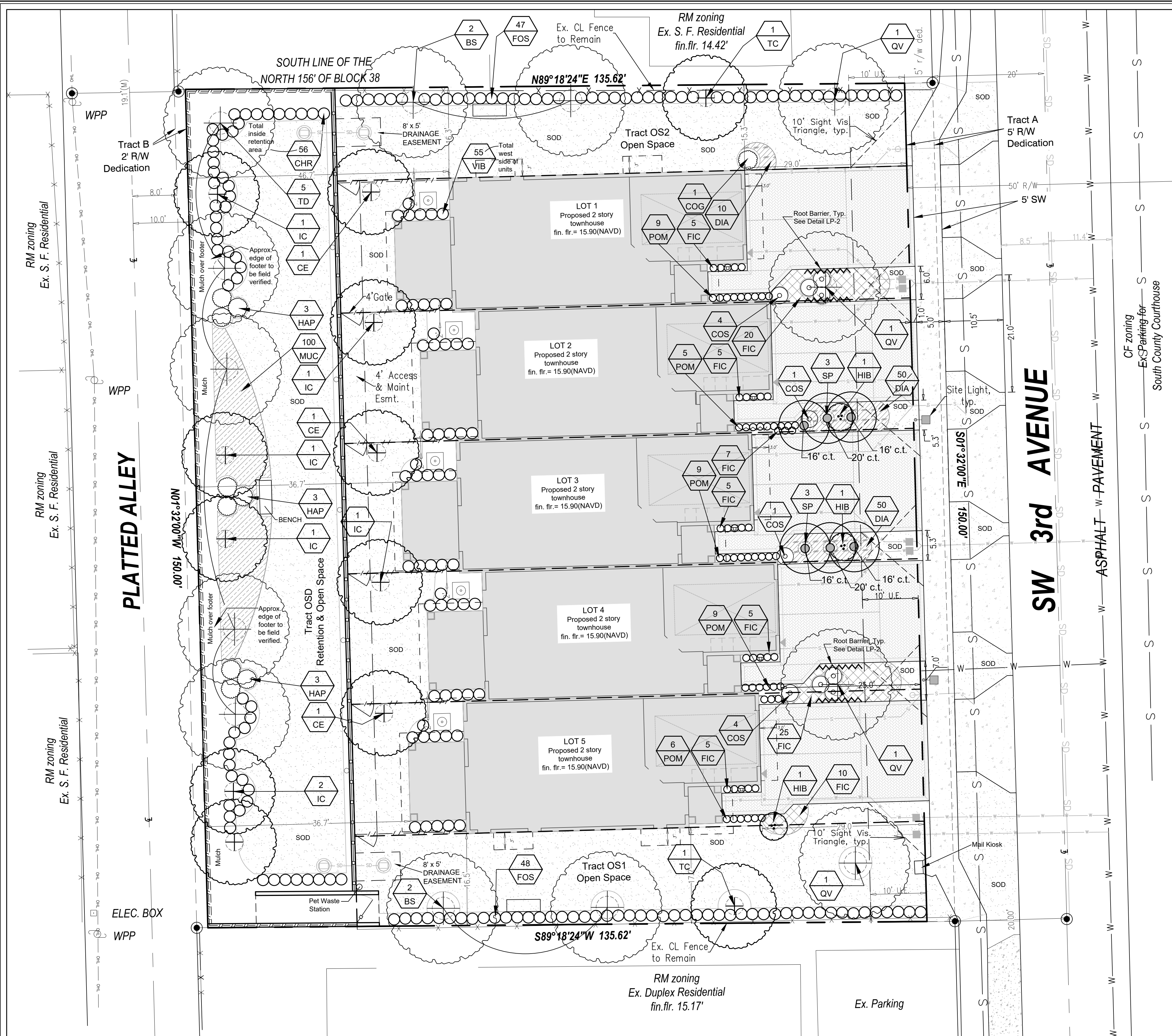


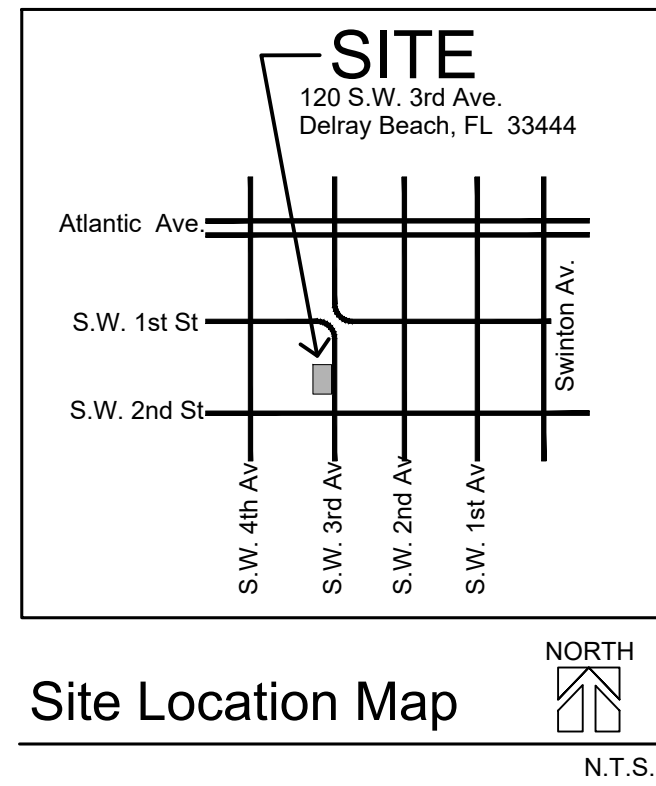
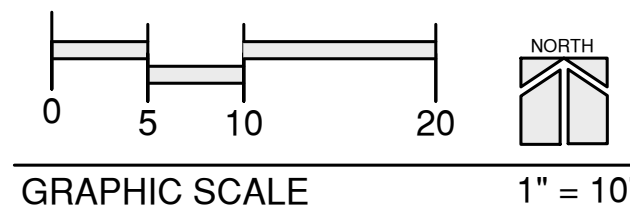


- NOTE
- All prohibited plant species shall be eradicated from the development site and reestablishment of prohibited species shall not be permitted.
 - Any trees or shrubs placed within water, sewer, or drainage easements shall conform to the City of Delray Beach Standard Details; LD 1.0 & LD 2.0, see LP-2.

Required Tree Replacement

	Required Replacement	Provided On This Plan
Trees @ 1:1 (cond. less than 50%)	17	21
Trees @ d.b.h. (1 tree) (cond. 50% or greater)	12.5"	18"

See also Tree Disposition Plan LP-3



TREES - PLANT KEY

Quantity	Plan Symbol	Botanic Name / Common Name	Height	Spread	Min. Caliper	Remarks	Native	Drought Tol.	Replacement Value Tree @ 1:1 Tree cal. for d.b.h.
4	BS	Busera simaruba Gumbo Limbo	16'	6-7'	4.5"	8' c.t. , min. 6' single, straight trunk	Yes	Very	4
3	CE	Conocarpus erectus var. sericeus Silver Buttonwood	16'	7'	3"	8' c.t. , min. 6' single, straight trunk	Yes	Very	3
7	IC	Ilex cassine Dahoon Holly	16'	7'	3"	8' c.t. , min. 6' single, straight trunk	Yes	Very	7
4	QV	Quercus virginiana Live Oak	16'	6-7'	4.5"	8' c.t. , min. 6' single, straight trunk	Yes	Very	-
2	TC	Tabebuia cariba Yellow Trumpet Tree	16'	8'	4.5"	8' c.t. , min. 6' single, straight trunk	No	Very	4@4.5"=18"
5	TD	Taxodium distichum Bald Cypress	16'	7'	4"	8' c.t. , min. 6' single, straight trunk	Yes	Very	5

PALMS - PLANT KEY

Quantity	Plan Symbol	Botanic Name / Common Name	Height	Spread	Trunk	Remarks	Native	Drought Tol.	Palm Replacement
6	SP	Sabal palmetto Cabbage Palm	c.t. ht. as noted	-	-	heavy trunks boots removed	Yes	Very	n.a.

SHRUBS - PLANT KEY

Quantity	Plan Symbol	Botanic Name / Common Name	Height	Spread	Spacing	Remarks	Native	Drought Tol.
56	CHR	Chrysobalanus Icaeo "Red Tip" Red Tip Cocoplum	24"	15-20"	24"	-	Yes	Very
1	COG	Codiaeum variegatum "Gold Dust" Gold Dust Croton	30"	24"	-	full to ground	No	Very
10	COS	Codiaeum variegatum "Stoplight" Stoplight Croton	30"	24"	-	full to ground	No	Very
95	FOS	Forestiera segregata Florida Privet	24"	15-20"	24"	-	Yes	Very
9	HAP	Hamelia patens Firebush	30"	24"	-	full to ground	Yes	Very
3	HIB	Hibiscus rosa-sinensis "Anderson Crepe" Anderson Crape Hibiscus	5-6'	3-4'	-	standard form	No	Very
100	MUC	Muhlenbergia capillaris Pink Muhly Grass	24"	15-20"	24"	full	Yes	Very
38	POM	Podocarpus macrophyllus Yew Podocarpus	24"	12-15"	-	full, trim to fit space as nec.	No	Mod
55	VIB	Viburnum suspensum Sandankwa Viburnum	24"	15-20"	24"	-	No	Mod

GROUNDCOVERS & VINES - PLANT KEY

Quantity	Plan Symbol	Botanic Name / Common Name	Height	Spread	Spacing	Remarks	Native	Drought
110	DIA	Dianella tasmanica "Variegata" Variegated Flax Lily	12"	10"	15"	-	No	Very
87	FIC	Ficus microcarpa "Green Island" Green Island Ficus	12"	15"	24"	-	No	Very
7,500 s.f.	SOD	St. Augustine "Floratum"				Solid sod area S.F. area is estimate	No	No

PLANT KEY NOTES

- The Contractor is responsible to verify all plant quantities and report any discrepancies to the Landscape Architect.
- Drought tolerance noted is per SFWMD (May 2003) "Waterwise" South Florida Edition or University of Florida IFAS Extension Service, as applicable.

Abbreviations:
c.t. - clear trunk
c.w. - clear wood
g.w. - grey wood
ht. - height
o.a. - overall

PLANT PLACEMENT

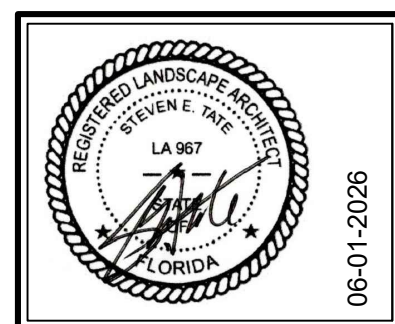
- Trees and Palms shall be installed to avoid frond or branch contact with structures .
- Shrubs shall be installed to allow for maintenance access between structures and the plant material.
- Field adjustment may be necessary in ensure compliance with above notes. Contact Landscape Architect in case of conflict.

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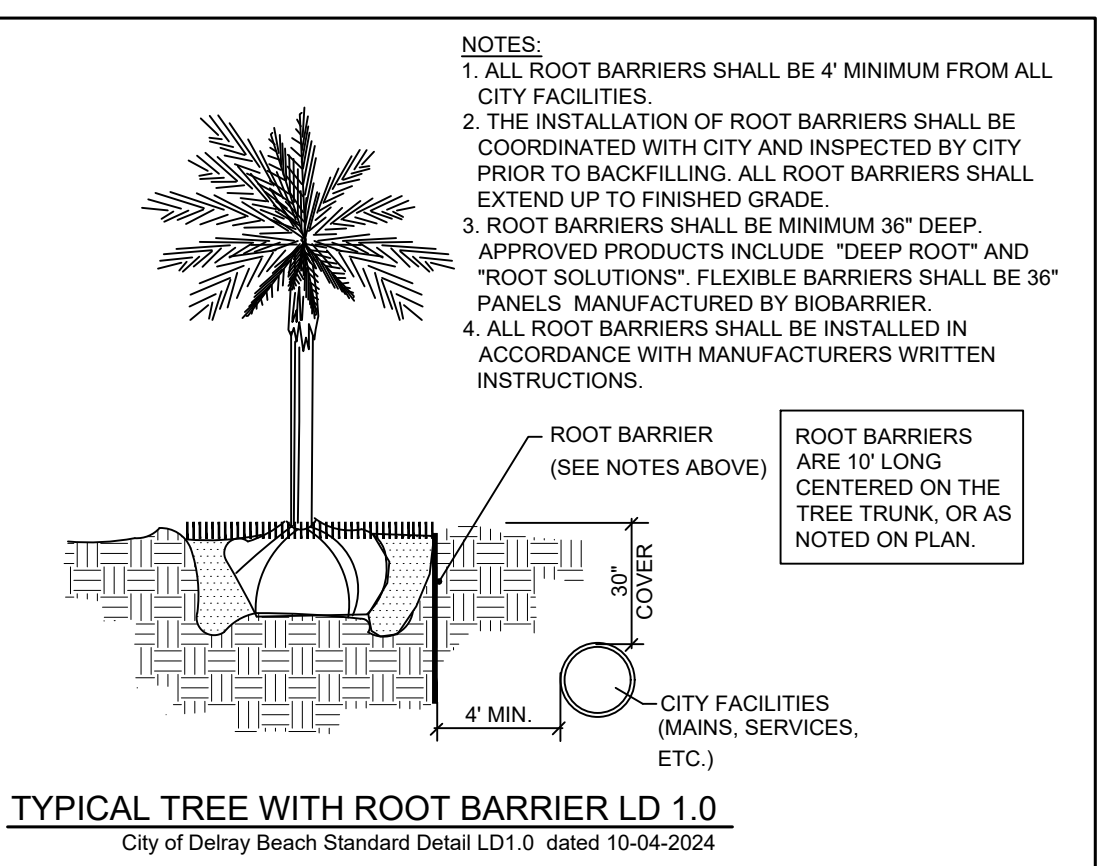
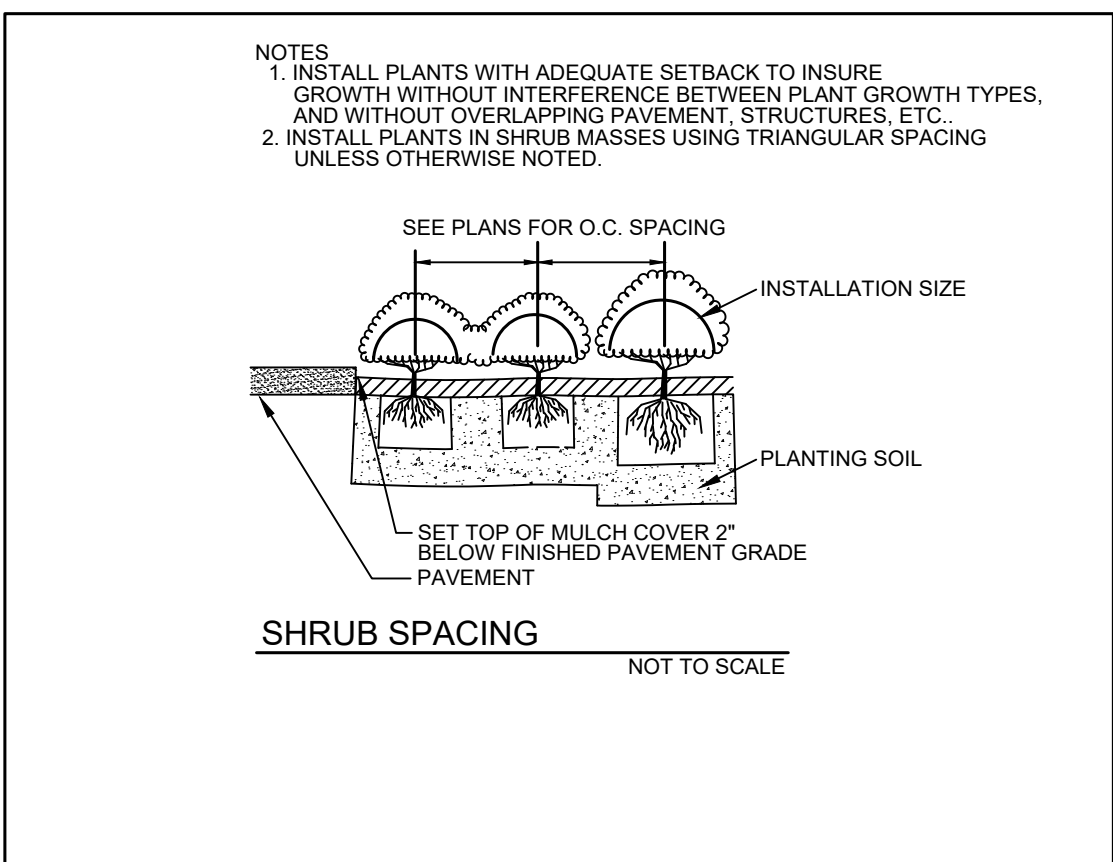
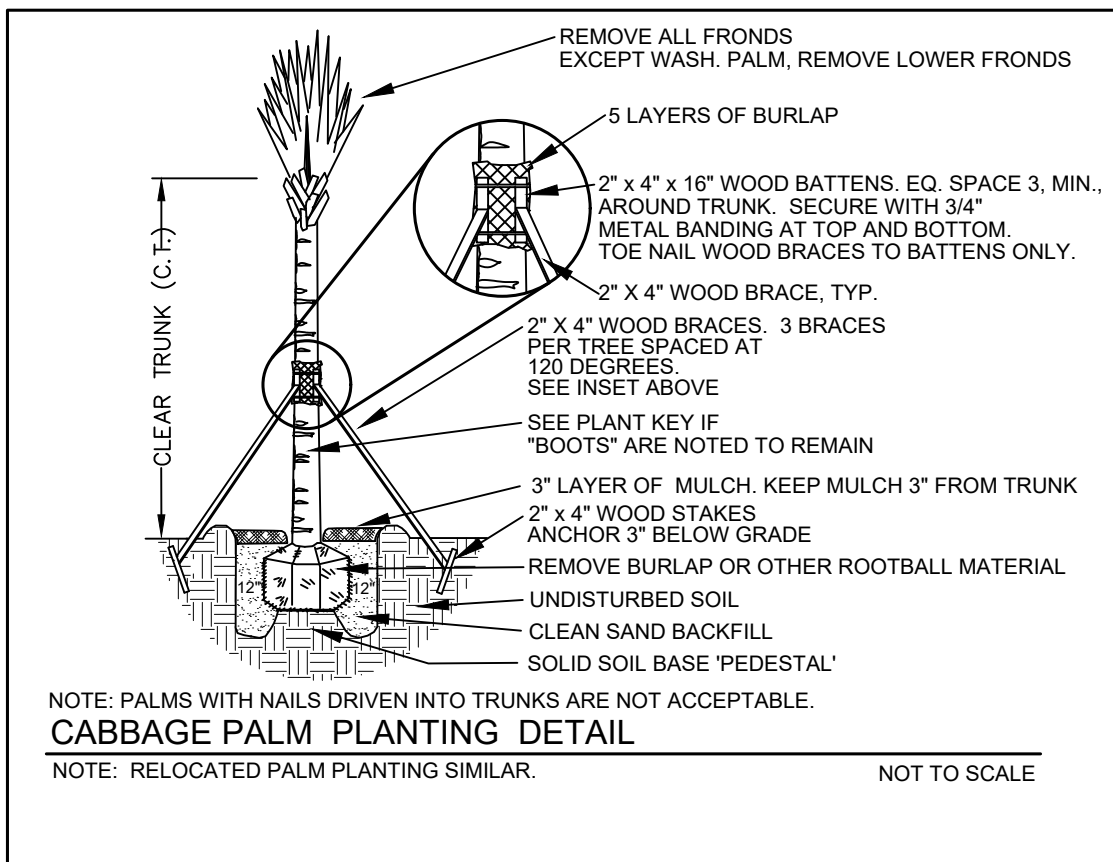
Urban Planning • Landscape Architecture

Landscape Plan
120 S.W. 3rd Avenue
Delray Beach
Florida

Date	01-20-2025
Scale	As Noted
PN#	1360



Drawing No.
LP-1
OF 3



Standard Landscape Notes

1. All landscape and specifications shall meet or exceed the minimum requirements as provided by the City of Delray Beach Land Development Code.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition.
3. All sizes shown for plant material on the plan are to be considered as minimums. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for acceptance.
4. Landscape shall be placed to edge of abutting ROW, canals, lakes or other lands.
5. All mechanical equipment, air conditioning, irrigation pump stations and equipment, fire transformers, pool pumps, etc. must be screened on three (3) sides by landscape shrubs. Note: the quantity of screening shrubs may be in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary.
6. Guying/staking practices shall not permit nails, screws, wires, etc. to penetrate outer surfaces of trees, palms or other planted material. Trees, palms and plant material will be ejected due to this practice.
7. Burlap material, wire cages, plastic/canvas straps, etc. must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material removed entirely prior to planting the tree or shrub.
8. All plant material shall be free of pests, insects, disease, weeds, etc.
9. All plant material shall be planted at the proper depths, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
10. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
11. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit.
12. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 75% overlap (minimum) using rust-free water, except any preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
13. All plant material and work shall be guaranteed for one-year from date of final job acceptance. During the one year guarantee, any plant material that dies or is in an unhealthy condition shall be replaced with the same plant type at least equal to the size and quality originally specified. The replacement material shall also be guaranteed for one year from the date of its installation. The guarantee will be null and void if plant material is damaged or killed by lightning, hurricane force winds, hail or freeze.
14. The landscape contractor is responsible for verifying there are no conflicts with above or below ground utilities prior to commencing landscape installation. Notify owner if conflicts exist.
15. Any trees to remain shall be pruned in such a way to promote proper horticultural and natural tree growth.
16. All trees and palms placed closer than 10' from underground utilities shall receive root barrier. See detail this sheet.
17. Ground covers shall be spaced as noted or to insure ground cover within 6 months of planting.
18. Place sod on smooth sod bed. Remove any rocks and other debris prior to sodding. Sod shall be placed so there are no gaps or voids between pieces. On slopes place sod at 90° to slope direction. Stake sod or otherwise ensure its establishment on slopes.
19. Mulch shall be eucalyptus or melaleuca mulch. All trees in sod areas are to have a 30" ring covered with a 3" layer of mulch. Cover all shrub beds with a 3" layer of mulch. Mulch shall not touch tree, palm or shrub trunks or stems.
20. All plant material shall be fertilized with a tablet form balanced fertilizer containing minor elements. Follow manufacturer's recommendations for rates. sod areas shall be fertilized with a granular form balanced fertilizer with minor elements following manufacturer's recommendations for rates.
21. Planting soil shall be a mix of 1/3 native soil, 1/3 clean sand & 1/3 peat as shown on the planting plan. If native soil is unacceptable, contact landscape architect.
22. Reinforced concrete curbing at least 6" in height shall be provided around all landscape islands and as a separator between all landscape areas that are adjacent to vehicular use areas unless such curbing will interfere with the drainage the drainage.
23. The landscape irrigation system shall utilize reclaimed water, when available and where allowed by Florida Statutes, from one master meter located at the property line. Coordinate location and service with the City of Delray Beach Public Utilities Department.

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Landscape Details & Notes

120 S.W. 3rd Avenue
Delray Beach Florida

Date	01-20-2025
Scale	As Noted
PN#	1360



Drawing No.
LP-2
OF 3

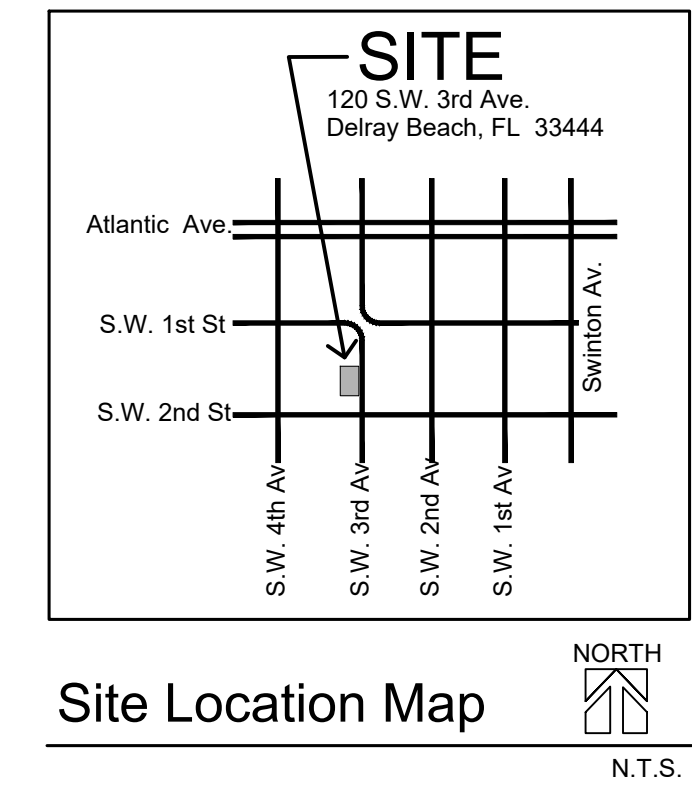
Landscape Tabulations - Multifamily & Commercial

A. TOTAL LOT AREA 19,290 s.f.	K. TOTAL INTERIOR SHADE TREES REQUIRED 2 (1/125)
B. STRUCTURES, PARKING WALKWAYS, DRIVES, ETC. 9,431 s.f.	L. TOTAL INTERIOR SHADE TREES PROVIDED 2
C. TOTAL PERVIOUS LOT AREA (OPEN SPACE) 9,859 s.f. (51.1%)	M. TOTAL L.F. SURROUNDING PARKING OR VEHICULAR USE AREA 58 l.f.
D. AREA OF SHRUBS & GROUNDCOVERS REQUIRED 2,958 s.f. (30% of "C")	N. TOTAL NUMBER OF PERIMETER TREES REQUIRED 2 (M/25)
E. AREA OF SHRUBS & GROUNDCOVERS PROVIDED 3,809 s.f.	O. TOTAL NUMBER OF PERIMETER TREES PROVIDED 4
F. NATIVE VEGETATION REQUIRED 740 s.f. (25% of "D")	P. TOTAL NUMBER OF EX. TREES TO BE SAVED ON SITE 0
G. NATIVE VEGETATION PROVIDED 2,494 s.f.	Q. TOTAL NUMBER OF NATIVE TREES REQUIRED 4 (50% of total required trees)
H. TOTAL PAVED VEHICULAR USE AREA 2,465 s.f.	R. TOTAL NUMBER OF NATIVE TREES PROVIDED 20 (91%)
I. TOTAL INTERIOR LANDSCAPE AREA REQUIRED 247 s.f. (10% of "H")	S. TOTAL NUMBER OF OF TREES ON PLAN PROVIDED 22
J. TOTAL INTERIOR LANDSCAPE AREA PROVIDED 555 s.f.	

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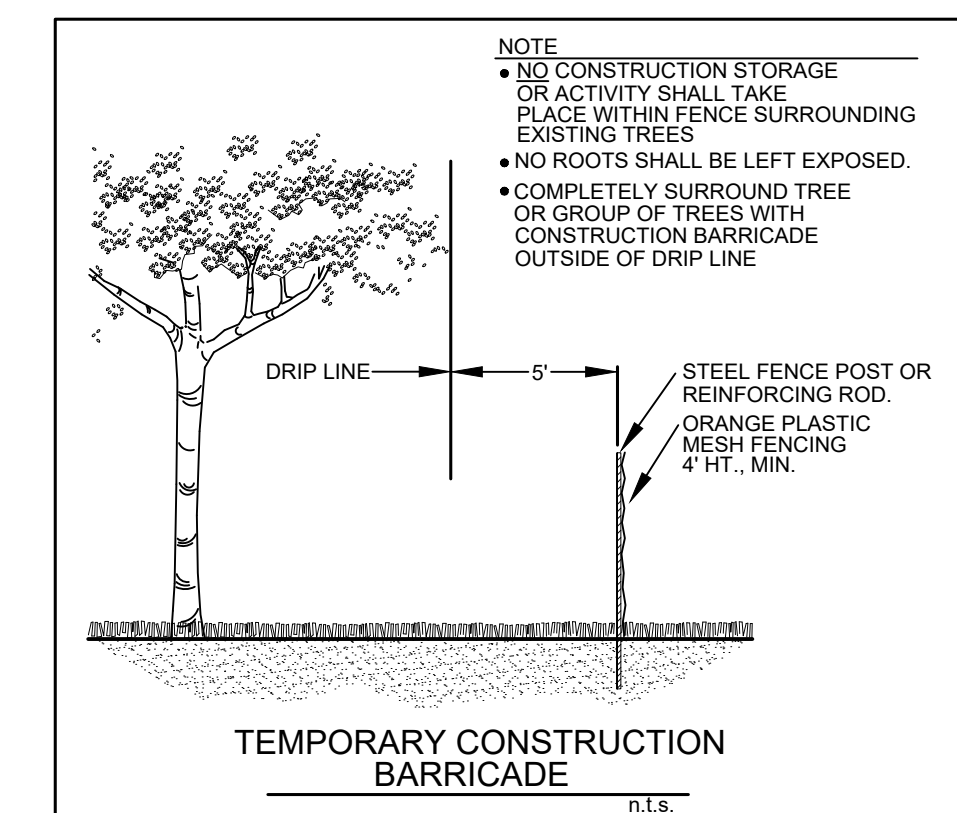


Tree Plan #	Common Name	Botanical Name	DBH (in)	Height (ft)	Health Condition	Canopy	Observations	Disposition
500	Seagrape	<i>Coccoloba uvifera</i>	14	20	30%	22x40	Subcanopy, multi trunk, poor struc	REMOVE
501	Mango	<i>Mangifera indica</i>	18.25	30	30%	42x21	Co-canopy, major decay trunk	REMOVE
502	Mango	<i>Mangifera indica</i>	9	25	30%	24x15	Co-canopy	REMOVE
503	Mango	<i>Mangifera indica</i>	9.5	25	30%	21x21	Co-canopy	REMOVE
504	Seagrape	<i>Coccoloba uvifera</i>	32	50	20%	60x40	Co-canopy, co-dom inclusion, decay trunk, decay 1st & 2nd order	REMOVE
505	Mango	<i>Mangifera indica</i>	8	17	20%	12x12	Sub-canopy, decay trunk	REMOVE
506	Avocado	<i>Persea americana</i>	20	20	20%	21x18	Multi trunk, sub-canopy	REMOVE
507	Mango	<i>Mangifera indica</i>	17	20	20%	9x15	Multi trunk, sub-canopy	REMOVE
508	Mango	<i>Mangifera indica</i>	16	50	40%	42x42	Leader broken, decay	REMOVE
509	Mango	<i>Mangifera indica</i>	10.5	25	30%	21x18	Sub-canopy	REMOVE
510	Mango	<i>Mangifera indica</i>	11	30	40%	15x30	Co-canopy	REMOVE
511	Mango	<i>Mangifera indica</i>	12	30	30%	15x9	Co-canopy	REMOVE
512	Sapodilla	<i>Manilkara zapota</i>	17	50	45%	30x30	Co-canopy, co-dom inclusion	REMOVE
513	Sapodilla	<i>Manilkara zapota</i>	12.5	45	50%	18x18	Co-canopy	REMOVE
514	Mango	<i>Mangifera indica</i>	26	50	30%	60x60	Co-canopy, major storm damage	REMOVE
515	Mango	<i>Mangifera indica</i>	9	40	20%	24x24	Leader broken, decay trunk	REMOVE
516	Strangler fig	<i>Ficus aurea</i>	45	50	40%	30x30	Co-canopy, co-dom inclusion	REMOVE
517	Mango	<i>Mangifera indica</i>	12	30	40%	24x24	Co-canopy, broken leader	REMOVE

Plan #	Plan Symbol	Description See TP-3 & 4 for Tree Lists
000	X	Trees to REMOVE

Trees On Site	18
Trees To Remain	0
Trees To Be Relocated	0
Trees To Be Removed	18

Trees @ 1:1 (cond. less than 50%)	17
Trees @ d.b.h. (1 tree) (cond. 50% or greater)	12.5"

[illegible]

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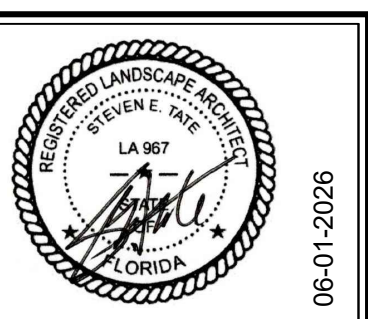
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Drawing No.
LP-3
OF 3

File number: 2025-116 - Level 2 Site Plan