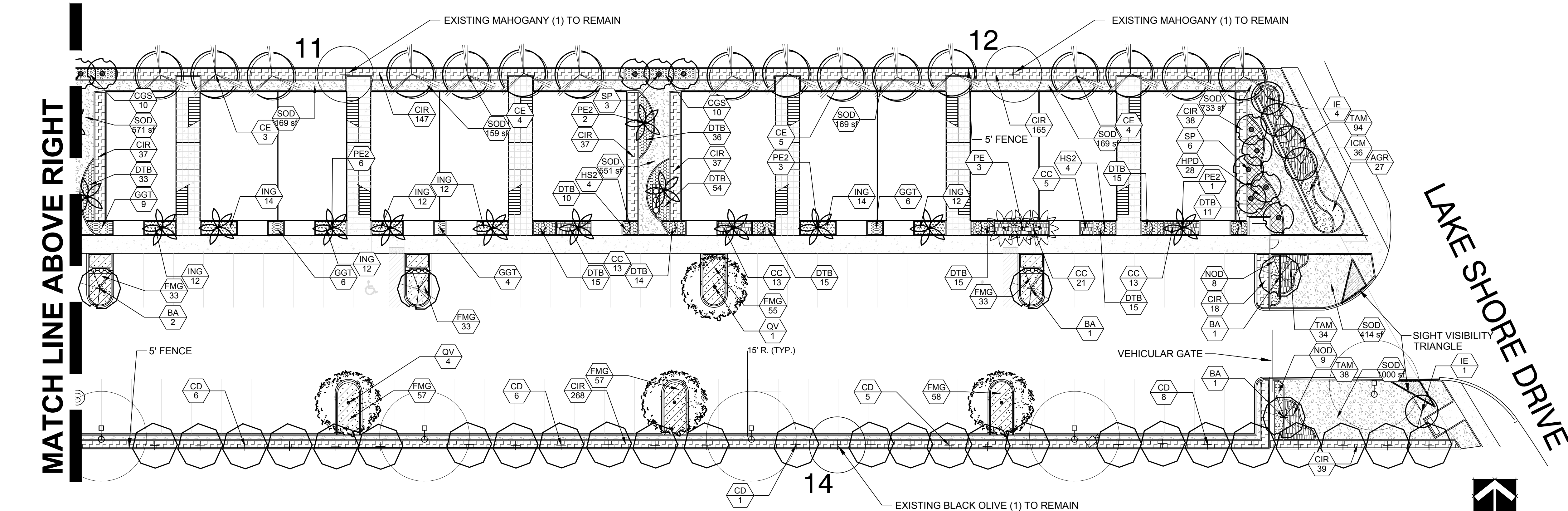


MATCH LINE BELOW LEFT



MATCH LINE ABOVE RIGHT

LAKE SHORE DRIVE

SCALE: 1"=20'-0"

CITY OF RIVIERA BEACH REQUIREMENTS:

MULTIFAMILY RESIDENTIAL REQUIREMENTS

SITE LANDSCAPING REQUIREMENT:

20% of Total Gross Area to be landscaped.
 Total Gross Area = 55,828 x 20% = 11,166
 Landscape Area provided = 16,334
 50% of Required landscaping shall be interior landscaping.
 Total Landscape Area = 16,334 x 50% = 8,167
 Landscape Area provided = 9,699

PERIMETER TREE REQUIREMENT:

1 Tree per every 20 lineal feet (excluding driveways) or periphery of property.
 REQUIRED: For Lake Shore Dr.: 144' - 38' (drive) = 106' / 20' = 5 Trees
 PROVIDED: 5 Trees
 REQUIRED: For Northern perimeter.: 609' / 20' = 30 Trees
 PROVIDED: 30 Trees
 REQUIRED: For Western perimeter: 84' / 20' = 4 Trees
 PROVIDED: 4 Trees
 REQUIRED: For Southern perimeter: 590' / 20' = 30 Trees
 PROVIDED: 31 Trees

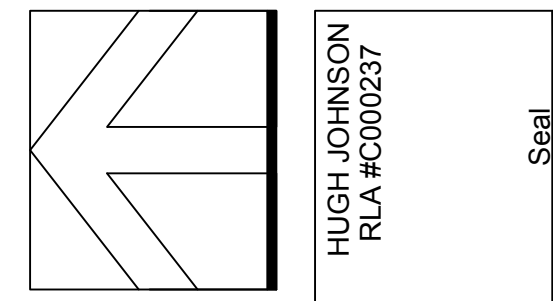
NATIVE TREE REQUIREMENTS:

50% of trees required to be of a native species.
 50% of 69 required trees = 35 trees to be of a native species
 Total native trees provided = 77 (91% Native provided)

No more than 20% of trees required to be of Palm species,
 and must have a minimum grey wood measurement of 6".
 Total palm trees maximum required= 69 x 20% = 14 Palms
 Total palm trees provided = 14 Palms

At least 50% of trees required to be a native shade tree,
 Minimum native shade trees required = 69 x 50% = 35 Trees
 Native shade trees provided = 60

69 Total Trees Required,
 Total Trees provided = 91 Trees



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 LANDSCAPE ARCHITECTURE
 INTERIOR DESIGN
 GOVERNMENTAL PROCESSING
ARCHITECTURAL ALLIANCE
 REGISTERED PROFESSIONAL ARCHITECTS, FLORENCE, SOUTH CAROLINA

REV. DATE:	REV. DATE:
REV. DATE:	REV. DATE:
REV. DATE:	REV. DATE:

DATE: 2-22-20
ISSUED FOR: PERMIT
SCALE: 1" = 20'-0"
PROJECT #: 2036

PERMIT 06-14-2013
 ISLAND COVE APARTMENTS
 3000 LAKE SHORE DRIVE RIVIERA BEACH, FLORIDA 33404

SHEET TITLE
LANDSCAPE PLAN

SHEET #
LP-1

HUGH JOHNSON
 RLA #C000237
 Seal

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

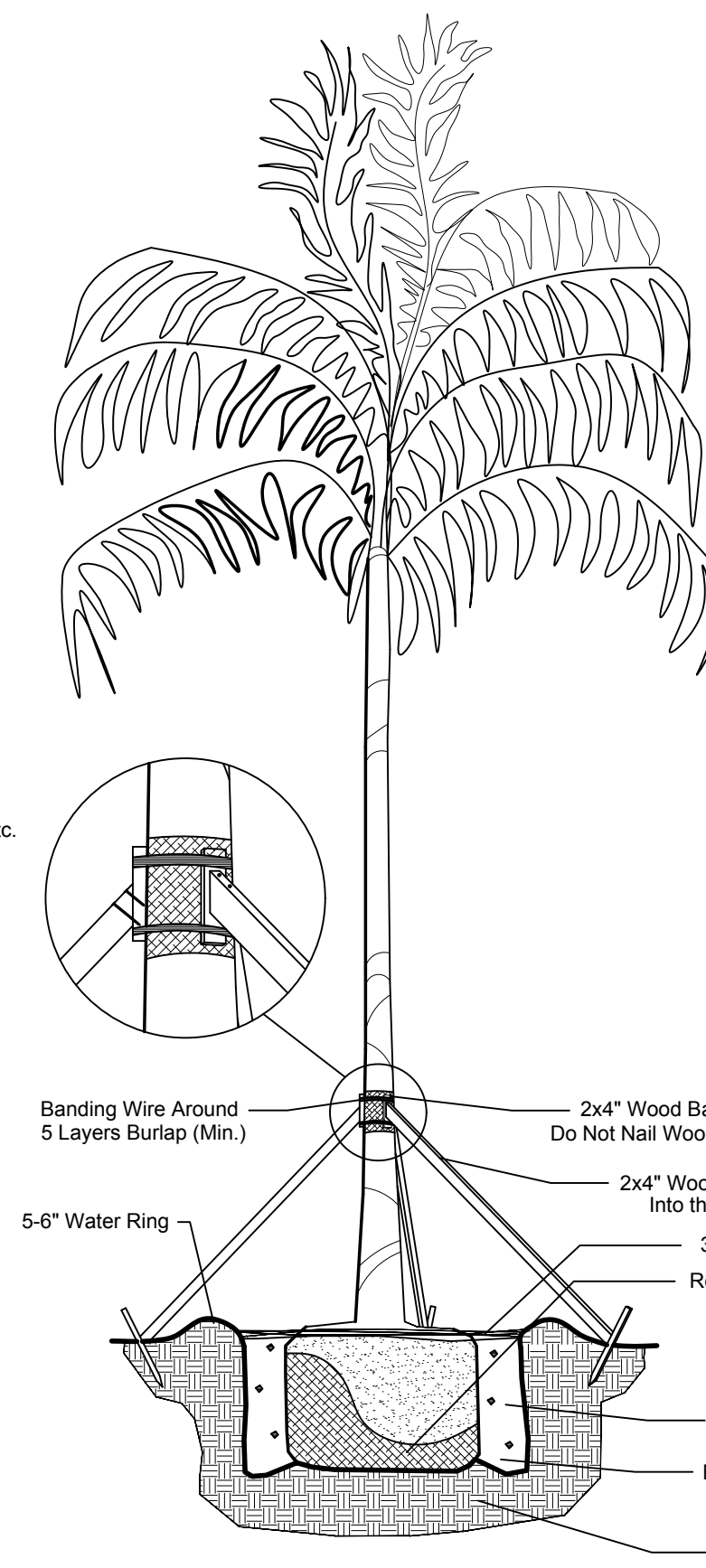
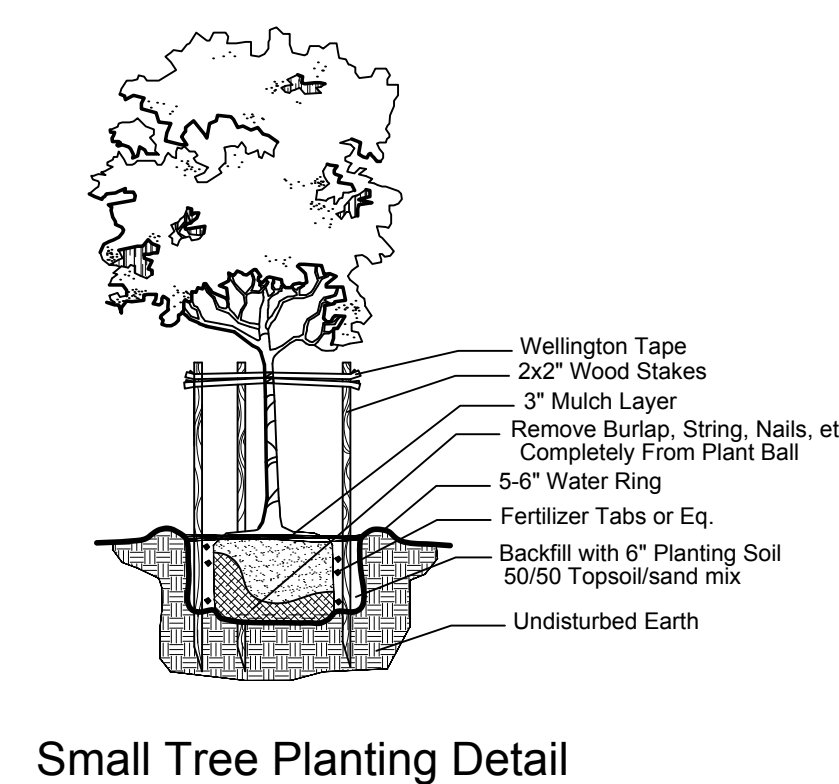
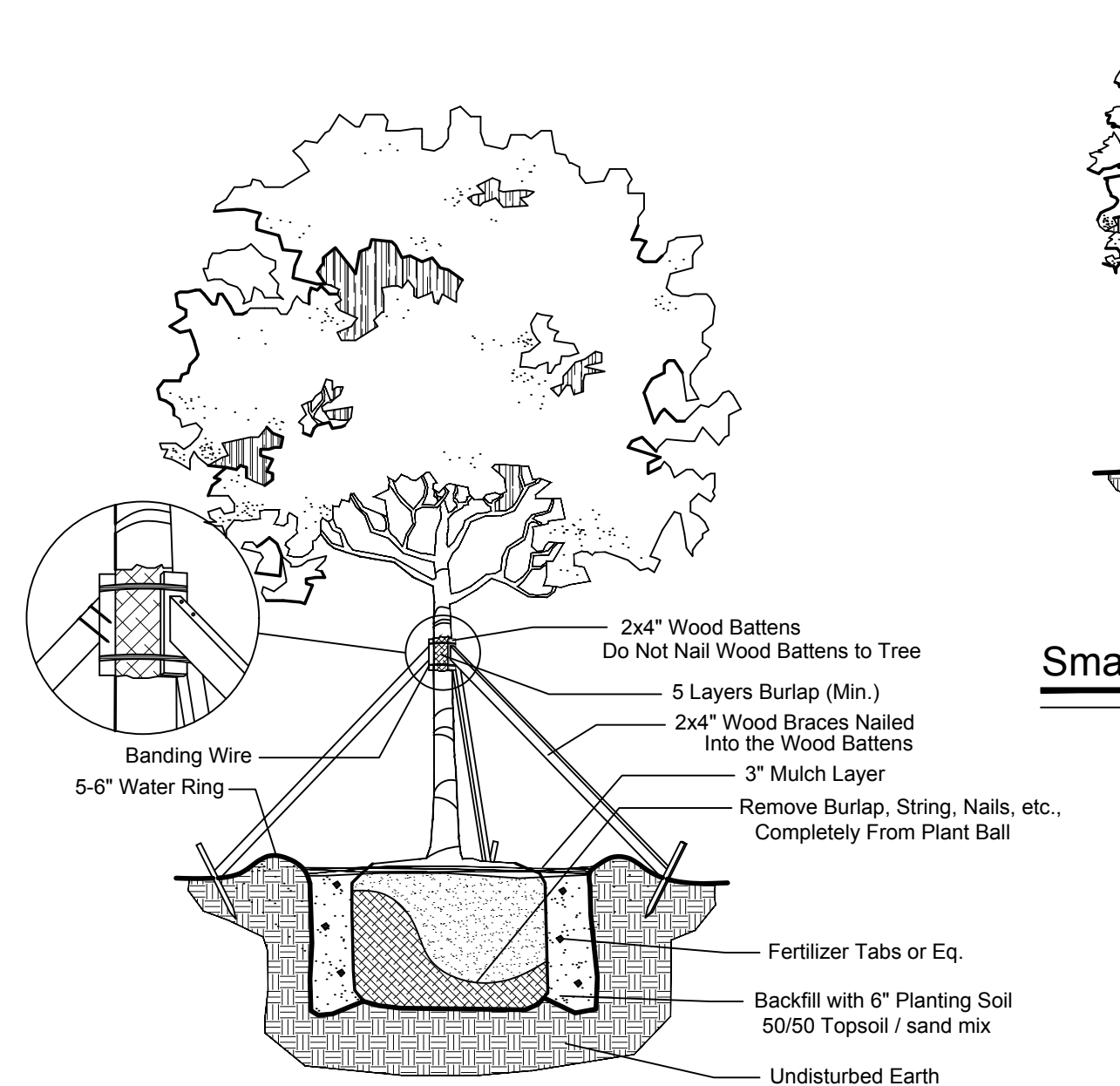
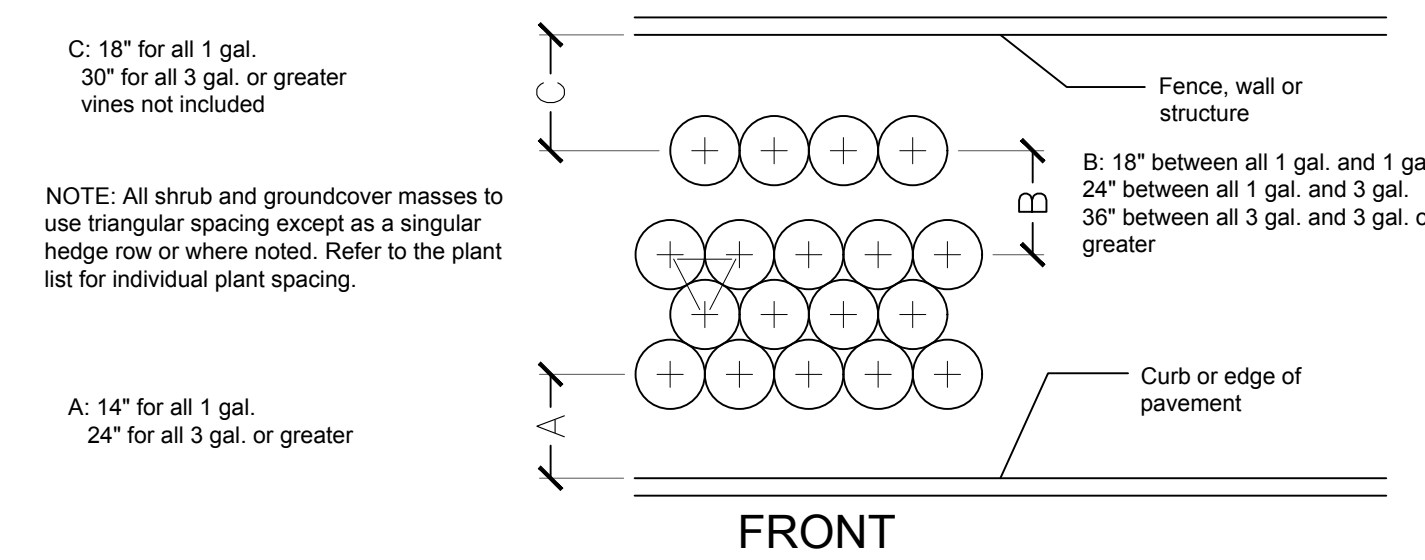
The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

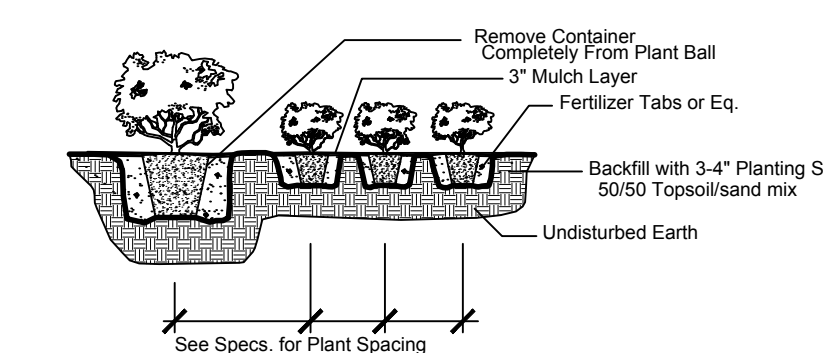
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Sod called for in Plant List under miscellaneous - solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

PLANT SCHEDULE									
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CD	27	COCCOLOBA DIVERSIFOLIA	PIGEON PALM	FG/B&B		12' HT. X 5' SPR., S	YES	HIGH	
CE	25	CONOCARPUS ERECTUS	GREEN BUTTWOOD	B&B FIELD GROWN		2.5" CAL 12' HT. X 5' SPR, SINGLE STRAIGHT LEADER	YES	HIGH	
IE	9	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	45 GAL		2.5" CAL 12' HT. X 5' SPR., STD.	NO	HIGH	
QV	8	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B		2.5" CAL 14' HT X 6' SPR	YES	HIGH	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
BA	5	BULNESIA ARBOREA	VERAWOOD	FG/B&B		2" CAL 12' HT X 5' SPR	NO	HIGH	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
PE	9	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		10-14' CT MIN., STAGGERED O.A. HTS.	NO	MEDIUM	
PE2	19	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		16'-18" OA., DOUBLE	NO	HIGH	
SP	24	SABAL PALMETTO	CABBAGE PALMETTO	B&B FIELD GROWN		14'-20" OA, VARY HEIGHTS	YES	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
HS2	14	HIBISCUS ROSA-SINENSIS 'SEMINOLE PINK'	SEMINOLE PINK HIBISCUS	15 GAL		5' OA. STANDARD	NO	LOW	60" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
CC	129	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER	3 GAL.,		20-24" HT. X 20-24" SPR.	YES	HIGH	24" o.c.
CIR	1,019	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	3 GAL.,		24" HT X 24" SPR	YES	HIGH	24" o.c.
CGS	75	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL.		36" HT X 30" SPR	YES	HIGH	36" o.c.
FMG	611	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.,		14" HT X 16" SPR	NO	HIGH	18" o.c.
GGT	31	GALPHIMIA GLAUCA	THRYSALIS	3 GAL.,		16" HT X 16" SPR	NO	MEDIUM	24" o.c.
HPD	28	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL		24" HT X 24" SPR	YES	HIGH	36" o.c.
ICM	36	IXORA COCCINEA 'MAUI SUNSET'	MAUI SUNSET DWARF IXORA	3 GAL.,		16" HT X 16" SPR	NO	MEDIUM	18" o.c.
ING	114	IXORA COCCINEA 'NORA GRANT'	NORA GRANT IXORA	3 GAL		20" HT X 20" SPR	NO	MEDIUM	24" o.c.
NOD	17	NERIUM OLEANDER 'DWARF PETITE SALMON'	DWARF OLEANDER	3 GAL.,		24"-30" OA	NO	HIGH	30" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AGR	27	ARACHIS GLABRATA	PERENNIAL PEANUT 'LARGE LEAF'	1 GAL		6" HT X 12" SPR @	NO	HIGH	18" o.c.
DTB	355	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	1 GAL		12" HT. X 12" SPR.	NO	MEDIUM	18" o.c.
TAM	166	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	1 GAL.		4" HT. X 12" SPR.	NO	MEDIUM	18" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SOD	7,321 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM'	'FLORATAM' ST. AUGUSTINE SOD	SOD				LOW	



5' FENCE: BY GREATFENCE.COM, COMMERCIAL STYLE 4 OR APPROVED EQUAL. FENCE SHALL BE 5'-0" HEIGHT ALUMINUM PICKET FENCE WITH FLAT TOP RAIL AND BOTTOM RAIL; PICKET SPACING AND SIZES SHALL BE AS PER APPLICABLE CODE REQUIREMENTS. ALL PEDESTRIAN EGRESS AND INGRESS GATES SHALL BE SELF-LOCKING WITH A SELF -LATCHING MECHANISM AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.



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ARCHITECTURAL ALLIANCE
112 S. PALM BLVD., SUITE 1000, WEST PALM BEACH, FL 33411
TEL: (561) 833-3333 FAX: (561) 833-3334

REV. DATE: _____

REV. DATE: _____

REV. DATE: _____

REV. DATE: _____

DATE: 9-22-20

ISSUED FOR: PERMIT

SCALE: As Noted

PROJECT #: 2036

SHEET TITLE

PLANTING NOTES & DETAILS

SHEET #

LP-2

ISLAND COVE APARTMENTS

3000 LAKE SHORE DRIVE RIVIERA BEACH, FLORIDA 33404