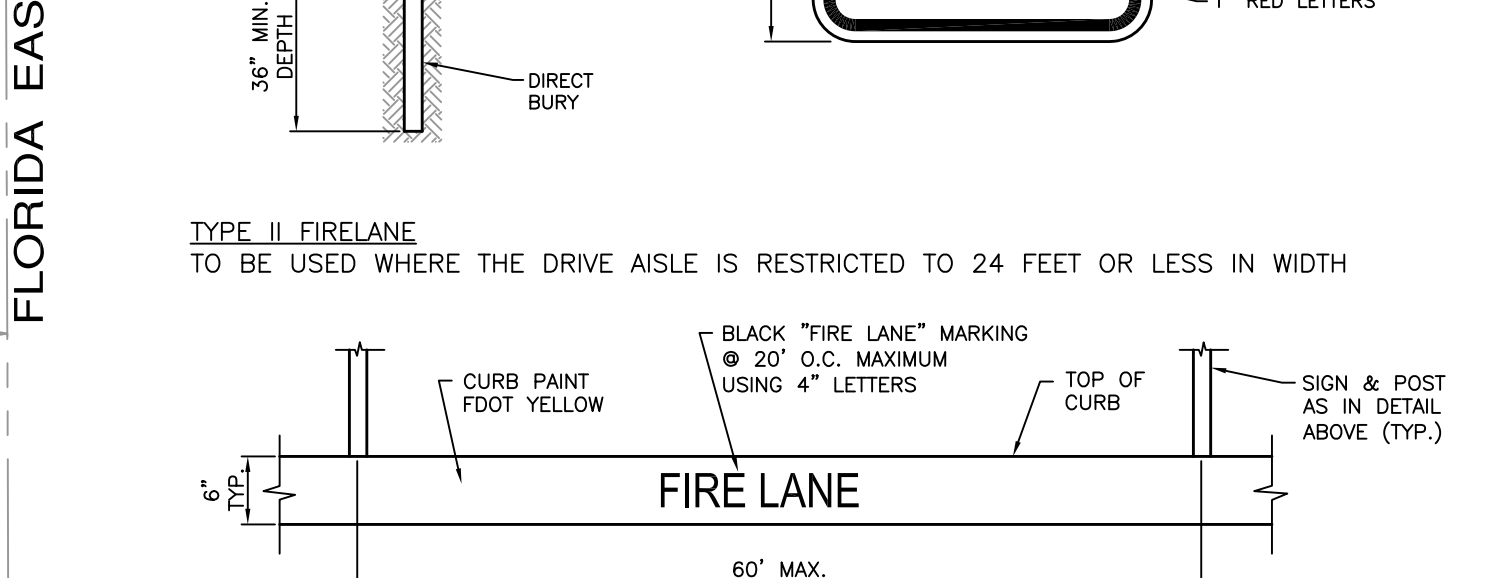
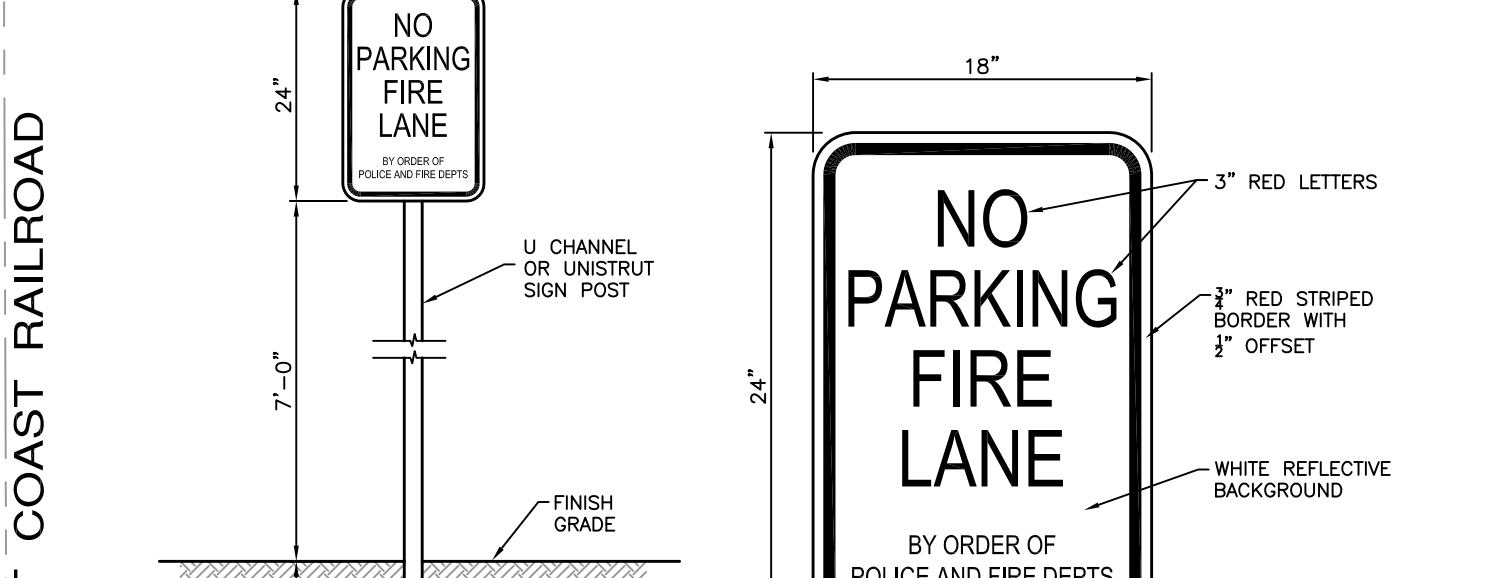
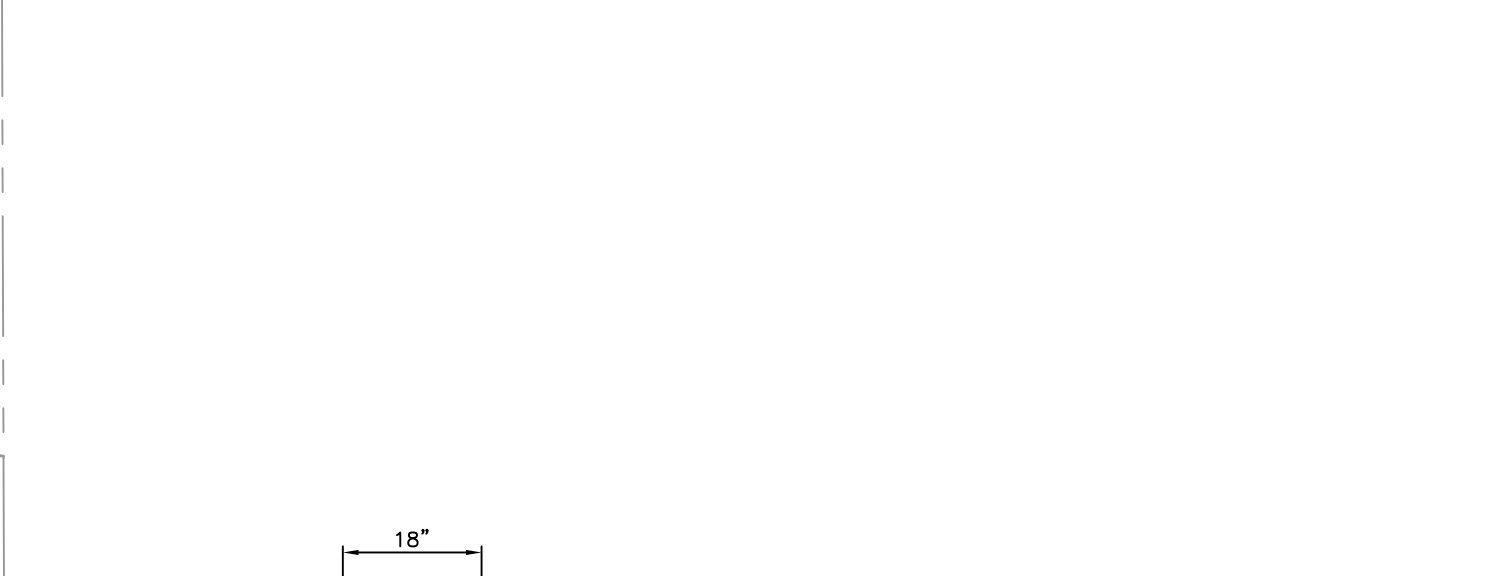
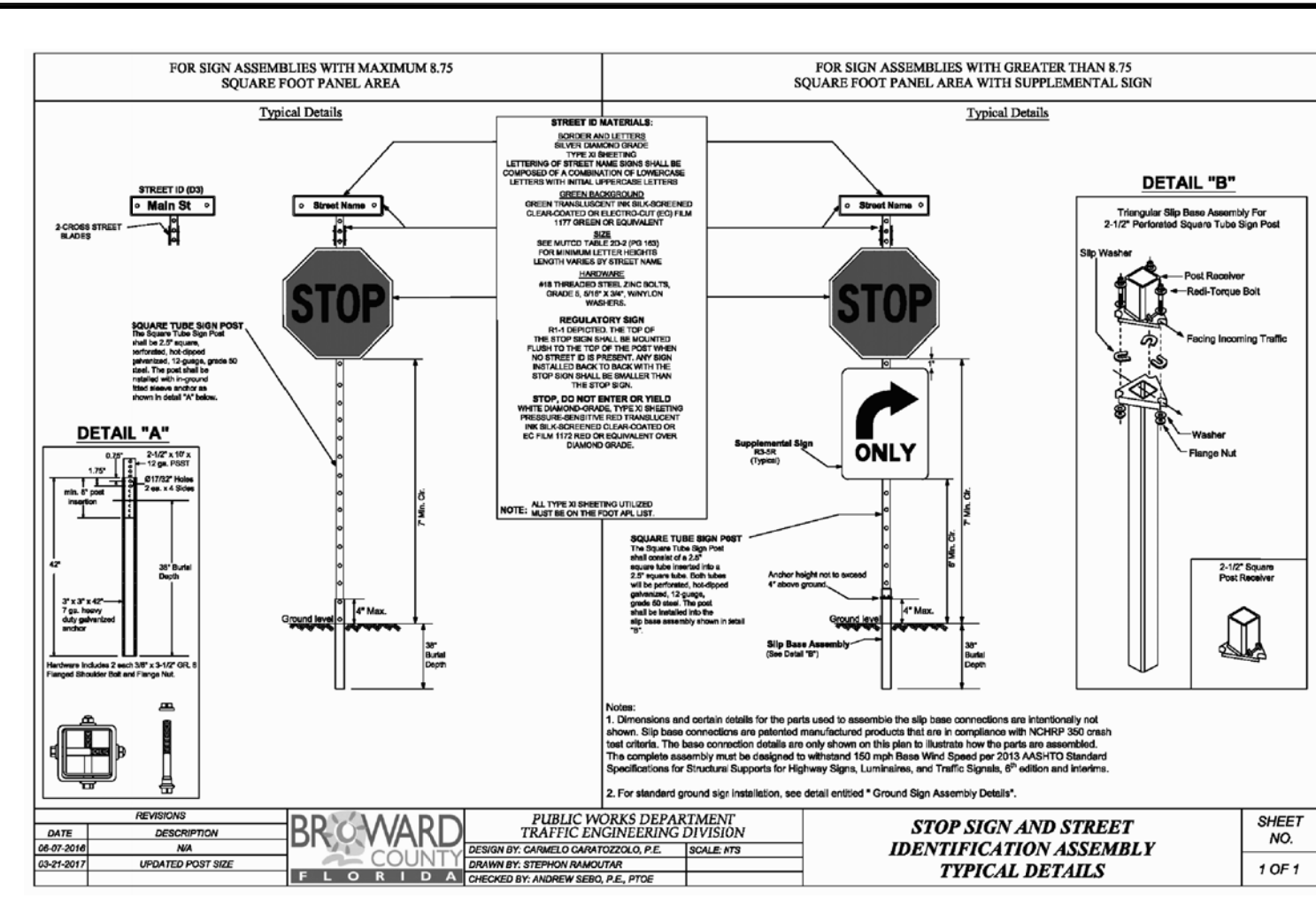


- LEGEND:**
- BCR BROWARD COUNTY RECORDS
 - DCR DADE COUNTY RECORDS
 - PB PLAT BOOK
 - PG PAGE
 - ORB OFFICIAL RECORDS BOOK
 - C CENTERLINE
 - R/W RIGHT-OF-WAY
 - SEC SECTION
 - PP WOOD POWER POLE
 - CLP CONCRETE LIGHT POLE
 - ANC ANCHOR
 - TYP TYPICAL
 - T.O.B. TOP OF BANK
 - E.O.W. EDGE OF WATER
 - F.F. FINISH FLOOR
 - S.B. SETBACK
 - L.B. LANDSCAPE BUFFER
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - CBWCD CENTRAL BROWARD WATER CONTROL DISTRICT
 - D.F.S.E. DRAINAGE, FLOWAGE & STORAGE EASEMENT
 - MUTC MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- LEGEND CONT.**
- FIRE HYDRANT
 - GATE VALVE
 - WATER METER
 - BLOW OFF
 - SANITARY SEWER MANHOLE
 - CATCH BASIN
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - EXIST. WOOD POWER POLE
 - PROP. WOOD POWER POLE
 - PROP. LIGHT POLE
 - TRAFFIC SIGN



REVISIONS PER DRC #1

- ADDED UPDATED STOP SIGN DETAIL.
- ADDED PAVEMENT MARKING DETAIL.

ENGINEER'S SEAL
NOT VALID WITHOUT ORIGINAL SIGNATURE
JAY CORLISS EVANS
No. 39461
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET TITLE
PAVEMENT MARKING & SIGNAGE PLAN

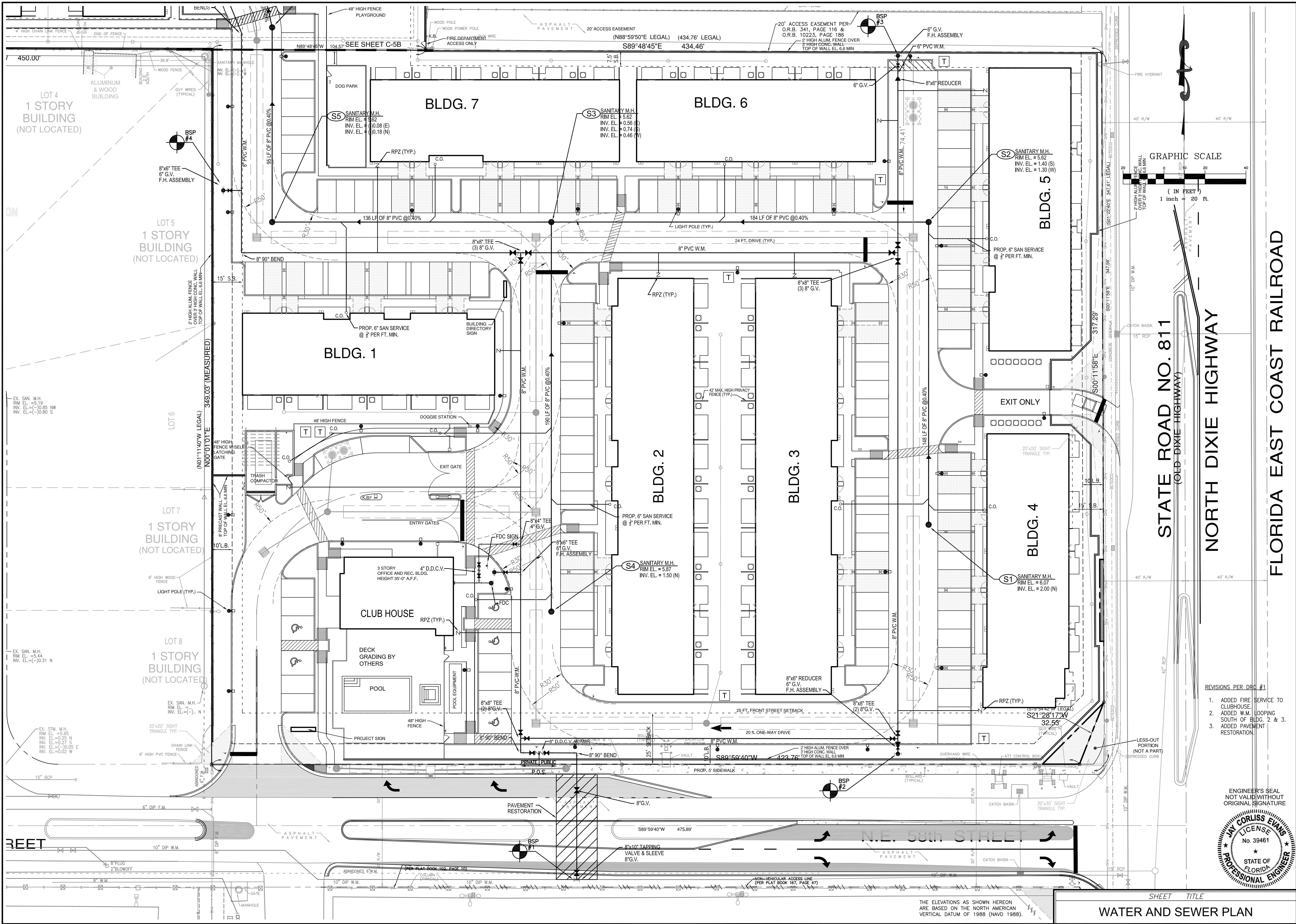
REVISIONS

05/25/18	DRC RESUBMITTAL
07/18/18	DRC RESUBMITTAL
08/15/18	DRC RESUBMITTAL
10/12/18	DRC RESUBMITTAL

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533
P.E. # 39461

PROPOSED MULTIFAMILY RENTAL PROJECT
CITY OF OAKLAND PARK
BROWARD COUNTY, FLORIDA

SCALE: 1"=40'
DATE: 08/22/17
DRAWN BY: JRW
SHEET No. C-4
16040



REVISIONS

05/25/18	DRC RESUBMITTAL
07/18/18	DRC RESUBMITTAL
08/15/18	DRC RESUBMITTAL
10/12/18	DRC RESUBMITTAL

PROPOSED MULTIFAMILY RENTAL PROJECT

CITY OF OAKLAND PARK
BROWARD COUNTY, FLORIDA

SCALE: 1"=20'

DATE: 08/22/17

DRAWN BY: JRW

SHEET No.

C-5A

16040

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors

5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533

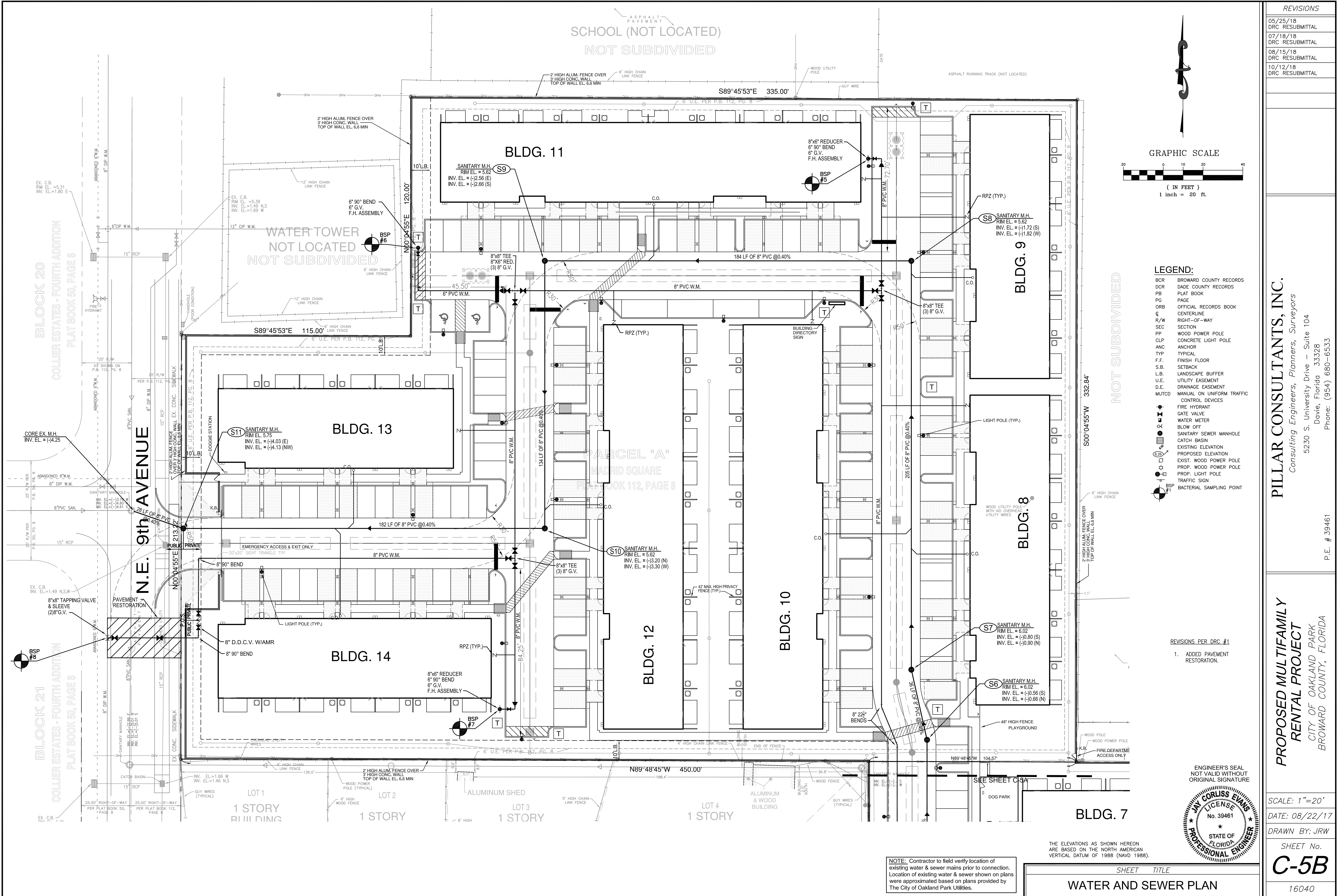
P.E. # 39461

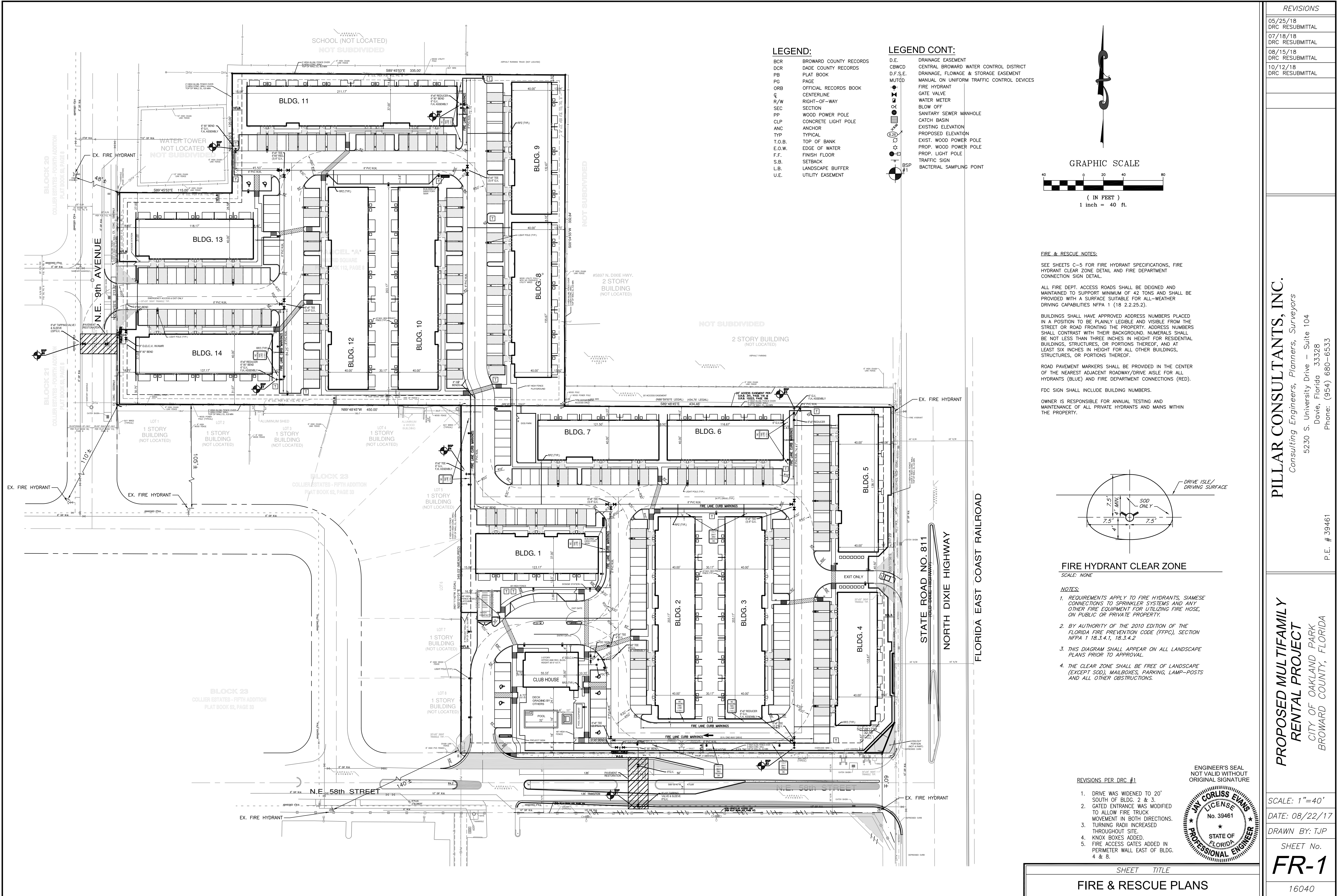
REVISIONS PER DRC #1

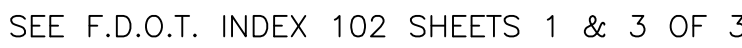
1. ADDED FIRE SERVICE TO CLUBHOUSE.
2. ADDED W.M. LOOPING SOUTH OF BLDG. 2 & 3.
3. ADDED PAVEMENT RESTORATION.

ENGINEER'S SEAL
NOT VALID WITHOUT ORIGINAL SIGNATURE

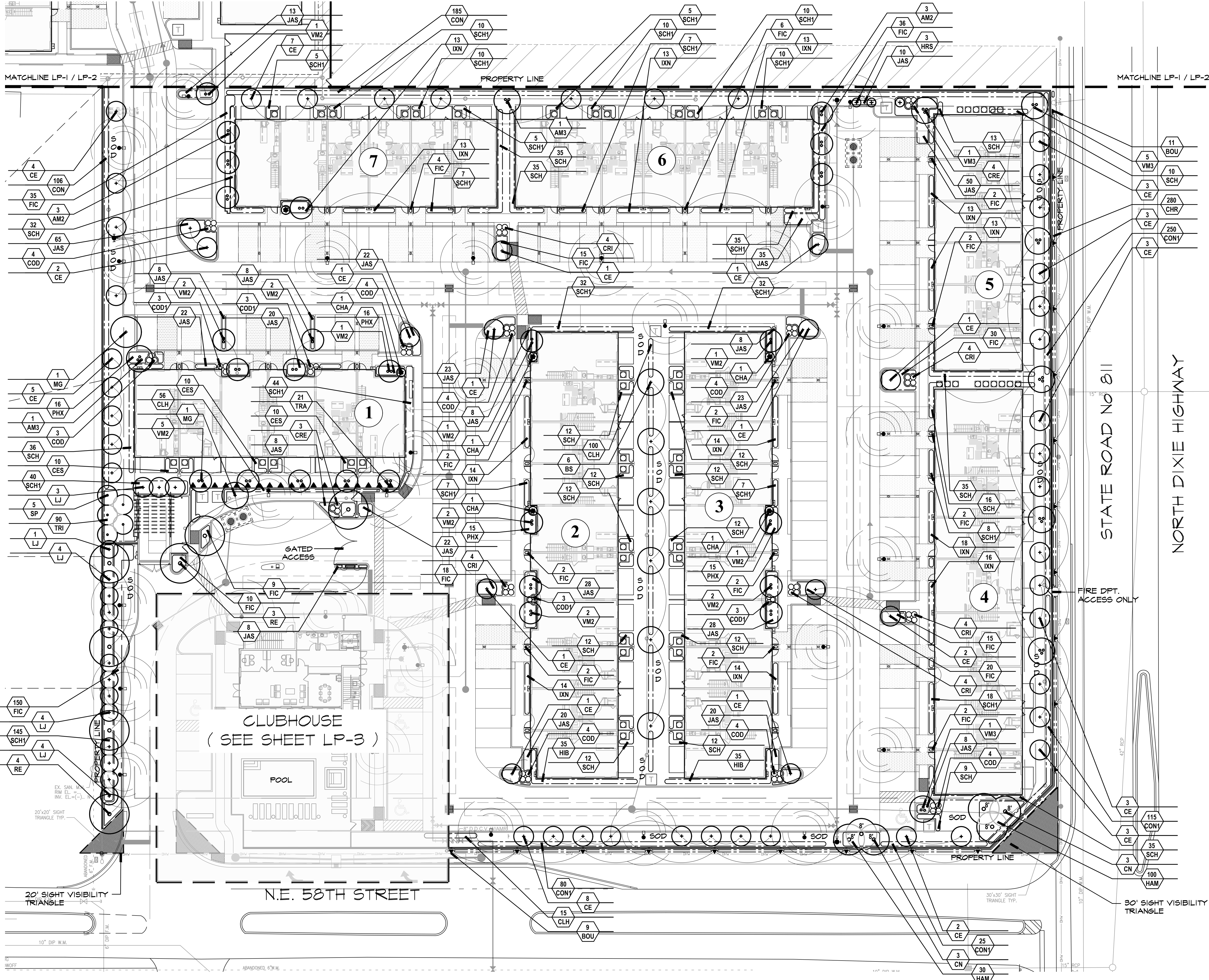
JAY COLLINS EVANS
No. 39461
STATE OF FLORIDA
PROFESSIONAL ENGINEER







SHEET No.
ER-1
16040

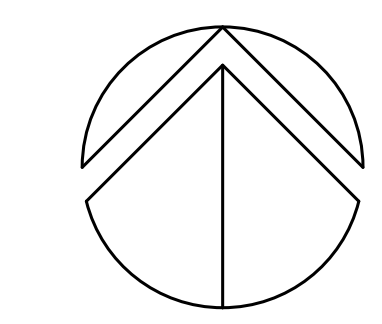


PROPOSED MULTIFAMILY RENTAL PROJECT
OAKLAND PARK, FLORIDA
SOUTH PLANTING PLAN

REVISIONS:
DRC Resubmission 05-23-18
DRC Resubmission 07-18-18
DRC Resubmission 08-15-18

NOVEMBER 15, 2017
DATE
G.C.
DRAWN BY:
M.J.
APPROVED BY:

This drawing is the property of Design Studio Boca, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.



SCALE: 1" = 20'-0"

**OAKLAND PARK, FLORIDA
PROPOSED MULTIFAMILY RENTAL PROJECT
CLUBHOUSE PLANTING PLAN**

REVISIONS:

ORC Resubmission 05-23-18

ADC Re submission 07.18.18

PFC Resubmission 07-18-18

ORC Resubmission 08-15-18

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

NOVEMBER 15, 2017

NOVEMBER 13, 2017
DATE

CC

G.C.
DRAWN BY:

M. J.

M.J.
APPROVED BY:

APPROVED BY:

s drawing is the property of
ign Studio Boca, and is an

instrument of service not to be produced in whole or in part

hout the express written
mission of same.

HEET

FEET

P-3

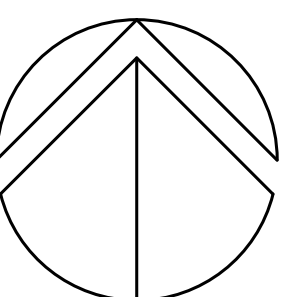
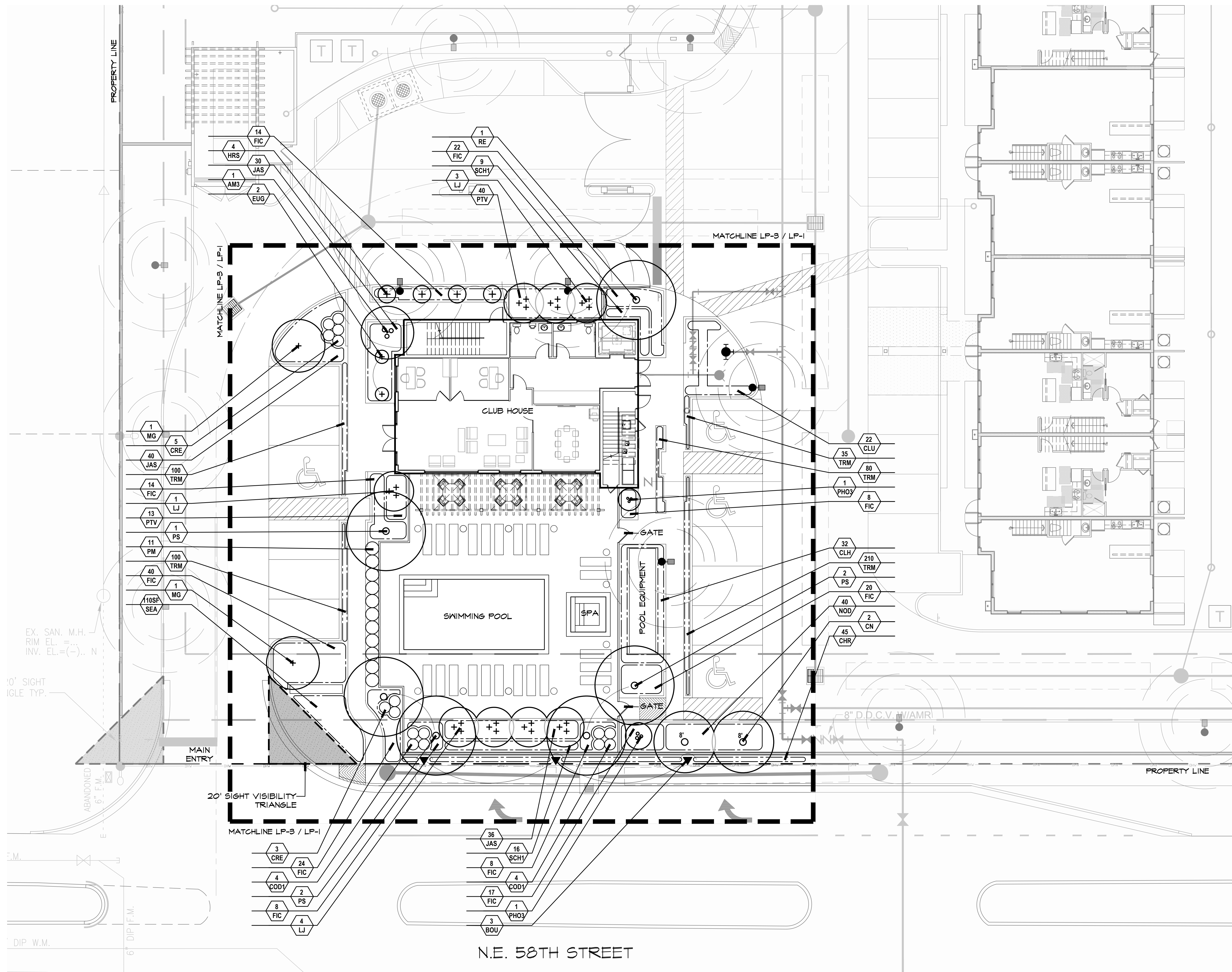
LI-5

APPENDIX

THE PLAN

APPROVAL

APPROVAL



SCALE: 1" = 10'-0"

PLANT LIST											8/15/2018
TREES AND PALMS											
KEY	QTY.	TOTAL	LP-1	LP-2	LP-3	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS
AM2	23		6	17	-	Adonidia merillii Christmas palm	16-18' o.a				Double Trunk, Full Heads
AM3	8		2	5	1	Adonidia merillii Christmas palm	16-18' o.a.				Triple Trunk, Full Heads
BS^	22		6	16	-	Bursera simaruba Gumbo Limbo	16-18' o.a.				Full Canopy
CE^	106		54	52	-	Conocarpus erectus Green Buttonwood	14-16'	6-7'	5-6'		Full Canopy 2' DBH
CS^	6		6		-	Conocarpus E. sericeus Silver Buttonwood	10'	4-5'			Full Canopy
CN	11		6	3	2	Cocos nucifera 'Green Malay' Green Malayan Coconut Palm	5-7' wood				Stagg. Ht. groups, full heads see heights on plan
CO^	9		9	-	-	Cordia Sebestena Orange Geiger	10'	4-5'			Full Canopy
MG^	4		2	-	2	Magnolia grandiflora 'DO Blanchard' Magnolia	14-16'	7-8'	5-6'		Full Canopy 2' DBH
LJ	24		16	-	8	Ligustrum japonicum Wax Privet	8-9'	7-8'	Multi-Trunk		Full Canopy
PM	11		-	-	11	Podocarpus macrophyllus 'Column' Japanese Yew Column	6'	3'	Full to Base	30" o.c.	Full Cont.
PS	10		5	-	5	Phoenix sylvestris Date Palm			12' c.t.		Matched, Full heads
RE^	8		7	-	1	Roystonea elata Florida Royal Palm	12' of grey wood				Matched o.a. hts.
SP^	26		5	21	-	Sabal palmetto Cabbage Palm			10'-18' c.t.		Stagg. Ht. groups, tied heads
WM2	40		20	20	-	Veitchia montgomeryana Veitchia Palm	16-18' o.a.				Full Heads Double Trunk
WM3	13		7	6	-	Veitchia montgomeryana Veitchia Palm	16-18' o.a.				Full Heads Triple Trunk
SHRUBS AND GROUNDCOVERS											
KEY			LP-1	LP-2	LP-3	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS
BOU	29		20	6	3	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea Vine	4-5' runners				Full cont. 15 Gallon Purple, Trained on trellis
CES^	167		30	137	-	Conocarpus 'sericeus' Silver Buttonwood	18"	18"		2' o.c.	Full Cont.
CHA	9		5	4	-	Chamaedorea cataractarum Cat Palm	4-5'	4'			Full Clump
CLH^	350		171	125	54	Clusia rosea 'Hedge' Dwarf Pitch Apple Hedge	4'	20-22"		2' o.c.	Full to Base
COD	59		31	28	-	Codiaeum variegatum 'Petra' Petra Croton	18"	18"			Full Cont.
COD1	35		12	15	8	Codiaeum Variegatum 'Sloppy' Sloppy Painter Croton	18"	18"			Full Cont.
CON^	921		291	630	-	Conocarpus Erectus Green Buttonwood	4'	24"		2' o.c.	Full Cont.
CON1^	544		470	74	-	Conocarpus Erectus Green Buttonwood	5'	24"		2' o.c.	Full Cont.
CHR^	399		280	74	45	Chrysobalanus icaco 'Red-tip' Cocoplum	3'	2'		2' o.c.	Full cont.
CRE	27		7	12	8	Crinum augustum 'Queen Emma' Crinum Lily	30"	30"			Multi-Full Clump
CRI	50		20	30	-	Crinum asiaticum Crinum Lily	30"	30"			Multi-Full Clump
EUG	2		-	-	2	Eugenia uniflora 'cone' Topiary Cone	4'	2'			Full to Base Cone
FIC	775		368	232	175	Ficus microcarpa 'Green Island' Green Island Ficus	16"	16"		2' o.c.	Full cont.
HAM^	246		130	116	-	Hamelia patens Firebush	18"	18"		2' o.c.	Full Cont.
NOD	40		-	-	40	Nerium oldeander 'Dwarf' Dwarf Oleander	18"	18"		2' o.c.	Full Cont.
HIB	70		70	-	-	Hibiscus rosea 'Red' Red Hibiscus Hedge	3'	20-22"		2' o.c.	Full to Base
HRS	13		3	6	4	Hibiscus s.s. 'Weeping' Weeping Hibiscus	5-6'	2-3'			Weeping Pink Tree Standard
IXN	286		168	118	-	Ixora 'Nora Grant' Pink Ixora	18"	18"		2' o.c.	Full Cont.
JAS	1094		457	531	106	Jasminum volubile Waxleaf Jasmine	18"	18"		2' o.c.	Full cont.
PHO3	2		-	-	2	Phoenix roebellinii 'Triple' Pygmy Date Palm		5-6'	3-5' of wood		Triple trunk, Full heads
PHX	256		62	194	-	Philodendron 'Xanadu' Dwarf Philodendron	16-18"	16-18"		2' o.c.	Full Clump
POD	20		-	20	-	Podocarpus macrophyllus Japanese Yew	3'	24"		3' o.c.	7 gal., Full Cont.
PTV	53		-	-	53	Pittosporum t. 'Variegata' Variegated Pittosporum	18"	18"		2' o.c.	Full Cont.
SCH	836		376	460	-	Schefflera arboricola Dwarf Schefflera	18"	18"		2' o.c.	Full Cont.
SCH1	582		447	110	25	Schefflera arboricola 'Variegated' Variegated Schefflera	18"	18"		2' o.c.	Full Cont.
SEA	110		-	-	110	Seasonal color - qty. to fill areas shown on plan	Variety and color to be selected				
TRA	21		21	-	-	Trachelospermum asiaticum 'Minima' Confederate Jasmine	2 1/2-3" Long Runners				Trellis Grown
TRI^	160		90	70	-	Tripsacum dactyloides Dwarf Fakahatchee Grass	18"	12"		2' o.c.	Full Cont.
TRM	525		-	-	525	Trachelospermum asiaticum 'Minima' Asian Jasmine	4-6"	4-6"		6' o.c.	1 gal. Cont.

* Indicates plant material native to

MISCELLANEOUS

Sod to be St. Augustine sod.
Planting soil - 1/2 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
Sand - Palms to be planted in clean sand; ½ cu. yd. per palm.
Mulch - 2" depth of dark brown shredded melaleuca mulch at all hedges and mass planting beds.

GENERAL NOTES

- * Indicates plant material native to Florida
- All sod to be Stenotaphrum secundatum 'Flor-tam', St. Augustine solid sod.
- All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", Latest Edition, State of Florida Department of Agriculture, Tallahassee, or thereto.
- All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
- The planting soil for all planting areas shall be composed of a minimum of 30% muck or horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedges and mass planting beds and ½ cu. yd. per tree. Palms to be planted in clean sand.
- Two inches minimum of shredded mulch or pine straw shall be installed around each tree and palm and throughout mass planting beds.
- Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
- In case of discrepancies, planting plan takes precedence over plant list.
- Landscape contractor is responsible for his own quantity take-offs.

GENERAL PLANTING SPECIFICATIONS:

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

- A. All plant materials shall be nursery grown unless otherwise noted.
Spread (or Spc.) indicates average spread to midpoint of current season's growth.
Height (or Hgt.) indicates overall height from top of ball to midpoint of current season's growth.
C.T. indicates clear trunk measurement from top of ball to first branching (See tree & Palm Planting Diagram).
Meter of Wood (or Meter of Hard Gray Wood), indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green'boots'. (See Palm Planting Diagram).
- B. Quantities.
All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.
- C. Quality and Sizes.
Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section V.J.) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect.
Requirements for measurements, quality, baling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock. Plant materials shall be Florida grade R1 or better as outlined under A.B.E. Grades & Standards for nursery plants. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free.
- D. Substitution.
Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

E. Protection of Plants:

1. Root Protection

- A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.
- B. Container Grown Plants: Plants grown in containers will be accepted as B & B, providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

2. Protection During Transporting:

All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery:

Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:

Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear Trunk (C.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in marl or sand. Cabbage palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple banded and staked with new, clean lumber at least 6' in length to resist tree displacement.

5. Protection During Planting:

Trees moved by winch or crane shall be thoroughly protected from chain marks, grinding or bark slippage by means of other approved methods.

B. Materials:

- A. Commercial Fertilizer: Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients. Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

The following shall be sterilized, certified and free of seeds:

- B. Peat: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition, free from lumps.

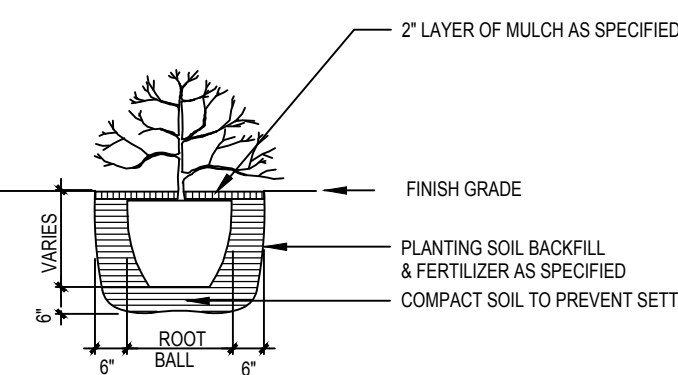
- C. Planting Soil: Planting soil for all plantings shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of sodium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.

- D. Mulch: Mulch material to be shredded melaleuca mulch B grade or better, maintained at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.
- E. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - ½" to 1 ½" in diameter - as required in the bottom of raised planters.

- F. Filter Fabric: (when applicable): Filter fabric, as required between gravel and soil in planters to be Densit "Filter-fabric" (BOO/B88-7669 or equal).

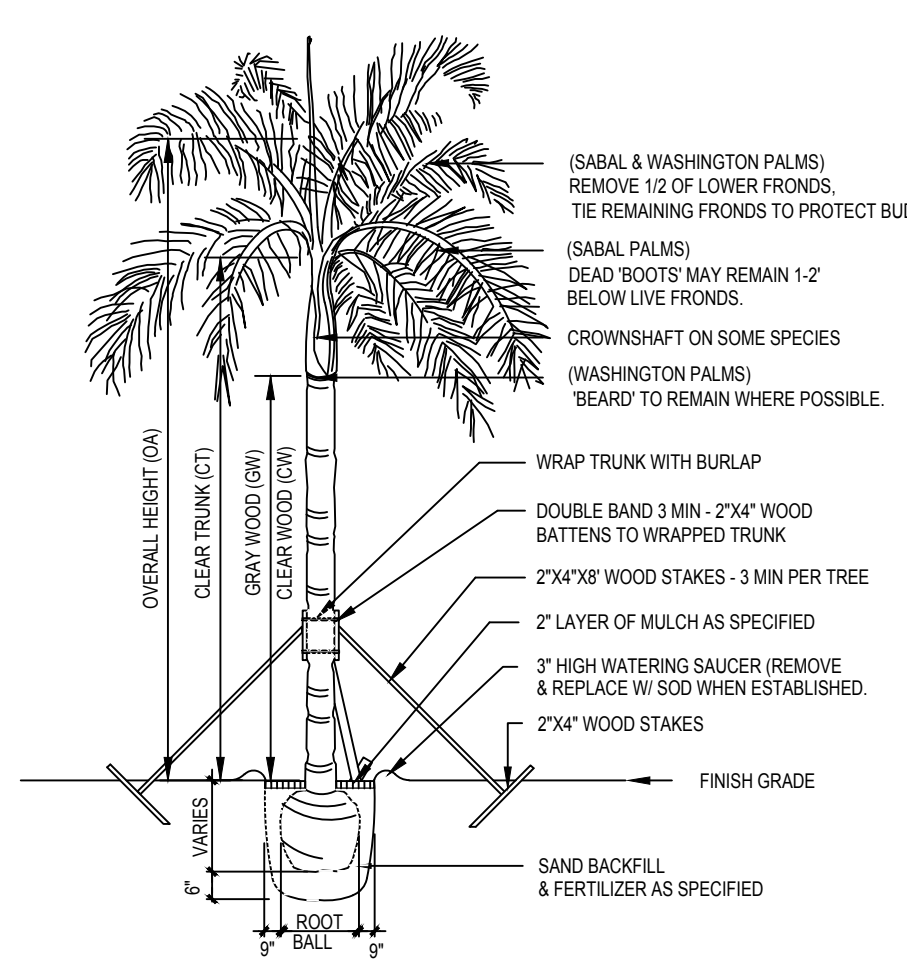
NATIVE REQUIREMENTS:

- 1 TOTAL REQUIRED TREES: 115
NATIVE REQUIRED: 58 (50 %)
NATIVE PROVIDED: 147 (126 %)
- 2 TOTAL REQUIRED SHRUBS: 1456
NATIVE REQUIRED: 583 (50 %)
NATIVE PROVIDED: 2437 (209 %)



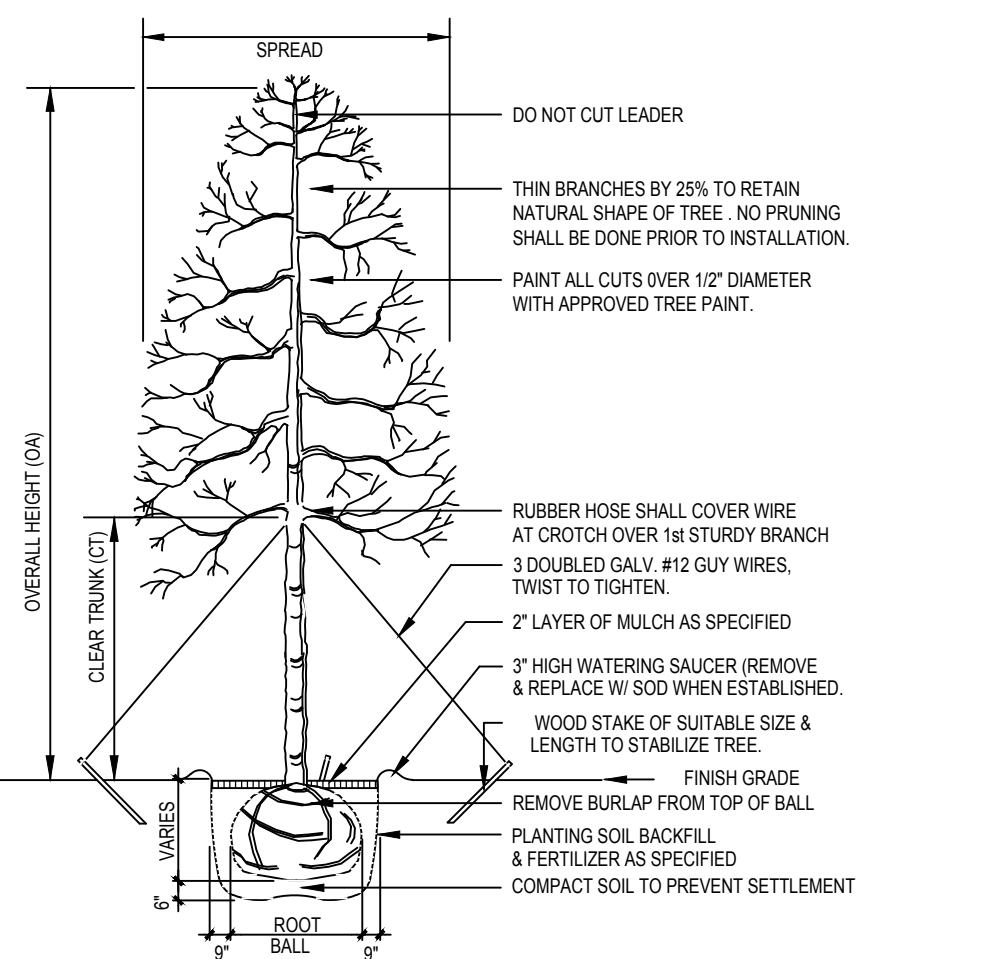
TYPICAL SHRUB PLANTING DETAIL

N.T.S.



TYPICAL PALM PLANTING DETAIL

N.T.S.



TYPICAL TREE PLANTING DETAIL

N.T.S.

6. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean at all times. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

- A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.

- B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

- A. Inspection.
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.
- B. Acceptance.
Upon inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

- A. Guarantee.
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period specified in the General Conditions of Project Specifications. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the guarantee after final acceptance. See General Conditions of Project Specifications for additional guarantee information.
- B. Replacement.
During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

- C. Material and Operations.
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

- A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take affect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

11. Permits and Regulations:

- A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

- A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.

- B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

- C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes In The Work:

- A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.
- B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

14. Landscape Architect:

- A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.
- B. The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

- A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.

REVISIONS:

DRC Resubmission 05-23-18

DRC Resubmission 07-18-18

DRC Resubmission 08-15-18

NOVEMBER 15, 2017

DATE

G.C.

DRAWN BY:

M.J.

APPROVED BY:

This drawing is the property of Design Studio Boca, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

SHEET

LP-4

SITE PLAN
APPROVAL