

SITE CALCULATIONS

ZONING	I-1	AREA	PERCENTAGE
GROSS SITE AREA		52,445 S.F. 1.20 AC.	100.0%
TOTAL IMPERVIOUS AREA		41,561 S.F.	79.2% / 80% MAX.
PAVEMENT/SIDEWALK		39,217 S.F.	74.8%
TOTAL GREEN AREA		10,884 S.F.	20.8% / 20% MIN.
BUILDING		2,344 S.F.	4.4%

LANDSCAPE CODE CALCULATIONS

	REQUIRED	PROVIDED
LANDSCAPE REQUIREMENTS BY ZONING DISTRICTS. I-1. A MIN. OF 20% OF THE TOTAL PLOT AREA OF A PLOT SHALL BE LANDSCAPED	10,489 SF	10,884 SF
PERVIOUS AREA: 1 TREE + 5 SHRUBS FOR EVERY 3,000 S.F.	3.5	4
PERIMETER LANDSCAPE TREES LIMIT-OF-WORK LINE (1 TREE EVERY 40 L.F.) CONTINUOUS HEDGE 24" HEIGHT WEST 210 L.F. / 40 L.F. = 5.25 TREES SOUTH 157 L.F. / 40 L.F. = 3.92 TREES EAST 210 L.F. / 40 L.F. = 5.25 TREES	5 TREES 4 TREES 5 TREES	5 TREES 4 TREES 5 TREES
TOTAL TREES REQUIRED	14	14

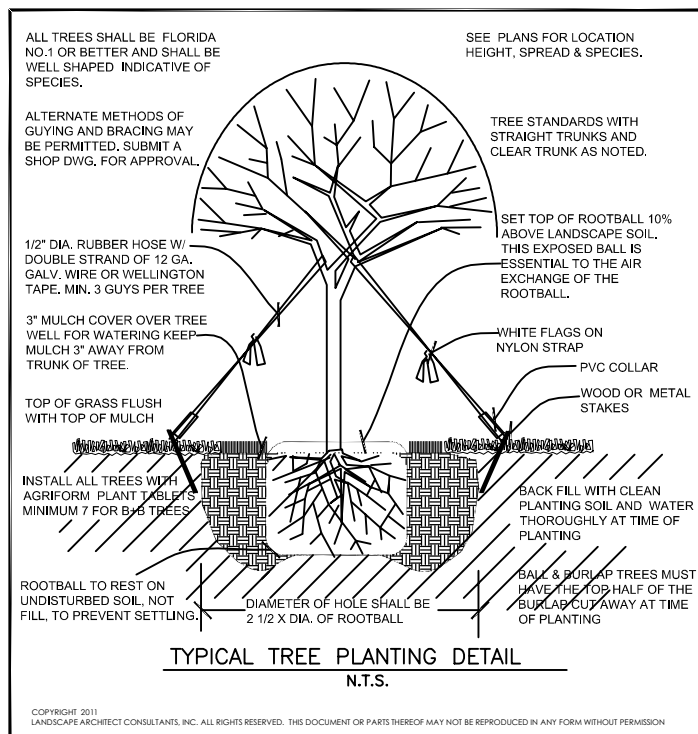
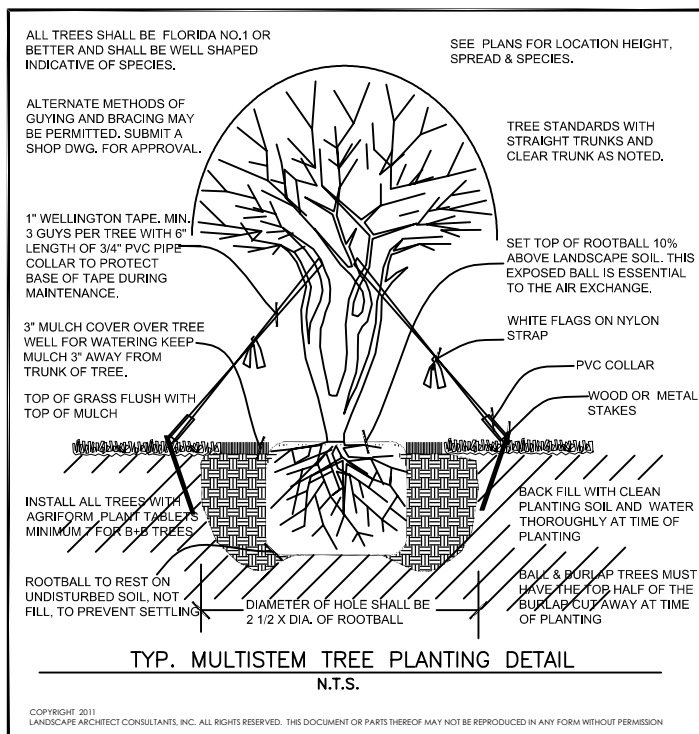
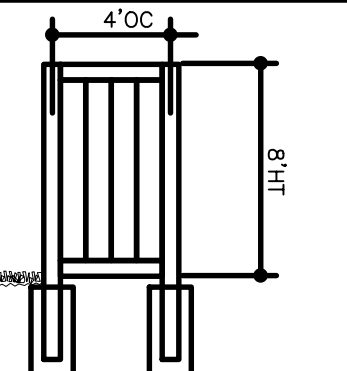
PLANT LIST

KEY	PLANT DESCRIPTION	SPECIFICATIONS	QTY
SWM	Swietenia mahagoni Mahogany	12'-14' ht x 6'-8" Spr. 6" CT, 2" cal DBH	7
GUM	Busera simaruba Gumbo Limbo	14' ht x 6' Spr. 6" CT, 2" cal DBH	7
CHR	Chrysobalanus icaco "Red Tip" Red Tip Cocoplum	24" Ht X 20" Spr. 24" O.C. sp.	304
SOD	Stenotaphrum secundatum "Palmetto" St. Augustine Grass	Solid sod tight joints, weed free	as needed

THE PRODUCT IS AVAILABLE AT:

PVC FENCE WHOLESAL
1320 STIRLING RD., BAYSA
DANIA BEACH, FL 33004
PHONE: 954-933-5289

SEALED ENG. SHOP DRAWING
AVAILABLE THROUGH SUPPLIER



PLANTING NOTES

1. All sizes for plant material shown on plan are to be considered as minimums. All plant material must meet or exceed all minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for final acceptance.

2. All plant material furnished by the Landscape Contractor shall be Florida No. 1 or better, unless otherwise specified, and shall be installed as specified in the most current edition of Grades and Standards for Nursery Plants, Part I by the Florida Department of Agriculture, Consumer Services Division, State Plant Board of Florida.

3. Landscape Design and installation shall conform to xeriscape landscape principles as included in the South Florida Water Management District's xeriscape Principle Guide II, updated version. Xeriscape requirements apply to all materials required by code. Additional plantings over and above code are provided to develop a higher aesthetic than code requires, and are not bound by these minimum standards.

4. In addition to these requirements all local landscape codes and requirements shall be met as a part of this base bid and contract in order to satisfy the review and approval of the governing municipality.

5. Quantities for landscape materials as noted on plans supersede any quantities listed in summary tables or lists.

6. All landscaping scheduled to occur in vehicular use areas shall be protected from vehicular encroachment by curbing or other durable barriers.

7. All planting holes shall have a minimum diameter of $\frac{1}{2}$ times the diameter of the plant ball and have a minimum of 12" of soil on all sides of the plant ball. All planting holes shall be excavated to remove all objectionable materials, such as asphalt, sub-base, concrete, rock, caustic materials with an excessive soil Ph, or similar materials not suited for landscape planting. Planting hole(s) shall be dug to a depth that is 90% the height of the root ball, with the installed root ball resting on undisturbed soil. Top of root ball to be 10% above final grade. For small caliper trees of 4" or less, plant the root ball above grade 1" for every 1" caliper. (i.e. if you have a 3" caliper tree plant the rootball 3" above grade. For all shrubs and ground cover plant the rootball minimum 2" above grade.

8. All plant material shall be installed in planting soil that is delivered to the site in a clean, loose and friable condition. All soil shall have well draining characteristics. Soil must be free of all rocks, sticks, objectionable debris including weeds and weed seed. Minimum soil depth requirements may vary with each municipality. See details and local codes for clarification.

9. All plant materials shall be thoroughly watered in at the time of planting. No dry planting shall be permitted.

10. Local codes require specific formulas for the use of native plants, as well as calculations for required number of code size trees by type and caliper inch. See code calculation tables provided with plan drawings.

11. Plans and new plantings shall be required to provide for safe sight lines at all access and egress points from the site, as well as intersections. All emergency equipment such as fire hydrants shall be maintained as visible and accessible, free of obstruction by new plantings. Trees require setbacks from lighting poles and fixtures. The contractor is required to field adjust the location of plant materials to meet these standards as work in contract.

12. Fertilizer shall be applied directly to the surface of the plant bed immediately after installation and prior to mulching. Turf Areas - Sunland Fertilizer 16-4-8, applied per mfg. recommendation noted on the bag. Shrub Areas - Atlantic Fertilizer 12-6-8 plus Minors, applied per mfg. recommendation noted on the bag. Canopy Trees - Atlantic Fertilizer 12-6-8 plus Minors, applied per mfg. recommendation noted on the bag. Palm Trees - Atlantic Fertilizer Palm Mix 8-4-12 plus Minors, applied per mfg. recommendation noted on the bag.

13. All landscape areas not covered by shrubs or ground cover shall be planted with sod, and conversely all areas not covered by sod shall be covered with mulch to a minimum depth of (3) three inches of cover when settled. Mulch shall be kept 3" away from the face of the trunk (tree or palm). Eco-Cypress mulch or Eco-Melaleuca mulch shall be used; see natural mulch products at www.mulchingsolutions.com for product information or call 561-499-8148.

14. Sod shall be (as noted) solid sod, and shall be laid on a smooth planting base which has been graded to meet the drainage characteristics of the site. All sod shall be laid with closely fitted joints, and shall be in a green and healthy growing condition at planting. Sod shall be free of disease, debris, sticks, rocks and weeds. Variety as specified in plans. Where sod is abutting shrub and/or ground cover beds, the sod line shall be cut in a clean smooth line (radial or straight) free of any jagged or crooked edges.

15. All landscape areas shall be finished graded such that they are flush and level with the surrounding paved surfaces as not to impede the flow of drainage into landscape areas and to prevent the back wash of mulch and debris onto paved areas.

16. All new landscaped areas shall be excavated of all road rock, existing site fill down to a depth of 12" minimum from top of curb. SEE DETAIL THIS SHEET FOR SPECIFICS.

17. All landscape areas shall be irrigated by a fully automatic system adjusted to provide 100% coverage. All heads shall be adjusted to minimum 100% overlap.

18. The irrigation system shall be equipped with a rain sensor shutoff device, hard wired to override the time clock, controller or pump station in the event of rain or equally wet conditions. This requirement conforms to the County and SFVMD ordinance.

19. Any existing trees and their root zones on site shall be protected from damage during construction. All trees/palms to be removed or relocated shall require proper permitting and documentation of size, species, condition and proposed action. Established values for mitigation is required in the case of removals. Trees to be relocated shall be free of any hazardous defects and/or characteristics including but not limited to: Girdling roots, codominant leaders with bark inclusions, active trunk decay, stub cuts, open trunk wounds and broken leader(s). All permitting and review processes must be completed prior to any work being done. Any relocation's shall be root pruned in advance except for palm species. Palm fronds shall be hurricane cut in advance for any Sabal Palms to be relocated.

20. All selective trimming of existing and/or relocated trees on site, shall be done applying the standards of the American National Standards Institute, ANSI 300, 2001.

21. All new trees and relocated trees shall be guyed and braced applying the Standards of the National Arborist Association Guide Lines 1988 edition or most current.

22. All trees and palms shall be setback from roadways, walks and utility clear zones as required to conform to safety standards of the local municipality, FDOT and/or the utility companies, whether the plans show dimensions or not. These standards shall supersede all plan documents and are included in the work required by the contractor to complete the project.

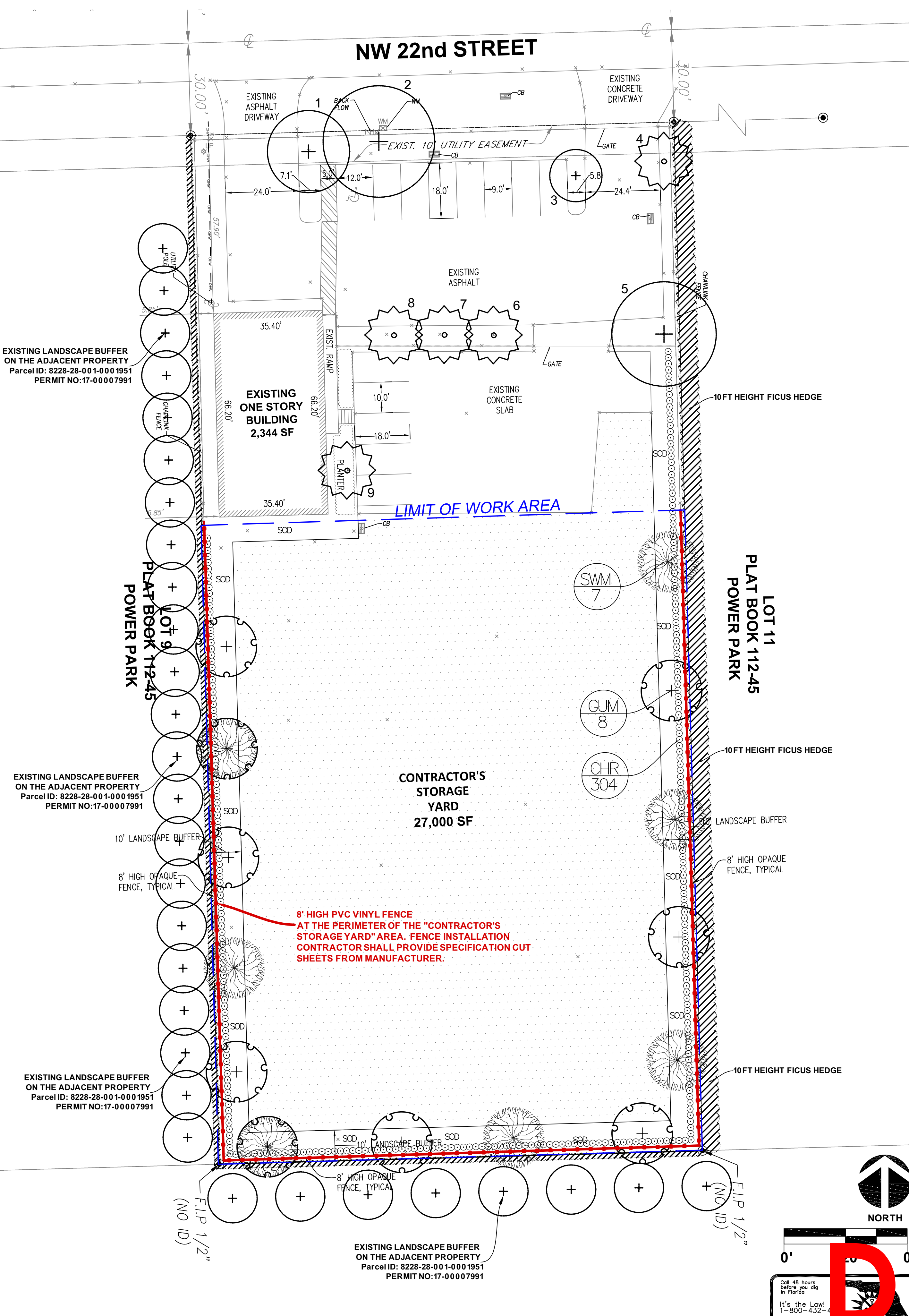
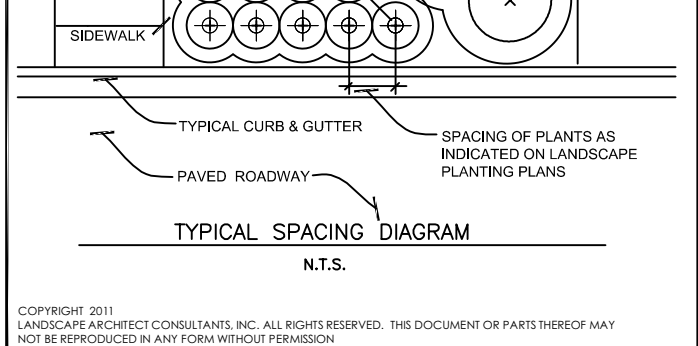
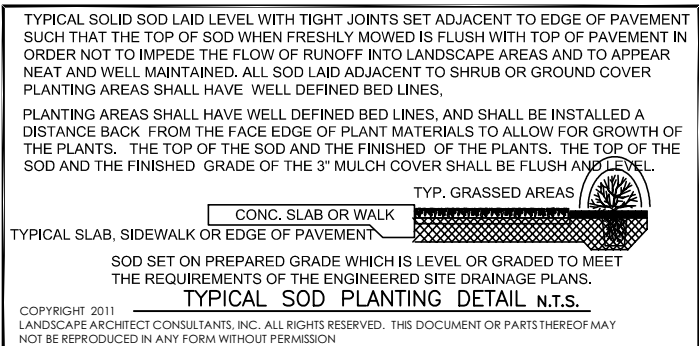
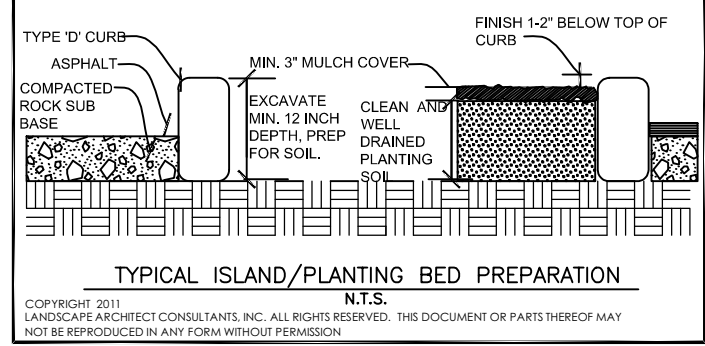
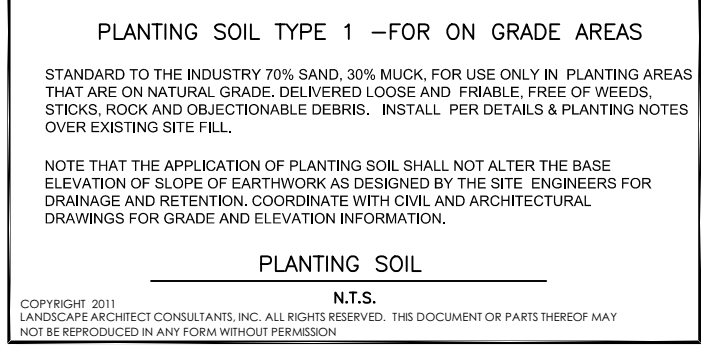
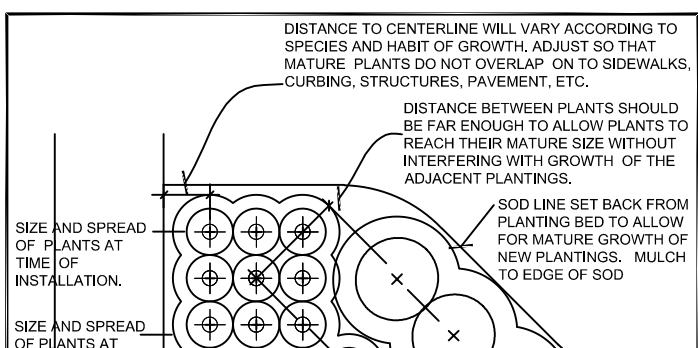
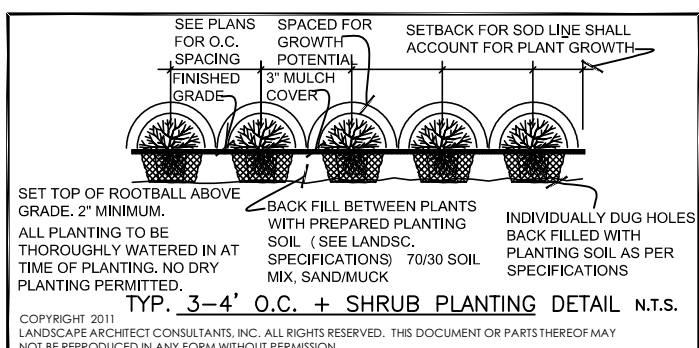
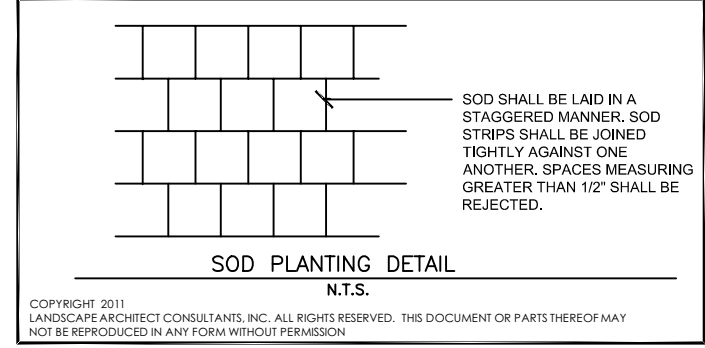
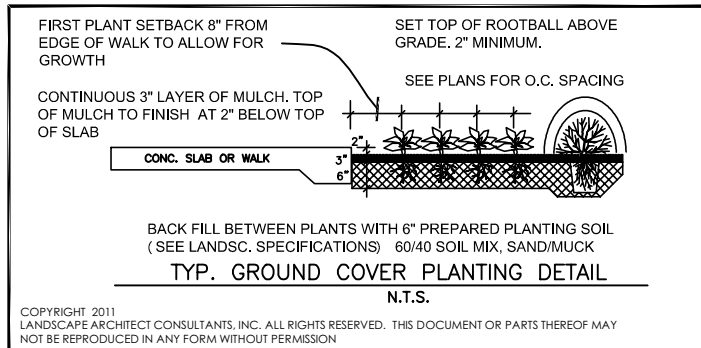
23. Any substitutions to plant materials for areas addressed on the plans shall be approved by the governing municipality prior to work performed.

24. Landscape materials shall be maintained during construction as part of this base contract and any materials that die or decline below grades and standards shall be replaced immediately for final acceptance.

25. All landscape materials are guaranteed for full replacement including the material and labor for a period of one year from the time of final acceptance. This applies to any materials which are dead or have declined below grades and standards. The guarantee is void only in cases of 75 mph hurricane force winds at the site and/or a freeze below 35 degrees when established by the weather bureau as effecting the project location.

26. Medium and large maturing palms shall be planted at least 3' (feet) from all hardscapes (e.g. sidewalks, driveways, pavers, curbs, etc.) They shall be planted a minimum of 10' (feet) from a building or light pole.

27. Medium and large maturing trees shall be planted at least 5' (feet) from all hardscapes (e.g. sidewalks, driveways, pavers, curbs, etc.) They shall be planted a minimum of 10' (feet) from a building or light pole.



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TOM@LACFL.COM
LA-000563

DATE	REVISIONS:

DATE: 09-21-20
SCALE: 1" = 20'
DRAWING BY: AD
DESIGNED BY: AD, BJF

PROJECT: 2240 NW 22ND ST
BROWARD COUNTY
POMPAHO BEACH, FLORIDA

LANDSCAPE PLAN:
SHEET: LP-1 of 1
PROJECT NO. 19-107

DR. Thomas J. Laubenthal, RLA
Landscape Architect
Consultants, Inc.
LA-000563
PFLM (305) 347-2000
Sunshine State One Call of Florida
888-688-6888

DRC
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4/7/21