

N.E. 4TH STREET

N.E. 7TH AVENUE

KEY

(A) PAVERS ON SAND
COLOR AND PATTERN
BY OTHERS
SEE DETAIL SHEET L-4

(B) 4" CONC. WALK
SEE DETAIL SHEET L-4

REFER TO GRADING PLANS
BY OTHERS

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY	MITIGATION
BS16	BURSERA SIMARUBA GUMBO LIMBO	16" X 7" SPR. 6" CT MIN. 4" CAL. B&B NATIVE HIGH DROUGHT TOLERANCE	4	16"
CE20	CONOCARPUS ERECTUS GREEN BUTTWOOD TREE	20" HT X 10" SPR. MIN. 7.5" CT. 5" CAL. TREE STANDARDS. B&B NATIVE HIGH DROUGHT TOLERANCE	6	30"
TP16	TABEUIA HETEROPHYLLA PINK TABEUIA	16" HT. 7" SPR. 4" CAL. 6" CT. HIGH DROUGHT TOLERANCE	3	12"
EL12	PSIDUM LITTORALE STRAWBERRY / CATTLE GUAVA	12" X 6" SPR. 3" CT. MIN. 2.5" CAL. MULTI-STEM, MATCHED SYMMETRICALLY SHAPE	2	5"
			TOTAL MITIGATION	63"

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CN20	COCOS NUCIFERA 'MALAYAN' GREEN MALAYAN COCONUT PALM	18" O.A. 6" CT. MIN. MIXED CURVED TRUNKS HIGH DROUGHT TOLERANCE	4 1:1
THR10	THRINAX RADIATA KEY THATCH PALM ALT: SILVER PALM	8" CT. STAGGER HTS. SINGLE TRUNK NATIVE HIGH DROUGHT TOLERANCE	8 3:1
VM2	VEITCHIA MONTGOMERYANA MONTGOMERY PALM	8"-10" CT. 16" O.A. DBL. TRUNKS HIGH DROUGHT TOLERANCE	4 3:1

TOTAL PALMS = 16
TREE EQUIVALENT = 8

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
ALOCB	ALOCASIA BLACK STEM	36" X 36" SPR. MIN. MEDIUM DROUGHT TOLERANCE	11
BROM3	BROMELIADS IMPERIALIS	MED SIZE VARIETY 7 GAL. SUN GROWN HIGH DROUGHT TOLERANCE	11
BROMS	BROMELIAD SPP SILVER, SUN GROWN	18" X 18" MATCHED HIGH DROUGHT TOLERANCE	3
CIR	CHRYSOBALANUS ICACO COCOPLUM HEDGE	24" X 24" 24" O.C. NATIVE MEDIUM DROUGHT TOLERANCE	26
CLR3	CLUSIA ROSEA NANA SMALL LEAF PITCH APPLE	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	45
DV1	DIETES IRIDIODES AFRICAN IRIS	12" FULL TO POT 12" O.C. HIGH DROUGHT TOLERANCE	84
EA7	FICUS MACLELLANDII 'ALI'	36" HT X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	39
LIR	LIRIOPE MUSCARI GREEN LIRIOPE	1 GAL FULL 6-8 BIBS MIN 8" O.C. MED DROUGHT TOLERANCE	70
LP7	RHAPIS EXCELSA LADY PALM SHADE GROWN	36" X 36" FULL TO BASE SUNSHADE GROWN MEDIUM DROUGHT TOLERANCE	8
MAE10	POLYALTHIA LONGIFOLIA MAST TREE	8" O.A. STRAIGHT TRUNK HIGH DROUGHT TOLERANCE	5
MS1	MIMOSA STRIGILLOSA SUNSHINE MIMOSA POWDERPUFF	4" X 6" 6"-8" O.C. NATIVE MEDIUM DROUGHT TOLERANCE	750
MUC3	MUHLENBERGIA CAPILLARIS MUHLY GRASS	18" X 15" SPR. 15"-18" O.C. NATIVE HIGH DROUGHT TOLERANCE	125
NO3	NERIUM OLEANDER DWARF OLEANDER WHITE FLOWER	36" X 24" 24" O.C. HIGH DROUGHT TOLERANCE	25
PBM3	PHILODENDRON SELLOUM BURLE MARX	12" X 15" 18" O.C. MEDIUM DROUGHT TOLERANCE	89
PSX	PHILODENDRON XANADU 'XANADU'	18" X 15" 18" O.C. MEDIUM DROUGHT TOLERANCE	36
SOD	ST. AUGUSTINE FLORITAMT	CONTRACTOR TO VERIFY QUANTITY FOR PROPOSED	

REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

PROJECT:
**DELRAY MULTI FAMILY
351 NE 7TH AVE
DELRAY BEACH, FL**

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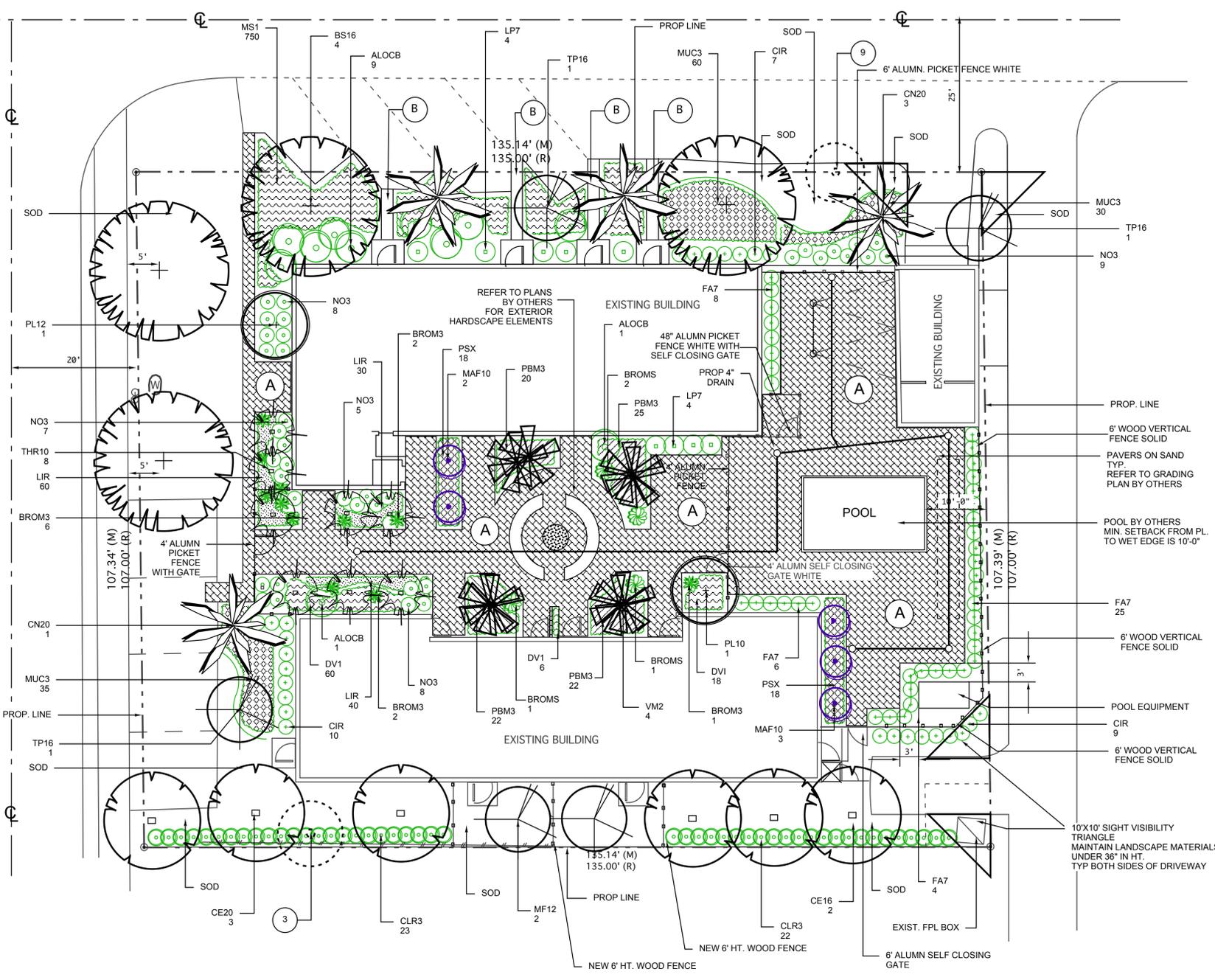
SEAL:

SCALE: 1"=10'

DATE DRAWN: 4/11/22

SHEET NO.

L-1
of 4



CITY OF DELRAY LANDSCAPE REQUIREMENTS

SOUTH BUFFER REQUIREMENTS ADJ. TO RESIDENTIAL USE
SEC. 4.4.6 (I)(1)(c)
(1) TREE REQ. PER 30 LF. 25% SIZE INCREASE
135/30 = 5 TREES REQUIRED
PROVIDED = 5 (20"X10" 5" CAL.)

4.6.16(C)(1) LANDSCAPE PERMITS WILL BE APPLIED FOR

4.6.16 (H)(6) STREET TREES
(1) TREE PER 40 LF. OF STREET FRONTAGE WITH A MIN. OF
(1) TREE PER PROPERTY

NE 7TH AVE: 107 LF. / 40 = 3 REQ.
PROVIDED = 3

NE 4TH ST. 135 LF. / 40 = 4 REQ.
PROVIDED = 4

4.4.16(E) DESIGN STANDARDS
COMPLIED

NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SWEET OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILSS LD.1 AND LD1.2

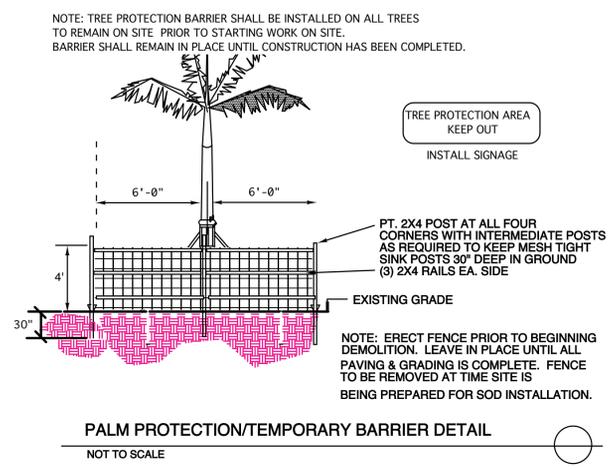
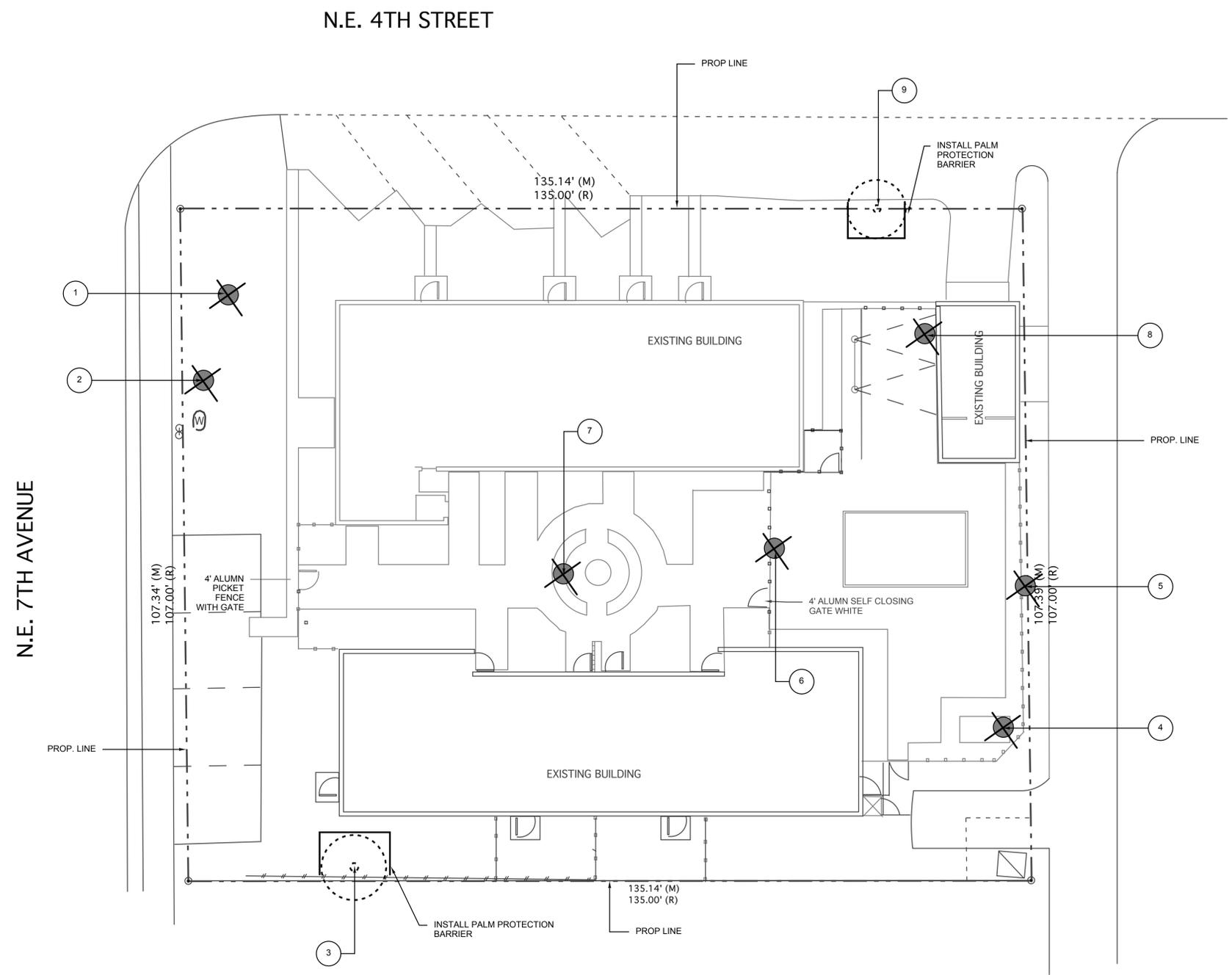
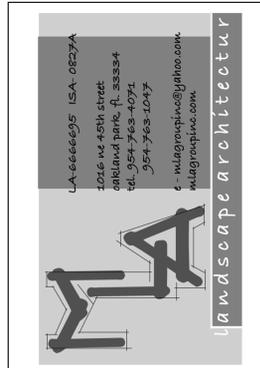
TREE MITIGATION DATA:

TREES REMOVED
MITIGATION REQUIRED = DBH.

- MANGO 19" DBH. 55%
- STRANGLER FIG 26" DBH. 45% 1:1 REPLACEMENT
- MANGO 17" DBH. 60%
- AVACADO 14" DBH. 40% 1:1 REPLACEMENT
- BANYAN 90" DBH. 45% 1:1 REPLACEMENT

TOTAL DBH. REMOVED = 36" DBH.
TREES REQUIRED = 36"
MITIGATION PROVIDED = 36"
TREES REQUIRED ON 1:1 BASIS = 3
PROPOSED TREES = 3

PALMS REMOVED = 1
MITIGATION PROVIDED = 1 COCONUT PALM



REVISIONS:

SHEET TITLE:
EXISTING TREE DISPOSITION PLAN

PROJECT:
**DELRAY MULTI FAMILY
 351 NE 7TH AVE
 DELRAY BEACH, FL**

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SEAL:

SCALE: 1"=10'
 DATE DRAWN: 4/11/22

SHEET NO.
L-2
 of-4

EXISTING TREE INVENTORY

TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE (DBH, HT. X SPR., CT.)	CONDITION	DISPOSITION
1.	MANGO SPP.	MANGO	19" 40'X30'	55%	REMAIN
2.	FICUS AUREA	STRANGLER FIG	11" +15' 35'X20' CO-DOM AT BASE	45%	REMOVE
3.	SYAGRUS ROMANZOFFIANA	QUEEN PALM	9' CT.	70%	REMAIN
4.	MANGO SPP.	MANGO	17" 30'X30'	60%	REMOVE
5.	SABAL PALMETTO	CABBAGE PALM	5' CT.	30%	REMOVE
6.	AVACADO SPP.	AVACADO	8" + 8" 20'X20' CO-DOM AT BASE	40%	REMOVE
7.	FICUS BENGHALESIS	BANYAN	90" 50' X 66'	45%	REMOVE
8.	SABAL PALMETTO	CABBAGE PALM	3.5' CT.	70%	REMOVE
9.	SABAL PALMETTO	CABBAGE PALM	10' CT.	85%	REMAIN

NO TREES SHALL BE REMOVED WITHOUT A TREE REVOAL PERMIT ISSUED BY THE CITY OF DELRAY BEACH

TREE MITIGATION DATA:

TREES REMOVED
 MITIGATION REQUIRED = DBH.

1. MANGO	19" DBH. 55%
2. STRANGLER FIG	26" DBH. 45% 1:1 REPLACEMENT
4. MANGO	17" DBH. 60%
6. AVACADO	14" DBH. 40% 1:1 REPLACEMENT
7. BANYAN	90" DBH. 45% 1:1 REPLACEMENT

TOTAL DBH. REMOVED = 36" DBH.
 TREES REQUIRED = 36"
 MITIGATION PROVIDED = 36"
 TREES REQUIRED ON 1:1 BASIS = 3
 PROPOSED TREES = 3

PALMS REMOVED = 1
 MITIGATION PROVIDED = 1 COCONUT PALM

GENERAL STRUCTURAL NOTES:

CONCRETE:

ALL CONCRETE SHALL ATTAIN 3000 P.S.I. MIN. COMPRESSIVE STRENGTH AT 28 DAYS. AGGREGATES TO BE CLEAN AND WELL GRADED, MAXIMUM SIZE TO BE 1". CONCRETE SLUMP 3" MIN. TO 5" MAX. ALL SLEEVES, CONDUITS, INSERTS, BLOCK-OUT, BOLTS, PLUMBING AND OR PLUMBING SHALL BE SECURED IN PLACE BEFORE POURING CONCRETE. CONCRETE SHALL BE READY MIX. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE, THE ACI DETAILING MANUAL AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS LATEST EDITION. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY THE LATEST ACI SPECIFICATIONS. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185, UNLESS OTHERWISE SPECIFIED. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615.

MASONRY UNITS SHALL BE ASTM C 90-90 GRADE NI OR NII w/MIN COMPRESSIVE STRENGTH OF 1500 P.S.I. ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR.

ALL MORTAR SHALL BE TYPE M IN ACCORDANCE w/ ASTM SPECIFICATION C476-83 OR EQUAL. ALL GROUT SHALL BE AS FLUID AS POSSIBLE FOR PURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS.

FILL AND BACKFILL TO BE COMPACTED TO 98% OF THE MAXIMUM DENSITY. COMPACTED FILL SHALL BE FREE OF ORGANIC MATTER MAXIMUM SIZE OF ANY ROCKS WITHIN 12" BELOW THE FLOOR SLAB SHALL BE A MAXIMUM OF 3" IN DIAMETER.

FORMWORK AND SHORING:

STRUCTURAL CONCRETE SHALL NOT BE STRIPPED UNTIL IT REACHED A MIN. OF TWO THIRDS OF THE 28 DAYS DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT ACI 347 AND ACI 301 SPECIFICATION.

SAFETY

THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS. PROVIDE ALL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK, REMOVE WHEN WORK IS COMPLETED.

GENERAL:

DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. CONTRACTOR IS RESPONSIBLE TO ADHERE TO ALL LOCAL CODES AS WELL AS THE LATEST FLORIDA BUILDING CODE 2001 EDITION.

ALL STRUCTURAL LUMBER TO BE SOUTHERN PINE No. 2 OR BETTER, MIN. BENDING STRESS. Fb = 1,200 PSI. = SHEAR STRESS = 90 PSI. E=1500 KSI.

ALL SPECIFIED CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.

THE USE OF A SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THE PLAN IS STRICTLY FORBIDDEN. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTIONS.

CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION/GRADING. CONTRACTOR SHALL ADHERE TO ALL LOCAL AND STATE CODE REQUIREMENTS.

GENERAL NOTES

HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE LANDSCAPE ARCHITECT

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ANY DISTURBED EXISTING MANHOLES, METERS, VALVE BOXES, BLOW-OFF RISERS, ETC., TO NEW ELEVATIONS, AS

REQUIRED, WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.

ALL STRUCTURAL ELEMENTS SHALL MEET THE LATEST EDITION OF THE FBC

CONCRETE SIDEWALK DETAILS

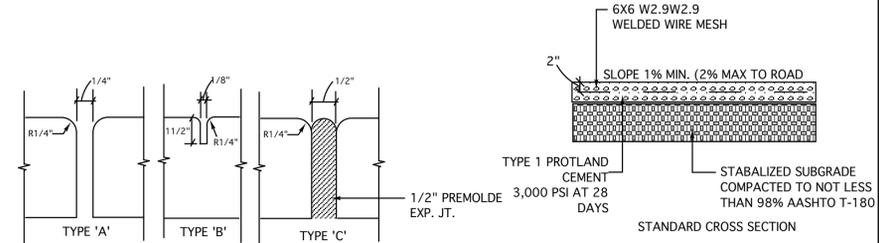


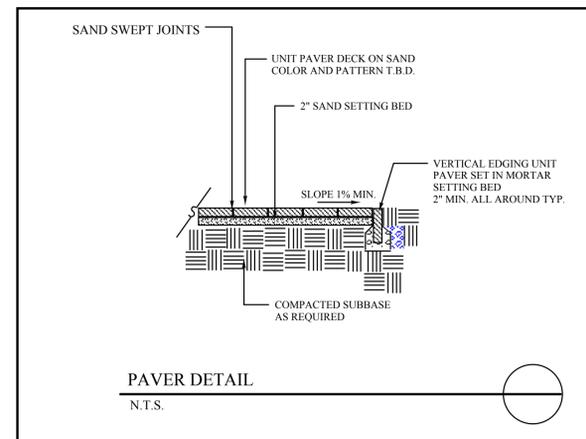
TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
'A'	100' MAX. SPACING P.C. /P.T OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES

TABLE OF SIDEWALK THICKNESS

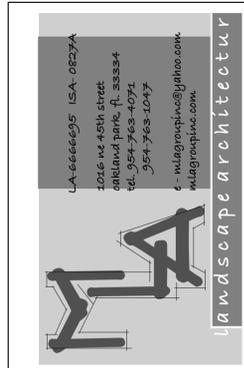
LOCATION
PEDESTRIAN ONLY AREAS - 4"
DRIVEWAY AND OTHER TRAFFIC AREAS - 6"

NOTE: ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES



PAVER DETAIL

N.T.S.



REVISIONS:

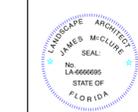
SHEET TITLE:
**HARDSCAPE
DETAILS AND
SPECIFICATIONS**

PROJECT:

**DELRAY MULTI FAMILY
351 NE 7TH AVE
DELRAY BEACH, FL**

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SEAL:



DATE DRAWN: 4/11/22

SHEET NO.

L-4