

Parking Type	# Spaces
Parallel (On-Site Off-Street) - 27 S Swinton	5
Parallel ADA (On-Site Off-Street) - 27 S Swinton	2
Head In (On-Site Off-Street) - 104 SE 1st Ave	26
Fee in Lieu - Proposed	20
Required Spaces	53

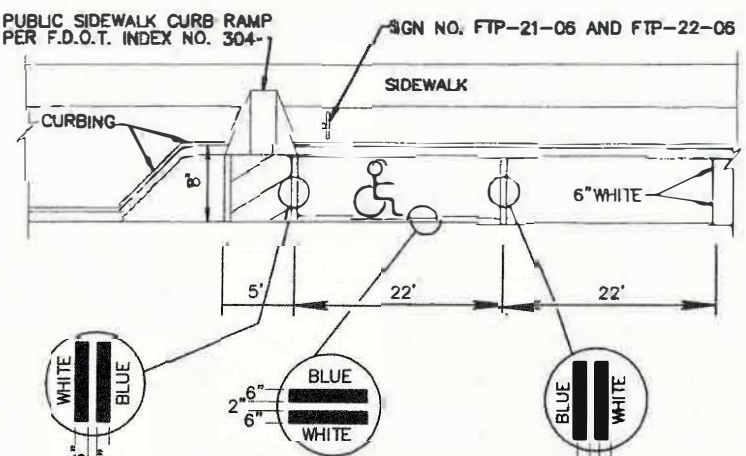
GROUND FLOOR AREA	SITE DATA	SQ.FT.	%
NON-RESIDENTIAL SPA EXISTING STRUCTURE #27 (1,117.5)	NON-RESIDENTIAL SPA	1,117.5	3.5%
	NEW CONSTRUCTION	806.9	2.5%
	JUICE BAR (293.3)		
	RESTROOM PAVILION (93.3)		
NON-RESIDENTIAL SPA POOL (1766.6) & JACUZZI (391.7)	NON-RESIDENTIAL SPA	1,998.3	6.2%
	POOL (1766.6)		
	JACUZZI (391.7)		
	TOTAL NON-RESIDENTIAL SPA	3,922.7	
RESTAURANT EXISTING STRUCTURE #31 (1,331.4) #35 (848.1) #36 (1,540.4)	RESTAURANT	3,720.9	12%
	NEW CONSTRUCTION		
	COVERED DINING COOLERS (1,794.8)		
	COVERED DINING (412.3)	3,001.1	9.4%
TOTAL RESTAURANT	RESTAURANT	6,722	
	COVERED DINING COOLERS (1,794.8)		
	COVERED DINING (412.3)		
	BAR (398)		
WATER BODIES FOUNTAIN (219.9)	WATER BODIES	229.9	0.7%
	FOUNTAIN (219.9)		
PARKING/PAVED AREA	PARKING/PAVED AREA	12,390.2	39%
	OPEN (LANDSCAPED SPACE)	8,514.0	26.7%
TOTAL SITE	TOTAL SITE	31,778.8	100%

BUILDING SETBACKS: REQUIRED	PROVIDED
FRONT	25'-0" 25'-0"
INTERIOR SIDE	7'-6" 7'-6"
REAR	10'-0" 10'-0"
SIDE STREET	15'-0" 15'-0"
HEIGHT	35'-0" VARIES (35')
FLOORS:	N/A 1

GENERAL NOTES:

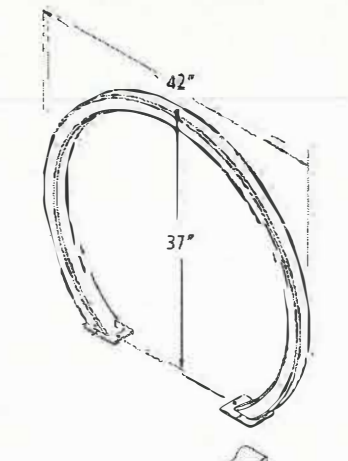
- ALL OVERHEAD BUILDING SERVICES (POWER, PHONE, CABLE) WILL BE PLACED UNDERGROUND.
- BUILDING CONSTRUCTION TYPE: SPA (B)/RESTAURANT (A-2) OCCUPANCY CLASSIFICATION: SPA (TYPE V-B)/RESTAURANT (TYPE V-B)

NOTE: HANDICAPPED PARKING SPACE MUST BE FIRST OR LAST PARALLEL PARKING SPACE IN THE ROW ADJACENT TO LANDSCAPE ISLAND. IF SPACE IS AT THE FRONT PARKING ROW ACCESS PANEL MUST BE IN FRONT OF CAR AND IF SPACE IS AT THE END OF PARKING ROW ACCESS PANEL MUST BE AT THE REAR OF CAR.



TYPICAL PARKING SPACES
DETAIL RT 4.2c

EXCALIBUR Arc



Product: Dero Excalibur Arc Rack
As manufactured by Dero Bike Racks

Capacity: 2 Bikes

Materials: 2" x 2" x 3/16" square tube

Finishes: An after fabrication hot dipped galvanized finish is our standard option. 250 TIG weld powder coat colors, thermoplastic coating, and stainless steel finishes are also available as alternate options.

Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TIG weld polyester powder coat

Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

Installation: 25" feet width are installed into a concrete base with 6 masonry anchors.

In-ground mount available by special order.

Spine line and Setbacks: Wall Setbacks: For racks set parallel to the wall, a minimum of 24" should be left between the wall and the racks. 36" is the recommended setback. For racks installed perpendicular to the wall, a 24" setback is the minimum distance. 42" is recommended.

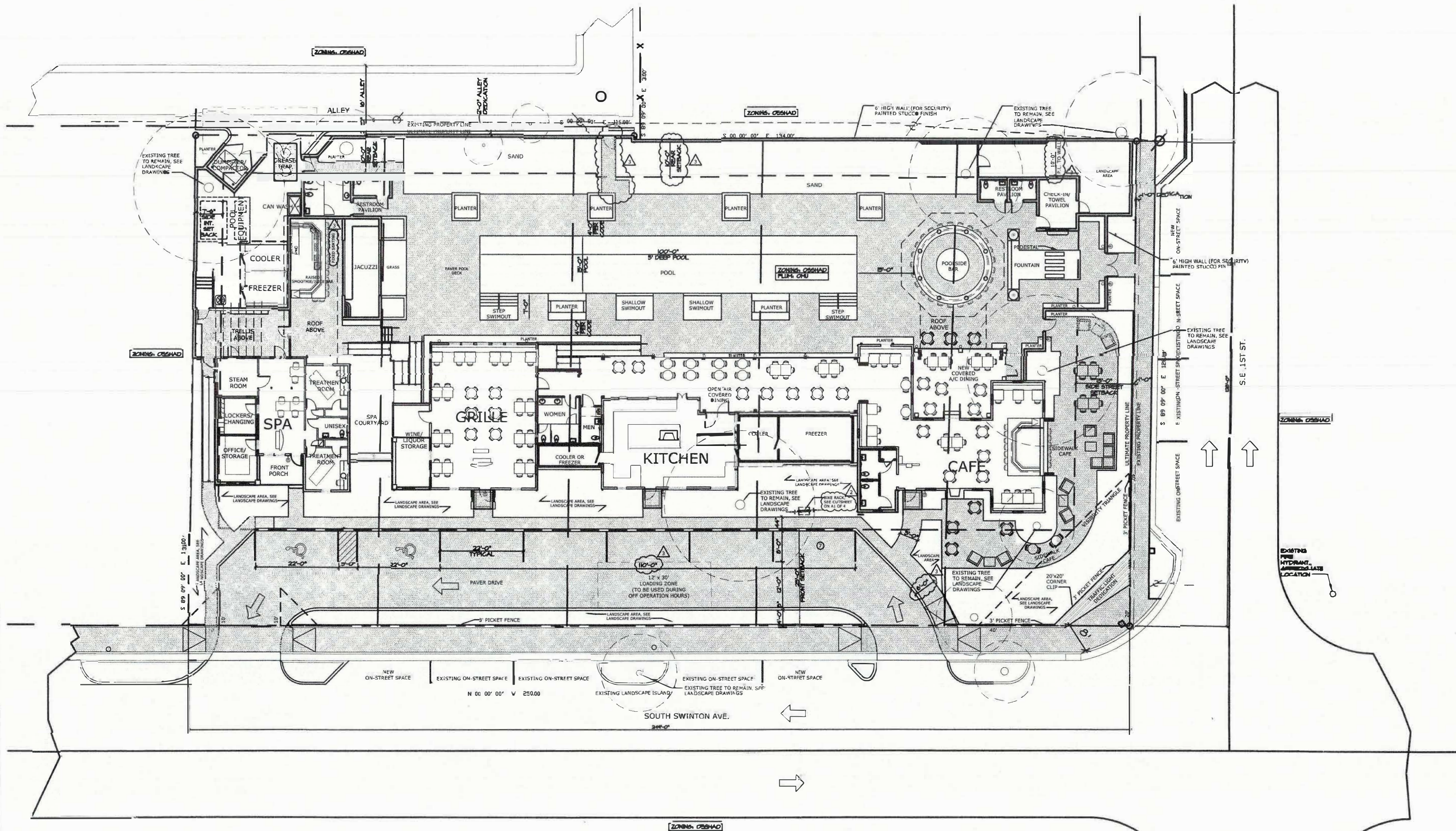
Street Setbacks: 24" is the minimum distance between the street and the racks. 36" is recommended.

Between Racks: 24" is the minimum distance between racks. 36" is recommended.

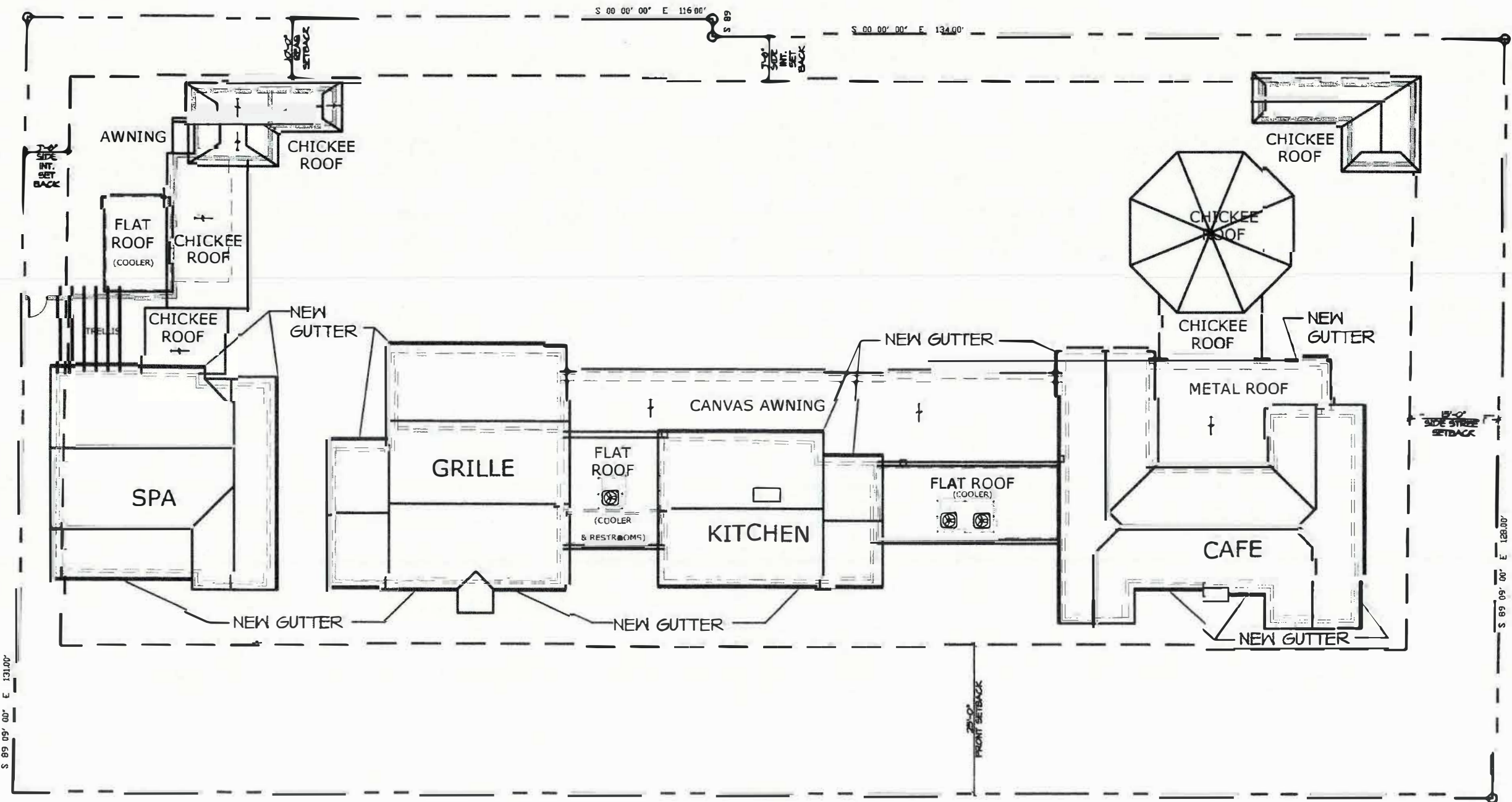
Color: White

DERO BIKE RACKS

www.dero.com 800 299-4915

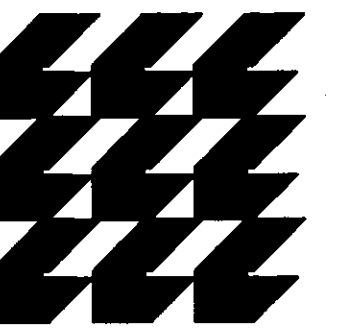
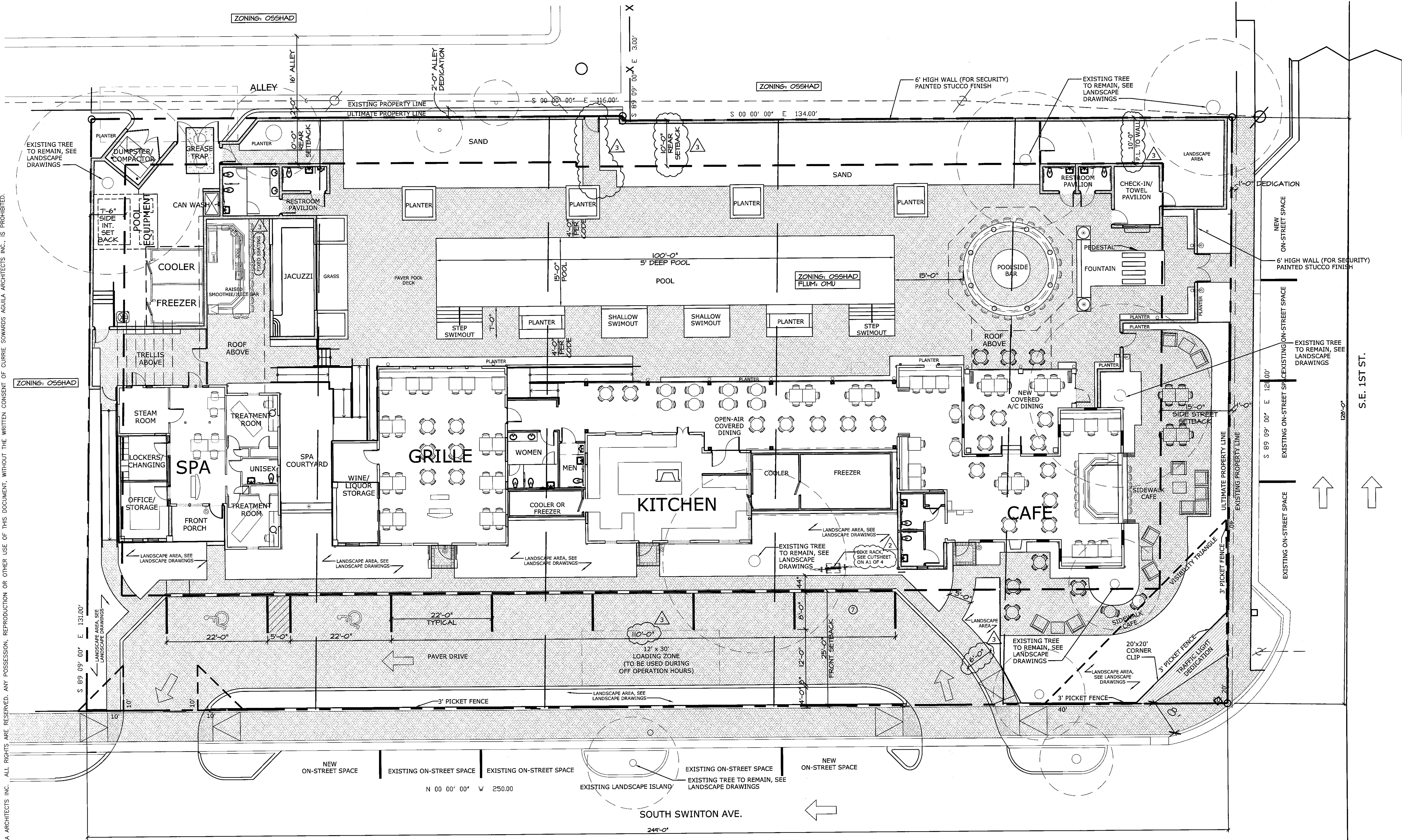


1 SITE PLAN
1 of 4 SCALE: 1"=20'-0"



2 ROOF PLAN
1 of 4 SCALE: 1"=20'-0"

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**CURRIE
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& Interior Designers

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Delray Beach, Florida 33444
TEL: 561 276-4951
FAX: 561 243-8184
E-mail: office@csa-architects.com

ISSUED FOR : HPB CLASS V 08.01.2011

BIDS

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE
**SWINTON
SOCIAL**

NORTHEAST CORNER
OF S.E. 1st STREET
& S. SWINTON AVENUE
DELRAY BCH, FL 33444

REVISIONS
09-19-2011 UPDATE PER STAFF COMMENTS

03-27-2012 UPDATE PER STAFF CONDITIONS
FOR SITE PLAN CERTIFICATION

EXISTING
FIRE
HYDRANT
APPROXIMATE
LOCATION

HPB CLASS V SUBMITTAL • 08.01.2011

FILE NUMBER
~HPB Submittal Site Plans.dwg
DRAWING TITLE

ENLARGED
PROPOSED
SITE PLAN

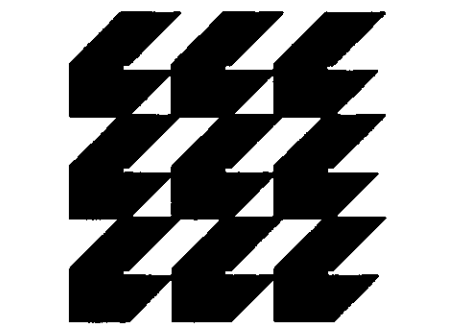
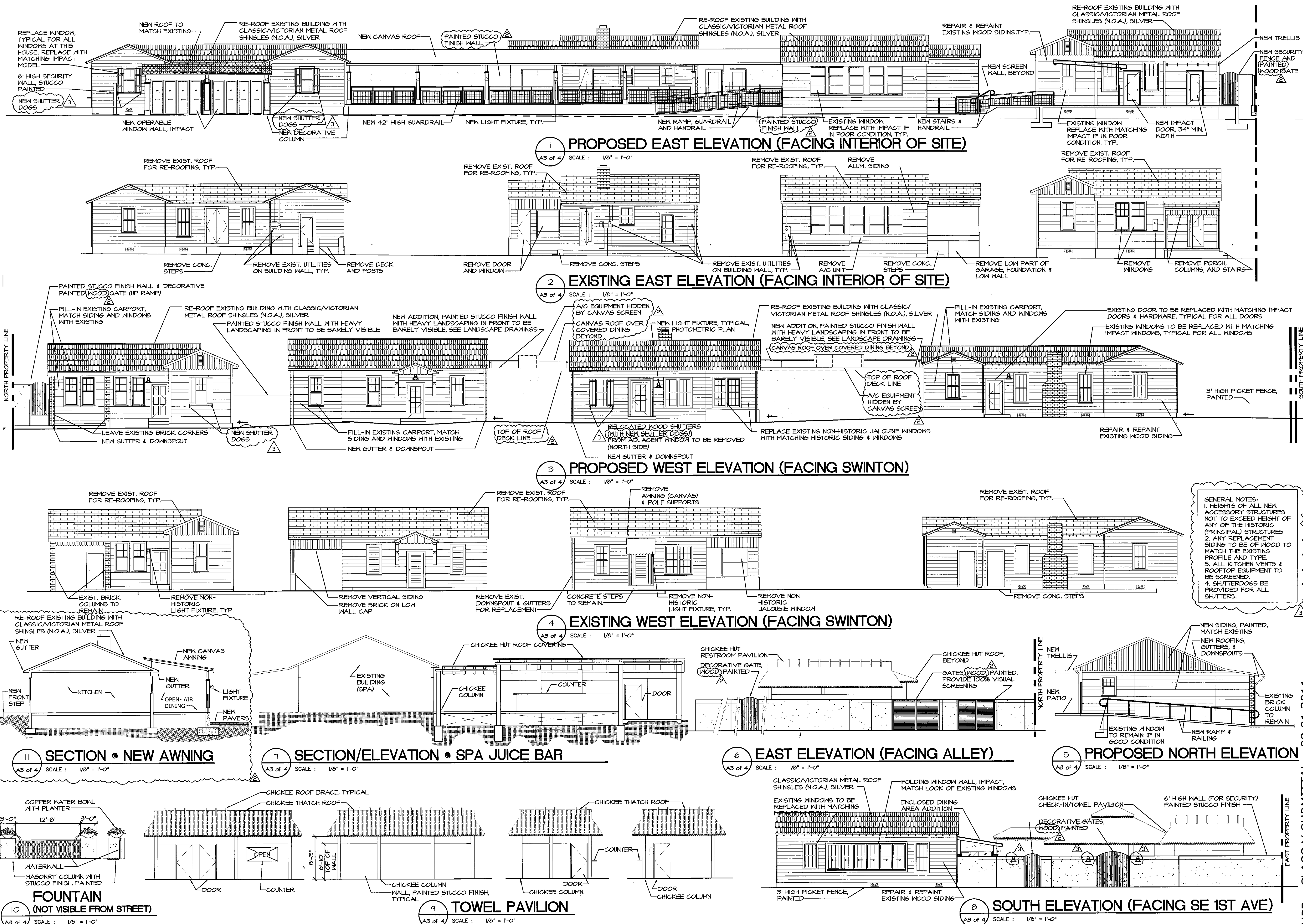
DATE 08.01.2011 DRAWN BY LJ
JOB NUMBER 110403
DRAWING NUMBER

A2 of 4



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

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PROJECT TITLE
**SWINTON
SOCIAL**

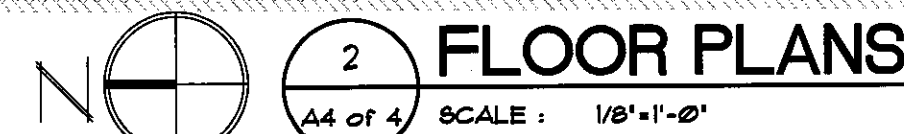
NORTHEAST CORNER
OF S.E. 1st STREET
& S. SWINTON AVENUE
DELRAY BCH, FL 33444

REVISIONS
09-19-2011
1. UPDATE PER STAFF COMMENTS
10-11-2011
2. UPDATE PER STAFF COMMENTS
03-27-2012
3. UPDATE PER STAFF CONDITIONS
FOR SITE PLAN CERTIFICATION

FILE NUMBER
--HPB Submittal Elevations-Sections.dwg
DRAWING TITLE
**EXISTING &
PROPOSED
ELEVATIONS, &
SECTIONS**

DATE
08.01.2011
JOB NUMBER
110403
DRAWING NUMBER

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A3 of 4



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CHARISMA - Wall Mount

General: The simple, elegant compact design is perfect for both direct and indirect accent lighting applications.

Construction: Cast low-copper content marine grade aluminum housing, mounting bracket and arm. Stainless steel external hardware to protect against corrosion.

Lens: Clear glass lens is standard. Stippled lens available.

Lamps: Compact fluorescent lamps included. Accepts 19-25W compact fluorescent lamps and 75W (max.) incandescent lamps. (Incandescent not included).

Ballast: Integral ballast for easy access and maintenance. Compact fluorescent units standard with 120V, 60Hz electronic ballast. (277V available).

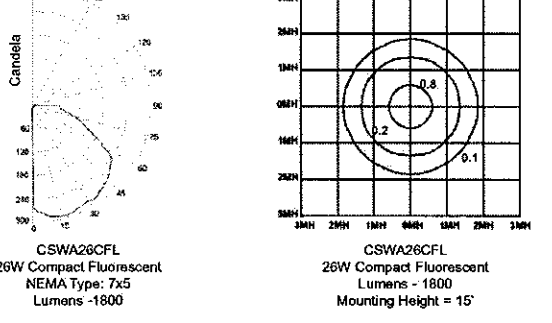
Mounting: Straight arm wall mount style is standard. Can be mounted for direct or indirect lighting applications.

Finish: Textured polyester powder coat finish. Shade underside is standard with white finish. Black, bronze, gray, white, silver, and verde green options available on housing exterior. For custom colors, please contact factory.

Gaskets: EPDM gaskets standard.

Weight: 7 lbs.

Listings: UL Listed 1596 for Wet Locations. Indoor/Outdoor listed for use in Canada.



PHOTOMETRICS

For mounting heights (MH) other than 15' use:
 $(\text{Actual Height})^2 \times \text{FC chart value}$

For lamp watts other than shown in chart use:
 $(\text{Actual Lumens}) \times \text{FC chart value}$

FC = Footcandle

ORDERING INFORMATION

Example: SERIES CS MOUNT WA WATT/TYPE 18CFL LENS SPL VOLTAGE 277V FINISH BRZ

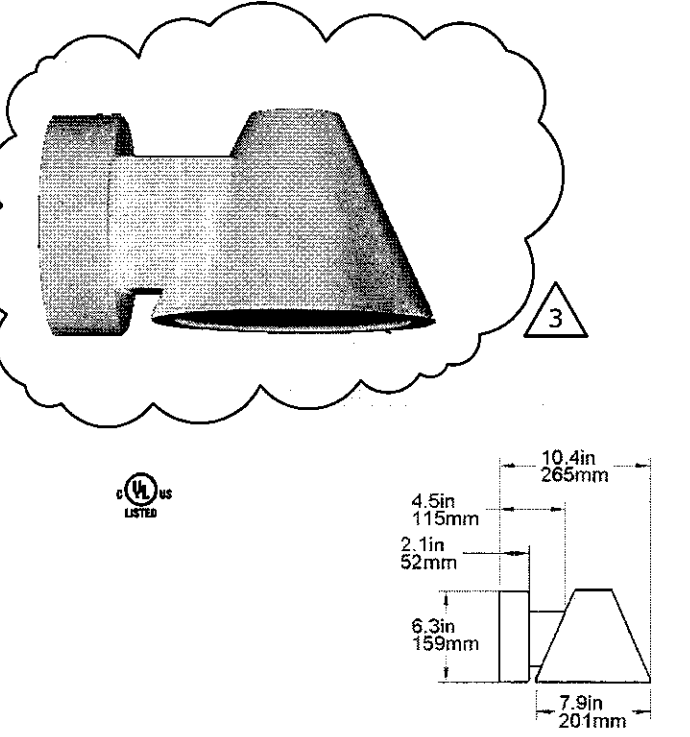
Mounting: WA = Straight arm wall mount

Lamp Wattage/Type and Lumens:
18CFL = 18W Compact Fluorescent (4-pin)
26CFL = 26W Compact Fluorescent (8-pin)
26CFL = 26W Compact Fluorescent (8-pin)

Lens: SPL = Stippled Glass Lens

Voltage: 277V = 277 Volt, 60Hz

Finish:
BLK = Black
BRZ = Bronze
WHI = White
VGR = Verde Green
GRY = Gray
SLV = Silver
CC = Custom Colors (contact factory)



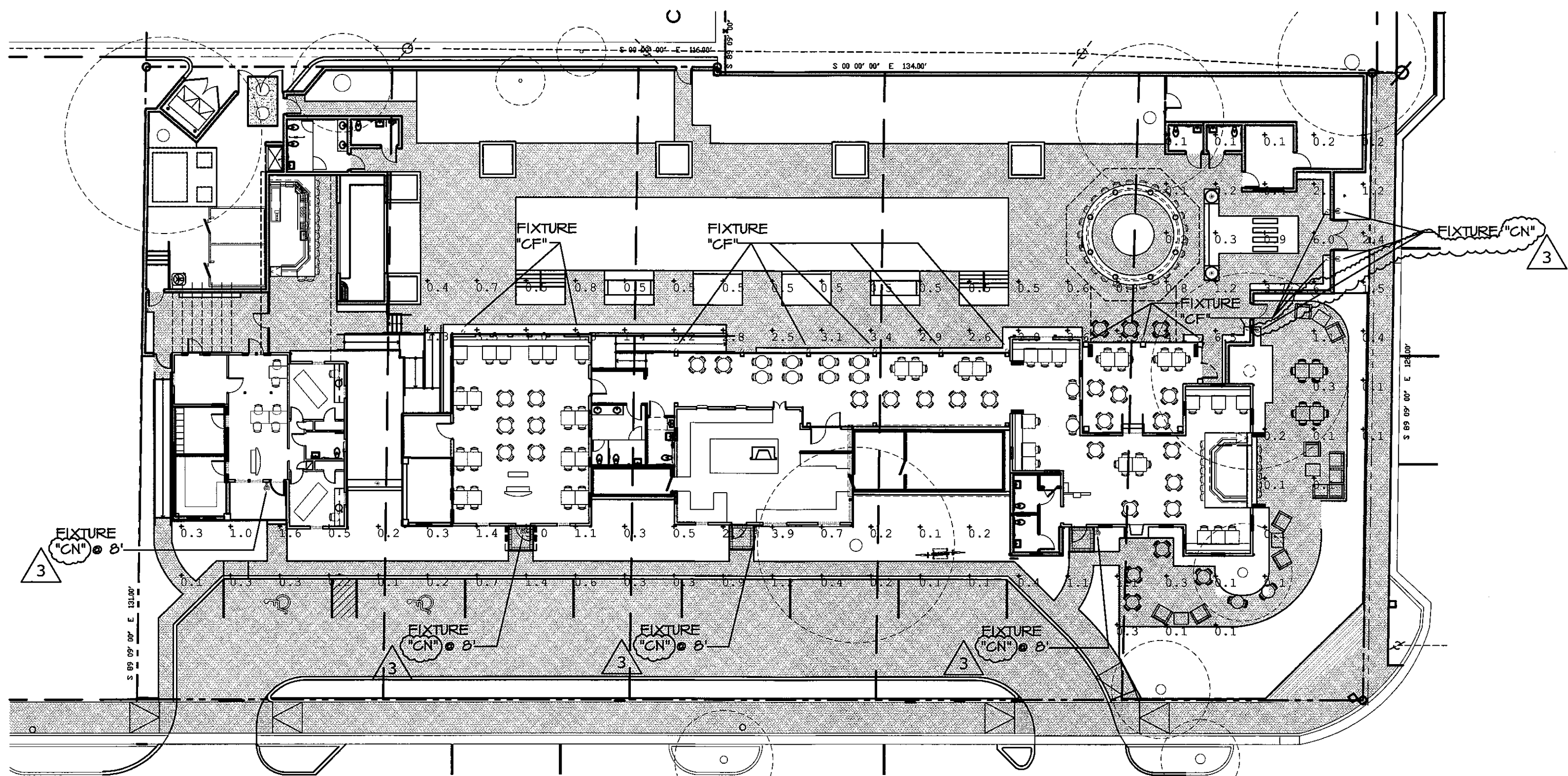
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TYPICAL SMALL SCONCE "CF" (FACING INTERIOR OF SITE)



SITE PLAN

Scale: 1"=20'-0"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	CN	SINGLE	3200	0.720	INTRIGUE CN 42DT
	3	CN	SINGLE	3200	0.720	INTRIGUE CN 42 DT
	15	CF	SINGLE	1800	0.720	INTRIGUE CSF 26 DT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.16	6.6	0.1	11.60	66.00

CONCORD Wall Mount

General: The updated contemporary style of the Concord with its swept shade is a popular fixture with good illumination. Provides a decorative option versus a traditional wallpack.

Construction: Cast low-copper content marine grade aluminum top, housing, shade, and mounting gear. Stainless steel external hardware to protect against corrosion.

Lens: Opal glass lens is standard. Clear glass lens available as an option.

Lamps: HID and fluorescent lamps included. Accepts up to 70w MH and 70w HPS lamps, 26w-42w compact fluorescent lamps, and up to 150w incandescent.

Ballast: Integral ballast for easy access and maintenance. 50w MH and HPS units available with 120v or 277v ballast only. 70w MH and HPS units available in 120v or 277v only. Compact fluorescent units available with electronic ballast (120v to 277v).

Top: Single top style available: Dome

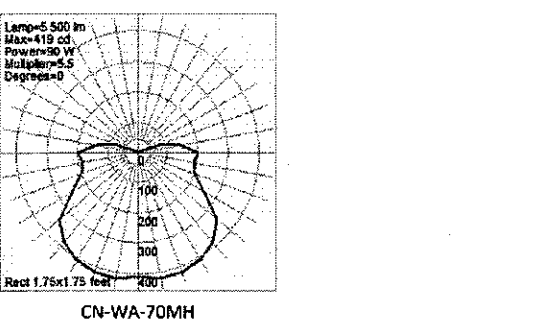
Mounting: Straight arm wall mount.

Finish: Textured polyester powder coat finish. Shade underside is standard with white finish. Black, bronze, gray, white, silver, and verde green options available. For custom colors, please contact factory.

Gaskets: EPDM gaskets standard.

Weight: 12 lbs.

Listings: UL Listed 1596 for Wet Locations. Indoor/Outdoor listed for use in Canada.



PHOTOMETRICS

For mounting heights (MH) other than 15' use:
 $(\text{Actual Height})^2 \times \text{FC chart value}$

For lamp watts other than shown in chart use:
 $(\text{Actual Lumens}) \times \text{FC chart value}$

FC = Footcandle

ORDERING INFORMATION

Example: SERIES CN MOUNT WA WATT/TYPE 18CFL LENS SPL VOLTAGE 277V FINISH BRZ

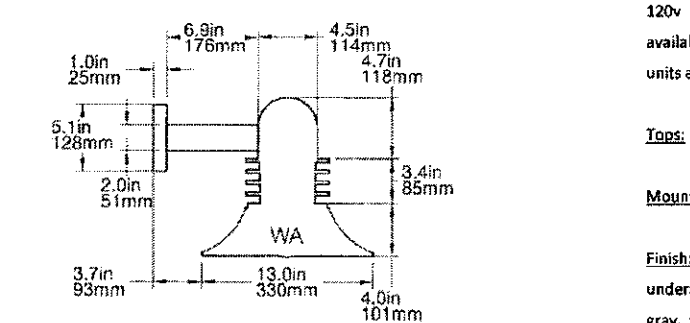
Mounting: WA = Straight arm wall mount

Lamp Wattage/Type and Lumens:
18CFL = 18W Compact Fluorescent (4-pin)
26CFL = 26W Compact Fluorescent (8-pin)
26CFL = 26W Compact Fluorescent (8-pin)

Lens: SPL = Stippled Glass Lens

Voltage: 277V = 277 Volt, 60Hz

Finish:
BLK = Black
BRZ = Bronze
WHI = White
VGR = Verde Green
GRY = Gray
SLV = Silver
CC = Custom Colors (contact factory)



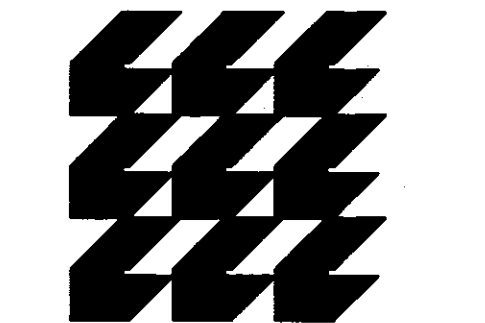
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DECORATIVE WALL SCONCE "CN" (AT FRONT DOORS OF 4 HOUSES FACING S. SWINTON AVE.) (2 FLANKING GATES ON SE. 1ST AVE. ENTRY, AND AT ADJACENT DOOR AT SITE WALL)



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FAX: 561 243-8184
E-mail: office@csa-architects.com

ISSUED FOR :
HPB CLASS V 08.01.2011

BIDS

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CONSTRUCTION

SEAL

PROJECT TITLE
**SWINTON
SOCIAL**

NORTHEAST CORNER
OF S.E. 1st STREET
& S. SWINTON AVENUE
DELRAY BCH, FL 33444

REVISIONS
09-19-2011
UPDATE PER STAFF COMMENTS

03-27-2012
UPDATE PER STAFF CONDITIONS
FOR SITE PLAN CERTIFICATION

HPB • CLASS V SUBMITTAL • 08.01.2011

FILE NUMBER
~HPB Submittal Photometrics.dwg

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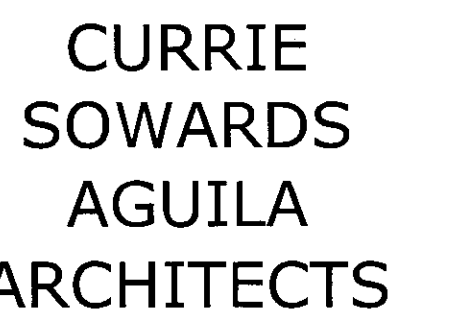
PROPOSED
PHOTOMETRIC PLAN
& LIGHT FIXTURE
CUTSHEETS

DATE
08.01.2011

JOB NUMBER
110403

DRAWING NUMBER

E1 OF 1



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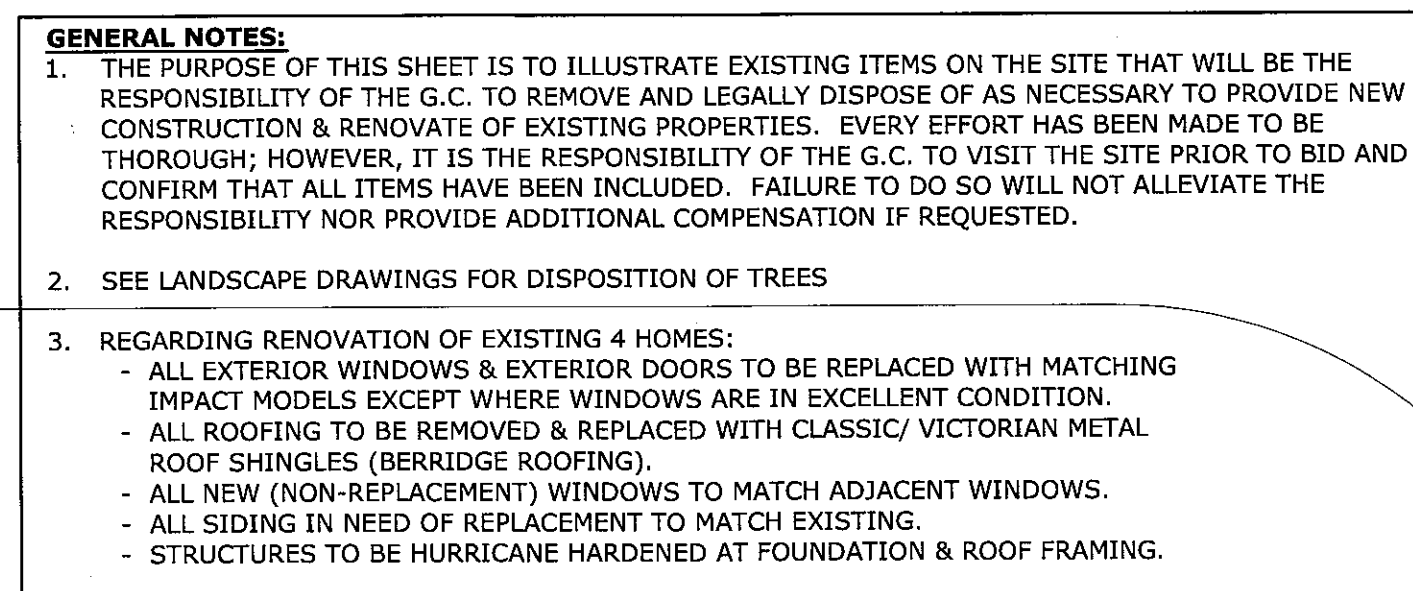
AL

SWINTON
SOCIAL

09-19-2011
UPDATE PER STAFF COMMENTS

DATE 08.01.2011 DRAWN BY LJ
JOB NUMBER 110403
DRAWING NUMBER

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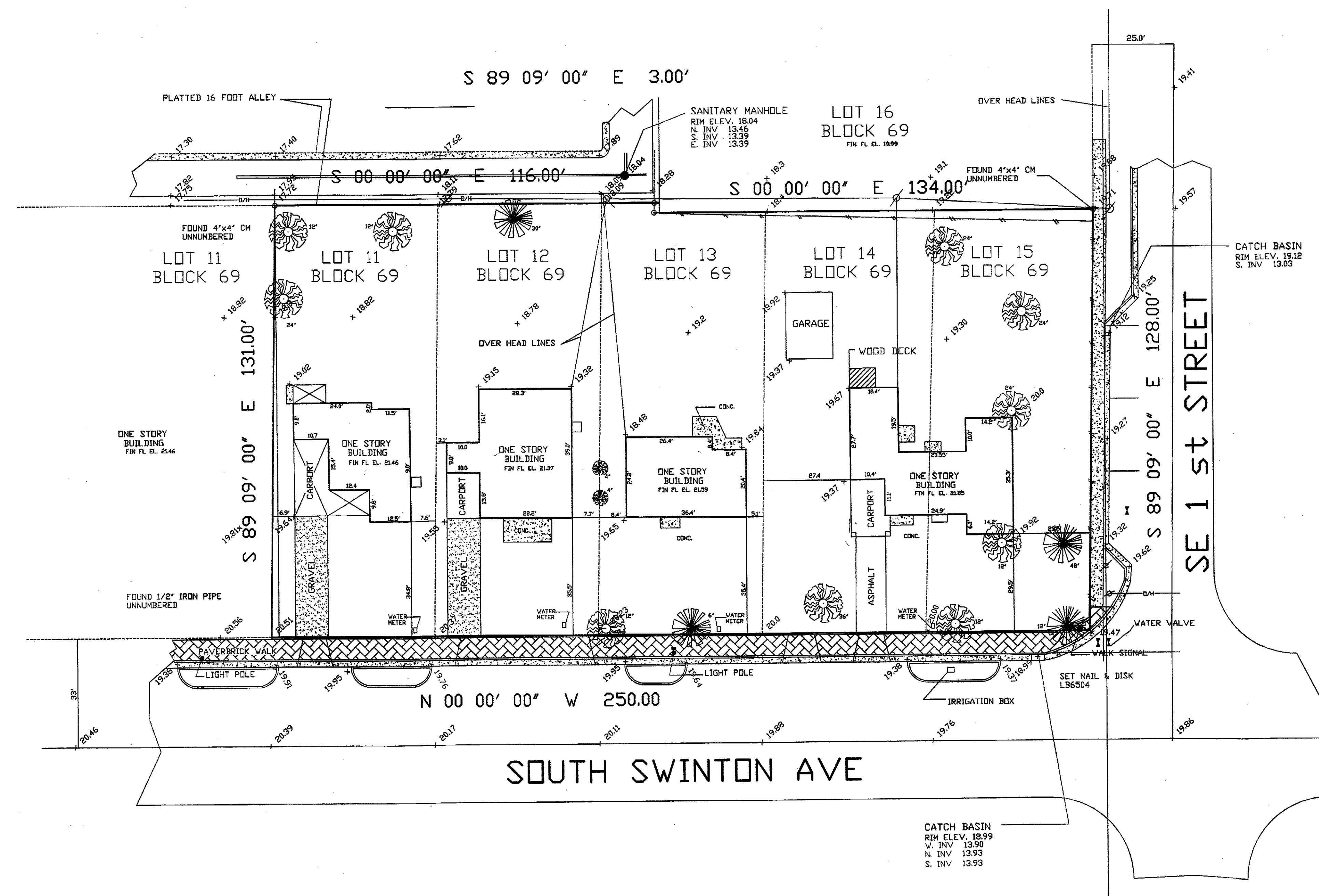




DEMOLITION SITE PLAN
 SCALE : 1"=10'-0"

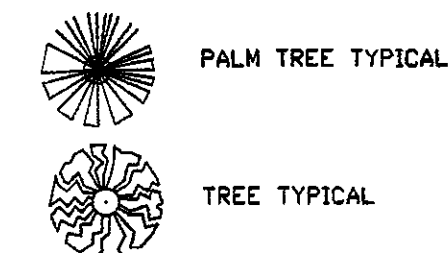
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1"=20'



LOTS 11, 12, 13, 14 AND 15
SUBDIVISION OF BLOCK 69
PLAT BOOK 2 PAGE 43 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, SAID LAND SITUATE,
LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA.

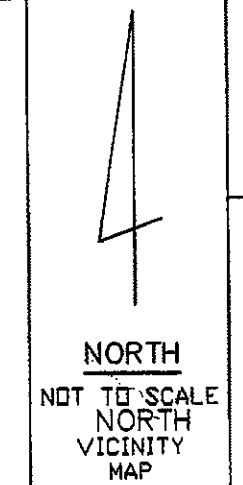
LEGAL DESCRIPTION SHOWN HEREON
WAS SUPPLIED BY CLIENT



NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON PLAT AND ARE ASSUMED
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1989
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

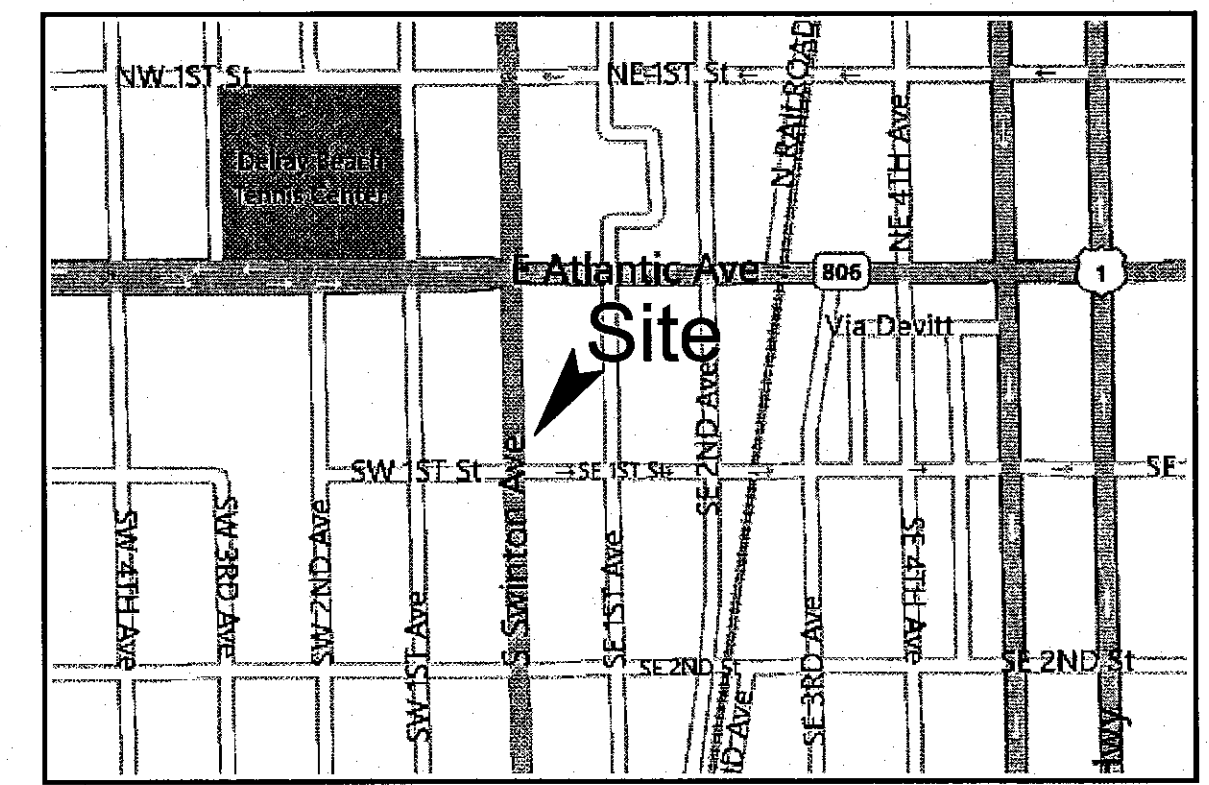
D.R.B. = official record book	TRAN = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.A.L. = Florida power and light	TYP. = typical	I.R. = iron rod	1.R. = iron rod
P.C.C. = point of compound curve	C.M. = concrete monument	S/V = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	Q = bearing locus line	R.P. = radius point	D/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	C.M.C. = concrete
D/E = drainage easement	W.P. = wood privacy fence	M.H. = manhole	CL = centerline	ESMT = easement
C.M.P. = corrugated metal pipe	W.P. = wood privacy fence	U/C = utility easement	ALUM. = aluminum	D.A.C. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	C.L.F. = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		



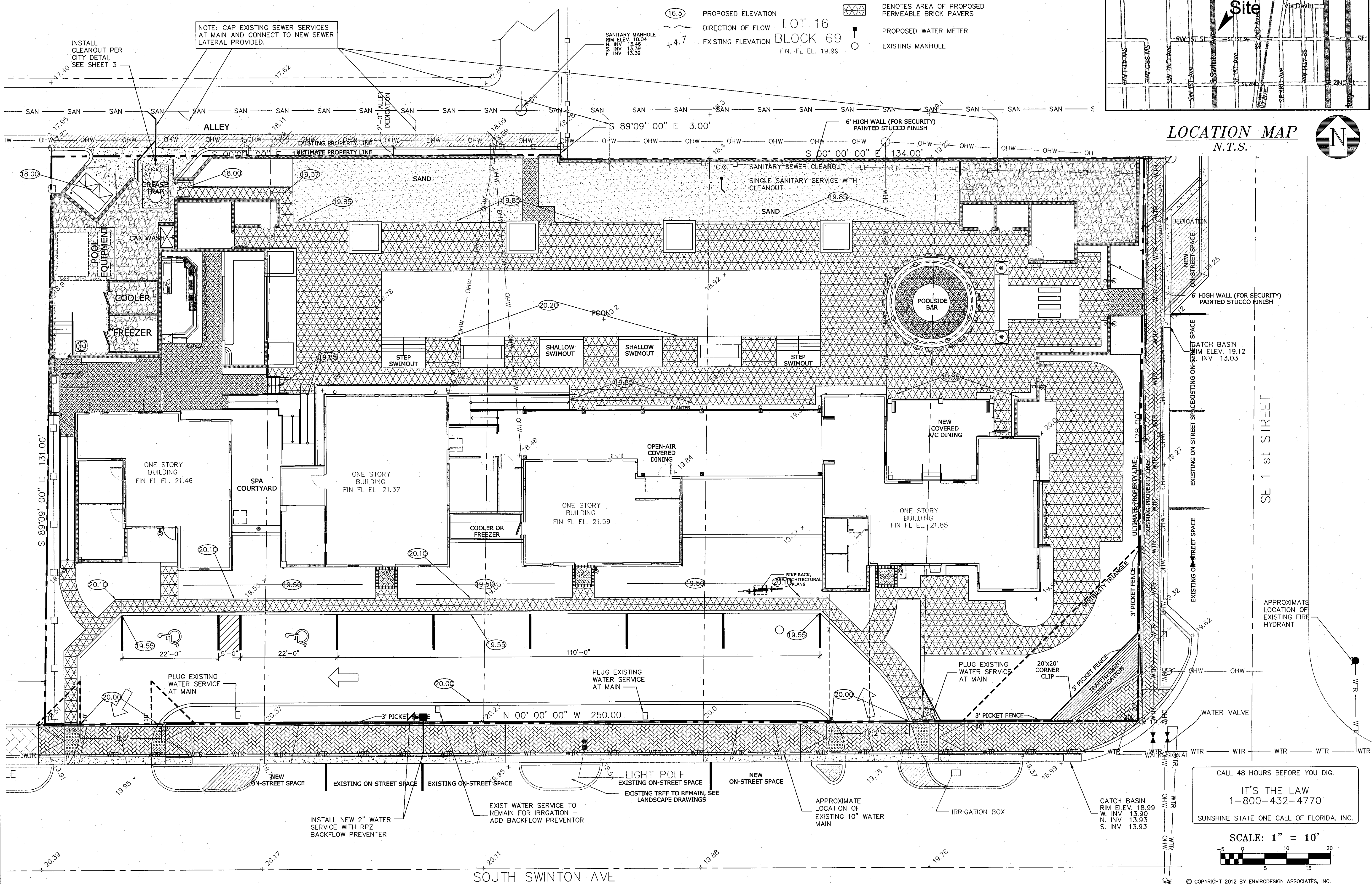
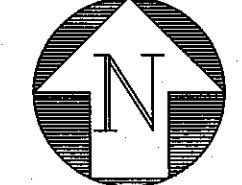
 Renner, Burgess, Inc. 1 S.E. 4th Ave., Suite 212 Borlase Beach, FL 33483 Phone 561-243-4624 Fax 243-4869	CERTIFIED TO
AUTHORIZATION NUMBER LB6504	
I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 69G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES.	FLOOD ZONE: X MAP NO: 125102 0004 D MAP DATE: 1-5-89
HARRY A. BURGESS PLS 5089	DATE: 5-9-2011 JOB NO. 1
	NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

LEGEND:

- PROPERTY LINE
- (A) SECTION IDENTIFIER
- 11 PLAN PAGE
- 16.5 PROPOSED ELEVATION
- ~ DIRECTION OF FLOW
- +4.7 EXISTING ELEVATION
- [Hatched Box] DENOTES AREA OF PROPOSED ASPHALT PAVING
- [Cross-hatched Box] DENOTES AREA OF PROPOSED STANDARD BRICK PAVERS
- [Diagonal Lines] DENOTES AREA OF EXISTING STANDARD BRICK PAVERS TO REMAIN
- [Stippled Box] DENOTES AREA OF PROPOSED PERMEABLE BRICK PAVERS
- [Circle with 'M'] PROPOSED WATER METER
- [Circle with 'O'] EXISTING MANHOLE



LOCATION MAP
N.T.S.



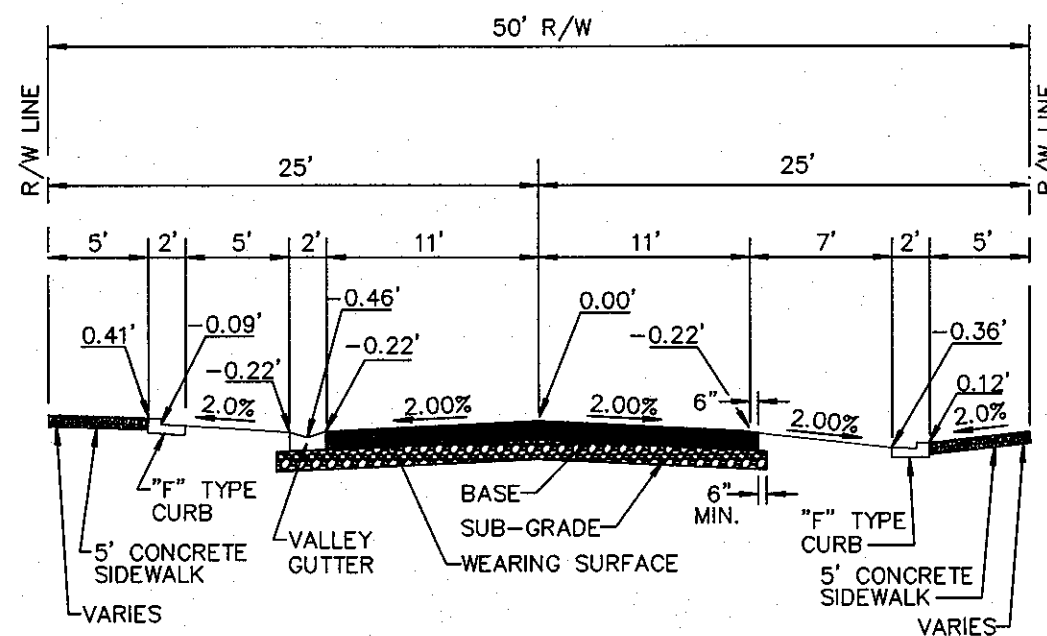
CIVIL SITE IMPROVEMENTS PLAN FOR:
SWINTON SOCIAL
S SWINTON AVE & SE 1ST ST
DELRAY BEACH, FLORIDA

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FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00033444
298 Florida Centerway Dr., Suite 200, Delray Beach, FL 33444
Phone: (561) 274-6500 Fax: (561) 274-8558

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 7/27/11
JOB NO. 11049-ENG
SHEET NO. 1 OF 4

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
SCALE: 1" = 10'

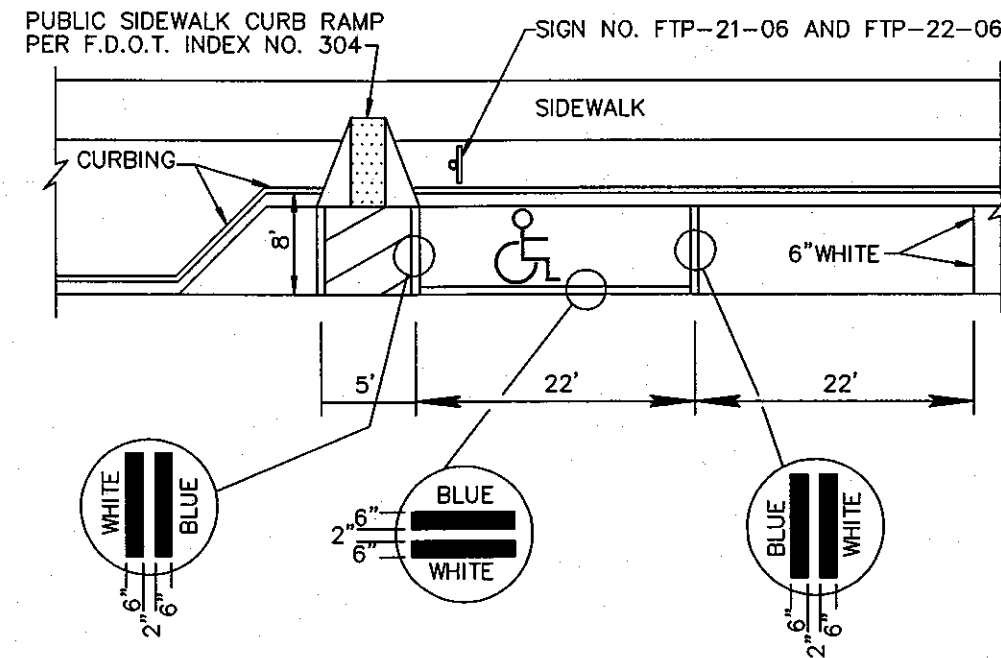
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PAVEMENT SPECIFICATIONS	
WEARING SURFACE	1 1/2" TYPE S-III (2 LIFTS) OR 1-1/2" TYPE S-I
BASE	8" LIMEROCK OR 10" CRUSHED CONCRETE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180. PRIME & TACK COAT PER FOOT SECTION 300.
SUBGRADE	12" STABILIZED (75 P.S.I. FBV) AND COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180.

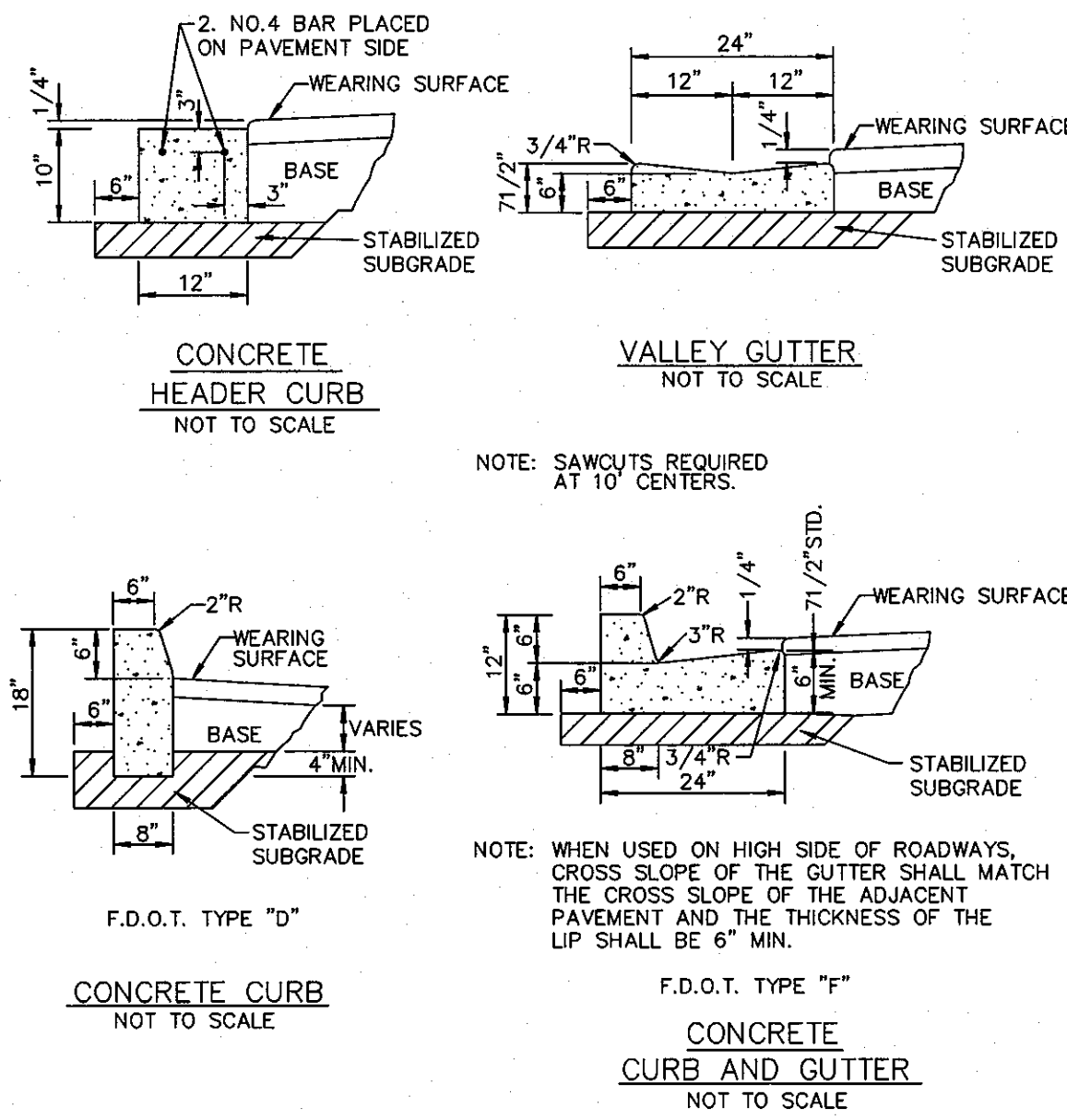
VARIAION FROM MATERIAL SPECIFICATIONS WILL BE CONSIDERED ON A CASE BY CASE BASIS BY THE CITY ENGINEER.

TYPICAL 50' R/W W/ PARALLEL PARKING SECTION
DETAIL RT 1.3



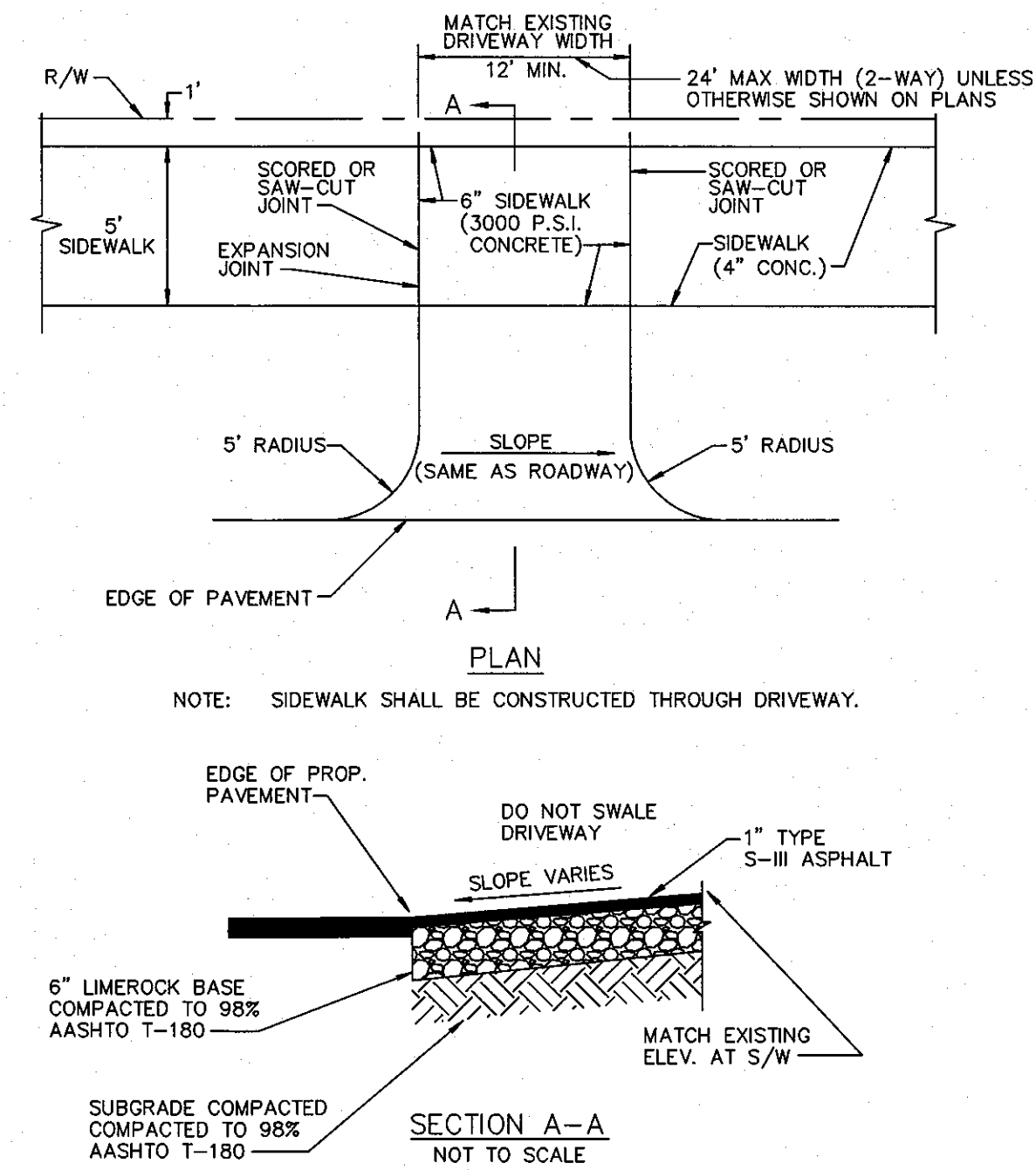
NOTE:
HANDICAPPED PARKING SPACE MUST BE FIRST OR LAST PARALLEL PARKING SPACE IN THE ROW. ADJACENT TO LANDSCAPE ISLAND. IF SPACE IS AT THE FRONT OF PARKING ROW ACCESS PANEL MUST BE IN FRONT OF CAR AND IF SPACE IS AT THE END OF PARKING ROW ACCESS PANEL MUST BE AT THE REAR OF CAR.

TYPICAL PARKING SPACES
(3 OF 3)
DETAIL RT 4.2c

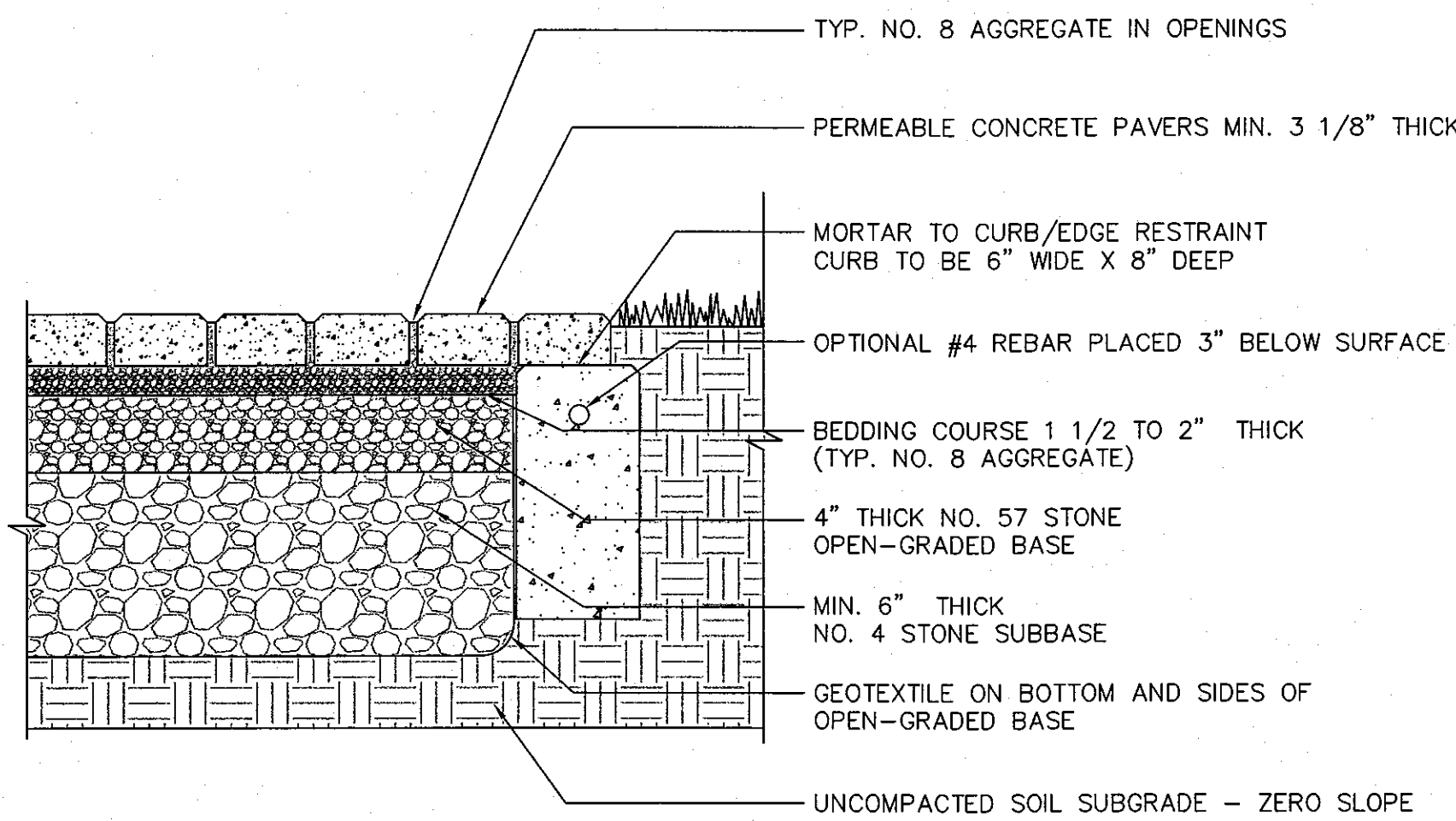


NOTES: 1. ROADWAY SUBGRADE SHALL IN ALL CASES EXTEND BELOW CURBING.
2. SAWCUTS AT 10' CENTERS SHALL BE MADE WITHIN 24 HOURS OF CONCRETE PLACEMENT.

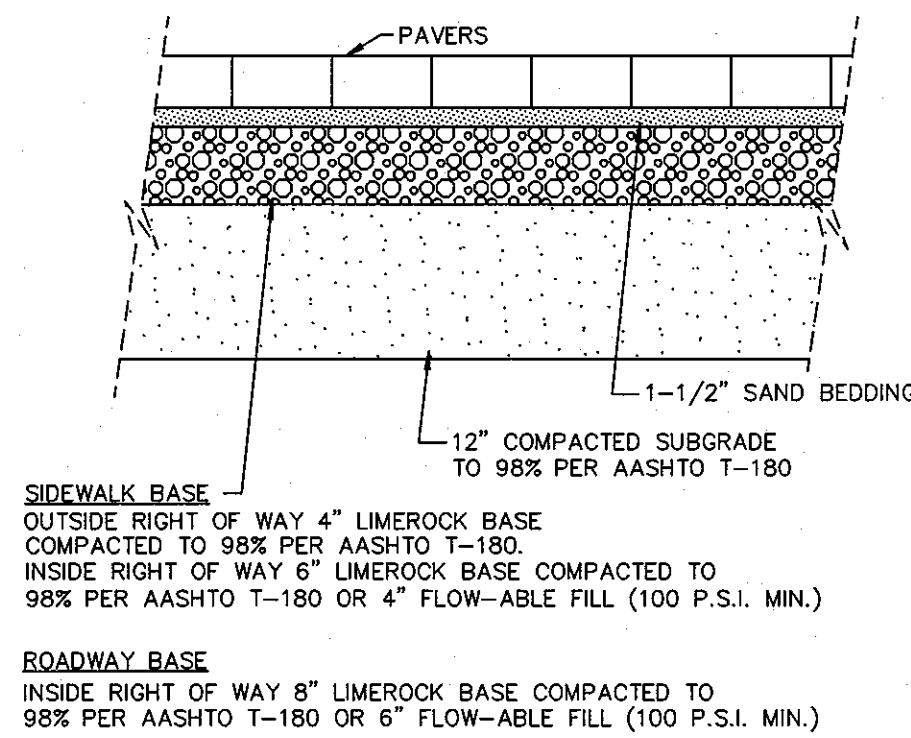
CURB AND GUTTER SECTIONS RT 6.1



ASPHALT DRIVEWAY APRON RT 9.2

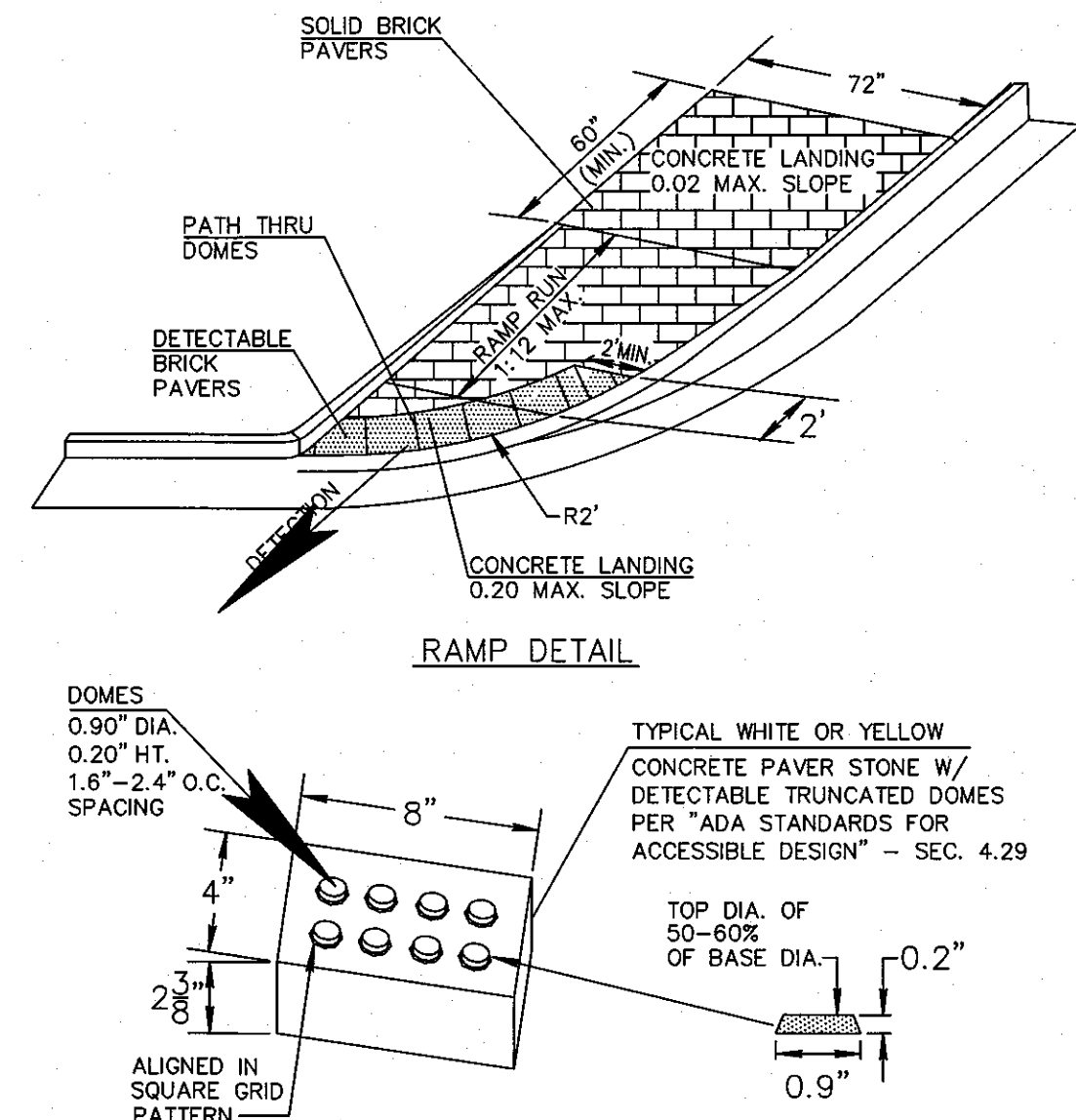


PERMEABLE PAVER SECTION
NOT TO SCALE



NOTE:
IF CITY APPROVES PAVERS TO BE USED IN LIEU OF CONC. SIDEWALK PAVES SHALL BE HOLLAND-STONE, 45' HERRING BONE, RED/CHARCOAL, COLOR MIX #2

PAVER BRICK SECTION
DETAIL RT 10.1



1. IN ADDITION TO CURB RAMPS TRUNCATED DOMES ARE REQUIRED AT ALL AREAS OF PERIL.

DETECTABLE WARNING RAMP
IN PAVER SIDEWALK TYPICAL DETAIL RT 10.3

DRAINAGE CALCULATIONS FOR SWINTON SOCIAL DELRAY BEACH, FL - EDA PROJECT # 11049

GIVEN:

POST-DEVELOPMENT AREAS
TOTAL SITE AREA = 32,344sf = 0.74Ac
OPEN SPACE AREA = 8,618sf (26.6%)
TOTAL PERMEABLE PAVEMENT AREA = 10,973sf
*PERVIOUS AREA CREDIT (25%) = 10,973 * 0.25 = 2,743sf
PERVIOUS AREA = OPEN SPACE + PERVIOUS PAVEMENT AREA
= 8,618 + 2,743 = 11,361sf (35.1%)
IMPERVIOUS AREA = 20,983sf (64.9%)

PRE-DEVELOPMENT AREAS:
PERVIOUS AREA = 24,955sf
IMPERVIOUS AREA = 7,389sf

REQUIRED STORAGE: 3.2" OVER INCREASE IN IMPERVIOUS AREA
NET INCREASE = 20,983 - 7,389 = 13,594
V = 13,594 * 3.2/12 = 3,625cf

VOLUME PROVIDED:

On-Site Permeable Pavers:
Paver Area = 10,973sf
Base/Sub-base depth = 10"
Void Space = 0.40
Volume = 11,234 * 10/12 * 0.40 = 3,658cf

*PERMEABLE PAVER SURFACE AREA IS CALCULATED TO PROVIDE 75% IMPERVIOUS SURFACE AREA AND 25% PERVIOUS SURFACE AREA

PAVING & DRAINAGE DETAILS FOR:
SWINTON SOCIAL
S SWINTON AVE & SE 1ST ST
DELRAY BEACH, FLORIDA

EnviroDesign Associates, Inc.
www.envirodesign.com
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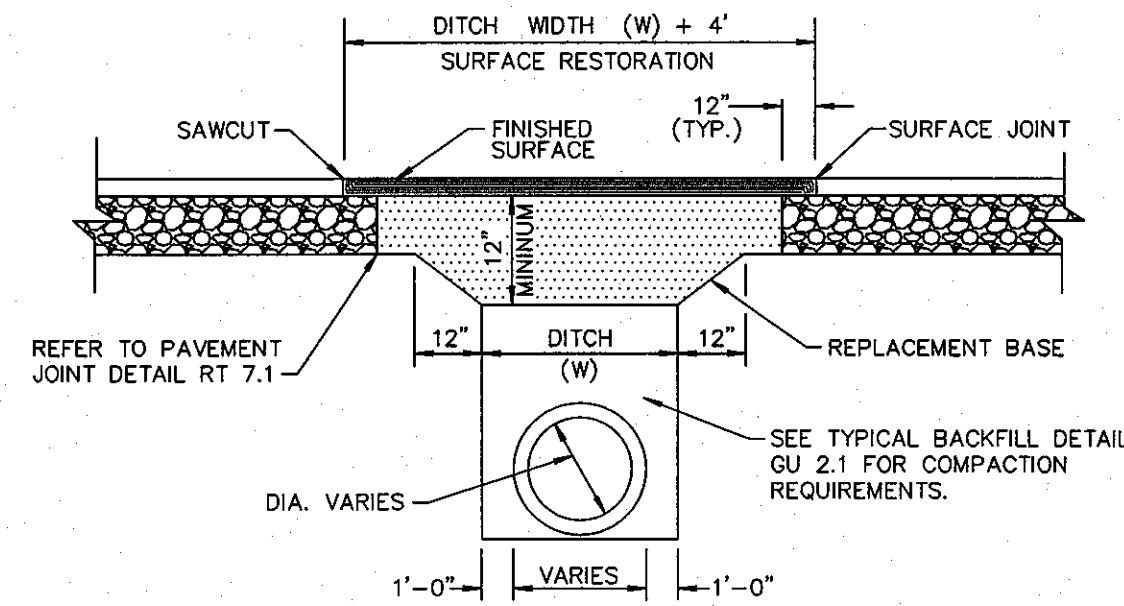
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CHECKED:
J.A.P.

DATE:
7/28/11

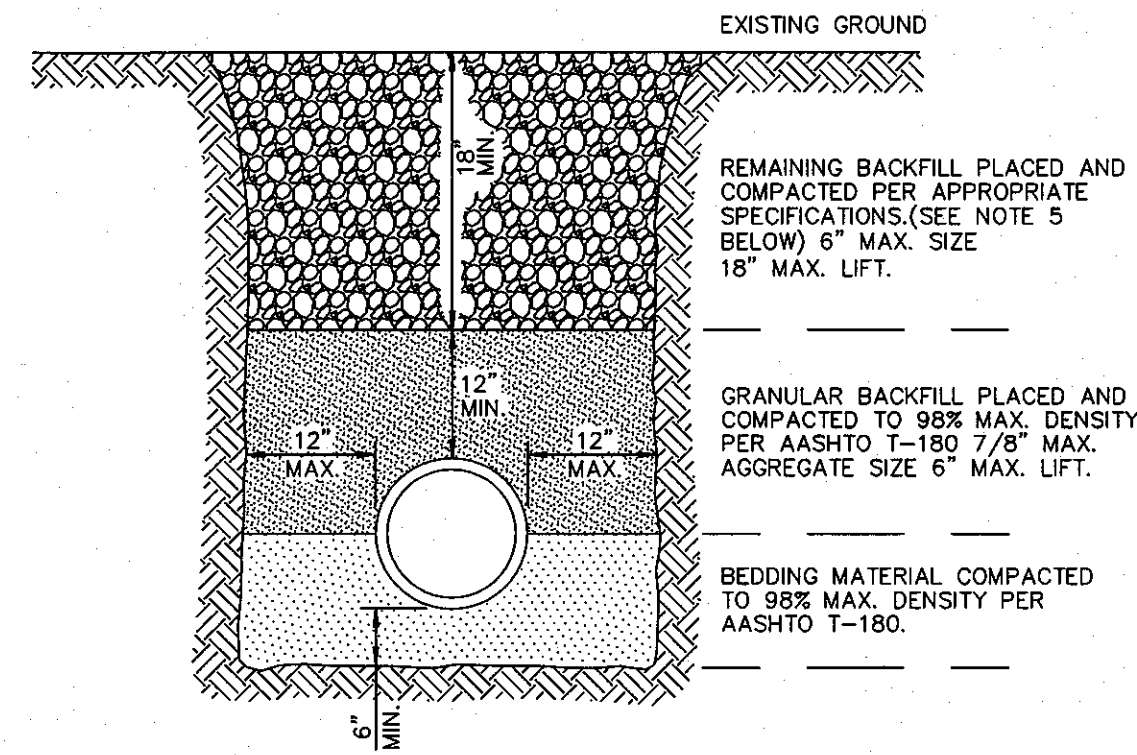
JOB NO.
11049-DTL

SHEET NO.
2 OF 4



1. REPLACEMENT BASE TO BE AT MIN. 12" THICK.
- 2a. BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180 (MAX. LIFT THICKNESS = 6").
- 2b. 12" EXCAVATABLE FLOWABLE FILL MIN. 100 P.S.I. MAY BE USED IN LIEU OF 12" BASE.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
5. SURFACE MATERIAL SHALL BE F.D.Q.T. TYPE S-I OR S-III ASPHALTIC CONC. (MIN. THICKNESS 1 1/2").
6. ANY PAVT. CUTS SHALL BE COLD PATCHED AT END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.

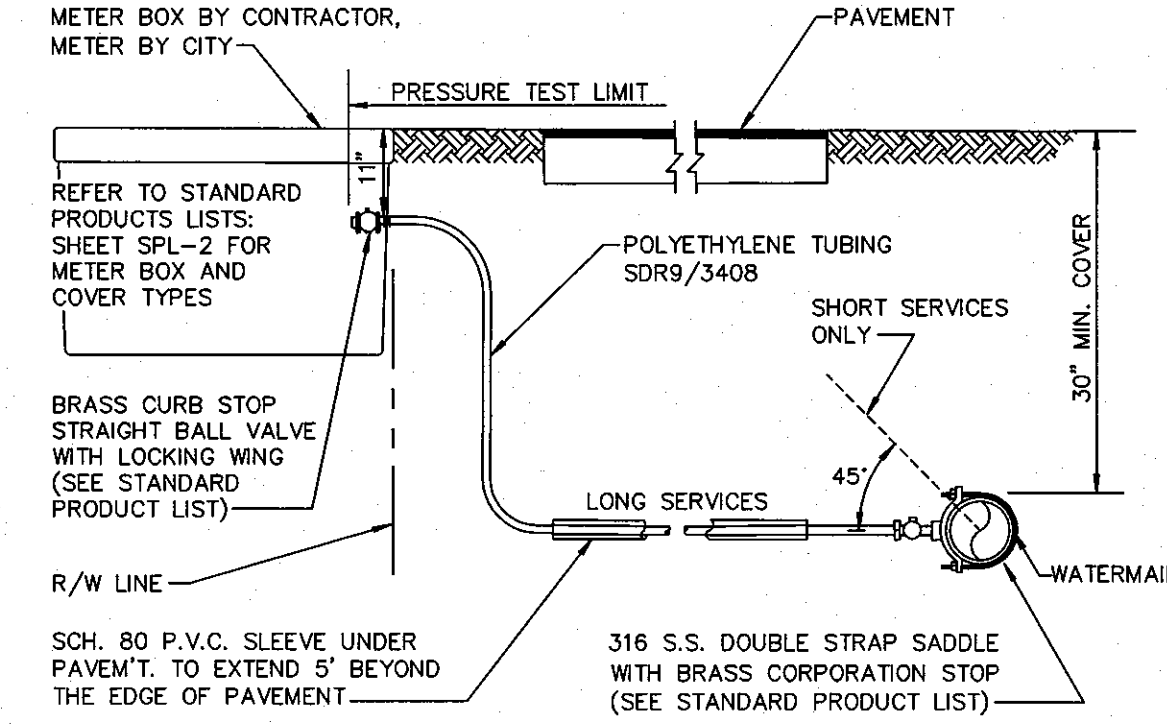
PAVEMENT REPAIR DETAIL GU 1.1



NOTES:

1. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED; BEDDING MATERIAL AND BACKFILL CONSISTING OF WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING.
2. THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
5. COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE (AASHTO T-180).
6. COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS. CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EXCAVATE THE AREA IN QUESTION, DOWN TO THE BEDDING MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

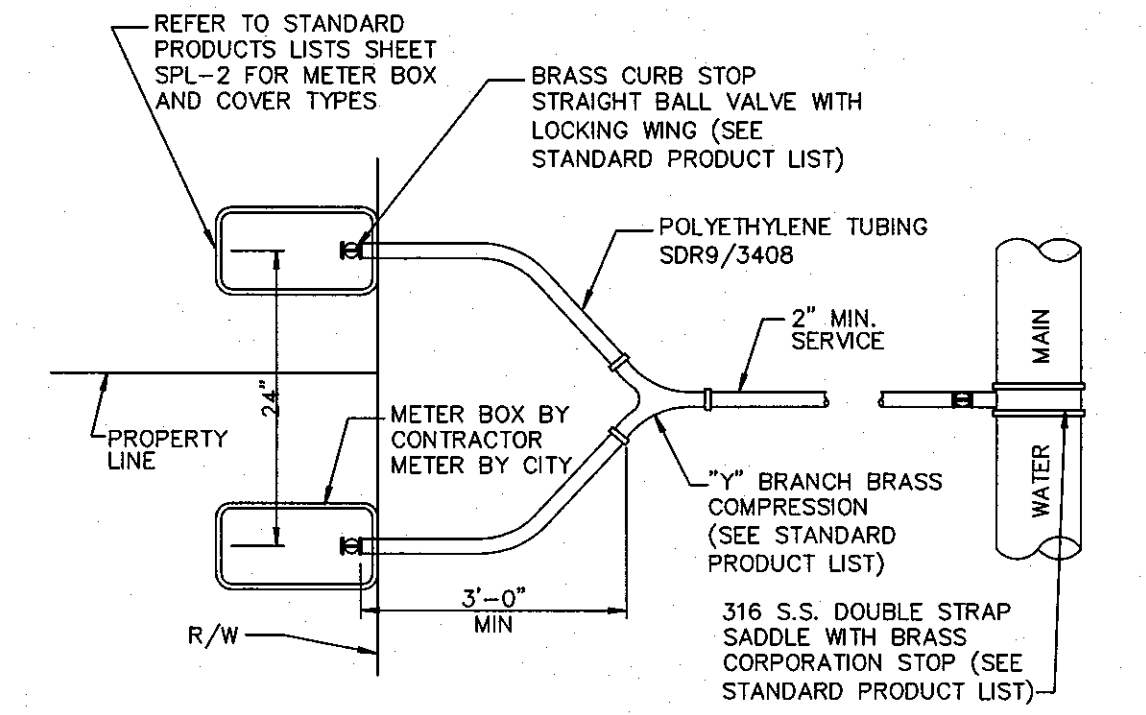
TYPICAL BACKFILL DETAIL GU 2.1



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
2. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. ALL METERS REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1" MIN.).
4. NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
5. MAXIMUM SERVICE LENGTH IS 100' TO METER.
6. CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
7. MINIMUM BEND RADIUS ON SERVICES SHALL BE 14".
8. METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
9. ALL VALVES TO BE BALL VALVES.
10. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.

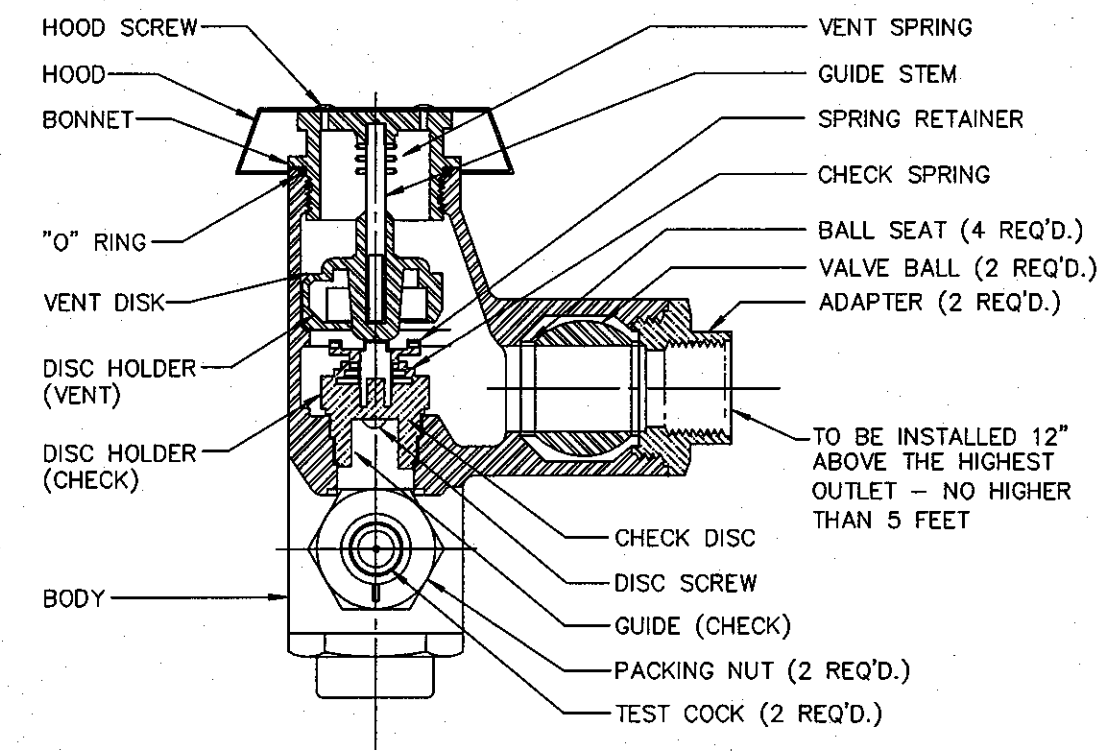
TYPICAL SERVICE CONNECTION PW 9.1a



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
2. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. ALL METERS REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1" MIN.).
4. NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
5. MAXIMUM SERVICE LENGTH IS 100' TO METER.
6. CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
7. MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
8. METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
9. ALL VALVES TO BE BALL VALVES.
10. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
11. ALL STANDARD NOTES REGARDING PRESSURE TEST LIMIT AND PAVEMENT APPLY. SEE DETAIL PW 9.1a FOR FURTHER INFORMATION.
12. ABOVE CONFIGURATION APPLIES TO PLACEMENT AT SINGLE FAMILY RESIDENCES. FOR DOUBLE SERVICES PLACED AT MULTI-FAMILY RESIDENCES THE TWO SERVICES SHALL BE PALCED WITHIN A DOUBLE METER BOX.

TYPICAL DOUBLE SERVICE CONNECTION PW 9.2

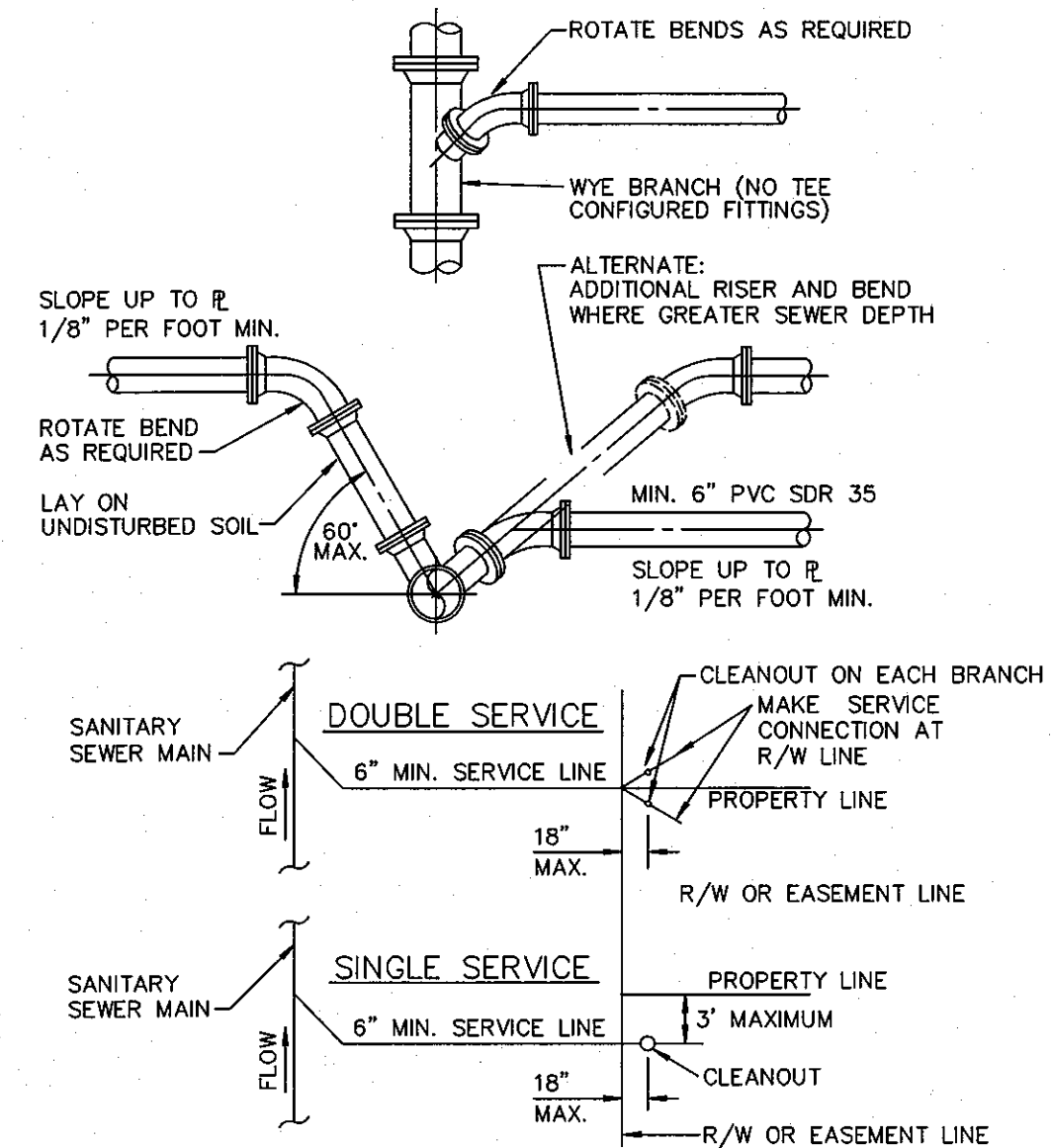


TYPICAL IRRIGATION SYSTEM
ANTI-SIPHON PRESSURE TYPE
VACUUM BREAKER

NOTES:

1. WATTS REGULATOR COMPANY OR EQUIVALENT.
2. VALVE SHALL MEET OR EXCEED THE A.S.S.E., BS&A AND U.S.C.F. REQUIREMENTS.
3. SHALL ALSO BE LISTED BY IAPMO (UPC).
4. USE OF OTHER PIPE MATERIALS WITH APPROVAL OF DEPUTY DIR. OF UTILITIES.
5. ABOVE GRADE PIPING SHALL BE PVC OR COPPER.

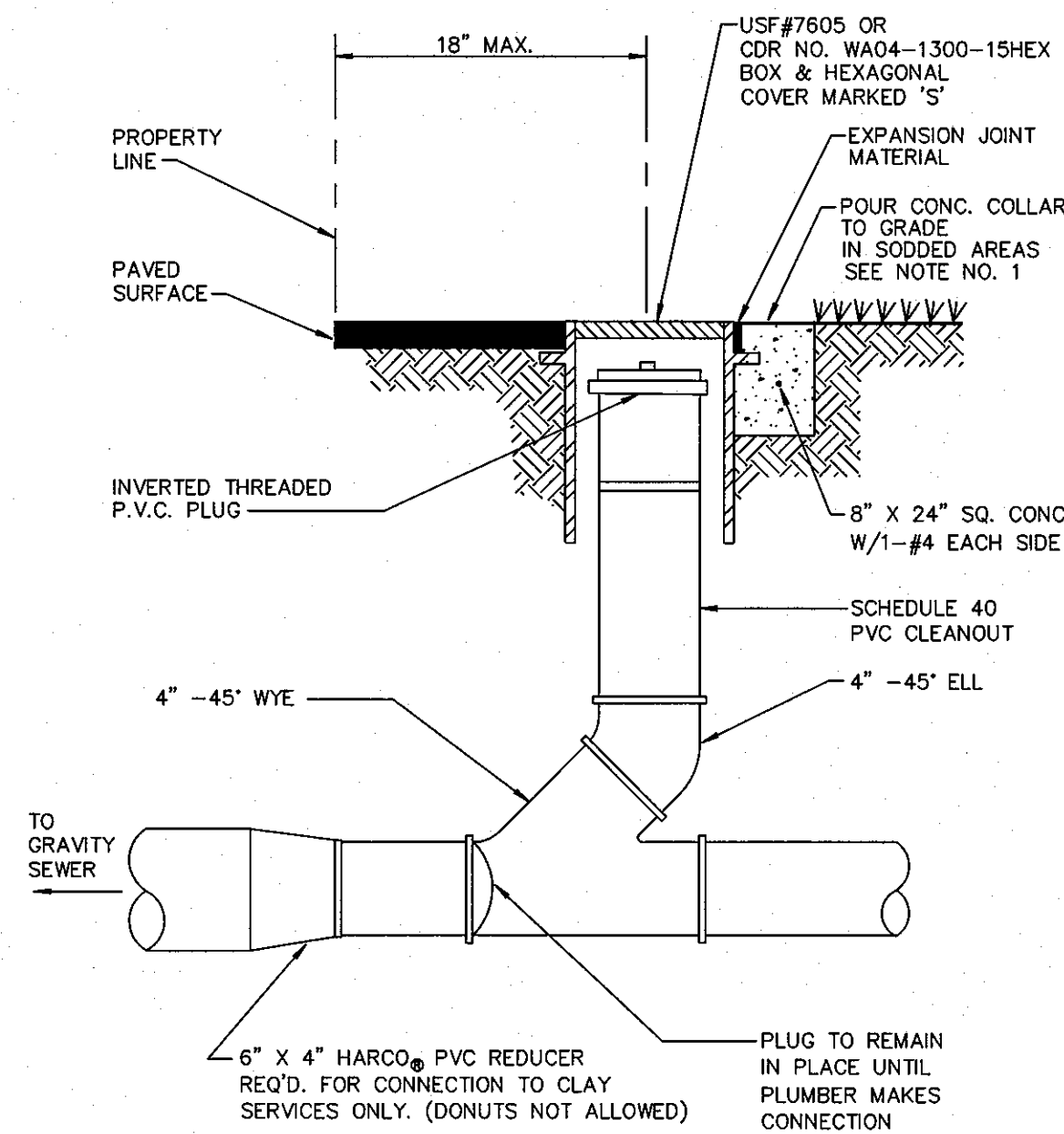
ANTI-SIPHON PRESSURE TYPE VACUUM BREAKER
PW 10.3



NOTE:

1. SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE A DEPTH OF 3 FEET AND MARKED WITH A 2" X 4" TREATED STAKE.
2. CLEANOUT INSTALLATION SHALL BE PROPERTY OWNERS RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
3. SEE DETAIL PW 2.1 FOR SEPARATION REQUIREMENTS.

SEWER SERVICE CONNECTIONS WW 4.1



NOTE:

1. INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.
2. MINIMUM DEPTH OF SERVICE LATERAL SHALL BE 3 FEET.

TYPICAL RESIDENTIAL CLEANOUT WW 5.1

WATER & WASTEWATER DETAILS FOR:

SWINTON SOCIAL
S SWINTON AVE & SE 1ST ST
DELRAY BEACH, FLORIDA

EnviroDesign Associates Inc.
www.envirodesign.com
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298 Pineapple Grove Way Delray Beach, Florida 33444
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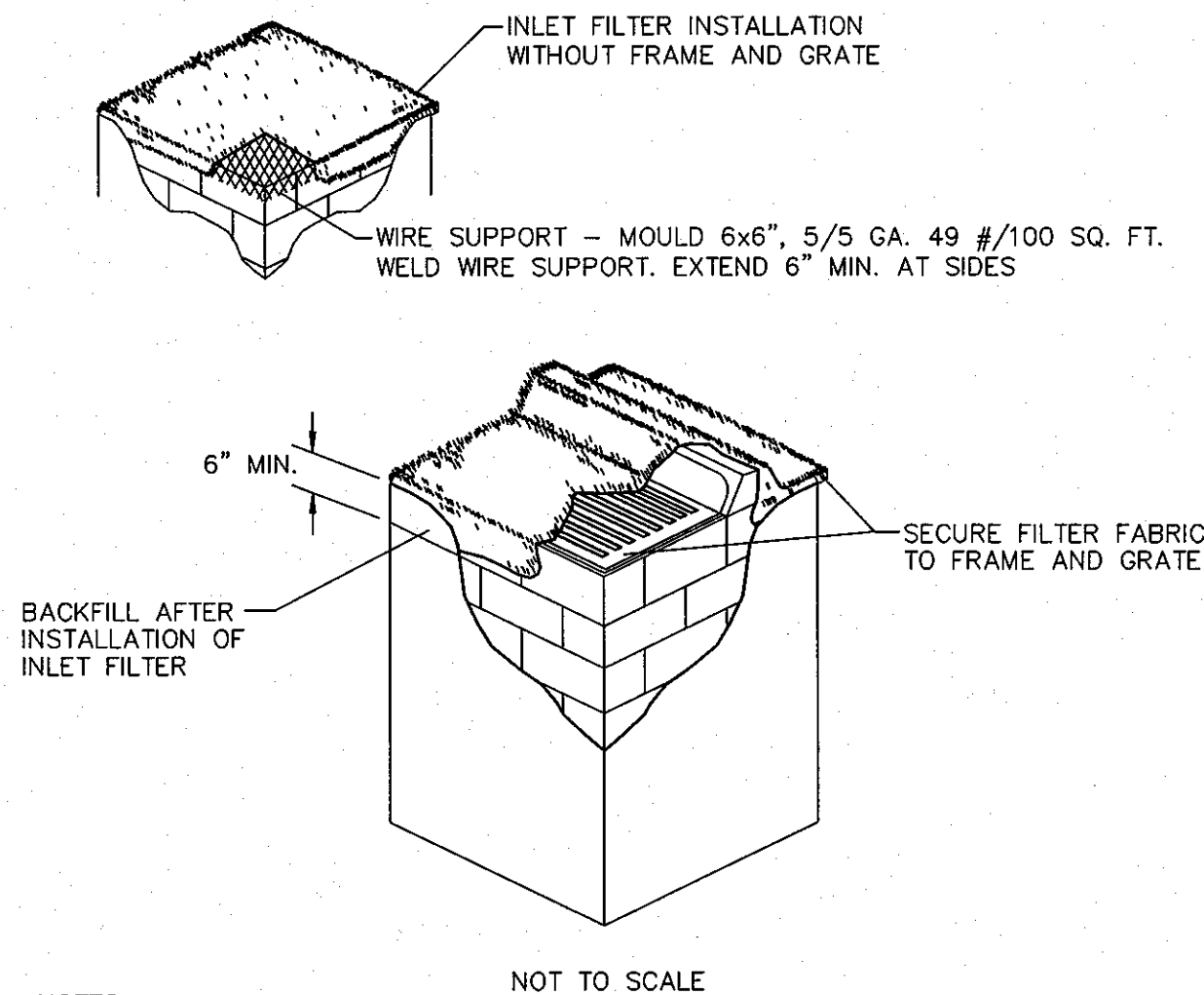
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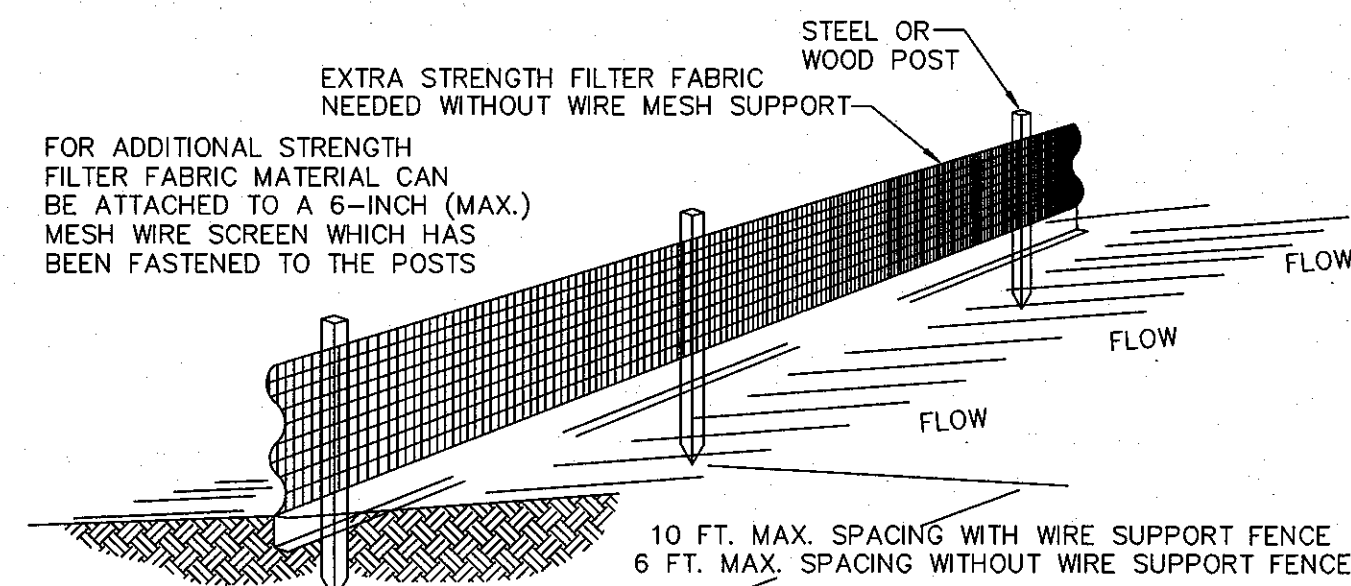


- NOTES:
- CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
 - CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.
- A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.
- STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL D 8.1

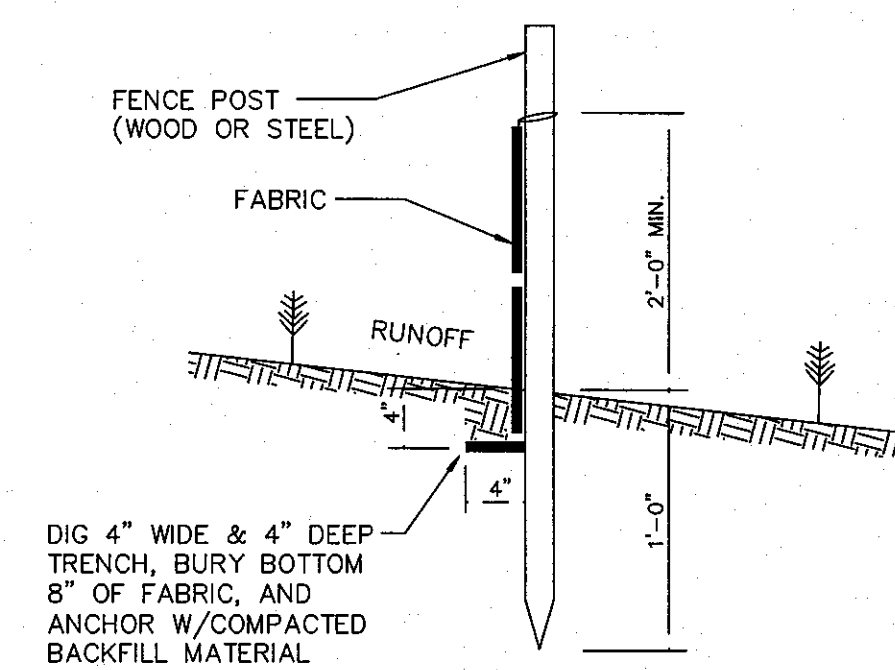
- THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
- APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
- INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT, REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
- KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
- FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
- DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
- ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
- EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
- ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
- DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

EROSION CONTROL NOTES DETAIL D9.1

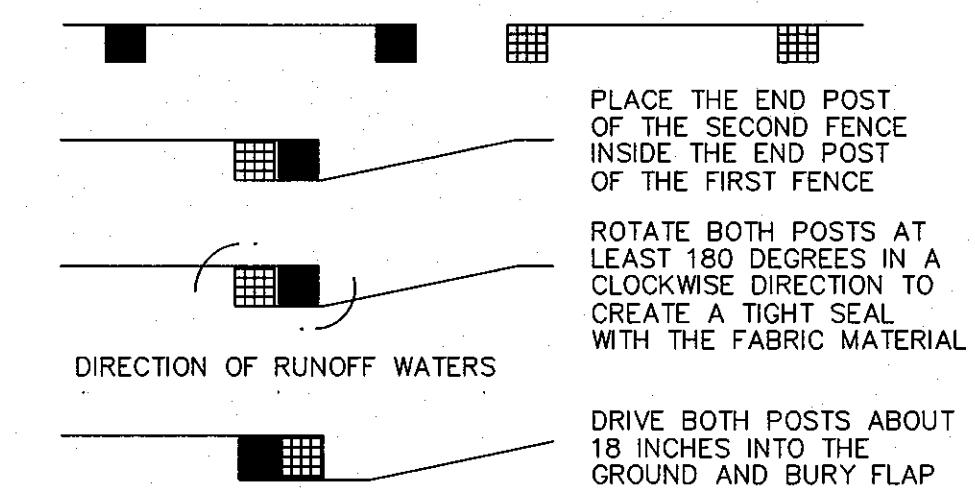


- NOTES:
- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
 - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
 - POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 - WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 - THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 - THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
 - ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
 - ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

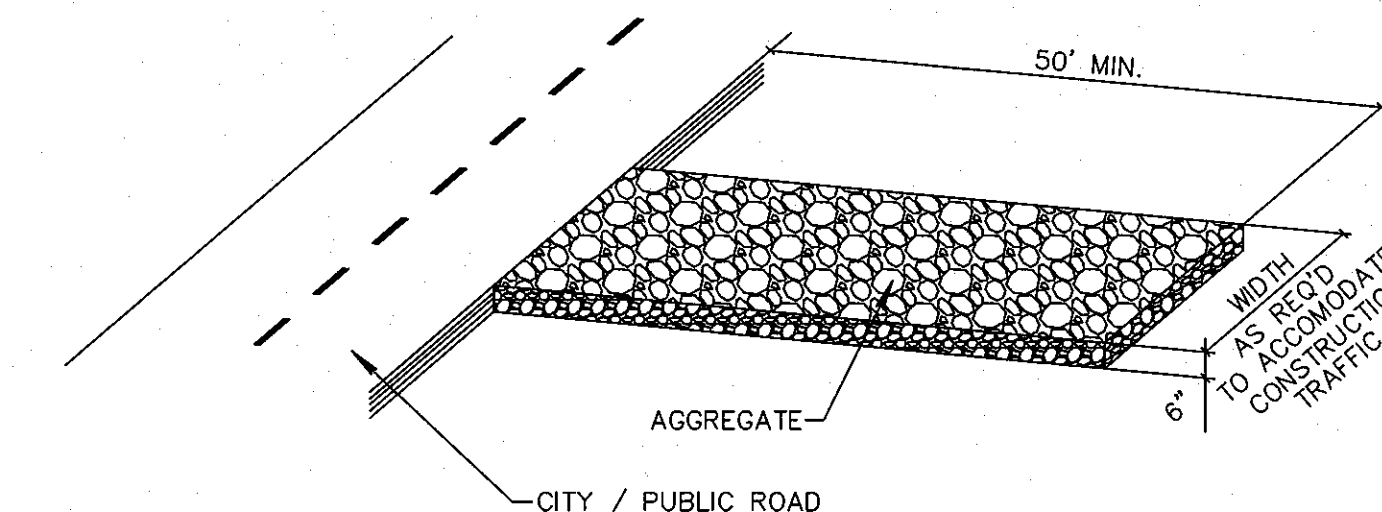
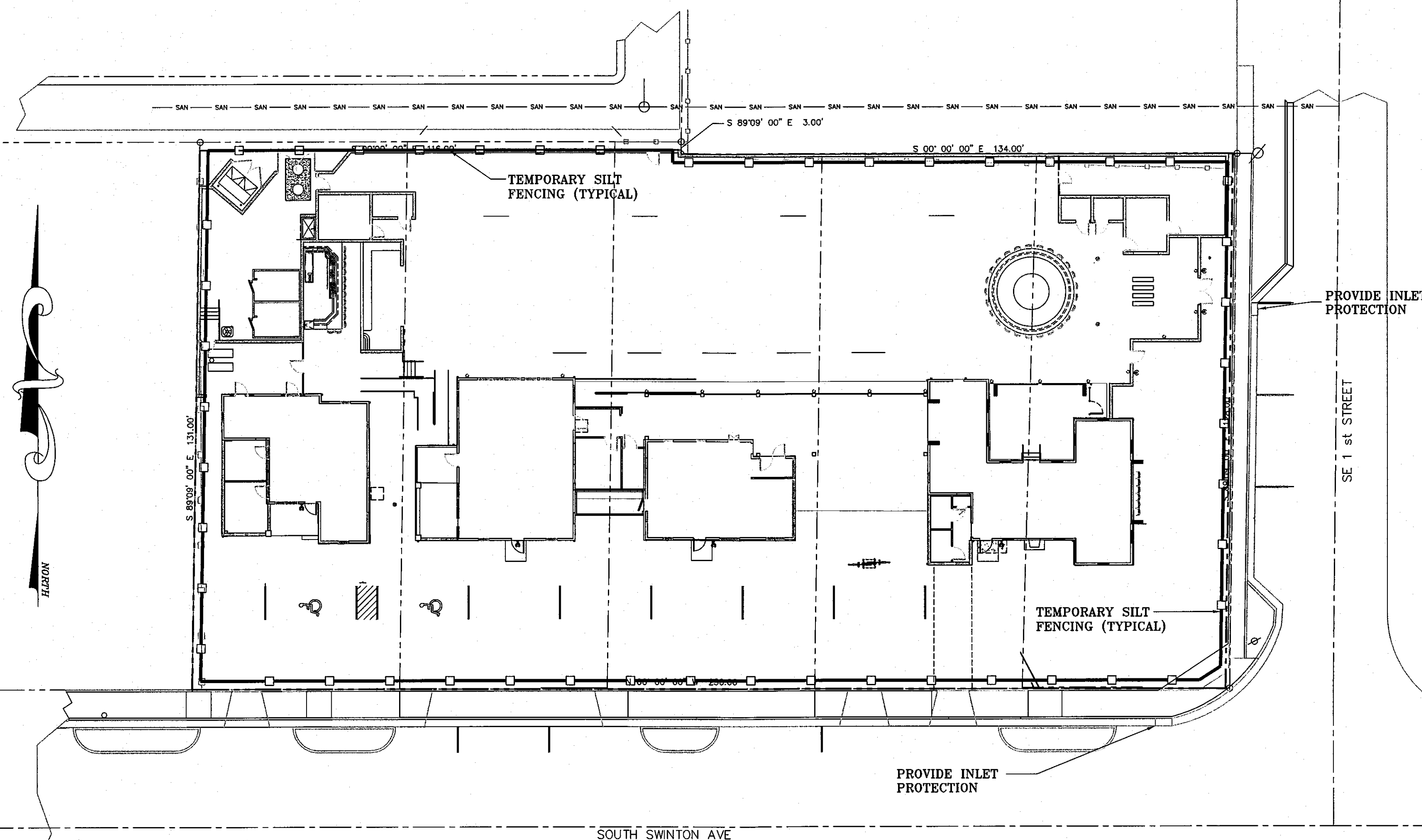


SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

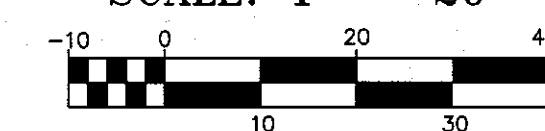
STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C

CALL 48 HOURS BEFORE YOU DIG.

IT'S THE LAW
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 20'



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POLLUTION PREVENTION PLAN FOR:

SWINTON SOCIAL

S SWINTON AVE & SE 1ST ST

DELRAY BEACH, FLORIDA

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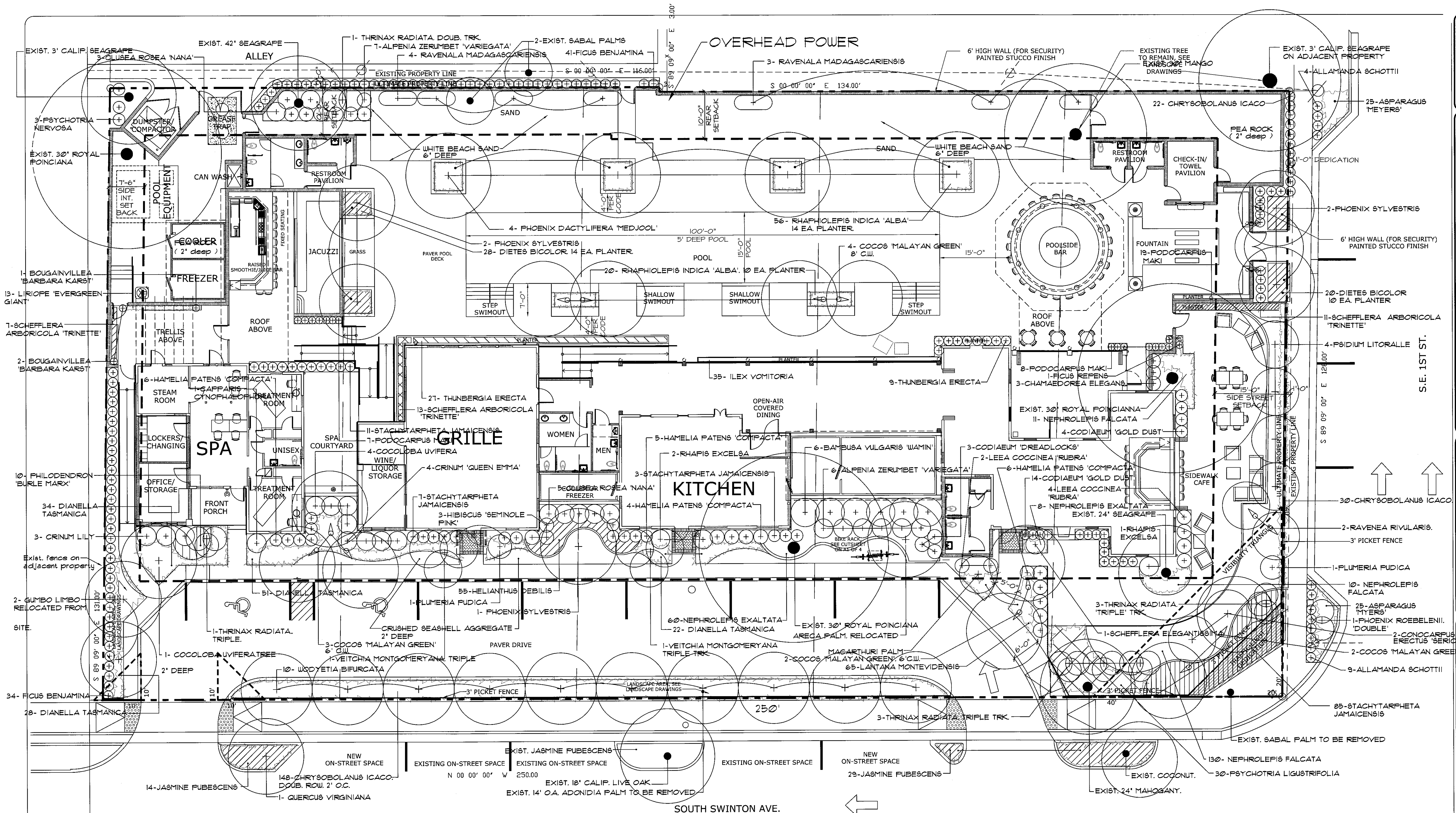
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LANDSCAPE MATERIALS LIST				
QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION	NATIVE
	EXIST. TREES AND PALMS TO REMAIN			
3	SEAGRAMIA TREES		14" CALIP, 100' CALIP, 102' CALIP.	YES
1	YANGON		30" CALIP.	NO
2	SABAL PALMS		12M CT.	YES
3	ROYAL PONDIANA		20" CALIP.	NO
1	MANDARIN		24" CALIP.	YES
	EXIST. TREES AND PALMS TO BE REMOVED			
4	SABAL PALMS		10' - 14' CT.	YES
4	ACONITA PALMS		14' - 18' O.A.	YES
1	MANDARIN		8' CALIP.	YES
	EXIST. TREES AND PALMS TO BE RELOCATED			
1	ARECA PALM		12' O.A.	YES
2	GUINEO LIRIOD		4' CALIP.	YES
	NEW TREES AND PALMS			
4	PHOEBUS DACTYLIFERA (HEDDOL)	(HEDDOL DATE PALM)	30' CT. TO BOTTOM OF NJT) B&B, MATCHING	NO
8	PHOEBUS SYLVESTRIS	(SYLVESTER PALM)	8' CT. B&B MATCHING	NO
4	COCOS PALM GREEN	(PALAUAN GREEN COCONUT)	4" IN. C.B. B&B, 14W. C.B. B&B	NO
6	THEINAX RADICATA	(FLORIDA HATCH PALM)	8' TRIPLE TRNC. 6' O.A. B&B, 1 DOUB. TRNC. 46" O.A. B&B	NO
2	VESTICHA PORTOENSENIA	(PORTUGUESE PALM)	TRIPLE TRNC. 11' O.A. B&B	NO
9	ECOVITIA BUNICATA	(FORDAL PALM)	10' O.A. B&B, MATCHING	NO
1	QUENOS VERGINIANA	(LIVE CAK)	10' O.A. X 1-8" SPIN, 9' CALIP, B&B	YES
2	COCCOCCAPUS ERECTUS VERGELI	(OLIVER BUTTWOOD)	10' O.A. X 2-8" SPIN, 14" L1-STEP, B&B	YES
2	PROSTIL LITORALE	(STRAUBERT'S GUAVA)	10' O.A. X 14" SPIN, 14" L1-STEP, B&B, MATCHING	YES
2	RAUVEIRA RIVULARIS	(HAUBERT PALM)	11' O.A. B&B	NO
1	PHOEBUS KEROBENI	(PORTY DATE PALM)	14" CALIP, TRNC. B&B	NO
1	PHYCOCORPERA MACANTARI	(MACANTARI PALM)	12' O.A. F&T, TRNC. B&B	YES
1	COCCOLOBA UVEIRA	(SEAGRAM)	10' O.A. X 8-10" SPIN, B&B	YES
1	RAUVEIRA MADAGASCARENIS	(TRAVELERS PALM)	35 GAL, 2-14" O.A.	NO
	SHRUBS AND EXOTICS			
3	RHAPS EXOTICA	(LADY PALM)	6' O.A. X 4" SPIN, B&B	NO
1	VERDICE VERDICE PINK		3 GAL, 14" O.A. X 14" SPIN, 2" O.G.	NO
97	BLUCHATTARHETA JAPANEENSIS	(BIG PORTULCATED)	3 GAL, 14" O.A. X 14" SPIN, 2" O.G.	YES
43	JAPINE FUSCIBENS	(DOUBLET JAPINE)	3 GAL, 14" O.A. X 14" SPIN, 2" O.G.	NO
3	PSYCHOTRIA GUSTAFILIA	(SHINE BIRD CORPSE)	3 GAL, 14" O.A. X 14" O.A., 2" O.G.	NO
3	PSYCHOTRIA NERVOSA	(BIRD CORPSE)	3 GAL, 14" O.A. X 14" SPIN, 30" O.G.	YES
8	ALLIANDRA SCOTTII	(BURN ALLIANDRA)	3 GAL, 14" O.A. X 14" SPIN, 2" O.G.	NO
1	VERDICE VERDICE	(SHINE BIRD CORPSE)	10 GAL, 8-8" O.A.	NO

LANDSCAPE MATERIALS LIST				
QUANTITY	SCIENTIFIC NAME	(COMMON NAME)	SPECIFICATIONS	NATIVE
	GROUND COVER AND BOD			
31	SCHEPLERIA AMBROSOLATA TRINETTII	(DWARF VAREGATED SCHEPLERIA)	3 GAL, 24" O.A. X 24" S.P.R. 3" O.C.	NO
48	DIETIS BECOI	(YELLOW-ORANGE RED)	3 GAL, 24" O.A. X 24" S.P.R. 3" O.C.	NO
289	CHRYSOCLADUS LACAO	(COGCOOLUS)	3 GAL, 24" O.A. X 24" S.P.R. 3" O.C.	YES
13	FOUR BELEAFY	(KEEPPING FIG)	1 GAL, 47" O.A. X 24" S.P.R. 3" O.C.	NO
13	ALPINA ZEMERIS VAREGATA	(VAREGATED SMALL SHIMMER)	1 GAL, 36" O.A. X 24" S.P.R. 3" O.C.	NO
8	CELEBR ROMA NANA	(DWARF PINK APPLE)	3 GAL, 9" O.A. X 9" S.P.R. 4" O.C.	YES
30	BOUSSANGUEA BARBARA KARSTI		1 GAL, TRELLIS, 48" O.A.	NO
10	PHILODENDRON BURLE MARF		3 GAL, 36" O.A. X 36" S.P.R. 3" O.C.	NO
3	CRANI LIT		36 GAL, 4" O.A. X 4" S.P.R. 4" O.C.	NO
1	CRANI QUIN EPYAT		36 GAL, 4" O.A. X 4" S.P.R. 4" O.C.	NO
76	SHAMPOLEPS INDICA ALBA	(DWARF INDIA HAUSTRON)	3 GAL, 36" O.A. X 36" S.P.R. 3" O.C.	NO
13	THANERUSIA ERECTA	(ORANGE PANTLE)	3 GAL, 24" O.A. X 24" S.P.R. 3" O.C.	NO
34	PODOCARPUS PUNZI	(PODOCARPUS)	1 GAL, 47" O.A. X 24" S.P.R. 3" O.C.	NO
4	COCCOLUA CYPERA	(REMARQUE)	36 GAL, 8" O.A. X 8" S.P.R. 3" O.C. FILL	NO
31	HAELLEIA PATENS COMPOSITA	(DWARF FIREBUSH)	3 GAL, 24" O.A. X 24" S.P.R. 3" O.C.	YES
1	CAPPARIS CYTHOPLOPHORA	(JAPANESE CAPER)	9 GAL, 8" O.A.	YES
6	BUTYDIA VILGARS WATIN	(DWARF BUTYDIA'S BELLY BAMBOO)	36 GAL, 8" O.A. X 8" S.P.R. 3" O.C. MATCHING	NO
30	COCCOLUA MARILOLOCH	(CHESLWOOD CRONON)	1 GAL, 36" O.A. X 36" S.P.R. 36" O.C.	NO
30	COCCOLUA GOLD DUST	(GOLD DUST CRONON)	1 GAL, 36" O.A. X 36" S.P.R. 36" O.C.	NO
30	LEX VCHITORA	(TAIYOUN HOLLY)	1 GAL, 36" O.A. X 36" S.P.R. 3" O.C.	NO
6	LEIA COCCOLUA RUBRA	(RED PALM)	1 GAL, 47" O.A. X 24" S.P.R. 3" O.C. MULTI-STEM	NO
39	CHAMADOREA REPENS	(KEEPPING PALM)	1 GAL, 9" O.A. X 9" S.P.R. 3" O.C. FILL	NO
1	ROSE REPENS		3 GAL	NO
1	SCHEPLERIA ELEGANTISSIMA	(FAIRIE ARALIA)	9 GAL, 8" O.A. X 8" FILL-6PK	NO
	GROUND COVER AND BOD			
81	NEPHROCLIPSUS FALCATA	(MAGNO BERN)	3 GAL, 24" O.A. X 24" S.P.R. 3" O.C.	YES
48	NEPHROCLIPSUS EVALUATA	(BOSTON PERN)	3 GAL, 12" O.A. X 12" S.P.R. 3" O.C.	NO
50	ASPARAGUS HYTERNS	(HYTERNS PERN)	3 GAL, 12" O.A. X 12" S.P.R. 3" O.C.	NO
13	LIRIOPE EVERGREEN GIANT	(GIANT LILTYPER)	3 GAL, 12" O.A. X 12" S.P.R. 3" O.C.	NO
1	DIANELLA TAPINOCIA	(FLUO LIT)	3 GAL, 12" S.P.R.	NO
95	HELIANTHUS DESILIS	(DUNE SAMPOUER)	3 GAL, 36" O.A. X 36" S.P.R. 3" O.C.	NO
65	LANTANA FONTICYNOSIS	(FLORIDA LANTANA)	3 GAL, 36" O.A. X 36" S.P.R. 3" O.C.	YES
	NSC			
40 GL YTD.	LEAVE BEACH SAND		6" DEEP WHERE SPECIFIED	
65 GL YTD.	CRUSHED RED-BELL AGGREGATE (CALICO)		7" WHERE SPECIFIED	

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DATE: 8-1-11		DRAWN BY: M. FAY		DATE: 7/29/12	
CHECKED BY:		CAD FILE:		REG. NO. 540	
SHEET NO. L-1 DRAWING FILE NO.					



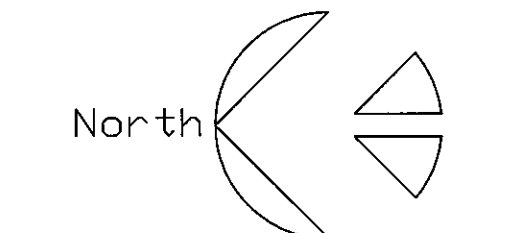
LANDSCAPE ARCHITECT
MICHAEL FAY, A.S.T.
REG. NO. 540
DATE: 1/2/12

MICHAEL FAY: LANDSCAPE ARCHITECT
REG # 540
420 N.W. 7th ST., DELRAY BCH., FL., 33444
PH. 561-306-4003

REVISIONS:	DATE:	DRAWN BY:	CHECKED BY:	CAD FILE:
1	8-1-11	M. FAY		
2	9-19-11			
3	3-19-12			

PROJECT:
SWINTON SOCIAL
N.E. CORNER OF S.E. 1 ST. & S. SWINTON AVE.
DELRAY BEACH, FLORIDA
LANDSCAPE PLAN
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NOTIFICATION AND LOCATION

LANDSCAPE NOTES:

I. LANDSCAPE:

A. GENERAL: CONDITIONS AND REQUIREMENTS

- 1) WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS, INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.
- 2) THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE COUNTY AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER OR AUTHORIZED REPRESENTATIVE.
- 3) THE CONTRACTOR AND THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR CAPABLE OF MAKING ON-SITE DECISIONS.

B. MATERIALS:

- 1) PLANT SIZES: ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.
- 2) PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO. 1 OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' PART I (THIRD EDITION, 1915), AND PART II (THIRD EDITION, 1915) BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND THE CONSUMER SERVICES DIVISION OF THE PLANT INDUSTRY.
- 3) PLANTS NOT LISTED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.
- 4) BALLED AND BURLAPPED (B&B) PLANTS SHALL BE HANDLED BY THE ROOTBALL ONLY. PLANTS WITH CRACKED OR LOOSE ROOTBALLS WILL NOT BE ACCEPTED. ROOTBALLS ARE TO BE A SIZE NORMAL TO SOUND NURSERY PRACTICE. ROOT SYSTEMS SHALL BE WELL-BRANCHED AND FIBROUS.
- 5) CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS THAT ARE ROOTBOUND OR ARE DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL NOT BE ACCEPTED.
- 6) PLANTS GROWN IN PLATS SHALL BE WELL-ROOTED AND HEAVILY FOLIAGED.
- 7) ROOT PRUNING: PLANTS SHALL BE ROOTPRUNED OR PREPARED AS NECESSARY TO AVOID TRANSPLANTING CAUSED DIEBACK, OR DEFOLIATION IN EXCESS OF TWENTY-FIVE PERCENT UNLESS ATTRIBUTED TO SEASONAL CHANGE. PLANTS EXHIBITING THESE CHARACTERISTICS WILL BE REMOVED AT THE REQUEST OF THE OWNER OR AUTHORIZED REPRESENTATIVE.
- 8) PALMS: ALL PALMS SHALL BE FLORIDA GRADE NO. 1, OR BETTER, AS SPECIFIED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' PART II.

UNLESS OTHERWISE SPECIFIED, ALL NON-SABAL PALMETTO SHALL BE FREE OF FROND BOOTS. PALMS WITH BURNED OR IRREGULAR TRUNKS, TRUNKS WITH NAILS IN THEM, OR CABLE AND OTHER MECHANICAL SCARS WILL BE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRUNK BY NO MORE THAN ONE-THIRD OF PALM HEAD. TIE ALL SABAL PALMETTO HEADS TO PROTECT THE BUD WITH UNTREATED ORGANIC TWINE AS SET FORTH IN FLORIDA DEPARTMENT OF AGRICULTURE'S 'GRADES AND STANDARDS FOR NURSERY PLANTS'. SEE NOTES ON PLANS FOR PALMS TO BE RELOCATED ON-SITE.
- 9) SUBSTITUTIONS: SUBSTITUTIONS OF PLANT TYPE OR SIZE WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF THE PARTICULAR PLANT TYPE OR SIZE.
- 10) PLANTING SOIL: ALL PLANT MATERIAL INSTALLED SHALL BE PLANTED WITH TOPSOIL THAT IS CLEAN AND REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, VIABLE WEED SEEDS, NOXIOUS PESTS, ROCKS, DISEASE, AND MATERIALS. THE TOPSOIL IS TO BE AMENDED WITH FIFTY PERCENT MUCK. THE MUCK IS TO BE FREE OF EXCESS CALCIUM AND HAVE A LIGHT ACID REACTION (pH TO 6.5 PH).
- 11) MULCH: ALL MULCH SHALL BE FLORAMULCH MELALEUCA MULCH OF UNIFORM SIZE AND APPEARANCE.

C. INSTALLATION:

- 1) PLANTING BEDS: THE PLANTING BEDS SHALL BE PREPARED TO PROVIDE ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. THE CONTRACTOR SHALL REPORT IN WRITING ANY CONTAMINANTS DISCOVERED IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH TO THE OWNER, OR HIS AGENT, PRIOR TO PLANTING IN SUCH A CONTAMINATED PLANT BED.
- 2) FERTILIZER: TREES AND SHRUBS SHALL BE FERTILIZED WITH 31 GRAM AGRIFORM FERTILIZER TABLETS WITH A 20-10-5 NITROGEN, PHOSPHOROUS, AND POTASSIUM ANALYSIS AT THE APPLICATION RATES AS FOLLOWS:

CONTAINER SIZE:	APPLICATION RATE:
1 CONTAINER	1 TABLET
3 CONTAINER	2 TABLETS
5 CONTAINER	3 TABLETS
1 CONTAINER	5 TABLETS

B&B SHRUBS AND SHRUBS IN LARGE CONTAINERS 1 TABLET FOR EACH ONE FOOT OF HEIGHT

TREES 1 TABLET FOR EACH 1/2 INCH OF TRUNK DIAMETER MEASURED 18" ABOVE FINISHED GRADE

FERTILIZE GROUND COVER AREAS WITH AN EQUAL ANALYSIS OF GRANULAR FERTILIZER SUCH AS 6-6-6 AND THE NITROGEN DERIVED FROM UREAFORM. MINOR ELEMENTS SHALL INCLUDE IRON, ZINC, AND MANGANESE. INCORPORATE INTO THE TOP EIGHT (8) INCHES OF SOIL AT THE RATE RECOMMENDED BY THE MANUFACTURER FOR NEW PLANT BEDS.

PALMS SHALL BE FERTILIZED WITH A MINIMUM FIFTY PERCENT ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHOROUS, AND POTASSIUM AS MAJOR ELEMENTS AND CONTAINING MINOR ELEMENTS INCLUDING IRON, MANGANESE, MAGNESIUM, AND ZINC. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

AREAS TO BE SOODED SHALL BE FERTILIZED WITH A FIFTY PERCENT ORGANIC 6-6-6 NITROGEN, PHOSPHOROUS, AND POTASSIUM ANALYSIS FERTILIZER WITH IRON, MAGNESIUM AND MANGANESE AS MINOR ELEMENTS. APPLICATION SHALL BE AT THE RATE OF ONE POUND OF ACTUAL NITROGEN PER ONE THOUSAND SQUARE FEET AND SHALL BE FULLY INCORPORATED INTO THE TOP TWO INCHES OF SOIL.

MULCH: ALL TREES IN SOD AREAS ARE TO HAVE A THIRTY INCH RING COVERED WITH A TWO INCH LAYER OF MELALEUCA MULCH. COVER ALL SHRUB BEDS WITH A TWO INCH LAYER OF MELALEUCA MULCH. MULCH PLANTS WITHIN TWENTY-FOUR HOURS OF PLANTING.

WATERING: HAND WATERING SHALL BE DONE AS NEEDED TO KEEP THE PLANT ROOT MASSES AND PLANTING SOIL UNIFORMLY MOIST TO MAINTAIN A HEALTHY GROWING CONDITION UNTIL FINAL JOB ACCEPTANCE BY THE OWNER OR AUTHORIZED REPRESENTATIVE. ANY PLANTS WITH ROOT MASSES THAT DRY OUT WILL NOT BE ACCEPTABLE.

SOODINGS: PLACE ST. AUGUSTINE FLORITAN SOLID SOD IN ALL AREAS NOT COVERED WITH PLANT MATERIAL OR PAVING AS NOTED ON THE PLANS. THE SOD AND SOD BED SHALL BE MOIST AT TIME OF INSTALLATION.

THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT. THE SOD SHALL BE STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECES SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD BED IS TO BE WELL-COMPACTED AND EVEN. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR VOIDS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS. ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATER RUN FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER OR AUTHORIZED REPRESENTATIVE. MOWING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE FOR NINETY DAYS. SOD LINES AT SHRUB BEDS, TREE RINGS AND PAVEMENTS SHALL BE CUT EVEN AND SHARP.

TREE GUYING: ALL SINGLE STEM TREES SHALL BE SECURELY GUYED AND STAKED AT TIME OF PLANTING, USING THREE 1 3/4" BLACK WELLINGTON TAPE STAKES ARE TO BE SET BELOW FINISHED GRADE. FASTEN A MINIMUM OF ONE 6" X 1 1/2" PLASTIC FLAGGING HALFWAY UP EACH GUY WIRE.

TREE WITH NAILS IN THEIR TRUNKS OR TREES WITH OTHER MECHANICAL TRUNK DAMAGE WILL NOT BE ACCEPTABLE.

PLANTING: REMOVE THE EXCAVATED MATERIAL FROM THE PLANT HOLES AND REPLACE WITH PLANTING SOIL. SOD PLANTING AREAS ARE TO HAVE A CONTINUOUS TWO INCHES DEPTH OF PLANTING SOD. GROUND COVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS. TRENCH HEDGE PLANTING STRIPS SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES WIDER ON EACH SIDE OF THE PLANTS.

EXCAVATE ALL TREE PLANTING HOLES TWELVE INCHES DEEPER THAN THE ROOTBALL DEPTH. LOOSEN THE BOTTOM OF THE HOLE SIX INCHES DEEPER THAN THE REQUIRED HOLE DEPTH. TREES WITH ROOTBALLS TWO FEET IN DIAMETER OR LESS SHALL BE PLANTED IN HOLES ONE FOOT GREATER IN RADIUS. TREES WITH ROOTBALLS GREATER THAN TWO FEET AND LESS THAN FOUR FEET IN DIAMETER SHALL BE PLANTED IN HOLES EIGHTEEN INCHES GREATER IN RADIUS.

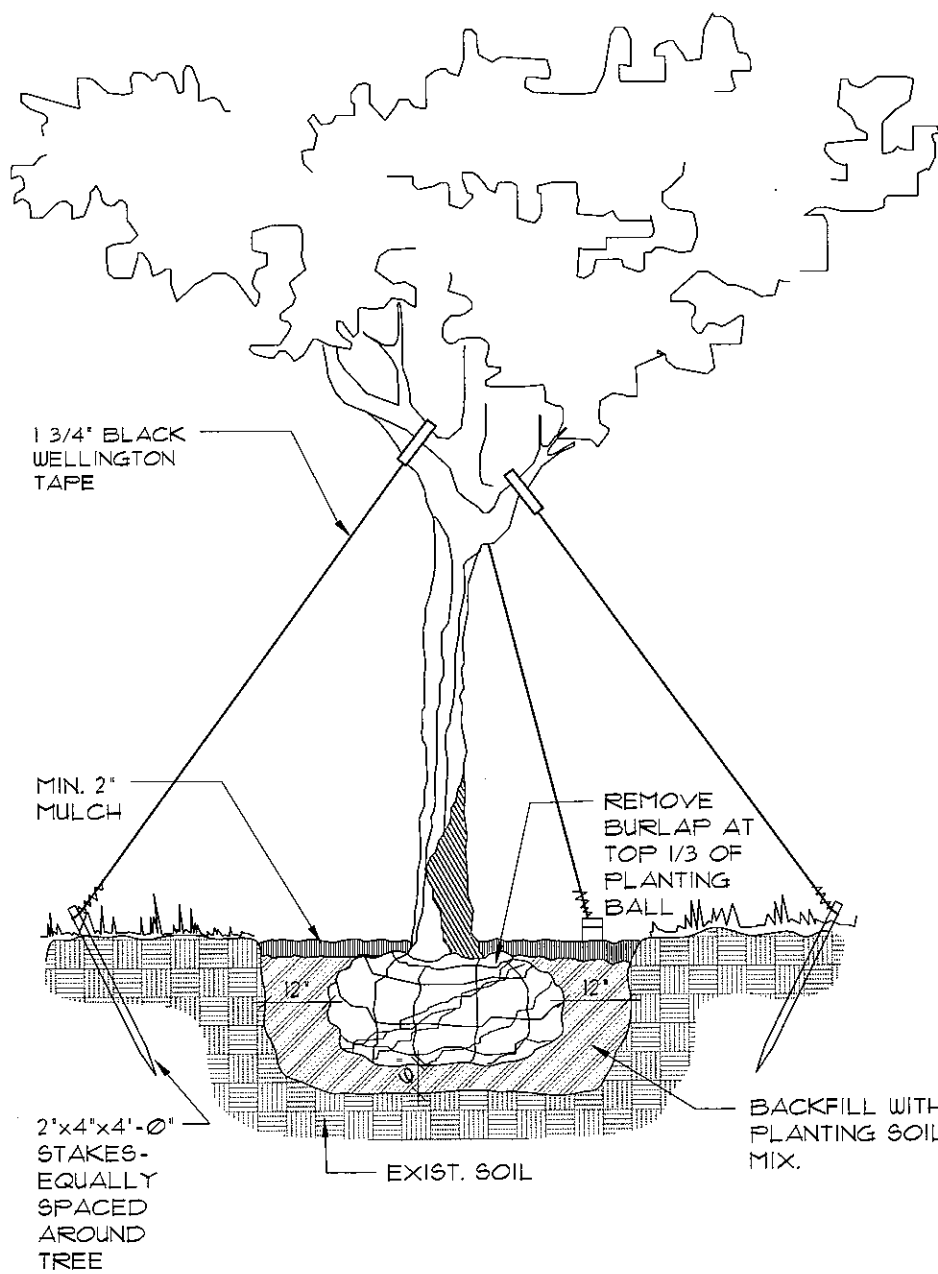
SET ALL PLANTS ON A FIRM, WELL-COMPACTED BASE IN A STRAIGHT UPRIGHT POSITION AT THE SAME DEPTH AS BEFORE TRANSPLANTING SO THE TOP OF THE ROOTBALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE. WHEN BACKFILLING AROUND THE PLANTS, TAMP AND WATER IN THE TOP SOIL TO ELIMINATED AIRPOCKETS. RELEVEL AND FILL ANY AREAS THAT SETTLE AFTER COMPLETION OF THE JOB. THE OWNER OR AUTHORIZED REPRESENTATIVE WILL REQUIRE PLANTS BE RESET IF NOT SET PROPERLY.

PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. LIMIT PRUNING TO BROKEN OR DAMAGE STEMS. PRUNE BACK TO THE PARENT STEM IF NECESSARY TO COMPENSATE FOR ROOTS LOST IN TRANSPLANTING. NO PRUNING SHALL BE DONE TO ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE SPECIFIED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS.

FINAL COMPLETION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

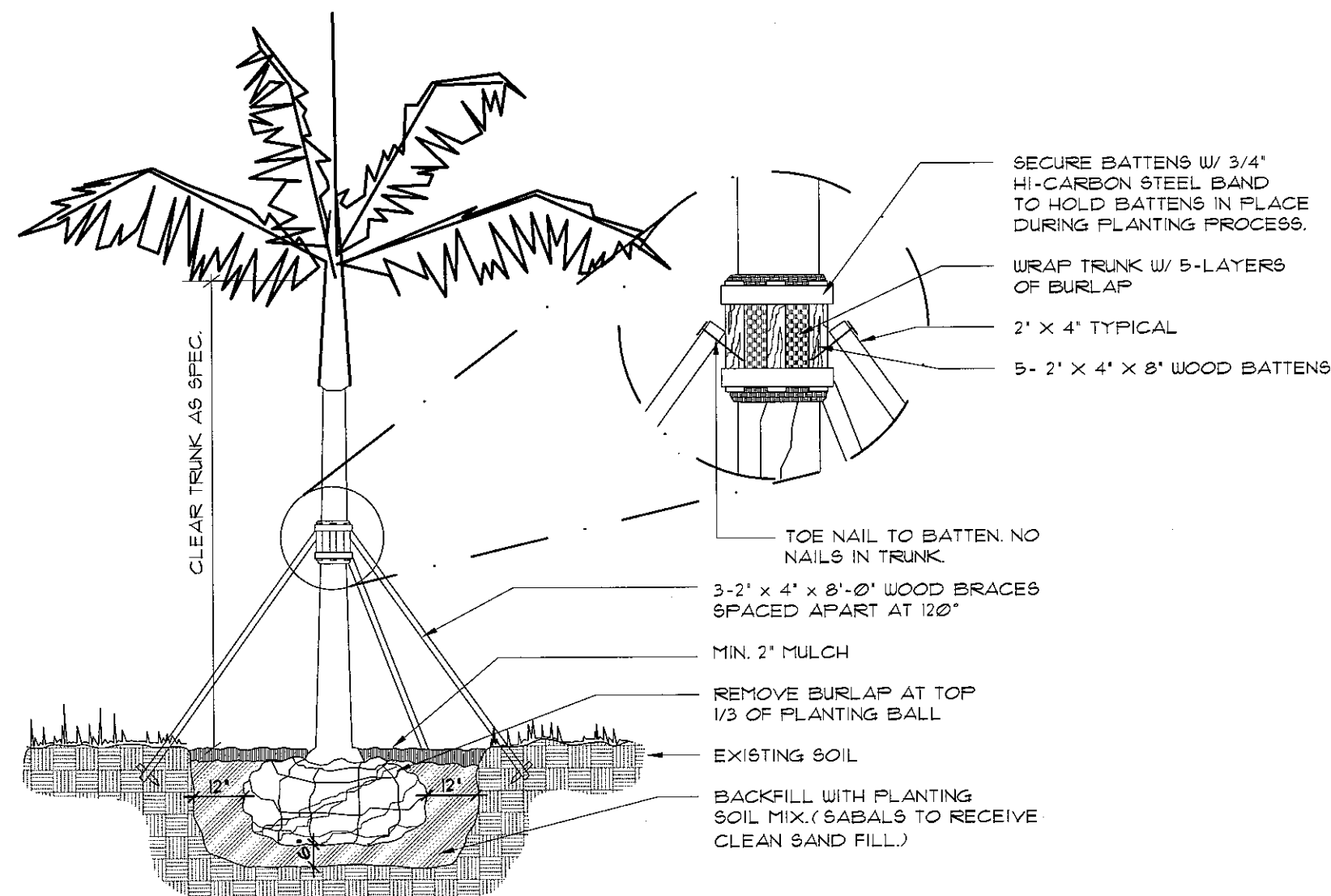
GUARANTEE: ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE ONE YEAR GUARANTEE, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL ALSO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.



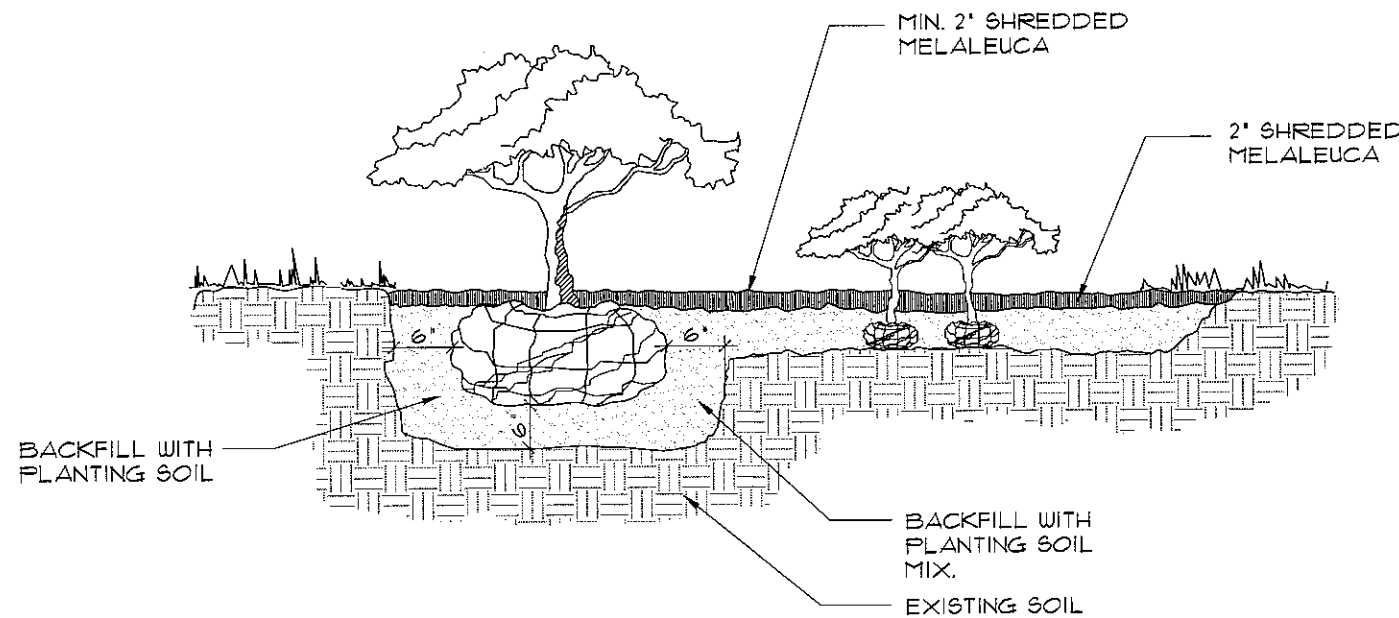
SMALL TREE PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.



SHRUB AND GROUND COVER DETAIL

N.T.S.

NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE TO THESE FACILITIES WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS WILL NOT PERMIT THE INSTALLATION PER PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT.

TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALLATION. LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT IN EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS PRIOR TO PLANTING.

ALL PLANT MATERIAL TO BE GRADE #1 OR BETTER. ALL PLANT MATERIAL DESIGNATED SPECIMAN SHALL BE FLORIDA FANCY AS DESIGNATED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS', STATE PLANT BOARD OF FLORIDA.

ALL TREES AND PALMS TO BE THOROUGHLY WATERED IN AT PLANTING. TREES AND PALMS SHALL BE STAKED TO ASSURE PROPER ALIGNMENT AND STABILITY.

PALM HEIGHTS ARE APPROXIMATE. USE SPECIFIED HEIGHTS AS GUIDES TO ACHIEVE PROPER STAGGER IF EXACT HEIGHT IS NOT AVAILABLE.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR MATERIAL SHOWN ON DRAWINGS PRIOR TO SUBMITTING BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST, FINAL SOD, MULCH, AND TOPSOIL QUANTITIES ARE TO BE MADE BY THE CONTRACTOR.

LANDSCAPE ARCHITECT
MICHAEL FAY, A.S.L.A.
REG. NO. 540
DATE: 4/20/16

MICHAEL FAY: LANDSCAPE ARCHITECT
REG.# 540
420 N.W. 7th ST., DELRAY BCH., FL., 33444
PH. 561-306-4003

REVISIONS:

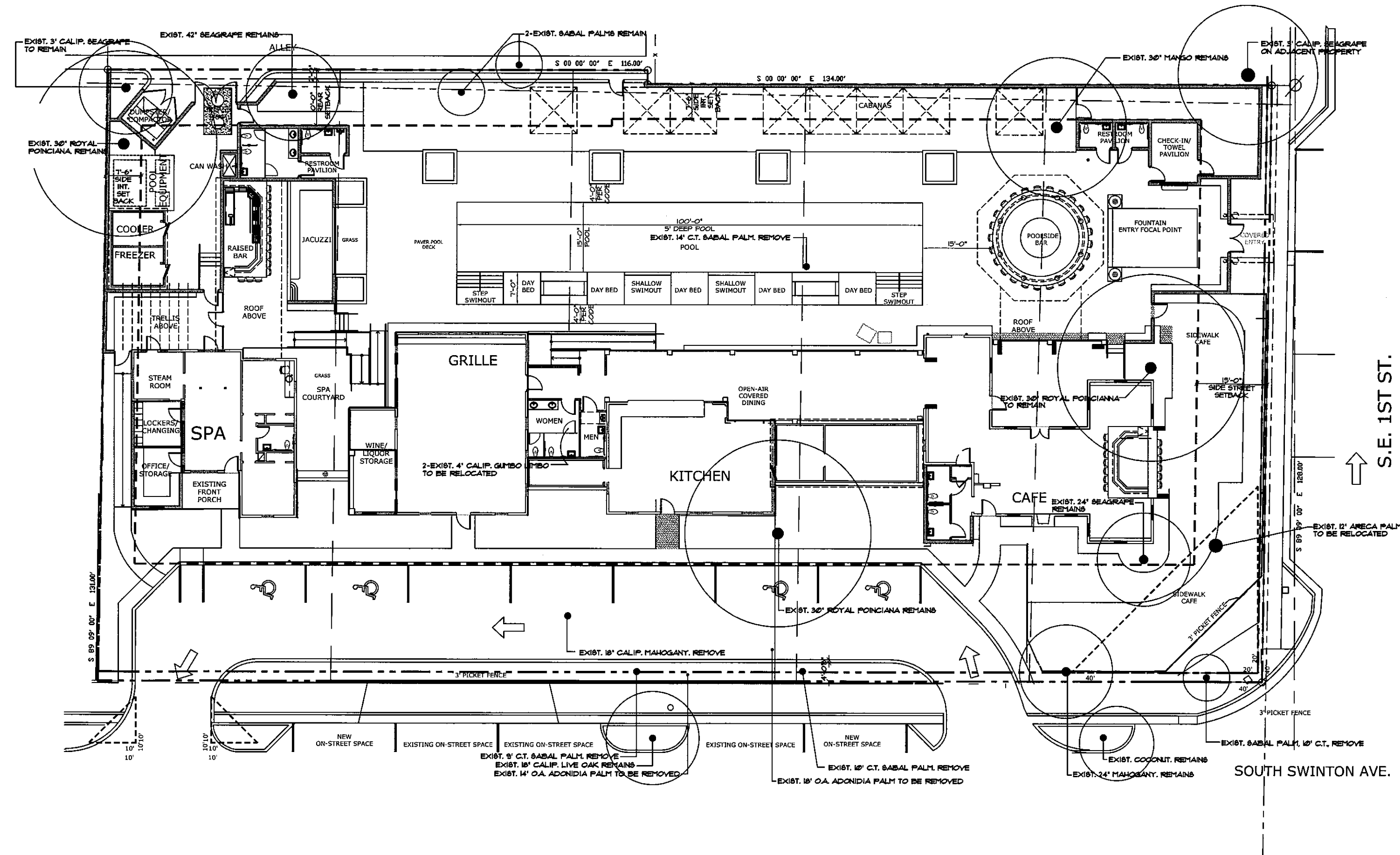
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PROJECT:
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N.E. CORNER OF S.E. 1 ST. & S. SWINTON AVE.
DELRAY BEACH, FLORIDA
LANDSCAPE DETAILS & SPECIFICATIONS
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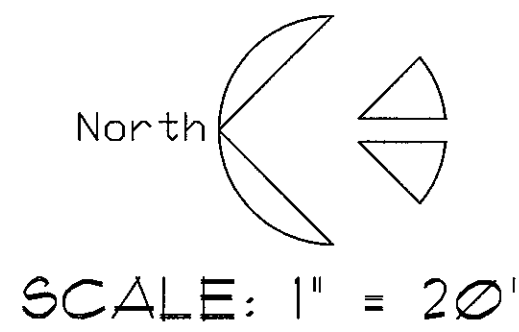
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EXISTING TREES AND PALMS			
QUANTITY	SCIENTIFIC NAME (COMMON NAME)	SPECIFICATIONS	NATIVE
EXIST. TREES AND PALMS TO REMAIN			
3	SEAGRAPE TREES	14"2" CALIP, 1336" CALIP, 124" CALIP	YES
1	THANGO	30" CALIP	NO
2	SABAL PALMS	240" CT.	YES
3	ROYAL PONCIANA	30" CALIP	NO
1	MANOANT	24" CALIP	YES
EXIST. TREES AND PALMS TO BE REMOVED			
4	SABAL PALMS	10' - 14' CT.	YES
2	ADONEDIA PALMS	14' - 18' O.A.	NO
1	MANOANT	18" CALIP	YES
EXIST. TREES AND PALMS TO BE RELOCATED			
1	ARCEA PALM	12' O.A.	NO
2	GUERO LIMBO	4" CALIP	YES



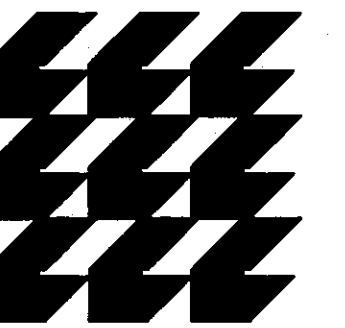
LANDSCAPE ARCHITECT
MICHAEL FAY, A.S.L.A.
REG. NO. 540
DATE: 11/21/12

MICHAEL FAY: LANDSCAPE ARCHITECT
REG.# 540
420 N.W. 7th ST., DELRAY BCH., FL., 33444
PH. 561-306-4003

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PROJECT:
SWINTON SOCIAL
N.E. CORNER OF S.E. 1 ST. & S. SWINTON AVE.
DELRAY BEACH, FLORIDA 33444
EXISTING TREE SURVEY
HPB CLASS 5 SUBMITTAL

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CURRIE
SOWARDS
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ARCHITECTS

Architects, Planners
& Interior Designers

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Delray Beach, Florida 33444
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E-mail: office@csa-architects.com

ISSUED FOR:
HPB CLASS V 08.01.2011

BIDS

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE
SWINTON
SOCIAL

NORTHEAST CORNER
OF S.E. 1st STREET
& S. SWINTON AVENUE
DELRAY BCH, FL 33444

REVISIONS
09-19-2011
UPDATE PER STAFF COMMENTS

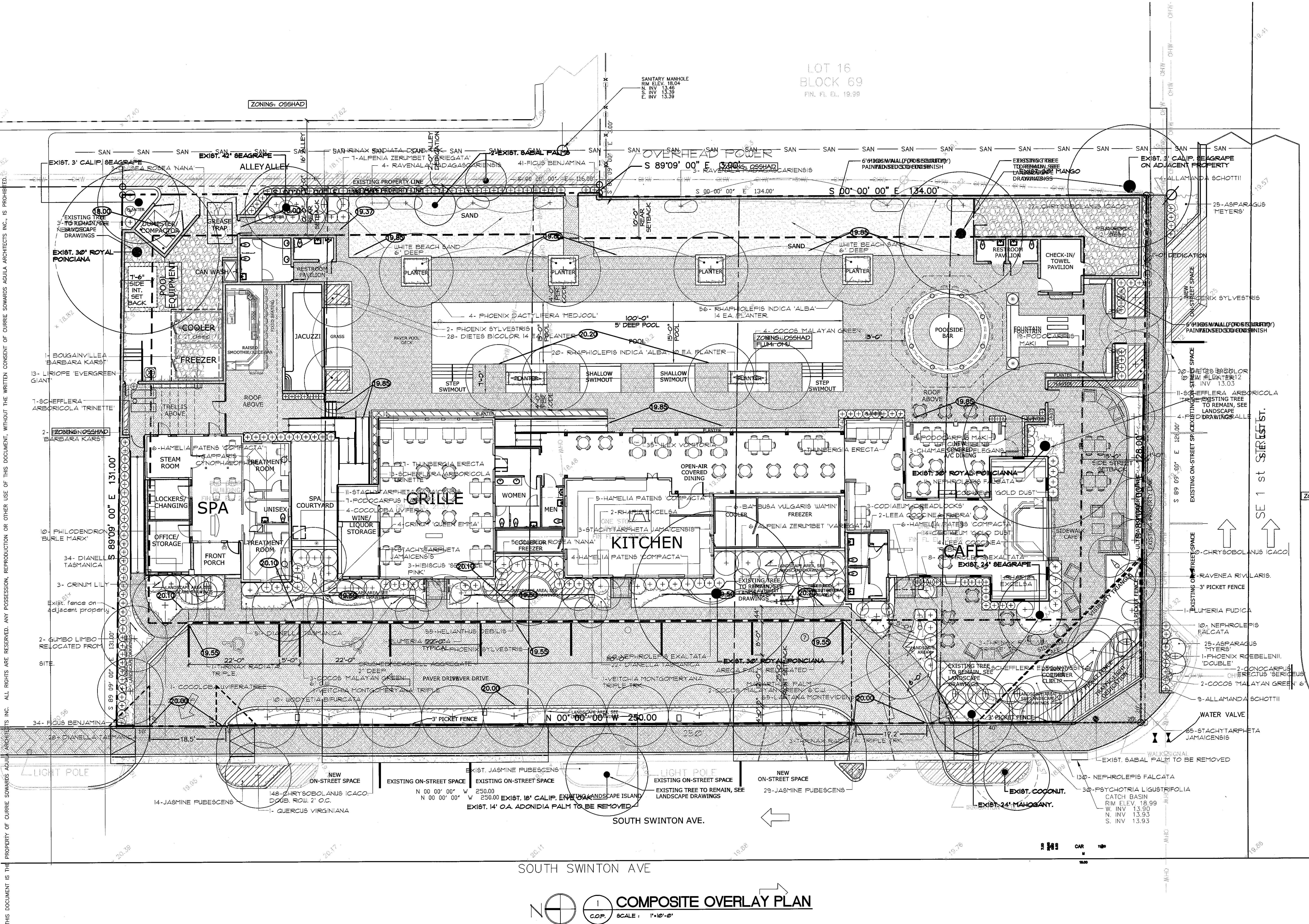
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DRAWING TITLE

COMPOSITE
OVERLAY PLAN

DATE
08.01.2011
JOB NUMBER
110403
DRAWING NUMBER

C.O.P.



**LOT 11, AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION OF
BLOCK 70, ORIGINAL TOWN OF LINTON (NOW DELRAY BEACH),
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6,
PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.**

SURVEY NOTES:

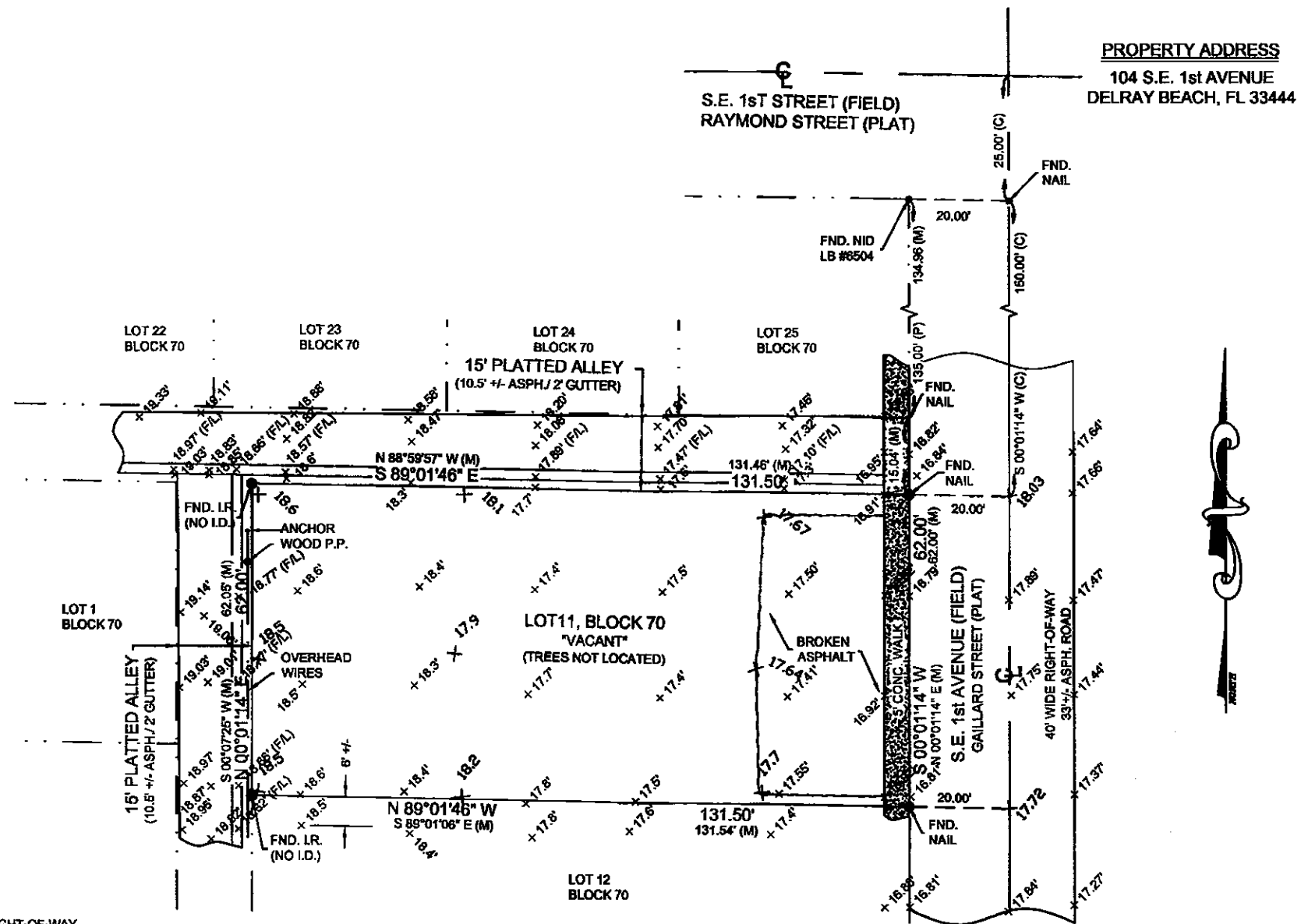
1. ALL PROPERTY CORNERS ARE SET IRON ROD & CAP D.S. & ASSOC., P.S.M.6422, UNLESS OTHERWISE NOTED.
2. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED.
3. THE UNDERSIGNED AND DJS SURVEYORS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE CERTIFYING SURVEYOR.
5. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF GAILLARD STREET (NOW S.E. 1st AVENUE) HAVING AN ASSUMED BEARING OF S00°01'14"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BEARINGS SHOWN FOR CALCULATION PURPOSES ONLY.
6. SURVEY FIELDWORK WAS COMPLETED ON 7/29/11.
7. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).
9. BENCH MARK OF ORIGIN: PALM BEACH COUNTY ENGINEERING DEPARTMENT, BENCHMARK D 31, ELEVATION=17.810.
10. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS FIRM.
11. BUILDING TIES SHOWN HEREON ARE TO THE EXTERIOR BUILDING WALLS AND ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.

ASPH.	ASPHALT
S.M.	BENCH MARK
BST	BELLSOUTH
	TELECOMMUNICATIONS
(C)	CALCULATED
C&G	CURB & GUTTER
CATV	CABLE TELEVISION
C.B.	CATCH BASIN
C.B.S.	CONCRETE BLOCK
	STUCCO
CHAT.	CHATAHOOCHEE
(C.F.T.)	CALCULATED FROM
	FIELD TRAVERSE
C.L.F.	CHAIN LINK FENCE
C.O.	SANITARY CLEAN-OUT
CONC.	CONCRETE
CONST.	CONSTRUCTION
COR.	CORNER
COV.	COVERED

D.E.	DRAINAGE EASEMENT
E	EAST
EL	ELEVATION
ELEC.	ELECTRIC
ENCR.	ENCROACHMENT
EOP	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
EXT.	EXTENDED
F. HYD.	FIRE HYDRANT
F/L	FLOW LINE
FND.	FOUND
FPL	FLORIDA POWER & LIGHT
H.H.	HAND HOLE
I.R.	IRON ROD
I.P.	IRON PIPE
MH	MANHOLE
NID	NAIL IN DISK

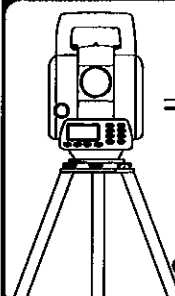
NIT.....	NAIL IN TAB
N.....	NORTH
(N.R.).....	NON-RADIAL
N.V.A.L.....	NON-VEHICULAR
OHW.....	OVERHEAD WIRE
O.R.B.....	OFFICIAL RECORD BOOK
P.B.....	PLAT BOOK
P.C.....	POINT OF CURVATURE
P.C.P.....	PERMANENT CONTROL
POINT.....	
PG.....	PAGE
P.I.....	POINT OF INTERSECTION
P.O.B.....	POINT OF BEGINNING
P.O.G.....	POINT OF
COMMENCEMENT.....	
P.P.....	POWER POLE
PRM.....	PERMANENT REFERENCE
	MONUMENT

R/W	RIGHT-OF-WAY
(RAD.)	RADIAL
REF.	REFERENCE
RES.	RESIDENCE
SAN.	SANITARY
S.B.	SOUTHERN BELL
SERV.	SERVICE
S	SOUTH
STY.	STORY
STR.	STRADDLED
U.E.	UTILITY EASEMENT
V.G.	VALLEY GUTTER
N.V.A.L.	NON-VEHICULAR ACCESS
LINE	
W	WEST
W.F.	WOOD FENCE
W.M.	WATER METER
..C.R.	COUNTY
RECORDS	



THE N.F.I.P. FLOOD MAPS HAS DESIGNATED THE
HEREON DESCRIBED PROPERTY TO BE IN ZONE X
BASE FLOOD ELEVATION - FEET
COMMUNITY NO. 125102 PANEL NO. 0004 D
DATE OF FIRM 1/5/89
FIRM INDEX DATE 1/5/89

	CATCH BASIN
	CENTER LINE
	FIRE HYDRANT
	GATE VALVE
	HAND HOLE
	MANHOLE
	POWER POLE
	LIGHT POLE
	EXISTING ELEVATION



**DJS SURVEYORS,
INCORPORATED**

SURVEYORS & MAPPERS
8461 LAKE WORTH ROAD, #403
LAKE WORTH, FL 33467
PH (561) 847-2865 FAX (561) 734-4910
www.djssurveyors.com
CERTIFICATE OF AUTHORIZATION NO. LB 7870

SCALE:
1" = 30'

DRAWN BY:
D.S.

FIELDBOOK/PAGE

CHECKED BY:

FILE

D.J.S.

JOB NUMBER:

SIGNATURE DATE:

11-081

8/1/11

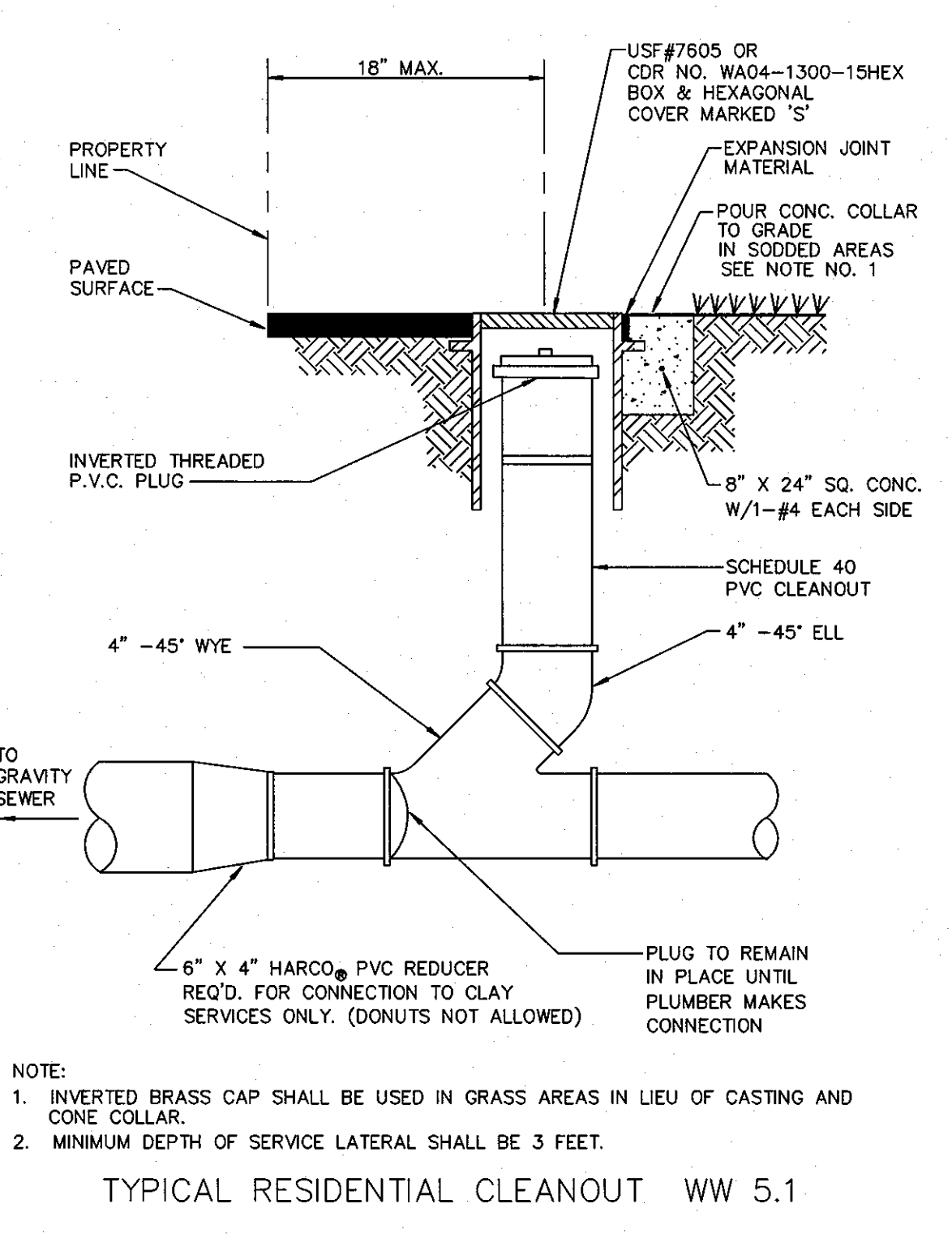
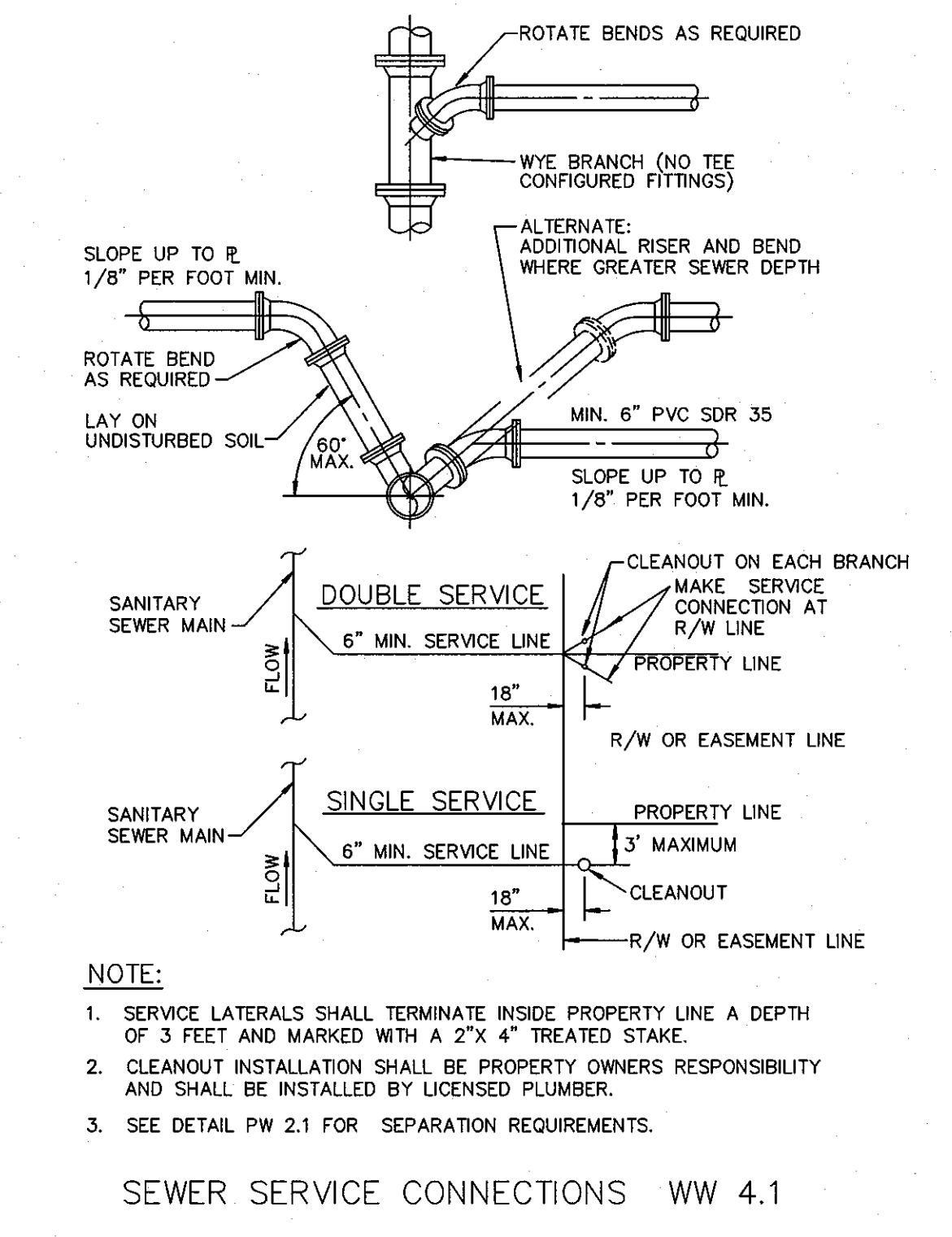
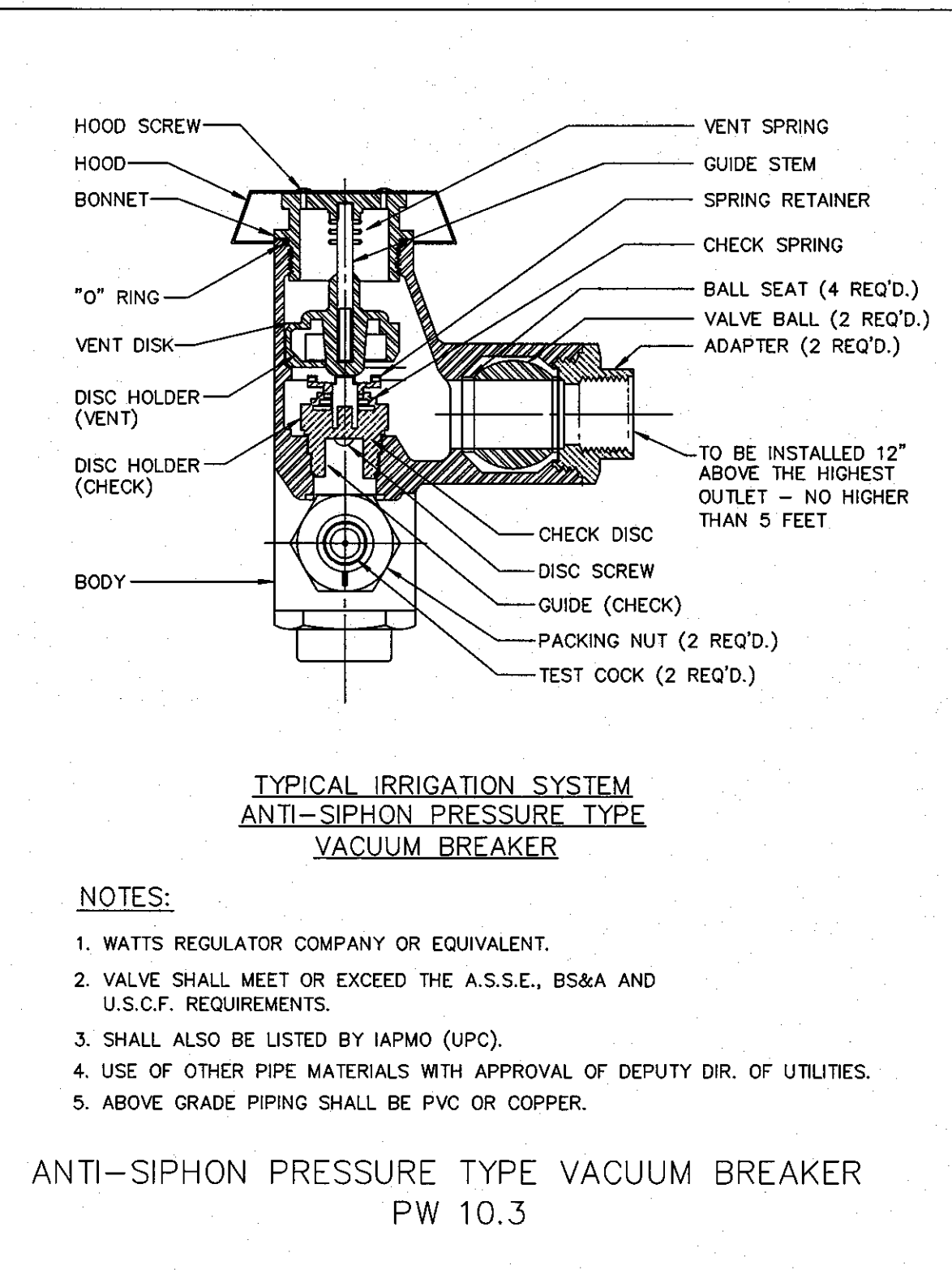
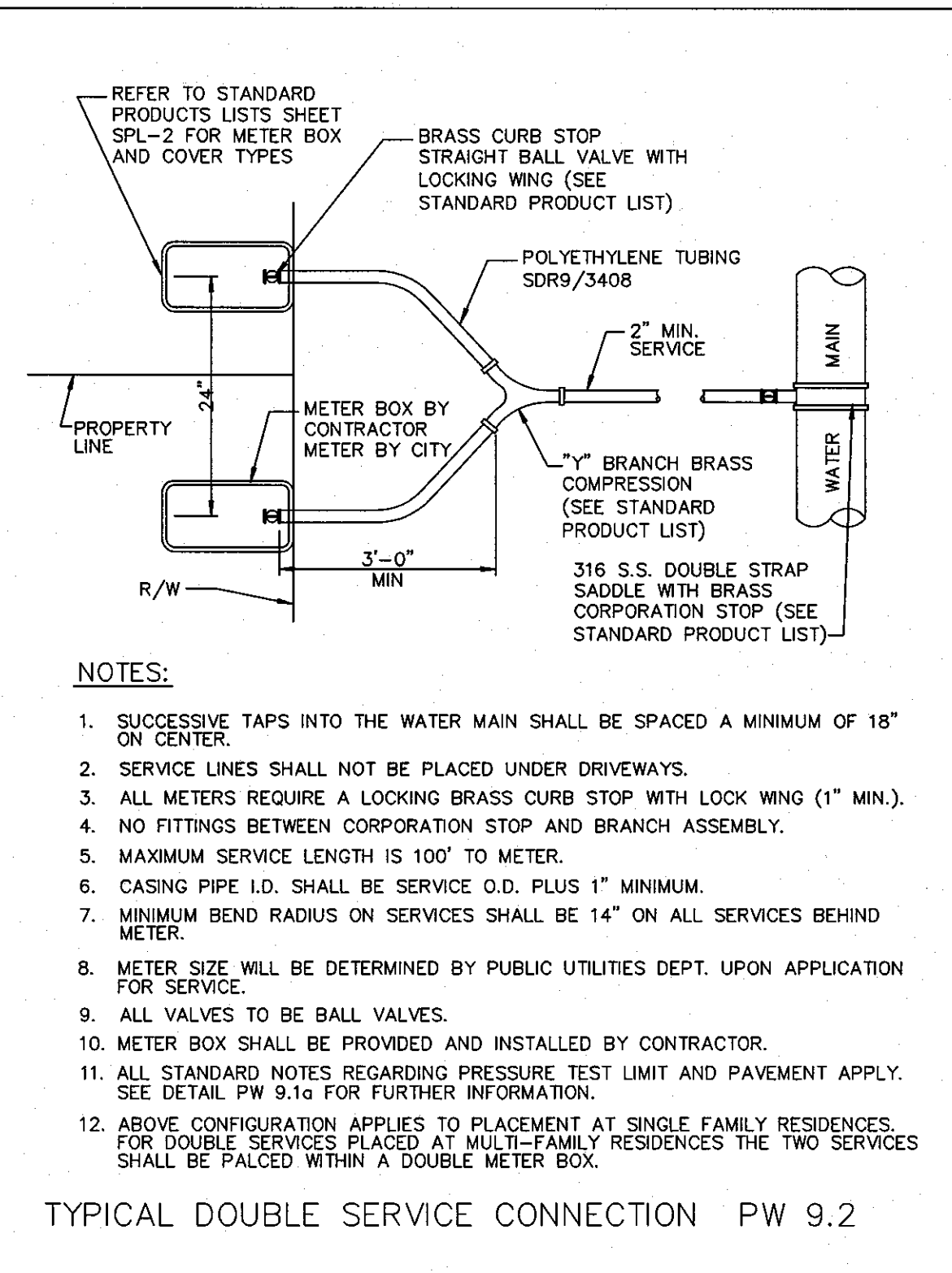
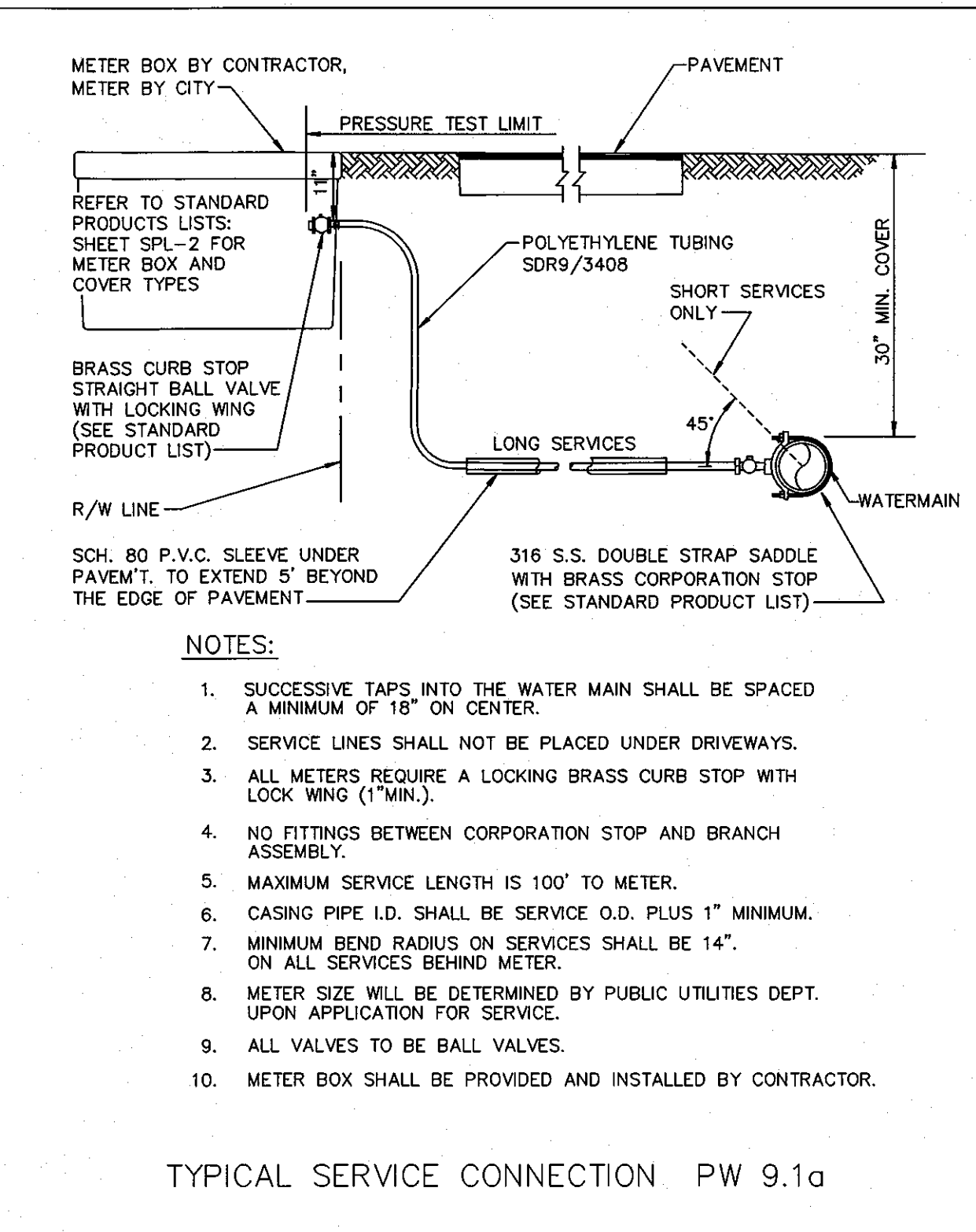
**NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR & MAPPER**

DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422

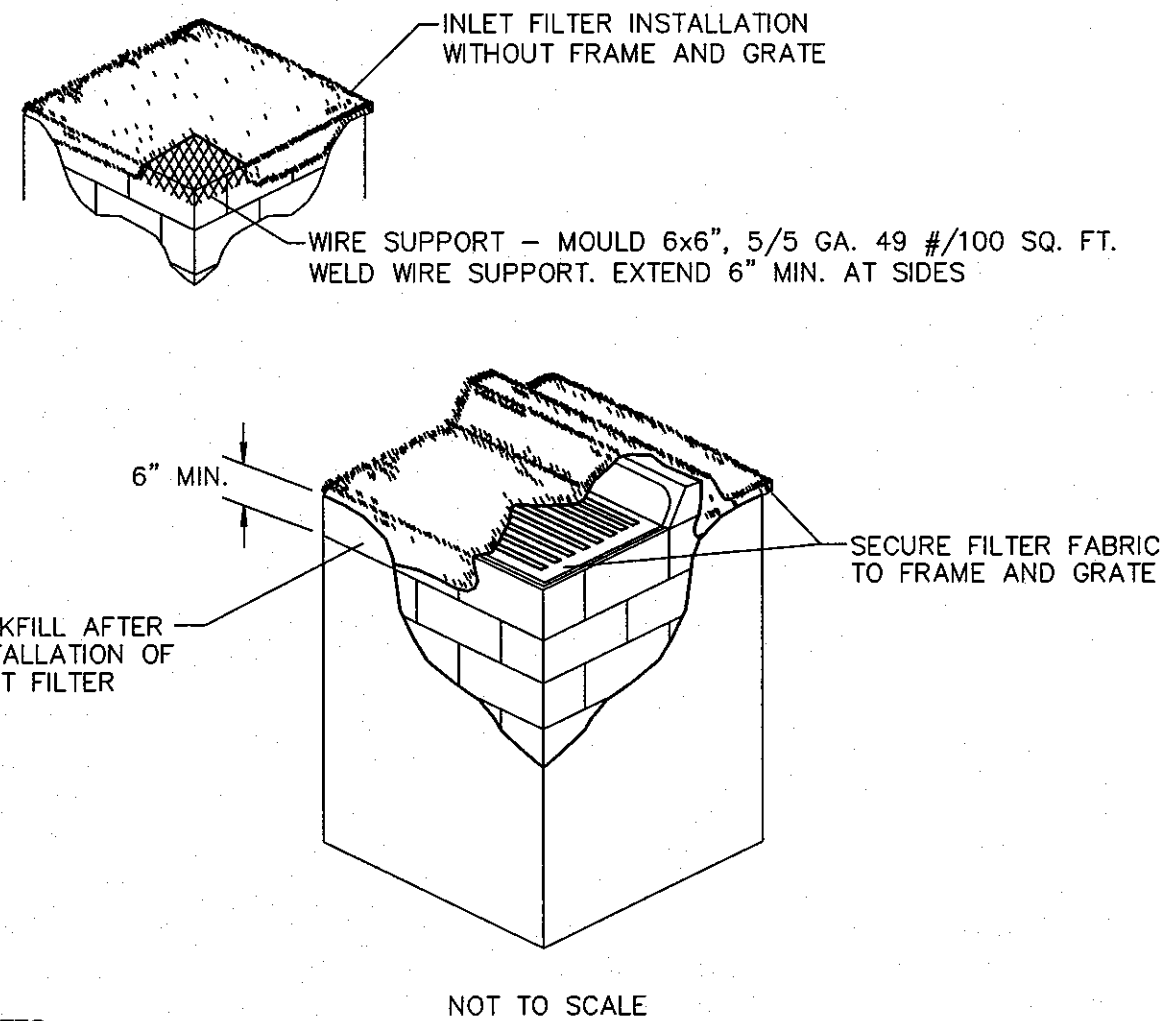
MAP OF BOUNDARY SURVEY

FOR: ANDRIOFF CONST.

REVISIONS	DATE	BY	CKD	FB/PG
ADD ADDITIONAL TOPOGRAPHY	8/29/11	L.T.	D.S.	FILE



WATER & WASTEWATER DETAILS FOR: SWINTON SOCIAL VALET LOT 104 SE 1ST AVE DELRAY BEACH, FLORIDA	
ENGINEERS • ENVIRONMENTAL CONSULTANTS EnviroDesign Associates Inc. www.envirodesign.com FLORIDA CERTIFICATE OF AUTHORIZATION NO. 6506 298 Pineapple Grove Way Delray Beach, Florida 33444 Phone: (561) 274-6500 Fax: (561) 274-8558	NOT VALID WITHOUT ENGINEER'S SEAL BY: _____ DATE: _____ REVISIONS: NO. DATE: _____
DRAWN: B.A.B. CHECKED: J.A.P. DATE: 8/5/11 JOB NO. 11049-DTL SHEET NO. 3 OF 4	MAR 27 2012



- NOTES:
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
 2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

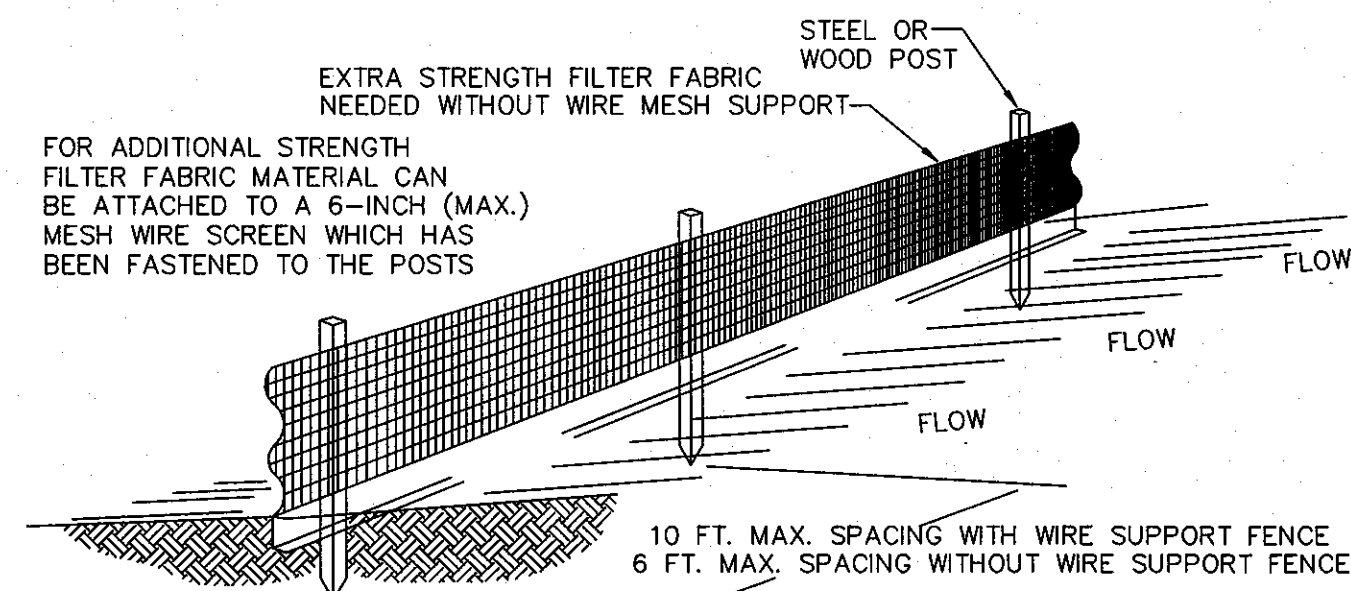
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL D 8.1

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT, REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

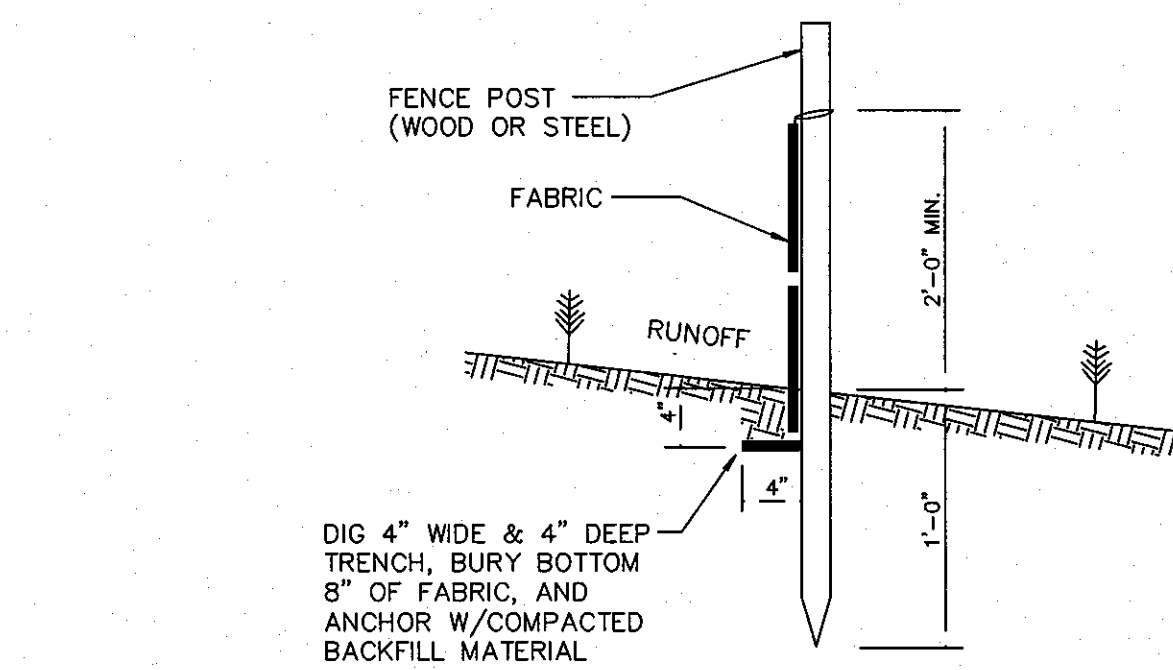
EROSION CONTROL NOTES DETAIL D9.1



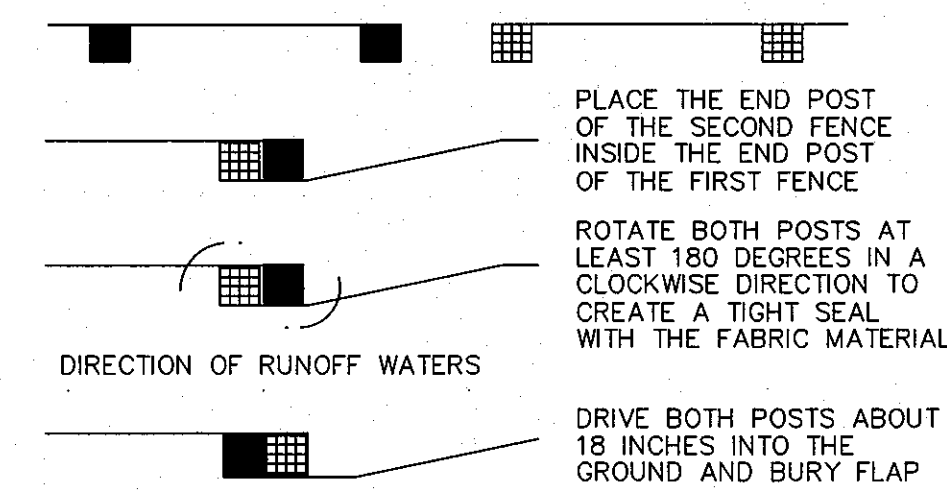
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

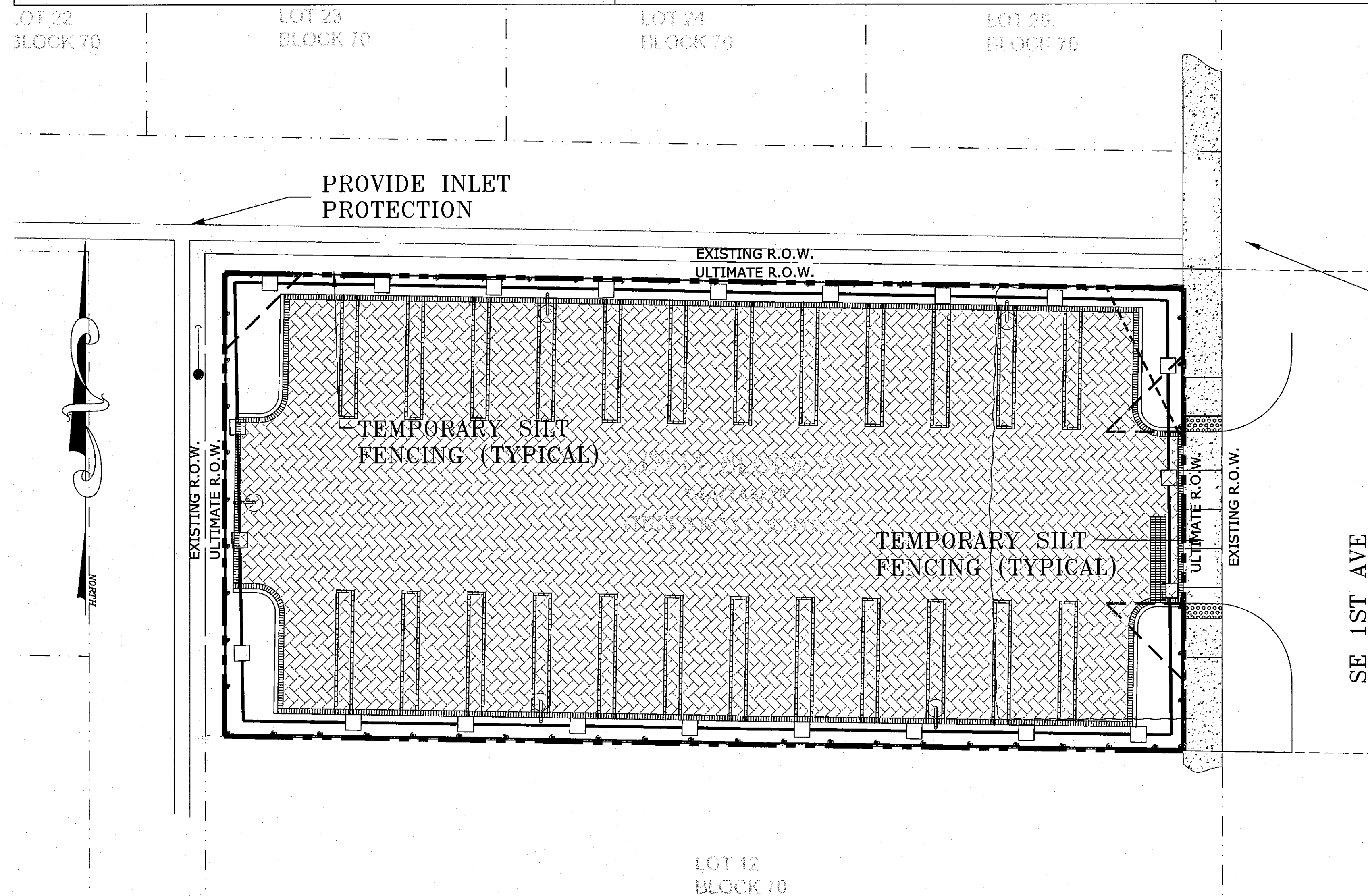


SILT FENCE SECTION
NOT TO SCALE

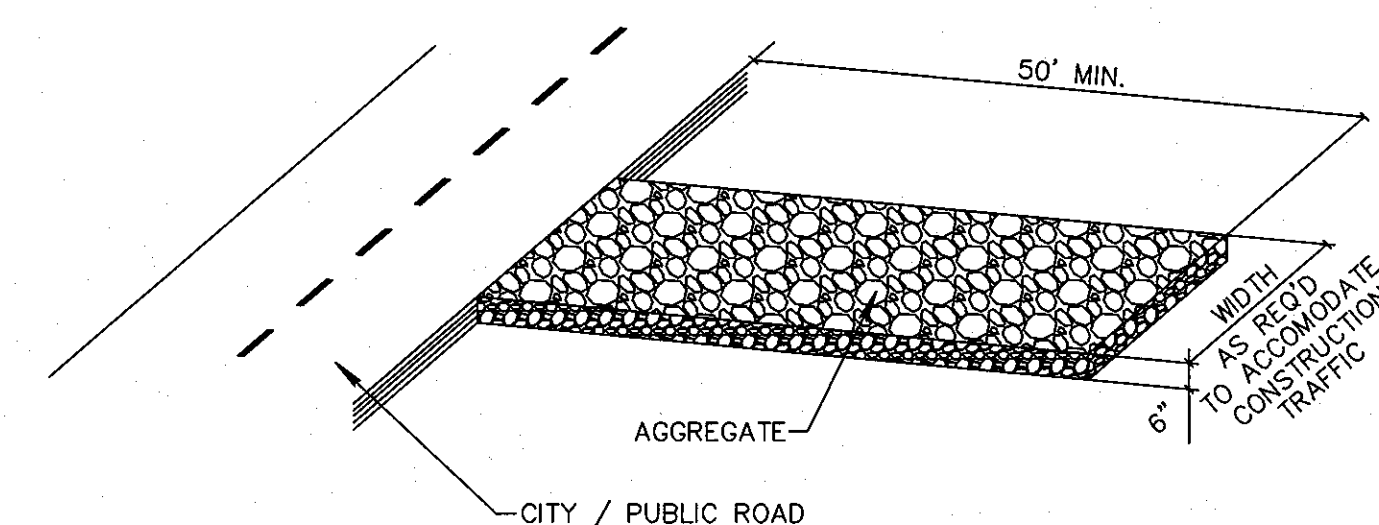


ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



PROVIDE INLET PROTECTION

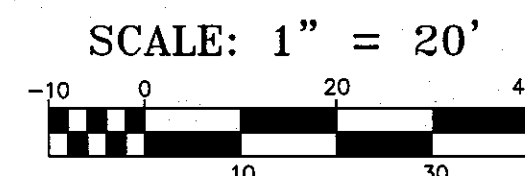


STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C

CALL 48 HOURS BEFORE YOU DIG.

IT'S THE LAW
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

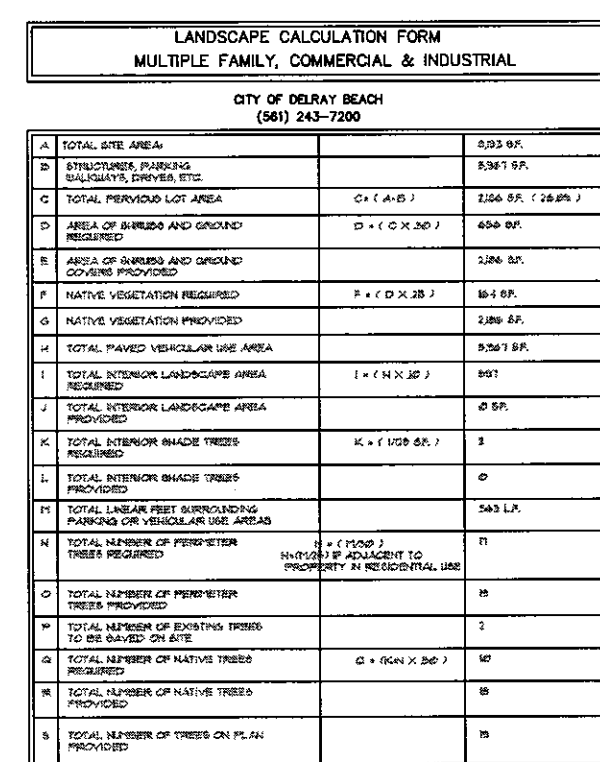


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ENGINEER REPRESENTING ENVIRODESIGN ASSOCIATES, INC.

POLLUTION PREVENTION PLAN FOR:
SWINTON SOCIAL VALET LOT
104 SE 1ST AVE
DELRAY BEACH, FLORIDA

EnviroDesign Associates, Inc.
www.envirodesign.com
ENGINEERS • ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 6506
298 Pineapple Grove Way Delray Beach, Florida 33444
Phone: (561) 274-6500 Fax: (561) 274-8558

DRAWN:
B.A.B.
CHECKED:
J.A.P.
DATE:
7/27/11
JOB NO.
11049-ENG
SHEET NO.
4 OF 4

[illegible]

LANDSCAPE NOTES

1. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN "GRASSES AND STANDARDS FOR NURSERY PLANTS", PART I, 1963, OF THE FLORIDA LANDS DEPARTMENT, DIVISION OF AGRICULTURE.
2. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY LOCATION AND PLANTING OF ALL PLANTS AND UTILITIES.
3. ALL PLANT BEDS TO RECEIVE 10" OF 50/50 MESH SAND/SANDWICH.
4. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE A SMOOTH SURFACE UNDER GRADE PRIOR TO INSTALLING SOIL.
5. IRRIGATION SYSTEM SHALL BE INSTALLED AND THE CONTRACTOR TO OVERSEE TO ALL LANDSCAPE AREAS ALSO. ONE MINI-CLIC OR EQUIV. MOISTURE SENSOR SHALL BE INSTALLED PER 10,000 SQ. FT.
6. SEE SHEET 1-3 (DIVISION SCHEDULE) FOR ADDITIONAL INSTALLATION DETAILS AND SPECIFICATIONS.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MATERIALS ORDERED BY THE CITY, IF APPLICABLE.
8. PLANTING TREES AND PALMS TO BE PROPERLY STAGED AFTER PLANTING. SEE DETAILS SHEET 1-3.
9. PLANS LAY OUT PROCEDURE OVER MATERIALS LIST. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY ALL MATERIALS ARE AVAILABLE BEFORE SUBMITTING FOR CONSTRUCTION.

LANDSCAPE ARCHITECT:
MICHAEL FAY, A.S.I.A.
REG. NO. 540
DATE: *12/29/12*

MICHAEL FAY: LANDSCAPE ARCHITECT
REG.# 540
420 N.W. 7th ST., DELRAY BCH., FL., 33444
PH. 561-306-4003

REVISIONS:
8-24-11
3-19-12

DATE: 8-8-11
DRAWN BY: M. FAY
CHECKED BY:
CAD FILE:

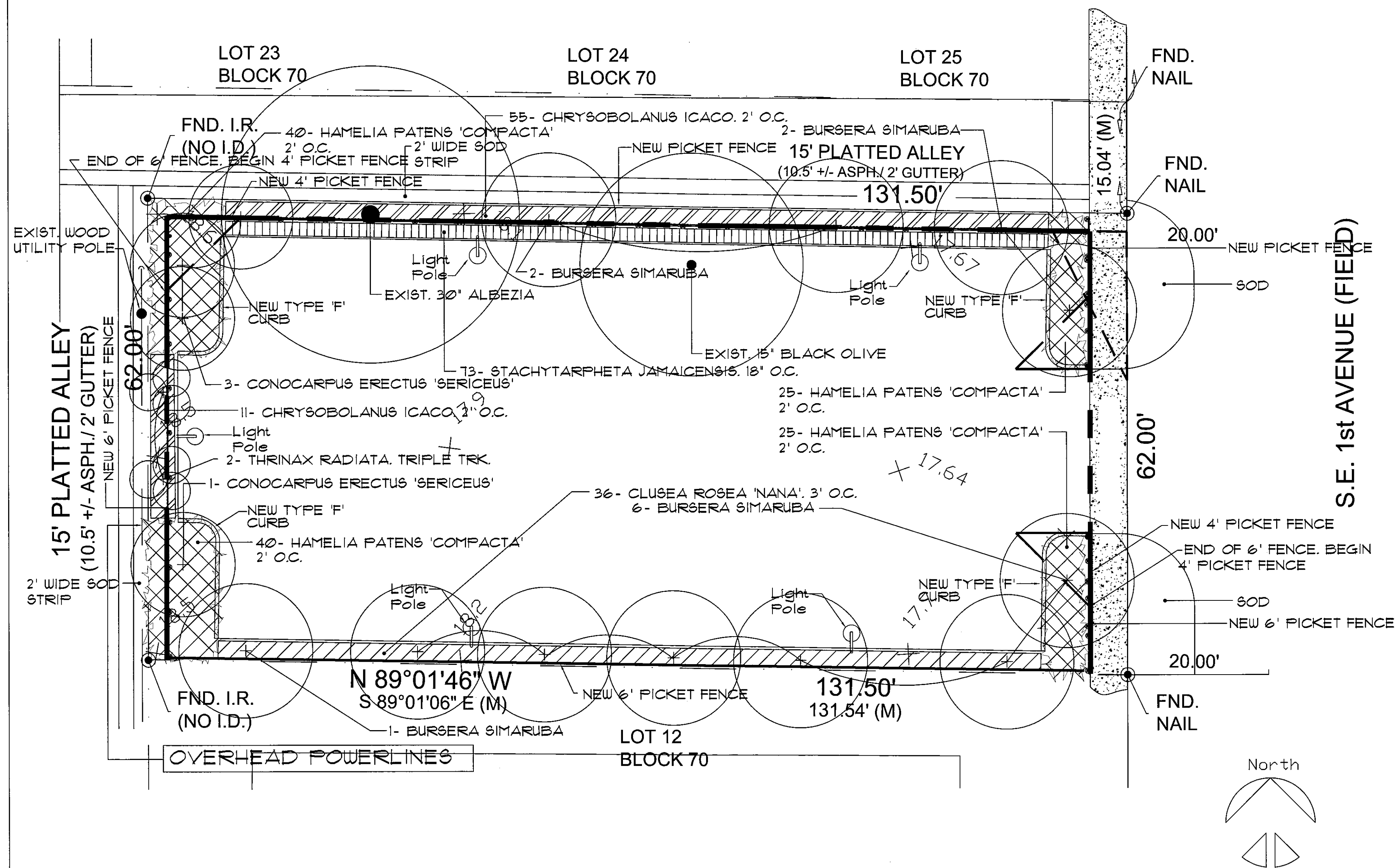
PROJECT:
SWINTON SOCIAL VALET LOT
104 S.E. 1ST ave.
DELRAY BEACH, FLORIDA, 33444
LANDSCAPE DEVELOPMENT PLAN

SHEET NO.

L-4

OF
DRAWING FILE NO.

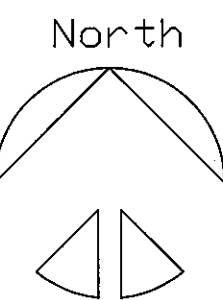
48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
ST. LUCIE • MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
FOR UNDERGROUND UTILITIES
NOTIFICATION AND LOCATION



LANDSCAPE MATERIALS LIST			
QUANTITY	SCIENTIFIC NAME (COMMON NAME)	SPECIFICATIONS	NATIVE
EXIST. TREES AND PALMS TO REMAIN			
1	BLACK OLIVE	15' CALIP.	YES
1	ALBEZIA	30' CALIP.	NO
NEW TREES AND PALMS			
4	COCOCARPUS ERECTUS 'SERICEUS' (SILVER BUTTWOOD)	9' O.A. X 8-9' SPR, MULTI-STEM, B4B	YES
13	BURSERIA SIMARUBA (GUMBO LIMBO)	16' O.A. X 6-7' SPR, 5' CALIP, B4B	YES
2	THRINAX RADIATA (FLORIDA THATCH PALM)	TRIPLE TRUNK, 8' O.A, B4B	YES
SHRUBS AND EXOTICS			
73	STACHYTARPHETA JAMAICENSIS (BLUE PORTERWEED)	3 GAL., 18' O.A. X 18' SPR, 18' O.C.	YES
135	HAMELIA PATENS 'COMPACTA' (DWARF FIREBUSH)	3 GAL., 24' O.A. X 24' SPR, 2' O.C.	YES
66	CHRYSOBOLANUS ICACO (COCOPLUM)	3 GAL., 24' O.A. X 24' SPR, 2' O.C.	YES
36	CLUSEA ROSEA 'NANA' (DWARF PITCH APPLE)	15 GAL., 5' O.A. X 36' SPR, 36' O.C.	YES
SOD			
400 SF.	ST. AUGUSTINE 'FLORITAM' VAR SOD	FULL SOD	

LANDSCAPE CALCULATION FORM
MULTIPLE FAMILY, COMMERCIAL & INDUSTRIAL

CITY OF DELRAY BEACH (561) 243-7200		
A	TOTAL SITE AREA:	8,153 SF.
B	STRUCTURES, PARKING WALKWAYS, DRIVES, ETC.	5,367 SF.
C	TOTAL PERVIOUS LOT AREA	$C = (A - B)$ 2,186 SF. (26.8%)
D	AREA OF SHRUBS AND GROUND REQUIRED	$D = (C \times 30)$ 656 SF.
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED	2,186 SF.
F	NATIVE VEGETATION REQUIRED	$F = (D \times 25)$ 164 SF.
G	NATIVE VEGETATION PROVIDED	2,186 SF.
H	TOTAL PAVED VEHICULAR USE AREA	5,367 SF.
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	$I = (H \times .10)$ 537
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED	0 SF.
K	TOTAL INTERIOR SHADE TREES REQUIRED	$K = (I / 125 \text{ SF.})$ 2
L	TOTAL INTERIOR SHADE TREES PROVIDED	0
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS	363 LF.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	$N = (M / 30)$ $N = (M / 25)$ IF ADJACENT TO PROPERTY IN RESIDENTIAL USE 17
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	19
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE	2
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	$Q = (K \times 50)$ 10
R	TOTAL NUMBER OF NATIVE TREES PROVIDED	19
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED	19



SCALE: 1" = 30'

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PART I, 1963, AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
- ALL PLANT BEDS TO RECEIVE 10" OF 50/50 MIX. 50% SAND, 50% MUCK
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE A SMOOTH UNIFORM GRADE PRIOR TO INSTALLING SOD.
- AN IRRIGATION SYSTEM SHALL BE INSTALLED PROVIDING 100% COVERAGE TO ALL LANDSCAPE AREAS. ALSO, ONE MINI-CLIC, OR EQUAL, MOISTURE SENSOR SHALL BE INSTALLED WITH THE NEW IRRIGATION SYSTEM.
- SEE SHEET L-3 (SWINTON SOCIAL) FOR ADDITIONAL INSTALLATION DETAILS AND SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL OBTAIN TREE REMOVAL PERMITS AS REQUIRED BY THE CITY, IF APPLICABLE.
- ALL TREES AND PALMS TO BE PROPERLY STAKED AFTER PLANTING. SEE DETAILS SHEET L-3
- PLANS TAKE PRECEDENCE OVER MATERIALS LIST. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY ALL MATERIALS ON PLANS BEFORE SUBMITTING BID.

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER •
ST. LUCIE • MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
FOR UNDERGROUND UTILITIES
NOTIFICATION AND LOCATION

LANDSCAPE ARCHITECT:
MICHAEL FAY, A.S.L.A.
PROJECT NO. 649
DATE: 9/2/12

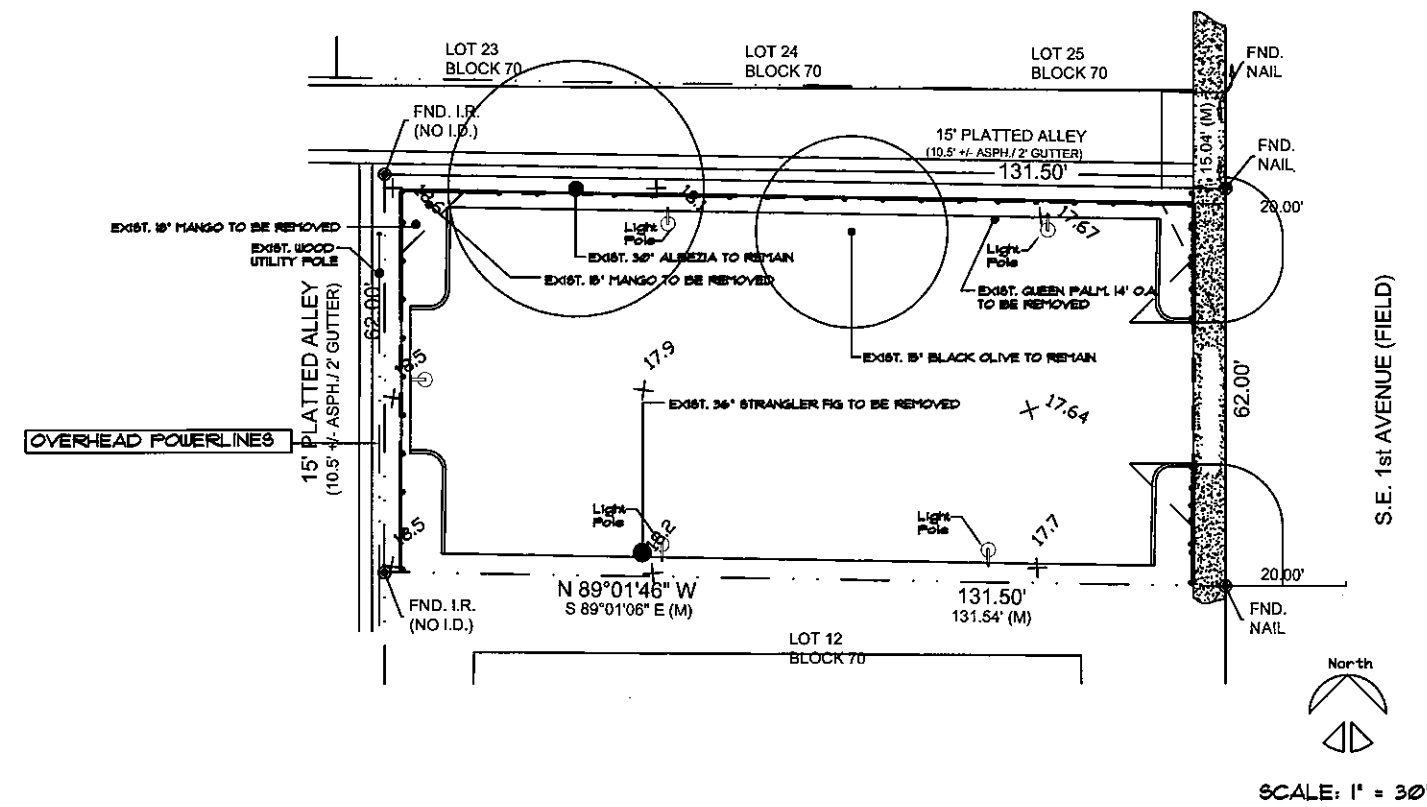
MICHAEL FAY: LANDSCAPE ARCHITECT
REG # 540
420 N.W. 7th ST., DELRAY BCH., FL., 33444
PH. 561-306-4003

REVISIONS:
8-24-11
3-19-12

DATE: 8-8-11
DRAWN BY: M. FAY
CHECKED BY:
CAD FILE:

PROJECT:
SWINTON SOCIAL VALET LOT
104 S.E. 1ST AVE.
DELRAY BEACH, FLORIDA, 33444
LANDSCAPE DEVELOPMENT PLAN

SHEET NO.
L-5
OF
DRAWING FILE NO.



LANDSCAPE TREE AND PALM LIST				
QUANTITY	LANDSCAPE NAME	COTTON NAME	SPECIFICATIONS	NOTES
1	30' BLACK OLIVE		30' BLACK OLIVE	YES
1	30' STRANGLER PALM		30' STRANGLER PALM	NO
1	30' STRANGLER PALM		30' STRANGLER PALM	YES
1	30' STRANGLER PALM		30' STRANGLER PALM	NO

- LANDSCAPE NOTES:
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED BY A CERTIFIED ARBORIST.
 - ALL EXISTING HEDGE MATERIAL TO BE REMOVED FROM SITE.

PROJECT:
SWINTON SOCIAL VALET LOT
104 S.E. 1ST AVE.
DELRAY BEACH, FLORIDA, 33444
EXISTING TREE SURVEY

SHEET NO.
L-7
OF
DRAWING FILE NO.

DATE:
8-24-11
DRAWN BY:
M. FAY
CHECKED BY:
CAD FILE:

REVISIONS:
9-19-11

MICHAEL FAY: LANDSCAPE ARCHITECT
REG.# 540
420 N.W. 7th ST., DELRAY BCH., FL., 33444
PH. 561-306-4003

LANDSCAPE ARCHITECT:
MICHAEL FAY, A.S.T.
REG. NO. 540
DATE:
11/21/12