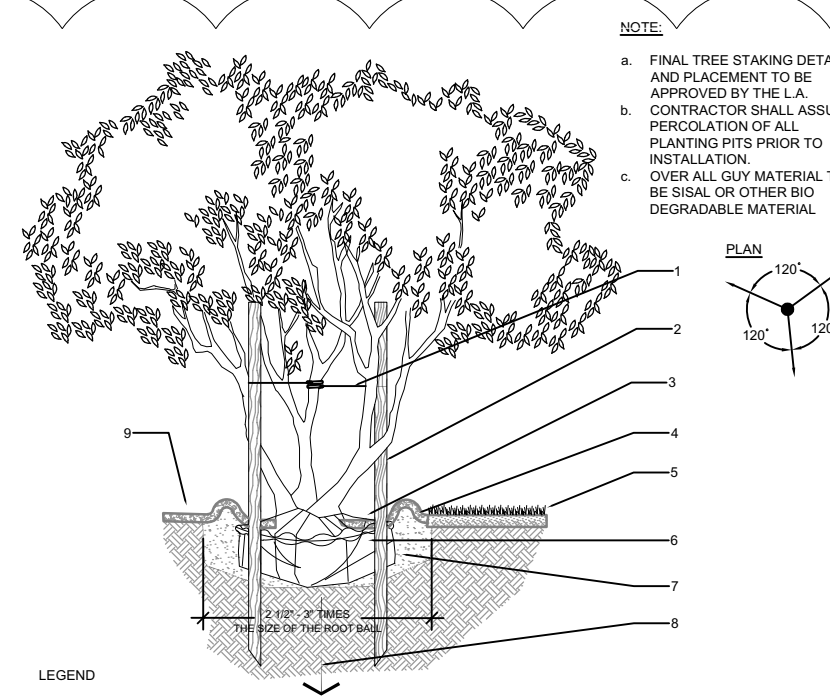
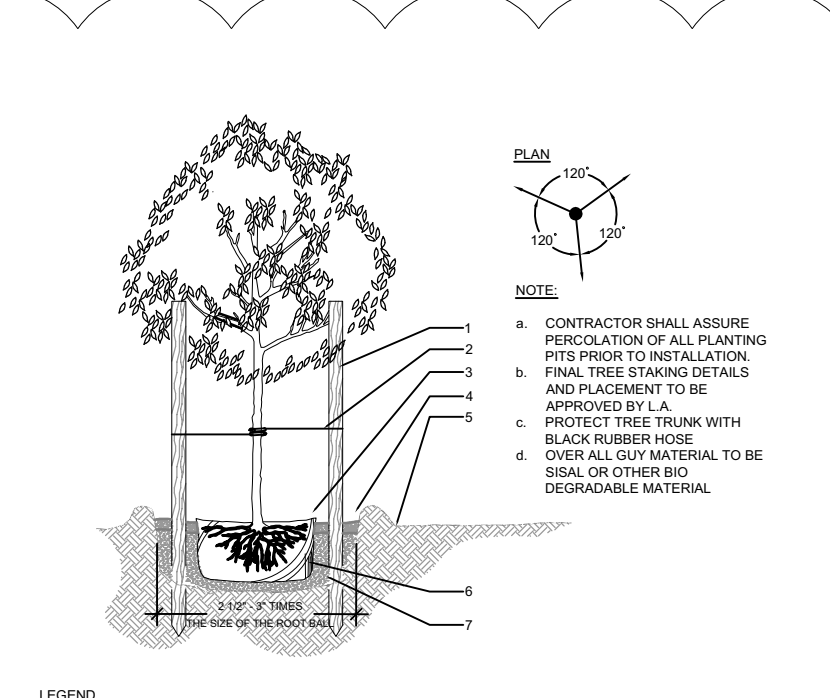


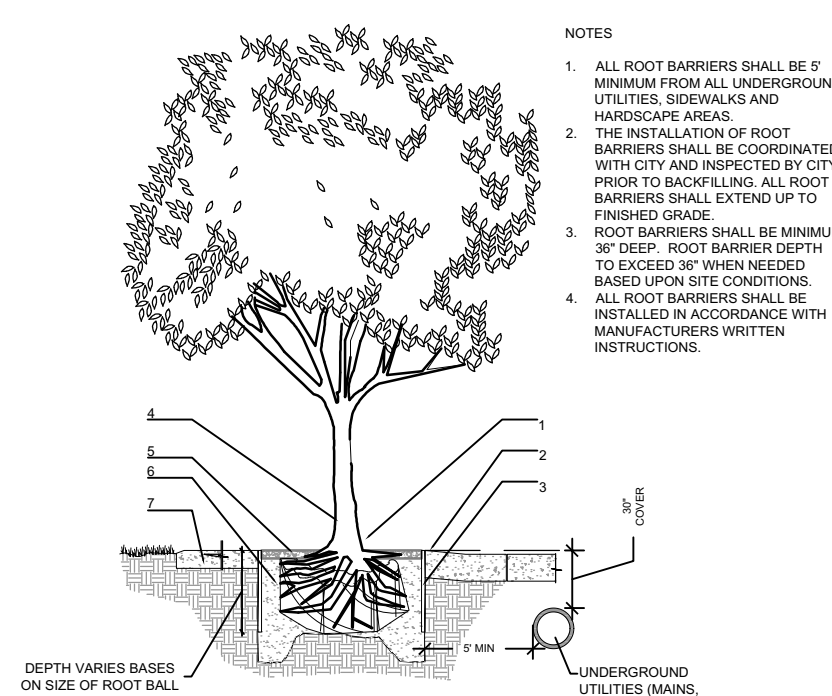
1 LARGE TREE
SECTION
SCALE: N.T.S.



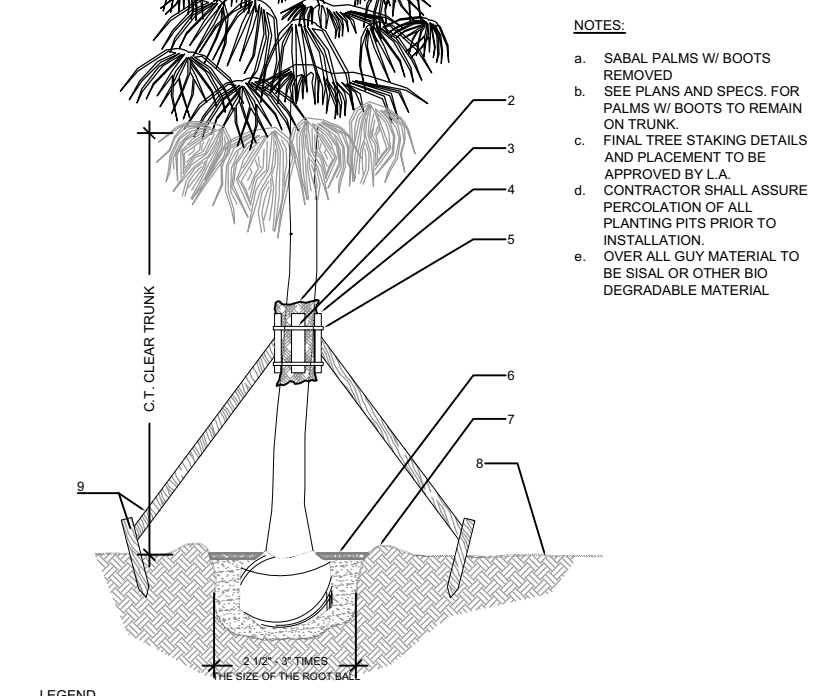
2 MULTI-TRUNK TREE
SECTION
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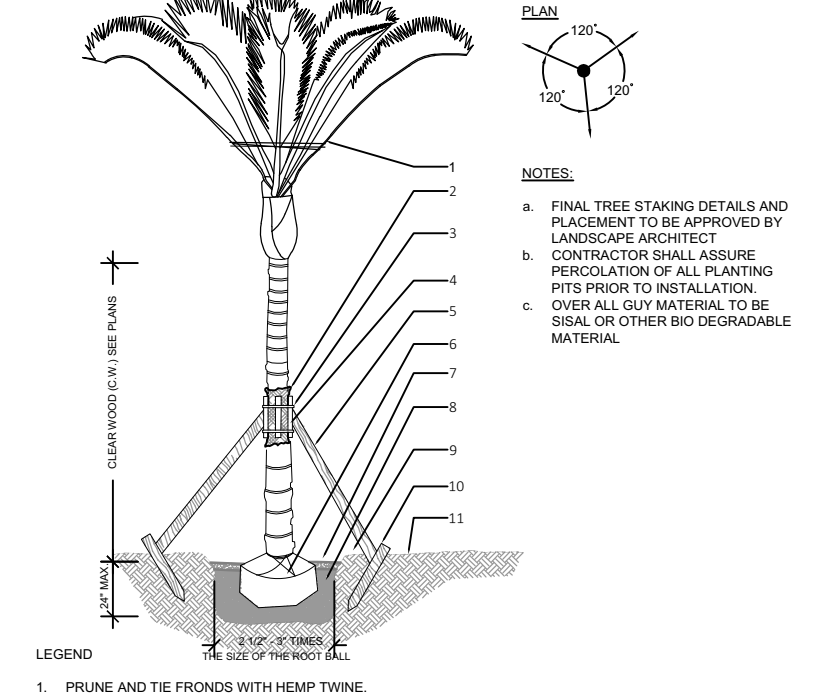
3 SMALL TREE
SECTION
SCALE: N.T.S.



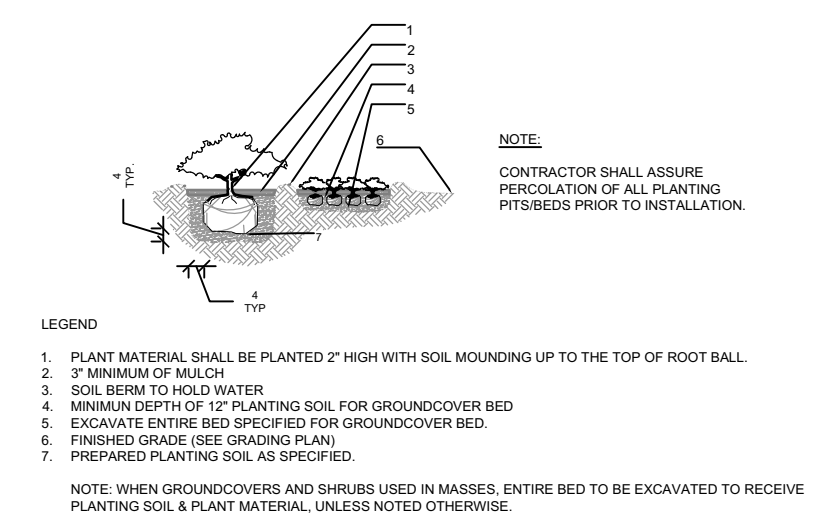
4 ROOT BARRIER INSTALLATION
SECTION
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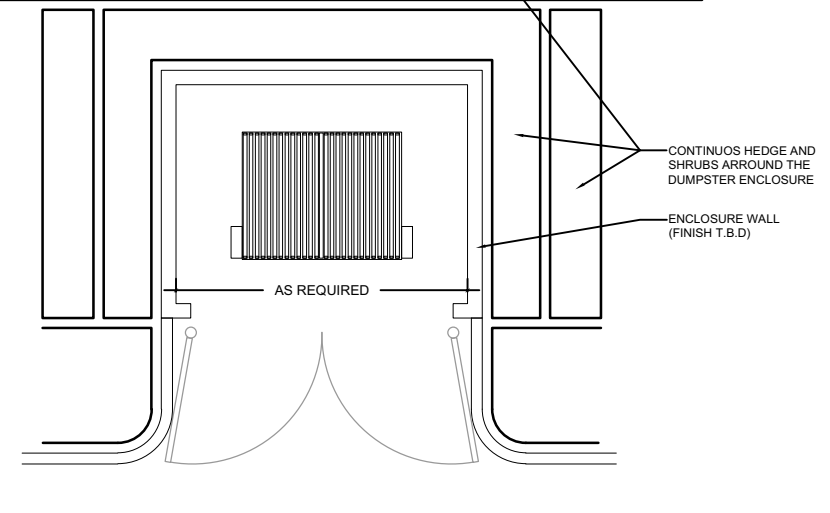
5 SABAL PALM
SECTION
SCALE: N.T.S.



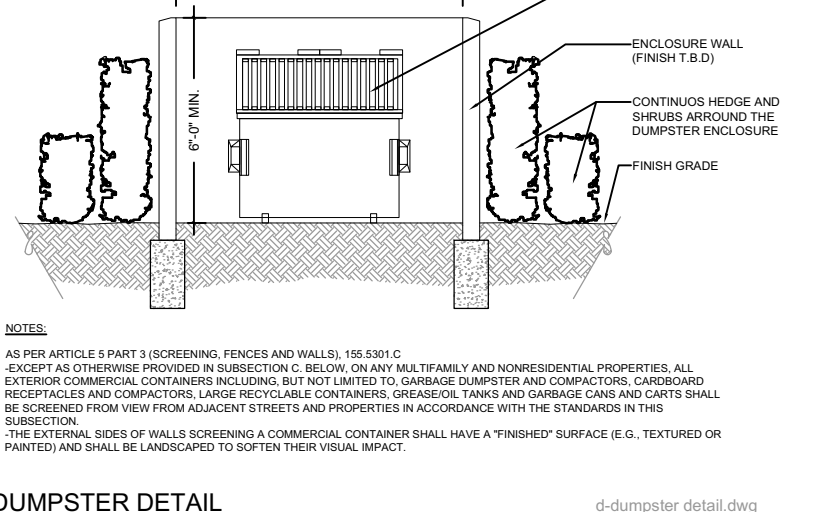
6 SMALL PALM
SECTION
SCALE: N.T.S.



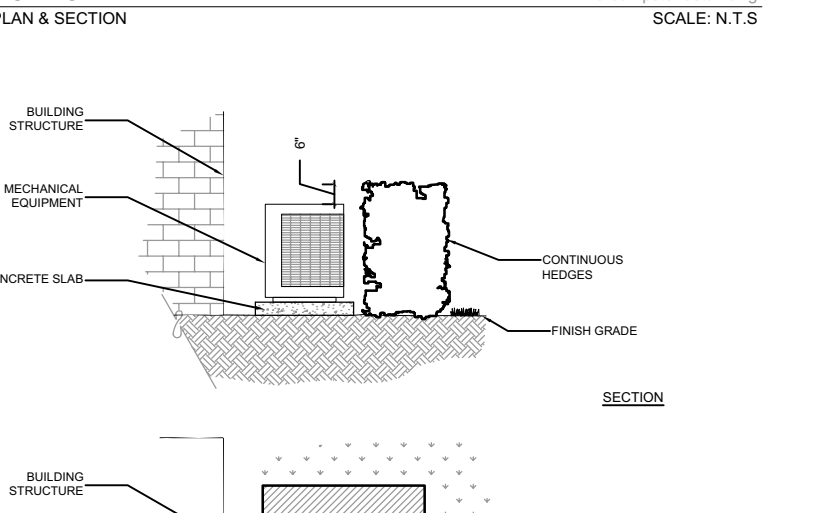
7 SHRUBS & GROUNDCOVERS
SECTION
SCALE: N.T.S.



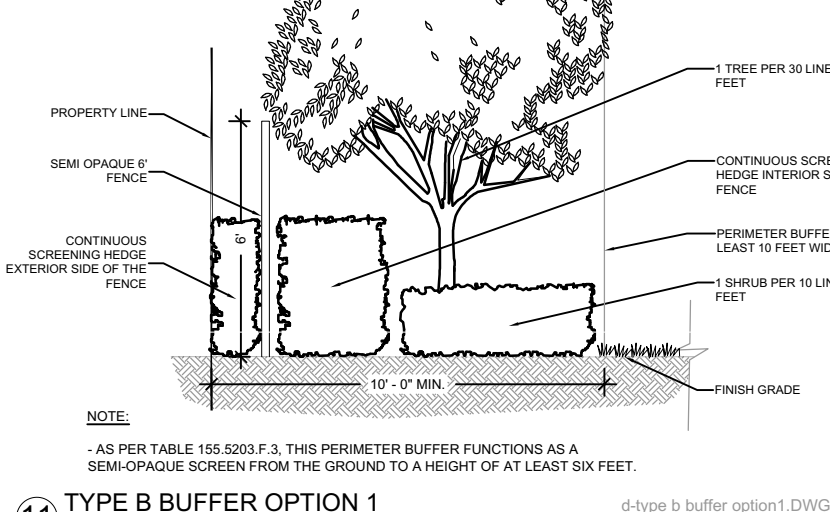
8 TYPICAL PLANT SPACING
SECTION
SCALE: N.T.S.



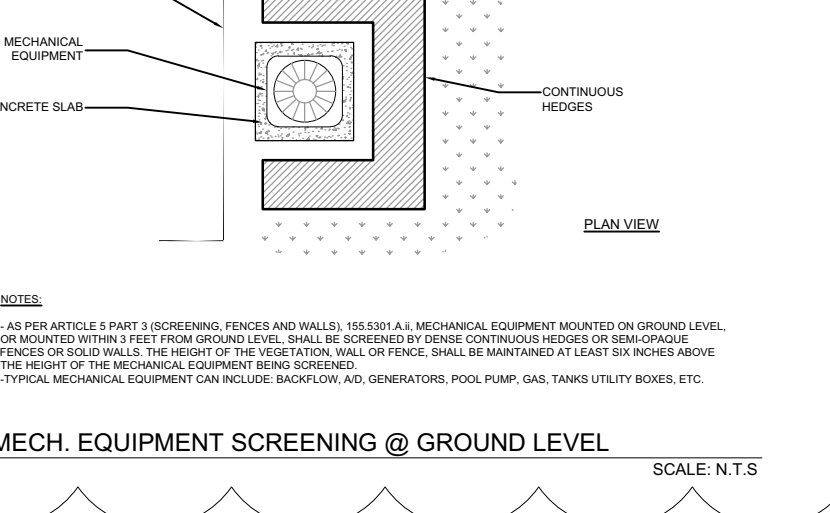
9 MULCH
SECTION
SCALE: N.T.S.



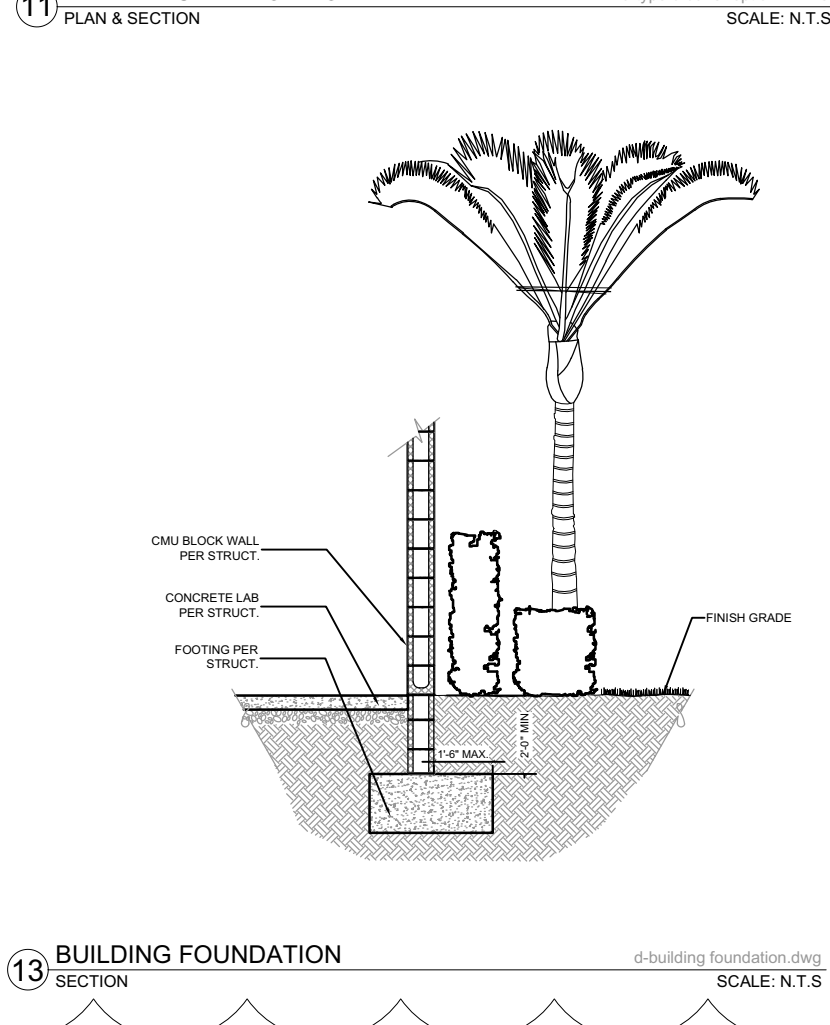
10 DUMPSTER DETAIL
PLAN & SECTION
SCALE: N.T.S.



11 TYPE B BUFFER OPTION 1
PLAN & SECTION
SCALE: N.T.S.



12 MECH. EQUIPMENT SCREENING @ GROUND LEVEL
SECTION
SCALE: N.T.S.



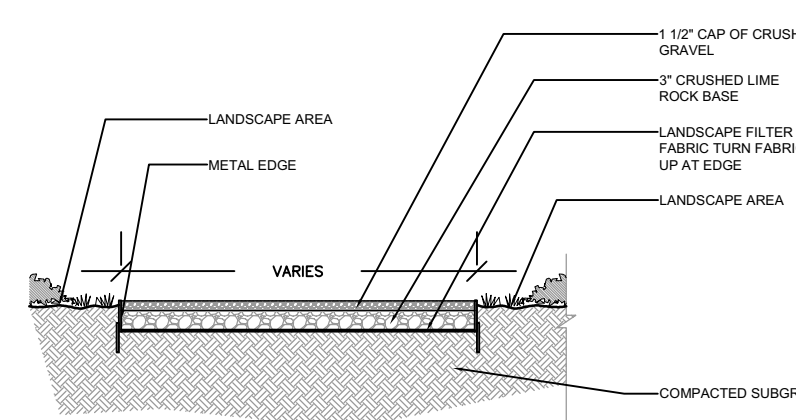
13 BUILDING FOUNDATION
SECTION
SCALE: N.T.S.

GENERAL NOTES:

- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
- All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
- The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs, and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
- Existing sod shall be removed as necessary to accommodate new plantings.
- All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
- The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
- All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.

ADDITIONAL NOTES:

- Landscape materials other than sod are not allowed within (5') five fee of any portion of City owned utilities within the public r.o.w.
- All hedges abutting City Rights of Way to be maintained at a height no greater than 24".
- As per 155.5204.F. No development, work or demo activity shall be allowed within the dripline of a tree or tree protection area.
- Penalties would be incurred by the contractor for damages to the existing trees on site by the contractor, the subcontractors or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zone will result in mitigation/fines. Violations of this will result in a fine of \$1,000.00 for the first offense, \$1,500.00 for the second and \$2,000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damage and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all or a percentage of the established values assigned to the tree.
- All existing trees shall be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches an codominant trunks will not be accepted. Tress with girdling, intact leader circling and/or plunging roots will be rejected.
- A Pre Construction meeting with Urban Forestry will be required before any work is performed onsite, where there is tree protection and/or plan material is to be installed on site.
- All road rock, concrete, asphalt and other non natural material shall be removed from all planting soil prior to landscape installation and be replaced with planting soil prior to the installation of the landscape material.
- All tree work will require permitting by a registered Broward County Tree Trimmer.
- Landscape materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. No trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanouts or water &/or reuse meter.



14 DECORATIVE CRUSHED GRAVEL PATHWAY
SECTION - Landscape @ Both Sides
SCALE: N.T.S.



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URBAN DESIGN
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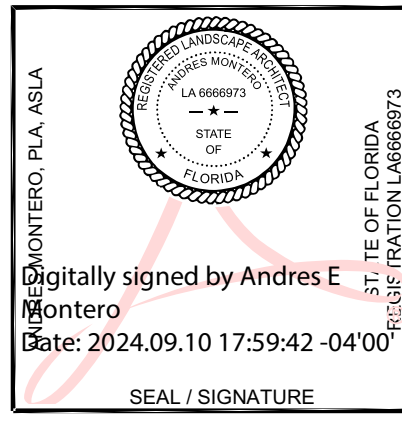
Rev	Date	By	Description	AE/MMP	AE/MMP
1	5/10/24	AE	REVISIONS TO ADDRESS CITY COMMENTS FROM 07/20/23		
2	9/10/24	AE	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM 10/30/24		
3		AE			
4		AE			
5		AE			
6		AE			

LANDSCAPE PLANTING DETAILS & GENERAL NOTES

Sheet Title:

CONDO HOTEL
872 E. McNab Road
Pompano Beach, FL 33060

Project Name:



SEAL / SIGNATURE

Date: OCTOBER 5, 2023
Scale: N.T.S.
Drawn By: AEM/MEP
Approved By: AEM
Project No: 202323

Sheet Number:

L-04

PERMIT SET - NOT FOR CONSTRUCTION

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