

LANDSCAPE REQUIREMENTS

MDP PHASE 1- 2 MIXED USE DEVELOPMENT		
* BASED ON PHASE 1 MIXED USE DEVELOPMENT - 1,393,049 SF (31.98 acres)		
TREE REQUIREMENT: 1 TREE PER 1,500 SF OF SITE AREA	928	
TOTAL NUMBER OF TREES REQUIRED	928	
TOTAL SITE 1,393,049 sf / 1,500 sf	284	
CREDITS FOR SAVING EXISTING TREES	644	
NEW TREES REQUIRED	764	
NEW TREES PROVIDED	764	
LANDSCAPE AREA REQUIREMENT: MINIMUM 15% SITE AREA		
LANDSCAPE AREA REQUIRED	208,957 sf	
LANDSCAPE ARE PROVIDED	366,739 sf	
PERCENTAGE OF SITE AREA PROVIDED	26 %	
AREA COUNTS:		
TOTAL PHASE 1 MIXED USE DEVELOPMENT	REQUIRED	PROVIDED
LANDSCAPE AREA	MIN. 15% (208,957 sf)	1,393,049 sf
IMPERVIOUS AREA	MAX. 85% (1,184,091 sf)	366,739 sf (26 %)
LOT COVERARGE	MAX. 75% (1,044,786 sf)	1,184,988 sf (85%)
URBAN PLAZA	43,560 sf (1.0 ac)	455,201 sf (32.5%)
LANDSCAPED OPEN SPACE	87,120 sf (2.0 ac)	46,173 sf (1.06 ac)
		192,970 sf (4.43 ac)

* DOES NOT INCLUDE 131.25 - 65 GALLON ACCENT TREES ALSO PROVIDED IN CURRENT PHASE ONE CONSTRUCTION DOCUMENTS.

CODE REQUIREMENTS

Perimeter Landscaping:
Landscaped buffer strips will be planted around all vehicular use areas; buffer strips will be a minimum 10 feet wide abutting public rights-of-way and 5 feet wide abutting alleys and rear or side common property lines.
US 1 Frontages in Phase Two = 645 LF = 222 plants (planted 36" O.C.)

*Landscaping required to meet this code requirement is accommodated in the current phase one construction documents.

Interior Landscaping:

All rows of parking spaces will be terminated with a minimum 5 foot wide landscaped island running the length of the abutting space; each island will contain one tree.
*22 Islands minimum width 9' x 36' = 9,254 SF landscaped area (Islands will be landscaped with shrubs and trees; the number of trees are included in the overall tree requirement)

One interior landscaped island at least 5 feet wide will be provided for every 10 parking spaces in a row. The length of the island will extend the length of the abutting parking space. Each island will contain one tree.

*6 Islands minimum width 6' maximum width 9' = 1,228 SF landscaped area (Islands will be landscaped with shrubs and trees; the number of trees are included in the overall tree requirement)

Plant Material:

All plant materials used will conform to Florida No. 1 standards and will be selected from the City of Hallandale Beach's approved plant list.

Irrigation:

All landscaped areas will be irrigated with an automatic irrigation system that will provide 100 percent coverage. The irrigation system will be equipped with a rain sensor.

NOTE:

Code minimum landscape shown on these sheets is based on Glattig Jackson's interpretation of applicable code requirements from the City of Hallandale Beach development standards (article IV, division 8), the City of Hallandale Beach design guidelines manual and the Village at Gulfstream Park PLAC.

LANDSCAPE REQUIREMENTS

VILLAGE OF GULFSTREAM LAC		
* 2,648,448 SF (60.8 acres) - OF WHICH, 1,393,049 SF (31.98 acres) IS INCLUDED IN THE PHASE 1 - 2 MIXED USE DEVELOPMENT.		
TREE REQUIREMENT: 1 TREE PER 1,500 SF OF SITE AREA	PH. 1 - 2 TOTAL SITE	
TOTAL NUMBER OF TREES REQUIRED	928	
TOTAL SITE 2,616,001 sf / 1,500 sf	1,766	
CREDITS FOR SAVING EXISTING TREES	284	
NEW TREES REQUIRED	644	
NEW TREES PROVIDED	764	
LANDSCAPE AREA REQUIREMENT: MINIMUM 15% SITE AREA		
LANDSCAPE AREA REQUIRED	208,957 sf	
LANDSCAPE ARE PROVIDED	366,739 sf	
PERCENTAGE OF SITE AREA PROVIDED	26 %	
AREA COUNTS:		
TOTAL DEVELOPMENT	REQUIRED	PROVIDED
LANDSCAPE AREA	MIN. 15% (244,734 sf)	2,648,448 sf
IMPERVIOUS AREA	MAX. 85% (1,258,547 sf)	431,176 sf (16.3 %)
URBAN PLAZA	MAX. 75% (1,228,424 sf)	2,218,672 sf (83.3%)
LANDSCAPED OPEN SPACE	43,560 sf (1.0 ac)	455,201 sf (17.1%)
	87,120 sf (2.0 ac)	192,970 sf (4.43 ac)

NOTE:

These calculations are provided as reference only for the final LAC build-out of the Village at Gulfstream. The landscape documents provided are for the MDP Phase Two Mixed Use Development only.

PHASE TWO MASTER PLANT LIST OF LANDSCAPE MATERIAL

CANOPY TREES (100' - 100' GAL)					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
**SE/CO	9	Acacia fraseriana	Sweet Acacia	100 gall, 5-11" x 6-3" cal.	45
**BE/CO	17	Buxera maritima	Green Laurel	100 gall, 5-18" x 6-5-3" cal.	45
**DE/CO	7	Delonix regia	Royal Poinciana	100 gall, 5' - 6'-3" cal.	45
**O/V/CO	6	Quercus virginiana	Live Oak	100 gall, 5' - 6'-4" cal.	45

PALMS					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
WE/24	16	Washingtonia robusta	Travertine Palm	24' C.T.	45

SHRUBS, GROUNDCOVER & VINES					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
●CR/3	560	Conyocarpus lateralis	Red Tip Cone Plant	3 gall, 36" x 24"	8" O.C.
●P/3	543	Leontodon	Trillium	3 gall, 36" x 24"	24" O.C.
●W/2/3	168	Wunderwurz capitata	White Gaea	3 gall, 36" x 24"	24" O.C.
●P/1/3	714	Furcraea tropicalis	Tropical Blue Furcraea	3 gall, 24" tall	36" O.C.
●R/1/3	94	Rapicarpus indica	Dwarf Indian Hawthorn	3 gall, 36" x 36"	24" O.C.
●E/1	66	Saxifraga ciliolata	Cord Grass	1 gall, 24" tall	36" O.C.

ABBREVIATIONS IN PLANT LIST

- A5 As is spacing (one per space)
- cal Caliper of tree 12" above root ball.
- C1 Clear trunk of palm.
- DBH Diameter of tree at breast height (4'-0" above root ball)
- Full Plant material fill the container at time of installation.
- gall, Container size of plant material.
- O.A. Overall Height of spread.
- O.C. On center spacing.
- ppp Plants per pot.
- spcd Spread of plant material.

NOTE:

NO PLANTS IDENTIFIED IN SECTION 1111 OF THE CITY OF HALLANDALE BEACH DESIGN GUIDELINES MANUAL WILL BE USED
FINAL LANDSCAPE MATERIAL MAY DIFFER FROM THAT WHICH IS SHOWN AND ADDITIONAL LANDSCAPE MATERIAL WILL BE SELECTED BASED ON CONFORMANCE TO THE REQUIREMENTS OF THE CITY OF HALLANDALE BEACH AND THE APPROVED PLAC.
● DENOTES PLANTS ON THE CITY OF HALLANDALE BEACH PREFERRED SPECIES PLANT LIST IN SECTION 121
* DENOTES NATIVE PLANT SPECIES ON THE CITY OF HALLANDALE BEACH NATIVE SPECIES PLANT LIST IN SECTION 121
AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR TO BE INSTALLED. REGULATION SYSTEM WILL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AND SOFT AREAS. REFER TO CURRENT CONSTRUCTION DOCUMENTS FOR ALL PHASE ONE LANDSCAPING AND PLANNING DETAILS.



Sheet Description: PHASE TWO LANDSCAPE CITY SUBMISSION	Drawn By: HH / KS Checked By: KS / CPC KKSJL #: 05044/0775.0 Drawing #:
Discipline: L Phase #: 02 Division #: 02 Sheet #:	Authorizes Use: <input checked="" type="checkbox"/> Design Development <input type="checkbox"/> Progress <input type="checkbox"/> Bidding <input type="checkbox"/> Building Permit <input type="checkbox"/> Construction <input type="checkbox"/> City Submission Current Date: 28 Jan 2009

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