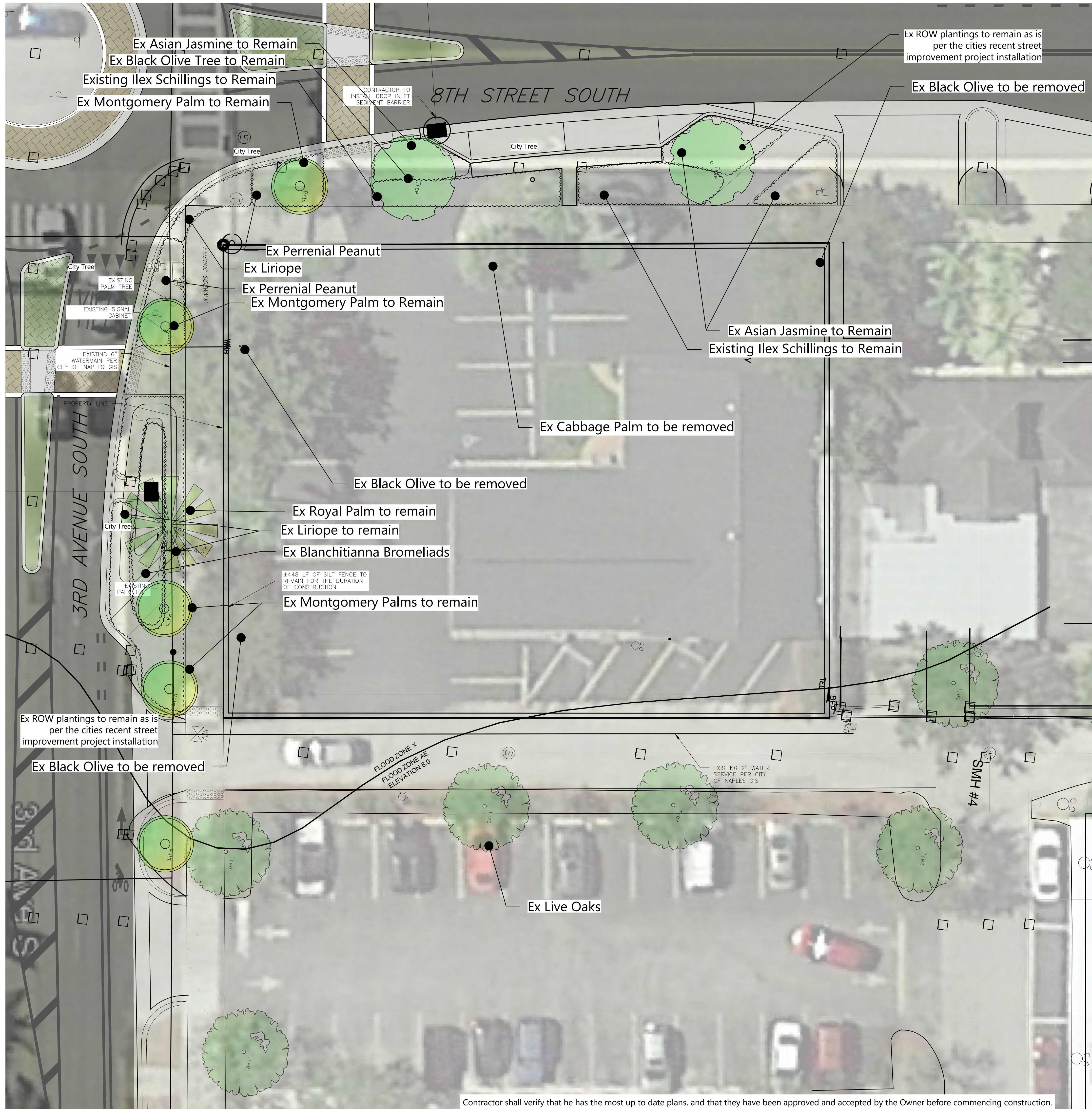


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Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.



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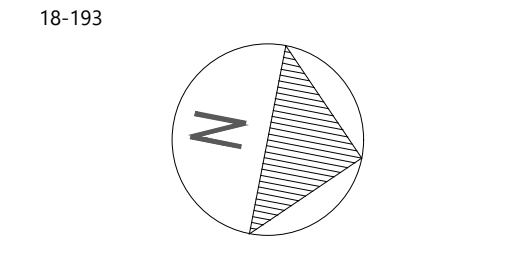
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EXISTING CONDITIONS PLAN

▲6 Rev. New Site Plan	PM 11.11.20
▲5 Rev. Update Civil and Arch	PM 09.17.20
▲4 Rev. Plans	CA 8.09.20
▲3 Rev. City Comments	PM 03.09.20
▲2 City Notes/Owner Notes	PM 10.09.19
▲1 Rev. plans	CA 3.25.19
Drawing Date:	CA 11.11.18

Scale: 1" = 10'



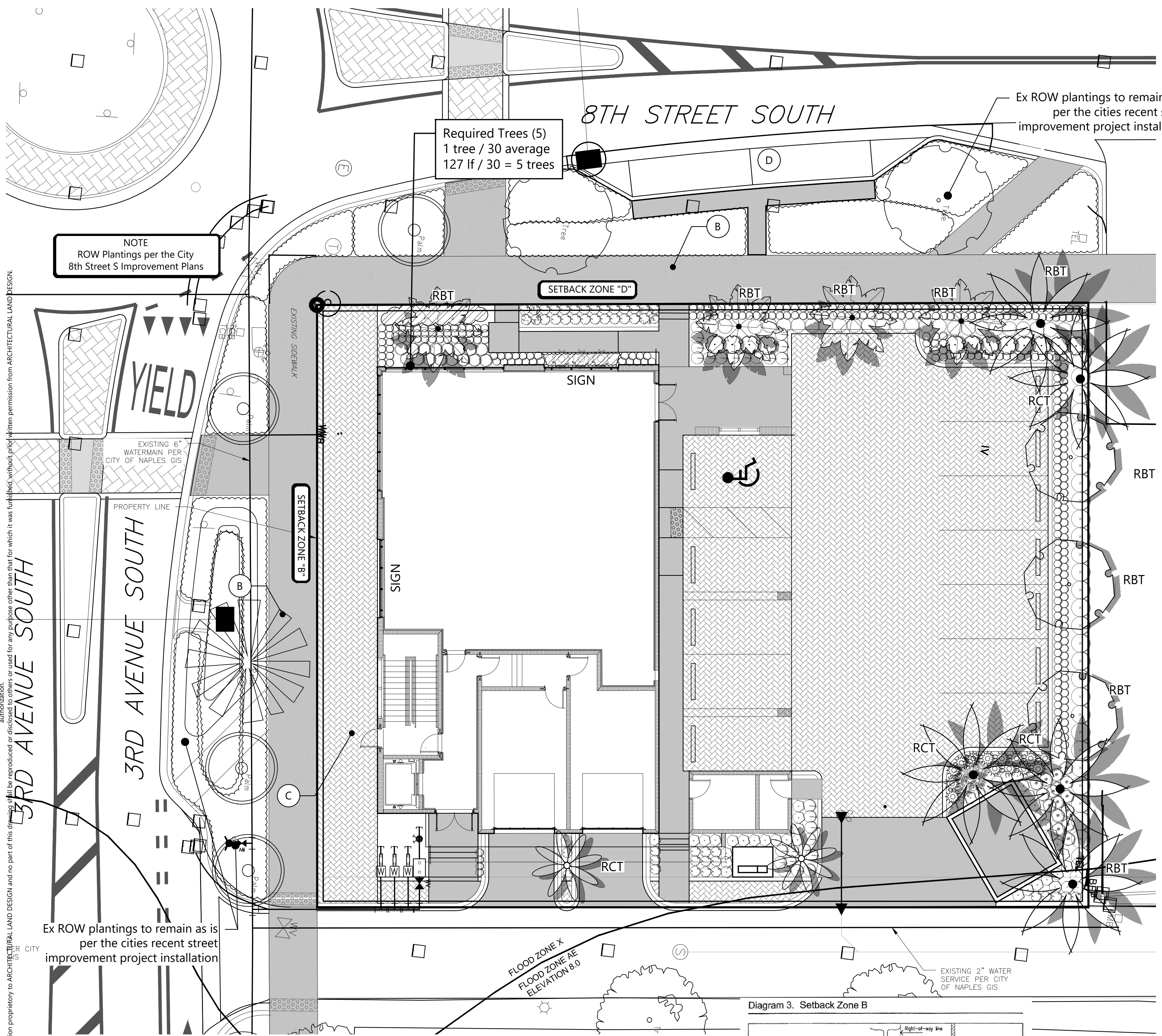
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File Name:
Date:

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Contractor to verify property lines and setbacks before construction. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent. Any inconsistencies w/ these plans need to be reported to ALD and the Owner. Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

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KEY

- (A) ENTRY DRIVE
- (B) CONCRETE SIDEWALK 8' wide
- (C) PAVER SIDEWALK 10' wide
- (D) EXISTING ON STREET PARKING

LANDSCAPE SUMMARY

SITE AREA	12,696 SF
PARKING SPACES PROVIDED	12
LANDSCAPE REQUIREMENTS	
LANDSCAPE AREA REQUIRED (12 parking space * 30 sq of plant area)	360 sq. ft.
LANDSCAPE AREA PROVIDED	360+ sq. ft.
NUMBER OF TREES REQUIRED (1 tree per 100 sq of landscape area)	4 QTY
NUMBER OF TREES PROVIDED	4 QTY

ZONING NOTES

Sec. 58-915 - Parking facilities generally; landscaping

- (7) Landscaping of parking lots.
- At least 30 square feet of landscaping shall be provided for each on-site parking space.
 - Landscaping, and on-site water retention as referenced in Section 30-342, shall be located in such a manner as to divide and break up the expanse of paving and provide a measure of shade and visual relief.
 - Landscaping shall be located so as to enable the interconnection of parking aisles on abutting properties.
 - Each separate landscaping area shall have a minimum dimension of 5 feet and a minimum area of 30 square feet.
 - Trees used for parking lot landscaping shall be canopy trees and must be a minimum of 10 feet in height at the time of planting.
 - All landscaping areas must be irrigated and maintained.
 - Each separate landscaped area shall include at least 1 tree, with the remaining area adequately landscaped with shrubs, ground cover, or other approved landscaping material. The total number of trees shall not be less than 1 for each 100 square feet or fraction thereof of required landscaping.
 - The front of a vehicle may encroach upon any landscaped area when the area is at least 5 feet in depth per immediately abutting parking space and protected by wheel stops or curbing. Two feet of such landscaped area or walkway may be part of the required depth of each abutting parking space.
- (8) Landscaping of front yards. Refer to sections 58-909 and 58-912. Trees required in setback areas adjacent to streets as required setback zones are as follows:
- General standards. All materials shall meet grade Florida #1 or better, as prescribed in Grades and Standards for Nursery Plants, latest edition. Existing trees that are of sufficient size and health may be retained to meet the provisions of this section. All trees shall be planted 30 feet on center. Minimum size at time of planting for canopy-type trees shall be 16 to 18 feet overall height with minimum 3/2-inch caliper. Minimum size at time of planting for palm trees shall be 10 feet of grey wood.

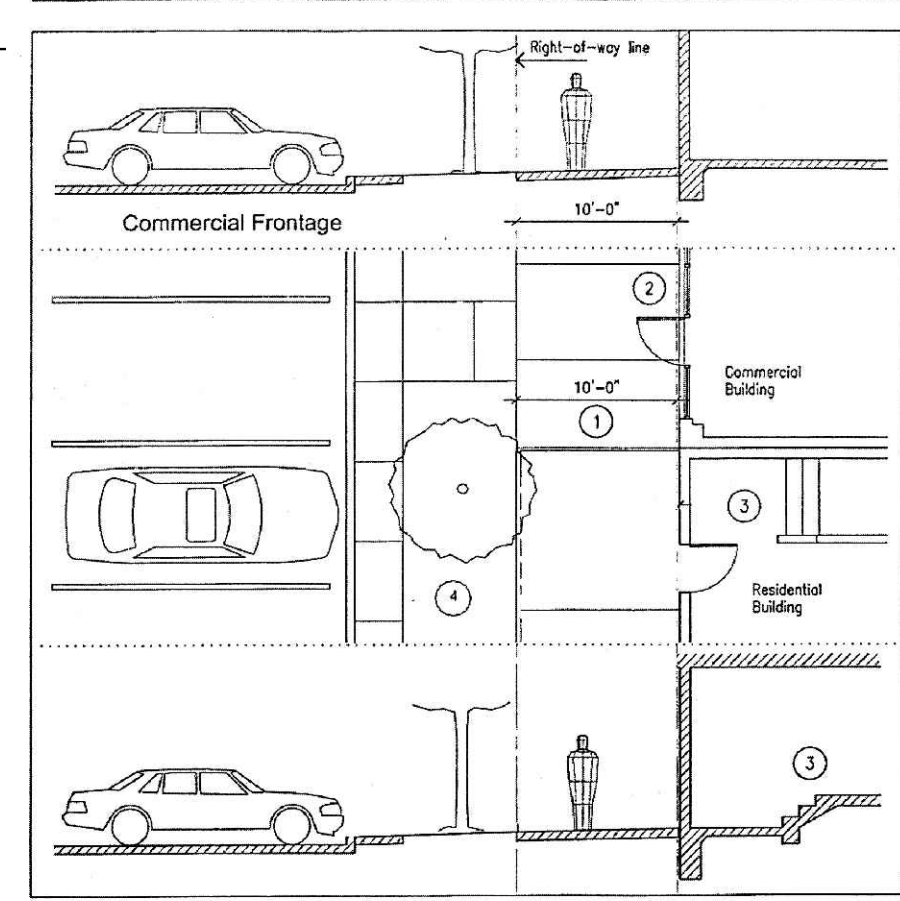

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PLANTING LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CN9	5	Cocos nucifera 'Maypan' Maypan Coconut Palm
	CE12	3	Conocarpus erectus Green Buttonwood
	PE20	6	Ptychosperma elegans Alexander Palm
	WB20	4	Wodyetia bifurcata Foxtail Palm
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	AEC BLA	4	Aechmea blanchetiana Orange Bromeliad
	ALC7	3	Alcantarea imperialis Imperial Bromeliad
	BOU3	16	Bougainvillea spectabilis 'Helen Johnson' Bougainvillea
	CHA HU2	3	Chamaerops humilis European Fan Palm
	CHR7	12	Chrysoalanus icaco 'Red Tip' Red Tip Cocoplum
	CLU7	29	Clusia guttifera Small-Leaf Clusia
	FIM3	142	Ficus microcarpa 'Green Island' Green Island Ficus
	HAM NOD	16	Hamelia nodosa Dwarf Firebush
	IXN3	26	Ixora x 'Nora Grant' Ixora 'Nora Grant
	JAS3	26	Jasminum simplicifolium Wax Jasmine
	LIR EM2	318	Liriope muscari 'Emerald Goddess' Liriope
	POD15	40	Podocarpus macrophyllus Podocarpus
	PODPRI3	100	Podocarpus macrophyllus 'Pringles' Dwarf Podocarpus
	RUE3	5	Ruellia brittoniana Blue Bells
	ZAF3	15	Zamia floridana Coontie Palm
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	ARAG1	81	Arachis glabrata Perennial Peanut

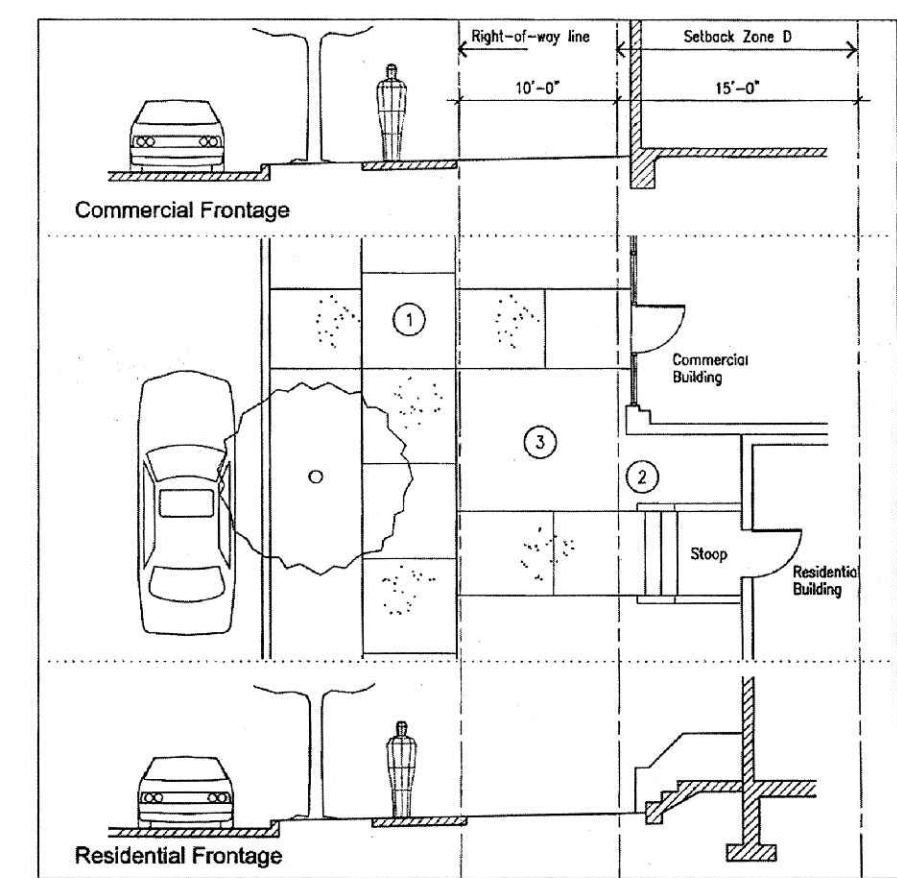
Mulch: Eucalyptus 3" Thickness TBD
 Install 8" wide Brookstone border where pavement is adjacent to planting.
 Owner reserves the right to Substitute the following trees:
 In lieu of Alexander palms
 Option Montgomery, or Christmas or Foxtail Palms:
 In lieu of Green Buttonwood
 Calophyllum or Japanese Blueberry
 In lieu of shrubs proposed:
 Wax Jasmine, Green Island Ficus, Mexican Petunia, Coontie, Carissa
 Asian Jasmine and Perennial Peanut are interchangeable

Diagram 3. Setback Zone B



- Notes:
- All buildings shall be built to a 10-foot setback from property line.
 - Sidewalk under the building face and is 10 feet wide.
 - Ground floor residential occupancies must transition to the FEMA elevation internally. (behind the building face)
 - Landscaped area in public right-of-way.

Diagram 5. Setback Zone D



- Notes:
- 6-foot wide sidewalk within public right-of-way.
 - No part of stoops or porches may project to any point less than 10 feet from right-of-way line.
 - Area between sidewalk and building face must be landscaped.

- Sec. 50-74. - Development standards.
- (c) Areas adjacent to interior property line. On any parcel providing an off-street parking area or other vehicular use area, storage area, outdoor dining area or loading area there shall be provided landscaping between such area and such property line as follows:
- (2) Areas adjacent to commercial or industrial uses. Where such area abuts property zoned or in fact used for commercial or industrial purposes, only the tree provision with its planting area as prescribed in this subsection shall be required.
- (d) Interior landscaping for vehicular use areas.
- (1) Area to be landscaped.
- Minimum area per parking space. Off-street parking areas shall have at least 20 square feet of interior landscaping for each parking space, excluding those spaces abutting a perimeter for which landscaping is required by other subsections of this section.
 - Minimum area relative to other vehicular use areas. In addition, other vehicular use areas, such as new or used car sales lots, shall have 2 square feet of landscaping area for each 100 square feet or fraction thereof.
 - Determination of size of vehicular use areas. Where the property contains both parking areas and other vehicular use areas, such as new or used car sales lots, the 2 types of areas may be separated for the purposes of determining the other vehicular use areas by first multiplying the total number of parking spaces by 300 and subtracting the resulting figure from the total square footage of paved areas.
 - Minimum size of landscaped areas. Each separate landscaped area shall contain a minimum of 50 square feet and shall have a minimum dimension of at least 5 feet.
- (2) Plant materials.
- Generally. Each separate landscaped area shall include at least 1 tree having a clear trunk of at least 5 feet, with the remaining area adequately landscaped with shrubs, ground cover or other approved landscaping material.
 - Minimum number of trees. The total number of trees shall not be less than 1 for each 100 square feet or fraction thereof of required interior landscaping areas.
 - Location of landscaped areas. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.
- (3) Exception. In other vehicular use areas where the strict application of this subsection will seriously limit the function of such area, the required landscaping may be located near the perimeters of the area, including such perimeters which may be adjacent to the building on the site. Such landscaping shall be in addition to all other landscaping requirements.

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 OVERALL SITE PLANTING PLAN

A6 Rev. New Site Plan PM 11.11.20
 A5 Rev. Update Civil and Arch PM 09.17.20
 A4 Rev. Plans CA 8.09.20
 A3 Rev. City Comments PM 03.09.20
 A2 City Notes/Owner Notes PM 10.09.19
 A1 Rev. plans CA 3.25.19
 Drawing Date: CA 11.11.18

Scale: 1" = 10'

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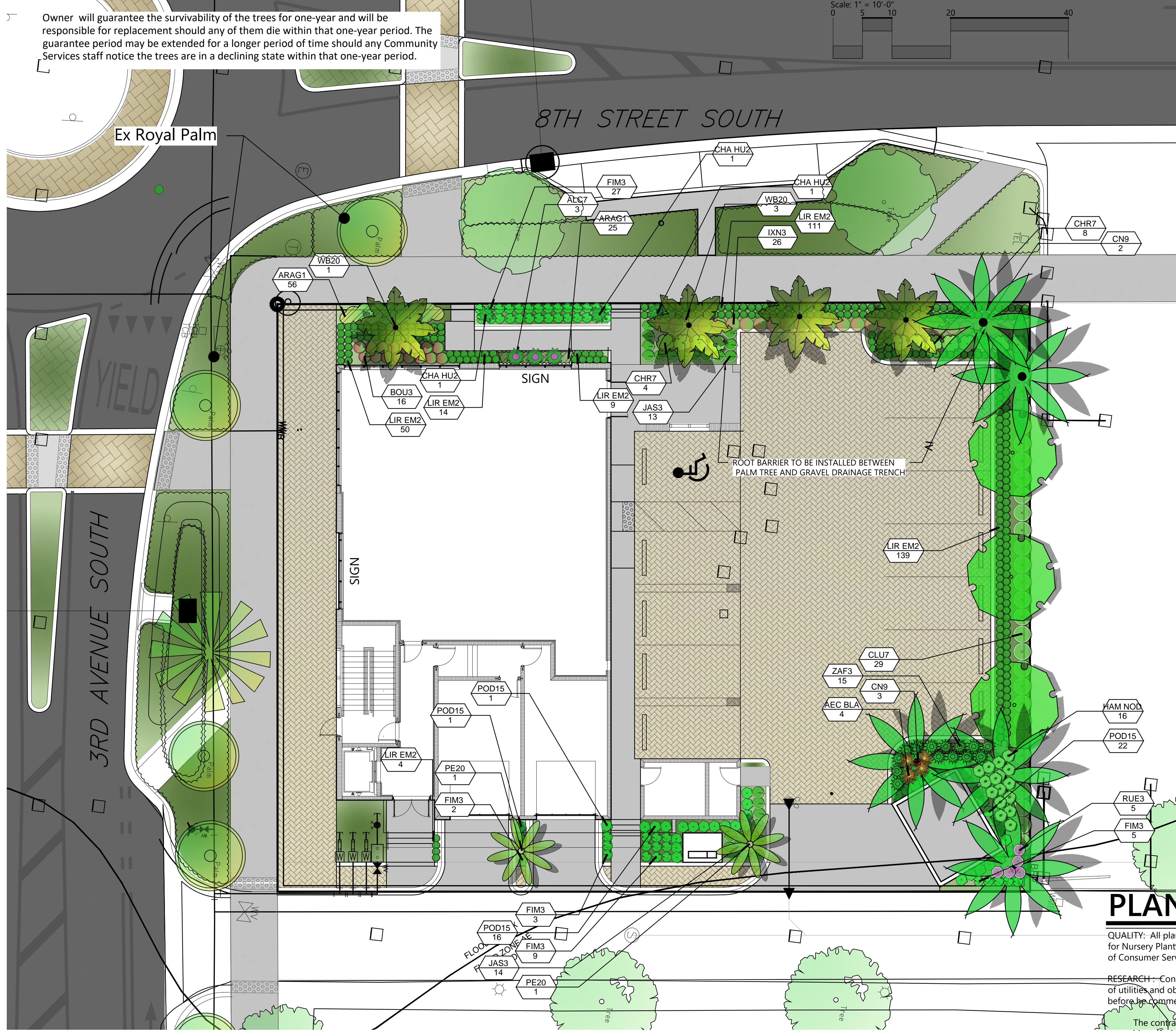
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Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

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Owner will guarantee the survivability of the trees for one-year and will be responsible for replacement should any of them die within that one-year period. The guarantee period may be extended for a longer period of time should any Community Services staff notice the trees are in a declining state within that one-year period.

Scale: 1" = 10'-0"



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER
	CN9	5	Cocos nucifera 'Maypan' Maypan Coconut Palm	9-15' ct
	CE12	3	Conocarpus erectus Green Buttonwood	12'-14' oa
	PE20	6	Ptychosperma elegans Alexander Palm	20' oa
	WB20	4	Wodyetia bifurcata Foxtail Palm	20' oa
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER
	AEC BLA	4	Aechmea blanchetiana Orange Bromeliad	7 Gallon 30"
	ALC7	3	Alcantarea imperialis Imperial Bromeliad	7 gal 36"
	BOU3	16	Bougainvillea spectabilis 'Helen Johnson' Bougainvillea	3 gallon 16"
	CHA HU2	3	Chamaerops humilis European Fan Palm	10 gallon, 36" oa
	CHR7	12	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	7 Gallon 30"
	CLU7	29	Clusia guttifera Small-Leaf Clusia	7 gal 36"
	FIM3	142	Ficus microcarpa 'Green Island' Green Island Ficus	3 Gallon 16"
	HAM NOD	16	Hamelia nodosa Dwarf Firebush	3 gallon 18"
	IXN3	26	Ixora x 'Nora Grant' Ixora 'Nora Grant	3 gallon 18"
	JAS3	26	Jasminum simplicifolium Wax Jasmine	3 gal 20"
	LIR EM2	318	Liriodendron muscari 'Emerald Goddess' Liriope	1 gallon
	POD15	40	Podocarpus macrophyllus Podocarpus	15 gallon 60"
	PODPR13	100	Podocarpus macrophyllus 'Pringles' Dwarf Podocarpus	3 gallon, 14"
	RUE3	5	Ruellia brittoniana Blue Bells	3 gal 20"
	ZAF3	15	Zamia floridana Coontie Palm	3 gallon 18"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER
	ARAG1	81	Arachis glabrata Perennial Peanut	1 gallon 6"

Mulch: Eucalyptus 3" Thickness TBD
 Install 8" wide Brookstone border where pavement is adjacent to planting.
 Owner reserves the right to Substitute the following trees

- In lieu of Alexander palms
Option Montgomery, or Christmas or Foxtail Palms:
- In lieu of Green Buttonwood
Callophyllum or Japanese Blueberry
- In lieu of shrubs proposed:
Wax Jasmine, Green Island Ficus, Mexican Petunia, Coontie, Carissa
Asian Jasmine and Perennial Peanut are interchangeable

PLANT SPECS

QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.

RESEARCH: Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.

The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.

No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepancies or errors not addressed at the time of bid.

DRAWINGS: Drawings are part of this contract. Any discrepancies between the drawings and specifications shall be brought to the attention of the owner at time of bid.

SCOPE: Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.

The contractor shall be responsible for all planting/ maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants, etc., from damage during the construction process.

All damage shall be repaired at the contractors expense

WARRANTY: All trees shall be warranted for a period of 1 year. All shrubs and groundcovers shall be warranted for a period of 90 days, and sod shall be warranted for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.

REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.

SUBSTITUTIONS: Any substitutions made for any reason must be approved by the owner.

WATER: It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be freshly dug, healthy and be well branched, free from disease and insects.

CONTAINER GROWN MATERIAL: All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.

PALMS: Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OA) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.

SHADE TREES: Height shall be measured from the ground to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-crotches.

SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.

SOD: Sod shall be measured on the basis of square footage. Contractor shall be responsible for coverage of the square footage shown on the plans.

SOD: Time delivery so that sod will be placed within 24 hours after.

MULCH: Apply 3" mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.



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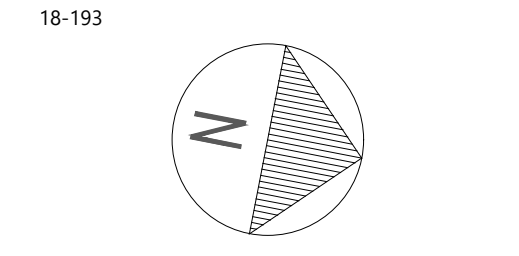
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 PLANTING PLAN

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 ▲1 Rev. plans CA 3.25.19
 Drawing Date: CA 11.11.18

Scale: 1" = 10'



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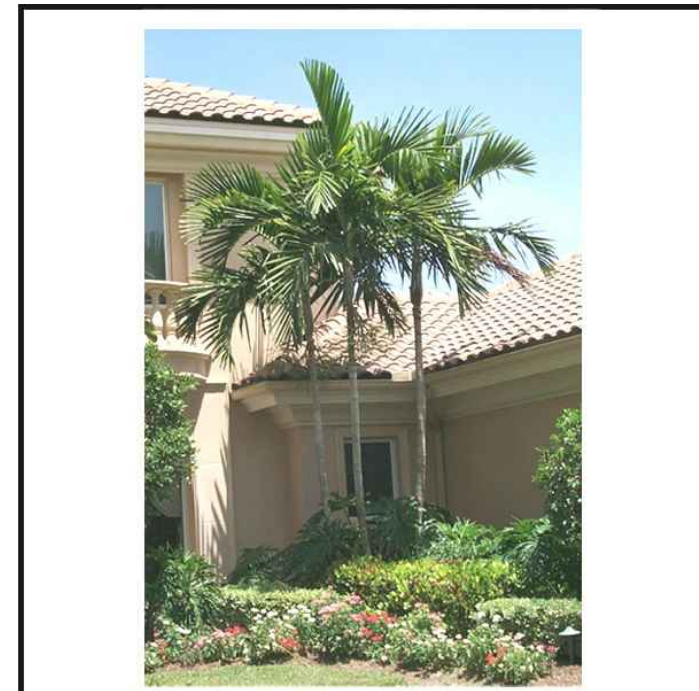
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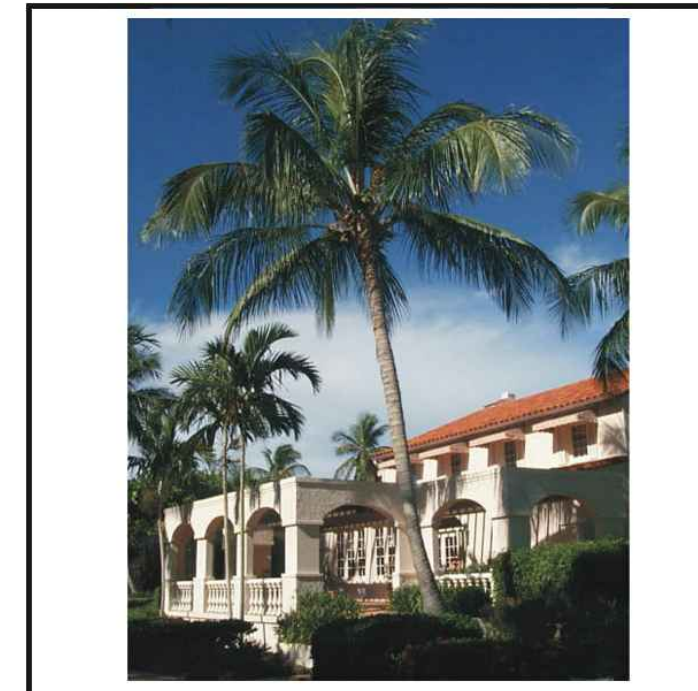
PLANT PALLETTE



Wodyetia bifurcata
Foxtail Palm



Ptychosperma elegans
Alexander Palm



Cocos nucifera
Coconut Palm



Conocarpus erectus
Green Buttonwood



Alcantarea imperialis
Imperial Bromeliad



Bougainvillea Barbara karst
Bougainvillea



Chamaerops humilis
European Fan Palm



Ficus microcarpa
Green Gem Ficus



Asparagus densiflorus 'Myersii'
Foxtail Fern



Chrysobalanus icaco
Cocoplum



Clusea guttifera
Small Leaf Clusea



Dianella ensifolia variegatum
White Variegated Flax Lily



Ficus microcarpa
Green Gem Ficus



Hamelia macrantha
Dwarf Firebush



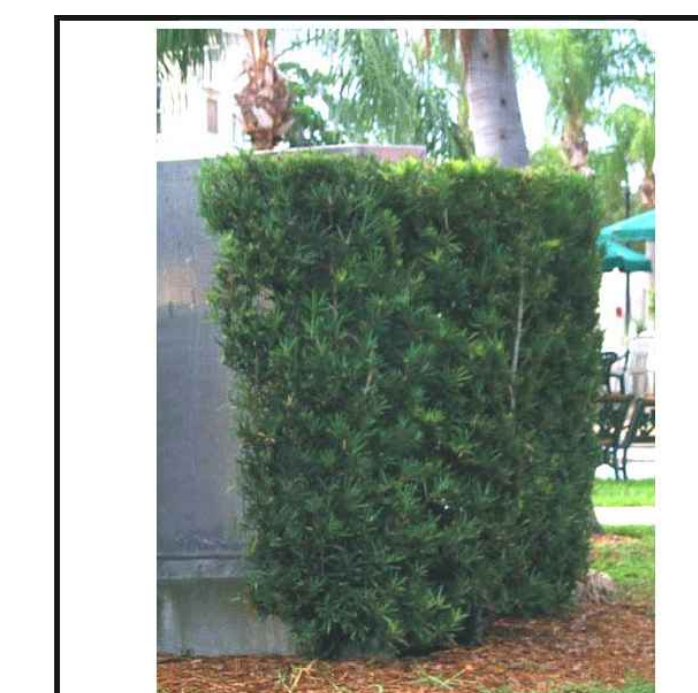
Ixora spp. 'NG'
Nora Grant Ixora



Jasminum simplicifolium
Wax Jasmine



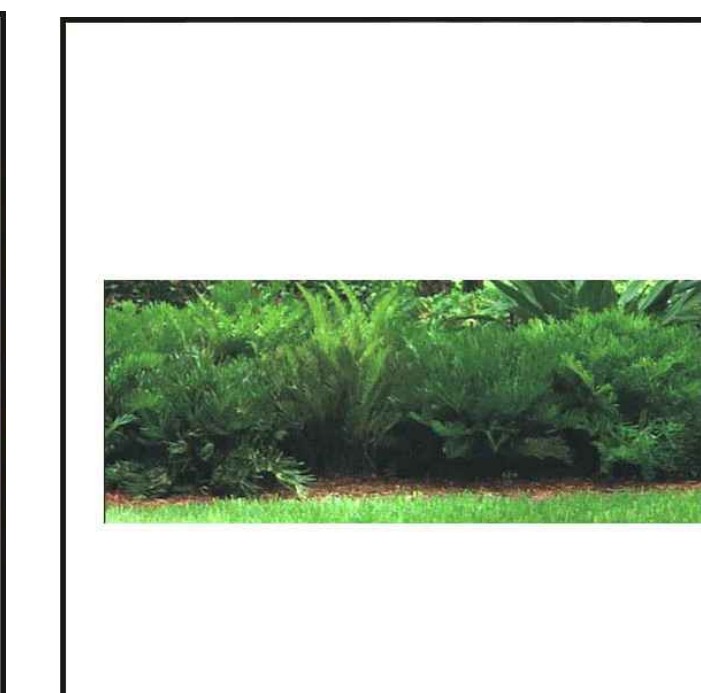
Liriopi Muscari 'EG'
Liriopi Evergreen Giant



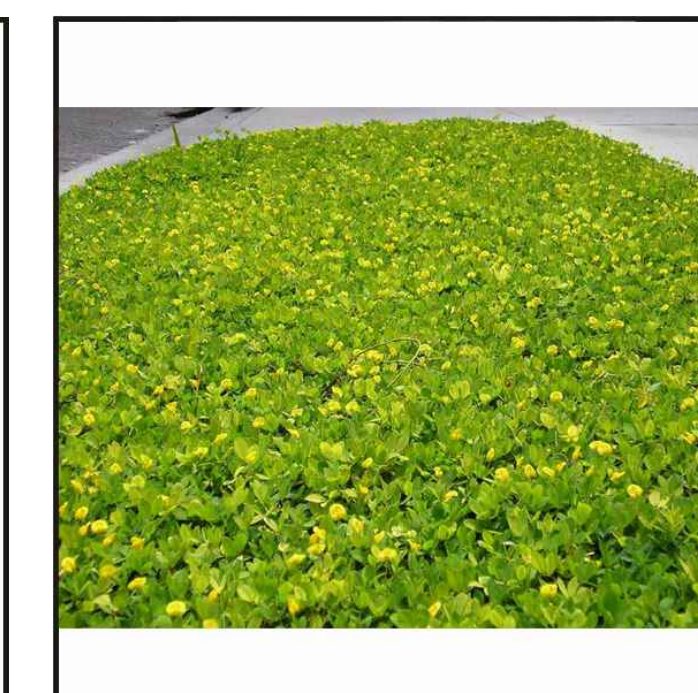
Podocarpus gracilior
Podocarpus



Ruellia brittoniana
Mexican Bluebell



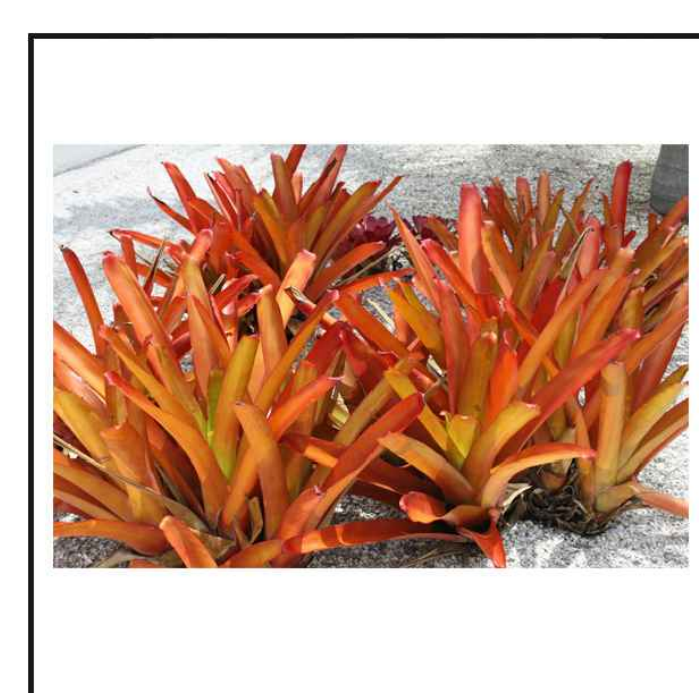
Zamia floridana
Coontie



Arachis glabrata
Perennial Peanut



Trachelospermum asiaticum
Asiatic Jasmine



Aechmea blanchetiana
Orange Bromeliad



Podocarpus Pringles - Dwarf Podocarpus

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