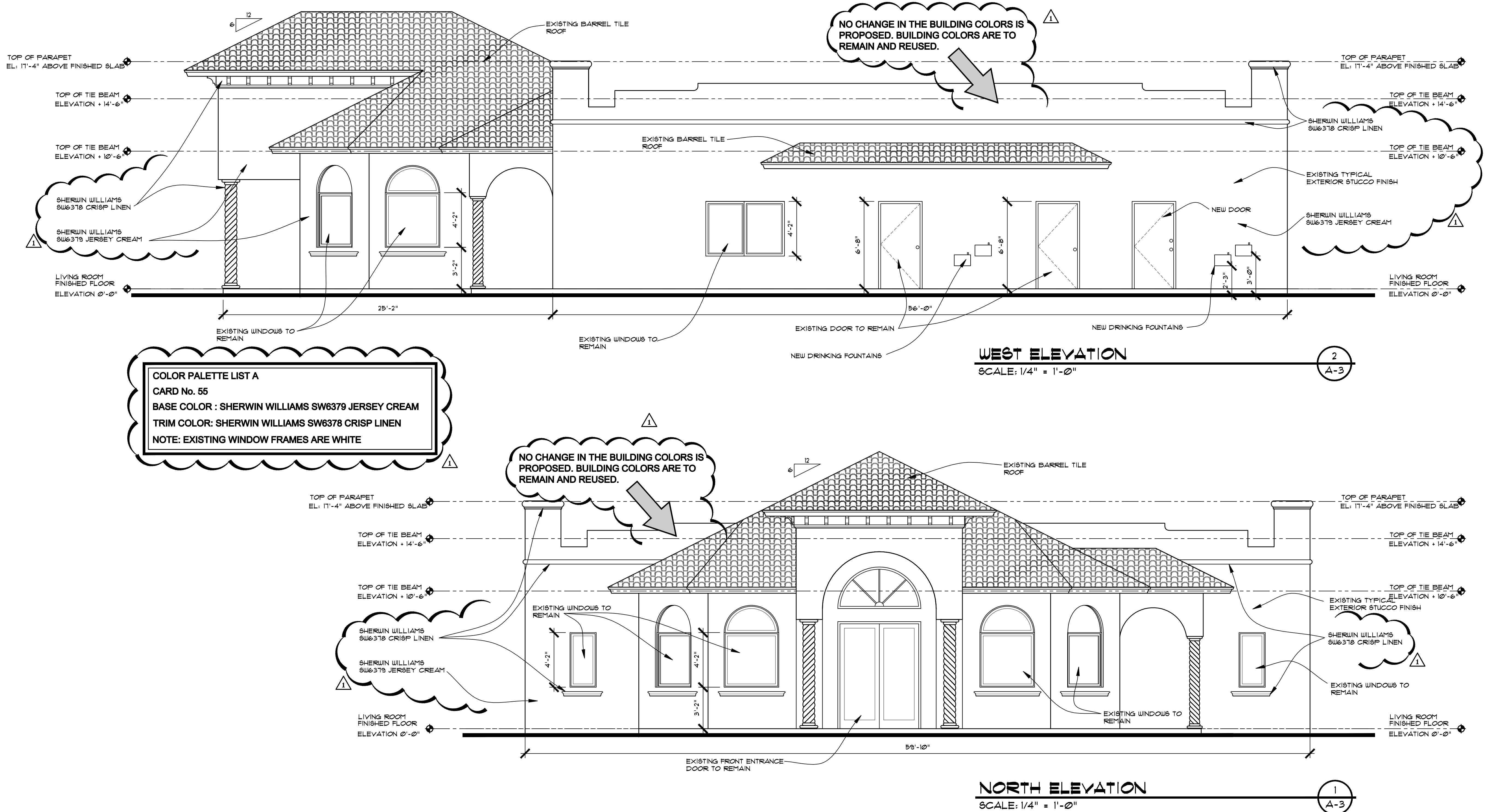
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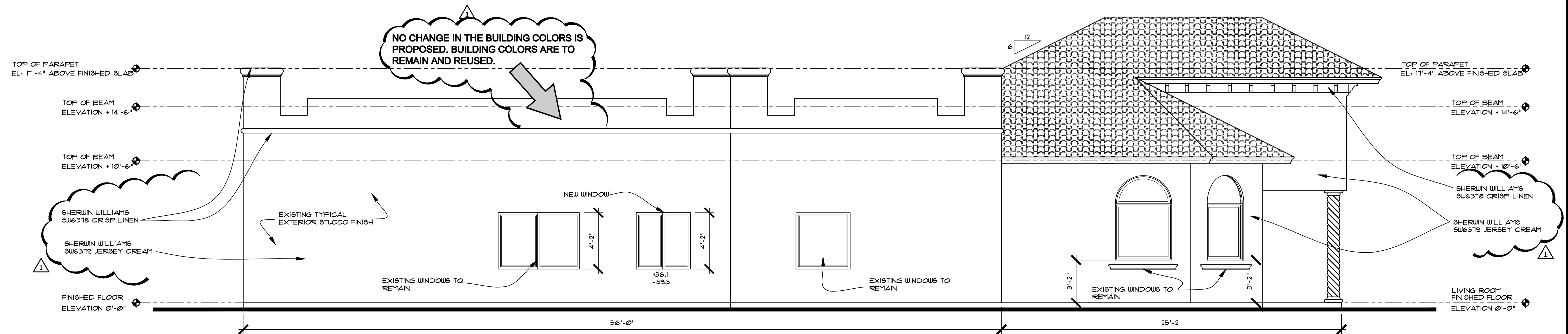
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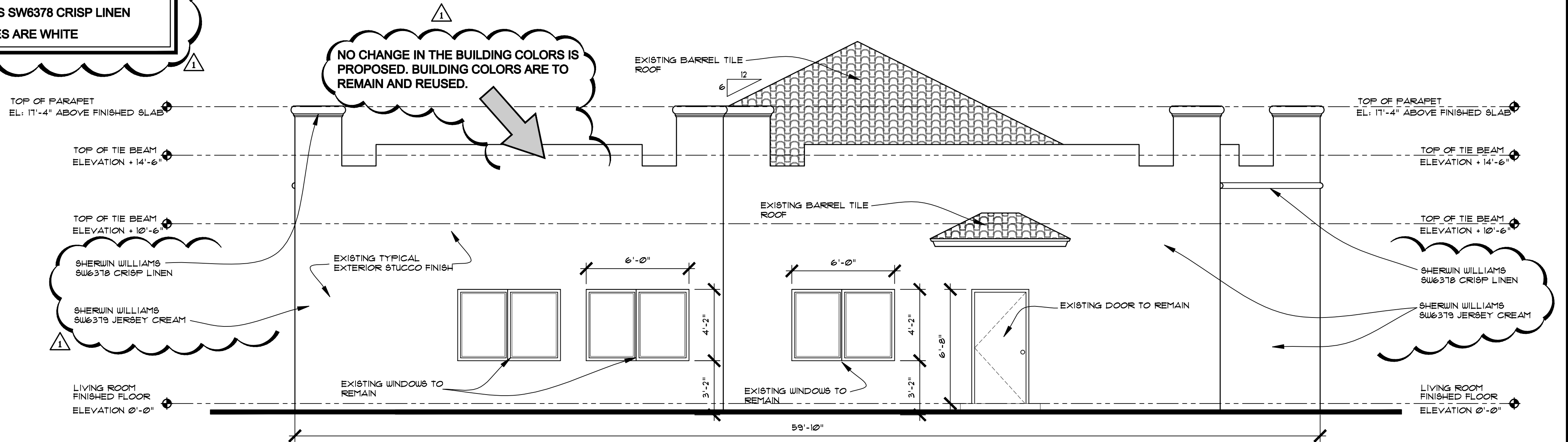
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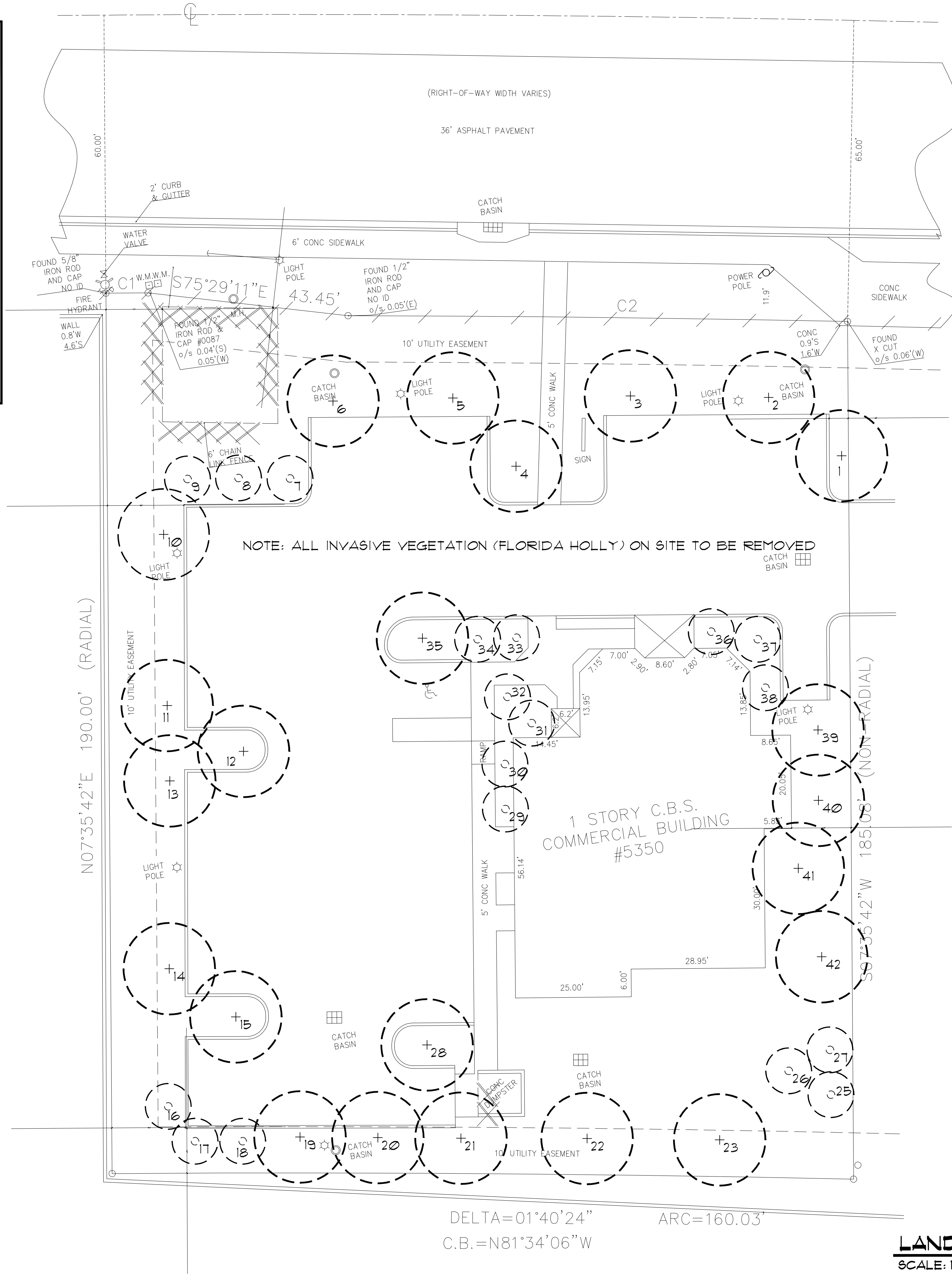
COLOR PALETTE LIST A
CARD No. 55
BASE COLOR : SHERWIN WILLIAMS SW6379 JERSEY CREAM
TRIM COLOR: SHERWIN WILLIAMS SW6378 CRISP LINEN
NOTE: EXISTING WINDOW FRAMES ARE WHITE



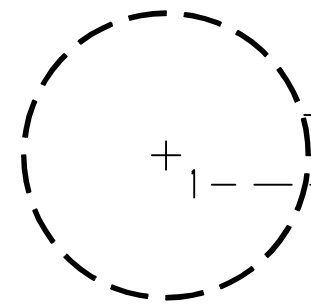
WEST ATLANTIC BOULEVARD

LANDSCAPE NOTES

1. LANDSCAPING IN RIGHT-OF-WAY BUFFERS SHALL BE INSTALLED ON THE EXTERIOR SIDE OF WALLS AND FENCES.
2. FLORIDA DEPARTMENT OF TRANSPORTATION TYPE 'D' OR 'F' CURB SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRASSED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.
3. SAFE SIGHT TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30' AND 8' ABOVE CROWN OF ROAD.
4. LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAINAGE STRUCTURES, ETC. SHALL NOT INTERFERE WITH LANDSCAPING IN TERMINAL ISLANDS, PARKING ISLANDS, MEDIANS BUFFERS OR OTHER LANDSCAPE AREAS.
5. ALL PLANT MATERIAL IS TO BE INSTALLED AT THE HEIGHT, SPREAD AND DIAMETER OF BREAST HEIGHT SHOWN IN THE PLANT LIST. CONTAINER SIZES ARE GIVEN AS A SUGGESTION ONLY.
6. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
7. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPERATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPERATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCRGOACH INTO PALM BEACH COUNTY UTILITY EASEMENT WITHOUT PRIOR PALM BEACH COUNTY WATER UTILITY DIRECTOR APPROVAL AND ONLY 800 CAN BE INSTALLED WITHIN 15' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND PALM BEACH COUNTY WATER UTILITY DIRECTOR.
8. ANY MECHANICAL EQUIPMENT PROPOSED AT GROUND LEVEL IS REQUIRED TO BE SCREENED WITH APPROPRIATE LANDSCAPE MATERIAL.
9. ALL PLANTS USED IN THIS PROJECT ARE FREEZE AND DROUGHT RESISTANT FLORIDA NATIVE PLANTS WITH HIGH SUN AND SALT TOLERABILITY AND COMPLY FULLY WITH THE PRINCIPLES OF XERISCAPE LANDSCAPING.

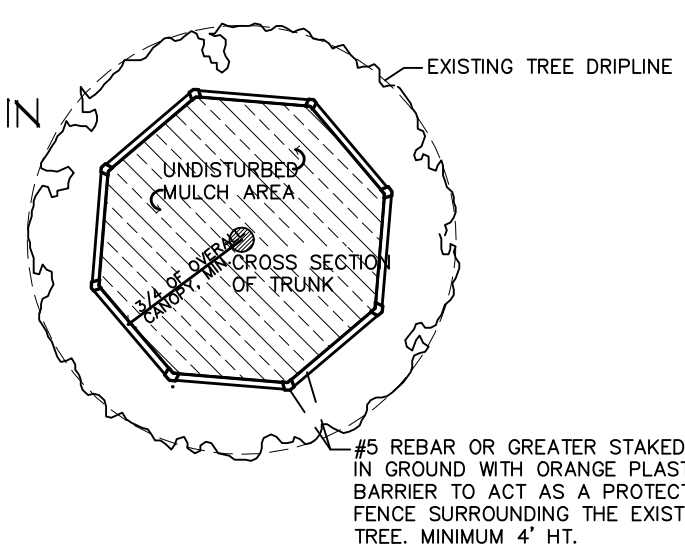


TREE DISPOSITION



--- TREE TO REMAIN
--- TREE NUMBER

TREE PROTECTION DETAIL



LEARNING TOGETHER ACADEMY

MARGATE FLORIDA			
Reviewed by J.D. Vanover		ISA Certified Arborist	
Existing Tree Disposition		Reg. # SO 2501 A	
		** DENOTES NATIVE	
TREE NO.	TREE / PALM SPECIES	SPECIFICATION	DISPOSITION / COND.
1	Quercus virginiana **	24' ht x 20' spr, 9" DBH	Remain - Fair - 60%
2	Swietenia mahagoni **	35' ht x 30' spr, 9" DBH	Remain - Fair - 60%
3	Swietenia mahagoni **	40' ht x 35' spr, 13" DBH	Remain - Fair - 60%
4	Quercus virginiana **	30' ht x 16' spr, 8" DBH	Remain - Fair - 60%
5	Swietenia mahagoni **	40' ht x 30' spr, 13" DBH	Remain - Fair - 60%
6	Swietenia mahagoni **	40' ht x 35' spr, 12" DBH	Remain - Fair - 60%
7	Sabal palmetto **	14' ct ht, 22" DBH	Relocated - Fair - 60%
8	Sabal palmetto **	14' ct ht, 22" DBH	Strangler Figs Present
9	Sabal palmetto **	14' ct ht, 22" DBH	Strangler Figs Present
10	Quercus virginiana **	25' ht x 18' spr, 9" DBH	Remain - Fair - 60%
11	Quercus virginiana **	35' ht x 25' spr, 11" DBH	Remain - Fair - 60%
12	Quercus virginiana **	25' ht x 18' spr, 9" DBH	Remain - Fair - 60%
13	Quercus virginiana **	35' ht x 20' spr, 11" DBH	Remain - Fair - 60%
14	Quercus virginiana **	35' ht x 30' spr, 13" DBH	Remain - Fair - 60%
15	Quercus virginiana **	35' ht x 35' spr, 11" DBH	Remain - Fair - 60%
16	Sabal palmetto **	16' ct ht, 22" DBH	Remain - Fair - 60%
17	Sabal palmetto **	18' ct ht, 22" DBH	Strangler Figs Present
18	Sabal palmetto **	17' ct ht, 22" DBH	Strangler Figs Present
19	Quercus virginiana **	30' ht x 15' spr, 8" DBH	Remain - Fair - 60%
20	Quercus virginiana **	30' ht x 25' spr, 12" DBH	Remain - Fair - 60%
21	Quercus virginiana **	30' ht x 20' spr, 15" DBH	Remain - Fair - 60%
22	Quercus virginiana **	30' ht x 20' spr, 14" DBH	Remain - Fair - 60%
23	Quercus virginiana **	30' ht x 20' spr, 11" DBH	Remain - Fair - 60%
24	DELETED		
25	Sabal palmetto **	14' ct ht, 22" DBH	Remain - Fair - 60%
26	Sabal palmetto **	15' ct ht, 22" DBH	Strangler Figs Present
27	Sabal palmetto **	14' ct ht, 22" DBH	Strangler Figs Present
28	Quercus virginiana **	30' ht x 20' spr, 12" DBH	Remain - Fair - 60%
29	Veitchia montgomeryana	16' ct ht, 4" DBH	Remain - Good - 80%
30	Veitchia montgomeryana	16' ct ht, 4" DBH	Remain - Good - 80%
31	Veitchia montgomeryana	16' ct ht, 4" DBH	Remain - Good - 80%
32	Veitchia montgomeryana	16' ct ht, 4" DBH	Remain - Good - 80%
33	Veitchia montgomeryana	16' ct ht, 4" DBH	Remain - Good - 80%
34	Veitchia montgomeryana	16' ct ht, 4" DBH	Remain - Good - 80%
35	Quercus virginiana **	30' ht x 20' spr, 8" DBH	Remain - Fair - 60%
36	Veitchia montgomeryana	16' ct ht, 4" DBH	Remain - Good - 80%
37	Veitchia montgomeryana	16' ct ht, 4" DBH	Remain - Good - 80%
38	Veitchia montgomeryana	16' ct ht, 4" DBH	Remain - Good - 80%
39	Swietenia mahagoni **	30' ht x 30' spr, 10" DBH	Remain - Fair - 60%
40	Swietenia mahagoni **	28' ht x 35' spr, 13" DBH	Remain - Fair - 60%
41	Swietenia mahagoni **	30' ht x 35' spr, 14" DBH	Remain - Fair - 60%
42	Quercus virginiana **	35' ht x 35' spr, 14" DBH	Remain - Good - 80%
43	Quercus virginiana **	30' ht x 30' spr, 10" DBH	New Tree
44	Quercus virginiana **	30' ht x 30' spr, 10" DBH	New Tree
45	Quercus virginiana **	30' ht x 30' spr, 10" DBH	New Tree

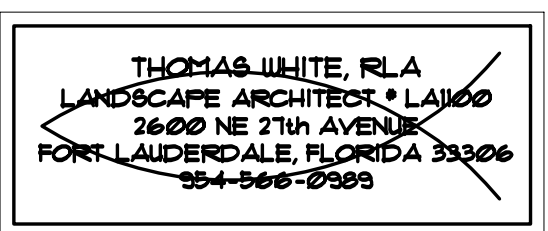
LANDSCAPE PLAN

SCALE: 1" = 10'-0"



LAND FORM DESIGN GROUP, INC.
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TEL 954 461 6191
EMAIL malcolm@landform-design.com
Thomas White PLA FL#1100

PLAN REVIEW BY:



PROJECT

Learning Together Academy

5350 West Atlantic Boulevard
Margate, Florida 33063

REVISIONS

REV.	DATE	DESCRIPTION
1	10-25-19	COMMENTS RESPONSE
2	12-19-19	COMMENTS RESPONSE
3	2-11-20	COMMENTS RESPONSE

ISSUED FOR:

- ☐ REVIEW & COMMENTS
- ☐ BIDDING
- ☒ PERMIT
- ☐ NOT FOR CONSTRUCTION
- ☐ CONSTRUCTION

DRAWN:

MEM

CHECKED:

MEM

SCALE:

1" = 10'-0"

JOB NO.:

LTA2019

DATE:

03-19-19

DRAWING TITLE:

TREE DISPOSITION PLAN

SHEET NO.:

L-1

SHEET 01 OF 01

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Learning Together Academy

**5350 West Atlantic Boulevard
Margate, Florida 33063**

REV.	DATE	DESCRIPTION
1	10-25-19	COMMENTS RESPONSE

☐ REVIEW & COMMENTS
☐ BIDDING
☒ PERMIT
☐ NOT FOR CONSTRUCTION
☐ CONSTRUCTION

SCALE:
1" = 10'-0"

JOB NO.:
TA2019

DATE:
03-19-19

IRRIGATION PLAN

IR-1

SHEET 01 OF 01

