

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

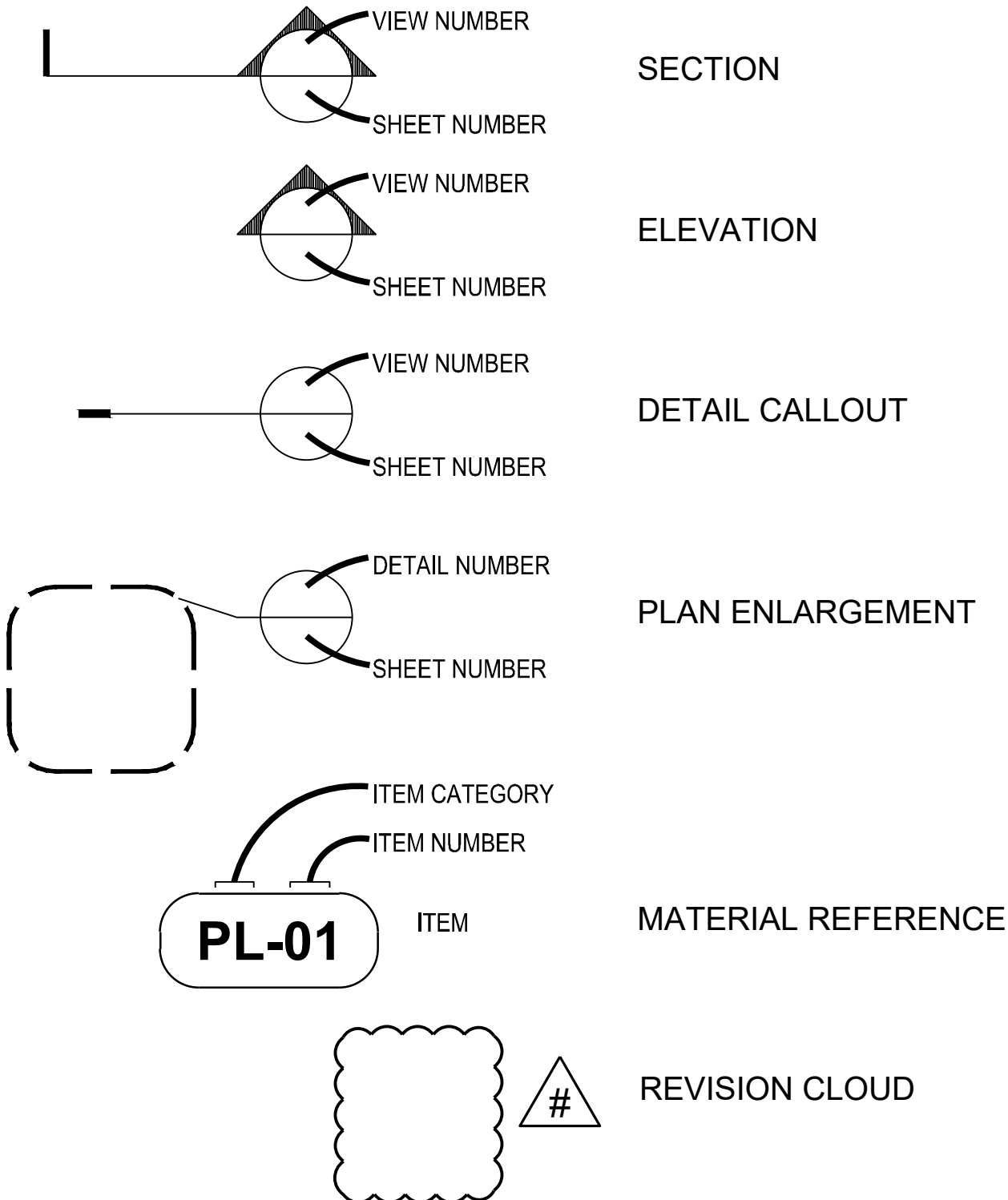
HARDSCAPE NOTES:(cont.)

- 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	SIM	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

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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

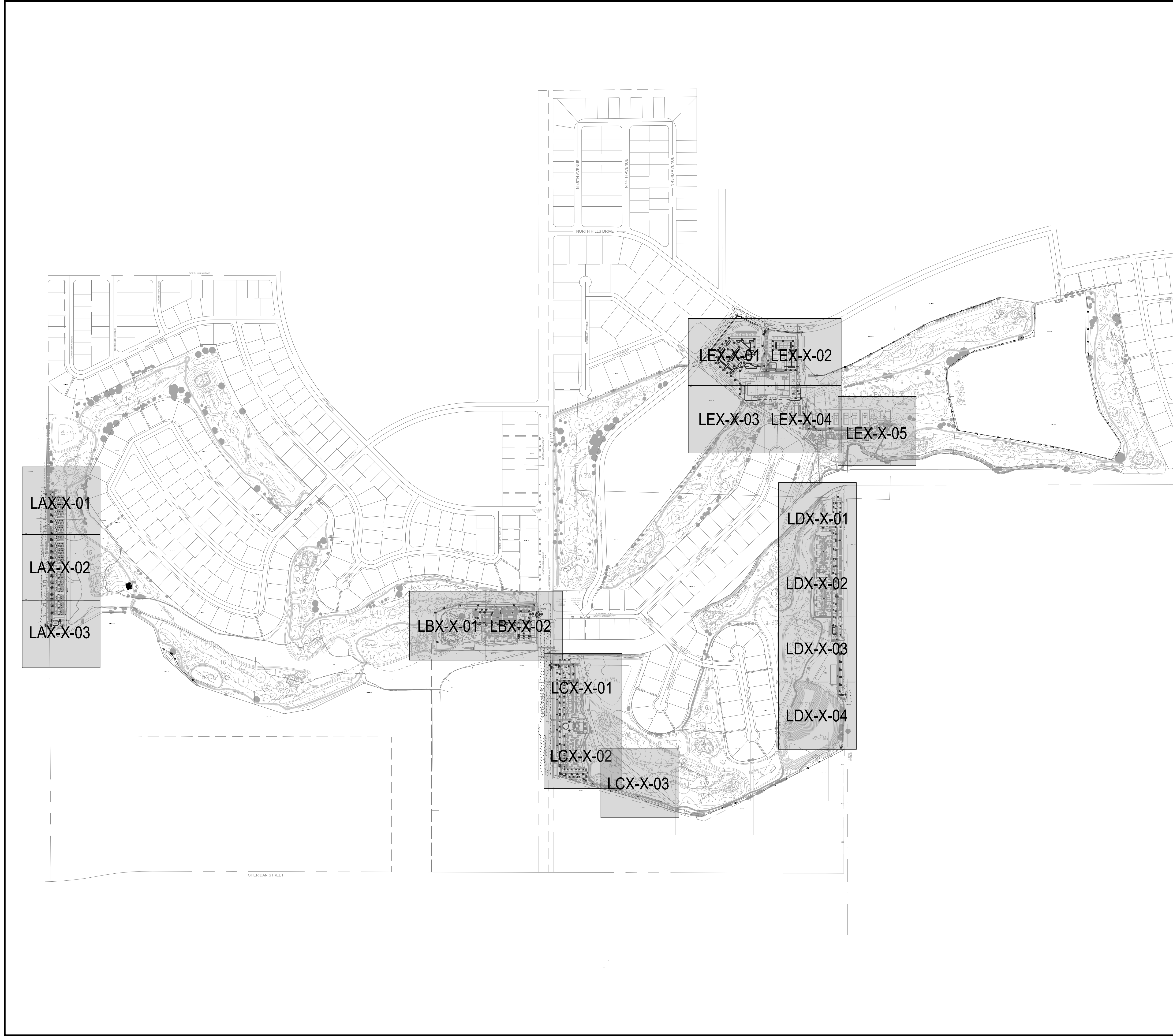
SITE PLAN SUBMITTAL

Sheet Title

GENERAL NOTES

Sheet Number

L0-0-04



1" = 300'-0"

0300600

NORTH

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

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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

6/9/2026

DEMOLITION / SITE CLEARING

GENERAL NOTES:

1. PRIOR TO INITIATING DEMOLITION AND/OR SITE CLEARING THE CONTRACTOR SHALL PROVIDE FOR THE FOLLOWING:

A. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND FULLY OPERATIONAL. SEE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR REQUIREMENTS AND DETAILS.

B. ERECT BARRICADES TO PROTECT EXISTING TREES INDICATED TO REMAIN. SEE TREE PROTECTION REQUIREMENTS FOR ADDITIONAL REQUIREMENTS AND DETAILS.

C. 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.

D. UTILITIES OUTSIDE OF HE LIMITS OF CONSTRUCTION ARE TO BE MAINTAINED AND OPERATIONAL THROUGHOUT ALL PHASES OF CONSTRUCTION.

E. OWNER RESERVES THE RIGHT TO SALVAGE ANY MATERIAL, FIXTURES OR EQUIPMENT FROM THE SITE PRIOR TO DEMOLITION.

F. 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:

1. 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.

2. 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.

3. ALL VEGETATIVE GROWTH, TIMER AND BRUSH SHALL BE REMOVED TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR DESIGN GRADE WHICHEVER IS LOWER.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

A. 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.

B. 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.

6. BARRICADES SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.

7. 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:

1. 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.

2. 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:

1. TREES/PALMS TO BE RELOCATED ARE DESIGNATED ON THE DRAWINGS OR AS IDENTIFIED BY THE OWNERS REPRESENTATIVE.

2. 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.

3. 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.

4. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE 24 HOURS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF THE PROCEDURES.

5. TREES/PALMS SHALL ONLY BE MOVED ONCE, WITHIN 24 HOURS OF THE PLANTS EXCAVATION. NO NURSERY OR HOLDING ARE MAY BE USED.

PREPARATION NOTES:

1. 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)

2. TREES/PALMS REQUIRING ROOT PRUNING SHALL HAVE THIS PREFORMED ACCORDING TO THE FOLLOWING SCHEDULE:

A. TREES FOURTEEN INCH (14") CALIPER AND LESS AND SPECIMEN PALMS3 MONTHS PRIOR TO RELOCATING.

B. TREES FIFTEEN INCH (15") TO TWENTY-EIGHT INCH (28") CALIPER.....6 MONTHS PRIOR TO RELOCATING.

C. TREES OVER TWENTY-EIGHT INCH (28") CALIPER.....9 MONTHS PRIOR TO RELOCATING.

3. 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.

4. 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.

5. SPECIMEN PALMS SHALL HAVE A MINIMUM ROOT BALL OF THIRTY-SIX INCHES (36") AND SHALL BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.

6. 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.

7. 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:

1. TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.

2. ALL ROOT BALLS SHALL BE THOROUGHLY SOAKED FOR SEVEN (7) DAYS PRIOR TO DIGGING.

3. EXCAVATE TWELVE INCHES (12") OUTSIDE OF PREVIOUS ROOT PRUNING TO A DEPTH OF FORTY-EIGHT INCHES (48").

4. ROOT BALLS SHALL BE UNDERCUT PRIOR TO LIFTING. DO NOT FORCE TREE/PALM FROM GROUND.

5. 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.

6. 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.

7. ROTATE TREE/PALM PRIOR TO SETTING TO ACHIEVE BEST POSITIONING AS DIRECTED BY THE OWNERS REPRESENTATIVE.

8. 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.

9. APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.

10. TREES/PALMS SHALL BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

MECHANICAL DIGGING / RELOCATION NOTES:

1. TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.

2. 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:

A. TREES UP TO THREE INCH (3") CALIPERFORTY-FOUR INCH (44") SPADE

B. TREES THREE INCH (3") TO FIVE INCH (5") CALIPER.....SIXTY INCH (60") SPADE

C. TREES UP TO EIGHT INCH (8") CALIPER AND NON-SPECIMEN PALMS.....NINETY INCH (90") SPADE

3. USE SAME MACHINE TO DIG RECEIVING HOLE AND TO DIG TREE/PALM FOR TRANSPLANTING.

4. 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.

5. CENTER TREE/PALM IN THE SPADE WHEN DIGGING. CLEAN CUT ANY ROOTS PROTRUDING FROM THE DIGGING SPADE FLUSH WITH THE ROOT BALL BEFORE PLANTING.

6. 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.

7. APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.

8. TREES/PALMS TO BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

TREE / PALM RELOCATION

POST PLANTING MAINTENANCE NOTES:

1. DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED TREES/PALMS.

2. 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.

3. ALL RELOCATED TREES/PALMS SHALL BE IRRIGATED BY HAND OR TEMPORARY AUTOMATIC IRRIGATION SYSTEM UNTIL A PERMANENT IRRIGATION SYSTEM IS OPERATIONAL.

4. IRRIGATION FOR TREES SHALL INCLUDE MIST HEADS AS DIRECTED BY ARBORIST.

SUBSTANTIAL COMPLETION ACCEPTANCE NOTES:

1. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.

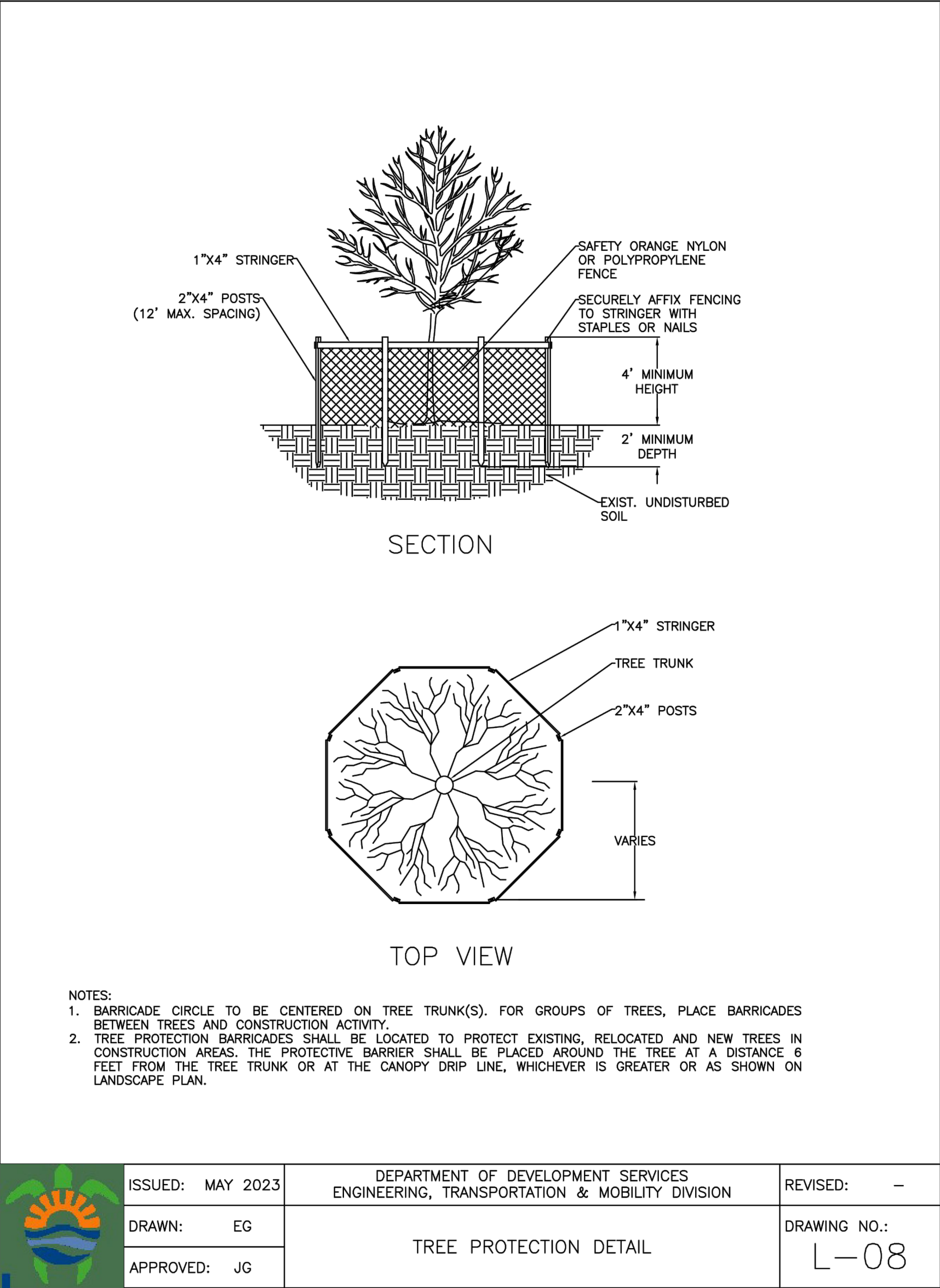
2. FOR THE PURPOSE OF ACCEPTANCE, THE RELOCATED TREES/PALMS TO BE HEALTHY, VIGOROUS, UNDAMAGED AND EXHIBIT EVIDENCE OF ESTABLISHING NEW ROOTS.

3. 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.

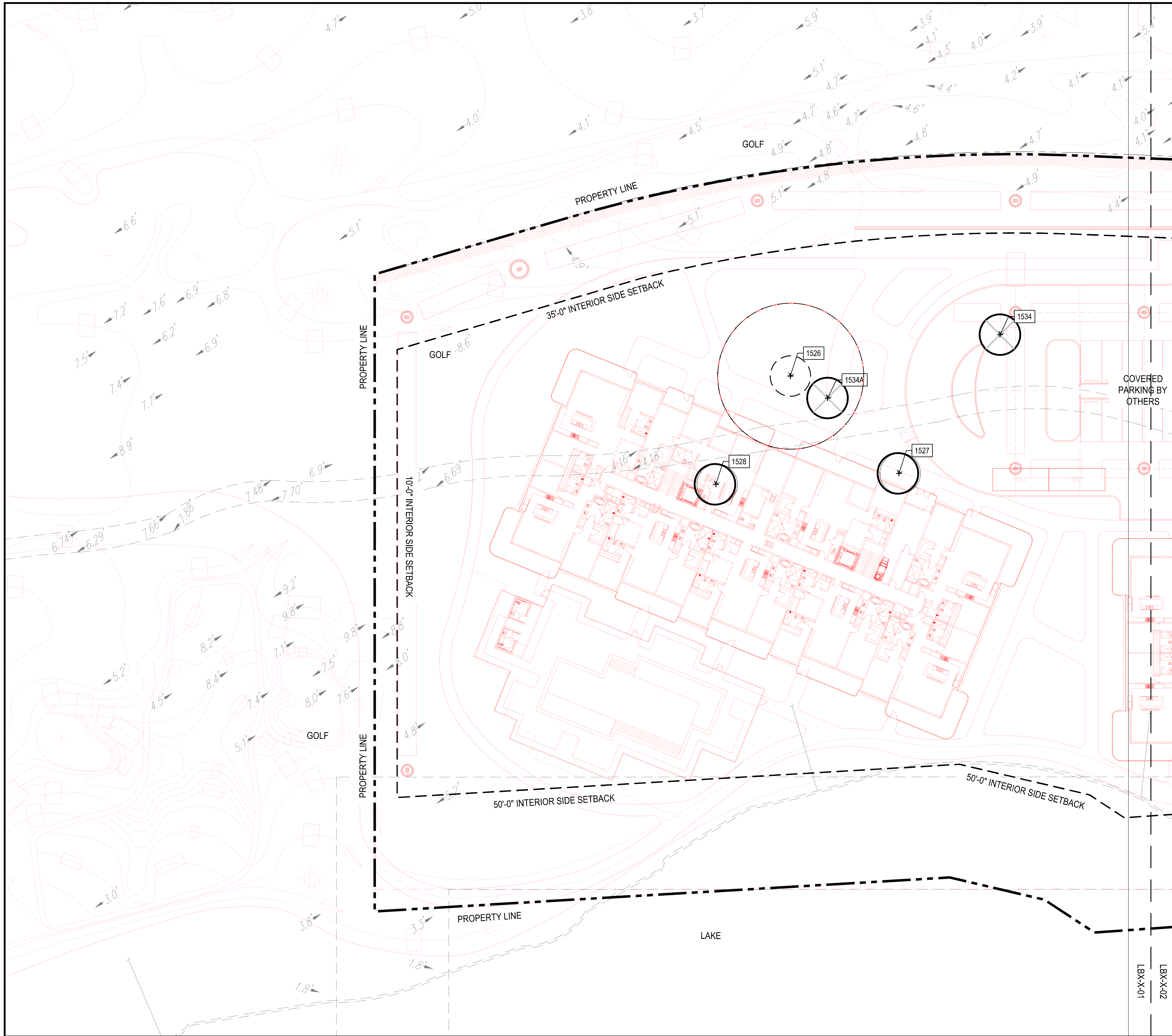
4. ANY TREE/PALM THAT IS DEEMED UNACCEPTABLE AS A PRODUCT OF NEGLIGENCE BY THE CONTRACTOR SHALL BE REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.

5. 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.

6. 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		
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Consultants:		
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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 LB1-5-01

1" = 20'-0"

0

10'

20'

40'

NORTH

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

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

edsa

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Rev	2026.06.09	Issued for DRC Submittal

Date	08/30/2024
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Seal

Project Phase

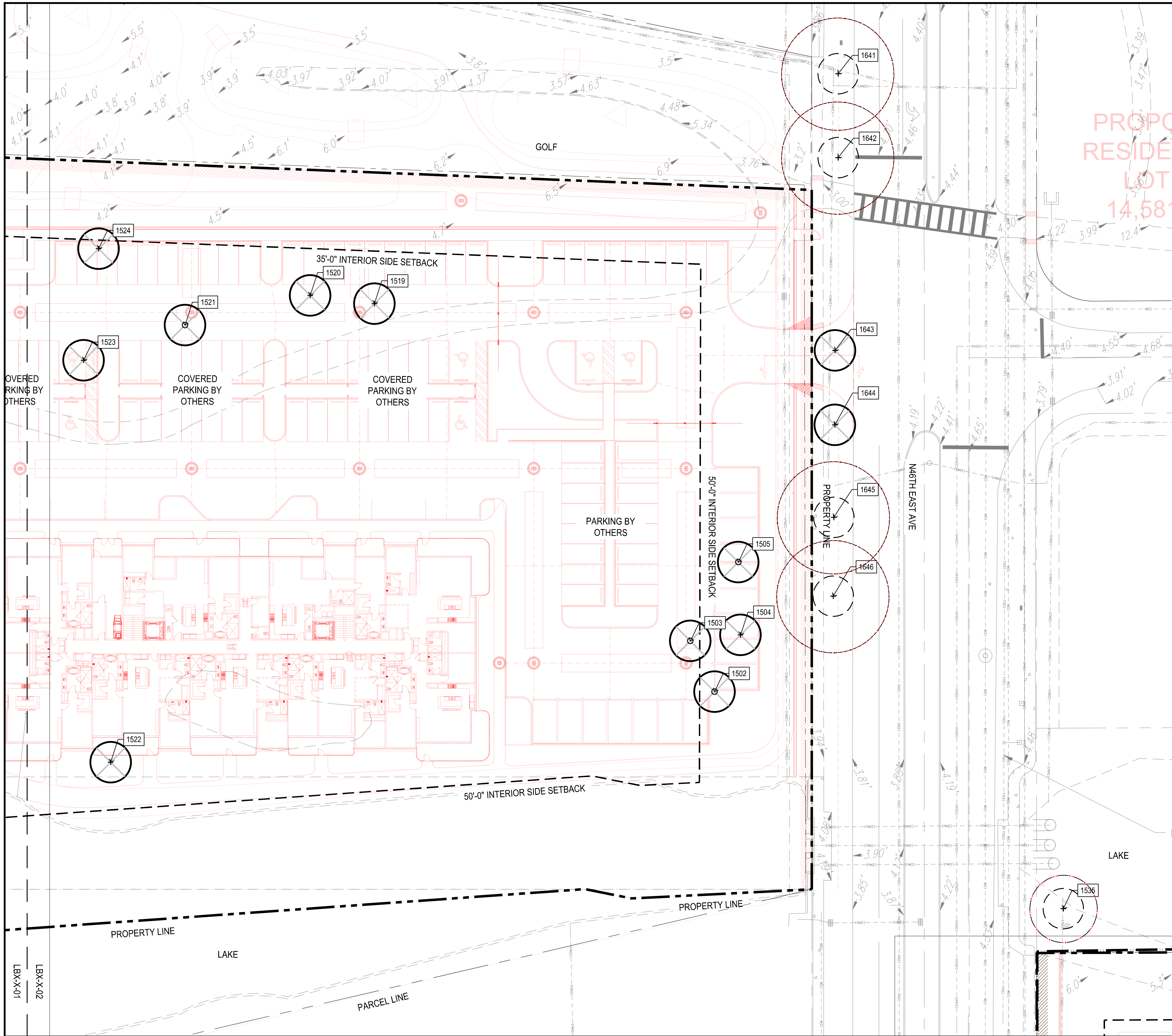
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Sheet Title

TREE DISPOSITION

Sheet Number

LB1-1-01



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 LB1-5-01

1" = 20'-0"

010'20'40'

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

Project Name

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Date

08/30/2024

Designed By

MY, XD, DD

Drawn By

XD, DD

Approved / Checked By

JS

Project Number

SE220100

Seal

Project Phase

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Sheet Title

TREE DISPOSITION

Sheet Number

LB1-1-02

TREE ID#	COMMON NAME	BOTANICAL NAME	DBH (IN)	HEIGHT CT (FT)	HEIGHT OA (FT)	CANOPY SPR (FT)	CONDITION	ACTION	NOTES
1502	Queen Palm	<i>Syagrus romanzoffiana</i>	n/a	15'	n/a	22'	70%	REMOVE	
1503	Queen Palm	<i>Syagrus romanzoffiana</i>	n/a	15'	n/a	22'	70%	REMOVE	
1504	Live oak	<i>Quercus virginiana</i>	38"	n/a	40'	60'	70%	REMOVE	
1505	Queen Palm	<i>Syagrus romanzoffiana</i>	n/a	15'	n/a	22'	70%	REMOVE	
1519	Java plum	<i>Syzygium cumini</i>	43"	n/a	45'	65'	30%	REMOVE	INVASIVE
1520	Java plum	<i>Syzygium cumini</i>	37"	n/a	45'	65'	30%	REMOVE	INVASIVE
1521	Sabal palm	<i>Sabal palmetto</i>		15'		12'	70%	REMOVE	
1522	Java plum	<i>Syzygium cumini</i>	39"	n/a	45'	70'	30%	REMOVE	INVASIVE
1523	Java plum	<i>Syzygium cumini</i>	32"	n/a	45'	65'	30%	REMOVE	INVASIVE
1524	Java plum	<i>Syzygium cumini</i>	26"	n/a	45'	60'	30%	REMOVE	INVASIVE
1526	Live oak	<i>Quercus virginiana</i>	35"	n/a	35'	65'	60%	REMAIN	
1527	Live oak	<i>Quercus virginiana</i>	27"	n/a	35'	65'	60%	RELOCATED	
1528	Live oak	<i>Quercus virginiana</i>	24"	n/a	35'	65'	60%	RELOCATED	
1534	Live oak	<i>Quercus virginiana</i>	39"	n/a	35'	70'	60%	REMOVE	
1534A	Live oak	<i>Quercus virginiana</i>	53"	n/a	35'	86'	60%	REMOVE	
1536	Bald cypress	<i>Taxodium distichum</i>	17"	n/a	25'	35'	70%	REMOVE	NOT ON SURVEY
1537	Bald cypress	<i>Taxodium distichum</i>	17"	n/a	32'	35'	70%	REMOVE	NOT ON SURVEY
1641	Mahogany	<i>Swietenia mahagoni</i>	25"	n/a	25'	50'	45%	REMAIN	
1642	Mahogany	<i>Swietenia mahagoni</i>	34"	n/a	25'	50'	40%	REMAIN	
1643	Mahogany	<i>Swietenia mahagoni</i>	34"	n/a	25'	50'	45%	REMOVE	
1644	Mahogany	<i>Swietenia mahagoni</i>	28"	n/a	25'	50'	10%	REMOVE	
1645	Mahogany	<i>Swietenia mahagoni</i>	34"	n/a	25'	50'	45%	REMOVE	
1646	Mahogany	<i>Swietenia mahagoni</i>	25"	n/a	25'	50'	45%	REMOVE	

	QTY	DBH
EXISTING TREE TO REMAIN	9	266"
EXISTIN PALM TO REMAIN	0	N/A
EXISTING TREE TO RELOCATE	4	143"
EXISTING PALM TO RELOCATE	1	N/A
EXISTING TREE TO REMOVE	5	164"
EXISTIN PALM TO REMOVE	11	N/A
* REFER TO THE FULL MITIGATION SCHEDULE ON SHEET LB1-5-01		

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

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Key Plan

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

Date	05/30/2024
Designed By	MY, XD,EZ, DD
Drawn By	EZ
Approved / Checked By	JS
Project Number	SE220100

Seal

Project Phase

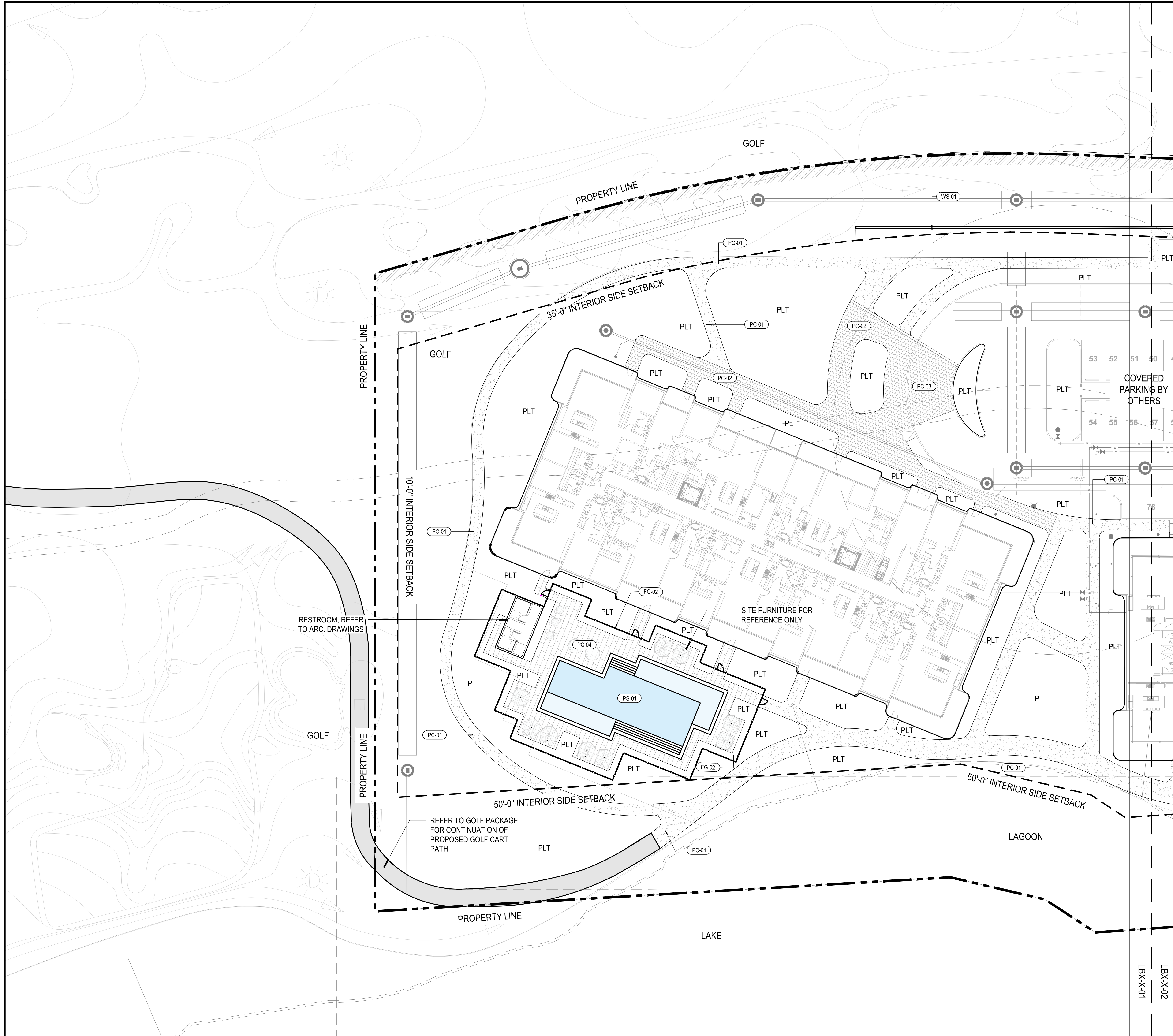
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Sheet Title

TREE MITIGATION
SCHEDULE

Sheet Number

LB1-5-01



LEGEND	
SYMBOL	DESCRIPTION
PC-01	CONCRETE SIDEWALK
PC-02	PEDESTRIAN CONCRETE PAVERS
PC-03	VEHICULAR RATED CONCRETE PAVERS
PC-04	POOL DECK CONCRETE PAVERS
FG-01	PERIMETER GATE AND FENCE
FG-02	POOL GATE AND FENCE
WS-01	6' HEIGHT WALL
PS-01	POOL

NOTE: PARKING PAVING
REFER TO CIVIL DRAWINGS

1" = 20'-0"

0 10' 20' 40'

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

NORTH

LBX-X-01

LBX-X-02

Project Name

**EMERALD HILLS
HOLLYWOOD**

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Seal

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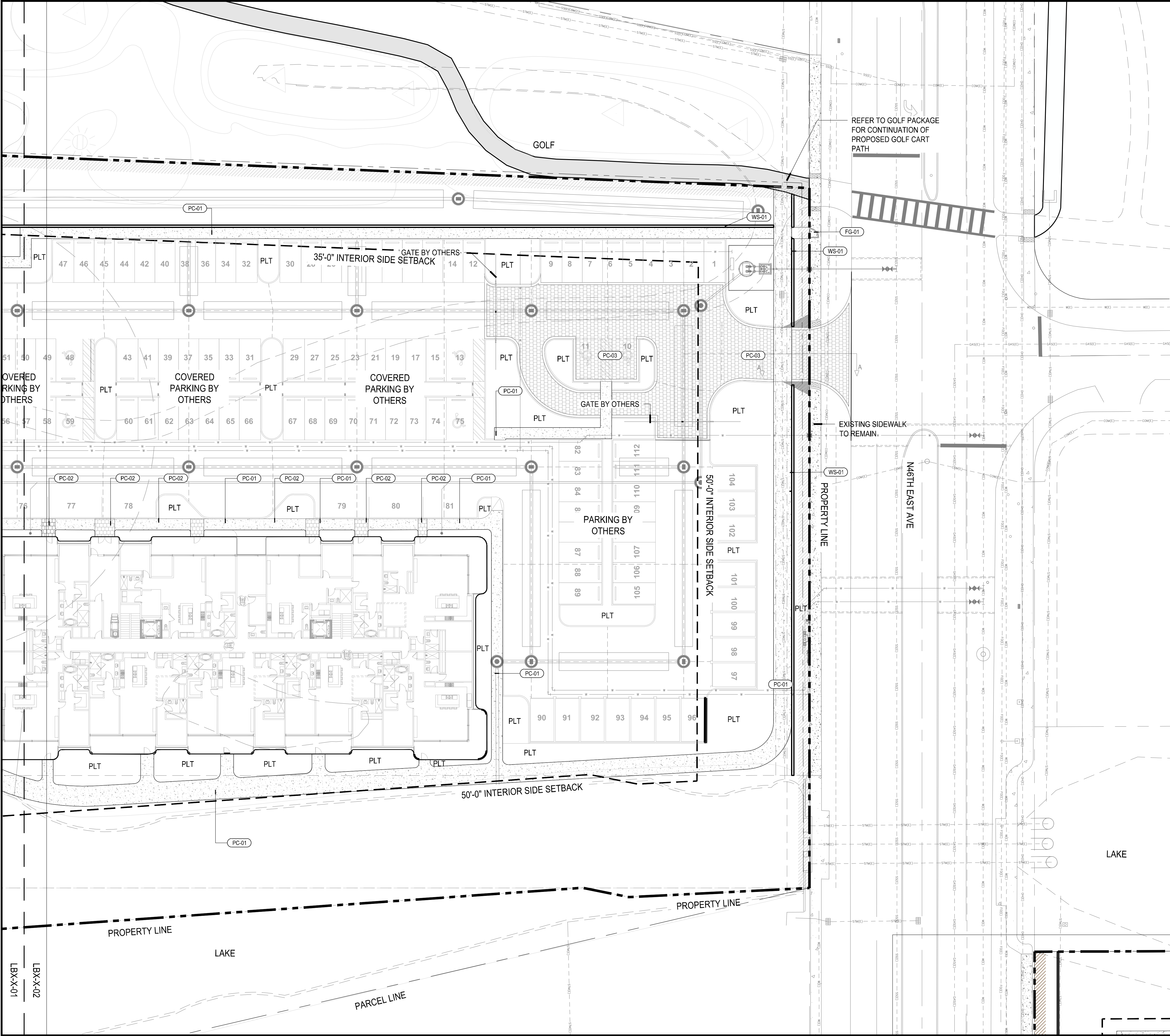
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Sheet Title

HARDSCAPE PLANS

Sheet Number

LB3-1-01



LEGEND	
SYMBOL	DESCRIPTION
PC-01	CONCRETE SIDEWALK
PC-02	PEDESTRIAN CONCRETE PAVERS
PC-03	VEHICULAR RATED CONCRETE PAVERS
PC-04	POOL DECK CONCRETE PAVERS
FG-01	PERIMETER GATE AND FENCE
FG-02	POOL GATE AND FENCE
WS-01	6' HEIGHT WALL
PS-01	POOL

NOTE: PARKING PAVING
REFER TO CIVIL DRAWINGS

Project Name

EMERALD HILLS
HOLLYWOOD

Client

PPG DEVELOPMENT

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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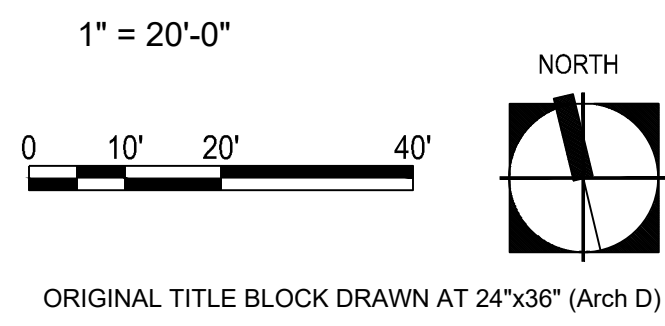
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Sheet Title

HARDSCAPE PLANS

Sheet Number

LB3-1-02



- ### SOIL PREPARATION AND SOIL MIX NOTES:

- ## SOIL PREPARATION AND SOIL MIX NOTES: (cont.)

- ### PLANTING NOTES:

- ## PLANTING NOTES: (cont.)

- ## POST PLANTING NOTES :

ject Name

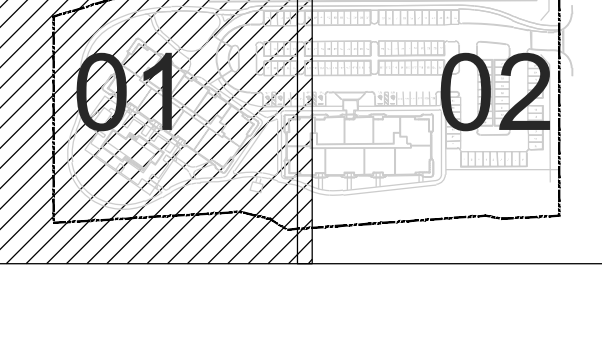
EMERALD HILLS
HOLLYWOOD

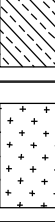
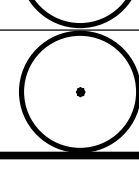
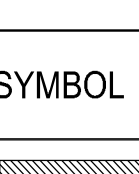
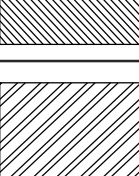
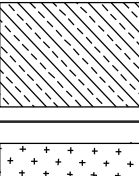
PPG DEVELOPMENT

SITE PLAN SUBMITTAL

LANDSCAPE NOTES

L5-0-01

Project Name		
EMERALD HILLS HOLLYWOOD		
Client		
PPG DEVELOPMENT		
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PLANTING PLANS		
Sheet Number		
LB5-1-01		

LEGEND		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BB	Bucida buceras 'Shady Lady' Shady Lady Black Olive
	BS	Bursera simaruba Gumbo Limbo
	CG	Caesalpinia granadillo Bridal Veil Tree
	CU	Coccoloba unifera Seagrape
	CD	Conocarpus erectus Green Buttonwood
	CES	Conocarpus erectus f. sericeus Silver Buttonwood
	CS	Cordia sebestena Orange Geiger Tree
	DP	Delonix regia Royal Poinciana
	ED	Elaeocarpus decipiens Japanese Blueberry Tree
	MV	Magnolia virginiana Sweetbay Magnolia
	MF	Myrcianthes fragrans Simpson's Stopper
	PE	Pinus elliottii 'densa' Slash Pine
	QV	Quercus virginiana Southern Live Oak
	SM	Swietenia mahagoni West Indian Mahogany
PALMS		
	CNX	Cocos nucifera Coconut Palm
	PSX	Phoenix sylvestris Sylvester Date Palm
	SPX	Sabal palmetto Cabbage Palmetto
	TRX	Thrinax radiata Florida Thatch Palm
	WBX	Wodyetia bifurcata Foxtail Palm
LEGEND		
SYMBOL		DESCRIPTION
		LOW SHRUB / GROUNDCOVER
		MEDIUM SHRUB
		HIGH SHRUB
		SOD
	PALM / TREE TO REMAIN	
		
1" = 20'-0" 0 10' 20' 40' NORTH 		
ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)		

Project Name EMERALD HILLS HOLLYWOOD																						
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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																						
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Project Phase SITE PLAN SUBMITTAL																						
Sheet Title PLANTING PLANS																						
Sheet Number LB5-1-02																						

TREES												
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	DBH (")	CONT	NATIVE	REMARKS	SITE TREES (EACH)	MITIGATION (EACH)	MITIGATION (DBH ")	
BB	5	Bucida buceras 'Shady Lady'	Shady Lady Black Olive	12' Ht. x 5' Sprd.	6	B&B	NON-NATIVE	Standard Tree	0	5	30	Replacement (Inch for Inch) 12' HT. / 2" DBH (4.5' above ground)
BS	13	Bursera simaruba	Gumbo Limbo	12' Ht. x 5' Spr.	4	FG	NATIVE	Standard Tree	0	16	64	
CD	1	Conocarpus erectus	Green Buttonwood	12' Ht. x 5' Spr.	2	65 Gal.	NATIVE	Standard Tree	0	1	2	
CG	20	Caesalpinia granadillo	Bridal Veil Tree	12' Ht. x 5' Spr.	4	B&B	NON-NATIVE	Standard Tree	0	20	80	
CU	3	Coccoloba unifera	Seagrape	14' Ht. x 8' Spr.	12	FG	NATIVE	Standard Tree	0	3	36	
CES	12	Conocarpus erectus. seniceus	Silver Buttonwood	12' Ht. x 6' Spr.	2	65 Gal.	NATIVE	Standard Tree	0	12	24	
CS	3	Cordia sebestena	Orange Geiger Tree	10' Ht. x 5' Spr.	2	B&B	NON-NATIVE	Standard Tree	0	3	6	
DP	2	Delonix regia	Royal Poinciana	16' Ht. x 8' Spr.	10	FG	NON-NATIVE	Specimen Character	0	2	20	
ED	15	Elaeocarpus decipiens	Japanese Blueberry Tree	10' Ht. x 5' Spr.	2	65 Gal.	NON-NATIVE	Standard Tree	15	0	0	
MF	51	Myrcianthes fragrans	Simpson's Stopper	12' Ht. x 6' Spr.	2	65 Gal.	NATIVE	Standard Tree	51	0	0	
MV	2	Magnolia virginiana	Sweetbay Magnolia	12' Ht. x 6' Spr.	6	FG	NATIVE	Standard Tree	0	2	12	NON-NATIVE
PE	9	Pinus Elliottii 'densa'	Slash Pine	12' HL x 5' Sprd.	4	B&B	NATIVE	Standard Tree	0	9	36	
QV	43	Quercus virginiana	Southern Live Oak	14' Ht. x 6' Spr.	6	FG	NATIVE	Standard Tree	0	43	258	
SM	8	Swietenia mahagoni	West Indian Mahogany	14' HT. X 6' Spr.	6	FG	NATIVE	Standard Tree	0	8	48	
									66	124	616	

PALMS												
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	DBH (")	CONT	NATIVE	REMARKS	SITE TREES (EACH)	MITIGATION (EACH)		
CNX	37	Cocos nucifera 'Green Malayan'	Coconut Palm 'Green Malayan'	8'-12' CW per plan	N/A	FG- Marf	NON-NATIVE		35	2		Replacement Palms (1:1 ratio) Royal Palm, Phoenix sylvestris, Bismarkia, Foxtail, Coconut Palm
PSX	13	Phoenix sylvestris	Sylvester Date Palm	16' C.T	N/A	FG.	NON-NATIVE		0	13		
SPX	34	Sabal palmetto	Cabbage Palm	12'-20' C.T. per plan	N/A	FG.	NATIVE		0	12.6		
TRX	6	Thrinax radiata	Florida Thatch Palm	10' C.T.	N/A	FG., B&B	NATIVE		0	2.6		
WBX	7	Wodyetia bifurcata	Foxtail Palm	8'-10' G.W.	N/A	B&B	NON-NATIVE		0	13		Replacement Other Palms (3:1 ratio)
									35	43		

PROPOSED SITE TREE	101
EXISTING TREE TO REMAIN (COUNT TOWARDS SITE TREE)	9
TOTAL SITE TREE PROVIDED	110
REQUIRED SITE TREE	110

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	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
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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	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
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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	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
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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	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
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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	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
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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	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
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TOTAL Estimated Contribution to Tree Canopy Trust Fund (5 DEVELOPMENT SITE + GOLF COURSE)	-\$525.00
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CITY OF HOLLYWOOD									
DEVELOPMENT AREA LANDSCAPE CALCULATIONS									
Code Section		Square Feet				Acres			
		Site Area (Gross)		222,324		5.10			
Article 9; 9.5.F.1		Terminal Islands		26					
		Building Footprint Coverage		35,366		0.81			
		Lake		26,680					
Article 9		Vehicular Use Area		53,525		1.23			
Article 9		Vehicular Use Area Landscape		13,381		SF			
		Impervious Area		143,856		65%			
		Pervious Area		78,468		35%			
		Total Area (Gross)		222,324					
SITE LANDSCAPE REQUIREMENTS									
Code Section		Required				Provided			
City of Hollywood LS Manual; 2.11		Site Landscape Requirement							
		Required				Provided			
Article 4.6.D.3.(7).d.(3);		Perimeter Landscape Buffer (Shrubs)				311 LF			
		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.				1,555 (*) SF			
		Required				Provided			
City of Hollywood LS Manual; 2.11		Street Frontage (Trees)				261 LF			
		One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.				5 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				na Trees			
		Required				Provided			
City of Hollywood LS Manual; 2.11		Open Space Requirement (Trees)				78,468 SF			
		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.				78 Trees			
		A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.				78 (*) Trees			
		Required				Provided			
Article 4.6.D.3.(7).d.(3);		Open Space Requirement %				13,381			
		40% of the total site area must be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.				88,930 SF			
		Required				Provided			
		VUA Requirement				13,381 (*)			
		Required				Provided			
Article 9; 9.5.F.1		Parking Lot Landscape Requirements (Trees)				4,940 SF			
		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.				26 (*) Trees			
		Required				Provided			
Article 4.6.D.3.(7).d.(3);		Interior Landscape for VUA (Shrubs/Landscape)				13,381 SF			
		Lots with a width of more than 50': 25% of the total square footage of the paved Vehicular Use Area shall be landscaped.				LS Area 25%			
		Total Required Amount of Site Tree				104			

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
Strelitzia 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
Neomarcia caerulea 'Regina'	Giant Apostles Iris
Philodendron rojo congo	Red Congo Philodendron
Philodendron 'xanadu'	Zanadu Philodendron
Psychotria nervosa	Wild Coffee

LOW	
BOTANICAL NAME	COMMON NAME
Dietes 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
Strelitzia reginae	Bird of Paradise
GROUND COVER	
BOTANICAL NAME	COMMON NAME
Erodia 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	9	266"
EXISTIN PALM TO REMAIN	0	N/A
EXISTING TREE TO RELOCATE	4	143"
EXISTING PALM TO RELOCATE	1	N/A
EXISTING TREE TO REMOVE	5	164"
EXISTIN PALM TO REMOVE	11	N/A
* REFER TO THE FULL MITIGATION SCHEDULE ON SHEET LB1-5-01		

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.

Project Name

EMERALD HILLS HOLLYWOOD

Client

PPG DEVELOPMENT

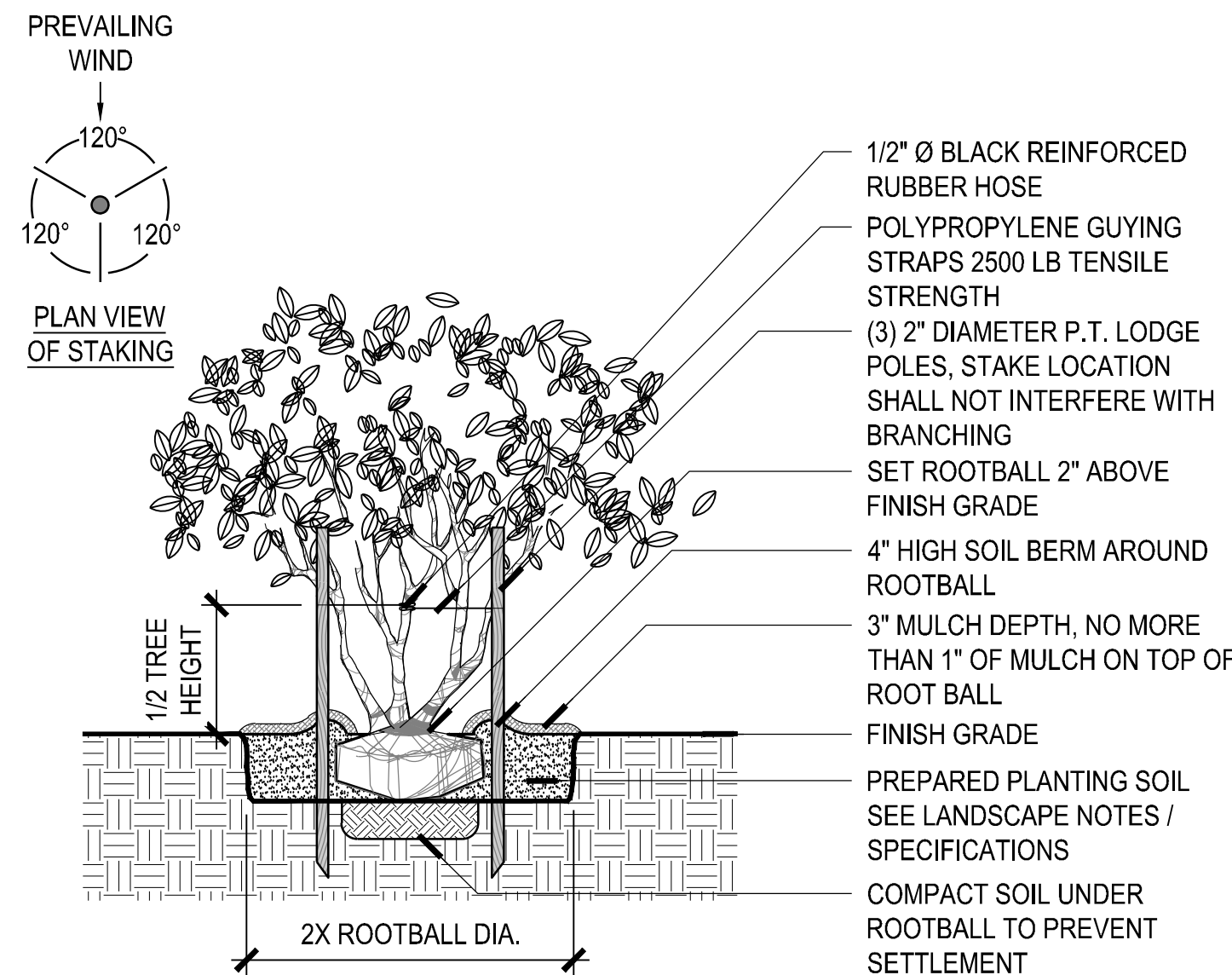
edso

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

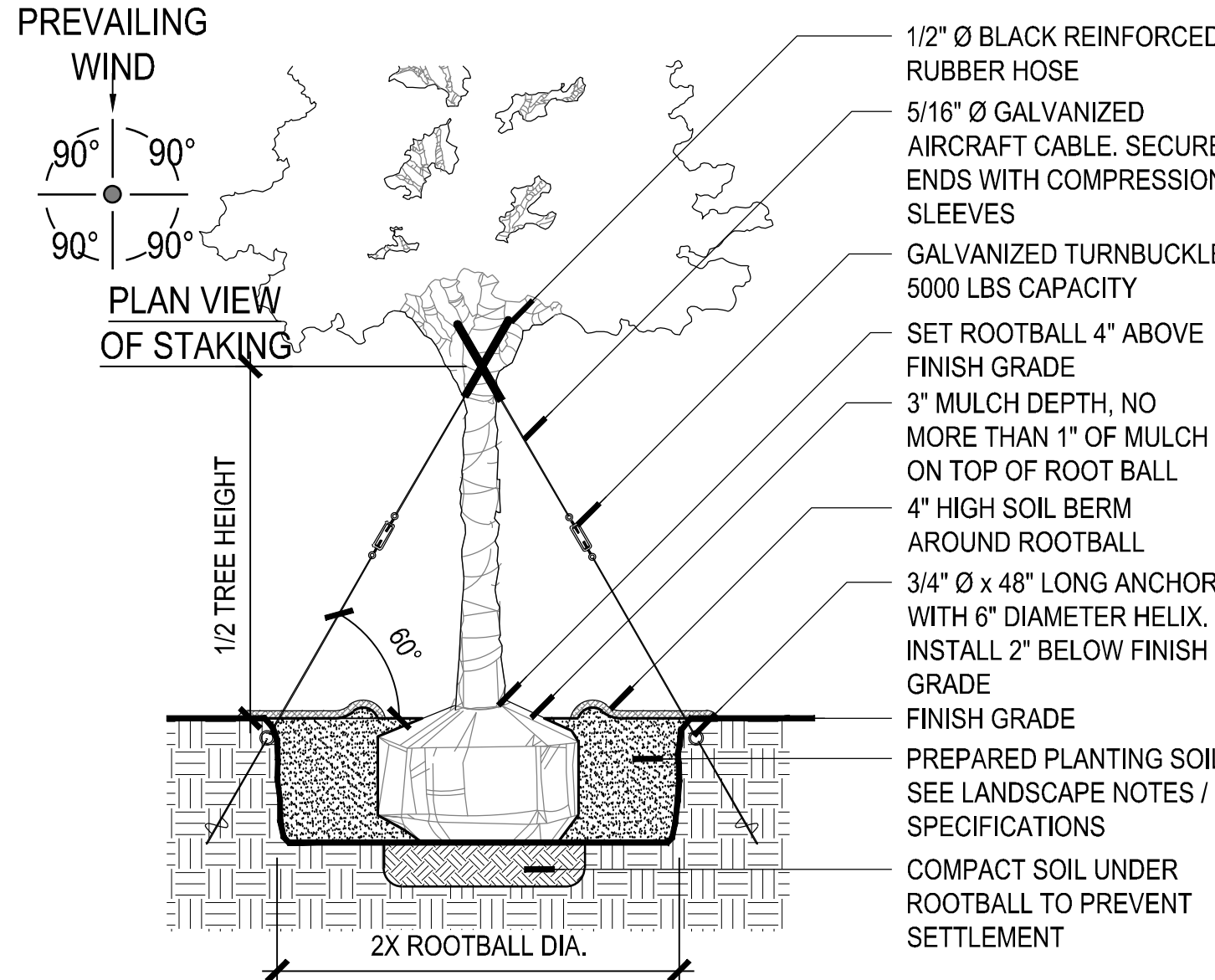
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants:

KOBI KARP
ARCHITECT
571 NW 28th St.
Miami, FL 33127



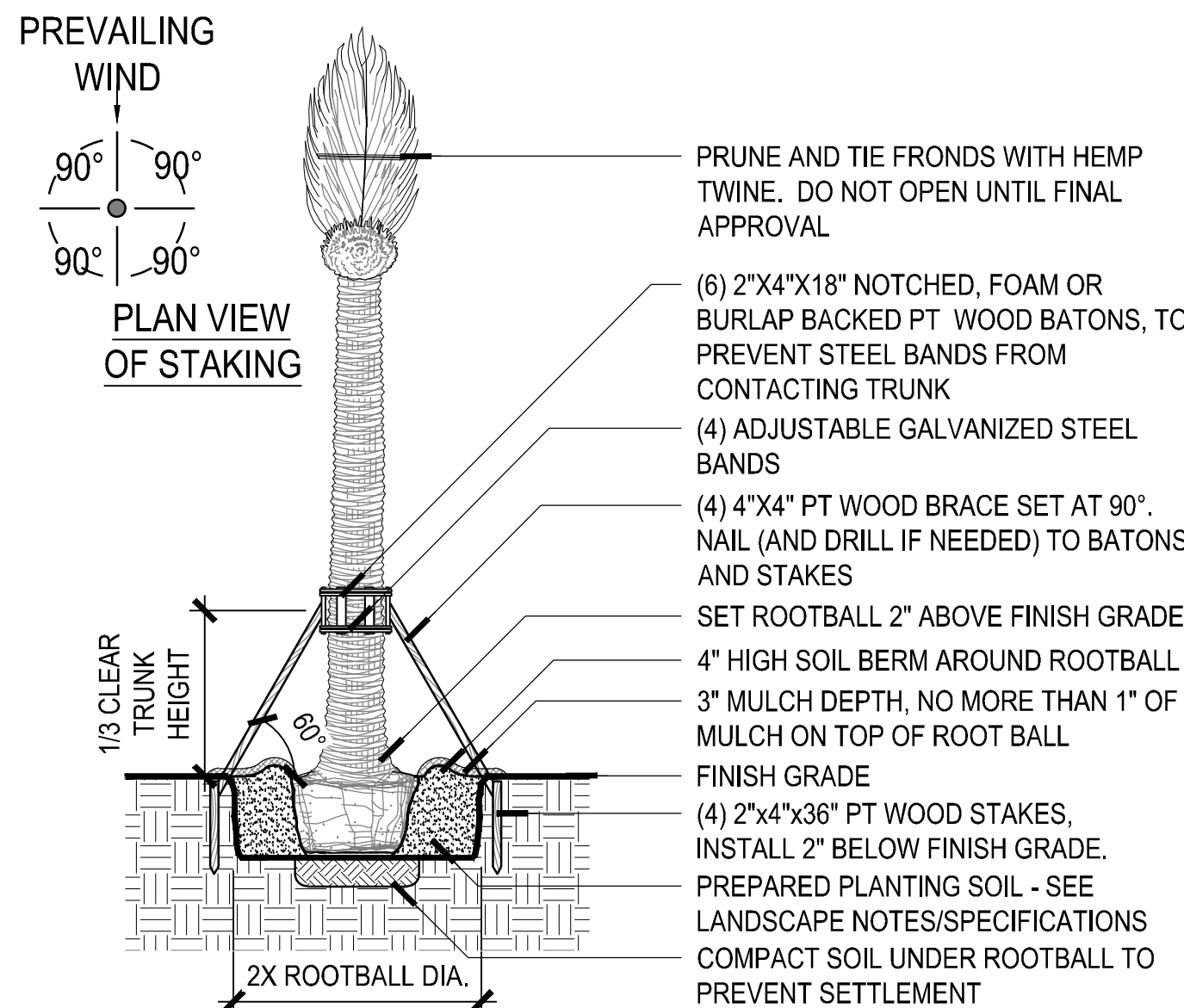
- NOTE:**
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS).
 - ALL TREES TO BE SET PLUMB IN PLANTING PIT.
 - REMOVE BURLAP FROM TOP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



- NOTE:**
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1 TREE STAKING: MULTI-STEM TREE

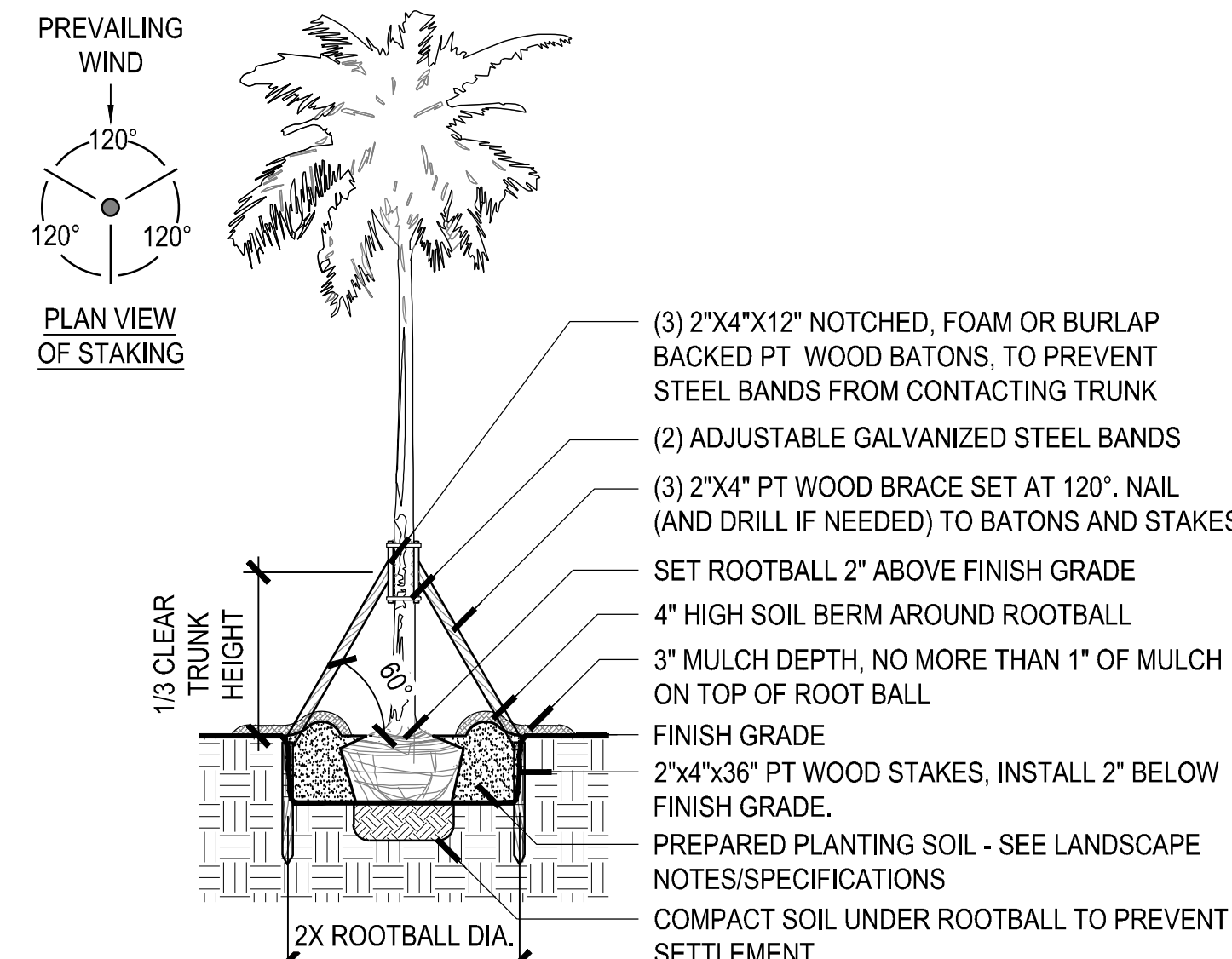
SCALE - NTS



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 - 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

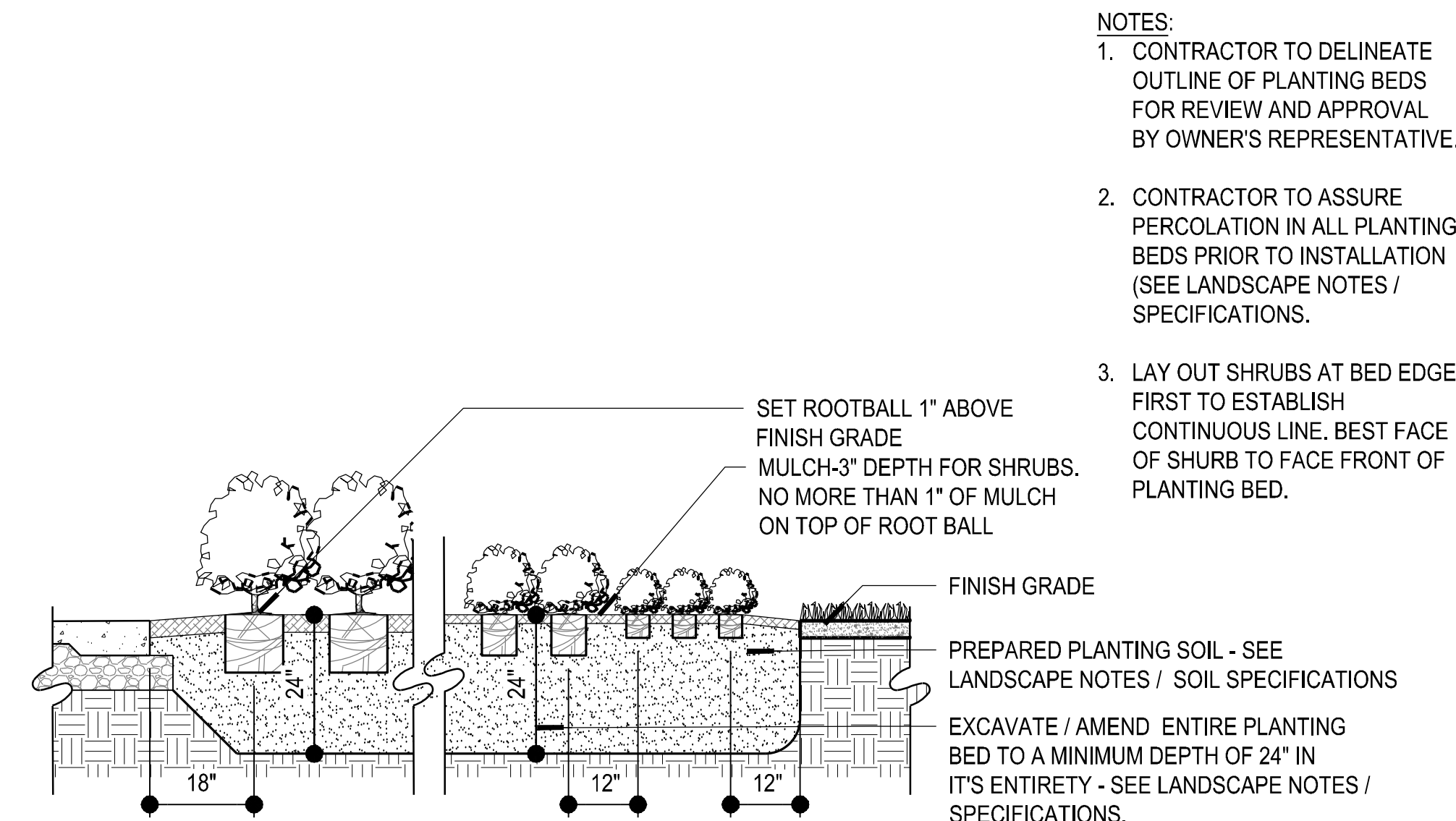
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 - ALL TREES TO BE SET PLUMB IN PLANTING PIT.
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3 ROYAL PALM ON GRADE

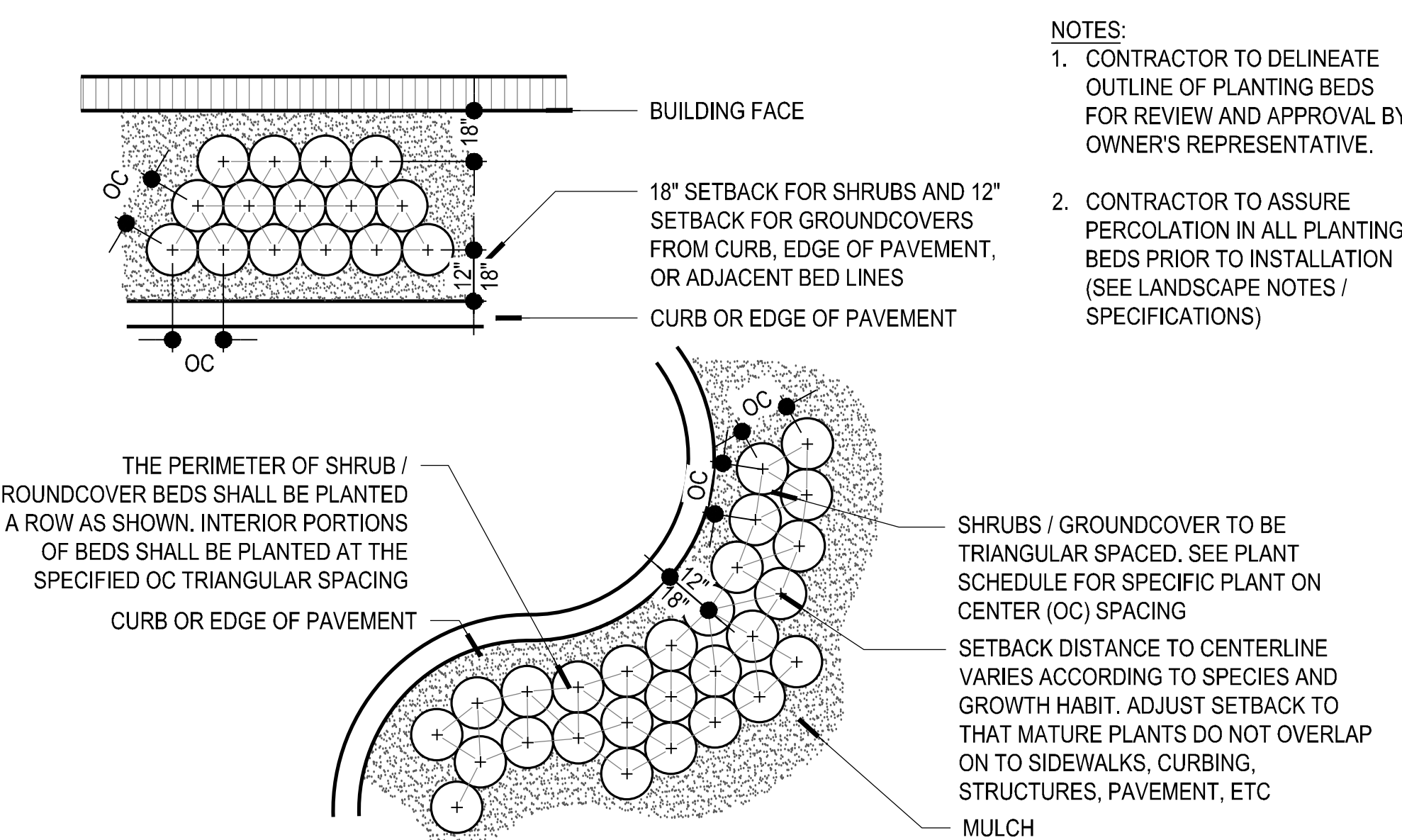
SCALE - NTS



- 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



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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