

333 VICTORIA PARK

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

17-846US

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FL1803.0748-01	ALTA / NSPS LAND TITLE SURVEY	●	●	●	●	●		
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IF APPLICABLE, THE IMAGES ON THIS PAGE ARE AS REFERENCES ONLY.

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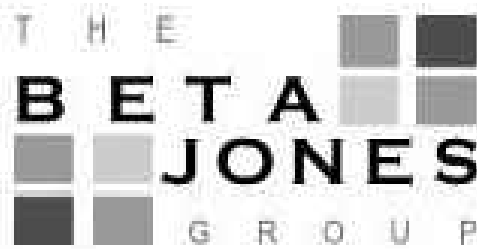
CIVIL ENG.

LANDSCAPE ARCHITECT

CONSTRUCTION
MANAGEMENT

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ARCHITECT -MEP FP



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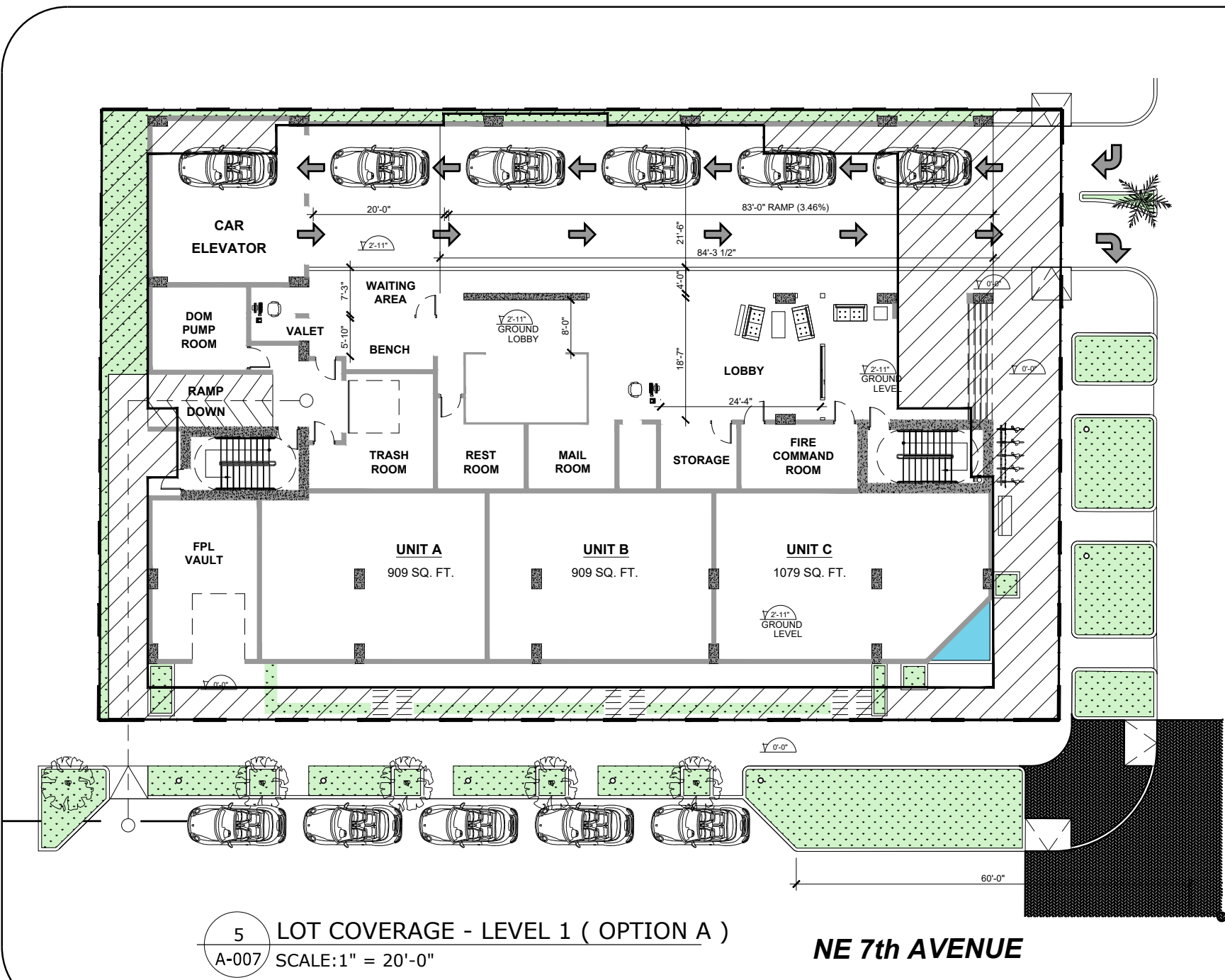
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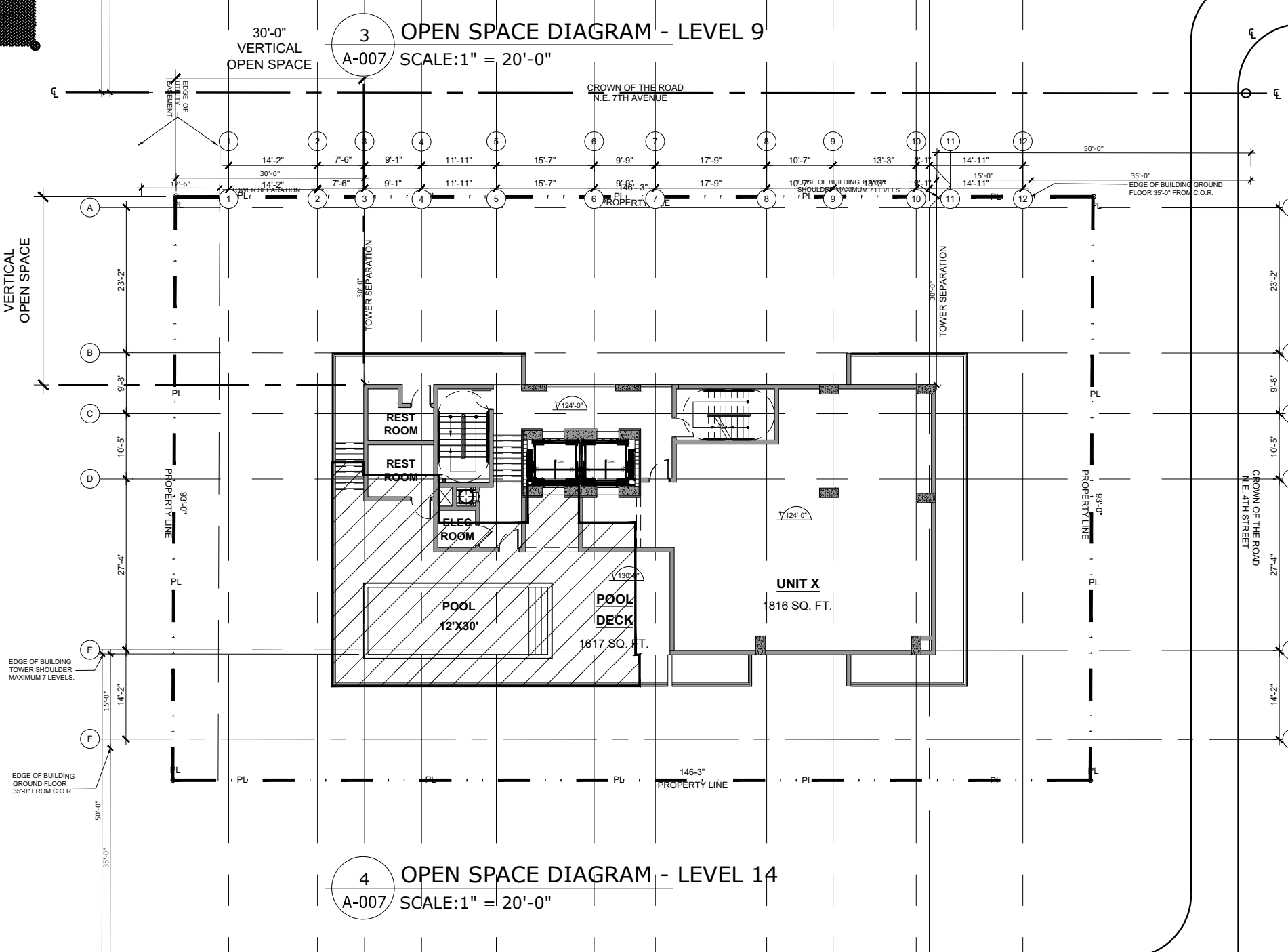
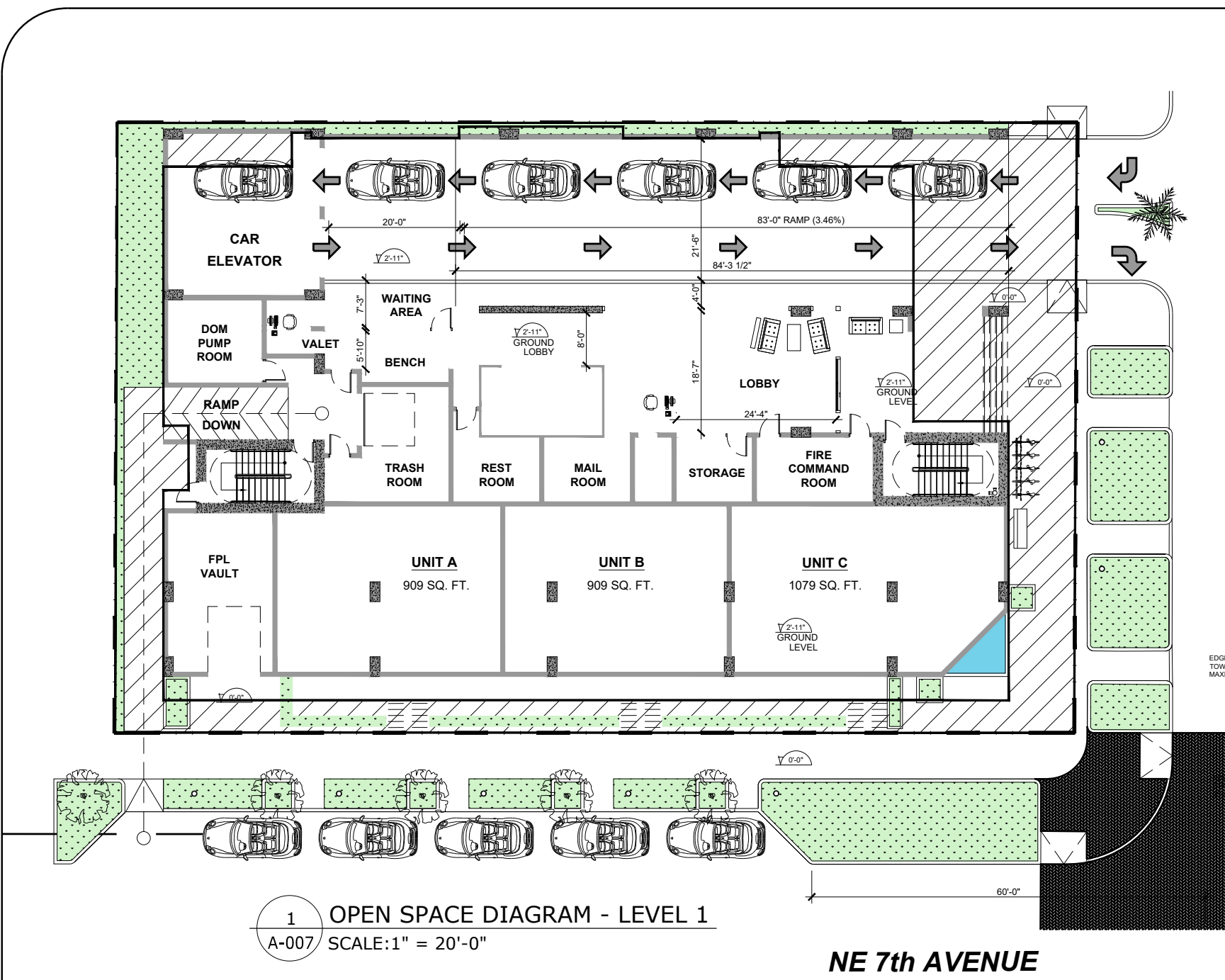
07-23-19



LOT COVERAGE DIAGRAM					
Sec. 40-13.21 - Table of dimensional requirements for the RAC Districts.					
RAC District	RAC-CC	RAC-AS	RAC-OF	RAC-BPO	RAC-TMU
Maximum Height	See** South of 50' SW 7' SL, and North of NE 8th S. 150' S. maximum at boundary***	See**	50' ft. up to 150' ft.*** Unpermitted for South of NE 8th S. 150' S.***	150' ft. up to 150' ft.***	See**
Minimum Plot Size	none	none	Nonresidential: 1,500 sq. ft. of existing Federal Road Residential and Mixed Use - See Sections 40-13.21, 40-13.22	Nonresidential and Mixed Use: 1,500 sq. ft. of existing Federal Road Residential and Mixed Use: 1,500 sq. ft. of existing Federal Road	Nonresidential: 1,000 sq. ft. of existing Federal Road Residential and Mixed Use: 1,000 sq. ft. of existing Federal Road
Maximum Plot Coverage	25%	30%	30%	30%	Nonresidential: 30% Mixed Use and Residential: 75%
Maximum Density	none	35 dwellers	none	35 dwellers - up to 50 dwellers***	none greater than 25 dwellers per section 40-13.21

- OPTION A -	
TOTAL LOT COVERAGE REQUIRED	10 200.94 SQ.FT. (MAXIMUM 75%)
TOTAL LOT COVERAGE PROVIDED	10 200.06 SQ.FT. (74.99%)
TOTAL LOT SIZE	13 601.25 SQ.FT. (100.00%)

BUILDING INFORMATION	
Building Type 1: Fire -Resistive (High Rise over 75 feet).	
This building and structure shall be equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 403.3.3	



PROPERTY LEGAL DESCRIPTION

PER EXHIBIT "A" OF COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 551972, ISSUING OFFICE: 1459601, ISSUING AGENT: ROBINSON LAW P.A., COMMITMENT DATE: FEBRUARY 26, 2018 AT 11:00 PM

PARCEL 1: THE SOUTH 60 FEET OF LOTS 19 AND 20, BLOCK 12, HOLMBERG AND MCKEE'S SUBDIVISION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 115 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF THAT CERTAIN ALLEY ADJACENT TO SAID PROPERTY, SAID ALLEY VACATED, ABANDONED AND CLOSED BY THE CITY OF FORT LAUDERDALE ORDINANCE NO. 6-86-30, RECORDED IN O.R. BOOK 13390, PAGE 440 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PROPERTY LYING BEING AND SITUATE IN BROWARD COUNTY, FLORIDA

PARCEL 2: THE NORTH 80 FEET OF LOTS 19 AND 20, BLOCK 12, OF RE-SUBDIVISION OF BLOCKS 9, 10, 11 AND 12, OF HOLMBERG AND MCKEE'S SUBDIVISION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 115 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS LYING BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

SITE PLAN INFORMATION			
CURRENT USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL		
PROPOSED USE OF PROPERTY	MULTI FAMILY RESIDENTIAL		
CURRENT LAND USE DESIGNATION	TRANSITIONAL MIXED-USE		
PROPOSED LAND USE DESIGNATION	TRANSITIONAL MIXED-USE		
CURRENT ZONING DESIGNATION	RAC-EMU		
PROPOSED ZONING DESIGNATION	RAC-EMU		
ADJACENT ZONING DESIGNATION	RAC-CC, RMM-25, CF-HS, B-1, CB		
WATER / WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE		
TOTAL SITE AREA NET	13,601.25 SQ. FT. = 0.312 ACRE		
TOTAL PERVIOUS EXISTING (LANDSCAPE)	+/- 9,962 SQ. FT. = (+/- 73%)		
TOTAL BUILDING HEIGHT	137'-6" (14 LEVELS)		
TOTAL DWELLING UNITS	52 UNITS (SEE SHEETS A-004 FOR ROOM MATRIX)		
PARKING DATA	RATIO: 2/DU	2X52=104 REQUIRED	* 106 PROVIDED
ON STREET PARKING	5 SPACES	* 2 DESIGNATED PARKING SPACE BY DWELLING UNIT * ALL PARKING SPACES ARE 100% VALET	

SETBACKS		
FRONT (NORTH)	35'-0" (AT GROUND LEVEL)	50'-0" (ABOVE LEVEL 7) 15'-0" STEP BACK
REAR (SOUTH)	12'-6" (AT GROUND LEVEL)	30'-0" (ABOVE LEVEL 7)
INTERIOR (EAST)	35'-0" (AT GROUND LEVEL)	50'-0" (ABOVE LEVEL 7) 15'-0" STEP BACK
SIDE (WEST)	0'-8" (AT GROUND LEVEL)	30'-0" (ABOVE LEVEL 7)

- APPLICABLE CODES**
- DOWN TOWN MASTER PLAN CHAPTER 4
 - UNIFIED LAND DEVELOPMENT CODE (Fort Lauderdale, Florida)
 - FLORIDA BUILDING CODE 2017
 - NFPA 2015

OPEN SPACE DIAGRAM	
OPEN SPACE FOR RESIDENTIAL USES. EXCEPT FOR RAC-CC, OPEN SPACE SHALL BE REQUIRED FOR RESIDENTIAL USES. OPEN SPACE, FOR THE PURPOSES OF THIS SECTION, SHALL BE INCLUDE ALL AREAS ON THE SITE NOT COVERED BY STRUCTURES, OTHER THAN COVERED ARCADES, OR NOT COVERED BY VEHICULAR USE AREA. COVERED ARCADES WITH A MINIMUM WIDTH OF TEN FEET AND AT LEAST ONE SIDE OPEN TO A STREET SHALL BE CREDITED TOWARDS OPEN SPACE REQUIREMENTS. THE REQUIRED OPEN SPACE SHALL INCLUDE SEATING AND SHADE PROVIDED BY TREES, CANOPIES, OR OTHER UNENCLOSED SHADE STRUCTURES. A MINIMUM OF FIFTY PERCENT (50%) OF THE REQUIRED OPEN SPACE SHALL BE IN LANDSCAPING. AT LEAST FORTY PERCENT (40%) OF THE REQUIRED OPEN SPACE SHALL BE PROVIDED AT-GRADE AND THE REMAINING OPEN SPACE SHALL BE ACCESSIBLE TO INDIVIDUAL RESIDENTIAL UNITS OR THROUGH A COMMON AREA, OR BOTH. THE TOTAL AMOUNT OF OPEN SPACE REQUIRED SHALL BE CALCULATED BASED ON THE SIZE AND DENSITY OF THE DEVELOPMENT, AS FOLLOWS :	
1. FOR DEVELOPMENTS OF 50 RESIDENTIAL UNITS OR LESS, OR DEVELOPMENTS OF 25 DWELLING UNITS PER ACRE OR LESS DENSITY: A MINIMUM OF 200 SQ.FT. OF OPEN SPACE PER UNIT;	
2. FOR DEVELOPMENTS OF BETWEEN FIFTY-ONE (51) AND ONE HUNDRED FIFTY (150) RESIDENTIAL UNITS, OR DEVELOPMENTS OF GREATER THAN 25 DWELLING UNITS PER ACRE AND UP TO 60 DWELLING UNITS PER ACRE DENSITY; A MINIMUM OF ONE HUNDRED FIFTY (150) SQUARE FEET OF OPEN SPACE PER UNIT;	
3. FOR DEVELOPMENTS OF MORE THAN ONE HUNDRED FIFTY (150) RESIDENTIAL UNITS, OR DEVELOPMENTS OF GREATER THAN 60 DWELLING UNITS PER ACRE DENSITY; A MINIMUM OF 100 SQUARE FEET OF OPEN SPACE PER UNITS;	
4. FOR DEVELOPMENTS WHICH FALL INTO MORE THAN ONE OF THE ABOVE CATEGORIES, THE LESSER OPEN SPACE SHALL APPLY.	
TOTAL OPEN SPACE REQUIRED	(47 UNITS) X (100 SQ.FT.) = 4 700 SQ.FT.
OPEN SPACE - GROUND FLOOR	3 341 SQ.FT. (71% OF 4 700.00 SQ.FT.)
OPEN SPACE - LEVEL 8	7,530 SQ.FT.
OPEN SPACE - LEVEL 14	1,456 SQ.FT.
OPEN SPACE - TOTAL	12,327 SQ.FT. (+7,627 SQ.FT.)

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Landscape Architecture & Land Planning

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02	07/19/19	SITE PLAN APPROVAL / PROGRESS	N.T.	SL
03	09/17/19	SITE PLAN APPROVAL / PROGRESS	N.T.	SL
05	11/04/19	SITE PLAN APPROVAL / PROGRESS	N.T.	SL
06	03/17/20	SITE PLAN APPROVAL / PROGRESS	N.T.	SL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS.
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Notes
DOCUMENTS ISSUED FOR SITE PLAN APPROVAL / PROGRESS

Client
Sun Development International
1830 S OCEAN DRIVE, SUITE 2502/3804
HALLANDALE BEACH, 33009
TEL.: (305) 915-4901
Client reference number

Project
333 VICTORIA PARK
CITY OF FORT-LAUDERDALE, BROWARD COUNTY, FLORIDA
Title
CODE ANALYSIS

Drawn: N.T. Verified: A.F. Approved: S. L'Ecuyer	Field Scale: ARCHITECTURE AS SHOWN Date: 11-04-2019
Project Manager: A. FORERO	Dwg. no.
Project: 17-846US	A-005



1 RENDERING - 1
A-006 SCALE: NTS



2 RENDERING - 2
A-006 SCALE: NTS

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TEL.: (305) 915-4901

Client reference number

Project

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CITY OF FORT LAUDERDALE, BROWARD COUNTY,
FLORIDA

Title

RENDERINGS

Drawn **N.T.**
Verified **A.F.**
Approved **S. L'Écuyer**

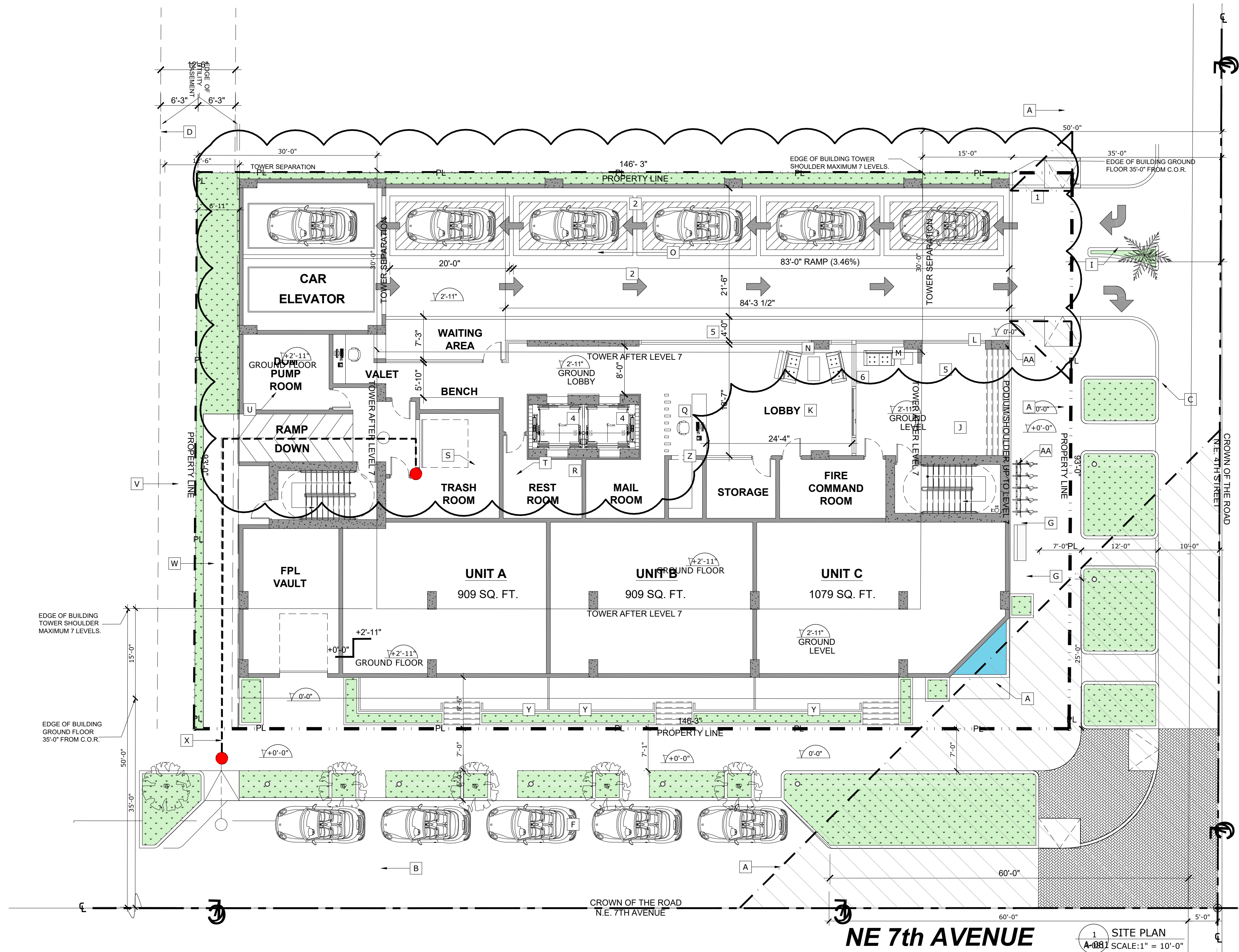
Field **ARCHITECTURE**
Scale **AS SHOWN**
Date **07-19-2019**

Project Manager
A. FORERO

Dwg. no.

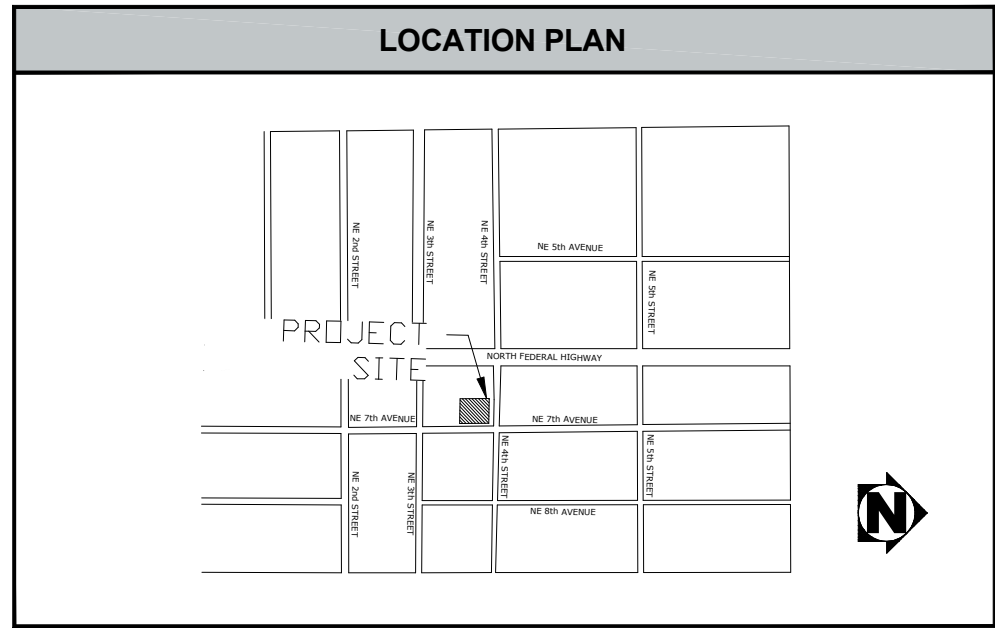
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A-006



- KEY NOTES**
- A VISIBILITY TRIANGLE OF 25'-0" X 25'-0".
 - B EAST SETBACK OF 35'-0" FROM CROWN OF ROAD N.E. 7TH AVENUE.
 - C NORTH SETBACK OF 35'-0" FROM CROWN OF ROAD N.E. 4TH STREET.
 - D SHARED UTILITY EASEMENT OF 12'-6" WIDTH.
 - E RAMP FOR TRUCK TO ACCESS FPL VAULT.
 - F 5 ON-STREET PARKING (NOT IN THE PARKING CALCULATION).
 - G SEATING AREA (BENCHES).
 - H NOT USED.
 - I ADDTL. LANDSCAPE ISLAND AT ENTRANCE OF THE PARKING GARAGE TO DELINEATE INGRESS AND EGRESS DIRECTION.
 - J BUILDING ENTRANCE (+2'-11" ABOVE STREET SIDEWALK).
 - K BUILDING RESIDENTIAL LOBBY.
 - L VALET - WAITING AREA.
 - M VALET OFFICE.
 - N ACCESSIBLE RAMP TO BUILDING (12%).
 - O CAR ELEVATORS (2), BY THYSSENKRUPP OR SIMILAR.
 - P NOT USED
 - Q 2 FIRE SERVICE ELEVATORS (INSIDE CAB CLEAR HEIGHT 9'-10" TO CLNG).
 - R MAIL ROOM.
 - S TRASH CHUTE.
 - T ADA RESTROOM (FOR FRONT DESK / VALET).
 - U ON-SITE BICYCLE STORAGE.
 - V LANDSCAPE BUFFER.
 - W SERVICE RAMP TO ACCESS BACK OF HOUSE.
 - X TRASH BINS COLLECTION ROUTE.
 - Y STREET FACING UNITS STAIR ACCESS.
 - Z FRONT DESK WITH 24HRS SECURITY & STAFF.
 - AA BIKE PARKING SIGNAGE, INDICATES LOCATION OF VISITOR BIKE PARKING LOCATION

- VALET PARKING OPERATIONS**
- 1 DROP OFF VEHICLE.
 - 2 VALET PARKING ATTENDANT WILL DRIVE CAR TO PARKING ELEVATOR LIFT TO PARKING LEVEL.
 - 3 VALET PARKING ATTENDANT WILL PARK IN AVAILABLE SPACE IN DOUBLE STACKER PARKING SPACES.
 - 4 VALET PARKING ATTENDANT WILL TAKE ELEVATORS BACK TO GROUND FLOOR.
 - 5 A.D.A. RAMP ACCESS TO VALET WAITING AREA.
 - 6 C.C.T.V. VALET PARKING OFFICE.
 - 7 TENANTS WILL BE ABLE TO REQUEST VEHICLE AHEAD OF DEPARTURE TIME.
 - 8 (39) PARKING SPACES BASEMENT LEVEL.
(40) A.D.A. PARKING SPACE AT LEVEL 1
(16) PARKING SPACES AT LEVEL 2B
(16) PARKING SPACES AT LEVEL 3B
(16) PARKING SPACES AT LEVEL 4B
(8) PARKING SPACES AT LEVEL 5B



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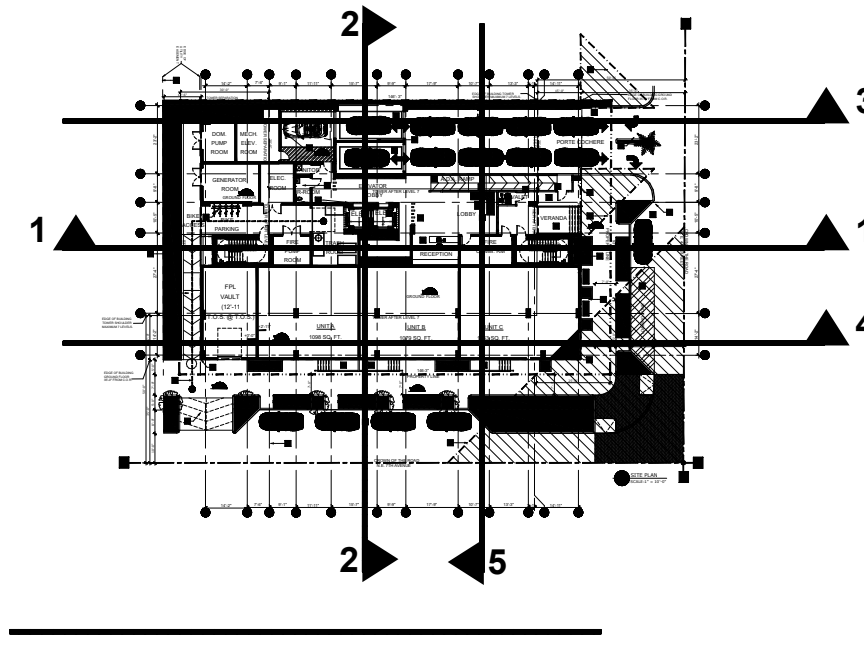
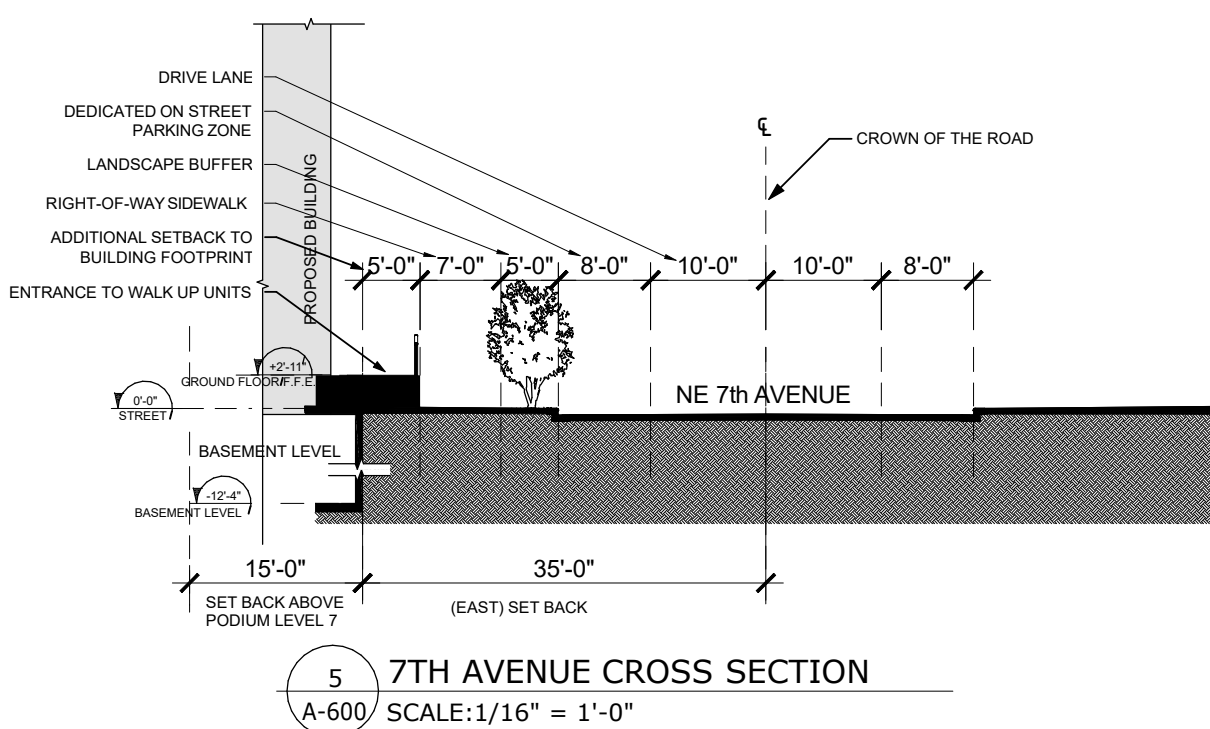
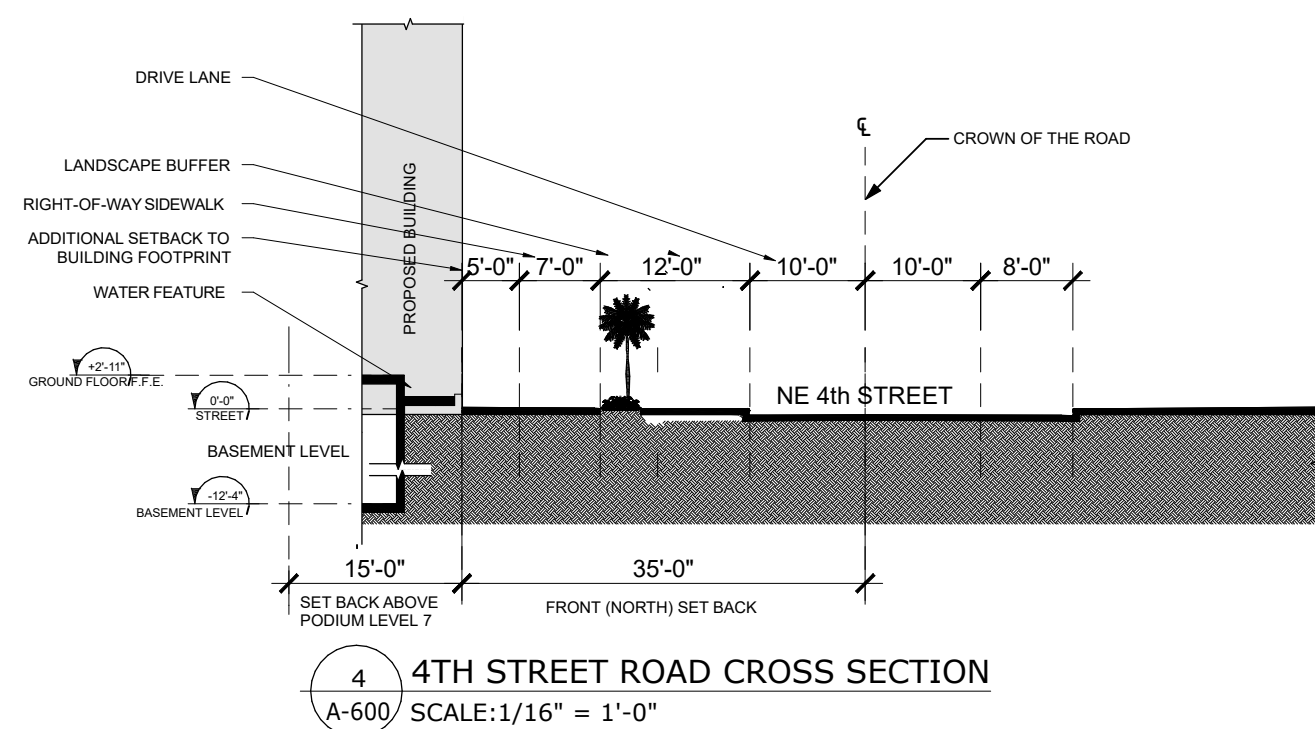
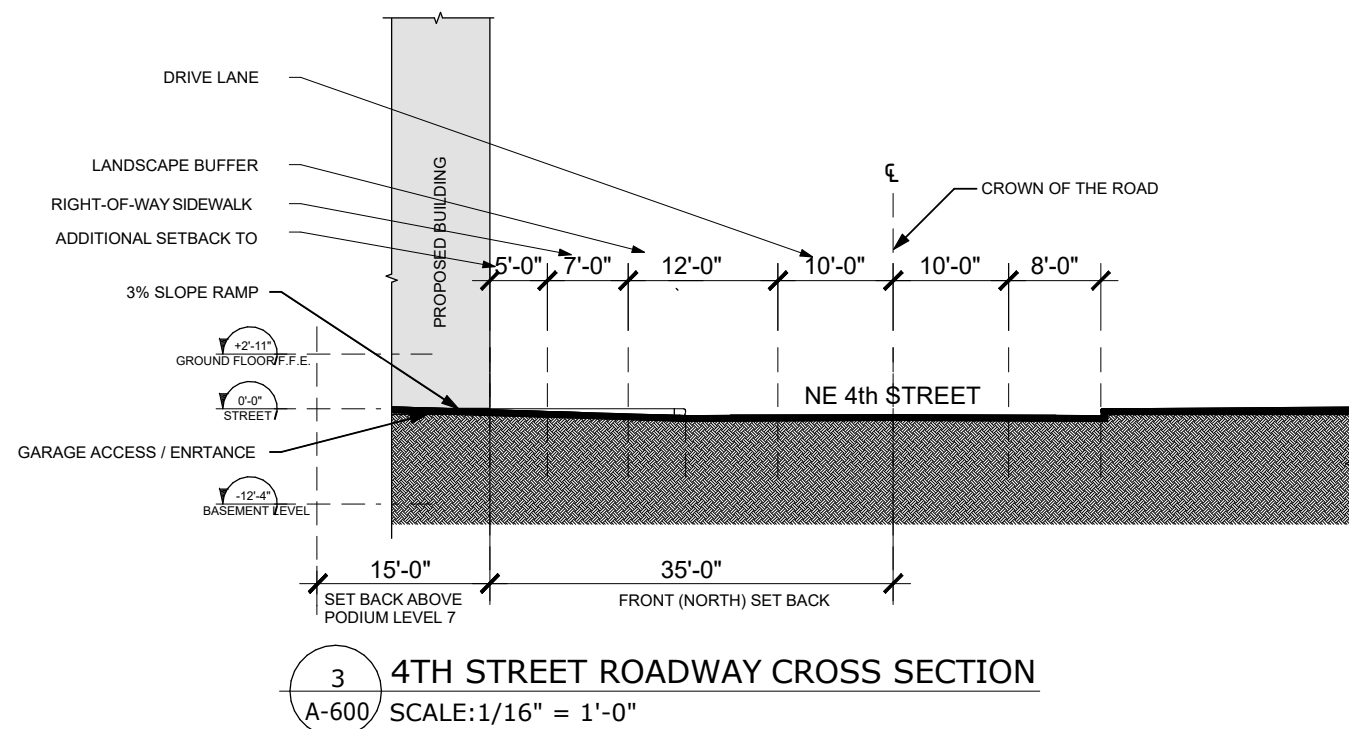
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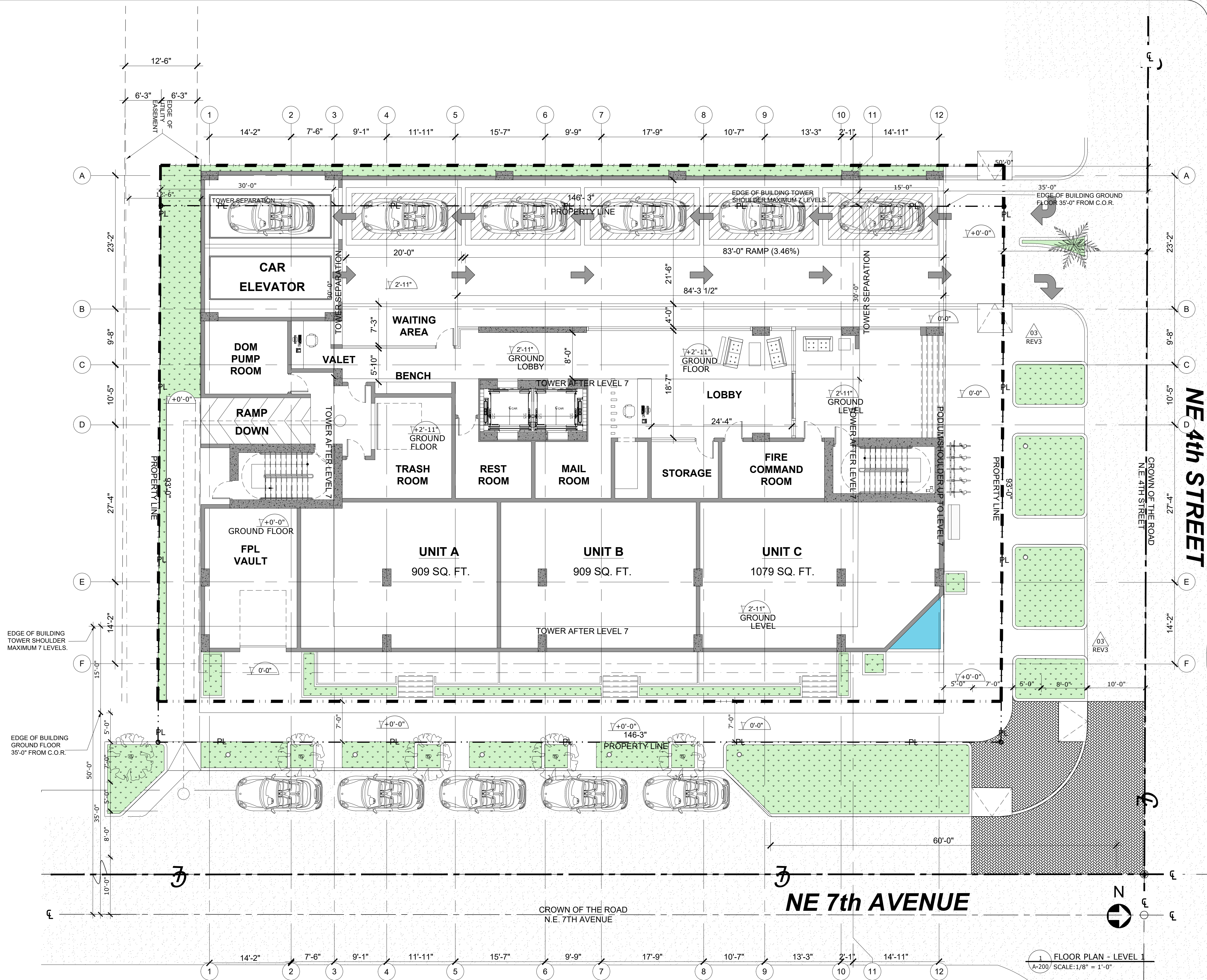
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Landscape Architecture & Land Planning

REV.	DATE	DESCRIPTION	Prepared By:	Verified By:
01	05/28/19	SITE PLAN APPROVAL / PROGRESS	N.T.	SL
02	07/19/19	SITE PLAN APPROVAL / PROGRESS	N.T.	SL
03	09/17/19	SITE PLAN APPROVAL / PROGRESS	N.T.	SL
04	11/04/19	SITE PLAN APPROVAL / PROGRESS	N.T.	SL

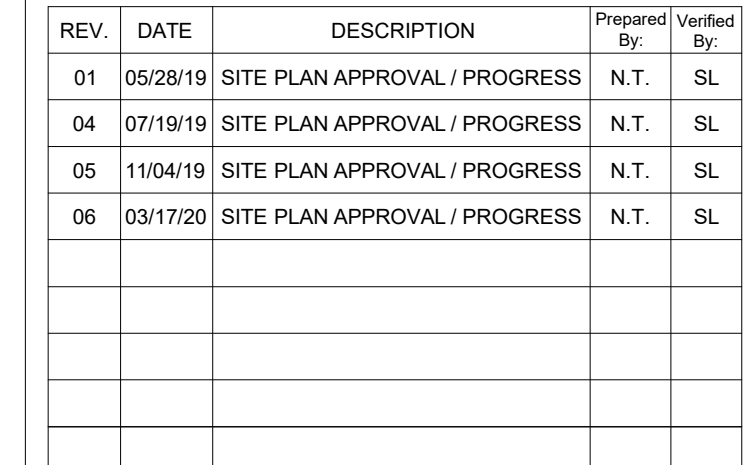
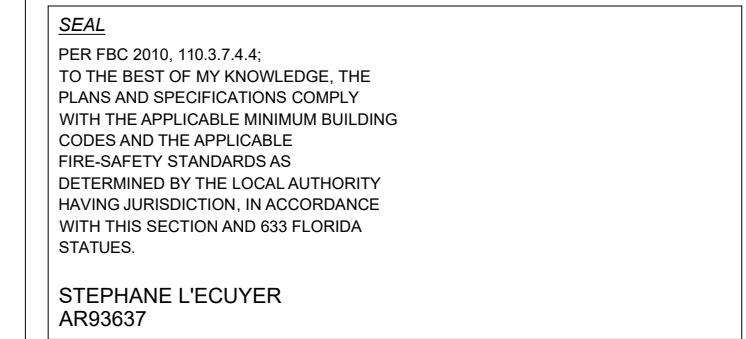
ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS.
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Notes
**DOCUMENTS ISSUED
FOR SITE PLAN
APPROVAL / PROGRESS**

Client
Sun Development International
1830 S OCEAN DRIVE, SUITE 2502/3804
HALLANDALE BEACH, 33009
TEL.: (305) 915-4901
Client reference number

Project
333 VICTORIA PARK
CITY OF FORT LAUDERDALE, BROWARD COUNTY,
FLORIDA
Title
**FLOOR PLAN
LEVEL 1**

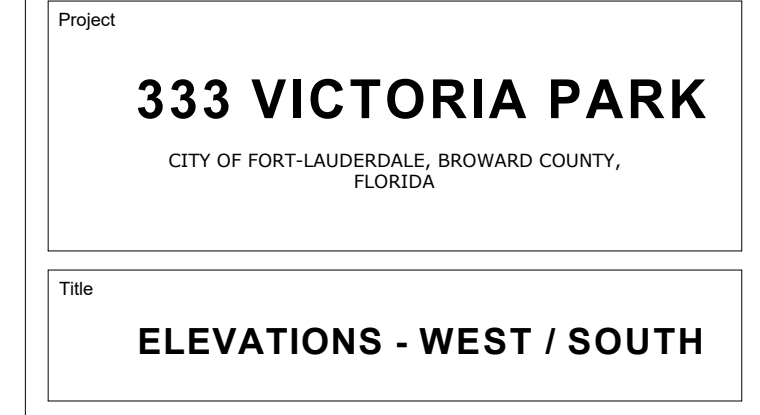
Drawn: N.T. Verified: A.F. Approved: S. L'Ecuyer	Field Scale: ARCHITECTURE AS SHOWN Date: 11-04-2019
Project Manager: A. FORERO	Dwg. no.
Project: 17-846US	A-201



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Notes

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SEAL
PER FBC 2010, 110.3.7.4.4.
TO THE BEST OF MY KNOWLEDGE, THE
PLANS AND SPECIFICATIONS COMPLY
WITH THE APPLICABLE MINIMUM BUILDING
CODES AND THE APPLICABLE
FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
HAVING JURISDICTION, IN ACCORDANCE
WITH THIS SECTION AND 633 FLORIDA
STATUTES.
STEPHANE L'ECUYER
AR93637

Professionals

BETA JONES
GROUP

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning

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06	03/17/20	SITE PLAN APPROVAL / PROGRESS	N.T.	SL

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HALLANDALE BEACH, 33009
TEL.: (305) 915-4901

Client reference number

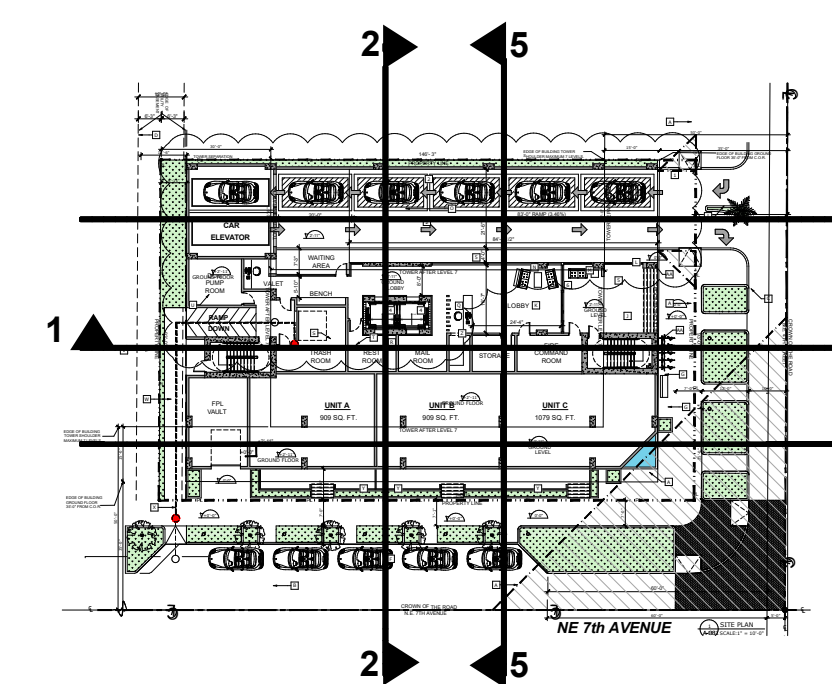
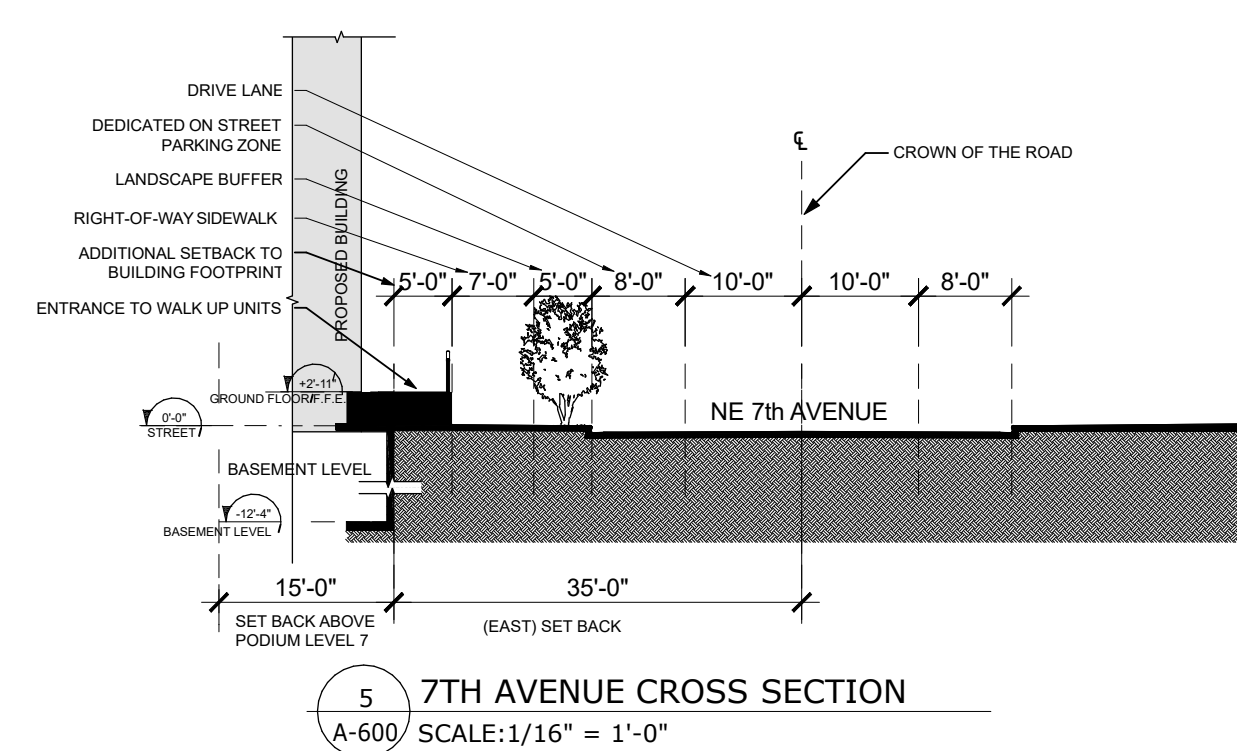
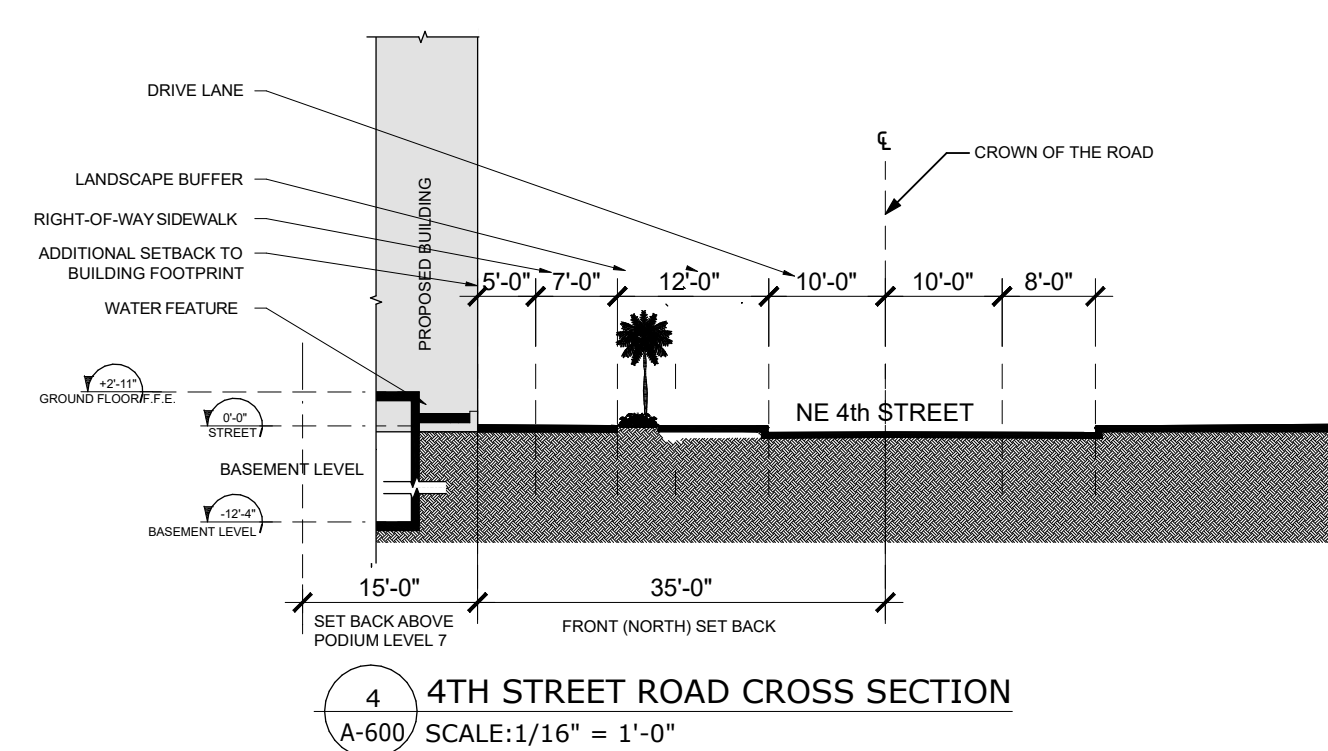
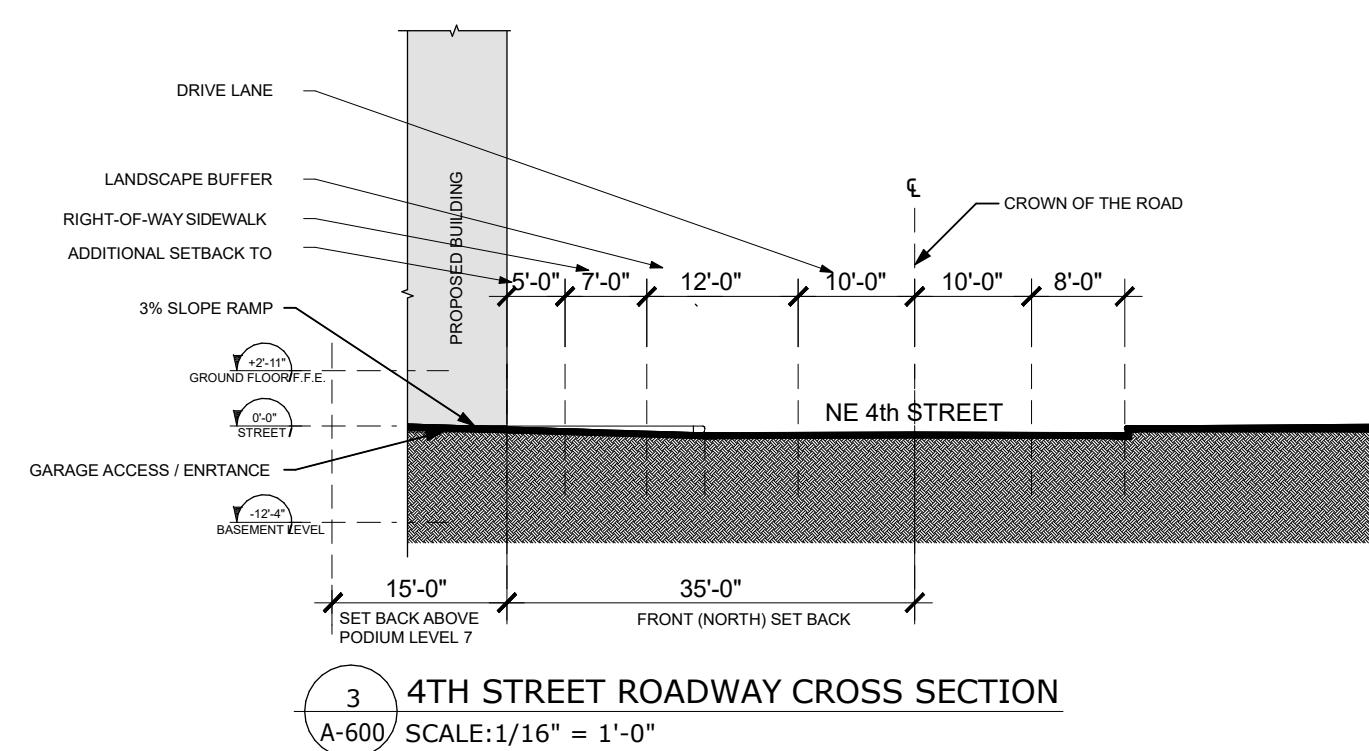
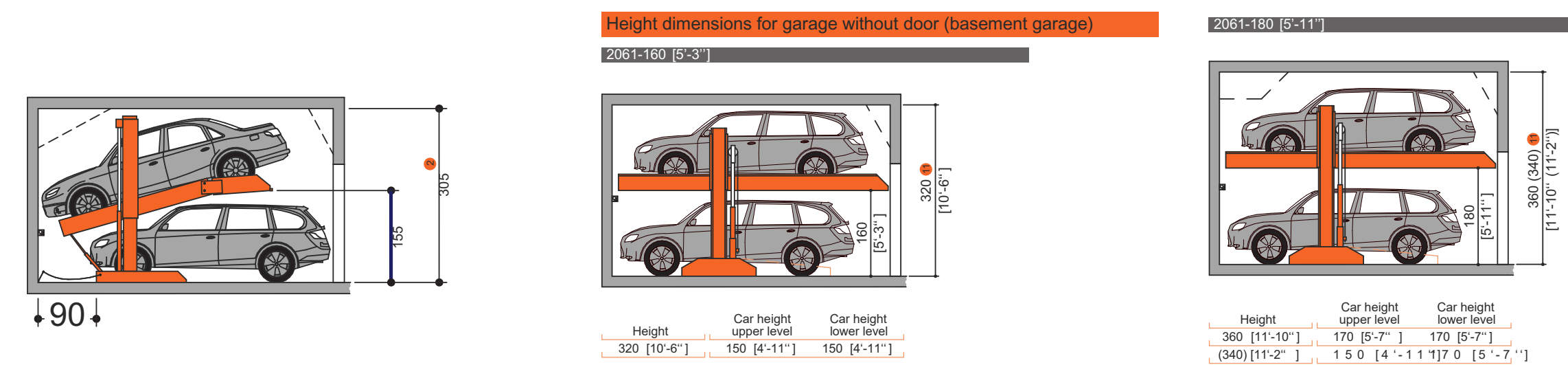
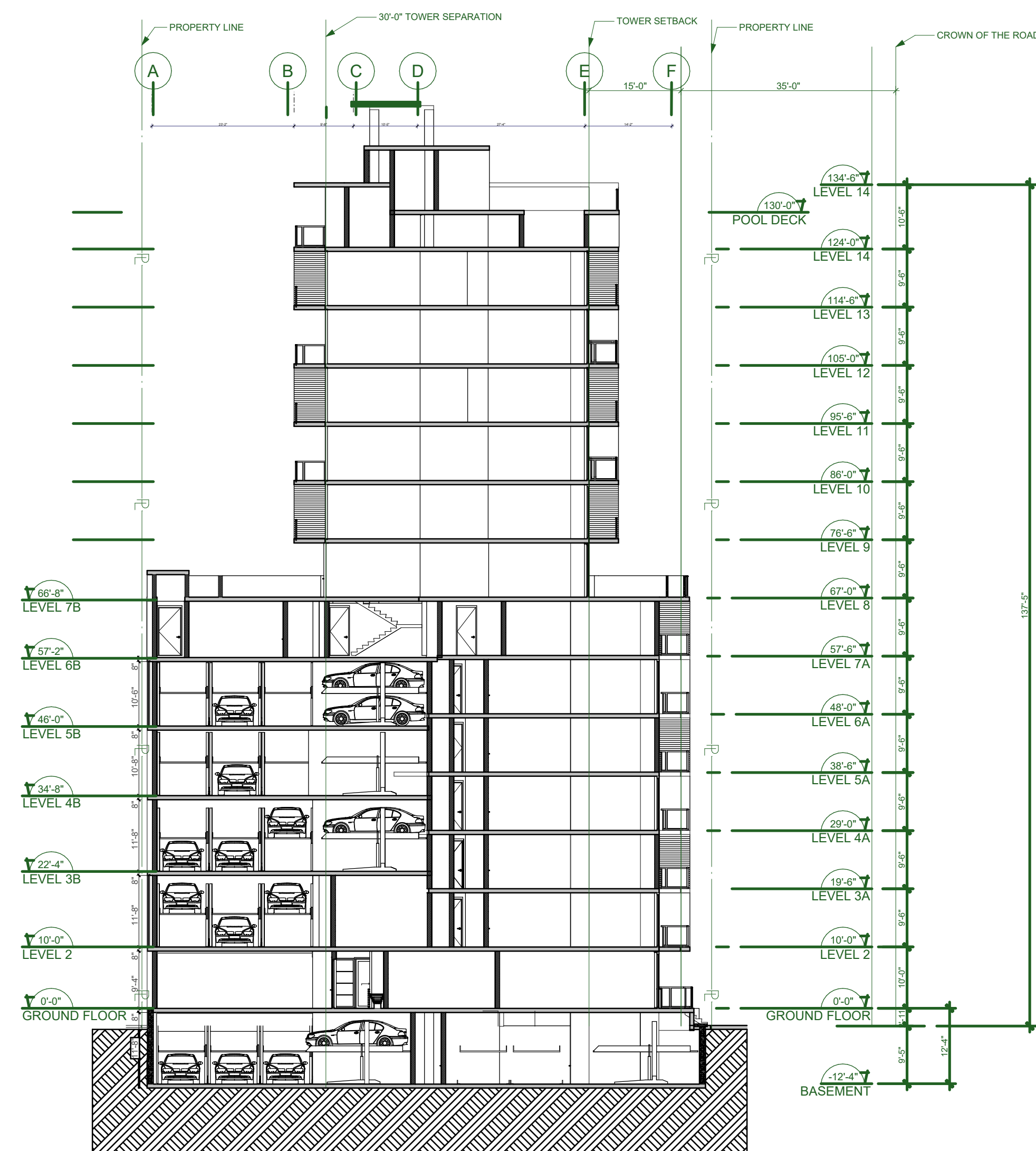
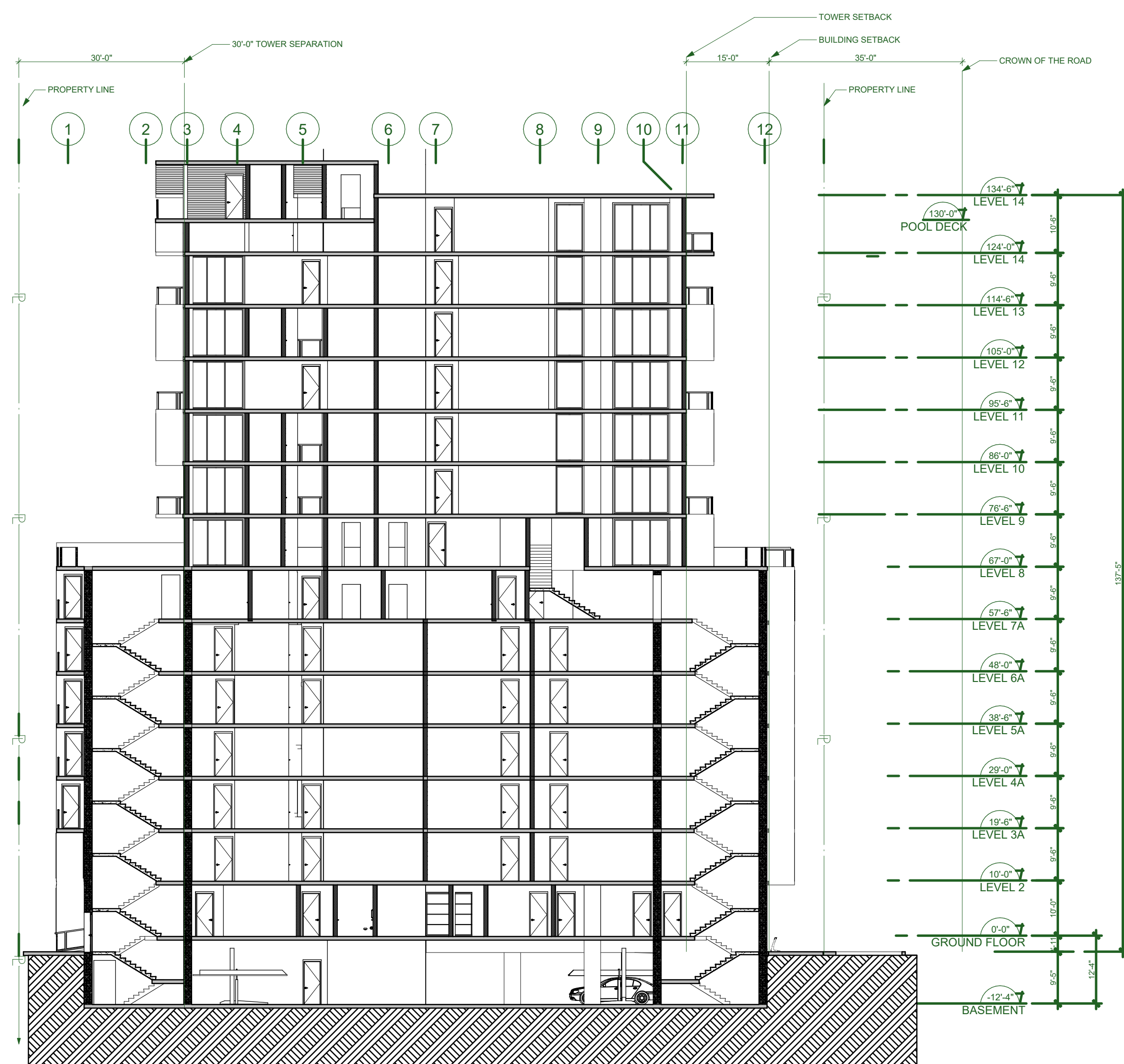
Project

333 VICTORIA PARK
CITY OF FORT-LAUDERDALE, BROWARD COUNTY,
FLORIDA

Title

ELEVATIONS - EAST / NORTH

Drawn N.T. Verified A.F. Approved S. L'Écuyer	Field Scale AS SHOWN Date 07-19-2019
Project Manager A. FORERO	Dwg. no.
Project 17-846US	A-502



REV.	DATE	DESCRIPTION	Prepared By	Verified By
01	05/28/19	SITE PLAN APPROVAL / PROGRESS	N.T.	SL
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Client



1830 S OCEAN DRIVE, SUITE 2502/3804
HALLANDALE BEACH, 33009
TEL.: (305) 915-4901

Client reference number

Project

333 VICTORIA PARK

CITY OF FORT-LAUDERDALE, BROWARD COUNTY,
FLORIDA

Title

BUILDING SECTIONS

Drawn **N.T.**

N T

Verified

ified

Approved _____

proved

Project Manager

Project Manager

Project

Subject

Field	Address
Field	Address

Field	Address
Field	Address

Field	Address
Field	Address

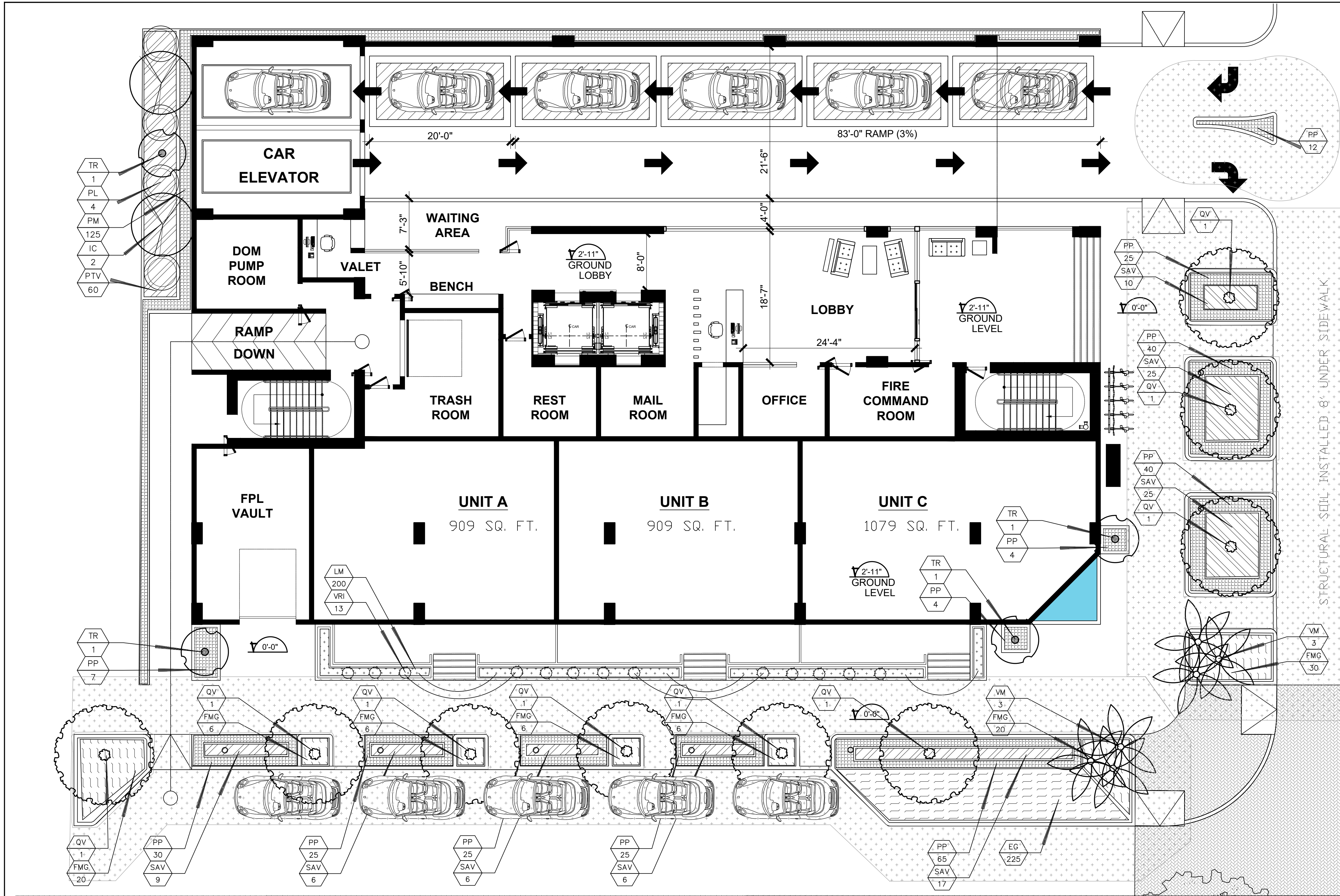
Field	Address
Field	Address

Scale

Scale

Dwg. no.

1



PROPOSED PLANT LIST

TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
IC	(N)	2	Ilex cassine / Dahoon Holly	B&B Field Grown, 14-16' OA
TR	(N)	4	Thrinax radiata / Florida Thatch Palm	B&B Field Grown, 12-14' OA
PL	V	4	Polyalthia longifolia 'Pendula' / Mast Tree	B&B Field Grown, 20-22' OA
QV	(N)	9	Quercus virginiana / Live Oak	B&B Field Grown, 10-12' Spread, 6' Clear, 20-22' OA
VM	V	6	Veitchia montgomeryana / Veitchia Palms	B&B Field Grown, 20-22' OA

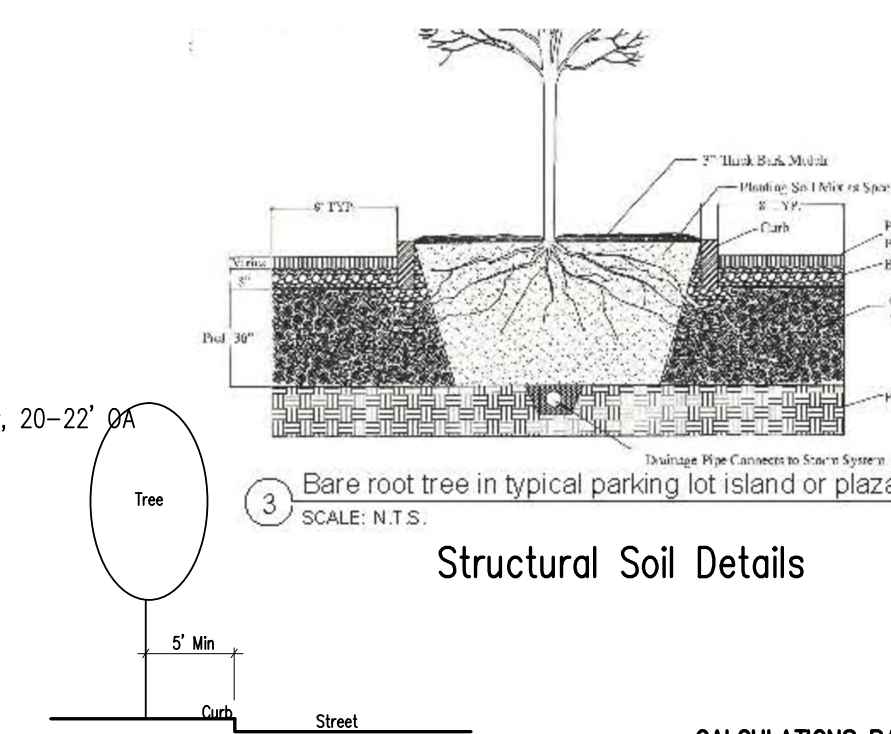
ACCENTS / SHRUBS / GROUND COVERS

EG	V	225	Evolvulus glomeratus / Blue Daze	6" Pot, 12" OA, 1' OC
FMG	V	94	Ficus macrocarpa Green Island / Green Island Ficus	3 Gal., 24" OA, 2' OC
SAV	V	104	Schefflera aborica / Trinitte	3 Gal., 24" OA, 2' OC
LM	V	200	Liriope muscari / Liriope	1 Gal., 12" OA, 1' OC
PTV	V	60	Pittosporum variegata / Variegated Pittosporum	3 Gal., 24" OA, 2' OC
PM	V	125	Podocarpus macrophyllus / Podocarpus	3 Gal., 24" OA, 2' OC
PP	V	302	Podocarpus pringles / Pringles	3 Gal., 18" OA, 18" OC
VRI	V	13	Vriesia sp / Large Vriesia	7 Gal., 24" OA, 3' OC

MISCELLANEOUS

(N)	Florida Native Plant Species
L	Low Drought Tolerance
M	Moderate Drought Tolerance
V	Very Drought Tolerant

SITE LIGHTING PROPOSED ON BUILDING. NO TREE CONFLICTS



Street Planting Cross Section

LANDSCAPE CODES

CITY OF FORT LAUDERDALE - RAC

REQUIRED Perimeter Landscape

One 12' street tree per 30 linear feet of street frontage 8 Trees (228 Linear Feet / 30 = 8 Trees Required)

Open Space

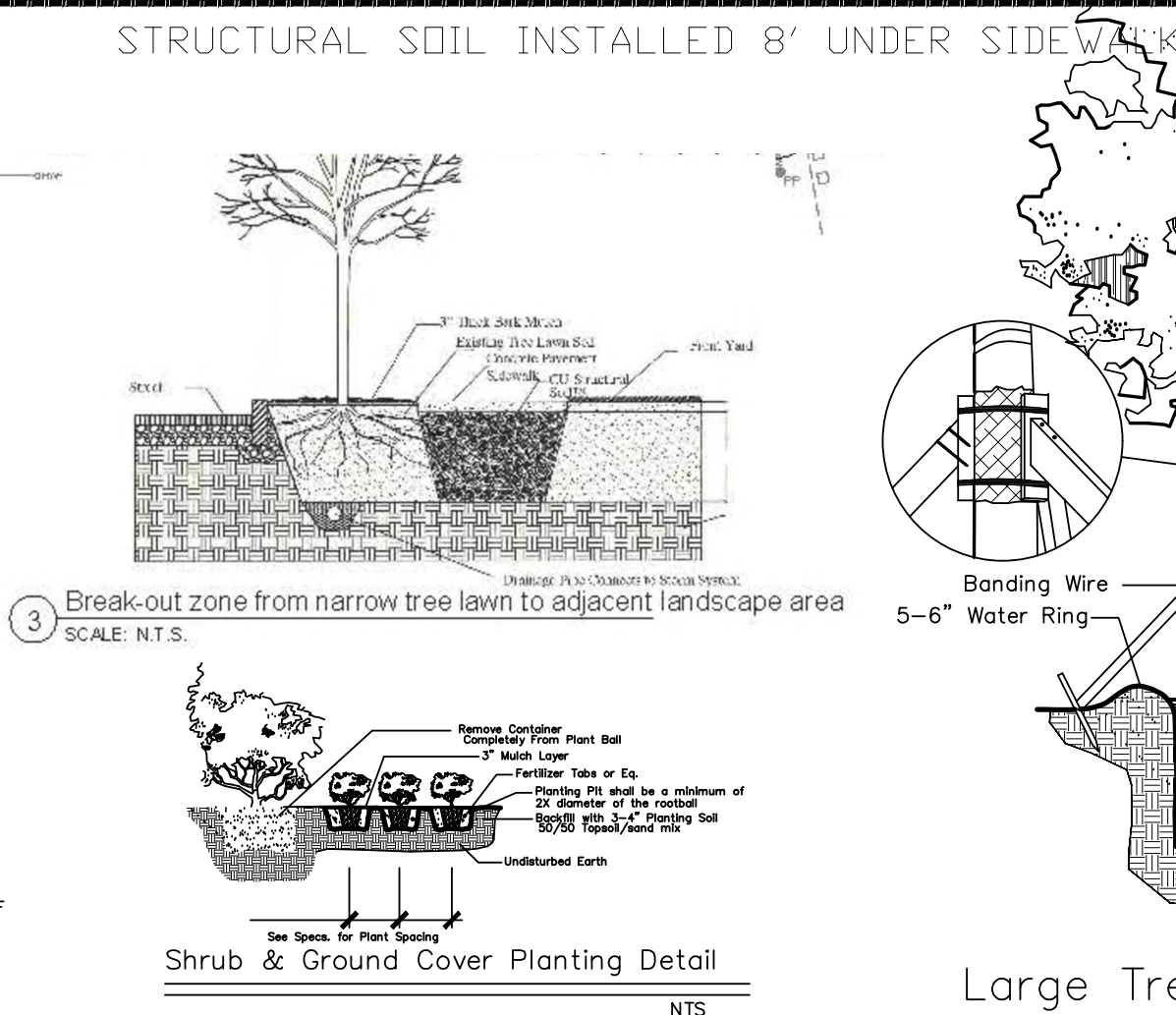
One Tree for each 1,000 SF of net lot area
12 shrubs for each 1,000 SF of net lot area

CALCULATIONS RAC-RPO

Total Site Area	13,601.25 SF
Landscape Open Space Previous	3,341 SF
Landscape Open Space	4,700 SF

PROPOSED

6 Trees (3,341 SF Open Space / 1,000 sf = 4 trees)
685 Shrubs (3,341 SF Open Space / 1,000 sf = 48 shrubs)



Large Tree Planting Detail

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as shown on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

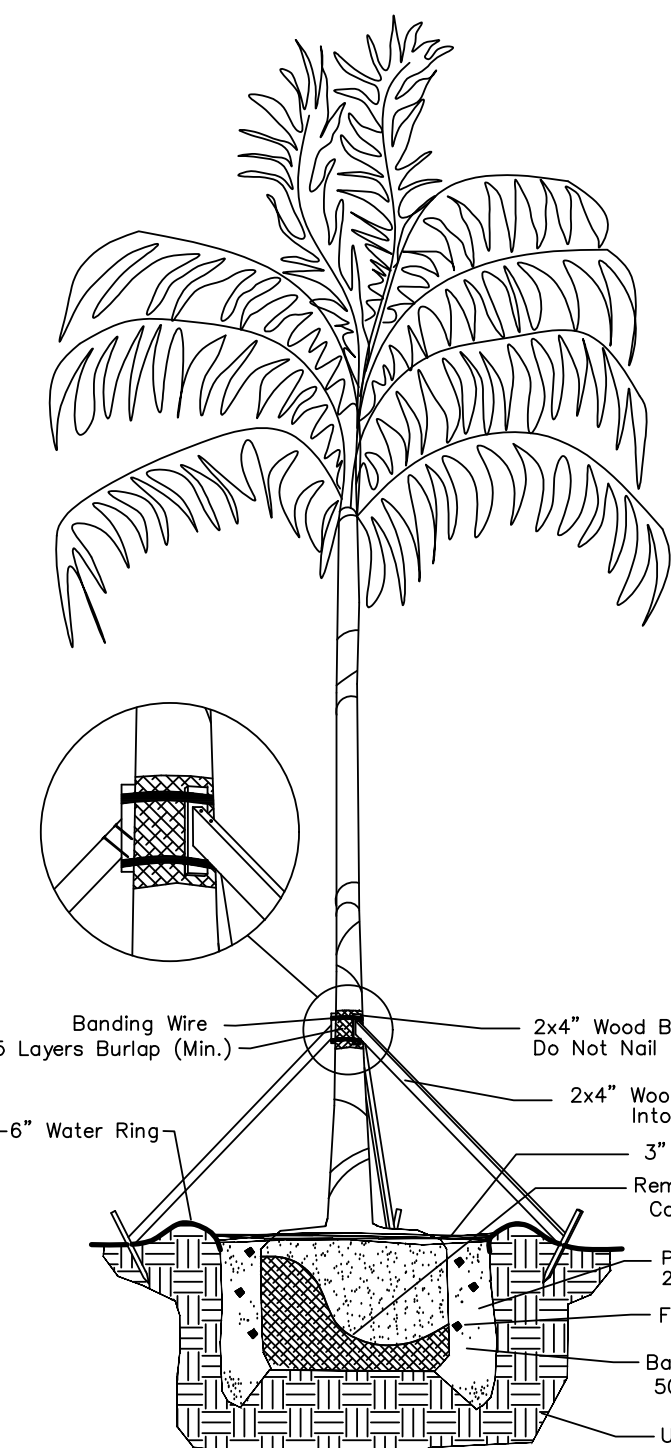
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tinning, RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratum' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



Palm Planting Detail

SEAL

PROJECT NO. 18-133

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 09-12-18

DWG. NO. LP-1

SHT. NO. 1 of 3

REVISIONS : 12-07-18

01-30-19

06-19-19

08-14-19

11-04-19

03-11-20



Landscape Architect - Florida License #666709
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LANDSCAPE PLAN PHASE 1

333 VICTORIA PARK

315, 319-323 NE 7th Avenue

FORT LAUDERDALE, FLORIDA 33301

THE BETAJONES GROUP

WAYNE K. TONNING, RLA
RLA #666709