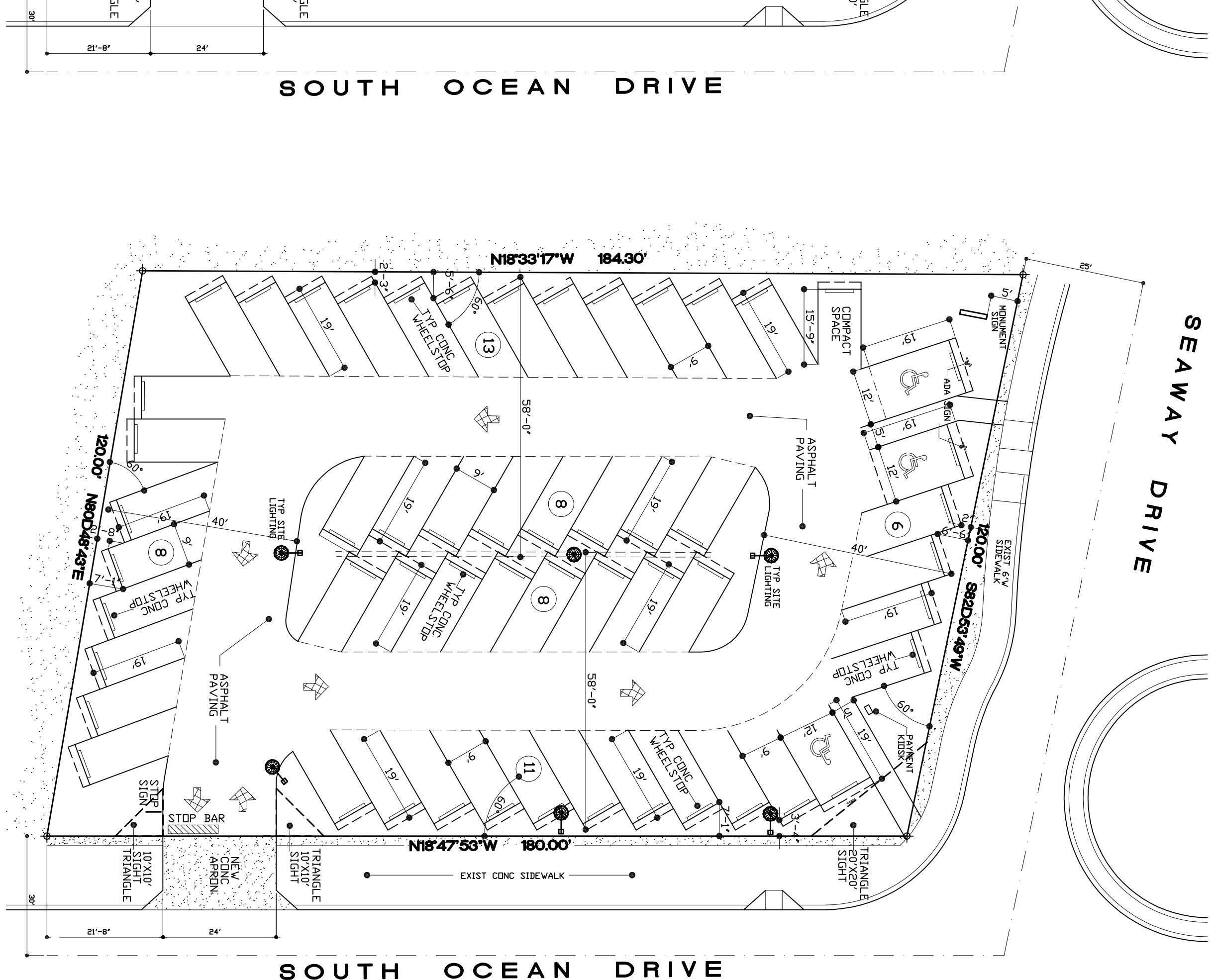


SEAWAY DRIVE



SOUTH OCEAN DRIVE

SOUTH OCEAN DRIVE

AREA CALCS:

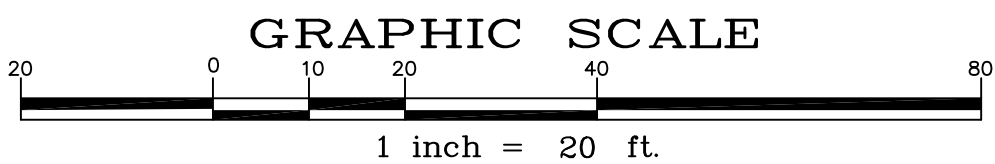
TOTAL SITE AREA:	21,488 SQ FT	(100%)
PERIMETER GREEN AREA:	3,930 SQ FT	(18%)
VEHICULAR USE AREA:	16,582 SQ FT	(77%)
VUA GREEN AREA:	976 SQ FT	(05%)
TOTAL PERVIOUS AREA:	4,906 SQ FT	(23%)
LANDSCAPE AREA IN VUA:	16,582/15 SF =	1105 SF
ACTUAL LANDSCAPE AREA IN VUA:		976 SF

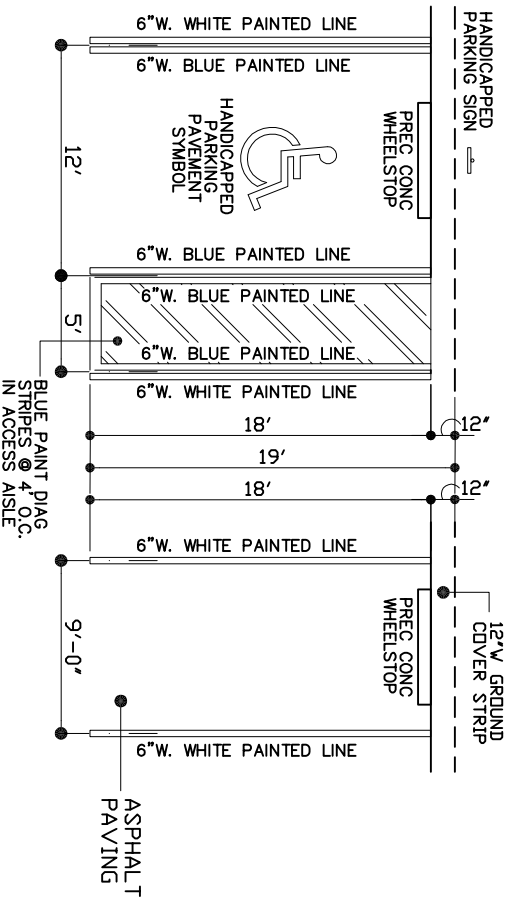
PARKING COUNT:

TOTAL 54 SPACES - 60° PARKING
 3 - 12' X 18' ADA PARKING SPACES (PLUS 1 FT DVRHG)
 51 - 9' X 18' PARKING SPACES (PLUS 1 FT DVRHG)

SITE PLAN

SCALE: 1" = 20'-0"





HNDCP PARKING TYP PARKING PARKING STALL PLANS

SCALE:

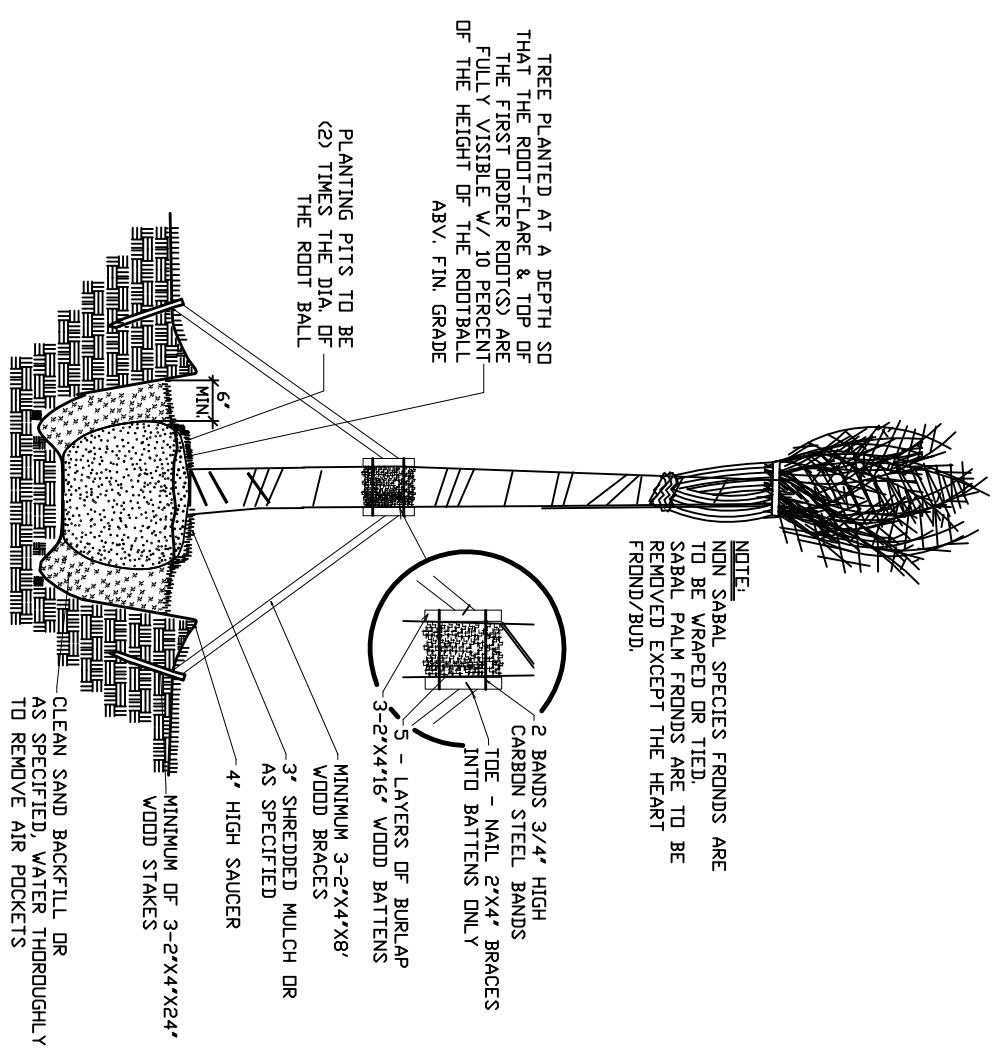
1/4" = 1'-0"

PLANT LIST:

Symbol	Item	Common Name	Specifications	Drought Tolerance	Native	Quantity
AR	Acer rubrum	Red Maple	MIN 2' DIAL, 12' HT. X 5" SPR., MIN. 4" C.T., MIN. 2 1/2" D.B.H.	HIGH	YES	14
CE	Conocarpus erectus 'seroticus'	Silver Buttonwood	MIN 2' DIAL, 10' HT. X 5" SPR., STD. MIN. 2 1/2" D.B.H.	HIGH	YES	17
CN	Cocos nucifera 'Mayport'	Coconut Palm	18' - 20' D.A. HT., MIN 6' C.T.	MEDIUM	YES	8
BRA	Braassia arboricola 'Variegata'	Variegated Dwarf Schefflera	3 GAL.; 24" HT. X 18" SPR., 24" D.C. (MAINTAIN AT MAX 24" HD)	MEDIUM	YES	As Needed
LAC	Lantana camara	Yellow Lantana	1 GAL., 12" HT. X 15" SPR., 18" D.C. (MAINTAIN AT MAX 12" HD)	HIGH	YES	As Needed
SDD	Stenotaphrum secundatum	St. Augustine 'Florotan'	Sod Only, Stagger Joints			As Needed

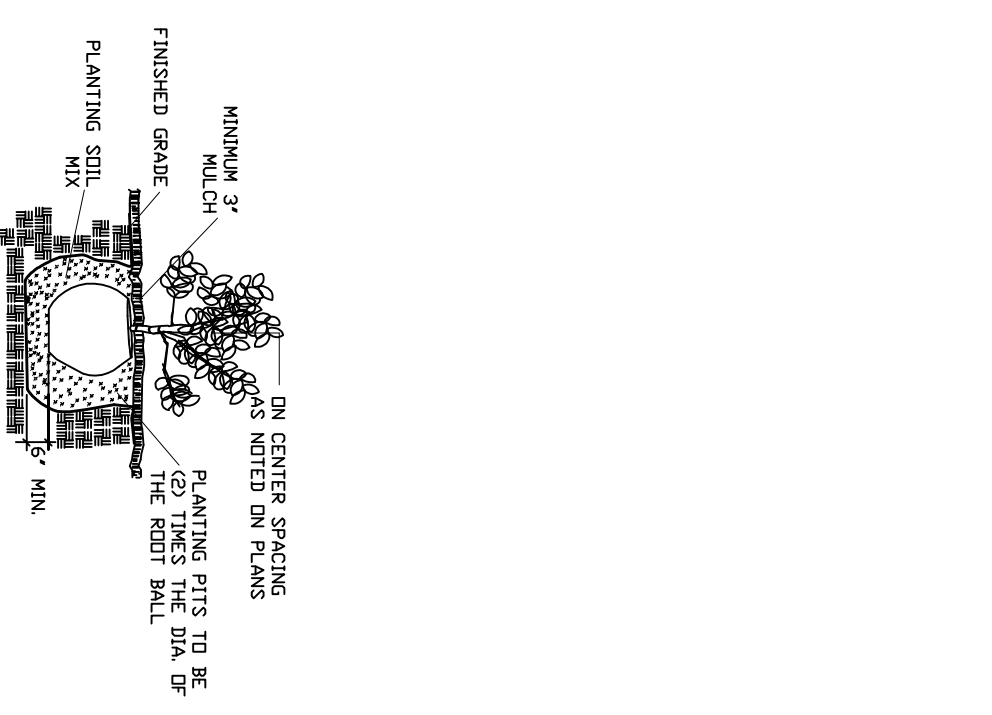
PLANTING NOTES:

- All plant material furnished by the contractor shall be Florida #1 or better as set forth by the Florida Department of Agriculture, grades and standards for nursery plants, part I & II (current editions) at the time of final inspection.
- All plant material must meet or exceed the minimum size requirements as specified on the plant list at the time of final inspection.
- Quantities indicated on the plant list are for convenience. The contractor shall be responsible for doing his own takeoff. When discrepancies occur, the planting plan takes precedence over the plant list.
- All substitutions must be approved by the Landscape Architect and the City of Deerfield Beach prior to installation.
- Trees and palms shall be planted so that heads will be clear of all structures at mature spread.
- Planting soil shall be at least 20% mulch or compost and 80% sand delivered to the site in a clean, loose and friable condition, and having good drainage characteristics.
- All plant material shall be watered in thoroughly at the time of planting.
- Fertilizer for trees and shrubs shall be a general purpose 50% organic fertilizer 6-6-6 containing trace elements. Fertilizer for palms shall be a special palm type which includes manganese and magnesium sulfate.
- All trees and palms to be staked and guyed as shown in planting details.
- All planting beds and tree saucers shall be mulched with a standard size shredded type mulch. (avoid cypress mulch is not to be used); to a minimum depth of 3" and watered down to prevent wind displacement; the use of other types of mulch is required over cypress mulch.
- Sod shall be St. Augustine 'Florotan', unless otherwise specified, and shall be free of weeds and in a healthy growing condition. Sod shall be laid on a smooth, finished grade with closely fitted, staggered joints.
- Any excess soil, stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
- Contractor shall be responsible for locating all underground utilities and shall be responsible for repairing any damage.
- All landscaped areas shall receive 100% coverage and 50% overlap from an automatic, underground irrigation system. Where an irrigation system already exists, the contractor shall be responsible for coordinating all necessary adjustments with the irrigation, contractor or property maintenance personnel. A moisture sensing controller other than a rain switch is required.
- The contractor shall provide a written guarantee to the owner for all plant materials and workmanship for a period of not less than 1 year (360) days from the time of final acceptance by the owner. At the end of the guarantee period, replace any plants, which have died, with healthy plants of the same species and size without additional cost to the owner providing plants have been properly maintained by the owner after final acceptance. Any plant materials damaged by storms, vandalism, freeze damage or other acts of God are not included in this replacement agreement.



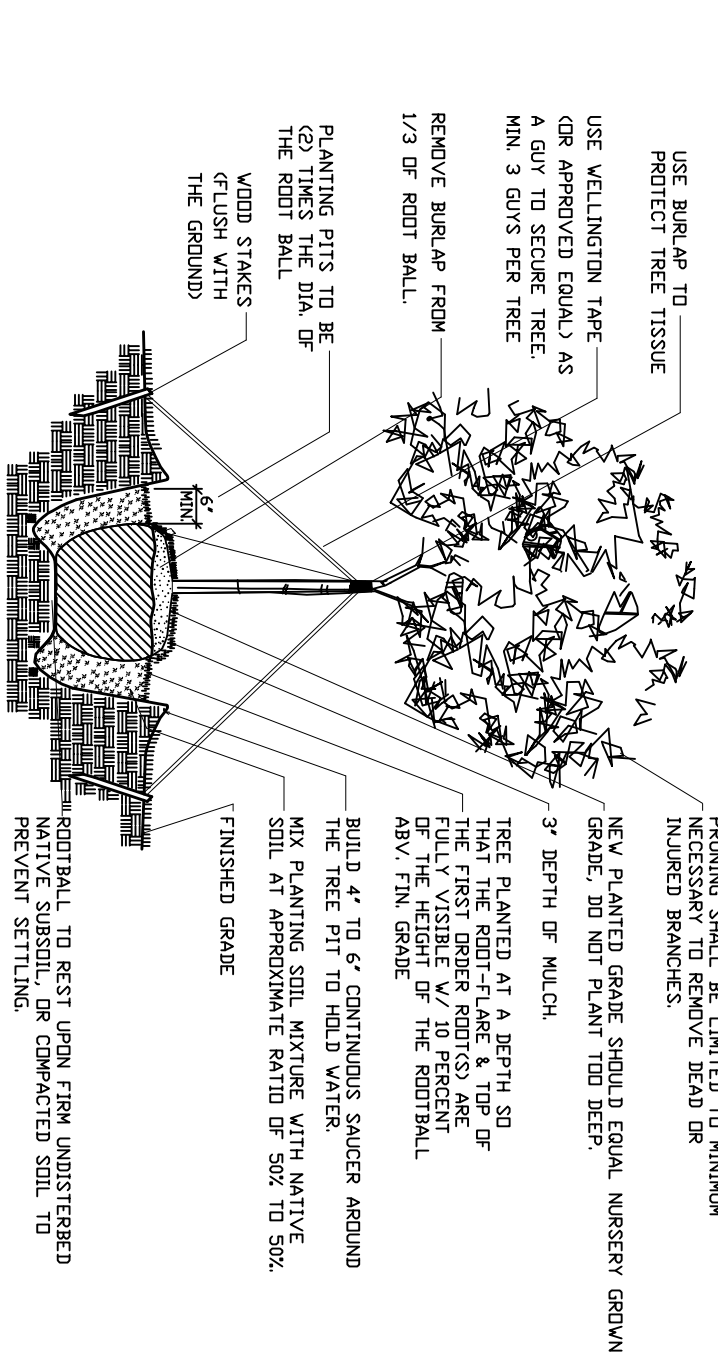
PALM PLANTING DETAIL

NTS



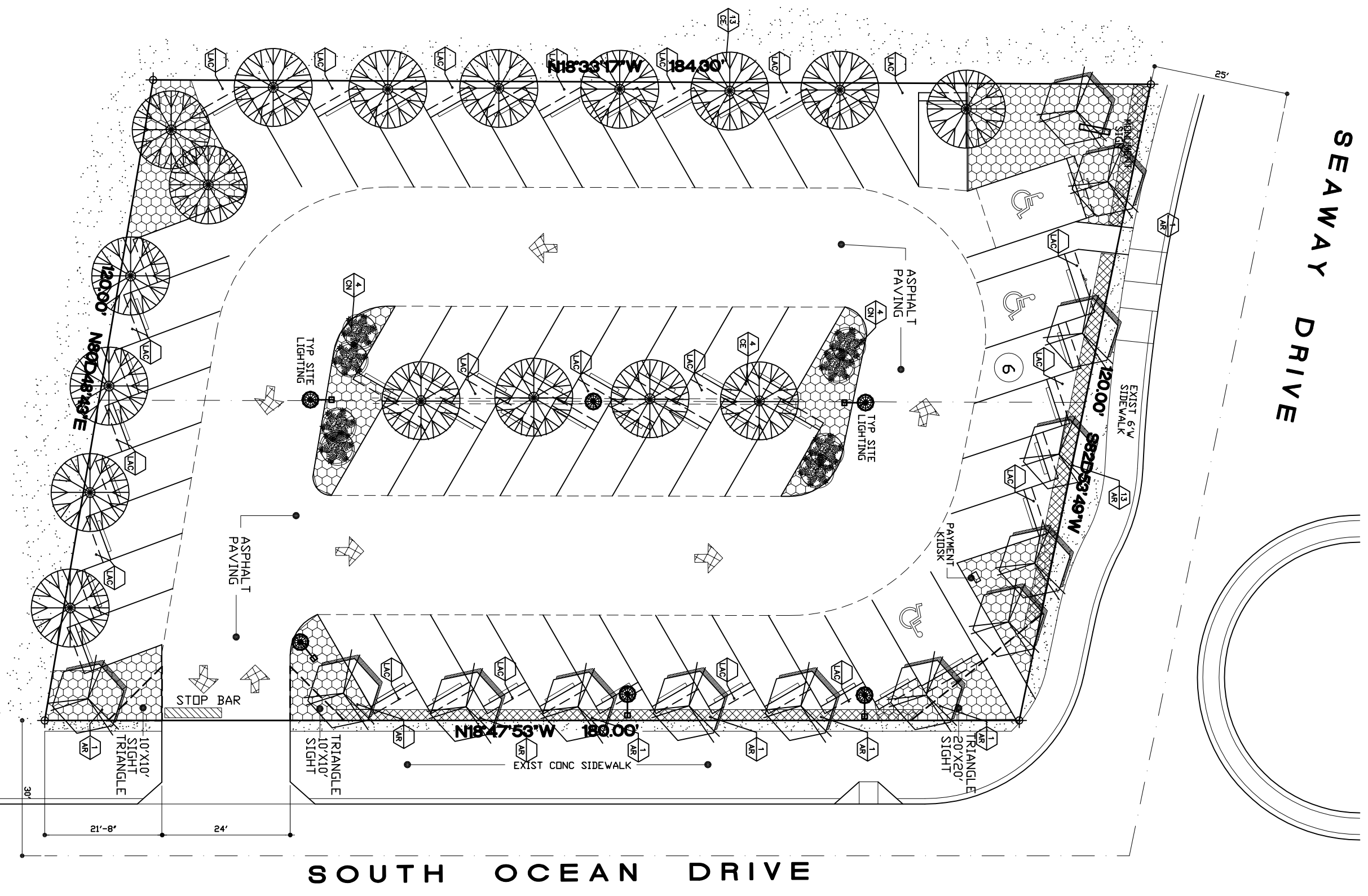
SHRUB PLANTING DETAIL

NTS



TREE PLANTING DETAIL

NTS



LANDSCAPE PLAN

S C A L E: 1" = 20'-0"

AREA CALCUS:

- TOTAL SITE AREA:
- PERIMETER GREEN AREA:
- VEHICULAR USE AREA:
- VIA GREEN AREA:
- TOTAL PERVIOUS AREA:
- LANDSCAPE AREA IN VUA:
- ACTUAL LANDSCAPE AREA 1

PARKING COUNT:

TOTAL 54 SPACES - 6