

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 plan(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 rust 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.

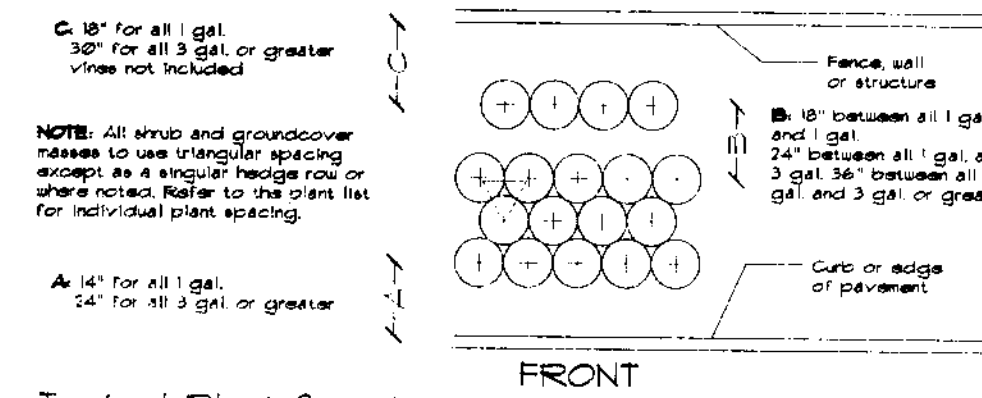
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The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

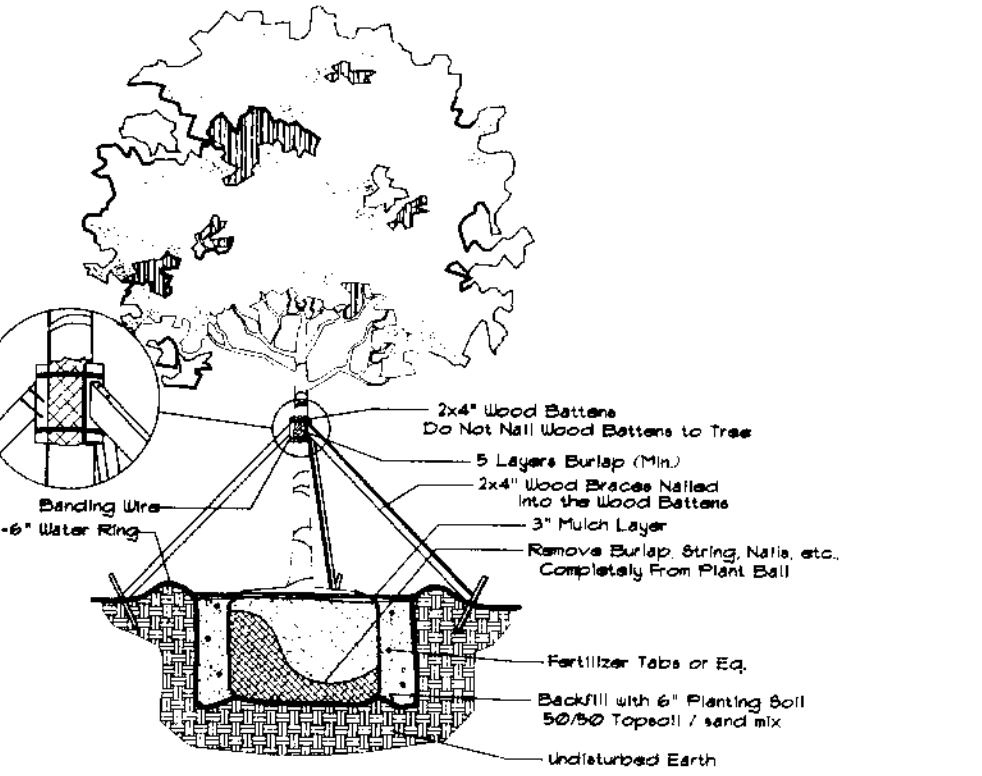
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sold 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.



Typical Plant Spacing

NTS



Large Tree Planting Detail

NTS

MAINSTREET DESIGN GUIDELINES + CITY OF COCONUT CREEK LANDSCAPE REQUIREMENTS

1) Site Perimeter

FRONTAGE ROAD STEETSCAPE REQUIREMENT:

Trees: 1 tree every 30 linear feet

North (Wiles Road) = 797 feet / 30 Feet per tree = 26 Trees

East (Lyons Road) = 1006 feet / 30 Feet per tree = 33 Trees

Shrubs / Groundcover: Min. 60% in Pervious Areas between sidewalk and parking

North (Wiles Road) = 12,131 (buffer area) x 60% = 7,278 s.f.

East (Lyons Road) = 11,567 (buffer area) x 60% = 6,940 s.f.

STREET TYPE 'F' (CULLUM ROAD) STREETScape REQUIREMENTS:

Shade Trees: 1 tree every 30 linear feet

South (Cullum Road) = 369 feet / 30 Feet per tree = 12 Trees

Shrubs / Groundcover: Min. 60% in Pervious Areas between sidewalk and parking

South (Cullum Road) = 2,283 (buffer area) x 60% = 1,378 s.f.

PLOT TREE REQUIREMENT:

COMMERCIAL PUD DISTRICT:

1 Tree & 5 shrubs for every 1,000 s.f. pervious plot area.

203,228 s.f. (retail site area) / 1000 = 203 Trees Required

203,228 s.f. (retail site area) / 1000 = 203 x 5 = 1015 Shrubs Required

PERIMETER TREE REQUIREMENT:

1 Tree every 30 linear feet

West Property Line: 788' / 30 = 26 trees Required

PARKING LOT LANDSCAPE REQUIREMENTS:

1 Tree every 10 Parking Spaces

704 Parking Spaces / 10 = 70 Trees Required

1 Sq. Ft. Landscaped Area for Each 100 Sq. Ft. Paved V.U.A.

704 spaces x 300 = 211,200 Sq. Ft. 269,267 total sq. ft. VUA - 222,300 =

37,667 / 100 = 376 s.f. required

NATIVE TREE + SHRUB REQUIREMENT:

- 40% of Trees required to be of a Native Species
40% of 326 Required Trees = 130 trees
- 40% of Shrubs & Groundcovers to be of a native species
40% of 19,546 Provided Shrubs & Groundcovers = 7,818 Shrubs
- 50% of Trees to be Drought-Tolerant Species
50% 340 Provided Trees = 170 Trees
- 50% of Shrubs & Groundcovers to be Drought-Tolerant Species
50% of 21,597 Provided Shrubs & Groundcovers = 10,798 Shrubs

NATIVE TREE + SHRUB REQUIREMENT:

100% of required trees are Native. 67% of total provided trees are Native also.
100% of required shrubs are Native. 54% of total provided shrubs are Native also.

Provided Trees:

North = 26 Trees, 100% Native

East = 36 Trees, 100% Native

Provided Shrubs / Groundcover

North = 7,885 s.f. shrubs/groundcovers = 65%

East = 10,179 s.f. shrubs/groundcovers = 88%

Provided Trees:

South = 26 Palm Trees, 100% Native

Provided Shrubs / Groundcover

South = 2,077 s.f. shrubs/groundcovers = 91%

Provided:

Retail = 203 Trees 100% Native

Retail = 2000+ Shrubs 100% Native

Provided:

West = 27 Trees required, 42 Provided 100% Native

BUILDING / SITE CALCULATIONS:

Resid. Parking Req.	456 units x 1.5 =	684 spaces
Resid. Guest Parking	684 spaces x 10% =	69 spaces
Total		753 spaces
Total Resid. Parking Prov. (Future)		755 spaces

Retail Parking Req.	(3 per 1,000 SF) 289,807 SF	869 spaces
Total Retail Parking Prov.		1,141 spaces

HANDICAP PARKING COUNT	
Resid. H.C. Req. (Future)	756 spaces x .02% =
Resid. H.C. Prov. (Future)	16 spaces
Retail H.C. Req.	1,201 spaces x .02% =
Retail H.C. Prov.	24 spaces

BICYCLE PARKING COUNT	
Total Retail Bicycle Parking Req. (Future)	21 spaces
Total Retail Bicycle Parking Prov. (Future)	44 spaces
Total Resid. Bicycle Parking Req.	50 spaces
Total Resid. Bicycle Parking Prov.	60 spaces

OPEN AREA CALCULATION	
Net Site Area	1,001,053 SF
Perimeter Green Buffer	60,288 SF 6.02%
Plaza & Green Area	163,519 SF 16.3%
Pedestrian Arcades	39,709 SF 3.97%
Recreation / Green Roof Deck	36,690 SF 3.69%
Total Open Space	302,206 SF 30.2%

OPEN SPACE BONUS CALCULATION	
Plaza & Green Area	163,519 SF 16.3%
Recreation / Green Roof Deck	36,690 SF 3.69%
Total Open Space	202,209 SF 20.2%

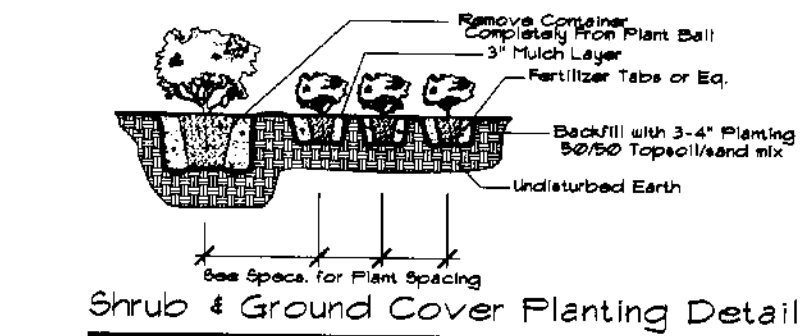
ON-GRADE PARKING	
Surface Front	289
Surface Back	415
Surface Resid	29

6.0 Levels Above Grade Pg-1 (Future)	
3.5 Levels Above Grade Pg-2	240
2.5 Levels Above Grade Pg-3	197

SQUARE FOOTAGE	
Building	S.F.
A	15,790
B1	10,207
B2	23,692
C-1	13,957
C-2	17,411
D	28,511
D Upper	49,218
E	15,885
F	21,990
G	14,287
H-1	16,652
H-2	9,217
J	26,634
K-1	9,374
K-2	12,782
L	4,000
Total S.F.	289,607

BIKE RACK CALCULATIONS:

RETAIL required bike storage: 1 Bike per 10,000.00 S.F. of retail. Total retail is: 210,000.00 / 10,000.00 = 21 Required - 22 provided.
RESTAURANT required bike storage: 5 Bike per high turnover Restaurant. Total restaurants is: 4 x 5 = 20 Required - 20 provided.
Total outdoor bike storage provided on Landscape Plans equal 42



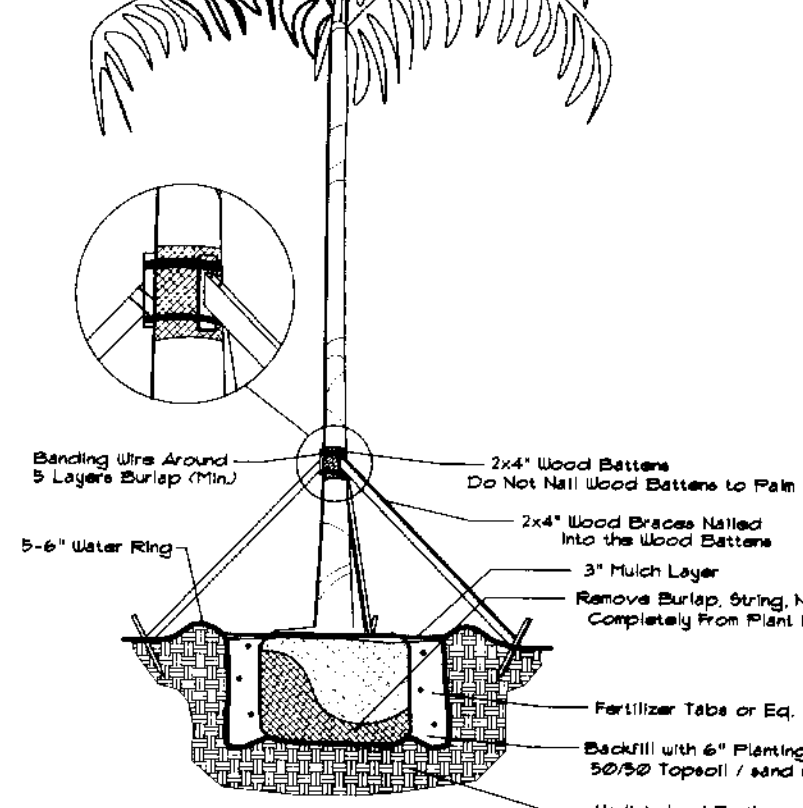
Shrub & Ground Cover Planting Detail

NTS



Small Tree Planting Detail

NTS



Palm Planting Detail

NTS

PLANT LIST

Code	Drought	QTY.	Botanical Name / Common Name
TREES / PALMS			
AW	(N)	V	7 Accolothapha wrightii / Pauirots Palm
BS	(N)	V	49 Bursera simaruba / Gumbo Limbo Tree
CD	(N)	V	54 Coccoloba diversifolia / Pigeon Plum
CEB	(N)	V	4 Conocarpus erectus sericeus / Silver Buttonwood
CF		V	2 Cassia fistula / Golden Shower
CG	V	4	Caesalpinia grandiflora / Bridalveil Tree
CO	(N)	V	5 Chrysophyllum oliviforme / Satinleaf
IA	(N)	V	44 Ilex x atenuata 'East Palatka' / East Palatka Holly
LI	(N)	V	37 Lagerstroemia indica 'Muskeget' / Lavender Crape Myrtle
LJ	M	V	19 Ligustrum japonicum / Tree Ligustrum
LN	V	V	49 Lagerstroemia indica 'Natchez' / White Crape Myrtle
PC	V	4	Phoenix canariensis / Canary Island Date Palm
PD	V	22	Psychospermum elegans / Solitaire Palm
PE	V	17	Phoenix dactylifera 'Medjool' / Medjool Date Palm
PED	V	5	Psychospermum elegans / Solitaire Palm
PEI	V	29	Psychospermum elegans / Solitaire Palm
PL	V	8	Psidium littorale / Strawberry Guava
PR	V	2	Phoenix reclinata / Senegal Date Palm
QV	(N)	V	35 Quercus virginiana 'Live Oak'
RE	(N)	M	104 Ruyschionea elata / Florida Royal Palm
SM	(N)	V	16 Swietenia mahagoni / Mahogany
SP	(N)	V	67 Sabal palmetto / Cabbage Palm
VM	(N)	V	4 Taxodium distichum / Bald Cypress
VMT	V	8	Veitchia mundaensis / Sunshine Palm
WR	V	18	Washingtonia robusta / Washington Palm

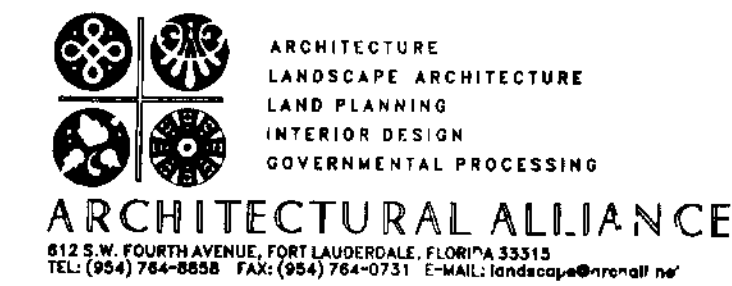
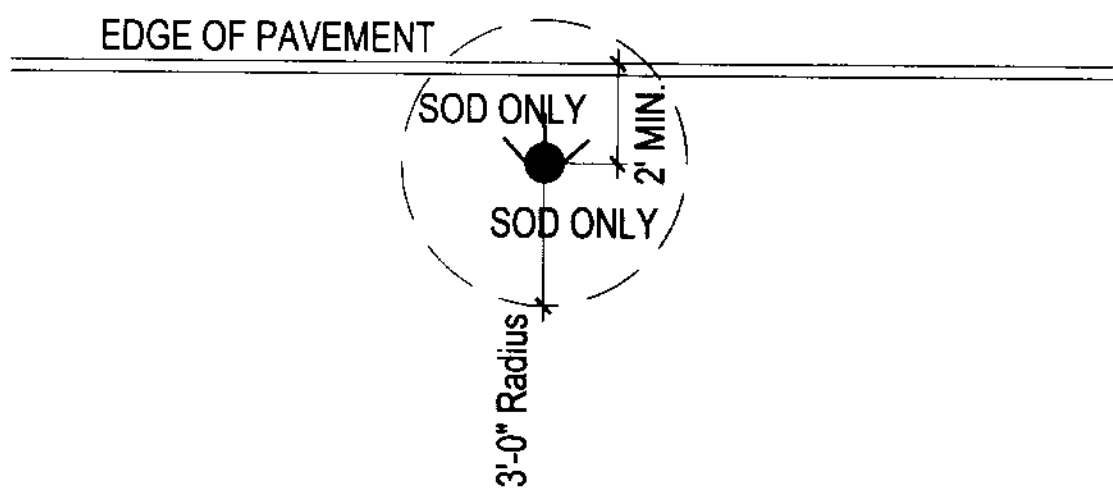
ACCENTS / SHRUBS / GROUND COVERS

ABM	M	33	Aechmea 'Malva' / Giant Purple Vase
ABO	M	12	Aechmea blanchetii 'Burnt Orange' / Giant Orange Vase
ACH	M	596	Allamanda cathartica 'Hendersonii Dwarf' / Dwarf Yellow Allamanda
ADM	V	232	Asparagus densiflorus 'Myers' / Foxtail Fern
ADH	M	20	Adiantum merriamii / Christmas Palm
BDV		17	Bougainvillea sp. 'Variegated' / Variegated Bougainvillea
BLD	(N)	V	59 Cap Rock Boulder - Smooth with Character
BLS	(N)	V	44 Cap Rock Boulder - Smooth with Character
BH	V	12	Bambusa lako / Timor Black Bamboo
BM	V	8	Bambusa textilis gracilis / Slender Weavers Bamboo
BST	M	2	Bougainvillea sp. 'Red' / Red Bougainvillea Vine
CAP	(N)	V	74 Cinnam. asiaticum 'Queen Emma' / Purple Cinnam Lily
CCJ	(N)	V	38 Capparis cynophallophora / Jambuca Caper
CES	(N)	V	854 Conocarpus erectus sericeus / Silver Buttonwood
CHIE	M	8	Chamaecyparis humilis / European Fan Palm
CTB	(N)	M	1497 Chrysobalanus icaco / Red Tip Coccoloba
CQS	M	1	Clerodendron quadrifidum / Starburst Clerodendron
CRN	(N)	V	610 Clusia rosea 'Nana' / Dwarf Clusia Shrub
CTB	(N)	V	51 Cordyline frutescens 'Black Magic' / Black Ti Plant
CVP	V	45	Codeaum variegatum 'Petra' / Croton
DDW	V	38	Dracaena warneckii / Warnecki Dracaena
DEG	(N)	V	982 Duranta 'Gold Meand' / Golden Duranta
DSG	V	10	Dioon spinulosum / Giant Dioon
DTB	V	329	Dianella tasmanica / Blueberry Flax Lily
ELB	(N)	V	363 Eriodendron littorale / Beach Creeper
EMD	(N)	V	50 Euphorbia milii 'Dwarf Red' / Dwarf Red Crown of Thoms
FFG	V	22	Furcraea foetida / Giant False Agave
FMG	V	1648	Ficus microcarpa / Green Island Ficus
GGT	V	64	Galphimia gracilis / Thryallis
HES	(N)	V	170 Hymenocallis latifolia / Spider Lily
HSP	M	13	Hibiscus sp. 'Pink' / Pink Blooming Hibiscus
NG	M	168	Ixora 'Nora Grand' / Pink Nora Grand Ixora
IVD	(N)	V	2770 Ilex vomitoria 'Schillings Dwarf' / Dwarf Ilex Holly
IXD	M	370	Ixora 'Red Taiwan' / Dwarf Red Ixora
IXY	M	286	Ixora 'Mau Yellow' / Yellow Blooming Ixora
JCS	M	123	Jurinea conferta / Shree Limpier
JVV	M	1039	Jasminum volubile / Wax Jasmine
LCR	M	6	Leuca coccinea / Red Leuca
LMP	(N)	V	2311 Lantana montevidensis 'Trailing Purple' / Purple Lantana
MPL	M	3	Murraya paniculata 'Lake View' / Lake View Jasmine
NES	(N)	L	300 Nephrolepis exaltata / Sword Fern
NSA	M	96	Neoregelia sp. 'Allure' / Allure Bromeliad
NSF	M	108	Neoregelia sp. 'Fireball' / Dwarf Red Bromeliad
NSG	M	105	Neoregelia sp. 'Charm' / Maroon Bromeliad
OUM	M	2029	Ophiopogon japonicum 'Nana' / Dwarf Mondo Grass
PKR	M	87	Philodendron 'Congo-Red' / Congo Red Philodendron
PCM	M	29	Philodendron 'Moon-Light' / Moon-Light Philodendron
PMT	M	140	Podocarpus macrophyllus / Podocarpus
PNW	(N)	M	121 Psychotria nervosa / Wild Cuffie
POP	(N)	M	127 Peperomia obtusifolia / Baby Rubber Plant
PRT	M	3	Phoenix roebelenii / Pygmy Date palm
REG	M	686	Pittosporum tobira / Green Pittosporum
SAG	M	63	Rhapis excelsa / Lady Palm
SAT	M	213	Schefflera arborescens / Green Schefflera
SBS	(N)	V	115 Schefflera arborescens 'Trinele' / Tricolor Schefflera
SGC	M	142	Spartina bakeri / Sand Cordgrass
SPC	L	4	Schefflera arboricola 'Gold Capella' / Gold Capella Schefflera
SPD	L	14	Syzgium paniculatum 'Myrtifolia Giobulus' / Eugenia
TKC	V	6	Senna polyphylla / Desert Cassia
VOA	V	31	Trachelospermum jasminoides / Confederate Jasmine
VOW	(N)	V	220 Viburnum odoratissimum 'Awabuki' / Awabuki Viburnum
ZMC	(N)	V	170 Viburnum obovatum / Walters Viburnum
			Zamia maritima / Cardboard Cycad

MISCELLANEOUS

SOD	V	UltimateFlora (tm) Zoysia / Drought Resistant Zoysia for S. Florida	Solid application - no gaps between seams
P-SOD			
SOIL		0 yds. 50/50 Soil Mix	Sand / Topsoil
	(N)	Florida Native Plant Species	
	L	Low Drought Tolerance	
	M	Moderate Drought Tolerance	
	V	Very Drought Tolerant	

FIRE HYDRANT CLEAR ZONE



Specifications

B&B Field Grown, 12' OA, 5 Canes Min.
B&B Field Grown, 12' X 5-6", 2" DBH1., single straight leader.
B&B Field Grown, 12' X 5-6", 2" DBH1., single straight leader.
B&B Field Grown, 12' X 5-6", 2" DBH1., Multi-Trunked lots of character.
25 Gal., 8-10' OA.
25 Gal., 12' OA., Matched
B&B Field Grown, 12' X 5-6", 2" DBH1., single straight leader.
B&B Field Grown, 12' X 5-6", 2" DBH1., single straight leader.
B&B Field Grown, 12' X 5-6", 2" DBH1., single straight leader.
B&B Field Grown, 10' X 10", multi-trunked.
B&B Field Grown, 12' X 5-6", 2" DBH1., single straight leader.
B&B Field Grown, 18' CT (Nut Included), FL. Fancy, Specimen, Heavy Cal.
B&B Field Grown, 18' CT (Nut Included), FL. Fancy, Specimen, Heavy Cal.
B&B Field Grown, 14' OA, 3" call, single trunks, Florida Fancy.
B&B Field Grown, 14' OA, 3" call, Double trunks, Florida Fancy.
B&B Field Grown, 14' OA, 3" call, Triple trunks, Florida Fancy.
B&B Field Grown, 12' X 5-6", 2" DBH1., Multi-Trunked lots of character.
B&B Field Grown, 8' CT, 7' trunks min., FL. Fancy, Specimen, Heavy Cal.
45 Gal., 12' X 5-6", 2" DBH1., single straight leader.
B&B Field Grown, 8' DBV.
B&B Field Grown, 12' X 5-6", 2" DBH1., single straight leader.
B&B Field Grown, 8' CT, min - Matched
25 Gal., 10-12' OA.
B&B Field Grown, 12' OA., Single-Florida Fancy.
B&B Field Grown, 12' OA., Triples-Florida Fancy.
B&B Field Grown, 25' OA., Heavy.

7 Gal., Specimen, as shown
7 Gal., Specimen, as shown
3 Gal., 18"x18" sprd., 2' OC.
1 Gal., 12"x12" sprd., 18" OC
B&B Field Grown, 12' OA, 3" call, single trunks.
3 Gal., 18"x18" sprd. 2' OC.
3x5x2
2x4x2
15 Gal., 12-14' OA.
15 Gal., 8' OA.
7 Gal., with 8' runners, planted as shown
7 Gal., 30" OA. Ht., 30" Spr., Place per Plan
7 Gal., 36" Ht., 30-36" Spr., Full
3 Gal., 18-24" OA. Ht., 18-24" Spr., 2' OC.
B&B Field Grown, 5 - 6' OA. Ht. 5' Spr., Full Heads
3 Gal., 24" OA. Ht., 20-24" Spr., 2' OC.
7 Gal., 36" OA. Ht., 30" Spr., full & full.
3 Gal., 14x14" OA. Full, 18" OC.
7 Gal., 36" OA. Ht., 30-36" Spr., as shown.
3 Gal., 24" OA. Ht., 20-24" Spr., 2' OC.
3 Gal., 18" Ht., 18" Spr., 2' OC.
15 Gal., 5-6' OA. Place per Plan
3 Gal., 18"x18" sprd. 2' OC.
1 Gal., 12" Ht., 18" Spr., 2' OC.
1 Gal., 10" OA. Ht., 10" Spr., 18" OC.
7 Gal., specimen
3 Gal., 18-24" OA. Ht., 18-24" Spr., 2' OC.
3 Gal., 20-24" OA. Ht., 18-20" Spr., 2' OC.
1 Gal., 16-18" OA. Ht., 16-18" Spr., 18" OC.
15 Gal., 6' OA., 3' Spr., Standard
3 Gal., 24" OA. Ht., 20-24" Spr., 2' OC.
3 Gal., 20-24" OA. Ht., 18-20" Spr., 2' OC.
3 Gal., 18" OA. Ht., 18" Spr., 2' OC.
3 Gal., 24" OA. Ht., 18-20" Spr., 2' OC.
3 Gal., 18 x 18" OA., 2' OC.
3 Gal., 8 x 18" OA., 2' OC.
7 Gal., 30" OA. Ht., 24" Spr., 3' OC.
1 Gal., 18" OA. Ht., 18" Spr., 18" OC.
15 Gal., 6' OA., 3' Spr., Standard
1 Gal., 18" OA. Ht., 16-18" Spr., 2' OC.
1 Gal., 18" OA. Ht., 16-18"