SITE PLAN DRAWINGS FOR:

PNC BRANCH BANK

2400 E. HALLANDALE BEACH BLVD.

FOR

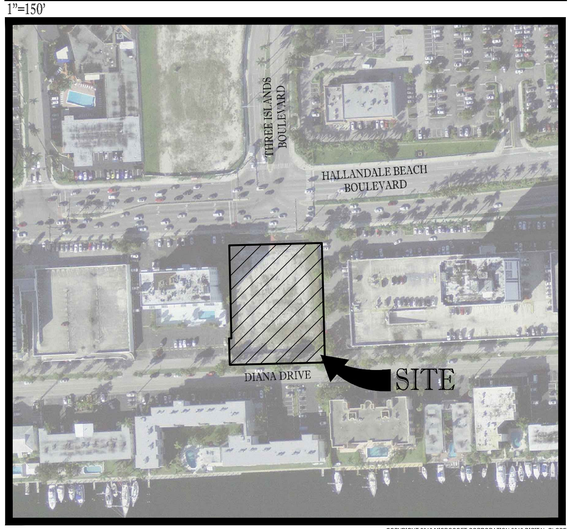
PNC REALTY SERVICES

CITY OF HALLANDALE BEACH, BROWARD COUNTY, FL

SECTION 26, TOWNSHIP 51S, RANGE 42E

VICINITY \ AERIAL MAP

1"=150'



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W E
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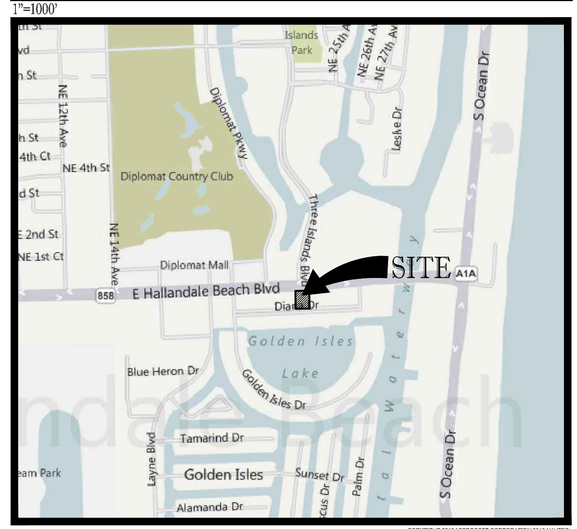
LOCATION MAP

1"=1000'



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OWNER
HB 2400 LLC
822 MERIDIAN LANE
HOLLYWOOD, FL 33019

DEVELOPER
THE PNC FINANCIAL SERVICES GROUP
GINA ANDERSON
4105 9TH STREET, SW
VERO BEACH, FL 32968
MAILSTOP: A1-P924-01-1
(P) 772.360.3159 (F) 772.778.9355

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PULICE LAND SURVEYORS, INC
5381 NOB HILL ROAD
SUNRISE, FL. 33351
(P) 954.573.1777

BROWARD COUNTY TRAFFIC ENGINEERING DIVISION
COPPER INTERCONNECT CABLE (BCTED)
BRET HENDERSON
(P) 954.847.2702

CIVIL ENGINEER
BOHLER ENGINEERING, LLC
JASON M. GUNTHER, P.E.
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BOHLER ENGINEERING, LLC
MICHAEL D. GROSSWIRTH, RLA,ASLA
1000 CORPORATE DRIVE SUITE 250
FORT LAUDERDALE, FL 33334
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TRAFFIC ENGINEER
McMAHON ASSOCIATES
NATALIA L. McGUCKIAN, P.E.
5500 VILLAGE BLVD., SUITE 103
WEST PALM BEACH, FL 33407
(P) 561.840.8650

BROWARD COUNTY TRAFFIC ENGINEERING DIVISION
FIBER OPTIC CABLE (BCHCED)
ROBERT BLOUNT
(P) 954.357.8242

UTILITIES & ENGINEERING DIVISION
CITY OF HALLANDALE BEACH
RICK LABINSKY
630 NW 2ND STREET
HALLANDALE BEACH, FL 33009
(P) 954.457.1623

TELEPHONE
AT&T
RAY LLANO
8601 W. SUNRISE BLVD.
PLANTATION, FL 33322
(P) 305.222.8207

ELECTRIC
FLORIDA POWER & LIGHT
ALFREDO VIDAL
GULFSTREAM SERVICE CENTER
4000 DAVIE ROAD EXTENSION
HOLLYWOOD, FL 33024
(P) 954.442.6335 (F) 954.442.6340

ARCHITECT
GENSLER
PAUL BRIGGS
2020 K STREET, NORTHWEST
WASHINGTON, DC 20006
(202) 721.5200
(202) 872.8587

PREPARED BY

BOHLER ENGINEERING

RADICE III
1000 CORPORATE DRIVE, SUITE 250
FT. LAUDERDALE, FL. 33334

PH: (954) 202-7000
FX: (954) 202-7070
www.BohlerEngineering.com

LEGAL DESCRIPTION

PARCEL A:
THE EAST 200 FEET OF THE WEST 400 FEET OF LOT 6, BLOCK 1, GOLDEN ISLES SECTION E, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPTING THE NORTH 195 FEET OF THE WEST 5 FEET, AND ALSO LESS THE NORTH 195 FEET OF THE EAST 5 FEET OF THE EAST 200 FEET OF THE WEST 400 FEET OF LOT 6, BLOCK 1 OF GOLDEN ISLES SECTION E, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL B:
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ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. CONVERSION TO NATIONAL GEODETIC VERICAL DATUM (NGVD) OF 1929 IS (+) 1.58 (E.G. 6.50 NAVD = 8.08 NGVD)

BOHLER ENGINEERING
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ BOWIE, MD ◆ ALBANY, NY ◆ STIRSON, NJ ◆ BUFFALO, NY ◆ ROCHESTER, NY ◆ RONKONKOMA, NY ◆ WASHINGTON, NA ◆ PITTSBURGH, PA ◆ FORT LAUDERDALE, FL ◆ CENTER VALLEY, PA
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

NOT FOR CONSTRUCTION

PROJECT No.:	F100143
DRAWN BY:	JFV
CHECKED BY:	JMG
DATE:	06-30-11
SCALE:	AS NOTED
CAD I.D.:	F100143 COVER

PROJECT:

2400 E. HALLANDALE BEACH BLVD.

FOR

PNC BANK

PROPOSED DEVELOPMENT

CITY OF HALLANDALE BEACH
BROWARD COUNTY, FLORIDA

BOHLER ENGINEERING
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
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www.BohlerEngineering.com

JASON M. GUNTHER
PROFESSIONAL ENGINEER
June 12, 2012
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

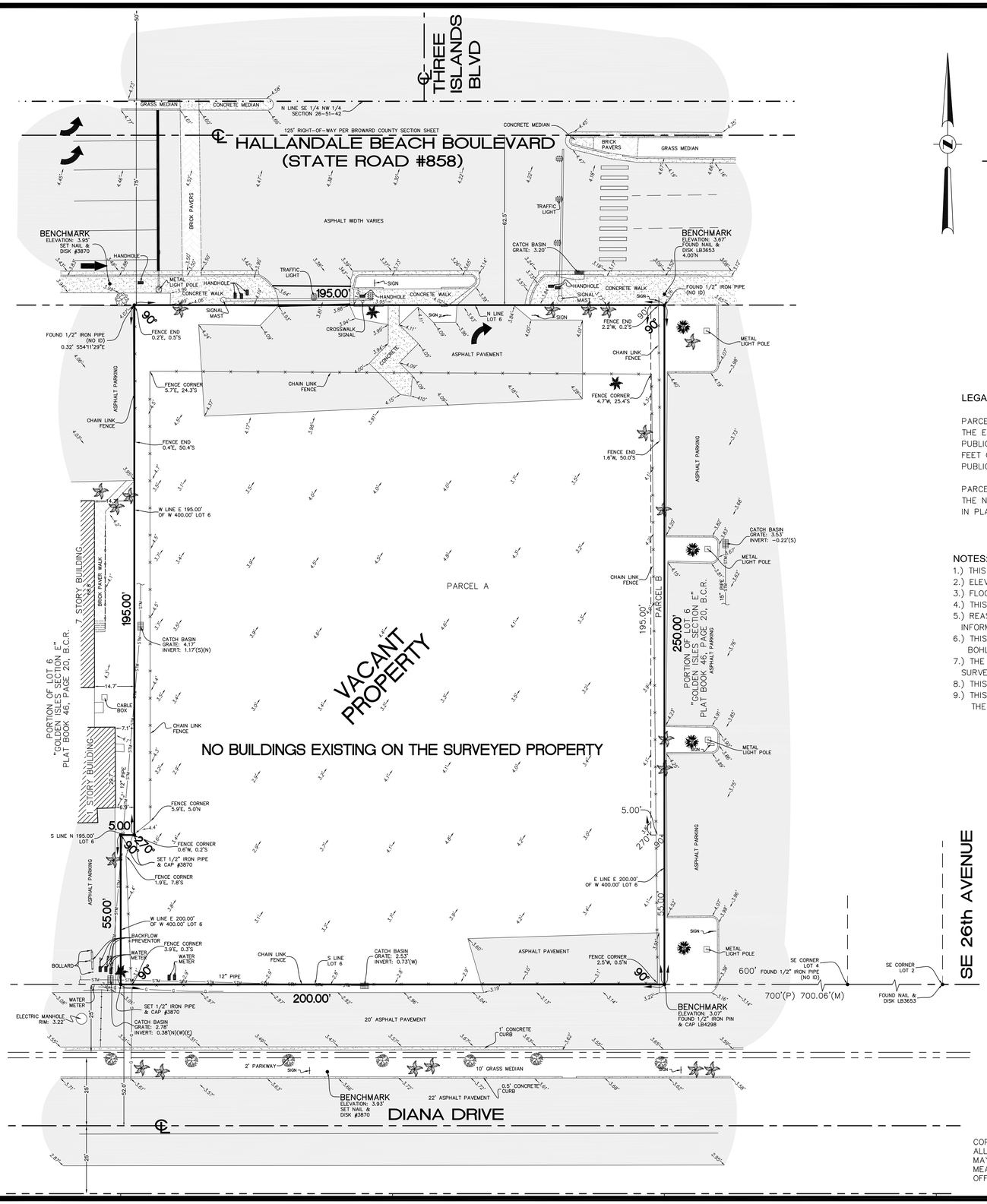
SHEET TITLE:

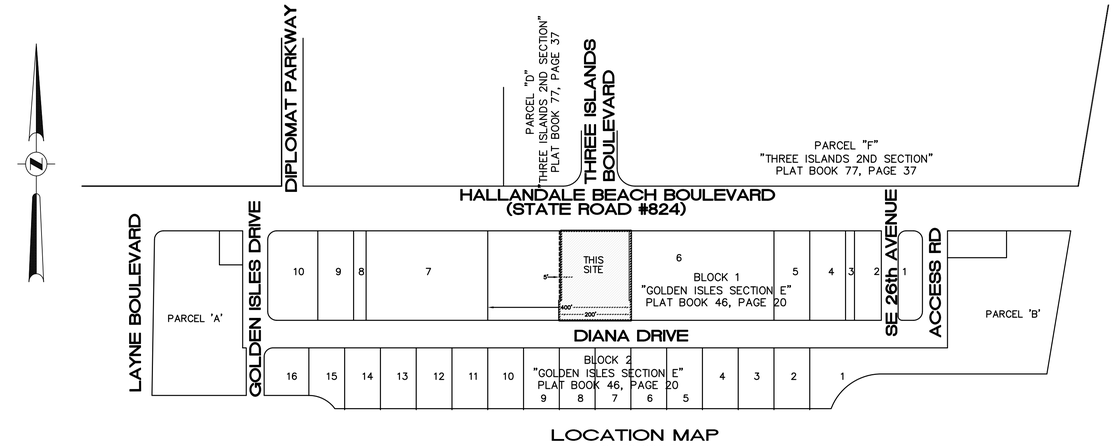
COVER SHEET

SHEET NUMBER:

C-1

Printed on Tuesday, June 12, 2012, 10:13 AM by Joseph Vergara
G:\PNC BANK\2010\F100143 - PNC BANK - 2400 E HALLANDALE BEACH BLVD\SITEPLAN\F100143 COVER------XLAYOUT: PLAN





LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

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NOTES:

1.) THIS SITE CONTAINS 49,025 SQUARE FEET (1.1255 ACRES) MORE OR LESS.
2.) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. FLORIDA D.O.T. BENCHMARK 'DBLC6'; ELEVATION: 6.253 FEET
3.) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 5.42 FEET NAVD (7 FEET NGVD); PANEL #125110 0319F; MAP DATE: 08/18/92.
4.) THIS SITE LIES IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5.) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6.) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO:
BOHLER ENGINEERING
7.) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8.) THIS SITE CONTAINS NO OBVIOUS PARKING SPACES.
9.) THIS SURVEY WAS PREPARED WITH BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO.: 3416203; EFFECTIVE DATE: FEBRUARY 4, 2011 AT 11:00 P.M.
THE FOLLOWING ARE SCHEDULE B SECTION 2 EXCEPTIONS TO SAID COMMITMENT:
ITEMS 1, 2, 3, 4 & 5 – STANDARD EXCEPTIONS NOT ADDRESSED.
ITEM 6 – RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 46, PAGE 20 AFFECT THIS SITE AS DEPICTED HEREON.

CERTIFICATION

TO PNC BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR; CHICAGO TITLE INSURANCE COMPANY; AND GUNSTER, YOAKLEY & STEWART, P.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 10, 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 17, 2011.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
10.00'	ELEVATION
—OHW—	OVERHEAD WIRES
—W—	UNDERGROUND WATER LINE
—STM—	UNDERGROUND STORM SEWER LINE
—SAN—	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
D.O.T.	DEPARTMENT OF TRANSPORTATION

NO.	REVISIONS	BY
5		
4		
3		
2		
1	REVIEW TITLE COMMITMENT	L.S.

PROPOSED PNC BANK SITE
2400 EAST HALLANDALE BEACH BOULEVARD
HALLANDALE, BROWARD COUNTY, FLORIDA 33009

ALTA/ACSM LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

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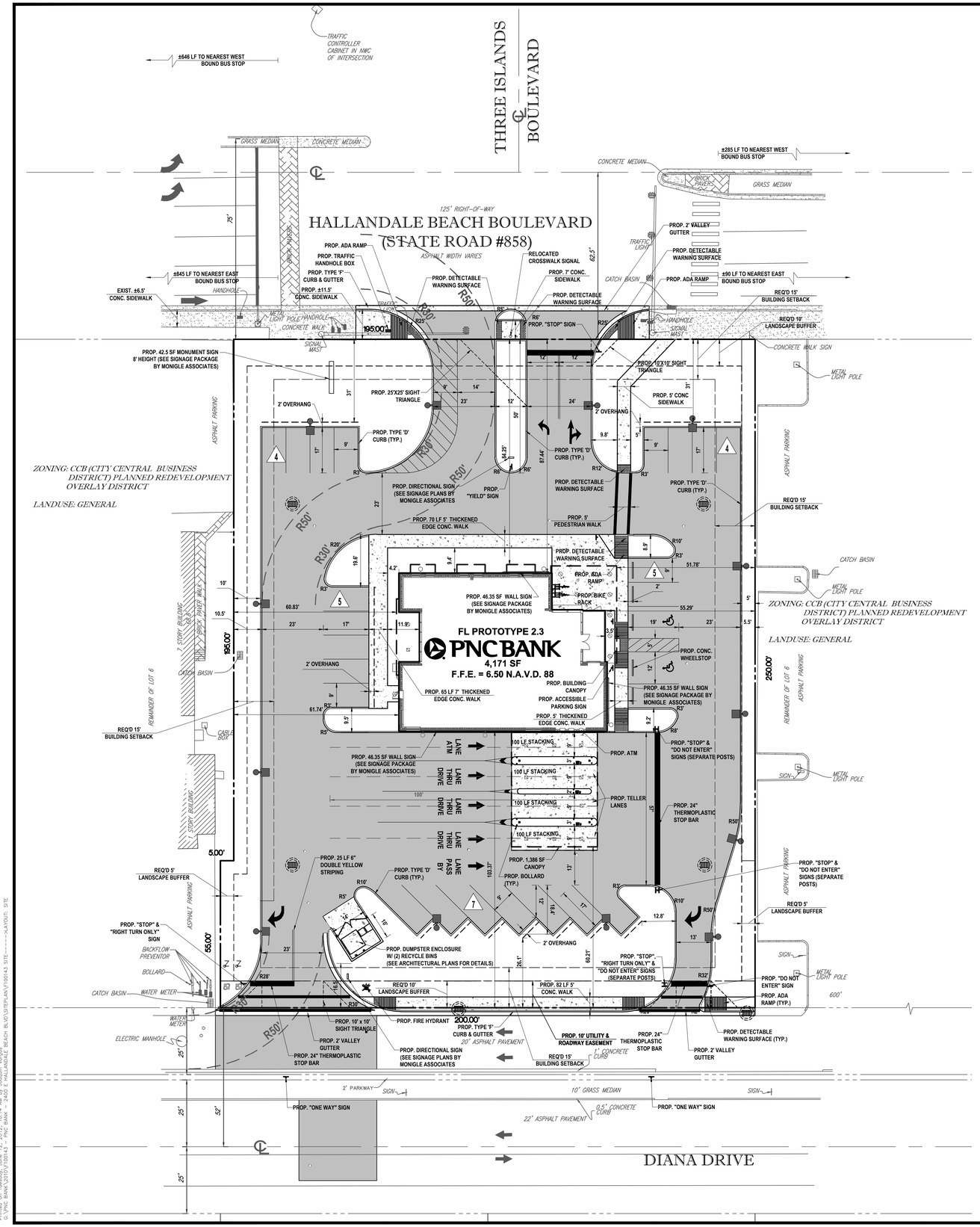
0' 20' 40' 60'
GRAPHIC SCALE
1"=20'

DRAWN BY: L.S.	SCALE: 1" = 20'	FILE: BOHLER ENGINEERING
CHECKED BY: J.F.P.	SURVEY DATE: 2/17/11	ORDER NO.: 53464



DISTRICT REQUIREMENTS & GENERAL NOTES

1. THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:

   PULICE LAND SURVEYORS, INC.
   5381 NOB HILL ROAD, SUNRISE, FLORIDA 33351
   TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 LB#3870

2. APPLICANT: PNC BANK

3. DATA TABLE:

CURRENT USE:	VACANT
PROPOSED USE:	BANK w/ DRIVE THRU (PERMITTED USE)
FUTURE LAND USE DESIGNATION:	GENERAL
ZONING DESIGNATION:	CCB (CITY CENTRAL BUSINESS DISTRICT) PLANNED REDEVELOPMENT OVERLAY DISTRICT
TAX MAP ID#	5142 26 08 0084
SITE AREA:	49,025 SF (1.125 AC)
TOTAL IMPERVIOUS (70.1%)	34,376 SF (0.789 AC) (100%)
SIDEWALK	2,044 SF (0.047 AC) (6.0%)
PAVEMENT	28,161 SF (0.646) (81.9%)
BUILDING	4,171 SF (0.096 AC) (12.1%)
TOTAL LANDSCAPE AREA (29.9%)	14,649 SF (0.336 AC) (29.9%)
BLDG. FOOTPRINT COVERAGE:	4,171 SF
NON -RESIDENTIAL DEVELOPMENT USE, GFA:	BANK 4,171 SF W/ 4 DRIVE THRU LANES & BYPASS

4. PARKING DATA

   PARKING FORMULA 1 SPACE FOR EVERY 250 SF GFA

	REQUIRED	PROVIDED
STANDARD PARKING	16	23
ACCESSIBLE PARKING	1	2
TOTAL SPACES	17	25
LOADING ZONE	NA	NA

5. BULK REQUIREMENTS

	REQUIRED	PROPOSED
MAX. FLOOR AREA RATIO (FAR):	N/A	0.09
BLDG. HEIGHT:	2 STORIES OR 30' (MIN) 200' (MAX)	28'-6" (ONE-STORY) *
MIN. LANDSCAPE AREA (%)	15%	29.9%

6. DISTRICT REQUIREMENTS CHART

BUILDING SETBACKS:	REQUIRED	PROPOSED	
FRONT (NORTH, ALONG HALLANDALE BEACH BLVD.)	5' (MIN.), (15' MAXIMUM)	84.25' (FROM CANOPY)	87.44' (FROM BUILDING) *
REAR (SOUTH, ALONG DIANA DRIVE)	15'	60.21' (FROM CANOPY)	103.37' (FROM BUILDING)
SIDE INTERIOR (WEST)	15'	60.83' (FROM CANOPY)	61.74' (FROM BUILDING)
SIDE INTERIOR (EAST)	15'	51.78' (FROM CANOPY)	55.29' (FROM BUILDING)

LANDSCAPE BUFFERS:	REQUIRED	PROPOSED
FRONT (NORTH, ALONG HALLANDALE BEACH BLVD.)	10'	31'
REAR (SOUTH, ALONG DIANE DRIVE)	10'	16.5'
SIDE INTERIOR (EAST)	5'	5'
SIDE INTERIOR (WEST.)	5'	10'

* WAIVER REQUIRED

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- EXISTING CONCRETE

Call two full business days (but not more than five) before digging to find out where buried facilities (electric, gas, telephone, cable, water) are located.

811 Know what's below. Call before you dig.

LEGAL DESCRIPTION

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BOHLER ENGINEERING
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA · BOWIE, MD · ALBANY, NY · STIRSON, NJ · BUFFALO, NY · TYSONS, VA · ROCHESTER, NY · WASHINGTON, NJ · PITTSBURGH, PA · WAYNESBORO, PA · CENTER VALLEY, PA · FORT LAUDERDALE, FL
CIVIL & CONSULTING ENGINEERS · SURVEYORS · PROJECT MANAGERS · ENVIRONMENTAL CONSULTANTS · LANDSCAPE ARCHITECTS

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

NOT FOR CONSTRUCTION

PROJECT No.:	F100143
DRAWN BY:	JFV
CHECKED BY:	JMG
DATE:	06-30-11
SCALE:	AS NOTED
CAD I.D.:	F100143 SITE

PROJECT:

2400 E. HALLANDALE BEACH BLVD.

FOR

PNC BANK

PROPOSED DEVELOPMENT

CITY OF HALLANDALE BEACH
BROWARD COUNTY, FLORIDA

BOHLER ENGINEERING
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.BohlerEngineering.com

JASON M. GUNTHER
PROFESSIONAL ENGINEER
June 12, 2012
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

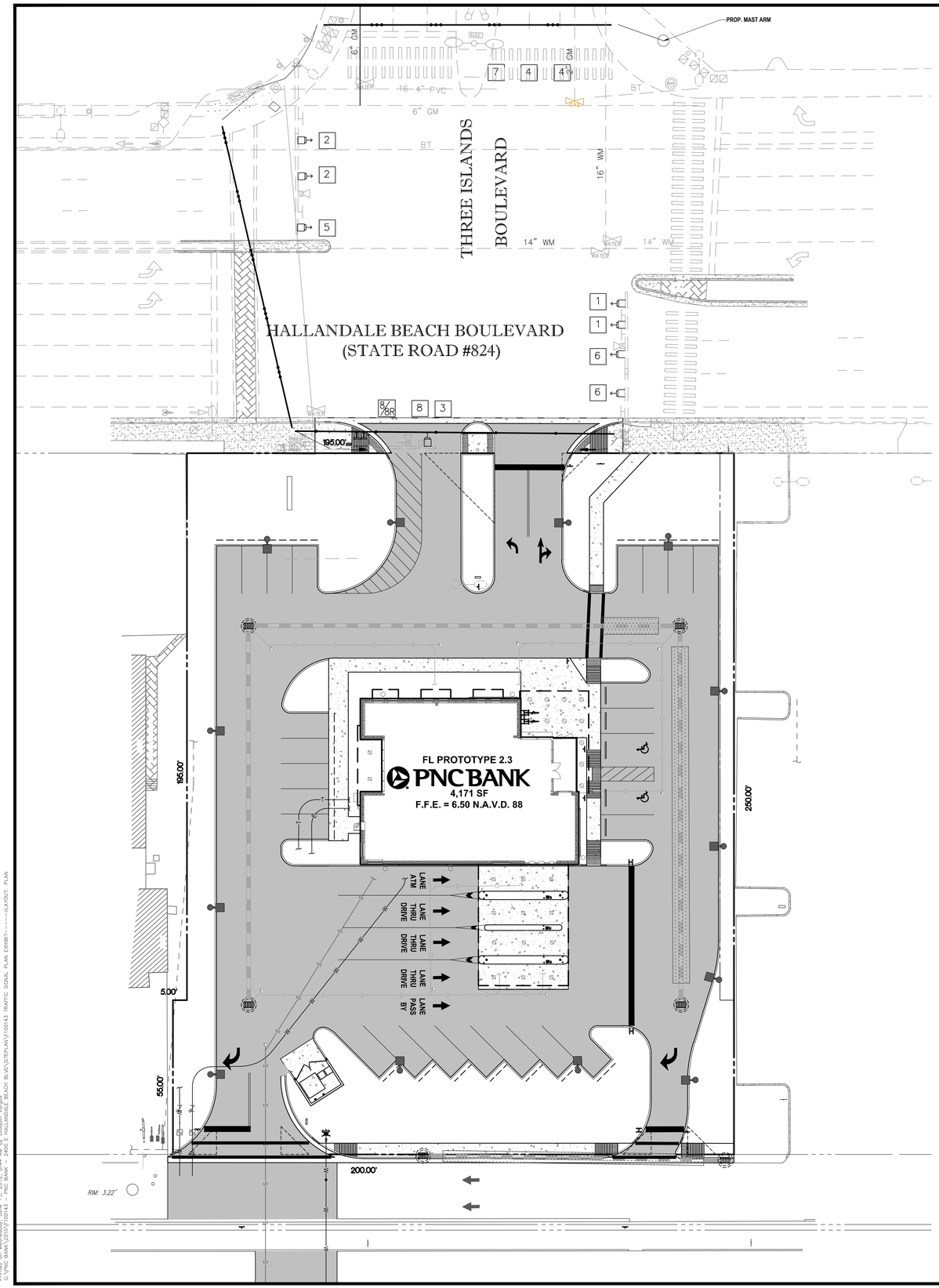
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-4

Printed on Tuesday, June 12, 2012 - 10:14 AM by Joseph Vonga
G:\PNC BANK\2010\F100143 - PNC BANK - 2400 E HALLANDALE BEACH BLVD\SITEPLAN\F100143 SITE------>LAYOUT: SITE



Call two full business days (but not more than five) before digging to find out where buried facilities (electric, gas, telephone, cable, water) are located.

811 Know what's below. Call before you dig.

FOR GENERAL INFORMATION ONLY PLEASE SEE SIGNALIZATION PLANS PREPARED BY McMAHON ASSOCIATES, INC. FOR ADDITIONAL DETAILS

BOHLER ENGINEERING

CORPORATE OFFICE:
◆ WARREN, NJ

OFFICES:
◆ SOUTHBOROUGH, MA ◆ BOWIE, MD
◆ ALBANY, NY ◆ ALBUQUERQUE, NM
◆ AUBURN, NY ◆ STERLING, VA
◆ ROANOKE/ROCKY MT, VA ◆ WASHINGTON, NJ
◆ WASHINGTON, VA ◆ WILMINGTON, NC
◆ CENTER VALLEY, PA ◆ FORT LAUDERDALE, FL

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
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NOT FOR CONSTRUCTION

PROJECT No.:	F100143
DRAWN BY:	JFV
CHECKED BY:	JMG
DATE:	06-30-11
SCALE:	AS NOTED
CAD I.D.:	F100143 TRAFFIC SIGNAL PLAN EXHIBIT

PROJECT:

2400 E. HALLANDALE BEACH BLVD.

FOR

PNC BANK

PROPOSED DEVELOPMENT

CITY OF HALLANDALE BEACH
BROWARD COUNTY, FLORIDA

BOHLER ENGINEERING

RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.BohlerEngineering.com

JASON M. GUNTHER

PROFESSIONAL ENGINEER
June 13, 2012
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

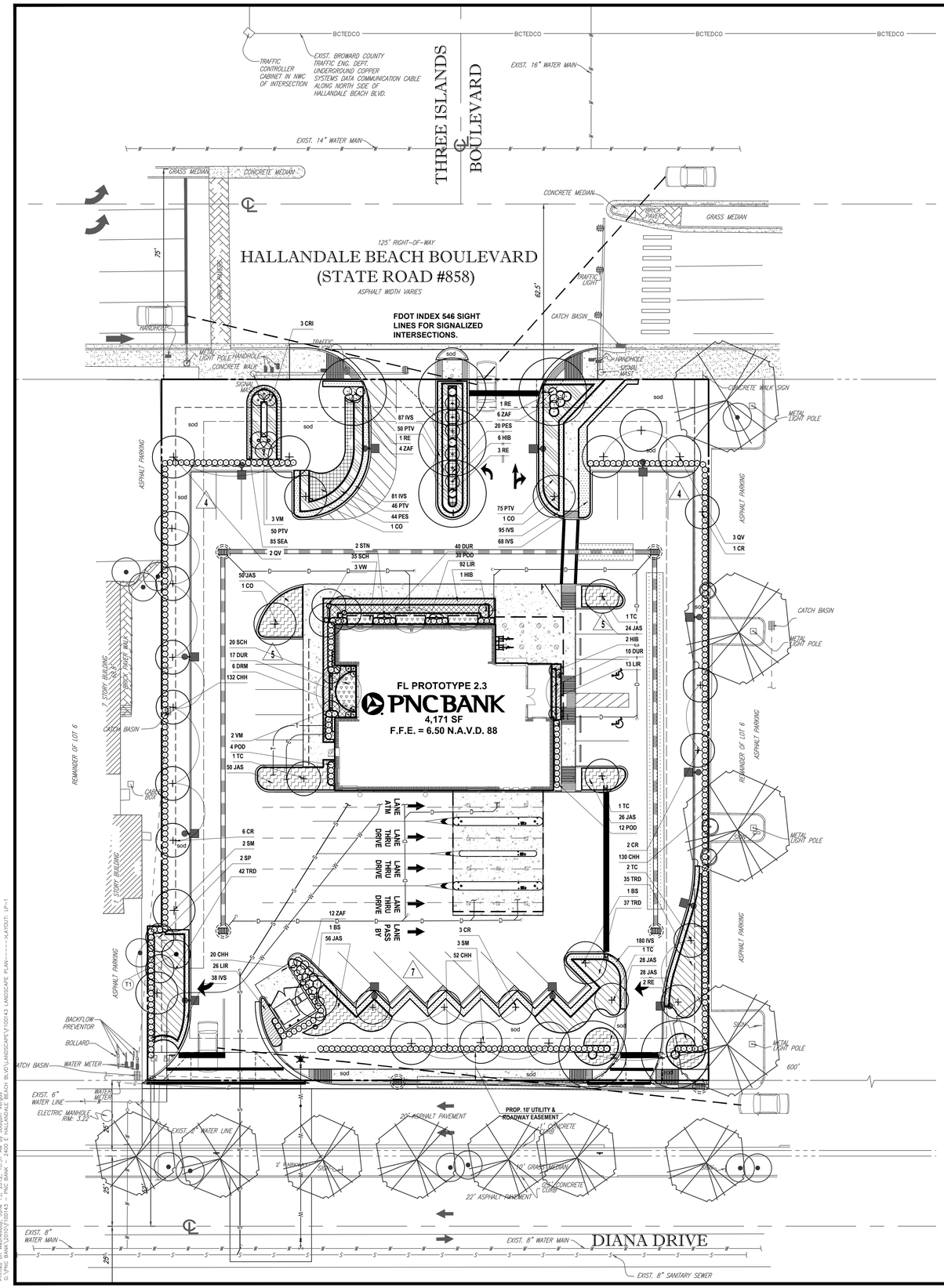
SHEET TITLE:

TRAFFIC LIGHT LOCATION EXHIBIT

SHEET NUMBER:

C-11

Printed on Wednesday, June 13, 2012, 8:44 AM by Joseph Verga
G:\PNC BANK\2010\F100143 - PNC BANK - 2400 E HALLANDALE BEACH BLVD\SITEPLAN\F100143 TRAFFIC SIGNAL PLAN EXHIBIT-----XLAYOUT: PLAN



City of Hallandale Beach Code Requirements

Division 8. LANDSCAPING

Sec. 32-384. Landscape Regulations

Landscape Area Required: 15% of Total Area – 49,025 sq.ft.
7,353.75 sq.ft. Required
14,649 sq.ft. Provided (29.9 %)

Overall Landscape: 1 tree/1500 sq.ft. of Project Site Area
49,025 sq.ft./1500 = **33 trees Required**
42 Trees Provided

Perimeter Buffer Required: Abutting Public R/O/W: 10' Required
10' Provided
Abutting Alleys/Common Property Lines: 5' Required
5' Provided

Landscape Buffer: 24" ht. hedge Required
24" ht. hedge Provided

Palms: 50% of total Max Allowed (21 palms)
19% of total Max Provided (8 palms)

TOTAL TREES REQUIRED: 33
TOTAL TREES PROVIDED: 42

Call two full business days (but not more than five) before digging to find out where buried facilities (electric, gas, telephone, cable, water) are located.

811 Know what's below. Call before you dig.

Planting Schedule

LARGE TREES AND PALMS

KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
BS	2	Bursera simaruba	Gumbo Limbo	High	Yes	15' ht., 6-7" spr., 3." caliper, 5' c.t., B&B
CO	3	Chrysophllum oliviforme	Satin Leaf	High	Yes	15' ht., 6-7" spr., 3." caliper, 5' c.t., B&B
CR	12	Clusia rosea	Pitch Apple	High	Yes	15' ht., 6-7" spr., 3." caliper, 5' c.t., B&B
QV	5	Quercus virginiana	Live Oak	High	Yes	15' ht., 6-7" spr., 3." caliper, 5' c.t., B&B
RE	7	Roystonea elata	Florida Royal Palm	Medium	Yes	26' oa height, matched, B&B
SM	5	Swietenia mahogany	West Indies Mahogany	High	Yes	15' ht., 6-7" spr., 3." caliper, 5' c.t., B&B
SP	2	Sabal palmetto	Cabbage Palm	High	Yes	10' of booted clear trunk, matched, B&B
TC	6	Tabebuea caraiba	Silver Trumpet Tree	High	No	15' ht., 6-7" spr., 3." caliper, 5' c.t., B&B
VW	3	Veitchia winin	Winin Palm	High	No	8-12' of staggered grey wood, full heads, B&B

SMALL TREES AND PALMS/ACCENTS

KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
CRI	3	Crinum asiaticum "Queen Emma"	Queen Emma Crinum Lily	Medium	No	48" ht., 48" spr., 15 gallon, full
DRM	6	Draecena marginata	Cuban Cane Palm	High	No	5-6' ht, 3' spr., 4-5 canes, min., 15 gallon
HIB	9	Hibiscus rosa sinensis	Hibiscus Standards	Low	No	5-6' ht, 3' spr., 25 gallon
STN	2	Strelitzia nicolae	White Bird of Paradise	High	No	5-6' ht, 25 gallon, full fan spread
VM	5	Veitchia merrillii	Adonicia Palm	High	No	4' grey wood, full heads
ZAF	30	Zamia furfuracea	Cardboard Palm	High	Yes	24" ht., 24" spr., 10 gallon, full

HEDGES AND SHRUBS

KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
CHH	337	Chrysobalanus icaco 'hedge'	Cocoplum	High	Yes	24" ht., 24" spr., 24" on center, 3 gallon, full to base
DUR	67	Duranta repens	Golden Dewdrop	High	Yes	18" ht., 18" spr., 24" on center, 3 gallon, full to base
JAS	262	Jasminum multiflorum	Downy Jasmine	Medium	No	18" ht., 18" spr., 24" on center, 3 gallon, full to base
PES	64	Pennisetum setaceum	Fountain Grass	Medium	No	18" ht., 18" spr., 24" on center, 3 gallon, full to base
POD	46	Podocarpus macrophyllus	Japanese Yew	Medium	No	24" ht., 24" spr., 24" on center, 3 gallon, full to base
PTV	221	Pittosporum tobira 'variegata'	Variegated Pittosporum	Medium	No	18" ht., 18" spr., 24" on center, 3 gallon, full to base
SCH	55	Schefflera arboricola	Dwarf Schefflera	High	No	24" ht., 18" spr., 24" on center, 3 gallon, full to base
TRD	114	Tripsacum dactyloides	Fakahatchee Grass	High	Yes	30" ht., 18" spr., 36" on center, 3 gallon, full to base

GROUND COVERS

KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
IVS	549	Ilex vomitoria 'schellings'	Dwarf Yapon Holly	High	Yes	14-16" ht., x 14-16" spr., 18" on center, 1 gallon
LIR	118	Liriope muscari 'evergreen giant'	Giant Lily Turf	High	No	14-16" ht., x 14-16" spr., 18" on center, 1 gallon
SEA	85	Seasonal Annuals	To be Determined	na	na	10-12" ht., x 10-12" spr., 12" on center, 1 gallon

SOD to be Stenotaphrum secundatum v. Floritam - St. Augustine solid sod.

PLEASE REFER TO SHEET LP-2 FOR PLANTING DETAILS, AND SHEET LP-3 FOR LANDSCAPE GENERAL NOTES.

PLEASE REFER TO SHEET LD-1 FOR EXISTING, TRANSPLANTED AND REMOVED PLANT MATERIALS.

(T1) INDICATES POSITION OF RELOCATED MATERIALS.

ALL LANDSCAPED AREAS TO BE FULLY COVERED BY AUTOMATIC IRRIGATION SYSTEM AS PER CITY CODES AND REQUIREMENTS. SEE IRRIGATION PLANS FOR FURTHER INFORMATION.

N W E S

20 10 5 0 20
1"= 20'

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

NOT FOR CONSTRUCTION

PROJECT No.: F100143
DRAWN BY: JFV
CHECKED BY: JMG
DATE: 06-30-11
SCALE: AS NOTED
CAD I.D.: F100143 LANDSCAPE PLAN

PROJECT:

2400 E. HALLANDALE BEACH BLVD.

FOR

PNC BANK

PROPOSED DEVELOPMENT

CITY OF HALLANDALE BEACH
BROWARD COUNTY, FLORIDA

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MICHAEL D. GROSSWIRTH
PROFESSIONAL LANDSCAPE ARCHITECT
June 11, 2012
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

LANDSCAPE PLANTING PLAN

SHEET NUMBER:

LP-1

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G:\PNC BANK\2010\F100143 - PNC BANK - 2400 E HALLANDALE BEACH BLVD\LANDSCAPE\F100143 LANDSCAPE PLAN------>LAYOUT: LP-1