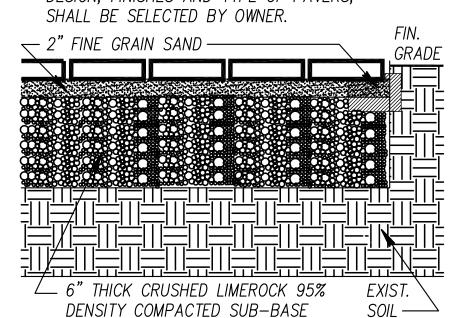


ALUMINUM SCREEN FENCE

PAVERS (BY OTHERS) FOR REAR PATIO, DRIVEWAY AND PARKING AREA (CONTRACTOR TO PROVIDE SPECS AND DETAILS). DESIGN, FINISHES AND TYPE OF PAVERS,



PAVER DETAIL

LOT COVERAGE

1920 SPANISH TRAIL, DELRAY BEACH, FL TWO STORY RESIDENCE

9870 AC. (100%) **TOTAL LOT AREA**

BUILDING LOT COVERAGE 2446 SF (24.78%)

2156 SF POOL AND PATIO AREA

PAVING AND DRIVEWAY AREA 1140 SF

TOTAL OPEN/PERVIOUS AREA PROVIDED 4128 SF (41.82%)

GENERAL NOTES

TOTAL IMPERVIOUS AREA

CONSTRUCTION SHALL FOLLOW "FLORIDA RESIDENTIAL BUILDING CODE-2023 8TH EDITION." AS ADOPTED BY THE COUNTY AND DELRAY BEACH AS APPLICABLE AND ALL APPLICABLE AMENDMENTS.

5742 SF (58.18%)

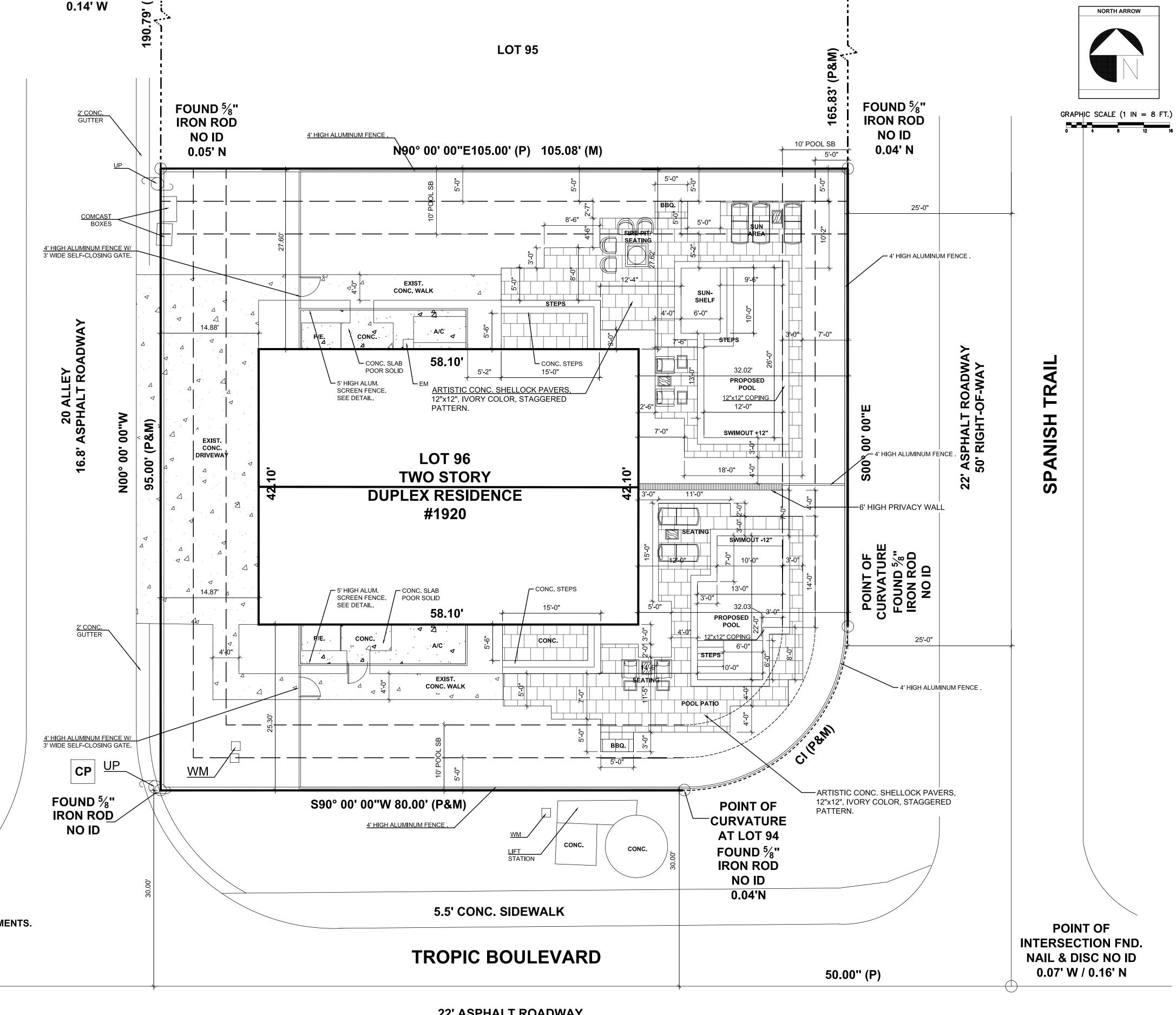
- BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
- BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OF ANY DISCREPANCY.
- DO NOT SCALE DRAWINGS.
- SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE CODE,

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE, IN ITS' ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

6. THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE **EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR** NOTICE. ITEMS WHICH, WHEN SUBSTITUTED, REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.

SEE POOL ENGINEERING DRAWINGS FOR FINAL LAYOUT AND CONSTRUCTION DETAILS/ SPECIFICATIONS FOR POOL CONSTRUCTION.

- POOL CONTRACTOR IS RESPONSIBLE FOR POOL PERMITTING PRIOR TO CONSTRUCTION.
- CIVIL ENGINEER TO PROVIDE PAVING AND DRAINAGE PLANS AND CALCULATIONS.
- 10. ALL EXISTING TREES PALMS TO REMAIN MUST BE PROTECTED BY APPROVED TREE BARRIER TREES/ PALM TO BE RELOCATED MUST BE ROOT PRUNED AND RELOCATED PRIOR TO CONSTRUCTION.



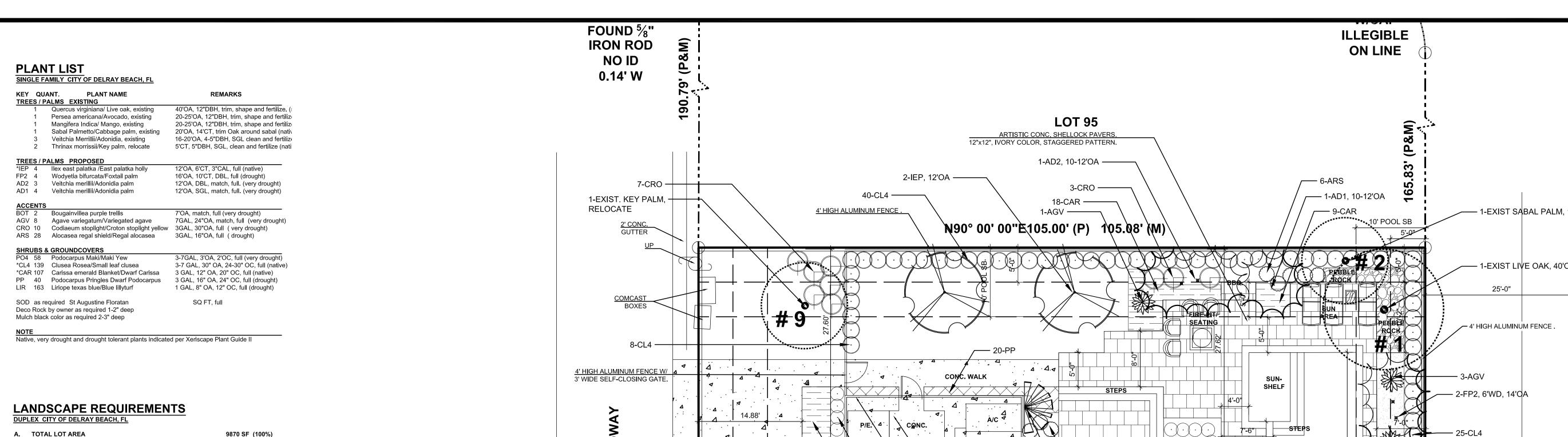
22' ASPHALT ROADWAY 60' RIGHT-OF-WAY

SITE LAYOUT PLAN

REV. NO. DATE REV. #1. 04.16.25

JOB NO: DRAWN BY: LIV DATE: 07.15.24 SCALE: 1/8" = 1'-0"

SHEET NO.

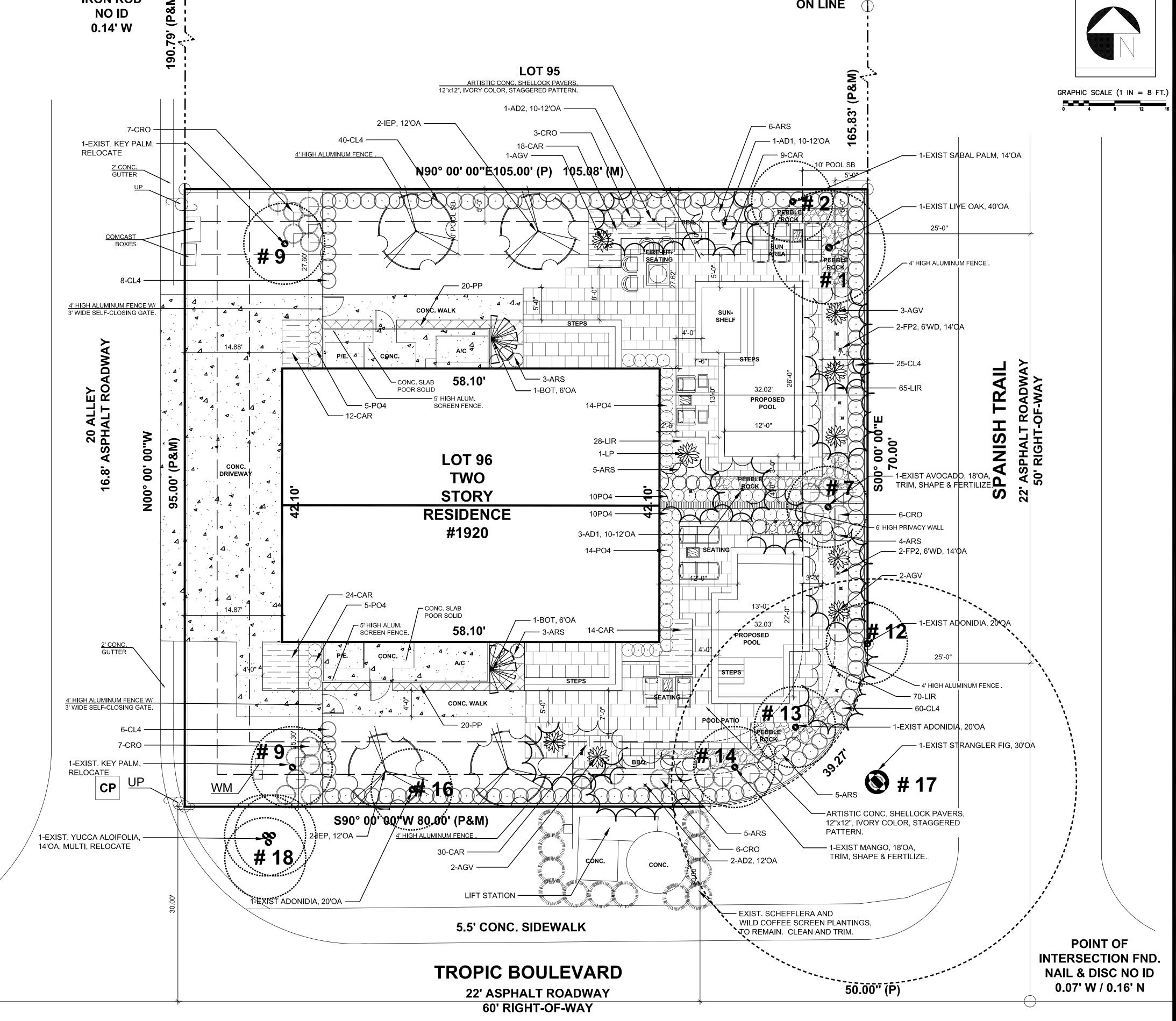


A. TOTAL LOT AREA B.. IMPERVIOUS AREA (BLDG, PAVING, DRIVE, ETC) 5742 SF (58.18%) C. TOTAL PERVIOUS AREA PROVIDED (A-B) 4128 SF (33%) D. MAX. AREA COVERED W/ SOD REQUIRED (Cx.80) 3302 SF (80%) AREA OF SHRUBS AND GROUND COVER PROVIDED 1732 SF (52%) F. NATIVE VEGETATION REQUIRED (Dx.25) G. NATIVE VEGETATION PROVIDED H. TOTAL TREES EXISTING ON SITE 5 TREES I. TOTAL TREES REQUIRED (A / 2500-H) **5TREES** J. TOTAL TREES PROVIDED 13 TREES K. TOTAL NATIVE TREES REQUIRED (H+i x .50) 3 TREES L. TOTAL NATIVE TREES PROVIDED 5 TREES TOTAL CANOPY TREES 7 TREES

GENERAL PLANTING NOTES

TOTAL PALMS 3:1

- 1. All planting notes to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2007), State of Florida, Department of Agriculture, Tallahassee.
- 2. All prohibited plant species shall be eradicated from the site.
- 3. All plant material to be handled and planted in accordance with standard nursery practices.
- 4. All plant material to be guaranteed for a period of ninety (90) days from date of installation.
- 5. All planting beds to receive three (3) inches of maleluca, recycled bark or other mulch, type "B", or better.
- 6. All planting areas must be irrigated to provide (100% coverage & 50% overlap) by an automatic irrigation w/water sensor system installed by certified irrigation contractor.
- 7. Sod and irrigation will be provided within all the unpaved areas including the R.O.W.
- 8. All mechanical equipment must be screened on three sides w/a hedge, solid fence or wall to a height minimum 6" above the item.
- 9. All underground utilities should be located 48 hours prior to commencement of landscape construction. The Landscape and/or Irrigation contractor is responsible to call toll free 1.800.432.4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.
- 10. The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
- 11. In case of discrepancies, the landscape plan takes precedence over the plant list.
- 12. All existing trees to remain will be trimmed, pruned and protected with an appropriate construction barrier.
- 13. A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
- 15. Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.
- 16. Any trees and shrubs within water, sewer or drainage easements shall conform to City of Delray Beach Standard LD 1.1 & LD 1.2.
- 17. No plantings shall be planted over exfiltration trenches.
- 18. There are no existing trees on site, thus a Disposition Plan is not required/ provided.

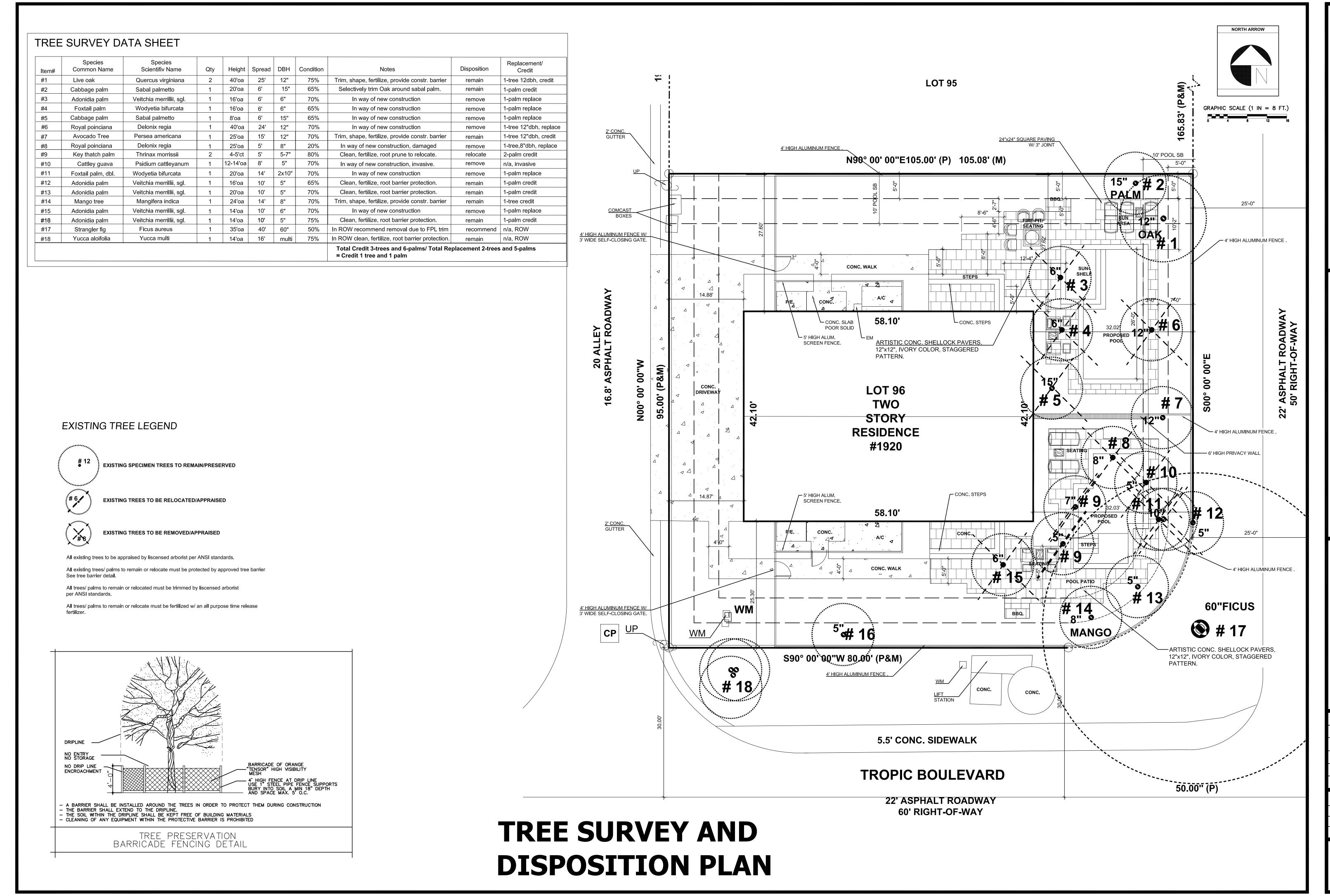


SITE LANDSCAPE PLAN

REV. NO. DATE REV. #1. | 04.16.25

JOB NO: DRAWN BY: LIV DATE: 07.15.24 SCALE: 1/8"=1'-0"

SHEET NO.



JUPLEX RESIDENCE 1920 SPANISH TRAIL, DELRAY BEACH, FL. TRFF DISPOSITION PLAN

Landscape Architects, Inc.
Architecture - Construction Manager
Cypress Drive South, Boynton Beach, FL 334
Thone (561)752-9835, (561) 312-1402

Landsca

2013 Majestic Views, All R

REV. NO. DATE

REV. NO. 04.16.25

JOB NO:

DRAWN BY: LIV

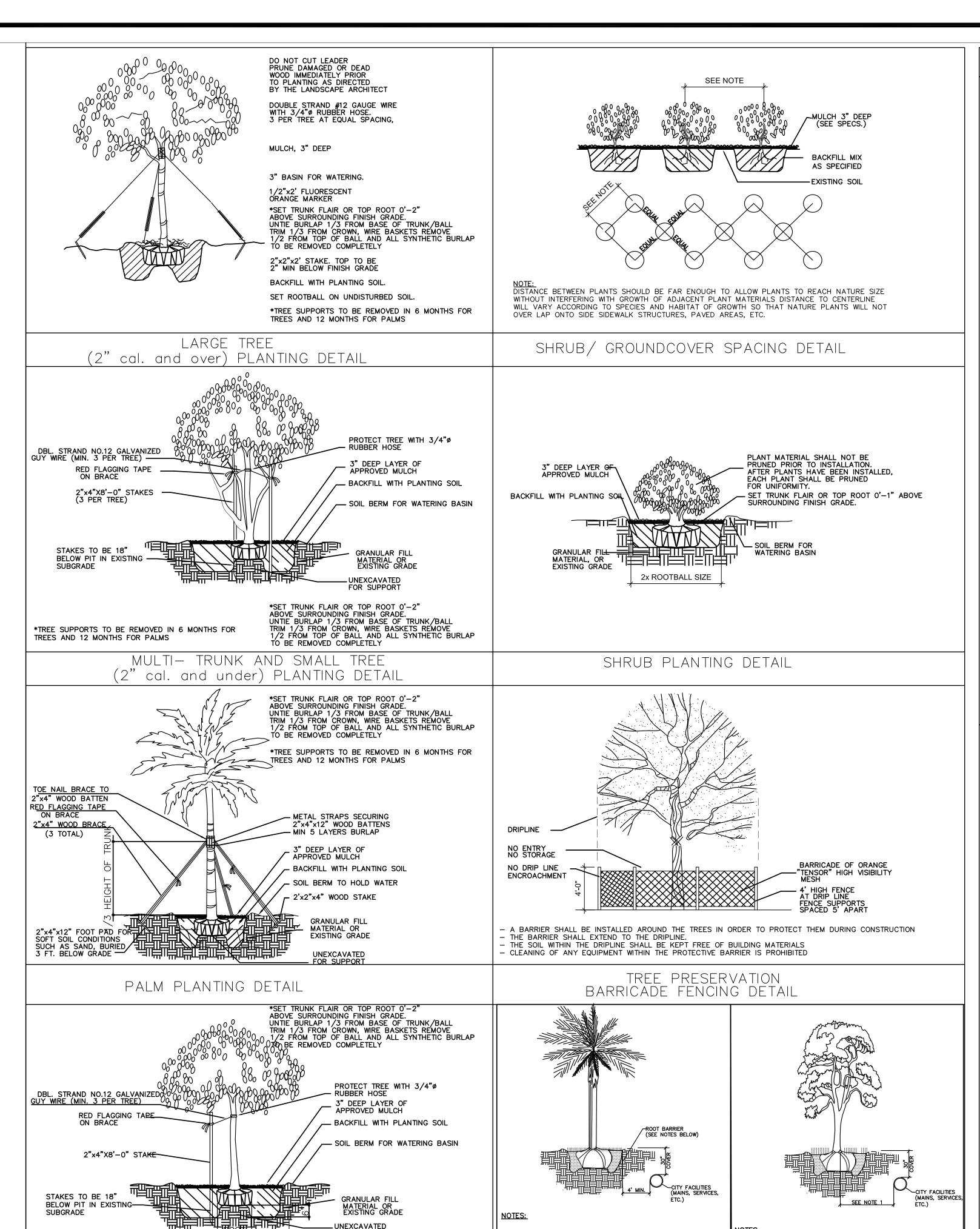
DATE: 07.15.24

SCALE: NO SCALE

LP-2

REV. NO. DATE

SHEET NO.



ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.

2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.

ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.

ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS
WRITTEN INSTRUCTIONS.

TYPICAL TREE WITH ROOT BARRIER LD 1.1

. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2

FOR SUPPORT

TREES AND 12 MONTHS FOR PALMS

(2" cal. and under) PLANTING DETAIL

SMALL TREE

AT THE SURFACE AND 2 TIMES THE DIAMETER OF ROOT BALL

AT THE BOTTOM/DEPTH PER CITY REQUIREMENTS

GENERAL NOTES:

grass areas and 2" for sodded grass areas.

with 100% sand at time of planting.

removed and disposed of properly off—site.

specified planting mix.

- 1. PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
- 2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
- quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants. 4. Where there is a discrepancy either in quantities, plant names, sizes or specifications
- between the plan or plant list, the plan takes precedence.

3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all

- 5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or other organic mulch grade 'B' or better.
- 6. The Planting Plan shall be installed in compliance with all existing City codes and applicable
- 7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway. Sod to be grade "A" weed free. All areas marked "Lawn" shall be St. Augustine "Floratam" solid sod. The Dry Retention area shall be "Bahia Grass" / "Paspalum Notatum". All sod shall be set level tight and even along planting beds.
- Landscape contractor is responsible for providing their own square footage takeoffs and field verification to provide 100% sod coverage of all areas specified 8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around

and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas, 4" for seeded

- 9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details. Planting soil backfill for all proposed Date Palms, Coconut Palms, Royal Palms and Liriope shall be backfilled with 80% sand and 20% muck mixed with existing soil free of rock and debris. Bougainvillea species shall be backfilled
- 10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
- 11. Contractor to notify "Sunshine" at 1-800-638-4097 (48) hours prior to digging for underground utility locations.
- 12. Contractor shall be responsible for providing final grading of all associated planting areas. 13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials
- 14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
- 15. No plunging of any tree or palm will be accepted. All plants to be planted $\ensuremath{\text{w/}}$ trunk flair or surface root 10% above grade (per City requirements).
- 16. Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period.
- 17. All parking islands measuring less than 11 feet (including curbs) due to turning radii requirements shall have root barriers installed against the full perimeter of the island. All limerock shall be excavated from islands to a depth of 2-1/2 feet and backfilled with the
- 18. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.
- 19. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Architect, the owner and The City of Delray Beach
- 20. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.
- 21. EXISTING MATERIAL: All existing material shall be brought to current city code standards. all existing hedges must be continuous as required.
- 22. DRAINAGE EASEMENT: Written approval must be obtained from local water management
- district prior to planting within the drainage easement.

- 23. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. Warranty is null and void for plant material which is damaged or dies as a result of "acts of God" limited to hail, freeze, lightening, automobile damage, and winds exceeding 75 mph as defined by the Miami Hurricane Center. All trees that lean or are blown over, caused by winds less than 75 mph, will be re—set and braced by the Contractor at
- 24. Type "D" curbing and wheel stops shall be provided in the V.U.A. Refer to paving and drainage detail sheet for detail of type "D" curb and wheel stop.
- 25. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted
- 26. No plant material will be accepted showing evidence of cable, chain marks, equipment scars,
- 27. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
- 28. Root-prune all trees a minimum of (8) weeks prior to planting.

no additional cost to the Owner.

- 29. Tree grates shall be positioned to meet in the center of treewell and have uniform spacing around outside edges of castings. Install grates where indicated on plans flush and leveled with surrounding pavement surface. Install steel angle frame, in concrete flush and leveled with surrounding paving surface, maintain flush and leveled at all times.
- 30. All landscaped areas will be irrigated by an underground, automatic, rust—free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious services and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
- 31. Hedge material shall be planted equal to the height of all dumpsters, transformers, mechanical equipment and other ground free-standing utility equipment or enclosures.
- 32. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent
- 33. No canopy trees shall be planted within 15 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
- 34. Ground cover plantings shall provide not less than 75 percent coverage immediately upon planting and 100 percent coverage within 3 months after planting.
- 35. Tree protection barricades shall be provided around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencina.
- 36. Tree removal/relocation permits must be obtained for existing trees to be removed or
- 37. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage
- 38. Quantities shown on the plant list take precedence over any discrepancies between the plans and plant list.
- 39. Proposed berms shall not exceed a 3:1 slope.

building permit and approval from the City of Delray Beach.

- 40. All plants are to be top dressed with a minimum 3" layer of Maleleuca mulch, Eucalyptus mulch or equal. Mulch 18" beyond plantings.
- 41. All Landscape areas are to be provided with automatic sprinkler system which will provide 100% coverage and 50% overlap. All irrigation fittings and head connections will be purple pipe,
- 42. Trees in Lawn area are to receive a 24" diameter mulched saucer at the base of the
- 43. Rain sensor is required and shall be no over spray on any walkways or sidewalks. 44. Contractor must obtain landscape, irrigation and tree removal permits.
- 45. Trees shall be planted 4' from all underground utility lines . Written approved will be obtained from all utility companies for the proposed trees in the landscape easements prior to
- 46. Landscaping to be clear 7'-6" of front and sides and 4' belting all fire hydrants, typ.

