

File Name: P:\Projects\2011\114216 - L-100-PLANT.dwg | Plotted by: Erin Sudman on Monday, January 16, 2012 5:18:09 PM | Related Group | Monero Site Plan\CADD Files\Drawings\11-4216-L-100-PLANT.dwg | 51.82A | 51.82A | Wall Mounted, Plan & Section MOUNTING CLIP

PLANTING NOTES:

- GENERAL:**
- STATE LAW MANDATES CONTACTING "SUNSHINE STATE ONE-CALL OF FLORIDA, INC." AT 811 OR 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - LANDSCAPE CONTRACTOR SHALL CONTACT THE COUNTY, CITY AND/OR UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
 - CONTRACTOR SHALL FURNISH A "UNIT PRICE BREAKDOWN" FOR ALL MATERIAL TO BE USED IN PROJECT:
 - MULCH, TOPSOIL, FERTILIZER, STAKING, ETC. SHALL BE INCLUDED IN THE "UNIT BREAKDOWN" COST PER PLANT.
 - REQUESTS FOR SUBSTITUTIONS AND CHANGES SHALL BE IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - OWNER'S REPRESENTATIVE MAY IN HIS/HER DISCRETION ADD OR DELETE UNINSTALLED PLANT MATERIAL FROM PROJECT UTILIZING THE "UNIT BREAKDOWN" UNIT COSTS SUBMITTED.
 - CONTRACTOR(S) MUST OBTAIN SEPARATE LANDSCAPE, IRRIGATION & TREE RELOCATION/REMOVAL PERMITS FROM THE GOVERNING AGENCIES PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROJECT.
 - LANDSCAPE CONTRACTOR MUST CALL THE LANDSCAPE INSPECTOR WITH THE GOVERNING AGENCY TO SCHEDULE A PRELIMINARY CONSTRUCTION MEETING, ALONG WITH THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO ANY SITE PREPARATION.
 - LANDSCAPE PRINCIPLES SHALL BE APPLIED TO ALL SITES AS SPECIFIED IN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICTS "WATERWISE SOUTH FLORIDA LANDSCAPES" GUIDELINES.
 - LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT & GOVERNING AGENCIES OF ANY CHANGES IN MATERIAL FOR APPROVAL, PRIOR TO INSTALLATION.
 - LANDSCAPE CONTRACTOR SHALL REFER TO LANDSCAPE DETAILS FOR ADDITIONAL PLANTING REQUIREMENTS.
 - LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN IS TO TAKE PRECEDENCE OVER PLANT LIST/SCHEDULE.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF NOT LESS THAN 12 MONTHS AFTER DATE OF FINAL ACCEPTANCE (SEE WATERING NOTE).
 - THE LANDSCAPE ARCHITECT OF RECORD SHALL PROVIDE A CERTIFICATION LETTER TO THE GOVERNING AGENCY CERTIFYING THAT THE LANDSCAPING WAS INSTALLED ACCORDING TO THE PLAN(S) AND SPECIFICATION(S) BEFORE THE LANDSCAPE INSPECTOR MAKES THE FINAL INSPECTION FOR ALL NON-RESIDENTIAL AND PLANNED COMMUNITY RESIDENTIAL PROJECTS.
 - OWNER(S) OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE, AFTER INSTALLATION.

- SITE PREPARATION:**
- LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ALL EXISTING SOD AND IRRIGATION SYSTEMS ANY DAMAGE TO THE SOD OR IRRIGATION SHALL BE REPLACED/REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
 - GENERAL CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORIDA HOLLY AND ALL EXOTIC NUISANCE MATERIAL ON SITE, AS REQUIRED AND/OR AS SPECIFIED ON EXISTING PRESERVATION/DISPOSITION PLANS.
 - GENERAL CONTRACTOR SHALL ERADICATE & REMOVE ALL WEEDS & GRASS, CLEAN-UP ANY DEAD MATERIAL, DEBRIS, AND RUBBISH PRIOR TO INSTALLING A NEW PLANT MATERIAL.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL GRADING WITHIN PLANTING AREAS.
- PLANTING/TOP SOIL:**
- ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE PLANTING AREAS AND REPLACED WITH 50/50 MIX FILL SOIL OR AS OTHERWISE SPECIFIED.
 - ALL PARKING ISLANDS AND PLANTING BEDS AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 36" MIN. AND REPLACED WITH 50/50 PLANT MIX, OR AS PER SPECIFICATIONS.
 - TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBIT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURAL ACCEPTABLE ORGANIC MATERIAL. ALL SOILS USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND MUST BE ACCEPTABLE TO THE GOVERNING AGENCIES.
 - LANDSCAPE CONTRACTOR TO SUPPLY & INSTALL 2" SOIL LAYER 50/50 MIX BLANKET FOR ALL NEW SOD AREAS.
 - THE MIN. PLANTING SOIL DEPTH SHALL BE SIX (6") INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
 - TREES SHALL RECEIVE TWELVE (12") INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
 - TOP SOIL REQUIRED AROUND & BENEATH ALL PROPOSED PLANT MATERIAL ROOT BALLS (UNLESS OTHERWISE NOTED).
 - CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.
 - NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.

- PLANT MATERIAL:**
- ALL PLANT MATERIAL SHALL BE MIN. GRADE OF FLORIDA NO. 1 & BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS PRIOR TO INSTALLATION OF NEW PLANT MATERIAL.
 - ALL GUYING, STAKING & TREE BRACES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. REFER TO PLANTING DETAILS FOR APPROVED METHODS. LANDSCAPE CONTRACTOR SHALL RETURN 12 MONTHS AFTER COMPLETION OF JOB AND REMOVE ALL GUYS, STAKES & TREE BRACES.
 - ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN(S) SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID UTILITY CONFLICTS AND OTHER OBSTRUCTIONS. WHERE SAID ADJUSTMENT CANNOT BE DONE WITHOUT SIGNIFICANT CHANGE TO THE PLANTING DESIGN CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
 - TREES SHALL BE PLACED A MINIMUM OF 6 FT. FROM UNDERGROUND UTILITIES AND ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC/Private INFRASTRUCTURE (INCLUDING CURBS, WALKS, PAVEMENT, ETC.) SHALL UTILIZE A ROOT BARRIER SYSTEM, AS APPROVED BY THE GOVERNING AGENCY.
 - ALL PLANT MATERIAL SHALL BE CLEAR (7-1/2 FT. IN FRONT & SIDES WITH 4 FT. IN REAR) AROUND ALL FIRE HYDRANTS, CHECK VALVES, FIRE DEPT. EQUIPMENT, ETC., OR AS REQUIRED.
 - SHADE TREES SHALL BE PLANTED MIN. OF 15 FT. FROM LIGHT POLES. ALL SMALL TREES AND PALMS TO BE PLANTED MIN. OF 7.5 FT. FROM LIGHT POLES, OR AS OTHERWISE SPECIFIED.
 - ALL SHADE TREES SHALL HAVE A 1/2" MIN. CLEAR TRUNK HEIGHT (UNLESS OTHERWISE SPECIFIED) AND CALIPER SHALL BE MEASURED AT D.B.H. AT TIME OF PLANTING.

- NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN RIGHTS-OF-WAY (IE. SWALE AREAS) WITHOUT A PERMIT. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN HEIGHT WILL BE APPROVED IN SAID SWALE AREAS.
- ALL DUMPSTERS, TRANSFORMERS, UTILITY BOXES, IRRIGATION PUMP HOUSES & MECHANICAL EQUIPMENT, INCLUDING BACKFLOW PREVENTOR, A.C. UNITS, ETC., SHALL BE SCREENED WITH HEDGE MATERIAL TO THE HEIGHT OF EACH ABOVE GROUND ELEMENT FOR COMPLETE SCREENING ON THREE (3) SIDES MIN.
 - THE QUANTITY OF SCREENING SHRUBS IS IN ADDITION TO THE REQUIRED NUMBER OF SHRUBS AS PROVIDED IN THE CODE CALCULATION TABLE.
 - ALL SCREENING SHRUBS SHALL BE PLANTED IN SUCH A WAY AS TO PROVIDE ACCESS FOR PROPER OPERATION OF EQUIPMENT BEING SCREENED AND/OR PER THE REQUIREMENTS OF THE UTILITY AS NECESSARY.
 - ALL HEDGE MATERIAL REQUIRED FOR SCREENING PURPOSES SHALL BE PLANTED 50 AS TO BE TIP TO TIP WITHIN SIX MONTHS OF PLANTING AND MAINTAINED 50 AS TO FORM A CONTINUOUS VISUAL SCREEN. ADJUST SPACING AS NECESSARY AND/OR PROVIDE ADDITIONAL PLANTS TO PROVIDE AN ADEQUATE SCREEN.
 - SHRUBS USED AS HEDGES SHALL BE FL. NO. 1 OR BETTER WITH A MIN. HT. OF 24" AND A MIN. SPREAD. OF 18", WHEN MEASURED IMMEDIATELY AFTER PLANTING & SHALL BE A MIN. OF 3" HT. WITHIN 2 YRS. FROM THE DATE OF PLANTING.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES ARE TO BE SINGLE TRUNK UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS, OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE (IE. TAGGING TAPE, NURSEY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE THE TREES ARE BACK FILLED.
 - SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+/- 1") THAN THE FINISHED GRADE.
 - ALL "GROUND COVER REQUIRES 75% COVERAGE AND 100% WITHIN 3 MONTHS OF INSTALLATION".
 - PROPOSED UNDERSTORY PLANT MATERIAL SHALL NOT BE PLANTED ON TOP OF TREE OR PALM ROOT BALLS.
 - ALL PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION, SEE SPECIFICATIONS.

- MULCH:**
- A THREE (3) INCH MIN. DEPTH OF APPROVED ORGANIC MULCH MATERIAL (MEASURED AT THE TIME OF FINAL INSPECTION) SHALL BE INSTALLED IN ALL LANDSCAPED AREAS NOT COVERED BY PAVEMENT, SOD, DECORATIVE STONES, OR ANNUAL FLOWER BEDS. ADDITIONALLY, EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL:
 - THE USE OF CYPRESS MULCH IS PROHIBITED, AS WELL AS ANY MULCH CONTAINING ARSENIC.
 - A MIN. MULCH WIDTH OF 18" BEYOND THE TRUNK OF ALL TREES, PALMS, HEDGES AND SHRUBS.
 - MULCH SHALL NOT BE PLACED CLOSER THAN 3" FROM THE TRUNK OF ALL TREES AND PALMS; THE MOUNDING OF MULCH IS NOT ACCEPTABLE.
 - MULCH SHALL BE USED IN CONJUNCTION WITH GROUND COVER IN ALL PLANTING BEDS (UNLESS SPECIFIED OTHERWISE).
 - DO NOT MULCH WITHIN DESIGNATED "PRESERVE AREAS" (UNLESS SPECIFIED OTHERWISE).
- LANDSCAPE/LAWN AREAS:**
- LANDSCAPE MATERIAL SHALL BE PLACED ON ALL AREAS NOT COVERED BY MAIN AND ACCESSORY STRUCTURES, WALKS AND VEHICULAR USE AREAS. LANDSCAPE MATERIAL SHALL EXTEND TO ANY ADJUTING STREET, PAVEMENT EDGE AND TO THE MEAN WATER LINE OF ANY ADJUTING CANAL, LAKE OR WATERWAY.
 - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SODDED WITH ST. AUGUSTINE "FLORATAM", UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL INCLUDE IN HIS BID ST. AUGUSTINE "FLORATAM" SOD FOR ALL LANDSCAPE AREAS VOID OF ANY PLANT MATERIAL (IE. GROUND COVER, SHRUBS, SOD), NOT SPECIFIED IN PLANS, WITHIN THE LIMITS OF THE PROJECT. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO BIDDING IN REFERENCE TO "PROJECT LIMITS".

- IRRIGATION:**
- LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & MAINTAIN A 50% MIN. OVERLAP TO ALL LANDSCAPED AREAS. THERE SHALL BE NO OVER SPRAY ONTO SIDEWALKS. IRRIGATION SYSTEM SHALL:
 - HAVE A RAIN SENSOR DEVICE INSTALLED, AS REQUIRED.
 - MUST USE PURPLE CODED PIPE, HEADS, VALVES ETC. FOR IDENTIFYING RECLAIM WATER COMPONENTS (FOR FUTURE). IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO BUILDING PERMIT.
- WATERING NOTE:**
- ALL NEW PLANT MATERIAL SHALL HAVE AN ESTABLISHMENT PERIOD OF 12 MONTHS FROM THE TIME OF ACCEPTANCE. DURING THE ESTABLISHMENT PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING ITEMS: WATERING PER THE SCHEDULE ATTACHED(#23), RE-SETTING OF PLANTS, REPLACEMENT OF SICK OR DEAD PLANTS, ALL OTHER CARE REQUIRED FOR PROPER GROWTH. ANY PLANT MATERIAL NOT IN HEALTHY GROWING CONDITION SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT.
 - THE 12 MONTH WARRANTY/ESTABLISHMENT PERIOD SHALL BE EXTENDED BY 45 DAYS FOR ALL REPLACEMENT PLANT MATERIAL.
 - AT THE CLIENT'S EXPENSE, THE CONTRACTOR WILL REPLACE ANY PLANT MATERIAL DAMAGED AS A RESULT OF AUTOMOBILE ACCIDENTS OR "ACTS OF GOD" LIMITED TO HAIL, FREEZE, LIGHTNING, AND WINDS EXCEEDING 75 MPH AS DEFINED BY THE MIAMI HURRICANE CENTER.
 - WATERING CONTRACT SHALL BE INCLUDED IN CONTRACTORS BID FOR ANY PLANT MATERIAL THAT HAS BEEN ROOT PRUNED, INSTALLED, DISTURBED BY CONSTRUCTION, OR WHERE PROPOSED OR EXISTING IRRIGATION SYSTEMS ARE NOT FUNCTIONAL. ALL WARRANTIES SHALL BE IN PLACE BY CONTRACTOR REGARDLESS OF NON-OPERATIONAL IRRIGATION SYSTEMS OR AREAS WHERE NO IRRIGATION IS PROPOSED.
 - WATERING SCHEDULE (FIRST 6 MONTHS):

WEEK(S)	FREQUENCY (WATERING DAYS)
1 THRU 6	MON., WED., FRI., SAT.

PRELIMINARY PLAN NOTE:

THIS PRELIMINARY PLANS/KETCH IS FOR ILLUSTRATIVE PURPOSES IN ORDER TO CONVEY A DESIGN INTENT, IT IS NOT FOR CONSTRUCTION, AND HAS NOT BEEN FULLY REVIEWED, ENGINEERED OR CALCULATED. IT MAY REQUIRE ADDITIONAL CHANGES TO ACCOMMODATE PROPER GRADING & DRAINAGE, TRAFFIC CONDITIONS, A.D.A. REQUIREMENTS, ARCHITECTURAL AND/OR LANDSCAPE DETAILS, UTILITY COORDINATION, AND/OR OTHER POSSIBLE EXISTING CONDITIONS NOT YET SURVEYED.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA IT'S THE LAW!
811 or 1-800-432-4770
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

OVERALL PLANT LIST

NATIVE # DROUGHT TOLERANT	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	(*)3	BAV	Bulnesia arborea	Verawood Tree	Field Grown, 15' Ht. X 5' SPRD., 30" C.T., 2" DBH.
YES	(*)28	CEG	Conocarpus erectus	Green Buttonwood	Field Grown, 15' Ht. X 6' SPRD., 4' C.T., 2" DBH.
	(*)6	FDJ	Filicium decipiens	Japanese Fern Tree	Field Grown, 15' Ht. X 5' SPRD., 30" C.T., 2" DBH.
	14	LJW	Ligustrum japonicum	Wax Privet	Field Grown, full, Multi-trunk, 10' Ht.x 8' Spread.
YES	(*)14	MGD	Magnolia grandiflora 'DD Blanchard'	DD Blanchard Magnolia	Field Grown, 15' Ht. X 5' SPRD., 4' C.T., 2" DBH.
YES	(*)3	QV1	Quercus virginiana	Live Oak	Field Grown, 15' Ht. X 6' SPRD., 4' C.T., 2" DBH.
YES	(*)2	SMT	Sweetenia mahogany	Mahogany Tree	Field Grown, 15' Ht. X 6' SPRD., 4' C.T., 2" DBH.
	56	PROVIDED			

PLEASE NOTE:

(*) DEPICTS TREES / PALMS THAT REPRESENT LANDSCAPE REQUIREMENTS TABLE
 (**) DEPICTS PALMS THAT ARE COUNTED AS 3 TO 1 FOR THE LANDSCAPE REQUIREMENTS TABLE

SHRUBS & GROUNDCOVERS:

NATIVE # DROUGHT TOLERANT	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	(**)20	CAR	Carpentaria acuminata	Carpentaria Palm	Field grown, 18-28' Ht., 6-10' wood min., standard heights
	3	CCP	Chamaedorea cataractarum	Cat Palm	Field grown, 4-5'Ht.x 3' spread
	10	CFH	Chamaedorea Florida Hybrid'	Parlor Palm / Bamboo Palm	Full, 7' Gal., 5'-6' O.A. Ht., Shade Grown
	(**)25	PES	Physcosperma elegans	Alexander Palms (single)	Field grown, 15-20' Ht., 6-12' wood minimum, single trunk, staggered heights
	(**)6	PET	Physcosperma elegans	Alexander Palms (triple)	Field grown, 15' Ht., 6' wood minimum, triple trunk
	(*)4	PHM	Phoenix dactylifera 'Medjool'	Medjool Date Palm	Field grown, 24' O.A. Ht., 10' C.T. Min., Florida Fancy guaranteed for one year by grower
	3	PRT	Phoenix roebellii	Pymy Date Palm (triple)	Field grown, 6' Ht., Triple
YES	(*)34	RE1	Roystonia elata	Florida Royal Palm	Field grown, 35' O.A. Ht, 20' G.W. Min., Florida Fancy, matched
	8	RHE	Rhapis excelsa	Lady Palm	Full, 10 Gal., 5' height, specimen
	55	PROVIDED			

LANDSCAPE REQUIREMENTS

Minimum landscape area:
 Min. 15% of Site Area: 73,083 sq. ft. x .15 = 10,962 sq. ft. required/ 15,294.22 sq. ft. provided (20.9%)

Required trees:
 1.68 Acres = 73,083 sq. ft./ 1,500 = 48.72 trees required/ 111 trees provided

Maximum 50% palms:
 111 x .50 = 55.5 palms maximum/ 55 provided

Minimum 50% Native Trees / Palms Required:
 111 x .50 = 55.5 trees / 81 provided

Minimum of Five (5) Tree Species Required:
 Six (6) species provided

Required Royal Palms along Hallandale Beach Blvd.: 1 Royal Palm per 25' ft 480' ft/ 25' = 19.2 required Royal Palms/ 20 provided

Perimeter buffers for V.V.A. minimum widths:

North - front property line (along Hallandale Beach Blvd.) - 10'ft required/ 10' ft provided * (parking garage & building)

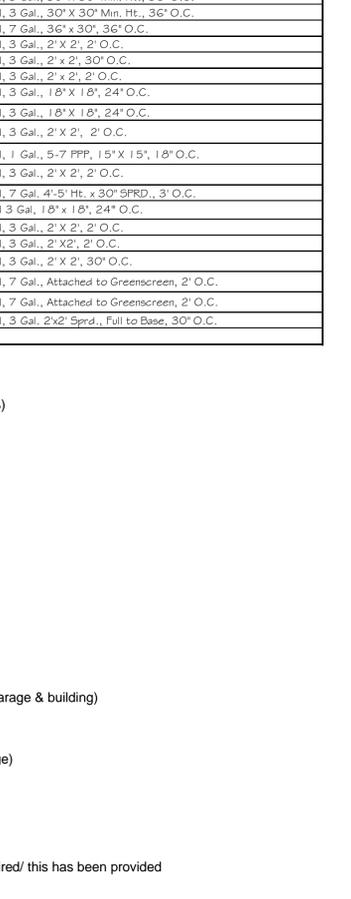
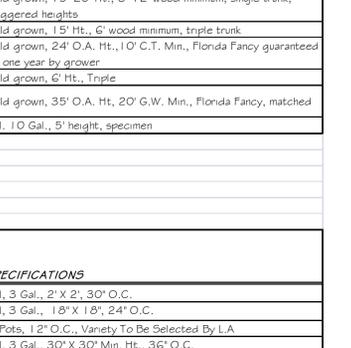
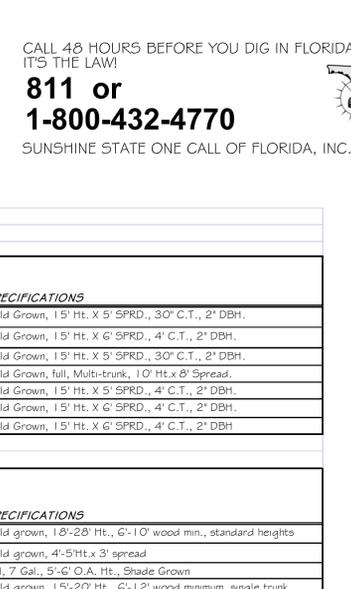
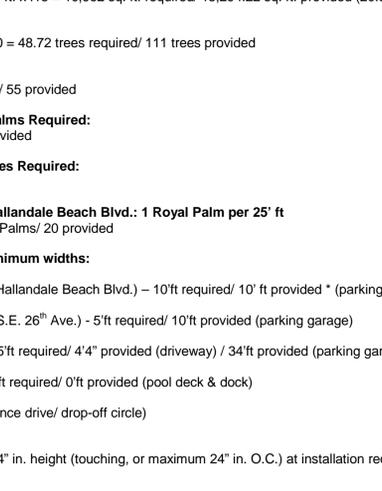
West - side property line (Along S.E. 26th Ave.) - 5'ft required/ 10'ft provided (parking garage)

South - rear/side property line - 5'ft required/ 4'4" provided (driveway) / 34'ft provided (parking garage)

East - Intracoastal Waterway - 0'ft required/ 0'ft provided (pool deck & dock)

(Please note: * exception at entrance drive/ drop-off circle)

All landscape buffers:
 Continuous hedge @ minimum 24" in. height (touching, or maximum 24" in. O.C.) at installation required/ this has been provided within all landscape buffers



BEACHWALK EXCEPTONAL SOLUTIONS
 2600 EAST HALLANDALE BEACH BOULEVARD
 HALLANDALE BEACH, FLORIDA
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 Fax: 954.921.8807
 Certificate of Authorization LC00000339

LANDSCAPE NOTES & PLANT LIST

MICHAEL CONNER, R.L.A.
 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
 LICENSE No. 1181

SCALE: 1:20
 PROJECT No: 11-4216
 PURPOSE OF THIS SET: DRC

DATE: OCTOBER 20, 2011

SCALE: 1:20
 PROJECT No: 11-4216
 PURPOSE OF THIS SET: DRC

L-010