

GENERAL NOTES:

- LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED TO EDSA AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS. EDSA AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREIN OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
- THE CONTRACTOR SHALL FIELD LOCATE, VERIFY AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ABOVE AND BELOW GRADE AFFECTING ANY COMPONENT OF THE WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION.
- DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY SUCH DISCOVERY. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO REFLECT THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
- ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PREFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
- ALL WORK SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT.
- THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET THE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL REFER TO THE LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

HARDSCAPE NOTES:

- PRIOR TO THE COMMENCEMENT OF HARDSCAPE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHER CONTRACTORS WORKING ON THIS PROJECT IN RELATION TO THE WORK RESPONSIBILITIES DEPICTED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE IN WRITING OF ANY POTENTIAL DEVIATIONS WITHIN 48 HRS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF HARDSCAPE CONSTRUCTION.
- THE CONTRACTOR SHALL SURVEY, LAYOUT AND STAKE THE LOCATION OF ALL FOOTINGS, PIERS, WALLS, COLUMNS AND PAVEMENT FOR REVIEW BY THE OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR FIELD MOCKUPS FOR ALL ITEMS LISTED ON THE FINISH SCHEDULE UNLESS SPECIFICALLY NOTED OTHERWISE. MOCKUPS SHALL BE SET UP IN A SECURED LOCATION ON THE SITE FOR REFERENCE AS DIRECTED BY THE OWNERS REPRESENTATIVE. MOCKUPS WILL REMAIN ON SITE UNTIL THE COMPLETION OF HARDSCAPE CONSTRUCTION.
- ANY REFERENCE IN THE HARDSCAPE CONSTRUCTION DOCUMENTS TO BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES ARE ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED"
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
- THE CONTRACTOR SHALL EMPLOY AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR GOVERNING AUTHORITIES, A TESTING LABORATORY APPROVED BY THE OWNERS REPRESENTATIVE TO CONDUCT ALL TESTS NECESSARY TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE STANDARDS AND CODES.
- WRITTEN DIMENSIONS, COORDINATES AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT DOCUMENTS.
- REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
- REFER TO CIVIL PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
- HARDSCAPE DIMENSIONS ARE FROM THE FACE AND/OR CENTERLINE OF THE OBJECT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE. ALL RADII AND CURVES ARE TO HAVE SMOOTH AND CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
- PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS.
- ALL REFERENCES TO "GRAY CONCRETE" SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
- INFORMATION ON STRUCTURAL REINFORCEMENT, ANCHORS, FASTENERS, FOUNDATIONS OR OTHER STRUCTURAL ELEMENTS SHOWN ON THE SITE HARDSCAPE DOCUMENTS RELATED TO WALLS, SLABS, STRUCTURES AND ALL CAST IN PLACE CONCRETE IS SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
- CROSS SLOPE ON HARDSCAPE PAVEMENT SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE. SEE LANDSCAPE GRADING FOR ADDITIONAL REQUIREMENTS.
- SITE FURNISHINGS SHALL BE INSTALLED AS DETAILED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANCHORING DETAILS WITH THE ITEM'S MANUFACTURER PRIOR TO

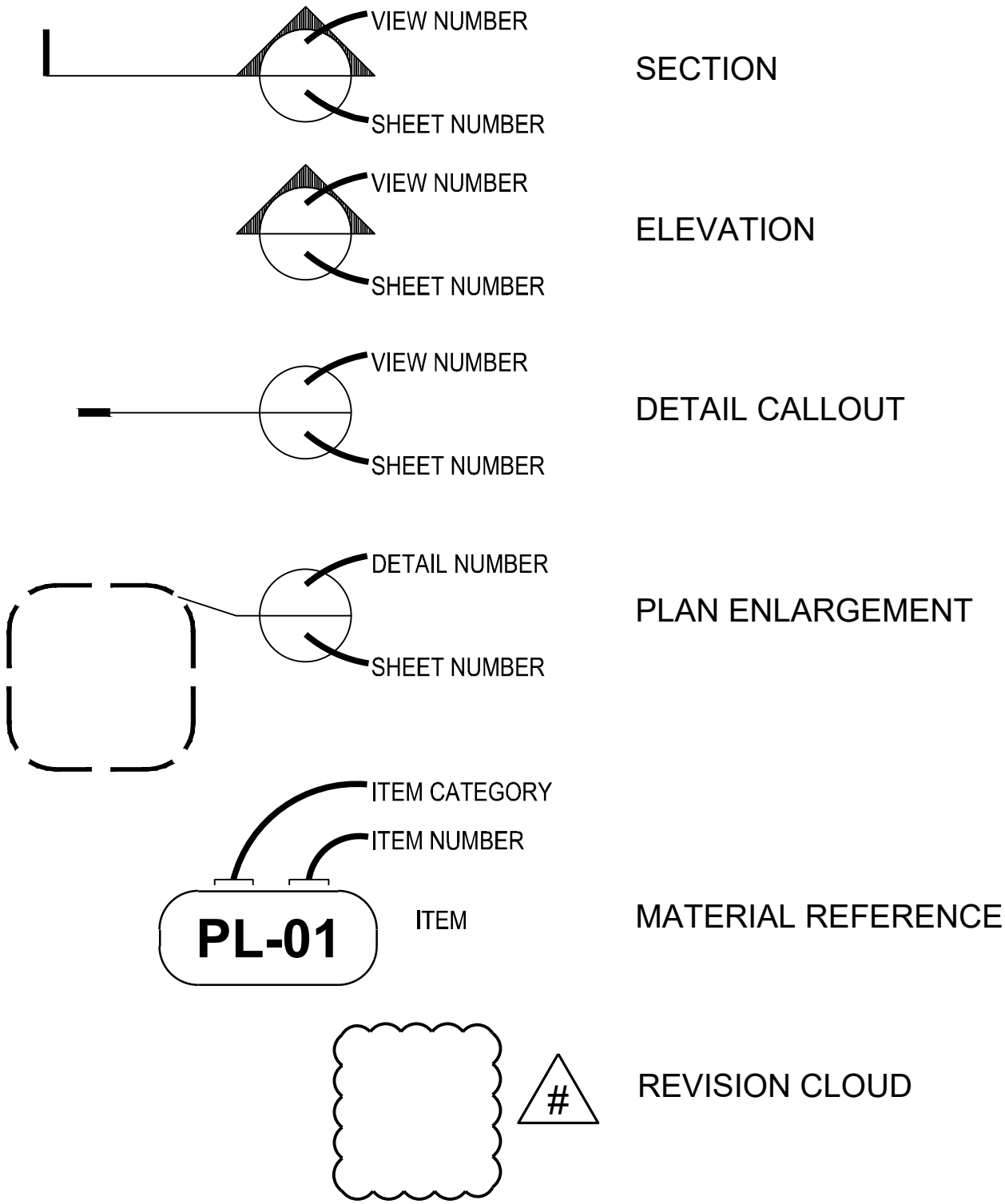
HARDSCAPE NOTES:(cont.)

- PURCHASE/INSTALLATION.
- HARDSCAPE ON-STRUCTURE: SITE HARDSCAPE ELEMENTS FOR ALL PODIUM, ROOF LEVEL AND BUILDING RELATED SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP AND STRUCTURAL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION FOR ALL ANCHORS, REINFORCING, WATERPROOFING, DRAINAGE FIXTURES, MATERIAL ATTACHMENTS, SETTING METHODS AND SLAB PENETRATIONS FOR PAVING, IRRIGATION, DRAINAGE AND ELECTRICAL FIXTURES.
 - WATER FEATURES: SITE HARDSCAPE ELEMENTS SHOWN FOR FOUNTAINS, POOLS, SPA WATERFALLS AND OTHER WATER FEATURES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND FOUNTAIN/POOL ENGINEERS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
 - LIGHT FIXTURES: LIGHT FIXTURES ARE SHOWN FOR MATERIAL RELATIONSHIP AND ORIENTATION WITH HARDSCAPE/LANDSCAPE ELEMENTS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ELECTRICAL ENGINEER FOR ACTUAL CONSTRUCTION DOCUMENTATION.

FINE GRADING NOTES:

- CIVIL AND LANDSCAPE GRADES ARE COMPLEMENTARY. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ROUGH GRADING OF THE SITE, FINISH GRADES FOR ALL VEHICULAR PAVEMENT, BUILDINGS, DRAINAGE AND UTILITY STRUCTURES.
- PRIOR TO INITIATING FINE GRADING THE CONTRACTOR SHALL INSPECT THE SITE TO CONFIRM THAT ROUGH GRADING AND DRAINAGE STRUCTURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CIVIL ENGINEERING CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO RESOLVE ANY DISCREPANCIES.
- NUMEROUS UNDERGROUND UTILITIES, CONDUITS, SLEEVES AND UTILITY STRUCTURES ABOVE AND BELOW GRADE HAVE BEEN PREVIOUSLY INSTALLED. THE CONTRACTOR SHALL CONDUCT FINE GRADING TO AVOID DAMAGE TO THESE ELEMENTS.
- ALL PEDESTRIAN PAVEMENT AND LANDSCAPE AREAS SHALL BE GRADED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS AND COLUMNS TOWARD AND INTO DRAINAGE STRUCTURES. LANDSCAPE AREAS SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF WATER HOLDING DEPRESSIONS.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED. MAKE ALLOWANCES FOR PAVEMENT THICKNESS AND THE DEPTH OF PREPARED PLANTING SOIL WHERE APPLICABLE.
- THE CONTRACTOR SHALL NOT SUBSTANTIALLY VARY FINE GRADING FROM THE GRADING PLAN WITHOUT APPROVAL FROM THE OWNERS REPRESENTATIVE. THE OWNERS REPRESENTATIVE MAY ADJUST FINE GRADING SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
- PROTECT SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES AND PAVING FROM DAMAGE BY GRADING EQUIPMENT.
- MATCH PROPOSED PAVEMENT GRADES WITH EXISTING CONDITIONS TO REMAIN TO PROVIDE FLUSH INTERFACES WITH ABUTTING SURFACES.
- GRADES FOR SOD AREAS SHALL BE HELD ONE INCH (1") BELOW ADJACENT PAVEMENT GRADES TO ALLOW FOR INSTALLATION OF SOD.
- GRADES FOR PLANTING AREAS SHALL BE HELD TWO INCHES (2") BELOW ADJACENT PAVEMENT TO ALLOW FOR THE INSTALLATION OF PREPARED PLANTING SOIL, MULCH AND PLANT MATERIAL.
- FILL REQUIRED TO BRING THE SITE TO THE REQUIRED LINES AND FINISHED GRADES CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- FILL SHALL BE COMPACTED AS FOLLOWS:
 - UNDER PEDESTRIAN PAVEMENT: AS RECOMMENDED BY CIVIL/GEOTECHINCAL ENGINEER.
 - LANDSCAPE AREAS: COMPACT TOP TWELVE INCHES (12") BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO 80% MAXIMUM DRY DENSITY ACCORDING TO ASTM D698.
- CONTOURS FOR LANDSCAPE BERMS, MOUNDS AND SWALES SHALL BE SMOOTH CONTINUOUS ARCS VOID OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANOR.
- ALL LANDSCAPE AREAS SHALL BE DRAGGED WITH A DRAG MAT TO BLEND IN SMALL IMPERFECTIONS AND ROUND OFF AND SHARP EDGES.
- FINE GRADE TOLERANCES FOR LANDSCAPE AREAS...PLUS OR MINUS (+/-) 0.04 FOOT (").
- FINE GRADE TOLERANCES FOR HARDSCAPE AREAS...PLUS OR MINUS (+/-) 0.02 FOOT (").
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING GRADES AND TO REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION OR OTHER GRADE CHANGES OCCUR UNTIL FINAL ACCEPTANCE.

STANDARD DRAWING SYMBOLS:



STANDARD ABBREVIATIONS:

ADA	AMERICANS WITH DISABILITIES ACT	ESMT	EASEMENT EACH WAY	NTS	NOT TO SCALE ON CENTER
B&B	BALLED AND BURLAPPED	EW	FINISHED FLOOR ELEVATION	OC	PROPERTY LINE
BFP	BACKFLOW PREVENTER	FFE	GALVINIZED	PL	PAINT
CIP	CAST-IN-PLACE	GALV	GUAGE	PT	RADIUS
CJ	CONSTRUCTION JOINT	GA	HIGH POINT	R	REINFORCING STEEL BARS
CL	CENTER LINE	HP	HIGH WATER LINE	REBAR	RIM ELEVATION
CMU	CONCRETE MASONRY UNIT	HWL	INVERT ELEVATION	RIM	RIGHT-OF-WAY
COORD	COORDINATE	INV	LINEAR FEET (FOOT)	ROW	SIMILAR
CONT	CONTINUOUS	LF	LOW POINT	ST	STAINLESS STEEL
DEMO	DEMOLITION	LP	MAXIMUM	SST	TOP OF COLUMN
DIA	DIAMETER	MAX	MEAN HIGH WATER	TOC	TOP OF WALL
DI	DRAIN INLET	MHW	MINIMUM	T.W.	TOP OF STEP
EA	EACH	MIN.	NATURAL WATER LINE	T.S.	TOP OF CURB
EJ	EXPANSION JOINT	NWL	NOT IN CONTRACT	T.C.	WELDED WIRE FABRIC
EQ	EQUAL	NIC		WWF	YARD DRAIN
				YD	

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St,
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

SANFORD FERRIS GOLF DESIGN
211 BARBADOS DR. JUPITER, FL 33458
T: (516)691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	01/17/2025
Designed By	XD_DD
Drawn By	XD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

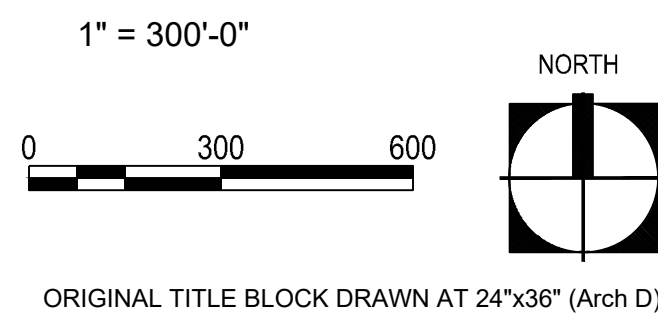
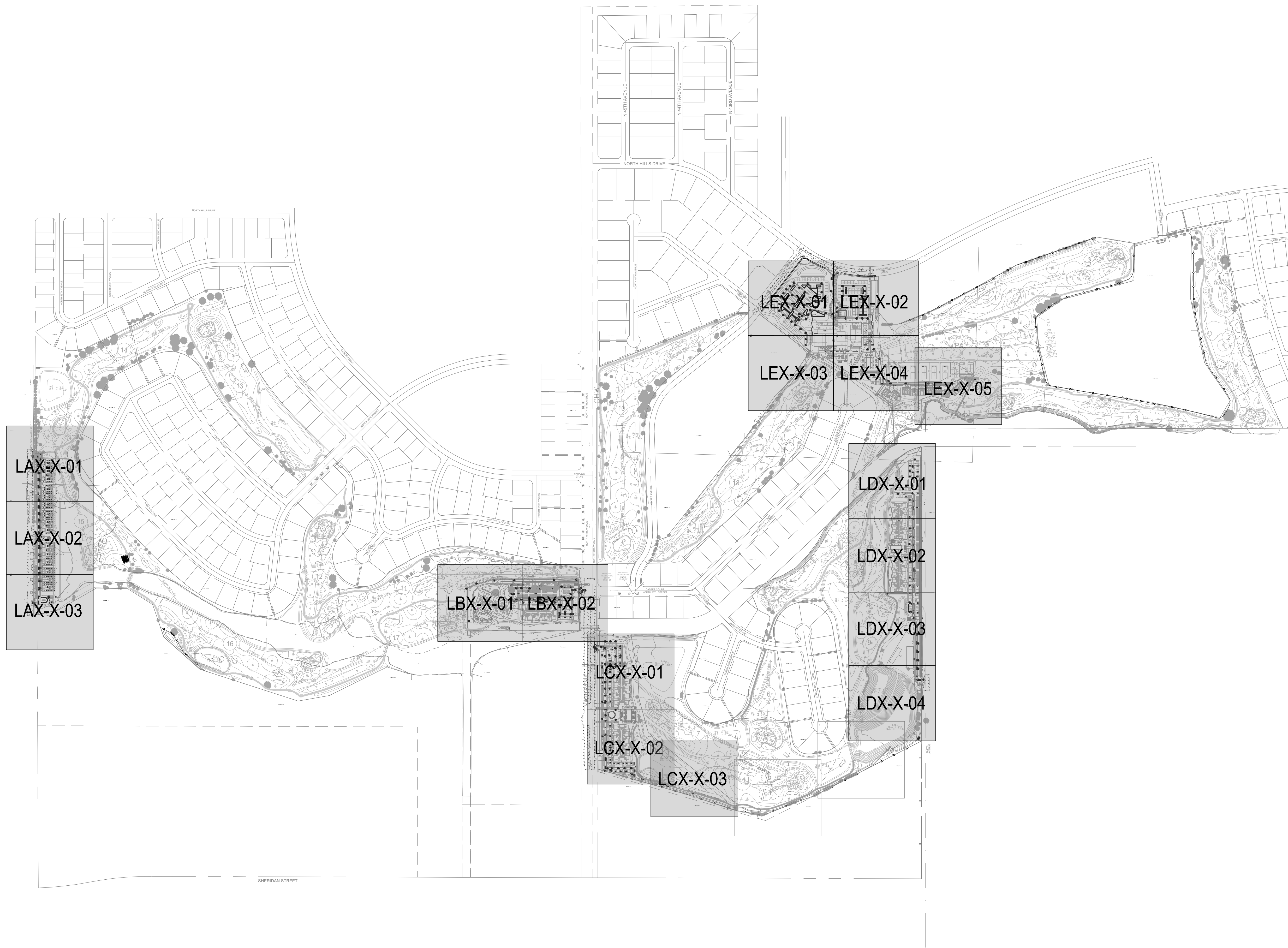
SITE PLAN SUBMITTAL

Sheet Title

GENERAL NOTES

Sheet Number

L0-0-04



Project Name

EMERALD HILLS HOLLYWOOD

Client

PPG DEVELOPMENT



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

- KOBI KARP
ARCHITECT**
571 NW 28th St.
Miami, FL 33127
T: 305-573-1818
- BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS**
3408 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888
- SANFORD FERRIS GOLF DESIGN**
211 BARBADOS DR. JUPITER, FL 33458
T: (516)691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	01/17/2025
Designed By	XD, DD
Drawn By	XD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

SITE PLAN SUBMITTAL

Sheet Title

KEY PLAN

Sheet Number

L0-1-03

DEMOLITION / SITE CLEARING

GENERAL NOTES:

- PRIOR TO INITIATING DEMOLITION AND/OR SITE CLEARING THE CONTRACTOR SHALL PROVIDE FOR THE FOLLOWING:
 - ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND FULLY OPERATIONAL. SEE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR REQUIREMENTS AND DETAILS.
 - ERECT BARRICADES TO PROTECT EXISTING TREES INDICATED TO REMAIN. SEE TREE PROTECTION REQUIREMENTS FOR ADDITIONAL REQUIREMENTS AND DETAILS.
 - COORDINATE WITH ALL UTILITY COMPANIES THAT MAY HAVE UTILITY SERVICES ON THIS SITE TO OBTAIN ALL PERMITS AS APPLICABLE. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AS REQUIRED T TAKE SUCH UTILITY SYSTEMS OUT OF SERVICE IF REQUIRED.
 - UTILITIES OUTSIDE OF HE LIMITS OF CONSTRUCTION ARE TO BE MAINTAINED AND OPERATIONAL THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - OWNER RESERVES THE RIGHT TO SALVAGE ANY MATERIAL, FIXTURES OR EQUIPMENT FROM THE SITE PRIOR TO DEMOLITION.
 - ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.

DEMOLITION / SITE CLEARING NOTES:

- THE CONTRACTOR SHALL PROVIDE AT LEAST 48-HOUR NOTICE TO ALL UTILITY COMPANIES PRIOR TO INITIATING DEMOLITION AND/OR SITE CLEARING TO PROVIDE FIELD LOCATES OF EXISTING UTILITIES.
- REMOVE IN THEIR ENTIRETY ALL BUILDINGS, PAVEMENTS, STRUCTURES, RUBBISH, DEBRIS, UTILITIES AND ALL OTHER APPURTENANCES WHICH ARE NECESSARY TO PERMIT THE PROPOSED CONSTRUCTION AS DESIGNATED ION THE CONSTRUCTION DOCUMENTS.
- ALL VEGETATIVE GROWTH, TIMER AND BRUSH SHALL BE REMOVED TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR DESIGN GRADE WHICHEVER IS LOWER.
- PAVEMENTS TO BE REMOVED SHALL BE SAW CUT TO ENSURE A CLEAN EDGE. CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST CONTROL JOINT WHERE APPLICABLE.
- ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED AND REMOVED. EXCAVATED AREAS SHALL BE BACKFILLED WITH CLEAN BUILDERS SAND AND RETURNED TO NATURAL GROUND OR DESIGN GRADE.
- AFTER DEMOLITION / SITE CLEARING TILL/DISK ALL SURFACES TO A DEPTH OF SIX INCHES (6") AND REMOVE ANY REMAINING DELETERIOUS MATERIAL GREATER THAN 1 INCH (1") IN DIAMETER.
- SHOULD ANY HAZARDOUS MATERIALS BE ENCOUNTERED DURING DEMOLITION AND/OR SITE CLEARING THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY IN THE AFFECTED AREA AND NOTIFY THE OWNERS REPRESENTATIVE FOR DIRECTION ON HOW TO PROCEED.
- ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION AND/OR SITE CLEARING ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THE HAULING AND DISPOSAL OF WASTE MATERIAL.

TREE/PALM PROTECTION NOTES:

- THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF EXISTING TREES/PALMS TO REMAIN WITH THE OWNERS REPRESENTATIVE PRIOR TO COMMENCING DEMOLITION AND/OR SITE CLEARING.
- ALL TREE/PALM PROTECTION SHALL COMPLY WITH ANSI A-300 STANDARDS FOR TREE CARE. ALL TREE CARE ACTIVITIES INCLUDING BUT NOT LIMITED TO CROWN PRUNING, FERTILIZING AND ROOT PRUNING SHALL BE CONDUCTED BY OR PREFORMED UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SHALL B EAR THE COST OF THE ARBORIST.
- ERECT TREE/PALM PROTECTION BARRICADES AS DETAILED IN THE CONTRACT DOCUMENTS. ALL BARRICADES SHALL BE PLACED A MINIMUM OF TEN FEET (10') CLEAR DISTANCE FROM THE FACE OF ANY PROTECTED TREE/PALM OR AS INDICATED BY EXISTING CODE OR ORDINANCES WHICHEVER IS GREATER. BARRICADES SHALL FULLY ENCLOSE ALL TREES/PALMS TO REMAIN.
- NOTHING SHALL BE PLACED INSIDE THE BARRICADES INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, VEHICLES, OR SOIL DEPOSITS. ANY ACTIVITY THAT INVOLVES DISTURBING SOIL WITHIN THE BARRICADES SHALL BE DONE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT COMPACT THE SOIL OR DAMAGE THE TREE/PALM ROOTS.
- ALL TREES SUBJECT TO ENCROACHMENT INTO THE DRIP LINE DUE TO PROPOSED CONSTRUCTION SHALL BE ROOT PRUNED EIGHTEEN INCHES (18") FROM THE EDGE OF SAID CONSTRUCTION.
 - ROOT PRUNING SHALL CONSIST OF DIGGING A TRENCH FORTY-EIGHT INCHES (48") DEEP BY SIX INCHES (6") WIDE EITHER BY HAND OR WITH A TRENCHING MACHINE DESIGNED FOR THIS PURPOSE. ALL ROOTS SHALL BE CLEAN CUT WITH NO SPLITS OR TEARS.
 - TRENCH SHALL BE FILLED WITH TOPSOIL (SEE LANDSCAPE NOTES) PLACED IN TWELVE INCH (12") LIFTS. EACH LIFT SHALL BE WATERED IN TO PREVENT AIR POCKETS.
- BARRICADES SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- PROTECTED TREES/PALMS DEEMED UNACCEPTABLE BY THE OWNERS REPRESENTATIVE AT THE PROJECT COMPLETION DUE TO DAMAGE, LACK OF PROTECTION OR NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE REMOVED IN THEIR ENTIRETY AND REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.

PROTECT COORDINATION NOTES:

- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK TO INTERFACE SMOOTHLY WITH OTHER WORK BEING PREFORMED ON OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES.
- CONTRACTOR SHALL REFER TO THE HARDSCAPE NOTES, LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

TREE / PALM RELOCATION

GENERAL NOTES:

- TREES/PALMS TO BE RELOCATED ARE DESIGNATED ON THE DRAWINGS OR AS IDENTIFIED BY THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF THE EXISTING CONDITIONS WITH THE OWNERS REPRESENTATIVE AT BOTH THE CURRENT AND PROPOSED LOCATIONS OF RELOCATIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT DOCUMENTING THE EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO PHOTOGRAPHS IDENTIFYING TREES/PALMS TO BE RELOCATED, POTENTIAL OBSTRUCTIONS AND IDENTIFICATION OF A PROPOSED MOVING ROUTE THAT AVOIDS AND PROTECTS OVERHEAD AND UNDERGROUND UTILITIES. THE REPORT WILL SERVE AS A REFERENCE POINT FOR MONITORING THE EXISTING CONDITIONS WHICH WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP INTACT.
- ALL TREE/PALM RELOCATIONS SHALL COMPLY WITH ANSI A-300 STANDARDS FOR TREE RELOCATIONS. ALL RELOCATION ACTIVITIES SHALL BE CONDUCTED BY OR PREFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SHALL BEAR THE COST OF THE ARBORIST.
- THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE 24 HOURS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF THE PROCEDURES.
- TREES/PALMS SHALL ONLY BE MOVED ONCE, WITHIN 24 HOURS OF THE PLANTS EXCAVATION. NO NURSERY OR HOLDING ARE MAY BE USED.

PREPARATION NOTES:

- TREES SIX INCH (6") CALIPER OR LESS AND PALMS OTHER THAN THOSE LISTED AS SPECIMEN PALMS MAY BE RELOCATED BY MECHANICAL MACHINERY AND DO NOT REQUIRE ROOT PRUNING. (SEE MECHANICAL RELOCATION)
- TREES/PALMS REQUIRING ROOT PRUNING SHALL HAVE THIS PREFORMED ACCORDING TO THE FOLLOWING SCHEDULE:
 - TREES FOURTEEN INCH (14") CALIPER AND LESS AND SPECIMEN PALMS3 MONTHS PRIOR TO RELOCATING.
 - TREES FIFTEEN INCH (15") TO TWENTY-EIGHT INCH (28") CALIPER.....6 MONTHS PRIOR TO RELOCATING.
 - TREES OVER TWENTY-EIGHT INCH (28") CALIPER.....9 MONTHS PRIOR TO RELOCATING.
- EQUIPMENT USED FOR ROOT PRUNING SHALL BE DESIGNED FOR THIS TASK AND SHALL PRODUCE CLEAN CUTS OF ROOTS WITHOUT DAMAGE TO THE RESULTING ROOT BALL.
- TREES SHALL HAVE A MINIMUM ROOT BALL SIZE OF TEN INCHES (10") PER ONE INCH (1") OF CALIPER. ROOT BALLS ARE TO BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.
- SPECIMEN PALMS SHALL HAVE A MINIMUM ROOT BALL OF THIRTY-SIX INCHES (36") AND SHALL BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.
- ROOT BALLS FOR TREES/PALMS SHALL BE FORMED BY DIGGING A TRENCH FORTY-EIGHT INCHES (48") DEEP AND SIX INCHES (6") WIDE EITHER BY HAND OR BY A TRENCHING MACHINE DESIGNED FOR THE PURPOSE.
- IF ROOT PRUNING HAS BEEN PERFORMED OUTSIDE OF THE SCOPE OF THIS CONTRACT THE CONTRACTOR SHALL CONFIRM IN WRITING WITH THE OWNERS REPRESENTATIVE THAT ROOT PRUNING HAS BEEN ACCOMPLISHED AS DESCRIBED ABOVE.

HAND DIGGING / RELOCATION NOTES:

- TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.
- ALL ROOT BALLS SHALL BE THOROUGHLY SOAKED FOR SEVEN (7) DAYS PRIOR TO DIGGING.
- EXCAVATE TWELVE INCHES (12") OUTSIDE OF PREVIOUS ROOT PRUNING TO A DEPTH OF FORTY-EIGHT INCHES (48").
- ROOT BALLS SHALL BE UNDERCUT PRIOR TO LIFTING. DO NOT FORCE TREE/PALM FROM GROUND.
- TREES/PALMS SHALL BE LIFTED AND TRANSPORTED IN SUCH A MANNER AS TO AVOID DAMAGE TO BARK, LIMBS, TRUNKS OR FRONDS. SUPPORT CHAINS, STRAPS AND/OR CABLES SHALL BE PADDED AS REQUIRED. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE DOWELING IN LIEU OF LIFTING BY STRAPS.
- EXCAVATE NEW PLANT PIT TWENTY-FOUR INCHES (24") WIDER THAN ROOT BALL AND TO A DEPTH THAT ALLOWS NEW ROOT BALL TO BE SITUATED THREE INCHES (3") ABOVE PROPOSED GRADE.
- ROTATE TREE/PALM PRIOR TO SETTING TO ACHIEVE BEST POSITIONING AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- BACKFILL PLANTING PIT WITH PREPARED PLANTING SOIL (SEE LANDSCAPE NOTES/SPECIFICATIONS) IN TWELVE INCH (12") LIFTS THOROUGHLY DRENCHING EACH LIFT WITH WATER TO PREVENT AIR POCKETS.
- APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.
- TREES/PALMS SHALL BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

MECHANICAL DIGGING / RELOCATION NOTES:

- TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.
- TREE SPADES SHALL B E LARGE ENOUGH TO ENCOMPASS THE FIBROUS FEEDER ROOTS OF EACH PLANT. TREE SPADES USED TO RELOCATE TREES/ NON-SPECIMEN PALMS SHALL MEET THE FOLLOWING CRITERIA:
 - TREES UP TO THREE INCH (3") CALIPERFORTY-FOUR INCH (44") SPADE
 - TREES THREE INCH (3") TO FIVE INCH (5") CALIPER.....SIXTY INCH (60") SPADE
 - TREES UP TO EIGHT INCH (8") CALIPER AND NON-SPECIMEN PALMS.....NINETY INCH (90") SPADE
- USE SAME MACHINE TO DIG RECEIVING HOLE AND TO DIG TREE/PALM FOR TRANSPLANTING.
- TREE SPADES SHALL HAVE A MAXIMUM TOLERANCE OF TWO INCHES (2") BETWEEN BLADES AND SHALL BE MOUNTED TO A STABLE MACHINE CAPABLE OF SUPPORTING THE WEIGHT OF ALL RELOCATED MATERIAL.
- CENTER TREE/PALM IN THE SPADE WHEN DIGGING. CLEAN CUT ANY ROOTS PROTRUDING FROM THE DIGGING SPADE FLUSH WITH THE ROOT BALL BEFORE PLANTING.
- AFTER PLACING TREE/PALM IN RECEIVING HOLE IMMEDIATELY FILL ALL CREVICES/VOIDS WITH PREPARED PLANTING SOIL. (SEE LANDSCAPE NOTES/SPECIFICATIONS) THOROUGHLY DRENCH WITH WATER TO PREVENT AIR POCKETS.
- APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.
- TREES/PALMS TO BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

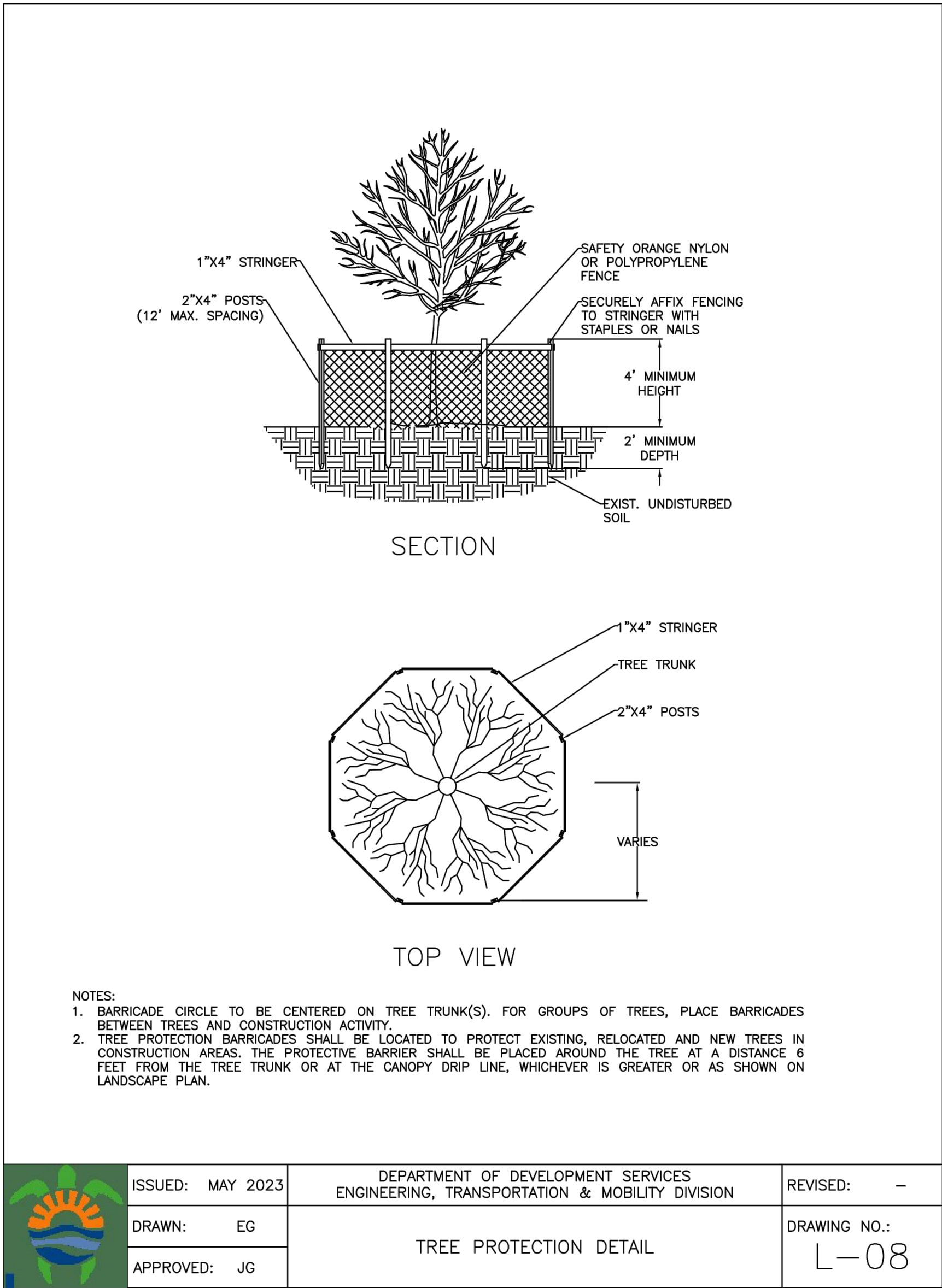
TREE / PALM RELOCATION

POST PLANTING MAINTENANCE NOTES:

- DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED TREES/PALMS.
- MAINTENANCE DURING THE PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, REMOVAL OF DEAD MATERIAL, REPAIRING AND/OR REPLACING STAKING, RESETTNG PLANTS TO PROPER GRADES AND UPRIGHT POSITIONS AND APPLYING SUCH SPRAYS AS DIRECTED BY THE ARBORIST AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
- ALL RELOCATED TREES/PALMS SHALL BE IRRIGATED BY HAND OR TEMPORARY AUTOMATIC IRRIGATION SYSTEM UNTIL A PERMANENT IRRIGATION SYSTEM IS OPERATIONAL.
- IRRIGATION FOR TREES SHALL INCLUDE MIST HEADS AS DIRECTED BY ARBORIST.

SUBSTANTIAL COMPLETION ACCEPTANCE NOTES:

- UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
- FOR THE PURPOSE OF ACCEPTANCE, THE RELOCATED TREES/PALMS TO BE HEALTHY, VIGOROUS, UNDAMAGED AND EXHIBIT EVIDENCE OF ESTABLISHING NEW ROOTS.
- THE MINIMUM ALLOWABLE RATE OF SURVIVAL OF ALL RELOCATED MATERIAL SHALL BE 90%. DETERMINATION OF SURVIVABILITY SHALL BE MADE BY THE OWNERS REPRESENTATIVE AT THE COMPLETION.
- ANY TREE/PALM THAT IS DEEMED UNACCEPTABLE AS A PRODUCT OF NEGLIGENCE BY THE CONTRACTOR SHALL BE REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.
- THE DATE OF SUBSTANTIAL COMPLETION SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS THAT ALL WORK RELATED TO THE TREE/PALM TRANSPLANTING IS COMPLETE.
- ALL TRANSPLANTED TREES/PALMS SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION FROM THE OWNERS REPRESENTATIVE. THE DATE OF SUBSTANTIAL COMPLETION MAY VARY FROM THE DATE OF SUBSTANTIAL COMPLETION FOR OTHER PORTION OF THE PROJECT.



Project Name	
EMERALD HILLS HOLLYWOOD	
Client	
PPG DEVELOPMENT	
	PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN 1512 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA TEL: 954.524.3330
Consultants:	
KOBI KARP ARCHITECT 571 NW 28th St. Miami, FL 33127 T: 305-573-1818	
BOTEK THURLOW ENGINEERING, INC. CIVIL ENGINEERS 3409 NW 9TH AVENUE, SUITE 1102 FT. LAUDERDALE, FL 33309 T: (954)568-0888	
SANFORD FERRIS GOLF DESIGN 211 BARBADOS DR. JUPITER, FL 33458 T: (516)691-8601	

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

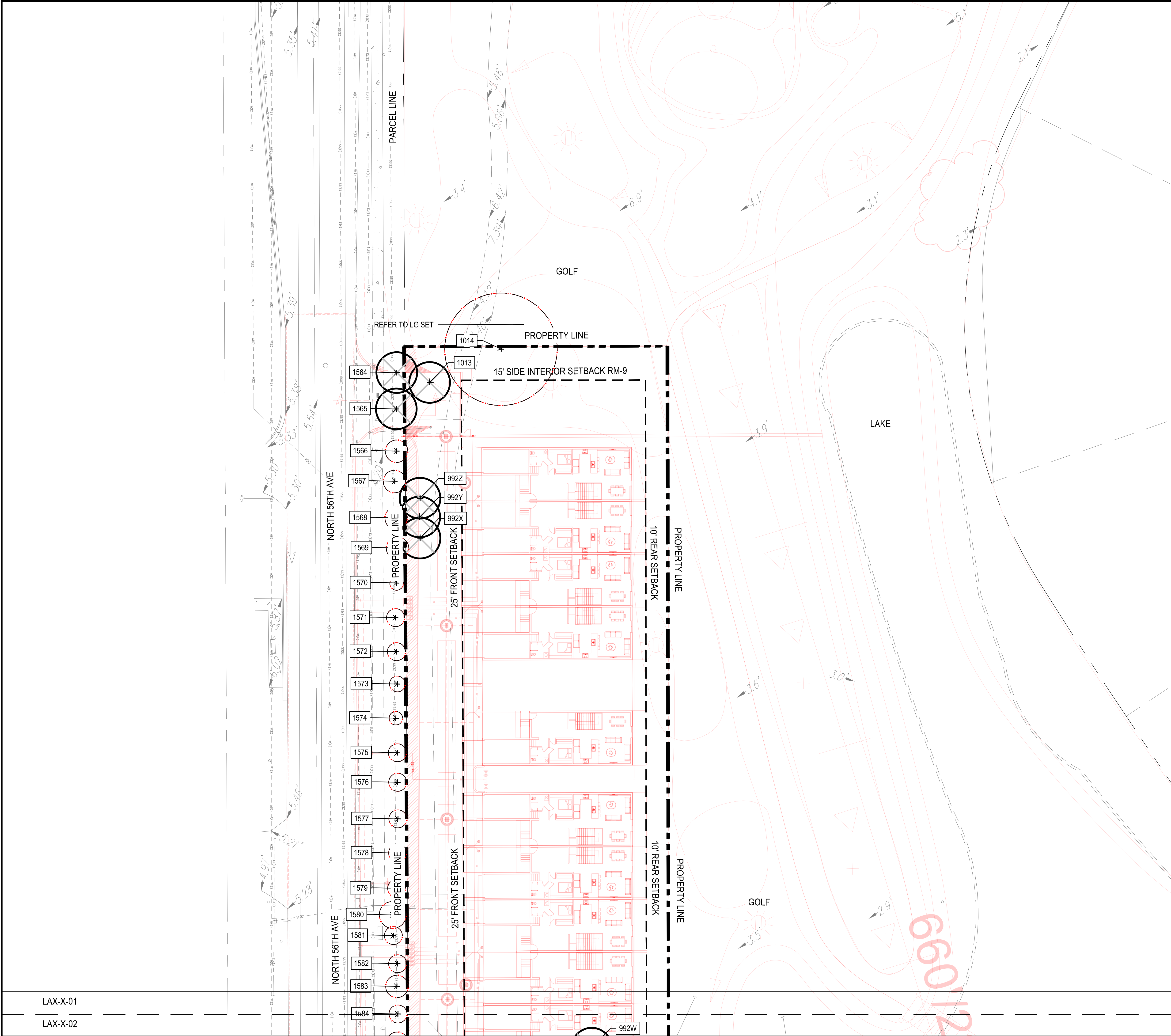
Date	01/17/2025
Designed By	XD_DD
Drawn By	XD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase
SITE PLAN SUBMITTAL

Sheet Title
DEMOLITION NOTES

Sheet Number
L1-0-01



TREES / PALMS

SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION
	TREE PROTECTION FENCE

NOTE: REFER TO FULL SCHEDULE ON SHEET LA1-5-01

1" = 20'-0"

010'20'40'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St.
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

STANFORD FERRIS GOLF DESIGN
211 BARBADOS DRBarbados Dr, Jupiter, FL 33458
JUPITER, FL, 33458
T: 561-691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	08/30/2024
Designed By	MY, XD, DD
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

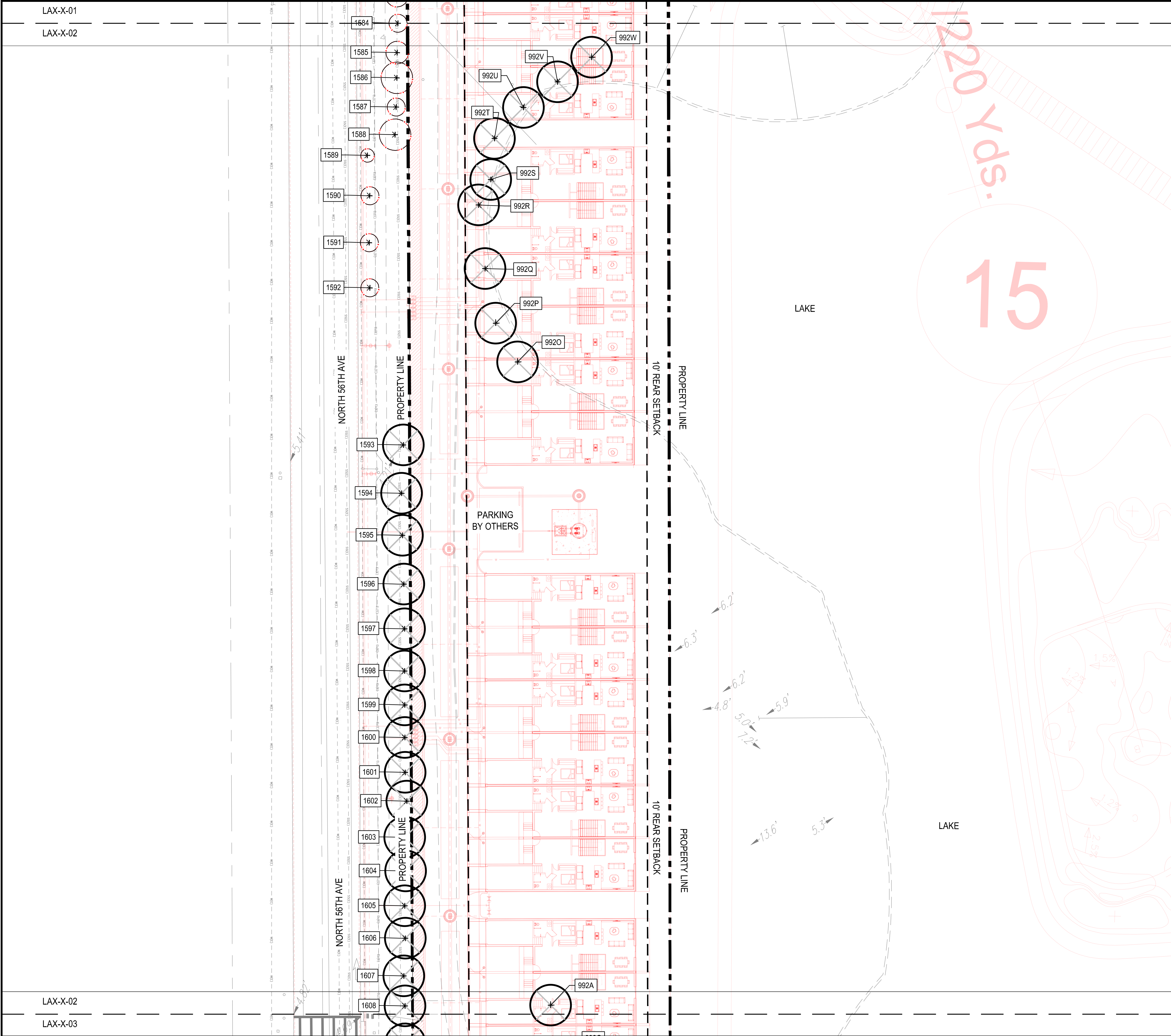
SITE PLAN SUBMITTAL

Sheet Title

TREE DISPOSITION

Sheet Number

LA1-1-01



TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION
	TREE PROTECTION FENCE
NOTE: REFER TO FULL SCHEDULE ON SHEET LA1-5-01	

1" = 20'-0"

0 10' 20' 40'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

NORTH

Project Name

EMERALD HILLS HOLLYWOOD

Client

PPG DEVELOPMENT

Consultants:

KOBI KARP ARCHITECT
571 NW 28th St,
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC. CIVIL ENGINEERS
3408 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

STANFORD FERRIS GOLF DESIGN
211 BARBADOS DRBarbados Dr, Jupiter, FL 33458
JUPITER, FL, 33458
T: 561-691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date

08/30/2024

Designed By

MY, XD, DD

Drawn By

XD, DD

Approved / Checked By

JS

Project Number

SE220100

Seal

Project Phase

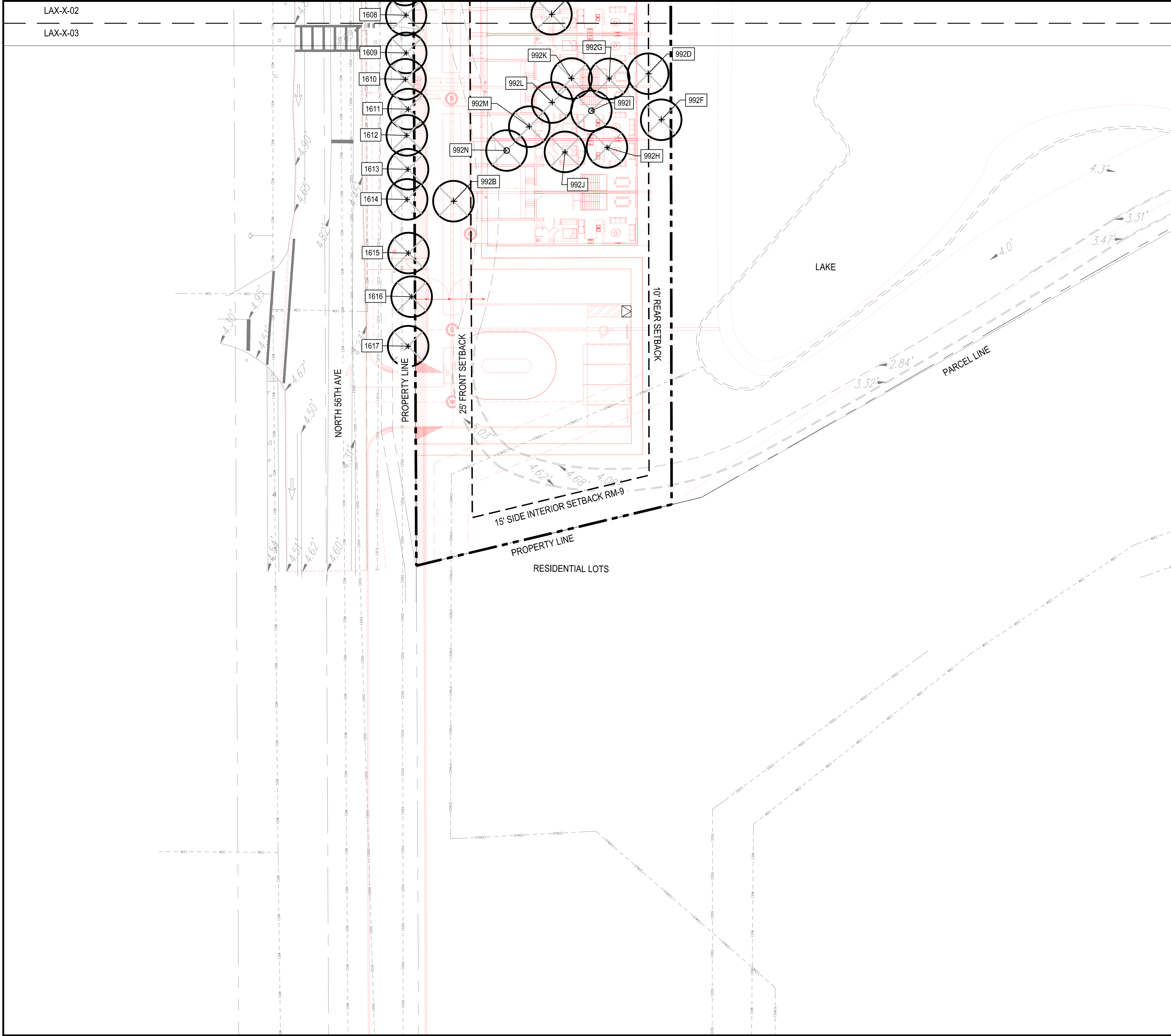
SITE PLAN SUBMITTAL

Sheet Title

TREE DISPOSITION

Sheet Number

LA1-1-02



TREES / PALMS

SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION
	TREE PROTECTION FENCE
NOTE: REFER TO FULL SCHEDULE ON SHEET LA1-5-01	

1" = 20'-0"

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St.
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

STANFORD FERRIS GOLF DESIGN
211 BARBADOS DRBarbados Dr, Jupiter, FL 33458
JUPITER, FL, 33458
T: 561-691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date

08/30/2024

Designed By

MY, XD, DD

Drawn By

XD, DD

Approved / Checked By

JS

Project Number

SE220100

Seal

Project Phase

SITE PLAN SUBMITTAL

Sheet Title

TREE DISPOSITION

Sheet Number

LA1-1-03

TREE ID#	COMMON NAME	BOTANICAL NAME	DBH (IN)	HEIGHT CT (FT)	HEIGHT OA (FT)	CANOPY SPR (FT)	CONDITION	ACTION	NOTES
992A	Live oak	Quercus virginiana	22"	n/a	35'	60'	70%	REMOVE	
992B	Live oak	Quercus virginiana	16"	n/a	35'	22'	70%	REMOVE	
992D	Bald cypress	Taxodium distichum	14"	n/a	35'	22'	70%	REMOVE	
992F	Bald cypress	Taxodium distichum	23"	n/a	35'	22'	70%	REMOVE	
992G	Bald cypress	Taxodium distichum	15"	n/a	35'	22'	70%	REMOVE	
992H	Bald cypress	Taxodium distichum	13"	n/a	35'	22'	70%	REMOVE	
992I	Royal palm	Roystonea regia	n/a	30'	n/a	26'	70%	REMOVE	
992J	Bald cypress	Taxodium distichum	14"	n/a	35'	22'	70%	REMOVE	
992K	Bald cypress	Taxodium distichum	14"	n/a	35'	22'	70%	REMOVE	
992L	Bald cypress	Taxodium distichum	20"	n/a	35'	22'	70%	REMOVE	
992M	Bald cypress	Taxodium distichum	16"	n/a	35'	22'	70%	REMOVE	
992N	Royal palm	Roystonea regia	n/a	25'	n/a	26'	70%	REMOVE	
992O	Bald cypress	Taxodium distichum	20"	n/a	35'	22'	70%	REMOVE	
992P	Bald cypress	Taxodium distichum	20"	n/a	35'	22'	70%	REMOVE	
992Q	Bald cypress	Taxodium distichum	15"	n/a	35'	22'	70%	REMOVE	
992R	Bald cypress	Taxodium distichum	6"	n/a	35'	22'	70%	REMOVE	
992S	Bald cypress	Taxodium distichum	7"	n/a	35'	22'	70%	REMOVE	
992T	Bald cypress	Taxodium distichum	21"	n/a	35'	22'	70%	REMOVE	
992U	Bald cypress	Taxodium distichum	15"	n/a	35'	22'	70%	REMOVE	
992V	Bald cypress	Taxodium distichum	9"	n/a	35'	22'	70%	REMOVE	
992W	Bald cypress	Taxodium distichum	14"	n/a	35'	22'	70%	REMOVE	
992X	Ficus nitida	Ficus microcarpa	69"	n/a	35'	65'	50%	REMOVE	INVASIVE
992Y	Ficus nitida	Ficus microcarpa	55"	n/a	35'	65'	50%	REMOVE	INVASIVE
992Z	Bald cypress	Taxodium distichum	24"	n/a	35'	22'	70%	REMOVE	
1013	Bald cypress	Taxodium distichum	11"	n/a	30'	22'	70%	REMOVE	
1014	Live oak	Quercus virginiana	15"	n/a	25'	50'	60%	REMAIN	
1564	Golden shower	Cassia fistula	3"	n/a	11'	6'	70%	REMOVE	
1565	Golden shower	Cassia fistula	3"	n/a	11'	10'	70%	REMOVE	
1566	Golden shower	Cassia fistula	3"	n/a	11'	10'	70%	REMAIN	
1567	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	15'	10'	70%	REMAIN	
1568	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	15'	10'	70%	REMAIN	
1569	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	15'	10'	70%	REMAIN	
1570	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	14'	6'	70%	REMAIN	
1571	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	15'	8'	70%	REMAIN	
1572	Crepe Myrtle	Lagerstroemia spp.	2"	n/a	15'	8'	70%	REMAIN	
1573	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	15'	7'	70%	REMAIN	
1574	Crepe Myrtle	Lagerstroemia spp.	2"	n/a	15'	6'	70%	REMAIN	
1575	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	16'	8'	70%	REMAIN	
1576	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	15'	8'	70%	REMAIN	
1577	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	15'	8'	70%	REMAIN	
1578	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	16'	8'	70%	REMAIN	
1579	Crepe Myrtle	Lagerstroemia spp.	2"	n/a	15'	8'	70%	REMAIN	
1580	Silver buttonwood	Conocarpus sericeus	3"	n/a	11'	12'	70%	REMAIN	
1581	Silver buttonwood	Conocarpus sericeus	3"	n/a	12'	8'	70%	REMAIN	
1582	Silver buttonwood	Conocarpus sericeus	3"	n/a	10'	8'	70%	REMAIN	
1583	Silver buttonwood	Conocarpus sericeus	3"	n/a	12'	10'	70%	REMAIN	
1584	Silver buttonwood	Conocarpus sericeus	3"	n/a	10'	8'	70%	REMAIN	
1585	Silver buttonwood	Conocarpus sericeus	3"	n/a	10'	10'	70%	REMAIN	
1586	Silver buttonwood	Conocarpus sericeus	2"	n/a	11'	14'	70%	REMAIN	
1587	Silver buttonwood	Conocarpus sericeus	3"	n/a	12'	8'	70%	REMAIN	
1588	Silver buttonwood	Conocarpus sericeus	3"	n/a	11'	14'	70%	REMAIN	
1589	Ligustrum	Ligustrum vulgare	2"	n/a	11'	6'	70%	REMAIN	
1590	Ligustrum	Ligustrum vulgare	3"	n/a	12'	8'	70%	REMAIN	
1591	Ligustrum	Ligustrum vulgare	2"	n/a	11'	8'	70%	REMAIN	
1592	Ligustrum	Ligustrum vulgare	2"	n/a	11'	8'	70%	REMAIN	
1593	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	13'	8'	70%	REMOVE	
1594	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	13'	12'	70%	REMOVE	
1595	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	13'	8'	70%	REMOVE	
1596	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	15'	10'	70%	REMOVE	
1597	Crepe Myrtle	Lagerstroemia spp.	3"	n/a	16'	9'	70%	REMOVE	
1598	Silver buttonwood	Conocarpus sericeus	3"	n/a	13'	12'	70%	REMOVE	
1599	Silver buttonwood	Conocarpus sericeus	3"	n/a	12'	10'	70%	REMOVE	
1600	Silver buttonwood	Conocarpus sericeus	2"	n/a	11'	10'	70%	REMOVE	
1601	Silver buttonwood	Conocarpus sericeus	3"	n/a	14'	14'	70%	REMOVE	
1602	Silver buttonwood	Conocarpus sericeus	3"	n/a	14'	12'	70%	REMOVE	
1603	Silver buttonwood	Conocarpus sericeus	3"	n/a	12'	10'	70%	REMOVE	
1604	Silver buttonwood	Conocarpus sericeus	4"	n/a	14'	14'	70%	REMOVE	
1605	Silver buttonwood	Conocarpus sericeus	3"	n/a	12'	12'	70%	REMOVE	
1606	Silver buttonwood	Conocarpus sericeus	3"	n/a	12'	14'	70%	REMOVE	
1607	Silver buttonwood	Conocarpus sericeus	4"	n/a	14'	16'	70%	REMOVE	
1608	Silver buttonwood	Conocarpus sericeus	3"	n/a	13'	12'	70%	REMOVE	
1609	Golden shower	Cassia fistula	3"	n/a	11'	7'	70%	REMOVE	
1610	Golden shower	Cassia fistula	5"	n/a	16'	14'	70%	REMOVE	
1611	Golden shower	Cassia fistula	4"	n/a	13'	14'	70%	REMOVE	
1612	Golden shower	Cassia fistula	4"	n/a	15'	13'	70%	REMOVE	
1613	Golden shower	Cassia fistula	4"	n/a	11'	12'	70%	REMOVE	
1614	Golden shower	Cassia fistula	3"	n/a	12'	13'	70%	REMOVE	
1615	Ligustrum	Ligustrum vulgare	3"	n/a	11'	10'	70%	REMOVE	
1616	Ligustrum	Ligustrum vulgare	2"	n/a	10'	11'	70%	REMOVE	
1617	Ligustrum	Ligustrum vulgare	2"	n/a	9'	6'	70%	REMOVE	

	QTY	DBH
EXISTING TREE TO REMAIN	26	89"
EXISTIN PALM TO REMAIN	0	N/A
EXISTING TREE TO RELOCATE	0	0
EXISTING PALM TO RELOCATE	0	N/A
EXISTING TREE TO REMOVE	50	414"
EXISTIN PALM TO REMOVE	2	N/A
* REFER TO THE FULL MITIGATION SCHEDULE ON SHEET LA1-5-01		

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St,
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3408 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

STANFORD FERRIS GOLF DESIGN
211 BARBADOS DRBarbados Dr, Jupiter, FL 33458
JUPITER, FL, 33458
T: 561-691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	08/30/2024
Designed By	MY, XD, DD
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

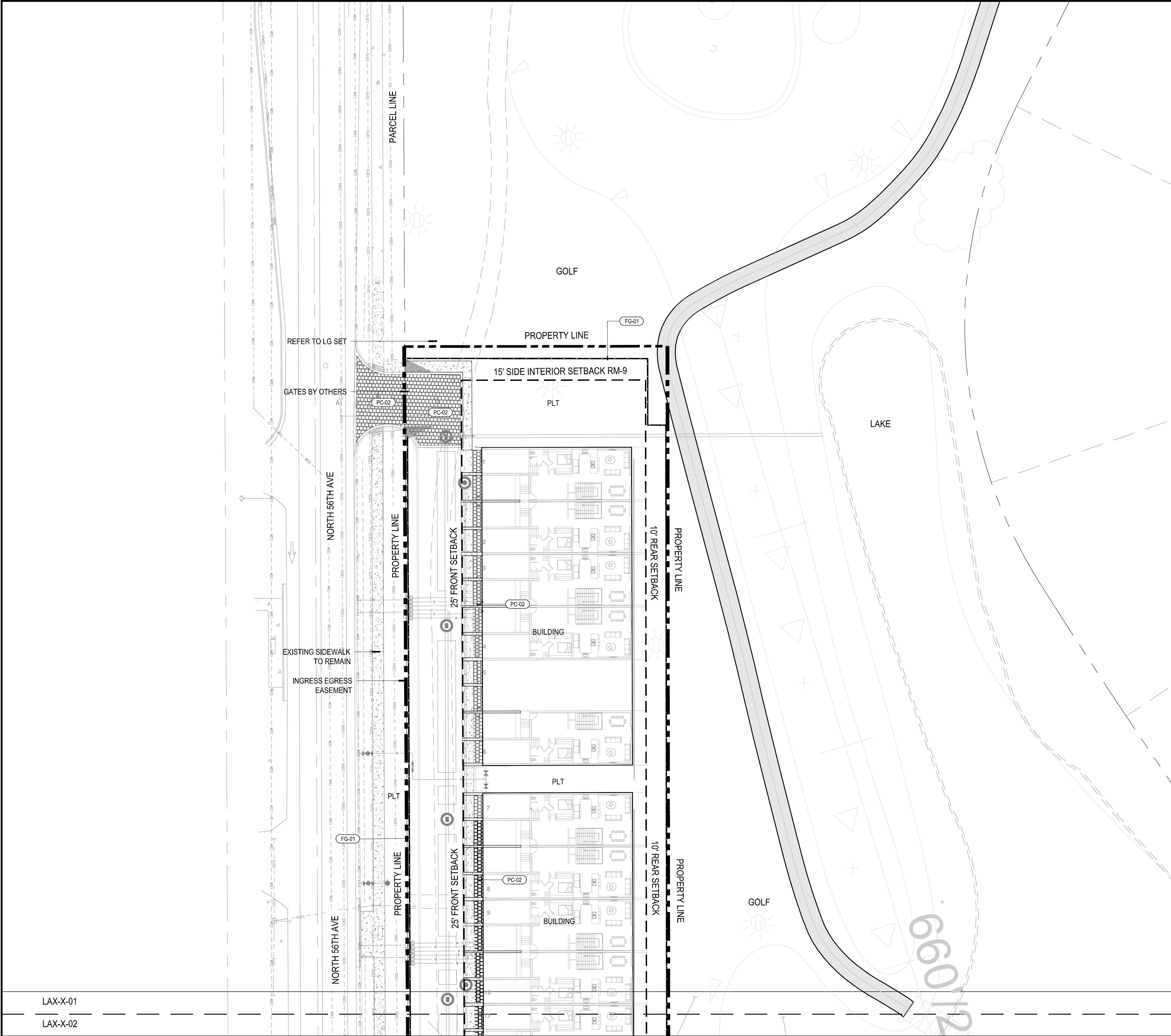
SITE PLAN SUBMITTAL

Sheet Title

TREE MITIGATION
SCHEDULE

Sheet Number

LA1-5-01



LEGEND

SYMBOL	DESCRIPTION
PC-01	CONCRETE SIDEWALK
PC-02	VEHICULAR RATED CONCRETE PAVERS
FG-01	PERIMETER FENCE
FG-02	PEDESTRIAN GATE

NOTE: PARKING PAVING
REFER TO CIVIL DRAWINGS

1" = 20'-0"

010'20'40'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

NORTH

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St.
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

STANFORD FERRIS GOLF DESIGN
211 BARBADOS DRBarbados Dr, Jupiter, FL 33458
JUPITER, FL, 33458
T: 561-691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	08/30/2024
Designed By	MY, XD, DD
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

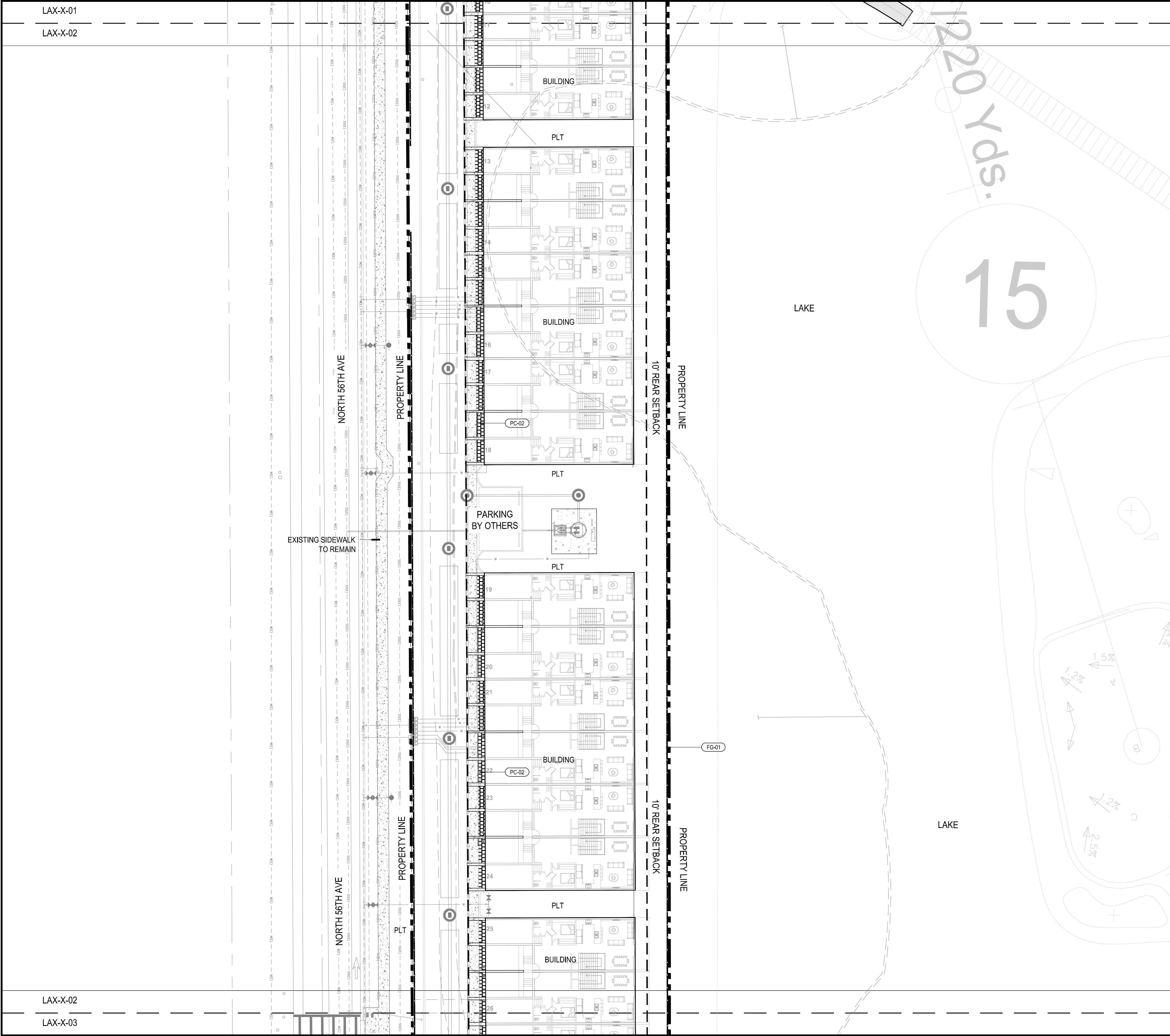
SITE PLAN SUBMITTAL

Sheet Title

HARDSCAPE PLAN

Sheet Number

LA3-1-01



LEGEND

SYMBOL	DESCRIPTION
PC-01	CONCRETE SIDEWALK
PC-02	VEHICULAR RATED CONCRETE PAVERS
FG-01	PERIMETER FENCE
FG-02	PEDESTRIAN GATE

NOTE: PARKING PAVING
REFER TO CIVIL DRAWINGS

1" = 20'-0"

0 10' 20' 40'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

NORTH

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St.
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

STANFORD FERRIS GOLF DESIGN
211 BARBADOS DRBarbados Dr, Jupiter, FL 33458
JUPITER, FL, 33458
T: 561-691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	08/30/2024
Designed By	MY, XD, DD
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

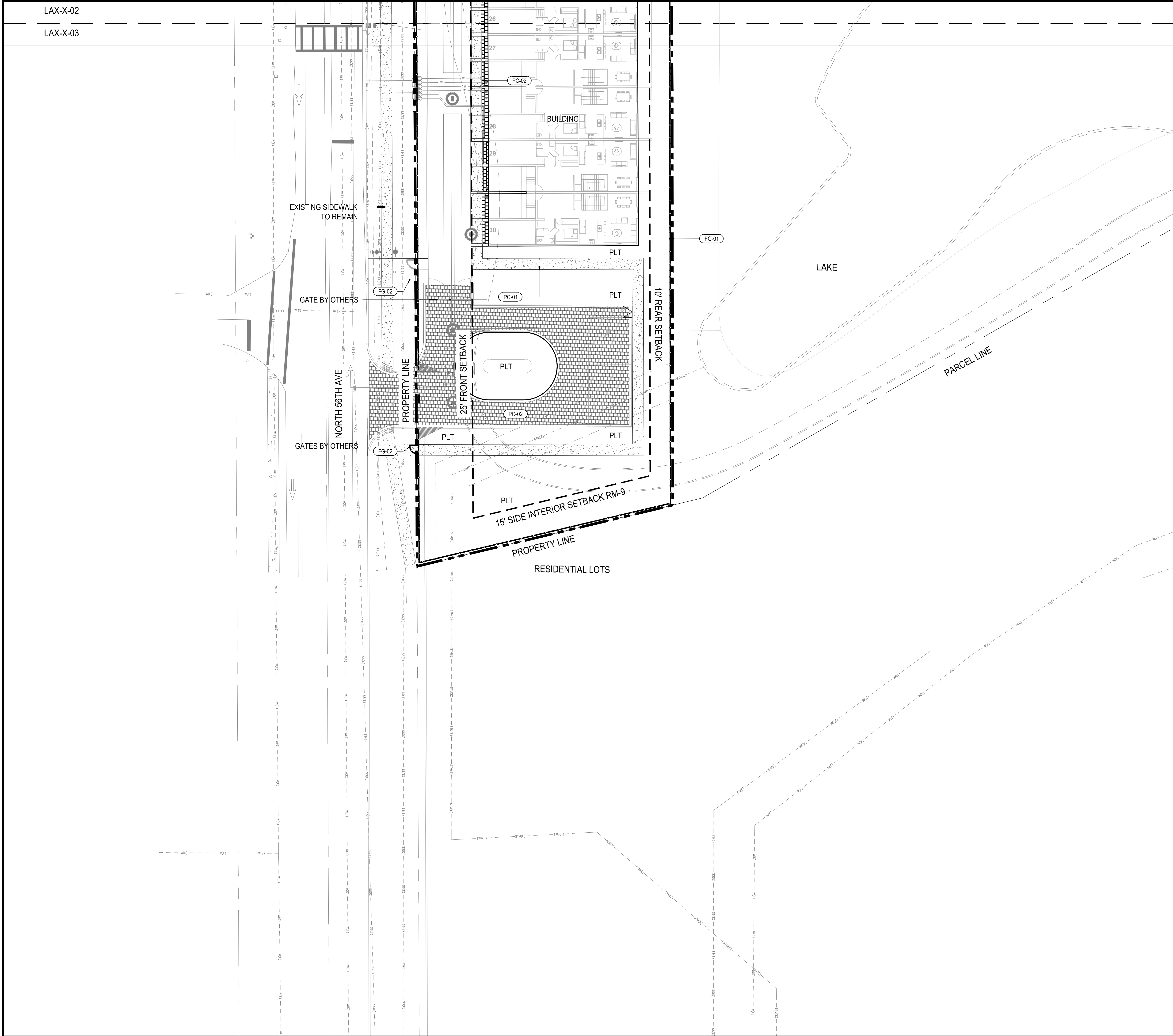
SITE PLAN SUBMITTAL

Sheet Title

HARDSCAPE PLAN

Sheet Number

LA3-1-02



LAX-X-02

LAX-X-03

LEGEND

SYMBOL	DESCRIPTION
PC-01	CONCRETE SIDEWALK
PC-02	VEHICULAR RATED CONCRETE PAVERS
FG-01	PERIMETER FENCE
FG-02	PEDESTRIAN GATE

NOTE: PARKING PAVING
REFER TO CIVIL DRAWINGS

1" = 20'-0"

010'20'40'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St.
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

STANFORD FERRIS GOLF DESIGN
211 BARBADOS DRBarbados Dr, Jupiter, FL 33458
JUPITER, FL, 33458
T: 561-691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	08/30/2024
Designed By	MY, XD, DD
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

SITE PLAN SUBMITTAL

Sheet Title

HARDSCAPE PLAN

Sheet Number

LA3-1-03

GENERAL NOTES:

- PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. THE CONTRACTOR SHALL SUBMIT DATED PHOTOGRAPHS OF ALL PLANT MATERIAL NOT TAGGED BY THE OWNERS REPRESENTATIVE TO THE OWNERS REPRESENTATIVE FOR REVIEW PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT. ALL PHOTOGRAPHS OF TREES AND PALMS SHALL HAVE A MEASURING DEVICE AND PERSON IN THE PHOTO FOR SCALE. NURSERY SOURCE, HEIGHT, WIDTH AND CALIPER OF PLANT MATERIAL SHALL BE INCLUDED WITH THE PHOTOGRAPH.
- THE PLANT MATERIAL QUANTITIES SHOWN IN THE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND COMMENCEMENT OF WORK.
- THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIALS THAT DO NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN AND REQUIRE THE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE SPECIFICATIONS. MAINTENANCE OF REPLACED MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
- THE OWNERS REPRESENTATIVE MAY ADJUST THE LOCATIONS OF THE PLANT MATERIAL SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
- NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNERS REPRESENTATIVE.
- THE INSTALLATION OF ALL PLANT MATERIALS SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND BEAR ALL COSTS RELATED TO THE TESTING OF EXISTING SOILS, PREPARED PLANTING MIXES AND AMENDMENTS.
- THE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN. THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN BARRICADES AS DETAILED ON THE DRAWINGS AND AS OUTLINED IN THE DEMOLITION/SITE CLEARING NOTES.
- THE CONTRACTOR SHALL REFER TO THE GENERAL, FINE GRADING AND HARDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING:
 - AMERICAN STANDARDS FOR NURSERY STOCK, ASNI Z60.1.
 - FLORIDA GRADE NO. 1, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST ADDITION.
- PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS.
- NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. HEIGHT AND SPREAD TAKE PRECEDENCE OVER CALIPER AND CONTAINER SIZES.
- CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS:
 - TREES.....2 YEARS.
 - SHRUBS....1 YEAR.
 - GROUNDCOVERS....6 MONTHS.
- ALL CONTAINER PLANTS SHALL HAVE ROOTS SUFFICIENTLY DEVELOPED TO HOLD THE SOIL TOGETHER WHEN REMOVED FROM ITS CONTAINER. NO PLANT MATERIAL SHALL BE BOUND TO THE CONTAINER NOR HAVE CIRCULAR ROOTS.
- BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
- PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
- SOD SHALL BE THE SPECIES AS CALLED FOR ON THE DRAWINGS. SOD SHALL BE WELL MATTED WITH HEAVY ROOT DEVELOPMENT AND FREE OF WEEDS, FUNGUS AND OTHER DISEASES.
- SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS OF 1-1/4 TO 1-1/2 INCH THICKNESS.

SOIL PREPARATION AND SOIL MIX NOTES:

- PREPARED PLANTING MIX SHALL CONSIST OF THE FOLLOWING:
 - TREES/SHRUBS/GROUNDCOVER.....70% CLEAN BUILDERS SAND, 30% TOPSOIL/PEAT MIX.
 - PALMS.....90% CLEAN BUILDERS SAND, 10% TOPSOIL/PEAT MIX.
 - ANNUALS.....50% CLEAN BUILDERS SAND, 25% PEAT, 25% VERMICULITE.
- PREPARED PLANTING MIX FOR LANDSCAPE ON STRUCTURE SHALL CONSIST OF THE FOLLOWING:
 - 20% CLEAN BUILDERS SAND, 30% PEAT, 30% RICE ROCK, 20% PERLITE.
- THE COMPOSITION OF THE PREPARED PLANTING MIX MAY BE MODIFIED BASED ON RECOMMENDATIONS FROM THE SOIL TEST(S).
- TOPSOIL SHALL BE NATURAL SURFACE SOIL, FERTILE, FRIABLE AGRICULTURAL SOIL FREE OF WEEDS WITH 4-6% ORGANIC MATTER, A PH OF 5.5 TO 6.5 AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
- EXISTING SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON THE RESULTS OF THE SOIL TEST(S).
- PEAT SHALL BE ORGANIC PEAT SUITABLE FOR HORTICULTURAL PURPOSES. PEAT SHALL BE SHREDDED WITH PIECES NO LARGER THAN ONE-HALF INCH (1/2") IN DIAMETER. PEAT SHALL HAVE A PH OF 4.5 TO 6.5 AND SHALL BE STERILIZED TO MAKE IT FREE OF WEEDS AND NEMATODES.
- COMPOSTED ORGANICS SHALL BE WOOD SHAVINGS, PINE BARK, GREEN WASTES OR CLEAN AGRICULTURAL WASTES, WELL-ROTTED AND SCREENED THROUGH A ONE-HALF INCH (1/2") SCREEN.
- COMPONENTS OF THE PREPARED PLANTING MIX SHALL BE BLENDED OUTSIDE OF THE PLANTING BEDS. THE CONTRACTOR SHALL SUBMIT A 2-GALLON SAMPLE TO A CERTIFIED SOILS TEST LABORATORY FOR ANALYSIS. BASED ON THE LABORATORY ANALYSIS THE CONTRACTOR SHALL APPLY SOIL AMENDMENTS AS NECESSARY TO ADJUST THE PREPARED PLANTING MIX TO MEET THE FOLLOWING REQUIREMENTS:
 - PH VALUE BETWEEN 5.5 AND 6.6.
 - ORGANIC MATTER CONTENT BETWEEN 5% AND 10% OF TOTAL DRY WEIGHT.
 - NITROGEN 5% AVERAGE OF OF ORGANIC MATTER.
 - PHOSPHORUS 0.05% AVERAGE OF TOTAL SOIL CONTENT.
 - POTASSIUM 1.2% AVERAGE OF TOTAL SOIL CONTENT.
- FERTILIZER FOR PLANT MATERIALS SHALL BE AS FOLLOWS:
 - PALMS.....13-3-13 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.
 - TREES..... 8-6-6 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.

SOIL PREPARATION AND SOIL MIX NOTES: (cont.)

- SHRUBS/GROUNDCOVERS.....8-10-10 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 100 SQ. FT.
 - LAWNS.....16-4-8 PLUS MINOR ELEMENTS-SLOW RELEASE. 1LB. FERTILIZER PER 1,000 SQ. FT.
 - ENDO AND ECTOMYCORRIZAL INOCULANTS.....DIE HARD OR OWNERS REPRESENTATIVE APPROVED EQUAL.
 - ANTI-DESICCANT.....WILT-PRUF OR OWNERS REPRESENTATIVE APPROVED EQUAL.
- ALL FERTILIZERS SHALL BE MANUFACTURED FROM QUALITY MATERIALS, FREE FROM IMPURITIES AND SHALL MEET RECOGNIZED STANDARDS FOR EFFECTIVENESS.
 - ALL FERTILIZERS SHALL BE FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
 - ALL FERTILIZER SHALL BE DELIVERED TO THE SITE IN CONTAINERS, EACH FULLY LABELED CONFORMING TO APPLICABLE STATE FERTILIZER LAWS AND BEARING THE GRADE AND TRADE NAME OF THE PRODUCER.
 - AFTER ROUGH GRADING HAS BEEN COMPLETED ONE SAMPLE OF EXISTING SOIL PER 5,000 SQ. FT. OF LANDSCAPE AREAS SHALL BE SUBMITTED TO A CERTIFIED SOILS TESTING LABORATORY FOR ANALYSIS AS TO THE SUITABILITY OF THE EXISTING SOIL TO MEET THE REQUIREMENT OF THE PREPARED PLANTING MIX.
 - SOIL SAMPLES SHALL BE TAKEN TO A DEPTH OF TWENTY-FOUR INCHES (24").
 - SHOULD TEST RESULTS INDICATE THAT THE EXISTING SOILS DO NOT FALL WITHIN THE REQUIREMENS FOR PREPARED PLANTING MIX THE CONTRACTOR SHALL:
 - SUBMIT TO THE OWNERS REPRESENTATIVE FOR APPROVAL AN AMENDED PLANTING MIX ALONG WITH RECOMMENDATION FOR ORGANIC MATERIALS, FERTILIZERS AND/OR OTHER MATERIALS FOUND NECESSARY TO ASSURE OPTIMUM PLANT GROWTH. PROPOSED REVISIONS SHALL INCLUDE METHODOLOGY FOR INCORPORATING THE AMENDMENTS TO A DEPTH OF TWENTY-FOUR INCHES (24"). ANY RECOMMENDED REVISIONS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF THE AMENDED PLANTING MIX....OR
 - EXCAVATE LANDSCAPE BEDS CONTAINING NONCOMPLIANT EXISTING SOILS TO A DEPTH OF 24 INCHES (24") AND BACKFILL WITH PREPARED PLANTING MIX AS SPECIFIED. PREPARED PLANTING MIX SHALL BE PLACED AND COMPACTED TO 80% STANDARD PROCTOR IN TWELVE INCH (12") LIFTS.
 - EXISTING SOILS MAY BE USED IN EITHER THE PREPARED OR AMENDED PLANTING MIXES AS DETERMINED BY THE SOIL TEST RECOMMENDATIONS.
 - EXCAVATED SOIL MAY BE USED FOR ONSITE FILL IF IT COMPLIES WITH GEOTECHNICAL REQUIREMENTS.
 - SUBMITTALS:
 - RESULTS OF SOILS TESTS INCLUDING CONTENT/MIX ANALYSIS AND AMENDMENT RECOMMENDATIONS.
 - CERTIFICATION THAT PREPARED AND/OR AMENDED PLANTING MIX MEETS REQUIREMENTS.
 - LITERATURE AND PROPOSED APPLICATION RATES FOR SOIL AMENDMENTS, HERBICIDES AND STERILIZERS.

PLANTING NOTES:

- PRIOR TO THE INSTALLATION OF PLANT MATERIALS, THE CONTRACTOR SHALL CONFIRM IN WRITING TO THE OWNERS REPRESENTATIVE THAT THE FINISHED GRADES IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED CONFORM TO THE PROPOSED GRADES NOTED ON THE GRADING PLANS.
- PLANTING SHALL NOT COMMENCE UNTIL IRRIGATION HAS BEEN INSTALLED AND IS OPERATIONAL. TREES MAY BE INSTALLED PRIOR TO THE INSTALLATION OF IRRIGATION PROVIDED THAT A HAND WATERING SCHEDULE IS SUBMITTED TO AND APPROVED BY THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL SUBMIT WEED CONTROL PRODUCTS THAT DO NOT INCLUDE GLYPHOSATE. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL.
- CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED TO A DEPTH OF 12 INCHES FROM ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED. ALL PAVEMENT AND PAVEMENT BASE MATERIAL SHALL BE REMOVED COMPLETELY IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED.
- ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE REFILLED WITH CLEAN COARSE SAND AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING GROUND.
- THE CONTRACTOR SHALL PAINT THE OUTLINE OF EACH SHRUB AND GROUNDCOVER BED AND STAKE THE LOCATION OF ALL TREES/PALMS FOR APPROVAL OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- TREE/PALM PITS SHALL BE TESTED FOR VERTICAL DRAINAGE BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF MORE THAN 6 INCHES OF WATER IN 1 HOUR SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR CORRECTION OF SUCH CONDITIONS BEFORE PROCEEDING WITH INSTALLATION.
- UNIFORMLY APPLY REQUIRED AMENDMENTS TO AREAS TO RECEIVE SOD AND CULTIVATE BY MECHANICAL TILLING INTO THE TOP 6 INCHES OF SOIL.
- AREAS TO RECEIVE SOD SHALL BE GRADED TO LEVEL OUT ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE, FERTILIZING OR OTHER OPERATIONS. THE RESULTING SURFACE SHALL BE ROLLED WITH THE RESULTING GRADE TO BE NO HIGHER THAN THE ADJACENT PAVING OR OTHER GRADE ELEMENTS AFTER SOD HAS BEEN INSTALLED.
- PLANTING BEDS SHALL THEN BE FINE GRADED TO A SMOOTH AND EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY DEPRESSIONS WHICH MAY COLLECT WATER.
- "SURFLAN" OR OWNER REPRESENTATIVE APPROVED EQUAL PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDED RATE.

PLANTING NOTES: (cont.)

- ALL PLANT PITS SHALL BE EXCAVATED TO A WIDTH AND DEPTH AS INDICATED ON THE DRAWINGS.
- PLANT MATERIALS SHALL BE CENTERED IN THEIR PITS, FACED FOR BEST EFFECT AND SET PLUMB FOR BACKFILLING.
- SHRUB/GROUNDCOVER PLANTINGS SHOWN IN MASS PLANTING BEDS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION. SEE DRAWINGS FOR TRIANGULAR SPACING DETAIL AND PLANT MATERIAL LIST FOR ON-CENTER PLANT SPACING.
- BALLED AND BURLAPPED PLANTS SHALL HAVE THE BURLAP, STRINGS, STRAPS AND WIRE CAGES REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
- PLACE BACKFILL IN PLANT PITS IN LAYERS NOT TO EXCEED 1/3 THE DEPTH OF THE ROOT BALL AND TAMP FIRMLY IN PLACE. PRIOR TO PLACING THE FINAL LAYER, THE PIT SHALL BE FILLED WITH WATER AND THE SOIL ALLOWED TO SETTLE.
- AFTER SETTLEMENT THE CROWN OF THE ROOT BALL SHALL BE ABOVE FINISHED GRADE AS INDICATED ON THE DRAWINGS. PLANTS WITH ROOT BALLS SET BELOW INDICATED HEIGHTS WILL BE REQUIRED TO BE REMOVED AND REPLANTED.
- TREES/PALMS SHALL BE STAKED ACCORDING TO THE DETAILS ON THE DRAWINGS.
- MULCH AS DESIGNATED ON THE DRAWINGS SHALL BE PLACED THROUGHOUT ALL PLANTING AREAS.
- NO MULCH SHALL BE PLACED OVER SHRUB/GROUNDCOVER ROOT BALLS OR WITHIN 4" OF TREE OR PALM TRUNKS.
- SOD SHALL BE PLACED WITH STAGGERED BUTT TIGHT JOINTS. THERE SHALL BE NO VOIDS OR OVERLAPPING OF EDGES BETWEEN SOD PIECES.
- SOD SHALL BE ROLLED IMMEDIATELY AFTER BEING PLACED. CLEAN BUILDERS' SAND SHALL BE USED TO FILL ANY RESULTING VOIDS OR UNEVENNESS IN THE SOD SURFACE. ANY AREAS REQUIRING EXCESSIVE TOP-DRESSING SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND RE-SODDED.
- THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS AND/OR SPECIFICATIONS FOR ADDITIONAL PLANTING INSTRUCTIONS.

POST PLANTING NOTES :

- MAINTENANCE:
 - DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL.
 - MAINTENANCE DURING THE WORK PERIOD PRIOR TO THE SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING/TIGHTENING OF STAKES AND GUYS, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION AND FURNISHING AND APPLYING SUCH SPRAYS AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL PLANT MATERIAL AS REQUIRED TO SUPPLEMENT IRRIGATION AND RAINFALL IN ORDER TO ENSURE PLANT MATERIAL ESTABLISHMENT.
- SUBSTANTIAL COMPLETION ACCEPTANCE:
 - UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
 - FOR THE PURPOSE OF ACCEPTANCE ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, UNDAMAGED, FREE OF WEEDS AND DISEASE, AND EXHIBITING EVIDENCE OF ESTABLISHING NEW ROOTS. PLANT MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED AND REPLACED.
 - THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANTING SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS IN WRITING THAT ALL WORK RELATED TO PLANTING IS COMPLETE.
- WARRANTY:
 - ALL PLANT MATERIAL SHALL BE WARRANTED IN WRITING BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION . REPLACEMENT OF PLANT MATERIAL DURING THE WARRANTY PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL HAVE THE SAME WARRANTY PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT.

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT

571 NW 28th St,
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS

3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

SANFORD FERRIS GOLF DESIGN

211 BARBADOS DR. JUPITER, FL 33458
T: (516)691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	01/17/2025
Designed By	XD_DD
Drawn By	XD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

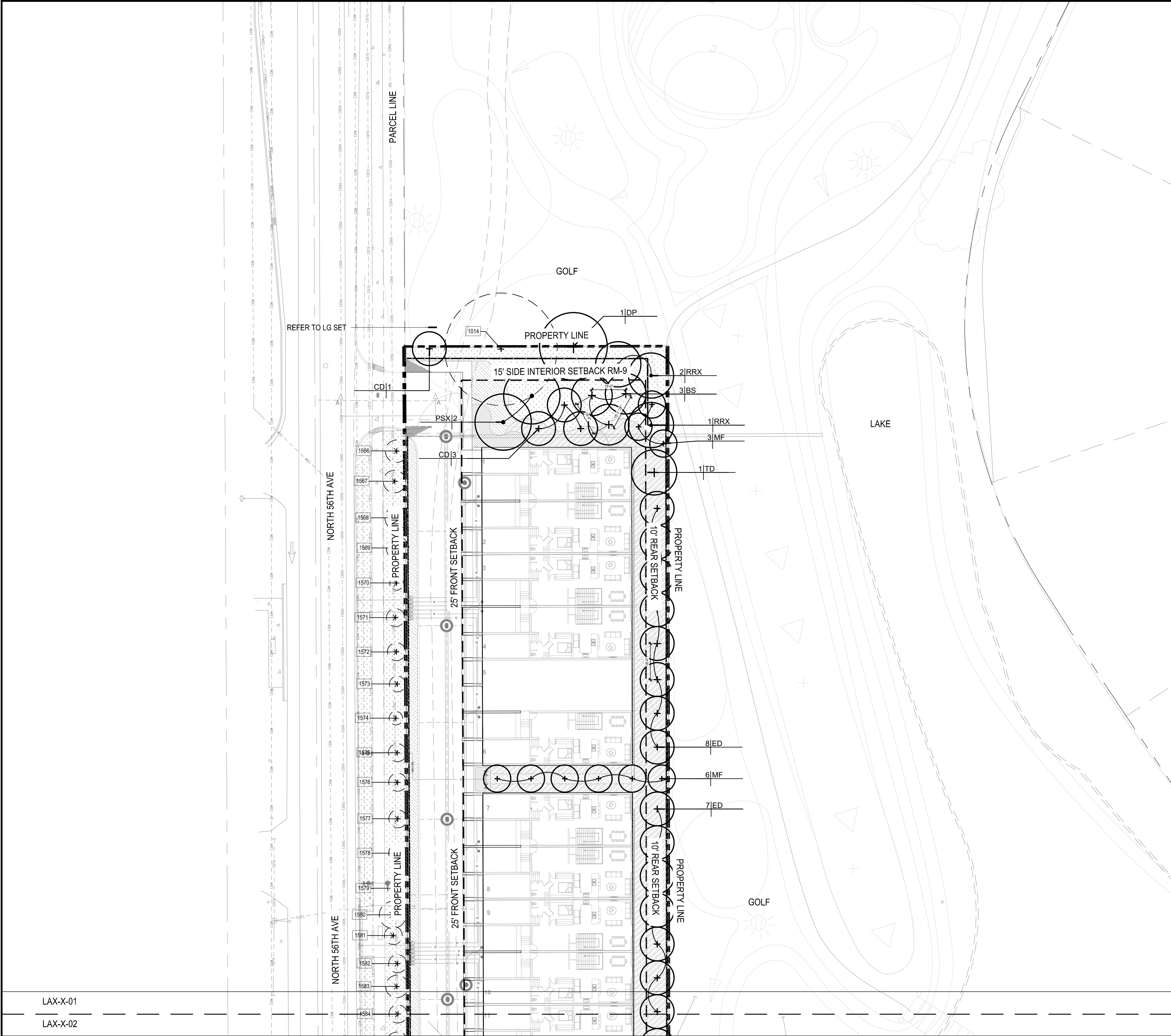
SITE PLAN SUBMITTAL

Sheet Title

LANDSCAPE NOTES

Sheet Number

L5-0-01



LAX-X-01
LAX-X-02

LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BB	Bucida buceras 'Shady Lady' Shady Lady Black Olive
	BS	Bursera simaruba Gumbo Limbo
	CU	Coccoloba unifera Seagrape
	CD	Conocarpus erectus Green Buttonwood
	CES	Conocarpus erectus f. sericeus Silver Buttonwood
	DP	Delonix regia Royal Poinciana
	ED	Elaeocarpus decipiens Japanese Blueberry Tree
	LL	Ligustrum lucidum Glossy Privet
	MF	Myrcianthes fragrans Simpson's Stopper
	TD	Taxodium distichum Bald Cypress
PALMS		
	PSX	Phoenix sylvestris Sylvester Date Palm
	RRX	Roystonea regia Royal Palm
	WBX	Wodyetia bifurcata Foxtail Palm

LEGEND

SYMBOL	DESCRIPTION
	LOW SHRUB / GROUNDCOVER
	MEDIUM SHRUB
	HIGH SHRUB
	SOD
	PALM / TREE TO REMAIN
	PALM / TREE RELOCATED

NOTE:
LANDSCAPING WITHIN THE TRIANGULAR AREAS SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 2 FEET AND 6.5 FEET.

1" = 20'-0"

010'20'40'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St.
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

STANFORD FERRIS GOLF DESIGN
211 BARBADOS DRBarbados Dr, Jupiter, FL 33458
JUPITER, FL, 33458
T: 561-691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	08/30/2024
Designed By	MY, XD, DD
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

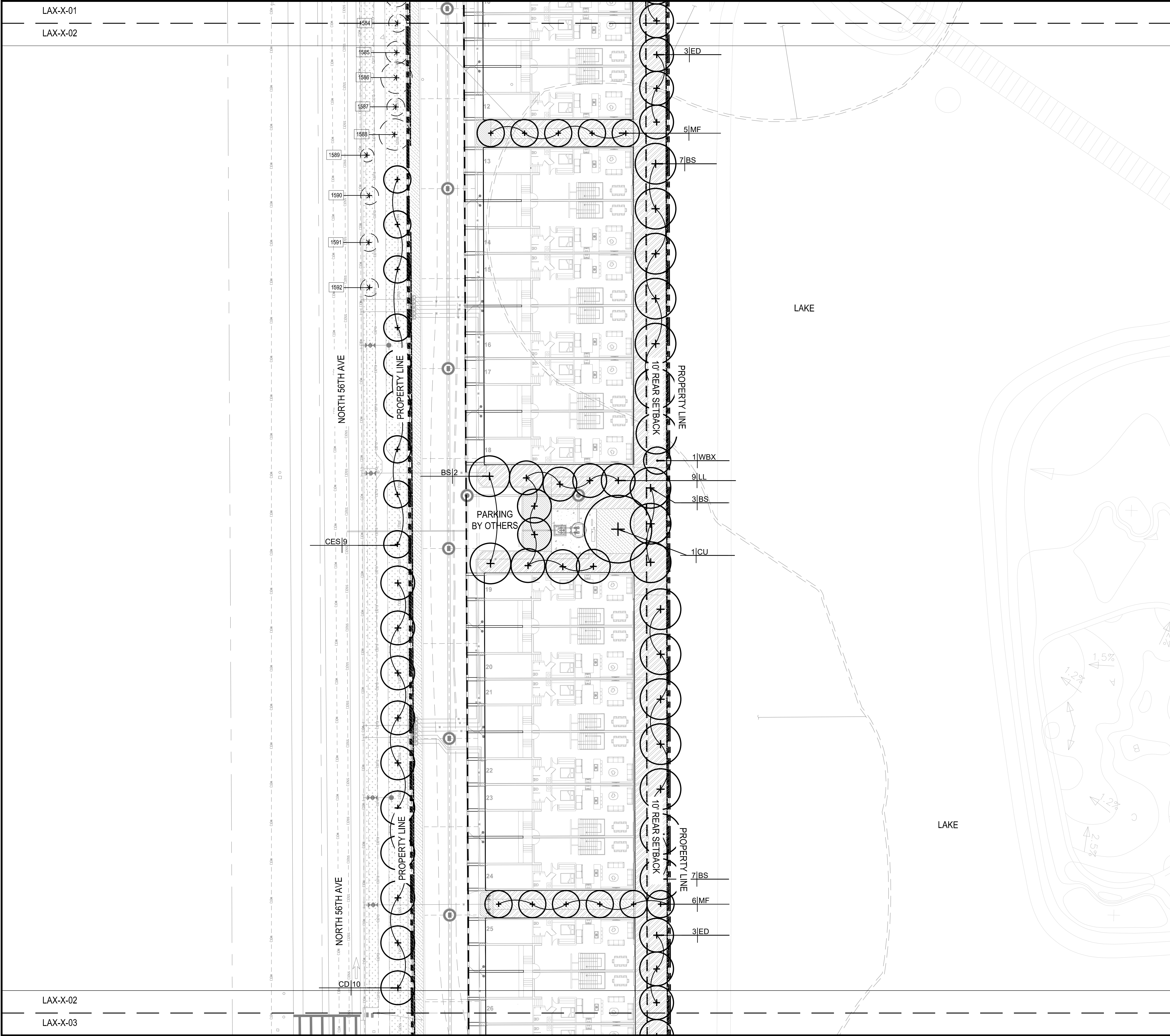
SITE PLAN SUBMITTAL

Sheet Title

PLANTING PLAN

Sheet Number

LA5-1-01



LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BB	Bucida buceras 'Shady Lady' Shady Lady Black Olive
	BS	Bursera simaruba Gumbo Limbo
	CU	Coccoloba unifera Seagrape
	CD	Conocarpus erectus Green Buttonwood
	CES	Conocarpus erectus f. sericeus Silver Buttonwood
	DP	Delonix regia Royal Poinciana
	ED	Elaeocarpus decipiens Japanese Blueberry Tree
	LL	Ligustrum lucidum Glossy Privet
	MF	Myrcianthes fragrans Simpson's Stopper
	TD	Taxodium distichum Bald Cypress
PALMS		
	PSX	Phoenix sylvestris Sylvester Date Palm
	RRX	Roystonea regia Royal Palm
	WBX	Wodyetia bifurcata Foxtail Palm

LEGEND

SYMBOL	DESCRIPTION
	LOW SHRUB / GROUND COVER
	MEDIUM SHRUB
	HIGH SHRUB
	SOD
	PALM / TREE TO REMAIN
	PALM / TREE RELOCATED

NOTE:
LANDSCAPING WITHIN THE TRIANGULAR AREAS SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 2 FEET AND 6.5 FEET.

1" = 20'-0"

0 10' 20' 40'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

NORTH

Project Name

EMERALD HILLS HOLLYWOOD

Client

PPG DEVELOPMENT

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St.
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

STANFORD FERRIS GOLF DESIGN
211 BARBADOS DRBarbados Dr, Jupiter, FL 33458
JUPITER, FL, 33458
T: 561-691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	08/30/2024
Designed By	MY, XD, DD
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

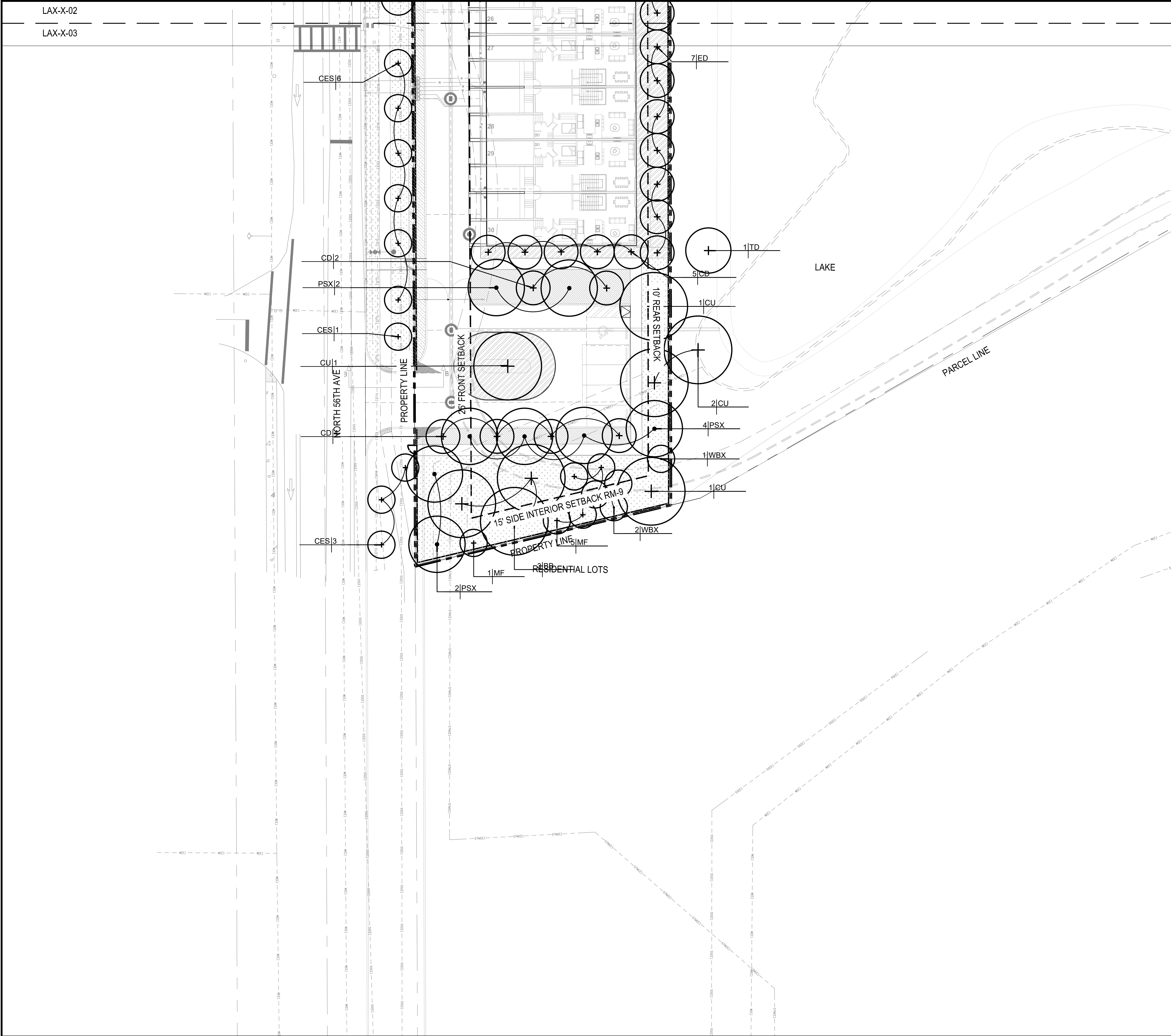
SITE PLAN SUBMITTAL

Sheet Title

PLANTING PLAN

Sheet Number

LA5-1-02



LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BB	Bucida buceras 'Shady Lady' Shady Lady Black Olive
	BS	Bursera simaruba Gumbo Limbo
	CU	Coccoloba unifera Seagrape
	CD	Conocarpus erectus Green Buttonwood
	CES	Conocarpus erectus f. sericeus Silver Buttonwood
	DP	Delonix regia Royal Poinciana
	ED	Elaeocarpus decipiens Japanese Blueberry Tree
	LL	Ligustrum lucidum Glossy Privet
	MF	Myrcianthes fragrans Simpson's Stopper
	TD	Taxodium distichum Bald Cypress
PALMS		
	PSX	Phoenix sylvestris Sylvester Date Palm
	RRX	Roystonea regia Royal Palm
	WBX	Wodyetia bifurcata Foxtail Palm

LEGEND

SYMBOL	DESCRIPTION
	LOW SHRUB / GROUNDCOVER
	MEDIUM SHRUB
	HIGH SHRUB
	SOD
	PALM / TREE TO REMAIN
	PALM / TREE RELOCATED

NOTE:
LANDSCAPING WITHIN THE TRIANGULAR AREAS SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 2 FEET AND 6.5 FEET.

1" = 20'-0"

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St.
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

STANFORD FERRIS GOLF DESIGN
211 BARBADOS DRBarbados Dr, Jupiter, FL 33458
JUPITER, FL, 33458
T: 561-691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	08/30/2024
Designed By	MY, XD, DD
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

SITE PLAN SUBMITTAL

Sheet Title

PLANTING PLAN

Sheet Number

LA5-1-03

TREES				
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
BB	3	Bucida buceras 'Shady Lady'	Shady Lady Black Olive	12' Ht. x 5' Sprd.
BS	22	Bursera simaruba	Gumbo Limbo	12' Ht. x 8' Spr.
CD	32	Conocarpus erectus	Green Buttonwood	12' Ht. x 5' Spr.
CES	19	Conocarpus erectus. sericeus	Silver Buttonwood	12' Ht. x 5' Spr.
CU	6	Coccoloba unifera	Seagrape	14' Ht. x 8' Spr.
DP	1	Delonix regia	Royal Poinciana	16' Ht. x 8' Spr.
ED	28	Elaeocarpus decipiens	Japanese Blueberry Tree	10' Ht. x 5' Spr.
LL	58	Ligustrum lucidum	Glossy Privet	10' Ht. x 5' Spr.
MF	26	Myrcianthes fragrans	Simpson's Stopper	12' Ht. x 6' Spr.
TD	55	Taxodium distichum	Bald Cypress	12' Ht. x 8' Spr.
PALMS				
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
PSX	10	Phoenix sylvestris	Sylvester Date Palm	16' C.T
RRX	3	Roystonea regia	Royal Palm	10' CW
WBX	4	Wodyetia bifurcata	Foxtail Palm	8'-10' G.W.

NOTE: ALL EXISTING TREES/PALMS SHALL BE IDENTIFIED AT THE TIME OF PERMITTING

Tree and Palm Mitigation Chart - LA				
TREE	QTY	Value (Inches / #)	PALM	QTY
Tree Removed	50	414	Palm Removed	2
Replacement (Inch for Inch) 12' HT. / 2' DBH (4.5' above ground)	208	669	Replacement Palms (1:1 ratio) Royal Palm, Phoenix sylvestris, Bismarkia, Foxtail, Coconut Palm Replacement Other Palms (3:1 ratio)	17
Estimated Contribution to Tree Canopy Trust Fund \$350 / Tree @12' HT. / 2' DBH	-\$49,875.00			

Tree and Palm Mitigation Chart - LB				
TREE	QTY	Value (Inches / #)	PALM	QTY
Tree Removed	5	164	Palm Removed	11
Replacement (Inch for Inch) 12' HT. / 2' DBH (4.5' above ground)	124	616	Replacement Palms (1:1 ratio) Royal Palm, Phoenix sylvestris, Bismarkia, Foxtail, Coconut Palm Replacement Other Palms (3:1 ratio)	43
Estimated Contribution to Tree Canopy Trust Fund \$350 / Tree @12' HT. / 2' DBH	-\$90,300.00			

Tree and Palm Mitigation Chart - LC				
TREE	QTY	Value (Inches / #)	PALM	QTY
Tree Removed	6	127	Palm Removed	18
Replacement (Inch for Inch) 12' HT. / 2' DBH (4.5' above ground)	107	588	Replacement Palms (1:1 ratio) Royal Palm, Phoenix sylvestris, Bismarkia, Foxtail, Coconut Palm Replacement Other Palms (3:1 ratio)	20
Estimated Contribution to Tree Canopy Trust Fund \$350 / Tree @12' HT. / 2' DBH	-\$81,375.00			

Tree and Palm Mitigation Chart - LD				
TREE	QTY	Value (Inches / #)	PALM	QTY
Tree Removed	10	262	Palm Removed	6
Replacement (Inch for Inch) 12' HT. / 2' DBH (4.5' above ground)	116	602	Replacement Palms (1:1 ratio) Royal Palm, Phoenix sylvestris, Bismarkia, Foxtail, Coconut Palm Replacement Other Palms (3:1 ratio)	13
Estimated Contribution to Tree Canopy Trust Fund \$350 / Tree @12' HT. / 2' DBH	-\$61,950.00			

Tree and Palm Mitigation Chart - LE				
TREE	QTY	Value (Inches / #)	PALM	QTY
Tree Removed	62	1,642	Palm Removed	180
Replacement (Inch for Inch) 12' HT. / 2' DBH (4.5' above ground)	212	1,142	Replacement Palms (1:1 ratio) Royal Palm, Phoenix sylvestris, Bismarkia, Foxtail, Coconut Palm Replacement Other Palms (3:1 ratio)	23
Estimated Contribution to Tree Canopy Trust Fund \$350 / Tree @12' HT. / 2' DBH	\$142,450.00			

Tree and Palm Mitigation Chart - LG				
TREE	QTY	Value (Inches / #)	PALM	QTY
Tree Removed	189	3,799	Palm Removed	232
Replacement (Inch for Inch) 12' HT. / 2' DBH (4.5' above ground)	619	3,114	Replacement Palms (1:1 ratio) Royal Palm, Phoenix sylvestris, Bismarkia, Foxtail, Coconut Palm Replacement Other Palms (3:1 ratio)	173
Estimated Contribution to Tree Canopy Trust Fund \$350 / Tree @12' HT. / 2' DBH	\$140,525.00			
TOTAL				
Estimated Contribution to Tree Canopy Trust Fund (5 DEVELOPMENT SITE + GOLF COURSE)		-\$525.00		

PROPOSED SITE TREE	42
EXISTING TREE TO REMAIN(COUNT TOWARDS SITE TREE)	26
TOTAL SITE TREE PROVIDED	68
REQUIRED SITE TREE	68

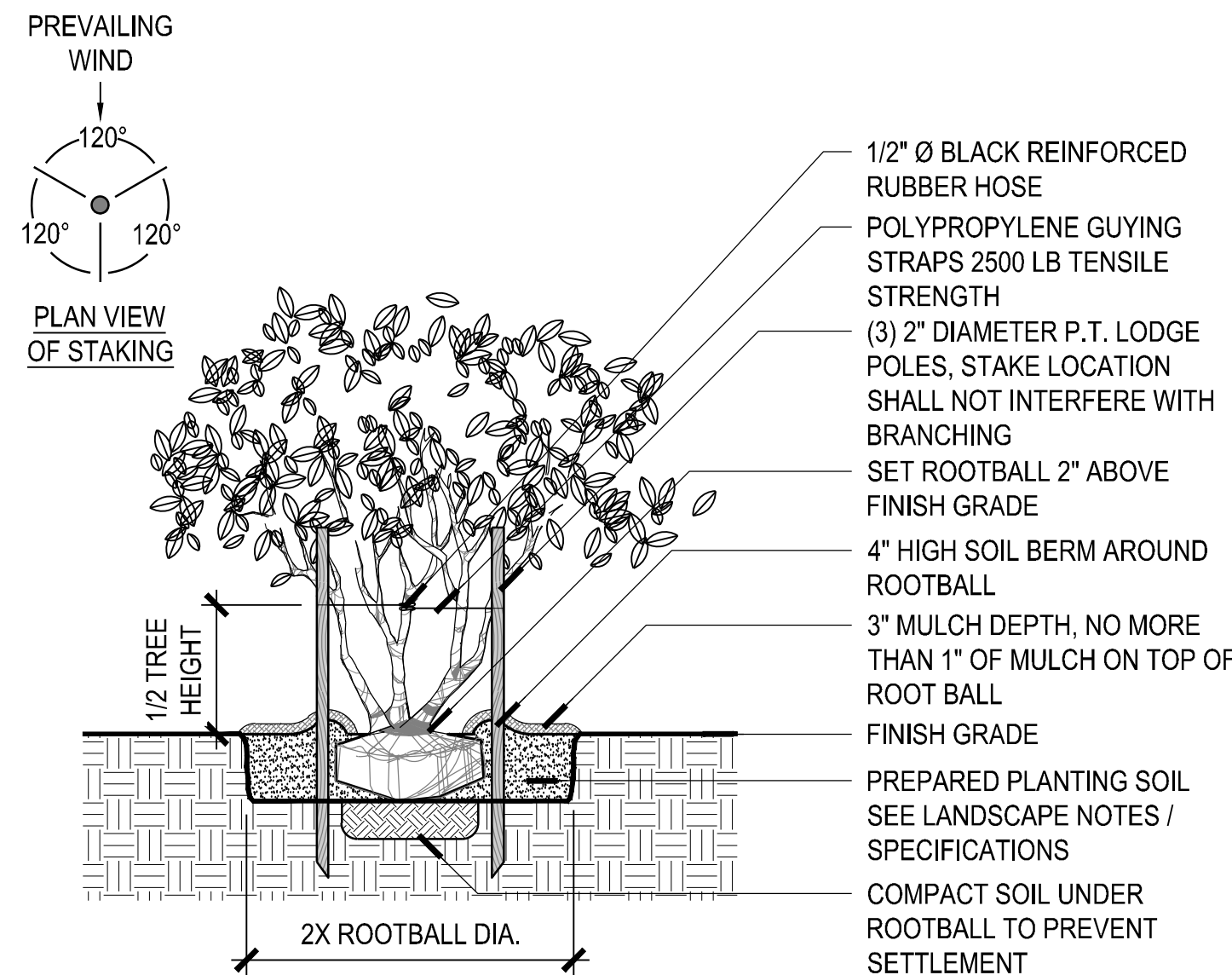
CITY OF HOLLYWOOD									
DEVELOPMENT AREA LANDSCAPE CALCULATIONS									
Code Section		Square Feet				Acres			
		Site Area (Gross)		108,951				2.50	
Article 9; 9.5.F.1		Terminal Islands		4					
		Building Footprint Coverage		41,260				0.95	
Article 9		Vehicular Use Area		34,543				0.79	
Article 9		Vehicular Use Area Landscape		25% Requirement		8,636		SF	
		Impervious Area		77,022		71%			
		Pervious Area		31,929		29%			
		Total Area (Gross)		108,951					
SITE LANDSCAPE REQUIREMENTS									
Code Section		Required				Provided			
City of Hollywood LS Manual; 2.11		Site Landscape Requirement							
		Perimeter Landscape Buffer (Shrubs)				Provided			
		A five (5) foot landscape buffer including a landscape element of at least 42 inches in height shall be provided along the perimeter. The landscape buffer may be included within required setback areas.				4,885 (+) SF			
Article 4.6.D.3.(7).d.(3);		4,885 SF							
		Street Frontage (Trees)				Provided			
		One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.				na Trees			
City of Hollywood LS Manual; 2.11		na				na Trees			
Article 4.6.D.3.(7).d.(3);		One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed				33 (+) Trees			
		Open Space Requirement (Trees)				Provided			
		All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.				31,929 (+)			
City of Hollywood LS Manual; 2.11		32 Trees				32 (+) Trees			
		Open Space Requirement %				Provided			
		VUA requires: A minimum of one (1) tree per 1,000 square feet of landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.				43,580 SF (+)			
Article 4.6.D.3.(7).d.(3);		43,580 SF							
VUA LANDSCAPE AREA									
Code Section		Required				Provided			
Article 9		VUA Requirement				8,636 (+)			
		Parking Lot Landscape Requirements (Trees)				na			
		Terminal islands shall be installed at each end of all rows of parking spaces. Each island shall contain a minimum of 190 square feet of pervious area and shall measure the same length as the adjacent parking stall. Each island shall contain at least one tree.				4 (+) Trees			
Article 9; 9.5.F.1		4 Trees							
		Interior Landscape for VUA (Shrubs/Landscape)				Provided			
		Lots with a width of more than 50'; 25% of the total square footage of the paved Vehicular Use Area shall be landscaped.				8,636 (+) SF			
Article 4.6.D.3.(7).d.(3);		LS Area				25%		25%	
		Total Required Amount of Site Tree				68			

SHRUBS	
HIGH	
BOTANICAL NAME	COMMON NAME
Alocasia odora	Asian Taro
Alpinia purpurata	Red Ginger
Clusia guttifera	Dwarf Pitch Apple
Conocarpus erectus	Green Buttonwood
Crinum augustum 'Queen Emma'	Queen Emma Crinum Lily
Dioon edule	Mexican Cycad
Hamelia patens	Fire Bush
Podocarpus macrophyllus	Japanese Yew
Rhapis excelsa	Lady Palm
Serenoa repens 'green'	Green Saw Palmetto
Strelizia nicolai	Bird of Paradise
MEDIUM	
BOTANICAL NAME	COMMON NAME
Alcantaria imperialis	Imperial Bromeliad
Alpinia zerumbet 'Variegata'	Variegated Ginger
Carissa macrocarpa 'emeral blanket'	Natal Plum
Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum
Ficus microcarpa	Green Island Ficus
Monstera deliciosa	Split-Leaf Philodendron
Neomarica caerulea 'Regina'	Giant Apostles Iris
Philodendron rojo congo	Red Congo Philodendron
Philodendron 'xanadu'	Zanadu Philodendron
Psychotria nervosa	Wild Coffee
LOW	
BOTANICAL NAME	COMMON NAME
Dietsa bicolor	African Iris
Epipremnum aureum	Golden Pothos
Hymenocallis latifolia	Spider lily
Microsorium scolopendria	Wart Fern
Muhlenbergia capillaris	Muhly Grass
Peperomia obtusifolia	Baby Rubber Plant
Philodendron Burle Marx	Burle Marx Philodenrdon
Sansiveria trifasciata	Snake Plant
Streitzia reginae	Bird of Paradise
GROUND COVER	
BOTANICAL NAME	COMMON NAME
Ermodia littoralis	Golden Creeper
Ficus pumila	Creeping Fig
Liriope muscari	Lily Turf
Tradescantia spathacea	Dwarf Oyster Plant
SOD	
BOTANICAL NAME	COMMON NAME
Stenotaphrum secundatum	St. Augustine Sod

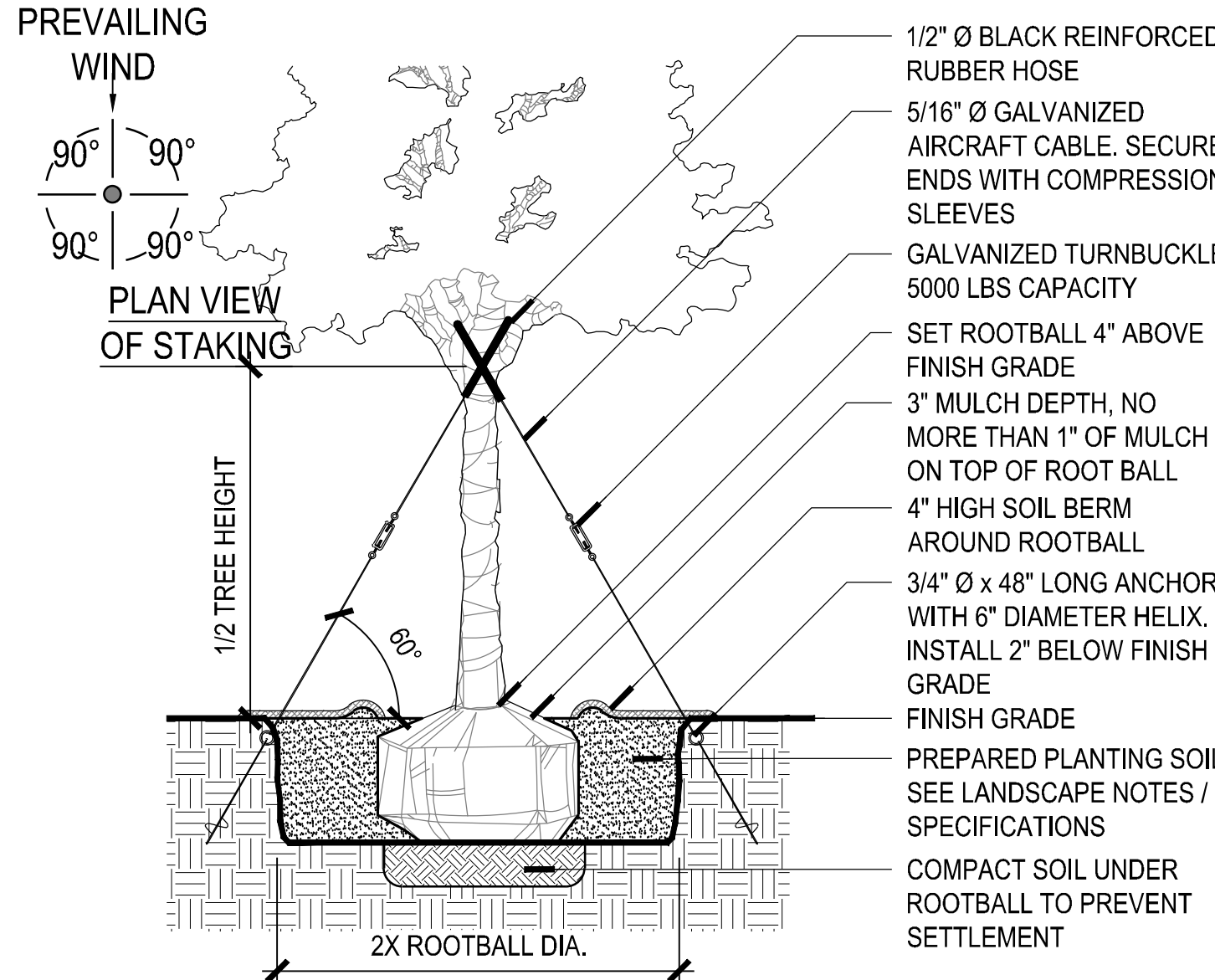
	QTY	DBH
EXISTING TREE TO REMAIN	26	89"
EXISTIN PALM TO REMAIN	0	N/A
EXISTING TREE TO RELOCATE	0	0
EXISTING PALM TO RELOCATE	0	N/A
EXISTING TREE TO REMOVE	50	414"
EXISTIN PALM TO REMOVE	2	N/A
* REFER TO THE FULL MITIGATION SCHEDULE ON SHEET LA1-5-01		

TOTAL TREES REMOVED	TOTAL TREES REPLACED	TOTAL VALUE REMOVED	MITIGATION REPLACEMENTS
322	1386	6,408	6,731
TOTAL PALMS REMOVED	TOTAL PALMS REPLACED	Estimated Contribution to Tree Canopy Trust Fund Total \$	
449	289	-\$525.00	

- NOTE:
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL
 - ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
 - NO CYPRESS MULCH IS TO BE USED ON SITE.
 - IRRIGATION PLANS WITH 100% COVERAGE TO BE SUBMITTED AT BUILDING PERMIT.
 - SHRUBS SHALL BE AT LEAST 24" HIGH TO COUNT TOWARDS REQUIREMENTS.



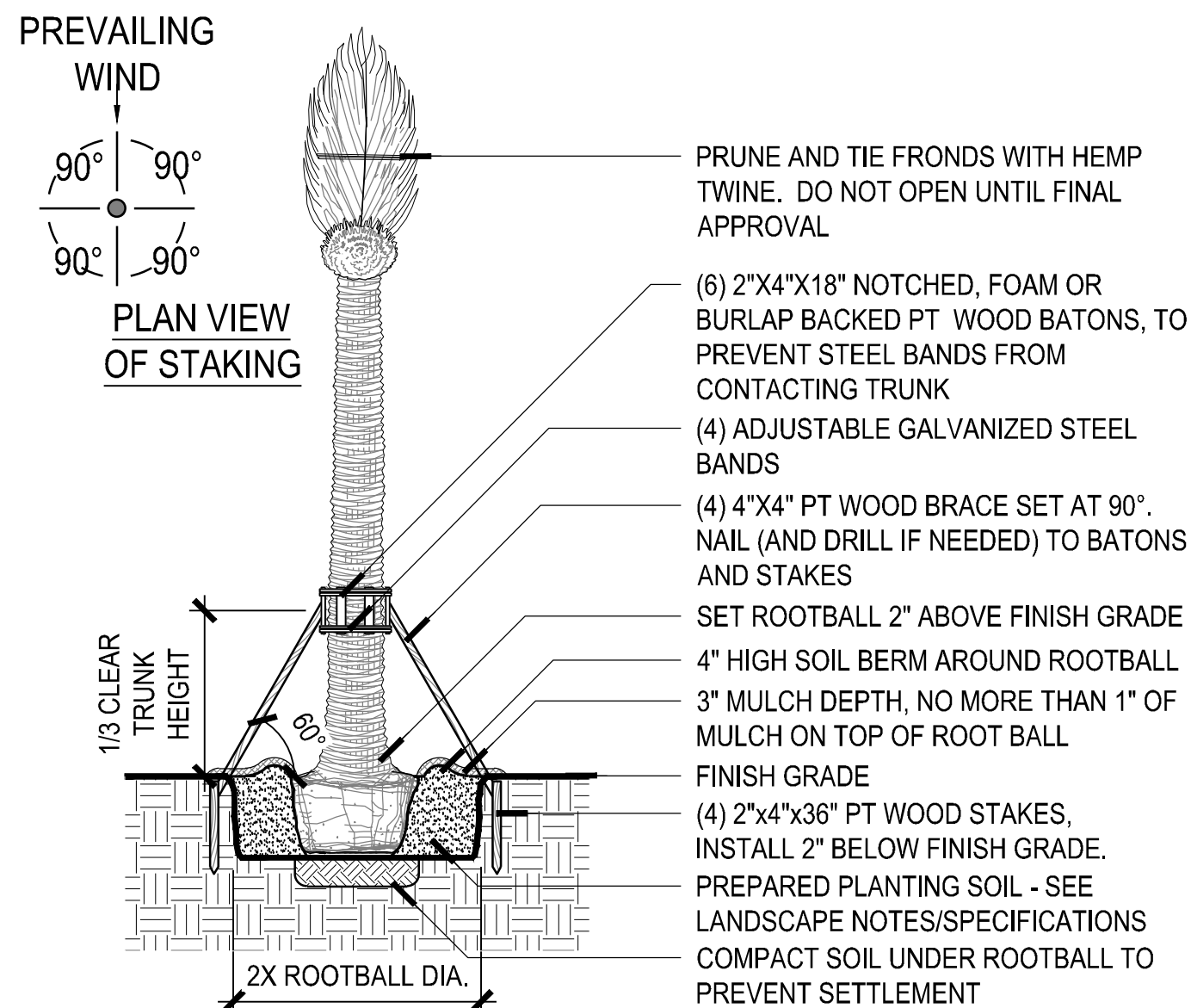
- NOTE:**
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS).
 - ALL TREES TO BE SET PLUMB IN PLANTING PIT.
 - REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.



- NOTE:**
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS).
 - ALL TREES TO BE SET PLUMB IN PLANTING PIT.
 - REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

1 TREE STAKING: MULTI-STEM TREE

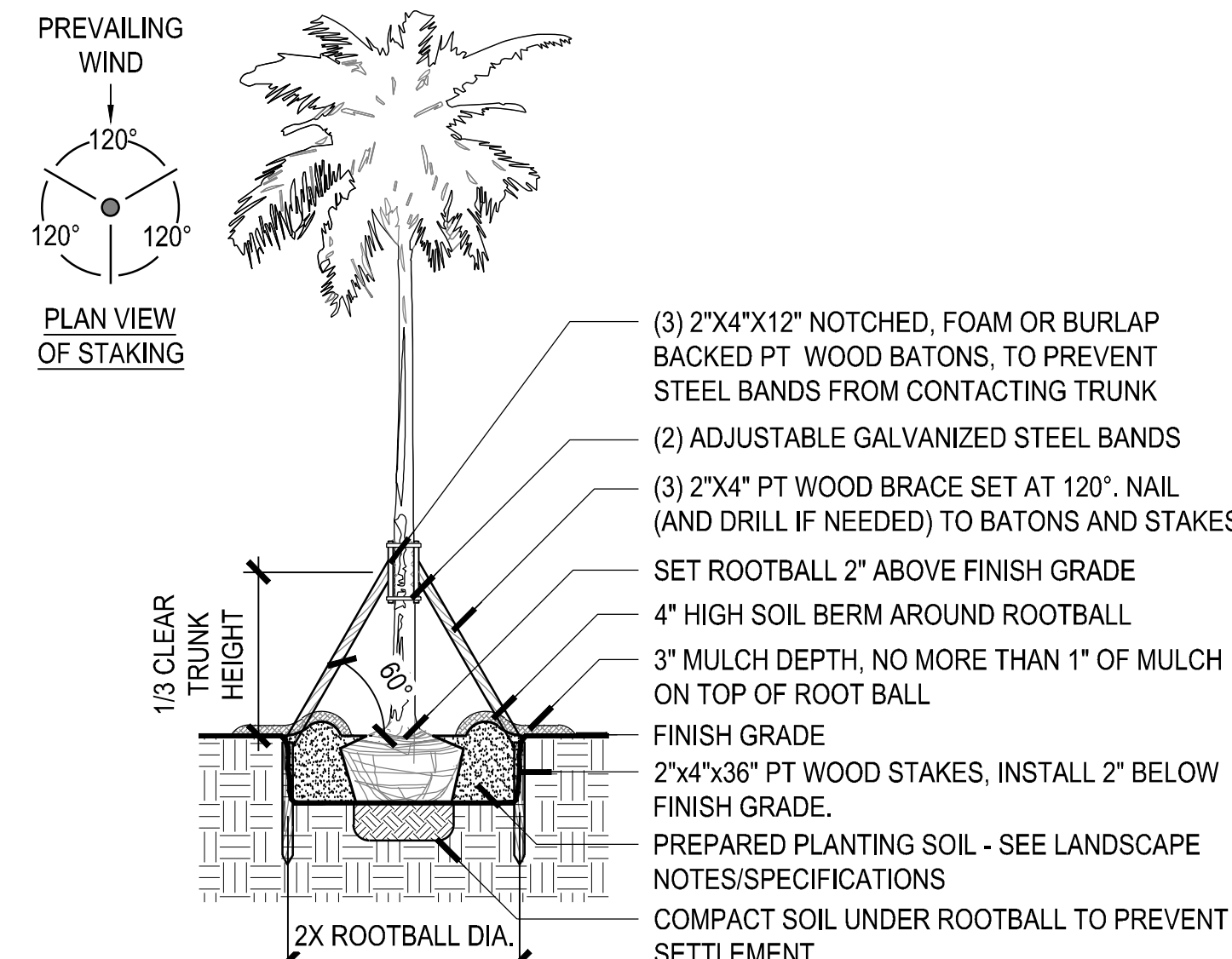
SCALE - NTS



- NOTE:**
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS).
 - ALL TREES TO BE SET PLUMB IN PLANTING PIT.
 - REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.
 - ALL WOOD BRACING MEMBERS SHALL BE STAINED PRIOR TO INSTALLATION. STAIN COLOR TO BE SELECTED BY OWNER OR OWNERS REPRESENTATIVE.

2 LARGE TREE ON GRADE

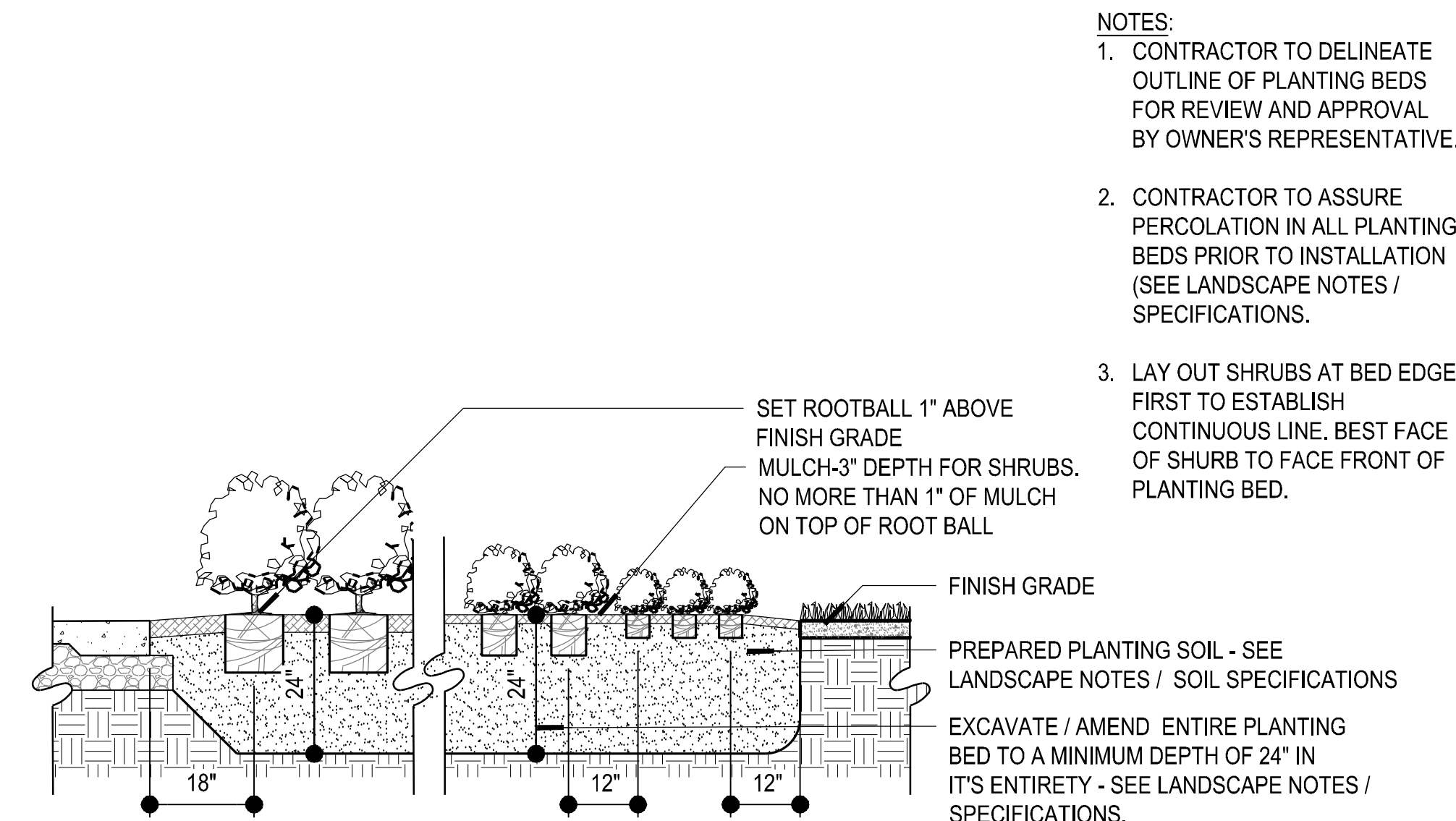
SCALE - NTS



- NOTE:**
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS).
 - ALL TREES TO BE SET PLUMB IN PLANTING PIT.
 - REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.
 - ALL WOOD BRACING MEMBERS SHALL BE STAINED PRIOR TO INSTALLATION. STAIN COLOR TO BE SELECTED BY OWNER OR OWNERS REPRESENTATIVE.

3 ROYAL PALM ON GRADE

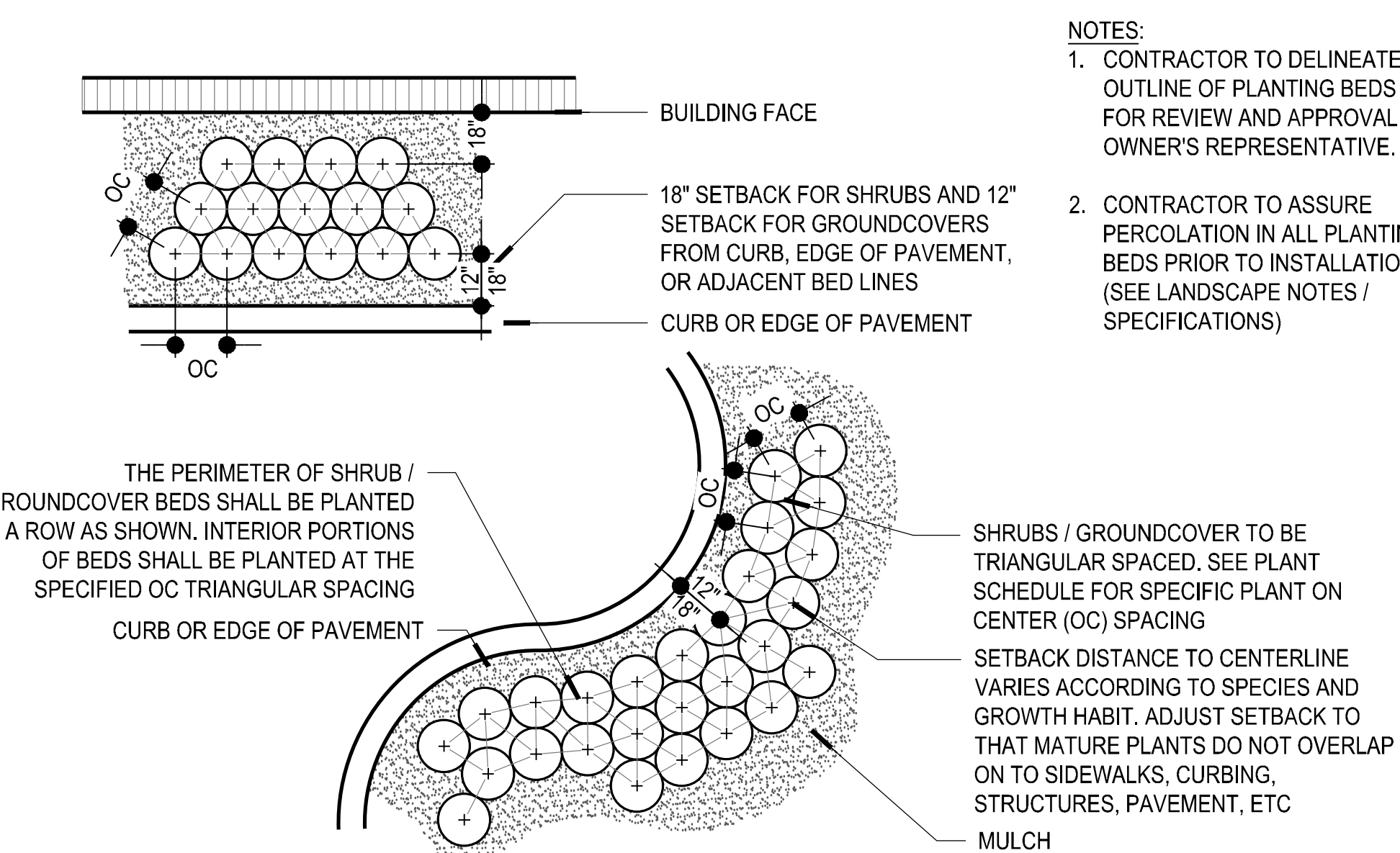
SCALE - NTS



- NOTES:**
1. CONTRACTOR TO DELINEATE OUTLINE OF PLANTING BEDS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.
 2. CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING BEDS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS).
 3. LAY OUT SHRUBS AT BED EDGE FIRST TO ESTABLISH CONTINUOUS LINE. BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.

4 SMALL PALM ON GRADE

SCALE - NTS



- NOTES:**
1. CONTRACTOR TO DELINEATE OUTLINE OF PLANTING BEDS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.
 2. CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING BEDS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)

5 SHRUB/GROUND COVER PLANTING

SCALE - NTS

6 SHRUB/GROUNDCOVER SPACING

SCALE - NTS

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St.
Miami, FL 33127
T: 305-573-1818

BOTEK THURLOW ENGINEERING, INC.
CIVIL ENGINEERS
3409 NW 9TH AVENUE, SUITE 1102
FT. LAUDERDALE, FL 33309
T: (954)568-0888

SANFORD FERRIS GOLF DESIGN
211 BARBADOS DR. JUPITER, FL 33458
T: (516)691-8601

Key Plan

Rev	Date	Issued for
Rev	2025.12.04	Issued for DRC Submittal
Rev	2026.06.09	Issued for DRC Submittal

Date	01/17/2025
Designed By	XD_DD
Drawn By	XD
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

SITE PLAN SUBMITTAL

Sheet Title

PLANTING DETAIL

Sheet Number

L6-4-01