

GENERAL SITE NOTES

1. GENERAL CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS SHALL CROSS REFERENCE ARCH. DWGS., ENGINEERING DWGS., AND LANDSCAPE DWGS., THROUGHOUT THE PRICING & IMPLEMENTATION TO ENSURE THE DESIGN INTENT IS MET. ANY DISCREPANCIES SHALL BE NOTED AND BROUGHT TO THE GENERAL CONTRACTOR'S ATTENTION.
2. SEE CIVIL AND ARCHITECTURE DRAWINGS FOR F.F.E & SURFACE DRAINAGE
3. SEE MEP AND CIVIL DRAWINGS FOR IRRIGATION CONNECTIONS.
4. SEE STRUCT. ENG. DRAWINGS FOR STRUCTURAL COMPONENTS.
5. SEE ELECTRICAL ENG. DRAWINGS FOR LANDSCAPE LIGHTING WIRING.
6. ALL WORK, MATERIALS, AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING ZONING & BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS, AND SPECIFICATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
8. CONTRACTOR MUST NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS OR DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, AS WELL AS ANY ERRORS OR OMISSIONS ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK OR SHOP FABRICATION.
9. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.

GENERAL ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	OA	OVERALL PLAN
ARCH	ARCHITECT	PLNT	PLANTING
CONC	CONCRETE	P.L.	PROPERTY LINE
DWGS	DRAWINGS	STRUCT	STRUCTURE / STRUCTURAL
EL	ENLARGED PLAN	TB	TOP OF BENCH
ENG	ENGINEER	TG	TOP OF GRADE
EXST	EXISTING	TPW	TOP OF PLANTER WALL
FFE	FINISH FLOOR ELEVATION	TYP	TYPICAL
HSCP	HARDSCAPE	TW	TOP OF WALL
LA	LANDSCAPE ARCHITECT	CL	CENTER LINE
LSCP	LANDSCAPE	ML	MONUMENT LINE
ML	MATCH LINE		

SHEET INDEX

[illegible]

SCOPE OF WORK

- HARDSCAPE, LANDSCAPE & IRRIGATION

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION

TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES

SHEET ISSUE: 2023.11.15

REV.	DATE	DESCRIPTION
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Peter N Anselmo -
Date: 2024.04.02 0
17:45:23 -04'00'

Peter Anselmo
R.L.A. FL# 6667221

NORTHLAKE PROMENADE APARTMENTS

OWNER: NORTHLAKE PROMENADE, LLC
PCNs. 36434221320100000, 36434221320090000

PCNs. 36434221320100000, 36434221320090000

SITE DEVELOPMENT



NATURALFICIAL

LANDSCAPE ARCHITECTURE + DESIGN

6915 Red Road, Suite 224

Coral Gables, FL 33143

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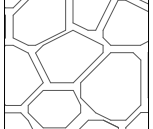
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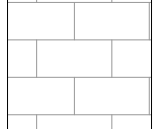
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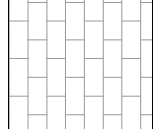
GRAPHIC LEGEND



FLAGSTONE
PAVING



LARGE
CONCRETE
PAVERS



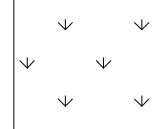
SMALL
CONCRETE
PAVERS



WOOD DECK



PLANTING



ARTIFICIAL
TURF



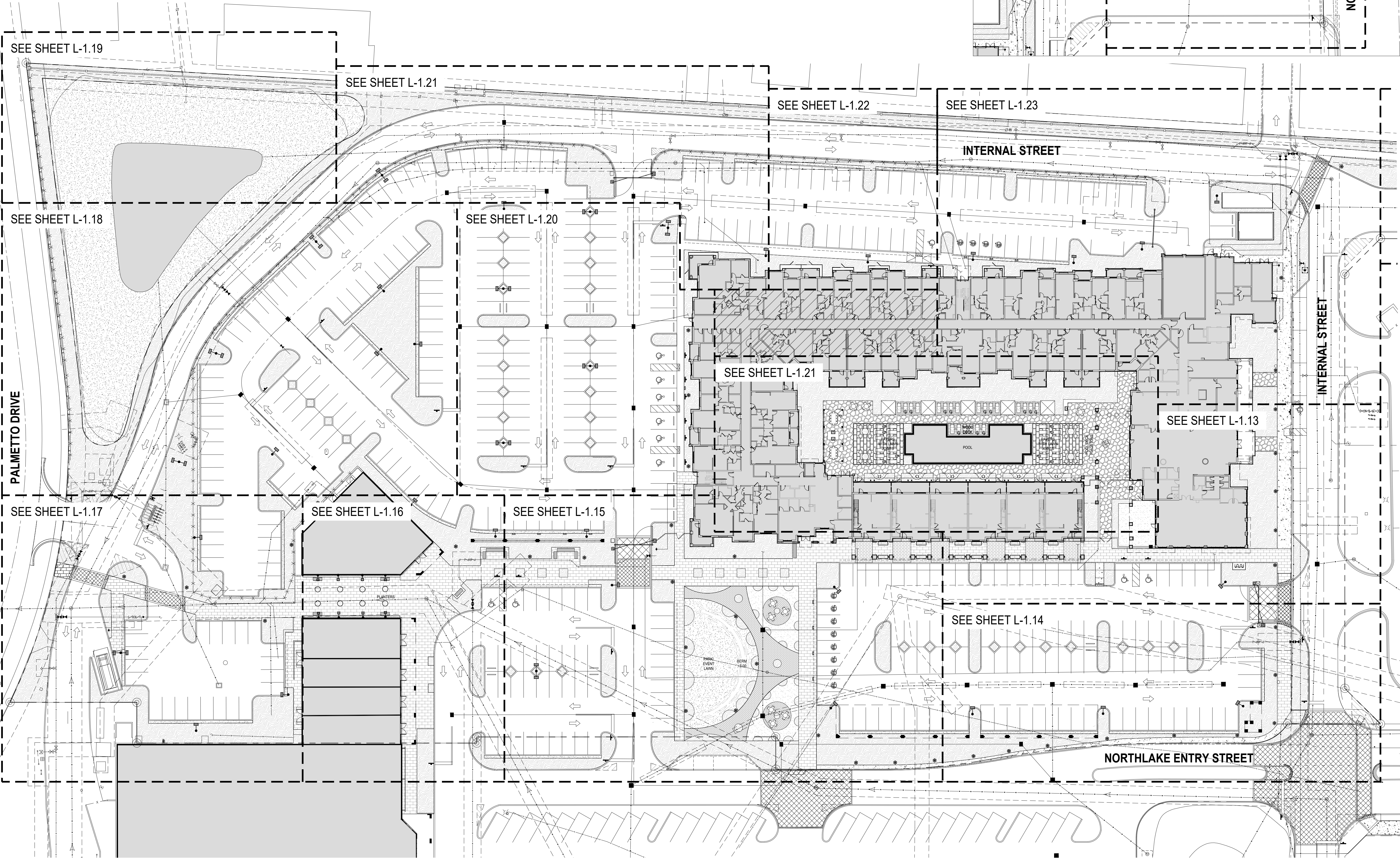
SOD

+X.XX'

PROPOSED
ELEVATION
(IN NGVD)



LIMITS OF
SCOPE OF
WORK



01 OVERALL HARDSCAPE PLAN

SCALE: 1/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION

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SHEET NO.
L-1.10

OVERALL HARDSCAPE PLAN

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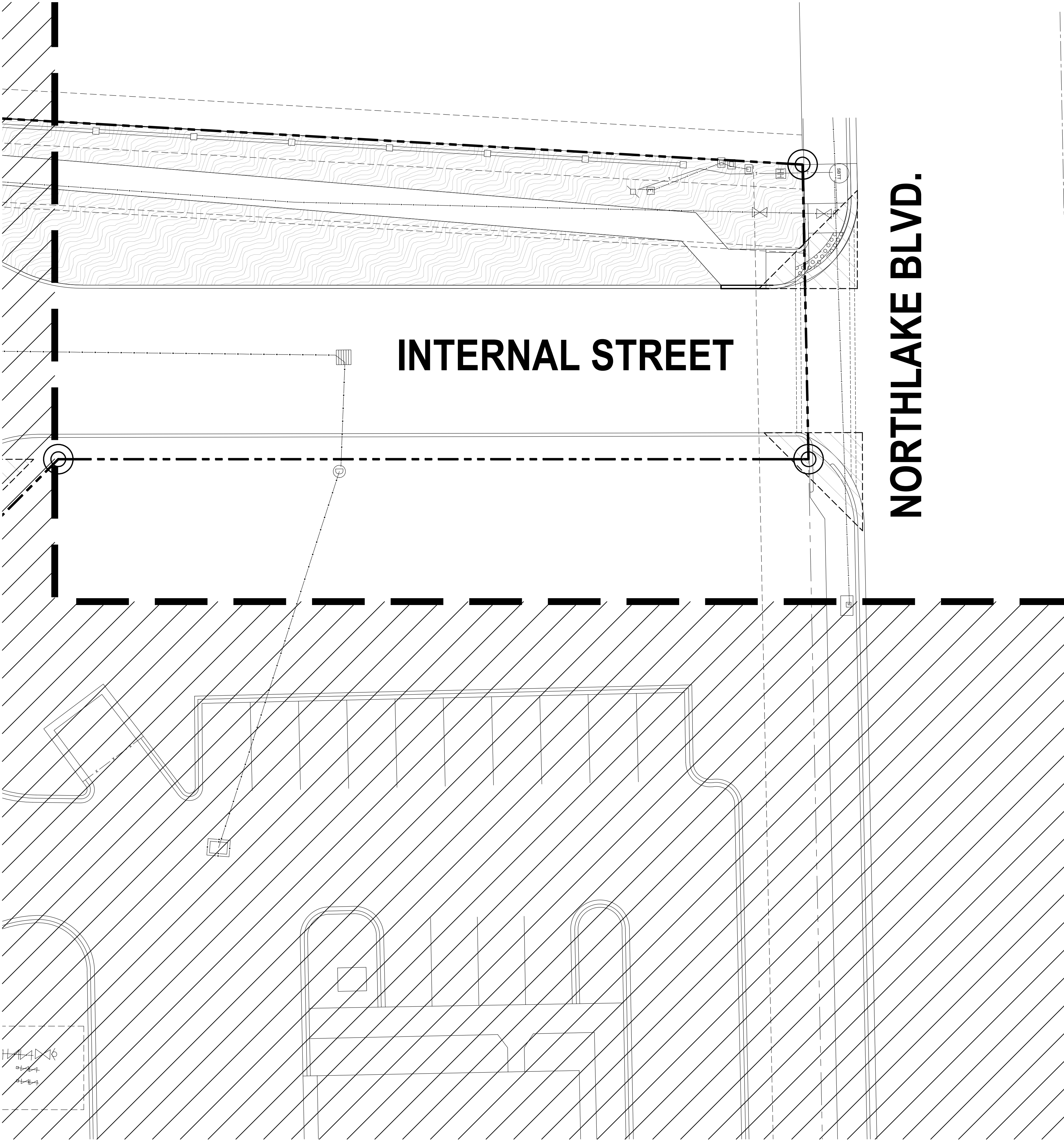
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APARTMENTS

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PCNs: 36434221320100000, 36434221320090000

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ENLARGED HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO
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SHEET NO.
L-1.11

ENLARGED HARDSCAPE PLAN

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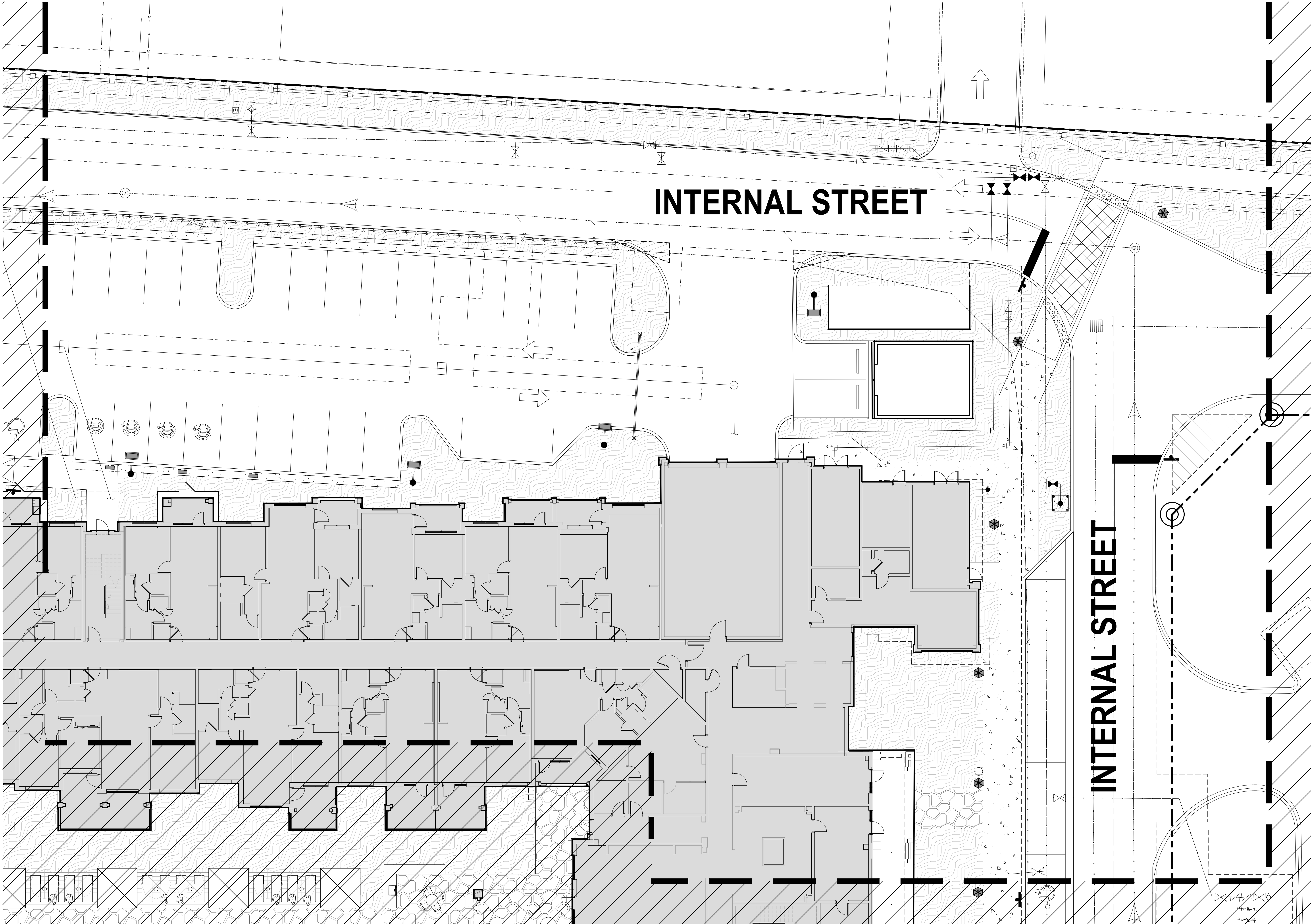
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ENLARGED HARDSCAPE PLAN
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ENLARGED HARDSCAPE PLAN

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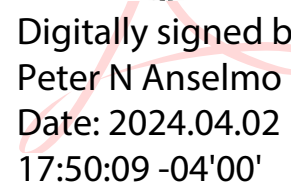
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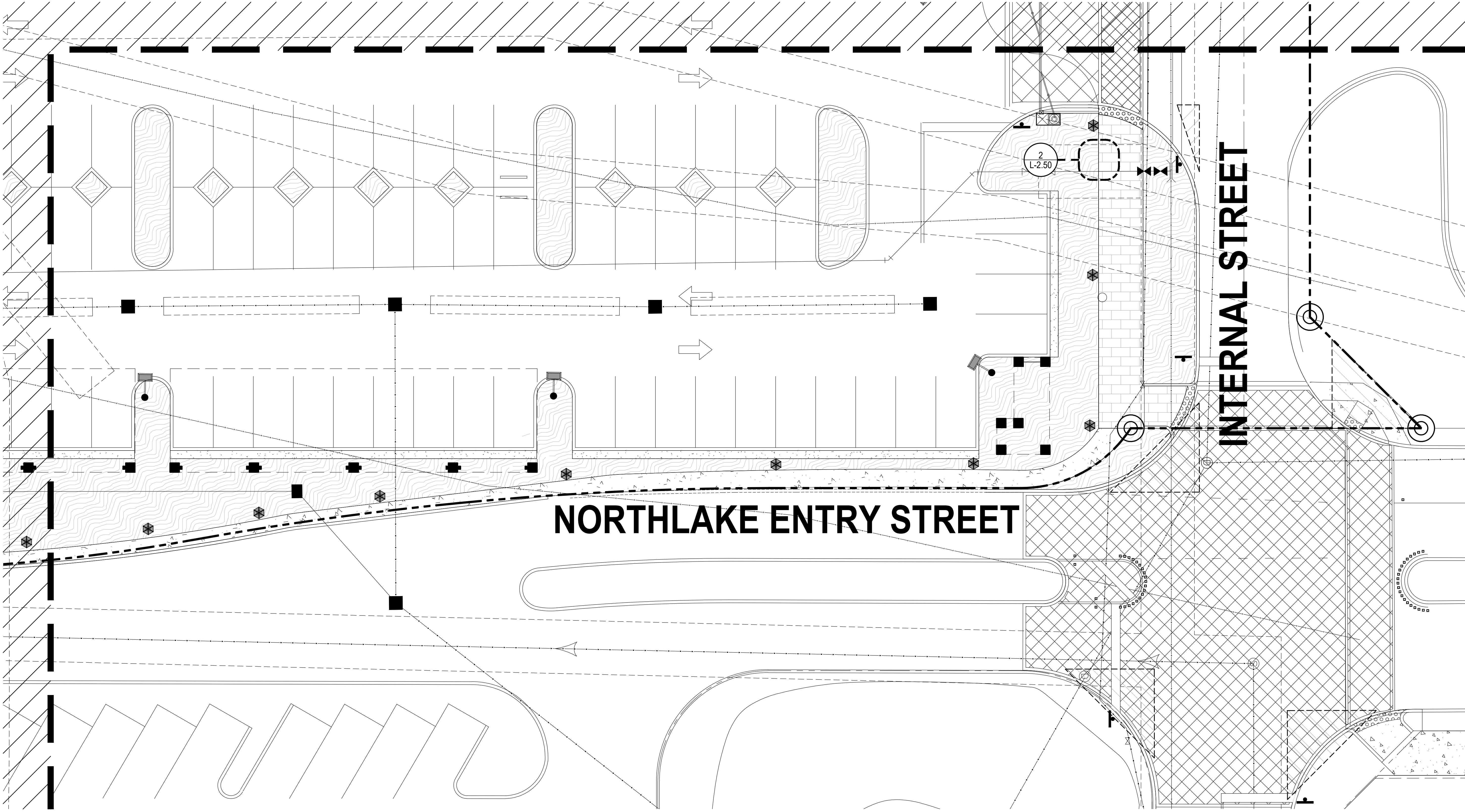
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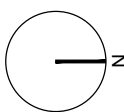
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ENLARGED HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"



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ENLARGED HARDSCAPE PLAN

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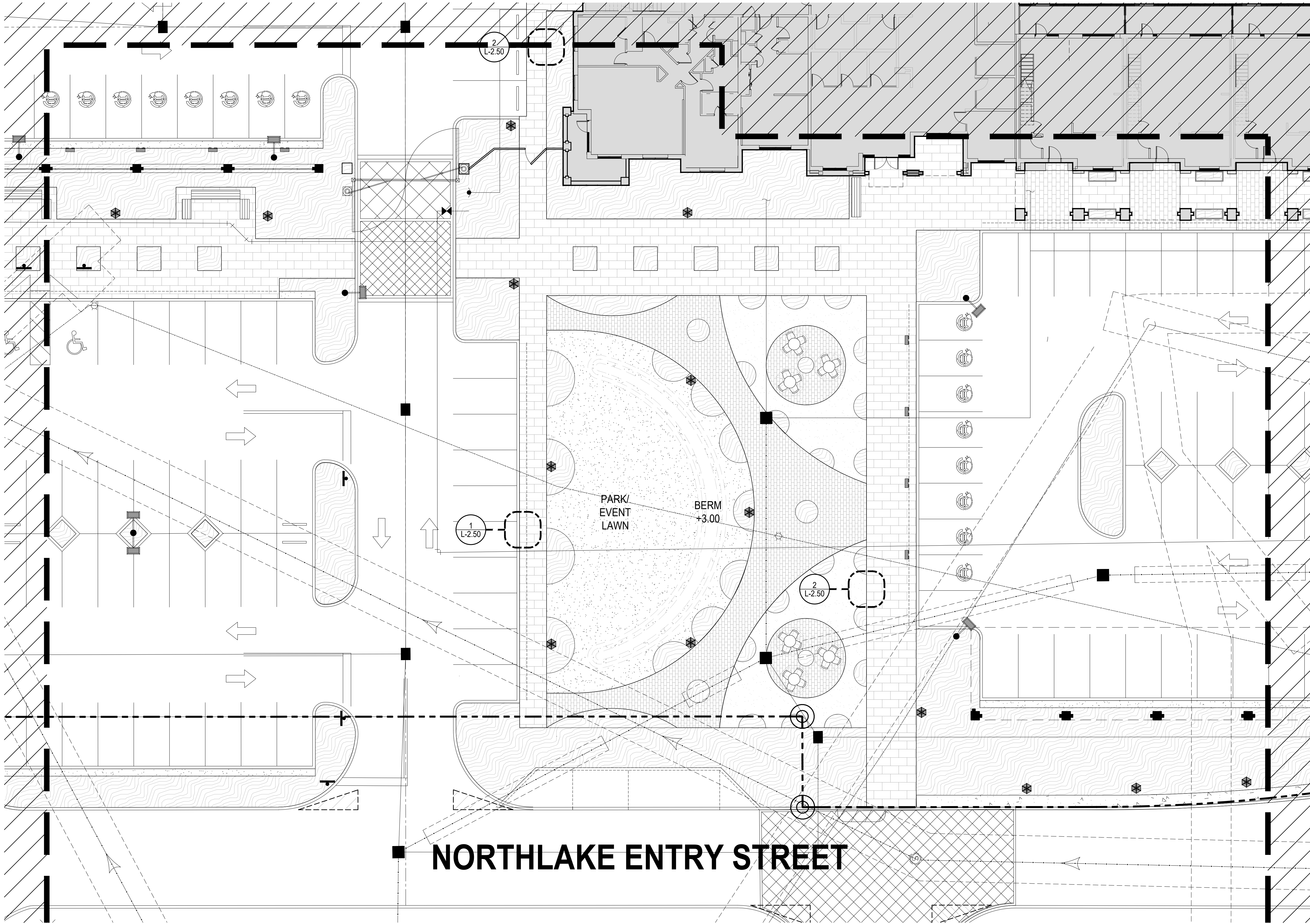
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ENLARGED HARDSCAPE PLAN

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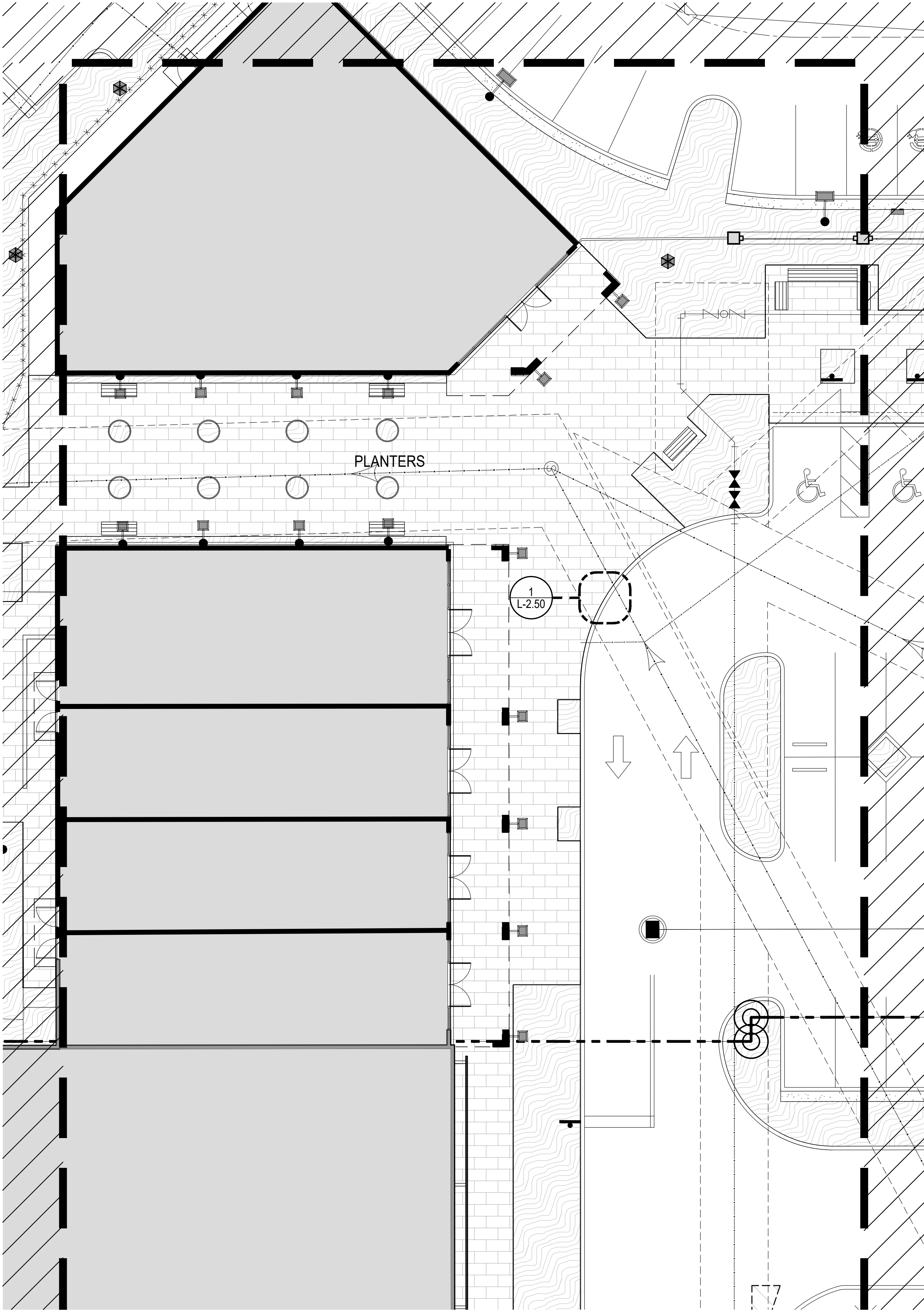
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ENLARGED HARDSCAPE PLAN

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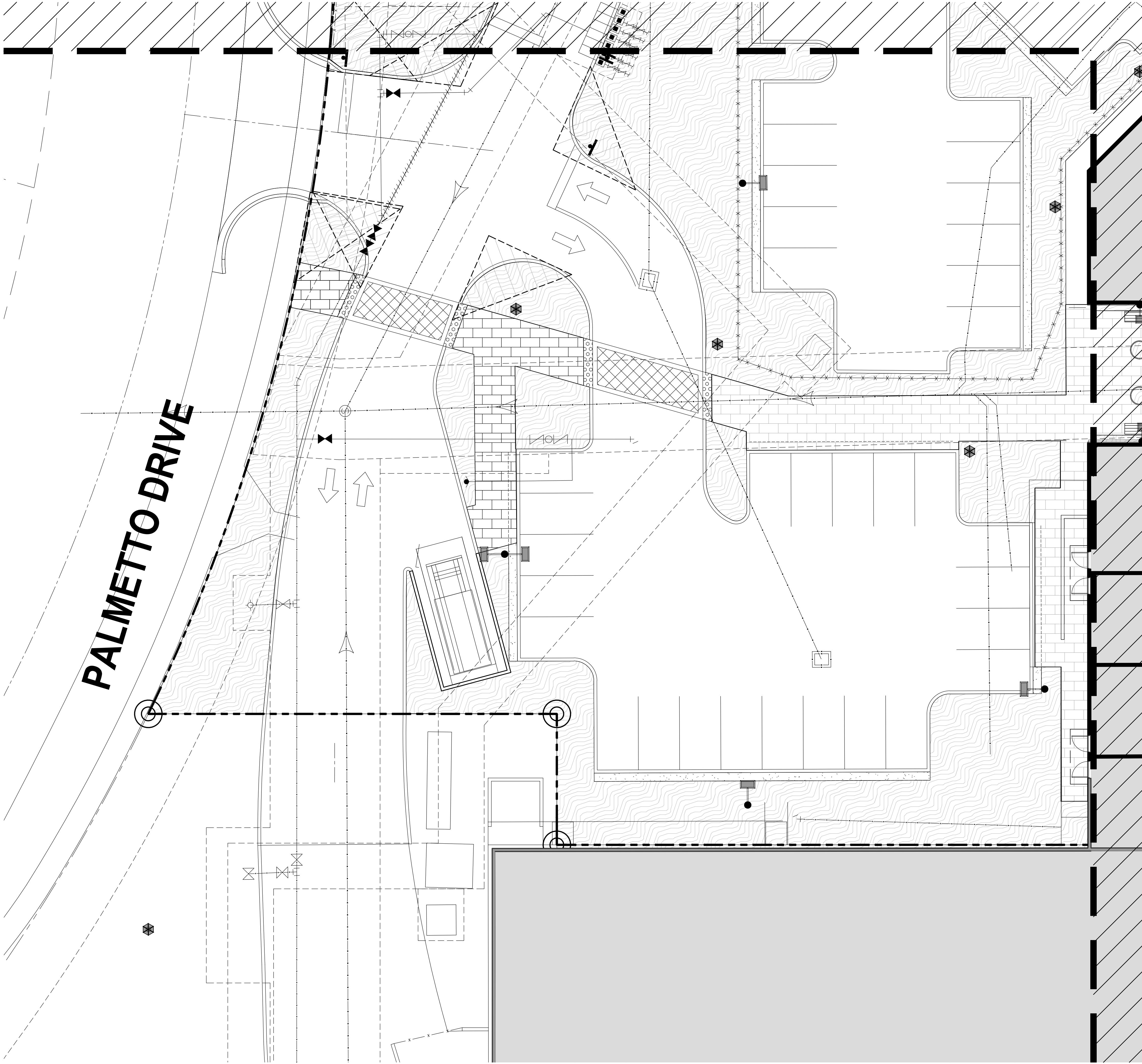
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PALMETTO DRIVE

ENLARGED HARDSCAPE PLAN
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L-1.17

ENLARGED HARDSCAPE PLAN

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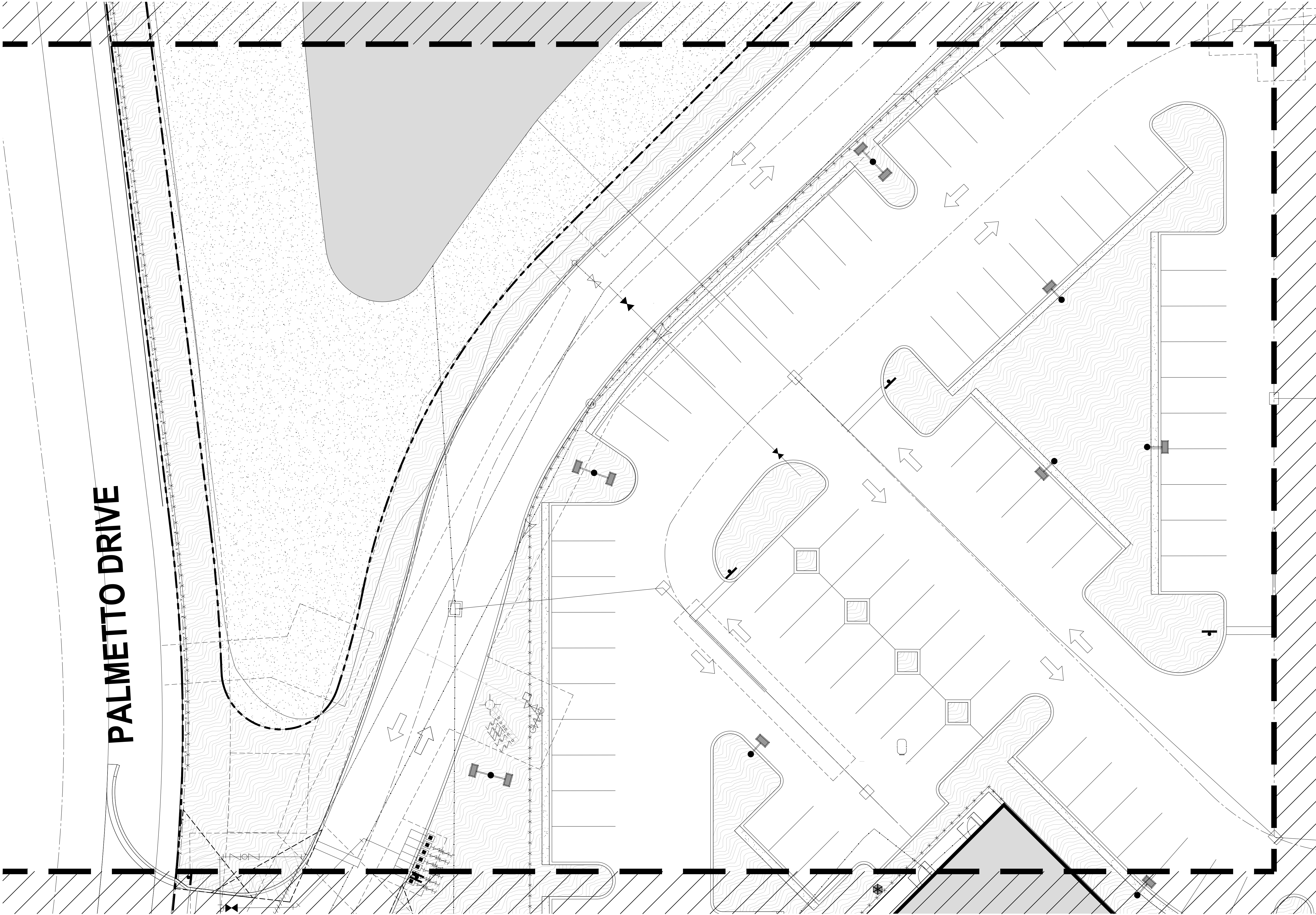
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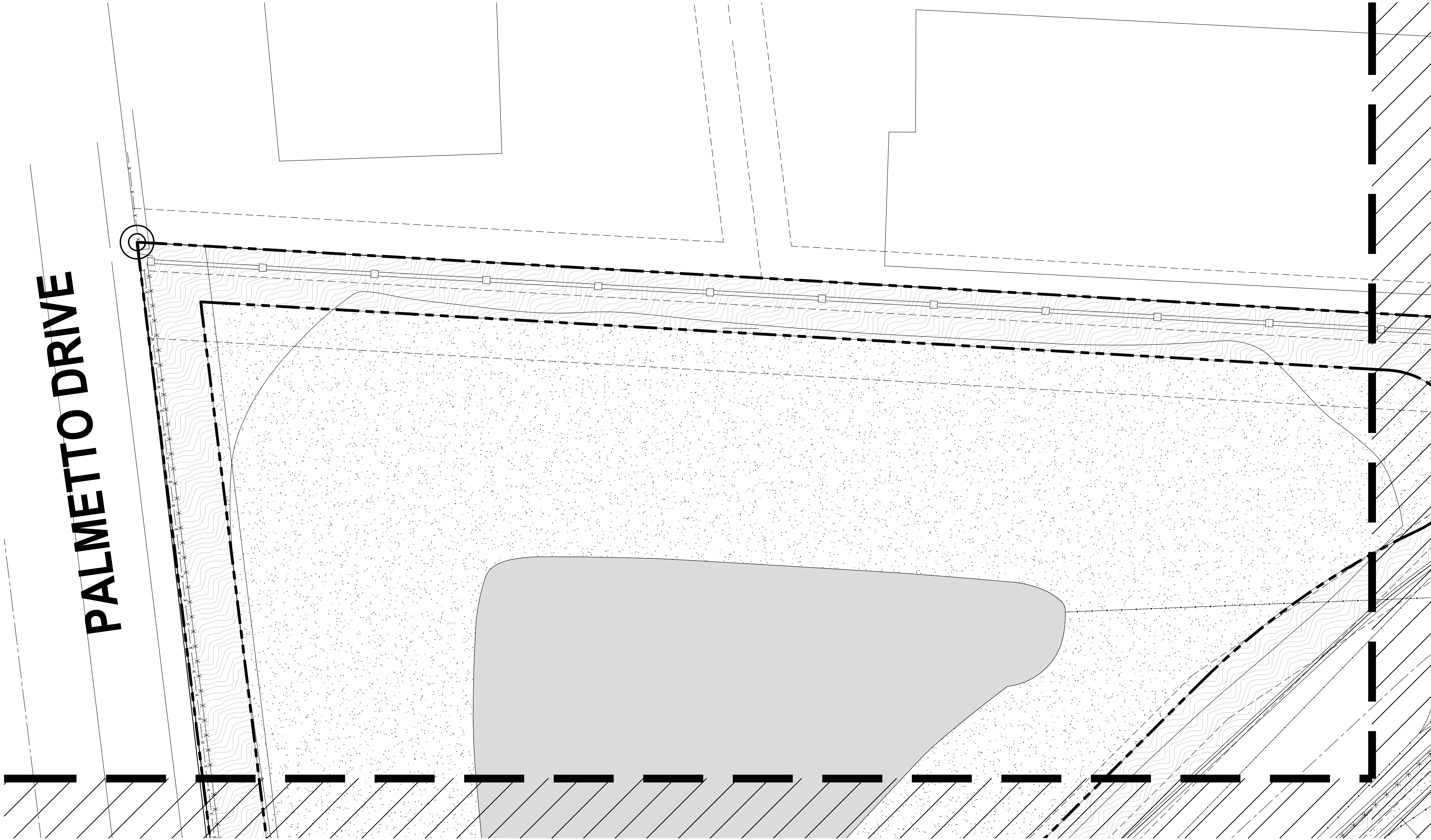
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ENLARGED HARDSCAPE PLAN

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APARTMENTS**

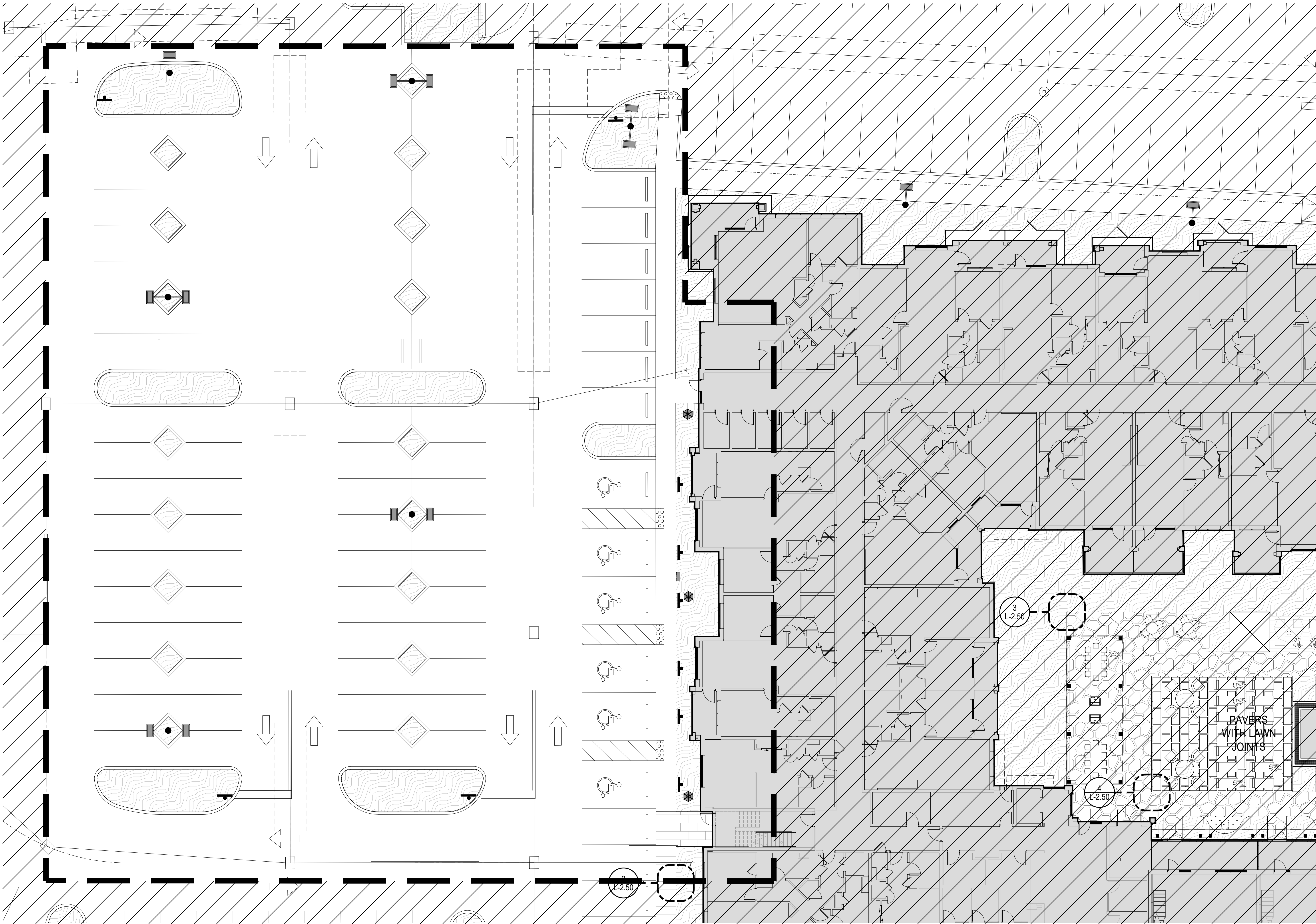
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PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT

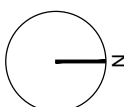
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ENLARGED HARDSCAPE PLAN
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L-1.20

ENLARGED HARDSCAPE PLAN
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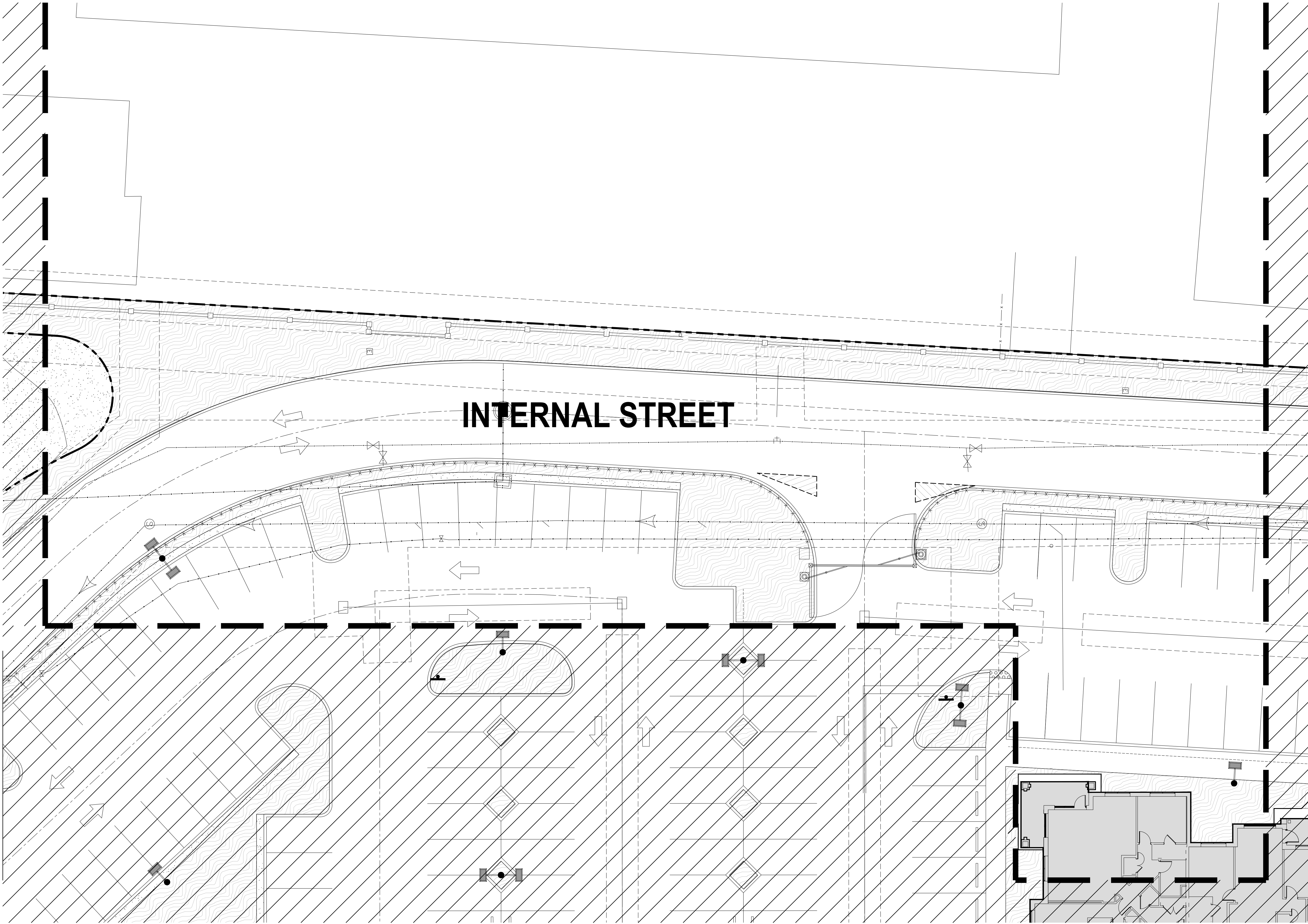
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ENLARGED HARDSCAPE PLAN

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INTERNAL STREET

INTERN

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION

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ENLARGED HARDSCAPE PLAN

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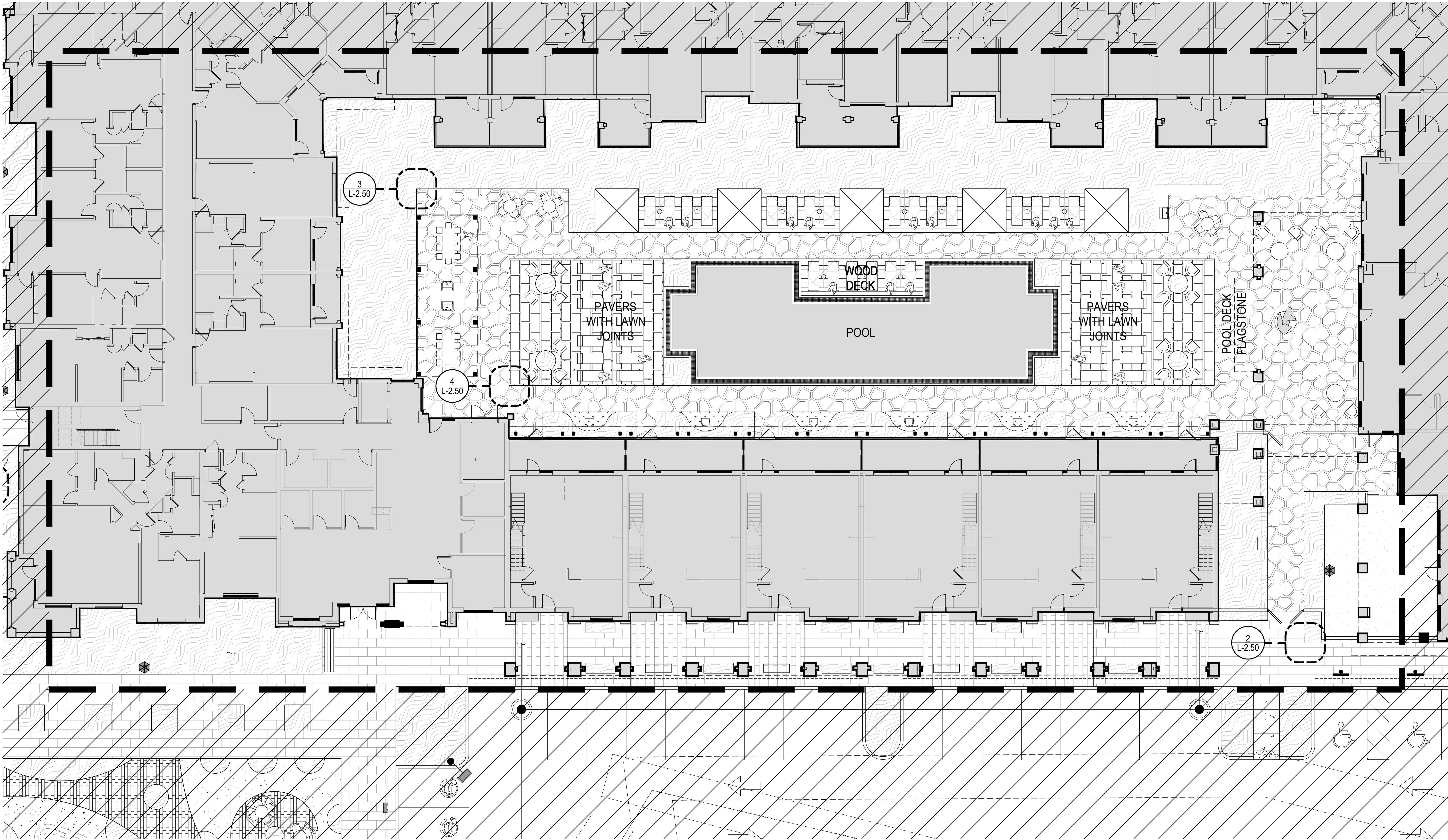
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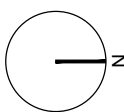
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ENLARGED HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"



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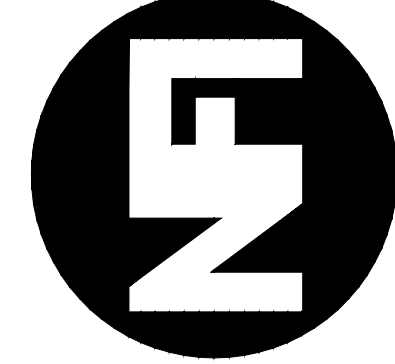
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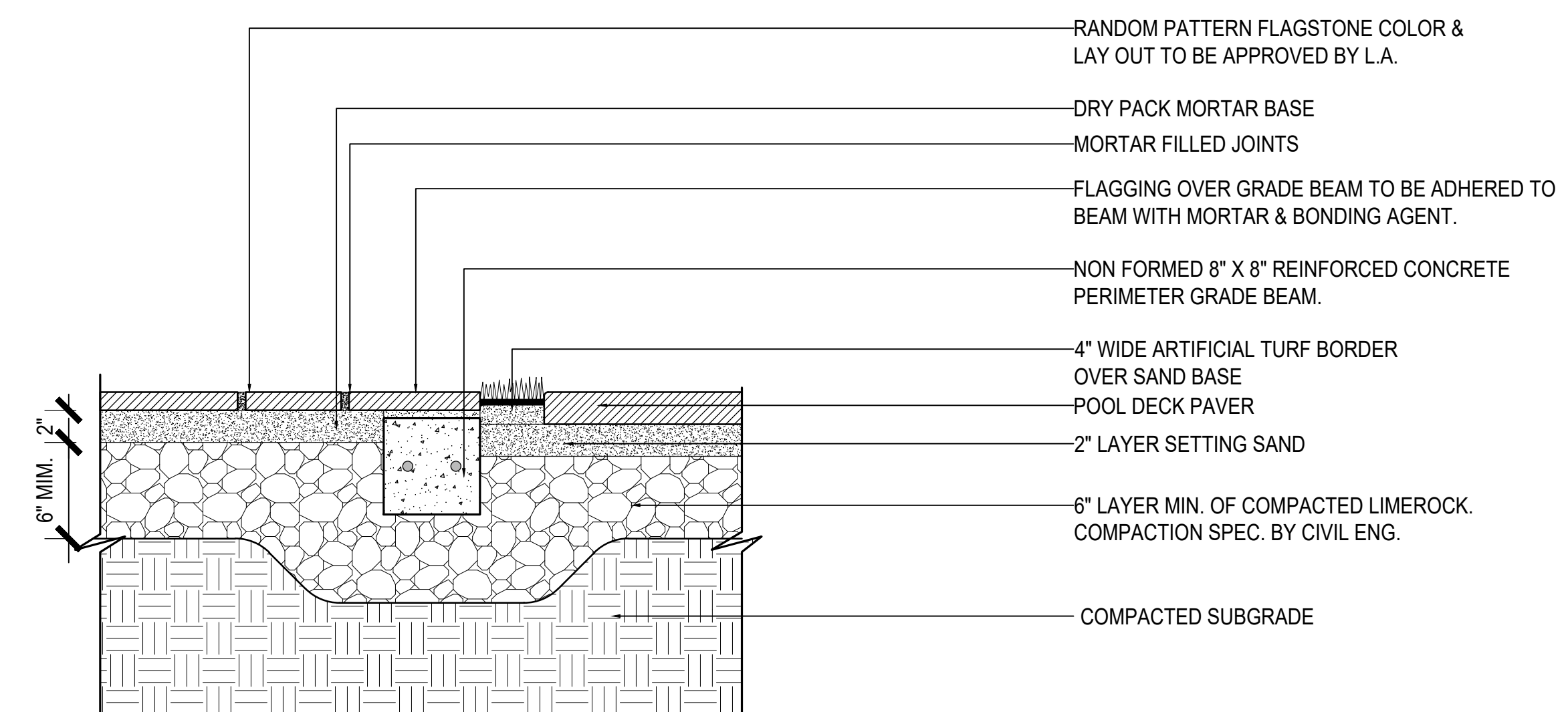
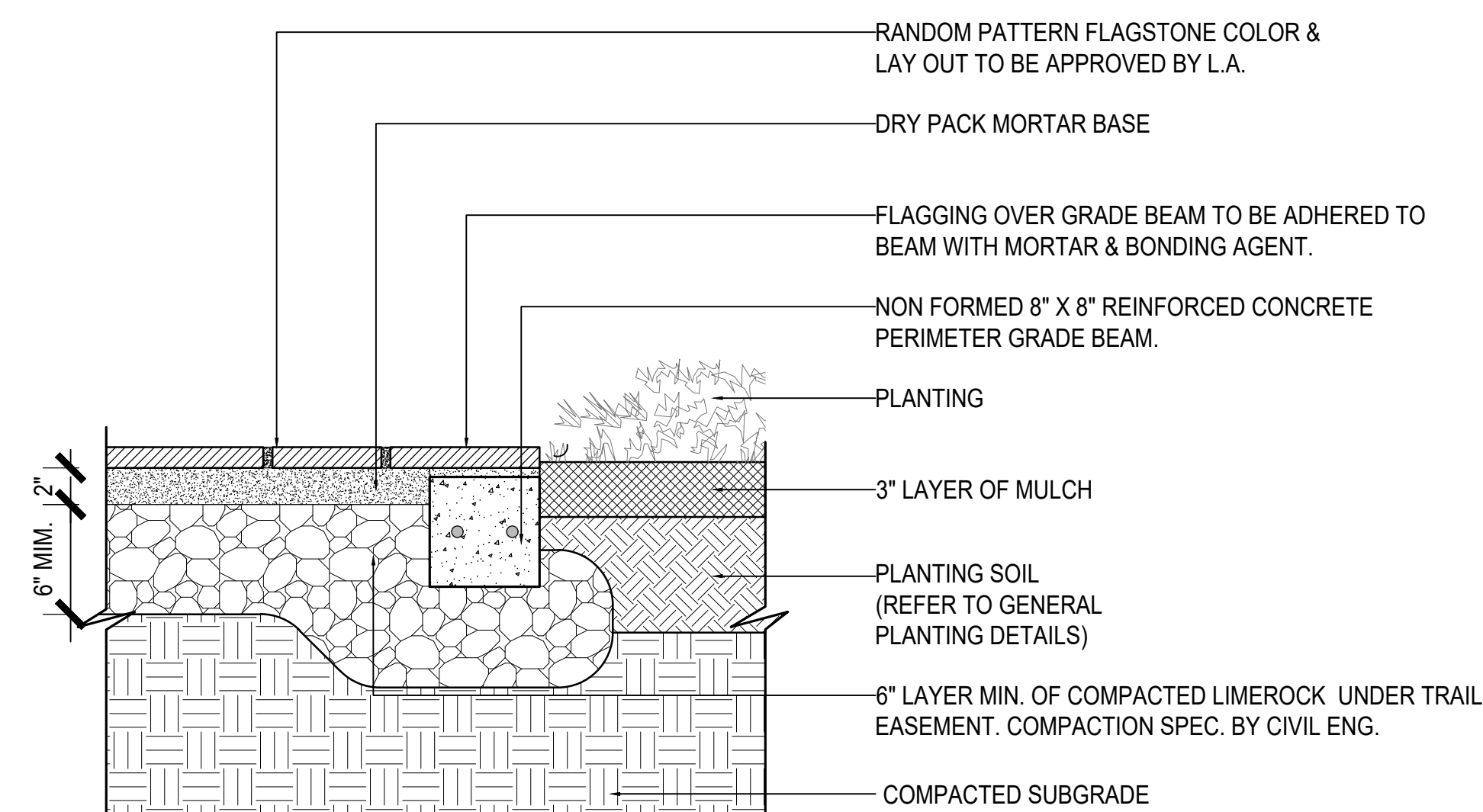
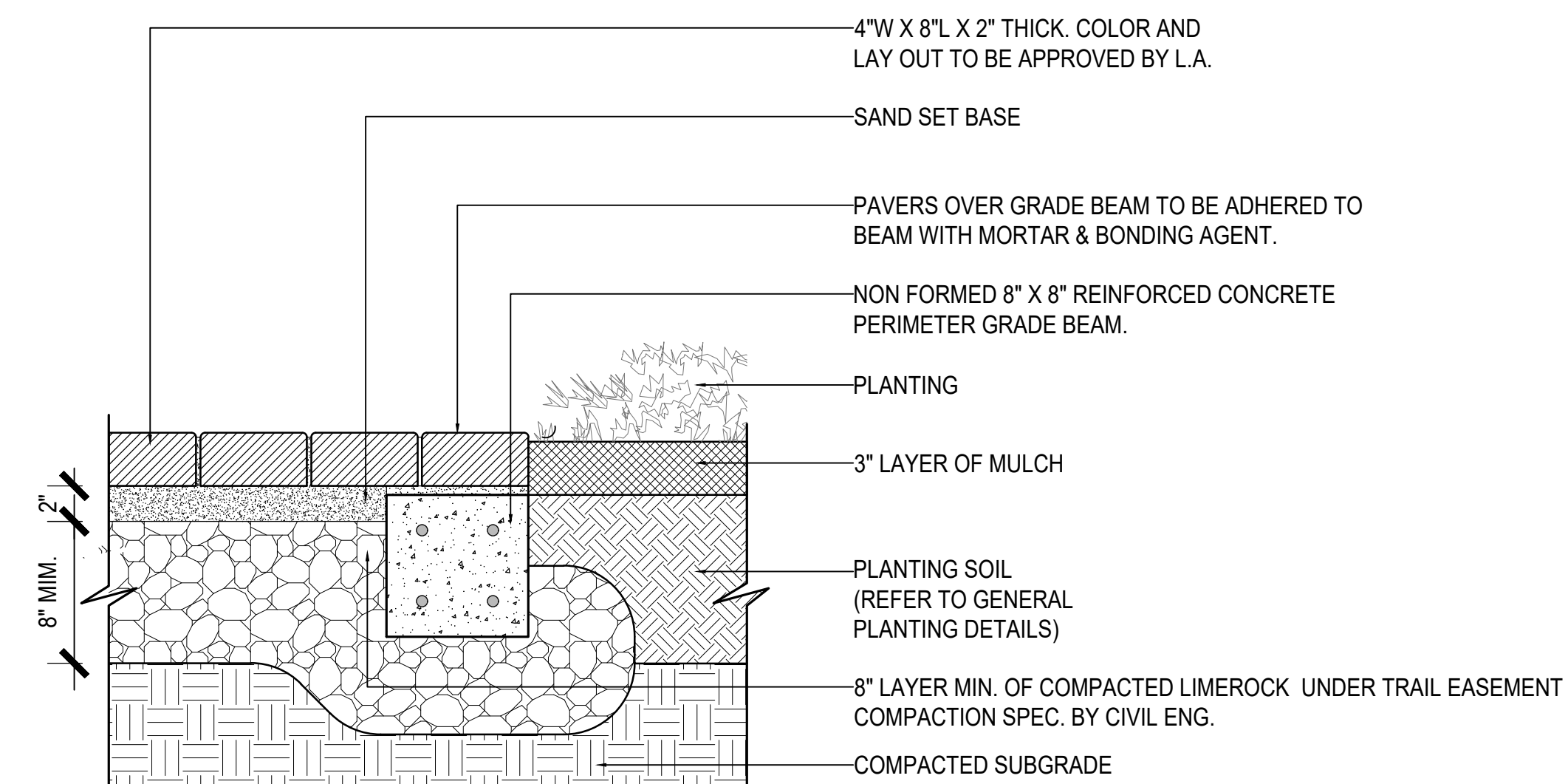
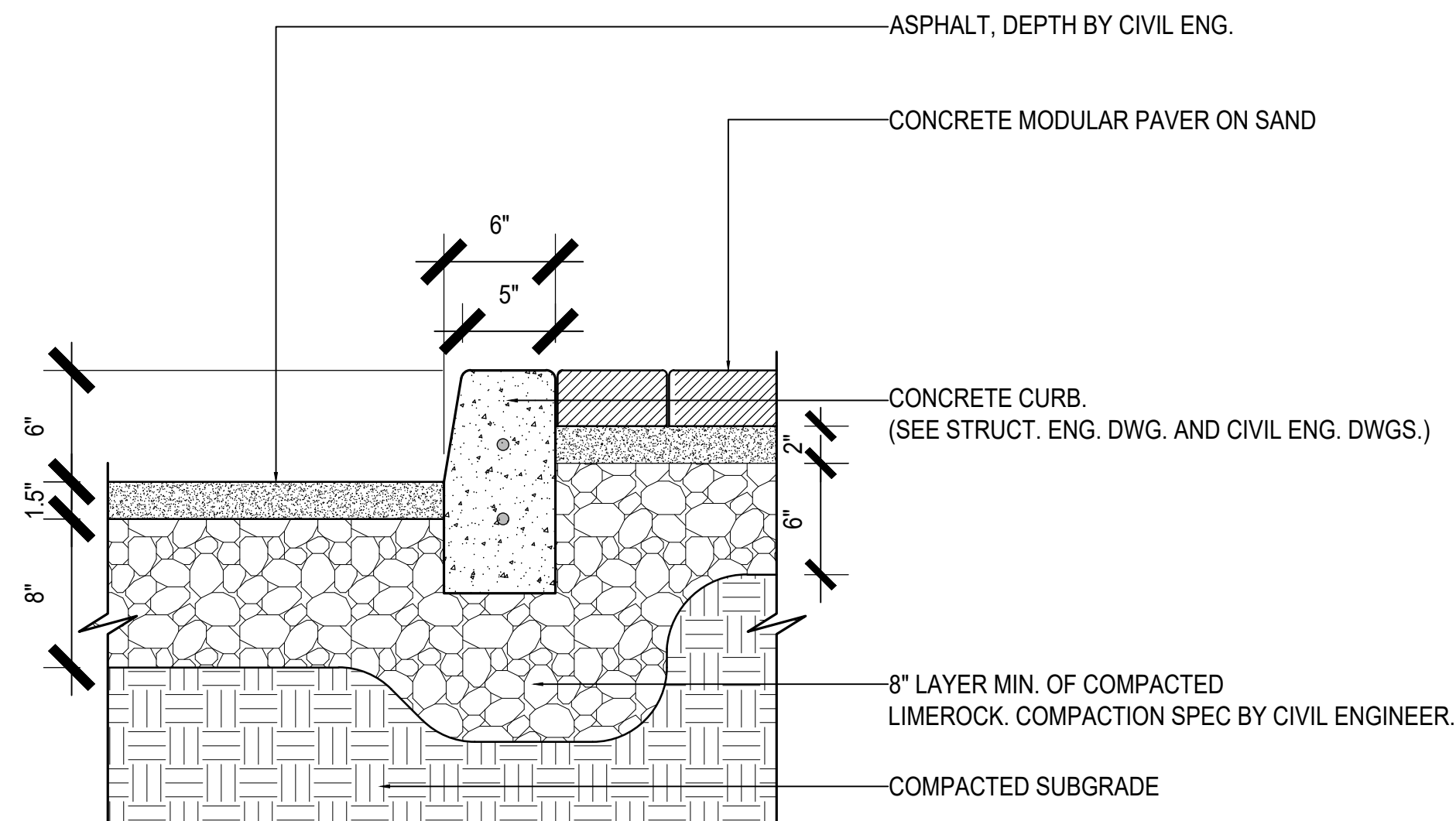
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APPLICABLE BUILDING AND ZONING CODES.

NORTH LAKE PROMENADE APARTMENTS

OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

PCNs. 36434221320100000, 364342213200900000

SITE DEVELOPMENT

REV.	DATE	DESCRIPTION
SHEET ISSUE: 2023.11.15		

REV.	DATE	DESCRIPTION
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Digitally signed by
N. Anselmo
Date: 2024.04.02
15:56:12 -04'00'

Digitally signed by Peter N Anselmo

17:56:12 -04'00'

R.L.A. FL# 6667221

SHEET No.
L-2.50
GENERAL

HARDSCAPE DETAILS
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sheet size 24" x 36" | landscape

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LANDSCAPE ARCHITECTURE • DESIGN

LANDSCAPE ARCHITECTURE + DESIGN
6915 Red Road, Suite 224
Coral Gables, FL 33143

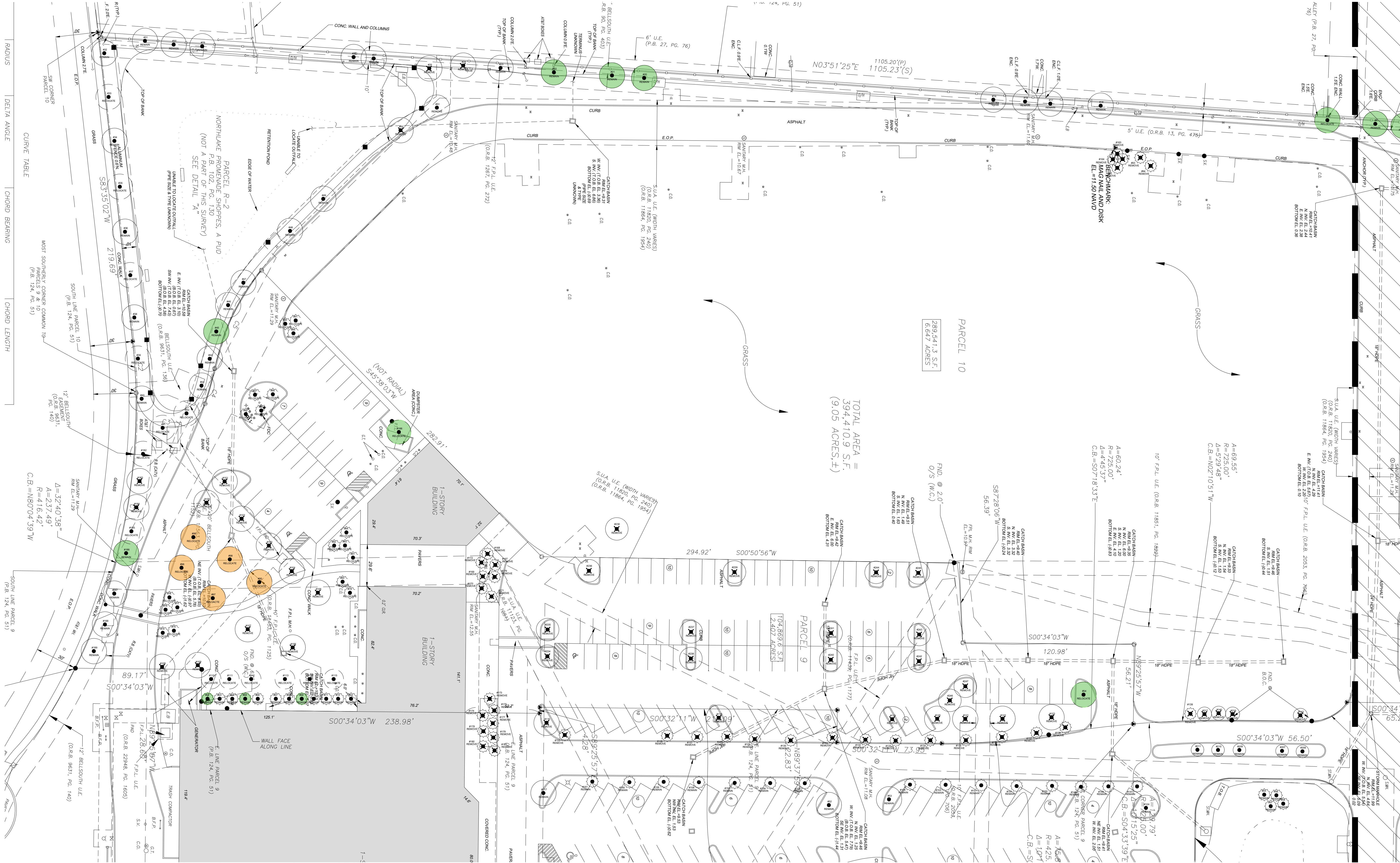
O: 786.717.6564 / M: 305.321.2341
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FIRM REG. NO. LC26000548

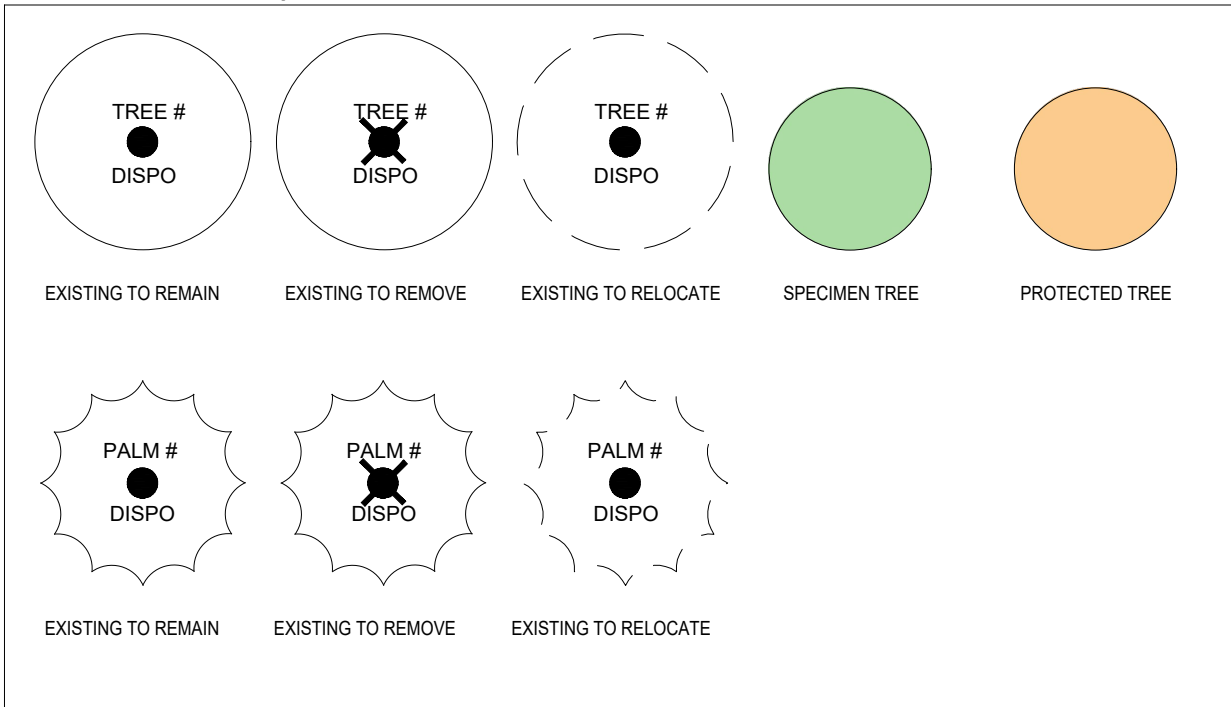
FIRM REG. NO. LC26000548

FIRM REG. NO. LC26000548



NOTE: ORIGINAL TREE INVENTORY WAS COMPLETED 12-12-21 BY COTLEUR & HEARING LANDSCAPE ARCHITECTS. INVENTORY WAS CONFIRMED VIA ON-SITE OBSERVATION AND REVISED ON 02-08-2024 BY COTLEUR & HEARING LANDSCAPE ARCHITECTS.

TREE DISPOSITION | GRAPHIC LEGEND



TREE DISPOSITION | NOTES

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS DESIGNATED TO REMAIN, WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- REFER TO AND COORDINATE WITH TREE DISPOSITION LIST.
- OBTAIN ALL REQUIRED TREE REMOVAL PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING TREES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL ADJACENT PORTIONS OF THE SITE AND BUILDING NOT PART OF DISPOSITION SCOPE OF WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SECURE ALL PORTIONS OF THE SITE DURING ALL DEMOLITION PHASES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMIT REQUIRED FOR TEMPORARY FENCING.
- LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION AS NEEDED, REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
- TREES SHOWN IN GREY ARE NOT IN LANDSCAPE SCOPE OF WORK. SHOWN FOR REFERENCE ONLY.

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.

SHEET NO. L-3.00
TREE MITIGATION PLAN
scale: sheet size 24" x 36" | landscape

Digitally signed by Peter N Anselmo
Date: 2024.04.02 17:56:54 -04'00'
Peter Anselmo
R.L.A. FL# 6667221

SHEET ISSUE: 2023.11.15
REV: DATE DESCRIPTION

NORTHLAKE PROMENADE APARTMENTS

OWNER: NORTHLAKE PROMENADE, LLC
PCNS: 36434221320100000, 36434221320090000

SITE DEVELOPMENT

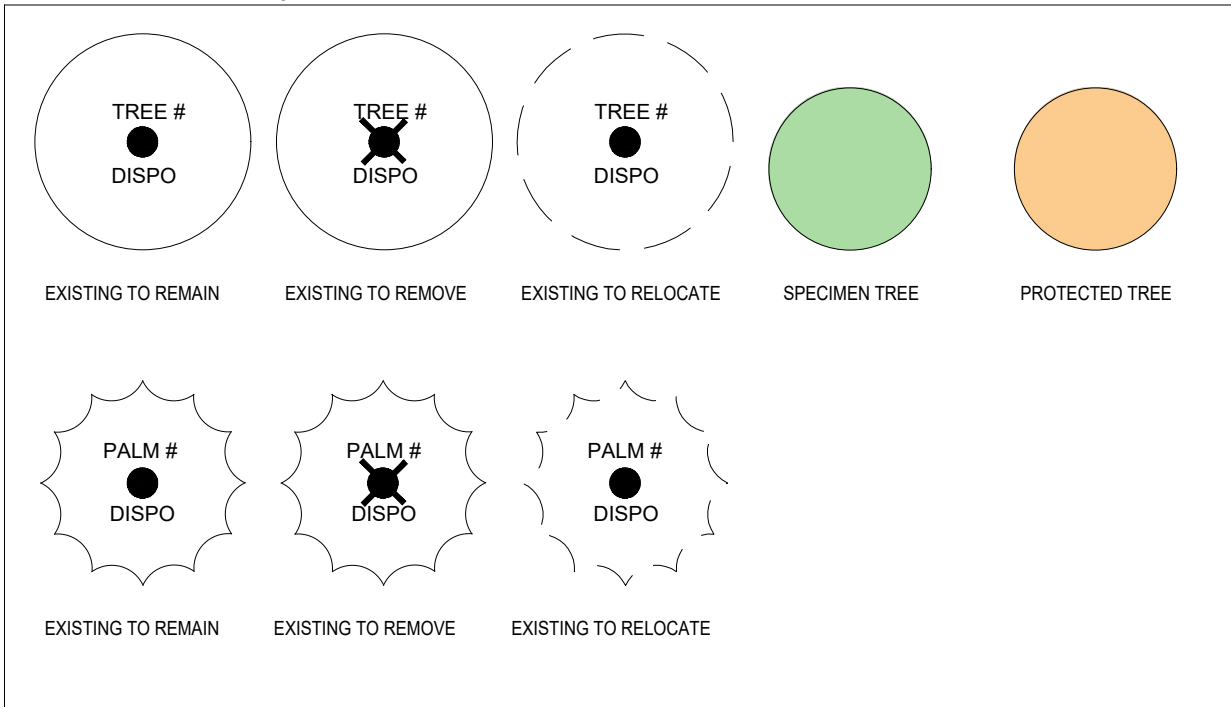
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NOTE: ORIGINAL TREE INVENTORY WAS COMPLETED 12-12-21 BY COTLEUR & HEARING LANDSCAPE ARCHITECTS. INVENTORY WAS CONFIRMED VIA ON-SITE OBSERVATION AND REVISED ON 02-08-2024 BY COTLEUR & HEARING LANDSCAPE ARCHITECTS.

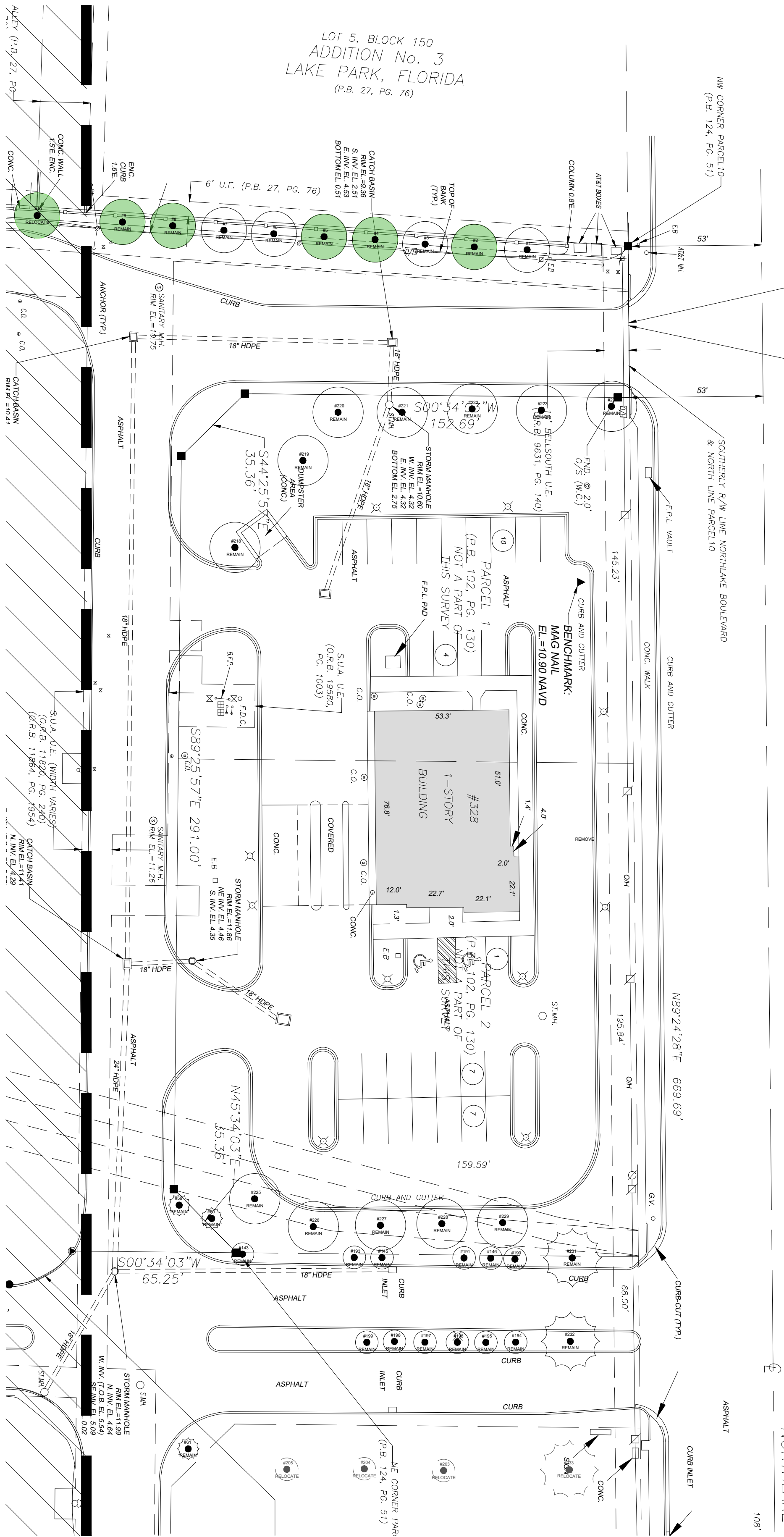
TREE DISPOSITION | GRAPHIC LEGEND



TREE DISPOSITION | NOTES

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS DESIGNATED TO REMAIN, WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- REFER TO AND COORDINATE WITH TREE DISPOSITION LIST.
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- TREES SHOWN IN GREY ARE NOT IN LANDSCAPE SCOPE OF WORK. SHOWN FOR REFERENCE ONLY.

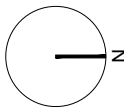
NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.



NATURALFICIAL, INC. NORTHLAKE PROMENADE TREE DISPOSITION LIST: 2024.02.27					
KEY #	BOTICAL NAME	COMMON NAME	SIZE	CONDITION	DISPOSITION
			DBH. (IN.)		
2	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	18"	FAIR	REMAIN
4	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	13"	FAIR	REMAIN
5	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	13"	FAIR	REMAIN
8	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	16"	FAIR	REMAIN
9	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	16"	FAIR	REMAIN
10	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14"	FAIR	RELOCATE
20	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	15"	FAIR	REMAIN
21	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	16"	FAIR	REMAIN
22	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14"	FAIR	REMAIN
45	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14"	FAIR	REMAIN
54	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14"	FAIR	RELOCATE
95	QUERCUS VIRGINIANA	OAK TREE	12"	FAIR	RELOCATE
96	QUERCUS VIRGINIANA	OAK TREE	12"	FAIR	RELOCATE
97	QUERCUS VIRGINIANA	OAK TREE	14"	FAIR	RELOCATE
98	QUERCUS VIRGINIANA	OAK TREE	12"	FAIR	RELOCATE
99	QUERCUS VIRGINIANA	OAK TREE	14"	FAIR	RELOCATE
166	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	24"	FAIR	RELOCATE
186	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14"	FAIR	REMAIN
	TOTAL PROTECTED TREES:	5			
	TOTAL SPECIMEN TREES:	13			
	TOTAL TREES TO REMAIN:	10			
	TOTAL TREES TO REMOVE:	0			
	TOTAL TREES TO RELOCATE:	8			

MITIGATION NOTE: NO MITIGATION REQUIRED PER DATA TABLE ABOVE.

NOTE: ORIGINAL TREE INVENTORY WAS COMPLETED 12-12-21 BY COTLEUR & HEARING LANDSCAPE ARCHITECTS. INVENTORY WAS CONFIRMED VIA ON-SITE OBSERVATION AND REVISED ON 02-08-2024 BY COTLEUR & HEARING LANDSCAPE ARCHITECTS.



NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.

SHEET NO.
L-3.02

TREE MITIGATION LIST

scale:
sheet size 24" x 36" | landscape



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Peter N Anselmo
Date: 2024.04.02
17:58:14 -04'00'

Peter Anselmo
R.L.A. FL# 6667221

SHEET ISSUE: 2023.11.15		DESCRIPTION
REV.	DATE	

NORTHLAKE PROMENADE
APARTMENTS

OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

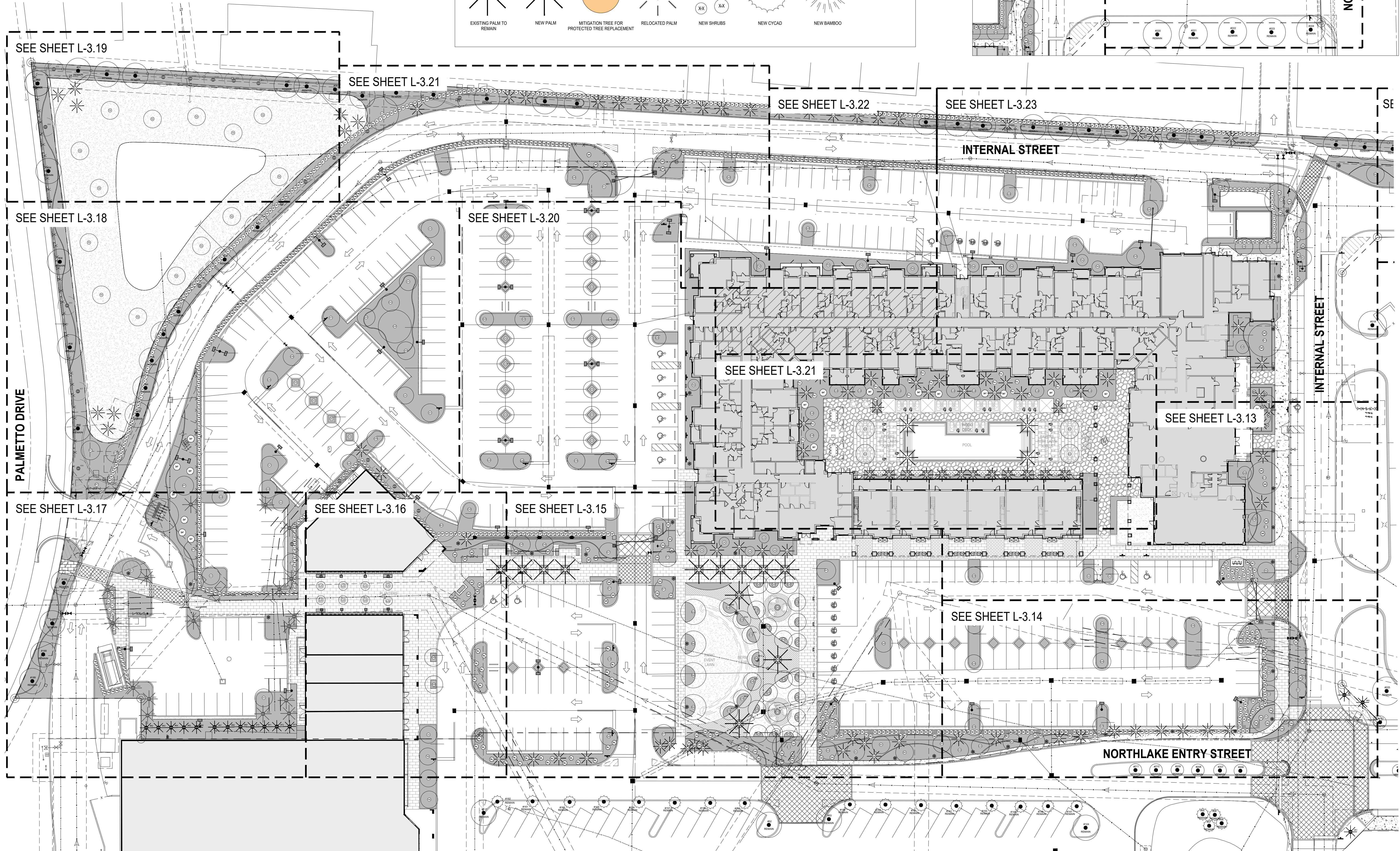
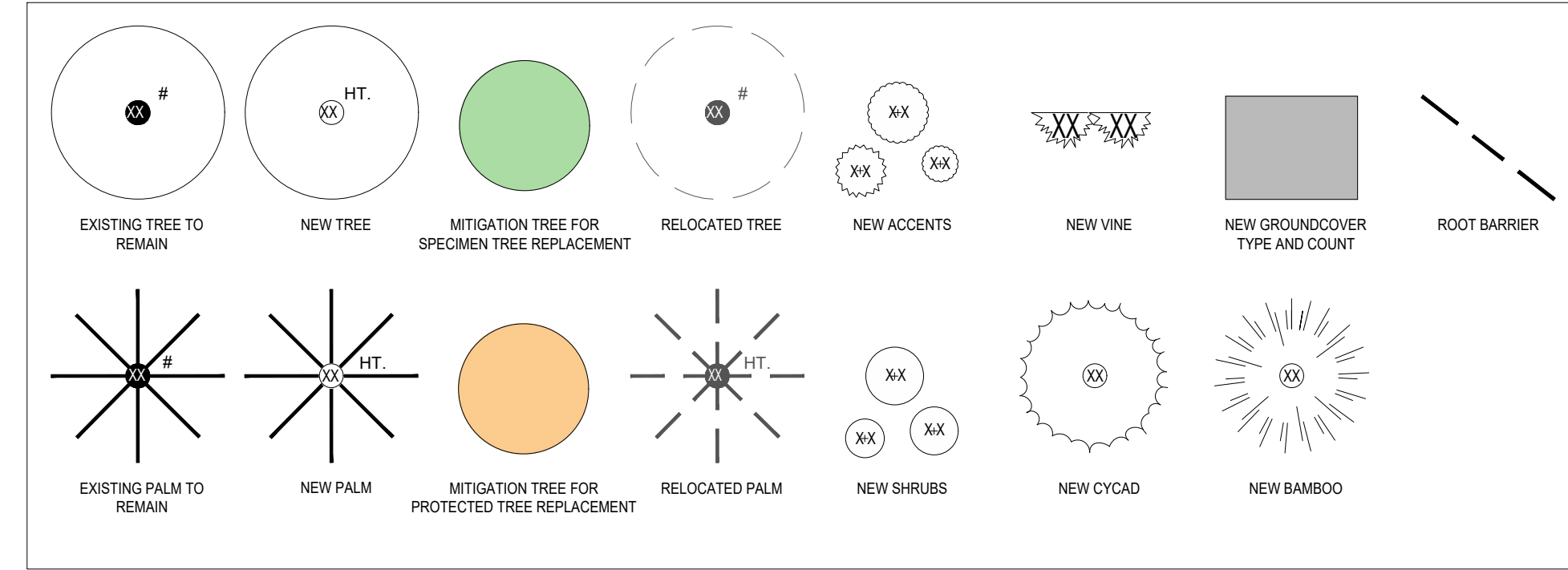
SITE DEVELOPMENT

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NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODE

TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES

SHEET NO.
L-3.10

OVERALL PLANTING PLAN
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OVERALL PLANTING PLAN
scale: 1/32"=1'-0"
sheet size 24" x 36" | land

Digitally signed by
Peter N Anselmo
Date: 2024.04.02
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Peter Anselmo
R.L.A. FL# 6667221



SHEET ISSUE: 2023.11.15

REV.	DATE	DESCRIPTION
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NORTHLAKE PROMENADE APARTMENTS

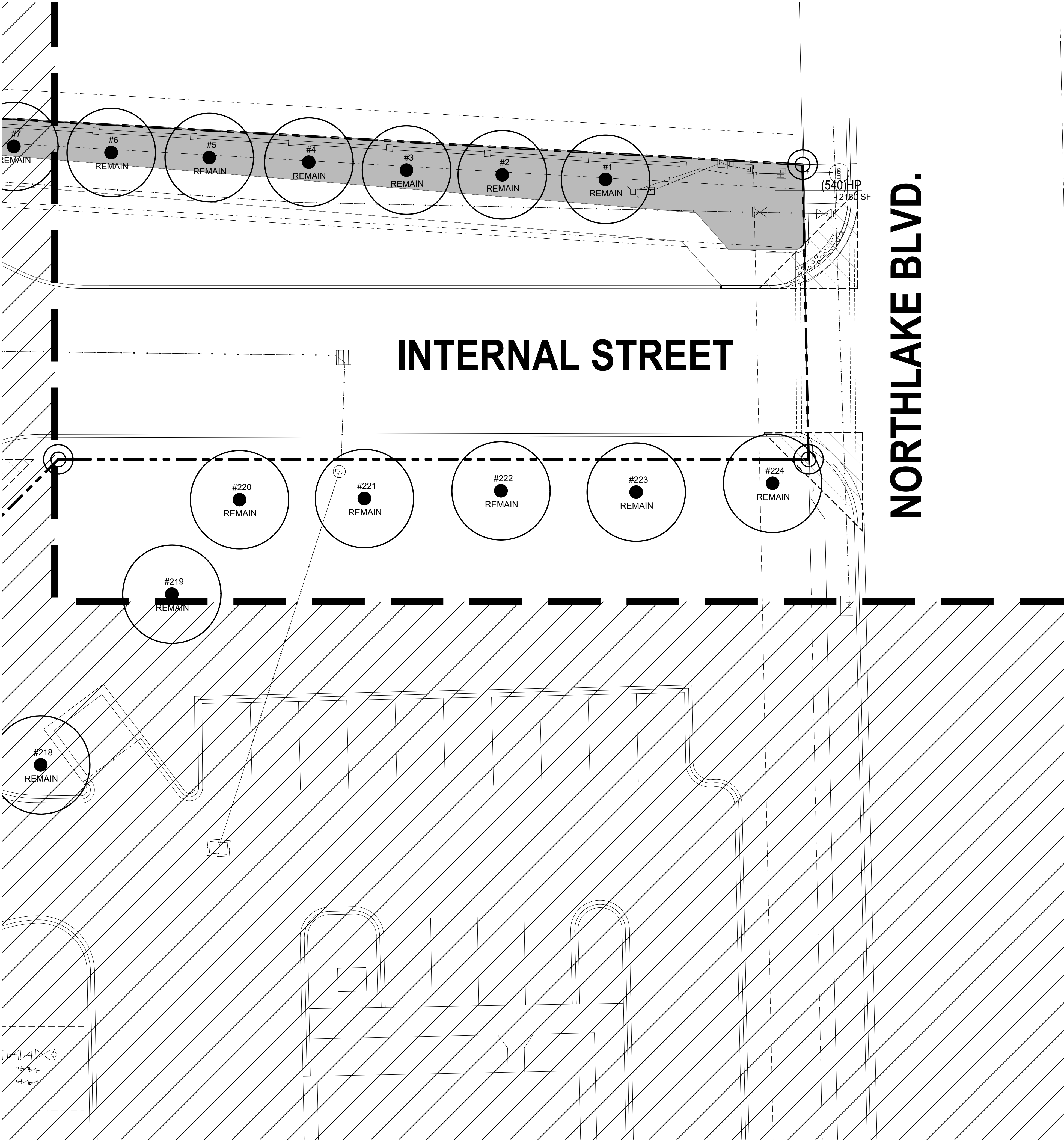
OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT



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ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO
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IMPLEMENTATION

TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES.

SHEET NO.
L-3.11

ENLARGED PLANTING PLAN

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sheet size 24" x 36" | landscape

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Date: 2024.04.02
17:59:53 -04'00'

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R.L.A. FL# 6667221

SHEET ISSUE: 2023.11.15

REV: DATE DESCRIPTION

NORTHLAKE PROMENADE
APARTMENTS

OWNER: NORTHLAKE PROMENADE, LLC

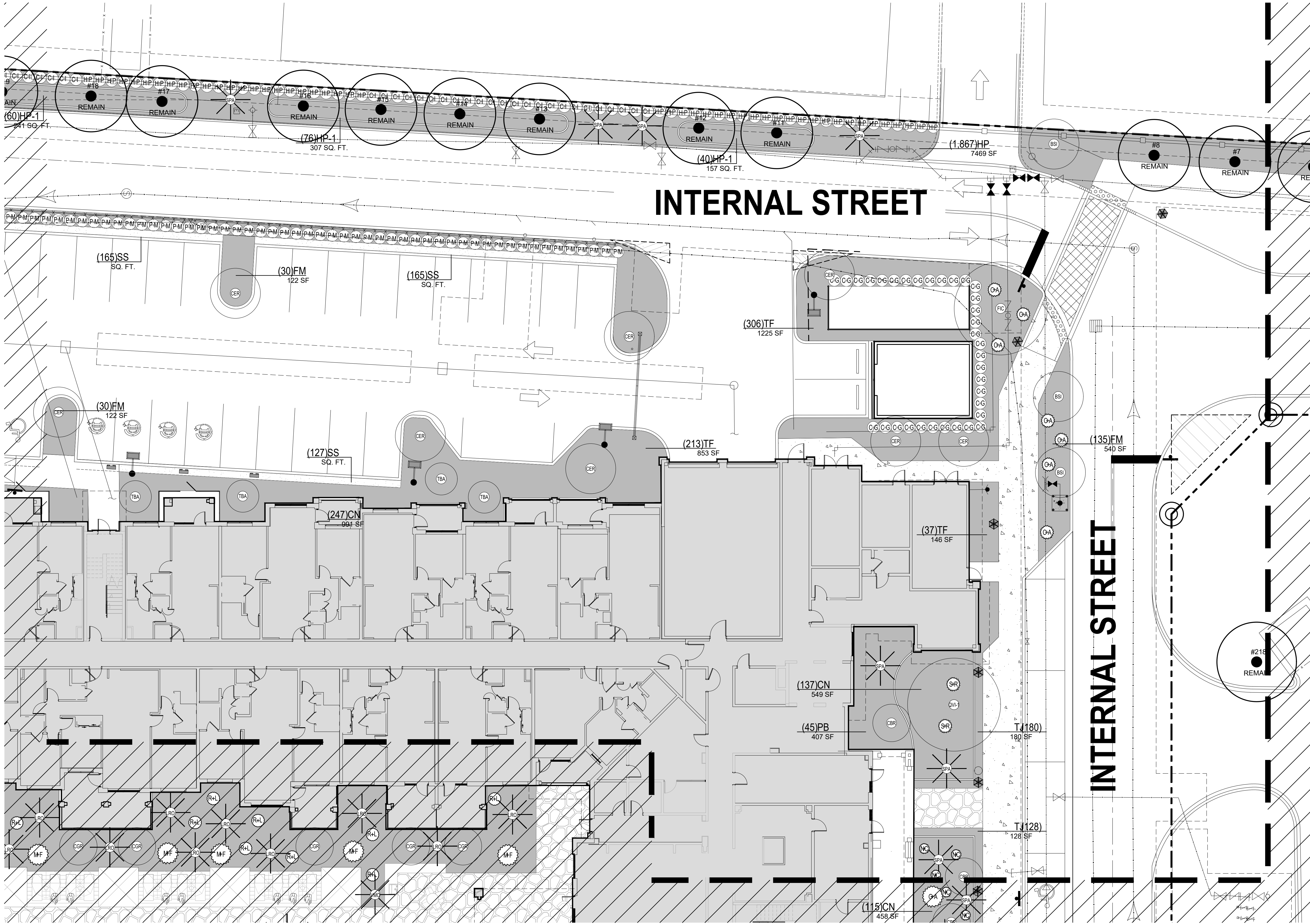
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SITE DEVELOPMENT

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ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
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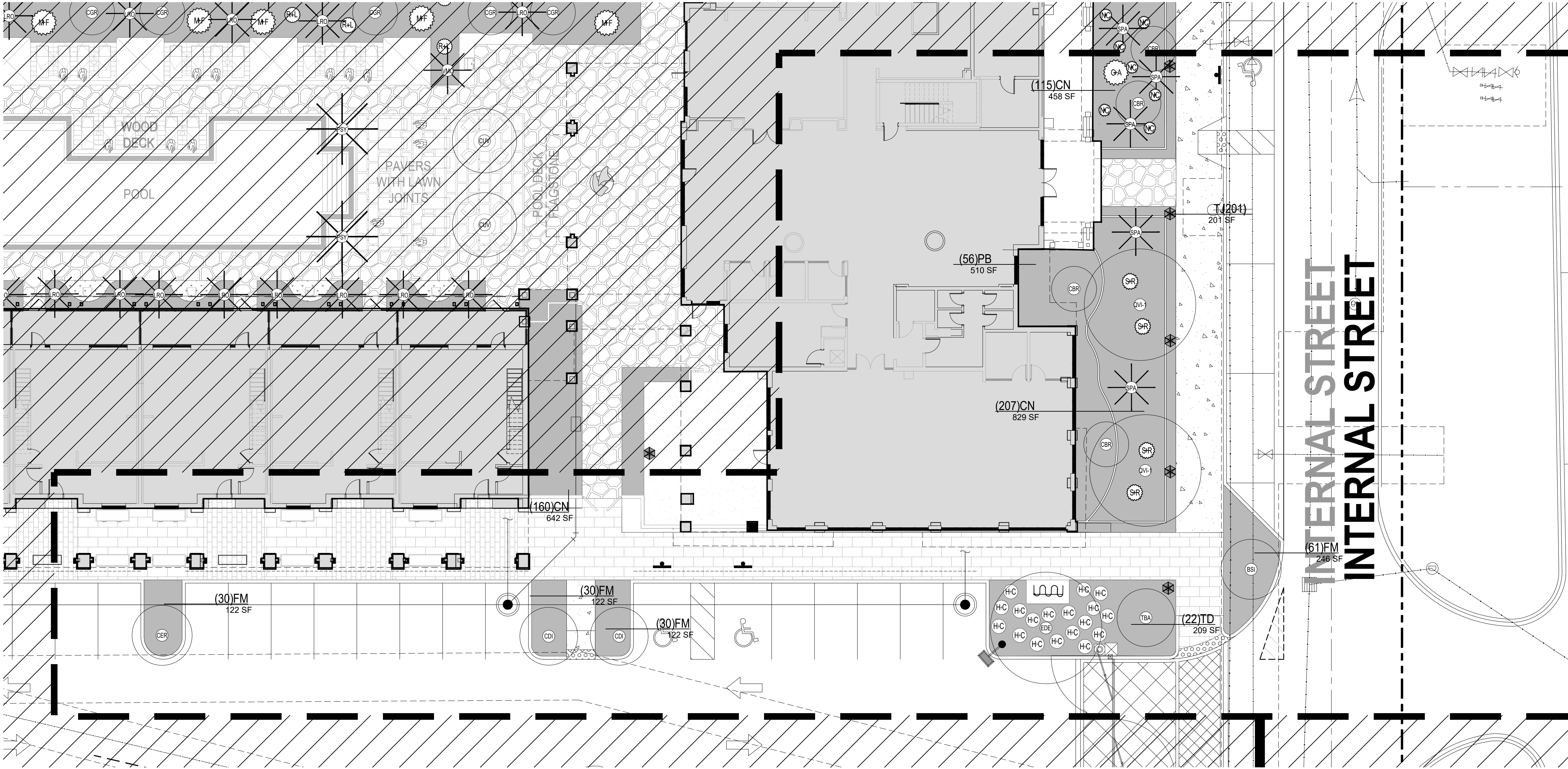
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Peter N Anselmo
Date: 2024.04.02
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Peter Anselmo
R.L.A. FL# 6667221

SHEET ISSUE: 2023.11.15
REV: DATE DESCRIPTION

NORTHLAKE PROMENADE APARTMENTS
OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000
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ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

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SHEET NO.
L-3.13

ENLARGED PLANTING PLAN

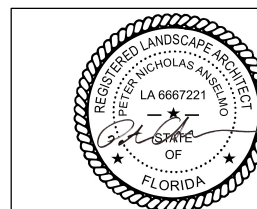
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SHEET ISSUE: 2023.11.15
REV: DATE DESCRIPTION

**NORTHLAKE PROMENADE
APARTMENTS**

OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT



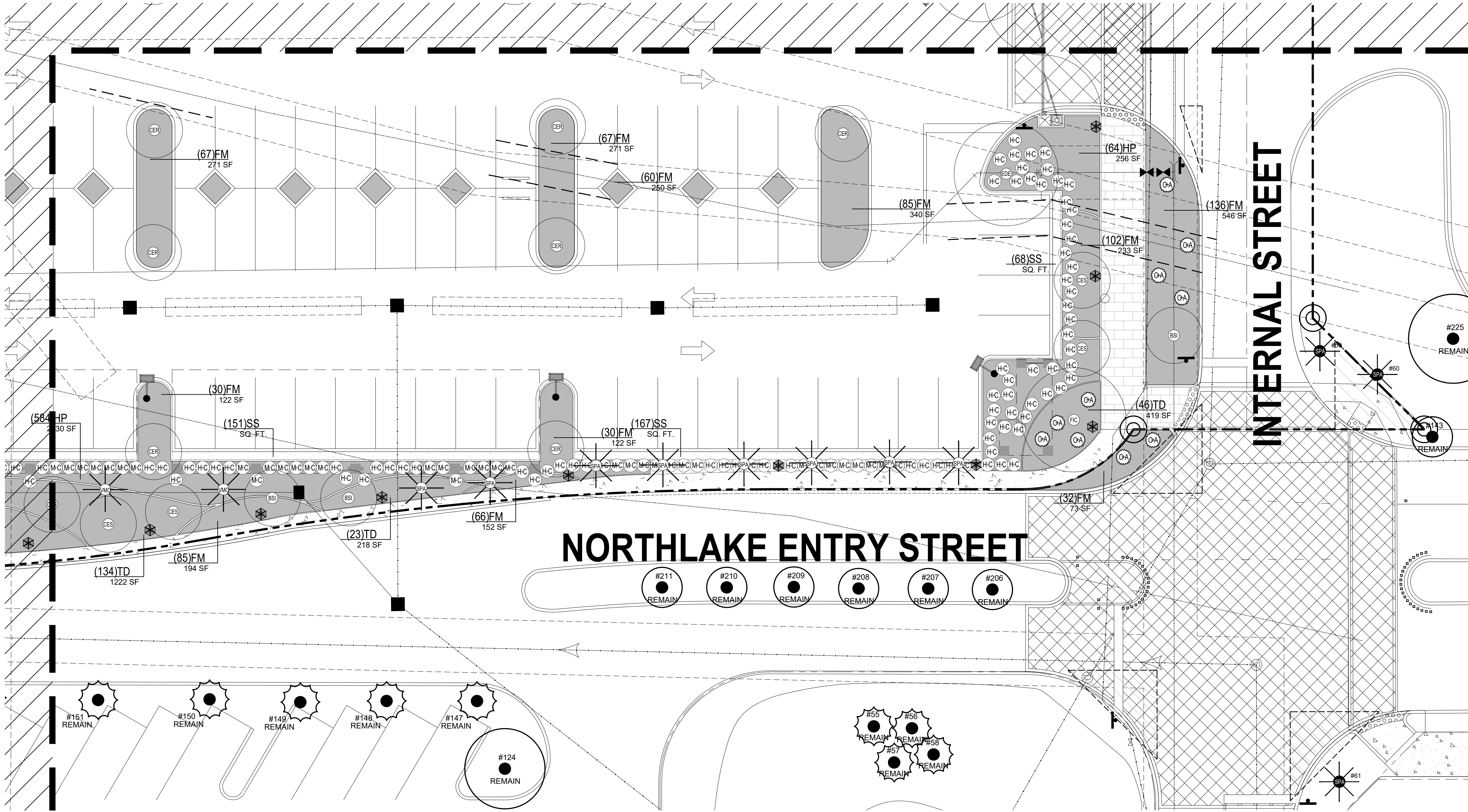
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Peter N Anselmo
Date: 2024.04.02
18:01:24 -04'00'

Peter Anselmo
R.L.A. FL# 6667221

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ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
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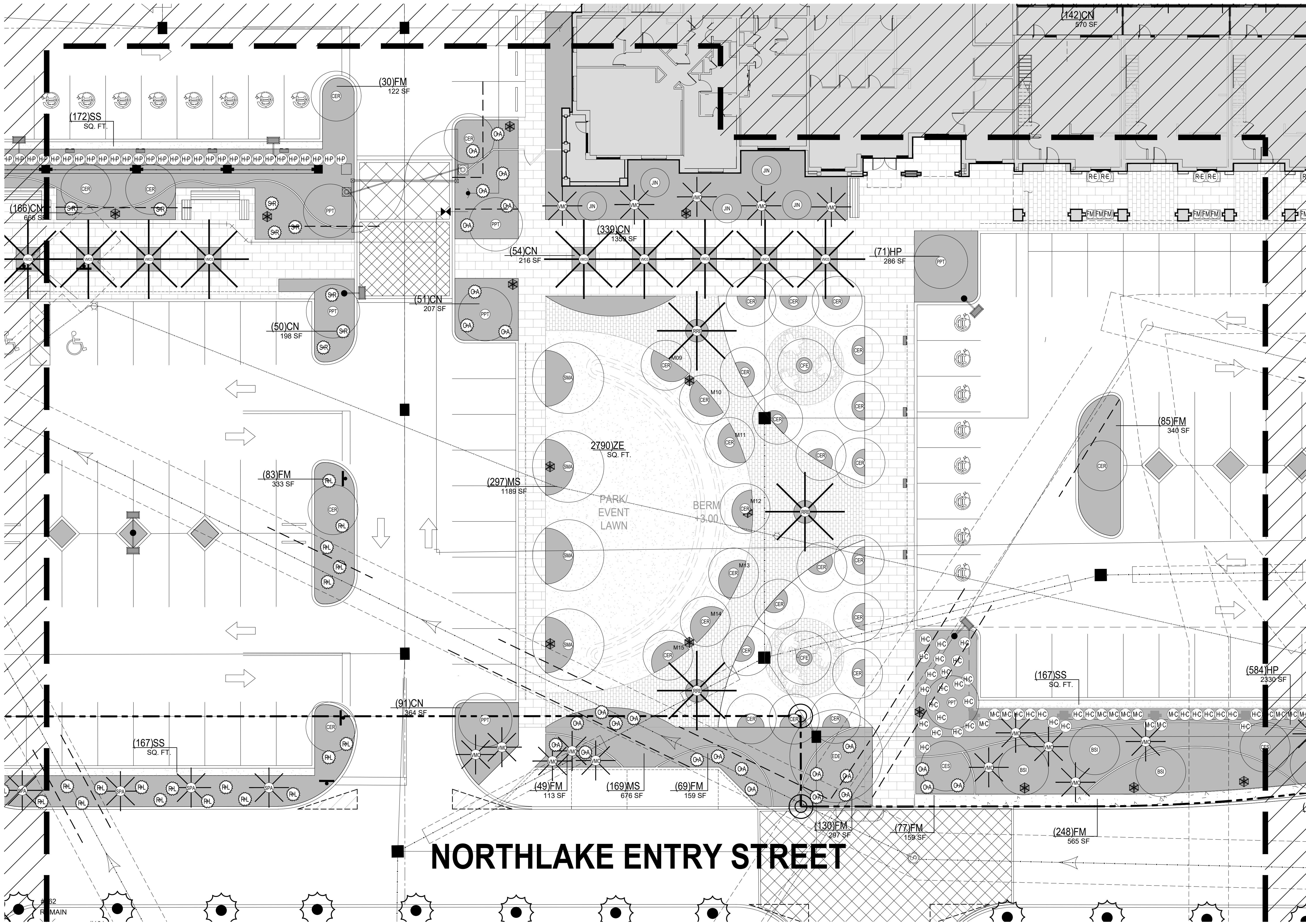
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Date: 2024.04.02
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Peter Anselmo
R.L.A. FL# 6667221

SHEET ISSUE: 2023.11.15
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NORTHLAKE PROMENADE APARTMENTS
OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000
SITE DEVELOPMENT

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ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

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NORTHLAKE PROMENADE
APARTMENTS

OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT

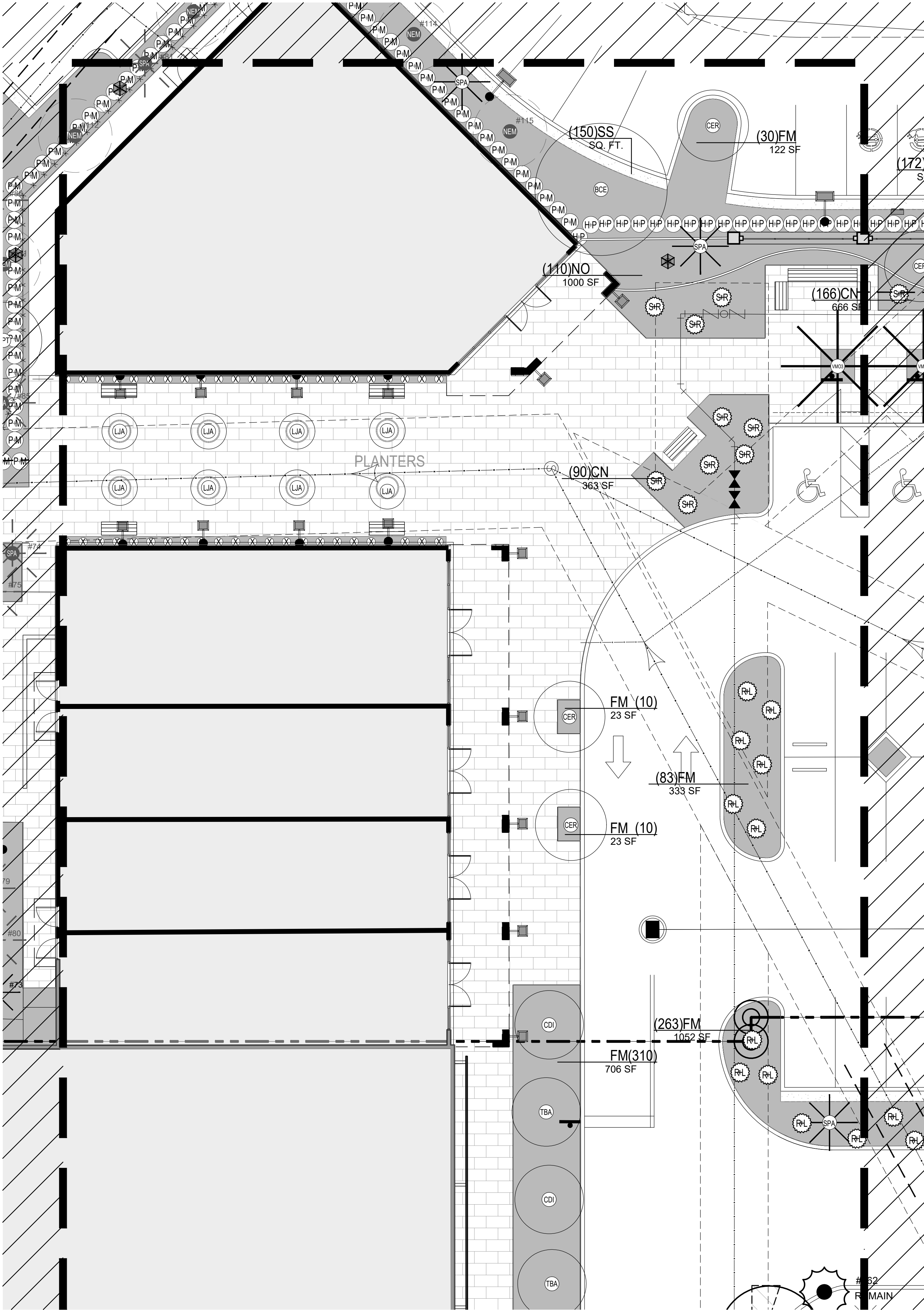
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REV: DATE DESCRIPTION

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Date: 2024.04.02
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Peter Anselmo
R.L.A. FL# 6667221

SHEET NO.
L-3.15
ENLARGED PLANTING PLAN
scale: 3/32"=1'-0"
sheet size 24" x 36" | landscape

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ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
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SHEET NO.
L-3.16

ENLARGED PLANTING PLAN

scale: 3/32"=1'-0"
sheet size 24" x 36" | landscape

SHEET ISSUE: 2023.11.15

REV: DATE DESCRIPTION

**NORTHLAKE PROMENADE
APARTMENTS**

OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT

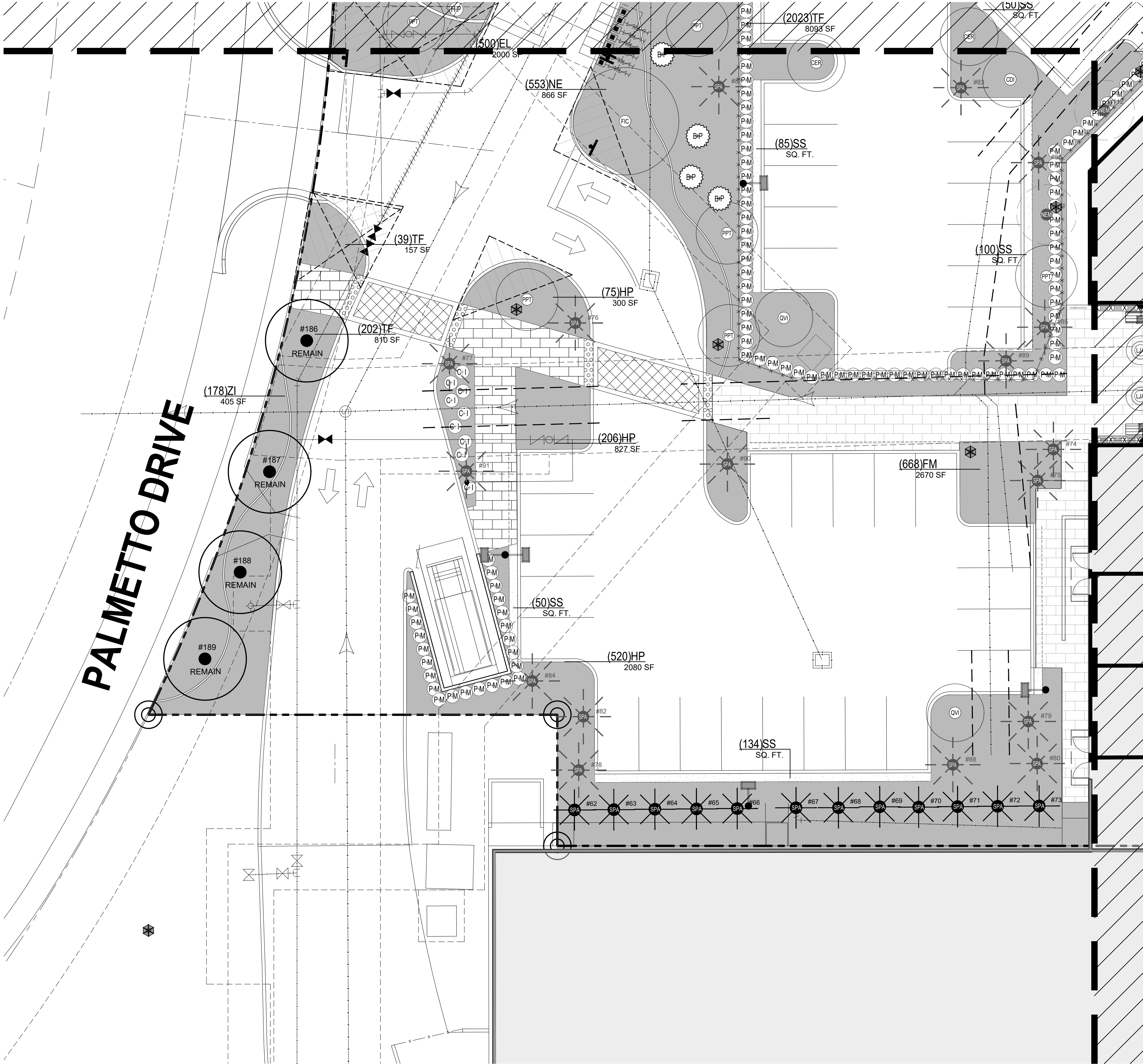
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Peter N Anselmo
Date: 2024.04.02
18:03:50 -04'00'

Peter Anselmo
R.L.A. FL# 6667221



ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
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SHEET NO.
L-3.17

ENLARGED PLANTING PLAN

scale: 3/32"=1'-0"
sheet size 24" x 36" | landscape

SHEET ISSUE: 2023.11.15

REV: DATE DESCRIPTION

NORTHLAKE PROMENADE
APARTMENTS

OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT

Digitally signed by
Peter N Anselmo
Date: 2024.04.02
18:04:39 -04'00'

Pete Anselmo
R.L.A. FL# 6667221

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PALMETTO DRIVE



ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

NORTHLAKE PROMENADE
APARTMENTS

OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT

SHEET ISSUE: 2023.11.15
REV: DATE DESCRIPTION



Digitally signed by
Peter N Anselmo
Date: 2024.04.02
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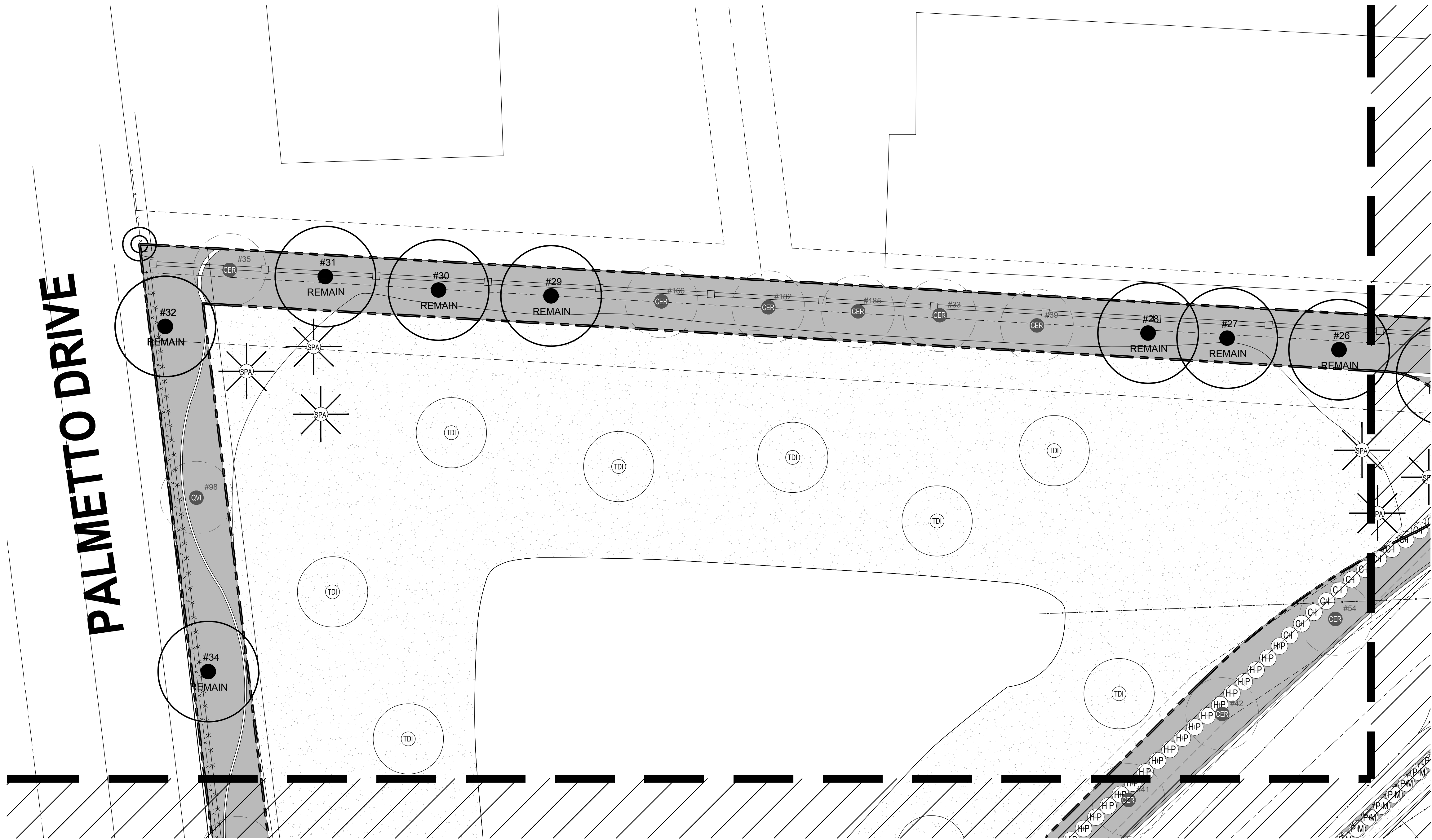
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L-3.18

ENLARGED PLANTING PLAN
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sheet size 24" x 36" | landscape

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ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.

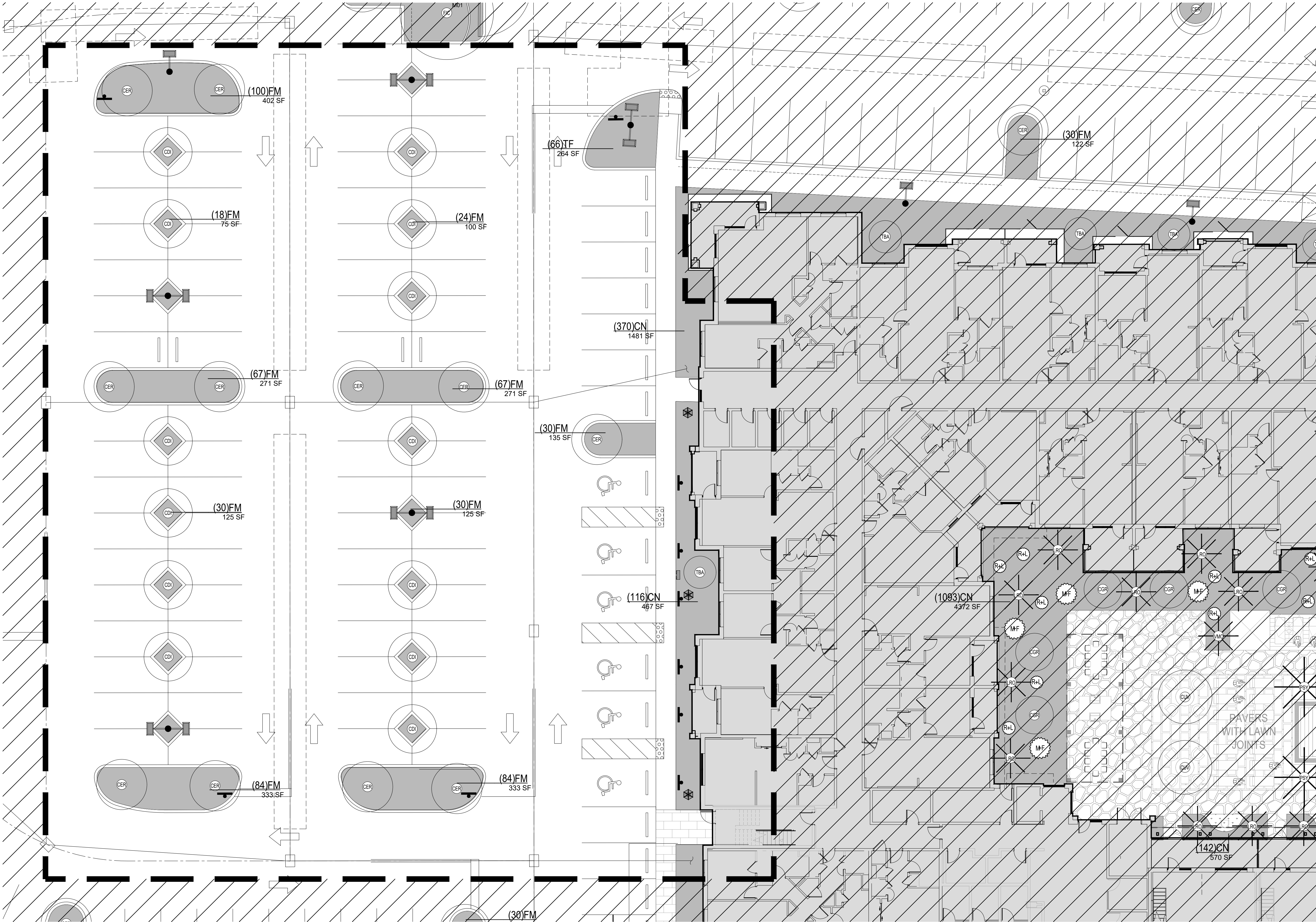
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ENLARGED PLANTING PLAN
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sheet size 24" x 36" | landscape

Digitally signed by Peter N Anselmo
Date: 2024.04.02 18:06:24 -04'00'
Peter Anselmo
R.L.A. FL# 6667221

REV	DATE	DESCRIPTION

NORTHLAKE PROMENADE APARTMENTS
OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000
SITE DEVELOPMENT

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ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

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SHEET NO.
L-3.20

ENLARGED PLANTING PLAN
scale: 3/32"=1'-0"
sheet size 24" x 36" | landscape

SHEET ISSUE: 2023.11.15
REV: DATE DESCRIPTION

**NORTHLAKE PROMENADE
APARTMENTS**

OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT



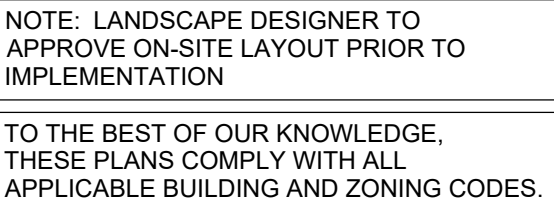
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Peter N. Anselmo
Date: 2024.04.02
18:07:19 -04'00'

Peter Anselmo
R.L.A. FL# 6667221

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FIRM REG. NO. LC26000548

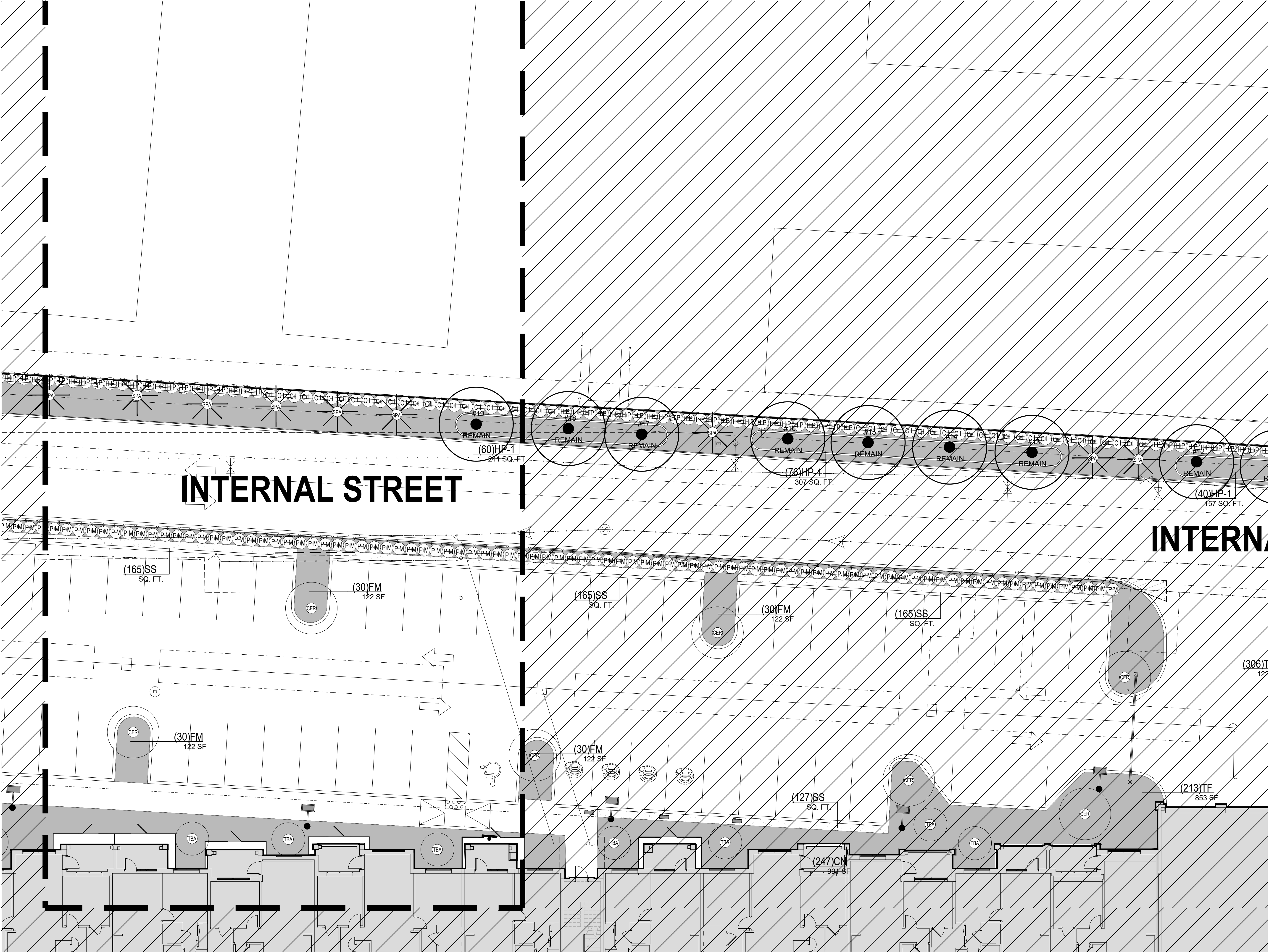




A diagram showing a circle with a horizontal radius vector extending from the center to the right edge, labeled with the letter z .

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sheet size 24" x 36" | landscape



ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.

NORTHLAKE PROMENADE
APARTMENTS

OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT

SHEET ISSUE: 2023.11.15
REV. DATE DESCRIPTION



Digitally signed by
Peter N. Anselmo
Date: 2024.04.02
18:09:09 -04'00'

Peter Anselmo
R.L.A. FL# 6667221

SHEET NO.
L-3.22

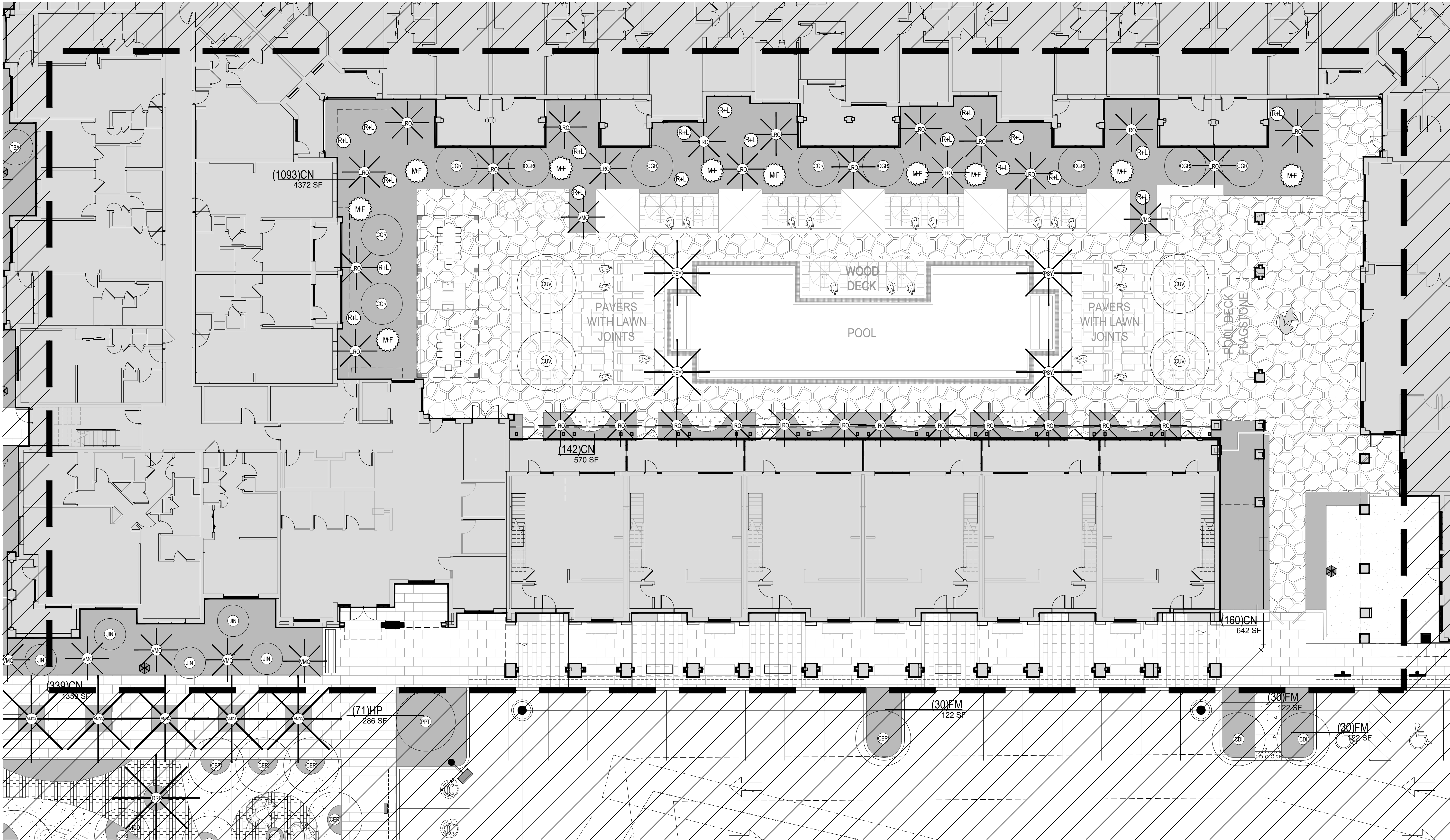
ENLARGED PLANTING PLAN

scale: 3/32"=1'-0"
sheet size 24" x 36" | landscape

NATURALFICIAL

LANDSCAPE ARCHITECTURE + DESIGN
6915 Red Road, Suite 224
Coral Gables, FL 33143
O: 786.717.6564 / M: 305.321.2341
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ENLARGED PLANTING PLAN
SCALE: 3/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.

SHEET NO. L-3.23
ENLARGED PLANTING PLAN
scale: 3/32"=1'-0"
sheet size 24" x 36" | landscape

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Peter N Anselmo
Date: 2024.04.02
18:16:31 -04'00'
Peter Anselmo
R.L.A. FL# 6667221

SHEET ISSUE: 2023.11.15
REV: DATE DESCRIPTION

NORTHLAKE PROMENADE APARTMENTS
OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000
SITE DEVELOPMENT



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NATURALFICIAL, INC. NORTHLAKE PROMENADE PLANT LIST: 2024.04.02								
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
TREES					YES	NO	YES	NO
1	BCE	Bombax ceiba	Red Silk Cotton	20' Ht. x 10' Spr.r x 8" DBH ,F.G.		X	X	
13	BSI	Bursera simaruba	Gumbo Limbo	18' Ht. x 6' Spr. x 4" DBH ,F.G.	X		X	
5	CBR	Calliandra brevipes	Pink Powder Puff	8-10' Ht., Mlt-Trk				
23	CDI	Coccoloba diversifolia	Pigeon Plum	12' Ht. 2" DBH	X		X	
72	CER	Conocarpus erectus	Green Buttonwood	12'Ht. 2" DBH	X		X	
10	CES	Conocarpus erectus sericeus	Silver Buttonwood	10' Ht. . x 6' Spr. x 2" DBH min. Mlt-Trk	X		X	
10	CGR	Caesalpinia granadillo	Bridalveil Tree	14' Ht. x 6' Spr. x 3" DBH		X	X	
1	CSP	Ceiba Spr eciosa	Silk Floss Tree	20' Ht. x 10' Spr.r x 8" DBH ,F.G.		X	X	
4	CUV	Coccoloba uvifera	Sea Grape	18' Ht. , 10' Spr.r., 6" DBH, 7' C.T., ,F.G.	X		X	
3	EDE	Eucalyptus deglupta	Rainbow Eucalyptus	14' Ht. 3" DBH		X	X	
5	FIC	Ficus spp.	Ficus	20' Ht. x 10' Spr. x 12" DBH ,F.G.		X	X	
5	JIN	Jatropha integerrima	Jatropha	8' Ht. . x 4' Spr. x 2" DBH, Mlt-Trk		X	X	
8	LJA	Ligustrum japonica	Japanese Privet	10' Ht. x 8' Spr. x 3" DBH min. Mlt-Trk		X	X	
15	PPT	Peltophorum pterocarpum	Yellow Poinciana	20' Ht. x 10' Spr. x 6" DBH ,F.G.		X	X	
7	QVI	Quercus virginiana	Live Oak	15' Ht. x 8' Spr. x 6" DBH ,F.G.	X		X	
3	QVI-1	Quercus virginiana	Live Oak	20' Ht. x 12' Spr. x 8" DBH ,F.G. , Conical Shape	X		X	
4	SMA	Swietenia mahagoni	Mahogany Tree	16' Ht. 3" DBH		X	X	
12	TBA	Tabebuia bahamensis	Bahama Tabebuia	14' Ht. x 6' Spr. x 3" DBH		X	X	
14	TDI	Taxodium distichum	Bald Cypress	14' Ht., 6' Spr., x 3" DBH	X		X	
PALMS								
30	LRO	Livistona rotundifolia	Footstool Palm	25' Ht. , 4" DBH		X	X	
3	RRE	Roystonea regia	Royal Palm	25' Ht. x 12" DBH		X	X	
53	SPA	Sabal palmetto	Character Sabal Palms	25' -30' Ht. . x 12" DBH	X		X	
4	PSY	Phoenix sylvestris	Wild Sylvester Date Palm	15'-18'; CT. (4) Matching Set		X	X	
19	VMO	Veitchia montgomeryana	Montgomery Palm	25' Ht. x 8"-10" DBH.		X	X	
9	VMO3	Veitchia montgomeryana	Montgomery Palm	25' Ht. x 8"-10" DBH., Triple		X	X	
SHRUBS								
7	BP	Brunfelsia pauciflora	Yesterday, Today, Tomorrow	25 Gal.		X	X	
44	CA	Crinum 'Queen Emma'	Queen Emma Crinum	15 Gal.		X	X	
108	CI	Chrysobalanus icaco	Red Tip Cocoplum	7 Gal., 36" o.c., Hedge	X		X	
34	CG	Clusia guttifera	Dwarf Clusia	7 Gal., 36" o.c., Hedge	X		X	
1	GA	Gardenia jasminoides	Gardenia Augusta	45 Gal., Bush		X	X	
90	HC	Hamelia cuprea	Bahama Firebush	7 Gal., 36" o.c., Hedge	X		X	
129	HP	Hamelia patens var. glabra	Dwarf Firebush	7 Gal., 36" o.c., Hedge	X		X	
10	MF	Myrcianthes fragrans	Simpson's Stopper	50 Gal., Bush	X		X	
15	MC	Myrica cerifera	Southern Wax Myrtle	7 Gal., 36" o.c., Hedge	X		X	
7	NC	Neomarica caerulea 'Regina'	Giant Apostle's Iris	3 Gal.		X	X	
110	NO	Nerium oleander 'Corazon'	Dwarf Oleander	15 Gal., 36" o.c.		X	X	
101	PB	Philodendron bipinnatifidum	Split Leaf Philodendron	7 Gal., 36" o.c.		X	X	
246	PM	Podocarpus 'Maki'	Podocarpus	7 Gal., 36" o.c., Hedge		X	X	
48	RL	Rondeletia leucophylla	Panama Rose	7 Gal., Bush		X	X	
29	SR	Serenoa repens 'Cinera'	Silver Saw Palmetto	15 Gal.	X		X	
GROUNDCOVER								
3,463	CN	Clusia 'Nana'	Dwarf Clusia	7 Gal., 24" o.c.	X		X	
500	EL	Erondea littoralis	Golden Creeper	3 Gal., 24" o.c.	X		X	
3,618	FM	Ficus microcarpa 'Green Island'	Green Island Ficus	7 Gal., 24" o.c.		X	X	
1,206	FM	Ficus microcarpa 'Green Island'	Green Island Ficus	3 Gal., 18" o.c.		X	X	
4,018	HP	Hamelia patens var. glabra	Dwarf Firebush	7 Gal., 24" o.c.	X		X	
216	HP-1	Hamelia patens	Firebush	7 Gal., 24" o.c.	X		X	
466	MS	Microsorium scolopendria	Wart Fern	3 Gal., 24" o.c.		X	X	
1959	NE	Nephrolepis exaltata	Boston Fern	3 Gal., 15" o.c.	X		X	
12	RE	Rhapis excelsa	Lady Palm	7 Gal., 5'-0" Ht.				
225	TD	Tabernaemontana divaricata	Pinwheel Jasmine	7 Gal., 36" o.c.		X	X	
5,447	TF	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 Gal., 24" o.c.	X		X	
1,009	ZI	Zamia integrifolia	Coontie	3 Gal., 18" o.c.	X		X	
SOD								
2,790	ZE	Zoysia 'Empire'	Empire Zoysia	Sq. ft. area		X	X	
3,288	SS	Stenotaphrum secundatum	St. Augustine	Sq. ft. area		X	X	

NOTE: SCREENING SHRUBS MATERIAL AROUND TRASH COLLECTION SITE WILL BE A MINIMUM OF 3' HT. AT INSTALLATION.

NorthLake Promenade Apartments		
North Palm Beach Landscape Legend		2024.04.02
Zoning District: C3 Regional Mixed-Use District / PUD Overlay	Net Lot Area: 394,410.9 s.f.	Net Lot Acre: 9.05
LANDSCAPE REQUIREMENTS WITHIN PROPERTY		
Open Space	Required / Allowed	Provided
A. Square feet of landscape open space:		87,029 sq. ft. (22%)
B. VUA open space, as indicated on site plan:		198,339 sq. ft. (50%)
C. Landscape Area (Planting):		87,029 sq. ft. (22%)
Lawn Area Calculation	Required / Allowed	Provided
A. Maximum lawn area (St. Augustine Sod) permitted:		4,345 sq. ft. (Sod)
40% allowed x 87,222 s.f. (landscape area)=	34,889 sq. ft.	2,362 sq. ft. (Art. Turf)
Required Trees & Palms	Required / Allowed	Provided
A. Off-street Parking Lots Tree Requirements at Perimeter (maximum average spacing of 30' I.f.):		
1 tree per minimum 30' o.c. / 1367 I.f.	46	29 Trees, 45 Palms
B. Off-street Parking Lots Tree Requirements in Planting Islands		
1 tree per landscape Island or landscape Diamond		87 Trees, 11 Palms
E. Perimeter Landscape (maximum average spacing of 30' I.f.):		
North Property Line	N/A	N/A
East Property Line	N/A	N/A
South Property Line (457 I.f.)	16 Trees	18 Trees, 6 Palms
West Property Line (1105 I.f.)	37 Trees	50 Trees, 24 Palms
F. Building Foundation Planting		
1252 linear feet of façade / 75 =	17 trees	27 Trees, 12 Palms
G. Additionally Provided Site Trees		73 Trees, 25 Palms
H. Total Site Trees & Palms (Includes Existing & Relocated Material)	116 Trees	215 Trees, 118 Palms
Shrubs	Required / Allowed	Provided
A. % Shade trees required:		
(231 trees provided) x 50% = 116 Shade Trees	116 Trees	212 Trees
B. % Native trees required:		
(231 trees provided) x 50% = 116 Native Trees	116 Trees	143 Trees
C. % Drought tolerance and low maintenance trees required:		
(231 trees provided) x 75% = 174 Drought Tolerant Trees	174 Trees	207 Trees
D. % Palms allowed:		
(349 total trees & palms provided) x 50% = 175 Palm Trees (All proposed palms meet specimen designation)	175 Plams	118 Palms
F. % Native hedge shrubs required:		
(651 shrubs provided x 50% = 326 Native Shrubs Required	326	415
G. % Drought tolerance and low maintenance hedge shrubs required:		
(651 shrubs provided) x 75% = 489 Drought Tolerant Shrubs	489	979

[illegible]

GENERAL

15. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
16. ALL PLANT MATERIAL TO BE SPECIFIED #10 OR BETTER AS DEFINED BY THE ANS-300 STANDARD LIST OF AGRI-CULTURES CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II.
17. ALL MULCH ALL PLANTING AREAS WITH SHREDED MELALEUCA MULCH TO MINIMUM DEPTH OF 3" WITH THE EXCEPTION OF BEACH PLANTING.
18. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARDED THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.
19. ON-SITE LOCATION OF PLANT MATERIAL SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
20. LANDSCAPE CONTRACTOR TO INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT, ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING COUNTY AND/OR AN ISSUED ERM TREE OR ENVIRONMENTAL PERMIT.
21. TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRIP LINES OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ON SITE. SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
22. MULCH SHALL NOT BE APPLIED WITHIN 6' OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES/PALMS PLEASE UTILIZE MELALEUCA SHREDED MULCH OR A CITY APPROVED ALTERNATIVE.
23. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE, DUE TO CLEARANCE, SAFETY OR FOR OTHER REASONS, THE PRUNING SHALL BE DIRECTED OR SUPERVISED AND PERFORMED BY AN ISA OR ASC CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASON THE PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
24. CARE SHALL BE TAKEN TO AVOID UTILITIES OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIP LINES OF TREES SLATED TO REMAIN IN PLACE. IF CONSTRUCTION REQUIRES THE CUTTING OF ROOTS WITHIN A DAMEL OF 6' OF THE ROOTS, THE ROOTS SHALL BE CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND SHREDED, RAGGED OR CHIPPED ROOTS SHALL BE REMOVED FROM THE SITE. THE LANDSCAPE ARCHITECT PRIOR ANY ROOT PRUNING TAKING PLACE.

1. TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREES/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT BY THE CONTRACTOR.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE/PALM PROTECTION. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MEANT TO ENCOMPASS THE DRILIPE OF THE TREE/PALM. BARRICADE SHALL BE PLUMB, TAUT, AND STURDY. BARRICADE TO BE LEFT UP AND MAINTAINED UNTIL DIRECTED TO REMOVE BY LANDSCAPE ARCHITECT.

1. POSTS: 2"X2" WOOD.
2. ACCESS: PROVIDE HINGED, LATCHING GATE.
3. AERATION PIPE: RIGID PVC PERFORATED DRAINPIPE, 3 INCH DIAMETER X 4 FEET LONG, WITH PERFORATED CAP. FILL WITH WASHED PEA GRAVEL.

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.
2. LANDSCAPE CONTRACTOR SHALL REMOVE COMPLETELY AND DISPOSE OF OFF-SITE, ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
3. FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION.

1. VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY. PRIOR TO ANY REMEDIATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIAL. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIPLINE OF THE TREE/PALM. BARRICADE TO BE REMOVED UPON COMPLETION OF BACKFILLING.
2. TREE ROOT BALL SHALL BE ROOT PRUNED 50% (EQUALLY AROUND TREE) 60 DAYS PRIOR TO TRANSPLANT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPLANTING.
4. PALMS TO BE RELOCATED MAY BE IMMEDIATELY RELOCATED AFTER DIGGING.
5. ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH OR LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROPRIATE CUTTING IMPLEMENT.
6. LANDSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS OF ALL TREES AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
7. DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION IF THE ANSI A300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
8. ROOT BALL SIZE TABLE:
(NOTE: ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PART II: PALMS AND TREES" (FORESTRY DEPARTMENT OF AGRICULTURE)

- THE ROOT BALL OF LARGER CALIPER SIZES SHALL BE INCREASED PROPORTIONALLY AT THREE (3) INCHES OF ROOT BALL DIAMETER FOR EVERY INCH OF ONE (1) INCH IN CALIPER OR FRACTION THEREOF.
9. MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITH A BURLAP COVERING OR STEEPH WAP AS COMPLETELY USED WITHIN THE HORTICULTURAL INDUSTRY, IN TWO COMPLETE LAYERS (2) EACH.
10. ALL TREES TO BE FLOODED FOR FIVE (5) DAYS PRIOR TO TRANSPLANT.
11. ALL FITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 18 INCH DIAMETERS. EACH TREE COMPACTED BEFORE A SUBSEQUENT 18 INCH FIT IS PLACED. REFILL UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE.
12. CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED. INCLUDING THE COMPLETE AND THOROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.
13. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL.
14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL INCLUDING, BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WRAP.

1. VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION (UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND BACKFILLING.
2. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
3. PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. POLY-ETHYLENE SIDING OR LINING OF PITS IS NOT ALLOWED.

1. TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREES/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT BY THE CONTRACTOR.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE/PALM PROTECTION. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRILIPE OF THE TREE/PALM. BARRICADE SHALL BE PLUMB, TAUT, AND STURDY. BARRICADE TO BE LEFT UP AND MAINTAINED UNTIL DIRECTED TO REMOVE BY LANDSCAPE ARCHITECT.

1. POSTS: 2"X2" WOOD.
2. ACCESS: PROVIDE HINGED, LATCHING GATE.
3. AERATION PIPE: RIGID PVC PERFORATED DRAINPIPE, 3 INCH DIAMETER X 4 FEET LONG, WITH PERFORATED CAP. FILL WITH WASHED PEA GRAVEL.



1. THE TREE PROTECTION BARRICADE SHALL BE AT LEAST FOUR (4) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER A WOOD FENCE WITH 2X4 POSTS PLACED A MAXIMUM OF EIGHT (8) FEET APART, WITH A 2X4 MINIMUM TOP RAIL OR A TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA. THE BARRICADE SHALL BE AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER. FOR
2. TREES LESS THAN 12 INCHES IN DBH, THE MINIMUM BARRICADE SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF THE TREE.
3. HAND WORK ONLY WITHIN TREE BARRICADES
4. TREE BARRICADE APPROVAL. OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.



- 2) SET TREE PLUMB IN PLANTING PIT
 - 3) PROTECT TREE TRUNK WITH 1" NOMACO® STYROMAHO PADDING GARDING, #604948.
 - 4) 2" WATER MULCH OR APPROVED MULCH
 - 5) 1" AMAZON HONEY AND RUBBER 1" AIR HOSE #1146 OR APPROVED EQUAL TO COVER TO GAUGE WIRE.
 - 6) 1" 10 GAUGE GALVANIZED WIRE WIRE PRODUCT, OR APPROVED EQUAL
 - 7) 1" 2" X 4" X 4" NON TREATED LANDSCAPE TIMBER AS SPECIFIED. FASTENED WITH 4 3/4" DECK SCREWS 2" X 4" X 8 P.T. LANDSCAPE TIMBERS
 - 8) 1" MALLEABLE CLAMP FASTENER FOR WIRE. SUPPLIER: FLORIDA WIRE OR APPROVED EQUAL
 - 7) 2" X 2" X 4" P.T. LANDSCAPE TIMBER AS SPECIFIED
 - 8) 3" DEPTH SHREDED MELAUCULA MULCH LAYER ON ROOT BALL
 - 9) 2" WATER MULCH (WITHIN ROOTBALL DIA.) FILL 3 TIMES IMMEDIATELY AFTER PLANTING, RAKE OUT PRIOR RO MULCHING AND PLANTING.
 - 10) ROOT FLARE 1" ABOVE FINISH GRADE.
 - 11) BBBB OR COUNTERMATED COMPOST, REMOVE ALL BURLAP IF NOT 100% BIODEGRADABLE.
 - 12) REMOVE CONTAINER FROM ROOTBALL PRIOR TO PLANTING.
 - 13) BACKFILL TOP SOIL TYP OR AREA. BACKFILL SHALL BE AMENDED TOP SOIL ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.
 - 14) UNDISTURBED SUBGRADE.
 - 14) COMPACT SOIL IMMEDIATELY BENEATH THE ROOT BALL TO PREVENT SETTLING.
- NOTES:**
- 1) CONTRACTOR TO ASSURE PERCOLATION IN #3E PTS.
 - 2) NO MULCH WITHIN 4" OF TRUNK.



- 1) PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4X4 BRACING AND STAKES.
- 2) PRIMARY STAKES SHOULD PLACE PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
- 3) RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
- 4) BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
- 5) TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
- 6) NO SCARRED OR BLACKENED TRUNKS.
- 7) AMENDED SOIL MIX, TO BE ADDED AT THE TIME OF PLANTING IF NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED, VERMIZOL-TOPSOIL AS NEEDED.

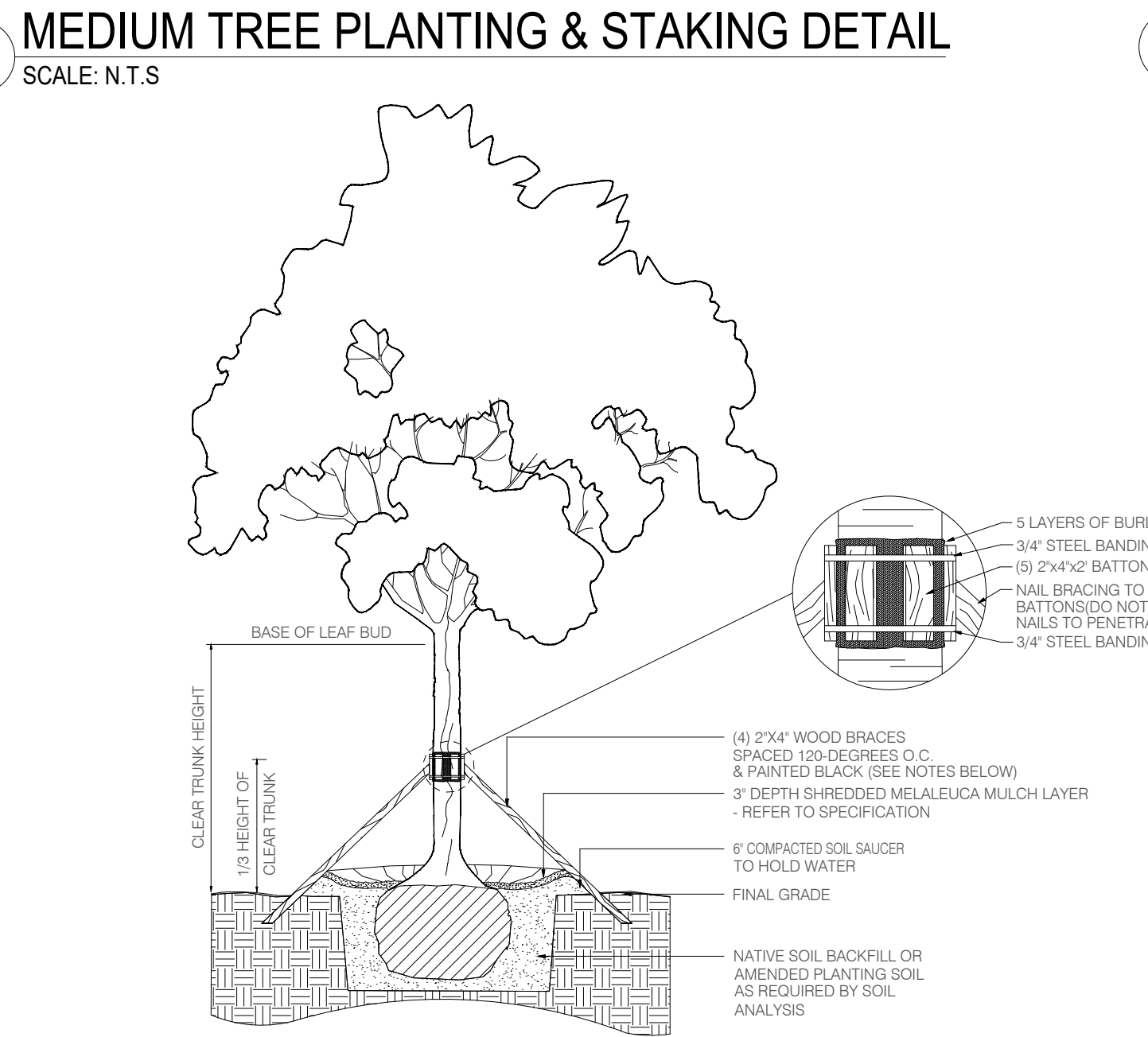
FIGURE 1

FIGURE 2

- | NOTES | APPLICATION: |
|--|--|
| 1) PRUNING: REMOVE ANY BROKEN BRANCHES.
2) NO MULCH WITHIN 4" OF TRUNK, TYP.
3) USE THREE LODGE POLES FOR ADDED STABILITY. | 1) FOR SMALL TREES UP TO AND INCLUDING 2.5 CALIPER |

TOP OF MULCH SHALL BE 1" BELOW PAVEMENT

NOTE



The diagram illustrates a triangular plant spacing chart. On the left, a partial view of a planting area shows circles representing plants. Labels include "EQUAL ON-CENTER SPACING" with a dimension line, and "LOCATE PLANTS WITH EQUAL SPACINGS OR AS INDICATED ON THE PLANTING LEGEND" with an arrow pointing to a plant. Below this, a "ROW" is defined by two horizontal lines with the label "EQUAL ROW SPACING" between them. At the bottom, a line is labeled "PAVING, CURB, BUILDING, HEADER, OR OTHER FIXED EDGE SHOWING PLANTING AREA LIMIT." On the right, a complete triangular chart is shown with three plants at the vertices. Dimensions are labeled: "H" for the height, "D" for the base, and "S" for the side length. A label "PLANT (1)" points to one of the plants. Below the chart is a table titled "TRIANGULAR PLANT SPACING CHART FOR GRASS COVERS AND PERENNIALS".

TRIANGULAR PLANT SPACING CHART FOR GRASS COVERS AND PERENNIALS

ROW	
10"	74"
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

SHRUB SPACING

GROUND COVER & PERENNIAL SPACING

SHEET ISSUE:	2023.11.15	
REV.	DATE	DESCRIPTION


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Peter Anselmo
 R.L.A. FL# 6667221

SHEET NO.

L-3.30

GENERAL PLANTING NOTES AND DETAILS

scale:NTS

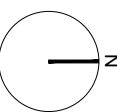
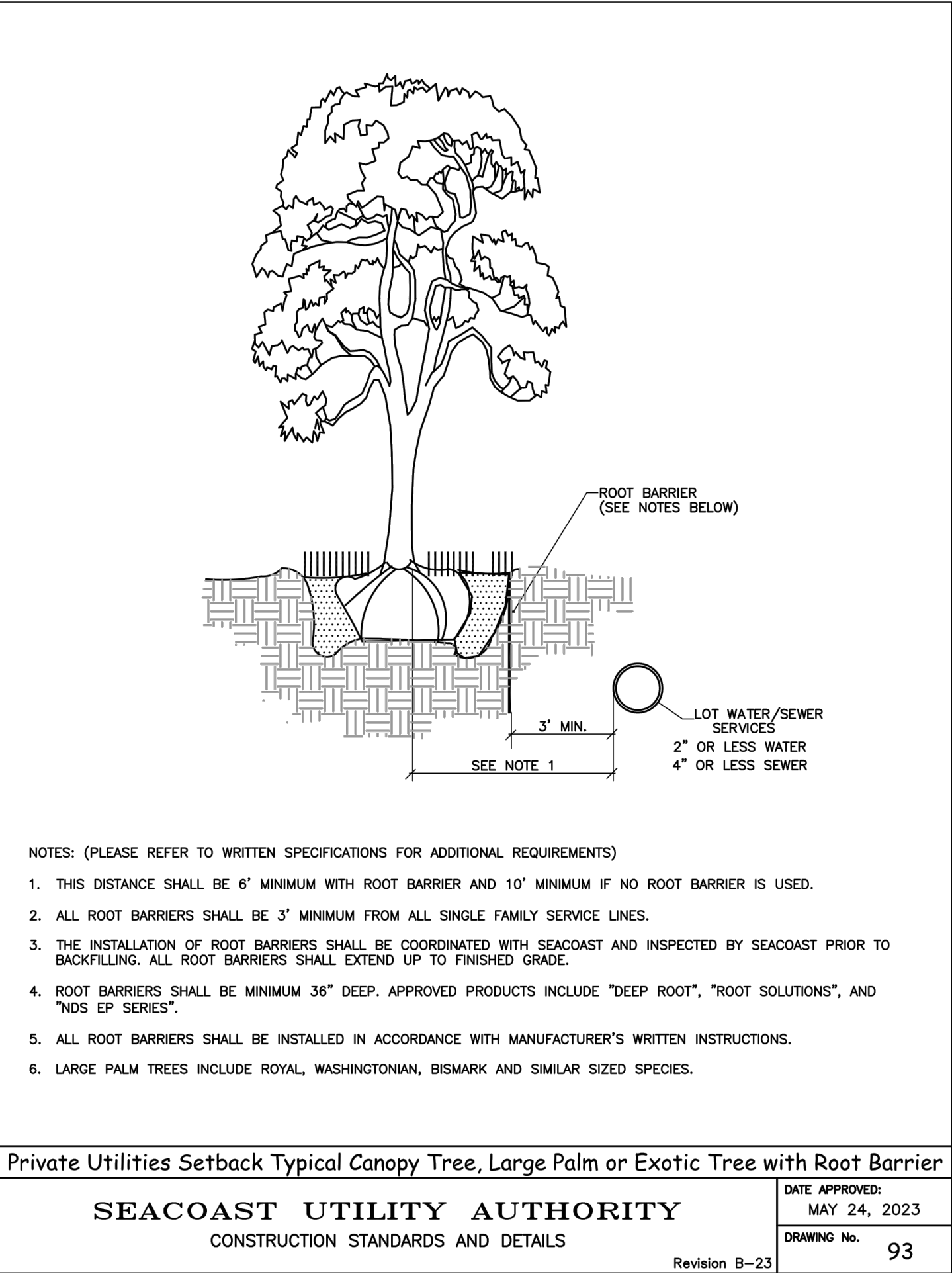
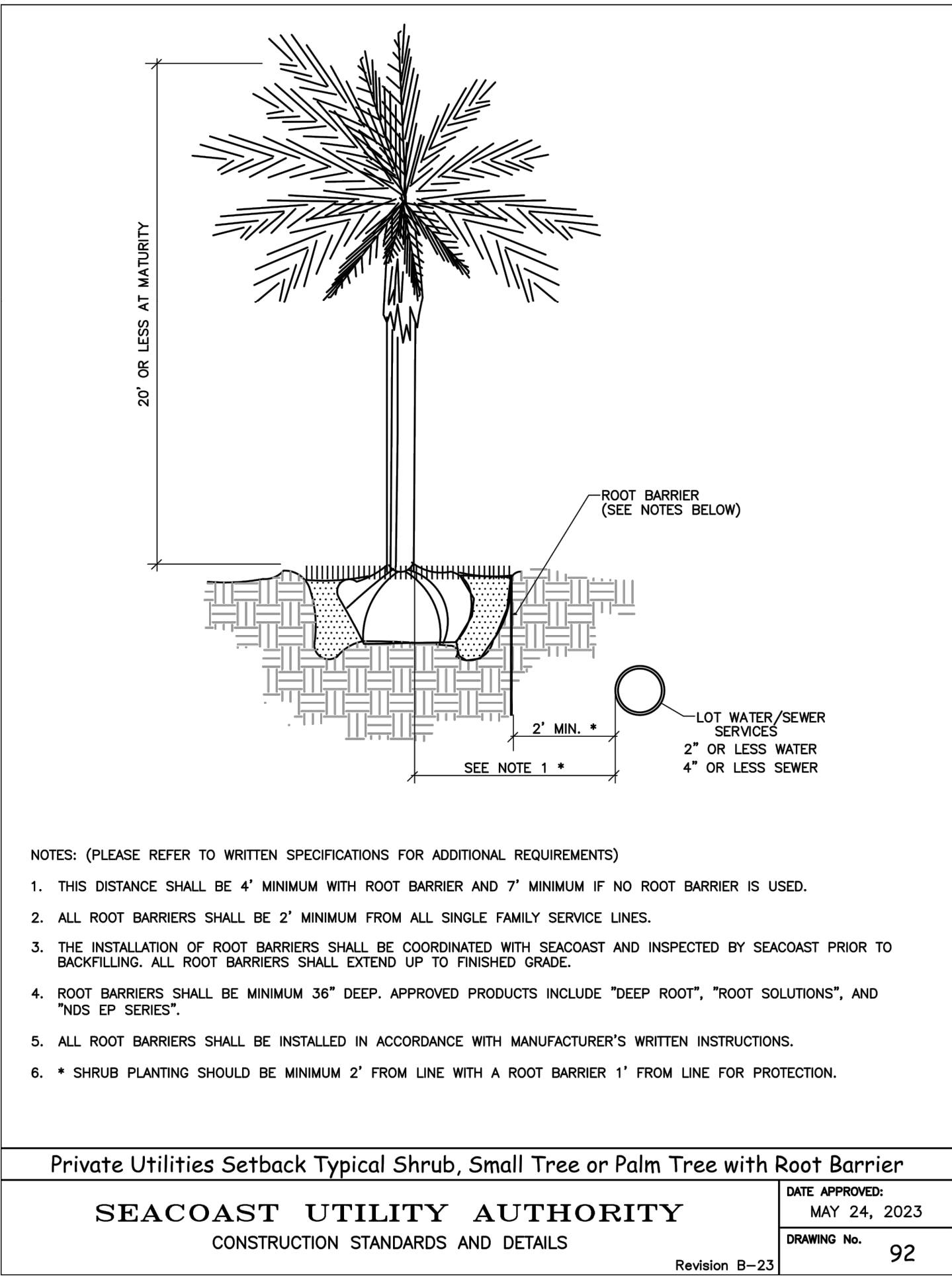
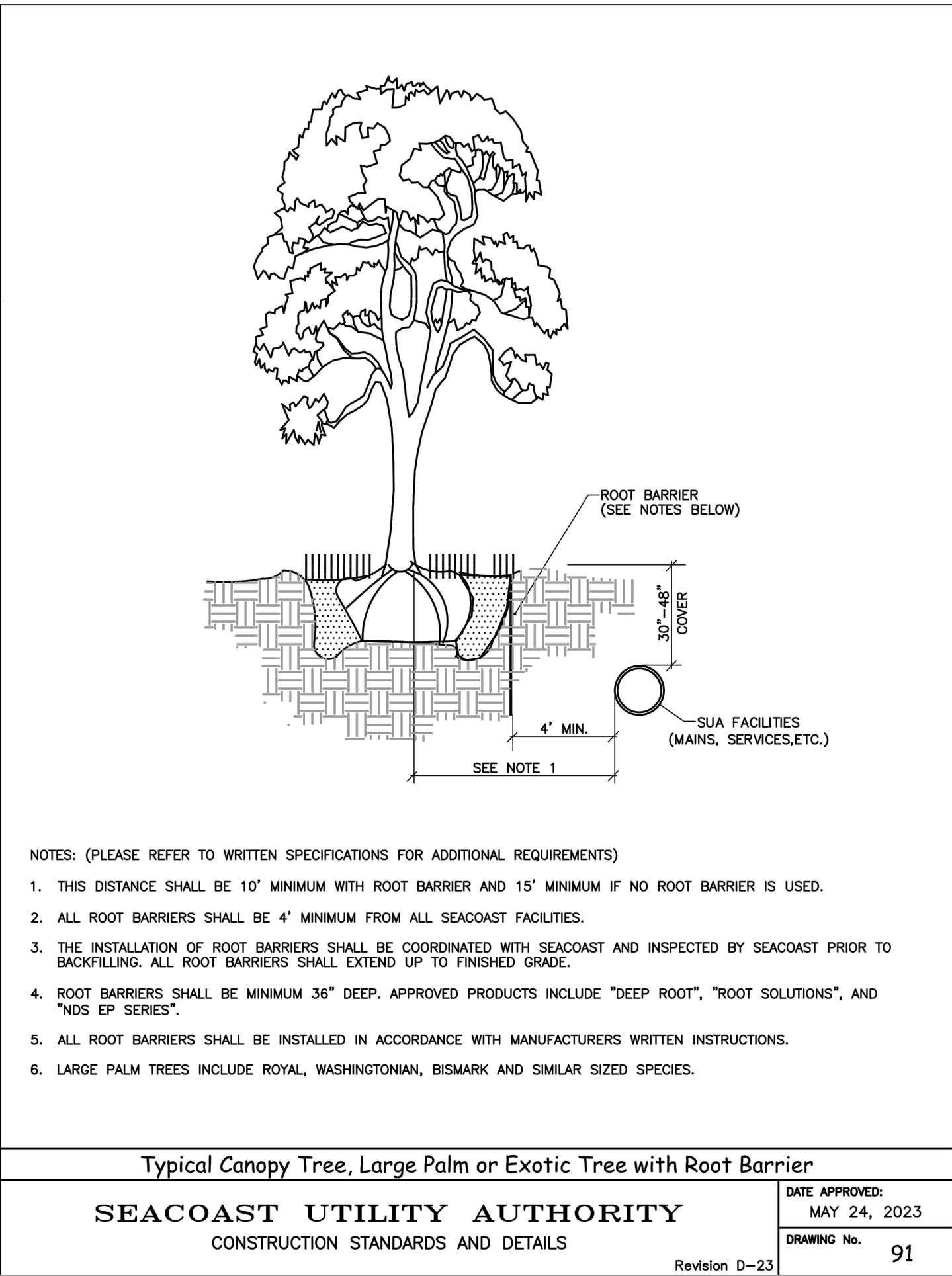
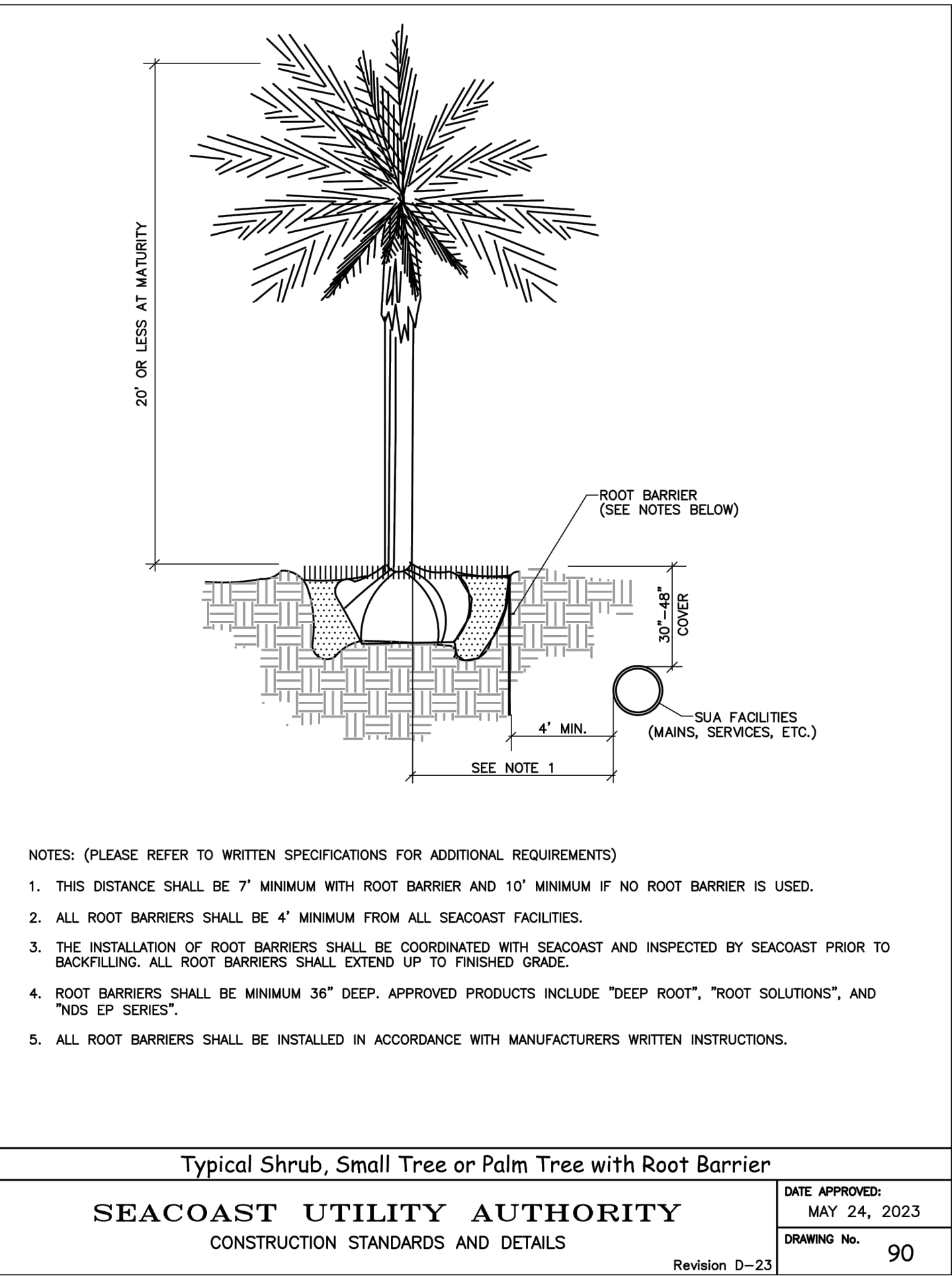
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sheet size 24" x 36" | landscape

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**NORTHLAKE PROMENADE
APARTMENTS**
OWNER: NORTHLAKE PROMENADE, LLC
PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT



NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.

SHEET NO.

L-3.31

SEACOAST UTILITY AUTHORITY

STANDARD PLANTING DETAILS

scale: NTS

sheet size 24" x 36" | landscape

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APARTMENTS

OWNER: NORTHLAKE PROMENADE, LLC

PCNs: 36434221320100000, 36434221320090000

SITE DEVELOPMENT

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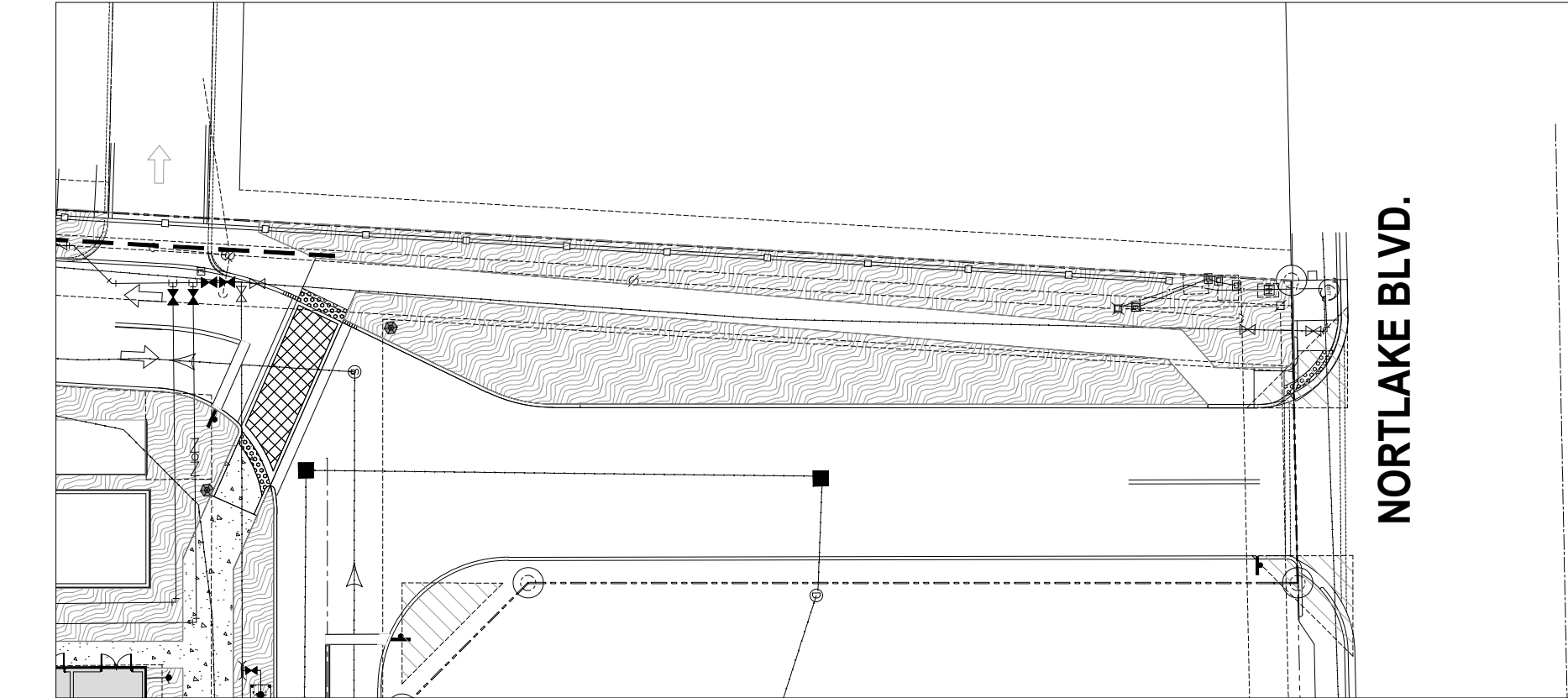
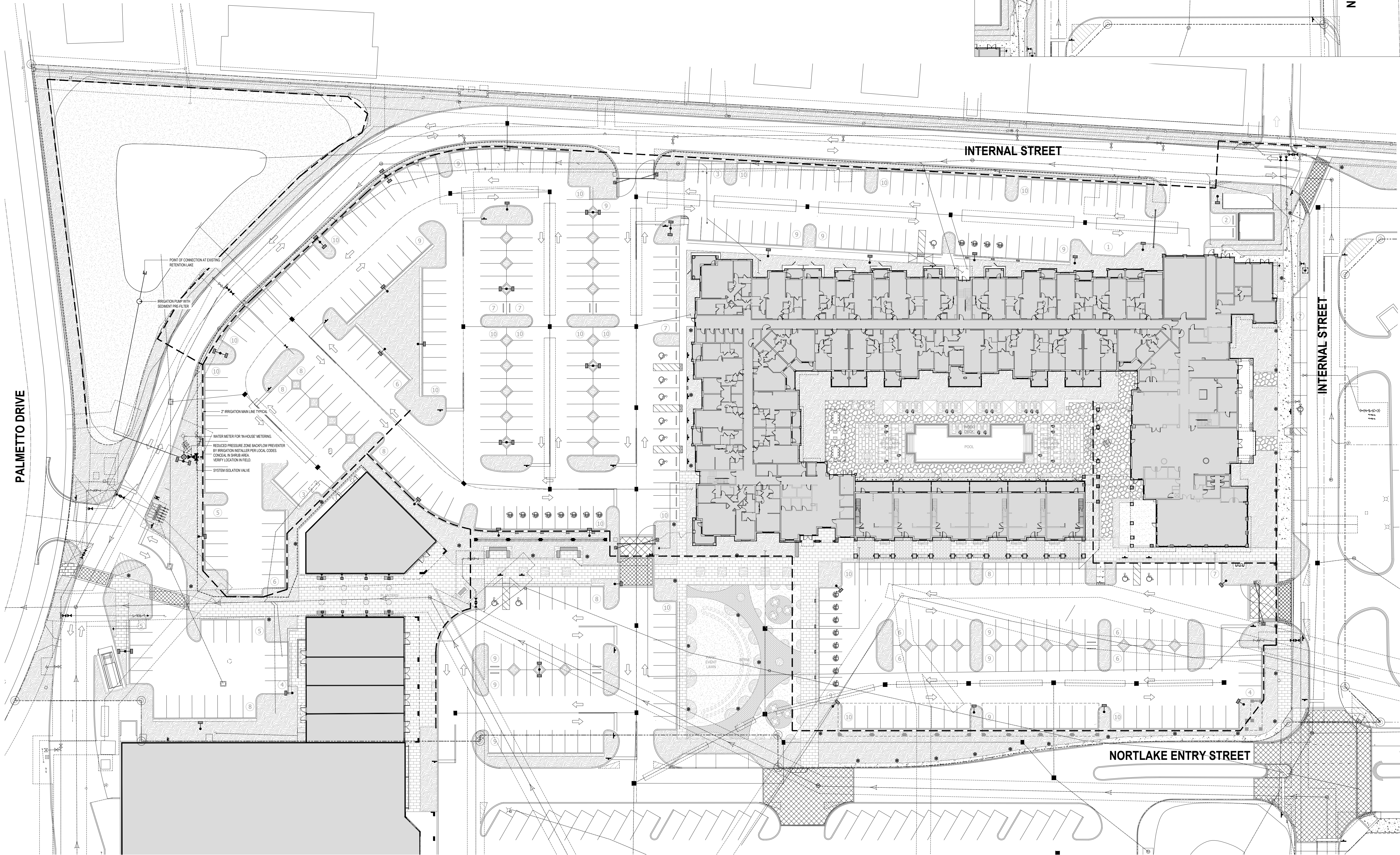
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01 OVERALL PLANTING PLAN
SCALE: 1/32" = 1'-0"

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
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SHEET NO. L-5.10
OVERALL CONCEPTUAL IRRIGATION PLAN

scale: 1/32"=1'-0"
sheet size 24" x 36" | landscape

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