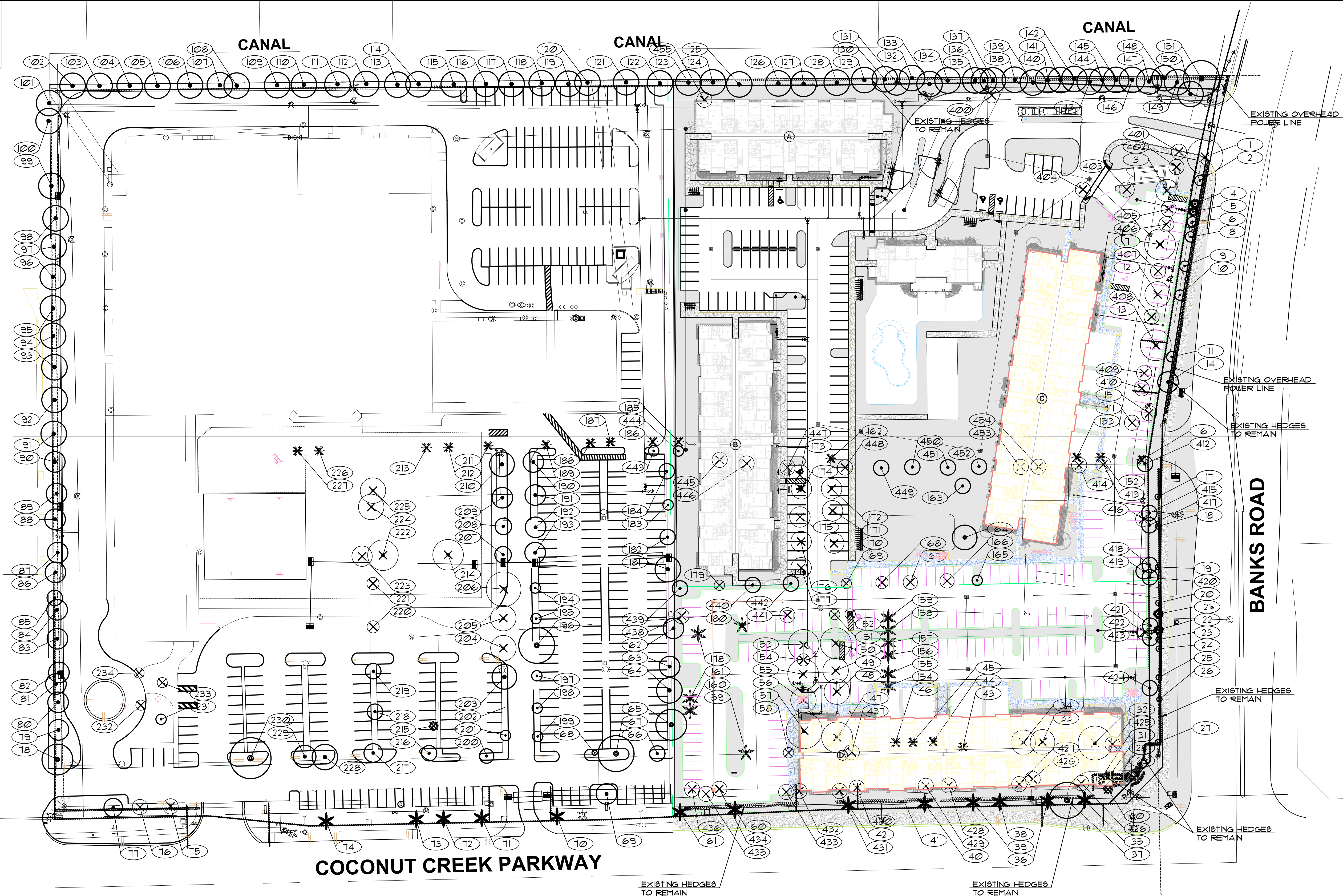




REMOVAL OF ANY AND ALL TREES AND PALMS
WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT
FROM THE CITY OF MARGATE (DEES).

SEE TD-2 FOR TREE INVENTORY, TREE PROTECTION
DETAIL, NOTES, ETC.

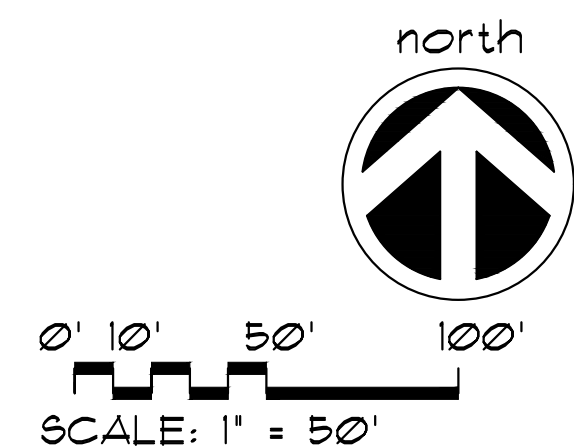
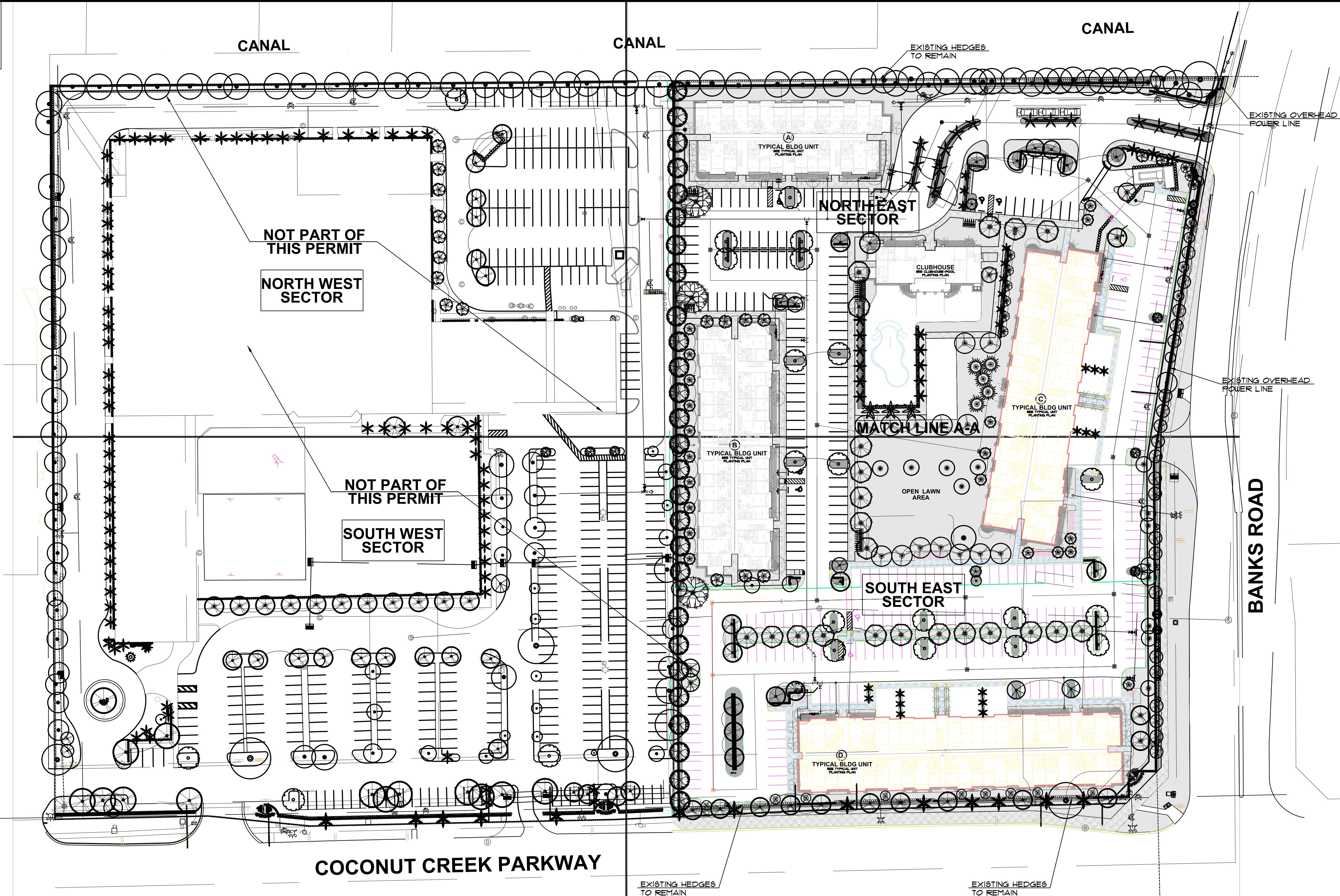
SEE LANDSCAPE PLANS AND LANDSCAPE DETAILS,
PLANTLIST, NOTES, ETC.

No.	Date	Revision
1.	10/20/11	Revised background received from Project Civil Engineer.

designed:	JIMMYTICO
drawn:	CURRO
checked:	T.Y. MORAN
approved:	J. F. SOCASH
project #:	17-44
scale:	AS SHOWN
date:	May. 12, 2011
folio:	-

JAMES F. SOCASH
R.L.A. # 0001132

MARQUESA APARTMENTS, 5203 Coconut Creek Parkway, Margate, Fl. 33063												
9-Oct-17												
TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	DBH	STATUS	CANOPY	LOSS	CANOPY	REMARKS	
1	SM	MAHOGANY	Swietenia mahogany	35	35	36	REMOVE	962		962		
2	TL	TREE LIGUSTRUM	Ligustrum sp.	10	10	multi	REMAIN	79				
3	SM	MAHOGANY	Swietenia mahogany	25	22	16	REMOVE	380		380		
4	SP	SABAL PALM	Sabal palmetto	10	10	12	REMAIN	113				
5	SP	SABAL PALM	Sabal palmetto	10	12	10	REMAIN	113				
6	TL	TREE LIGUSTRUM	Ligustrum sp.	8	8	multi	REMAIN	50				
7	SM	MAHOGANY	Swietenia mahogany	35	30	28	REMOVE	707		707		
8	TL	TREE LIGUSTRUM	Ligustrum sp.	8	8	multi	REMAIN	50				
9	TL	TREE LIGUSTRUM	Ligustrum sp.	8	8	multi	REMAIN	50				
10	TL	TREE LIGUSTRUM	Ligustrum sp.	8	8	multi	REMAIN	50				
11	TL	TREE LIGUSTRUM	Ligustrum sp.	8	8	multi	REMAIN	50				
12	SM	MAHOGANY	Swietenia mahogany	30	25	22	REMOVE	491		491		
13	SM	MAHOGANY	Swietenia mahogany	30	30	18	REMOVE	707		707		
14	SM	MAHOGANY	Swietenia mahogany	20	20	12	REMAIN	314				
15	CE	GREEN BUTTWOOD	Conocarpus erectus	20	15	10	REMOVE	177		177		
16	AM	CHRISTMAS PALM	Adonia merillii	16	8	5	REMOVE	28		28		
17	TL	TREE LIGUSTRUM	Ligustrum sp.	8	5	multi	REMAIN	20				
18	TL	TREE LIGUSTRUM	Ligustrum sp.	8	5	multi	REMAIN	20				
19	TL	TREE LIGUSTRUM	Ligustrum sp.	6	4	multi	REMAIN	20				
20	TL	TREE LIGUSTRUM	Ligustrum sp.	6	4	multi	REMAIN	20				
21	SP	SABAL PALM	Sabal palmetto	10	12	10	REMAIN	113				
22	SP	SABAL PALM	Sabal palmetto	6	12	10	REMAIN	113				
23	TL	TREE LIGUSTRUM	Ligustrum sp.	6	5	multi	REMAIN	20				
24	TL	TREE LIGUSTRUM	Ligustrum sp.	6	4	multi	REMAIN	20				
25	TL	TREE LIGUSTRUM	Ligustrum sp.	6	5	multi	REMAIN	20				
26	TL	TREE LIGUSTRUM	Ligustrum sp.	6	5	multi	REMAIN	28				
27	TL	TREE LIGUSTRUM	Ligustrum sp.	6	6	multi	REMAIN	28				
28	SP	SABAL PALM	Sabal palmetto	20	12	10	REMOVE	113		113		
29	SP	SABAL PALM	Sabal palmetto	20	12	10	REMOVE	113		113		
30	SP	SABAL PALM	Sabal palmetto	20	12	10	REMOVE	113		113		
31	SP	SABAL PALM	Sabal palmetto	20	12	10	REMOVE	113		113		
32	BB	BLACK OLIVE	Bucida buceras	30	35	12	REMOVE	962		962		
33	BB	BLACK OLIVE	Bucida buceras	18	24	12	REMOVE	452		452		
34	BB	BLACK OLIVE	Bucida buceras	18	24	12	REMOVE	452		452		
35	RE	ROYAL PALM	Roystonea elata	25	20	14	REMAIN	314				
36	RE	ROYAL PALM	Roystonea elata	25	20	14	REMAIN	314				
37	BB	BLACK OLIVE	Bucida buceras	30	35	17	REMAIN	962				
38	RE	ROYAL PALM	Roystonea elata	30	20	15	REMAIN	314				
39	RE	ROYAL PALM	Roystonea elata	30	20	15	REMAIN	314				
40	RE	ROYAL PALM	Roystonea elata	30	20	15	REMAIN	314				
41		DEAD										
42	RE	ROYAL PALM	Roystonea elata	30	20	15	REMAIN	314				
43	AM	CHRISTMAS PALM	Adonia merillii	12	8	6	REMOVE	50		50		
44	AM	CHRISTMAS PALM	Adonia merillii	6	8	4	REMOVE	50		50		
45	AM	CHRISTMAS PALM	Adonia merillii	6	8	4	REMOVE	50		50		
46	AM	CHRISTMAS PALM	Adonia merillii	6	8	4	REMOVE	50		50		
47	SM	MAHOGANY	Swietenia mahogany	24	30	15	REMOVE	707		707		
48	SM	MAHOGANY	Swietenia mahogany	20	30	12	REMOVE	707		707		
49	SM	MAHOGANY	Swietenia mahogany	25	25	12	REMOVE	491		491		
50	SM	MAHOGANY	Swietenia mahogany	30	30	15	REMOVE	707		707		
51	SR	QUEEN PALM	Syngarus romanzoffianum	15	10	8	REMOVE	79		79		
52	SR	QUEEN PALM	Syngarus romanzoffianum	15	10	8	REMOVE	79		79		
53	SM	MAHOGANY	Swietenia mahogany	35	30	28	REMOVE	707		707		
54	SM	MAHOGANY	Swietenia mahogany	8	12	10	REMOVE	113		113		
55	SM	MAHOGANY	Swietenia mahogany	30	30	18	REMOVE	707		707		
56	SM	MAHOGANY	Swietenia mahogany	32	25	16	REMOVE	491		491		
57	SM	MAHOGANY	Swietenia mahogany	25	20	12	REMOVE	491		491		
58	SM	MAHOGANY	Swietenia mahogany	35	35	22	REMOVE	962		962		
59	SR	QUEEN PALM	Syngarus romanzoffianum	15	10	8	REMOVE	79		79		
60	RE	ROYAL PALM	Roystonea elata	30	20	16	REMAIN	314				
61	RE	ROYAL PALM	Roystonea elata	30	20	16	REMAIN	314				
62	BB	BLACK OLIVE	Bucida buceras	25	20	12	REMAIN	314				
63	CE	GREEN BUTTWOOD	Conocarpus erectus	24	20	12	REMAIN	314				
64	CE	GREEN BUTTWOOD	Conocarpus erectus	25	25	14	REMAIN	491				
65	CE	GREEN BUTTWOOD	Conocarpus erectus	25	30	14	REMAIN	707				
66	CE	GREEN BUTTWOOD	Conocarpus erectus	16	18	4	REMAIN	177				
67	BB	BLACK OLIVE	Bucida buceras	25	35	14	REMAIN	962				
68	CE	GREEN BUTTWOOD	Conocarpus erectus	12	6	3	REMAIN	28				
69	CE	GREEN BUTTWOOD	Conocarpus erectus	24	20	6	REMAIN	314				
70	RE	ROYAL PALM	Roystonea elata	30	30	12	REMAIN	707				
71	RE	ROYAL PALM	Roystonea elata	30	30	12	REMAIN	707				
72	RE	ROYAL PALM	Roystonea elata	30	20	12	REMAIN	314				
73	RE	ROYAL PALM	Roystonea elata	30	20	12	REMAIN	314				
74	SP	ROYAL PALM	Roystonea elata	30	20	12	REMAIN	314				
75	CET	SILVER BUTTWOOD	Conocarpus erectus "Sericeus"	14	15	6	REMOVE	177		177		
76	CET	SILVER BUTTWOOD	Conocarpus erectus "Sericeus"	16	15	8	REMOVE	177		177		
77	CET	SILVER BUTTWOOD	Conocarpus erectus "Sericeus"	16	18	10	REMAIN	254				
78	BB	BLACK OLIVE	Bucida buceras	30	30	22	REMAIN	707				
79	BB	BLACK OLIVE	Bucida buceras	22	20	15	REMAIN	314				
80	BB	BLACK OLIVE	Bucida buceras	24	18	16	REMAIN	254				
81	BB	BLACK OLIVE	Bucida buceras	25	20	12	REMAIN	314				
82	BB	BLACK OLIVE	Bucida buceras	25	20	12	REMAIN	314				
83	BB	BLACK OLIVE	Bucida buceras	22	20	16	REMAIN	314				
84	BB	BLACK OLIVE	Bucida buceras	22	20	14	REMAIN	314				
85	BB	BLACK OLIVE	Bucida buceras	18	15	8	REMAIN	177				
86	BB	BLACK OLIVE	Bucida buceras	20	18	12	REMAIN	254				
87	BB	BLACK OLIVE	Bucida buceras	22	18	8	REMAIN	254				
88	BB	BLACK OLIVE	Bucida buceras	24	20	18	REMAIN	314				
89	BB	BLACK OLIVE	Bucida buceras	24	20	16	REMAIN	314				
90	BB	BLACK OLIVE	Bucida buceras	26	20	16	REMAIN	314				
91	BB	BLACK OLIVE	Bucida buceras	30	25	12	REMAIN	491				
92	BB	BLACK OLIVE	Bucida buceras	18	18	9	REMAIN	254				
93	BB	BLACK OLIVE	Bucida buceras	25	20	12	REMAIN	314				
94	BB	BLACK OLIVE	Bucida buceras	25	20	12	REMAIN	314				
95	BB	BLACK OLIVE	Bucida buceras	25	20	12	REMAIN	314				
96	BB	BLACK OLIVE	Bucida buceras	25	20	12	REMAIN	314				
97	BB	BLACK OLIVE	Bucida buceras	25	20	12	REMAIN	314				
98	BB	BLACK OLIVE	Bucida buceras	26	20	12	REMAIN	314				
99	SM	MAHOGANY	Swietenia mahogany	25	20	12	REMAIN	314				
100	SM	MAHOGANY	Swietenia mahogany	28	20	12	REMAIN	314				
101	BB	BLACK OLIVE	Bucida buceras	20	25	12	REMAIN	314				
102	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
103	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
104	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
105	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
106	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
107	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
108	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
109	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
110	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
111	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
112	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
113	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
114	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
115	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
116	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
117	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
118	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
119	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
120	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
121	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				
122	FIC	FICUS	Ficus sp.	22	20	12	REMAIN	314				



REMOVAL OF ANY AND ALL TREES AND PALMS
WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT
FROM THE CITY OF MARGATE (DEES).

SEE TREE DISPOSITION PLANS FOR EXISTING TREE
AND PALM INVENTORY AND STATUS.

SEE L-2 FOR PLANTLIST, SITE CALCULATIONS, ETC.

SECTOR LANDSCAPE PLANS FOR SECTOR
LANDSCAPE PLANTINGS AND TYPICAL BUILDING
UNIT LANDSCAPE AND CLUBHOUSE PLANS.

SITE LANDSCAPE PLAN

No.	Date	Revision
1.	10/30/17	Revised background received from Project Civil Engineer.

designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 17-44
scale: AS SHOWN
date: May. 12, 2017
folio: -

JAMES F. SOCASH
R.L.A. # 0001132

MARQUESA APTS, 5203 COCONUT CREEK, PARKWAY, MARGATE, FL. 33063					
10/11/2017					
LANDSCAPE REQUIREMENTS		required TREES	SHRUBS	provided TREES	SHRUBS
ZONING:	COMMERCIAL				
SITE TOTAL:	AREA: 350,334 S.F. (8.04AC.)				
TOTAL OPEN SPACE:	116,502 S.F.				
CHAPTER 23- LANDSCAPING					
Sec. 23-6 (B)	COCONUT CREEK PARKWAY 477 L.F. / 1 shade tree/ 40 l.f. 477 / 40 = 12 trees 50% MAX SOD 477 X 10 = 4,420 S.F. 4,770 S.F. X .5 GROUNDCOVERS = 2,385 S.F.	12	continuous	12 10 QV6 + 2 Exist.	continuous
	BANKS ROAD 664 L.F. / 1 tree/ 18 L.F. 712 - 48 (DRIVEWAYS) = 664 L.F. 664 / 18 = 37 trees EXISTING OVERHEAD POWER LINE REQUIRED USE OF ONE CATEGORY 2 TREE/ 18 L.F. OR REQ'D. USE OF ONE CATEGORY 3 TREE/ 12 L.F. 50% MAX SOD 664 X 10 = 6,640 S.F. 6,640 S.F. X .5 GROUNDCOVERS = 3,320 S.F.	37	continuous	37 16 EXIST + 21 CET	continuous
	GROUNDCOVERS SHALL COVER AT LEAST FIFTY (50) PER CENT OF THE LANDSCAPE STRIP				
Sec. 23-7 (A)	NORTH PERIMETER 542' / 1 SHADE tree/ 75 l.f. 542 / 75 = 8 trees 30% MAXIMUM SOD 542 X 10 = 5,420 S.F. 5,420 S.F. X .3 GROUNDCOVERS= 1,626 S.F. EACH GROUNDCOVER @ 18" O.C.= 2.25 S.F. PER GC	8		29 29 EXIST.	
	WEST PERIMETER 720' / 1 SHADE tree/ 75 l.f. 720 / 75 = 10 trees 30% MAXIMUM SOD 720 X 10 = 7,200 S.F. 7,200 S.F. X .3 GROUNDCOVERS= 2,160 S.F. EACH GROUNDCOVER @ 18" O.C.= 2.25 S.F. PER GC	10		40 27 LL + 10 LIL + 3 Exist.	
	COCONUT CREEK PARKWAY. PERIMETER 477' / 1 SHADE tree/ 75 l.f. 477 / 75 = 7 trees 30% MAXIMUM SOD 477 X 10 = 4,770 S.F. 4,770 S.F. X .3 GROUNDCOVERS= 1,431 S.F. EACH GROUNDCOVER @ 18" O.C.= 2.25 S.F. PER GC	7		15 9 CG10 + 6 Exist.	
	BANKS RD. PERIMETER 664' / 1 SHADE tree/ 75 l.f. 664 / 75 = 9 trees 30% MAXIMUM SOD 664 X 10 = 6,640 S.F. 6,640 S.F. X .3 GROUNDCOVERS= 1,992 S.F. EACH GROUNDCOVER @ 18" O.C.= 2.25 S.F. PER GC	9		9 9 Exist.	
INTERIOR LANDSCAPE Sec. 23-8 (A)	332 PARKING SPACES X 20 S.F. PER SPACE 1 SHADE TREE PER 10 PARKING SPACES	34		50 5 EXIST. + 45 PROP.	
	EXISTING TREES TO REMAIN			98	
TOTAL TREES		117		290	3,056

S.F. LANDSCAPE STRIP FOR STREET TREES AND 10' BUFFERS			50% MAX SOD	TREES & PALMS EXISTING 30 S.F. EACH	TREES & PALMS PROPOSED 30 S.F. EACH	TREES & PALMS S.F. PLANTED AREA	SHRUBS EXISTING 4 S.F.	SHRUBS PROPOSED 4 S.F.	SHRUBS S.F. PLANTED AREA	GROUNDCOVERS EXISTING 2.25 S.F.	GROUNDCOVERS PROPOSED 2.25 S.F.	GROUNDCOVERS S.F. PLANTED AREA	TOTAL LANDSCAPE AREA USED IN PLANTING	S.F. SOD PROVIDED	% SODDED AREA
SOUTH EAST	COCONUT CREEK BANKS ROAD	4,506	2,253	9	12	630	227	45	1,088		325	731	2,449	2,057	46
		5,557	2,779	25	21	1,380		305	1,220		475	1,069	3,669	1,888	34
S.F. LANDSCAPE STRIP AREA FOR 10' PERIMETER BUFFER			30% MAX SOD	TREES & PALMS EXISTING 30 S.F. EACH	TREES & PALMS PROPOSED 30 S.F. EACH	S.F. PLANTED AREA	SHRUBS EXISTING 4 S.F. EACH	SHRUBS PROPOSED 4 S.F. EACH	S.F. PLANTED AREA	GROUNDCOVERS EXISTING 2.25 S.F.	GROUNDCOVERS PROPOSED 2.25 S.F.	S.F. PLANTED AREA	TOTAL LANDSCAPE AREA USED IN PLANTING	S.F. SOD PROVIDED	% SODDED AREA
	NORTH-CANAL WEST	5,332	1,600	28		840	364	260	2,496	N/A	350	788	4,124	1,209	23
		6,572	1,972	3	27	900		360	1,440		2,390	2,390	4,730	1,842	28
TOTAL LANDSCAPE STRIP AREA			21,967	S.F.											

PLANTLIST				
SYM.	NATIVE	*	NAME	SPECIFICATION
PROPOSED TREES				
B6	YES	18	GUMBO LIMBO	Bursera sinaruba 12' x 6' apr., 2 1/2' cal.
CAL		22	BRAZIL BEAUTYLEAF	Calophyllum brasiliense 12' x 6' apr., 2 1/2' cal.
CF		14	GOLDEN SHOWER	Cassia fistula 12' x 6' apr., 2 1/2' cal.
CG10		9	SMALL LEAF CLUSIA	Clusia guttifera 10'-12' O.A., X 6'-8', full
CO	YES	6	SATINLEAF	Chrysophyllum oliviforme 12' x 6' apr., 2 1/2' cal.
CD	YES	5	PIGEON PLUM	Coccoloba diversifolia 12' x 6' apr., 2 1/2' cal.
CET	YES	21	SILVER BUTTONWOOD	Conocarpus erect. 'Sericeus' 10' x 6', max. 5 tks. @ o.a. ht.
CS	YES	3	ORANGE GEIGER	Cordia sebestena FG, 10' x 5', 2' cal.
DR		3	POINCIANA	Delonix regia 14' x 6' apr., 3' cal.
ILE	YES	23	EAGLESTON HOLLY	Ilex x attenuata 'Eagleston' FG, 12' o.a., full
LIL		22	CRAPE MYRTLE 'LAVENDER'	Lagerstroemia indica 'Muskogee' 10' x 6', max. 5 tks. @ o.a. ht.
LIW		4	CRAPE MYRTLE 'WHITE'	Lagerstroemia indica 'Natchez' 10' x 6', max. 5 tks. @ o.a. ht.
TL		9	TREE LIGUSTRUM	Ligustrum japonicum FL, FANCY, 8' x 8' full crown
LL	YES	21	WILD TAMARIND	Lyalloma latialiqua 12' x 6' apr., 2 1/2' cal.
PFL	YES	5	SLASH PINE	Pinus elliotii FG, RFG, 12' o.a., 3' cal.
QV6	YES	21	LIVE OAKS	Quercus virginiana 16' x 1' apr., 4' cal, 6' c.t.
TC		9	YELLOW TABEBUIAS	Tabebuia caraliba 12' x 6' apr., 3' cal.
TH		2	PINK TABEBUIAS	Tabebuia heterophylla 12' x 6' apr., 3' cal.
PALMS				
RE	YES	3	ROYAL PALMS	Roystonea elata 8' GW, 25' o.a. full head
VM		44	MONTGOMERY PALMS	Veitchia montgomeryana SGL, TK, FG, 12' o.a., full hd.
VM2		39	MONTGOMERY PALMS	Veitchia montgomeryana DBL, TK, FG, 12' o.a., full hd.
VM3		4	MONTGOMERY PALMS	Veitchia montgomeryana TFL, TK, FG, 12' o.a., full hd.
WB		15	FOXTAIL PALMS	Wodyetia bifurcata 14' o.a., 5' @ dbh, full hd
SHRUBS				
ACA		89	COPPER LEAF ACALYPHA	Acalypha sp. 3 gal., 24" x 24", 24" o.c., full
CC1	YES	620	JAMAICA CAPER	Capparis cynophallophora 1 gal., 30" x 24", 24" o.c. full
C11	YES	861	COCOPLUM	Chrysobalanus icaco 3 gal., 24" x 24", 24" o.c., full
CR3	YES	190	SMALL-LEAVED CLUSIA	Clusia guttifera 3 gal., 24" x 24", 24" o.c., full
CRO		30	CROTON 'PETRA'	Codiaeum variegatum 3 gal., 18" x 18", 18" o.c., full
CEH	YES	865	GREEN BUTTONWOOD	Conocarpus erectus 3 gal., 24" x 24", 24" o.c., full
HPD	YES	235	DWARF FIREBUSH	Hamelia nodosa 3 gal., 18" x 18", 24" o.c.
PO1		160	PODOCARPUS HEDGE	Podocarpus spp. 1 gal., 30" x 24", full heavy
ACCENTS AND GROUNDCOVERS				
ARA		3,418 s.f.	PERENNIAL PEANUT	Arachis glabrata 'EcoTurf' SOLID SOD, price per s.f.
MEY		51	FOXTAIL FERN	Asparagus dens. 'Myers' 3 gal., 14" x 12" full
BL3		2,560	BLUEBERRY FLAX LILY	Dianella tasmanica 3 gal., 12" x 18", 18" o.c., full
FG3		565	'GREEN ISLAND' FICUS	Ficus 'Green Island' 3 gal., 18" x 18", 18" o.c., full
MUH	YES	50	MUHLY GRASS	Muhlenbergia capillaris 12" x 12", 18" o.c., full, 1 gal.
NEP	YES	1,015	BOSTON FERN	Nephrolepis exaltata 1 gal., 12" x 12" full, 15" o.c.
RHA		30	LADY PALMS	Rhapis excelsa 5' o.a., FTG, sun acclimated
PAK	YES	45	FAKAHATCHEE GRASS	Tripsacum dactyloides 3 gal., 24" x 24", 30" o.c., full
FLO		50,500 SF.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum SOLID SOD, price per s.f.
TOPSOIL:				
		TOPSOIL:SAND MIX	50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE	FG3
		150 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS	
		300 C.Y.	AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE	
MULCHING:				
		125 C.Y./-	'PINE BARK' MULCH	3' DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR	
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS	
			UPON FINAL INSPECTION AND APPROVAL.	

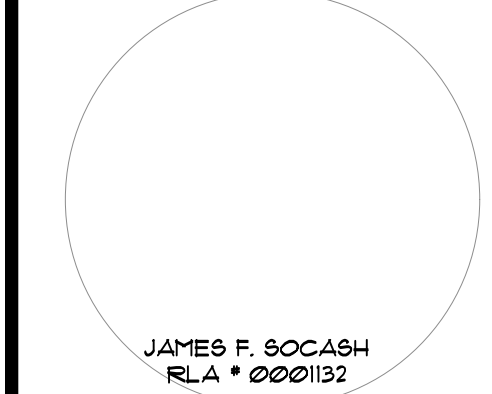
REMOVAL OF ANY AND ALL TREES AND PALMS WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT FROM THE CITY OF MARGATE (DEES).

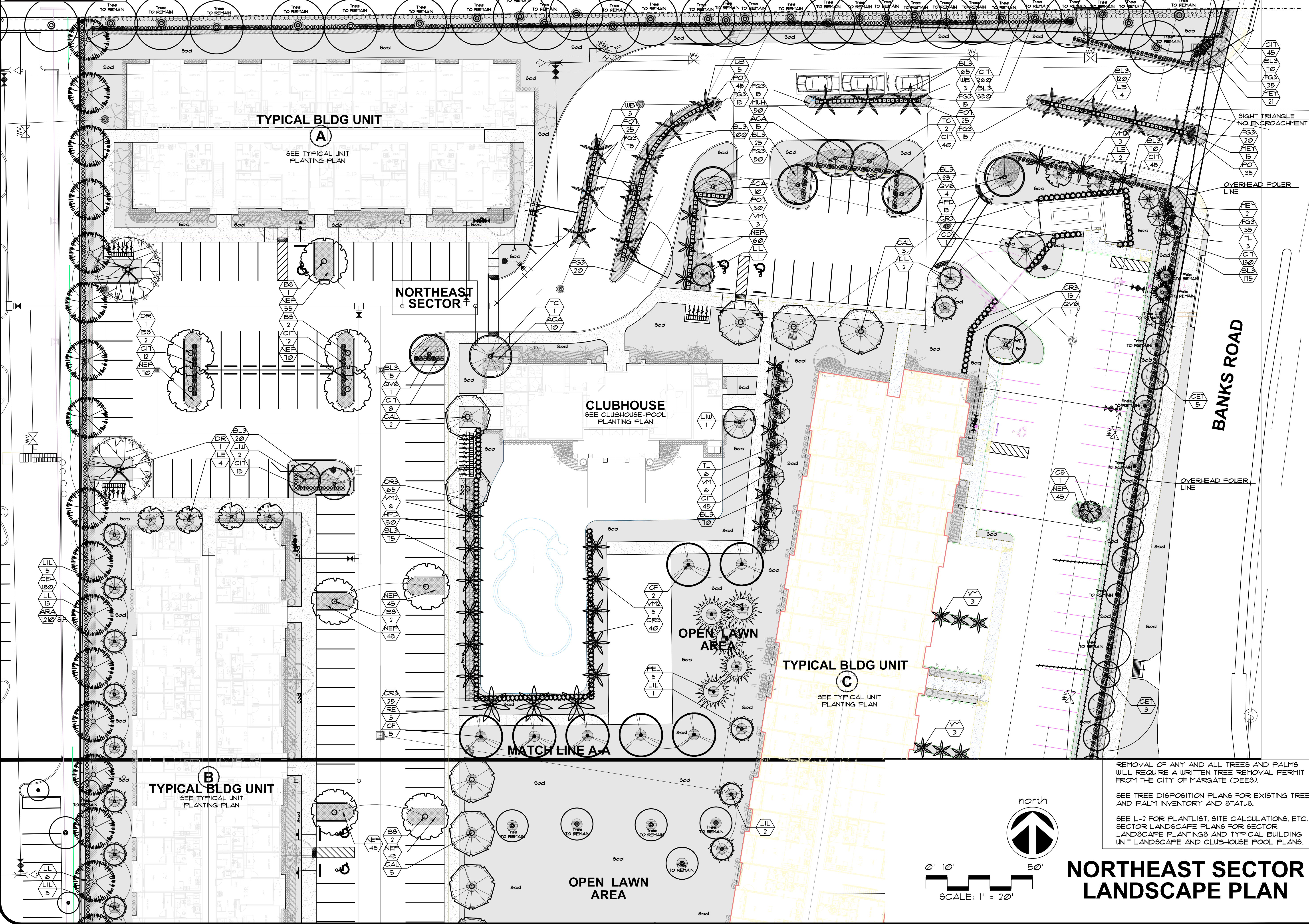
SEE TREE DISPOSITION PLANS FOR EXISTING TREE AND PALM STATUS, INVENTORY AND DISPOSITION.
SEE SEE RESPECTIVE SECTOR LANDSCAPE PLANS, SECTORS AND PLANTLIST, NOTES, DETAILS, SPECIFICATIONS, ETC.

LANDSCAPE SITE CALCULATIONS, ETC.

No.	Date	Revision
1.	10/30/17	Revised background received from Project Civil Engineer.

designed:	JIMMYTICO
drawn:	CURRO
checked:	T.Y. MORAN
approved:	J. F. SOCAASH
project #:	17-44
scale:	AS SHOWN
date:	May. 12, 2017
Folio:	-





No.	Date	Revision
1.	10/30/17	Revised background received from Project Civil Engineer.

designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 17-44
scale: AS SHOWN
date: May 12, 2017
Folio: -

JAMES F. SOCASH
R.L.A. # 0001132

B
TYPICAL BLDG UNIT
SEE TYPICAL UNIT
PLANTING PLAN

**SOUTHEAST
SECTOR**

**TYPICAL BLDG UNIT
D.**
SEE TYPICAL UNIT
PLANTING PLAN

COCONUT CREEK PARKWAY

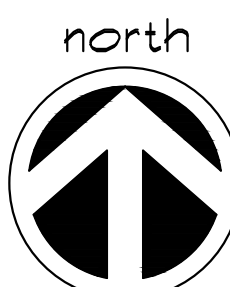
BANKS ROAD

REMOVAL OF ANY AND ALL TREES AND PALMS
WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT
FROM THE CITY OF MARGATE (DEES).

SEE TREE DISPOSITION PLANS FOR EXISTING TREE
AND PALM INVENTORY AND STATUS.

SEE L-2 FOR PLANTLIST, SITE CALCULATIONS, ETC.
SECTOR LANDSCAPE PLANS FOR SECTOR
LANDSCAPE PLANTINGS AND TYPICAL BUILDING
UNIT LANDSCAPE AND CLUBHOUSE POOL PLANS.

0' 10' 50'
SCALE: 1" = 20'



**SOUTHEAST SECTOR
LANDSCAPE PLAN**

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393

www.jfsdesignfl.com
jimmy@jfsdesignfl.com

JFS

**MARQUESA
APARTMENTS**

**5203 COCONUT CREEK PARKWAY
MARGATE, FL. 33063**

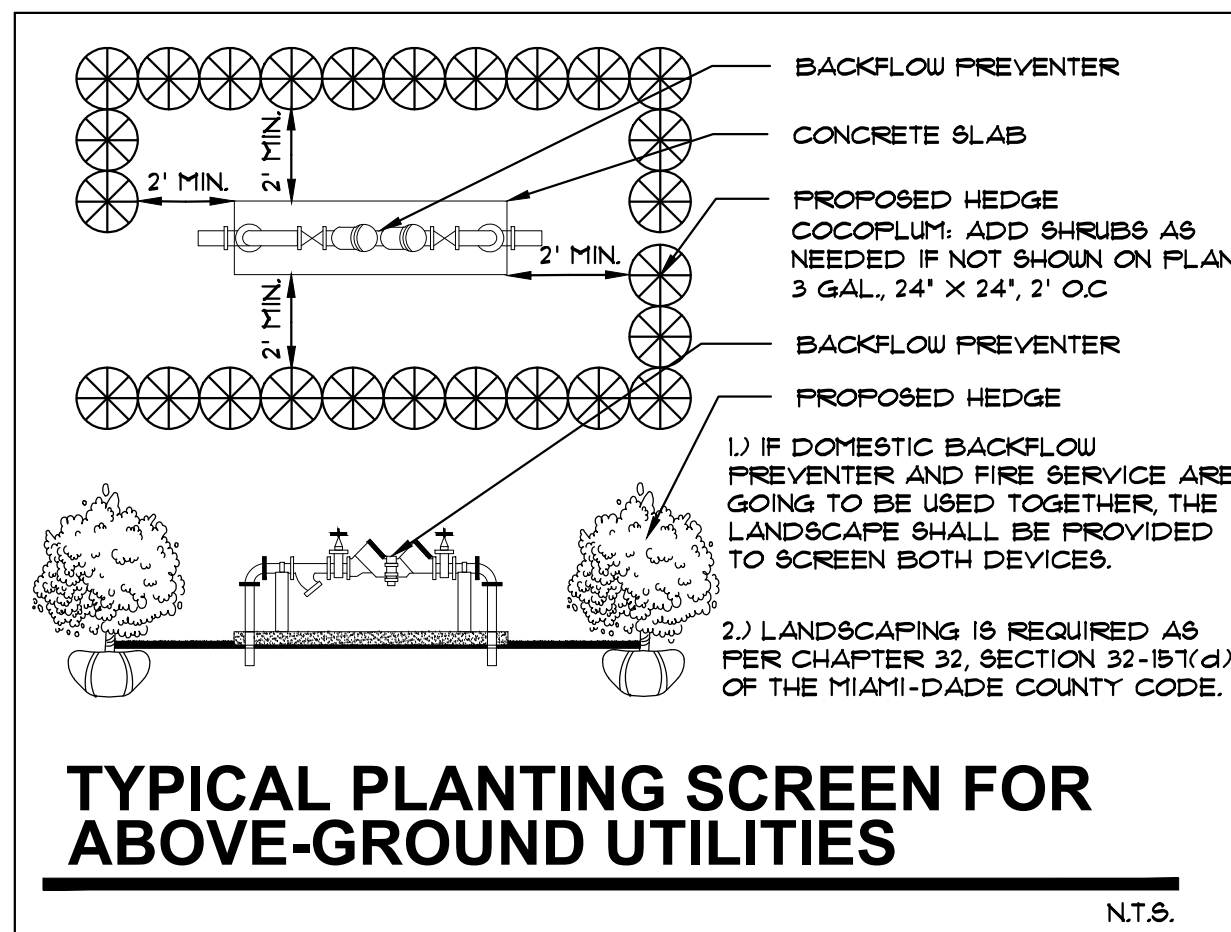
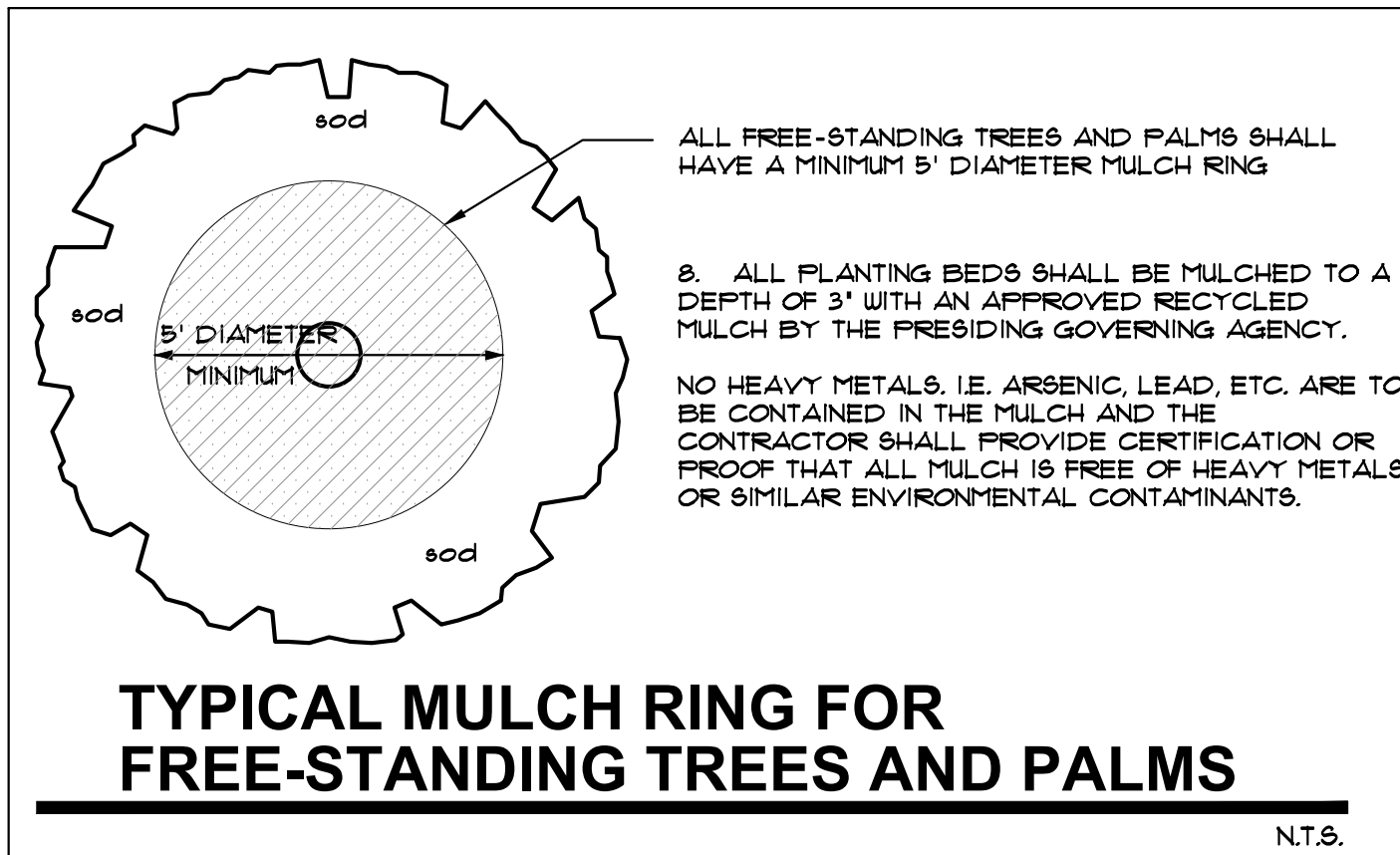
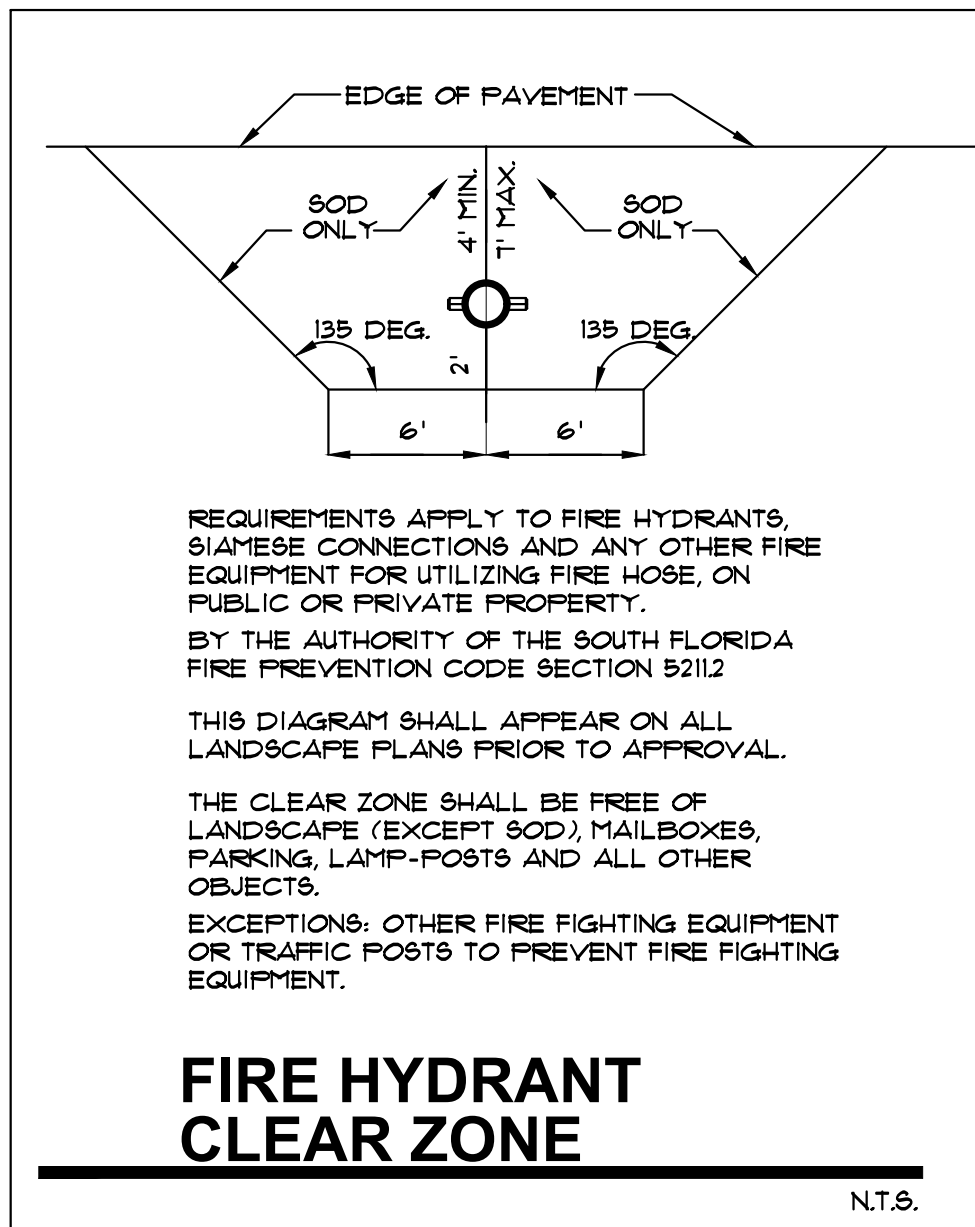
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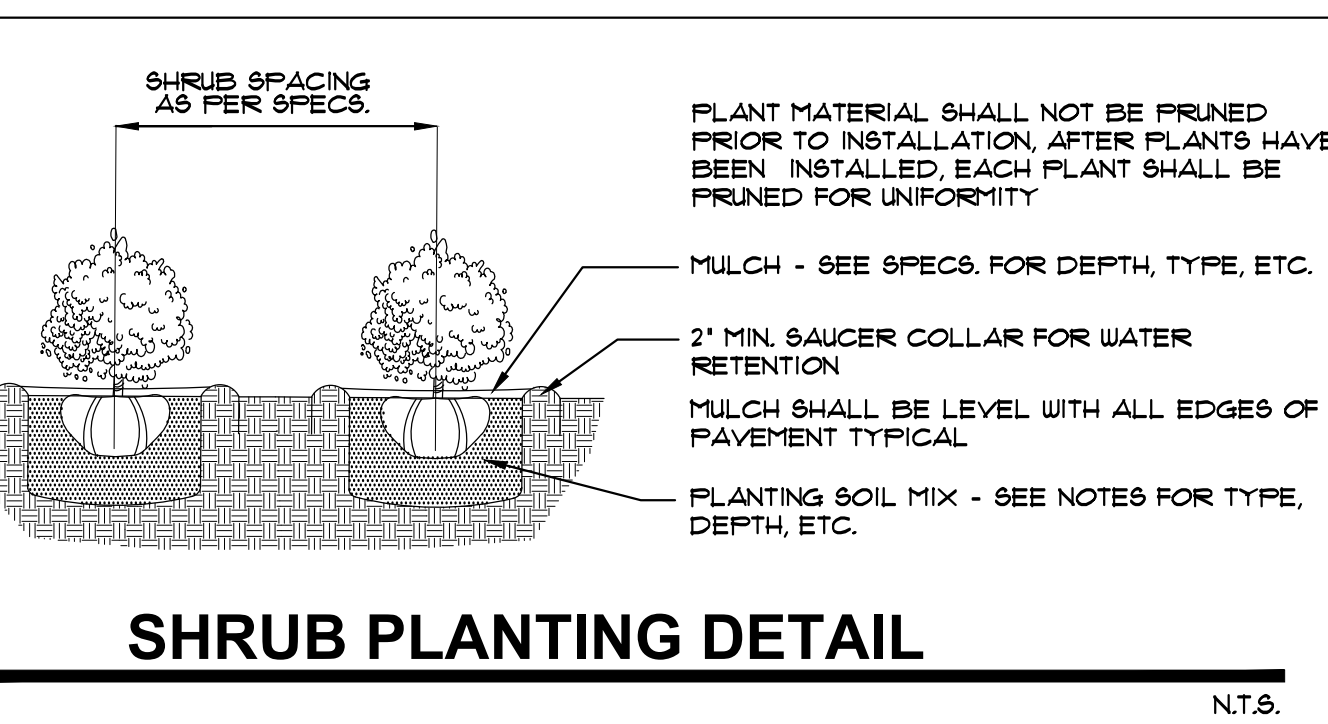
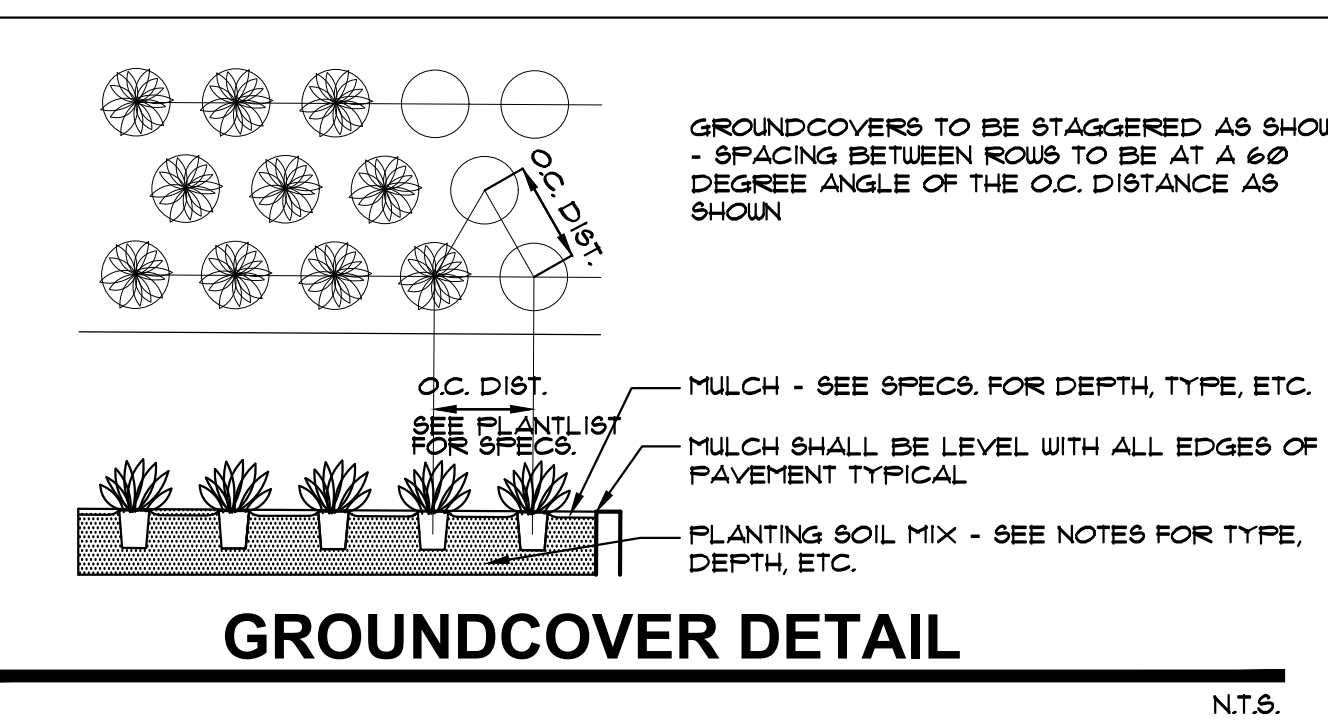
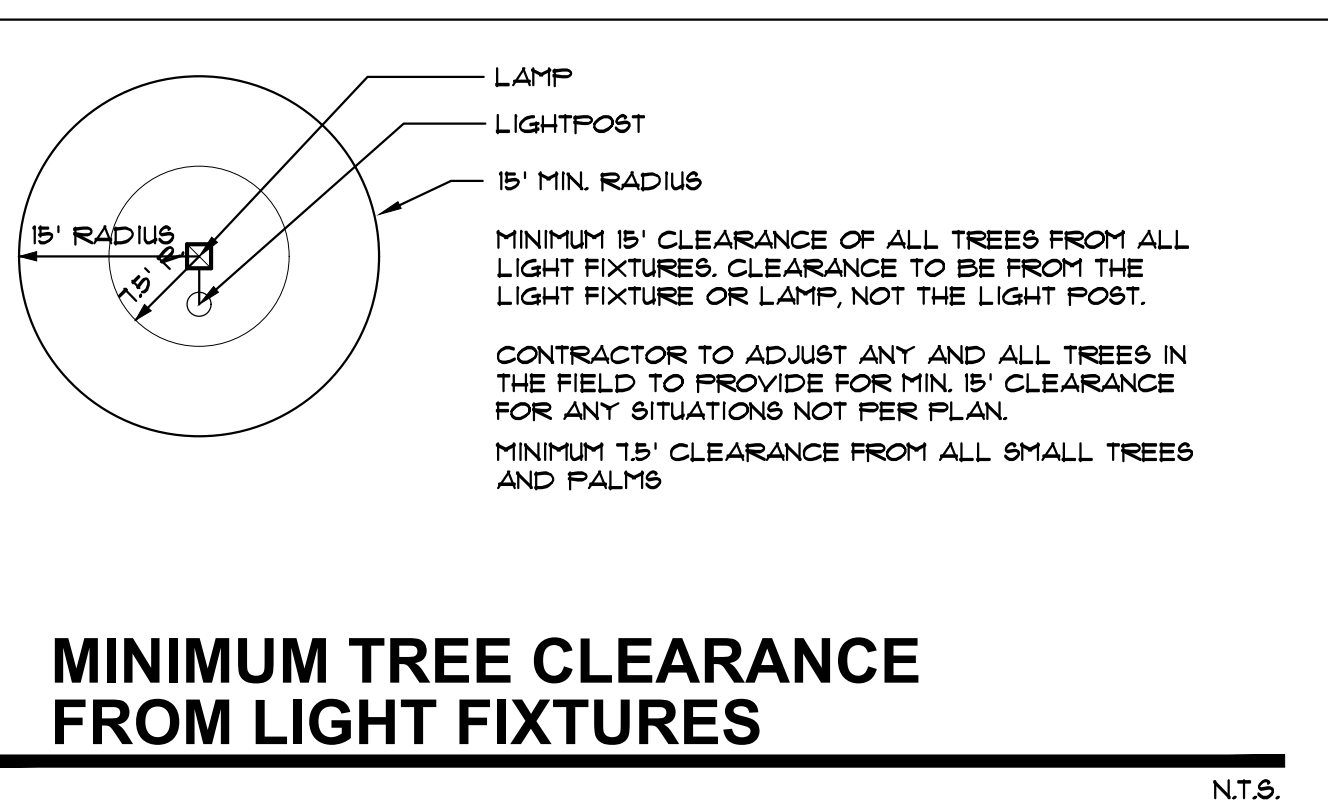
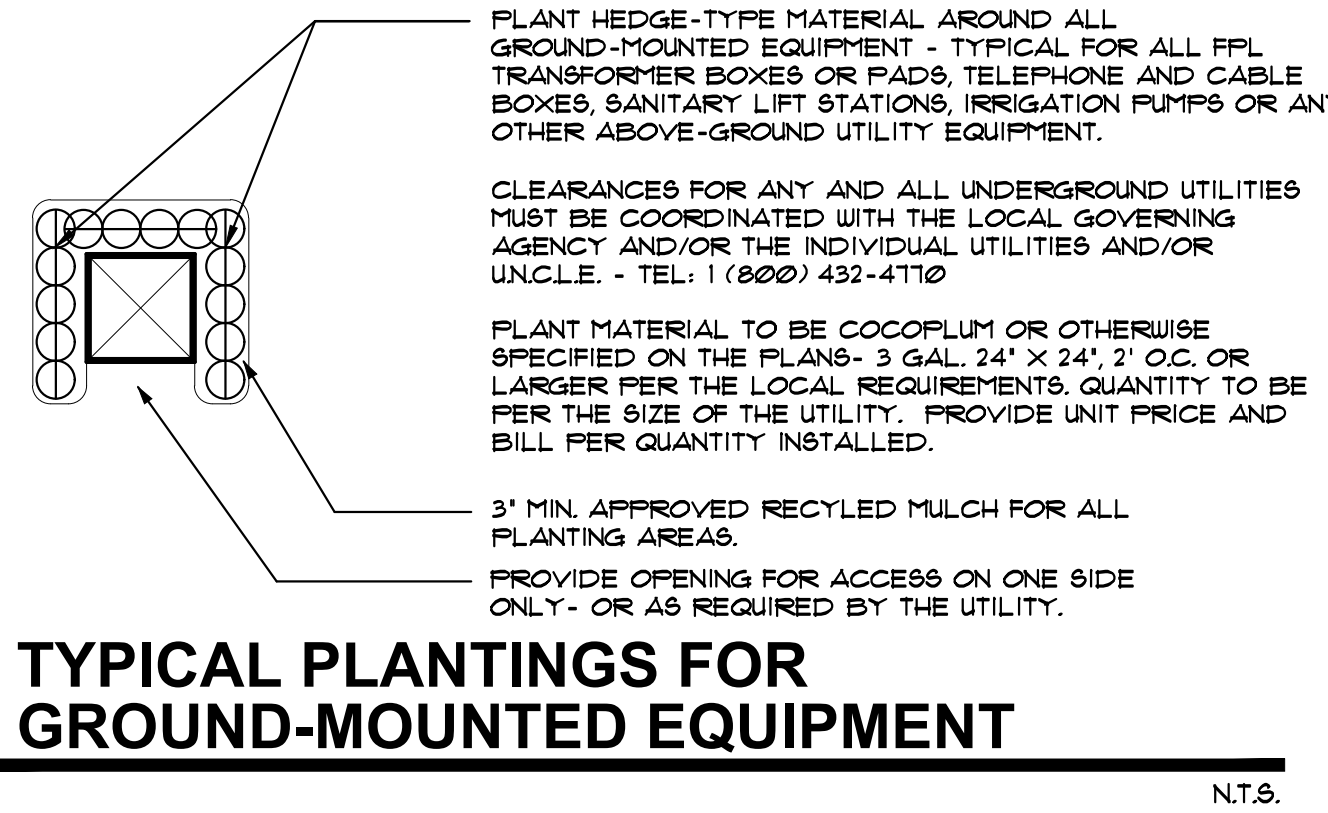
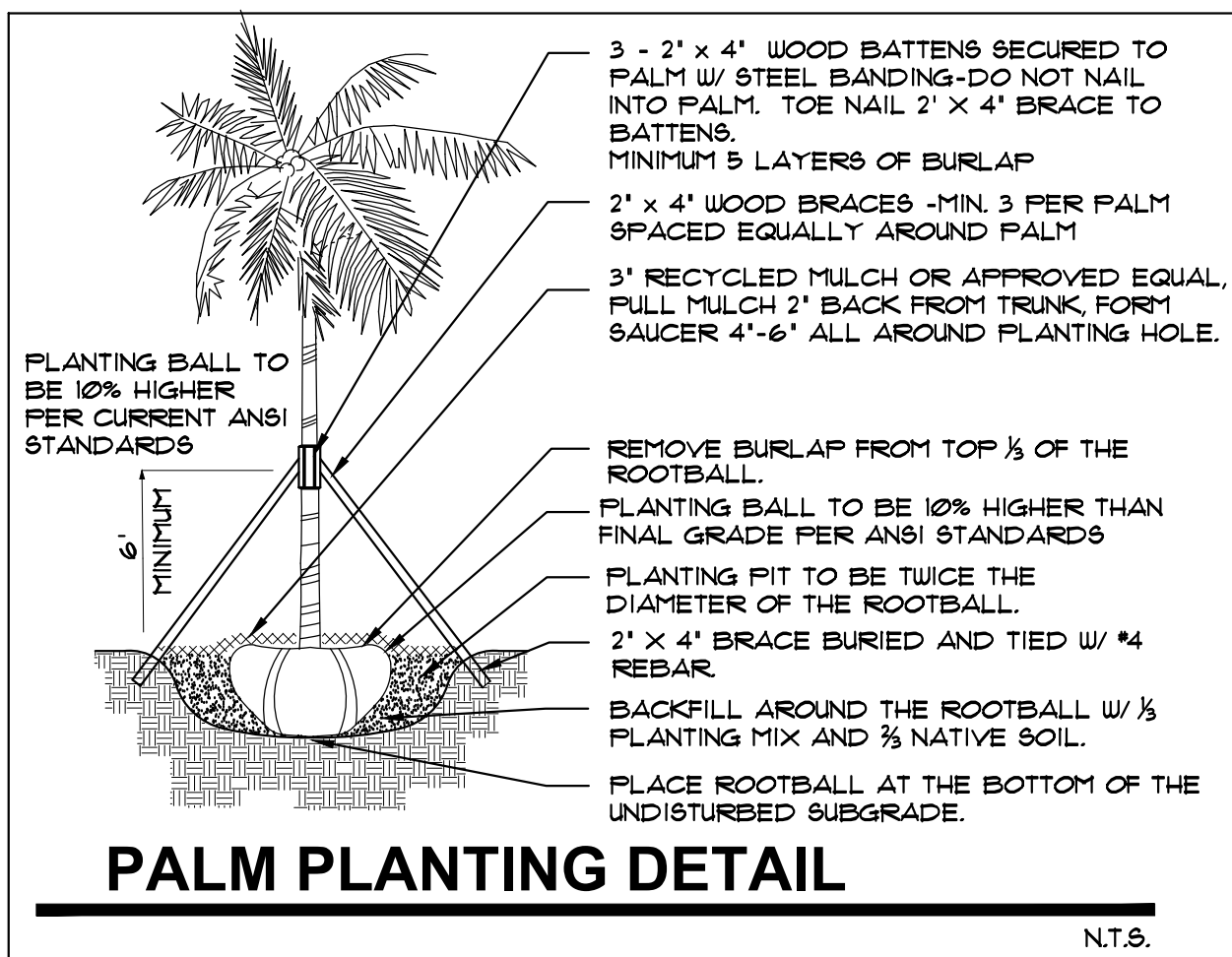
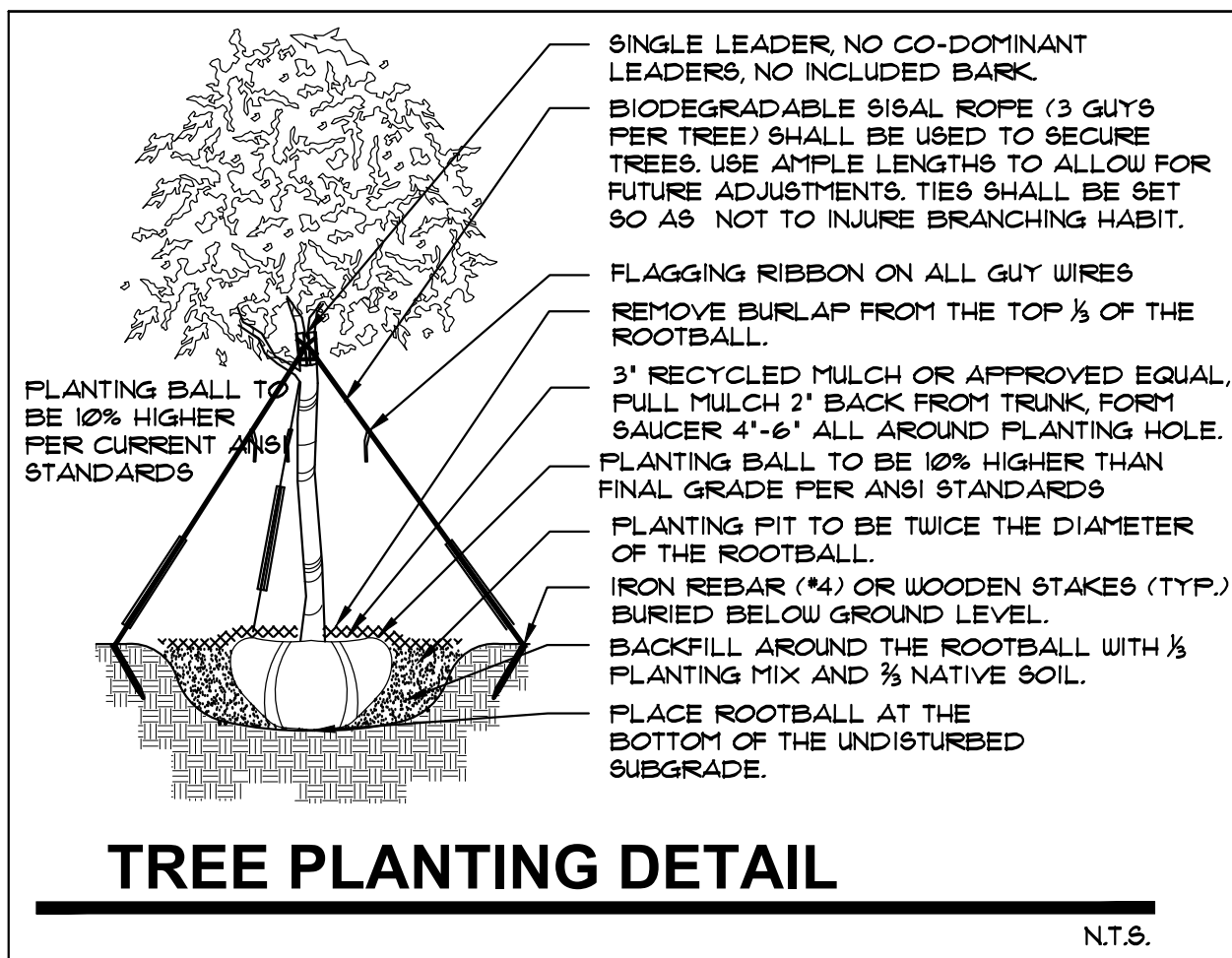
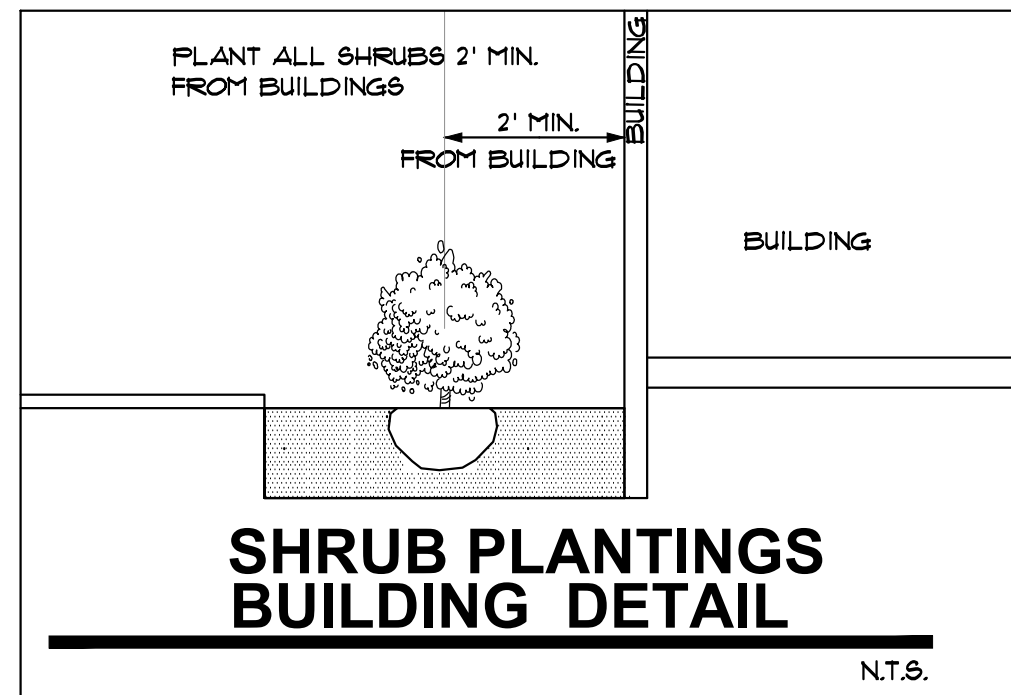
L-4



FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC -AFEC FERTILIZER + CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 15 LBS/ INCH OF DIA. # DBH PALMS: 12-04-12 (AFEC # 1216) RATE: 15 LBS/ INCH OF DIA. # DBH SHRUBS AND GROUNDCOVERS: 12-06-08 AFEC # 5231) RATE: 15 OZ/ FT. OF HEIGHT



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
SODDED-LAWN AREAS
2' DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC. TO A DEPTH OF 18" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 "NO CUTS" AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
- SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
- SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 6-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA LANDSCAPE ASSOCIATION (FLS.A.). GROUPE LANDSCAPE ASSOCIATION (FLS.A.). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP. AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
- CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
- EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
- ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
- ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SUEALS, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

No.	Date	Revision
1.	10/30/11	Revised background received from Project Civil Engineer.

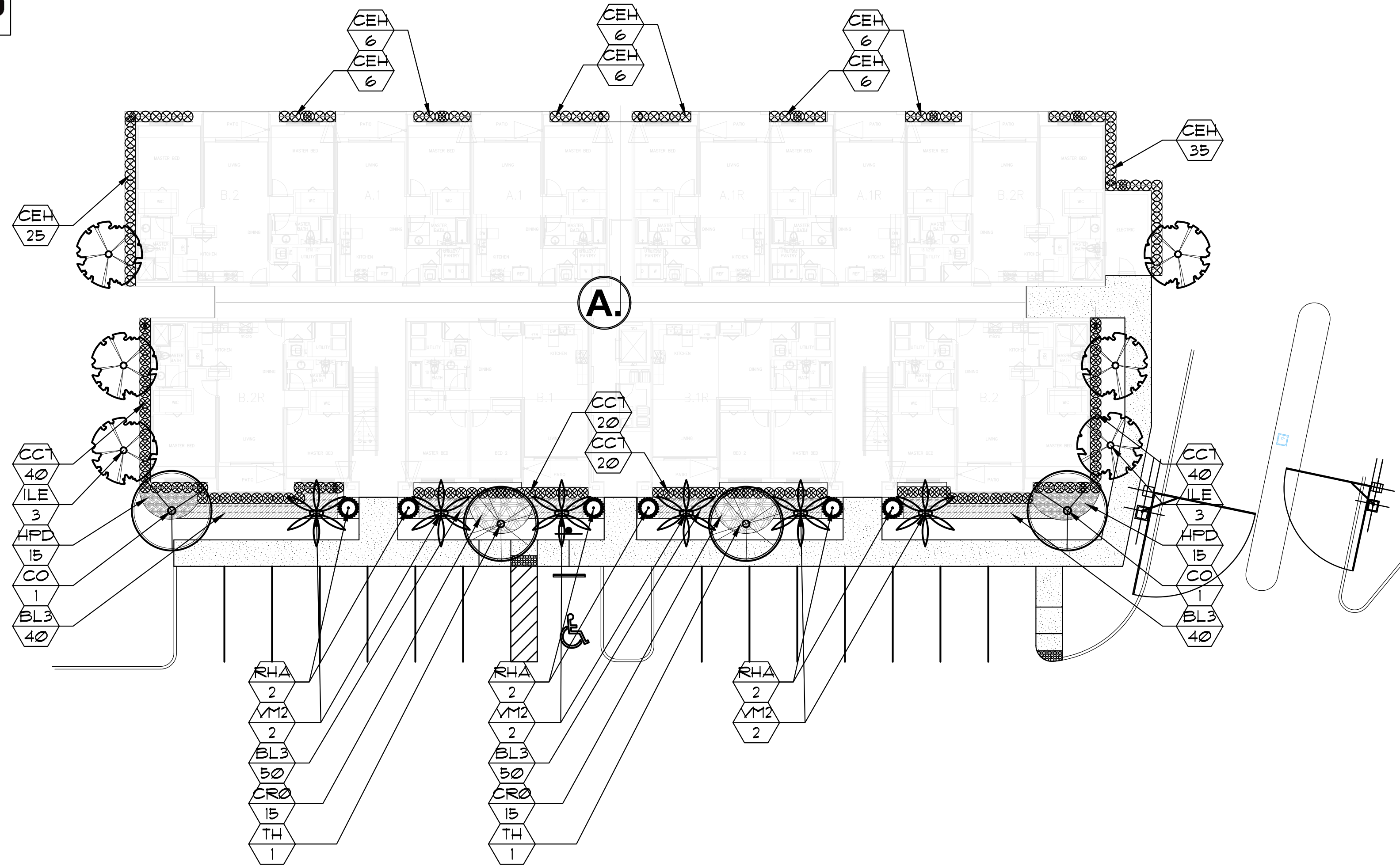
designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOCAASH
project #: 17-44
scale: AS SHOWN
date: May. 12, 2017
folio: -



Drawing:

L-5

LANDSCAPE DETAILS,
SPECIFICATIONS, ETC.



TYPE A BUILDING

SCALE: 1" = 10'

1 BUILDING

PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
TREES					
CO	YES	2	SATINLEAF	<i>Chrysophyllum oliviforme</i>	12' x 6' spr., 3' cal.
ILE	YES	6	EAGLESTON HOLLY	<i>Ilex x attenuata 'Eagleston'</i>	FG, 12' o.s., full
TH		2	PINK TABEBUIAS	<i>Tabebuia heterophylla</i>	12' x 6' spr., 3' cal.
PALMS					
VM2		6	MONTGOMERY PALMS	<i>Veitchia montgomeryana</i>	DBL. TK, FG, 12' o.s., full hd.
SHRUBS					
CC1	YES	120	JAMAICA CAPER	<i>Capparis cynophallophora</i>	1 gal., 30" x 24", 24" o.c. full
CR0		30	CROTON 'PETRA'	<i>Codiaeum variegatum</i>	3 gal., 18" x 18", 18" o.c., full
CEH	YES	96	GREEN BUTTONWOOD	<i>Conocarpus erectus</i>	3 gal., 24" x 24", 24" o.c., full
HPD	YES	30	DWARF FIREBUSH	<i>Hamelia nodosa</i>	3 gal., 18" x 18", 24" o.c.
ACCENTS AND GROUNDCOVERS					
BL3		180	BLUEBERRY FLAX LILY	<i>Dianella tasmanica</i>	3 gal., 12" x 18", 18" o.c., full
RHA		6	LADY PALMS	<i>Rhapis excelsa</i>	5' o.s., FTG, sun acclimated

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

TYPE B BUILDING

SCALE: 1" = 10'

1 BUILDING

PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
TREES					
CO	YES	2	SATINLEAF	<i>Chrysophyllum oliviforme</i>	12' x 6' spr., 3' cal.
TC		2	YELLOW TABEBUIAS	<i>Tabebuia cariba</i>	12' x 6' spr., 3' cal.
PALMS					
VM2		6	MONTGOMERY PALMS	<i>Veitchia montgomeryana</i>	DBL. TK, FG, 12' o.s., full hd.
SHRUBS					
ACA		30	COPPER LEAF ACALYPHA	<i>Acalypha</i> sp.	3 gal., 24" x 24", 24" o.c., full
CC1	YES	140	JAMAICA CAPER	<i>Capparis cynophallophora</i>	1 gal., 30" x 24", 24" o.c. full
CEH	YES	112	GREEN BUTTONWOOD	<i>Conocarpus erectus</i>	3 gal., 24" x 24", 24" o.c., full
HPD	YES	30	DWARF FIREBUSH	<i>Hamelia nodosa</i>	3 gal., 18" x 18", 24" o.c.
ACCENTS AND GROUNDCOVERS					
FG3		240	'GREEN ISLAND' FICUS	<i>Ficus 'Green Island'</i>	3 gal., 18" x 18", 18" o.c., full
RHA		6	LADY PALMS	<i>Rhapis excelsa</i>	5' o.s., FTG, sun acclimated

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.

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

TYPICAL BLDG. UNIT LANDSCAPE PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393

www.jfsdesignfl.com
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1833 NW 46th Terr.
Pembroke Pines, FL 33028
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MARQUESA
APARTMENTS

5203 COCONUT CREEK PARKWAY
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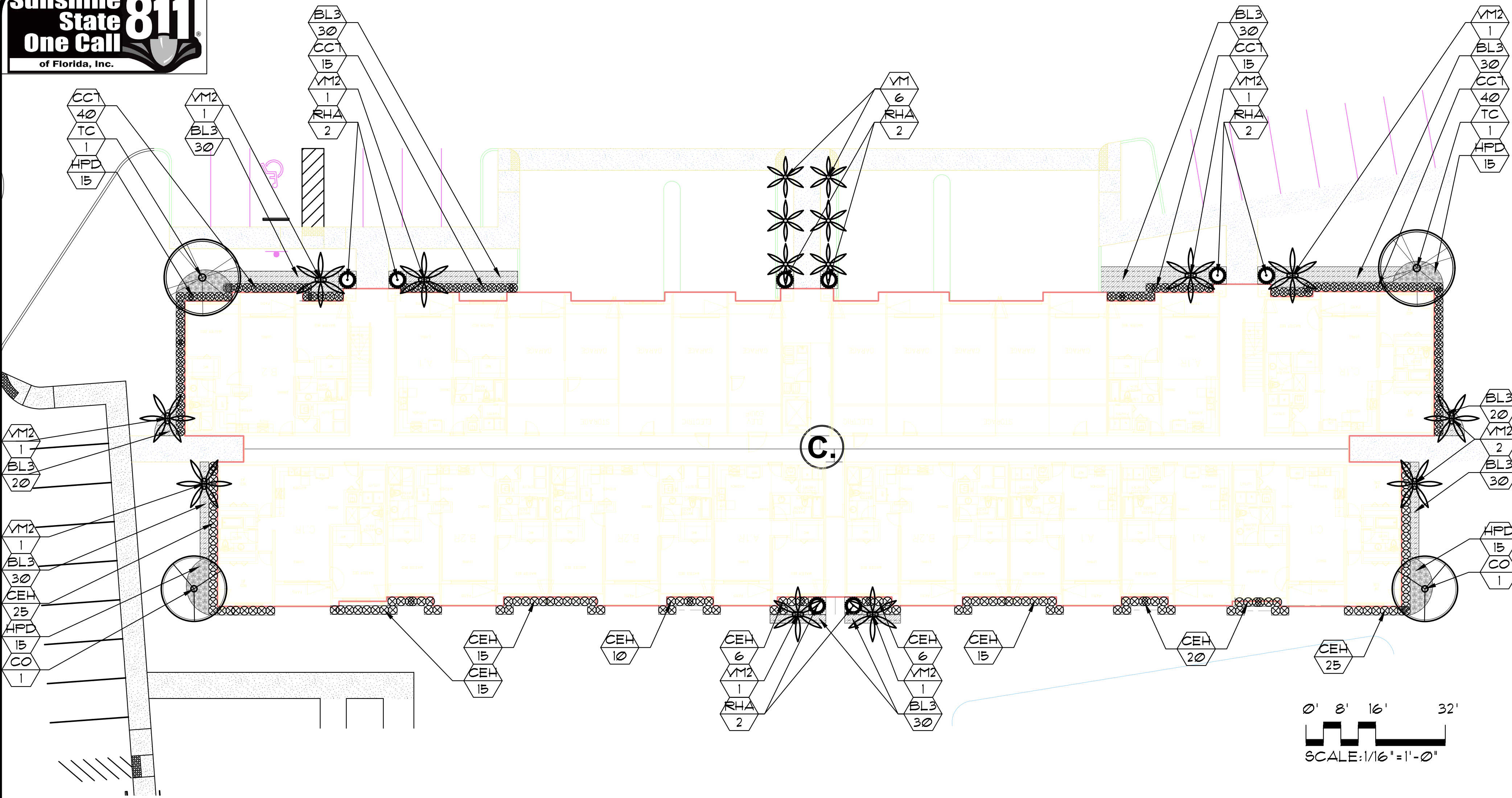
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JAMES F. SOCASH
R.L.A. # 0001132

Drawing:

TU-1



TYPE C BUILDING

SCALE: 1" = 10'

1 BUILDING

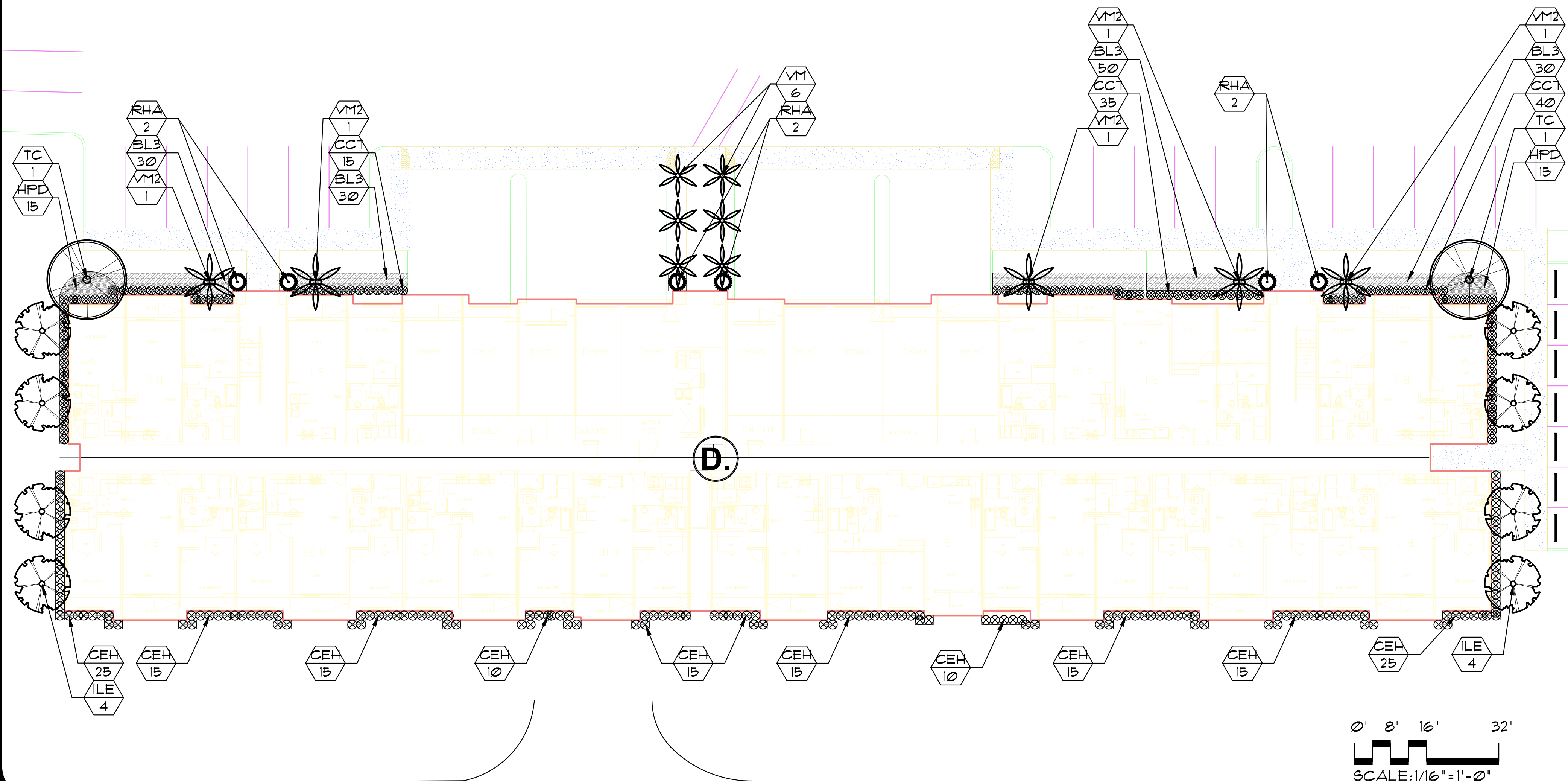
PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
TREES					
CO	YES	2	SATINLEAF	<i>Chrysophyllum oliviforme</i>	12' x 6' spr., 3' cal.
TC		2	YELLOW TABEBUIAS	<i>Tabebuia caraliba</i>	12' x 6' spr., 3' cal.
PALMS					
VM		6	MONTGOMERY PALMS	<i>Veitchia montgomeryana</i>	8GL. TK, FG, 12' o.a., full hd.
VM2		10	MONTGOMERY PALMS	<i>Veitchia montgomeryana</i>	DBL. TK, FG, 12' o.a., full hd.
SHRUBS					
CC1	YES	110	JAMAICA CAFER	<i>Capparis cynophallophora</i>	1 gal, 30" x 24", 24" o.c. full
CEH	YES	131	GREEN BUTTONWOOD	<i>Conocarpus erectus</i>	3 gal, 24" x 24", 24" o.c. full
HPD	YES	60	DWARF FIREBUSH	<i>Hamelia nodosa</i>	3 gal, 18" x 18", 24" o.c.
ACCENTS AND GROUNDCOVERS					
BL3		250	BLUEBERRY FLAX LILY	<i>Dianella tasmanica</i>	3 gal, 12" x 18", 18" o.c. full
RHA		8	LADY PALMS	<i>Rhapis excelsa</i>	5'o.a., FTG, sun acclimated

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"



TYPE D BUILDING

SCALE: 1" = 10'

1 BUILDING

PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
TREES					
ILE	YES	8	EAGLESTON HOLLY	<i>Ilex x attenuata 'Eagleston'</i>	FG, 12' o.a., full
TC		2	YELLOW TABEBUIAS	<i>Tabebuia caraliba</i>	12' x 6' spr., 3' cal.
PALMS					
VM		6	MONTGOMERY PALMS	<i>Veitchia montgomeryana</i>	8GL. TK, FG, 14' o.a., full hd.
VM2		5	MONTGOMERY PALMS	<i>Veitchia montgomeryana</i>	DBL. TK, FG, 14' o.a., full hd.
SHRUBS					
CC1	YES	90	JAMAICA CAFER	<i>Capparis cynophallophora</i>	1 gal, 30" x 24", 24" o.c. full
CEH	YES	160	GREEN BUTTONWOOD	<i>Conocarpus erectus</i>	3 gal, 24" x 24", 24" o.c. full
HPD	YES	30	DWARF FIREBUSH	<i>Hamelia nodosa</i>	3 gal, 18" x 18", 24" o.c.
ACCENTS AND GROUNDCOVERS					
BL3		140	BLUEBERRY FLAX LILY	<i>Dianella tasmanica</i>	3 gal, 12" x 18", 18" o.c. full
RHA		6	LADY PALMS	<i>Rhapis excelsa</i>	5'o.a., FTG, sun acclimated

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.

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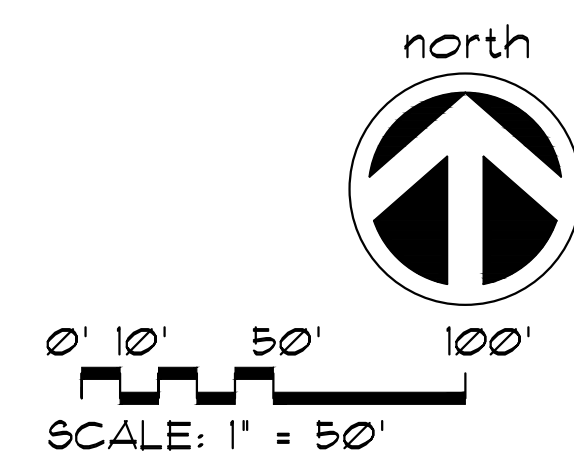
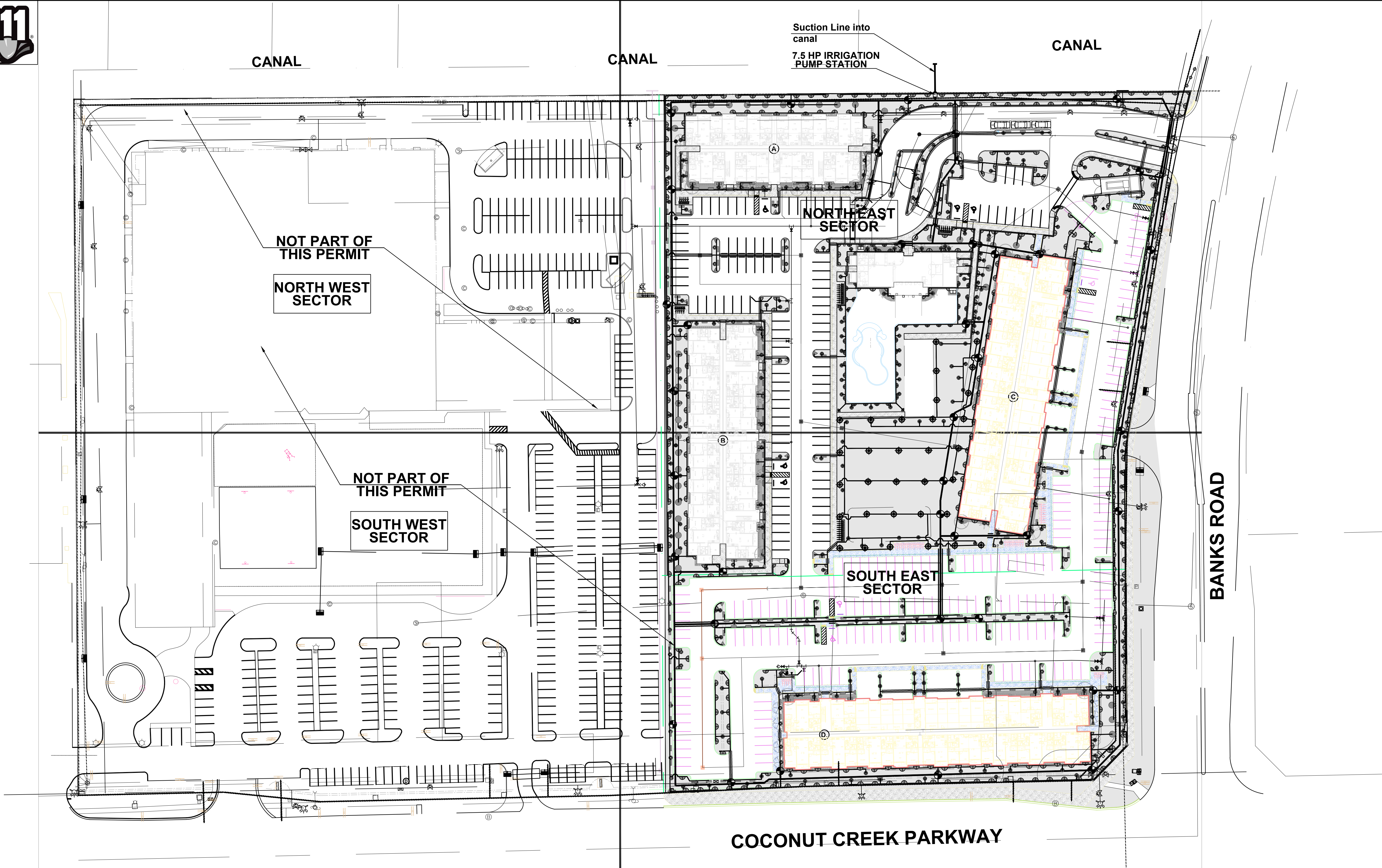
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Drawing:



REMOVAL OF ANY AND ALL TREES AND PALMS
WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT
FROM THE CITY OF MARGATE (DEES).

SEE SEE LANDSCAPE PLANS FOR LANDSCAPE
PLANTINGS, LANDSCAPE DETAILS, NOTES,
SPECIFICATIONS, ETC.

SEE SHEET IRR-2 FOR IRRIGATION DETAILS, NOTES,
SPECIFICATIONS, ETC.

SEE SHEETS IRR-3 AND IRR-4 FOR SECTOR
IRRIGATION PLANS.

SITE IRRIGATION PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
jimmy@jfsdesignfl.com

JFS

**MARQUESA
APARTMENTS**

5203 COCONUT CREEK PARKWAY
MARGATE, FL. 33063

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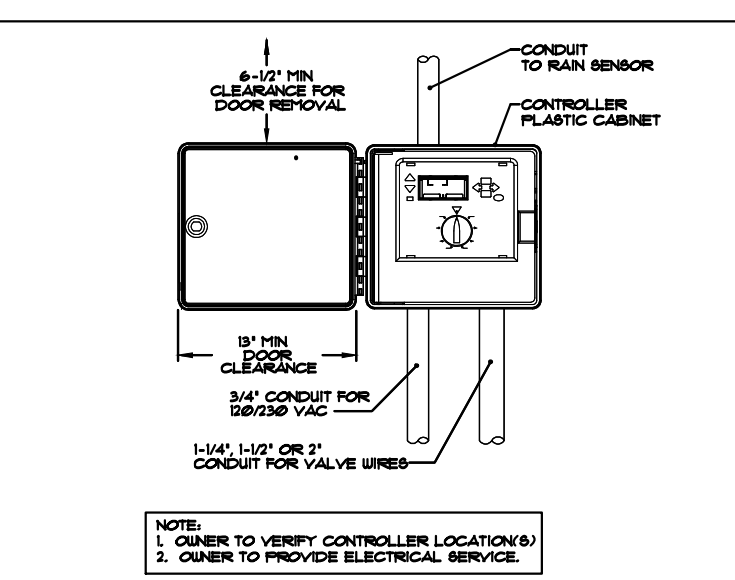
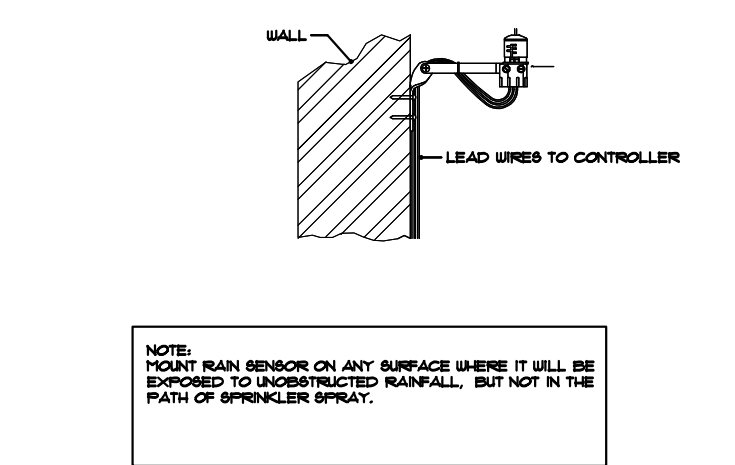
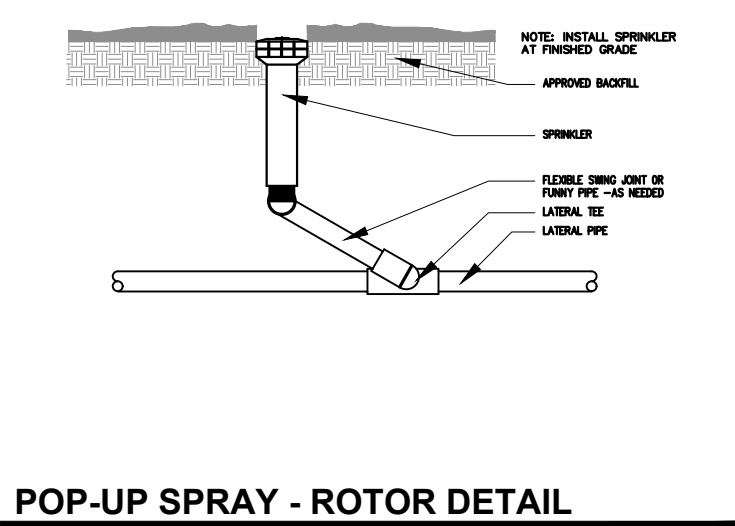
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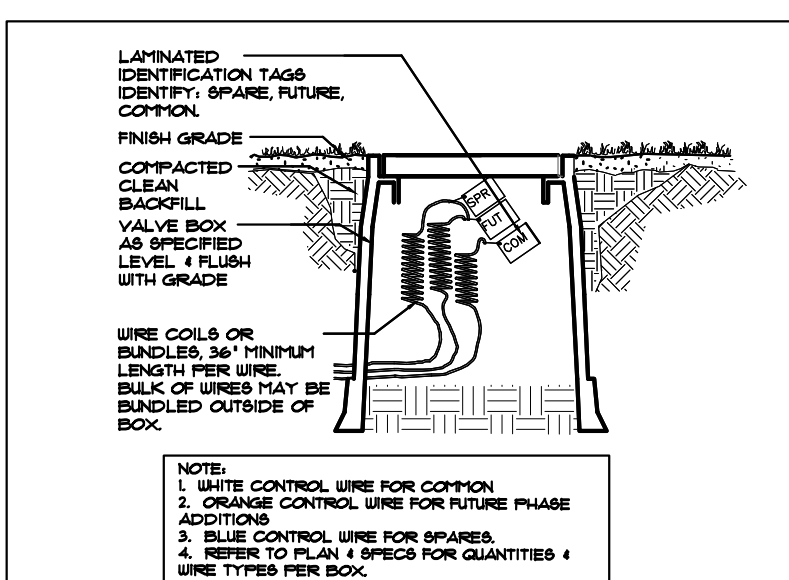
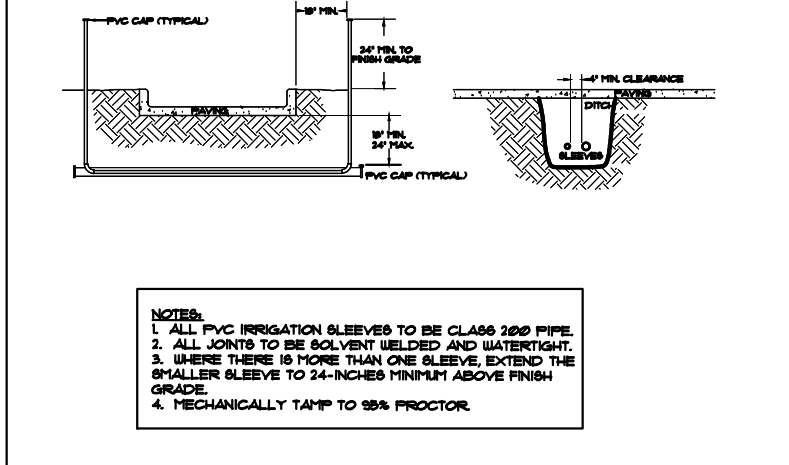
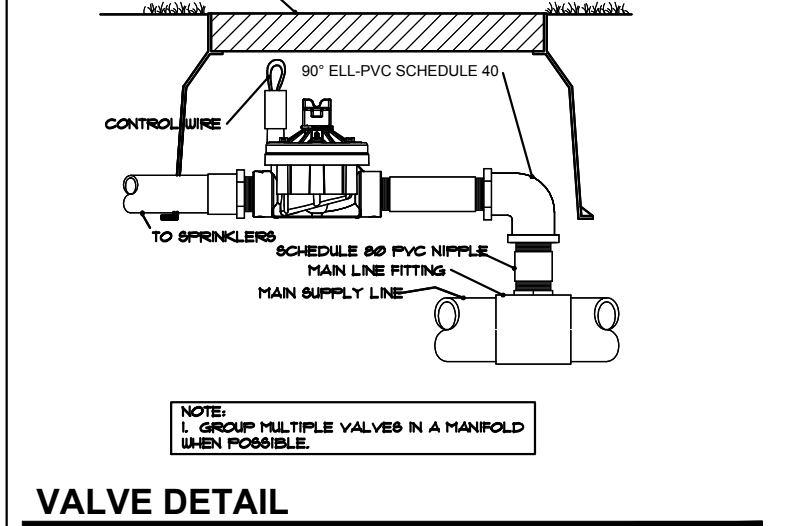
IRR-1

GENERAL IRRIGATION NOTES	
1.	IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS.
2.	THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3.	CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURERS SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SOODED AREAS, 8" FOR GROUNDCOVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND ARCH.
4.	ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
5.	CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
6.	MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
7.	CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL U.N.C.L.E. (1800) 432-8770, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
8.	THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE.
9.	THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
10.	THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
11.	ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL. BLDG CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
12.	THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
13.	ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE T SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
14.	ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXSTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
15.	CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
16.	THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, & PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
17.	THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNERS REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
18.	THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.
19.	ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NON POTABLE WATER".
20.	TREE AND PALM PLANTINGS IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BUBBLER PER TREE OR PALM. COORDINATE PIPING AND SIEEVING AS NEEDED.

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"
SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.	



FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"



IRRIGATION LEGEND

PUMP STATION
1.5 HP HOOVER PUMP OR APPROVED EQUAL W/ 4" SUCTION LANE INTO CANAL

ISOLATION GATE VALVE

3" PVC Main Supply Line- Sch 40

RAINBIRD ESP-LXME MODULAR SERIES (2)
W/ RAINBIRD RAIN SENSORS (2)

RAINBIRD RSD SERIES RAIN SENSORS (2)
ATTACHED TO CONTROLLERS (2)

JUNCTION BOX
W/ WATERPROOF CONNECTORS

LATERAL LINE (Sch. 160)

PIPE in SLEEVE (See Sizing Chart)

PIPE CONNECTION

PIPE CROSSING

1 1/2" ELECTRIC VALVES-RAINBIRD FEB SERIES OR APPROVED EQUAL, IN 10" VALVE BOX

ZONE DESIGNATION

ZONE 4
26 GPM

RAINBIRD ROTARY NOZZLES, MODEL 1800
13'-24' SPACING AS SHOWN, PART OR FULL CIRCLES AS NEEDED, 2 GPM

RAINBIRD 1800- U SERIES-PRS
4", 6", 12" POP-UP - HALF, QUARTER, FULL
10", 12", 15" RADIUS AS SHOWN

RAINBIRD 1800 SERIES STRIP-TYPE
15ST (END STRIP), 15 CST (CENTER STRIP)
RAINBIRD -5 SERIES MFR STREAM BUBBLER NOZZLES, 5" RADIUS, 15 GPM

- ### SPECIAL NOTES:

5-1. A ROUGH INSPECTION IS REQUIRED BY THE CITY OF MARGATE PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

5-2. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

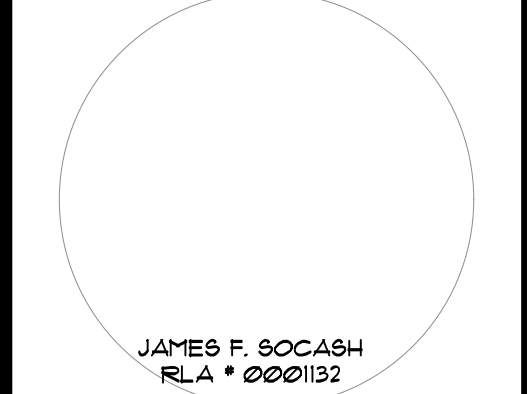
REMOVAL OF ANY AND ALL TREES AND PALMS WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT FROM THE CITY OF MARGATE (DEES).

SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS, LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE SHEETS IRR-3 AND IRR-4 FOR SECTOR IRRIGATION PLANS.

No.	Date	Revision
1.	10/30/11	Revised background received from Project Civil Engineer.

designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOCAASH
project #: 17-44
scale: AS SHOWN
date: May. 12, 2017
Folio: -



CANAL

CANAL

CANAL

ZONE
#1
57 GPM
1 1/2" v.
spray

CANAL

Suction Line into
lake
7.5 HP IRRIGATION
PUMP STATION

ZONE
#36
55 GPM
1 1/2" v.
spray

ZONE
#37
54 GPM
1 1/2" v.
spray

ZONE
#38
48 GPM
1 1/2" v.
spray

ZONE
#39
52 GPM
1 1/2" v.
spray

ZONE
#28
50 GPM
1 1/2" v.
spray

ZONE
#27
57 GPM
1 1/2" v.
spray

ZONE
#25
50 GPM
1 1/2" v.
spray

ZONE
#2
59 GPM
1 1/2" v.
spray

ZONE
#35
52 GPM
1 1/2" v.
spray

ZONE
#26
58 GPM
1 1/2" v.
spray

ZONE
#24
50 GPM
1 1/2" v.
spray

ZONE
#23
57 GPM
1 1/2" v.
spray

ZONE
#3
59 GPM
1 1/2" v.
spray

ZONE
#34
53 GPM
1 1/2" v.
spray

ZONE
#33
57 GPM
1 1/2" v.
spray

ZONE
#22
57 GPM
1 1/2" v.
spray

ZONE
#20
39 GPM
1 1/2" v.
rotors

ZONE
#21
53 GPM
1 1/2" v.
spray

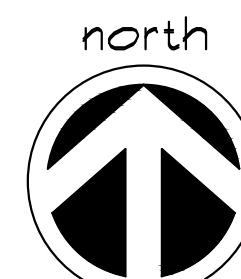
ZONE
#4
49 GPM
1 1/2" v.
spray

ZONE
#32
53 GPM
1 1/2" v.
spray

MATCH LINE A-A

ZONE
#18
39 GPM
1 1/2" v.

#19
35 GPM
1 1/2" v.

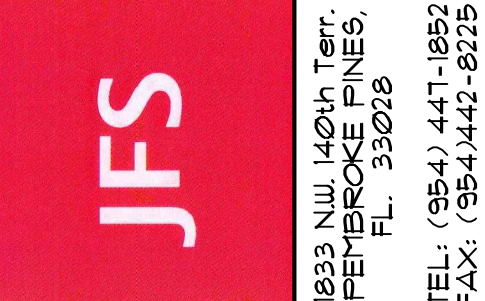


0' 10' 50'
SCALE: 1" = 20'

NORTHEAST SECTOR IRRIGATION PLAN

REMOVAL OF ANY AND ALL TREES AND PALMS
WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT
FROM THE CITY OF MARGATE (DEES).

SEE LANDSCAPE PLANS FOR LANDSCAPE
PLANTINGS, LANDSCAPE DETAILS, NOTES,
SPECIFICATIONS, ETC.



MARQUESA APARTMENTS

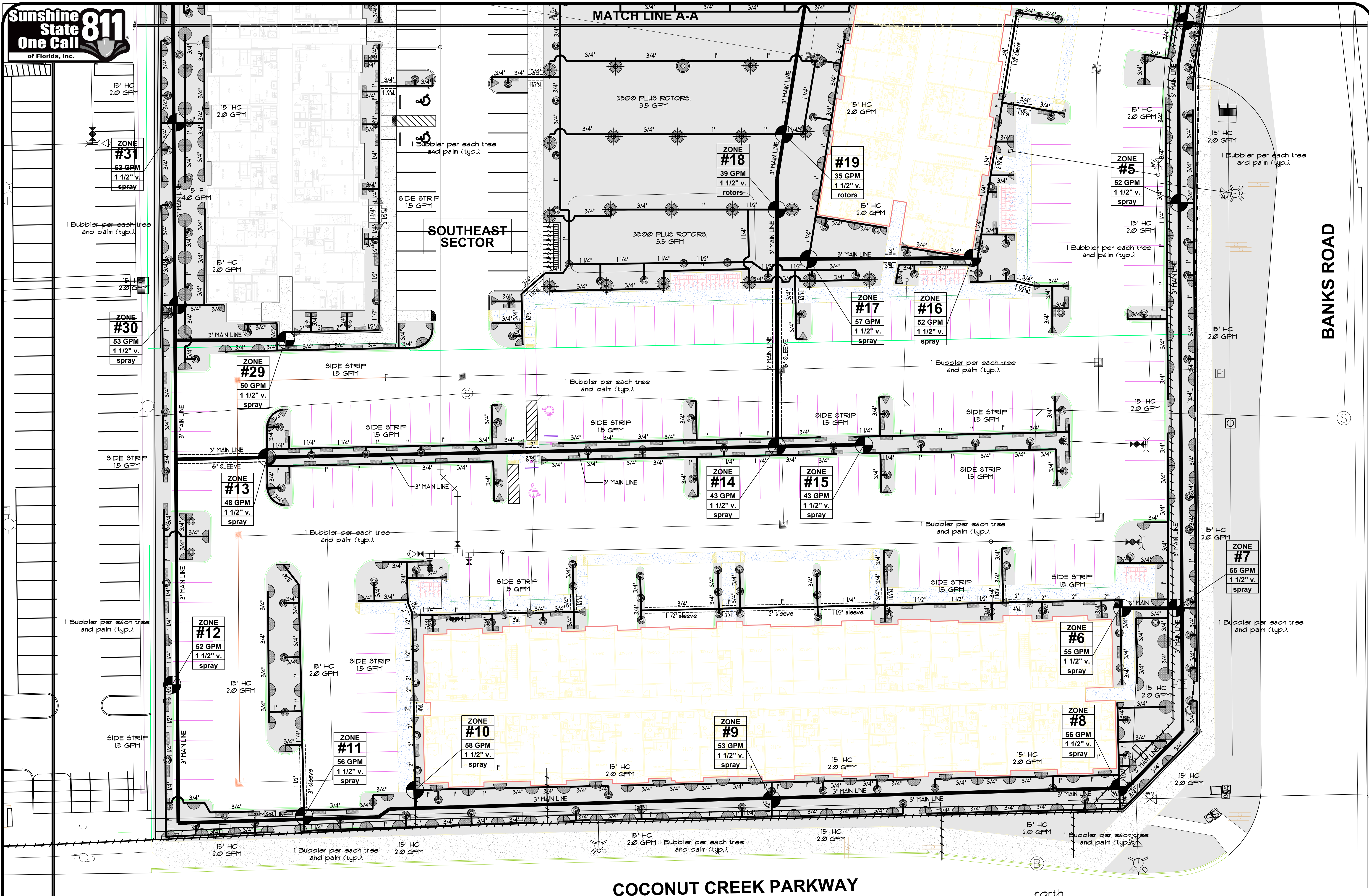
5203 COCONUT CREEK PARKWAY
MARGATE, FL. 33063

No.	Date	Revision
1.	10/20/17	Revised background received from Project Civil Engineer.

designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOCAASH
project #: 17-44
scale: AS SHOWN
date: May 12, 2017
folio: -

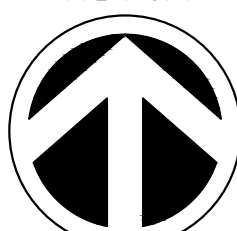
JAMES F. SOCAASH
R.L.A. # 0001132

Drawing:
IRR-3



COCONUT CREEK PARKWAY

north



SCALE: 1" = 20'

SOUTHEAST SECTOR IRRIGATION PLAN

REMOVAL OF ANY AND ALL TREES AND PALMS
WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT
FROM THE CITY OF MARGATE (DEES).

SEE SEE LANDSCAPE PLANS FOR LANDSCAPE
PLANTINGS, LANDSCAPE DETAILS, NOTES,
SPECIFICATIONS, ETC.

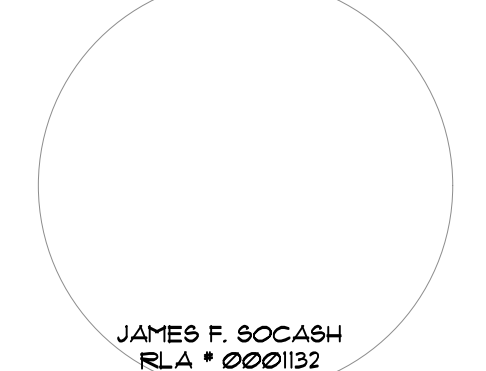


MARQUESA APARTMENTS

5203 COCONUT CREEK PARKWAY
MARGATE, FL. 33063

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Drawing:
IRR-4