

9,951 s.f.

25,848 s.f. 9,951 s.f.

231,704 s.f. (40.38%)

342,174 s.f. (59.62%) 231,704 s.f. (40.38%)

79,024 g.s.f. Office @ 1/300 s.f. = 264 spaces 41,113 g.s.f. Warehouse @ 1/2000 s.f. = 21 spaces

Provided Parking 285 spaces (10 h.c. accessible) 55 new spaces

Required Loading Spaces 5 spaces

120,000 - 200,000 s.f. = 5 spaces

Provided Loading Spaces 5 spaces

221,753 (41.21%)

316,326 s.f. (58.79%) 221,753 (41.21%)

Landscape Area

Impervious Area

Pervious Area

5' 12' Accessible 10' Standard Access Space Space

Parking Detail

Covelli Design Associ

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Modification The 0 Plan Food Creek Site

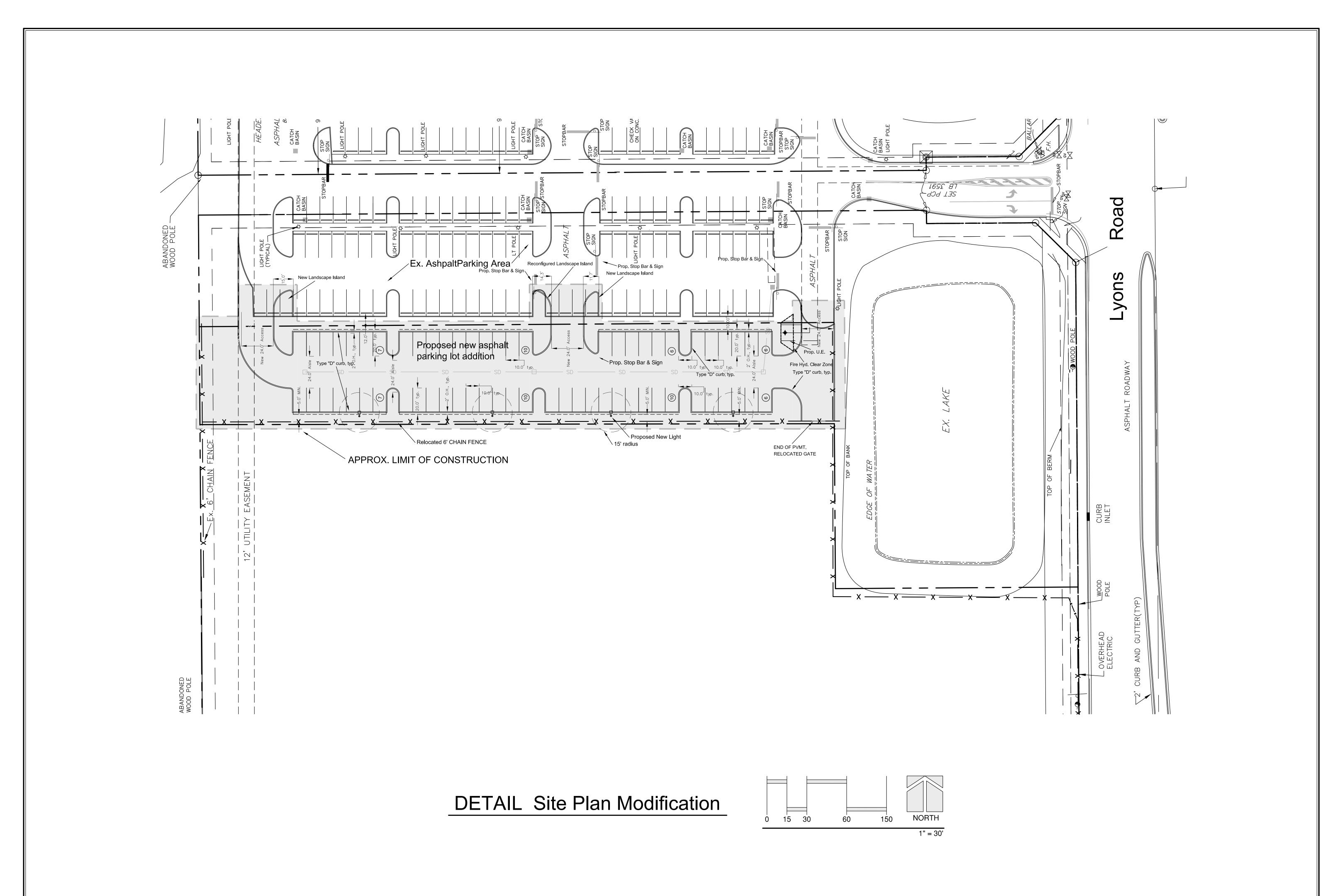
Date Scale PN# 05-27-14 As noted

> Steven E. Tate Landscape Architect No. 967 State of Florida -FOR THE FIRM-

Drawing No. OF 2

341 spaces (10 h.c. accessible)

5 Spaces



Rev. pursuant to DRC review dated 06-17-14 SET 06-20-

2295 N.W. Corporate Blvd. Suite 213 Boca Raton, Florida 33431 561-910-0330

Covelli Design Associates Inc.

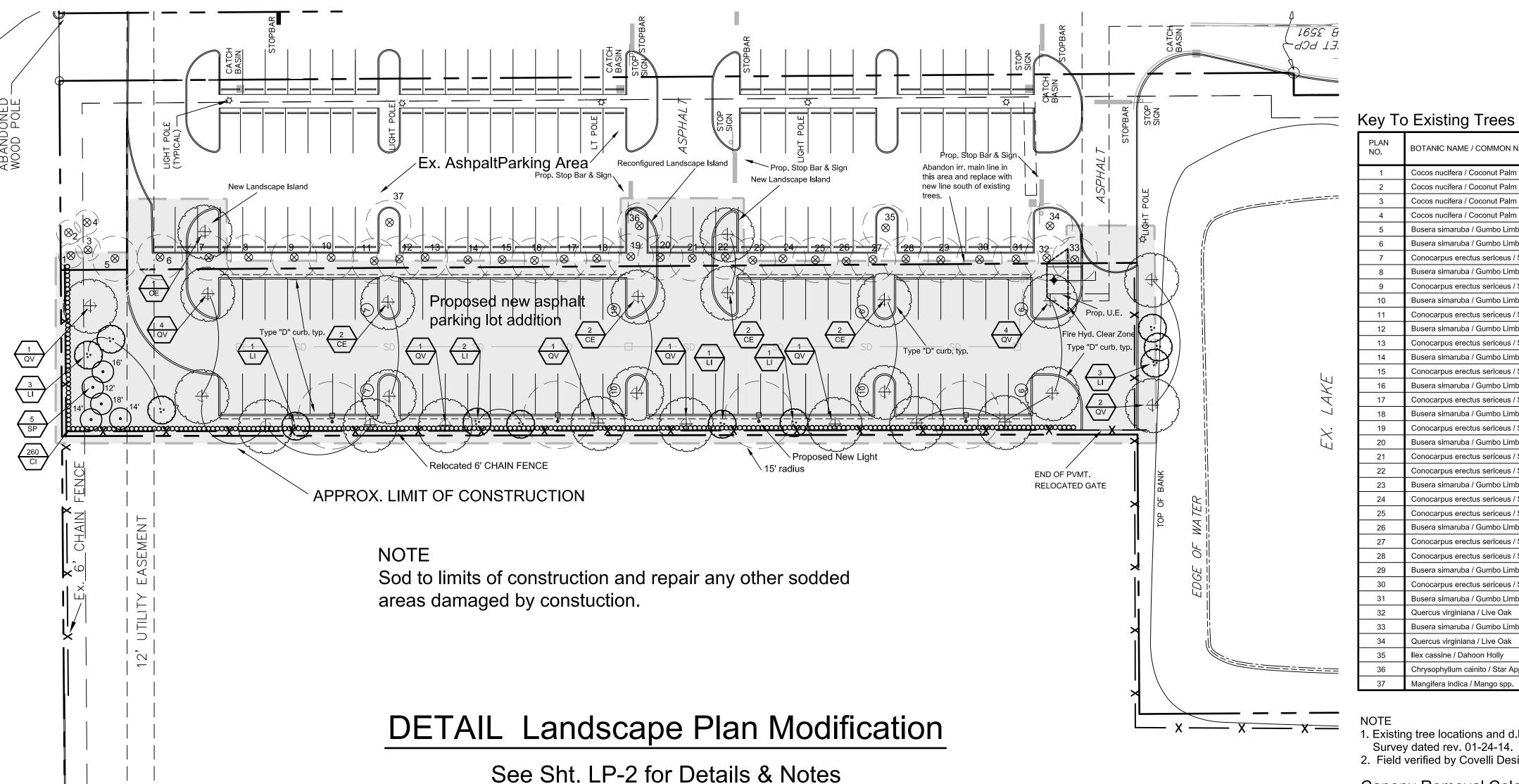
> ite Plan Modification For The Poor

DETAIL Site Pla
Food For T

ate 05-27-14 cale As noted N# 1156



Drawing No.
SP-2
OF 2



1. Existing tree locations and d.b.h. provided by Caulfield & Wheeler, Inc. Boundary Survey dated rev. 01-24-14.

2. Field verified by Covelli Design Associates, Inc. 06-19-14.

OBSERVED SIZE
CONDITION d.b.h. - spr.
c.t. ht. if palr

15' c.t. - 25' 15' c.t. - 25 15' c.t. - 25' CANOPY AREA PROPOSED

ISPOSITION

REMOVE

Remain

Remain

Remain

Remain

Remain

Remain

Remain

Remain

REMOVE

REMOVE

Remain

Remain

Remain

Canopy Removal Calculations

BOTANIC NAME / COMMON NAME

onocarpus erectus sericeus / S. Butto

usera simaruba / Gumbo Limbo

Busera simaruba / Gumbo Limbo

usera simaruba / Gumbo Limbo

conocarpus erectus sericeus / S. Buttor

usera simaruba / Gumbo Limbo uercus virginiana / Live Oak

Quercus virginiana / Live Oak

Chrysophyllum cainito / Star Apple Mangifera indica / Mango spp.

onocarpus erectus sericeus / S. Buttonwo

onocarpus erectus sericeus / S. Buttonw

conocarpus erectus sericeus / S. Buttonwoo

Conocarpus erectus sericeus / S. Buttonwo

Conocarpus erectus sericeus / S. Buttonwood

conocarpus erectus sericeus / S. Buttonwoo

Conocarpus erectus sericeus / S. Buttonwood

cocos nucifera / Coconut Palm

Cocos nucifera / Coconut Palm

TOTAL TREES - 37 TOTAL TREES TO REMAIN - 34 TOTAL TREES TO BE REMOVED - 3

TOTAL TREES TO BE RELOCATED - 0

TOTAL CANOPY REPLACEMENT REQUIRED - 1,032 s.f. (4 - cat. 1 trees)

See Landscape Details Sheet LP-2 For Tree Protection Barricade Detail For All Trees To Remain In Or Adjacent To Construction Area.

Plant Key

Quan.	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Toler.
9	CE*	Conocarpus erectus / Green Buttonwood 12' ht. x 5' spr., 2.5" d.b.h., 5' c.t.	Very
260	CI*	Chrysobalanus icaco "Red Tip" / Cocoplum 20" ht. x 12-24" spr., 24" o.c. Adjust quantity to plant with branches touching.	Very
11	LI	Lagerstoemia indica "Choctaw" / Pink Crape Myrtle 10' ht. x 6' spr., 5' c.t., multi-stem tree form	Very
15	QV*	Quercus virginiana / Live Oak 14' ht. x 6' spr., min. 3" cal., 5' c.t.	Very
5	SP*	Sabal palmetto / Cabbage Palm stagger hts in grouping as notes on plan - without boots	Very
SOD		St. Augustine "Floratam"	-

NORTH

1" = 30'

PLAN QUANTITIES TAKE PRECEDENCE OVER THOSE NOTED ABOVE

* = Native to Florida

GRAPHIC SCALE

Drought tolerance is per "SFWMD Xeriscape Plant Guide"

Abbreviations:

c.t. - clear trunk d.b.h. - diameter at breast height g.w. - greywood

o.c. - on-center spacing spr. - spread

Landscape Plan Totals

	requirea	provided
Trees (does not include palms)	24	27
Shade/Canopy trees (40% min.)	10	15
Intermediate trees (30% min.)	8	9
Small trees (10% max.)	3	3
Native Trees (50% min.)	12	24 (89% of provided
Palms (50% max, counted 3:1)	11	1
Shrubs Native Shrubs (50% min.)	260 130	260 260 (100%)

Landscape Tabulations

CODE SECTION 13-443 (10)c	REQUIREMENT PERIMETER LANDSCAPE - ABUTTING OTHER DISTRICTS 1 tree per 40 l.f., continuous hedge		
	552 If / 40 = 14 trees & continuous hedge req'd. 14 trees and continuous hedge provided		
13-443 (12)a	INTERIOR LANDSCAPE / VEHICULAR USE AREA 1 tree per 10 spaces 55 spaces / 10 = 6 trees req'd. 6 trees provided		
13-443 (12)b	INTERIOR LANDSCAPE / VEHICULAR USE AREA 1 s.f. landscape area per 100 s.f. V.U.A.		
13-448 (g)	25,848 s.f. VUA /100 = 258 s.f. landscape area req'd. 1133 s.f. provided TREE REPLACEMENT		
	See this sheet for tree repacement Total canopy to be removed - 1032 s.f.		

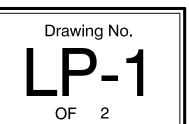
Canopy replacement = 1032 / 300 sf = 4 canopy trees, provided

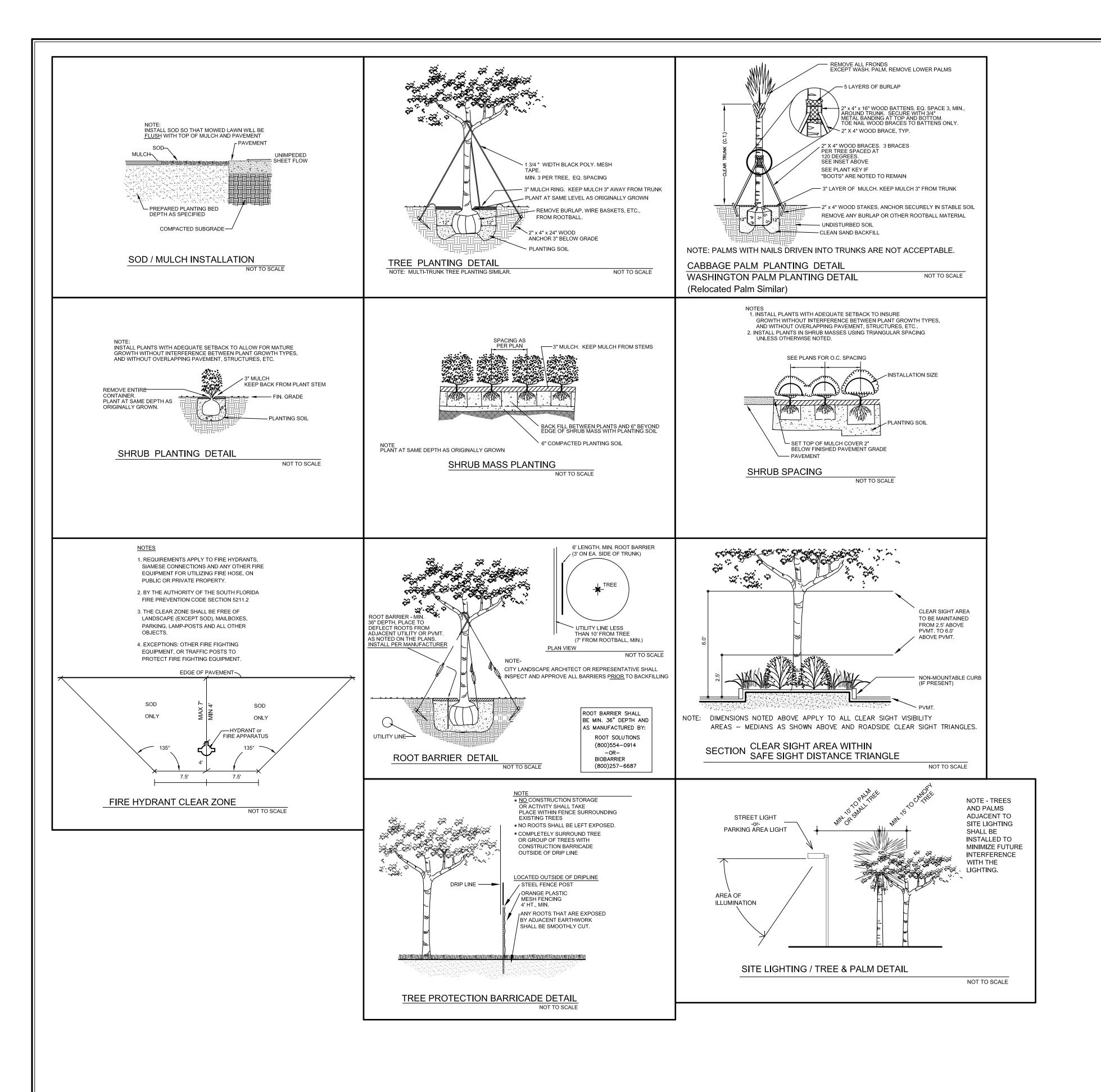
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Or Plan O andscape 0 Food Creek

Scale As noted PN#

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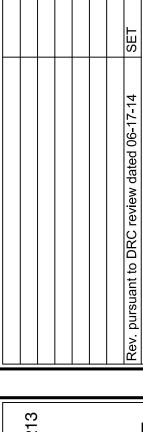
CITY OF COCONUT CREEK

STANDARD LANDSCAPE NOTES

- 1. 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.
- 2. 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 tipped, topped, or shaped prior to installation.
- 3. Landscape shall be placed to edge of abutting streets, canals, lakes or other
- 4. 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 an adequate screen.

- 5. 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.
- 6. 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.
- 7. Burlap material, wire cages, plastic/canvas straps, etc., must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material REMOVED ENTIRELY prior to planting the tree or shrub.
- 8. All plant material shall be free of pests, insects, disease, weeds, etc.
- 9. 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.
- 10. All plant material shall be planted at the proper depth, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
- 11. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
- 12. Color-treated or dyed mulch will not be accepted.
- 13. 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
- 14. Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
- 15. Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
- 16. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 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.
- 17. Irrigation permits and plans shall be submitted for approval at time of building
- 18. 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
- 19. 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.
- 20. 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 incline for the
- 21. An inspection is required prior to the backfilling of trees/palms in all parking medians and



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Drawing No.

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