THE CONSERVATORY

LANDSCAPE DESIGN GUIDELINES
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1) Overview

The purpose of these landscape design guidelines is to establish a practical reference for the aesthetic design of the landscape environment for individual homes within the community. The ACB shall be the final authority regarding all landscape issues. At its discretion, the ACB may require additional landscaping on corner lots, sites with unusual site conditions or properties that may significantly impact the golf course.

The Conservatory is a private, luxury residential gated golf community. The landscape concept for The Conservatory reflects a "Spanish Renaissance" theme, established by the natural and manmade landscape of the site, the architectural vernacular of the community and the luxurious amenities offered. Landscaping should be appropriate and adequate for the size, shape, topography, and location of each lot, and shall reflect the same level of permanence, quality, and elegance as the architecture. It is the landscape architect's responsibility to research and understand the architectural style and incorporate a Spanish Renaissance landscape. Designs should exude old world charm, where skillfully arranged plantings complement garden elements that include central fountains, patios, outdoor courtyards, arches, potted plants, grotto-work, frescoes, gates and statuary. The design should be orderly and symmetrical, but casual, incorporating a backdrop of native plantings with distinctly Spanish and Mediterranean accents.

Dating back to the late 15th century, Spanish Renaissance architecture was greatly influenced by southern Italian and Arabic styles mixed with Gothic traditions. The resulting style featured columns, lintels, domes, decorated facades and arches, emphasizing order, symmetry, proportion and simple elegance. The garden was an important element of the architectural style of the period. Carefully adorned with potted shrubs, herbs and flowers as decoration, these outdoor spaces were characterized by beautiful and intricate patterns of stone, colorful tile work and overhanging trees. Terracotta and mosaic planters were typically filled with lemon trees, a single flowering shrub such as hydrangea or old world rose, or fragrant herbs such as lavender, mint, or basil. Bright colored flowering vines including bougainvillea or sweet-smelling vines like jasmine could be found in pots and rambling along garden walls, trellises and gates. Old stone pathways were also commonplace, winding through gardens of low-lying groundcovers, potted plants and flowers, and well-trimmed shrubs.

Environmental sensitivity is a goal of The Conservatory. Existing vegetation should be retained where possible and excessive use of fertilizer, pesticides and water-intensive species is discouraged.

Each residential home will have an automatic irrigation system that is controlled by the Property Owner's Association. The irrigation system will adequately provide water to all five landscaping zones of the lot, including the common area between the sidewalk (when applicable) and street curb in front of each residence. "Water-wise" principals must be incorporated into all landscape planning. Refer to the Irrigation Design Guidelines section of this document for irrigation design information.

2) Design Standards and Process

A. Objectives

1. *Design Methodology Objectives*

a) Complement the architectural style of the home with plant material arranged in a way that is harmonious and complimentary of the building form. Accent lines, balance building masses, frame significant features, and break up vast blank walls. Smooth the transition from building to ground with plantings. Interrupt repetition with occasional surprise and variety.

b) Layer plants to create diversity and scale. Seasonal color is encouraged using flowering shrubs and trees as well as perennials.

c) Homes elevations shall have sufficient landscaping to soften and screen, where applicable, blank walls and large roof sections. All fences and walls used for screening purposes shall have associated landscape plantings in the form of continuous shrubs and vines and provide 60% (sixty percent) coverage.

d) Foundation plantings are required along the entire perimeter of the home. Sod is not allowed directly adjacent to the home structure for maintenance reasons, protection of exterior home structures and finishes, and irrigation moisture issues.

e) All fences and walls should have landscape planting adjacent to them. Sod is discouraged to minimize stains and damage from grass trimming/weed eaters.

f) Designs shall take into consideration the lot type. Certain lots will require, and should receive, slightly different landscape treatments, and are assigned minimum builder allowances for landscaping, irrigation and turf of $12,500 and $15,000 respectively. See section 2.D for detailed descriptions of each lot type.

2. ***Water Conservation Principles***

a) Water conservation is strongly encouraged. Listed below are a few "water-wise" principles that are effective and important in designing the landscape.

b) Create Practical Turf Areas: Limit the size of lawn areas and in low-use areas, consider drought-tolerant-plant beds, groundcovers, walkways or other alternatives that require little or no water.

c) Utilize hydro-zoning when designing the landscape and irrigation. Group plantings with similar water requirements and utilize sub-surface drip pipe systems to irrigate tree, shrub and groundcover beds.

d) Use xeric plants for hot, dry south and west facing areas. Use plants that like more moisture along the north and east facing areas. Do not mix plants with high and low watering needs in the same planting area.

e) Soil Amendments: Add organic matter mixed with the native soil at the time of planting in all plant beds. This helps the soil hold extra moisture.

f) Mulch Use: By covering the soil's surface with a layer of mulch, valuable soil moisture is retained. Mulching also helps capture rainwater by allowing hard rains to soak into the soil instead of running off into the street and drainage areas.

g) Individual lots should be landscaped to create a cohesive flowing relationship between

adjacent lots using turf or groundcover masses.

B. **Site Analysis and Evaluation of Existing Conditions and Adjacent Homes**

1. The specific approach to siting and landscaping the home will depend on the property location; whether it is a waterfront home or a home near a common area amenity, a sound landscape program should be prepared. A list of opportunities and constraints should be developed for each lot and should address:

   a) Neighboring plant material;

   b) Drainage patterns on or near the lot;

   c) Neighboring houses, drives, streets, etc.;

   d) Views in all directions to and from the lot; and

   e) Doors, windows, balconies, and porches on the home.

C. **Grading and Drainage**

1. The community was designed and permitted under a master drainage plan, which system was constructed and subsequently placed into operation. The master drainage plan incorporates general drainage patterns within the community, including drainage patterns within, over, on, and around each residential property. The landscape designer must confirm the drainage scheme proposed for the lot conforms, and is consistent, with the permitted master drainage plan prior to commencing with a detailed drainage plan.

2. All grading should respect the natural topography and consist of smooth contours without sharp angles or abrupt grade changes. Excessive cut and fill, and "engineered" slope banks should be avoided, and generally will not be approved. Lots should be graded and contoured to provide positive drainage away from all structures, prevent standing water, control and direct runoff, and avoid erosion and other nuisance conditions. Drainage shall be directed to the nearest available swales, culverts, and approved drainage systems. Shallow swales and low berms may be used where necessary to control drainage, except between lots and in areas where such control would be inappropriate or aesthetically inconsistent. No grading shall encroach upon existing vegetation or the drip line of trees to be preserved. No heavy equipment or storage of materials/fill will be permitted in this area.

3. Site configuration and conditions may require roof rain leaders and air conditioner drains piping interconnect with perimeter underdrainage systems to convey runoff to the property line or other appropriate point of discharge. Underdrains, if incorporated, shall be consistent of a minimum 6-inch diameter PVC or ADS pipe running the length of the side property line and terminating with pop-up emitters at each property point. Underground drainage shall be connected in such a manner that pipes and joints are not permitted to leak. This means that PVC, ABS, and / or other connections should be glued or fastened in a manner which does not allow for water to leak out and cause washouts and erosion. This is particularly important near the property edge where 90-degree fittings are used to direct the water upwards to the pop-up emitter. The pop-up emitter itself should be the only element of this design that is NOT glued and sealed to the drainage pipe. This will allow for the pop-up emitter to be removed and to allow for cleaning of the main drainage pipe below the pop-up emitter if necessary. All other elements of the drainage system that are buried underground should be

glued/sealed in a manner which eliminates leaks and separation of pipes and connectors. Open-ended downspouts and splash blocks are not allowed without the express written permission of the ACB, which conditional acceptance, if so granted, shall require special conditions.

4. The pop-up emitters that will be required for use in all projects in The Conservatory are as follows: French Drain Man TORRENTIAL RAIN™4 in. Pop-Up Emitter & Turf Restrictor Plate 2.0 – Connects to 4" Corrugated Pipe: As of March 2025, the direct link to this item is: https://frenchdrainman.com/product/4-in-corrugated-pop-up-emitter/ In the event this product is discontinued or otherwise unavailable, Builder shall provide alternative to ACB for approval.

D. **Lot Types**

1. **"Type A" Lots:**

a) Lots 28-126, 141-193, 222-265 and 296-333 are classified as Type "A".

b) "Type A" lots are more intimate and are given special landscape consideration to create a unique character. Streetscapes for "Type A" lots have been designed to create a unified appearance, as expressed in the following guidelines:

i. Where possible, plant additional palm trees to create clusters.

ii. Landscaping shall be placed on the building corners to accent the architecture, prevent "alley views" and buffer utility area(s). These materials shall be staggered with the adjacent property owner's planting to maintain access.

iii. A utility service area shall be established on one side of the home. The ground surfaces of this area shall be gravel, although individual shrubs or plants in the utility area are acceptable as long at they do not interfere with the drainage or service equipment. The utility area shall be located approximately 20' from the front and rear building lines.

iv. The minimum builder allowance for landscaping, irrigation and turf shall be $12,500.

2. "Type B" Lots

a) Lots 1-27, 127-140, 194-221, 266-295 and 334-340 are classified as "Type B".

b) Streetscapes for "Type B" lots have been designed to create a unified appearance, as expressed in the following guidelines:

i. Where possible, plant additional palm trees to create clusters.

ii. Landscaping shall be placed on the building corners to accent the architecture, prevent "alley views" and buffer the utility area(s). These materials shall be staggered with the adjacent property owner's planting to maintain access.

iii. Rear yards in the "Type B" lots are to contain a minimum of two tree credits (two

palms are equivalent to one tree) to filter the view of the architecture and provide a buffer for the rear of the home.

iv. Shrub masses of hedges and vines should be used to visually soften pool fences. Groundcover or grass is required in front of fire hydrants so not to impede visibility for fire personnel.

v. The minimum builder allowance for landscaping, irrigation and turf shall be $15,000.

3. **Common Requirements for Lot Types A and B**

a) All irrigation systems will be designed using "water-wise" guidelines in accordance with St. Johns River Water Management District requirements.

b) *All landscaping for a Home Lot shall be completed prior to application for a Certificate of Occupancy for the respective home.

E. **Lot Landscape Zones**

Each homeowner's individual preferences reflect their personality and lifestyle. As each individual home becomes part of the growing community, attention must be paid to the integrity of the community. Landscape guidelines identify and characterize five distinct zones to ensure that individual home landscaping designs fit within the overall design concept, while allowing homeowners to express individual taste and aesthetic preferences. (Refer to Exhibit #5 -Zone Requirements Table).

1. ***Zone One – Streetscape:***

The Streetscape zone, which includes the front yard, is the width of lot adjacent to the roadway and up to the Arrival Court. On small lots, this zone and arrival court may be one and the same. The composition and quality of planting, walls, mailboxes, and architectural elements along the street is one of the most significant visual elements in the community. The completion of a successful Streetscape depends on the proper adherence to the guidelines for this area.

a) Front yards should be coordinated with adjacent landscapes on both sides of the property. Plantings should meander along the property lines within the property to create a sense of cohesiveness. This area should blend with front yards of adjacent homes to give the appearance of a continuous Spanish Renaissance landscape, not a property line-defined lot.

b) Utilize a mix of palms, hardwoods and/or flowering understory trees that convey an upscale Spanish Renaissance landscape.

c) Attempt to minimize the use of a wide variety of plants in the front yard. Larger masses of fewer plant species are preferred over gardens with many individual specimens of different varieties. Generally, the total number of varieties in the front yard should be limited to 8 species.

d) The ACB encourages accompanying understory planting with street trees. The understory planting shall be species included on the approved plant list and should not impede drainage or block visions from driveways or intersections.

e) Additional tree and shrub plantings in the Streetscape shall be in keeping with the character of the neighboring lot and overall community. This is an opportunity to create privacy within the homeowner's property yet fit into the overall community concept.

f) Newly planted trees shall be maintained in perpetuity by the property owners and replaced within thirty days after determined not suitable or dead.

2. ***Zone Two – Arrival Court:***

The Arrival Court zone is the portion of the lot adjacent to the front yard and home, generally dominated by the paved driveway and front entry pathways.

a) Arrival Court zones should provide trees to afford cooling and shade for the dry, harsh hardscape areas of the motor courts. The plant palette may include palm trees, pots and containers.

b) Layering of plant material adjacent to the home will not only reinforce the architecture of the home but also visually blend the house with the landscape. Flowering trees, shrubs, and groundcovers help provide a variety of bed heights, seasonal color, and textures.

3. **Driveways and Parking Lots**

a) Parking spaces, garages, curb cuts and the driveway to a garage shall be planned and executed in an attractive and functional manner, and shall consider adjacent existing trees, topography, streetscape and compatibility with surrounding improvements. No driveway shall connect to any arterial road without prior written ACB approval.

b) Driveways must be of a hard surface such as brick, stone, or concrete pavers with reinforced edges to prevent spreading of materials. Unacceptable materials include poured concrete and asphalt. Driveway openings shall be a minimum of 11’ wide and a maximum of 16’ wide at the front home lot property line through the right of way. Before widening for on-site parking or other uses, get approval by the ACB. The common sidewalk within the right-of-way must be terminated at the driveway entrance to maintain consistent use of materials throughout the driveway. When curb cuts and/or sidewalks are required to be broken for driveway entrances, the curb shall be repaired in a manner acceptable to the ACB.

c) Driveway reflectors are not permitted.

d) All driveway aprons shall have a 3’ by 6’ flare to accommodate full size vehicle turning radii and must be constructed with a 6” concrete base covered with approved paver material.

4. ***Zone Three – Side Yard:***

The Side Yard zone is the portion of the lot adjacent to the home structure extending to the side property line between the front and rear building lines. Of primary consideration shall be the provision of access to the rear yard, screening of mechanical equipment, provision for drainage, acknowledgement of potentially deeply shaded and moisture prone conditions, and requisite appropriate choices in plant material.

a) Side yards should be coordinated with adjacent homes, when present, to provide screening to the private backyards, privacy for side-facing windows, and transition between homes. These areas are ideal for narrow columnar trees and palms.

b) Lawn areas in the side yards are strongly discouraged and should be provided only when there is adequate sun exposure and clearance for lawn equipment. Where space is limited, low shrubs or groundcover are recommended, in concert with approved paving materials for pathways.

c) This area should also be coordinated with adjacent home’s landscaping. Blank walls and window heights should be accounted for with appropriate landscaping. Long,

uninterrupted single rows of plants should be avoided.

d) Drainage swales must be acknowledged and should be unobstructed with plantings of trees and shrubs.

e) Connection to drainage structures should be provided where necessary, especially at air conditioner drains and roof rain leaders.

f) Side yard plantings must not obstruct access to the rear of the home/lot for maintenance and service purposes.

g) Refer to item 3.O for Service Yard/Equipment Enclosure Requirements.

5. ***Zone Four – Private Backyard:***

The Private Backyard zone is the portion of the landscape that is directly adjacent to the home extending out to the side and rear property lines. Since the backyard represents the most private outdoor space for each home, the character and quality of this zone is an opportunity for individual lot owner expression.

a) Canopy shade trees, specimen trees, understory flowering trees, shrubs and ground cover beds should be the predominant plant materials in the rear yards.

b) Layering of plant material adjacent to the home will not only reinforce the architecture of the home but also visually blend the house with the landscape. Flowering trees, shrubs, and groundcovers help provide a variety of bed heights, seasonal color, and textures.

c) Open views into neighboring windows and private areas are discouraged. The homeowner is encouraged to separate all outdoor living areas from each other by establishing a vegetative screen with a height minimum of five feet (5') with appropriate plant materials that will achieve a permanent 75% (seventy-five percent) opacity within one year from installation.

d) All courtyards or pool areas shall be designed with plant material that has minimal leaf drop and is cold weather tolerant/hardy. Plants with notable leaf drop, such as ~~bougainvillea and~~ Ruellia, shall be placed a minimum of 15' away from pool water surfaces to minimize drop into pools.

e) Grass is not allowed to be placed adjacent to any pool deck area. Utilize groundcovers that do not require mowing.

f) All pool area plant beds shall be stabilized or mulched with ~~stone~~ brown or gray river rock, and not natural mulches and wood chips. Granite gravel or other types of gravel are not allowed.

g) Approved rear yard fences and/or walls should be softened with the use of landscape plantings 60% (sixty percent) of coverage. Fences must be constructed on the lot line or at least 3 feet off the line to allow for maintenance between homeowner lots.

h) Water intensive lawn areas should be minimized, especially in areas where space is limited. Instead, groundcover masses should be planted.

6. **Pools and Enclosures**

   a) Any swimming pool, deck or enclosure to be constructed upon any lot must be approved by the ACB. Final plans shall include detail on all design components, including materials, finishes and colors, pool deck, fence, landscape, pool equipment, lighting, shower fixtures, and location and any other element of the pool or enclosure.

   b) Above ground pools or spas are not allowed.

   c) Screen enclosures are strongly discouraged on any house lot in the development. Where permitted specifically by the ACB, screen enclosures shall be consistent with the architectural style of the home, shall be mansard style and shall be framed in either white or a color matching the exterior window trim of the home screened enclosures shall in no case extend beyond the side plane of the home.

7. ***Zone Five – Open Space Corridor***

   a) Open space corridors are greatly affected by rear yard landscape plantings. Views across and along these corridors are impacted by the planting scheme for each lot located adjacent to these open space corridors. Plantings in this zone will create a harmonious backdrop for the lakes, golf courses, upland buffers and wetlands throughout the community.

   b) All trees and shrubs shall have the characteristics of those described in the Conceptual Landscape Plan, the Individual Neighbor Sections, and shall utilize the recommended plant list. Trees and shrubs shall be planted in perpetuity and replaced within thirty days after determined not suitable or dead.

   c) No existing trees shall be removed from the rear yard without prior written consent of the ACB. It may be necessary for trees to be relocated or replaced.

F. **Special Condition Lots:**

Certain residential lots have potential to create significant influence or impact on the community and require particular attention necessitating additional landscape improvements.

1. Corner Lots.

   Landscape shall be appropriately designed at all areas exposed to streets or other common or commercial views. Pool screen enclosures are discouraged. All private areas of the home should be screened from view with walls, fences, and/or appropriate landscaping. If warranted, the ACB may require more trees based on the nature and character of the side yard.

2. Golf, Natural Wetland Lots, and Common Area Improvement Lots.

   Lots located adjacent to the golf course, natural areas including wetlands, and improved common areas play an important part in the overall community design and synergy of the landscape. The individual home site landscaping shall harmonize and complement the

landscape of adjacent amenity areas while preserving and enhancing the views to/from each property. Landscaping should soften the architecture and screen the private areas of the home from the amenities, yet allow desirable views from the home to the amenities.

3. **Waterfront Lots.**

   Lots located adjacent to water features, including master drainage system lakes, must insure congruity of landscape elements with the lake bank. Zoysia sod shall be installed from the top of the water bank to the water's edge, or the property line of the lot, as applicable. Grading plans must consider the existing slope of the lake bank and whether any changes to the slope are proposed or required.

G. **Landscaping Beyond Property Lines.**

1. No landscaping or site work shall be performed or installed outside of the lot property limits, including POA property, open space, and other adjacent property, without POA and/or ACB approval.

2. A written request must be made to the POA/ACB for work outside of the lot property lines. If permission is granted, the property owner shall be responsible for all costs incurred, including maintenance costs. Furthermore, any permission to improve areas outside of the lot shall not grant any ownership or interest in such property. The POA/ACB reserves the right to remove and/or modify this landscape for any reason without obligation of replacement or payment.

H. **Plant Species / Materials**

1. Plant material species and minimum sizes used in the landscape plan shall be selected from the Approved Plant List (see Exhibit #1). Additions may be permitted by the ACB, but only in cases of exceptional design merit, unavailability, or extreme hardship.

2. Unacceptable plants prohibited within the community include those identified in the List of Unacceptable Plants (see Exhibit #2) and invasive species as defined by the State of Florida. Refer to the state of Florida's "2005 List of Invasive Species" (Exhibit #3) to avoid use of such plants.

3. All plant materials shall meet or exceed the requirements for Florida No. 1 quality in accordance with the Grades and Standards for Nursery Plants published by the State of Florida, Department of Agriculture current edition and any amendments thereto. No synthetic or artificial plant materials shall be used.

4. Environmental sensitivity is a goal of The Conservatory. Excessive use of fertilizers and pesticides is discouraged. The landscape designer shall encourage use of plant material requiring minimal agricultural input.

5. Use of

I. **Trees and Palms**

1. Tree locations must be coordinated with adjacent properties. Adjacent trees must be shown on the landscape plans.

2. A minimum of 50% (fifty percent) of all trees shall be cold hardy species.

3. All canopy trees shall have a minimum of 3.5" caliper.

4. Trees or palms planted in lawn areas shall have mulch rings to protect them from maintenance equipment. Brown or gray river rock are allowed for mulch bed but a sample must be provided prior to approval. Granite gravel or other types of gravel are not allowed.

5. Sable palm and Washingtonian palm quantities shall not exceed 20% (twenty percent) of mandated palms.

6. No artificial plants may be used.

7. Newly planted trees shall be maintained in perpetuity by Owner and replaced within thirty (30) days after ACB determination of unsuitability or death.

8. Refer to the Approved Plant List for minimum size for all trees and palms. All caliper measurements are standard nursery height. Caliper is measured 6 inches from the ground on trees less than 3.5 inches in caliper. Above 3.5 inches in caliper at 6 inch height, move to 12 inches above the ground to measure trunk caliper or diameter.

9. Palm staking is recommended for palm trees for the first year to establish the root system and prevent the palms from tipping over during windy conditions. Wood stakes, braces, and battens for tree and palm staking shall be as follows, or approved equal:

   a) Construction-grade lumber, pressure-treated pine.

   b) Vertical Stakes: Nominal two inch (2") diameter x eight feet (8') long minimum, pressure-treated wood stakes, and pointed at one (1) end.

   c) Braces for Palm Trees: Nominal 2"x4"x8' long minimum, pressure-treated lumber.

   d) Anchor stakes: Nominal 2"x4"x3' long, pressure-treated pine, and pointed at one (1) end.

   e) Battens for Palm Trees: 2"x6"x12" long minimum, pressure-treated lumber.

   f) Banding to secure battens and burlap to palm trees shall be as follows, or approved equal: galvanized-steel bands of sufficient size to tightly secure battens and burlap to tree trunk. Reinforced-nylon ties of sufficient size to tightly secure battens and burlap to tree trunk.

   g) Guying: Reinforced-nylon straps.

J. **Shrubs and Groundcovers**

1. A minimum of 25% (twenty-five percent) of plantings shall be native to the region.

2. A minimum of 50 % (fifty percent) of the plantings shall be cold hardy species.

3. Refer to the Approved Plant List for minimum size requirements; generally shrubs used for specimens and accents will require larger sizes such as 15 – 25 gallon size plants.

4. All plant beds that surround walks, patios, terraces, pool decks and any other hardscape

surfaces shall be flush, or at elevations slightly lower than the hard surface to prevent the erosion of soil and mulch into and onto hardscape areas during rain, irrigation, or maintenance activities. Care should be exercised in determining grade and elevation changes to prevent dangerous conditions for pedestrians.

5. All courtyards or pool areas shall be designed with plant material that has minimal leaf drop.

6. Annual plant beds shall not exceed 20% (twenty percent) of the total plant bed area on a house lot.

7. No artificial plants may be used.

K. **Turf Grass/Lawns**

1. All turf grass/lawn areas shall be installed with Empire Zoysia grass per the Approved Plant List.

2. Designers should create Practical Lawn Areas, limiting the size of lawn areas and considering drought-tolerant-plant beds, groundcovers, walkways or other alternatives that require little or no water in low-use areas.

3. All turf grass/lawn areas abutting pools are discouraged due to maintenance issues with grass clippings and lawn equipment access. Planting beds or wider pool decks adjacent to the pool are encouraged to maintain debris such as grass clippings from detracting the cleanliness of the pool.

4. No artificial turf may be used.

L. **Mulch**

1. All planting beds, except beds adjacent to pools and pool decks, shall have a 3-inch layer of Grade “A” dark brown pine bark mulch, brown or black double ground or shredded hardwood mulch.

2. No artificial materials may be used. Red mulch is not allowed. Pine straw and cypress mulch are not allowed.

3. Stone may be permitted as an alternate planting bed stabilization material and shall be required in planting beds adjacent to pools and pool decks

M. **Soil Amendments**

All hardwood trees and shrub areas are required to be constructed with a premium soil containing adequate organic matter mixed with the native soil at the time of planting, along with a slow-release fertilizer, for example 14-14-14.

N. **Exterior Landscape Lighting**

1. Landscape lighting shall be designed and installed to illuminate the lot landscape and building architecture and shall be indirect with no exposed light elements.

2. All site lighting shall be used to enhance the overall design of the home in an aesthetic manner. All fixtures should be compatible with the architecture, finishes and color should be black, bronze, or dark green and as inconspicuous as possible.

3. Low voltage lighting is recommended.

4. All lighting sources shall be of a 'white light' such as incandescent, natural gas, or metal halide. Prohibited sources include mercury vapor, high-pressure sodium and/or colored, flashing or neon lights.

5. Solar lights, as currently designed and available at the writing of this document, are prohibited. Future consideration shall be granted by the ACB should solar lighting design be improved from current standards.

6. Bare light bulbs are prohibited.

7. All lighting shall be located as close to grade as possible to prevent excessive light spillage or glare upon neighboring properties and shall be confined to the homeowner's lot. The use of glare shields is encouraged.

8. On corner lots and locations where the lighting may affect drivers, care must be taken to insure that lights do not cause dangerous safety issues by blinding oncoming traffic.

9. Exterior landscape lighting shall meet all applicable codes and must be approved prior to installation.

10. Electrical cables shall be buried a minimum of 12", or shall be protected with conduit, where crossing under turf edges to prevent damage by turf maintenance equipment.

O. **Service Yard/Equipment Enclosures (Outside Equipment, Refuse and Storage)**

All exterior mechanical equipment, including (without limitation) transformers, air conditioning pumps, condenser units, pool pumps/heaters/filters, water treatment systems, meters and other visually unattractive elements such as storage or trash and recycling containers, may not be placed in the front yards, corner lot side yards, or rear yards within view from all adjacent home sites, streets, open space or community amenities (lakes, parks). To the greatest degree possible, all service/utility equipment shall be located together for minimum effect and visual screening. These elements must be concealed from view, preferably by walls or fencing complemented with landscaping to provide a permanent screen and/or by means of a screening wall of material similar to and compatible with that of the home. Plant material used to screen equipment shall be sufficient in size (height and spread) and spacing to obscure 100% (one-hundred percent) of the equipment at the time of planting from any view all year around. This standard implies that deciduous material is not acceptable, instead evergreen material should be selected for this purpose. Examples of evergreen material are Viburnum suspensum, Podocarpus macrophyllus, Ilex cornuta 'Dwarf Burford', and Feijoa sellowiana.

P. **Ancillary and Free Standing Structures**

Structures, such as arbors, cabanas, pergolas, and gazebos located in the Private Backyard Zone (Zone 4) of the lot must be reviewed by the ACB prior to being permitted (detailed drawings must

be submitted to the ACB for approval prior to the installation of any structure). Structures should complement architectural vernacular, enhance the look and function of the landscape, provide shade and outdoor enjoyment, and should not obstruct views from adjacent lots to community amenities.

Q. **Garden Site Elements (Pots and Urns / Ornaments / Fountains)**

1. Garden site elements are considered an integral part of the Spanish Renaissance landscape, especially in motor courts, courtyards, entry points to the home, and pool patio areas. Use of such elements is encouraged. Garden features, pots and urns, ornaments and fountains are allowed after review and approval by the ACB if these elements are to enhance and complement the architectural style of the home. Further these must be not in poor taste or disrupt views of adjacent homes, streets, sidewalks, and community amenities.

2. Planted pottery. The ACB in its sole discretion has the right to limit the quantity and size if any of these site elements are not in keeping with the style and materials of the house or are disruptive in any way. These types of site elements must be approved prior to installation and placement. Refer to the construction details under the requirements checklist for information required to determine approval. Permanent planted pottery shall be irrigated preferably with drip irrigation from the lot irrigation system.

R. **Other Site Elements**

1. Refer to The Conservatory's CCRs to determine if any elements other than those listed under Garden Site Elements are permitted.

2. Topiaries, and/or pruning of trees and shrubs into odd shapes are prohibited except for hedges or individual potted specimens.

S. **Irrigation Systems**

1. **Overview**

The purpose of these irrigation guidelines is to establish a technical reference for the layout, construction and operation of individual irrigation systems at home lot landscapes within The Conservatory. Standardization of irrigation materials, layouts and controller scheduling helps to conserve water for landscape irrigation.

Each home lot irrigation system is required to operate efficiently within the operating parameters of applicable state, regional, and local governmental and regulatory entity, and utility authority water restrictions and policies and the master irrigation system standard operating procedures. The water supply for home lot irrigation systems shall be from surface water from ponds on the site, and, if it is deemed necessary, the ponds will be recharged by wells.

To ensure the long-term sustainable use of irrigation water in the community, home irrigation systems shall apply water in amounts relative to the needs of landscape plantings. Water-wise principles have been included in the Landscape Design Guidelines for the community to help achieve water conservation. Each home irrigation system shall be designed and constructed relative to the lot size, shape, topography of the site and the water requirements of the soils

and plantings of the home landscape. The objective is to sustain the home landscape plantings in the optimum growing conditions using the least amount of water possible.

2. **Design Process**

   a) Site Analysis and Evaluation of Existing Conditions and Adjacent homes The specific layout for the irrigation system will depend on the property size, building and site improvements, landscape plan, and plant water needs for each lot. Assure that the irrigation system design is coordinated with the existing site conditions, site improvements and the features of adjacent homes. Assure that pipe sizes at the point of connection to the water source are properly sized to match the source line.

   b) Natural Area and Existing Tree Protection Unique natural site features, including existing vegetation, drainage ways, water features, wetlands, and unique topography, shall receive special consideration in the irrigation system design. Wherever possible, such features shall be left undisturbed, protected with barriers during construction, and incorporated into the irrigation design. Trenching within the drip line of existing trees should be minimized. If any trenching within the drip line is required, it should be done in a line that runs parallel with roots radiating from the tree trunk, not perpendicular, or not crossing, the majority of roots.

   c) Plant Species / Materials to be Irrigated Plant material species and mature maintained heights shall be used to determine the established height of pop-up heads on risers. Head placement and nozzle selection shall be laid out so that the plant materials receive even and uniform amounts of water for each irrigation cycle. Uniformity of water application will be achieved without overspray onto paved surfaces, walls or structures.

3. **Irrigation System Scheduling and Management**

   a) All single family homes are irrigated with water from the master irrigation system. The maintenance and management of individual home lot irrigation systems will be performed by a professional landscape/irrigation maintenance company, assigned by the HOA.

   b) Each home lot will be given a 1'' stub for irrigation with each lot set up to run 4 valves only. Control of their irrigation systems operation will be by a Hunter ACC 2wire controller, which will be programmed by the landscape/irrigation maintenance company, not the home owner. The home lot irrigation control system will schedule irrigation system operation according to each home lot landscape planting's water needs, climate and rainfall amounts.

   c) Provide an operational rain sensor for each irrigation controller.

4. **Irrigation Materials**

   a) Use spray heads on turf, shrub, groundcover, and annual plantings. Spray head bodies must be pressure compensating and have a check valve capable of holding back a minimum of 10’ of elevation head. Provide a lavender cap on all spray head bodies.

   b) Spray heads bodies shall be Hunter® Institutional series with Check valve. Spray nozzles

shall be fixed pattern nozzles only. Adjustable arch spray nozzles may not be used, except in shrub beds with acute angles. Adjustable arch nozzles may not be used in turf areas.

c) Low volume drip tubing may be used in annual, shrub and groundcover beds. Drip lines shall installed with a pressure regulator and filter assembly in a valve box. Low volume drip tubing shall be Netafim® Techline CV Dripperpipe with emitters spaced 12" on center and tubing spaced 12" on center. Use Netafim® 17mm Dripper Line fittings. Secure drip line tubing with 6" metal soil staples. At the head of each drip line provide a Netafim® 3/4" 20 PSI pressure regulator in valve box, and a Netafim® 120 mesh Disc Filter with manual shut off for service in valve box.

d) Use PVC Class 200 pipe for lateral irrigation lines. Do not use any 1/2" lateral piping. 1/2" pipe may be used for shrub pop-up head mounted on risers. Provide angle iron support and fasteners, painted flat black, per irrigation details for pop-up heads mounted on risers. Size all lateral line pipes for water flow velocities less than 5 feet per second.

e) Use PE 'flex pipe' and insert by thread fittings for all heads, and triple swing joints for all riser connections, to the irrigation lateral line.

f) Pipes shall be lavender color to differentiate irrigation pipe lines from other pipe lines installed at the home lot. Drip line tubing to be brown color, spray heads black, and risers sprayed with flat black paint.

g) Assure that pipe sizes at the point of connection to the water source are properly sized to match the source line.

h) Remote control valves to be Hunter ICV-101G-FS-R. Valves are to be 1” with filter sentry and reclaimed water identification handle.

5. **Irrigation Design**

a) Each lot shall be irrigated with the number of zones as needed to achieve separation of plant materials with different water requirements. Assure that pipe sizes at the point of connection to the water source are properly sized to match the source line.

b) Spacing of heads should be 'head to head' with 100% overlap of the nozzle coverage. Drip tubing shall be spaced 12" between rows with emitters space 12" on center.

c) The minimum design operating pressure at the base of all spray heads shall be 30 PSI, and 20 PSI for drip line tubing emitters.

d) Split all flows evenly within the zone. Select heads and nozzles that minimize overspray onto hardscape.

e) Pipe sizing must consider two factors: i) Limit velocities to 5fps. ii) Use friction factor pip sizing with a maximum pressure variation within a zone of 10%.

f) Head layout shall be designed to achieve a distribution uniformity of 70% or greater for spray zones.

g) Design for application rates of 1.5” to 2.0” per hour on sprays and 1.5” on drip tubing.

h) Design for PVC Class 200 PVC pipe for laterals 3/4" and above. Do not use any ½" lateral piping.

i) The total flow demand for a single home lot control valve shall not exceed 25 GPM.

j) Irrigation system design parameters not expressly outlined in these specifications shall meet or exceed those in the Florida State Building Code, Volume II – Plumbing, Appendix F.

6. **Irrigation Installation**

a) Irrigation system installation shall meet all County Code requirements. Assure that pipe sizes at the point of connection to the water source are properly sized to match the source line.

b) Head spacing should be head to head with 100% overlap of the spray radius. Space drip tubing 12" on center and row spacing 12" between rows.

c) Place heads to minimize overspray onto paved surfaces, structures, or walls.

d) Place heads along non-curbed roadways 2' from edge of pavement. Adjust nozzle radius and arc to insure proper coverage. Do not use full circles that will spray onto roadway.

e) Verify the all utilities on the project site and adjacent right of ways.

f) Use six (6) inch pop-up spray heads in turf areas, 12" pop-up sprays in ground cover areas, and 12" pop-up spray heads on risers for all shrub beds. In narrow beds it may be possible to utilize 6" or 12" pop-ups without a riser.

g) Mainline to have 18" of cover and lateral line pipes to have 12" of cover. Assure that pipe sizes at the point of connection to the water source are properly sized to match the source line.

h) Refer to The Conservatory Irrigation Details for images of irrigation installation standards.

3) **Application Process and Submittal Requirements**

A. Designer and Contractor/Installer Requirements

1. **Designers**

a) **Registered Landscape Architect**

The ACB highly recommends a Licensed Landscape Architect design, prepare and certify site plans, landscape planting plans, landscape construction documents, and site details for proposed residences in the community. Use of Licensed Landscape Architect provides a high level of assurance that the level of competency and aesthetic appropriateness

required to met and maintain the integrity of the community's vision will be achieved.

b) Other Landscape Professionals

i. If a lot owner or builder desires to utilize a landscape professional not registered as a landscape architect for the design, permitting, and administration of construction of the landscape and irrigation systems for the lot, the property owner must submit information to the ACB for consideration of the proposed designer/professional. The information shall include key individuals, experience, references, and other information that demonstrate the qualifications of the proposed professional.

ii. The ACB shall have sole discretion whether a non-licensed designer is approved.

2. Landscape Contractors and Installers

The lot owner and builder shall exercise best professional judgment in the selection and engagement of landscape and irrigation contractor(s).

B. **Conceptual Design Plan**

1. The Conceptual Design Plan shall, at a minimum, address the following:

a) Site analysis and evaluation of existing conditions and adjacent properties;

b) Grading and drainage;

c) Views from adjacent properties;

d) Relationship of landscape elements to architectural features and style of home;

e) Relationship of landscape elements to adjacent landscapes, including existing offsite natural landscape, if applicable;

f) Pedestrian, vehicular and service traffic on the site;

g) Landscaped and irrigated zones of the lot (refer to 3.E.);

h) Hardscape plan;

i) "Water-wise" principles;

j) Vegetation spacing and size (at installation and maturity);

k) Shading and exposure to sunlight (at installation, maturity, and build out of adjacent properties); and

l) Special conditions, opportunities, or constraints.

2. The Conceptual Design Plan submittal shall include three (3) hard copies and one electronic copies of the required information. Refer to the Exhibit #6 for a sample Conceptual Design Plan submission. All Landscape Plans shall be in accordance with the Landscape Design

Standards – as set forth below. See Item B.2 below, those items marked with asterisks (*) are needed for The Conceptual Design Plan and Narrative.

C. **Final Design Plan**

The Final Design Plan shall be consistent with the ACB comments, recommendations, and requirements of the provided to the Applicant regarding the Conceptual Design Plan. Landscape plans shall be submitted to the ACB for review and approval concurrently with building plans, unless otherwise extended by the ACB. Landscape Plan submittals shall include three (3) hard copies and one electronic copies of the required information. All Landscape Plans shall be in accordance with the Landscape Design Standards as set forth herein.

1. **Plan Requirement Checklist**

The Final Design Plan shall include, depict, characterize, and/or identify the following:

a) **General Information:*

i. Drawing scale minimum 1/8”=1’-0” or 1”=10’ all plans to be drawn to scale;

ii. Acceptable sheet sizes: 18” x 24”, 24” x 36” and 36” x 48”;

iii. Name, address, phone number of the Builder and the Landscape Architect;

iv. Lot number, street address and adjacent street name(s); and

v. North arrow.

b) **Lot and Perimeter Information:*

i. Perimeter lot/property line;

ii. Building setbacks;

iii. Dedicated drainage and utility easements;

iv. Adjacent lakes, designated wetlands, marshes, coastal critical lines, retaining walls, bulkheads and/or other adjacent amenities such as leisure paths, parks, etc.;

v. Adjacent streets and sidewalks; and

vi. Existing adjacent homes/structures, driveways, trees, shrubs, groundcovers, sod and fences and/or walls up to the adjacent side easements on both sides of the proposed lot.

c) **Building and Structures Information*:

i. Footprint of principal residence including ground floor windows, doors, porches/lanais, stoops, columns, and other features accurately drawn; and

ii. Footprint of attached and detached ancillary structures.

d) *Proposed Grading and Drainage Plan:*

i. Finished floor of the principal residence and all attached and detached ancillary structures;

ii. Roof and gutter plan, including gutter location, runoff direction, downspout locations, and connectivity to the community master drainage improvements and operations;

iii. Existing spot grades at discrete locations and along the perimeter of the lot; and

iv. Swales and yard drains.

Note: Careful grading and adherence to the community master drainage plan are required to eliminate standing water, minimize erosion, and minimize effects of stormwater runoff on the landscape and general site, including adjacent properties. Open-ended downspout blocks are not allowed.

e) **Site Elements / Hardscape Plan:*

i. Walks, terraces and pool decks;

ii. Pools, spas and other water features;

iii. Vehicular driveways, and auto courts;

iv. Walls and/or fences and tree wells;

v. Other vertical hardscape elements; and

vi. Miscellaneous amenity elements, garden features and permanent site furnishings, which may affect the use of the site.

f) **Utility Elements:*

i. Ground-mounted utilities such as air handlers, heat pumps, pool equipment and other service utilities;

ii. Wall-mounted meters, panel boxes, etc.;

iii. Garbage storage areas; and

iv. Screen walls or fences for utilities.

g) *Planting Plan:*

i. All plant material using a plant callout and quantity for each plant type keyed to a separate plant schedule;

ii. Plant schedule, which includes: scientific and common name, minimum plant height

and spread at time of installation, minimum tree caliper at time of installation, container size, plant spacing, plant quantities, mulch type and depth, and any necessary remarks, which may be required to clarify any technical or design needs (refer to Exhibit #4 – Sample Plant Schedule); and

iii. Minimum Quality and Grade: All plant materials shall meet or exceed the requirements for Florida No. 1 quality in accordance with the Grades and Standards for Nursery Plants published by the State of Florida, Department of Agriculture current edition, as may be amended from time to time.

h) *Irrigation Plan:*

i. Refer to the Irrigation Requirements below.

i) *Site Lighting Plan:*

i. Site lighting fixtures keyed to the site lighting schedule; and

ii. Lighting schedule to include fixture type, light source, wattage, finish, and color.

j) *Construction Details / Elevations / Color Cut sheets of site elements:*

i. Pedestrian and vehicular pavement showing type, layout pattern, thickness, color, and manufacturer;

ii. Fences and/or walls, showing material, height, colors, and cut sheet (if applicable);

iii. Ancillary structures;

iv. Garden Features / Pots and Urns / Ornaments / Fountains; and

v. Site lighting fixtures.

k) **Architectural Reference Materials*:

i. Copy of the architectural first floor plan and building elevations for reference purposes (11" X 17" or other ACB accepted format); and

ii. Roof plan including gutter location, runoff direction, downspout locations, and discharge solution(s).

Note: Items denoted with an asterisk (*) are required for Conceptual Design Plan and Final Design Plan submittals.

D. **Irrigation Plan Requirements and Process**

1. Submittals

a) Irrigation plans shall be submitted to the ACB for review and approval concurrent with the landscape plans, unless otherwise extended by the ACB. Irrigation Plan submittals shall include six (6) sets submitted to the ACB Contact. All Irrigation Plans shall be in accordance with the Irrigation Design Standards and the Irrigation Details as set forth below.

b) Irrigation Plan Preparation

i. The ACB requires that a commercial or residential Certified Irrigation Designer (CID) by the Irrigation Association, or a Florida Licensed Irrigation Contractor, or a Florida Registered Landscape Architect complete the irrigation plans. The certification, license, or registration must be current and in good standing with the issuing agency or organization at the time of design and submittal.

ii. Irrigation plans shall be coordinated with the home builder's architectural and landscape plans, and relative to the built site conditions at each home lot.

2. Irrigation Plan Requirements Checklist

The Irrigation Plan shall include, depict, characterize, and/or identify the following:

a) General Information:

i. Drawing scale minimum 1/8”=1’-0” or 1”=10’ all plans to be drawn to scale;

ii. Acceptable sheet sizes: 18” x 24”, 24” x 36” and 36” x 48”;

iii. Name, address, phone number of the Builder and the Irrigation Designer;

iv. Lot number and adjacent street names;

v. North arrow; and

vi. Date of original submittal and dates of subsequent revisions.

b) Lot and Perimeter Information:

i. Perimeter of lot property line;

ii. Dedicated drainage and utility easements;

iii. Adjacent land forms and uses: lakes, golf course, designated wetlands, swales, paths, retaining walls, bulkheads or other uses;

iv. Adjacent streets, drives and sidewalks; and

v. All existing trees, plantings, fences or walls adjacent to lot.

c) Building and Structures Information:

i. Footprint of principal residence including doors, porches, stoops, and columns;

ii. Footprint of attached and detached ancillary structures;

iii. Walks, terraces, pool decks, pools, spas and fountains; and

iv. Onsite driveways, walls, fences and tree well retaining walls.

d) Utility Elements:

i. Ground mounted utilities: air handlers, heat pumps, pool equipment; and

ii. Garbage enclosures and screen walls for utilities.

e) Landscape Background:

The designer should "screen back" all plant material with delineation between trees, turf, shrub and ground covers to be irrigated such that the information is subordinate to the irrigation system improvements, but legible and discernable.

f) Irrigation Legend, Notes and Details:

i. Irrigation materials legend with symbols, descriptions, manufacturers, and model numbers for all irrigation equipment to be installed;

ii. Provide notes that inform the reviewer that these guidelines are followed; and

iii. Installation details shall conform to the irrigation details provided in these guidelines.

g) Irrigation Plan:

i. Irrigation plan symbols and text shall be of a scale that ensures legibility;

ii. Entire extent of property being developed and irrigated;

iii. Size of the irrigation water supply connection and all irrigation equipment to be installed; and

iv. Use only material manufacturers and the model types specified in these guidelines.

3. Plan Review

a) Irrigation systems for may not be installed until the irrigation design is approved by the ACB.

b) After final irrigation plan approval, the Builder/Owner must submit a set of irrigation plans to the County Building Department as part of the permitting process for irrigation system construction and inspection required by the County.

c) Builder/Owner shall correct any failure to comply with the Approved Irrigation Plans within thirty (30) days of Builder/Owner's receipt of written notice of such denial. Should

the Builder/Owner fail to make such corrections as directed by the ACB within such time, the ACB shall be entitled to pursue any available remedies, including correcting the irrigation system installation of any nonconforming improvements or conditions.

E. **Variances**

1. ACB Design Guidelines are established to address general and community-wide features, establish consistency of quality and aesthetic while affording and promoting acceptable diversity. These guidelines may require situation specific variances. Variance from the guidelines must be approved in writing by the ACB through the following prescribed process.

2. Variance requests shall be submitted in writing to the ACB. Specific information relating to the circumstance(s) and supporting information must be submitted with each variance request.

3. Requests shall be considered on a case-by-case basis and the ACB shall have sole discretion regarding the final decision and conditions of any variance.

F. **Final ACB Landscape and Irrigation System Inspection**

1. The ACB shall perform a final inspection of Home Lot landscaping and irrigation to determine and verify that all landscape and irrigation-related matters have been completed according to the Approved Landscape Plans and Approved Irrigation Plans ("ACB Final Approval").

2. Following receipt of a written inspection request from the Owner, the ACB shall schedule and perform a final inspection, either granting or denying Final Approval. The inspection shall be conducted within twenty (20) days of the inspection request, unless circumstances do not allow, in which case the ACB shall diligently attempt to complete the inspection and review in a reasonable time frame.

3. ACB Final Approval is a condition precedent to the Builder/Owner's request or application for the County's completion of a final inspection and issuance of a certificate of occupancy for a home or other improvement. In the event the ACB does not grant Final Approval, the Board shall provide written notice of such denial, which shall set forth any deviations from the Approved Landscape Plans, Approved Irrigation Plans, and/or Design Guidelines. The Builder/Owner shall correct any failure to comply with the Approved Plans within thirty (30) days of receipt of the denial notice. Should the Builder/Owner fail to make corrections as directed by the ACB within such time, the ACB shall be entitled to pursue any available remedies, including correcting the landscape of any nonconforming improvements or conditions.

4) **Maintenance**

A. The Conservatory is a maintenance free community. The POA, on behalf of the lot owners, and through the common expenses and assessments, purchases landscape and irrigation management services, including labor and materials, to perform the uniform and quality landscape care. In this capacity, the POA sets the standards for landscape management, and oversees the execution landscape care.

B. The landscape and irrigation designs shall take into account the sustainability of the landscape.

C. Maintenance practices shall achieve a finished landscape that equals the originally intended Spanish Renaissance landscape style.

D. The designer must incorporate design elements that minimize intensive hand labor for maintenance and excessive supplemental irrigation water. Avoid turf that runs under fencing, utilize groundcovers in lieu of small patches of turf, especially in fenced in pool areas and courtyards, and select plantings wherever possible that naturally grow to the designer's intended size and function, rather than relying upon intensive shearing.

E. Dead or damaged landscaping shall be replaced, at the homeowner's expense within 30 days from the time it is determined dead or dying by the POA and its landscape maintenance agent.

F. Malfunctioning irrigation systems shall be repaired, at the cost of the homeowner, within 48 hours.

G. Landscaping is to be maintained to provide a well-kept appearance.

H. Any request for significant alterations of plants or trees shall require the approval of the ACB and shall be the responsibility of the owner.

THE CONSERVATORY

APPROVED PLANT LIST

Trees and Palms

Botanical Name	Common Name	Minimum Size at Installation
Acoelorrhaphe wrightii Paurotis	Palm	12-14' c.w.
Chamaerops humilis	European Fan Palm	6' x 4'
Gardenia augusta 'Miami Supreme'	Gardenia Standard	15 gallon, 36" x 30"
Ilex x cassine	Dahoon Holly	12' x 6' 3 1/2" cal.
Juniperus virginiana silicicola	Southern Red Cedar	12' x 4'
Ligustrum lucidum Tree Form	Glossy Privet	8' x 8'
Magnolia grandiflora	Southern Magnolia	12' x 6' 3 1/2" cal.
Phoenix canariensis	Canary Island Date Palm	12' c.t.
Phoenix dactylifera	Medjool Palm	12' c.t.
Phoenix reclinata	Senegal Date	12' c.t.
Phoenix roebelleni	Pygmy Date Palm	4-5' o.a.
Phoenix Sylvester	Sylvester Palm	12' c.t.
Podocarpus gracilior	Weeping Podocarpus	6-8' o.a.
Quercus laurifolia	Laurel Oak	14'' x 8' 3 1/2" cal.
Quercus nigra	Water Oak	14'' x 8' 3 1/2" cal.
Quercus virginiana	Live Oak	14'' x 8' 3 1/2" cal.
Rhapis excelsa	Lady Palm	15 gallon; 4' o.a.; 6 cane minimum
Sabal Palmetto	Cabbage Palm	12' c.t.

NOTE: All plants at installation shall be Florida #1 or Better

Shrubs, Groundcover and Vines

Botanical Name	Common Name	Minimum Size at Installation
*Allamanda cathartica	Common Allamanda	3 gallon, 24" o.a.
Allamanda schotti	Bush Allamanda	3 gallon, 24" o.a.
*Alpinia zerumbet Varigata Annuals	Varigated Shell Ginger	3 gallon, 24" o.a.
*Asparagus densiflorus myers	Foxtail Fern	3 gallon, 18" o.a.
~~Bougainvillea~~	~~Bougainvillea~~	~~3 gallon, 36" o.a.~~
Buxus microphylla japonica	Japanese Boxwood	3 gallon, 18" x 20"
Caladium	Caladium	3 gallon, 24" x 24"
*Calliandra haematocephala	Red Powder Puff	3 gallon, 18" x 18"
*Cassia fistula	Golden Shower	3 gallon, 24" x 24"
*Codiaeum variegatum	Croton	3 gallon, 24" x 24"
Cupressus semper virens	Italian Cypress	7-8'
*Cyperus isocladus	Dwarf Papyrus	3 gallon, 24" o.a.
Eriobotrya japonica	Loquat	25 gallon, 7-8'
Eugenia foetida	Spanish Stopper	3 gallon, 30" o.a.
Fatsia japonica	Fatsia	3 gallon, 18" x 24"
*Ficus pumila	Creeping Fig	3 gallon, 18" o.a.
Galphimia gracilis	Thryallis	3 gallon, 24" x 24"
*Hamelia patens	Firebush	3 gallon, 18" x 18"
*Hibiscus rosa sinensis	Shrub Form Hibiscus	3 gallon, 24" o.a.
Ilex vomitoria nana	Dwarf Yaupon Holly	3 gallon, 10" -12" o.a.
Illicium floridanum	Florida Anise	3 gallon, 24" o.a.
Impatiens	Impatiens	1 gallon
*Ixora maui	Maui Ixora	3 gallon, 18" o.a.
*Ixora nora grant	Nora Grant Ixora	3 gallon, 24" o.a.
Jasmine nitidim	Shining Jasmine	3 gallon, 18" x 18"
Jasminum multiflorum	Downy Jasmine	3 gallon, 18" x 18"
Juniperus torulosa	Hollywood Juniper	15 gallon, 5'-6'
Ligustrum japonicum howardi	Var. Japanese Privet	3 gallon, 18" o.a.
Ligustrum recurvifolia	Curly Leaf Ligustrum	3 gallon, 24" o.a.
Liriope evergreen giant	Evergreen Giant	1 gallon, 18" o.a.
Liriope muscari variegata	Variegated Liriope	1 gallon, 14" o.a.
Myrsine floridana	Myrsine	1 gallon, 14" o.a.
Nandina domestica	Heavenly Bamboo	3 gallon, 18" o.a.
~~Nerium oleander~~	~~Oleander~~	~~7 gallon, 24" o.a.~~
Ophopogon japonicus	Mondo Grass	1 gallon, 9 p.p.p.
*Philodendron selloum	Split Leaf Philodendron	3 gallon, 24" x 24"
*Philodendron Xanadu	Dwarf Philodendron	3 gallon, 18" x 18"
Pittosporum tobira compacta	Compact Green Pittosporum	7 gallon, 18" o.a.

Botanical Name	Common Name	Minimum Size at Installation
Plumbago imperial blue	Imperial Blue Plumbago	3 gallon, 24" o.a.
Podocarpus maki	Japanese Yew	7 gallon, 30" o.a.
Pyrostegia venusta	Flame Vine	3 gallon, 24" o.a.
Rhaphiolepis indica	Indian Hawthorne	3 gallon, 12" x 14"
Rumohra adiantiformis	Leather Leaf Fern	3 gallon, 18" o.a.
Schefflera arboricola	Dwarf Schefflera	3 gallon, 24" o.a.
*Senna surattensis	Glaucous Cassia	3 gallon, 24" o.a.
Sereona repens	Saw Palmetto	7 gallon, 24" o.a.
*Strelitzia nicolia	White Bird of Paradise	15 gallon, 5-6' o.a.
*Strelitzia reginae	Bird of Paradise	15 gallon, 36" x 30" o.a.
*Tabernaemontana	Florida Gardenia	7 gallon, 18" o.a.
*Tecoma capensis	Cape Honeysuckle	3 gallon, 18" o.a.
*Thunpergia grandiflora	Sky Vine	3 gallon, 18" o.a.
*Tibouchina granulosa	Purple Glory Tree	7 gallon, 24" o.a.
Trachelospermum asiaticum minima	Dwarf Conf. Jasmine	1 gallon, 18" o.a.
Trachelospermum asiaticum var	Variegated Jasmine	1 gallon, 12" o.a.
Trachelospermum jasminoides	Confederate Jasmine	1 gallon, 18" o.a.
Tripsacum dactyloides	Fakahatchee Grass	3 gallon, 36" o.a.
Tripsacum floridana	Florida Gama Grass	3 gallon, 24" o.a.
Viburnum awabuki	Viburnum	7 gallon, 30" o.a.
Viburnum ododatissimum	Sweet Viburnum	7 gallon, 30" o.a.
Viburnum suspensum	Sandankwa Viburnum	15 gallon, 4' x 3' full
Zamia floridana	Coontie	15 gallon, 18" x 18"
Zamia maritima	Cardboard Plant	15 gallon, 36" x 36"

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LIST OF UNACCEPTABLE PLANTS
Trees and Palms

Botanical Name	Common Name
Acacia species	Acacia
Araucaria excelsa	Norfolk Island Pine
Bischofie javanica	Bischofia
Casuarina equisitifolia	Australian Pine
Cupaniopsis anarcoides	Carrotwood
Dalbergia sisso	Rosewood
Eucalyptus species	Eucalyptus
Ficus spp	Ficus
Grevillea robusta	Silk Oak
Ilex attenuata "East Palatka"	East Palatka Holly
Melaleuca leucadendra	Cajeput Tree
Schefflera actinophylla	Umbrella Tree
Schinus terebinthifolius	Brazillian Pepper
Nerium oleander	Oleander
Bougainvillea	Bougainvillea
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia

Shrubs, Groundcover and Vines

Botanical Name	Common Name
Ajuga repans	Bulgeweed
Baccaris halamifolia	Salt Bush
Breynia disticha	Snowbush
Clerodendron speciosissimum	Java Glorybopwer
Clerodendron paniculatum	Pagoda Flower
Epipremnum ureum	Pothos
Ipomoea spp	Morning Glorys
Kalanchoe spp	Kalanchoe
Lantana camara	Common Lantana
Nephrolepis spp	Sword Fern
Rhoeo spathacea	Oyster Plant
Ruellia makoyana	Monkey Plant
Wedelia trilobata	Wedelia
Zebrina pendula	Wandering Jew

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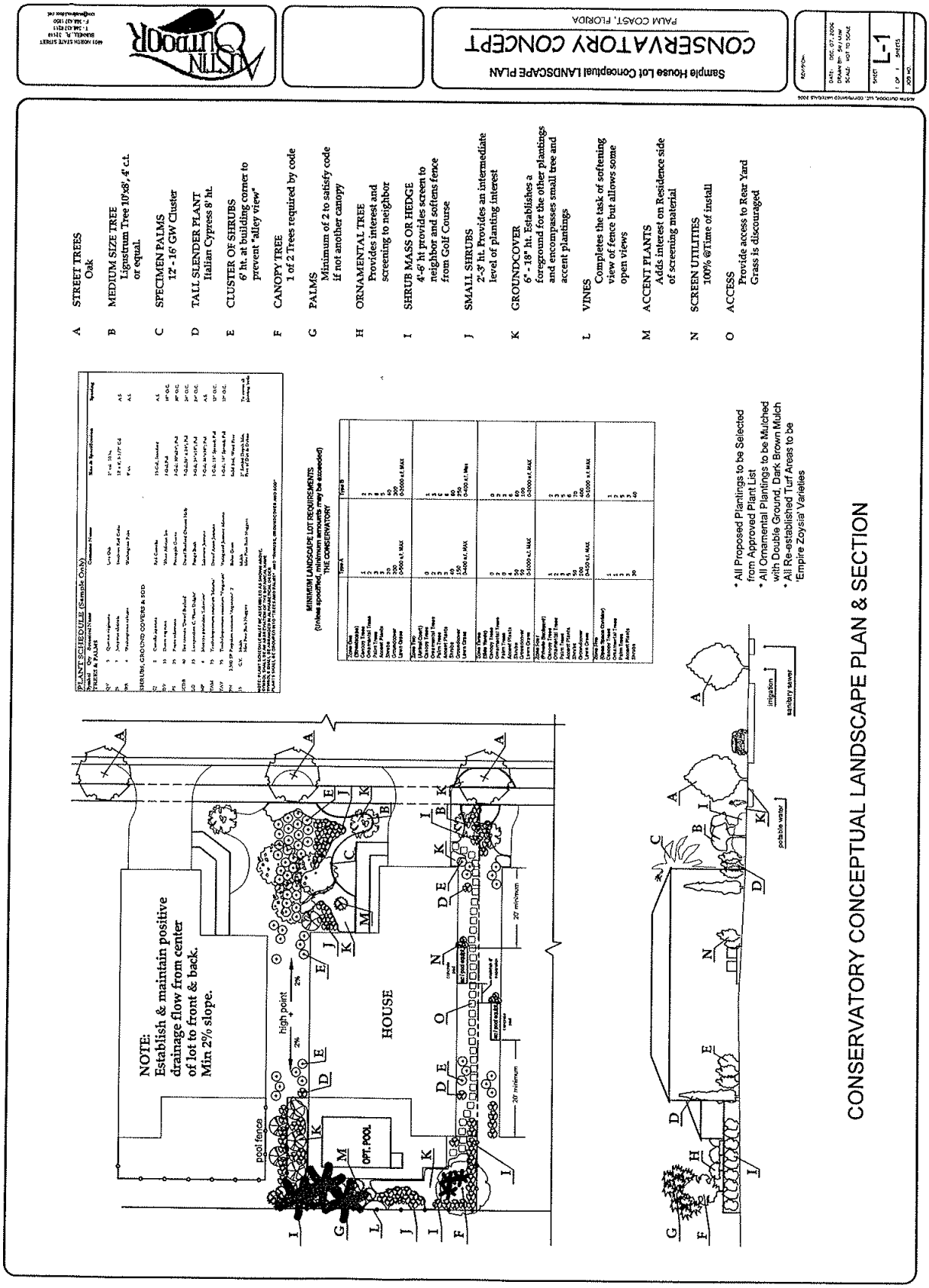
MINIMUM LANDSCAPE LOT REQUIREMENTS

(Unless specified, minimum amounts may be exceeded)

	Type A (Approx. 7500 sq. ft)	Type B (Approx. 23,000 sq. ft)
Zone One (Streetscape)		
Canopy Trees	2	2
Ornamental Trees	0	1
Palm Trees	1	1
Accent Plants	2	2
Shrubs	0	0
Groundcover	0	0
Lawn Grass	0-500 s.f. MAX	0-2000 s.f. MAX
Zone Two (Arrival Court)		
Canopy Trees	0	0
Ornamental Trees	0	0
Palm Trees	0	0
Accent Plants	1	1
Shrubs	10	20
Groundcover	25	50
Lawn Grass	0-400 s.f. MAX	0-400 s.f. MAX
Zone Three (Side Yards)		
Canopy Trees	0	0
Ornamental Trees	0	0
Palm Trees	0	3
Accent Plants	0	0
Shrubs	16	30
Groundcover	0	0
Lawn Grass	0-1000 s.f. MAX	0-2000 s.f. MAX
Zone Four (Private Backyard)		
Canopy Trees	0	0
Ornamental Trees	1	3
Palm Trees	3	5
Accent Plants	3	3
Shrubs	20	30
Groundcover	20	40
Lawn Grass	0-450 s.f. MAX	0-1000 s.f. MAX
Zone Five (Open Space Corridor)		
Canopy Trees	0	0
Ornamental Trees	0	0
Palm Trees	0	0
Accent Plants	0	0
Shrubs	15	30

NOTE: Two palms (8' c.t. min.) may be substituted for one canopy tree


CONSERVATORY CONCEPT
PALM COAST, FLORIDA
Sample House Lot Conceptual LANDSCAPE PLAN
SHEET L-1
CONSERVATORY CONCEPTUAL LANDSCAPE PLAN & SECTION
A STREET TREES Oak
B MEDIUM SIZE TREE Ligustrum Tree 10'x8', 4' c.t. or equal.
C SPECIMEN PALMS 12' - 16' GW Cluster
D TALL SLENDER PLANT Italian Cypress 8' ht.
E CLUSTER OF SHRUBS 6' ht. at building corner to prevent "alley view"
F CANOPY TREE 1 of 2 Trees required by code
G PALMS Minimum of 2 to satisfy code if not another canopy
H ORNAMENTAL TREE Provides interest and screening to neighbor
I SHRUB MASS OR HEDGE 4'-6' ht provides screen to neighbor and softens fence from Golf Course
J SMALL SHRUBS 2'-3' ht. Provides an intermediate level of planting interest
K GROUNDCOVER 6" - 18" ht. Establishes a foreground for the other plantings and encompasses small tree and accent plantings
L VINES Completes the task of softening view of fence but allows some open views
M ACCENT PLANTS Adds interest on Residence side of screening material
N SCREEN UTILITIES 100% @Time of install
O ACCESS Provide access to Rear Yard Grass is discouraged
PLANT SCHEDULE (Sample Only)
MINIMUM LANDSCAPE LOT REQUIREMENTS
(Unless specified, minimum amounts may be exceeded)
THE CONSERVATORY
NOTE: Establish & maintain positive drainage flow from center of lot to front & back. Min 2% slope.
high point
2%
HOUSE
OPT. POOL
pool fence
20' minimum
irrigation
sanitary sewer
potable water
• All Proposed Plantings to be Selected from Approved Plant List
• All Ornamental Plantings to be Mulched with Double Ground, Dark Brown Mulch
• All Re-established Turf Areas to be 'Empire Zoysia' Varieties