

CONCEPTUAL SITE / LANDSCAPE PLAN





1 COLLIER BOULEVARD / WEST ELEVATION



2 VALLEY AVENUE / SOUTH ELEVATION



3 MUSPA WAY / EAST ELEVATION

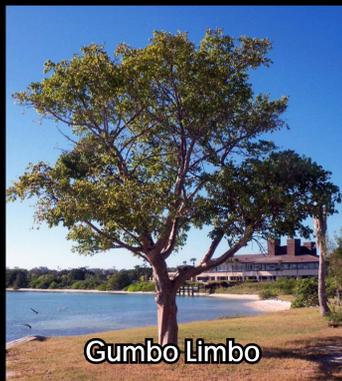


4 NORTH ELEVATION

PROPOSED PLANT PALETTE



Hawaiian Stripe Bamboo



Gumbo Limbo



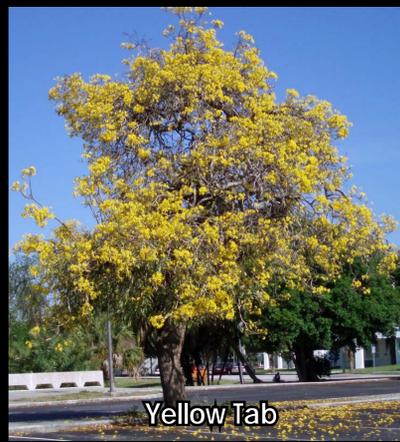
Green Buttonwood



Silver Buttonwood



Red Jatropha



Yellow Tab



Coconut Palm



Senegal Date



Sabal Palm



Christmas Palm



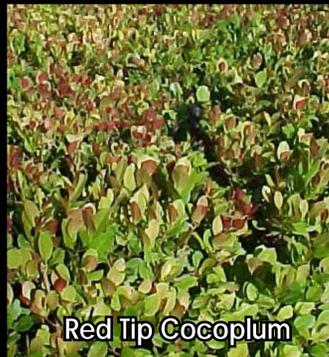
Copperleaf



Orange Bromeliad



Dwarf Alocasia



Red Tip Cocoplum



Clusia



Clusia 'Nana'



Croton 'Petra'



Ti Plant



Gold Duranta



Dwarf Firebush



Myrsine



Wild Coffee



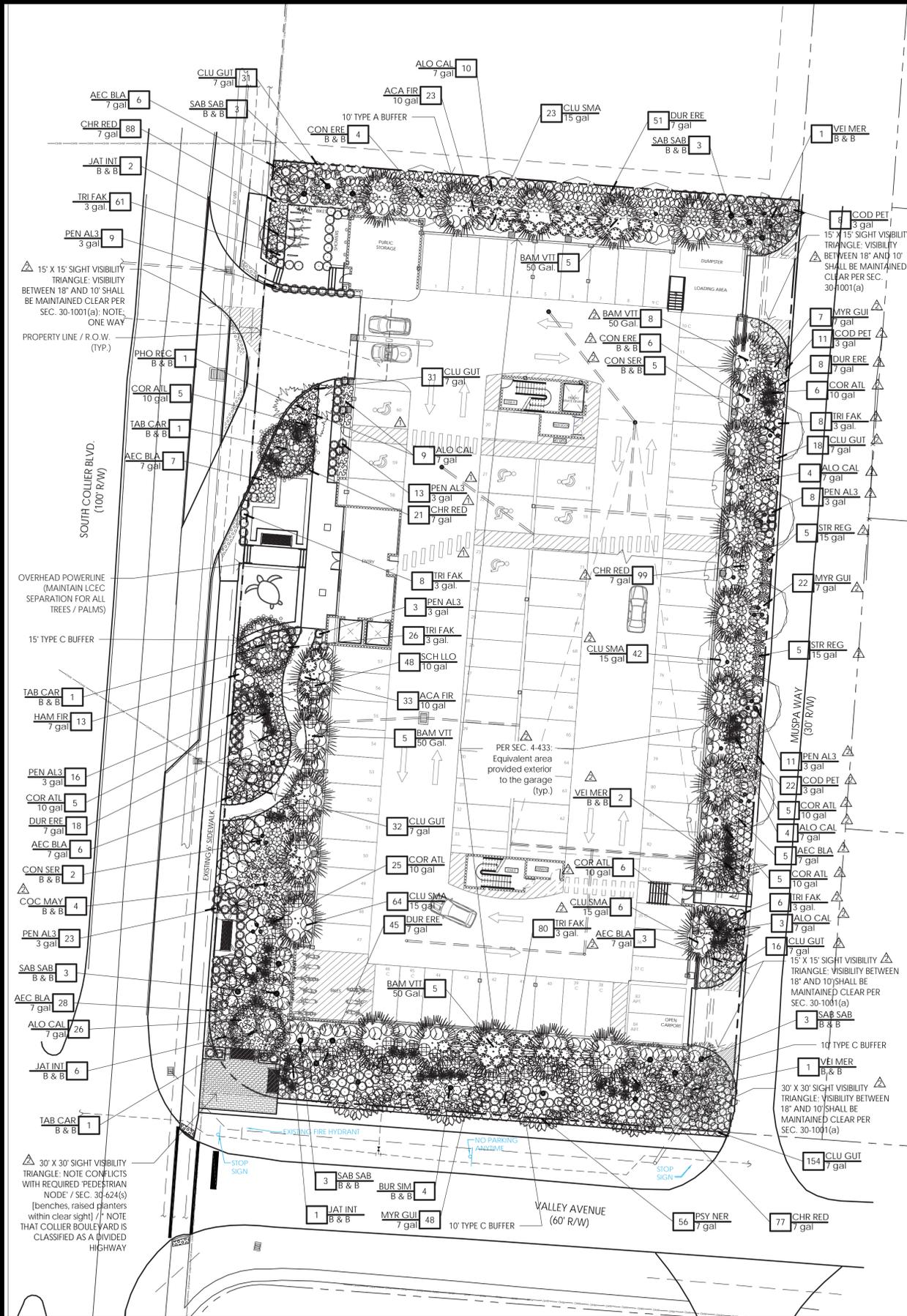
Dwarf Schefflera



White Fountain Grass



Fakahatchee Grass



PROJECT CALCULATION TABLE:

- I. Sec. 30-433. Landscaping and irrigation plan procedures.**
 In lieu of interior vehicular use area, exterior use of the equivalent use area as an "exterior shroud" is calculated as follows: **Covered garage parking equals 26,780.23 * 10% = 2,678.02 s.f. of landscape area with 11 trees; 5,794.99 provided with 11 trees**
- II. Sec. 30-435 (a) (b) (c) (d) (e):**
 (1) At least 50 percent of the trees and 50 percent of the shrubs used to fulfill these requirements shall be native or naturalized Southern Floridian species [PROVIDED]
 (2) In addition, for all sites, at least 50 percent of the trees and shrubs used to fulfill these requirements shall be drought-tolerant species as listed in the South Florida Water Management District's Plants for Your Florida-Friendly Landscape Trees and palms. All required new individual trees shall be species having an average mature spread or crown of greater than 20 feet and having trunk(s), which can be maintained in a clean condition with over ten feet of clear wood. Trees adjacent to walkways, bike paths and rights-of-way shall be maintained in a clean condition with over ten feet of clear wood. Trees having an average mature spread or crown less than 20 feet may be substituted by grouping the same so as to create the equivalent of a 20-foot crown spread. For code-required trees, at least 50 percent of the trees shall be canopy type trees and 50 percent may be palms.
 All multiple story structures (single-family, multifamily, commercial, and institutional).
 Canopy trees:
 (25 percent) Twelve to 14 feet on average height, six-foot spread, three-inch caliper, seven-foot clear trunk, 65-gallon minimum. Container or ball and burlaped (B&B). [PROVIDED]
 (25 percent) Sixteen to 18 feet on average height, seven-foot spread, four-inch caliper, seven-foot clear trunk, 100 gallon minimum. Container or ball and burlaped (B&B). [PROVIDED]
 Palms:
 (25 percent) Twelve-foot clear trunk height minimum with 15-foot minimum mature clear trunk height. [PROVIDED]
 (25 percent) Fifteen-foot clear trunk height minimum with 18-foot minimum mature clear trunk height. [PROVIDED]
 A grouping of three palm trees will be equivalent to one canopy tree. Exceptions will be made for Roystonea spp. (Florida Royal Palm) and Phoenix spp. (Canary Island Date Palm not including Roebelenii) which shall count one palm tree for one canopy tree. Also, exceptions will be made for Cocos spp. (Coconut Palm) and Arecastrum spp. (Queen Palm) which shall count two palm trees for one canopy tree. In side and rear yard locations, palms can only be substituted for 50 percent of the canopy tree requirement.
 Required Species Mix
 Required Number of Trees Minimum Number of Species 2-10: 2 / 11-20: 3 / 21-30: 4 / 31+: 5 [5 PROVIDED]
 Screening/buffering. Where screening is required (refer to Table 2) it shall be accomplished by the use of or combination of hedges, shrubs, ground covers, berming, and decorative fences or walls in combination with shrubs, vines and ground covers covering 50 percent or more of the fence or wall. The screening/buffering shall be designed to create within 12 months a 100 percent opaque visual screen/buffer, to be maintained in perpetuity, except for visibility requirements at vehicular access points, street intersections, and pedestrian access points.
 (1) Minimum shrub sizes for opaque hedges at time of installation. Ten-gallon container, 48-inch height, 36-inch spread minimum, with the 48-inch height measured from the top of the root ball to the extent of the upper most foliage planted four feet on center. [SIZES EXCEED CODE]
 (2) Minimum shrub sizes at time of installation adjacent to right-of-way and vehicular use areas. Three-gallon container minimum planted 36 inches on center with a minimum height of 24 inches and spread consistent to the species of plant, but meeting a Florida No. 1 or better nursery grown grade. The 24-inch height is measured from the top of the root ball to the extent of the upper most foliage. [SIZES EXCEED CODE]
- III. Sec. 30-440. Minimum landscaping requirements.**
 Commercial: One canopy tree per 3,000 square feet of previous site area excluding preserves. This is in addition to other landscaping requirements. [12,839 s.f. / 3,000 = 5 TREES REQUIRED / PROVIDED]
- IV. Sec. 30-441. Minimum landscape buffering and screening between uses.**
 (g) Types of buffers. Within a required buffer area, the following alternative shall be used based on the matrix in Table 2.
 Alternative A: Ten-foot-wide landscape buffer with trees spaced no more than 30 feet on center. [NORTH: 170' / 30 = 6 TREES REQUIRED / PROVIDED WITH SABALS @ 3:1, EXCEEDING 50% PALM ALLOWANCE]
 Alternative C: A landscape buffer shall be required adjacent to any road right-of-way external to the development project. Said landscape buffer shall be consistent with the provisions of the city master plan, which is incorporated by reference herein. The minimum width of the perimeter landscape buffer shall vary according to the ultimate width of the abutting right-of-way. Where the ultimate width of the right-of-way is zero to 99 feet, the corresponding landscape buffer shall measure at least ten feet in width. Where the ultimate width of the right-of-way is 100 or more feet, the corresponding landscape buffer shall measure at least 15 feet in width.
 Trees shall be provided in an amount equivalent of one tree per 30 feet of buffer length abutting the right-of-way. Trees shall be spaced so to provide for an unimpeded proper and mature growth of the trees being used. Trees with less than a 20 foot crown spread shall not be used within this buffer unless under overhead utilities or are trees above the number required of this code.
 A double hedge row of at least 24 inches in height at the time of planting and attaining a minimum of three feet height within one year shall be required in the landscape buffer where vehicular areas and parking spaces are adjacent to the road right-of-way. [WEST: 300' / 30 = 10 TREES REQUIRED / PROVIDED, DOUBLE HEDGE PROVIDED WITH ADDITIONAL SHRUBS | SOUTH: 175' / 30 = 6 TREES REQUIRED / PROVIDED WITH SABALS @ 3:1, EXCEEDING 50% PALM ALLOWANCE], DOUBLE HEDGE PROVIDED WITH ADDITIONAL SHRUBS | EAST: 300' / 30 = 10 TREES REQUIRED / PROVIDED (NOTE EASEMENT ENCUMBRANCE)], DOUBLE HEDGE PROVIDED WITH ADDITIONAL SHRUBS

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
BAM VIT	23	Bambusa vulgaris 'Vitatta' / Hawaiian Stripe Bamboo	50 Gal.		25' O.A., Multi-cane, staggered hts.
BUR SIM	4	Bursera simaruba / Gumbo Limbo	B & B	4"	18' O.A., 7' SPR., 7' C.T.
CON ERE	10	Conocarpus erectus / Buttonwood	B & B	4"	18' O.A., 7' SPR., 7' C.T.
CON SER	7	Conocarpus erectus sericeus / Silver Buttonwood	B & B	3"	12'-14' O.A., 6' SPR., 7' C.T.
JAT INT	9	Jatropha integerima / Spicy Jatropha	B & B	3"	12'-14' O.A., 6' SPR., 7' C.T.
TAB CAR	3	Tabebuia caraiba / Silver Trumpet	B & B	4"	18' O.A., 7' SPR., 7' C.T.
PALM TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
COC MAY	4	Cocos nucifera 'Maypan' / Maypan Coconut Palm	B & B		15' C.T.; 18' MIN. CT.(maintained)
PHO REC	1	Phoenix reclinata / Senegal Date Palm	B & B	Min. 7 trunks	15' C.T.; 18' MIN. CT.(maintained)
SAB SAB	15	Sabal palmetto / Cabbage Palmetto	B & B		18', 24', 28' O.A., Staggered
VEI MER	4	Veitchia merillii / Christmas Palm	B & B		14', 16', 18' O.A., 12' C.T. Min.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
ACA FIR	56	Acalypha wilkesiana 'Firestorm' / Firestorm Wilkes' Copperleaf	10 gal	48" O.A., 4' O.C.	
AEC BLA	59	Aechmea blanchetiana / Orange Bromeliad	7 gal	24" O.A.	
ALO CAL	56	Alocasia odora 'California' / Dwarf Elephant Ear	7 gal	24" O.A., 4' O.C.	
CHR RED	303	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	7 gal	24" O.A., 36" O.C.	
CLU SMA	135	Clusia guttifera / Clusia	15 gal	5' O.A., 4' O.C.	
CLU GUT	343	Clusia guttifera nana / Dwarf Clusia	7 gal	12" O.C., 3' O.C.	
COD PET	41	Codiaeum variegatum 'Petra' / Petra Croton	3 gal	12" O.A.; 24" O.C.	
COR ATL	57	Cordyline fruticosa 'Auntie Lou' / Auntie Lou Ti Plant	10 gal	48" O.A.	
DUR ERE	122	Duranta erecta 'Gold Mound' / Gold Mound Dewdrops	7 gal	24" O.A., 36" O.C.	
HAM FIR	44	Hamella patens / Firebush	7 gal	24" O.A., 36" O.C.	
MYR GUI	77	Myrsine guianensis / Myrsine	7 gal	18" O.A., 36" O.C.	
PSY NER	56	Psychotria nervosa / Wild Coffee	7 gal	18" O.A., 36" O.C.	
SCH LLO	48	Schefflera arboricola 'Emerald Green' / Emerald Green Schefflera	10 gal	48" O.A., 4' O.C.	
STR REG	10	Strelitzia reginae / Orange Bird Of Paradise	15 gal	24" O.A., 4' O.C.	
GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
PEN AL3	83	Pennisetum setaceum 'Alba' / White Fountain Grass	3 gal	24" O.A.	
TRI FAK	189	Tripsacum dactyloides / Fakahatchee Grass	3 gal.	24" O.A.	
MULCH		Field verify final bed(s) quantity		Grade 'A' Eucalyptus: 3" depth max. after water-in (Pine straw for slopes > 4:1)	

NOTE: OVERHEAD POWERLINE ALONG SOUTH COLLIER BOULEVARD - PLACE AND MAINTAIN ACCORDING TO LCEC SEPARATION

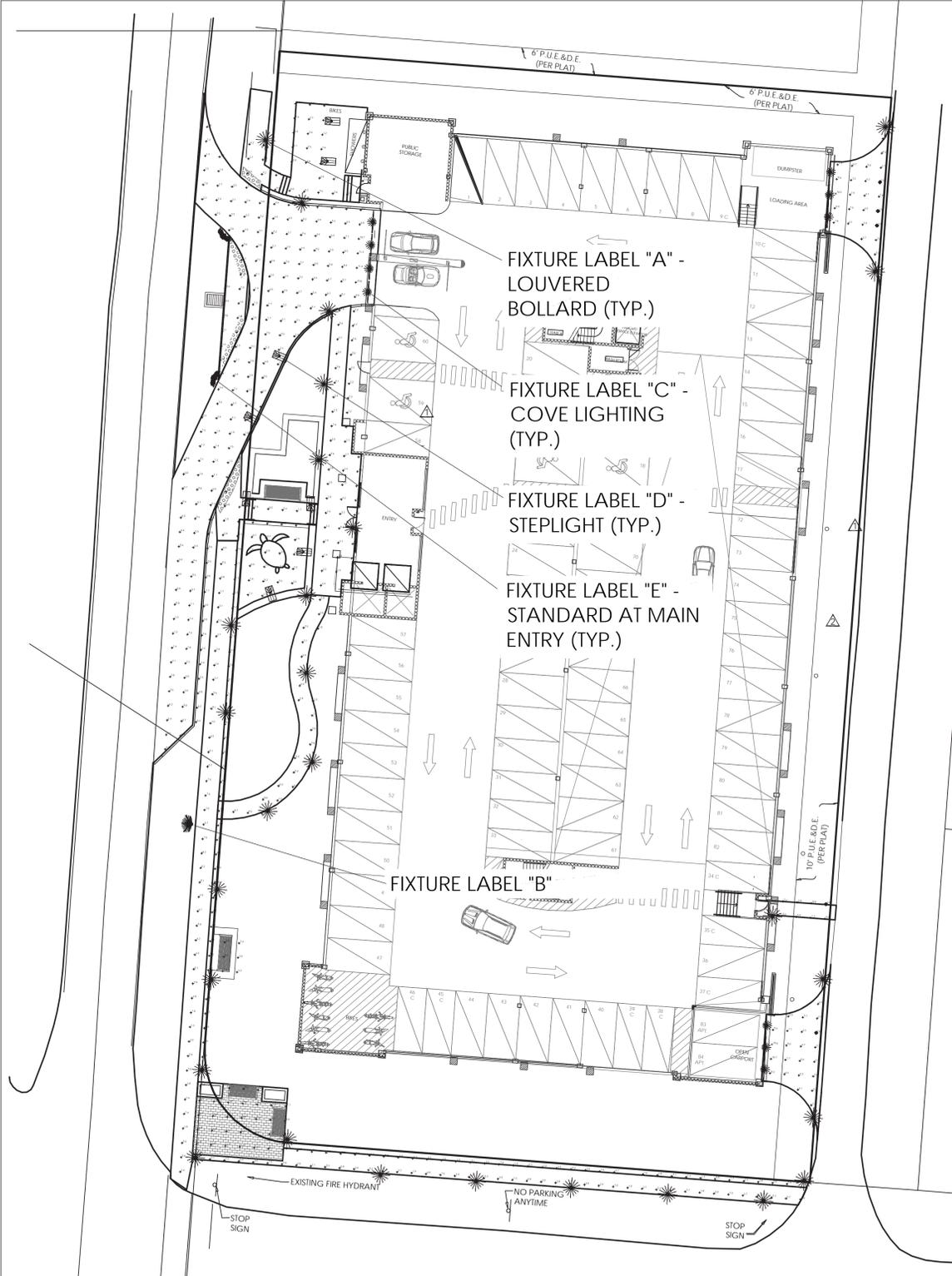
SITE SUMMARY		
DESCRIPTION	AREA	% OF AREA
TOTAL IMPERVIOUS	38,027 SF	75%
TOTAL PERVIOUS	12,839 SF	25%
TOTAL SITE AREA	50,866 SF	100%
USE ZONE C-3		

- GENERAL NOTES**
- MULCH: Max. 3" layer (after watering in) required, Extending min. 12" ring from trunk in all directions.
 - STAKING: Re-staked within 24 hours of a blow over / staking failure. Remove between 6 and 12 months after planting.
 - LIGHT POLES: Contractor shall ensure placement of all trees maintain a minimum 12.5' horizontal clearance between the trunk and face of street light poles.
 - EASEMENTS: Written permission must be obtained for any planting.
 - LIMEROCK: Shall be excavated from planting holes / planting areas in parking lots.
 - SIGNAGE: Coordinate final locations on-site to reduce conflicts.
 - MAINTENANCE: Shall abide by all Codes. Removals shall be verified with pertinent Codes, Surveys, Permits, etc. prior to action.
 - IRRIGATION: 100% coverage required, timers with automatic overrides for rain, separate zoning is required for different water use areas, and watering within guidelines established by the SFWMD and/or City.
 - PLANTINGS: Plantings must be a minimum of 24" from the back of curb.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	5.5 fc	10.5 fc	2.5 fc	4.2:1	2.2:1
Calc Zone #3	+	2.1 fc	5.5 fc	0.4 fc	13.8:1	5.3:1
Calc Zone #4	+	5.6 fc	10.6 fc	2.6 fc	4.1:1	2.2:1
Calc Zone #1	+	3.3 fc	11.7 fc	0.1 fc	117.0:1	33.0:1

NOTES:
EXISTING LIGHT CONTRIBUTION FROM THE CITY OF MARCO ISLAND LIGHT IS APPROXIMATED
ADDITIONAL LIGHT CONTRIBUTION FROM OFF-SITE SOURCES AND LANDSCAPE LIGHTING ARE NOT FACTORED INTO THESE CALCULATIONS

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
□	A		28	ARCHITECTURAL AREA LIGHTING	KB6-Y5-1040	KICK BOLLARD, ALUMINUM HOUSING. LED ARRAY CONSIST OF HEATSINK, LEDS AND OPTICS. CLEAR LENS.	1	1189	1	14	
□	B		1	CREE, INC.	ARE-EHO-3M-xx-12-E-UL-xx-1000-40K or BXAKx312E-UX7 (1000mA)	CREE EDGE HIGH OUTPUT, TYPE III MEDIUM, 120 LEDS, 1000MA, 4000K	120	258	1	427.9	
—	C		10	VISA LIGHTING	OW2484	WALL MOUNT LINEAR FORWARD THROW LENS	1	1809	1	26.88	
▮	D		8	KIM LIGHTING	EL817-9L4K-UNV	DIE CAST LOW COPPER ALLOY ALUMINUM HOUSING, DIE CAST ALUMINUM LENS FRAME, 9 219B LEDS MOUNTED TO A BRACKET, TEMPERED PRISMATIC GLASS MOUNTED TO LENS FRAME.	1	176	1	10.5	
△	E		2	ARCHITECTURAL AREA LIGHTING	UCM2-ANG-36L-260-3K7-3-CL	UNIVERSE COLLECTION MEDIUM 2.0 WITH CLEAR LENS	1	3404	1	31.52	



FIXTURE LABEL "A" - LOUVERED BOLLARD

architectural arealighting
KB6-LED
BOLLARDS

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

DIMENSIONS

MODEL: KB6-SMK
Overall Height: 42" / 1067mm
Overall Length: 6" / 152mm
Overall Width: 6" / 152mm
Window Height: 19.9" / 50cm
Window Width: 4" / 10cm
WEIGHT: 30 lbs. / 13.6kg

Housing and optical distribution are independently field rotatable in 30° increments. Default factory orientations shown above.

DISTRIBUTION OUTPUT*
SHIELDING SIDE

FRONT A Street Side LEFT B BACK C House Side RIGHT D

FIXTURE LABEL "B"
EXISTING CITY OF MARCO ISLAND FIXTURE (NO PRODUCT SHEET SHOWN)

FIXTURE LABEL "C" - COVE LIGHTING
COVE LIGHTING TO BE COORDINATED WITH ARCHITECTURAL BAND

OW2484 PASSAGE™
Mullion Mount with Remote Power Supply

VISA LIGHTING
Visalighting.com/products/Passage

Type: _____ Project: _____ Location: _____



FIXTURE LABEL "D" - STEPLIGHT

KIM LIGHTING®

Type: _____
Job: _____
Fixture Catalog number: _____

Finish: _____ Model: _____ Finish: _____

Specifications

Housing: Die-cast low copper alloy (<0.6% Cu) aluminum with clear anodized finish. Two 1/2" NPT in sides. Housing mounts into concrete, brick, or masonry (non-combustible materials). Internal splice area provided behind lamp plate.

Lens Frame: Die-cast aluminum, with silicone gasket, attaches to housing with two captive 10-32 stainless steel, hex socket cap screws.

Lens: Tempered prismatic glass with silicone gasket, concealed above lens frame opening.

Finish: On Lens Frame only, each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, trifunctional isocyanurate (TGIC) polyester powdercoat finish. Standard colors are Black (BL), Dark Bronze (DB), and Verde Green (GR).

Optical System: A total of 3 or 9 LED emitters are configured together as a module. Available in 3000K, 4200K, and 5100K.

Driver: Universal Voltage from 120 to 277V with a ±10% tolerance. -40° F. starting temperature. All drivers are Underwriters Laboratories recognized.

FIXTURE LABEL "E" - STANDARD AT MAIN ENTRY

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UCM2
ARCHITECTURAL AREA/SITE

DIMENSIONS

ANGLED HOOD CONFIGURATION

14.8" (375 mm) 18.3" (460 mm)
20" (508 mm) 20" (508 mm)
UCM-ANG 18.25 lbs/8.28 kg EPA: 60 UCM-WND-ANG 21.75 lbs/9.86 kg EPA: 72

BELL HOOD CONFIGURATION

15.9" (404 mm) 20" (508 mm)
24" (610 mm) 24" (610 mm)
UCM-BEL 20.25 lbs/9.2 kg EPA: 73 UCM-WND-BEL 23.5 lbs/10.6 kg EPA: 85

FLARE HOOD CONFIGURATION

14.2" (360 mm) 18.3" (464 mm)
22" (559 mm) 22" (559 mm)
UCM-FLR 18.5 lbs/8.4 kg EPA: 53 UCM-WND-FLR 21.75 lbs/9.87 kg EPA: 65

STRAIGHT HOOD CONFIGURATION

14" (355 mm) 18.2" (461 mm)
24" (610 mm) 24" (610 mm)
UCM-STR 20 lbs/9.07 kg EPA: 59 UCM-WND-STR 23.25 lbs/10.55 kg EPA: 71

SLA 17 (5)-2
Twin arms, slips over 5" pole
WEIGHT: 33 LBS. EPA: 2.09

The arms shall be of one piece unitized aluminum construction, fully welded and assembled. The slip filter shall be cast aluminum with an internal wireway and pole stop. The arm shall be provided with a quick connector for easy installation.

The arms shall have a cast aluminum filter welded to the top of the arm(s) for attaching the fixture. The fixture shall be mounted with three stainless steel bolts through the top of the arm filter into the fixture. The attachment point shall have a silicone pad for sealing the fixture to arm connection.

The arm shall slip over a 5 1/2" diameter pole or tenon. The cast aluminum slip filter shall have six stainless steel cup point set screws for securing the arm to the pole or tenon.