

PLANT COMMUNITY - (EVERGREEN, ECOTONE, OR DECIDUOUS)

TREE LEGEND

SYMBOL	QTY.	SIZE	CLASS	OPTIONS	
				BOTANICAL NAME	COMMON NAME
		24" Box / 15 Gallon	SMALL TREE	ACER PALMATUM	JAPANESE MAPLE
				ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE
				FEJOA SELLOWIANA	PINEAPPLE GUAVA
				LAURUS NOBILIS	SWEET BAY
				MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA
				STRELITZIA NICOLAI	GIANT BIRD OF PARADISE

SHRUB AND GROUND COVER LEGEND

SYMBOL	QTY.	SIZE	CLASS	OPTIONS	
				BOTANICAL NAME	COMMON NAME
		15 Gal / 5 Gal	SCREENING SHRUB	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET
				PODOCARPUS MACROPHYLLUS 'MONMAL'	YEW PINE
				PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOWWOOD
				EUGENIA MYRTIFOLIA 'MONTEREY BAY'	BRUSH CHERRY
				JUNIPERUS VERTICAL	UPRIGHT JUNIPERS
				PRUNUS CAROLINIANA 'BRIGHT 'N' TIGHT'	DWARF CAROLINA LAUREL CHERRY
		5 Gal / 1 Gal	LOW SHRUB	BUXUS SPP.	BOXWOOD
				CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH
				NANDINA SPP.	HEAVENLY BAMBOO
				PHILODENDRON 'XANADU'	DWARF PHILODENDRON
				RHAPHIOLEPIS 'CLARA'	INDIAN HAWTHORN
				ROSMARINUS SPP.	ROSEMARY
		5 Gal / 1 Gal	GROUND-COVER	SUCCULENTS	VARIOUS SUCCULENTS
				CARISSA 'GREEN CARPET'	GREEN CARPET NATAL PLUM
				DIANELLA 'LITTLE BECCA'	LITTLE BECCA FLAX LILY
				FESTUCA MAIREI	ATLAS FESCUE
				JUNIPER SPP.	LOW JUNIPERS
				ROSA 'CARPET'	CARPET ROSES
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE				
				SUCCULENTS	VARIOUS SUCCULENTS

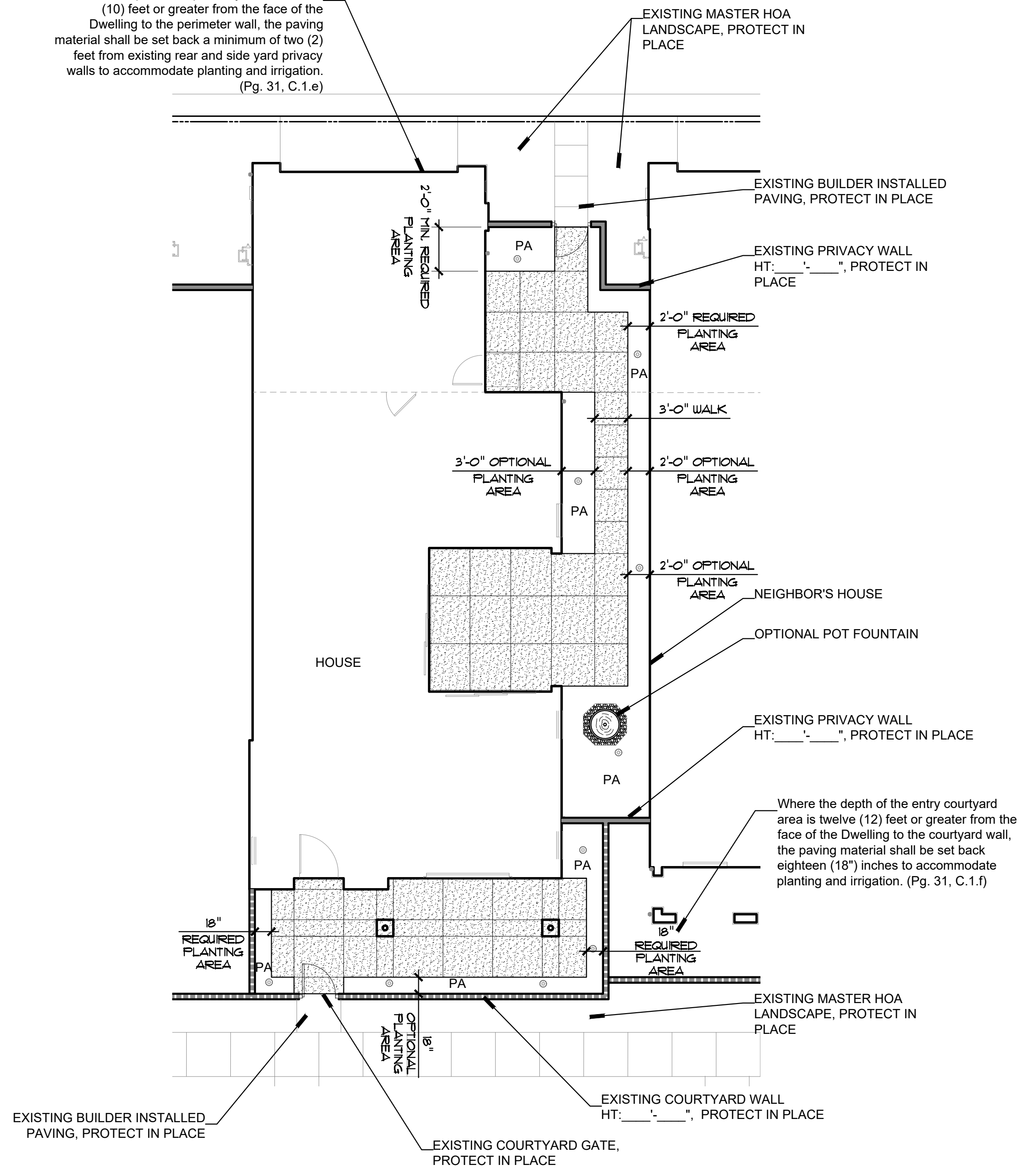
MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	STYLE	FINISH / COLOR
DRAINAGE			
	LANDSCAPE DRAIN, CONNECT TO EXISTING SYSTEM BY BUILDER	6" ATRIUM	BLACK
PAVING			
	PROPOSED PAVING		PROVIDE MATERIAL PHOTO
FEATURES			
	OPTIONAL POT FOUNTAIN		PROVIDE MATERIAL PHOTO

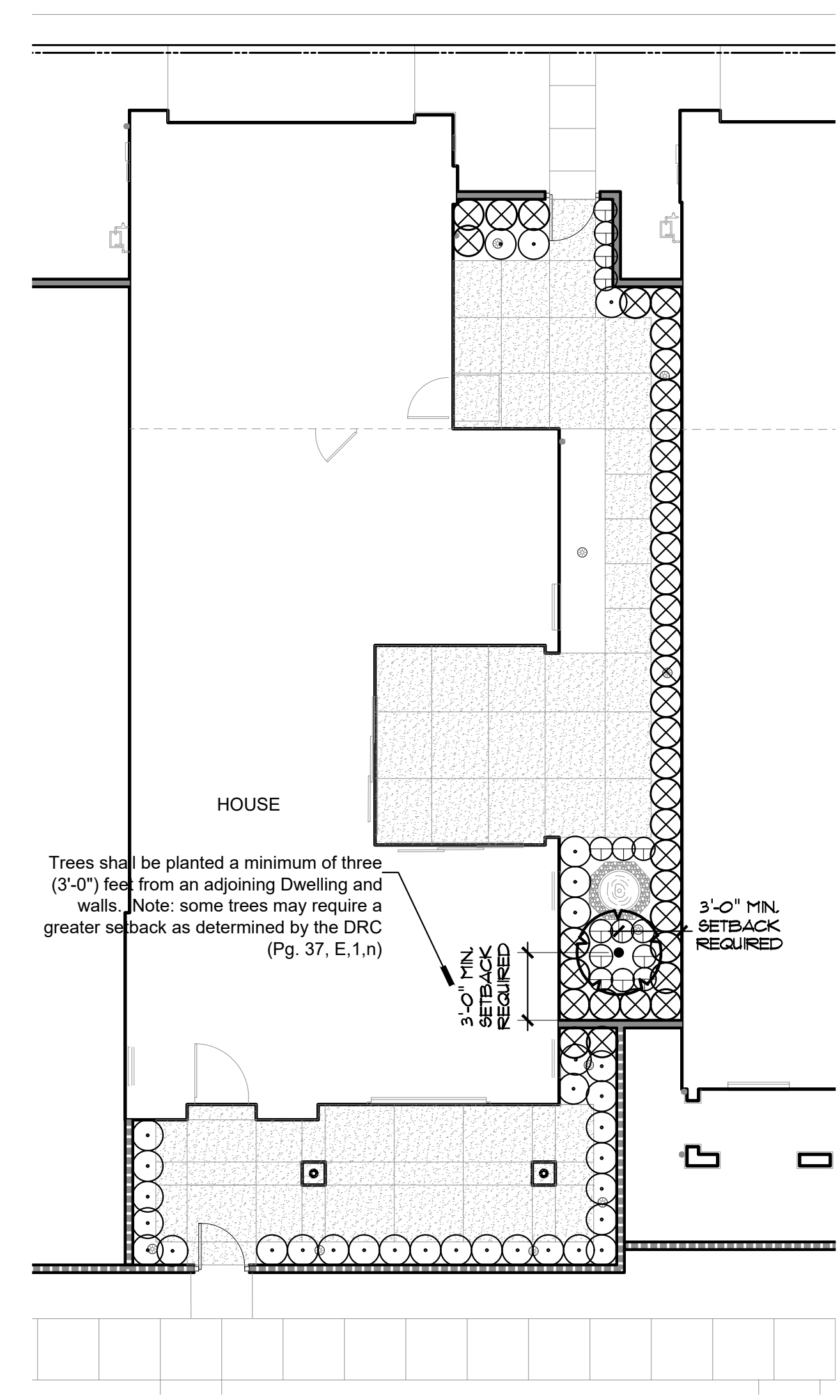
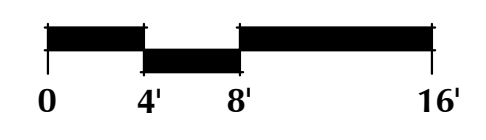
PA - PLANTING AREA

MATERIALS PHOTOS

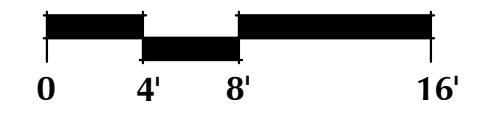
Where the depth of the private yard area is ten (10) feet or greater from the face of the Dwelling to the perimeter wall, the paving material shall be set back a minimum of two (2) feet from existing rear and side yard privacy walls to accommodate planting and irrigation. (Pg. 31, C.1.e)



HARDSCAPE / DRAINAGE PLAN



PLANTING PLAN



DRAINAGE NOTES:

- ND SIDE YARD PRIVACY WALLS TO ACCOMMODATE PLANTING (PG. 31, C.1.E)
- THE DRAINAGE PATTERN ESTABLISHED WITH THE ORIGINAL GRADING OF THE CONDOMINIUM UNIT MUST BE MAINTAINED. NO DRAINAGE WILL BE PERMITTED ONTO MASTER ASSOCIATION PROPERTY OR ADJOINING CONDOMINIUM UNITS.
- ALL ON-UNIT CONSTRUCTION/HARDSCAPE SURFACES SHALL HAVE POSITIVE SURFACE DRAINAGE OF ONE PERCENT (1%) MINIMUM.
- ALL LANDSCAPE AREAS SHALL HAVE POSITIVE SURFACE DRAINAGE OF TWO PERCENT (2%) MINIMUM.
- ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM DWELLING WALLS, TOP OF SLOPES AND ADJOINING PROPERTY LINES.
- ALL REAR YARD AND SIDE YARD AREAS MUST SURFACE DRAIN TO AREA DRAINS/CATCH BASINS WHICH MUST IN-TURN TIE INTO THE MERCHANT BUILDER-INSTALLED DRAIN LINES.
- THE ROOF GUTTERS AT THE DOWNSPOUTS MUST CONNECT TO THE DRAIN LINES OR INLETS INSTALLED BY THE MERCHANT BUILDER.
- ALL ON-UNIT DRAINAGE FEATURES AND SYSTEMS MUST ADHERE TO ALL APPLICABLE CODES.

HARDSCAPE NOTES:

- ALL HARDSCAPE AND PAVING MATERIALS MUST BE COMPATIBLE WITH THE ARCHITECTURAL STYLE AND EXTERIOR ELEVATION MATERIALS.
- EXISTING MASONRY PILASTERS, WALLS, GATES, AND FENCES, SHALL NOT BE REMOVED, RECONSTRUCTED OR MODIFIED AS TO STRUCTURE, FINISH OR COLOR.
- WHERE THE DEPTH OF THE PRIVATE YARD AREA IS TEN (10) FEET OR GREATER FROM THE FACE OF THE DWELLING TO THE PERIMETER WALL, THE PAVING MATERIAL SHALL BE SET BACK A MINIMUM OF TWO (2) FEET FROM EXISTING REAR AND SIDE YARD PRIVACY WALLS AND / OR ADJACENT HOUSE TO ACCOMMODATE PLANTING (PG. 31, C.1.E)
- WHERE THE DEPTH OR WIDTH OF THE ENTRY COURTYARD AREA IS TWELVE (12) FEET OR GREATER FROM THE FACE OF THE DWELLING TO THE COURTYARD WALL, THE PAVING MATERIAL SHALL BE SET BACK EIGHTEEN (18") INCHES TO ACCOMMODATE PLANTING AND IRRIGATION. (PG. 31, C.1.F)
- DO NOT POUR OR PLACE HARDSCAPE UP AGAINST ANY PERIMETER / PRIVACY WALL. PROVIDE AN AIR GAP. OWNER IS RESPONSIBLE FOR ANY DAMAGE TO WALLS CAUSED BY THEIR IMPROVEMENTS.

IRRIGATION NOTES:

- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY A PERMANENT SYSTEM WITH AUTOMATIC CONTROLLERS.
- IRRIGATION SYSTEMS SHALL BE DESIGNED TO APPLY WATER IN AN EFFICIENT MANNER AND PROVIDE ADEQUATE COVERAGE WITHOUT EXCESSIVE RUN-OFF INTO STORM DRAINS OR OVER SIDEWALKS.
- IRRIGATION SYSTEMS SHOULD BE DESIGNED AND MAINTAINED TO AVOID OVERSPRAY ONTO ADJACENT DWELLINGS OR EXISTING WALLS.
- IRRIGATION MAY NOT TIE INTO THE MASTER ASSOCIATION PROPERTY IRRIGATION MAIN LINES.

PLANTING NOTES:

- ALL EXISTING FRONT YARD AND PARKWAY LANDSCAPING SHALL BE PROTECTED IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR TO COVER PLANTING AREAS WITH 2" SHREDDED BARK MULCH.
- CONTRACTOR TO CULTIVATE AND AMEND ALL SOIL AREAS TO BE PLANTED.
- NO PLANT SUBSTITUTION TO BE MADE WITHOUT CONSULTING LANDSCAPE DESIGNER.
- ALL PLANT LAYOUT TO BE VERIFIED IN FIELD BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION.

PLANT COMMUNITY - (EVERGREEN, ECOTONE, OR DECIDUOUS)

TREE LEGEND

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SHRUB AND GROUND COVER LEGEND

SYMBOL	QTY.	SIZE	CLASS	OPTIONS	
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				PODOCARPUS MACROPHYLLUS	YEW PINE
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				EUGENIA MYRTIFOLIA 'MONTEREY BAY'	BRUSH CHERRY
				JUNIPERUS VERTICAL	UPRIGHT JUNIPERS
				PRUNUS CAROLINIANA 'BRIGHT 'N' TIGHT'	DWARF CAROLINA LAUREL CHERRY
		5 Gal / 1 Gal	LOW SHRUB	BUXUS SPP	BOXWOOD
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		5 Gal / 1 Gal	GROUND-COVER	CARISSA 'GREEN CARPET'	GREEN CARPET NATAL PLUM
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MATERIALS SCHEDULE

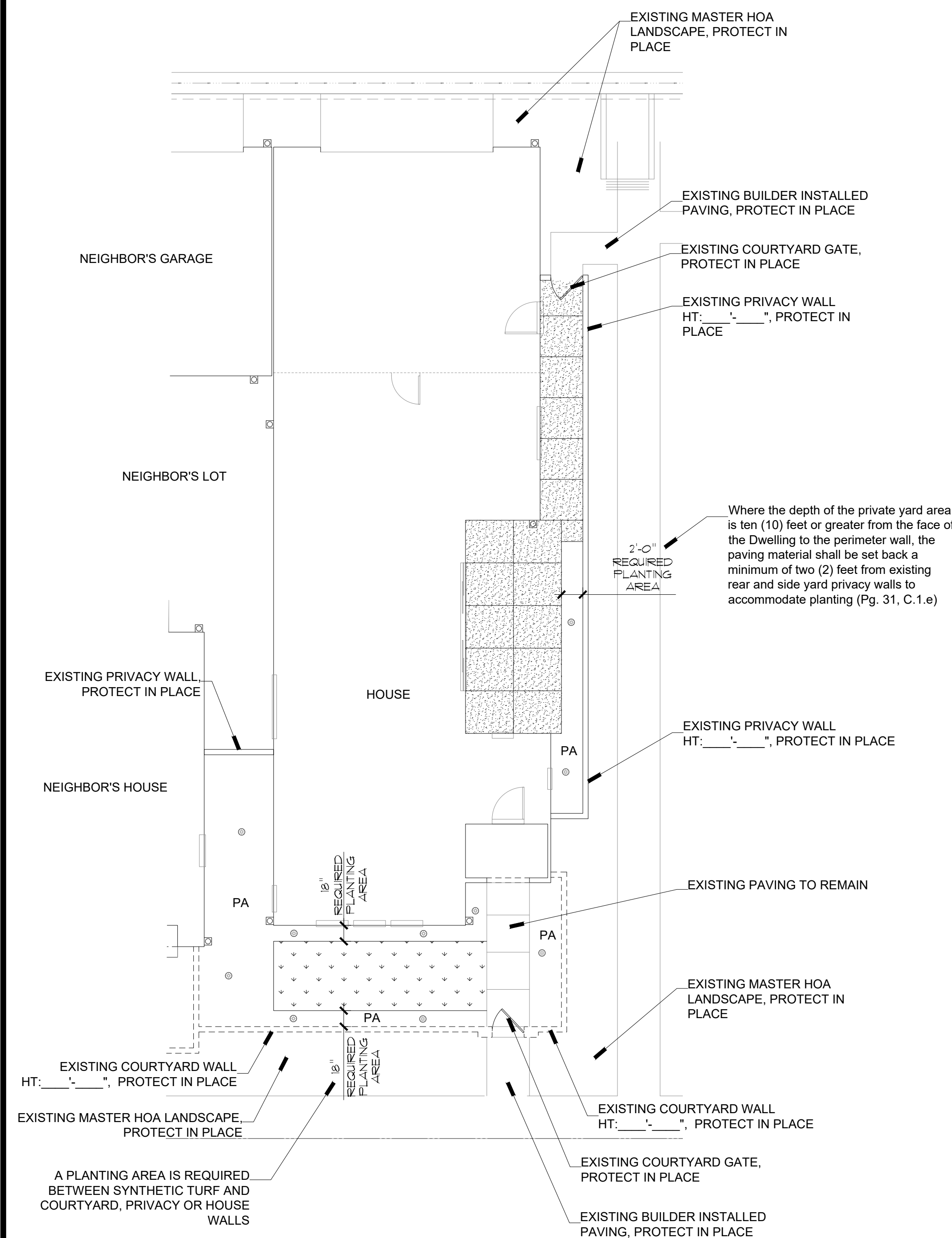
SYMBOL	DESCRIPTION	STYLE	FINISH / COLOR
DRAINAGE			
	LANDSCAPE DRAIN. CONNECT TO EXISTING SYSTEM BY BUILDER	6" ATRIUM	BLACK
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PA - PLANTING AREA

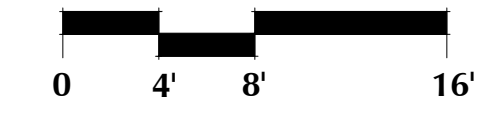
SYNTHETIC TURF SPECIFICATION:

- COLOR:
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- FACE WEIGHT:
- INFILL MATERIAL:
- WARRANTY:

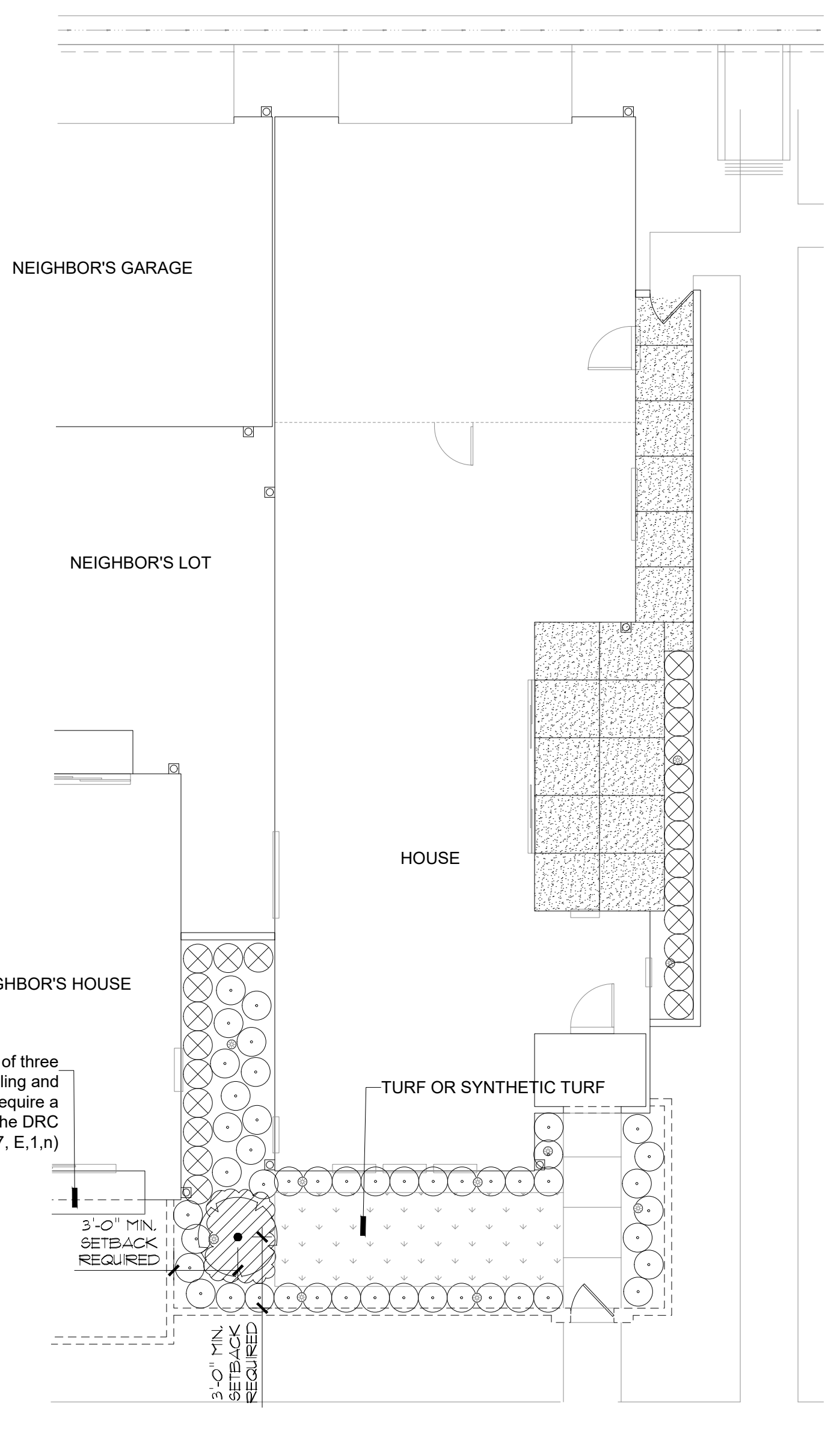
MATERIALS PHOTOS



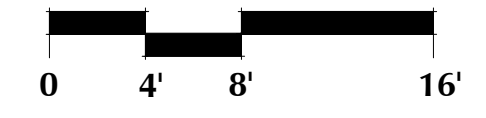
HARDSCAPE / DRAINAGE PLAN



Trees shall be planted a minimum of three (3'-0") feet from an adjoining Dwelling and walls. Note: some trees may require a greater setback as determined by the DRC (Pg. 37, E.1.n)



PLANTING PLAN



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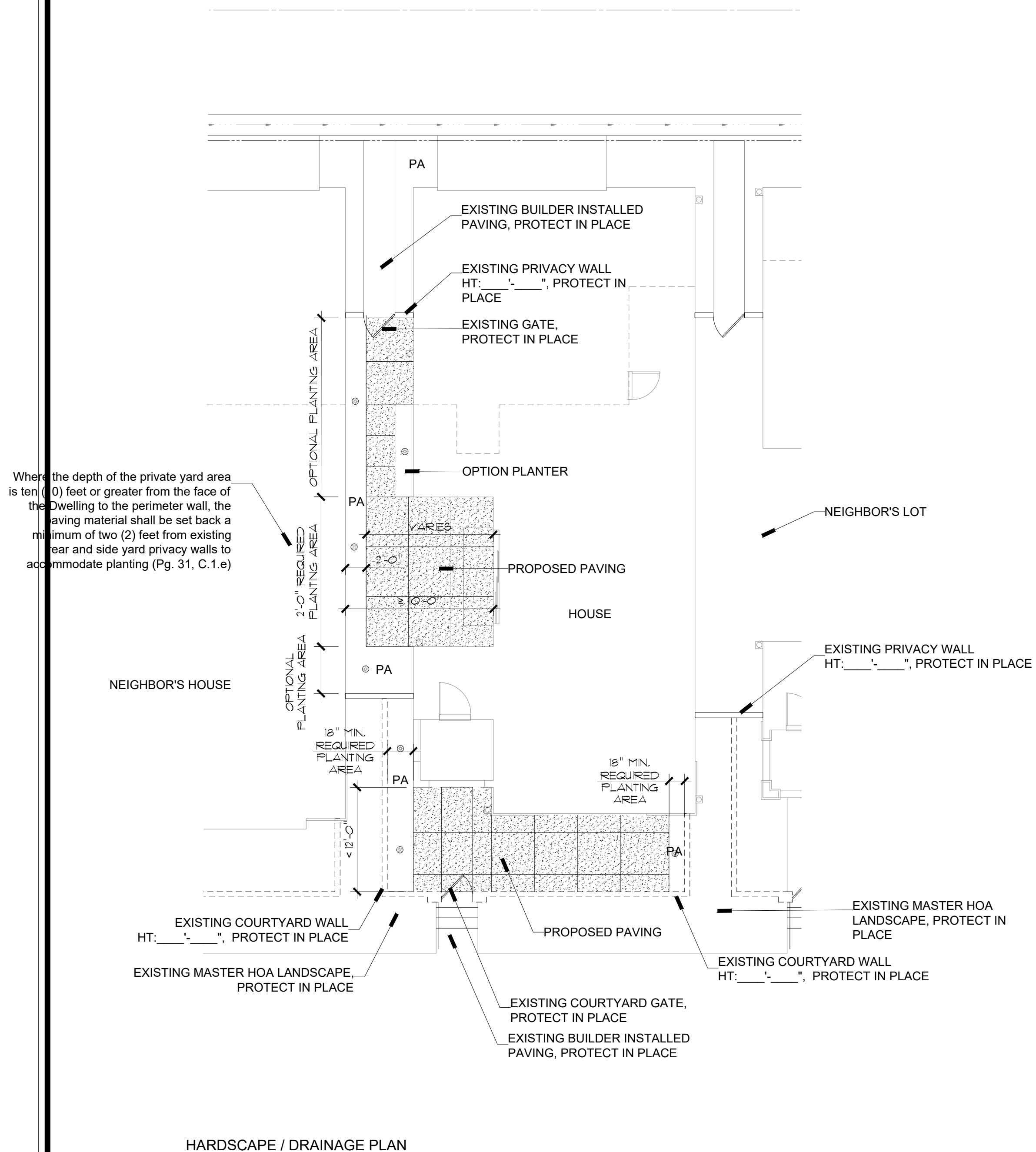
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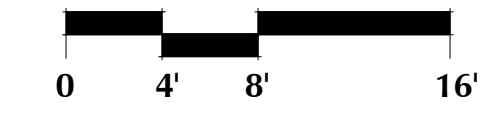
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PA - PLANTING AREA

MATERIALS PHOTOS



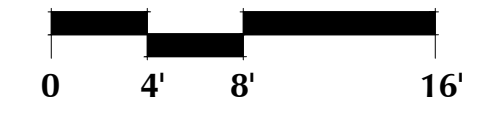
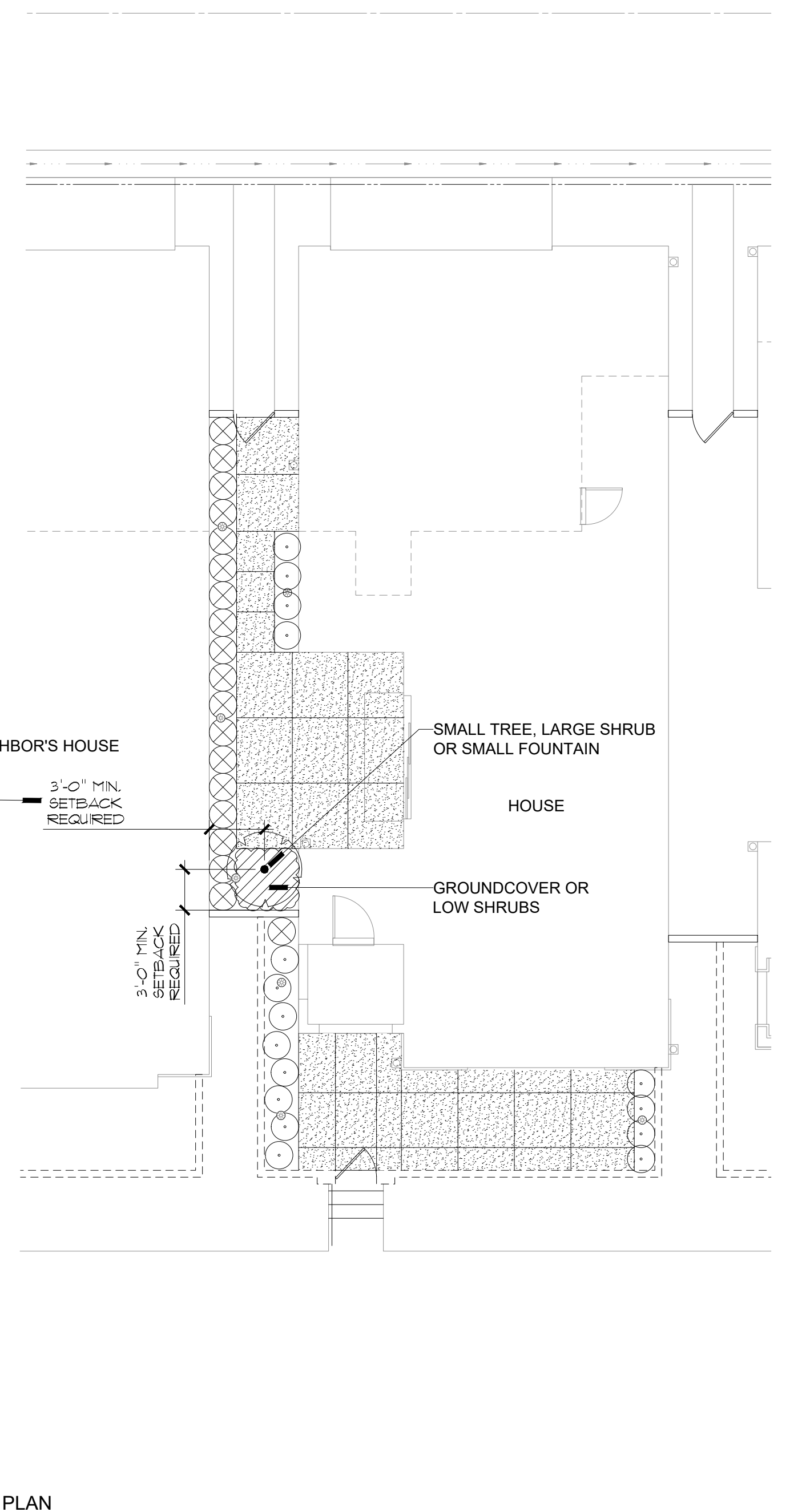
HARDSCAPE / DRAINAGE PLAN



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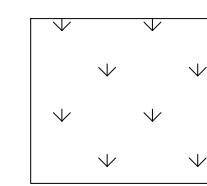
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JASMINOIDES	VARIOUS SUCCULENTS				

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	STYLE	FINISH / COLOR
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PAVING			
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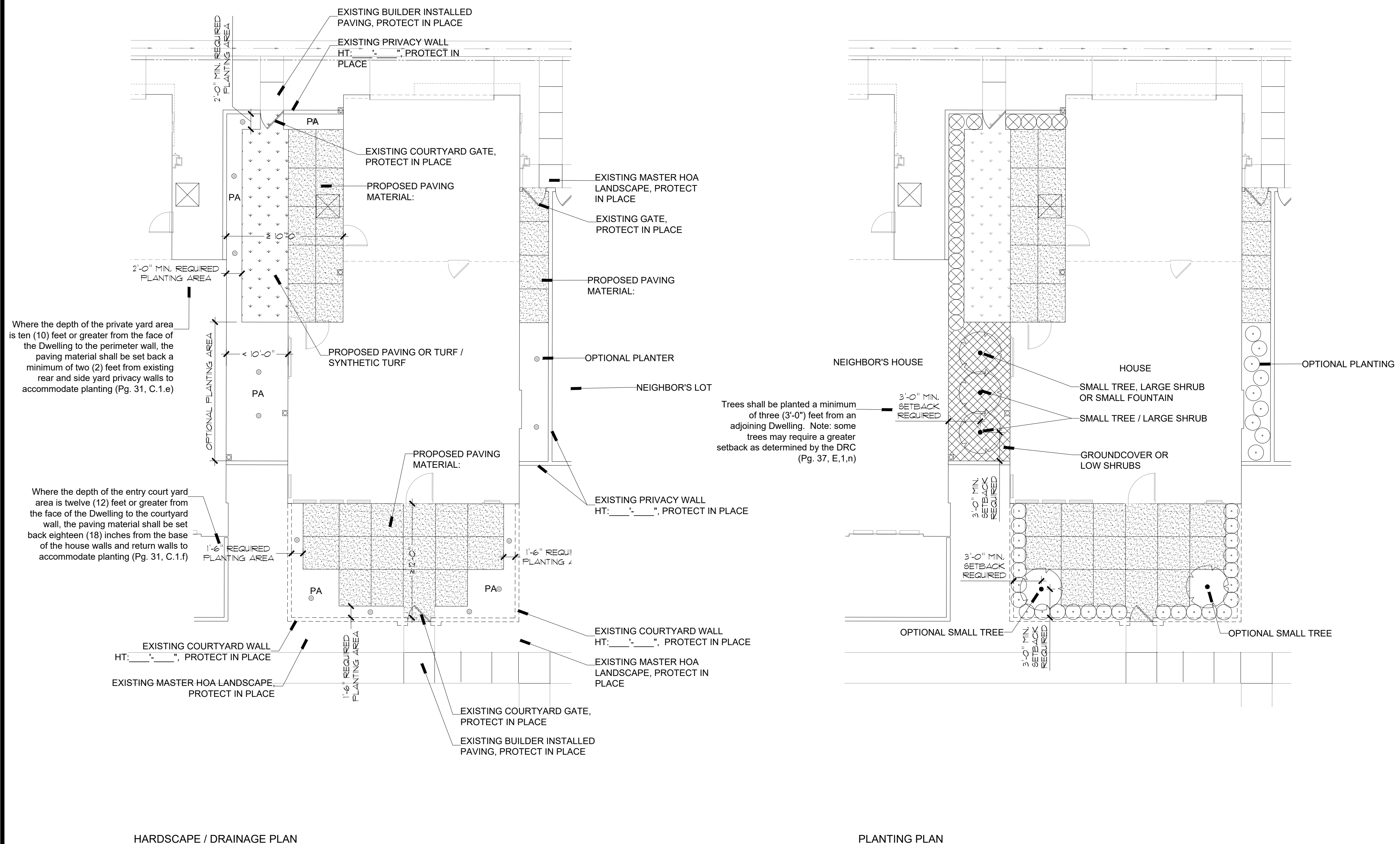
PA - PLANTING AREA



SYNTHETIC TURF SPECIFICATION:

- COLOR:
- BLADE HEIGHT:
- FACE WEIGHT:
- INFILL MATERIAL:
- WARRANTY:

MATERIALS PHOTOS



Where the depth of the private yard area is ten (10) feet or greater from the face of the Dwelling to the perimeter wall, the paving material shall be set back a minimum of two (2) feet from existing rear and side yard privacy walls to accommodate planting (Pg. 31, C.1.e)

Where the depth of the entry courtyard area is twelve (12) feet or greater from the face of the Dwelling to the courtyard wall, the paving material shall be set back eighteen (18) inches from the base of the house walls and return walls to accommodate planting (Pg. 31, C.1.f)

Trees shall be planted a minimum of three (3'-0") feet from an adjoining Dwelling. Note: some trees may require a greater setback as determined by the DRC (Pg. 37, E.1.n)

DRAINAGE NOTES:

- ND SIDE YARD PRIVACY WALLS TO ACCOMMODATE PLANTING (PG. 31, C.1.E)
- THE DRAINAGE PATTERN ESTABLISHED WITH THE ORIGINAL GRADING OF THE CONDOMINIUM UNIT MUST BE MAINTAINED. NO DRAINAGE WILL BE PERMITTED ONTO MASTER ASSOCIATION PROPERTY OR ADJOINING CONDOMINIUM UNITS.
- ALL ON-UNIT CONSTRUCTION/HARDSCAPE SURFACES SHALL HAVE POSITIVE SURFACE DRAINAGE OF ONE PERCENT (1%) MINIMUM.
- ALL LANDSCAPE AREAS SHALL HAVE POSITIVE SURFACE DRAINAGE OF TWO PERCENT (2%) MINIMUM.
- ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM DWELLING WALLS, TOP OF SLOPES AND ADJOINING PROPERTY LINES.
- ALL REAR YARD AND SIDE YARD AREAS MUST SURFACE DRAIN TO AREA DRAINS/CATCH BASINS WHICH MUST IN-TURN TIE INTO THE MERCHANT BUILDER-INSTALLED DRAIN LINES.
- THE ROOF GUTTERS AT THE DOWNSPOUTS MUST CONNECT TO THE DRAIN LINES OR INLETS INSTALLED BY THE MERCHANT BUILDER.
- ALL ON-UNIT DRAINAGE FEATURES AND SYSTEMS MUST ADHERE TO ALL APPLICABLE CODES.

HARDSCAPE NOTES:

- ALL HARDSCAPE AND PAVING MATERIALS MUST BE COMPATIBLE WITH THE ARCHITECTURAL STYLE AND EXTERIOR ELEVATION MATERIALS.
- EXISTING MASONRY PILASTERS, WALLS, GATES, AND FENCES, SHALL NOT BE REMOVED, RECONSTRUCTED OR MODIFIED AS TO STRUCTURE, FINISH OR COLOR.
- WHERE THE DEPTH OF THE PRIVATE YARD AREA IS TEN (10) FEET OR GREATER FROM THE FACE OF THE DWELLING TO THE PERIMETER WALL, THE PAVING MATERIAL SHALL BE SET BACK A MINIMUM OF TWO (2) FEET FROM EXISTING REAR AND SIDE YARD PRIVACY WALLS AND / OR ADJACENT HOUSE TO ACCOMMODATE PLANTING (PG. 31, C.1.E)
- WHERE THE DEPTH OR WIDTH OF THE ENTRY COURTYARD AREA IS TWELVE (12) FEET OR GREATER FROM THE FACE OF THE DWELLING TO THE COURTYARD WALL, THE PAVING MATERIAL SHALL BE SET BACK EIGHTEEN (18") INCHES TO ACCOMMODATE PLANTING AND IRRIGATION. (PG. 31, C.1.F)
- DO NOT POUR OR PLACE HARDSCAPE UP AGAINST ANY PERIMETER / PRIVACY WALL. PROVIDE AN AIR GAP. OWNER IS RESPONSIBLE FOR ANY DAMAGE TO WALLS CAUSED BY THEIR IMPROVEMENTS.

IRRIGATION NOTES:

- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY A PERMANENT SYSTEM WITH AUTOMATIC CONTROLLERS.
- IRRIGATION SYSTEMS SHALL BE DESIGNED TO APPLY WATER IN AN EFFICIENT MANNER AND PROVIDE ADEQUATE COVERAGE WITHOUT EXCESSIVE RUN-OFF INTO STORM DRAINS OR OVER SIDEWALKS.
- IRRIGATION SYSTEMS SHOULD BE DESIGNED AND MAINTAINED TO AVOID OVERSPRAY ONTO ADJACENT DWELLINGS OR EXISTING WALLS.
- IRRIGATION MAY NOT TIE INTO THE MASTER ASSOCIATION PROPERTY IRRIGATION MAIN LINES.

PLANTING NOTES:

- ALL EXISTING FRONT YARD AND PARKWAY LANDSCAPING SHALL BE PROTECTED IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR TO COVER PLANTING AREAS WITH 2" SHREDDED BARK MULCH.
- CONTRACTOR TO CULTIVATE AND AMEND ALL SOIL AREAS TO BE PLANTED.
- NO PLANT SUBSTITUTION TO BE MADE WITHOUT CONSULTING LANDSCAPE DESIGNER.
- ALL PLANT LAYOUT TO BE VERIFIED IN FIELD BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION.