

SITE PLAN
FOR
THE EDISON PEMBROKE PINES
PHASE 2
CITY OF PEMBROKE PINES
BROWARD COUNTY, FLORIDA
SECTION 15/22, TOWNSHIP 51, RANGE 40



LEGAL DESCRIPTION:

TRACT ONE

ALL OF PARCEL A-2, ACCORDING TO THE AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT AS RECORDED IN INSTRUMENT #11422088, AMENDING PARCEL A-1 OF "DUKE PEMBROKE #1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 142-145, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A-1; THENCE NORTH 0°00'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL A-1 FOR A DISTANCE OF 400.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 81°42'00" WEST FROM SAID POINT; THENCE NORTHERLY ALONG SAID ARC HAVING A RADIUS OF 785.4 FEET AND A CENTRAL ANGLE OF 81°13'15", AN ARC DISTANCE OF 857.1 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 88°42'00" EAST A DISTANCE OF 215.00 FEET; THENCE NORTH 37°30'21" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°16'00" EAST A DISTANCE OF 31.00 FEET; THENCE NORTH 04°00'00" EAST A DISTANCE OF 1.00 FEET; THENCE SOUTH 88°42'00" EAST A DISTANCE OF 30.19 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 88°42'00" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID ARC HAVING A RADIUS OF 850.19 FEET AND A CENTRAL ANGLE OF 81°13'15", AN ARC DISTANCE OF 485.16 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 89°16'00" EAST A DISTANCE OF 14.57 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 82°04'00" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID ARC HAVING A RADIUS OF 8363.19 FEET AND A CENTRAL ANGLE OF 00°22'53", AN ARC DISTANCE OF 55.65 FEET TO THE POINT OF BEGINNING.

TRACT TWO

ALL OF PARCEL A-1, "DUKE PEMBROKE #1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 100-101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TRACT THREE

NON-EXCLUSIVE EASEMENT TOGETHER WITH AND FOR THE BENEFIT OF TRACTS ONE AND TWO FOR THE USE OF COMMON AREA AS DEFINED AND CREATED IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PEMBROKE PINES, DATED 05 OF FEBRUARY 10, 2009 BY DUKE REALTY LIMITED PARTNERSHIP, RECORDED MARCH 11, 2009 AS CN #108468173 IN O.R. BOOK 18044, PAGE 248, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TRACT FOUR

NON-EXCLUSIVE TEN-EASEMENT TOGETHER WITH AND FOR THE BENEFIT OF TRACT ONE, AS DEFINED AND GRANTED IN THE TEN-EASEMENT AGREEMENT, DATED 05 OF MAY 1, 2010, BETWEEN JWA HRP VENTURE LLC AND DUKE REALTY LIMITED PARTNERSHIP, RECORDED MAY 7, 2010, AS CN #11151705 IN O.R. BOOK 18070, PAGE 681, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATED IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 24.58 ACRES.



SITE MAP - 1" = 300'

DWG NO:	DRAWING TITLE
SP-0	SITE PLAN - COVER SHEET
SP-1	SITE PLAN
SP-2	SITE PLAN
SP-3	SITE PLAN
SP-4	SITE PLAN DETAILS
EX-E	CONCEPTUAL FINISH BOARD
A-2.0	REFUSE VEHICLE CIRCULATION DIAGRAM
A-2.1	LEVEL 1
A-2.2	LEVEL 2
A-2.3	LEVEL 3
A-2.4	LEVEL 4-6
A-2.5	LEVEL 7
A-3.1	BUILDING ELEVATIONS
A-3.2	BUILDING ELEVATIONS
A-3.3	SECTION DIAGRAMS
A-3.4	RENDERINGS
A-4.1	UNIT PLANS
A-4.2	UNIT PLANS
L-200	OVERALL LANDSCAPE PLAN
L-201	LANDSCAPE PLAN
L-202	LANDSCAPE PLAN
L-203	LANDSCAPE PLANT SCHEDULE AND CALCS
L-204	LANDSCAPE NOTES AND DETAILS
L-210	TREE DISPOSITION PLAN
L-500	OVERALL DETAILS LAYOUT PLAN
L-501	PAVING AND DETAILS PLAN
L-502	PAVING AND DETAILS PLAN
L-503	SITE DETAILS
L-504	SITE DETAILS
L-505	SITE DETAILS
L-506	SITE DETAILS
L-507	SITE DETAILS
L-508	SITE DETAILS
L-509	SITE DETAILS
E011	ELECTRICAL SITE PLAN - AREA 1
E012	ELECTRICAL SITE PLAN - AREA 2
E013	ELECTRICAL SITE PLAN - AREA 3
E801	LIGHTING FIXTURE OUTSHEETS
E-2.1	PHOTOMETRIC GARAGE LEVEL 1
E-2.2	PHOTOMETRIC GARAGE LEVEL 2
E-2.3	PHOTOMETRIC GARAGE LEVEL 3
E-2.4	PHOTOMETRIC GARAGE LEVEL 4
E-2.5	PHOTOMETRIC GARAGE LEVEL 5
C-0	CIVIL COVER SHEET
C-1	GENERAL NOTES & SPECIFICATIONS
PG-1	PAVING AND GRADING PLAN
PG-2	PAVING AND GRADING PLAN
PG-3	PAVING AND GRADING DETAILS
D-1	DRAINAGE PLAN - PHASE 2A
D-2	DRAINAGE PLAN
D-3	DRAINAGE PLAN
D-4	DRAINAGE DETAILS
D-5	DRAINAGE DETAILS
WS-1	WATER AND SANITARY SEWER PLAN - PHASE 2A
WS-2	WATER AND SANITARY SEWER PLAN
WS-3	WATER AND SANITARY SEWER PLAN
WS-4	WATER AND SANITARY SEWER DETAILS
WS-5	WATER AND SANITARY SEWER DETAILS
PMS-1	PAVEMENT MARKING AND SIGNAGE PLAN
PMS-2	PAVEMENT MARKING AND SIGNAGE PLAN
PMS-3	PAVEMENT MARKING AND SIGNAGE DETAILS
FA-1	FIRE ACCESS PLAN
FA-2	FIRE ACCESS PLAN
FA-3	FIRE ACCESS PLAN
POL-1	POLLUTION AND EROSION CONTROL PLAN
DEM-1	SITE DEMOLITION PLAN

#	DATE	REVISIONS	BTE REF DATE
			2/25/22

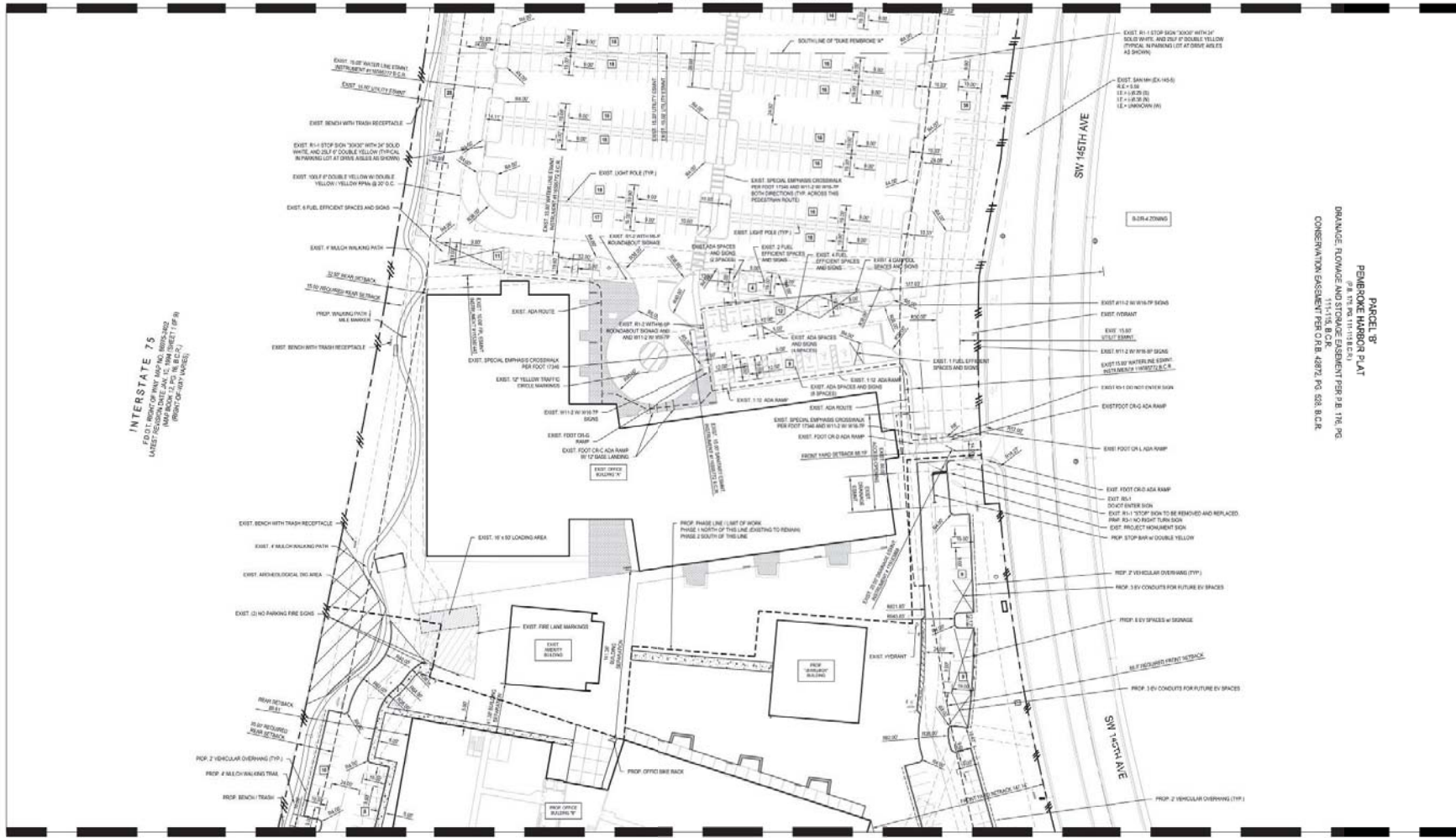


SITE PLAN COVER SHEET
THE EDISON PEMBROKE PINES
PHASE 2
PEMBROKE PINES, FL 33027



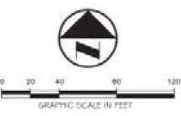
BTE PROJECT #
16-1204.3
PROJECT DATE:
08-06-21
SHEET #
SP-0

MATCHLINE - SEE SHEET SP-1



MATCHLINE - SEE SHEET SP-3

ADDITIONAL NOTES:
 * ALL AMENITIES ARE FOR THE RENTERS' GUESTS ONLY
 AND WILL NOT BE USED FOR COMMERCIAL PURPOSES



PARCEL 27
 PEMBEROKE HARBOR PLAT
 11-11-15, B.C.R.
 DISTANCE: 1.0000000000000000
 CONSERVATION EASEMENT PER C.R. 4872, P. 528, B.C.R.

REVISIONS

#	DATE	REVISIONS

SEAL:

Celebrating
 15 Years

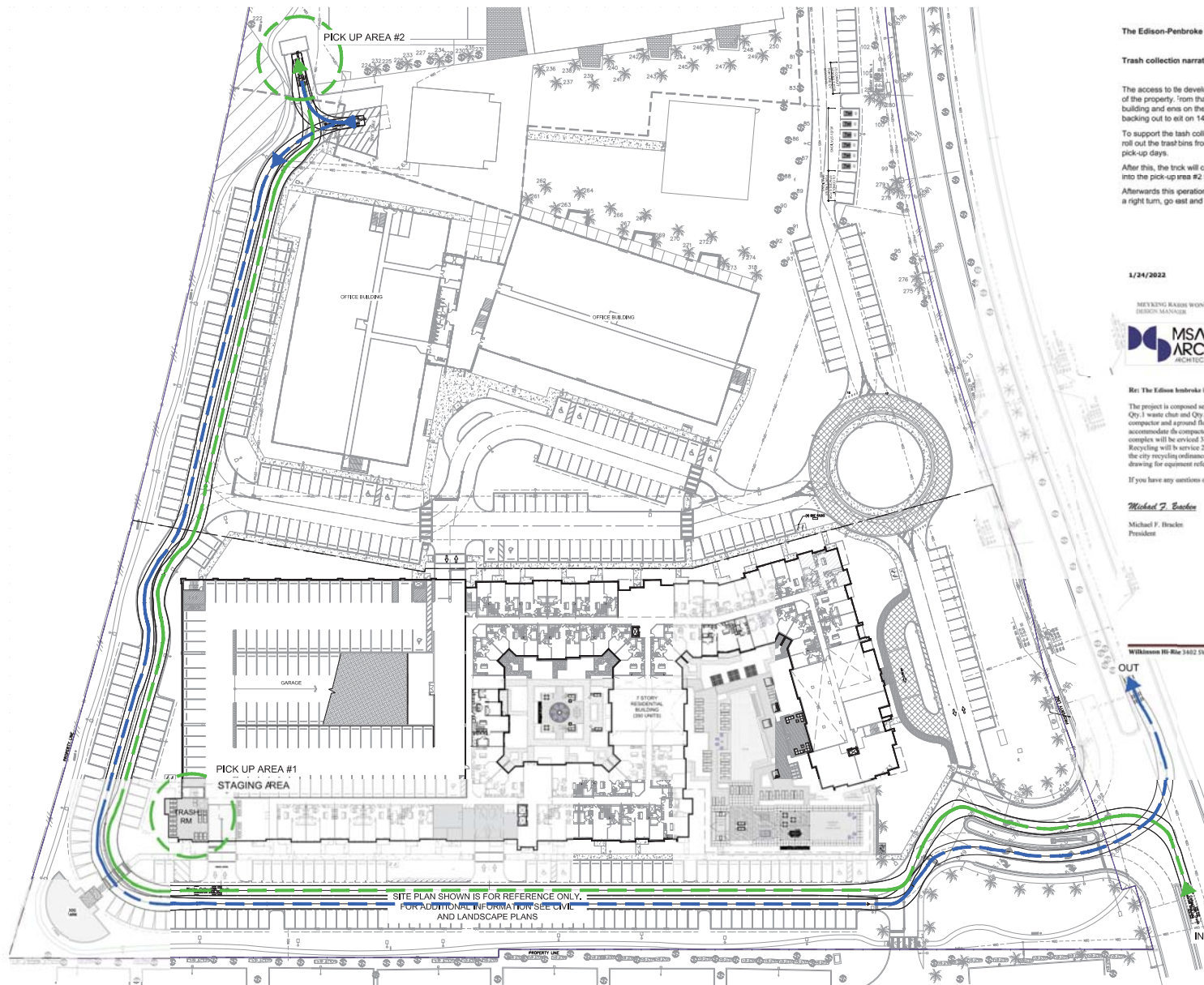
SITE PLAN
**THE EDISON PEMBROKE PINES
 PHASE 2**
 PEMBROKE PINES, FL 33027

**Botek Thurlow
 Engineering, Inc.**
 11000 South Thurlow Avenue, Suite 100, Pembroke Pines, FL 33027
 www.botekthurlow.com 305.344.4444

RTE PROJECT #
 16-1204.3

PROJECT DATE:
 08-06-21

SHEET #
SP-2



The Edison-Pembroke Pines Phase 2

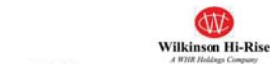
Trash collection narrative

The access to the development will be from SW 145th Avenue located to the East side of the property. From that point on, the garbage collection starts on the residential building and ends on the office building, making its route around the development and backing out to exit on 145th Avenue to leave the property.

To support the trash collection process, the residential building maintenance staff will roll out the trash bins from the trashholding room to the staging area the scheduled pick-up days.

After this, the truck will continue its route going North (up) making a left to go straight into the pick-up area #2 in the office building.

Afterwards this operation, the garbage truck will back out and go south (down) to make a right turn, go east and leave the development.



1/24/2022

MEYKING RASHID WONG
DESIGN MANAGER



Re: The Edison-Pembroke Pines Phase 2

The project is composed seven story building with 310 units. The building will incorporate the use of Qty. 1 waste chut and Qty. 1 Model 400 C5 chut compactor. Qty. 1 Model 350 Ground floor thru-wall compactor and ground floor recycling area. The building is designed around the equipment and will accommodate the compactors: 2-yard containers for waste and 2-yard containers for recycling. The compactors will be serviced 3 days a week for waste. Waste picked up in Qty. 10 2nd compaction containers. Recycling will be serviced 2 per week, pick up Qty. 62 Yd. recycling containers. The equipment will meet the city recycling ordinance as well as handle the volume of solid waste for the project. (See ground floor drawing for equipment reference locations).

If you have any questions or concerns, please give me a call at (954) 342-4400.

Michael F. Bracker

Michael F. Bracker
President

Wilkinson Hi-Rise 3402 SW 20th Terrace (Unit B-10) Dania Beach, FL 33312 P: 954-342-4400 Page 1



Waste Collection Truck

Width	78.7
Track	212.6
Lock to Lock	182.4
Steering Angle	182.4
	27.7



REFUSE VEHICLE CIRCULATION DIAGRAM

SCALE: 1"=40'-0"

DRC RESUBMITTAL #2 07/01/2022

THE EDISON-PEMBROKE PINES
PHASE-2
TP GROUP
LOCATED AT:
PEMBROKE PINES, FLORIDA



MSA ARCHITECTS, INC.
A/C000085
800 SW 7th COURT
SUITE 603
MIAMI, FLORIDA 33134
(305) 775-9911

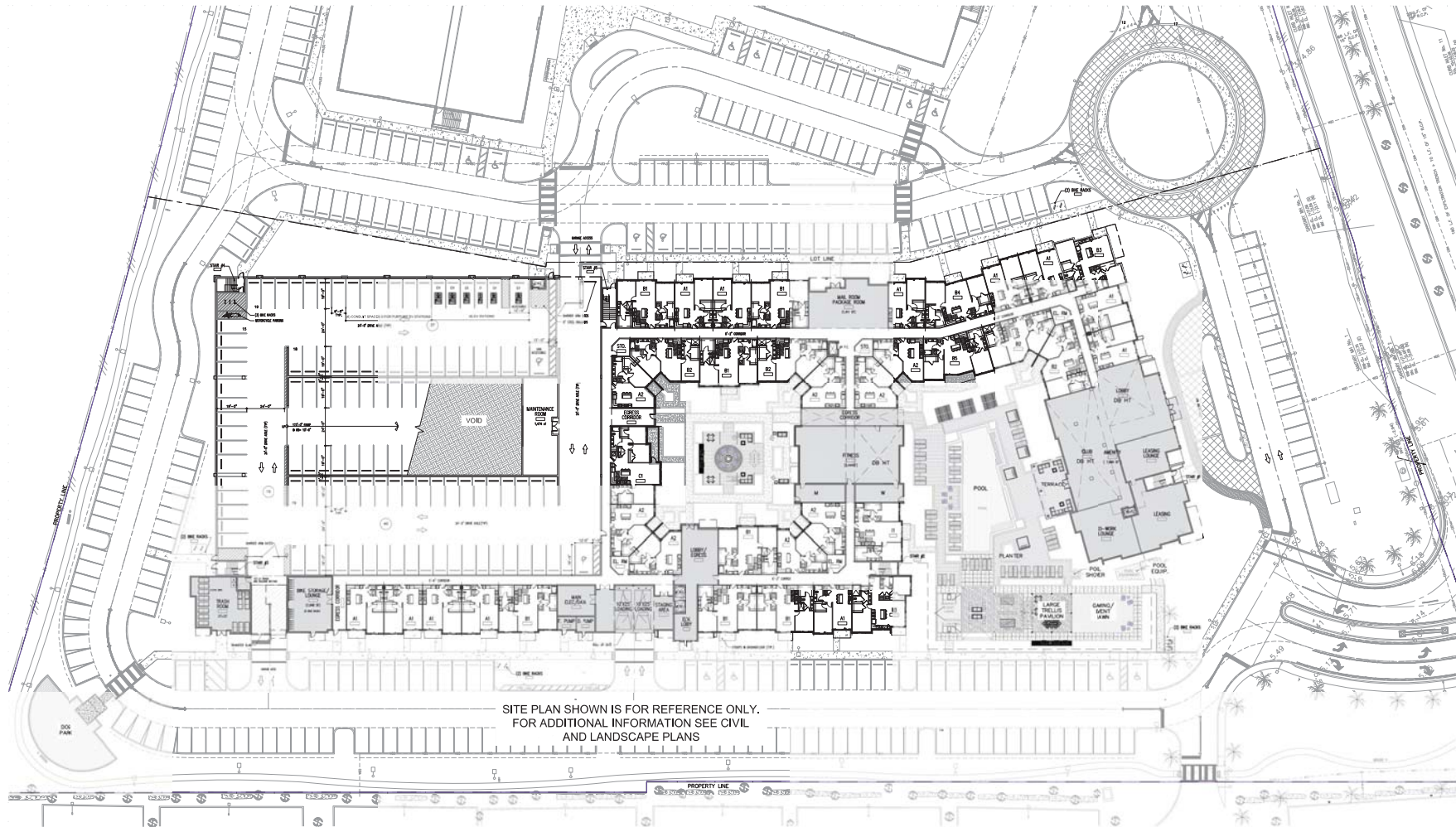
MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
DATE 08/17/2021
SCALE AS SHOWN
JOB NO. 2009-PH

SHEET TITLE:
REFUSE VEHICLE
CIRCULATION
DIAGRAM

SHEET NUMBER:

A-2.0



TYPICAL ARM BARRIER GATE DETAILS
NOTE: FINAL ARM GATE TBD AT THE CONSTRUCTION DOCUMENT PHASE

DEVELOPMENT SUMMARY					
Unit Designations	Area	# Units	% of Total	Leasable Area (NRSF)	Avg sf/du
1 BD	730 sf	118	33.7%	86,500 sf	750 avg sf/du
A2	751 sf	40	11.4%	30,040 sf	750 avg sf/du
Sub-Total	158	45.1%	118,540 sf		
2 BD	1,120 sf	94	26.9%	105,280 sf	1,116 avg sf/du
B1	1,081 sf	44	12.6%	47,564 sf	1,116 avg sf/du
B2	1,153 sf	27	7.7%	31,131 sf	1,116 avg sf/du
B4	1,137 sf	7	2.0%	7,869 sf	1,116 avg sf/du
B5	1,125 sf	7	2.0%	7,875 sf	1,116 avg sf/du
Sub-Total	179	51.1%	199,739 sf		
3 BD	1,889 sf	13	3.7%	18,057 sf	1,889 avg sf/du
C1	1,889 sf	13	3.7%	18,057 sf	1,889 avg sf/du
Sub-Total	13	3.7%	18,057 sf		
Units/Total	350 units	100%	336,336 sf		961 avg sf/du
# of Bldgs	1 bldg				100%

NOTES:

1. All apartment buildings, commercial buildings, industrial buildings, and multi-story buildings within the city shall be numbered with the street address, front & rear and/or side doors, with the numbers being not less than six, nor more than nine inches in height. The numerals shall contrast with their background and be kept free of obstructions.
2. Numbers to be maintained in a conspicuous place where they can be seen and read from the street.
3. The building will be fully sprinklered
4. Construction type 1B
5. Building is not light-frame type construction



LEVEL 1

37' dus SCALE: 1"=30'-0"

NORTH DRC RESUBMITTAL #2 07/01/2022

THE EDISON-PEMBROKE PINES PHASE-2

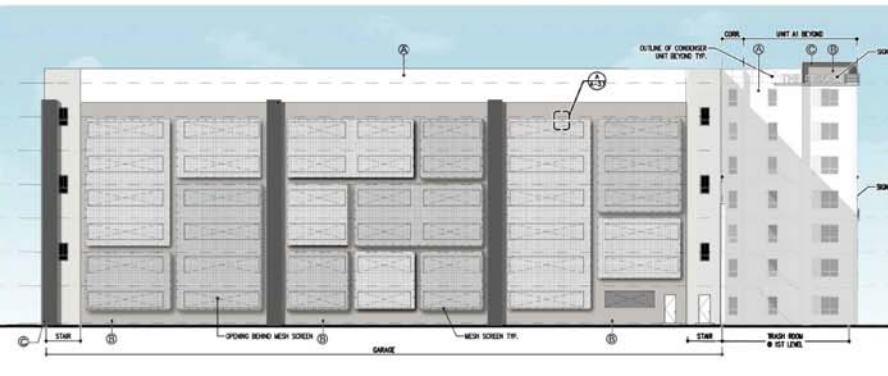
TP GROUP
LOCATED AT:
PEMBROKE PINES, FLORIDA



MSA ARCHITECTS, INC.
AAC00885
8800 SW 7th COURT
SUITE 603
MIAMI, FL 33156
(305) 775-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN: 08/11/2021
DATE: 08/11/2021
SCALE: 1"=30'-0"
JOB NO.: 2020-010
SHEET TITLE: LEVEL 1
SHEET NUMBER: A-2.1

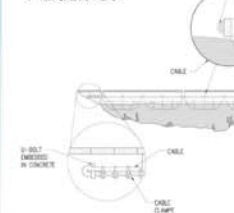


COLOR SCHEME

MAIN STUCCO SW 7008 EXTRA WHITE	ACCENT 3 SW 7649 SILVERPLATE
ACCENT 4 SW 7074 PEPPER CORN	ACCENT 4 SW 7009 IRON ORE
ACCENT 5 SW 7003 TOQUE WHITE	ACCENT 6 SW 6202 ICE CUBE
MAIN STUCCO MEDIUM TEXTURE FINISH	STONE VENEER (BROWN)

GRAPHIC SCREEN - TYPE 1A-PES VENTILATED MESH

1. POLYMER COATED POLYESTER VENTILATED FABRIC MESH
2. CUSTOM BRACKET APPLIED TO MESH WITH 1/2" TO 1" DIA OPEN MESH FABRIC
3. THE MESH IS TYPE RESISTANT (FABRIC ACTS E-W)
4. CLASS 1" AND WITH 70%
5. MINIMUM 1/2" DIA
6. EXPOSED LIFE CYCLE 10 YEARS
7. FROM RECYCLABLE MATERIAL

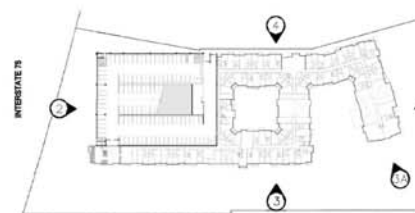


DET. SCREEN 1

N.T.S.

Note: Light fixtures are for reference purposes only.
Final selection TBD at the construction document phase.

Screening is for illustrative purposes only.
Final design TBD at the construction document phase.



KEY PLAN

SCALE: N.T.S.

BUILDING ELEVATIONS

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

DRC RESUBMITTAL #2 07/01/2022

THE EDISON-PEMBROKE PINES PHASE-2

FOR
TPA GROUP
LOCATED AT
PEMBROKE PINES, FLORIDA



MSA ARCHITECTS, INC.
A40000893
DATE: 05/17/2021
BY: J. J. JONES
SCALE: 1/16" = 1'-0"



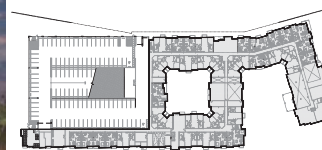
DRAWN: 05/17/2021
DATE: AS SHOWN
SCALE: 1/16" = 1'-0"

JOB NO. 2019-001
SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

A-3.1



RENDERINGS

[DRC RESUBMITTAL #2 07/01/2022]

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

**ISON-PEMBROKE PINES
PHASE-2**
FOR:
TPAGROUP
LOCATED AT:
PEMBROKE PINES, FLORIDA

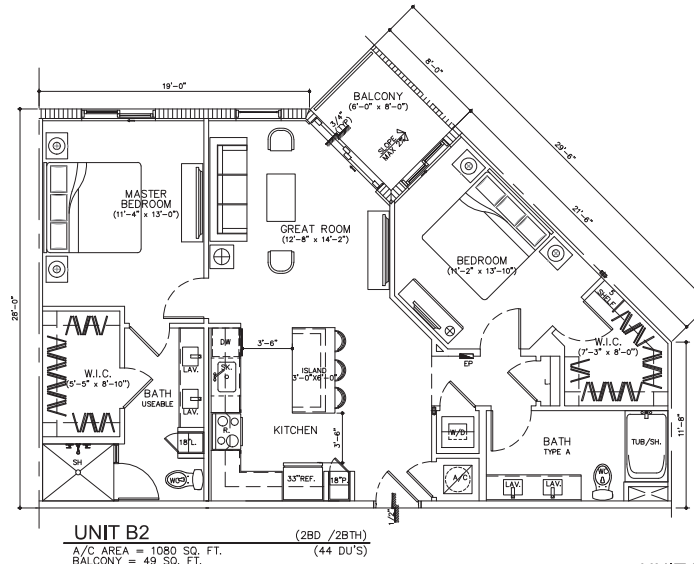
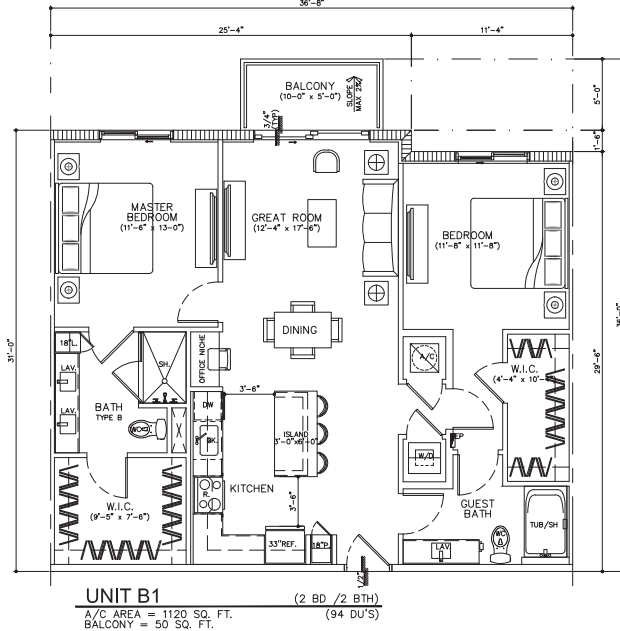
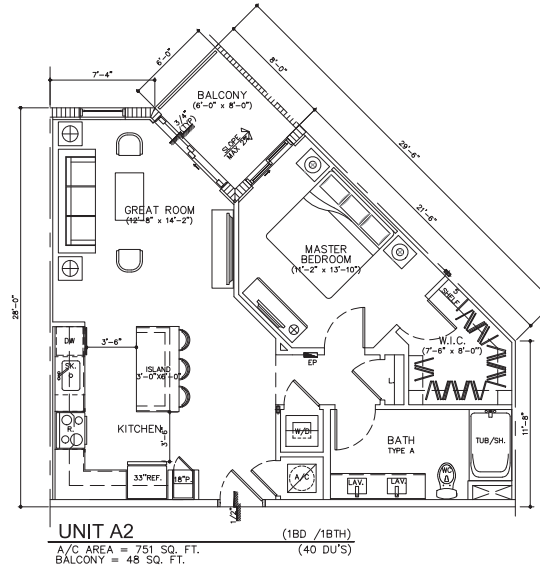
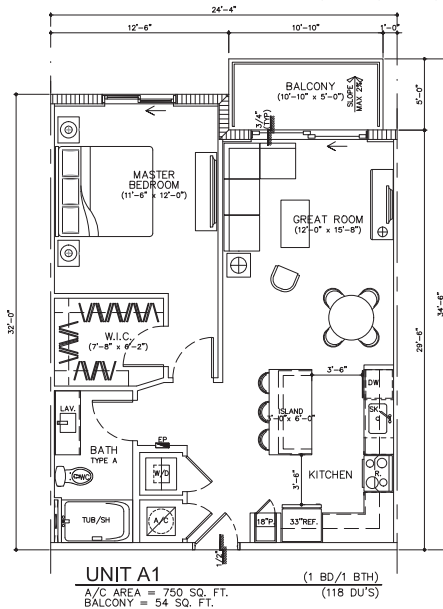


M/SA ARCHITECTS, INC.
AAC000895
39950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911



MSA
ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	09/17/2021
SCALE	AS SHOWN
JOB NO.	2059.FRJ
SHEET TITLE:	
RENDERINGS	
SHEET NUMBER:	
A-3.4	



UNIT PLANS

SCALE: 1/4"=1'-0"

DRC RESUBMITTAL #2 07/01/2022

DRAWN	09/17/2021
DATE	09/17/2021
SCALE	AS SHOWN
JOB NO.	2059.PRJ
SHEET TITLE:	UNIT PLANS
SHEET NUMBER:	A-4.1

THE EDISON-PEMBROKE PINES
 PHASE-2
 TPA GROUP
 LOCATED AT:
 PEMBROKE PINES, FLORIDA

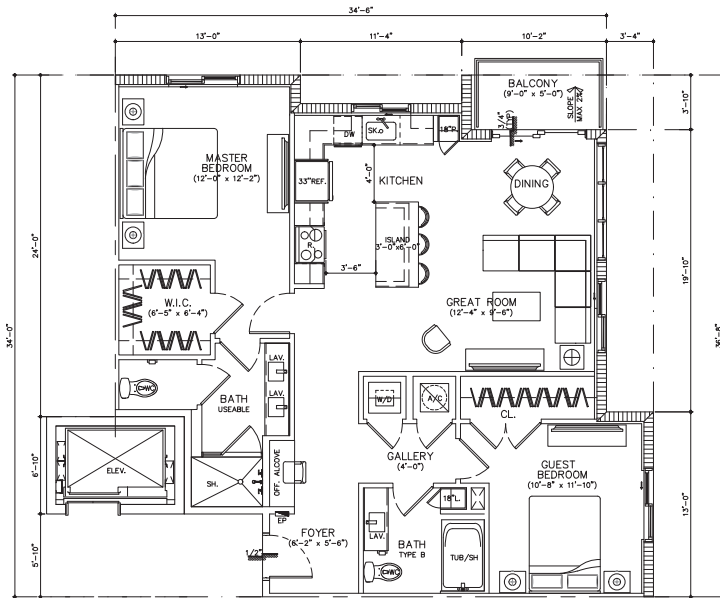


BEATRIZ M. HERNANDEZ
 ARCHITECT
 15158
 STATE OF FLORIDA

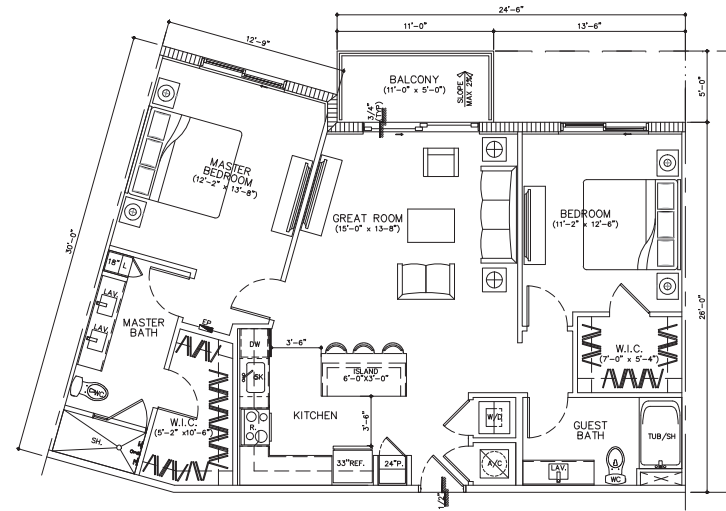
MSA ARCHITECTS, INC.
 A4000895
 1800 SW 74th COURT
 SUITE 1010
 MIAMI, FL 33156
 (305) 273-9911

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

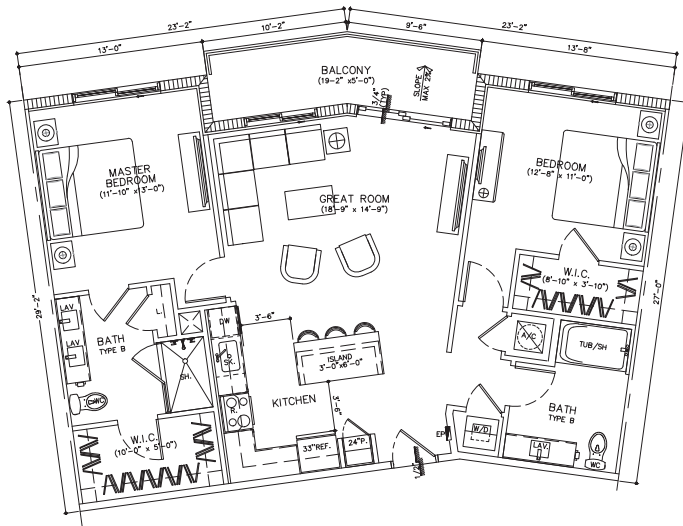
ARCHITECTS REGISTERED IN THE STATE OF FLORIDA
 LICENSE NO. 15158
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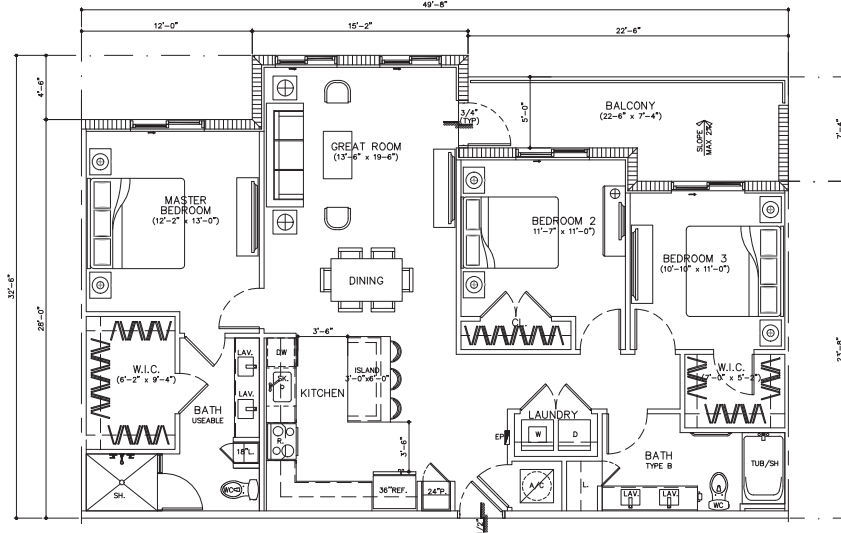
UNIT B3 (2BD /2BTH)
A/C AREA = 1153 SQ. FT. (27 DU'S)
BALCONY = 45 SQ. FT.



UNIT B4 (2BD /2BTH)
A/C AREA = 1127 SQ. FT. (7 DU'S)
BALCONY = 55 SQ. FT.



UNIT B5 (2BD/2 BTH)
A/C AREA = 1125 SQ. FT. (7 DU'S)
BALCONY = 95 SQ. FT.



UNIT C1 (3BD/2 BTH)
A/C AREA = 1389 SQ. FT. (13 DU'S)
BALCONY = 137 SQ. FT.

UNIT PLANS
SCALE: 1/4"=1'-0"

ARCHITECTS' SEALING CODE EXEMPTED TO THE BEST OF THE ARCHITECTS' KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE WITH EDITION (2017) AND THE APPLICABLE PRE-SALET PROVISIONS AS DETERMINED BY THE LOCAL AGENCY AND CHAPTER 433 FLORIDA STATUTES.

THE EDISON-PEMBROKE PINES
PHASE-2
TRAIL GROUP
LOCATED AT:
PEMBROKE PINES, FLORIDA



BEATRIZ W. HERNANDEZ
33016

MSA ARCHITECTS, INC.
A00000895
1800 SW 74th COURT
SUITE 101
MIAMI, FL 33156
(305) 273-9911

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ARCHITECTURE & PLANNING
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DRAWN: 09/17/2021
DATE: 09/17/2021
SCALE: AS SHOWN
JOB NO.: 2059.PRJ
SHEET TITLE:

UNIT PLANS
SHEET NUMBER:
A-4.2

DRG RESUBMITTAL #2 07/01/2022



1. ALL SOIL AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. SEE SHEET L-201 FOR TREE DISPOSITION PLAN.
4. SEE SHEET L-200 THROUGH L-202 FOR THE PLANTING PLANS.
5. SEE SHEET L-203 FOR LANDSCAPE SCHEDULE AND CALCULATIONS.
6. SEE SHEET L-204 FOR LANDSCAPE DETAILS AND NOTES.
7. A PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.



SCALE: 1"=20'-00"

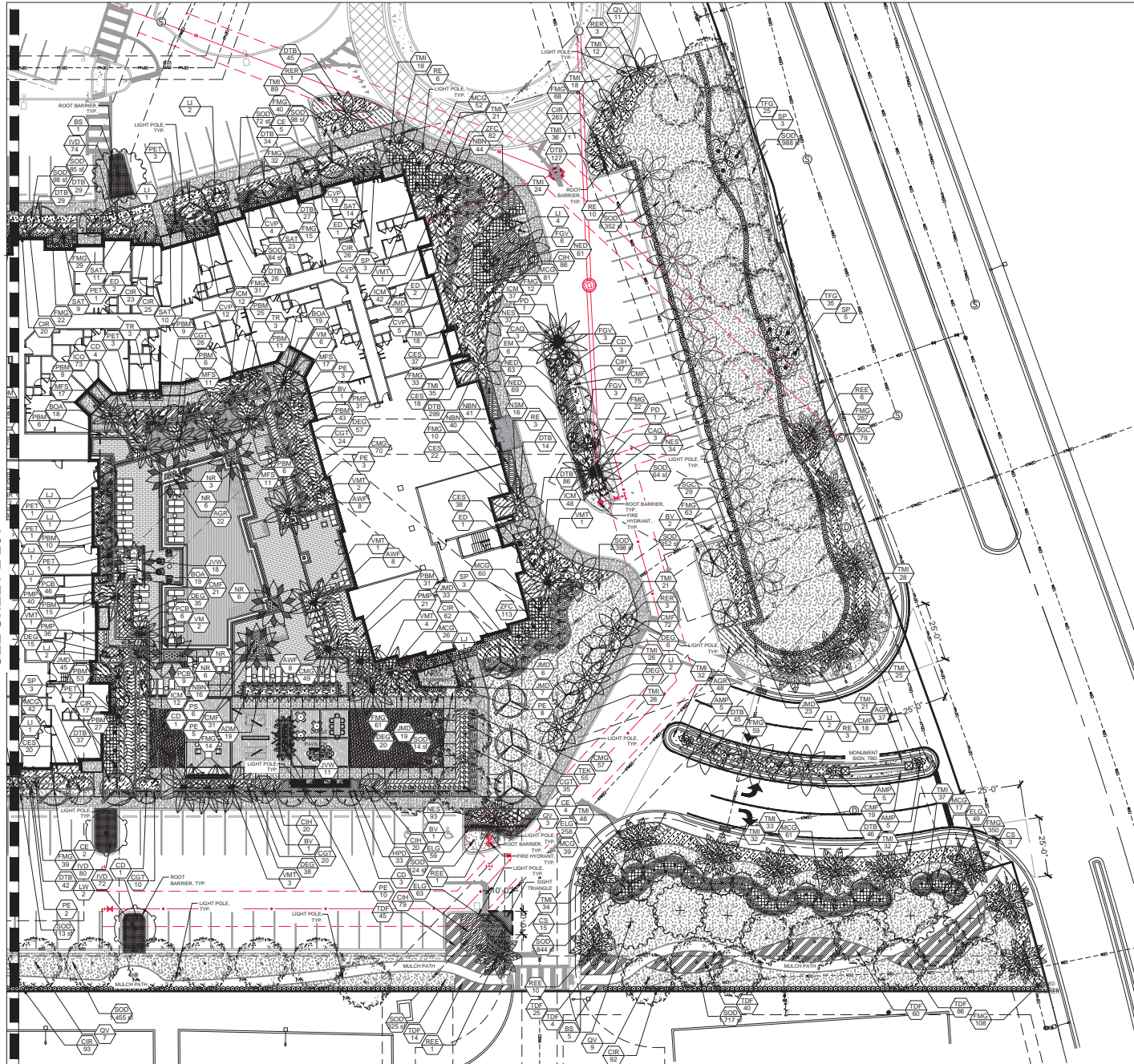


PHASE II
THE EDISON APTS.
TPA RESIDENTIAL
PEMBROKE PINES, FLORIDA

Sheet 2 of 5



SEE SHEET L-201



NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. SEE SHEET L-210 TREE DISPOSITION PLAN.
4. SEE SHEET L-200 THROUGH L-202 FOR THE PLANTING PLANS.
5. SEE SHEET L-203 FOR LANDSCAPE SCHEDULE AND CALCULATIONS.
6. SEE SHEET L-204 FOR LANDSCAPE DETAILS AND NOTES.
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

SCALE: 1"=20'-00"

NORTH

LANDSCAPE CALCULATIONS - MULTIFAMILY

			REQUIRED	PROVIDED
TREE REQUIREMENTS				
ADJACENT TO RIGHT-OF-WAY				
1 TREE PER 50 LF				
EAST PERIMETER - SW 34TH AVE	330	/50	7	7
ADJACENT TO PERIMETER				
1 TREE PER 50 LF				
NORTH PERIMETER (INTERNAL BOUNDARY)	0	/50	0	0
SOUTH PERIMETER	993	/50	20	20
WEST PERIMETER	394	/50	8	8
MULTIFAMILY STRUCTURE				
TREES				
1.5 TREE PER UNIT GROUND FLOOR	34	x1.5	51	
1 TREE PER UNIT 2ND FLOOR	49	x1.0	49	
1 TREE PER UNIT REST OF UNITS	267	x0.5	134	
			234	242
SHRUBS				
25 SHRUBS PER UNIT GROUND FLOOR	34	x25	850	
5 SHRUBS PER UNIT 2ND FLOOR	49	x5	245	
5 SHRUBS PER UNIT 3RD FLOOR	54	x5	270	
0 SHRUBS ADDITIONAL FLOORS	213	x0	0	
			1365	
INTERIOR PARKING AREA				
1 TREE PER 5 SPACES - 172 SPACES	172	/5	34	34
1 TREE FOR EACH 100 SF OF INTERIOR LDSC	7333 sf	/100	73	73
300 SF OF LDSC FOR EVERY 10 SPACES OVER 50 SPACES				
1 SF OF LDSC FOR EVERY 200 SF OF PAVED AREA OVER 50,000 SF				
TOTAL NUMBER OF REQUIRED TREES			376	384

Royal and Date Palms each count as 1 Tree	42	42
All other Palms count as 3 to 1	160	/3 53
40% - OF TREES TO BE LARGE CAT 1	303	40% 91
50% - OF TREES TO BE NATIVE	276	/467 59%
50% - OF SHRUBS TO BE NATIVE	7,671	/14,994 51%

Total Number of Plants	15,500	
Total Native Plants (min. 50%)	7,948	51%
Total Drought-tolerant Plants (min. 50%)	15,476	99%

PLANT SCHEDULE TPA EDISON APTS	SYMBOL	PLANT NAME	COMMON NAME	HEIGHT	SPACING	QUANTITY	REMARKS
1	1	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
2	2	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
3	3	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
4	4	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
5	5	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
6	6	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
7	7	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
8	8	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
9	9	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
10	10	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
11	11	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
12	12	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
13	13	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
14	14	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
15	15	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
16	16	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
17	17	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
18	18	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
19	19	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
20	20	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
21	21	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
22	22	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
23	23	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
24	24	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
25	25	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
26	26	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
27	27	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
28	28	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
29	29	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
30	30	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
31	31	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
32	32	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
33	33	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
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53	53	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
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55	55	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
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59	59	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
60	60	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
61	61	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
62	62	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
63	63	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
64	64	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
65	65	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
66	66	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
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70	70	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
71	71	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
72	72	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
73	73	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
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85	85	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
86	86	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
87	87	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
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94	94	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
95	95	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
96	96	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
97	97	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
98	98	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
99	99	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100
100	100	ADONIS AUREA	ADONIS AUREA	12 FT	12 FT	100	100

- NOTES:
- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 - IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
 - SEE SHEET L-210 TREE DISPOSITION PLAN.
 - SEE SHEET L-200 THROUGH L-202 FOR THE PLANTING PLANS.
 - SEE SHEET L-203 FOR LANDSCAPE SCHEDULE AND CALCULATIONS.
 - SEE SHEET L-204 FOR LANDSCAPE DETAILS AND NOTES.
 - A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.



1 10/20/2021
2 10/20/2021
3 10/20/2021
4 10/20/2021

PHASE II THE EDISON APTS. TPA RESIDENTIAL PEMBROKE PINES, FLORIDA

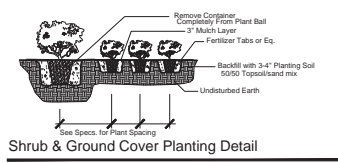
Sheet Description
LANDSCAPE
PLANT SCHEDULE
AND CALCS.

Release Date
11-22-2021

Project Number
2124

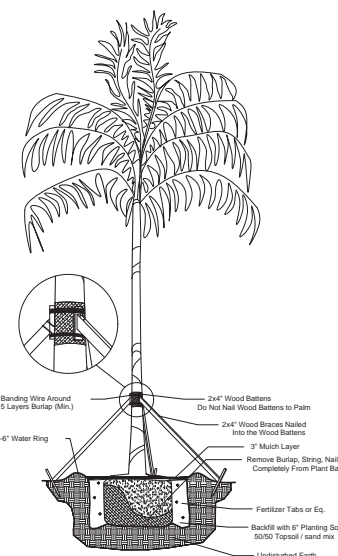
Drawing Number
L-203

Sheet 4 of 5



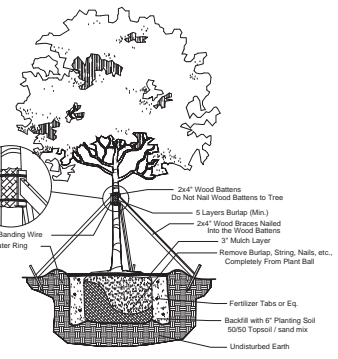
Shrub & Ground Cover Planting Detail

NTS



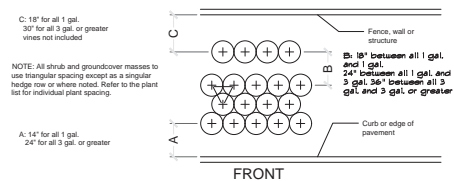
Palm Planting Detail

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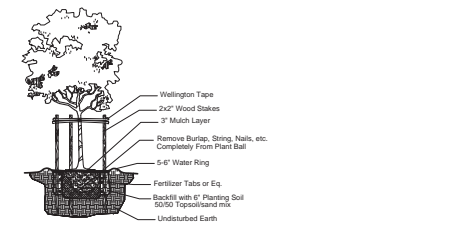
Large Tree Planting Detail

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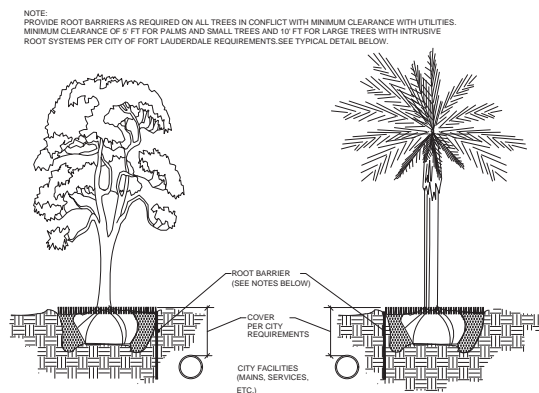
Typical Plant Spacing

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Small Tree Planting Detail

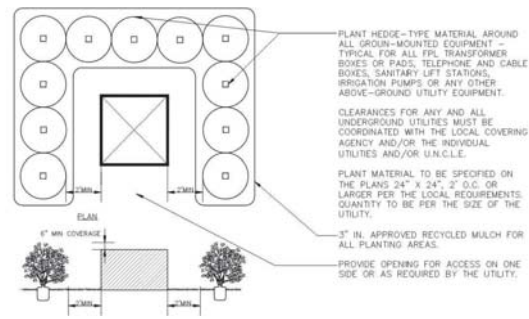
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- NOTES:**
1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
 3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Root Barrier Detail

NTS



MECHANICAL EQUIPMENT SCREENING DETAIL

NTS

SPECIAL INSTRUCTIONS:

1. 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.
2. ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' 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.

- NOTES:**
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
 3. SEE SHEET L-210 TREE DISPOSITION PLAN.
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 7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

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. A four-inch clear space must be left for air between plant bases and the mulch. 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 AAL.

The plan takes precedence over the plant list.



PHASE II

THE EDISON APTS.

TPA RESIDENTIAL

PEMBROKE PINES, FLORIDA

Revision Dates

1	Re-Submitted Set	02-09-2021
2	Re-Submitted	07-21-2022
3	Re-Submitted	02-29-2022
4	Re-Submitted	07-01-2022

Sheet Description

LANDSCAPE NOTES AND DETAILS

Release Date

11-22-2021

Project Number

2124

Drawing Number

L-204

Sheet 5 of 5

