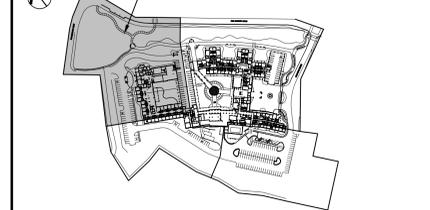


**SITE MAP** NOT TO SCALE



**PLANTING LEGEND**

**TREES**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
⊕	ACER P. BLOODGOOD / BLOODGOOD JAPANESE MAPLE	3' CAL 7-8' HT	1
◆	BETULA NIGRA / RIVER BIRCH	3' CAL 8-10' HT	10
✦	ILEX C. 'BURFORDII' / BURFORD HOLLY	45 GAL 8-10' HT TREE FORM	9
✦	ILEX X. 'NELLIE R. STEVENS' / VALPOLY HOLLY	45 GAL 8-10' HT	2
■	LAGERSTROEMIA VARIETIES / CRAPE MYRTLE	3' CAL 10-12' HT	5
●	QUERCUS VIRGINIANA / LIVE OAK	6' CAL 10-12' HT	12
⊙	ULMUS P. 'LACEBARK' / LACEBARK ELM	3' CAL 8-10' HT	2
⊙	PRESERVED EXISTING TREES		

TREE PROTECTION FENCE FOR TREES TO REMAIN. REFER TO CIVIL ENGINEER'S PLANS FOR TREE PROTECTION PLAN.

**SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVER**

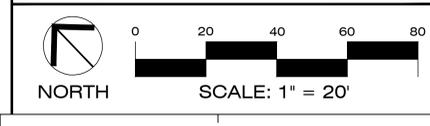
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊙	AZALEA ENCORE / AZALEA	3 GAL 15-18" HT	60
⊙	BUXUS S. 'WINTERGREEN' / WINTERGREEN BOXWOOD	7 GAL 24-30" HT	362
⊙	CAMELLIA JAPONICA / CAMELLIA	7 GAL 4-5' HT	7
⊙	CAMELLIA SASANQUA / SASANQUA CAMELLIA	7 GAL 18-24" HT	22
⊙	CAMELLIA SASANQUA 'CHANSONETTE' / CHANSONETTE CAMELLIA	3 GAL 15-18" HT	10
⊙	FATSIA JAPONICA / FATSIA	7 GAL 30-36" HT	29
⊙	GARDENIA J. 'FROSTPROOF' / GARDENIA	3 GAL 24-30" HT	16
⊙	LIGUSTRUM RECURVIFOLIUM / PRIVET	7 GAL 24-30" HT	4
⊙	LIRIOPE MUSCARI / LILYTURF	1 GAL @ 12" O.C.	254
⊙	MYRICA CERIFERA / WAX MYRTLE	15 GAL 5-6' HT	30
⊙	HANDINA D. 'MOON BAY' / HEAVENLY BAMBOO	3 GAL 12-15" HT	9
⊙	OSMANTHUS FRAGRANS / TEA OLIVE	7 GAL 36-42" HT	8
⊙	PENNISETUM SETACEUM / FOUNTAIN GRASS	3 GAL 18-24" HT	62
⊙	PODOCARPUS M. 'MAKI' / SHRUBBY YEW PINE	7 GAL 42-48" HT	18
⊙	ROSA 'MEIGALPIO' / RED DRIFT ROSE	1 GAL @ 18" O.C.	62
⊙	ROSA 'KNOCKOUT' / KNOCKOUT ROSE	3 GAL 18-24" HT	75
⊙	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL @ 12" O.C.	616
⊙	TRACHELOSPERMUM JASMINOIDES / CONFEDERATE JASMINE	1 GAL @ 12" O.C.	10
⊙	ZORRO ZOYSIA		

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**REFER TO SHEET L-103 FOR SITE DATA AND LANDSCAPE REQUIREMENTS**

**PRELIMINARY DRAWING SET  
NOT FOR CONSTRUCTION**

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  - ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 2" MIN. THK. MULCH AT BASE OF TRUNK.
  - GROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER SHALL BE PLANTED AT 8" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
  - MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.



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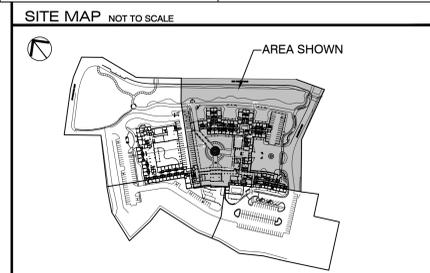
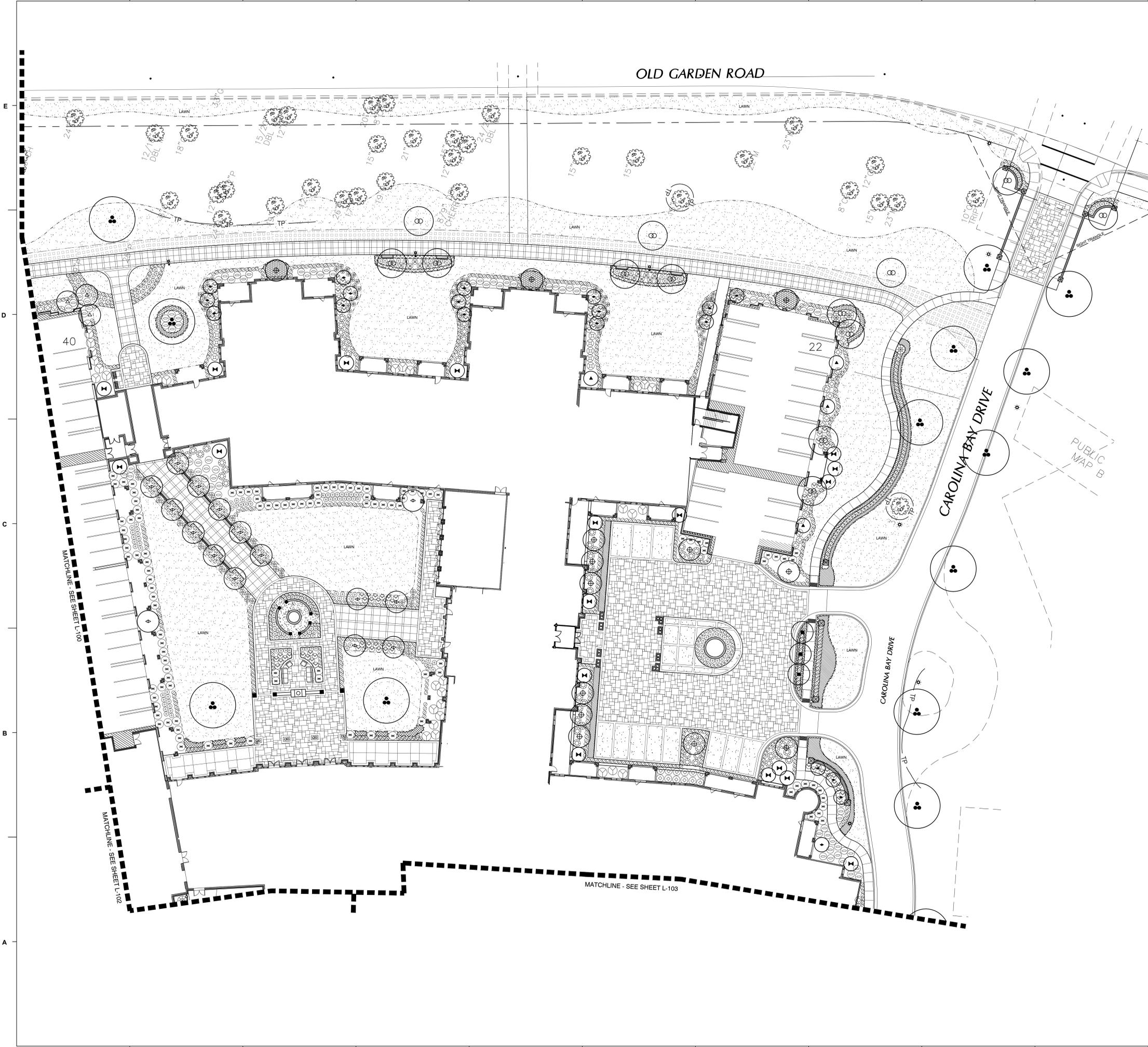
No.	Description	Date
1	CITY COMMENTS	01.03.14

**PROJECT:** 7401-113940  
**DATE:** 12.12.13  
**DRAWN BY:** JRC  
**CHECKED BY:** JWM

**LANDSCAPE PLAN  
PLANTING PLAN**

**L-100**

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
DESIGN DEVELOPMENT



**PLANTING LEGEND**

**TREES**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
⊕	ACER P. 'BLOODGOOD' BLOODGOOD JAPANESE MAPLE	3" CAL 7'-8" HT	13
◆	BETULA NIGRA RIVER BIRCH	3" CAL 8'-10" HT	19
✦	ILEX C. 'BURFORDII' BURFORD HOLLY	45 GAL 8'-10" HT TREE FORM	18
✧	ILEX X ATTENUATA 'EAST PALATKA' EAST PALATKA HOLLY	45 GAL 8'-10" HT TREE FORM	16
■	LAGERSTROEMIA VARIETIES GRAPE MYRTLE	3" CAL 10'-12" HT	3
▲	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	45 GAL 8'-10" HT	4
△	MAGNOLIA STELLATA 'ROYAL STAR' STAR MAGNOLIA	3" CAL 6'-7" HT	3
⊙	QUERCUS VIRGINIANA LIVE OAK	6" CAL 10'-12" HT	13
⊗	ULMUS P. 'LACEBARK' LACEBARK ELM	3" CAL 8'-10" HT	13

⊕ PRESERVED EXISTING TREE  
TREE PROTECTION FENCE FOR TREES TO REMAIN. REFER TO CIVIL ENGINEER'S PLANS FOR TREE PROTECTION PLAN.

**SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVER**

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊕	ASPIDISTRA ELATOR CAST IRON PLANT	3 GAL 15'-18" HT	33
⊙	AUCUBA J. 'NANA' DWARF AUCUBA	3 GAL 15'-18" HT	12
⊕	AZALEA 'ENCORE' AZALEA	3 GAL 15'-18" HT	79
⊙	BUXUS S. 'WINTERGREEN' WINTERGREEN BOXWOOD	7 GAL 24'-30" HT	1009
⊕	CAMELLIA JAPONICA CAMELLIA	15 GAL 4'-9" HT	10
⊕	CAMELLIA SASANQUA SASANQUA CAMELLIA	7 GAL 18'-24" HT	23
⊕	CAMELLIA SASANQUA 'CHANSONETTE' CHANSONETTE CAMELLIA	3 GAL 15'-18" HT	46
⊕	FATSIA JAPONICA FATSIA	7 GAL 30'-36" HT	31
⊕	GARDENIA FROSTPROOF AUGUST BEAUTY GARDENIA	3 GAL 24'-30" HT	59
⊕	LIROPE MUSCARI LILY TURF	1 GAL @ 12" O.C.	1015
⊕	MISCANTHUS 'COSMOPOLITAN' MAIDEN GRASS	7 GAL 24'-30" HT	14
⊕	NANDINA D. 'MOON BAY' HEAVENLY BAMBOO	3 GAL 12'-15" HT	77
⊕	OSMANTHUS FRAGRANS TEA OLIVE	7 GAL 36'-42" HT	7
⊕	PENNISETUM SETACEUM FOUNTAIN GRASS	3 GAL 18'-24" HT	117
⊕	PODOCARPUS M. 'MAKI' SHRUBBY YEW PINE	7 GAL 42'-48" HT	128
⊕	ROSA 'KNOCKOUT' KNOCKOUT ROSE	3 GAL 18'-24" HT	175
⊕	ROSA 'MEIGALPIO' RED DRIFT ROSE	1 GAL @ 18" O.C.	394
⊕	ZORRO ZOYSIA		

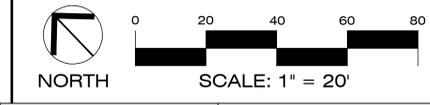
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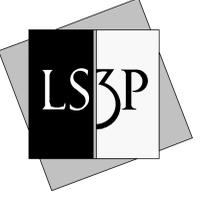
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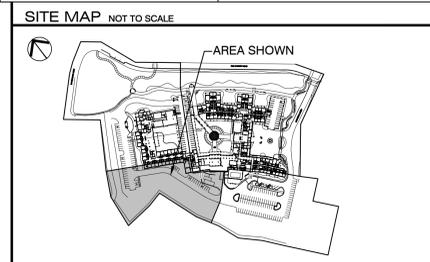
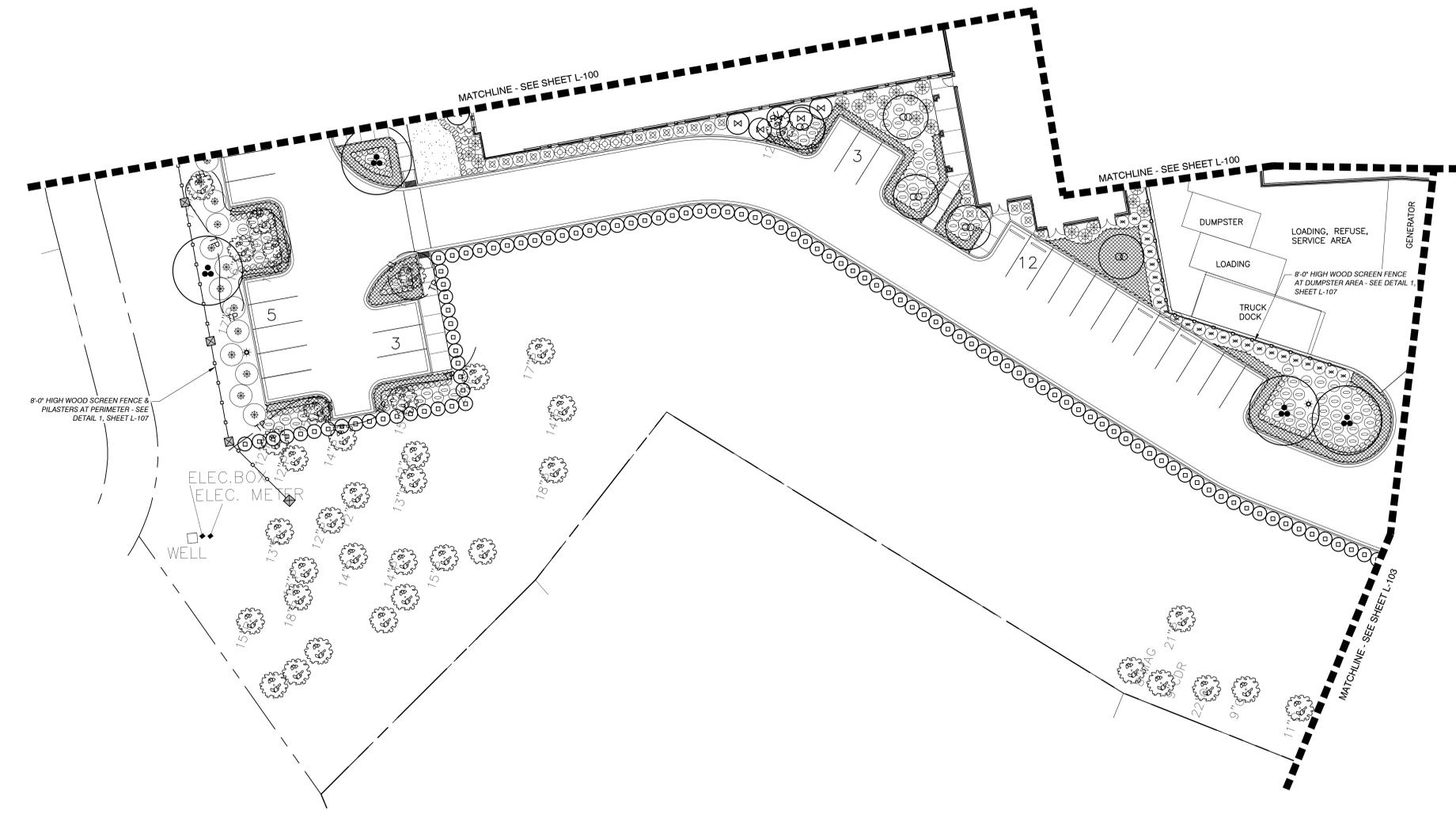
PROJECT: 7401-113940  
DATE: 12.12.13  
DRAWN BY: JRC  
CHECKED BY: JWM

**LANDSCAPE PLAN  
PLANTING PLAN**

**L-101**

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
DESIGN DEVELOPMENT

E  
D  
C  
B  
A



**PLANTING LEGEND**

**TREES**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
□	ARBORVITAE 'GREEN GIANT' ARBORVITAE	45 GAL 6'-7' HT	101
⊠	ILEX X 'NELLIE R STEVENS' NELLIE STEVENS HOLLY	45 GAL 8'-10' HT	5
●	QUERCUS VIRGINIANA LIVE OAK	6" CAL 10'-12' HT	4
⊙	ULMUS P. 'LACEBARK' LACEBARK ELM	3" CAL 8'-10' HT	5

EXISTING PRESERVED TREES

TREE PROTECTION FENCE FOR TREES TO REMAIN. REFER TO CIVIL ENGINEER'S PLANS FOR TREE PROTECTION PLAN

**SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVER**

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊖	AZALEA ENCORE AZALEA	3 GAL 12'-18" HT	89
⊙	BUXUS S. 'WINTERGREEN' WINTERGREEN BOXWOOD	7 GAL 24'-30" HT	196
⊙	CAMELLIA SASANQUA SASANQUA CAMELLIA	7 GAL 24'-30" HT	7
⊙	LIGUSTRUM RECURVIFOLIUM PRIVET	7 GAL 24'-30" HT	20
⊙	MYRICA CERIFERA WAX MYRTLE	15 GAL 5'-6" HT	12
⊙	OSMANTHUS FRAGRANS TEA OLIVE	7 GAL 36"-42"	18
⊙	PENNISETUM SETACEUM FOUNTAIN GRASS	3 GAL 18"-24" HT	3
⊙	PODOCARPUS M. 'MAKI' SHRUBBY YEW PINE	7 GAL 42"-48" HT	25
⊙	TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE	1 GAL @ 12" O.C.	2,053
⊙	ZORRO ZOYSIA		

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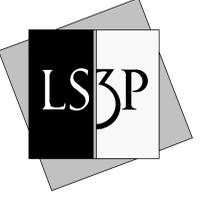
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REVISIONS:

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PROJECT: 7401-113940  
DATE: 12.12.13  
DRAWN BY: JRC  
CHECKED BY: JWM

**LANDSCAPE PLAN  
PLANTING PLAN**

**L-102**

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
DESIGN DEVELOPMENT

E  
D  
C  
B  
A



**SITE DATA**

USE: CONTINUING CARE RETIREMENT COMMUNITY  
 ADDRESS: 630 CAROLINA BAY DRIVE  
 PARCEL ID#: R05000-004-011-000  
 MAP ID#: 314707.68.8597.000  
 SITE AREA: 17.16 ACRES (747,490 SF)  
 ZONING: MX/R-15  
 CAMA LAND USE: WATERSHED RESOURCE PROTECTION  
 DISTURBED AREA: 9.70 AC

PROPOSED BUILDING:  
 BUILDING SIZE: 111,166± SF  
 BUILDING HEIGHT: 46'8" MAX  
 BUILDING LOT COVERAGE: 44%

**LANDSCAPE REQUIREMENTS**

LANDSCAPING REQUIREMENTS FOR MX ZONE ARE PER O&I REGULATION  
 IMPERVIOUS SURFACE PARKING AREA = 85,900 SF  
 REQUIRED INTERIOR CANOPY COVERAGE (20%) = 17,180 SF  
 INTERIOR CANOPY COVERAGE PROVIDED = 17,160 SF (24 LARGE SHADE TREES)

FOUNDATION PLANTING REQUIREMENTS: (12% OF FACE OF BUILDING x HEIGHT)  
 REQUIRED: 15,605 SF [(0.12) x (2,767 LF x 46.8') = (0.12) x (130,049) = 15,605 SF]  
 PROVIDED: 16,960 SF

**TREE DATA**

TREE CREDITS: (PRESERVED DBH / 8)  
 TOTAL DBH PRESERVED: 2,349  
 TOTAL TREE CREDITS: 392

TREE MITIGATION DATA - PHASE 1 (23 REQUIRED)

REGULATED TREES TO BE REMOVED - PHASE 1  
 25" PINE  
 10" MAGNOLIA  
 35" CAL. TOTAL REMOVAL

35 x 2 = 70  
 (REMOVAL INCHES x FACTOR OF 2) = TOTAL CALIPER INCHES REQUIRED

70 / 3 = 23 TREES REQUIRED  
 (TOTAL / MIN TREE SIZE AT PLANTING) = NUMBER OF REQUIRED TREES

TREE MITIGATION DATA - PHASE 2 (25 REQUIRED)

SIGNIFICANT TREES TO BE REMOVED - PHASE 2  
 24" PINE  
 24" PINE  
 27" PINE  
 75" CAL. TOTAL REMOVAL

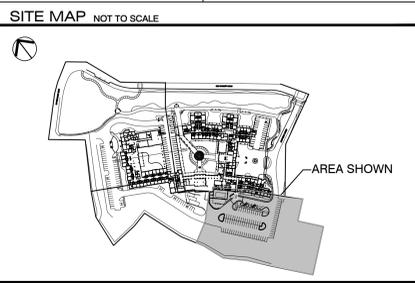
(75 x 0.5) x 2 = 75  
 (REMOVAL INCHES x 50%) x (FACTOR OF 2) = TOTAL CALIPER INCHES REQUIRED

75 / 3 = 25 TREES REQUIRED  
 (TOTAL / MIN TREE SIZE AT PLANTING) = NUMBER OF REQUIRED TREES

TOTAL MITIGATION TREES REQUIRED: 48 (25 + 23)

ADDITIONAL TREE PLANTING REQUIREMENTS:  
 15 TREES PER DISTURBED ACRE: 9.85 AC DISTURBED = 148 TREES

SUBTOTAL TREES REQUIRED: 196  
 TOTAL TREE CREDITS: 392  
 TOTAL TREES REQUIRED: 0  
 TREES PROVIDED: 137



**PLANTING LEGEND**

**TREES**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
□	ARBORVITAE 'GREEN GIANT' ARBORVITAE	45 GAL 6'-7' HT	91
▶	ILEX C. 'BURFORDI' BURFORD HOLLY	45 GAL 8'-10 HT TREE FORM	7
■	LAGERSTROEMIA VARIETIES CRAPE MYRTLE	3" CAL 10'-12' HT	1
▲	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	45 GAL 8'-10' HT	12
●	QUERCUS VIRGINIANA LIVE OAK	6" CAL 10'-12' HT	17

● PRESERVED EXISTING TREE

○ TREE PROTECTION FENCE FOR TREES TO REMAIN. REFER TO CIVIL ENGINEER'S PLANS FOR TREE PROTECTION PLAN

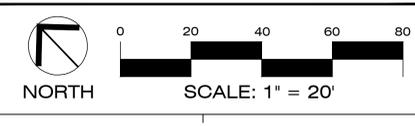
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SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
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○	CAMELLIA SASANQUA SASANQUA CAMELLIA	7 GAL 24'-30" HT	8
○	LIRIOPE MUSCARI LILYTURF	1 GAL	58
○	MISCANTHUS 'COSMOPOLITAN' MAIDEN GRASS	7 GAL 24'-30" HT	29
○	ROSA 'KNOCKOUT' KNOCKOUT ROSE	3 GAL 18'-24" HT	18
○	TRACHELOSPERMUM ASIATICUM ASIATICUM JASMINE	1 GAL	2,653 SF
○	ZORRO 'ZOYSIA'		

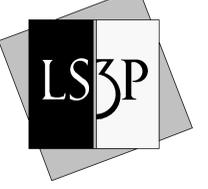
PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

PRELIMINARY DRAWING SET  
NOT FOR CONSTRUCTION

- GENERAL PLANTING NOTES**
- THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC. AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
  - QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
  - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
  - ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
  - ALL LANDSCAPE AREAS SHALL BE GRANDED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
  - TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREE PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
  - TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD, WHENEVER FEASIBLE. TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.
  - ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 2" MIN. THK. MULCH AT BASE OF TRUNK.
  - GROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER SHALL BE PLANTED AT 8" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
  - MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.



**CAROLINA BAY  
CCRC MAIN  
CAMPUS**



**LS3P ASSOCIATES LTD.**  
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**MIHALY  
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 PLANNING+LANDSCAPE ARCHITECTURE  
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**REVISIONS:**

No.	Description	Date
1	CITY COMMENTS	01.03.14

PROJECT: 7401-113940  
 DATE: 12.12.13  
 DRAWN BY: JRC  
 CHECKED BY: JWM

**LANDSCAPE PLAN  
PLANTING PLAN**

**L-103**

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
DESIGN DEVELOPMENT



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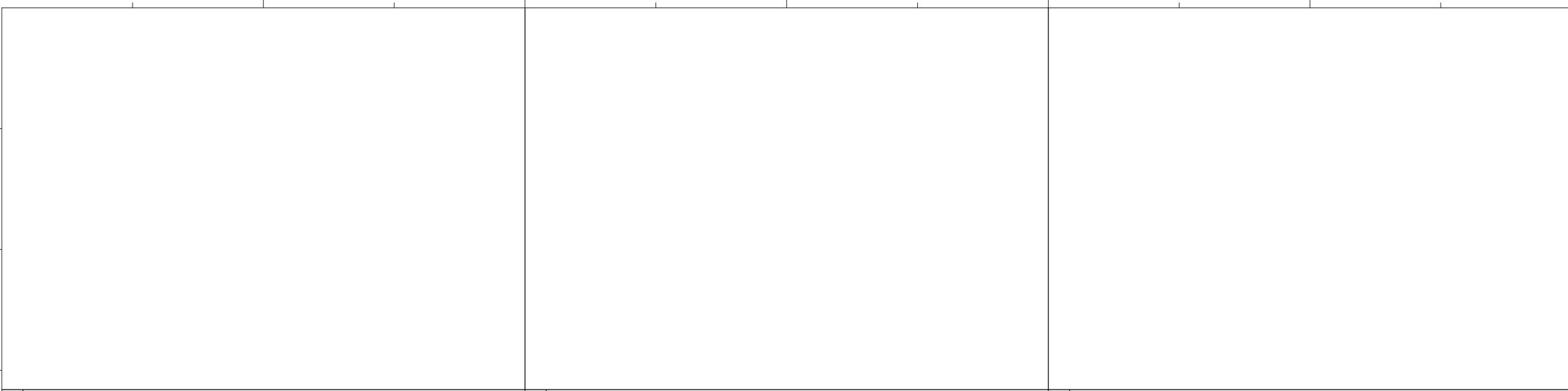
No.	Description	Date
1	CITY COMMENTS	01.03.14

PROJECT: 7401-113940  
DATE: 12.12.13  
DRAWN BY: JRC  
CHECKED BY: JWM

LANDSCAPE PLAN  
CONSTRUCTION DETAILS

L-107

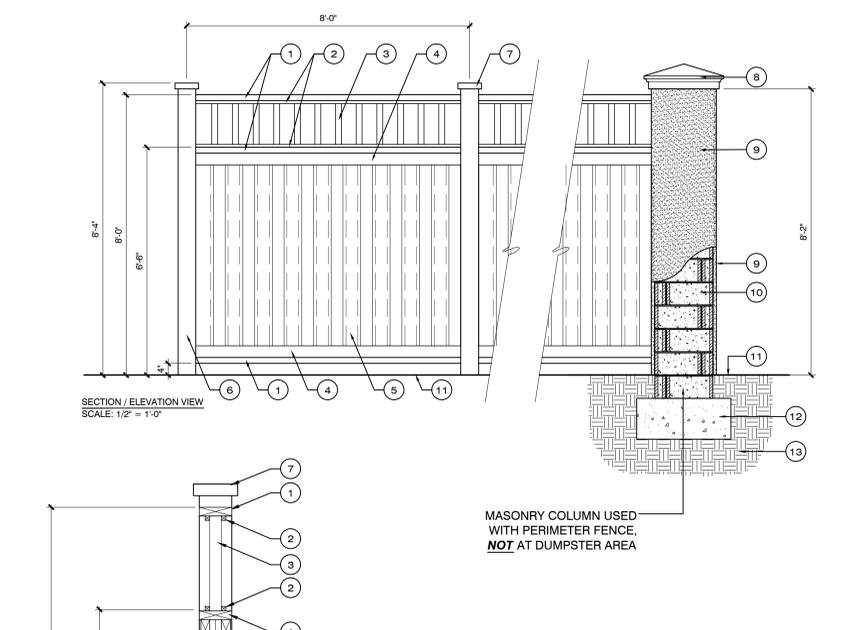
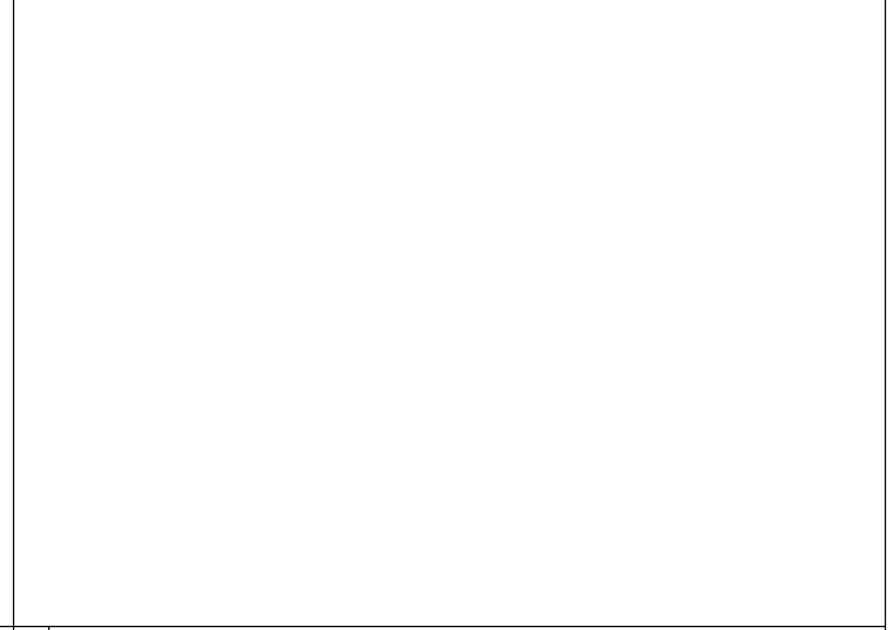
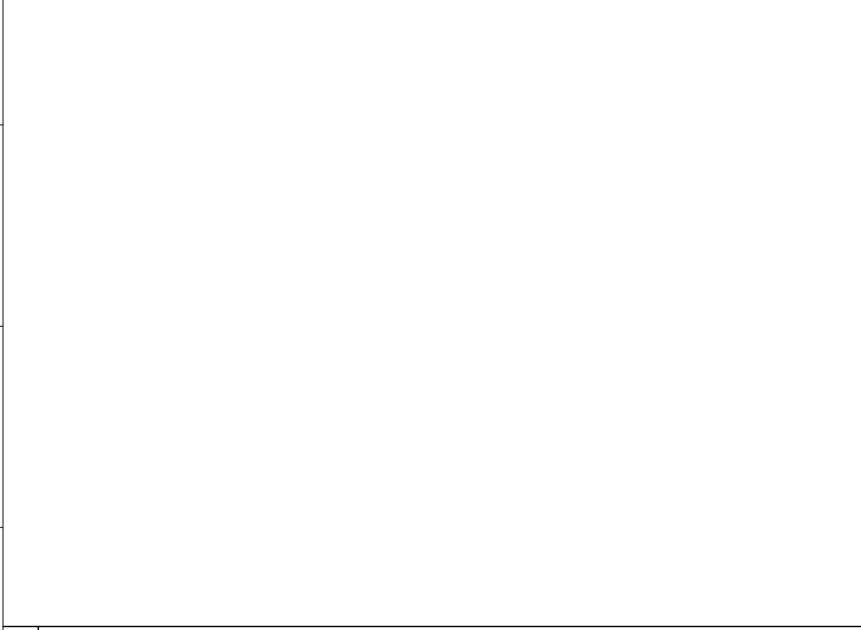
SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
DESIGN DEVELOPMENT



X DETAIL

X DETAIL

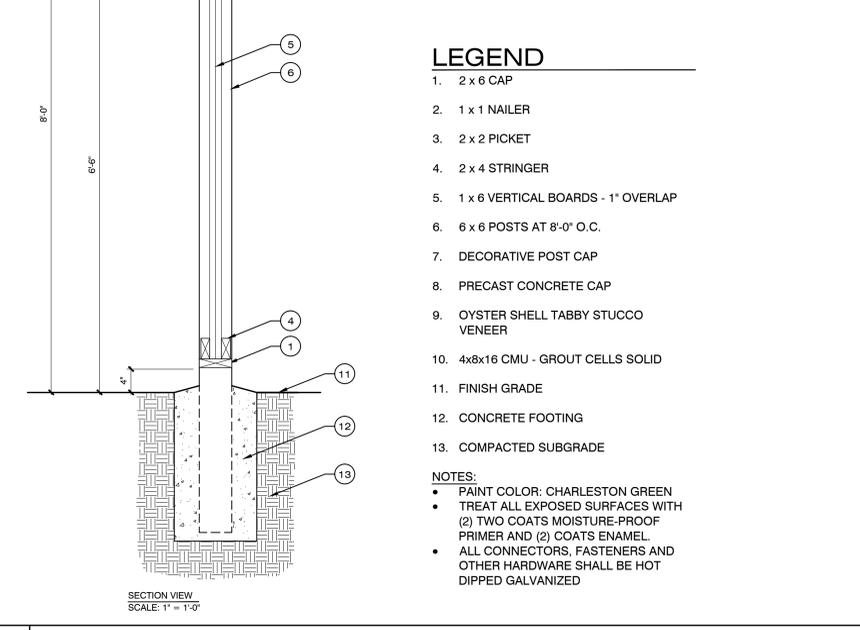
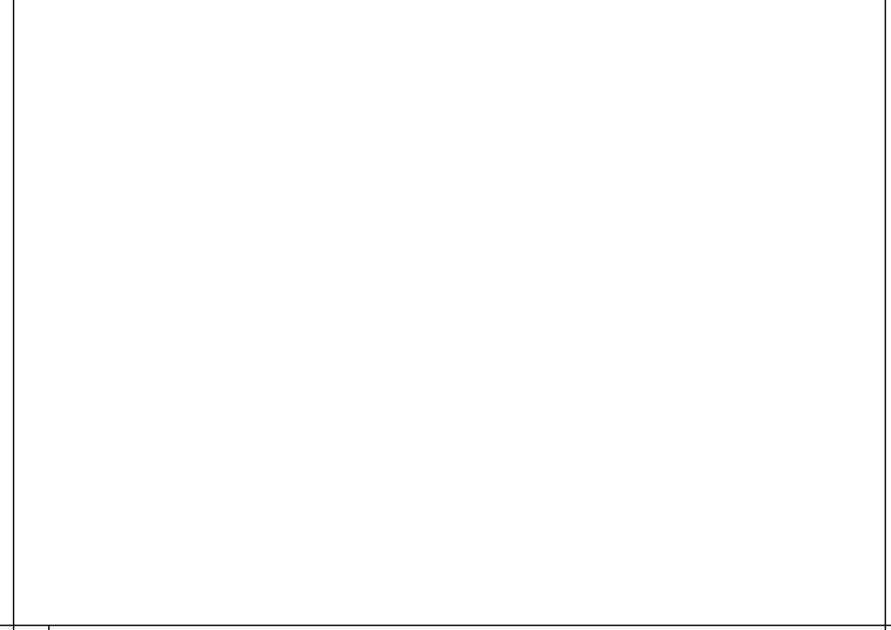
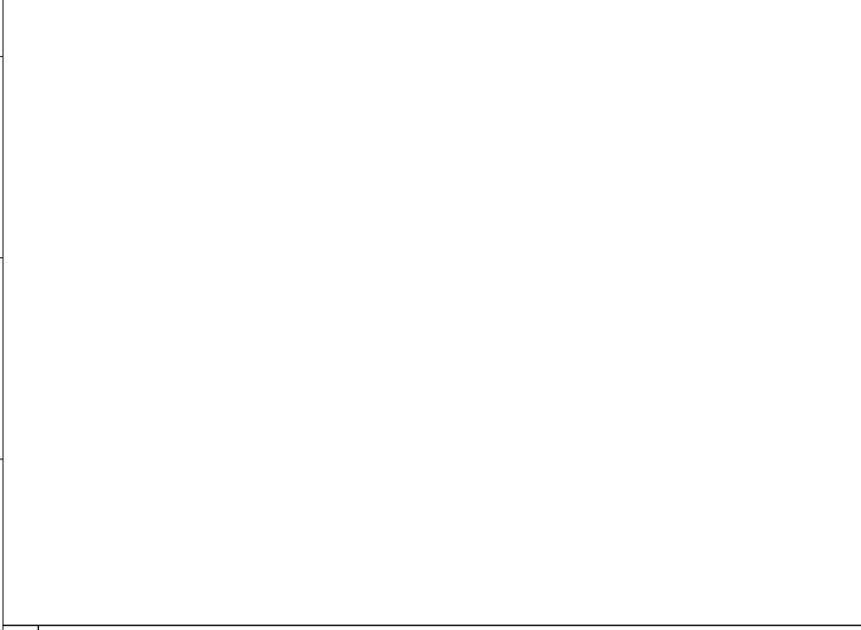
X DETAIL



X DETAIL

X DETAIL

1 8'-0" WOOD SCREEN FENCE AT PERIMETER & DUMPSTER AREA



**LEGEND**

1. 2 x 6 CAP
2. 1 x 1 NAILER
3. 2 x 2 PICKET
4. 2 x 4 STRINGER
5. 1 x 6 VERTICAL BOARDS - 1" OVERLAP
6. 6 x 6 POSTS AT 8'-0" O.C.
7. DECORATIVE POST CAP
8. PRECAST CONCRETE CAP
9. OYSTER SHELL TABBY STUCCO VENEER
10. 4x8x16 CMU - GROUT CELLS SOLID
11. FINISH GRADE
12. CONCRETE FOOTING
13. COMPACTED SUBGRADE

- NOTES:
- PAINT COLOR: CHARLESTON GREEN
  - TREAT ALL EXPOSED SURFACES WITH (2) TWO COATS MOISTURE-PROOF PRIMER AND (2) COATS ENAMEL.
  - ALL CONNECTORS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED

MASONRY COLUMN USED WITH PERIMETER FENCE, NOT AT DUMPSTER AREA

X DETAIL

X DETAIL

1 8'-0" WOOD SCREEN FENCE AT PERIMETER & DUMPSTER AREA