



The exterior of the building retains the characteristic elements of the Mediterranean Revival style of architecture: original stucco walls, flat built-up roof (with original red semi-circular-clay tiles along the perimeter), two decorative square towers (with pyramid-type clay tile roofs), decorative entrance moldings, an arched open-air waiting area, and wood and metal frame sash windows. The one-story building has concrete foundations, concrete bearing walls, wood frame and steel I beam roof framing, and concrete floors in all sections, except the Freight Room. The Freight Room is elevated on concrete piers with reinforced concrete walls and 2" wood plank flooring. The Freight Room has a low-pitched gable roof supported by I beam and wood trusses. On the north elevation of the Freight Room is a sign in stucco relief with the brown letters "Delray Florida. On the south elevation the letters "Delray Beach" are painted in brown letters directly on the stucco exterior' above and between the arches. The original concrete sidewalk surrounds the south half of the building.

Immediately west of the building is a 400' trackside canopy constructed of a steel frame bolted on 10" concrete posts set in concrete foundations at 20' intervals. The canopy has a corrugated steel roof and a steel gutter surrounds most of the canopy. The canopy is in disrepair and is planned for removal. There was once a 14' extension of the canopy, set on two steel posts, that connected the main canopy to the west elevation of the Covered Waiting Area of the train station.

Original steel-wheeled baggage wagons are featured in the distance of several photographs of the train station. Recently, one of the original baggage wagons was donated to the City of Delray Beach by Joe Van Ness on behalf of his family who had acquired one of the wagons years ago. The wagon will be on display at the property upon completion.

Railway activities on the property ceased in 1995 and the property was purchased by the City of Delray Beach in 2005. Over the years, the building has been utilized by the city for storage and by the city Fire Department for training activities. Resolution 85-05 was approved by the City Commission on November 1, 2005 naming the building "The Peter L. Firehock Public Safety Training Center" in honor Peter L. Firehock who was a great leader and was honored for his hard work, loyalty, dedication and service to the City of Delray Beach. Mr. Firehock created the Delray Beach Fire Department's Dive Team and trained hundreds of Fire Fighters in Delray Beach and neighboring municipalities. Upon completion of the proposed project, the city may wish to name another facility in honor of Mr. Firehock as the use of the site will no longer be a Public Safety Training Center.

On February 25, 2020, a fire consumed the building, which was a result of arson. The fire destroyed the entire interior of the building as well as the roof, windows, and doors.

At its meeting of September 1, 2021, HPB approved the demolition and reconstruction of a portion of the existing structure, renovation of the structure for adaptive reuse as offices, along with construction of new parking areas, installation of landscaping and related site improvements. Work has commenced on the property and is nearly complete.

Due to unforeseen costs while working on site, it was decided that the proposed landscaping needed to be reduced in order to keep additional project costs down to remain in compliance with the city budget. The request before the board is a modification to the approved landscape plan to include a reduction of the amount and types of plants for the individually designated property.

The COA is now before the board.

## REVIEW AND ANALYSIS

Pursuant to LDR Section 2.4.5(G), Modifications to site and development plans - Class II. Approval of a modification to a site plan (other than Class I applications), which requires no review of Performance Standards found in Section 3.1.1, but which requires action by a Board. Pursuant to LDR Section 2.4.5(G)(5), Findings. Formal findings are not required for a Class I or II modification.

Pursuant to LDR Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 1.4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

### ZONING REVIEW

#### LDR Section 4.4.19 – Mixed Industrial Commercial (MIC)

Pursuant to LDR Section 4.4.19(B)(3) – Principal Uses and Structures: Within the MIC zoning district, Business and Professional offices are listed as a Permitted Use.

### LDR SECTION 4.5.1

#### HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The subject request is for a modification to the approved landscaping plan for the individually designated site. There are no proposed modifications to the existing structure.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

### SECRETARY OF THE INTERIOR'S STANDARDS

#### Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

#### Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**Standard 3**

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**Standard 4**

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**Standard 5**

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**Standard 6**

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Standard 7**

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**Standard 8**

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**Standard 9**

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**Standard 10**

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposal does not include modifications to the existing historic structure and is a landscape improvement project that will make a change to the site environment that was previously approved.

The request can be considered appropriate to the standards.

**LANDSCAPE PLAN ANALYSIS**

Pursuant to LDR Section 2.4.5(H)(5) – Landscape Plan Findings - At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

- (a) Objectives of landscaping regulations Section 4.6.16;
- (b) Site and landscape design standards pursuant to Section 4.6.16.



An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

Pursuant to LDR Section 4.6.16(A) – Purpose and Intent - Landscape Regulations. The objective of this Section is to improve the appearance of setback and yard areas in conjunction with the development of commercial, industrial, and residential properties, including off-street vehicular parking and open-lot sales and service areas in the City, and to protect and preserve the appearance, character and value of the surrounding neighborhoods and thereby promote the general welfare by providing minimum standards for the installation and maintenance of landscaping. This Section is further intended to fulfill objectives as contained within the Conservation, Sustainability, and Resiliency Element of the adopted Comprehensive Plan, by providing for the conservation of potable and non-potable water; the implementation of Florida-friendly landscaping principles; proper tree selection adjacent to or within utilities to mitigate damages which may be caused by trees; encouraging the creation or preservation of open space; maintaining permeable land areas essential to surface water management and aquifer recharge; encouraging the preservation of existing plant communities; encouraging the planting of site specific, native and drought tolerant plant materials; establishing guidelines for the installation and maintenance of landscape materials and irrigation systems; reducing air, noise, heat, and chemical pollution through the biological filtering capacities of trees; reducing the temperature of the microclimate through the process of evapotranspiration; and promoting energy conservation through the creation of shade.

The provisions of this Section are minimum standards which may be increased in accordance with the guidelines contained herein as well as aesthetic criteria established by the Site Plan Review and Appearance Board and the Historic Preservation Board when applicable. Additional landscape requirements may be required for certain zoning districts and roadways as provided for elsewhere in these regulations.

Pursuant to LDR Section 4.6.19(A) Purpose. The purpose of this section is to promote the public health, safety and general welfare and to encourage the preservation, protection, enforcement, and maintenance of trees. Through maintaining and enhancing their canopy, trees contribute to making cities sustainable by: providing food and securing nutrition, increasing natural biodiversity, housing wildlife, mitigating climate change, cooling the air, filtering pollutants, improving physical and mental health, reducing storm water runoff, reducing carbon emissions and increasing property values.

The subject request includes the modification of an approved landscape plan for the property, which will reduce the approved landscape design and the amount and types of plants originally proposed to the site. It is noted that the original landscape approval exceeded the minimum requirements, therefore there are no concerns as revised proposed changes will still meet the requirements of this section. Overall, the landscape plan has been reviewed by the Senior Landscape Planner and can be determined to be in compliance with LDR Section 4.6.16.

#### COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

**HPE Policy 1.4.1 - Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.** The proposal includes landscape modifications to an approved historic property. The subject modification to the property can be found consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

<b>ALTERNATIVE ACTIONS</b>
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- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2023-242), for the property located at **80 Depot Avenue, Individually listed to the Local & National Registers of Historic Places**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2023-242), for the property located at **80 Depot Avenue, Individually listed to the Local & National Registers of Historic Places**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to conditions:
- D. Deny Certificate of Appropriateness (2023-242), for the property located at **80 Depot Avenue, Individually Listed to the Local and National Register of Historic Places**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

<b>PUBLIC AND COURTESY NOTICES</b>
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- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Courtesy Notices are not required for this request. | <input checked="" type="checkbox"/> Public Notices are not required for this request.<br><input checked="" type="checkbox"/> Agenda was posted on (08/30/23), 5 working days prior to the meeting. |
|---|--|



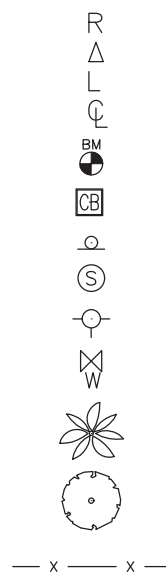
SHEET 1 OF 2  
PROJECT NUMBER  
09515.01



N:\07\0905102 - Delray Beach Seaboard Air Line Railway Station - 4d\dwg\dwg\boundary\boundary.dwg (PLOT) DATE: 03/23/2010 10:00:00 AM

LEGEND:

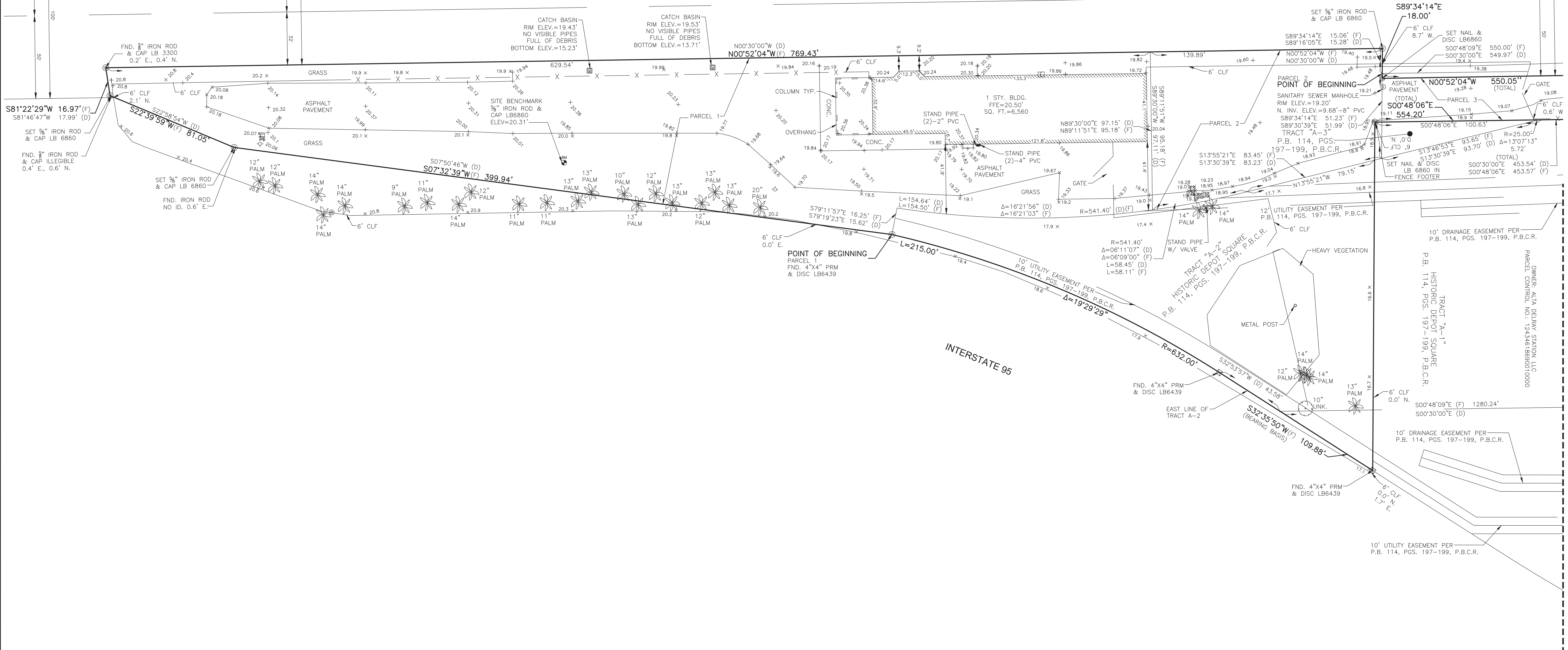
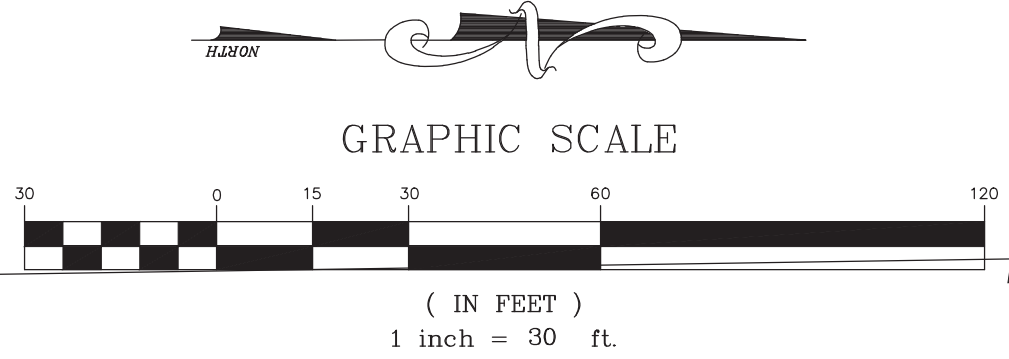
- |          |                                  |                        |
|----------|----------------------------------|------------------------|
| BLDG.    | BUILDING                         | RADIUS                 |
| BM       | BENCHMARK                        | CENTRAL ANGLE          |
| CB       | CATCH BASIN                      | ARC LENGTH             |
| C.B.S.   | CONCRETE BLOCK STRUCTURE         | CENTERLINE             |
| CLF      | CHAIN LINK FENCE                 | BENCHMARK              |
| CMP      | CORRUGATED METAL PIPE            | CATCH BASIN            |
| CONC.    | CONCRETE                         | SINGLE POST SIGN       |
| (D)      | PER DEED                         | SANITARY SEWER MANHOLE |
| ELEV.    | ELEVATION                        | FIRE HYDRANT           |
| (F)      | PER FIELD                        | WATER VALVE            |
| FFE      | FINISHED FLOOR ELEVATION         | PALM TREE              |
| FND.     | FOUND                            | SHADE TREE             |
| FPL      | FLORIDA POWER & LIGHT COMPANY    | CHAIN LINK FENCE       |
| ID.      | IDENTIFICATION                   |                        |
| INV.     | INVERT                           |                        |
| LB       | FLORIDA LICENSED BUSINESS NUMBER |                        |
| NO.      | NUMBER                           |                        |
| O.R.B.   | OFFICIAL RECORDS BOOK            |                        |
| RCP      | REINFORCED CONCRETE PIPE         |                        |
| R/W      | RIGHT OF WAY                     |                        |
| P.B.     | PLAT BOOK                        |                        |
| P.B.C.R. | PALM BEACH COUNTY RECORDS        |                        |
| PG.      | PAGE                             |                        |
| PGS.     | PAGES                            |                        |
| PRM      | PERMANENT REFERENCE MONUMENT     |                        |
| PVC      | POLYVINYL CHLORIDE PIPE          |                        |
| STY.     | STORY                            |                        |
| SQ. FT.  | SQUARE FEET                      |                        |
| TYP.     | TYPICAL                          |                        |
| UNK.     | UNKNOWN TREE                     |                        |



OWEN'S COMMERCIAL SUBDIVISION  
P.B. 74, PGS. 130-131, P.B.C.R.

82' RIGHT OF WAY PER FLORIDA DEPARTMENT OF  
TRANSPORTATION RIGHT OF WAY MAP SECTION  
93220-2403, SHEET 33 OF 75, LAST REVISED 03/23/90

CSX RAILROAD  
SEABOARD COASTLINE RAILROAD



BOUNDARY & TOPOGRAPHIC SURVEY  
DELAY BEACH HISTORIC DEPOT STATION

A PORTION OF THE  
NORTHEAST ONE-QUARTER (NE 1/4)  
OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2  
PROJECT NUMBER  
09515.01



301 EAST ATLANTIC BOULEVARD  
POMPAHO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

DATE	4/9/19																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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VICINITY AND CONTEXT MAP



# SEABOARD AIRLINE RAILWAY STATION RESTORATION AND RECONSTRUCTION

80 DEPOT, DELRAY BEACH, Florida 33131

AUGUST 6, 2021

RJ HEISENBOTTLE  
ARCHITECTS

2199 PONCE DE LEON BLVD., SUITE 400  
CORAL GABLES, FL 33134 TELEPHONE:  
305/446-7799 FAX: 305/446-9275 FLORIDA  
REGISTRATION NUMBER: AR 0010865

## A0.00





CIRCA 1981



CIRCA 1973

#### HISTORIC PHOTOGRAPHS

## SEABOARD AIRLINE RAILWAY STATION RESTORATION AND RECONSTRUCTION

80 DEPOT, DELRAY BEACH, Florida 33131

AUGUST 6, 2021



**RJ** HEISENBOTTLE  
ARCHITECTS

2199 PONCE DE LEON BLVD., SUITE 400  
CORAL GABLES, FL 33134 TELEPHONE:  
305/446-7799 FAX: 305/446-9275 FLORIDA  
REGISTRATION NUMBER: AR 0010865

**A0.01**





RENDERING OF PROPOSED RESTORATION

## SEABOARD AIRLINE RAILWAY STATION RESTORATION AND RECONSTRUCTION

80 DEPOT, DELRAY BEACH, Florida 33131

AUGUST 6, 2021

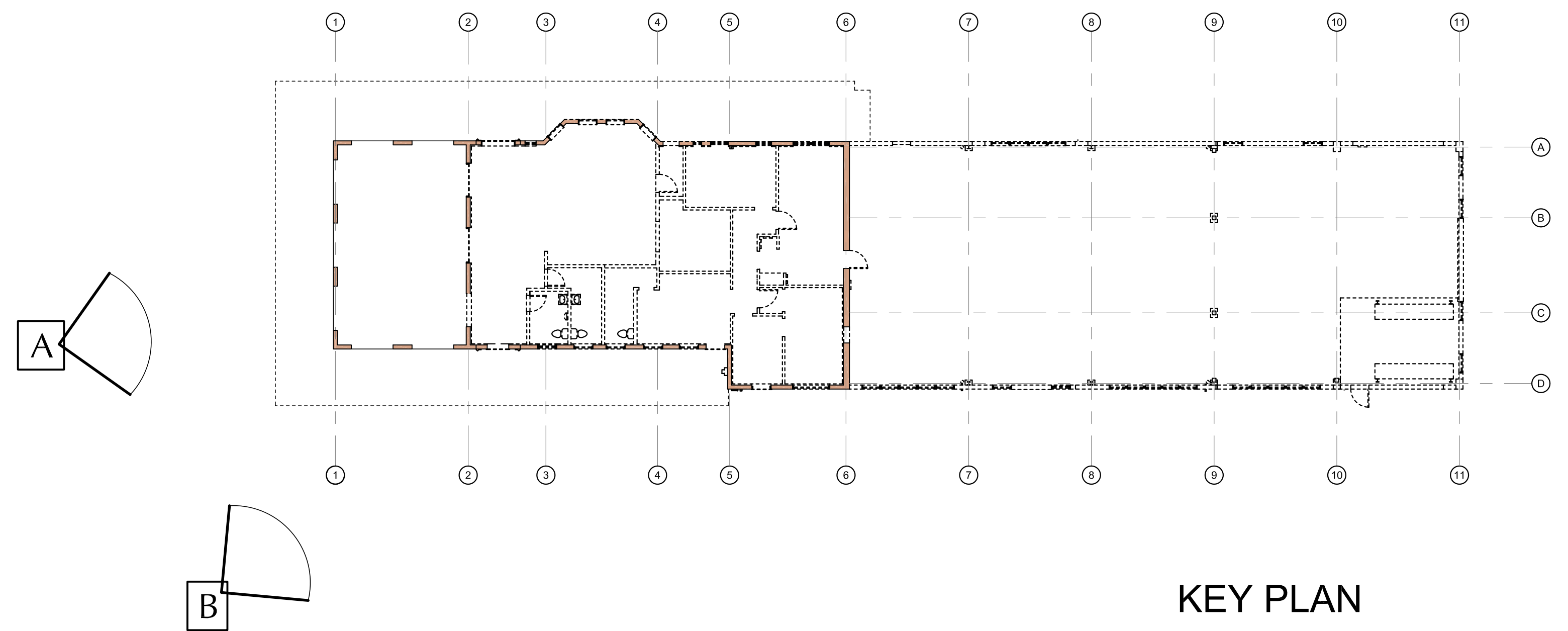


**RJ** HEISENBOTTLE  
ARCHITECTS

2199 PONCE DE LEON BLVD., SUITE 400  
CORAL GABLES, FL 33134 TELEPHONE:  
305/446-7799 FAX: 305/446-9275 FLORIDA  
REGISTRATION NUMBER: AR 0010865

**A0.02**





A. SOUTH ELEVATION



B. SOUTH-EAST ELEVATION



EXISTING CONDITIONS PHOTOGRAPHS  
**SEABOARD AIRLINE RAILWAY STATION  
 RESTORATION AND RECONSTRUCTION**

80 DEPOT, DELRAY BEACH, Florida 33131

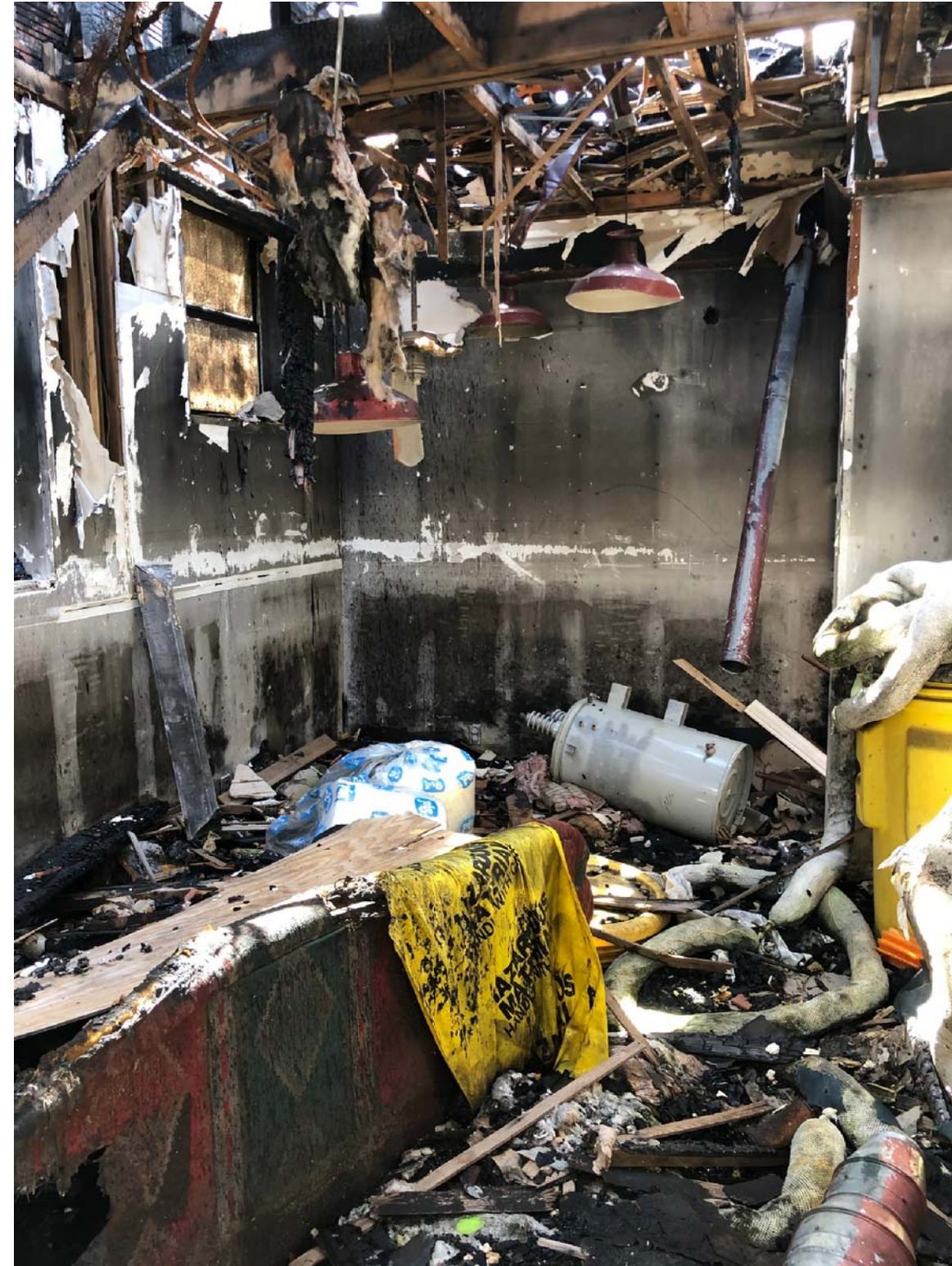
AUGUST 6, 2021

**RJ** HEISENBOTTLE  
 ARCHITECTS

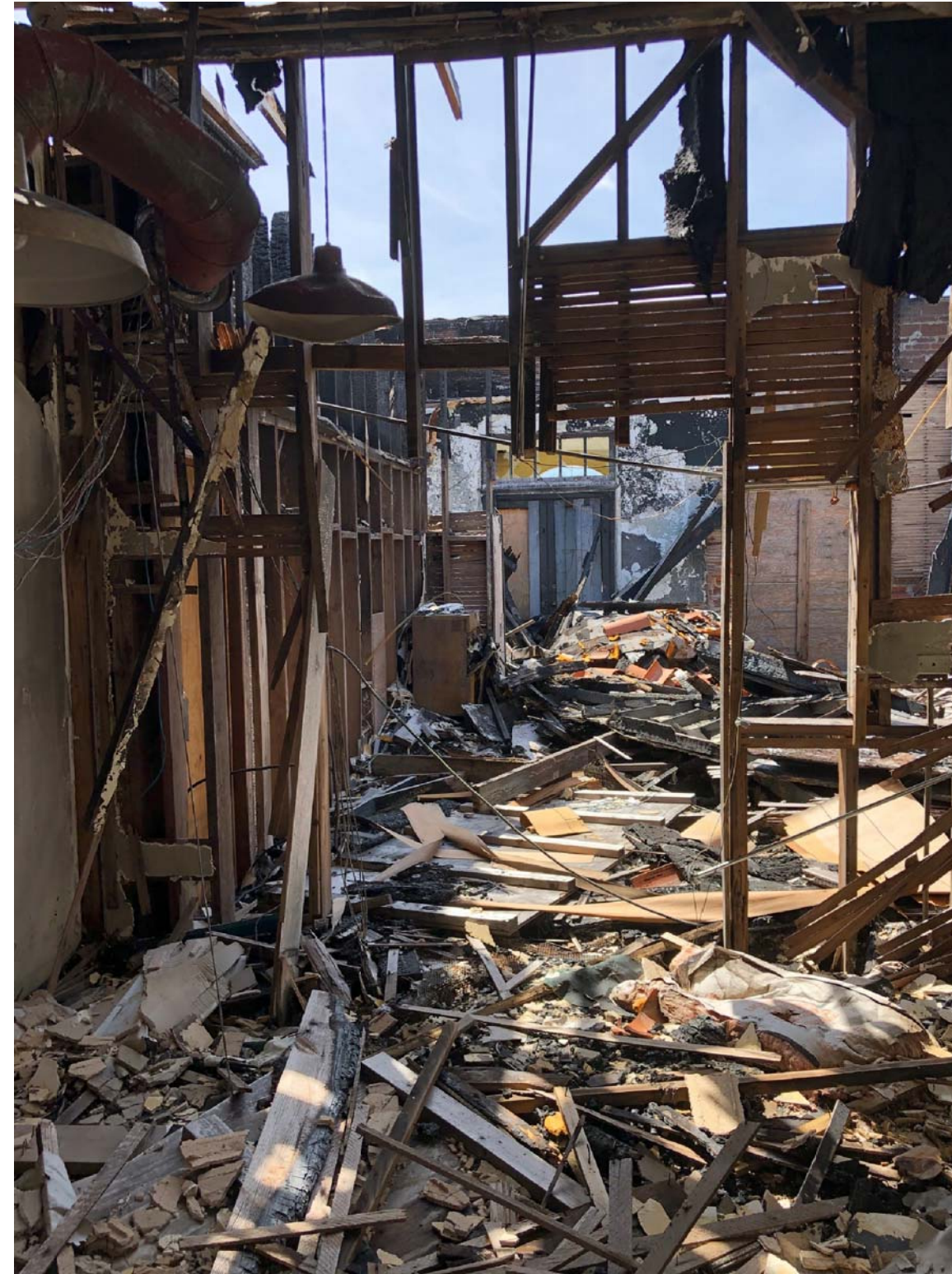
2199 PONCE DE LEON BLVD., SUITE 400  
 CORAL GABLES, FL 33134 TELEPHONE:  
 305/446-7799 FAX: 305/446-9275 FLORIDA  
 REGISTRATION NUMBER: AR 0010865

**A0.03**





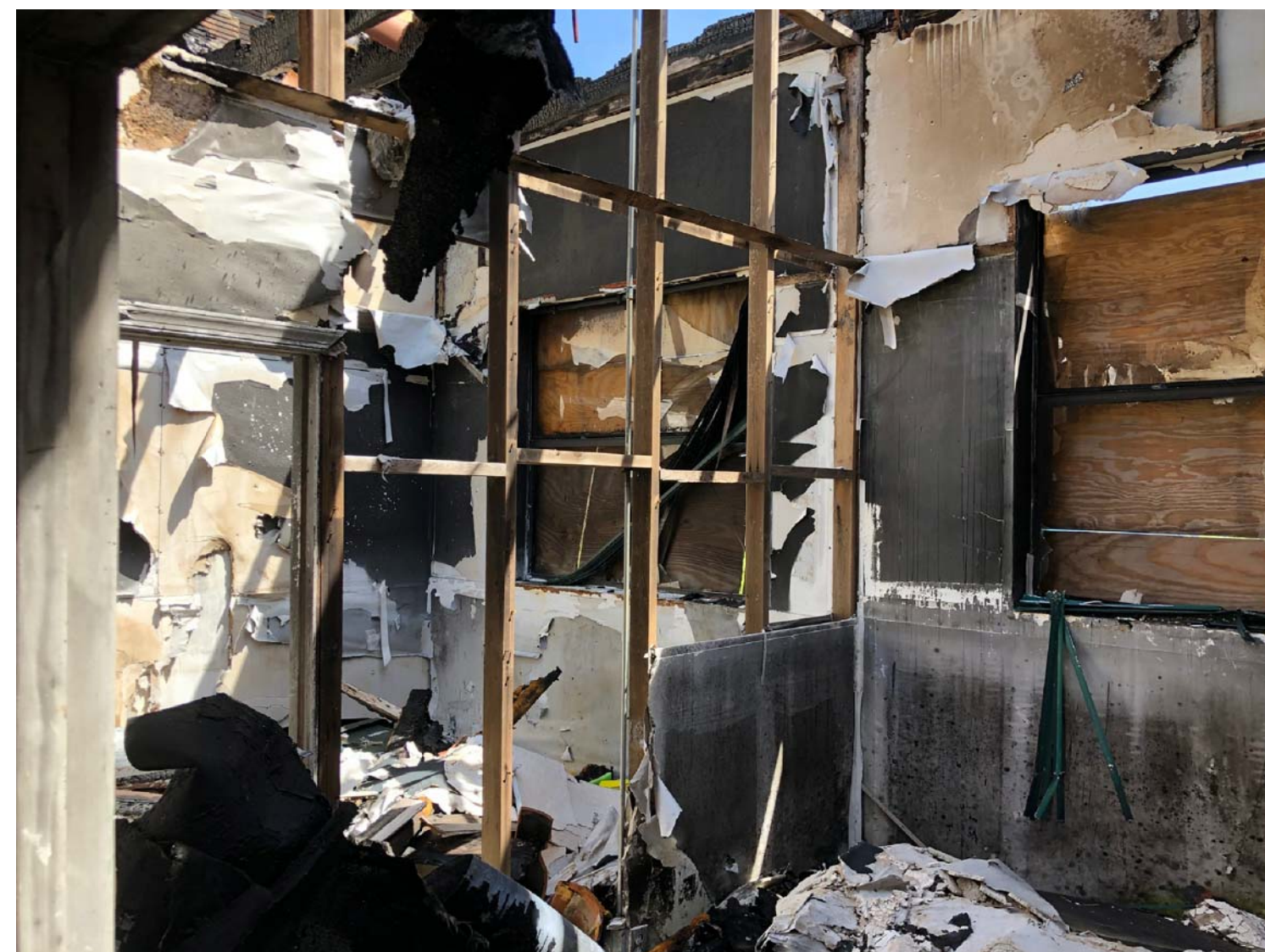
A. REAR OFFICE LOOKING SOUTH-EAST



B. WAREHOUSE AREA LOOKING NORTH



C. OFFICE AREA BAY WINDOWS



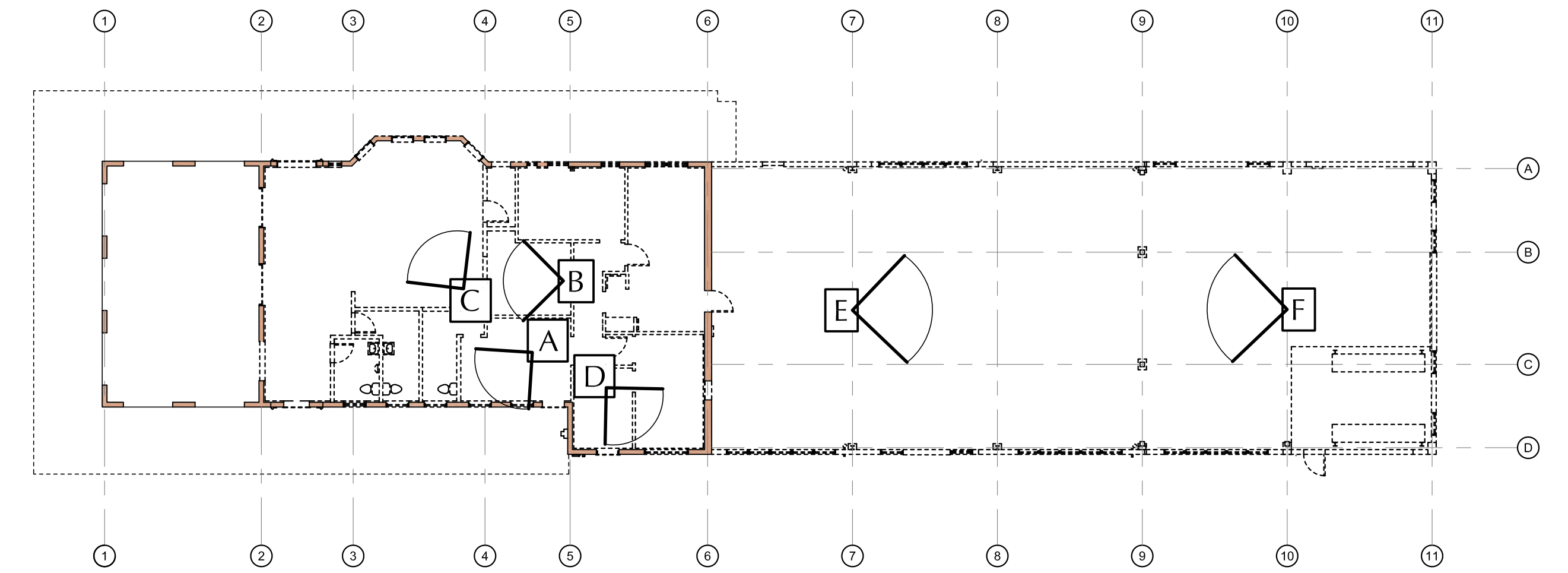
D. REAR OFFICE LOOKING NORTH-EAST



E. WAREHOUSE AREA LOOKING NORTH



F. WAREHOUSE AREA LOOKING SOUTH



KEY PLAN



# EXISTING CONDITIONS PHOTOGRAPHS SEABOARD AIRLINE RAILWAY STATION RESTORATION AND RECONSTRUCTION

80 DEPOT, DELRAY BEACH, Florida 33131

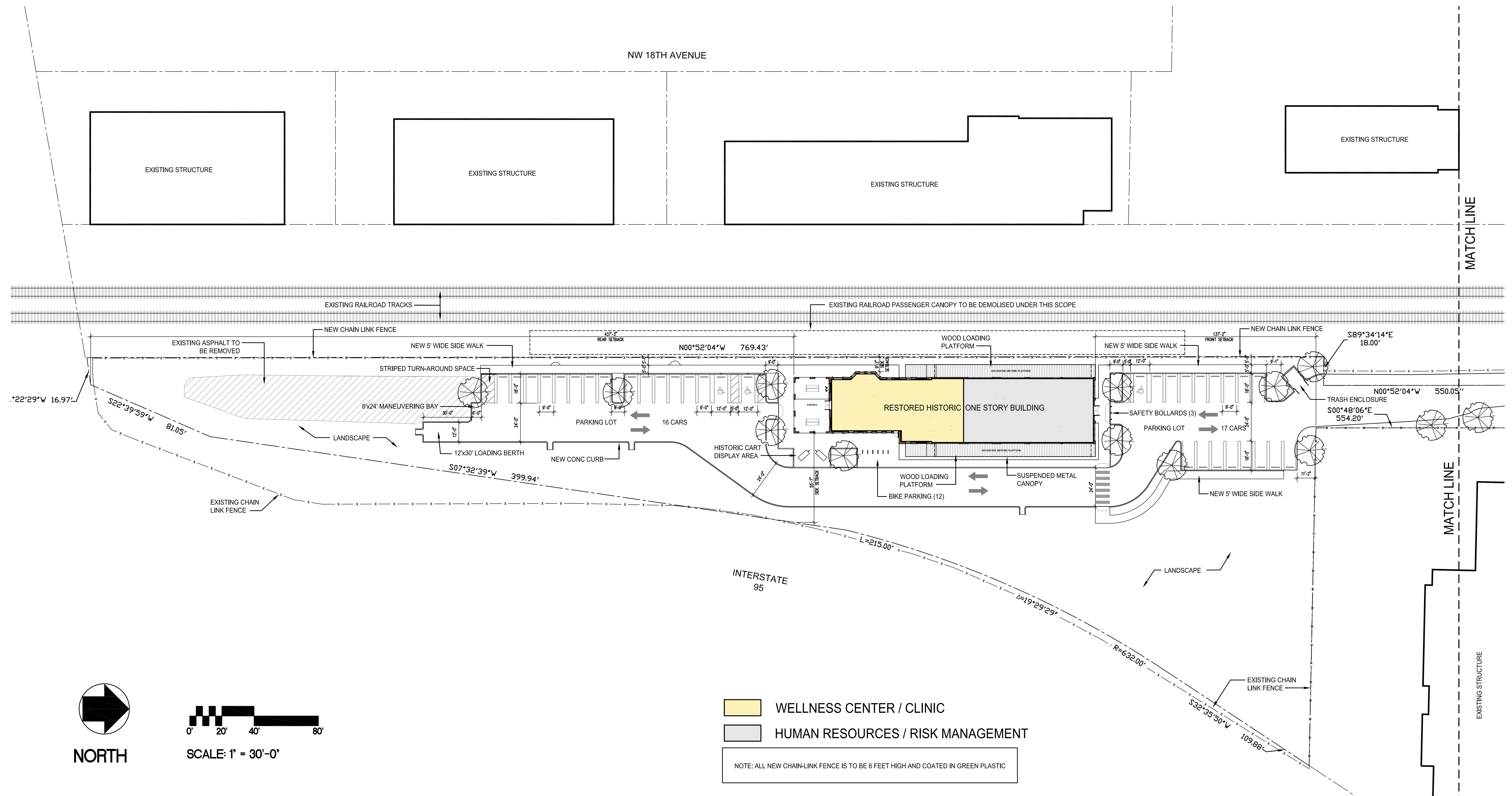
AUGUST 6, 2021

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**A0.04**





PROPOSED SITE PLAN, PART 1

# SEABOARD AIRLINE RAILWAY STATION RESTORATION AND RECONSTRUCTION

80 DEPOT, DELRAY BEACH, Florida 33131

AUGUST 6, 2021

**RJ HEISENBOTTLE**  
ARCHITECTS

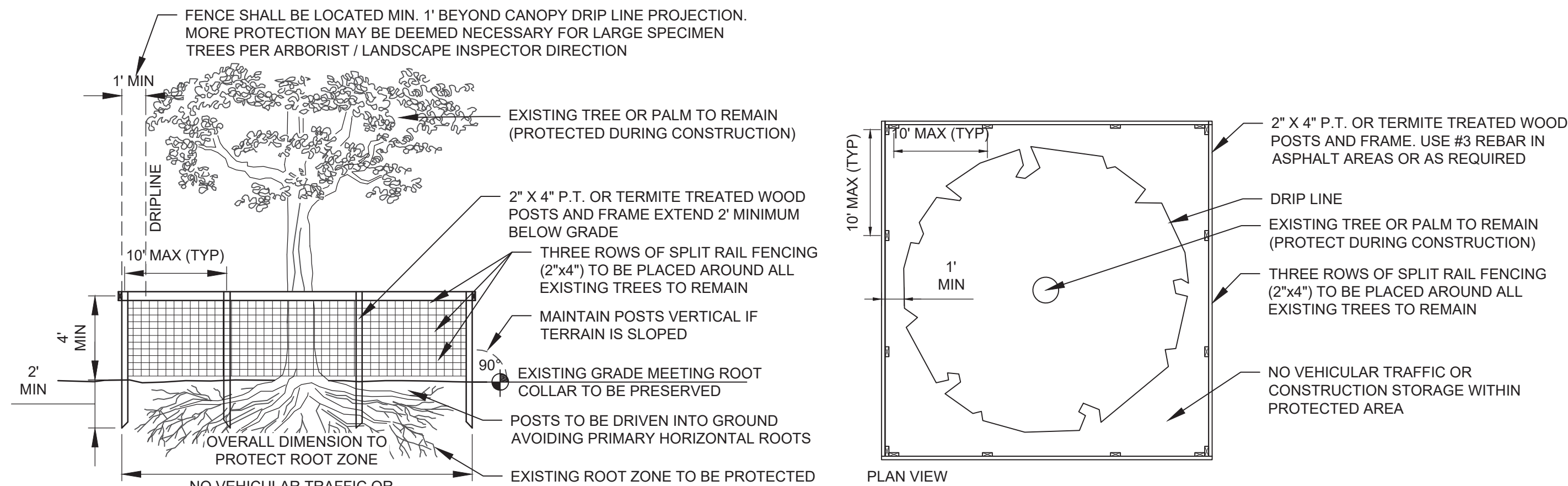
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305/446-7799 FAX: 305/446-9275 FLORIDA  
REGISTRATION NUMBER: AR 0010865

**A1.00**





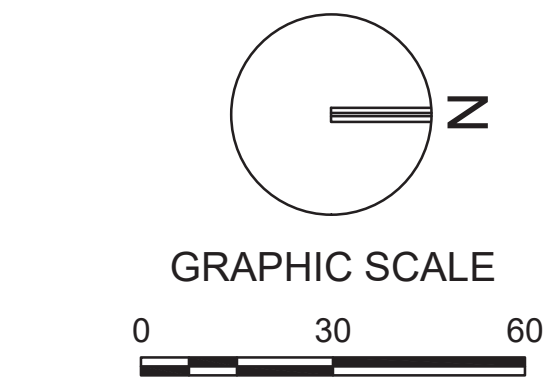
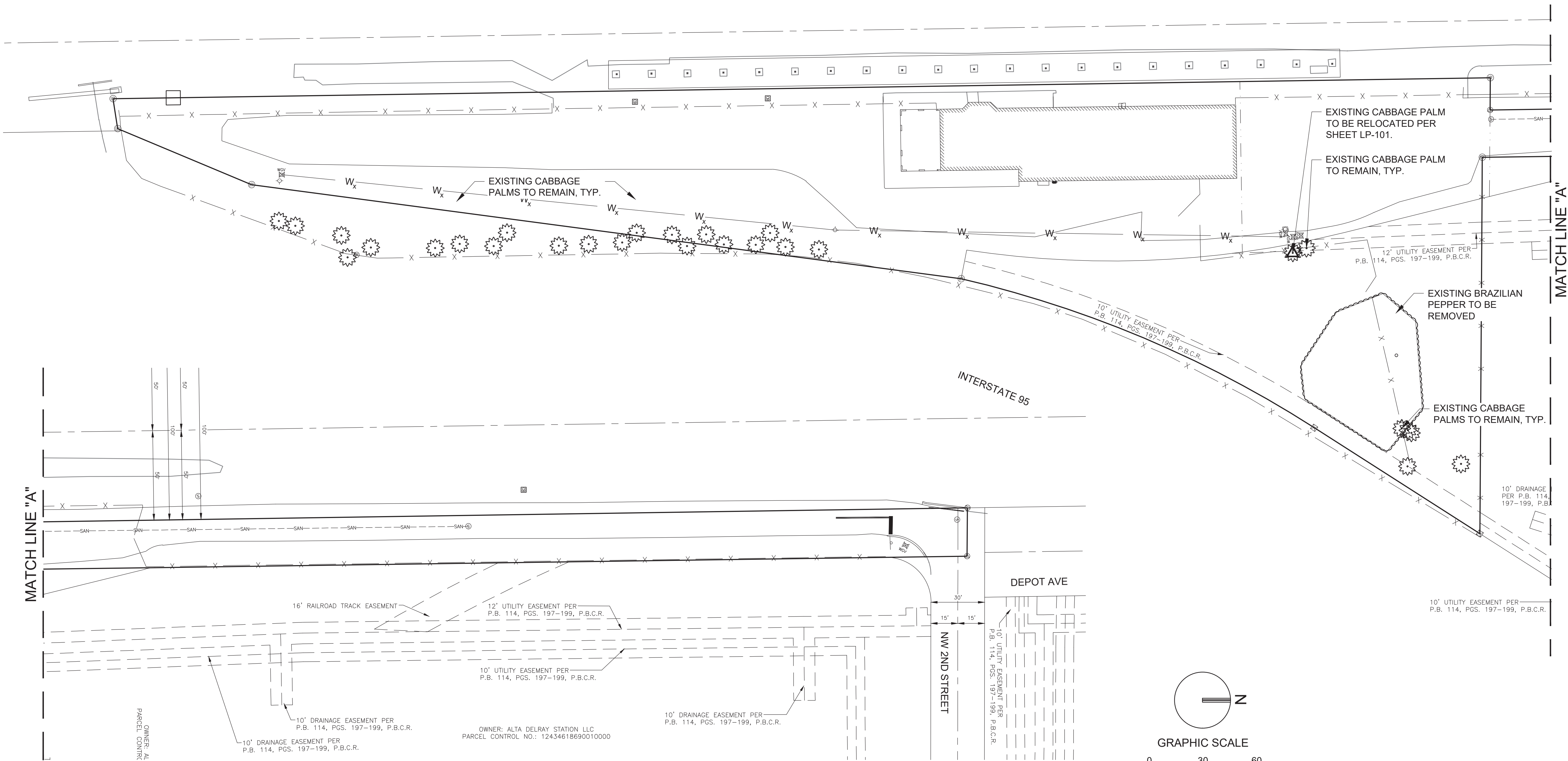




- TREE DISPOSITION NOTES:**
- EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
  - SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
  - CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.
  - TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
  - ALL TREE WORK REQUIRE PERMITTING BY A REGISTERED COUNTY TREE TRIMMER.
  - BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS.
  - REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. CONFIRM WITH LOCAL GOVERNING AGENCY THAT TREES CLASSIFIED AS NUISANCE/EXOTIC INVASIVE MAY BE EXEMPT.
  - ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

**00 TEMPORARY TREE PROTECTION**  
PLAN / SECTION

NOT TO SCALE



**ALL EXISTING/PROPOSED ELEVATIONS SHOWN ARE BASED ON NAVD 1988**

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALES USING BAR SCALE ABOVE.

**ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2.**



DELRAY BEACH  
SEABOARD  
AIRLINE RAILWAY  
STATION  
RESTORATION/  
RECONSTRUCTION  
BID PACKAGE 2  
– RESTORATION/  
RECONSTRUCTION  
80 DEPOT  
Delray Beach, Florida 33131

OWNER:  
CITY OF DELRAY  
BEACH  
100 NW 1st STREET  
DELRAY BEACH, FL 3344

NO.	REVISIONS/SUBMISSIONS	DATE
1	ISSUE FOR PERMIT	01/28/2022
2	ADDENDA 2	05/04/2022
3	BUILDING DEPARTMENT COMMENTS	06/29/2022

**PROJECT TEAM**

**R. HEISENBOTTLE**  
ARCHITECTS  
2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799 FAX: 305/446-9275  
FLORIDA REGISTRATION NUMBER: AR 0010865

KEITH AND ASSOCIATES, INC.  
CIVIL ENGINEERS AND LANDSCAPE ARCHITECTS  
5040 NW 7th Street – Suite 820  
Miami, Florida 33126  
TEL: (305) 461-3450 FAX: (305) 461-3650

DOUGLAS WOOD ASSOCIATES, INC.  
STRUCTURAL ENGINEER  
5040 NW 7th Street – Suite 820  
Miami, Florida 33126  
TEL: (305) 461-3450 FAX: (305) 461-3650

JALRW ENGINEERING GROUP, INC.  
MECHANICAL ELECTRICAL AND PLUMBING ENGINEERS  
2510 NW 97th Avenue, Suite 220  
Miami, FL 33172  
Tel (305) 594-0660/Fax (305) 594-0907

SHEET TITLE

**TREE DISPOSITION  
PLAN**

SEAL	PROJECT NO. 20-3495
	DRAWING NO.

LD-101

MICHAEL J. PHILLIPS, R.L.A.  
FLORIDA REG. NO. LA0001540



A. SCOPE

- The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed or approved by the Landscape Architect / owner in writing. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.
- Contractor understands that an important element of the design of this project is meeting landscape ordinances with a design flare that includes symmetry, alignment, focal points and /or smooth curvilinear forms where applied and contractor shall follow and instruct the working crews accordingly. In the event of any doubt as to how to execute the plans, Contractor shall immediately consult with Architect and/or Owner.
- Landscape Contractor shall fine grade, prepare site as outlined in the following notes and per plans; furnish and install all plants, shrubs, trees and / or palms meeting minimum requirements and brace them per details provided. Furnish and install soil, gravel, boulders, sod and mulch as specified in plans and notes below.
- Landscape contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, pre-emergence herbicide, seed, and mulch.

B. BIDDING

- Contractor to have liability insurance including Owner and Landscaper as insured's in excess of \$10,000 as well as Worker's Compensation.
- Contractors and Subs must ensure they are doing take offs from Bldg Dept.. Revised sets and / or Bid Set documents. Verify with this Office that you are bidding from latest available plans.
- Read ALL notes and typical planting details sheets prior to submitting RFIs and prior to bidding.
- When submitting an RFI reference sheet number, detail number and/or note category and number.
- Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting their bid. Plant list pricing (if shown) is for permitting / mitigation comparison purposes only, any prices shown are to be disregarded by Landscape Contractor.
- All Plant material shall meet or exceed height and spread requirement. Heights are local code requirement and / or design intent related and always governs over container size. Container size given for reference only and must be sized-up to meet height requirements of plant list. Plant material available with excessive height beyond specifications must be consulted with Landscape Architect for design intent.
- All landscape material is to be available at time of design. Landscape contractor understands that some material may not be available locally, however is available in Tri-County Region. Plant material supply is the responsibility of the Landscape Contractor that is awarded the contract and he/she shall take steps to ensure availability at the time of installation. Bring to the attention of Landscape Architect if specific material is no longer available at the time of bidding and / or prior to actual construction. Substitutions must be approved prior to construction.
- Pre-inspections of site required prior to bidding.
- The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and the quantities on the plant list shall be brought to the attention of the Landscape Architect for clarification.
- All labor and material for soil amendments and fertilizer that is required to ensure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material from plant beds, in addition to fine grading and mulching all plant beds and individual trees shall be included in the contractor's bid to perform the work represented in this plan set.
- Bid shall be itemized for possible value engineering.
- Sod and Rocks (if specified) shall be estimated by scaling plans. Include price per square foot for sod. Rocks (include price per ton). Small rocks and gravel beds shall have landscape fabric material and minimum 4" depth. Boulders to be bid by unit.
- All S.F. (if noted as approximate and shall not be considered all inclusive, it is the contractor's responsibility to do his or her take off, submit price per S.F. and in the end, sod all areas that are not covered either by plants, mulch and/or rocks. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.
- Final payment to the Contractor shall be for actual plants installed on the project.
- Contractor shall be responsible for obtaining and paying for costs of all permits described in bid whether permits are reimbursable by owner or included in bid. Research permit status and research all permits and additional documentation and certifications required such as separate tree removal permit for example, and consider prior to bidding.
- General / Landscape Contractor shall leave a 5% unforeseen conditions allowance such as for additional root barriers determined to be needed on site and as job progresses.
- Refer to Section T, Watering, for supplemental watering requirement.
- Landscape contractor is responsible for verifying all plant quantities prior to bidding and within 7 calendar days of receipt of these plans shall notify the landscape architect in writing of any and all discrepancies. In case of discrepancies, planting plans shall take precedence over plant list. No substitutions are to be made without prior consent of the Landscape Architect.

C. GENERAL LANDSCAPE NOTES

- Plants grown in containers prior to installation shall be removed from their containers before they are planted in the ground and have circling roots removed. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust spacing as necessary and/or provide additional plants to provide an adequate screen as required by code. Leave access to utility or clearance as required.
- All landscaping shall be installed according to sound nursery practices. Contractor shall comply with federal, state and local laws and regulations pertaining to the inspection for plant disease and insect infestation.
- All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Keith and Associates and may not be duplicated without authorization or used for other projects than the intended.
- The Landscape Contractor shall exercise caution to protect any existing sod, electrical and irrigation. Any damage to the sod, electrical or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
- Tree, palm, acent shrubs and bed lines are to be located in the field and approved by the Landscape Architect / owner prior to planting. Landscape Contractor acknowledges that material planted without approval of location may be subject to relocation by Landscape Architect to maintain design intent if not followed properly.
- All trees must be pruned as per Landscape Architect's direction.
- In areas where asphalt is removed in order to receive landscape material, the lime rock sub-base material must also be removed and replaced with approved planting soil mix.
- Landscape contractor is responsible for sending photographs to the landscape architect to pre-approve all trees, palms, and shrubs prior to delivery to project site.
- landscape contractor shall coordinate his or her work with that of the irrigation, landscape lighting, and hardscape contractor if different.
- The landscape contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape contractor shall wait 7 days after pre-emergence treatment prior to planting.

D. PERMITS & REGULATIONS

- Contractor(s) must obtain separate landscape, irrigation and tree relocation/removal permits from the governing authority prior to the issuance of the first building permit for the project.
- Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to installation if required.
- All mandatory requirements by local Landscape Departments and their inspectors shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

E. TREE REMOVAL

- Removal of any trees or palms will require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as "prohibited" trees may be exempt from the permit if listed as Category 1 by Florida Exotic Pest Plant Council. Confirm with Local Municipality.
- Landscape Contractor is responsible to remove ALL invasive nuisance trees such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not.
- The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the tree/palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.

F. EXISTING TREES

- Existing trees designated to remain shall be protected during all construction phases. Any trees or shrubs designated to remain that are scarred or destroyed will be replaced at the contractor's expense, per the appraised value.
- Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect. Trees and plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.
- Prune trees to remove damaged branches and improve natural shape and thin out structure. Do not remove more than 15% of branches. Do not prune back terminal leader.
- Prune existing shrubs to remove damaged branches and improve natural shape.
- Existing trees to remain shall be trimmed per ANSI-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to ensure quality work.
- All existing trees shall be "lifted and thinned" to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways, driveways and all vehicular use areas.
- Selective canopy and root pruning of existing trees can be conducted (only as necessary and in no event more than 35%) to accommodate for new approved construction. Pruning shall be conducted / supervised by an ISA Arborist.
- If plans call for relocation of trees, palms or plants. High level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted upon being dug up.
- All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must

- traverse the protection area, they shall be tunneled or bored under the tree.
- Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
- Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.

G. TREE RELOCATION (These notes for relocation trees only and if applicable)

- Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed.
- Tree Relocation process must be performed or supervised by ISA Certified Arborist.
- Water the root zones to field capacity for 5 continuous days before root pruning. At a minimum soak the soil to a 4'-0" depth within a 6' radius.
- Root prune a minimum of six weeks before relocation. Prune away all dead or damaged limbs or fronds. For trees, prune out 1/3 of the existing canopy by selectively trimming small internal branches. For palms, gather fronds above the bud and tie them loosely with jute twine to avoid damage.
- Brace root pruned trees awaiting relocation.
- Root prune 1/3 of the root system, irrigate daily for 2 weeks then root prune another 1/3 rd, irrigate daily and prune last 1/3 rd on actual relocation date, no less than two weeks (six weeks total minimum root pruning by stages). ISA Arborist on staff shall observe for intense shock. Canopy pruning may be deemed necessary by Arborist on staff to balance for intense root ball loss, canopy shall be trimmed only as necessary to increase survival.
- Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart.
- With hand tools, dig a 2'-0" wide by 3'-0" deep trench at a minimum distance as determined by the consulting arborist to expose roots. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Treat all cuts with a fungicidal barrier. Backfill the trench, within 4 hours of digging, with a 1:1 mixture of site soil and sawdust or other fine organic material. Do not compact.
- Form a rootball size in compliance with Florida grades and Florida standards number 1 or better.
- Maintain the soil moisture at field capacity throughout the six weeks.
- Allow the plant to regenerate roots over a period of six weeks.
- At the end of six weeks, prepare the planting pit at the new location. Overdig the hole diameter a minimum of 2' beyond the root ball, with the recipient hole to be at least 1/3 larger than the area that was trenched for transplanting.
- With the consulting arborist present, undercut the entire root ball of the plants to be transplanted at a depth specified by the arborist. The undercutting method may be a choker cable drawn through the root ball with heavy equipment.
- At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. The professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.
- Install trees within 24 hours of removal from their original location to locations provided by Landscape Architect or Developer with approval of municipal / Landscape Inspector.
- Experienced Tree Spade operator shall move tree or experienced tree mover shall choose best means and methods to strap and rig tree for transporting safely without damage to new location.
- Maintain trees in a healthy and vigorous condition during installation and throughout the plant establishment period. Replace trees that do not meet this requirement with the same species, size, and quality or per mitigation requirements specific to the governing authority with jurisdiction.
- Fertilize the plant as directed by the consulting arborist.
- When the plant is placed in the new location, backfill the planting pit with topsoil and water thoroughly to eliminate air pockets and compact the soil. Set the tree no deeper than its original condition. Cover the root ball area with 3" depth of organic mulch.
- Provide fungicide and fertility applications at the direction of the consulting arborist.
- Post transplant watering to provide moisture and reduce any excessive stress due to root desiccation. Watering to be adjusted according to conditions and at the supervision and direction of the ISA certified arborist.
- The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
- For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
- Transplanting must occur within 24 hours after being dug for relocation. Trees/palms should be kept in shade and the canopy kept moist.
- Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
- The landscape Contractor is to verify that all new holes have appropriate percolation.
- Padding the sling may be necessary so that the trunk or "boots" are not damaged.
- A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
- Over the guarantee period the Landscape contractor shall be responsible for resetting any trees or palms that are not vertical when caused by winds less than 74 mph.
- After transplanting trees and palms, the landscape contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of: First month- daily, Second month - three times per week, Third and Fourth months - two times per week, Last eight months - one time per week.
- For trees over 4" in caliper at the time of planting, the schedule should be: First six weeks, daily, one and a half months to six months - three times per week, last six months - one time per week.

H. SITE PREPARATION & GRADING

- Landscape contractor shall loosen and till compacted soils that are overly compacted in all planting areas of the project to provide for proper soil aeration for plant establishment.
- Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Lime rock base material shall be removed within planting pits and adjacent to pavement. The planting areas should be clean to a depth equal to the root ball of the trees/palms proposed for the area. Planting area soils shall be tested for ph before planting. Soils showing high (alkaline) ph (over 7.5) shall be amended or replaced with native soil having a ph range of 6.5 - 7.5, as approved by Landscape Architect.
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- Landscape Contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after pre-emergence treatment prior to planting.
- Site preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris, and rubbish.
- General sile and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading shall be provided by the Landscape Contractor. All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds and weed seeds. All lime rock shall be removed/cleaned down to the native soils.
- The Landscape contractor shall ensure the planting areas are at finish grade prior to installing plant material.
- All trees and plant material to remain shall be protected during construction. Contractor shall install protective barriers such as "Tenax" orange safety fencing or similar, to be installed before the beginning of the project. Barriers shall be located to include the drip line of the trees, palms and plant material. The contractor shall take extra caution to prevent any damage to the trunk, root zones and grade.
- Final grade within planting areas to be 4" below adjacent paved areas or top of curb. Sod areas to be 2" below.
- All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and to swales, if applicable.

I. IRRIGATION

- Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes.
- The Landscape Contractor shall coordinate with the irrigation contractor if not the same and leave provisions for all individual trees in turf areas and all planting beds.
- Irrigation / Landscape contractor to guarantee 100% coverage and 50% overlap (head to head coverage) to all landscaped areas and furnish and install a rain sensor.
- Irrigation Contractor to adapt design to provide conditions adjusting heads and changing nozzles as required to avoid overspray onto buildings or paved areas.
- The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized. Plant material that is installed prior to the irrigation system being operational shall be watered by the contractor at his or her expense. Water for plant establishment should be included in the cost of the plant.
- All guidelines as outlined by the South Florida Water Management District (SFWMD) or water management district with jurisdiction shall be strictly adhered to.
- Irrigation water whether pumped from a lake or a well shall be treated for algae, rust, etc. to provide clean treated irrigation water that will not clog or stain property or components.
- Any existing irrigation system shall be retrofitted to comply with the specifications as outlined above.

J. HARDSCAPE & OTHER MATERIALS

- Face of trees and palms to be located a minimum of 2' setback from all fences, walkways, walls, and paved surfaces, unless otherwise indicated on the plans. Refer to details.

K. UTILITIES / CLEARANCES

- The contractor shall be responsible for determining the location of and avoid and protect utility lines, buried cables, and other utilities. The owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise approved in writing by Landscape Architect and Owner.
- All canopy trees to be planted min. of 15' from light source/poles. Unless otherwise approved by the governing authority / Landscape Architect and Owner.
- Landscape contractor shall contact the county, governing authority and/or utility companies to locate all

underground utilities or structures prior to digging. Landscape contractor shall repair all damage to underground utilities, and/or construction caused by utility damage, at no cost to the owner.

- All plant material symbols shown on landscape plan shall be considered diagrammatic and should be adjusted in the field by contractor to avoid all utilities, and all other obstructions.
- If/ When digging in right of way needed: Two (2) full business days before digging, call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, inc. Notification Center. In addition, call the Governing Agency's Utilities/Public Works Department. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- Above and below ground utilities shall be verified and located in the field by the contractor prior to commencing work in the project area. The contractor shall examine available utility plans and confirm conflicts between indicated or located utilities and landscape work. The contractor shall then notify the Project Engineer of said conflicts and the Engineer will coordinate any necessary adjustments with the utility provider. Tree locations will be adjusted as necessary when in conflict with existing utilities.
- The final plant locations may be adjusted, as approved / directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand.
- Contractor shall familiarize himself with the location of and avoid and protect utility lines, buried cables, and all other utilities, noted or not, on plans.
- Leave clearance and access to all above ground or at grade meters and equipment.
- Landscape planting shall be in conformance with FPL guidelines for setbacks from overhead utility lines.
- Landscape planting shall not interfere with light poles, fire hydrants, electrical/mechanical equipment access, signs, drainage structures, etc. Bring to the attention of Landscape Architect any conflicts.

L. ROOT BARRIERS

- Root barriers will be installed to protect building foundations, curbing, walkways, paved areas, roadway base material and utilities from existing large trees or proposed new trees that are within 5' of existing or new approved construction or as may be deemed necessary as job progresses.
- Mechanical Root barriers will be used for large existing Canopy Trees and chemical type barriers will be used for new trees.
- Mechanical Root barriers will be "DeepRoot" and Chemical Root barriers will be "Biobarrier". Substitutions must be of approved equal or better quality.
- Root barriers will be installed per manufacturer specifications.
- Root barrier depths will be determined by the manufacturer recommended depth chart and as required by on-site conditions in a case by case basis as deemed necessary by Landscape Architect / ISA Arborist and Landscape Inspector.

M. LANDSCAPE BACKFILL & SOIL AMENDMENT

- All building construction material and foreign material shall be removed from the planting areas and replaced with 70/30 mix (70% sand / 30% organic compost) or amend existing soils per section H.2.
- Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and shrubs, the top 6" of all shrubs and ground cover beds and top 2" of all grassed areas. This soil shall be filled into the existing soil after the existing soil has been cleaned of all undesirable foreign materials. Recycled compost is encouraged as a soil amendment alternative. Planting soil to be weed free.
- Planting backfill for palms shall be clean coarse native sand unless specified elsewhere.
- Do not allow air pockets to form when backfilling. All trees shall be watered-in utilizing water probe or a tree bar.

N. PLANT SIZE & QUALITY

- All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size if both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance.
- Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the discretion of Landscape Architect; if so, root bound and/or circling roots shall be removed and root ball must be proportionate to Tree / Palm.
- U.O.N. All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- Use nursery grown plant materials that complies with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nursery Plants".
- All trees and palms shall be free of open wounds and unsightly visible scars.
- All substitutions must be approved by the governing authority if it is required Canopy and by Landscape Architect / Owner if supplementary acceptable.
- Contractor shall comply with Federal, State, and Local laws and regulations pertaining to the inspection for plant disease and insect infestation.
- Trees, palms, shrubs, ground covers: Plant species and sizes shall conform to those indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants parts 1 and 2, latest edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise. All plants shall be Florida grade number 1 or better as determined by the Florida Division of Plant Industry and tightly knit plant, so trained or favored in its development that first appearance is unquestionable and it is outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and palms shall be uniform in size and shape. All materials shall be subject to approval by the Landscape architect. Plants shall be pruned only upon the approval of the Landscape Architect.
- All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops of good quality and be in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.
- Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting shock.
- Root suckers on any tree are not acceptable and must be properly pruned.
- Contractor shall coordinate with Landscape Architect and Owner to obtain prior approval for the selection of the specific specimens of all palms and any trees of more than six feet in height. Contractor to supply photograph of trees prior to purchase and installation.

O. PLANTING NOTES

- At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent.
- All synthetic burlap, synthetic string or cords, or wire baskets shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are back filled.
- All "groundcover" requires 75% coverage and 100% within 3 months of installation. Bring to the attention of Landscape Architect in writing before commencing if this is not achievable with the design.
- Set tree no deeper than it was in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade.
- All trees/palms shall be planted so the top of the root ball, root fair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade.
- All trees and palms shall be braced / staked per accepted standards by the Florida Nursery, Growers & Landscape Association (FNGLA). Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
- All trees, new or relocated, to be staked and guyed as detailed.
- Layout shrubs to create a continuous smooth front line and fill in behind with triangular spacing.
- Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1" wider than the spread of roots and 3" deeper than required for positioning at proper height. Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch.
- Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details.
- All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides by landscape shrubs.
- Contractor shall not mark or scar trunks in any fashion.
- When requested by Landscape Architect, demonstration of healthy root system if not previously approved, can include tree removal and re-installation for inspection at no additional cost to the owner.
- Remove rejected Plant material from the Site immediately and replace with acceptable plants.

P. FERTILIZATION

- All Fertilization shall comply with state fertilization laws. Fertilization shall be Agriform "20-10-5 Plus minors" or similar approved slow-release tablets applied per manufacturer suggested application rate chart:

Agriform® 21-gm Tablets (SKU# 90026"; 500 tablets/case)

NEW Tree / Shrub Container Size

1 Gal 2 Gal 3 Gal 5 Gal 7 Gal 15 Gal 24" Box

Installation: 1 1 to 2 2 to 3 2 to 3 3 to 5 7 to 10 15 to 24

- Place plant in the hole and backfill to halfway point.
  - Do not place tablets in the bottom of the planting hole.
  - Place Agriform Tablets in the hole about 1to 2 inches away from root tips.
  - Finish filling the hole around the plant to grade level.
- SCOTTS: 1-800-492-8255 or visit www.scottspro.com

Q. SOD

- All areas disturbed during construction shall be sodded with St. Augustine 'Seville' unless otherwise noted.

- These disturbed areas shall have proper irrigation established or re-established if they were disrupted or non-functional. The contractor shall have proper irrigation established or re-established if they were disrupted or non-functional.
- Landscape Contractor to supply and install 2" soil layer 50/50 mix blanket for all new sod areas.
  - All open areas not covered by trees, palms, shrubs, vines, ground covers or existing sod in good condition to remain, shall receive Stenotaphrum Secundatum, St. Augustine 'Seville' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. Sod shall be strongly rooted, free from weed, fungus, insects and disease. Contractor shall be paid by the total sodded area x the unit price submitted (field verified).
  - Sod shall be machine stripped no more than 24 hours prior to laying.
  - Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work lifted soil mix into minor cracks between pieces of sod and remove excess soil deposits from sodded areas. Sod on slopes greater than 3:1 shall be immediately staked after planting.

R. SUBMITTALS

- Submit 1 gallon container of all planting media for landscape architect review. Samples to include specified planting mix, topsoil, container planting mix (if applicable) and mulch.
- Submit representative nursery photos of all Trees and Palms for review prior to delivery to the site. Include scale for height.
- Submit representative nursery photos of all shrub and groundcover material for review prior to delivery to the site.

S. INSPECTION & ACCEPTANCE

- Notify the governing Agency if required and Landscape Architect of commencement.
- Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection and approval by the Landscape Architect prior to final installation.
- There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall ensure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.
- Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.
- No substitution of plant material, type or sizes will be permitted without prior written authorization from the Landscape Architect and owner.
- To obtain final payment, Contractor must provide release of all mechanic's liens and material liens.

T. MULCH

- All planting beds shall be mulched to a depth of 3" with an organic mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be contained in the mulch. The contractor shall provide certification if requested or proof that all mulch is free of heavy metals or similar environmental contaminants.
- Shredded approved organic mulch to be used beyond trunk in all directions and throughout all hedges and plant material.
- All trees in sodded areas shall have a clean cut 4" diameter mulch ring.
- Preferred mulch is shredded melaleuca. Cypress, red, gold and green mulch is prohibited.
- All mulch shall have a minimum 3" separation from the trunk of the tree/palm trunk to avoid rotting.

U. WATERING

- All plant material shall be watered in thoroughly at the time of planting.
- It is the sole responsibility of the Landscape Contractor to ensure that all new plantings receive adequate water during the installation and until completion of contract. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to ensure proper plant establishment and development and shall be provided by Contractor as a part of this contract.

V. CLEAN UP

- The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.
- The contractor is responsible for mowing the entire project during planting and establishment periods, based on mowing project once a month from October to April, and twice a month from April to October (During installation and plant establishment only and until final inspection and owner accepts and takes ownership).
- Any excess soil, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
- The Landscape Contractor shall at all times keep the premises free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.

W. MAINTENANCE

- Landscape Contractor to return to job site 12 months after tree bracing and remove all tree braces. Owner may choose to retain 5% of payment to ensure compliance.
- The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by landscape architect. Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.
- Trees and shrubs shall be maintained to keep clearance of stop signs and safety clearance for visibility at traffic intersection.

X. GUARANTEE & REPLACEMENT

- By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis. "Plants" includes all trees, palms, shrubs, grass and other plants provided or planted by Contractor.

Y. MISCELLANEOUS

- All work to be done in a professional manner.
- No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.
- These notes shall be an integral part of the contract of Contractor and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.

Z. ABBREVIATIONS IN NOTES AND PLANS

- UNO = Unless Otherwise Noted  
L A = Landscape Architect  
S.F. = Square Feet  
STD = Standard (single trunk)  
B&B = Balled and Burlapped  
BLDG DEP = Building Department  
RFI = Request for Information  
FPL= Florida Power & Light  
C.O. = Certificate of Occupancy  
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DELRAY BEACH  
SEABOARD  
AIRLINE RAILWAY  
STATION  
RESTORATION/  
RECONSTRUCTION  
BID PACKAGE 2  
- RESTORATION/  
RECONSTRUCTION  
80 DEPOT  
Delray Beach, Florida 33131

OWNER:  
CITY OF DELRAY  
BEACH  
100 NW 1st STREET  
DELRAY BEACH, FL 3344

NO.	REVISIONS/SUBMISSIONS	DATE
	ISSUE FOR PERMIT	01/28/2022
1	ADDENDA 2	05/04/2022
2	BUILDING DEPARTMENT COMMENTS	06/29/2022
3	BUILDING DEPARTMENT COMMENTS 02	07/27/2022

PROJECT TEAM

**R. HEISENBOTTLE**  
ARCHITECTS  
2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799 FAX: 305/446-9275  
FLORIDA REGISTRATION NUMBER: AR 0010865

**KEITH AND ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LANDSCAPE ARCHITECTS  
5040 NW 7th Street - Suite 820  
Miami, Florida 33126  
TEL: (305) 461-3450 FAX: (305) 461-3650

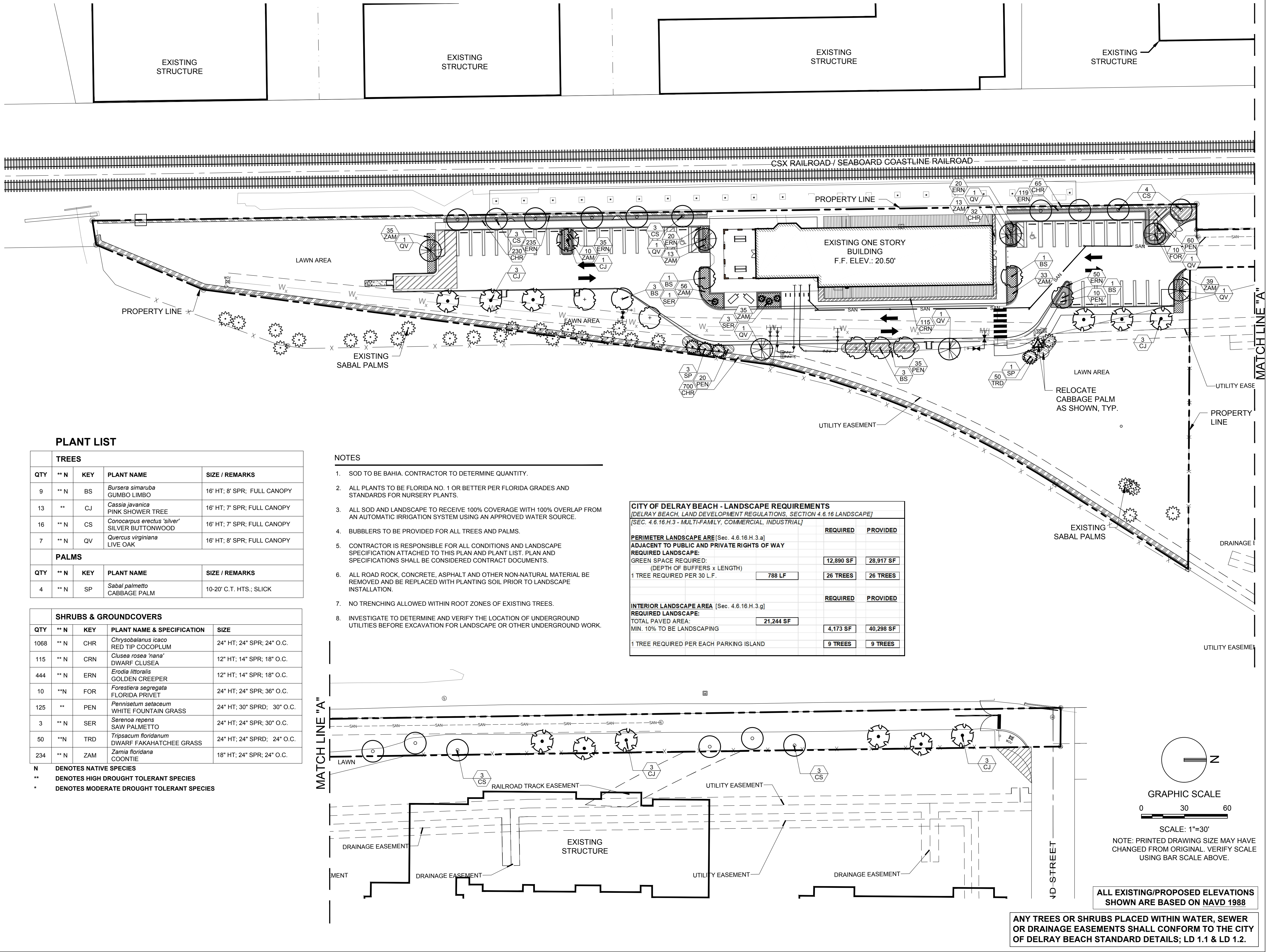
**DOUGLAS WOOD ASSOCIATES, INC.**  
STRUCTURAL ENGINEER  
5040 NW 7th Street - Suite 820  
Miami, Florida 33126  
TEL: (305) 461-3450 FAX: (305) 461-3650

**JALRW ENGINEERING GROUP, INC.**  
MECHANICAL ELECTRICAL AND PLUMBING ENGINEERS  
2510 NW 97th Avenue, Suite 220  
Miami, FL 33172  
Tel (305) 594-0660/Fax (305) 594-0907

SHEET TITLE

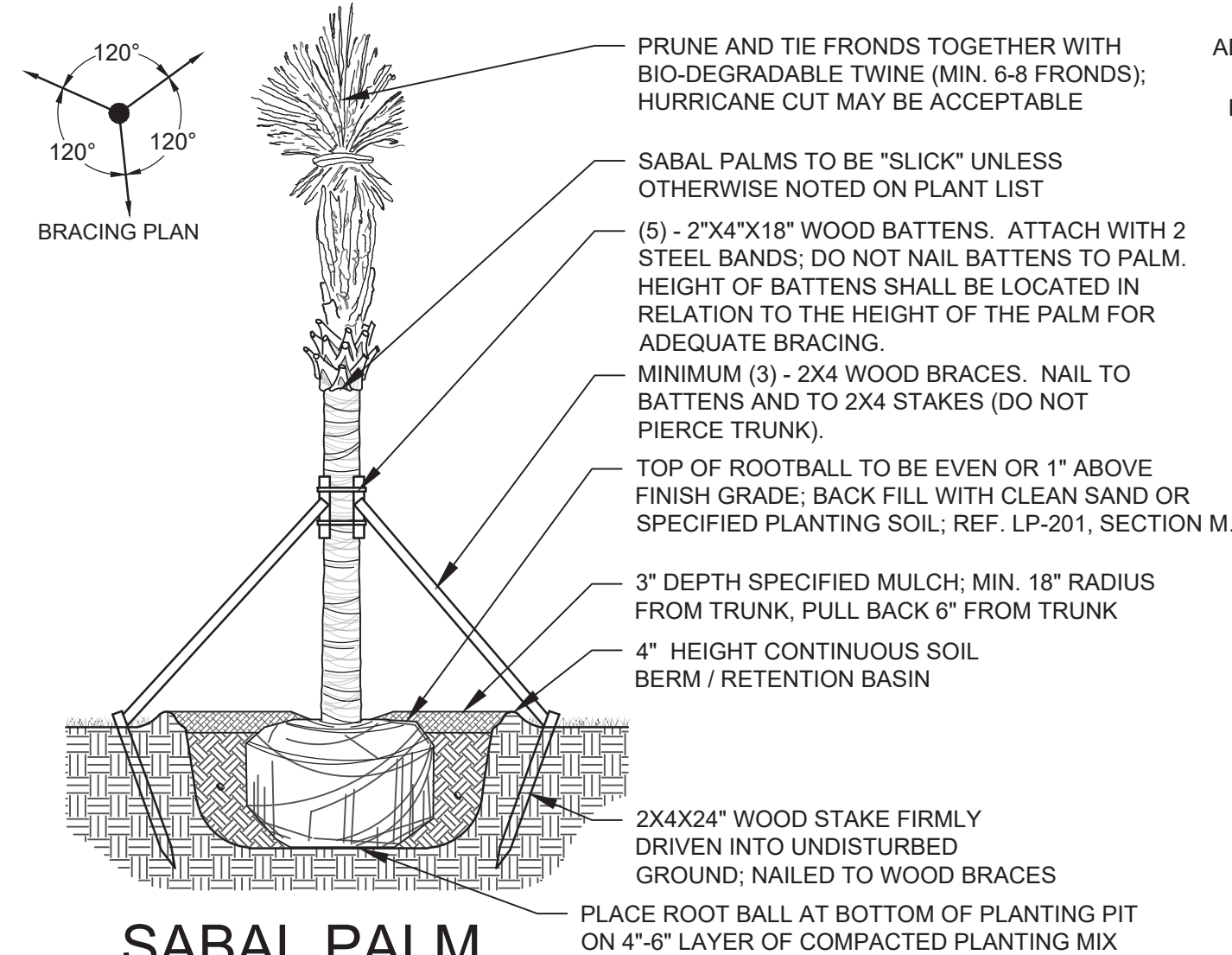
LANDSCAPE PLAN

SEAL	PROJECT NO.	20-3495
	DRAWING NO.	LP-101
MICHAEL J. PHILLIPS, R.L.A. FLORIDA REG. NO. LA0001540		

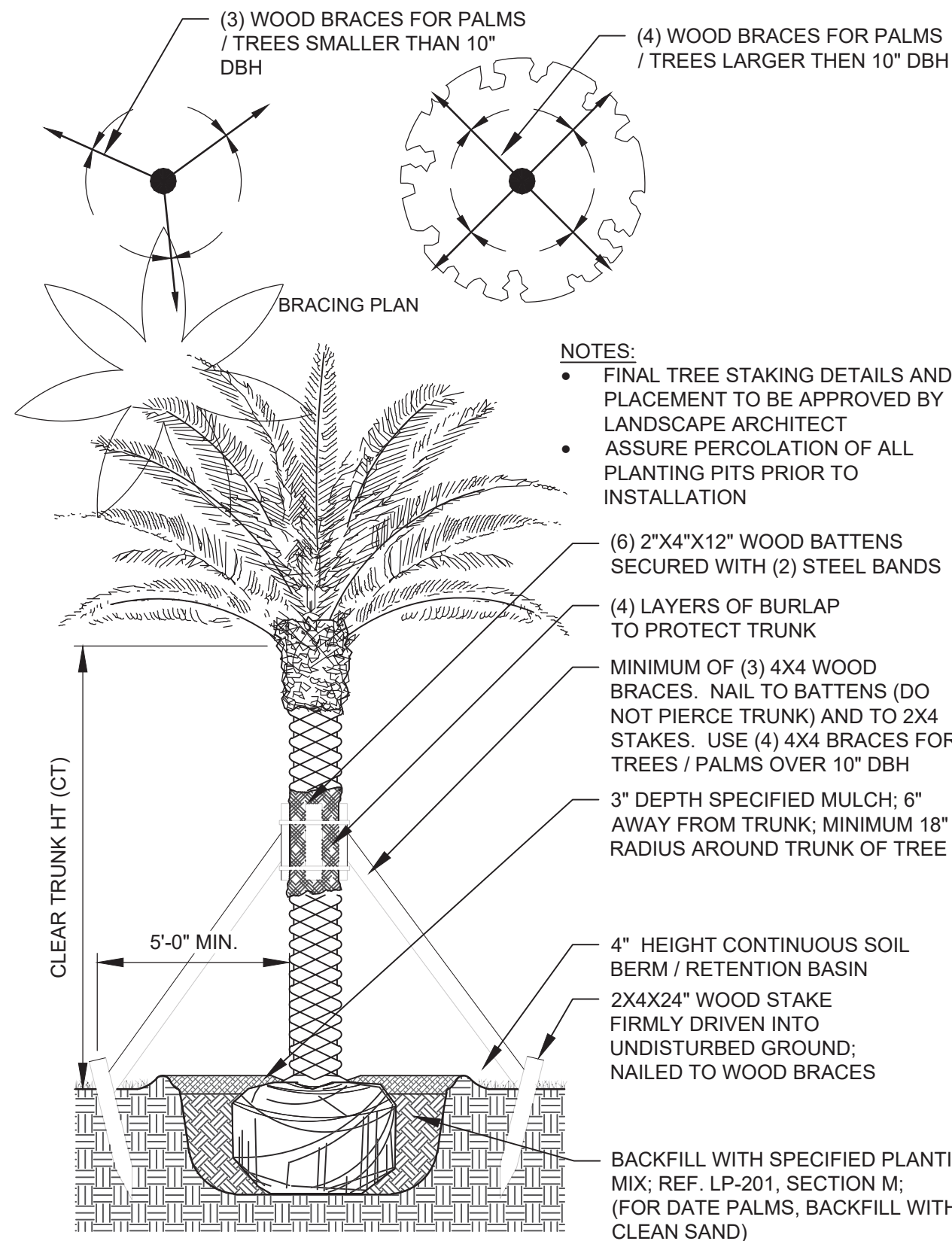




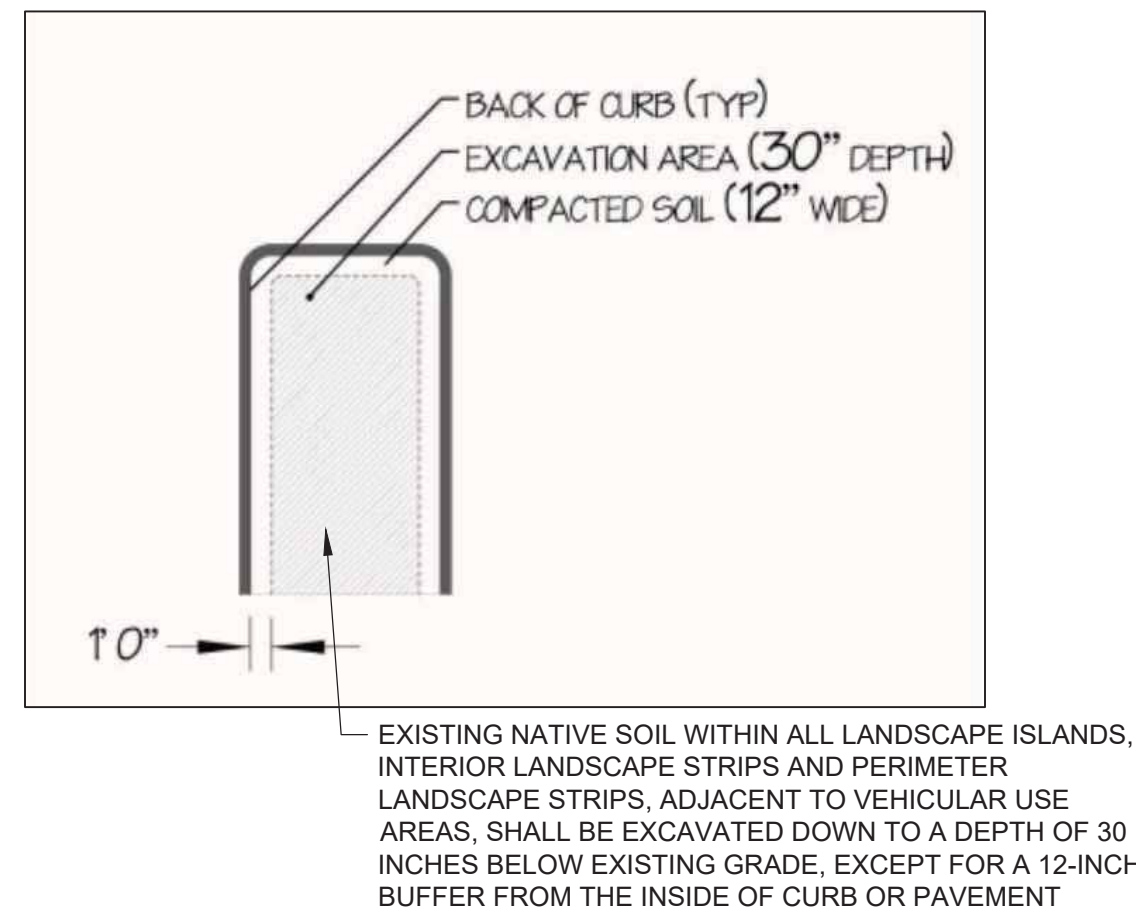
- NOTE:
- REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS.
  - ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.



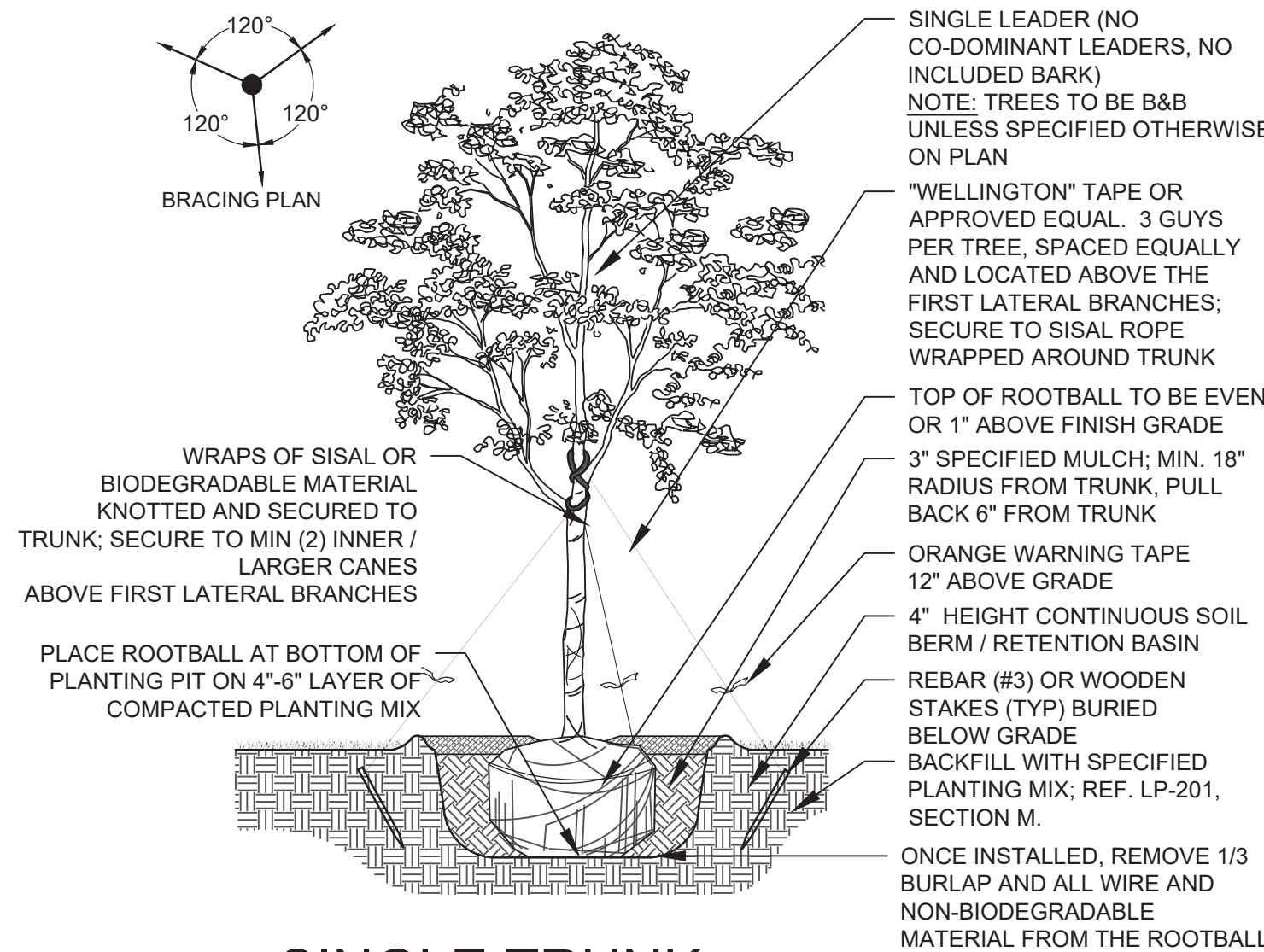
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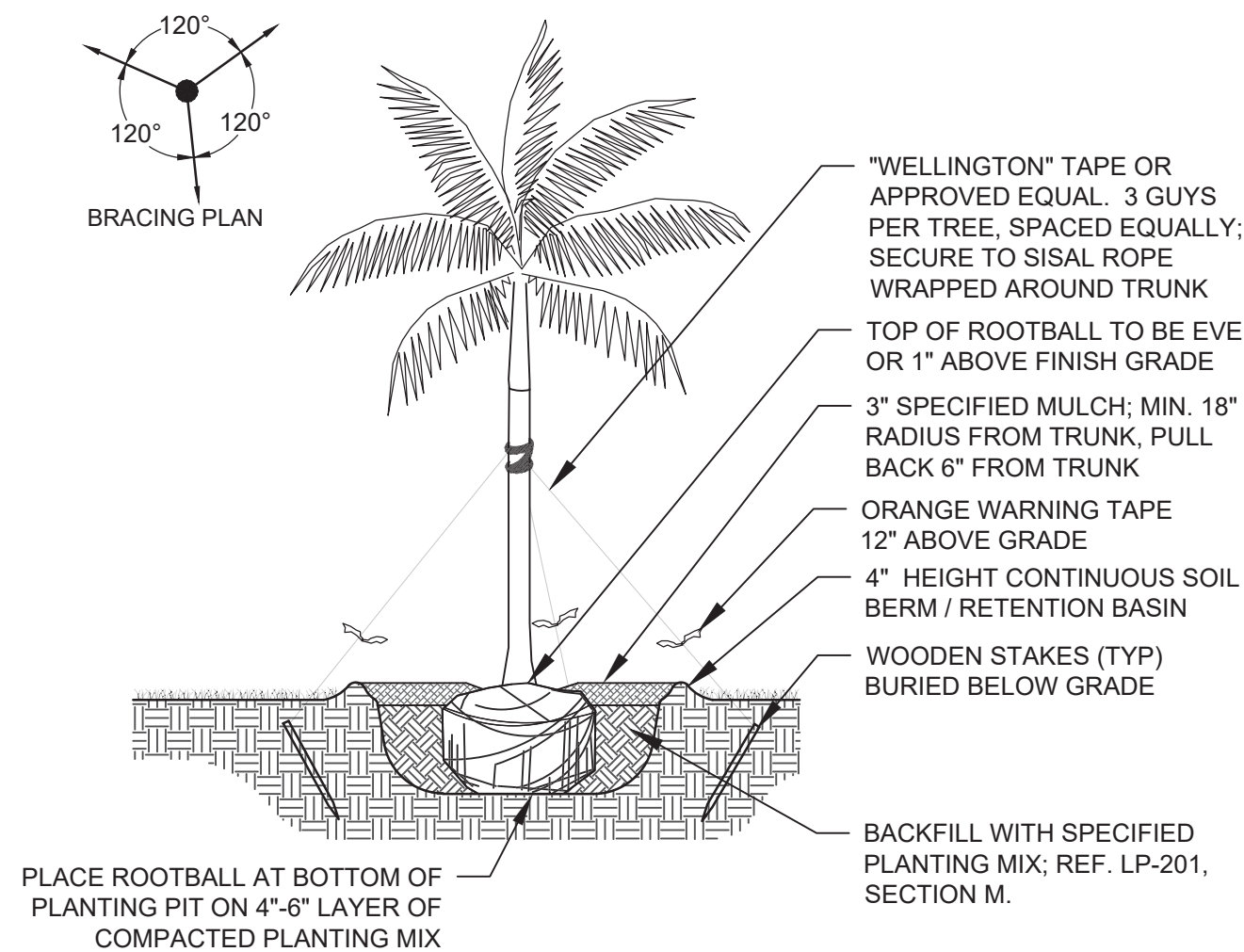
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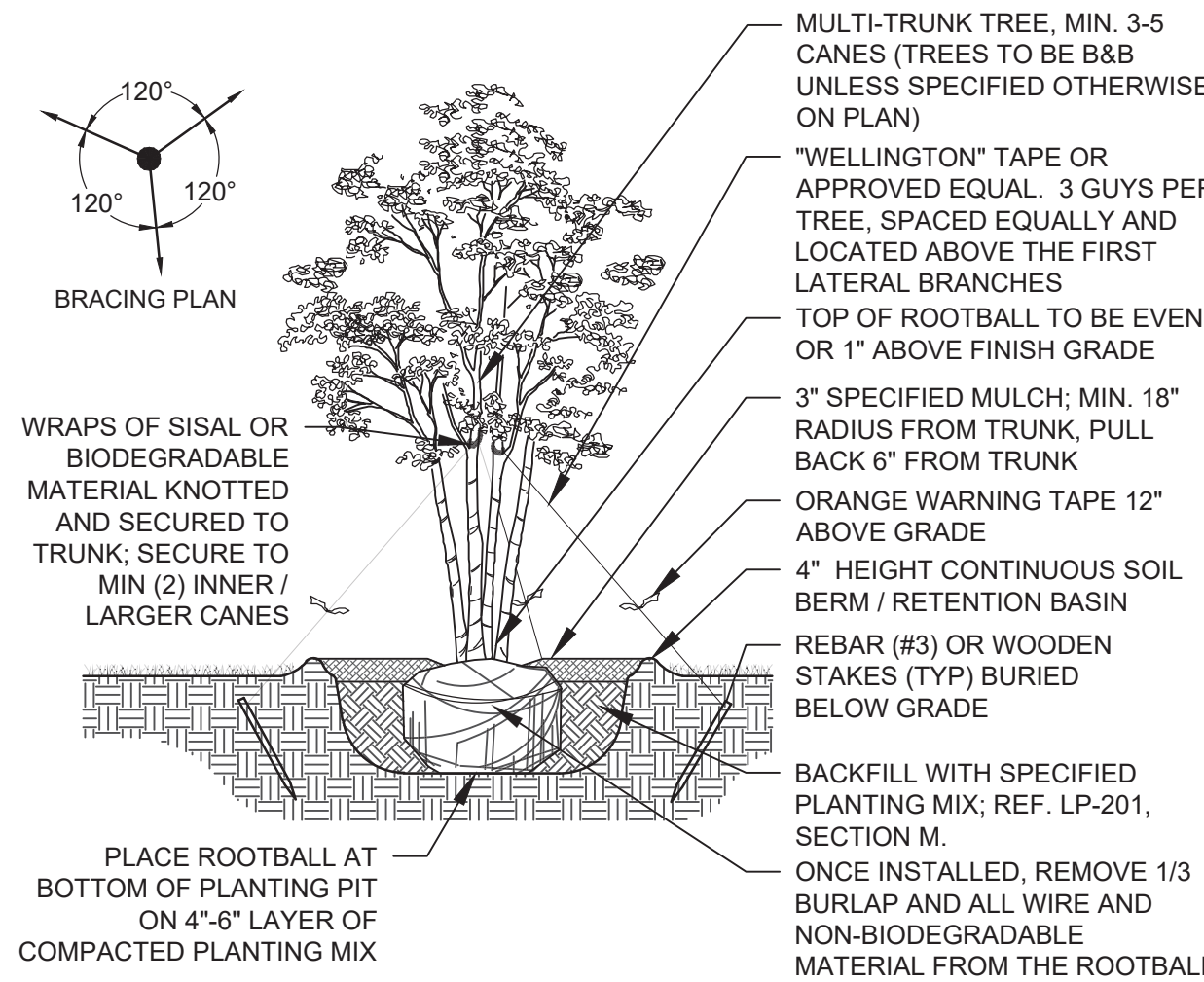
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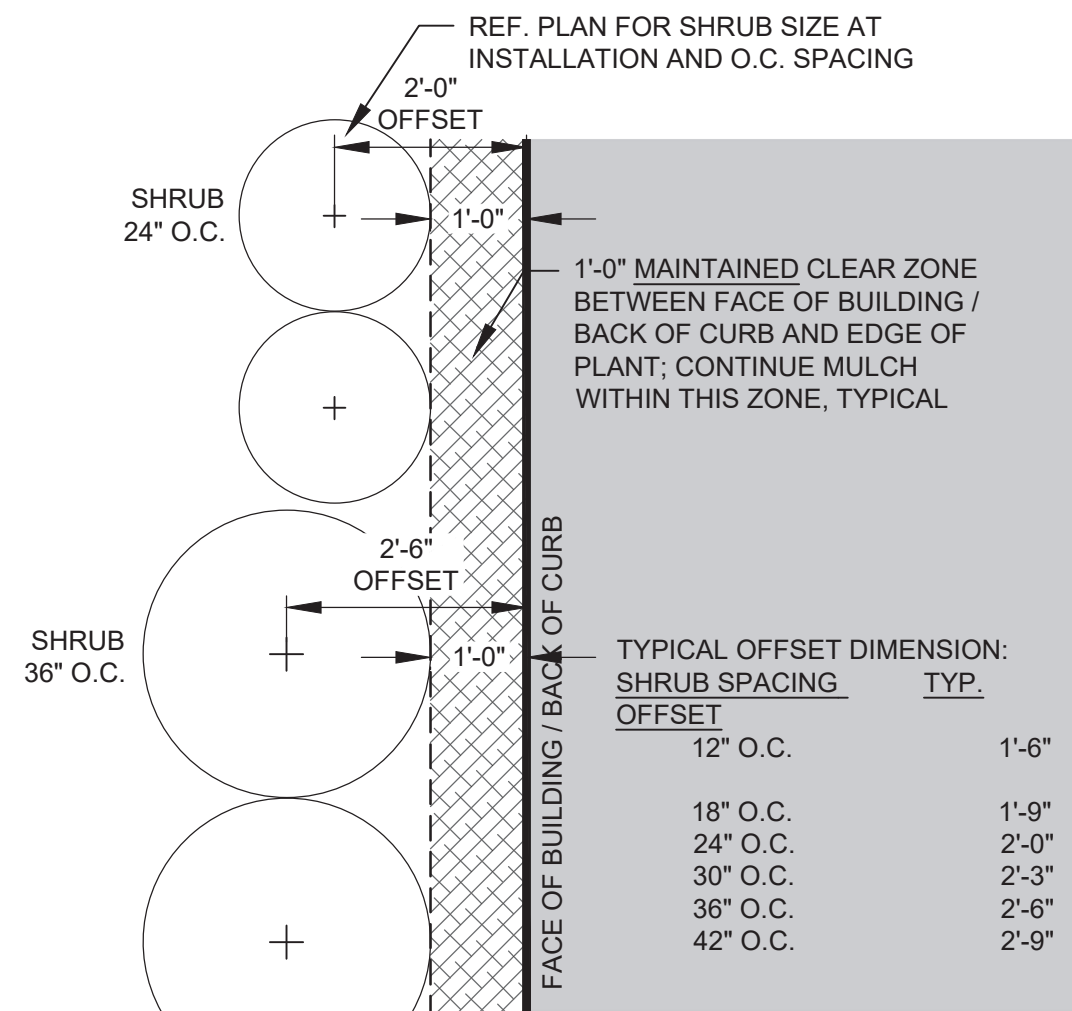
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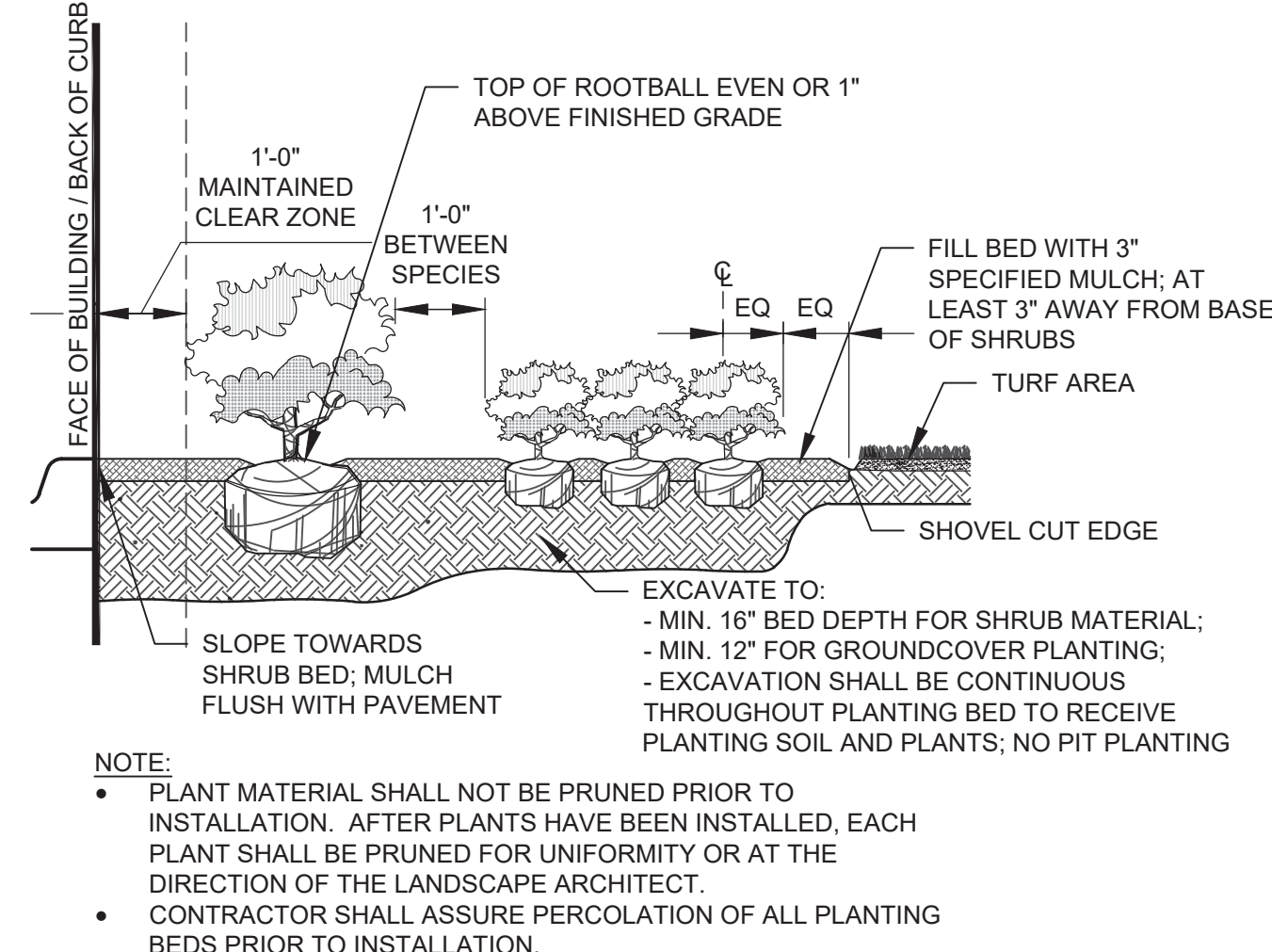
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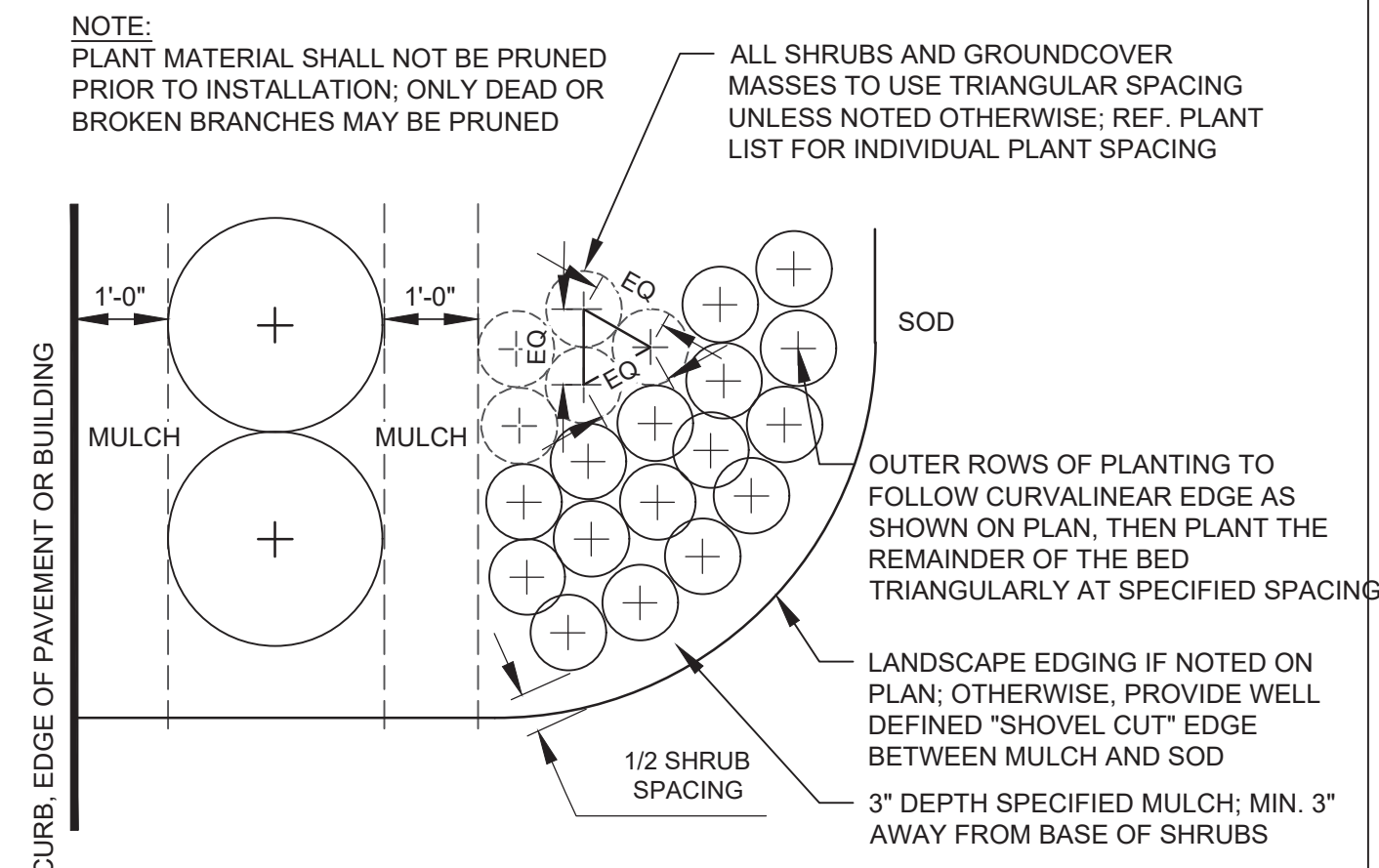
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ALL EXISTING/PROPOSED ELEVATIONS SHOWN ARE BASED ON NAVD 1988

ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2.



DELRAY BEACH  
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SHEET TITLE

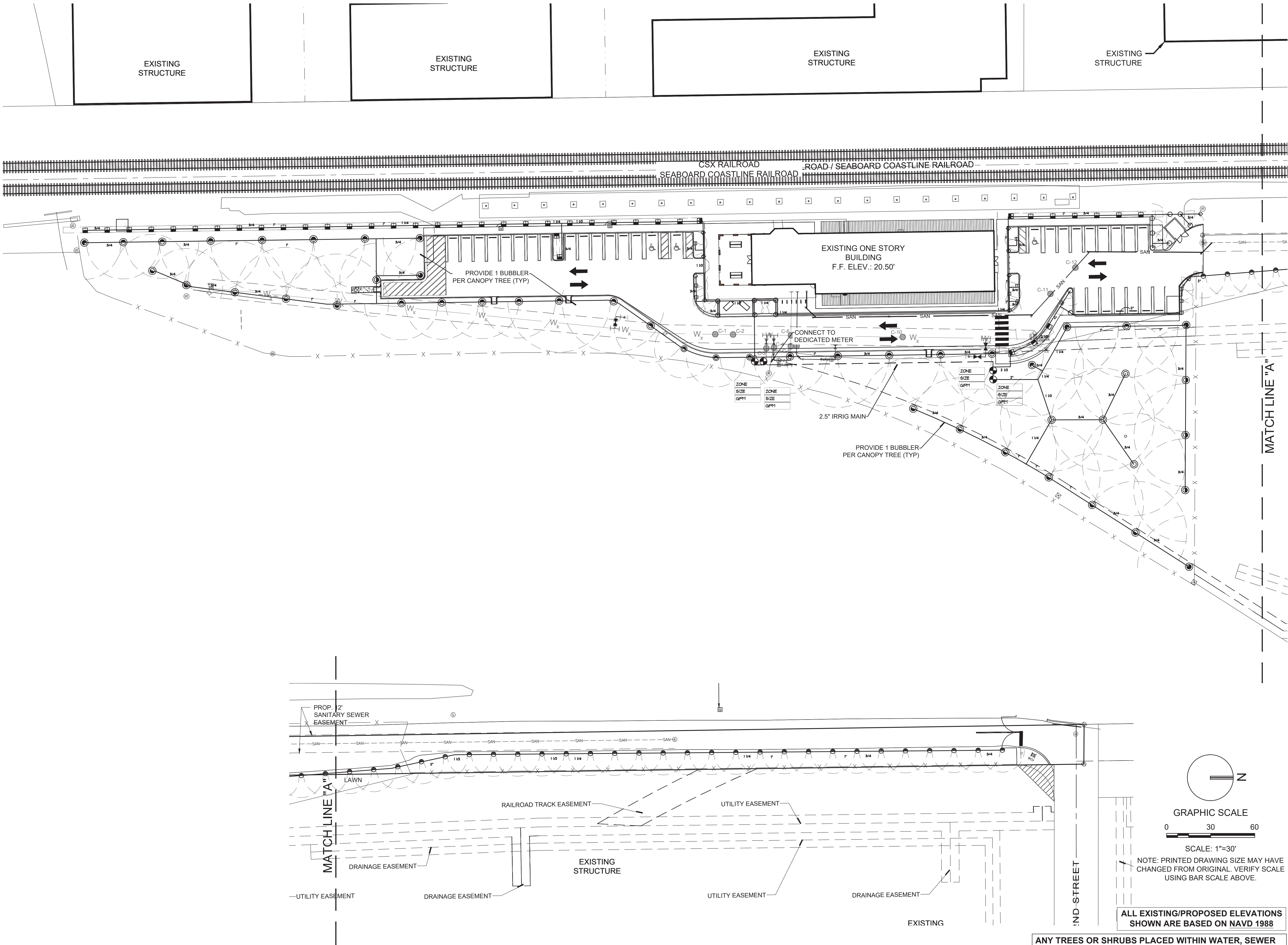
#### LANDSCAPE DETAILS

SEAL	PROJECT NO.	20-3495
	DRAWING NO.	

LP-501

MICHAEL J. PHILLIPS, R.L.A.  
FLORIDA REG. NO. LA0001540





03060

GRAPHIC SCALE

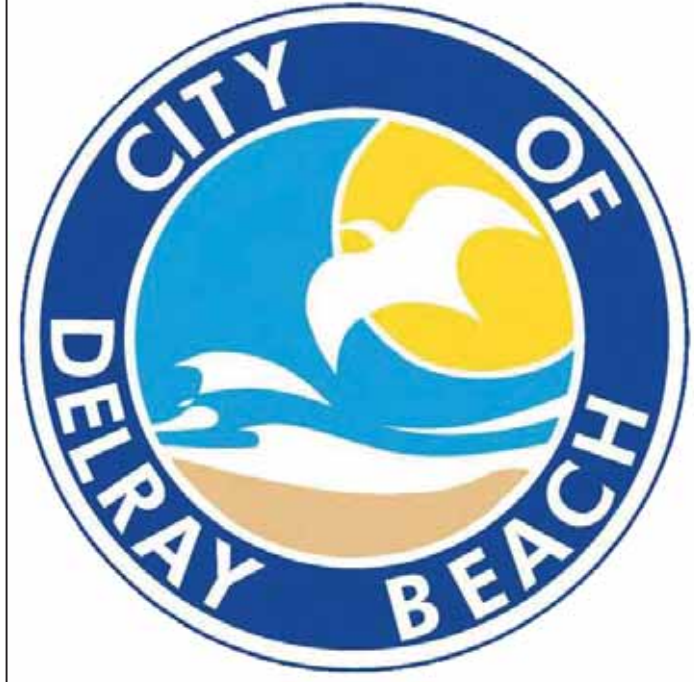
03060

SCALE: 1"=30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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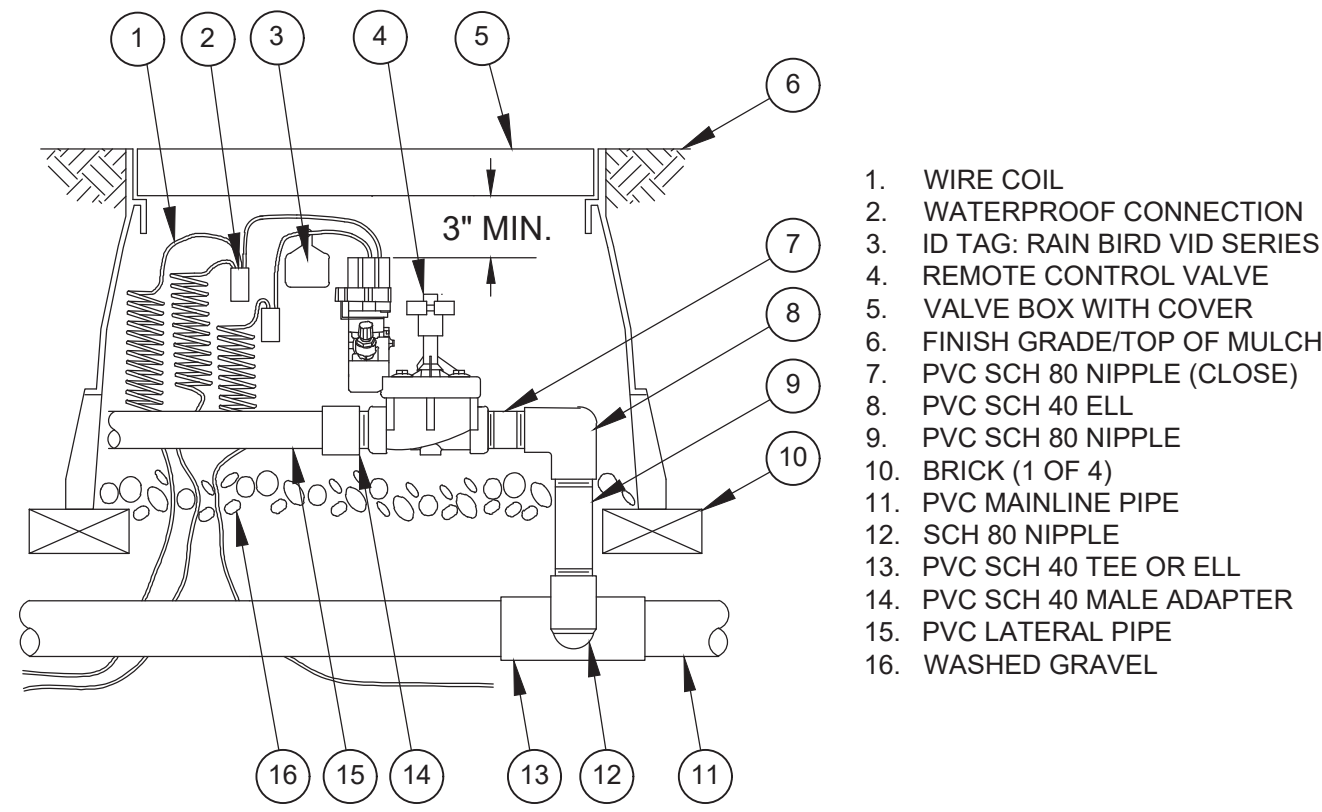
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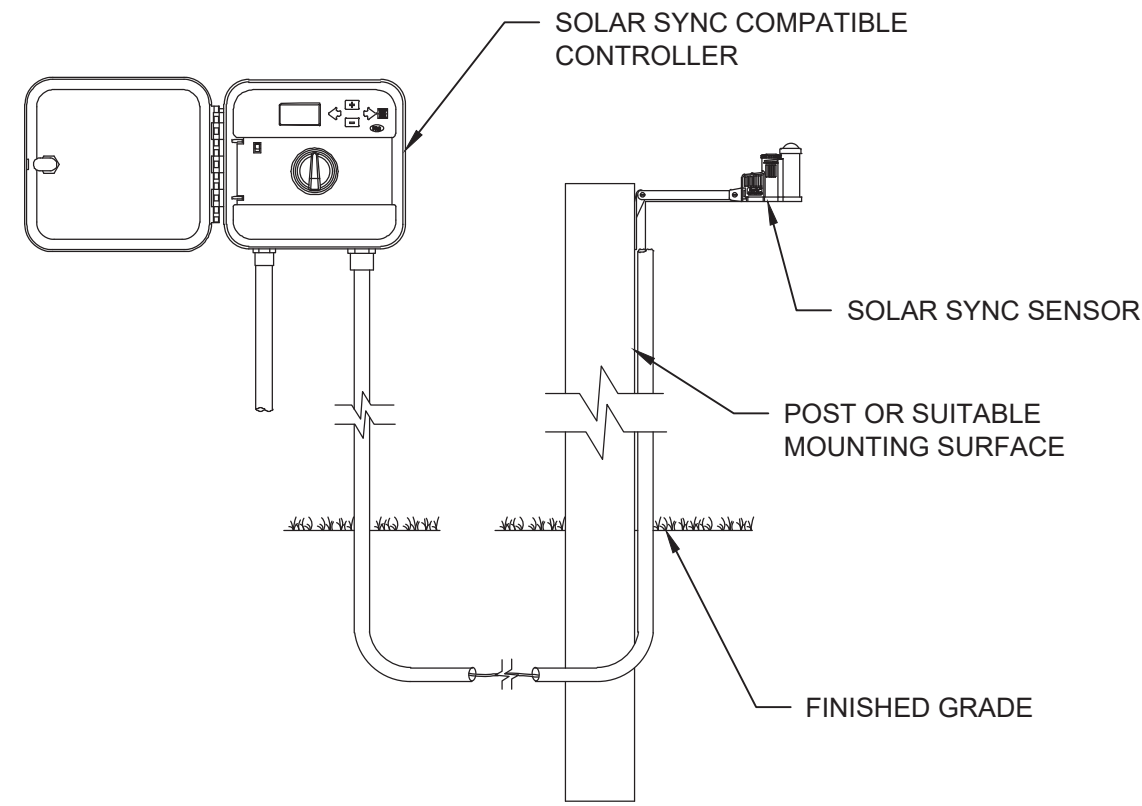
IRRIGATION PLAN

SEAL	PROJECT NO.	20-3495
	DRAWING NO.	LI-101
MICHAEL J. PHILLIPS, R.L.A. FLORIDA REG. NO. LA0001540		





**06** ELECTRIC ZONE VALVE/BOX  
PLAN NOT TO SCALE



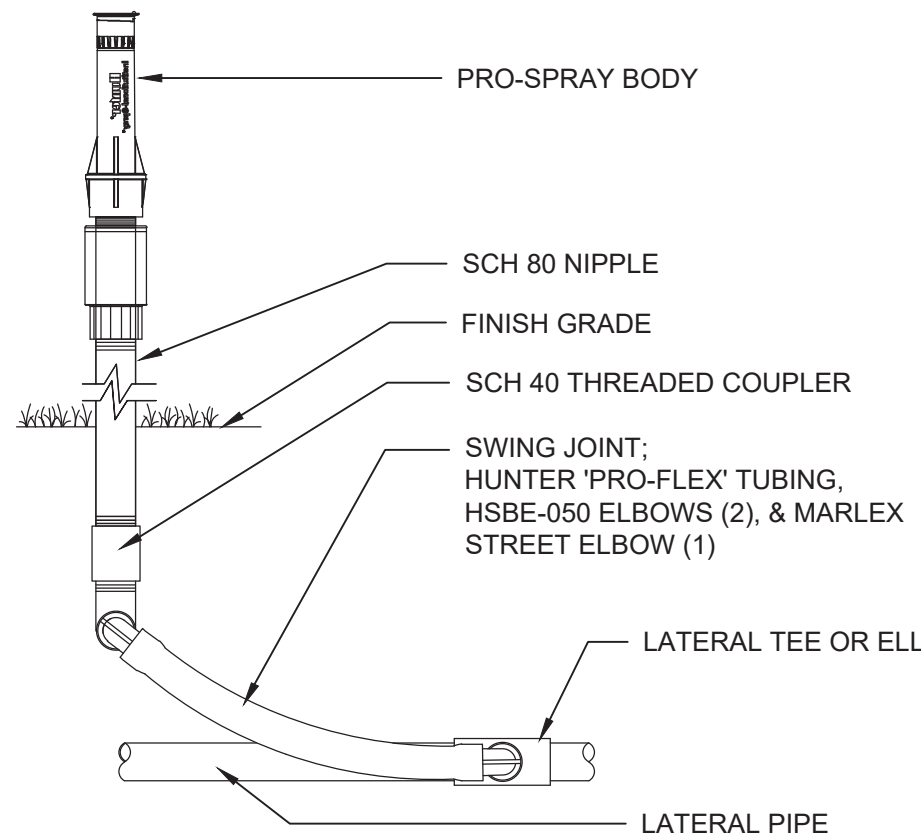
**03** SOLAR SYNC W/WALL MOUNT CONTROLLER  
SECTION NOT TO SCALE

## IRRIGATION SCHEDULE

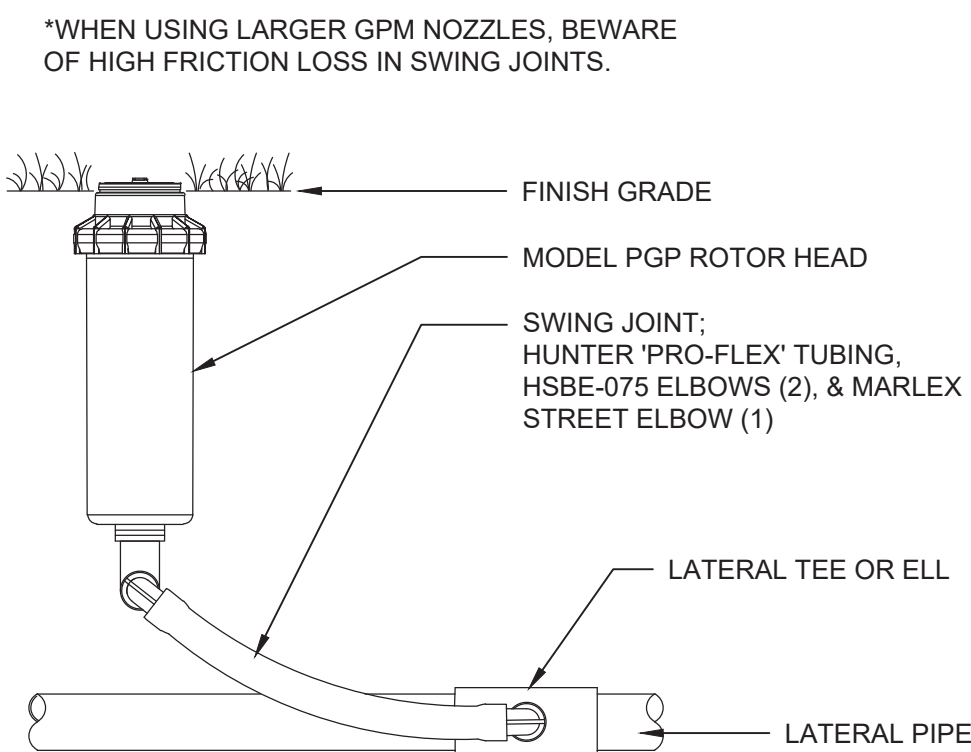
SYMBOL	DESCRIPTION
	POP-UP ROTOR HEAD EQUAL TO HUNTER PGP -ADJUST NOZZLE FOR 100% COVERAGE
	POP-UP IRRIGATION AREA EQUAL TO RAINBIRD ESP-ME WITH THE FOLLOWING NOZZLES: (12' POP-UPS TO BE USED IN GROUND COVER BEDS)
	15' SERIES NOZZLE.
	12' SERIES NOZZLE.
	10' SERIES NOZZLE.
	8' SERIES NOZZLE.
	1500T
	1500T
	SHRUB SPRAY
	1502-SBH 5 GPM BUBBLER
	ELECTRONIC ZONE VALVE EQUAL TO RAINBIRD FEB, SIZE AS NOTED ON PLAN, IN AMETEK OR CARSON 12"x18" VALVE BOX
	AMES BRASS GATE VALVE, SAME SIZE AS MAIN LINE, IN 6" SCH 40 PVC COLLAR EXTENSION AND VALVE BOX.
	PROGRAMMABLE IRRIGATION CONTROLLER EQUAL TO RAINBIRD ESP-ME CONTROLLER W/FLOW VALVE IQ SYSTEM & 1 YR MASTER VALVE - PROVIDE RAIN SENSOR (ET SENSOR - OPTIONAL)
	SLEEVES: SCH 40 PVC OR RATED EQUAL CLASS. SLEEVES TO BE MIN. 24" - MAX. 36" DEEP
	MAIN LINE: SCH 40 PVC WITH SCH 80 PVC FITTINGS AND THRUST BLOCKS AT STRESS POINTS. SIZE PER PLAN.
	LATERAL PIPING TO BE PVC SCH 40 PVC FITTINGS AND GLUE JOINTS AS PER SPECIFICATIONS

### IRRIGATION NOTES:

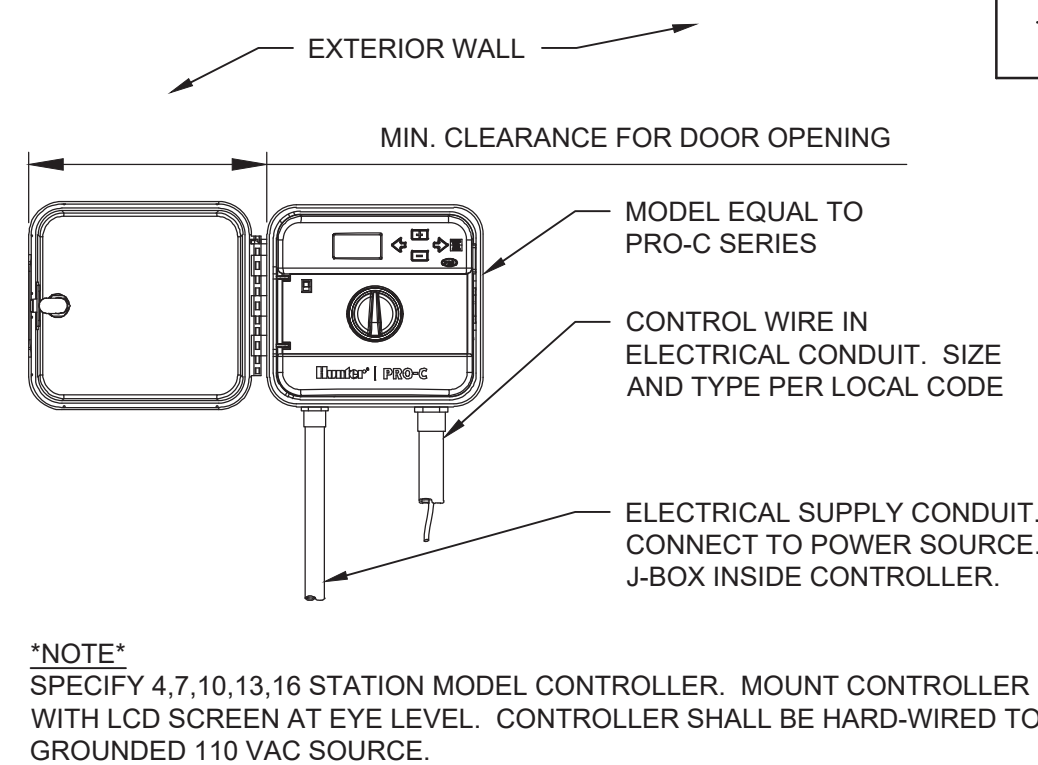
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
- IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITY PROVIDERS TO VERIFY LOCATIONS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
- VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
- PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
- THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
- ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
- SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURBED ROADWAYS.
- ALL SLEEVEING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
- CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
- PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
- ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
- SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
- WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
- IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 100% OVERLAP MIN. PROVIDE BUBBLERS FOR ALL NEW AND RELOCATED TREES AND PALMS.
- RUST CONTROL SYSTEM TO BE INSTALLED WITH PUMP STATION (IF FROM WELL).
- THE IRRIGATION SYSTEM IN THE RIGHT-OF-WAY IS TO INCORPORATE LOW TRAJECTORY SPRAY HEADS TO MINIMIZE OVERSPRAY.
- AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE. E SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.



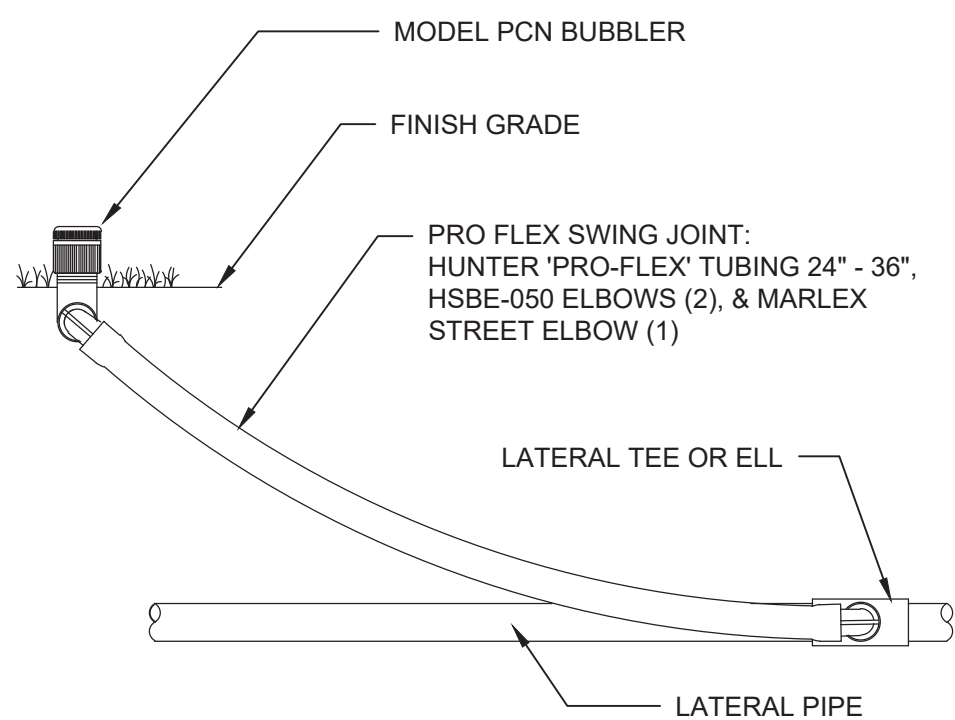
**08** HUNTER IRRIGATION DETAIL  
SECTION NOT TO SCALE



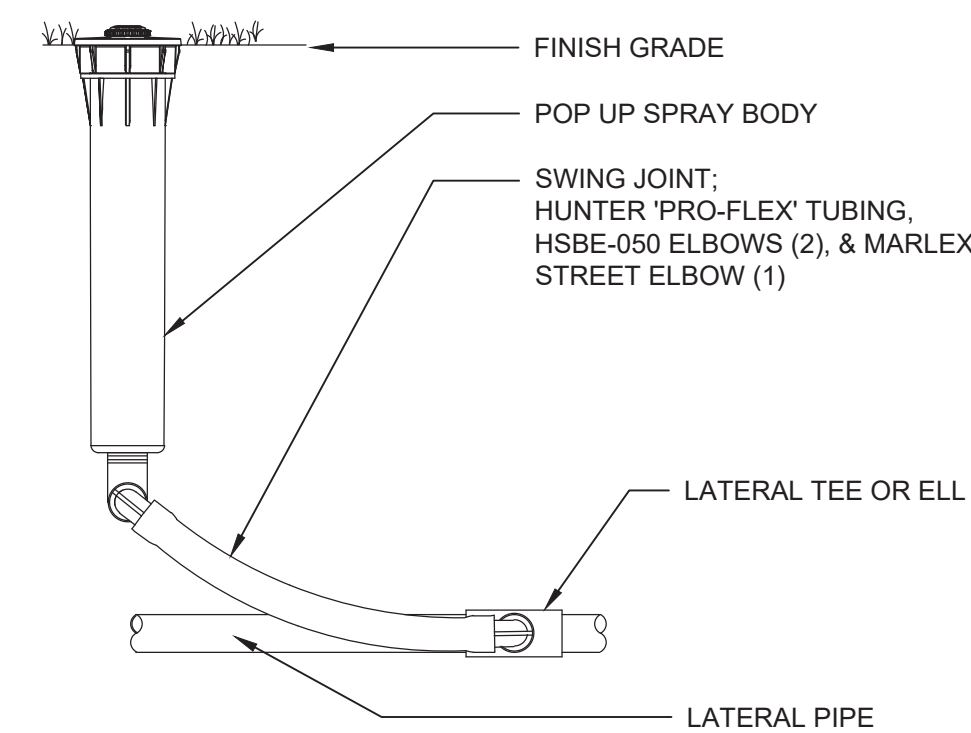
**05** HUNTER IRRIGATION DETAIL  
SECTION NOT TO SCALE



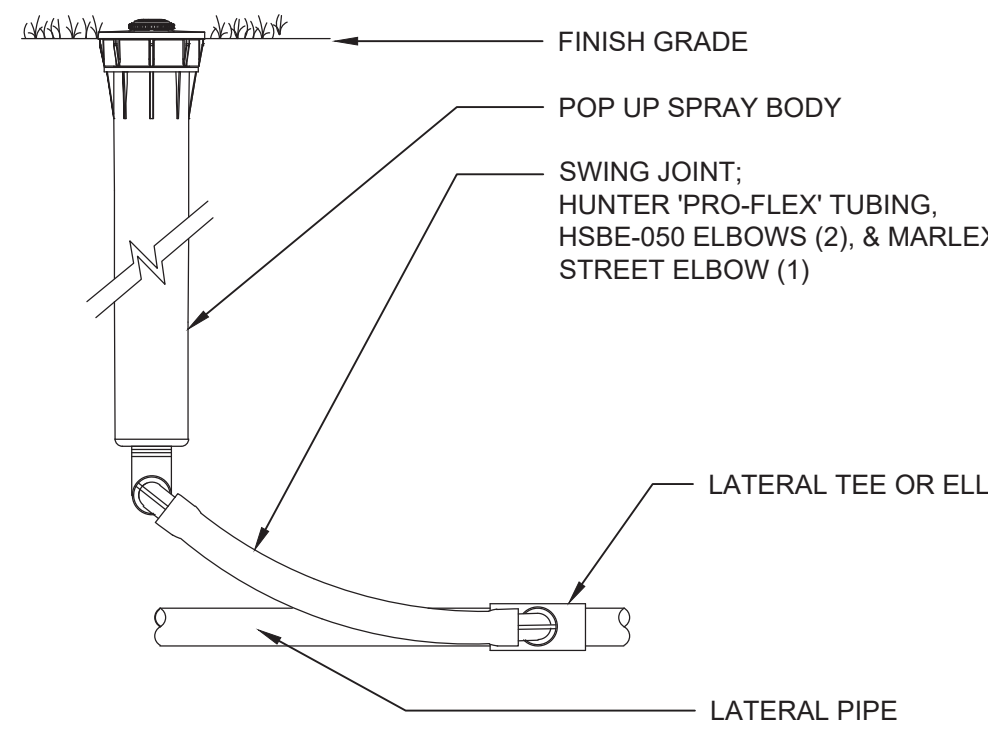
**02** HUNTER IRRIGATION DETAIL  
SECTION NOT TO SCALE



**07** HUNTER IRRIGATION DETAIL  
SECTION NOT TO SCALE



**04** HUNTER IRRIGATION DETAIL  
SECTION NOT TO SCALE



**01** HUNTER IRRIGATION DETAIL  
SECTION NOT TO SCALE



DELRAY BEACH  
SEABOARD  
AIRLINE RAILWAY  
STATION  
RESTORATION/  
RECONSTRUCTION  
BID PACKAGE 2  
- RESTORATION/  
RECONSTRUCTION  
80 DEPOT  
Delray Beach, Florida 33131

OWNER:

CITY OF DELRAY  
BEACH  
100 NW 1st STREET  
DELRAY BEACH, FL 3344

NO.	REVISIONS/SUBMISSIONS	DATE
	ISSUE FOR PERMIT	01/28/2022
	ADDENDUM 2	05/04/2022
	BUILDING DEPARTMENT COMMENTS	06/29/2022

### PROJECT TEAM

**RJ HEISENBOTTLE**  
ARCHITECT  
2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799 FAX: 305/446-9275  
FLORIDA REGISTRATION NUMBER: AR 0010865

KEITH AND ASSOCIATES, INC.  
CIVIL ENGINEERS AND LANDSCAPE ARCHITECTS  
5040 NW 7th Street - Suite 820  
Miami, Florida 33126  
TEL: (305) 461-3450 FAX: (305) 461-3650

DOUGLAS WOOD ASSOCIATES, INC.  
STRUCTURAL ENGINEER  
5040 NW 7th Street - Suite 820  
Miami, Florida 33126  
TEL: (305) 461-3450 FAX: (305) 461-3650

JALRW ENGINEERING GROUP, INC.  
MECHANICAL ELECTRICAL AND PLUMBING ENGINEERS  
2510 NW 97th Avenue, Suite 220  
Miami, FL 33172  
Tel (305) 594-0660/Fax (305) 594-0907

SHEET TITLE

### IRRIGATION DETAILS

SEAL	PROJECT NO.	20-3495
	DRAWING NO.	

**LI-501**

MICHAEL J. PHILLIPS, R.L.A.  
FLORIDA REG. NO. LA0001540

# PLANT LIST

## TREES

QTY	Revised QTY	Diff.	** N	KEY	PLANT NAME	SIZE / REMARKS
13	9	-4	** N	BS	<i>Bursera simaruba</i> GUMBO LIMBO	16' HT; 8' SPR; 4" c.; FULL CANOPY
7	13	6	**	CJ	<i>Cassia javanica</i> PINK SHOWER TREE	16' HT; 7' SPR; 4" c.; FULL CANOPY
1	0	-1	** N	CE	<i>Conocarpus erectus</i> GREEN BUTTONWOOD	16' HT; 7' SPR; 4" c.; FULL CANOPY
16	0	-16	** N	PE'	<i>Pinus eliottii</i> SLASH PINE	16' HT; 7' SPR; 4" c.; FULL CANOPY
18	0	-18	** N	PE	<i>Pinus eliottii</i> SLASH PINE	10' HT; 5' SPR; 2" c.; FULL CANOPY
16	7	-9	** N	QV	<i>Quercus virginiana</i> LIVE OAK	16' HT; 8' SPR; 4" c.; FULL CANOPY
3	0	-3	**	TI	<i>Tabebuia integerrima</i> PURPLE TRUMPET	10' HT; 5' SPR; 2" c.; FULL CANOPY
0	16	16	**N	CS	<i>Conocarpus erectus</i> 'silver' SILVER BUTTONWOOD	16' HT; 7' SPR; FULL CANOPY

## PALMS

QTY	Revised QTY	Diff.	** N	KEY	PLANT NAME	SIZE / REMARKS
12	4	-8	** N	SP	<i>Sabal palmetto</i> CABBAGE PALM	10-20' C.T. HTS.; SLICK
2	0	-2	** N	TR	<i>Thrinax radiata</i> FLORIDA THATCH PALM	6' C.T.; 12' O.A. HT.
1	0	-1	**N	TR2	<i>Thrinax radiata</i> FLORIDA THATCH PALM	6' C.T.; 12' O.A. HT.; DOUBLE

## SHRUBS & GROUNDCOVERS

QTY	Revised QTY	Diff.	** N	KEY	PLANT NAME & SPECIFICATION	SIZE
1036	1068	32	** N	CHR	<i>Chrysobalanus icaco</i> RED TIP COCOPLUM	24" HT; 24" SPR; 24" O.C.
147	115	-32	** N	CRN	<i>Clusea rosea</i> 'nana' DWARF CLUSEA	12" HT; 14" SPR; 18" O.C.
669	444	-225	** N	ERN	<i>Erodia littoralis</i> GOLDEN CREEPER	12" HT; 14" SPR; 18" O.C.
15	10	-5	**N	FOR	<i>Forestiera segregata</i> FLORIDA PRIVET	24" HT; 24" SPR; 36" O.C.
125	0	-125	** N	GAI	<i>Gaillardia puchella</i> INDIAN BLANKET	12" HT; 12" SPRD; 18" O.C.
350	0	-350	** N	MUH	<i>Muhlenbergia capillaris</i> GULF MUHLY GRASS	24" HT; 24" SPR; 30" O.C.
110	125	15	**	PEN	<i>Pennisetum setaceum</i> WHITE FOUNTAIN GRASS	24" HT; 30" SPRD; 30" O.C.
170	3	-167	** N	SER	<i>Serenoa repens</i> SAW PALMETTO	24" HT; 24" SPR; 30" O.C.
50	50	0	**N	TRD	<i>Tripsacum floridanum</i> DWARF FAKAHATCHEE GRASS	24" HT; 24" SPRD; 24" O.C.
198	234	36	** N	ZAM	<i>Zamia floridana</i> COONTIE	18" HT; 24" SPR; 24" O.C.

**N** DENOTES NATIVE SPECIES

**\*\*** DENOTES HIGH DROUGHT TOLERANT SPECIES

**\*** DENOTES MODERATE DROUGHT TOLERANT SPECIES









