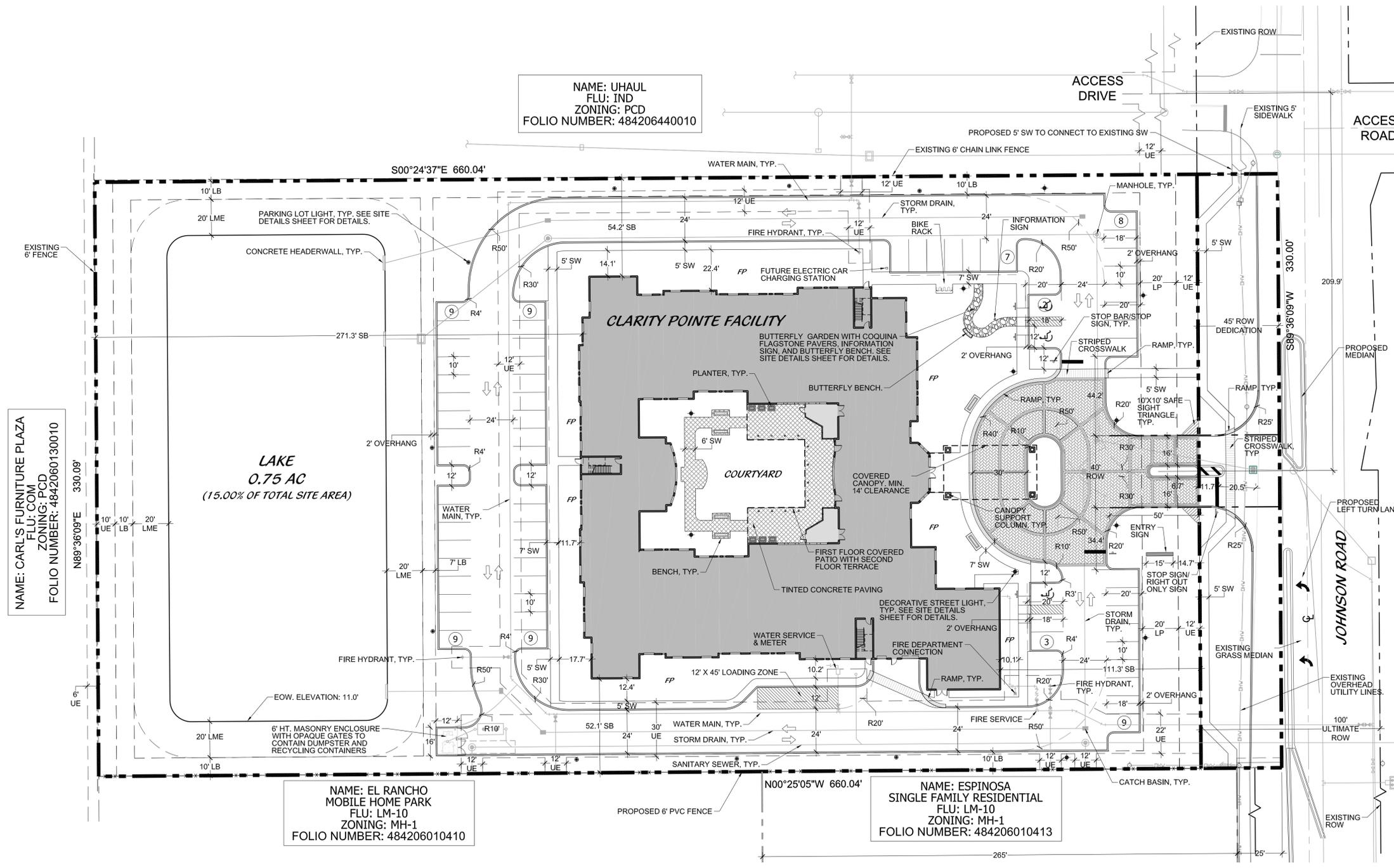


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Lic# LC-C000239



SITE DATA

SECTION 6, TOWNSHIP 48, RANGE 42	CLARITY POINTE- COCONUT CREEK
NAME OF PROJECT	48-42-0601-0432 OFFICE PARK (OP)
PROPERTY CONTROL NUMBERS	AGRICULTURAL (A-1) LOCAL OFFICE (O-2)
CURRENT FUTURE LAND USE	
PROPOSED ZONING	
TOTAL SITE AREA	5.00 AC 217,843
BREAKDOWN:	
PARCEL A: CLARITY POINTE	4.53 AC 197,393 SF
PARCEL B: DEDICATED ROW	0.34 AC 14,850 SF
PARCEL C: LANDSCAPE PARCEL	0.06 AC 2,800 SF
PARCEL D: LANDSCAPE PARCEL	0.06 AC 2,800 SF
NET SITE AREA EXCLUDING 45' ROW DEDICATION	4.66 AC 202,993 SF
BUILDING DATA	
CLARITY POINTE FACILITY	60,972 SF 84 BEDS
SUITES/HALLWAYS/ENTRIES/STAIRS	45,792 SF
RECREATIONAL COMMON AREAS	8,395 SF
SERVICE AREAS	3,900 SF
OFFICES	2,240 SF
NURSE CARE AREAS	645 SF
BUILDING HEIGHT	
CLARITY POINTE FACILITY	MAX. PERMITTED 36' PROVIDED 35'8"
NUMBER OF STORIES	3 2
LOT COVERAGE	
CLARITY POINTE FACILITY	MAX. PERMITTED 35% PROVIDED 16.32%
SETBACK DATA*	
FRONT SETBACK (JOHNSON ROAD)	REQUIRED 75' PROVIDED 111.30'
SIDE (EAST)	30 58.20'
SIDE (WEST)	30 56.10'
REAR (NORTH)	50 267.9'
SURFACE COVER	
* NOTE: SURFACE COVER CALCULATIONS BASED ON TOTAL SITE AREA EXCLUDING 45' ROW DEDICATION AREA	
IMPERVIOUS AREA	87 AC 16.32%
BUILDING LOT COVERAGE	33,120 0.76 16.32%
VEHICULAR USE AREA	51,262 1.18 25.25%
SIDEWALK & PLAZA	7,639 0.18 3.76%
TOTAL IMPERVIOUS	92,021 2.11 45.33%
PERVIOUS AREA	82,856 1.90 40.82%
OPEN SPACE	23,532 0.54 11.49%
LANDSCAPE BUFFERS	4,784 0.11 2.36%
COURTYARD	110,972 2.44 54.67%
TOTAL PERVIOUS	110,972 2.44 54.67%
TOTAL	202,993 4.55 100.00%
PARKING DATA	
FACILITY PARKING (1 SP PER 4 RESIDENTS)	REQUIRED 21 PROVIDED 65
EMPLOYEE PARKING	40
HANDICAP SPACES (INCLUDED IN TOTAL)	3 3
TOTAL	61 65
STORMWATER	
15% OF TOTAL SITE	REQUIRED 0.75 AC PROVIDED 0.75 AC

Calculations may vary slightly due to CAD operator human error.

NAME: CARL'S FURNITURE PLAZA
FLU: COM
ZONING: PCD
FOLIO NUMBER: 4842060130010

LAKE
0.75 AC
(15.00% OF TOTAL SITE AREA)

NAME: EL RANCHO
MOBILE HOME PARK
FLU: LM-10
ZONING: MH-1
FOLIO NUMBER: 484206010410

NAME: ESPINOSA
SINGLE FAMILY RESIDENTIAL
FLU: LM-10
ZONING: MH-1
FOLIO NUMBER: 484206010413

PROJECT TEAM

PROJECT MANAGEMENT:
TDON DEVELOPMENT INC.
811 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33071
954.688.5572
CONTACT: JONATHAN KEITH

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DON HEARING

ARCHITECT:
LEO A. DALY
1400 CENTREPARK BOULEVARD #500
WEST PALM BEACH, FL 33401
561.688-2111
CONTACT: MICHAEL RODEBAUGH

CIVIL ENGINEER:
SCHNARS ENGINEERING CORPORATION
947 CLINT MOORE ROAD
BOCA RATON, FL 33481
561.241.6455
CONTACT: JEFFERY SCHNARS

SURVEYOR:
KEITH AND ASSOCIATES
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33060
561.788.3400
CONTACT: MIKE MOSSEY

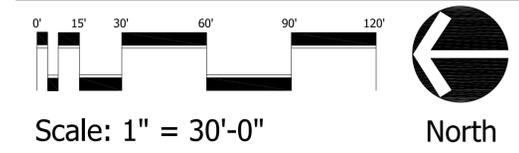
LIGHTING ENGINEER
E & C ENGINEERS, INC.
2755 VISTA PARKWAY SUITE I-3
WEST PALM BEACH, FL 33411
561.712.1149
CONTACT: EDUARDO SAMOUR

LEGEND

- UE: UTILITY EASEMENT
- SB: SETBACK
- SW: CONCRETE SIDEWALK
- TYP: TYPICAL
- LME: LAKE MAINTENANCE EASEMENT
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- FP: FOUNDATION PLANTING AREA
- ☉ PARKING LOT LIGHT
- ◆ DECORATIVE STREET LIGHT

NOTE:
EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, AND TREES. UTILITIES, PUBLIC IMPROVEMENTS, AND SOD ARE ALLOWED.

SITE PLAN

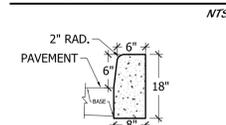


CLARITY POINTE

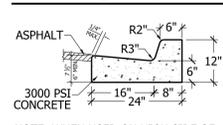
Coconut Creek, Florida

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D CURB DETAIL

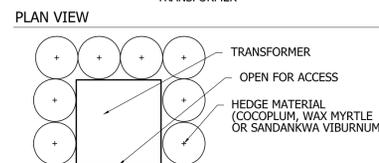
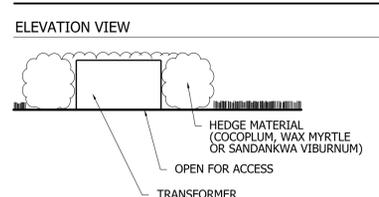


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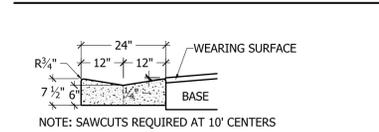


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

TRANSFORMER DETAIL

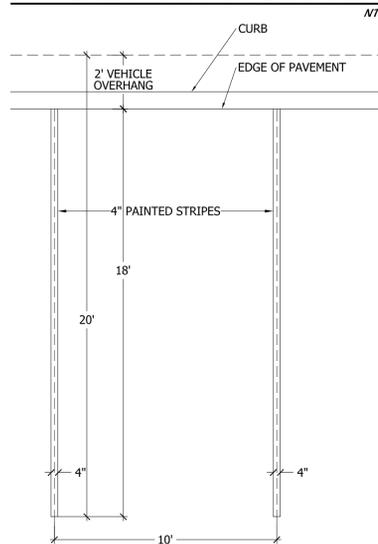


VALLEY CURB DETAIL



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

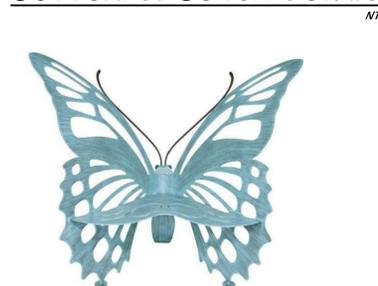
TYPICAL PARKING DETAIL



6' PVC FENCE DETAIL



BUTTERFLY BENCH DETAIL



BUTTERFLY THEME BENCH, OR EQUAL

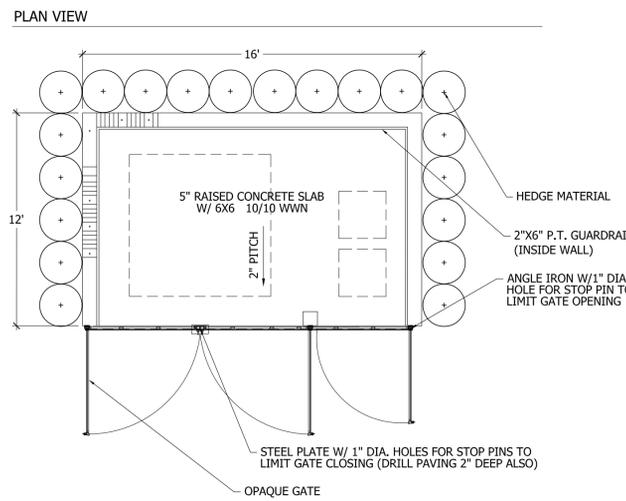
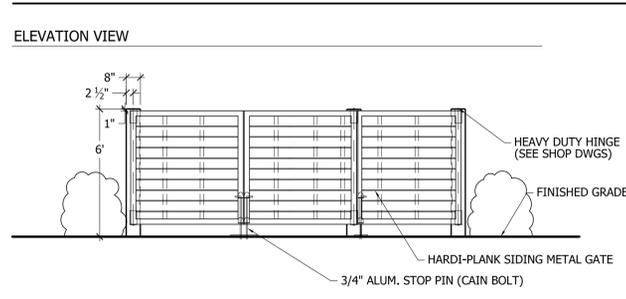
DECORATIVE LIGHT DETAIL

ARE-EDR-4MB/4MP-R3
 Cree Edge™ Series
 LED Area Flood Light
 Product Description: This low profile area flood light is designed for outdoor use. It features a die-cast aluminum housing and a clear polycarbonate lens. The light is available in 4000K and 5000K color temperatures and is dimmable. It is also available with a motion sensor and a photocell.

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DUMPSTER DETAIL

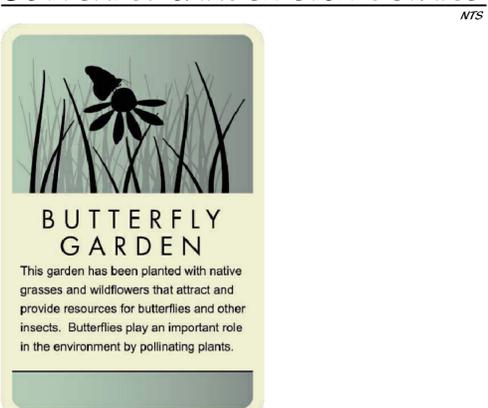


TYPICAL BENCH DETAIL

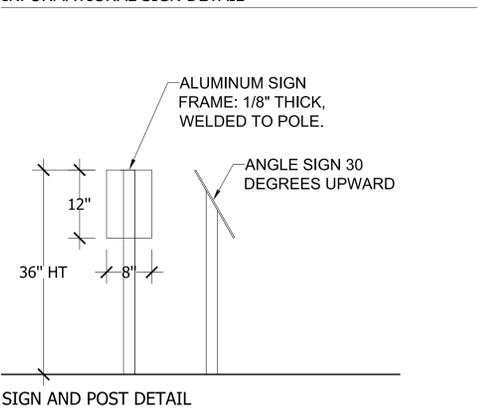


LANDSCAPE FORMS - TOWN SQUARE BENCH - 70 INCH
 COLOR = BLACK
 FINISH - PANGARD II POLYESTER POWDERCOAT

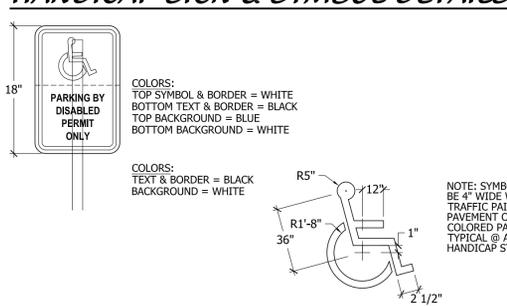
BUTTERFLY GARDEN SIGN DETAILS



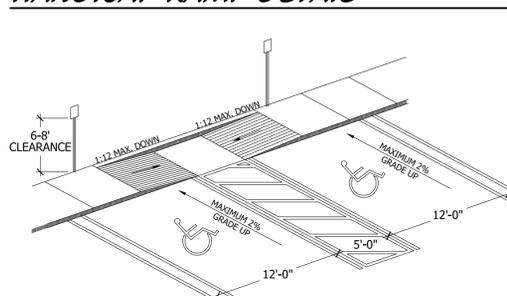
INFORMATIONAL SIGN DETAIL



HANDICAP SIGN & SYMBOL DETAILS

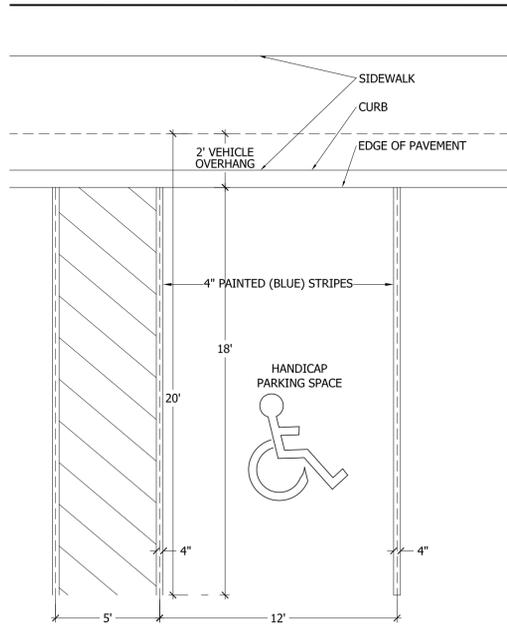


HANDICAP RAMP DETAIL

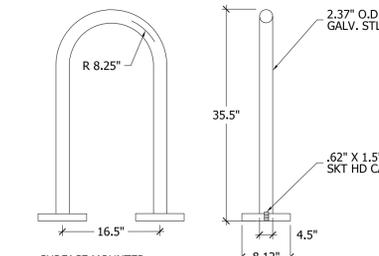
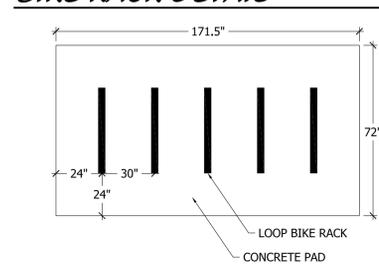


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
 NOTE: HCR #3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

HANDICAP PARKING DETAIL



BIKE RACK DETAIL



PARKING LOT LIGHT DETAIL

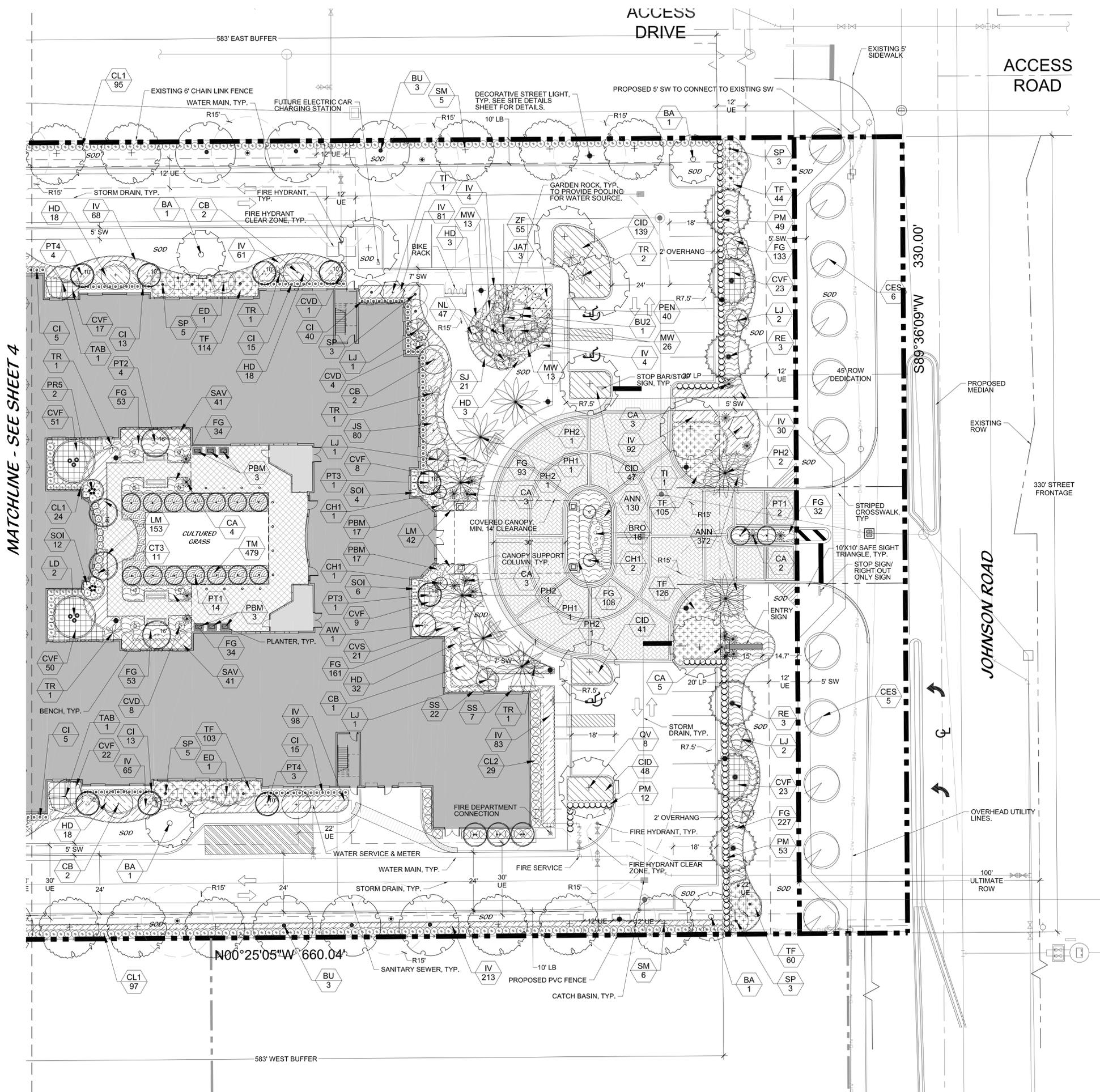
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DRAWN	MCR
APPROVED	DEH
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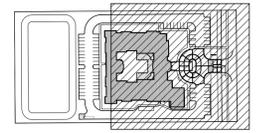
MATCHLINE - SEE SHEET 4



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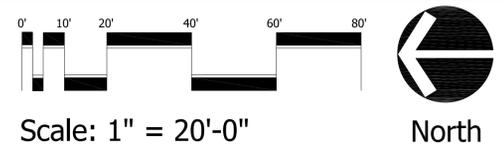
KEY



48 HOURS BEFORE DIGGING
 CALL TOLL FREE
811
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.

NOTE: GUMBO LIMBO TREE LOCATED IN THE BUTTERFLY GARDEN SHALL BE ALLOWED TO GROW AND MATURE IN ITS NATURAL FORM AND NOT BE CONTINUOUSLY TRIMMED OR LIMBED UP.

LANDSCAPE PLAN

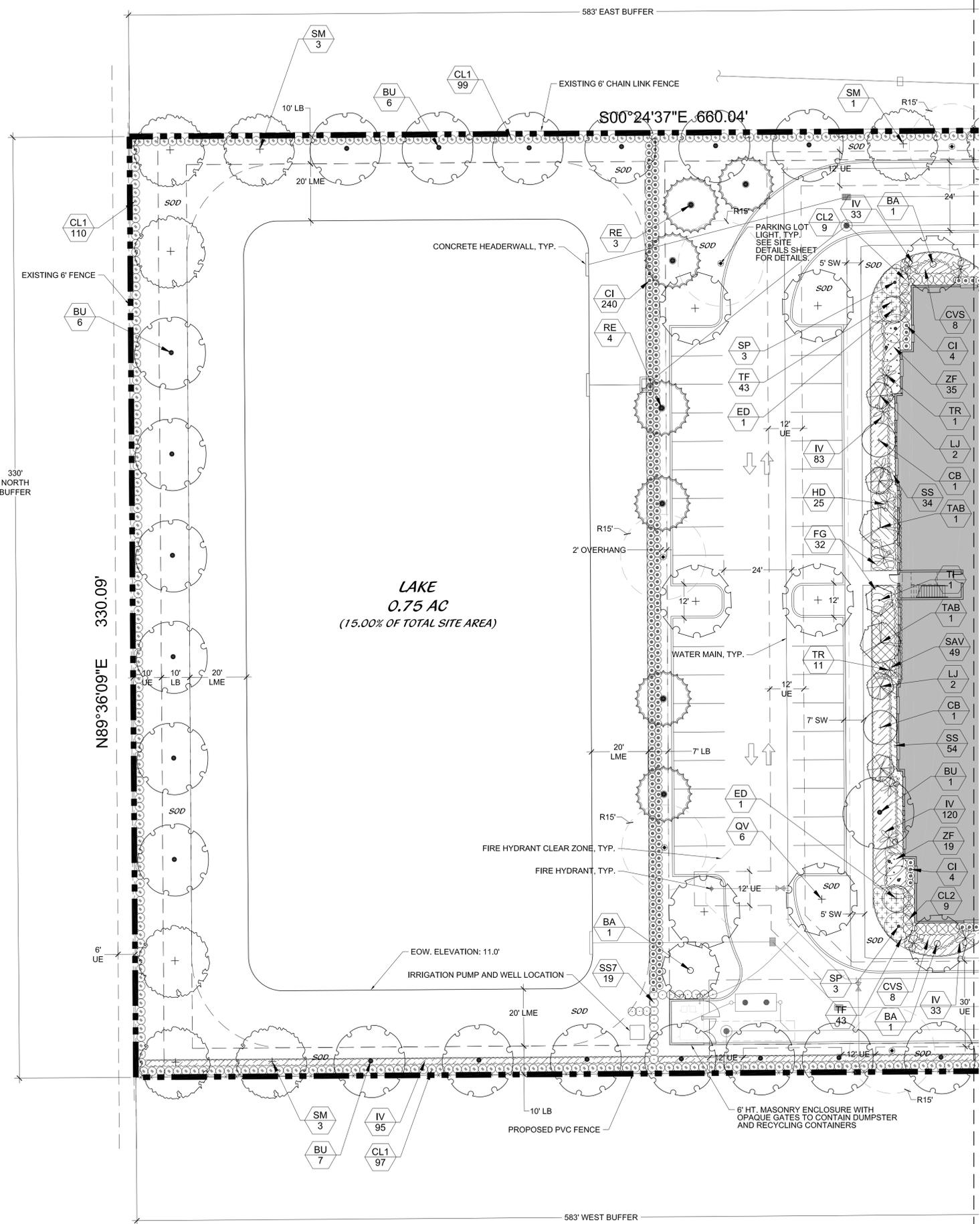


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CLARITY POINTE

Coconut Creek, Florida

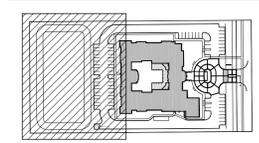
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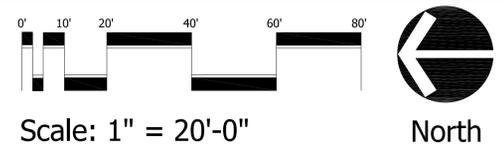
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LANDSCAPE PLAN



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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPORTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% LEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 2", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 12% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGROFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
2 GAL.	1/2 LB.	3
3 GAL.	3/4 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

FLORIDA EAST COAST PALM SPECIAL SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED BACKFILL PER PLANTING MIXTURE OR REPLACEMENT SOIL MIXTURE AS NOTED ABOVE. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 2" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREES TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT TRIM BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER DEPTH. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 2" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 2" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREES TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT TRIM BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER DEPTH. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 2" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 2" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR FEW HOURS.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING.

PLANTING AREAS, INCLUDING LAWNS, SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHAL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CROWN OF NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRENTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIES THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM SUCH SUCH AS LIGHTNING, FROST, DROUGHT AND OTHERS CAUSED FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE POINT OF CONDITIONAL ACCEPTANCE UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

LANDSCAPE NOTES

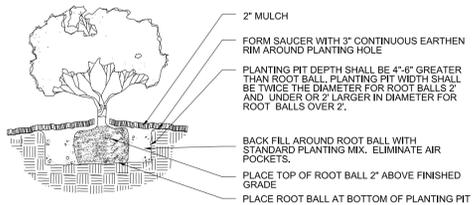
CITY OF COCONUT CREEK STANDARD LANDSCAPE NOTES

- 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.

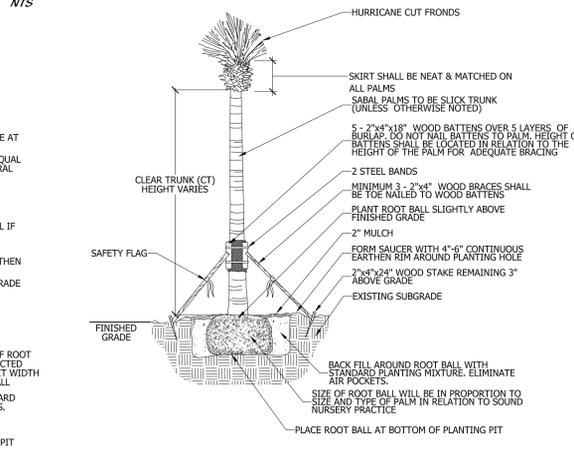
NOTE: The quantity of screening shrubs is in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required 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.
- 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.
- 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.
- 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 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.

PLANTING DETAILS

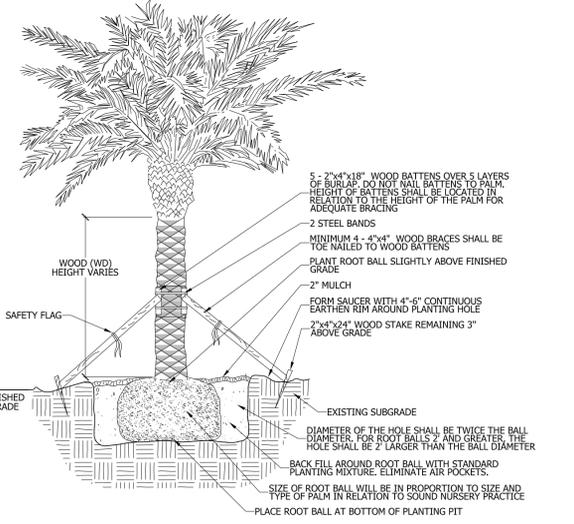


SHRUB/GROUNDCOVER PLANTING DETAIL



LARGE TREE PLANTING DETAIL

SLICK TRUNK SABAL PALM PLANTING DETAIL



LARGE PALM PLANTING DETAIL

LANDSCAPE DATA

LANDSCAPE DATA		REQUIRED	PROVIDED
TOTAL CANOPY TREES:	111		
TOTAL PALM TREES:	106		
TOTAL SHRUBS:	6344		
OVERALL LANDSCAPE			
NET SITE AREA	118611 SF		
TREES (CANOPY & PALMS)	(1 TREE PER 1,000 SF)	119	217
SHRUBS	(5 SHRUBS PER 1,000 SF)	593	6344
PERIMETER LANDSCAPE			
WEST			
TREES - 15 FT HT MIN.	(3 TREE PER 100 LF)	17	17
SHRUBS	(1 SHRUB PER 3 LF)	194	194
NORTH			
TREES	(3 TREE PER 100 LF)	10	10
SHRUBS	(1 SHRUB PER 3 LF)	110	110
EAST			
TREES	(1 TREE PER 40 LF)	17	17
SHRUBS	(1 SHRUB PER 3 LF)	194	194
SOUTH			
TREES	(1 TREE PER 2,000 SF)	3	6
SHRUBS	(40 SHRUB PER 2,000 LF)	132	174
GROUND COVER		YES	YES
PARKING LANDSCAPE - 13-443(12) A			
TOTAL SPACES	65 SPACES	REQUIRED	PROVIDED
TREES	(1 TREE PER 10 SPACES)	7	39
GROUND COVER	(1 SF OF LANDSCAPE AREA PER 100 SF OF PAVED AREA)	YES	YES
VUA LANDSCAPE - 13-443(12) B & D			
TOTAL SPACES	51262 SF	REQUIRED	PROVIDED
LANDSCAPE AREA	(1 SF OF LANDSCAPE AREA PER 100 SF OF PAVED AREA)	513	1604
DIVIDER MEDIANS (68 LF)	(1 TREE PER 40 LF)	2	2
FOUNDATION LANDSCAPE - 13-443(7) E			
TOTAL SPACES	844 LF	REQUIRED	PROVIDED
TREES	(1 TREE PER 40 LF)	21	115
SHRUBS	(20 SHRUB PER 40 LF)	422	1086
GROUND COVER	(30 SHRUB PER 40 LF)	633	2279
STREET TREES - 13-443(13)			
TOTAL SPACES	330 LF	REQUIRED	PROVIDED
TREES	(1 TREE PER 30 LF)	11	11
NATIVE & DIVERSIFICATION - 13-444(C)			
TOTAL SPACES	50% MIN.	REQUIRED	PROVIDED
NATIVE CANOPY TREES	111 TOTAL	56	79
NATIVE PALM TREES	106 TOTAL	53	58
NATIVE SHRUBS	6344 TOTAL	3172	3364
DIVERSIFICATION	NO MORE THAN 25% OF ONE SPECIES CAN BE USED	25% MAX.	23%*

*SEE PLANT LIST FOR INDIVIDUAL SPECIES PERCENTAGE CALCULATIONS FOR TREES, PALMS, AND SHRUBS.



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CLARITY POINTE

Coconut Creek, Florida

DESIGNED	MCR
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	15-10206.04
DATE	01-22-16
REVISIONS	04-25-16
	05-02-16

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

May 02, 2016 10:22:29 a.m.
Drawing: 15-10206.04_LF.DWG

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Landscape Details

NOTE: ALL SOD WITHIN NEW LANDSCAPE AREAS SHALL BE STENOTYPHRUM SECONDATUS "FLORITAM" (ST AUGUSTINE SOD) UNLESS OTHERWISE SPECIFIED.