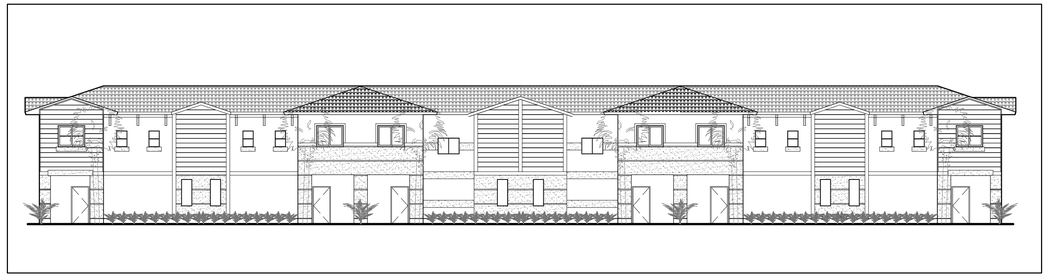
ABBREVIATIONS

ABV.	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
A/C	AIR CONDITIONING
A.H.U.	AIR HANDLING UNIT
ALT.	ALTERNATE
AL.	ALUMINUM
A.B.	ANCHOR BOLT
∠	ANGLE
AVG.	AVERAGE
BTH.	BATH
BM.	BEAM
BR.	BEDROOM
BLO.	BELOW
B.F.	BI FOLD
B.P.	BI PASS
BLKG.	BLOCKING
BD.	BOARD
B.B.	BOND BEAM
BOT.	BOTTOM
CAB.	CABINET
CLG.	CEILING
CLG. JST.	CEILING JOIST
CEM.	CEMENT
℄	CENTER LINE
CER. T.	CERAMIC TILE
CHAM.	CHAMFER
[OR]	CHANNEL
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNITS
CONST. GR.	CONSTRUCTION GRADE
CONT.	CONTINUOUS
C.W.	COLD WATER
CULT. MAR.	CULTURED MARBLE
DET.	DETAIL
DIA.	DIAMETER
DISP.	DISPOSAL
D.W.	DISHWASHER
DBL.	DOUBLE
DBL. PL.	DOUBLE PLATE
DR.	DOOR
DN.	DOWN
D.S.	DOWNSPOUT
DWR.	DRAWER
DWGS.	DRAWINGS
D.	DRYER
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATON
EQ.	EQUAL
EXH.	EXHAUST
EXP. JT.	EXPANSION JOINT
EXT.	EXTERIOR
ETC.	ETCETERA
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FIN.	FINISH
F.G.	FINISH GRADE
F.P.	FIREPLACE
F.R.	FIRE RATED
FLSHG.	FLASHING
F.D.	FLOOR DRAIN
FLR.	FLOOR
FLR. JST.	FLOOR JOISTS
FLUOR.	FLUORESCENT
FTG.	FOOTING
GALV.	GALVANIZED
GA.	GAUGE
GL.	GLASS
G.T.	GIRDER TRUSS
GRD.	GRADE
GYP. BD.	GYPSUM BOARD
HDR.	HEADER
HT. or HGT.	HEIGHT
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HR.	HOUR
H.S.	HORIZONTAL SLIDING
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
LAM. PLAS.	LAMINATED PLASTIC
LAUND.	LAUNDRY
LAV.	LAVATORY
LT.	LIGHT
LIN.	LINEN
LG.	LONG
LOUV.	LOUVER
MFGR.	MANUFACTURER
M.BTH.	MASTER BATH
M.BR.	MASTER BEDROOM
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MTL.	METAL
M.T.	METAL THRESHOLD
MIN.	MINIMUM
MICRO.	MICROWAVE
MONO.	MONOLITHIC
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
OPP.	OPPOSITE
O.H.	OVERHEAD
O.H.D.	OVERHEAD DOOR
PTD.	PAINTED
PR.	PAIR
P.	PANTRY
PART.	PARTITION
d	PENNY
PL.	PLATE
PLYWD.	PLYWOOD
PKT.	POCKET
P.L.F.	POUNDS PER LINEAR FOOT
P.S.I.	POUNDS PER SQAURE INCH
P.S.F.	POUNDS PER SQUARE FOOT
P.T.	PRESSURE TREATED
P.L.	PROPERTY LINE
RAD.	RADIUS
RAF.	RAFTER
REF.	REFRIGERATOR
REQD.	REQUIRED
REV.	REVISION
R.	RISER
R. & S.	ROD & SHELF
RD.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
R/S	ROUGHSAWN
SHTG.	SHEATHING
SIM.	SIMILAR
S.H.	SINGLE HUNG
SL.GL.DR.	SLIDING GLASS DOOR
SLP.CLG.	SLOPING CEILING
S.C.	SOLID CORE
SPL.	SPLASH
SPRPT.	SPRING POINT
SQFT.	SQUARE FOOT
SYNMAR.	SYNTHETIC MARBLE
TEMPGL.	TEMPERED GLASS
TEXT.	TEXTURED
T.B.	TIE BEAM
T & G	TONGUE AND GROOVE
T.O.B.	TOP OF BEAM
T.C.	TOP OF CURB
T.O.B.BM.	TOP OF MASONRY BOND BEAM
T.O.P.	TOP OF PLATE
T.P.	TOILET PAPER HOLDER
TRANS.	TRANSOM
TR.	TREAD
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.L.	UNDERWRITERS LABOORATORY
V.T.R.	VENT THRU ROOF
V.T.O.S.A.	VENT TO OUTSIDE AIR
VERT.	VERTICAL
V.C.T.	VINYL COMPOSITION TILE
W.I.C.	WALK IN CLOSET
W.	WASHER
W.C.	WATER CLOSET
W.P.	WATERPROOFING
W.A.	WEDGE ANCHOR
W.W.M.	WELDED WIRE MESH
WDO.	WINDOW
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.I.	WROUGHT IRON

INDEX OF DRAWINGS:

DRAWING NUMBER	DESCRIPTION
A-Ø	COVER/CONTACT INFORMATION
C-1	PAVING & DRAINAGE
C-1A	EROSION & SEDIMENTATION CONTROL
C-2	WATER & SEWER
A-1	SITE PLAN & PROJECT DATA
A-2	SITE PLAN DETAILS
A-3	FIRST, SECOND, AND ROOF PLAN
A-4	RESIDENTIAL UNIT PLANS
A-5	BUILDING ELEVATIONS
A-5	SITE SECTION & STREET FRONTAGE ELEVATION
L-1	LANDSCAPE PLAN & SCHEDULE
L-2	LANDSCAPE DETAILS



Site description:

Legal Description: Lots 1 to 7, both inclusive, Block 7, Golden Heights, according to the map or plat thereof, as recorded in Plat Book 4, Page 9, Public Records of Broward County

Folio Number: 514228030230

Address: Southwest corner of the intersection of SW 9th Street & 9th Avenue

Site Data:

Zoning District: RD-12 residential two-family (duplex) district & regulated under Sec. 32-731, Townhouse, Residential Development
Land Use: Low Medium Density up to 14.0 Units

Building area breakdown:

Lot area:		**41,477** s.f., or **0.95** acres
Structural coverage:		5,156 s.f. x 2 (buildings) = **10,312** s.f.
Building area,	first floor:	5,156 s.f.
	second floor:	+4,695 s.f.
	total:	**9,851** s.f.
Unit area,	first floor:	671 s.f.
	second floor:	+721 s.f.
	total:	**1,392** s.f.

Project Scope:

DEVELOPER AIMS TO TURN AN EXISTING 41,477 SQUARE FEET (.95 ACRE) EMPTY LOT IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SW 9TH AVENUE & 9TH STREET INTO A NEW TOWNHOUSE COMMUNITY.

THIS COMMUNITY WILL CONSIST OF TWO BUILDINGS WITH SIX TWO-STORY TOWNHOUSE UNITS. EACH UNIT WILL HAVE THREE-BEDROOMS, TWO FULL BATHS, AND A POWDER ROOM. EACH WILL BE EQUIPPED WITH IMPACT RESISTANT WINDOWS, WATER CONSERVATION FIXTURES & ENERGY STAR APPLIANCES.

THE SITE WILL BE LUSHLY LANDSCAPED WITH DROUGHT-RESISTANT NATIVE SPECIES AND IT WILL BE INTERCONNECTED WITH PEDESTRIAN CONCRETE PAVER WALKWAYS. THE FRONT OF EACH BUILDING FACES A VEHICULAR LANE RUNNING THROUGH THE CENTER OF THE LOT AND THE REAR HAS A PRIVATE YARD FOR EACH UNIT.
THE POOL AMENITY WILL BE LOCATED IN THE NORTHEAST CORNER CLOSE TO THE ENTRANCE AND VISITOR PARKING. EACH BUILDING WILL RECEIVE ITS OWN MAIL STATION.

CLIENT:

LIBERTY SITES LLC
REAL ESTATE DEVELOPERS
824 SOUTH DIXIE HIGHWAY
HALLANDALE BEACH, FLORIDA 33009
305-490-9527

ARCHITECT:

A&I associates, Inc.
370 NE 101st Street
Miami Shores, Florida 33138
305-310-5030

CIVIL ENGINEER:

Camero & Associates
7400 SW 50th Terrace
Suite 204
Miami, Florida 33155
305-665-7602

TRAFFIC CONSULTANT:

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, Florida 33019
954-288-4447

GEOTECHNICAL CONSULTANT:

Quest Engineering Services & Testing
2737 NW. 19th St.
Pompano Beach, Florida 33069
954-582-9800

Architect:
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AA26001388
VICTOR J. BRUCE
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370 N.E. 101st Street
Miami Shores, Florida
33138
tel: 305-310-5030
fax: 1-877-408-8280
email:
vbruce@ai-associates.net

Project Name
HALLANDALE Townhomes
SW CORNER OF SW 9TH AVENUE & 9TH STREET
HALLANDALE BEACH, FLORIDA - 33009

Owner & Developer:
LIBERTY SITES LLC
824 SOUTH DIXIE HIGHWAY HALLANDALE BEACH, FLORIDA - 33009
305-490-9527

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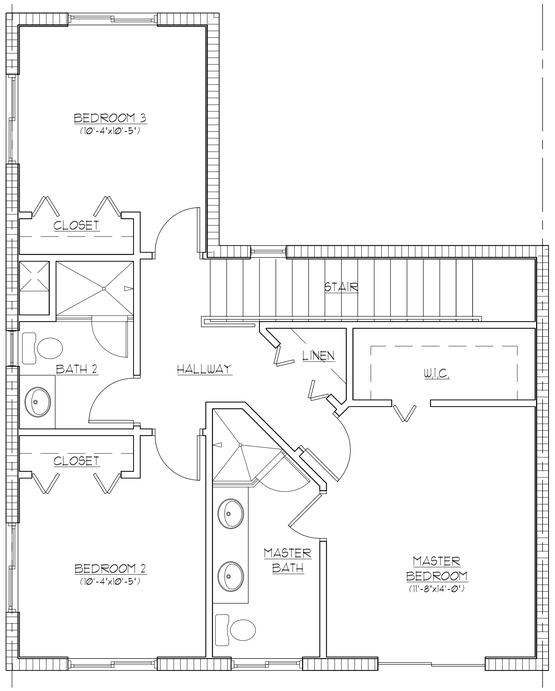
Issue	Description	Date
3	P&Z Board	02-15-12
2	DRC	10-28-11
1	Zoning mtg.	09-07-11

Project Number
0139-hallandale townhomes

Drawing Title
Cover & project contacts

Sheet number:
A-0



4 SECOND FLOOR END UNIT
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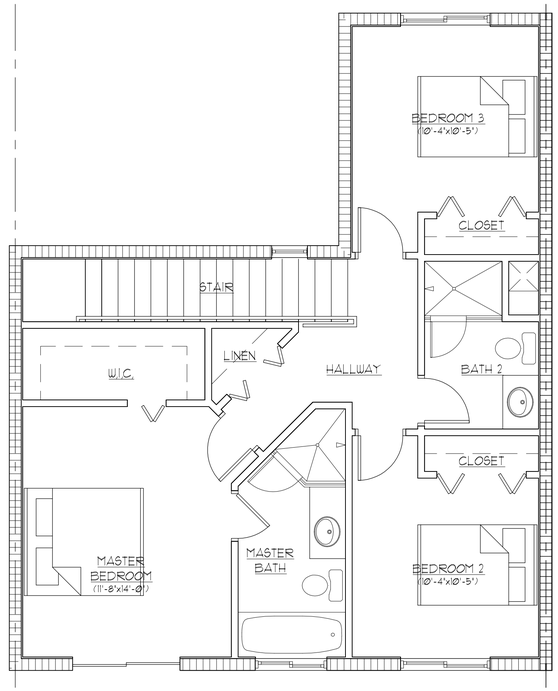

2 SECOND FLOOR INT. UNIT
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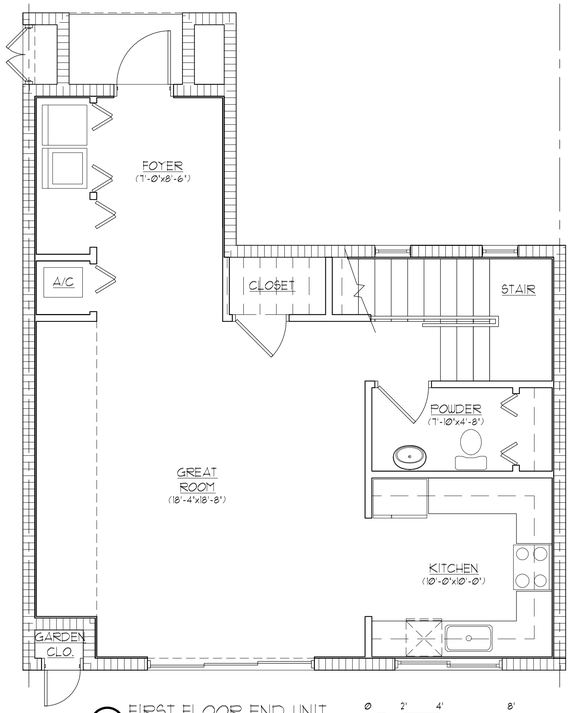

3 FIRST FLOOR END UNIT
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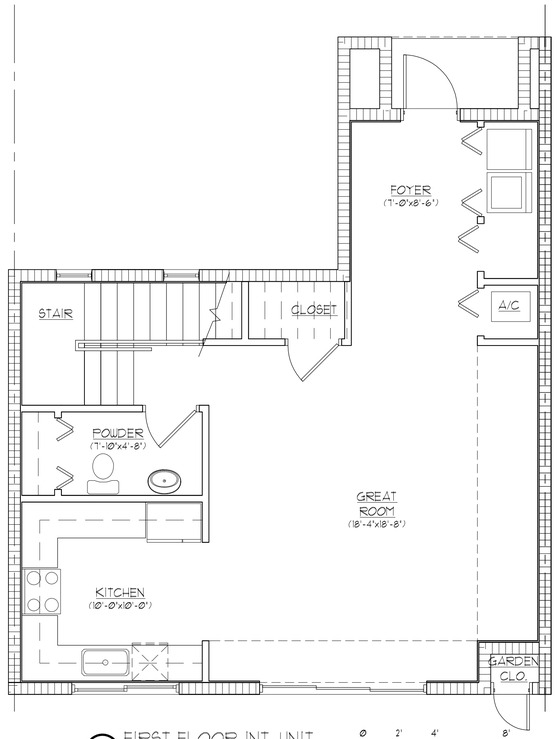

1 FIRST FLOOR INT. UNIT
SCALE: 1/4"=1'-0"

Architect:

AI & associates

AA26001388

VICTOR J. BRUCE
AR-0017103

370 N.E. 101st Street
Miami Shores, Florida
33138
tel: 305-310-5030
fax: 1-877-408-8280
email:
vbruce@ai-associates.net

Project Name

HALLANDALE Townhomes
SW CORNER OF SW 7TH AVENUE & 7TH STREET
HALLANDALE BEACH, FLORIDA - 33009

Owner & Developer:

LIBERTY SITES LLC
824 SOUTH DIXIE HIGHWAY HALLANDALE BEACH, FLORIDA - 33009
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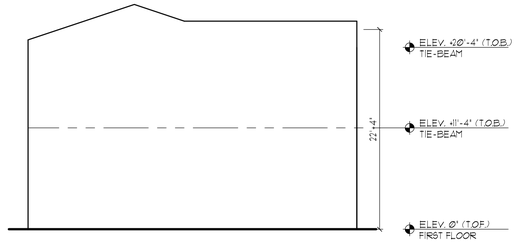
Issue	Description	Date
3	P&Z Board	02-15-12
2	DRC	10-28-11
1	Zoning mtg.	09-07-11

Project Number
0139-hallandale townhomes

Drawing Title
Unit plans

Sheet number:
A-4



8 INTERIOR WALL
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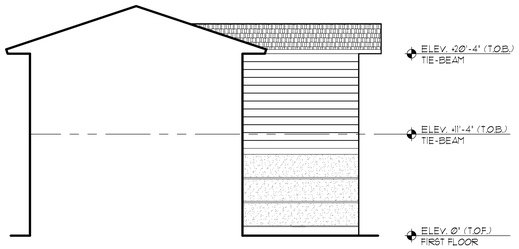
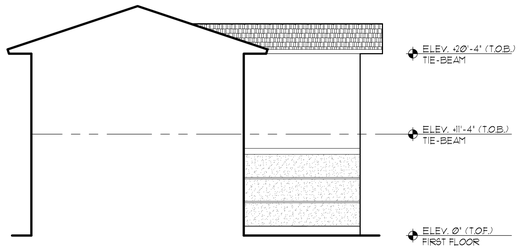
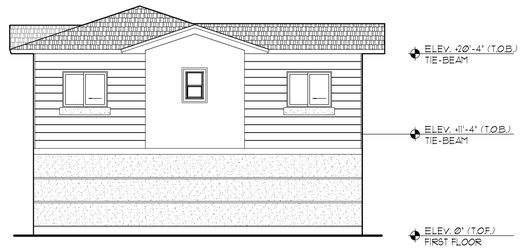


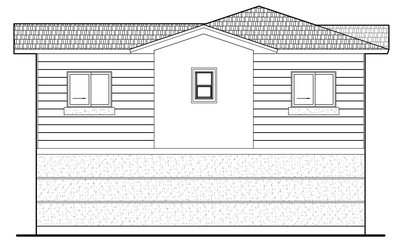
7 PARTIAL ELEVATION
SCALE: 1/8"=1'-0"



6 PARTIAL ELEVATION
SCALE: 1/8"=1'-0"



5 SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 SIDE ELEVATION
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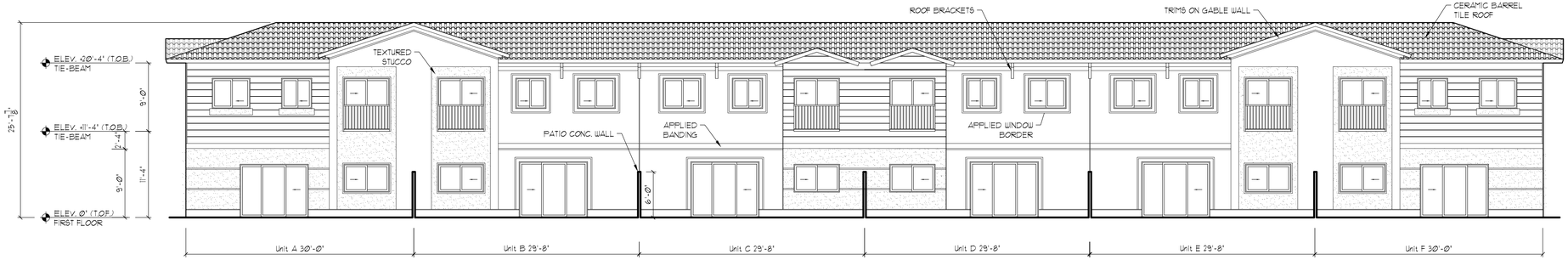

3 REAR ELEVATION
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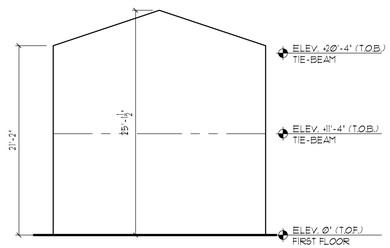

2 INTERIOR WALL
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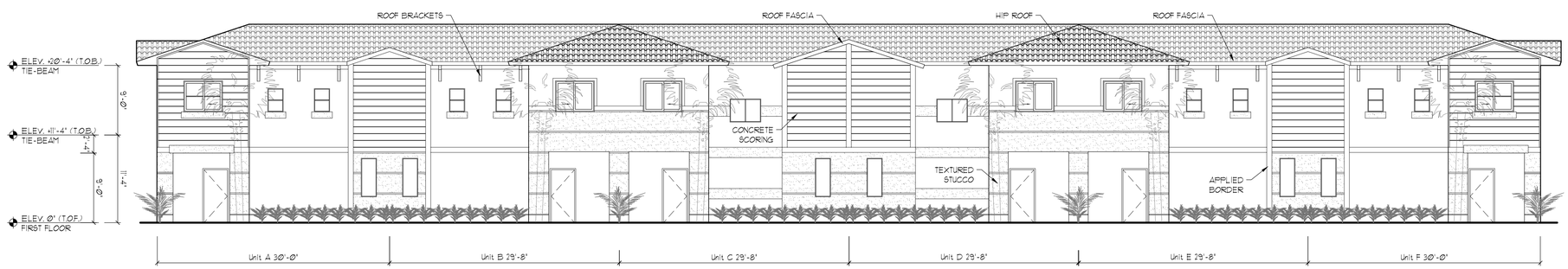

1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

Architect:

AI & associates

AA26001388

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Issue	Description	Date
3	P&Z Board	02-15-12
2	DRC	10-28-11
1	Zoning mtg.	09-07-11

Project Number
0139-hallandale townhomes

Drawing Title
Building elevations

Sheet number:
A-5

SYMBOLS LEGEND

SYMBOL	QUANTITY	
	13	EXISTING MAHOGANY TREE IN CITY SWALE. APPROX. 20'-30' HT, 10'-15' SPREAD
	3	EXISTING TREE(S) TO BE REMOVED DUE TO LOCATION CONFLICTS: GUMBO LIMBOS TO BE REMOVED DUE TO OVERHEAD LINES & SAPODILLA IS AN INVASIVE SPECIES.
	2	RELOCATE EXISTING MAHOGANY TREE IN CITY SWALE
	-	SOD

PLANT LIST

QUANTITY	SYMBOL	Botanical / COMMON NAME	SPECIFICATIONS	FLORIDA NATIVE	DROUGHT TOLERANT	HALLANDALE SUGGESTED PLANT LIST
2	LO	Quercus virginiana / LIVE OAK	10' H. MIN., 3" CAL. MIN.	YES	HIGH	YES
1	GL	Bursera simaruba / GUMBO LIMBO	10' H. MIN., 3" CAL. MIN.	YES	HIGH	YES
3	GO	Cordia Sebestena / GEIGER TREE	10' H. x 5' SPR. 2" CAL. MIN. 4" C.T. MIN.	YES	HIGH	YES
1	TA	Lysiloma bahamensis / WILD TAMARIND	10' H. x 5' SPR. 2" CAL. MIN. 4" C.T. MIN.	YES	HIGH	YES
12	SI	Conocarpus erectus 'sericeus' / SILVER BUTTONWOOD	10' H. MIN., 2" CAL. MIN. STD., SYMMETRICAL, MATCHING	YES	HIGH	YES
5	SG	Coccoloba uvifera / SEAGRAPE	10' H. x 8' SPR. 2" CAL. MIN.	YES	HIGH	YES
5	DH	Ilex cassine / DAHOON HOLLY	10' H. MIN., 2" CAL. MIN. STD., SYMMETRICAL, MATCHING	YES	MEDIUM	YES
2 2 TREE CRED.	DP	Phoenix dactylifera 'Medjool' / MEDJOOL DATE PALM	25' H. MIN., 18" CAL. MIN.	YES	HIGH	YES
14 4 TREE CRED.	SP	Sabal Palmetto / CABBAGE/SABAL PALM	10' H. MIN., 8" CAL. MIN.	YES	HIGH	YES
4 NO CREDIT	BP	Pseudophoenix sargentii / BUCCANEER PALM	10' H. MIN., 3" CAL. MIN.	YES	HIGH	NO
7	JA	Jasminum multiflorum / DOUNY JASMINE	3 GAL. FULL IN POT, 30" O.C.	NO	HIGH	YES
62	MA	Ardisia escalonioides / MARLBERRY	3 GAL. FULL IN POT, 30" O.C.	YES	HIGH	NO
66	CN	Zamia floridana / COONTIE	3 GAL. FULL IN POT, 18" O.C.	YES	HIGH	YES
277	CO	Chrysobalanus Icaco / COCOPLUM	3 GAL. FULL IN POT, 24" O.C.	YES	HIGH	YES
26	CF	Osmunda cinnamomea / CINNAMON FERN	3 GAL. FULL IN POT, 36" O.C.	YES	LOW	NO
	SOD	Floratam stenotaphrum secundatum / ST. AUGUSTINE SOD	SOLID SOD	YES	HIGH	-

LANDSCAPE CONSTRUCTION NOTES

1. LANDSCAPING TO FOLLOW -FLORIDA FRIENDLY LANDSCAPING- PRINCIPLES & RECOMMENDATIONS.

2. ALL TREE, PALM, SHRUB AND TURF GRASS SPECIES TO BE OF NATIVE ORIGIN TO SOUTH FLORIDA AND/OR FLORIDA.

3. ALL LANDSCAPING SHALL BE EFFECTIVELY SUPPORTED WITH A WATER-CONSERVATION IRRIGATION SYSTEM AS PER THE IRRIGATION STANDARDS IDENTIFIED IN F.S. 373.228, WITH AN AUTOMATIC SHUT-OFF FUNCTION, & WITH PURPLE PIPES.

4. SWALE AREAS INSIDE OF THE PROPERTY WILL PROVIDE REUSE WATER FOR IRRIGATION.

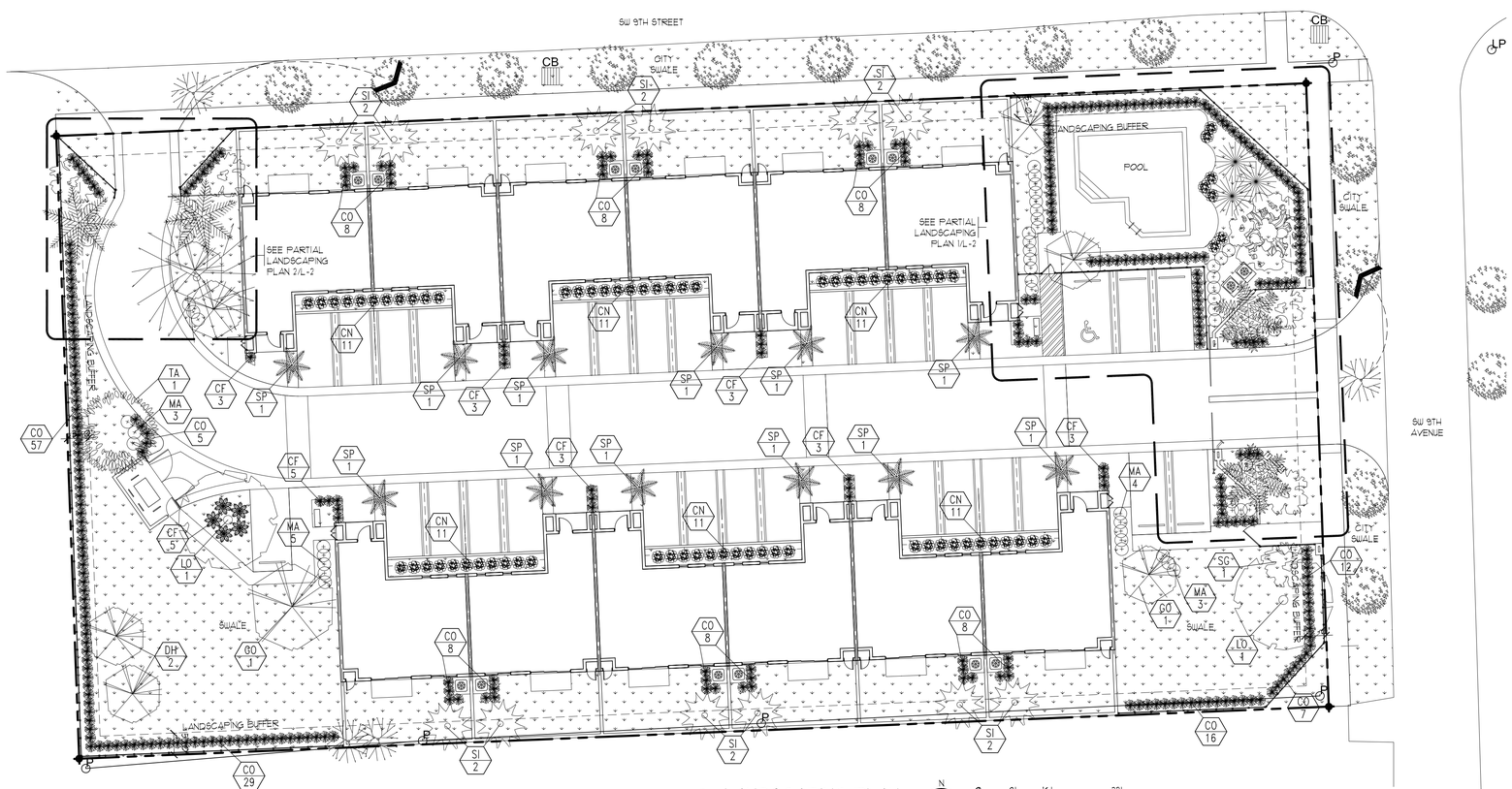
5. TREES SHALL BE TEN (10) FEET IN HEIGHT WITH A TWO (2) INCH CALIPER WHEN MEASURED IMMEDIATELY AFTER PLANTING AT A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE THE NATURAL GRADE AND HAVE A MINIMUM OF A FIVE-FOOT SPREAD.

6. FIFTY (50%) OF TREES REQUIRED SHALL BE DROUGHT-TOLERANT, NATIVE PLANT MATERIAL INDIGENOUS TO SOUTH FLORIDA AND THIRTY (30%) PERCENT OF HEDGE PLANS SHALL BE DROUGHT-TOLERANT. (ALL TREES & SHRUBS, WITH THE EXCEPTION OF THE DATE PALMS, ARE NATIVE SPECIES. ALSO, ALL HAVE HIGH DROUGHT TOLERANCE)

7. MINIMUM HEIGHT OF A PALM AT PLANTING SHALL BE TEN (10) FEET AND SINGLE CREDIT PALMS SHALL BE REQUIRED TO HAVE A MINIMUM HEIGHT OF TWENTY (20) FEET.

TREE & SOD TABULATION

REQUIRED	PROPOSED
TURF & MULCH REQUIREMENTS:	
MAX. TURF GRASS IN MULTIFAMILY DWELLINGS: SEVENTY (70%) PERCENT 11,098.55 S.F. X 70% = 11,968.99 S.F.	11,968.99 S.F.
MAX. MULCH GROUND COVER: TWENTY (20%) PERCENT 17,098.55 X 20% = 3,419.71 S.F.	3,419.71 S.F.
TREE REQUIREMENTS:	
ONE TREE PER 1,500 S.F. OF TOTAL PROJECT SITE AREA 41,477 S.F. ÷ 1,500 S.F. = 27.6, OR 28 TREES	29 TREES + 6 TREE CREDITS = 35 TREES
TWENTY-ONE (21) TO FIFTY (50) TREES REQUIRED, A MINIMUM OF FOUR (4) SPECIES SHALL BE UTILIZED	SEVEN (7) TREE SPECIES & THREE (3) PALM SPECIES
MIN. FIFTY (50%) PERCENT OF TREES SHALL BE SHADE TREES 35 x 50% = 17.5 TREES	20 TREES



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

N
0 8' 16' 32'

PLANT SPECIFICATIONS:

SPECIES & SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH 'GRADES & STANDARDS FOR NURSERY PLANTS I & II', LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

ALL PLANTS NOT OTHERWISE SPECIFIED AS BEING FLORIDA FANCY OR SPECIMEN, SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHLY KNIT PLANT SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

GENERAL REQUIREMENTS
1. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, AND FREE OF DISEASES,INSECT EGGS, LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROUS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.
2. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY UPON THE APPROVAL OF THE ARCHITECT.

CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE GROWN IN A CONTAINER SUFFICIENTLY LONG ENOUGH FOR NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.
3. PLANT ROOT BOUND IN CONTAINERS ARE UNACCEPTABLE.

MEASUREMENTS
-TREES
1. HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK.
2. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF 'V' CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

-SHRUBS
1. HEIGHTS SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINTS WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS.
2. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

-PALMS
1. CLEAR TRUNK (C.T.) SHALL BE MEASURE FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR THE HEAD.
2. OVERALL HEIGHT (O.H.) SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO A POINT THREE QUARTERS THE LENGTH OF THE UNOPENED BUD.
3. PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

-SOIL
1. PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE ADDED AT A RATE OF 75% TO 25% EXISTING SOIL.
2. THIS SOIL MIX SHALL BE USED IN ALL PLANT PITS EXCEPT PALMS WHICH SHALL BE BACKFILLED WITH CLEAN SAND. PLANTING SOIL SHALL BE FERTILE, FRIABLE NATURAL TOPSOIL OR LOAMY CHARACTER. IT SHALL BE 40% TO 50% DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, PLANTS, ROOTS, OR OTHER FOREIGN MATERIALS OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS) AND NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH.

COMMERCIAL FERTILIZER
1. FERTILIZER SHALL BE USED IN ALL TYPES OF PLANTINGS, EXCEPT PALMS.
2. GRANULAR FERTILIZER SHALL BE UNIFORM I COMPOSTION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAG, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS AND SHALL MEET THE FOLLOWING REQUIREMENTS:
16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM PLUS IRON.
3. THE FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATE:
1 GALLON = ¼ LB. OF 16 / 7 / 12
3 GALLON = ½ LB. OF 16 / 7 / 12
7-15 GAL. = ½ LB. OF 16 / 7 / 12
1"-6" CALIPER = 2LBS/INCH OF CALIPER
6" AND LARGER = 3 LBS/INCH OF CALIPER

FLORIDA EAST COAST PALM SPECIAL' WILL BE APPLIED TO ALL PALMS AT INSTALLATION AT RATE OF ½ LB. PER INCH OF TRUNK CALIPER UNLESS OTHERWISE SPECIFIED.

MULCH
1. MULCH MATERIAL SHALL BE THREE (3) INCHES OF CYPRESS MULCH OR APPROVED EQUAL.

SUBSTITUTIONS
1. NO SUBSTITUTIONS OF PLANT MATERIAL OR SIZE WILL BE ALLOWED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. B&B MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR CONTAINER GROWN MATERIAL UNLESS PREVIOUSLY APPROVED. ALTERNATE SUBSTITUTIONS SHALL BE INDICATED IN BID.

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Project Name
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SW CORNER OF SW 9TH AVENUE & 9TH STREET
HALLANDALE BEACH, FLORIDA - 33009

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Issue	Description	Date
3	P&Z Board	02-15-12
2	DRC	10-28-11
1	Zoning mtg.	09-07-11

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Landscaping plan

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L-1