PARK VIEW

PROJECT LOCATED IN:
VILLAGE OF PALMETTO BAY, FLORIDA

KEY

- PROJECT SITE
  - URBAN VILLAGE
  - NEIGHBORHOOD VILLAGE
- (NV) NEIGHBORHOOD VILLAGE
- (UV) URBAN VILLAGE
- (DV) DOWNTOWN VILLAGE
- (DG) DOWNTOWN GENERAL

LEGAL DESCRIPTION:

PARCEL I :

The West 150 feet of the East 278 feet of the N1/2 of the SE 1/4 of the SW 1/4 of the NW 1/4 of Section 33, Township 55 South, Range 40 East, Less the North 25 feet for road purposes.

PARCEL II

The East 151 feet of the West 391 feet of the N1/2 of the SE 1/4 of the SW 1/4 of the NW 1/4 of Section 33, Township 55 South, Range 40 East, Less the North 25 feet for road purposes.

PARCEL III

The East 185 feet of the West 240 feet of the N1/2 of the SE 1/4 of the SW 1/4 of the NW 1/4 of Section 33, Township 55 South, Range 40 East, Less the North 25 feet for public road purposes.

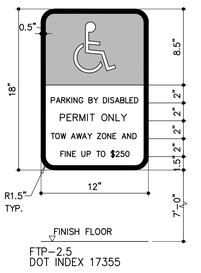

SW 168th St
AutoNation Nissan Kendall
Homestead Ave
Bayland Dr
Bayland Ct
Bayland Rd
Bayland Park
Bayland Park Dr
Bayland Park Ln
Bayland Park Rd
Bayland Park Ter
Bayland Park Way
Bayland Park Cir
Bayland Park Pl
Bayland Park Ct
Bayland Park Blvd
Bayland Park Ave
Bayland Park St

SITE NOTES:

1. THIS PROJECT SHALL NOT BE A PHASED PROJECT.
2. THE BUILDING SHALL BE SEEKING BASELINE FLORIDA GREEN BUILDING COALITION (FGBC) GREEN RATING SYSTEM.
3. NO COMMERCIAL SPACE IS PROPOSED FOR THIS DEVELOPMENT.
4. ALL COMMON OPEN SPACE OUTSIDE THE ROW SHALL BE MAINTAINED BY PROPERTY OWNER.
5. ALL PROPOSED LEASING OR RESIDENTIAL SIGNAGE AND EXTERIOR LIGHTING SHALL BE APPROVED UNDER SEPARATE PERMIT.
6. DERM APPROVAL SHALL BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMIT AND SHALL COMPLY WITH AN APPROVAL FOR THE PROVISIONS FOR THE DISPOSITION OF OPEN SPACE AND A LANDSCAPE AND IRRIGATION PLAN INDICATING THE LOCATION, TYPE, SIZE AND DESCRIPTION OF ALL PROPOSED LANDSCAPE MATERIALS INCLUDING THE LIMITS OR EXTENT OF TREE REMOVAL OR TREE PROTECTION PURSUANT TO DIVISION 30-100 AND SHALL COMPLY WITH ALL DERM REGULATIONS.
7. IDENTIFICATION AND LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, INCLUDING, BUT NOT LIMITED TO:
   I. WATER AND SANITARY SEWER OR ON-SITE SEPTIC TANK;
   II. TELEPHONE, ELECTRIC, GAS AND OTHER UTILITIES;
   III. SOLID WASTE DISPOSAL FACILITIES INCLUDING CONTAINERS OR OTHER EQUIPMENT; AND,
   IV. FIBER OPTIC CABLE, SHALL BE PROVIDED AT TIME OF BUILDING PERMIT. PLEASE REFER TO SURVEY FOR EXISTING UTILITY LOCATIONS.
8. PROVISIONS FOR THE ADEQUATE DISPOSITION OF NATURAL AND STORM-WATER IN ACCORDANCE WITH THE ADOPTED DESIGN CRITERIA AND STANDARDS OF THE VILLAGE, INDICATING THE LOCATION, SIZE, TYPE AND GRADE OF DITCHES, CATCH-BASINS AND PIPES AND CONNECTIONS TO THE EXISTING DRAINAGE SYSTEM ON SITE SYSTEM; AND MIAMI-DADE COUNTY ENVIRONMENTAL RESOURCES MANAGEMENT (DERM) CRITERIA SHALL BE PROVIDED AT TIME OF BUILDING PERMIT.
9. THIS SITE IS NOT IN A FLOOD ZONE (FLOOD ZONE X). A CERTIFICATE FROM A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT THAT THE NONRESIDENTIAL FLOOD PROOFED BUILDING WILL MEET THE FLOOD PROOFING CRITERIA AND DETAILED PLAN DOCUMENTING SCOPE OF WORK TO ENSURE COMPLIANCE WITH SUBSECTION 30-30.2(N), 30-100.6, AND THE APPLICABLE FLORIDA BUILDING CODE IS NOT REQUIRED BECAUSE SITE IS NOT IN A FLOOD ZONE.
10. A CERTIFIED GEOTECHNICAL PERCOLATION TESTING TO ESTABLISH WATER DRAINAGE THROUGH SOIL SHALL BE PROVIDED AT TIME OF BUILDING PERMIT.
11. DEVELOPMENT, WITH PROPER EXPERT TESTIMONY AND ANALYSIS, OF A MAINTENANCE OF TRAFFIC (MOT) PLAN, WHICH PLAN SHALL BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION, TO ENSURE SAFE PASSAGE OF BOTH PEDESTRIAN AND MOTORIST TRAFFIC ADJACENT TO PROPOSED DRAINAGE WORK.
12. PROVISIONS FOR THE ADEQUATE CONTROL OF DUST, EROSION AND SEDIMENTATION, INDICATING THE PROPOSED TEMPORARY AND PERMANENT CONTROL PRACTICES AND MEASURES THAT WILL BE IMPLEMENTED DURING ALL PHASES OF CLEARING, GRADING AND CONSTRUCTION SHALL BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. CONCURRENCY COMPLIANCE FACILITIES AND OTHER UTILITIES OR SERVICES AS REQUIRED UNDER THIS CODE SHALL BE MET FOR THIS PROJECT.
14. ALL BONDS, ASSESSMENTS, BACK CITY TAXES, FEES AND LIENS (OTHER THAN MORTGAGES) AFFECTING ALL PROPERTIES SUBJECT TO THE APPLICATION SHALL BE PAID IN FULL PRIOR TO RECORDATION OF THE WARRANTY DEED FOR THE TRANSFER OF THE DEVELOPMENT RIGHTS IF APPLICABLE.
15. ANY APPLICABLE IMPACT FEES AND INCENTIVE BASED BONUS FEES MUST BE PAID IN FULL AT TIME OF BUILDING PERMIT ISSUANCE.
16. APPROVED ALLOCATION OF RESERVE RESIDENT UNITS, RESERVE COMMERCIAL SQUARE FOOTAGE AND/OR TDR'S SHALL EXPIRE IF THE TIME TABLE FOR PERMITTING/CONSTRUCTION IS NOT MET PURSUANT SECTION 30-30.2(K) OR AS SO PROVIDED IN THE APPROVED PHASING PLAN OF THE APPROVED SITE PLAN APPLICATION REQUEST.
17. ALL NEW AND EXISTING UTILITIES, OTHER THAN FIRE HYDRANTS SHALL RUN UNDERGROUND AND BE ACCESSED ACCORDING TO THE STANDARDS OF THIS SECTION 4.03 (D)
18. ALL RESIDENTIAL UNITS SHALL BE 12 INCHES MINIMUM ABOVE FLOOD LEVEL CRITERIA OR AVERAGE CROWN OF THE ROAD, WHICHEVER IS GREATER.
19. ALL FLEX BUILDINGS SHALL BE IN ACCORDANCE WITH THE LIGHTING STANDARDS, SEC.4.03 K UNLESS A DESIGN CONSIDERATION IS BEING REQUESTED.
20. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THEIR HALF OF THE PORTION OF ANY RIGHT-OF-WAY ABUTTING THE DEVELOPMENT ON SW 174 St. AND FOR ALL ROWS ON WEST SIDE OF DEVELOPMENT. THE VILLAGE SHALL ENSURE THAT WEST SIDE ROAD ABUTTING DEVELOPMENT SHALL BE CONSTRUCTED FOR THROUGH TRAFFIC WITH A TYPICAL STREET RIGHT-OF-WAY CONFIGURATION FROM THE SOUTH END OF SUBJECT PROPERTY TO SW 174 St. PRIOR TO OBTAINING A BUILDING PERMIT.
21. FOR ALL LANDSCAPE RELATED NOTES, REFER TO LANDSCAPE PLANS.
22. "PURSUANT TO DOWNTOWN URBAN VILLAGE REGULATIONS, 30-50.23.1 GENERAL INTRODUCTION, SECTION 1.09 DEVELOPMENT BONUSES, B. DEVELOPMENT BONUS OPPORTUNITIES, 2. LANDSCAPE AND OPEN BONUS (b), PROJECT SHALL CONSTRUCT PUBLIC OPEN SPACES TO BE PERMITTED TO BUILD 6 STORIES AS DESCRIBED IN THE SITE PLAN AND BUILDING PLAN".
23. ALL ROOF TOP MECHANICAL EQUIPMENT SUCH AS ROOFTOP AC UNITS OR THE LIKE SHALL BE SCREENED BY PARAPETS OR ARCHITECTURAL ROOFTOP TREATMENTS.
24. ALL FLEXIBLE BLOCK BUILDINGS SHALL BE IN ACCORDANCE WITH SEC.4.03 K
25. A UNITY OF TITLE SHALL BE PROVIDED PRIOR TO FINAL C/O.
26. PROPERTY OWNER HAS EXCEEDED MIN. DEVELOPMENT STANDARDS AND HAS PROVIDED FOR PUBLIC PLAZA SPACE ALONG PARK DR. PER SECT. 1.09(B)2(b) OF DEVELOPMENT BONUS OPPORTUNITIES APPLICANT SHALL BE PERMITTED AN INCREASE OF (1) STORY NOT EXCEEDING MAX OVERALL BONUS BUILDING HEIGHT.
27. DETAILED PLANS DOCUMENTING THE EXISTING STORM-WATER DRAINAGE CONDITION OF THE SITE, THE ADJOINING PROPERTIES, AND RIGHTS-OF-WAY SHALL BE PROVIDED AT TIME OF BUILDING PERMIT.

HANDICAP & STANDARD STALL DTL. — SCALE: 1/8" = 1'-0" — 1

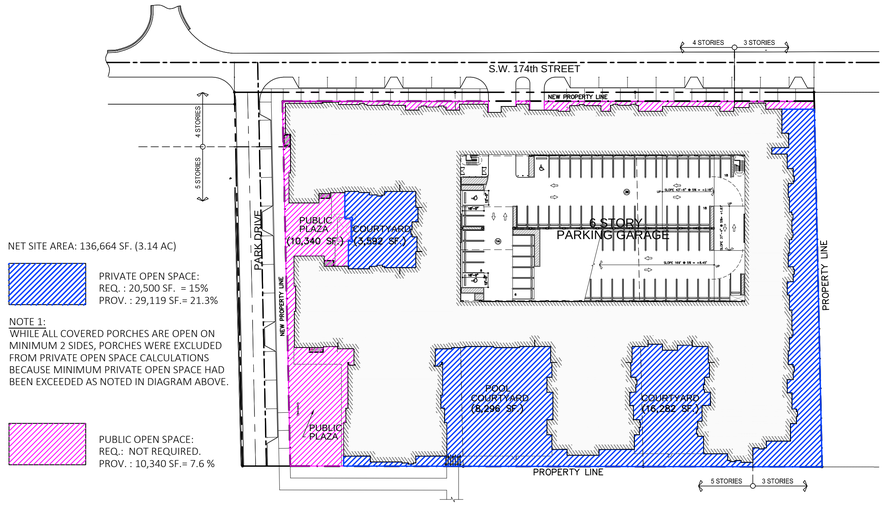
HANDICAP VAN PARKING — SCALE: 1/8" = 1'-0" — 2



NOTES :
1. ALL LETTERS ARE 1" SERIES "C"
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

SIGN DETAIL — N.T.S. — 3

PARKING DETAILS



NET SITE AREA: 136,664 SF. (3.14 AC)

PRIVATE OPEN SPACE:
REQ. : 20,500 SF. = 15%
PROV. : 29,119 SF.= 21.3%

NOTE 1:
WHILE ALL COVERED PORCHES ARE OPEN ON MINIMUM 2 SIDES, PORCHES WERE EXCLUDED FROM PRIVATE OPEN SPACE CALCULATIONS BECAUSE MINIMUM PRIVATE OPEN SPACE HAD BEEN EXCEEDED AS NOTED IN DIAGRAM ABOVE.

PUBLIC OPEN SPACE:
REQ.: NOT REQUIRED.
PROV. : 10,340 SF.= 7.6 %

OPEN SPACE DIAGRAM

SCALE: 1"= 60'-0"

SITE INFORMATION

Site Area:		
Net Lot Area		
Lot In Urban Village Sector	2.42 acres (105,415 sf)	
Lot In Neighborhood Village Sector	1.08 acres (47,103 sf)	
Total Net Lot Area	3.50 acres (152,518 sf)	
Gross Lot Area:	3.9167 acres	Used to calculate Proposed Density
Sector: Urban Village (UV)/Neighborhood Village (NV)		
Building Type: Flex Building		
Density:		
Allowed Base Density:		
Urban Village:	*24 DU/acre =58 units*	
Neighborhood Village:	*14 DU/acre =15 units*	
Total Density Based On Net Lot Area	*20.8 DU/acre =73 units*	
Proposed Density:	60 DU/Acre = 235 units *	Based On Gross Lot Area
** RESERVE UNITS (RU'S) REQUESTED*		

REGULATORY GUIDELINES

Building Placement *	Allowed	Provided
Front (SW 174 ST)	30' (< 2 stories)	33'-4" *
	45' (> 2 stories)	70'-8"
Rear (South)	15' min	2'-11" *
Side (West/Park DriveNew Typical St)	30' (< 2 stories)	30'-0" *
	45' (> 2 stories)	45'-0"
Side Interior (East)	0' min	18'-10"
** DESIGN CONSIDERATION REQUESTED*		

Building Height *	Allowed	Provided
In both UV and NV Sectors	3 stories (min) to 5 stories (max)-6 stories (w/ bonus)	52'-0" (5 stories)

Note: Height depicted abv is measured to main roof from lowest avg crown of road (+ 14.12' NGVD) established by civil engineer for the development. Bldg heights on other street frontage will be no higher than height provided in this table due to varying avg crown of road elevations due to existing site/grade conditions.

Open Space	Required Min.	Provided
Private	15% (.470 ac)	21.3% (0.67 ac)
Public	non required	7.6% (0.24 ac)

Off-Street Parking		
Required		
Residential		
DU's < 750 sf @ 1 sp/DU	67 units	67 sp
DU's > 750 sf @ 1.5 sp/DU	168 units	252 sp
Total	235 units	**319 sp**
Provided		
Structured (5 stories)		406 sp
On-Street Parking		21 sp
Total		**427 sp**
(9) ADA req. spaces in garage included in total		
Parking Ratio Required :	1.36 sp/unit	
Parking Ratio Provided :	1.82 sp/unit	

BICYCLE PARKING		
	Required	Provided
1 rack/10 sp required	319 sp req/10 = 32 racks	32 racks

LOADING BERTHS	
Required	Berth Size
	10' x 20' x 12'
Provided	
	10' x 25' x 12' *

PROJECT DATA

UNIT BREAKDOWN PER FLOOR

Unit Types	SF/Unit Average	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	% of Totals	NRSF (sf)
Studio									
S1	625 sf	3	4	2	2	1	12	5.1%	7,500 sf
1BD									
A1	674 sf	11	14	14	14	10	6	55	37,070 sf
A2	757 sf	11	14	14	14	14	14	67	50,719 sf
								122	
2BD								51.9%	
C1	1,057 sf	13	20	19	16	12	80	34.0%	84,560 sf
3BD									
D1	1,295 sf	3	5	6	4	3	21	8.9%	27,195 sf
Total Units		41	57	55	46	36	235	100.0%	**207,044 sf**

881.04 avg sf/du

GROSS BUILDING SQUARE FOOTAGE

Type of SF	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Totals
Leaseable (NRSF)	35,242 sf	50,149 sf	49,137 sf	40,680 sf	31,836 sf		**207,044 sf** 881.04 avg sf/du
Non Leaseable	13,010 sf	10,207 sf	10,207 sf	10,207 sf	10,207 sf		**53,838 sf**
Balconies	2,641 sf	3,484 sf	3,544 sf	3,544 sf	2,278 sf		**15,491 sf**
Amenity/Leasing	11,188 sf						**11,188 sf**
Commercial	1,500 sf						**1,500 sf**
Garage	21,683 sf	29,657 sf	29,657 sf	29,657 sf	29,657 sf	26,938 sf	**167,249 sf**
Totals	85,264 sf	93,497 sf	92,545 sf	84,088 sf	73,978 sf	26,938 sf	**456,310 sf**



SITE MAP

REVISIONS	BY
SITE PLAN SUBMITTAL 09/12/2016	
SITE PLAN RESUBMITTAL #1 11/09/2016	
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PARK VIEW AT PALMETTO BAY.
FOR: –
LOCATED AT: PALMETTO BAY, FLORIDA

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AR0007806

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A-0.1

OF SHEETS

URBAN VILLAGE (UV) SECTOR
295'-10" (LOT FRONTAGE REQUIRED 70% = 205'-7")

NEIGHBORHOOD VILLAGE (NV) SECTOR
150' (LOT FRONTAGE REQUIRED 60%=90')

PARCEL 3 — PARCEL 2 — PARCEL 1

293'-3" (99%) PROVIDED BUILDING LENGTH TO FR. S.W. 174th ST

123'-0" (82%)PROVIDEDBUILDING LENGTH TO FR. S.W. 174th ST

4 STORIES | 3 STORIES

EXIST. BACK OF CURB

EXIST. ℄ OF R/W & ROAD

S. W. 174th STREET (FRONT SETBACK) (PRIORITY "B" STREET)

+14.12'NGVD.

40'-0" DEDICATED R/W

20'-0" ROAD

33'-4" BUILD-TO-LINE

4'-2" CONC. WALK (TYP.)

STREET PARALLEL PARKING

23'-0"

11'-10"

12'-0"

LINE OF BALC. ABOVE

GARAGE IN OUT (ASPHALT VEHICULAR ENTRANCE)

LOADING

RAISED STOOPS (TYP.) SEE ELEVATIONS

SHADED AREA DENOTES R/W DEDICATION

36'-0"

36'-2"

37'-10"

34'-2"

39'-2"

L.S.

EXIST. PROPERTY LINE N87°53'56"E 185.00'

EXIST. PROPERTY LINE N87°53'56"E 486.00' (R&F)

EXIST. PROPERTY LINE N87°53'56"E 150.00

NEW PROPERTY LINE

11'-0" S/W

1'-0" SETBACK

LINE OF BLDG ABOVE

SHADED AREA DENOTES R/W DEDICATION

4 STORIES

5 STORIES

83'-5" (28%) TO FR. PARK DR

℄ OF ROAD

℄ OF R/W

PARK DRIVE (STREET SIDE SETBACK) +14.25'NGVD.

("B" STREET)

1'-0" SETBACK

30'-0" BUILD-TO-LINE

10' WIDE SIDEWALK

STREET PARALLEL PARKING

NEW PROPERTY LINE

EXIST. PROPERTY LINE S03°20'15"W 313.50' (R&F)

306'-1" 295'-9" BUILDING LENGTH (LOT FRONTAGE REQUIRED 70%=207'-3")

76'-9" (27%) TO FR. PARK DR

LEASING CTR (-3 DU'S) 3,529 SF. +15.62'NGVD.

STAIR #1

LINE OF UNIT ABOVE

PACKAGE

TERRACE

(3) BIKE RACKS

SPECIALTY PAVING

SHADE PAVILION

COURTYARD (SEE LS. DWGS. FOR ADDITIONAL INFO)

PUBLIC PLAZA 2

(3) BIKE RACKS STEPS

6' H. FENCE

FITNESS CTR (-2 DU'S) 2,030 SF. +15.62'NGVD.

GROUP FITNESS

STAIR #5

COMMERCIAL (-2 DU'S) 1,500 SF.

MAIL ROOM (-1 DU'S)

M. RESTROOMS (-1 DU'S) W.

LINE OF BALC. ABOVE

BREEZEWAY

POOL COURTYARD

POOL (SEE LS. DWGS. FOR ADDITIONAL INFO)

CLUB RM. DEMO KITC. (-4 DU'S) 4,435 SF. +15.62'NGVD.

LINE OF UNIT ABOVE

(6) BIKE RACKS

PUBLIC PLAZA 1

MONUMENT SIGN (UNDER SEPARATE PERMIT)

BIKE STO. 32 BIKE RACKS

EGRESS

SL. 29'-2"

GARAGE ENTRY/ EXIT

M.E. RM.

LOADING ZONE 10'x25'

TRASH ROOM

FIRE PUMP

DOM. PUMP

B.O.H. (-1 DU'S)

LEVEL 1 TRASH

+15.62'NGVD.

LOBBY

STAIR #6

ELEV. #1

GARAGE LEVEL 1 = 50 SP. (INCL. 3 HC.)

SLOPE 43'-6" @ 5% = +2.18

SLOPE 37'-4" @ 5% = +1.87

SLOPE 169' @ 5% = +8.45'

VOID

MDF. RM.

MAINT RM.

(2)EV CHARGING STATIONS

A-0.1

VAN.

LOBBY

ELEV. #2

ELEV. #3

SHAFT

STO. RM

ELEC. RM.

STAIR #7

STAIR #2

STAIR #3

STAIR #4

6' H. FENCE

4' CONC. S/W

TRELLIS GATED FEATURE

EXACT LOCATION TO BE VERIFIED IN FIELD

SHADED AREA DENOTES 3 STORY BUILDING (2 DU'S)

18'-10" STBK

20'-10"

20'-8"

22'-7"

22'-5"

20'-7"

26'-1"

27'-3"

22'-0"

PORCHES

6' FENCE IF RESI. DOESN'T HAVE FENCE/ BARRIER

PROPERTY LINE S03°20'15"W 314.22' (R&F) (SIDE INTERIOR SETBACK)

PROPERTY LINE PARCEL # 3 S87°59'03"W 185.00'

PROPERTY LINE (REAR SETBACK) PARCEL # 2 S87°59'03"W 151.00'

PROPERTY LINE PARCEL # 1 S87°59'03"W 150.00'

S87°59'03"W 486.00' (R&F)

10'-0" CONC. S/W LS

2'-11" STBK

NORTH

LEVEL 1 - SITE PLAN

41 DU'S
50 PARKING SP.
21 SURFACE SP.

SCALE: 1"=20'-0"

NOTES:

1. SEE OPEN SPACE DIAGRAM FOR ADD'L INFO, SHEET A0.1
2. SEE LOT FRONTAGE / BUILDING DIAGRAM FOR ADD'L INFO, SHT A-0.1
3. ALL F.F.E. AND AVERAGE CROWN OF ROAD ELEVATIONS ARE REFERENCED N.G.V.D. AS ESTABLISHED BY CIVIL ENGINEER.
4. AVERAGE CROWN OF ROAD ELEVATION ARE AS FOLLOWS:
   -S.W. 174TH STREET : +14.12' NGVD
   -PARK DRIVE : +14.25' NGVD
5. FFE RESIDENTIAL : +15.62' NGVD
6. ALL ON-STREET PARALLEL PARKING SPACES ARE 9'X24'
7. ALL DRIVEWAYS LEADING TO GARAGE ARE ASPHALT PAVEMENT.
8. SEE STALL DETAILS SHT. A-0.1

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FOR: -

LOCATED AT:
PALMETTO BAY, FLORIDA

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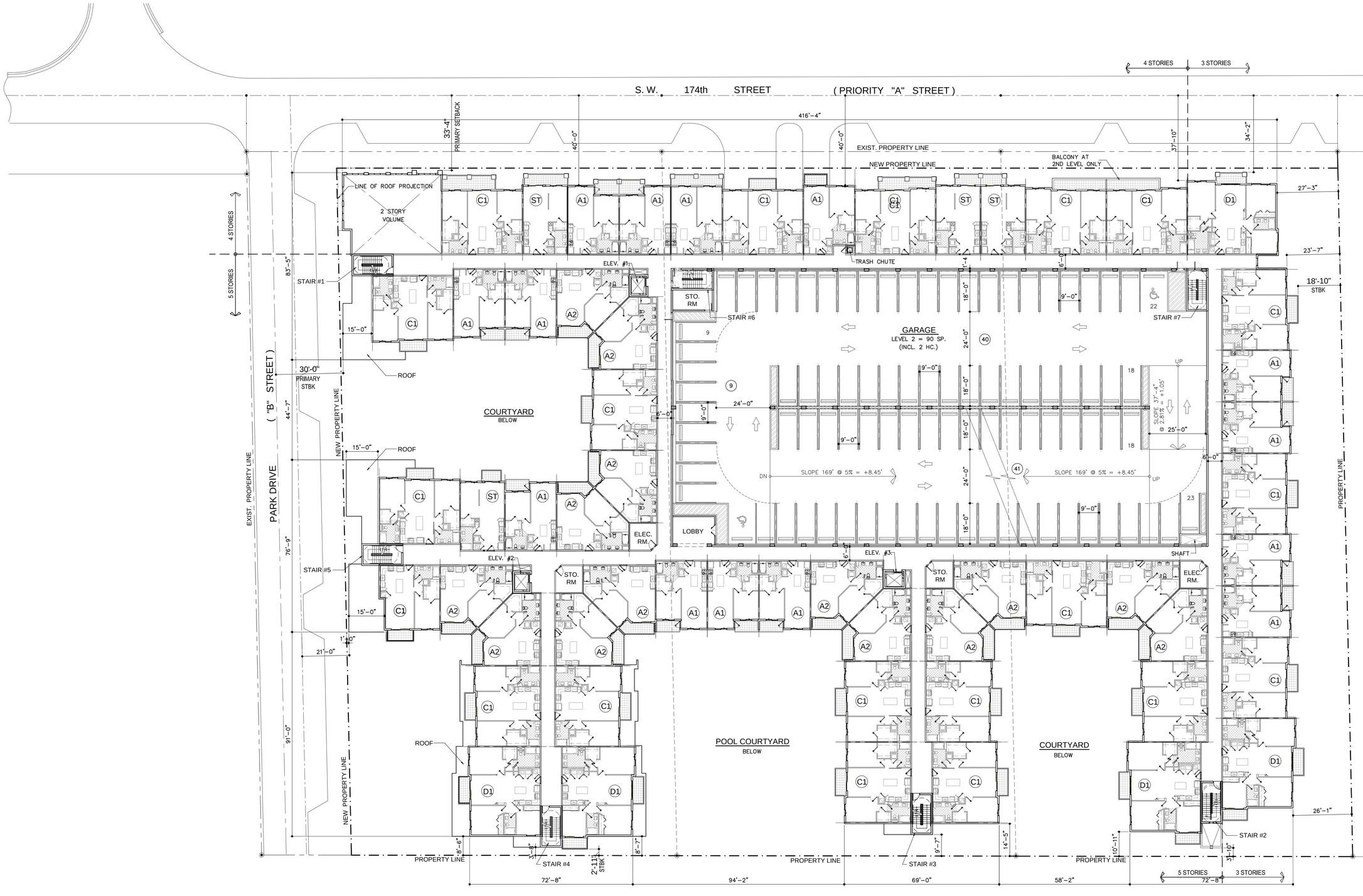
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A-2.1

OF SHEETS



NORTH

LEVEL 2 BUILDING PLAN

57 DU'S
90 PARKING SP.

SCALE: 1"=20'-0"

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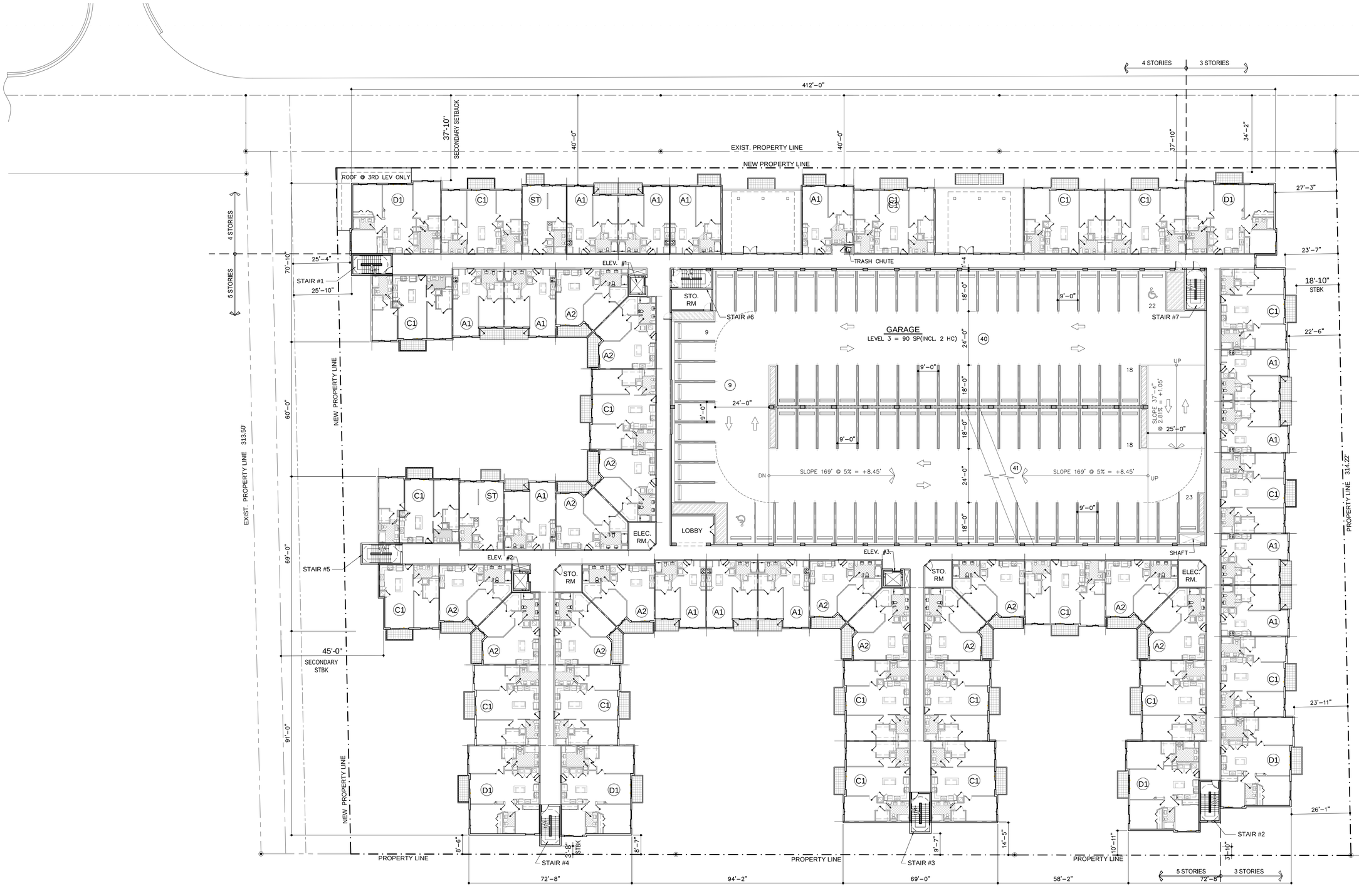
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A-2.2

OF SHEETS



LEVEL 3 BUILDING PLAN

55 DU'S
90 PARKING SP.

SCALE: 1"=20'-0"

NORTH

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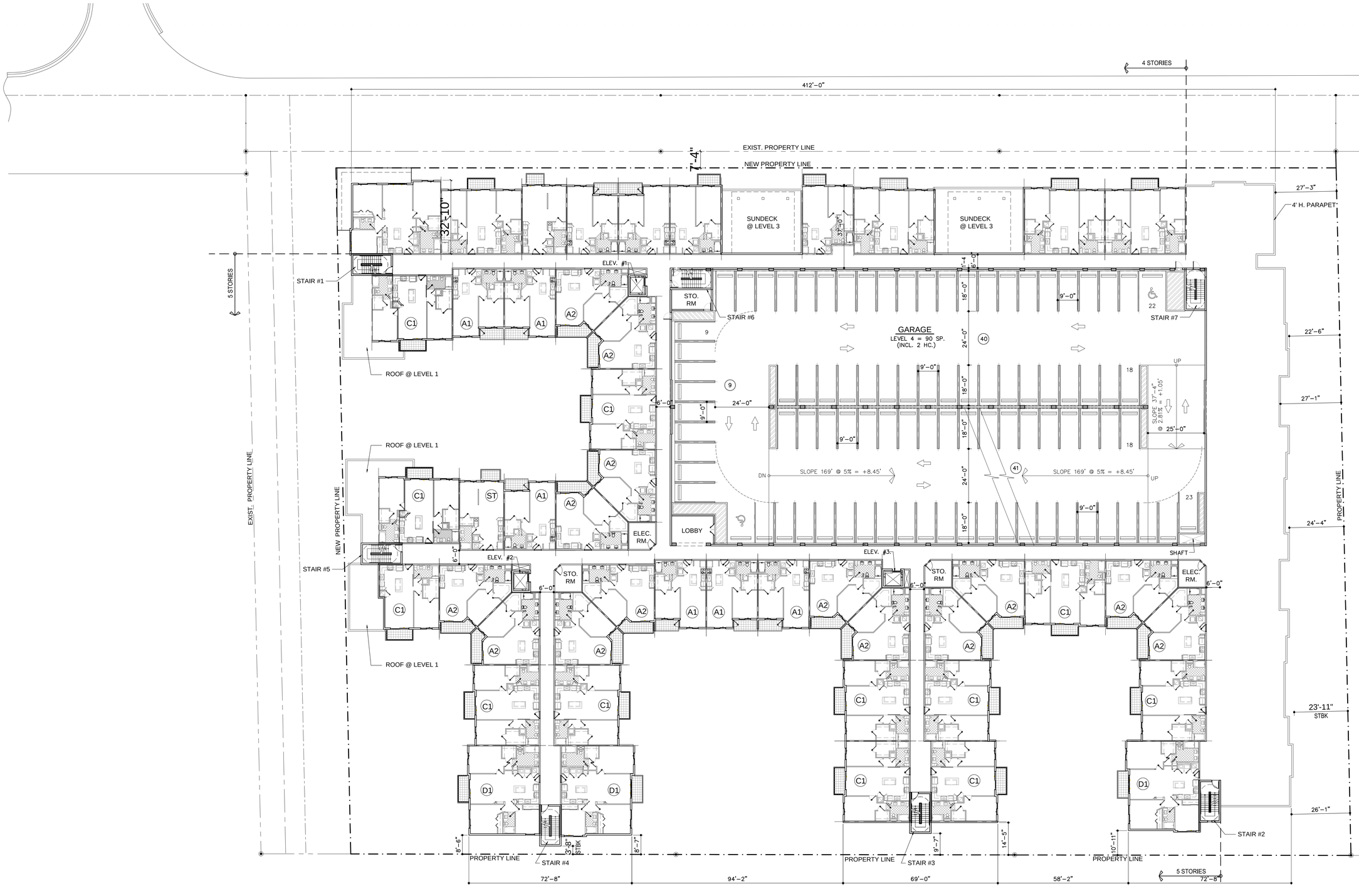
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SCALE	AS SHOWN
JOB NO.	1723.PR
SUBMITTAL SET:	09/12/2016

A-2.3

OF SHEETS



NOTE: ALL MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET HEIGHT.

NORTH

LEVEL 4 BUILDING PLAN

46 DU'S
90 PARKING SP.

SCALE: 1"=20'-0"

REVISIONS	BY
SITE PLAN SUBMITTAL 09/12/2016	
SITE PLAN RESUBMITTAL #1 11/09/2016	
SITE PLAN RESUBMITTAL #2 12/08/2016	
SITE PLAN RESUBMITTAL #3 01/25/2017	
COUNCIL SUBMITTAL 02/10/2017	
COUNCIL SUBMITTAL #2 06/13/2017	

PARK VIEW AT PALMETTO BAY.
FOR: —
LOCATED AT:
PALMETTO BAY, FLORIDA

GEORGE L. MOURIZ
AR0007806

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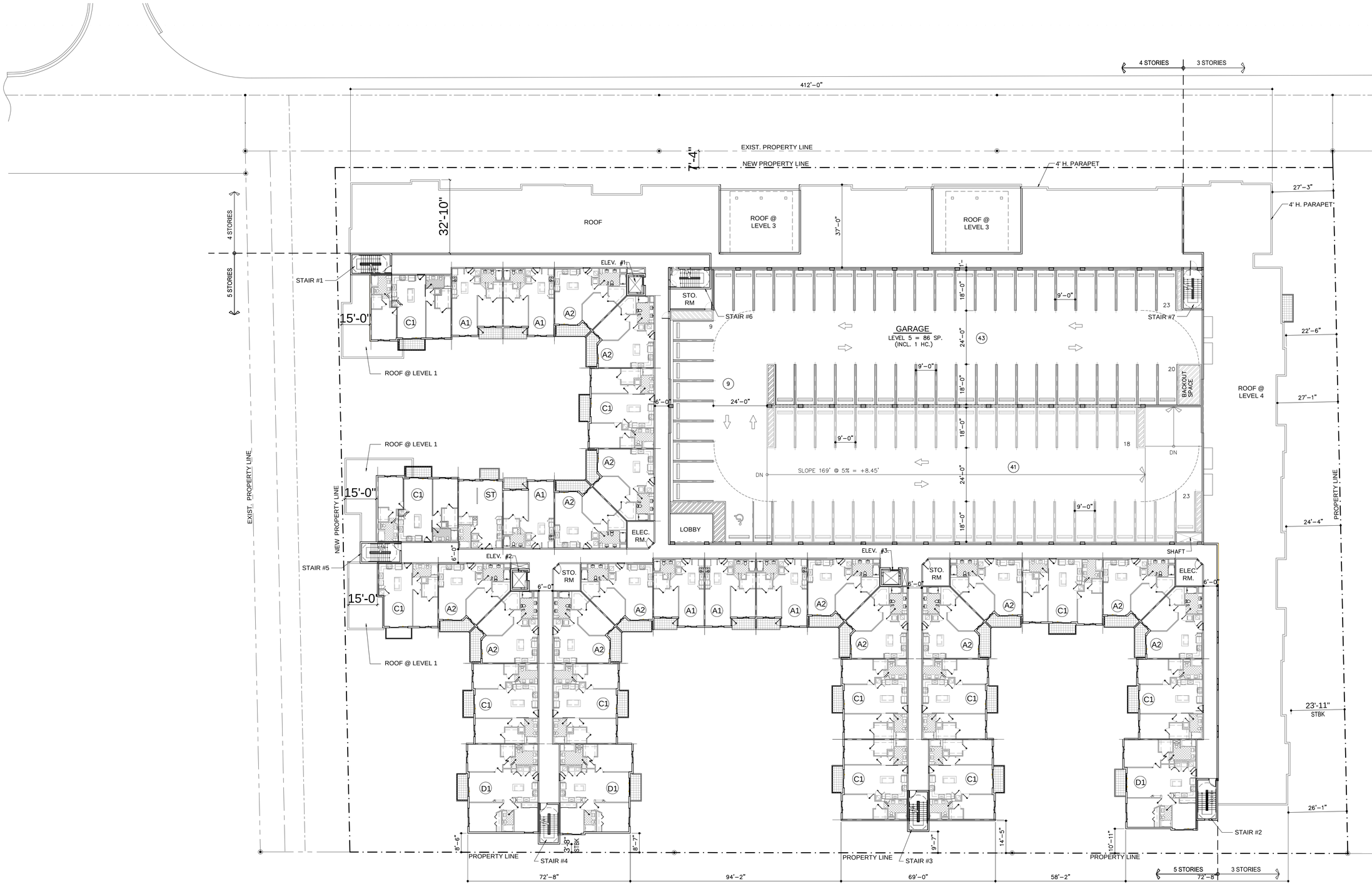
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A-2.4

OF SHEETS



NOTE: ALL MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET HEIGHT.

NORTH

LEVEL 5 BUILDING PLAN

36 DU'S
86 PARKING SP.

SCALE: 1"=20'–0"

REVISIONS	BY
SITE PLAN SUBMITTAL 09/12/2016	
SITE PLAN RESUBMITTAL #1 11/09/2016	
SITE PLAN RESUBMITTAL #2 12/08/2016	
SITE PLAN RESUBMITTAL #3 01/25/2017	
COUNCIL SUBMITTAL 02/10/2017	
COUNCIL SUBMITTAL #2 06/13/2017	

PARK VIEW AT PALMETTO BAY.
FOR: –
LOCATED AT:
PALMETTO BAY, FLORIDA

GEORGE L. MOURIZ
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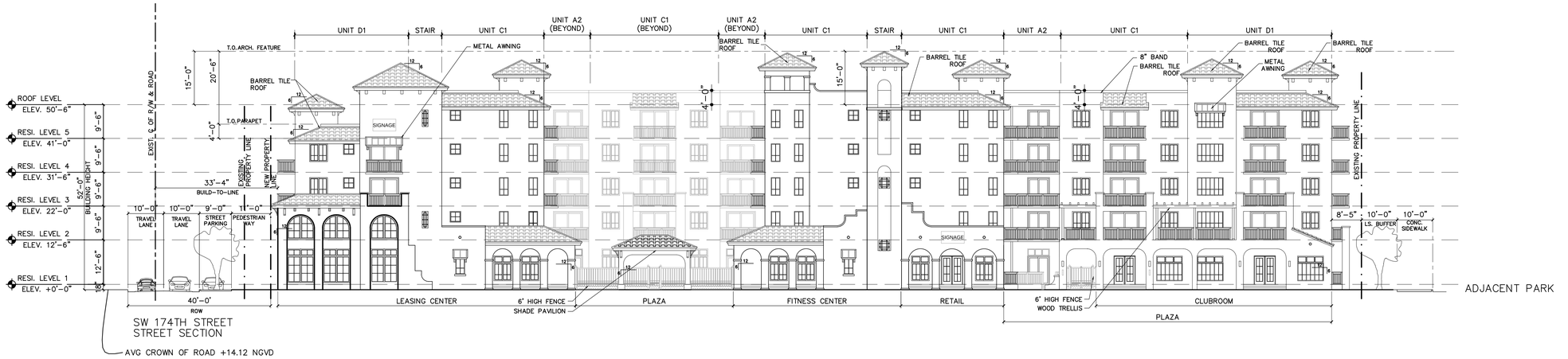
A–2.5

OF SHEETS



PARK DRIVE
STREET SECTION
AVG CROWN OF ROAD +14.25 NGVD

1 NORTH ELEVATION (174 St.)

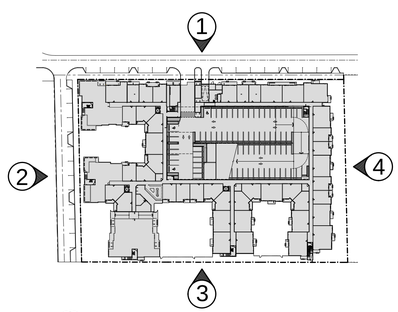


SW 174TH STREET
STREET SECTION
AVG CROWN OF ROAD +14.12 NGVD

2 WEST ELEVATION (Park Drive)

PERCENTAGE OF BALCONY					
STREET	BUILDING LENGTH	REQUIRED		PROVIDED	
PARK DRIVE	229'-0"	112'-1"	70% max	79'-0"	35%
174th STREET	416'-4"	291'-4"	70% max	244'-9"	59%

PERCENTAGE OF GLAZING						
ELEVATION	LEVEL	AREA OF WALL	REQUIRED GLAZING %		PROVIDED GLAZING %	
NORTH	Level 1	5,204 sf	70%	3,643 sf	30%	1,550 sf
	Level 2	3,955 sf	30%	1,187 sf	35%	1,387 sf
	Level 3	3,536 sf	30%	1,061 sf	34%	1,198 sf
	Level 4	3,536 sf	30%	1,061 sf	30%	1,061 sf
RCENTAGE OF GLAZING						
WEST	Level 1	3,697 sf	70%	2,588 sf	30%	1,094 sf
	Level 2	2,809 sf	30%	843 sf	30%	850 sf
	Level 3	2,763 sf	30%	829 sf	30%	830 sf
	Level 4	2,763 sf	30%	829 sf	30%	830 sf
	Level 5	2,763 sf	30%	829 sf	30%	830 sf



NORTH KEY PLAN
N.T.S.

BUILDING ELEVATIONS

SCALE: 1/16"=1'-0"

REVISIONS	BY
SITE PLAN SUBMITTAL 09/12/2016	
SITE PLAN RESUBMITTAL #1 11/09/2016	
SITE PLAN RESUBMITTAL #2 12/08/2016	
SITE PLAN RESUBMITTAL #3 01/25/2017	
COUNCIL SUBMITTAL 02/10/2017	
COUNCIL SUBMITTAL #2 06/13/2017	

PARK VIEW AT PALMETTO BAY.
FOR: –
LOCATED AT:
PALMETTO BAY, FLORIDA

GEORGE L. MOURIZ
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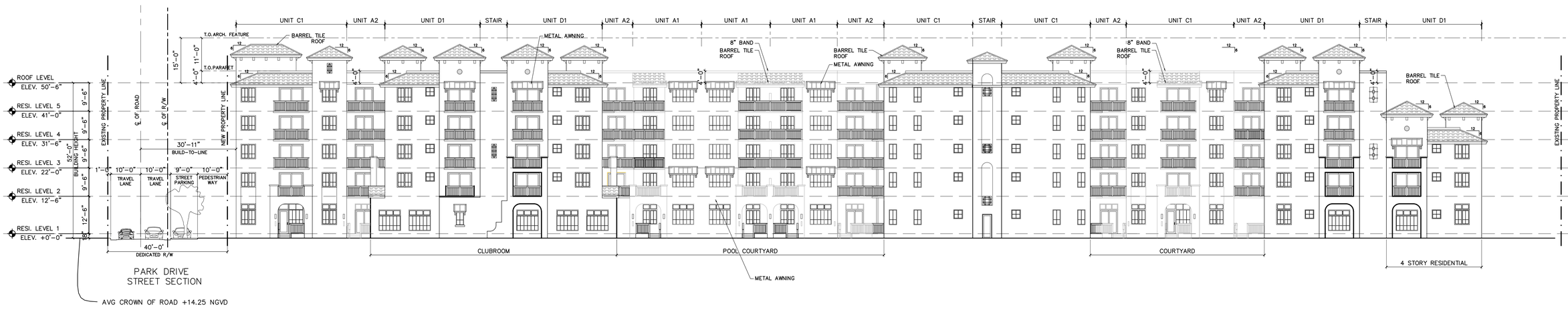
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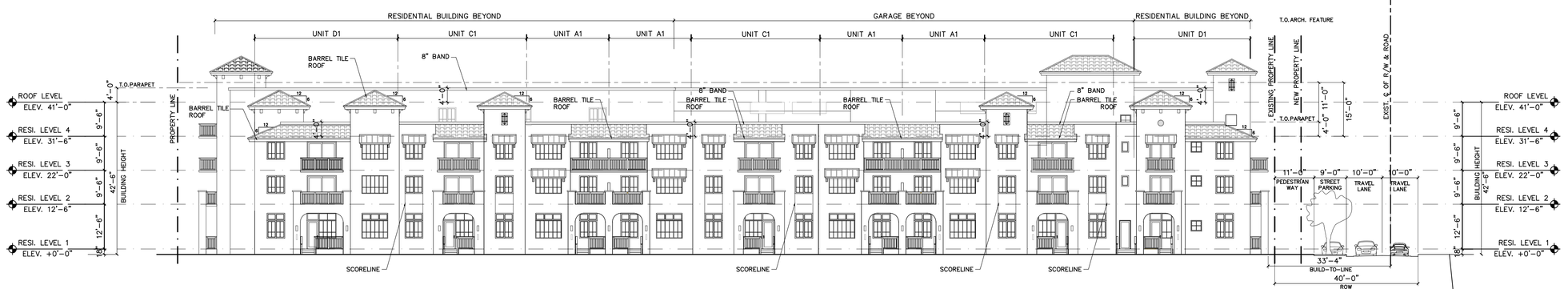
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JOB NO.	1723.PRJ
SUBMITTAL SET:	09/12/2016

A-3.1

OF SHEETS



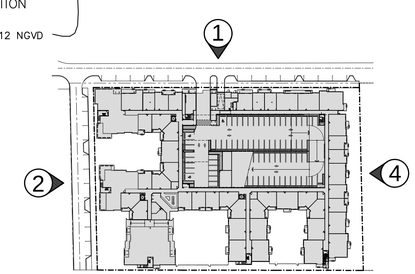
3 SOUTH ELEVATION



4 EAST ELEVATION

PERCENTAGE OF BALCONY					
STREET	BUILDING LENGTH	REQUIRED		PROVIDED	
EAST	278'-3"	112'-1"	70% max	99'-2"	40%
SOUTH	416'-6"	291'-4"	70% max	166'-4"	52%

PERCENTAGE OF GLAZING						
ELEVATION	LEVEL	AREA OF WALL	REQUIRED		PROVIDED	
			GLAZING %		GLAZING %	
SOUTH	Level 1	5,206 sf	70%	3,644 sf	30%	1,550 sf
	Level 2	3,957 sf	30%	1,187 sf	32%	1,270 sf
	Level 3	3,957 sf	30%	1,187 sf	32%	1,270 sf
	Level 4	3,957 sf	30%	1,187 sf	32%	1,270 sf
	Level 5	3,654 sf	30%	1,096 sf	32%	1,171 sf
PERCENTAGE OF GLAZING						
EAST	Level 1	3,478 sf	70%	2,435 sf	30%	1,028 sf
	Level 2	2,643 sf	30%	793 sf	30%	801 sf
	Level 3	2,643 sf	30%	793 sf	30%	801 sf



NORTH KEY PLAN

N.T.S.

BUILDING ELEVATIONS

SCALE: 1/16"=1'-0"

REVISIONS	BY
SITE PLAN SUBMITTAL 09/12/2016	
SITE PLAN RESUBMITTAL #1 11/09/2016	
SITE PLAN RESUBMITTAL #2 12/08/2016	
SITE PLAN RESUBMITTAL #3 01/25/2017	
COUNCIL SUBMITTAL 02/10/2017	
COUNCIL SUBMITTAL #2 06/13/2017	

PARK VIEW AT PALMETTO BAY.

FOR: –

LOCATED AT: PALMETTO BAY, FLORIDA

GEORGE L. MOURIZ AR0007806

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CHECKED	–
DATE	-
SCALE	AS SHOWN
JOB NO.	1723.PRJ
SUBMITTAL SET:	09/12/2016

A-3.2

OF SHEETS

PALMS ARE NOT ALLOCATED TOWARDS STREET TREE REQUIREMENT

TREE GRATE LOCATION (TYP.)
SEE DETAIL ON SHEET L-102

22 STREET TREES SHOWN
SEE STRUCTURAL SOIL DETAIL

6 STORIES | 4 STORIES

SW 174TH STREET

N87°53'56"E 185.00'

N87°53'56"E 486.00' (R&F)

N87°53'56"E 151.00'

N87°53'56"E 150.00'

S03°20'15"W 313.50' (R&F)

S03°20'15"W 314.22' (R&F)

S87°59'03"W 185.00'

S87°59'03"W 151.00'

S87°59'03"W 150.00'

S87°59'03"W 486.00' (R&F)

PARCEL # 1

PARCEL # 2

PLAZA

(6) BIKE RACKS

(3) BIKE RACKS

DRIVE

PARK

SLOPE 43'-6" @ 5% = +2.18'

SLOPE 37'-4" @ 5% = +1.87'

SLOPE 169' @ 5% = +8.45'

ELEV. #1

ELEV. #2

ELEV. #3

POOL AREA DESIGN AND FENCING TO MEET REQUIREMENTS OF CHAPTER 30.

NOTE: ALL SIGNAGE AND SITE LIGHTING TO BE SUBMITTED UNDER SEPARATE PERMIT.

SCALE: 1"=20'-0"

AAL
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612 SW 4th Ave., Fort Lauderdale, FL. 33315 LCC000237
TEL: 954-764-8858 EMAIL: HJohnson@archali.net

REGISTERED LANDSCAPE ARCHITECT H. JOHNSON LA0000855 STATE OF FLORIDA

11-09-16	REVIEW COMMENTS
01-25-2017	SITE PLAN RESUBMITTAL #3
02-10-2017	COUNCIL SUBMITTAL
06-13-2017	COUNCIL SUBMITTAL #2

LANDSCAPE PLANS

PARK VIEW AT PALMETTO BAY

PREC FLORIDA INVESTMENT
PALMETTO BAY, FLORIDA

Sheet Description: LANDSCAPE PLAN

Release Date: 06-13-2017

Project Number: 1629

Drawing Number: L-100

LANDSCAPE PLANS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
CE	25	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	FG/B&B	3"CAL	12` HT X 6` SPR	YES	HIGH
IA	33	ILEX CASSINE	DAHOON HOLLY	FG/B&B	1.5"CAL	8` HT. X 4` SPR, SINGLE STRAIGHT LEADER	YES	HIGH
IA2	5	ILEX CASSINE	DAHOON HOLLY	FG/B&B	3"CAL	12`HT X 5`SPR	YES	HIGH
LW	8	LYSILOMA LATISILIQUUM	WILD TAMARIND	FG/B&B	3"CAL	12` HT X 6` SPR	YES	HIGH
QV	3	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	3"CAL	12` HT. X 5` SPR. X 4` MIN. CT	YES	HIGH
TSM	1	SWIETENIA MAHOGANY	MAHOGANY	EXISTING TO REMAIN				

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
TT	8	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	FG/B&B	3"CAL	12` HT X 6` SPR	NO	MEDIUM

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
PSD	4	PHOENIX SYLVESTRIS	WILD DATE PALM	FG/B&B		12` CT., MATCHED HEIGHTS	NO	HIGH
PS2	30	PSEUDOPHOENIX SARGENTII	BUCCANEER PALM	15 GAL		10` OA., SINGLE	YES	HIGH
PE	7	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		10`-12` OA DOUBLE TRUNK	NO	HIGH
SP	15	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		10`-12` OA	YES	HIGH
TR	40	THRINAX RADIATA	FLORIDA THATCH PALM	25 GAL		10` OA., SINGLE	YES	HIGH
VMT	4	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B		10`-12`-14` OA TRIPLE TRUNK	NO	MEDIUM

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AZV	24	ALPINIA ZERUMBET `VARIEGATA`	VARIEGATED SHELL GINGER	5 GAL		18"X18"	NO	MEDIUM	24" o.c.
CIR	300	CHRYSOBALANUS ICACO `REDTIP`	RED TIP COCOPLUM	5 GAL		30" HT X 30" SPR. FULL	YES	MEDIUM	30" o.c.

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
CES	330	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	5 GAL		30"HT X 24"SPR	YES	HIGH	24" o.c.
ING	46	IXORA COCCINEA `NORA GRANT`	RED IXORA	3 GAL.,		20" HT X 20" SPR	NO	HIGH	24" o.c.
JVW	463	JASMINUM VOLUBILE	WAX JASMINE	3 GAL		20" HT X 20" SPR	NO	MEDIUM	24" o.c.
PTV	14	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	3 GAL.,		24"HT X 24"SPR	NO	MEDIUM	24" o.c.
SAG	23	SCHEFFLERA ARBORICOLA `DWARF`	DWARF SCHEFFLERA	3 GAL.,		24"HT X 24"SPR	NO	HIGH	24" o.c.
SAT	198	SCHEFFLERA ARBORICOLA `TRINETTE`	SCHEFFLERA	3 GAL.,		24"HT X 24"SPR	NO	HIGH	24" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
ADM	77	ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	3 GAL.,		15" HT. X 18" SPD.	NO	MEDIUM	24" o.c.
BSD	75	BOUGAINVILLEA SPP.	DWARF BOUGAINVILLEA	3 GAL.,		15" HT. X 18" SPD.	NO	HIGH	24" o.c.
CE2	451	CARISSA MACROCARPA `EMERALD BLANKET`	EMERALD BLANKET CARISSA	3 GAL.,		15" HT. X 18" SPD.	NO	HIGH	24" o.c.
FMG	1,264	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL.,		15" HT. X 15" SPD.	NO	HIGH	18" o.c.
HLS	145	HYMENOCALLIS LATIFOLIA	SPIDER LILY	1 GAL.,		12" HT. X 12" SPR.	YES	HIGH	16" o.c.
IVD	587	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL.,		15" HT. X 15" SPD.	YES	HIGH	18" o.c.
ID	87	IXORA MAUI	DWARF MAUI IXORA	1 GAL		12" HT. X 12" SPR.	NO	MEDIUM	18" o.c.
NBN	6	NEOREGELIA X `BOSSA NOVA`	GREEEN & WHITE BROMELIAD	1 GAL			NO	HIGH	20" o.c.
NED	59	NEOREGELIA X `DONGER`	RED DWARF BROMELIAD	1 GAL			NO	HIGH	15" o.c.
NSR	46	NEOREGELIA X `RUBROVITTATA FUEGO`	FUEGO BROMELIAD	1 GAL.,		12" HT. X 12" SPR.	NO	HIGH	16" o.c.
NES	344	NEPHROLEPIS EXALTATA	BOSTON FERN	1 GAL.		12" HT. X 12" SPR.	YES	HIGH	18" o.c.

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SOD	9,636 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	`FLORITAM` ST. AUGUSTINE SOD	SOD					

TALL GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
MCG	160	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	24"X24"	YES	HIGH			24" o.c.

NOTE: THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

LANDSCAPE CALCULATIONS		
NET LOT AREA	3.14 ACRES	136,664 S.F.
	REQUIRED	**PROVIDED**
SEC. 30-100.1 Landscaping Requirements		
Tree Requirements		
UV/NV zoning requires 28 trees/ acre 3.14 x 28 = 87.92 Trees	88	88
Street Tree requirements: 1/35' frontage - 752'/35= 21.48	22	22
TOTAL TREES	**110**	**110**
NATIVE TREES (30% Min.) 110 x .30 = 33 Native Trees Required	33 MIN	104
NATIVE TREES (30% Max.) @ 1 1/2" Caliper and 8' High	33 MAX	33
MAX (30%) PALMS 110 x .30 = 33 Palms @ 3:1 = 99	99 MAX	99
Shrubs @ 10/tree = 10 x 110= 1100 Shrubs required	1100 MIN	1507
Native Shrubs min. 30% - 693/1507 = 46%	30% MIN	46%
Sod max. 50% of landscape area 27,647 sf x .50 = 13,325 sf max.	13,325 SF MAX	11,435 SF
NATIVE/DROUGHT TOLERANT MATERIALS LISTED ARE BASED ON ***WATERWISE - SOUTH FLORIDA LANDSCAPES***		
ALL SOD AND LANDSCAPE AREAS TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC		
IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.		
IRRIGATION SYSTEM SHALL ALSO BE EQUIPED WITH A RAIN SENSOR.		

NOTE: NOTARIZED "PREPARER'S CERTIFICATION OF LANDSCAPE COMPLIANCE" TO BE PROVIDED PRIOR TO THE FINAL INSPECTION

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REGISTERED LANDSCAPE ARCHITECT HUGH F. JOHNSON LA0000855 STATE OF FLORIDA

11-09-16	REVIEW COMMENTS
01-25-2017	SITE PLAN RESUBMITTAL #3
02-10-2017	COUNCIL SUBMITTAL
06-13-2017	COUNCIL SUBMITTAL #2

LANDSCAPE PLANS

PARK VIEW AT PALMETTO BAY

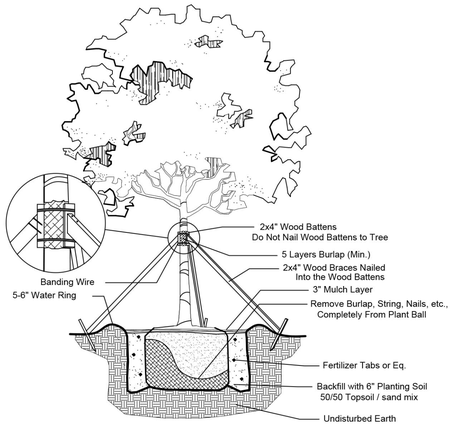
PREC FLORIDA INVESTMENT
PALMETTO BAY, FLORIDA

Sheet Description
PLANT LIST & CALCULATIONS

Release Date
06-13-2017

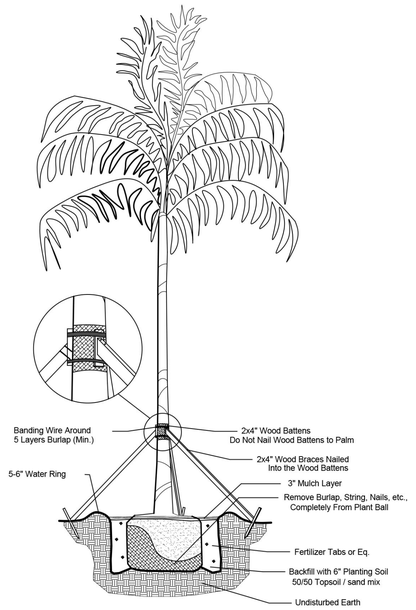
Project Number
1629

Drawing Number
L-101
LANDSCAPE PLANS



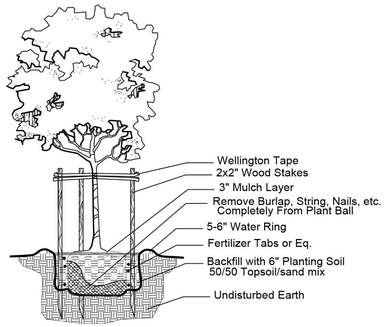
Large Tree Planting Detail

NTS



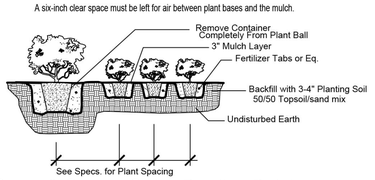
Palm Planting Detail

NTS



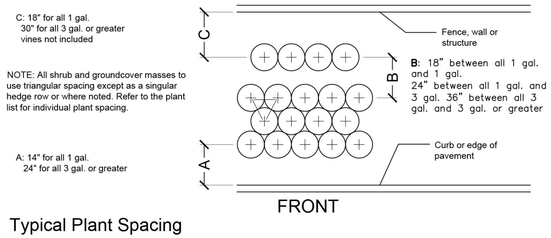
Small Tree Planting Detail

NTS



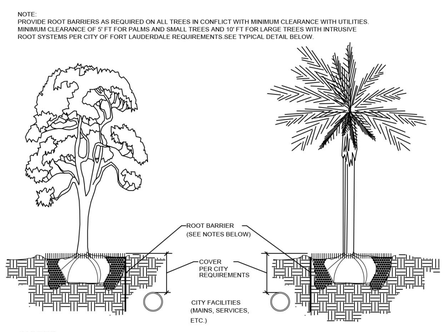
Shrub & Ground Cover Planting Detail

NTS



Typical Plant Spacing

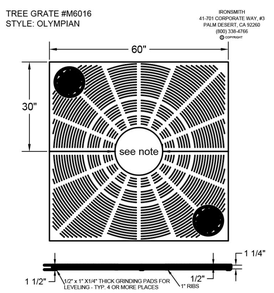
NTS



NOTES:

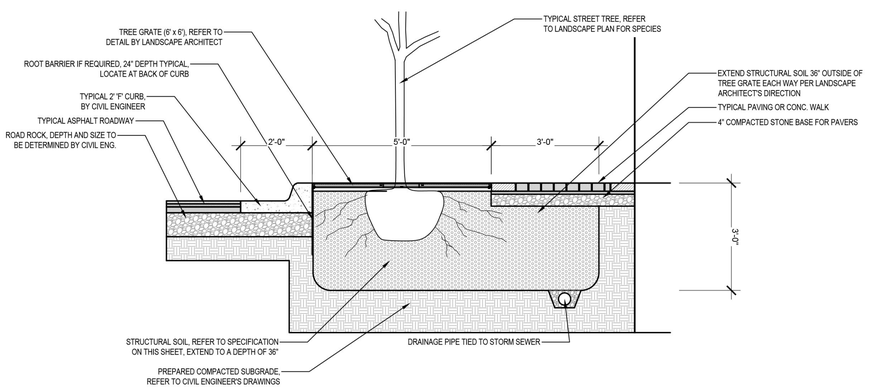
1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Root Barrier Detail



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Tree Grate Detail



Tree Grate/ Structural Soil Detail

NOTES:
LANDSCAPE PLAN TO CONFORM TO THE
VILLAGE OF PALMETTO BAY STREET TREE
MASTER PLAN.

PREPARER'S NOTE OF LANDSCAPE COMPLIANCE
IS REQUIRED PRIOR TO FINAL ACCEPTANCE

THE BOUNDARIES OF ANY NATIVE HABITAT, NATIVE PLANT COMMUNITY, NATIVE PLANT SPECIES, AND/OR NATURAL FOREST COMMUNITY AND ASSOCIATED UNDERSTORY THAT EXISTS ON SITE, AS DETERMINED BY DERM. SHALL BE ADDRESSED AT THE TIME OF PERMITTING

PROHIBITED AND CONTROLLED TREE SPECIES AS DEFINED BY MIAMI-DADE COUNTY AND DERM SHALL NOT BE COUNTED TOWARD FULFILLING MINIMUM TREE REQUIREMENTS. PROHIBITED TREES SHALL BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

WHEN TREES ARE PLANTED WITHIN THE RIGHT-OF-WAY, THE OWNERS OF LAND ADJACENT TO THOSE AREAS ARE TO MAINTAIN THE AREAS INCLUDING THE TREES, PLANTS AND SOD, AS PROVIDED IN THIS DIVISION. A COVENANT EXECUTED BY THOSE OWNERS IS REQUIRED, OR A SPECIAL TAXING DISTRICT MAY BE CREATED TO MAINTAIN THESE AREAS.

EXISTING SPECIMEN TREES, NATIVE VEGETATION (INCLUDING CANOPY, UNDERSTORY, AND GROUND COVER) AND NATURAL FOREST COMMUNITIES SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE AND ALL REQUIREMENTS OF CHAPTER 24 OF THE COUNTY CODE. PROVIDE DERM VERIFICATION

THE PROVISIONS FOR THE DISPOSITION OF OPEN SPACE AND A LANDSCAPE AND IRRIGATION PLAN INDICATING THE LOCATION, TYPE, SIZE AND DESCRIPTION OF ALL PROPOSED LANDSCAPE MATERIALS INCLUDING THE LIMITS OR EXTENT OF TREE REMOVAL OR TREE PROTECTION PURSUANT TO DIVISION 30-100

NOTES:

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 NOTED 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 WARRANTIED 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. A FOUR-INCH CLEAR SPACE MUST BE LEFT FOR AIR BETWEEN PLANT BASES AND THE MULCH. 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 100% OVERLAP AS PER MANUFACTURERS SPECIFICATIONS AND PERFORMANCE STANDARDS UTILIZING A RUST FREE WATER SOURCE. EACH SYSTEM SHALL BE INSTALLED WITH A RAIN SENSOR.

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 ARCHITECTURAL ALLIANCE.

THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEETS L-100 FOR THE PLANTING PLAN
4. ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
5. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
6. ALL SHADE AND MEDIUM TREES INSTALLED WITHIN 6' OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.

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 'PALMETTO' 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.

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REGISTERED LANDSCAPE ARCHITECT MICHAEL F. JOHNSON LA0000855 STATE OF FLORIDA

11-09-16	REVIEW COMMENTS
01-25-2017	SITE PLAN RESUBMITTAL #3
02-10-2017	COUNCIL SUBMITTAL
06-13-2017	COUNCIL SUBMITTAL #2

LANDSCAPE PLANS

PARK VIEW AT PALMETTO BAY

PREC FLORIDA INVESTMENT
PALMETTO BAY, FLORIDA

Sheet Description
PLANT LIST
NOTES

Release Date
06-13-2017

Project Number
1629

Drawing Number
L-102

LANDSCAPE PLANS



LANDSCAPE PLANS

PARK VIEW AT PALMETTO BAY

PREC FLORIDA INVESTMENT
PALMETTO BAY, FLORIDA

Sheet Description	Release Date	Project Number	Drawing Number
AERIAL PHOTO WITH SURVEY	06-13-2017	1629	TS-0

SITE PLAN

1	11-09-16 REVIEW COMMENTS
	01-25-2017 SITE PLAN RESUBMITTAL #3
	02-10-2017 COUNCIL SUBMITTAL
	06-13-2017 COUNCIL SUBMITTAL #2

REGISTERED LANDSCAPE ARCHITECT HUGH F. JOHNSON LA0000855 STATE OF FLORIDA

AAL
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LEGEND

- Existing tree /palm to remain
- Existing tree/ palm to be removed

PROPERTY LINE

OVERHEAD POWER LINES

N87°53'56"E 185.00'

N87°53'56"E 151.00'

N87°53'56"E 150.00'

N87°53'56"E 486.00' (R&F)

S03°20'15"W 313.50' (R&F)

S03°20'15"W 314.00'

S03°20'15"W 313.77'

S03°20'15"W 314.22' (R&F)

EXISTING FENCE

ONE STORY CBS DAYCARE
BUILDING # 9500
FFE=15.80
LFE=14.44

ONE STORY CBS RESIDENCE # 9450
FFE=16.80

ONE STORY C.B.S. RESIDENCE # 20
F.F.E.=18.06'
G.F.E.=15.94'

PARCEL # 3

PARCEL # 2

PARCEL # 1

S87°59'03"W 185.00'

S87°59'03"W 151.00'

S87°59'03"W 150.00'

S87°59'03"W 486.00' (R&F)

PROPERTY LINE

EXISTING FENCE

PROPERTY LINE

EXISTING FENCE

EXISTING FENCE

PROPERTY LINE

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1"=20'-0"

Architectural Alliance Landscape
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REGISTERED LANDSCAPE ARCHITECT H. F. JOHNSON LA0000855 STATE OF FLORIDA

11-09-16	REVIEW COMMENTS
01-25-2017	SITE PLAN RESUBMITTAL #3
02-10-2017	COUNCIL SUBMITTAL
06-13-2017	COUNCIL SUBMITTAL #2

LANDSCAPE PLANS

PARK VIEW AT PALMETTO BAY

PREC FLORIDA INVESTMENT
PALMETTO BAY, FLORIDA

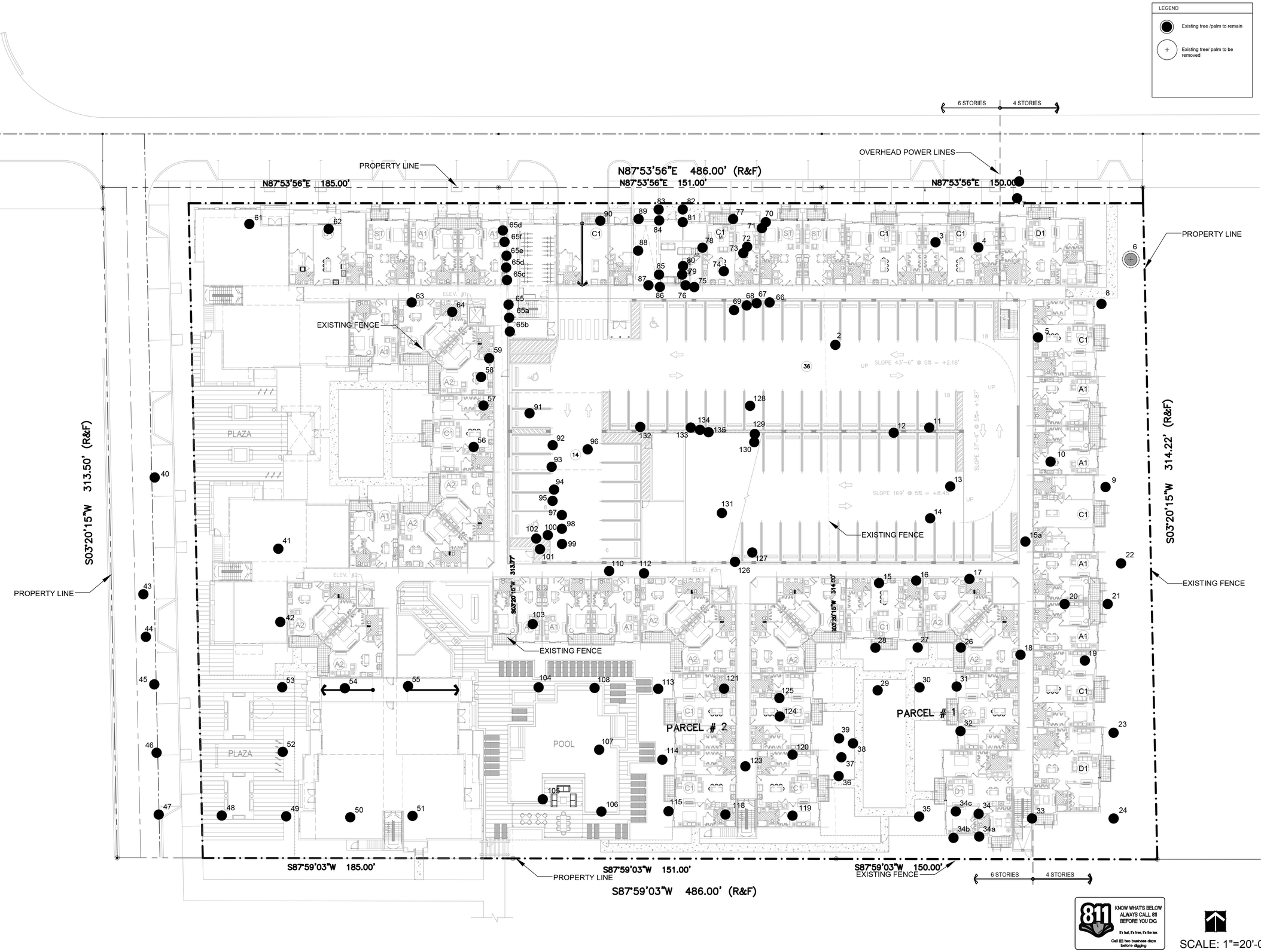
Sheet Description: TREE SURVEY PLAN

Release Date: 06-13-2017

Project Number: 1629

Drawing Number: TS-1.1

SITE PLAN



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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Call 811 two business days before digging

SCALE: 1"=20'-0"

AAL
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REGISTERED LANDSCAPE ARCHITECT HUGH F. JOHNSON LA0000855 STATE OF FLORIDA

11-09-16	REVIEW COMMENTS
01-25-2017	SITE PLAN RESUBMITTAL #3
02-10-2017	COUNCIL SUBMITTAL
06-13-2017	COUNCIL SUBMITTAL #2

PARK VIEW AT PALMETTO BAY

LANDSCAPE PLANS
PREC FLORIDA INVESTMENT
PALMETTO BAY, FLORIDA

Sheet Description
TREE DISPOSITION PLAN

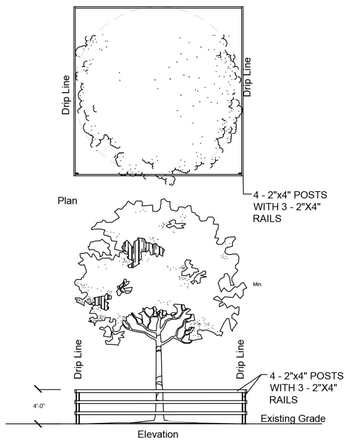
Release Date
06-13-2017

Project Number
1629

Drawing Number
TS-1.2
SITE PLAN

PARK VIEW-PALMETTO BAY
TREE DISPOSTION LIST

TREE #	BOTANTICAL NAME	COMMON NAME	NATIVE	DBH CAL.	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	DISPOSITION
1	Dypsis lutescens	Areca Palm		MULTI	15	10 CLUSTER	40%	REMOVE
2	Quercus virginiana	Live Oak	Yes	5	14	12	55%	REMOVE
3	Roystonea regia	Royal Palm	YES	21	25	10	60%	REMOVE
4	Callistemon citrinus	Red Bottlebrush		12	12	12	50%	REMOVE
5	Gardenia jasminoides 'Prostrata'	Dwarf Gardenia		6	10	8	60%	REMOVE
6	Swietenia mahagoni	Mahogany	YES	36	35	40	70%	REMAIN
7	Tabebuia caraiba	Trumpet Tree		8	10	8	30%	REMOVE
8	Jatropha integerrima	Peregrina		12	10	10	50%	REMOVE
9	Mangifera indica	Mango		36	25	20	70%	REMOVE
10	Plumeria alba	White Frangipani		12	13	13	70%	REMOVE
11	Plumeria alba	White Frangipani		12	15	13	60%	REMOVE
12	Wodyetia bifurcata	Foxtail Palm		4 MULTI	13	10	60%	REMOVE
13	Gardenia jasminoides 'Prostrata'	Dwarf Gardenia		5	10	6	40%	REMOVE
14	Plumeria alba	White Frangipani		12	13	15	60%	REMOVE
15	Cocos nucifera	Green Malayan Coconut Palm		13	15	8	70%	REMOVE
15a	Cocos nucifera	Green Malayan Coconut Palm		10	18	15	70%	REMOVE
16	Persea americana	Avocado		6	5	20	10%	REMOVE
17	Mangifera indica	Mango		12	15	20	60%	REMOVE
18	Mangifera indica	Mango		12	30	25	60%	REMOVE
19	Mangifera indica	Mango		24	30	10	60%	REMOVE
20	Chrysophyllum cainito	Star apple		5	8	15	50%	REMOVE
21	Chrysophyllum oliviforme	Satinleaf		9	25	20	70%	REMOVE
22	Mangifera indica	Mango		9	15	8	60%	REMOVE
23	Eriobotrya japonica	Loquat		5	10	20	60%	REMOVE
24	Mangifera indica	Mango		9	20	10	50%	REMOVE
26	Persea americana	Avocado		6	8	6	60%	REMOVE
27	Mangifera indica	Mango		6	8	12	60%	REMOVE
28	Mangifera indica	Mango		5	14	20	60%	REMOVE
29	Mangifera indica	Mango		5	14	6	60%	REMOVE
30	Mangifera indica	Mango		5	5	15	60%	REMOVE
31	Mangifera indica	Mango		5	15	10	60%	REMOVE
32	Annona muricata	Soursop		5	10	10	50%	REMOVE
33	Cocos nucifera	Green Malayan Coconut Palm		6	12	6	60%	REMOVE
34	Cocos nucifera	Green Malayan Coconut Palm		10	20	20	60%	REMOVE
34a	Cocos nucifera	Green Malayan Coconut Palm		10	20	20	60%	REMOVE
34b	Cocos nucifera	Green Malayan Coconut Palm		10	20	20	60%	REMOVE
34c	Cocos nucifera	Green Malayan Coconut Palm		10	20	20	60%	REMOVE
35	Cocos nucifera	Green Malayan Coconut Palm		10	13	8	50%	REMOVE
36	Mangifera indica	Mango		4	10	8	30%	REMOVE
37	Phoenix canariensis	Canary Island Date Palm		14	12	10	30%	REMOVE
38	Phoenix canariensis	Canary Island Date Palm		14	12	10	30%	REMOVE
39	Cocos nucifera	Green Malayan Coconut Palm		10	10	8	30%	REMOVE
40	Thrinax morrisii	Key Thatch Palm	YES	8	10	10	70%	REMOVE
41	Swietenia mahagoni	Mahogany	YES	36	45	30	70%	REMOVE
42	Mangifera indica	Mango		24	25	20	70%	REMOVE
43	Dypsis lutescens	Areca Palm		MULTI	15	10 CLUSTER	40%	REMOVE
44	Dypsis lutescens	Areca Palm		MULTI	10	13 CLUSTER	40%	REMOVE
45	Mangifera indica	Mango		12	20	20	70%	REMOVE
46	Mangifera indica	Mango		24	25	30	70%	REMOVE
47	Mangifera indica	Mango		24	35	40	70%	REMOVE
48	Mangifera indica	Mango		4	8	8	70%	REMOVE
49	Mangifera indica	Mango		12	20	20	45%	REMOVE
50	Persea americana	Avocado		14	15	20	70%	REMOVE
51	Mangifera indica	Mango		3	10	8	50%	REMOVE
52	Mangifera indica	Mango		4	15	10	70%	REMOVE
53	Mangifera indica	Mango		7	20	15	70%	REMOVE
54	Mangifera indica	Mango		16	15	20	70%	REMOVE
55	Mangifera indica	Mango		16	20	25	70%	REMOVE
56	Bursera simaruba	Gumbo limbo		12	20	10	65%	REMOVE
57	Bursera simaruba	Gumbo limbo		12	15	20	65%	REMOVE
58	Bursera simaruba	Gumbo limbo		12	20	20	65%	REMOVE
59	Bursera simaruba	Gumbo limbo		12	30	20	65%	REMOVE
61	Phoenix roebelenii	Pygmy Date palm		4	7	5	40%	REMOVE
62	Ptychosperma elegans	Solitaire Palm		3	14	6	65%	REMOVE
63	Callistemon citrinus	Red Bottlebrush		14	18	20	60%	REMOVE
64	Serenoa repens	Saw Palmetto		10	12	8	60%	REMOVE
65	Bursera simaruba	Gumbo limbo		6	14	12	50%	REMOVE
65a	Syagrus romanzoffiana	Queen palm		10	22	12	60%	REMOVE
65b	Syagrus romanzoffiana	Queen palm		10	22	12	60%	REMOVE
65c	Adonidia merrillii	Christmas Palm		8	14	12	65%	REMOVE
65d	Syagrus romanzoffiana	Queen palm		10	18	8	60%	REMOVE
65e	Syagrus romanzoffiana	Queen palm		10	18	8	60%	REMOVE
65f	Syagrus romanzoffiana	Queen palm		10	18	8	60%	REMOVE
65d	Ptychosperma elegans	Solitaire Palm		2	15	6	65%	REMOVE
66	Cocos nucifera	Green Malayan Coconut Palm		6	13	8	60%	REMOVE
67	Cocos nucifera	Green Malayan Coconut Palm		10	15	8	60%	REMOVE
68	Cocos nucifera	Green Malayan Coconut Palm		10	14	8	60%	REMOVE
69	Cocos nucifera	Green Malayan Coconut Palm		10	13	8	60%	REMOVE
70	Wodyetia bifurcata	Foxtail Palm		6	10	8	75%	REMOVE
71	Wodyetia bifurcata	Foxtail Palm		6	15	10	75%	REMOVE
72	Wodyetia bifurcata	Foxtail Palm		6	20	10	75%	REMOVE
73	Wodyetia bifurcata	Foxtail Palm		6	20	10	75%	REMOVE
74	Wodyetia bifurcata	Foxtail Palm		6	25	10	75%	REMOVE
75	Wodyetia bifurcata	Foxtail Palm		6	25	10	75%	REMOVE
76	Wodyetia bifurcata	Foxtail Palm		6	20	10	75%	REMOVE
77	Bismarckia nobilis	Bismarck Palm		22	20	15	90%	REMOVE
78	Bismarckia nobilis	Bismarck Palm		22	20	15	90%	REMOVE
79	Hyophorbe verschaffeltii	Spindle Palm		15	10	8	75%	REMOVE
80	Hyophorbe verschaffeltii	Spindle Palm		15	10	8	75%	REMOVE
81	Hyophorbe verschaffeltii	Spindle Palm		15	10	8	75%	REMOVE
82	Hyophorbe verschaffeltii	Spindle Palm		15	8	8	75%	REMOVE
83	Hyophorbe verschaffeltii	Spindle Palm		12	8	8	75%	REMOVE
84	Hyophorbe verschaffeltii	Spindle Palm		15	10	8	75%	REMOVE
85	Hyophorbe verschaffeltii	Spindle Palm		12	8	8	75%	REMOVE
86	Wodyetia bifurcata	Foxtail Palm		10	25	10	75%	REMOVE
87	Wodyetia bifurcata	Foxtail Palm		10	25	10	75%	REMOVE
88	Bismarckia nobilis	Bismarck Palm		22	30	10	90%	REMOVE
89	Bismarckia nobilis	Bismarck Palm		18	20	10	90%	REMOVE
90	Bismarckia nobilis	Bismarck Palm		22	20	15	90%	REMOVE
91	Callistemon citrinus	Red Bottlebrush		36	30	25	60%	REMOVE
92	Phoenix canariensis	Canary Island Date Palm		18	10	8	60%	REMOVE
93	Phoenix canariensis	Canary Island Date Palm		18	5	6	60%	REMOVE
94	Phoenix canariensis	Canary Island Date Palm		18	5	5	60%	REMOVE
95	Callistemon citrinus	Red Bottlebrush		5	13	6	40%	REMOVE
96	Dypsis lutescens	Areca Palm		MULTI	10	10 CLUSTER	50%	REMOVE
97	Roystonea regia	Royal Palm	YES	22	40	15	90%	REMOVE
98	Roystonea regia	Royal Palm	YES	22	35	15	90%	REMOVE
99	Roystonea regia	Royal Palm	YES	22	35	15	90%	REMOVE
100	Roystonea regia	Royal Palm	YES	12	30	10	90%	REMOVE
101	Cocos nucifera	Green Malayan Coconut Palm		12	30	15	70%	REMOVE
102	Roystonea regia	Royal Palm	YES	10	20	15	70%	REMOVE
103	Persea americana	Avocado		12	13	15	65%	REMOVE
104	Mangifera indica	Mango		24	20	20	65%	REMOVE
105	Mangifera indica	Mango		24	25	20	65%	REMOVE
106	Mangifera indica	Mango		24	20	20	65%	REMOVE
107	Mangifera indica	Mango		24	20	20	65%	REMOVE
108	Mangifera indica	Mango		24	20	20	65%	REMOVE
110	Persea americana	Avocado		12	20	20	65%	REMOVE
112	Persea americana	Avocado		12	20	20	65%	REMOVE
113	Mangifera indica	Mango		30	25	30	65%	REMOVE
114	Mangifera indica	Mango		12	20	25	70%	REMOVE
115	Mangifera indica	Mango		30	25	25	70%	REMOVE
118	Mangifera indica	Mango		24	20	25	70%	REMOVE
119	Mangifera indica	Mango		30	25	25	70%	REMOVE
120	Mangifera indica	Mango		30	20	25	70%	REMOVE
121	Mangifera indica	Mango		18	20	20	70%	REMOVE
123	Lysiloma bahamensis	Wild Tamarind	YES	14	25	15	55%	REMOVE
124	Persea americana	Avocado		16	20	25	70%	REMOVE
125	Persea americana	Avocado		16	25	15	70%	REMOVE
126	Syagrus romanzoffiana	Queen palm		8	20	15	65%	REMOVE
127	Sabal palmetto	Cabbage Palm	Yes	9	14	9	60%	REMOVE
128	Mangifera indica	Mango		7	20	10	65%	REMOVE
129	Hyophorbe verschaffeltii	Spindle Palm		12	23	8	75%	REMOVE
130	Hyophorbe verschaffeltii	Spindle Palm		12	20	6	75%	REMOVE
131	Mangifera indica	Mango		24	25	25	70%	REMOVE
132	Veitchia montgomeryana	Montgomery Palm		5	13	10	70%	REMOVE
133	Veitchia montgomeryana	Montgomery Palm		8	20	8	65%	REMOVE
134	Veitchia montgomeryana	Montgomery Palm		8	20	8	65%	REMOVE
135	Veitchia montgomeryana	Montgomery Palm		6	10	8	65%	REMOVE



Existing Tree(s) Protection Detail

NTS

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1"=20'-0"

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL. 33315 LCC000237
TEL: 954-764-8858 EMAIL: HJohnson@archall.net

LANDSCAPE ARCHITECT H. F. JOHNSON REGISTERED LA0000855 STATE OF FLORIDA

1	11-09-16 REVIEW COMMENTS
	01-25-2017 SITE PLAN RESUBMITTAL #3
	02-10-2017 COUNCIL SUBMITTAL
	06-13-2017 COUNCIL SUBMITTAL #2

LANDSCAPE PLANS

PARK VIEW AT PALMETTO BAY

PREC FLORIDA INVESTMENT
PALMETTO BAY, FLORIDA

Sheet Description
TREE DISPOSITION PLANT LIST

Release Date
06-13-2017

Project Number
1629

Drawing Number
TS-2
SITE PLAN

BOUNDARY SURVEY

FLORIDA INTERNATIONAL LAND SURVEYORS, INC.

5881 NW. 151th. STREET, SUITE 213
MIAMI LAKES, FLORIDA 33014
PH.(305) 468-9650 FAX: (305) 828-2315

SCALE 1"=30'

NATIONAL FLOOD INSURANCE DATA:

Community-Panel No.: 120687-0601-L
Flood Zone: X
Base Flood Elevation: N/A
Firm Date : 09/11/09

BENCHMARK:

NAME: U-754 ELEVATION: 14.94 (N.G.V.D 1929)
Located at SW 176th STREET & SW 92nd AVENUE
Miami Dade County, Florida.

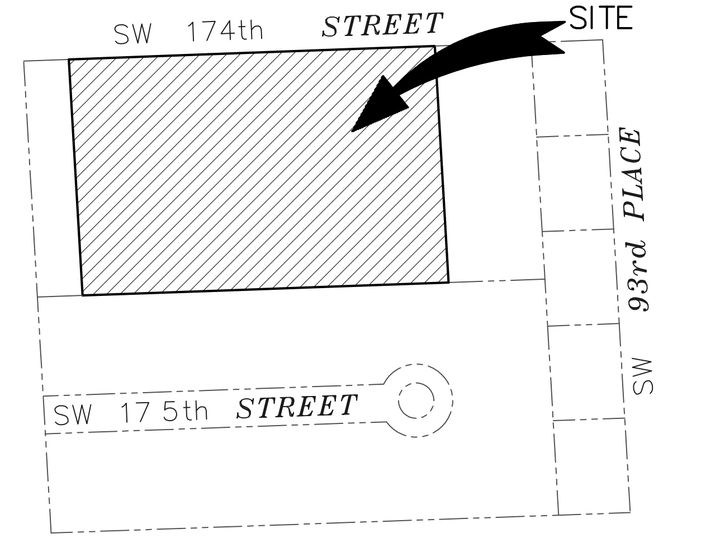
LEGEND:

℄ = Center Line
R/W = Right of Way
FFE = Finished Floor Elevation
(F) = Field Measurement
(R) = Record Measurement
NTS. = Not To Scale
WP = Wood Pole
EM = Electric Meter
WM = Water Meter

X 12.36 = Denotes Elevations
= Denotes CBS Wall
= Denotes Concrete
= Denotes Asphalt
= Denotes Pavers

LOCATION MAP

N.T.S





LEGAL DESCRIPTION:

PARCEL I

The West 150 feet of the East 278 feet of the N1/2 of the SE 1/4 of the SW 1/4 of the NW 1/4 of Section 33, Township 55 South, Range 40 East, Less the North 25 feet for road purposes.

PARCEL II

The East 151 feet of the West 391 feet of the N1/2 of the SE 1/4 of the SW 1/4 of the NW 1/4 of Section 33, Township 55 South, Range 40 East, Less the North 25 feet for road purposes.

PARCEL III

The East 185 feet of the West 240 feet of the N1/2 of the SE 1/4 of the SW 1/4 of the NW 1/4 of Section 33, Township 55 South, Range 40 East, Less the North 25 feet for public road purposes.

SURVEYOR'S NOTES:

1. Legal description was furnished by the client.
2. Examination of Abstract of Title will have to be made to determined recorded instruments, if any, affecting the property.
3. Legal description is subject to any dedication, limitations, restrictions, reservation, or easements of record.
4. Bearings, if any, shown herein are based upon an assumed value of N87°53'56"E for the Centerline of SW 174th Street as shown on this survey.
5. Elevations if any, shown herein are relative to N.G.V.D. 1929.
6. Underground improvements and utilities, if any, not located.
7. Fence(s) ownership by visual means only. Legal ownership not determined.
8. This has been prepared for the exclusive use of the entities or parties named herein and the certification does not extended to any unnamed entity or party.
9. This survey does not reflect any existing improvement of any kind that may be hidden and therefore not ascertainable by visual inspection as a result of overgrowth vegetation or fill material at the subject property.
10. Additions or deletions to survey maps or reports by other than the undersigned party or parties are prohibited without the written consent of the signing party or parties.
11. Not valid unless sealed with an embossed surveyor's seal.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT: the attached Sketch of Survey of the above described property is correct to the best of my knowledge and belief as recently surveyed under my direction, and meets the intent of the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 of Florida Statutes.

NUMBER	COMMON NAME	DIAMETER	HEIGHT	CANOPY
1	ARECA EDGE		15'	10'
2	OAK	0.5'	15'	10'
3	PALM	1.8'	25'	10'
4	TREE	1'	12'	12'
5	GARDENIA	0.5'	10'	8'
6	TREE	3.0'	35'	40'
7	TREE	0.7'	10'	8'
8	TREE	1'	10'	10'
9	TREE	3'	25'	20'
10	MANGO	1'	13'	13'
11	TREE	1'	15'	13'
12	PALM CLUSTER	4.0'	13'	10'
13	TREE	0.45'	10'	6'
14	TREE	1.0'	13'	15'
15	COCONUT	1.5'	15'	8'
16	AVOCADO	0.5'	5'	20'
17	MANGO	1'	15'	20'
18	MANGO	1'	30'	25'
19	MAMEY	3'	30'	10'
20	CAIMITO	0.45'	8'	15'
21	MANGO	0.8'	25'	20'
22	MANGO	0.8'	15'	8'
23	NISPERO	0.45'	10'	20'
24	TREE	0.8'	20'	10'
25	FICUS EDGE		20'	10'
26	AVOCADO	0.5'	8'	6'
27	TREE	0.6'	8'	12'
28	TREE	0.5'	14'	20'
29	TREE	0.5'	14'	6'
30	TREE	0.5'	5'	15'
31	TREE	0.5'	15'	10'
32	GUANABANA	5'	10'	10'
33	COCONUT	0.5'	12'	6'
34	COCONUT CLUSTER	10'	20'	20'
35	COCONUT	5'	13'	8'
36	MANGO	0.3'	10'	8'
37	COCONUT	0.8'	8'	10'
38	PALM	1.5'	12'	10'
39	COCONUT	0.8'	10'	8'
40	PALM	1'	10'	10'
41	TREE	3'	45'	30'
42	MANGO	2'	25'	20'
43	ARECA CLUSTER	6'	15'	10'
44	ARECA CLUSTER	8'	10'	13'
45	MANGO	1'	20'	20'
46	MANGO	2'	25'	30'
47	MANGO	2'	35'	40'
48	MANGO	0.4'	8'	8'
49	MANGO	1'	20'	20'
50	AVOCADO	1.5'	15'	20'
51	MANGO	0.4'	10'	8'
52	MANGO	0.5'	15'	10'
53	MANGO	0.7'	20'	15'
54	MANGO	1.5'	15'	20'
55	MANGO	1.5'	20'	25'
56	TREE	1'	20'	10'
57	TREE	1.5'	20'	15'
58	TREE	2.5'	20'	20'
59	TREE	1'	30'	20
60	TREE	2'	13'	6'
61	PALM	0.4'	13'	6'
62	PALM	0.4'	15'	8'
63	TREE	3.5'	20'	30'
64	PALM	10'	15'	10'
65	PALM CLUSTER		25'	15'

NUMBER	COMMON NAME	DIAMETER	HEIGHT	CANOPY
66	COCONUT	0.8'	13'	8'
67	COCONUT	0.7'	15'	8'
68	COCONUT	0.7'	14'	8'
69	COCONUT	0.7'	13'	8'
70	PALM	0.5'	10'	8'
71	PALM	0.7'	15'	10'
72	PALM	0.7'	20'	10'
73	PALM	0.7'	25'	10'
74	PALM	0.7'	25'	10'
75	PALM	0.8'	20'	10'
76	PALM	0.8'	20'	10'
77	PALM	2.5'	20'	15'
78	PALM	3'	30'	15'
79	PALM	1.5'	10'	8'
80	PALM	1.5'	10'	8'
81	PALM	1.5'	10'	8'
82	PALM	1.5'	8'	8'
83	PALM	1'	8'	8'
84	PALM	1.5'	10'	8'
85	PALM	1.5'	8'	8'
86	PALM	0.8'	25'	10'

NUMBER	COMMON NAME	DIAMETER	HEIGHT	CANOPY
87	PALM	0.8'	25'	10'
88	PALM	3'	30'	10'
89	PALM	1'	20'	10'
90	PALM	3'	20'	15'
91	TREE	4'	30'	25'
92	PALM	2'	10'	8'
93	PALM	1.5'	5'	6'
94	PALM	1.5'	5'	5'
95	TREE	0.5	13'	6'
96	TREE CLUSTER		10'	10'
97	PALM	2'	40'	15'
98	PALM	2'	35'	15'
99	PALM	2'	35'	15'
100	PALM	1'	30'	10'
101	COCONUT	1'	30'	15'
102	PALM	1.3'	20'	15'
103	AVOCADO	1'	13'	15'
104	MANGO	4'	20'	20'
105	MANGO	4'	25'	20'
106	MANGO	2'	20'	20'
107	MANGO	2'	20'	20'

NUMBER	COMMON NAME	DIAMETER	HEIGHT	CANOPY
108	MANGO	2'	20'	20'
109	MANGO	2'	15'	20'
110	AVOCADO	1'	20'	20'
111	MANGO	4'	25'	30'
112	AVOCADO	1'	20'	20'
113	MANGO	3'	25'	30'
114	TREET	1'	25'	20'
115	MANGO	3'	25'	25'
116	MANGO	2'	30'	35'
117	MANGO	3'	30'	30'
118	MANGO	2'	25'	25'
119	MANGO	3'	25'	20'
120	MANGO	2.5'	25'	20'
121	MANGO	1.5'	20'	25'
123	TREE CLUSTER		25'	15'
124	AVOCADO	1.5'	20'	21'
125	AVOCADO	1.5'	25'	20'
126	PALM	0.7'	20'	15'
127	PALM	0.7'	20'	8'
128	PALM	0.7'	20'	10'
129	COCONUT	1.5'	23'	8'

NUMBER	COMMON NAME	DIAMETER	HEIGHT	CANOPY
130	PALM	1.5'	20'	6'
131	MANGO	3'	25'	25'
132	PALM CLUSTER	6'	13'	10'
133	PALM	0.8'	20'	8'
134	PALM	0.8'	20'	8'
135	PALM	0.5'	10'	8'

JOB.No.: 76-13	F.B.No.: ALEJANDRO ZURITA	DATE: 5-11-2016	Drawn: EG	Sheet 1 of 1 Sheets