Environmental Elements

Site Furnishings by Landscapeforms

- Chase Park bench
- Chase Park waste receptacle
- Chase Park recycle receptacle
- Catena chair
- Catena table
- Ring bike rack

Planters

- Dura Art Stone
- Made from recycled materials

Quantities to be determined.

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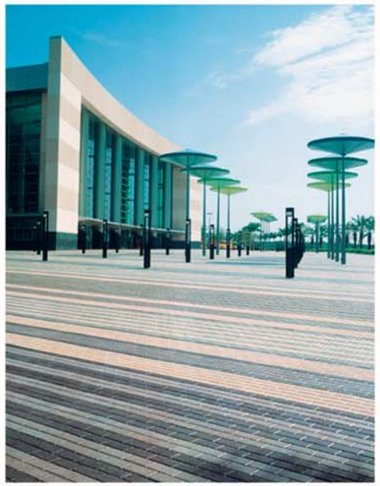
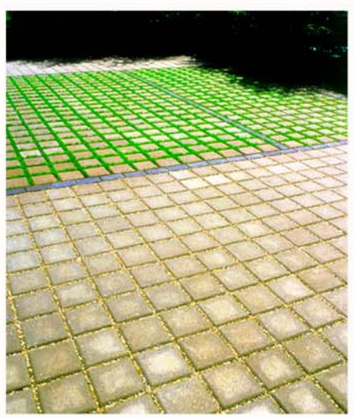
Environmental Elements





Concrete Pavers by Tremron

- 4 x 8 brick paver patterns
- Estate paver patterns
- Park Plaza paver patterns
- Shell Stone pavers

Permeable Concrete Pavers by Tremron

- SF - Rima patterns

Actual pattern and shape to be determined and shall be designed to compliment building architecture and create transition to ground plane. Multiple patterns and colors will be used to define space and create a pleasant experience for the pedestrians.

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PLANT SCHEDULE

TREES	CODE	BOTANICAL
	CS	Conocarpus erectus sericeus
	CU	Coccoloba uvifera
	IC	Ilex cassine
	MB	Magnolia grandiflora 'DD Blanchard'
	QV	Quercus virginiana

PALM TREES	CODE	BOTANICAL
	PD	Phoenix dactylifera 'Medjool'
	R2	Roystonia elata
	RE	Roystonea elata
	RL	Rhapis excelsa
	WB	Wodyetia bifurcata
	WT	Wodyetia bifurcata

SHRUBS	CODE	BOTANICAL
	AE	Aspidistra elatior
	AV	Alpinia zerumbet 'Variegata'
	CI	Chrysobalanus icaco
	CL	Crinum augustum 'Queen Emma'
	FJ	Fatsia japonica
	HC	Hamelia patens 'Compacta'
	IN	Ixora coccinea 'Nora Grant'
	PN	Psychotria nervosa
	PS	Philodendron selloum
	PX	Philodendron'xanadu'
	SW	Strelizia nicolai
	VO	Viburnum obovatum
	ZF	Zamia floridana

SHRUB AREAS	CODE	BOTANICAL
	JN	Jasminum nitidum
	MC	Muhlenbergia capillaris
	NC	Nephrolepis exaltata
	PI	Plumbago auriculata 'Imperial Blue'
	RI	Rhaphiolepis indica
	SB	Spartina bakeri

GROUND COVERS	CODE	BOTANICAL
	AN	Annuals spp
	BJ	Bougainvillea hybrid 'Helen Johnson'
	DS	Decorative Stones
	JC	Juniperus chinensis 'Parsonii'
	LG	Liriope muscari 'Evergreen Giant'
	LL	Lantana 'Lavender Swirl'
	LY	Lantana 'Yellow Spreader'
	SM	Sansevieria trifasciata 'Moonshine'
	TO	Tradescantia ohiensis
	TV	Tulbaghia violacea

See Sheet L-5 for full plant schedule.
See Sheet L-6 for rooftop planting design
See Sheets L-2 to L-5 for detailed planting plans with individual plant callouts

NOTES:

1. Planting design and installation shall comply with the Code of Ordinances of City of Hallandale Beach, Section 32-384 Landscaping Requirements.
   1.1. Landscape Area required: 15% (Redevelopment Overlay District)
   Landscape Area provided: 12.72%
   40,067 SF Ground level (100% Credit) = 40,067 SF Credit
   9,371 SF Non-Ground Level (50% Credit) = 4,685 SF Credit
   TOTAL SQUARE FEET CREDIT = 44,752 SF

   1.2. Tree requirements: 1 tree/palm credit per 1500 SF of project area.
   Trees credits required for 351,752 SF = 234
   Trees/Palm credits provided: 223
   Trees/Palm credits including off-site Royal Palms to south = 241

   97 Trees (Min. 15'H,5'SP, 3" Cal.)
   99 Palms (all greater than 6' CT) Medjool Date Palms and Royal Palms
   18 Palms (all greater than 6' CT) Royal Palms - planted on south side of Hibiscus St.
   26 Palms (all greater than 6' CT) Foxtail Palms

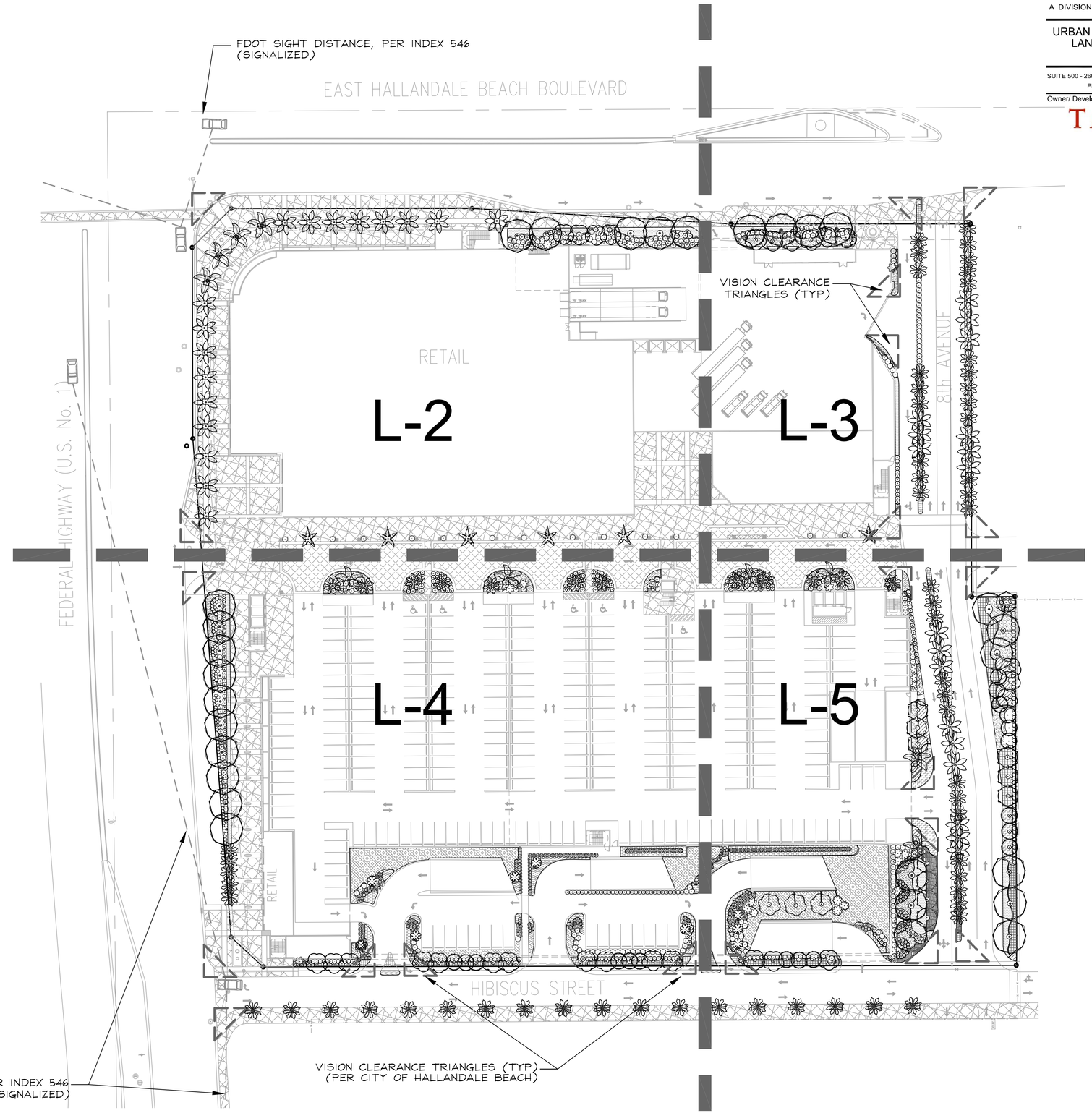
   Consideration for reduced Landscape Area and Tree/Palm Credit deficiencies:
   * Increased public spaces at ground level - plazas, covered walkways, enhanced pedestrian experience.
   * Fountain water features installed along US-1 at both corners of the property and another at the Northeast corner of the property for a total of three.
   * Public plaza space on the top (fifth) floor, including planters, seating and a water feature.
   * Specialty large palm species and large plant material, exceeding code requiremets, have been specified
   * 4,000 SF of planters on the sides of the garage have been specified - see elevations
   * Per EDAN design review, portions of frontage along US-1 have been designed for a more urban experience, forgoing large landscape beds for paving and tree grates.

   1.3. Existing Tree credits: 0 (See note #3, below)
   1.4. Perimeter Landscaping: All required perimeter buffer widths are provided, see site plan.
   1.5. Interior Landscaping: Site has a parking garage, perimeter of which is landscaped.
   1.6. Landscaping of nonvehicular use areas: All portions of the property not utilized for permitted structures, walkways, vehicular use areas, decks, pools, amenities, will be covered with landscaping, per the concept shown.
   1.7. Use of wheel stops and curbing: Parking garage structure will have walls, curbing, or wheelstops to protect proposed landscaping.
   1.8. Vision Clearance: Vision triangles are shown on the planting plan.

2. Planting design shown is conceptual. Final planting design will be submitted for City approval upon completion. Planting design will incorporate basic design shown, but will contain additional detail required for installation.

3. Entire site will be cleared for new building construction. Developer offers existing trees/palms to City of Hallandale Beach for harvest/relocation to City property. Developer does not anticipate relocating trees on the property, due to the scope/size of new building construction.

4. Irrigation - Developer will irrigate site with an automatic, underground sprinkling system, per the design shown on sheets IR-1 and IR-2



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URBAN & DEVELOPMENT PLANNING
LANDSCAPE ARCHITECTURE
SITE GRAPHICS

SUITE 500 - 2601 CATTLEMEN ROAD - SARASOTA, FLORIDA 34232
PHONE 941-926-1730 FAX 941-922-2351

Owner/ Developer:
TAUBCO™

HALLANDALE SQUARE
(An Urban Shopping Experience)
600 Hallandale Beach Blvd, Hallandale Beach, Florida
Planting Plan Key Sheet

North

Scale
40 20 0 20 40 80

Job No.	144157000
Drawn By	jdh
Checked By	jdh
Date	01 04 07

Revisions

NO	DATE	COMMENTS
4	3.7.08	SITE PLAN REVISIONS, CITY COMMENTS
5	3.13.08	RESUBMITTAL AND MINOR REVISIONS
6	4.3.08	RESUBMITTAL WITH SITE REVISIONS
7	5.8.08	PER CITY COMMENTS
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Sheet
L-1
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Drawing name: H:\URG\144157000 - Hallandale\CAD\PLAN-CONCEPTUAL-LSCAPE_rev6_5-08.dwg L-1 May 20, 2008 2:12pm by: josh.sercik

PLANT SCHEDULE

TREES	CODE	BOTANICAL
	CS	Conocarpus erectus sericeus
	CU	Coccoloba uvifera
	IC	Ilex cassine
	MB	Magnolia grandiflora 'DD Blanchard'
	QV	Quercus virginiana

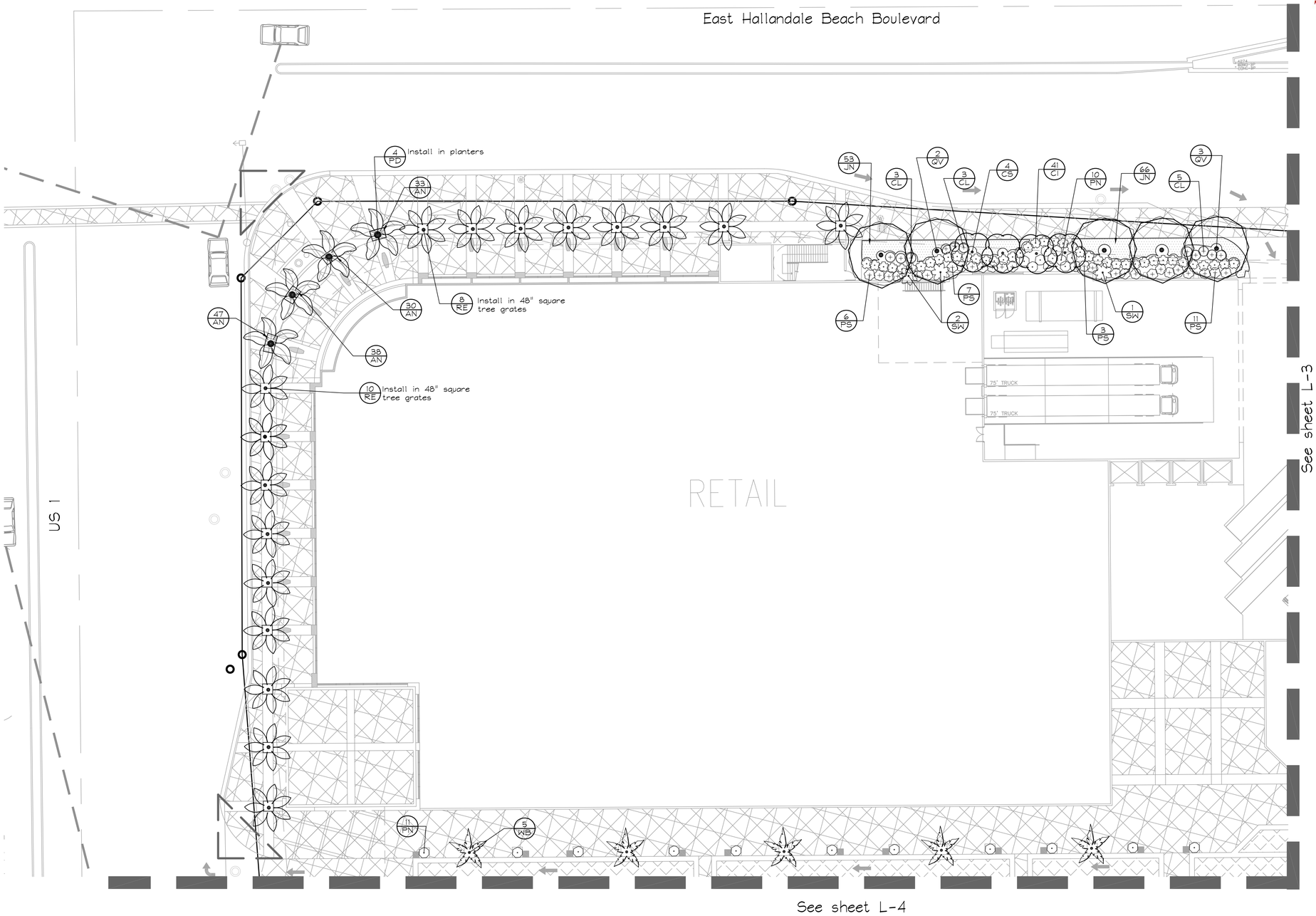
PALM TREES	CODE	BOTANICAL
	PD	Phoenix dactylifera 'Medjool'
	R2	Roystonia elata
	RE	Roystonea elata
	RL	Rhapis excelsa
	WB	Wodyetia bifurcata
	WT	Wodyetia bifurcata

SHRUBS	CODE	BOTANICAL
	AE	Aspidistra elatior
	AV	Alpinia zerumbet 'Variegata'
	CI	Chrysobalanus icaco
	CL	Crinum augustum 'Queen Emma'
	FJ	Fatsia japonica
	HC	Hamelia patens 'Compacta'
	IN	Ixora coccinea 'Nora Grant'
	PN	Psychotria nervosa
	PS	Philodendron selloum
	PX	Philodendron'xanadu'
	SW	Strelizia nicolai
	VO	Viburnum obovatum
	ZF	Zamia floridana

SHRUB AREAS	CODE	BOTANICAL
	JN	Jasminum nitidum
	MC	Muhlenbergia capillaris
	NC	Nephrolepis exaltata
	PI	Plumbago auriculata 'Imperial Blue'
	RI	Rhaphiolepis indica
	SB	Spartina bakeri

GROUND COVERS	CODE	BOTANICAL
	AN	Annuals spp
	BJ	Bougainvillea hybrid 'Helen Johnson'
	DS	Decorative Stones
	JC	Juniperus chinensis 'Parsonii'
	LG	Liriope muscari 'Evergreen Giant'
	LL	Lantana 'Lavender Swirl'
	LY	Lantana 'Yellow Spreader'
	SM	Sansevieria trifasciata 'Moonshine'
	TO	Tradescantia ohiensis
	TV	Tulbaghia violacea

See Sheet L-5 for full plant schedule.
See Sheet L-6 for rooftop planting design



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Planting Plan Enlargement

North

Scale
20 10 0 10 20 40

Job No.	144157000
Drawn By	jdh
Checked By	jdh
Date	01 04 07

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L-2

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PLANT SCHEDULE

TREES	CODE	BOTANICAL
	CS	Conocarpus erectus sericeus
	CU	Coccoloba uvifera
	IC	Ilex cassine
	MB	Magnolia grandiflora 'DD Blanchard'
	QV	Quercus virginiana

PALM TREES	CODE	BOTANICAL
	PD	Phoenix dactylifera 'Medjool'
	R2	Roystonia elata
	RE	Roystonea elata
	RL	Rhapis excelsa
	WB	Wodyetia bifurcata
	WT	Wodyetia bifurcata

SHRUBS	CODE	BOTANICAL
	AE	Aspidistra elatior
	AV	Alpinia zerumbet 'Variegata'
	CI	Chrysobalanus icaco
	CL	Crinum augustum 'Queen Emma'
	FJ	Fatsia japonica
	HC	Hamelia patens 'Compacta'
	IN	Ixora coccinea 'Nora Grant'
	PN	Psychotria nervosa
	PS	Philodendron selloum
	PX	Philodendron'xanadu'
	SW	Strelizia nicolai
	VO	Viburnum obovatum
	ZF	Zamia floridana

SHRUB AREAS	CODE	BOTANICAL
	JN	Jasminum nitidum
	MC	Muhlenbergia capillaris
	NC	Nephrolepis exaltata
	PI	Plumbago auriculata 'Imperial Blue'
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	SB	Spartina bakeri

GROUND COVERS	CODE	BOTANICAL
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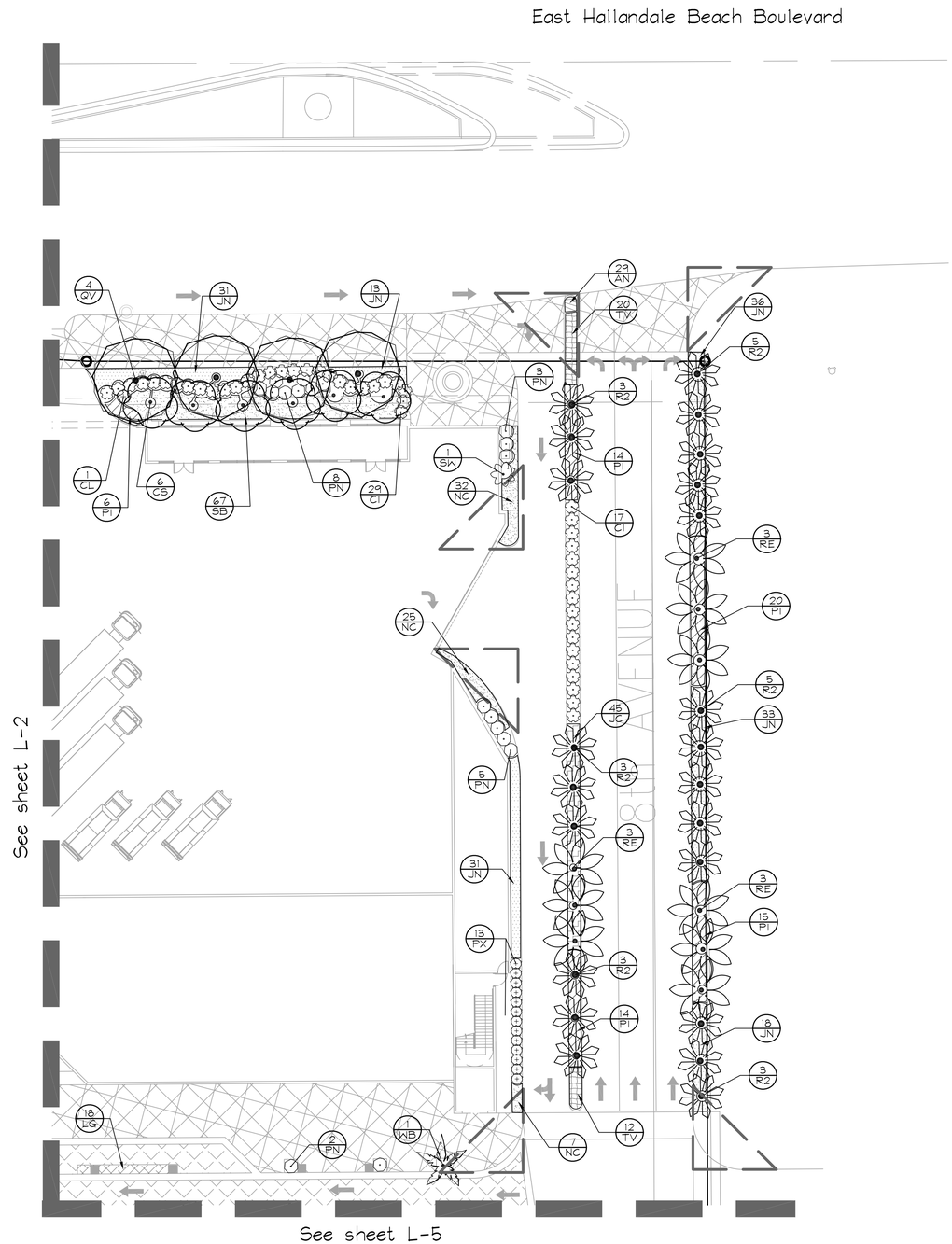
	TO	Tradescantia ohiensis
	TV	Tulbaghia violacea

See Sheet L-5 for full plant schedule.
See Sheet L-6 for rooftop planting design



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josh.serck

PLANT SCHEDULE

TREES	CODE	BOTANICAL
	CS	Conocarpus erectus sericeus
	CU	Coccoloba uvifera
	IC	Ilex cassine
	MB	Magnolia grandiflora 'DD Blanchard'
	QV	Quercus virginiana

PALM TREES	CODE	BOTANICAL
	PD	Phoenix dactylifera 'Medjool'
	R2	Roystonia elata
	RE	Roystonea elata
	RL	Rhapis excelsa
	WB	Wodyetia bifurcata
	WT	Wodyetia bifurcata

SHRUBS	CODE	BOTANICAL
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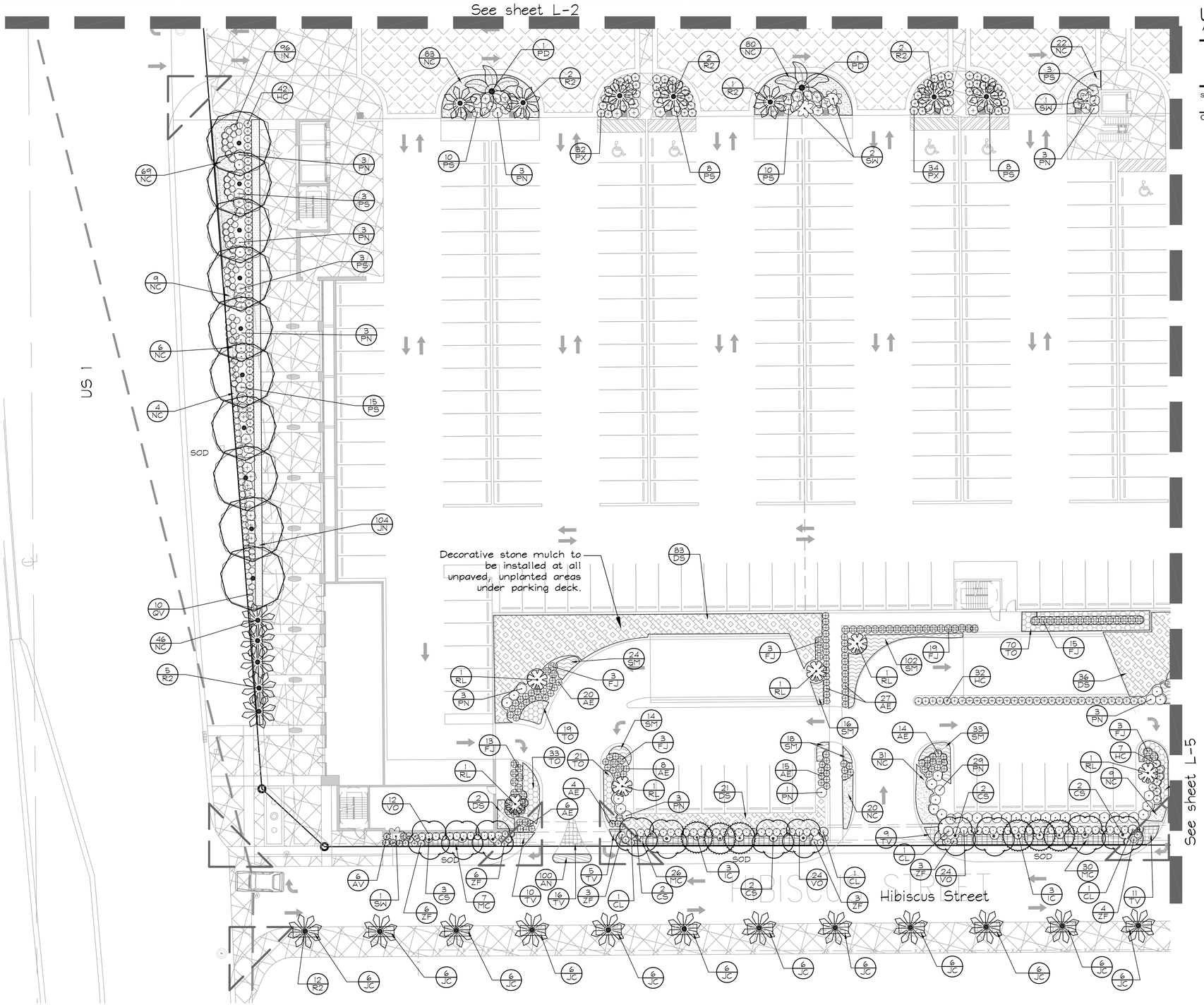
	AV	Alpinia zerumbet 'Variegata'
	CI	Chrysobalanus icaco
	CL	Crinum augustum 'Queen Emma'
	FJ	Fatsia japonica
	HC	Hamelia patens 'Compacta'
	IN	Ixora coccinea 'Nora Grant'
	PN	Psychotria nervosa
	PS	Philodendron selloum
	PX	Philodendron'xanadu'
	SW	Strelizia nicolai
	VO	Viburnum obovatum
	ZF	Zamia floridana

SHRUB AREAS	CODE	BOTANICAL
	JN	Jasminum nitidum
	MC	Muhlenbergia capillaris
	NC	Nephrolepis exaltata
	PI	Plumbago auriculata 'Imperial Blue'
	RI	Rhaphiolepis indica
	SB	Spartina bakeri

GROUND COVERS	CODE	BOTANICAL
	AN	Annuals spp
	BJ	Bougainvillea hybrid 'Helen Johnson'
	DS	Decorative Stones
	JC	Juniperus chinensis 'Parsonii'
	LG	Liriope muscari 'Evergreen Giant'
	LL	Lantana 'Lavender Swirl'
	LY	Lantana 'Yellow Spreader'
	SM	Sansevieria trifasciata 'Moonshine'
	TO	Tradescantia ohiensis
	TV	Tulbaghia violacea

See Sheet L-5 for full plant schedule.
See Sheet L-6 for rooftop planting design



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L-4
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PLANT SCHEDULE

TREES	CODE	BOTANICAL	COMMON	CONT	CAL	SIZE	QTY	REMARKS
	CS	Conocarpus erectus sericeus	Silver Buttonwood	45 gal		15' OA	37	Standard, Matching
	CU	Coccoloba uvifera	Sea Grape	65 gal	3" Cal.	15' OA	3	Standard, Full head
	IC	Ilex cassine	Dahoon Holly	B & B	3" Cal.	15' OA	18	5' CT, Matching
	MB	Magnolia grandiflora 'DD Blanchard'	DD Blanchard Magnolia	B & B	3.5" Cal.	15' OA	11	Full to ground
	QV	Quercus virginiana	Southern Live Oak	200 GAL	5"Cal	18-20' Ht x 10' Spd	28	

PALM TREES	CODE	BOTANICAL	COMMON	CONT	CAL	SIZE	QTY	REMARKS
	PD	Phoenix dactylifera 'Medjool'	Medjool Palm	F.G.		16' OA	10	12' CT, Heavy Trunks, Matching
	R2	Roystonia elata	Royal Palm	F.G.		18' OA	71	8' GW, Matching
	RE	Roystonea elata	Royal Palm	F.G.		28' O.A.	36	14' GW, matching
	RL	Rhapis excelsa	Lady Palm	7 gal		4'H	9	
	WB	Wodyetia bifurcata	Foxtail Palm	F.G.		12' CT	24	6' GW
	WT	Wodyetia bifurcata	Foxtail Palm	B & B		18' OA	2	Triple Trunk, Specimen, Matching

SHRUBS	CODE	BOTANICAL	COMMON	CONT	O.C.	SIZE	QTY	REMARKS
	AE	Aspidistra elatior	Cast-Iron Plant	1 gal	30" O.C.	12" HT	141	
	AV	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	3 gal	36" O.C.	24"x24"	53	
	CI	Chrysobalanus icaco	Cocoplum	7 gal	48" O.C.		196	
	CL	Crinum augustum 'Queen Emma'	Queen Emma Crinum Lily	7 gal	As Shown	36"x36"	19	
	FJ	Fatsia japonica	Japanese Fatsia	3 gal	36" O.C.	24"x24"	113	
	HC	Hamelia patens 'Compacta'	Dwarf Scarlet Bush	3 gal	36" O.C.	18" Min	108	
	IN	Ixora coccinea 'Nora Grant'	Nora Grant Ixora	3 gal	30" O.C.	24"x24"	125	
	PN	Psychotria nervosa	Wild Coffee	7 GAL	48" O.C.	36"x36"	132	
	PS	Philodendron selloum	Split Leaf Philodendron	7 GAL	48" O.C.	36"x36"	118	
	PX	Philodendron'xanadu'	Xanadu Philodendron	3 gal	36" O.C.	24"x24"	141	
	SW	Strelizia nicolai	White Bird of Paradise	10 GAL	As Shown	48" OA	24	
	VO	Viburnum obovatum	Walter's Viburnum	3 gal	36" O.C.	24"x18"	152	
	ZF	Zamia floridana	Coontie	3 gal	30" O.C.	18" Min	53	

SHRUB AREAS	CODE	BOTANICAL	COMMON	CONT	CAL	SIZE	QTY	REMARKS
	JN	Jasminum nitidum	Shining Jasmine	3 gal@ 30" oc		18"x15"	608	
	MC	Muhlenbergia capillaris	Pink Muhly	3 gal@ 36" oc		18"	390	
	NC	Nephrolepis exaltata	Boston Fern	1 gal@ 24" oc		12"	655	
	PI	Plumbago auriculata 'Imperial Blue'	Imperial Blue Plumbago	3 gal@ 36" oc		24"	290	
	RI	Rhaphiolepis indica	Indian Hawthorn	1 gal@ 30" oc		18"x15"	119	
	SB	Spartina bakeri	Sand Cord Grass	3 gal@ 36" oc		24"	192	

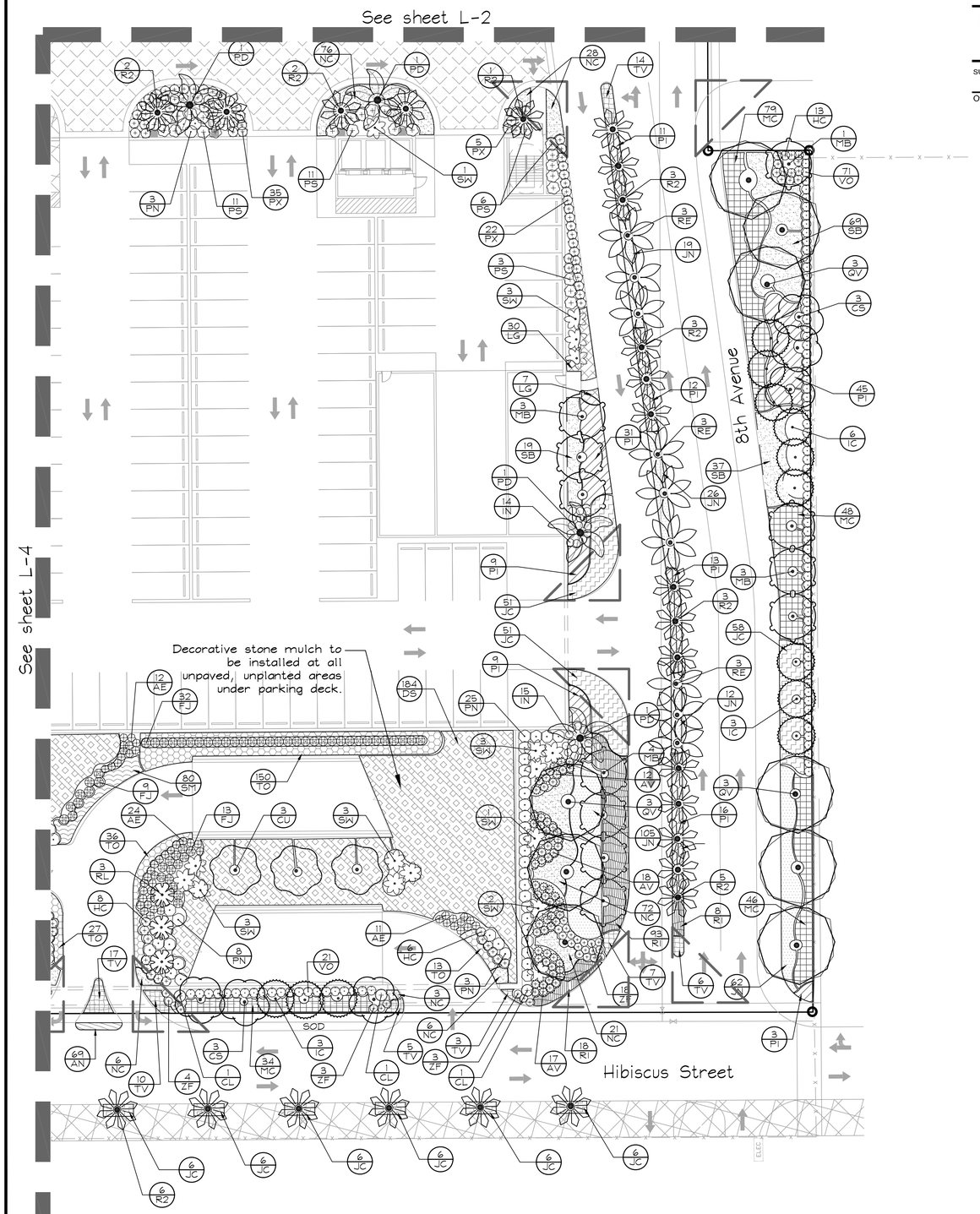
GROUND COVERS	CODE	BOTANICAL	COMMON	CONT	CAL	SIZE	QTY	REMARKS
	AN	Annuals spp	Annuals - Various	4"pot@ 9" oc			346	Species and Color by season
	BJ	Bougainvillea hybrid 'Helen Johnson'	Helen Johnson Bougainvillea	3 gal@ 30" oc			738	Install in parking garage planters. Coordinate with owner's rep.
	DS	Decorative Stones	Decorative Stones	2 CF Bag @ 60" oc			326	Spread evenly @ 3" depth. Selected by owner's rep.
	JC	Juniperus chinensis 'Parsonii'	Parsoni Juniper	3 gal@ 30" oc			313	
	LG	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	1 gal@ 24" oc		12"	55	
	LL	Lantana 'Lavender Swirl'	Lavender Swirl Lantana	3 gal@ 24" oc			100	
	LY	Lantana 'Yellow Spreader'	Yellow Spreader Lantana	3 gal@ 24" oc			164	
	SM	Sansevieria trifasciata 'Moonshine'	Moonshine Snake Plant	1 gal@ 18" oc			287	
	TO	Tradescantia ohiensis	Spiderwort	1 gal@ 24" oc			369	
	TV	Tulbaghia violacea	Society Garlic	1 gal@ 24" oc		12"	145	

See Sheet L-6 for rooftop planting design; plants from rootop planting are included in the plant schedule quantities.

See planting details and specifications, sheet L-7

Bougainvillea listed above to be installed in architectural planters located on perimeter of parking garage at various levels. Coordinate with architectural drawings and owner's representative. Planting medium to be furnished by contractor for all planters.

Field-adjust plantings to accomodate utility strucutres (backflow preventers, meters, manholes, etc.)



URG
URBAN RESOURCE GROUP
A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.

URBAN & DEVELOPMENT PLANNING
LANDSCAPE ARCHITECTURE
SITE GRAPHICS

SUITE 500 - 2601 CATTLEMEN ROAD - SARASOTA, FLORIDA 34232
PHONE 941-926-1730 FAX 941-922-2351

Owner/ Developer:
TAUBCO™

HALLANDALE SQUARE
(An Urban Shopping Experience)
600 Hallandale Beach Blvd, Hallandale Beach, Florida
Planting Plan Enlargement

North

Scale
20 10 0 10 20 40

Job No.	144157000
Drawn By	jdh
Checked By	jdh
Date	01 04 07

Revisions

NO.	DATE	COMMENTS
4	3.7.08	SITE PLAN REVISIONS, CITY COMMENTS
5	3.13.08	RESUBMITTAL AND MINOR REVISIONS
6	4.3.08	RESUBMITTAL WITH SITE REVISIONS
7	5.8.08	PER CITY COMMENTS
8	5.20.08	PER CITY COMMENTS/ SITE REVISIONS

X

Jonathan D. Haigh
FL Cert. No. 6666795
Date: 5.20.08

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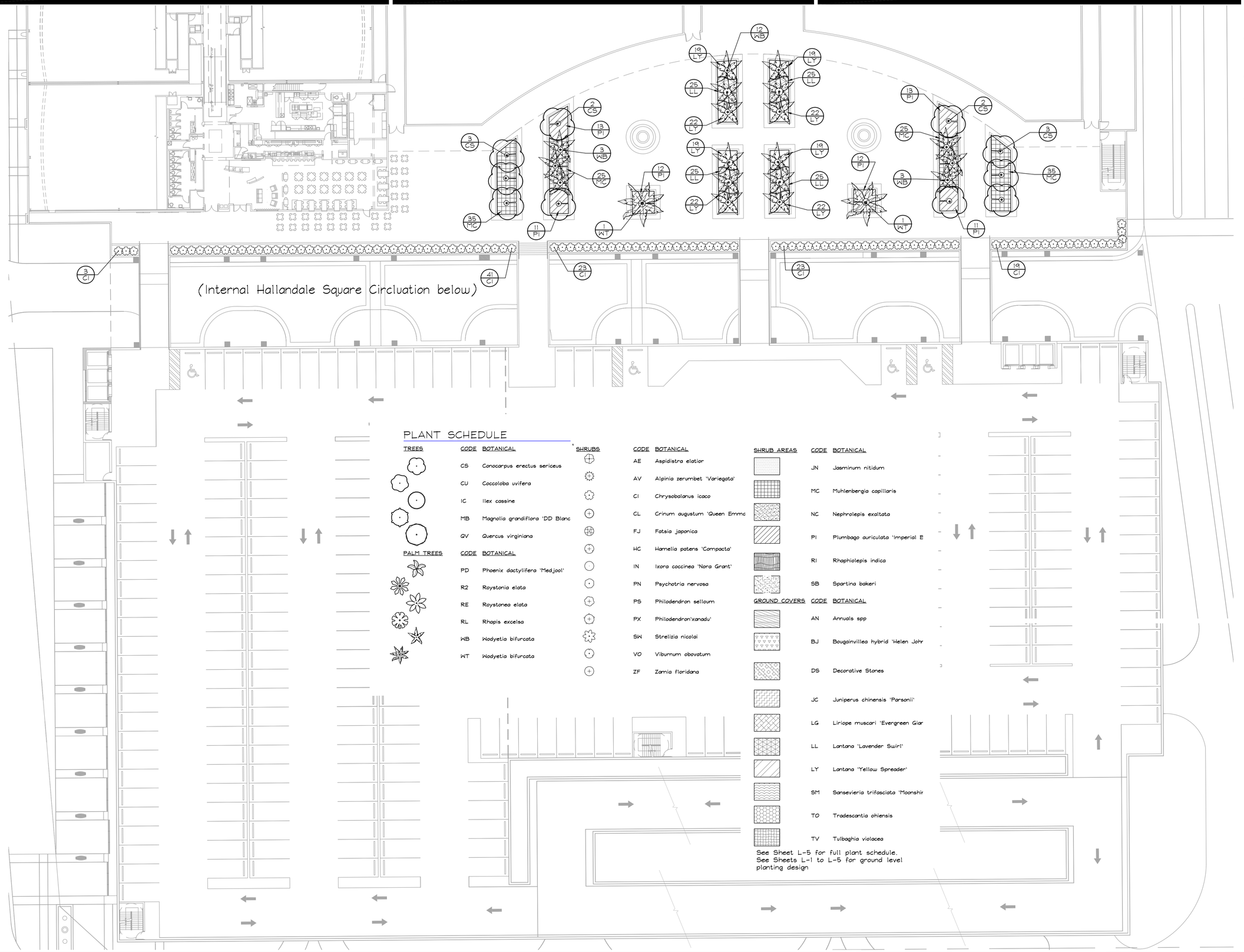
Sheet
L-5
Permit Set

Drawing name: H:\URG\144157000 - Hallandale\CAD\PLAN-CONCEPTUAL-LSCAPE_rev6_5-08.dwg L-5 May 20, 2008 2:17pm by: josh.serck



PLANT SCHEDULE

TREES	CODE	BOTANICAL
	CS	Conocarpus erectus sericeus
	CU	Coccoloba uvifera
	IC	Ilex cassine
	MB	Magnolia grandiflora 'DD Blanc
	QV	Quercus virginiana

PALM TREES	CODE	BOTANICAL
	PD	Phoenix dactylifera 'Medjool'
	R2	Roystonia elata
	RE	Roystonea elata
	RL	Rhapis excelsa
	WB	Wodyetia bifurcata
	WT	Wodyetia bifurcata

SHRUBS	CODE	BOTANICAL
	AE	Aspidistra elatior
	AV	Alpinia zerumbet 'Variegata'
	CI	Chrysobalanus icaco
	CL	Crinum augustum 'Queen Emma
	FJ	Fatsia japonica
	HC	Hamelia patens 'Compacta'
	IN	Ixora coccinea 'Nora Grant'
	PN	Psychotria nervosa
	PS	Philodendron selloum
	PX	Philodendron'xanadu'
	SW	Strelizia nicolai
	VO	Viburnum obovatum
	ZF	Zamia floridana

SHRUB AREAS	CODE	BOTANICAL
	JN	Jasminum nitidum
	MC	Muhlenbergia capillaris
	NC	Nephrolepis exaltata
	PI	Plumbago auriculata 'Imperial E
	RI	Rhaphiolepis indica
	SB	Spartina bakeri

GROUND COVERS	CODE	BOTANICAL
	AN	Annuals spp
	BJ	Bougainvillea hybrid 'Helen Johr
	DS	Decorative Stones
	JC	Juniperus chinensis 'Parsonii'
	LG	Liriope muscari 'Evergreen Giar
	LL	Lantana 'Lavender Swirl'
	LY	Lantana 'Yellow Spreader'
	SM	Sansevieria trifasciata 'Moonshir
	TO	Tradescantia ohiensis
	TV	Tulbaghia violacea

See Sheet L-5 for full plant schedule.
See Sheets L-1 to L-5 for ground level planting design

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Owner/ Developer:
TAUBCO™

HALLANDALE SQUARE
(An Urban Shopping Experience)
600 Hallandale Beach Blvd, Hallandale Beach, Florida
Top Floor Planting Plan

North

Scale
20 10 0 10 20 40

Job No.	144157000
Drawn By	jdh
Checked By	jdh
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Revisions

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Sheet
L-6
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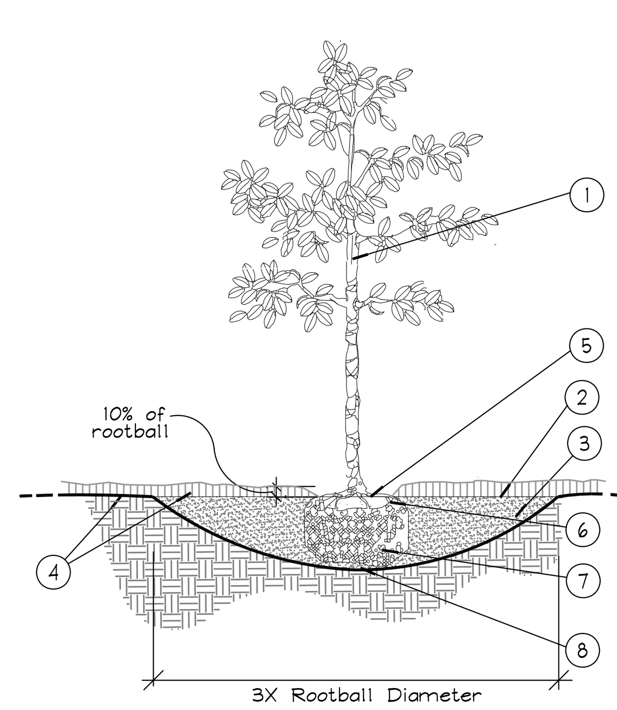
Drawing name: H:\URG\144157000 - Hallandale\CAD\PLAN-CONCEPTUAL-LSCAPE_rev6_5-08.dwg L-6 May 20, 2008 2:20pm by: josh.serck



1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

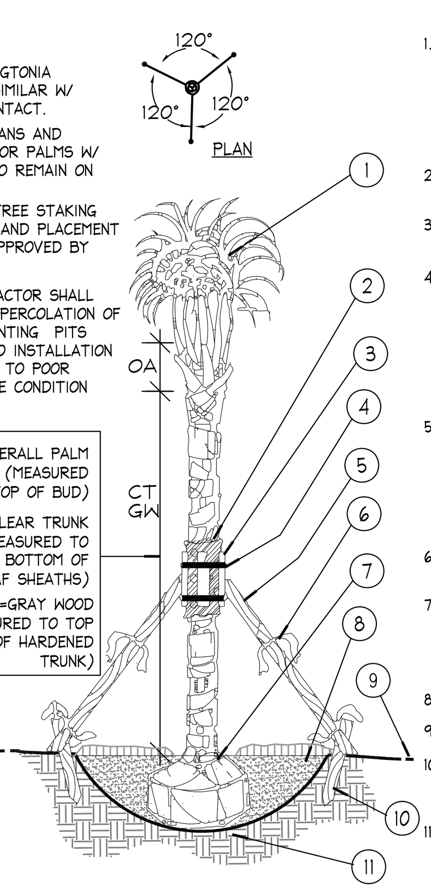
NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION NTS

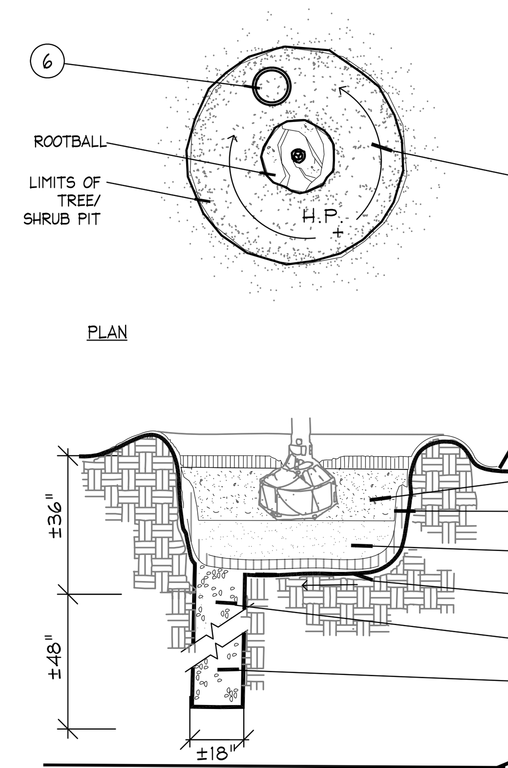
NOTES:
A. WASHINGTONIA PALMS SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.
C. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
D. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)



1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED

B Palm Planting and Staking
SECTION NTS



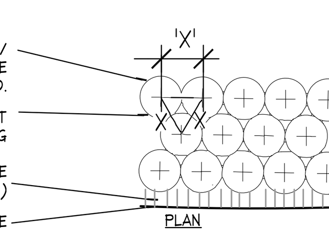
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.
REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

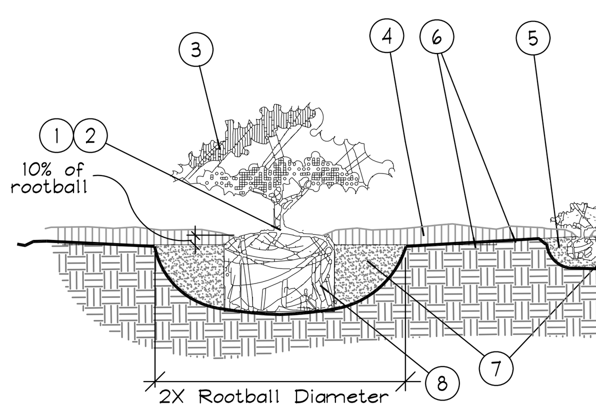
* Use for all Medjool plantings

G Poor Drainage Condition
PLAN/SECTION NTS

BEST FACE OF SHRUB/ GROUNDCOVER TO FACE FRONT OF PLANTING BED.
REFER TO PLANT SCHEDULE FOR SPACING
MAINTAIN 12" DEAD ZONE AT BED EDGE (TYP)
BED EDGE

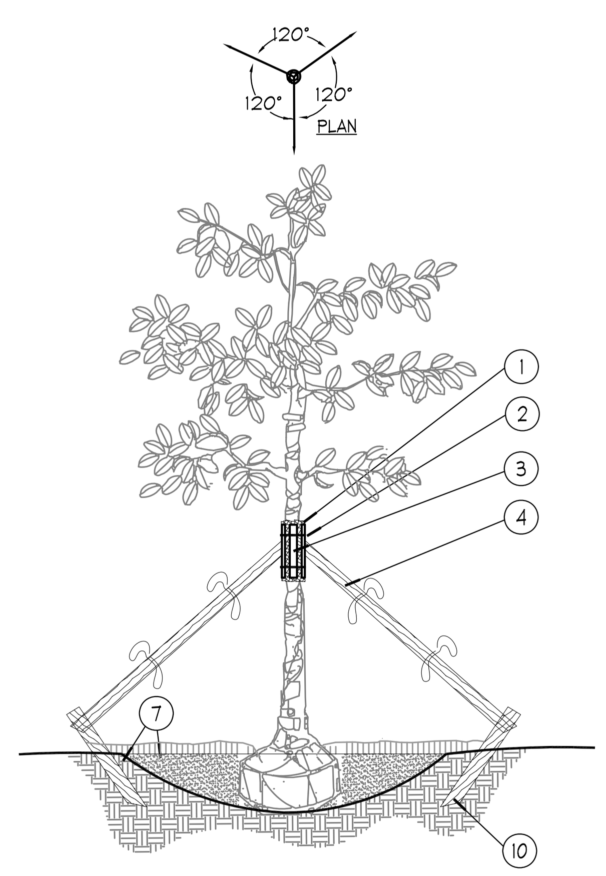


NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.



* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION NTS

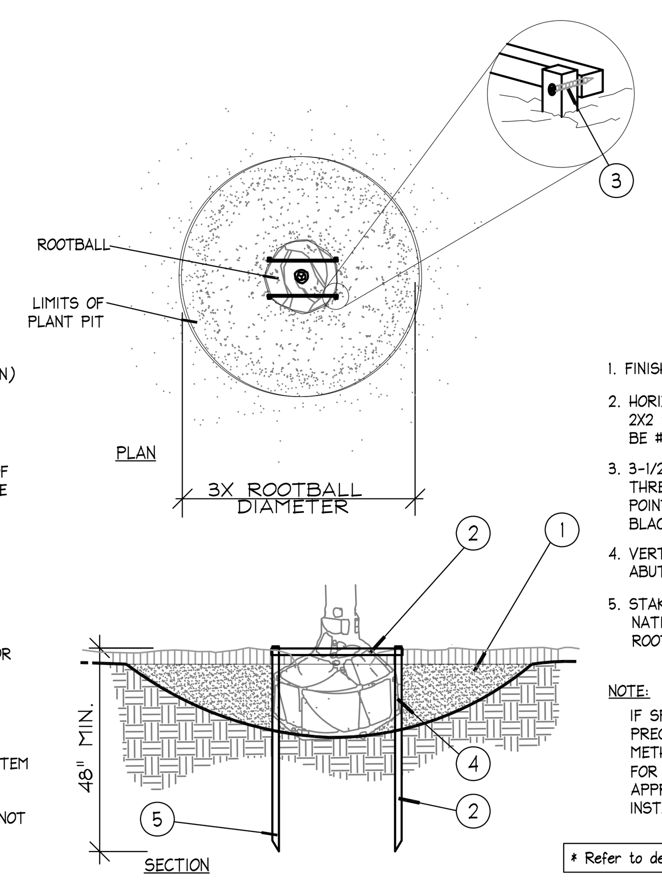


1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN)

NOTES:
A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE
   PRE-APPROVED SYSTEMS:
   *BROOKS TREE BRACE SYSTEM
   *ARBOR TIE TREE BRACING
D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

F Large Tree Staking - 100 Gal + or B&B 4" +
SECTION NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON SAMPLES' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESETNATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDUIM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLAT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PORPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" or EUCALYPTUS MULCH. INSTALL STONE MULCH IN LOCATIONS SHOWN ON PLAN. SUBMIT SAMPLES FOR APPROVAL.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFOMRED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMENDATION. ALL OTHER PLANT PITS SHALL BE AMMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFOMRED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
   A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
   C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:
   A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURSIDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.
URBAN & DEVELOPMENT PLANNING
LANDSCAPE ARCHITECTURE
SITE GRAPHICS
SUITE 500 - 2601 CATTLEMEN ROAD - SARASOTA, FLORIDA 34232
PHONE 941-926-1730 FAX 941-922-2351

Owner/ Developer:
TAUBCO™

HALLANDALE SQUARE
(An Urban Shopping Experience)
600 Hallandale Beach Blvd, Hallandale Beach, Florida
Planting Details and Specifications

North

Scale

Job No.	144157000
Drawn By	jdh
Checked By	jdh
Date	01 04 07

Revisions

NO.	DATE	COMMENTS
4	3.7.08	SITE PLAN REVISIONS, CITY COMMENTS
5	3.13.08	RESUBMITTAL AND MINOR REVISIONS
6	4.3.08	RESUBMITTAL WITH SITE REVISIONS
7	5.8.08	PER CITY COMMENTS
8	5.20.08	PER CITY COMMENTS/ SITE REVISIONS

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Jonathan D. Haigh
FL Cert. No. 6666795
Date: 5.20.08

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IRRIGATION DESIGN NOTES:

1) INSTALLATION WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANOR AS TO ALLOW FOR SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.

2) ALL PROPOSED TREES AND SHRUBS SHALL BE IRRIGATED BY A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

3) IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.

4) IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES.

5) IRRIGATION SPRINKLER ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER REQUIREMENTS AND OPERATING ON DIFFERENT WATERING CYCLES.

6) IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS SHALL BE MINIMIZED.

7) A RAIN SENSOR OR SOIL MOISTURE SENSOR SHALL BE INSTALLED WITH THE IRRIGATION CONTROL SYSTEM, INSTALLED AT A LOCATION TO BE COORDINATED WITH OWNER.

8) IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.

9) IRRIGATION SYSTEM TO USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, AND GRAY WATER IRRIGATION SYSTEMS SHALL BE USED WHERE FEASIBLE.

10) IRRIGATED AREAS SHALL BE FULLY IRRIGATED WITH SPRAY HEADS & ROTORS SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE. ALL PROPOSED TREES AND PALMS SHALL BE IRRIGATED WITH TREE BUBBLERS.

11) PROPOSED SOD WILL REQUIRE 100% COVERAGE, HEAD TO HEAD IRRIGATION.

12) CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWINGS DEPICTING IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.

13) CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.

14) POINT OF CONNECTION TO BE DETERMINED BY IRRIGATION CONTRACTOR. IRRIGATION SYSTEM CONNECTIONS TO THE MUNICIPAL SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.

15) IRRIGATION SYSTEM CONNECTION TO POTABLE WATER SUPPLY WILL REQUIRE DEDICATED IRRIGATION METER AND BACKFLOW PREVENTER, AS REQUIRED BY GOVERNING MUNICIPALITY. IRRIGATION CONTRACTOR RESPONSIBLE FOR ASSOCIATED PERMITTING AND FEES.

16) INSTALL DRIP IRRIGATION AT ALL GARAGE PLANTERS - COORDINATE WITH ARCHITECTURAL PLANS AND OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.

IRRIGATION SYSTEM NOTES:

A) THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.

B) SET SPRAY HEADS 6", ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB, AND 3" FROM SIDEWALKS WHERE APPLICABLE UNLESS OTHERWISE NOTED.

C) LOCATE ALL VALVES A MINIMUM OF 24" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.

D) VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL VERIFY.

E) ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.

F) ALL SHRUB SPRAY ZONED TO BE 12" POP-UPS, NO RISERS SHALL BE INSTALLED.

G) HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.

H) ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY CONTRACTOR OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. CONTRACTOR TO PROVIDE 'AS-BUILT' DRAWINGS PRIOR TO OWNER'S ACCEPTANCE OF IRRIGATION WORK.

I) SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4". ALL UNSIZED PIPE SHALL BE ¾" UNLESS OTHERWISE NOTED.

J) ALL VALVES SHALL BE INSTALLED IN AN AMETEK PLASTIC VALVE BOX WITH LOCKING LID. LOCATE IN SHRUB BEDS, IF POSSIBLE.

K) IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.

L) VERIFY CONTROLLER AND WATER SOURCE LOCATION AT PROJECT SITE WITH OWNER. CONTROLLER TO BE INSTALLED IN AN INCONSPICUOUS LOCATION IN A LOCKABLE PEDESTAL.

M) ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

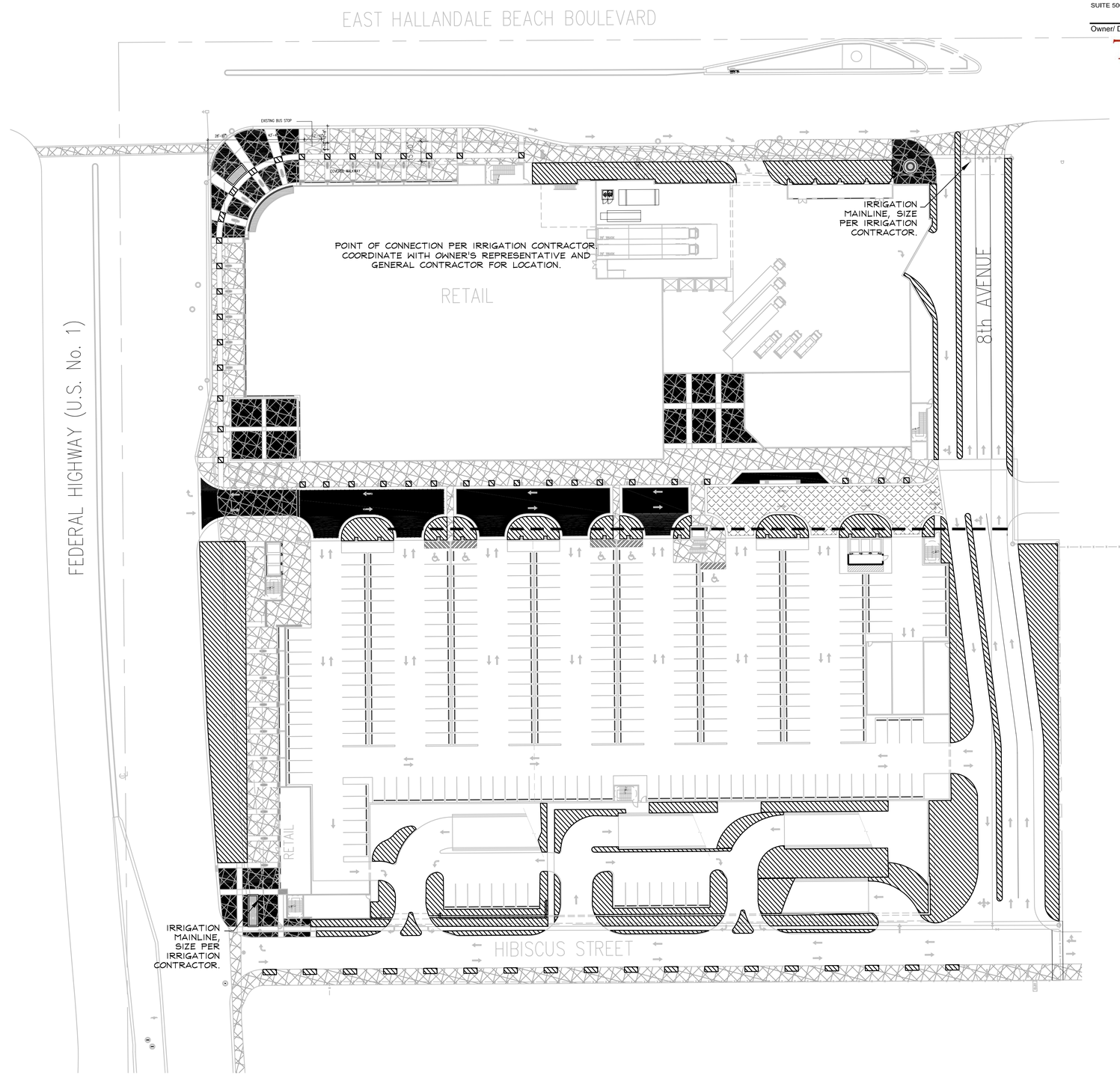
N) ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS: (CONTROL WIRES - #14 (RED COLOR) AND COMMON WIRES - #14 (WHITE COLOR)).

O) CONTRACTOR SHALL INSTALL METALLIZED IDENTIFICATION TAPE ABOVE ALL IRRIGATION MAINLINES IN ACCORDANCE WITH FDOT UTILITY ACCOMMODATION MANUAL, LATEST EDITION.

P) INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.

Q) PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL. PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

NOTE: SEE SHEET IR-2 FOR ADDITIONAL IRRIGATION NOTES.



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URBAN & DEVELOPMENT PLANNING
LANDSCAPE ARCHITECTURE
SITE GRAPHICS

SUITE 500 - 2601 CATTLEMEN ROAD - SARASOTA, FLORIDA 34232
PHONE 941-926-1730 FAX 941-922-2351

Owner/ Developer:
TAUBCO™

HALLANDALE SQUARE
(An Urban Shopping Experience)
600 Hallandale Beach Blvd, Hallandale Beach, Florida
Irrigation Plan Sheet

North

Scale
40 20 0 20 40 80

Job No.	144157000
Drawn By	jdh
Checked By	jdh
Date	01 04 07

Revisions

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IR-1
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Drawing name: H:\URG\144157000 - Hallandale\CAD\PLAN-CONCEPTUAL-IRR-1-08.dwg IR-1 May 20, 2008 2:03pm by: josh.serck
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SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER USE RESTRICTIONS - MODIFIED PHASE III

NEW LANDSCAPING MAY BE WATERED FOR THE FIRST 60 DAYS, MONDAY, WEDNESDAY AND SATURDAY, BETWEEN THE HOURS OF 12:01 AM AND 8:00 AM.
LOW-VOLUME HAND WATERING ALLOWED ANYTIME; VOLUNTARY REDUCTION.

AFTER 60 DAYS, RESTRICTIONS ARE ONE (1) DAY PER WEEK WATER SCHEDULE, SUNDAYS. IRRIGATION IS PERMITTED BETWEEN THE HOURS OF 12:01 AM AND 8:00 AM. LOW-VOLUME HAND WATERING ALLOWED BETWEEN THE HOURS OF 5:00 PM AND 7:00 PM.

NEW IRRIGATION SYSTEMS MAY BE CLEANED, ADJUSTED, REPAIRED A MAXIMUM OF 10 MINUTES PER ZONE ON A ONE-TIME BASIS

EXISTING IRRIGATION SYSTEM MAY BE CLEANED, ADJUSTED, OR REPAIRED A MAXIMUM OF 10 MINUTES PER ZONE PER WEEK.

IRRIGATION SYSTEM DEMAND

IRRIGATED AREA: 1.13 ACRES (±49,344 SF)

WEEKLY WATER APPLICATION PER WEEK: PEAK MONTH IS MAY AT 4.73 INCHES AVERAGE IRRIGATION REQUIREMENT PER MONTH. 4.73/(31 DAYS/MONTH) = 0.1526 INCHES/DAY
0.1526 INCHES/DAY X 7 DAYS PER WEEK = 1.07 INCHES PER WEEK IRRIGATION REQUIREMENT

FORMULA: $Q = K\frac{AD}{FHE}$

WHERE:
Q = SPRINKLER SYSTEM CAPACITY IN GALLONS PER MINUTE.
A = ACRES IN THE DESIGN AREA.
D = GROSS DEPTH OF APPLICATION IN INCHES.
F = THE NUMBER OF DAYS ALLOWED FOR COMPLETION OF ONE IRRIGATION.

H = THE NUMBER OF HOURS THE SYSTEM IS OPERATED IN A DAY.

EFF = EFFICIENCY OF THE IRRIGATION SYSTEM (75%).

$$K = 453 = \frac{43560 \text{ SQ FT/ACRE} \times 7.48 \text{ GAL/CU FT}}{60 \text{ MIN/HR} \times 12 \text{ IN/FT}}$$

HALLANDALE SQUARE PROJECT: 1 DAY RUN TIME SCHEDULE

FORMULA: $Q = K\frac{AD}{FHE}$

FORMULA: $Q = 453 \frac{1.06 \text{ AC} \times 1.07 \text{ IN.}}{1 \text{ DAY} \times 8 \text{ HRS.} \times .75 \text{ EFF}}$

FORMULA: Q = 86 GPM

46,098 SF * .089166 (FT/WK) * 7.48 (CONSTANT) = 30,796 GAL/WEEK

PRECIPITATION RATES

SPRINKLER TYPE	RATE	PEAK DEMAND/ WEEK	IRR. EFF.	WEEKLY RUN TIME TO MEET PEAK DEMAND WITH IRRIGATION EFFICIENCY
POP-UP SPRAY SPRINKLER	1.5 IN/HR	1.07 IN	75%	58 MINS
GEAR ROTOR	.617 IN/HR	1.07 IN	75%	140 MINS
DRIP	1.5 IN/HR	1.07 IN	95%	46 MINS

CONTRACTOR TO ADJUST CONTROLLER RUN TIMES AS NECESSARY TO MEET MONTHLY IRRIGATION REQUIREMENTS PREDICATED BY CITY OF FORT PIERCE HISTORICAL RAINFALL DATA, EVAPOTRANSPIRATION RATES, AND SPECIFIC PLANT REQUIREMENTS.

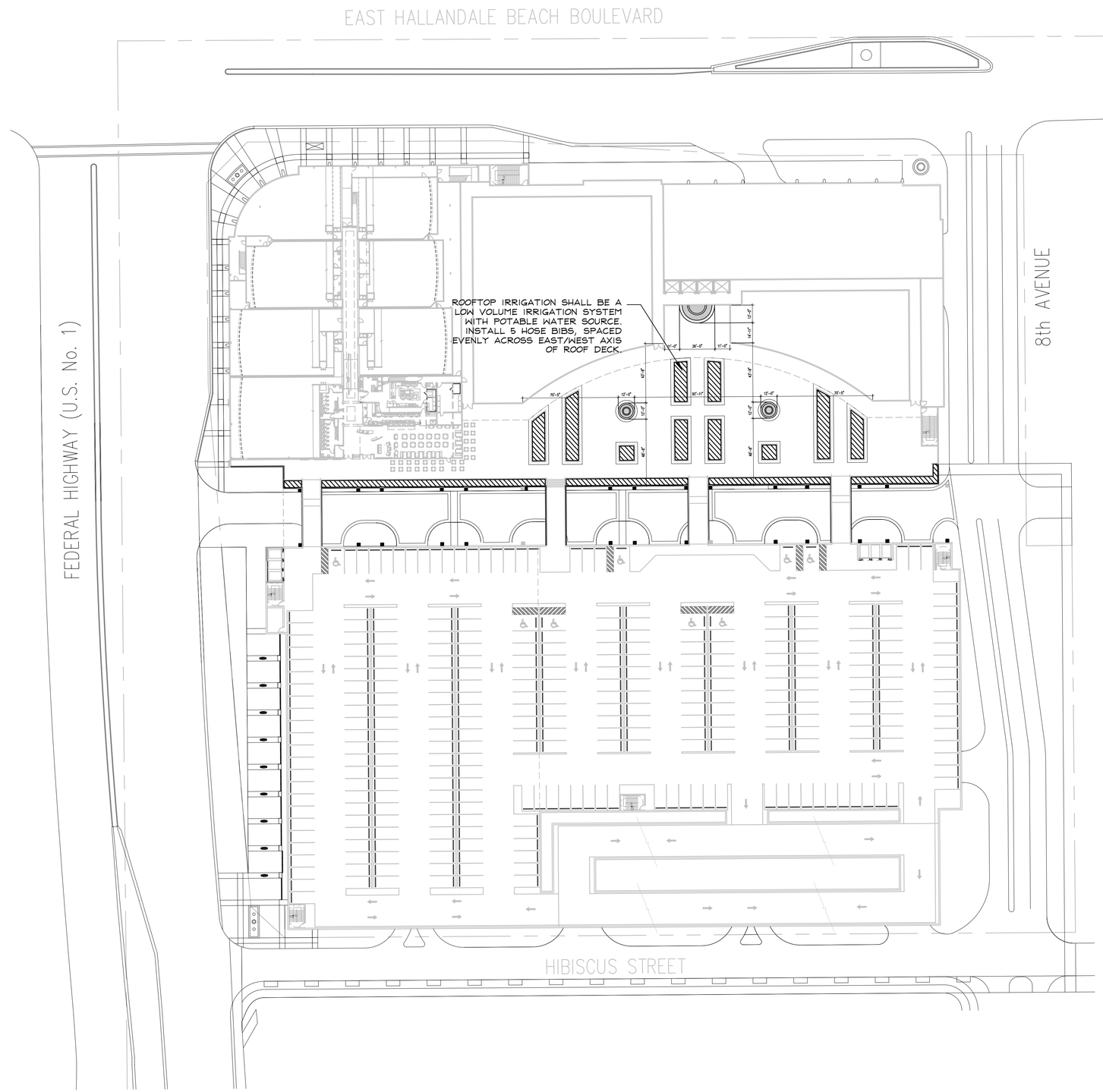
IRRIGATION ZONES REQUIRED

THIS SITE WILL REQUIRE A COMBINATION OF THE FOLLOWING, AT A MINIMUM:

49 OF 30 GPM (MAX) ZONES (1" VALVES)
22 OF 65 GPM (MAX) ZONES (1.5" VALVES)
16 OF 90 GPM (MAX) ZONES (1.5" VALVES)
9 OF 150 GPM (MAX) ZONES (2" VALVES)

ADDITIONAL ZONES MAY BE NECESSARY. CONTRACTOR TO DETERMINE FINAL DESIGN AND SUBMIT CALCULATIONS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.

NOTE: SEE SHEET IR-1 FOR ADDITIONAL IRRIGATION NOTES.



URBAN RESOURCE GROUP
A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.

URBAN & DEVELOPMENT PLANNING
LANDSCAPE ARCHITECTURE
SITE GRAPHICS

SUITE 500 - 2601 CATTLEMEN ROAD - SARASOTA, FLORIDA 34232
PHONE 941-926-1730 FAX 941-922-2351

Owner/ Developer:
TAUBCO™

HALLANDALE SQUARE
(An Urban Shopping Experience)
600 Hallandale Beach Blvd, Hallandale Beach, Florida
Top Floor Irrigation Plan

North

Scale
40 20 0 20 40 80

Job No.	144157000
Drawn By	jdh
Checked By	jdh
Date	01 04 07

Revisions

NO.	DATE	COMMENTS
4	3.7.08	SITE PLAN REVISIONS, CITY COMMENTS
5	3.13.08	RESUBMITTAL AND MINOR REVISIONS
6	4.3.08	RESUBMITTAL WITH SITE REVISIONS
7	5.8.08	PER CITY COMMENTS
8	5.20.08	PER CITY COMMENTS/ SITE REVISIONS

X

Jonathan D. Haigh
FL Cert. No. 6666795
Date: 5.20.08

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IR-2
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