

PROJECT ARCHITECT:

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HNM ARCHITECTURE
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- CITY OF COCONUT CREEK**
STANDARD LANDSCAPE NOTES
- All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code. Plans are incomplete without written notes and specifications.
 - All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition. Trees shall not be topped, lopped, or shaped prior to installation. Landscape shall be placed to edge of abutting streets, canals, lakes or other lands.
 - All mechanical equipment, air conditioning, irrigation pump stations and equipment, FPL transformers, pool pumps, etc., must be screened on three (3) sides by landscape shrubs.
 - NOTE: The quantity of screening shrubs is in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust on-center spacing as necessary and/or provide additional plants to provide adequate screening.
 - Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two inches, tree trunks excluded. Measurement shall be made from top of root ball planted at proper elevation.
 - Guying/staking practices shall not permit nails, screws, wires, etc., to penetrate outer surfaces of trees, palms or other plant material. Trees, palms and plant material rejected due to this practice shall be replaced with the inspector on site.
 - All plant material shall be free of pests, insects, disease, weeds, etc.
 - All required landscape material shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plant material and the native soil found on the site.
 - Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit to the satisfaction of the inspector.
 - Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
 - Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
 - All landscape areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with 50% overlap (minimum) using rust free water, except preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
 - Irrigation permits and plans shall be submitted for approval at time of building permits.
 - All non-single family or duplex irrigation systems other than City water systems shall require a South Florida Water Management District water use permit prior to issuance of an irrigation permit and installation of the irrigation system as required.
 - All site amenities to include site street lights, landscape common open space, irrigation common open space, buffers, berms, landscape entry features, etc., leading up to and including the model center and/or first certificate of occupancy must be completed and functional prior to issuance of the first requested certificate of occupancy.
 - The height of all required, designed and installed berms shall be from the highest adjacent point whether it is the sidewalk, parking area, vehicular use area, surrounding ground, etc. Where a berm abuts a sidewalk, there shall be a one (1) foot level sod area adjacent to the sidewalk prior to the start of the berm.
 - An inspection is required prior to the backfilling of trees/palms in all parking medians and islands.
- NOTE: THIS COMMENT SHEET IS TO BE PLACED ON ALL LANDSCAPE PLANS "AS IS".

LANDSCAPE DATA	PER SECTION 13-443	REQUIRED	PROVIDED
ZONING CATEGORY	IO-1 (Industrial office)		
TOTAL SITE AREA	305,799.96 sf (7.02 acres)		
TOTAL BUILDING AREA	103,356 (33.94 % of net site area)		
OVERALL LANDSCAPE			
NET SITE AREA - plot area or portion thereof, not utilized for structures and parking (VUA)	Minimum 20% of net site area		104,300.36 (34.11%)
TREES (CANOPY & PALMS @ 3:1)	2 TREES PER 1000 SF	209	213
SHRUBS (inc groundcover)	5 SHRUBS PER 1000 SF	522	2432
PERIMETER LANDSCAPE			
WEST (PUD RESIDENTIAL USE - 50' BUFFER)	501 LF. (with req. wall for entire pt)		
TREES (15' X 7' MIN)	1 TREE PER 40 LF	13	13
ADDT TREES	3 PER 100 LF	15	15
SHRUBS (EX. WALL)	CONTINUOUS HEDGE	250	250
NORTH (IO-1 INDUSTRIAL OFFICE USE)	178 LF. (total distance east to west, incl lake perimeter)		
TREES	1 TREE PER 40 LF	19	19
SHRUBS	CONTINUOUS HEDGE (less 24' drive)	372	372 +
EAST (LYONS ROAD ROW - 25' BUFFER)	375 LF. (8375 sf)		
TREES (O.H.W. PRESENT)	1 TREE PER 1000 SF	10	10 +
SHRUBS	CONTINUOUS HEDGE & 40 SHRUBS PER 2000 SF OF OPEN SPACE (less ext drive) PLANTED IN 3 TIER LEVELS	180 + 188 = 368	724
SOUTH (PCD COMMERCIAL USE)	648 LF.		
TREES	1 TREE PER 40 LF	17	17
SHRUBS	CONTINUOUS HEDGE (less 24' drive)	312	312
INTERIOR LANDSCAPE AREA (VUA)	90,454.93 SF		
PARKING	24,600 SF (82 X 300 SF)		
TOTAL SPACES	82 SPACES		
TREES	1 TREE PER 10 SPACES	9	9
OTHER VUA (NIC PARKING)	58,187.5 SF		
LANDSCAPE AREA	1 SF OF LANDSCAPE AREA PER 100 SF OF PAVED AREA	582 sf	> 582 sf
DIVIDER MEDIANS	1 TREE PER 40 LF	N/A	N/A
FOUNDATION LANDSCAPE			
PROPOSED BUILDING TOTAL PERIMETER	1,196 LF (incl. truck loading area)		
TREES	1 TREE PER 40 LF	30	30
SHRUBS	20 SHRUBS PER 40 LF	755	913 +
GROUND COVER	30 GROUND COVER PER 40 LF	1133	1313 +
STREET TREES (* continue theme from north in 25' row buffer)	1 PER 30 LF. (O.H.W.)		
LYONS ROAD (PROVIDED ON-SITE west of the ex. 12' U.E.)	375 LF.	13	13 +
TOTAL REQUIRED TREES		335	339
(refer to plant schedule for qty & % breakdowns of tree size categories)	40 % shade / canopy	81	190 (56.1 %)
	30% intermediate	61	91 (26.8 %)
	10% small	20	34 (10 %)
	palms	50 % max of req	72 @ 3:1 = 24 (7.1 %)
NATIVE TREES	50% MIN of 315 total proposed	158 min required	239 provided (75.6 %)
NATIVE PALMS	50% MIN of 72 proposed	36 min required	64 provided (88.8 %)
NATIVE SHRUBS (inc groundcover & butterfly areas)	50% MIN of 3631 proposed	1787 min required	1956 provided (54 %)
DIVERSIFICATION (refer to sheet LP-2 thru LP-5 for clarification of specific plant ID in plant schedule)	NO MORE THAN 25% OF ANY ONE SPECIES CAN BE USED	25% MAX	YES @ < 25% **
** Refer to Plant Schedule column for detail % breakdown			

CITY GREEN PLAN NOTE:
312 PROPOSED TREES & 81 PROPOSED PALMS (refer to sheets LP2 thru LP5 for locations and Plant List for SF Canopy Area Totals)
PROPOSED TREE CANOPY = 74,600 SF
PROPOSED PALM CANOPY = 6,650 SF

TOTAL CANOPY AREA ADDED TO SITE = 80,700 SF (26 % of the total site area) (7.4 % of the overall net site landscape / green area)
New canopy proposed will help to achieve the city's goal of "40% tree canopy coverage throughout the city with maximum tree coverage on public and private land by 2020."

IRRIGATION NOTE: (Water source from CITY WATER)
An automatic properly functioning underground irrigation system with a rain sensing cutoff device shall be in compliance with the South Florida Building Code and city Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be rust free & properly maintained in good working order and provide a minimum coverage of 100% with 50% overlap.

Adequate irrigation of all newly proposed landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Irrigation systems shall conform to following standards:
a. Irrigation systems shall be continuously maintained in working order and shall be designed so not to overlap water zones or to water impervious areas.
b. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to spurt onto the roadway or to strike passing vehicular traffic.

IRRIGATION PLANS WILL BE REVIEWED AT THE TIME OF BUILDING PERMIT APPLICATION.

REVISION	DATE
1 DRC rev #1 comments	9/28/18
2 DRC rev #2 comments	11/05/18
(not clouded for clarity - add trees & palms added overall # adjusted to meet min code req)	
3 DRC comments 3/ Lyons rd access rev	12/28/18
	02/19/19
4 DRC client rev. / east loop drive	04/08/19
5 DRC comments rev #5	05/06/19

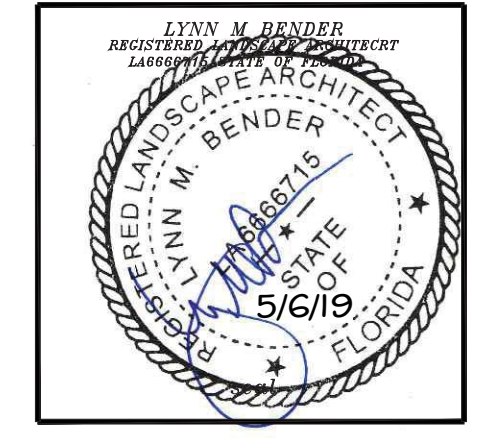
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY L.A. ARCHITECT &/OR ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

Lyons Exchange Center
SPECULATIVE INDUSTRIAL BUILDING
6401 Lyons Road Coconut Creek, Florida
OVERALL LANDSCAPE PLAN



PROJECT NO: 18-030 (HNM) CADD I.D.: LYONS EXCHANGE
DRAWN BY: LMB
CHECKED BY: LMB
SCALE: 1" = 40'-0"
DATE: AUGUST 28, 2018

SHEET:
LP1
1 OF 6 SHEETS