

CITY NOTES FOR ALL LANDSCAPE PLANS AND SPECIFICATIONS

LANDSCAPE DATA

- SEC. 13-443(4)
 LANDSCAPE OPEN SPACE: 45,137 SF - RETENTION AREA 23,421.74 SF =
 21,716 SF/1000 = 22 SITE TREES REQUIRED AND PROVIDED
 22 x 5 = 110 SITE SHRUBS REQUIRED AND PROVIDED
10. LANDSCAPE TO CANAL OR LAKE AND STREET EDGE REQUIRED AND PROVIDED
11. BUILDING PERIMETER: 1 TREE/20 SHRUBS AND 30 GROUND COVER/40 LF REQUIRED.
 PROVIDED: BLDG: 585 LF EXCLUDING DRIVES AND WALKS
 585/40 = 15 TREES, 300 SHRUBS AND 450 GROUND COVER REQUIRED 4 PROVIDED
12. PERIMETER LANDSCAPE REQUIRED AND PROVIDED:
 NORTH PROPERTY LINE: 1 TREE/40 LF AND CONTINUOUS HEDGE
 443 LF/40 = 11 TREES, TREES 4 HEDGE PROVIDED BY ADJACENT PROPERTY.
 SOUTH PROPERTY LINE:
 INTERIOR TO SHOPPING CENTER NONE REQUIRED.
 EAST PROPERTY LINE BUFFER:
 INTERIOR TO SHOPPING CENTER NONE REQUIRED.
13. WEST PROPERTY LINE BUFFER: 1 TREE / 40 LF 4 SHRUB GROUPS REQUIRED.
 241 LF/40 = 6 TREES 4 SHRUB GROUPS PROVIDED.
14. SCREEN STORAGE AND DUMPSTER AREAS REQUIRED AND PROVIDED
15. PARKING INTERIOR: 1 TREE/10 SPACES REQUIRED 4 PROVIDED
 86 SPACES/10 = 9 TREES REQUIRED 4 PROVIDED
 DIVIDER MEDIANS - HEAD TO HEAD PARKING: 1 TREE / 40 LF.
 303 LF/40 = 8 TREES REQUIRED 4 PROVIDED
16. TREES REQUIRED BY CODE - 71 TREES PROVIDED (11 BY ADJACENT PROPERTY TO THE NORTH)
 410 SHRUBS REQUIRED - 410 SHRUBS PROVIDED
 450 GROUND COVER REQUIRED - 450 GROUND COVER PROVIDED
 40% SHADE TREES (28) REQUIRED, 28 PROVIDED AT 12' HT
 30% INTERMEDIATE TREES (21) REQUIRED, 21 PROVIDED AT 10' HT.
 10% SMALL TREES (8) REQUIRED, 8 PROVIDED AT 8' HT.
 8 TREE SPECIES PROVIDED, 5 NATIVE 62.5%
 8 SHRUB SPECIES PROVIDED, 3 NATIVE 40%

1. ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED IN THE CITY OF COCONUT CREEK LAND DEVELOPMENT CODE.
 2. ALL PLANTING MATERIAL SHALL MEET OR EXCEED FLORIDA GRADE #1 AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS AND PART I PALMS AND TREES.
 3. CURRENT EDITION. TREES TO BE INSTALLED SHALL NOT BE TIPPED, TOPPED OR SHAPED PRIOR TO INSTALLATION.
 4. LANDSCAPE SHALL BE PLACED TO EDGE OF ADJUTING STREETS, CANALS, LAKES OR OTHER LANDS.
 5. 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.
 6. SITE DISTANCE CONCERNS MUST BE MAINTAINED FOR CLEAR SITE VISIBILITY FROM THIRTY (30) INCHES TO SEVENTY-TWO (72) INCHES. TREE TRUNKS EXCLUDED. MEASUREMENT SHALL BE MADE FROM TOP OF ROOT BALL PLANTED AT PROPER ELEVATION.
 7. GUYING/STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC., TO PENETRATE OUTER SURFACES OF TREES, PALMS OR OTHER PLANT MATERIAL. TREES, PALMS AND PLANT MATERIAL REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED WITH THE INSPECTOR ON SITE.
 8. 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.
 9. ALL PLANT MATERIAL SHALL BE FREE OF PESTS, INSECTS, DISEASE, WEEDS, ETC.
 10. 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.
 11. ALL PLANT MATERIAL SHALL BE WATERED IN AT THE TIME OF PLANTING TO ELIMINATE AIR POCKETS IN THE ROOT ZONE AREA.
 12. 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.
 13. REFER TO COCONUT CREEK FIRE HYDRANT CLEAR ZONE DIAGRAM TO MAINTAIN A SAFE ZONE FRONTING FIRE HYDRANTS.
 14. DO NOT PLANT TREES, SHRUBS OR GROUND COVER PLANTS WITHIN ELECTRIC METER CLEAR ZONE, PROVIDE A SAFE ZONE AS DESCRIBED BY THE ELECTRICAL INSPECTOR.
 15. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 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 INTO 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 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
 16. IRRIGATION PERMITS AND PLANS SHALL BE SUBMITTED FOR APPROVAL AT TIME OF BUILDING PERMITS.
 17. 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.
 18. 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.
 19. 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 ADJUTS A SIDEWALK, THERE SHALL BE ONE (1) FOOT OF LEVEL SOD AREA ADJACENT TO THE SIDEWALK PRIOR TO THE START OF SLOPE FOR THE BERM.

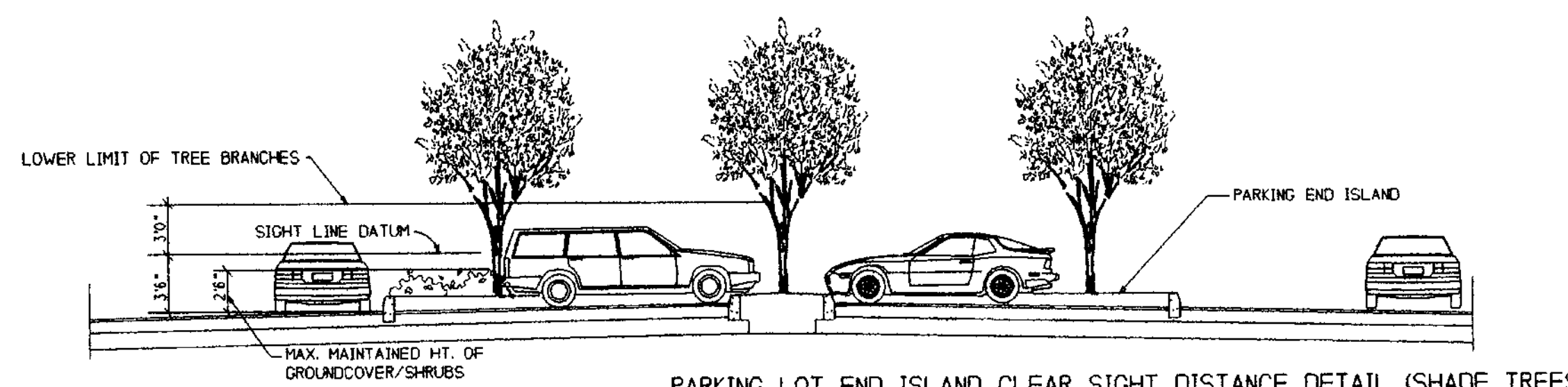
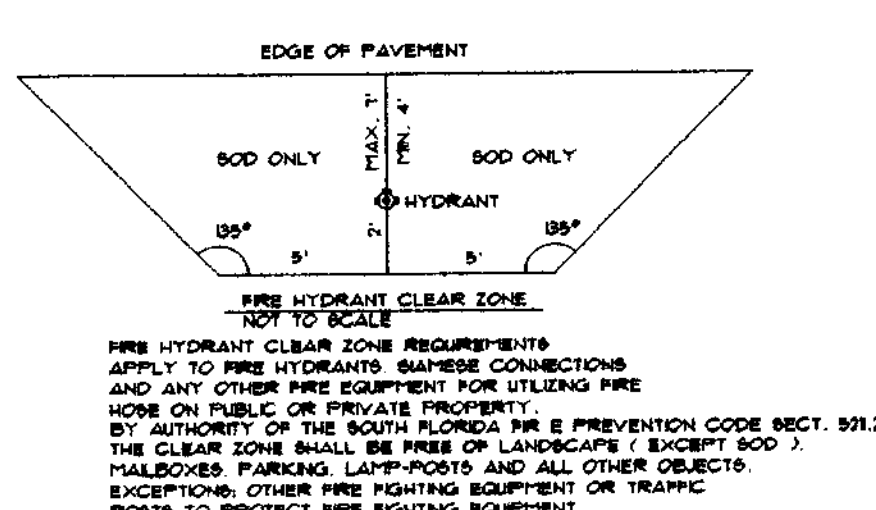
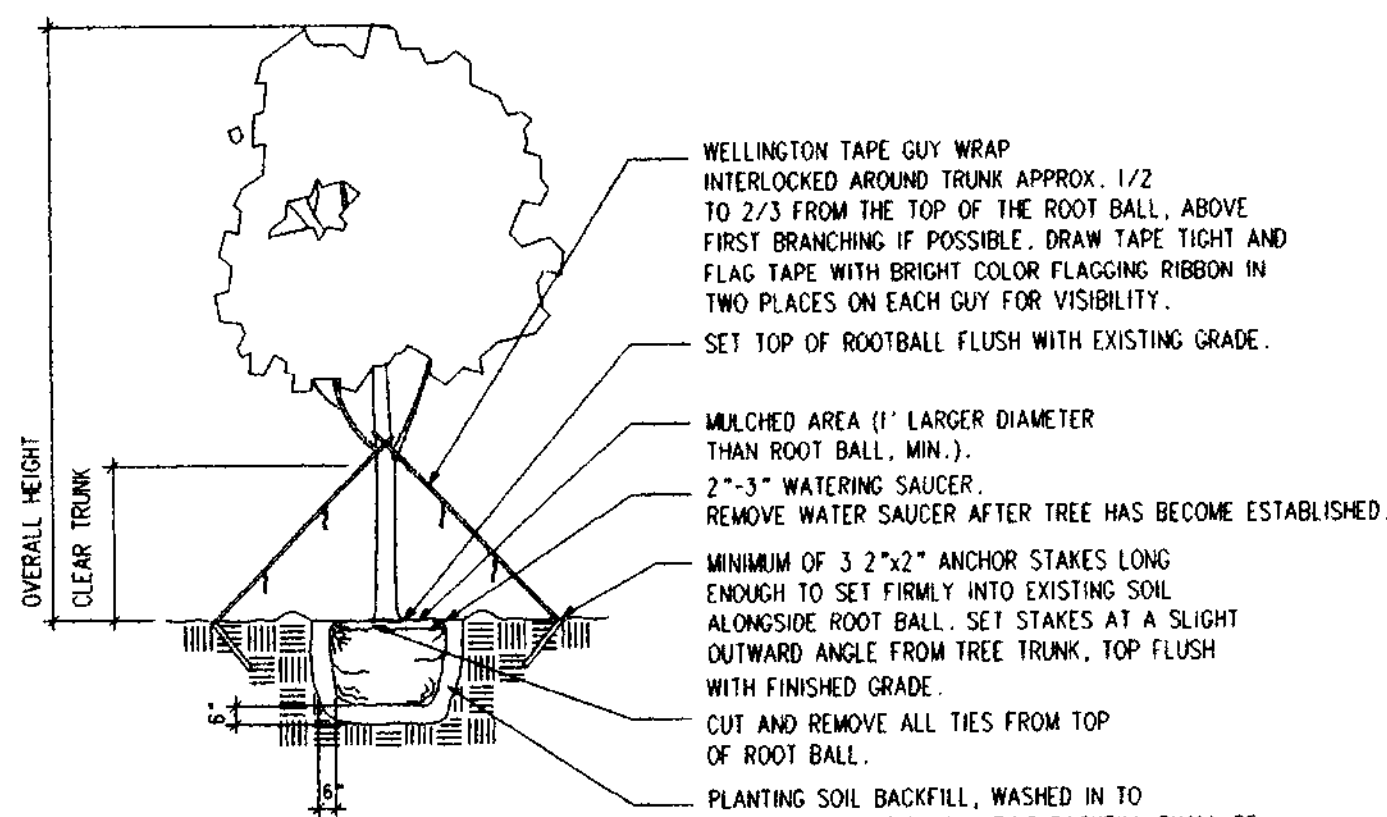
GENERAL SPECIFICATIONS

1. All plant materials shall be Florida No. 1 or better as set forth by the Florida Department of Agriculture, Grades and Standards for Nursery Plants, part I (current edition) and part II (current edition). All tree trunk calipers shall be measured at 4 1/2" above top of root ball.
 Landscaping shall be placed to edge of abutting streets, canals, lakes or other lands.
 2. Palms shall be planted so that all heads are clear of building walls and windows at mature spread.
 3. All Sabal Palms, Queen Palms, Washingtonia Palms, Phoenix varieties and all other single trunk, upright varieties with six foot (6') of clear trunk or greater shall be staked as detailed.
 4. All trees shall be planted so that heads will be clear of building walls and windows at mature spread. Trees shall not be located closer than twenty feet (20') from light poles.
 Locations of all trees planted in Rights-of-Way or utility easements shall be confirmed by the landscape contractor with the City Engineer before installation.
 5. All trees and Palms shall be kept in an upright position.
 Under no circumstances shall any support method employ the driving of nails or other mechanical devices of any kind into the bark of any tree or palm. Trees rejected due to this type of damage shall be replaced with the inspector on site. Burlap material, wire cages, plastic straps, etc., must be cut and removed from the top one-half (1/2) of the root ball. Trees grown in "grow bag" type of materials must have the "grow bags" removed entirely prior to planting the tree.
 6. All major trees within or overhanging pedestrian areas shall have a clear trunk high enough to allow unobstructed pedestrian movement under trees.
 7. All hedges shall be planted with twelve inches (12") clear space between outer branches and building walls, fences or pavement edges at the time of planting. Required hedge plants shall be planted with branches touching, as required by municipal code.
 All mechanical equipment, air conditioning, irrigation pumps, FPL transformers, pool pumps, etc., must be screened on three (3) sides by shrubs.
 8. Irrigation source shall be from well by underground, automatic, rust free system with 100% coverage and a minimum 50% overlap spray. Irrigation rain sensor shall be installed. Irrigation water shall not be directed onto or over impervious surfaces.
 Irrigation systems shall operate and be designated to operate between the hours of 5:00 PM and 8:00 AM. Irrigation systems other than City water shall require a South Florida Water Management District water use permit prior to the issuance of the required irrigation permit from the City and/or the operation of the irrigation system. Approved irrigation permits shall be required from the City prior to installation.
 9. Planting soil shall be at least 50% muck and 50% sand pulverized and weed free, to be mixed with existing soil free from rocks and debris and backfilled into plant pits by washing in. Planting soil for Sabal Palms shall be clean sand. Existing soil may be used for planting soil if approved by the Landscape Architect.
 10. Fertilizer for trees and shrubs shall be a general purpose 50% organic fertilizer (6-6-6) with minor elements, iron and manganese and shall be mixed with the planting soil at the time of backfilling.
 Fertilizer for palms shall be a palm special type to include manganese and magnesium sulfate.
 Application rates for all fertilizers at the time of planting shall be 1/2 the manufacturers recommendations for established plants.
 11. Mulch shall be shredded cypress, eucalyptus or florimulch grade "B" or better set at a 2" minimum depth and wet down to prevent wind displacement.
 12. Sod shall be Stenotaphrum secundatum "Floritum" solid sod, weed free and set with staggered joints. Sod shall be placed on all areas not used for buildings, vehicular use areas, walks or planting beds and shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway. Sod shall be placed no closer than two (2) feet from the trunk of any tree.
 13. Planting plants take precedence over plant lists. The Landscape Contractor shall be responsible for doing his own takeoff. The Landscape Contractor shall familiarize himself with the municipal code and deed restrictions of the City of Coconut Creek. All existing codes, specifications, and deed restrictions shall apply. All landscaping shall meet or exceed these minimum requirements as stated in the City of Coconut Creek Land Development Code. The more stringent requirements shall apply.
 14. The Landscape Contractor shall be aware of the locations of all easements and utilities above and below ground and coordinate plant locations before digging operations begin. All plant pits located in easements shall be hand dug.
 15. The Landscape Contractor shall provide a written guarantee to the Owner for all plant materials and workmanship for a period no less than ninety (90) days from the time of final inspection and acceptance by the Owner.
 At the end of the guarantee period, all plant materials shall be inspected by the Landscape Contractor and the Owner. All plants that are in a healthy, growing condition at the time of the inspection shall be free from further guarantee and shall be the Owners responsibility. All plants that are in questionable condition due to transplant shock shall continue under the guarantee until recovery or, if deemed severely retarded in growth or dead, shall be replaced. Replaced plant material shall be guaranteed for the same time period and under the same conditions as the original plant material. This guarantee does not apply if the plant materials have not been maintained by the Owner as instructed by the Landscape Contractor, or damaged by storms, vandalism, insect or freeze damage or acts of God beyond the Landscape Contractors control. All plants shall be free from harmful plant pests at the time of planting.
 16. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two (72) inches, tree trunks excluded.
 17. All site amenities to include street and internal lighting, landscaped common areas, entrances, open space, irrigation, buffers, etc. leading to and including the first certificate of occupancy, must be completed and functional prior to the issuance of the requested certificate of occupancy.
 18. All common area landscape shall require permits from the City prior to installation.

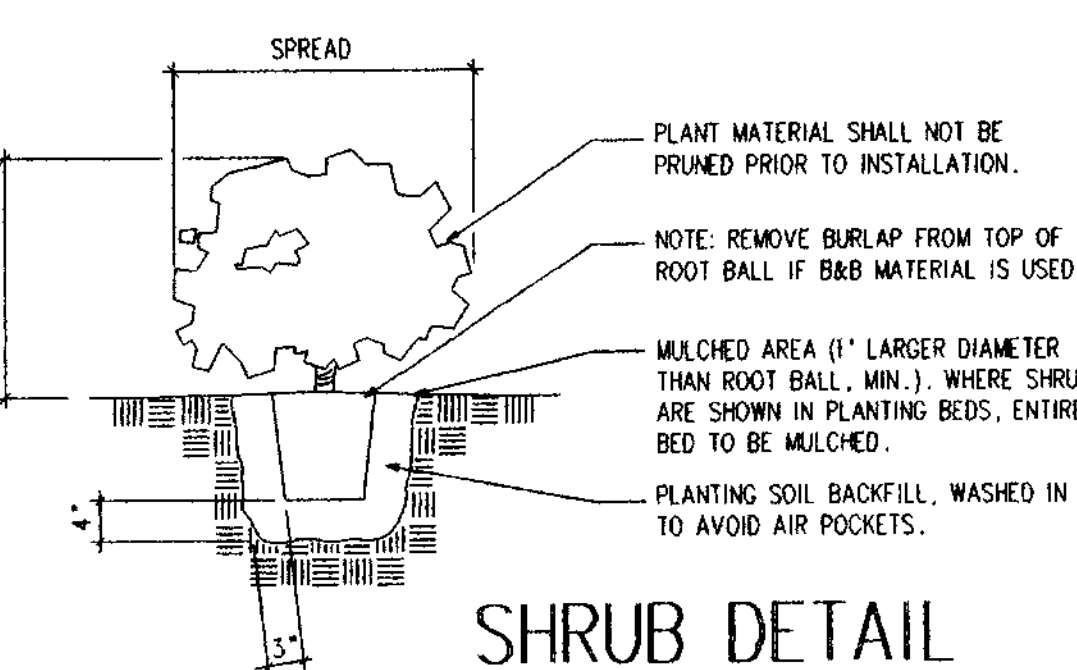
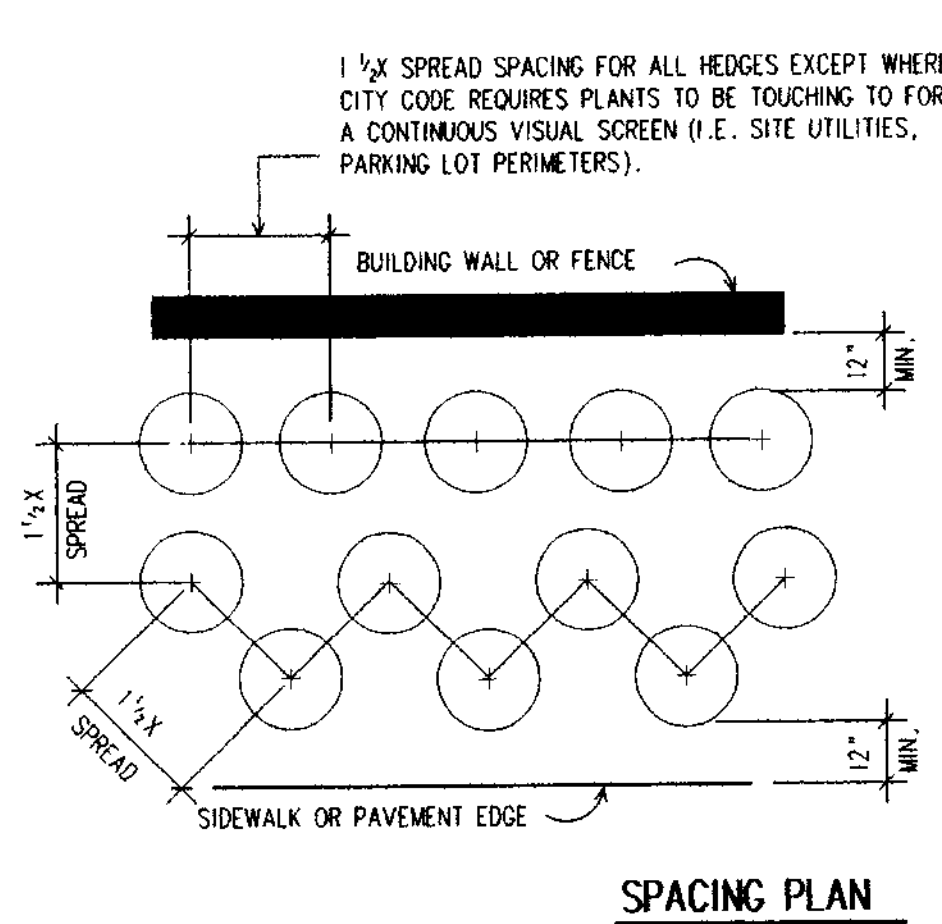
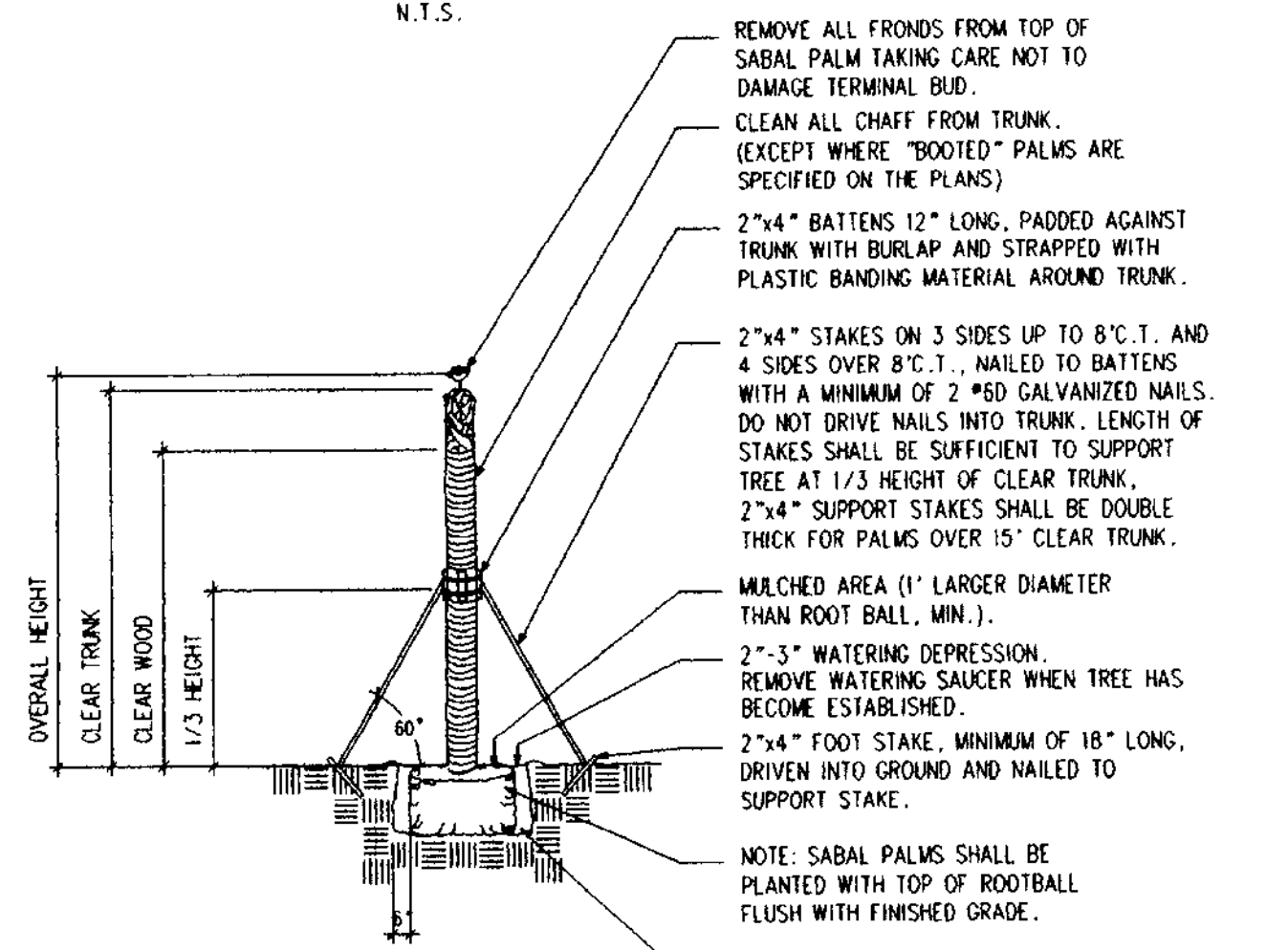
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LANDSCAPE PLAN FOR RETAIL CENTER AT WINSTON PARK
 LYONS ROAD AND WINSTON PARK BLVD.
 COCONUT CREEK, FLORIDA



TREE DETAIL



SABAL PALM DETAIL

PLANT LIST FOR RETAIL CENTER

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independent takeoff for bidding purposes. * Denotes native plants.

CT= CLEAR TRUNK GW= GREY WOOD DBH= DIAMETER BREAST HEIGHT (4 1/2") OA= OVERALL HEIGHT
 FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6 1/2" PER GRADES & STDS. SING= SINGLE TRUNK
 DBL= DOUBLE TRUNK TRP= TRIPLE TRUNK STD.= TREE STANDARD MULT.= MULTI-TRUNK
 STAG= STAGGERED HEIGHTS
 ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QTY	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	SPECS.	TRUNK DIA.	TRUNK COMMENTS
CB12	7	Calophyllum antillarum	Beautyleaf	12'	6'	4.5CT	2" dbh	
CF10	6	Conocarpus erectus	*Green Buttonwood	10'	5'	3CT	1.5" dbh	
CES10	15	Conocarpus erectus sericeus	*Silver Buttonwood	10'	5'	3CT	1.5" dbh	Full
CI	116	Chrysobalanus icaco	*Cocoplum	24"	24"			3 Per Pot
CVB	60	Codiaeum variegatum 'Bravo'	Bravo Croton	24"	24"			
DKR	18	Duranta repens	*Purple Golden Dewdrop	24"	24"			
FGI	108	Ficus Green Island	Green Island Ficus	18"	24"			Full
GG	72	Palpimia gracilis	Thyralis	24"	18"			
IVS	45	Hex vitoriana nana 'Shelling'	*Dwarf Yaupon Holly	24"	24"			Full
JV	225	Jasminum volubile	Wax Privet	8'	4'	3CT		MULT
JBR	9	Ligustrum japonicum	Soitaire Palm	14"				Triple
PE14	6	Psychopoma elegans	*Live Oak	12'	6'	4.5CT	2" dbh	
QV12	16	Quercus virginiana	*West Indies Mahogany	12'	6'	4.5CT	2" dbh	
SM12	3	Sweetenia mahoganii	*Cabbage Palm				12CT	
SP10	2	Sabal palmetto	*Cabbage Palm				14CT	
SP12	4	Sabal palmetto	Sandankwa Viburnum	24"	24"			
SP14	5	Sabal palmetto						
VS	140	Viburnum suspensum						

OTHER LANDSCAPE MATERIALS:
 MUL Mulch (in Bags) As needed
 SOIL Planting Soil (Cubic Yards) As needed
 SOD TO BE MEASURED IN FIELD LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

DATE: AUG. 24, 2004
 SCALE: 1"=20'
 DRAWN BY: M.J.P.
 CHECKED BY: J.W.B.
 SHEET NO: L-1 OF TWO
 REVISION: SEPT. 22, 2004
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