

SALAZAR ARCHITECTURAL GROUP

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LANDSCAPE ARCHITECT
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MIAMI, FLORIDA 33165
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CIVIL ENGINEER
CLIFFORD LOUTAN
SUN-TECH ENGINEERING INC.
1600 W. OAKLAND PARK BOULEVARD # 202
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TEL. (954) 777-3123
cloutan@suntecheng.com

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SUBMITTAL TO CITY COMMISSION

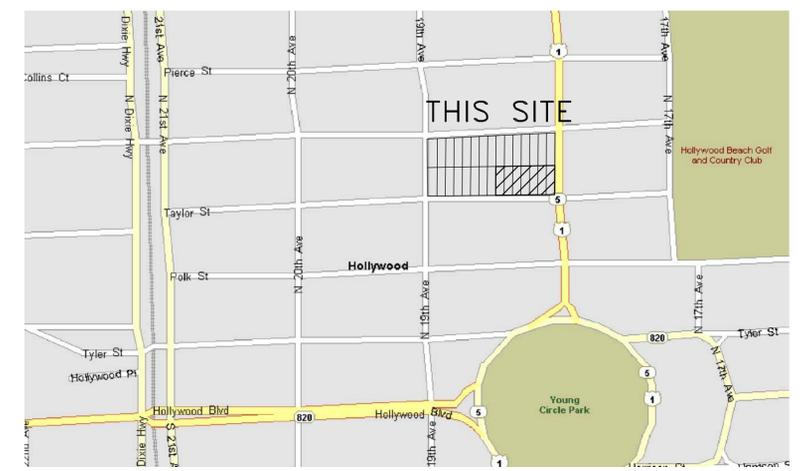
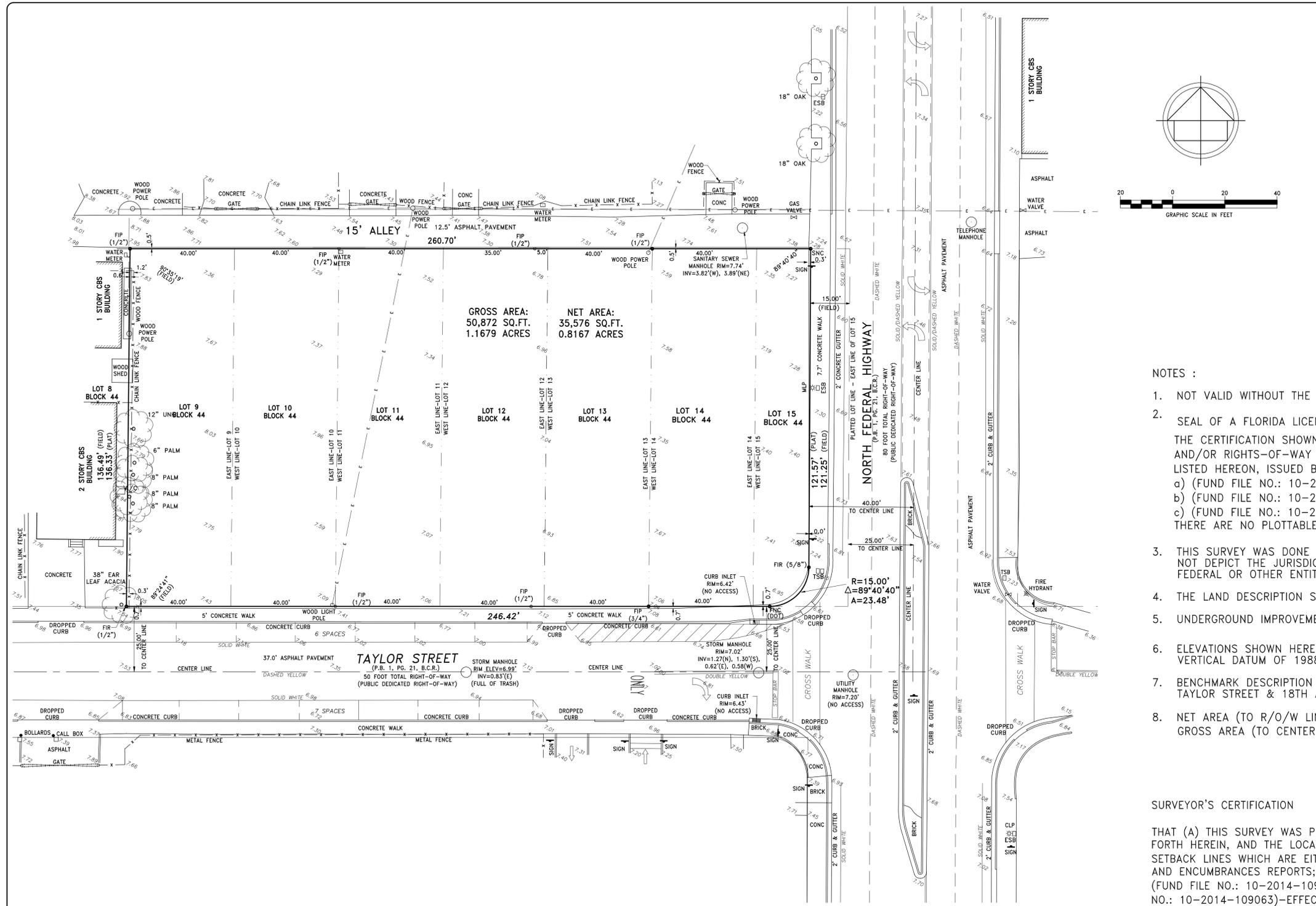
JED TOWER
FOR:
JED EQUITIES LLC.

LOCATED AT:
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

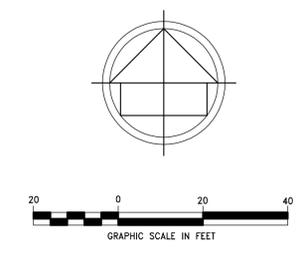








LOCATION MAP (NTS)



GROSS AREA:
50,872 SQ.FT.
1.1679 ACRES

NET AREA:
35,576 SQ.FT.
0.8167 ACRES

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
- SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP & ENCUMBRANCES REPORTS, LISTED HEREON, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC.
a) (FUND FILE NO.: 10-2014-109061)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.
b) (FUND FILE NO.: 10-2014-109062)-EFFECTIVE DATE FROM JULY 30, 2010 TO NOVEMBER 8, 2013.
c) (FUND FILE NO.: 10-2014-109063)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.
THERE ARE NO PLOTTABLE ENCUMBRANCES
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ TAYLOR STREET & 18TH AVENUE. ELEVATION = 9.55'(NGVD29) - 8.04'(NAVD88)
- NET AREA (TO R/O/W LINES & PROPERTY LINES) = 35,576 SQ.FT. (0.8167 ACRES)
GROSS AREA (TO CENTERLINE OF R/O/W) = 50,872 SQ.FT. (1.1679 ACRES)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	0.2 PCT
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO OWNERSHIP AND ENCUMBRANCES REPORTS; FUND FILE NUMBER: 10-2014-109061, FROM JULY 30, 2010 TO OCTOBER 6, 2014. (FUND FILE NO.: 10-2014-109062)-EFFECTIVE DATE FROM JULY 30, 2010 TO NOVEMBER 8, 2013, AND (FUND FILE NO.: 10-2014-109063)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 11/17/14 FOR THE FIRM BY: *Richard E. Cousins*
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

LEGEND

BCR	BROWARD COUNTY RECORDS	SIR	SET IRON ROD & CAP #6448
CKD	CHECKED BY	FND	FOUND NAIL & DISC
DWN	DRAWN BY	ALTA	AMERICAN LAND TITLE ASSOCIATION
FB/PG	FIELD BOOK AND PAGE	ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
FIP	FOUND IRON PIPE	CB	CATCH BASIN
FIR	FOUND IRON ROD	B.C.R.	BROWARD COUNTY RECORDS
ORB	OFFICIAL RECORDS BOOK	-X-	WOOD/CHAIN LINK FENCE
PB	PLAT BOOK	WPP	WOOD POWER POLE
PG	PAGE	CLP	CONCRETE LIGHT POLE
SQ.FT.	SQUARE FEET	MLP	METAL LIGHT POLE
△	CENTRAL ANGLE	CPP	CONCRETE POWER POLE
R	RADIUS	ESB	ELECTRIC SERVICE BOX
A	ARC DISTANCE	-E-	OVERHEAD UTILITY LINES
-///-	NON VEHICULAR ACCESS LINE	UNK	UNKNOWN TREE TYPE

LAND DESCRIPTION:
LOTS 9, 10, 11, 12, 13, 14 AND 15 LESS THE EAST 15.00 FEET AND THAT PART INCLUDED IN THE EXTERNAL AREA FORMED BY A 15.00 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 15, BLOCK 44, OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

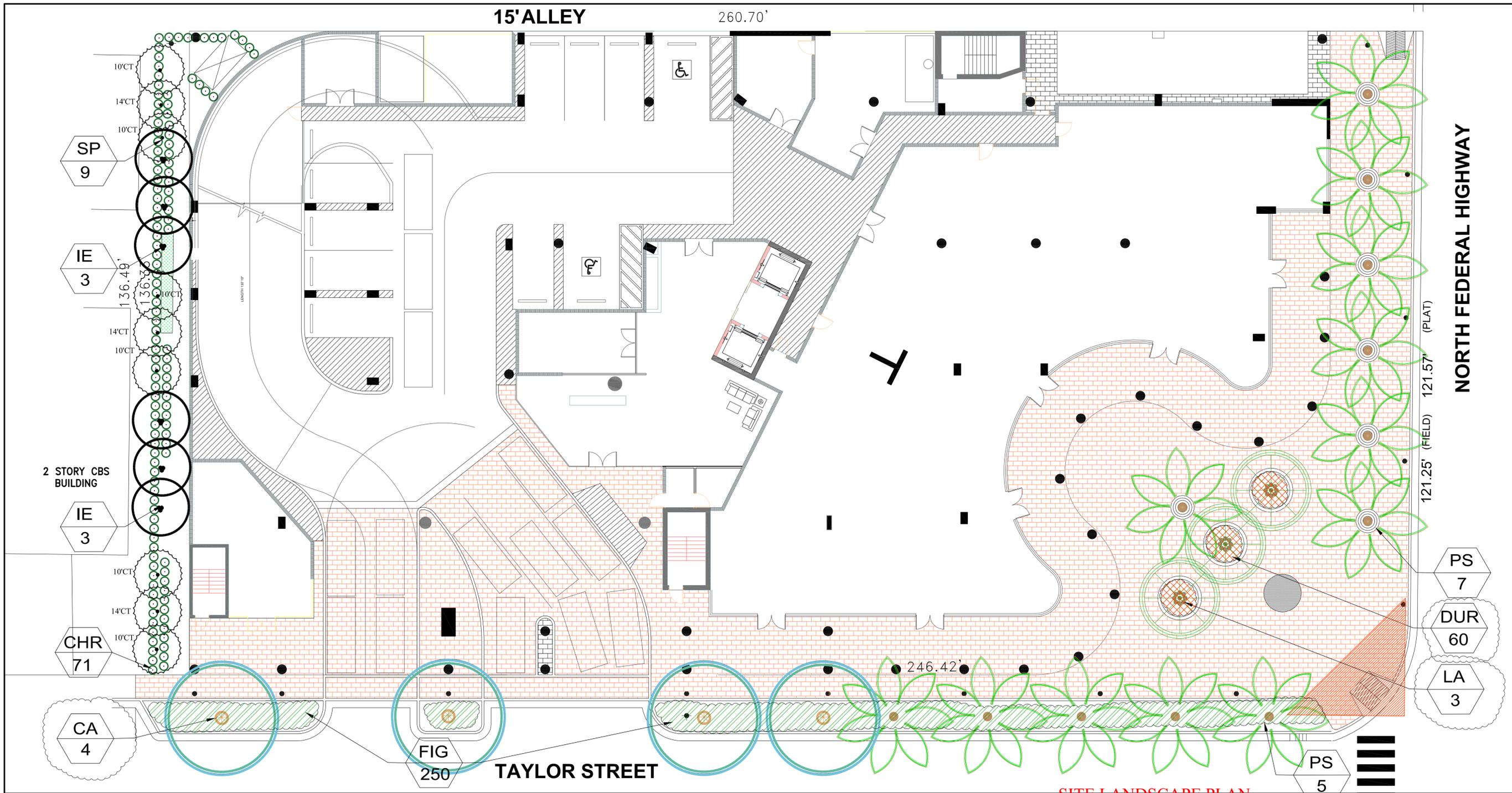
CLIENT :
JED EQUITIES, LLC

TAYLOR STREET & NORTH FEDERAL
HIGHWAY, HOLLYWOOD, FL

ALTA/ACSM LAND
TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATED SURVEY	09/30/13	SKETCH	JD	REC
UPDATED ALTA/ACSM LAND TITLE SURVEY	10/08/14	SKETCH	JD	REC
ADDITIONAL LOCATION	11/17/14	SKETCH	JD	REC

PROJECT NUMBER : 4816-04
SCALE : 1" = 20'
SHEET 1 OF 1 SHEET



15' ALLEY

260.70'

NORTH FEDERAL HIGHWAY

TAYLOR STREET

SITE LANDSCAPE PLAN
SCALE: 1"=10'-0"

ZONING : PD LOT SIZE : 35,544.96 = 0.816 ACRES
 PERIMETER BUFFER: 1 TREE @50' OC (136' / 50'=3 TREES
 PROVIDED: 6 TREES AND 9 SABAL PALMS-NATIVE- WEST SIDE
 PROVIDED: 3 TREES AND 1 PHOENIX SYLVESTRIS- FRONT OF BLDG.
 TOTAL FOR SITE: 13 TREES INCLUDING PALMS
 STREET TREES: 1 TREE @ 50' OC.
 STREET TREES REQUIREMENTS: 1 @ 50' OC. (367') / 50' = 8 TREES
 PROVIDED: 16 TREES
 AMOUNT OF TOTAL TREES COMBINED: 29 TREES
 OPEN SPACE REQ: 40%
 PROVIDED 55% INCLUDING GROUND AND POOL DECK AREA
 6TH FLOOR
 ALL LANDSCAPE AREAS WILL HAVE 100%
 AUTOMATIC IRRIGATION SYSTEM WITH 100%
 COVERAGE AND 100% OVERLAP.

PLANT LIST FOR - JED TOWER

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CALIPER DBH HGT.	TYPE L, M, F, S	FLOWERS FRUITS	XERISCAPE REQ. TOLERANCE		REMARKS
								SALT	DROUGHT	
NATIVE PLANTS - TREES and PALMS										
CA	4	Calophyllum inophyllum / Beauty Leaf	14'	6'	2"	Medium		High	High	FLORIDA # 1 MATERIAL Native Tree for small spaces
LA	3	Lagerstromia indica / Crape Myrtle Tuscarrossa	16'	8'	3"	Medium		Low	Medium	45 Gallons From Cherry Tree lake
IE	6	Ilex opaca "EAST PALATKA" / American Holly E. Palatka	16'	8'	5" cal	Large	acorns	Medium	HIGH	Good Tree with narrow space-Native
PS	12	Phoenix Sylvestris" / Sylvester Date Palm	22'		8'-10' GW	PALM		HIGH	HIGH	GOOD ACCENT PALM
SP	9	Sabal palmetto / Sabal Palm = 3 trees	14'-24'	OA		PALM		MEDIUM	HIGH	Food for wildlife and Refuge -16@8' ct, 16@10' ct, 10@12' ct, 10@14' ct

PLANT LIST

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	Spacing	TEXTURE Course, Medium or Fine	Flowers Or Fruit	XERISCAPE REQ. TOLERANCE		REMARKS
								SALT	DROUGHT	
DUR	40	Duranta repens / Yellow Duranta	18"	15"	18"	Fine-Med		Medium	High	Very Colorfull- Does not required too much water once established
CHR	74	Chrysobalanus horizontalis / Horizontal Cocoplum	24"	20"	24" oc	Medium	Fruit	HIGH	HIGH	Native Shrub- grows to max. of 3' high
FIG	250	Ficus microcarpa / Green Island Ficus	18"	18"	24" oc	Fine		HIGH	HIGH	Great SHRUB for urban areas and tight spaces- can be sheer and maintain at 24" high

MC
 Mariano Corral
 Landscape Architect
 Landscape Architecture
 Golf Course Design
 Land Planning
 Urban Design
 Member of the American Society
 Landscape Architects
 ASSOCIATION WITH
 CHH CHH RODRIGUEZ
 GOLF COURSE DESIGN

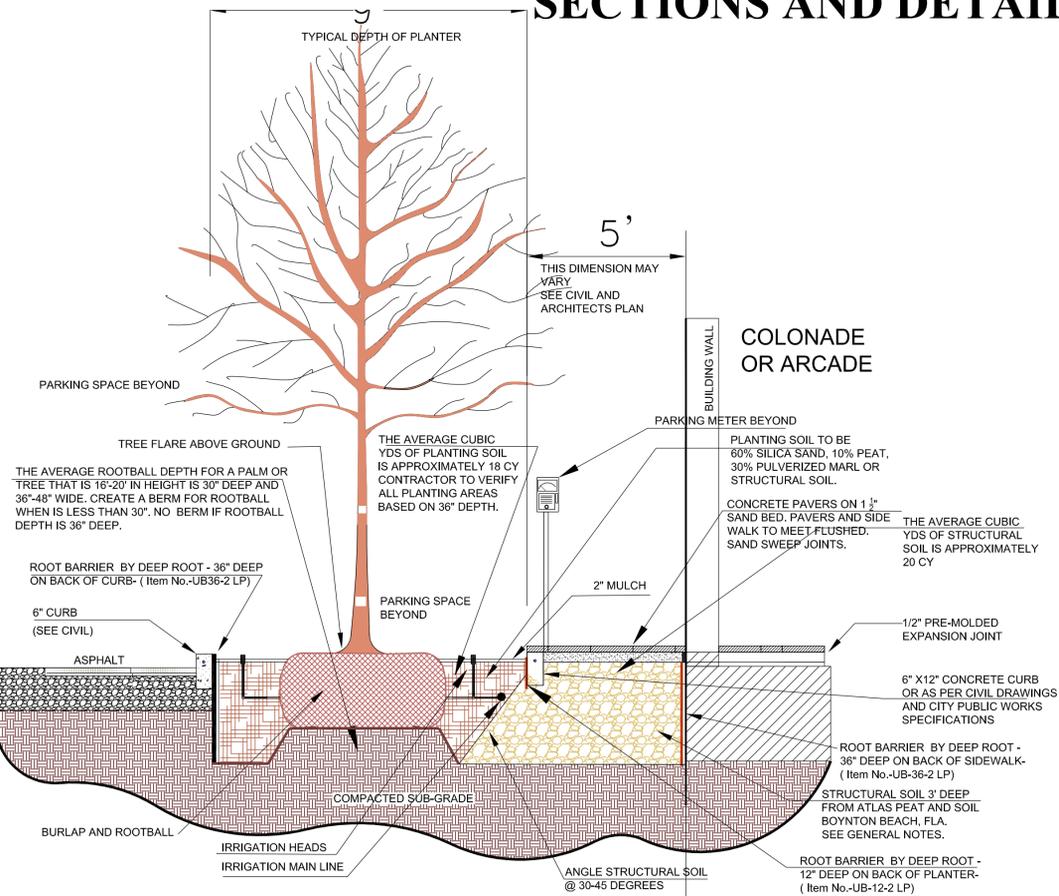
JED TOWER
 HOLLYWOOD, FLORIDA

Consultant

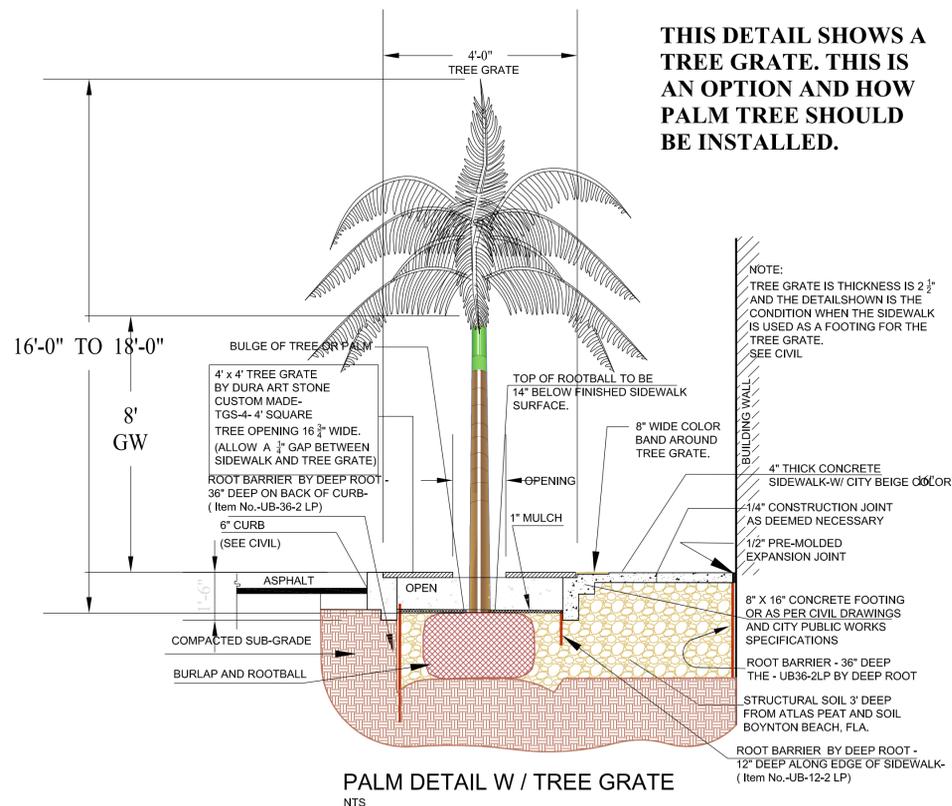
SCALE: AS SHOWN
 PROJECT NUMBER: 09-2014-M
 DATE: 10-06-14
 REVISIONS:
 SECOND TAC SUBMITTAL 01-20-15
 THIRD TAC SUBMITTAL 04-03-15
 FOURTH TAC SUBMITTAL 04-20-15
 FIFTH TAC SUBMITTAL 04-27-15
 SEAL:
 I.C.# LA 6666671
 SHEET NUMBER: LP-1
 OF:
 3001 SW 109 Court
 Miami, Florida 33165
 Off: (305) 551-1265
 Fax: (305) 228-4146
 EMAIL: marianocorral@comcast.net



SECTIONS AND DETAILS



TYP. SECTION TAYLOR STREET



TYP. SECTION FEDERAL HIGHWAY

SITE FURNISHINGS



**SITE FURNISHING
STONE TRASH RECEPTABLE**



**GARDCO - CIRCA LIGHT -CR-20
FIXTURE W/ LED ON A 12'
MOUNTED POLE LIGHT FOR**



**BEGA TREE FLOOD
LIGHT**



**BEGA BOLLARD LIGHT
FOR WALKWAYS AND
PATHS**

General Notes and Instructions:

Attention: Owner, General Contractor, City Reviewer, Landscape Contractor and any individual involved in this project:

The notes below are unconditional and there shall be no excuses that it has not been read or overlooked or followed.

- The Plans are copyrighted and it is the ownership of Mariano Corral, Landscape Architect for all the designs shown. Therefore, no copy or reproduction shall be made without his approval. By doing so, the individual or entity shall be liable and subjected to penalties, fines and punitive damages to the full extent of the law. However, the City may reproduce plans as needed to comply with transparency for members of the general public to review.
- All photographs are the property of Mariano Corral Landscape Architect. Any reproduction, or use without his consent shall be prohibited, doing so will be subjected to penalties and fines as to the full extent of the law. However, the City may reproduce plans as needed to comply with transparency for members of the general public to review.
- These drawings are for the sole purpose of this project. In the event it is used on another development without the knowledge of Landscape Architect, the contractor/owner shall be liable for fines, penalties and punitive damages to the full extent of the law. GENERAL CONTRACTOR WHEN SELECTING LANDSCAPE CONTRACTOR (LC) SHALL HAVE HIM OR HER UNDER CONTRACT ONE YEAR BEFORE PROJECT COMPLETION. THIS MEANS THAT IF A RETAINER TO LC IS NECESSARY THEN, MAKE IT HAPPEN. THIS WILL INSURE THAT THE LANDSCAPE CONTRACTOR CAN BEGIN ACQUIRING THE PLANT MATERIALS AHEAD OF TIME AND WILL MEET THE SPECIFIED PLANT HEIGHT AND SPECIFICATIONS. THERE SHALL BE NO EXCUSES THAT THE PLANT SPECIFIED CAN NOT BE OBTAINED, AND THEREFORE REQUIRES A SUBSTITUTION. IF ANOTHER PLANT IS INSTALLED THAN SPECIFIED, IT WILL BE REMOVED, AND YOU WILL NOT RECEIVE CERTIFICATE OF COMPLETION OR OCCUPANCY UNTIL WORK IS COMPLETED TO MY SATISFACTION. I CAN NOT MAKE IT ANY CLEARER IN PLAIN ENGLISH THAN AS STATED HERE.
- General Contractor at his own discretion (it is recommended) shall call for a meeting with Landscape Contractor and Landscape Architect to meet and discuss any procedures prior, during and final installation of work.
- General Contractor at his own discretion, (it is recommended) shall call Landscape Architect to make site observations in overseeing if Landscape Contractor has followed the plans, quality of Plant materials, and proper installation procedures, to insure approval inspections from City and for approval of payments to Landscape Contractor.
- General contractor and Landscape Contractor do not have the right nor permission to change anything from Landscape Architectural plans as approved and submitted to the City OR County.
- In the event Value Engineering is performed by Landscape Contractor, as directed by General Contractor without the approval, consent or knowledge of the Landscape Architect, Landscape Architect shall no longer ASSUME ANY TYPE OF RESPONSIBILITY, and it will become the responsibility of parties involved to provide the City with all revisions or as-built drawings, and obtain their approval for such changes.
- In the event another Landscape Architect or Landscape Designer is called to make such revisions without the knowledge or consent of Mariano Corral Landscape Architect, the Landscape Architect or Designer shall also be liable to the full extent of the Law for tampering.
- All CAD Files, PDF files supplied to Architect or any engineer shall not be copied or used for any other project. Landscape Cad Files, photographs, and any other information on plans are the property of the Landscape Architect Mariano Corral, and shall not be furnished to any entity without the consent of Mariano Corral, Landscape Architect.
- During Design Review and/or the permit process, if county reviewer has an issue with the plant materials, Landscape Contractor, nor expeditor, SHALL NOT HAVE THE RIGHT TO NEGOTIATE WITH THE COUNTY OR CITY. The City shall point out deficiencies and/or areas where CODES were not met, so that the Landscape Architect can make corrections and/or decide what action to take. City Reviewer shall discuss with the Landscape Architect the type of plant materials to use and reach an amicable agreement, unless it is specifically and unconditionally specified in the codes (ie: Street Tree requirements for certain sections of City Master Plan). The Landscape Architect is the sole unconditional responsible individual and qualified to make the final decision as to what is appropriate on Copyrighted and sealed plans, and to protect his liability insurance.
- All plant materials to be Florida #1 or better as set by the State of Florida Grades and Standards 1998, Parts I and II, and as per City of Hollywood Tree Standards.

PAGE TWO

- All plant materials to be Florida #1 or better as set by the State of Florida Grades and Standards 1998.
- Before commencing installation, it is recommended that the Landscape Contractor visit site and become familiarized with the site.
- Contractor shall have all utilities identified and carefully located for the safety, welfare of his workers as well as the general public. Contact Sunshine State One-Call of Florida, Inc. 1-800-432-4770 - 48 hours before installation.
- Contractor shall have all utilities identified and carefully located for the safety, welfare of his workers as well as the public safety.
- During installation Landscape Contractor shall make all possible intent to secure area of work from the public for their safety and welfare.
- Landscape Contractor must obtain all necessary permits prior to beginning installation. Any existing trees that must be removed or transplanted must first receive approval by The Department of Environmental Resource Management (DERM).
- All existing Trees to remain shall be barricaded (if space is allowed) to the tree canopy drip line to prevent damage to the tree or palm during construction. A red color Vinyl fence 5' high, with 2 x4 posts for anchoring can be used. Careful care for tree trunks shall be taken.
- Landscape Contractor must provide documentation that any Coconut Palm Trees to be installed are numbered and certified as being free of disease and must be provided to the Planning and zoning department when seeking a permit for installation of plant materials and a copy sent to Landscape Architect for his records.
- Landscape Contractor: Documentation that all newly proposed / installed Sabal palmetto utilized on site have come from a government approved donor site or were grown from seed at a register Florida nursery.
- Landscape Contractor or Owners representative, shall provide to City a schedule for the timely removal of tree and palm guying. This should be accomplished within a 12 month period after installation, and should NOT exceed the 12 month period.
- All lime rock within plating areas shall be removed to a depth of 3' feet. Replace material with specified planting soil, as per section 15 below.
- All lime rock, asphalt or debris within parking islands, corner parking islands, and entry islands, shall be removed to a depth of 3 Feet. In the event a refurbishing or establishing a new parking island with the use of extruded curves over an existing asphalt parking lot, the same will apply as to removal of asphalt and lime rock as stated above and the use of proper planting soil as per Section 15.
- NO PLANTS SHALL BE PLANTED ON TOP OF ROOT BALL.
- All planting beds on site shall be composed of 70% silica sand, 20% good clean pulverized black soil and 10% Canadian Peat. Soil shall be thoroughly mix and delivered on site free of debris and rocks. Soil shall be fumigated prior to mixing for any insects, contamination or weeds and follow method as approved by the EPA and Nursery Growers Association. Soil shall have a 72 hour waiting period.
- FERTILIZER TO USE AT TIME OF INSTALLATION: Because some Landscape Contractors have a tendency to purchase fertilizers from sources that are NOT compatible or consistent to the FNGA and the University of Florida Agricultural Extension Services recommendations (to save money), it is therefore mandatory that all fertilizers to be used on my projects will be purchased from a qualified supplier AS LONG AS IT IS THE SAME PRODUCT AND SPECIFICATIONS DESCRIBE BELOW: The only type of fertilizer to be used on all newly installed plant materials is PALM SPECIAL # 9836. This is an 8-2-12 (nitrogen, potassium, and minor elements) for all Trees, Palms, shrubs and groundcovers. It can be obtained from ATLANTIC FERTILIZER IN HOMESTEAD, FL. 18375 SW 260th Street. Contact Patrick Coyle at (305) 986-0671. Landscape Contractor shall use 1 pound per tree, and a hand full or 2 tablespoons per shrub for all and each shrub and groundcover. Palm trees shall receive 2 lbs of fertilizer per palm tree. Fertilizer shall be place on top of root ball and 2" inches away from trunk. Milorganite, will not be acceptable, however, slow release tablet fertilizers can be used at time of planting if Palm Special is not available and installation of materials is on a sandy loam VS rock-limestone condition.

PHOTOS OF PLANT MATERIALS FOR GROUND LEVEL



(PS) SYLVESTER DATE PALM



(SP) SABAL PALM



(CA) CALLOPHYLLUM



(CHR) COCOPLUM



(LA) CRAPE MYRTLE



(IE) ILEX EAST PALATKA TREE



(DUR) DURANTA



(FIG) GREEN ISLAND FICUS

MC
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Landscape Architect
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GOLF COURSE DESIGN

JED TOWER
HOLLYWOOD, FLORIDA

Consultant

SCALE:
AS SHOWN

PROJECT NUMBER:
09-2014-M

DATE:
10-06-14

REVISIONS:
SECOND TAC SUBMITTAL **01-20-15**
THIRD TAC SUBMITTAL **04-03-15**
FOURTH TAC SUBMITTAL **04-20-15**
FIFTH TAC SUBMITTAL **04-27-15**

SEAL:

L.I.C.# LA 6666671

SHEET NUMBER:
LP-3

OF:

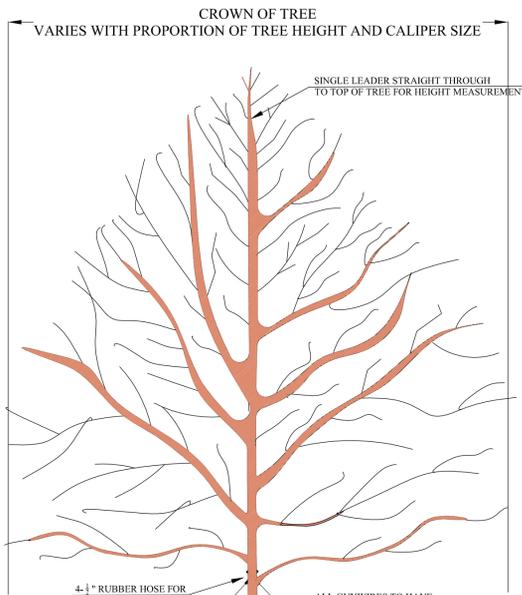
3001 SW 109 Court
Miami, Florida 33166
OFF: (305) 551-2262
FAX: (305) 228-4146
EMAIL: marianocorral@comcast.net



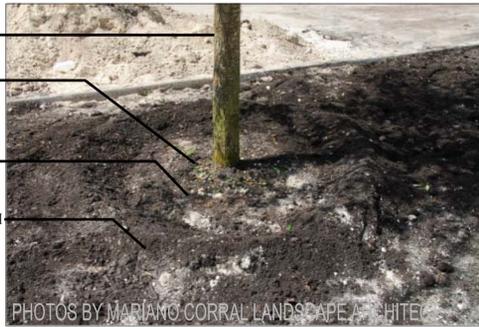
These Designs And Drawings Are The Copyrighted Property Of Mariano Corral, Landscape Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Landscape Architect Before Commencing Work. Drawings Not To Be Scaled.

SPECIFICATIONS AND DETAILS

SEE SHEET LP-3 FOR GENERAL NOTES



3" CALIPER-6" ABOVE GRADE
 TREE FLARE
 ROOT BALL 2-3" ABOVE FINISHED GRADE
 4" HIGH SAUCER 3" FROM TRUNK



PHOTOS BY MARIANO CORRAL LANDSCAPE ARCHITECT

The TOP of TREE ROOTBALL shall be placed 3" above existing soil. This will insure that tree flare will be exposed and NO MULCH shall be placed on top of rootball.
 If you must place mulch for appearance sake, lightly do so no more than 1/2" thick and 4" away from tree trunk. Create a 4" saucer around tree rootball 6' in diameter.



Mariano Corral Landscape Architect

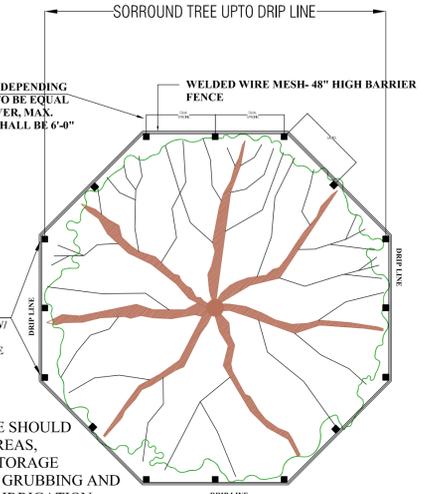
Proper Palm Bracing for Royals, Sabal Palms, or Date Palms- use burlap, metal straps brace and (4) Wood Battens do not nail to trunk.
 Use Four (4) wood planks 8' long to uphold palm tree over 22' height or 10' greywood and above.



Mariano Corral Landscape Architect

WRAP BURLAP AROUND PALM TREE TRUNK FOR PROTECTION.
TYP. PALM TREE BRACING DETAIL
 2"x4"x8" WD. BLOCK FOR NAILING THE WOOD PLANKS TO SUPPORT PALM TREE. USE METAL STRAPS TO HOLD WD. BLOCK AND BURLAP.

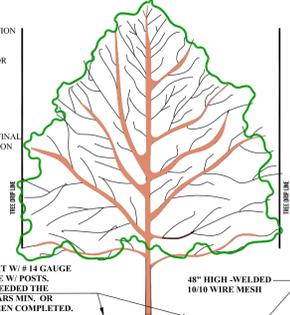
THIS DIMENSION WILL VARY DEPENDING ON CANOPY SIZE. ALL POST TO BE EQUAL SPACING ON CENTER. HOWEVER, MAX. DISTANCE BETWEEN POSTS SHALL BE 6'-0" OC.



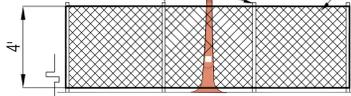
4" SQ. WOOD POST 6' IN LENGTH W/ #14 GAUGE STEEL WIRE TO SECURE FENCE W/ POSTS AND ATTACHED VINYL FENCE. MAINTAIN AND REPLACE AS NEEDED THE BARRIER FENCE FOR TWO YEARS MIN. OR UNTIL CONSTRUCTION HAS BEEN COMPLETED.

NOTE: NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICULAR USE, STORAGE MATERIALS, GRADE CHANGES, GRUBBING AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL LIGHTING, ETC.

ERECT FENCE PRIOR TO CONSTRUCTION AND POST SIGN TO KEEP OUT.
 DO NOT PILE SOIL AGAINST FENCE OR ROOTS.
 MONITOR TREE AND WATER AS NECESSARY.
 CALL LANDSCAPE ARCHITECT FOR FINAL APPROVAL OF TREE ZONE PROTECTION AREA.

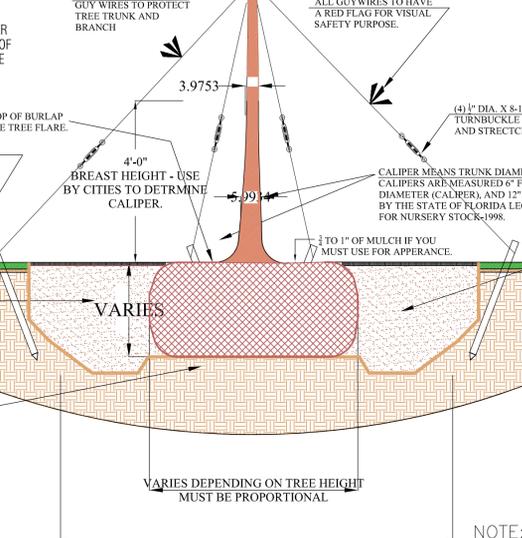


4" SQ. WOOD POST 6' IN LENGTH W/ #14 GAUGE STEEL WIRE TO SECURE FENCE W/ POSTS. MAINTAIN AND REPLACE AS NEEDED THE BARRIER FENCE FOR TWO YEARS MIN. OR UNTIL CONSTRUCTION HAS BEEN COMPLETED.



TYP. TREE PROTECTION BARRIER FENCE FOR EXISTING TREES

NOTE: REMOVE ALL STAKES AND GUYING SYSTEM ONE YEAR AFTER INITIAL INSTALLATION. DISPOSE OF ALL MATERIALS AND NONE TO BE LEFT ON SITE. CARE SHOULD BE TAKEN NOT TO HARM TREE OR PALM.



NOTE: ALL GUYING SYSTEM TO BE REMOVED 12 MONTHS AFTER INSTALLATION. GC TO SUBMIT CONFIRMATION IN WRITTING TO OWNER.

1" HOSE- LENGTH TO BE DETERMINE BY SIZE OF BRANCHES TO WRAP AROUND COMPLETELY.



TYP. GUY WIRE AND HOSE WRAPING AROUND TREE BRANCHES

REMOVE TOP OF BURLAP AND EXPOSE TREE FLARE.
 4\"/>

4\"/>

4\"/>

CALIPER MEANS TRUNK DIAMETER. CALIPERS ARE MEASURED 6\"/>

EXISTING UNDISTURBED SOIL
 DIG HOLE 3\"/>

VARIES
 3\"/>

BACKFILL WITH A MIX OF 70% SILICA SAND AND 30% PULVERIZED BLACK CLEAN SOIL AND 10% CANADIAN PEAT. MUST BE FREE OF DEBRIS. FUMIGATE SOIL PRIOR TO MIXING TO ELIMINATE ANY CONTAMINANTS, SUCH AS WEEDS AND INSECTS. SOIL SHALL HAVE A 72 HOUR WAITING PERIOD BEFORE MIXING WITH PEAT. FOLLOW STANDARD PROCEDURES FOR FUMIGATION AS SET FORTH BY THE EPA AND AS ESTABLISHED BY THE NURSERY GROWERS ASSOCIATION.

3\"/>

CREATE A BERM TO SEAT ROOT BALL FROM UNDISTURBED SOIL TO PREVENT SETTLING

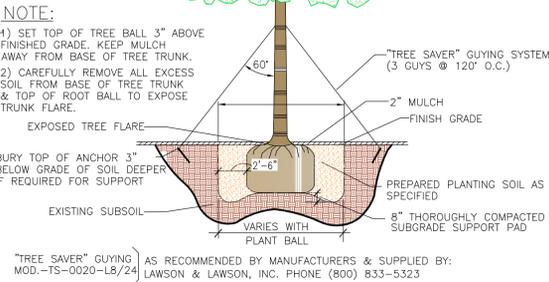
VARIES DEPENDING ON TREE HEIGHT MUST BE PROPORTIONAL

VARIES

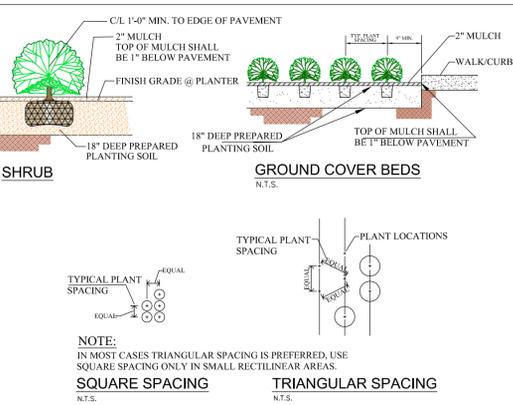
VARIES

TYP. TREE BRACING DETAIL FOR A TREE 3 1/2' AND HIGHER

WARNING: DO NOT FERTILIZE NEWLY INSTALLED PLANT MATERIALS UNTIL APPROXIMATELY 2 TO 3 MONTHS AFTER PLANTING. NEW INSTALLED PLANTS ARE ALL READY FERTILIZED BY THE NURSERY GROWER.



OPTION TWO: SINGLE STEM TREE GUYING (1-1/2" - 3" CAL.)
 N.T.S.



NOTE: IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
 SQUARE SPACING
 TRIANGULAR SPACING



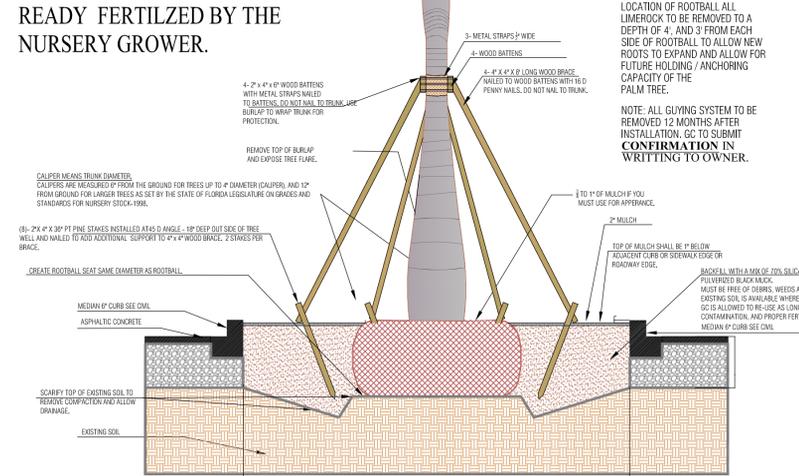
PHOTOS BY MARIANO CORRAL LANDSCAPE ARCHITECT

Use Four (4) wood planks 8' long to uphold palm tree over 22' height or 10' greywood and above.



ALL PLANTING BEDS TO USE EUCALYPTUS GRADE A MULCH, OR ECO MULCH, OR SHREDDED WOOD PRODUCTS AND AS APPROVED AND CERTIFIED BY THE NATIONAL SOIL AND MULCH COUNCIL. (NO RED MULCH PLEASE)

WARNING: DO NOT FERTILIZE NEWLY INSTALLED PLANT MATERIALS UNTIL APPROXIMATELY 2 TO 3 MONTHS AFTER PLANTING. NEW INSTALLED PLANTS ARE ALL READY FERTILIZED BY THE NURSERY GROWER.



4\"/>

REMOVE TOP OF BURLAP AND EXPOSE TREE FLARE.

TYP. PALM TREE DETAIL (NOT TO SCALE)



PHOTOS BY MARIANO CORRAL LANDSCAPE ARCHITECT
 OPTION ONE TREE BRACING: TREES WITH 2\"/>



CINCH TIES TO SECURE TREE TRUNK TO POLES.

MC
Mariano Corral
 Landscape Architect
 Landscape Architecture
 Golf Course Design
 Land Planning
 Urban Design
 Member of the American Society
 of Landscape Architects
 ASSOCIATION WITH
 GRI, CSI, ROYALTY, GOLF COURSE DESIGN

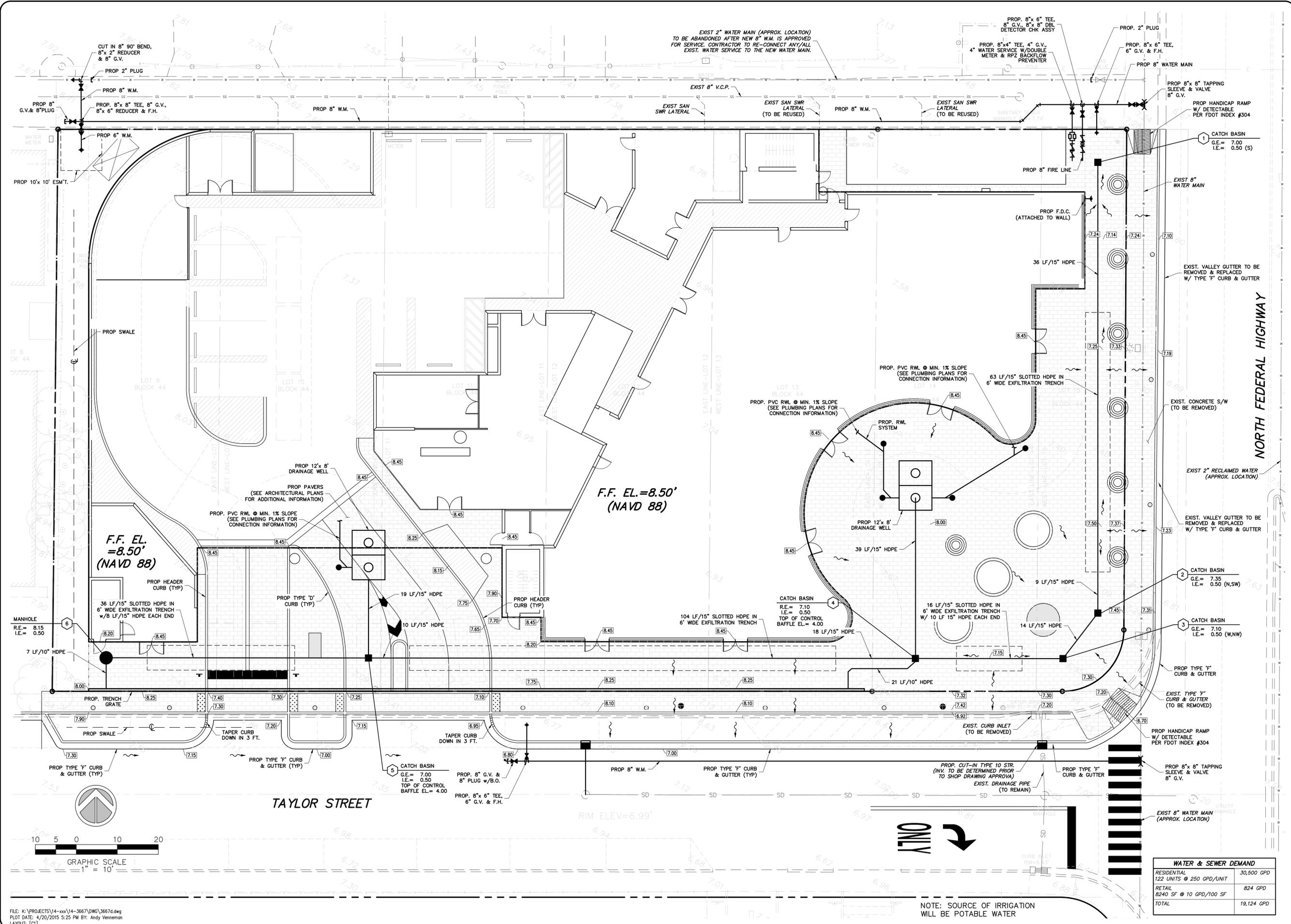
JED TOWER
 HOLLYWOOD, FLORIDA

Consultant

SCALE: AS SHOWN
 PROJECT NUMBER: 09-2014-M
 DATE: 10-06-14
 REVISIONS: SECOND TAC SUBMITTAL 01-20-15
 THIRD TAC SUBMITTAL 04-03-15
 SEAL:
 L.I.C.# LA 6666671
 SHEET NUMBER: LP-4
 OF:
 3081 SW 109th Court
 Miami, Florida 33166
 Off: (305) 551-2262
 Fax: (305) 551-4146
 EMAIL: marianocorral@comcast.net



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 PLOT DATE: 4/20/2015 5:25 PM BY: Andy Vennema
 LAYOUT: [C]

NOTE: SOURCE OF IRRIGATION
 WILL BE POTABLE WATER

WATER & SEWER DEMAND	
RESIDENTIAL 122 UNITS @ 250 GPD/UNIT	30,500 GPD
RETAIL 8240 SF @ 10 GPD/100 SF	824 GPD
TOTAL	19,124 GPD

Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors
TECH
 1600 West Oakland Park Boulevard
 Ft. Lauderdale, FL 33311
 www.suntecheng.com
 Certificate of Auth. # 7097
 Phone (954) 777-3123
 Fax (954) 777-3114

NO.	DATE	DESCRIPTION

JED TOWERS
 SCHEMATIC
 SITE ENGINEERING PLAN
 FLORIDA
 HOLLYWOOD

DATE:
 Dec. 2014

SCALE:
 1" = 10'

DESIGNED BY:
 C.R.L.

DRAWN BY:
 A.E.V.

JOB NUMBER
 14-3667

SHEET No.
 C1

SEAL
 Apr 20 2015
 CLIFFORD R. LOUTAN, P.E.
 FL. REG. NO. 56890

