

**CITY OF COCONUT CREEK  
STANDARD LANDSCAPE NOTES**

- All landscape and site plan 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 Ordinance #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 building, roads, alleys or other hards.
- All mechanical equipment, air conditioning, irrigation pump stations and equipment, PPE, transmitters, pool pumps, etc., shall 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 scale calculation table. All screening shrubs shall be planted for proper operation of equipment by being screened and/or per the requirements of the utility as necessary. All signs and material required for screening purposes shall be planted with boundary marking. Adjust on-site spacing as necessary and/or provide additional plants to provide an adequate screen.
- Sight triangle screening must be maintained for clear sight visibility from thirty (30) inches to seventy-two inches, two trucks excluded. Measurements shall be made from top of roof ball planted at proper elevation.
- Changeling plants shall not be used. Screens, wires, etc. to protect outer surfaces of trees, palms or other plant material. Trees, palms and plant material subjected to this practice shall be sprayed with the appropriate anti-changeling material. Wire cages, plastic/foam traps, 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 a minimum REMOVED ENTIRELY prior to planting the tree or shrub.
- All plant material shall be free of pests, insects, diseases, weeds, etc.
- All required landscape material shall be installed using a planting soil mix composed 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 as the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk wraps 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 cleaned of all debris, equipment, materials, and equipment used by this permit to the satisfaction of the inspector.
- Refer to Coconut Creek Fire Department Class Zone diagram to maintain a safe zone as described by the Electrical Inspector.
- 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 a 30% overlap (minimum) using turf type water, except reserved areas remaining in natural state. A main system driver or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed under or over impervious surfaces and/or be designed or installed to flow 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 permit.
- All non-single family or duplex irrigation systems other than City water systems shall require a South Florida Water Management District meter and permit prior to issuance of an inspection permit and installation of the irrigation system as required.
- All site amenities to include site street lights, landscape containers open areas, irrigation containers open areas, benches, beams, landscape study tables, etc. leading up to and including the model crane under that certificate of occupancy must be completed and functional prior to issuance of the first required certificate of occupancy.
- The height of all required, designed and installed beams shall be from the highest adjacent point whether it is the sidewalk, parking area, or other site amenity, etc. When a beam is above a sidewalk, there shall be a one (1) foot level and area adjacent to the sidewalk prior to the start of the beam.

NOTE: THIS COMMENT SHEET IS TO BE PLACED ON ALL LANDSCAPE PLANS "AS IS".  
10/27/2016 Update to landscape standard notes per the Board of Landscape Architecture.

SITE AREA	=	40,233 s.f.
Building area	=	4,820 s.f.
Parking	=	14,263 s.f.
Sidewalks	=	385 s.f.
Total Impervious	=	19,468 s.f.
Total Pervious	=	20,765 s.f.

**COCONUT CREEK LANDSCAPE REQUIREMENTS SUMMARY**

1. One (1) tree and five (5) shrubs per one thousand (1,000) sq. ft. of plot area not utilized for structures and parking.

20,765	/	1,000	=	21
Required Trees		Provided Trees		
21		23		

2. A minimum five foot landscaped buffer shall be located around the perimeter of the project.

3. Landscaping adjacent to street right of way:  
Required: A 10' wide landscape strip with one (1) tree every forty (40) linear feet and a visual screen three (3) feet in height.

180	/	40	=	5
Required Trees		Provided Trees		
5		7		
+ 3' Berm / Hedge		+ 3' Berm / Hedge		

4. Perimeter Landscaping:  
Required: One (1) tree for every forty (40) linear feet and a continuous hedge. 1610 linear feet divided by 40=40.25 trees

807	/	40	=	20
Required Trees		Provided Trees		
20		20		
+ Condit. Hedge		+ Condit. Hedge		

5. Screening for storage areas, dumpsters and mechanical equipment required:  
Required: to be screened on 3 sides.  
Provided: Screened on 3 sides.

6. Interior Landscaping requirements for vehicular use areas:  
Required: One (1) tree for every ten (10) parking spaces. One (1) sq. ft. of landscaped area for each one hundred (100) sq. ft. of paved area. 48 parking spaces divided by 10= 5 trees. 14,263 sq. ft. paved area divided by 100= 142.63 landscaped area.  
Provided: 5 Trees

7. Street Trees: Street trees shall be placed in swale rights of way of fifty (50) feet in width.  
Required: One (1) tree per every forty (40) linear feet of frontage.

180	/	40	=	5
Required Trees		Provided Trees		
5		5		

8. Building Foundation: 1 tree and 5 shrubs or 15 ground cover per 40 l.f.  
Required: One (1) tree per every forty (40) linear feet of frontage.

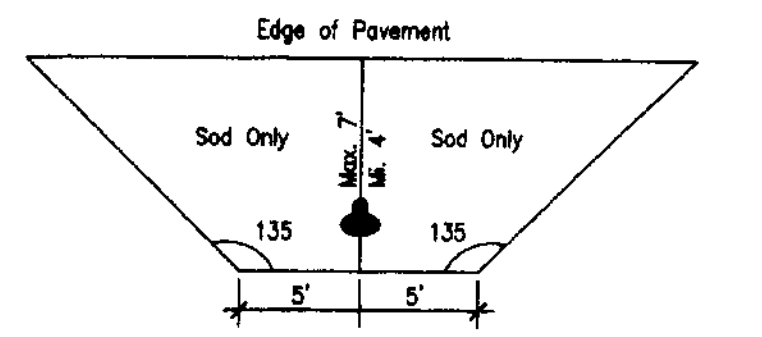
316	/	40	=	8
Required Trees		Provided Trees		
8		13		
Required Shrubs		Provided Shrubs		
40		98		

9. Required Tree Specifications  
Shade / canopy Trees: min. 40% at 12' x 3", 2" Cal.  
Intermediate Trees: min. 30% at 10' x 4", 2" Cal.  
Small Trees: min. 10% at 8' x 4", 1.5" Cal.  
Palm Trees

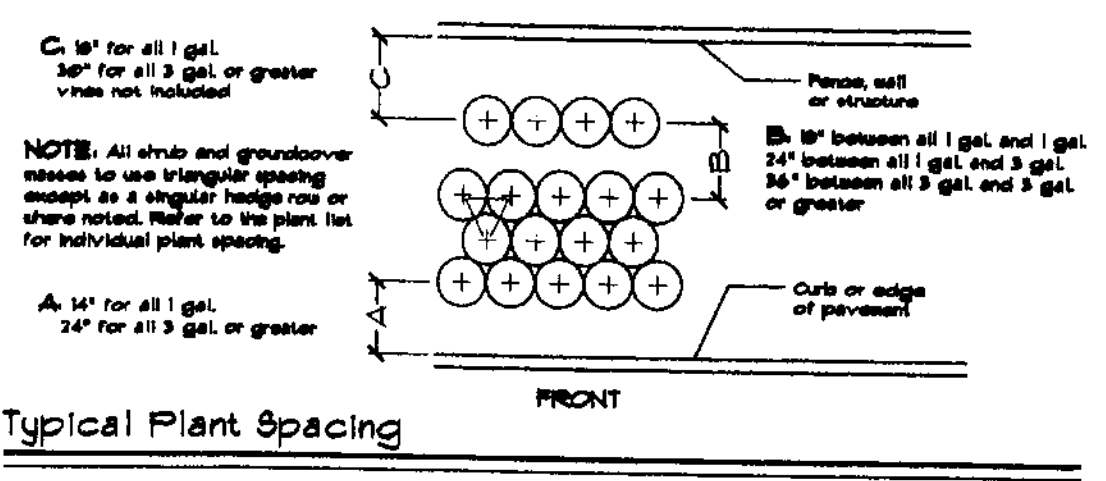
Total Trees	73			
Provided Shade Trees	41	=	56%	
Provided Intermediate Trees	13	=	18%	
Provided Small Trees	6	=	8%	
Provided Palm Trees	13	=	18%	
	73		100%	

**PLANT LIST**

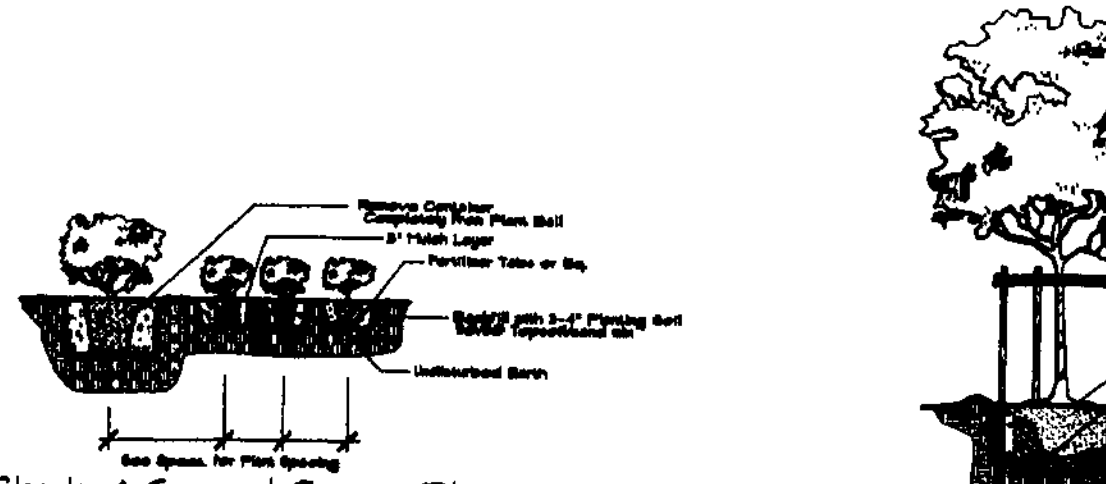
Code	Drought QTY.	Botanical Name / Common Name	Specifications
<b>PROPOSED TREES / PALMS</b>			
BS	(N) V	18 Bursera sinarubra / Gumbo Limbo Tree	B&B Field Grown, 12' X 6-7", 1.5-2" DBH, single main leader.
CD	(N) V	9 Coccothraustes divaricata / Pigeon Plum	B&B Field Grown, 12' X 6-7", 1.5-2" DBH, single main leader.
CS	(N) V	2 Cordia sebestena / Orange Geiger	B&B Field Grown, 10' X 5-6", 1.5" DBH, single main leader.
KP	(N) V	6 Krugiodendron ferreum / Black Ironwood	B&B Field Grown, 8' X 4-5", 1" DBH, single main leader.
PET	(N) V	6 Pycnosperma elegans / Solitaire Palm	B&B Field Grown, 12' OA, 3" cal., triple trunks
QV	(N) V	11 Quercus virginiana / Live Oak	B&B Field Grown, 15' X 8", 2" Cal. DBH, single main leader.
SP	(N) V	6 Sabal palmetto / Cabbage Palm	B&B Field Grown, 5g/18, 6g/24 & 6g/30 OA, 12' CT Min., 12" DBH, Staggered Hts. As Shown
TD	(N) V	11 Taxodium distichum / Bald Cypress	B&B Field Grown, 10' X 5-6", 1.5" DBH, single main leader.
TH	(N) V	3 Tabebuia heterophylla / Pink Trumpet	B&B Field Grown, 12' X 6-7", 1.5-2" DBH, single main leader.
WB	(N) V	11 Wobeyia bifurcata / Foxtail Palm	B&B Field Grown, 14' OA, 3" cal., single trunks
66		Total Trees	
6		Total Palms (PET Counted 1:1)	
6		Total Palms (SP & WB Counted 3:1)	
72		Total Trees / Palms	
59		Native Trees / Palms	
82%		Native Trees / Palms	
<b>ACCENTS / SHRUBS</b>			
CIR	(N) M	285 Chrysobalanus icaco / Red Tip Cocophan	3 Gal., 24" OA, 2' OC
JIF	(N) M	82 Hamelia patens / Fire Bush	3 Gal., 24" OA, 2' OC
ING	(N) M	112 Ilex 'Nora Gray' / Pink Nora Gray Ilex	3 Gal., 24" OA, 2' OC
TDP	(N) M	68 Tripeucium dactyloides / Dwarf Palmetto Palm	3 Gal., 24" OA, 2' OC
VSS	(N) M	72 Viburnum suspensum / Sandalwood Viburnum	3 Gal., 24" OA, 2' OC
619		Total Shrubs	
435		Native Shrubs	
79%		Native Shrubs	
<b>GROUND COVERS</b>			
LMB	(N) V	72 Liriope muscari 'og' / Liriope Evergreen Giant	1 Gal., 12" OA, 1' OC
<b>MISCELLANEOUS</b>			
SOD	(N) V	sq. ft. Stenotaphrum secundatum / St. Augustine 'Florstar'	Solid application - no gap between seams
SOIL	(N) V	yds. 50/50 Soil Mix	Sand / Topsoil
(N)		Florida Native Plant Species	
(V)		Very Drought Tolerant	
(M)		Moderate Drought Tolerance	



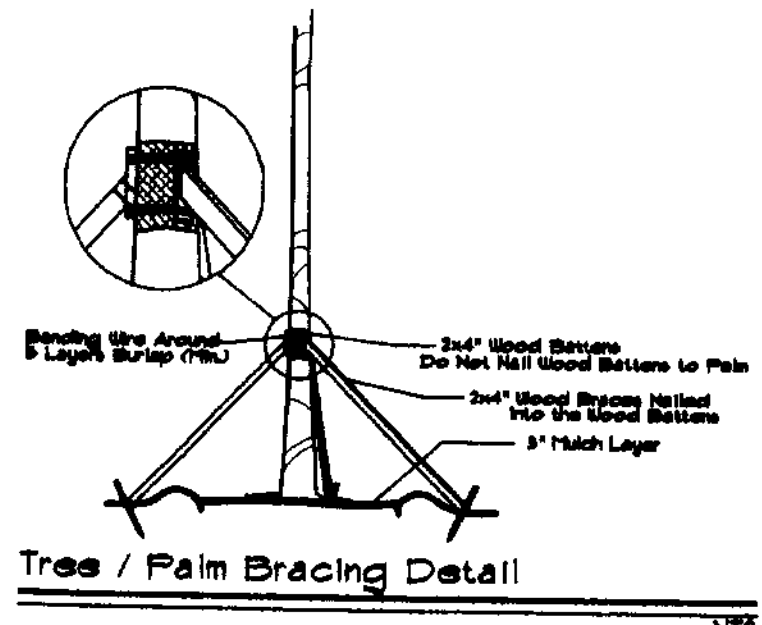
**FIRE HYDRANT CLEAR ZONE** NT.5.



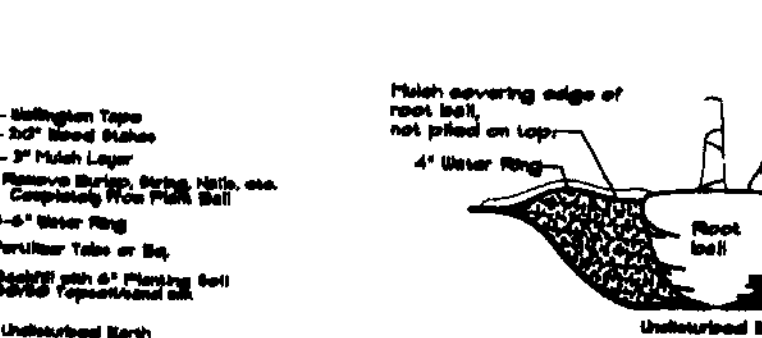
**Typical Plant Spacing** NT.6.



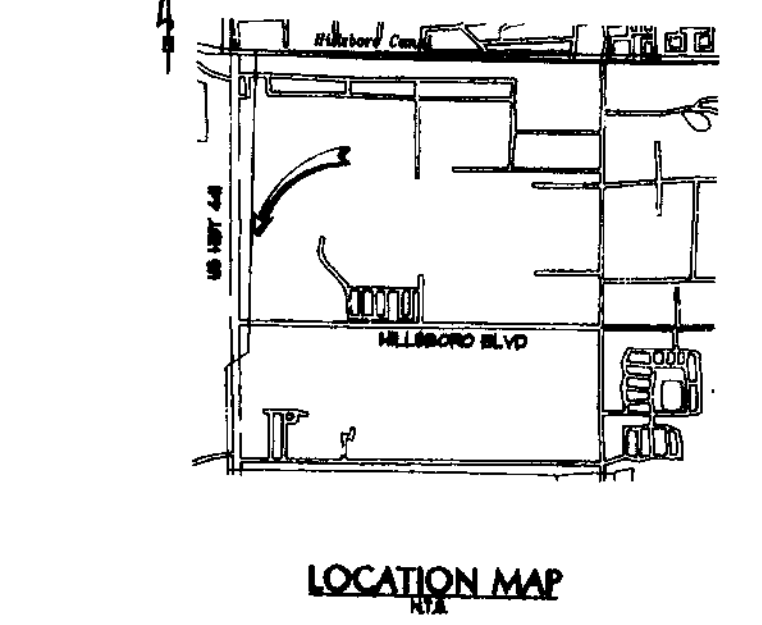
**Shrub & Ground Cover Planting Detail** NT.6.



**Tree / Palm Bracing Detail** NT.6.



**Small Tree Planting Detail** NT.6.



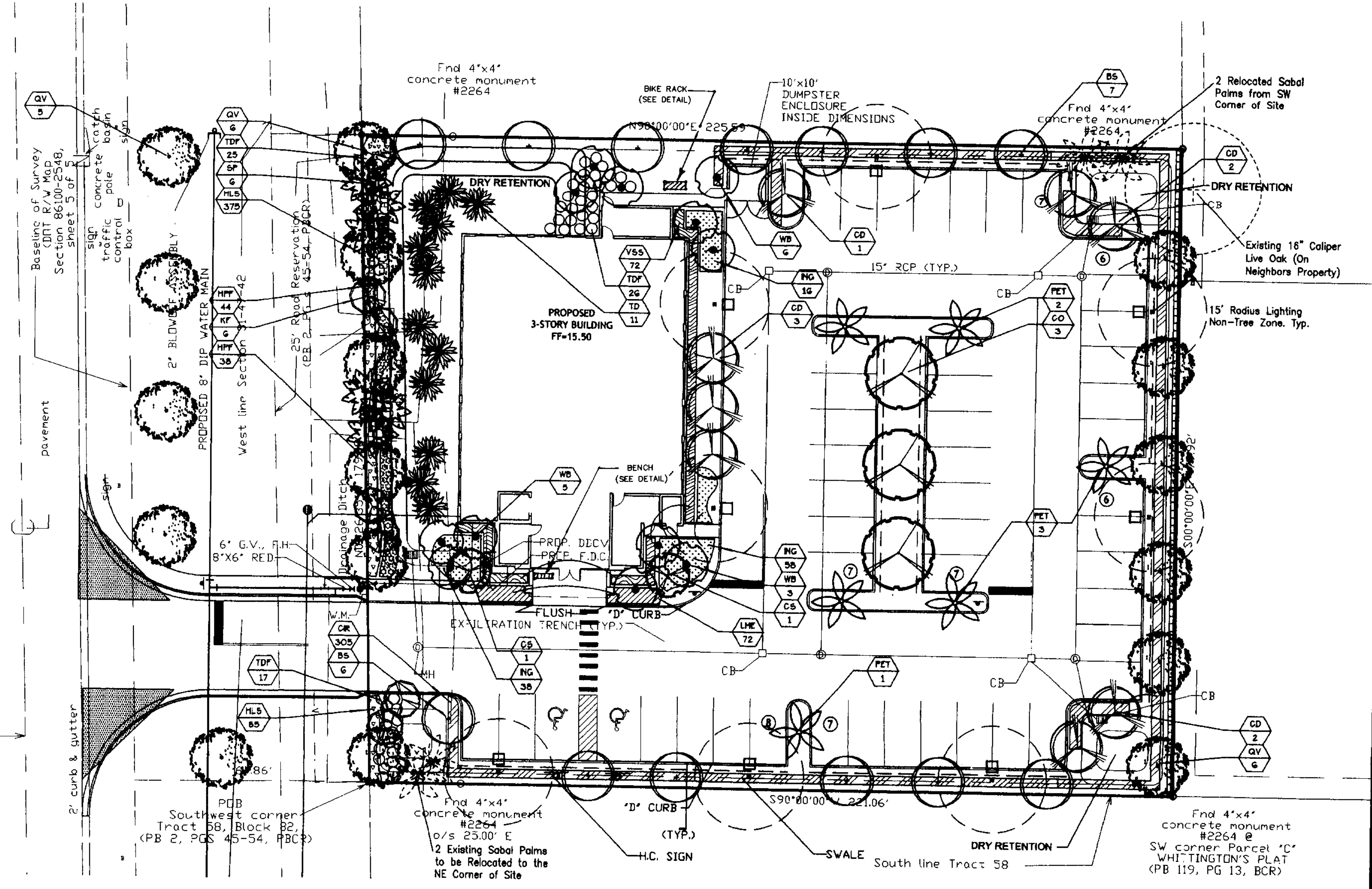
**Tree / Palm Planting Detail** NT.6.



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SCALE: 1"=20'-0"



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11-22-04	Per Comments
2-1-06	Per Comments
3-20-06	Per Comments
12-10-08	Add Bench & Gate Post

**Landscape Plan**  
**M & S Real Estate Development Co., LLC**  
U. S. 441 (North State Road 7)  
Coconut Creek, Florida

Sheet Description	Landscape Plan
Release Date	11-3-04
Project Number	
Drawing Number	L-1
Sheet 1 Of 1	