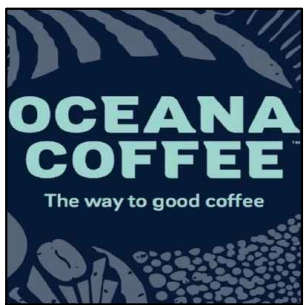


OCEANA COFFEE

1301 10TH. STREET LAKE PARK, FL 33403



ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201



04/10/23

SIGNATURE
REINALDO A. GOMEZ
ARB 0013736

CONSULTANTS :

PROJECT NAME:

**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
**1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS:

- 11/15/21 2nd. ROUND OF COMMENTS
- 11/29/21 3rd. ROUND OF COMMENTS
- 03/14/23 SITE PLAN AMENDMENT
- 03/21/23 COMMENTS
- 03/27/23 COMMENTS

DATE 11/02/2021

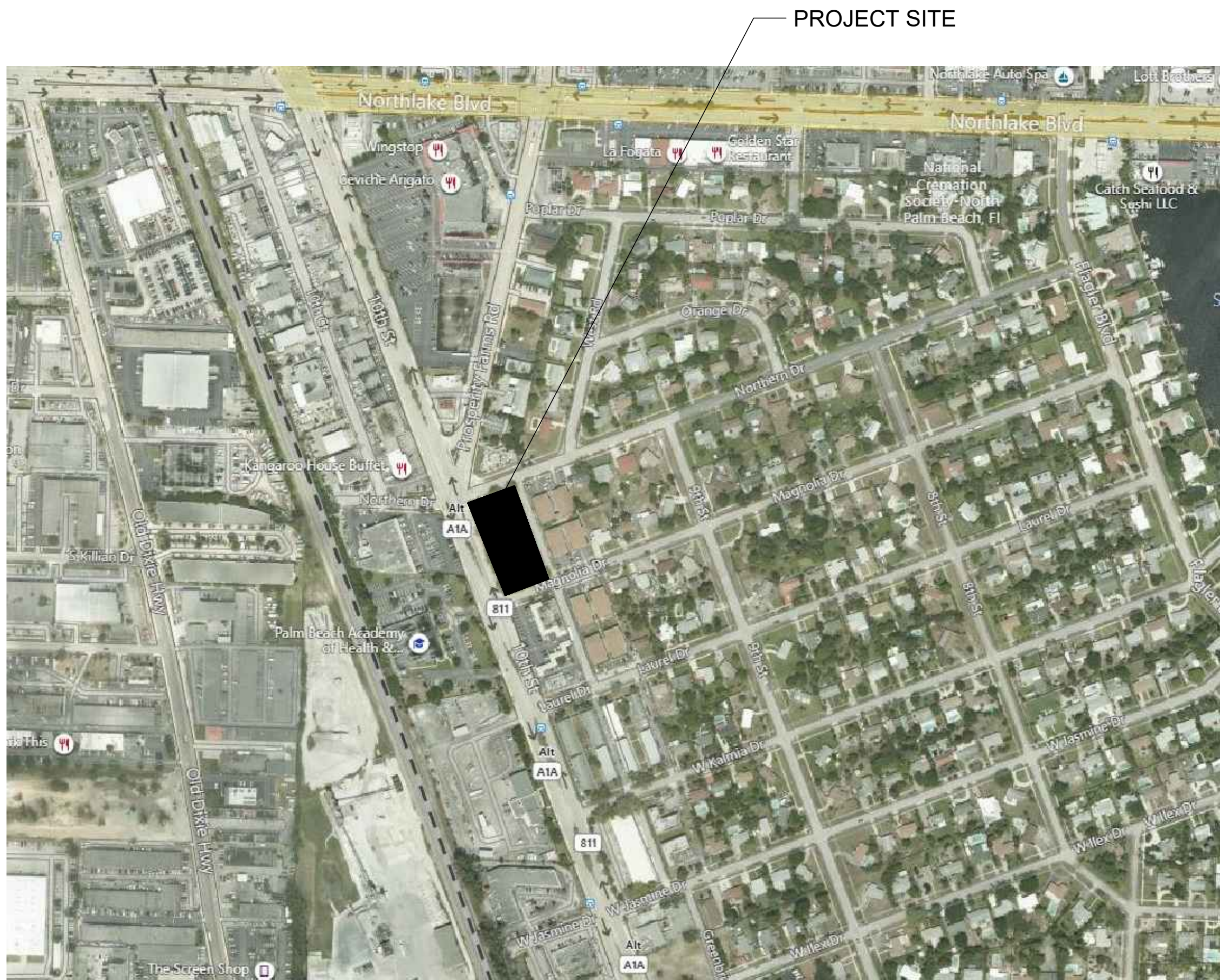
DRAWN : REVIEW

SCALE

DRAWING TITLE:
COVER SHEET

SHEET No:

T-001



PROJECT SITE

SITE DATA-PROPOSED				
ZONING DISTRICT C-1				
LOT	0.94669697	ACRES		
	41,250.00	SF		
BUILDING	AREA			
FIRST FLOOR	7,855.00			
SECOND FLOOR	9,360.00			
TOTAL BLDG	17,215.00			
SITE AREA BREAKDOWN				
AREAS	SF	% PROVIDED		
IMPERVIOUS				
BUILDING &	33,616.00	81.49%		
PERVIOUS				
LANDSC	7,364.00	17.85%		
SETBACKS				
DESCRIPTION	PARKING		BUILDING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	15'-0"	N/A	25'-0"	26'-0"
REAR	10'-0"	8'-0"	15'-0"	68'-0"
SIDE	15'-0"	12'-0"	15'-0"	
PARKING DATA				
FIRST FLOOR	AREA	REQUIRED FACTOR	TOTAL	PROVIDED
RETAIL (OCEANA COFFEE)	833.00	GFA/200	4	
DRIVE THRU (OCEANA COFFEE)		1	1	
MFG/WAREHOUSE	7,022.00	GFA/2000	4	
WAREHOUSE (ROASTING)	2,641.00	1	1	
WAREHOUSE (CANNING)	2,921.00	1	1	
Ancillary areas/Shipping	1,440.00	0	0	
TOTAL 1ST FLOOR	7,855.00		11	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 1ST FLOOR			11	
SECOND FLOOR FLOOR	AREA	REQUIRED FACTOR	TOTAL	
COMMERCIAL KITCHEN	9,360.00	GFA/10000	1	
PREP KITCHEN TYPE A/B	1,932.00	1/TENANT	3	
GHOST KITCHEN #1-10	3,717.00	1/TENANT	10	
STAFF		1	1	
EVENT SPACE	1,373.00	1/200	7	
CIRCULATION (COMMON)	3,711.00	N/A	0	
TOTAL 2ND FLOOR	9,360.00		22	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 2ND FLOOR			22	
TOTAL PARKING REQUIRED (1ST & 2ND)			32	35
ADA PARKING SPACES				2
STANDARD PARKING SPACES				33
LOADING PARKING				1
PG DIMENSIONS				
	REQUIRED	PROVIDED		
	10'-0" X 18'-6"	10'-0" X 18'-6"		

LANDSCAPE BUFFER REDUCTION PER SECTION 78-325 (C)			
LANDSCAPE BUFFER	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	20'-0"	20'-0"	N/A
SIDE (NORTH)	15'-0"	12'-0"	20.00%
SIDE (SOUTH)	15'-0"	12'-0"	20.00%
REAR (EAST)	8'-0"	7'-0"	12.50%

REVISION MATRIX			
REVISIONS	APPROVED RESOLUTION N 82-12-21	PROPOSED REVISIONS	
PERVIOUS	7,455	7,364	
IMPERVIOUS	33,795	33,616	
NUMBERS OF FLOORS	3	2	
BUILDING DIMENSIONS			
WIDTH	58'-0"	50'-0"	
FIRST FLOOR LENGTH	12'-2" x 29'-1"	162'-2"	
SECOND FLOOR LENGTH	62'-0"	56'-0"	
AREA PER FLOOR	232'-0"	167'-2"	
AREA PER FLOOR	SF	SF	
FIRST FLOOR (TOTAL)	10,050	7,855	
PER USE			
OFFICE	1,281	-	
CAFÉ/RETAIL	1,073	833	
ROASTING	2,400	2,721	
CANNING	2,240	2,441	
SHIPPING			
RECEIVING	2,223	9,360	
SECOND FLOOR (TOTAL)	14,384		
PER USE			
K PREP (A1)	872	K PREP (A)	940
K PREP (A2)	872	K PREP (B)	491
K PREP (A3)	872	K PREP (C)	501
K PREP (B1)	436	GHOST K1	405
K PREP (B2)	436	GHOST K2	394
K PREP (B3)	436	GHOST K3	394
K PREP (B4)	436	GHOST K4	379
K PREP (B5)	436	GHOST K5	379
K PREP (B6)	436	GHOST K6	490
K PREP (B7)	436	GHOST K7	282
K PREP (B8)	364	GHOST K8	282
K PREP (B9)	364	GHOST K9	354
K PREP (B10)	364	GHOST K10	354
K PREP (B11)	364		
EVENT DECK	-	1,373	
NUMBERS OF KITCHEN			
LEASABLE UNITS	15	14 INCLUSIVE OF	
THIRD FLOOR (TOTAL)	3,641		
THREE COLUMNS			
EAST FAÇADE	7	3	
WEST FAÇADE	6	3	

GENERAL		ISSUE HISTORY:			
T-001	COVER SHEET				
	SURVEY	•	•	•	
CIVIL					
PCS-1	PAVING, GRADING & DRAINAGE PLANS				
WS-1	WATER SEWER PLANS	•	•	•	
LANDSCAPE					
L-200	TREE DISPOSITION PLAN AND TABLE	•	•	•	
L-210	LANDSCAPE PLAN	•	•	•	
L-211	LANDSCAPE PLAN AND DETAILS	•	•	•	
L-300	IRRIGATION	•	•	•	
L-301	IRRIGATION DETAILS	•	•	•	
L-302	IRRIGATION NOTES	•	•	•	
ARCHITECTURE					
AS-100	ARCHITECTURAL SITE PLAN	•	•	•	
AS-200	ARCHITECTURAL SITE PLAN	•	•	•	
AS-001	ARCHITECTURAL DEMOLITION SITE PLAN	•	•	•	
A-101	FIRST AND SECOND FLOOR PLAN	•	•	•	
A-101.1	FIRST FLOOR PLAN	•	•	•	
A-102	ROOF PLAN	•	•	•	
A-201	EXTERIOR ELEVATIONS	•	•	•	
A-202	COLOR EXTERIOR ELEVATIONS	•	•	•	
EXHIBIT	COLOR SITE PLAN	•	•	•	
EXHIBIT	COLOR RENDERING	•	•	•	
ELECTRICAL					
ES-1	ELECTRICAL SITE PLAN	•	•	•	

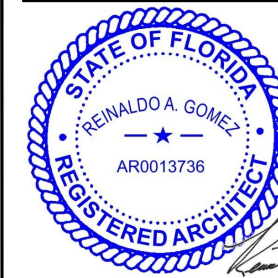
3 INDEX OF DRAWINGS

CLIENT:	LAKE PARK 03 LLC 15375 BLUE FISH CIRCLE LAKEWOOD RANCH, FL 34202 TEL: 561-339-2913	STRUCTURE:	BRYTESEN STRUCTURAL ENGINEERS 3045 N. FEDERAL HIGHWAY BLDG. #80 FORT LAUDERDALE, FL 33306 TEL: 954-568-1411
ARCHITECT:	ONE A ARCHITECTURE 2100 CORPORATE DR. BOYNTON BEACH, FL 33426 TEL: 954-464-7201	MEP:	JOHNSON, LEVINSON, RAGAN, DAVILA, INC. 1450 CENTERPARK BLVD., SUITE 350 WEST PALM BEACH, FL 33401 TEL: 561-689-2303 EXT: 108
CIVIL	SUAREZ ENGINEERING & SURVEYING, INC. 13350 S.W. 131 ST., SUITE 103 MIAMI, FL 33186 TEL: 305-596-1799		
LANDSCAPE	JAME BRIAN EUELL 2100 CORPORATE DR. BOYNTON BEACH, FL 33426 TEL: 954-464-7201		

4 PROJECT TEAM

1 PROJECT LOCATION

2 PROJECT DATA



04/10/23

SIGNATURE
REINALDO A. GOMEZ
AR0013736

CONSULTANTS:

PROJECT NAME:

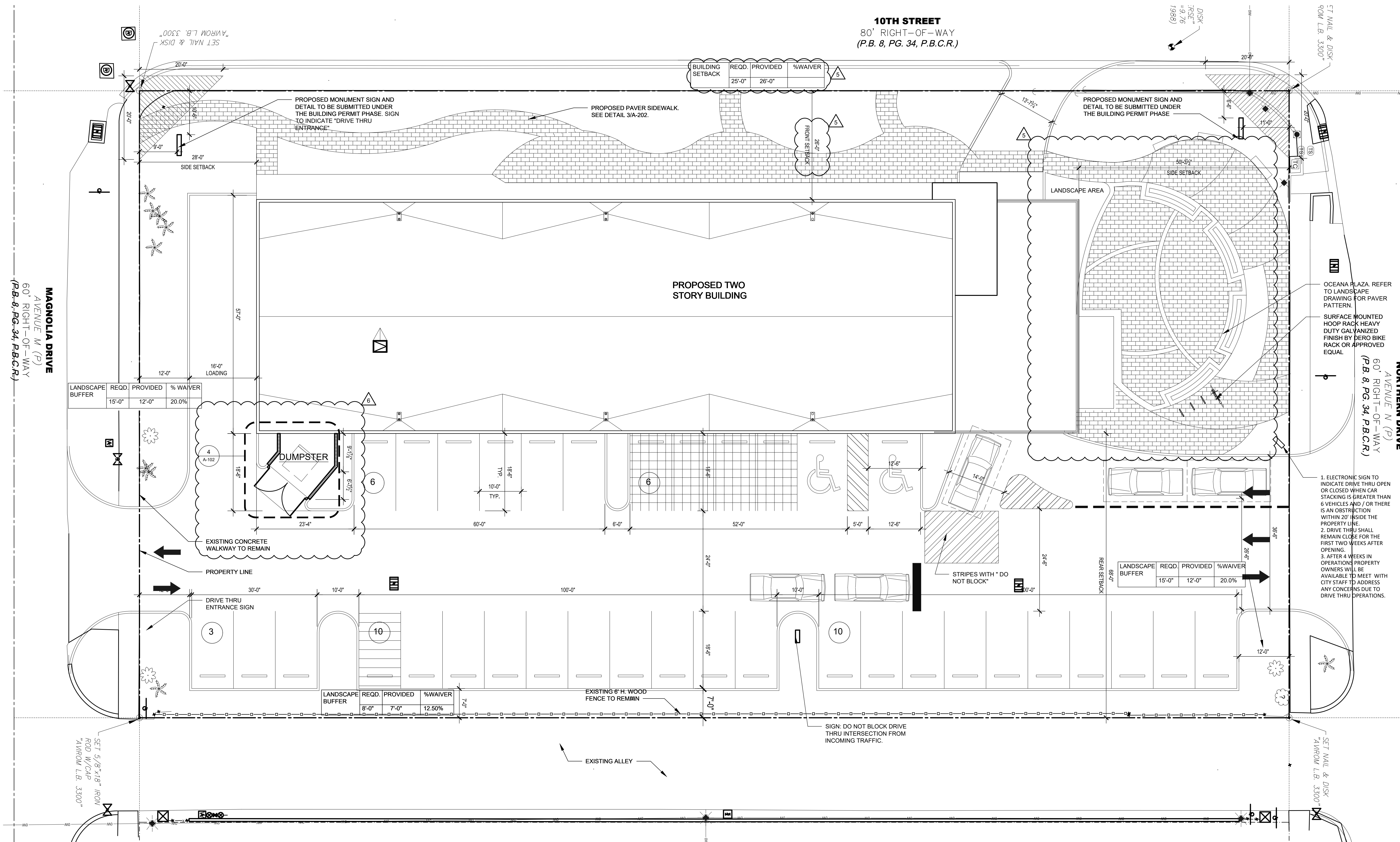
**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK, FL 33403

NORTHERN DRIVE

AVENUE N (P)

60' RIGHT-OF-WAY
(P.B. 8, PG. 34, P.B.C.R.)

1. ELECTRONIC SIGN TO INDICATE DRIVE THRU OPEN OR CLOSED WHEN CAR STACKING IS GREATER THAN 6 VEHICLES AND / OR THERE IS AN OBSTRUCTION WITHIN 20' INSIDE THE PROPERTY LINE.
2. DRIVE THRU SHALL REMAIN CLOSE FOR THE FIRST TWO WEEKS AFTER OPENING.
3. AFTER 4 WEEKS IN OPERATIONS PROPERTY OWNERS WILL BE AVAILABLE TO MEET WITH CITY STAFF TO ADDRESS ANY CONCERNS DUE TO DRIVE THRU OPERATIONS.



PARKING SPACES WILL BE DESIGNATE AS ORDER & PICK UP SPACES THAT WILL UTILIZE CELL PHONE QR CODE TECHNOLOGY TO ALLOW PATRONS TO PARK AND HAVE ORDER BROUGHT TO THEM IN LIEU OF USING THE DRIVE-THROUGH WINDOW.

PARKING SPACE USED AS A TURNAROUND AREA SO PATRONS WHO ENTER FROM MAGNOLIA DRIVE AN ENCOUNTER A LONG DRIVE-THROUGH QUEUE AS WISH TO EXIT THE QUEUE CAN TURN AROUND AND EXIT VIA MAGNOLIA DRIVE.

REVISIONS:

1. 11/15/21 2nd. ROUND OF COMMENTS
2. 01/25/22 DRIVE THRU FLOW
3. 03/23/22 DRIVE THRU FLOW
4. AGREEMENT
5. 03/14/23 SITE PLAN AMENDMENT
6. 04/06/23 DUMPSTER COMMENT

DATE 11/02/2021

DRAWN: REVIEW:

SCALE SITE PLAN

DRAWING TITLE:
**SITE PLAN
OPTION A**

SHEET No:

AS-100

**LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS

- | | |
|---|---------------------------------|
| 1 | 11/15/21 2nd. ROUND OF COMMENTS |
| 2 | 01/25/22 DRIVE THRU FLOW |
| 3 | AGREEMENT |
| 4 | 03/23/22 DRIVE THRU FLOW |
| 5 | AGREEMENT |
| 6 | 03/14/23 SITE PLAN AMENDMENT |
| 7 | 03/21/23 COMMENTS |
| 8 | 03/27/23 COMMENTS |

DATE 11/02/2021

DRAWN : _____ REVIEW _____

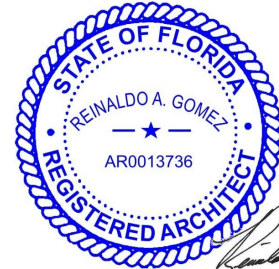
SITE PLAN

DRAWING TITLE:
SITE PLAN

SHEET No. 1

AS-200





04/10/23

SIGNATURE
REINALDO A. GOMEZ
AR0013736

CONSULTANTS :

PROJECT NAME:

**LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS:

DATE 11/02/2021

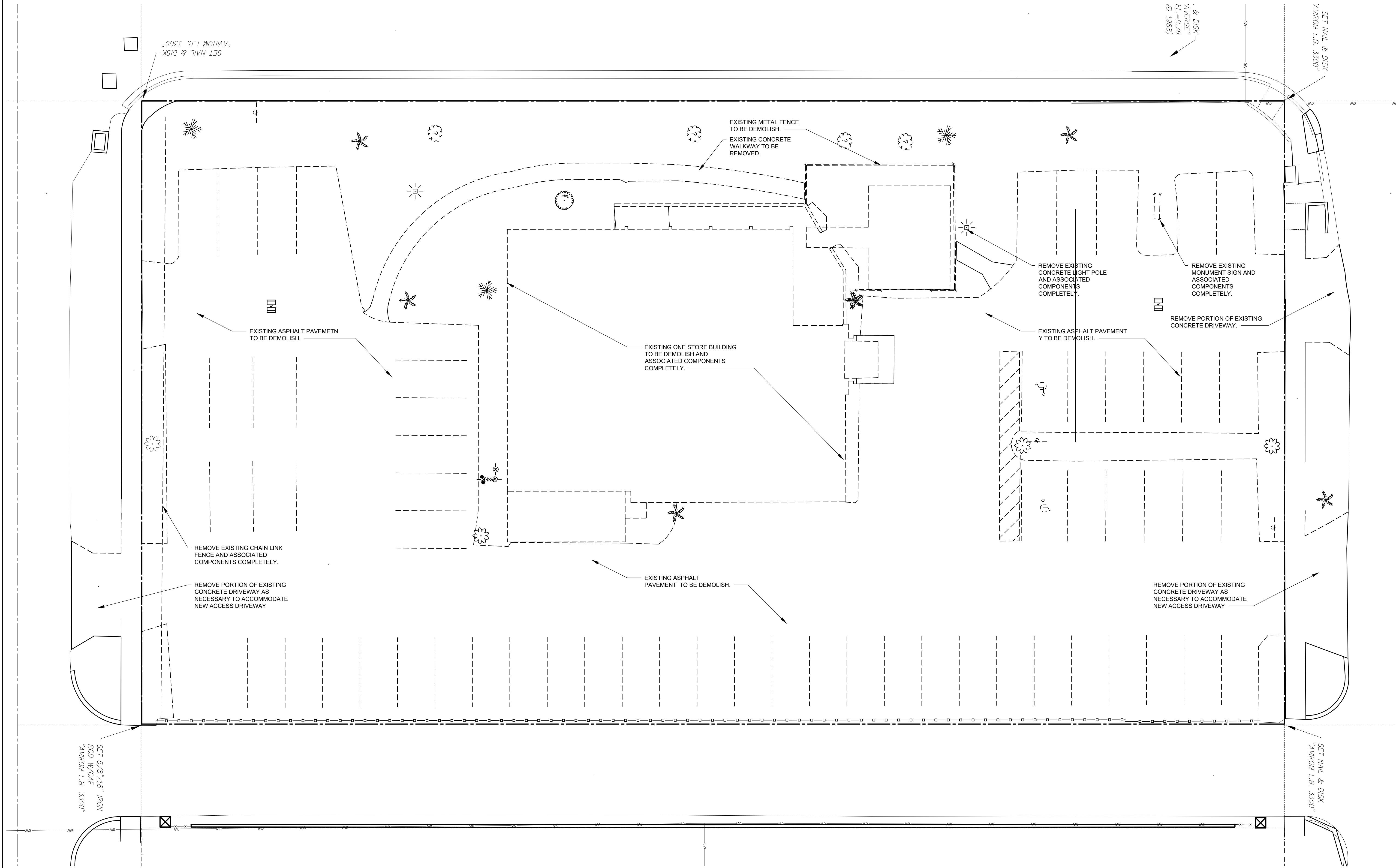
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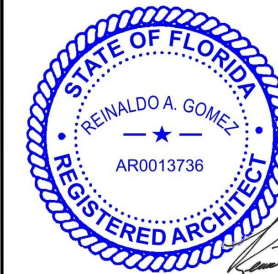
SCALE **SITE PLAN**

DRAWING TITLE:
**DEMOLITION SITE
PLAN**

SHEET No:

AS-001





04/10/23

SIGNATURE

REINALDO A. GOMEZ
AR# 0013736

CONSULTANTS :

PROJECT NAME:

**LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS:

- 11/15/21 2nd. ROUND OF COMMENTS
- 11/29/21 3rd. ROUND OF COMMENTS
- 12/07/21 4th. ROUND OF COMMENTS
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- 03/27/23 COMMENTS

DATE 11/02/2021

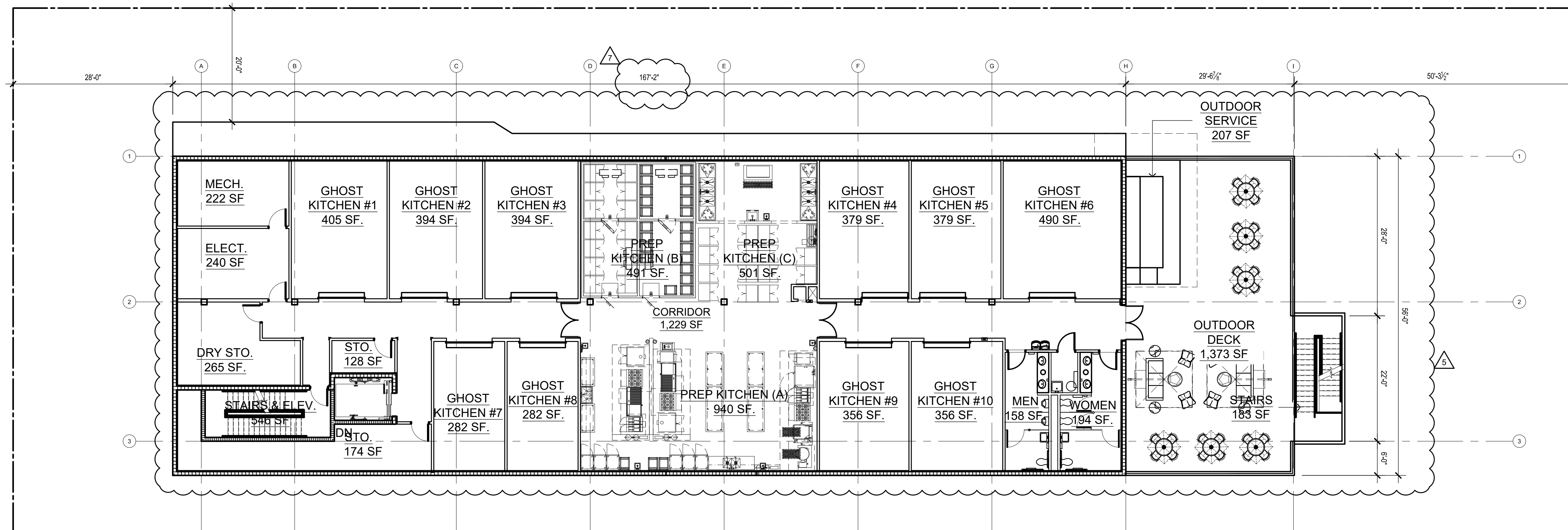
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SCALE

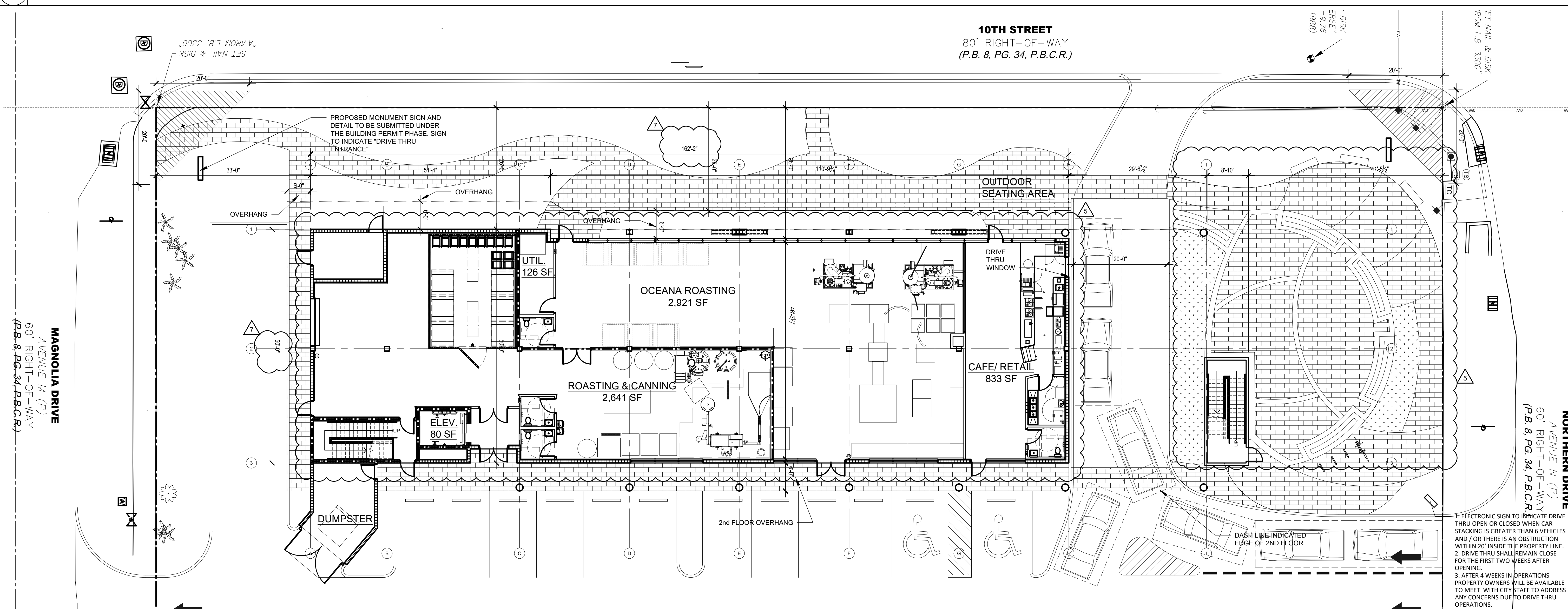
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**FIRST AND SECOND
FLOOR PLAN**

SHEET No:

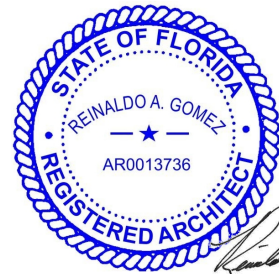
A-101



1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



04/10/23

SIGNATURE
REINALDO A. GOMEZ
AR# 0013736

CONSULTANTS :

PROJECT NAME:

**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK, FL 33403

REVISIONS:	
4	03/23/22 DRIVE THRU FLOW AGREEMENT
6	03/14/23 SITE PLAN AMENDMENT

DATE 11/02/2021

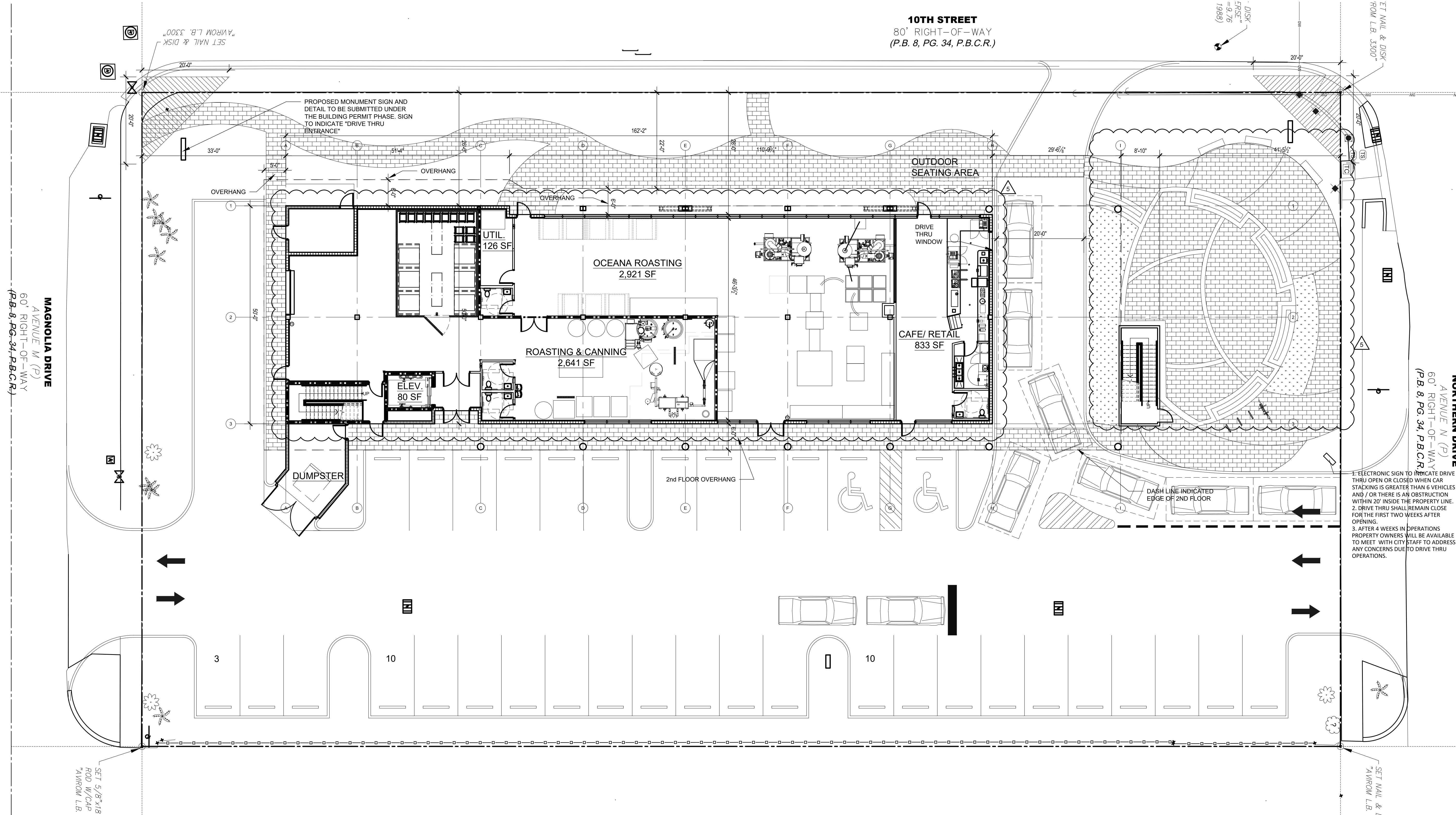
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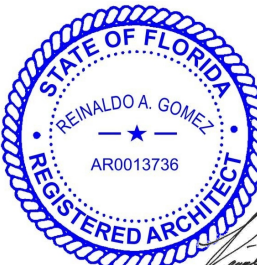
SCALE :

DRAWING TITLE:
**FIRST FLOOR AND
SITE PLAN**

SHEET No:

A-101.1





04/10/23

SIGNATURE
REINALDO A. GOMEZ
AR# 0013736

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OCEANA COFFEE
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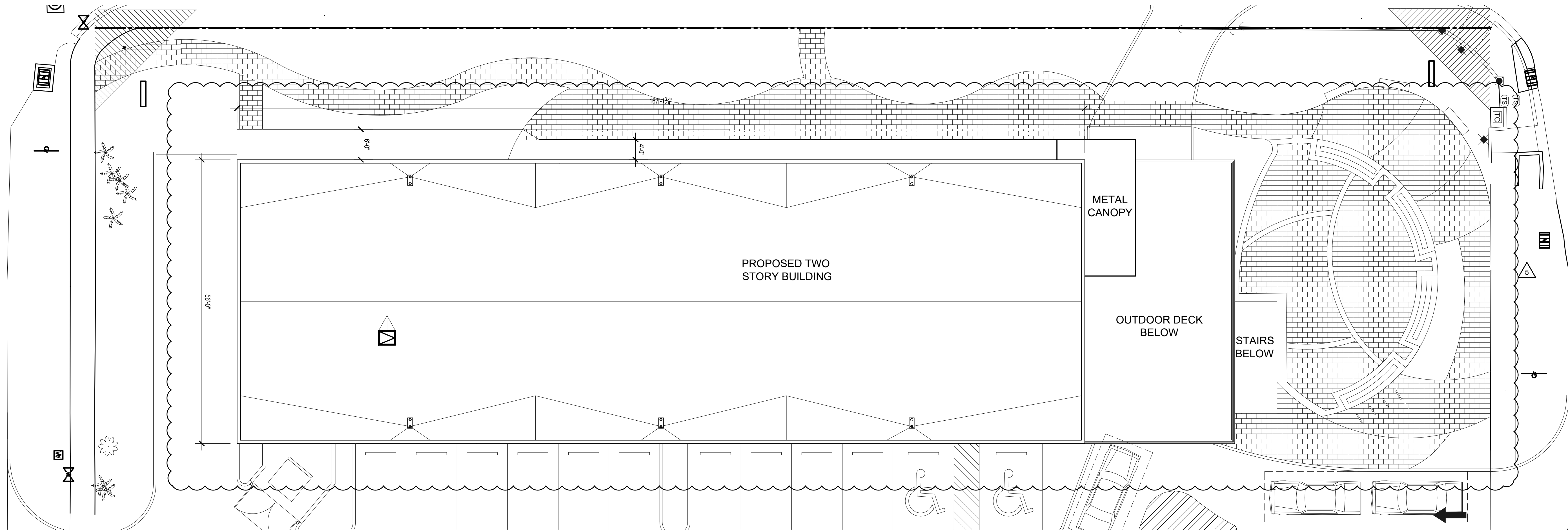
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SCALE

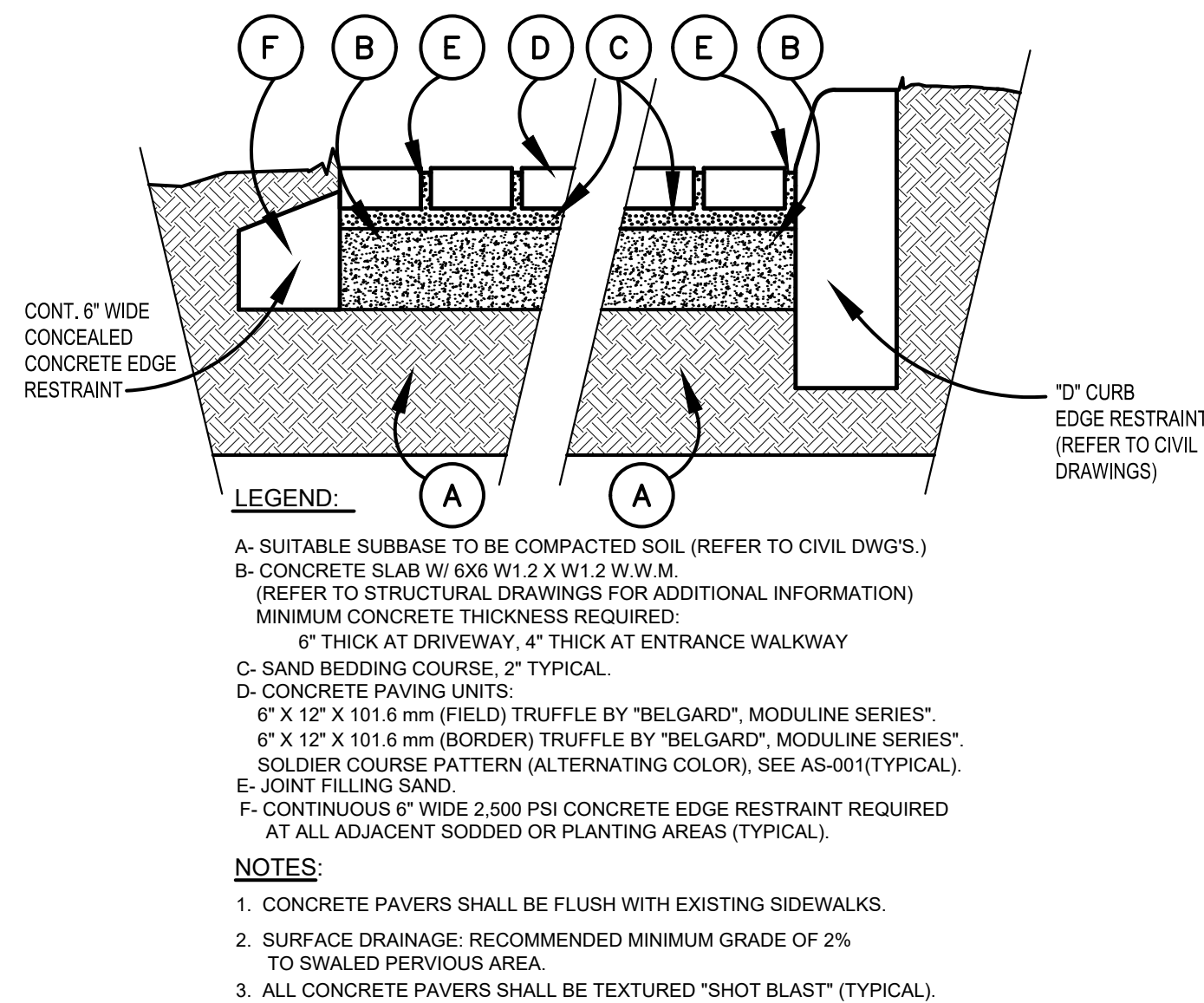
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ROOF PLAN

SHEET No:

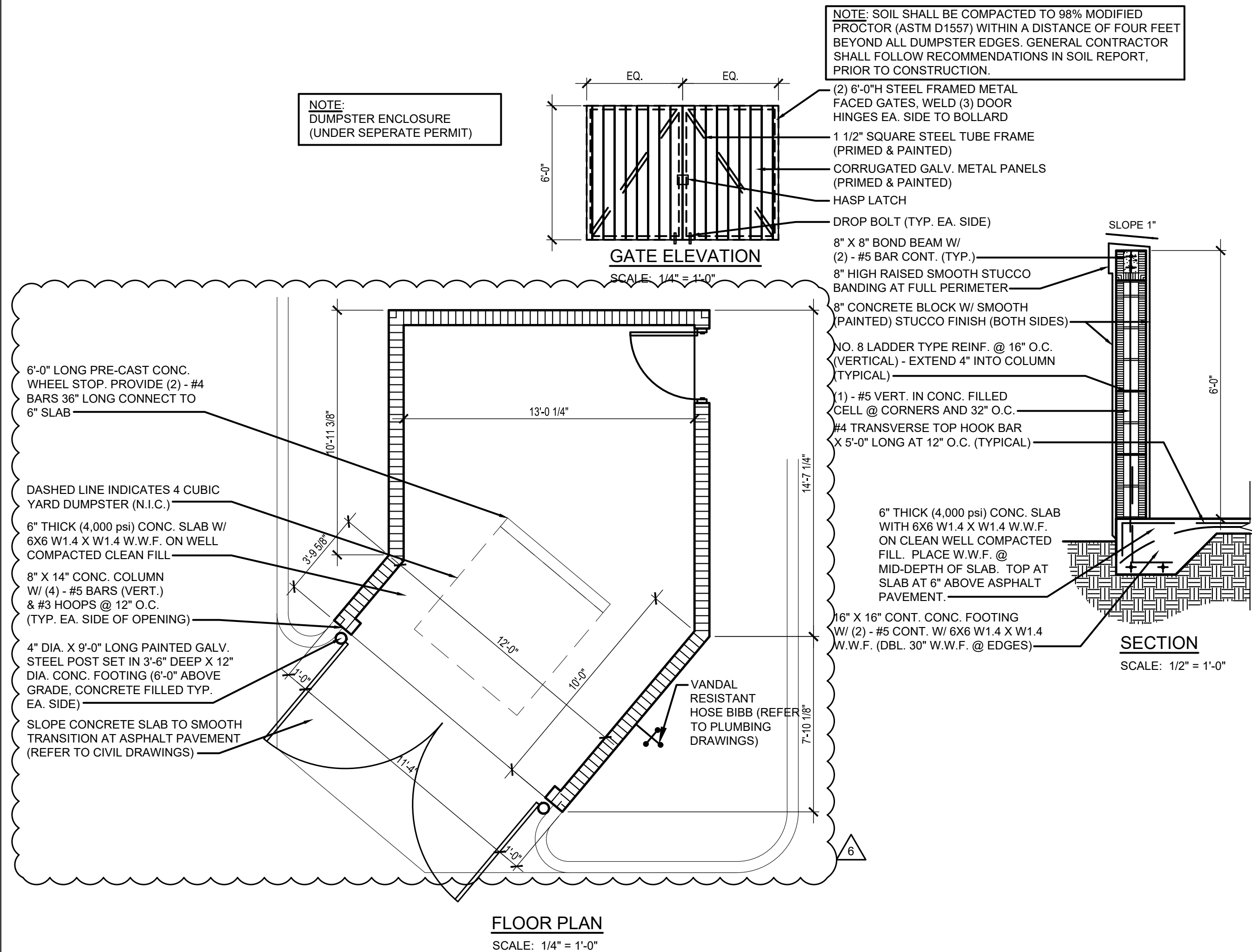
A-102



1 ROOF PLAN
SCALE: 3/32" = 1'-0"



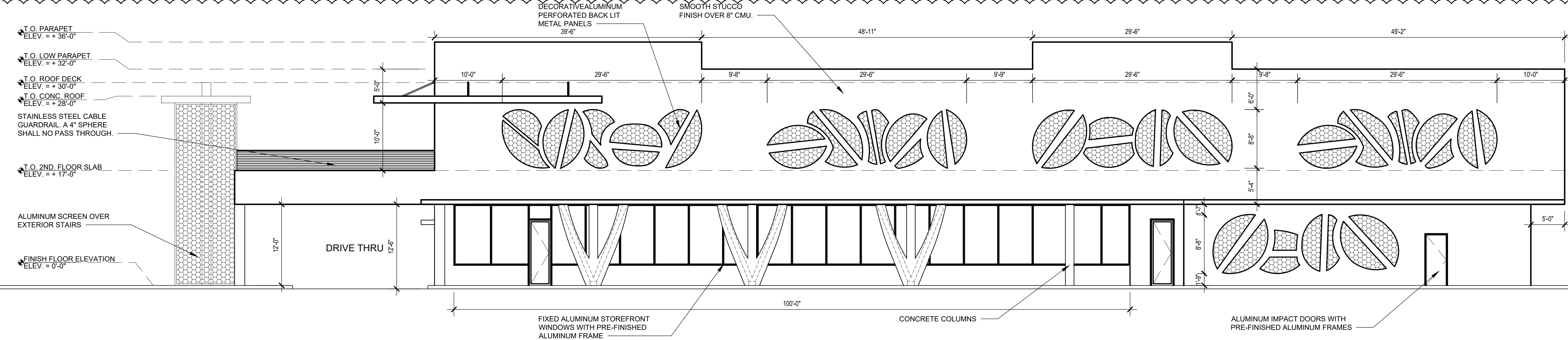
3 PAVER DETAIL
N.T.S.



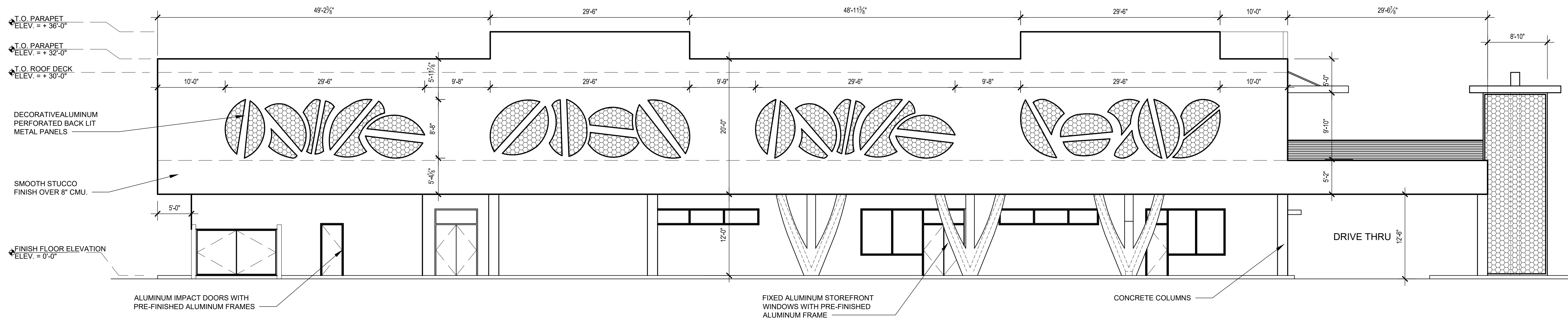
4 ENLARGED TRASH AREA

2 NOT USED

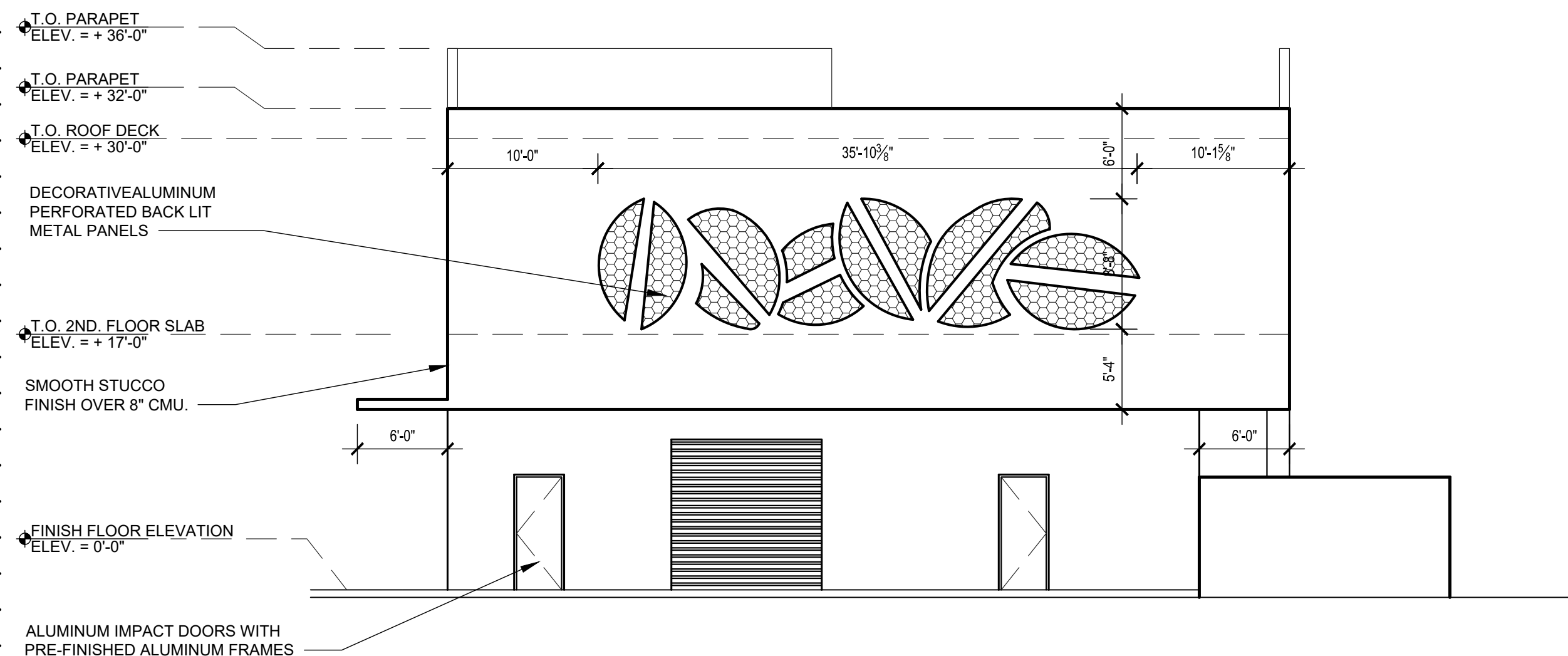
1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



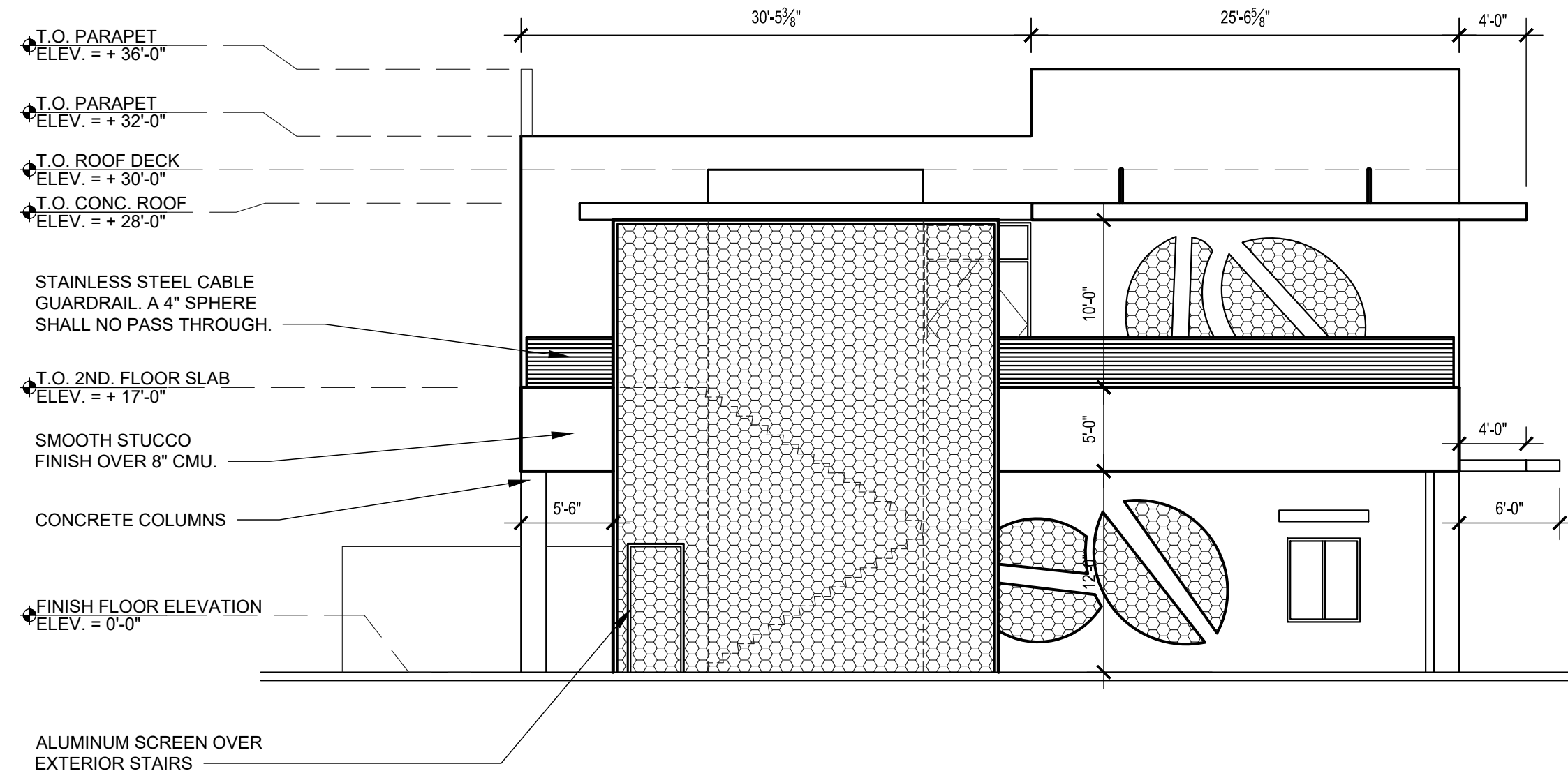
2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



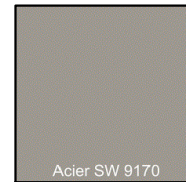
4 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



LEGEND:



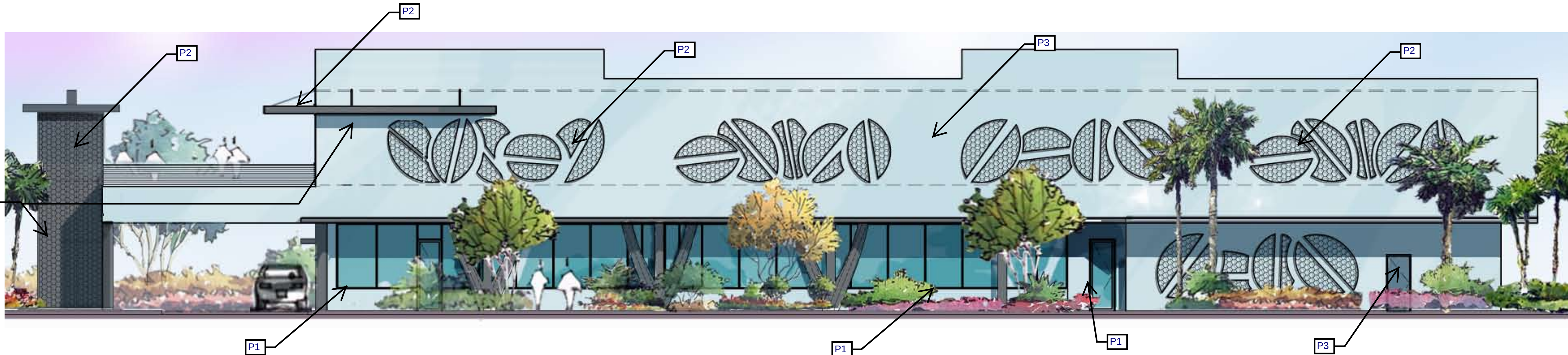
P1 - SHERWIN
WILLIAMS PAINT- HIGH
REFLECTIVE WHITE;
SW 7757



P2 - SHERWIN WILLIAMS
PAINT- ACIER; SW 9170



P3 - SHERWIN WILLIAMS
PAINT- AVIARY BLUE;
SW 6778

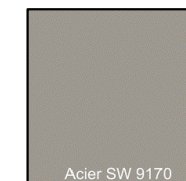


1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

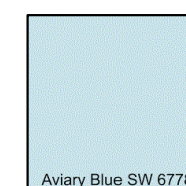
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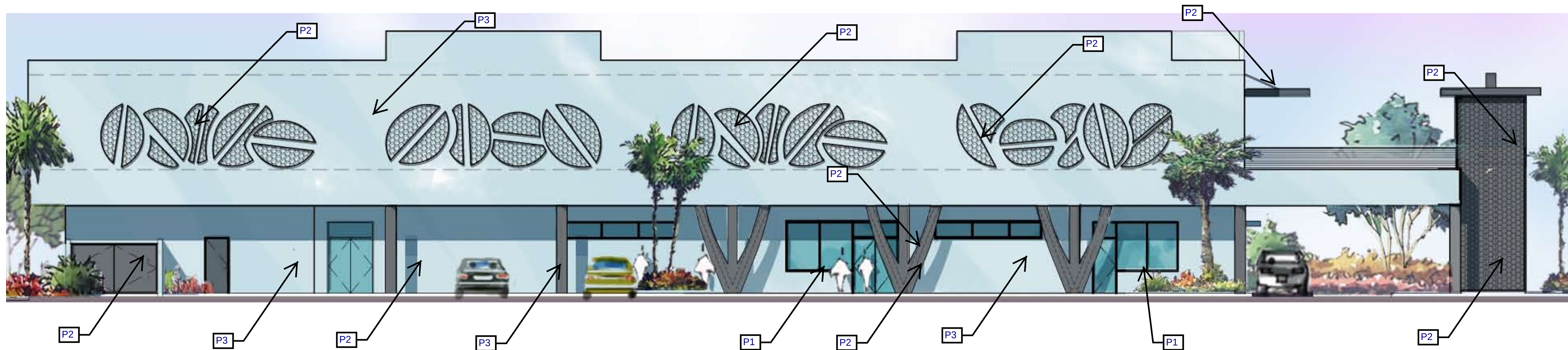
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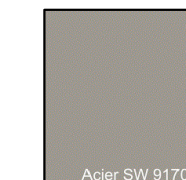


2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

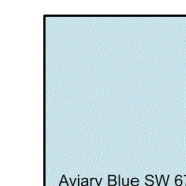
LEGEND:



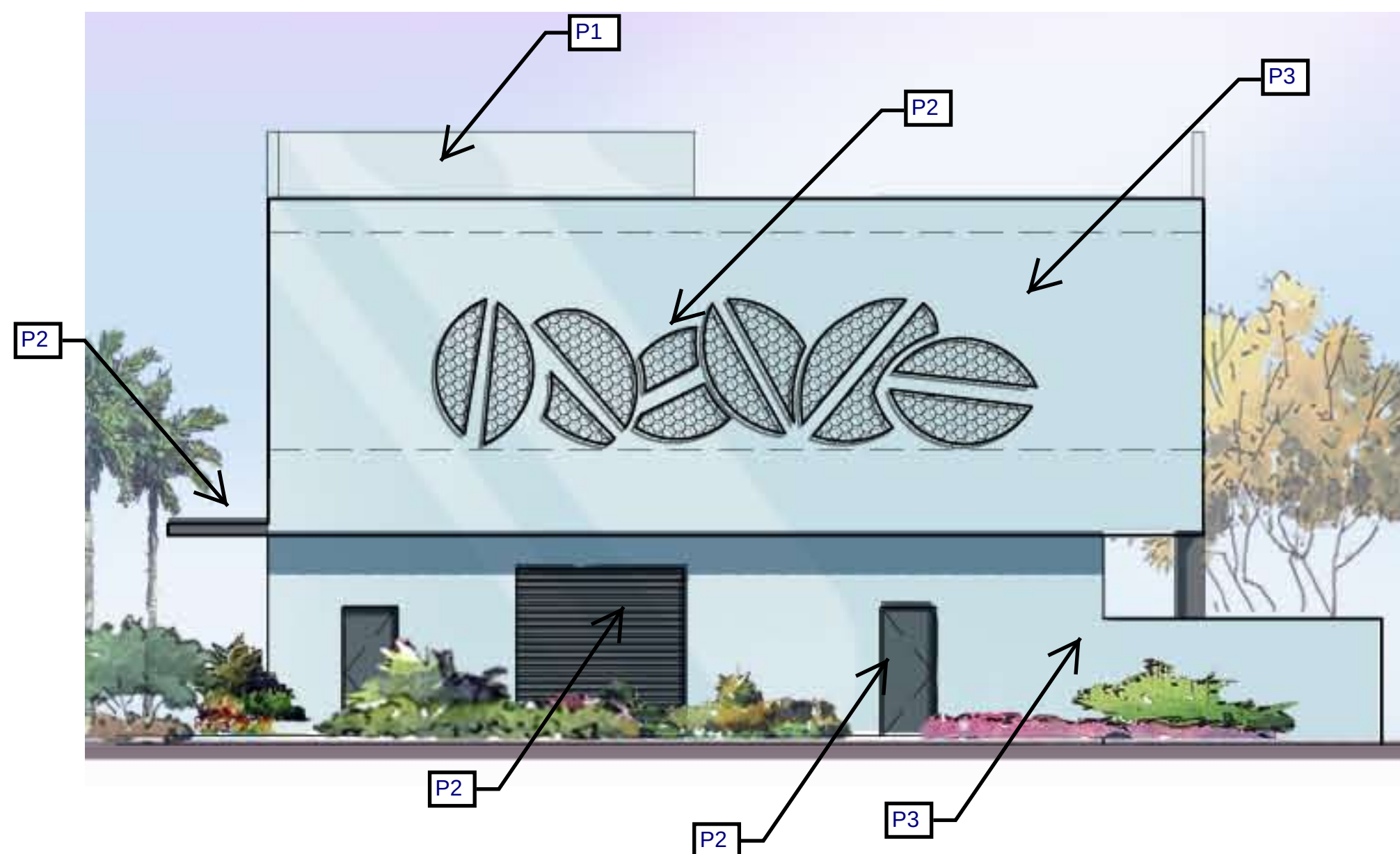
P1 - SHERWIN
WILLIAMS PAINT- HIGH
REFLECTIVE WHITE;
SW 7757



P2 - SHERWIN WILLIAMS
PAINT- ACIER; SW 9170



P3 - SHERWIN WILLIAMS
PAINT- AVIARY BLUE;
SW 6778



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

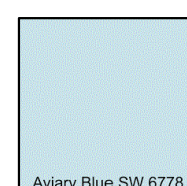
LEGEND:



P1 - SHERWIN
WILLIAMS PAINT- HIGH
REFLECTIVE WHITE;
SW 7757



P2 - SHERWIN WILLIAMS
PAINT- ACIER; SW 9170



P3 - SHERWIN WILLIAMS
PAINT- AVIARY BLUE;
SW 6778



4 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NAME:

**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK, FL 33403

REVISIONS:

11/15/21 2nd. ROUND OF COMMENTS
11/29/21 3rd. ROUND OF COMMENTS
03/14/23 SITE PLAN AMENDMENT

DATE 11/02/2021

DRAWN : REVIEW

SCALE **SITE PLAN**

DRAWING TITLE:
**EXTERIOR COLOR
ELEVATIONS**

SHEET No:

A-202



The image represented hereto is an artistic representation of the building design as depicted on the architectural & landscape plans.



**OCEANA
COFFEE**
the way to good coffee

1301 10th Street
Town of Lake Park

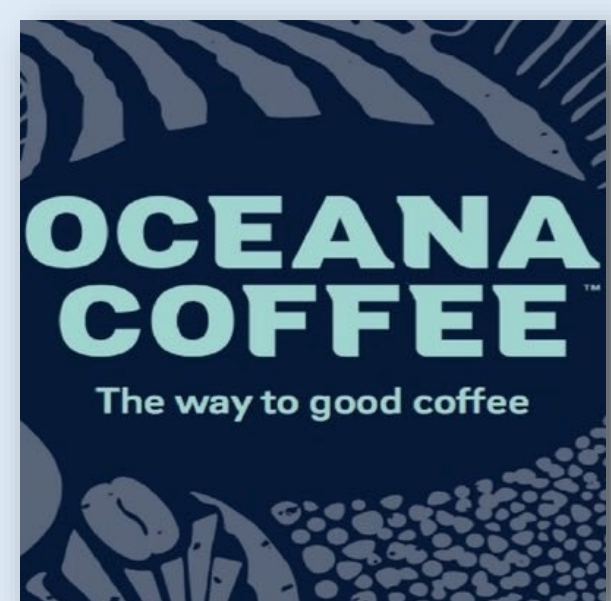


ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428



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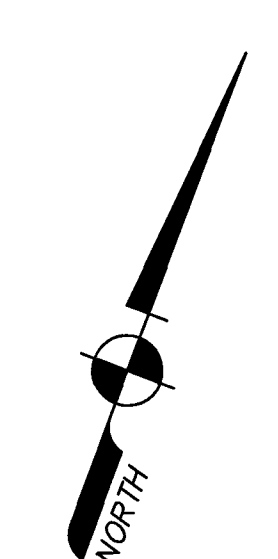
**OCEANA
COFFEE™**
the way to good coffee

1301 10th Street
Town of Lake Park



ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428



TREE LEGEND

	BLACK OLIVE
	OAK
	PALM
	PINE
	UNKNOWN SPECIES
	DENOTES 12" DIAMETER TRUNK (TYPICAL)

- SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is in accord with lands described in Warranty Deed recorded in Official Records Book 32343, Page 222 of the Public Records of Palm Beach County, Florida.
4. No underground improvements were located.
5. Distances and angles shown hereon are in accord with the plot and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the East line of Lot 19, Block 79 having a bearing of S20°55'16"E.
6. The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0387F, Community Number 120212, dated 10/05/2017.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: National Geodetic Survey Benchmark V 402 (Stamped "V 402 1991"). Elevation = 16.706 feet (NAVD 1988).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1:240 (1"=20').
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the tree.
13. Property Address: 1301 10th Street, Lake Park, Florida.
14. Abbreviation Legend: B.M. = Benchmark; C/L = Centerline; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; F.F. = Finished Floor; ID. = Identification; L.B. = Licensed Business; M = Measured; NAVD = North American Vertical Datum; OW = Overhead Wires; P = Per Record Plot; P.B. = Plot Book; P.B.C.R. = Palm Beach County Records; P.C. = Page; P.L.S. = Professional Land Surveyor; TYP. = Typical; W/CAP = With Surveyors Cap.

Lots 19 through 30, inclusive, Block 79, KELSEY CITY A/K/A LAKE PARK, a subdivision, according to the Plat thereof at Plat Book 8, Page 34, in the Public Records of Palm Beach County, Florida.

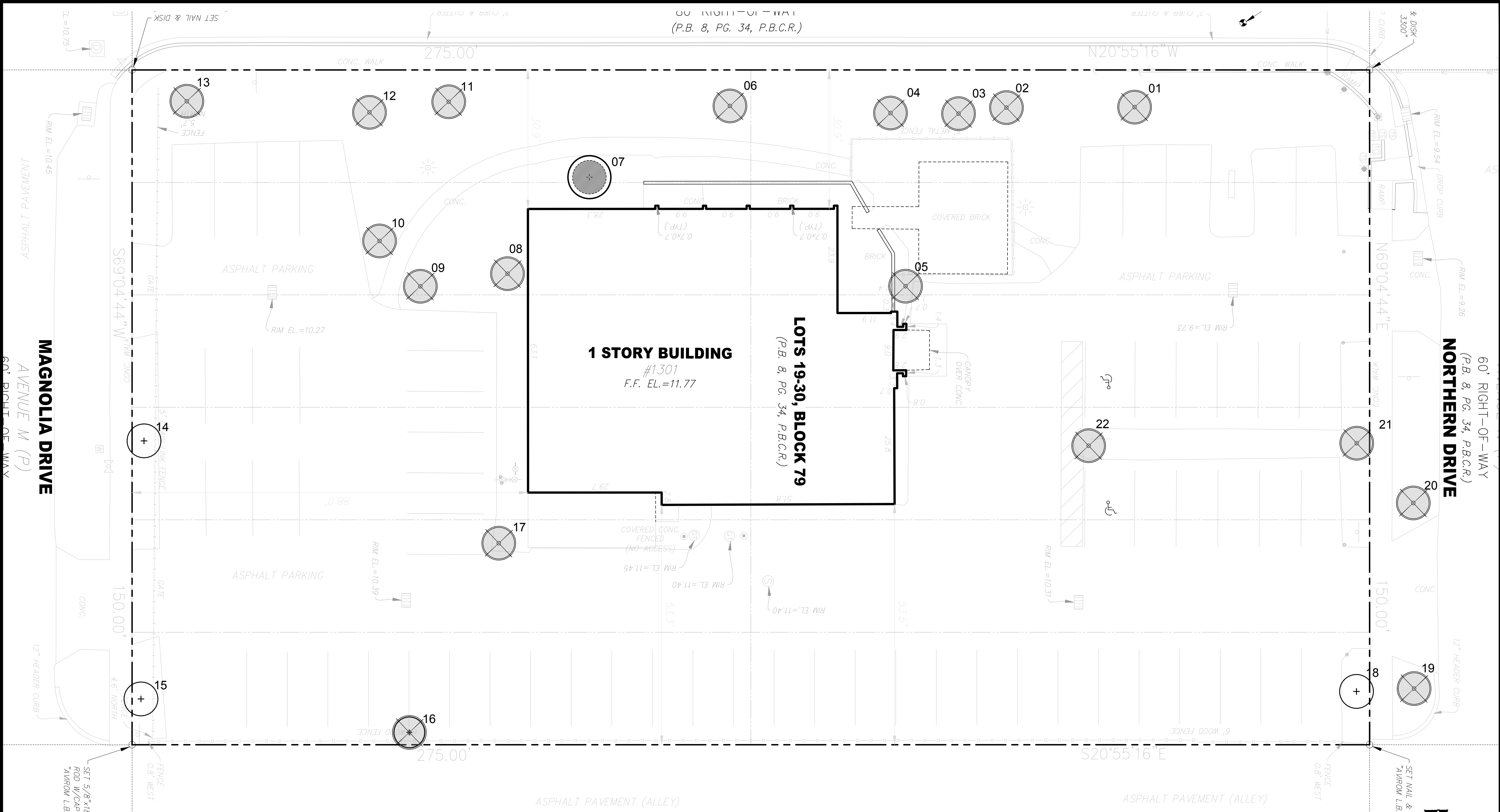
Said lands situate in Lake Park, Palm Beach County, Florida and containing 41,250 square feet more or less.

I HEREBY CERTIFY that the attached Boundary & Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary & Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

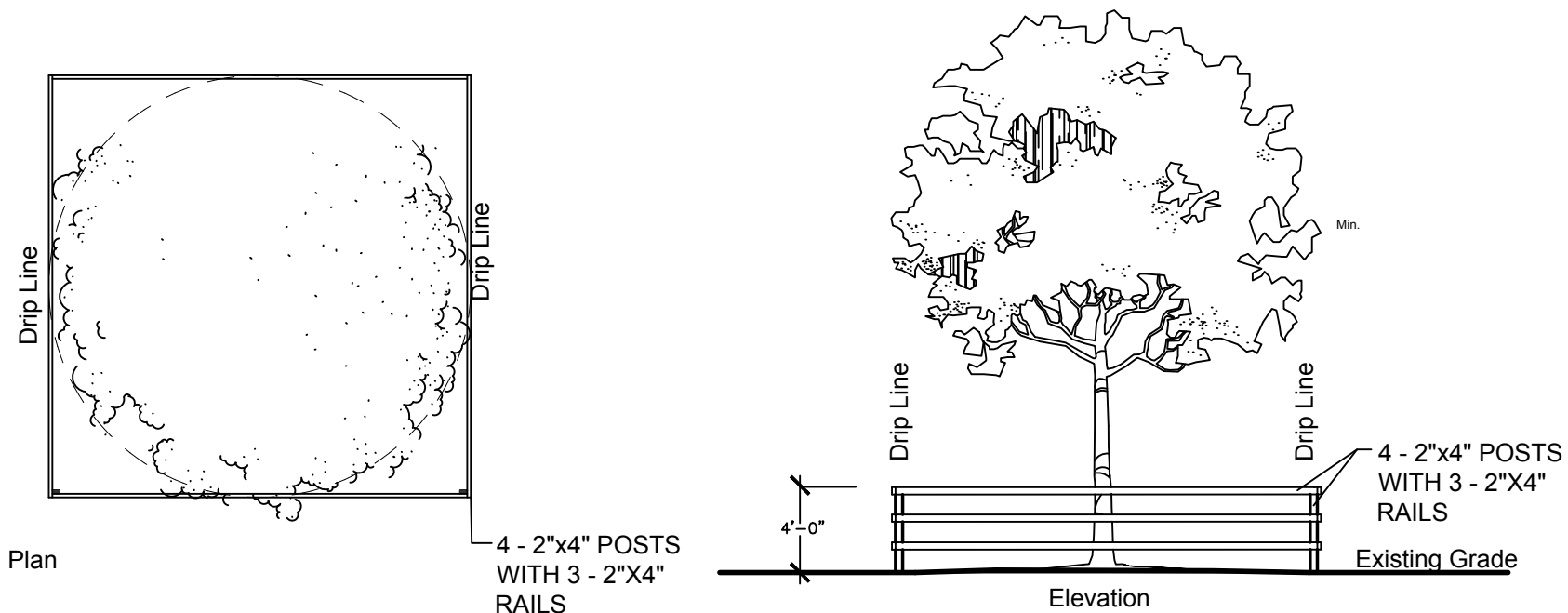
[illegible]

SCALE:	1" = 20'
DATE:	08/06/2021
BY:	J.S.B.
CHECKED:	J.T.D.
F.B.	2076 PG. 30-35
SHEET:	1 OF 1



Existing Tree Survey								
1301 10TH STREET								
KEY	BOTANTICAL NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	DISPOSITION	COMMENTS
1	<i>Syagrus romanzoffiana</i>	Queen Palm	10	20	12	50%	Remove	
2	<i>Pinus elliotii</i>	Slash Pine	20	28	25	55%	Remove	
3	<i>Pongamia pinnata</i>	Pongam	8	12	9	30%	Remove	
4	<i>Pongamia pinnata</i>	Pongam	8	12	9	30%	Remove	
5	<i>Wodyetia bifurcata</i>	Foxtail Palm	8	12	9	30%	Remove	
6	<i>Pongamia pinnata</i>	Pongam	8	12	9	30%	Remove	
7	<i>Quercus virginiana</i>	Live Oak	40	35	30	55%	Relocate	
8	<i>Pinus elliotii</i>	Slash Pine	12	30	15	55%	Remove	
9	<i>Hyophorbe lagenicaulis</i>	Bottle Palm	12	6	5	40%	Remove	
10	<i>Syagrus romanzoffiana</i>	Queen Palm	8			0%	Dead	
11	<i>Pongamia pinnata</i>	Pongam	10	15	15	40%	Remove	
12	<i>Syagrus romanzoffiana</i>	Queen Palm	8	14	7	30%	Remove	
13	<i>Pinus elliotii</i>	Slash Pine	20	28	22	70%	Remove	
14	<i>Bucida buceras</i>	Black olive	20	24	25	50%	Remain	
15	<i>Bucida buceras</i>	Black olive	16	25	22	50%	Remain	
16	<i>Wodyetia bifurcata</i>	Foxtail Palm	3	10	4	30%	Remove	
17	<i>Bucida buceras</i>	Black olive	24	27	28	40%	Remove	
18	<i>Bucida buceras</i>	Black olive	21	28	25	50%	Remain	
19	<i>Roystonea elata</i>	Royal Palm	8	14	12	40%	Remove	
20	<i>Roystonea elata</i>	Royal Palm	8	14	10	40%	Remove	
21	<i>Bucida buceras</i>	Black olive	24	25	25	45%	Remove	
22	<i>Bucida buceras</i>	Black olive	20	28	20	50%	Remove	

NOTE: All height and canopy numbers are in feet. Palm height is overall height.



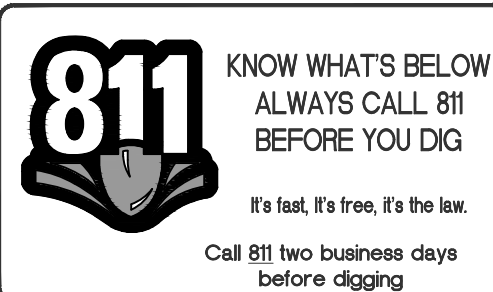
Existing Tree(s) Protection Detail

N.T.S

ROOT PRUNING FOR TREE RELOCATION

- 1) ROOT PREPARATION
- A. Trees to be root pruned with clean, sharp equipment 6-8 weeks prior to relocation to a depth of at least 24 inches by ISA certified arborist.
1. Maintain root pruned materials by watering, weeding, moving, spraying, fertilizing, and other horticulture practices.
2. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth.
3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize temperature fluctuation.
- B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees, Florida Department of Agriculture.
1. Trees-Minimum Ball Sizes: DBH Minimum Ball Diameter
- 3'-1/2" to 4": 28"
- 4" to 4'-1/2": 30"
- 4'-1/2" to 5": 32"
- 5" to 5'-1/2": 34"
- Larger sizes increase proportionally.
- C. Two to 3 weeks after root pruning and before lifting, tree canopies shall be pruned to remove any dead, decayed, broken branches, low hanging branches, or branches which would otherwise restrict strapping/lifting activities.
- 1) TREE RELOCATION
- A. Trees shall be lifted using fiber rope lifting straps, with their rootballs cradled with fiber rope tree slings or other appropriate materials, such that the bulk of the trees' weight rests upon the rootball. Trunk straps may be used for balancing a maneuvering the trees into position, but shall not be used to lift or hold 100% of the trees' weight.
1. Once lifting begins, any uncut roots which become apparent around or under the rootballs shall be immediately severed with the appropriate pruning tools so as to minimize tearing.
2. After lifting, trees shall not be set down again until reaching the final site of relocation.
- B. Trees are to be set in pre-dug pits, and properly braced in accordance with tree planting details shown on landscape plan.
- C. Daily irrigation at high volume (15-25 gallons per tree, as per size) shall be provided for the first month after relocation. After that time, irrigation shall be provided 3 times per week, continuing at high rates, for at least 2 more months. After establishment, standard irrigation practices shall be implemented.

LEGEND	
	EXISTING TREE /PALM TO REMAIN
	EXISTING TREE/ PALM TO BE REMOVED
	EXISTING TREE / PALM TO BE RELOCATED



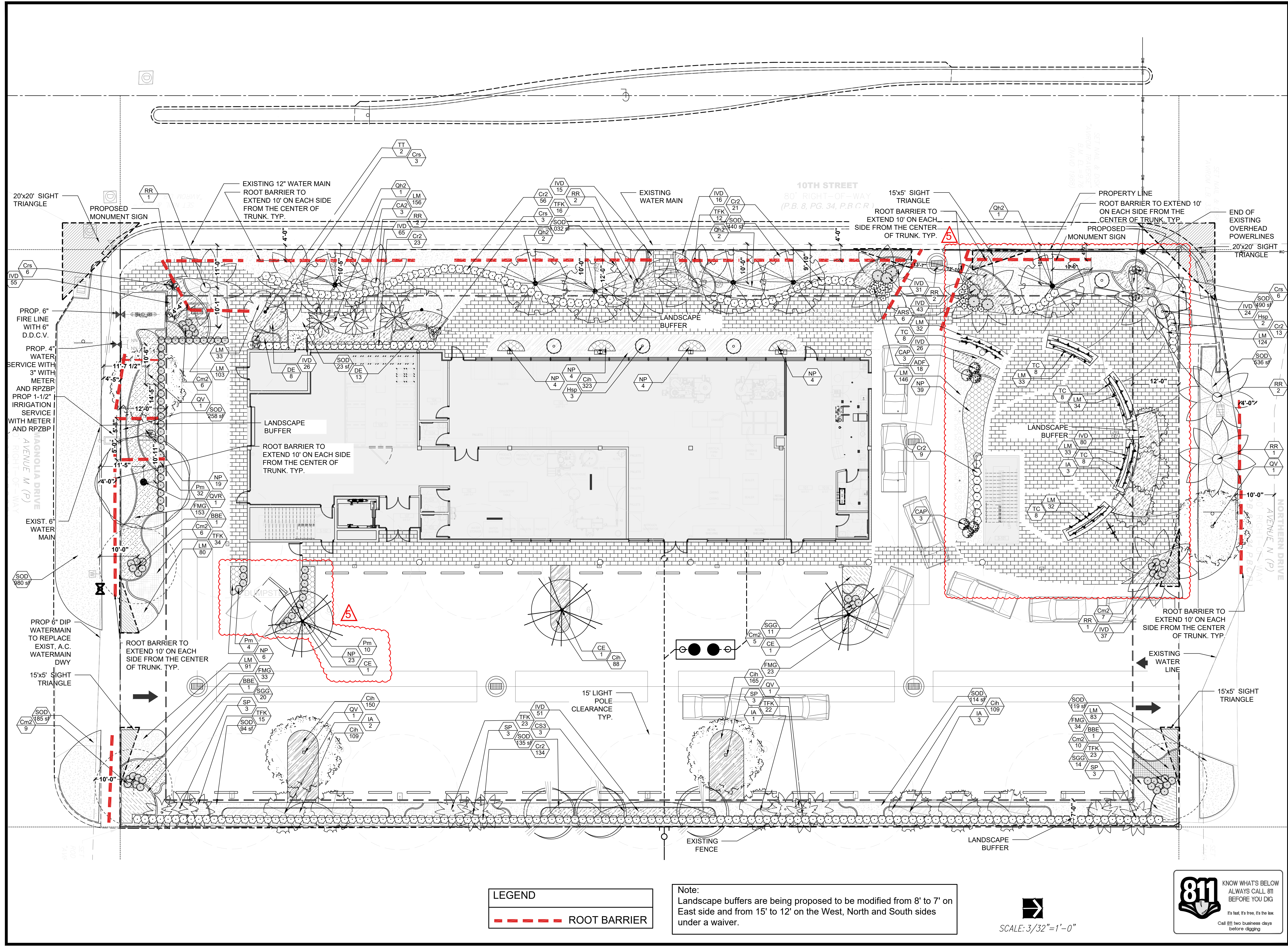
Digitally signed by James B. Euell
Date: 2023.03.14 22:41:33
-04'00'

LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403

DISTRIBUTION:	DATE:
	03-15-23

DRAWING NAME:
TREE
DISPOSITION
PLAN AND TABLE

DRAWING NUMBER:
L-200



Item 18.

James B. Euell

Digitally signed by James B. Euell

Date: 2023.04.11 07:36:59

ST 2023.04.11 07:36:59

PROJECT NAME & LOCATION:

LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403

DISTRIBUTION:

DATE:

ASITE PLAN MODIFICATION

03-15-23

DRAWING NAME:

LANDSCAPE
PLAN

DRAWING NUMBER:

L-210

518

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
CE	3	Conocarpus erectus / Buttonwood	FG/B&B	3" DBH	12" HT x 6" SPR	Yes	High			
CS3	3	Conocarpus erectus sericeus / Silver Button Wood	FG/B&B	2" DBH	12" HT. x 5" Spr., Std.	Yes	High			
IA	9	Ilex cassine / Dahoon Holly	FG/B&B	3" DBH	12" HT. X 5" SPR., STD., TREE FORM	Yes	High			
QV	4	Quercus virginiana / Live Oak	FG/B&B	3" DBH	14" HT x 6" SPR	Yes	High			
QH2	6	Quercus virginiana 'High Rise' / High Rise Live Oak	FG/B&B	3" Cal	14"-16" H. X 5" SPR., 5" CT.	Yes	High			
EXISTING TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
BBE	3	Bucida buceras / Black Olive	EXISTING			No	High			
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
TT	2	Tabebuia heterophylla / Pink Trumpet Tree	FG/B&B	3" DBH	14" HT x 6" SPR	No	High			
PALM TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
CA2	3	Carpentaria acuminata / Carpentaria Palm	Field Grown / B & B		18" CT., Matched OA Hts.	No	Medium			
RR	11	Roystonea regia / Royal Palm	FG/B&B		8" GW., heavy & matched	Yes	Medium			
SP	12	Sabal palmetto / Cabbage Palmetto	FG/B&B		14"-20" OA. Vary Heights	Yes	High			
RELOCATED TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
QVR	1	Quercus virginiana / Southern Live Oak	Relocated			Yes	High			
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
ARS	6	Andropolis skinerii Red Tip Bromeliad / Giant Red Bromeliad	3 Gal.		Specimen as shown	No	High			
ADF	38	Asparagus densiflorus 'Myers' / Myers Asparagus	-		18"x18"	No	High			
C/2	256	Chrysobalanus icaco / Coco plum	-		30" HT. X 24" SPD	YES	High			
Cm2	43	Codiaeum variegatum 'Mammey' / Mammey Croton	-		20"x20" OA.	No	High			
Crs	18	Cordyline fruticosa 'Red Sister' / Red Sister Ti	-	Multi Stem	24-28" OA	No	Medium			
CAP	6	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum	-		36" HT. x 30" Spr.	No	High			
Hsp	5	Hibiscus rosa-sinensis 'Seminole' / Pink Hibiscus	-		6" HT OA, Standard	No	Medium			
Pm	46	Podocarpus macrophyllus / Yew Pine	-		48" HT. X24" SPD	No	High			
VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
TC	40	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	---		5" RUNNERS	No	HIGH			
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NAITVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
DE	30	Duranta erecta 'Gold Mound' / Gold Mound Duranta	-		18"HT x 18"SPR	Yes	High	20" o.c.		
FMG	243	Ficus microcarpa 'Green Island' / Green Island Ficus	-		14" HT x 16" SPR	No	High	18" o.c.		
IVD	469	Ilex vomitoria 'Stokes dwarf' / Dwarf Yaupon Holly	-		14" HT x 16" SPR	Yes	High	18" o.c.		
NP	103	Nerium oleander 'Petite Pink' / Petite Pink Oleander	-		24" HT x 20" SPR	No	Medium	24" o.c.		
SGG	45	Schefflera arboricola 'Gold Capella' / Gold Capella Arboricola	-		24"HT x 24"SPR	No	High	24" o.c.		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
Cih	944	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	-		12" HT X 12" SPR.	Yes	High	12" o.c.		
LM	980	Liriope muscari / Lilyturf	-		12" HT. x 12" SPR.	No	High	12" o.c.		
SOD/SEED SOD	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
	4,406 sf	Stenotaphrum secundatum 'Floritam' / 'Floritam' St. Augustine Sod	sod							
TALL GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
TFK	145	Tripsacum dactyloides / Fakahatchee Grass	-		24" HT. x 24" SPR.	Yes	Medium	24" o.c.		

LANDSCAPE CALCULATIONS		
GROSS SITE AREA	41,250 S.F. (0.94 AC.)	
OPEN SPACE / PERVIOUS AREA	7,634 S.F.	19.00%
TOTAL IMPERVIOUS AREA	33,616 S.F.	81.00%
Sec. 78-253 - Minimum landscaping requirements.	REQUIRED	PROVIDED
c. Parking Areas		
1 Shade Tree per parking island	7 Trees	7 Trees
Total Parking Islands Provided 7		
h. Planting		
1 A landscaped buffer shall be a minimum of eight feet in depth around the perimeter of a parcel; provided, however, a landscaped buffer of 15 feet in depth shall be required on lands located adjacent to public street rights-of-way		
2 The maximum spacing of planted trees along any perimeter buffer along a public street shall be 20 linear using small trees and 25 feet using canopy trees of fraction thereof		
Northern Drive 113 L.F. /25=4.5	5 Trees	9 Trees
10Th Street 261 L.F /20=10.4	10 Trees	10 Trees
Magnolia Drive 125 L.F. /25=5	5 Trees	5 Trees
East Buffer 275 L.F. /40=6.8	7 Trees	11 Trees
5 Foundation Planting to be 5' Min. and to have at least 1 shade tree or palm duster for each 30 L.F or fraction thereof of façade width		
162 L.F. on 10th Street / 30=5.4	6 Trees	6 TREES
Total Trees	40 Trees	47 Trees
Palms to be 50% max. of required trees 39/2=19.5		
20 Palms	15 Palms	
75% of plants to be from the Town's preferred plant list		
47 Trees Provided x 75%=35	35 Trees (75%)	39 Trees (83%)
3,417 Shrubs/Ground covers x 75%=2,562	2,562 (75%)	2,950 (86%)
50% of plants to be native		
Palm Trees to be 50% max. of required trees	19.5 Trees (50%)	15 Trees (38%)
47 Trees Provided x50%=24	24 Trees (50%)	39 Trees (80%)
1,348 Shrubs Provided x50%=674	674 Shrubs (50%)	755 Shrubs (55%)
2,069 Ground covers Provided x 50%=1,034.5	1,035 (50%)	1,089 G.Covers(53%)
40% Max. Sod on landscape areas 8,261 S.F. x40%=3,304	3,304 S.F. (40%)	2,539 s.f. (31%)
MITIGATION		
There are 12 existing trees proposed to be removed from site with a total of 164 diameter inches to be mitigated. The accompanying Landscape plan has 20 new trees and 9 Royal palms to cover the required mitigation as follows:		
Tree Species	Quantity	Provided DBH
Live Oak 3" Each	12 Trees	36"
Cattley guava 3" Each	2 Trees	6"
Dahoonn Holly 3" Each	6 Trees	18"
Pink Tabebuia 3" Each	2 Trees	6"
Royal Palms 14" Each	9 Palms	126"
Total Diameter inches replacement		192"
6 Existing palms are being proposed to be removed from site. The accompanying Landscape Plan has 6 proposed new palms covering the required mitigation as follows:		
Palm Species	Quantity	
Sabal Palms	6 Palms	

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. 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(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material (except SOD) as included herein shall be warranted by the landscape contractor for a minimum period of 12 months.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained character. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

The plan takes precedence over the plant list.

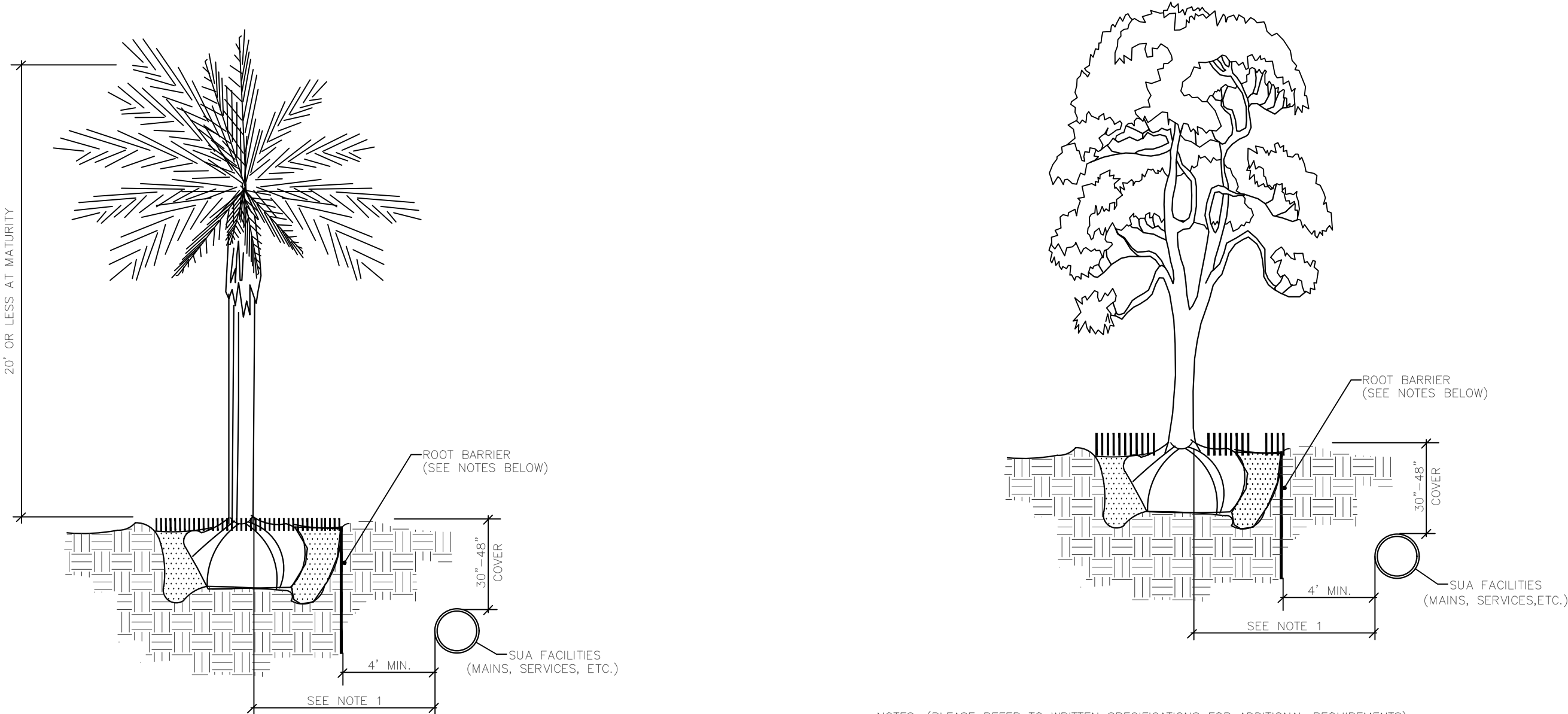
SPECIAL INSTRUCTIONS

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

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

LAKE PARK NOTES:

- A permit is required prior to removal or moving of any specimen or protected trees.
- All prohibited - invasive plant species to be removed from site.
- Maintenance plan to include eradication and prevention to reestablishment of prohibited plant species
- Ground vegetation and hedges should be trimmed to be no higher than 2 feet from the ground and tree canopies trimmed to no less than 6 feet from the ground to aid in visibility around the property.

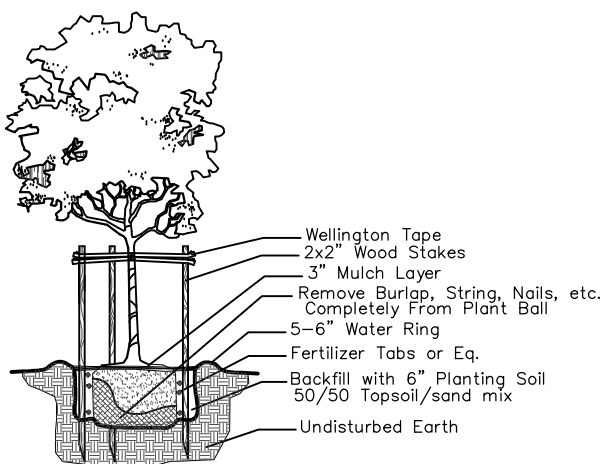


- NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
- THIS DISTANCE SHALL BE 7" MINIMUM WITH ROOT BARRIER AND 10" MINIMUM IF NO ROOT BARRIER IS USED.
 - ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL SEACOST FACILITIES.
 - THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOST AND INSPECTED BY SEACOST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 - ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
 - ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Shrub, Small Tree or Palm Tree with Root Barrier Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier

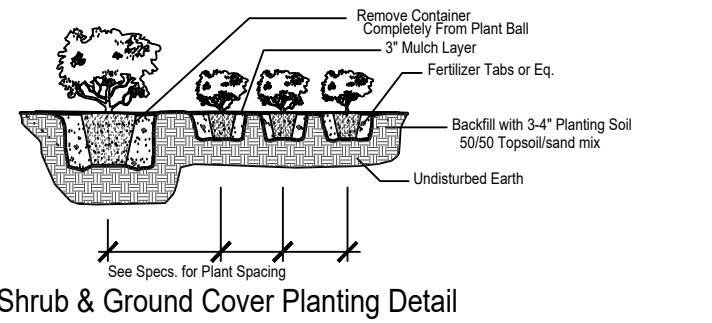
AUGUST 26, 2020 (Rev C-16)

AUGUST 26, 2020 (Rev C-16)



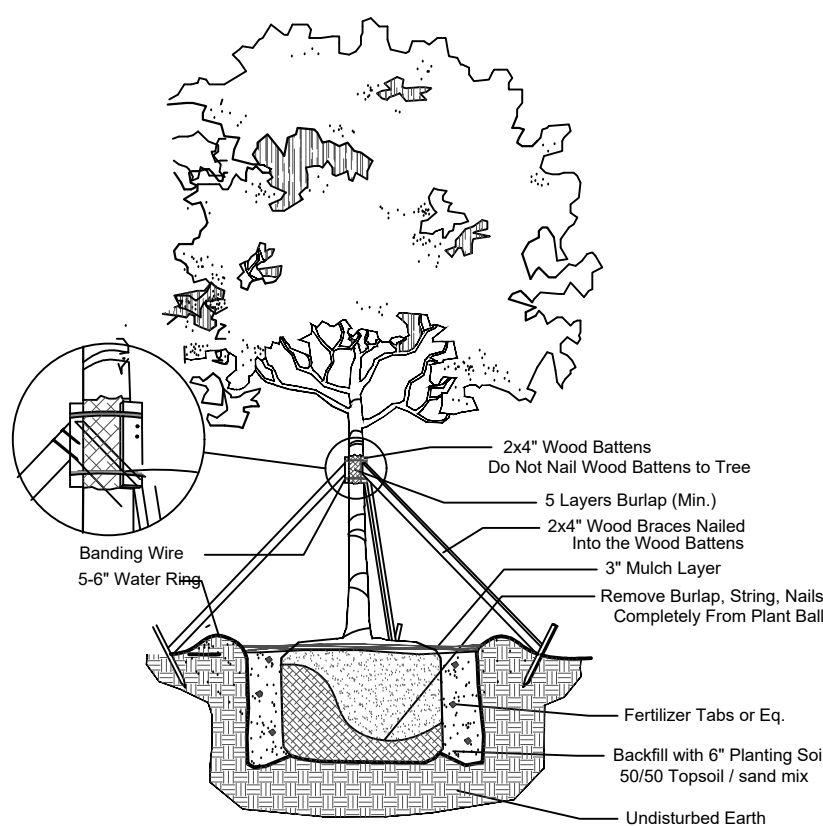
Small Tree Planting Detail

NTS



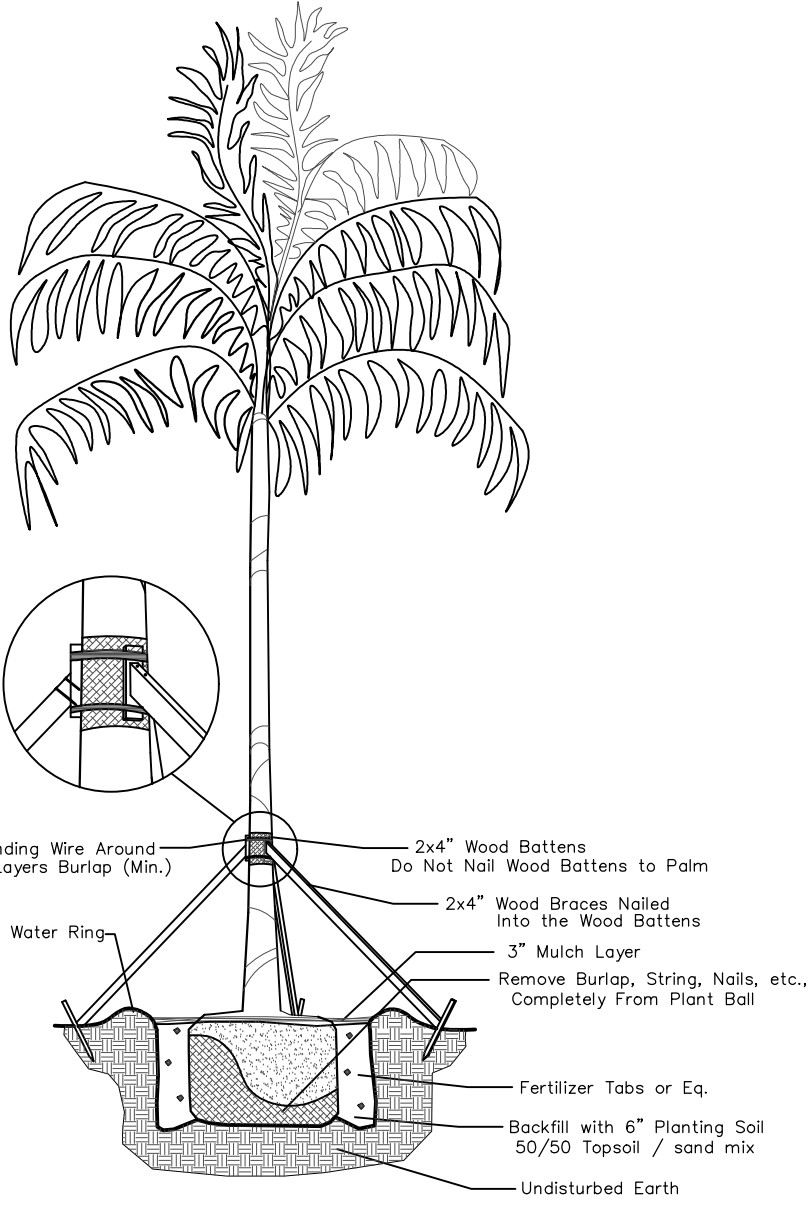
Shrub & Ground Cover Planting Detail

NTS



Large Tree Planting Detail

NTS



Palm Planting Detail

NTS

PROJECT NAME & LOCATION:

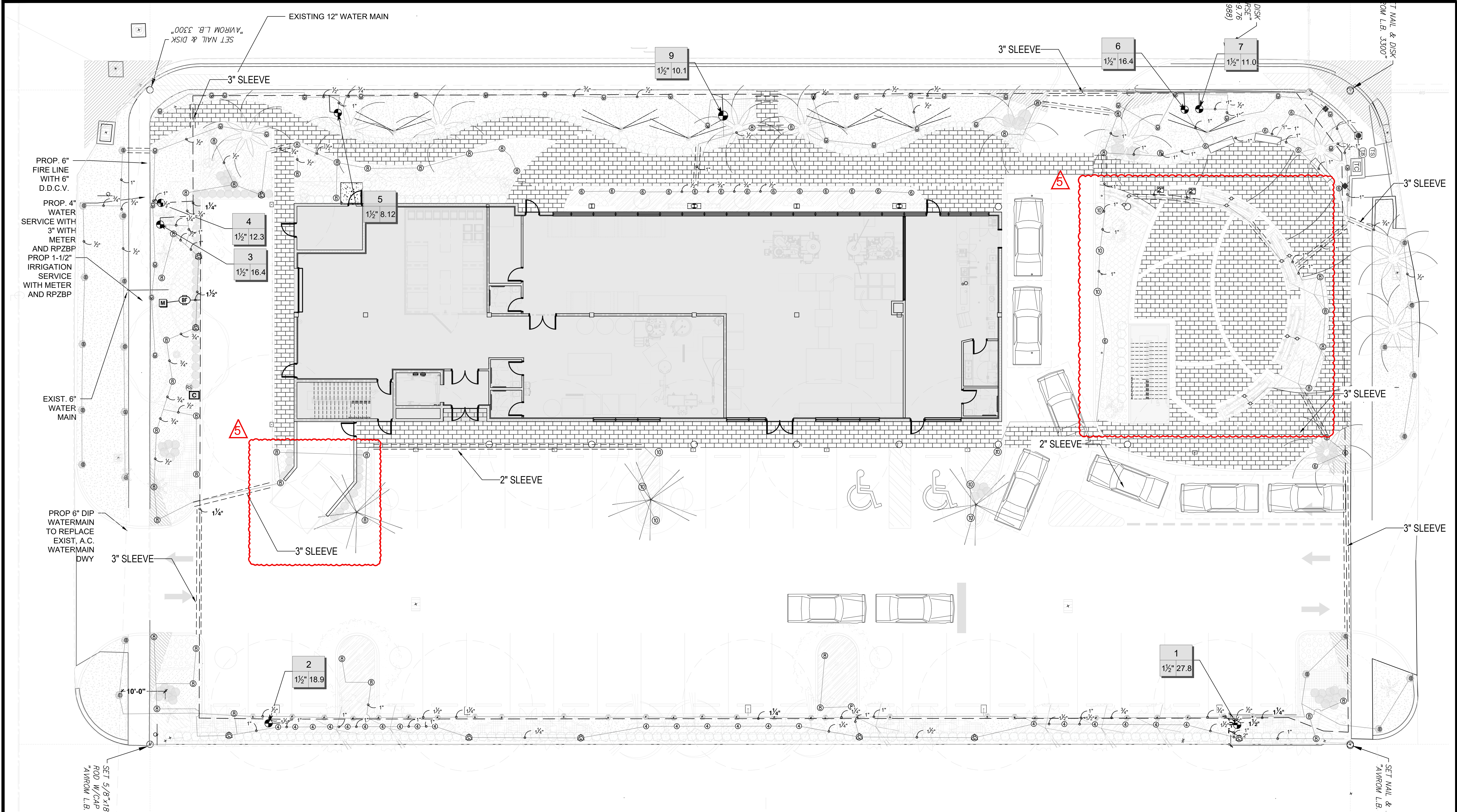
LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403

DISTRIBUTION:	DATE:
A SITE PLAN MODIFICATION	03-15-23

DRAWING NAME:
LANDSCAPE
SCHEDULE AND
DETAILS

DRAWING NUMBER:

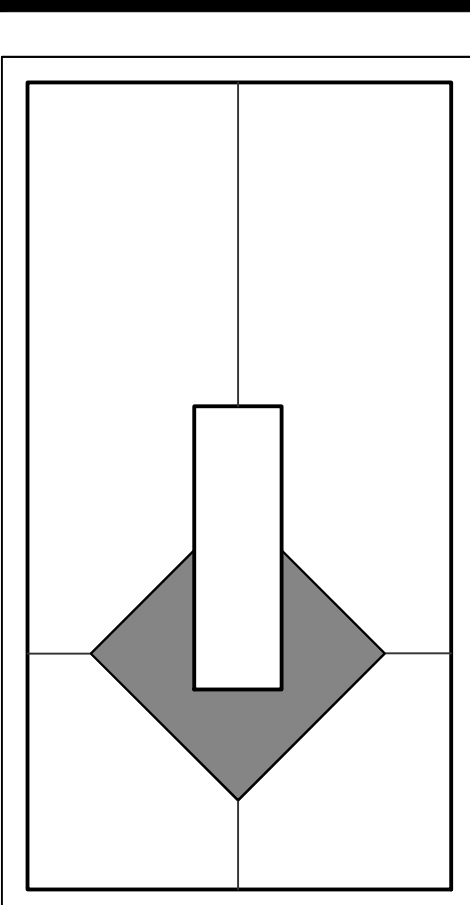
L-211



NOTE:
IRRIGATION PLAN HAS BEEN COMPLETED IN
CONFORMANCE WITH THE STANDARDS OF FLORIDA
IRRIGATION SOCIETY.

SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

SCALE: 3/32"=1'-0"



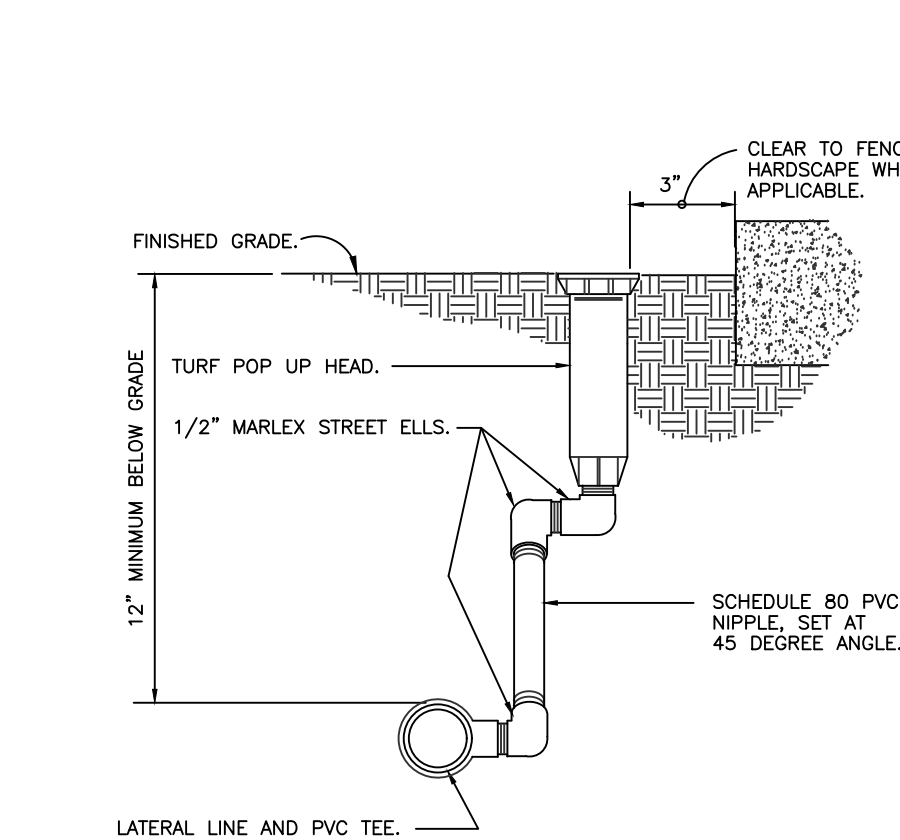
Digitally
signed by
James B. Euell
Date:
2023.04.11
07:38:36
-0400

PROJECT NAME & LOCATION:
**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK, FL 33403

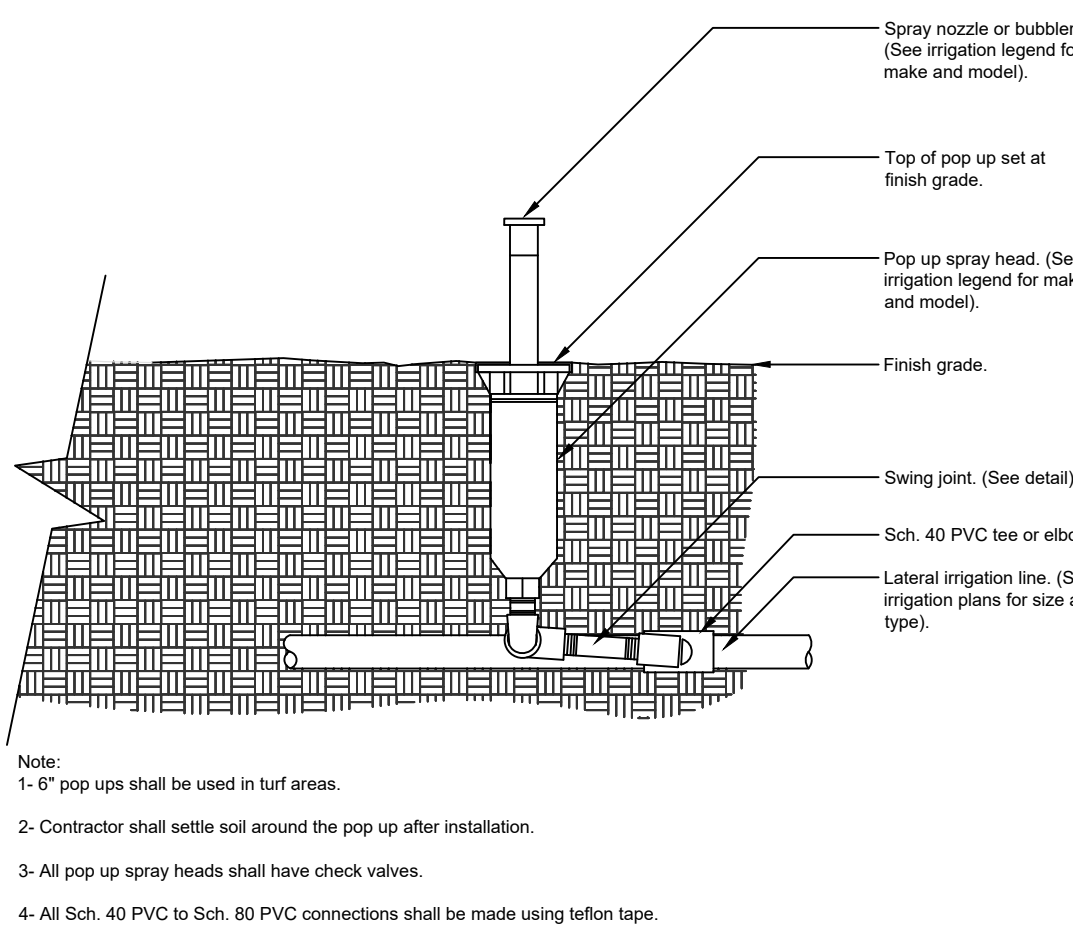
DISTRIBUTION:	DATE:
SITE PLAN MODIFICATION	03-15-23

DRAWING NAME:
**IRRIGATION
PLAN**

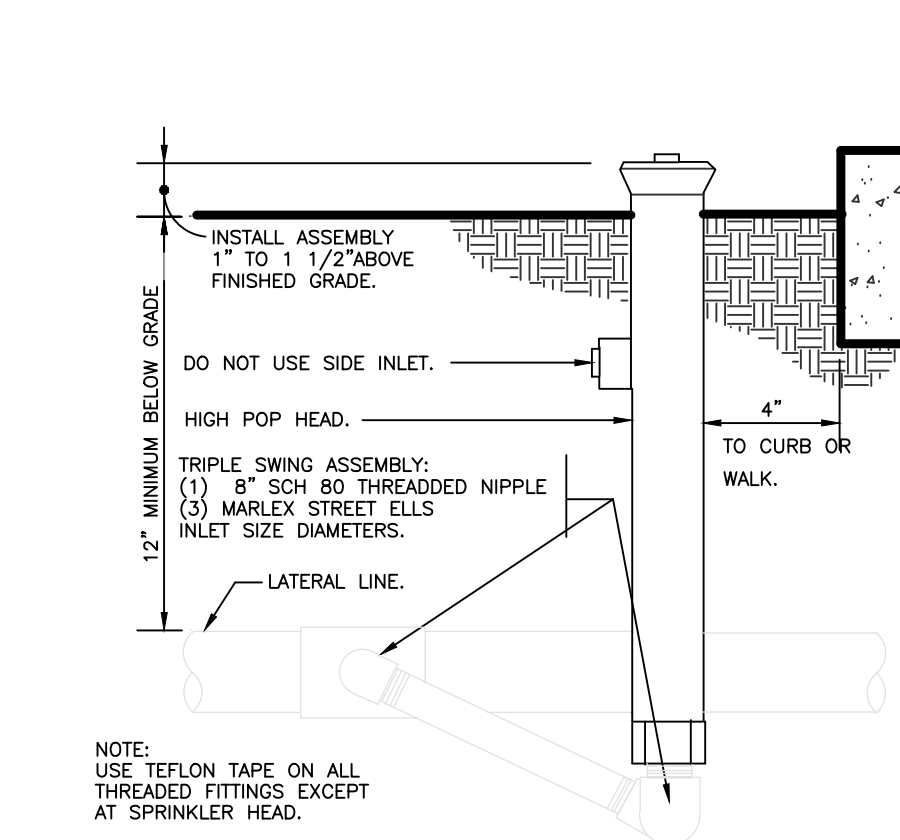
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L-300



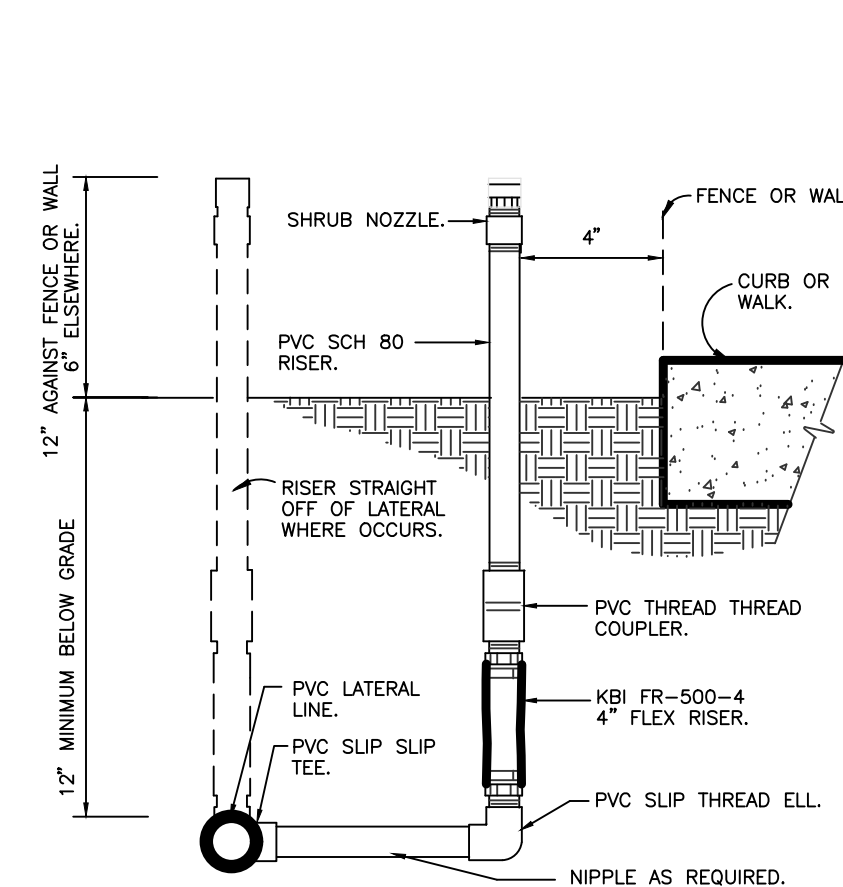
1 TURF SPRAY MARLEX ASSEMBLY
3" = 1'-0"



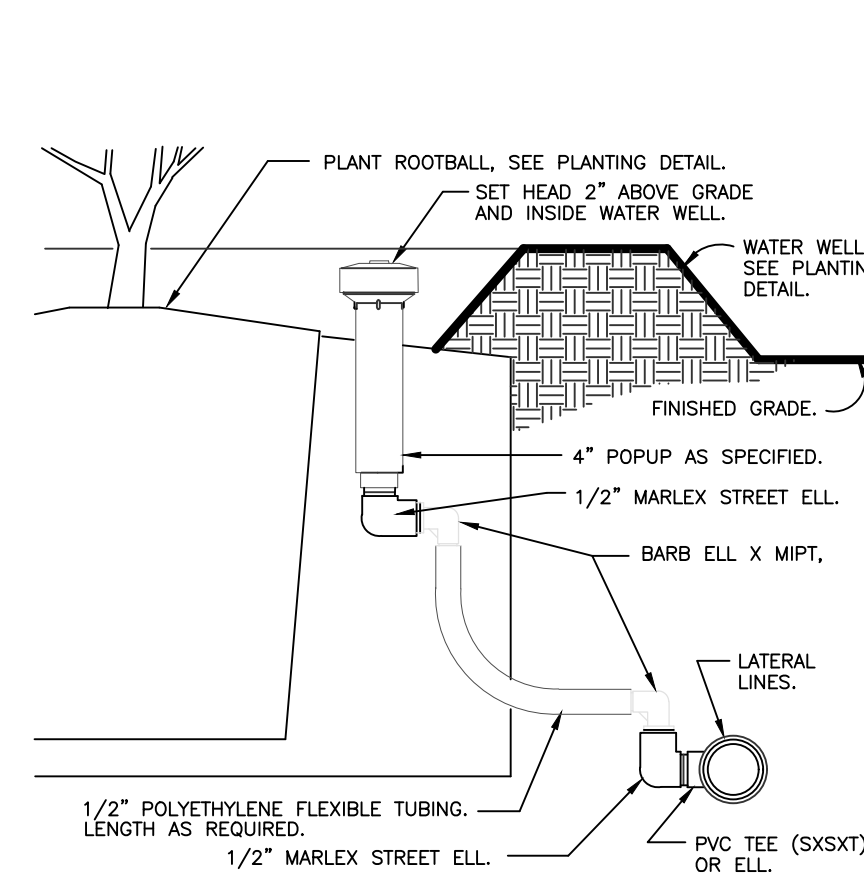
1 POP UP-SPRAY HEAD
1 1/2" = 1'-0"



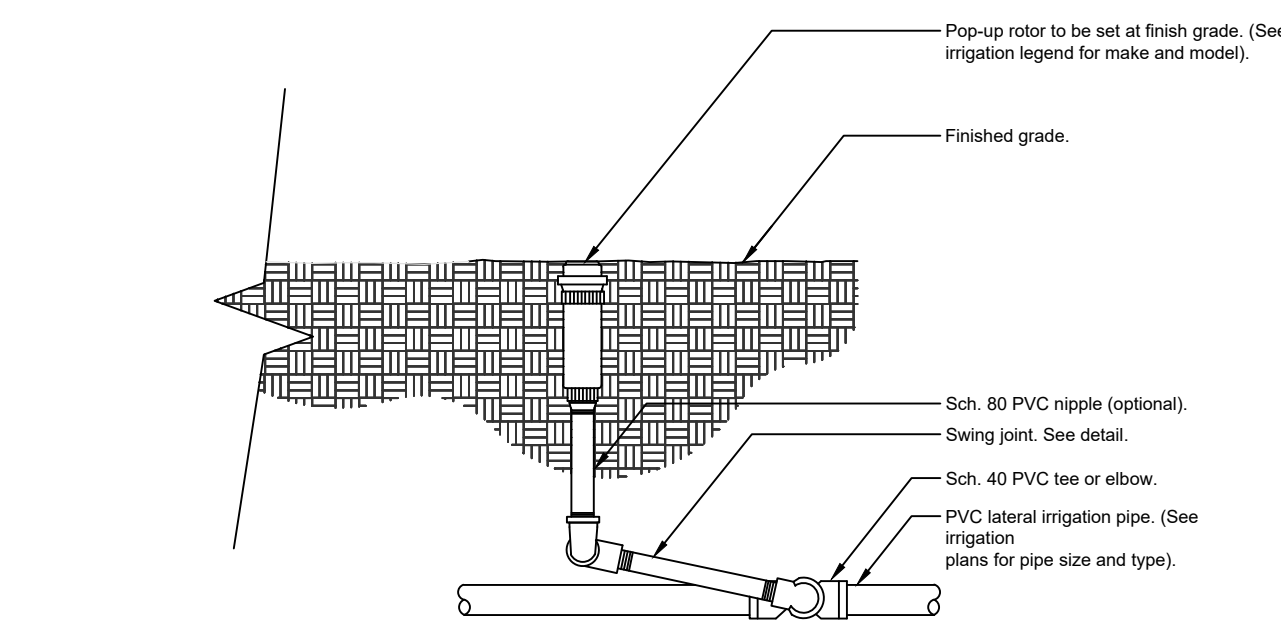
3 SHRUB SPRAY HIGHPOP MARLEX ASSEMBLY
3" = 1'-0"



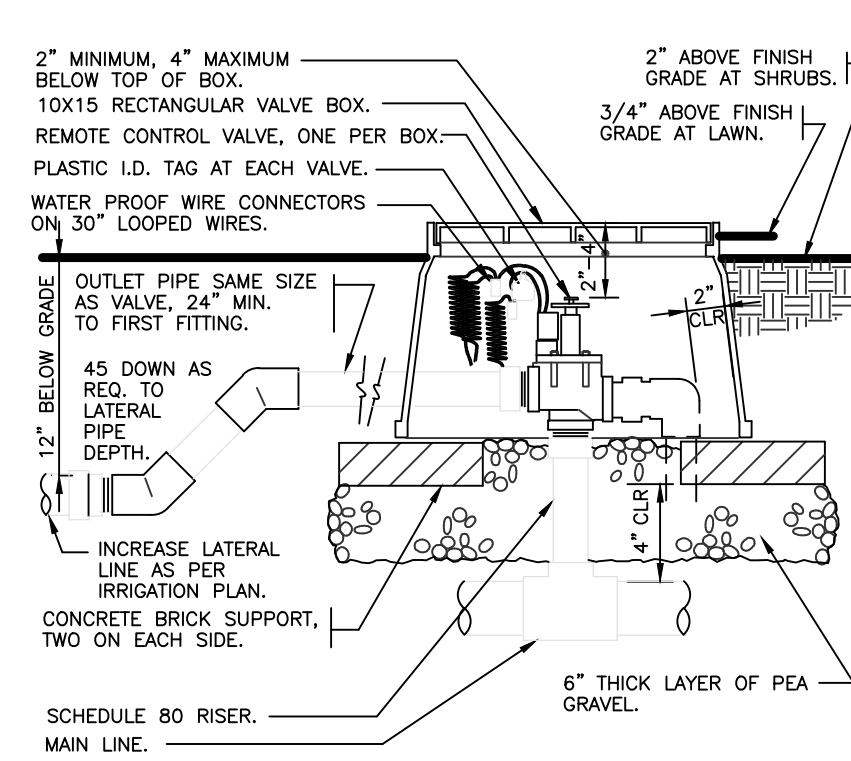
3 SHRUB SPRAY KBI FIXED RISER
3" = 1'-0"



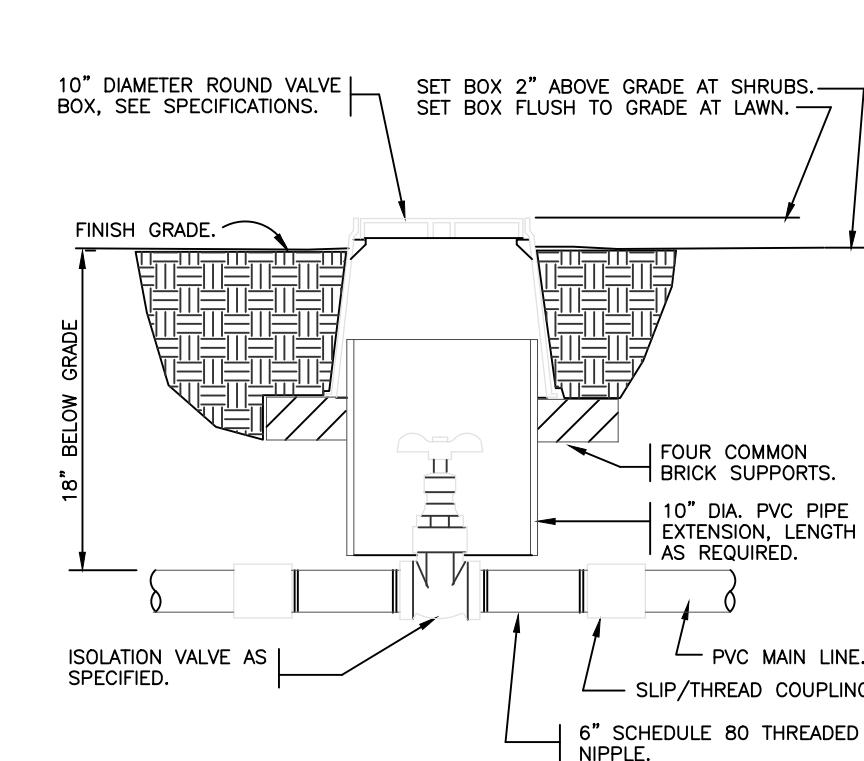
4 POPUP BUBBLER AT PLANT PIT
3" = 1'-0"



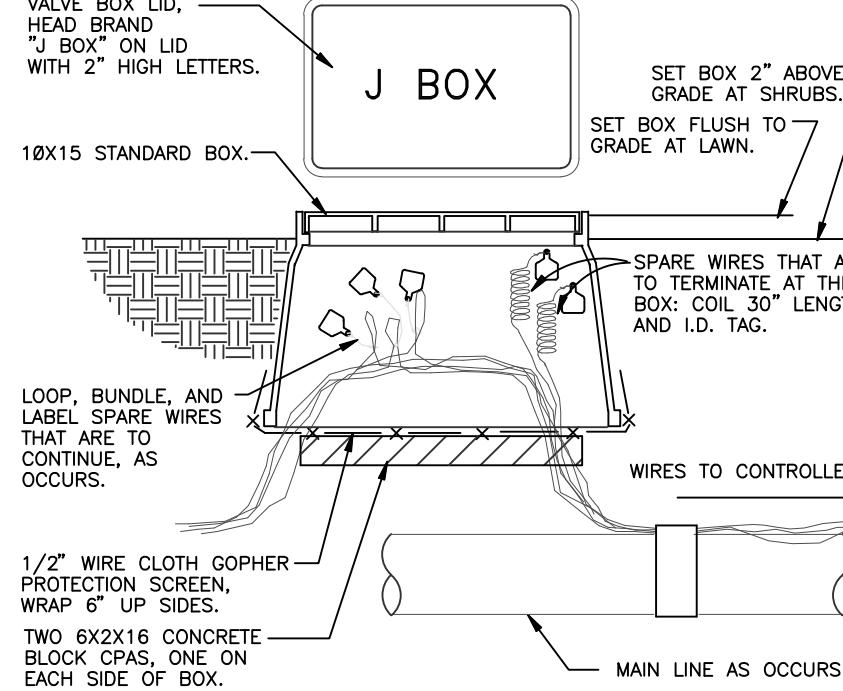
5 ROTOR SPRAYHEAD
1 1/2" = 1'-0"



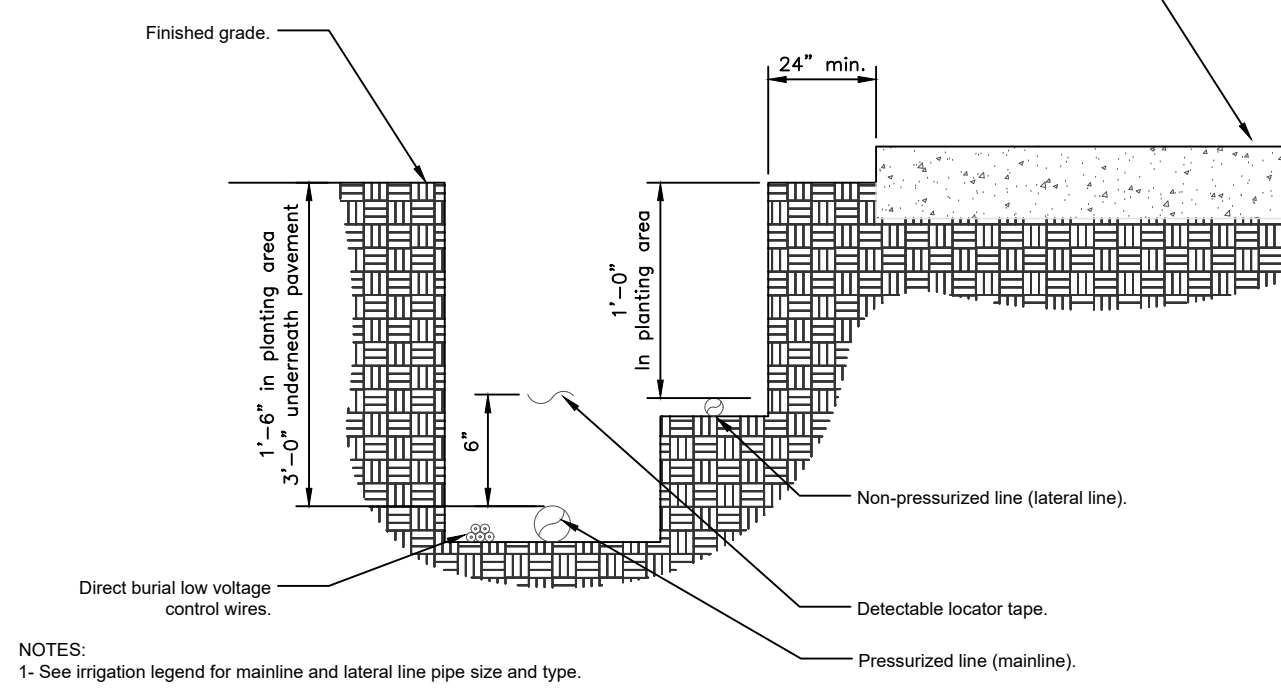
6 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



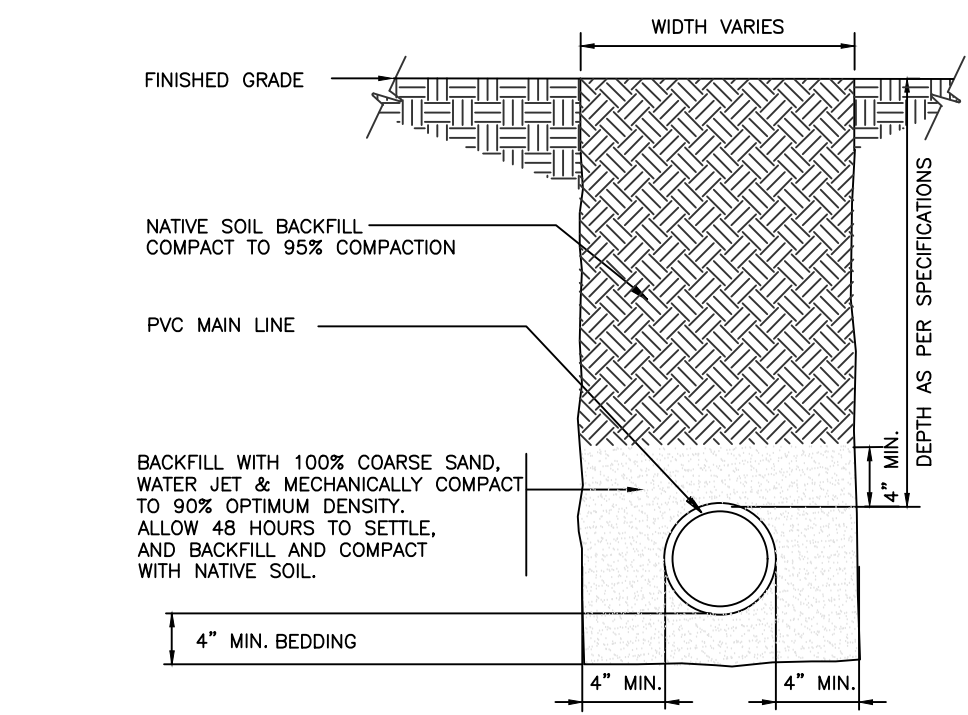
7 BRASS ISOLATION VALVE
1 1/2" = 1'-0"



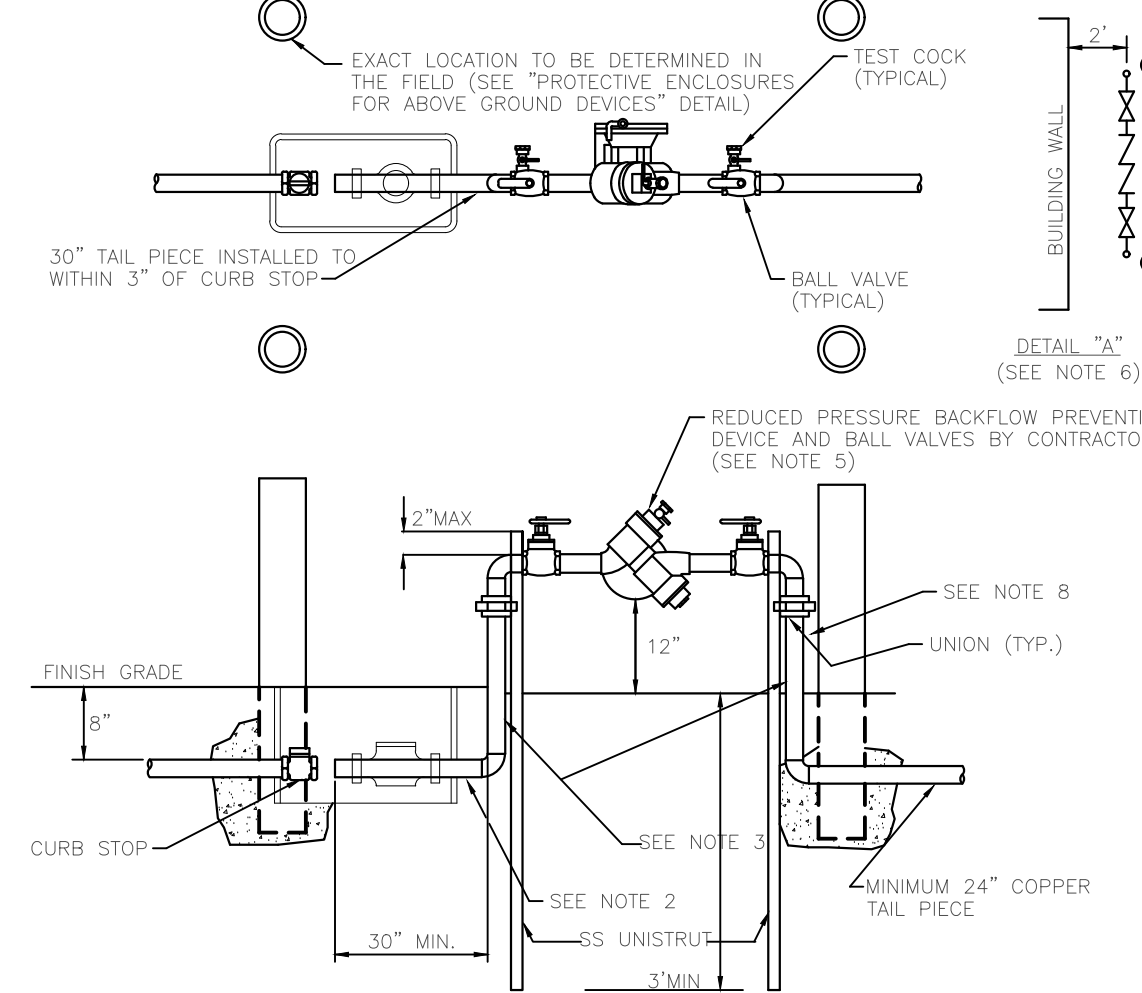
10 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"



11 IRRIGATION TRENCHING
1 1/2" = 1'-0"



12 MAINLINE WITH SAND BEDDING
1 1/2" = 1'-0"



13 PIPE BENEATH PAVEMENT
1 1/2" = 1'-0"

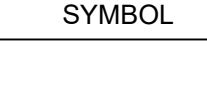
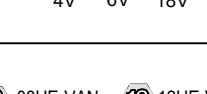
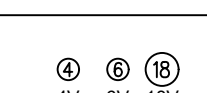
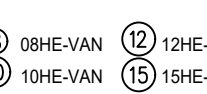
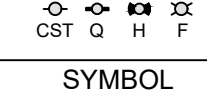
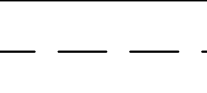
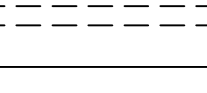
NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

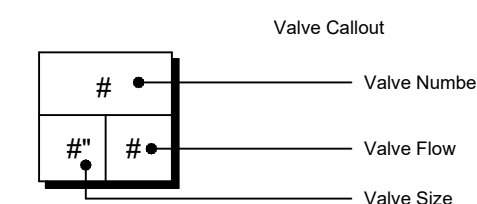
1. TYPE "K" COPPER TUBING (SOFT DRAWN) OR POLYETHYLENE TUBING SDR 9 COPPER TUBE SIZE.
2. IF THIS DISTANCE IS LESS THAN 6 FEET ONLY COPPER TUBING SHALL BE PERMITTED.
3. BOTH RISERS SHALL BE TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS SOLDER FITTINGS AND ADAPTERS. ONLY LEAD FREE PIPE, FITTINGS, VALVES, SOLDER AND FLUX SHALL BE PERMITTED.
4. 1 1/2" AND 2" METER STOPS SHALL BE EQUIPPED WITH LOCKING CAPS AND METER FLANGES.
5. APPROVED BACKFLOW PREVENTION DEVICES WITH SILICONE RUBBER SEAL RINGS OR DISCS:
 - A.) WATTS MODEL LF919 3/4" TO 2"
 - B.) AMES MODEL LF400B 3/4" TO 2"
 - C.) WILKINS 975 XL2 3/4" TO 2"
 - D.) APOLLO MODEL RPLF 4A 3/4" TO 2"
6. WHEN THE DEVICE IS INSTALLED PARALLEL TO A BUILDING WALL THERE SHALL BE A MINIMUM OF 2" BETWEEN THE EDGE OF THE DEVICE AND THE BUILDING WALL.
7. BACKFLOW PREVENTION DEVICE SHALL BE EQUIPPED WITH BALL VALVES.
8. BACKFLOW PREVENTION DEVICE SHALL BE SUPPORTED AT BOTH RISERS WITH A MINIMUM OF 2 - 1 5/8" STAINLESS STEEL UNISTRUTS. RISERS TO BE SECURED TO UNISTRUT WITH 304 STAINLESS STEEL MOUNTING HARDWARE AND 1/4" NEOPRENE INSULATORS BETWEEN ALL DISSIMILAR METALS.
9. BACKFLOW DEVICES SHALL BE A MINIMUM OF 3' FROM BACK OF CURB.

Water Meter and Backflow Device - 3/4" to 2"

AUGUST 26, 2020 (Rev C-16)

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1806-PRS ADJ Turf Spray 6.0 Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2 NPT Female Threaded Inlet. Pressure Regulating.	30	30
	Rain Bird 1806-PRS ADJ Turf Spray 6.0 Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2 NPT Female Threaded Inlet. Pressure Regulating.	57	30
	Rain Bird 1800-PA-8S-PRS 15 Strip Series Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2 MPT threaded risers.	9	30
	Rain Bird 1800-PA-8S-PRS ADJ Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2 MPT threaded risers.	44	30
	Rain Bird 1800-PA-8S-PRS ADJ Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2 MPT threaded risers.	58	30
	Rain Bird 1800-5 Series Stream Stream Bubbler on fixed riser.	10	15
SYMBOL	MANUFACTURER/MODEL		
	Rain Bird PEB-PRS-D Irrigation Lateral Line: PVC Schedule 40		
	Rain Bird PEB-PRS-D Irrigation Mainline: PVC Schedule 40		
	Rain Bird PEB-PRS-D Pipe Sleeve: PVC Class 200 SDR 21		



CRITICAL ANALYSIS

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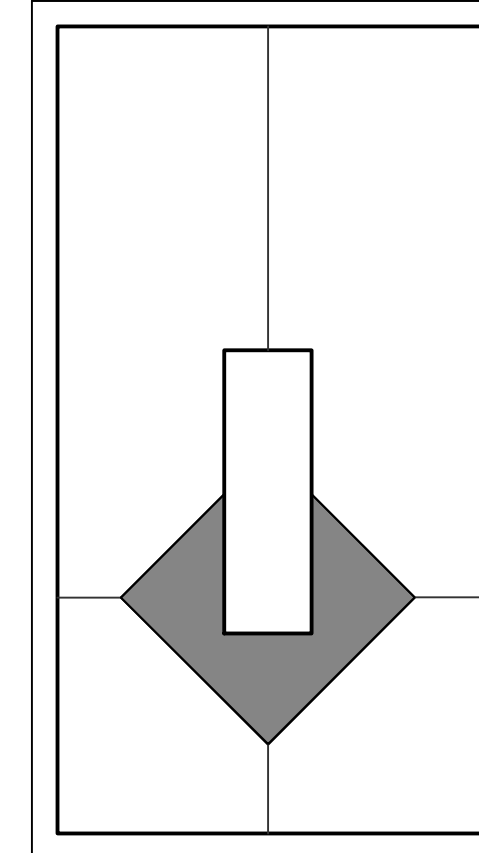
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available: 46.59 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 65 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 62 PSI

DESIGN ANALYSIS
Maximum Station Flow: 27.82 GPM
Flow Available at POC: 46.59 GPM
Residual Flow Available: 18.77 GPM

Critical Station: 1
Design Pressure: 30 PSI
Friction Loss: 1.94 PSI
Fittings Loss: 0.19 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3.67 PSI
Pressure Req. at Critical Station: 35.8 PSI
Loss for Fittings: 0.57 PSI
Loss for Main Line: 5.74 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.2 PSI
Loss for Water Meter: 1.58 PSI
Critical Station Pressure at POC: 55.8 PSI
Pressure Available: 62 PSI
Residual Pressure Available: 6.15 PSI



Digitally signed by James B. Euell
Date: 2023.04.11 07:39:11 -0400

PROJECT NAME & LOCATION:
**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK, FL 33403

DISTRIBUTION: DATE:

Site Plan Modification 03-15-23

DRAWING NAME:
**IRRIGATION
DETAILS**

DRAWING NUMBER:

L-301

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:

- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires

Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x½" copper grounding plates, ½"x10" copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ¾" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:

- 24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:

- 18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against

during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:

As a condition of final acceptance, the irrigation contractor shall provide the owner with:

- Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.
- Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.
- Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
- Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
- Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
- Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
- Coverage and operational test
- Final inspection
- Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- All above inspections are completed, documented, approved by owner.
- Completion and acceptance of "as-built" drawings.
- Acceptance of required controller charts and placement inside controllers.
- All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

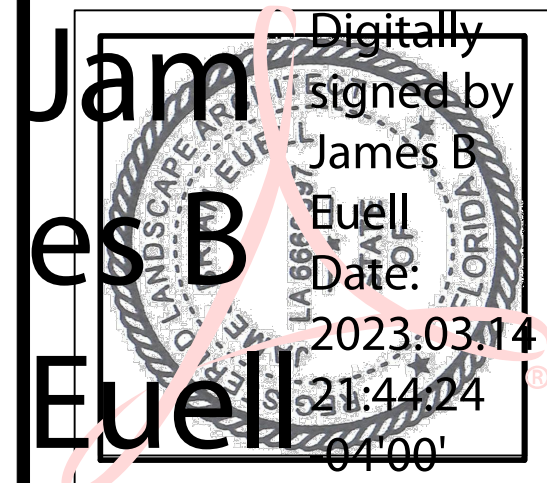
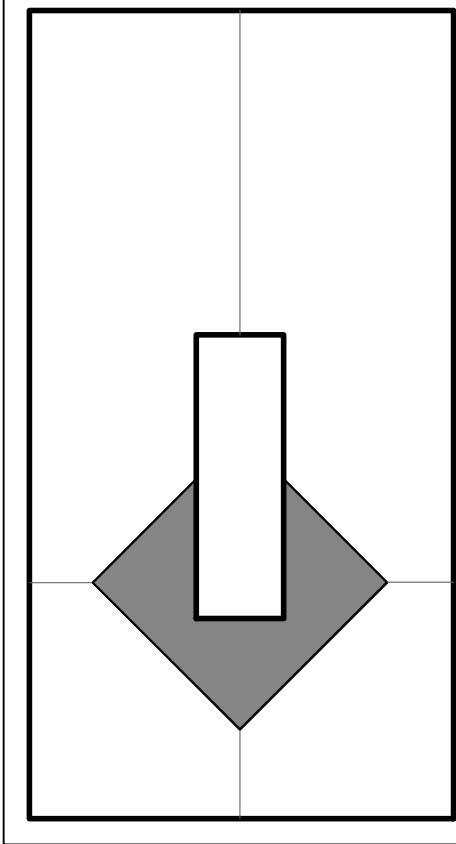
MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

- Turn on each zone from the controller to verify automatic operation.
- Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
- Check remote control valve to ensure proper setting, if present.
- Check setting on pressure regulator it verify proper setting, if present.
- Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
- Check for leaks - mainline, lateral lines, valves, heads, etc.
- Check all heads as follows:
 - Proper set height (top of sprinkler is 1" below mow height)
 - Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 - Check wiper seal for leaks - if leaking , clean head and re-inpect.
 - If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 - All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 - Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
 - Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
 - Verify pop-ups retract after operation. If not, repair/replace as needed.
- Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.
- check rain shut-off device monthly and clean/repair/replace as needed.
- Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.
- Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.
- Inspect all filters monthly and clean/repair/replace as needed.
- Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.
- Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.
- Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.
- Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

- Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
- Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
- Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.



PROJECT NAME & LOCATION:
LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403

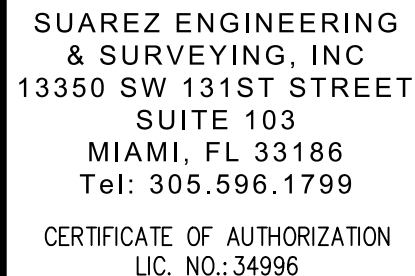
DISTRIBUTION:	DATE:
SITE PLAN MODIFICATION	03-15-23

DRAWING NAME:
IRRIGATION
NOTES

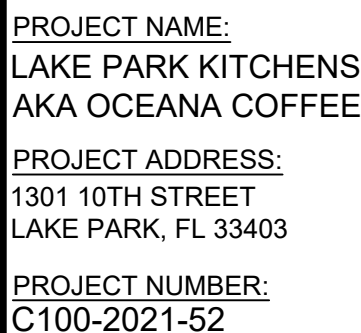
DRAWING NUMBER:

L-302





CLIENT:



DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

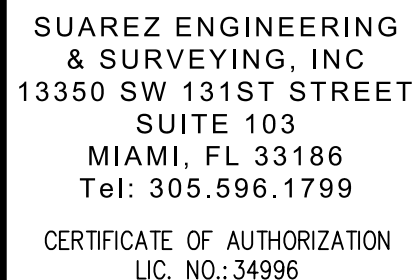
PCS-1

An aerial photograph of a suburban area. A red rectangle highlights a specific lot at the intersection of Northern Drive and Magnolia Drive. A red arrow points to this lot from a white box labeled "PROJECT LOCATION". The map also shows Lejeune Street running vertically. The surrounding area includes residential houses, parking lots, and commercial buildings.



FOLIO: 36-43-42-20-01-079-0190





OCEANA COFFEE

PAVING, GRADING & DRAINAGE PLAN

CLIENT:

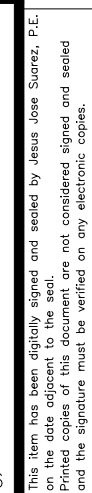


12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE

PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403

PROJECT NUMBER:
C100-2021-52

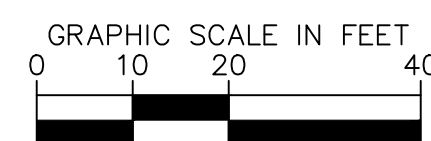
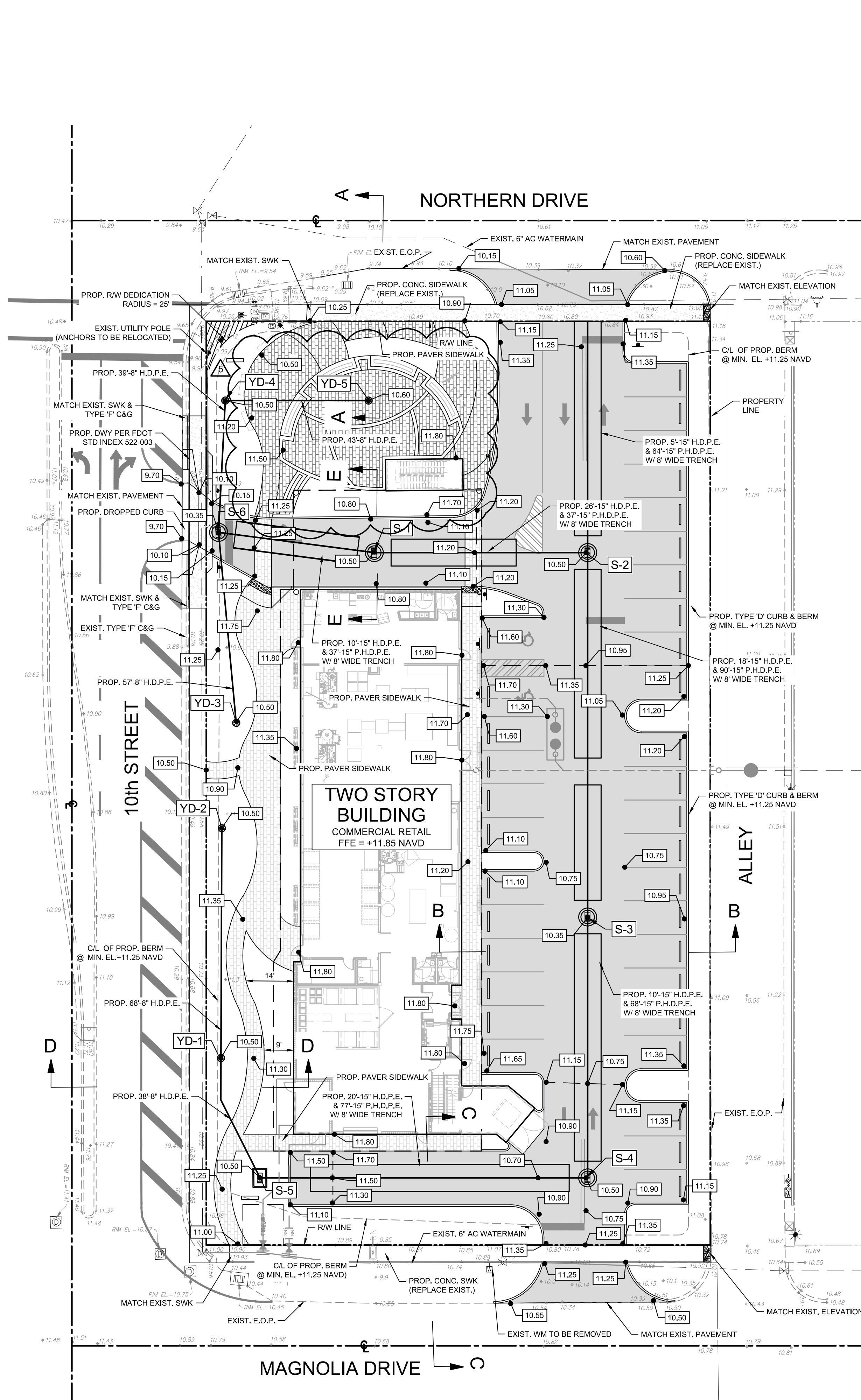
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DATE: _____
JESUS J. SUAREZ, P.E.
FLORIDA REGISTRATION NO. - 74556

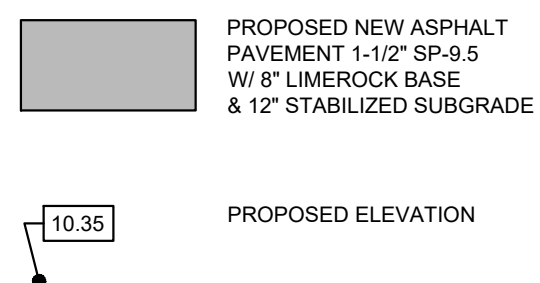
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SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

PD-1

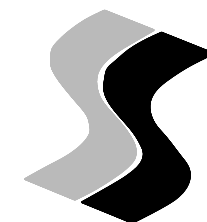


LEGEND:



DRAINAGE STRUCTURE
SCHEDULE:

- | | |
|-------------|---|
| S-1 | TYPE "P" BOX (60" ROUND W/ TOP SLAB)
W/ U.S.F. 4155-6209 FRAME & GRATE
R.E. 10.50
I.E. 6.50 W (P.R.B.)
6.50 E (P.R.B.) |
| S-2 | TYPE "P" BOX (60" ROUND W/ TOP SLAB)
W/ U.S.F. 4155-6209 FRAME & GRATE
R.E. 10.50
I.E. 6.50 N (P.R.B.)
6.50 S (P.R.B.)
6.50 W (P.R.B.) |
| S-3 | TYPE "P" BOX (60" ROUND W/ TOP SLAB)
W/ U.S.F. 4155-6209 FRAME & GRATE
R.E. 10.35
I.E. 6.50 N (P.R.B.)
6.50 S (P.R.B.) |
| S-4 | TYPE "P" BOX (60" ROUND W/ TOP SLAB)
W/ U.S.F. 4155-6209 FRAME & GRATE
R.E. 10.50
I.E. 6.50 N (P.R.B.)
6.50 W (P.R.B.) |
| S-5 | DITCH BOTTOM INLET TYPE "C"
PER FDOT STD. INDEX 425-052
R.E. 10.50
I.E. 6.50 NW
6.50 E (P.R.B.) |
| S-6 | TYPE "P" BOX (48" ROUND W/ TOP SLAB)
W/ U.S.F. 4155-6209 FRAME & GRATE
R.E. 10.35
I.E. 6.50 E (P.R.B.)
6.75 N & SE |
| YD-1 | 12" YARD DRAIN W/ HINGED GRATE
AND CONC. APRON
R.E. 10.50
I.E. 6.75 N & SE |
| YD-2 | 12" YARD DRAIN W/ HINGED GRATE
AND CONC. APRON
R.E. 10.50
I.E. 7.00 S |
| YD-3 | 12" YARD DRAIN W/ HINGED GRATE
AND CONC. APRON
R.E. 10.50
I.E. 6.75 NW |
| YD-4 | 12" YARD DRAIN W/ HINGED GRATE
AND CONC. APRON
R.E. 10.50
I.E. 6.75 S & NE |
| YD-5 | 12" YARD DRAIN W/ HINGED GRATE
AND CONC. APRON
R.E. 10.50
I.E. 7.00 SW |



SUAREZ ENGINEERING
& SURVEYING, INC.
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.: 34996

OCEANA COFFEE
PAVING, GRADING & DRAINAGE
DETAILS

CLIENT:

ONE A
architecture
AR-13736
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE
PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403
PROJECT NUMBER:
C100-2021-52

REVISIONS		
DATE	BY	DESCRIPTION

Professional Engineer Seal for Jesus J. Suarez, P.E., No. 74556, State of Florida.

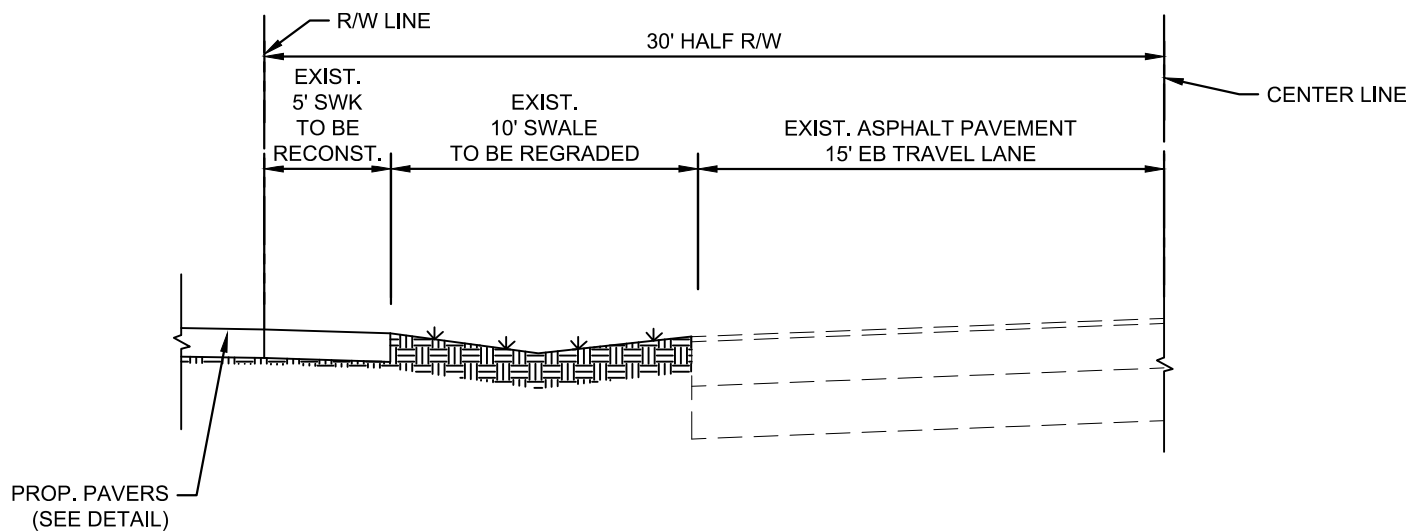
DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

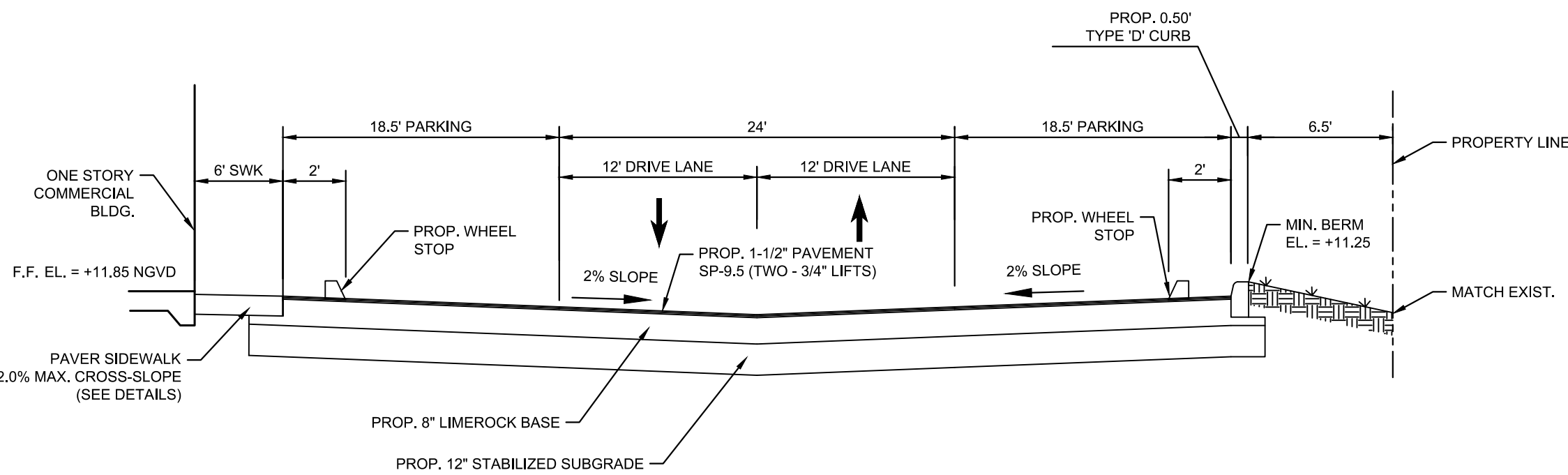
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PAVEMENT NOTES

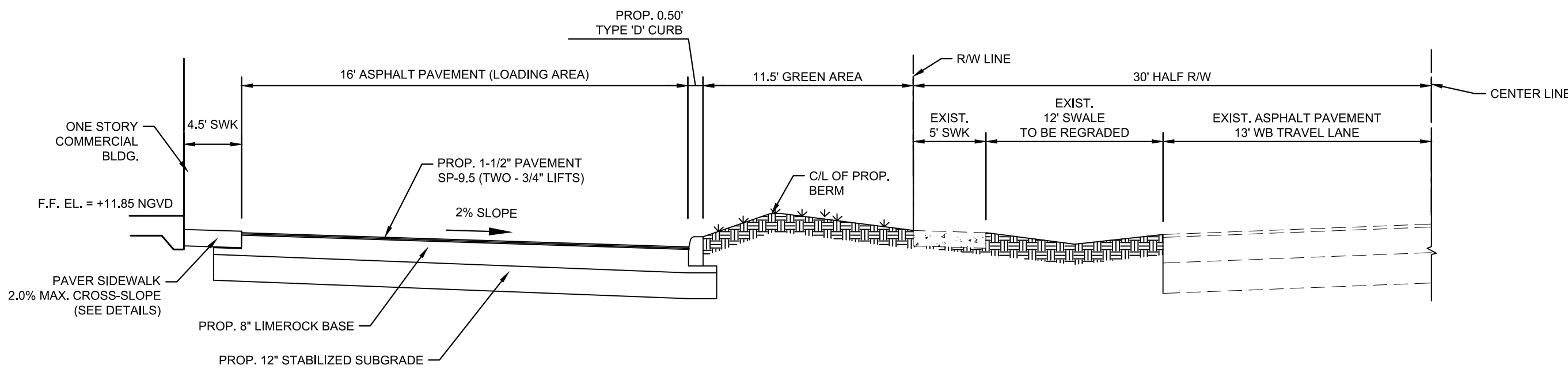
1. THE PAVEMENT SURFACE SHALL BE TYPE SP-9.5 SUPERPAVE ASPHALT CONCRETE. THE SURFACE SHALL BE 1 1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQAURE FEET OF PAVEMENT.
7. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED 1/2 INCH BELOW THE LIP OF CURB AND/OR SIDEWALK (IF APPLICABLE). THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB AND/OR SIDEWALK. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.



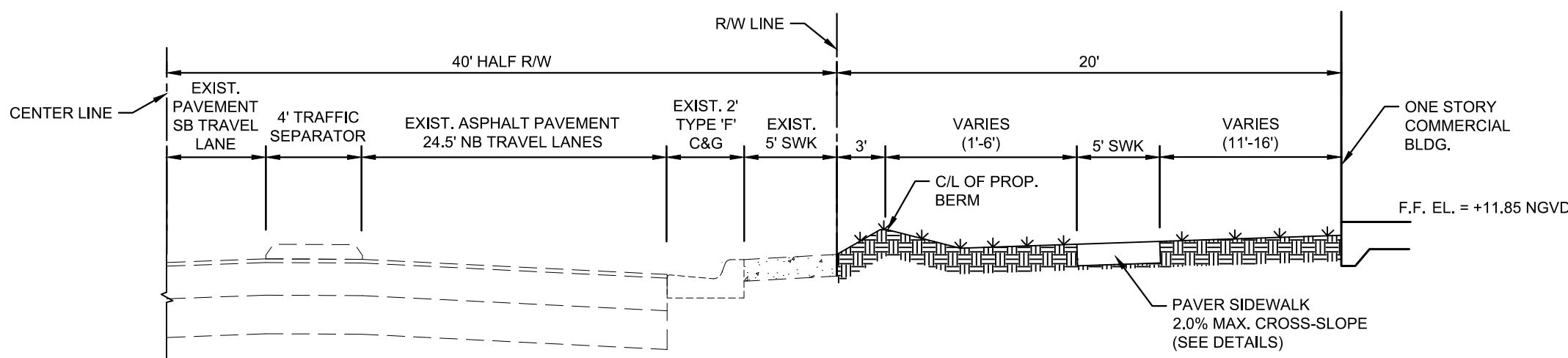
SECTION A-A
NORTHERN DRIVE
N.T.S.



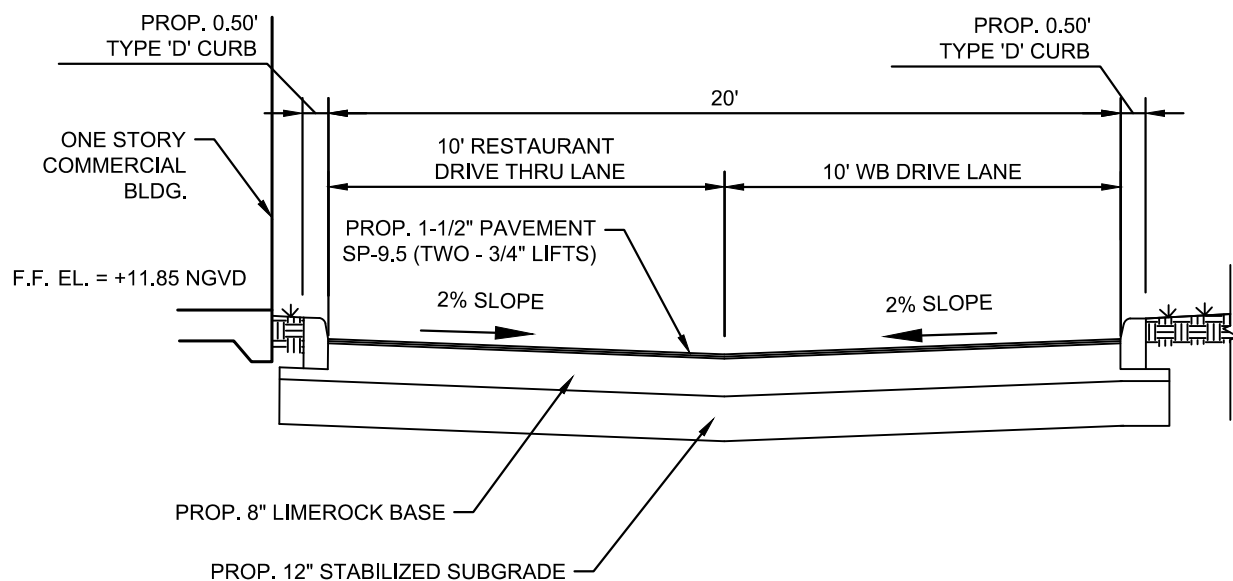
SECTION B-B
N.T.S.



SECTION C-C
MAGNOLIA DRIVE
N.T.S.



SECTION D-D
10TH STREET
N.T.S.



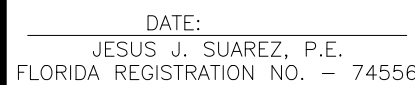
SECTION E-E
N.T.S.



CLIENT:



PROJECT NUMBER:
C100-2021-52

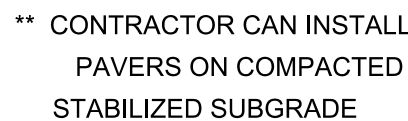
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SHEET NO.

526



N.T.S.

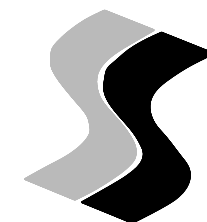


N.T.S



- N.T.S.





SUAREZ ENGINEERING
& SURVEYING, INC.
13350 SW 131ST STREET
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LIC. NO.: 34996

OCEANA COFFEE

SIGNAGE AND PAVEMENT MARKING PLAN

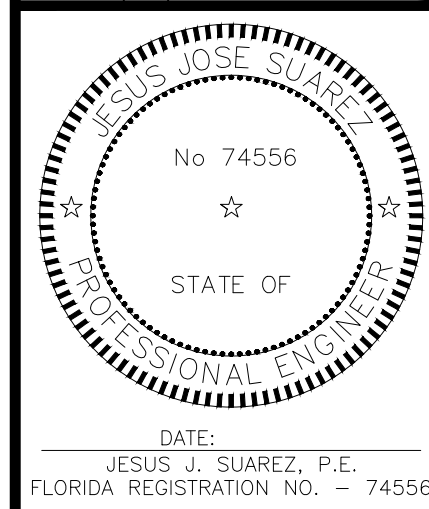
CLIENT:

ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE
PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403
PROJECT NUMBER:
C100-2021-52

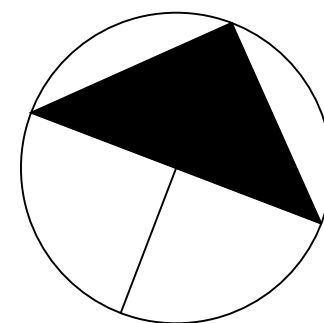
REVISIONS		
DATE	BY	DESCRIPTION
03/14/23	J.S.	SITE PLAN MODIFICATION



DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

SM-1



GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:



ACCESSIBLE PARKING ONLY SIGN
(SEE DETAIL)



R1-1 "STOP" SIGN (30" X 30")



R5-1 "DO NOT ENTER" SIGN



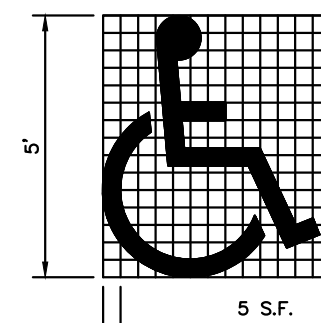
R3-5R "RIGHT TURN ONLY" SIGN



W11-02 "PEDESTRIAN
CROSSING SIGN"
W/ W16-07PL ARROW



W11-02 "PEDESTRIAN
CROSSING SIGN"
W/ W16-07PR ARROW



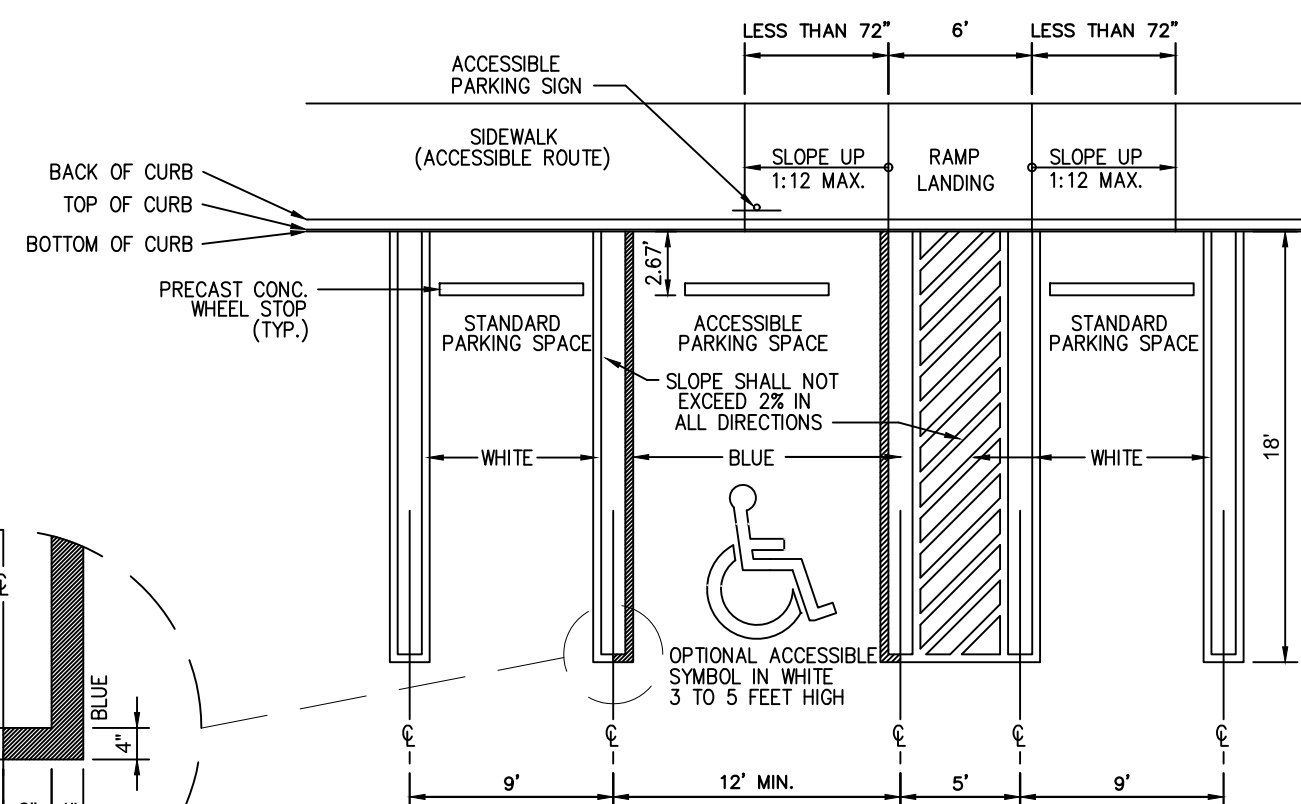
USE OF PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES
IS REQUIRED. THE SYMBOL SHALL BE 5 FT. HIGH AND WHITE
IN COLOR. (PAINT 2 COATS)

NOTE:

STOP SIGN AND ASSEMBLY SHALL BE FABRICATED AND
INSTALLED IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC
WORKS DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

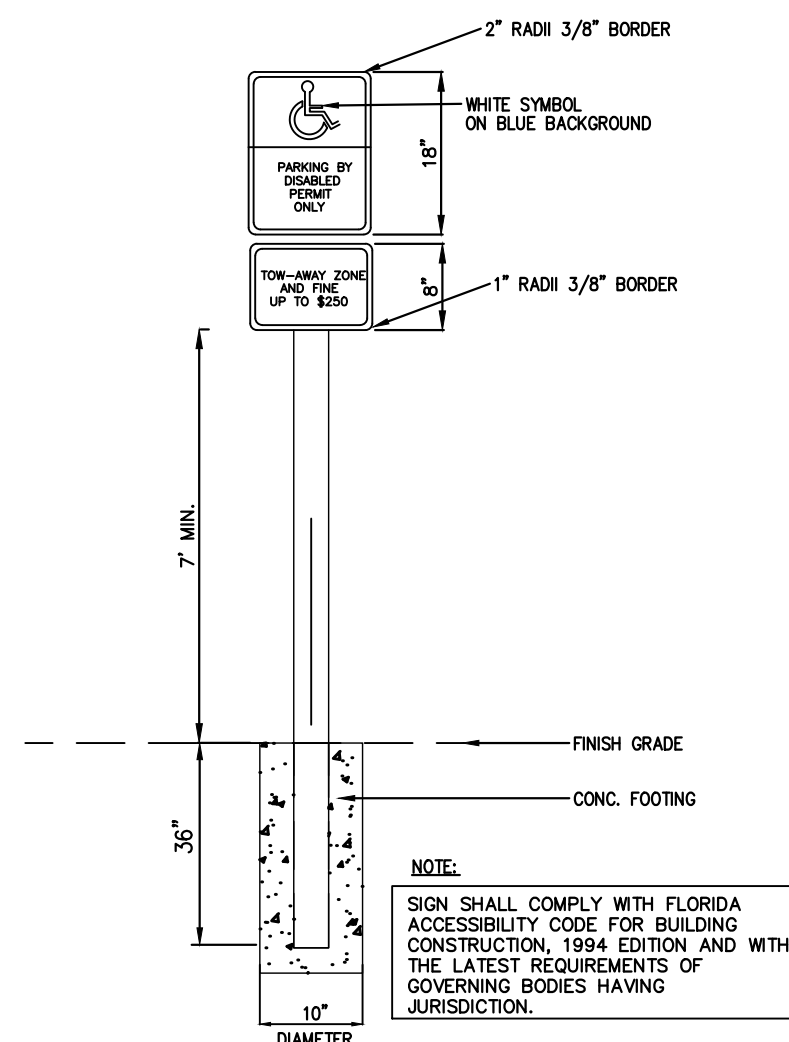
ACCESSIBLE PAVEMENT SYMBOL

N.T.S.



ACCESSIBLE PARKING STALL

N.T.S.

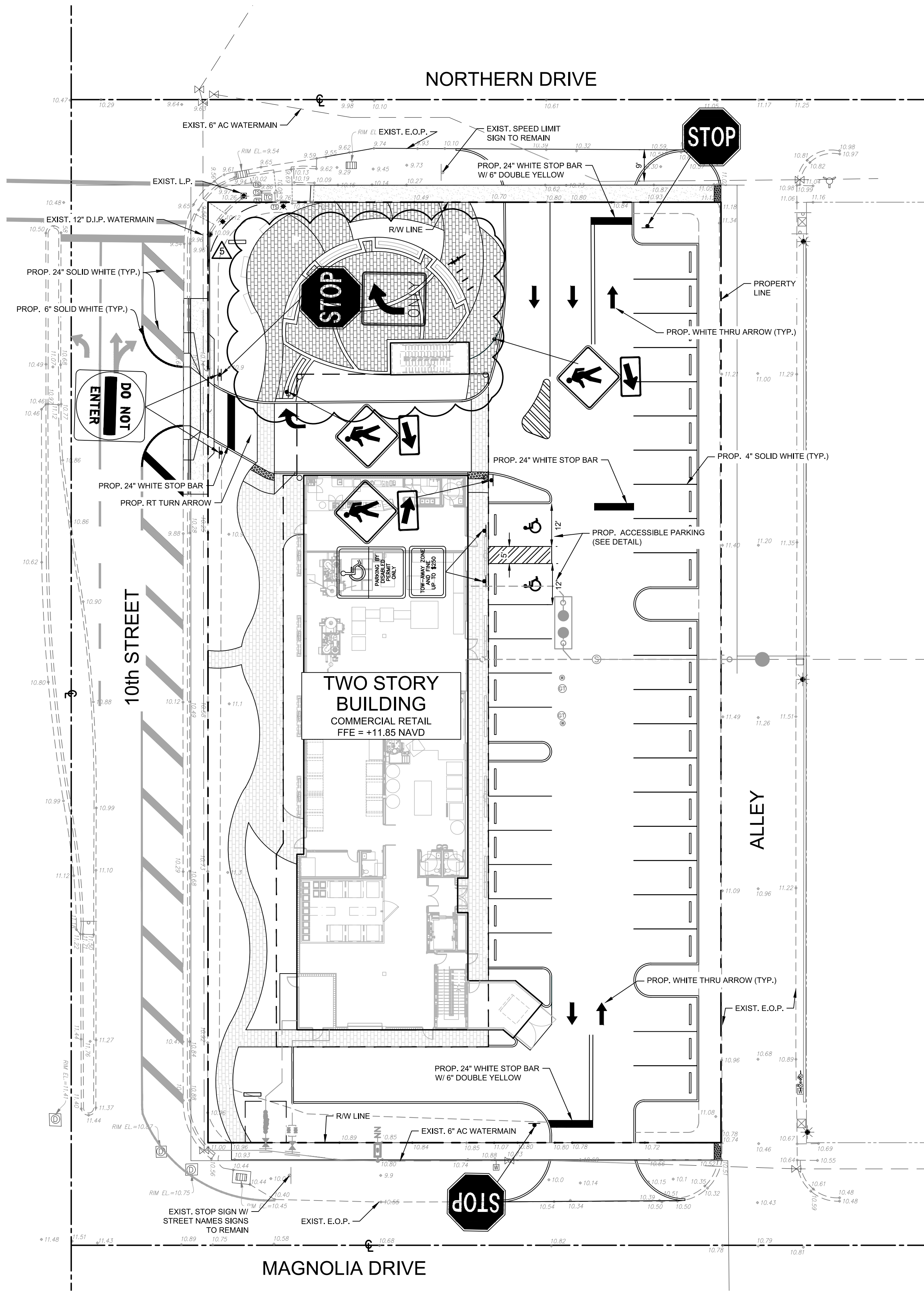


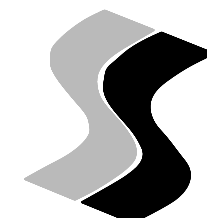
NOTE:

SIGN SHALL BE PER MIAMI DADE
COUNTY PUBLIC WORKS STANDARDS
DETAIL R18.3.

ACCESSIBLE PARKING SIGN

N.T.S.





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& SURVEYING, INC.
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Tel: 305.596.1799
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OCEANA COFFEE
STORMWATER POLLUTION
PREVENTION PLAN

CLIENT:

ONE A
architecture

AR-13736

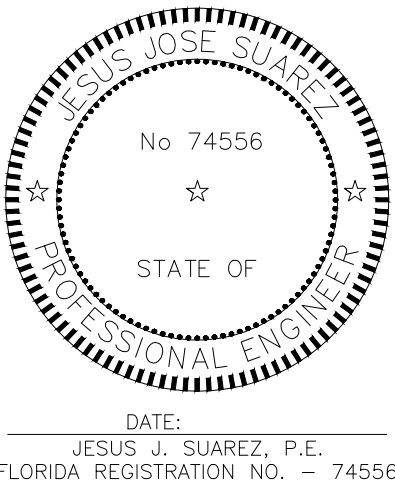
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE

PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403

PROJECT NUMBER:
C100-2021-52

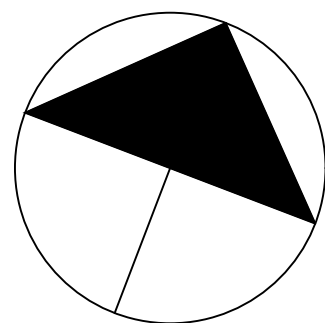
REVISIONS		
DATE	BY	DESCRIPTION
03/14/23	J.S.	5 SITE PLAN MODIFICATION



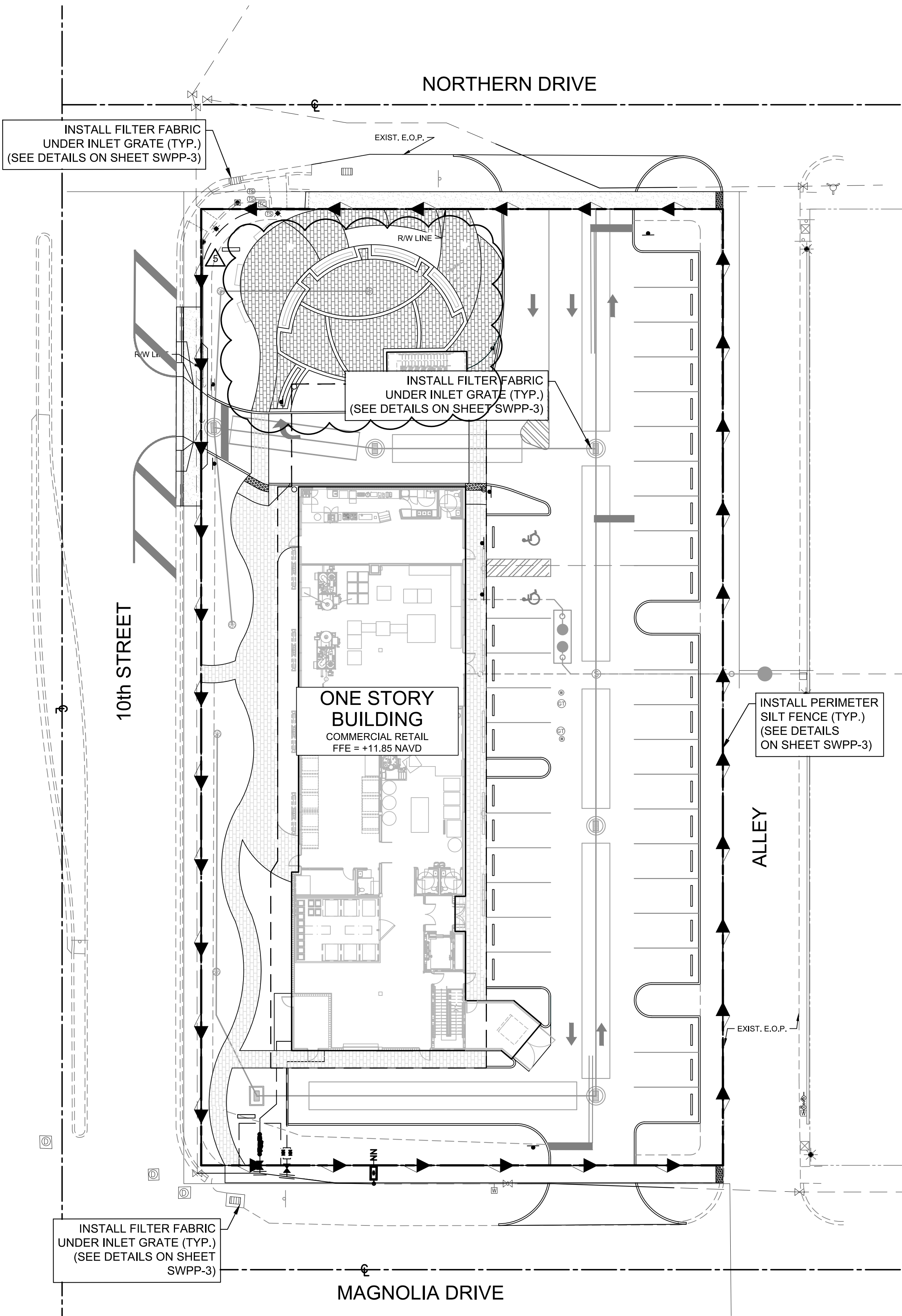
DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

SWPP-1



GRAPHIC SCALE IN FEET
0 10 20 40



C:\Users\jenn\Documents\General\01-Suarez Engineering & Surveying - General\01-Suarez Engineering & Surveying\Projects\2021\2021-52-Oceana Coffee\PlanSheets\2021-52-SWPP-2-SWPP-2-SWPP.dwg Apr 10, 2023 3:52pm JENNI

PROJECT LOCATION:	LAKE PARK, PALM BEACH COUNTY, FLORIDA
TOTAL AREA OF THE SITE:	0.95 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED:	0.95 ACRES
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:	CONSTRUCTION OF ONE-STORY COMMERCIAL BUILDING AND RESTAURANT, WITH OFFICE.
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	1. ADD FILL FOR NEW PARKING. 2. CLEAR & GRUB EXISTING VEGETATION WITHIN THE SITE. 3. HAUL OFF SITE CLEARED MATERIAL. 4. EXPORT AND/OR IMPORT FILL MATERIALS.
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	EXISTING SOILS ARE CLASSIFIED AS SAND.
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	ALL DRAINAGE AND DEWATERING TO REMAIN ON SITE
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	ALL DRAINAGE AND DEWATERING TO REMAIN ON SITE
THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE:	NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATOINS.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.
WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	TEMPORARY WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY.
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:	CONSTRUCTION ENTRANCE/EXIT OFF MAGNOLIA DRIVE ON THE SOUTH AND NORTHERN DRIVE ON THE NORTH.
OTHER:	NOT APPLICABLE

GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C., THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.
1. A SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE. 2. FILTER FABRIC MATERIAL SHALL BE INSTALLED ON ALL OPEN GRATE DRAINAGE INLETS.
DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.
THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTIL THE PERMANENT LANDSCAPING HAS BEEN CONSTRUCTED AND STABILIZED.
DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.
1. SILT FENCES 2. FILTER FABRIC MATERIAL
INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM).
1. PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS. 2. SITE CIVIL INSPECTOR WILL CONDUCT WEEKLY INSPECTIONS. 3. INSPECTION REPORTS WILL BE MAINTAINED ON-SITE BY PROJECT/DEVELOPER SUPERINTENDENT.
IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.
NONE
DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.
DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.
ALL STORMWATER RUNOFF FROM THE PROJECT WILL BE PRE-TREATED WITHIN ON-SITE EXFILTRATION TRENCHES AND DETENTION AREAS AND BERMS ARE PROPOSED FOR CONTROL OF WATER QUANTITY.

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.

CONTRACTOR CERTIFICATION STATEMENT

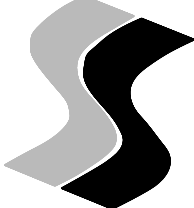
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE



SUAREZ ENGINEERING & SURVEYING, INC.
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
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CERTIFICATE OF AUTHORIZATION
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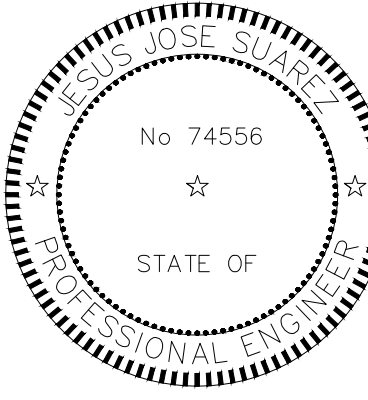
OCEANA COFFEE
N.P.D.E.S. NOTES

CLIENT:

ONE A
architecture
AR-13736
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE
PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403
PROJECT NUMBER:
C100-2021-52

REVISIONS		
DATE	BY	DESCRIPTION



DATE: _____
JESUS J. SUAREZ, P.E.
FLORIDA REGISTRATION NO. - 74556

DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

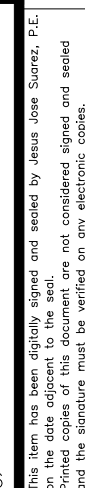
SHEET NO.
SWPP-2

529



EROSION CONTROL DETAILS

ONE A
architecture
AR-13736
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

[illegible]

SHEET NO

530

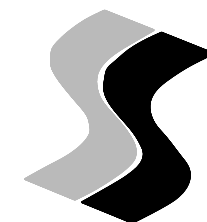


1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCHROACH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.



SUAREZ ENGINEERING
& SURVEYING, INC.
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.: 34996

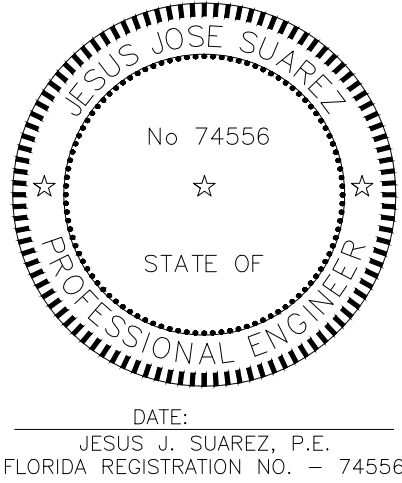
OCEANA COFFEE
COVER SHEET

CLIENT:

ONE A
architecture
AR-13736
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE
PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403
PROJECT NUMBER:
C100-2021-52

REVISIONS		
DATE	BY	DESCRIPTION

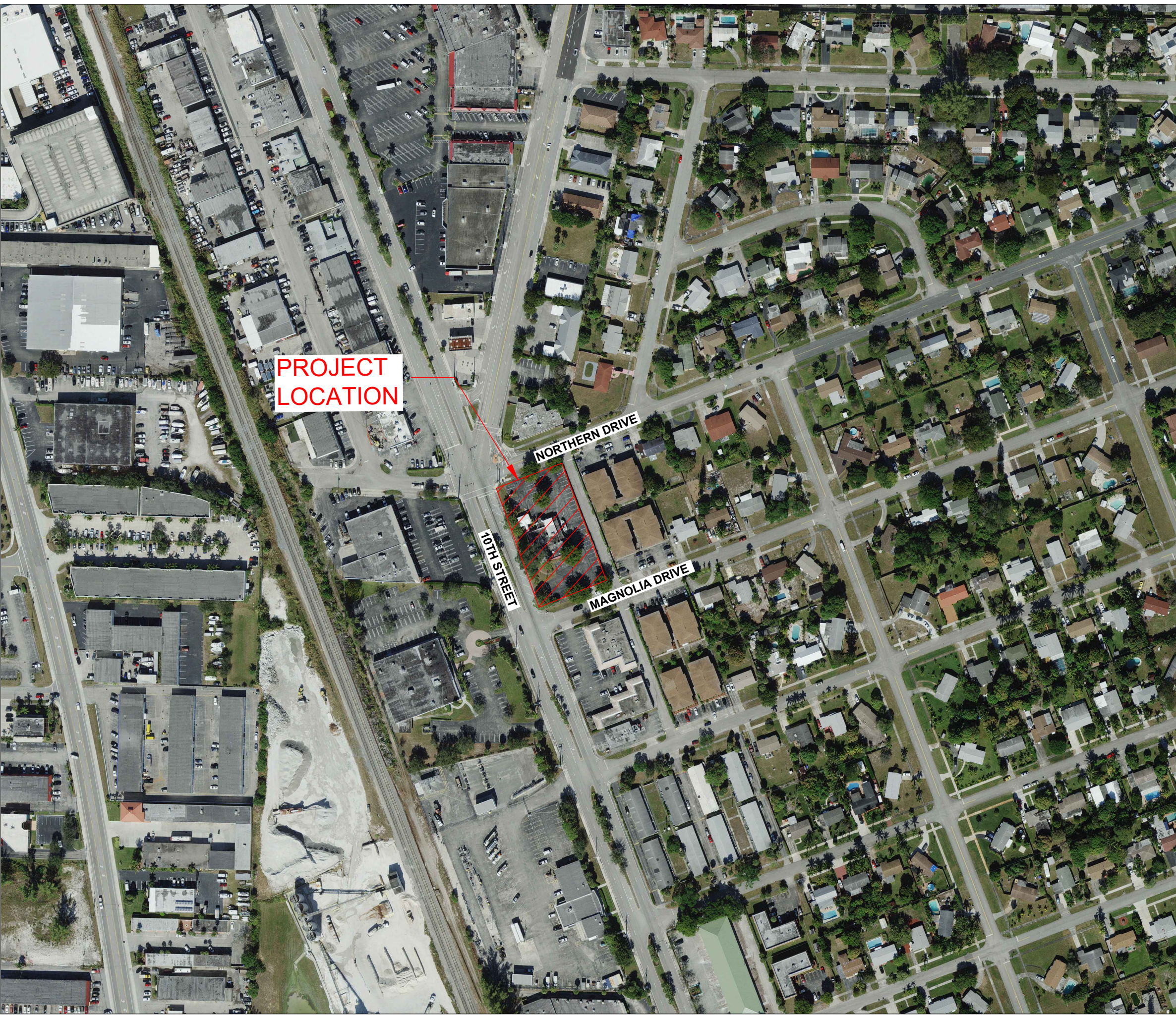


DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

WCS-1

ONE A ARCHITECTURE
OCEANA COFEE
1301 10TH STREET,
LAKE PARK, FL 33403



INDEX OF SHEETS:

SHEET No.	TITLE
WCS-1	COVER SHEET
WS-1	WATER & SEWER PLAN
WS-2	WATER DETAILS
WS-3	SEWER DETAILS

LOCATION MAP

SCALE: 1" = 200'

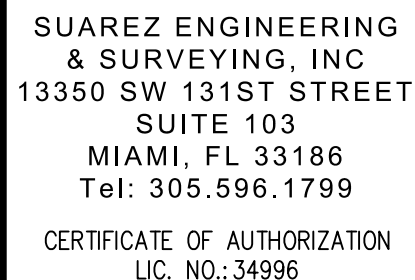
FOLIO: 36-43-42-20-01-079-0190

SECTION 20/ TOWNSHIP 42 S/ RANGE 43 E



WATER & SEWER PLANS

Digitally signed by Jesus Suarez
Reason: I am the author of this document
Location: Miami, FL
Date: 2023.04.10 16:25:16 -04'00'



OCEANA COFFEE

WATER AND SEWER PLAN

CLIENT:

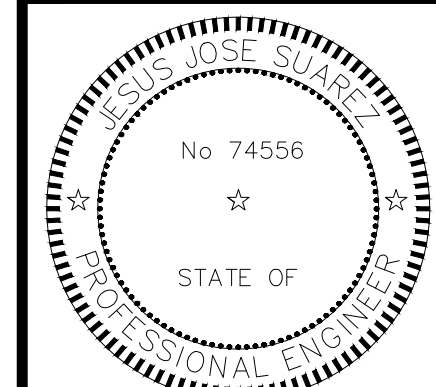


12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
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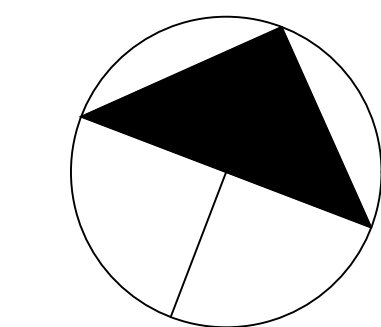
[illegible]

DATE: _____
JESUS J. SUAREZ, P.E.
FLORIDA REGISTRATION NO. - 74556

DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

WS-1



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The bar is divided into alternating black and white segments. The first 10-foot segment is black, the next 10-foot segment is white, the next 10-foot segment is black, and the final 10-foot segment is white.

