

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plant(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a true free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

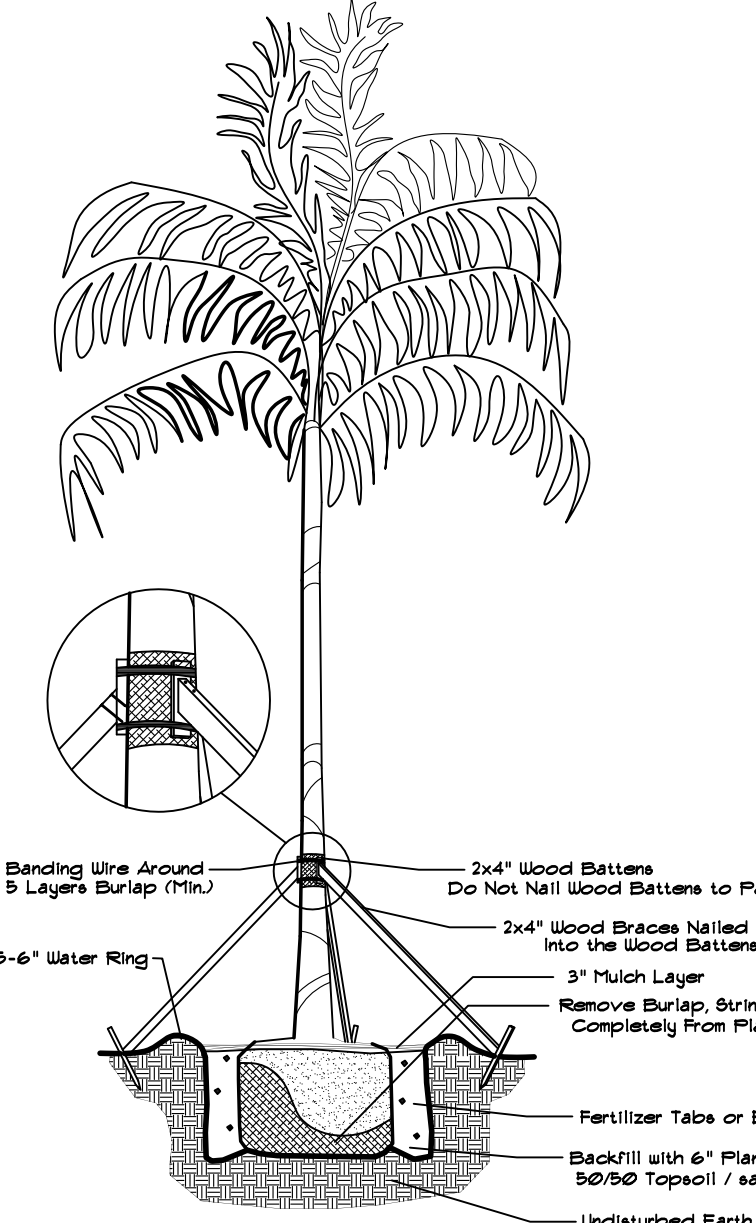
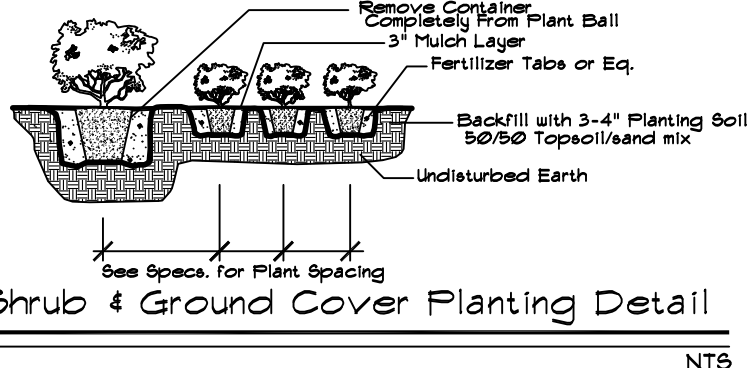
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The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine/Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



Project Data table with columns for Item, Qty, and Remarks. Includes site location and other project details.

Plant List table with columns: Code, Drought, QTY, Botanical Name / Common Name, Specifications. Lists various tree and shrub species with their quantities and planting instructions.

Miscellaneous table with columns: Code, Botanical Name / Common Name, Specifications. Lists groundcover and other plant species.

PLANT LIST table with columns: Code, Drought, QTY, Botanical Name / Common Name, Specifications. Contains a comprehensive list of trees and palms.

ACCENTS / SHRUBS / GROUND COVERS table with columns: Code, Botanical Name / Common Name, Specifications. Lists smaller plants and groundcovers.

MISCELLANEOUS table with columns: Code, Botanical Name / Common Name, Specifications. Lists various groundcover and other plant species.

MISCELLANEOUS table with columns: Code, Botanical Name / Common Name, Specifications. Lists various groundcover and other plant species.



MAINSTREET DESIGN GUIDELINES & CITY OF COCONUT CREEK LANDSCAPE REQUIREMENTS

SITE LANDSCAPE REQUIREMENTS:

1 Tree & 6 shrubs for every 2,000 s.f. of plot area. 535,852 s.f. (site area) less 80,981 s.f. (lake) = 454,871 / 2000 = 227 Trees Required

424,570 / 2000 = 212 x 6 = 1,272 Shrubs Required

FRONTAGE ROAD STEETScape REQUIREMENT:

Shade Trees: 1 Tree every 30 linear feet. South (Sample Road) = 556 feet / 30 feet per tree = 19 Trees

Accent Trees: 1 Tree per 700 s.f. of pervious area. South (Sample Road) = 23,514 (pervious area) / 700 feet per tree = 33 Trees

PLAZA(S) REQUIREMENT:

Shade Trees: 1 Tree every 30 linear feet. East (Street Type 'A') = 308 feet / 30 feet per tree = 10 Trees

Accent Trees: 1 Tree per 700 s.f. of pervious area. East (Street Type 'A') = 3,907 (pervious area) / 700 feet per tree = 6 Accent Trees

Plaza #1: Total Sq. Ft = 4884 Pervious Area = 1572 (32% Pervious)

Plaza #2: Total Sq. Ft = 2162 Pervious Area = 1169 (54%)

Plaza #3: Total Sq. Ft = 1438 Pervious Area = 907 (63%)

Plaza #4: Total Sq. Ft = 848 Pervious Area = 259 (31%)

Total Sq. Ft = 9332 Pervious Area = 3907 (42%)

STREET TYPE 'A' REQUIREMENT:

1 Tree per 30 linear feet (Less Plazas) 767 linear feet less 308 linear feet = 459 linear feet = 15.3 Trees

PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Trees: 1 tree per 40 linear feet. Hedge, Wall or Durable Landscape Barrier. North = 491 feet (660 less 169' Lake easement) / 40 Feet per tree = 13 Trees

INTERIOR LANDSCAPE REQUIREMENTS:

Intermediate & Terminal Landscape Islands: 1 Tree for every 10 Parking Spaces. 465 Parking Spaces / 10 = 47 Trees Required

Plus 1 Sq. Ft. Landscaped Area for Each 100 Sq. Ft. Paved V.U.A. 465 spaces x 300 = 139,500 Sq. Ft. VUA Total sq. ft.: 186,747 - 139,500 = 47,247 Sq. Ft. 47,247 / 100 = 472 s.f. required

RESIDENTIAL WALKWAY REQUIREMENT:

1 Tree & 10 Shrubs / 40 linear feet of front and side residential building walkway. 2,457 l.f. front & side walkways / 40 = 61 Trees & 610 Shrubs

SIZE & SPECIES REQUIREMENTS:

50% of Trees and Shrubs to be Native Species. 486 Total Provided Trees x 50% = 243. 19,128 Total Provided Shrubs x 50% = 9,564

Shade / Canopy Trees: 40% of Total Required Trees. 410 Total Required Trees x 40% = 164

Intermediate Trees: 30% of Total Required Trees. 410 Total Required Trees x 30% = 123

Small Trees: No more than 10% of Total Required Trees. 410 Total Required Trees x 10% = 41

Palms: No more than 50% of Total Required Trees. 410 Total Required Trees x 50% = 205

Palms counted 3:1 except for Royal Palms, Canary Island & Edible Date Palms, Coconut Palms, and Bismark Palms

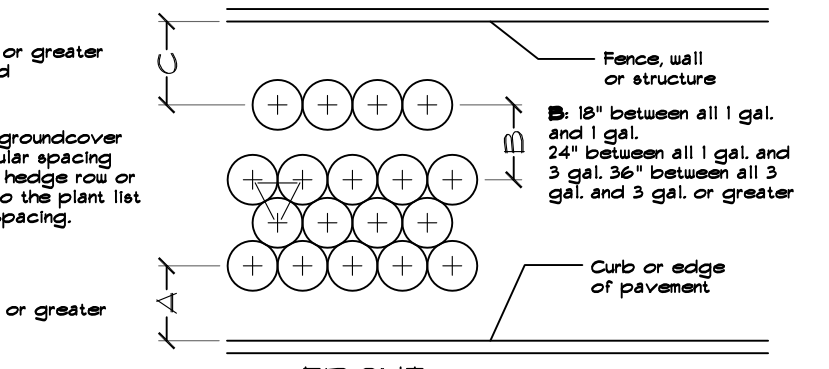
Trees: No more than 25% of total provided to be of the same species (palms excluded). 486 Provided x 25% = 122 Trees Maximum of Same Species

Shrubs: No more than 25% of total provided to be of the same species. 19,128 Provided x 25% = 4,782 Shrubs/Groundcovers Maximum of Same Species

Estimated on-site canopy coverage at maturity. Max: 113 of quercus species provided (23% of total trees provided)

Max: 3,290 of same species provided (17% of Total Shrubs Provided)

95,700.00 Sq. Ft. Proposed Trees



REVISIONS table with columns for revision number, description, and date. Includes project information: MIDTOWN RESIDENCES AT COCONUT CREEK FOR FLORIDA CRYSTALS LOCATED AT COCONUT CREEK, FLORIDA. Includes MSA ARCHITECTS, INC. logo and contact information.

ARCHITECTURAL ALLIANCE logo and contact information: 612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 AA 002084 LC 000257. TEL: (954) 764-8858 FAX: (954) 764-0731 E-MAIL: landscape@archall.com