

6.7.24 Rvsd Per City Cmmnts & as Per Rvsd Site Plan DC

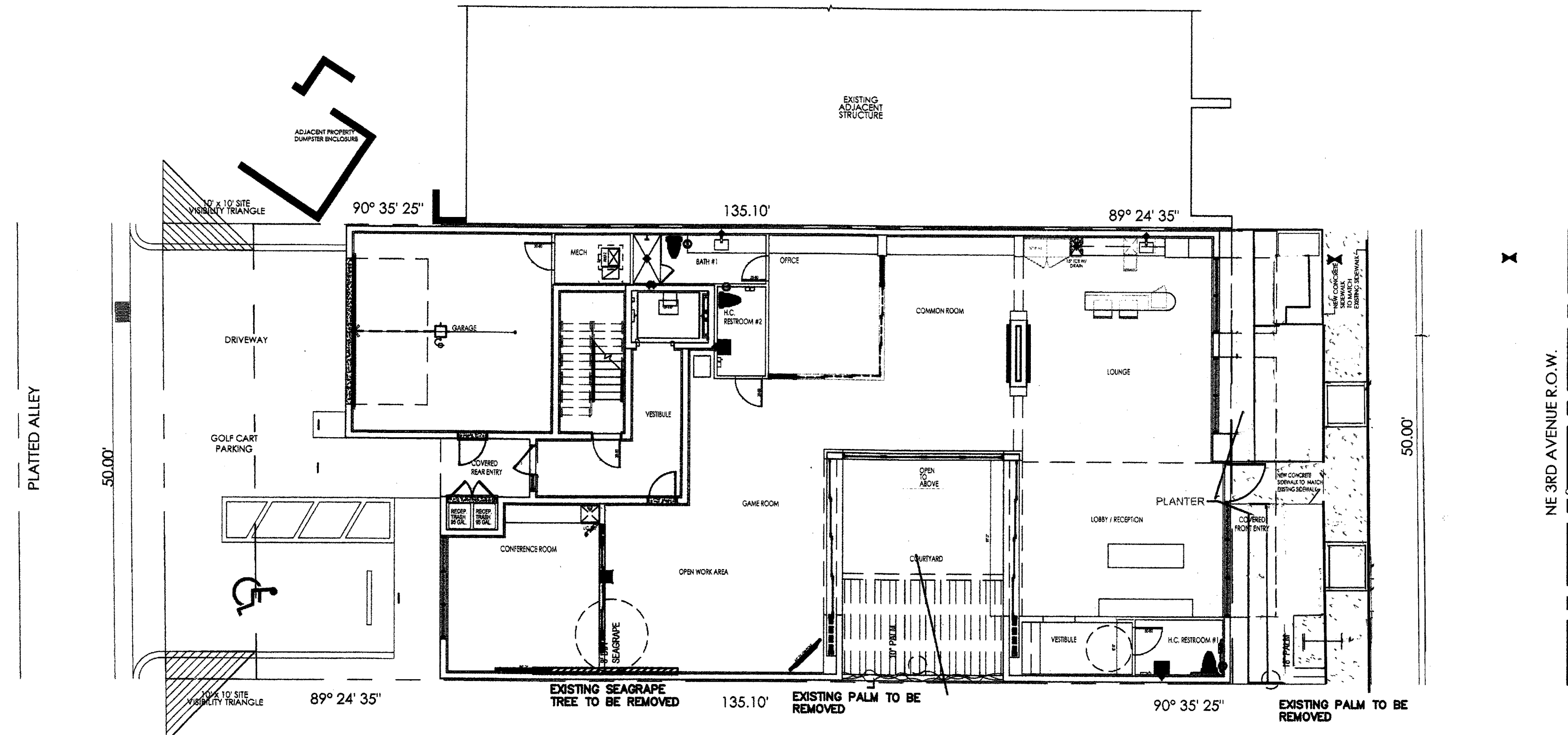
REVISIONS	BY
02/03/23 SUBMITTAL	TFE
11/06/23 REVISED PER ARCHITECTURAL SITE PLAN	SP
12.5.23 Rvsd Calcs & Mitigation	DC
1.12.24 Ct.Yd.Planner & 3rd Ave Plntrs	DC
1.22.24 Rvsd Planters SPRAB Sbrmtl	DC
4.15.24 Per Revised Arch. Site Plan	DC

4.30.24 Per Revised Site Plan & City Cmmnts

LEGEND

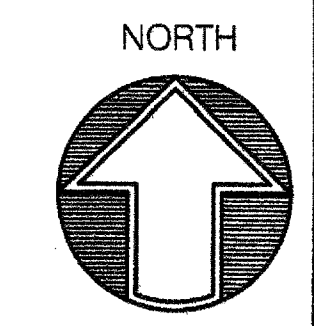
- ⊗ EXISTING TREES TO BE REMOVED
- ⊕ EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN

TREE #	COMMON NAME	BOTANICAL NAME	DBH(in)	Height CT"	HEALTH %	RELOCATION CANDIDATE Y/N	Mitigation	OBSERVATIONS
A	Seagrape	<i>Coccoloba uvifera</i>	8.50		10%	N		Multi trunk, storm damage, Poor structure, hat racked, decay in root crown, decay in leaders
A1	Seagrape	<i>Coccoloba uvifera</i>	16.50		30%	N		
A2	Seagrape	<i>Coccoloba uvifera</i>	8.25		20%	N		Per the Code Requirements, This tree (Seagrape) will be mitigated on a 1:1 basis
A3	Seagrape	<i>Coccoloba uvifera</i>	13.50		10%	N		
A4	Seagrape	<i>Coccoloba uvifera</i>	32.50		30%	N		
B	Cabbage Palm	<i>Sabal palmetto</i>		10	70%	N	1 TREE	
C	Cabbage Palm	<i>Sabal palmetto</i>		15	70%	N	1 TREE	
D	Coconut Palm	<i>Cocos nucifera</i>		24	70%	N	1 TREE	
							3 TREES REQUIRED	



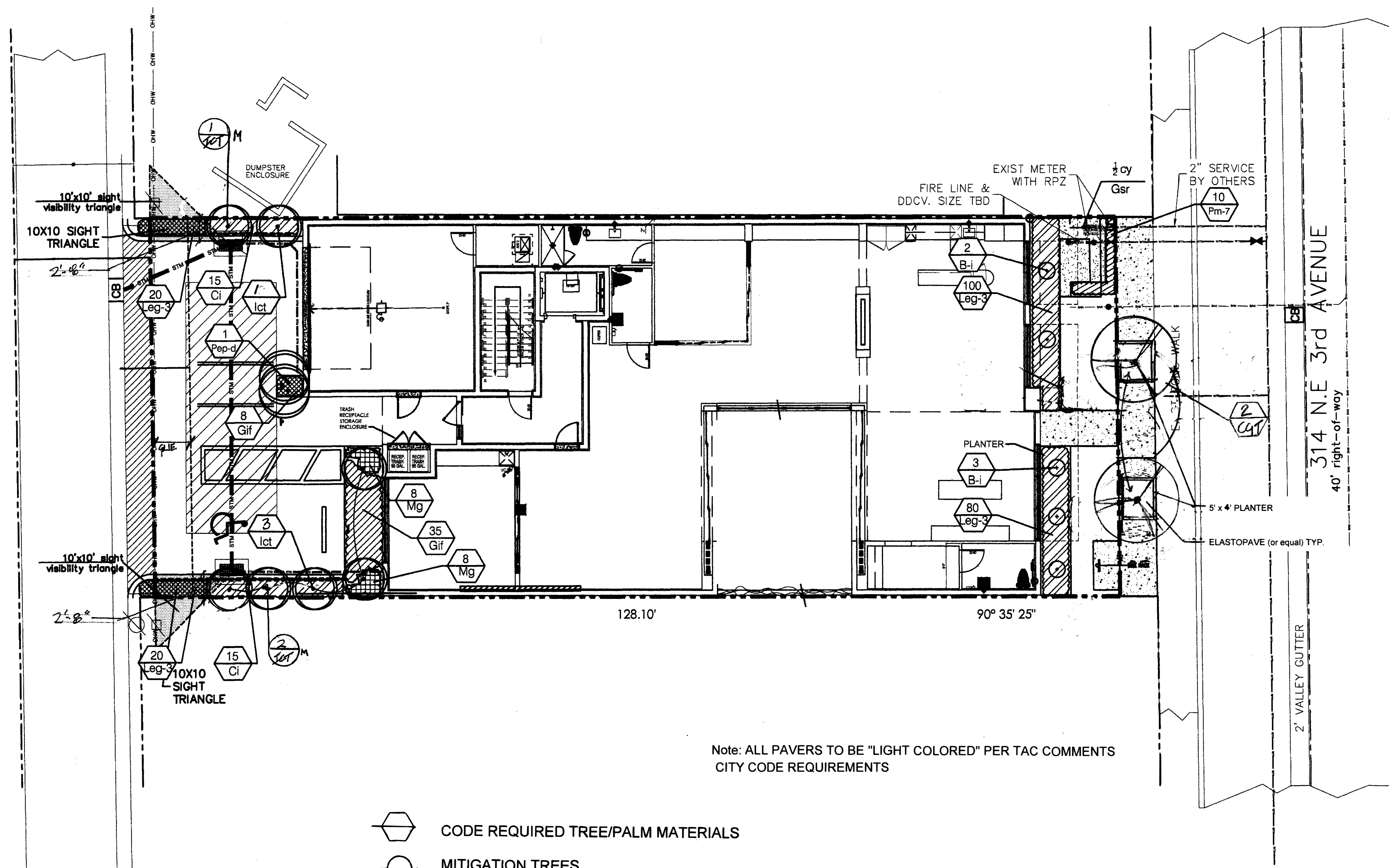
DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
 74 N.E. 5th AVE. Delray Beach, FL 33483
 561-272-9621 chclainc@bellsouth.net LA. 831

Landscape & Irrigation Plans for:
314 NE 3rd Ave Residence
 314 NE 3rd Avenue
 Delray Beach, Florida



DRAWN	TE
CHECKED	D.H.C.
DATE	01.22.23
SCALE	1" = 10'-0"
JOB NO.	012223
SHEET	

L-1



Note: ALL PAVERS TO BE "LIGHT COLORED" PER TAC COMMENTS CITY CODE REQUIREMENTS

- CODE REQUIRED TREE/PALM MATERIALS
- MITIGATION TREES

CODE DATA

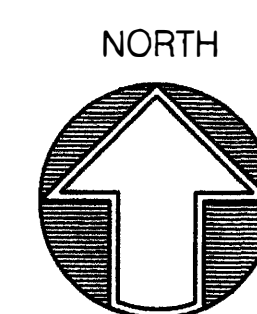
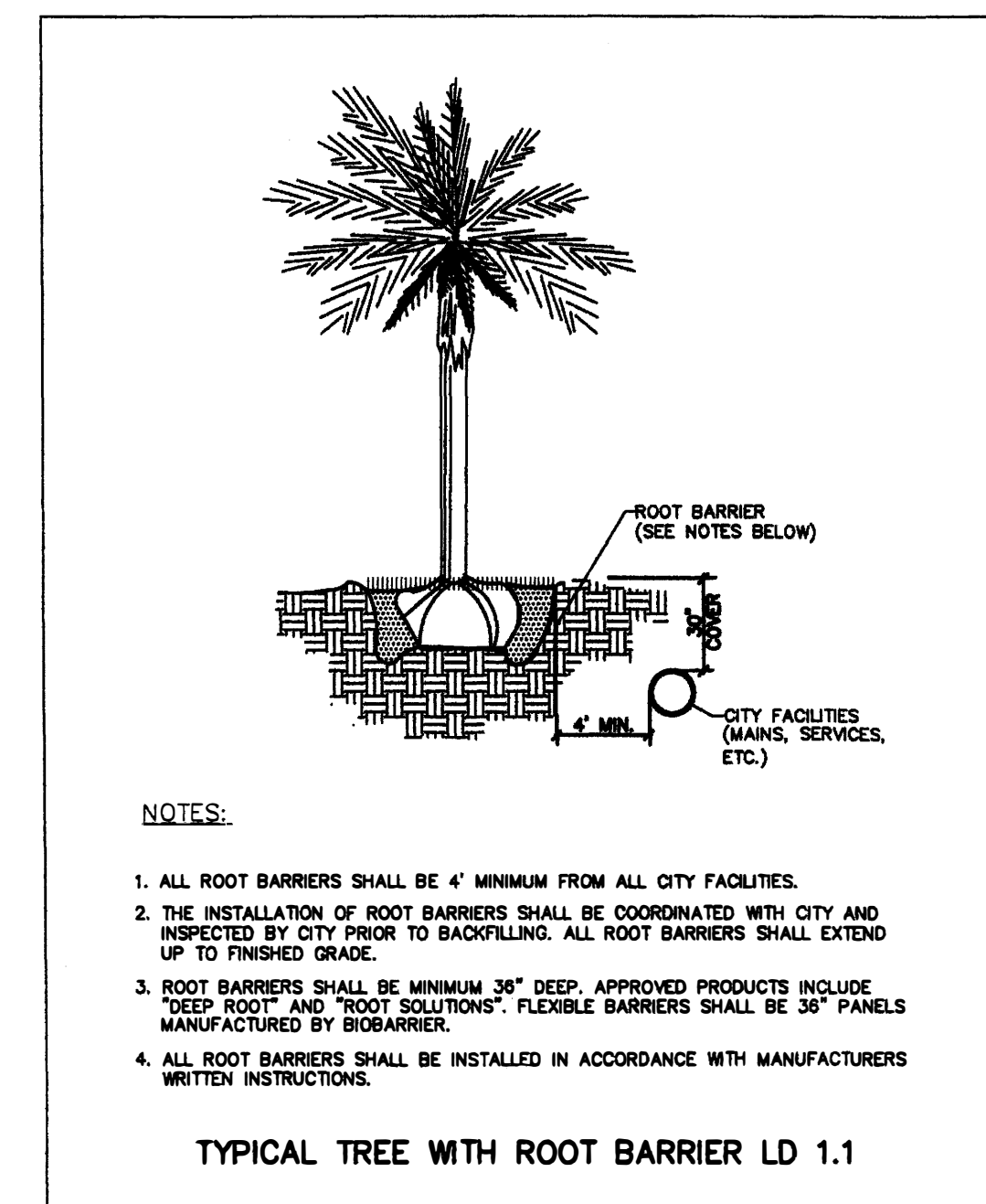
A	TOTAL LOT AREA		6,405 S.F.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.		4,838 S.F.
C	TOTAL PERVIOUS LOT AREA	$C = (A - B)$	1,567 S.F.
H	TOTAL PAVED VEHICULAR USE AREA		915 S.F.
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	$I = (H \times .10)$	92 S.F.
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED		133 S.F.
K	TOTAL INTERIOR SHADE TREES REQUIRED	$K = (I/25 \text{ S.F.})$	2 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED		2 TREES
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS*		53 LF.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	$N = (M/25)$ $N = (M/25) \text{ IF ADJACENT TO PROPERTY IN RESIDENTIAL USE}$	2 TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED		4 TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE		2 TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	$Q = ((K + N) \times .50)$	2 TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED		6 TREES
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED		9 TREES

- 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 ELIMINATED 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.
- SO2 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.
- 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.

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

THE AREA BETWEEN THE PROPERTY LINE / R.O.W. LINE AND THE EDGE OF PAVEMENT OF CITY STREETS SHALL BE SOODED OR LANDSCAPED WITH A GROUND COVER ACCEPTABLE TO THE CITY ENGINEERING DEPARTMENT. IT IS UNDERSTOOD THAT ANY REPAIRS DUE TO CITY MAINTENANCE WILL BE REPLACED. (THE CITY WILL ONLY REPLACE WITH ST. AUGUSTINE OR BAHIA GRASS.

A COST ESTIMATE WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION.
AN IRRIGATION PLAN WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION.



Ground Floor Landscape Plan

REVISIONS	BY
02/03/23 SUBMITTAL	TE
11/06/23 REVISED PER REVISED ARCHITECTURAL SITE PLAN	SP
4.15.24 Per Revised Arch Site Plan	DC
4.30.24 PER REVISED SITE PLAN & CITY CMMNTS	
6.7.24 Rvsd Per City Cmmnts & as Per Rvsd Site Plan	DC

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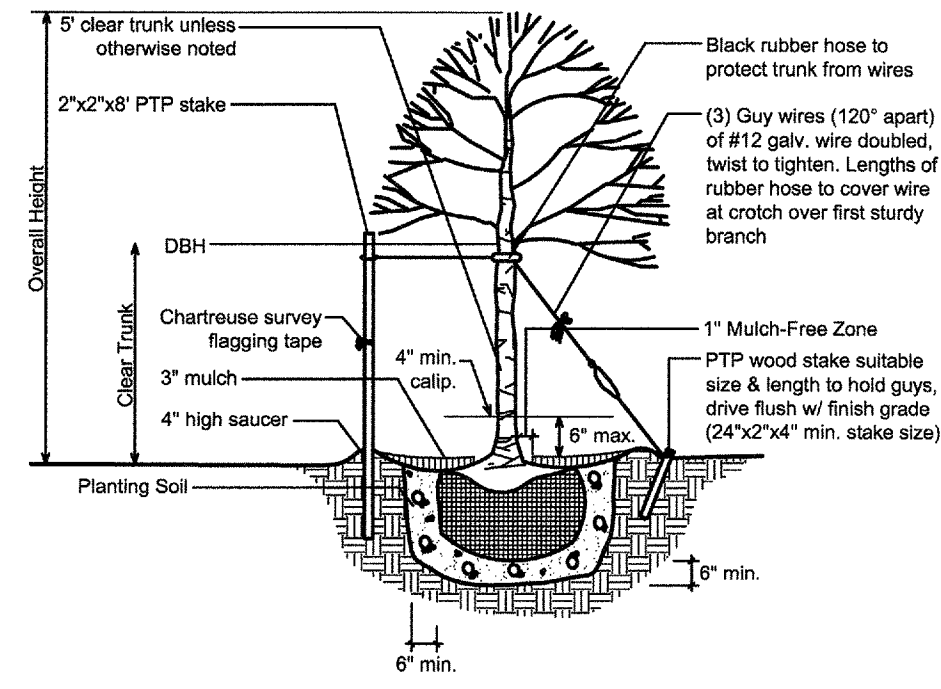
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314 NE 3rd Ave Residence
314 NE 3rd Avenue
Delray Beach, Florida

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JOB NO.	012223
SHEET	L-2
OF	* SHEETS

REVISIONS	BY
02/03/23 SUBMITTAL	TE
11/06/23 REVISED PER REVISION	SP
ARCHITECTURAL SITE PLAN	
12.11.23 Upper Floor Planters	DC
1.12.24 Ct.Yd. Planter & 3rd Ave Plntrs	DC
1.22.24 Rvsd Planters SPRAB Sbmtr	DC
4.30.24 Rvsd Per Site Plan & City Cmmnts (3.4.24)	

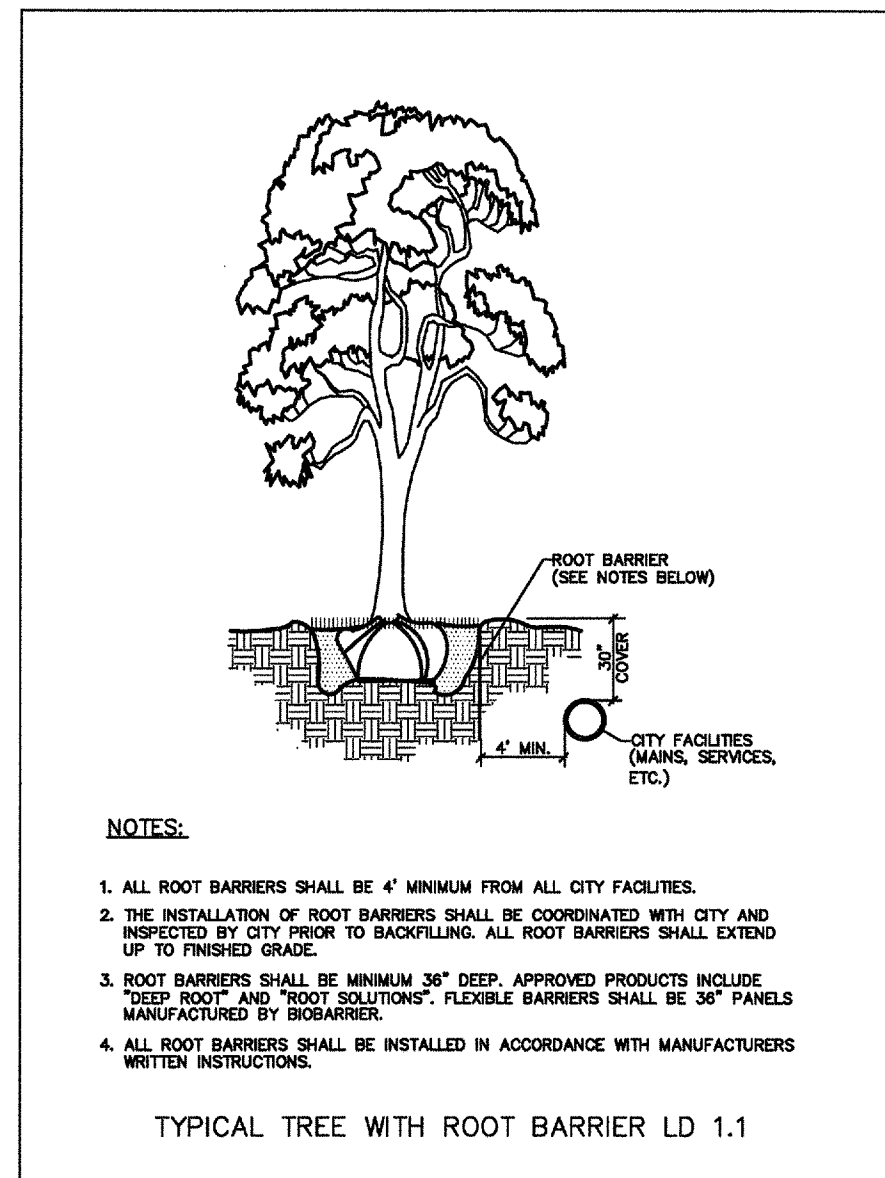
GENERAL LANDSCAPE NOTES:

- All plant material shall be F1, #1, or better, as per the latest addition of F1, Grades & Standards. All "specimen" quality materials shall be F, Fancy, and shall be pre-approved by the Landscape Architect.
- All plant materials shall be true to name & size, as per F1, Grades & Standards. Plant materials which do not meet, or exceed these standards will not be accepted.
- Quantities, sizes, and locations of plants will be determined by the plan and material schedule. Sizes of the specified plants shall take precedence over the container size. Spacing of the ground covers will be determined by the material schedule. Quantities shown on the material schedule are to be used as a guideline. The landscape contractor shall be responsible for the actual quantities shown on the plan. The plans will take precedence over the material schedule. Discrepancies shall be brought to the attention of the Landscape Architect, prior to commencing.
- No substitutions shall be accepted without the Landscape Architect's written approval. All substitution requests shall be made in writing.
- Planting soils shall be clean, sterile, and free of debris. Soil shall consist of 50% F1, muck & 50% clean sand. Trees shall be installed with a minimum of 12" on sides & bottom of root balls. Shrubs, plants & ground covers shall be installed with a minimum of 6" on sides & bottom of root balls. Rooted cuttings shall be installed with a minimum of 4" of planting soils worked into the top 6" of the existing soils. Sabal palms and Phoenix species shall be installed with a clean well drained sand.
- Milorganite, or equal, fertilizer shall be applied to all plantings, per manufactures recommendations. In addition, "Agriform" tablets (20-10-5) shall also be applied to all plants 1 gal., and above, per manufactures recommendations.
- All trees & palms shall be mulched with arsenic free mulch with a 3ft. diameter circle, 3" minimum depth. All planting beds shall receive 3" finished depth, mulch upon completion of planting process. Mulch shall "Eucalyptus", or approved equal. NO CYPRESS MULCH SHALL BE UTILIZED ON THE PROJECT.
- All plants shall be planted at soil levels which were previously grown. Shrubs and hedges are to be planted 2ft. away from any wall, or structures. Materials with a six greater than overhangs shall be planted so as not to impede the natural growth habit of the plant.
- All materials are to be watered-in immediately after planting, so as to remove all air pockets. BIB materials create to be hand-watered for a minimum of 1 week after installation, and there-after as required. Contractor shall advise the owner of any additional hand-watering requirements.
- All trees 8ft., or larger, are to be staked, or guyed, to provide ample support such that materials remain straight & true in an up-right position through the guarantee period. Staking & guying shall be performed at the option of the landscape contractor, except where required by code. However, the landscape contractor shall be responsible for all trees & palms remaining straight & true through the guarantee period. In the event that a material shifts after it has been properly staked, or guyed, the landscape contractor shall not be held responsible.
- All sod shall be "Floratom", unless otherwise specified. Sod shall be dense, green, well-rooted, and free of debris, weeds, disease, or insects. A complete 6-6-6 fertilizer shall be applied at a rate of 10lbs. per 1,000sq.ft., Sod is to be watered to a depth of 3" immediately after installation. Grades are to be raked smooth, and all debris removed, prior to installation.
- All trees, palms, plants & ground-covers shall be guaranteed for a period of 360 days, after the date of substantial completion. Phoenix canariensis & dactylifera palms are to be maintained, per growers/suppliers recommendations, by a qualified person, or firm. Said maintenance program shall be the responsibility of the owner. The landscape invoice will be deemed as rejection of the plant materials. The landscape contractor shall remove any, or all of the rejected materials from the site as their discretion.
- The removal of "base rock" is not included in the landscape contract.
- All grades are to be within 2" of finished grades, prior to the landscape contractor commencing work.



NOTE: Stake all trees up to 2' cal. @ 2 per tree. Guy all trees larger than 2' cal. Pull burlap from top of root ball. Remove all non-biodegradable materials such as wire, twine, etc. on rootball

Trees



- NOTES:**
- ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL CITY FACILITIES.
 - THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 - ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
 - ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

TYPICAL TREE WITH ROOT BARRIER LD 1.1

Any Trees or shrubs placed within water, sewer or drainage easements shall conform to Details L.D. 1.1 requirements. RB: Denotes Root Barrier

MATERIAL SCHEDULE-TREES & PALMS

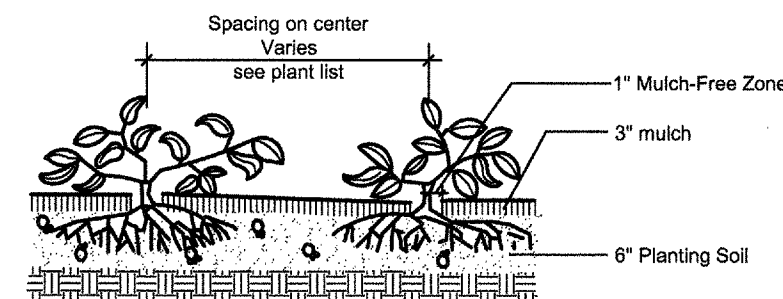
Qty.	Key	Botanical / common name	Size
7	Ict*	Ilex Cassine/ Dahoon Holly	16x7ft., 7ft.ct
1	Pep-d	Ptychosperma elegans / Alexander palm double	16ft. oo. dbie
2	CGT	Caesapinia granadillo/Bridal veil tree	16x7ft., 7ft.ct Mchq., Stds.

MATERIAL SCHEDULE-SHRUBS

Qty.	Key	Botanical / common name	Size
25	Gi*	Chrysobalanus icaco/ Cocoplum	24"3g.@2'oc.
5	B-1*	Bromeliad imperialis	2x2ft.
160	Gi*	Ficus microcarpa/ Green island ficus	18"3g.@15" oc.
10	Pm-7	Podocarpus maki/ Yew	3.5-4ft. full to base
180	Leg-3*	Liloupe evergreen plant/ giant monkey grass	15-18"3g.full
5	Gsr	Gray Slate Rock on tytar filter fabric	.5 Cu. Yards
		Bio Barrier (36"D. install vertically)	

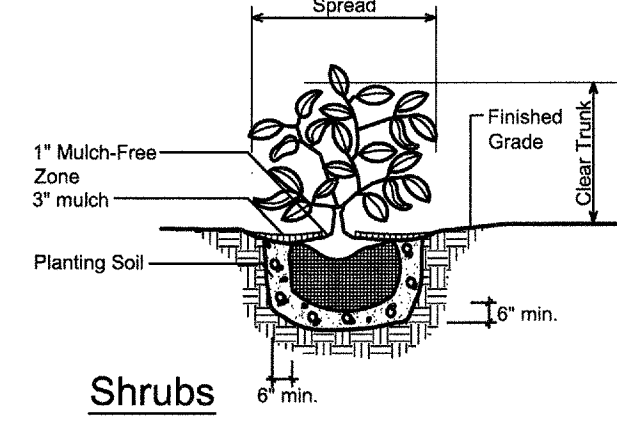
* - Denotes native, or highly drought tolerant plant materials, per SFWMD, "Xeriscape Manual".

Planting soils & mulch, see specs. & details
SoD, solid Floratom as noted on plans

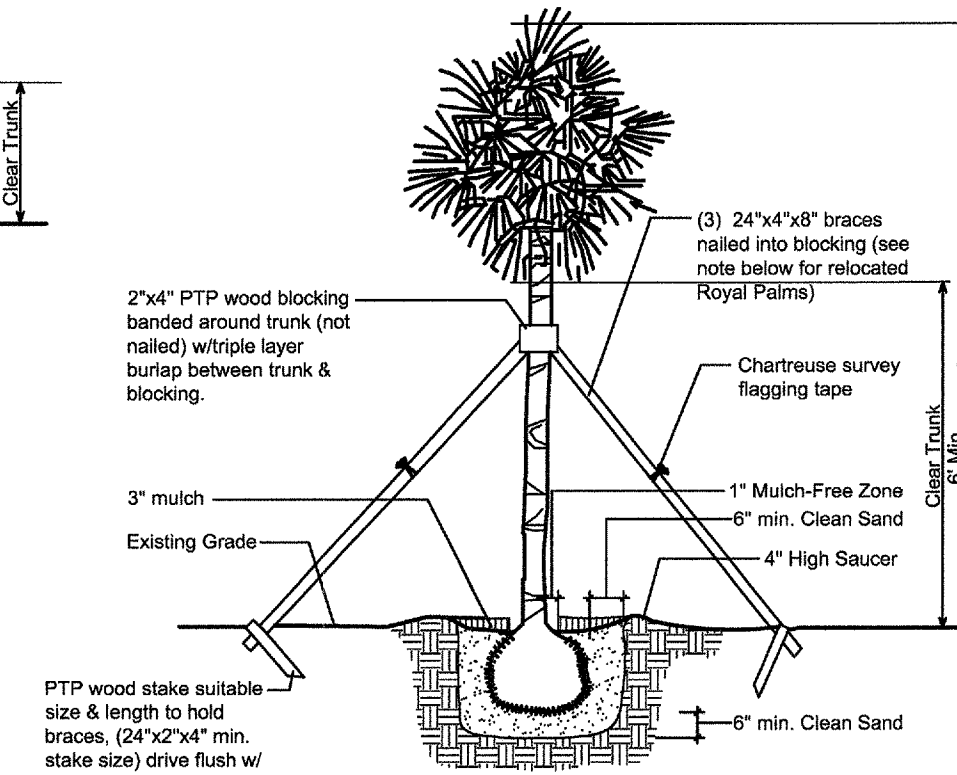


Groundcovers

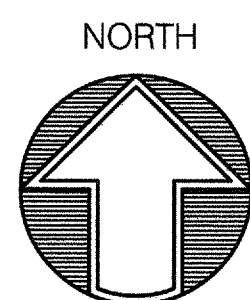
** - Denotes Materials Required To Replace Damaged By Construction Activities



Shrubs



Straight Trunk Palms



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