

CAT.	TREE CANOPY AREA S.F.	SEPARATE FROM MITIGATION REPLACEMENT AREA-SEE NOTE BELOW	KEY	QTY	PLANT AND SPECIFICATION
3(100sf)	800		CS	8	Cassia surratensis (Cassia Tree) 12' ht., 5' spr., 2" cal., full canopy
2(150sf)	1,050		N CES	7	Conocarpus erectus 'sericus' (Silver Buttonwood) 12' ht., 5' spr., 2" cal., full canopy
2(150sf)	1,650		N IEP	11	Ilex Cassine (Dahoon Holly) 8' ht., 2'-3' spr., 1.5" cal., columnar form
3(100sf)	3,500		LI	35	Lagerstroemia indica (Crape Myrtle) 12' ht., 5' spr., 2" cal., full canopy
1(300sf)	4,500		N QV	15	Quercus virginiana (Live Oak) 12' ht., 6' spr., 2" cal., full canopy
3(100sf)	900		N RP	9	Royaltonea regia (Royal Palm) 6'-8" g.w., 18" o.o. ht. min., heavy, matched
2(150sf)	1,800		TP	12	Tabebuia pallida (Pink Trumpet) 14' ht., 8' spr., 2" cal. min., full canopy
4(50sf)	350		VM2	7	Veitchia montgomeryana (Montgomery Palm) 10' c.t. hts., doubles, 16" o.a. ht., heavy
sub total 14,550 s.f.					
3(100sf)	3,300		RSP	28	33 Relocated Sabal Palms
1(300sf)	12,600		RQV	42	Relocated Oak Trees
1(300sf)	1,500		RSM	5	Relocated Mahogany Palms
total 31,950 s.f.					

KEY	QTY	PLANT AND SPECIFICATION
SHRUBS, GROUNDCOVERS AND ACCENTS		
ARV	60	Schefflera arboricola variegata 'trinette' (Trinette Schefflera) 20" ht, 20" spr., 24" o.c.
BOU	172	213 Bougainvillea spp. (Bougainvillea Groundcover) 20" ht, 20" spr., 24" o.c.
CHR	1,935	Chrysothamnus icaco (Cocoplum) 24" ht., 18" spr., full, 18" o.c. on North property line. plant to form a continuous hedge at time of planting, other Cocoplum (not on North property line) to be planted 24" o.c.
MYR	312	Myrcianthes fragrans (Simpson's Stopper) 30" ht., 24" spr., full, 24" o.c.
CLU	23	Clusea guttifera (Small Leaf Clusea) 8' ht., 5' spr., 5" o.c. full to ground
ED	10	Eliocarpus decipens (Japanese Blueberry) 5' ht., 3' spr., full
FGI	1135	Ficus microcarpa 'Green Island' 12" ht., 14" spr., full, 20" o.c.
HIB	30	Hibiscus spp. (Pink Flowering Hibiscus) 24" ht., 20" spr., full, 24" o.c.
IXN	293	Ixora 'Nora Grant' (Pink Ixora) 20" ht., 20" spr., full, 2" o.c.
IVS	590	925 Ilex vomitoria 'schillings' (Yaupon Holly) 14" ht., 14" spr., full, 24" o.c., 4" pots
MUH	355	Muhlenbergia capillaris (Muhly Grass) 20" ht., 20" spr., full, 30" o.c.
POD	345	Podocarpus macrophylla (Podocarpus Hedge) 42" ht., 20" spr., full, 24" o.c.
POD2	820	1039 Podocarpus macrophylla (Podocarpus Hedge) 24" ht., 20" spr., full, 24" o.c.
RHA	562	250 Raphirolepis indica (Indian Hawthorn) 18" ht., 18" spr., full, 2" o.c., Alt: 'Green Island'
TRI	265	Tripsacum floridana (Dwarf Fakahatchee Grass) 24" ht., 24" spr., full, 3" o.c., 1 gal.
DIA	73	Dianella tasmanica 'Variegata' (Blueberry Flax Lily) 18" ht., 18" spr., full, 2" o.c.
SOD	St. Augustine 'Floratum'- contractor to determine quantity	
SEED	Bahia Seed- contractor to determine quantity	
MULCH	Non-cypress mulch. Contractor to determine quantity	
N DENOTES NATIVE SPECIES		

NOTE:
THE REQUIRED TREES ARE NOT BEING COUNTED TOWARD THE MITIGATION.

LANDSCAPE TABULAR DATA

NON-RESIDENTIAL LANDSCAPE REQUIREMENTS			
CATEGORY	REQUIREMENT	VEGETATION REQUIRED	VEGETATION PROVIDED
PERIMETER VEGETATION			
NORTH PROPERTY LINE			
1,250 L.F. BUFFER	1 CANOPY TREE / 40 L.F. CONTINUOUS 3' HT. HEDGE	32 CANOPY TREES 833 - CONTINUOUS HEDGE	32 TREES- (RELOCATED OAK TREES) 833 CONTINUOUS HEDGE
WEST PROPERTY LINE ON NORTHERN PART OF PROJECT			
210 L.F. BUFFER	1 CANOPY TREE / 40 L.F. CONTINUOUS 3' HT. HEDGE	6 CANOPY TREES 140 - CONTINUOUS HEDGE	6 TREES- (RELOCATED OAK TREES) 140 CONTINUOUS HEDGE
SOUTH PROPERTY LINE NOT IN PROJECT AREA			
	N/A	N/A	N/A
EAST PROPERTY LINE NOT IN PROJECT AREA			
	N/A	N/A	N/A

WEST PROPERTY LINE-ADJACENT TO LYONS ROAD ROADWAY BUFFER- 573 L.F X 25' = 14,325 S.F. S.F. OF LANDSCAPE BUFFER= 14,325	1 TREE PER 2,000 SF 40 SHRUBS PER 2,000 SF 3 TIERS OF LANDSCAPE UNDULATING BERM 10' X 10' SITE TRIANGLE	8 TREES 287 SHRUBS 3 TIERS UNDULATING BERM 10' X 10' SITE TRIANGLE	8 TREES-(EXISTING OAK TREES) 1,590 SHRUBS 3 TIERS UNDULATING BERM 10' X 10' SITE TRIANGLE
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VEHICULAR USE AREA	1 TREE FOR EVERY 10 SPACES	113 SPACES = 12 TREES	12 TREES (PROPOSED TREES)
MITIGATION	117 TREES	117 TREES	EQUIVALENT OF 117 TREES (PROPOSED TREES)
R.O.W. STREET TREES	573 L.F. 1/40 L.F.	15 TREES	15 TREES (PROPOSED TREES-7 GRAPE MYRTLE IN THE ROW, 8 ON CAMPUS-CASSIAS)

LANDSCAPING BETWEEN BUILDING AND PARKING			
TREES	1/40 L.F. OF BUILDING	708 L.F. = 18 TREES	18 TREES-(EAST PALATKA HOLLY AND VEITCHIA MONTGOMERY PALMS)
SHRUBS	20/40 L.F. OF BUILDING	354 SHRUBS	388 SHRUBS
GROUNDCOVERS	30/40 L.F. OF BUILDING	531 GROUNDCOVERS	565 GROUNDCOVERS
TOTALS		208 TREES REQUIRED	208 TREES PROVIDED
		1,373 SHRUBS/GC	1,825 SHRUBS/GC

SEE SHEET TR-1 AND TR-2 FOR EXISTING TREE PLAN, DATA AND DISPOSITION

SEE LANDSCAPE PLANS SHEETS LP-1 THRU LP-4 FOR PROPOSED PLANT SPECIES, QUANTITIES AND LOCATIONS.

UNIT REPLACEMENT AREA S.F.		TOTAL REPLACEMENT AREA S.F.		TREE REPLACEMENT/MITIGATION PLANT LIST	
KEY	QTY	PLANT AND SPECIFICATION	KEY	QTY	PLANT AND SPECIFICATION
TREES AND PALMS					
300 sf	1	1,800	N AR	6	Acer rubrum (Red Maple) 12' ht., 5' spr., 2" cal., full canopy
300 sf	1	300	DR	1	Delonix regia (Royal Poinciana) 14' ht., 8' spr., 2" cal., full canopy
150 sf	2	1,050	TC	7	Tabebuia carabi (Yellow Trumpet) 14' ht., 8' spr., 2" cal. min., full canopy
300 sf	1	9,900	N PE	33	Pinus elliotii (Slash Pine) 12' ht., 5' spr., 2" cal., full, 15" o.c.
300 sf	1	4,500	N QV	15	Quercus virginiana (Live Oak) 12' ht., 5' spr., 2" cal., full canopy
100 sf	3	1,900	N RP	18	19 Royaltonea regia (Royal Palm) 6'-8" g.w., 18" o.o. ht. min., heavy, matched
100 sf	3	3,600	N SP	36	36 Sabal palmetto (Sabal Palm) 14' ht.-21' staggered hts. full
300 sf	1	9,000	N TD	30	Toxiodium distichum (Bald Cypress) 12' ht., 5' spr., 2" cal., full canopy
50 sf	4	400	N VM2	8	8 Veitchia montgomeryana (Montgomery Palm) 10' c.t. hts., doubles, 16" o.a. ht., heavy
150 sf	2	3,600	N IEP	26	24 Ilex Cassine (Dahoon Holly) 8' ht., 2'-3' spr., 1.5" cal., columnar form

GRAND TOTAL 36,050 S.F. IN TREE REPLACEMENT VALUE FOR MITIGATION.

N DENOTES NATIVE SPECIES

TREE CATEGORY	REPLACEMENT TREE CATEGORY	EQUIVALENT REPLACEMENT CANOPY AREA IN S.F.	TREE REPLACEMENT SPECIES REQ'TS
CATEGORY 1	300 SF	1-5 trees	1
CATEGORY 2	150 SF	6-10 trees	2
CATEGORY 3	100 SF	11-20 trees	3
CATEGORY 4	50 SF	21-50 trees	4

SPECIES DIVERSIFICATION

THERE ARE 280 TREES PROVIDED ON SITE. THEREFORE, NO MORE THAN 70 TREES (25%) OF ONE SPECIES CAN BE USED. THERE ARE 9 SPECIES OF TREES/PALMS USED ON THE PLAN INCLUDING 6 SPECIES OF TREES AND 3 SPECIES OF PALMS.

TREE REPLACEMENT PERCENTAGE OF CATEGORY 1 TREES

50% OF REPLACEMENT TREES NEED TO BE CATEGORY 1 TREES.

PROVIDED IS 67% CATEGORY 1 REPLACEMENT TREES

NATIVE CALCULATIONS

TREES: THERE ARE 280 NEW TREES ON PLAN. 204 ARE NATIVE = 72% OF TREES ARE NATIVE

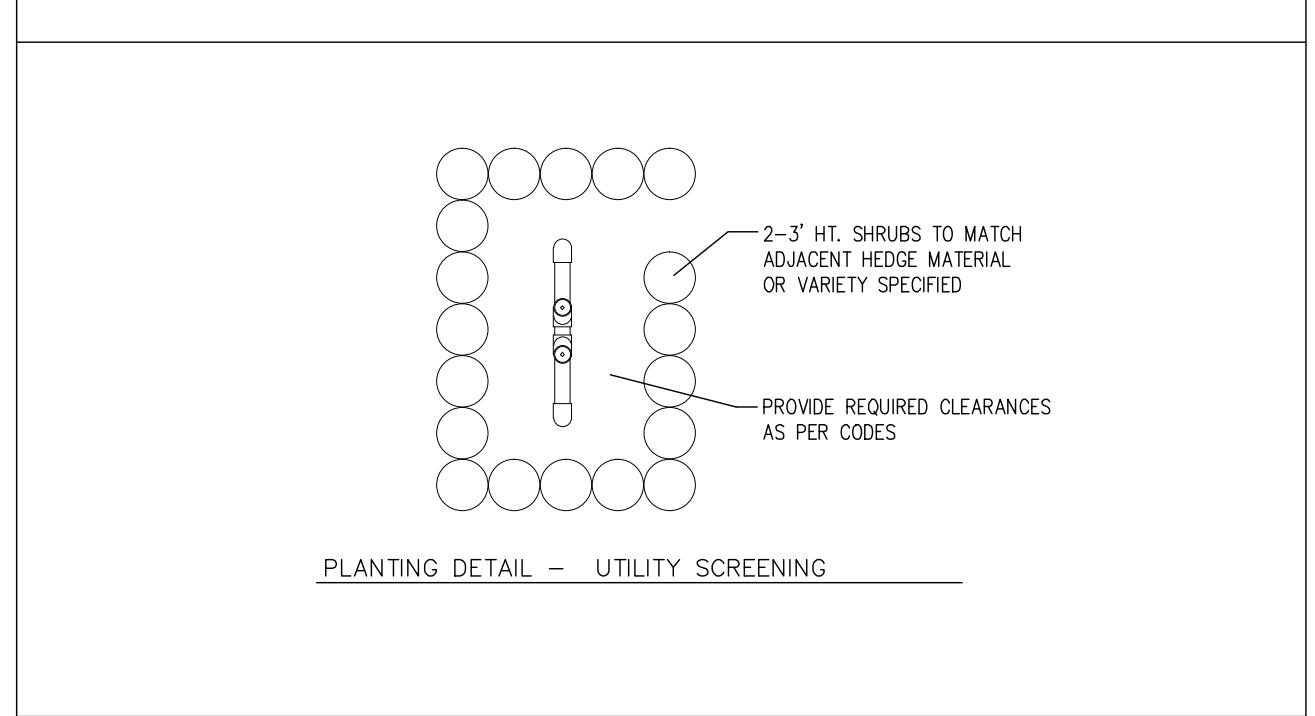
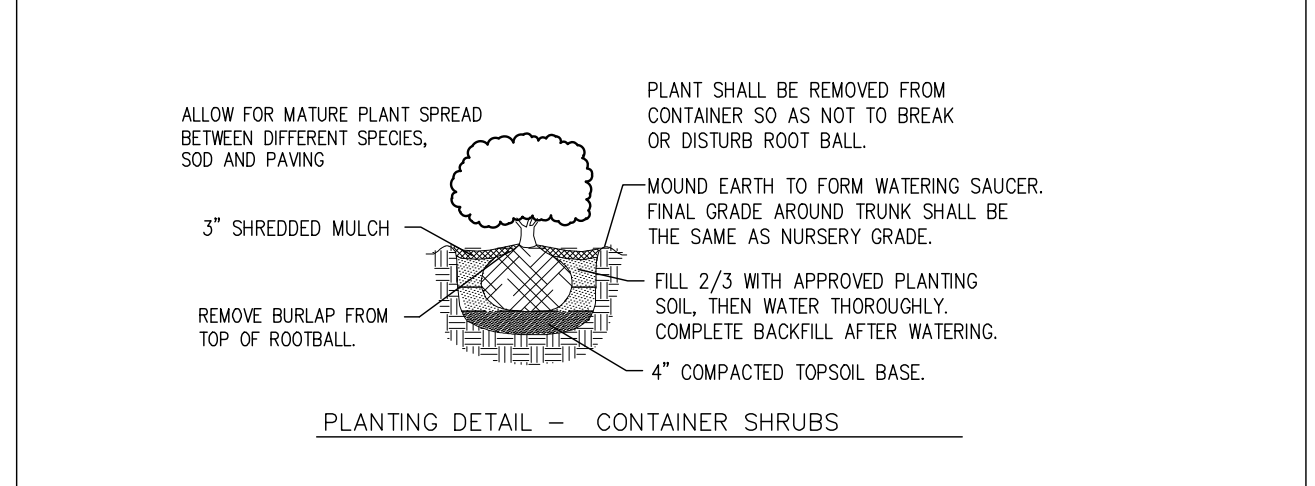
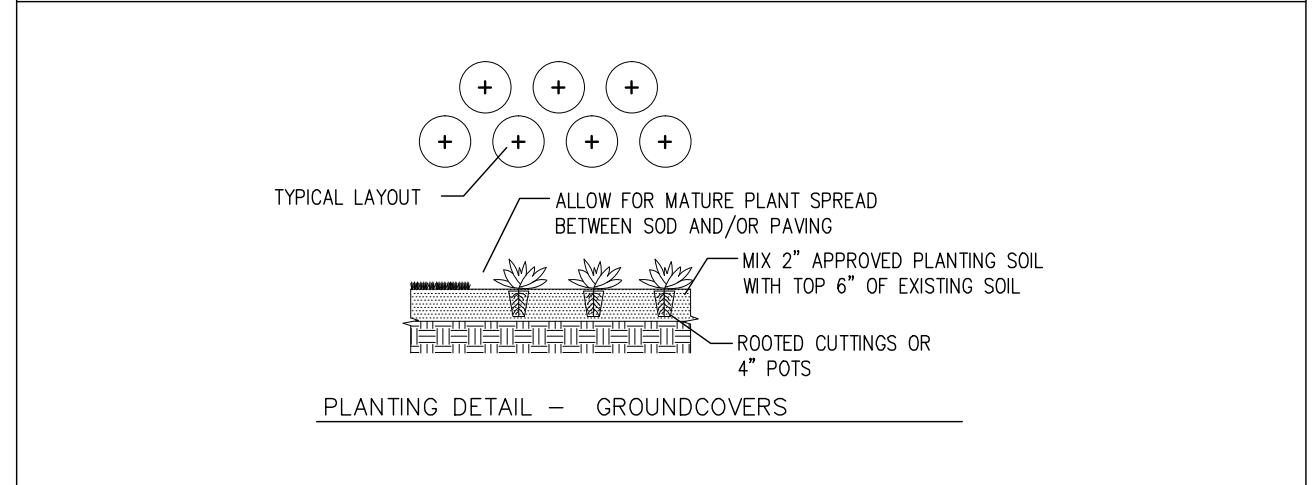
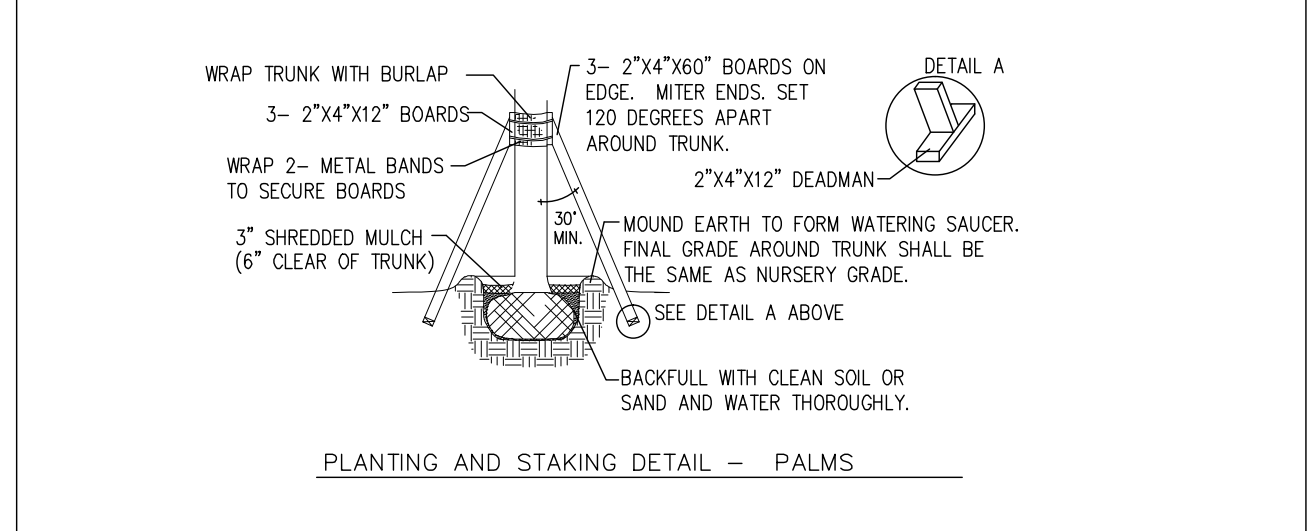
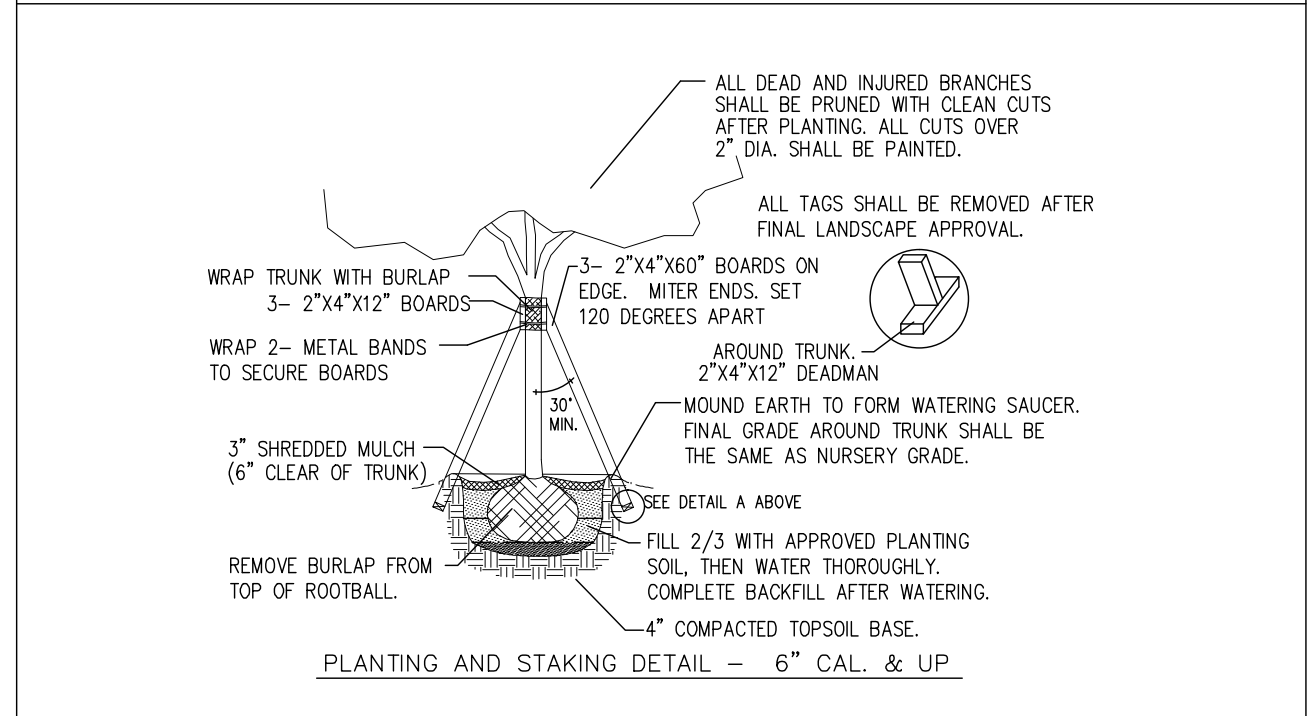
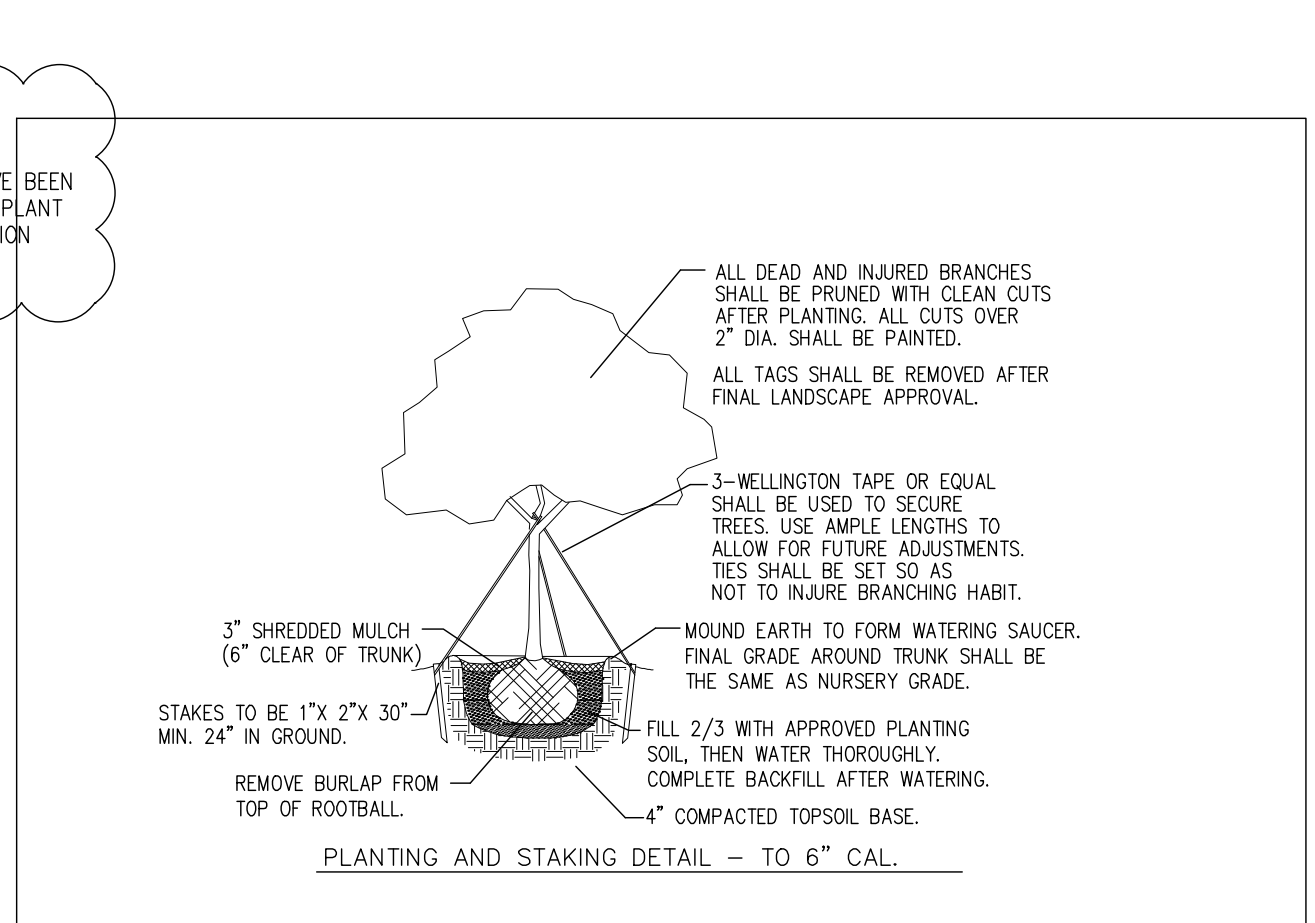
SHRUBS: THERE ARE 7,123 SHRUBS ON PLAN. 3,748 ARE NATIVE = 52% ARE NATIVE.

VJA LANDSCAPE AREA CALCULATION

VJA=114,633 SF
114,633 SF / 100 SF = 1,146 SF OF REQUIRED LANDSCAPE AREA
THIS REQUIRED LANDSCAPE AREA IS ACHIEVED BY PARKING LOT ISLANDS AND SPACE SURROUNDING THE BALLFIELDS

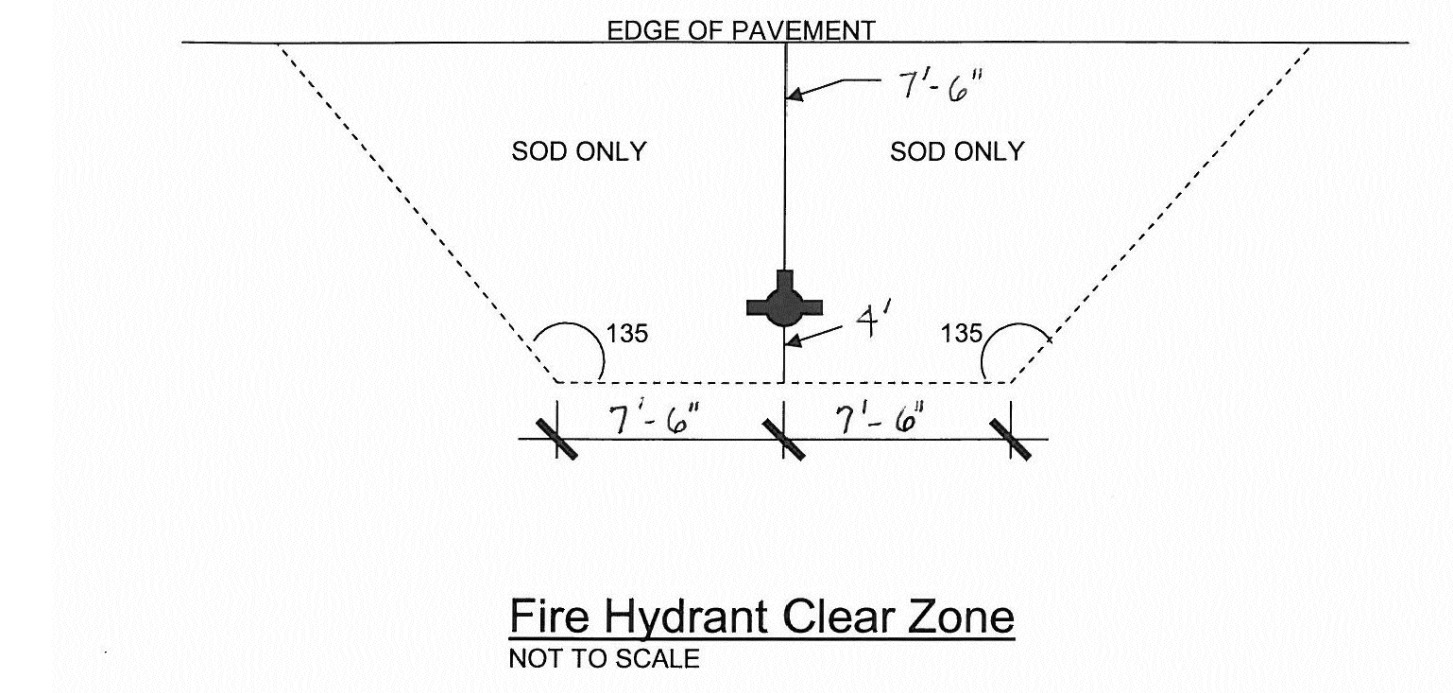
GREEN CITY PLAN - TREE CANOPY ACHIEVED

PROJECT AREA = 634,800 SF.
CANOPY ACHIEVED = 102,841 SF OR 16% CANOPY ACHIEVED- PROJECT IS PRODOMINANTLY BALLFIELDS



IRRIGATION NOTE:

EXISTING IRRIGATION SYSTEM TO BE MODIFIED TO PROVIDE 100% COVERAGE FOR ALL PLANT MATERIAL. BUBBLERS TO BE INSTALLED AT ALL TREES USED FOR MITIGATION. WATER SOURCE IS THE EXISTING LAKE. IRRIGATION SYSTEM TO PROVIDE A RAIN SENSOR -REQUIRED PER CODE.



Fire Hydrant Clear Zone
NOT TO SCALE

Requirements apply to fire hydrants, siamese connections and any other fire equipment for utilizing fire hose on public or private property.

By the authority of the South Florida Fire Prevention Code Section 5211.2.

The diagram shall appear on all landscape plans prior to approval.

The clear zone shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.

Exceptions: other fire fighting equipment, or traffic posts to protect fire fighting equipment.

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 tipped, topped, 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 an adequate screen.
- 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.
- Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
- 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.
- 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.
- 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.
- All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
- Color-treated or dyed mulch will not be accepted.
- 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 landscaped 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 incline for 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"

TREE PROTECTION NOTES:

- Protection from construction work. During any construction, land development or lot clearing, the contractor and the owner of the property subject to this section shall adhere to the requirements which follow:
- Place and maintain protective barriers around the drip line of all trees to be retained on the site to prevent their destruction or damage. The protective barriers shall be at least four (4) feet in height and conspicuously colored to be seen easily by operators of trucks and other equipment. Protective barriers shall be constructed of sturdy material (not flapping or ribbons) and shall be installed prior to and during construction and/or land development;
 - Not store or use materials or equipment within the drip line of any tree to be retained on site unless the activity is being done to protect trees;
 - Not discharge or contaminate the soil within the drip line of any tree to be retained on site with any construction materials such as paint, oil, solvents, petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts;
 - Clearing of vegetation within the dripline of trees designated for preservation shall only be by hand or light rubber wheeled equipment that will not damage tree roots; sod equipment shall be a maximum of forty-eight (48) inches wide, tire to tire, with a maximum weight of three thousand five hundred (3,500) pounds;
 - Utilize retaining walls and drywells where needed to protect trees to be preserved from severe grade changes;
 - Pruning of trees to be preserved shall be in accordance with the standards for pruning established by ANSI A-300.
 - Make no attachments, other than those of a protective and nondamaging nature, to any tree to be retained on the site;
 - Not change the natural grade above the root system within the drip line of any tree to be retained on site unless it can be demonstrated to the city that it will not damage any tree;
 - Avoid any encroachments, excavations or severe grade changes within the drip line of preserved trees unless it can be demonstrated to the city that it will not impact any tree; and
 - Not cause soil compaction within the dripline of any tree to be retained on site; and
 - Any trees designated to be preserved which are damaged during construction shall promptly be repaired.



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PROJECT TITLE
NORTH BROWARD
PREPARATORY SCHOOL
ATHLETIC & WELLNESS
CENTER
PROJECT NUMBER
R1002318.00
PROJECT LOCATION
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DATE OF ISSUE
MARCH 25, 2014

REVISIONS

1. DRC COMMENTS 4-22-14
2. DRC COMMENTS 11-25-14
3. DRC COMMENTS 12-17-14

DESIGNER
CBP
CHECKED BY **DRAWN BY**
AGT CBPIEST
SUBMITTAL PHASE / SET DESCRIPTION
DEVELOPMENT REVIEW
COMMITTEE SITE PLAN
APPROVED

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE MINIMUM LIFE SAFETY STANDARDS. COPYRIGHT © 2014

SHEET TITLE
LANDSCAPE SPECIFICATIONS

SHEET NUMBER
LP-4