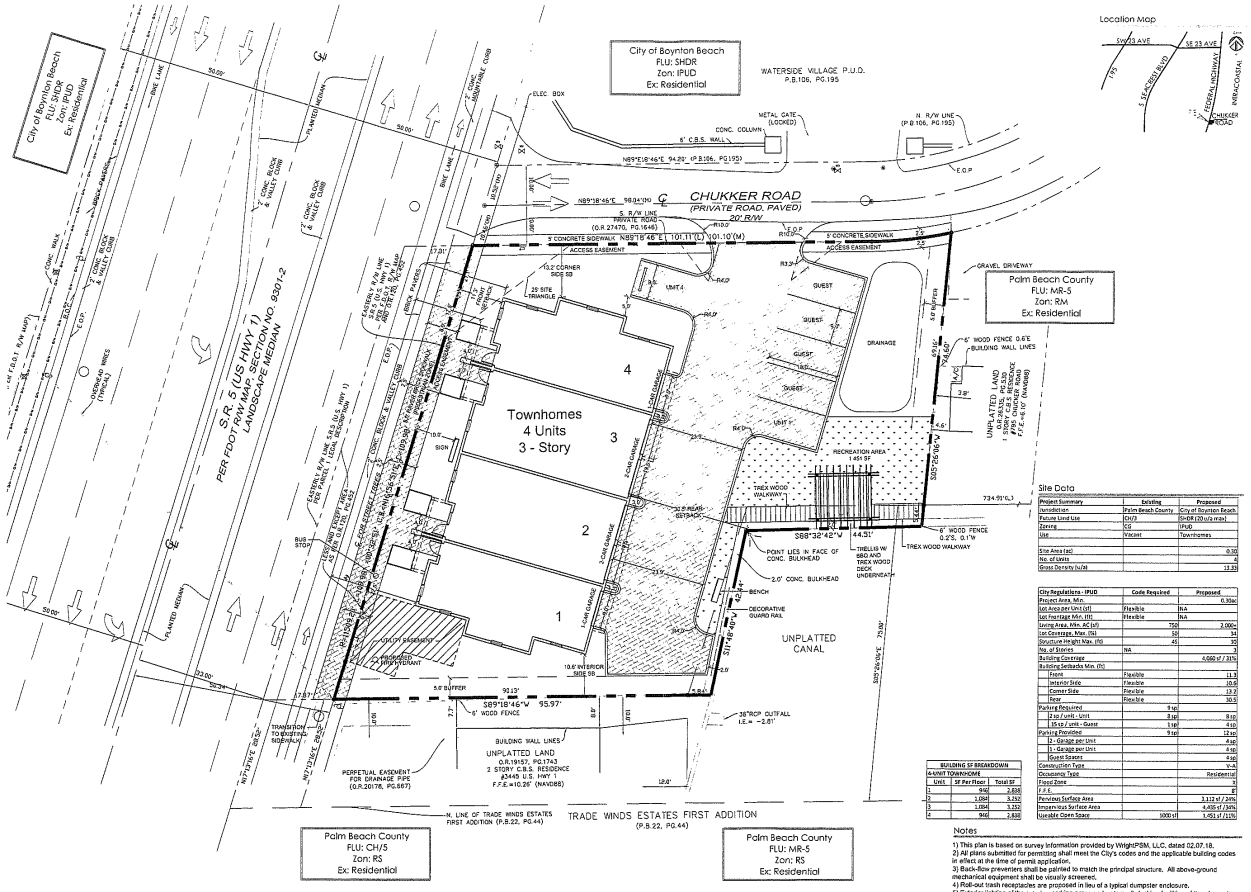
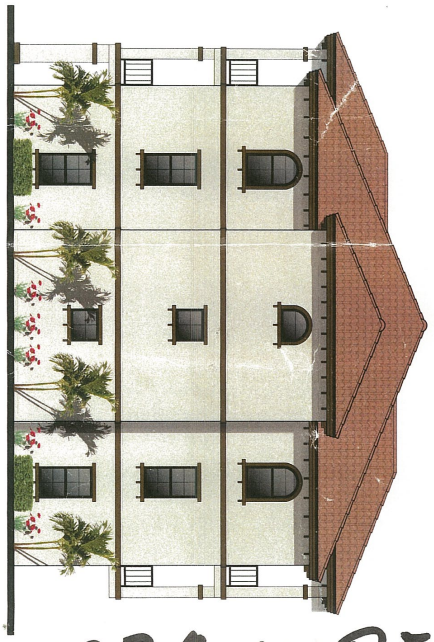

City of Boynton Beach
FLU: SHDR
Zon: IPUD
Ex: Residential
WATERSIDE VILLAGE P.U.D.
P.B.106, PG.195
CHUKKER ROAD
(PRIVATE ROAD, PAVED)
20' R/W
S. R/W LINE
PRIVATE ROAD
(O.R.27470, PG.1646)
N. R/W LINE
(P.B.106, PG.195)
S.R. 5 (US HWY 1)
PER FDOT R/W MAP, SECTION NO. 93012
LANDSCAPE MEDIAN
Townhomes
4 Units
3 - Story
Palm Beach County
FLU: MR-5
Zon: RM
Ex: Residential
Palm Beach County
FLU: CH/5
Zon: RS
Ex: Residential
Palm Beach County
FLU: MR-5
Zon: RS
Ex: Residential
UNPLATTED CANAL
TRADE WINDS ESTATES FIRST ADDITION
(P.B.22, PG.44)
N. LINE OF TRADE WINDS ESTATES FIRST ADDITION (P.B.22, PG.44)
UNPLATTED LAND
O.R.19157, PG.1743
2 STORY C.B.S. RESIDENCE
#3445 U.S. HWY 1
F.F.E.=10.28' (NAVD88)
PERPETUAL EASEMENT FOR DRAINAGE PIPE (O.R.20178, PG.667)
UNPLATTED LAND
O.R.28305, PG.1810
1 STORY C.B.S. RESIDENCE
#3435 CHUKKER ROAD
F.F.E.=9.10' (NAVD88)
GRAVEL DRIVEWAY
6' WOOD FENCE 0.6'E BUILDING WALL LINES
6' WOOD FENCE 0.2'S, 0.1'W
TREX WOOD WALKWAY
RECREATION AREA 1,451 SF
DRAINAGE
GUEST
UNIT 1
UNIT 2
UNIT 3
UNIT 4
2 CAR GARAGE
POINT LIES IN FACE OF CONC. BULKHEAD
2.0' CONC. BULKHEAD
BENCH
DECORATIVE GUARD RAIL
TRELLIS W/ SEQ AND TREX WOOD DECK UNDERNEATH
5.0' BUFFER
6' WOOD FENCE
BUILDING WALL LINES
18.6' INTERIOR SIDE SB
28"RCP OUTFALL I.E.= -2.61'
TRANSITION TO EXISTING SIDEWALK
SIGN
BUS STOP
CITY OF BOYNTON BEACH 12" WATER MAIN
WATERMAIN 2 HYDRANTS
ELEC. BOX
METAL GATE (LOCKED)
CONC. COLUMN
6' C.B.S. WALL
CONC. SIDEWALK CURB
CONC. FLOOR & VALLEY CURB
OVERHD WIRES (TYPICAL)
PLANTED MEDIAN
BIKE LANE
CONC. WALK
E.O.P.
R/W LINE
ACCESS EASEMENT
5' CONCRETE SIDEWALK
25' SITE TRIANGLE
13.2' CORNER ROS SB
BRICK PAVERS
CONC. EDGE & WALL CURB
EXIST'G R/W LINE SR 5 (US HWY 1) (100' R/W) PER FDOT R/W MAP SECTION NO. 93012-2503





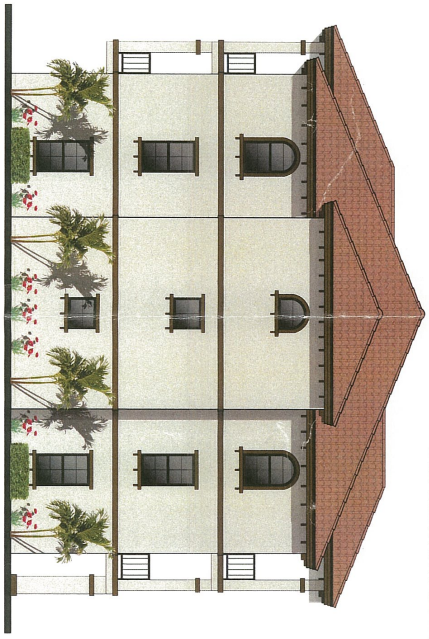
SOUTH ELEVATION BLDG NO. 1



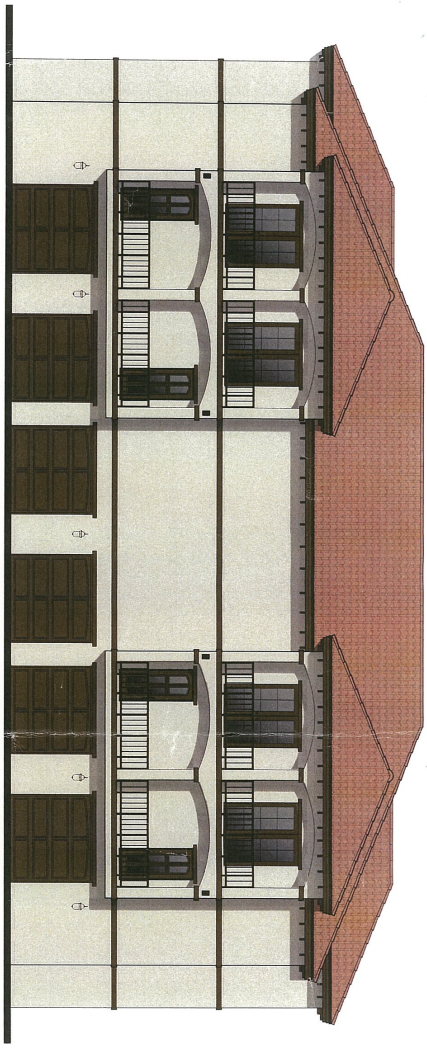
WEST ELEVATION BLDG NO. 1

3230 NORTH
Federal HWY US1.
Boynton Beach FL

SHEET NO.	PHASE/DATE	PROJECT	OWNER/ADDRESS	ARCHITECT
A-7	CONCEPTUAL DESIGN JULY 10. 2018	GOODSTONE TOWNHOMES PROJECT DEVELOPMENT	GOODSTONE , LLC NORTH FEDERAL HWY AND CHUKKER ROAD BOYNTON BEACH, FL	AKA ARCHITECTS STEVEN W. KNIGHT R.A. FLORIDA R.A. #15312 ARCHITECT

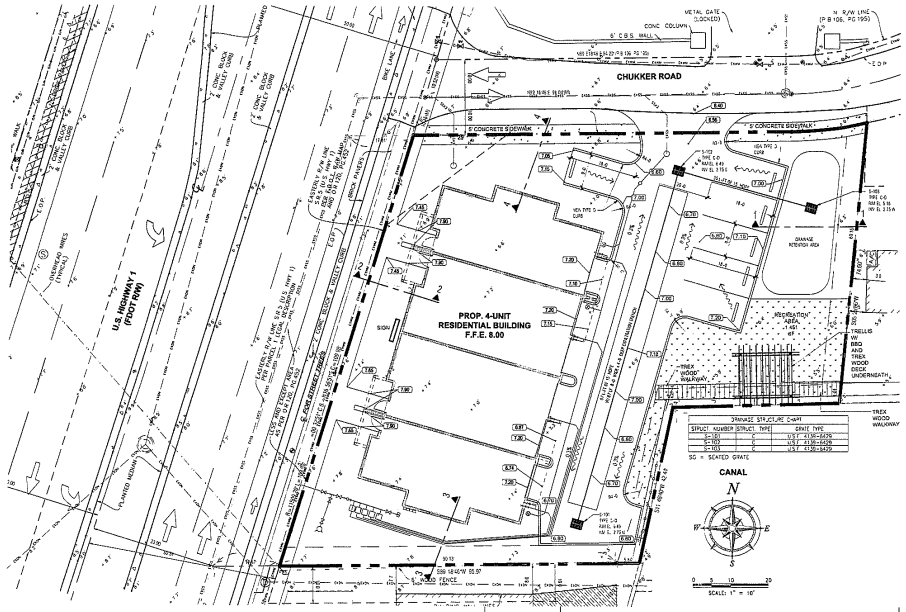


NORTH ELEVATION BLDG NO. 1



EAST ELEVATION BLDG NO. 1

SHEET NO.	PHASE/DATE	PROJECT	OWNER/ADDRESS	ARCHITECT
A-8	CONCEPTUAL DESIGN JULY 10, 2018	GOODSTONE TOWNHOMES PROJECT DEVELOPMENT	GOODSTONE , LLC NORTH FEDERAL HWY AND CHUKKER ROAD BOYNTON BEACH, FL	AKA ARCHITECTS STEVEN W. KNIGHT R.A. FLORIDA R.A. #15312 ARCHITECT



NOTES:

1. EXIST. UTILITIES, DRAINAGE & ELEVATIONS BASED ON SURVEY PREPARED BY WRIGHT PSM SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
2. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
3. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
4. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
5. MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
6. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
7. REFER TO SITE PLAN PREPARED BY MILLER LAND PLANNING FOR ADDITIONAL SITE REQUIREMENTS.
8. ALL CULVERTS LEADING TO EXFILTRATION TRENCH SHALL BE FITTED WITH A POLLUTION RETARDANT BAFFLE (PRB) PER THE ENCLOSED DETAIL.
9. ALL BUFFER & UNPAVED/UNLANDSCAPED AREAS SHALL BE SODDED BY CONTRACTOR.
10. ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
11. CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.

ACCESSIBILITY NOTES:

1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE – ACCESSIBILITY.
2. ALL VALVES CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOMES) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE – ACCESSIBILITY.
3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO 304 – CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
4. DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL (HEIGHT-DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.

DRAINAGE STRUCTURE CHART		
STRUCT NUMBER	STRUCT. TYPE	GRATE TYPE
S-101	C	NYLT 4136-5429
S-102	C	NYLT 4136-5429
S-103	C	NYLT 4136-5429

SG = SEATED GRATE

LEGEND

PROP. SIGN
SURFACE FLOW ARROW
PROP. CONCRETE PAVEMENT
PROP. ASPHALT PAVEMENT
PROPOSED ELEVATION
EXIST. ELEVATION

SECTION -1

SECTION -2

SECTION -3

SECTION -4

TYPICAL PAVEMENT SECTION

WHEEL STOP DETAIL

TALLY ENGINEERING, INC.
1200 N. FLAMINGO RD. SUITE 200
PEMBROKE PINES, FLORIDA 33028
PHONE (954) 437-1234 FAX (954) 437-1235
PROJECT MANAGER: RYAN GORDON
ENGINEER OF RECORD: MICHAEL J. TALLY, P.E.
FLORIDA REGISTRATION NO. 57016
CERTIFICATE OF AUTHORIZATION NO. 27001

CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN

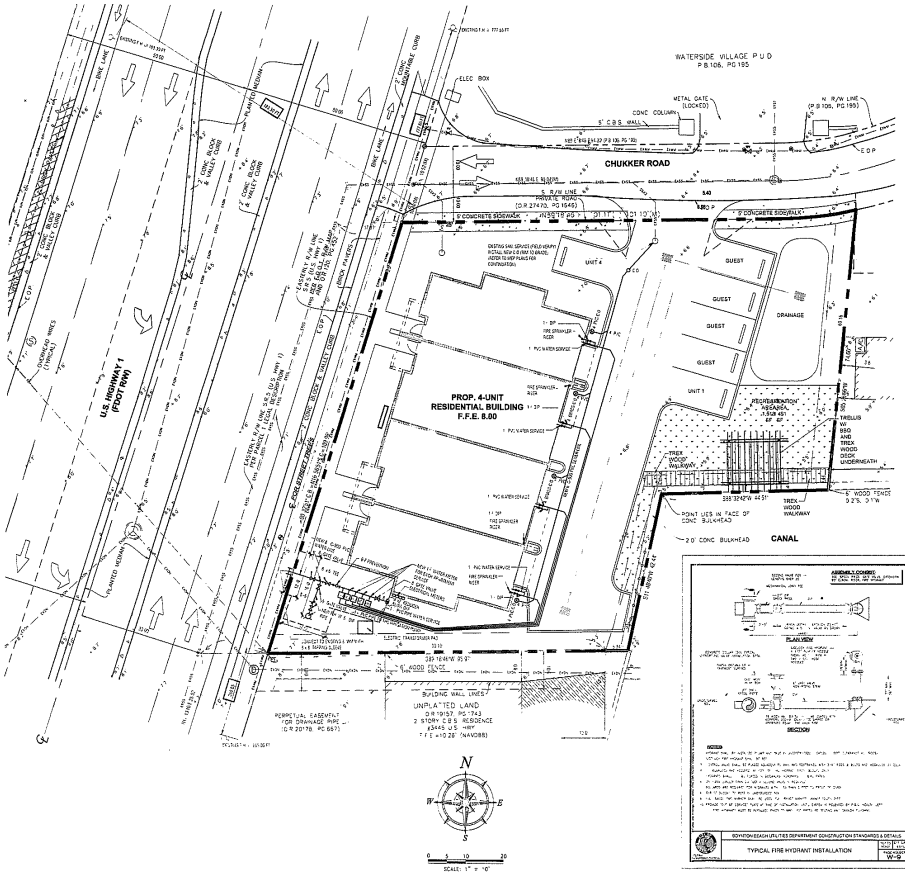
GOOD STONE TOWNHOMES
BOYNTONE BEACH , FLORIDA

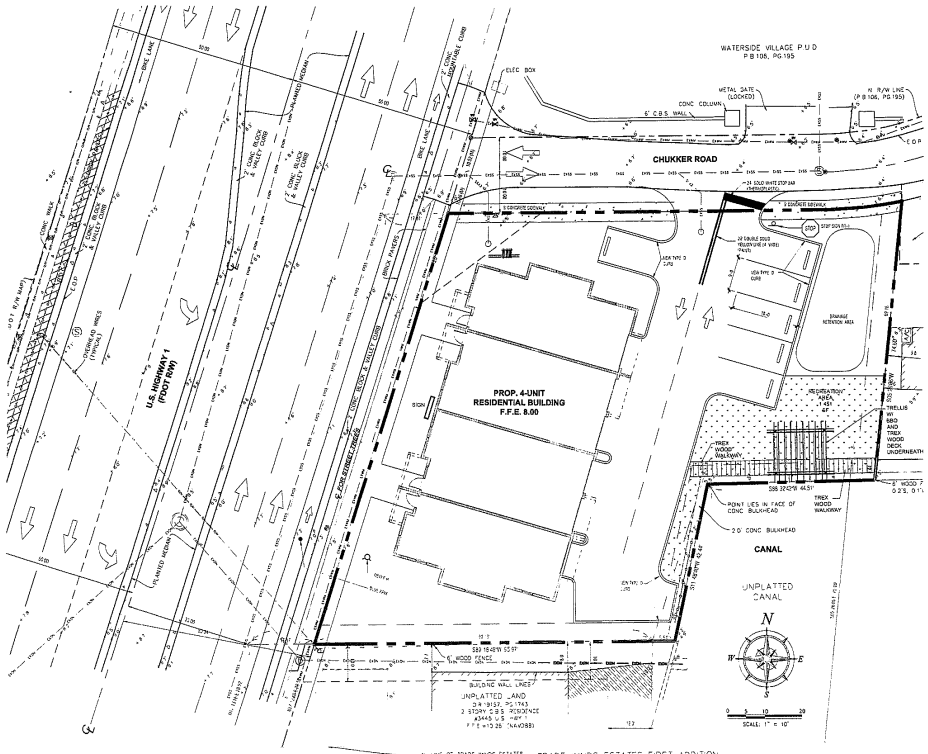
DRAWN | CHECKED

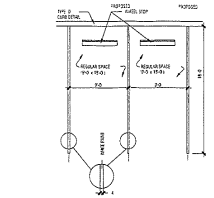
SCALE:

DATE: 06-22-2018

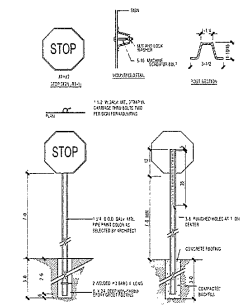
C1.1


WATERSIDE VILLAGE P U D
P.B.106, PG.195
ELEC BOX
METAL GATE (LOCKED)
CONC COLUMN
N R/W LINE (P.B.106, PG.195)
5' CBS WALL
CHUKKER ROAD
S. R/W LINE
PRIVATE ROAD (O.R.27470, PG.1545)
5' CONCRETE SIDEWALK
PROP. 4-UNIT RESIDENTIAL BUILDING F.F.E. 8.00
UNIT 4
UNIT 3
UNIT 2
UNIT 1
GUEST
DRAINAGE
RECREATION AREA/DECK ±1,838 SQ FT
TWELLUS WI 89G AND TRICK WOOD DECK UNDERNEATH
TREX WOOD WALKWAY
6' WOOD FENCE 9.2% 31'W
POINT LIES IN FACE OF CONC BULKHEAD
20' CONC BULKHEAD
CANAL
U.S. HIGHWAY 1 (FDOT ROW)
E. ROYAL PALM RD. (80' R/W)
E. ROYAL PALM RD. (FDOT R/W)
PROPOSED WATER SERVICE
PROPOSED FIRE SPRINKLER SERVICE
EXISTING SAN. SERVICE (FIELD VERIFY, INSTALL NEW 6.0 MIN 12 WATER, ADJUST TO MEET FINISHED GRADE CONDITIONS)
EXISTING 6" PVC WATER MAIN
EXISTING 8" PVC SANITARY SEWER MAIN
EXISTING 12" PVC WATER MAIN
EXISTING 6" PVC WATER MAIN
EXISTING 8" PVC SANITARY SEW





TYPICAL STALL MARKINGS



SIGN AND POST DETAILS

SIGNING AND MARKING NOTES

NOTE: PAINT STRIPING

NOTE

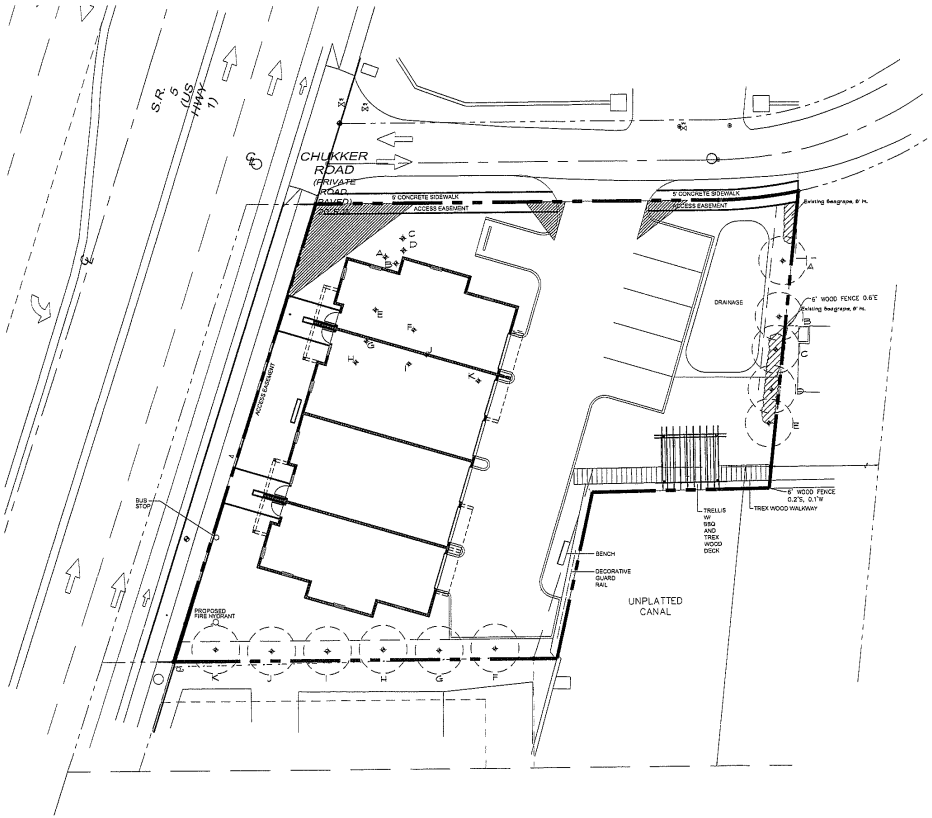
TALLY ENGINEERING, INC.
1606 N. FLAMINGO ROAD SUITE 100
PEMBROKE PINES, FLORIDA 33028
PHONE: 954-447-4224 FAX: 954-447-4674
PROJECT MANAGER: PGA #1235
SPECIAL INSPECTOR No. 5745
CERT. OF AUTH.: 7328

PAVEMENT MARKING AND SIGNAGE

GOOD STONE TOWNHOMES
BOYNTONE BEACH , FLORIDA

DRAWN	CHECKED
SCALE	
DATE: 06-22-2010	

C1.3



LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RELOCATED
- EXISTING TREES TO REMAIN
- NEW LOCATION OF RELOCATED TREES
- EXISTING PALMS TO REMAIN
- PROPOSED PALMS
- PROPOSED TREES

EXISTING TREE LIST

KEY	TREE TYPE	DESCRIPTION	STATUS
A	Sabal palmetto/Cabbage Palm	24' ht., 12" cal.	relocate
B	Sabal palmetto/Cabbage Palm	0' ht., 17" cal.	relocate
C	Sabal palmetto/Cabbage Palm	0' ht., 17" cal.	relocate
D	Sabal palmetto/Cabbage Palm	16' ht., 18" cal.	relocate
E	Sabal palmetto/Cabbage Palm	0' ht., 18" cal.	relocate
F	Sabal palmetto/Cabbage Palm	0' ht., 16" cal.	relocate
G	Sabal palmetto/Cabbage Palm	0' ht., 18" cal.	relocate
H	Sabal palmetto/Cabbage Palm	0' ht., 16" cal.	relocate
I	Sabal palmetto/Cabbage Palm	14' ht., 14" cal.	relocate
J	Sabal palmetto/Cabbage Palm	29' ht., 14" cal.	relocate
K	Sabal palmetto/Cabbage Palm	14' ht., 14" cal.	relocate

project:
good stone townhomes
boynton beach, fl

dave bocker
landscape architecture/planning inc.
601 n congress ave., suite 105-a
delray beach, florida 33445
561-276-6311

FLA0000499

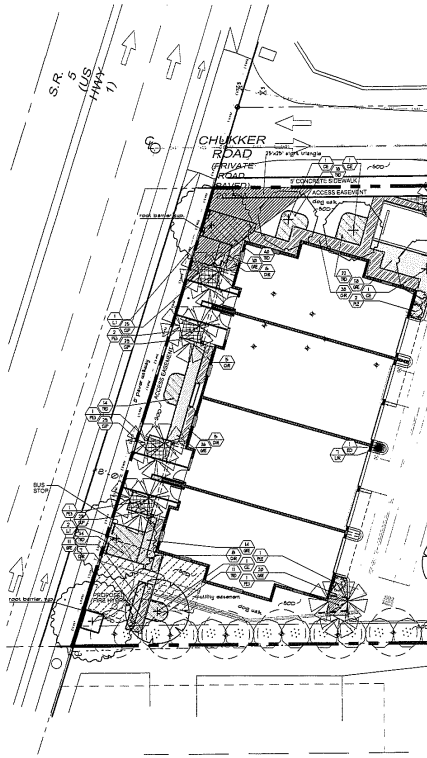
sheet title:
existing tree plan

project number: 10419
date: 03/07/2016
scale: 1" = 10'
drawn by: MB

revisions:
07/06/2016
01/18/2016 DART

NORTH

sheet:
L-1
1 of 3 sheets


S.R. & U.S. HWY 1
CHUKKER ROAD
PRIVATE ROAD
25'x25' sight triangle
5' CONCRETE SIDEWALK
ACCESS EASEMENT
roof overhang
roof barrier, typ.
DRAINAGE
6' WOOD FENCE 0.6'E
Existing Seagrape, 8' Ht.
Restriction Area
6' WOOD FENCE 0.2'S, 0.1'W
TRELLIS W/ BBQ AND TREX WOOD DECK
TREX WOOD WALKWAY
BENCH
DECORATIVE GUARD RAIL
UNPLATTED CANAL
BUS STOP
PROPOSED 25' R/W
utility easement
long walk
swale
SWALE
SWALE
SWALE

Applicable Documents

A. Where Specifications and the requirements hereinafter set forth vary from the standard specifications, the Contractor's proposal shall be based upon the requirements set forth herein.

Scope of Work

A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, materials, means of transportation, supervision, and incidentals necessary to properly complete the work as indicated on the Plans and in the Specifications, including all other miscellaneous items required.

B. The work shall include, but not be limited to, following: removal, root pruning, stump removal, grade, preparation to receive sod, sodding, watering, fertilizing, mowing, trimming, cleaning and disposing of excess materials, existing planting where required, and installation, weeding, warranty maintenance and guarantee.

C. Illustration and Limitation: The Landscape Architect reserves the right to limit the number of plants to be moved or salvaged when the planting is to be used in any of the sensitive areas in order to promote for any modifications which might be necessary.

D. Investigation of Subsurface Condition: The Contractor shall visit the site and investigate the subsurface conditions and the conditions under which the work is to be performed in order to become familiar with the character of the existing material and the difficulties which may be encountered in the work. Where subsurface investigations are appropriately and are so indicated in the text, the Contractor shall not assume responsible, established compensation for it.

E. The Landscape Contractor shall be paid for only those units of work as listed in the Bid Form and as shown on the Plans. A participant unit shown shall be the basis for the said progress. The final amount of progress and or lump sum the total sum of the various participating units of work performed.

F. Ten percent (10%) of the total contract price will be held as retainer for 90 days after final acceptance.

G. The Landscape Contractor will guarantee his work with all other bidders in the job site.

Quality Assurance

A. The Landscape Architect may inspect trees, shrubs, and other landscape materials at the place of growth or at the site before planting for compliance with the requirements for name, quality, and size specified. The Landscape Architect may also inspect for, and reject, unsuitable or undesirable soil or subsoil, and any trees, plants, or planting work found to be defective, without prejudice to any other rights or remedies of the Owner or the Landscape Contractor shall replace rejected trees or shrubs within 7 days from the plant date.

B. Responsibility for Meeting Quality Spec.

1) The Contractor's Superintendent shall speak English and shall be employed in the full-time supervision of all planting operations. The Superintendent shall be experienced in the coordination and proper execution of work of the type specified and shall be present on the site at all times as long as planting operations are in progress.

2) All employees shall be experienced and qualified in their particular jobs in order to properly perform the work assigned to them. The Contractor shall be responsible for the efficiency and the quality of the work of all employees.

3) The Contractor will comply with applicable Federal, State, County, and Local requirements governing wholesale nurseries and work.

C. Grade Acceptance

1) Plant, nursery and Sod Farms: If or known or not, the Landscape Architect shall have the right to visit the farm or nursery where the trees or shrubs are growing for the purpose of tagging those which he has selected. Approval may be given by the Landscape Architect only after inspection of the plants and tagging of the plants. The Contractor may provide certain proof that the specified plant material is obtainable.

2) All plant material shall be subject to the approval of the Landscape Architect, for quality, size and species, both before and after delivery. The Landscape Architect reserves the right to inspect trees and shrubs at any time while they are in the nursery, and to reject any which do not meet the requirements of these specifications, whether such trees or shrubs have been previously approved or tagged. The Landscape Architect may also reject any trees or shrubs which have become damaged in any way after delivery, such damage to be repaired at the expense of the Contractor.

3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from insects or diseases. They shall have healthy, normal root systems, adequate but not bulky, plant balls, and shall not have been pot-bound for an unduly long period. They shall not be weakened by overpruning, overdehorning, or by any other cause. They shall have been grown under climatic conditions similar to those in the locality of the project for at least two years.

Delivery, Handling and Storage

A. Delivery and Handling

1) Shipments of nursery stock shall satisfy with all Federal, State, and local laws regulations, ordinances, quotes, etc.

2) Protect all plant material during transport, storage on work, and at completion of work. Provide adequate protection during transport and delivery. Do not drop or dump plants. Protect plants when covered in the rain.

3) Transport locations on vehicles large enough to allow plants and top are unbroken and undamaged. Plants and tree trunks or branches shall damage during transit.

B. Soil

1) Deliver soil on jobsite with root system enveloped from exposure to wind and sun. Deliver soil in quantities sufficient for planting that same day of work.

Guarantee / Maintenance

A. Warrant replaces for approval by substitution a plant species or variety with a similar plant of the same species or variety having the same size and condition as the plant originally specified. Approval may be given by the Landscape Architect only after proof is submitted before the substitute plant is delivered to the project. The Contractor must provide certain proof that the specified plant material is unobtainable.

B. Any inspection, nor the approval of an object shall be in writing, shall relieve the Contractor of responsibility for replacement before the material is accepted and finished work on the project.

C. Accept trees prone of shape shrubbery for any special specification not conveyed in and specific instructed. They shall not be approved by the Landscape Architect before they are delivered to the project.

D. If requested by the Owner or Landscape Architect submit a list of the sources of the various materials to be used in the work, with complete data substantiating the suitability and quality of each material proposed. Samples may be required by the Landscape Architect for approval. The Landscape Architect will notify the Contractor of approval or rejection of materials within a reasonable time after receipt of samples.

E. If requested by the Owner or Landscape Architect, submit a letter indicating the sources of supplies of all sod and the grades or are specified for approval by the Landscape Architect before it is delivered and finished on the project.

Guarantee

A. The guarantee and two begin and one stop that unless specified to go.

B. All plant material shown sized, and the guaranteed for a period of one (1) year after the date of Substantial Completion. All sod shall be guaranteed for a period of sod days from the time of the Substantial. All trees and shrubs shall be guaranteed for one year from the time of Final Completion.

C. The guarantee and time not and relate for plant material which is damaged or after are in heads of "loss of dead" limited to: frost, freezes, lightning, and areas shown damaged. Guarantee shall not cover loss or damage of healthy growing condition prior to these items of proof.

D. At the option of the Owner, and inspections may be made on the end of the guarantee periods but prior on the last day of the guarantee period.

Replacement

A. The guaranteeing of a plant material shall be considered to mean the continuous and immediate replacement of plant material during the guarantee stage that is:

1) Alive and in healthy growing condition and thus vacant in the opinion of the Landscape Architect.

2) Specified size.

3) There is a question as to anything but survival shall live and at the guarantee planted plant shall replace it inside the written during the period of the Specifications.

4) It is dead.

B. The 3 question may only be amended due to unusual conditions, and existing preparation has such as new construction, or the like, at the discretion of the Landscape Architect. The amended area will be negotiated between all parties concerned, but must receive final approval by the Landscape Architect.

"Like Kind," "Replace Like Kind"

A. The words "Like Kind," "replaces kind," "Like," "Replace" and "kind" shall be synonymous with one another when used in these specifications.

Saving Up and Off the Job Site

A. In performing the season of work of all of any on all off the job site and into the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the job site.

Inspection, If, for some reason, the plant to be replaced is verified after one has completely satisfied the Plans and Specifications are being implemented properly. The Landscape Architect shall not be responsible for inspection and will not be held responsible for any of the job site.

On-Site Observations and Inspections

A. The Contractor shall make inspection for on-site assessments with the Landscape Architect at the following times and in writing, if attempted by the Landscape Architect.

B. If an inspection is canceled or postponed and they Landscape Architect has helped and he does it writing 48 hours in advance.

C. At inspections at any growing site shown not precludes the right of inspection at the project site.

D. The fact that the Landscape Architect has not made an early on-site observation of inspection or discover faulty work or materials shall not relieve the Contractor from responsibility for any work not in accordance to his or she they Plans and Specifications.

E. The Landscape Architect's duty shall not include or responsibility for the supervision of construction in accordance with the Plans and Specifications are being implemented properly. The Landscape Architect shall not be responsible for the Contractor's means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the work, and shall not be responsible for the Contractor's failure to carry out the work in accordance with the Contract Documents.

Plant Material

A. Plant material shall be nursery grown except:

1) Where specified as collected (wild)

2) Where approved by the Landscape Architect for such plant material when in any instance as a collected but has been collected or reclaimed.

B. Except where another grade is specifically noted for in tree or shrub material, all plant material shall conform to the standard and be to new late Florida "Fair Grades" at the time of inspection and final acceptance. Sizing specifications, measurements or not as measured and the standard from the measurement.

C. Sizes of Grades: All plant material shall have a main or grown tree or center for size species and shall be well-spaced, vigorous and free from insects, plant diseases and injuries.

D. Measurement of Trees, Palms, Shrubs, and Groundcover:

1) Trees, Shrubs, and Groundcover:

a. Measure: Measurements for the assessment of minimum heights of trees and plant shall be taken from the ground level to the top of the main body of the plant and designated for having Florida Plant No.1 Fair Grades.

CALIPER / Min. Ball Dia. / Min. Ball Depth

CALIPER	Min. Ball Dia.	Min. Ball Depth
1 - 2"	18"	75% of dia.
2 - 2 1/2"	20"	75% of dia.
2 1/2 - 3"	22"	75% of dia.
3 - 3 1/2"	24"	75% of dia.
3 1/2 - 4"	26"	75% of dia.
4 - 4 1/2"	28"	75% of dia.
4 1/2 - 5"	30"	75% of dia.
5 - 6"	32"	75% of dia.
6" or more	Increase in proportion	75% of dia.

b. Heights: The height of plant material shall be measured from finish grade and specified as to shall be measured from the ground to the top of the main body and not "shoots or tips" of individual branches. Plants shall be measured in their natural position and not stretched or pulled to reach the size of the plant.

E. Container and Ball Shape: plant material meeting each of the kinds of ball-shape of that be accepted and shall not measure less than the minimum size indicated in the Standard Grades. Plants shall be measured in accordance with the standard. Unwind ball roots or otherwise must be cuts shaved evenly enough to the ball to remove a sufficient of "soil loose plant or excessive roots.

F. Predressed Determination of Heritage: Predressed determination of heritage meaning that main pruning and cut-offset work shall be of any small foliage prior to planting on the site. Any pruning of heritage knowing by standard changes will be considered.

G. Special Trees: A Special Trees (Florida) unnecessary stocks of plant material, if and the satisfactorily restricted prior to planting on the project.

H. Palms

1) Measure a minimum of Florida from the ground of the palms for moisture transporting and handling.

Planting Soil

A. All plant material when instructed otherwise shall be planted in a mixture consisting of 50% existing soil and 50% sand, and 50% sand (layer) of the backfill. The soil test shall have been grown that has never been fertilized, with a pH range of 6.5 to 7.5. Do not use any soil that is wet or clayey when then disturbed or is frozen. Notify Landscape Architect.

Water

A. Potable, free from inhibited water supplies or other sources which are approved by a public health department.

Mulch

A. Fresh and raw.

1) The mulch or other approved recycled material, meeting the requirements of the governing agency/ agencies.

Fertilizer

A. Tree and Shrubs Trees and Palms: Fertilize with 8-2-12 palm fertilizer and micronutrient or micronutrient mixture.

B. Trees and existing Shrubs, and Groundcovers: Fertilize with 8-2-12 palm fertilizer and micronutrients at a rate of 1 lb. per 2000 SF of area.

C. Annuals: Fertilize with Osmocote, 1 slow release fertilizer or approved equal.

D. Determination and Staking: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All large specimen, all trees, and other tall, heavy plants will be staked.

E. All fertilizer shall comply with the State of Florida fertilizer law.

Sodding and Seeding

A. Sodding and grading and be the responsibility of the Contractor. Sod shall be delivered to the site in a healthy condition. Sod shall be protected from drying out and shall be planted within 24 hours of delivery. Sod shall not be planted during periods of drought or when the ground is frozen or excessively wet. Sod shall be watered in a manner approved by the Landscape Architect after or shall be planted. Sod shall be kept moist during the time of delivery, planting, and grading of areas of sod to not until the end of the grades in order to minimize the need or replacement of sodding or grading.

B. The Contractor is responsible for performing all sodding and grading operations in accordance with the specifications and public requirements. Contact the contractor and local jurisdiction one project is located in.

Execution

Inspection

A. Written Criteria Grades and Interpretation:

1) The work may vary from existing utilities such as, but not limited to, irrigation, drains, electrical and water. Contractor shall be responsible for repairing utilities, have been damaged on the Plan.

However, no guarantee is implied that the Plans are accurate or complete. It shall be the responsibility of the Contractor to verify the location of all such utilities prior to the start of work and to take due and appropriate precautions during work to avoid damage. Any utility damaged during work shall be repaired at the expense of the Contractor. Any discrepancies found between the Plans and conditions in the field shall be reported to the Landscape Architect before work is commenced in any particular area.

2) The Contractor shall have immediate access to repair damaged utilities at all times. No utility service shall be interrupted without prior approval of the Owner and the proper authority and then only after temporary service has been provided. Any interruptions shall be scheduled at times directed by the proper authority. The Contractor shall be responsible for locating underground utilities prior to the start of any excavation. Call Sunshine State One Call of Florida, Inc. at 1-800-432-4770 at least 72 hours prior to the date of the requested excavation.

3) The Contractor shall not proceed with any planting operations until the underground sprinkler system is complete and operational, and the Landscape Architect has been notified that the system is complete and operational. Any damage to the sprinkler system caused by the Contractor's operations shall be repaired at the Contractor's expense.

4) Prior to the start of any planting operations, the Contractor shall verify that all grades are correct within the planting areas and that positive drainage has been provided. The Contractor shall be responsible for any unnecessary work or damage caused by his failure to comply with this requirement.

5) Prior to the start of any planting operations, the Contractor shall verify that all grades are correct within the planting areas and that positive drainage has been provided. The Contractor shall be responsible for any unnecessary work or damage caused by his failure to comply with this requirement.

Excavation

A. Excavation of Plant Holes:

1) Excavation of plant holes shall be thoroughly mixed by hand or by machine to a uniform consistency. The Landscape Architect reserves the right to adjust the size and shape of the plant hole excavation to suit conditions at the site. Plant holes shall be excavated to the depth and diameter of unbackground holders where plant is specified.

B. Plant determined amounts: Note that plants holes shall not be used or backfill around the plant material. Plant holes shall be filled with water and allowed to drain prior to the set of the trees, or otherwise by the Landscape Architect.

Installation

A. Generic: The Contractor shall lay out on site grades the locations of all trees, shrubs, and other plants as shown and obtain approval of the Landscape Architect before excavation is begun. The Landscape Architect may adjust the location of these from plans prior to planting.

B. Spacing of Groundcovers: 3 Shrubs: The exercise of a planting bed (shrub or groundcover) has no another bed activity, whatever, any, and have the plants along the edges of the planting bed. Plants shall be staggered in triangular patterns unless planting that the other way, allowing, shrubs, and sod should have 3 damage or injury to persons, utilities, or property. Do not plant in the ground to the depth of container in which they have been shipped. Remove any soil that covers the top of the root ball after planting.

C. Measure undisturbed existing vegetation prevent on the project and shall be in accordance with the requirements of the governing agency/ agencies and the Landscape Architect. Existing plants are recommended by the Landscape Architect shall be protected during the entire construction period. Existing trees and shrubs shall be saved as directed by the Landscape Architect. Care shall be taken to not injury any trees which have been established and not cleared.

4. Excavation of Plant Holes:

1) Generic:

a. Excavation of plant holes shall be thoroughly mixed by hand or by machine to a uniform consistency. The Landscape Architect reserves the right to adjust the size and shape of the plant hole excavation to suit conditions at the site. Plant holes shall be excavated to the depth and diameter of unbackground holders where plant is specified.

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B. Backing of Plants:

1) All plants and trees are in the proper work on the project. Plants shall be set plumb and faced to the best advantage as determined by the Landscape Architect. The plants shall be set at such levels that after settlement has occurred, the top of the ball of earth shall be flush with the surface of the surrounding ground surface areas. The plants shall be set in the pits in such a manner that the bottom roots will be prevented of injury and the roots shall be straightened and arranged in a natural manner. No plant shall be planted until adequate provision has been made for watering, and watering shall be done immediately after planting. Watering shall be done in such a manner as not to injure plant stock in any way. Trees shall be watered thoroughly after planting, and shall be watered as often as may be necessary to maintain them in a healthy growing condition. Watering shall be done in such a manner as not to injure plant stock in any way with the water.

2) All plant and sound plants shall be backfilled with clean soil and shall be watered in during the planting operations.

3) Plant Spacer: All plant material shall be spaced and shall be installed in the pit plant backfilled mixed as plant pits and measured in place.

4) Plant material of the whole arrangement and section shall be installed by the best way. Plant material over large for the space allotted to it shall not be planted. Plants not recommended which, have or appear badly, crowding, bark damaged, bad damages and any poor shape shall not be planted. Plants shall be planted in neighborhood.

5) All trees and palms shall be installed by best way shall, and inspected on the area trees and not by the work only. Trees shall be thoroughly pressured.

6) Palm Spacer: All plant material shall be carefully removed from the container so is not to disturb the root ball.

C. Tools

1) Heat Preparations: Work 24 hours prior to planting area, prepare the soil in the following manner:

a. Immediately apply fertilizer at the rate of one (1) pound per 1000 square feet of area to be planted.

b. Thoroughly incorporate fertilizer and soil mixture to a depth of six (6) inches.

c. Grade the sod areas so that the top of the sod will be two (2) inches above grass after being and rolling.

2) Planting Soil:

a. Place sod with staggered joints utilizing full sod, cutting as required to fit irregular areas. Tamp or roll to finished grade. Grade particular areas using tops of other field markers. Place sod in lines at right angles to slopes.

b. Sprinkler sod every day for a period of three weeks.

c. Fertilize sod three weeks after planting with 5 pounds of 4-8-8 fertilizer fertilizer per 1000 square feet of turf.

3) Maintenance of Sod:

a. A sod can be responsibility of any Contractor up to the time of Final Acceptance. Sod shall are not a healthy growing and show no evidence of dryness.

b. The Contractor shall satisfactorily maintain new sod and Final acceptance by mowing or spraying as necessary.

D. Planting Shrubs:

1) Remove six inches of topsoil ensure uniformly over the entire planting area.

2) Spread 50% organic fertilizer at a rate of 4 pounds per 1000 square feet uniformly over the groundcover area.

3) Rotovate or thoroughly mix fertilizer with topsoil.

4) Thoroughly water and fine grade area for uniform finish.

E. Trees

1) Add to be mulched shall have existing weeds and vegetation removed. Mix in soils and fertilizer with planting such or better approved by owners.

2) Mulch as specified.

3) Grade areas as per plans. Grade areas even and rough and uniform. Fill in areas and fertilize with planting such or better approved by owners.

F. Grading

1) In the event that weeds or other undesirable vegetation appear on the project, the Contractor shall remove them from the entire project area by hand or by chemical means carefully. Only chemicals that will not damage existing plants or be harmful to persons or animals may be used. The use of such chemicals must be approved by the Landscape Architect before they are used on the project. The Contractor shall apply such chemicals in accordance with all manufacturer's recommendations.

D. Pre-treatment of Trees, Palms, Shrubs, and Groundcover:

1) Trees, Shrubs, and Groundcover:

a. Pesticide: Requirements for the environment of minimum treatment shall and plant shall comply with the requirements of the Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Florida Plant No.1 Fair Grades.

CALIPER / Min. Ball Dia. / Min. Ball Depth

CALIPER	Min. Ball Dia.	Min. Ball Depth
1 - 2"	18"	75% of dia.
2 - 2 1/2"	20"	75% of dia.
2 1/2 - 3"	22"	75% of dia.
3 - 3 1/2"	24"	75% of dia.
3 1/2 - 4"	26"	75% of dia.
4 - 4 1/2"	28"	75% of dia.
4 1/2 - 5"	30"	75% of dia.
5 - 6"	32"	75% of dia.
6" or more	Increase in proportion	75% of dia.

b. Heights: The height of plant material shall be measured from finish grade and specified as to shall be measured from the ground to the top of the main body and not "shoots or tips" of individual branches. Plants shall be measured in their natural position and not stretched or pulled to reach the size of the plant.

E. Container and Ball Shape: plant material meeting each of the kinds of ball-shape of that be accepted and shall not measure less than the minimum size indicated in the Standard Grades. Plants shall be measured in accordance with the standard. Unwind ball roots or otherwise must be cuts shaved evenly enough to the ball to remove a sufficient of "soil loose plant or excessive roots.

F. Predressed Determination of Heritage: Predressed determination of heritage meaning that main pruning and cut-offset work shall be of any small foliage prior to planting on the site. Any pruning of heritage knowing by standard changes will be considered.

G. Special Trees: A Special Trees (Florida) unnecessary stocks of plant material, if and the satisfactorily restricted prior to planting on the project.

H. Palms

1) Measure a minimum of Florida from the ground of the palms for moisture transporting and handling.

1. Watering:

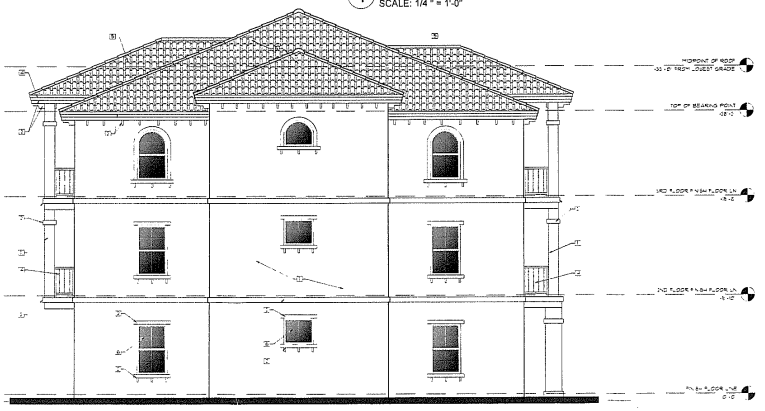
1) Watering within the plant material to disconnect effort. Water all trees and shrubs and groundcover as soon as they are planted and as often thereafter as may be necessary to maintain healthy growth. Water shall be applied in such a manner as not to wash away the soil or to cause the formation of puddles. Watering shall be done in such a manner that it will thoroughly wet the entire ball of earth and the surrounding soil. Watering shall be done by means of a hose with a spray nozzle or other device that will not injure the plants or the finish of the work in any way. Watering shall be done in such a manner as not to damage adjacent property. Water shall be applied at such times and in such quantities as may be directed by the Landscape Architect. All trees and shrubs shall be watered in by means of a slowly running hose for a period of time sufficient to thoroughly saturate the entire ball of earth and the surrounding soil



1 EAST ELEVATION BLDG NO. 1
SCALE: 1/4 " = 1'-0"

COLOR AND MATERIAL LEGEND

MARK	MATERIAL DESCRIPTION	COLOR/FINISH
1	SMOOTH TEXTURE STUCCO. SCORED LINES. PAINTED ON 1ST FLOOR WALLS	DIAMOND WEAVE. EXTERIOR SATIN. SHERWIN WILLIAMS
2	SMOOTH TEXTURE STUCCO. PAINTED ON 2ND AND 3RD FLOOR WALLS	BLUE IRIS. EXTERIOR SATIN. SHERWIN WILLIAMS
3	SMOOTH TEXTURE STUCCO. PAINTED ON COLLARS, TRIM, FASCIA, GARAGE DOORS	EXTRA WHITE. EXTERIOR SATIN. SHERWIN WILLIAMS
4	ENTRY DOORS, PGT INDUSTRIES, IMPACT RESISTANT. PAINTED	TERRACOTTA POT. EXTERIOR SATIN. SHERWIN WILLIAMS
5	METAL WORK AND RAFTERS. PAINTED ON RAILINGS, SHUTTERS AND DECORATIVE RAFTERS	SOFTWARE. EXTERIOR SATIN. SHERWIN WILLIAMS
6	ROOF.	QUARRY GRAY. DURATION SHINGLES. OWENS CORNING
7	ALUMINUM WINDOWS AND DOORS. PGT INDUSTRIES IMPACT RESISTANT	WHITE ALUMINUM
8	HARDWARE AND LIGHT FIXTURES. MANUFACTURES VARY	RUSTIC BLACK



2 NORTH ELEVATION BLDG NO. 1
SCALE: 1/4 " = 1'-0"

ALEXIS KNIGHT ARCHITECTS, INC.

License Number AR0002172
Lauderdale, FL 33308
954 - 332 - 1931
Project No. 17-0073
www.AKArchitectural.com

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STEVEN W. KNIGHT R.A.
FLORIDA R.A. #15312
ARCHITECT

PROJECT: 17.0073

PROJECT

GOODSTONE TOWNHOMES

PROJECT DESCRIPTION

NEW TOWNHOME HOUSING PROJECT

PROJECT ADDRESS

NORTH FEDERAL HWY AND DRAWBRIDGE ROAD BOYNTON BEACH FL.

OWNER

GOODSTONE, LLC

KEY PLAN

REVISION

PROJECT NO.	17.0073
DRAWN	
PLAN	KC SIGNS
DATE	JULY 15, 2019

ISSUED	BY
ISSUED	BY
ISSUED	BY

CONCEPTUAL DESIGN

SHEET CONTENTS

EAST AND NORTH ELEVATION BUILDING 1

SHEET NO.

A-5

Luminaire Schedule

Project: GOOD STONE TOWNHOMES 03-21-2018

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	6	2W	DOVER CAST 1 - LIGHT OUTDOOR WALL LANTERN 3023CDBZ WALL MOUNT 7'6 AFG TO TOP	N.A.	0.900	0.600	1.000	0.610	28	168
	5	4W	DOVER CAST 1 - LIGHT OUTDOOR WALL LANTERN 3023CDBZ WALL MOUNT 7'6 AFG TO TOP	N.A.	0.900	0.900	1.000	0.720	28	140

Calculation Summary

Project: GOOD STONE TOWNHOMES 03-21-2018

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.64	9.3	0.0	N.A.	N.A.
SITE & PARKING_Planar	Illuminance	Fc	2.37	5.9	0.5	4.74	11.80

MAXIM LIGHTING — Lighting Your Life Since 1976

Product Specifications - 3023CDBZ

Job Name: Part No.:

Quantity: Comments:



3023CDBZ
Dover Cast 1-Light Outdoor Wall Lantern

Finish	Glass Shade	Product Category
Bronze	Seedy	Outdoor Wall Mount

Lamping	Dimensions	Canopy	
Number of Bulbs	1	Backplate Height	7.5 in
Light Type	Incandescent	Height	19"
Bulb Type	060	Length	10"
Max Fixture Wattage	1 bu	Projections	10"
Max Fixture Wattage	1 bu	Back Plate Width	5.5"
Rated Life	42,500 Hours	Back Plate Height	11.5"
Color Temp	2,700	ADA	No
Color Temp	2,700	Max Overall Height	N/A
Bulb(s)	Not Included	Max Overall Width	N/A
Light Up/Down	N/A	Hanging Weight	N/A
Beam Spread	N/A	Height Adjustable	N/A
Dimmable	Standard	Shade	No
Plate Cat Included	N/A	Chain Length	N/A
Ballast/Driver/Transformer	No	Wire Length	N/A
Dimmable	Standard	Canopy Width	N/A
		Canopy Height	N/A
		Canopy Length	N/A

Certification	Other	Equivalency	
Safety Rating	Yes	UPC Code	782268383363
Energy Star	No	Shades Included	N/A
CA Title 24	No	Crystals Included	N/A
CA Prop 65	No	Bulbs Included	N/A
ADA	No	Converted to Kit	N/A
Dark Sky	N/A	Material	Die-Cast Aluminum

Incandescent Watts: N/A
Fluorescent Watts: 100

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Maxim Lighting International is not responsible for any design or engineering mistakes caused by customers not following current installation standards and regulations set forth by the National Electrical Code and other state and local codes governing proper installation. These standards must be followed in all cases. Failure to do so may result in property damage, bodily injury or even death.

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Maxim Lighting International is not responsible for any typographical errors.

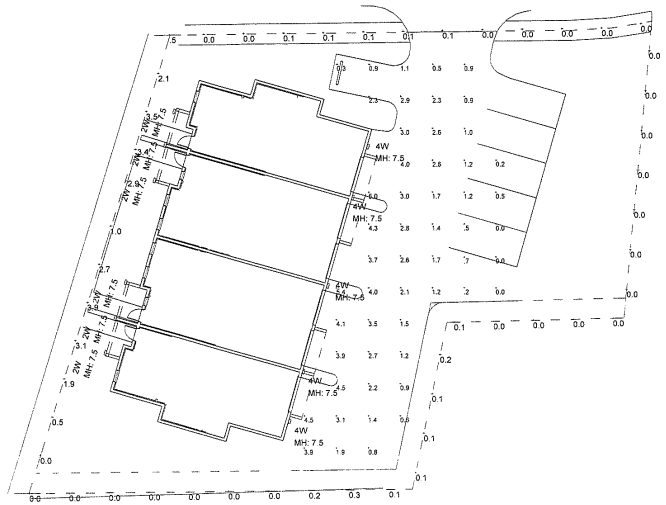
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2900 North Rancho Avenue · City of Industry, California 91744 | 800.485.2900x 800.466.2929 | www.maximlighting.com



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

N

ALEXIS KNIGHT ARCHITECTS, INC.

License Number: AR0002172
Exempt Individual: N/A

1 OD NE 30th ST. STE. 102
Boca Raton, FL 33431
Phone: 954.514.9243

www.AKAarchitects.com

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS FOR THIS IMPROVEMENT COMPLY WITH THE FLORIDA BUILDING CODE, 2010 EDITION AND ALL APPLICABLE NFPA 101 AND NFPA 70 AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION AND ENFORCED BY THE FLORIDA BUILDING CODE.

STEVEN W. KNIGHT R.A.
FLORIDA R.A. #15312
ARCHITECT

PROJECT: 17.0073

PROJECT:

GOODSTONE TOWNHOMES

PROJECT DESCRIPTION:

NEW TOWNHOME HOUSING PROJECT

PROJECT ADDRESS:

NORTH FEDERAL HWY AND CHUKKER ROAD
BOYNTON BEACH, FL

OWNER:

GOODSTONE, LLC

KEY PLAN:

REVISION:

PROJECT NO. 17.0073

DATE: JULY 19, 2018

LAYOUT: BY

DRAWN: BY

APPROVED: SWK

SUBMITTAL: PLANS

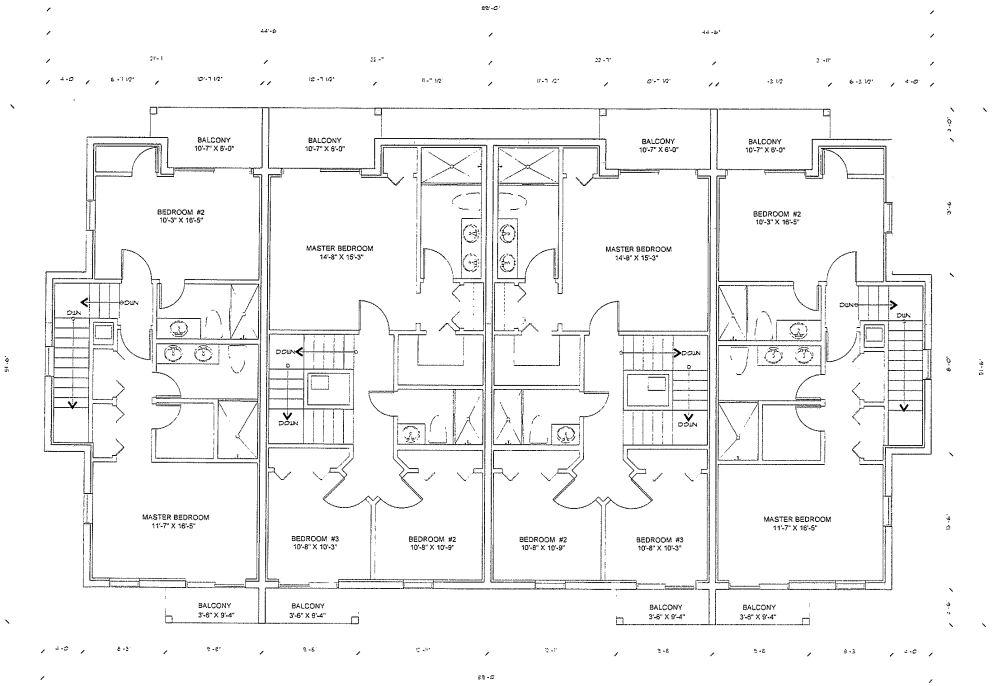
CONCEPTUAL DESIGN

SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NO.:

A-6



1 THIRD FLOOR PLAN BLDG 1
SCALE 1/4" = 1'-0"

N

ALEXIS KNIGHT ARCHITECTS, INC.

Licence Number AR0002172

STEVEN W. KNIGHT R.A.
FLORIDA R.A. #15312
ARCHITECT

PROJECT 17-0073

PROJECT

GOODSTONE TOWNHOMES

PROJECT DESCRIPTION

NEW TOWNHOME HOUSING PROJECT

PROJECT ADDRESS

NORTH FEDERAL HWY AND CHASER ROAD BOYNTON BEACH FL

OWNER

GOODSTONE LLC

REVISION

SUBMITTAL PHASE

CONCEPTUAL DESIGN

THIRD FLOOR PLAN BUILDING 1

SHEET NO.

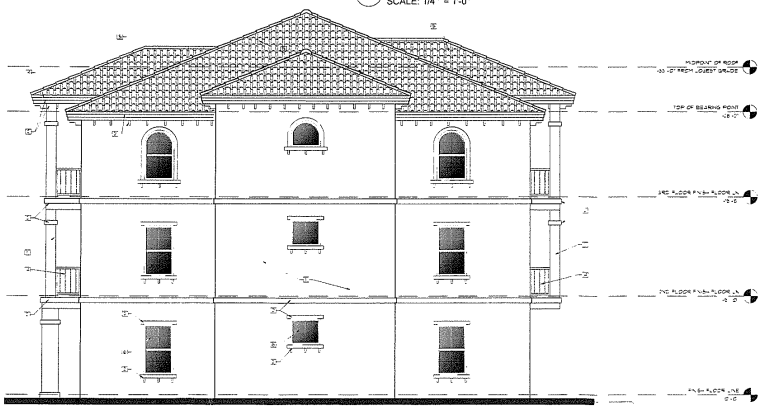
A-3



1 WEST ELEVATION BLDG NO. 1
SCALE: 1/4 " = 1'-0"

COLOR AND MATERIAL LEGEND

MARK	MATERIAL DESCRIPTION	COLOR/FINISH
1	SMOOTH TEXTURE STUCCO, SCORED LINES, PAINTED EXTERIOR WALLS	BURNISHED CLAY, EXTERIOR SATIN BEHR PREMIUM PLUS
2	SMOOTH TEXTURE STUCCO, PAINTED TRIM, BANDING, FASCIA, GARAGE DOORS. OUTRIGGERS	AUTHENTIC BROWN, EXTERIOR SATIN BEHR PREMIUM PLUS
3	ENTRY DOORS AND GARAGE DOOR, PGT INDUSTRIES IMPACT RESISTANT, PAINTED	AUTHENTIC BROWN, EXTERIOR SATIN BEHR PREMIUM PLUS
4	METAL WORK AND DRIP EDGE, PAINTED RAILINGS AND DRIP EDGE	OIL RUBBED BRONZE COLOR BY MANUFACTURER
5	ROOF	TERRA COTTA COLOR, ENTEGRA ROOF TILE BELLA "HIGH S" TILE
6	ALUMINUM WINDOWS, PGT INDUSTRIES IMPACT RESISTANT	OIL RUBBED BRONZE COLOR BY MANUFACTURER
7	HARDWARE AND LIGHT FIXTURES MANUFACTURES VARY	OIL RUBBED BRONZE COLOR BY MANUFACTURER
8	PREFABRICATED MEDALLION	OIL RUBBED BRONZE COLOR BY MANUFACTURER



2 SOUTH ELEVATION BLDG NO. 1
SCALE: 1/4 " = 1'-0"

ALEXIS KNIGHT ARCHITECTS, INC.

License Number: AR93002172
Certificate of Authorization No. 3018

1100 NE 4TH ST. STE. 102
BOYNTON BEACH, FL 33435
PHONE: 561 - 374-8343

www.AKAarchitects.com

STEVEN W. KNIGHT R.A.
FLORIDA R.A. #15312
ARCHITECT

PROJECT 17.0073

PROJECT

GOODSTONE TOWNHOMES

PROJECT DESCRIPTION

NEW TOWNHOME HOUSING PROJECT

PROJECT ADDRESS

NORTH FEDERAL HWY AND CHANNEL ROAD BOYNTON BEACH, FL

OWNER

GOODSTONE, LLC

KEY PLAN

REVISIONS

Project number	17.0073
Issued	
DRB	01.18.2018
PB	JULY 25, 2018

AS NOTED	22"
SCALE:	11"
1/4" = 1'-0"	17"

SUBMITTAL / PHASE

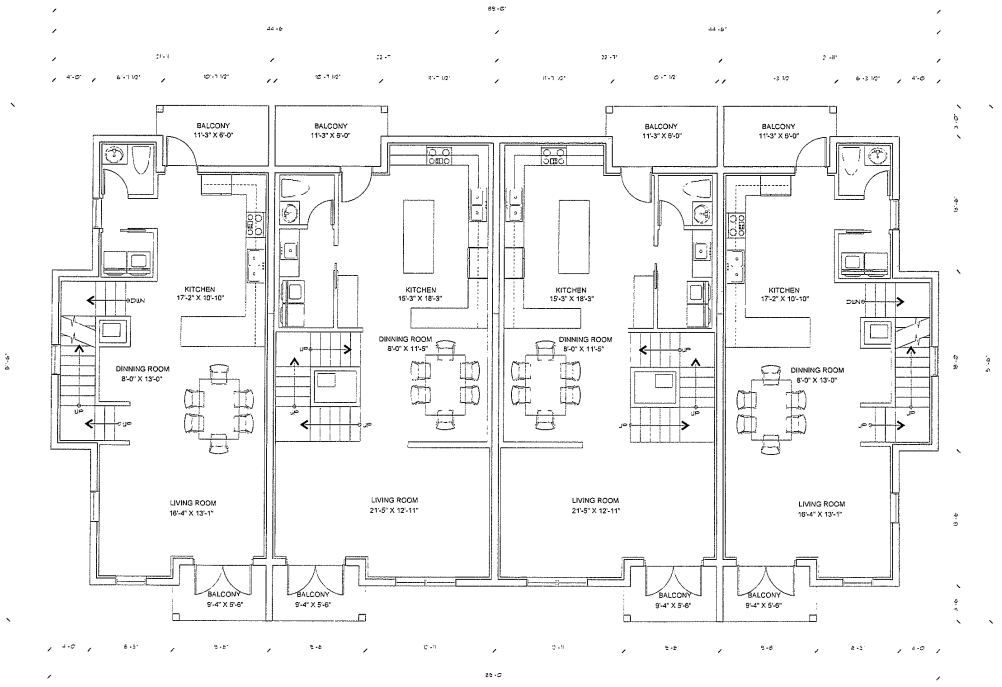
CONCEPTUAL DESIGN

SHEET TITLE

WEST AND SOUTH ELEVATION BUILDING 1

SHEET #

A-4



1 SECOND FLOOR PLAN BLDG 1
SCALE: 1/8" = 1'-0"

N

ALEXIS KNIGHT ARCHITECTS, INC.

License Number: AR0002172

STEVEN W. KNIGHT R.A.
FLORIDA R.A. #15312
ARCHITECT

PROJECT 17.0073

GOODSTONE TOWNHOMES

PROJECT DESCRIPTION
NEW TOWNHOME HOUSING PROJECT

PROJECT LOCATION
NORTH FEDERAL HWY AND DANGER ROAD
BOYNTON BEACH, FL

DRAWN

KEY PLAN

REVISION

PROJECT NO. 17.0073

CHECKED

DATE 10. 30. 2018

SCALE 1/8"

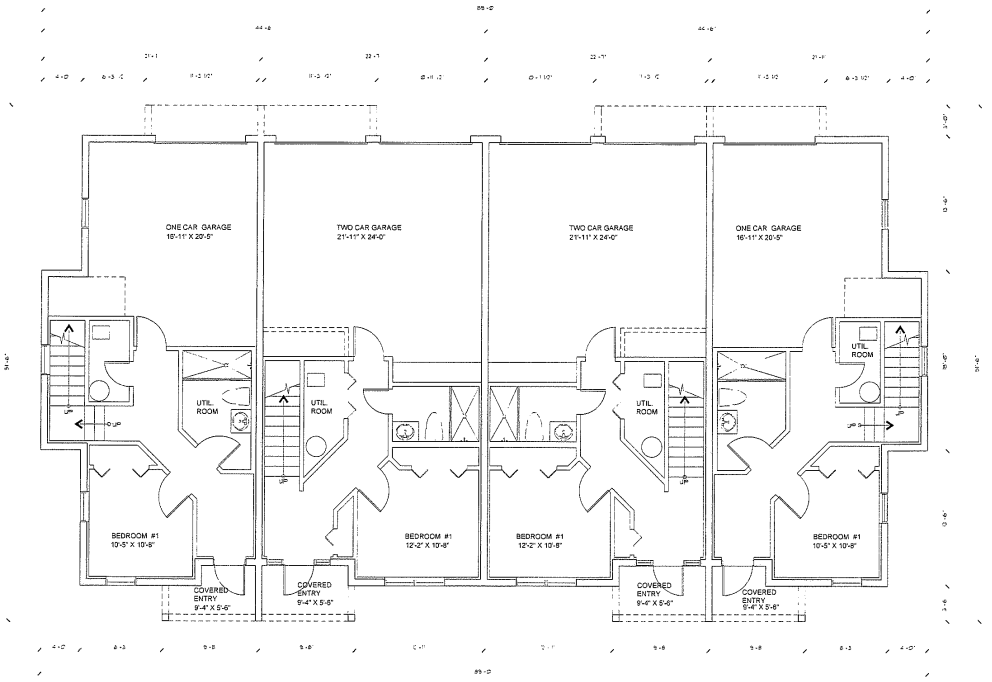
DRAWN BY

APPROVED BY

SUBMITTAL PHASE
CONCEPTUAL DESIGN

SHEET CONTENTS
SECOND FLOOR PLAN BUILDING 1

SHEET NO.
A-2



1 GROUND FLOOR PLAN BLDG 1
SCALE: 1/4" = 1'-0"

N

AKA ARCHITECTURE
ALEXIS KNIGHT ARCHITECTS, INC.
License Number: AR0002172
Certificate of Authorization: 27
2300 NE 64th Ave Fort Lauderdale, FL 33308
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STEVEN W. KNIGHT R.A.
FLORIDA R.A. #13312
ARCHITECT

PROJECT: 17.0073

PROJECT:
GOODSTONE TOWNHOMES

PROJECT DESCRIPTION:
NEW TOWNHOME HOUSING PROJECT

PROJECT ADDRESS:
NORTH FEDERAL HWY AND GRUMMER ROAD BOYNTON BEACH, FL

OWNER:
GOODSTONE LLC

KEY PLAN:

REVISION:

Project Number: 17.0073
Filename:
Scale: AS SHOWN
Date: JULY 10, 2018

DRAWN BY: DP
CHECKED BY: SWK

SUBMITTAL PHASE:
CONCEPTUAL DESIGN

SHEET CONTENTS:
GROUND FLOOR PLAN BUILDING 1

SHEET #:
A-1