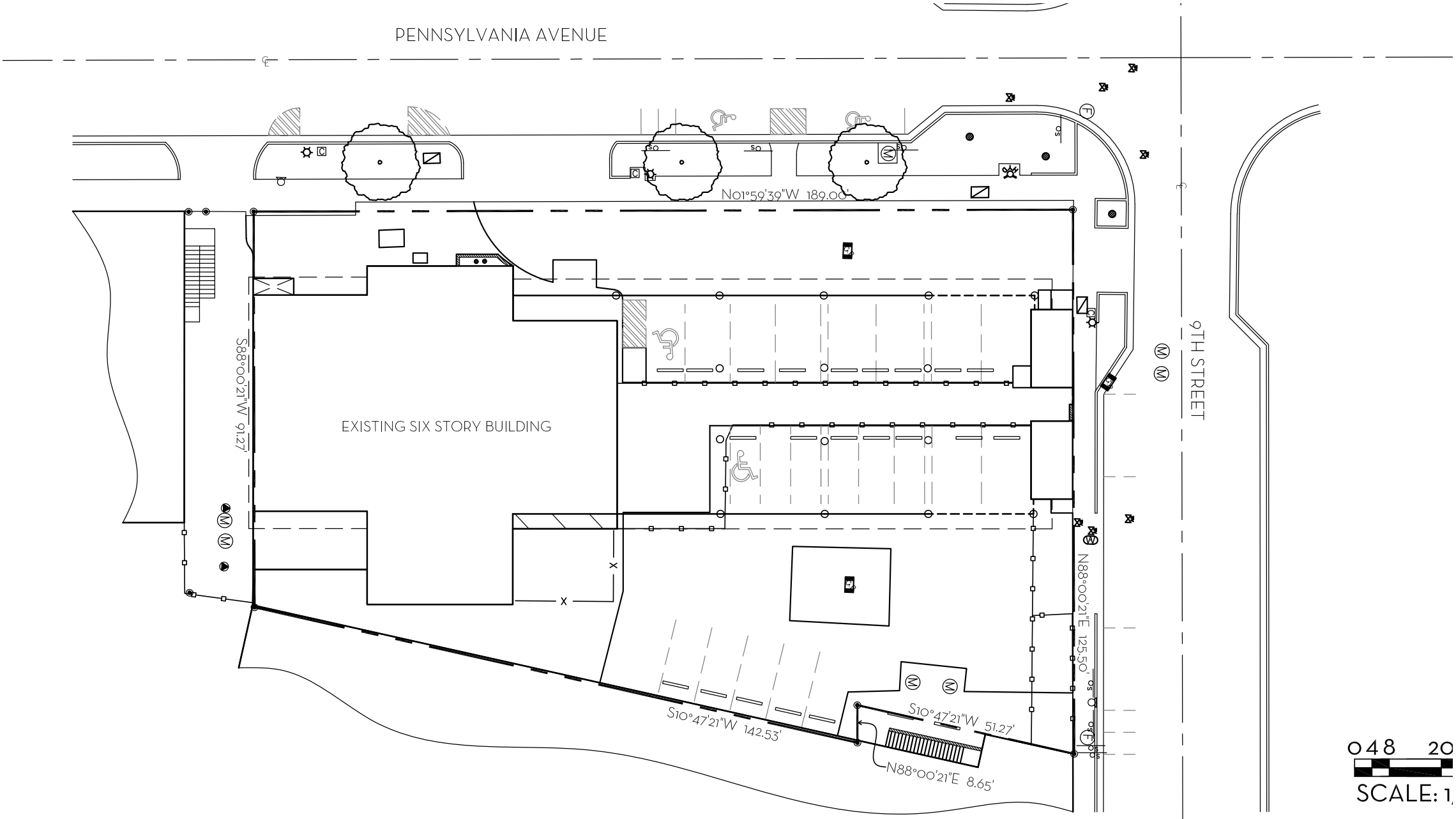
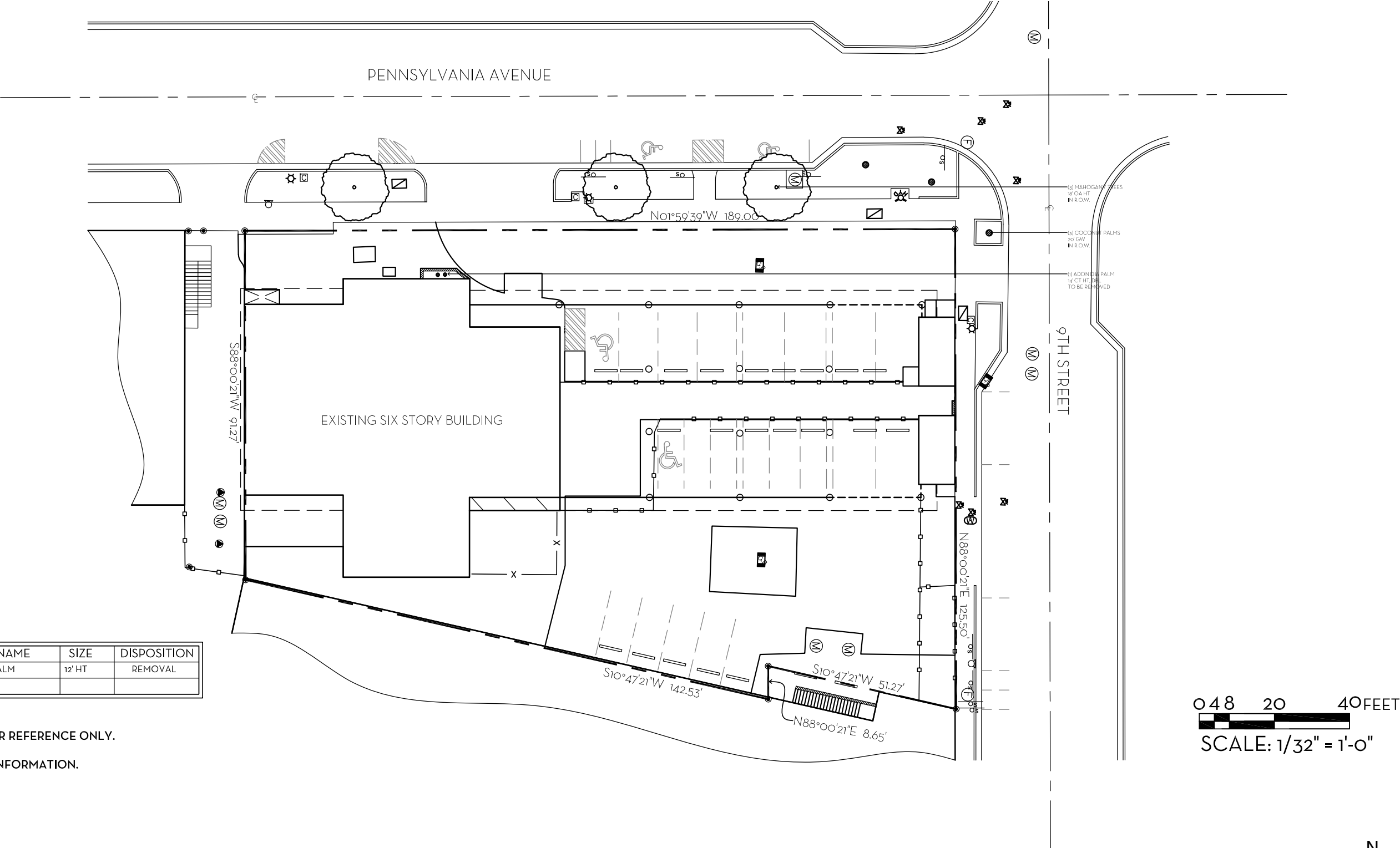


L-1.0-SITE SURVEY



L-1.01-TREE DISPOSITION PLAN



TREE DISPOSITION CHART:

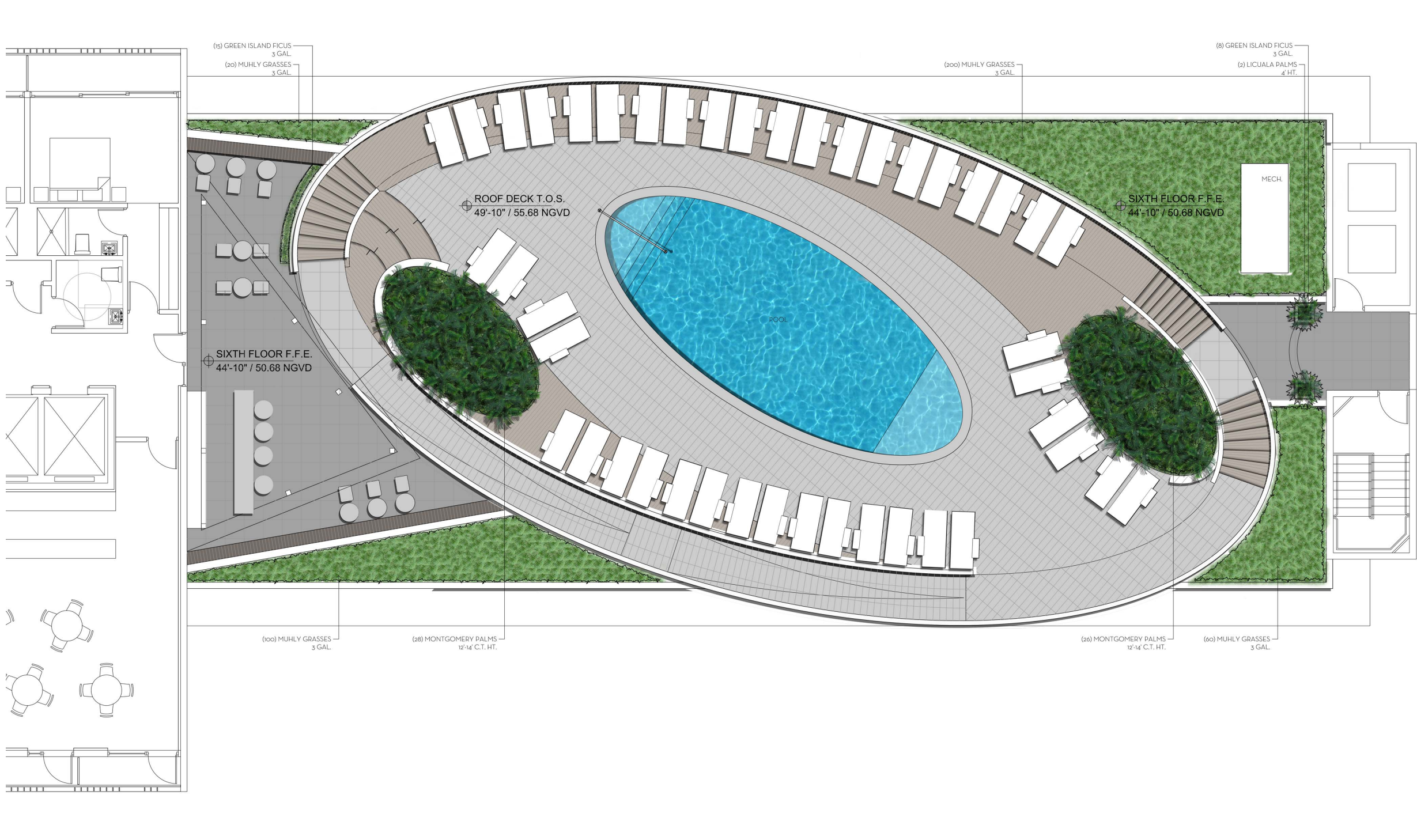
KEY#	BOTANICAL NAME	COMMON NAME	SIZE	DISPOSITION
1	ADONIDIA MERRILLII	CHRISTMAS PALM	12' HT	REMOVAL

- NOTES:
- TREES SHOWN OUT OF THE PROPERTY ARE FOR REFERENCE ONLY.
 - SEE TREE SURVEY FOR SIZE AND ADDITIONAL INFORMATION.

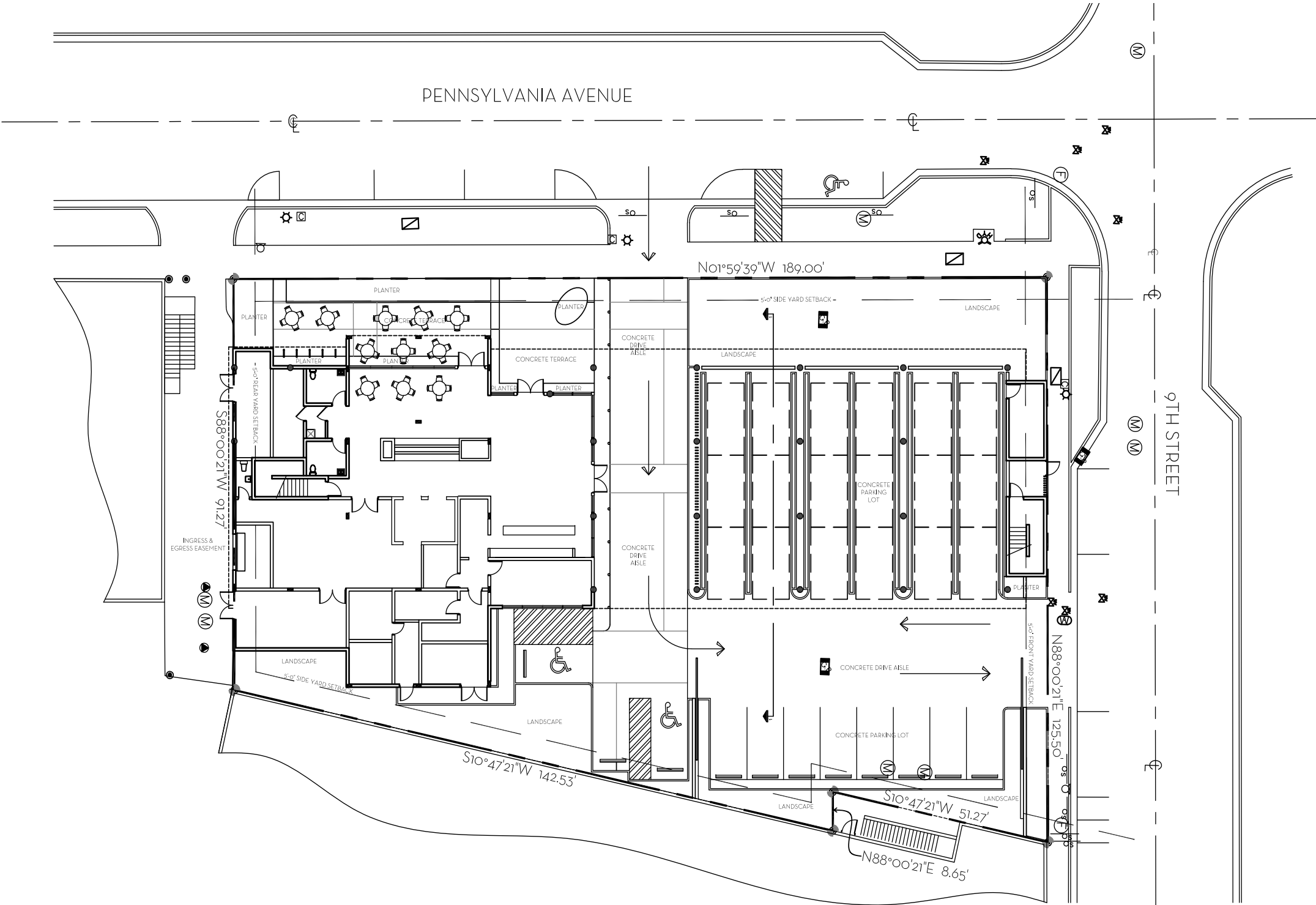
L-1.02-CONCEPTUAL RENDERING-FIRST FLOOR PLAN



L-1.03-CONCEPTUAL RENDERING-ROOF DECK



L-1.04-HARDSCAPE PLAN-FIRST FLOOR PLAN



CD-2 ZONING DISTRICT
SITE AREA-20,865 SF
EXISTING ZONING-HD HOSPITAL
PROPOSED ZONING-CD-2 COMMERCIAL MEDIUM INTENSITY
HISTORICAL DISTRICT-FLAMINGO PARK HISTORIC DISTRICT

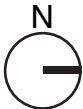
LANDSCAPE REQUIREMENTS
MINIMUM TREES REQUIRED-22
TREES PROVIDED-24

STREET TREES REQUIRED-1:20 LF OF THE STREET ELEVATIONS
STREET TREES REQUIRED-15
STREET TREES PROPOSED-15

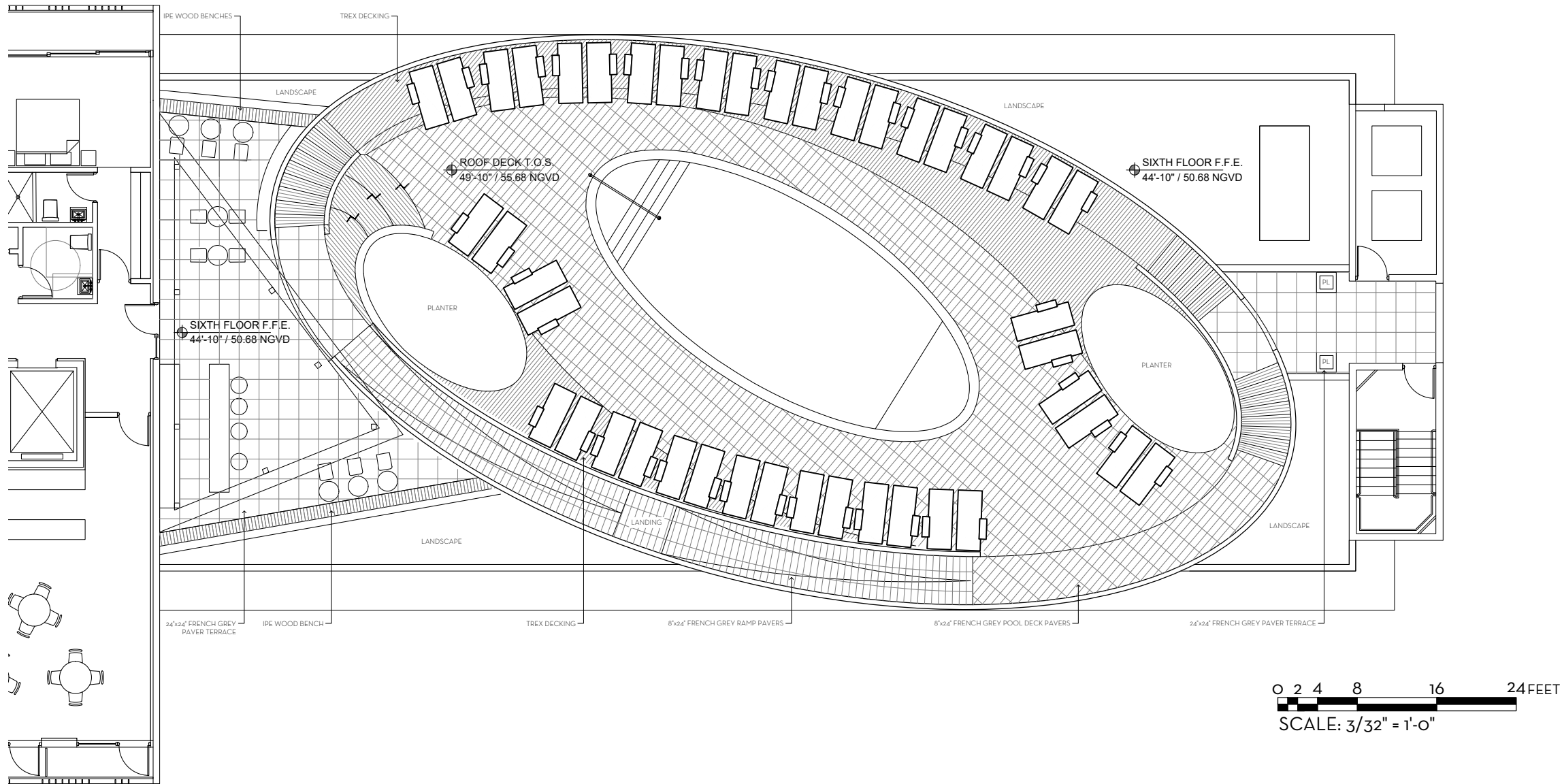
OPEN SPACE REQUIRED: 20% OF TOTAL SITE AREA
OPEN SPACE REQUIRED: 4,173 SF
OPEN SPACE PROVIDED: 4,180 SF

MINIMUM SHRUBS REQUIRED- (12 PER LOT TREE AND STREET TREE TOTAL REQUIRED)
SHRUBS REQUIRED- 468
SHRUBS PROVIDED-535

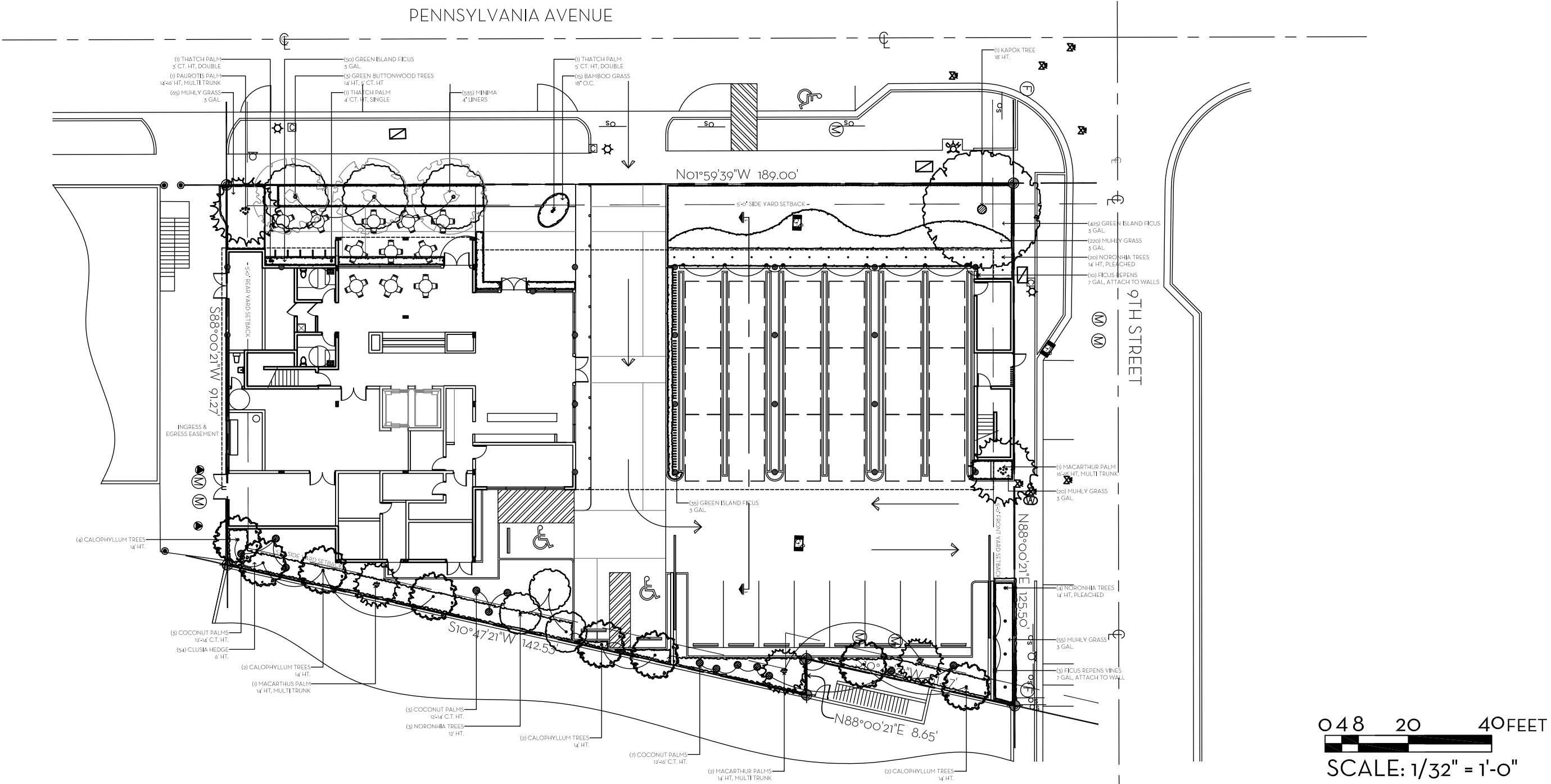
0 4 8 2
SCALE:



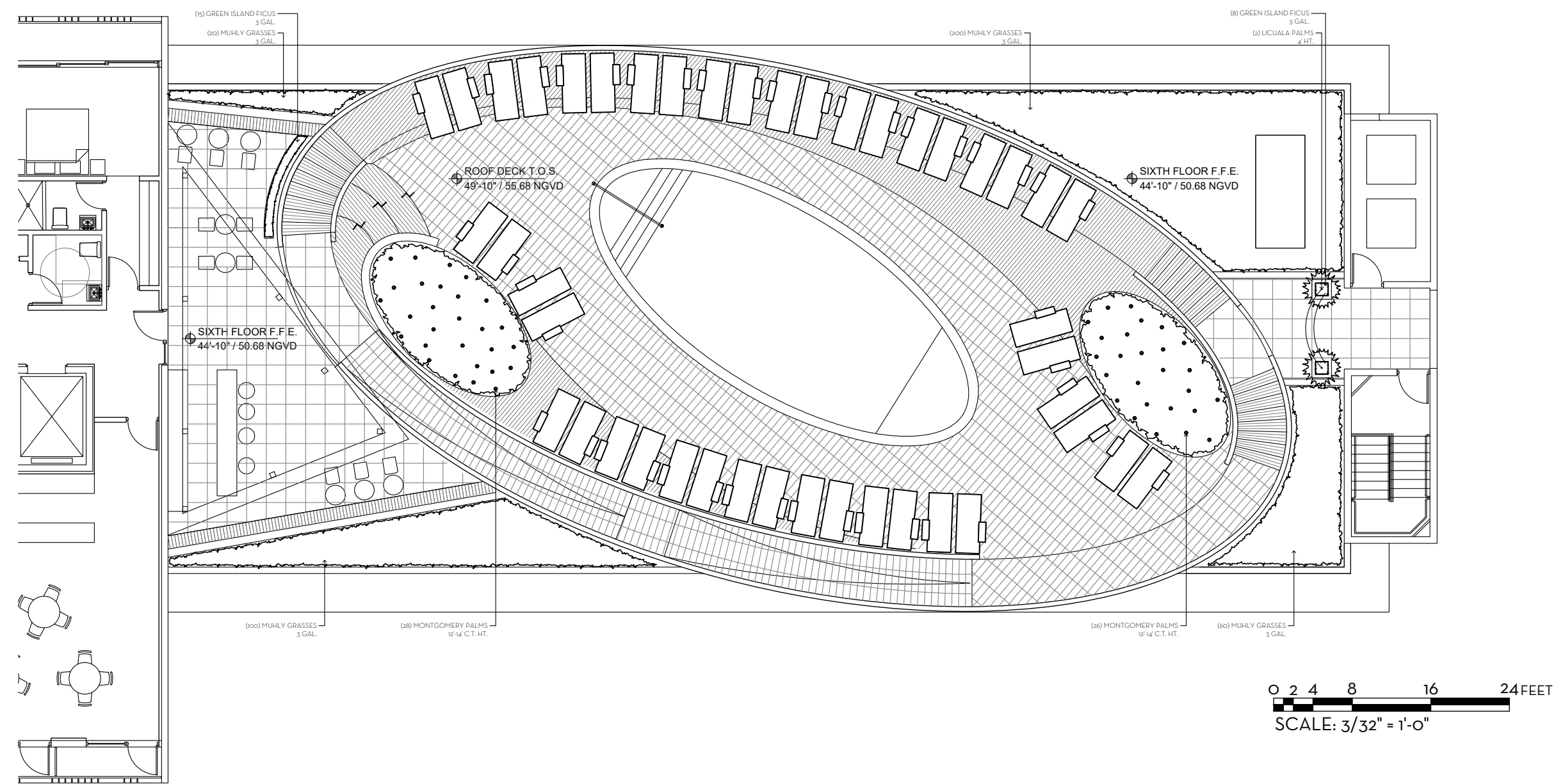
L-1.05-HARDSCAPE PLAN-ROOF DECK PLAN



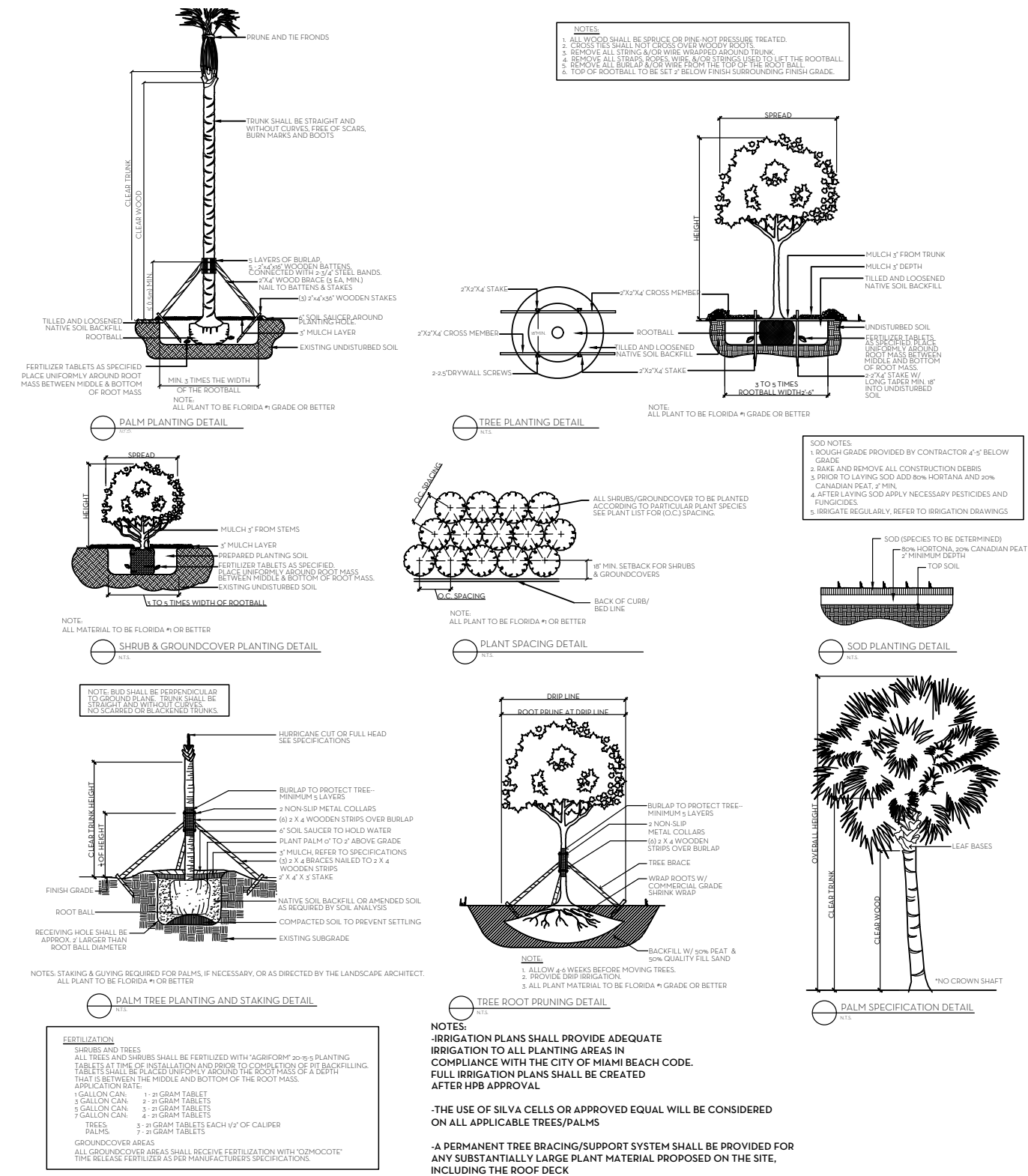
L-1.06-LANDSCAPE PLAN-FIRST FLOOR PLAN



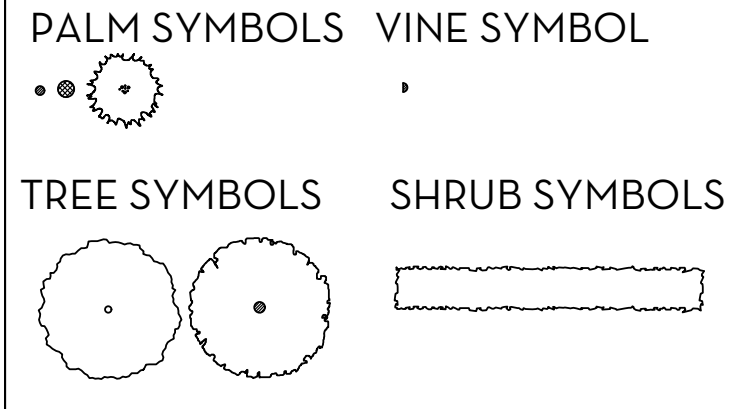
L-1.07-LANDSCAPE PLAN-ROOF DECK PLAN



L-1.08-PLANTING DETAILS AND LEGEND



LANDSCAPE LEGEND



L-1.09 LANDSCAPE PLANT IMAGES



COCONUT PALM - CURVED



GREEN BUTTONWOOD



KAPOK TREE-OVERALL STRUCTURE



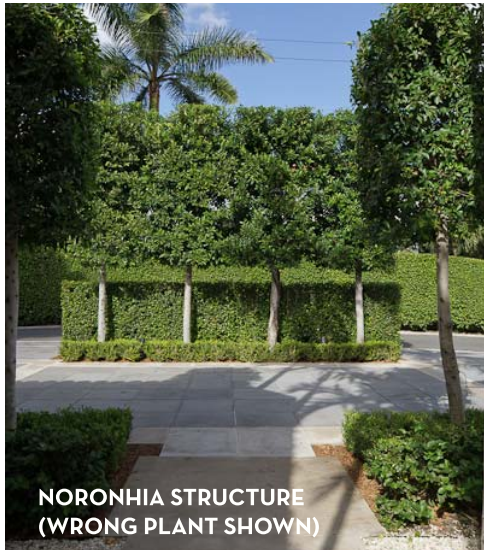
MACARTHUR PALM



MONTGOMERY PALM



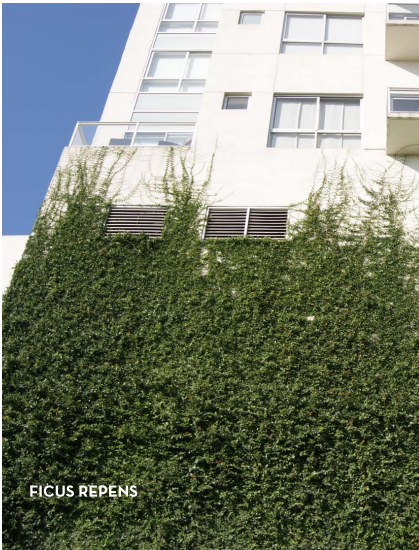
THATCH PALM



NORONHIA STRUCTURE
(WRONG PLANT SHOWN)



GREEN ISLAND FICUS

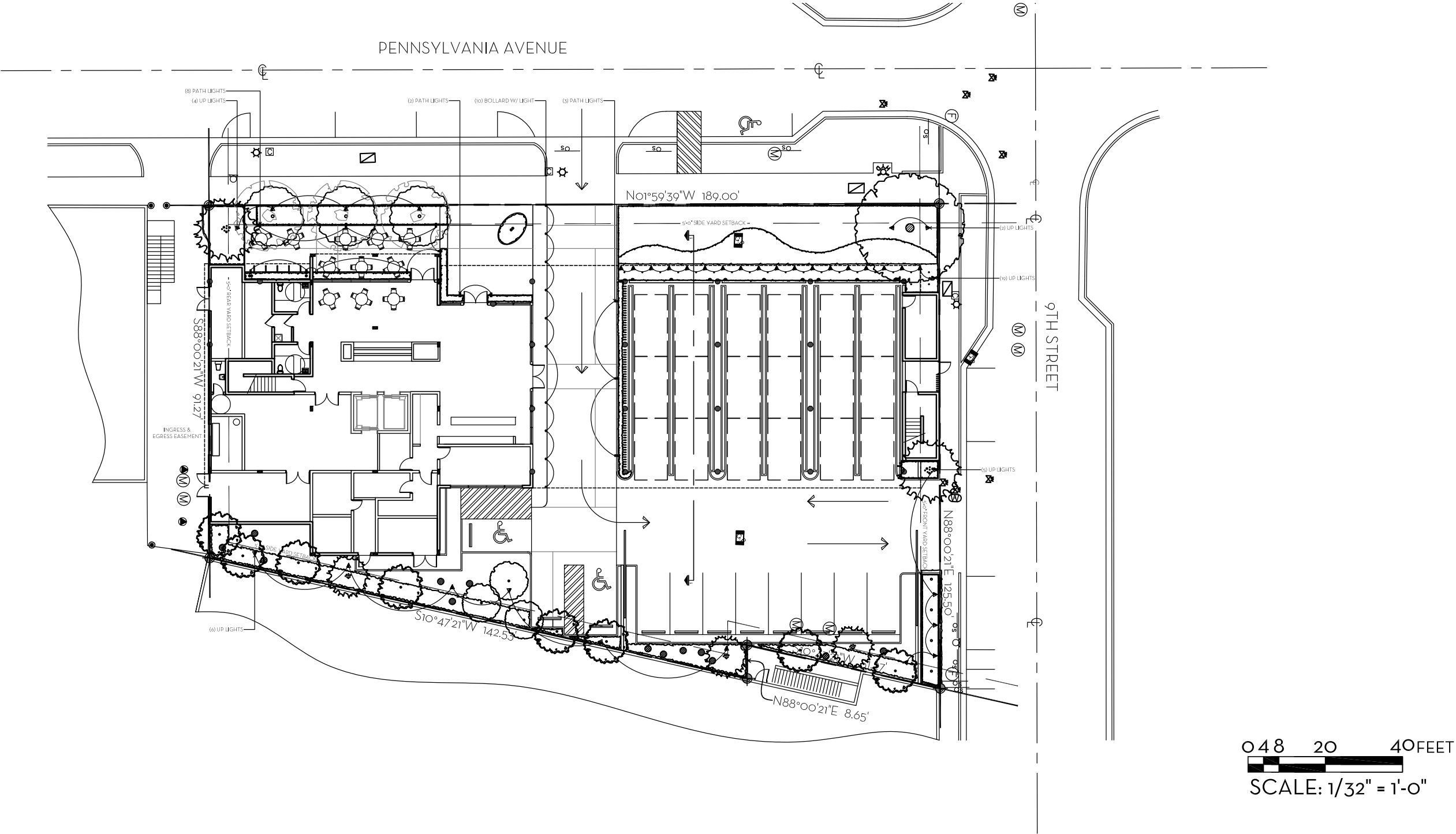


FICUS REPENS

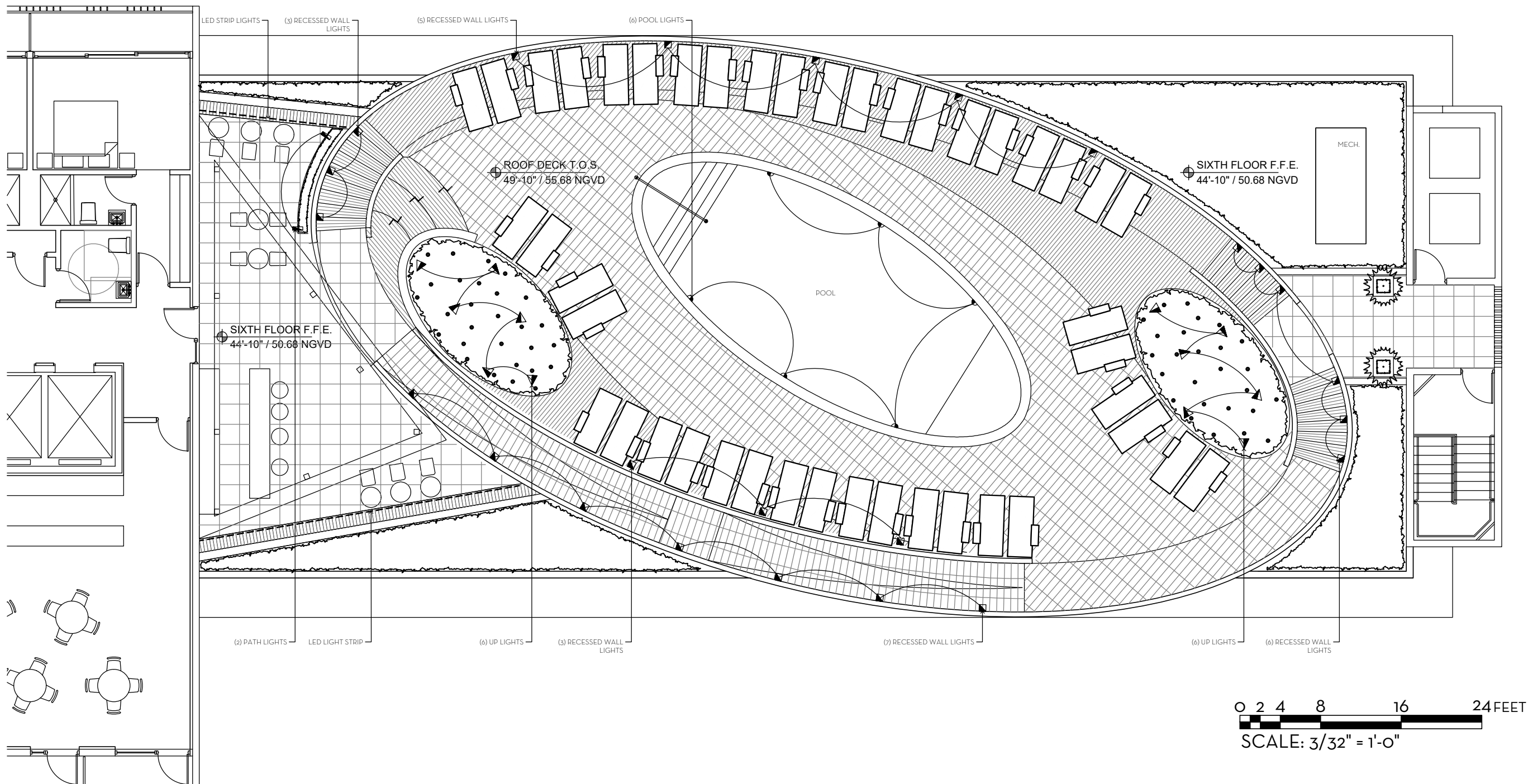


MUHLY GRASS

L-1.10-LANDSCAPE LIGHTING PLAN



L-1.11-LANDSCAPE LIGHTING PLAN



Shulman + Associates

N
W

NIEVERA WILLIAMS
DESIGN

LED Ballasts with rotationally symmetrical distribution

Product description: The glass-enclosed aluminum, with a one-piece aluminum top housing and base, internally vented into an assembly. Die castings are made in grade 6061-T6 copper content 40000 Aluminum alloy. Enclosure: Heavy welded, die-cast aluminum cap. Clear for this package glass with pure anodized aluminum color selective. All packages carry high temperature silicone rubber O-ring gaskets.

Electrical: 14-40 LED lamps, 10 ballast control watts, 20°C rated temperature. Integrals 120V through 277V electronic LED driver, 0-50V dimming. LED modules are available from factory for easy replacement. Standard LED color temperature is 3000K with a wide CRI. Available in 4000K CRI-90, with built-in 4-pin wire.

Note: Due to the dynamic nature of LED technology, LED Luminaire data on this sheet is subject to change at the discretion of BEGA-USA. For the most current technical data, please refer to www.bega-usa.com.

Another benefit: Heavy cast aluminum, reflecting precise alignment. Mounts to BEGA T1811 bracketage 44 supports.

Finish: All BEGA standard finishes are available powder coat with minimum 3 mil thickness. Available in standard BEGA colors: Black (BK), Silver (SILV), Bronze (BRN), Silver (SILV). To specify, add finish code with 3 or 4 digit number. Custom color suggested or special order.

US: based for US and Canadian Standards. Standards vary by wall locations. Please consult CDS (P&S).

Luminaire Lumens 740








Length	A	B	Recessed	
96021	14.41" LED	6.25"	38015	74007



1000 BEGA Way, Carpinteria, CA 93011 800668-0633 FAX (805) 566-5474 www.bega-usa.com
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PENTAIR INTELLIBRITE POOL LIGHT

SYMBOL	QUANTITY	CATEGORY	FIXTURE
	15	PATH LIGHT	SPJ-SQ100-1
	48	UP LIGHT	SPJ TITAN-10
	24	RECESSED WALL LIGHT	BEGA RECESSED WALL LUMINAIRE
	6	POOL LIGHT	PENTAIR
	10	BOLLARD W/ LIGHT	BEGA LED BOLLARDS

L-1.13-IRRIGATION PLAN

