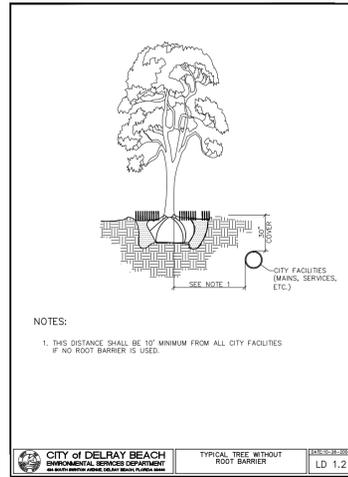
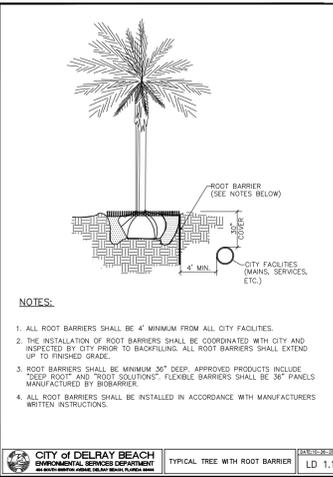


LANDSCAPE NOTES

SOUTHEAST

- Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (i.e. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" bermed height above island curbing; refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Architect.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch).
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-200 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.



LANDSCAPE REQUIREMENTS

- A. MINIMUM LANDSCAPE REQUIREMENTS**
- REQUIRED**
- A strip of land at least 5' in depth located between the off-street parking area
 - Landscape barriers shall be provided along the south perimeter, as required between the off-street parking area and other VUA and abutting properties w/ 1 tree per 30 LF.
 - South Perimeter: 95 LF / 30 LF = **3 Trees**
 - Landscaping shall consist of 1 Tree per 30 LF or fraction thereof
 - Linton Blvd.: 202 LF / 30 LF = **7 Trees**
 - South Federal Hwy.: 165 LF (Less Drive) / 30 LF = **6 Trees**
 - A 24" hedge shall be placed along the interior perimeter of the landscape strip and attain a minimum height of 36" above finished grade within one year of planting.
 - Landscape strips that have a depth of 10' or greater shall be required to provide an additional layer of groundcover, groundcover shall be installed one-half of the height of the required perimeter hedge.
 - Landscape barrier shall be provided between off-street parking area and abutting properties, landscape barrier may be 24" at time of planting and achieve and be maintained not less than 36" nor greater than 72" Hgt.
 - Interior Landscaping within off-street parking areas shall amount to no less than 10% of the total area used for parking and accessways
 - Off-street parking area: 10,005 SF x 10% = **1,001 SF landscape area**
 - There shall be a group of Palms or a shade tree for 125 SF of required interior landscaping, no more than 25% of required trees shall be Palms
 - 1,001 required landscape area / 125 SF = **8 Group of Palms or Trees**
 - Landscape island which contain a minimum of 135 SF of planting area, with a dimension of 9' excluding curb shall contain 1 Shade Tree and 75 SF of Shrubs and Groundcover
 - No more than 50% of required trees shall be palms: 24 Required Trees @ 50% = **12 Palms Max**
 - 50% of the 24 required trees and 25% of all other required plant materials shall be native
- PROVIDED**
- A 5' Landscape strip is provided between the off-street parking area and ROW
 - South Perimeter: 1 Ex. Gumbo Limbo (#19) + 1 Ex. Live Oak (#s 22) + 1 Gumbo Limbo + 1 Ex. Foxtail Palm (# 24) + 1 Foxtail Palm = **3 Trees and 2 Palms**
 - Linton Blvd: 6 Ex. Royal Palms (#s 5, 7, 9, 10, 12, 42) + 1 Royal Palm + 3 Palatka Holly = **7 Palms and 3 Hollies**
 - South Federal Hwy: 2 Ex. Foxtail Palms (#s 1, 2) + 1 Foxtail Palm + 1 Ex. Royal Palm (#3) + 1 Ex. Holly (#4) + 3 Hollies = **3 Foxtail Palm, 1 Royal Palm, and 4 Hollies**
 - Green Button Hedge planted @ 24" Hgt, will be maintained at a hgt. of 36"
 - Additional layer of landscape is proposed, will be maintained at half the height.
 - Landscape barrier is proposed and will be maintained at a hgt. of 36"
 - 3,192 SF of interior landscape area provided
 - 1 Ex. Gumbo Limbo, 5 Gumbo Limbo, 1 Silver Buttonwood, 3 Sabal Palm = **7 Trees + 1 Group of Palms**
 - Landscape islands contain 1 Tree, Shrubs and Groundcover
 - Palms used: 2 Existing Foxtail Palm & 1 Proposed Foxtail Palm + 7 Existing & 1 Proposed Royal Palm = **Palms do not exceed 50%**
 - 22 Trees of Trees are native (63%), 34% of other required plant material is native

PLANT LIST					
	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
	6	Bursera simaruba	Gumbo Limbo	16' Ht. x 7' Spr; 6" Cal.	Florida #1; Min. 8' CT.
	1	Conocarpus erectus var. sericeus	Silver Buttonwood	16' Ht. x 7' Spr; 4.5" Cal.	Florida #1; Min. 8' CT.
	6	Ilex x attenuata 'East Palatka'	East Palatka Holly	16' Ht. x 7' Spr; 5" Cal.	Florida #1; Min. 8' CT.
	2	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	16' Ht. x 6' Spr; 5" Cal.	Florida #1; 6' CT. 5 Canes, 1" Cal. each Cane
Palms					
	7	Ptychosperma elegans	Alexander Palm	Min. 20' Ht. OA	Florida #1; Min 8' CT.
	3	Wodyetia bifurcata	Foxtail Palm	Min. 18' Ht. OA.	Florida #1; Min 8' CT.
	9	Sabal palmetto	Cabbage Palm	Min. 20' Ht. OA.	Florida #1; Min 8' CT. booted
	1	Roystonea regia	Royal Palm	Min. 16' Ht. OA.	Florida #1; Min 8' CT.
Shrubs					
	37	Aechmea blanchetiana	Bright Orange Bromeliad	24" Ht. x 24" Spr.	
	3	Aechmea hacienda	Red Hacienda Bromeliad	22" Ht. x 24" Spr.	
	51	Codiaeum variegatum 'Mammey'	Red - Yellow Croton	24" Hgt x 24" Spr.	Plant 24" O.C.
	126	Conocarpus erectus	Green Buttonwood	24" Hgt x 24" Spr.	Plant 24" O.C.
	47	Crinum augustum 'Queen Emma'	Purple Crinum Lily	36" Ht. OA; 7 Gal.	
	155	Schefflera arboricola 'Trinette'	Variiegated Schefflera	24" Hgt x 24" Spr.	Plant 24" O.C.
	76	Zamia floridana	Coontie	24" Hgt x 24" Spr.	
Groundcovers					
	76	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	15" Ht. x 15" Spr.	Plant 24" O.C.
	191	Duranta erecta 'Gold Mound'	Gold Mound Duranta	18" Ht. x 18" Spr.	Plant 18" O.C.
	195	Ficus microcarpa 'Green Island'	Green Island Ficus	15" Ht. x 15" Spr.	Plant 15" O.C.
	250	Ilex vomitoria 'Stokes Dwarf'	Stoke's Dwarf Yaupon Holly	12" Ht. x 12" Spr.	Plant 18" O.C.
	45	Jasminum volubile	Wax Jasmine	15" Ht. x 15" Spr.	Plant 24" O.C.
	41	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	1 Gal.	Plant 20" O.C.
	29	Raphiolepis indica	Indian Hawthorn	18" Ht. x 18" Spr.	Plant 24" O.C.
	1018	Stenotaphrum secundatum 'Floratum'	St. Augustine Grass	SF; Sod	
Other					

- DELRAY BEACH LANDSCAPE & PLANT NOTES:**
- All plant material shall be Florida #1 grade or better. All material that is graded lower than Florida #1 quality shall be rejected.
 - Mulch should be initially applied at least a 2-3 inch depth but pulled away from direct contact with stems and trunks to avoid rotting. Mulched planting beds are an ideal replacement for turf areas.
 - All landscaped areas shall be provided with a fully automated sprinkler system that will provide complete coverage of all plant materials and grass to be maintained. All systems shall be designed to allow for head-to-head coverage (100% coverage with 100% overlap).



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REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1.	1.12.22	City Comments
2.	3.9.22	City Comments
3.	3.15.22	New Site Plan
4.	3.15.22	Issued for Bid
5.	6/11/22	City Comments

MLD PROJECT # **2021108**
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PERMIT Landscape Plan
 SHEET NUMBER **L-101**