

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.

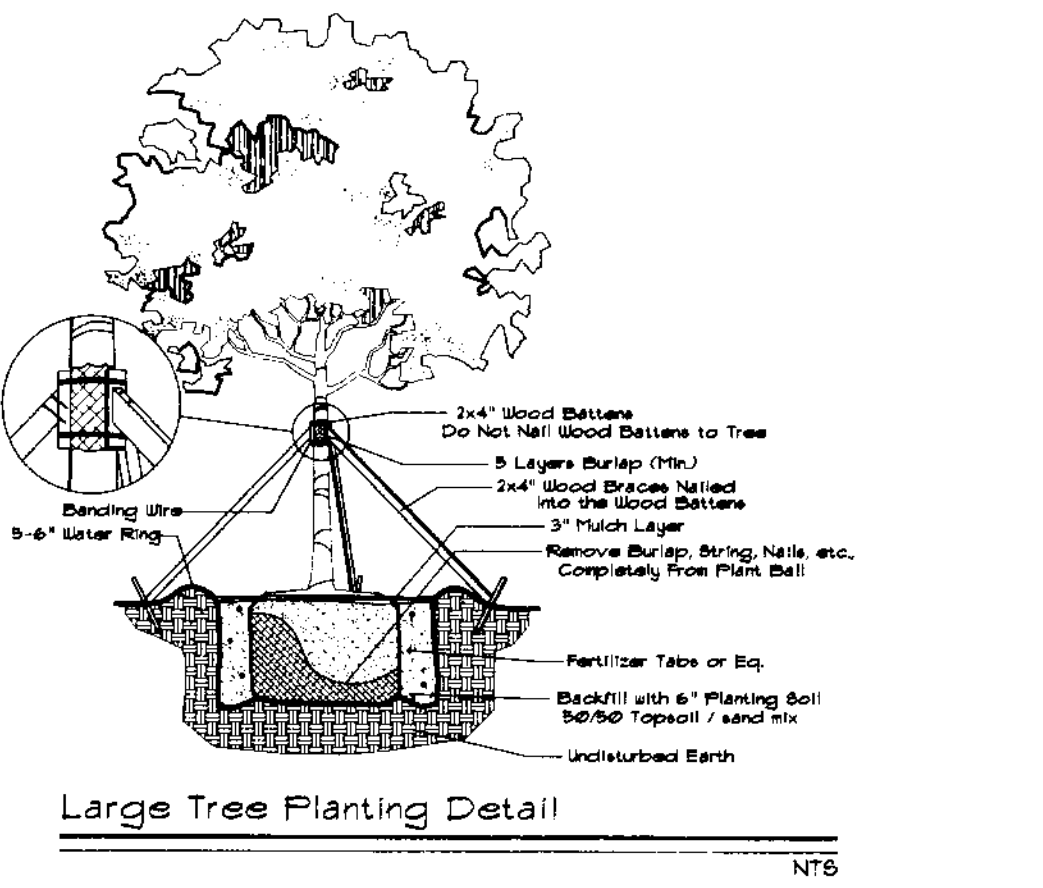
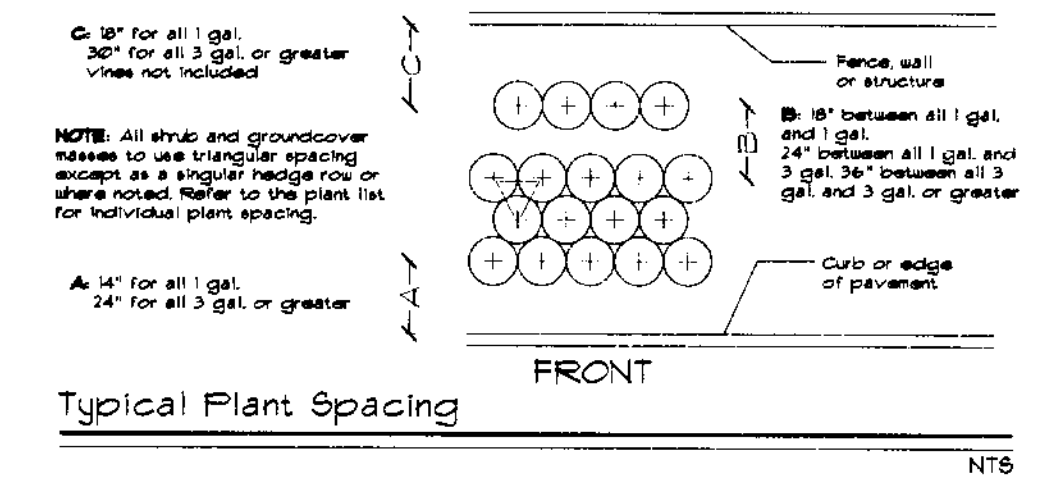
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The plan takes precedence over the plant list.

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, 5t. Augustine Palmetto sod 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.



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% = 1,370 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

Provided:

70 Trees

3,300+ Sq. Ft.

- Provided:
- 344 - 100% Native Trees, Sabals were counted 3:1
- 10,639, 100% Native
- 500+ Trees, over 100% are drought tolerant

Over 11,800 Shrubs & Groundcovers are of a drought tolerant sp. = 55%

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

Total Parking Req.	(3 per 1,000 SF) 289,607 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. (Future)	16 spaces
Retail H.C. Prov.	24 spaces
Retail H.C. Prov.	26 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	38,690 SF 03.9%
Total Open Space	302,206 SF 30.2%

OPEN SPACE BONUS CALCULATION	
Plaza & Green Area	163,519 SF 16.3%
Recreation / Green Roof Deck	38,690 SF 03.9%
Total Open Space	202,209 SF 20.2%

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

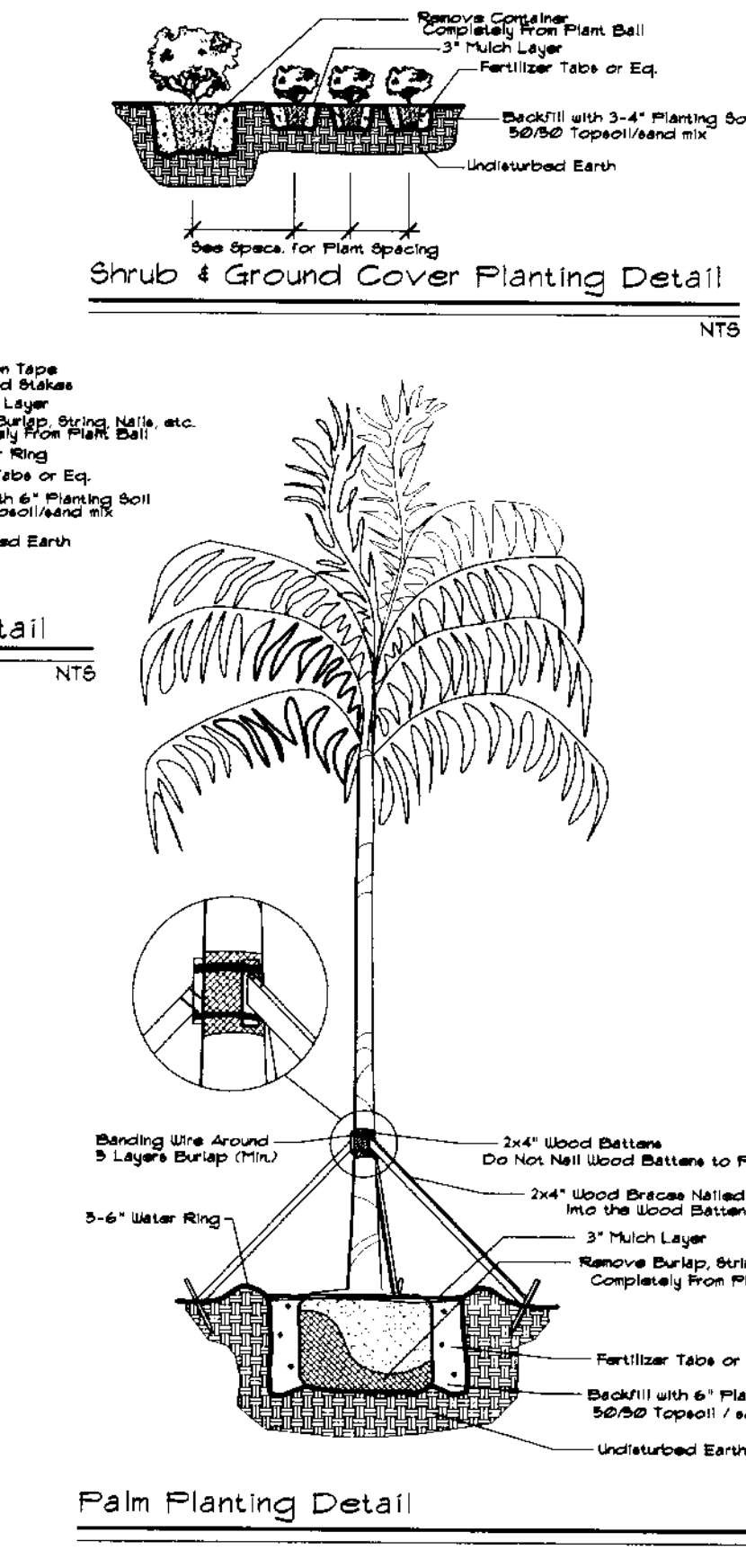
ON-GRADE PARKING	
Surface Front	289
Surface Back	415
Surface Resid.	29

6.0 Levels Above Grade Pg-1 (Future)	890
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

BKE 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



REVISION #10 1/9/08 REVISION #11 4/1/08
PLANT LIST

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
TREES / PALMS				
AW (N)	V	8	Acroelaphaghe wrightii / Pauzette Palm	B&B Field Crown, 12' OA, 5 Canes Min.
BS (N)	V	42	Bursera simaruba / Gumbo Limbo Tree	B&B Field Crown, 12' X 5-6", 2" DBH, single straight leader
CD (N)	V	58	Coccoloba diversifolia / Pigeon Plum	B&B Field Crown, 12' X 5-6", 2" DBH, single straight leader
CEA (N)	V	4	Conocarpus erectus sericeus / Silver Buttonwood	B&B Field Crown, 12' X 5-6", 2" DBH, Multi-Trunked lots of character.
CE	V	1	Cassia filula / Golden Shower	25 Gal, 8-10' OA.
CG	V	4	Casajipinia grandifolia / Birdsalvei Tree	25 Gal, 12' OA, Matched
IA (N)	V	37	Ilex x attenuata 'East Palmetto' / East Palmetto Holly	B&B Field Crown, 12' X 5-6", 2" DBH, single straight leader
LI	V	36	Lagerstroemia indica 'Muskegee' / Lavender Crape Myrtle	B&B Field Crown, 12' X 5-6", 2" DBH, single straight leader
LJ	V	19	Ligustrum japonicum / Tree Ligustrum	B&B Field Crown, 10' X 10", multi-trunked.
LN	V	52	Lagerstroemia indica 'Natchez' / White Crape Myrtle	B&B Field Crown, 12' X 5-6", 2" DBH, single straight leader
PC (N)	V	3	Phoenix canariensis / Canary Island Date Palm	B&B Field Crown, 14' CT (Not Included), F.I. Fancy, Specimen, Heavy Cal.
PD	V	25	Phoenix dactylifera 'Medjool' / Medjool Date Palm	B&B Field Crown, 18' CT (Not Included), F.I. Fancy, Specimen, Heavy Cal.
PE	V	23	Psychosperma elegans / Solitaire Palm	B&B field Crown, 14' OA, 3" cal., single trunks, Florida Fancy
PHd	V	5	Psychosperma elegans / Solitaire Palm	B&B field Crown, 14' OA, 3" cal., Double trunks, Florida Fancy
PEI	V	20	Psychosperma elegans / Solitaire Palm	R&B field Crown, 14' OA, 3" cal., Triple trunks, Florida Fancy
PR	V	1	Psidium littorale / Strawberry Guava	B&B Field Crown, 12' X 5-6", 2" DBH, Multi-Trunked lots of character.
PS	V	4	Phoenix sylvestris / Wild Silver Date Palm	B&B Field Crown, 10' OA, F.I. Fancy, Specimen, Heavy Cal.
QV (N)	V	33	Quercus virginiana / Live Oak	45 Gal, 12' X 5-6", 2" DBH, single straight leader
RE	M	108	Roystonia elata / Florida Royal Palm	B&B Field Crown, 8' GW
SM (N)	V	16	Savatisetia mahoganii / Mahogany	B&B Field Crown, 12' X 5-6", 2" DBH, single straight leader
SP (N)	V	53	Sabal palmetto / Cabbage Palm	B&B Field Crown, 8' CT, min. Matched
SPN	V	12	Sabal palmetto / Cabbage Palm	B&B Field Crown, 14' CT, min. Matched
TD (N)	V	4	Taxodium distichum / Bald Cypress	25 Gal, 10-12' OA.
VM	V	29	Veitchia mcdanielsii / Sunshine Palm	B&B Field Crown, 12' OA, Single-Florida Fancy
VM	V	6	Veitchia mcdanielsii / Sunshine Palm	B&B Field Crown, 12' OA, Triples-Florida Fancy
WR	V	29	Washingtonia robusta / Washington Palm	B&B Field Crown, 25' OA, Heavy.

ACCENTS / SHRUBS / GROUND COVERS

ABM	M	33	Aechmea 'Malva' / Giant Purple Vase	7 Gal., Specimen, as shown
ABO	M	12	Aechmea blanchetta 'Burnt Orange' / Giant Orange Vase	7 Gal., Specimen, as shown
ACL	M	50	Allamanda cathartica 'Hendersonii Dwarf' / Dwarf Yellow Allamanda	1 Gal., 18"x18" spnd, 2" OC.
ADM	V	264	Asparagus densiflorus 'Myers' / Foxtail Fern	1 Gal., 12"x12" spnd, 18" OC
ADH	M	23	Adonis merillii / Christmas Palm	B&B Field Crown, 12' OA, 3" cal., single trunks
AGR	V	184	Arachis glabrata-Rhizoma / Peanut Ground Cover	1 Gal., 12" spnd, 18" OC
BLD (N)	V	63	Cap Rock Boulder - Smooth with Character	3'x5'x2'
BLS (N)	V	44	Cap Rock Boulder - Smooth with Character	2'x4'x2'
BB	V	12	Bambusa laka / Timber Black Bamboo	15 Gal., 12-14' OA.
BM	V	8	Ficus binnendijkii 'Alibi' / Slender Weeping Fig	15 Gal., 9-10' OA., Standards - matched, Florida Fancy
BST	M	2	Bougainvillea sp. 'Red' / Red Bougainvillea Vine	7 Gal., with 8 runners, planted as shown
CAP (N)	V	61	Crimum asiaticum 'Queen Emma' / Purple Crinum Lily	7 Gal., 30" OA Ht., 30" Spr., Place per Plan
CC (N)	V	52	Capparis cynophallophora / Jamaica Caper	7 Gal., 36" Ht., 30-36" Spr., Full
CEA (N)	V	258	Conocarpus erectus sericeus / Silver Buttonwood	3 Gal., 18-24" OA. Ht., 18-24" Spr., 2" OC.
CFR	V	4	Cordyline fruticosa 'Red Sister' / Red Ti Plant	7 Gal., 36" OA. Ht., 30-36" Spr., as shown.
CHE	M	8	Chamaecyparis humilis / European Fan Palm	B&B Field Crown, 5-6' OA. Ht. 5' Spr., Full Heads
CLR (N)	M	1495	Chrysobalanus icaco / Red Tip Coccolup	3 Gal., 24" OA Ht., 18-24" Spr., 2" OC.
CRN (N)	M	623	Clusia rosea 'Nana' / Dwarf Clusia Shrub	3 Gal., 14x14" OA, Full, 18" OC.
CTB	V	51	Cordyline fruticosa 'Black Magic' / Black Ti Plant	7 Gal., 36" OA. Ht., 30-36" Spr., as shown.
CVM	V	95	Codiaeum variegatum 'Mammy' / Mammy Croton	3 Gal., 24" OA Ht., 18-24" Spr., 2" OC.
CVP	V	51	Codiaeum variegatum 'Petra' / Croton	3 Gal., 24" OA Ht., 18-24" Spr., 2" OC.
DDW	V	58	Dracaena warneckii / Warnecki Dracaena	3 Gal., 24" OA Ht., 30" Spr., Place per Plan
DEG (N)	V	1204	Duranta 'Gold Meand' / Golden Duranta	3 Gal., 18" Ht., 18" Spr., 2" OC.
DSG	V	10	Dioon spinulosum / Giant Dioon	15 Gal., 5-6' OA., Place per Plan
DTB	V	290	Dianella tasmanica / Blueberry Flax Lily	3 Gal., 18"x18" spnd, 2" OC.
ELB (N)	V	346	Eriodera littoralis / Beach Creeper	1 Gal., 12" Ht., 18" Spr., 2" OC.
EMD	V	50	Euphorbia millin 'Dwarf Red' / Dwarf Red Crown of Thorns	1 Gal., 10" OA Ht., 10" Spr., 18" OC.
FHG	V	31	Furcraea foetida / Giant Falsie Agave	7 Gal., specimen
FMG	V	1681	Ficus microcarpa / Green Island Ficus	3 Gal., 18-24" OA Ht., 18-24" Spr., 2" OC.
GGT	V	59	Galphimia gracilis / Thryallis	3 Gal., 20-24" OA Ht., 18-20" Spr., 2" OC.
HLS (N)	V	170	Hymenocallis latifolia / Spider Lily	1 Gal., 16-18" OA Ht., 16-18" Spr., 18" OC.
HPD (N)	V	195	Hemerocallis 'Compacta' / Dwarf Firebush	3 Gal., 20" OA Ht., 18-20" Spr., 2" OC.
HSP	M	14	Hibiscus sp. 'Pink' / Pink Blooming Hibiscus	15 Gal., 8' OA., 4-5' Spr., Standards
INO	M	99	Ixora 'Nora Grant' / Pink Nora Grant Ixora	3 Gal., 24" OA., 20-24" Spr., 2" OC.
IND (N)	V	2919	Ilex vomitoria 'Schillings Dwarf' / Dwarf Ilex Holly	3 Gal., 18" OA Ht., 18-20" Spr., 2" OC.
IOX	M	26	Ixora 'Red Taiwan' / Dwarf Red Ixora	3 Gal., 18" OA Ht., 18" Spr., 2" OC.
IXY	M	270	Ixora 'Maid Yellow' / Yellow Blooming Ixora	3 Gal., 24" OA. Ht., 18-20" Spr., 2" OC.
JCS	M	110	Juniperus conferta / Shore Juniper	3 Gal., 18 x 18" OA, 2" OC.
JIC	V	100	Jatropha integrerrima 'Compacta' / Dwarf Red Jatropha	3 Gal., 20" OA, 2" OC.
JIP	V	6	Jatropha integrerrima / Red Jatropha Standard	25 Gal., 8' OA, Multi-Trunked tree form
JVM	V	581	Jasminum volubile / Wax Jasmine	3 Gal., 20" OA, 2" OC.
LCA	M	6	Leuca coccinea / Red Leuca	7 Gal., 30" OA Ht., 24" Spr., 3" OC.
LMP (N)	V	2102	Lantana montevidensis 'Trailing Purple' / Purple Lantana	1 Gal., 18" OA Ht., 18" Spr., 18" OC.
MPL	M	3	Murraya paniculata 'Lake View' / Lake View Jasmine	15 Gal., 6' OA., 3" Spr., Standard
NES (N)	L	168	Nephrolepis exaltata / Sword Fern	1 Gal., 18" OA Ht., 16-18" Spr., 2" OC.
NSA	M	96	Neoregelia sp. 'Allure' / Allure Bromeliad	1 Gal., 18" OA Ht., 18" Spr., 18" OC
NSP	M	108	Neoregelia sp. 'Fireball' / Dwarf Red Bromeliad	1 Gal., 18" OA Ht., 16-18" Spr., 18" OC
NSG	M	105	Neoregelia sp. 'Charm' / Marcouze Bromeliad	1 Gal., 18" OA Ht., 16-18" Spr., 18" OC
OJM	M	2029	Ophiopogon japonicum 'Nana' / Dwarf Mondo Grass	4" Pot, 4" OA Ht., 4-5" Spr., 6" OC.
PCR	M	87	Philodendron 'Congo-Red' / Congo Red Philodendron	3 Gal., 18" OA. Ht. 16-18" Spr., 2" OC.
PGM	M	29	Philodendron 'Moon-Light' / Moon-Light Philodendron	3 Gal., 18" OA. Ht. 16-18" Spr., 2" OC.
PM7	M	133	Podocarpus macrophyllus / Podocarpus	7 Gal., 30" OA. Ht. 24" Spr., 2" OC.
PNW (N)	M	125	Psychotria nervosa / Wild Coffee	3 Gal., 24" OA Ht., 20-24" Spr., 2" OC.
PPB (N)	M	104	Peperomia obscurifolia / Baby Rubber Plant	1 Gal., 16-18" OA. Ht., 18" Spr., 18" OC.
PRT	M	6	Phoenix roebelenii / Pygmy Date palm	B&B Field Crown, 8-10' OA., Single-Florida Fancy.
PTG	M	1048	Piptosporum tibia / Green Piptosporum	3 Gal., 24" OA., 20-24" Spr., 2" OC.
REL	M	33	Rhapis excelsa / Lady Palm	7 Gal., 4-5' OA. Ht., 3-4" Spr., Place per Plan
SAG	M	100	Schefflera arboricola / Green Schefflera	3 Gal., 24" OA Ht., 20-24" Spr., 2" OC.
SAT	M	199	Schefflera arboricola 'Trinette' / Tricolor Schefflera	3 Gal., 24" OA Ht., 20-24" Spr., 2" OC.
SBS (N)	M	38	Spartina bakeri / Sand Cordgrass	3 Gal., 24-30" OA. Ht., 24-30" Spr., 3" OC.
SGC	M	134	Schefflera arboricola 'Gold Capella' / Gold Capella Schefflera	3 Gal., 24" OA Ht., 20-24" Spr., 2" OC.
SPD	V	10	Senna polyphylla / Desert Cassia	15 Gal., 5-6' OA., 3" Spr., Standard
TTG (N)	V	92	Tripsacum floridanum / Dwarf Fakahatchee Grass	3 Gal., 24-30" OA. Ht., 24-30" Spr., 3" OC.
TJC	V	10	Trachelospermum jasminoides / Confederate Jasmine	7 Gal., 8" runners, planted as shown - train to trellis
VDA	V	32	Viburnum odoratissimum 'Awabuki' / Awabuki Viburnum	7 Gal., 30" OA, Full, 3" OC.
VDB (N)	M	141	Viburnum obovatum / Walters Viburnum	3 Gal., 18"x18" OA, Full, 2" OC.
ZMC (N)	V	164	Zamia matriflora / Cardboard Cycad	7 Gal., 20"x30" SP. As shown.

MISCELLANEOUS

SOD	V	UltimateFlora (tm) Zoysia / Drought Resistant Zoysia for S. Florida	Solid application - no gaps between seams
NOTE: Lay Zoysia sod atop a 4" layer of 50/50 mix of sand and topsoil			
SOIL		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

