

A AREA OF INTERVENTION
not to scale

	ENTIRE LOT	AREA OF INTERVENTION
A	TOTAL LOT AREA 91,045 S.F 2.09 ACRES	37,572 S.F
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC. 63,943 S.F (70.2%)	22,542 S.F (60%)
C	TOTAL PVIOUS LOT AREA 25,859 S.F (28.4%)	15,030 S.F (40%)
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED 25,859 X .30= 7,757.7 S.F	4,509 S.F
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED 21,621 S.F	9,817 S.F
F	NATIVE VEGETATION REQUIRED 7,757.7 X .25= 1,939.42 S.F.	4,509 X .25=1,127.25 S.F
G	NATIVE VEGETATION PROVIDED 16,811 S.F	8,850 S.F
H	TOTAL PAVED VEHICULAR USE AREA 45,726 S.F	2,440 S.F
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED 45,726 X .10=4,572.6 S.F	2,440 X .10=244 S.F
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED 11,526 S.F.	10,571 S.F
K	TOTAL INTERIOR SHADE TREES REQUIRED 37	244/125=1.9 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED 78	23 TREES, 17 NATIVE PALMS
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS 1,360 L.F	N/A
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED 45	N/A
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED 74	N/A
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED OF SITE 150	34 TREES (*), 17 PALMS
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED 41	2 X .5=1 TREE
R	TOTAL NUMBER OF NATIVE TREES PROVIDED 144	17 PALMS
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED 150	33 TREES, 19 PALMS

(* ONLY TREES WITH MIN.12"OA COUNTED

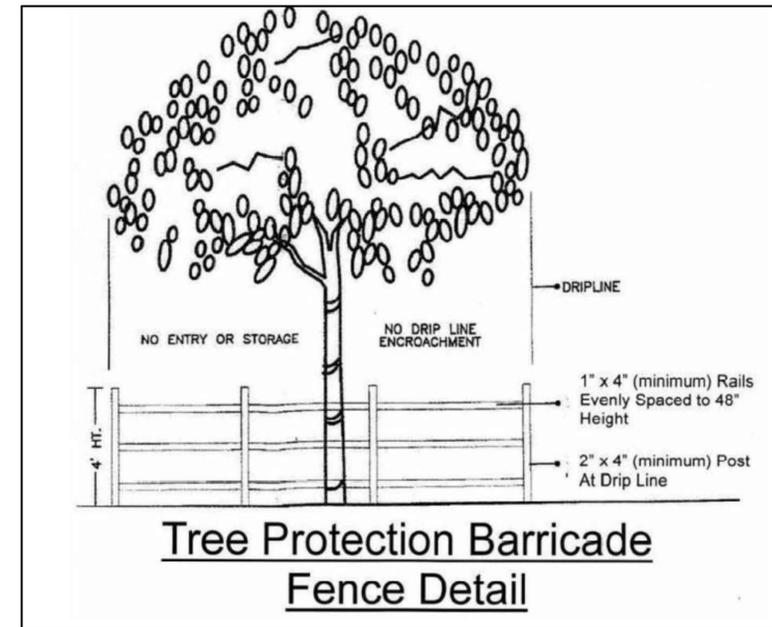
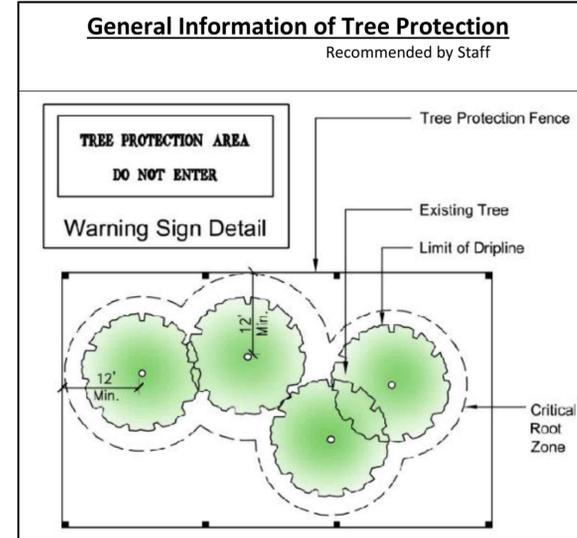
B LANDSCAPE CALCULATIONS FORM

2

ALL 3 REMOVED TREES DO NOT REQUIRE MITIGATION

- 1 VOLUNTEER OAK WITH LESS THAN 4"DBH AND NOT USED OR LOCATED PER LDR REQUIREMENT

- 2 MANGO - BONUS TREES AND NOT USED OR LOCATED PER LDR REQUIREMENT



C TREE PROTECTION DETAIL
not to scale

CITY OF DELRAY BEACH NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
- MULCH SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.
- ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.
- SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.
- THREE (3) PALMS ARE EQUIVALENT TO ONE (1) SHADE TREE.



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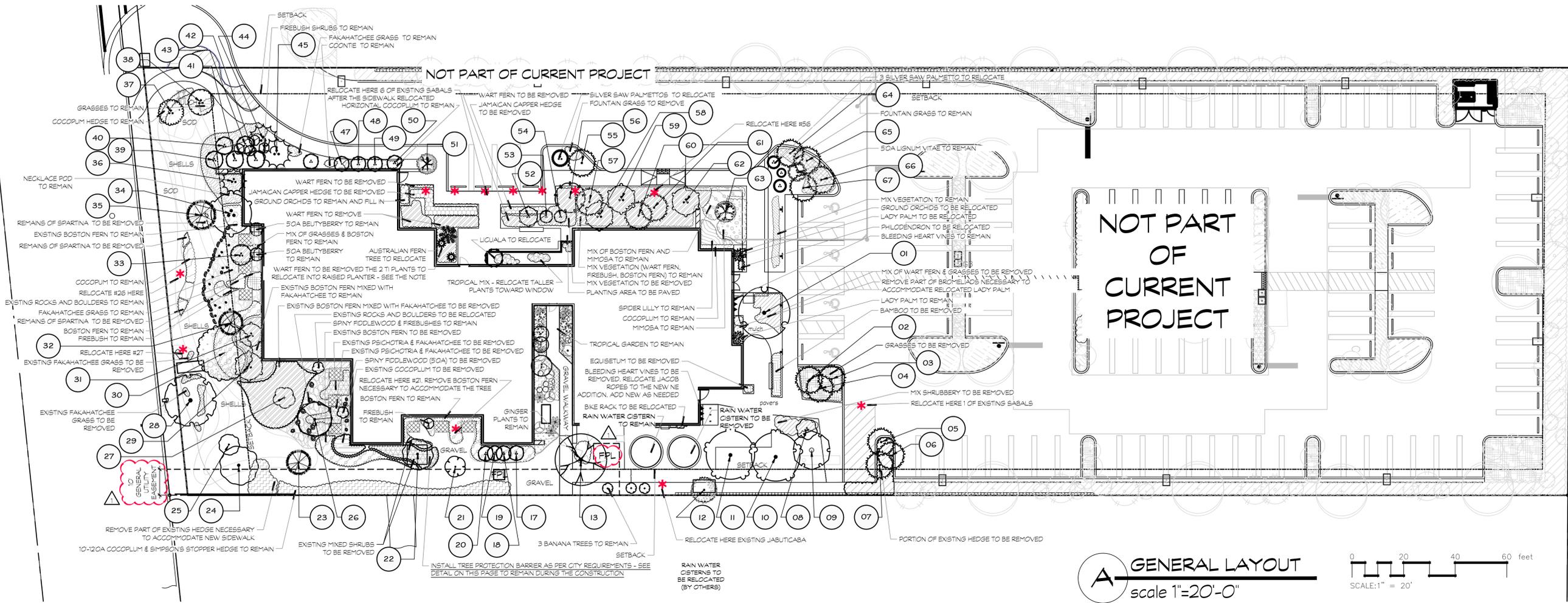


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Site Plan Review Set
File No. 2024-258

SPODAK DENTAL GROUP
3911 W. ATLANTIC AVENUE
DELRAY BEACH, FL, 33445

CODE CALCULATIONS & TREE PROTECTION DETAIL



Tree Disposition and Mitigation

Project Address: 3911 W. ATLANTIC AVENUE

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
1	Gumbo limbo	Bursera simaruba	25'	18'	10"	90%	
12	Bayrum tree	Pimenta racemosa	18'	10'	5"	90%	
13	Yellow poiciana	Peltophorum dubium	25'	18'	6"	80%	
17	Simpson's stopper	Myrcianthes fragrans	15'	6'	(+15" tot	75%	requires pruning by an ISA licensed Arborists
18	Simpson's stopper	Myrcianthes fragrans	15'	6'	(+15" tot	75%	requires pruning by an ISA licensed Arborists
19	Simpson's stopper	Myrcianthes fragrans	15'	6'	(+15" tot	75%	requires pruning by an ISA licensed Arborists
20	Simpson's stopper	Myrcianthes fragrans	15'	6'	(+15" tot	75%	requires pruning by an ISA licensed Arborists
22	Loblolly bay	Gordonia lasianthus	18'	15'	5"	80%	
24	Pond apple multi trunk	Annona glabra	15'	15'	16" tot.	70%	
25	Pond apple	Annona glabra	10'	7'	6"	25%	
28	Pigeon plum	Coccoloba diversifolia	20'	20'	8"	70%	
29	Wax Myrtle multi trunk	Myrica cerifera	18'	12'	(+18" tot.	80%	
30	Paradise Tree	Simarouba glauca	22'	25'	6"	70%	
31	Wax Myrtle multi trunk	Myrica cerifera	15'	12'	(+18" tot.	70%	
32	Bald Cypress	Taxodium distichum	20'	10'	5"	70%	
33	Spanish Stopper multi trunk	Eugenia foetida	14'	8'	6" tot	90%	
34	Wax Myrtle multi trunk	Myrica cerifera	24'	18'	(+15" tot	90%	
35	Bald Cypress	Taxodium distichum	15'	12'	6"	55%	
37	Silver buttonwood multi trunk	Conocarpus erectus var. sericeus	20'	16'	(+17" tot	70%	
38	Spanish Stopper multi trunk	Eugenia foetida	20'	18'	(+15" tot	85%	
39	Simpson's Stopper multi trunk	Myrcianthes fragrans	15'	10'	(+15" tot	85%	
40	Simpson's Stopper multi trunk	Myrcianthes fragrans	15'	10'	(+15" tot	85%	
41	Simpson's Stopper multi trunk	Myrcianthes fragrans	15'	10'	(+15" tot	85%	
42	Simpson's Stopper multi trunk	Myrcianthes fragrans	15'	10'	(+15" tot	85%	
43	Simpson's Stopper multi trunk	Myrcianthes fragrans	15'	10'	(+15" tot	85%	
46	Simpson's Stopper multi trunk	Myrcianthes fragrans	10'	8"	(+15" tot	80%	
47	Simpson's Stopper sngl trunk	Myrcianthes fragrans	10'	8"	2.5"	80%	
48	Simpson's Stopper multi trunk	Myrcianthes fragrans	10'	8"	(+15" tot	80%	
49	Simpson's Stopper multi trunk	Myrcianthes fragrans	10'	8"	(+15" tot	80%	
50	Simpson's Stopper multi trunk	Myrcianthes fragrans	10'	8"	(+15" tot	80%	
51	Pink Tabebuia	Tabebuia heterophylla	15'	12'	5"	75%	
52	Wax Myrtle multi trunk	Myrica cerifera	15'	8"	2.5"	40%	requires pruning by an ISA licensed Arborists
53	Simpson's Stopper multi trunk	Myrcianthes fragrans	12'	6'	(+15 tot	40%	requires pruning by an ISA licensed Arborists
54	Simpson's Stopper multi trunk	Myrcianthes fragrans	12'	6'	(+15 tot	40%	requires pruning by an ISA licensed Arborists
58	Wax Myrtle multi trunk	Myrica cerifera	15'	12'	(+15" tot	90%	
59	Wax Myrtle multi trunk	Myrica cerifera	15'	12'	(+15" tot	90%	
61	Milky Way	Stemmadenia litoralis	16'	6"	1.5"	45%	requires pruning by an ISA licensed Arborists
62	Wax Myrtle multi trunk	Myrica cerifera	18'	20'	(+) 10" tot	95%	

Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments
14	Alexander palm dbl	Ptychosperma elegans	20'	6'	16'	80%	
15	Alexander palm sngl	Ptychosperma elegans	20'	6'	16'	80%	
16	Alexander palm sngl	Ptychosperma elegans	20'	6'	16'	80%	
36	Acceolrrhaphe wrightii	Paurotis Palm	15'	10'	12'	95%	
44	Acceolrrhaphe wrightii	Paurotis Palm	18'	14'	4'-12'	95%	
45	Acceolrrhaphe wrightii	Paurotis Palm	15'	14'	4'-12'	95%	
57	Sabal palm	Sabal palmetto	26'	11'	22'	85%	
60	Sabal palm	Sabal palmetto	26'	11'	22'	85%	
61	Sabal palm	Sabal palmetto	26'	11'	22'	85%	
64	Sabal palm	Sabal palmetto	26'	11'	22'	90%	
65	Sabal palm	Sabal palmetto	20'	11'	14'	90%	
66	Sabal palm	Sabal palmetto	25'	11'	18'	90%	
67	Sabal palm	Sabal palmetto	26'	11'	22'	90%	

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
8	Jabuticaba	Plinia cauliflora					
23	Bald cypress	Taxodium distichum	12'	6'	2"	30%	dieback
26	Hong Kong Orchid Tree	Bauhinia x blakeana	18'	14'	2"	70%	
27	Spiny Fiddlewood multi trunk	Citharexylum spinosum	10'	8'	tot.4"	80%	
56	Ilex cassine	Dahoon holly	15'	15'	5"	90%	leaning toward sidewalk

Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments
2	Sabal palm	Sabal palmetto	26'	11'	21"	85%	
3	Sabal palm	Sabal palmetto	22'	11'	17'	85%	
4	Sabal palm	Sabal palmetto	22'	11'	17'	85%	
5	Sabal palm	Sabal palmetto	26'	11'	21'	85%	
6	Sabal palm	Sabal palmetto	24'	11'	18'	85%	
7	Sabal palm	Sabal palmetto	20'	11'	14'	85%	
55	Sabal palm	Sabal palmetto	20'	11'	15'	85%	

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating < 50%	Condition Rating ≥ 50%	Comments
9	Laurel oak	Quercus laurifolia	15'	10'	3.5"	25%		NOT USED OR LOCATED PER LDR REQUIREMENT
10	Mango	Mangifera indica	20'	20'	8"	80%		NOT USED OR LOCATED PER LDR REQUIREMENT
11	Mango	Mangifera indica	22'	20'	10"	80%		NOT USED OR LOCATED PER LDR REQUIREMENT

Trees with Condition Rating < 50% to be Removed:
 Total DBHs of Trees with Condition Rating ≥ 50% to be Removed:

NO MITIGATOIN REQUIRED
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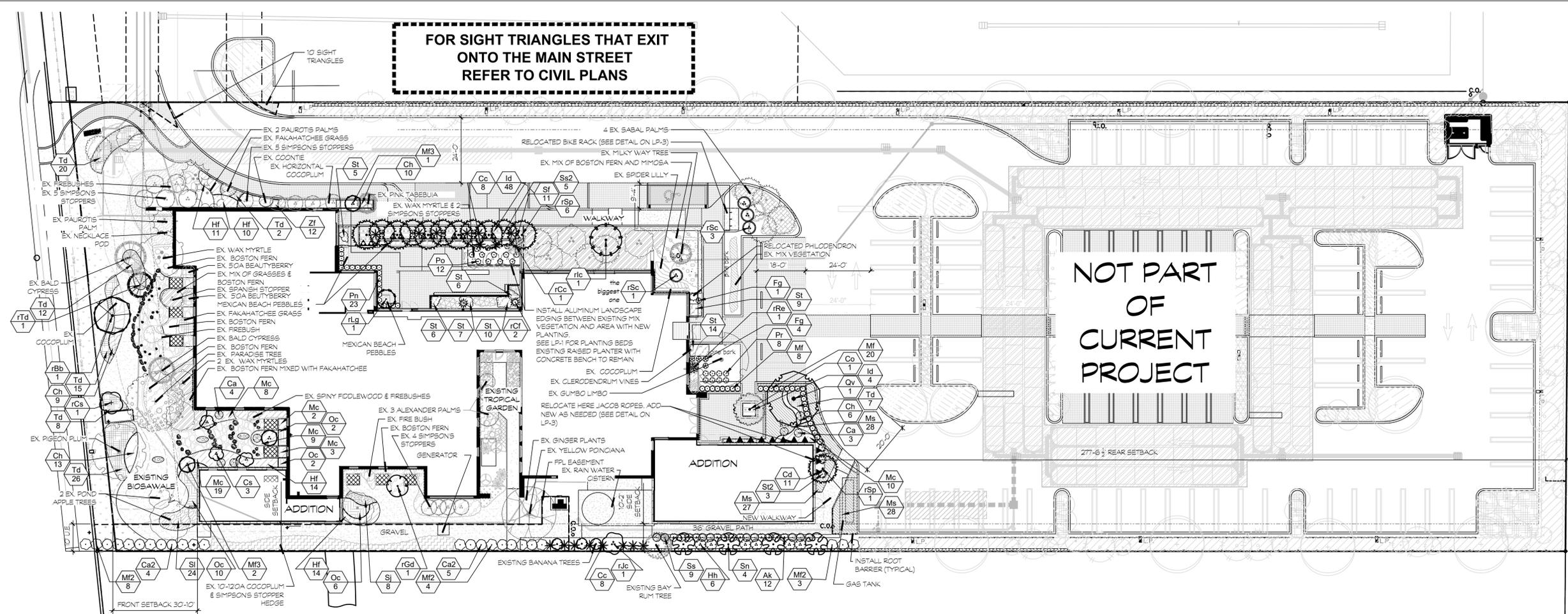


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DISPOSITION PLAN & EXISTING TREES CHART

**FOR SIGHT TRIANGLES THAT EXIT
ONTO THE MAIN STREET
REFER TO CIVIL PLANS**



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A GENERAL LAYOUT
scale 1"=20'-0"



NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
RELOCATED TREES & PALMS								
	rBb	1	Bauhinia x blakeana	Hong Kong Orchid Tree	see DT-1	AS SHOWN	NO	HIGH
	rCs	1	Citharexylum spinosum	Spiny Fiddlewood	see DT-1	AS SHOWN	YES	HIGH
	rGd	1	Guapira discolor	Bloily	see DT-1	AS SHOWN	YES	MODERATE
	rIc	1	Ilex cassine	Dahoon Holly	see DT-1	AS SHOWN	YES	MODERATE
	rLg	1	Licuala grandis	Ruffled Fan Palm	see DT-2	AS SHOWN	NO	MODERATE
	rPl	1	Plinia cauliflora	Jabuticaba	see DT-1	EXISTING	NO	HIGH
	rSp	7	Sabal palmetto	Cabbage Palmetto	see DT-1	AS SHOWN	YES	HIGH
	rTd	1	Taxodium distichum	Bald Cypress	see DT-1	AS SHOWN	YES	HIGH
TREES ABOVE CODE REQUIREMENT								
	Co	1	Chrysophyllum oliviforme	Satinleaf	12'OA, 5' spr, 2" cal	AS SHOWN	YES	HIGH
	Cs	3	Citharexylum spinosum	Spiny Fiddlewood	5'-6'OA, multi	AS SHOWN	YES	HIGH
	MF3	3	Myrcianthes fragrans	Simpson's Stopper multi	8'OA, multi-trunk	AS SHOWN	YES	HIGH
	Qv	1	Quercus virginiana	Southern Live Oak	min.16'OA x 7'spr x 8'CT, 6' str trunk, 4'dbh	AS SHOWN	YES	HIGH
	Ss2	5	Sabal palmetto	Cabbage Palmetto	6'CT, booted, matched	AS SHOWN	YES	HIGH
SHRUBS								
	Ak	12	Alpinia purpurata 'Pink'	Pink Ginger	36"OA, full	36"OC	NO	LOW
	Ca	7	Callicarpa americana	American Beautyberry	3 gal, full	AS SHOWN	YES	HIGH
	Ca2	9	Chrysobalanus icaco 'Green Tip'	Green Tip Coco Plum	4'-5'OA, ftb	48"OC	YES	HIGH
	Cd	11	Clerodendrum thomsoniae 'Delectum'	Bleeding-Heart Vine	min.30"OA	48"OC	NO	HIGH
	Cc	16	Cymbopogon citratus	Lemongrass	3 gal, full	AS SHOWN	NO	MODERATE
	Fg	5	Farfugium japonicum giganteum	Giant Leopard Plant	3 gal.	30"OC	NO	MODERATE

**NO NEW TREES FOR CODE
PROPOSED. SITE ALREADY
PLANTED ABOVE LDR
REQUIREMENT-SEE LANDSCAPE
CALCULATIONS FORM ON DT-1**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Hh	6	Heliconia caribaea x bihai 'Hot Rio Nights'	Hot Rio Nights Heliconia	5'-6'OA, ftb	AS SHOWN	NO	MODERATE
	MF	28	Myrcianthes fragrans	Simpson's Stopper	3'OA, ftb	24"OC	YES	HIGH
	MF2	15	Myrcianthes fragrans	Simpson's Stopper	5'OA, ftb	48"OC	YES	HIGH
	Po	12	Peperomia obtusifolia	Baby Rubberplant	1 gal	30"OC	YES	MODERATE
	Pr	8	Philodendron x 'Hope'	Hope Philodendron	3 gal	30"OC	NO	HIGH
	Pn	23	Psychotria nervosa	Wild Coffee	3 gal, 18"OA	24"OC	YES	HIGH
	Ss	9	Sanchezia speciosa	Shrubby Whitevein	3'OA, ftb	36"OC	NO	MODERATE
	St2	3	Sophora tomentosa	Yellow Necklacepod	7 gal ftb	AS SHOWN	YES	HIGH
	Sf	11	Stephanotis floribunda	Madagascar Jasmine	3 gal. trellis	AS SHOWN	NO	MODERATE
	Sn	4	Strelitzia nicolai	Giant Bird of Paradise	6'-8'OA, full	AS SHOWN	NO	HIGH
RELOCATED SHRUBS								
	rCf	2	Cordyline fruticosa	Ti Plant	3'-4'OA	AS SHOWN	NO	MODERATE
	rCc	1	Cyathea cooperi	Australian Tree Fern	8'OA	AS SHOWN	NO	LOW
	rRe	1	Rhapis excelsa	Lady Palm	3'-4'OA, full	4'OC	NO	MODERATE
	rSc	4	Serenoa repens 'Cinerea'	Silver Saw Palmetto	various 2.5'-5'OA	AS SHOWN	YES	HIGH
SHRUB AREAS								
	Ch	38	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3 gal, full	24"OC	YES	HIGH
	HF	49	Hamelia patens	Firebush	3 gal, ftb	24"OC	YES	HIGH
	Id	52	Ilex vomitoria 'Schillings Dwarf'	Schillings Dwarf Yaupon Holly	3 gal, full	30"OC	YES	HIGH
	Ms	83	Mimosa strigillosa	Sunshine Mimosa	6"	30"OC	YES	HIGH
	Mc	51	Muhlenbergia capillaris	Pink Muhly Grass	1 gal	30"OC	YES	HIGH
	Oc	20	Odontonema cuspidatum	Firespike	24"OA, ftb	36"OC	NO	MODERATE
	SI	24	Sophora tomentosa occidentalis	Yellow Necklacepod	3 gal, full	24"OC	YES	HIGH
	St	57	Spathoglottis plicata 'Tropical Punch'	Tropical Punch Ground Orchid	1 gal. full	18"OC	NO	LOW
	Sj	8	Stachytarpheta jamaicensis	Blue Porterweed	3 gal, full	24"OC	YES	HIGH
	Td	90	Tripsacum floridanum	Florida Gamagrass	1 gal	30"OC	YES	HIGH
	Zf	12	Zamia floridana	Florida Coontie	3 gal	24"OC	YES	HIGH
GROUND COVERS								
	Ss3	83 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			

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LANDSCAPE PLAN & SCHEDULE



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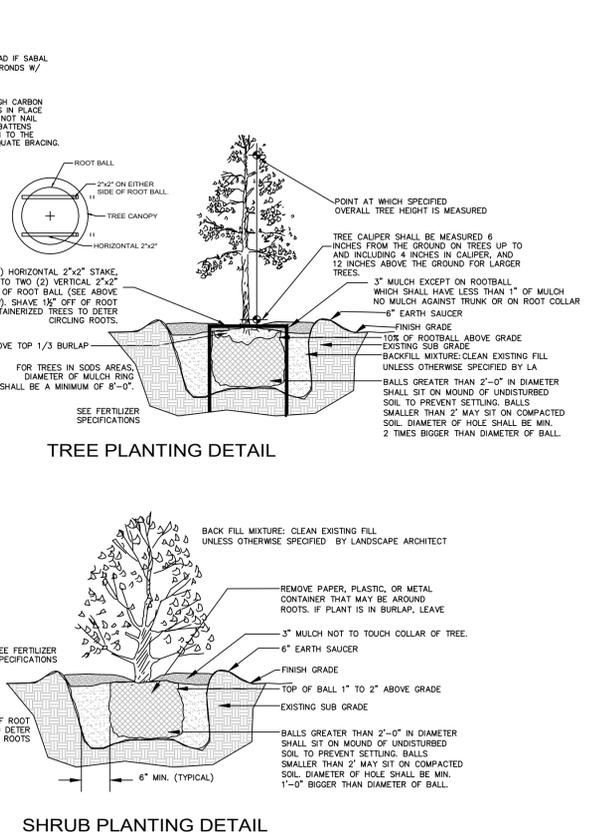
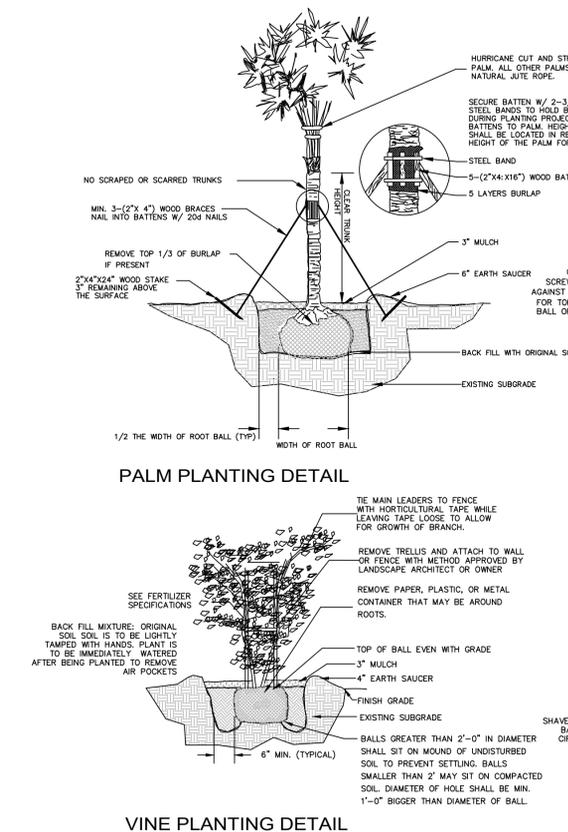
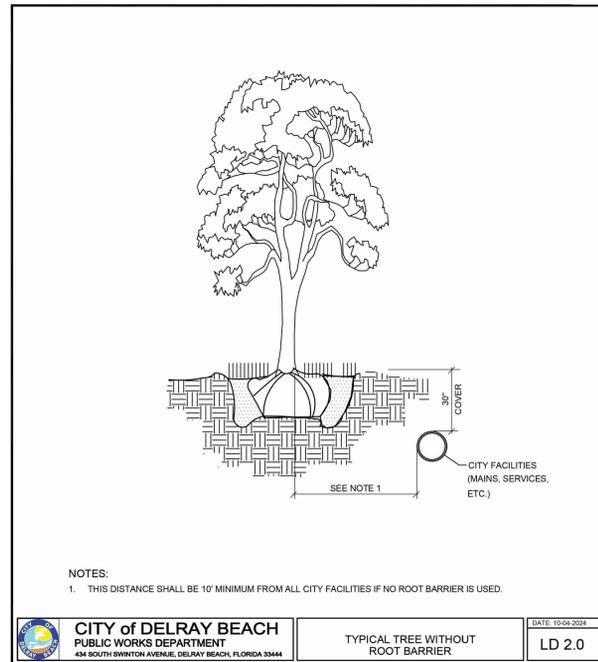
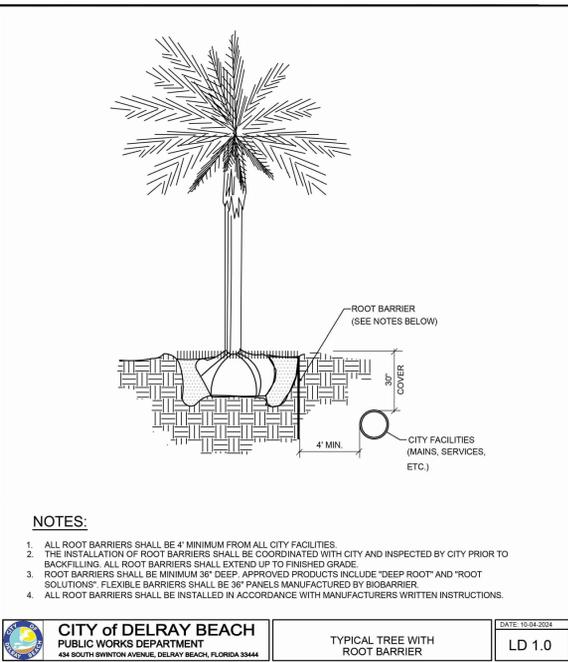
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LANDSCAPE NOTES & DETAILS

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 BELOW)



JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade. Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass. Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head. Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis. Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations. All shall comply with the State of Florida fertilizer laws.

CLEANUP:

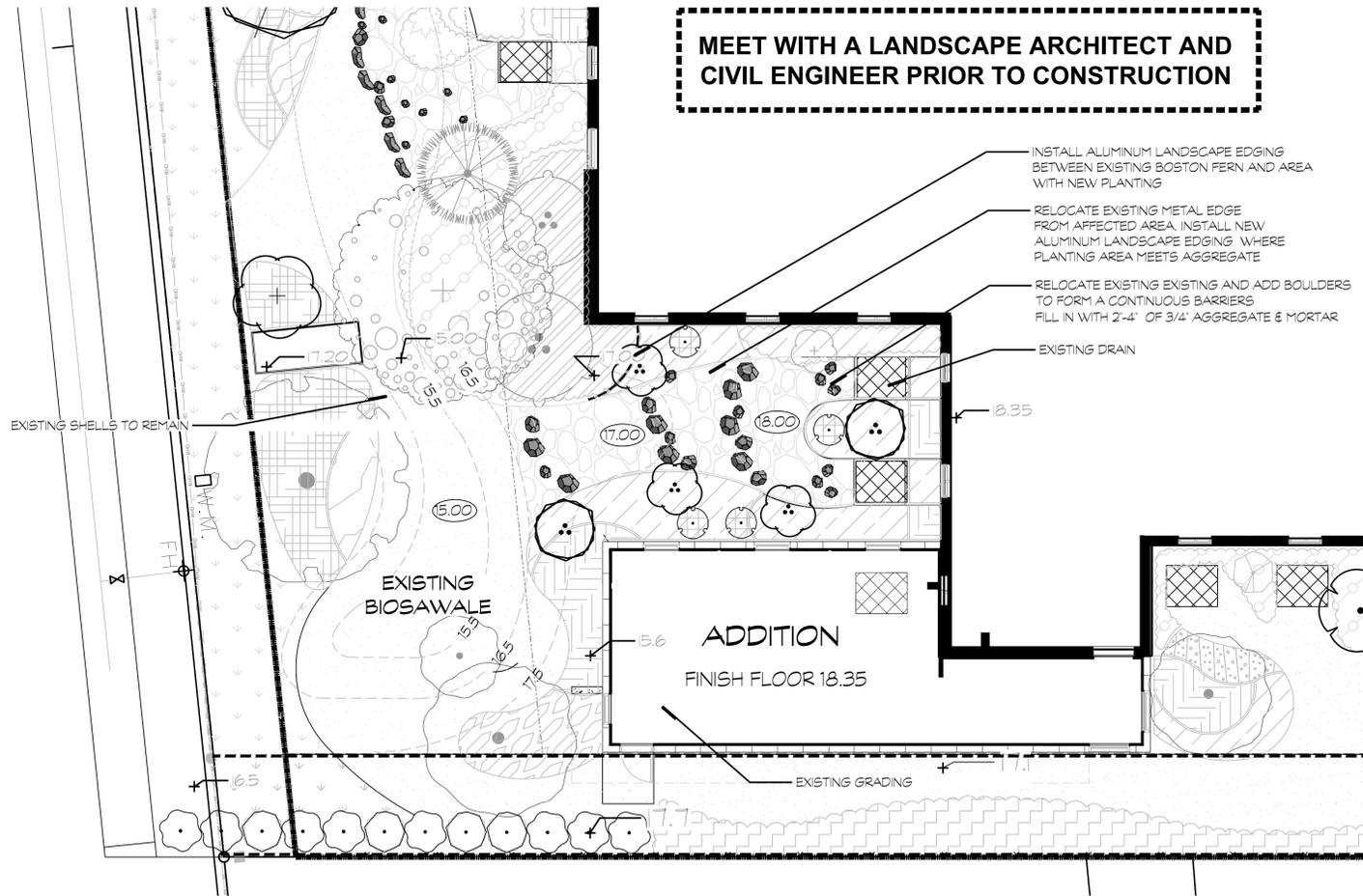
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

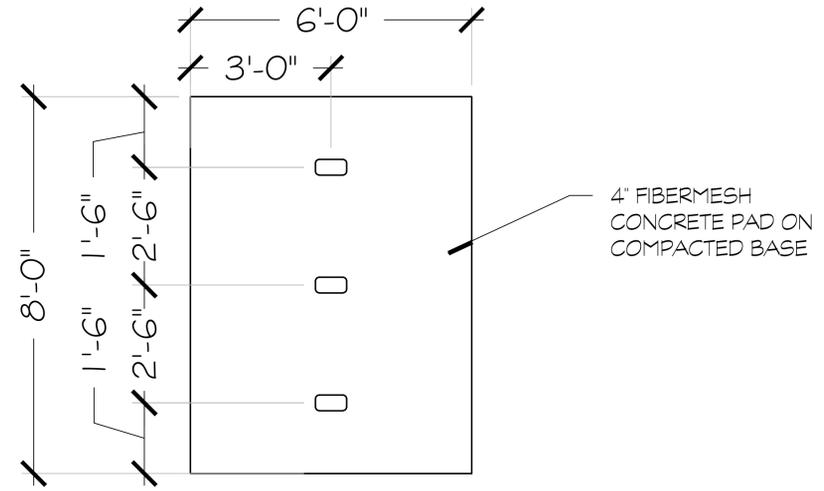
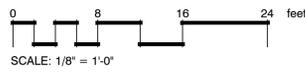
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

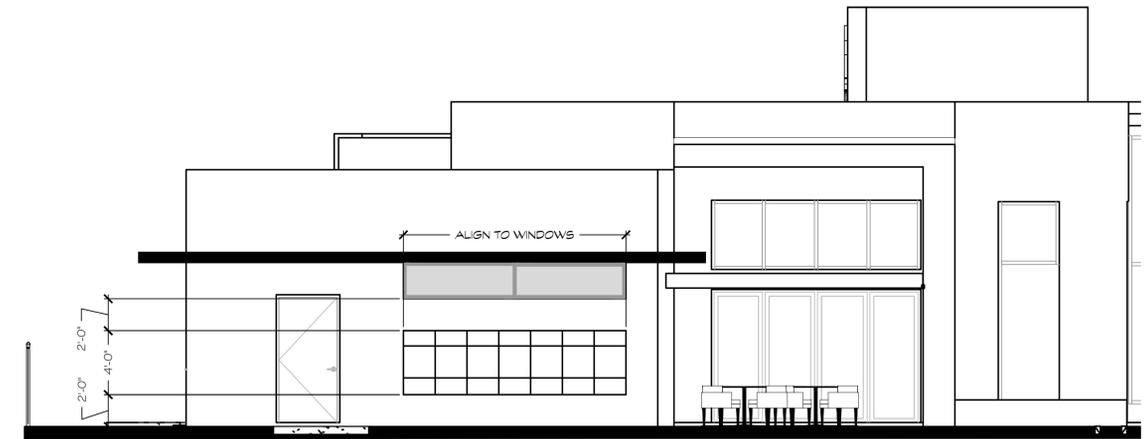
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



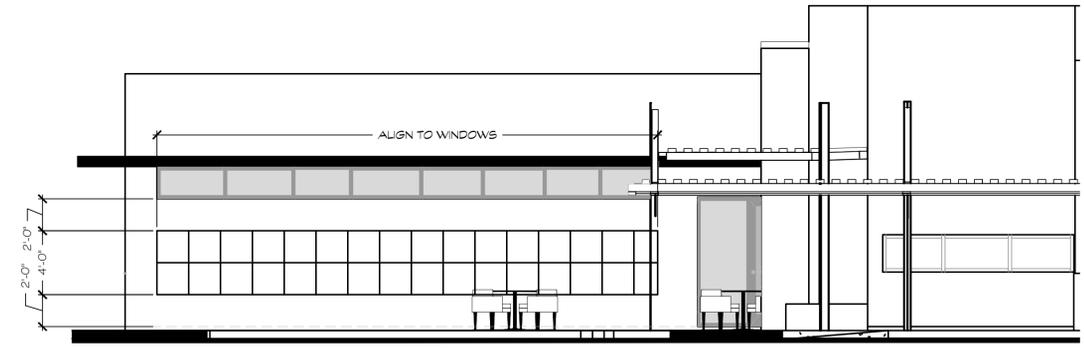
A BIOSWALE DETAIL
scale 1/8"=1'-0"



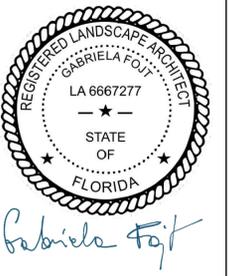
B RELOCATED BIKE RACK DETAIL
not to scale



C JACOB ROPES NORTH SIDE DETAIL
scale 3/16"=1'-0"



D JACOB ROPES WEST SIDE DETAIL
scale 3/16"=1'-0"



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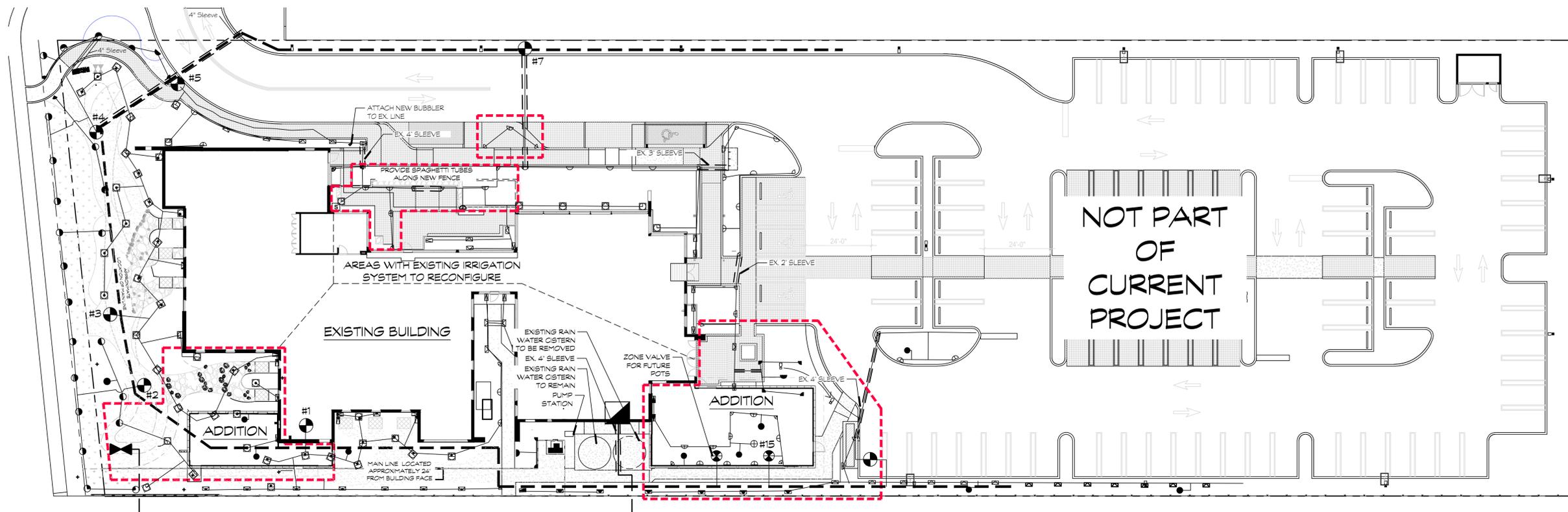
SCALE	as noted
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	06.26.2024
REVISIONS	
per City comments	1 12.09.2024
per City comments	2 01.23.2025

Site Plan Review Set
File No. 2024-258

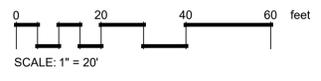
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LANDSCAPE DETAILS

CONTRACTOR SHALL COORDINATE WITH ARCHITECT TO RELOCATE CISTERN(S) AS NEEDED TO ACCOMMODATE NEW ADDITION PRIOR TO CONSTRUCTION



A GENERAL LAYOUT
scale 1"=20'-0"



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NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

SEE IR-2 FOR LEGEND

ADD BUBBLERS TO ALL RELOCATED AND NEWLY PLANTED TREES & PALMS (SEE LP-1 FOR TREE LOCATION)

MODIFY AND/OR ADJUST AS NEEDED EXISTING IRRIGATION TO ACCOMMODATE NEW LANDSCAPE AS NEEDED.

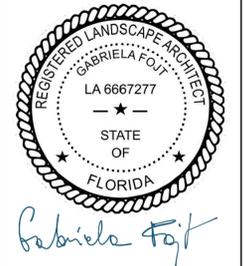
RELOCATE MAINE LINE AND LOW VOLTAGE WIRES AROUND NEW ADDITION.

CAP OFF EXISTING LATERAL PIPES AND REROUTE. RELOCATE EXISTING HEADS AS NEEDED.

CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE 100% COVERAGE ON ALL NEW PLANT MATERIAL.

CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING IRRIGATION WITHIN FOOTPRINT OF NEW ADDITIONS AND ISOLATE SO THAT THE REST OF THE IRRIGATION SYSTEM WILL CONTINUE TO OPERATE.

NOT SHOWN ON AS-BUILT 1" SUPPLY LINE FROM WATER METER TO CISTERN TANK WILL NEED TO BE REROUTED BEFORE NEW CONSTRUCTION TO ALLOW CISTERN SYSTEM TO OPERATE.



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→

SCALE	1" = 20'-0"
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	06.26.2024
REVISIONS	
per City comments	1 12.04.2024
per City comments	2 01.23.2025

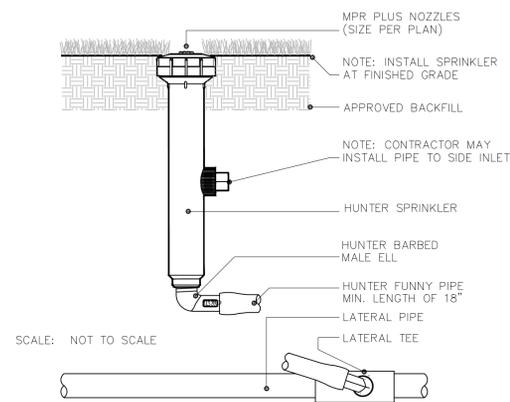
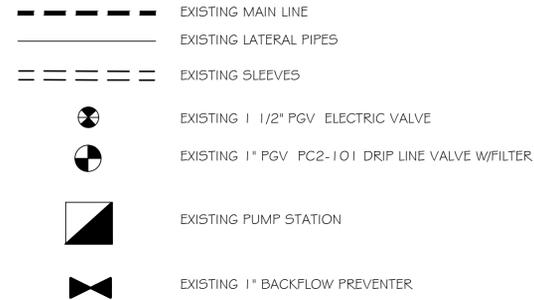
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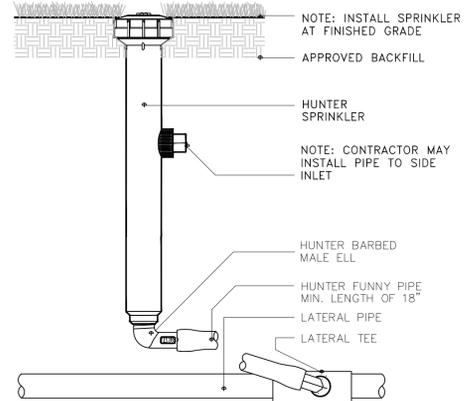
AS-BUILT IRRIGATION PLAN & MODIFICATIONS NOTES

	PVC RISER W/ SHRUB ADAPTER	1 0'-0" FULL CIRCLE		1 2" HUNTER PRO SPRAY MIST HEAD	1 0'-0" FULL CIRCLE		6" HUNTER ADJUSTABLE FLOOD BUBBLER (ADJUST TO 1 GPM)
	PVC RISER W/ SHRUB ADAPTER	1 0'-0" HALF CIRCLE		1 2" HUNTER PRO SPRAY MIST HEAD	1 0'-0" HALF CIRCLE		6" HUNTER PRO SPRAY MIST HEAD
	PVC RISER W/ SHRUB ADAPTER	1 0'-0" QUARTER CIRCLE		1 2" HUNTER PRO SPRAY MIST HEAD	1 0'-0" QUARTER CIRCLE		6" HUNTER PRO SPRAY MIST HEAD
	PVC RISER W/ SHRUB ADAPTER	1 0'-0" SIDE SPRAY		1 2" HUNTER PRO SPRAY MIST HEAD	SIDE SPRAY		6" HUNTER PRO SPRAY MIST HEAD
	PVC RISER W/ SHRUB ADAPTER	1 0'-0" END SPRAY		1 2" HUNTER PRO SPRAY MIST HEAD	END SPRAY		6" HUNTER PRO SPRAY MIST HEAD
	PVC RISER W/ SHRUB ADAPTER	1 5'-0" FULL CIRCLE		1 2" HUNTER PRO SPRAY MIST HEAD	1 5'-0" FULL CIRCLE		6" HUNTER PRO SPRAY MIST HEAD
	PVC RISER W/ SHRUB ADAPTER	1 5'-0" HALF CIRCLE		1 2" HUNTER PRO SPRAY MIST HEAD	1 5'-0" HALF CIRCLE		6" HUNTER PRO SPRAY MIST HEAD
	PVC RISER W/ SHRUB ADAPTER	1 5'-0" QUARTER CIRCLE		1 2" HUNTER PRO SPRAY MIST HEAD	1 5'-0" QUARTER CIRCLE		6" HUNTER PRO SPRAY MIST HEAD
	PVC RISER W/ SHRUB ADAPTER	1 5'-0" SIDE SPRAY					
	PVC RISER W/ SHRUB ADAPTER	1 5'-0" END SPRAY					

EXISTING IRRIGATION LEGEND



4" POP UP
HUNTER (NOT TO SCALE)



12" POP UP
HUNTER (NOT TO SCALE)

IRRIGATION SPECIFICATIONS

- A. EXTENT:**
Includes furnishing all labor, materials and equipment for the proper installation of the irrigation system. The work includes, but is not limited to the following: (1) Trenching and Backfill; (2) Automatically Controlled Irrigation System; (3) Test All Systems and Make Operative; (4) "As-Built" Drawings.
- B. GENERAL:**
- Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence in representative to show shall be furnished to the Tenant's construct that all work has been installed in accordance with the ordinances and code requirements.
 - Approval: Wherever the terms "approve" or "approved" are used in the specifications, they shall mean the approval of the tenant's construction representative in writing.
 - Before any work is started, a conference shall be held between the contractor and the Tenant's construction representative concerning the work under this Contract.
 - Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - Inspection of Site:
 - Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Tenant's as to further action. construction representative for instructions Failure to do so will make contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.
 - Contractor shall make necessary adjustments in the layout as may be required to connect to existing stubouts, should such stubs not be located exactly as shown, and as may be required to work around existing work at no increase in cost to the Tenant's construction representative.
 - Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, this Contractor shall repair the damage to its original condition at his own expense.
 - The owner reserves the right to substitute, add, or delete any material or work as the work progresses. Adjustments to the contract price shall be negotiated if deemed necessary by the Owner on a per diem basis. material or work which does not conform
 - The Owner reserves the right to reject Rejected work shall be removed or corrected to the Contract Documents. time possible. at the earliest
 - Work Schedule: Within 10 days after award of the Contract, the contractor shall submit to the Owner a work schedule.
 - "As-Built" Irrigation Drawings: Prepare an "As-Built" drawing on a blueprint which shall show deviations from the bid documents made during construction affecting the main line pipe, controller locations, remote control valves and quick coupling valves. The drawings shall also indicate of size, material and manufacturers name and show approved substitutions and catalog name and catalog number. The drawings shall be delivered to the Tenant's construction representative before final acceptance of
 - Final Acceptance: Final acceptance of the work may be obtained from the Tenant's construction representative upon the satisfactory work. completion of all work.
 - Guarantee: All work shall be guaranteed for one year from date of acceptance against all defects in material, equipment and workmanship. Guarantee shall also cover repair of damage to any part of the premises resulting from leaks or other defects in material, equipment and 's construction representative. workmanship to the satisfactory of the Tenant Repairs, if required, shall be done promptly at no cost to the Owner.
- C. MATERIALS:**
- General: All materials throughout the system shall be new and in perfect condition.
 - Plastic Piping: All main lines shall be Sch. 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63 All lateral piping shall be class 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63
 - Plastic Fittings: Sch. 80 solvent weld, polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld, polyvinyl chloride (PVC) for zone laterals, as manufactured by Sloane, Lasco, or approved equal.
 - Solvent Cement: Compatible with PVC pipe, of proper consistency, and color.
 - Sprinkler Head Risers: Sch. 40 PVC for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Ream only to full diameter of pipe and clean all rough edges or burrs. Cut all threads accurately with sharp dies. Not more than three(3) full threads shall show beyond fittings when pipe is made up. Assemblies shall be as detailed.
 - Automatic Controllers: See Legend
 - Remote Control Valves:
 - Control Wiring: 24 volt solid UL approved for direct burial in ground. Minimum wire size: 14 gauge.
 - Sleeves for Control Wiring: Under all walks and paved areas and where indicated on drawings. Minimum PVC 1220-160 psi plastic pipe. See Legend
 - Sprinkler Heads.
- D. WORKMANSHIP:**
- Lay out work as accurately as possible to the drawings. The drawings, though carefully drawn, are generally diagrammatic to the extent that swing joints, offsets, and all fittings are not shown.
 - The Contractor shall be responsible for full and complete coverage of all irrigated areas and shall make any necessary minor adjustments at no additional cost to the Tenant's construction representative.
 - Any major revisions to the irrigation system must be submitted and answered in written form, along with any change in contract price.
- E. INSTALLATION:**
- Excavation and Trenching:
 - Perform all excavations as required for the installation of the work including under this section, including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original condition and in a manner approved by the Owner.
 - Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depths to provide the minimum cover from finish grade as follows:
 - 18" minimum cover over main lines
 - 18" minimum cover over control wiring from controller to valves.
 - 12" minimum cover over lateral lines to heads.
 - Maintain all warning signs, shoring, barricades, flares and red lanterns as required by the Safety Orders of the Division of Industrial Safety and local ordinances.
 - Pipe Line Assembly:
 - Install remote control valves where shown and group together where practical; place no closer than 6 inches to walk edges, buildings and
 - Plastic pipe and fittings shall be solvent welded using solvents and methods recommended by manufacturer of the pipe, except where screwed connections are required. Pipe and fit tings shall be toughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle brush.
 - Pipe may be assembled and welded on the surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction.
 - Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.
 - Sprinkler Heads:
 - Do not scale plans for exact head location.
 - Flushing Lines:
 - Thoroughly flush out all water lines before installing valves and sprinkler heads.
 - Upon completion of the flushing and installing valves and heads, the contractor adjust sprinkler heads for proper distribution to the landscape areas, limiting unnecessary overspray.
 - Automatic Controllers:
 - Connect remote control valves to controller in a clockwise sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.
 - Automatic Control Wiring:
 - Install control wiring, sprinkler mains and laterals in common Tie wires in bundles trenches wherever possible.
 - Install control wires at least 24" below finish grade and lay to the side and below the main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires at intervals.
 - Control wire splices will be allowed only runs over 500 ft.
 - All wiring passing under existing or future paving, construction, etc., shall be encased in plastic or galvanized steel conduit extending beyond edges of paving or construction. at least 12"
 - Backfill and Compacting:
 - After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish.
 - Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 90% density.
 - Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas.
 - Dress off all areas to finish grades.
- F. CLEAN-UP:** Remove from the site all debris resulting from work of this section.



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IRRIGATION NOTES, DETAILS & LEGEND