

REVISION		DATE
1	TAC COMMENTS	3/13/21
2	TAC COMMENTS & SPECIFIC BASE UPDATES	7/5/22
3	TAC COMMENTS	10/12/22
4	civil water line update + traffic comments	3/10/23

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Landscape Architecture

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**PROPOSED BUILDING FOR**  
**DRUTAU RETAIL**  
 2 NW 18TH AVENUE  
 City of Delray Beach, Florida  
**PROPOSED LANDSCAPE PLAN**

SITE TABULAR DATA :	
ZONING:	GC (GENERAL COMMERCIAL)
GROSS SITE AREA:	6,686 SF (1.1535 AC)
NET SITE AREA:	6,593 SF (1.1513 AC)
BUILDING GROUND FOOTPRINT :	1,360 S.F. (20.6% of net site area)
PROPOSED IMPERVIOUS:	VUA - 2,617 SF 4,356.6 S.F. (66.1% of net site area)
PROPOSED PERVIOUS:	GREEN AREA 2,130 S.F. (32.3% of net site area)

**LANDSCAPE NOTES:** (CITY NOTES SHALL APPEAR ON ALL PLANS)

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 TO BE MAINTAINED.

SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.

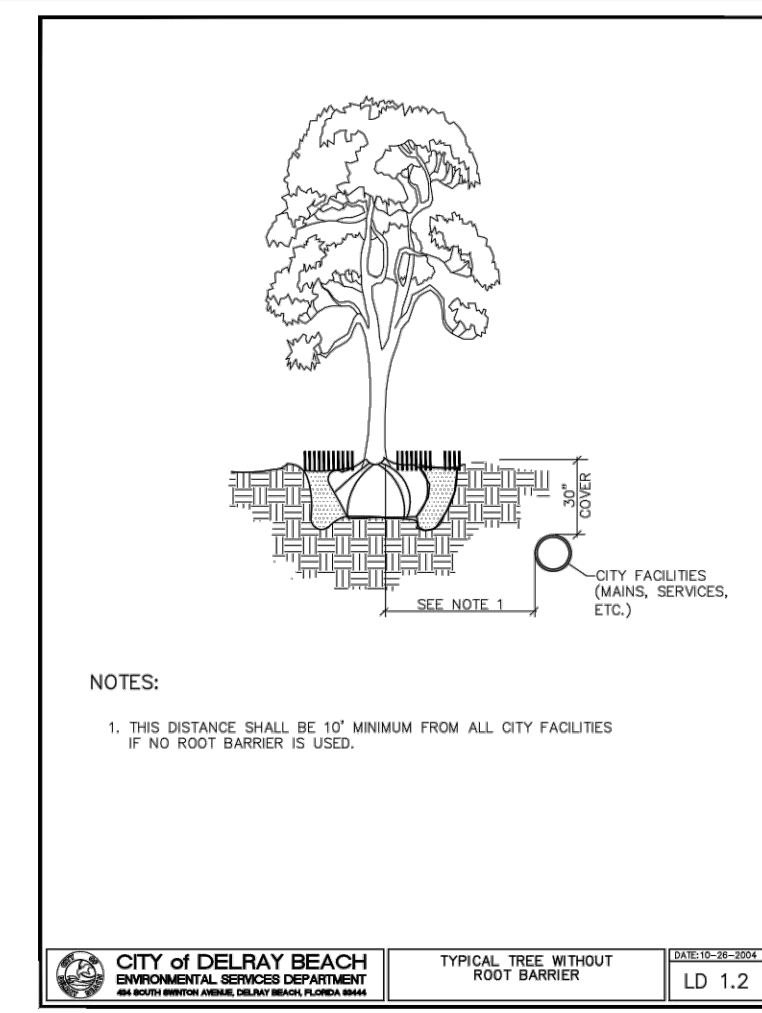
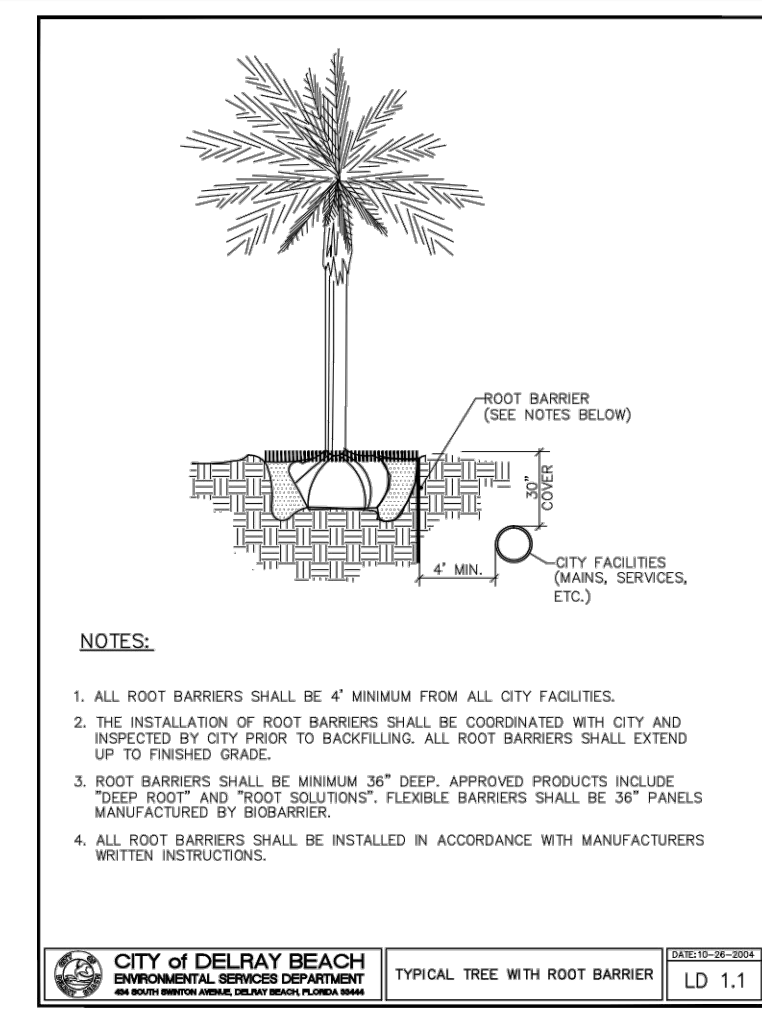
REINFORCED CONCRETE CURBING AT LEAST SIX (6) INCHES IN HEIGHT SHALL BE PROVIDED AROUND ALL LANDSCAPE ISLANDS AND AS A SEPARATOR BETWEEN ALL LANDSCAPED AREAS THAT ARE ADJACENT TO VEHICULAR USE AREAS UNLESS SUCH CURBING WILL INTERFERE WITH THE DRAINAGE.

THREE (3) PALMS ARE EQUIVALENT TO ONE (1) SHADE TREE.

SHRUBS ARE REQUIRED ALONG FOUNDATION VISIBLE TO STREET (WHERE APPLICABLE) PLUS ALL EQUIPMENT, A.C. P.V.E. ETC. SHALL BE SCREENED FROM VIEW.

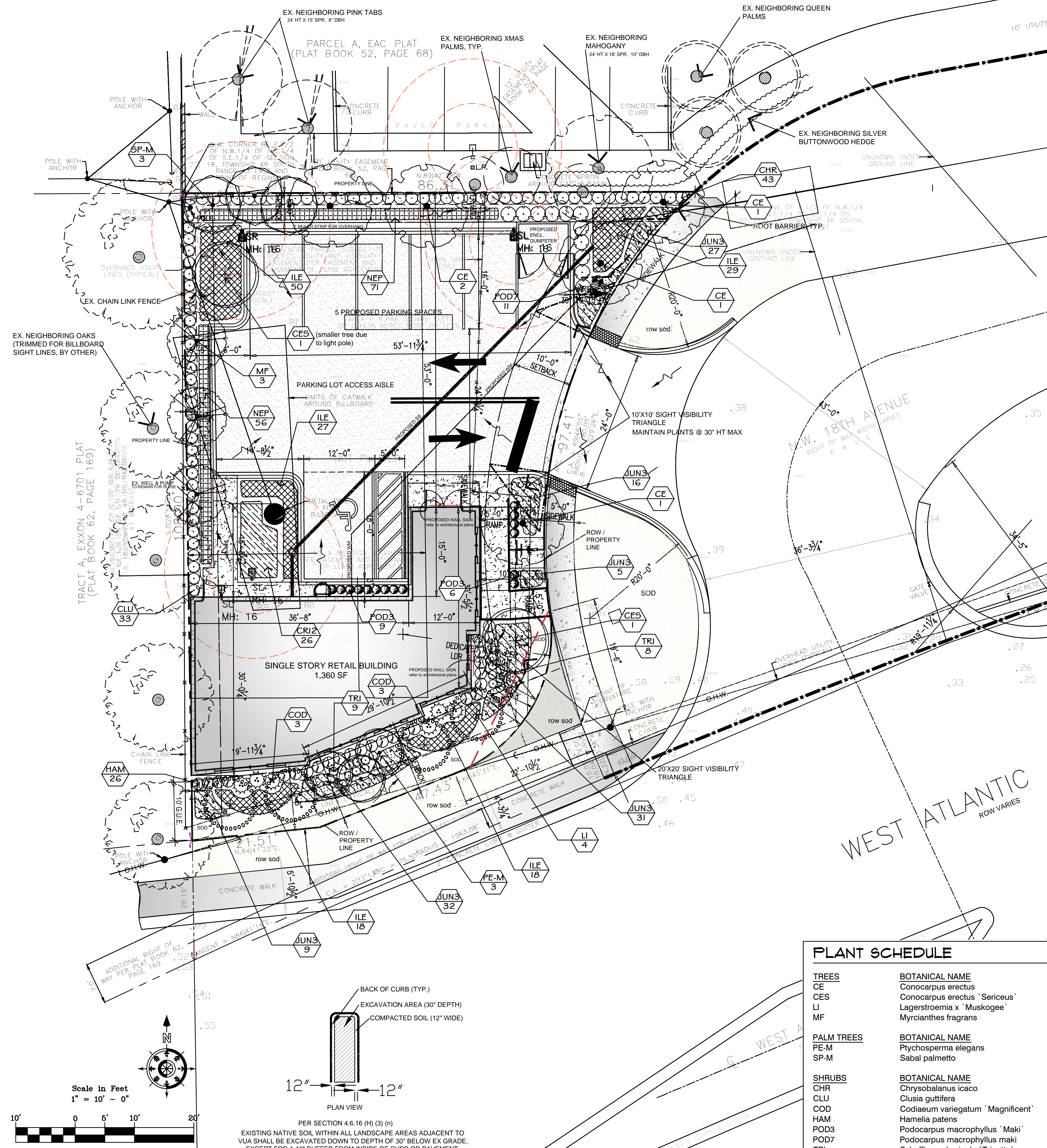
MINIMUM OVERALL LANDSCAPE REQUIREMENTS	PER SEC. 4.6.16 CITY OF DELRAY BEACH	REQUIRED	PROVIDED
<b>PERIMETER LANDSCAPE BARRIERS</b>	GC - GENERAL COMMERCIAL		
<b>NORTH - EXISTING AUTOMOBILE SERVICE &amp; REPAIR SHOPS</b> LDR Sec. 4.6.16(H)(3)(g)	provide landscape barriers between off-street parking areas and adjoining properties. Landscape barriers, no less than 5 ft tall, shall consist of one tree for each 30 l.f., with continuous hedges, not less than 2 ft nor greater than 6 ft, to screen the parking spaces. NOTE: neighbor has an existing tree & some palms in adjacent buffer.	66.31 ft / 30 = 2.2 therefore = 3 TREES & continuous hedge @ 3" ft min to 6" ft max.	3 TREES 3 - GREEN BUTTWOOD + 3 neighbor has 1 ex. Mahogany & 3 xmas palms (refer to TDP)
<b>EAST - ROW - NW 18TH AVE.</b> LDR Sec. 4.6.16(H)(3)(g)	off-street parking is required to be visually screened by a strip of 5 ft landscape perimeter between parking areas and right-of-way. One tree for each 30 l.f., subtracting width of accessways, with hedge placed along interior perimeter of landscape strip. PLUS portion of foundation for real plantings.	30 L.F. of parking fronting row / 30 = 1 therefore = 1 TREE plus hedge	2 TREES 2 - GREEN BUTTWOOD & 1 - SILVER BUTTWOOD
<b>SOUTH - ROW - ATLANTIC AVE. - 10' SPECIAL LANDSCAPE SETBACK</b> per Section 4.3.4 (H)(6)(3)(c)	off-street parking is required to be visually screened by a strip of 5 ft landscape perimeter between parking areas and right-of-way. One tree for each 30 l.f., subtracting width of accessways, with hedge placed along interior perimeter of landscape strip.	n/a for parking screening - only bldg fronting row - provided foundation plantings	n/a - refer to foundation plantings for the 10' Special Landscape Setback
<b>WEST - EXISTING GAS STATION</b>	provide landscape barriers between off-street parking areas and adjoining properties. Landscape barriers, no less than 5 ft tall, shall consist of one tree for each 30 l.f., with continuous hedges, not less than 2 ft nor greater than 6 ft, to screen the parking spaces.	66 ft / 30 = 2.2 therefore 3 TREES & continuous hedge	3 TREES 3 - SIMPSON STOPPERS (utilites & billboard above) + neighbor has 5 ex. Oaks along west property line (refer to TDP)
<b>PARKING LOT LANDSCAPE ISLANDS</b> LDR Sec. 4.6.16(H)(3)(i)	a landscape island shall contain a min. of 155 sq ft of planting area with a min. 2 ft wide, including a curb. Provide one shade tree with shrubs and ground covers. NOTE: the ADA parking space adj to the bldg is not subject to island landscape requirement as discussed with city staff.	2 islands (on north side of parking lot) - 135 sq ft each	2 TREES 1 - SILVER BUTTWOOD & 1 - GREEN BUTTWOOD
<b>INTERIOR VUA LANDSCAPING</b> LDR Sec. 4.6.16(H)(3)(g)	provided for at least 10% of the total area used for parking and accessways.	2,617 sf via x 10% = 261.7 sf	390 SF
<b>INTERIOR LANDSCAPING</b> LDR Sec. 4.6.16(H)(3)(h)	there shall be a group of palms or a shade tree for every 125 square feet of required interior landscaping. No more than 25 percent of these required trees shall be palms.	261.7 / 125 = 2 TREES (parking lot island trees used to meet this req)	2 TREES ** refer to parking lot landscape island trees **
<b>SPECIAL LANDSCAPE SETBACK</b> LDR Sec. 4.3.4 (H) (6) (b)	Pursuant to Sec. 4.3.4 (H)(6)(b) Special landscape setbacks: 10 ft special landscape setbacks along Atlantic Ave. Along West Atlantic Avenue, from 195 to the Western City Limits, a special landscape area shall be provided on both sides of the ultimate right-of-way. This landscape area shall be the smaller distance of either 30 feet or ten percent of the average depth of the property; however, in no case shall the landscape area be less than ten feet.	Atlantic Ave - 10' SETBACK MIN.	4 TREES - average 20' canopy to achieve coverage along front. Along with topped plant beds with varying heights. 1 - SILVER BUTTWOOD & 3 - PALMS
<b>MITIGATION - TREE &amp; PALM ON-SITE REPLACEMENTS</b>	REFER TO TDP1	PALMS TOTALING MIN CUMULATIVE HT OF 77' OA ( @ 16' OA HT MIN.)	6 PALMS @ 16' HT MIN (refer to TDP) 3 - SOLITAIRE PALMS (mitigation) 3 - CARIBBEAN PALMS (mitigation)
<b>STREET TREES</b> (D.H.W. ARE PRESENT ON ATLANTIC AVE.)	Not required	n/a	n/a
<b>NOTE:</b> Pursuant to LDR Sec. 4.4.13(E)(2)(b), the street tree requirements, the property owner shall be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any tree grates, irrigation, and landscaping installed by the property owner to meet the requirements of this section.	If applicable	n/a	n/a
<b>TOTAL NUMBER OF TREES</b>		9 TREES & 6 PALM ***	14 TREES & 6 PALMS
<b>NATIVE &amp; DIVERSIFICATION</b>			
<b>NATIVE TREES &amp; PALMS</b> - LDR Sec. 4.6.16 (D)(2)(c)(ii)	50% MIN of the required trees & palms	of 9 req trees - min of 4 to be native	13 NATIVE 10 native trees & 3 native palms are proposed
<b>NO MORE THAN 50% PALM SUBSTITUTION</b> (3 palms = 1 tree)	No more than 50 percent of the required trees shall be Palms	of the 20 proposed trees - 10 can be changed to palm clusters, therefore @ 3:1 = 30 palms max for 10 tree credits ***	6 palms provide @ 3:1 = 2 tree credits
<b>NATIVE SHRUBS, ACCENTS &amp; GROUNDCOVERS</b> - 4.6.16 (D)(2)(c)(ii)	25% MIN of all other required plant material	of 596 proposed shrubs & groundcover - 142 minimum to be native	364 NATIVE (64.3%)
<b>MAINTAIN SOD ALLOWANCE</b>	no more than 70 percent of the combination of the required interior greenery and the required perimeter landscape buffers, shall be planted in lawn grass	2236 sq of green x .7 = 3134 of max sod	255 sf site sod

**City of Delray Beach Standard Details: LD.1.1 & LD.1.2**



**NOTE:**  
Per LDR 4.6.16(D)(4) \*Trees shall not be planted within ten (10') feet of any underground utility. NOTE: City of Delray Beach Engineering Standards allow trees to be planted to within (4') feet of utility lines, with proper root barriers installed. Refer to sheet LP2 for Details.

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



**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION	QTY	UNIT COST	TOTAL
CE	Conocarpus erectus	Buttonwood	16' ht x 7' spr.	3" dbh	8' ct	High	Native	Full canopy, min. 6" of single straight trunk	4	\$825	\$3,300
CES	Conocarpus erectus 'Sericeus'	Silver Buttonwood	16' ht x 8' spr	3" dbh	8' ct	High	Native	Full canopy, min. 6" of single straight trunk	4	\$950	\$3,800
LI	Lagerstroemia X 'Muskoegoe'	Lavender Crape Myrtle	16' ht x 7' spr.	3" dbh	8' ct	Medium	Non Native	Full canopy, min. 6" of single straight trunk	4	\$950	\$2,850
MF	Myrciathes fragrans	Simpson's Stopper	16' ht x 7' spr.	3" dbh	8' ct	High	Native	Full canopy, min. 6" of single straight trunk	3	\$950	\$2,850
<b>PALM TREES</b>											
PE-M	Ptychosperma elegans	Alexander Palm	16' oa ht	3" dbh	8' ct	High	Non Native	single trunk, B&B	4	\$450	\$1,350
SP-M	Sabal palmetto	Cabbage Palmetto	16' oa ht	3" dbh	8' ct	High	Native	hardened off, rejuvenated	3	\$280	\$840
<b>SHRUBS</b>											
CHR	Chrysobalanus icaco	Coco Plum	24" min @ install	fully rooted pot to meet size	tip to tip	High	Native	Full to base	43	\$12	\$516
CLU	Clusia guttifera	Small Leaf Clusia	24" min @ install	fully rooted pot to meet size	tip to tip	High	Non Native	Full to base	33	\$12	\$396
COD	Codiaeum variegatum 'Magnificent'	Croton	30" ht x 30" spr	7 Gallon	AS SHOWN	High	Non Native	Full to base	6	\$55	\$330
HAM	Hamelia patens	Firebush	24" x 24"	fully rooted pot to meet size	24" oc	High	Native	Full	16	\$18	\$468
POD3	Podocarpus macrophyllus 'Maki'	Podocarpus	24" min @ install	fully rooted pot to meet size	tip to tip	High	Non Native	Full to base	25	\$15	\$225
POD7	Podocarpus macrophyllus 'maki'	Podocarpus	5' oa ht	fully rooted pot to meet size	30"	Medium	Non Native	Full to base	11	\$95	\$1,045
TRI	Schefflera arboricola 'Trinette'	Schefflera	24" min @ install	fully rooted pot to meet size	18" oc	High	Non Native	Full to base	17	\$12	\$204
<b>GROUND COVERS</b>											
CR12	Crinum americanum	Swamp Lily	18" X 18"	pot to meet size	20" OC	High	Native	FULLY ROOTED POT	26	\$14	\$364
ILE	Ilex vomitoria 'Schillings Dwarf'	Dwarf Schillings Holly	18" X 18"	pot to meet size	18" oc	High	Native	Full	142	\$18	\$2,556
JUN3	Juniperus chinensis 'Parsonii'	Parson Juniper	18" X 18"	3 gallon	18" oc	High	Non Native	Fully rooted	120	\$12	\$1,440
NEP	Neprolepis exaltata	Boston Fern	24" X 24"	pot to meet size	24" oc	High	Native	Fully rooted	127	\$12	\$1,524
<b>TURF</b>											
ROW SOD	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Grass	sod					Laid tight solid	1,558 sf	\$0.5	\$779.21
SOD	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Sod	sod					Laid tight solid	255 sf	\$0.5	\$127.72
										<b>TOTAL:</b>	<b>\$22,115</b>

**IRRIGATION NOTE:**  
An automatic properly functioning "TRUST-FREE" underground irrigation system with a rain sensing cutoff device shall be designed and installed in compliance with the SFPMV, Florida Building Code and city Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be properly maintained in good working order and provide a minimum coverage of 100% with 100% overlap.

Per LDR 4.6.16(F) - Complete Irrigation Design Plans shall be provided at time of Building Permit Applications.

All newly planted trees & palms shall have bubblers.

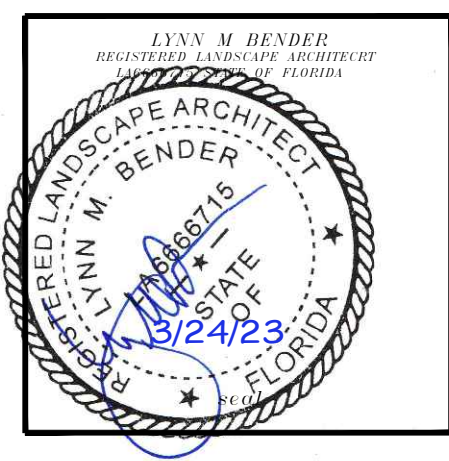
Provide Drip Line to Planter Pots if used & where feasible.



**1** PROPOSED LANDSCAPE PLAN

All invasive exotic plants must be removed from the property. The site shall be maintained "exotic free" in perpetuity.

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PROJECT NO.: CADD I.D.  
20-135 NW 18TH AVE

DRAWN BY: LMB

CHECKED BY: LMB

SCALE: 1" = 10'-0"

DATE: AUGUST 25, 2020

SHEET: LP1

OF 2 SHEETS