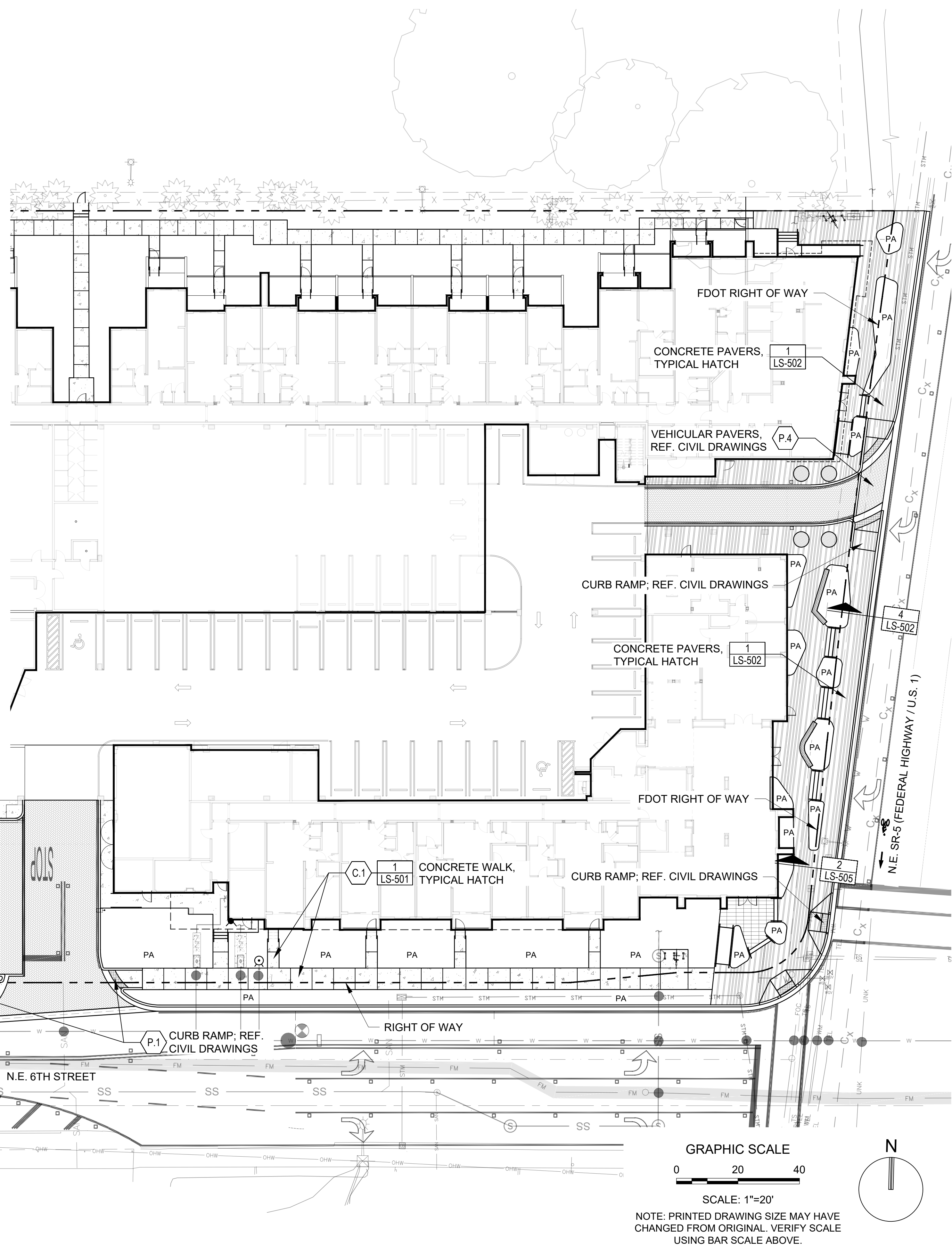


NOTE: REFER TO LC-001 FOR REPRESENTATIVE IMAGERY

KEY	DESCRIPTION / MODEL	COLOR	FINISH	CONTACT	REMARKS
C-1	CONCRETE	NATURAL	MEDIUM BROOM	LOCAL SOURCE	- PROVIDE 6' X 6' MOCKUP FOR LANDSCAPE ARCHITECT REVIEW
C-1A	CONCRETE INTEGRAL COLOR	WINTER BEIGE (6063)	MEDIUM SANDBLAST	COMPANY: LM SCOFIELD CONTACT: ROB TARTAGLIA PHONE: (561) 402-6397	- PROVIDE 6' X 6' MOCKUP FOR LANDSCAPE ARCHITECT REVIEW
C-2	CONCRETE (VERTICAL)	NO COLOR	RUBBED AND SEALED	LOCAL SOURCE	- PROVIDE 18" HT x 4' LENGTH MOCKUP FOR LANDSCAPE ARCHITECT REVIEW
C-3	CONCRETE BAR COUNTER TOP	NATURAL CONCRETE	POLISHED	LOCAL SOURCE	- PROVIDE SHOP DRAWINGS AND SAMPLE OF CONCRETE FINISH FOR REVIEW

P.1	PAVER - DETECTABLE WARNING - SIZE: 12"X12"	CHARCOAL	STANDARD	COMPANY: TILE TECH PAVERS PHONE: (888) 380-5575	-SUBMIT SAMPLE AND PRODUCT DATA FOR REVIEW
P.2A	CONCRETE PAVER (PEDESTRIAN) - PLANK PAVER - COMBO 4X12, 4X16 - 2-3/8" THICK	CHARCOAL	STANDARD	COMPANY: TREMRON PHONE: (866) 358-5900	-SUBMIT SAMPLE AND PRODUCT DATA FOR REVIEW - PROVIDE 6' X 6' MOCKUP FOR LANDSCAPE ARCHITECT REVIEW
P.2B	CONCRETE PAVER (PEDESTRIAN) - PLANK PAVER - COMBO 4X12, 4X16 - 2-3/8" THICK	LIGHT HUNTINGTON	STANDARD	COMPANY: TREMRON PHONE: (866) 358-5900	-SUBMIT SAMPLE AND PRODUCT DATA FOR REVIEW - PROVIDE 6' X 6' MOCKUP FOR LANDSCAPE ARCHITECT REVIEW
P.2C	CONCRETE PAVER (PEDESTRIAN) - PLANK PAVER - COMBO 4X12, 4X16 - 2-3/8" THICK	NATURAL GREY	STANDARD	COMPANY: TREMRON PHONE: (866) 358-5900	-SUBMIT SAMPLE AND PRODUCT DATA FOR REVIEW - PROVIDE 6' X 6' MOCKUP FOR LANDSCAPE ARCHITECT REVIEW
P.3	CONCRETE PAVER (VEHICULAR) - BRICK PAVER - PRODUCT CODE: PV31040 - 3-1/8" THICK, 4"X8" - HERRINGBONE PATTERN	NATURAL GREY	STANDARD	COMPANY: TREMRON PHONE: (866) 358-5900	-SUBMIT SAMPLE AND PRODUCT DATA FOR REVIEW - PROVIDE 6' X 6' MOCKUP FOR LANDSCAPE ARCHITECT REVIEW
P.4	CONCRETE PAVER (VEHICULAR) - BRICK PAVER - PRODUCT CODE: PV31040 - 3-1/8" THICK, 4"X8" - RUNNING BOND PATTERN	SANDSTONE	STANDARD	COMPANY: TREMRON PHONE (866) 358-5900	-SUBMIT SAMPLE AND PRODUCT DATA FOR REVIEW - PROVIDE 6' X 6' MOCKUP FOR LANDSCAPE ARCHITECT REVIEW



PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

PERMIT SET: 11/21/2018

REVISIONS

[illegible]

FAIRFIELD
RESIDENTIAL

FAIRFIELD AT
POMPANO BEACH
601 N. Federal Hwy
POMPANO BEACH FL
33060

SCALE:	AS NOTED
DATE ISSUED:	MAY 3, 2019
DRAWN BY:	KS
DESIGNED BY:	PW
CHECKED BY:	PW

PAUL WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

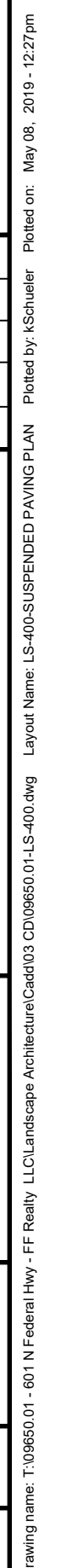
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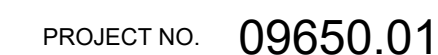
SITework PLAN

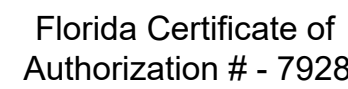
SHEET NUMBER
LS-101

100% CONSTRUCTION DOCUMENTS

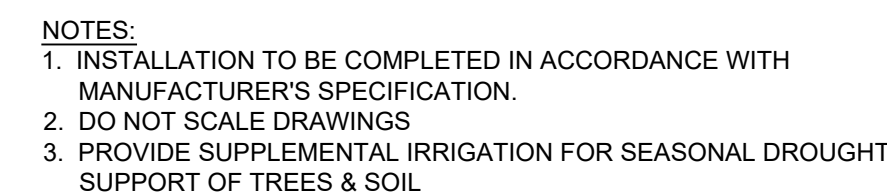
PROJECT NO. 09650.01







PROJECT NO. 09650.01



TOTAL SOIL VOLUME PROVIDED PER TREE MUST BE IN ACCORDANCE WITH FIGURE 155.3501.J.3.a
REF. CALCULATIONS AND PLAN LAYOUT SHOWN ON SHEET LS-400.

SCALE: 1/2"=1'-0'

NOTES

- SOD TO BE ST. AUGUSTINE 'FLORATAM'. CONTRACTOR TO DETERMINE QUANTITY.
- ALL PLANT MATERIAL WILL BE FLORIDA GRADE #1 OR BETTER.
- ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 50% OVERLAP FROM AUTOMATIC IRRIGATION SYSTEM BY APPROVED WATER SOURCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATIONS ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
- BUBBLERS TO BE PROVIDED FOR ALL NEW AND RELOCATED TREES AND PALMS.
- PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
- ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
- INVESTIGATE TO DETERMINE AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION.
- ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
- NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN 3' RADIUS OF CITY OWNED SEWER LATERAL CLEANOUT OR WATER METER.
- STREET TREES SHALL NOT BE PLACED ON TOP OF OR 5' OF EITHER SIDE OF ANY CITY OWNED UTILITY INFRASTRUCTURE.
- NO TREES, SHRUBBERY, OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF CITY OWNED LATERAL CLEANOUT OR WATER & OR REUSE METER.

NOTE:
EXISTING OVERHEAD UTILITIES WILL BE BURIED FOR THIS PROJECT PER 155.5509.

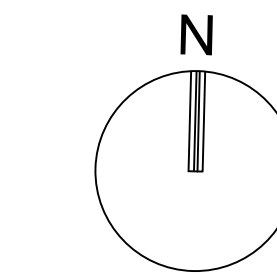
PLANT LIST

SHRUBS & GROUNDCOVERS					
QTY	** N	KEY	PLANT NAME & SPECIFICATION	SIZE	
23	**	AGA	Agave attenuata FOXTAIL AGAVE	18" HT; 18" SPRD; 24" O.C.	
74		ALP	Alpinia purpurata RED GINGER	36" HT; 36" SPRD; 36" O.C.	
69		ANN	FLOWERING ANNUALS (varies per seasonal availability)	4" POT; FULL; 12" O.C.	
37		COR	Cordyline fruticosa 'Amaryllis' HAWAIIAN TI PLANT, LIME	30" HT; 24" SPRD; 24" O.C.	
85	** N	CLG	Clusia guttifera SMALL-LEAF CLUSIA	36" HT; 30" SPRD; 36" O.C.	
142	**	DBI	Dietes bicolor BICOLOR IRIS	24" HT; 24" SPRD; 36" O.C.	
38	**	ERN	Erodia littoralis GOLDEN CREEPER	12" HT; 14" SPRD; 18" O.C.	
175	*	GAL	Galphimia gracilis THYRALLIS	24" HT; 24" SPRD; 30" O.C.	
83	*	IXT	Ixora taiwanensis 'Petite Red' DWARF RED IXORA	15" HT; 15" SPRD; 18" O.C.	
229	*	LMG	Liriope muscari 'Evergreen Giant' GIANT LIRIOPE	18" HT; 18" SPRD; 24" O.C.	
98	**	LMO	Lantana montevidensis PURPLE TRAILING LANTANA	10" HT; 16" SPRD; 18" O.C.	
261	* N	MUH	Muhlenbergia capillaris GULF MUHLY GRASS	24" HT; 24" SPRD; 30" O.C.	
107	*	NEO	Neoreglia 'Super Fireball' (or sim. low red variety) BROMELIAD	6" HT; 6" SPRD; 12" O.C.	
136	** N	NEP	Nephrolepis exalta SWORD FERN	12" HT; 14" SPRD; 24" O.C.	
456	*	PHX	Philodendron 'Xanadu' XANADU PHILODENDRON	18" HT; 18" SPRD; 24" O.C.	
1143	**	POL	Polypodium / Microsorium scolopendrium WART FERN	12" HT; 14" SPRD; 18" O.C.	
26	*	PPO	Philodendron 'Prince of Orange' PRINCE OF ORANGE	24" HT; 24" SPRD; 36" O.C.	
42	*	PRC	Philodendron 'Rojo Congo' ROJO CONGO	24" HT; 24" SPRD; 36" O.C.	
181	*	TAB	Tabernaemontana spp. PINWHEEL JASMINE	24" HT; 24" SPRD; 24" O.C.	
XXX	** N	ZAM	Zamia pumila COONTIE	15" HT; 15" SPRD; 18" O.C.	

PLANT LIST

	TREES					COST	
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS		UNIT	TOTAL
9	** N	BSX	Bursera simaruba GUMBO LIMBO	16' HT; 8" SPRD; FULL CANOPY		\$700	\$2800
4	**	CG	Caesalpinia granadillo BRIDALVEIL TREE	10' HT; 5" SPRD; FULL CANOPY		\$600	\$3000
12	** N	CE	Conocarpus erectus var. sericeus SILVER BUTTONWOOD	12' HT; 6" SPRD; FULL CANOPY		\$375	\$4500
7	** N	GS	Guaiacum sanctum LIGNUM VITAE	6' HT; 4" SPRD		\$1000	\$7000
8	** N	LLX	Lysiloma latissiliquum WILD TAMARIND	16' HT; 8.5' CT; 8" SPRD; FULL CANOPY		\$500	\$3500
5	** N	QVX	Quercus virginiana LIVE OAK	24" HT; 8.5" CT; 12" SPRD; FULL CANOPY		\$2500	\$12500
20	**	TI	Tabebuia impetiginosa PURPLE TRUMPET	12' HT; 6" SPRD; FULL CANOPY		\$350	\$7000
				TREES TOTAL			\$42,300
PALMS							
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS		UNIT	TOTAL
12	N	AW	Acoelorrhaphes wrightii PAUROTIS PALM	16' HT; 8" SPRD; FULL CANOPY; 7 STEM MIN.		\$480	\$5760
3		BN	Bismarckia nobilis SILVER BISMARCK PALM	12' HT; 5" CT; FULL CANOPY		\$750	\$2250
79	**	PE	Ptychosperma elegans SOLITAIRE PALM	8' & 14' CT; STAGGERED HEIGHTS		\$400	\$31600
8	**	RE	Roystonea elata ROYAL PALM	24' CT		\$1500	\$12000
17	**	VM	Veitchia montgomeryana MONTGOMERY PALM	8 & 12' CT; 16'-20' OA HT; HEAVY, TRIPLE		\$450	\$7650
				PALMS TOTAL			\$59,260

N DENOTES NATIVE SPECIES
** DENOTES HIGH DROUGHT TOLERANT SPECIES
* DENOTES MODERATE DROUGHT TOLERANT SPECIES



GRAPHIC SCALE

SCALE: 1"=30'

NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.

LANDSCAPE REQUIREMENTS:

PROJECT INFORMATION:		
ZONING DESIGNATION:	TO-EOD	
NET SITE AREA (S.F.)	130,494	3.00 AC
EXCEPTIONS - J.1.		
a. SECTION 155.5203.B.2.h. (BERMS)	REQUIRED	PROVIDED
b. SECTION 155.5203.E.2+3 (BUILDING BASE PLANTING)	N/A	N/A
MODIFIED LANDSCAPING REQUIREMENTS - J.2		
a. SECTION 155.5203.D.3.c. (PERIMETER LANDSCAPE)	5'	5' MIN.
b. SECTION 155.5203.D.4.b.ii (INTERIOR LANDSCAPE)	N/A	N/A
c. SECTION 155.5203.D.4.c. (LANDSCAPE PARALLEL PARKING BAYS)	N/A	N/A
d. SECTION 155.5203.D.5.a (LANDSCAPE BETWEEN VUA AND BUILDING)	5'	5' MIN.
e. SECTION 155.5203.G.2.c (STREET TREES)		
STREET TREES (FEDERAL HWY)	8	10
STREET TREES (6TH STREET)	17	20
ADDITIONAL LANDSCAPING REQUIREMENTS - J.3.a.		
SUSPENDED PAVEMENT SYSTEMS MUST BE SPECIFIED FOR TREES IN LANDSCAPE AREAS DIRECTLY ABUTTING PAVED AREAS		
FEDERAL HWY (U.S. 1):	13,200 CF	13,314 CF
1200 CF SOIL VOLUME REQUIRED PER TREE TYPE.		
SUSPENDED PAVEMENT TO BE PROVIDED AS NEEDED TO MEET SOIL VOLUME REQUIREMENT. (11 TREES x 1200 CF)		
N.E. 6TH STREET:	15,000 CF	18,120 CF
750 CF SOIL VOLUME REQUIRED PER TREE TYPE.		
SUSPENDED PAVEMENT TO BE PROVIDED AS NEEDED TO MEET SOIL VOLUME REQUIREMENT. (20 TREES x 750 CF)		
PUBLICLY ACCESSIBLE OPEN SPACES - K.1.a		
NEW DESIGNATED PUBLICLY ACCESSIBLE OPEN SPACE (PLAZA) (EXCLUSIVE OF ROW)	4,800 SF	9,749 SF
FEDERAL HWY		3,137 SF
NE 6TH ST		6,612 SF
* DOES NOT COUNT TOWARD MIN. PRIVATE OPEN SPACE REQUIREMENT		
PRIVATE OPEN SPACES - K.3.a		
OPEN SPACE REQUIRED FOR PRIVATE USE ONLY		
BUILDING TYPE: FLEX		
OPEN SPACE STANDARDS FOR FLEX BUILDING TYPE:	13,049 SF	16,485 SF
10% OF SITE TO BE RESERVED FOR COMMON, PRIVATE OPEN SPACE (PER 155.3501.0.4)	10%	13%
OPEN SPACE TYPE - K.4.b		
MIN. HARD SURFACE AREA (EXCLUSIVE OF ROW)		
FEDERAL HWY	50%	71%
NE 6TH ST	50%	32%
MIN. PAVEMENT SURFACE (EXCLUSIVE OF ROW)		
FEDERAL HWY	25%	29%
NE 6TH ST	25%	68%
GREENWAY SYSTEM - K.5		
TREE PER 25 LF OF STREET FRONTAGE		
FEDERAL HWY	10	10
NE 6TH ST	20	20
THEMED STREET TREE		
FEDERAL HWY*	10	10
NE 6TH ST - TABEBUIA IMPETIGINOSA	20	20
*50% MUST BE LARGE SHADE TREES W/ MIN. 24" HT W/ 8" CLEAR TRUNK		
PERIMETER BUFFER 155.5203.F		
NORTH (OR)	N/A	N/A
EAST	N/A	N/A
SOUTH	N/A	N/A
WEST (OR)	N/A	N/A
REQUIREMENTS PER ZONING 155.5203.C		
(1) TREE PER 3000 SF	43	44*
(5) SHRUBS PER 3000 SF	217	217+
*EXCLUSIVE OF STREET TREES		
TREE HT RELATIVE TO BLDG 155.5203.B.2.g		
50% REQ'D. TREES TO BE 16' OA	22	22
50% REQ'D. PALMS TO BE 22' OA	N/A	
NATIVE TREE REQUIREMENT 155.5203.B		
50% OF REQUIRED TREES TO BE NATIVE	22	39
TREE SPECIES DIVERSITY 155.5203.B		
WHERE 20 TREES ARE REQ'D, FOR SITE, 4 DIFFERENT SPECIES REQ'D ON PLAN	4	6
PARKING VUA 155.5203.D.4		
15% OF TOTAL VUA TO BE LANDSCAPE	432 SF	510 SF



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

PERMIT SET: 11/21/2018

REVISIONS

NO.	DESCRIPTION	DATE
1	COPB COMMENTS	01/25/2019
1.1	COPB COMMENTS	02/14/2019

FAIRFIELD
RESIDENTIAL

FAIRFIELD AT
POMPANNO BEACH
601 N. Federal Hwy
POMPANNO BEACH FL
33060

SCALE: AS NOTED
DATE ISSUED: MAY 3, 2019
DRAWN BY: BN
DESIGNED BY: RG
CHECKED BY: TD

SHEET TITLE

OVERALL
PLANTING PLAN

SHEET NUMBER

LP-100

100% CONSTRUCTION DOCUMENTS

PROJECT NO. 09650.01

Drawing name: N:\09650.01 - 601 N Federal Hwy - FF Realty - LLC Landscape Architecture\Card03 02090605 01-LP-100.dwg Layout Name: LP-100 OVERALL PLANTING PLAN Plotted on: May 08, 2019 - 12:37pm Plotted by: S. Schuler

NOTE:
CALL SUNSHINE ONE CALL
PRIOR TO ANY TYPE OF
EXCAVATION WORK.

Always call 811 two full business days before you dig



FDOT IRRIGATION NOTES:

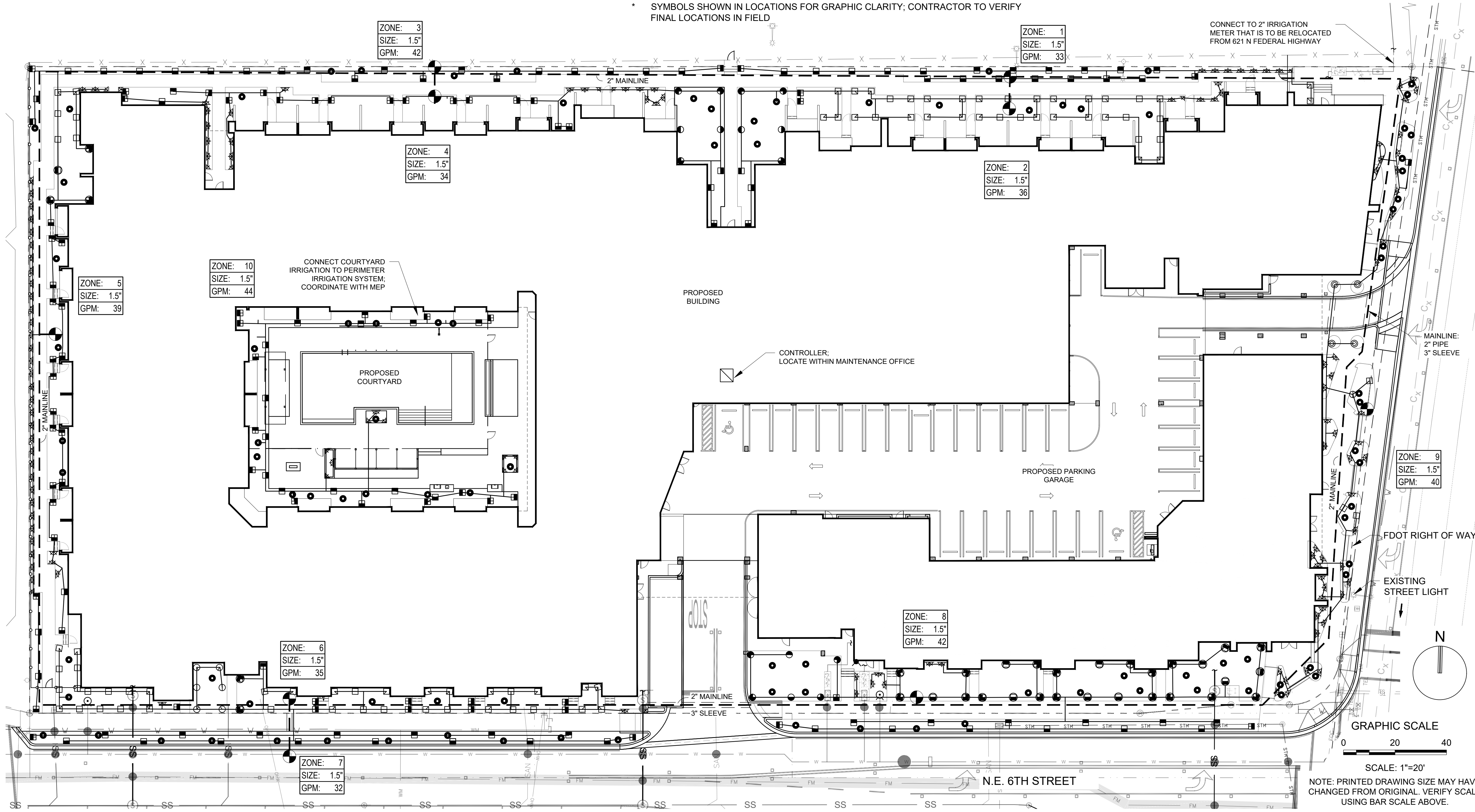
1. THE IRRIGATION SYSTEM SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORM WATER, RECLAIM WATER, OR GREY WATER IRRIGATION SHALL BE USED WHENEVER POSSIBLE.
2. FDOT REQUIRES 24-HOUR EMERGENCY ACCESS TO WATER SOURCE.
3. CONTRACTOR SHALL PROVIDE FDOT DISTRICT OPERATIONS MANAGER WITH A SET OF "AS-BUILT" IRRIGATION PLANS.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	HUNTER MP ROTATOR: 15' RADIUS, WITH PRO SPRAY BODY-RECLAIMED
	HUNTER MP ROTATOR: 12' RADIUS, WITH PRO SPRAY BODY-RECLAIMED
	HUNTER MP ROTATOR: 10' RADIUS, WITH PRO SPRAY BODY-RECLAIMED
	HUNTER MP ROTATOR: 8' RADIUS, WITH PRO SPRAY BODY-RECLAIMED
	HUNTER SIDE SPRAY: SS530, WITH PRO SPRAY BODY-RECLAIMED
	HUNTER END SPRAY: ES515, WITH PRO SPRAY BODY- RECLAIMED
	HUNTER MULTI-STREAM BUBBLER NOZZLES: MSBN SERIES
	HUNTER BUBBLERS: PCB-R
	HUNTER ROOT ZONE WATERING SYSTEM: RZWS-10-R
	ZONE VALVE: ELECTRONIC, EQUAL TO IRRITROL, SIZE PER PLAN, IN AMETEK OR CARSON 12"X18" VALVE BOX WITH PURPLE TUFFTOP COVER

SYMBOL	DESCRIPTION
	ZONE VALVE: ELECTRONIC, EQUAL TO IRRITROL, SIZE PER PLAN, IN AMETEK OR CARSON 12"X18" VALVE BOX WITH PURPLE TUFFTOP COVER
	AMES BRASS GATE VALVE, SAME SIZE AS MAINLINE, IN 6" SCH 40 PVC COLLAR EXTENSION AND VALVE BOX
	HUNTER MODULAR IRRIGATION CONTROLLER EQUAL TO PRO-C SERIES WITH SOLAR SYNC, COORDINATE FINAL LOCATION WITH OWNER
	SLEEVES: SCH 40 PVC OR RATED EQUAL CLASS SLEEVES TO BE MIN. 24" AND MAX. 36" DEEP
	MAIN LINE: SCH 40 PVC WITH SCH 80 PVS FITTINGS THRUST BLOCKS AT STRESS POINTS, SITE PER PLAN
	LATERAL PIPING: PVC CLASS 200 PVC FITTINGS AND GLUE JOINTS, PER SPECIFICATIONS

* SYMBOLS SHOWN IN LOCATIONS FOR GRAPHIC CLARITY; CONTRACTOR TO VERIFY FINAL LOCATIONS IN FIELD



NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.



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Pompano Beach, Florida 33060-6643

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Florida Certificate of
Authorization # - 7928

PERMIT SET: 11/21/2018

REVISIONS

NO.	DESCRIPTION	DATE
1	COPB COMMENTS	01/25/2019
2	100% CD SET	05/03/2019

FAIRFIELD
RESIDENTIAL

**FAIRFIELD AT
POMPANO BEACH**
601 N. Federal Hwy
POMPANO BEACH FL
33060

SCALE:	AS NOTED
DATE ISSUED:	MAY 3, 2019
DRAWN BY:	KS
DESIGNED BY:	PW
CHECKED BY:	PW

PAUL WEINBERG, PLA
FLORIDA REG. NO. LA666804
(FOR THE FIRM)

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

LI-101

100% CONSTRUCTION DOCUMENTS

PROJECT NO. **09650.01**