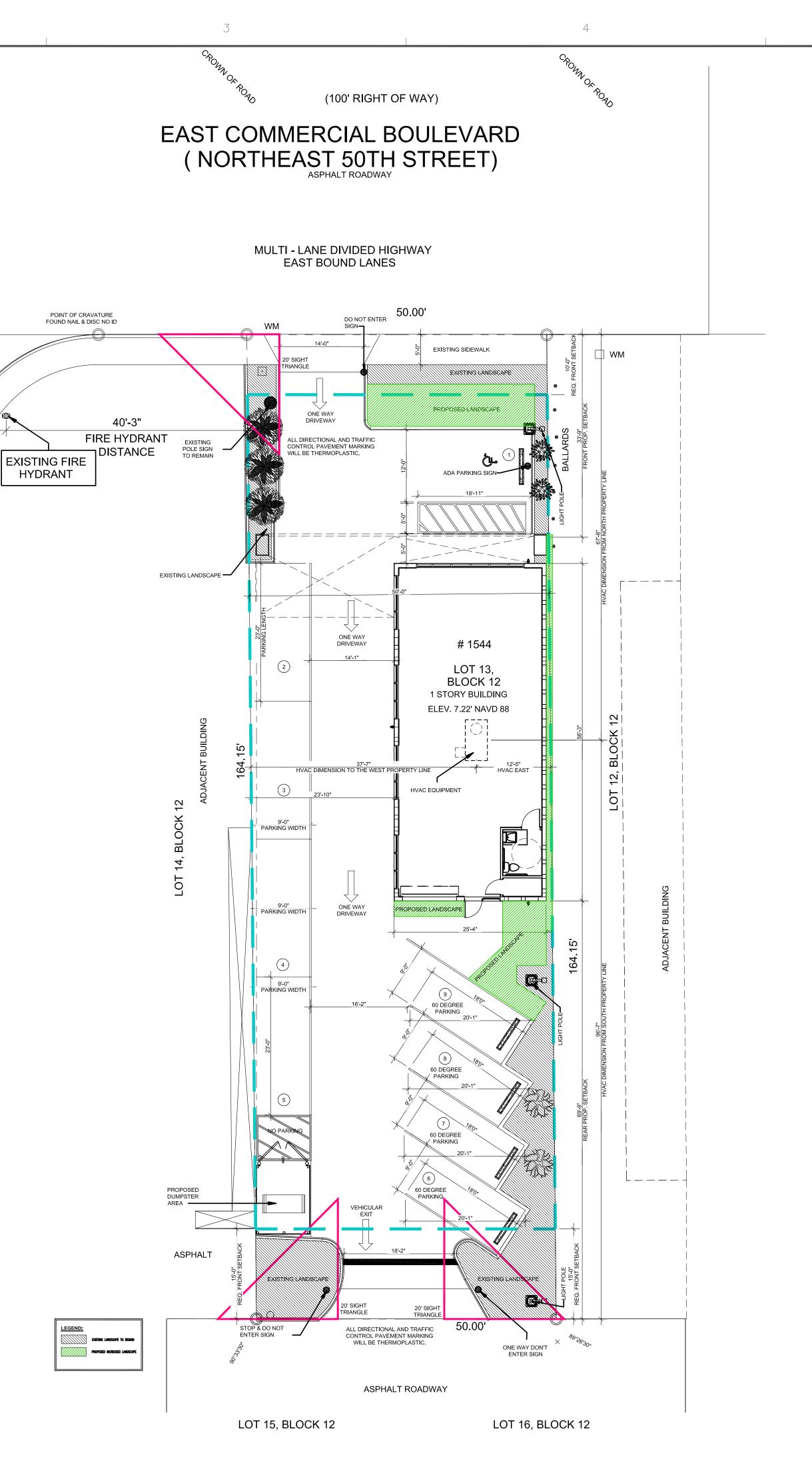
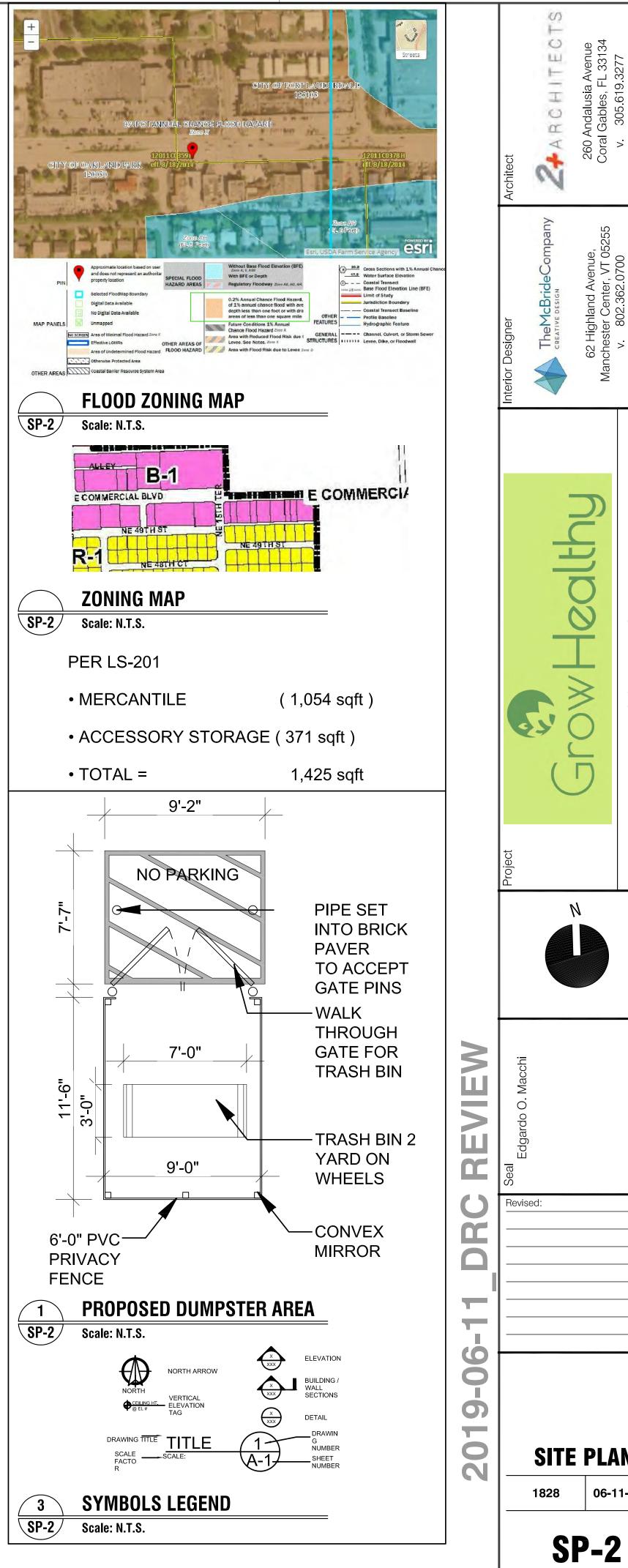
SITE STATISTICS: <u>EXISTING:</u>	PROPOSED:	
FOLIO #: 4942 14 12 0350 1544 E COMMERCIAL BLVD COMMERCIAL ZONING B-1		NG B-1
SETBACKS REQUIRED:		JED.
10' - 0" FRONT 0' - 0" SIDE(EAST)	33' - 9" FRONT 0' - 0" SIDE(EAS	Т)
15' - 0" REAR 0' - 0" SIDE(WEST)	69' - 9" REAR 23' - 10" SIDE (WES	
SITE:	8208 SF	0.188437 ACRE
BUILDING COVERAGE: SIDEWALKS:	1425 SF 426 SF	18 % 4 %
VEHICULAR:	4925 SF 60 SF	60 % 1 %
DUMPSTER ENCLOSURE: LANDSCAPING:	1372SF	17 %
TOTAL: PERVIOUS AREA	8208 SF 6369 SF	100 % 78 %
IMPERVIOUS AREA	1839 SF	22 %
BUILDING: MERCANTILE SPACE	1054 SF	
ACCESSORY STORAGE	371 SF	
LENGTH OF BUILDING WIDTH OF BUILDING	56' - 3" 25' - 4"	
VEHICULAR USE AREA IN SF.	5576 SF	68 %
OPEN SPACE IN SF. LANDSCAPE	1372 SF	17 %
SIDEWALKS	306 SF	4 %
PARKING:		
RETAIL SPACE:	1425 SF / 300 = 4.75 - 5 SPACES NEEDED	
PARKING PROVIDED:	9 SPACES PROVIDED:	8 STANDARD
HEIGHT OF BUILDING:	1 HANDICAPPED	
T.O. TOP OF ROOF 25' - 0"		
ALL MECHANICAL EQUIPMENT SHALL BE	E FULLY HIDDEN FROM ST	
LEGAL DESCRIPTION		
LOT 13, BLOCK 12 OF CORAL HEIGHTS SEC THEREOF, AS RECORDED IN PLAT BOOK 47		
BROWARD COUNTY FLORIDA		
BUILDING CODE:		
FLORIDA BUILDING CODE 2017 (6TH EDITIO OCCUPANCY GROUP "I-1" LIGHT INDUSTRIA		
CONSTRUCTION TYPE IV SPRINKLERED		
AS PER NFPA 1 18.2.2.5.4 KNOX-BOX 3200 SERIES	THUNDERCLOUD GR/ ENGLEWOOD CLIFFS	AY 2124-40 - OVERHANG 5 1607 - MAIN
AS PER NFPA 1 18.2.2.5.4	THUNDERCLOUD GR/	AY 2124-40 - OVERHANG 5 1607 - MAIN - ACCENT BANDS
AS PER NFPA 1 18.2.2.5.4 KNOX-BOX 3200 SERIES LIFT OFF DOOR MODEL	THUNDERCLOUD GRA ENGLEWOOD CLIFFS EBONY KING 2132-20	AY 2124-40 - OVERHANG 5 1607 - MAIN - ACCENT BANDS
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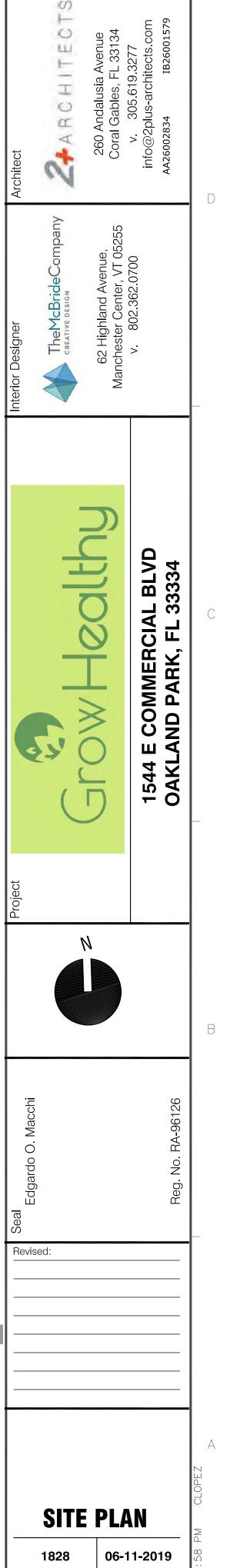
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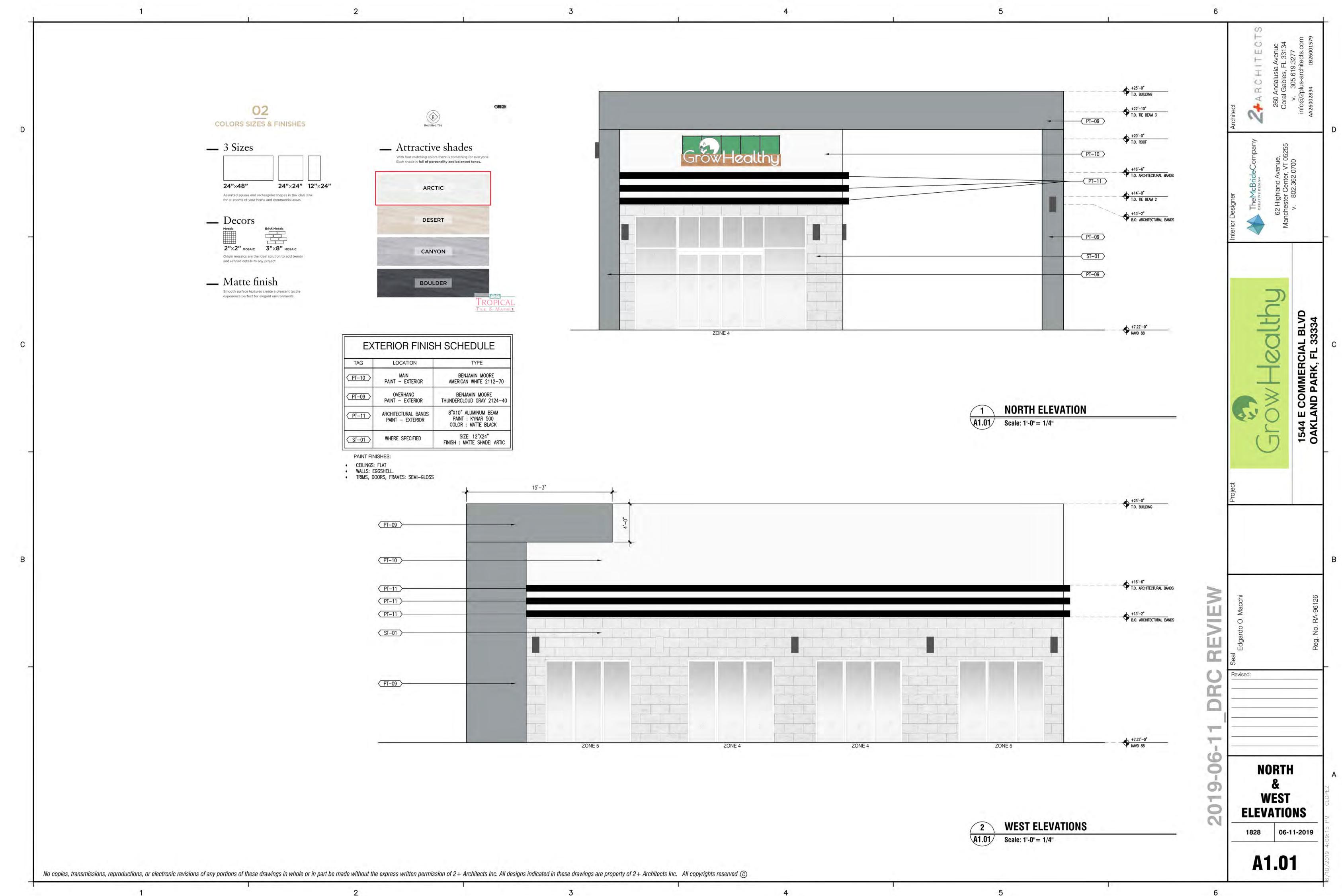


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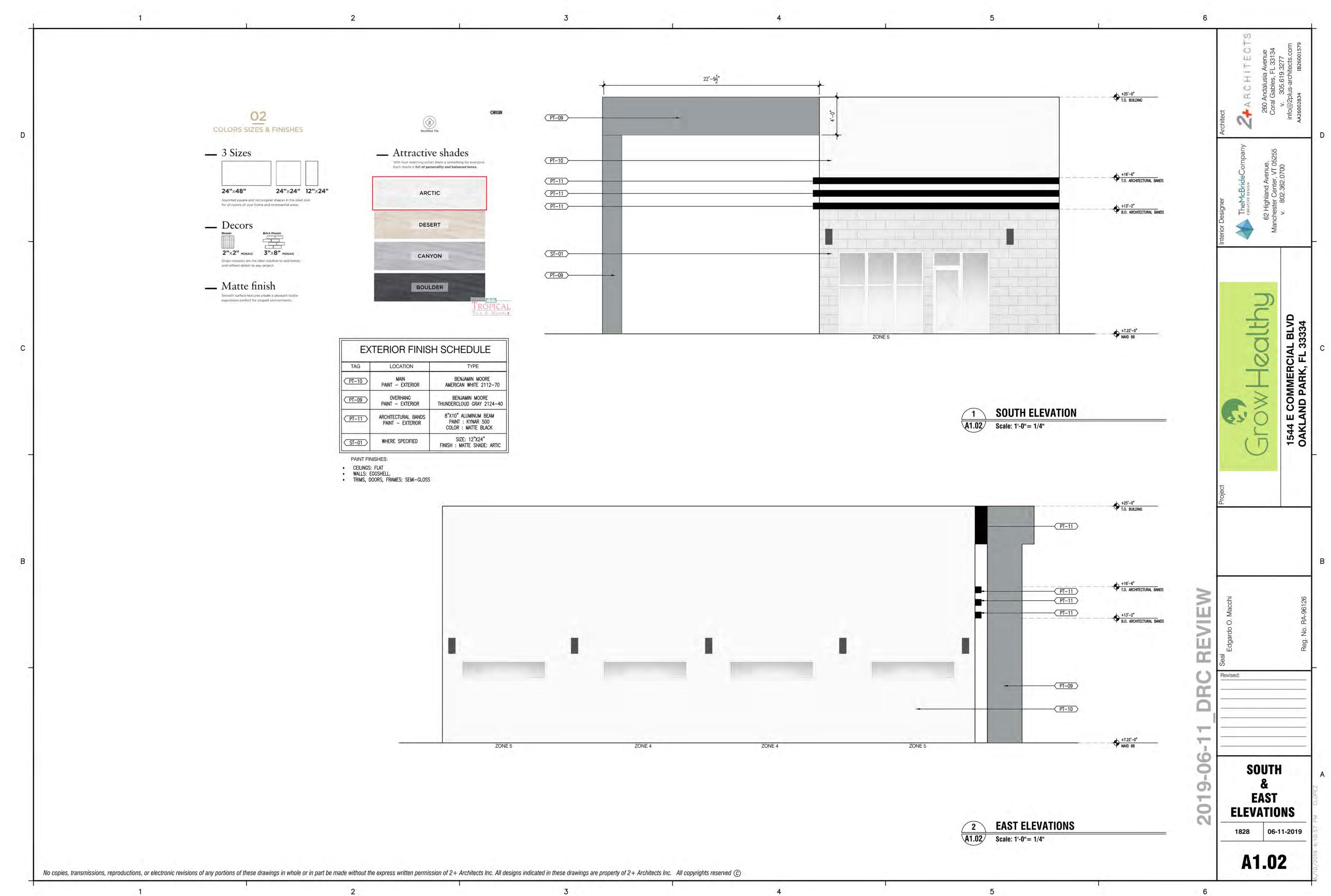


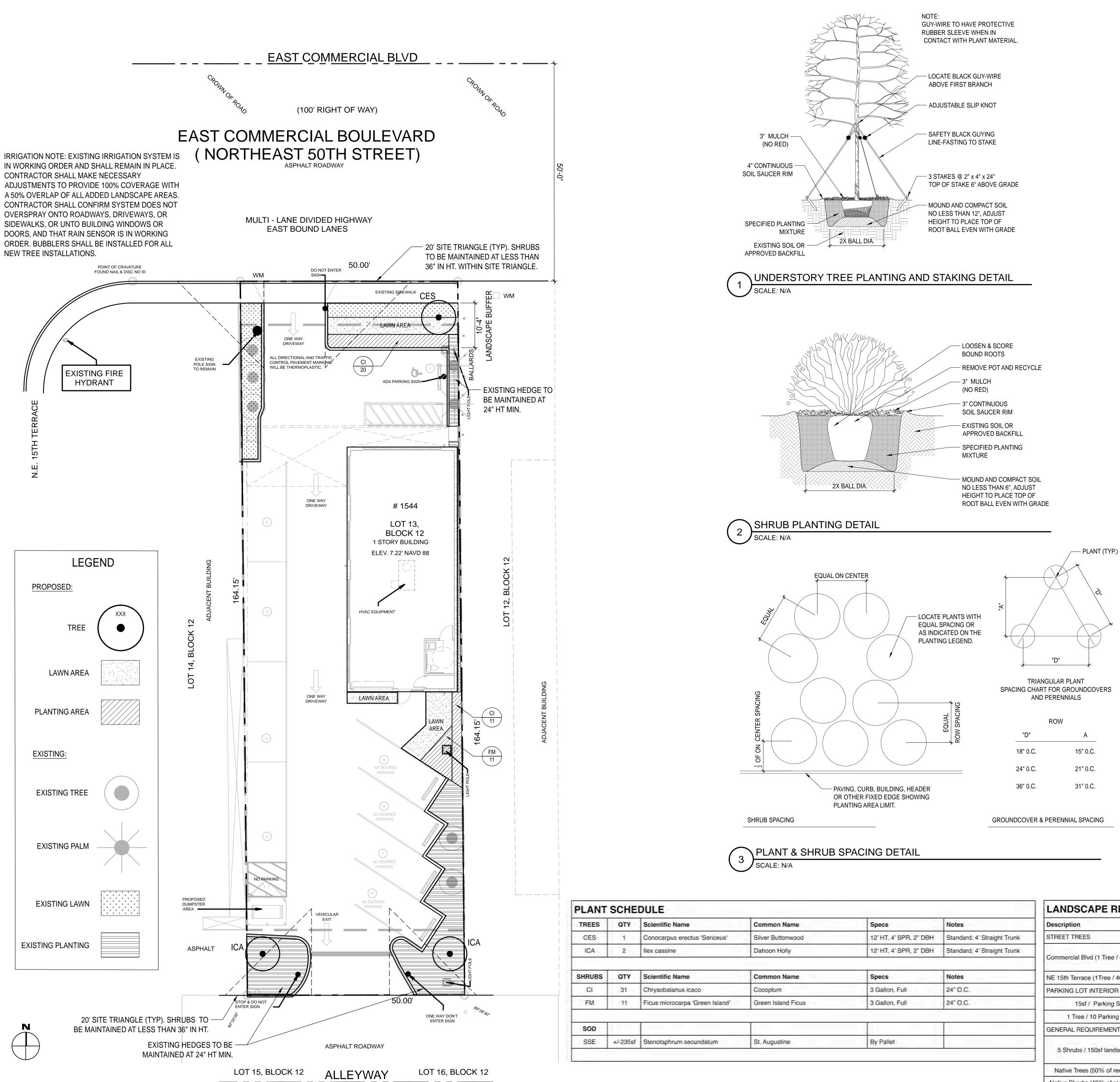
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TREES G		JOLL	PLANT SCHEDULE			
INCES	QTY	Scientific Name	Common Name	Specs	Notes	Description
CES	1	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12'HT, 4' SPR, 2" DBH	Standard; 4' Straight Trunk	STREET TREES
ICA	2	Ilex cassine	Dahoon Holly	12' HT, 4' SPR, 2" DBH	Standard; 4' Straight Trunk	Commercial Divid (1)
						Commercial Blvd (1
SHRUBS C	QTY	Scientific Name	Common Name	Specs	Notes	NE 15th Terrace (1Tr
CI	31	Chrysobalanus icaco	Cocoplum	3 Gallon, Full	24" O.C.	PARKING LOT INTE
FM	11	Ficus microcarpa 'Green Island'	Green Island Ficus	3 Gallon, Full	24" O.C.	15sf / Par
						1 Tree / 10 Pa
SOD						GENERAL REQUIRE
SSE +/-2	-235sf	Stenotaphrum secundatum	St. Augustine	By Pallet		5 Shrubs / 150sf

Native Shrubs (40% of

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

- 1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
- 2. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
- 3. PLANT LIST SHALL TAKE PRECEDENCE OVER PLANTING PLAN IN CASE OF DISCREPANCIES.
- 4. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.
- 5. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
- 6. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
- 7. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.
- 8. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 6 MONTHS FROM DATE OF FINAL ACCEPTANCE.
- 9. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING.
- 10. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- 11. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
- 12. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
- 13. ALL PLANTING AREAS SHOULD RECEIVE AN 80/20 MIX FILL SOIL. SAND USED IN PLANTING SOIL MIX SHALL BE SILICA SAND.
- 14. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS" SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
- 15. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
- 16. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL.
- 17. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
- 18. ALL TREES AND ALL PLANTING BEDS TO BE TOPPED WITH 3" MIN. "GRADE A" ORGANIC OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
- 19. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 12' HEIGHT TREE, UNLESS NOTED OTHERWISE.
- 20. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 18-24" SPREAD MINIMUM.
- 21. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
- 22. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 23. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
- 24. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
- 25. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- 26. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF CHRIS CABEZAS LANDSCAPE ARCHITECTURE, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
- 27. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
- 28. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
- 29. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
- 30. ALL LANDSCAPE AREAS SHALL BE MAINTAINED AND PROVIDE A CLEAR LINE OF SIGHT.

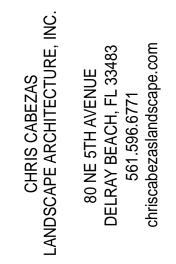
PE REQUIREMENTS - COMMERCIAL

Required/Allowed	Provided
 T	

ee / 40lf)	2	2 (1 Proposed, 1 Existing)
e / 40lf)	2	2
OR		
ng Space	135sf	+/-275sf
king Spaces	1	2
ENTS		
ndscaped area	46	+/- 150 (54 Proposed, 100 Existing)
of required trees)	2	5
of required shrubs)	17	31

AREA CALCULATIONS		
8,208 sf (100%)		
1,372 sf (17%)		
6,369 sf (78%)		
1,839 sf (22%)		





C, $\boldsymbol{\mathcal{C}}$ \cap 2 N N M M M HEALTHY CLIENT: GROW

REVIS	IONS:	
No.	Date	Description
	_	

LANDSCAPE ARCHITECT: Christopher Cabezas

SEAL:

REGISTRA	ATION NO. REA 0007
SHEET TITLE:	

LANDSCAPE PLAN

Scale: 3/32" = 1' - 0" Drawn By: CC Checked By: CC Date: 06/11/2019 SHEET NUMBER LP-100